

COUNCIL DECISION REQUEST

SUBJECT: Second Amended Final Plat for Boulder Creek Subdivision

MEETING DATE: 11-01-07

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon G. Garrett, Town Engineer AMOUNT BUDGETED: \$ 0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$ 0

APPROVED BY TOWN MANAGER, *Interim*

CONT. FUNDING REQUIRED: \$ 0

EXHIBITS (If Applicable, To Be Attached): Copy of Second Amended Final Plat for Boulder Creek

RECOMMENDED MOTION

I move to approve the Second Amended Final Plat for Boulder Creek Subdivision and authorize the Mayor to sign said document and authorize staff to record said document. If this Subdivision Plat is not recorded with the Gila County Recorders Office within six months, this approval is null and void.

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

At the Regular Town Council meeting held on May 13, 2004 the original subdivision plat for Boulder Creek was approved by the Council. It was later amended at the November 17, 2005 Town Council Meeting. When both the original subdivision plat and amended subdivision plat were approved it was with individual lot septic systems rather than sanitary sewer. At that time this property was not within the planning area or service area of the Northern Gila County Sanitary District. Now the area has been included in the Northern Gila County Sanitary District and the plans to install sanitary sewer have been approved. The purpose of recording this second amended plat is to create the necessary sewer line easements across some of the lots due the rugged terrain in the area.

Staff recommends approval of the Second Amended Final Plat for Boulder Creek Subdivision.

PROS: Sanitary sewer will now be in place for the lots in this area making it a much better development.

CONS: None

PUBLIC INPUT (if any)

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

NOV 01 2007 *H.2**

DEDICATION

STATE OF ARIZONA)
 COUNTY OF GILA) SS

KNOW ALL MEN BY THESE PRESENTS

SPRIT ROCK INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF BOULDER CREEK A PORTION OF SECTION 11 TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID BOULDER CREEK AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID BOULDER CREEK AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING TRACTS "A" AND "C" ARE HEREBY RESERVED FOR THE DEVELOPER'S USE. TRACT "B" IS HEREBY RESERVED AS COMMON OPEN SPACE DRAINAGE, AND PUBLIC UTILITY EASEMENTS. TRACT "B" WILL BE OWNED BY THE BOULDER CREEK HOMEOWNERS ASSOCIATION AND WILL CONTAIN JOINT USE FACILITIES SUCH AS HIKING TRAILS, RAMADAS REST AREAS AND BENCHES FOR THE USE OF THE HOME OWNERS AND THEIR GUESTS. PUBLIC PEDESTRIAN, EQUESTRIAN AND NON-MOTORIZED ACCESS TO THE FORTO NATIONAL FOREST SHALL BE ALLOWED THRU TRACT "A". TRACT "D" IS HEREBY DEDICATED TO THE NORTHERN GILA COUNTY SANITARY DISTRICT AS A SEWAGE LIFT STATION TRACT THERE HAS BEEN RECORDED A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULDER CREEK RELATING TO AN ASSOCIATION OF OWNERS WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS.

SECOND AMENDED FINAL PLAT

FOR

BOULDER CREEK

A SUBDIVISION AS SHOWN ON MAP 752 GCR, AND AMENDED ON MAP 770 GCR, BEING A PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PAYSON, GILA COUNTY, ARIZONA

