

C:\Users\Vertex\Dropbox (Vertex Civil Eng)\workspace\Projects\18360.001 (Bella Encanta)\100 Dwg\104 Plan Sales\PRELIM PLAT\17-803-PP-001.dwg Vertex 2019-05-10 09:48:26

LEGAL DESCRIPTION

THE WESTERN 315 FEET OF THE FOLLOWING PARCEL NOS. 1 AND 2:

PARCEL NO. 1:

THE NORTH 495 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; AND THE NORTH 495 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE NORTH 495 FEET OF THE EAST 220 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PART LYING WITHIN THE SOUTH 210 RODS OF SAID SECTION 34; AND EXCEPT THE EAST 40 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY IN DOCKET 14429, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ANY PART LYING WITHIN THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 34, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 34, FROM WHICH A BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, (AN ASSUMED BEARING) AT A DISTANCE OF 2,636.54 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,318.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,207.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF US 60 (SUPERSTITION FREEWAY);

THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1,446.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 304.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3,465 FEET (210 RODS) OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 38 MINUTES 13 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 443.54 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 220 FEET WESTERLY OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 416.78 FEET TO A

POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1003.16 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 34, FROM WHICH A BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, (AN ASSUMED BEARING) AT A DISTANCE OF 2,636.54 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,318.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,207.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF US 60 (SUPERSTITION FREEWAY);

THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1,446.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 304.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3,465 FEET (210 RODS OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 38 MINUTES 13 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 443.54 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 220 FEET WESTERLY OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 416.78 FEET TO A

POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1003.16 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE NORTH HALF OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, SAID POINT BEING A BRASS CAP IN HANDHOLE LYING NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST 2653.48 FEET AWAY FROM A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 34, 65.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST PARALLEL WITH AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, 331.41 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS EAST 1254.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST 111.66 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 10 SECONDS EAST 416.95 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS WEST 443.50 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST 304.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 380 (SUPERSTITION FREEWAY);

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 87.69 FEET;

THENCE NORTH 67 DEGREES 38 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE 121.53 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 58 SECONDS WEST 642.04 FEET TO THE BEGINNING OF A 521.57 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 03 DEGREES 07 MINUTES 33 SECONDS EAST;

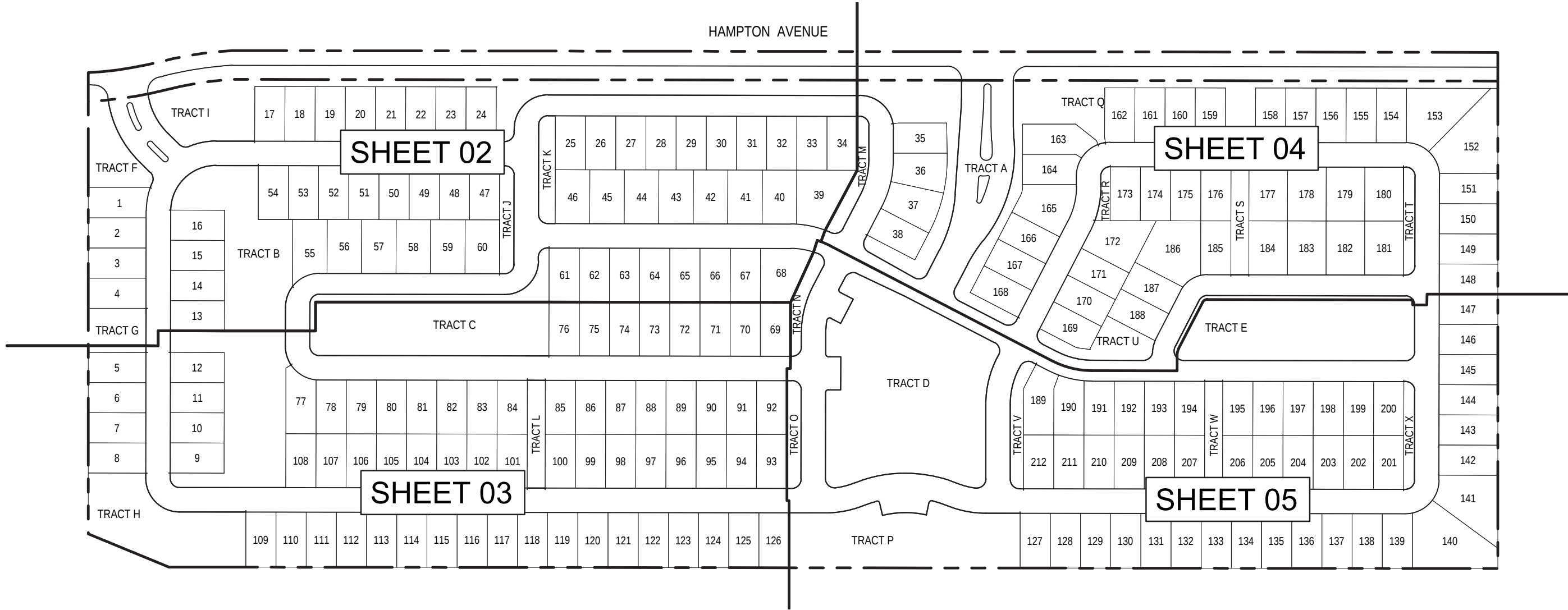
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 07 MINUTES 47 SECONDS AN ARC DISTANCE OF 101.32 FEET TO THE BEGINNING OF A 521.54 RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 14 DEGREES 19 MINUTES 45 SECONDS WEST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 07 MINUTES 43 SECONDS AN ARC DISTANCE OF 101.30 FEET;

THENCE NON-TANGENT TO SAID CURVE NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST A DISTANCE OF 331.69 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, RECORDED IN DOCUMENT NO. 2008-0906791.

