



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 11-027**

**DATE:** MARCH 25, 2011

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
JEFF KURTZ, PLANNING ADMINISTRATOR

**FROM:** KEVIN MAYO, PLANNING MANAGER *KM*

**SUBJECT:** PDP10-0018/PPT10-0007 LAYTON LAKES PARCEL 16

**Request:** Preliminary Development Plan (PDP) approval for housing product and amendment to the subdivision layout, with Preliminary Plat (PPT) approval

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

**Applicant:** Jeff Gunderson  
Lennar Layton, LLC

**Project Info:** Approximately 26-acres, 100-lot residential subdivision, two standard lot sizes; 60’x110’ and 50’x110’

**RECOMMENDATION**

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

**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 (originally 33-acres) 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 future PDP's for the housing product. Finally, in March 2007, Parcel 16 was rezoned to include a 5-acre church parcel, with PDP approval for subdivision layout and housing product for the remaining 88 residential homes. Standard lot size for Parcel 16 was 60'x115'.

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 (Parcel 18), as well as a future City Park (Parcel 19). Haley Elementary School abuts Parcel 16's southwest side. The 5-acre church parcel is located south of Parcel 16, with Layton Lakes Boulevard abutting the church's south side. Further south 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 is for PDP and Preliminary Plat approval to amend the subdivision layout and standard lot size for Parcel 16. The request proposes two standard lot sizes in lieu of one. A total of 100 lots are proposed that includes 37 60'x110' lots and 63 50'x110' lots. Overall, the lot layout remains very similar to the original 88-lot layout; however the new proposed layout provides improved traffic circulation as well as increased exposure and access to the extensive lake/open space system within Layton Lakes. Only 9 lots back up to Lindsay Road, and the perimeter wall provides an off-set every third lot for those 9 lots. The lot setbacks are front yard minimum of 18-feet (15-feet to livable/side loaded garage), side yard minimum of 5-feet and 10-feet, rear yard minimum of 20-feet for a single-story home (25-feet along arterial) and 30-feet for a two-story home. The request includes provisions for architectural projections, fireplaces, entertainment centers and such to project 3-feet into the setback for a maximum of 15-feet in width for a single story element and 6-feet in width for a two story element. However, in all cases, the projection must maintain a minimum of 3-feet to the property line. Overall the subdivision layout complies with the 8 required and 12 optional elements as found within the Residential Development Standards. A table is included in the narrative within the attached Development Booklet.

Additionally, the request includes PDP approval for the housing product. Two separate housing product series are proposed, one for the 60-foot wide lots (45-foot wide product) and another for the 50-foot wide lots (35-foot wide product). Each series provides four different floor plans for a total of 8 individual floor plans for the 100 lots. Three distinct elevations are provided for each floor plan. The 60-foot wide (northern) lots' elevations include Spanish Colonial, California Ranch, and Mediterranean. The 50-foot wide (southern) lots' elevations include Western Cottage, Spanish Colonial, and Ranch Hacienda.

The housing product is in conformance with the Architectural Diversity Element of the Residential Development Standards. The 45-foot wide product includes 1 single-story floor plan and 3 two-story floor plans ranging in size from 1,794 square-feet to 2,767 square-feet. The two-story plan 45-6 provides a single story element for the entire side of the house. Covered entries are provided on all plans with stone accent material provided on at least two elevations for each

plan. The 35-foot wide product includes 2 single-story floor plans and 2 two-story floor plans ranging in size from 1,400 square-feet to 2,567 square-feet. The two-story plans include extended width covered entry ways and the single-story plans include front walled-in courtyards that extend past face of the garage, as well as stone accent material on certain plan elevations. Both housing product series provide varied roof ridgelines, decorative windows, accent window shutters, wrought iron accents, and decorative pipe vents, as well as decorative columns that provide a high level of quality and distinguish the various elevations from one another. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof ridgelines.

### **DISCUSSION**

Staff supports the request finding the proposed 2 different standard lot sizes to provide another layer of diversity to an already complete master planned development. Parcel 16 was always planned to develop with the smaller lots within Layton Lakes intended to provide affordable 'work-force' housing. The increase from 88 lots to 100 brings the lot-count closer to the original 107 lots approved in 2001. The inclusion of 2 cul-de-sac streets provides a much stronger exposure to the lake system, and the adjusted street layout is less circuitous. Parcel 16 will continue to remain in conformance with the February 2004 PDP approval for the greater Layton Lakes Master Plan in terms of subdivision diversity except as modified by this request. Staff supports the housing product finding the 8 different floor plans, with 3 elevations each, will provide a substantial level of diversity for the 100 lots. The homes provide architectural detail and interest while remaining consistent with the intent to provide affordable 'work-force' housing within Layton Lakes.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on February 1, 2011 at the Chandler Community Center. No neighboring property owners attended the meeting.

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

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Staff recommends approval of the Preliminary Development Plan (PDP) for housing product and amendment to the subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 16" kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0018, 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.

3. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. The same elevation shall not be built side-by-side or directly across the street from one another.
6. For lots adjacent to an arterial street, two-story homes are limited to every third lot.

