

#55
JUL 30 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-074

DATE: JULY 8, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: PPT09-0003 CHANDLER CHRISTIAN CHURCH

Request: Preliminary Plat (PPT) approval for an expanded church campus

Location: 1825 S. Alma School Road, north and east of the northeast corner of Germann and Alma School Roads

Applicant: Site Consultants, Inc.

Project Info: Approximately 25 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval.

BACKGROUND

This Preliminary Plat is for an expansion of the Chandler Christian Church campus that had its zoning and Preliminary Development Plan approved in November 2008. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

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

PROPOSED MOTION

Move to approve Preliminary Plat PPT09-0003 CHANDLER CHRISTIAN CHURCH, per Planning Commission and Staff recommendation.

Attachments

1. Vicinity Map
2. Preliminary Plat



Alma School Rd.

MAPLEWOOD ST

EVERGREEN ST

ENFIELD WY

SUNSET DR

ARMSTRONG WY

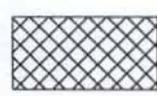
Project Site

Germann Rd.

FUMBLEWEED LN

COX DR

Vicinity Map



PPT09-0003

Chandler Christian Church



Chandler - Arizona
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LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHENCE A BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 4 BEARS A RECORD BEARING OF NORTH 89°12'30" EAST FOR 2636.73 FEET;
 THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 89°12'30" EAST, A DISTANCE OF 658.83 FEET;
 THENCE NORTH 01°00'50" WEST, A DISTANCE OF 85.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 85 FEET NORTH OF SAID SOUTH SECTION LINE AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 01°00'50" WEST, A DISTANCE OF 577.82 FEET TO THE SOUTH PROPERTY LINE OF "TRACT H" OF THE FINAL PLAT OF "EDEN ESTATES" PER BOOK 442, PAGE 28 M.C.R.;
 THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 89°12'30" EAST, A DISTANCE OF 659.30 FEET TO THE SOUTHEAST CORNER OF SAID "TRACT H";
 THENCE SOUTH 00°58'47" EAST, A DISTANCE OF 482.28 FEET;
 THENCE SOUTH 89°12'30" WEST, A DISTANCE OF 328.50 FEET;
 THENCE SOUTH 00°58'47" EAST, A DISTANCE OF 133.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 88 FEET NORTH OF SAID SOUTH SECTION LINE;
 THENCE ALONG SAID PARALLEL LINE SOUTH 89°12'30" WEST, A DISTANCE OF 174.86 FEET;
 THENCE NORTH 00°47'25" WEST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 85 FEET NORTH OF SAID SOUTH SECTION LINE;
 THENCE ALONG SAID PARALLEL LINE SOUTH 89°12'30" WEST, A DISTANCE OF 154.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
 TRACT H OF THE FINAL PLAT OF "EDEN ESTATES" BOOK 442, PAGE 28 AS RECORDED AT MARICOPA COUNTY RECORDS.

FINAL PLAT NOTE:

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

UTILITY NOTE:

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

IRRIGATION NOTE:

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

LEGEND:

