

#18

APR 28 2011



MEMORANDUM Transportation & Development – CC Memo No. 11-038

DATE: APRIL 8, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, ACTING CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: PDP10-0018/PPT10-0007 LAYTON LAKES PARCEL 16

Request: Preliminary Development Plan (PDP) approval for housing product and amendment to the subdivision layout, with Preliminary Plat (PPT) approval

Location: Northwest corner of Lindsay Road and Layton Lakes Boulevard

Applicant: Jeff Gunderson
 Lennar Layton, LLC

Project Info: Approximately 26-acres, 100-lot residential subdivision, two standard lot sizes; 60'x110' and 50'x110'

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The approximate 832-acre Layton Lakes Master Planned development received PAD zoning in March 2001. Of the 832-acres, approximately 373-acres are within the City of Chandler with the majority of Phase I occurring in the Town of Gilbert. In December 2003, a PDP was approved for the 21.6-acre Community Recreation Center as the part of Phase 1 within the City of Chandler. In February 2004, Council approved a Preliminary Development Plan (PDP) and Preliminary Plat

involving the subdivision layout and landscape plans for Phases 2, 3, and 4 of the master planned community. The subject Parcel 16 (originally 33-acres) was part of this PDP approval and included 107 residential units. Each of the 7 residential subdivisions within the Chandler portion of Layton Lakes would be required to process future PDP's for the housing product. Finally, in March 2007, Parcel 16 was rezoned to include a 5-acre church parcel, with PDP approval for subdivision layout and housing product for the remaining 88 residential homes. Standard lot size for Parcel 16 was 60'x115'.

The subject Parcel 16 is bordered to the north by a future Commercial Town Center that includes a sizable portion of the lake system and open space. Adjacent to the west is a future residential townhouse parcel (Parcel 18), as well as a future City Park (Parcel 19). Haley Elementary School abuts Parcel 16's southwest side. The 5-acre church parcel is located south of Parcel 16, with Layton Lakes Boulevard abutting the church's south side. Further south exist rural residential properties within Maricopa County. Lindsay Road abuts the subject site's east side with additional residential subdivisions, as part of the Layton Lakes Master Plan within the Town of Gilbert, located east of Lindsay Road.

The request is for PDP and Preliminary Plat approval to amend the subdivision layout and standard lot size for Parcel 16. The request proposes two standard lot sizes in lieu of one. A total of 100 lots are proposed that includes 37 60'x110' lots and 63 50'x110' lots. Overall, the lot layout remains very similar to the original 88-lot layout; however the new proposed layout provides improved traffic circulation as well as increased exposure and access to the extensive lake/open space system within Layton Lakes. Only 9 lots back up to Lindsay Road, and the perimeter wall provides an off-set every third lot for those 9 lots. The lot setbacks are front yard minimum of 18-feet (15-feet to livable/side loaded garage), side yard minimum of 5-feet and 10-feet, rear yard minimum of 20-feet for a single-story home (25-feet along arterial) and 30-feet for a two-story home. The request includes provisions for architectural projections, fireplaces, entertainment centers and such to project 3-feet into the setback for a maximum of 15-feet in width for a single story element and 6-feet in width for a two story element. However, in all cases, the projection must maintain a minimum of 3-feet to the property line. Overall the subdivision layout complies with the 8 required and 12 optional elements as found within the Residential Development Standards. A table is included in the narrative within the attached Development Booklet.

Additionally, the request includes PDP approval for the housing product. Two separate housing product series are proposed, one for the 60-foot wide lots (45-foot wide product) and another for the 50-foot wide lots (35-foot wide product). Each series provides four different floor plans for a total of 8 individual floor plans for the 100 lots. Three distinct elevations are provided for each floor plan. The 60-foot wide (northern) lots' elevations include Spanish Colonial, California Ranch, and Mediterranean. The 50-foot wide (southern) lots' elevations include Western Cottage, Spanish Colonial, and Ranch Hacienda.

The housing product is in conformance with the Architectural Diversity Element of the Residential Development Standards. The 45-foot wide product includes 1 single-story floor plan and 3 two-story floor plans ranging in size from 1,794 square-feet to 2,767 square-feet. The two-

story plan 45-6 provides a single story element for the entire side of the house. Covered entries are provided on all plans with stone accent material provided on at least two elevations for each plan. The 35-foot wide product includes 2 single-story floor plans and 2 two-story floor plans ranging in size from 1,400 square-feet to 2,567 square-feet. The two-story plans include extended width covered entry ways and the single-story plans include front walled-in courtyards that extend past face of the garage, as well as stone accent material on certain plan elevations. Both housing product series provide varied roof ridgelines, decorative windows, accent window shutters, wrought iron accents, and decorative pipe vents, as well as decorative columns that provide a high level of quality and distinguish the various elevations from one another. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof ridgelines.

DISCUSSION

Staff supports the request finding the proposed 2 different standard lot sizes to provide another layer of diversity to an already complete master planned development. Parcel 16 was always planned to develop with the smaller lots within Layton Lakes intended to provide affordable 'work-force' housing. The increase from 88 lots to 100 brings the lot-count closer to the original 107 lots approved in 2001. The inclusion of 2 cul-de-sac streets provides a much stronger exposure to the lake system, and the adjusted street layout is less circuitous. Parcel 16 will continue to remain in conformance with the February 2004 PDP approval for the greater Layton Lakes Master Plan in terms of subdivision diversity except as modified by this request. Staff supports the housing product finding the 8 different floor plans, with 3 elevations each, will provide a substantial level of diversity for the 100 lots. The homes provide architectural detail and interest while remaining consistent with the intent to provide affordable 'work-force' housing within Layton Lakes.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on February 1, 2011 at the Chandler Community Center. No neighboring property owners attended the meeting.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) for housing product and amendment to the subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 16" kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0018, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.
3. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. The same elevation shall not be built side-by-side or directly across the street from one another.
6. For lots adjacent to an arterial street, two-story homes are limited to every third lot.

