COUNCIL DECISION REQUEST

SUBJECT: Foothills East Final Plat

MEETING DATE: June 16, 2016

SUBMITTED BY: Sheila DeSchaaf, Planning & Dev.

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: n/a

EXPENDITURE REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached):

Foothills East Replat Final Plat

POSSIBLE MOTION

"I move approval of the Final Plat for Foothills East Replat as submitted."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:
The preliminary plat for Foothills East (Replat) was reviewed and approved by the Planning & Zoning Commission on June 6, 2016. The final plat is in substantial conformance to the preliminary plat as submitted and meets Town of Payson standards. There are no new improvements proposed, nor property to be dedicated in conjunction with this plat request.

PROS: n/a

CONS: n/a

FUNDING:

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

FM: _____ Date: _____

JUN 16 2016 I.2

FOOTHILLS EAST REPLAT

A REPLAT OF THE FOOTHILLS EAST SUBDIVISION PLAT RECORDED AS MAP NO. 722 AND THOSE PARCELS DESCRIBED IN THE INSTRUMENTS RECORDED IN DOCUMENT 2005-022326, 2005-015038 AND PARCEL NO. 2 OF 2006-007668, GILA COUNTY RECORDS. LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

RECORDING INFORMATION

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF GILA)

KNOW ALL MEN BY THESE PRESENTS:

FOOTHILLS EAST HOMEOWNERS ASSOCIATION HAS SUBDIVIDED UNDER THE NAME OF FOOTHILLS EAST REPLAT, A PORTION OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID FOOTHILLS EAST REPLAT AND HEREBY DECLARES:

THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND EACH TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE EASEMENT SHOWN HEREON IS HEREWITH DECLARED PRIVATE ACCESS FOR THE EXCLUSIVE USE OF THE PROPERTY OWNERS WITHIN FOOTHILLS EAST AND THEIR ASSIGNS AND IS NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT THAT EASEMENTS FOR PUBLIC WATER AND SEWER LINES, REFUSE COLLECTION, PUBLIC UTILITIES, CABLE TELEVISION, AND EMERGENCY AND SERVICE TYPE VEHICLES AND DRAINAGE AND FLOOD CONTROL ARE PROVIDED AS SHOWN ON SAID MAP. SAID EASEMENT SHALL INCLUDE THE RIGHT FOR THE UTILITY COMPANIES, THE TOWN OF PAYSON AND THE NORTHERN GILA COUNTY SANITARY DISTRICT, TO USE THE PRIVATE ACCESS FOR INGRESS, EGRESS, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION FACILITIES. THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENTS ON SAID PREMISES.

THERE HAS BEEN RECORDED A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOOTHILLS EAST" RELATING TO AN ASSOCIATION OF OWNERS WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS.

IN WITNESS WHEREOF:

BRUCE GEIDT, THE PRESIDENT OF FOOTHILLS EAST HOMEOWNERS ASSOCIATION HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED.

THIS _____ DAY OF _____, 2016.

APPROVED BY: FOOTHILLS EAST HOMEOWNERS ASSOCIATION

BY: _____
ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF GILA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 2016.

BY _____ WHO ACKNOWLEDGED TO

BE PRESIDENT OF FOOTHILLS EAST, HOMEOWNERS ASSOCIATION

_____ MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA THIS _____

DAY OF _____, 2016

BY _____
MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST: _____
TOWN CLERK

APPROVED BY THE TOWN PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON, ARIZONA. THIS

_____ DAY OF _____, 2016.

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY _____
PUBLIC WORKS DIRECTOR

VICINITY MAP

N.T.S.

OWNER

FOOTHILLS EAST HOMEOWNERS ASSOCIATION
704 N. FOOTHILLS EAST CIRCLE
PAYSON, AZ. 85541

BASIS OF BEARINGS

RECORD BEARINGS OF THE FINAL PLAT OF FOOTHILLS EAST , PLAT MAP NO. 722, G.C.R.

