#53

DEC 11 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-149**

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT14-0014 CHAMPION ACADEMY

Request: Final Plat (FPT) approval

Location: North of the northwest corner of McQueen and Frye roads

Applicant: Bowman Consulting

BACKGROUND

This Final Plat is for a public charter school. The plat creates the lot, establishes the necessary easements, and dedicates the required rights-of-way. The property is zoned AG-1 (Agricultural District) and Planned Area Development (PAD) for a church. A Rezoning is not required since public charter schools are exempt from local zoning compliance.

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

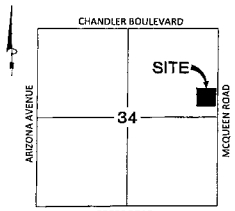
Move to approve Final Plat FPT14-0014 CHAMPION ACADEMY, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

A FINAL PLAT OF
CHAMPION ACADEMY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE EDUCATIONS CAPITAL SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CHAMPION ACADEMY", LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CHAMPION ACADEMY" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, RIGHT OF WAY, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THAT "THE OWNER" HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO BE DEDICATED TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF: THE EDUCATIONS CAPITAL SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

EDUCATIONS CAPITAL SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF MISSOURI)
) S.S.
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
3. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
5. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
6. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
7. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
8. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2740L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
10. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

_____

BY: _____

ITS: _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST 670.71 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 48 SECONDS WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 34 MINUTES 48 SECONDS WEST 570.00 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST 190.00 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST 570.00 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 12 SECONDS WEST 190.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING 325.00 FEET NORTH OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 345.74 FEET;

THENCE WEST 630.00 FEET;

THENCE SOUTH 345.74 FEET;

THENCE EAST 630.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM THE EAST 40.00 FEET THEREOF (MCQUEEN ROAD RIGHT OF WAY); ALSO

EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, 325.00 FEET ALONG THE EAST LINE OF SAID SECTION;

THENCE DEPARTING SAID EAST LINE NORTH 89 DEGREES 34 MINUTES 48 SECONDS WEST, 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MCQUEEN ROAD AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST, 35.00 FEET ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 91-493200 OF OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTHERLY PARCEL LINE, NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, 73.75 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST, 10.00 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, 271.96 FEET TO THE NORTHERLY LINE OF SAID PARCEL;

THENCE NORTH 89 DEGREES 34 MINUTES 48 SECONDS EAST, 25.00 FEET ALONG SAID NORTHERLY PARCEL LINE TO SAID WESTERLY RIGHT-OF-WAY LINE OF MCQUEEN ROAD;

THENCE DEPARTING SAID NORTHERLY PARCEL LINE SOUTH 00 DEGREES 25 MINUTES 12 SECONDS WEST, 345.71 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AS DEEDED TO THE CITY OF CHANDLER, A MUNICIPAL CORPORATION RECORDED DECEMBER 30, 1994 IN DOCUMENT NO. 94-903859 OF OFFICIAL RECORDS.

OWNER / DEVELOPER

EDUCATIONS CAPITAL SOLUTIONS, LLC
909 WALNUT, SUITE 200
KANSAS CITY, MO 64106
PHONE: (816) 472-1700
CONTACT: GREGORY K. SILVERS

ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
ENGINEER: TROY PETERSON
P.E. AZ REG NO 32334
CONTACT: GEORGE SWARSTAD

SHEET INDEX

1	COVER SHEET
2	FINAL PLAT SHEET

SITE DATA

ZONING	PARCEL NO. 1: (AG-1) PARCEL NO. 2: (PAD)
NUMBER OF LOTS	1
TOTAL AREA	7.7479 ACRES

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 10/31/14
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS, AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

_____ _____
TRANSPORTATION AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

_____ _____
CITY ENGINEER DATE

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY _____ OF _____ 20_____

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 14-0014

Bowman CONSULTING
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Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 858-8841
www.bowmanconsulting.com

