



MEMORANDUM Planning Division – CC Memo No. 14-121

DATE: OCTOBER 23, 2014
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
FROM: KEVIN MAYO, PLANNING MANAGER
SUBJECT: FPT14-0012 REPLAT OF A PORTION OF LAYTON LAKES PARCEL 24

Request: Final Plat (FPT) approval
Location: Parcel 24 of the Layton Lakes Master Plan located east of the southeast corner of Gilbert and Queen Creek roads
Applicant: Kent Groh, Bowman Consulting

BACKGROUND

This Final Plat is a replat of a portion of Parcel 24 of the Layton Lakes Master Plan most recently amended in February 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

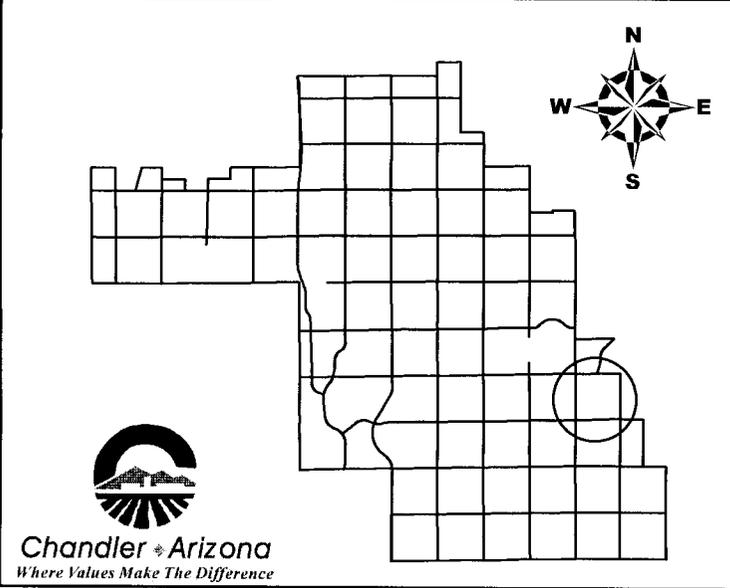
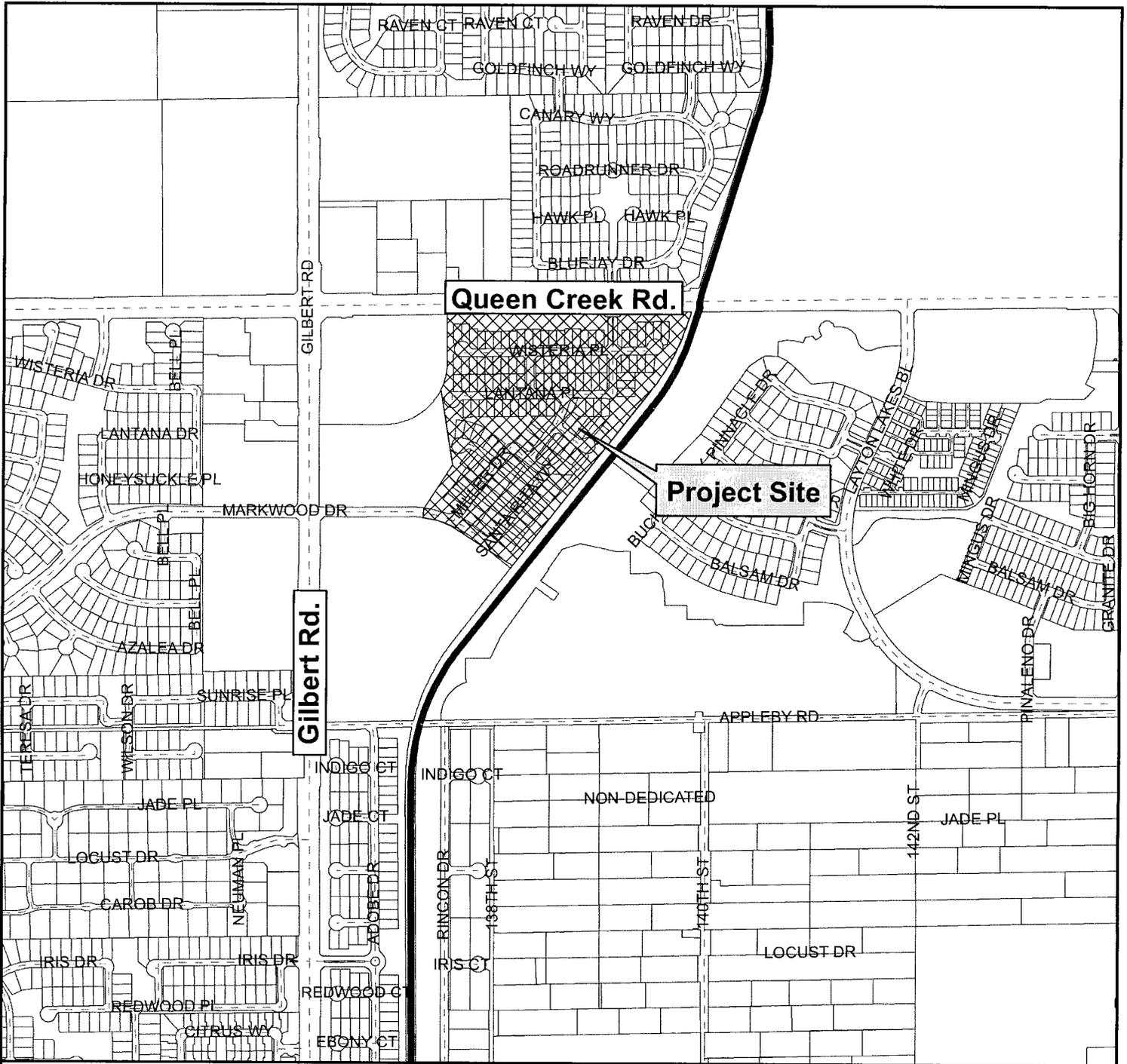
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

