



COUNCIL DECISION REQUEST

SUBJECT: McLane Park Preliminary Plat Extension (4th)

MEETING DATE: September 6, 2012

SUBMITTED BY: LaRon Garrett,
Assistant Town Manager 

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED:

EXPENDITURE REQUIRED:

EXHIBITS (If Applicable, To Be Attached): 8 1/2"x11" Preliminary Plat Sheet, Notice of Action to David Haines dated 2/27/2007.

POSSIBLE MOTION

"I move to approve the extension of the McLane Park Preliminary Plat for twelve (12) months through July 15, 2013."

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. Previous requests to extend the expiration date to July 23, 2010 and then to July 15, 2011 and finally to July 15, 2012 were approved by the Town Council. The applicant has requested an additional extension due to slow economic conditions.

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

CONS: None noted.

FUNDING:

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

FM: _____ Date: _____

SEP 06 2012 I.1*

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