



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

#50  
JAN 31 2008

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-007**

**DATE:** JANUARY 11, 2008

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** FPT07-0053 STONEFIELD II – PARCEL B

Request: Final Plat approval

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

Applicant: CMX, LLC

Project Info: Approximately 10.9 acres  
36 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 B. 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 FPT07-0053 STONEFIELD II – PARCEL B, per Staff recommendation.

**Attachment**

1. Final Plat



**LOT AREA TABLE**

| LOT    | SQ. FT. | ACRES  |
|--------|---------|--------|
| 1      | 7150    | 0.163  |
| 2      | 7174    | 0.1647 |
| 3      | 7200    | 0.1653 |
| 4      | 7200    | 0.1653 |
| 5      | 7200    | 0.1653 |
| 6      | 7200    | 0.1653 |
| 7      | 7188    | 0.1650 |
| 8      | 7200    | 0.1653 |
| 9      | 7200    | 0.1653 |
| 10     | 7200    | 0.1653 |
| 11     | 7200    | 0.1653 |
| 12     | 7200    | 0.1653 |
| 13     | 7200    | 0.1653 |
| 14     | 7200    | 0.1653 |
| 15     | 7200    | 0.1653 |
| 16     | 7200    | 0.1653 |
| 17     | 7200    | 0.1653 |
| 18     | 7200    | 0.1653 |
| 19     | 7140    | 0.1639 |
| 20     | 7200    | 0.1653 |
| 21     | 7200    | 0.1653 |
| 22     | 7200    | 0.1653 |
| 23     | 7200    | 0.1653 |
| 24     | 7200    | 0.1653 |
| 25     | 7200    | 0.1653 |
| 26     | 7200    | 0.1653 |
| 27     | 7200    | 0.1653 |
| 28     | 7200    | 0.1653 |
| 29     | 7200    | 0.1653 |
| 30     | 7200    | 0.1653 |
| 31     | 7200    | 0.1653 |
| 32     | 7200    | 0.1653 |
| 33     | 7200    | 0.1653 |
| 34     | 7200    | 0.1653 |
| 35     | 7200    | 0.1653 |
| 36     | 7200    | 0.1653 |
| TOTALS | 263278  | 6.047  |

**TRACT AREA TABLE**

| TRACT  | SQ. FT. | ACRES  | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
|--------|---------|--------|-----------|------------|------------------------|
| A      | 878     | 0.0202 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| B      | 39809   | 0.9139 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| C      | 13457   | 0.3048 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| D      | 7200    | 0.1653 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| E      | 7200    | 0.1653 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| F      | 1114    | 0.0256 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| G      | 17268   | 0.3916 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| H      | 7200    | 0.1653 | LANDSCAPE | OPEN SPACE | RETENTION AND DRAINAGE |
| TOTALS | 72330   | 1.653  |           |            |                        |

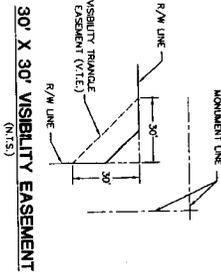
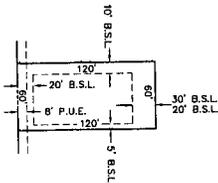
THE USER AND/OR EASEMENT SHOWN IN THIS TRACT TABLE ARE SUBJECT AND AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

**NOTES:**

- FRONT SETBACKS ARE MEASURED TO THE AND TO THE OVER AREA OF THE HOME FOR SIDE-LOADED (10').
- A COVERED PATIO MAY BE CONSIDERED A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR.
- STREET SIDE YARD SETBACKS ON LOTS SHALL MEASURE TO THE REAR PROPERTY LINE IN ADDITION TO ANY LANDSCAPE TRACT, A 5-FOOT WIDE SIDE YARD SETBACK WILL STILL BE REQUIRED. SIDE YARD SETBACKS ON LOTS WITH HOME FEATURES WILL BE ALLOWED TO ENJOACH TWO (2) FEET INTO THE FRONT AND SIDE (C) FEET FROM THE PROPERTY LINE. SIDE YARD GROUPING OF THE 5' AND 10' SIDE YARD SETBACKS WILL PROVIDE FOR THE REAR YARD SETBACK FOR A TWO-STORY STRUCTURE SHALL BE THIRTY (30) FEET.
- MINIMUM REAR YARD SETBACK FOR A TWO-STORY STRUCTURE SHALL BE THIRTY (30) FEET.