GENERAL NOTES

- LOTS 2 4 5 8 9 11 THROUGH 17 INCLUSIVE, 19, AND 20 ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISION IN SECTION 15-07-002H OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT
- ALL LOT AND TRACT CORNERS INCLUDING BEGINNING AND ENDING OF CURVES WILL BE MONUMENTED WITH 5/8 REBAR MARKED WITH TAG RLS 18436
- BUILDING CONSTRUCTION MAY ENCRoACH INTO FLOOD PLAIN PROVIDING MINIMUM LOT SETBACKS ARE MAINTAINED AND SAID ENCRoACHMENT DOES NOT IMPERE THE FLOW OF WATER AS APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT
- AREAS IN LOTS BUT OUTSIDE BUILDING ENVELOPES SHALL NOT BE ISSUED A PERMIT FOR BUILDING CONSTRUCTION OTHER THAN OUTSIDE RECREATIONAL USES
- COMMON OPEN SPACE DESIGNATED ON THE PLAT AS TRACT "A" IS FOR NON-MOTORIZED ACCESS TO THE NATIONAL FOREST BY THE PUBLIC, SUBJECT TO REASONABLE RULES AND REGULATIONS AS SET FORTH AND POSTED BY THE BOULDER CREEK HOMEOWNERS ASSOCIATION AND AS APPROVED BY THE TOWN ENGINEER. COMMON OPEN SPACE DESIGNATED ON THE PLAT AS TRACT "B" IS FOR THE PRIVATE USE OF THE BOULDER CREEK HOMEOWNERS OPEN SPACE DESIGNATED ON THE PLAT AS TRACT "C" IS OWNED BY SPRIT ROCK INVESTMENTS, L.L.C. AND MAY BE COMBINED WITH AN ADJOINING PARCEL AS PRIVATE PROPERTY OR CONVEYED TO THE BOULDER CREEK HOMEOWNERS ASSOCIATION, AT THE SOLE OPTION OF SPRIT ROCK INVESTMENTS L.L.C.
- BUILDING ENVELOPES ARE NOTED AS DASHED LINES WITHIN EACH LOT LOT OWNERS WILL BE REQUIRED TO CONSTRUCT IMPROVEMENTS ONLY WITHIN THE DEFINED BUILDING ENVELOPES. DRIVEWAY IMPROVEMENTS MAY BE CONSTRUCTED WITHIN A THIRTY FOOT WIDE DRIVEWAY ACCESS CORRIDOR FROM THE STREET RIGHT-OF-WAY TO THE BUILDING ENVELOPE. LOCATION OF THE DRIVEWAY ACCESS CORRIDOR FOR EACH LOT MUST BE APPROVED BY THE TOWN OF PAYSON AND BOULDER CREEK HOMEOWNERS ASSOCIATION. PRIVATE OPEN SPACE WITHIN THE LOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- NATURAL DRAINAGE CONVEYANCES ON LOTS, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT ALTERS OR IMPEDES THE DRAINAGE FLOW IN SUCH NATURAL DRAINAGE CONVEYANCES WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON IS STRICTLY PROHIBITED.

PURPOSE OF AMENDMENT

- GENERAL NOTE REVISIONS
- ENVELOPE REVISIONS
- SEWER AND ACCESS EASEMENTS

IN WITNESS WHEREOF

BY SPRIT ROCK INVESTMENTS, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY

BY _____

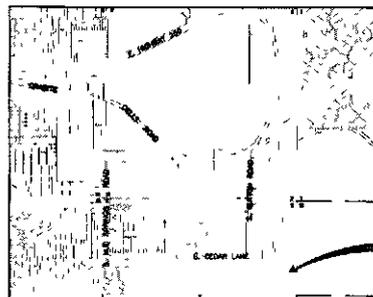
THIS _____ DAY OF _____ 2007

BENCHMARK

FRONTIER #23
 INTER E. FRONTIER ST. & MUD SPRINGS RD
 5/8" BRASS CAP IN HANDBOLE AT SEC. COR.
 ELEVATION = 4973.31 (ADJUSTED FOR NEW T.O.P. TONG)

BASIS OF BEARINGS

EAST BOUNDARY LINE OF PROPERTY
 SAID BEARING BEING N 00°00'00" W
 PER R.L.M.



LOCATION MAP
 N.T.S.

