



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

#49  
JAN 31 2008

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-006**

**DATE:** JANUARY 11, 2008

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** FPT07-0056 STONEFIELD II – PARCEL A

**Request:** Final Plat approval

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

**Applicant:** CMX, LLC

**Project Info:** Approximately 26.2 acres  
65 lots for single-family residential development

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

**BACKGROUND**

There are three parcels for the Stonefield II development. This final plat is for Stonefield II – Parcel A. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required right-of-way.

**PROPOSED MOTION**

Motion to approve Final Plat FPT07-0056 STONEFIELD II – PARCEL A, per Staff recommendation.

**Attachment**

1. Final Plat



**LOT AREA TABLE**

LOT	SOFT.	ACRES
1	11413	0.26334
2	11475	0.26334
3	11425	0.26334
4	11425	0.26334
5	11475	0.26334
6	11475	0.26334
7	11475	0.26334
8	11475	0.26334
9	11475	0.26334
10	11463	0.26334
11	11463	0.26334
12	11475	0.26334
13	11475	0.26334
14	11475	0.26334
15	11475	0.26334
16	11469	0.26334
17	11469	0.26334
18	11469	0.26334
19	11469	0.26334
20	11463	0.26334
21	11463	0.26334
22	11475	0.26334
23	11475	0.26334
24	11475	0.26334
25	11463	0.26334
26	11475	0.26334
27	11475	0.26334
28	11475	0.26334
29	11475	0.26334
30	11463	0.26334
31	11463	0.26334
32	11413	0.26334
33	11475	0.26334
34	11475	0.26334
35	11475	0.26334
36	12733	0.26334
37	13203	0.26334
38	13007	0.26334
39	11475	0.26334
40	11475	0.26334
41	11475	0.26334
42	11475	0.26334
43	11475	0.26334
44	11475	0.26334
45	11475	0.26334
46	11475	0.26334
47	11475	0.26334
48	11475	0.26334
49	11475	0.26334
50	17046	0.26334
51	17206	0.26334
52	13013	0.26334
53	13372	0.26334
54	12462	0.26334
55	12462	0.26334
56	12462	0.26334
57	12462	0.26334
58	11463	0.26334
59	11475	0.26334
60	11475	0.26334
61	11475	0.26334
62	11475	0.26334
63	11475	0.26334
64	11475	0.26334
65	11883	0.27228
TOTALS		17,7489
65	17,7489	

**TRACT AREA TABLE**

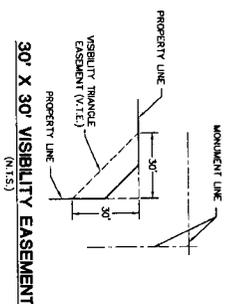
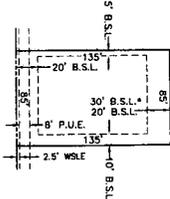
TRACT	SOFT.	ACRES	DESCRIPTION OF USE
A	18444	4.2797	VEHICLE & PEDESTRIAN ACCESS, EMERGENCY & SERVICE
B	51248	1.1765	LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE
C	1250	0.0287	LANDSCAPE AND OPEN SPACE
D	1864	0.045	LANDSCAPE AND OPEN SPACE
E	6950	0.1591	LANDSCAPE AND OPEN SPACE
F	35890	0.8237	LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE
G	1090	0.0253	LANDSCAPE AND OPEN SPACE
H	2500	0.0574	LANDSCAPE AND OPEN SPACE
I	2500	0.0574	LANDSCAPE AND OPEN SPACE
J	31205	0.7113	LANDSCAPE AND OPEN SPACE

THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAN SHEETS.

- NOTES:
- FRONT SETBACKS ARE MEASURED TO THE CENTER LINE OF THE FRONT-LOADED (20') AND TO THE UMBLE AREA OF THE HOME FOR SIDE-LOADED (10').
  - A COVERED PATIO MAY BE CONSIDERED A SIDE-SETBACK ELEMENT AND MAY EXTEND INTO THE REAR.
  - INCLUDE ADJACENT LANDSCAPE TRACTS IN THE REAR YARD SETBACK. TRACTS IN THE REAR YARD SETBACK WILL STILL BE MEASURED TO THE LOT, MONUMENT OR SURROUNDING PROPERTY LINE. THE REAR YARD SETBACK SHALL BE MEASURED TO THE FRONT AND SIDE YARD SETBACKS, BUT NO CLOSER THAN THE REAR YARD SETBACK. THE REAR YARD SETBACK SHALL PROVIDE FOR VARYING SIDE YARD GROUPINGS OF THE 5' AND 10' SIDE YARD SETBACKS.
  - MINIMUM REAR YARD SETBACK FOR A TWO-STORY STRUCTURE SHALL BE TWENTY (20) FEET.

