



Chandler · Arizona
Where Values Make The Difference

#7
SEP 27 2012
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 12-111

DATE: SEPTEMBER 12, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR12-0015/PPT12-0008 LAYTON LAKES PARCELS 24, 26 & 27
 Introduction and Tentative Adoption of Ordinance No. 4391

Request: Rezoning from Planned Area Development (PAD) for Single-Family and High-Density Residential to PAD amended for Single-Family Residential, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product

Location: South and east of the southeast corner of Gilbert and Queen Creek roads

Applicant: Jeff Gunderson
 Lennar Layton, LLC

Project Info: Approximately 95-acres, 321-lots, two standard lot sizes; 60'x110' and 50'x110'

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, 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. 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. In March 2007, Parcel 16 was rezoned to include a 5-acre church parcel, and in April 2011, the housing product and amended lot layout was approved for Parcel 16. The subject parcels 24, 26 & 27 (originally totaling 105-acres) were part of the original PDP approval and included 23-acres designated for High-Density Residential, with the balance identified for Single-Family Residential. Most recently, The Athlos Charter School purchased 10-acres of the former Parcel 26 for the construction of a Charter School. The school was completed in 2011.

The subject parcels are bordered to the north by a future Commercial Town Center and Queen Creek Road. Adjacent to the west is a Gilbert Road and the recently constructed Athlos Charter School. The Eastern Canal abuts the parcels' eastern side with the balance of Layton Lakes and existing rural residential properties within Maricopa County located east of the canal.

The request is for approval of an amendment to the PAD zoning, rezoning the 23-acres designated for High-Density Residential to Single-Family Residential, as well as PDP and Preliminary Plat (PPT) approval amending the subdivision layout and standard lot sizes for Parcels 24, 26 & 27. The request proposes two standard lot sizes, 50'x110' and 60'x110', with a total of 321 lots. Parcel 24 includes 145 50'-wide lots, while Parcels 26 & 27 include 176 60'-wide lots. Working in reverse, the Parcel 27 layout remains very similar to the original layout. No lots back onto Gilbert Road and a significant number of cul-de-sacs are utilized. The revised layouts for Parcels 24 & 26 have been re-configured in response to the recent development of the Athlos Charter School. The street layout is intentionally more circuitous to discourage potential cut-through traffic as well as decrease vehicular speed within the neighborhood. Although homes now back up to Queen Creek Road, the majority of lots are set-back from the right-of-way approximately 100-feet providing a significant landscape buffer. As well, a significant landscape buffer is provided along the future commercial parcel and Athlos Charter School. Finally, all landscaped open spaces include substantial pedestrian connectivity within themselves as well as providing access to the extensive lake/open space system within Layton Lakes.

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 (35-feet along an arterial). 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 50-foot wide lots (35-foot wide product for Parcel 24)

and another for the 60-foot wide lots (45-foot wide product for Parcels 26 & 27). Parcel 24 will provide a total of 5 floor plans consisting of two single-story and three two-story plans ranging in size from 1,400 square-feet to 2,903 square-feet. Elevations for Parcel 24 include Western Cottage, Spanish Colonial, and Ranch Hacienda. Parcels 26 & 27 will provide a total of 7 floor plans consisting of three one-story homes and four two-story homes ranging in size from 1,794 square-feet to 3,203 square-feet. Elevations for Parcels 26 & 27 include Spanish Colonial, California Ranch, and Mediterranean. Plan 2, a 2,100 square-foot single-story plan within the Parcels 26 & 27 series, remains in development. Staff will ensure the final design will remain consistent with the level of quality established by the accompanying plans within the Development Booklet.

The housing product is in conformance with the Architectural Diversity Element of the Residential Development Standards (RDS). Covered entries are provided on all plans with stone accent material provided on at least two elevations for each plan. Various two-story plans include extended width covered entry ways and certain single-story plans include front walled-in courtyards that extend past the 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. The exhibits within the Development Booklet contain an error as homes with window mullion patterns found on the front elevations, are not carried around the other sides. Staff has added a condition requiring window mullion patterns shall remain consistent on all sides of the homes. This is to ensure the requirement of four-sided architecture found within the RDS is met.

Included within each housing product series is a new housing product for Lennar known as NEXT GEN. These homes can be found under Exhibits 9 and 10 within the development booklet and are identifiable by the blue border and blue highlighted floor plans. The homes have been designed as a traditional single-family home that can accommodate multi-generational living. The homes have what can be referred to as a 'mother-in-law' suite that comes complete with a second kitchen and secondary exterior entrance yet remains completely connected with the balance of the home. Typically secondary entrances and kitchens raise concerns for the potential that the 'suite' could be rented out creating a multi-family situation. This concern is mitigated since the entire home remains under one roof, maintains a single street address, has one electric meter and a single water meter. This new housing product series has been developed to meet the needs of many families throughout the country that now have children returning from college to live with their parents or families that now care for elderly family members at home in lieu of traditional retirement communities. From the exterior the homes look the same as a traditional home, yet provide the interior flexibility to accommodate the evolving needs of today's family.

DISCUSSION

Staff supports the request to rezone approximately 23-acres from High Density Residential to Single-Family Residential finding the acquisition of property by the charter school created a

separation between the remaining single-family parcels. The amendment now provides a consistent land use pattern necessary to create a neighborhood. Staff supports the PDP and PPT requests for subdivision layout and housing product finding the amended layout more effectively mitigates vehicular traffic and creates a better sense of community. Additionally, the open space connectivity and relationship to the canal and balance of Layton Lakes remains a keystone to the Layton Lakes master plan. Finally, the housing product continues to deliver upon the concept theme of Layton Lakes and furthers the diversity of housing product offerings with the addition of the NEXT GEN multi-generational floor plans.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on June 6, 2012. Six neighboring property owners attended the meeting. General questions were asked regarding the change in overall density as well as traffic upon Gilbert and Queen Creek roads. No opposition was given at 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 Absent: 0

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0015 LAYTON LAKES PARCELS 24, 26 & 27, Rezoning from PAD for Single-Family and High-Density Residential to PAD Amended for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 24, 26 & 27 PAD & PDP Amendment" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. 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.
11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Layton Lakes Parcels 24, 26 & 27 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

Preliminary Development Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0015 LAYTON LAKES PARCELS 24, 26 & 27, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 24, 26 & 27 PAD & PDP Amendment" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0015, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. Window mullion patterns shall remain consistent on all sides of the homes.
6. For lots backing onto an arterial street, two-story homes are limited to every third lot.

Preliminary Plat

Planning Commission and Staff recommend approval of the Preliminary Plat PPT12-0008 LAYTON LAKES PARCELS 24, 26 & 27, 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

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4391 approving DVR12-0015 LAYTON LAKES PARCELS 24, 26 & 27, Rezoning from PAD for Single-Family and High-Density Residential to PAD Amended for Single-Family Residential, subject to the conditions as recommended by Planning Commission and Staff.

Preliminary Development Plan

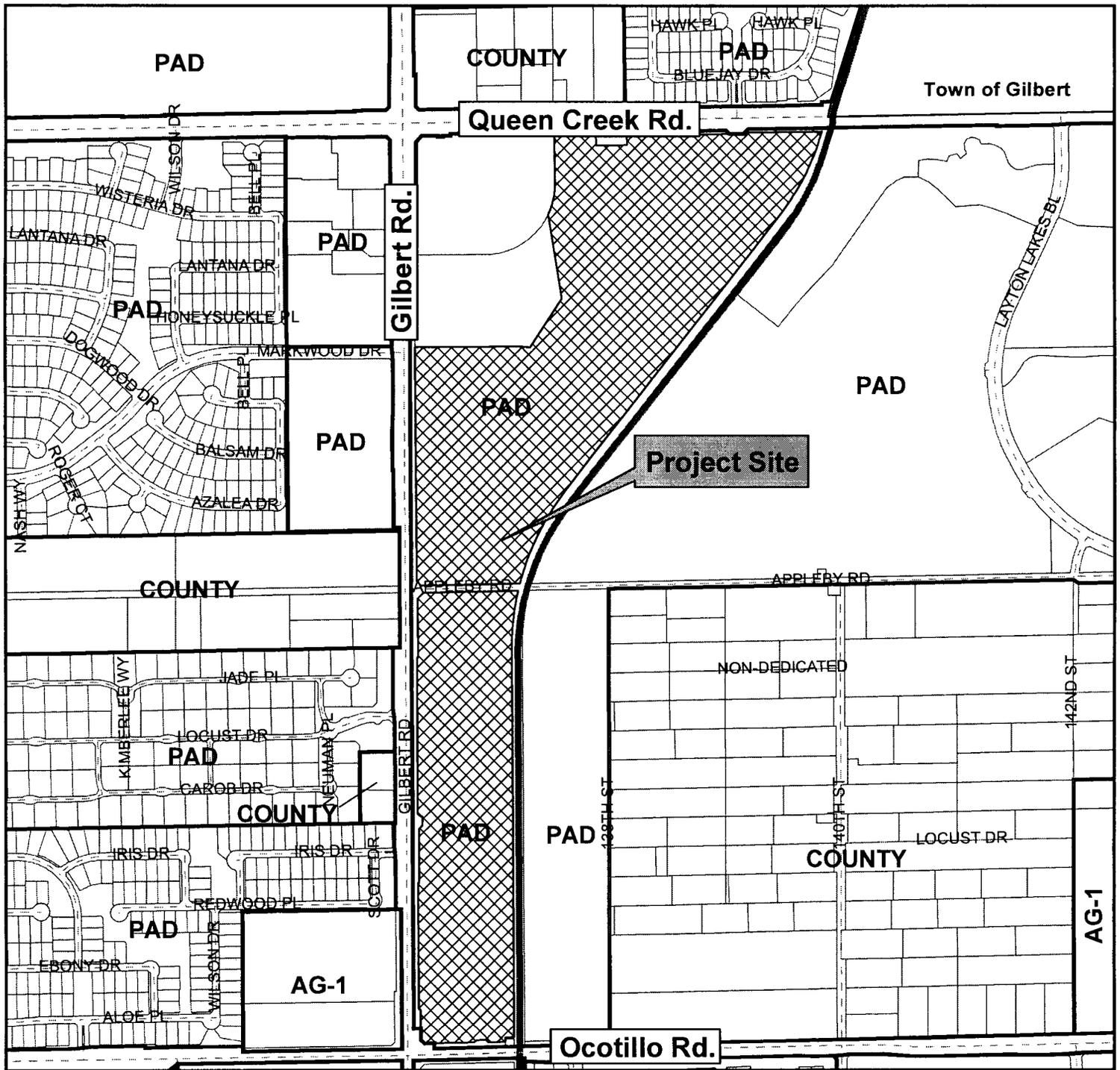
Move to approve DVR12-0015 LAYTON LAKES PARCELS 24, 26 & 27, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Staff.

