



#45

OCT 25 2012  
Chandler



**MEMORANDUM                      Transportation & Development – CC Memo No. 12-095b**

**DATE:**            OCTOBER 9, 2012

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                         PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                         R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                         JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                         KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        DVR12-0016/PPT12-0009 BELMONT ESTATES  
                         Introduction and Tentative Adoption of Ordinance No. 4401

**Request:**           Rezoning from Agricultural to Planned Area Development along with Preliminary Development Plan and Preliminary Plat approval for a 91-lot single-family residential subdivision

**Location:**        Northwest and west of the southwest corner of Appleby and Gilbert roads

**Applicant:**        Brennan Ray; Burch & Cracchiolo, P.A.

The request has been continued a number of times to allow the annexation to proceed with the Rezoning request.

**RECOMMENDATION**

The request is for Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) and Preliminary Plat approval for a 91-lot single-family residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval.

**BACKGROUND**

The subject site is located roughly one-half mile south of the intersection of Gilbert and Queen Creek roads, at the intersection of Gilbert and Appleby roads. The Land Use Element of the General Plan designates the site for Low-Density Residential; similarly the Chandler Airport

Area Plan designates the site as supporting low-density residential. The site consists of five parcels with three different owners for a total of 33.8-acres. Directly north of the subject site is the Abralee Meadows (also known as Sun West Trails) single-family residential subdivision and the Santana Ridge condominium development. West is the future Centennial Park site and the Markwood South single-family residential subdivision. South is the Whitewing at Krueger custom, single-family subdivision; east is Gilbert Road. A 20-foot wide Roosevelt Water Conservation District irrigation line bisects the property from east to west.

### **SUBDIVISION LAYOUT**

The subdivision is rectangular in design and would generally be considered as an infill piece. The primary point of ingress is located at the Appleby Road alignment; three parcels on the south side of the entrance remain within the jurisdiction of the county. A secondary point of access is located along the site's west side where the future continuation of Nash Way is proposed. Currently, Nash Way operates as a temporary cul-de-sac but will operate as a residential local street upon development of the subdivision. Located at the northwest corner of the subdivision is the final quadrant of Centennial Park; the process is currently underway for the acquisition of the park site. Centrally located and on the site's southern half is an exception parcel that will remain in the jurisdiction of the county.

Even though the site design is unique and would generally be deemed as infill, the development team has been able to meet the intent of the Residential Development Standards (RDS). The development will include cul-de-sacs with open space, wider corner lots, and varying garage orientations. The initial design of the subdivision included a slightly curvilinear street system, however based on adjacent neighbors desiring deeper rear setbacks, the street system was straightened. The RDS requires that subdivisions provide the eight required elements and ten optional elements. The subdivision provides the required eight elements and the ten optional elements. One of the major components of the subdivision is the dedication of the park area. Typical lot size is 70x125, with all perimeter lots being a minimum of 70x130. Setbacks are typical of the adjacent subdivisions with a 20' to the front of garage, 15' to a side-loaded garage or livable area. Side setbacks are 5' and 10'. Rear setbacks are 20' for single-story (except lots 1-27 and 52-75 will be 25'), and 30' for a two-story. Provisions are provided that in the instance where a rear patio or single-story element as part of a two-story home is proposed, the rear setback would be reduced to 20'; this is a typical request of recent subdivisions.

### **HOUSING PRODUCT**

In addition to the PDP for subdivision layout, housing product approval is also requested. Similar to the requirement of meeting subdivision diversity, the housing product also needs to meet a number of elements required in the RDS. Required architectural elements as outlined in the RDS include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architectural elements.

Architectural styles include Spanish Colonial, Spanish Monterey, Tuscan, Ranch, Craftsman, and Prairie. Various architectural elements highlighting the prescribed style include window pop-outs, garage and front door detailing, window mullions, shutters, stone detailing, wing walls, and

siding elements. The RDS require that at least one elevation provide stone elements; the home builder is providing stone on four of the elevations: Craftsman, Prairie, Ranch, and Tuscan.

Three one-story and three two-story homes are provided. A mix of recessed, forward and side-entry, and two-car with tandem space garages are provided. Rear patios for four of the homes (all one-story and one two-story) are internally incorporated into the design of the home, meaning the patios do not have their own roof system, but rather are incorporated into the overall design of the home. Additionally, plan 5533 incorporates a side yard outdoor living space in addition to the rear outdoor living space. Housing product square footages range from 2,738 to 4,420.

The homebuilder has done an excellent job in reducing the appearance of box-on-box design of their two-story homes. Of the three two-story plans, plan 5537 provides a single-story element that extends the length of one side of the home. Rear elevations are addressed by incorporating shutter details and various box pop-outs.

### **DISCUSSION**

Planning Commission and Staff support the request citing that the subdivision represents another quality addition to Chandler's housing stock. Furthermore, the design team has done an excellent job addressing a site with a variety of design difficulties (infill, long and rectangular, RWCD, and final quadrant of a city park), as well as providing lot sizes that are consistent with the surrounding developments and housing product that provides strong architectural design.

### **AIRPORT COMMISSION**

The Airport Commission found that there were no conflicts between airport operations and the proposed development, but wanted to ensure that disclosure statements would be provided to future residents that there may be aircraft noise. Staff has added condition no. 13 addressing disclosure of airport operations in the vicinity.

### **PUBLIC NEIGHBORHOOD NOTIFICATION**

- Two neighborhood meetings were held. The first meeting was held Wednesday, July 11<sup>th</sup>; the second Wednesday, August 15<sup>th</sup>.
- At the first meeting 12 neighbors attended from both the Whitewing at Krueger and the Abralee Meadows single-family subdivisions.
- Prior to the meeting Staff had heard from a couple of residents within the Whitewing at Krueger subdivision requesting that homes be limited to single-story adjacent to Whitewing and that a deeper rear yard setback be provided. The single-story request was made due to the fact that Artesian Ranch, located south of Whitewing, was stipulated to provide single-story homes. The applicant agreed to restrict the homes to single-story homes as well as agreed to a rear setback of 25' for those lots adjacent to the Whitewing at Krueger subdivision. A number of the residents north of the subject site, within the Abralee Meadows subdivision would like the homes to be restricted along the north to single-story homes as well as provide an increased rear setback. The applicant has agreed to provide a 25' rear yard setback for single-story homes located along the perimeter and a 30' rear yard setback for two-story homes. Additionally, the applicant has agreed to a condition restricting two-story homes to no more than two two-story

homes adjacent to each other; such conditions do not apply to the Abralee Meadows subdivision. Concerns were not expressed in regards to the design of the homes.

- Following the first neighborhood meeting the design team reviewed the concerns, made modifications, and held a second neighborhood meeting. Five neighbors attended the second meeting and expressed general concerns with the two-story homes being proposed on the site's north side.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7    Opposed: 0

The item was initially on the Action agenda based on representation that neighbors would be present to express concerns; however, at the start of the public hearing the Chairman moved the item to the Consent agenda as speaker cards had not been submitted. The item was read-in as part of the Consent agenda and the audience was asked if any of the items should be pulled; no one expressed concerns, and the item passed. Shortly after the Consent agenda was approved Staff noticed two neighbors were present, but did not speak. Following the Consent agenda Staff spoke with the residents; the residents remained in opposition and wanted to speak, but were unaware of the process. The concern expressed from the residents is that they do not want two-story homes located directly behind them.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0016 BELMONT ESTATES, Rezoning from Agricultural to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "BELMONT ESTATES" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to

the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Belmont Estates development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
13. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

- a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The

disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

- b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

**Preliminary Development Plan**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0016 BELMONT ESTATES, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit No. 7, Development Booklet, entitled "BELMONT ESTATES", and kept on file in the City of Chandler Planning Division, in File No. DVR12-0016, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. No more than two, two-story homes shall built side-by-side for lots 16-27.
6. Lots along the southern property line shall be limited to single-story homes.

