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DAN FITZPATRICK, P.E.
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November 24, 2015

Clark Jones, Chairman
Town of Payson Planning and Zoning Commission
303 North Beeline Highway
Payson, Arizona 85541

**Re: S15-01
Heather Estates Preliminary Plat
1210 North Heather Circle
Project 14-41**

Dear Chairman Jones and Commission Members;

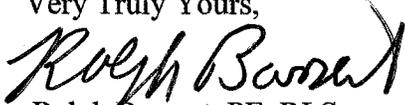
This letter is written on behalf of Jeff Vaughn Homes, LLC, Owner/Developer of the proposed Heather Estates Subdivision consisting of eleven lots on 4.47 acres.

The Preliminary Plat for Heather Estates was approved by the Town of Payson Planning and Zoning Commission on Monday, March 2, 2015.

The water and sewer plans along with a copy of the Final Plat were submitted to the Arizona Department of Environmental Quality (ADEQ) for approval on May 1, 2015. We received the Sewer System Construction Authorization on November 12, 2015, over eight months after submittal of the application.

Due to this delay in the subdivision process, we respectfully request the Planning and Zoning Commission to extend the Preliminary Plat approval for six months to September 2, 2016. The application fee for the extension is attached.

Please contact us with any questions or comments.

Very Truly Yours,

Ralph Bossert, PE, RLS
Verde Engineering Group, PLLC

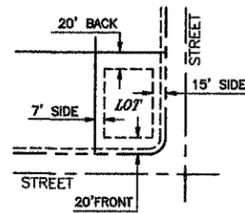
Cc: Jeff Vaughn Homes

PRELIMINARY PLAT

FOR

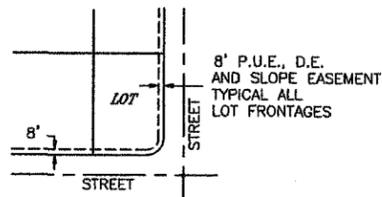
HEATHER ESTATES

THE N 1/2 OF THE NE 1/4, SW 1/4, SW 1/4, SECTION 26,
TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN,
TOWN OF PAYSON, GILA COUNTY, ARIZONA.



TYPICAL BUILDING SETBACKS

N.T.S.



TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

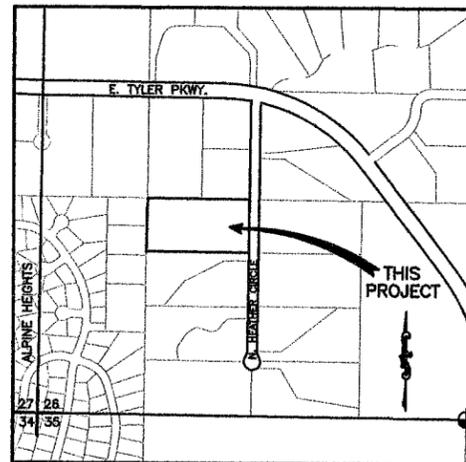
N.T.S.

LEGEND

APN 302-23-001K	ASSESSOR'S PARCEL NUMBER
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
---	EXISTING CONTOUR
LPS	LOW PRESSURE SEWER
8"W	WATER MAIN / FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	BUILDING SETBACK

OWNER/DEVELOPER

JEFF VAUGHN HOMES
134 WEST MIDWAY
PAYSON, ARIZONA 85541
PHONE: (928) 472-6556



VICINITY MAP

N.T.S.

SITE DATA

GROSS AREA	4.77 Acres
PUBLIC STREETS	0.66 Acres
NET AREA	4.11 Acres
NUMBER OF LOTS	11 LOTS
DENSITY	2.31 RES/ACRE
EXISTING ZONING	R1-10MH
MINIMUM LOT SIZE	15,969 S.F.
AVERAGE LOT SIZE	16,275 S.F.