Move to approve Final Plat FPT14-0012 REPLAT OF A PORTION OF LAYTON LAKES PARCEL 24, per Planning Staff recommendation.

Attachments

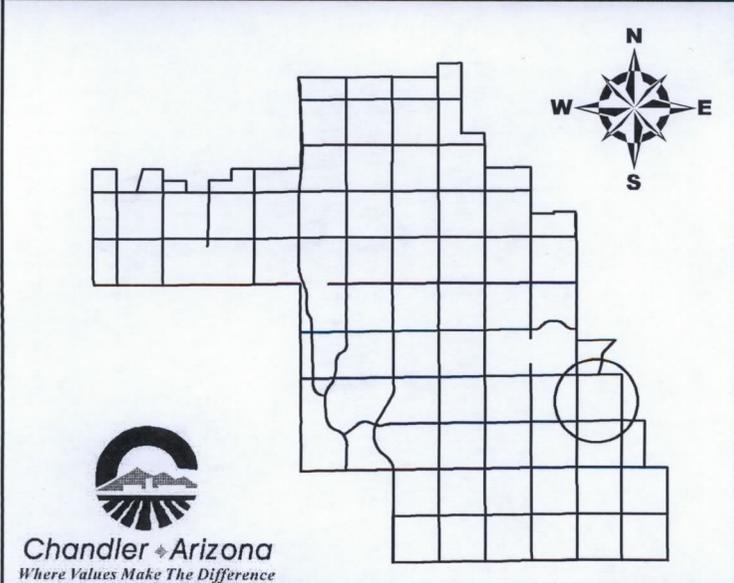
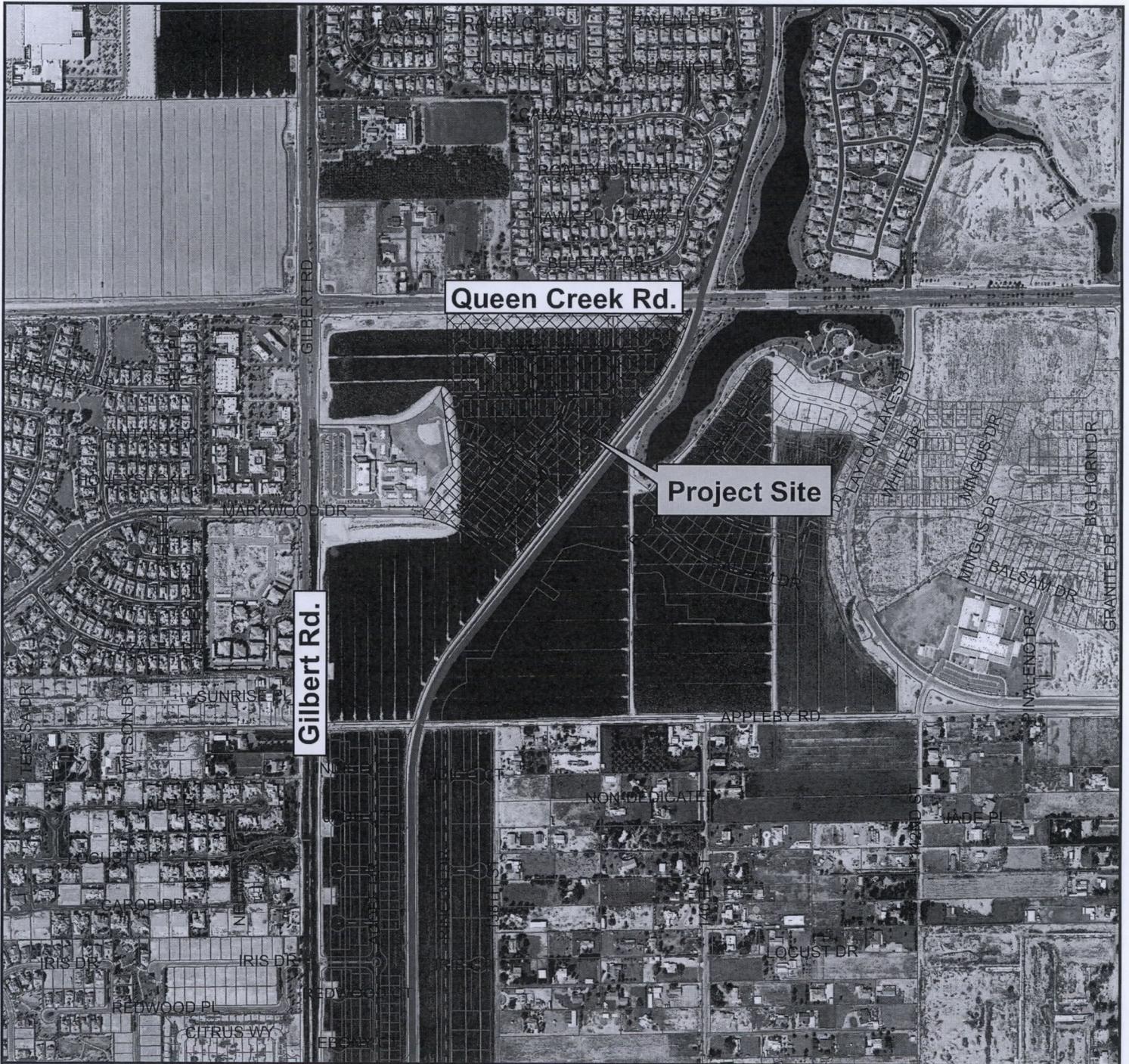
- 1. Vicinity Maps
2. Final Plat



