

#25

MAR 17 2016



MEMORANDUM **Planning Division – CC Memo No. 16-023**

DATE: MARCH 17, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *J*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: PPT16-0001 LEGACY TRADITIONAL SCHOOL

Request: Preliminary Plat (PPT) approval

Location: South and west of the southwest corner of McQueen and Warner roads

Applicant: Joe Burke; Hunter Engineering

BACKGROUND

This Preliminary Plat is for a charter school on an approximate 6.8 acre lot located south and west of the southwest corner of McQueen and Warner roads. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

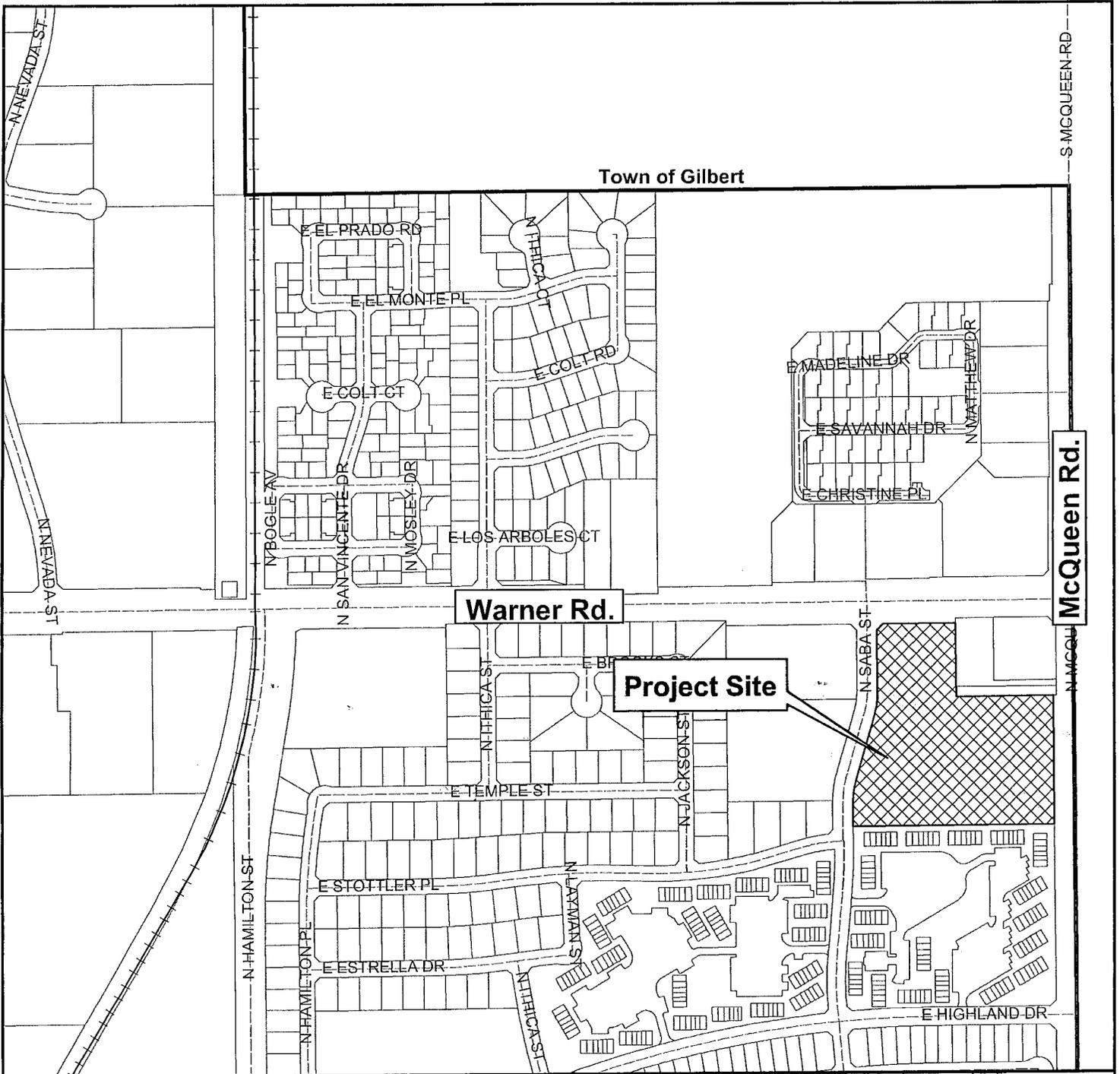
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Move City Council approve Preliminary Plat PPT16-0001 LEGACY TRADITIONAL SCHOOL, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



