#48

NOV 10 2016

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-118**

DATE: NOVEMBER 10, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: FPT16-0019 PRIMROSE SCHOOL

Request: Final Plat approval

Location: Northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road

Applicant: HilgartWilson

BACKGROUND

This Final Plat is for a preschool/childcare development on approximately 1.94 acres which is on the same agenda as the associated Preliminary Development Plan (PDP) zoning case. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

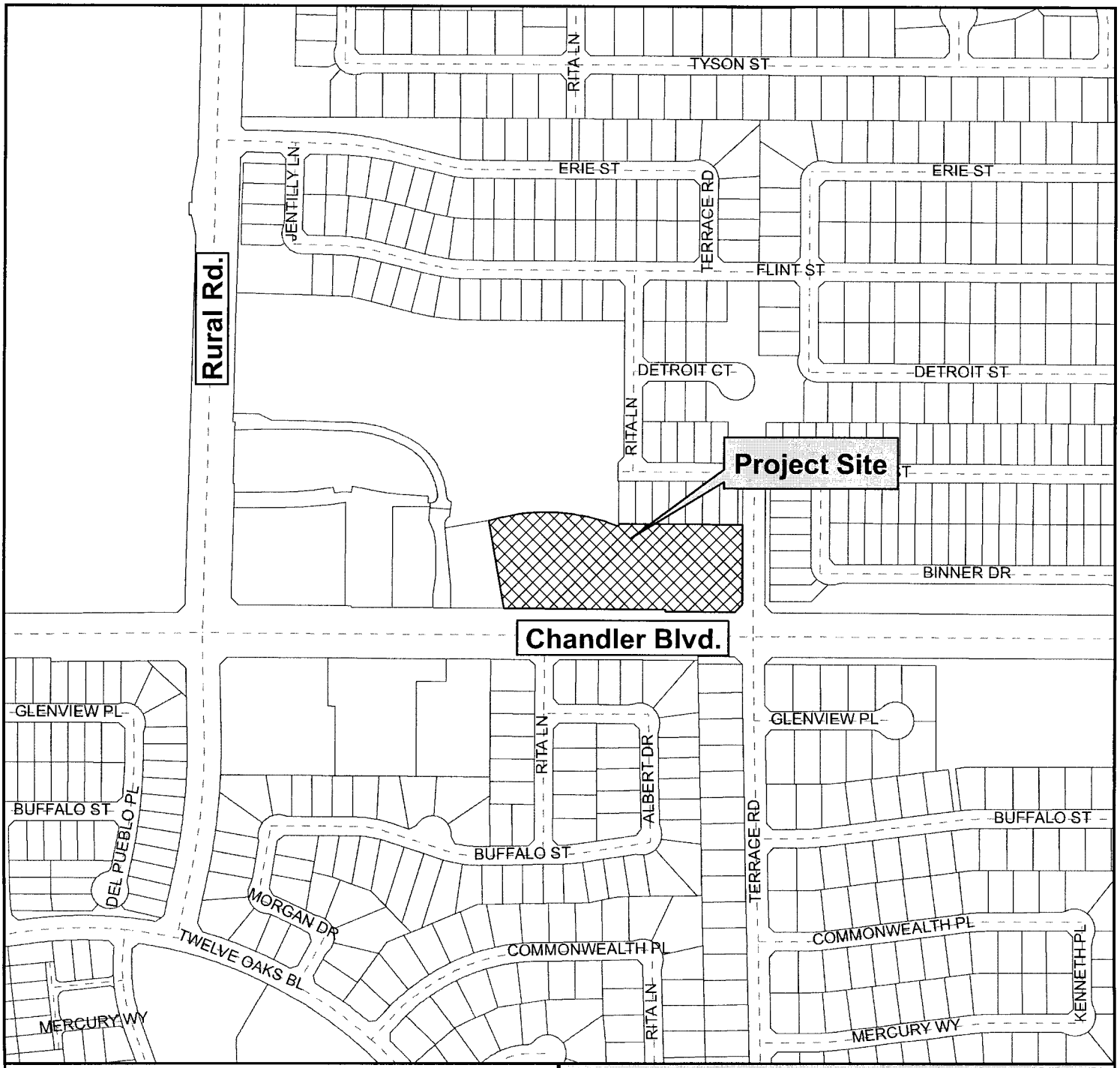
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0019 PRIMROSE SCHOOL.