Preliminary Plat

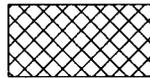
Move to approve Preliminary Plat PPT12-0008 LAYTON LAKES PARCELS 24, 26 & 27, per Planning Commission and Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat
3. Site Plan
4. Landscape Plan
5. Housing product
6. Ordinance No. 4391
7. Exhibit A, Development Booklet

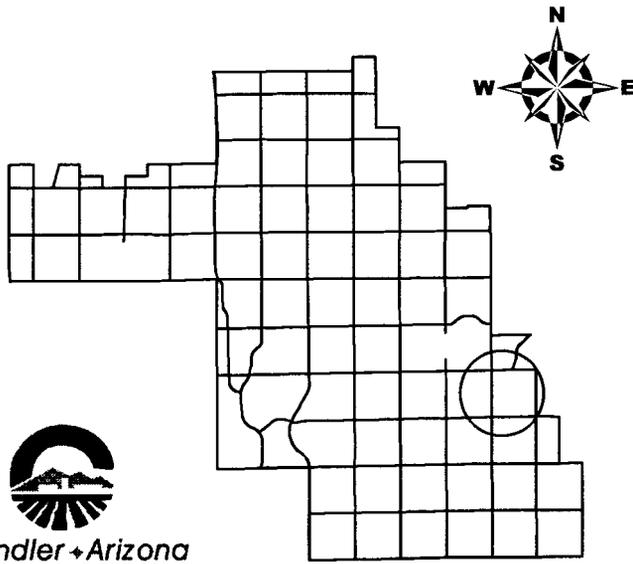


Vicinity Map



DVR12-0015

Layton Lakes Parcels 24, 26 & 27



Chandler + Arizona
Where Values Make The Difference



Vicinity Map



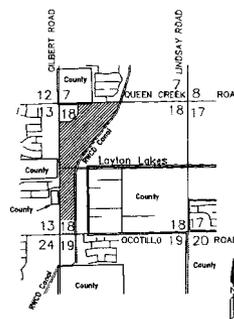
DVR12-0015

Layton Lakes Parcels 24, 26 & 27

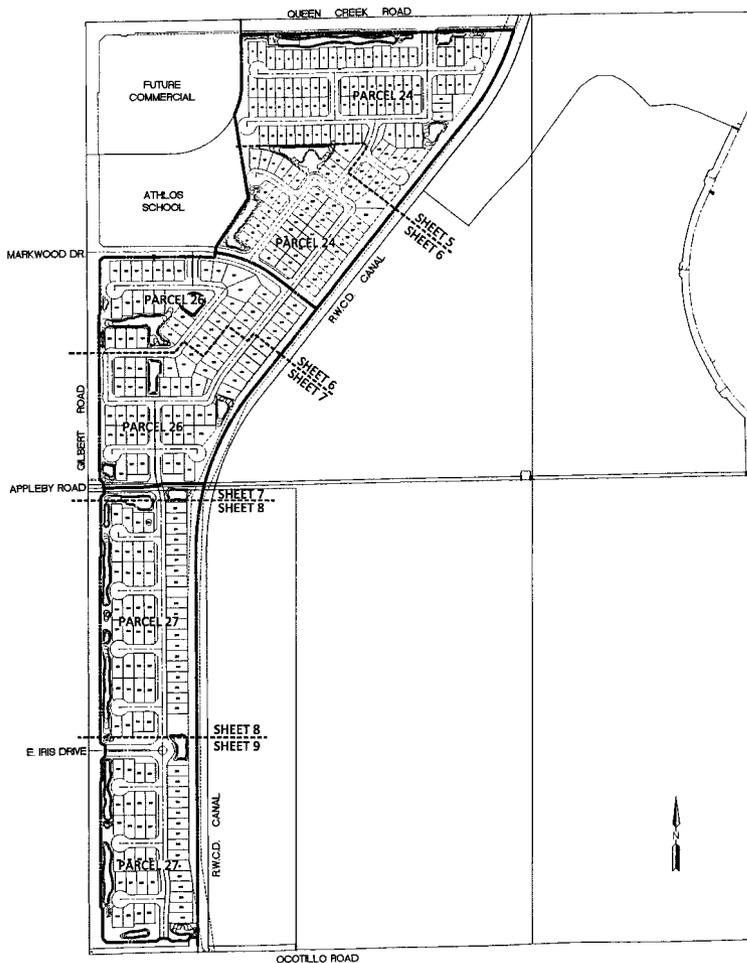
PRELIMINARY PLAT LAYTON LAKES

PARCELS 24, 26 & 27 CHANDLER, ARIZONA

A PORTION OF THE WEST HALF OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

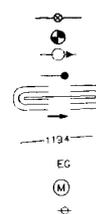


VICINITY MAP
NOT TO SCALE



LEGEND

- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER LINE & MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED RETENTION BASIN
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR LINE
- EXISTING GROUND ELEVATION
- MODEL HOMES
- EXISTING POWER POLE



CIVIL ENGINEER

BOWMAN CONSULTING
3010 SOUTH PRESTI DRIVE
SUITE 101
TEMPE, AZ 85282
PHONE: 480.629.8830
CONTACT: SHERRI KOSHOL

DEVELOPER

LENNAR COMMUNITIES DEVELOPMENT
1725 W GREENTREE DRIVE, SUITE 114
TEMPE, AZ 85284
PHONE: 480.777.4600
FAX: 480.897.2574
CONTACT: JEFF GUNDERSON

SHEET INDEX

| FILE NO. | SHEET TITLE |
|----------|-----------------------|
| PP01 | COVER SHEET |
| PP02 | CURVE AND LINE TABLES |
| PP03 | LOT AND TRACT TABLES |
| PP04 | DETAILS AND SECTIONS |
| PP05 | PLAT SHEET |
| PP06 | PLAT SHEET |
| PP07 | PLAT SHEET |
| PP08 | PLAT SHEET |
| PP09 | PLAT SHEET |

PROJECT INFORMATION

PARCEL AREA = 84.87 ACRES (NET)

EXISTING ZONING = PAD

NUMBER OF LOTS = 140

PARCEL 24 = 86

PARCEL 26 = 86

PARCEL 27 = 28

TOTAL = 200

LATITUDE = 33°26'31.37" N

LONGITUDE = 111°47'18.14" W

ADJACENT LATERAL RIGHT-OF-WAY AND PUBLIC EGRESS RIGHTS

☑️ REC PER 00067 (P01112561)

☑️ REC PER 00067 (P01112562)

☑️ REC PER 00067 (P01112563)

☑️ REC PER 00067 (P01112564)

CITY NOTES:

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

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

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.

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.

BENCHMARK

CMCN #18- SECTION 24, T2S, R6E, 3" BRASS CAP IN CONCRETE, 200' SOUTH OF INTERSECTION OF OCOTILLO ROAD AND GILBERT ROAD 14' WEST OF EDGE OF PAVEMENT, 3' EAST OF CONCRETE LINED SITCH.
(NORTHING 817836.811, EASTING 738972.720), ELEVATION= 1253.94 NGVD29
ELEVATION = 1255.58 NAVD88
EXISTING SITE TOPO IS BASED ON NAVD88

BASIS OF BEARING

THE BASIS OF BEARINGS IS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST = NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST = NORTH 89 DEGREES 05 MINUTES 35 SECONDS EAST PER THE FINAL PLAT OF PASEO TRAILS, BOOK 600 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDER.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3010 South Presti Drive
Suite 101
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
LAYTON LAKES
PARCELS 24, 26 & 27
CHANDLER

C.C.C. LOG NUMBER



PLAN STATUS

DATE DESCRIPTION

JAS DESIGN JAS DRAWN SLK CHKD

SCALE H NONE

Y NONE

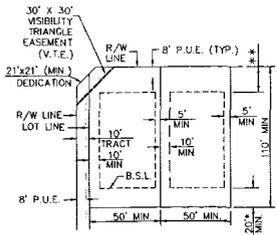
JOB No. 8505-01-005

DATE APRIL 2012

FILE No. PP01

SHEET 1 OF 9

C.O.C. LOG NO. PPT12-0008



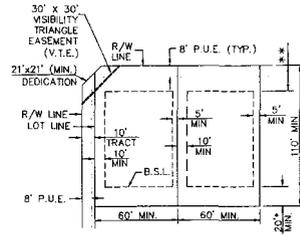
TYPICAL LOT DETAIL

(PARCEL 24 - NORTH)
 N.T.S.

(MIN LOT AREA = 5,500 SQ. FT.)
 (MIN LOT WIDTH = 50 FEET)

- * REAR YARD SETBACKS: 20' SINGLE STORY
- 30' 2 STORY
- 25' SINGLE STORY ALONG ARTERIAL
- 35' 2 STORY ALONG ARTERIAL

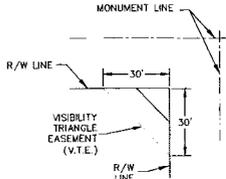
** 8' TO GARAGE DOOR ON FORWARD FACING GARAGE
 15' TO SIDE ENTRY GARAGE OR LIVABLE AREA COMPONENT



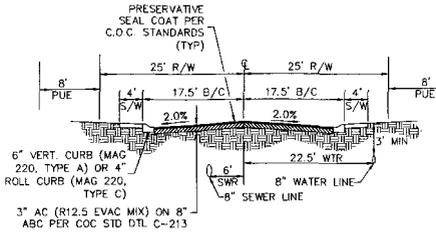
TYPICAL LOT DETAIL

(PARCEL 26 & 27 - SOUTH)
 N.T.S.

(MIN LOT AREA = 6,600 SQ. FT.)
 (MIN LOT WIDTH = 60 FEET)

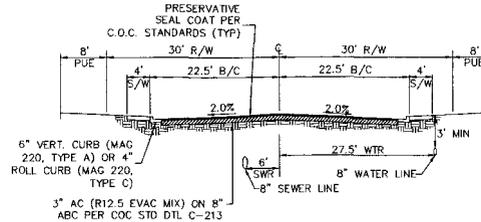


30' X 30' VISIBILITY EASEMENT
 (N.T.S.)



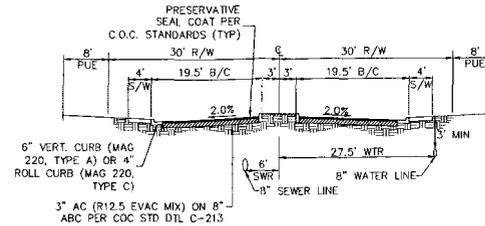
TYPICAL CROSS SECTION LOCAL STREET

LOOKING NORTH OR WEST
 N.T.S.



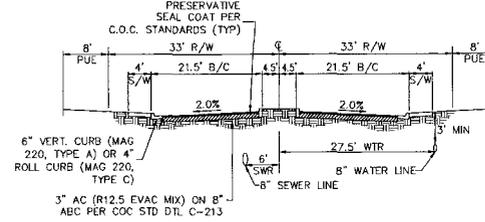
TYPICAL CROSS SECTION COLLECTOR STREET MARKWOOD DRIVE & APPLEBY ROAD

LOOKING NORTH OR WEST
 N.T.S.



TYPICAL CROSS SECTION COLLECTOR STREET WITH MEDIAN AT QUEEN CREEK ROAD, PARCEL 24

LOOKING NORTH OR WEST
 N.T.S.



TYPICAL CROSS SECTION COLLECTOR STREET WITH MEDIAN AT IRIS DRIVE

LOOKING NORTH OR WEST
 N.T.S.

Bowman Consulting Group, Ltd.
 5010 North Priest Drive
 Tempe, Arizona 85282
 Phone: (480) 328-9930
 www.bowmanconsulting.com

DETAILS AND SECTIONS
 LAYTON LAKES
 PARCELS 24, 26 & 27
 MARICOPA COUNTY ARIZONA

CHANDLER

C.O.C. LOG NUMBER



PLAN STATUS

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

| DATE | DESCRIPTION |
|----------|------------------|
| JAS | JAS SLK |
| DESIGN | DRAWN CHWD |
| SCALE | H NONE V NONE |
| JOB No: | 8906-01-005 |
| DATE: | APRIL 2012 |
| FILE No: | PP04 |

C.O.C. LOG NO. PPT12-0008

FOUND BRASS CAP IN
HAND HOLE,
NORTHWEST CORNER
SECTION 18,
TOWNSHIP 2, RANGE
6, EAST.

