



MEMORANDUM                      Transportation & Development – CC Memo No. 13-064

DATE:            JUNE 27, 2013  
TO:              MAYOR AND COUNCIL  
THRU:          RICH DLUGAS, CITY MANAGER PD  
                  MARSHA REED, ASSISTANT CITY MANAGER MR  
                  R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RZ  
                  JEFF KURTZ, PLANNING ADMINISTRATOR J  
                  KEVIN MAYO, PLANNING MANAGER KA

FROM:          ERIK SWANSON, CITY PLANNER ES

SUBJECT:      FPT12-0011 THE RESIDENCES AT BELMONTE

Request:        Final Plat (FPT) approval  
Location:       East of the southeast corner of Chandler Heights and Gilbert roads  
Applicant:      Matt Olsen; Atwell  
Project Info:   83 single-family residential lots on approximately 30.25 acres

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Southeast Chandler Area Plan and in conformance with the site’s Planned Area Development (PAD) zoning, Planning Staff recommends approval.

**BACKGROUND**

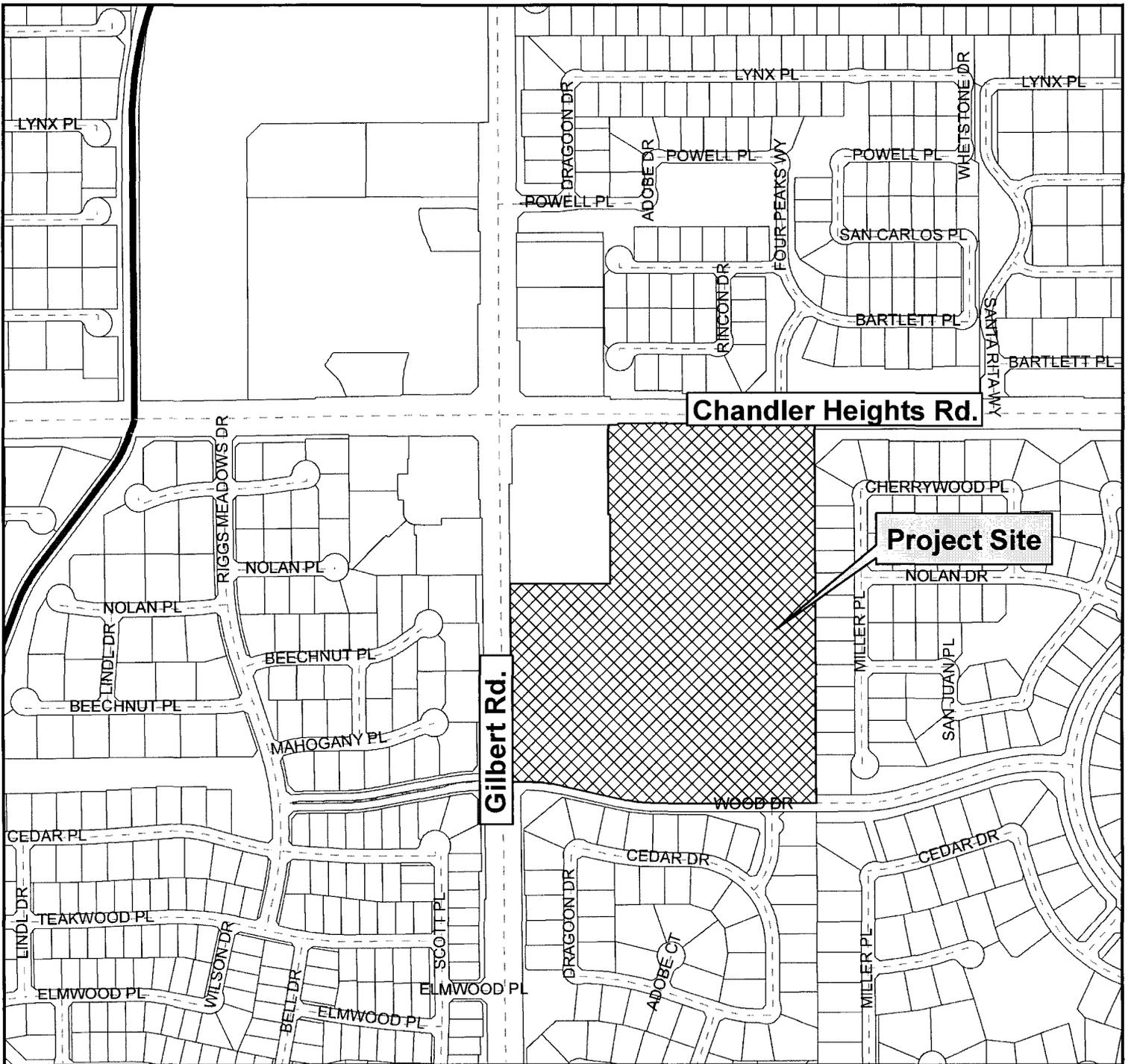
This Final Plat is for The Residences at Belmonte single-family residential subdivision. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

