

# 8

FEB 22 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-029**

**DATE:** FEBRUARY 8, 2007

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** KEVIN MAYO, SENIOR CITY PLANNER

**SUBJECT:** DVR06-0017/PPT06-0029 LAYTON LAKES PARCEL 16 & 16B  
Introduction and Tentative Adoption of Ordinance No. 3891

**Request:** Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval on approximately 5-acres of an approximately 33-acre site for the development of a church facility. In addition, request Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and housing product for a single-family residential subdivision on the remainder of the 33-acre site located at the northwest corner of Lindsay Road and Layton Lakes Boulevard

**Location:** Northwest corner of Lindsay Road and Layton Lakes Boulevard

**Applicant:** Dave Coble  
Coe & Van Loo, Inc.

**Project Info:** Approximately 33 acres, including a 5-acre church site, 88-lot residential subdivision

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

**DESIGN REVIEW COMMITTEE**

Planning Commission voted to continue this request from the November 1, 2006 hearing to the February 7, 2007 hearing for the purposes of conducting a Design Review Committee hearing. Planning Commission sited concerns with the housing product as submitted with the Preliminary Development Plan. The applicant since decided to provide an updated housing product line for this parcel in lieu of continuing with the product as submitted. A Design Review Committee Hearing was held on January 22, 2007 to review this updated housing product. Overall the product was well received with the Design Review Committee members requesting minor changes to the 4260 Tuscan plan. The applicant has amended the plan as requested.

**BACKGROUND**

The approximate 832-acre Layton Lakes Master Planned development received PAD zoning in March 2001. Of the 832-acres, approximately 373 acres are within the City of Chandler with the majority of Phase I occurring in the Town of Gilbert. In December 2003, a PDP was approved for the 21.6-acre Community Recreation Center as the part of Phase 1 within the City of Chandler. In February 2004, Council approved a Preliminary Development Plan (PDP) and Preliminary Plat involving the subdivision layout and landscape plans for Phases 2, 3, and 4 of the master planned community. The subject Parcel 16 was part of this PDP approval and included 107 residential units. Each of the 7 residential subdivisions within the Chandler portion of Layton Lakes would be required to process futures PDP's for the housing product.

The subject Parcel 16 is bordered to the north by a future Commercial Town Center that includes a sizable portion of the lake system and open space. Adjacent to the west is a future residential townhouse parcel, as well as a future City Park and Elementary School site. South of the subject Parcel 16 exist rural residential properties within Maricopa County. Lindsay Road abuts the subject site's east side with additional residential subdivisions, as part of the Layton Lakes Master Plan within the Town of Gilbert, located east of Lindsay Road.

The request to rezone approximately 5-acres of the approximately 33-acre Parcel 16 from PAD Residential, to PAD Amended, with PDP and Preliminary Plat approval for the construction of a church facility. The 5-acre site is located at the northwest corner of Lindsay Road and Layton Lakes Boulevard. The future Franklin Drive abuts the 5-acre site's west side, with a future Elementary School site located west of the church site. A future City of Chandler well site is included within the 5-acre site.

The approximate 16,642 square-foot church is located within a landscape setting along Lindsay Road providing an attractive street scene. The site's 216 provided parking spaces comply with Code for the projected 300-seat church. The church's material palette consists primarily of various types of masonry brick with a concrete tiled roof. The building's design and massing will compliment the adjacent residential homes. Staff supports the proposed rezoning finding the

church to represent a compatible land use with the adjacent homes, as well as the future elementary school. The site's adjacent arterial and collector streets will provide easy access to the site without impacting the adjacent residential community.

Additionally, the request includes Preliminary Development Plan and Preliminary Plat approval for the housing product and adjusted lot layout for the remaining 88-lot portion of Parcel 16. The updated housing product now features four separate floor plans ranging in size from 1,753 square-feet to 2,697 square-feet. The lot setbacks have been established by a previously approved PDP. The lot setbacks are front yard minimum of 18-feet, side yard minimum of 5-feet and 10-feet, rear yard minimum of 20-feet for a single-story home, and 30-feet for a two-story home along an arterial. The current Preliminary Plat establishes the adjusted lot layout removing the church site portion.

The housing product is in conformance with the Residential Development Standards. Three distinct elevations are included with each floor plan that provide varied roof ridgelines between each elevation. Two of the three elevations provide standard accent stone materials. Decorative windows, accent window shutters, wrought iron accents and railings, as well as decorative columns provide a high level of quality and distinguish the various elevations from one another. Entry porches are provided with each floor plan. The garages are de-emphasized on all four of the floor plans by either rear loading the garage, and/or providing livable space/porches at or beyond the garage face. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof ridgelines. Staff supports the proposed housing product finding the home's to represent a quality architectural design.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on August 23, 2006 at the Chandler Community Center. Approximately 10 neighbors attended the meeting. Questions revolved primarily around the entire Layton Lakes Master Plan and not necessarily regarding the proposed amendments to Parcel 16. No neighbors offered any opposition to this request.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Absent: 1 (Anderson)

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Rezoning and Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 16 & 16B" kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0017, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.

Planning Commission and Staff recommend 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.

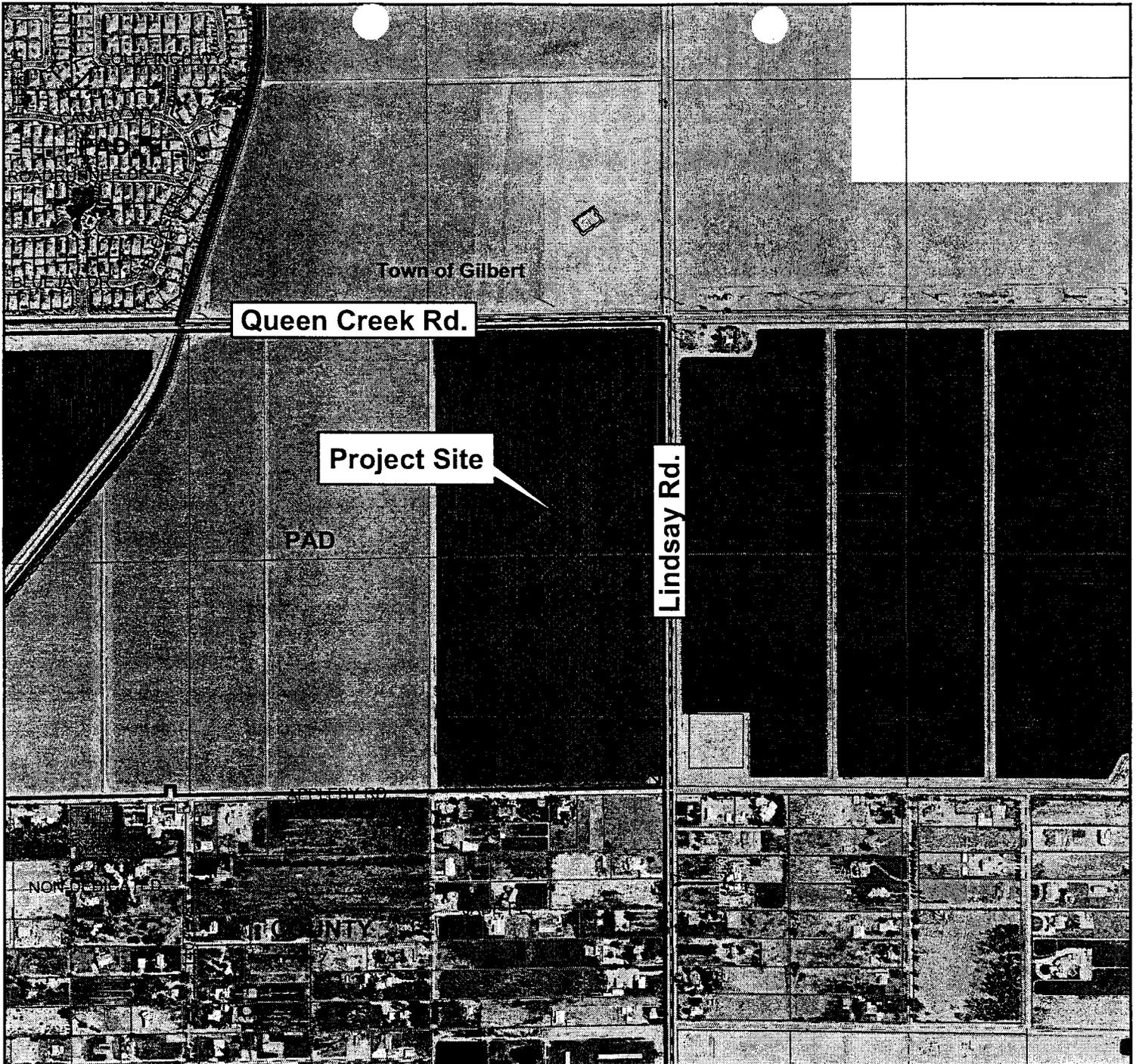
### **PROPOSED MOTIONS**

Move to introduce and tentatively adopt Ordinance No. 3891 approving DVR06-0017 LAYTON LAKES PARCEL 16 & 16B rezoning, as recommended by Planning Commission and Staff.

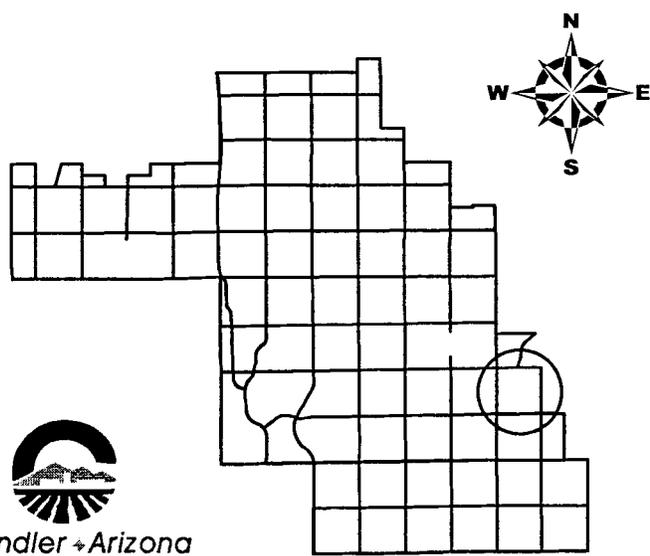
Move to recommend approval of the Preliminary Plat PPT06-0029 LAYTON LAKES PARCEL 16 & 16B, as per Staff recommendation.

### **Attachments**

1. Vicinity Map
2. Ordinance No. 3250
3. Ordinance No. 3891
4. Preliminary Plat
5. Site Plan
6. Church Elevations
7. Housing product
8. Exhibit A, Development Booklet



## Vicinity Map



DVR06-0017

Layton Lakes  
Parcels 16 and 16B



Chandler + Arizona  
Where Values Make The Difference

APPROVED BY  
CHANDLER CITY COUNCIL

# 3  
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CITY CLERK'S OFFICE

ORDINANCE NO. 3250

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PLANNED AREA DEVELOPMENT) (DVR00-0025 LAYTON LAKES) 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 EXHIBIT "A"**

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Gilbert, Queen Creek and Lindsay Roads, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to water and wastewater lines, paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals, subject to compliance with the Pre-Annexation Development Agreement.
5. The developer shall be required to install landscaping in the arterial street median 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.
6. Construction shall commence above foundation walls on single-family 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.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Layton Lakes", Planned Area Development (PAD) Application dated November 29, 2000, kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0025, except as modified by condition herein and shall satisfy the obligations set forth in Section 4 of the Pre-Annexation Development Agreement entered into by the City and the developer.
8. 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.
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 shall be at least a minimum of 5 feet and 10 feet.