**TYPICAL LOT DETAIL**

\* 30' (2 STORY HOME)  
N.T.S.



C.O.C. LOG NO. FPT 07-0066

COUNTY RECORDER

DWG. NO.	CMX PROJ. 7578	DATE: NOV 2007	SCALE: N.T.S.
DESIGNED: CMX	DRAWN: CV	APPROVED: GGR	
REV.			

SHT. 2 OF 6

**STONEFIELD II PARCEL A**  
 SEC GERMANN RD & DOBSON RD  
 CHANDLER, ARIZONA

FINAL PLAT



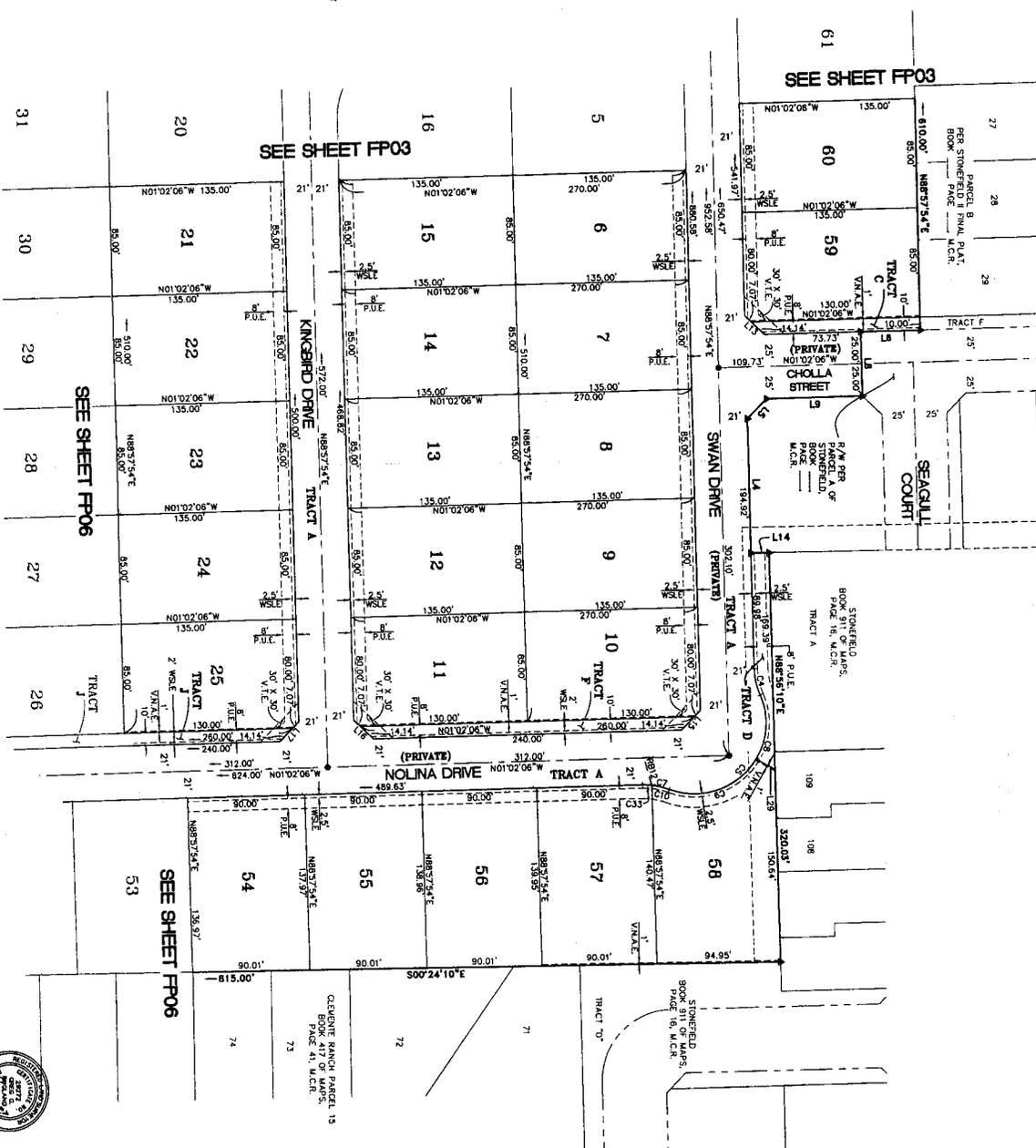
CHANDLER OFFICE  
 3100 W. RAY RD., STE 201  
 CHANDLER, ARIZONA 85226  
 PH (480) 848-1900  
 FAX (480) 648-1910



