#38

JAN 28 2016

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-009**

DATE: JANUARY 28, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: FPT15-0024 LAYTON LAKES PARCEL 18 AMENDED

Request: Final Plat (FPT) approval

Location: South and West of the SWC of Lindsay and Queen Creek roads

Applicant: Troy Peterson, Bowman Consulting

BACKGROUND

The Final Plat is for a single-family residential subdivision that was approved by City Council in late 2007. This Final Plat is for the replat of Parcel 18 of the Layton Lakes master planned community and represents minor adjustments to lot lines. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

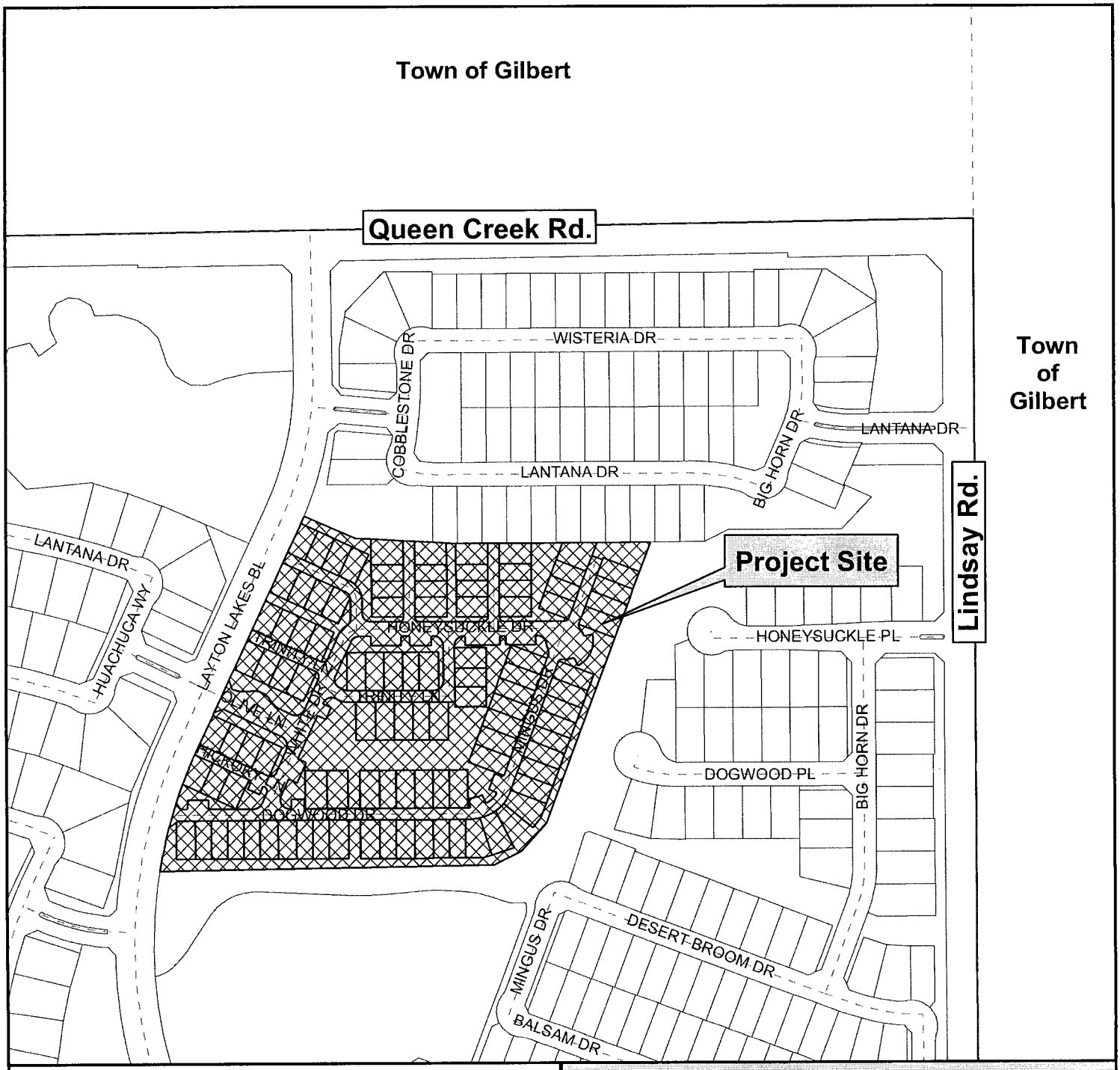
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT15-0024 LAYTON LAKES PARCEL 18 AMENDED.

PROPOSED MOTION

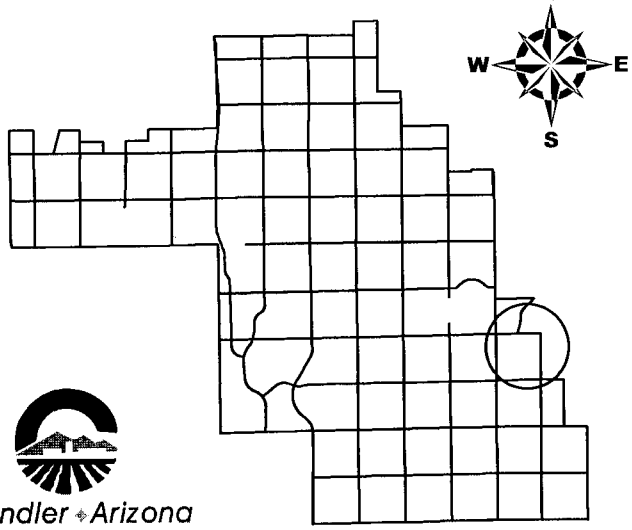
Move City Council approve Final Plat, FPT15-0024 LAYTON LAKES PARCEL 18 AMENDED, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