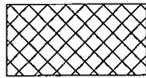
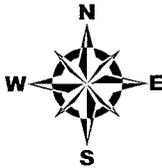
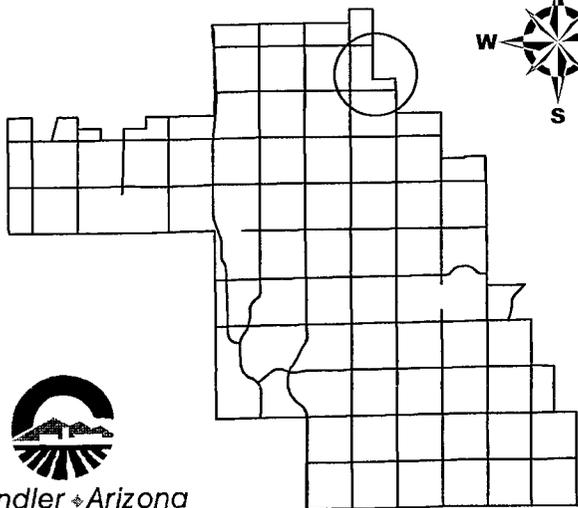
Town of Gilbert

Warner Rd.

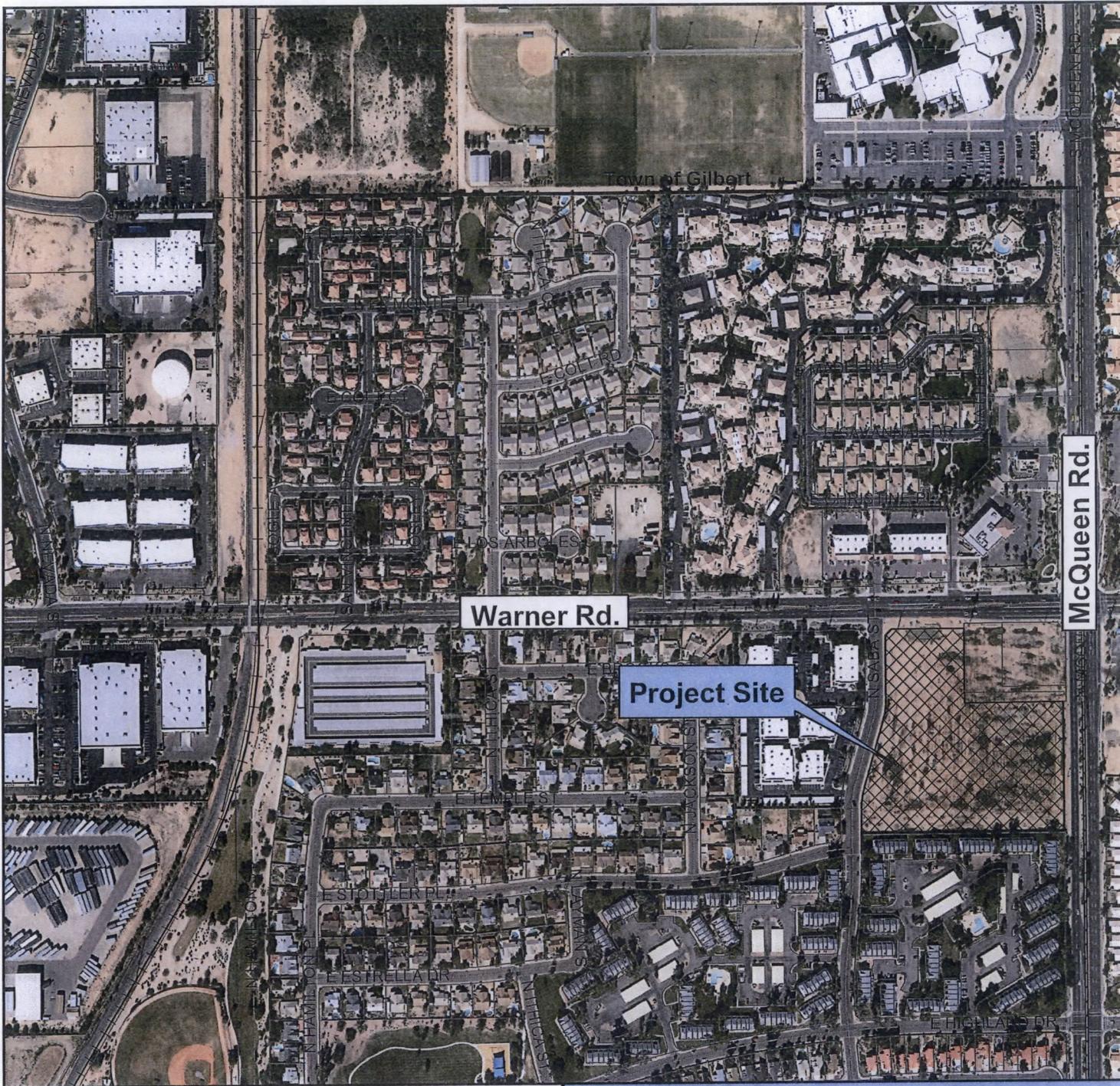