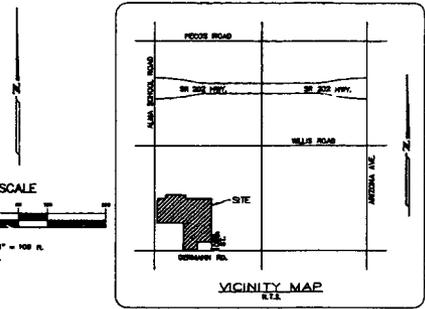
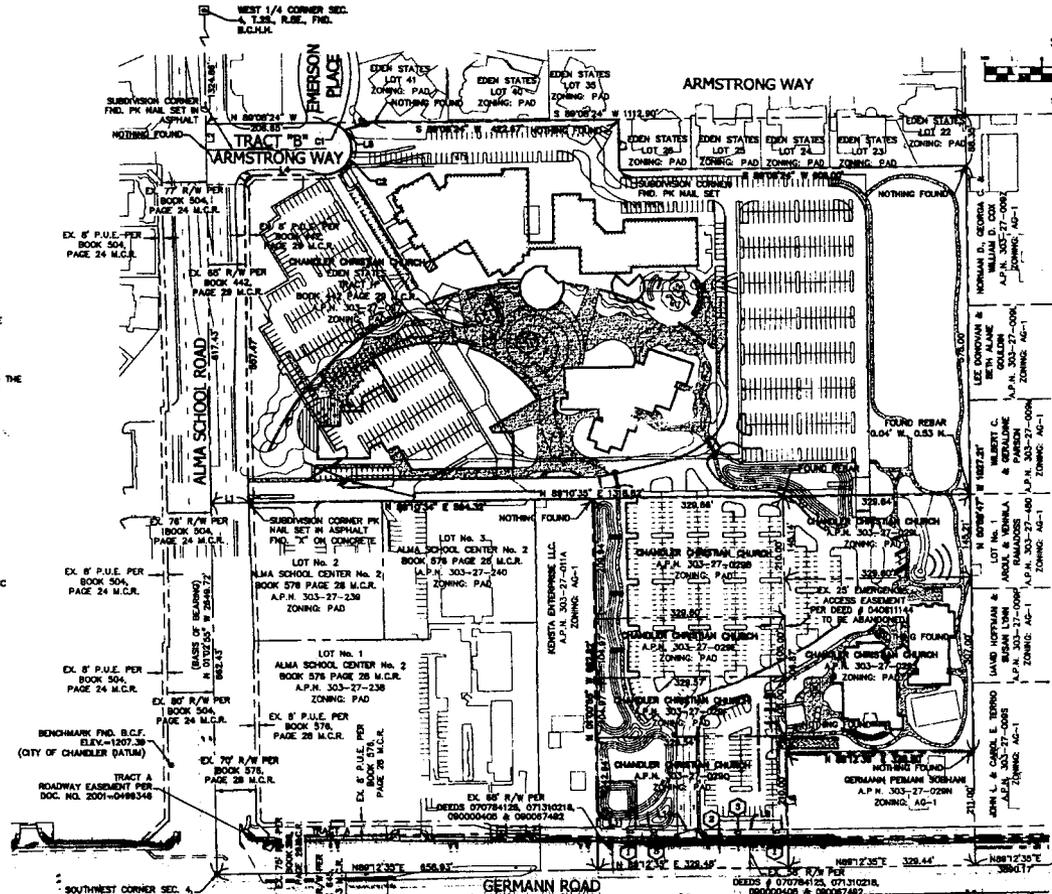
---	PROPERTY LINE	M.C.R.	MARICOPA COUNTY RECORDER
---	CENTER LINE	U	UNDERGROUND 12" PIPES
---	EASEMENT LINE	---	EXISTING SIGN
---	EXISTING EDGE OF PAVEMENT	---	EXISTING POWER POLE
---	PROPOSED WATERLINE	E.L.B.	EXISTING ELECTRIC JUNCTION BOX
---	PROPOSED FIRE HYDRANT	⊙	EXISTING TELEPHONE MANHOLE
---	PROPOSED SEWER MANHOLE	N.T.S.	NOT TO SCALE
---	PROPOSED SEWER LINE	A.P.N.	ASSESSOR'S PARCEL NUMBER
---	EXISTING SEWER MANHOLE	o.e.	EXISTING OVERHEAD ELECTRIC
---	EXISTING SEWER LINE	P.P.	EXISTING POWER POLE
---	EXISTING WATER LINE	P.U.E.	PUBLIC UTILITY EASEMENT
---	EXISTING WATER VALVE	(R)	RECORD
---	EXISTING FIRE HYDRANT	(M)	MEASURED
---	EXISTING WATER METER	FND.	FOUND
---	EXISTING GAS LINE	R/W	RIGHT-OF-WAY
---	EXISTING ELECTRIC LINE	SCV	SIGN CHECK VALVE
---	EXISTING OVERHEAD ELECTRIC LINE	PHL	FIRE HYDRANT LINE
---	EXISTING LIGHT	PSL	FIRE SPRINKLER LINE
---	SEWER FLOW DIRECTION	DM	DOMESTIC WATER LINE
---	BUILDING SETBACK LINE	SS	POST SERVICE
---		PIV	POST INDICATING VALVE
---		FDC	FIRE DEPARTMENT CONNECTION