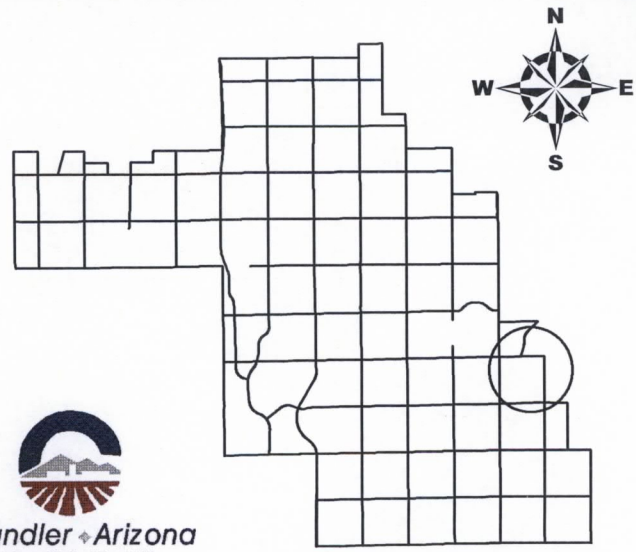


Chandler Arizona
Where Values Make The Difference

Layton Lakes Parcel 18 Amended

CITY OF CHANDLER 1/11/2016

Vicinity Map



Chandler Arizona
Where Values Make The Difference

Layton Lakes Parcel 18 Amended

CITY OF CHANDLER 1/11/2016

FINAL PLAT
OF
LAYTON LAKES PARCEL 18 AMENDED

A RE-PLAT OF "LAYTON LAKES PARCEL 18"
RECORDED IN BOOK 1193 OF MAPS, PAGE 31, M.C.R.
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR LAYTON, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAYTON LAKES PARCEL 18 AMENDED", A RE-PLAT OF "LAYTON LAKES PARCEL 18" AS RECORDED IN BOOK 1193 OF MAPS, PAGE 31, M.C.R., A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LAYTON LAKES PARCEL 18 AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SUBDIVISION AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

TRACTS 'A' THROUGH 'M' ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AND DECLARED TO BE COMMON PROPERTY WITHIN A PARCEL ASSESSMENT AREA TO BE OWNED AND MAINTAINED BY THE LAYTON LAKES HOMEOWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE LOTS WITHIN "LAYTON LAKES PARCEL 18 AMENDED" AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON LAKES AND THE TRACT DECLARATION OF ANNEXATION OF A PORTION OF LAYTON LAKES (PARCEL 18).

THE STREETS ARE PRIVATE STREETS. THERE IS HEREBY DECLARED TO BE A PERPETUAL EASEMENT ON TRACT 'A' FOR PRIVATE ROADWAYS AND INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF, THE OWNER'S FAMILY, THE OWNER'S TENANTS, AND THEIR GUESTS, INVITEES, CONTRACTORS, AND EMPLOYEES. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS A PERPETUAL EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT 'A' FOR (1) THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES AND ANCILLARY FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER, RECLAIMED WATER, AND SEWER LINES, (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, AND (3) INGRESS AND EGRESS FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

EASEMENTS ARE ESTABLISHED IN THE LOCATIONS AND FOR THE PURPOSES SHOWN ON THE PLAT.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS AND PORTIONS OF ALL LOTS IS THE RESPONSIBILITY OF THE LAYTON LAKES HOMEOWNERS ASSOCIATION AS STATED IN NOTE 13 ON THIS PLAT. THE MAINTENANCE OF THE LANDSCAPING WITHIN PUBLIC OR PRIVATE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE LAYTON LAKES HOMEOWNERS ASSOCIATION. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE LAYTON LAKES HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS AND TRACTS OF THIS SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT INCLUDES, BUT IS NOT LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND ITS HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS AND TRACTS IN THE SUBDIVISION AND OWNER FURTHER AGREES THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF, LENNAR LAYTON, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

LENNAR LAYTON, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION
ITS: SOLE MEMBER

BY: ______________________
JEFFERY GUNDERSON
ITS: VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ______ DAY OF ______________, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFFERY GUNDERSON WHO ACKNOWLEDGED HIMSELF 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.

______________________ ____________
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: ______________

NOTES:
1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, PAVEMENT, 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. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.