ACKNOWLEDGMENT

STATE OF ARIZONA)
 COUNTY OF GILA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2007

BY _____ WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF SPRIT ROCK INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT AS SUCH MEMBER AUTHORIZED SO TO DO, SIGNED HIS NAME AS SUCH MEMBER OF THE COMPANY

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2007

BY _____ MAYOR, TOWN OF PAYSON, ARIZONA

AFTER _____ TOWN CLERK

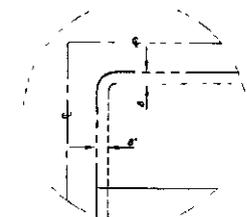
APPROVED BY THE TOWN PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2007
 SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY _____ TOWN ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2003, THAT THE SURVEY IS TRUE AND COMPLETE, LOT CORNERS ARE MARKED BY 5/8" REBAR BY L.S. TAG PLUMS AND THE MONUMENTS ACTUALLY OBTAIN THEIR POSITIONS AND CORRECTLY SHOW AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

- LEGEND**
- CONSTRUCTION CENTERLINE
 - - - - - RIGHT OF WAY LINE
 - - - - - EASEMENT LINE
 - - - - - SUBDIVISION BOUNDARY LINE
 - - - - - BUILDING SETBACK LINE
 - N.D.C. NATURAL DRAINAGE CONVEYANCE (SEE NOTE 8)
 - ⊙ SEWAGE PUMP
 - ⊙ SURVEY MONUMENT FOUND AS NOTED
 - ⊙ CENTERLINE SURVEY MONUMENT



TYPICAL SLOPE, DRAINAGE AND P.U.E. EASEMENT
 (TYPICAL TO ALL LOT FRONTAGES) N.T.S.