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

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

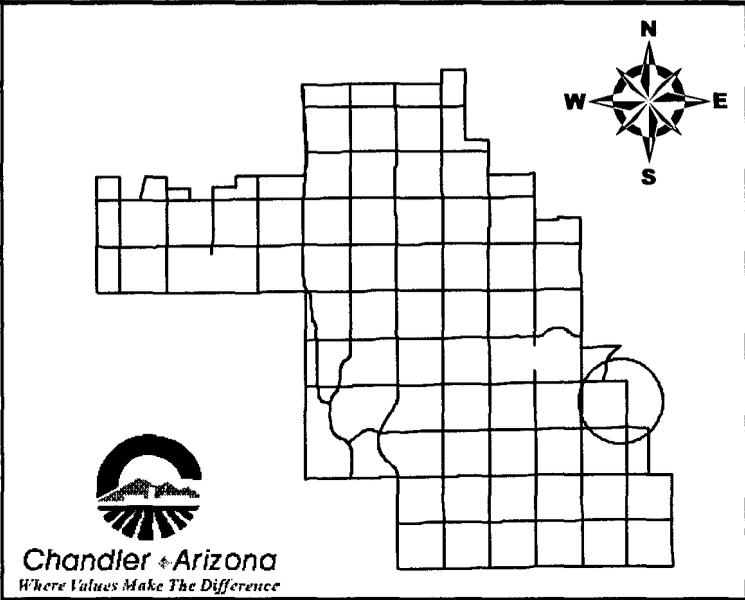
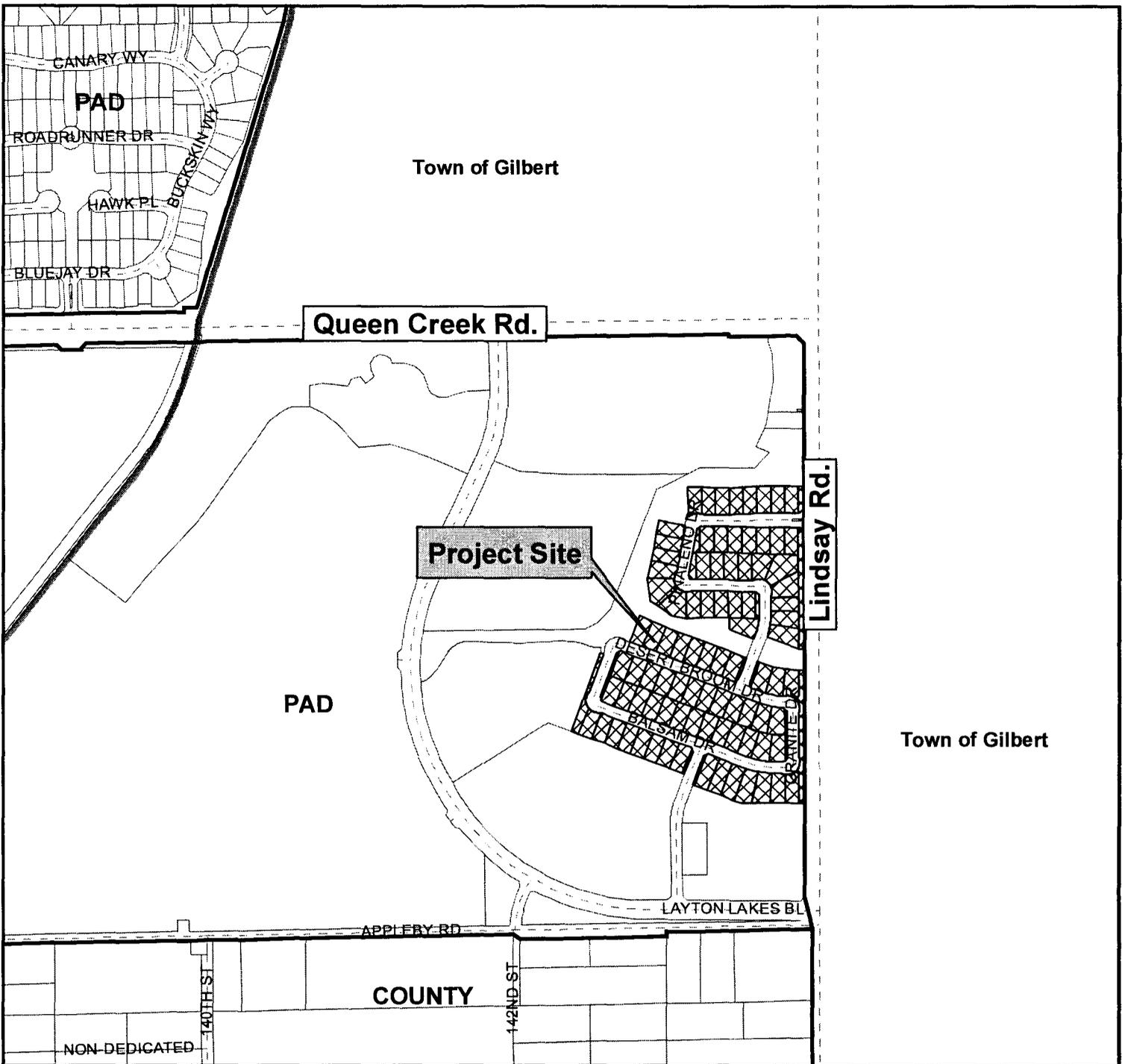
PROPOSED MOTIONS

Move to approve the Preliminary Development Plan in case PDP10-0018 LAYTON LAKES PARCEL 16, subject to the conditions recommended by Planning Commission and Staff.

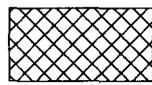
Move to approve the Preliminary Plat PPT10-0007 LAYTON LAKES PARCEL 16, as per Planning Commission and Staff recommendation.

Attachments

1. Vicinity Map
2. Ordinance No. 3250
3. Preliminary Plat
4. Site Plan
5. Housing product
6. Exhibit A, Development Booklet



Vicinity Map



PDP10-0018

Layton Lakes Parcel 16



Vicinity Map



PDP10-0018

Layton Lakes Parcel 16

3
APPROVED BY
CHANDLER CITY COUNCIL MAR 22 2001

MAR 22 2001

CITY CLERK'S OFFICE

ORDINANCE NO. 3250

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PLANNED AREA DEVELOPMENT) (DVR00-0025 LAYTON LAKES) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE EXHIBIT "A"

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Gilbert, Queen Creek and Lindsay Roads, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to water and wastewater lines, paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals, subject to compliance with the Pre-Annexation Development Agreement.
5. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Construction shall commence above foundation walls on single-family within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Layton Lakes", Planned Area Development (PAD) Application dated November 29, 2000, kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0025, except as modified by condition herein and shall satisfy the obligations set forth in Section 4 of the Pre-Annexation Development Agreement entered into by the City and the developer.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. The side yard setbacks shall be at least a minimum of 5 feet and 10 feet.

11. The exhibits and representations submitted herein are found to be in compliance with the requirements for PAD Conceptual Development Plan approval. The density for the Conceptual PAD designation is established at 0-3.5 du/ac overall with the final density to be determined at the time of Preliminary Development Plan based upon the development quality.
12. The commercial parcels shall be developed with buildings that carry an architectural level of detail on all sides of the buildings similar to the front facades. The site plans shall include plazas, courtyards and enhanced pedestrian walkways. The building intensity shall not exceed a 20% building coverage ratio.
13. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
14. No more than two side-by-side two-story homes along arterial roads.
15. No more than two identical side-by-side roof slopes should be provided along arterial or collector streets or public open space.
16. The homes shall have all copper plumbing for those lines under water pressure.
17. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
18. The development shall use reclaimed water as further identified within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
19. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign for property zoned for commercial and townhouse property, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
20. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the Eastern Canal right-of-way together with the adjoining property dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.

21. The developer shall reserve an 8-acre parcel for a neighborhood park. If, in the event, the city opts not to acquire the parcel then the underlying zoning designation shall be PAD Conceptual for single family homes.
22. The developer shall reserve an 11-acre parcel for a school. Should the school district opt not to acquire the parcel then the underlying zoning designation for the parcel shall be PAD Conceptual for single family homes.
23. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
24. The lot sizes on Parcel 28 shall be a minimum of 32,000 square feet.
25. The developer satisfies its obligations under Section 4 of the Pre-Annexation Development Agreement.
26. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies adjacent to the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision's relationship to the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum scale of one-inch equals not greater than 500 feet.

- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

- 27. The developer shall dedicate a 0.5-acre parcel for the placement and operation of an Acquifer Storage and Recovery (ASR) Well. The developer shall also provide the property dedication necessary to accommodate the reclaimed water turnout structure and/or any other reclaimed water conveyance mechanisms within the development or as additionally required within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
- 28. The City and the Town of Gilbert execute an Intergovernmental Agreement regarding, among other things the development standards, infrastructure requirements, and relative responsibility for providing utility services applicable to this development in a form acceptable to the City.

29. The Town of Gilbert shall approve the master plan in substantial conformance with the Layton Lakes master plan.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2001.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2001.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3250 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2001, and that a quorum was present thereat.

APPROVED AS TO FORM:

 D. G.
CITY ATTORNEY

CITY CLERK

PUBLISHED:

LEGAL DESCRIPTION
LAYTON LAKES
EXISTING I.G.A. CHANDLER PARCEL

The following legal description and any references contained therein are based upon that certain ALTA/ACSM Land Title Survey titled Layton Lakes, performed by Agra Infrastructure, Inc., dated and signed on April 21, 2000 by Gerald Hughes, RLS #15573.