11. The exhibits and representations submitted herein are found to be in compliance with the requirements for PAD Conceptual Development Plan approval. The density for the Conceptual PAD designation is established at 0-3.5 du/ac overall with the final density to be determined at the time of Preliminary Development Plan based upon the development quality.
12. The commercial parcels shall be developed with buildings that carry an architectural level of detail on all sides of the buildings similar to the front facades. The site plans shall include plazas, courtyards and enhanced pedestrian walkways. The building intensity shall not exceed a 20% building coverage ratio.
13. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
14. No more than two side-by-side two-story homes along arterial roads.
15. No more than two identical side-by-side roof slopes should be provided along arterial or collector streets or public open space.
16. The homes shall have all copper plumbing for those lines under water pressure.
17. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
18. The development shall use reclaimed water as further identified within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
19. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign for property zoned for commercial and townhouse property, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
20. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the Eastern Canal right-of-way together with the adjoining property dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.

21. The developer shall reserve an 8-acre parcel for a neighborhood park. If, in the event, the city opts not to acquire the parcel then the underlying zoning designation shall be PAD Conceptual for single family homes.
22. The developer shall reserve an 11-acre parcel for a school. Should the school district opt not to acquire the parcel then the underlying zoning designation for the parcel shall be PAD Conceptual for single family homes.
23. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
24. The lot sizes on Parcel 28 shall be a minimum of 32,000 square feet.
25. The developer satisfies its obligations under Section 4 of the Pre-Annexation Development Agreement.
26. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies adjacent to the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Records Office upon sale of the property.
  - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision's relationship to the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum scale of one-inch equals not greater than 500 feet.

- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

- 27. The developer shall dedicate a 0.5-acre parcel for the placement and operation of an Acquifer Storage and Recovery (ASR) Well. The developer shall also provide the property dedication necessary to accommodate the reclaimed water turnout structure and/or any other reclaimed water conveyance mechanisms within the development or as additionally required within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
- 28. The City and the Town of Gilbert execute an Intergovernmental Agreement regarding, among other things the development standards, infrastructure requirements, and relative responsibility for providing utility services applicable to this development in a form acceptable to the City.



LEGAL DESCRIPTION  
LAYTON LAKES  
EXISTING I.G.A. CHANDLER PARCEL

*The following legal description and any references contained therein are based upon that certain ALTA/ACSM Land Title Survey titled Layton Lakes, performed by Agra Infrastructure, Inc., dated and signed on April 21, 2000 by Gerald Hughes, RLS #15573.*

A parcel of land located within Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County Highway Department brass cap in handhole found at the southwest corner of said Section 18, from which a 3/8" rebar found at the south quarter corner of said Section 18 bears North 88°49'33" East (Basis of Bearing); a distance of 2489.44 feet;

Thence North 00°09'41" West, along the west line of said Section 18, a distance of 2650.80 feet to a 1/2" rebar found at the west quarter corner of said Section 18;

Thence North 00°12'40" West, continuing along said west line, a distance of 2648.68 feet to a 3/4" iron pipe found at the northwest corner of said Section 18;

Thence North 89°11'44" East, along the north line of said Section 18, a distance of 2503.25 feet to a 3/4" iron pipe found at the north quarter corner of said Section 18;

Thence North 89°11'28" East, continuing along said north line, a distance of 2659.12 feet to a Maricopa County Highway Department brass cap in handhole found at the northeast corner of said Section 18;

Thence South 00°02'02" East, along the east line of said Section 18, a distance of 2613.25 feet to a point on a line parallel with and 20.00 feet north of the east-west mid-section line of said Section 18;

Thence South 89°01'15" West, along said parallel line, a distance of 3987.12 feet;

Thence South 00°04'05" East, a distance of 20.00 feet;

Thence South 00°00'05" East, a distance of 2646.98 feet to a point on the south line of said Section 18;

Thence South 88°49'33" West, along said south line, a distance of 1159.97 feet to the POINT OF BEGINNING.

Said parcel contains 16,623,722 square feet or 381.63 acres (more or less)



**ORDINANCE NO. 3891**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) RESIDENTIAL TO PLANNED AREA DEVELOPMENT (PAD) AMENDED CHURCH (DVR06-0017 LAYTON LAKES PARCEL 16 & 16B) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) Residential to Planned Area Development (PAD) Amended Church, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 16 & 16B" kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0017, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.

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

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3891 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

        GAB          
CITY ATTORNEY

PUBLISHED:

ORDINANCE NO. 3891 EXHIBIT 'A'

LEGAL DESCRIPTION FOR LAYTON LAKES

PARCEL 16B – CHURCH SITE  
PRELIMINARY PLAT BOUNDARY

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

COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 2,633.27 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 620.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 36 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 28.39 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 595.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 325.52 FEET TO THE BEGINNING OF A TANGENT CURVE OF 225.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, DEPARTING SAID PARALLEL LINE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 29 SECONDS, A DISTANCE OF 81.71 FEET;

THENCE NORTH 20 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 82.05 FEET;  
THENCE SOUTH 69 DEGREES 13 MINUTES 33 SECONDS EAST, A DISTANCE OF 226.88 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 274.09 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 405.48 FEET;  
THENCE SOUTH 45 DEGREES 10 MINUTES 43 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.18 FEET;  
THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 490.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

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

COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 2,633.27 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 620.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 151.32 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, DEPARTING SAID PARALLEL LINE, DISTANCE OF 25.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 595.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 225.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 108.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 487.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 225.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 58 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 108.00 FEET TO THE TRUE POINT OF BEGINNING.

# RECORD OF SURVEY LAYTON LAKES CHURCH SITE PART OF THE NE 1/4, SEC. 18, T. 2 S., R. 6 E., G. & S. R. M., MARICOPA COUNTY, ARIZONA LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE G&A AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WHEREAS, THE LAYTON LAKES CHURCH SITE IS LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE G&A AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AND SAID SECTION 18 BEINGS NORTH 45 DEGREES 30 MINUTES WEST, A DISTANCE OF 2832.7 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1140 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 654.49 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 20 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4100 FEET;

THENCE SOUTH 45 DEGREES 30 MINUTES EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 4600 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 45 DEGREES 30 MINUTES WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 2832.7 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1140 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 654.49 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 20 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4100 FEET;

THENCE SOUTH 45 DEGREES 30 MINUTES EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 4600 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE G&A AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

WHEREAS, THE PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE G&A AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AND SAID SECTION 18 BEINGS NORTH 45 DEGREES 30 MINUTES WEST, A DISTANCE OF 2832.7 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1140 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 654.49 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 20 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 45 DEGREES 30 MINUTES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4100 FEET;

THENCE SOUTH 45 DEGREES 30 MINUTES EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 4600 FEET TO THE TRUE POINT OF BEGINNING.

NO. BUILDINGS  
IRRIGATED FARM FIELD  
4.803 ACRES, MORE OR LESS

EXCEPTION

LEGEND

- INDICATES BRASS CAP AS NOTED
- INDICATES BRASS CAP AS NOTED
- INDICATES RECORD INFORMATION PER GOVERNMENT LAND OFFICE PLATS
- (R1) INDICATES RECORD INFORMATION PER BOOK 88 OF MAPS, PAGE 47
- (R2) INDICATES RECORD INFORMATION PER BOOK 68 OF MAPS, PAGE 30
- (M) INDICATES CIVIL FIELD MEASURED INFORMATION

NO. BUILDINGS  
IRRIGATED FARM FIELD  
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EXCEPTION

LEGEND

- INDICATES BRASS CAP AS NOTED
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- INDICATES RECORD INFORMATION PER GOVERNMENT LAND OFFICE PLATS
- (R1) INDICATES RECORD INFORMATION PER BOOK 88 OF MAPS, PAGE 47
- (R2) INDICATES RECORD INFORMATION PER BOOK 68 OF MAPS, PAGE 30
- (M) INDICATES CIVIL FIELD MEASURED INFORMATION

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY NORTH AMERICAN TITLE COMPANY, (ISSUING AGENT FOR FREET ORDER NO. 12-24-0000070) DATED 12/27/04.

NO MAPPABLE SCHEDULE B ITEMS WERE ENCLOSED BY SAID COMMITMENT.

THE SURVEYED PARCEL DOES NOT CURRENTLY HAVE DIRECT ACCESS TO DEDICATED RIGHT-OF-WAY OR PUBLIC ROADWAYS.

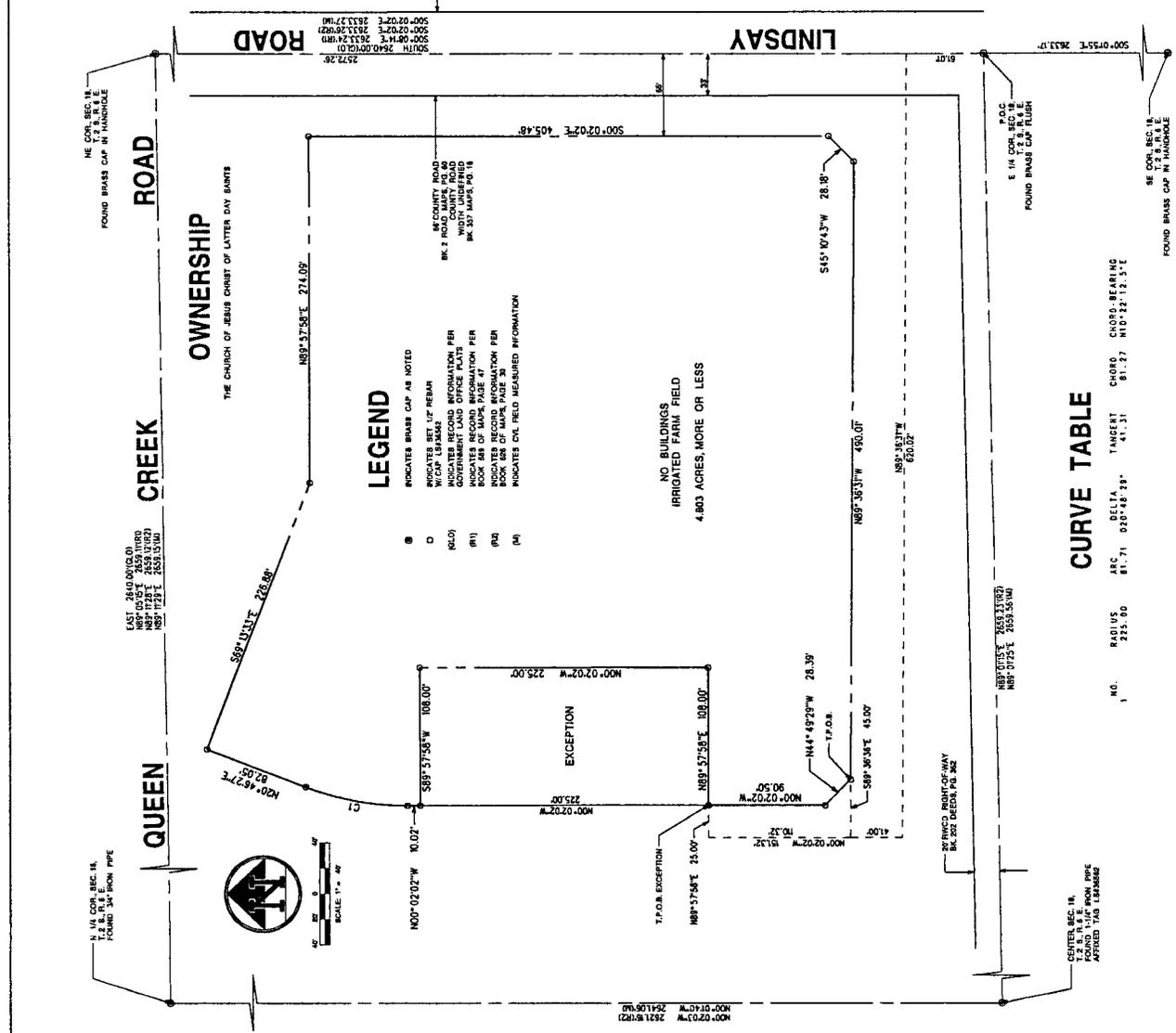
THE SURVEYED PARCEL DOES NOT CURRENTLY HAVE DIRECT ACCESS TO DEDICATED RIGHT-OF-WAY OR PUBLIC ROADWAYS.

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THE SURVEYED PARCEL DOES NOT CURRENTLY HAVE DIRECT ACCESS TO DEDICATED RIGHT-OF-WAY OR PUBLIC ROADWAYS.

