

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

**FROM: Erik Swanson, Planning Administrator
Laney Corey, Planning Intern**

RE: Discussion and Possible Action on P21-0159, P21-0160 and P21-0161 Ellsworth Ranch Parcels A, E and F Residential Design Review.
Taylor Morrison is requesting approval of fifteen (15) new standard plans with four (4) elevations per plan for Parcels A and E and three (3) elevations proposed for Parcel F each to be constructed on 267 lots at the Ellsworth Ranch subdivision, located north of the northwest corner of Ellsworth and Chandler Heights roads.

DATE: September 8, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0159, P21-0160 and P21-0161 Ellsworth Ranch Parcels A, E and F Residential Design Review, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P21-0159, P21-0160 and P21-0161 Ellsworth Ranch Parcels A, E and F Residential Design Review, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

Taylor Morrison is requesting approval of fifteen (15) new standard plans with four (4) elevations each proposed at Parcels A and E, and three (3) elevations proposed for

Parcel F each to be constructed on 267 lots at the Ellsworth Ranch subdivision, located north of the northwest corner of Ellsworth and Chandler Heights roads.

Parcel A (P21-0161) is proposed on lots 205-267 (total of 63 lots) and is zoned R1-12/PAD and includes four (4) new standard plans with a minimum of three (3) elevations per plan. The proposed plans consist of 70' and 80' wide products on 100' x 150' lots. Floor plans range in size from 3,929 square feet (livable) to 4,377 square feet (livable).

Parcel E (P21-0159) is proposed on lots 112-204 (total of 93 lots) and is zoned R1-5/PAD and includes six (6) new standard plans with a minimum of three (3) elevations. The proposed plans consist of 45' wide product on 55' x 125' lots. Floor plans range in size from 1,955 square feet (livable) to 3,491 square feet (livable).

Parcel F (P21-0160) is proposed on lots 1-111 (total of 111 lots) and is zoned R1-7/PAD and includes five (5) new standard plans with a minimum of three (3) elevations. The proposed plans consist of 54' wide product on 70' x 130' lots. Floor plans range in size from 2,661 square feet (livable) to 4,517 square feet (livable).

HISTORY

- May 4, 2005: The Town Council approved Ordinance 308-05, for a rezoning of 63 acres from R1-43 to R1-18 (RZ12-04) for Circle G at Ellsworth Estates.
- July 15, 2020: The Town Council approved Ordinance 734-20, case P19-0251 Ellsworth Ranch PAD Rezone.
- August 12, 2021: The Planning and Zoning Commission approved P20-0018 "Ellsworth Ranch Preliminary Plat."

DISCUSSION

Subdivision Information	
Project Name	Ellsworth Ranch Parcel A Residential Design Review
Site Location	N/NWC of Ellsworth and Chandler Heights roads
General Plan Designation	Neighborhood
Parcel A	
Current Zoning	R1-12/PAD
Total Lots/Units	63 lots
Typical Lot Width	70 feet
Typical Lot Depth	150 feet
Typical Lot Area	10,500 square feet
Parcel E	
Current Zoning	R1-5/PAD

Total Lots/Units	93 lots
Typical Lot Width	55 feet
Typical Lot Depth	125 feet
Typical Lot Area	6,875 square feet
Parcel F	
Current Zoning	R1-7/PAD
Total Lots/Units	111 lots
Typical Lot Width	70 feet
Typical Lot Depth	130 feet
Typical Lot Area	9,100 square feet

Parcel A plan offers a minimum of four (4) elevation styles including Spanish, California Mission, Tuscan, and Prairie. The elevation themes incorporate four-sided architectural treatments including but not limited to varying roof lines, stucco finishes, multiple paint schemes, trimmed windows, wrought iron detailing, decorative bracketry, and brick veneer. All four (4) plans are single-story.

Parcel A		
Plan	Square Footage (Livable)	Stories
Plan 7005	3,929 square feet	1
Plan 8005	3,301 square feet	1
Plan 8055	1,444 square feet	1
Plan 8045	4,377 square feet	1

Parcel E offers a minimum of four (4) elevation styles including Ranch, Craftsman, Prairie, and Farmhouse. The elevation themes incorporate four-sided architectural treatments including but not limited to varying roof lines, paint schemes, trimmed windows, window shutters, vents, and stone veneer. Out of the six (6) plans, three (3) are single-story and three (3) are two-story.

