

COUNCIL DECISION REQUEST

SUBJECT: McLane Park Preliminary Plat Extension (2nd)

MEETING DATE: July 15, 2010

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen, 
Community Development Director

AMOUNT BUDGETED: n/a

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: n/a

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:



EXHIBITS (If Applicable, To Be Attached): 8 1/2"x11" Preliminary Plat Sheet
Notices of Action to David Haines, dated February 27, 2007 and July 27, 2009

POSSIBLE MOTION

"I move to approve the extension of the McLane Park Preliminary Plat for twelve (12) months through July 15, 2011."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

This preliminary plat was approved by Town Council on February 15, 2007, subject to fourteen (14) conditions. The approval expired on February 15, 2008. A previous request to extend the expiration date to July 23, 2010 was approved by the Town Council. FEMA Approval occurred on June 5, 2009. However, the applicant, David Haines, is requesting an additional twelve month extension to July 15, 2011 as they are still in the process of completing the engineering on the property.

PROS: The extension would allow this owner more time to proceed to the final plat stage.

CONS: None noted.

PUBLIC INPUT (if any):

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):

The Town Council approved this preliminary plat on February 15, 2007 subject to 14 conditions as well as a previous request to extend the expiration date to July 23, 2010.

FUNDING:

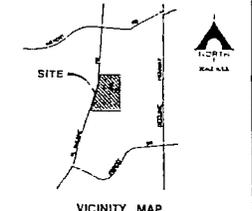
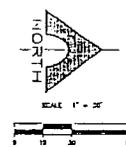
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

3A: _____ Date: _____

JUL 15 2010 I.3*

PRELIMINARY PLAT McLANE PARK

LOCATED IN THE NE. 1/4 OF THE SE. 1/4 OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 10 EAST
OF THE GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	78°50'24"	12.00'	16.51'	C12	09°32'23"	175.00'	28.14'
C2	100°18'50"	50.00'	87.58'	C13	17°18'08"	150.00'	43.34'
C3	83°34'48"	50.00'	74.65'	C14	08°27'47"	135.00'	14.10'
C4	54°55'27"	50.00'	67.58'	C15	01°53'42"	275.00'	22.32'
C5	18°01'18"	50.00'	15.73'	C16	04°17'53"	875.00'	30.84'
C6	86°25'46"	50.00'	47.10'	C17	08°15'14"	975.00'	73.48'
C7	80°02'14"	30.00'	44.14'	C18	238°50'24"	50.00'	235.88'
C8	78°50'24"	12.00'	16.51'	C19	258°51'24"	50.00'	235.90'
C9	123°51'44"	50.00'	108.09'				
C10	107°34'24"	50.00'	84.17'				
C11	17°04'17"	50.00'	23.92'				

NOTES

- BENCH MARK ELEVATION = 4855.20 FEET
TOP OF BRASS CAP IN ROCK MTD., U.S.G.S. BENCHMARK "B" 79' ELEVATION 4965.20, 1835' LOCATED 163' SOUTH OF INTERSECTION OF LOCUST DR. & N. McLANE ROAD & 27' EAST OF CL. N. McLANE ROAD.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED VALUES PER A.D.S. - N.L.D. MAP NO. 1206, S.C.R. - HORIZONTAL CONTROL 95060.
- DRIVEWAY CONSTRUCTION ON LOTS 1, 2, 5 AND 6 SHALL BE LOCATED SUCH THAT THE INGRESS AND EGRESS MUST BE IN FORWARD MOTION TOWARDS NORTH McLANE ROAD ONLY.
- THE INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS ON THEIR LOTS.

LEGEND

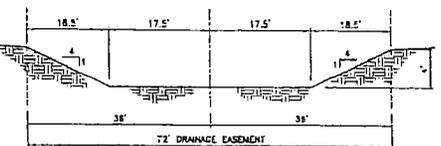
- FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED PER PROJ. 95060
- SET 1/2" REBAR W/ BRASS 14D L.S. #18555 PER PROJ. 95060
- WATER VALVE
- FIRE HYDRANT
- SEWER LINE
- WATER LINE
- UTILITY POLE
- DOWNGUY
- OVERHEAD LINE
- CHAINLINK FENCE
- WIRE FENCE
- CORRUGATED METAL PIPE
- TRAFFIC SIGN
- ASPHALT PAVEMENT
- CONCRETE
- PROP. SPOT ELEVATION
- DRAINAGE FLOW
- EXIST. CONTOUR LINE
- PROP. CONTOUR LINE
- PROPERTY LINE
- C.B. GRADE BREAK
- FLOODPLAIN AFTER CHANNELIZATION