**TYPICAL LOT DETAIL**

N.T.S.  
• 30' (2 STORY HOME)



COUNTY RECORDER

CO.C. LOG NO. FFT 07-0053

|                         |   |                             |                                |
|-------------------------|---|-----------------------------|--------------------------------|
| DWG. NO.<br><b>FP02</b> | CMX PROJ: 7578<br>DESIGNED: CMX<br>REV. | DATE: AUG 2007<br>DRAWN: CV | SCALE: N.T.S.<br>APPROVED: GGR |
| SHT. 2 OF 4             |   |                             |                                |

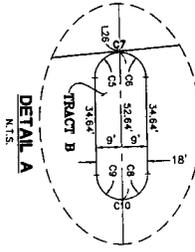
**STONEFIELD II PARCEL B**  
SEC GERMANN RD & DOBSON RD  
CHANDLER, ARIZONA

**FINAL PLAT**

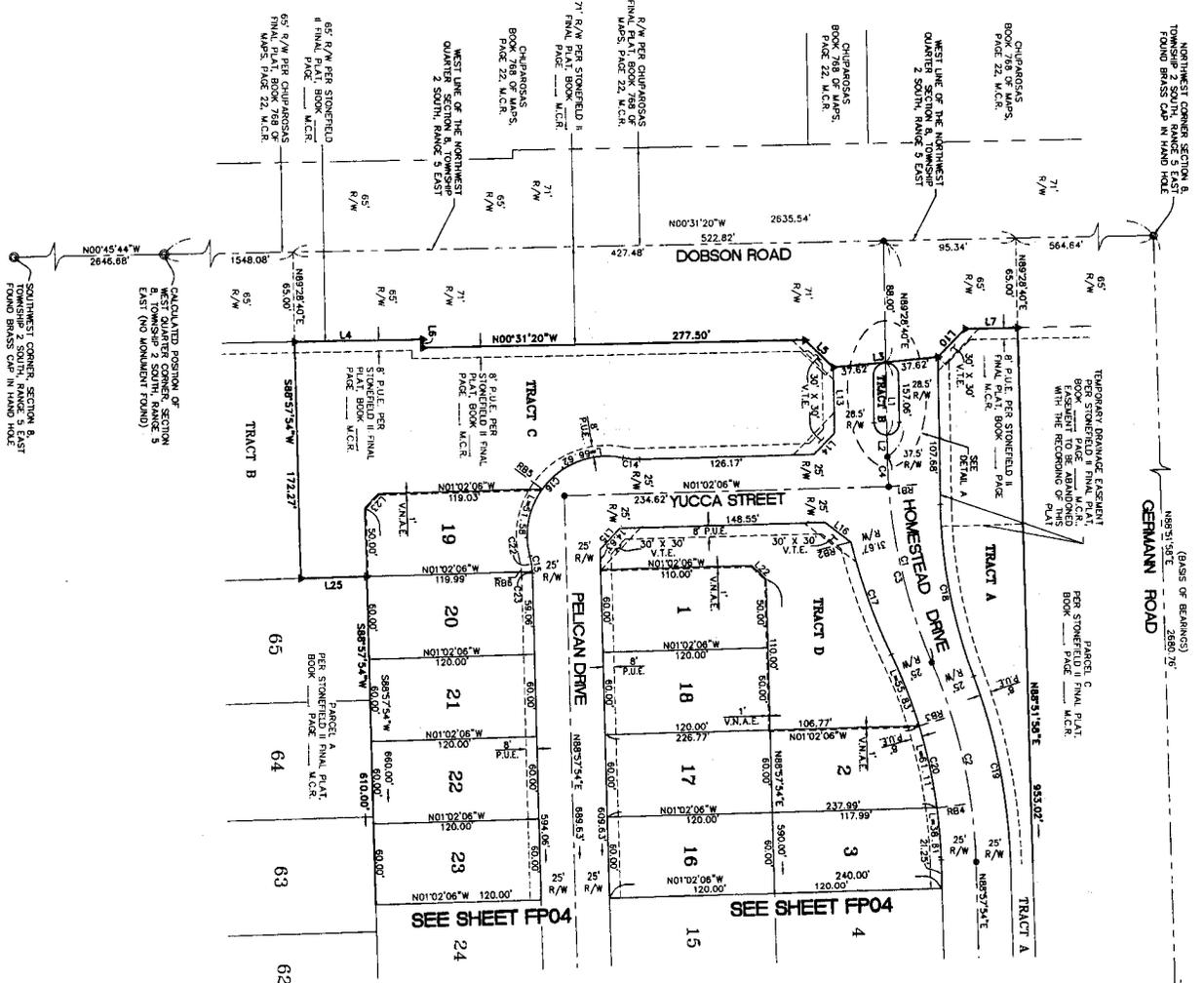
**CMX**

ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY  
NEW YORK PENNSYLVANIA TEXAS