CERTIFICATION

I, FRED W. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THIS RECORD OF SURVEY AND THE ATTACHED LEGAL DESCRIPTION, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN, ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO DOUBLE THE SURVEY TO BE RETRACED.



**CURVE TABLE**

NO.	RADIUS	ARC	DELTA	TARGET	CHORD	CHORD-BEARING
1	225.00	81.71	93°48'31"	41.31	81.27	MID-22-12.3°E

# PRELIMINARY PLAT FOR LAYTON LAKES PARCELS 16 & 16B

## LEGAL DESCRIPTION:

A PART OF SECTION 16, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## PREPARED FOR:

LH ELLIOTT LAKES, L.L.C.  
12000 W. WILSON AVENUE  
PHOENIX, ARIZONA 85068  
PHONE 602-331-2421  
JEFF GUNDERSON

## PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 985-4752  
(602) 985-5752 (FAX)  
DAVE GOBLE

## UTILITIES:

WATER.....CITY OF CHANDLER  
SEWER.....CITY OF CHANDLER  
FIRE.....CITY OF CHANDLER  
ELECTRIC.....SRP  
TELEPHONE.....QWEST  
REFUSE.....CITY OF CHANDLER  
CABLE.....COX

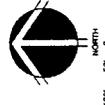
## LEGEND:

EXISTING CONTOUR  
SIGHT VISIBILITY LINE  
EXISTING WATER  
EXISTING SEWER  
PROPOSED WATER  
PROPOSED SEWER  
PROPOSED VALVE  
PROPOSED MANHOLE  
PROPOSED CLEANOUT  
FIRE HYDRANT  
SURFACE DRAINAGE

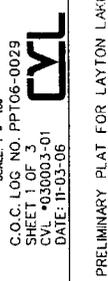


## CITY OF CHANDLER BENCHMARK

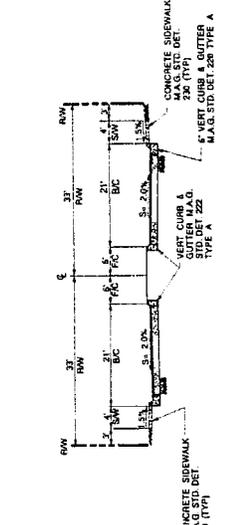
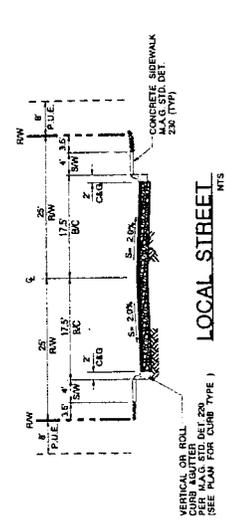
C.M.C.N. 42 - SECTION 12, T29, R5E 3'  
CITY OF CHANDLER BRASS CAP IN CONCRETE,  
4'-200' NORTH OF INTERSECTION OF  
QUEEN CREEK RD. & COOPER RD.  
E 1/2 S 1/2 OF EDGE OF PAVEMENT  
EAST (NORTHING 823412.906; EASTING 733272.263)



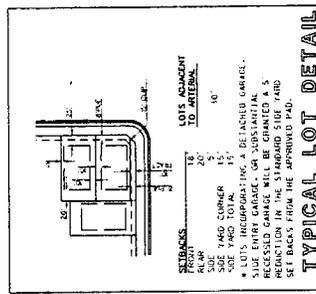
C.O.C. LOG NO. PPT06-0029  
SHEET 1 OF 3  
CVL #030003-01  
DATE: 11-03-06



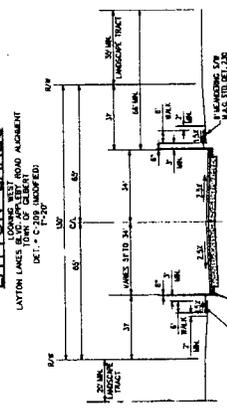
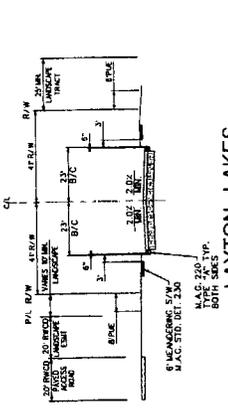
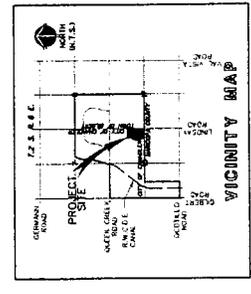
PRELIMINARY PLAT FOR LAYTON LAKE



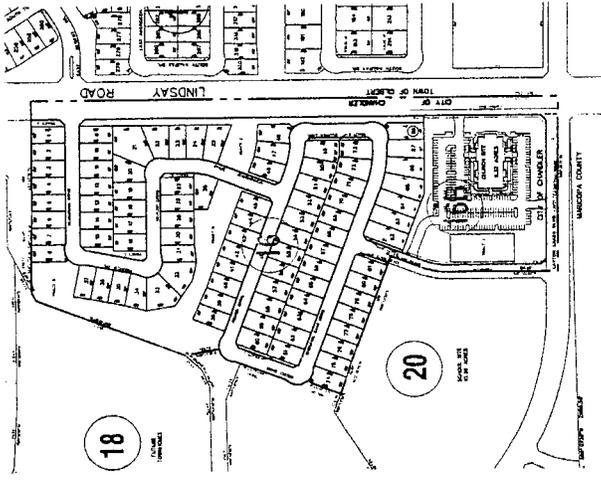
## LOCAL STREET WITH MEDIAN



## TYPICAL LOT DETAIL



## LINDSAY ROAD



- Homeowners Association - The community facilities, including the open space areas, landscape tracts, retention areas, and granoballs will be maintained by the Layton Lakes Homeowners Association
- Dedications will consist of alleyways throughout the site, including the adjacent streets to the public.
- The purpose of all tracts is specified in the Tract Information Chart.
- All tracts will be maintained by a Homeowners Association.
- All streets to have B Public Utility Easements located on both sides of the Right-of-Way.
- All utilities will be located underground.
- The improvements shown on this plat will not be fully approved by the City, the Certificate of Occupancy or Acceptance will not be issued until the overhead utility line undergrounding requirement has been satisfied.
- This subdivision shall comply with the Residential Guidelines for Planned Area Development dated May 23, 2002.
- Retention basin design as shown is conceptual. The basins will be designed to be natural and pleasing. They will be screened from view by berms. The actual design will be shown on the construction drawings for each subdivision as per City of Chandler code requirements.
- The improvements shown on this set of plans will not be fully approved by the City and the Certificate of Occupancy will not be issued until the irrigation facility undergrounding requirement has been satisfied.
- The final plat for this subdivision will not be approved or recorded until a Reclaimed Water Use Agreement is executed by the development and approved by the City.
- The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the Town of Gilbert."
- Corners of this map of dedication will be set with 60x1/2" I.B. at completion of mass grading as shown.

## SITE DATA PARCEL 16

GROSS AREA	26.39 ACRES
NET ACREAGE (GROSS AREA - ARTERIAL)	24.34 ACRES
EXISTING ZONING	..... PAD
TOTAL NUMBER OF LOTS	..... 88 LOTS
MINIMUM LOT SIZE	..... 6,500 SQ. FT.
AVERAGE LOT SIZE	..... 7,475 SQ. FT.
OPEN SPACE REQUIRED	..... 10% OR 2.64 ACRES
OPEN SPACE PROVIDED	..... 4.27 ACRES
NET DENSITY	..... 3.62 DU/ACRES
GROSS DENSITY	..... 3.94 DU/ACRES
PARCEL NUMBER	..... 304-73-013-A
TOTAL LOT COVERAGE	..... 40%
LOT SIZE	..... 60 X 115'

## SITE DATA PARCEL 16B

GROSS AREA	..... 6.88 ACRES
NET ACREAGE (GROSS AREA - ARTERIAL)	..... 5.32 ACRES
EXISTING ZONING	..... PAD
TOTAL PARKING SPACES	..... 216 SPACES
PARCEL NUMBER	..... 304-73-013-B
OPEN SPACE	..... 0.52 ACRES

## ADJACENT EXISTING ZONING CLASSIFICATION:

WEST(CHANDLER) - PAD  
EAST(GILBERT) - SF-6, SF-10, SF-35, & PFI

TRACT	GROSS AREA	DESCRIPTION OF TRACT
A	0.06 AC.	LANDSCAPE
B	2.79 AC.	LANDSCAPE RETENTION, OPENSPACE
C	0.12 AC.	LANDSCAPE
D	0.04 AC.	LANDSCAPE
E	1.11 AC.	LANDSCAPE RETENTION, OPENSPACE
F	0.05 AC.	LANDSCAPE
G	0.03 AC.	LANDSCAPE
H	0.02 AC.	LANDSCAPE
I	0.05 AC.	LANDSCAPE
J	0.52 AC.	WELL SITE
TOTAL	4.75 AC.	

# PRELIMINARY PLAT FOR LAYTON LAKES PARCELS 16 & 16B

**LEGAL DESCRIPTION:**  
A PART OF SECTION 18, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST, OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**PREPARED FOR:**  
L.A. LAYTON LAKES, L.L.C.  
7702 N. 47TH STREET #100A  
PHOENIX, ARIZONA 85008  
PHONE 602-331-3421  
JEFF GUNDERSON

**PREPARED BY:**  
COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 285-4725  
(602) 285-4726 (FAX)  
DAVE COBLE

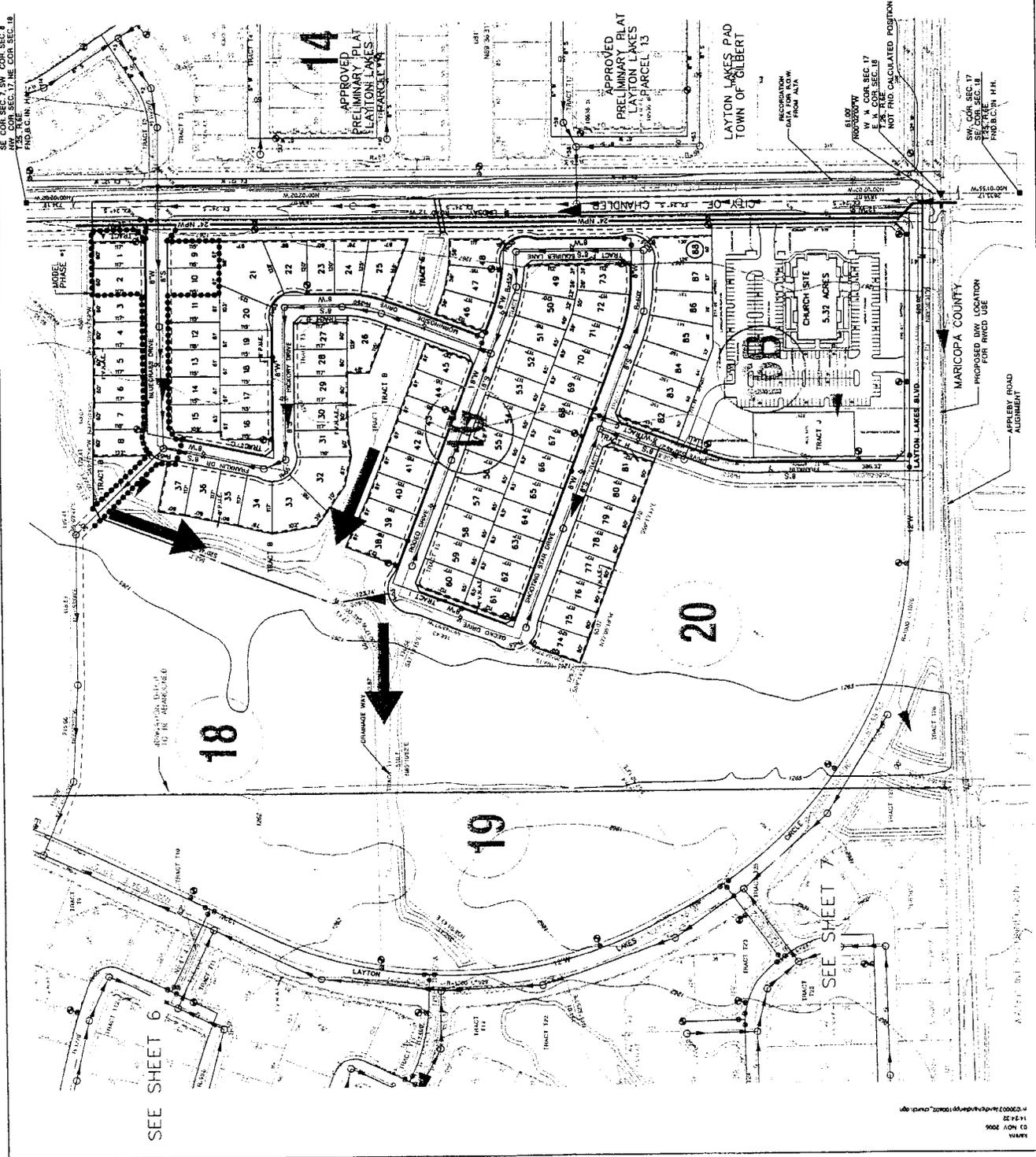
**UTILITIES:**  
WATER..... CITY OF CHANDLER  
SEWER..... CITY OF CHANDLER  
FIRE..... CITY OF CHANDLER  
ELECTRIC..... SRP  
TELEPHONE..... QWEST  
REFUSE..... CITY OF CHANDLER  
CABLE..... COX