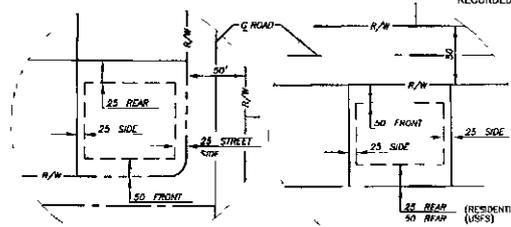
OWNER/SUBDIVIDER

SPRIT ROCK INVESTMENTS
 3437 EAST MARIPOSA
 PHOENIX, ARIZONA 85018
 Phone (602) 957-1098

Prepared by



Project No. 6346 0001



MINIMUM LOT SETBACKS
 N.T.S.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2-4	FINAL PLAT
5	EASEMENT DETAILS

THIS PLAT REPLACES AND SUPERSEDES IN ITS ENTIRETY THAT CERTAIN PLAT AND MAP RECORDED 05/02/06 IN MAP NO. 770 A-E



60 WIDE PAVEMENT AND UTILITY EASEMENT (SEE 3.08 PER 2003 CODE)

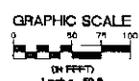
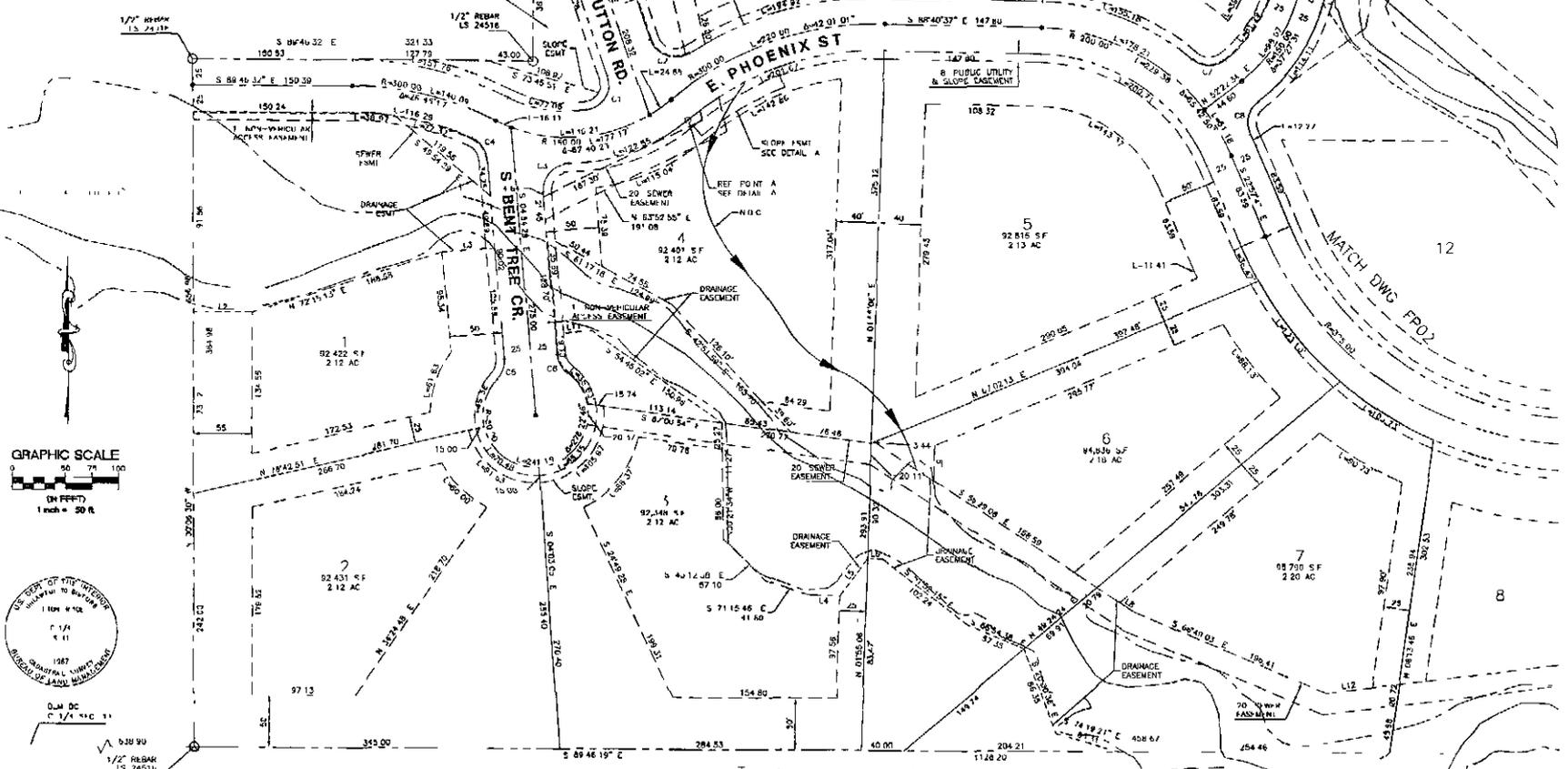
B CEDAR LANE

LINE	LENGTH	BEARING
L1	12.81	N 89°24'13" E
L2	53.00	N 89°25'30" E
L3	53.00	N 89°25'11" E
L4	24.72	N 75°41'17" E
L5	19.84	N 89°18'14" E
L6	7.84	S 89°10'11" E
L8	18.50	S 89°29'08" E
L9	30.81	N 01°32'38" E
L10	20.00	S 04°24'28" E
L7	44.42	N 83°08'34" E

CURVE	LENGTH	MAJORS	MINORS
C1	44.02	25.00	100.25
C2	43.50	25.00	103.48
C3	41.18	25.00	104.20
C4	28.48	25.00	107.38
C5	27.03	25.00	108.11
C6	21.03	25.00	108.11
C7	34.32	25.00	78.39
C8	34.12	25.00	78.21

TRACT C

11 2/3 AC
0.28 AC



NO	REVISIONS	DATE	BY	CHK

TETRA TECH, INC
 421 S. Benson Highway
 Payson, AZ 85541-1800
 TEL: (928) 974-1438 FAX: (928) 974-4837