PRELIMINARY PLAT
FOR
BELLA ENCANTA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1
NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



SHEET INDEX MAP

TRACT USE & AREA TABLE

TRACT	USE	AREA(SF)	AREA(AC)
A	PRIVATE ROADWAY, PARKING & P.U.E	294,948.82	6.771
B	LANDSCAPE OPEN SPACE, RECREATION & DRAINAGE	43,975.31	1.010
C	LANDSCAPE OPEN SPACE, RECREATION & RETENTION	29,882.06	0.681
D	LANDSCAPE OPEN SPACE, RECREATION & RETENTION	54,068.25	1.241
E	LANDSCAPE OPEN SPACE, RECREATION & RETENTION	28,711.10	0.659
F	LANDSCAPE OPEN SPACE	6,771.05	0.155
G	LANDSCAPE OPEN SPACE, RECREATION & DRAINAGE	4,933.12	0.113
H	LANDSCAPE OPEN SPACE & DRAINAGE	19,043.61	0.437
I	LANDSCAPE OPEN SPACE & DRAINAGE	40,192.21	0.923
J	LANDSCAPE OPEN SPACE	2,927.46	0.067
K	LANDSCAPE OPEN SPACE	3,436.06	0.079
L	LANDSCAPE OPEN SPACE	3,750.00	0.086
M	LANDSCAPE OPEN SPACE	3,053.78	0.070
N	LANDSCAPE OPEN SPACE	2,587.36	0.059
O	LANDSCAPE OPEN SPACE	2,927.46	0.067
P	LANDSCAPE OPEN SPACE	25,585.94	0.587
Q	LANDSCAPE OPEN SPACE & RECREATION	22,585.00	0.518
R	LANDSCAPE OPEN SPACE	1,068.79	0.025
S	LANDSCAPE OPEN SPACE	3,750.00	0.086
T	LANDSCAPE OPEN SPACE	2,327.46	0.053
U	LANDSCAPE OPEN SPACE	5,106.62	0.117
V	LANDSCAPE OPEN SPACE	3,241.56	0.074
W	LANDSCAPE OPEN SPACE	3,750.00	0.086
X	LANDSCAPE OPEN SPACE	2,177.46	0.050
R/W	RIGHT OF WAY DEDICATED TO THE CITY OF MESA	78,557.64	1.80

NOTES

- ALL TRACTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL EXISTING OVERHEAD UTILITY LINES WITHIN THE PROJECT AREA SHALL BE PLACED UNDERGROUND AS REQUIRED.
- THE INTERIOR ROADWAY AND DRIVEWAYS SHOWN SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- POTABLE WATER MAINS SHALL BE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF MESA.
- SANITARY SEWER MAINS SHALL BE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF MESA.

LEGEND & ABBREVIATIONS

—SS—	EXISTING SEWER
⊙	EXISTING SEWER MANHOLE
—W—	EXISTING WATER
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING/PROPOSED WATER VALVE
—UGP—	EXISTING UNDERGROUND GAS PIPE
—1490—	EXISTING CONTOURS
— — —	CENTERLINE
⊙	PROPOSED SEWER MANHOLE
—SS—	PROPOSED SEWER
⊙	PROPOSED FIRE HYDRANT
—W—	PROPOSED WATER
— — —	PROPERTY LINE
M.C.R.	MARICOPA COUNTY RECORDER
A.P.N.	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
DU	DWELLING UNITS
R/W	RIGHT OF WAY
SW	SIDEWALK
SF	SQUARE FEET
LS	LANDSCAPE
AC	ACRES
W OR WTR	WATER
S OR SEW	SEWER
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT

SHEET INDEX

SHEET 1 COVER SHEET
SHEETS 2-5 PRELIMINARY PLAT

OWNER/DEVELOPER

CRISMON BFC, LLC
C/O BELA FLOR COMMUNITIES
1635 N. GREENFIELD RD. #115
MESA, ARIZONA 85205
CONTACT: HUDD HASSELL
PHONE: (602) 525-0000

ENGINEER

VERTEX CIVIL ENGINEERING, LLC
2131 S. SABRINA
MESA, ARIZONA 85209
CONTACT: DANIEL GONZALEZ, P.E.
PHONE: (480) 577-4984

BENCHMARK

2012 CITY OF MESA BENCHMARK BRASS TAG TOP OF CURB SOUTHEAST CORNER OF SOUTH ELLSWORTH ROAD AND SOUTHERN AVENUE.

ELEVATION 1481.20 (NAVDB89)

BASIS OF BEARING

MONUMENT LINE OF CRISMON ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, USING A BEARING OF NORTH 00 DEGREES 03 MINUTES 32 SECONDS WEST, AS PER THE RECORD OF SURVEY, BOOK 946 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODZONE INFORMATION

PER F.E.M.A. THIS PROJECT LIES WITHIN PANEL 04013C2315L, DATED OCTOBER 16, 2013. NO PRINTED PANEL PROVIDED IN THIS AREA.