**Preliminary Plat**

Planning Commission and Staff recommend approval of the Preliminary Plat PPT12-0009 BELMONT ESTATES, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Rezoning**

Move to Introduce and Tentatively Adopt Ordinance No. 4401 approving DVR12-0016 BELMONT ESTATES, Rezoning from AG-1 to PAD, subject to the conditions as recommended by Planning Commission and Staff.

**Preliminary Development Plan**

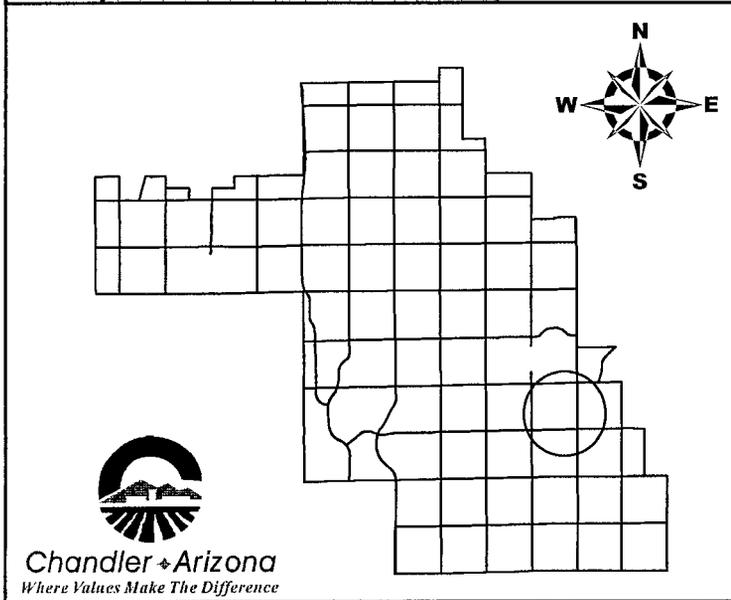
Move to approve DVR12-0016 BELMONT ESTATES, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Staff.

**Preliminary Plat**

Move to approve PPT12-0009 BELMONT ESTATES, Preliminary Plat for a 91 lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Staff.

**Attachment**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Applicant Narrative
6. Preliminary Plat
7. Ordinance No. 4401
8. Development Booklet



## Vicinity Map

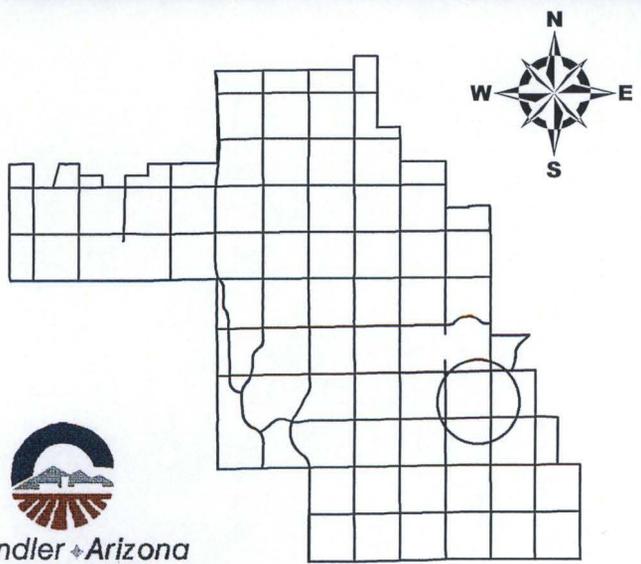
DVR12-0016

Belmont Estates

CITY OF CHANDLER 5/22/2012



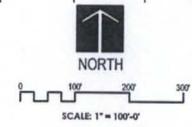
## Vicinity Map



DVR12-0016

**Belmont Estates**

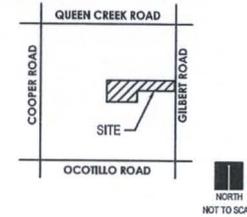




**SITE DATA**

EXISTING ZONING	R-43 (MARICOPA COUNTY)
PROPOSED ZONING	PAD - PLANNED ARE DEVELOPMENT
F.E.M.A. ZONE	ZONE "C"
TOTAL SINGLE FAMILY LOTS	92
GROSS AREA	33,707 AC
NET AREA	33,707 AC
OPEN SPACE	7.88 AC
DENSITY	3.44 DU/AC
MIN. LOT SIZE	70' X 125'
MIN. LOT AREA	8,750 SF
MAX. LOT AREA	11,065 SF
AVERAGE LOT AREA	8,710 SF

**VICINITY MAP**

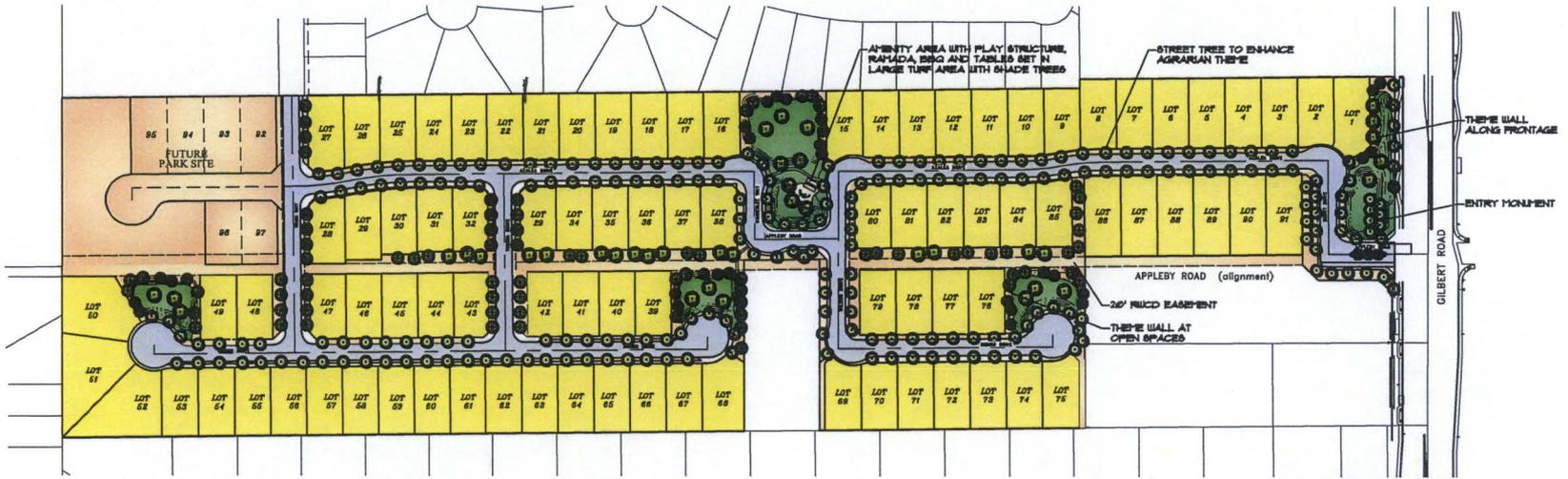


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 #12015  
 August 1, 2012

PRELIMINARY SITE PLAN  
**BELMONT ESTATES**  
 PREPARED FOR: ASHTON WOODS HOMES

CHANDLER, AZ.