NOTES - CONTINUED:
7. 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.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2870H, DATED SEPTEMBER 30, 2005.
9. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
10. THE LAYTON LAKES HOMEOWNERS ASSOCIATION ("HOA") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE PARCEL 18 AMENDED OPEN SPACE (AS DEFINED IN NOTE 12). THE SOURCE OF IRRIGATION WATER FOR THE PARCEL 18 AMENDED OPEN SPACE SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE OWNER OR HOA SHALL CAUSE THE PARCEL 18 AMENDED OPEN SPACE 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 PARCEL 18 AMENDED OPEN SPACE IS AVAILABLE, THEN THE HOA SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE PARCEL 18 AMENDED OPEN SPACE. AT SUCH TIME AS TITLE TO THE PARCEL 18 AMENDED OPEN SPACE IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE OWNER SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE OWNER BENEFITING OR OTHERWISE APPLICABLE TO THE PARCEL 18 AMENDED OPEN SPACE.
11. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE LAYTON LAKES HOMEOWNERS ASSOCIATION.
12. "PARCEL 18 AMENDED OPEN SPACE" IS ALL PORTIONS OF THE TRACTS AND LOTS AND THE LANDSCAPING AND IMPROVEMENTS EXISTING FROM TIME TO TIME THEREON (INCLUDING ALL RECLAIMED WATER LINES AND POTABLE WATER BACKFLOW PREVENTION VALVES SITUATED WITHIN THE TRACTS AND LOTS), EXCEPT (1) RESIDENTIAL UNITS CONSTRUCTED ON THE LOTS, (2) THE LAND AREA UPON WHICH THE RESIDENTIAL UNITS ARE SITUATED, (3) THE PRIVATE OUTDOOR SPACE ASSOCIATED WITH EACH RESIDENTIAL UNIT, AND (4) THE LANDSCAPING WITHIN AND THE WALLS AND FENCES ENCLOSING THE PRIVATE OUTDOOR SPACE, ALL AS MORE FULLY DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON LAKES AND THE TRACT DECLARATION OF ANNEXATION OF A PORTION OF LAYTON LAKES (PARCEL 18).
13. THE LAYTON LAKES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF "PARCEL 18 OPEN SPACE" SITUATED ON TRACTS AND LOTS IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON LAKES AND THE TRACT DECLARATION OF ANNEXATION OF A PORTION OF LAYTON LAKES (PARCEL 18).
14. NO OWNER (OTHER THAN THE LAYTON LAKES HOMEOWNERS ASSOCIATION) HAS THE RIGHT TO IMPROVE, ALTER OR CONTROL THE PARCEL 18 AMENDED OPEN SPACE, INCLUDING, BUT NOT LIMITED TO, THE PORTION OF PARCEL 18 AMENDED OPEN SPACE SITUATED ON THE OWNER'S LOT.
15. CERTAIN LOTS ARE ENCUMBERED BY AND SUBJECT TO A "PRIVATE OUTDOOR SPACE EASEMENT" OR "POSE" AS ESTABLISHED BY AND DEPICTED ON THIS PLAT. A PRIVATE OUTDOOR SPACE EASEMENT IS A PERPETUAL, EXCLUSIVE EASEMENT IN THE AREA DEPICTED ON THE BURDENED LOT FOR THE BENEFIT OF AND APPURTENANT TO THE NEIGHBORING LOT ADJACENT TO THE POSE FOR THE PURPOSE OF SITUATING ON SUCH POSE ALL OR A PORTION OF THE "PRIVATE OUTDOOR SPACE" ESTABLISHED FOR THE RESIDENTIAL UNIT CONSTRUCTED ON THE BENEFITED NEIGHBORING LOT, ALL AS MORE FULLY DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON LAKES AND THE TRACT DECLARATION OF ANNEXATION OF A PORTION OF LAYTON LAKES (PARCEL 18).
16. THE POOL, CABANA, AND OTHER AMENITIES, IF ANY, SITUATED FROM TIME TO TIME WITHIN TRACT "K" ARE FOR THE EXCLUSIVE USE AND ENJOYMENT OF OWNERS OF LOTS WITHIN THIS PLAT AND SUCH OWNERS' FAMILY MEMBERS AND TENANTS RESIDING IN A RESIDENTIAL UNIT SITUATED ON SUCH OWNER'S LOT, AND THEIR GUESTS, ALL AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAYTON LAKES AND THE TRACT DECLARATION OF ANNEXATION OF A PORTION OF LAYTON LAKES (PARCEL 18).
17. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

BOUNDARY CORNER NOTIFICATION
PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

LENNAR LAYTON, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: ______________________

ITS: ______________________

LIENHOLDER RATIFICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN CONSTRUCTION, DEED OF TRUST, AND FIXTURE FILING, RECORDED IN DOC. NO. 2012-1007638, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE TRACT DECLARATION OF ANNEXATION RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAMES THIS _____ DAY OF __________ 2015.

CALIFORNIA BANK & TRUST, A CALIFORNIA BANKING CORPORATION

BY: ______________________

ITS: ______________________

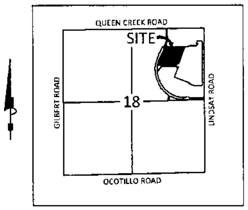
ACKNOWLEDGMENTS
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ________ DAY OF ______________, 2015, 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.

______________________ ____________
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: ______________



VICINITY MAP
NTS

OWNER
LENNAR LAYTON, LLC
1725 W. GREENTREE DRIVE,
SUITE 114
TEMPE, AZ 85284
PHONE: (480) 777-4800

DEVELOPER
LENNAR LAYTON, LLC
1725 W. GREENTREE DRIVE
SUITE 114
TEMPE, AZ 85284
PHONE: (480) 777-4800

ENGINEER
BOWMAN CONSULTING
1295 W. WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX

1	COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
2	DETAILS, LOT AREA TABLE, TRACT AREA & USAGE TABLE, BOUNDARY OVERVIEW AND SHEET LAYOUT
3 - 6	FINAL PLAT PLAN SHEETS

SITE DATA
ZONING:	P.A.D.
NUMBER OF LOTS	102
TOTAL PARCEL 18 AMENDED AREA	12.2229 ACRES

BASIS OF BEARINGS
THE BASIS OF BEARING, NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST - ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, PER BOOK 832 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDER.