**PROPOSED MOTION**

Move to approve Final Plat FPT12-0011 THE RESIDENCES AT BELMONTE, per Planning Staff recommendation.

**Attachments**

- 1. Vicinity Maps
- 2. Final Plat

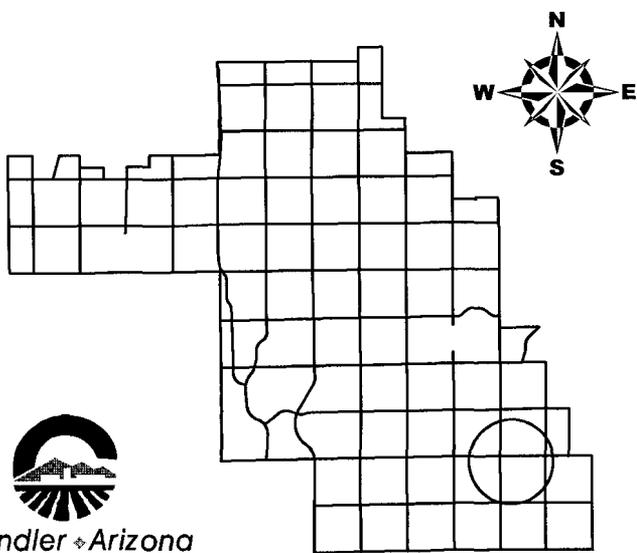


**Chandler Heights Rd.**

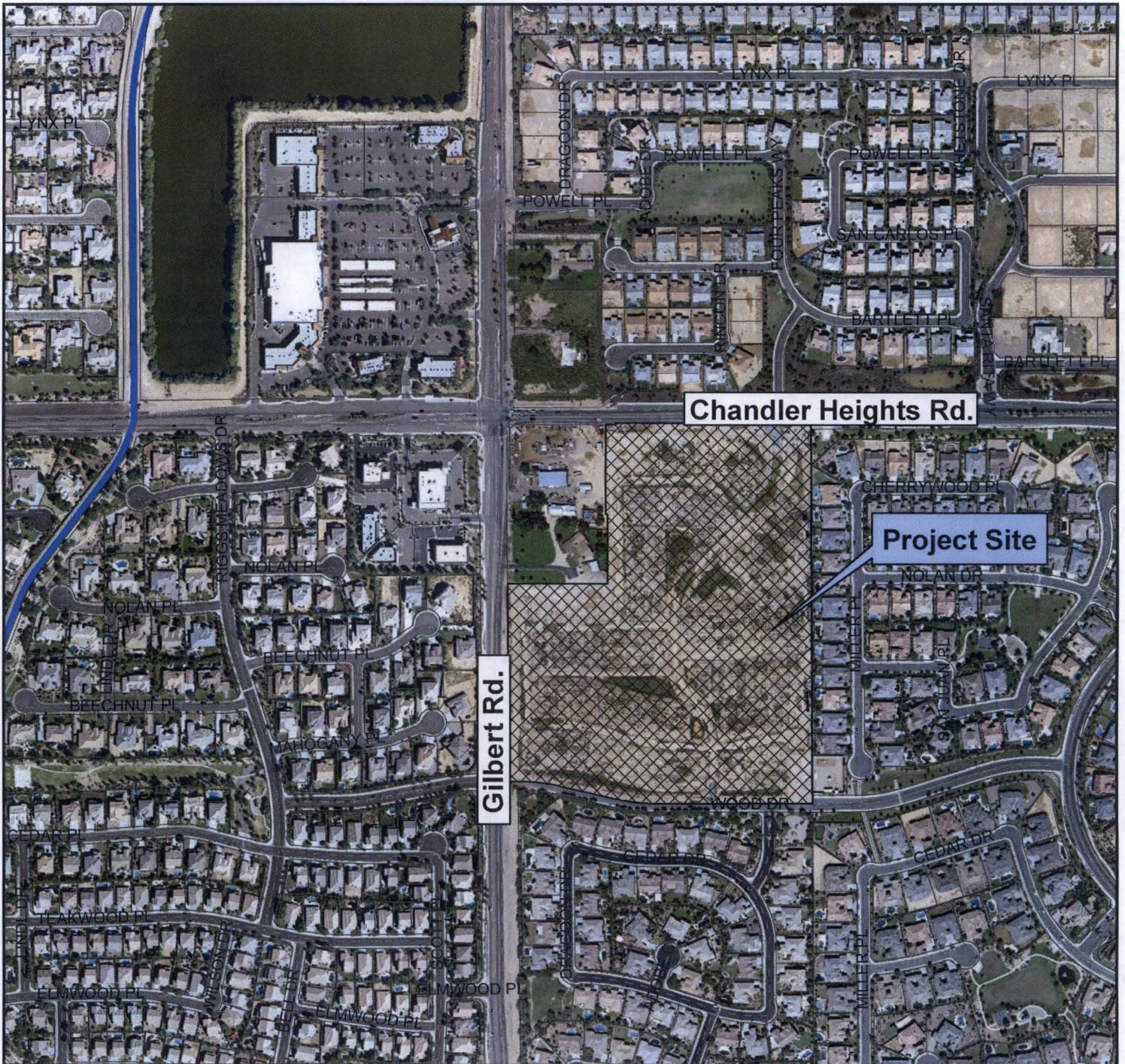
**Gilbert Rd.**

**Project Site**

## Vicinity Map



**The Residences at Belmonte**

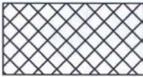
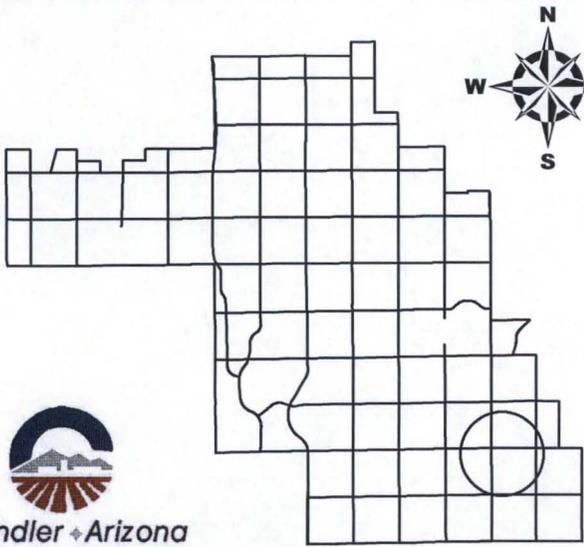


**Chandler Heights Rd.**

**Gilbert Rd.**

**Project Site**

**Vicinity Map**



**The Residences at Belmonte**



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "THE RESIDENCES AT BELMONTÉ," A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO RESIDENTIAL DEVELOPMENT STARTINGS LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND LOT 2, ALL LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "THE RESIDENCES AT BELMONTÉ" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SUBDIVISION AND DECLARES THAT EACH STREET, LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH, THE RIGHTS-OF-WAY ALONG CHANDLER HEIGHTS ROAD, GILBERT ROAD AND WOOD DRIVE AND ADJACENT UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RESIDENCES AT BELMONTÉ COMMUNITY ASSOCIATION, INC. (THE DECLARATION), OR ABUTTING PROPERTY OWNER.