SITE DATA

TAX ASSESSOR'S PARCEL NUMBER(S)
200-80-002X
220-80-009G
220-80-009C

EXISTING ZONING: NC & PEP

PROPOSED ZONING: RM-2 PAD (SINGLE-RESIDENCE ATTACHED)

TYPE OF UNITS:
SINGLE RESIDENCE ATTACHED: 212 UNITS

TOTAL NUMBER OF LOTS/UNITS: 212
PROJECTED POPULATION: (212 x 2.5) = 530 PERSONS

GROSS AREA: 1,404,000.06 SF ~ 32.23 AC
GROSS DENSITY (ALL UNITS/LOTS): 6.58 DU/AC

NET AREA: 1,325,442.93 SF ~ 30.43 AC
NET DENSITY (ALL UNITS/LOTS): 6.97 DU/AC

TOTAL OPEN SPACE: 315,093.70 SF ~ 7.23 AC
% OPEN SPACE (GROSS): 22.43%
% OPEN SPACE (NET): 23.76%

APPROVED BY PLANNING AND ZONING
ON OCTOBER 28, 2020

Proj No:	19-005
Date:	05/10/2019
Designed By:	DG
Drawn By:	HD
Scale:	NONE
Sheet:	PP-001

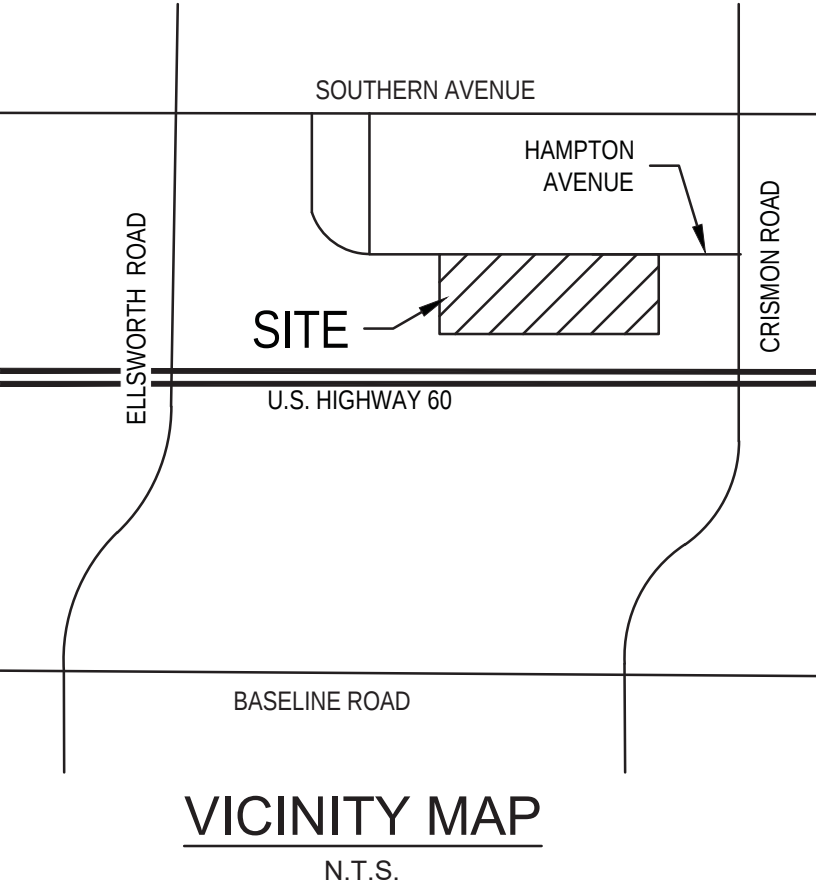
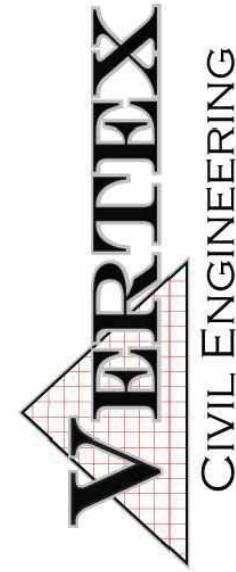
Revision	Description	Date
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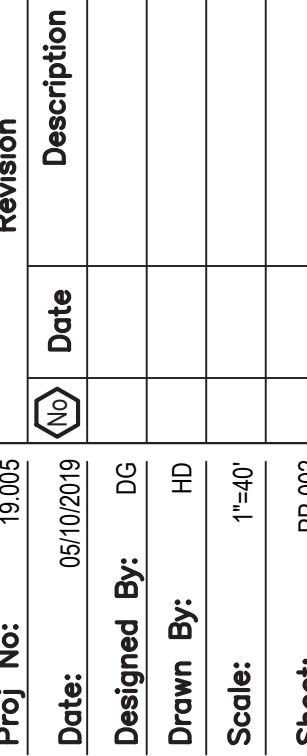