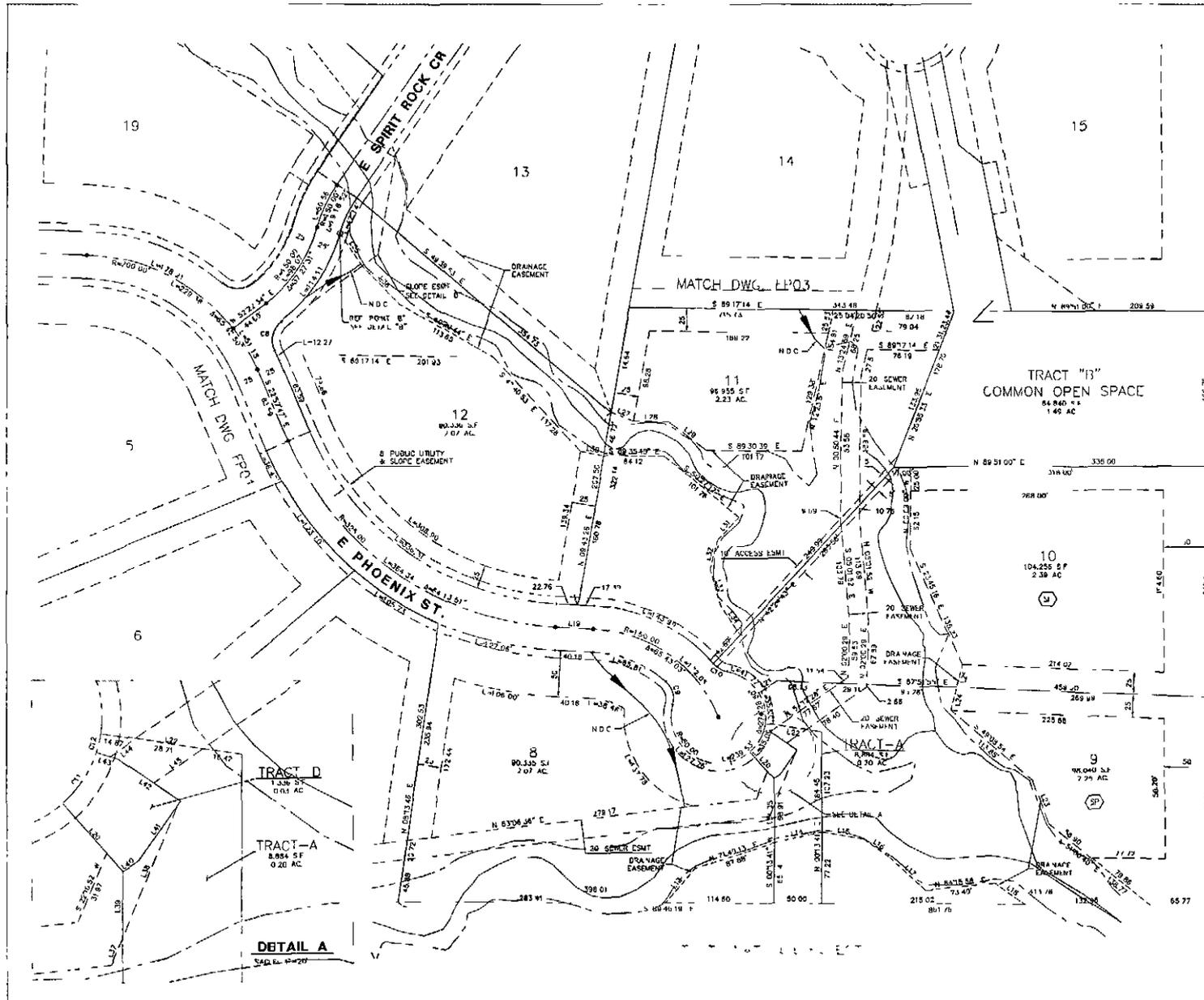
BOULDER CREEK
 PAYSON, ARIZONA

JOB NO.	0218-0001
DESIGNED BY	AD
DRAWN BY	AD
CHECKED BY	AD
APPROVED BY	AD
DATE	07/18/07

SECOND AMENDED FINAL PLAT

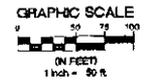


SCALE: HORIZ 1" = 50'
 CONF. INTERNAL = N/A
 DRAWING NO. **FP01**
 SHEET NO. **2** OF **5**



CURVE TABLE				
CURVE	RADIUS	DETA	LENGTH	TANGENT
C9	23.00'	62.6313'	77.17'	1.24
C10	23.00'	38.3418'	12.27'	0.89
C11	50.00'	104.106'	79.81'	13.24
C12	50.00'	92.320'	4.19'	4.11