TRACT A IS HEREBY DECLARED TO BE PRIVATE STREETS FOR INGRESS/EGRESS AND THE OWNERS OF SAID TRACT HEREBY GRANT THE OWNERS OF "THE RESIDENCES AT BELMONTÉ" AND THEIR INVITEES, AN EASEMENT FOR INGRESS/EGRESS IN, OVER AND ACROSS SAID TRACT A. TRACT A IS HEREBY DECLARED AN EASEMENT AND DEDICATED TO THE CITY OF CHANDLER AS AN EASEMENT IN, OVER, UNDER, UPON AND ACROSS SAID TRACT A FOR (I) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, WATER, SEWER, ELECTRICITY, GAS, TELEPHONE, AND CABLE TV FOR (II) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, TRASH REMOVAL, AND EMERGENCY SERVICE VEHICLES, AND FOR (III) DRAINAGE. SAID EASEMENT SHALL IN NO WAY AFFECT ANY OTHER EASEMENT RECORDED ON SAID PREMISES. TRACT A SHALL NOT BE CONSTRUED TO BE FOR THE USE OF THE GENERAL PUBLIC BUT SHALL BE, FOR THE USE BY CERTAIN OWNERS OF "THE RESIDENCES AT BELMONTÉ" AND OTHERS, AS MORE FULLY SET FORTH IN THE DECLARATION, SUBJECT TO THE EASEMENTS GRANTED HEREIN.

TRACTS B THROUGH L AS PLATTED HEREON ARE DECLARED TO BE EASEMENTS FOR OPEN SPACE, DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS AND RECREATION FACILITIES PURPOSED AS NOTED IN THE TRACT TABLE AND SHALL BE OWNED AND MAINTAINED BY THE RESIDENCES AT BELMONTÉ COMMUNITY ASSOCIATION. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO DEDICATE ANY PORTION OF THE TRACTS FOR PUBLIC USE OTHER THAN FOR EASEMENTS SPECIFICALLY GRANTED TO THE PUBLIC HEREIN. TRACTS A, B, C, D, E, F, G, H, I, J, K AND L ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE RESIDENCES AT BELMONTÉ COMMUNITY ASSOCIATION, INC. AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. OWNER WARRANTS AND REPRESENTS TO THE CITY TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LEASER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATION, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHO OWNERS WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE SIGNED BY THEIR DULY ELECTED OFFICER THIS 2013.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION

BY: ITS MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS DAY OF 2013, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

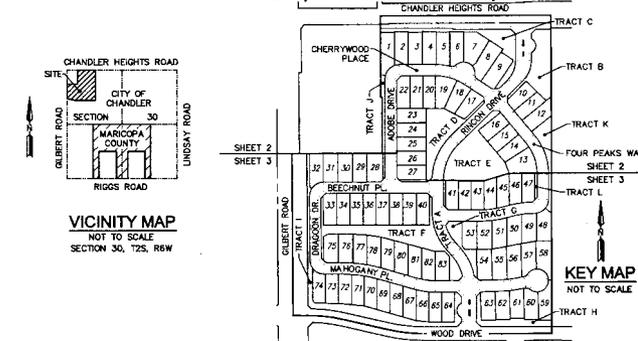
BY: DATE:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20

TRACT TABLE with columns: TRACT NUMBER, AREA OF TRACT SQUARE FEET, ACRES, TRACT USE. Rows A through L and TOTAL.

FINAL PLAT FOR THE RESIDENCES AT BELMONTÉ PORTIONS OF GOVERNMENT LOTS 1 AND 2 LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



HOMEOWNERS' ASSOCIATION RATIFICATION

BY THIS RATIFICATION, BEING ITS DULY AUTHORIZED PRESIDENT OF THE RESIDENCES AT BELMONTÉ COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

NAME:
TITLE:
DATE:

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS DAY OF 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: DATE:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20

OWNER/DEVELOPER

TAYLOR MORRISON/ARIZONA, INC.
7000 E PIMA CENTER PARKWAY SUITE 350
MESA, ARIZONA 85206
ATTENTION: JAMES B. RICHARDS, RLS.
PHONE: 480-344-7000