PRELIMINARY PLAT

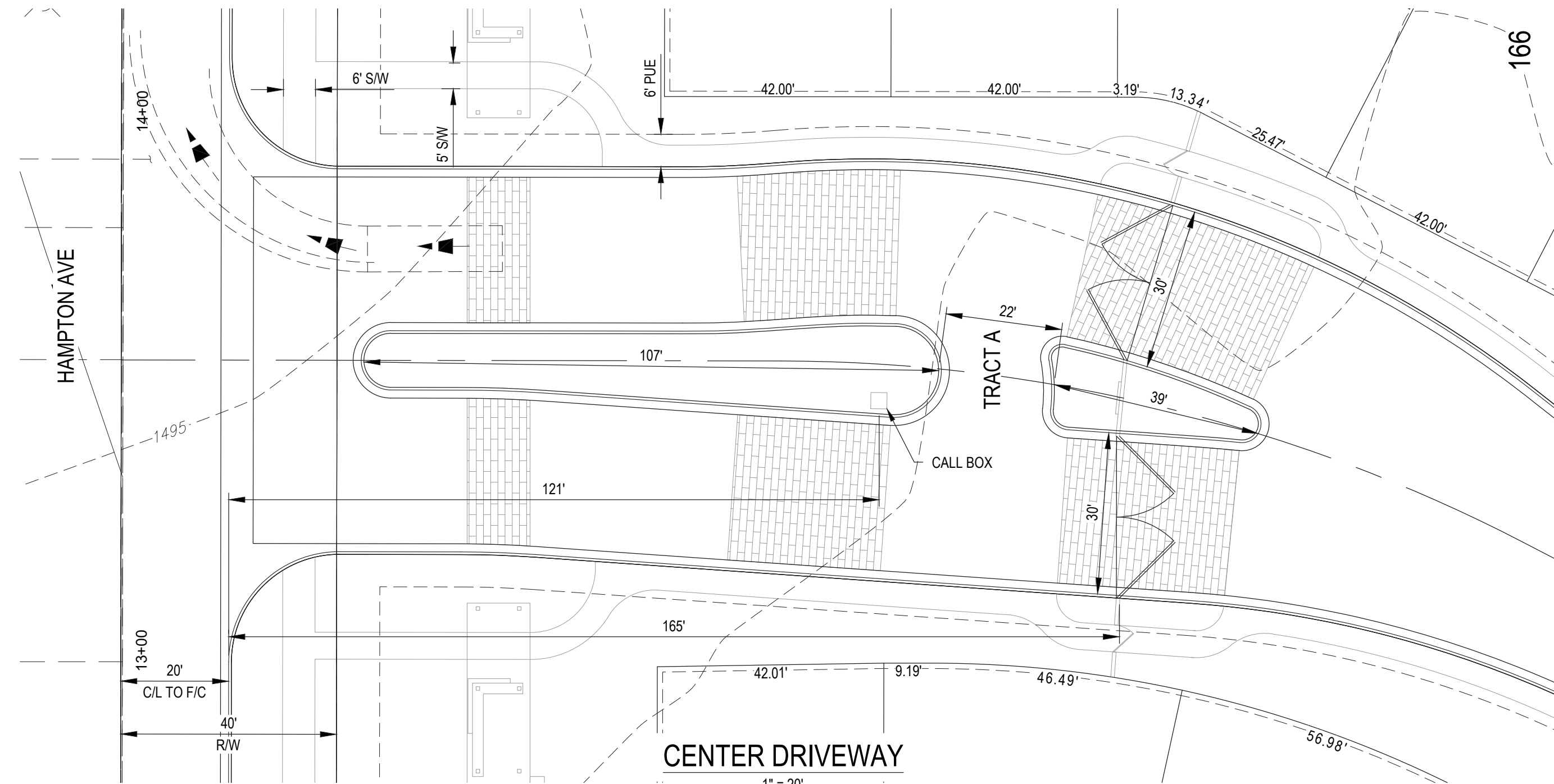
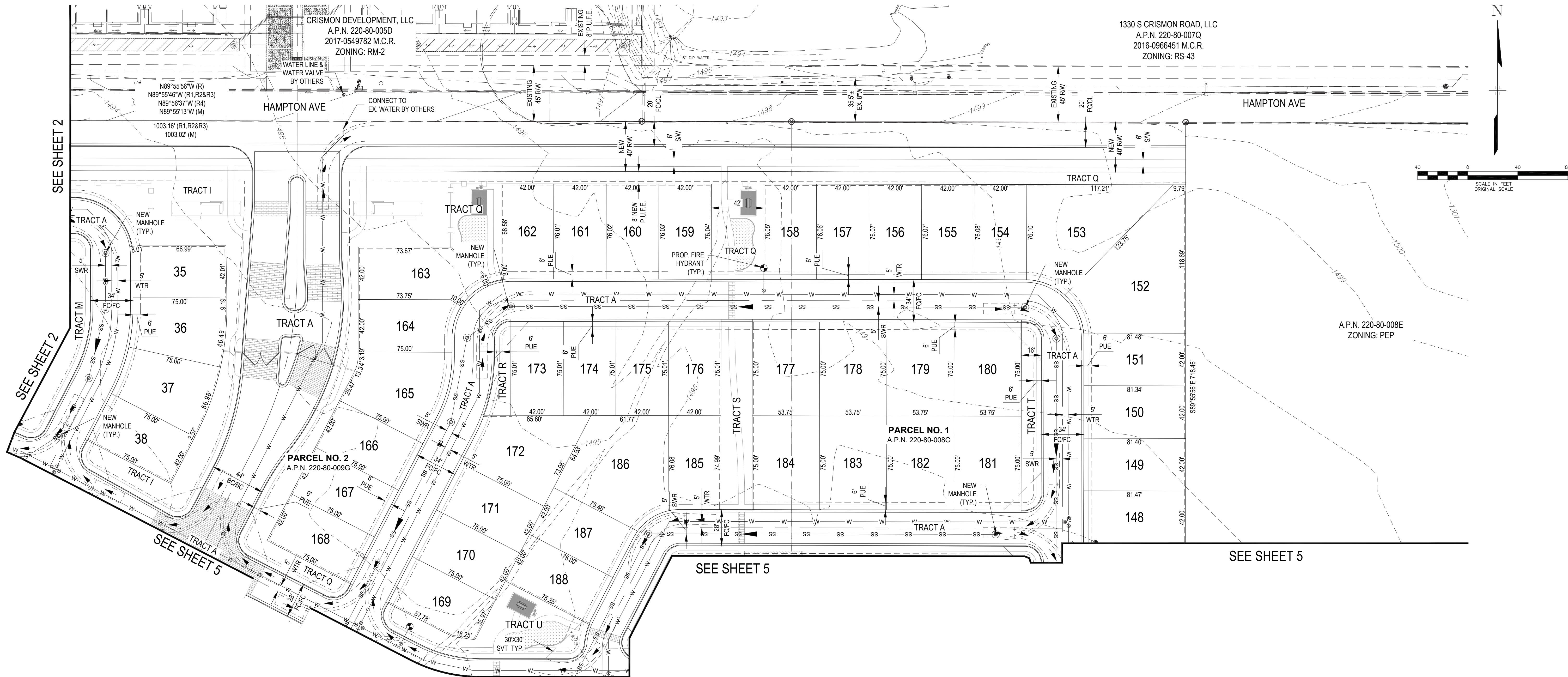
BELLA ENCANTA
MESA, AZ

