

#6
FEB 22 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-023

DATE: FEBRUARY 8, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: DVR06-0057/PPT07-0001 STONEFIELD II
Introduction and Tentative Adoption of Ordinance No. 3883

Request: Request rezoning from Agricultural (AG-1) zoning to Planned Area Development (PAD) zoning to allow for two single-family residential subdivisions, along with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout on approximately 38 acres, and PDP approval for housing product for the northern portion of the site.

Location: South of the southeast corner of Germann and Dobson Roads.

Applicant: Burch and Cracchiolo, P.A.
Ed Bull / Brennan Ray

Project Info: Appx: 38 acres at 2.59 du/ac
36 - 60' x 120' size lots "Site B"
65 - 85' x 135' size lots "Site A"
10 floorplans, 3 elevations ranging from 1,671 sq.ft. to 3,294 sq.ft.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, the Clemente Ranch Area Plan, and PAD zoning, Planning Commission and Staff recommend approval with conditions.

BACKGROUND

The approximate 38-acre site is located south of the southeast corner of Germann and Dobson Roads within the Clemente Ranch Area Plan. The area plan is bounded by Germann Road, Alma School Road, Queen Creek Road, and Dobson Road. The area plan was approved in 1993 and amended in 2005 due to the request of the Stonefield I subdivision.

To the north of the subject site is a vacant parcel zoned for commercial. Directly to the site's east and south is the Stonefield I, and Clemente Ranch single-family residential subdivision. West, across Dobson Road is the Chuparasos mixed-use development.

Currently, the site is the location of the Dugan Dairy. The dairy is in the process of relocating its operations, and as part of the process all cattle will be relocated, structures removed and the site cleared.

The request is to rezone the subject site from AG-1 to PAD to allow for two single-family subdivisions. The site will be divided into two individual subdivisions. The northern portion of the site, titled "Site B", will be a continuation of the Stonefield I subdivision, and will be connected with the existing Stonefield I subdivision. "Site B" is requesting PDP approval for subdivision layout, and PDP approval for architectural diversity.

The southern portion of the site will be "Site A". "Site A" will be its own gated, single-family subdivision, with no vehicular connections to "Site B", or to the Stonefield I subdivision. "Site A" is requesting PDP approval for subdivision layout only, and housing product for "Site A" will require a separate PDP application and approval.

Stonefield II is a continuation of the Stonefield I subdivision. There are currently two distinct housing products within the 199-lot Stonefield I subdivision. The west portion of the Stonefield I subdivision includes a z-lot layout for 114 lots creating an overall density of 5.92 du/ac, with an overall lot size of approximately 4,230 square feet. The eastern portion of the Stonefield I subdivision provides standard lot layout for 85 lots at an overall density of 3.03 du/ac, with lot size ranging from 7,670 square feet to 11,758 square feet.

SUBDIVISION LAYOUT

"Site B" will consist of 36 - 60' x 120' lots with an average lot size of 7,200 square feet. Direct access into the subdivision will be along Dobson Road with a connection to the Stonefield I subdivision at the southeastern portion of the subdivision. Located at the entrance of "Site B" is an open space area with amenities provided for residents. Amenities include a ramada and barbeque station.

"Site B" meets the required subdivision diversity guidelines, and 10 of the optional subdivision diversity guidelines. The required subdivision diversity guidelines include; sense of neighborhood arrival, distinct project themes, vehicular access to rear yards, deeper rear yard setbacks for two-story homes, irregular shape retention areas, useable and accessible retention

areas, 10' landscaped parkways, and stagger or other visual breaks. Some of the optional subdivision diversity guidelines include view fencing, lot width diversity, wider side yards, staggering setbacks, increased landscape parkways, and a variety of other options.

Along Dobson Road is an open space turf area ranging in width from approximately 70' to 120' feet, providing additional open space for residents. A second open space area is located where "Site B", "Site A", and the Stonefield I subdivision converge. Amenities at the site include a ramada, barbeque station and tot lot.

"Site A" consists of 65 - 85' x 135' size lots with an average lot size of 11,687 square feet. Lot sizes will range from 9,225 square feet to 17,460 square feet. "Site A" is a gated community and will only be provided emergency vehicular access into "Site B". An open space amenity area is provided for residents at the entrance of the subdivision. Amenities for the site include a ramada, barbeque station, and a climbing boulder park.

Surrounding the Stonefield II subdivision will be a theme wall matching in design to the theme wall of the Stonefield I subdivision. The theme wall is painted CMU block with a split face horizontal band, and a split face accent band on the top of the wall. There will be a 24" CMU pilaster with stone veneer located every 150" on center and at the ends of the wall. The entry monument signage will carry the same theme as the Stonefield I subdivision, and will be constructed of stone veneer. View fencing will abut the homes, rather than be placed along Dobson Road, allowing for a large view corridor.

HOUSING PRODUCT

There will be two distinct housing products for Stonefield II. The housing product for "Site B" will be Maracay's 4500 Series product, which is similar to the housing product used in the Stonefield I subdivision. Housing product for "Site A" will require a separate PDP. With the full development of Stonefield II there will be three housing products within the Stonefield subdivisions, allowing for a wide range of diversity for residents.

Housing product for "Site B" meets all of the required architectural diversity elements, and 10 of the optional architectural diversity elements. The Series 4500 housing product will feature 10 floorplans with three elevations available. There are 4 single-story and 6 two-story plans ranging in size from 1,671 square feet to 3,294 square feet. Architectural styles include Desert Prairie, Ranch Hacienda, and Santa Barbara.

The homes offer a mix of recessed forward facing garages, and standard and optional side entry garages. The development offers optional garage extensions, outdoor living spaces, and basements for all plans except the smallest. Outdoor living spaces are a minimum of 140 sq. ft. and include columns and beam treatments to match the building elevation. All the housing products within "Site B" offer a variety of paint color palettes and roof tile colors. Three landscape packages are available for each housing type.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- A 4' by 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on Tuesday December 19, 2006 at the Tarwater Elementary School. Three neighbors and a representative from Tarwater Elementary School were present at the neighborhood meeting. The attendees had general questions about the proposal. Overall the project was well received.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6

Opposed: 0

Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Clemente Ranch Area Plan, and PAD zoning, recommend approval of DVR06-0057 STONEFIELD II, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "STONEFIELD II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0057, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.