HOMEOWNERS RATIFICATION
BY THIS RATIFICATION ______________, DULY ELECTED PRESIDENT OF THE LAYTON LAKES HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

______________________ ____________
SIGNATURE DATE

ACKNOWLEDGMENT
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ________ DAY OF ______________, 2015, 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.

______________________ ____________
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: ______________

CITY OF CHANDLER CERTIFICATION
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 PURPOSE FOR WHICH THEY ARE PLATTED.

______________________ ____________
PLANNING AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS 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

APPROVAL
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

DAY ________ OF ______________, 2015.

BY: ______________________ ____________
MAYOR DATE

ATTEST: ______________________ ____________
CITY CLERK DATE

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

11/16/15

KENT M. GROH
REGISTERED LAND SURVEYOR NO. 44808
BOWMAN CONSULTING
1295 W WASHINGTON STREET, SUITE 103
TEMPE, ARIZONA 85281

C.O.C. LOG NO. FPT 15-0024

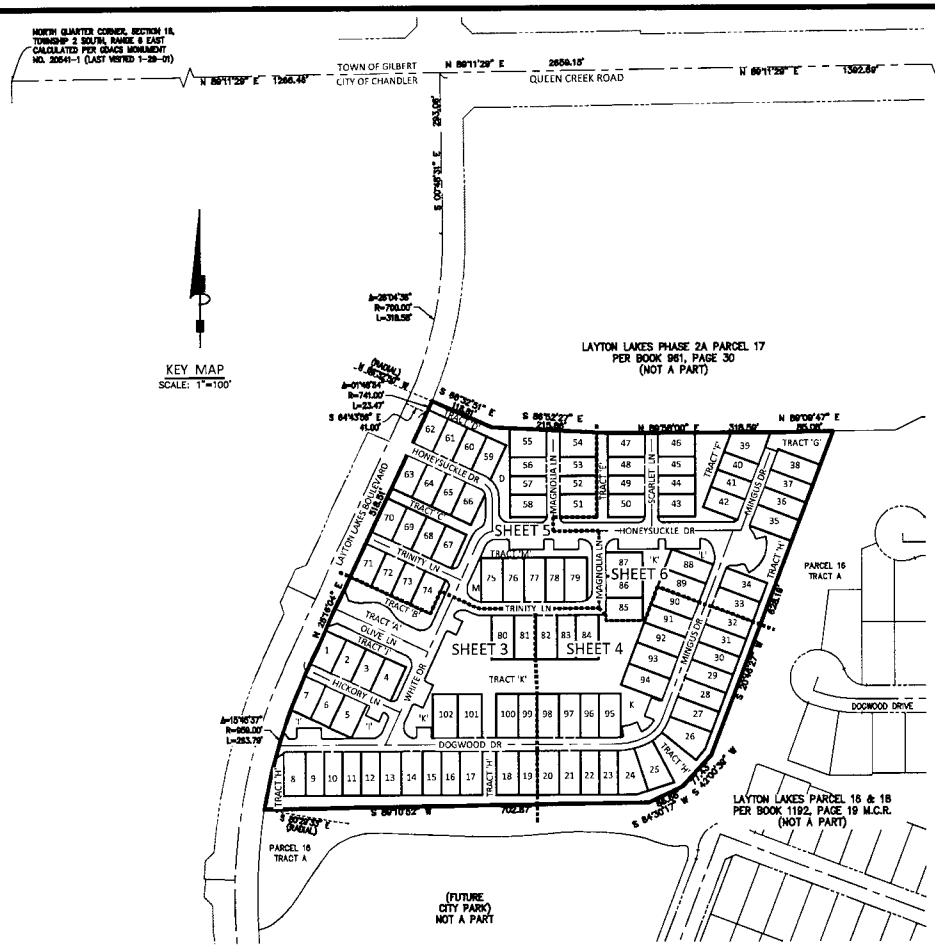
FINAL PLAT
LAYTON LAKES PARCEL 18 AMENDED
CHANDLER, ARIZONA

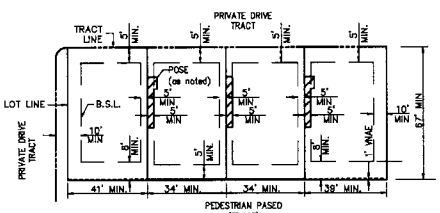
Bowman CONSULTING

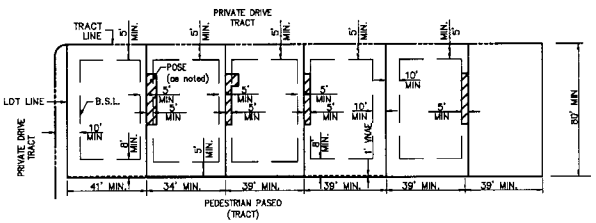
KENT M. GROH 44808

DATE: 12-08-15
SCALE N.T.S.