BASIS OF BEARINGS

THE CENTER LINE NORTH HEATHER CIRCLE
BEING: S 00°01'11" E

BENCH MARK

NORTH 1/4 CORNER OF SECTION 35
TOWNSHIP 11 NORTH, RANGE 10 EAST
B.L.M. BRASS CAP ELEVATION 4990.10
(NAVD 1988)

SHEET INDEX

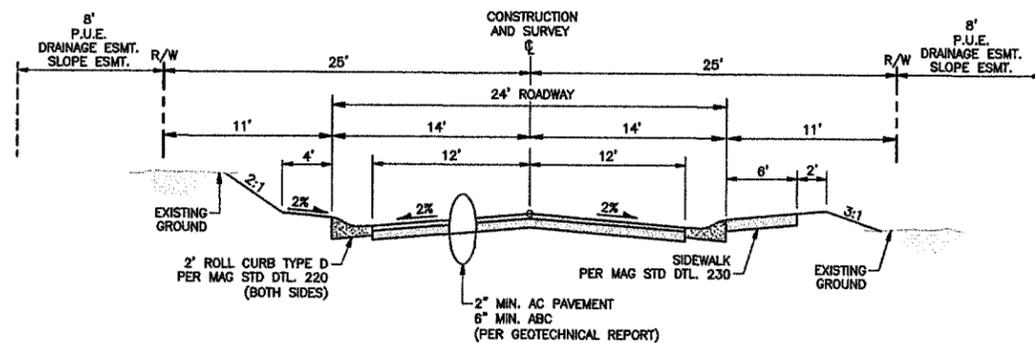
SHEET No.	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT

UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	N.G.C.S.D.
TELEPHONE	CENTURYLINK
POWER	ARIZONA PUBLIC SERVICE
CoTV	SUDDENLINK
TRASH DISPOSAL	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
PROPANE GAS	ALLIANT GAS

GENERAL NOTES

- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2015 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE I.L.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 3) IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.
- 4) ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE HOA OR PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE HOA OR INDIVIDUAL PROPERTY OWNER.
- 5) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- 6) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- 7) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- 8) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- 9) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA. ALL NEW UTILITIES FOR THIS SUBDIVISION WILL BE INSTALLED UNDERGROUND.
- 10) THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.
- 11) STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.
- 12) THERE ARE NO HILLSIDE LOTS IN THIS SUBDIVISION.