DOUGLAS B. TONEY
55030
REGISTERED
ARIZONA
LAND SURVEYOR

A FINAL PLAT OF
CHAMPION ACADEMY
CHANDLER, ARIZONA

DATE	REVISION

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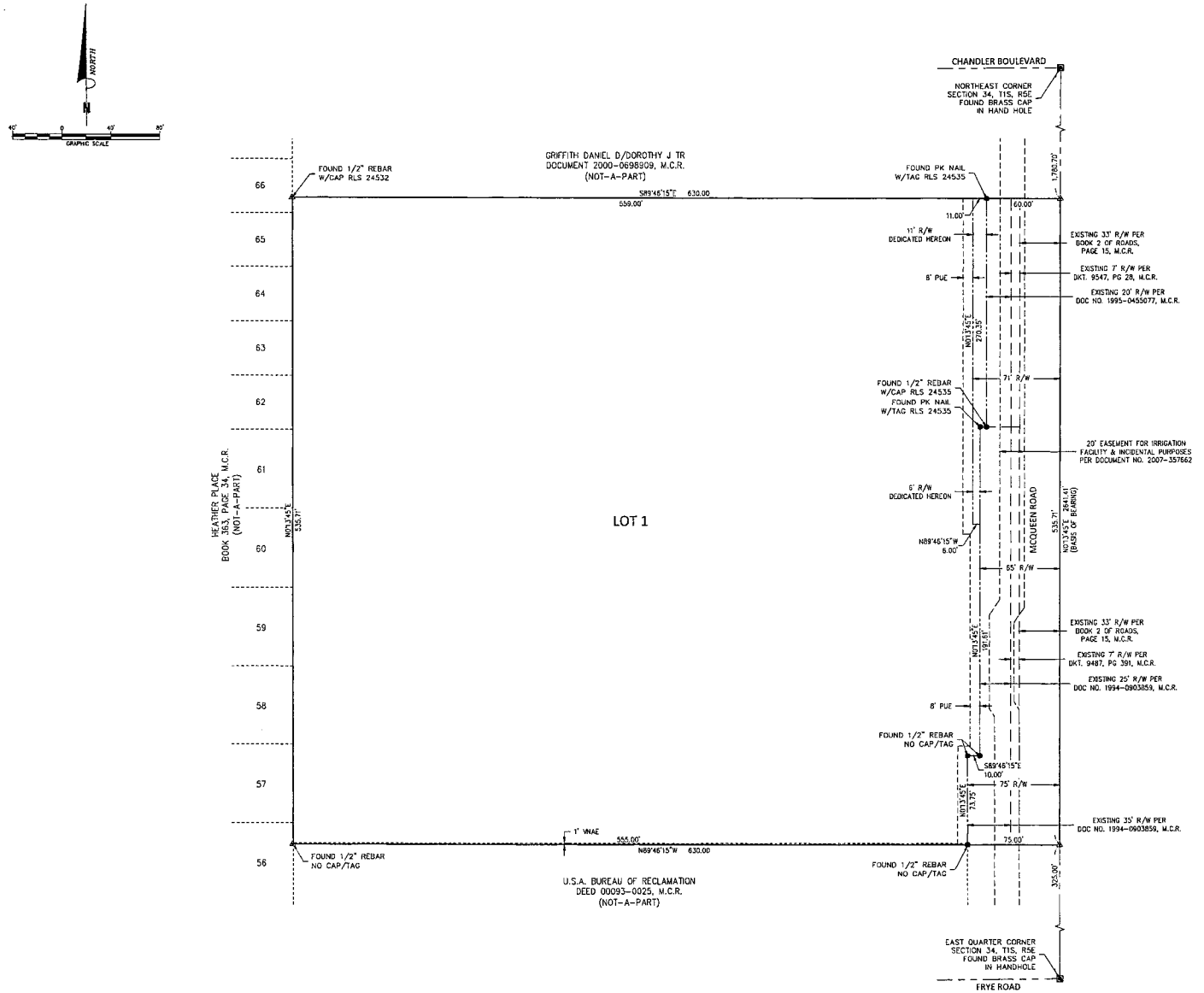
DATE: 10-31-14
PROJ NO: 9852-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.

FPT14-0014



OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	337,498	7.7479

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	300,317	6.8943

ROW AREA TABLE		
ROW	SQ. FT.	ACRES
EX ROW	34,609	0.7945
NEW ROW	2,572	0.0590

LEGEND

- ⊠ FOUND BRASS CAP AS NOTED
- ▲ SUBDIVISION CORNER
- ● MONUMENT AS NOTED
- M.C.R. MARICOPA COUNTY RECORDER
- VNAE VEHICLE NO-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- DOC DOCUMENT
- BSL BUILDING SETBACK LINE
- (M) MEASURED
- (R) RECORD
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- SUBDIVISION BOUNDARY
- VEHICLE NO-ACCESS EASEMENT

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REGISTERED LAND SURVEYOR 35630 DOUGLAS B. TONEY ARIZONA, U.S.A. Expires 06/30/2016