ENGINEER/SURVEYOR

ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
ATTENTION: JAMES B. RICHARDS, RLS.
PHONE: 480.218.8831
FAX: 480.830.4888

BASIS OF BEARING

THE NORTH LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION AND A FOUND 3" CITY OF CHANDLER BRASS CAP FLUSH ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION, SAID LINE BEARS NORTH 89°59'06" EAST AS SHOWN ON THE FINAL PLAT FOR RED'S RANCH AS RECORDED IN BOOK 850 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

SITE DATA table with columns: GROSS AREA (1,317,303 SQ. FT.), NET ACRES (30.24 ACRES).

GENERAL NOTES

- 1. THE PRIVATE STREETS AS SHOWN HEREON SHALL REMAIN PRIVATE AND WILL NEVER CONVEY TO PUBLIC OWNERSHIP.
2. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002 AND AS OUTLINED IN THE PRELIMINARY DEVELOPMENT PLAN AND THE PRELIMINARY PLAT AND APPROVED BY THE CITY OF CHANDLER LOG NUMBERS PDP11-0009 AND PPT11-0004 RESPECTIVELY.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITH DRAINAGE EASEMENTS.
5. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROWN COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
6. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR THE IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS. EASEMENTS ARE DESIGNATED AS SHOWN ON THIS PLAT.
7. MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.
8. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
9. EXTERIOR BOUNDARY PARCEL CORNERS HAVE BEEN SET AS NOTED HEREIN IN ACCORDANCE WITH ARIZONA REVISED STATUTES. ALL LOT AND TRACT CORNERS TO BE SET AT COLLECTION OF MASS GRADINGS.
10. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NO LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

LEGAL DESCRIPTION

PORTIONS OF GOVERNMENT LOTS 1 AND 2 LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A 3" CITY OF CHANDLER BRASS CAP FLUSH FOUND AND ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°59'06" EAST, 2453.53 FEET;
THENCE NORTH 89°59'06" EAST, 392.48 FEET ALONG THE MONUMENT LINE OF CHANDLER HEIGHTS ROAD AND ALSO BEING THE NORTH LINE OF SAID SECTION AND THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID MONUMENT LINE AND NORTH LINE, NORTH 89°59'06" EAST, 740.54 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE LEAVING SAID MONUMENT LINE AND NORTH LINE, SOUTH 00°08'33" EAST, 1400.72 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 1 AND 2 TO A POINT ON THE MONUMENT LINE OF WOOD DRIVE;
THENCE ALONG THE MONUMENT LINE OF WOOD DRIVE FOR THE FOLLOWING FIVE COURSES;
THENCE NORTH 89°59'06" WEST, 556.02 FEET TO A POINT OF CURVE CONCAVE NORTH HAVING A RADIUS OF 700.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°00'52" EAST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'36", AN ARC LENGTH OF 157.11 FEET;
THENCE NORTH 77°07'32" WEST, 200.00 FEET TO A POINT OF CURVE CONCAVE SOUTH HAVING A RADIUS OF 700.00 FEET, THE CENTER OF WHICH BEARS SOUTH 12°52'27" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'36", AN ARC LENGTH OF 157.11 FEET;
THENCE NORTH 89°59'06" WEST, 64.90 FEET TO THE INTERSECTION OF WOOD DRIVE AND GILBERT ROAD, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°23'33" WEST, 710.53 FEET ALONG THE MONUMENT LINE OF SAID GILBERT ROAD;
THENCE LEAVING SAID MONUMENT LINE, EAST, 394.36 FEET;
THENCE NORTH 00°17'15" EAST, 249.12 FEET;
THENCE WEST, 7.33 FEET;
THENCE NORTH, 380.98 FEET TO A POINT ON THE MONUMENT LINE OF SAID CHANDLER HEIGHTS ROAD, ALSO BEING THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,317,303 SQUARE FEET OR 30.24 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OF RECORD OR OTHERWISE. THE DESCRIPTION SHOWN HEREIN IS NOT TO BE USED TO VIOLEATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

SURVEYOR'S CERTIFICATION:

I, JAMES B. RICHARDS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2012; THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, HAVE BEEN LOCATED OR SET AS SHOWN PER ARIZONA STATUTES AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.218.8831
FAX: 480.830.4888



CITY APPROVALS

PLANNING DIRECTOR CERTIFICATION: THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING AND DEVELOPMENT DIRECTOR DATE

CITY ENGINEER CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY OF 2013.