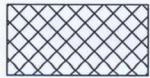
Vicinity Map

Layton Lakes Parcel 24

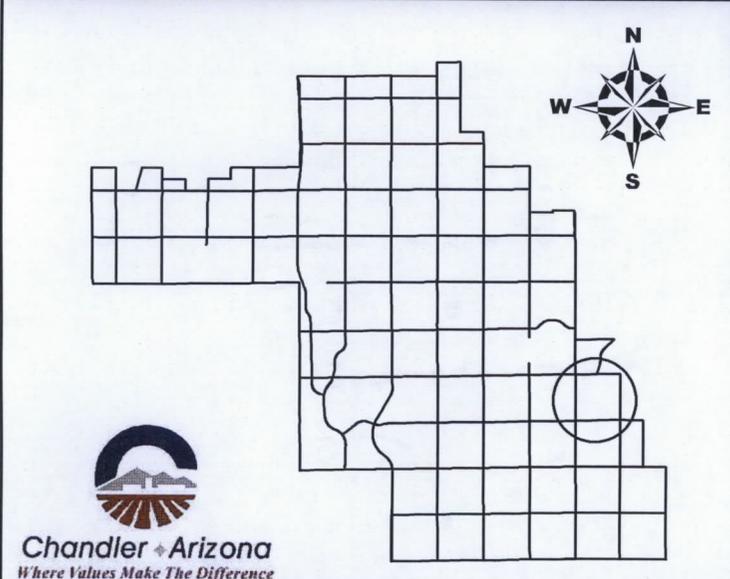
CITY OF CHANDLER 9/11/2014



Vicinity Map



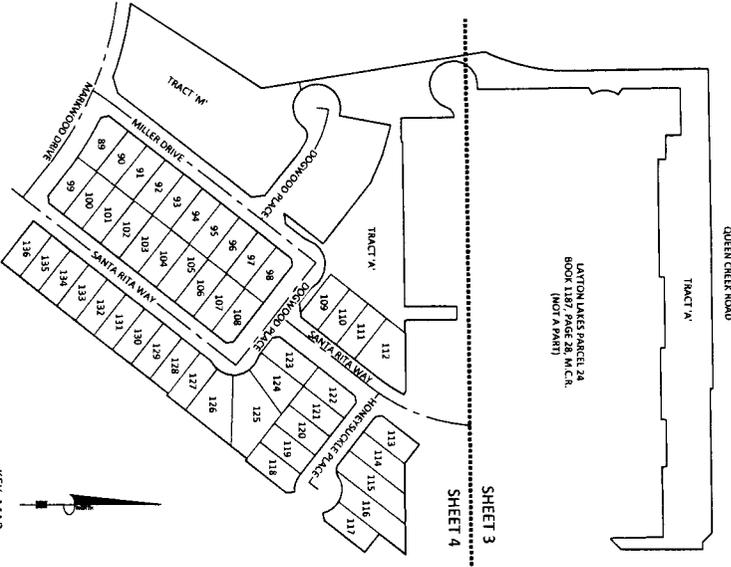
Layton Lakes Parcel 24



Vicinity Map



Layton Lakes Parcel 24

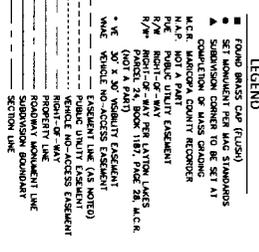


CURVE #	LENGTH	RADIUS	DELTA
C1	31.87'	30.00'	64.9833°
C2	141.14'	24.00'	61.7514°
C3	91.80'	24.00'	111.7927°
C4	181.70'	48.00'	69.3349°
C5	182.81'	24.00'	67.7820°
C6	118.21'	24.00'	67.7820°
C7	32.71'	48.00'	67.7820°
C8	58.07'	24.00'	124.0029°
C9	118.14'	24.00'	67.7820°
C10	28.11'	24.00'	68.6427°
C11	218.47'	24.00'	59.7114°

CURVE #	LENGTH	RADIUS	DELTA
C12	70.06'	24.00'	67.7820°
C13	18.45'	24.00'	67.7820°
C14	40.31'	24.00'	67.7820°
C15	40.31'	24.00'	67.7820°
C16	15.46'	24.00'	67.7820°
C17	128.41'	24.00'	67.7820°
C18	11.25'	24.00'	67.7820°
C19	15.46'	24.00'	67.7820°
C20	11.25'	24.00'	67.7820°
C21	15.46'	24.00'	67.7820°
C22	33.06'	24.00'	67.7820°
C23	31.03'	24.00'	241.7130°
C24	23.13'	40.00'	62.7170°

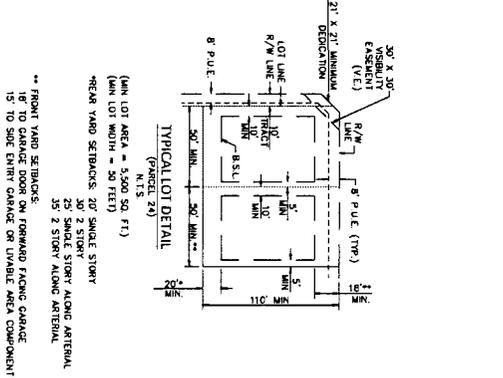
KEY MAP
SCALE 1"=100'