7. 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.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. The side yard setbacks for "Site B" shall be a minimum of 5 feet and 10 feet.
11. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
12. There shall be a minimum of 20 total play stations.
13. All homes built on corner lots within the residential subdivision shall be single story or a combination of one- and two-story with the one-story portion on the street side.
14. The same elevation shall not be built side-by-side or directly across the street from one another.
15. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story elements.
16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
18. 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 DVR06-0057 STONEFIELD II development shall use treated effluent to maintain open space, common areas, and landscape tracts.

19. Lots adjacent to Dobson Road, specifically lots 36, 37, and 38 shall be limited to no more than one two-story home for every third lot.

Staff recommends approval of the Preliminary Plat subject to the following condition:

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

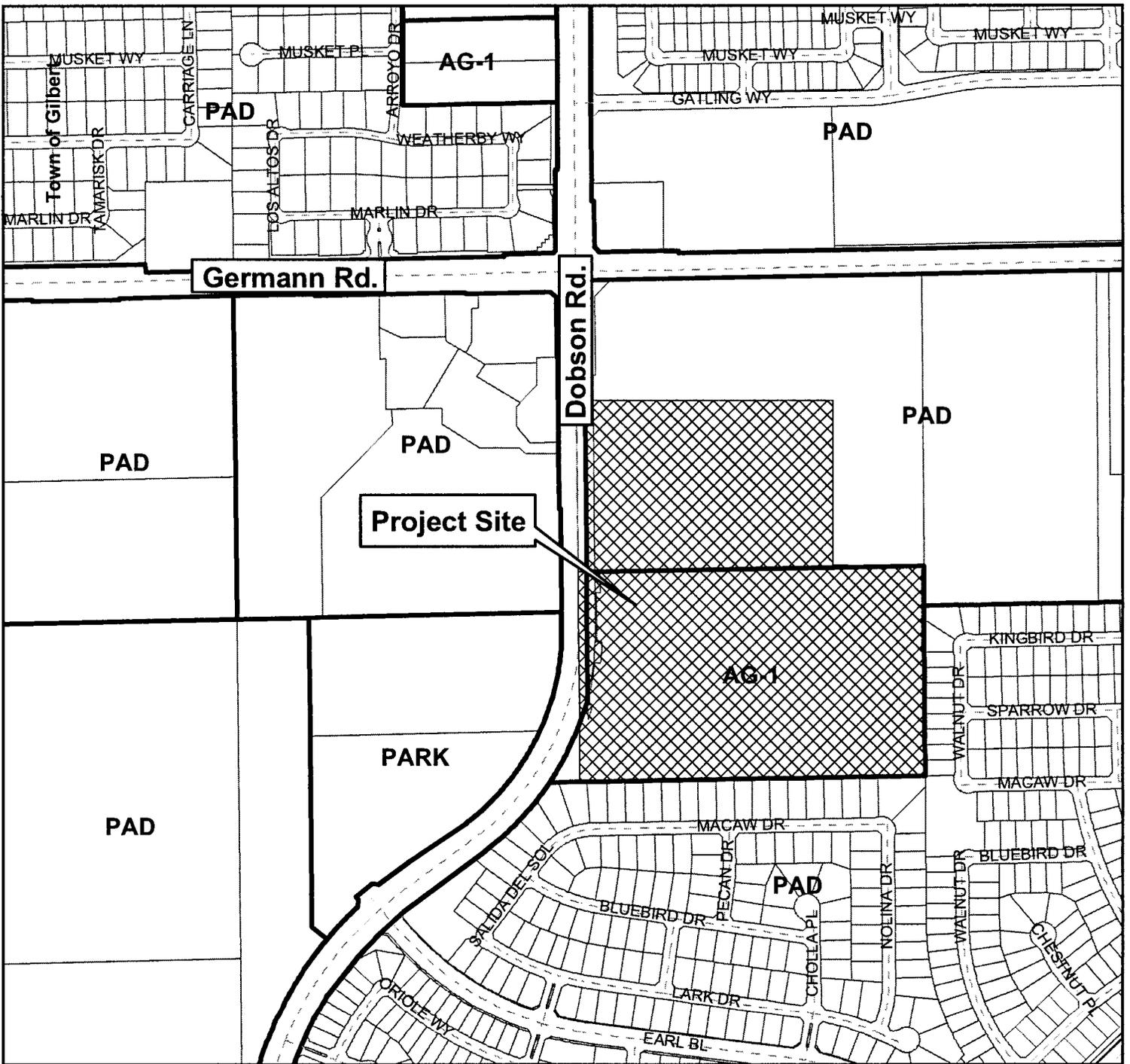
PROPOSED MOTIONS

Move to introduce and tentatively adopt Ordinance No. 3883, approving DVR06-0057 STONEFIELD II, subject to the conditions recommended by Planning Commission and Staff.

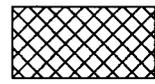
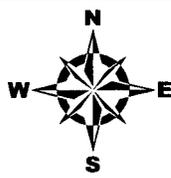
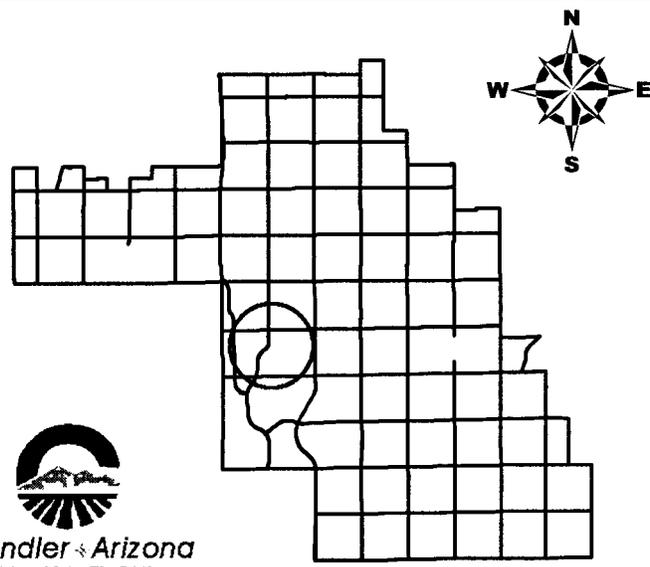
Move to approve the Preliminary Plat PPT07-0001 STONEFIELD II, as per Planning Commission and Staff recommendation.