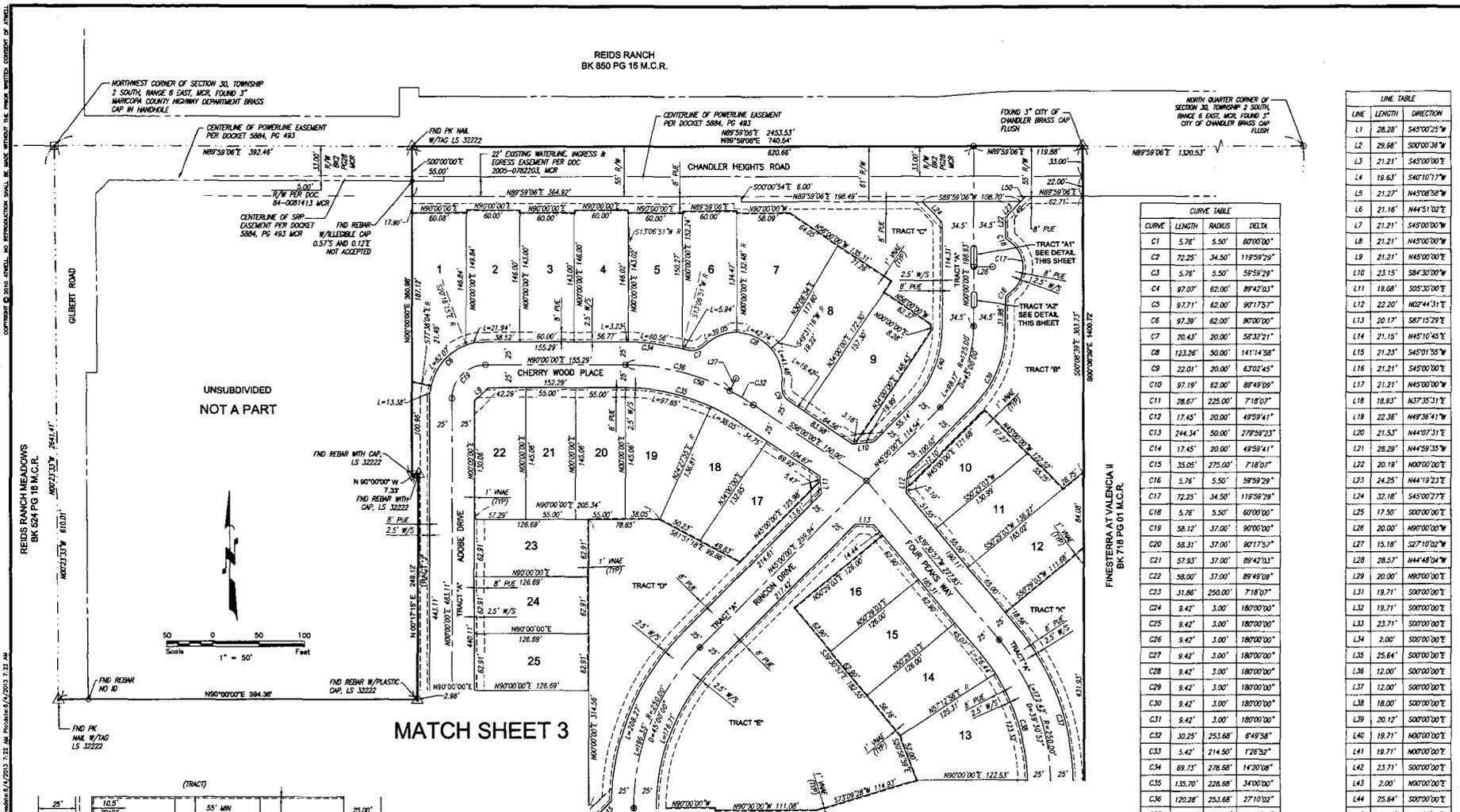
BY: DATE

MAYOR DATE

ATTENT: CITY CLERK DATE

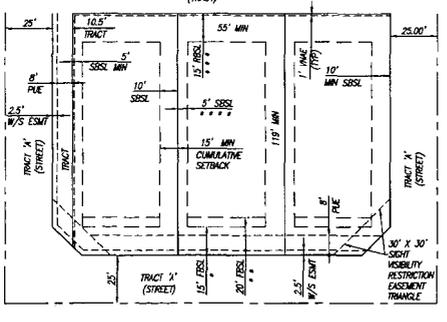
Vertical sidebar containing logos for ATWELL, 811, and other project information including 'FINAL PLAT THE RESIDENCES AT BELMONTÉ' and 'SHEET NO. 1 OF 3'.

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	5.76	5.50	60700.00
C2	72.25	34.50	1195929.29
C3	5.76	5.50	595929.29
C4	97.07	62.00	894203.5
C5	97.71	62.00	901757.7
C6	97.39	62.00	907000.00
C7	20.43	20.00	583271.1
C8	123.26	50.00	1411458.58
C9	22.01	20.00	630245.45
C10	97.19	62.00	884909.09
C11	28.67	225.00	718707.7
C12	17.45	20.00	495941.1
C13	244.34	50.00	2795923.3
C14	17.45	20.00	495941.1
C15	35.05	275.00	718707.7
C16	5.76	5.50	595929.29
C17	72.25	34.50	1195929.29
C18	5.76	5.50	60700.00
C19	58.12	37.00	907000.00
C20	58.31	37.00	907175.7
C21	57.93	37.00	894203.5
C22	58.00	37.00	894909.09
C23	31.86	250.00	718707.7
C24	9.42	3.00	1807000.00
C25	9.42	3.00	1807000.00
C26	9.42	3.00	1807000.00
C27	9.42	3.00	1807000.00
C28	9.42	3.00	1807000.00
C29	9.42	3.00	1807000.00
C30	9.42	3.00	1807000.00
C31	9.42	3.00	1807000.00
C32	30.25	253.68	64959.58
C33	3.42	214.50	72632.2
C34	69.73	276.68	142078.8
C35	133.70	228.68	340000.0
C36	120.98	253.68	271072.2
C37	189.66	275.00	393035.7
C38	155.18	225.00	393035.7
C39	88.17	125.00	450000.0
C40	88.17	125.00	450000.0
C41	5.42	275.00	72249.9
C42	124.92	453.02	152728.8