SITE PLAN



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>							
	CHITALPA TASHKENTENSIS	CHITALPA TREE	15 GAL.		AGAVE SP.	AGAVE	5 GAL.
	DALBERGIA SISSOO	SISSOO TREE	15 GAL.		DESERT SPOON	DESERT SPOON	5 GAL.
	FRAXINUS VELLUTINA	100 GRANDE' ASH	24" BOX		RED YUCCA	RED YUCCA	5 GAL.
	PINUS SP.	PINE	24" BOX		REGAL MIST	REGAL MIST	5 GAL.
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	<b>GROUND COVER</b>			
	CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.		LANTANA SP.	LANTANA	1 GAL.
	EREMOPHYLLA VALERINAE	VALENTINE BUSH	5 GAL.		PROSTRATUS' ROSEMARY	PROSTRATUS' ROSEMARY	1 GAL.
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.		YELLOW DOT	YELLOW DOT	1 GAL.
	LEUCOPHYLLUM LAEVISATUM	CHIRIQUIAN SAGE	5 GAL.		XATIE RUELLIA	XATIE RUELLIA	1 GAL.
	NERIUM OLEANDER	YVETTE PINK	5 GAL.		BERMALUA	BERMALUA	500
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.	<b>ANNUALS</b>			
	RUELLIA SCULETEIFORMIS	CORAL FOUNTAIN	5 GAL.		IN SEASON	IN SEASON	FLATS
	TECCOMA STAND	YELLOW BELLS	5 GAL.	<b>INERT GROUND COVER</b>			
	TO BE SELECTED	TO BE SELECTED	1/2" SCREENED		PLAIN CONCRETE	PLAIN CONCRETE	4" X 6"

**PRELIMINARY LANDSCAPE NOTES**

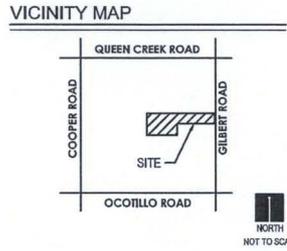
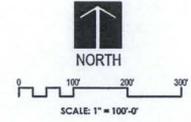
**PLANTING**  
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHANDLER STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

**SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF CHANDLER. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.**

**IRRIGATION**  
 THE IRRIGATION WILL BE SERVICED BY CITY SUPPLIED EFFLUENT WATER. THE SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

**GRADING**  
 ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES.

**NOTES**  
 1. CONTRACTOR TO VERIFY ALL QUANTITIES.  
 2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.  
 3. MAINTAIN 2' TO 3' TREE AND SHRUB CLEARANCE FROM WALLS.  
 4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.



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 #12915  
 August 1, 2012

PRELIMINARY LANDSCAPE PLAN  
**BELMONT ESTATES**  
 PREPARED FOR: ASHTON WOODS HOMES

CHANDLER, AZ.

LANDSCAPE PLAN



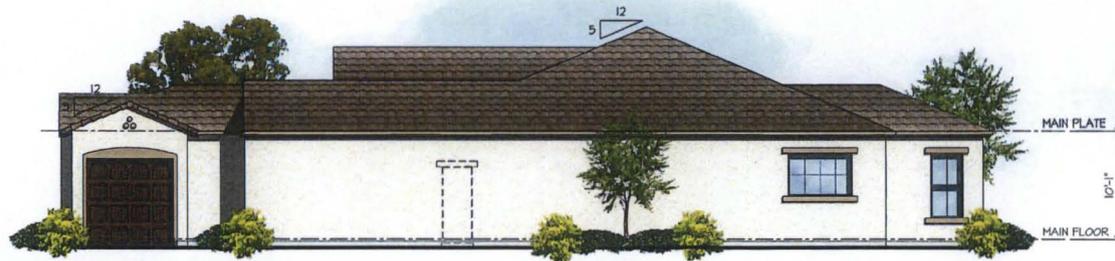
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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**Plan 5528**  
Elevation A : Spanish Colonial  
Color Scheme: A-1

Belmont Estates Chandler, AZ



04-24-12  
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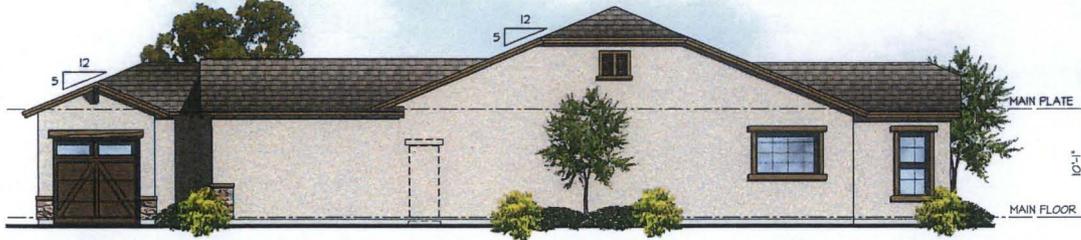
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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**Plan 5528**  
Elevation B : Ranch  
Color Scheme: A-5

Belmont Estates Chandler, AZ



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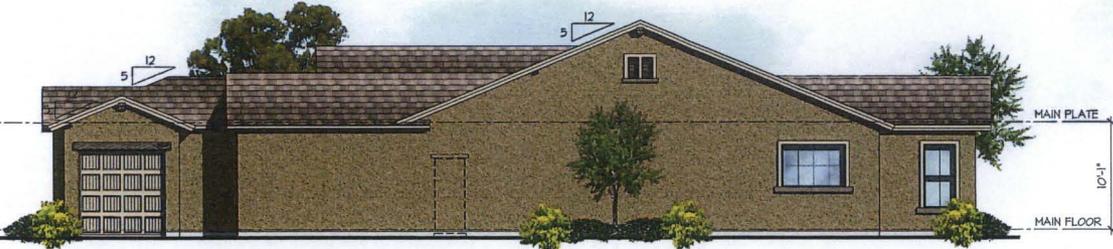
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, soil plan/floor plan changes, etc.)