A parcel of land located within Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County Highway Department brass cap in handhole found at the southwest corner of said Section 18, from which a 3/8" rebar found at the south quarter corner of said Section 18 bears North 88°49'33" East (Basis of Bearing); a distance of 2489.44 feet;

Thence North 00°09'41" West, along the west line of said Section 18, a distance of 2650.80 feet to a 1/2" rebar found at the west quarter corner of said Section 18;

Thence North 00°12'40" West, continuing along said west line, a distance of 2648.68 feet to a 3/4" iron pipe found at the northwest corner of said Section 18;

Thence North 89°11'44" East, along the north line of said Section 18, a distance of 2503.25 feet to a 3/4" iron pipe found at the north quarter corner of said Section 18;

Thence North 89°11'28" East, continuing along said north line, a distance of 2659.12 feet to a Maricopa County Highway Department brass cap in handhole found at the northeast corner of said Section 18;

Thence South 00°02'02" East, along the east line of said Section 18, a distance of 2613.25 feet to a point on a line parallel with and 20.00 feet north of the east-west mid-section line of said Section 18;

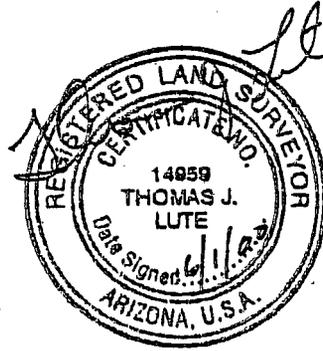
Thence South 89°01'15" West, along said parallel line, a distance of 3987.12 feet;

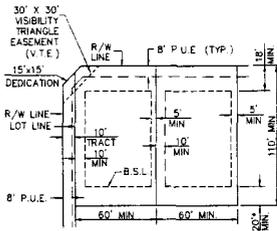
Thence South 00°04'05" East, a distance of 20.00 feet;

Thence South 00°00'05" East, a distance of 2646.98 feet to a point on the south line of said Section 18;

Thence South 88°49'33" West, along said south line, a distance of 1.159.97 feet to the POINT OF BEGINNING.

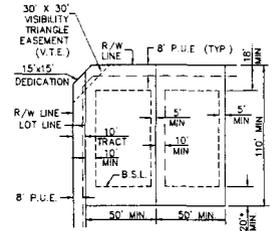
Said parcel contains 16,623,722 square feet or 381.63 acres (more or less)





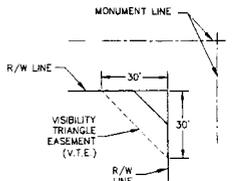
TYPICAL LOT DETAIL
(PARCEL 16 - NORTH)
N.T.S.

(MIN LOT AREA = 6,600 SQ. FT.)
(MIN LOT WIDTH = 60 FEET)
* LOTS ADJACENT TO ARTERIALS
SHALL HAVE A 25' REAR SETBACK
(LOTS 29-37)

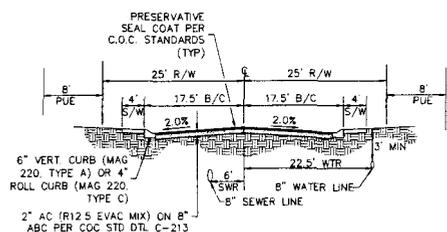


TYPICAL LOT DETAIL
(PARCEL 16 - SOUTH)
N.T.S.

(MIN LOT AREA = 5,700 SQ. FT.)
(MIN LOT WIDTH = 50 FEET)



30' X 30' VISIBILITY EASEMENT
(N.T.S.)



**TYPICAL CROSS SECTION
LOCAL STREET**
LOOKING NORTH OR WEST
N.T.S.

LOT AREA TABLE (60' WIDE LOTS)

Lot #	Area	Lot #	Area
1	6,900.81 SF	21	7,919.66 SF
2	6,905.52 SF	22	6,600.00 SF
3	6,905.52 SF	23	5,600.00 SF
4	6,949.20 SF	24	5,600.00 SF
5	7,014.88 SF	25	6,600.00 SF
6	6,656.74 SF	26	6,687.05 SF
7	7,778.92 SF	27	6,699.55 SF
8	6,840.14 SF	28	8,086.01 SF
9	7,199.40 SF	29	7,856.42 SF
10	7,199.40 SF	30	7,277.45 SF
11	7,127.37 SF	31	7,200.00 SF
12	6,970.86 SF	32	7,200.00 SF
13	6,891.05 SF	33	7,200.00 SF
14	6,900.00 SF	34	7,200.00 SF
15	6,900.00 SF	35	7,200.00 SF
16	6,900.00 SF	36	7,200.00 SF
17	6,900.00 SF	37	7,190.81 SF
18	6,897.66 SF		
19	9,463.79 SF		
20	7,703.81 SF		

LOT AREA TABLE (50' WIDE LOTS)

Lot #	Area	Lot #	Area
38	6,029.03 SF	63	5,968.84 SF
39	7,636.18 SF	64	5,413.93 SF
40	6,599.03 SF	65	6,861.01 SF
41	5,737.50 SF	66	6,922.43 SF
42	5,750.00 SF	67	6,369.45 SF
43	5,750.00 SF	68	7,261.33 SF
44	5,750.00 SF	69	5,518.16 SF
45	5,750.00 SF	70	5,965.87 SF
46	5,750.00 SF	71	5,865.86 SF
47	5,750.00 SF	72	5,865.86 SF
48	5,750.00 SF	73	5,865.86 SF
49	5,750.00 SF	74	5,865.86 SF
50	5,938.00 SF	75	5,865.86 SF
51	6,096.47 SF	76	5,865.86 SF
52	5,956.34 SF	77	5,865.86 SF
53	5,968.84 SF	78	5,865.86 SF
54	5,968.84 SF	79	5,865.86 SF
55	5,968.84 SF	80	5,865.86 SF
56	5,968.84 SF	81	5,865.86 SF
57	5,968.84 SF	82	5,853.36 SF
58	5,968.84 SF	83	6,028.09 SF
59	5,968.84 SF	84	5,908.03 SF
60	5,968.84 SF	85	5,890.00 SF
61	5,968.84 SF	86	5,850.00 SF
62	5,968.84 SF	87	5,850.00 SF

Lot #	Area
88	5,850.00 SF
89	5,850.00 SF
90	5,850.00 SF
91	5,850.00 SF
92	5,837.48 SF
93	7,475.02 SF
94	7,487.50 SF
95	7,487.50 SF
96	8,135.75 SF
97	8,187.64 SF
98	7,463.85 SF
99	7,018.17 SF
100	6,359.32 SF

TRACT AREA AND USAGE TABLE			
TRACT	AREA SQ. FT.	AREA ACRES	DESCRIPTION OF USE
A	190,658	4.3769	LANDSCAPING, OPEN SPACE, RETENTION AMENITY - STREAMS AND PONDS
B	446	0.0102	LANDSCAPING, OPEN SPACE
C	43,263	0.9932	LANDSCAPING, OPEN SPACE, RETENTION
D	2,109	0.0484	LANDSCAPING, OPEN SPACE
E	1,017	0.0233	LANDSCAPING, OPEN SPACE
F	2,134	0.0490	LANDSCAPING, OPEN SPACE
G	1,398	0.0321	LANDSCAPING, OPEN SPACE
H	1,070	0.0246	LANDSCAPING, OPEN SPACE
I	2,140	0.0491	LANDSCAPING, OPEN SPACE