Project Site

McQueen Rd.

Vicinity Map



Legacy Traditional School

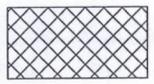


Warner Rd.

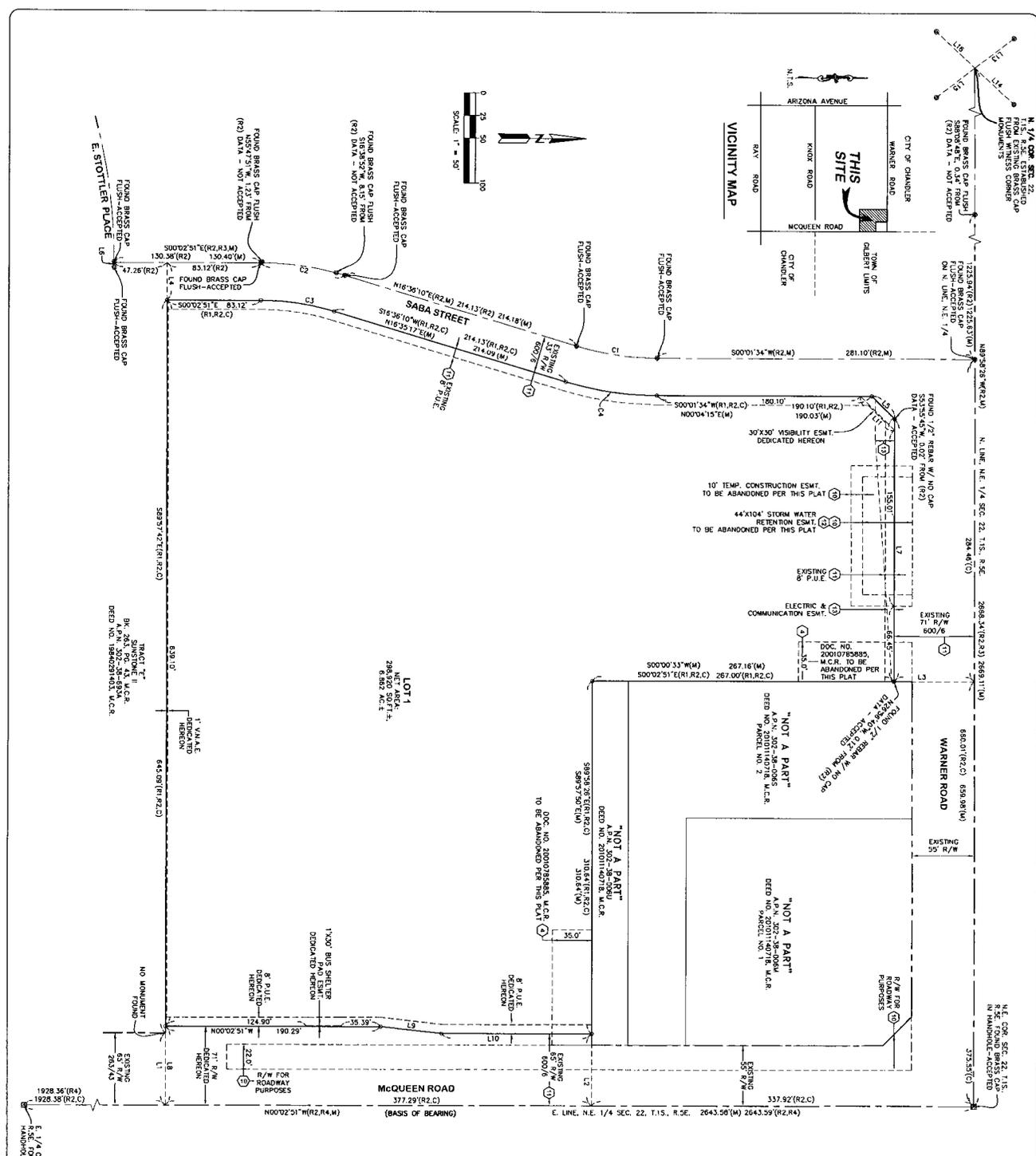
McQueen Rd.