QUEEN CREEK ROAD

S. WHETSTONE
PLACE

FUTURE
COMMERCIAL

GILBERT ROAD

EXIST.
ATHLOS SCHOOL

CAD FILE NAME: P1905 - Layton Lakes 8905-01-005 (ENG) - P19 P08 P27 Engineering/Engineering Plans/Highway Plans/05 P19 005 PPT.dwg

Bowman
CONSULTING

Bowman Consulting Group, LLC
3012 South Prime Drive
Suite 10
Phoenix, AZ 85034
Phone: (480) 525-8800
www.bowmanconsulting.com
© Bowman Consulting Group, LLC

PLAT SHEET
LAYTON LAKES
PARCELS 24, 26 & 27

MARICOPA COUNTY, ARIZONA

CHANDLER

C.O.C. LOG NUMBER

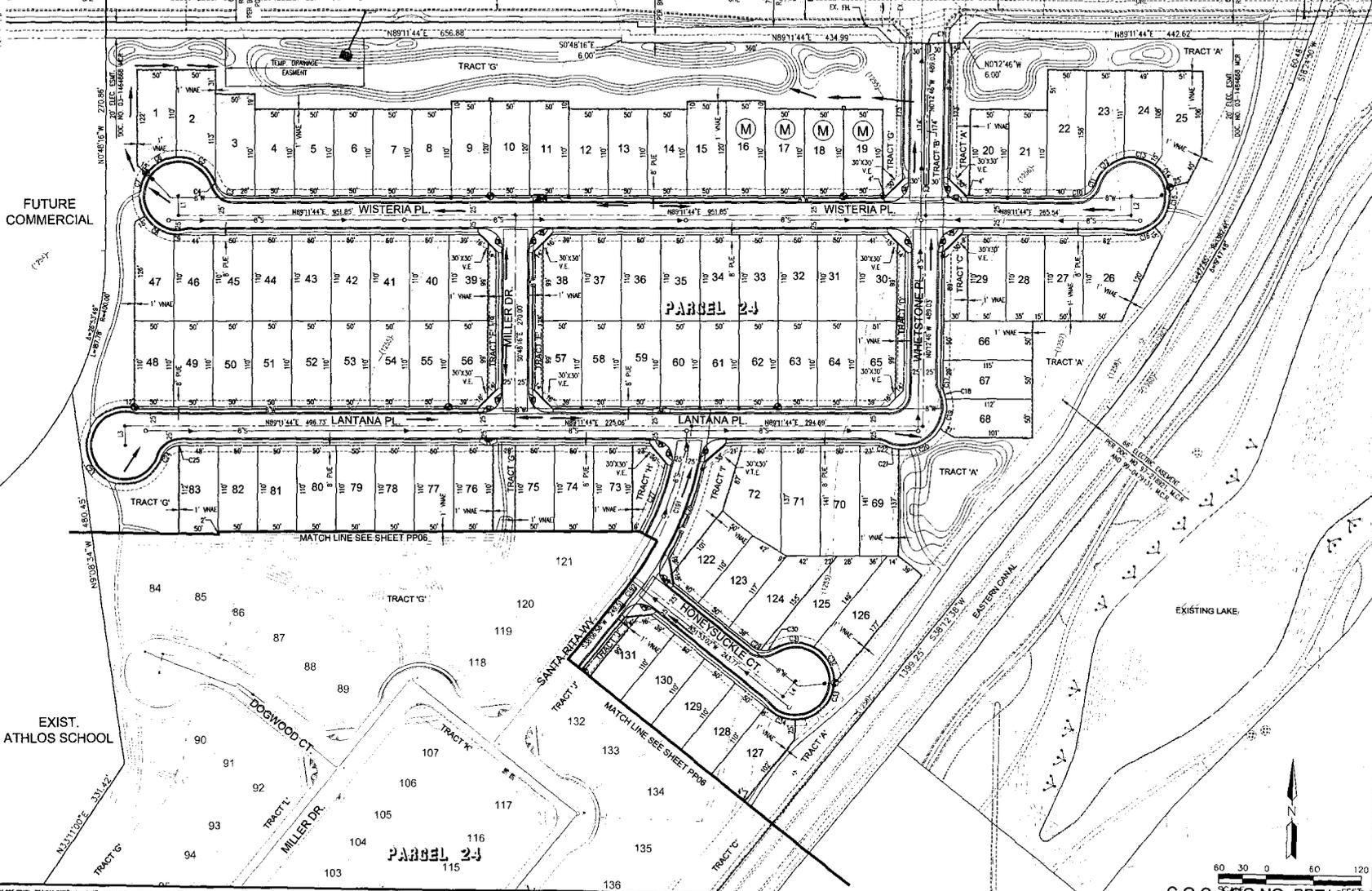


PLAN STATUS

| DATE | DESCRIPTION |
|---------------------|-------------|
| JAS | JAS SLK |
| DESIGN | DRAWN |
| SCALE: H: 1"=40' | V: NONE |
| JOB No: 8905-01-005 | |
| DATE: APRIL 2012 | |
| FILE No: P1905 | |

C.O.C. LOG NO. PPT12'0008

SHEET 5 OF 9

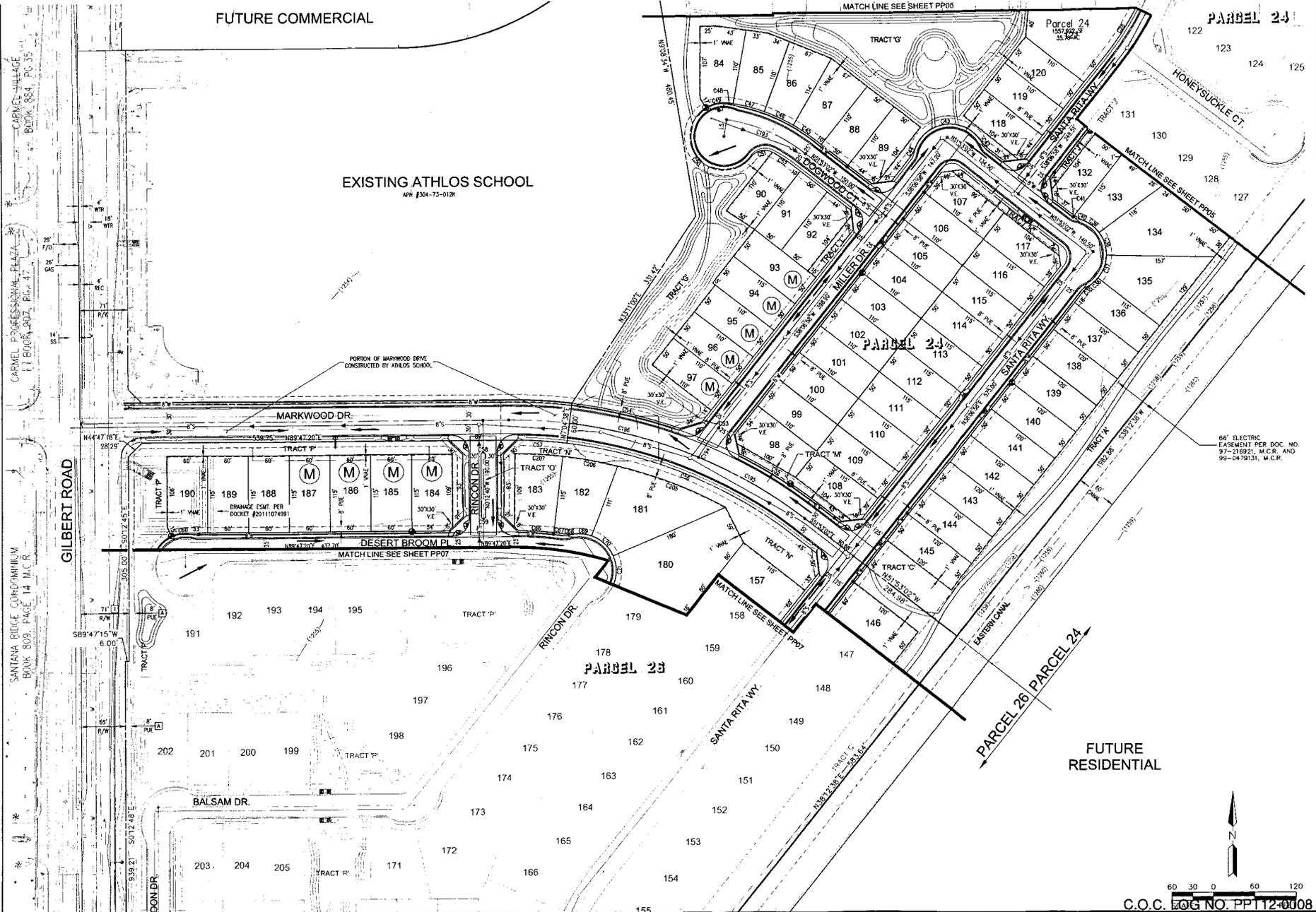


FUTURE COMMERCIAL

EXISTING ATHLOS SCHOOL
AW #304-73-012K

MATCH LINE SEE SHEET PP05

PARCEL 24



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3010 South Third Drive
Tempe, Arizona 85282
Phone: (480) 828-8880
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PLAT SHEET
LAYTON LAKES
PARCELS 24, 26 & 27

MARICOPA COUNTY ARIZONA

CHANDLER

C.O.C. LOG NUMBER



PLAN STATUS

| DATE | DESCRIPTION |
|----------|-------------|
| JAS | JAS BLK |
| DESIGN | DRAWN CHRD |
| SCALE | 1" = 40' |
| JOB NO. | 8505-01-008 |
| DATE | APRIL 2012 |
| FILE NO. | PP08 |

C.O.C. LOG NO. PP112-0008

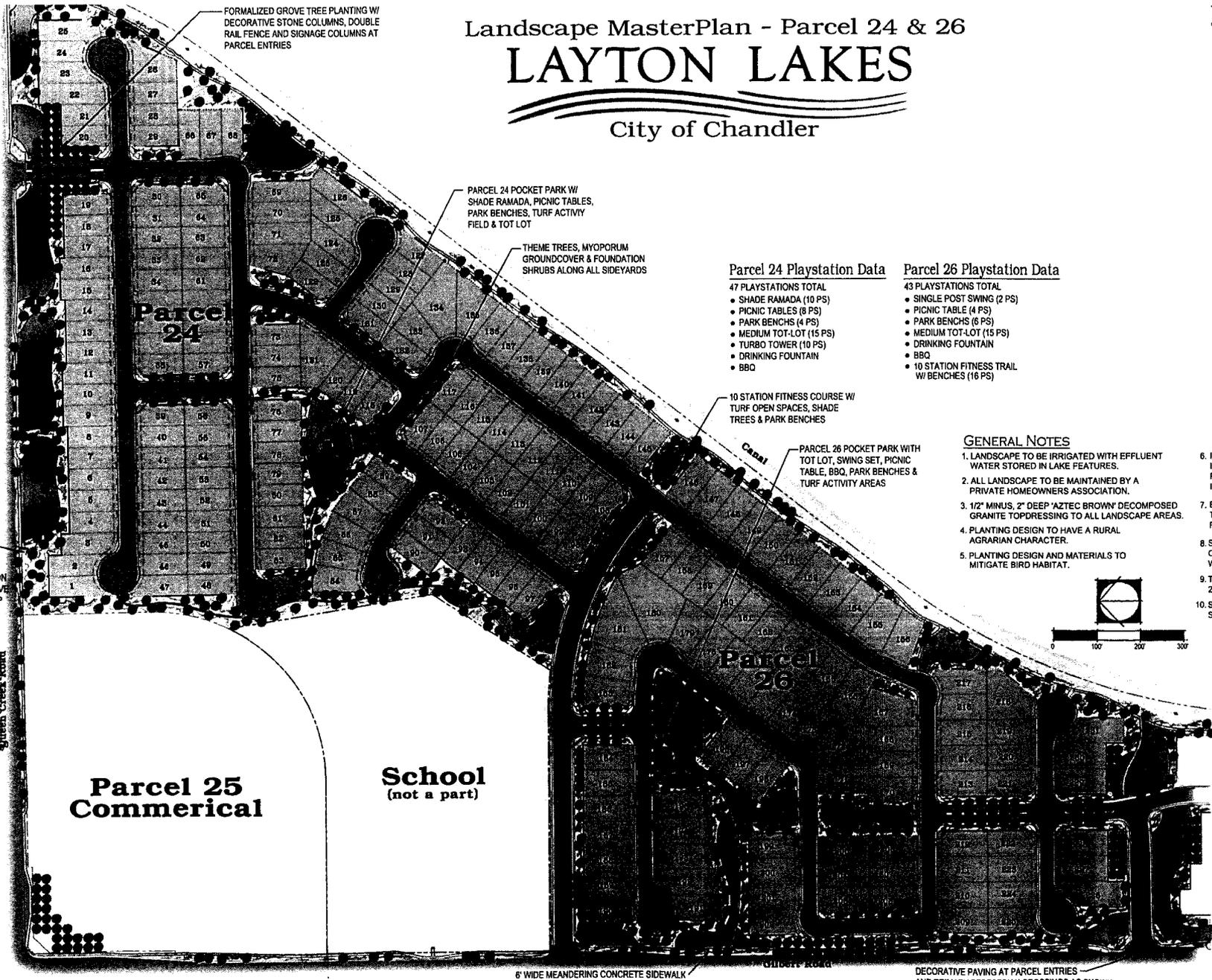
SHEET 6 OF 9

CAD FILE NAME: P1062 - Layton Lakes05-01-008 (BK) - P112-02-27E.dwg/Engineering Plans/Preliminary Plat/05-01-008-PP1.dwg