FOOTHILLS EAST REPLAT NOTES

1. CURRENT TOWN OF PAYSON ZONING = R1-175
   T.O.P. SETBACKS ARE 60' FRONT, 60' REAR, 30' SIDE AND 30' STREET SIDE
   FOOTHILL EAST C.C.&R.'S SETBACKS ARE 60' FRONT, 60' REAR, 30' SIDE AND 60' STREET SIDE.
2. THE PURPOSE OF THE REPLAT IS TO INCLUDE THOSE PARCELS DESCRIBED IN THE INSTRUMENT(S) RECORDED IN DOCUMENT:
   2005-022326 (APN 302-23-108D) = NEW LOT 10 OF THIS PLAT
   2005-015038 (APN 302-23-108C) = NEW LOT 11 OF THIS PLAT
   PARCEL NO. 2 OF 2006-007668 (APN 302-23-042Q) = ADDITION TO LOT 3 ON THE WEST LINE
3. A PRINCIPAL (OWNER) / AGENT (ACTS FOR THE OWNER) RELATIONSHIP STATEMENT, SIGNED AND NOTARIZED BY EACH LOT OWNER OF FOOTHILLS EAST IS ON FILE WITH THE TOWN OF PAYSON.

GENERAL NOTES

1. ALL UTILITIES WITHIN FOOTHILLS EAST & FOOTHILLS EAST REPLAT ARE TO UNDERGROUND.
2. AT LEAST 50% OF EACH LOT SHALL REMAIN UNDISTURBED NATURAL AREA OPEN SPACE (N.A.O.S.). ZONING SETBACK AREAS ARE INCLUDED IN THE N.A.O.S. A HOMEOWNERS ASSOCIATION APPROVAL IS REQUIRED FOR ANY EXCEPTION TO THIS N.A.O.S. REQUIREMENT.
3. ALL LOT CORNERS WILL BE MONUMENTED WITH IRON PIPES TAGGED L.S. 17129.
4. LOT DRIVEWAYS ARE ALLOWED TO CROSS WITHIN THE N.A.O.S. AND ARE RESTRICTED TO A SINGLE 20 FOOT WIDTH UNLESS AN EXCEPTION IS APPROVED BY THE HOMEOWNERS ASSOCIATION.
5. LOT UTILITY SERVICES MAY PASS THROUGH THE N.A.O.S. PROVIDED THAT NO TREES BE REMOVED WITHOUT THE APPROVAL OF THE HOMEOWNERS ASSOCIATION.
6. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOOTHILLS EAST SUBDIVISION" IS RECORDED WITH THIS PLAT. SETTING FORTH THE BENEFICIAL RESTRICTIONS UNDER THE GENERAL PLAN OF IMPROVEMENT FOR THE BENEFIT OF THE OWNERS OF EACH PORTION OF THE REAL PROPERTY DEFINED BY THIS PLAT INCLUDING THE VARIOUS DESIGNATED TRACTS AND ESTABLISHES A FLEXIBLE AND REASONABLE PROCEDURE FOR THE OVERALL DEVELOPMENT, ADMINISTRATION, MAINTENANCE AND PRESERVATION OF SAID PROPERTY.
7. ALL LOTS WILL BE REQUIRED TO INSTALL INDIVIDUAL SEMI POSITIVE DISPLACEMENT GRINDER PUMPS AS APPROVED BY A.D.E.Q. AND MUST BE INSTALLED WITH VISUAL AND AUDIBLE COMBINATION ALARMS AND ELECTRICAL DISCONNECT PANELS. EACH LOT OWNER WILL BE RESPONSIBLE FOR THE PURCHASE, INSTALLATION AND MAINTENANCE OF THE GRINDER PUMPS AND DISCHARGE LINES WITHIN LOT BOUNDARIES. GRINDER PUMPS SHALL BE INSTALLED BY A LICENSED CONTRACTOR FOLLOWING THE MANUFACTURER'S INSTRUCTIONS.
8. FIRE SPRINKLERS ARE REQUIRED IN ALL NEW HOMES UNTIL IMPROVEMENTS TO THE TOWN OF PAYSON WATER DISTRIBUTION SYSTEM ALLOW FIRE FLOWS TO EXCEED 1000 GALLONS PER MINUTE AT A RESIDUAL PRESSURE OF 20 PSI MINIMUM BASED UPON ACTUAL SITE TESTS.
9. THE STREETS IN THIS SUBDIVISION CANNOT BE DEDICATED TO THE TOWN OF PAYSON AND THE TOWN OF PAYSON CANNOT ACCEPT THE STREETS IN THIS SUBDIVISION FOR MAINTENANCE AND OPERATION UNTIL THEY ARE BROUGHT INTO COMPLIANCE WITH ALL APPLICABLE STANDARDS.
10. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
11. DRAINAGE CONVEYANCES ON LOTS, EITHER WITH OF WITHOUT DRAINAGE EASEMENTS, CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT IMPEDES THE NATURAL FLOW IN ANY WAY IS STRICTLY PROHIBITED.
12. AN ENGINEERED GRADING, DRAINAGE AND EROSION CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF PAYSON FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. ACCESS FROM TYLER PARKWAY TO FOOTHILLS EAST CIRCLE WILL BE BY A GATE EQUIPPED WITH OPTICOM-COMPATIBLE ACTUATION ACCOMMODATING RESIDENTS, EMERGENCY VEHICLES, AND AS PROVIDED BY THE C.C.&R.'S.
14. FOOTHILLS EAST CIRCLE IS PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STATED IN THE C.C.&R.'S. THE EASEMENT WILL BE FOR THE EXCLUSIVE USE OF THE HOMEOWNERS FOR PRIVATE INGRESS-EGRESS AND PUBLIC UTILITIES.
15. ONLY ONE BUILDING ENVELOPE PER LOT MAY BE USED FOR A SINGLE FAMILY DWELLING. MINIMUM BUILDING SETBACK LINES SHALL BE MEASURED FROM THE EDGE OF THE INGRESS-EGRESS EASEMENT.