- NOTES:**
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
 - CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
 - NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
 - IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RETICULATED WATER OR AIR CONDITIONING THERMO DYNAMIC COOLING AND BREEZES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES OR SHRUBS ARE ALLOWED.
 - ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
 - ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
 - VISIBILITY EASEMENT RESTRICTIONS, ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (PLANTED) OVER 2' IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING SHALL BE SPACED NOT LESS THAN 8 FEET ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8 FEET.
 - THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 060102728R, DATED OCTOBER 16, 2013.
 - ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAN MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
 - THE PERSONS HOLDING TITLE TO THE COMMON AREA TRACTS (TITLED HEREIN AS "TRACTS") SHALL BE RESPONSIBLE FOR PROTECTING THE COMMON AREA TRACTS FROM THE SOURCE OF CONTAMINATION. THE PERSONS HOLDING TITLE TO THE COMMON AREA TRACTS SHALL BE RESPONSIBLE FOR PROTECTING THE COMMON AREA TRACTS FROM THE SOURCE OF CONTAMINATION. THE PERSONS HOLDING TITLE TO THE COMMON AREA TRACTS SHALL BE RESPONSIBLE FOR PROTECTING THE COMMON AREA TRACTS FROM THE SOURCE OF CONTAMINATION. THE PERSONS HOLDING TITLE TO THE COMMON AREA TRACTS SHALL BE RESPONSIBLE FOR PROTECTING THE COMMON AREA TRACTS FROM THE SOURCE OF CONTAMINATION.
 - TRACT A SHALL NOT BE CONVEYED TO THE CITY OF CHANDLER AND SHALL BE APPROVED BY THE CITY OF CHANDLER. TRACT B SHALL BE CONVEYED TO THE CITY OF CHANDLER AND SHALL BE APPROVED BY THE CITY OF CHANDLER.
 - THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT AND IS ENCUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.



TRACT #	90 FT. AREA	DESCRIPTION
TRACT # 1	194,297	4,487' OPEN SPACE, LANDSCAPE & BREEZES
TRACT # 2	83,259	3,000' X 2,700'
TOTAL	277,556	6,384'

LOT #	90 FT. AREA	LOT #	90 FT. AREA	LOT #	90 FT. AREA
107	5,122	107	5,122	107	5,122
108	5,122	108	5,122	108	5,122
109	5,122	109	5,122	109	5,122
110	5,122	110	5,122	110	5,122
111	5,122	111	5,122	111	5,122
112	5,122	112	5,122	112	5,122
113	5,122	113	5,122	113	5,122
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129	5,122	129	5,122	129	5,122
130	5,122	130	5,122	130	5,122
131	5,122	131	5,122	131	5,122
132	5,122	132	5,122	132	5,122
133	5,122	133	5,122	133	5,122
134	5,122	134	5,122	134	5,122
135	5,122	135	5,122	135	5,122
136	5,122	136	5,122	136	5,122
137	5,122	137	5,122	137	5,122
138	5,122	138	5,122	138	5,122



TRACT #	90 FT. AREA	DESCRIPTION
TRACT # 1	194,297	4,487' OPEN SPACE, LANDSCAPE & BREEZES
TRACT # 2	83,259	3,000' X 2,700'
TOTAL	277,556	6,384'

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

MONUMENT LINE

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

NOTES:

- GROUND COVER, FLOWERS, AND GRASSES LESS THAN 2' IN HEIGHT ARE PERMITTED WITHIN THE VISIBILITY EASEMENT.
- LANDSCAPING SHALL NOT BE SPACED LESS THAN 8 FEET ABOVE THE GROUND.
- TREES SHALL NOT BE SPACED LESS THAN 8 FEET.
- SET STANDARD DETAIL NO. C-248 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND APPROACH REFERENCES FOR WHEN SIDE STREET IS CONVEYED BY SIDE SIGHT.