**Plan 5528**  
Elevation F : Tuscan  
Color Scheme: A-9

Belmont Estates Chandler, AZ

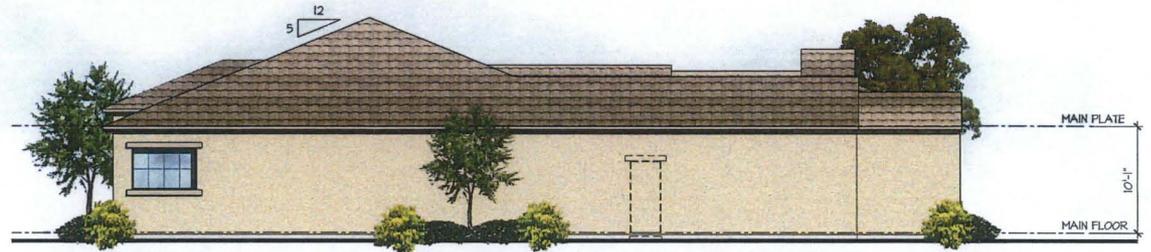


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Rear Elevation

scale: 3/16" = 1'-0"



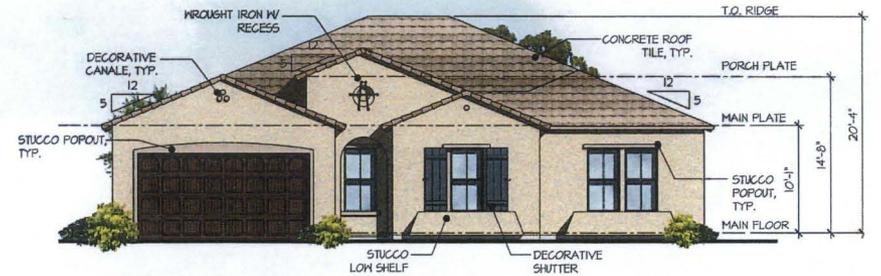
Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



**Plan 5530**  
Elevation A : Spanish Colonial  
Color Scheme: A-2

Belmont Estates Chandler, AZ



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04-24-12

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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**Plan 5530**  
Elevation B : Ranch  
Color Scheme: A-6

Belmont Estates Chandler, AZ



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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



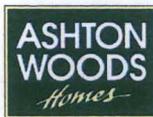
Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



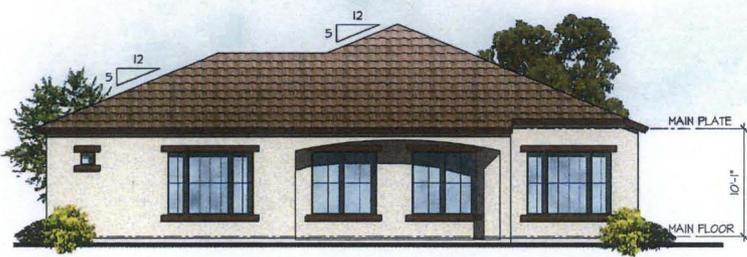
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This drawing represents one illustration of character and design intent only, and is subject to change based upon final design considerations like site/lot conditions, structural, and MEP design requirements, unit plan/floor plan changes, etc.)

**Plan 5530**  
Elevation D : Craftsman  
Color Scheme: A-15

Belmont Estates Chandler, AZ



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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrative of character and design intent only and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

**Plan 5533**  
Elevation A : Spanish Colonial  
Color Scheme: A-3

Belmont Estates Chandler, AZ



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**BSB**  
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrations of character and design intent only, and are subject to change without notice and design considerations (i.e. applicable codes, structural, and MEP) design requirements, and after final plan changes, etc.)

**Plan 5533**  
Elevation B : Ranch  
Color Scheme: A-7

Belmont Estates Chandler, AZ



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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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The drawings provided are illustrations of elevation and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

**Plan 5533**  
 Elevation F : Tuscan  
 Color Scheme: A-10

Belmont Estates Chandler, AZ

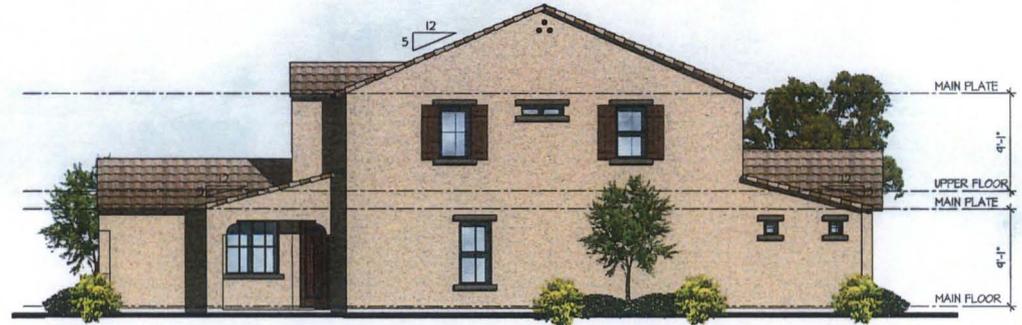


04-24-12  
 © 2012 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



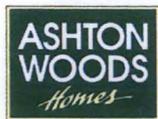
Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.)

**Plan 5537**  
Elevation A : Spanish Colonial  
Color Scheme: A-4

Belmont Estates Chandler, AZ

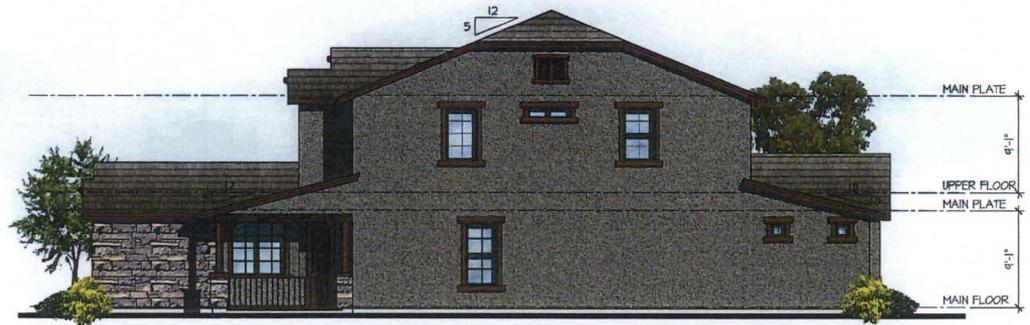


04-24-12  
© 2012 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



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 The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP) among requirements, and other / floor plan changes, etc.)

**Plan 5537**  
 Elevation B : Ranch  
 Color Scheme: A-8

Belmont Estates Chandler, AZ

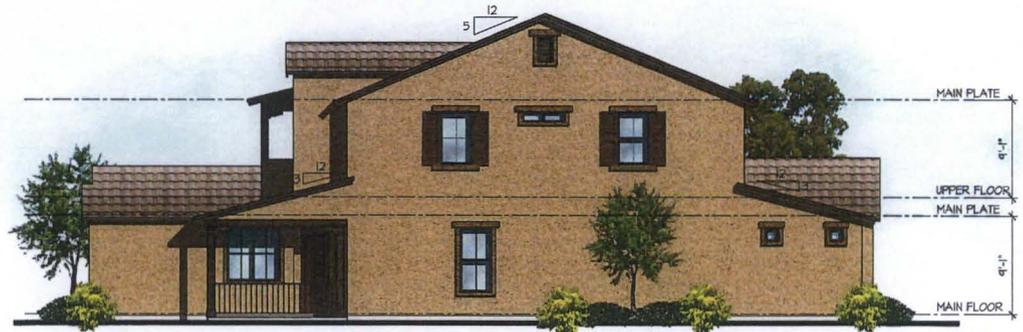


04-24-12  
 © 2012 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



bsbdesign.com  
The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and other form-plan elements, etc.)

**Plan 5537**  
Elevation C : Spanish Monterey  
Color Scheme: A-12

Belmont Estates Chandler, AZ



**BSB**  
DESIGN

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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP) through requirements, and plan / floor plan changes, etc.)

