

# PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR MILLSTONE

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THAT PART OF TRACT NO. 2 OF SUPPLEMENTAL PLAT OF STATE PLAT NO. 4 ACCORDING TO BOOK 20 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

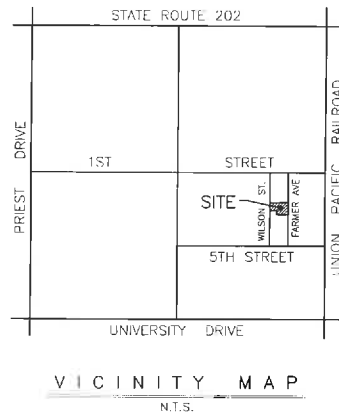
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID TRACT NO. 2; THENCE S89°48'31"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 429.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S00°03'17"E, 299.99 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID TRACT NO. 2; THENCE N89°48'27"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 259.90 FEET; THENCE N00°03'16"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID TRACT NO. 2; THENCE N89°48'29"W, A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°03'11"W, A DISTANCE OF 199.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

EXCEPT: THE WEST 20.00 FEET, AS CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN DOCKET 1540, PAGE 289.

## CONDITIONS OF APPROVAL: SPD-2004-07

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFFSITE IMPROVEMENTS.
  - B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
    - (1) WATER LINES AND FIRE HYDRANTS.
    - (2) SEWER LINES.
    - (3) STORM DRAINS.
    - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
  - C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
    - (1) WATER AND SEWER DEVELOPMENT FEES.
    - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
    - (3) INSPECTION AND TESTING FEES.
  - D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
  - B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
  - C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
6. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JUNE 10, 2006 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
7. THE FINAL SUBDIVISION PLAT AND P.A.D. FOR MILLSTONE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE JUNE 10, 2005.
8. THE FINAL SUBDIVISION PLAT AND P.A.D. FOR MILLSTONE SHALL BE RECORDED WITH THE MARICOPA RECORDER'S OFFICE PRIOR TO ISSUANCE OF PERMITS.
9. RECYCLING FACILITIES SHALL BE PROVIDED WITH DETAILS TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
11. ALL FINAL DETAILS OF THE PROJECT (I.E. ELEVATIONS, FLOOR PLANS, LANDSCAPE, ETC.) SHALL BE REVIEW AND APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO COUNCIL APPROVAL.

A RE-PLAT OF A PORTION OF LOTS 2, 3 AND 4 OF TRACT NO. 2 IN SUPPLEMENTAL PLAT OF STATE PLAT NO. 4, AS RECORDED IN BOOK 20 OF MAPS, PAGE 35, M.C.R., AND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



## UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM EXISTING RECORDS, HOWEVER, THEY MAY NOT NECESSARILY REFLECT THE EXACT LOCATION OF SUCH FACILITIES. ANY EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN THE PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING BLUE STAKE FOR EXACT LOCATION OF FACILITIES ON THIS SITE. PHONE 263-1100

## UTILITIES

WATER SERVICE	_____	CITY OF TEMPE
SEWER SERVICE	_____	CITY OF TEMPE
REFUSE DISPOSAL	_____	CITY OF TEMPE
ELECTRIC SERVICE	_____	ARIZONA PUBLIC SERVICE
TELEPHONE SERVICE	_____	QWEST
FIRE PROTECTION	_____	CITY OF TEMPE
POLICE	_____	CITY OF TEMPE
CABLE	_____	COX CABLE

## PROJECT DATA

PROJECT ADDRESS: 330 SOUTH FARMER AVENUE  
TEMPE, ARIZONA 85281  
GROSS ACRES: 2.8113 AC. 122,462 S.F.  
NET ACRES: 2.4785 AC. 107,963 S.F.

EXISTING ZONING:	R-3
PROPOSED ZONING:	R-1 PAD
TOTAL LOTS:	48
AVERAGE LOT SIZE:	1,052 S.F.
GROSS DENSITY:	17.07 UNITS PER ACRE
NET DENSITY:	19.37 UNITS PER ACRE
PARKING REQUIRED:	96
PARKING PROVIDED:	112

## FLOOD ZONE

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2185 G DATED JULY 19, 2001. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

BOOK 745 PAGE 12  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2005-0569749  
05/02/2005 09:53 AM

## STATEMENT OF OWNERS

MILLSTONE-BARTON HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2ND DAY OF MARCH, 2005.