SETBACK CALCULATIONS-ULTIMATE BUILDOUT

VOLUME REQUIRED
 $V = D \times A \times C$
 $V = 2.8 \text{ in. (100")} \times 2 \text{ in. (RAINFALL DEPTH)} \times 27.03 \text{ acres (117,747 sq. ft.) GROSS SITE AREA}$
 $V = 15,248.4 \text{ cu. ft. (108.88 cu. ft.) GROSS SITE AREA}$
 $CM = 0.78 \text{ WEIGHTED RUNOFF COEFFICIENT (SEE CALCULATIONS BELOW)}$
 $V = 2.8 / 12 \times 1,168,881 \times 0.78 = 1,111,357 \text{ cu. ft.}$
VOLUME REQUIRED FOR GERMAN ROAD=8,860 cu. ft. (PER INTELLUS ROADWAY RUNOFF CALCULATIONS)
 $VOLUME REQUIRED = 220,07 \text{ cu. ft.} < \text{VOLUME PROVIDED} = 237,858 \text{ cu. ft.}$
WEIGHTED RUNOFF COEFFICIENT CALCULATIONS:
 $0.15 \times 0.20 + 0.38 \times 0.90 + 0.32 \times 0.70 + 0.04 \times 0.25$
 $C = 0.16 + 0.34 + 0.22 + 0.01$
 $C = 0.78$