**LEGEND:**  
- - - - - 1000  
EXISTING CONTOUR  
SIGHT VISIBILITY LINE  
EXISTING WATER  
EXISTING SEWER  
PROPOSED WATER  
PROPOSED SEWER  
PROPOSED VALVE  
PROPOSED MANHOLE  
PROPOSED CLEANOUT  
FIRE HYDRANT  
SURFACE DRAINAGE



**CITY OF CHANDLER BENCHMARK**  
C.M.C.N. 42 - SECTION 12 T2S, R6E 3'  
CITY OF CHANDLER BRASS CAP IN CONCRETE,  
4+ 200' NORTH OF INTERSECTION OF  
QUEEN CREEK RD. & COOPER RD.  
4+ 23' EAST OF EDGE OF PAVEMENT  
ELEVATION 1237.31  
(NORTHING 823412.906; EASTING 733727.263)

SCALE: 1" = 100'  
SHEET 2 OF 3  
C.V.L. #030003-01  
DATE: 11-03-06



PRELIMINARY PLAT FOR LAYTON LAKE

SE COR. SEC. 7, SW COR. SEC. 8  
NW COR. SEC. 17, NE COR. SEC. 18  
MARIQUITA M. H. 1/4

APPROVED  
PRELIMINARY PLAT  
FOR LAYTON LAKES  
PARCELS 16 & 16B

APPROVED  
PRELIMINARY PLAT  
FOR LAYTON LAKES  
PARCEL 13

LAYTON LAKES PAD  
TOWN OF GILBERT

RECORDATION  
DATA FOR A.D.W.  
FROM A.L.N.

W. 1/4 COR. SEC. 17  
E. 1/4 COR. SEC. 18  
MARIQUITA M. H.  
NOT FIN. CALCULATED POSITION

SW COR. SEC. 17  
SE COR. SEC. 18  
MARIQUITA M. H.

PROPOSED HWY. LOCATION  
FOR HWY. 202  
MARIQUITA M. H.

PROPOSED HWY. ROAD  
ALIGNMENT

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

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**PRELIMINARY PLAT  
FOR  
LAYTON LAKES  
PARCELS 16 & 16B**

**LEGAL DESCRIPTION:**

A PART OF SECTION 18, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST, OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**PREPARED FOR:**

LH - BH LAYTON LAKES L.L.C.  
2702 N 4TH STREET, SUITE 100A  
PHOENIX, ARIZONA 85008  
PHONE: 602.331.3421  
JEFF GUNDERSON

**PREPARED BY:**

ODE & VAN LOO CONSULTANTS, INC.  
4650 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 285-4752  
(602) 285-4753 (FAX)  
DAVE COBLE

**UTILITIES:**

WATER..... CITY OF CHANDLER  
SEWER..... CITY OF CHANDLER  
ELECTRIC..... CITY OF CHANDLER  
TELEPHONE..... QWEST  
REFUSE..... CITY OF CHANDLER  
CABLE..... COX

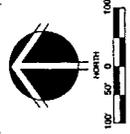
**LEGEND:**

- EXISTING CONTOUR
- SIGHT VISIBILITY LINE
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED VALVE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- FIRE HYDRANT
- SURFACE DRAINAGE



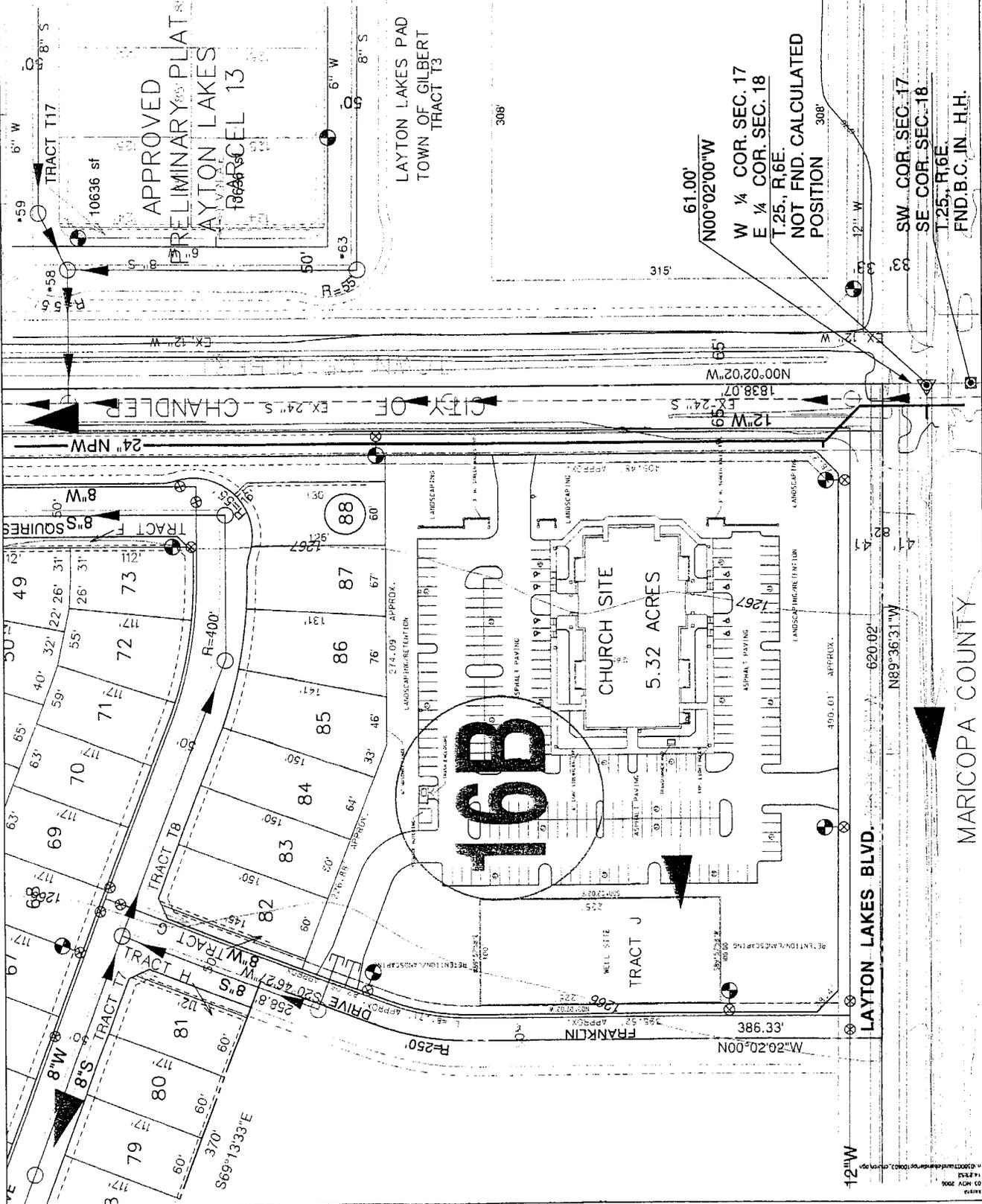
**CITY OF CHANDLER BENCHMARK**

C.M.C.N. 42 - SECTION 12, T2S, R6E 3"  
CITY OF CHANDLER BRASS CAP IN CONCRETE,  
+ 200' NORTH OF INTERSECTION OF  
QUEEN CREEK RD. & COOPER RD.  
+ 23' EAST OF EDGE OF PAVEMENT  
ELEV. = 1120.79  
(NORTHING 923413.906; EASTING 733271.263)