PROPOSED MOTION

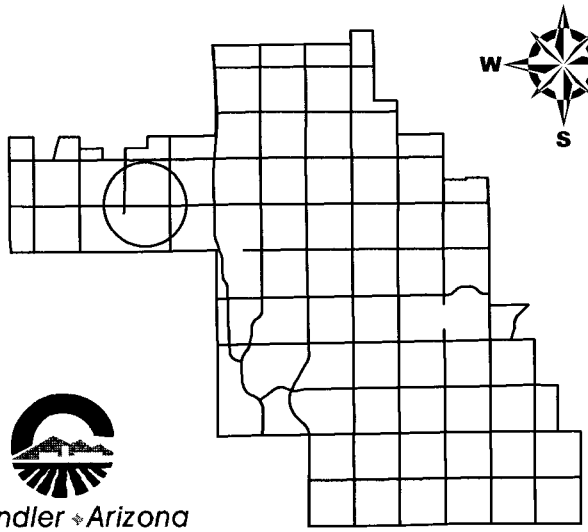
Move City Council approve Final Plat FPT16-0019 PRIMROSE SCHOOL, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



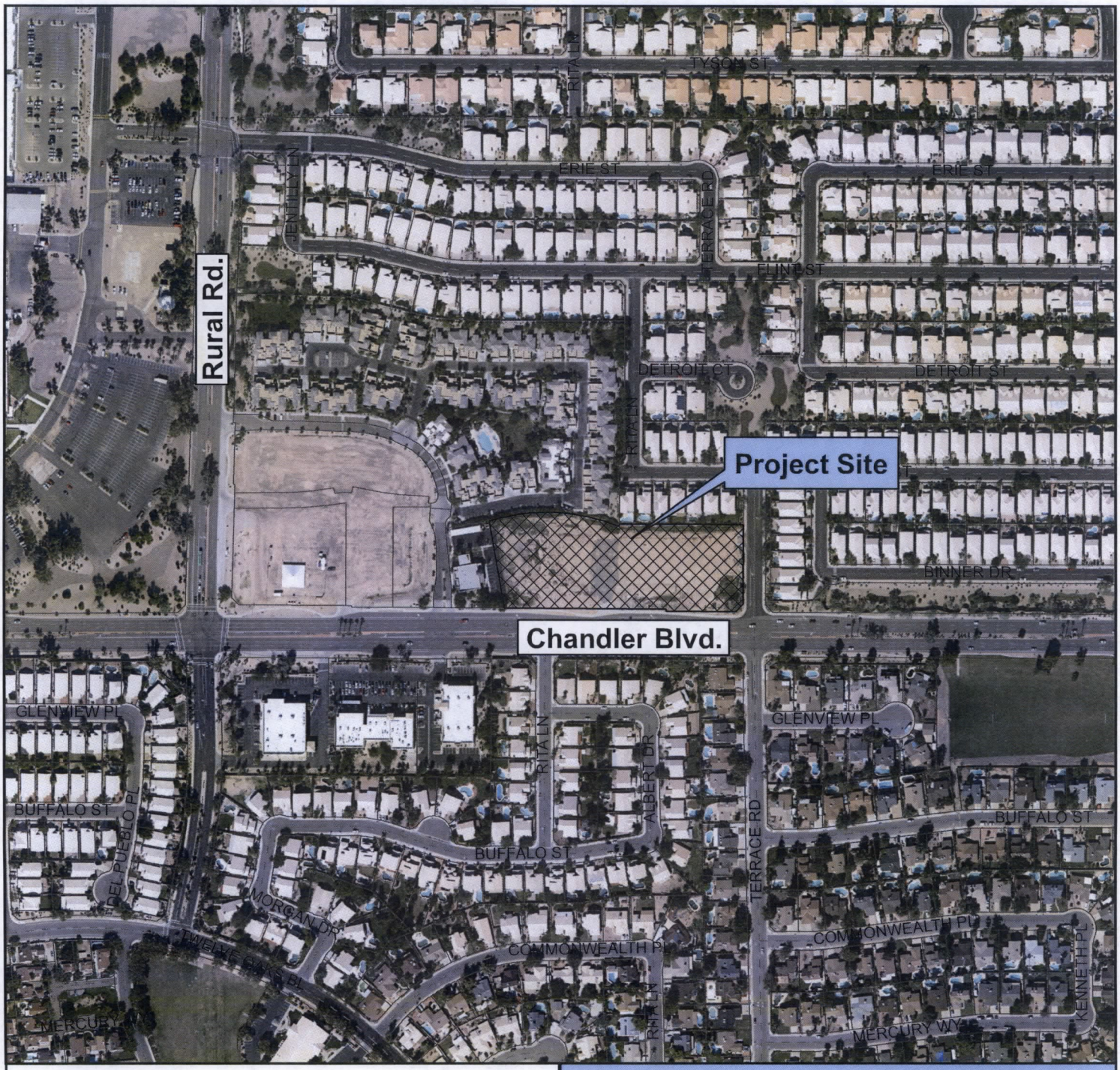
Vicinity Map



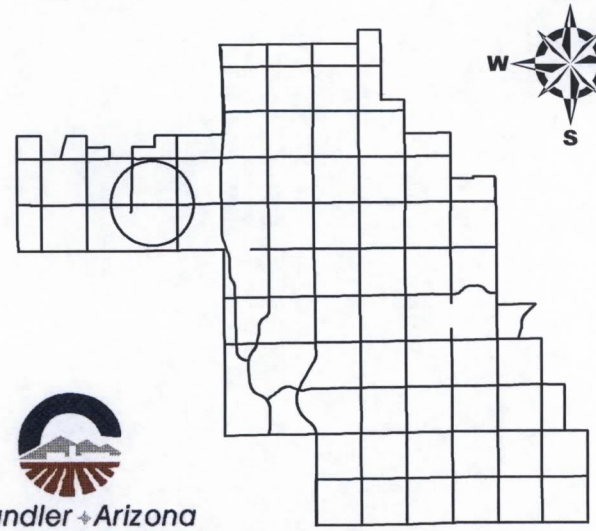
Primrose School

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/26/2016



Vicinity Map



Primrose School

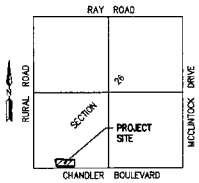
Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/26/2016

PRIMROSE SCHOOL

A RE-PLAT OF

LOT 6 OF BIAGIO ACCORDING TO
BOOK 696 OF MAPS, PAGE 28 M.C.R.
BEING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "PRIMROSE SCHOOL" BEING A RE-PLAT OF LOT 6, OF BIAGIO AS FILED IN BOOK 696, PAGE 28 OFFICIAL RECORDS OF MARICOPA COUNTY AND BEING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS RE-PLAT AS AND FOR THE RE-PLAT OF "PRIMROSE SCHOOL" AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, EASEMENTS AND LOTS CONSTITUTING SAME AND THAT EACH STREET, EASEMENT AND LOT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID RE-PLAT. S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON THIS RE-PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER THE RIGHTS-OF-WAY AS SHOWN HEREON.

PRIMROSE SCHOOL, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON THE STELLAR AIRPARK; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE STELLAR AIRPARK.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT OWNER.

EASEMENT FOR EMERGENCY VEHICULAR ACCESS OVER LOTS 6A AND 6B ARE HEREBY DEDICATED TO THE CITY OF CHANDLER PER THIS RE-PLAT.

IN WITNESS WHEREOF:

S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____ DULY AUTHORIZED THIS ____ DAY OF _____, 2016.

S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2016 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT _____ AS _____ FOR S-K CHANDLER II, LLC, A COLORADO LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SHEET INDEX