LINE TABLE			
LINE	BEARING	DISTANCE	
L13	N 40 05 10" E	48.71	
L14	N 76 39 07" E	51.44	
L15	S 79 46 08" E	44.91	
L16	S 54 51 07" E	17.64	
L17	S 42 44 02" E	15.14	
L18	S 53 52 52" E	18.81	
L19	S 87 11 38" E	40.16	
L20	S 41 52 18" E	18.47	
L21	N 58 14 54" E	23.02	
L22	S 81 48 41" E	62.00	
L23	S 19 28 14" E	49.14	
L24	N 11 17 41" E	25.45	
L25	N 31 17 41" E	25.45	
L27	S 89 09 14" E	25.49	
L28	S 86 53 57" E	37.84	
L29	S 92 24 44" E	49.53	
L30	S 78 40 12" E	25.34	
L31	N 42 35 14" E	31.19	
L32	N 14 23 54" E	12.71	
L33	S 18 18 01" E	38.23	
L34	S 33 14 41" E	37.71	
L35	S 34 25 19" E	41.82	
L36	S 44 29 14" E	52.72	
L37	S 22 10 57" E	12.59	
L38	S 22 10 52" E	81.67	
L39	N 09 11 44" E	48.62	
L40	N 2 03 11 44" E	7.67	
L41	N 31 51 10" E	31.50	
L42	N 1 07 41 41" W	31.50	
L43	N 72 17 41 41" E	9.85	
L44	N 54 12 48" E	13.16	
L45	N 54 12 48" E	25.48	



NO	REVISIONS	DATE	BY	CHK

TE TETRA TECH, INC.
 431 S. Durango Blvd.
 Phoenix, AZ 85010-1801
 TEL: (602) 474-4434 FAX: (602) 474-4447