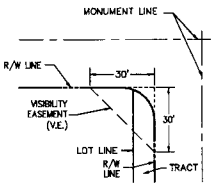
LOT TABLE			LOT TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	2,858	0.0656	52	2,278	0.0523
2	2,613	0.0600	53	2,278	0.0523
3	2,613	0.0600	54	3,163	0.0726
4	2,747	0.0631	55	3,496	0.0803
5	2,825	0.0649	56	2,278	0.0523
6	2,613	0.0600	57	2,278	0.0523
7	2,948	0.0677	58	2,747	0.0631
8	3,275	0.0752	59	2,621	0.0602
9	2,720	0.0624	60	2,613	0.0600
10	2,720	0.0624	61	2,613	0.0600
11	2,720	0.0624	62	2,684	0.0611
12	2,720	0.0624	63	2,704	0.0621
13	3,120	0.0716	64	2,613	0.0600
14	3,120	0.0716	65	2,813	0.0600
15	2,720	0.0624	66	2,717	0.0624
16	2,720	0.0624	67	2,747	0.0631
17	3,280	0.0753	68	2,613	0.0600
18	3,280	0.0753	69	2,613	0.0600
19	2,720	0.0624	70	2,742	0.0629
20	3,120	0.0716	71	2,782	0.0639
21	3,120	0.0716	72	2,613	0.0600
22	2,720	0.0624	73	2,613	0.0600
23	2,728	0.0626	74	2,747	0.0631
24	3,523	0.0809	75	3,120	0.0716
25	3,502	0.0804	76	3,120	0.0716
26	3,841	0.0836	77	3,120	0.0716
27	3,120	0.0716	78	2,720	0.0624
28	2,960	0.0680	79	3,271	0.0751
29	2,880	0.0661	80	3,280	0.0753
30	2,720	0.0624	81	3,120	0.0716
31	2,734	0.0628	82	3,120	0.0716
32	2,720	0.0624	83	2,720	0.0624
33	3,028	0.0695	84	3,280	0.0753
34	2,959	0.0679	85	2,747	0.0631
35	3,338	0.0766	86	2,613	0.0600
36	2,767	0.0635	87	2,948	0.0677
37	2,767	0.0635	88	2,960	0.0680
38	3,174	0.0729	89	2,871	0.0659
39	3,383	0.0777	90	2,720	0.0624
40	2,278	0.0523	91	2,720	0.0624
41	2,278	0.0523	92	3,120	0.0716
42	2,613	0.0600	93	3,280	0.0753
43	2,747	0.0631	94	3,280	0.0753
44	2,278	0.0523	95	3,120	0.0716
45	2,278	0.0523	96	2,720	0.0624
46	2,953	0.0678	97	3,120	0.0716
47	2,950	0.0677	98	3,120	0.0716
48	2,278	0.0523	99	2,720	0.0624
49	2,278	0.0523	100	3,280	0.0753
50	2,747	0.0631	101	3,520	0.0808
51	2,747	0.0631	102	3,680	0.0845
TOTAL =			SQ FT 292,213		ACRES 6.704







TYPICAL LOT DETAIL
(PARCEL 18)
N.T.S.



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

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 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT 'A'	110,380	2.5340	PRIVATE ROADWAY & PUBLIC UTILITY EASEMENT
TRACT 'B'	5,927	0.1361	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'C'	4,898	0.1124	PUBLIC UTILITY EASEMENT, LANDSCAPING & OPEN SPACE
TRACT 'D'	6,643	0.1525	DRAINAGE & RETENTION, LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'E'	4,574	0.1050	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'F'	7,528	0.1728	DRAINAGE & RETENTION, LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'G'	4,820	0.1106	LANDSCAPING & OPEN SPACE
TRACT 'H'	31,989	0.7344	DRAINAGE & RETENTION, LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'I'	4,673	0.1073	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'J'	3,910	0.0898	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'K'	46,959	1.0780	DRAINAGE & RETENTION, LANDSCAPING & OPEN SPACE
TRACT 'L'	1,465	0.0336	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT 'M'	6,446	0.1480	LANDSCAPING, OPEN SPACE & PUBLIC UTILITY EASEMENT

THE USES SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE-LISTED TRACTS AND ARE INDICATED AS SHOWN ON THE PLAT SHEETS.