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	26.67	50.00'	30°34'00"	13.66'
C2	19.70	50.00'	22°34'14"	9.98'
C3	142.80	50.00'	163°38'19"	347.81'
C4	44.97	50.00'	51°32'11"	24.14'
C5	38.21	50.00'	43°47'28"	20.10'
C6	22.54	50.00'	25°49'44"	11.46'
C7	8.46	42.50'	11°24'38"	4.25'
C8	45.28	42.50'	61°02'58"	25.06'
C9	57.03	50.00'	65°21'17"	32.07'
C10	145.15	50.00'	166°20'05"	417.29'
C11	56.69	275.00'	11°48'44"	28.45'
C12	41.82	275.00'	8°42'47"	20.95'
C13	90.63	250.00'	20°46'14"	45.82'
C14	53.13	225.00'	13°31'49"	26.69'
C15	90.79	250.00'	20°48'29"	45.90'
C16	50.57	275.00'	10°32'09"	25.36'
C17	49.30	275.00'	10°16'20"	24.72'
C18	16.65	55.00'	17°20'29"	8.39'
C19	100.32	55.00'	104°30'45"	71.05'
C20	19.36	55.00'	20°10'14"	9.78'

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C21	16.65	55.00'	17°20'29"	8.39'
C22	41.01	475.00'	4°56'49"	20.52'
C23	49.15	475.00'	5°55'44"	24.60'
C24	42.91	475.00'	5°10'34"	21.47'
C25	164.01	450.00'	20°52'56"	82.92'
C26	49.05	425.00'	6°36'45"	24.55'
C27	18.93	55.00'	19°43'20"	9.56'
C28	11.80	55.00'	12°17'27"	5.92'
C29	41.50	55.00'	43°13'48"	21.79'
C30	61.55	55.00'	64°06'50"	34.44'
C31	16.65	55.00'	17°20'29"	8.39'
C32	16.65	55.00'	17°20'29"	8.39'
C33	69.09	55.00'	71°58'30"	39.94'
C34	50.60	55.00'	52°42'28"	27.25'
C35	1.85	55.00'	1°55'28"	0.92'
C36	14.80	55.00'	15°25'01"	7.44'
C37	27.15	425.00'	3°39'36"	13.58'
C38	48.07	425.00'	6°28'50"	24.06'
C39	48.07	425.00'	6°28'50"	24.06'
C40	31.06	425.00'	4°11'13"	15.54'

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C41	145.27	400.00'	20°48'29"	73.44'
C42	27.93	375.00'	4°16'01"	13.97'
C43	73.05	375.00'	11°09'38"	36.64'
C44	35.22	375.00'	5°22'50"	17.62'
C45	16.65	55.00'	17°20'29"	8.39'
C46	16.65	55.00'	17°20'29"	8.39'
C47	41.50	55.00'	43°13'49"	21.79'
C48	61.54	55.00'	64°06'41"	34.44'
C49	16.65	55.00'	17°20'29"	8.39'
C50	50.19	425.00'	6°46'00"	25.13'
C51	28.58	225.00'	7°16'40"	14.31'

Line Table		
Line #	Length	Direction
L1	15.01'	N00°02'02"W
L2	25.00'	N20°44'12"E

DATE: _____
REVISION: _____
REV: _____

LAYTON LAKES - PARCEL 16 AMENDED
LAYTON LAKES BLVD. AND LINDSAY ROAD
CHANDLER, ARIZONA
REVISED PRELIMINARY PLAT

3010 SOUTH PRESTON DRIVE, SUITE 102
MESA, ARIZONA 85202
PH: (480) 629-8800
WWW.VANTAGERESOURCES.COM



PROJ. NO. 2041.01
SCALE: AS NOTED
DRAWN: JAS
DATE: 03.25.11

DWG. NO. PP02
SHT. 2 OF 4

C.O.C. LOG No. PPT 10-0007

© Copyright Vantage Resources, LLC 2011. This document is the property of Vantage Resources, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Vantage Resources, LLC.



© Copyright Vantage Resources, LLC 2011 - This site document and all the information contained herein are the property of Vantage Resources, LLC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Vantage Resources, LLC.

DATE	
REVISION	
REV	

LAYTON LAKES - PARCEL 16 AMENDED
 LAYTON LAKES BLVD AND LINDSAY ROAD
 CHANDLER, ARIZONA
 REVISED PRELIMINARY PLAT

3010 SOUTH PREST DR. STE 102
 TEMPE, ARIZONA 85282
 PH (480) 625-8852
 WWW.VANTAGERESOURCES.COM
 CIVIL ENGINEERING, WATER RESOURCES, PLANNING



PROJ. NO. 2041.01
 SCALE: 1"=40'
 DRAWN: GAS
 DATE: 03.25.11

DWG. NO.
PP03
 SHEET 3 OF 4

DECORATIVE LUMBERIC PATTERNS AT PARCEL BOUNDARIES AND PRIMARY PEDESTRIAN CROSSINGS AS SHOWN.

25'-0" LANDSCAPE EASEMENT W/ CANOPY TREES, 10' WIDE GRANULAR MULT-USE TRAIL TO CONNECT GILBERT ROAD & LAYTON LAKES BLVD.

MASTER PLANT PALLET

BOTANICAL NAME	COMMON NAME
TREES	
ACACIA SALICINA	WILLOW ACACIA
CERCIDRUM FLORIDUM	BILLIE PALM-VERDE
DAHLBERGIA SISSO	SISSO TREE
FRAXINUS VELITINA	ARIZONA ASH
OLEA EUROPAEA 'SWAN HILL'	OLIVE
OLNEYA TESOTA	IRONWOOD
PAULUS BRETHERIA ELDORICA	MONDEL PINE
POPULUS FREMONTII	FREMONT COTTONWOOD
PROSOPIS HIBRID	PHOENIX MESQUITE
PROSOPIS VELITINA	VELVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIUS 'SEMPERVIRENS'	EVERGREEN ELM
EUCALYPTUS PAPIANA	GHOST GUM
HYBRID PISTACHE	RED PUSH PISTACHE
VITEX CHASTE	CHASTE PEPPER TREE
SHRUBS / GROUNDCOVERS	
ACACIA REDOLENS 'D. CARPET'	DESERT CARPET
BONJAVINILLA 'S. KIRST'	B. BARKST BOLDJAVINILLA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CASSIA PHYLLODNEA	SILVERY CASSIA
CASSIA OBLIQUATA	OUTBACK CASSIA
CHRYSOACTINIA MEXICANA	DABURITA
CONVOLVULUS ENCORIUM	BUSH MORNING GLORY
DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA
DASYLIRION ACROTICHE	GREEN DESERT SPOON
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
LEUCOPHYLLUM PRITESCENS 'HEAVENLY'	HEAVENLY CLOUD TEXAS SAGE
ERIMOPHILA SPP. 'VALENTINE'	VALENTINE BUSH
HESPERALOE FUNIFERA	GIANT HESPERALOE
HYMENOXYS ACALIS	ANGELITA DAISY
LANTANA MONTEVIDENSIS	PURPLE LANTANA
LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
HESPERALOE PARVIFLORA	RED YUCCA
LEUCOPHYLLUM LAEVIGATUM	CHIRIQUAN SAGE
MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE DEERGRASS
NERIUM DEANERIA 'PETITE PINK'	PETITE PINK OLEANDER
DEKOPTERA BERLANDIER	MEXICAN EVENING PRIMROSE
PENSTEMON SUPERBUS	SUPERB PENSTEMON
LEUCOPHYLLUM LANGMANIAE	LYNN'S LEGACY SAGE
RUELLIA PENINSULARIS	DESERT RUELLIA
SALVIA CLEVELANDIS	CHAMPARRAL SAGE
MYCOPORIUM PARVIFOLIUM	MYCOPORIUM
VERBENA RIGIDA	SANDPAPER VERBENA

SIDEYARD THEMETREE SPACED @ 30' O.C. WITH SINGLE ROW OF MYOPORIUM AND FOUNDATION SHRUBS. (TYPICAL)
PLAY NODE WITH PICNIC BENCH SEATING, BBQ AND SWING SET PLAY ELEMENT.

Future Parcel 17 Commercial Towncenter

LAKE FEATURES WITH 6' WIDE (LIGHTED) SIDEWALK MEANDERING THRU OPEN SPACE.