**Plan 5541**  
Elevation A : Spanish Colonial  
Color Scheme: A-1

Belmont Estates Chandler, AZ



**BSB**  
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



bsbdesign.com  
The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and other final plan changes, etc.)

**Plan 5541**  
Elevation D : Craftsman  
Color Scheme: A-16

Belmont Estates Chandler, AZ



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DESIGN



Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

**Plan 5541**  
Elevation G : Prairie  
Color Scheme: A-18



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The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan/beam/ceilings, etc.)

Belmont Estates Chandler, AZ

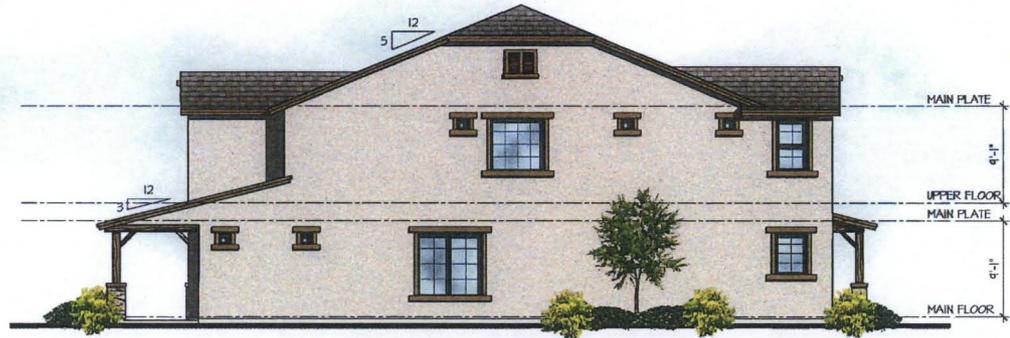


04-24-12  
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings and materials are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., site/lot/city codes, structural, and MEP) through requirements, and upon final plan changes, etc.

**Plan 5545**  
Elevation B : Ranch  
Color Scheme: A-5

Belmont Estates Chandler, AZ

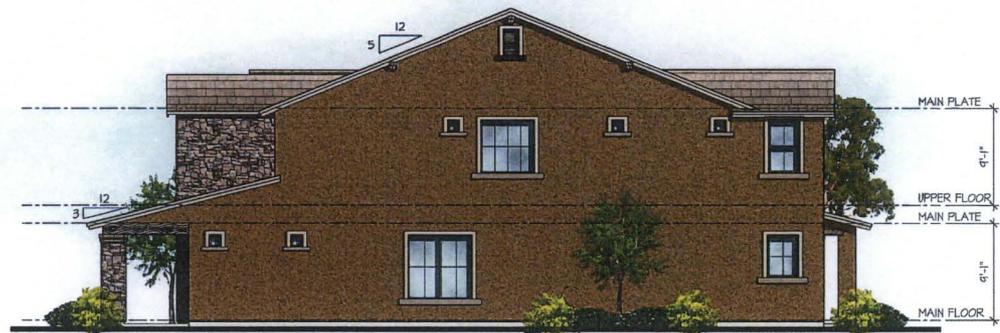


04-24-12  
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Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"



The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP) through requirements, and other floor plan changes, etc.)

**Plan 5545**  
Elevation F : Tucson  
Color Scheme: A-11

Belmont Estates Chandler, AZ

04-24-12  
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**Rear Elevation**

scale: 3/16" = 1'-0"



**Right Side Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"



**Plan 5545**  
Elevation G : Prairie  
Color Scheme: A-19

Belmont Estates Chandler, AZ



04-24-12

## I. INTRODUCTION

Ashton Woods Homes (“Ashton Woods”) is the proposed homebuilder for an assemblage of parcels totaling approximately 33.96 gross & net acres west of Gilbert Road at the Appleby Road Alignment (the “Site”). The Site will be developed as Belmont Estates, a single-family subdivision that makes good sense and use of a challenging infill site. Ashton Woods is requesting the Site be zoned Planned Area Development (PAD) for Single-Family Residential, along with approvals of the Preliminary Development Plan (PDP) for Subdivision Layout and Housing Product, and Preliminary Plat.

Ashton Woods has worked diligently to coordinate with several property owners and assemble multiple parcels to complete the development in the immediate area. The irregularly shaped parcels, coupled with existing perimeter and irrigation canal constraints, create a challenging, yet unique, opportunity for a community that completes development of this square mile and complements the surrounding community. The proposed single-family residences will provide additional housing opportunities within the Gilbert Road corridor and for the Chandler Airpark Area, allowing additional opportunities for people to live and work in close proximity to each other. Belmont Estates makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area.

## II. SURROUNDING AREA AND EXISTING ZONING

An aerial and vicinity map of the Site is attached as **Exhibit 1**. The Site is bounded by Gilbert Road on the east, a partially developed condominium development (Santana Ridge Condominiums) and single-family residential development (Abralee Meadow) on the north. Two single-family residential developments (Markwood and Redwood Estates) are located on the Site’s western boundary. The south boundary is bordered by another single-family development (Whitewing) and a few single-family residences located within unincorporated Maricopa County.

This PAD/PDP request is preceded by an application to annex the Site into the City of Chandler (the “City”) with an initial zoning designation of AG-1. The Site is designated on the City’s General Plan as Residential and is located within the Chandler Airpark Area Plan. The Airpark Area Plan identifies the Site as Low Density Residential (LDR) with a density range of 1.6 du/ac – 3.5 du/ac.

### III. PROPOSED PAD AND PDP

Belmont Estates' proposed PAD is for a traditional single family neighborhood that is compatible with the City's General Plan, Airpark Area Plan, and surrounding area. The layout and configuration of Belmont Estates makes good use of this challenging, infill Site. Amenities and strategically planned open space areas will provide residents with a pleasing, active environment to play, relax, or socialize as families and with each other. See **Exhibit 2, Preliminary Site Plan**.

Belmont Estates is proposed to be developed with 91 lots on 33.96± gross and net acres with a minimum lot size of 70' x 125', for a density of 2.7 du/ac. Primary access to the site will be off of Gilbert Road, where residents will pass by a lushly landscaped open space area, with a variety of trees, shrubs, and turf. See **Exhibit 3, Preliminary Landscape Plan**. Secondary access is provided via Nash Way. Challenging development constraints include a long, narrow site for land planning and a 20-foot wide RWCD easement, which extends along the Appleby Road Alignment. Ashton Woods has taken great care in incorporating the RWCD easement into Belmont Estates.

Unique to Belmont Estates is the opportunity to be near a city community park, Centennial Park, located northwest of the Site. As part of the development process, Ashton Woods and the City have entered into discussions about integrating an expansion of Centennial Park into the Site. The Preliminary Site Plan included as **Exhibit 2**, identifies the future park expansion at the end of Nash Way and the proposed Azalea Drive. If the City and Ashton Woods are not able to reach an agreement concerning the Centennial Park Expansion, the Preliminary Site Plan identifies how the proposed expansion area would be developed with residential housing. As with any City park, residents of Belmont Estates will be able to access the proposed amenities at Centennial Park.

#### A. DEVELOPMENT STANDARDS

This project has been planned with the following residential lot development standards, the details of which are discussed below.