BY: MILLSTONE-BARTON HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

*Patrick A. Barker*  
PATRICK A. BARKER, ITS PRESIDENT

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS, THE 2ND DAY OF MARCH, 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PATRICK A. BARKER, WHO ACKNOWLEDGED THAT HE, AS PRESIDENT OF MILLSTONE-BARTON HOMES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *James C. Okraleson*

MY COMMISSION EXPIRES: 4-12-2018

## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THIS CITY OF TEMPE, ARIZONA, THIS 10th DAY OF June, 2005.

BY: *Robert J. Blake* 3/10/05  
MAYOR DATE

ATTEST: *Kay Perry* 3/10/05  
CITY CLERK DATE

BY: *Andy Rull* 3/10/05  
CITY ENGINEER DATE

BY: *Helene C. Horn* 4/2/05  
DEVELOPMENT SERVICES DATE



## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MONUMENT LINE OF FARMER AVENUE, USING A BEARING OF NORTH 00 DEGREES 03 MINUTES 17 SECONDS WEST.

## BENCHMARK: (CITY OF TEMPE DATUM)

BRASS CAP FLUSH, CENTER SECTION 16 (1ST STREET AND HARDY DRIVE).  
ELEVATION 1153.79



## OWNER/DEVELOPER

BARTON HOMES, L.L.C.  
15615 NORTH 71ST STREET  
SUITE #20B  
SCOTTSDALE, ARIZONA 85254  
PAT BARKER  
PHONE: (480) 948-1983  
FAX: (480) 483-0813



**Clouse Engineering, Inc.**  
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1642 E. Oquirrhwood Ave. Phoenix, Arizona 85020  
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Job No.  
031204  
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OF 2

DSO40057

SPD-2004.07

REC04017

REC04017

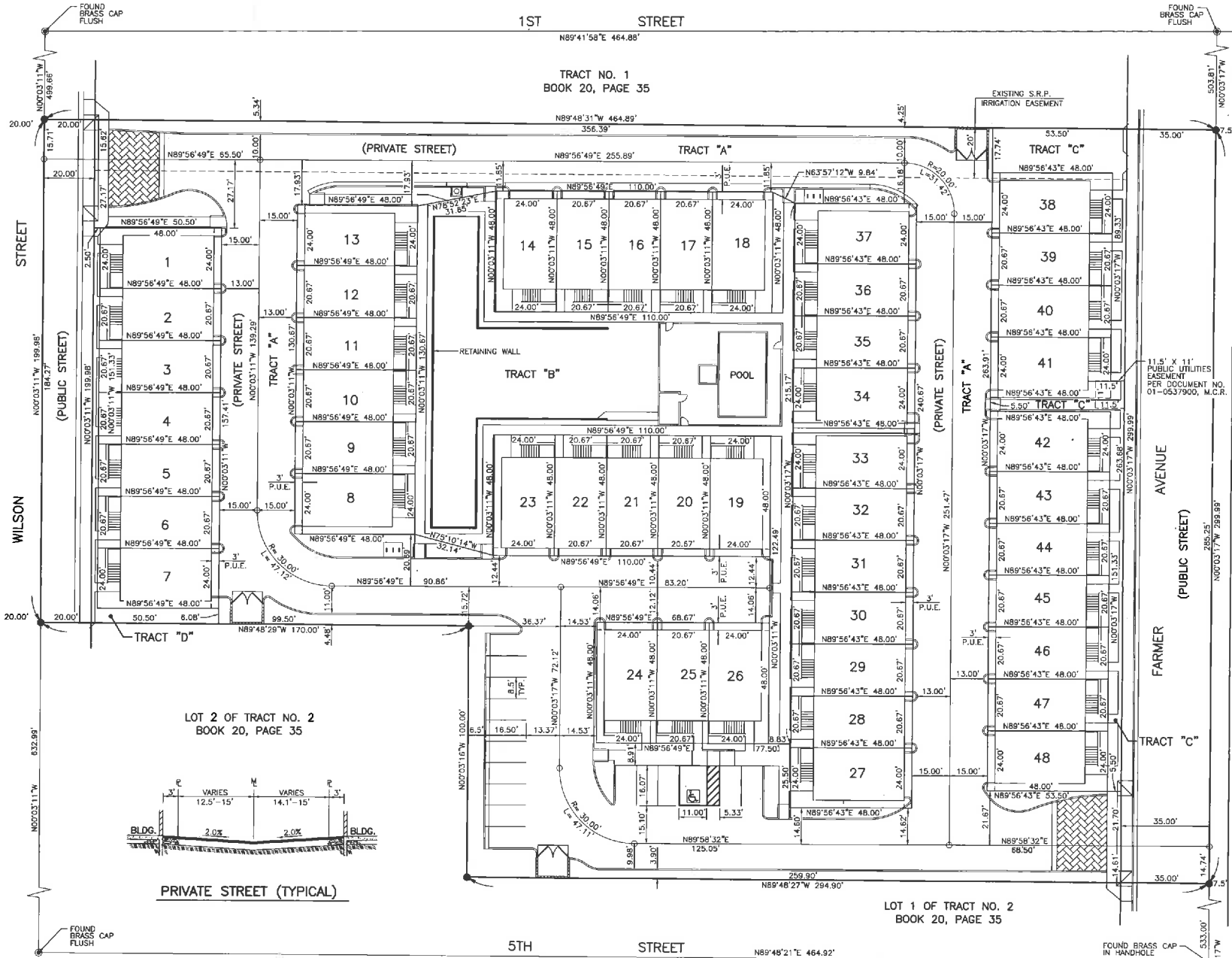
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PRELIMINARY