C.O.C. LOG NO. PPT06-0029  
SHEET 3 OF 3  
CVL \*030003-01  
DATE: 11-03-06

PRELIMINARY PLAT FOR LAYTON LAKES



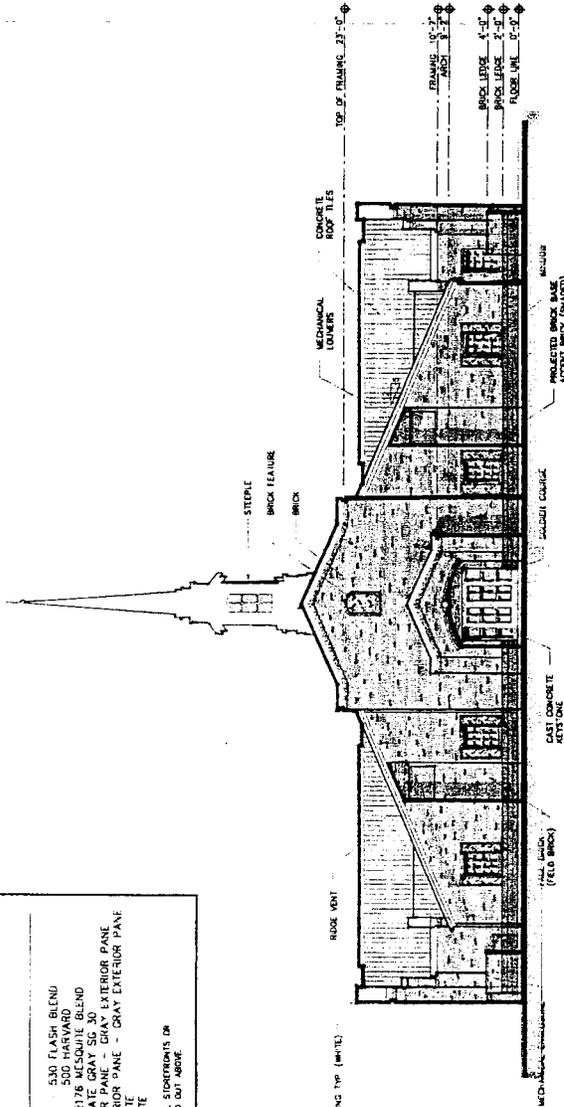
MARICOPA COUNTY



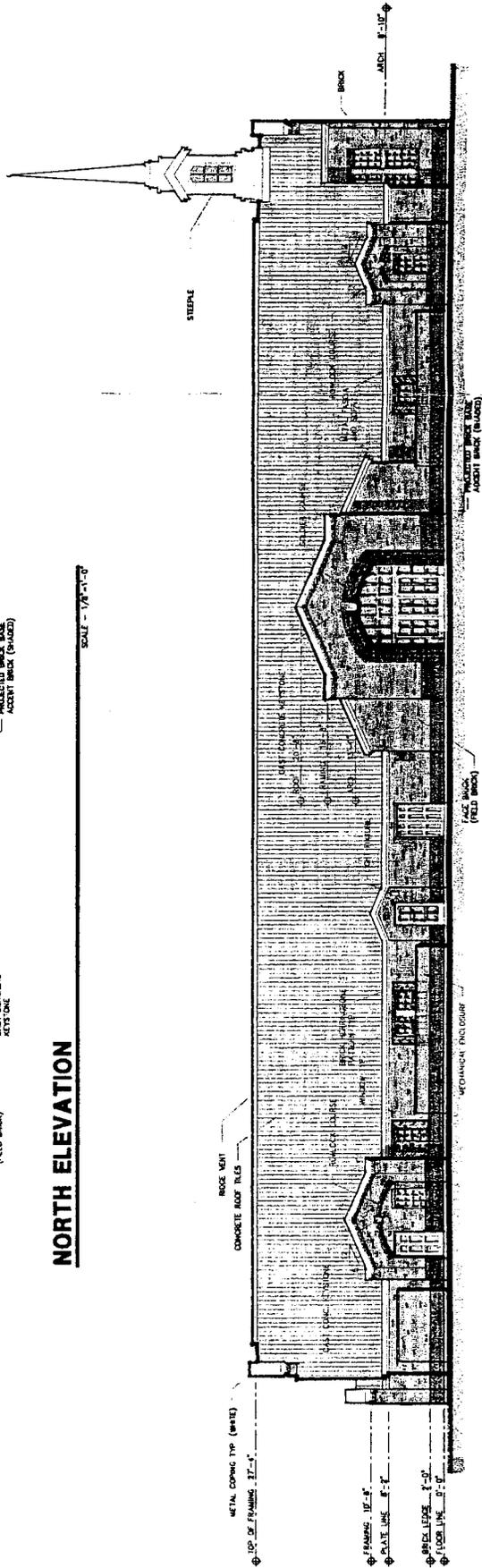


# MATERIALS LEGEND

- BRICK : FIELD COLOR
  - BRICK : KANSAS BRICK
  - ROOF TILE : 530 FLASH BLEND
  - ROOF TILE : WESTILE
  - METAL : RIDGE VENT
  - GLASS : CLEAR IN TERROR PANE - GRAY EXTERIOR PANE
  - GLASS : STOREFRONT ENTRIES
  - GLASS : WINDOWS
  - GLASS : STOREFRONT ENTRIES
  - ALUMINUM : FASCIA/SOFTS/COPINGS
  - ALUMINUM : FASCIA/SOFTS/COPINGS
- ALTERNATE MANUFACTURERS MAY BE USED FOR BRICK, WHITE GLASS, STOREFRONTS OR FASCIA, COPINGS AND SOFTS - COLOR WILL MATCH - PORE COATED GUT ABOVE.



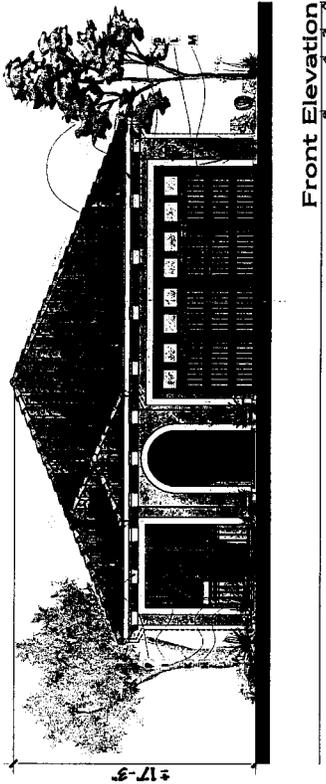
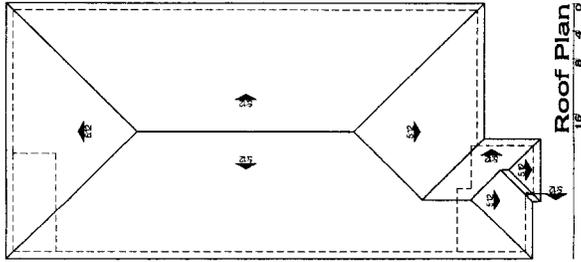
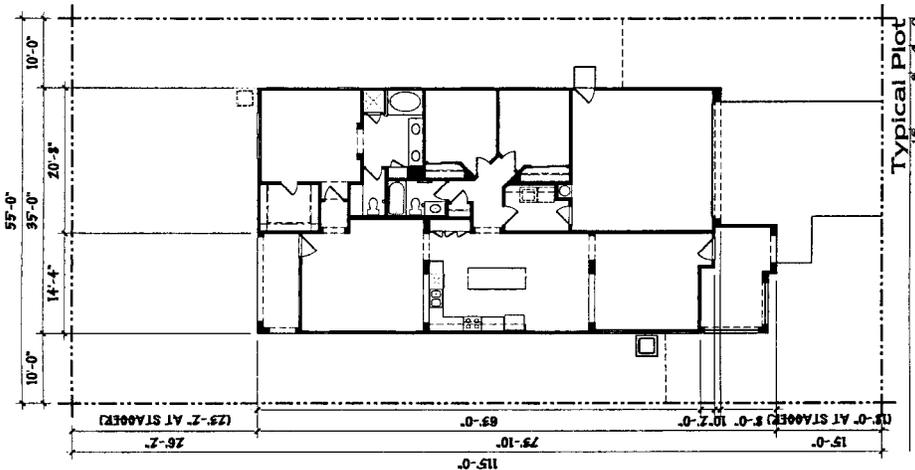
**NORTH ELEVATION**



**WEST ELEVATION**

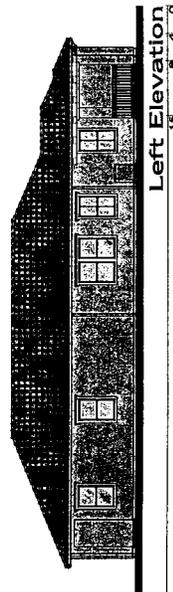
LDS Church  
Lindsay Rd. at Layton Lakes Blvd.  
Architects Southwest



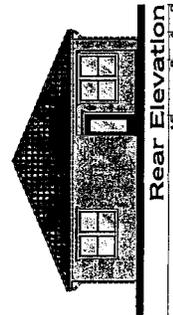


Front Elevation

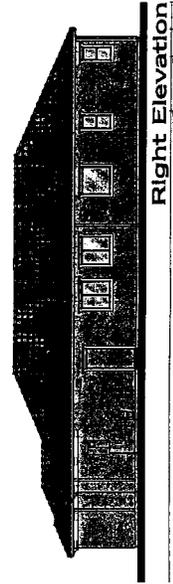
- A Concrete 'S' Tile Roof
- B Stucco Exterior
- C Stucco Exterior
- D Box Soffit with Decorative Corbels
- E Decorative Corbels
- F Stucco Wainscot
- G Arched Feature Windows
- H Recessed Windows
- I Distinctive Divided Light Patterns
- J Distinctive Window & Door Trim
- K Carriage Lights
- L Distinctive Garage Door
- M Wrought Iron Railing
- N



Left Elevation



Rear Elevation

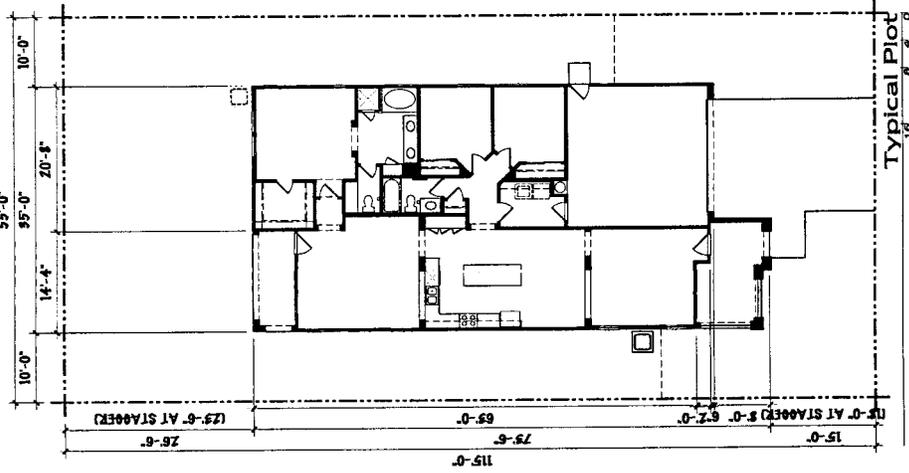


Right Elevation

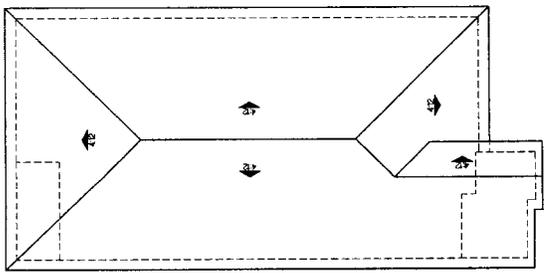


# PLAN 3120 [DISCOVERY]

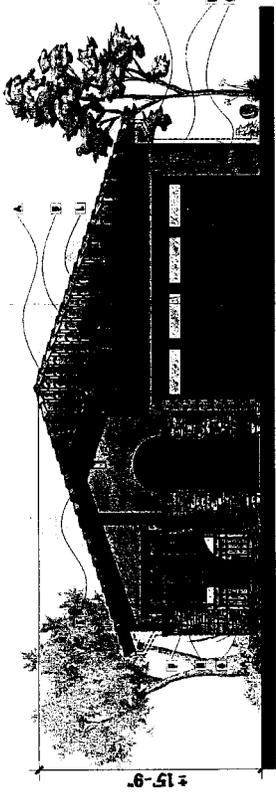
**HORIZON AT LAYTON LAKES**  
Gilbert, Arizona  
KTGY NO. 20060563  
12.07.06  
CASE NO. 5106-06



Typical Plot

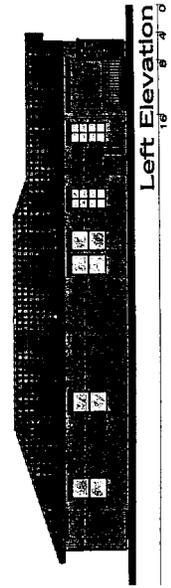


Roof Plan

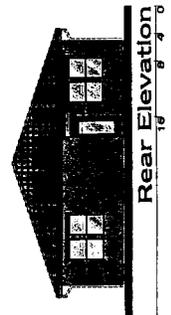


Front Elevation

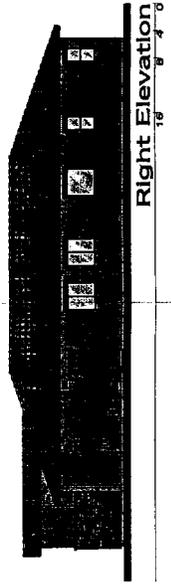
- Concrete 5' Tile Roof
- Wood Fascia
- Stucco Exterior
- Stone Veneer
- Decorative Stud Windows
- Wrought Iron Railing
- Distinctive Divided Light Patterns
- Decorative Shutters
- Distinctive Window & Door Trim
- Carriage Lights
- Distinctive Garage Door