Regulation	Development Standard
Front Yard Setback	20 ft. to the garage door of a forward facing garage  15 ft. to a side entry garage or livable area component

Rear Yard Setback	20 ft. for a single-story* 30 ft. for a two-story, 20' for patios & single story elements of two-story homes
Side Yard Setback	5 ft. and 10 ft.
Minimum Lot Width	70 ft.
Minimum Lot Area	8,650 sq. ft.
Maximum Lot Coverage	55% for single-story 45% for two-story
Single Story Restriction	Lots 52-75 are limited to only single-story homes.

\* The rear yard setback for Lots 1-27 and 52-75 will be 25 ft. for a single-story home.

**Front Yard:** The minimum front yard setback for a forward facing garage is 20 feet measured from the property line to the face of the garage door and 15 feet measured from the property line to a side entry garage or the nearest livable area component, which may include but is not limited to, optional garage bonus room, porch, or other livable space. The minimum front setback for front porches are 15 feet measured from the property line to the porch column.

**Rear Yard:** Two-story homes must be set back a minimum of 30 feet from the rear property line; single-story homes must be setback a minimum of 20 feet. Rear setbacks are measured to the rear patio columns and/or living area of the home. Patio covers and single-story living spaces of two-story homes may encroach up to 10 feet into the rear setback.

**Side Yard:** The minimum side yard setbacks will be 5 feet and 10 feet for a combined total of 15 feet. The City of Chandler Zoning Code allows for pot shelves, fireplaces, entertainment centers, bay windows, architectural pop outs, and specialty rooms, such as a breakfast nook or sitting area, to encroach a maximum 2 feet (24 inches) into the side yard setbacks for interior lots. These projections are to be no longer than 5 feet in length. Ashton Woods' requests projections into the side yard setbacks be increased to provide up to 3 feet of encroachment for pot shelves, fireplaces, entertainment centers, bay windows, architectural pop-outs and specialty rooms, so long as a minimum 3-foot setback is maintained from property line to projection. Ashton Woods additionally requests that the length of the projection be increased to 15 feet in width on the one-story element of the home and 6 feet in width on the two-story element. In all cases, the distance from the edge of roof eave to the property line must be a minimum of 3 feet.

## B. SUBDIVISION DIVERSITY STANDARDS

Belmont Estates has been designed to meet the goals of the City's Residential Subdivision Diversity Standards. Belmont Estates satisfies the eight required elements and ten of the optional elements. **Appendix A** identifies the Subdivision Diversity Standards that Belmont Estates satisfies.

## C. ARCHITECTURE

Ashton Woods is excited about the proposed housing product it has designed for Belmont Estates and believes that it will complement the strong architectural richness already found within the surrounding area. Ashton Woods has designed a series of 55-foot wide homes that take into account the current homebuyer lifestyle preferences while maintaining a high standard of architectural design and distinct elevations. As depicted on the Floor Plans and Elevations (**Exhibit 4**), Ashton Woods is proposing six floor plans, ranging in size from 2,738 square feet to 4,420 square feet. The six proposed floor plans are comprised of three single-story residences and three two-story residences. The homes will offer quality architectural elements such as side entry and front entry garages that diversify the streetscape and de-emphasize the dominance of the garage, well defined entryways, and distinct exterior elevations with a variety of roof ridgelines, all of which combine to create an aesthetically pleasing and diverse streetscape within the community.

The varied architecture of Belmont Estates will give buyers a wide selection to choose from and promote architectural diversity within the community. Ashton Woods is proposing six different elevations for the homes in Belmont Estates: Spanish Colonial, Spanish Monterey, Tuscan, Ranch, Craftsman, and Prairie. Each floor plan has been designed with three elevations each, for a total of 18 different elevations and floor plans that will create a diverse streetscape. The architectural style of the different elevations combines a variety of color, materials, and details to make Belmont Estates a visually diverse and architecturally compatible development.

Each elevation will provide four-sided architecture and accent materials, as well as different roofing shapes and colors to create the desired diversity of designs between the various floor plans and elevations. Window mullions will be used as a four sided architectural element throughout all elevations. Garage fronts will be de-emphasized, with porticos, porches, and front rooms extending forward past the garage. Garage door designs will be consistent with the architectural design and elevation of each home. Specific attention was paid to exterior elevation detailing to ensure consistency with each elevation's architectural style. In

addition to the entries and porches, hip and gabled secondary roofs help to distinguish the rooflines not only among the floor plans, but also across the elevations as well. Wrapped stucco trim, exposed rafter tails, pop-outs, brick and stone veneer, and ironwork all bring appropriate elements that successfully come together to complement the community's architecture and design theme. Attached as **Exhibit 5** is the Colors and Materials Palette.

Ashton Woods takes tremendous pride in the energy efficient features found within its homes. Three different energy efficiency programs will be offered in every home in Belmont Estates. These programs are: Energy Star 3.0, Environments for Living (EFL), and Ashton Woods Powerhouse Green. The use of these programs provide for the construction of environmentally friendly homes that balance healthy and comfortable home features with energy efficiency. Some specific features of these programs include:

1. Tight construction: special framing techniques and improved insulation systems help reduce internal leaks and drafts.
2. Fresh air ventilation: efficient delivery and filtration systems reduce dust, odors, and indoor contaminants.
3. Improved insulation systems: enhanced insulation and framing techniques help minimize voids and gaps while the use of Low-E glass and higher thermal properties (R-values) add to increased energy efficiency.
4. Right sized HVAC equipment: high SEER rated equipment, multiple air ducts and return air grilles help stimulate fresh air ventilation, decrease humidity, and reduce energy usage.
5. Pressure balancing: return air ducts, transfer grilles or jumper ducts help balance pressure throughout the home, enabling air to circulate more easily.
6. Interior moisture management: using right sized HVAC systems, multiple air ducts and return air grilles helps dry moisture that naturally passes through the home.
7. Combustion safety: combustion appliances are sealed or power-vented to help avoid the build-up of carbon monoxide.

#### **D. ARCHITECTURAL DIVERSITY STANDARDS**

Belmont Estates is designed to meet the goals of the City's Residential Architectural Diversity Standards. Belmont Estates satisfies the nine required elements and seven of the optional elements, as required. **Appendix B** identifies the Architectural Diversity Standards that Belmont Estates satisfies.

## **E. LANDSCAPING AND OPEN SPACES**

The homes within Belmont Estates will be integrated into a comprehensive open space and landscaping plan. See **Exhibit 3**. Open space areas on the Gilbert Road frontage provide a window into the community. Strategically located open space parcels coupled with tree-lined streets create an interesting and diverse street scene and experience for residents and visitors alike.

Belmont Estates will have a rural-agrarian theme consistent with the landscaping theming in southeast Chandler. The landscaping will consist of mostly low water use plantings that are placed and designed to create a lush, comfortable neighborhood feeling. Trees will be deciduous and evergreen to add variety throughout the seasons. Colorful understory plantings will consist of low maintenance shrubs and groundcovers with a large amount of turf to add to the rural theme. City supplied effluent water and a fully automatic irrigation system will irrigate the development.

Open space areas will have an abundance of turf for recreational activities. The main central open space area will have a shade ramada, barbeques, tables, and a tree shaded tot lot. See **Exhibit 3**.

## **F. ENTRY MONUMENTATION AND THEME WALLS**

The entry monument will consist of heavy wood timbers, stone veneer, and rustic metal elements. See **Exhibit 6**.