Landscape MasterPlan - Parcel 24 & 26

LAYTON LAKES

City of Chandler



FORMALIZED GROVE TREE PLANTING W/ DECORATIVE STONE COLUMNS, DOUBLE RAIL FENCE AND SIGNAGE COLUMNS AT PARCEL ENTRIES

PARCEL 24 POCKET PARK W/ SHADE RAMADA, PICNIC TABLES, PARK BENCHES, TURF ACTIVITY FIELD & TOT LOT

THEME TREES, MYOPORUM GROUNDCOVER & FOUNDATION SHRUBS ALONG ALL SIDEYARDS

Parcel 24 Playstation Data

- 47 PLAYSTATIONS TOTAL
- SHADE RAMADA (10 PS)
- PICNIC TABLES (8 PS)
- PARK BENCHES (4 PS)
- MEDIUM TOT-LOT (15 PS)
- TURBO TOWER (10 PS)
- DRINKING FOUNTAIN
- BBQ

Parcel 26 Playstation Data

- 43 PLAYSTATIONS TOTAL
- SINGLE POST SWING (2 PS)
- PICNIC TABLE (4 PS)
- PARK BENCHES (6 PS)
- MEDIUM TOT-LOT (15 PS)
- DRINKING FOUNTAIN
- BBQ
- 10 STATION FITNESS TRAIL W/ BENCHES (16 PS)

10 STATION FITNESS COURSE W/ TURF OPEN SPACES, SHADE TREES & PARK BENCHES

PARCEL 26 POCKET PARK WITH TOT LOT, SWING SET, PICNIC TABLE, BBQ, PARK BENCHES & TURF ACTIVITY AREAS

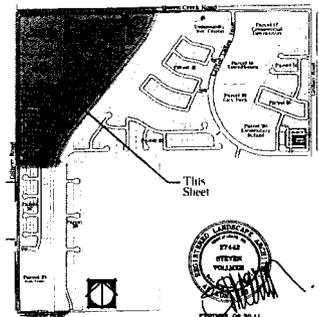
GENERAL NOTES

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.

| BOTANICAL NAME | COMMON NAME |
|------------------------------------|---------------------------|
| TREES | |
| ACACIA SALICINA | WILLOW ACACIA |
| CERCIDION FLORIDUM | BLUE PALM VERDE |
| DAHLBERGIA SISSO | SISSO TREE |
| FRAXINUS VELLUTINA | ARIZONA ASH |
| OLEA EUROPAEA 'SWAN HILL' | OLIVE |
| QUINCYA TESOTA | IRONWOOD |
| PINUS BRUTIA ELDRARICA | MONDEL PINE |
| POPULUS FREMONTI | FREMONT COTTONWOOD |
| PROSOPIS HIBRID | PHOENIX MESQUITE |
| PROSOPIS VELLUTINA | VELVET MESQUITE |
| QUERCUS VIRGINIANA | LIVE OAK |
| ULMUS PARVIFOLIA V. 'SEMPERVIRENS' | EVERGREEN ELM |
| EUCALYPTUS PAPUANA | GHOST GUM |
| HYBRID PISTACHE | RED PUSH PISTACHE |
| VITEX CHASTE | CHASTE PEPPER TREE |
| SHRUBS / GROUNDCOVERS | |
| ACACIA REDOLENS 'D. CARPET' | DESERT CARPET |
| BOUGAINVILLEA 'B. KARST' | B. KARST BOUGAINVILLEA |
| CAESALPINA PULCHERRIMA | RED BIRD OF PARADISE |
| CASSIA PHYLLODNEA | SILVERY CASSIA |
| CASSIA ORLIGATA | OUTBACK CASSIA |
| CHRYSANTHEMUM MEXICANA | DAMASKITA |
| CONVOLVULUS ENCORIUM | BUSH MORNING GLORY |
| DALEA FRUTESCENS 'SIERRA NEGRA' | BLACK DALEA |
| DASYLIRION ACROTICHIE | GREEN DESERT SPOON |
| MULLENBERGIA INDIHEIMERI | ALTAMA BLOOM |
| LEUCOPHYLLUM FRUTESCENS 'HEAVENLY' | HEAVENLY CLOUD TEXAS SAGE |
| ERIMOPHILA SPP. 'VALENTINE' | VALENTINE BUSH |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HYMENOCYSS ACALIAS | ANGELITA DASHY |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA |
| LANTANA CAMARA 'NEW GOLD' | NEW GOLD LANTANA |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LEUCOPHYLLUM LAEVIQATUM | CHIHUAHUA SAGE |
| MULLENBERGIA RIGENS 'NASHVILLE' | NASHVILLE DEERGRASS |
| HELIUM OLEANDER 'PETITE PINK' | PETITE PINK OLEANDER |
| OMOTHERA BERLANDIERI | MEXICAN EVENING PRIMROSE |
| PENSTEMON SUPERBUS | SUPERB PENSTEMON |
| LEUCOPHYLLUM LANGMANIAE | LYNN'S LEGACY SAGE |
| RUELLIA PENINSULARIS | DESERT RUELLIA |
| SALVIA CLEVELANDI | CHAPARRAL SAGE |
| MYOPORUM PARVIFOLIUM | MYOPORUM |
| VERBENA RIGIDA | SANDPAPER VERBENA |

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 THEMESHURUB 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.

key map



LENNAR
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

Squire Creek Road

**Parcel 25
Commerical**

**School
(not a part)**

6' WIDE MEANDERING CONCRETE SIDEWALK

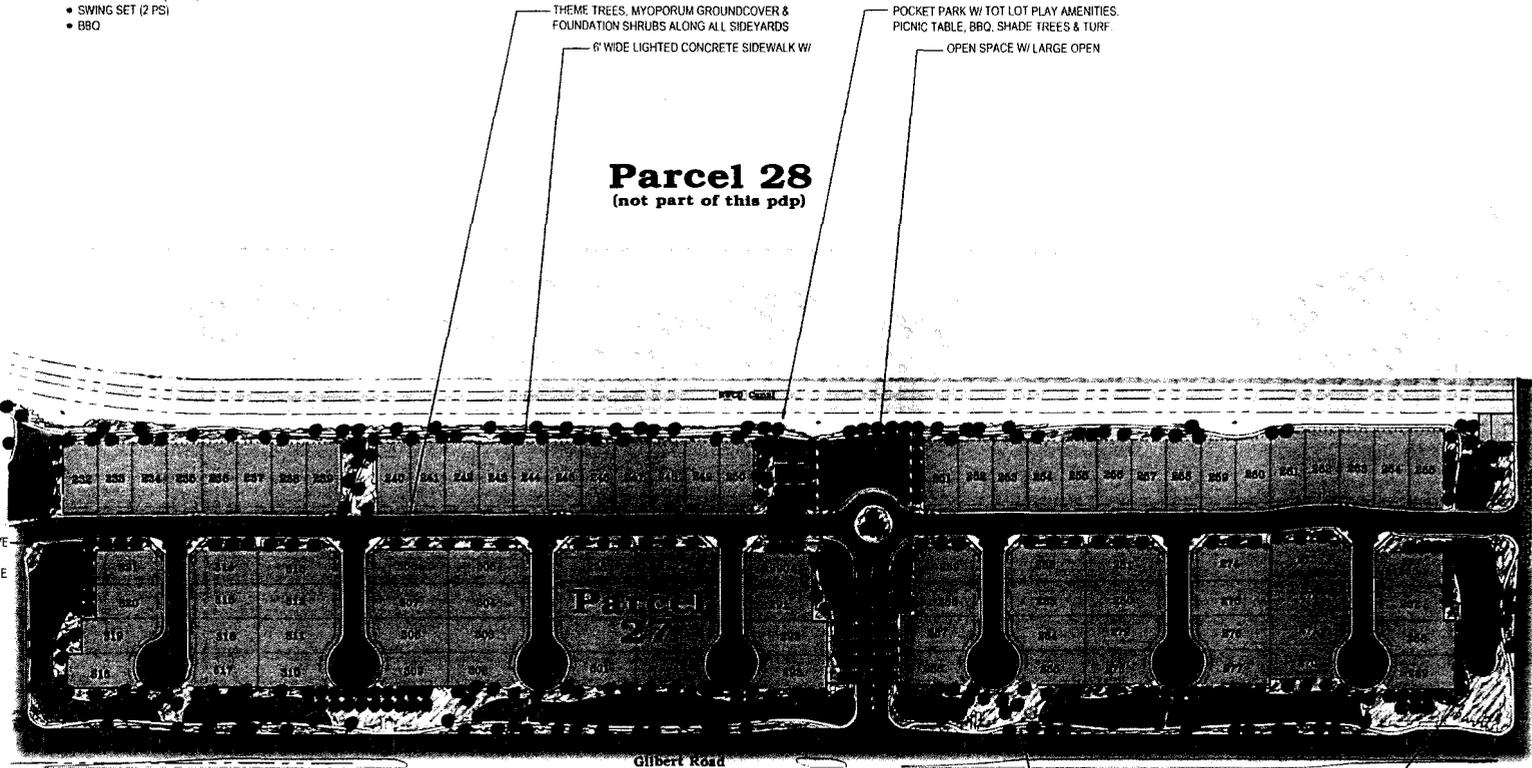
DECORATIVE PAVING AT PARCEL ENTRIES

Parcel 27 Playstation Data

- 22 PLAYSTATIONS TOTAL
- PICNIC TABLE (4 PS)
- PARK BENCHES (4 PS)
- SMALL TOT-LOT (12 PS)
- SWING SET (2 PS)
- BBQ

THEME TREES, NYOPORUM GROUNDCOVER & FOUNDATION SHRUBS ALONG ALL SIDEYARDS
 6' WIDE LIGHTED CONCRETE SIDEWALK W/
 POCKET PARK W/ TOT LOT PLAY AMENITIES. PICNIC TABLE, BBQ, SHADE TREES & TURF
 OPEN SPACE W/ LARGE OPEN

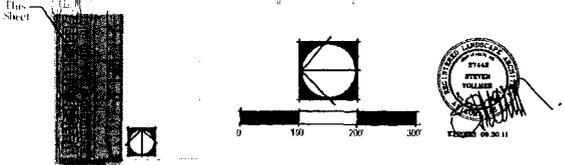
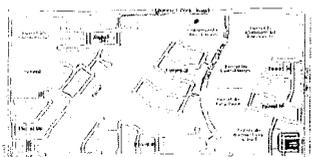
Parcel 28
 (not part of this pdp)



FORMALIZED GROVE TREE PLANTING W/ DOUBLE RAIL FENCE TO ENHANCE PARCEL ENTRIES

LAYTON LAKES ENTRY MONUMENTATION W/ SIGN LETTERS AND WATER FEATURE.
 INFORMAL MASSINGS OF LOW WATER USE TREES, FLOWERING SHRUBS, AND GROUNDCOVERS IN LARGE SIMPLISTIC MASSINGS

key map



Landscape MasterPlan - Parcel 27
LAYTON LAKES
 City of Chandler

MASTER PLANT PALLET

| BOTANICAL NAME | COMMON NAME |
|------------------------------------|--------------------------|
| TREES | |
| ACACIA SALICINA | WILLOW ACACIA |
| CERCIDIUM FLORIDUM | BLUE PALM VERDE |
| DAHLBERGIA SISSO | SISSO TREE |
| FRAXINUS VELUTINA | ARIZONA ASH |
| OLEA EUROPAEA 'SWAN HILL' | OLIVE |
| QUALEYA TEXOTA | IRONWOOD |
| PIRUS BRUTIA ELIDARICA | MONDEL PINE |
| POPULUS FREMONTII | FREMONT COTTONWOOD |
| PROSOPIS HIBRID | PHOENIX MESQUITE |
| PROSOPIS VELUTINA | VELVET MESQUITE |
| QUERCUS VIRGINIANA | LIVE OAK |
| ULMUS PARVIFOLIA V. 'SEMPERVIRENS' | EVERGREEN ELM |
| EUCALYPTUS PAPUANA | GHOST GUM |
| HYBRID PISTASHE | RED PUSH PISTASHE |
| VITEX CHASTE | CHASTE PEPPER TREE |
| SHRUBS / GROUNDCOVERS | |
| ACACIA REDOLENS D. CARPET | DESERT CARPET |
| BOLGAIAVILIA 'B. KARST' | B. KARST BOLGAIAVILIA |
| CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE |
| CASSIA PHYLLODINEA | SILVERY CASSIA |
| CASSIA OBLONGATA | OUTBACK CASSIA |
| CHRYSACTINIA MEXICANA | DANDELIA |
| CONVOLVULUS ENCORUM | BUSH MORNING GLORY |
| DALEA FRUTESCENS 'SIERRA NEGRA' | BLACK DALEA |
| DASYLIRION ACROTRICHE | GREEN DESERT SPOON |
| MUHLENBERGIA LINDHEMERI | AUTUMN GLOW |
| LEUCOPHYLLUM PROTENSUM 'HEAVENLY' | HEAVENLY GLOW TEXAS SAGE |
| ERIMOPHILA SPP. 'VALENTINE' | VALENTINE BUSH |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HYMENOXYS ACALUIS | ANGELITA DAISY |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA |
| LANTANA CAMARA 'NEW GOLD' | NEW GOLD LANTANA |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA ROENS 'NASHVILLE' | NASHVILLE DEERGRASS |
| MERUM OLEANDER 'PETITE PINK' | PETITE PINK OLEANDER |
| COSMOTHEA BERLANDIERI | MEXICAN EVENING PRIMROSE |
| PENSTEMON SUPERB | SUPERB PENSTEMON |
| LEUCOPHYLLUM LANGMANIAE | LYNN'S LEGACY SAGE |
| RUELLIA PENNSULARIS | DESERT RUELLIA |
| SALVIA CLEVELANDII | CHAPARRAL SAGE |
| NYOPORUM PARVIFOLIUM | NYOPORUM |
| VERBENA RIGIDA | SANDPAPER VERBENA |