LOT AREAS

LOT NO.	NET AREA, SF	BLDG ENVELOPE AREA, SF
1	20,408	12,496
2	15,977	8,491
3	16,239	7,743
4	10,806	3,410
5	8,028	2,188
6	15,124	4,832
7	15,980	3,972
8	10,927	4,353
9	11,588	4,179
10	11,866	4,179
11	13,816	2,592
12	15,655	7,108
13	8,511	4,148
14	8,511	4,148
15	8,527	4,155
16	8,908	4,329
17	13,816	3,910

SETBACK INFORMATION

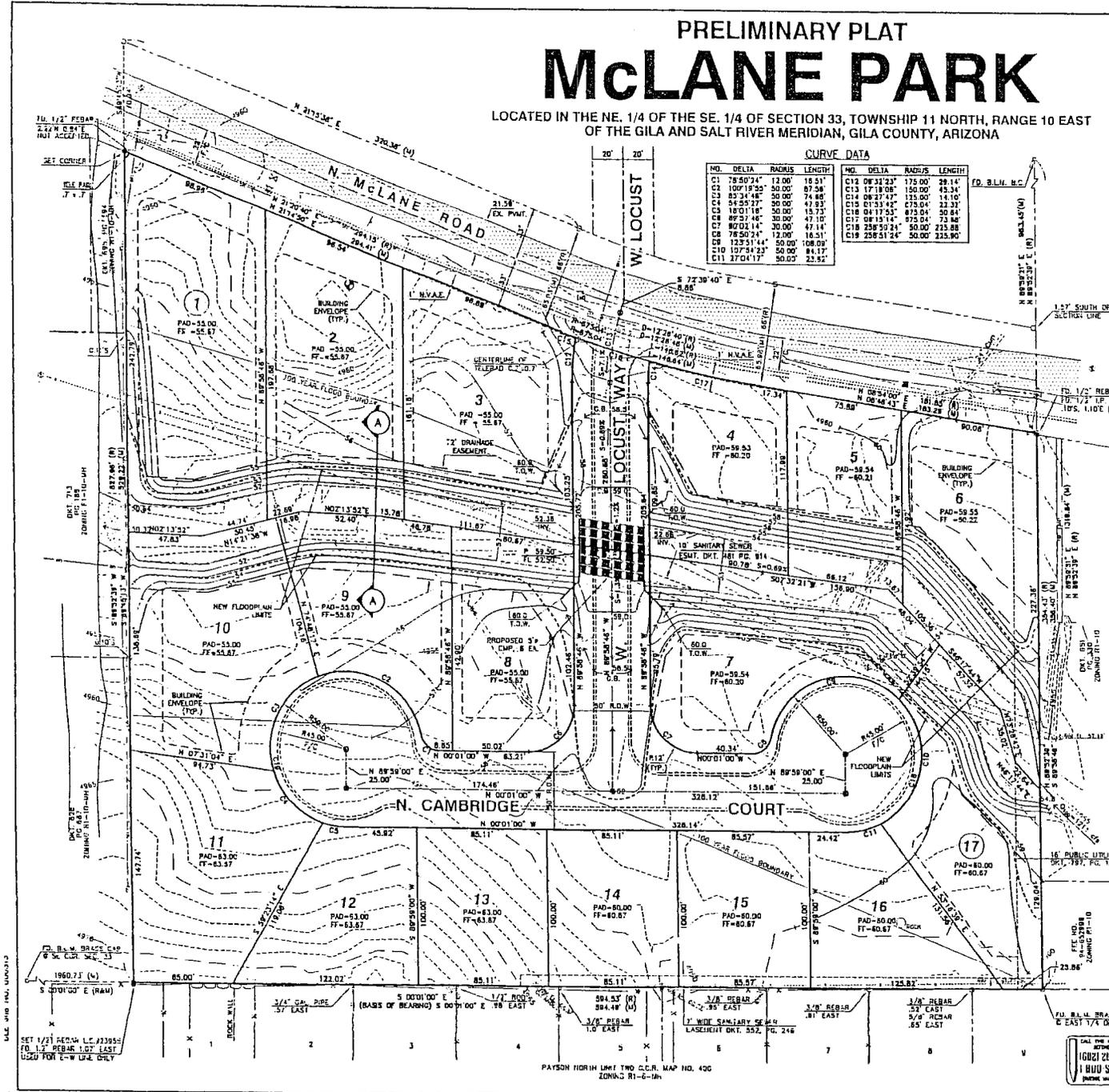
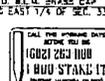
- FRONT: 20'
- STREET SIDE: 15'
- INTERIOR YARD SIDE: 0'
- REAR: 20'



SECTION A-A
TYPICAL CHANNEL CROSS SECTION
N.T.S.