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

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

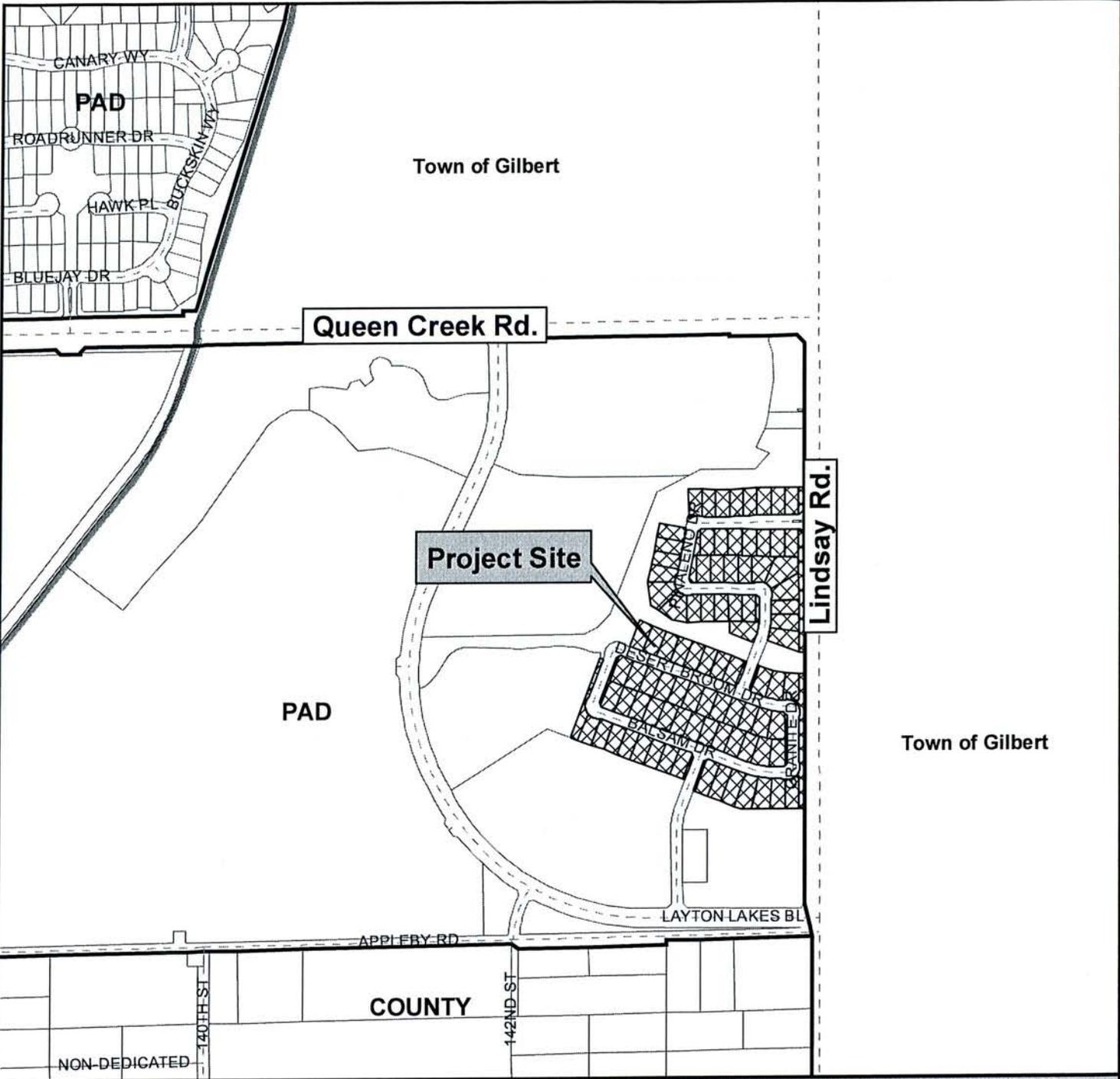
### **PROPOSED MOTIONS**

Motion to recommend approval of the Preliminary Development Plan in case PDP10-0018 LAYTON LAKES PARCEL 16, subject to the conditions recommended by Staff.

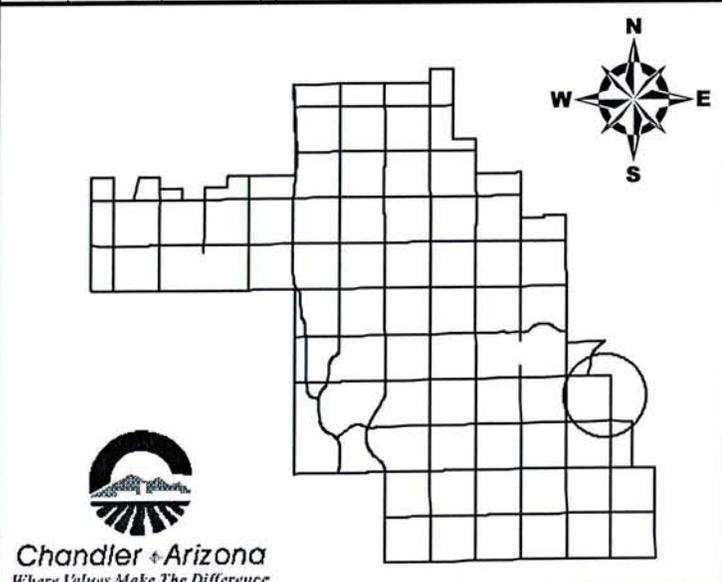
Motion to recommend approval of the Preliminary Plat PPT10-0007 LAYTON LAKES PARCEL 16, as per Staff recommendation.

### **Attachments**

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



**Vicinity Map**



 PDP10-0018  
**Layton Lakes Parcel 16**



## Vicinity Map



PDP10-0018

Layton Lakes Parcel 16



Chandler • Arizona  
Where Values Make The Difference

CITY OF CHANDLER 12/15/2010

APPROVED BY  
CHANDLER CITY COUNCIL

# 3  
MAR 22 2001

MAR 22 2001

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 Recorders 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.

29. The Town of Gilbert shall approve the master plan in substantial conformance with the Layton Lakes master plan.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 \_\_\_\_\_, 2001.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2001.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3250 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2001, and that a quorum was present thereat.

APPROVED AS TO FORM:

*D. G.*  
\_\_\_\_\_  
CITY ATTORNEY

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

PUBLISHED:

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 1.159.97 feet to the POINT OF BEGINNING.

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



**LEGAL DESCRIPTION:**

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

LOTS 1 THROUGH 88, TRACTS A THROUGH M, O, AND TRACT P, ACCORDING TO THE FINAL PLAT OF LAYTON LAKES, PHASE 2A AND PARCEL 16, AS RECORDED IN BOOK 961 PAGE 30, MARICOPA COUNTY RECORDER.

# PRELIMINARY PLAT

## LAYTON LAKES - PARCEL 16 AMENDED

### CHANDLER, ARIZONA

A RE-PLAT OF LOTS 1 THROUGH 88, TRACTS A-M, O, AND TRACT P, AS RECORDED IN BOOK 961, PG 30, M.C.R.  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**CITY NOTES:**

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

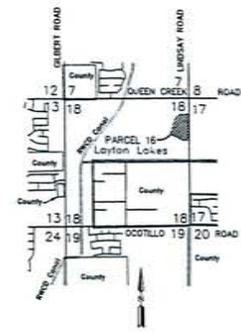
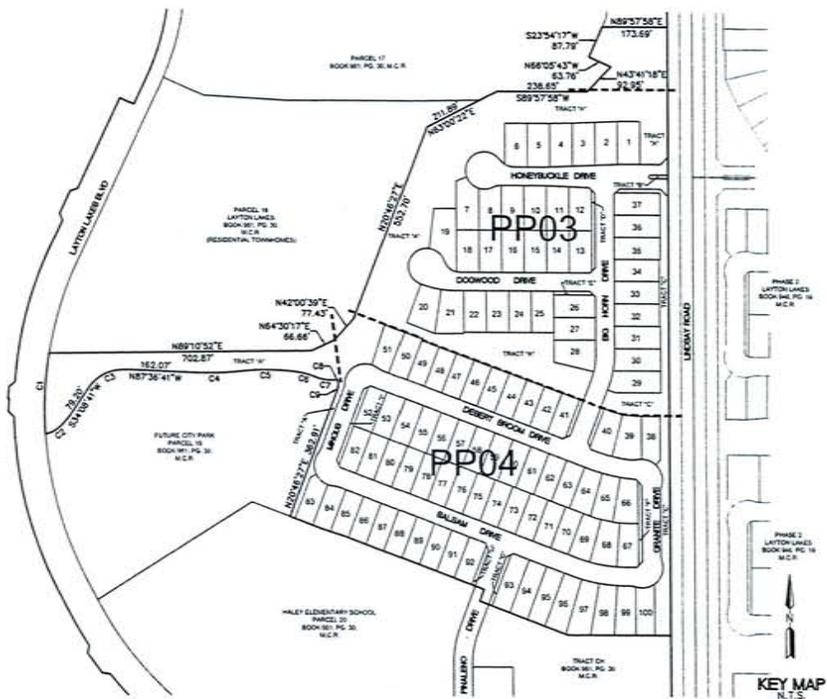
**BENCHMARK:**

CMCN #48- SECTION 24, T2S, R5E, 3" BRASS CAP IN CONCRETE, 200' SOUTH OF INTERSECTION OF COOTILLO ROAD AND GILBERT ROAD 14' WEST OF EDGE OF PAVEMENT, 3' EAST OF CONCRETE LINED DITCH.  
(NORTHING 817836.811, EASTING 738972.720)  
ELEVATION = 1253.94

**BASIS OF BEARING:**

THE BASIS OF BEARINGS IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST = NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST = NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST PER THE FINAL PLAT OF LAYTON LAKES PHASE 1, BOOK 832 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDER.