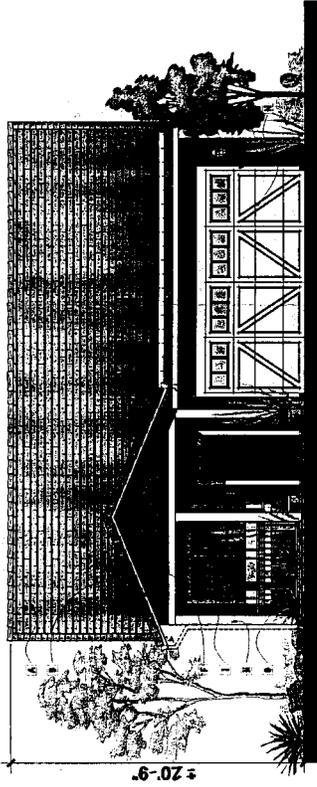
Left Elevation



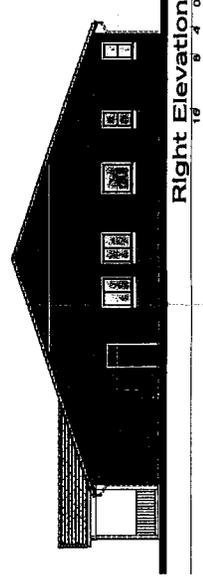
Rear Elevation



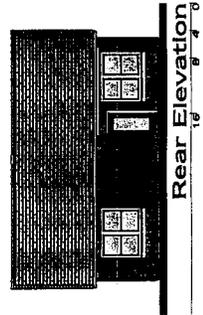
Right Elevation



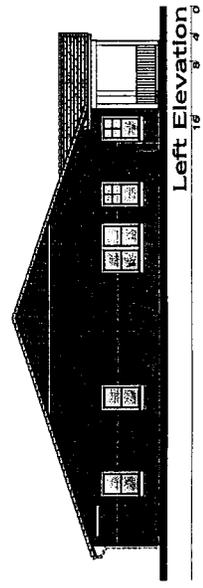
Front Elevation



Right Elevation



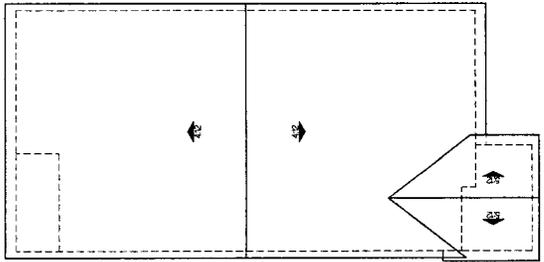
Rear Elevation



Left Elevation

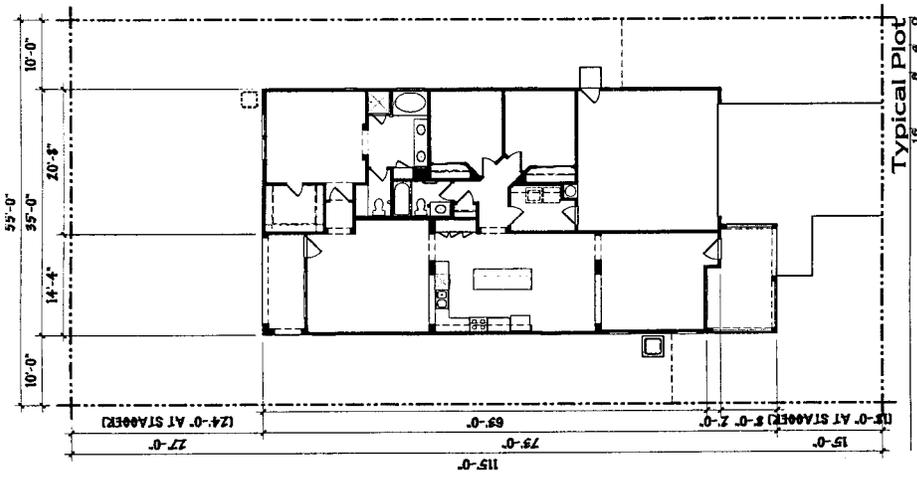
HORIZON AT LAYTON LAKES

Gilbert, Arizona  
KTGY NO. 20060563  
12.07.06  
CASE NO. 5T06-06

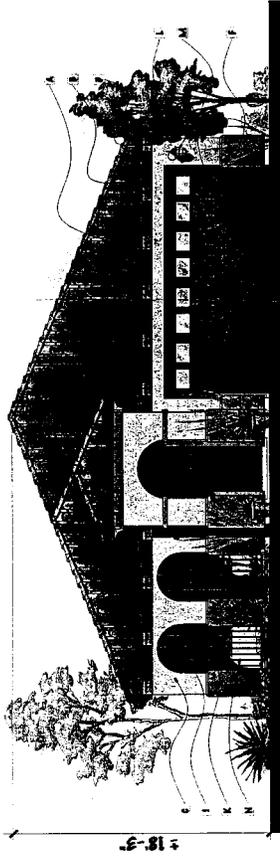


Roof Plan

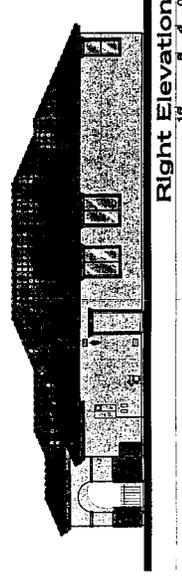
- A Concrete Flat Tile Roof
- a Wood Fascia
- b Stucco Exterior
- c Decorative Gable End Vents
- d Knee Braces
- e Board and Batten Detailing
- f Wrought Iron Railing
- g Revolving Staircase
- h Distinctive Divided Light Patterns
- i Lap Siding
- j Decorative Shutters
- k Distinctive Window & Door Trim
- l Carriage Lights
- m Distinctive Garage Door
- n



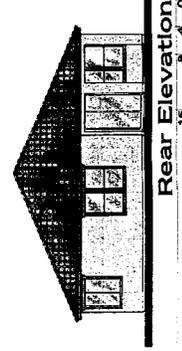
Typical Plot



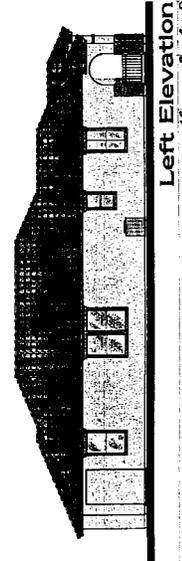
Front Elevation  
16 9 4 0



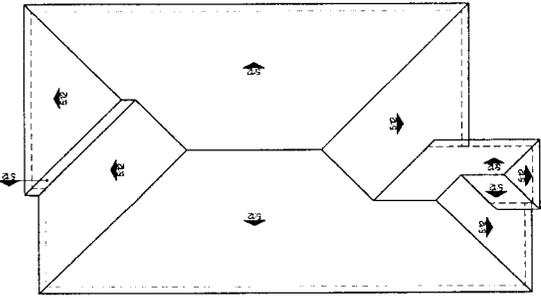
Right Elevation  
16 9 4 0



Rear Elevation  
16 9 4 0

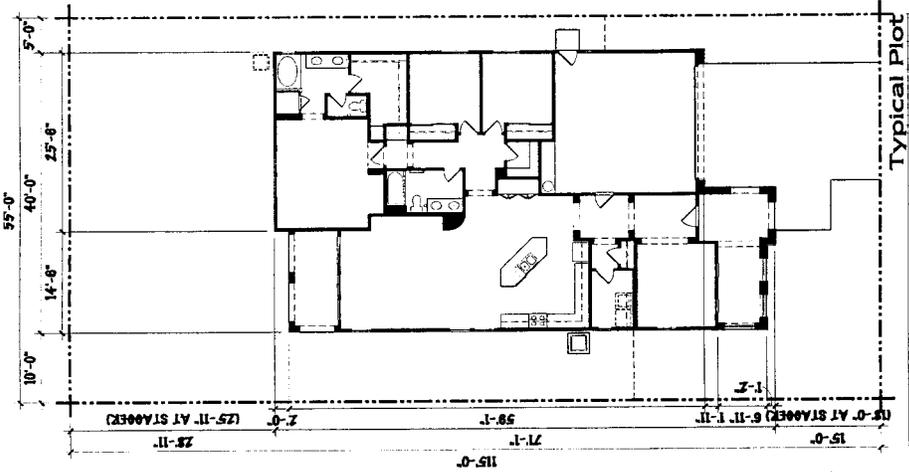


Left Elevation  
16 9 4 0



Roof Plan  
16 9 4 0

- A Concrete 'S' Tile Roof
- B Wood Fascia
- C Stucco
- D Box Soffit with Decorative Corbels
- E Decorative Corbels
- F Stucco Wainscot
- G Arched Feature Windows
- H Recessed Windows
- I Distinctive Divided Light Patterns
- J Decorative Shutters
- K Distinctive Windows
- L Carriage Lights
- M Distinctive Garage Door
- N Wrought Iron Railing

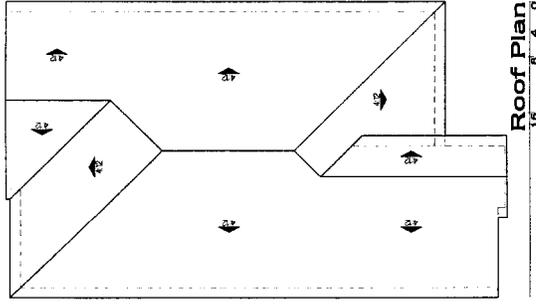
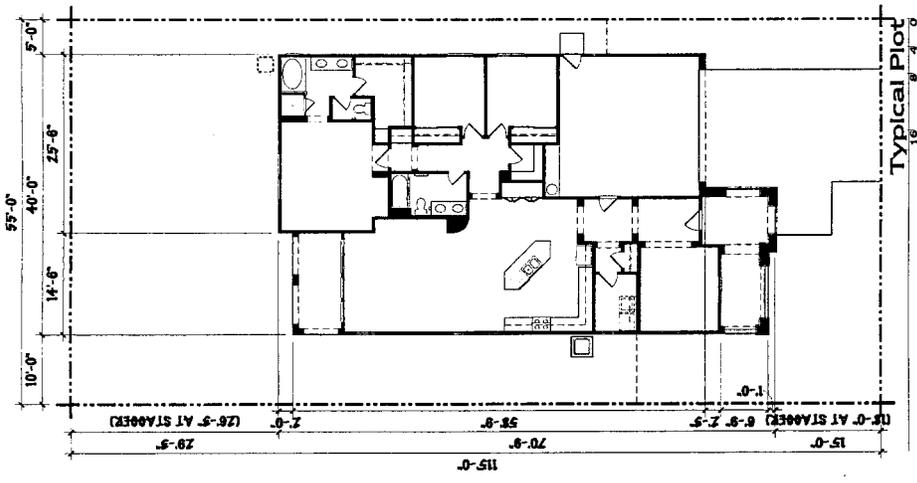


Typical Plot  
16 9 4 0

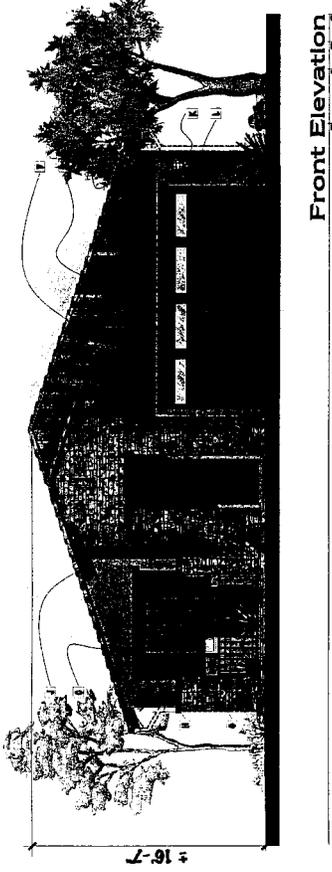
PLAN 4120

Gilbert, Arizona  
KTGY NO. 20060563  
12.07.06  
CASE NO. 5106-06

# HORIZON AT LAYTON LAKES

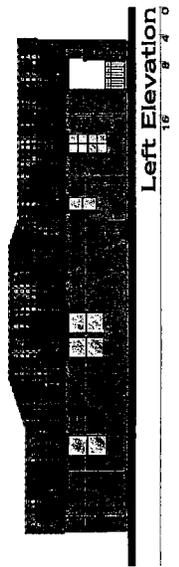


Roof Plan  
16'-0" 4'-0"

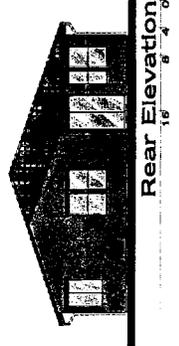


Front Elevation  
16'-7"