VERTEX CIVIL ENGINEERING, LLC
2131 S. SABRINA
MESA, ARIZONA 85209
(480) 577-4984



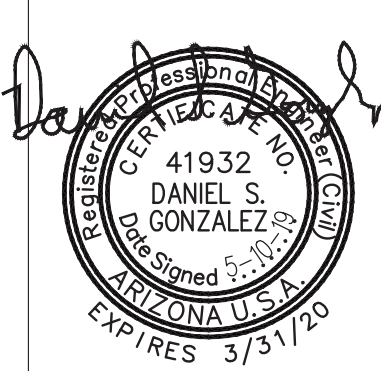


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SOLID WASTE VEHICLE
TURNING RADII DETAIL
N.T.S.

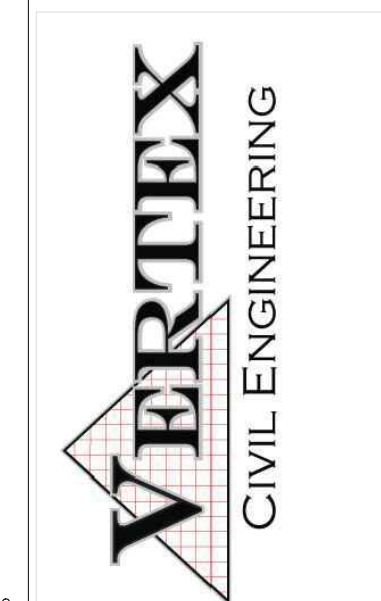
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Drawn By:	HD
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Sheet:	PP-004