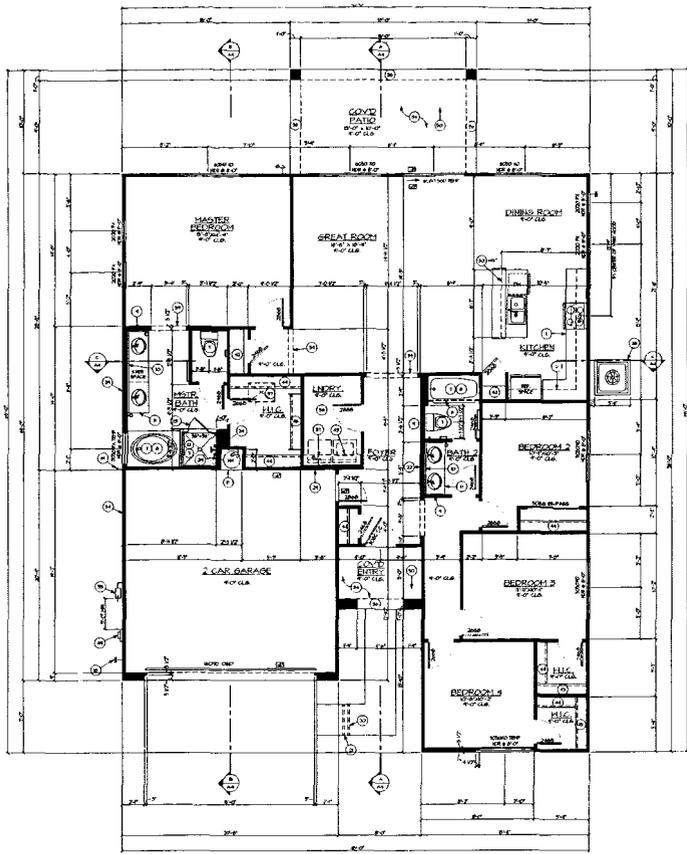
GENERAL NOTES

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

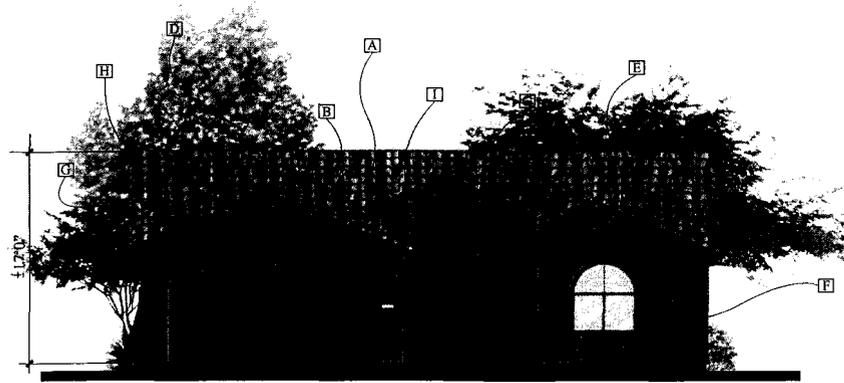
LENNAR

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

PLAN 1



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 (Thermatr '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



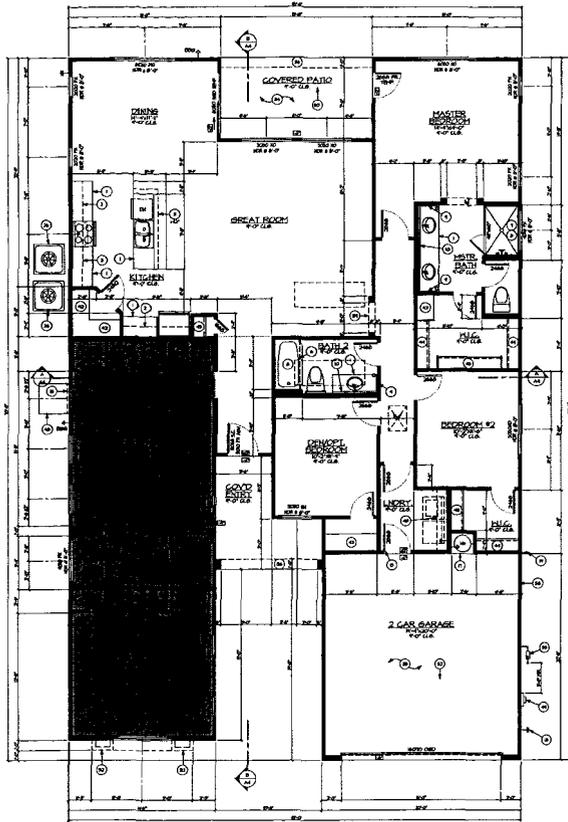
Right Elevation

Plan 45-2

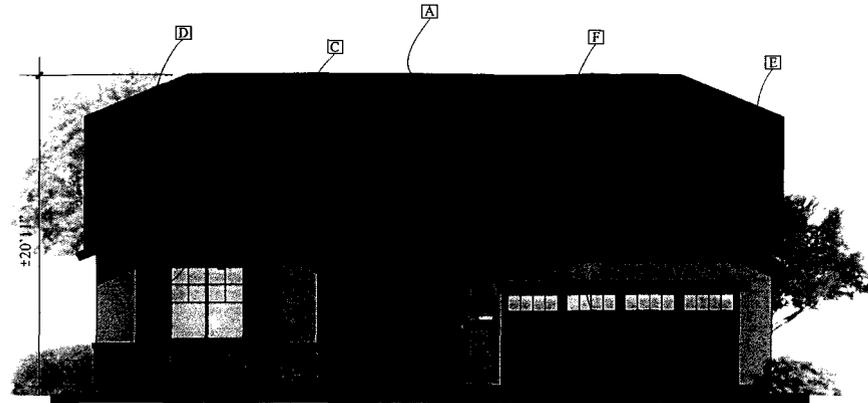
1,794 Square Feet

LAYTON LAKES

Chandler, Arizona



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door B
- Standard Front Door C
- Decorative Shutters D
- Decorative Corbels E
- Standard Coach Light F



Left Elevation



Rear Elevation



Right Elevation

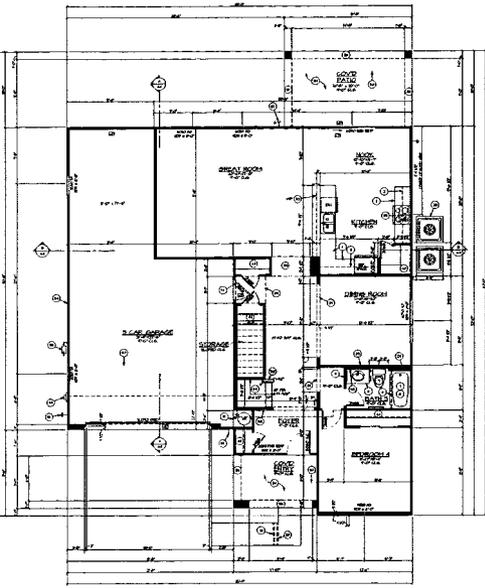
Plan 4570

2,300 Square Feet

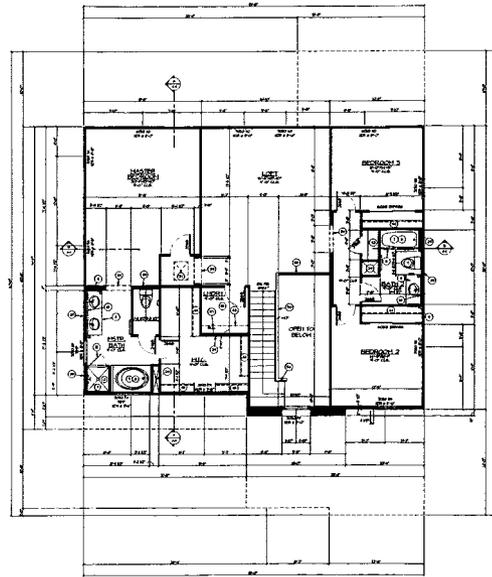
LAYTON LAKES

Chandler, Arizona

PLAN 4

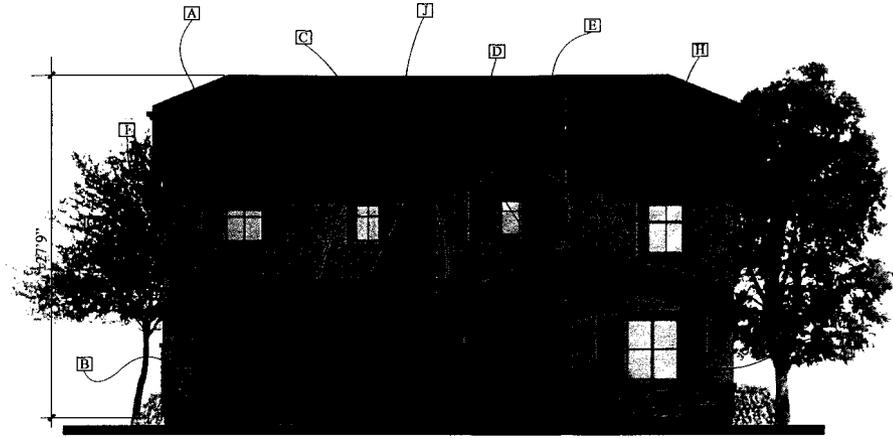


First Floor



Second Floor

Floor Plan



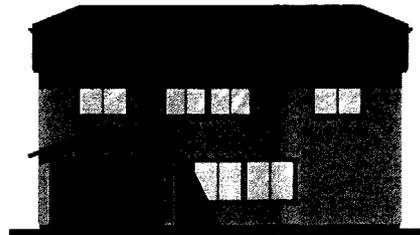
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Environmental Stoneworks Stone Vener B
- Standard Garage Door (Amar 'Oak Summit' BB Closed) or Equivalent C
- Standard Front Door (Thermatr '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