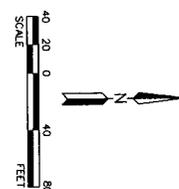
CHANDLER OFFICE  
3100 W. RAY RD. STE 201  
CHANDLER, ARIZONA 85226  
PH (480) 648-1900  
FAX (480) 648-1918



| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| 1    | N89°28'47\" | 18.88  |
| 2    | N89°28'47\" | 18.88  |
| 3    | N89°28'47\" | 18.88  |
| 4    | N89°28'47\" | 18.88  |
| 5    | N89°28'47\" | 18.88  |
| 6    | N89°28'47\" | 18.88  |
| 7    | N89°28'47\" | 18.88  |
| 8    | N89°28'47\" | 18.88  |
| 9    | N89°28'47\" | 18.88  |
| 10   | N89°28'47\" | 18.88  |
| 11   | N89°28'47\" | 18.88  |
| 12   | N89°28'47\" | 18.88  |
| 13   | N89°28'47\" | 18.88  |
| 14   | N89°28'47\" | 18.88  |
| 15   | N89°28'47\" | 18.88  |
| 16   | N89°28'47\" | 18.88  |
| 17   | N89°28'47\" | 18.88  |
| 18   | N89°28'47\" | 18.88  |
| 19   | N89°28'47\" | 18.88  |
| 20   | N89°28'47\" | 18.88  |
| 21   | N89°28'47\" | 18.88  |
| 22   | N89°28'47\" | 18.88  |
| 23   | N89°28'47\" | 18.88  |
| 24   | N89°28'47\" | 18.88  |



C.O.C. LOG NO. PFT 07-0063



- LEGEND**
- M.C.R. MARICOPA COUNTY RECORDS
  - W.S.E. WATER AND STREET LIGHT EASEMENT
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - V.A.L.E. VEHICULAR NON-ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - B.S.L. BUILDING SETBACK LINE
  - A.P.N. ASSESSOR PARCEL NUMBER
  - V.I.E. VISIBILITY EASEMENT
  - C2 CURVE TABLE NUMBER
  - L3 LINE TABLE NUMBER
  - R.B.Z. RADIUS BEARING TABLE NUMBER
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - EASEMENT
  - LOT OR TRACT LINE
  - SECTION LINE OR WAY
  - EXISTING RIGHT OF WAY
  - SET BRASS CORNER PER MARICOPA PLANNING PLANS
  - ▲ SUBDIVISION CORNER (SET 1/2")
  - REBAR, OR AS NOTED
  - SECTION CORNER (TYPE AS SHOWN)