C43	114.14	413.02	155001.1
C44	115.44	413.02	160032.2
C45	129.42	453.02	160032.2
C46	183.24	648.26	161144.4
C47	169.11	598.26	161144.4
C48	78.91	279.15	161144.4
C49	93.04	329.15	161144.4
C50	150.54	253.68	340000.0

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	28.28	S45°00'25"W
L2	29.88	S00°00'36"W
L3	21.21	S45°00'00"E
L4	19.63	S40°10'17"W
L5	21.27	N45°08'58"W
L6	21.16	N44°51'32"E
L7	21.21	S45°00'00"W
L8	21.21	N45°00'00"W
L9	21.21	N45°00'00"E
L10	23.15	S84°30'00"W
L11	19.08	S05°30'00"E
L12	22.20	N02°44'31"E
L13	20.17	S87°15'29"E
L14	21.15	N45°10'45"E
L15	21.23	S45°01'58"W
L16	21.21	S45°00'00"E
L17	21.21	N45°00'00"W
L18	18.93	N37°35'31"E
L19	22.38	N49°35'41"W
L20	21.53	N44°07'31"E
L21	28.29	N44°59'35"W
L22	20.19	N00°00'00"E
L23	24.25	N44°19'23"E
L24	32.18	S45°00'27"E
L25	17.50	S00°00'00"E
L26	20.00	N90°00'00"E
L27	15.18	S27°10'02"W
L28	28.57	N44°48'04"W
L29	20.00	N90°00'00"E
L30	19.71	S00°00'00"E
L31	19.71	S00°00'00"E
L32	19.71	S00°00'00"E
L33	23.71	S00°00'00"E
L34	2.00	S00°00'00"E
L35	25.64	S00°00'00"E
L36	12.00	S00°00'00"E
L37	12.00	S00°00'00"E
L38	18.00	S00°00'00"E
L39	20.12	S00°00'00"E
L40	19.71	N00°00'00"E
L41	19.71	N00°00'00"E
L42	23.71	S00°00'00"E
L43	2.00	N00°00'00"E
L44	25.64	S00°00'00"E
L45	12.00	N00°00'00"E
L46	18.00	S00°00'00"E
L47	12.00	N00°00'00"E
L48	58.98	N00°00'00"E
L49	32.64	N44°19'23"E
L50	8.39	N44°19'23"E
L51	17.59	N44°16'28"W