CERTIFICATION

This is to certify that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during the Month of APRIL-JUNE, 2016.

PRELIMINARY

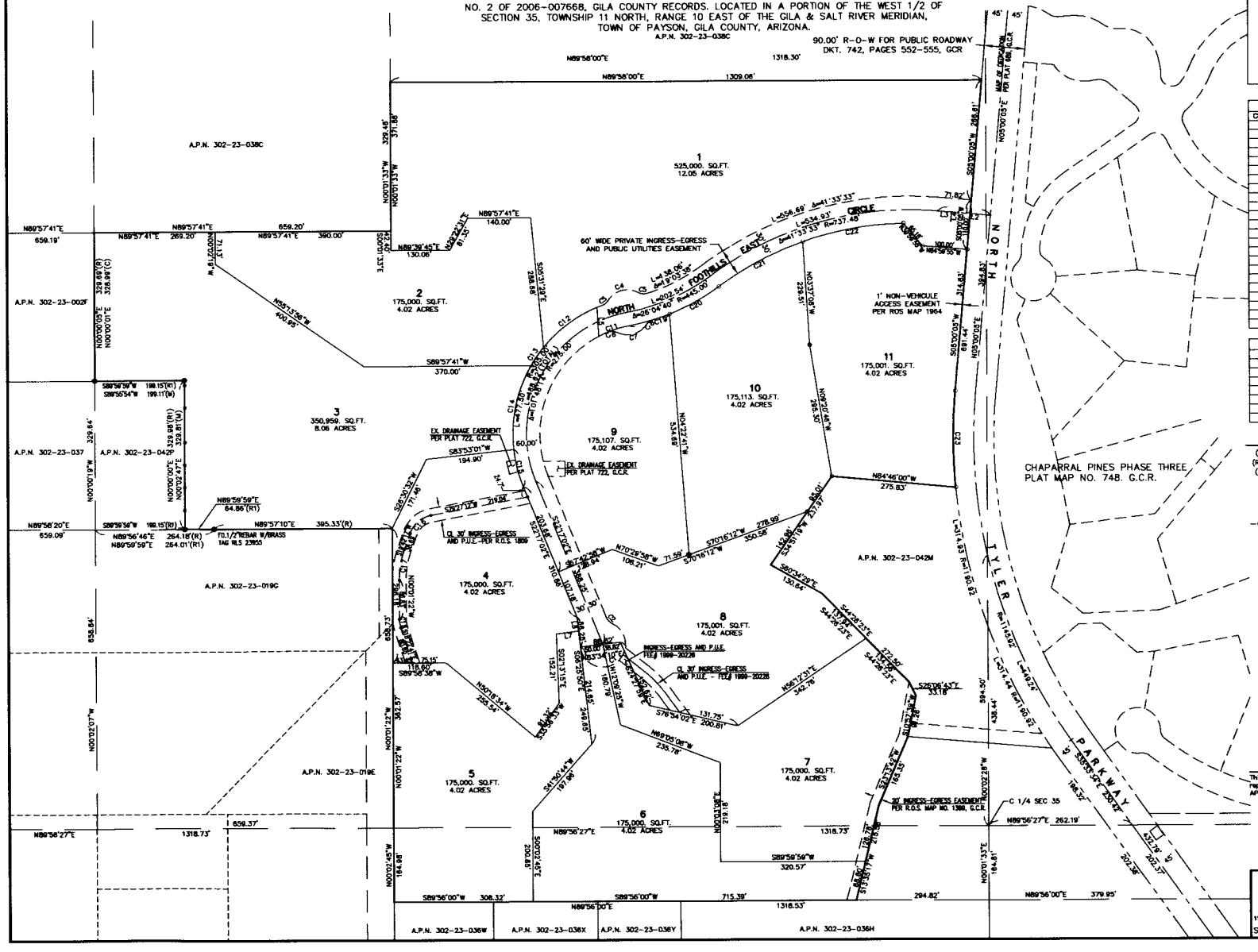
EXPIRES: 09-30-2017

NORTHSTAR SURVEYING
INCORPORATED
1100 N. BEELINE HWY., SUITE B ✦ PAYSON, ARIZONA 85541 ✦ (928) 474-9646

SHEET 1 OF 2 PROJECT NO. 16-014

FOOTHILLS EAST REPLAT

A REPLAT OF THE FOOTHILLS EAST SUBDIVISION PLAT RECORDED AS MAP NO. 722 AND THOSE PARCELS DESCRIBED IN THE INSTRUMENTS RECORDED IN DOCUMENT 2005-022326, 2005-015038 AND PARCEL NO. 2 OF 2006-007668, GILA COUNTY RECORDS. LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.



RECORDING INFORMATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	208.29'	50.00'	238°41'12"	N54°13'34"E	87.17'
C2	18.99'	25.00'	43°50'00"	S43°42'02"E	18.26'
C3	16.67'	25.00'	38°11'59"	N50°42'37"E	16.36'
C4	76.23'	50.00'	87°21'00"	S75°17'08"W	69.06'
C5	20.27'	25.00'	46°27'28"	S84°16'06"E	19.72'
C6	21.43'	25.00'	49°06'53"	N87°49'18"W	20.78'
C7	72.64'	50.00'	83°14'16"	N75°07'01"E	66.42'
C8	17.38'	25.00'	39°49'31"	S53°24'39"W	17.03'
C9	438.76'	707.48'	35°32'01"	S71°12'33"W	431.77'
C10	219.19'	475.00'	26°04'40"	N66°28'52"E	214.33'
C11	73.39'	245.00'	17°09'47"	S70°56'19"W	73.12'
C12	149.76'	305.00'	28°07'56"	S53°21'05"W	148.28'
C13	50.00'	305.00'	9°23'34"	S34°35'19"W	49.94'
C14	192.39'	305.00'	36°08'29"	S11°49'18"W	189.22'
C15	85.36'	305.00'	16°02'05"	S14°15'39"E	85.08'
C16	62.57'	60.00'	59°44'55"	S46°34'45"W	59.77'
C17	68.86'	200.00'	19°43'39"	S06°50'28"W	68.52'
C18	19.22'	60.00'	18°21'19"	S09°12'01"E	19.14'
C19	91.11'	475.00'	10°59'25"	N74°01'30"E	90.97'
C20	125.08'	475.00'	15°05'15"	N60°59'10"E	124.72'
C21	211.67'	707.48'	17°08'32"	S62°00'46"W	210.86'
C22	227.09'	707.48'	18°23'29"	S79°46'49"W	226.12'
C23	213.71'	1190.93'	10°16'54"	S00°08'22"E	213.43'

LINE TABLE		
LINE	LENGTH	BEARING
L1	116.82'	N84°59'55"W
L2	86.49'	N84°59'55"W
L3	30.34'	N84°59'55"W
L4	20.00'	S05°00'05"W
L5	64.67'	N03°03'36"W
L6	31.25'	S06°25'50"E
L7	50.00'	S82°43'30"W

LEGEND

(R) = RECORD INFORMATION PER PLAT MAP NO. 722, G.C.R.
(R1) = RECORD INFORMATION PER DOCUMENT 2006-007668, G.C.R.
(M) = MEASURED INFORMATION THIS SURVEY
GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS.
○ = FOUND 1/2" IRON PIPE W/PLASTIC CAP STAMPED RLS 17129
● = FOUND 1/2" IRON PIPE W/PLASTIC CAP STAMPED RLS 12314
● = FOUND 5/8" REBAR W/BRASS TAG STAMPED RLS 18436
—o—o—o—o— = 4' METAL POST WITH CABLE FENCE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

CERTIFICATION

This is to certify that this map, consisting of two(2) sheets, correctly represents a survey made under my supervision during the month of APRIL-JUNE, 2016.

PRELIMINARY

EXPIRES: 09-30-2017

NORTHSTAR SURVEYING INCORPORATED

1100 N. BEELINE HWY., SUITE B ✦ PAYSON, ARIZONA 85541 ✦ (928) 474-8646

SHEET 2 OF 2 PROJECT NO. 16-014