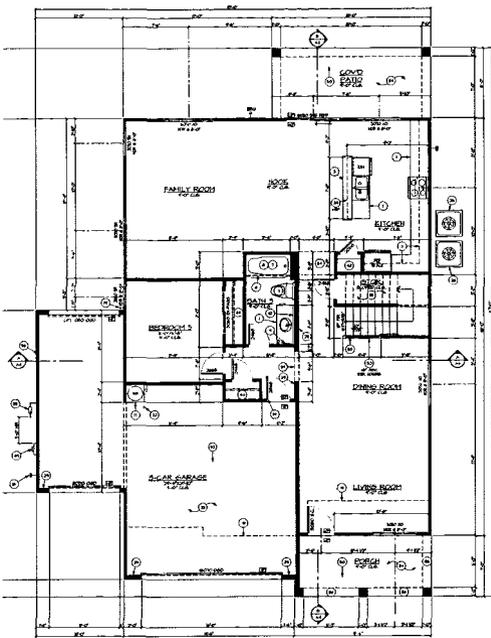
Plan 45-7

2,767 Square Feet

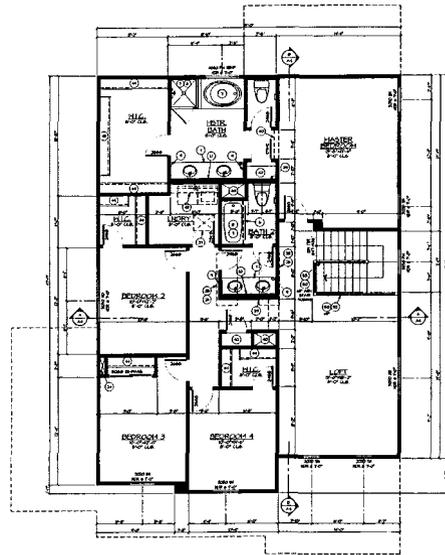
LAYTON LAKES

Chandler, Arizona

PLANS 5

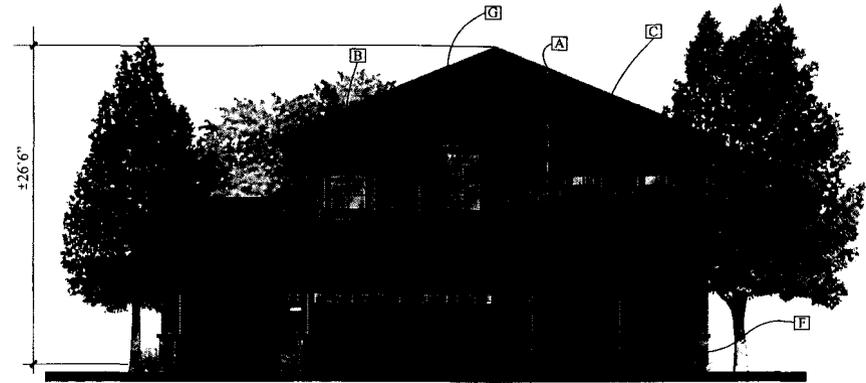


First Floor



Second Floor

Floor Plan



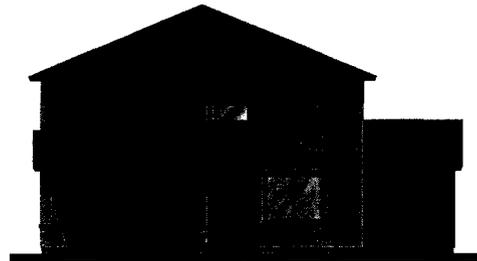
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door (Amarr 'Oak Summit' RE Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star'- S8201) or Equivalent C
- Wood Fascia D
- Standard Coach Light (Seagull 83046-714) or Equivalent E
- Environmental Stoneworks Stone Veneer F
- Decorative Shutters G



Left Elevation



Rear Elevation



Right Elevation

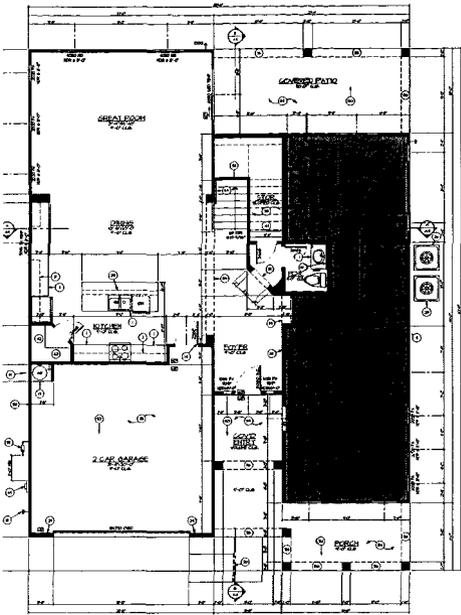
Plan 4563

2,903 Square Feet

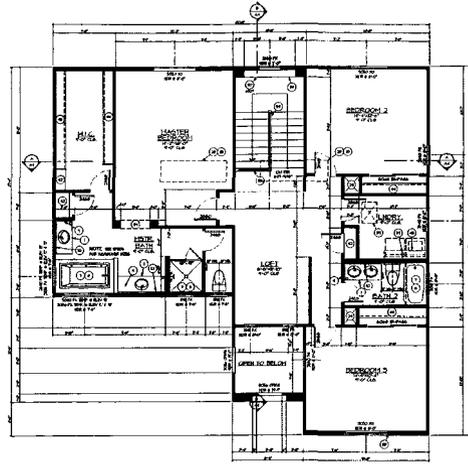
LAYTON LAKES

Chandler, Arizona

PLAN 6

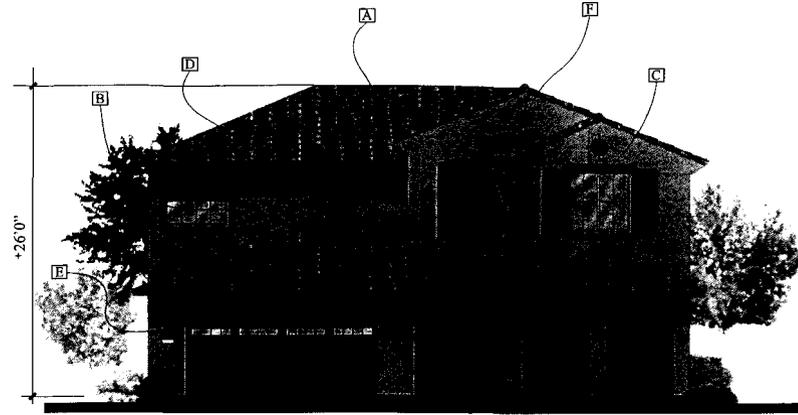


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

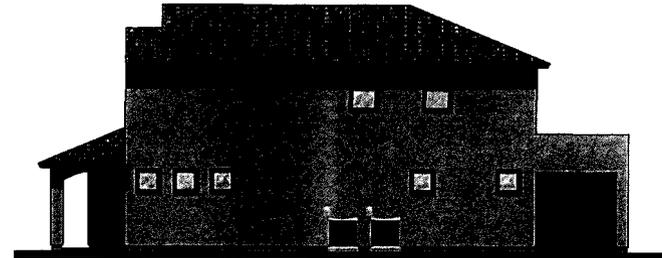
- Monier Lifestyle Desert Sunset 'S' Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Standad Coach Light (Seagull 83046-714) or Equivalent E
- Decorative Iron Detail F



Left Elevation



Rear Elevation

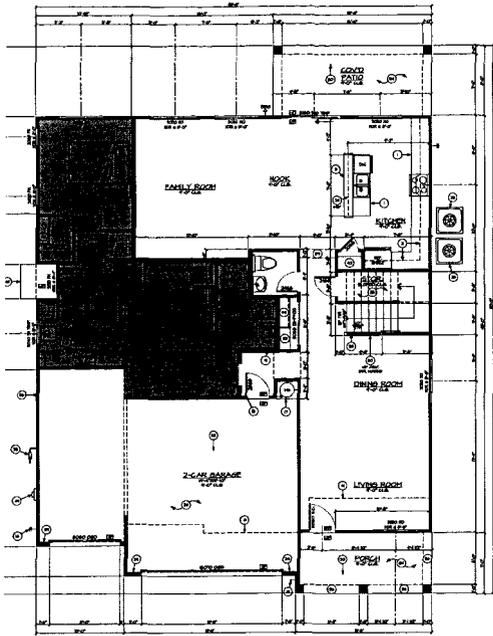


Right Elevation

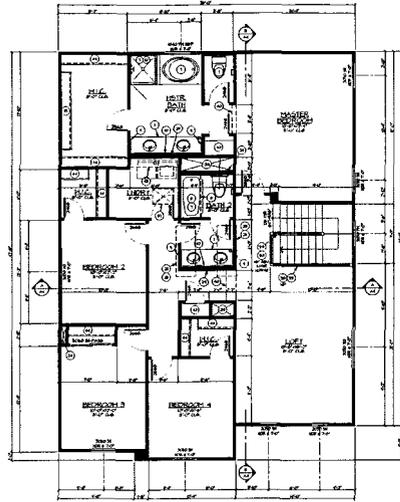
Plan 4562
3,142 Square Feet

LAYTON LAKES

Chandler, Arizona



First Floor



Second Floor

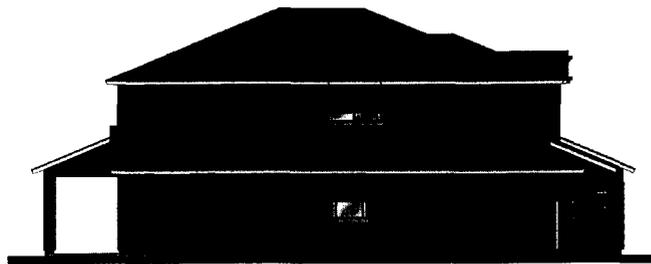
Floor Plan



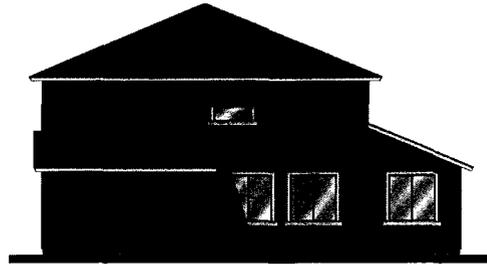
Front Elevation

Shown as Sherwin Williams Paint Scheme

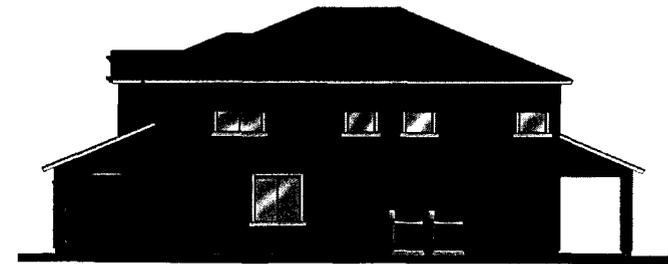
- Monier Lifetile Desert Sunset "S" Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Standad Coach Light (Seagull 83046-714) or Equivalent E
- Decorative Corbels F



Left Elevation



Rear Elevation



Right Elevation

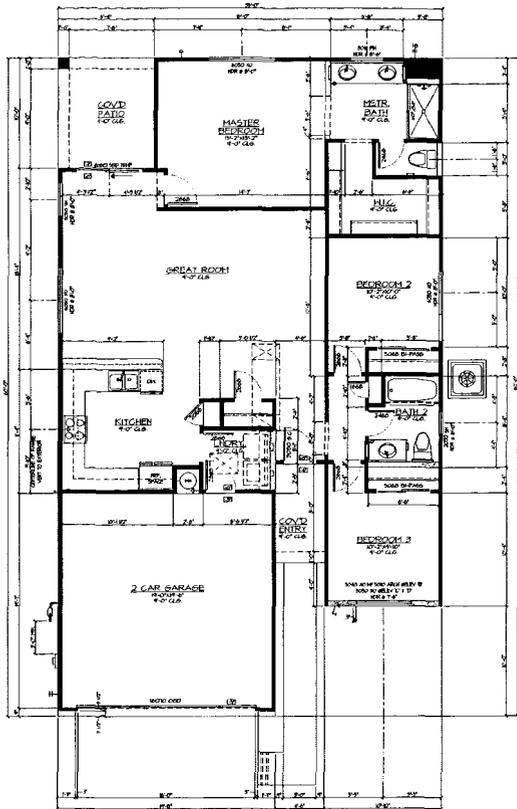
Plan 4564

3,203 Square Feet

LAYTON LAKES

Chandler, Arizona

PLAN 1



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door (Amarr 'Oak Summit' RE Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star'- S8201) or Equivalent C
- Decorative Corbels 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