Project Site

Vicinity Map



Legacy Traditional School



LINE	DATA	LENGTH	BEARING	BEARING	BEARING	BEARING
1	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
2	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
3	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
4	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
5	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
6	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
7	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
8	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
9	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
10	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
11	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
12	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
13	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
14	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
15	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
16	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
17	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
18	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38
19	(R2,C)	150.38	S89°57'21"E	150.38	S89°57'21"E	150.38
20	(R2,C)	130.38	S89°57'21"E	130.38	S89°57'21"E	130.38

LEGEND:

- BRASS CAP IN HANDHOLE
- SET BRASS & CAP STAMPED THIS DESIGN
- FIELD MEASURED DISTANCE AND BEARING
- CALCULATED DISTANCE AND BEARING
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- SERIALS EASEMENT
- RIGHT OF WAY
- ORIGIN COUNTY RECORDED
- CITY OF CHANDLER CONSERVATION DISTRICT
- MEASURED INFORMATION FROM FIELD DATA
- CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED
- PROPERT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

RECORDED DOCUMENTS SHOWN:

- AN EASEMENT FOR VEHICULAR AND PEDESTAL ACCESS AND INDEMNITY PURPOSES IN THE DOCUMENT RECORDED AS 2001-050075 OF OFFICIAL RECORDS AND AS 2003-077648 OF OFFICIAL RECORDS (TO BE ABANDONED FOR THIS PLAT)
- AN EASEMENT FOR STORM WATER RETENTION, PUBLIC UTILITIES AND 87-588855 OF OFFICIAL RECORDS (TO BE ABANDONED FOR THIS PLAT)
- RESTRICTIONS, DEBARAINS, CONDITIONS, RESERVATIONS, EASEMENTS AND RECORDS IN PLAT BOOK 660 OF MAPS, PARCELS & BOUNDARIES ANY DOCUMENT, CONDITION OR RESTRICTION INDICATING A REFERENCE, LIMITATION, PARTIAL STATUS OR ALIENATION ORIGIN TO THE EXISTING SURVEY OR DOCUMENTS, CONDITIONS OR RESTRICTIONS WOULD BE DEEMED WAIVED.
- AN EASEMENT FOR RETENTION AND ACCESSION PURPOSES IN THE DOCUMENT RECORDED AS 2001-138072 OF OFFICIAL RECORDS (TO BE ABANDONED FOR THIS PLAT)
- AN EASEMENT FOR UTILITIES AND INDEMNITY PURPOSES IN THE DOCUMENT RECORDED AS 2001-138072 OF OFFICIAL RECORDS.

PRELIMINARY PLAT OF LEGACY TRADITIONAL SCHOOLS

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 N 74TH ST, SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 961 9986
 F 480 961 9988

SECTION 22
 TOWNSHIP 15S
 RANGE 3E

DATE: 10/21/2024
REVISION:
BY:

PURPOSE:
 FINAL PLAT

SCALE: 1" = 50'
JOB NO.: LOC198-MLD
SHEET: 1 OF 1