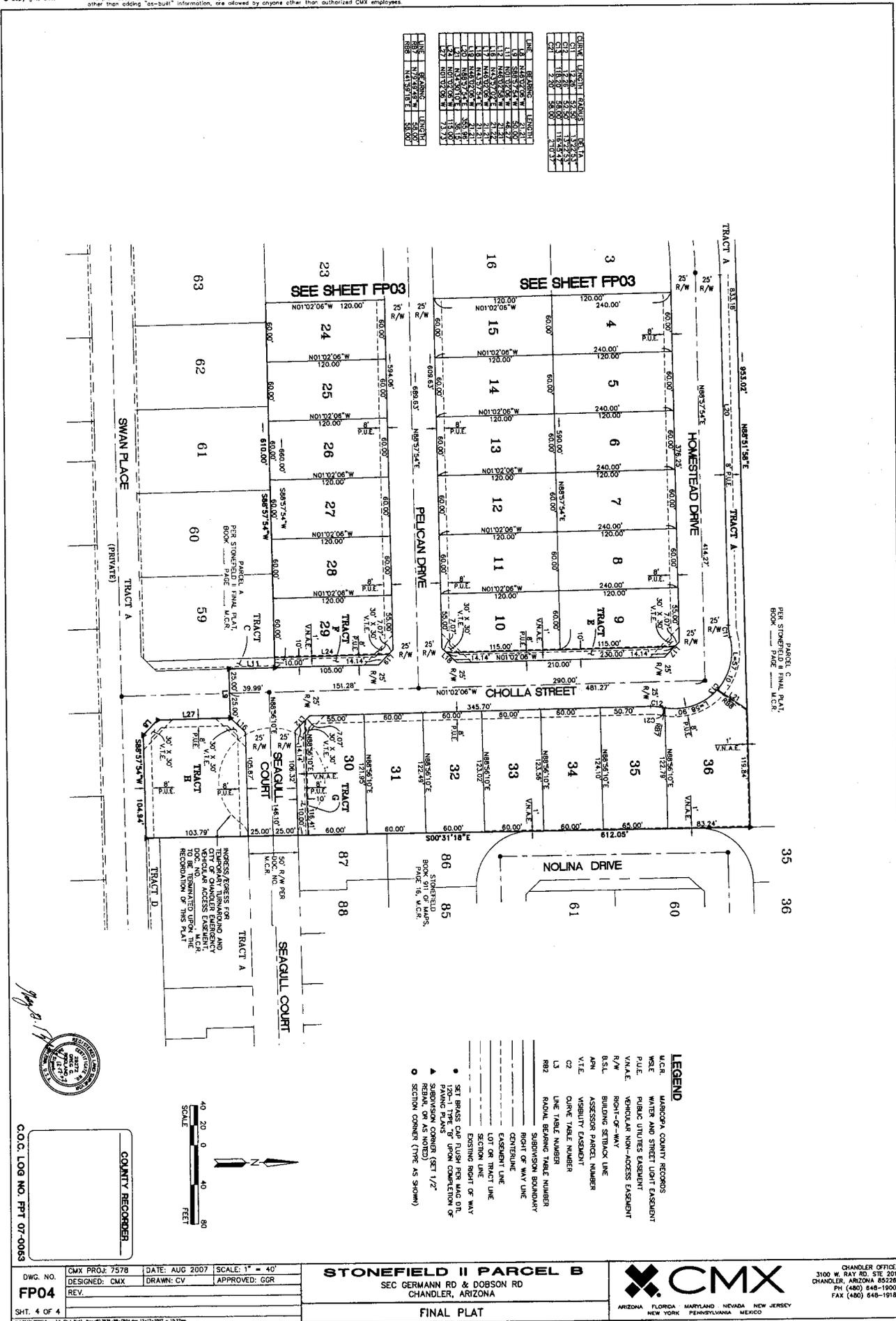
|           |                |        |          |           |          |
|-----------|----------------|--------|----------|-----------|----------|
| DWG. NO.  | CMX PROJ. 7578 | DATE:  | AUG 2007 | SCALE:    | 1" = 40' |
| DESIGNED: | CMX            | DRAWN: | CV       | APPROVED: | GGR      |
| REV.      |                |        |          |           |          |
| SHT.      | 3 OF 4         |        |          |           |          |

**STONEFIELD II PARCEL B**  
 SEC GERMAN RD & DOBSON RD  
 CHANDLER, ARIZONA

**FINAL PLAT**



CHANDLER OFFICE  
 3100 W. RAY RD. STE 201  
 CHANDLER, ARIZONA 85226  
 TEL (480) 848-1900  
 FAX (480) 648-1918



| LINE | BEARING         | LENGTH  | AREA     |
|------|-----------------|---------|----------|
| 1    | N 89° 57' 54" E | 120.00' | 14400.00 |
| 2    | S 89° 57' 54" W | 120.00' | 14400.00 |
| 3    | N 01° 02' 06" W | 120.00' | 14400.00 |
| 4    | S 01° 02' 06" E | 120.00' | 14400.00 |
| 5    | N 89° 57' 54" E | 120.00' | 14400.00 |
| 6    | S 89° 57' 54" W | 120.00' | 14400.00 |
| 7    | N 01° 02' 06" W | 120.00' | 14400.00 |
| 8    | S 01° 02' 06" E | 120.00' | 14400.00 |
| 9    | N 89° 57' 54" E | 120.00' | 14400.00 |
| 10   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 11   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 12   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 13   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 14   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 15   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 16   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 17   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 18   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 19   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 20   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 21   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 22   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 23   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 24   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 25   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 26   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 27   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 28   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 29   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 30   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 31   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 32   | S 01° 02' 06" E | 120.00' | 14400.00 |
| 33   | N 89° 57' 54" E | 120.00' | 14400.00 |
| 34   | S 89° 57' 54" W | 120.00' | 14400.00 |
| 35   | N 01° 02' 06" W | 120.00' | 14400.00 |
| 36   | S 01° 02' 06" E | 120.00' | 14400.00 |

PARCEL C  
PER STONEFIELD II FINAL PLAT  
BOOK 148 PAGE 148

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C.O.C. LOG NO. PPT 07-0065

|                         |                |                |                 |
|-------------------------|----------------|----------------|-----------------|
| DWG. NO.<br><b>FP04</b> | CMX PROJ: 7578 | DATE: AUG 2007 | SCALE: 1" = 40' |
| REV.                    | DESIGNED: CMX  | DRAWN: CV      | APPROVED: GGR   |
| SHT. 4 OF 4             |                |                |                 |

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