Attachments:

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Development Booklet
6. Ordinance No. 3883

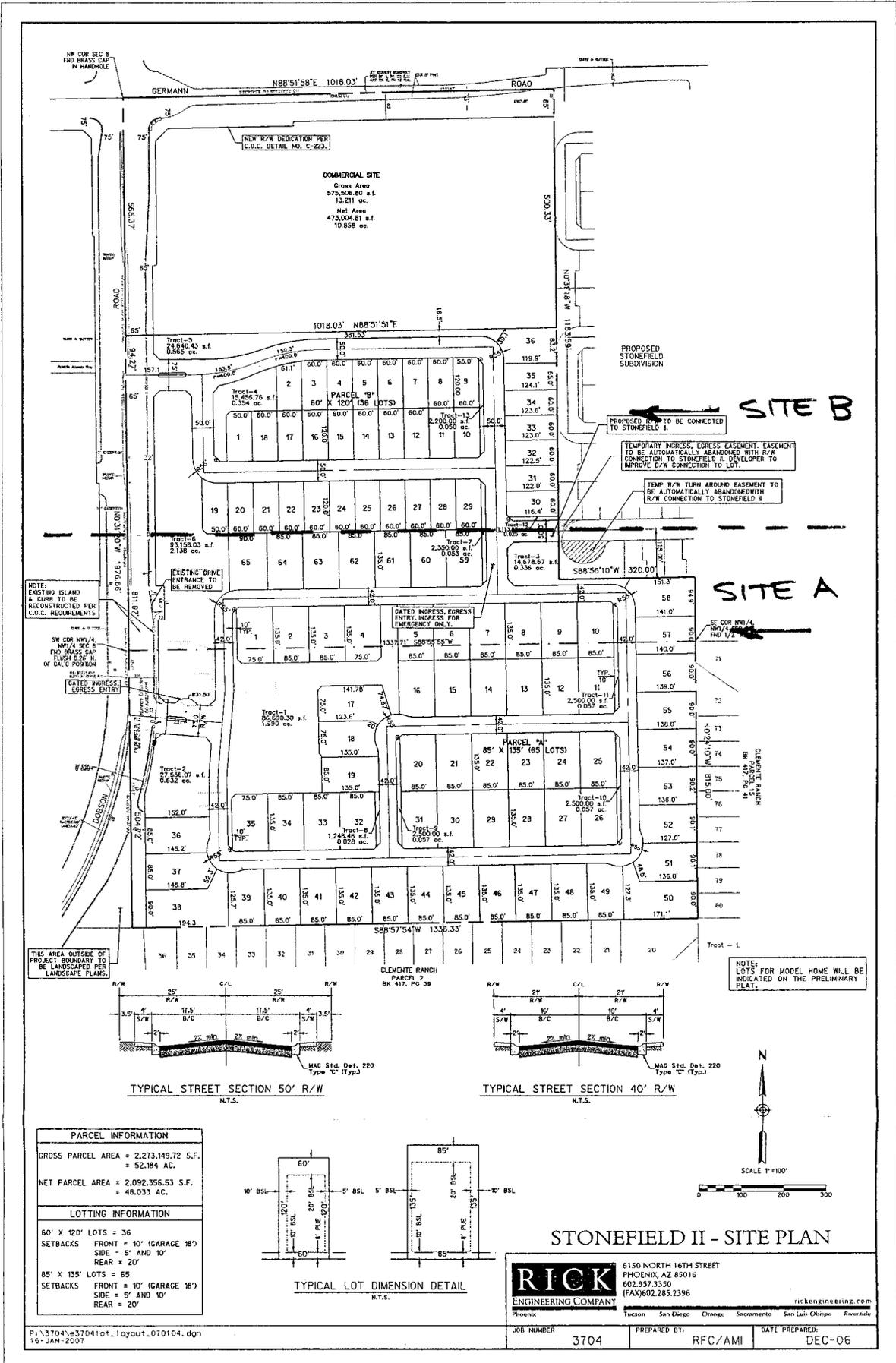


Vicinity Map



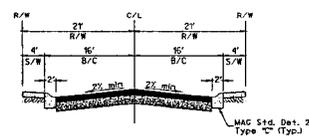
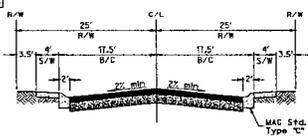
DVR06-0057

Stonefield II

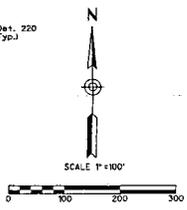
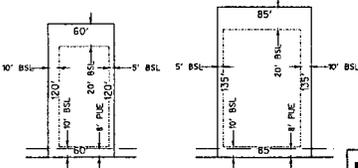