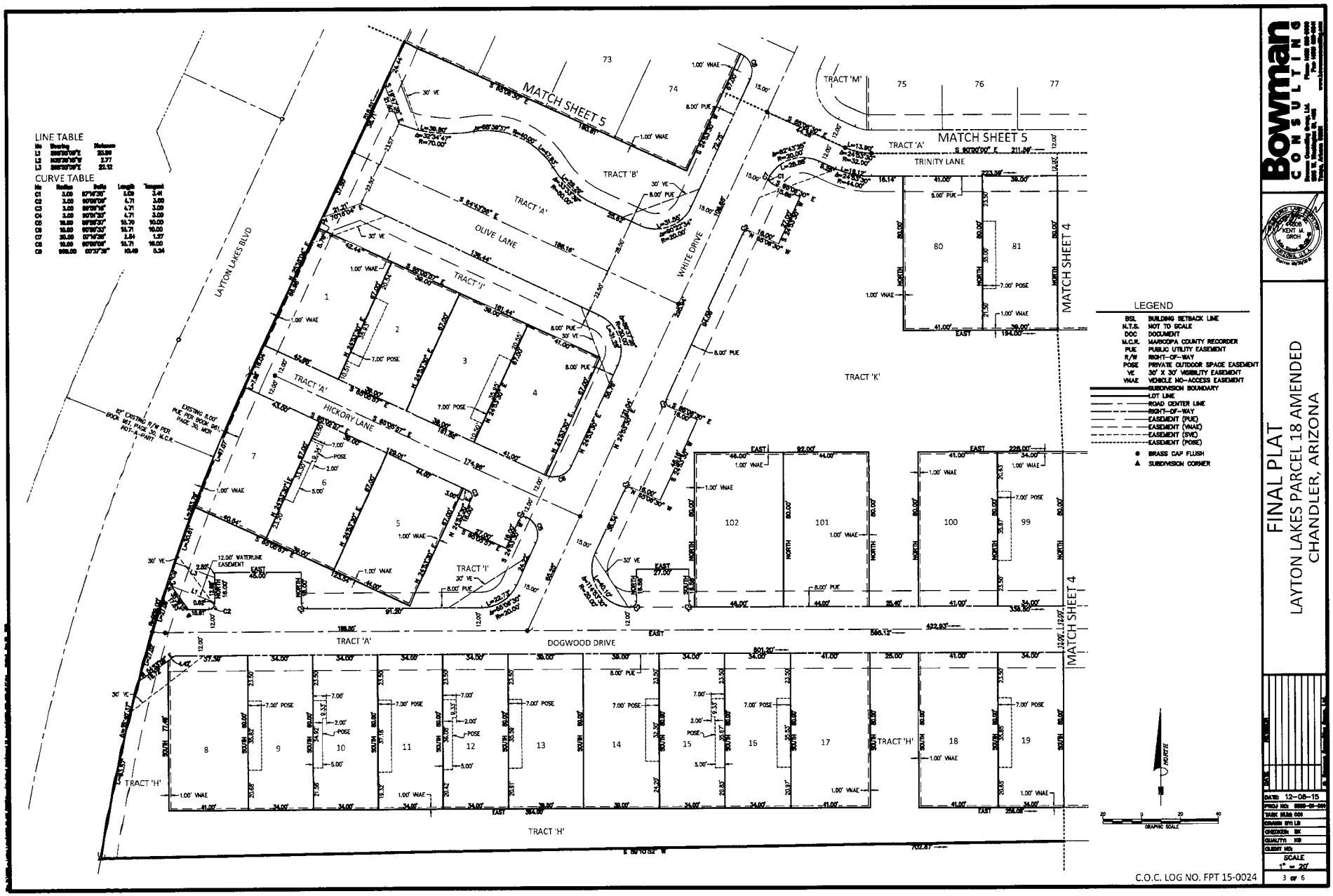
DR=DRAINAGE EASEMENTS
LS=LANDSCAPE
OS=OPEN SPACE
PUE=PUBLIC UTILITY EASEMENT
PR=PRIVATE ROADWAY

C.O.C. LOG NO. FPT 15-0024

Bowman CONSULTING

FINAL PLAT
LAYTON LAKES PARCEL 18 AMENDED
CHANDLER, ARIZONA

DATE: 12-08-15
PROJ NO: 0005-02-001
TASK NO: 001
DRAWN BY: LB
CHECKED BY: BK
QUALITY: KD
CLIENT NO:
SCALE: N.T.S.