**TYPICAL LOT DETAIL NOTES**

FRONT YARD SETBACKS ARE REQUIRED AS FOLLOWS:

- \*LOTS WITH SIDE FACING GARAGE ENTRANCES SHALL HAVE A MINIMUM OF 15-FOOT FRONT YARD SETBACK.
- \*LOTS WITH FRONT FACING GARAGE ENTRANCES SHALL HAVE A MINIMUM OF 20-FOOT FRONT YARD SETBACK.

REAR YARD SETBACKS ARE REQUIRED AS FOLLOWS:

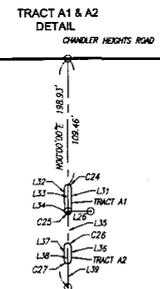
- \*LOTS WITH 1-STORY UNITS SHALL HAVE A MINIMUM OF 15-FOOT REAR YARD SETBACK.
- \*LOTS WITH 2-STORY UNITS SHALL HAVE A MINIMUM OF 20-FOOT REAR YARD SETBACK.
- \*LOTS BACKING ONTO CHANDLER HEIGHTS SHALL HAVE A MINIMUM OF 30-FOOT REAR YARD SETBACK FOR 1-STORY UNITS AND 40-FOOT REAR YARD SETBACK FOR 2-STORY UNITS.

SIDE YARD SETBACKS ARE REQUIRED AS FOLLOWS:

- \*MINIMUM SIDE YARD SETBACKS ARE 5 FEET AND 10 FEET.
- \*CORNER LOTS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 5 FEET IF ADJACENT TO AN OPEN SPACE TRACT.
- \*LOTS BACKING ONTO CHANDLER HEIGHTS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 10 FEET.
- \*SETBACKS SHALL BE A CUMULATIVE OF 15 FEET AT SHARED SIDE YARD LINES.

**LEGEND**

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SUBDIVISION CORNER
- MONUMENT AS NOTED
- BRASS CAP FLUSH
- BRASS CAP FLUSH
- FRONT BUILDING SETBACK LINE
- REAR BUILDING SETBACK LINE
- SIDE BUILDING SETBACK LINE
- EASEMENT
- FIND
- PUE
- PUBLIC UTILITY EASEMENT
- WATER METER AND STREET LIGHT EASEMENT
- RADIAL BEARING
- S.V.T
- SIGHT VISIBILITY TRIANGLE
- BOOK
- PAGE
- MCR
- MARICOPA COUNTY RECORDS



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER NOR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS OTHER THAN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

Land Development & Real Estate  
Power & Energy  
Telecommunications  
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Environmental & Solid Waste  
Water & Natural Resources

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OFFICES IN NORTH AMERICA AND ASIA

**FINAL PLAN**

**THE RESIDENCES AT BELMONT**  
PORTION OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST, MCR FOUND 3,  
MARICOPA COUNTY, ARIZONA

PROJECT: THE RESIDENCES AT BELMONT  
PORTION OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST, MCR FOUND 3,  
MARICOPA COUNTY, ARIZONA

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REVISIONS:

DATE: 11/08/15  
BY: JAMES RICHARDS

DR. R. GILES  
JOB NO. 11000156  
FILE NO. 11000156 FINAL PLAN

SHEET NO. 2 OF 3

C.O.C. LOG NO. DP-15-0011