OWNER
DAVID S. HAINES
1528 W. VIRGINIA AVE.
PHOENIX, ARIZONA 85007
TEL. NO. (602) 842-1410
FAX NO. (602) 833-4808
E-MAIL: dhaines@cox.net

ENGINEER
DESERT LAND ENGINEERING, INC.
812 E. CAMBRIDGE AVE.
SCOTTSDALE, ARIZONA 85257
CONTACT PERSON: RICK CORTIENREZ, P.E.
TEL. NO. (480) 428-1750
FAX NO. (480) 428-1751
E-MAIL: dhaines@deserlnd.com



DESERT LAND ENGINEERING, INC.

DAVID S. HAINES
PRELIMINARY PLAT
McLANE PARK, LOCATED IN THE NE. 1/4 OF THE SE. 1/4 OF SECTION 33, T11N, R10E, S13E, GILA COUNTY, ARIZONA

SHEET
1
OF 1 SHEETS

D:\P1



COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF PAYSON
303 N. BEELINE HIGHWAY
PAYSON, ARIZONA 85541-4306
PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

NOTICE OF ACTION

July 27, 2009

David Haines
1539 West Virginia Avenue
Phoenix AZ 85007

Re: S-130-06, Preliminary Plat – McLane Park

Dear Mr. Haines,

This letter serves to inform you that on July 23, 2009, the Town Council approved your request for an extension to July 23, 2010, for the McLane Park Preliminary Plat (S-130-06).

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Ray Erlandsen
Acting Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF PAYSON
303 N. BEELINE HIGHWAY
PAYSON, ARIZONA 85541-4306
PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

NOTICE OF ACTION

February 27, 2007

David Haines
1539 West Virginia Avenue
Phoenix AZ 85007

Re: S-130-06, Preliminary Plat – McLane Park

Dear David,

This letter serves to inform you that the Town Council approved the McLane Park Preliminary Plat (S-130-06) on February 15, 2007, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. Prior to final plan approval and final plat approval, the developer must obtain an Army Corps of Engineers 404 Permit, an Arizona Department of Water Resources 401 Permit, and a Conditional Letter of Map Revision (CLOMR) from FEMA. The CLOMR must also address the effects of this project on the upstream and downstream properties.
3. Prior to final project acceptance and the issuance of building permits, the developer must obtain a Letter of Map Revision (LOMR) from FEMA. The LOMR must also address the effects of this project on the upstream and downstream properties.
4. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.
5. The final subdivision plat shall indicate a minimum finish floor (FF) or minimum building pad (PAD) elevation for all lots based on the approved CLOMR.
6. Developer to provide all subdivision improvements, including storm water detention in accordance with the Town of Payson Requirements.
7. Channel access shall be designed to allow emergency vehicle access to cul-de-sac lots in the event of a 100-year storm.

8. All hydrant supply lines shall be a minimum of 8" diameter. Hydrants to be installed east of McLane Road at northern boundary of proposed subdivision and on the south side of West Locust Way, east of the channel and adjacent to lot 8.

9. The final plat shall grant a drainage easement enclosing all drainage channels on this project and a note shall be included on the cover sheet of the final plat stating: "This subdivision includes storm water conveyances within drainage easements. The property owners are responsible for all required maintenance of those drainage conveyances and easements on private property. The Town of Payson or other public agencies having jurisdiction, possess right of access for clearing, cleaning, or channelizing if not properly maintained by the property owner. All funds expended for this maintenance by the Town of Payson or other public agency will be charged to the individual property owner." The property owners are responsible for all required maintenance of those drainage conveyances and easements on private property and for any damage caused by the failure to properly maintain the same.

10. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.

11. A note shall be included on the final plat stating, "Driveway construction on lots 1, 2, 5 and 6 shall be located such that the ingress and egress must be in forward motion towards North McLane Road only."

12. A 1' non-vehicular access easement shall be depicted on lots 1, 3, 4, 10, and 11 along the full length of the property lines abutting North McLane Road.

13. Lot Areas, in square feet, shall be depicted on the final plat.

14. A 4 foot minimum wide sidewalk shall be installed on both sides of North Cambridge Court and West Locust Way within this subdivision.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Jerry Owen
Community Development Director