COVER SHEET	FPT01
PLAN SHEETS	FPT02

LEGAL DESCRIPTION

LOT 6, BIAGIO ACCORDING TO BOOK 696 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

BASIS OF BEARING IS S89°47'31"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT OF "BIAGIO", AS RECORDED IN BOOK 696, PAGE 28, MARICOPA COUNTY RECORDS, ARIZONA.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. 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.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ABUTTING PROPERTY OWNER.
5. ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
6. ALL EASEMENTS AS GRANTED BY THIS RE-PLAT ARE NON-EXCLUSIVE UNLESS OTHERWISE INDICATED ON THE CONTRARY.

SURVEYOR

HILGARTWILSON LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

DEVELOPER

S-K CHANDLER II, LLC,
A COLORADO LIMITED LIABILITY COMPANY
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230

AREAS

PARCEL AREA IS	158,685.82 S.F. OR 3.64 ACRES MORE OR LESS
LOT 6A AREA IS	74,361.69 S.F. OR 1.70 ACRES MORE OR LESS
LOT 6B GROSS AREA IS	84,868.04 S.F. OR 1.95 ACRES MORE OR LESS
LOT 6B NET AREA IS	84,324.14 S.F. OR 1.93 ACRES MORE OR LESS
RIGHT-OF-WAY IS	544.12 S.F. OR 0.012 ACRES MORE OR LESS

CITY OF CHANDLER CERTIFICATIONS

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

_____
TRANSPORTATION AND DEVELOPMENT DIRECTOR DATE

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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____ 2016.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

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.

ROBERT A. JOHNSTON, RLS
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
rjohnston@hilgartwilson.com

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
Date Signed 10/19/16
ARIZONA U.S.A.
Expires 3/31/2017

COC Log No: FPT16-0019

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HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