| Curve Table |         |         |           |         |
|-------------|---------|---------|-----------|---------|
| Curve #     | Length  | Radius  | Delta     | Tangent |
| C1          | 219.62' | 958.00' | 13°07'17" | 110.29' |
| C2          | 65.05'  | 187.36' | 19°53'34" | 32.86'  |
| C3          | 94.69'  | 110.72' | 49°00'02" | 50.46'  |
| C4          | 130.66' | 736.22' | 10°08'29" | 65.50'  |
| C5          | 141.53' | 589.63' | 13°45'12" | 71.11'  |
| C6          | 84.72'  | 215.83' | 17°10'48" | 32.60'  |
| C7          | 53.54'  | 107.85' | 28°26'34" | 27.33'  |
| C8          | 4.87'   | 3.63'   | 76°44'41" | 2.88'   |
| C9          | 24.46'  | 46.58'  | 30°06'20" | 12.52'  |



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- PROPOSED WATER LINE & VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SEWER LINE & MANHOLE
  - PROPOSED SEWER CLEANOUT
  - PROPOSED RETENTION BASIN
  - PROPOSED DRAINAGE FLOW ARROW
  - EXISTING CONTOUR LINE
  - EXISTING GROUND ELEVATION

**CIVIL ENGINEER**  
VANTAGE RESOURCES, LLC  
3010 SOUTH PRIEST DRIVE  
SUITE 102  
TEMPE, AZ 85284  
PHONE: 480.629.8830  
CONTACT: SHERRI KOSHOL

**DEVELOPER**  
LENNAR COMMUNITIES DEVELOPMENT,  
1725 W GREENTREE DRIVE,  
SUITE 114  
TEMPE, AZ 85284  
PHONE: 480.777.4600  
FAX: 480.897.2974  
CONTACT: JEFF GUINERSON

- SHEET INDEX**
- PP01 COVER SHEET
  - PP02 TYPICAL LOT DETAILS
  - PP03 AREA, CURVE & LINE TABLES
  - PP04 PRELIMINARY PLAT

PARCEL AREA = 25.74 ACRES  
EXISTING ZONING - PAD  
TOTAL NO. OF LOTS = 100

KEY MAP  
N.T.S.

|   |          |
|---|----------|
| DATE  |          |
| REVISION  |          |
| REV.  |          |
| <b>LAYTON LAKES - PARCEL 16 AMENDED</b>   |          |
| LAYTON LAKES BLVD. AND LINDSAY ROAD<br>CHANDLER, ARIZONA  |          |
| REVISED PRELIMINARY PLAT  |          |
| 3010 SOUTH PRIEST DRIVE, SUITE 102<br>TEMPE, ARIZONA 85284<br>PH: (480) 629-8830<br>CIVIL ENGINEERING AND SURVEYING |          |
| <b>VANTAGE RESOURCES, LLC</b>   |          |
|   |          |
| PROJ. NO.   | 2041.01  |
| SCALE   | AS NOTED |
| DRAWN   | JAS      |
| DATE  | 03.25.11 |
| DWG. NO.  | PP01     |
| SHT.  | 1 OF 4   |

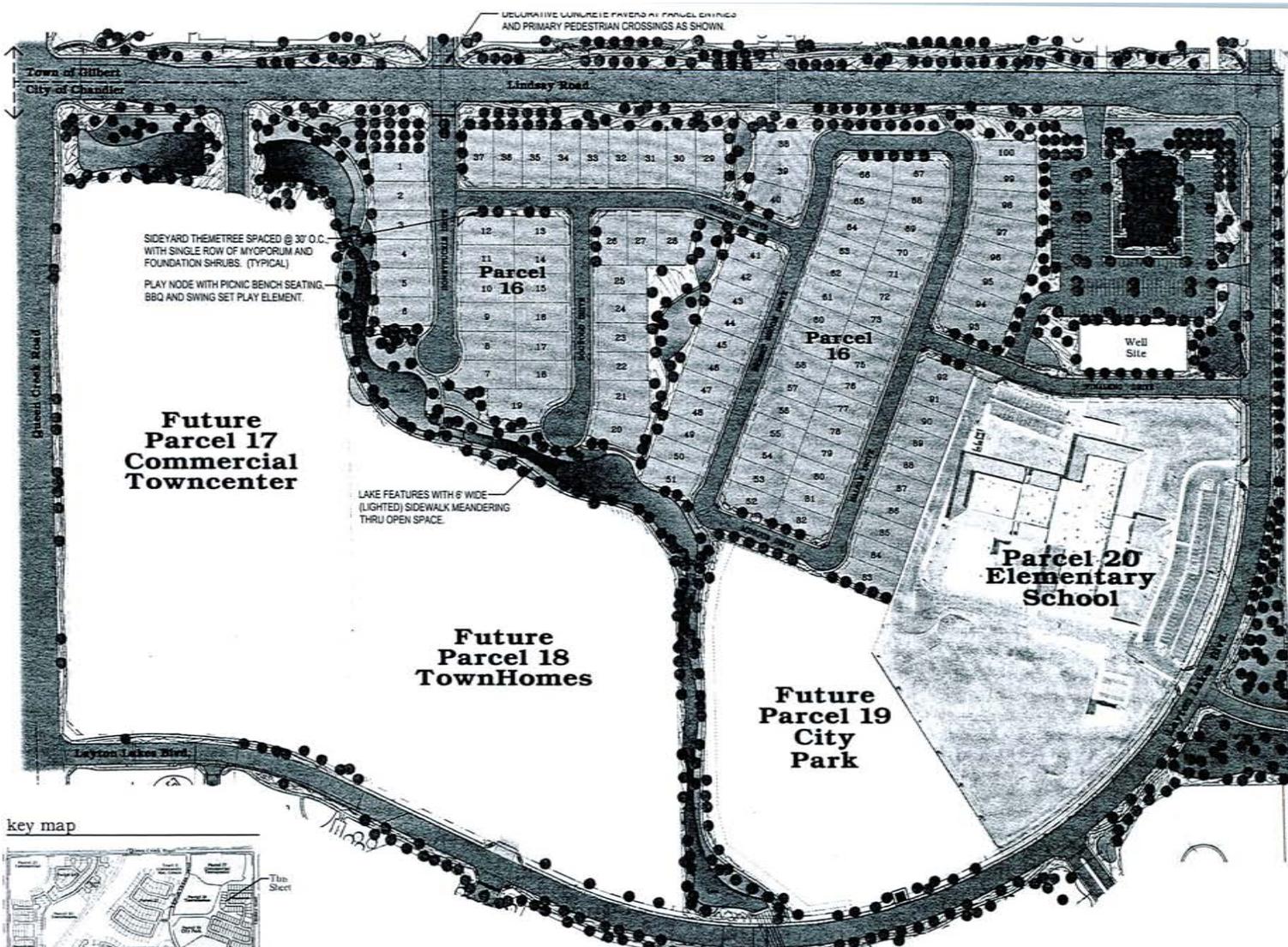
C.O.C. LOG No. PPT 10-0007

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SIDEYARD THEMETREE SPACED @ 30' O.C. WITH SINGLE ROW OF MYOPORUM AND FOUNDATION SHRUBS. (TYPICAL)  
PLAY NODE WITH PICNIC BENCH SEATING, BBQ AND SWING SET PLAY ELEMENT.

LAKE FEATURES WITH 6' WIDE (LIGHTED) SIDEWALK MEANDERING THRU OPEN SPACE.

**Future Parcel 17  
Commercial  
Towncenter**

**Future Parcel 18  
TownHomes**

**Future Parcel 19  
City  
Park**

**Parcel 20  
Elementary  
School**

key map



- Parcel 16 - Openspace Amenities**
- BBQ GRILL (0 PS)
  - Picnic Table (4 PS)
  - Swing Set (2 PS)
  - Park Bench (2 PS)
- Playstations Provided: 8

# Landscape Masterplan - Parcel 16 LAYTON LAKES

City of Chandler

25'-0" LANDSCAPE EASEMENT W/ CANOPY TREES, 10' WIDE GRANULAR MULTI-USE TRAIL TO CONNECT GILBERT ROAD & LAYTON LAKES BLVD.