TYPICAL ROADWAY SECTION

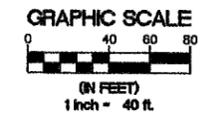
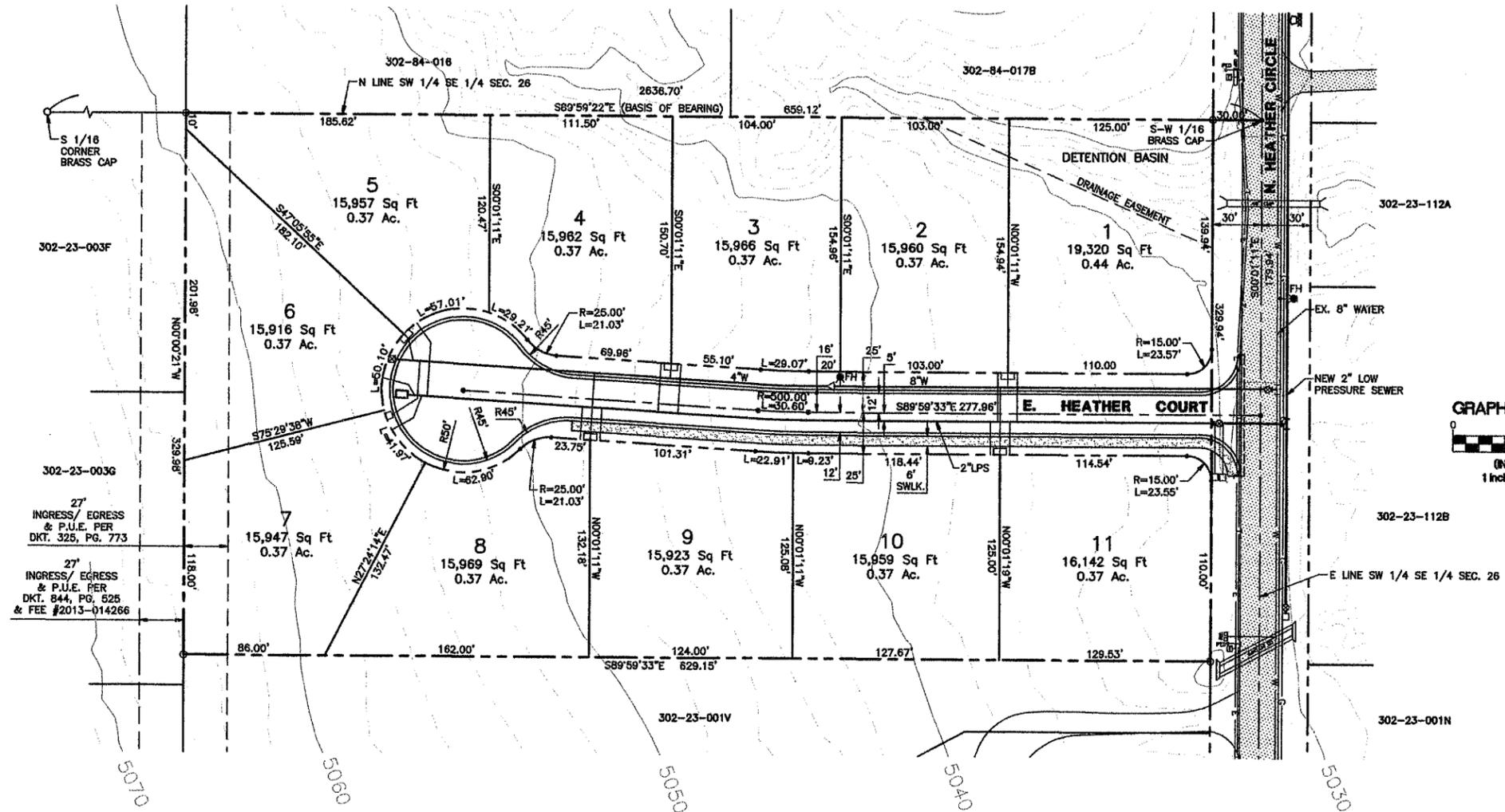
N.T.S.

Prepared by

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1109 North McLane Road
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Ralph Bossert P.E. R.L.S.
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Dan Fitzpatrick P.E.
(928) 595-2816

Project No. 14-41





27' INGRESS/ EGRESS & P.U.E. PER DKT. 325, PG. 773
27' INGRESS/ EGRESS & P.U.E. PER DKT. 844, PG. 525 & FEE #2013-014266



NO.	REVISIONS	DATE	BY	CHK.

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HEATHER ESTATES

PAYSON, ARIZONA

JOB NO. 14-41
DESIGNED BY: RRH
DRAWN BY: RRH
CHECKED BY: ROB
APPROVED BY: ROB
DATE: 2/11/15

PRELIMINARY PLAT

SCALE: HORIZ: 1" = 40'
CONT. INTERVAL = 2'
DRAWING NO. **PRE1**
SHEET NO. **2** OF **2**



NOTICE OF ACTION

March 3, 2015

Jeff Vaughn Homes LLC
134 West Midway
Payson, AZ 85541

Re: S15-001 –1210 N. Heather Circle, Heather Estates Preliminary Plat-11 unit single family residential subdivision

Dear Mr. Vaughn,

On March 2, 2015, the Town of Payson Planning and Zoning Commission approved your Preliminary Plat for an 11 lot single family residential subdivision as submitted with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 2/13/2015 and shall not exceed a total of 11 lots.
2. A final plat shall be submitted within 12 months of Planning & Zoning Commission approval of this preliminary plat.
3. The property shall be annexed into the Northern Gila County Sanitary District and shall design adequate sanitary facilities in accordance with the District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
6. All other provisions of the Unified Development Code shall be met.

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

Sincerely,

Christine Floyd
Executive Assistant
Community Development
Town of Payson