LOW

TRACT NO. 8  
BOOK 20, PAGE 35



# PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR MILLSTONE

LOT TABLE					
LOT 1	1152 S.F.	0.0264 AC.	LOT 25	992 S.F.	0.0228 AC.
LOT 2	992 S.F.	0.0228 AC.	LOT 26	1152 S.F.	0.0264 AC.
LOT 3	992 S.F.	0.0228 AC.	LOT 27	1152 S.F.	0.0264 AC.
LOT 4	992 S.F.	0.0228 AC.	LOT 28	992 S.F.	0.0228 AC.
LOT 5	992 S.F.	0.0228 AC.	LOT 29	992 S.F.	0.0228 AC.
LOT 6	992 S.F.	0.0228 AC.	LOT 30	992 S.F.	0.0228 AC.
LOT 7	1152 S.F.	0.0264 AC.	LOT 31	992 S.F.	0.0228 AC.
LOT 8	1152 S.F.	0.0264 AC.	LOT 32	992 S.F.	0.0228 AC.
LOT 9	992 S.F.	0.0228 AC.	LOT 33	1152 S.F.	0.0264 AC.
LOT 10	992 S.F.	0.0228 AC.	LOT 34	1152 S.F.	0.0264 AC.
LOT 11	992 S.F.	0.0228 AC.	LOT 35	992 S.F.	0.0228 AC.
LOT 12	992 S.F.	0.0228 AC.	LOT 36	992 S.F.	0.0228 AC.
LOT 13	1152 S.F.	0.0264 AC.	LOT 37	1152 S.F.	0.0264 AC.
LOT 14	1152 S.F.	0.0264 AC.	LOT 38	1152 S.F.	0.0264 AC.
LOT 15	992 S.F.	0.0228 AC.	LOT 39	992 S.F.	0.0228 AC.
LOT 16	992 S.F.	0.0228 AC.	LOT 40	992 S.F.	0.0228 AC.
LOT 17	992 S.F.	0.0228 AC.	LOT 41	992 S.F.	0.0228 AC.
LOT 18	1152 S.F.	0.0264 AC.	LOT 42	992 S.F.	0.0228 AC.
LOT 19	1152 S.F.	0.0264 AC.	LOT 43	992 S.F.	0.0228 AC.
LOT 20	992 S.F.	0.0228 AC.	LOT 44	992 S.F.	0.0228 AC.
LOT 21	992 S.F.	0.0228 AC.	LOT 45	992 S.F.	0.0228 AC.
LOT 22	992 S.F.	0.0228 AC.	LOT 46	992 S.F.	0.0228 AC.
LOT 23	1152 S.F.	0.0264 AC.	LOT 47	992 S.F.	0.0228 AC.
LOT 24	1152 S.F.	0.0264 AC.	LOT 48	1152 S.F.	0.0264 AC.

TRACT TABLE	
TRACT "A"	0.9788 ACRES PRIVATE STREET, PUBLIC UTILITIES, REFUSE COLLECTION, EASEMENT FOR EMERGENCY & SERVICE TYPE VEHICLES, LANDSCAPING, IRRIGATION, PEDESTRIAN ACCESS AND IRRIGATION
TRACT "B"	0.2661 ACRES RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION AREA
TRACT "C"	0.0588 ACRES LANDSCAPING, PEDESTRIAN ACCESS, PUBLIC UTILITIES AND IRRIGATION
TRACT "D"	0.0156 ACRES LANDSCAPING, PEDESTRIAN ACCESS, AND PUBLIC UTILITIES
TOTAL	1.3193 ACRES



SOUTHEAST CORNER  
SECTION 16 T1N, R4E

BOOK 745 PAGE 12  
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