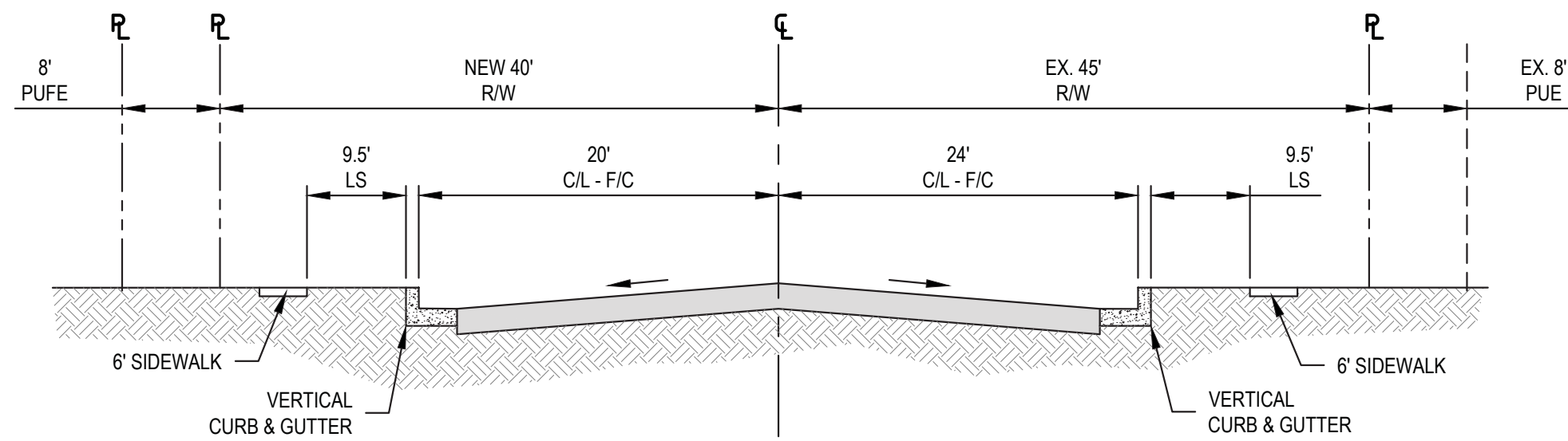
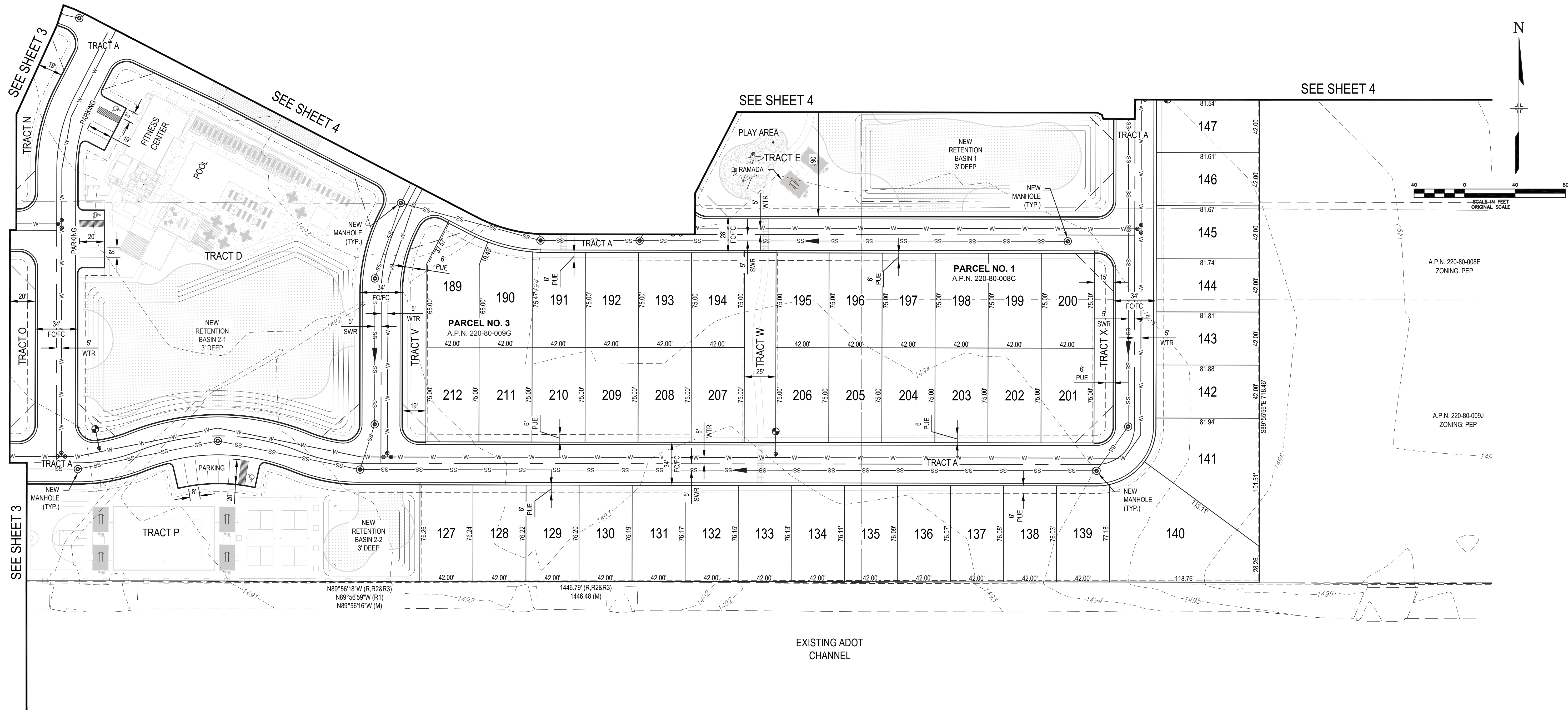
PRELIMINARY PLAT