LINE	BEARING	DISTANCE
L1	N89°12'30" W	658.83
L2	N01°00'50" W	85.00
L3	S45°52'47" E	482.28
L4	N89°12'30" W	328.50
L5	N00°58'47" E	133.00
L6	S45°52'47" W	174.86
L7	N00°47'25" W	7.00
L8	N89°12'30" E	154.86
L9	N00°47'25" E	7.00
L10	N89°12'30" E	154.86
L11	N89°12'30" E	154.86

PRELIMINARY PLAT
CHANDLER CHRISTIAN CHURCH
 LOCATED IN A PORTION OF THE SOUTH WEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER:
 CHANDLER CHRISTIAN CHURCH OF ARIZONA, INC.
 1825 S. ALMA SCHOOL RD.
 CHANDLER, ARIZONA 85248
 CONTACT: DALE HOFFMANT
 CONTACT: DON ANDERSON
 TEL: (480) 984-2847

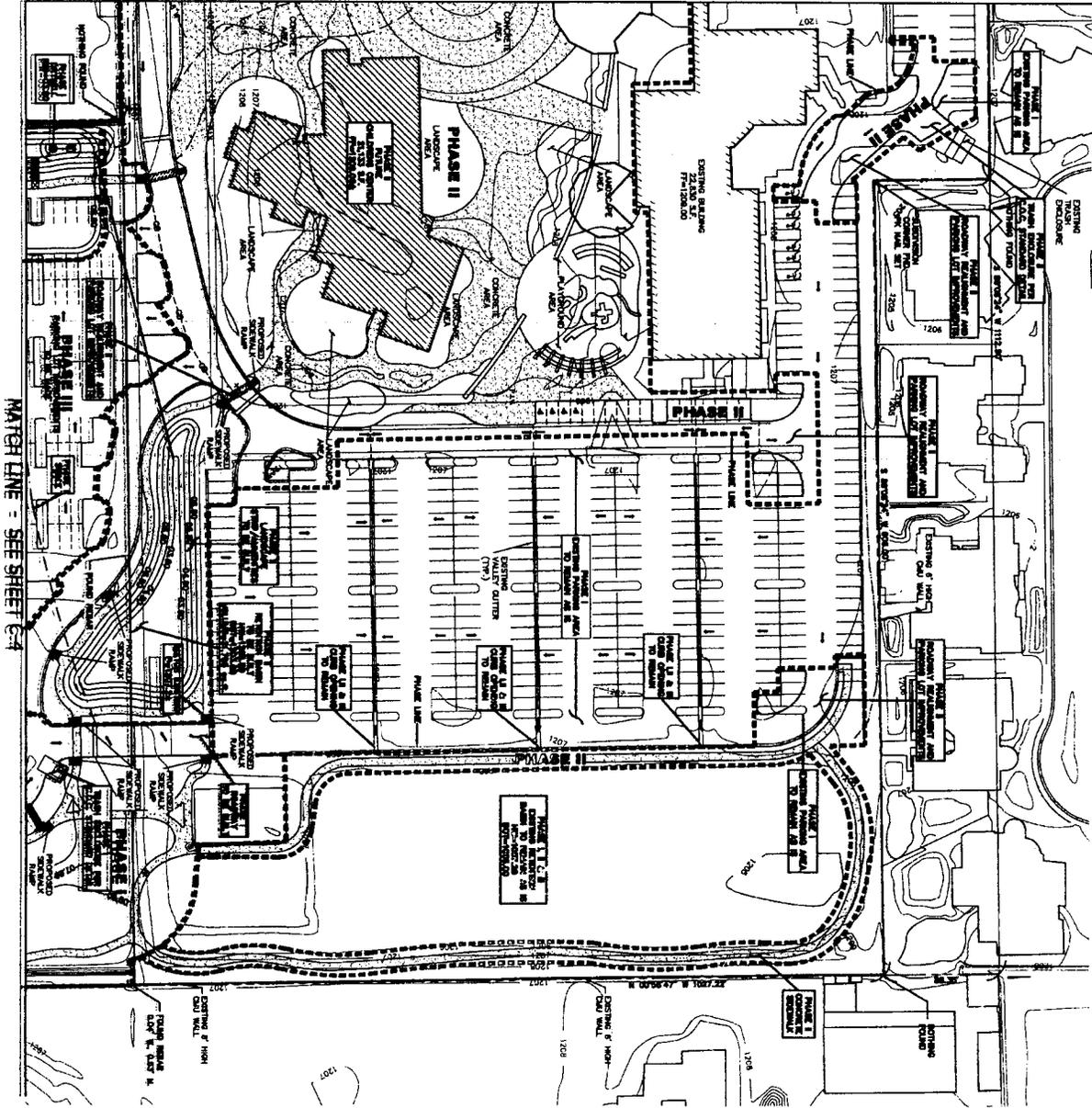
ARCHITECT:
 WOODBRIDGE STUDIOS
 P.O. BOX 19700
 5 PETERS CANYON RD. SUITE 330
 IRVINE CALIFORNIA 92614
 CONTACT: MATT HOLBERT
 TEL: (949) 417-5887