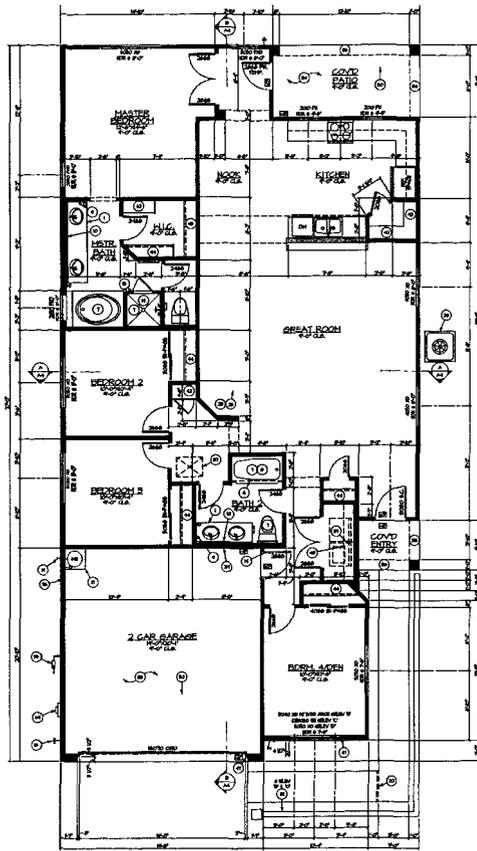
Plan 3560

1,400 Square Feet

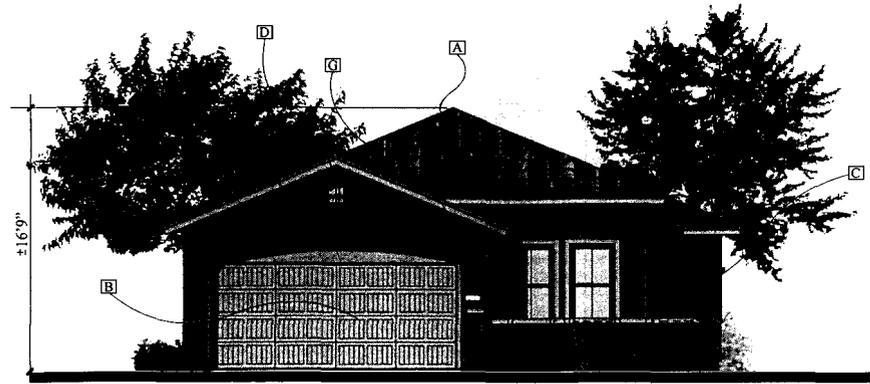
LAYTON LAKES

Chandler, Arizona

PLAN 2



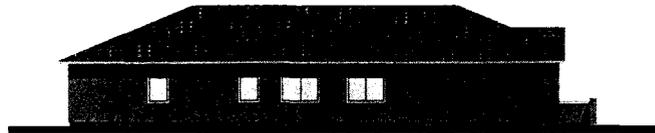
Floor Plan



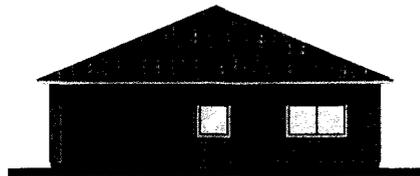
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door (Amarr '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
- Standad Coach Light (Seagull 83046-714) or Equivalent G



Left Elevation



Rear Elevation



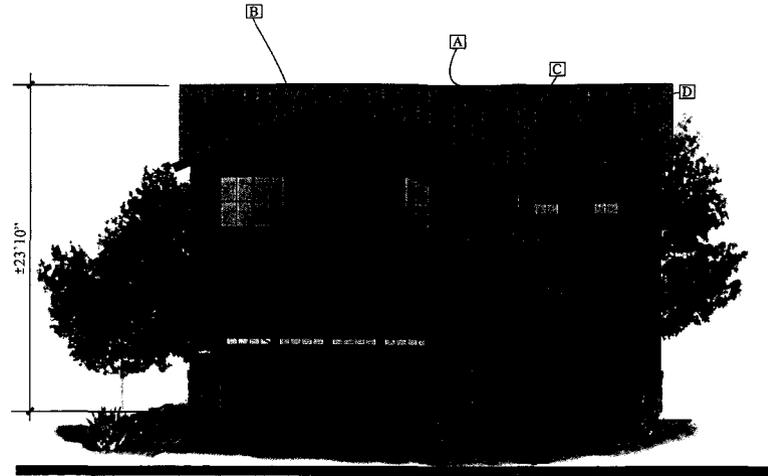
Right Elevation

Plan 3570

1,800 Square Feet

LAYTON LAKES

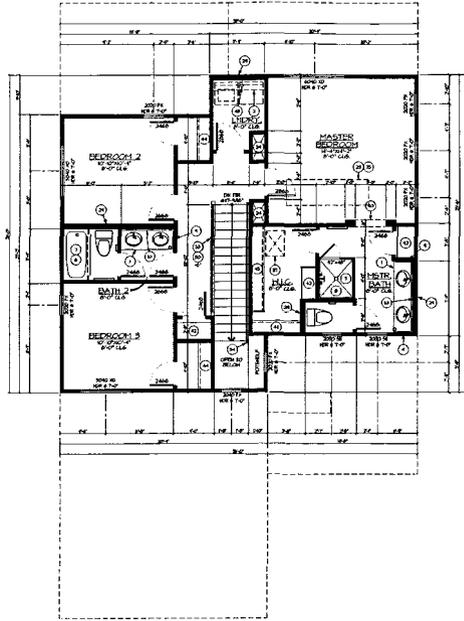
Chandler, Arizona



Front Elevation

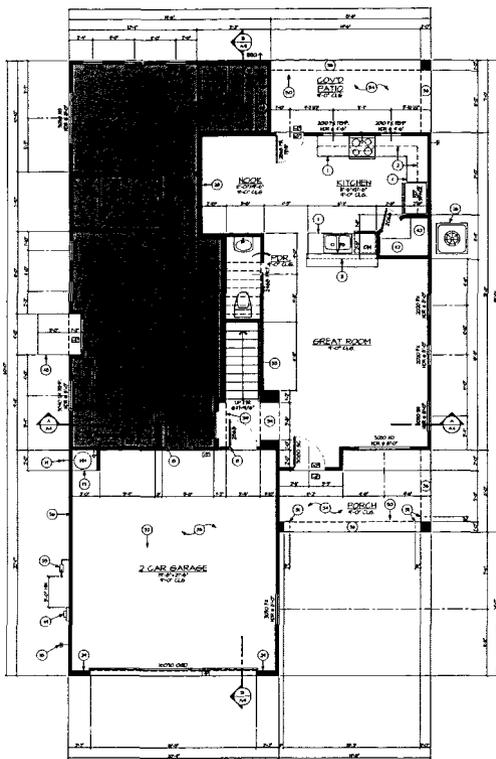
Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D

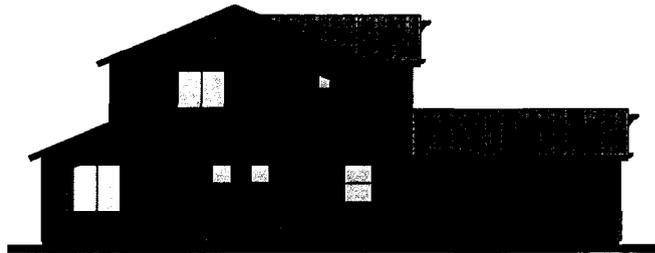


Second Floor

Floor Plan



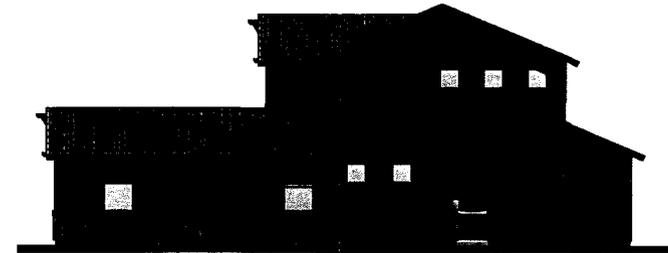
First Floor



Left Elevation



Rear Elevation



Right Elevation

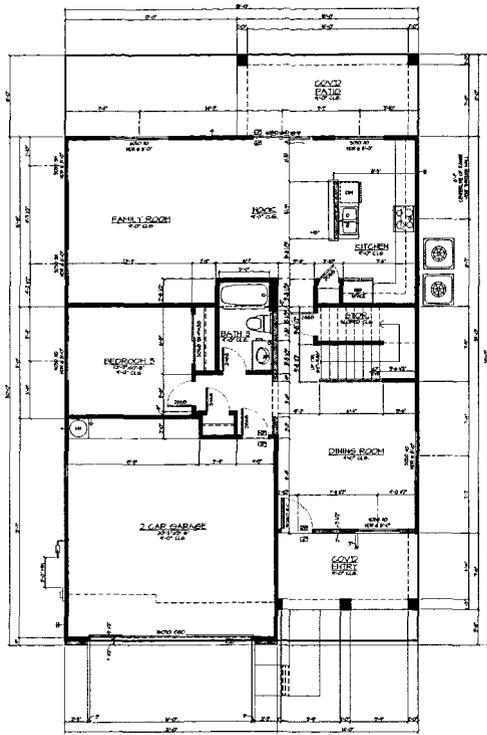
Plan 3561

2,247 Square Feet

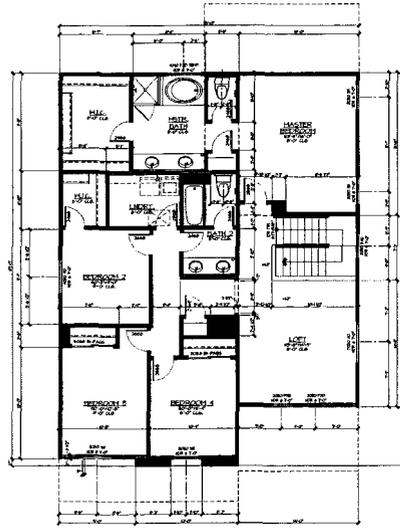
LAYTON LAKES

Chandler, Arizona

PLAN 4

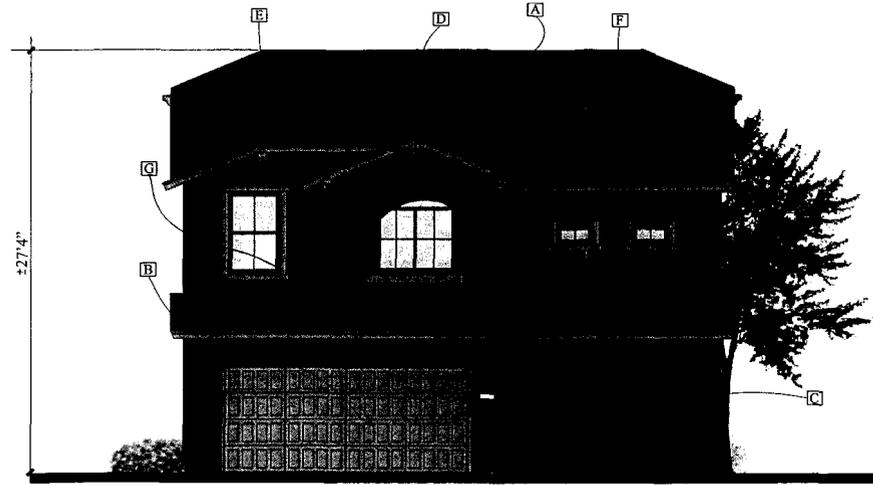


First Floor



Second Floor

Floor Plan



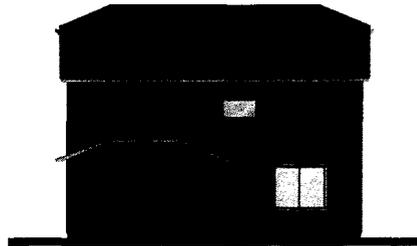
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door (Amarr 'Oak Summit' RE Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star'- S8201) or Equivalent C
- Decorative Corbels 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

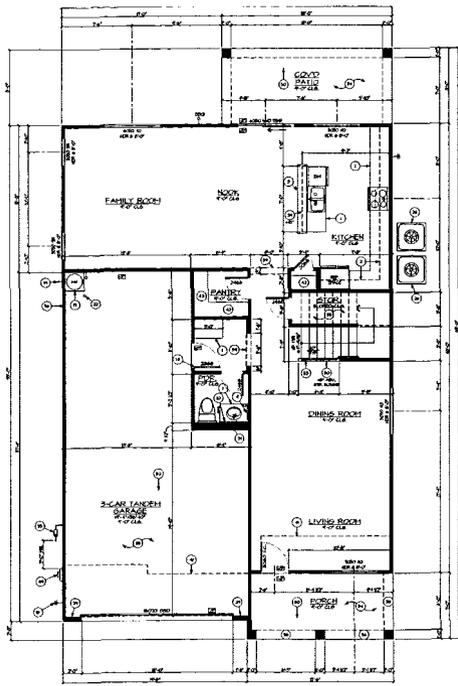
Plan 35-8

2,567 Square Feet

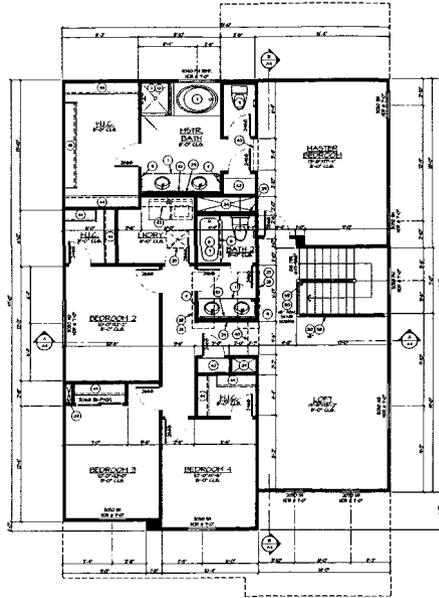
LAYTON LAKES

Chandler, Arizona

PLAN 5

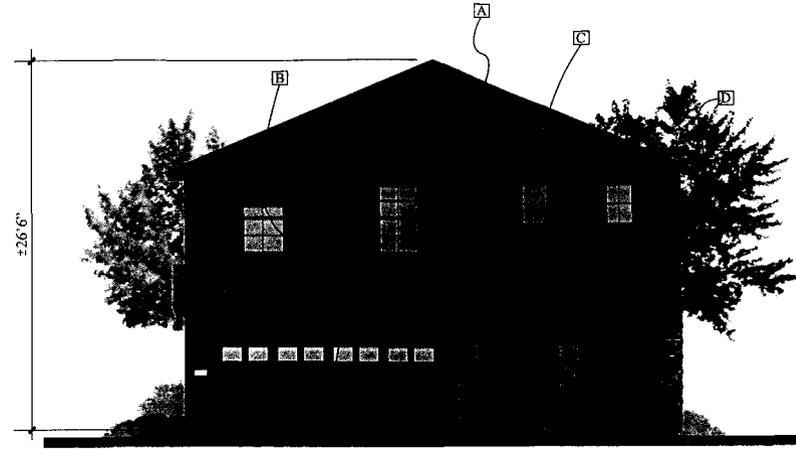


First Floor



Second Floor

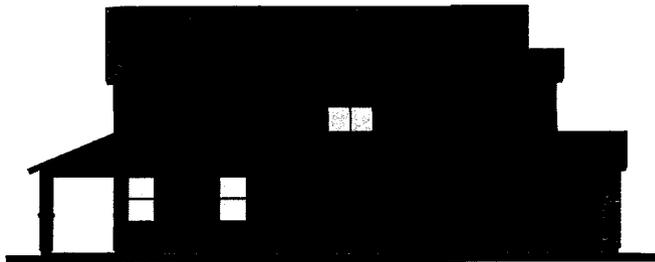
Floor Plan



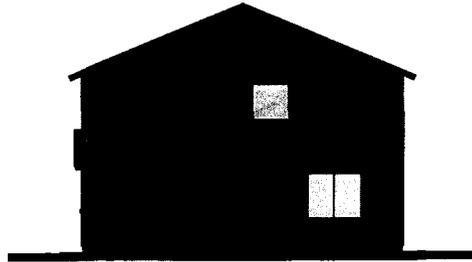
Front Elevation

Shown as Sherwin Williams Paint Scheme

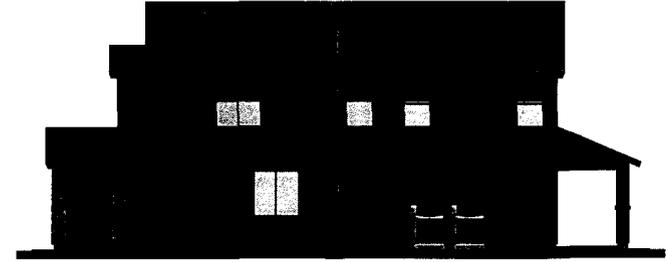
- Monier Lifetile Roof System A
- Standard Garage Door (Amarr 'Oak Summit' RE Closed) or Equivalent B
- Standard Front Door (Thermatru 'Smooth Star'- S8201) or Equivalent C
- Wood Fascia D



Left Elevation



Rear Elevation



Right Elevation

Plan 3563

2,693 Square Feet

LAYTON LAKES

Chandler, Arizona

\

ORDINANCE NO. 4391

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD FOR SINGLE-FAMILY AND HIGH-DENSITY RESIDENTIAL TO PAD AMENDED FOR SINGLE-FAMILY RESIDENTIAL (DVR12-0015 LAYTON LAKES PARCELS 24, 26 & 27) 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 Attachment 'A'.

Said parcel is hereby rezoned from Planned Area Development (PAD) for Single-Family and High-Density Residential to PAD amended for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 24, 26 & 27 PAD & PDP Amendment" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. 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.
11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona

and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Layton Lakes Parcels 24, 26 & 27 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

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

SECTION III. The Transportation & 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 _____, 2012.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

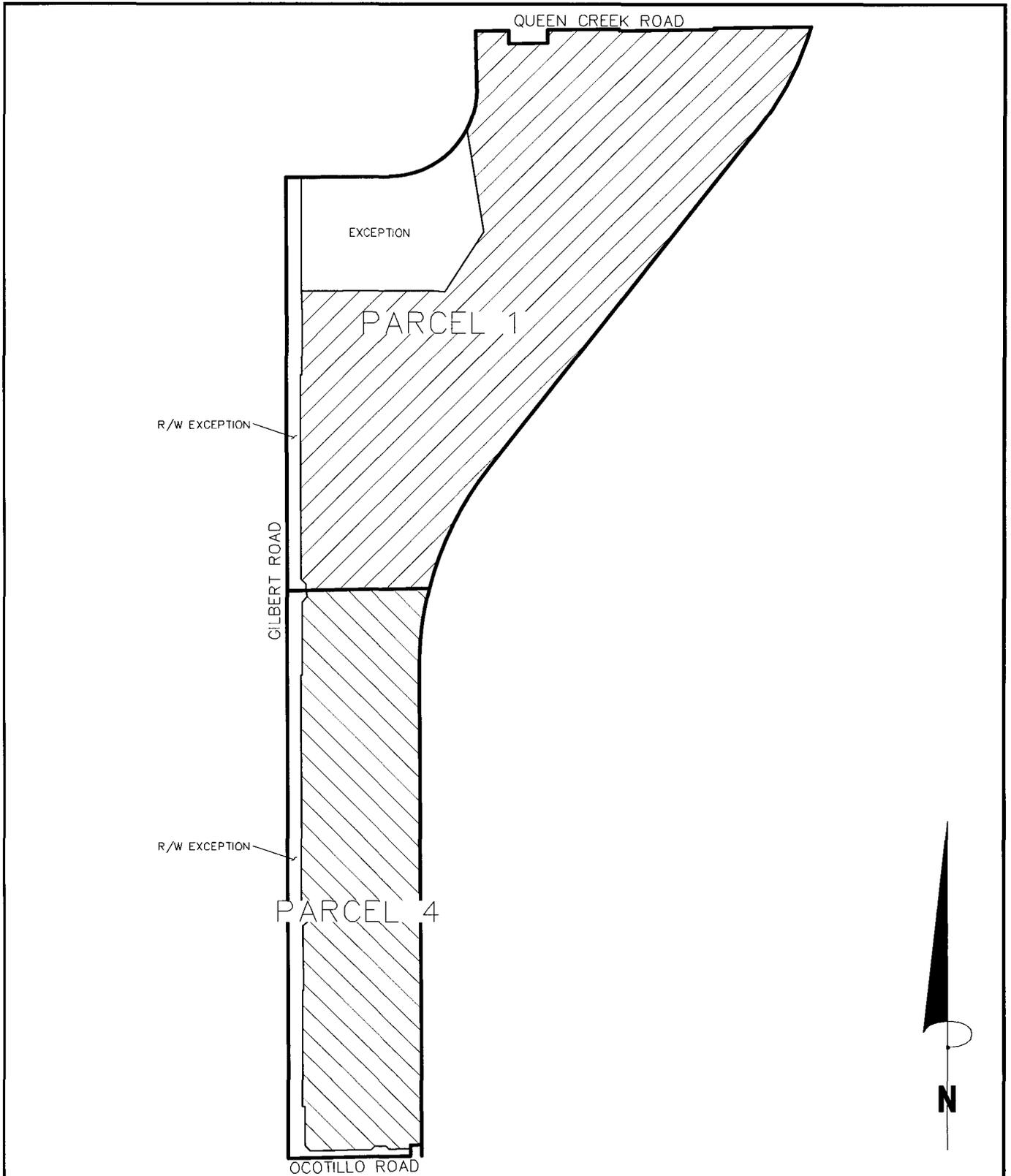
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4391 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:



Bowman
CONSULTING

3010 South Priest Drive Ste 103 Phone: (480) 629-8830
Tempe, Arizona 85282 www.bowmanconsulting.com

LAYTON LAKES

CHANDLER, ARIZONA

BOUNDARY EXHIBIT

| | |
|------------|------------|
| JOB # | 9505 |
| DATE | SEPT. 2012 |
| SCALE | N.T.S. |
| DRAWN | KE |
| SHT 1 OF 1 | |

PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 2,648.76 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 751.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 47 MINUTES 17 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 472.62 FEET TO THE BEGINNING OF A TANGENT CURVE OF 400.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 36 SECONDS, A DISTANCE OF 632.46 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 16 SECONDS WEST, A DISTANCE OF 270.86 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 152.47 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 16 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 61.08 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST, A DISTANCE OF 176.00 FEET;

THENCE NORTH 00 DEGREES 48 MINTUES 16 SECONDS WEST, A DISTANCE OF 61.08 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 328.41 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 16 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 91.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 434.99 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 442.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL THE FOLLOWING COURSES:

THENCE SOUTH 18 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 60.48 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,382.41 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 47 MINUTES 48 SECONDS, A DISTANCE OF 477.65 FEET;

THENCE SOUTH 38 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,982.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,482.41 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 58 MINUTES 38 SECONDS, A DISTANCE OF 620.36 FEET TO A POINT ON A LINE WHICH IS ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL AND ALONG SAID SOUTH LINE, A DISTANCE OF 651.60 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,897.77 FEET TO **THE TRUE POINT OF BEGINNING.**

EXCEPTING THE FOLLOWING THREE DESCRIBED PROPERTIES:

THAT PROPERTY CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2011-0424354; AND

THAT PROPERTY CONVEYED IN QUIT CLAIM DEED OF DEDICATION RECORDED IN INSTRUMENT NO. 2010-0137586; AND

THAT PROPERTY CONVEYED IN QUIT CLAIM DEED OF DEDICATION RECORDED IN INSTRUMENT NO. 2011-1074914.

PARCEL 4

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 18 BEARS NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 2,648.76 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 651.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL, SAID POINT BEING ON A 1,482.41 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 75 DEGREES 46 MINUTES 00 SECONDS EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL THE FOLLOWING COURSES:

THENCE SOUTHWESTLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 32 MINUTES 15 SECONDS, A DISTANCE OF 376.13 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 2,244.11 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 88 DEGREES 49 MINUTES 24 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL AND ALONG SAID PARALLEL LINE, A DISTANCE OF 0.52 FEET TO THE SOUTHEAST CORNER

OF THE ROOSEVELT WATER CONSERVATION DISTRICT WELL SITE, RECORDED IN DOCKET 5334, PAGE 138, MARICOPA COUNTY RECORDS;

THENCE ALONG THE BOUNDARY LINE OF SAID WELL SITE THE FOLLOWING COURSES:

THENCE NORTH 01 DEGREES 10 MINUTES 39 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 21 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01 DEGREES 10 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 88 DEGREES 49 MINUTES 21 SECONDS WEST, DEPARTING THE BOUNDARY LINE OF SAID WELL SITE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 560.21 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,617.82 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THE FOLLOWING TWO DESCRIBED PROPERTIES:

THAT PROPERTY CONVEYED IN QUIT CLAIM DEED OF DEDICATION RECORDED IN INSTRUMENT NO. 2010-0137587 AND

THAT PROPERTY CONVEYED IN QUIT CLAIM DEED OF DEDICATION RECORDED IN INSTRUMENT NO. 2011-1045562.