NOTE: EXISTING ISLAND CURB TO BE RECONSTRUCTED PER C.O.C. REQUIREMENTS

NOTE: EXISTING DRIVE ENTRANCE TO BE REMOVED

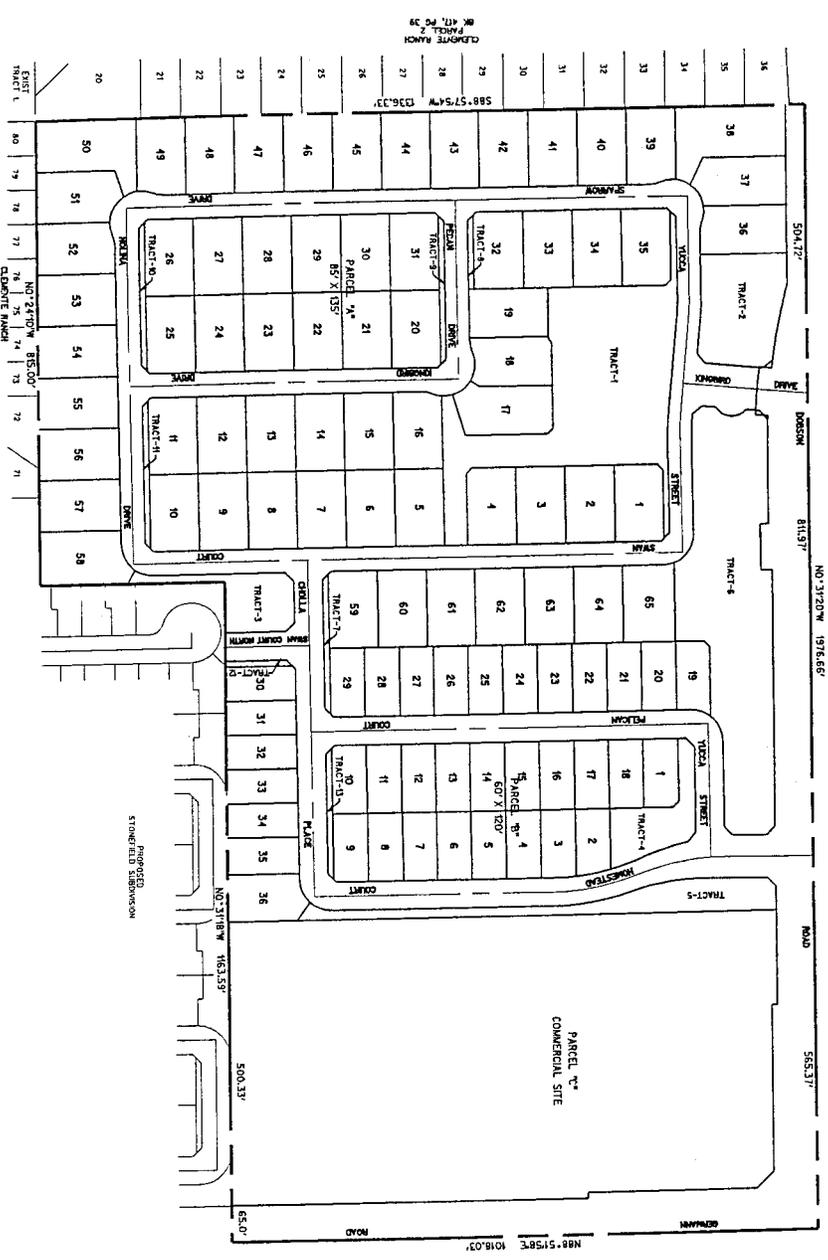


| PARCEL INFORMATION | |
|---------------------|---|
| GROSS PARCEL AREA | = 2,273,149.72 S.F. = 52.184 AC. |
| NET PARCEL AREA | = 2,092,356.53 S.F. = 48.033 AC. |
| LOTGING INFORMATION | |
| 60' X 120' LOTS | = 36 |
| SETBACKS | FRONT = 10' (GARAGE 18') SIDE = 5' AND 10' REAR = 20' |
| 85' X 135' LOTS | = 65 |
| SETBACKS | FRONT = 10' (GARAGE 18') SIDE = 5' AND 10' REAR = 20' |



STONEFIELD II - SITE PLAN

RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, AZ 85016
 602.957.3350
 (FAX) 602.285.2396
 rickengineering.com



OPEN AREA SUMMARY - TRACTS

| Tract | Area (S.F.) | Area (Ac.) | Use |
|------------|-------------|------------|----------------------------------|
| TRACT - 1 | 16,430 S.F. | 0.37 AC. | Development/Community/Commercial |
| TRACT - 2 | 17,526 S.F. | 0.40 AC. | Development/Community/Commercial |
| TRACT - 3 | 14,419 S.F. | 0.33 AC. | Development/Community/Commercial |
| TRACT - 4 | 15,477 S.F. | 0.35 AC. | Development/Community/Commercial |
| TRACT - 5 | 34,410 S.F. | 0.79 AC. | Development/Community/Commercial |
| TRACT - 6 | 21,189 S.F. | 0.48 AC. | Development/Community/Commercial |
| TRACT - 7 | 2,950 S.F. | 0.07 AC. | Landscaping |
| TRACT - 8 | 1,498 S.F. | 0.03 AC. | Landscaping |
| TRACT - 9 | 2,600 S.F. | 0.06 AC. | Landscaping |
| TRACT - 10 | 2,600 S.F. | 0.06 AC. | Landscaping |
| TRACT - 11 | 2,600 S.F. | 0.06 AC. | Landscaping |
| TRACT - 12 | 2,600 S.F. | 0.06 AC. | Landscaping |
| TRACT - 13 | 2,200 S.F. | 0.05 AC. | Landscaping |

LOTS PARCEL 7A

| Lot No. | Area (S.F.) | Area (Ac.) |
|------------|-------------|------------|
| LOT NO. 1 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 2 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 3 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 4 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 5 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 6 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 7 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 8 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 9 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 10 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 11 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 12 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 13 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 14 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 15 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 16 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 17 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 18 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 19 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 20 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 21 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 22 | 14,015 S.F. | 0.32 AC. |

RESIDENTIAL LOT DATA PARCEL 7B 85X135'

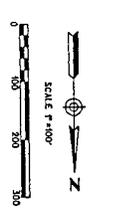
| Lot No. | Area (S.F.) | Area (Ac.) |
|------------|-------------|------------|
| LOT NO. 23 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 24 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 25 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 26 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 27 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 28 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 29 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 30 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 31 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 32 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 33 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 34 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 35 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 36 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 37 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 38 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 39 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 40 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 41 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 42 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 43 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 44 | 14,015 S.F. | 0.32 AC. |