Primary theme walls along Gilbert Road will be painted split-face block with stone veneer columns to tie in with the signage. Interior secondary theme walls will match the primary theme wall except with columns constructed of split-face block. See **Exhibit 6**.

## **G. PHASING**

Ashton Woods anticipates developing Belmont Estates in two phases. The northern portion (north of the RWCD Easement) will be built in Phase One. The southern portion (south of the RWCD Easement) will be built in Phase Two. Deviations from the phasing plan may be administratively approved by Staff.

## **IV. MISCELLANEOUS**

### **A. GRADING AND DRAINAGE**

The project site is currently used for agricultural purposes. As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C2670G, and 04013C3035H panels 2670 and 3035 of 4350, with a current effective date of September 30, 2005, the site falls within Flood Zone X. Zone X is defined as areas determined to be outside the 0.2% annual chance floodplain.

A preliminary grading and drainage plan is attached in **Exhibit 7**.

#### **B. UTILITIES**

Water, Reclaimed Water and Sewer: Provided by the City Chandler  
Electricity: Provided by Salt River Project  
Gas: Provided by Southwest Gas  
Telephone: Provided by Century Link  
Cable TV: Provided by Cox Communications

#### **V. PRELIMINARY PLAT**

The proposed Preliminary Plat is attached as **Exhibit 8**.

#### **VI. PROJECT TEAM**

Owner/Builder: Ashton Woods Homes  
Attn: Jeremy Ramsdell  
6991 E. Camelback Road  
Suite A-300  
Scottsdale, Arizona 85251  
Phone: 480-515-9955  
Fax: 480-905-3141

Zoning and Entitlements: Burch & Cracchiolo, PA  
Attn: Brennan Ray  
702 E. Osborn Road, Ste. 200  
Phoenix, Arizona 85014  
Phone: 602-234-8794  
Fax: 602-850-9794



# BELMONT ESTATES

Engineer: Bowman Consulting Group, Ltd.  
Attn: Troy Peterson, PE  
3010 S. Priest Drive  
Suite 101  
Tempe, Arizona 85282  
Phone: 480-629-8830  
Fax: 480-629-8841

Planner/Landscape Architect: Pinnacle Design, Inc.  
Attn: Ed Lorden  
1048 N. 44<sup>th</sup> Street  
Suite 200  
Phoenix, Arizona 85008  
Phone: 602-952-8585  
Fax: 602-952-8686

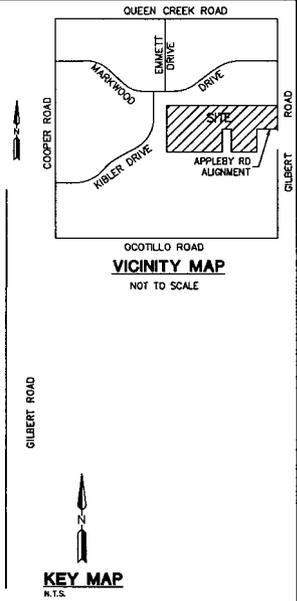
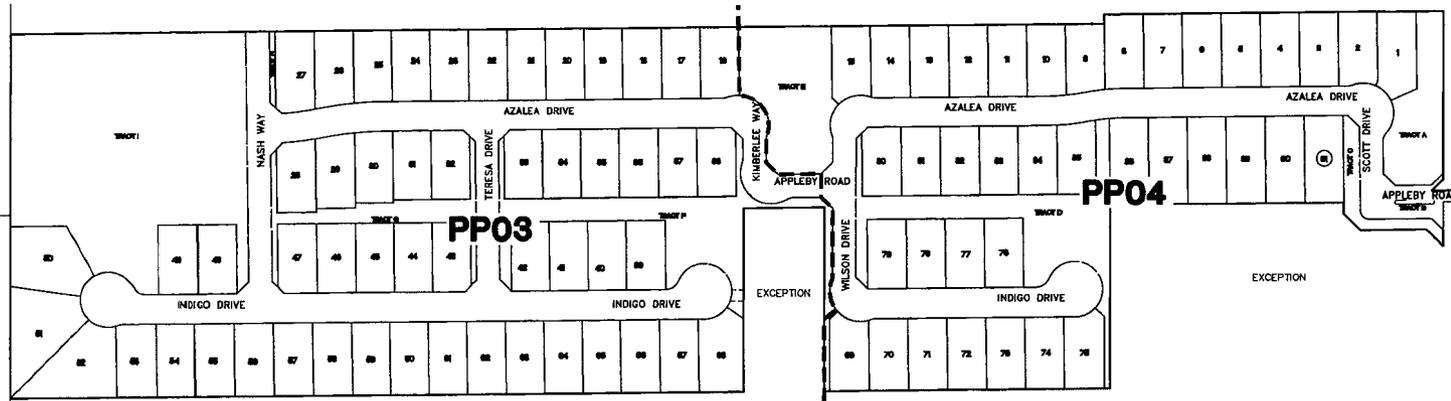
## VII. CONCLUSION

Ashton Woods' proposed Belmont Estates development creates a distinct residential community that adds to the character and quality of the surrounding area. Belmont Estates proposed layout makes good sense and use of a challenging site with a variety of physical constraints. Ashton Woods has worked hard in assembling the various parcels that make up Belmont Estates. Ashton Woods' efforts result in a subdivision that will be an attractive presence in the area and provide additional housing choices. The proposed PAD, PDP for Subdivision Layout and Housing Product, and Preliminary Plat are consistent with the City's General Plan, satisfies the City's Residential Development Standards, and is complementary and compatible with the surrounding area. We request your approval.

**Ashton Woods Homes**

# PRELIMINARY PLAT FOR BELMONT ESTATES

A PORTION OF THE EAST HALF OF SECTION 13,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



### LEGAL DESCRIPTION

A PORTION OF SECTION 13 TOWNSHIP 2 SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 594.72 FEET; SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GILBERT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF APPLEY ROAD;

THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE SOUTH 89 DEGREES 22 MINUTES 44 SECONDS, A DISTANCE OF 32.24 FEET;

THENCE NORTH 43 DEGREES 02 MINUTES 47 SECONDS EAST, A DISTANCE OF 28.62 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR GILBERT ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 02 MINUTES 54 SECONDS, A DISTANCE OF 308.08 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 608.77 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 16.83 FEET TO A POINT ON THE NORTHERN LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE ALONG SAID NORTHERN LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13 SOUTH 89 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 1967.88 FEET TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SECTION 13;

THENCE ALONG SAID NORTH-SOUTH MID SECTION LINE OF SECTION 13 SOUTH 00 DEGREES 07 MINUTES 31 SECONDS WEST, A DISTANCE OF 81.48 FEET TO A POINT ON THE SOUTHERN LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 1331.02 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 44 SECONDS EAST, A DISTANCE OF 331.02 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SECTION 13;

THENCE ALONG SAID EAST-WEST MID SECTION LINE OF SECTION 13 NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 331.06 FEET TO A POINT ON THE SOUTHERN LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE ALONG SAID SOUTHERN LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13 NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 512.88 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 331.18 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SECTION 13;

THENCE ALONG SAID EAST-WEST MID SECTION LINE OF SECTION 13 NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 419.70 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.01 FEET;