### MASTER PLANT PALLET

| BOTANICAL NAME                       | COMMON NAME               |
|--------------------------------------|---------------------------|
| <b>TREES</b>                         |                           |
| ACACIA SALICINA                      | WILLOW ACACIA             |
| CERIDOLIUM FLORIDUM                  | BLUE PALM VERDE           |
| DAMPYBERGIA SISSO                    | SISSO TREE                |
| FRAXINUS VELLUTINA                   | ARIZONA ASH               |
| OLEA EUROPAEA 'SIHAN HILL'           | OLIVE                     |
| OLNEYA TESOTA                        | IRONWOOD                  |
| PNUS BRUTIA ELIADICA                 | MONDIE PINE               |
| POPULUS FRENCHITA                    | FREMONT COTTONWOOD        |
| PROSOPIS HIRSD                       | PICTURE MESQUITE          |
| PROSOPIS VELLUTINA                   | VELVET MESQUITE           |
| QUERCUS VIRGINIANA                   | LIVE OAK                  |
| UNIONIS PARVIFOLIA V. 'SEMPERVIRENS' | EVERGREEN ELM             |
| EUCALYPTUS PARIKIANA                 | GREY GUM                  |
| HYDRY PISTACHE                       | RED PISH PISTACHE         |
| VITEX CHASTE                         | CHASTE PEPPER TREE        |
| <b>SHRUBS / GROUNDCOVERS</b>         |                           |
| ACACIA REDDLENS 'D. CARPET'          | DESERT CARPET             |
| BOUGHANVILLEA 'S. VARIST'            | S. HANST BOUGHANVILLEA    |
| CASALPINA PULCHERRIMA                | RED BIRD OF PARADISE      |
| CASSIA PHYLLODORA                    | SILVERY CASSIA            |
| CASSIA OBLONGATA                     | OUTBACK CASSIA            |
| CHRYSOACTINA MEXICANA                | DAMASKITA                 |
| CONVALIS EUCORUM                     | BUSH MORNING GLORY        |
| DALEA FRUTESCENS 'SIERRA NEGRA'      | BLACK DALEA               |
| DASYLIRION ACROTRICHE                | GREEN DESERT SPOON        |
| MULLENBERGIA LINDHEMERI              | AUTUMN GLOW               |
| LEUCOPHYLLUM FRUTESCENS 'HEAVENLY'   | HEAVENLY CLOUD TEXAS SAGE |
| ERIMOPHILA SPP. 'VALENTINE'          | VALENTINE BUSH            |
| HESPERALOE FUNIFERA                  | GIANT HESPERALOE          |
| HYMENOCYTHUS ACALUS                  | ANGELITA DASY             |
| LANTANA ADMIRABILISS                 | PURPLE LANTANA            |
| LANTANA CAMARA 'NEW GOLD'            | NEW GOLD LANTANA          |
| HESPERALOE PARVIFLORA                | RED YUCCA                 |
| LEUCOPHYLLUM LAEVIGATUM              | CHRISPIAN SAGE            |
| MULLENBERGIA INDIGS NASHVILLE        | NASHVILLE DEERGRASS       |
| NERIUM OLEANDER 'PETITE PINK'        | PETITE PINK OLEANDER      |
| OENOTHERA BERLANDIERI                | MEXICAN EVENING PRIMROSE  |
| PENTSTEMON SUPERBUS                  | SUPERB PENTSTEMON         |
| LEUCOPHYLLUM LANGMANIAE              | LYNN'S LEGACY SAGE        |
| RUELLIA PENNSYLVANICA                | DESERT RUELLIA            |
| SALVIA CLEVELANDI                    | CHAMPARRAL SAGE           |
| MYOPORUM PARVIFOLIUM                 | MYOPORUM                  |
| VERBENA RIGIDA                       | SANDPAPER VERBENA         |

### GENERAL NOTES

- LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER STORED IN LAKE FEATURES.
- ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
- 12" MINUS, 2" DEEP 'AZTEC BROWN' DECOMPOSED GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
- PLANTING DESIGN TO HAVE A RURAL AGRARIAN CHARACTER.
- PLANTING DESIGN AND MATERIALS TO MITIGATE BIRD HABITAT.
- IMPROVEMENTS SHOWN ON THESE DOCUMENTS TO BE INSTALLED BY DEVELOPER TO CORRESPOND WITH EACH PHASE OF DEVELOPMENT. PARCEL IMPROVEMENTS TO BE INSTALLED WITH INDIVIDUAL PARCEL DEVELOPMENTS.
- EACH PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHURB CHOSEN FROM THE PLANT LIST, TO PROVIDE INDIVIDUAL PARCEL IDENTITY.
- SIGHT LINES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. ALL TREES SHOWN WITHIN SIGHT LINES WILL COMPLY WITH STANDARD CITY OF CHANDLER DETAILS.
- TREES AT INTERSECTIONS TO MAINTAIN 15' CLEAR FOR 25 MPH APPROACH FOR STOPPING DISTANCES.
- STREETSCAPE BUFFER TO CONFORM WITH STREETSCAPE SECTIONS AS SUBMITTED & APPROVED IN PAD DOCUMENTS.



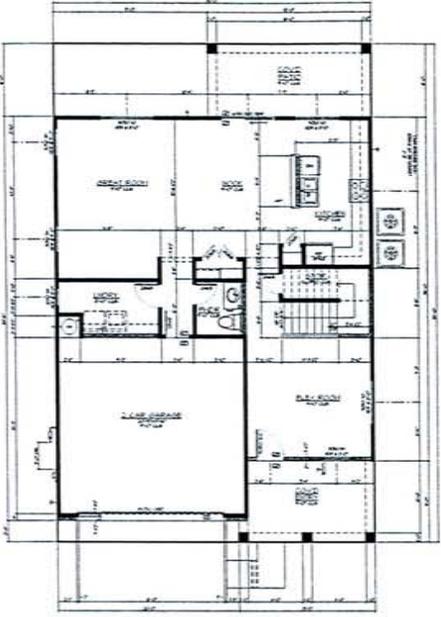
**VOLLMER & ASSOCIATES**  
LANDSCAPE ARCHITECTS