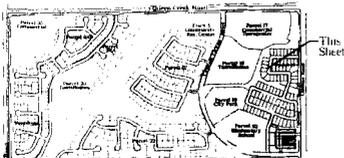
Future Parcel 18 TownHomes

Future Parcel 19 City Park

Parcel 20 Elementary School

Well Site

key map



This Sheet

Parcel 16 - Openspace Amenities

- BBQ GRILL (0 PS)
- Picnic Table (4 PS)
- Swing Set (2 PS)
- Park Bench (2 PS)

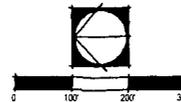
Playstations Provided: 8

Landscape Masterplan - Parcel 16
LAYTON LAKES

City of Chandler

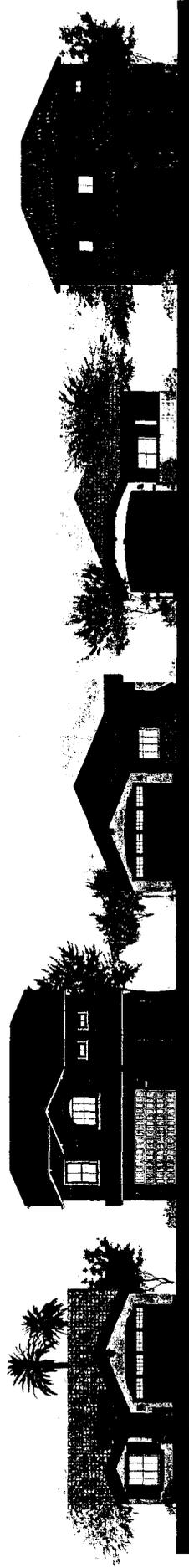
GENERAL NOTES

1. LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER STORED IN LAKE FEATURES.
2. ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
3. 1/2" MINUS, 2" DEEP 'AZTEC BROWN' DECOMPOSED GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
4. PLANTING DESIGN TO HAVE A RURAL AGRARIAN CHARACTER.
5. PLANTING DESIGN AND MATERIALS TO MITIGATE BIRD HABITAT.
6. IMPROVEMENTS SHOWN ON THESE DOCUMENTS TO BE INSTALLED BY DEVELOPER TO CORRESPOND WITH EACH PHASE OF DEVELOPMENT. PARCEL IMPROVEMENTS TO BE INSTALLED WITH INDIVIDUAL PARCEL DEVELOPMENTS.
7. EACH PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHUB CHOSEN FROM THE PLANT LIST, TO PROVIDE INDIVIDUAL PARCEL IDENTITY.
8. SIGHT LINES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. ALL TREES SHOWN WITHIN SIGHT LINES WILL COMPLY WITH STANDARD CITY OF CHANDLER DETAILS.
9. TREES AT INTERSECTIONS TO MAINTAIN 150' CLEAR FOR 25 MPH APPROACH FOR STOPPING DISTANCES.
10. STREETSCAPE BUFFER TO CONFORM WITH STREETSCAPE SECTIONS AS SUBMITTED & APPROVED IN PAD DOCUMENTS.



VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

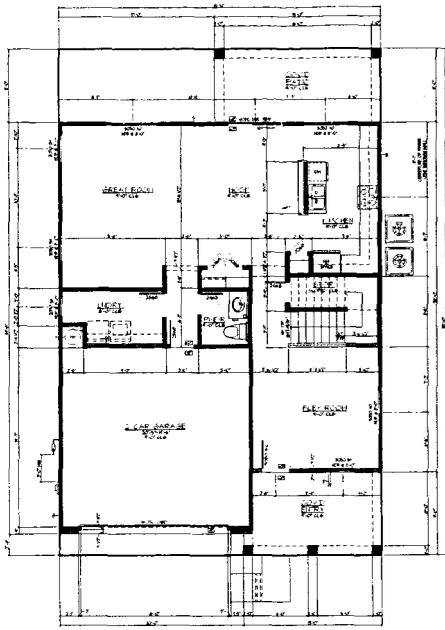
STREETSCAPE



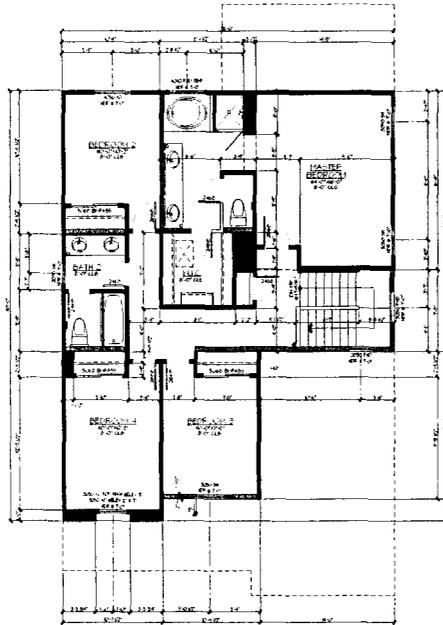
LAYTON LAKES

Chandler, Arizona

PLAN 35-6

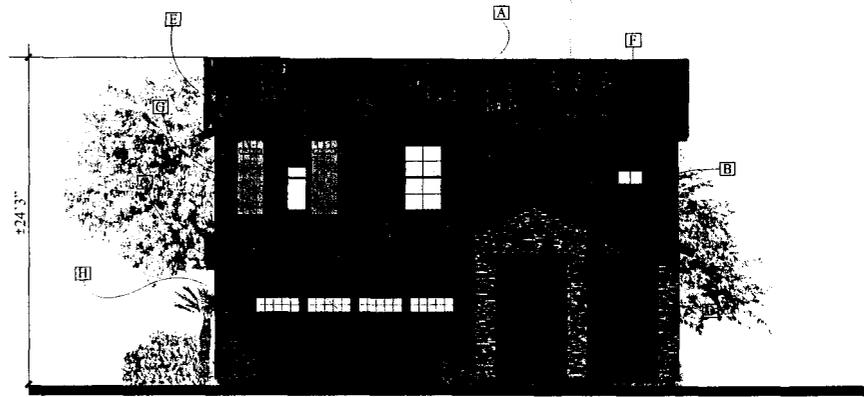


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Environmental Stoneworks Stone B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" recess at Garage G
- Standad Coach Light (Seagull 83046-714) or Equivalent H



Left Elevation



Rear Elevation

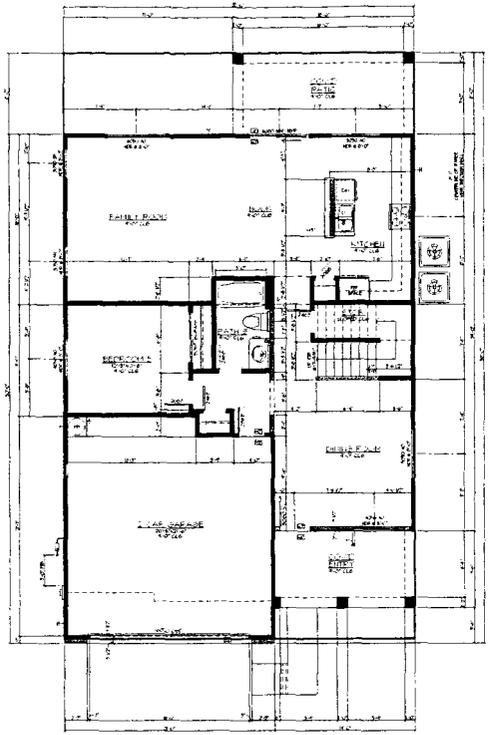


Right Elevation

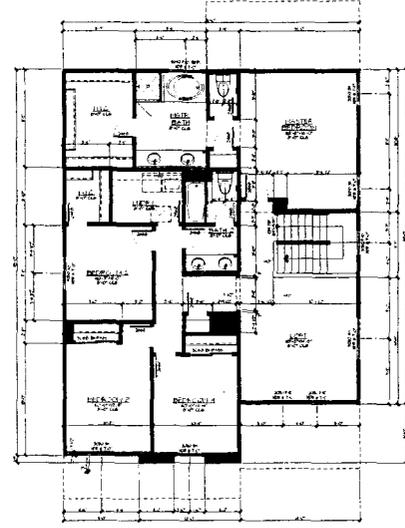
LAYTON LAKES

Chandler, Arizona

PLAN 35-8

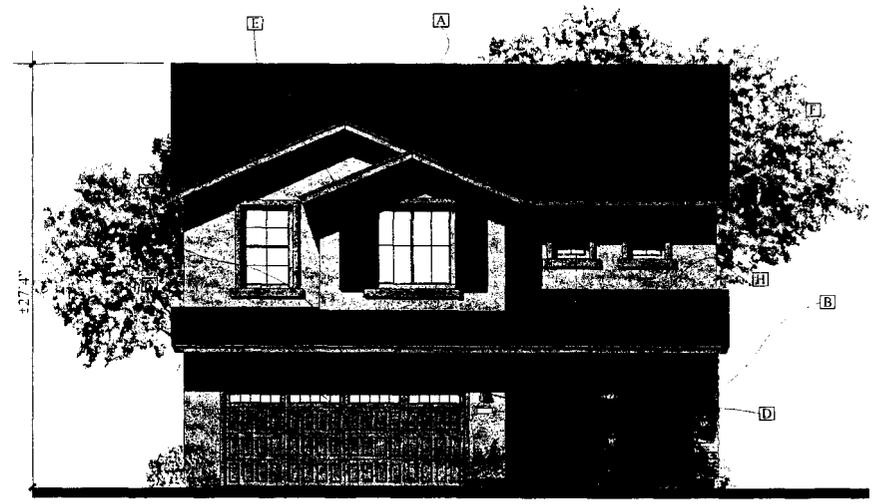


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Moner Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermatrux 'Smooth Star'- S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" recess at Garage G
- Standad Coach Light (Scagull 83046-714) or Equivalent H



Left Elevation



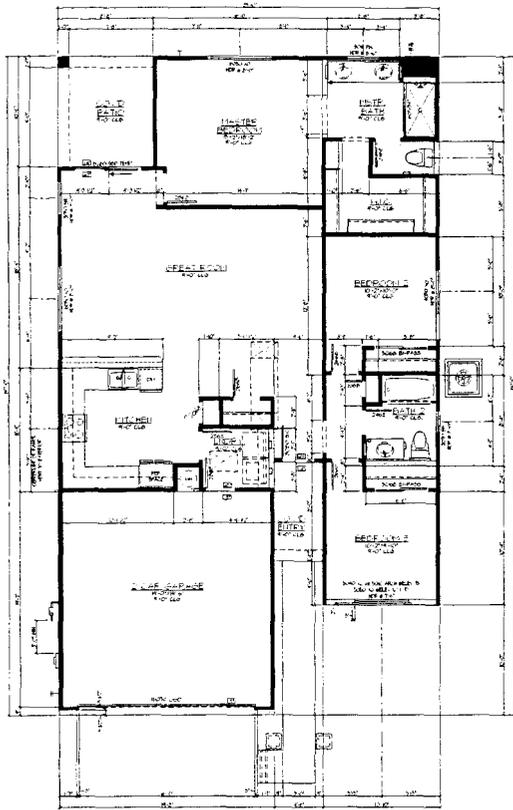
Rear Elevation



Right Elevation

LAYTON LAKES

Chandler, Arizona



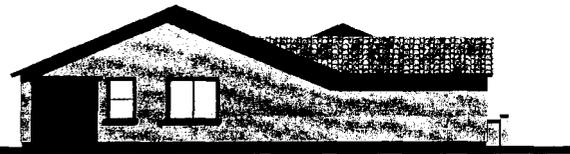
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

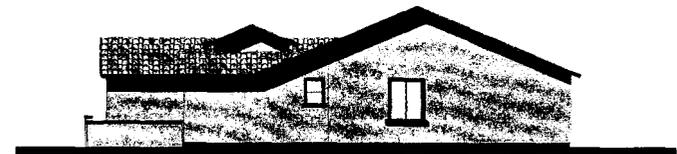
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' S8201) or Equivalent D
- Decorative Iron Detail E
- Decorative Shutters F
- Wood Fascia G
- 9" recess at Garage H
- Standard Coach Light (Scagul 83046-714) or Equivalent I



Left Elevation



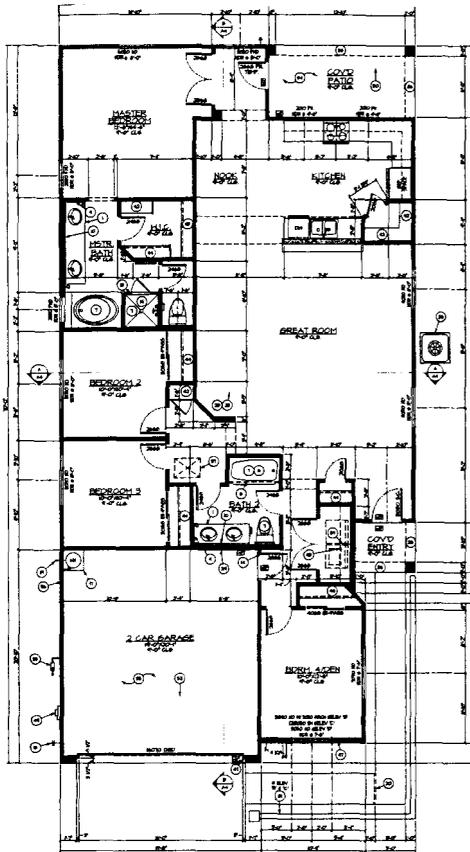
Rear Elevation



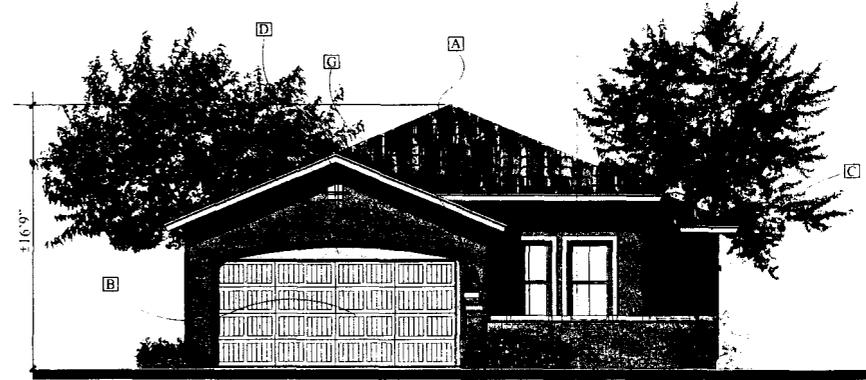
Right Elevation

LAYTON LAKES

Chandler, Arizona



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetime Roof System A
- Standard Garage Door (Amaral 'Oak Summit' BB Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star'- S8201) or Equivalent C
- Decorative Iron Detail D
- Wood Fascia E
- 9" recess at Garage F
- Standard Coach Light (Seagull 83046-714) or Equivalent G



Left Elevation



Rear Elevation



Right Elevation

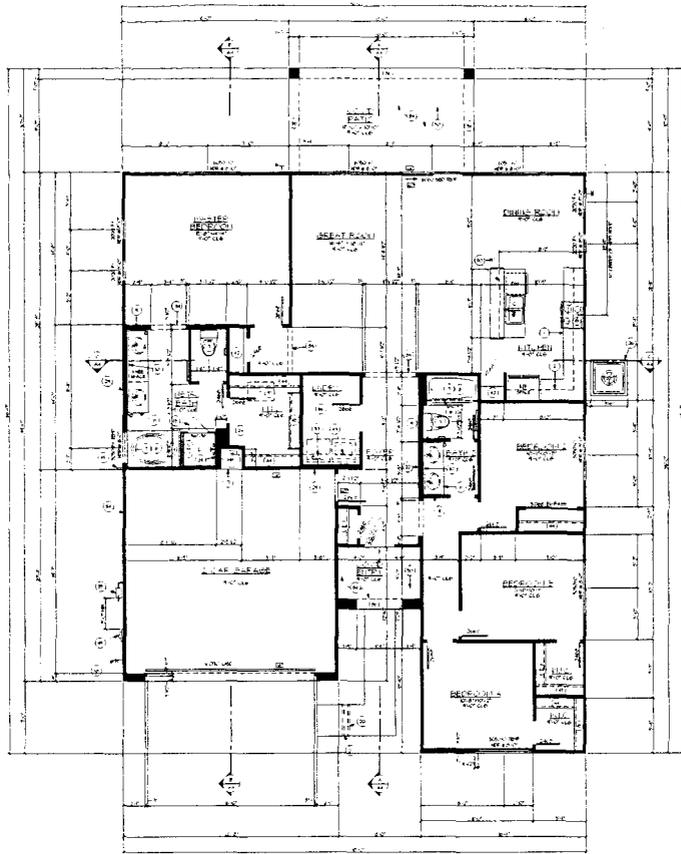
LAYTON LAKES

Chandler, Arizona

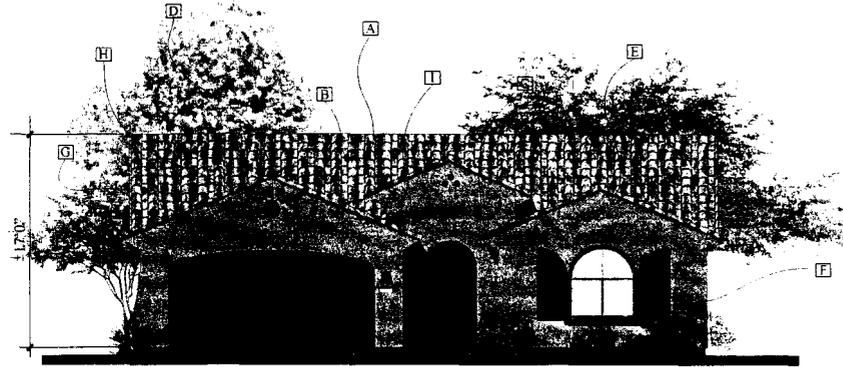


LAYTON LAKES

Chandler, Arizona



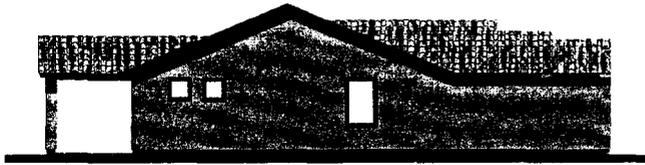
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetime Roof System A
- Standard Garage Door (Amar 'Oak Summit' RE Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star' - S8201) or Equivalent C
- Decorative Iron Detail D
- Decorative Pipe Vents E
- Decorative Shutters F
- Wood and Stucco Fascia G
- 9" Recess at Garage H
- Standard Coach Light (Seagull 83046-714) or Equivalent I



Left Elevation



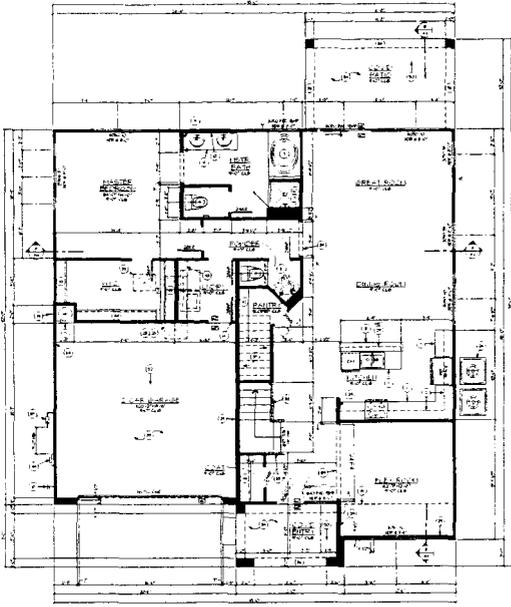
Rear Elevation



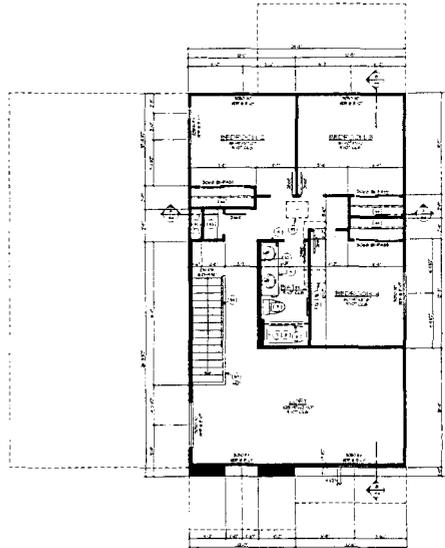
Right Elevation

LAYTON LAKES

Chandler, Arizona

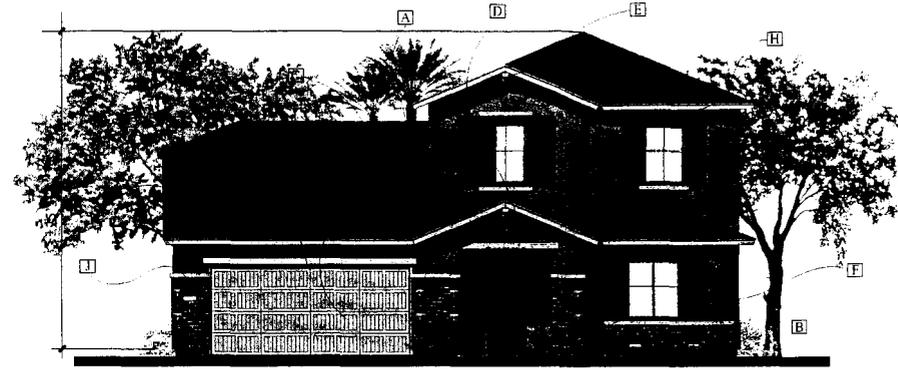


First Floor



Second Floor

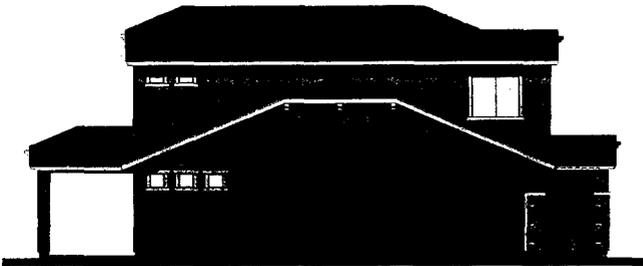
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

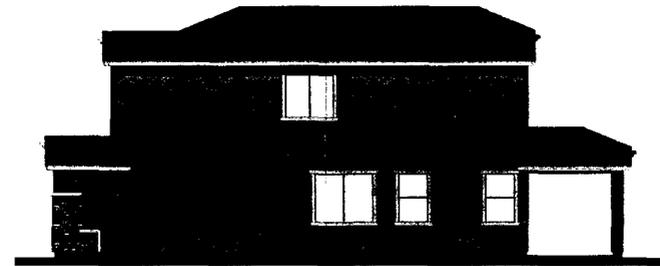
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Vener B
- Standard Garage Door (Amarr 'Oak Summit' BB Closed) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' - S810) or Equivalent D
- Decorative Corbels E
- Decorative Shutters F
- Wood Fascia G
- Exposed Truss Tails H
- 9' Recess at Garage I
- Standard Coach Light (Seagull 83046-714) or Equivalent J



Left Elevation



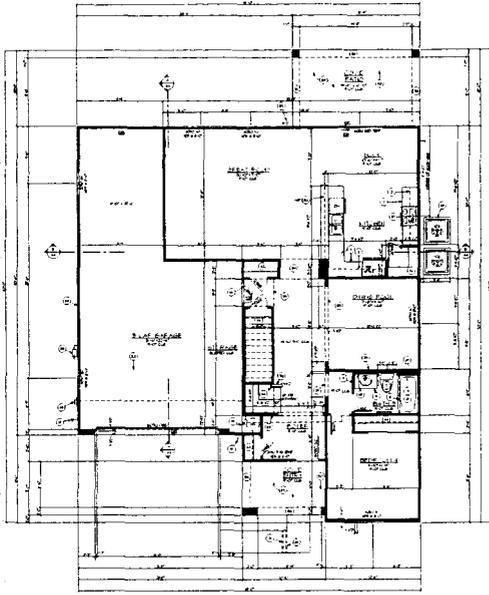
Rear Elevation



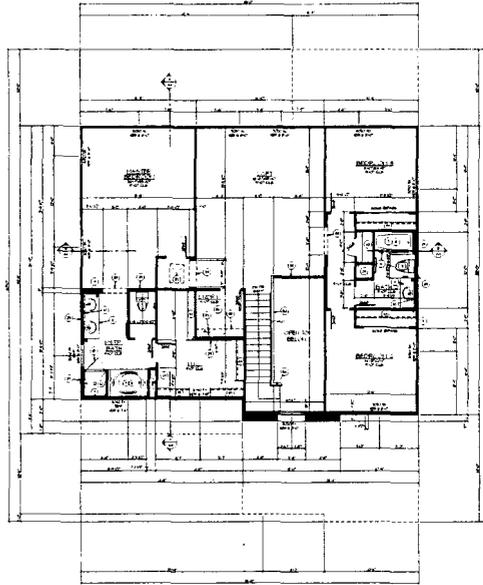
Right Elevation

LAYTON LAKES

Chandler, Arizona

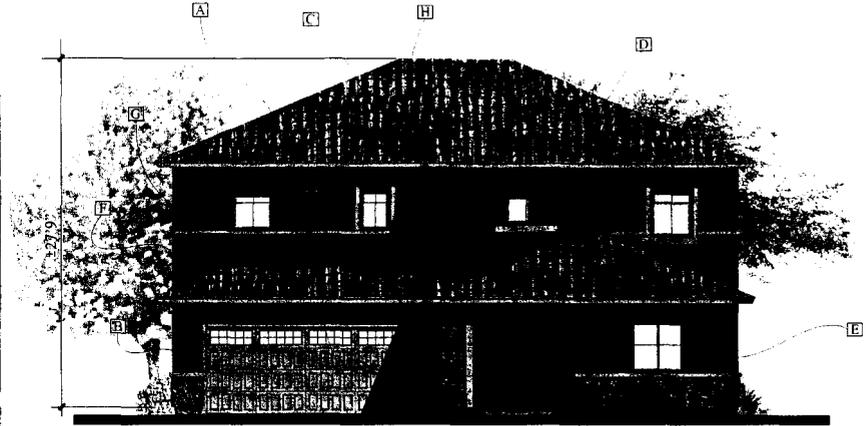


First Floor



Second Floor

Floor Plan



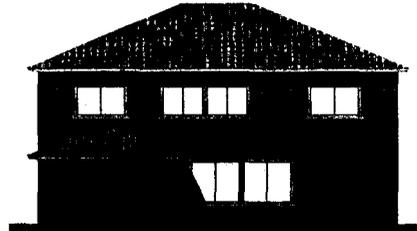
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Environmental Stoneworks Stone Vener B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim window) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" Recess at Garage G
- Standard Coach Light (83046-714) or Equivalent H



Left Elevation



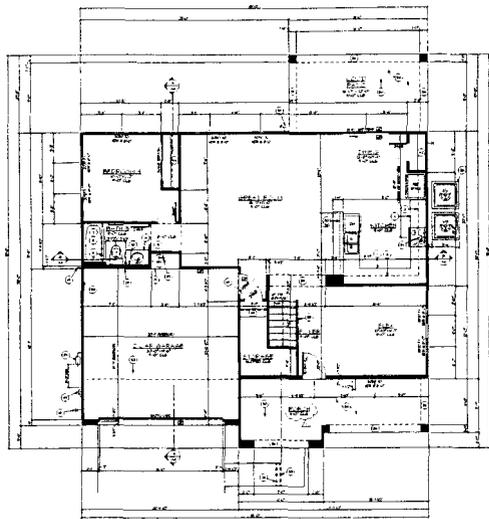
Rear Elevation



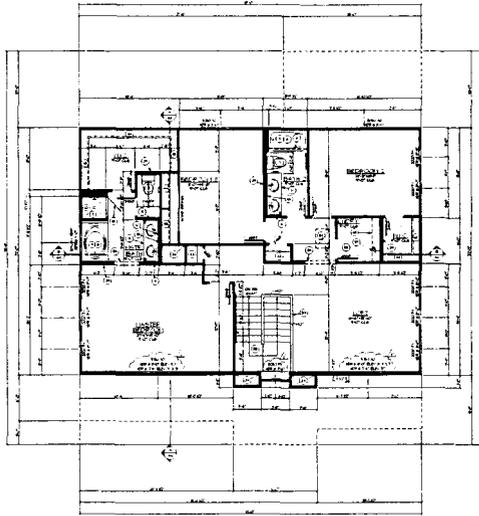
Right Elevation

LAYTON LAKES

Chandler, Arizona

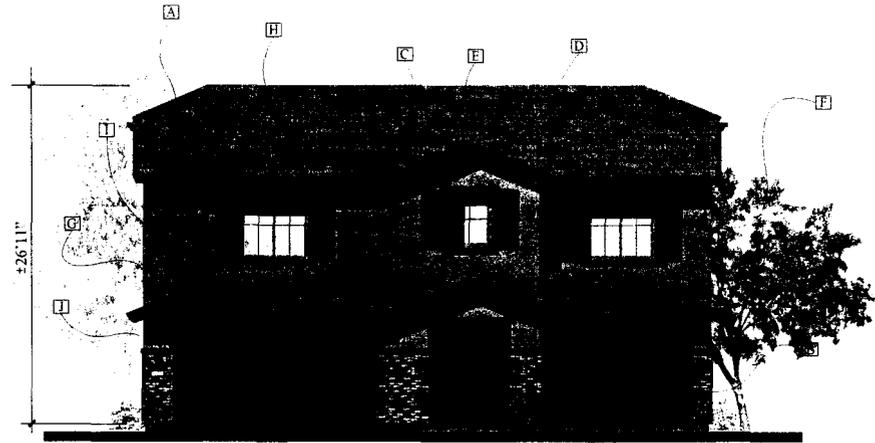


First Floor



Second Floor

Floor Plan



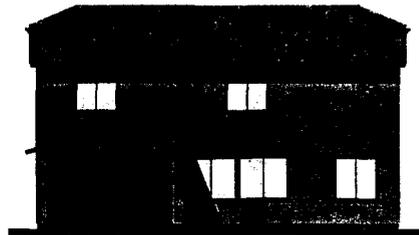
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amar "Oak Summit" BB Closed) or Equivalent C
- Standard Front Door (Thermatru "Smooth Star" S810) or Equivalent D
- Decorative Corbels E
- Decorative Shutters F
- Wood Fascia G
- Exposed Truss Tails H
- 9" Recess at Garage I
- Standard Coach Light (Seagull 83046-714) or Equivalent J



Left Elevation



Rear Elevation



Right Elevation

LAYTON LAKES

Chandler, Arizona