**LEGEND**

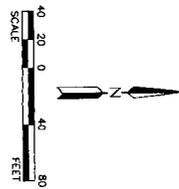
M.C.R. MARICOPA COUNTY RECORDS  
 W.C.E. WATER AND STREET LIGHT EASEMENT  
 P.U.L.E. PUBLIC UTILITIES EASEMENT  
 V.A.K.E. VEHICULAR NON-ACCESS EASEMENT  
 R/O.M. RIGHT-OF-WAY  
 B.S.L. BUILDING SETBACK LINE  
 A.P.N. ASSessor'S PARCEL NUMBER  
 V.T.E. VESTIBULE EASEMENT  
 C.Z. CURVE TABLE NUMBER  
 L3 LINE TABLE NUMBER  
 R.B.T. RADIAL BEARING TABLE NUMBER  
 S.D.V. SUBDIVISION BOUNDARY  
 R.O.W. RIGHT OF WAY LINE  
 C.E. CENTERLINE  
 E.L. EASEMENT LINE  
 L.O.T. LOT OR TRACT LINE  
 S.L. SECTION LINE  
 E.S. EXISTING RIGHT OF WAY  
 S.C.P. SET BRASS CAP FLUSH PER I.A.D. D.T.L. PLANNING PLANS  
 U.C. UNIFORM COMPLETION OF  
 S.C. SUBDIVISION CORNER (SET 1/2")  
 R.A.S. REBAR OR AS NOTED  
 S.C. SECTION CORNER (TYPE AS SHOWN)

LINE	BEARING	LENGTH
1	N89°37'54"E	135.00'
2	N01°02'06"W	135.00'
3	S01°02'06"W	135.00'
4	S89°37'54"E	135.00'
5	N01°02'06"W	135.00'
6	N89°37'54"E	135.00'
7	N01°02'06"W	135.00'
8	N89°37'54"E	135.00'
9	N01°02'06"W	135.00'
10	N89°37'54"E	135.00'
11	N01°02'06"W	135.00'
12	N89°37'54"E	135.00'
13	N01°02'06"W	135.00'
14	N89°37'54"E	135.00'
15	N01°02'06"W	135.00'
16	N89°37'54"E	135.00'
17	N01°02'06"W	135.00'
18	N89°37'54"E	135.00'
19	N01°02'06"W	135.00'
20	N89°37'54"E	135.00'



C.O.C. LOG NO. F.P.T. 07-0086

COUNTY RECORDER



DWG. NO.	CMX PROJ. 7578	DATE: NOV 2007	SCALE: 1" = 40'
REV.	DESIGNED: CMX	DRAWN: CV	APPROVED: GGR
SHT. 4 OF 6			

**STONEFIELD II PARCEL A**  
 SEC GERMANN RD & DOBSON RD  
 CHANDLER, ARIZONA

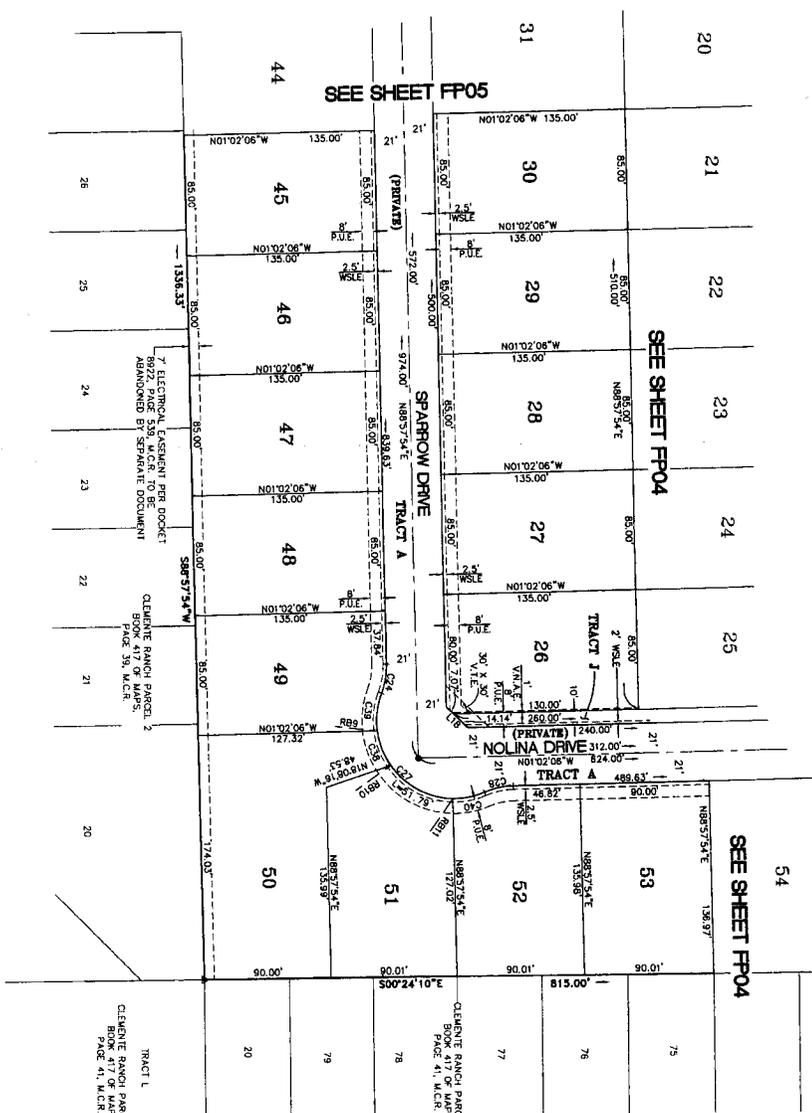
FINAL PLAT



CHANDLER OFFICE  
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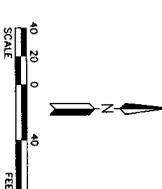


- LEGEND**
- M.C.R. MARICOPA COUNTY RECORDS
  - W.S.E. WATER AND STREET LIGHT EASEMENT
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - B.S.L. BUILDING SETBACK LINE
  - A.P.N. ASSessor PARCEL NUMBER
  - V.T.E. VISIBILITY EASEMENT
  - C2 CURVE TABLE NUMBER
  - L3 LINE TABLE NUMBER
  - R.B.2 RADIAL BEARING TABLE NUMBER
  - S.D. SURVEYOR BOUNDARY
  - R.O.W. RIGHT OF WAY LINE
  - C. CENTERLINE
  - E. EXISTING LINE
  - L.O.T. LOT OR TRACT LINE
  - S.E. SECTION LINE
  - E.S. EXISTING RIGHT OF WAY
  - T. TYPE "B" UPON COMPLETION OF PLANNING PLANS
  - S. SUBDIVISION CORNER (SET 1/2")
  - R. RADIAL BEARING CORNER (SET 1/2")
  - C. SECTION CORNER (TYPE AS SHOWN)



LINE	BEARING	LENGTH
L1	N85°57'54"E	21.71'
L2	N85°57'54"E	21.71'
L3	N85°57'54"E	21.71'
L4	N85°57'54"E	21.71'
L5	N85°57'54"E	21.71'
L6	N85°57'54"E	21.71'
L7	N85°57'54"E	21.71'
L8	N85°57'54"E	21.71'
L9	N85°57'54"E	21.71'
L10	N85°57'54"E	21.71'
L11	N85°57'54"E	21.71'
L12	N85°57'54"E	21.71'
L13	N85°57'54"E	21.71'
L14	N85°57'54"E	21.71'
L15	N85°57'54"E	21.71'
L16	N85°57'54"E	21.71'
L17	N85°57'54"E	21.71'
L18	N85°57'54"E	21.71'
L19	N85°57'54"E	21.71'
L20	N85°57'54"E	21.71'
L21	N85°57'54"E	21.71'
L22	N85°57'54"E	21.71'
L23	N85°57'54"E	21.71'
L24	N85°57'54"E	21.71'
L25	N85°57'54"E	21.71'
L26	N85°57'54"E	21.71'
L27	N85°57'54"E	21.71'
L28	N85°57'54"E	21.71'
L29	N85°57'54"E	21.71'
L30	N85°57'54"E	21.71'
L31	N85°57'54"E	21.71'
L32	N85°57'54"E	21.71'
L33	N85°57'54"E	21.71'
L34	N85°57'54"E	21.71'
L35	N85°57'54"E	21.71'
L36	N85°57'54"E	21.71'
L37	N85°57'54"E	21.71'
L38	N85°57'54"E	21.71'
L39	N85°57'54"E	21.71'
L40	N85°57'54"E	21.71'
L41	N85°57'54"E	21.71'
L42	N85°57'54"E	21.71'
L43	N85°57'54"E	21.71'
L44	N85°57'54"E	21.71'
L45	N85°57'54"E	21.71'
L46	N85°57'54"E	21.71'
L47	N85°57'54"E	21.71'
L48	N85°57'54"E	21.71'
L49	N85°57'54"E	21.71'
L50	N85°57'54"E	21.71'
L51	N85°57'54"E	21.71'

CURVE	LENGTH	BEARING	AREA
C1	178.60'	35.00'	1,358,877.77'
C2	41.00'	35.00'	27,474.90'
C3	77.00'	35.00'	28,717.13'
C4	23.11'	35.00'	25,874.13'



COUNTY RECORDER

COG. LOG NO. FPT 07-0066

DWG. NO. **FP06**

CMX PROJ.: 7578 DATE: NOV 2007 SCALE: 1" = 40'

DESIGNED: CMX DRAWN: CV APPROVED: GGR

REV.

SHT. 6 OF 6

**STONEFIELD II PARCEL A**

SEC GERMAN RD & DOBSON RD  
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FINAL PLAN



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