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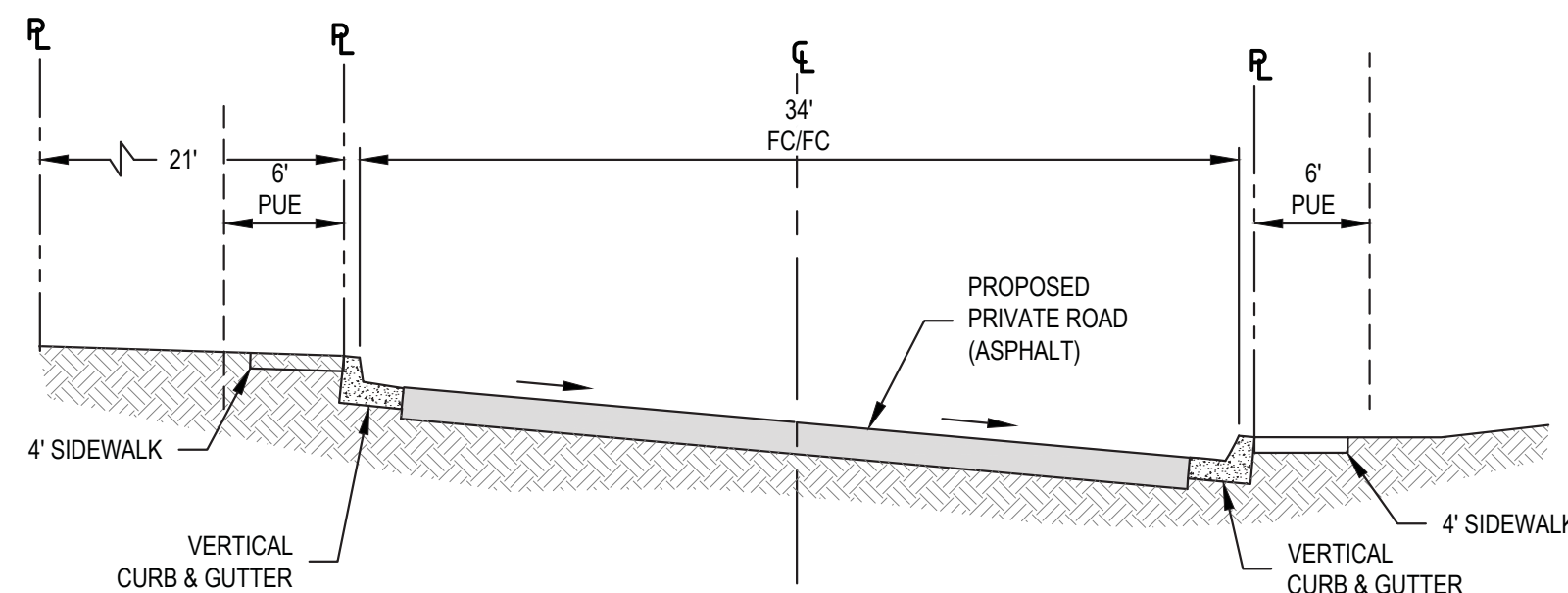


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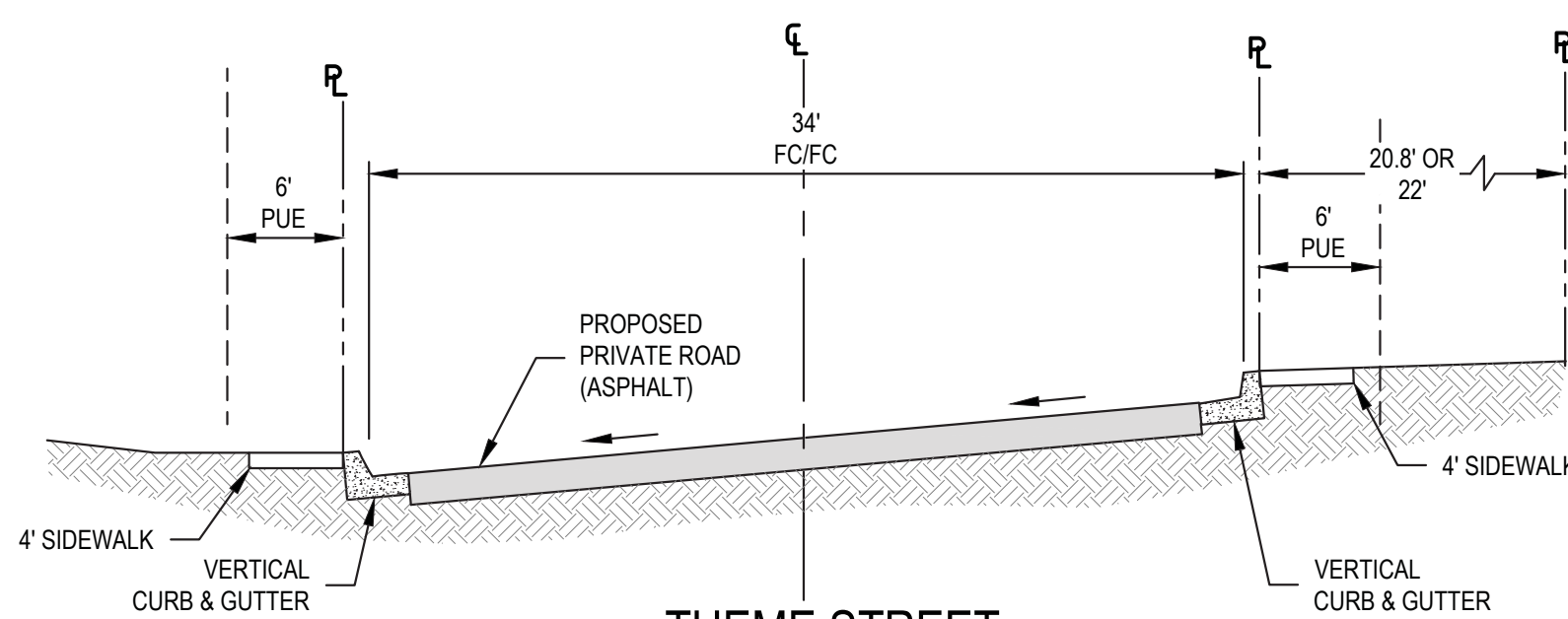
HAMPTON AVE (LOOKING WEST)

N.T.S.