A FINAL PLAT OF CHAMPION ACADEMY CHANDLER, ARIZONA

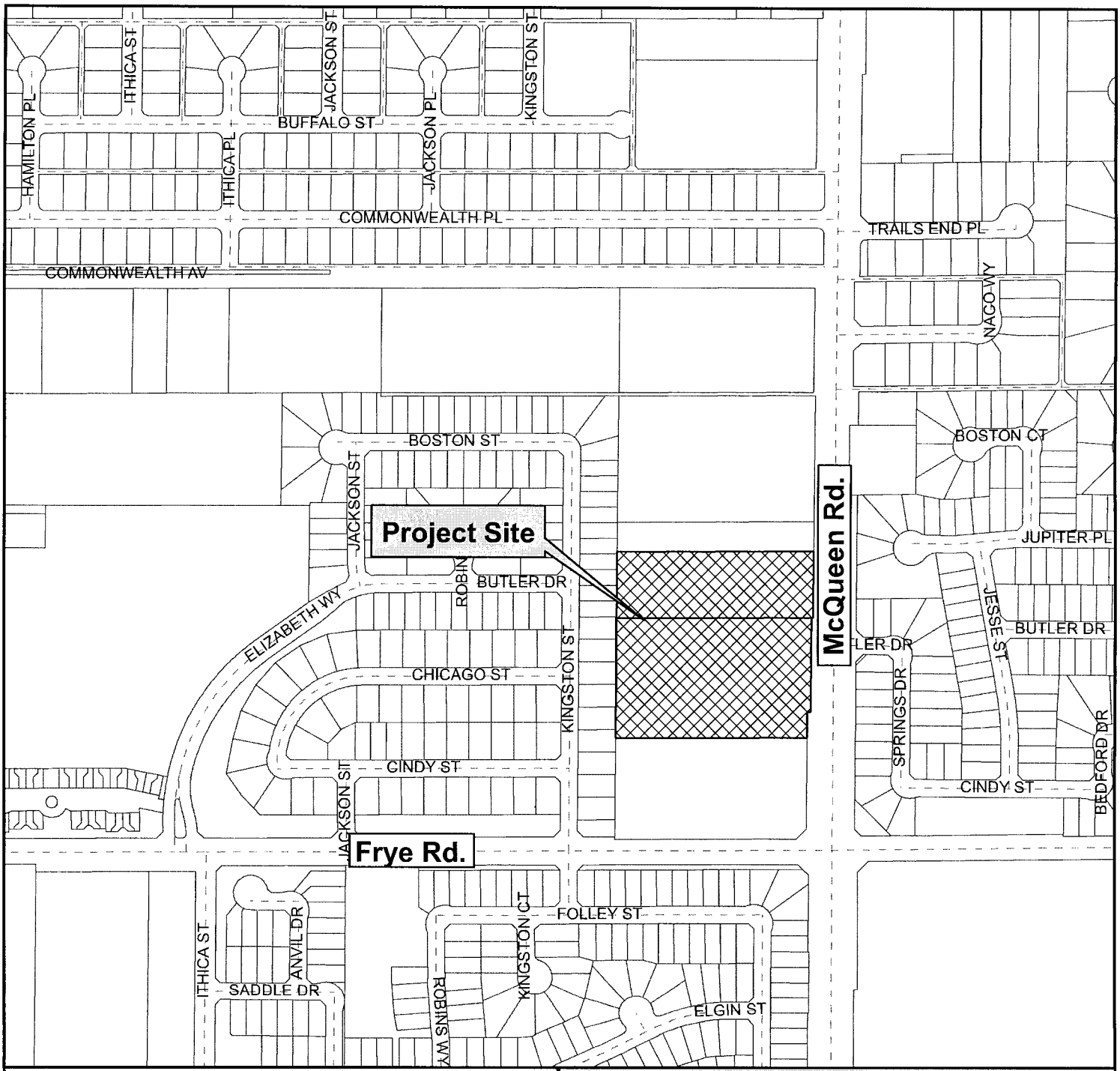
DATE	REVISION

© Bowman Consulting Group, Ltd.

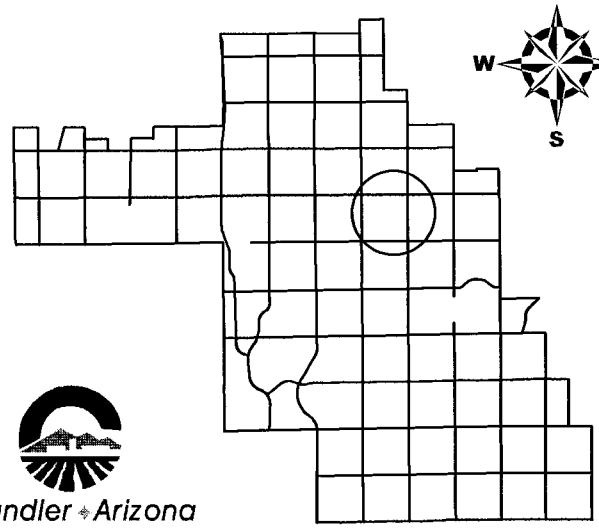
DATE: 10-31-14
PROJ NO: 9852-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 40'