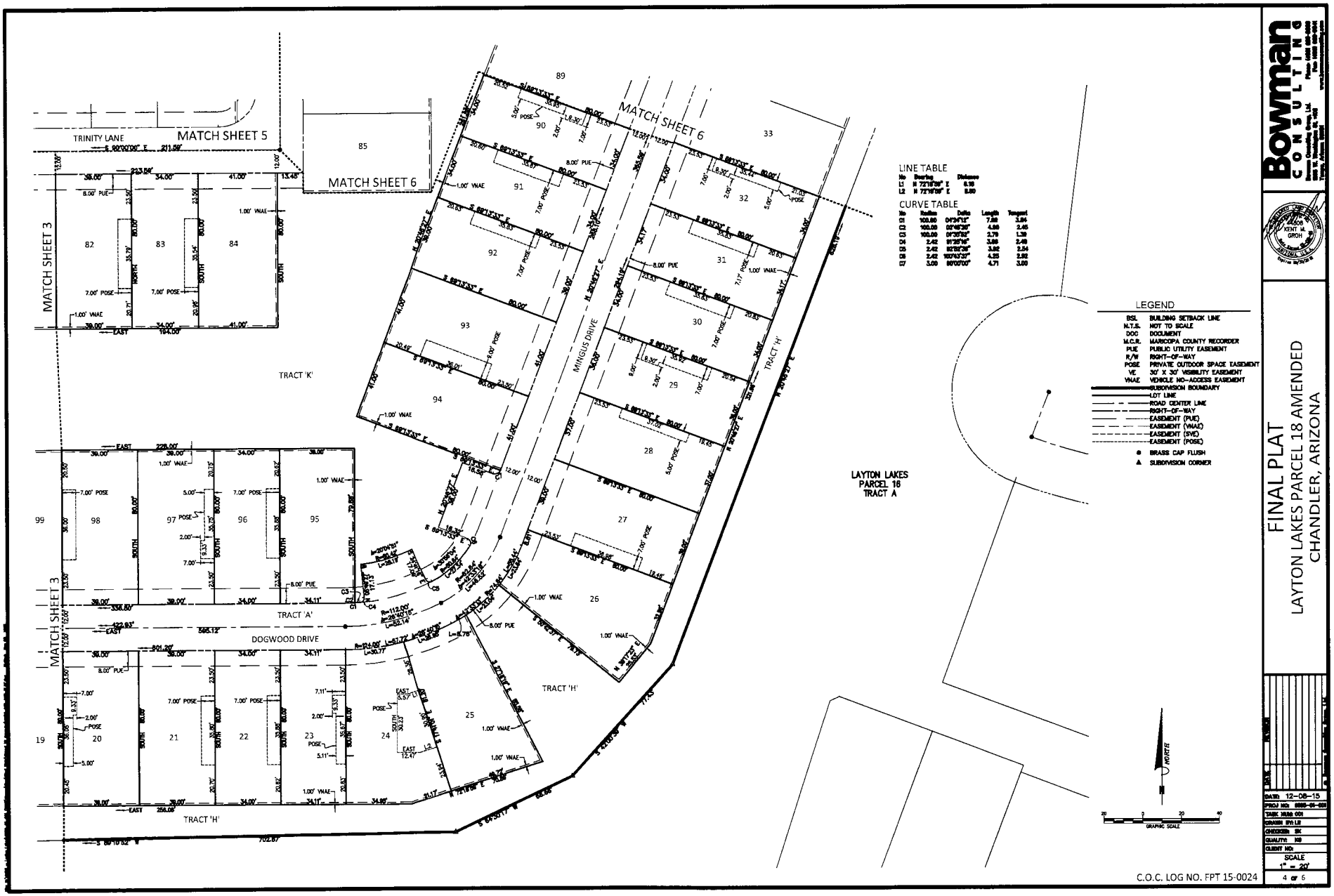


C.O.C. LOG NO. FPT 15-0024

Bowman CONSULTING

FINAL PLAT
LAYTON LAKES PARCEL 18 AMENDED
CHANDLER, ARIZONA

DATE 12-08-15
SCALE 1" = 20'
3 OF 6

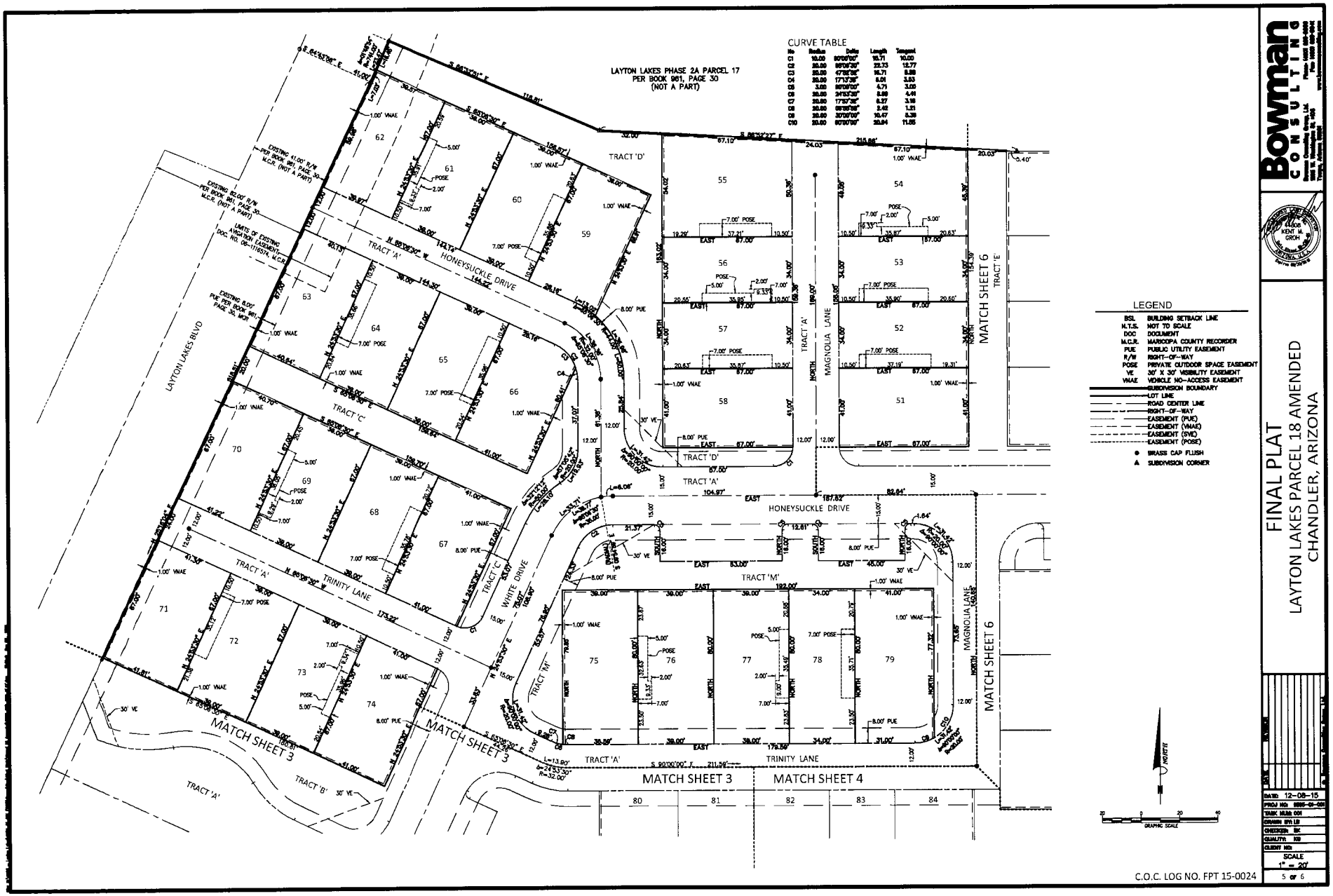


Bowman CONSULTING

FINAL PLAT
LAYTON LAKES PARCEL 18 AMENDED
CHANDLER, ARIZONA

DATE 12-08-15
SCALE 1" = 20'
4 OF 6

C.O.C. LOG NO. FPT 15-0024