BOULDER CREEK
 PAYSON, ARIZONA

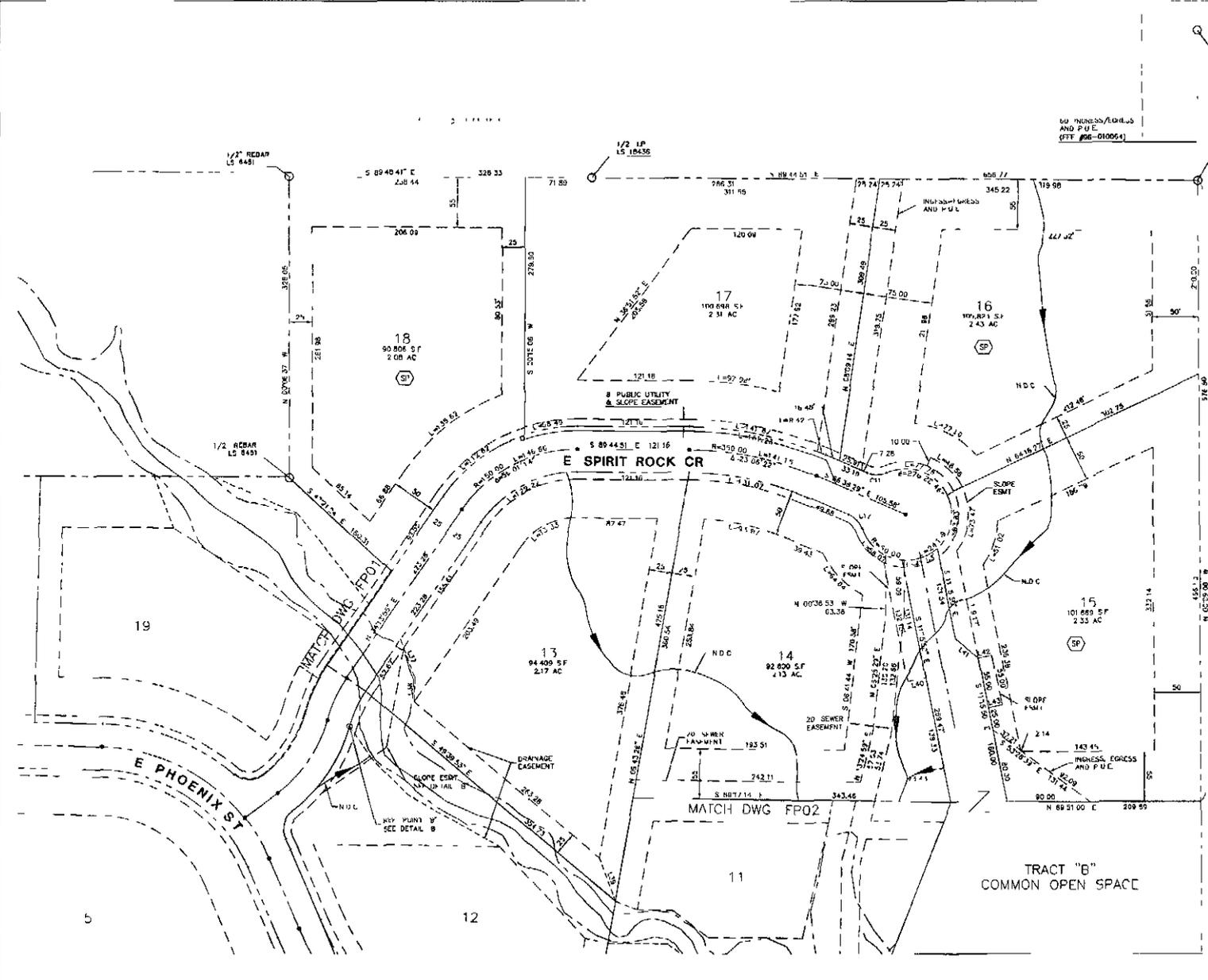
JOB NO: 6348 0001
 DESIGNED BY: RJC
 DRAWN BY: JMB
 CHECKED BY: RJC
 APPROVED BY: RJC
 DATE: 07/18/07

SECOND AMENDED FINAL PLAT

SCALE: HORIZ: 1"=50'
 VERT: INTERVAL = 10'
FP02
 SHEET NO. 3 OF 5

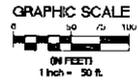


NO ENCUMBRANCES AND P.U.E. (FFY #06-010064)



CURVE	LENGTH	RADIUS	DELTA
C11	21.03	2.00	48.1143
C12	41.93	25.00	48.1143

LINE	BEARING	LENGTH
L37	S 41.87° E	70.3242
L38	N 67.07° E	107.0222
L39	N 102.98° E	107.0222
L40	N 44.41° E	70.3242
L41	S 49.56° E	70.3242
L42	N 28.44° E	107.0222
L43	N 28.44° E	107.0222



NO.	REV.	DATE	BY	CHK.

TETRA TECH, INC
431 S. Bascom Ave. #200
Pasadena, CA 91105
TEL: (626) 774-6624 FAX: (626) 774-6667

BOULDER CREEK
PAYSON, ARIZONA

DESIGNED BY: JMB
DRAWN BY: JMB
CHECKED BY: JMB
APPROVED BY: JMB
DATE: 07/18/07

SECOND AMENDED FINAL PLAT

SCALE: HORIZ 1" = 50'
VERT. INTERVAL: 5' N/A
PROJECT NO.: **FPO3**
SHEET NO. OF: **4 5**