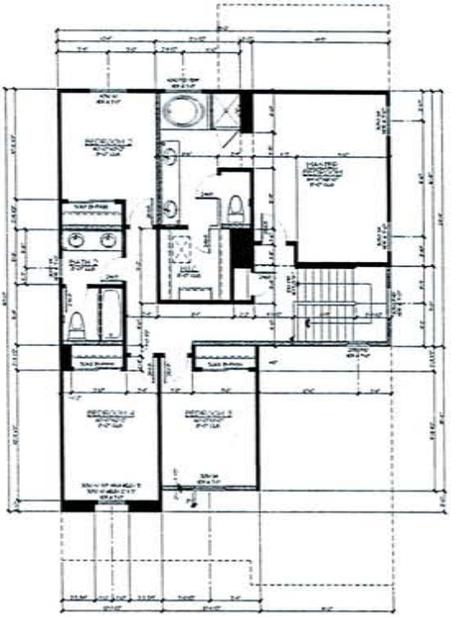
# LAYTON LAKES

Chandler, Arizona

# PLAN 35-6

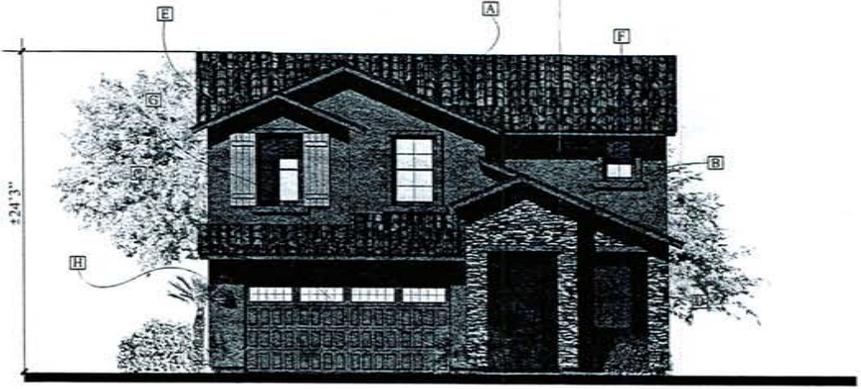


First Floor



Second Floor

Floor Plan



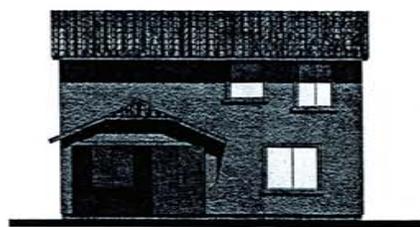
Front Elevation

Shown as Sherwin Williams Paint Scheme

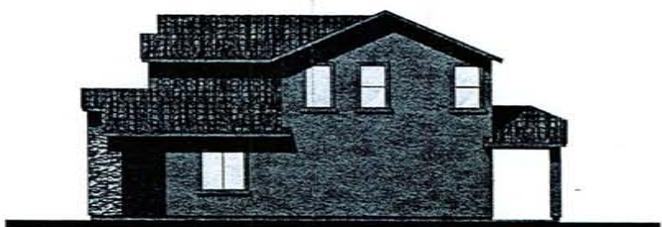
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone B
- Standard Garage Door (Amarr "Oak Summit" RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermairu "Smooth Star" S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" recess at Garage G
- Standad Couch Light (Sengull 83046-714) or Equivalent H



Left Elevation



Rear Elevation

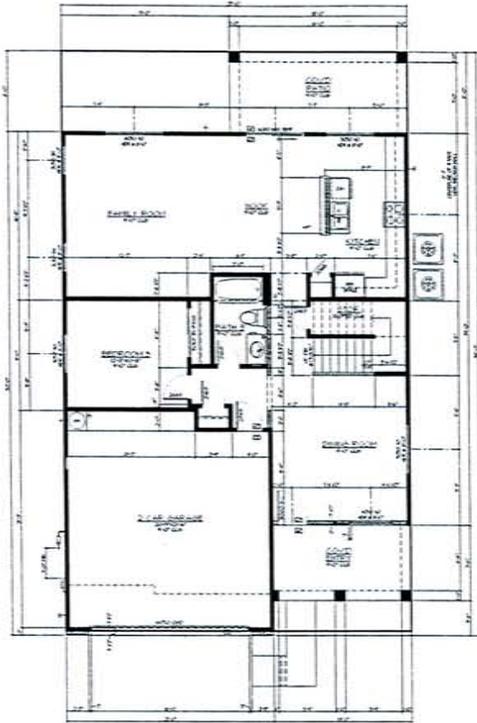


Right Elevation

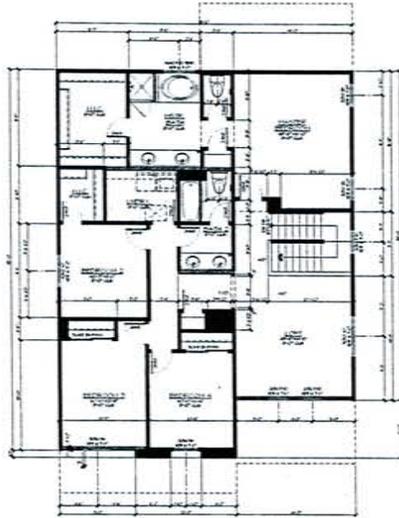
# LAYTON LAKES

Chandler, Arizona

# PLAN 35-8

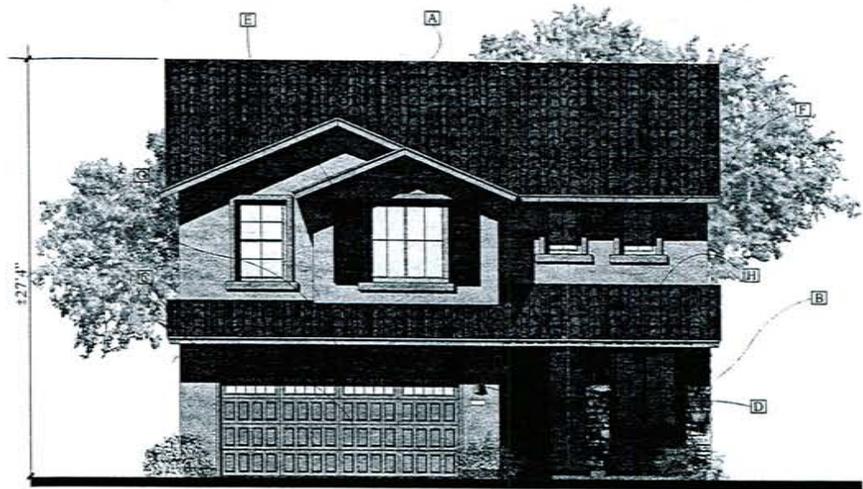


First Floor



Second Floor

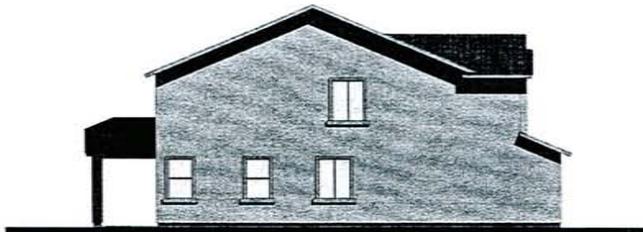
Floor Plan



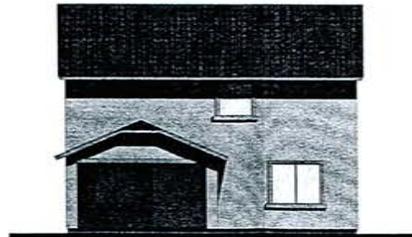
Front Elevation

Shown as Sherwin Williams Paint Scheme

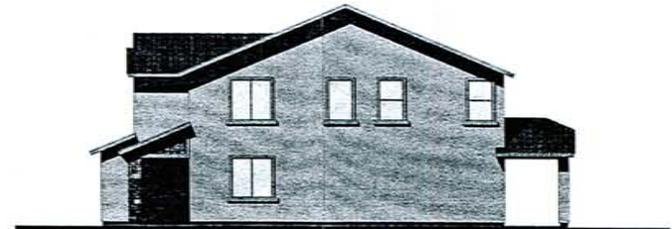
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" recess at Garage G
- Standad Couch Light (Seagull 83046-714) or Equivalent H