ENGINEER:
 SITE CONSULTANTS, INC.
 113 SOUTH ROCKFORD DRIVE,
 TEMPE, ARIZONA 85281
 CONTACT: MICHAEL L. GAYLOR, P.E.
 TEL: (480) 984-2820
 FAX: (480) 984-2847

SHEET INDEX
 COVER SHEET C-1
 PRELIMINARY PLAT C-2 TO C-7

- NOTES:**
- BASES OF BEARING, BASIS OF BEARING, IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND THE CENTERLINE OF ALMA SCHOOL ROAD.
 - BENCHMARK LOCATED WITHIN THE CITY OF CHANDLER, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SOUTHWEST CORNER OF SECTION 4 BRASS CAP IN CONCRETE LOCATED 80' NORTH OF INTERSECTION OF GERMAN ROAD AND ALMA SCHOOL ROAD; 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD.
 - ELEVATION = 1207.38 (CMCH 30)
 *CURRENT CITY OF CHANDLER BENCHMARK RECORDS SHOW CMCH# 39A AT THIS LOCATION. ELEVATION=1207.43.
 - UNDERGROUND UTILITIES LOCATIONS ARE AS SHOWN BY UTILITY COMPANY RECORDS. ACTUAL LOCATIONS MAY VARY. ONLY VISIBLE SURFACE FEATURES WERE FIELD LOCATED.
 - FLOOD ZONE: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" DEFINED AS "OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 0400502A000, EFFECTIVE DATE SEPTEMBER 30, 2005.
 - ZONING: CURRENT ZONING CITY OF CHANDLER P.D. LAST RECEIVED FROM JURISTION NOVEMBER 30, 2006. REFER TO CITY OF CHANDLER ZONING ORDINANCE FOR MORE INFORMATION.
 - SETBACKS: BUILDING SETBACKS ARE AS DETERMINED BY THE CITY OF CHANDLER ZONING ORDINANCE.
 - SITE AREA: 27.03 ACRES OR 1,177,747 SQ. FT. (GROSS TO CENTERLINE OF ROADS)
 25.39 ACRES OR 1,108,375 SQ. FT. (NET OF EXISTING RIGHT-OF-WAYS)
 25.37 ACRES OR 1,105,325 SQ. FT. (NET OF PROPOSED RIGHT-OF-WAYS)
 - NET ADDRESS: 1825 SOUTH ALMA SCHOOL ROAD CHANDLER, ARIZONA 85248
 - A.P.N.'S: 303-27-0290, 303-27-0291, 303-27-0292, 303-27-0293, 303-27-0294, 303-27-0295, 303-27-0296, 303-27-0297, 303-27-0298, 303-27-0299, 303-27-0300, 303-27-0301, 303-27-0302, 303-27-0303, 303-27-0304, 303-27-0305, 303-27-0306, 303-27-0307, 303-27-0308, 303-27-0309, 303-27-0310, 303-27-0311, 303-27-0312, 303-27-0313, 303-27-0314, 303-27-0315, 303-27-0316, 303-27-0317, 303-27-0318, 303-27-0319, 303-27-0320, 303-27-0321, 303-27-0322, 303-27-0323, 303-27-0324, 303-27-0325, 303-27-0326, 303-27-0327, 303-27-0328, 303-27-0329, 303-27-0330, 303-27-0331, 303-27-0332, 303-27-0333, 303-27-0334, 303-27-0335, 303-27-0336, 303-27-0337, 303-27-0338, 303-27-0339, 303-27-0340, 303-27-0341, 303-27-0342, 303-27-0343, 303-27-0344, 303-27-0345, 303-27-0346, 303-27-0347, 303-27-0348, 303-27-0349, 303-27-0350, 303-27-0351, 303-27-0352, 303-27-0353, 303-27-0354, 303-27-0355, 303-27-0356, 303-27-0357, 303-27-0358, 303-27-0359, 303-27-0360, 303-27-0361, 303-27-0362, 303-27-0363, 303-27-0364, 303-27-0365, 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MATCH LINE - SEE SHEET C-2