C.O.C. LOG NO. FPT 14-0014

FPT14-0014



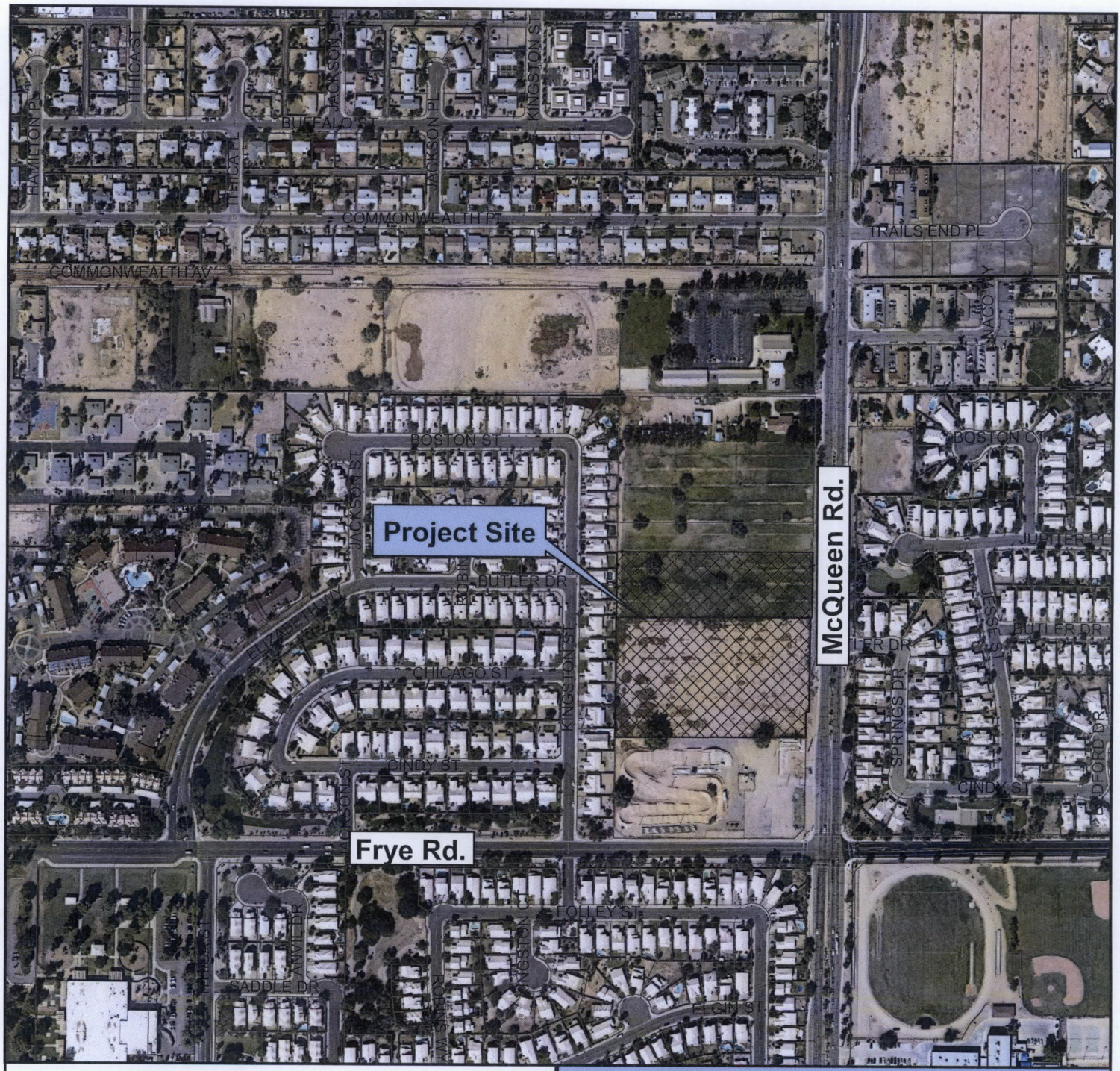
Vicinity Map



Champion Academy

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/14/2014



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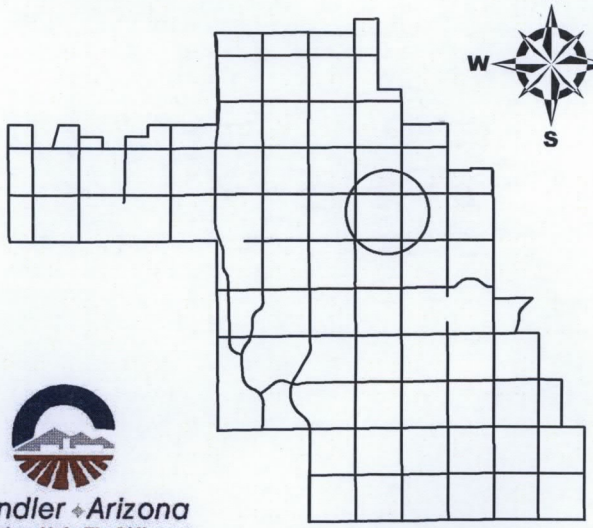

Champion Academy

Chandler Arizona
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