Left Elevation



Rear Elevation

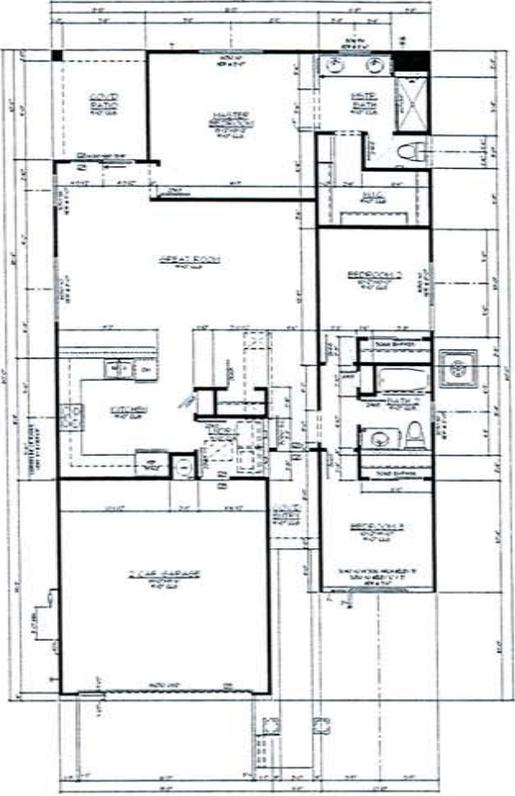


Right Elevation

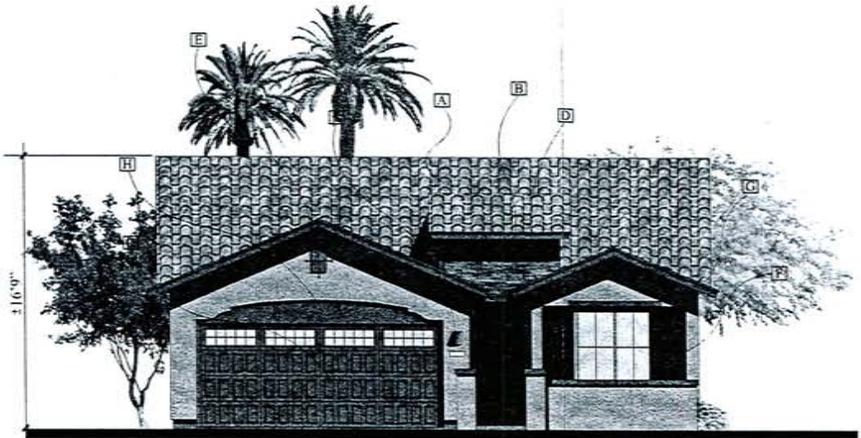
# LAYTON LAKES

Chandler, Arizona

# PLAN 3560



Floor Plan



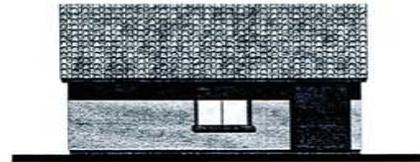
Front Elevation

Shown as Sherwin Williams Paint Scheme

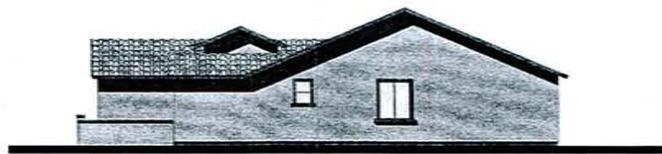
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amarr 'Oak Summit' RS Closed with Stockton Decatrim Window) or Equivalent C
- Standard Front Door (Thermatru 'Smooth Star' - S8201) or Equivalent D
- Decorative Iron Detail E
- Decorative Shutters F
- Wood Fascia G
- 9" recess at Garage H
- Standad Coach Light (Seagull 83046-714) or Equivalent I



Left Elevation



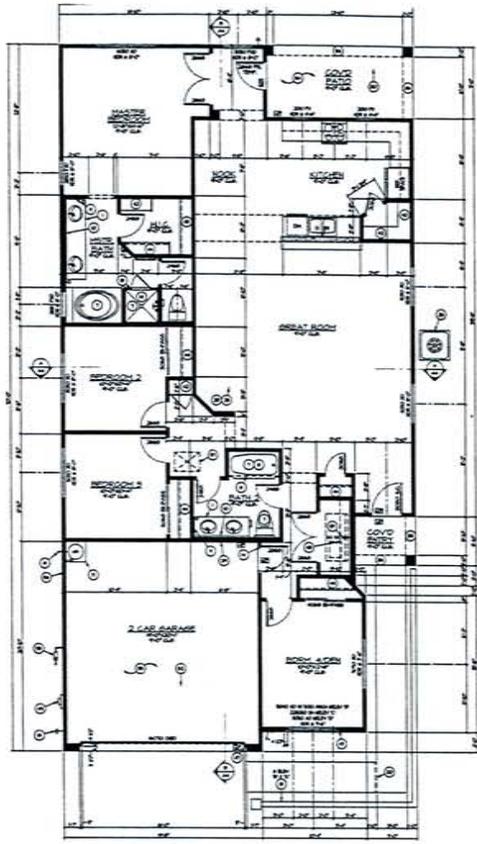
Rear Elevation



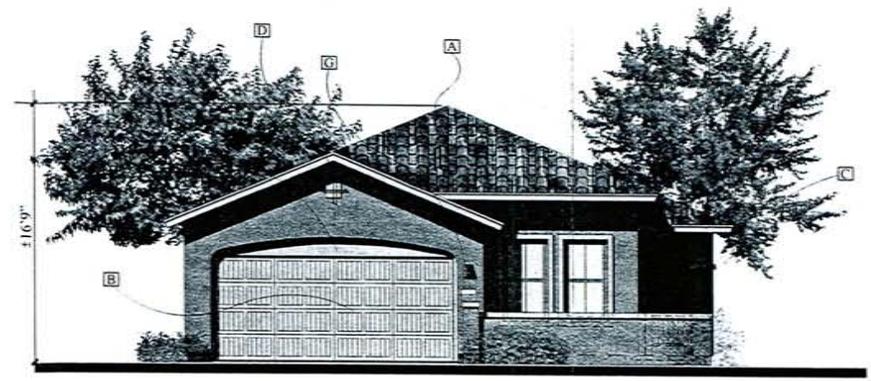
Right Elevation

# LAYTON LAKES

Chandler, Arizona



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetime Roof System A
- Standard Garage Door (Amarr "Oak Summit" BB Closed) or Equivalent B
- Standard Front Door (Thermatru "Smooth Star" - S8201) or Equivalent C
- Decorative Iron Detail D
- Wood Fascia E
- 9" recess at Garage F
- Standard Coach Light (Seagull 83046-714) or Equivalent G



Left Elevation



Rear Elevation



Right Elevation

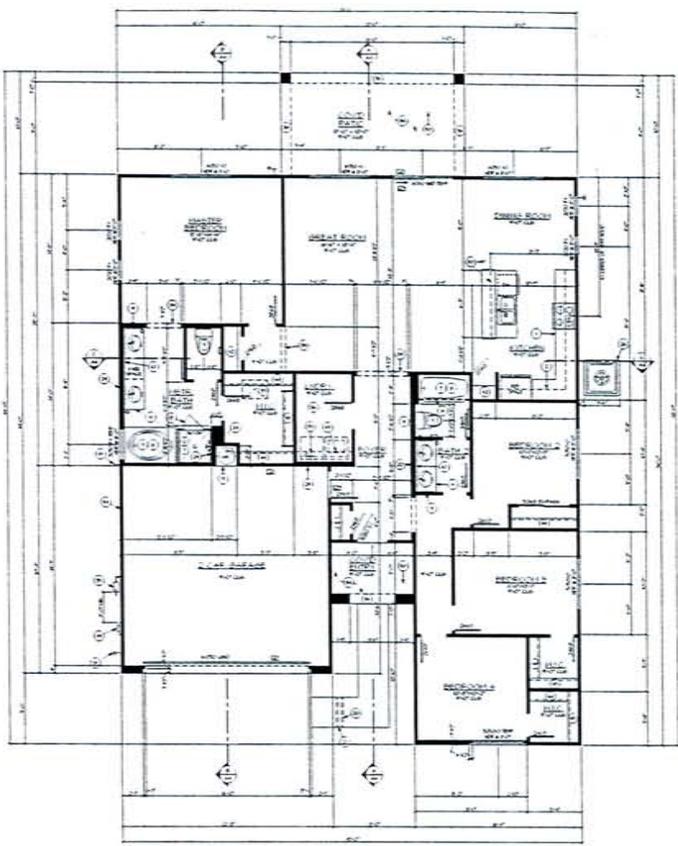
# LAYTON LAKES

Chandler, Arizona

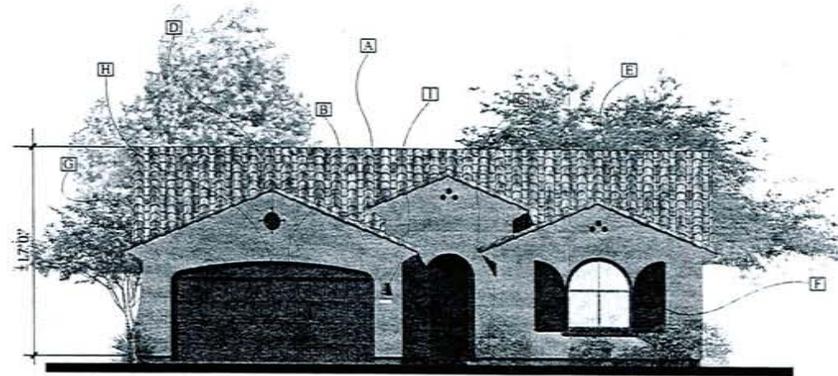


# LAYTON LAKES

Chandler, Arizona



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Monier Lifetile Roof System A
- Standard Garage Door (Amar "Oak Summit" RE Closed) or Equivalent B
- Standard Front Door (Thermatr "Smooth Star" - SS201) or Equivalent C
- Decorative Iron Detail D
- Decorative Pipe Vents E
- Decorative Shutters F
- Wood and Stucco Fascia G
- 9" Recess at Garage H
- Standard Coach Light (Seagull S3046-714) or Equivalent I



Left Elevation



Rear Elevation

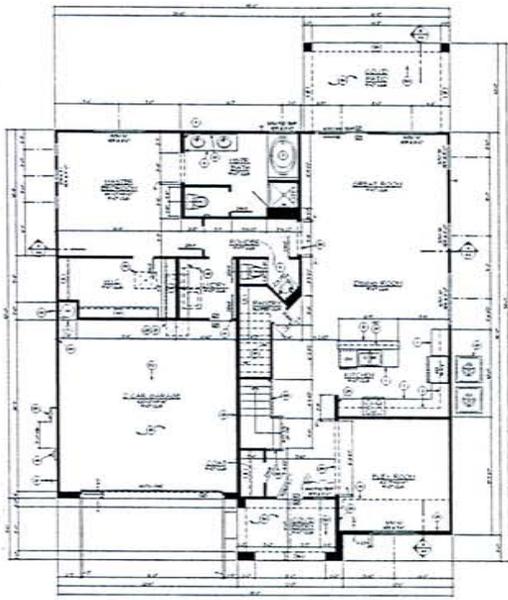


Right Elevation

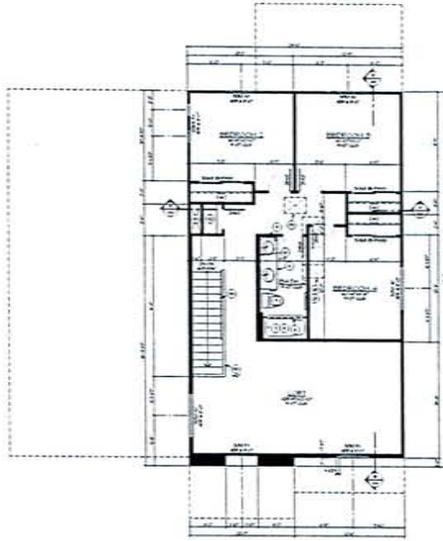
# LAYTON LAKES

Chandler, Arizona

PLAN 45-6

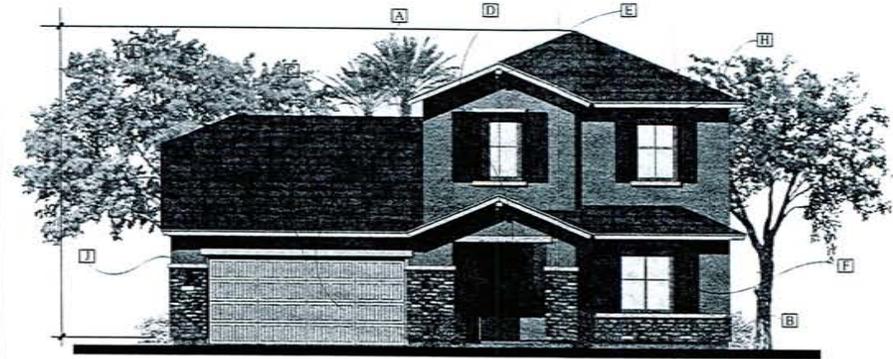


First Floor



Second Floor

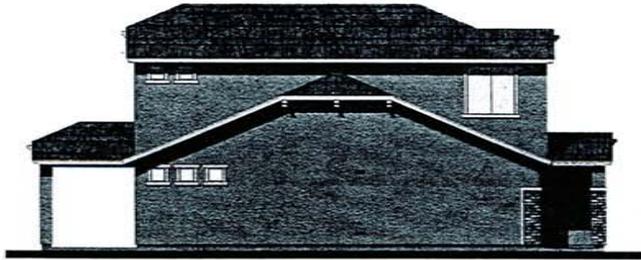
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

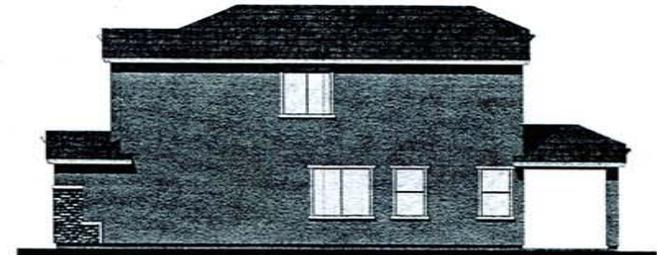
- Monier Lifetime Roof System A
- Environmental Stoneworks Stone Veneer B
- Standard Garage Door (Amarr "Oak Summit" BB Closed) or Equivalent C
- Standard Front Door (Thermatru "Smooth Star" S810) or Equivalent D
- Decorative Corbels E
- Decorative Shutters F
- Wood Fascia G
- Exposed Truss Tails H
- 9" Recess at Garage I
- Standard Coach Light (Seagull 83046-714) or Equivalent J