PRIMROSE SCHOOL - CHANDLER
RURAL ROAD AND CHANDLER BOULEVARD
CHANDLER, ARIZONA

RE-PLAT

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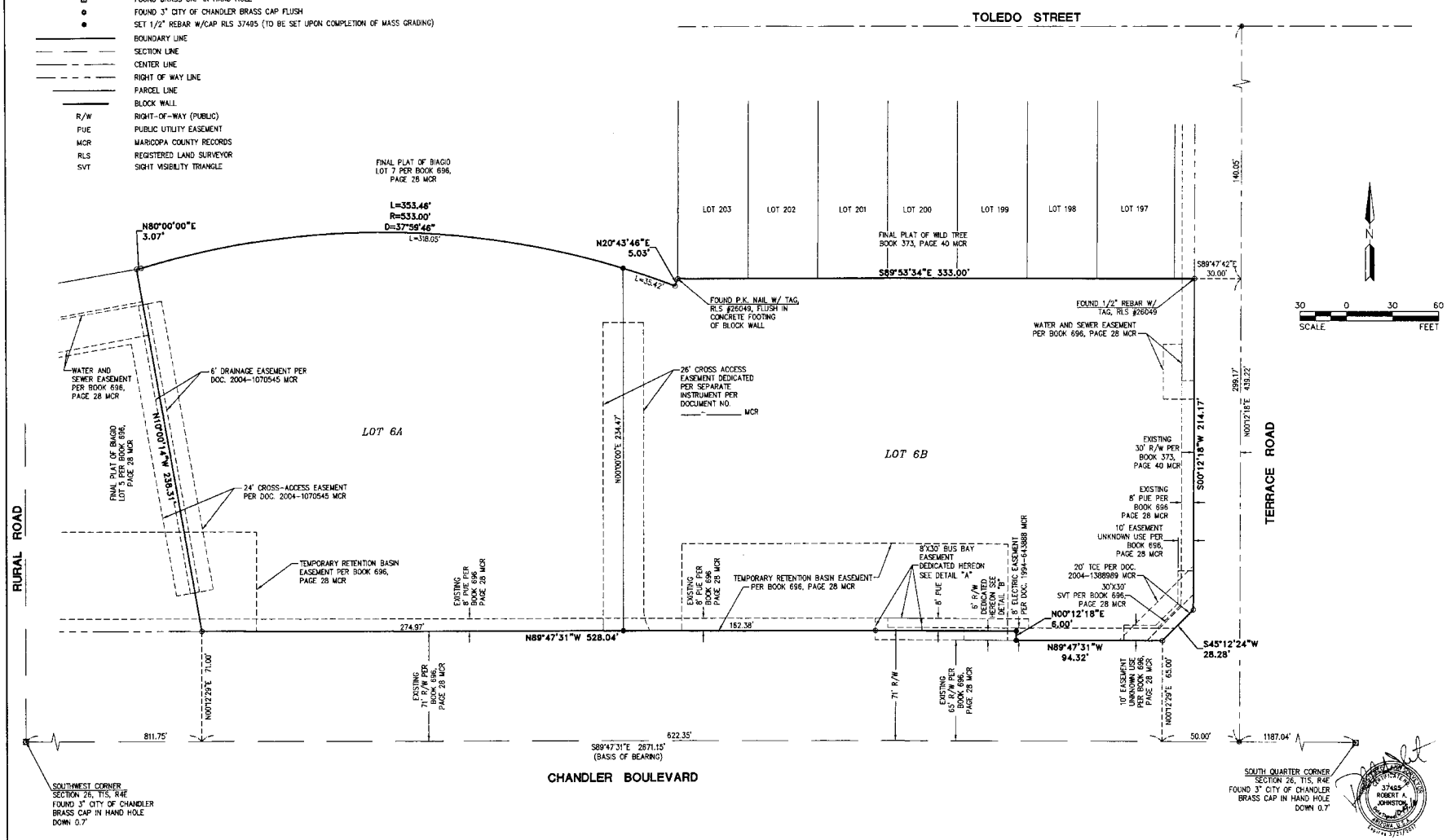
PROJ. NO.: 1406
DATE: JUNE 2016
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FPT-01
SHT. 1 OF 2

LEGEND

○	FOUND 1/2" REBAR W/ CAP, RLS #41282, OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊕	FOUND 3" CITY OF CHANDLER BRASS CAP FLUSH
●	SET 1/2" REBAR W/CAP RLS 37495 (TO BE SET UPON COMPLETION OF MASS GRADING)
———	BOUNDARY LINE
— — —	SECTION LINE
—·—·—	CENTER LINE
—— - ——	RIGHT OF WAY LINE
———	PARCEL LINE
═══	BLOCK WALL
R/W	RIGHT-OF-WAY (PUBLIC)
PUE	PUBLIC UTILITY EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
SVT	SIGHT VISIBILITY TRIANGLE



COC Log No: FPT16-0019

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PHOENIX, AZ 85016
www.hilgartwilson.com

PRIMROSE SCHOOL - CHANDLER

RURAL ROAD AND CHANDLER BOULEVARD
CHANDLER, ARIZONA

RE — PLAT

STATUS:

MUNICIPAL TRACKING NO:

PROJ. NO.: 1406
DATE: JUNE 2016
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ

DWG. NO.
FPT-02

SHT. 2 OF 2

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