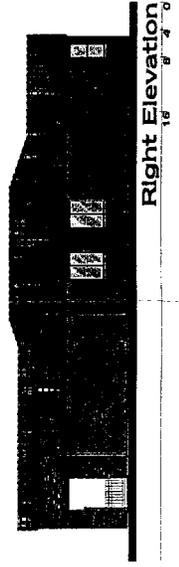
- A Concrete 1/2" Tile Roof
- B Hardie Board Siding
- C Stucco Exterior
- D Stone Veneer
- E Decorative Stucco Recess
- F Recessed Windows
- G Wrought Iron Railing
- H Distinctive Divided Light Patterns
- I Decorative Shutters
- J Distinctive Windows
- K Carriage Lights
- L Distinctive Garage Door



Left Elevation  
16'-0"



Rear Elevation  
16'-0"



Right Elevation  
16'-0"

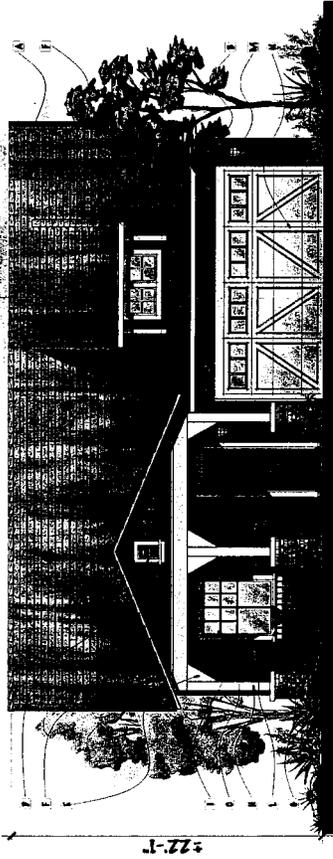


Typical Plot  
16'-0" 4'-0"

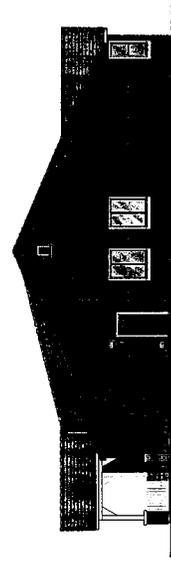
PLAN 4120

Gilbert, Arizona  
KTGY NO. 20060563  
2/07/06  
CASE NO. ST06-06

HORIZON AT LAYTON LAKES



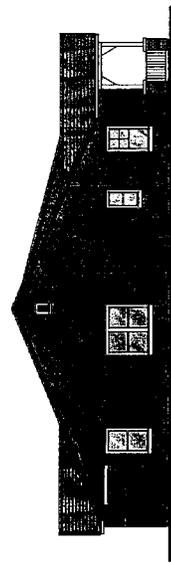
Front Elevation  
10'-0" 8'-4" 0"



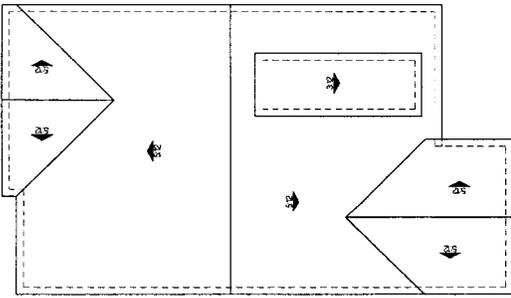
Right Elevation  
10'-0" 8'-4" 0"



Rear Elevation  
10'-0" 8'-4" 0"

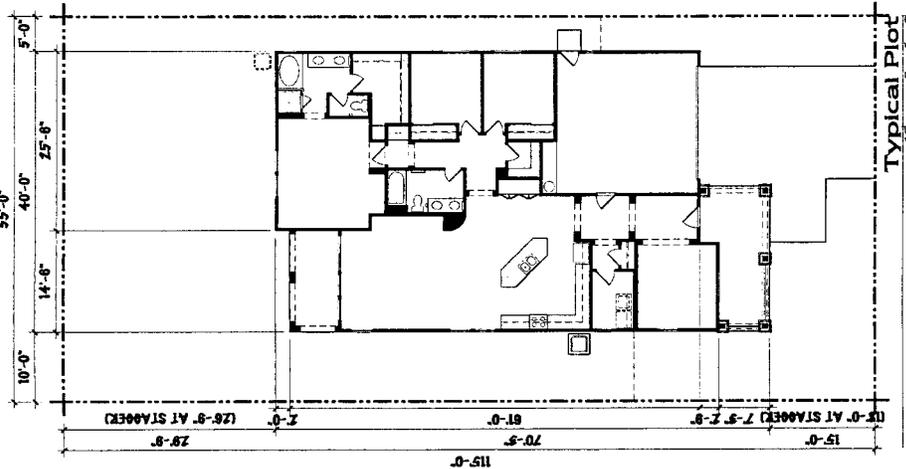


Left Elevation  
10'-0" 8'-4" 0"



Roof Plan  
16'-0" 8'-4" 0"

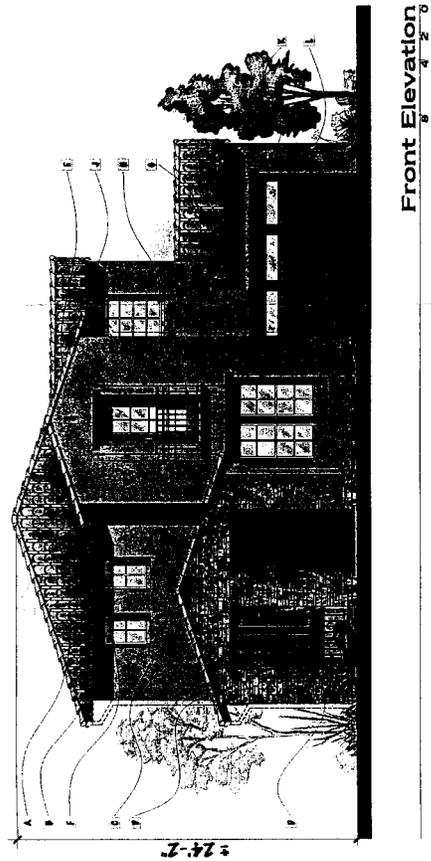
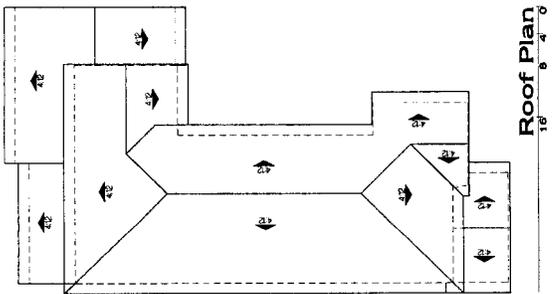
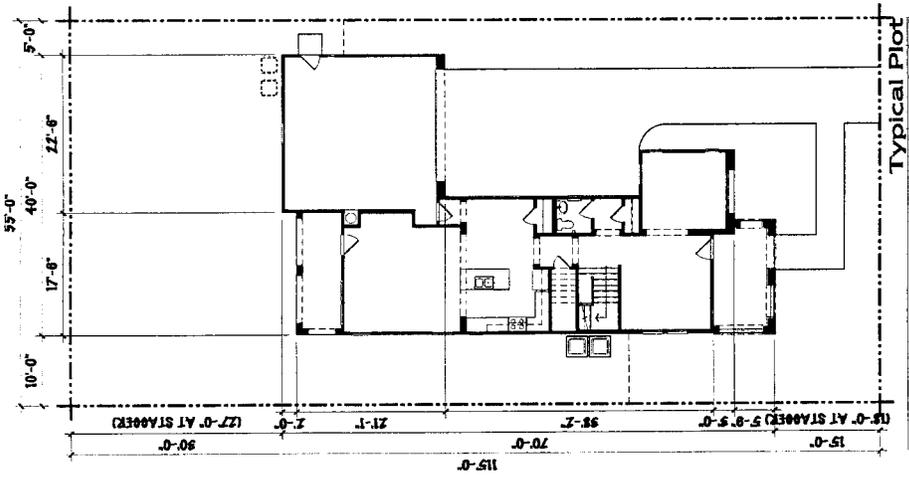
- A Concrete Flat Tile Roof
- B Wood Siding
- C Stucco Exterior
- D Decorative Gable End Vents
- E Knee Braces
- F Board and Batten Detailing
- G Wrought Iron Railing
- H Rough Sawm Wood Posts
- I Distinctive Divided Light
- J Carriage Lights
- K Decorative Shutters
- L Distinctive Window & Door Trim
- M Distinctive Garage Door
- N Distinctive Garage Door



Typical Plot  
10'-0" 8'-4" 0"

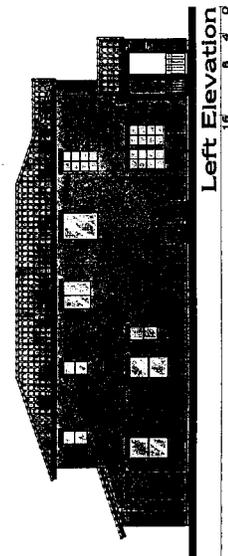


# HORIZON AT LAYTON LAKES

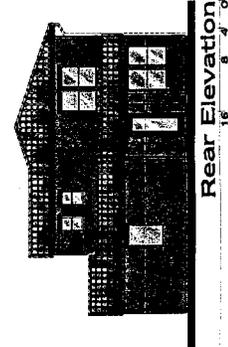


Front Elevation

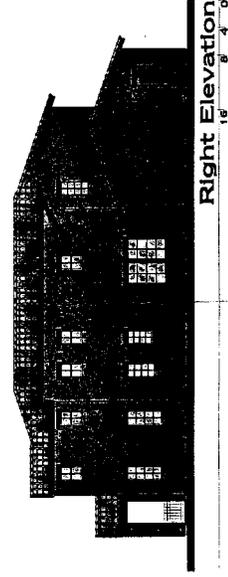
- A Concrete 15' Tile Roof
- B Wood Fascia
- C Stucco Exterior
- D Stone Veneer
- E Recessed Stucco Recess
- F Decorative Windows
- G Wrought Iron Railing
- H Distinctive Divided Light Patterns
- I Distinctive Window & Door Trims
- J Carriage Lights
- K Distinctive Garage Door
- L