Left Elevation



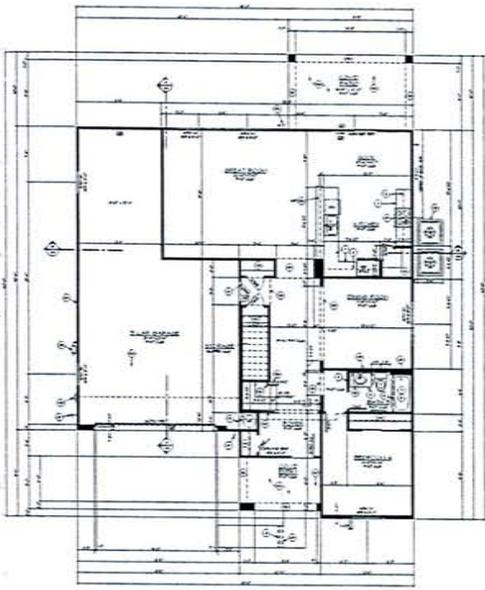
Rear Elevation



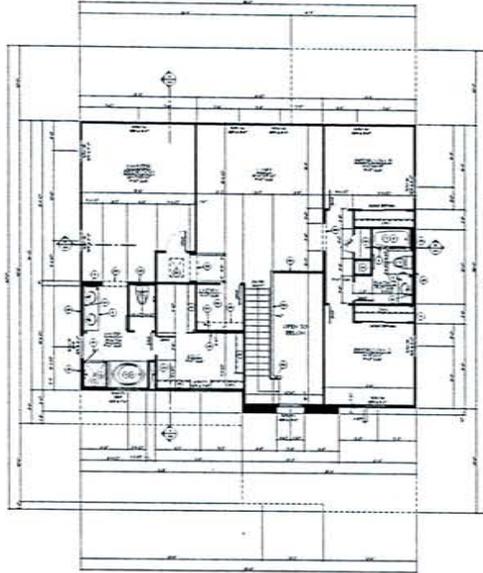
Right Elevation

LAYTON LAKES

Chandler, Arizona

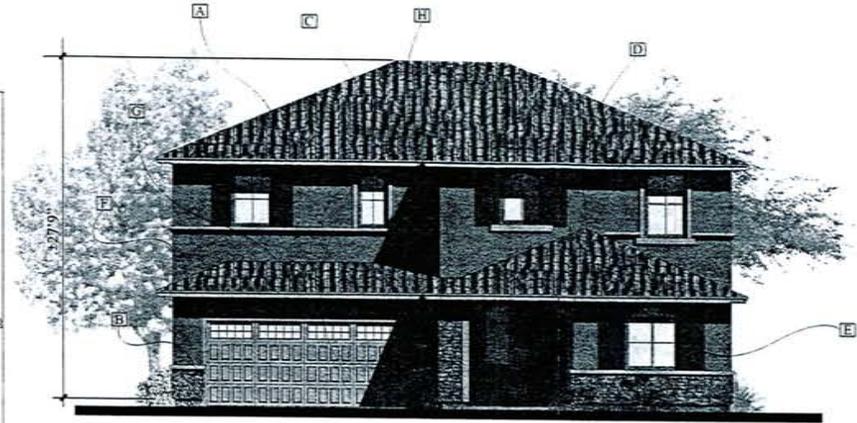


First Floor



Second Floor

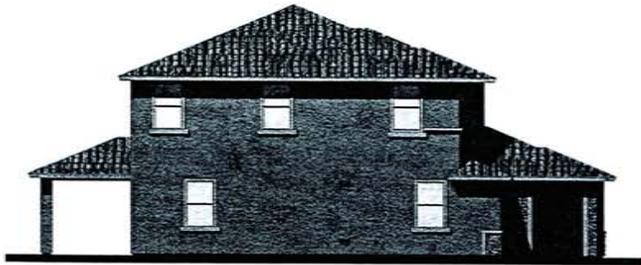
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

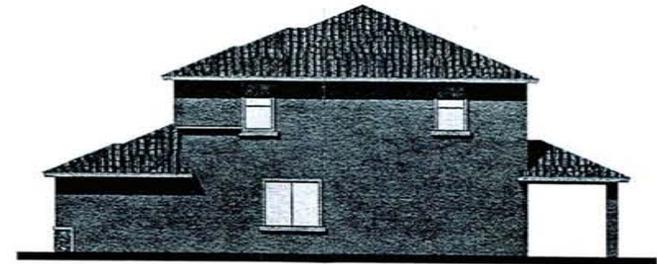
- Monier Lifetile Roof System A
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- Standard Front Door (Thermatru 'Smooth Star' - S8201) or Equivalent D
- Decorative Shutters E
- Wood Fascia F
- 9" Recess at Garage G
- Standard Coach Light (83046-714) or Equivalent H



Left Elevation



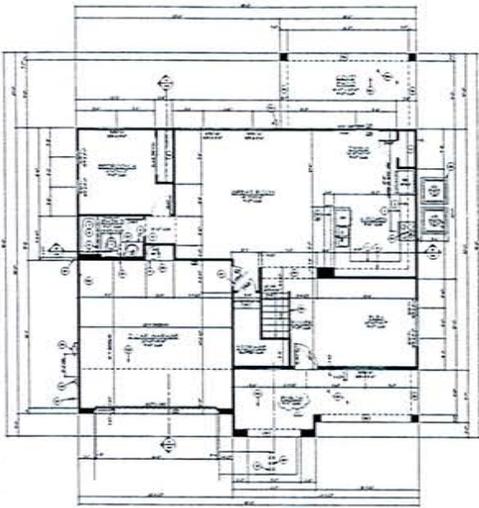
Rear Elevation



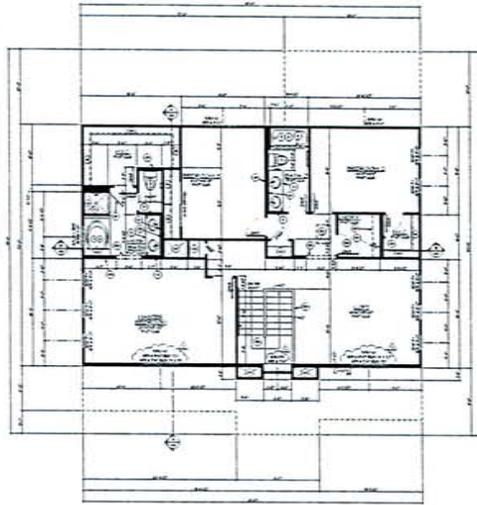
Right Elevation

# LAYTON LAKES

Chandler, Arizona

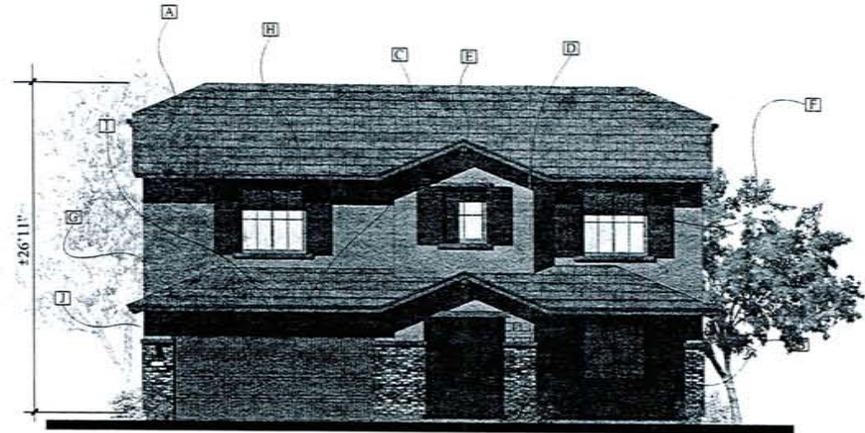


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

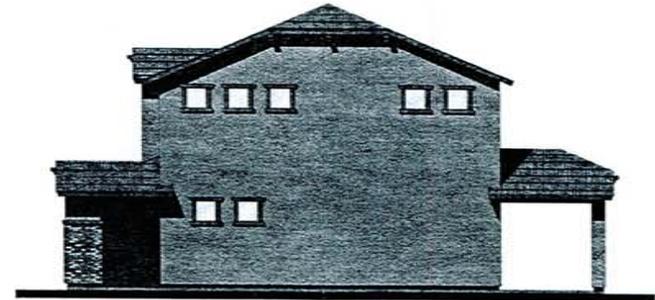
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- Decorative Shutters F
- Wood Fascia G
- Exposed Truss Tails H
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Left Elevation



Rear Elevation



Right Elevation

# LAYTON LAKES

Chandler, Arizona