Bowman CONSULTING

KENT M. GROH

FINAL PLAT

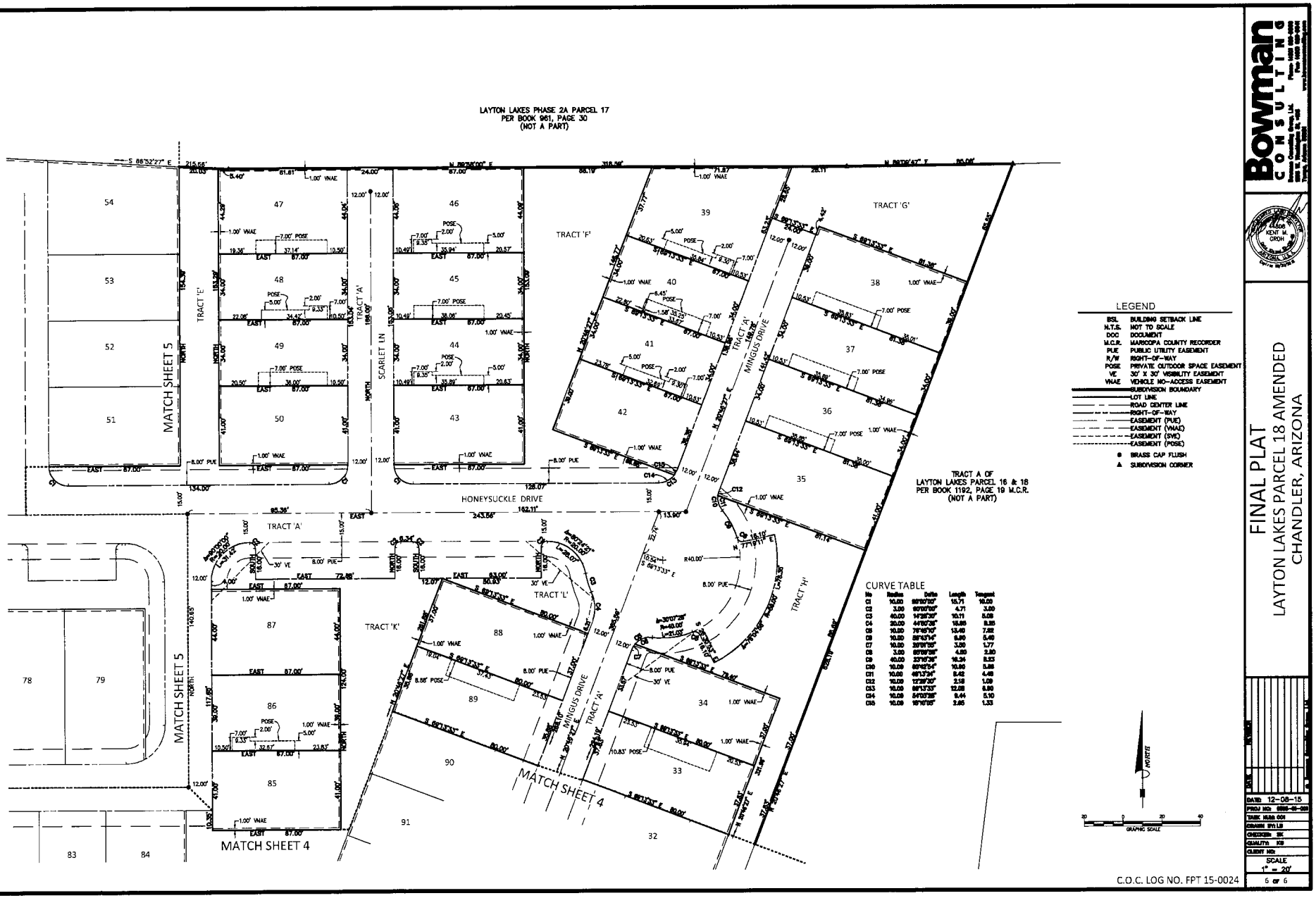
LAYTON LAKES PARCEL 18 AMENDED

CHANDLER, ARIZONA

DATE	12-08-15
PROJ NO.	
TASK NUM.	
DRAWN BY	
CHECKED BY	
QUALITY	
CLIENT NO.	
SCALE	1" = 20'

5 OF 6

C.O.C. LOG NO. FPT 15-0024



Bowman CONSULTING

FINAL PLAT
LAYTON LAKES PARCEL 18 AMENDED
CHANDLER, ARIZONA

DATE 12-08-15
SCALE 1" = 20'
6 OF 6