C.O.C. LOG NO. PFT 14-0012

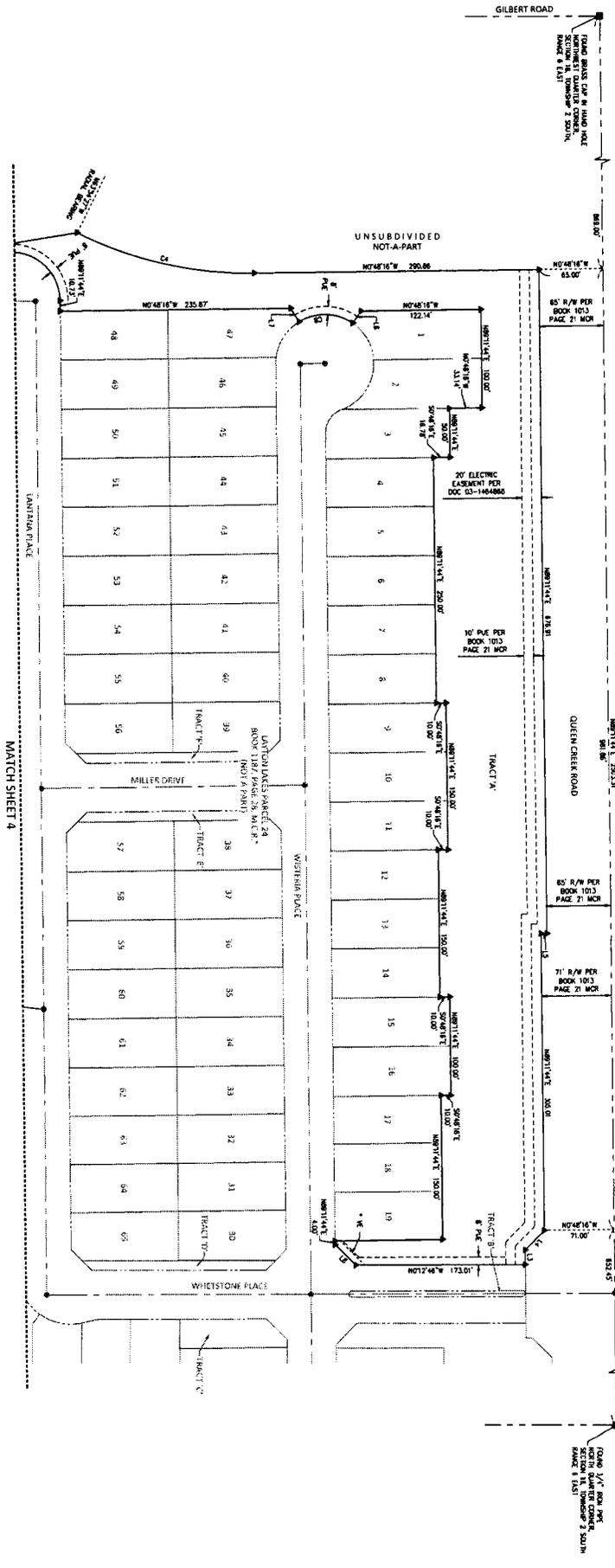
FPT 14-0012

DATE	REVISION
09-03-14	1. SCALE
09-03-14	2. SCALE
09-03-14	3. SCALE
09-03-14	4. SCALE
09-03-14	5. SCALE
09-03-14	6. SCALE
09-03-14	7. SCALE
09-03-14	8. SCALE
09-03-14	9. SCALE
09-03-14	10. SCALE
09-03-14	11. SCALE
09-03-14	12. SCALE
09-03-14	13. SCALE
09-03-14	14. SCALE
09-03-14	15. SCALE
09-03-14	16. SCALE
09-03-14	17. SCALE
09-03-14	18. SCALE
09-03-14	19. SCALE
09-03-14	20. SCALE
09-03-14	21. SCALE
09-03-14	22. SCALE
09-03-14	23. SCALE
09-03-14	24. SCALE
09-03-14	25. SCALE
09-03-14	26. SCALE
09-03-14	27. SCALE
09-03-14	28. SCALE
09-03-14	29. SCALE
09-03-14	30. SCALE

REPLAT
OF A PORTION OF LAYTON LAKES PARCEL 24
CHANDLER, ARIZONA



Bowman CONSULTING
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Phone: 480-820-8850
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www.bowmanconsulting.com



- LEGEND**
- ▣ FOUND BRASS CAP (FURN)
 - SET MONUMENT PER M.C. STANDARDS
 - ▲ SUBDIVISION CORNER TO BE SET AT
 - COMPLETION OF MASS BRUSHES
 - M.C.P. MONUMENT ON PLAT RECORD
 - N.A.P. NOT A PART
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY PER LAYTON LAKES PARCEL 24, BOOK 1187, PAGE 28, M.C.R.
 - * V.E. 20' X 20' VISIBILITY EASEMENT
 - VAE VEHICLE NO-ACCESS EASEMENT
 - VEHICLE NO-ACCESS EASEMENT
 - EASEMENT LINE (AS NOTED)
 - RIGHT-OF-WAY
 - PROPERTY BOUNDARY LINE
 - SUBDIVISION BOUNDARY
 - SECTION LINE

C.O.C. LOG NO. FPT 14-0012

FPT 14-0012

DATE	REVISION
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	
10-09-2014	

DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 SCALE: 1"=50'
 SHEET NO. 3 OF 4

REPLAT
OF A PORTION OF LAYTON LAKES PARCEL 24
CHANDLER, ARIZONA



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