Left Elevation

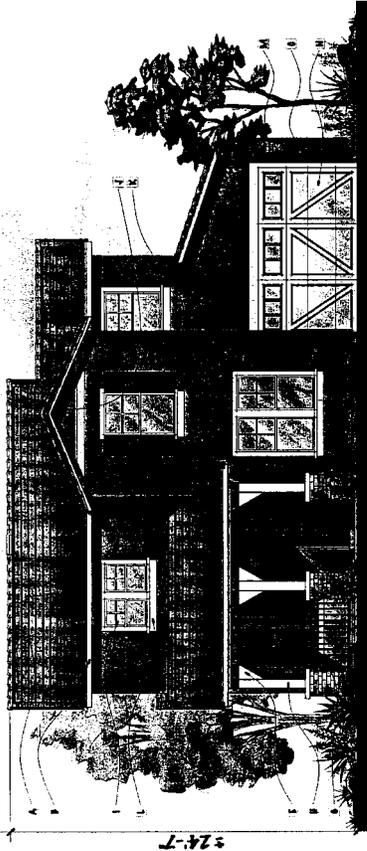


Rear Elevation

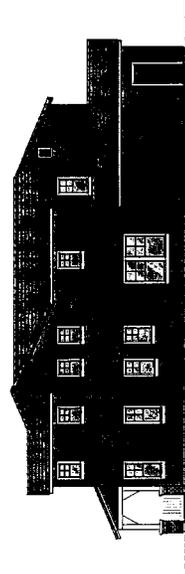


Right Elevation

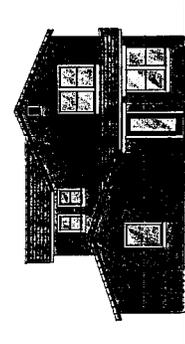




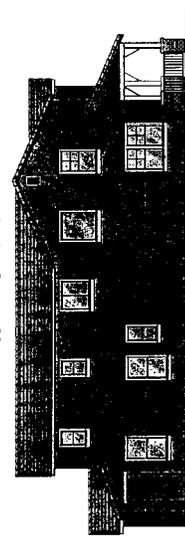
Front Elevation



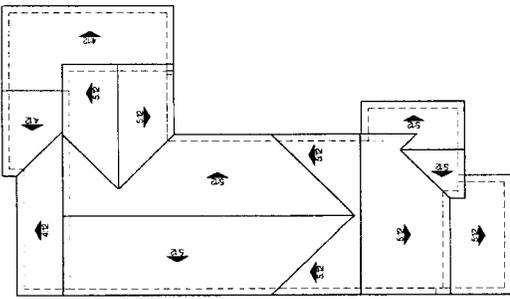
Right Elevation



Rear Elevation

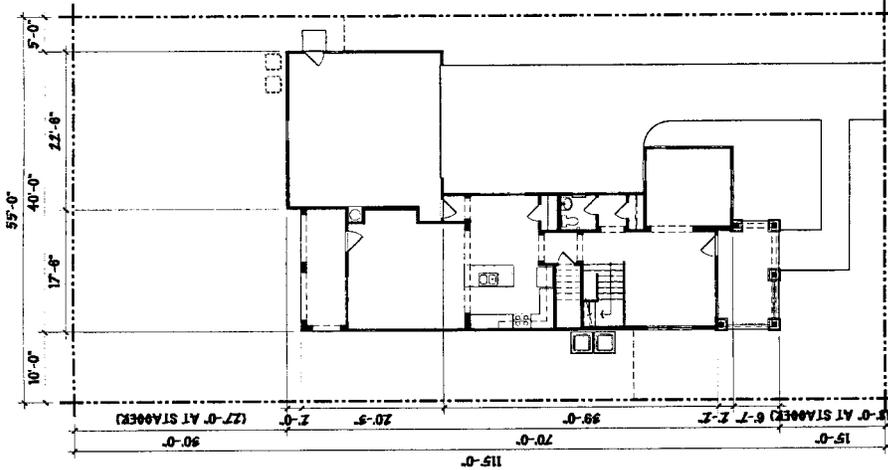


Left Elevation



Roof Plan

- A Concrete Flat Tile Roof
- B Wood Fascia
- C Shiplap Exterior
- D Decorative Gable Knee Braces
- E Board and Batten Detailing
- F Wrought Iron Railing
- G Rough Sawn Wood Posts
- H Distinctive Divided Light Patterns
- I Lap Siding
- J Decorative Shutters
- K Distinctive Windows & Doors
- L Carriage Lights
- M Distinctive Garage Door



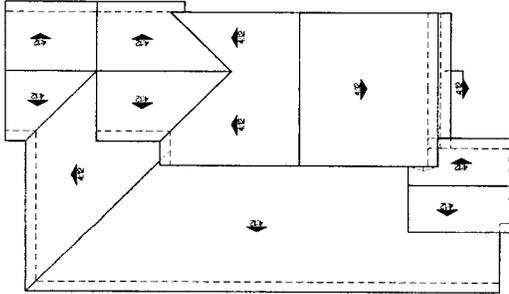
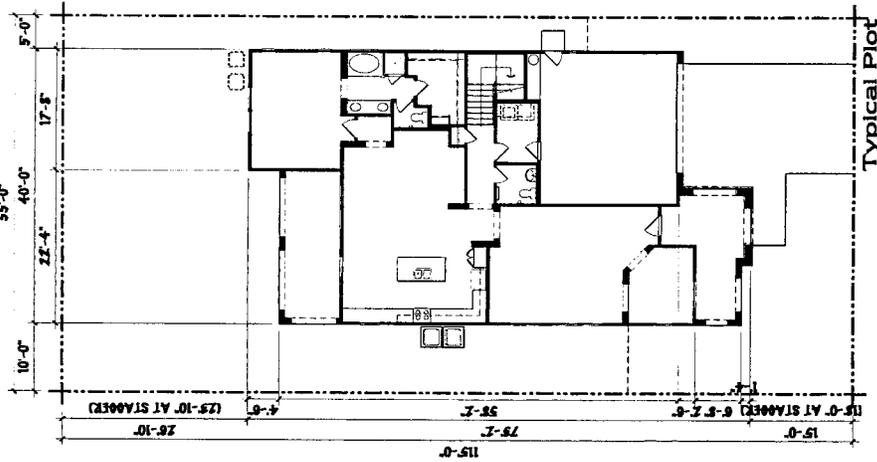
Typical Plot



# HORIZON AT LAYTON LAKES

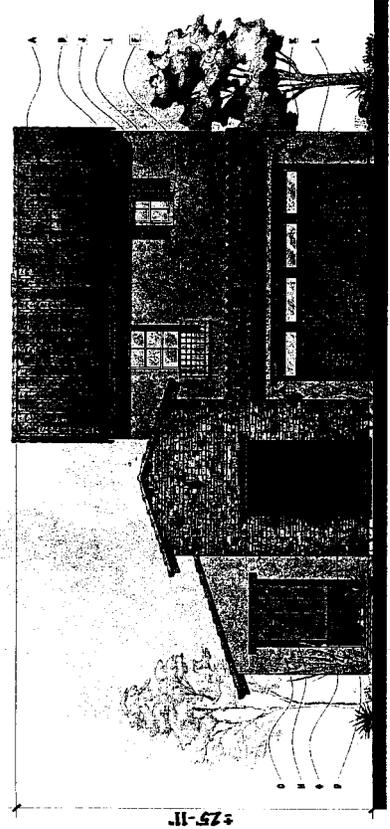
Gilbert, Arizona

KTGY NO. 20060563  
 12.07.06  
 CASE NO. ST06-06

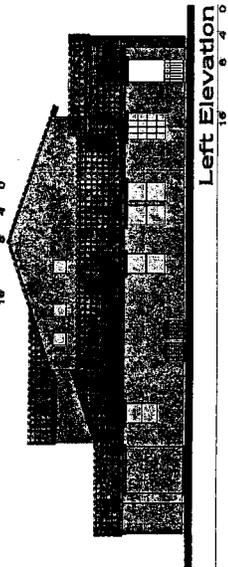


**Roof Plan**  
 1/8" = 1'-0"

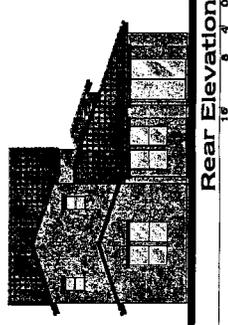
- A Concrete 'S' Tile Roof
- B Wood Fascia
- C Stucco Exterior
- D Stucco Ceilings
- E Decorative Stucco Recess
- F Recessed Windows
- G Wrought Iron Railing
- H Distinctive Divided Light Patterns
- I Decorative Shutters
- J Distinctive Windows
- K Carriage Lights
- L Distinctive Garage Door



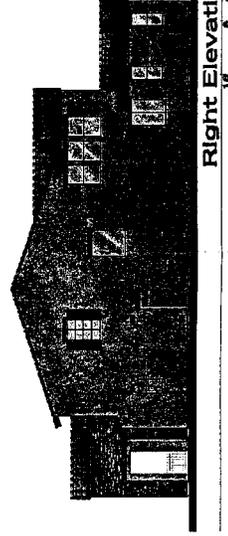
**Front Elevation**  
 1/8" = 1'-0"



**Left Elevation**  
 1/8" = 1'-0"

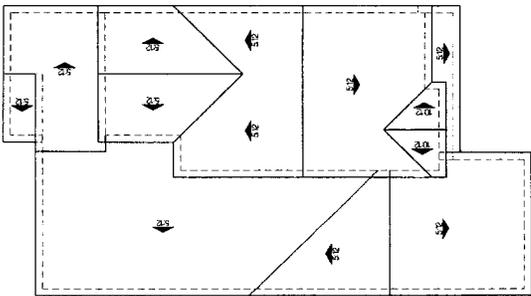
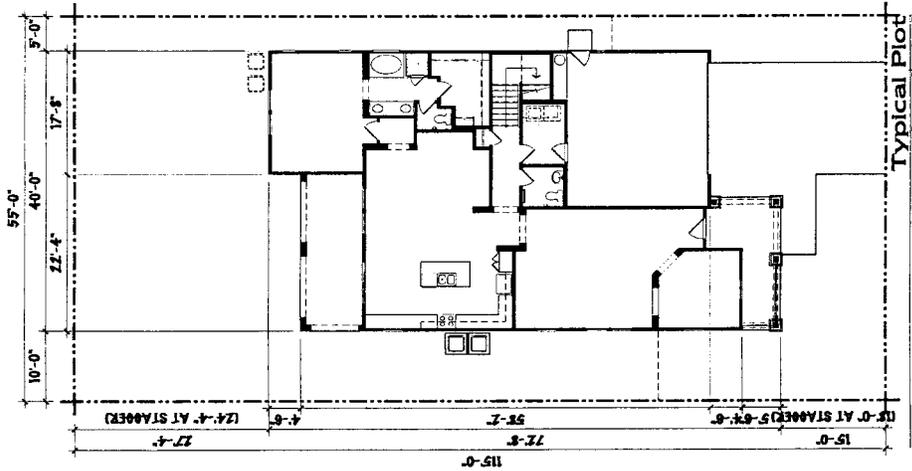


**Rear Elevation**  
 1/8" = 1'-0"

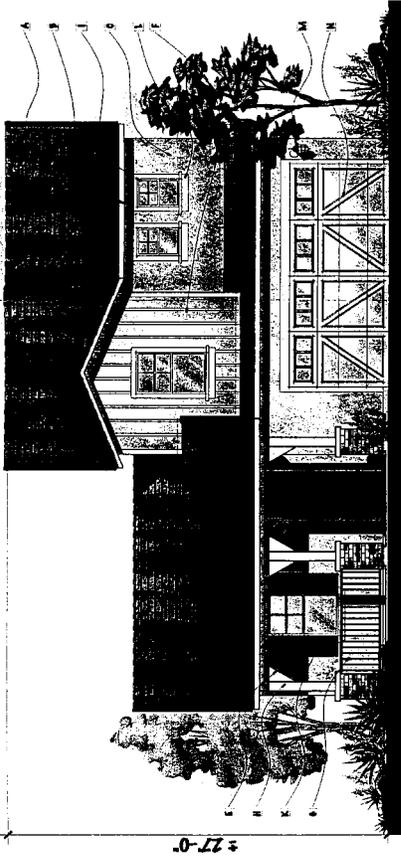


**Right Elevation**  
 1/8" = 1'-0"

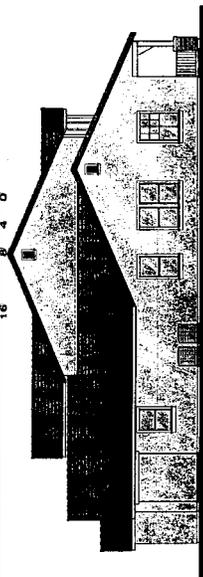
PLAN 4260



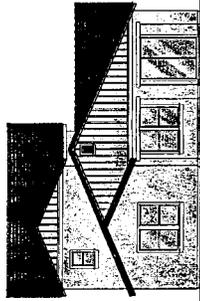
Roof Plan



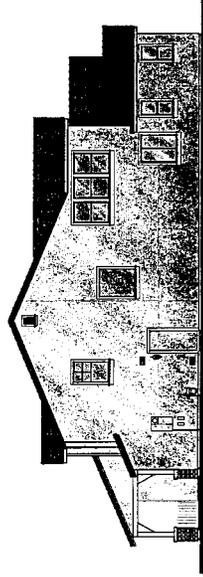
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

- A Concrete Flat Tile Roof
- B Wood Fascia
- C Stucco Exterior
- D Decorative Gable End Vents
- E Knee Braces
- F Board and Batten Detailing
- G Wrought Iron Railing
- H Rough Wood Siding
- I Distinctive Divided Light Patterns
- J Lap Siding
- K Decorative Shutters
- L Distinctive Window & Door Trim
- M Carriage Lights
- N Distinctive Garage Door

HORIZON AT LAYTON LAKES

Gilbert, Arizona  
KTGY NO. 20060563  
12.07.06  
CASE NO. ST06-06