MATCH LINE - SEE SHEET C-4

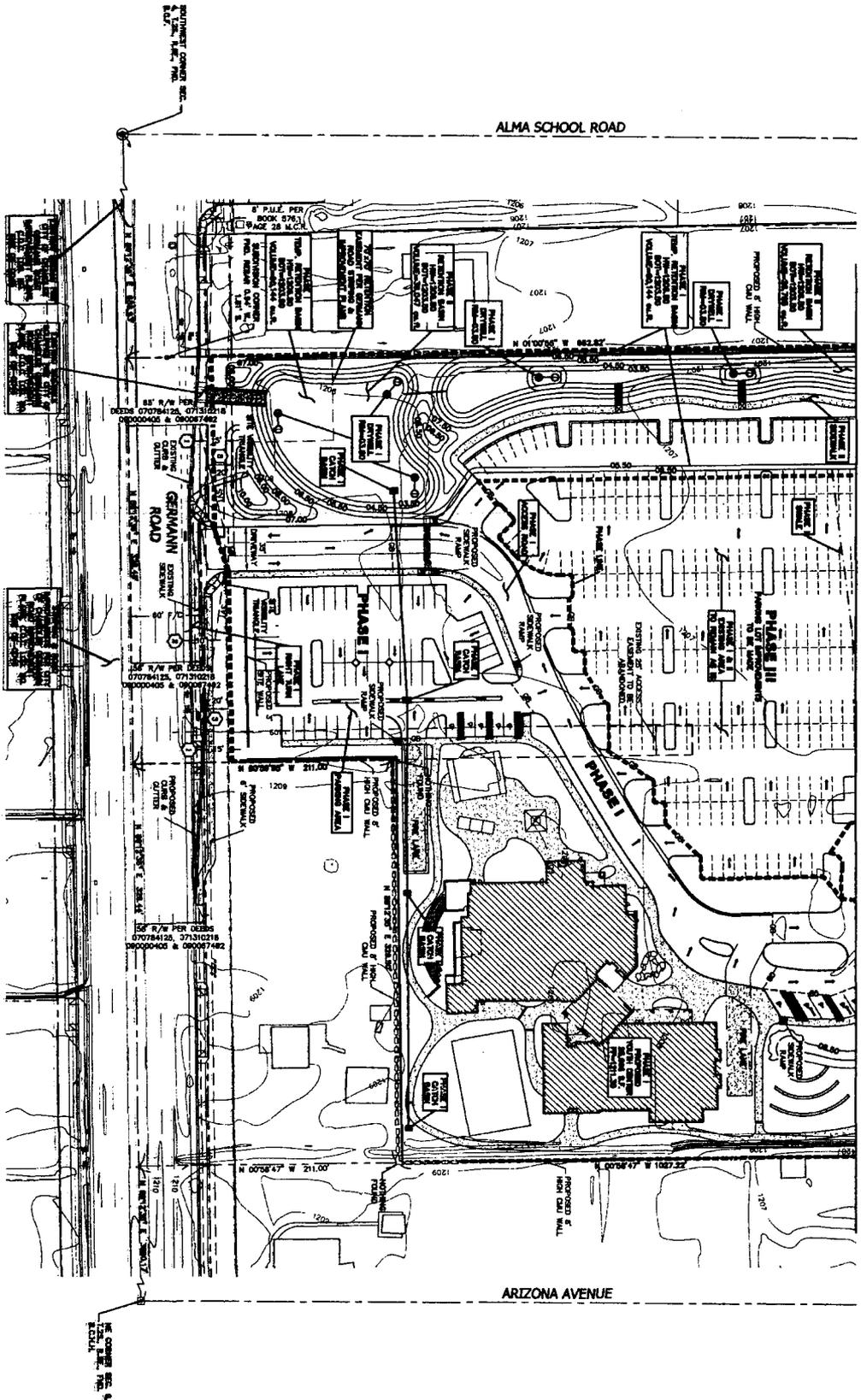
7 3

PRELIMINARY PLAT
CHANDLER CHRISTIAN CHURCH
 1825 S. ALMA SCHOOL ROAD
 CHANDLER, ARIZONA

Site Consultants, Inc.
 ENGINEERS • SURVEYORS • CONSULTANTS
 113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
 TEL: (480) 864-2820, FAX: (480) 864-2847

REV.	

1" = 40'



MATCH LINE - SEE SHEET C-3

- EASEMENTS
- 1) 10' DISTRICT EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 86-17545 & 86-17544.
 - 2) 10' DISTRICT EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 86-17545 & 86-17544.
 - 3) 20' USA FEE AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 86-00044.