THENCE SOUTH 43 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET SOUTH OF THE EAST-WEST MID SECTION LINE OF SECTION 13;

THENCE ALONG SAID PARALLEL LINE NORTH 09 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 1181.11 FEET;

THENCE SOUTH 43 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF 41.84 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE FOR GILBERT ROAD;

THENCE ALONG SAID WESTERN RIGHT OF WAY LINE FOR GILBERT ROAD NORTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 79.59 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SECTION 13;

THENCE ALONG SAID EAST-WEST MID SECTION LINE OF SECTION 13 NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

### LEGEND

- BRASS CAP FLUSH
- MONUMENT AS NOTED
- BRASS CAP IN HAND HOLE
- ⊖ SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE FLOW DIRECTION
- ⊙ EXISTING GAS MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE PEDASTAL
- EXISTING DUFF WIRE
- EXISTING POWER POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY
- EXISTING CONTOUR & ELEVATION
- EXISTING FENCE
- EXISTING WATER
- EX S — EXISTING SEWER
- EX G — EXISTING GAS
- OHU — EXISTING OVERHEAD UTILITY LINES
- P — PROPOSED SEWER
- S\*W — PROPOSED WATER
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICULAR NON-ACCESS EASEMENT
- VTE — VISIBILITY TRIANGLE EASEMENT

### SITE DATA

ZONING: 1E-43 (MARICOPA COUNTY)  
 EXISTING PROPOSED: P40 - PLANNED AREA DEVELOPMENT ZONE "X"  
 F.E.M.A. ZONE: TOTAL SINGLE FAMILY LOTS: 81  
 NET AREA: 33,70 ac  
 OPEN SPACE: 7,86 ac  
 DENSITY: 3.52 du/ac  
 MIN LOT SIZE: 70'x125'  
 MIN LOT AREA: 8,689 sf  
 MAX LOT AREA: 16,259 sf  
 AVERAGE LOT AREA: 9,468 sf  
 LATITUDE: 33° 15' 22"  
 LONGITUDE: 111° 47' 24"

### UTILITIES SERVICES

WATER: CITY OF CHANDLER  
 SEWER: CITY OF CHANDLER  
 ELECTRIC: SALT RIVER PROJECT  
 TELEPHONE: CENTURY LINK  
 CABLE: COM COMMUNICATIONS  
 GAS: SOUTHWEST GAS  
 RECLAIMED WATER: CITY OF CHANDLER

### FLOOD ZONE CERTIFICATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 150270A, DATED SEPTEMBER 30, 2009 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2009.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION IS WITHIN CHANDLER AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

### OWNER/DEVELOPER:

ASHTON WOODS HOMES  
 5951 E. CAMELBACK ROAD  
 SUITE A-300  
 SCOTTSDALE, AZ 85251  
 PHONE: (480) 928-8830  
 CONTACT: JEREMY RAMSELL

### ENGINEER:

BOWMAN CONSULTING  
 3011 S. PRESTON SUITE 101  
 TEMPE, AZ 85282  
 PHONE: (480) 928-8830  
 CONTACT: TROY PETERSON

### SHEET INDEX

PP01 COVER SHEET  
 PP02 TABLES AND DETAILS  
 PP03 PRELIMINARY PLAT  
 PP04 PRELIMINARY PLAT

### BASIS OF BEARING

THE BASIS OF BEARING SOUTH 00 DEGREES 02 MINUTES 54 SECONDS WEST - THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### BENCHMARK

C&C BENCHMARK 48:  
 SECTION 24, T2S, R5E, 3" BRASS CAP IN CONCRETE, 200' SOUTH OF INTERSECTION OF OCOTILLO RD AND GILBERT RD, 14' WEST OF EDGE OF PAVEMENT, 3' EAST OF CONCRETE LINED DITCH.  
 NORTHING: 817836.811  
 EASTING: 738972.728  
 ELEVATION: 1253.940 (NVD 29)  
 EQUATION: 'NVD 29' + 1.64' = 'NVD 85'

# Bowman CONSULTING

10000 N. 19th Ave., Suite 101  
 Scottsdale, AZ 85255  
 Phone: (480) 928-8830  
 Fax: (480) 928-8830  
 www.bowmanconsulting.com

MARICOPA

COVER SHEET  
 BELMONT ESTATES

CHANDLER

PPT 12-0009  
 C.O.C. LOG NUMBER



PLAN STATUS	
DATE	DESCRIPTION
SFK	DWG
DESIGN	DRAWN
CHKD	CHKD
SCALE	AS SHOWN
JOB No.	801-01-003
DATE	AUGUST 2012
FILE No.	PP01
SHEET	1 of 4







## **ORDINANCE NO. 4401**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL TO PLANNED AREA DEVELOPMENT (DVR12-0016 BELMONT ESTATES) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

### SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from Agricultural to Planned Area Development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "BELMONT ESTATES" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard

landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Belmont Estates development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and

animal privilege properties that may cause adverse noise, odors and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

13. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

- a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Records Office upon sale of the property.

- b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
- c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”



EXHIBIT "A"  
LEGAL DESCRIPTION

**PARCEL 1**

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE EAST 33.0 FEET THEREOF AS DEDICATED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2011-0941687; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2011-0941688, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 1985-0577730, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A 1-½ INCH ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, BEARS NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 2648.72 FEET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE EXISTING NORTH RIGHT OF WAY LINE OF APPLEBY ROAD;

THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 89 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF GILBERT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEARS SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST, 993.07 FEET DISTANT THEREFROM, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 280.20 FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER BEARS SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, 1040.92 FEET DISTANT THEREFROM;

THENCE NORTH 0 DEGREES 00 MINUTES 48 SECONDS WEST BEING PARALLEL WITH SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 330.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1040.85 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 280.20 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 331.02 FEET, TO THE TRUE POINT OF BEGINNING.

**PARCEL 3**

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A 1 ½ INCH ALUMINUM CAP;

THENCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS EAST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 331.34 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1321.11 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 13, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEARS SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST, 993.07 FEET DISTANT THEREFROM, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 280.20 FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER BEARS SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, 1040.92 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST BEING PARALLEL WITH SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 330.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1040.85 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 280.20 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 331.02 FEET, TO THE TRUE POINT OF BEGINNING.

**PARCEL 4**

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY LINE OF SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 663.16 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST, A DISTANCE OF 331.18 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 657.88 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, A DISTANCE OF 331.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AND FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1321.05 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 657.88 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1176.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 331.06 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST 331.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 5**

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, PARALLEL TO AND 20.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 59.59 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 14 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 41.84 FEET TO A POINT ON A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 118.11 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A POINT ON A LINE PARALLEL TO AND 20.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 178.45 FEET TO THE POINT OF BEGINNING.

**PARCEL 6**

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG A LINE PARALLEL TO AND 20.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 178.45 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, ALONG A LINE PARALLEL TO AND 243.45 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 178.45 FEET TO THE POINT OF BEGINNING.

**PARCEL 7**

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A 1-½ INCH ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN A HAND HOLE, BEARS NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 2648.72 FEET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 79.99 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 79.59 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 20.00 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13, A DISTANCE OF 20.23;

THENCE NORTH 44 DEGREES 40 MINUTES 56 SECONDS EAST, A DISTANCE OF 28.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 291.08 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 57 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING.