#53
JUN 12 2014
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-063**

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER KM

SUBJECT: FPT14-0004 LAYTON LAKES PARCEL 17 AMENDED

Request: Final Plat (FPT) approval

Location: Parcel 17 of the Layton Lakes Master Plan located at the southwest corner of Lindsay and Queen Creek roads

Applicant: Larry Sullivan, Coe & Van Loo Consultants, Inc

BACKGROUND

This Final Plat is for a 61-lot residential subdivision located at the southwest corner of Lindsay and Queen Creek roads that was approved by Council in February 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

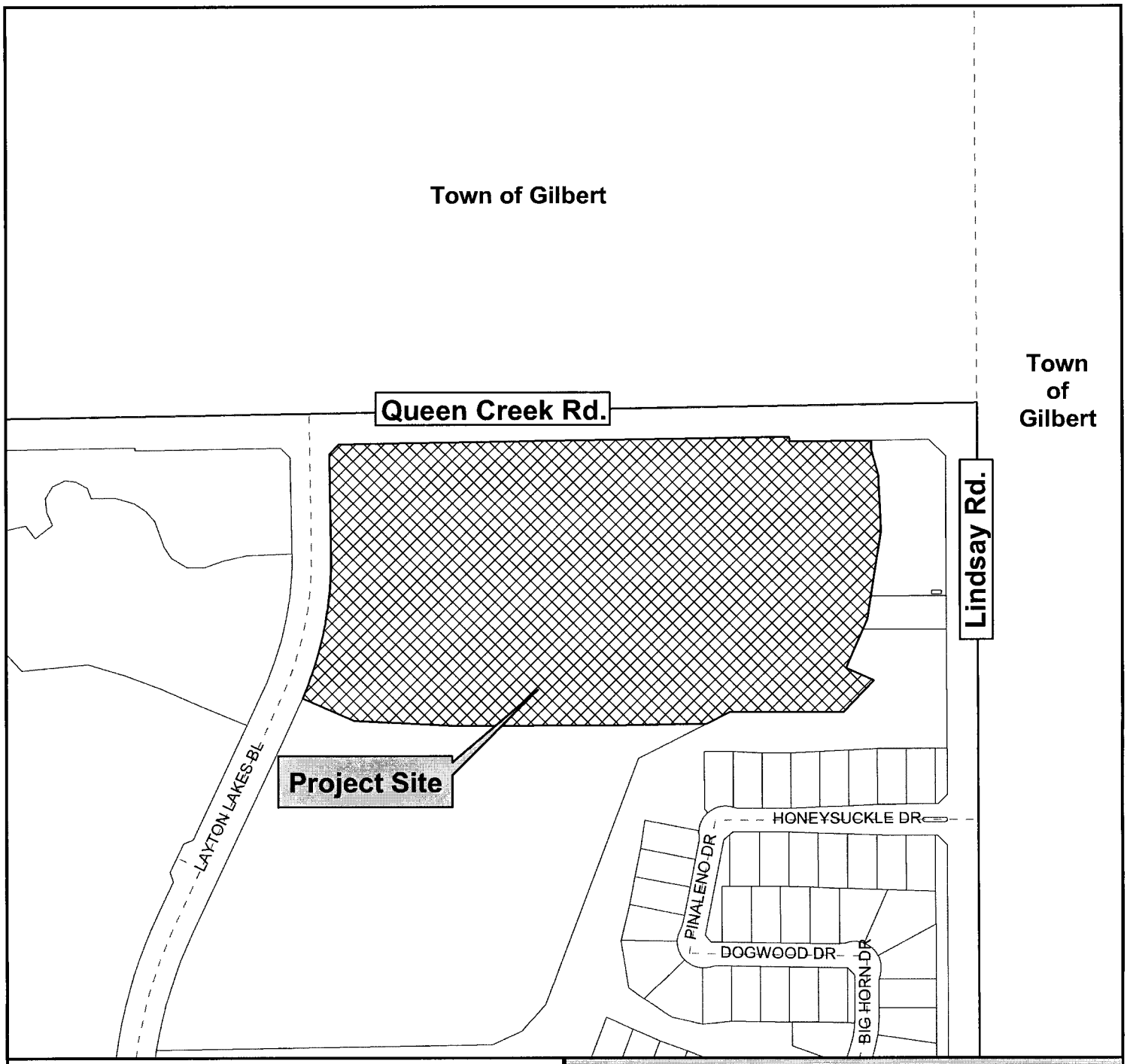
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

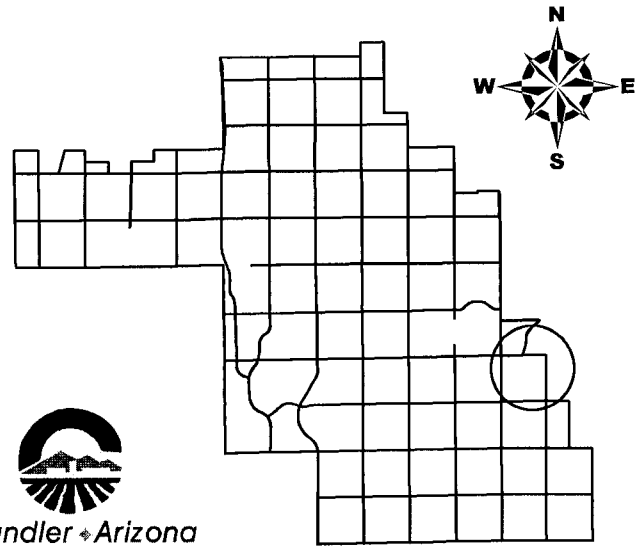
Move to approve Final Plat FPT14-0004 LAYTON LAKES PARCEL 17 AMENDED, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

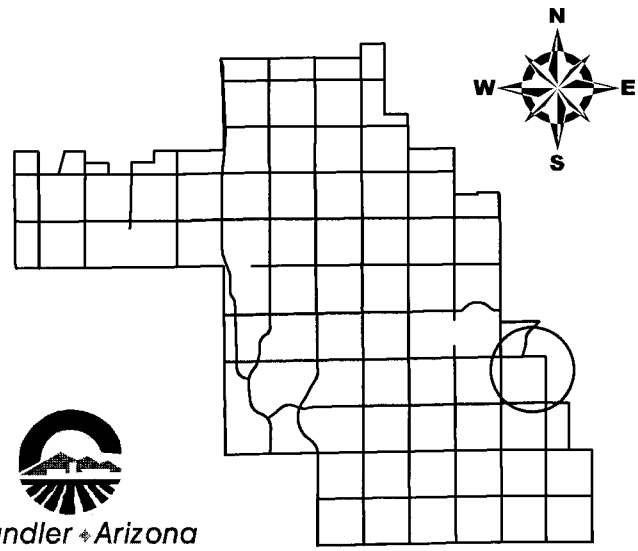


Chandler • Arizona
Where Values Make The Difference

Layton Lakes
Parcel 17 Amended

CITY OF CHANDLER 5/6/2014

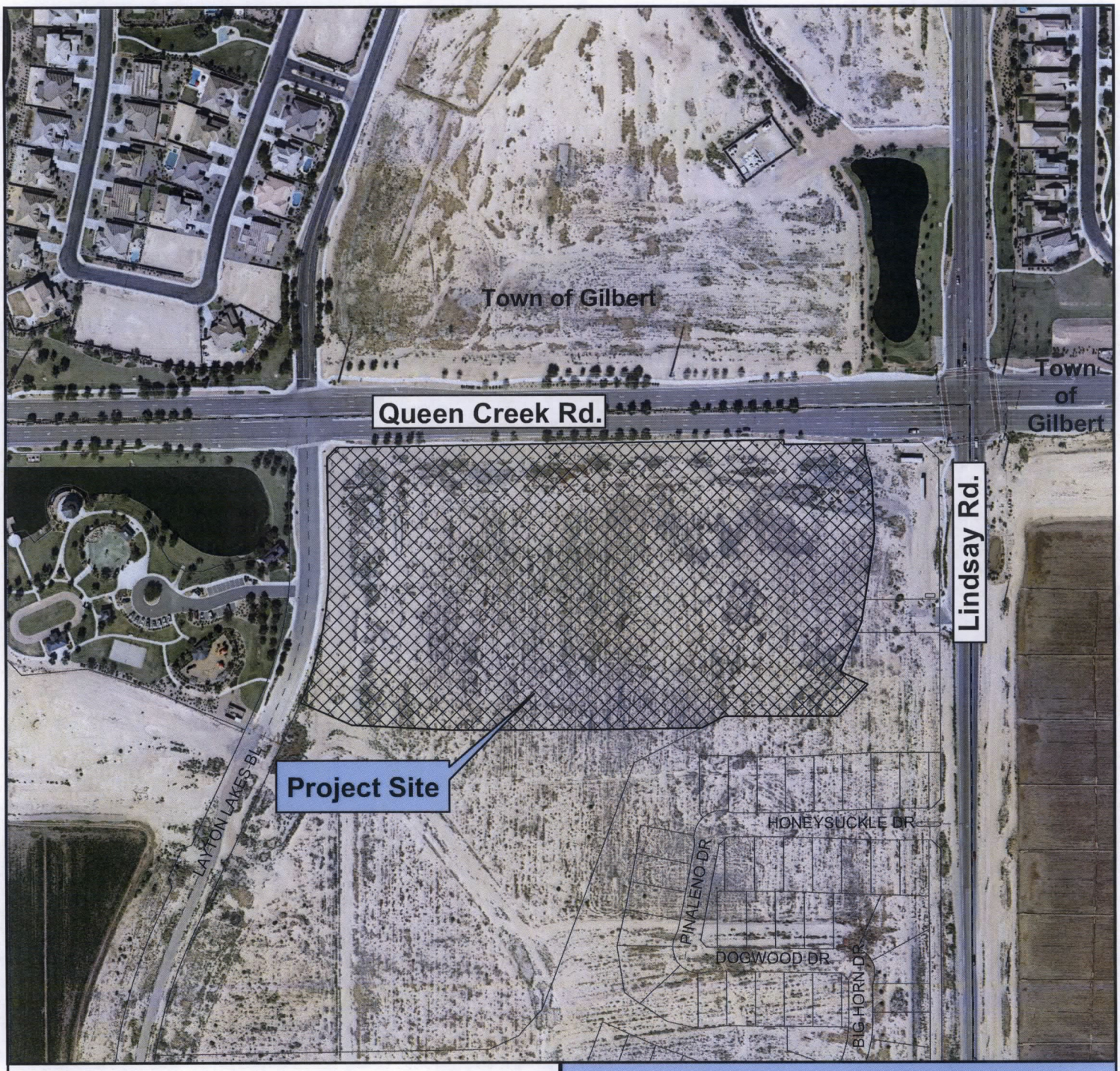
Vicinity Map



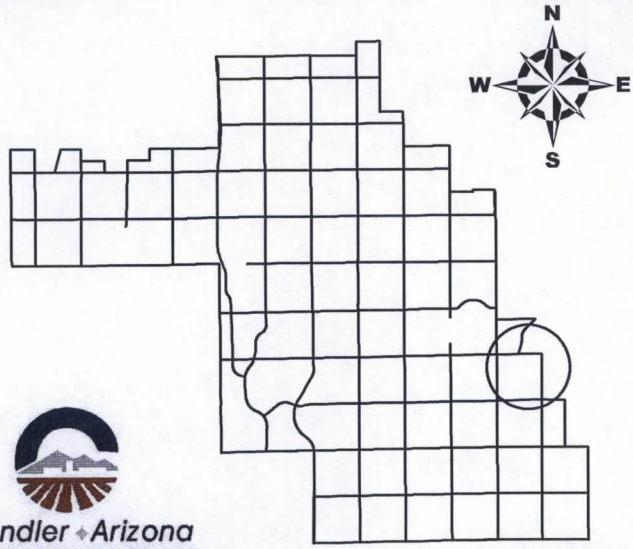
Chandler • Arizona
Where Values Make The Difference

Layton Lakes
Parcel 17 Amended

CITY OF CHANDLER 5/6/2014



Vicinity Map



Chandler Arizona
Where Values Make The Difference

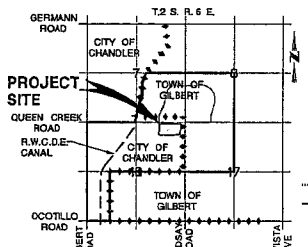
Layton Lakes
Parcel 17 Amended

CITY OF CHANDLER 5/6/2014

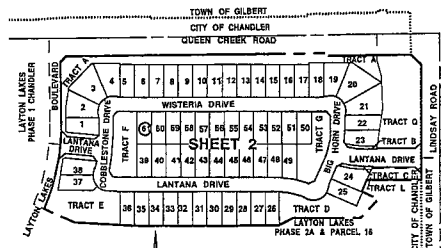
FINAL PLAT OF

LAYTON LAKES PARCEL 17 AMENDED

A RESUBDIVISION OF PARCELS 17, 21, 22, TRACT Q AND A PORTION OF TRACT L OF A PREVIOUSLY RECORDED PLAT FOR LAYTON LAKES PHASE 2A & PARCEL 16, RECORDED IN BOOK 961 OF MAPS, PAGE 30, M.C.R., BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(N.T.S.)



KEY MAP
SCALE: 1"=200'

SHEET INDEX
1 .....COVER SHEET, DEDICATION, SIGNATURES & NOTES
2 .....PLAT MAP, CURVE DATA & LEGEND
3 .....LOT AREAS, TRACT TABLE, LAND USE CHART & TYPICAL SETBACK DETAIL

DEVELOPER/OWNER
WOODSIDE HOMES SALES AZ, LLC
1811 S. ALMA SCHOOL ROAD, SUITE 190
MESA, ARIZONA 85210
PHONE: (480) 755-9801 / FAX: (480) 755-0802
CONTACT: HEATHER DAVENPORT

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS, INC
4550 N. 12TH ST.
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831 / FAX: (602) 264-0928
CONTACT: PAUL SIDERS

OWNER
LAYTON LAKES COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION
1600 WEST BROADWAY ROAD, SUITE 200
TEMPE, ARIZONA 85282

BASIS OF BEARING
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18 HAVING A BEARING OF N89°11'29"E AS RECORDED IN BOOK 961 OF MAPS, PAGE 30 RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK
FOUND TOWN OF GILBERT BRASS CAP AT THE INTERSECTION OF LINDSAY ROAD AND APPLEBY ROAD. ELEVATION 1272.06 PER NAVD88

3" BRASS CAP IN CONCRETE 200' NORTH OF INTERSECTION QUEEN CREEK ROAD & COOPER ROAD 23' EAST EDGE OF PAVEMENT ELEVATION=1237.90, NGVD 29, EQUATION 1.673, EL=1239.57, NAVD88

FLOOD ZONE CERTIFICATION
THE MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 0401 3C2670H, DATED SEPTEMBER 2005, (REFERENCE 4), INDICATES THE SITE FALLS WITHIN ZONES "X" (SHADED), "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD."

SITE AREA
ZONING: PAD
GROSS = 735,831 SQUARE FEET OR 16.846 ACRES
NET = 585,551 SQUARE FEET OR 13.672 ACRES
(NET=GROSS AREA LESS THE INTERIOR STREETS)
NUMBER OF LOTS = 61

PARTIAL RELEASE OF RECONVEYANCE OF LIEN
THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN TRUST DOCUMENT RECORDED IN DOCUMENT NO. _____ OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, DESCRIBED AS LAYTON LAKES PARCEL 17 AMENDED, BEING ALL THAT REAL PROPERTY IDENTIFIED AS PUBLIC STREETS IN THIS PLAT, IS RELEASED FROM THE LIEN AND SECURITY INTEREST OF THE DEED OF TRUST DATED AS OF _____ BY _____ AS TRUSTOR, TO BENEFICIARY AND _____ AS TRUSTEE. FURTHER, THE UNDERSIGNED CONSENTS TO THE DRAINAGE, RETENTION, UTILITY AND OTHER EASEMENTS FOR PUBLIC PURPOSES DESCRIBED ON THIS PLAT. THIS PARTIAL RELEASE SHALL IN NO WAY AFFECT OR OPERATE TO DISCHARGE THE LIEN OF THE DEED OF TRUST WITH RESPECT TO ANY OTHER OF THE PREMISES DESCRIBED ON THIS PLAT, BUT SHALL RELEASE THEREFROM ONLY THE REAL ESTATE WHICH IS DESCRIBED ABOVE. THE UNRELEASED REAL ESTATE COVERED BY THE DEED OF TRUST SHALL REMAIN AS SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS AND THE FULL PERFORMANCE OF ALL OF THE COVENANTS AND OBLIGATIONS SECURED THEREBY.

IN WITNESS WHEREOF, THIS PARTIAL RELEASE AND RECONVEYANCE OF DEED OF TRUST HAS BEEN EXECUTED AND DELIVERED THIS _____ DAY OF _____, 2014.

BENEFICIARY: _____

ITS: _____

TRUSTOR: _____

ITS: _____

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2014, BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED _____ BENEFICIARY, BY _____ ITS _____, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

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

2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

5. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE COMMUNITY ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

6. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

7. THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

9. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION COMMUNITY ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PART ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

10. ALL MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.

ACKNOWLEDGEMENT
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____ 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

ACKNOWLEDGEMENT
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____ 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

RATIFICATION
BY THIS RATIFICATION _____ DULY ELECTED _____
NAME TITLE
OF THE LAYTON LAKES COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____ 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

DEDICATION
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT WOODSIDE HOMES SALES AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAYTON LAKES COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "LAYTON LAKES PARCEL 17 AMENDED", A RESUBDIVISION OF PARCELS 17, 21, 22, TRACT Q AND A PORTION OF TRACT L OF A PREVIOUSLY RECORDED PLAT FOR LAYTON LAKES PHASE 2A & PARCEL 16, RECORDED IN BOOK 961 OF MAPS, PAGE 30, M.C.R., BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "LAYTON LAKES PARCEL 17 AMENDED" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS, CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT, THAT WOODSIDE HOMES SALES AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAYTON LAKES COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS, HEREBY DEDICATE TO THE CITY OF CHANDLER, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF CHANDLER, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNERS WARRANT AND REPRESENT TO THE CITY OF CHANDLER TO BE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAVE CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE LAYTON LAKES COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

TRACTS 'A' THROUGH 'H', 'L' AND 'Q' ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF LAYTON LAKES COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. TRACTS ARE DESIGNATED FOR THE PURPOSES SHOWN IN THE TRACT TABLE ON SHEET 3.

IN WITNESS WHEREOF:

WOODSIDE HOMES SALES AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014.

WOODSIDE HOMES SALES AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

IN WITNESS WHEREOF:

LAYTON LAKES COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014.

LAYTON LAKES COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: _____

ITS: _____

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

_____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENT OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

_____
CITY ENGINEER DATE

APPROVED BY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ON THIS _____ DAY OF _____, 2014.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____
LARRY E. SULLIVAN
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 22782
COE & VAN LOO CONSULTANTS, INC.

PREPARED: _____
DATE

22782 LARRY E. SULLIVAN

COUNTY RECORDER

SEE SHEET 2 FOR CURVE DATA

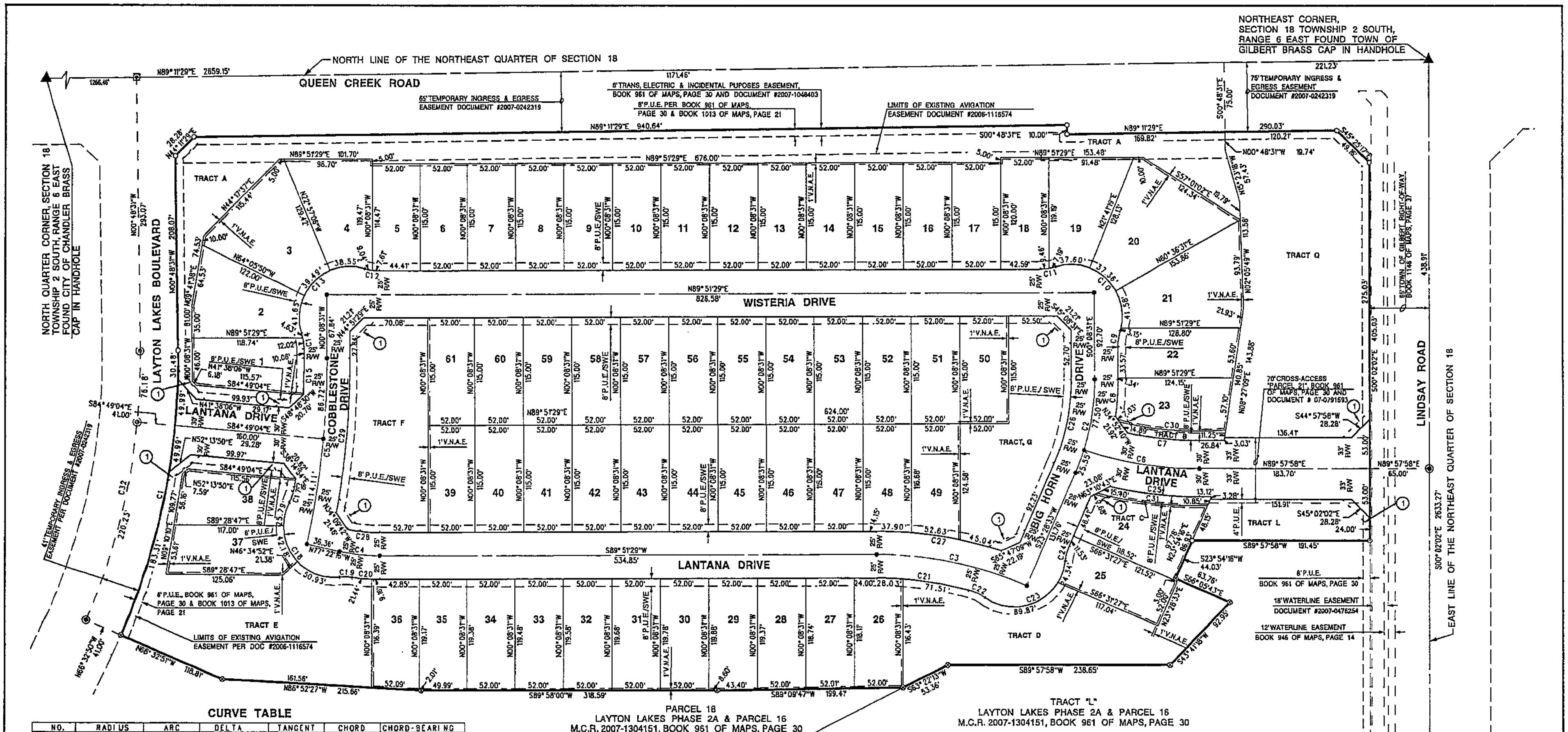
SEE SHEET 3 FOR LOT AREAS, TRACT TABLE, LAND USE CHART & TYPICAL BUILDING SETBACK DETAIL

SHEET 1 OF 3

LAYTON LAKES PARCEL 17 AMENDED
FINAL PLAT
GROSS AREA = 16.846 AC.

COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6831

FPT 14-0004



CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	741.00	313.77	024°15'41"	159.27	311.43	N11°19'19.5"E
2	250.00	103.05	023°37'04"	52.27	102.32	S11°40'01.0"W
3	400.91	165.26	023°37'04"	83.82	164.09	N78°19'59.0"W
4	200.00	44.58	012°46'16"	22.38	44.49	N83°45'24.0"W
5	901.00	200.83	012°46'15"	100.83	200.41	N06°14'36.5"E
6	400.00	126.06	018°03'25"	63.56	125.54	S81°00'19.5"E
7	370.00	78.09	012°05'35"	39.19	77.95	N83°59'14.5"W
8	275.00	39.97	008°19'39"	20.02	39.93	N04°01'18.5"E
9	55.00	16.65	017°20'29"	8.39	16.58	N08°31'43.5"E
10	55.00	119.69	124°40'59"	104.94	97.43	N45°08'31.5"W
11	55.00	16.65	017°20'30"	8.39	16.58	S81°11'14.0"W
12	55.00	16.65	017°20'29"	8.39	16.58	N81°28'16.5"W
13	55.00	119.69	124°40'59"	104.94	97.43	S44°51'28.5"W
14	55.00	16.65	017°20'30"	8.39	16.58	S08°48'46.0"E
15	876.00	39.39	002°34'35"	19.70	39.39	S01°08'46.5"W
16	876.00	9.27	000°36'23"	4.63	9.27	S08°37'27.5"W
17	55.00	17.71	018°27'04"	8.93	17.64	S18°09'11.0"W
18	55.00	118.90	123°51'20"	103.13	97.06	S34°32'57.0"E
19	55.00	13.56	014°07'33"	6.81	13.53	S89°24'50.5"E
20	225.00	30.60	007°47'28"	15.32	30.57	S86°14'48.0"E
21	375.91	99.54	015°10'16"	50.06	99.25	S82°33'23.0"E
22	55.00	19.26	020°03'45"	9.73	19.16	S64°56'22.5"E
23	55.00	114.21	118°58'34"	93.33	94.77	N65°36'13.0"E
24	55.00	16.66	017°21'37"	8.40	16.60	N14°47'44.5"E
25	430.00	96.93	012°54'55"	48.67	96.72	S83°34'34.5"E
26	225.00	92.75	023°37'04"	47.04	92.09	S11°40'01.0"W
27	425.91	135.57	018°14'16"	68.36	135.00	N81°01'23.0"W
28	175.00	35.58	011°38'56"	17.85	35.52	N84°19'04.0"W
29	926.00	166.67	010°18'44"	83.56	166.44	N05°00'51.0"E
30	360.00	115.40	018°21'55"	58.20	114.90	S85°23'32.5"E
31	440.00	119.76	015°35'40"	60.25	119.39	S83°22'21.0"E
32	700.00	296.41	024°15'41"	150.46	294.20	N11°19'19.5"E

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED)
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR WITH CAP L.S. NUMBER 22782 (UNLESS OTHERWISE NOTED. M.A.G. STANDARD DETAIL 120-1, TYPE 'C' MODIFIED. TO BE SET AT COMPLETION OF MASS GRADING.
- INDICATES FOUND REBAR, CORNER OF THIS SUBDIVISION, RLS# 29272
- INDICATES EXISTING BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
- INDICATES CENTERLINE MONUMENTATION TIE-IN FOR THIS SUBDIVISION SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'A', UNLESS OTHERWISE NOTED
- INDICATES CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'B'.
- C1 — INDICATES CURVE NUMBER
- V.N.A.E. — INDICATES VEHICULAR NON - ACCESS EASEMENT
- P.U.E./SWE — INDICATES PUBLIC UTILITY EASEMENT/SIDEWALK EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS, SIDEWALK AND PEDESTRIAN ACCESS EASEMENT)
- P.U.E. — INDICATES PUBLIC UTILITY EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS, AND PEDESTRIAN ACCESS EASEMENT)
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- (1) — INDICATES SIGHT VISIBILITY EASEMENT (30'X30'-SEE DETAIL SHEET 3)
- R/W — INDICATES RIGHT-OF-WAY
- M.C.R. — INDICATES MARICOPA COUNTY RECORDS

SCALE: 1" = 50'

Registered Land Surveyor 22782 LARRY E. SULLIVAN ARIZONA, U.S.A.

COUNTY RECORDER

SEE SHEET 3 FOR LOT AREAS, TRACT TABLE, LAND USE CHART & TYPICAL BUILDING SETBACK DETAIL

SHEET 2 OF 3

LAYTON LAKES PARCEL 17 AMENDED FINAL PLAT

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6831

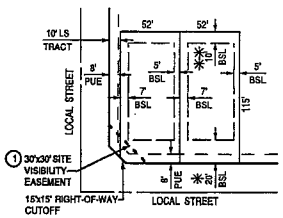
FPT14-0004

LOT AREAS			
LOT NUMBER	SQUARE FEET		ACRES
LOT 1	5,578	S.F.	0.153 AC
LOT 2	8,427	S.F.	0.193 AC
LOT 3	10,211	S.F.	0.234 AC
LOT 4	8,419	S.F.	0.193 AC
LOT 5	5,979	S.F.	0.137 AC
LOT 6	5,980	S.F.	0.137 AC
LOT 7	5,980	S.F.	0.137 AC
LOT 8	5,980	S.F.	0.137 AC
LOT 9	5,980	S.F.	0.137 AC
LOT 10	5,980	S.F.	0.137 AC
LOT 11	5,980	S.F.	0.137 AC
LOT 12	5,980	S.F.	0.137 AC
LOT 13	5,980	S.F.	0.137 AC
LOT 14	5,980	S.F.	0.137 AC
LOT 15	5,980	S.F.	0.137 AC
LOT 16	5,980	S.F.	0.137 AC
LOT 17	5,980	S.F.	0.137 AC
LOT 18	6,237	S.F.	0.143 AC
LOT 19	7,938	S.F.	0.182 AC
LOT 20	11,327	S.F.	0.260 AC
LOT 21	10,418	S.F.	0.239 AC
LOT 22	6,770	S.F.	0.155 AC
LOT 23	6,610	S.F.	0.152 AC
LOT 24	7,846	S.F.	0.180 AC
LOT 25	6,200	S.F.	0.142 AC
LOT 26	6,115	S.F.	0.140 AC
LOT 27	6,158	S.F.	0.141 AC
LOT 28	6,191	S.F.	0.142 AC
LOT 29	6,223	S.F.	0.143 AC
LOT 30	6,231	S.F.	0.143 AC
LOT 31	6,226	S.F.	0.143 AC
LOT 32	6,221	S.F.	0.143 AC
LOT 33	6,216	S.F.	0.143 AC
LOT 34	6,210	S.F.	0.143 AC
LOT 35	6,205	S.F.	0.142 AC
LOT 36	6,120	S.F.	0.141 AC
LOT 37	6,712	S.F.	0.154 AC
LOT 38	6,645	S.F.	0.153 AC
LOT 39	5,980	S.F.	0.137 AC
LOT 40	5,980	S.F.	0.137 AC
LOT 41	5,980	S.F.	0.137 AC
LOT 42	5,980	S.F.	0.137 AC
LOT 43	5,980	S.F.	0.137 AC
LOT 44	5,980	S.F.	0.137 AC
LOT 45	5,980	S.F.	0.137 AC
LOT 46	5,980	S.F.	0.137 AC
LOT 47	5,980	S.F.	0.137 AC
LOT 48	6,001	S.F.	0.138 AC
LOT 49	6,245	S.F.	0.143 AC
LOT 50	5,980	S.F.	0.137 AC
LOT 51	5,980	S.F.	0.137 AC
LOT 52	5,980	S.F.	0.137 AC
LOT 53	5,980	S.F.	0.137 AC
LOT 54	5,980	S.F.	0.137 AC
LOT 55	5,980	S.F.	0.137 AC
LOT 56	5,980	S.F.	0.137 AC
LOT 57	5,980	S.F.	0.137 AC
LOT 58	5,980	S.F.	0.137 AC
LOT 59	5,980	S.F.	0.137 AC
LOT 60	5,980	S.F.	0.137 AC
LOT 61	5,980	S.F.	0.137 AC
TOTAL	349,1195	S.F.	9.048 AC

TRACT TABLE		AREAS	
TRACT	DESCRIPTION	SQUARE FEET	ACRES
TRACT-A	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	49,463	1.136
TRACT-B	LANDSCAPE, DRAINAGE & PEDESTRIAN ACCESS EASEMENT	1,111	0.026
TRACT-C	LANDSCAPE, DRAINAGE & PEDESTRIAN ACCESS EASEMENT	1,149	0.026
TRACT-D	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	24,180	0.555
TRACT-E	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	31,423	0.721
TRACT-F	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	20,407	0.468
TRACT-G	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	19,368	0.445
TRACT-L	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	7,794	0.179
TRACT-Q	LANDSCAPE, DRAINAGE, RETENTION & PEDESTRIAN ACCESS EASEMENT	46,538	1.068
	TOTAL	201,432	4.624

TOTAL LAND USE		
TOTAL NUMBER OF LOTS	61	LOTS
TOTAL NUMBER OF TRACTS	9	TRACTS
GROSS RESIDENTIAL DENSITY	0.54	D.U./AC.

LAND USE AREAS	SQUARE FT		ACRES	
TOTAL LOT AREA:	394,119	S.F.	9.048	AC
TOTAL TRACT AREA:	201,432	S.F.	4.624	AC
PUBLIC STREET AREA:	138,280	S.F.	3.174	AC
TOTAL NET AREA:	595,551	S.F.	13.672	AC
TOTAL GROSS AREA:	733,831	S.F.	16.846	AC



TYPICAL BUILDING SETBACK

NTS

NOTES:

INDIVIDUAL SETBACK DIMENSIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES. SETBACKS MAY VARY PER THIS DETAIL.

* FRONT SETBACKS FOR FRONT PORCH / ENTRYWAY HOUSE DESIGNS 10' LIVING SPACE AND SIDE ENTRY GARAGES AND 20' TO FACE OF GARAGE.

** MINIMUM REAR YARD SETBACK FOR A TWO-STORY STRUCTURE SHALL BE TWENTY (20) FEET ON DESIGNATED LOTS.

COUNTY RECORDER

SEE SHEET 2 FOR CURVE DATA

SHEET 3 OF 3

LAYTON LAKES PARCEL 17 AMENDED
FINAL PLAT

COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ. 85014
(602) 264-6831

FPT14-0004