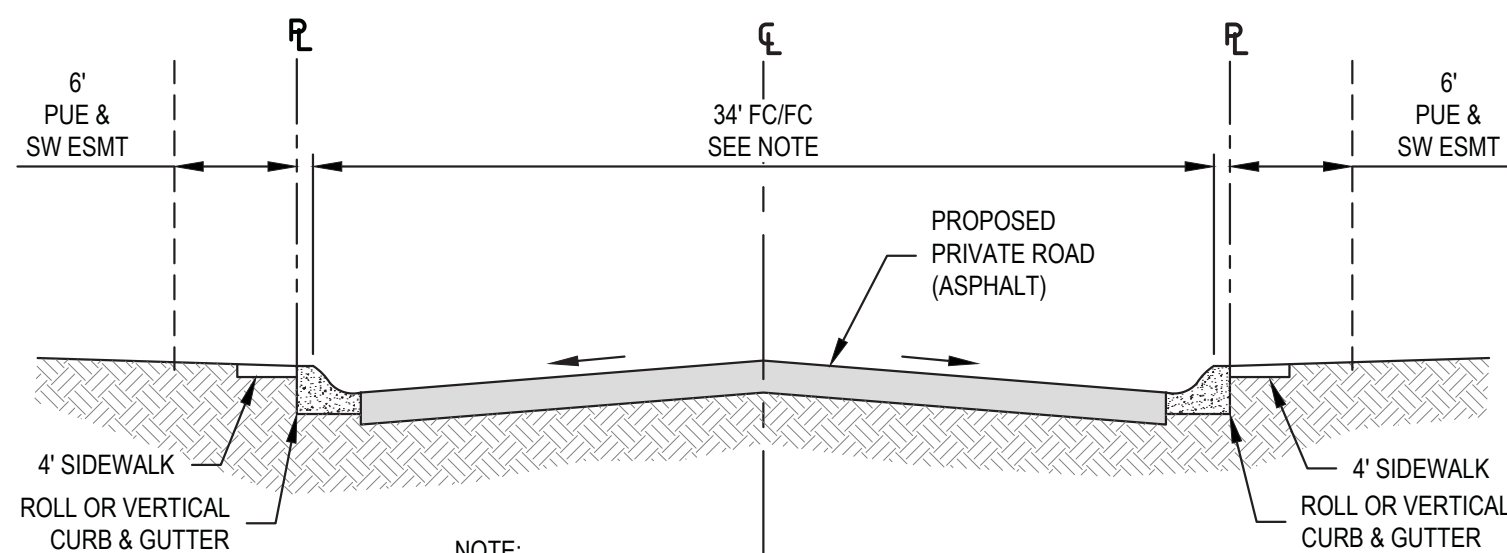
THEME STREET
WEST SIDE OF AMENITY AREA (LOOKING NORTH)

N.T.S.



THEME STREET
EAST SIDE OF AMENITY AREA (LOOKING NORTH)

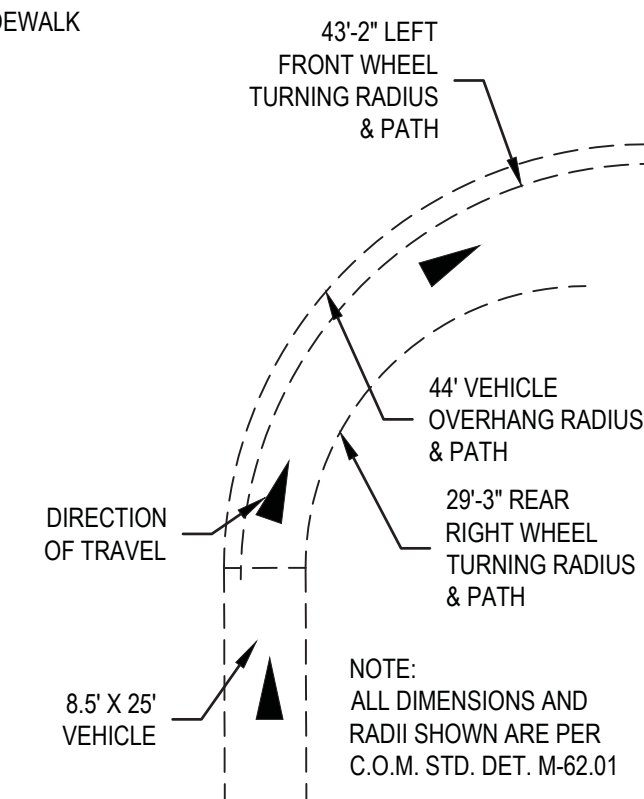
N.T.S.



ALL OTHER ROADS (LOOKING NORTH OR EAST)

N.T.S.

NOTE:
LOTS 25-34, 55-60 & LOTS 181-200 HAVE 28.00' FC/FC



SOLID WASTE VEHICLE
TURNING RADII DETAIL

N.T.S.

Proj No:	19-005
Date:	05/10/2019
Designed By:	DG
Drawn By:	HD
Scale:	1"=40'
Sheet:	PP-005



PRELIMINARY PLAT

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