RESIDENTIAL LOT DATA PARCEL 7C 60X120'

| Lot No. | Area (S.F.) | Area (Ac.) |
|------------|-------------|------------|
| LOT NO. 45 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 46 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 47 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 48 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 49 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 50 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 51 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 52 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 53 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 54 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 55 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 56 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 57 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 58 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 59 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 60 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 61 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 62 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 63 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 64 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 65 | 14,015 S.F. | 0.32 AC. |

RESIDENTIAL LOT DATA PARCEL 7D 60X120'

| Lot No. | Area (S.F.) | Area (Ac.) |
|------------|-------------|------------|
| LOT NO. 66 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 67 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 68 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 69 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 70 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 71 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 72 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 73 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 74 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 75 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 76 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 77 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 78 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 79 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 80 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 81 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 82 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 83 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 84 | 14,015 S.F. | 0.32 AC. |
| LOT NO. 85 | 14,015 S.F. | 0.32 AC. |



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------|------|
| 1 | 1-100-STAKE-IT | |

PROJECT NO. 1100
DATE: 01-12-2000

PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

RICK ENGINEERING COMPANY
1100 N. W. 10th St., Ft. Lauderdale, FL 33304
Tel: (954) 571-1100

DESIGNED: HFC/JAM
DRAWN: JAM
CHECKED: JAM
DATE: 01-12-2000

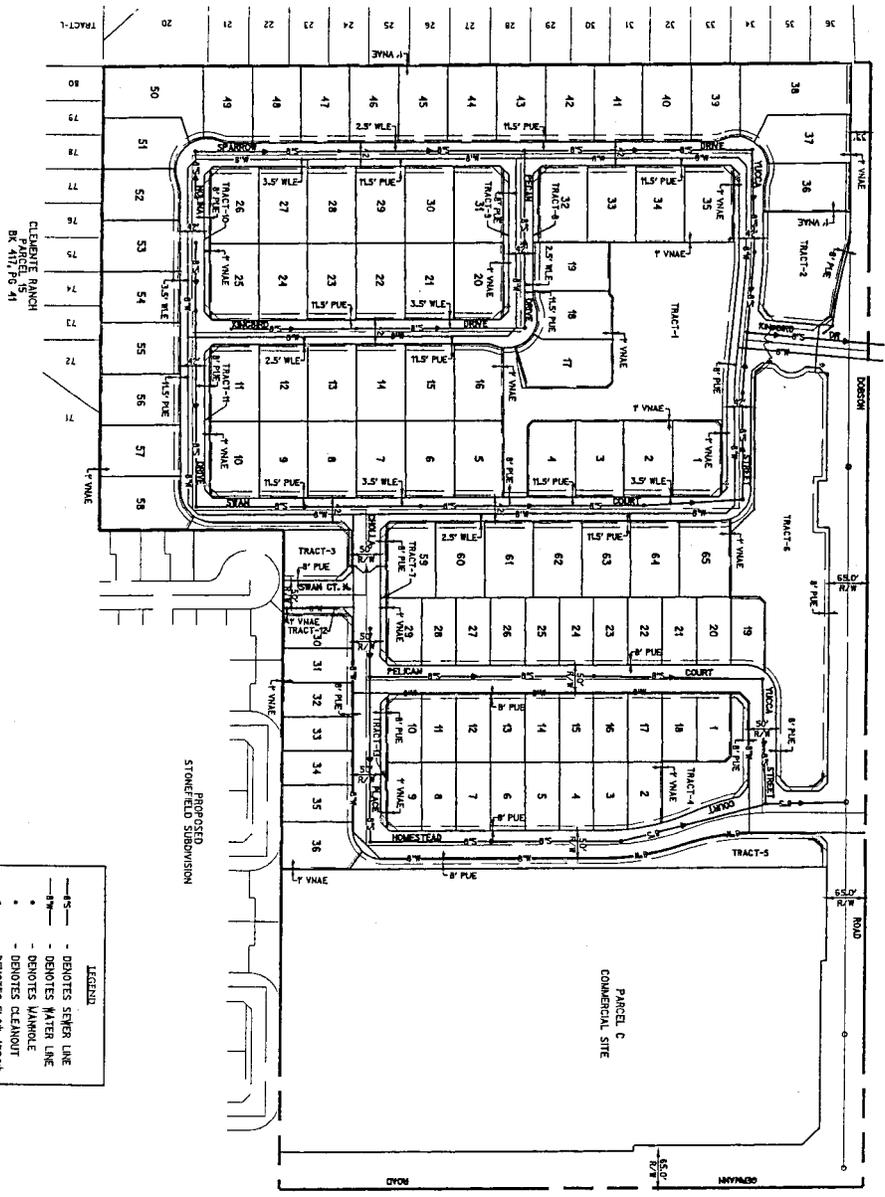
COPYRIGHT 2000
RICK ENGINEERING COMPANY

**STONEFIELD II
LAND USE AND AREA PLAN**



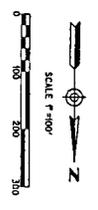
1320320011.05.dgn
01-FEB-2007

CLEMENTE RANCH
PARCEL 2
BK 411, PG 39



LEGEND

- 4.5' - DENOTES SEWER LINE
- 8" - DENOTES WATER LINE
- DENOTES MANHOLE
- DENOTES CLEANOUT
- DENOTES FLOW ARROW
- DENOTES MANHOLE

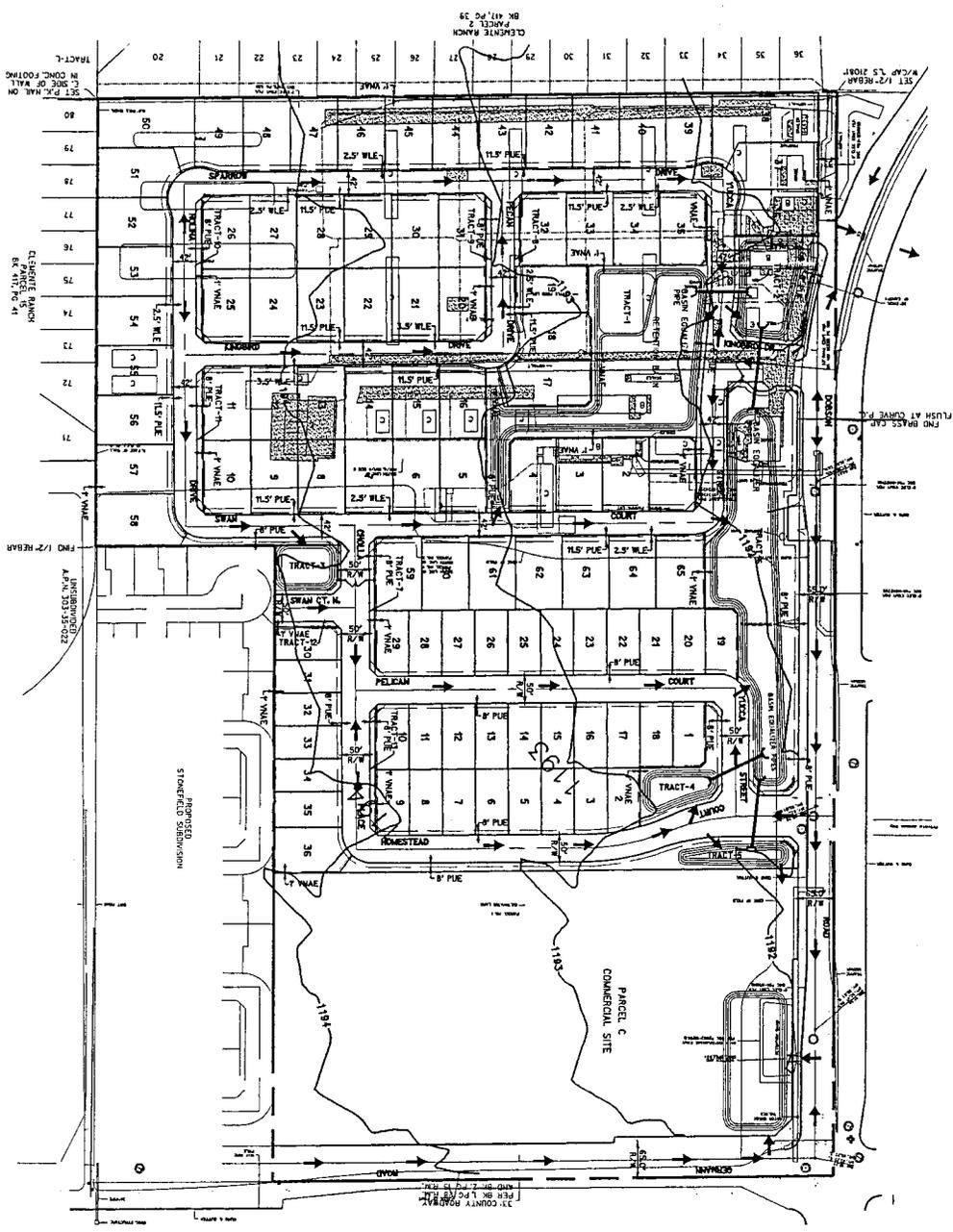


| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |

(800) 283-7100
 1-800-818K-EF
 Rick Engineering, Inc.
 10000 Parkway
 Houston, Texas 77036

RICK ENGINEERING, INC.
 10000 PARKWAY HOUSTON, TEXAS 77036
 PROJECT NO. 3704 DESIGNED: NFC/AMI COPYRIGHT 2006
 DATE: 01-FEB-2007 DRAWN: AMI RICK ENGINEERING COMPANY

**STONEFIELD II
PRELIMINARY UTILITY PLAN**

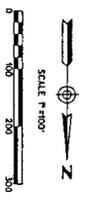


LEGEND

↑ DENOTES DRAINAGE ARROW

--- DENOTES EXISTING CONTOUR

--- DENOTES PROPOSED CULVERT



| | | |
|-----|-----------|------|
| NO. | REVISIONS | DATE |
| | | |
| | | |

1-100 STAKE-IT

(800) 343-1100

1-800 STAKE-IT

A:\3114\311401-1-01-001
 01/18/2001

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

RICK
ENGINEERING COMPANY

PROJECT NO. 378
DATE: 01-FEB-2001

DESIGNED: APC/AMI
DRAWN: AMI

37th COUNTY ROAD
11183
11182
11181

COMMERCIAL SITE

PARCEL C

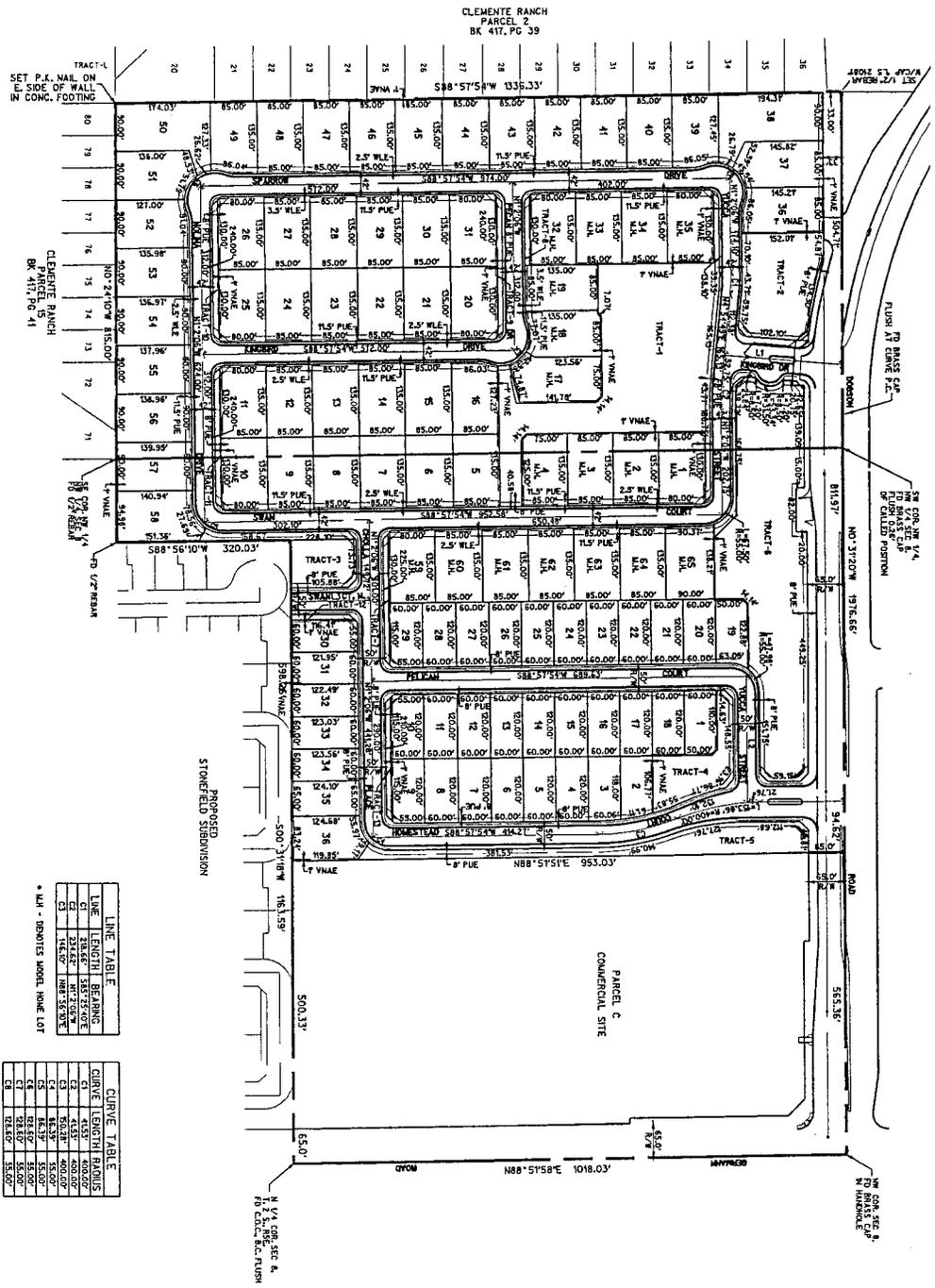
37th COUNTY ROAD
11183
11182
11181

COMMERCIAL SITE

PARCEL C



STONEFIELD II
PRELIMINARY GRADING & DRAINAGE PLAN



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| C1 | 183.67 | S85°55'00"E |
| C2 | 214.67 | N1°22'00"W |
| C3 | 176.07 | N89°53'00"W |

* M1 - DENOTES MODEL HOME LOT

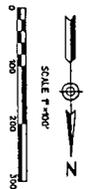
CURVE TABLE

| CURVE | LENGTH | RADIUS |
|-------|--------|---------|
| C1 | 43.5' | 4000.0' |
| C2 | 43.5' | 4000.0' |
| C3 | 43.5' | 4000.0' |
| C4 | 43.5' | 4000.0' |
| C5 | 43.5' | 4000.0' |
| C6 | 43.5' | 4000.0' |
| C7 | 43.5' | 4000.0' |
| C8 | 43.5' | 4000.0' |
| C9 | 43.5' | 4000.0' |
| C10 | 43.5' | 4000.0' |

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

1-800-TIME-IT
1-800-243-7100



RICK
CONSULTANTS & ENGINEERS

1101 NORTH 14TH STREET
PRICHARD, AL 36016
904-937-0100
(FAX) 904-937-0174

PROJECT NO. 3704
DATE: 01-FEB-2007

DESIGNED: RPO/AM
DRAWN: AM

1101 NORTH 14TH STREET
PRICHARD, AL 36016
904-937-0100
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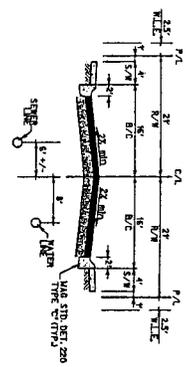
PROJECT NO. 3704
DATE: 01-FEB-2007

DESIGNED: RPO/AM
DRAWN: AM

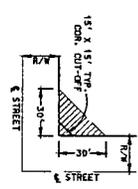


STONEFIELD II
LOT DIMENSIONS WITH SECTION TIES

01-11-2007 10:01:00 AM

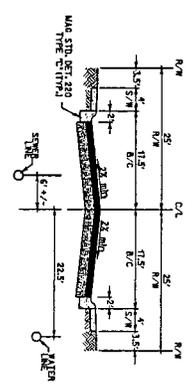


TYPICAL STREET SECTION 42' R/W
N.T.S.
PARCEL 7A - PRIVATE STREETS TRACTS



SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

NOTE: VISIBILITY EASEMENT RESTRICTIONS ANY OBJECT WILL BE PROHIBITED FROM BEING PLACED WITHIN THE TRIANGULAR EASEMENT AREA. ANY OBJECTS PLACED WITHIN THE TRIANGULAR EASEMENT AREA SHALL BE REMOVED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.



TYPICAL STREET SECTION 50' R/W
N.T.S.
PARCEL 7B - PUBLIC STREETS

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

RICK ENGINEERING COMPANY
1100 NORTH 18TH STREET
MILWAUKEE, WI 53214
414.221.7100
WWW.RICK-ENG.COM

PROJECT NO. 1704
DATE: 01-FEB-2007

DESIGNED: HFC/AMI
DRAWN: AMI

COMPONENT 2006
RICK ENGINEERING COMPANY



STONEFIELD II
DETAILS

ORDINANCE NO. 3883

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR06-0057 STONEFIELD II) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "STONEFIELD II", kept on file in the City of Chandler Planning Services Division, in File No.DVR06-0057, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. The side yard setbacks for "Site B" shall be a minimum of 5 feet and 10 feet.
11. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
12. The tot lots shall have a total combined minimum of 20 play stations. The climbing boulders shall count as individual play stations towards the total amount.
13. All homes built on corner lots within the residential subdivision shall be single story or a combination of one- and two-story with the one-story portion on the street side.

14. The same elevation shall not be built side-by-side or directly across the street from one another.
15. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story elements.
16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
18. 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 DVR06-0057 STONEFIELD II

GAB
CITY ATTORNEY

PUBLISHED:

ATTACHMENT 'A'



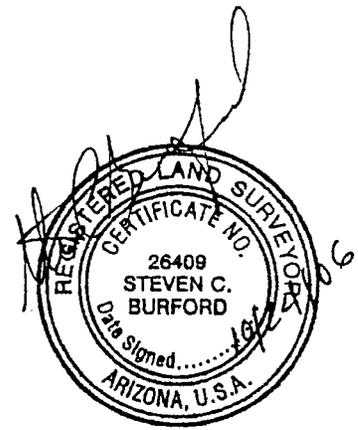
October 20, 2006
Rick No. 3704
SCB

GROSS AREA

A portion of the Northwest quarter of Section 8, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 8;
THENCE South 00 degrees 28 minutes 55 seconds West, along the West line of said Northwest quarter, 565.33 feet to the POINT OF BEGINNING;
THENCE North 89 degrees 52 minutes 00 seconds East, 1018.06 feet;
THENCE South 00 degrees 28 minutes 45 seconds West, 598.32 feet;
THENCE North 89 degrees 56 minutes 25 seconds East, 319.93 feet;
THENCE South 00 degrees 36 minutes 10 seconds West, 815.01 feet;
THENCE South 89 degrees 58 minutes 25 seconds West, 1336.27 feet to the aforementioned West line of the Northwest quarter;
THENCE North 00 degrees 28 minutes 55 seconds East, along said West line, 1411.22 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 38.972 acres, more or less, and subject to all easements of record.

This description is based on information provided to the surveyor.





SCALE 1" = XX'

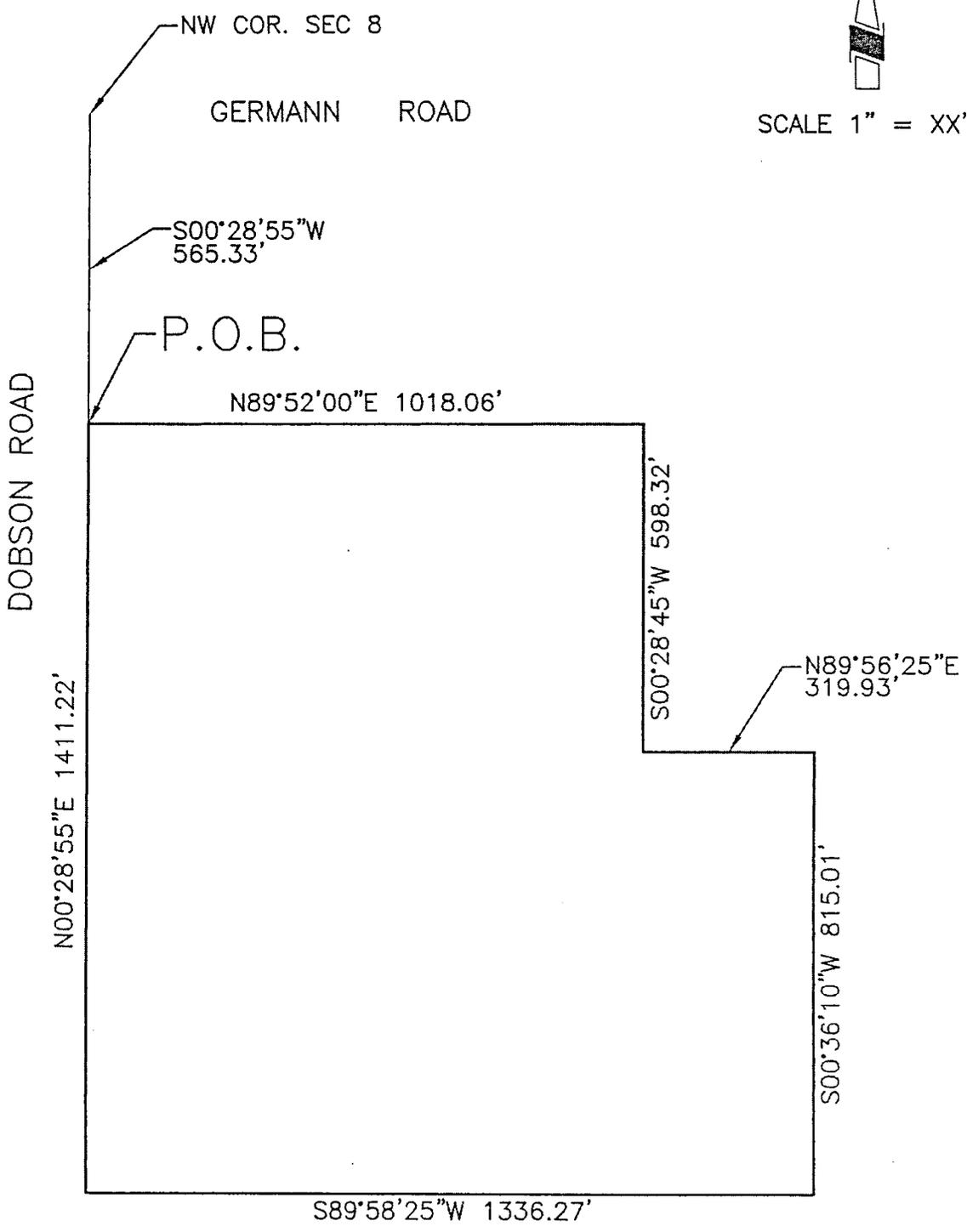


EXHIBIT "A"