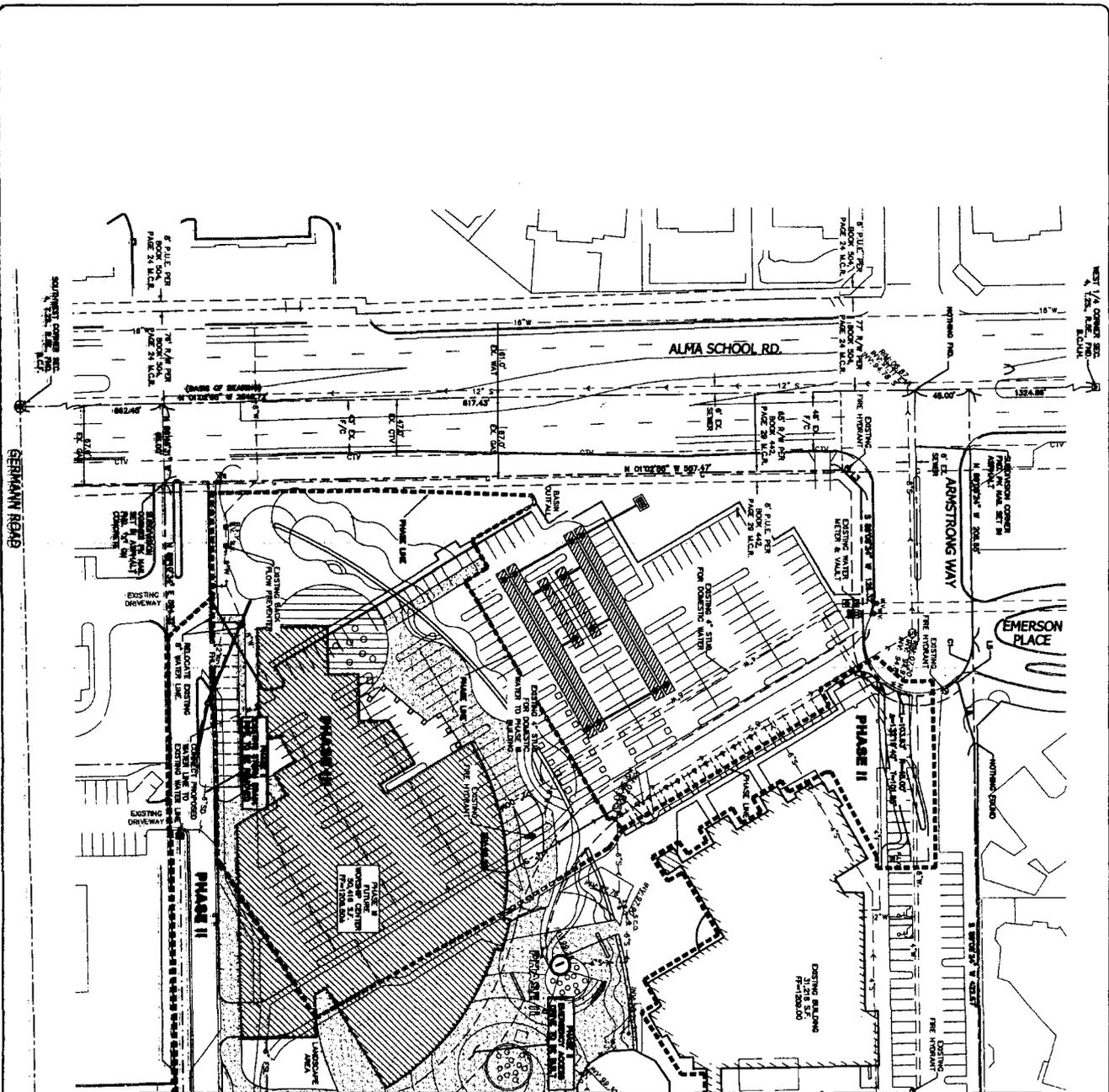
4
of
7

PRELIMINARY PLAT
CHANDLER CHRISTIAN CHURCH
 1825 S. ALMA SCHOOL ROAD
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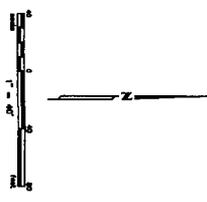
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MATCH LINE - SEE SHEET C-3

LINE NUMBER	DATE	BY	REVISION
1	10/15/07	J. HARRIS	ISSUED FOR PERMIT
2	10/15/07	J. HARRIS	REVISED PER COMMENTS
3	10/15/07	J. HARRIS	REVISED PER COMMENTS
4	10/15/07	J. HARRIS	REVISED PER COMMENTS

LINE NUMBER	DATE	BY	REVISION
1	10/15/07	J. HARRIS	ISSUED FOR PERMIT
2	10/15/07	J. HARRIS	REVISED PER COMMENTS
3	10/15/07	J. HARRIS	REVISED PER COMMENTS
4	10/15/07	J. HARRIS	REVISED PER COMMENTS



PROFESSIONAL SEAL
 J. HARRIS
 ENGINEER
 STATE OF ARIZONA
 No. 10000

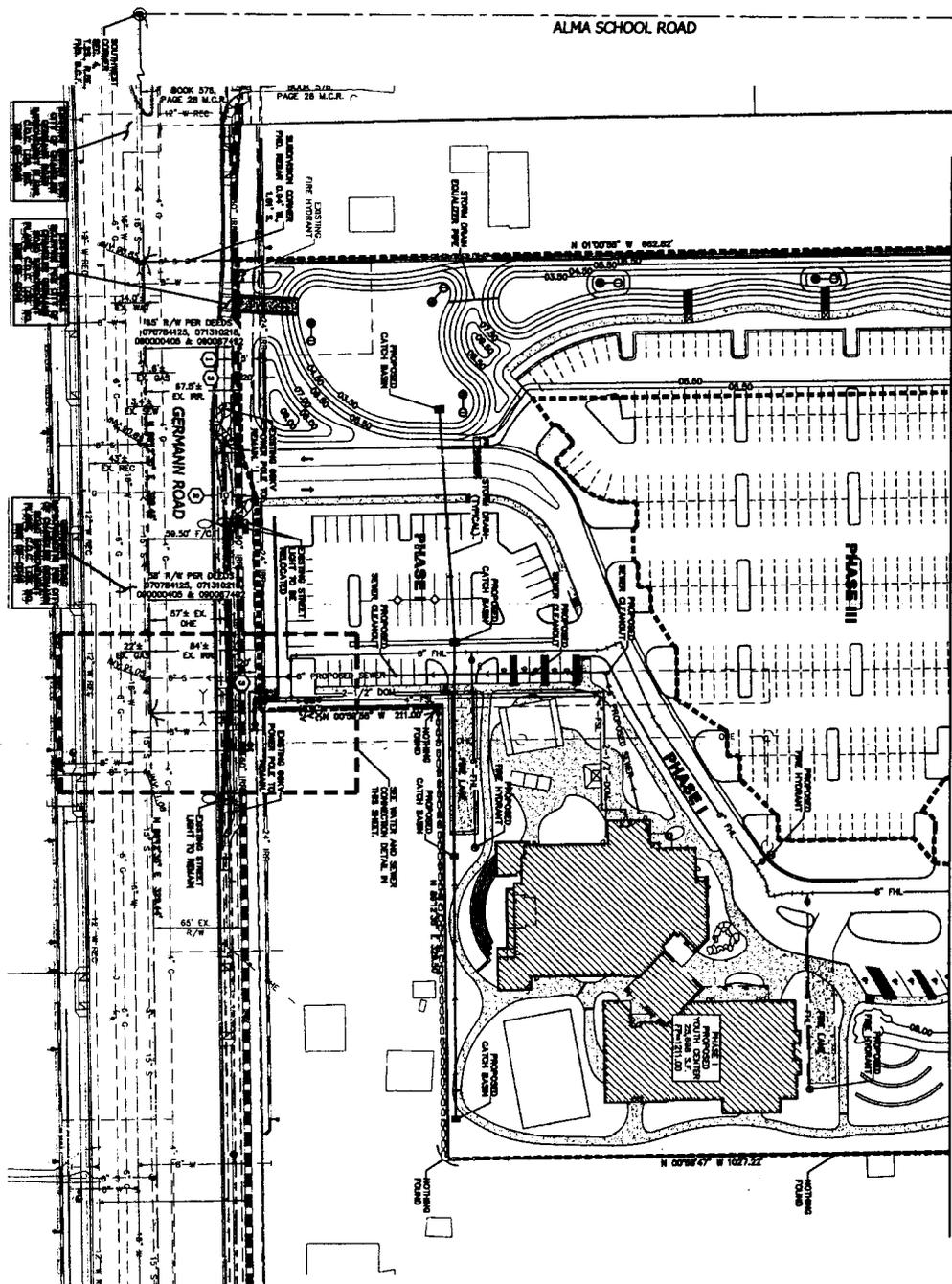
PRELIMINARY UTILITY PLAN
CHANDLER CHRISTIAN CHURCH
 1825 S. ALMA SCHOOL ROAD
 CHANDLER, ARIZONA

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REV.	DATE	BY	REVISION

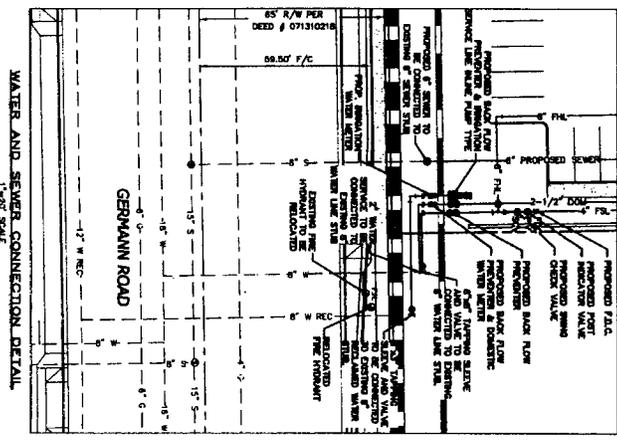
10/15/07
 J. HARRIS
 ENGINEER

ALMA SCHOOL ROAD



MATCH LINE - SEE SHEET C-3

ARIZONA AVENUE



WATER AND SEWER CONNECTION DETAIL
1"=40' SCALE

- EASEMENTS**
- ① 10' ELECTRIC BURY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 85-157415 & 85-157414.
 - ② 10' ELECTRIC BURY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 85-157415 & 85-157414.
 - ③ 20' LAY PER AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 84-000408.



PRELIMINARY UTILITY PLAN
CHANDLER CHRISTIAN CHURCH
 1825 S. ALMA SCHOOL ROAD
 CHANDLER, ARIZONA

Site Consultants, Inc.
 ENGINEERS • SURVEYORS • CONSULTANTS
 113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
 TEL: (480) 894-2820, FAX: (480) 894-2847

REV.	DATE	BY	CHKD.