Parcel E		
Plan	Square Footage (Livable)	Stories
Plan 4533	1,955 square feet	1
Plan 4543	2,166 square feet	1
Plan 4553	2,309 square feet	1
Plan 4540	3,325 square feet	2
Plan 4550	3,388 square feet	2

Plan 4560	3,491 square feet	2
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Parcel F offers a minimum of three (3) elevation styles including Ranch, Craftsman, and Prairie. The elevation themes incorporate four-sided architectural treatments including but not limited to varying roof lines, stucco finishes, multiple paint schemes, window shutters, wrought iron, decorative bracketry, panel siding, and stone and brick veneer. Out of the five (5) plans, two (2) are single-story and three (3) are two-story.

Parcel F		
Plan	Square Footage (Livable)	Stories
Plan 5413	2,661 square feet	1
Plan 5423	3,077 square feet	1
Plan 5404	3,663 square feet	2
Plan 5414	4,205 square feet	2
Plan 5424	4,517 square feet	2

The proposed home designs complement surrounding neighborhoods both in character and in quality. Additionally, all fifteen (15) of the standard plans have already been approved and built in the Legado subdivision located at the northeast corner of Ocotillo and Sossaman roads.

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans comply with the *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans proposed by Taylor Morrison contain a variety of quality materials, and are consistent with approved plans in surrounding areas.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the fifteen (15) new standard plans. Staff has determined there is an adequate number of plans for each portion of the subdivision, and will approve building permits subject to the lot fit analysis provided.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.
3. Driveways for three-car forward-facing garages shall incorporate alternative paving design elements such as stamped concrete, concrete engraving, intricately sawed or grooved patterns, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.

ATTACHMENTS

1. Aerial Exhibit
2. Ellsworth Ranch Parcel Residential Design Review Submittal

Project Name: Ellsworth Ranch Aerial Exhibit

Case Numbers: P19-0251

Hearing Date: June 10, 2020 (Planning Commission)



PLAN DATA

PROPOSED ZONING:	PAD
PROPOSED NET DENSITY:	2.5 du/ac (Net of Arterial/Collector R/W)
OPEN SPACE REQUIRED:	27.8 Acres (15.7% of Net Site)
OPEN SPACE PROVIDED:	35.4 Acres (20% of Net Site)

PARCEL	ZONING	LOT SIZE	# OF LOTS	SITE AREA	O/S REQ.
A	PAD/R1-12	100'x160'	63	44.5	7.5%
B	PAD/R1-12	100'x160'	29	22.0	7.5%
C	PAD/R1-7	70'x130'	72	25.6	20%
D	PAD/R1-5	55'x125'	83	25.4	20%
E	PAD/R1-5	55'x125'	93	28.9	20%
F	PAD/R1-7	70'x130'	111	43.9	20%
TOTAL:			451	190.4 AC	

AMENITY: 3.7 ACRES
WASH: 5 ACRES

NOTE: NUMBER OF LOTS IN EACH INDIVIDUAL PARCEL MAY CHANGE UP TO 10%, SUBJECT TO STAFF APPROVAL, BUT OVERALL LOT COUNT MAY NOT EXCEED 452 UNITS



**PLANNED AREA DEVELOPMENT APPLICATION
LAND USE PLAN**

📍 QUEEN CREEK, AZ
 📅 2021-04-15
 # 19002508



DEDICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION (OWNER), HAS SUBDIVIDED UNDER THE NAME OF "A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH", RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS REPLAT AS AND FOR THE PLAT OF SAID "A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND NAME GIVEN EACH RESPECTIVELY, AND THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC. OR ADJUTING PROPERTY OWNER.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC. ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS AA THROUGH GG ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC., AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

THE SANITARY SEWER EASEMENT IS PERPETUAL AND IS DEDICATED TO THE TOWN OF QUEEN CREEK FOR USE AS SUCH.

IN WITNESS TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

THIS ___ DAY OF _____, 20__.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS ___ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGES THAT HE/SHE TO BE A _____ OF TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET ME HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

RATIFICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

THIS ___ DAY OF _____, 20__.

ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS ___ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGES THAT HE/SHE TO BE A _____ OF ELLSWORTH RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET ME HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

FINAL PLAT
OF
A REPLAT OF PARCEL A PHASE 1,
ELLSWORTH RANCH

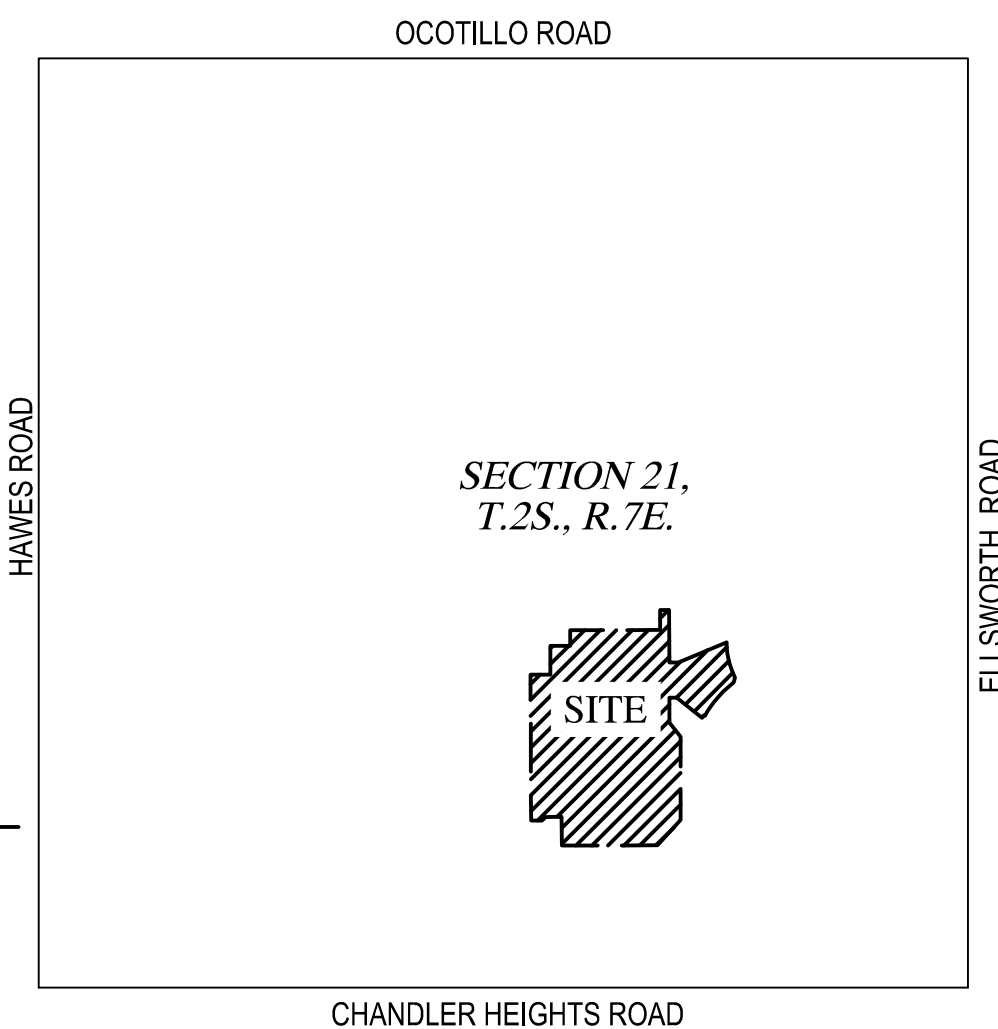
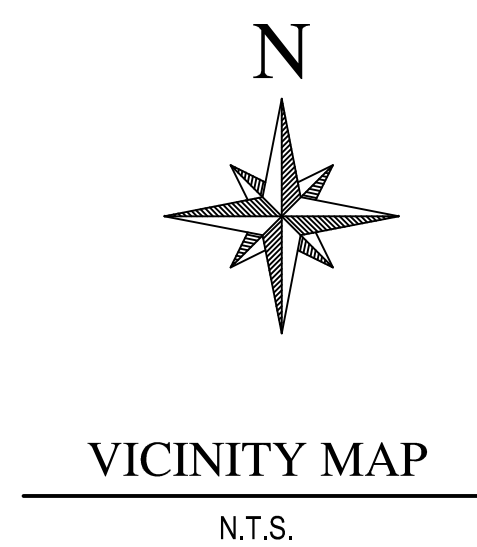
RECORDED IN BOOK _____, PAGE _____,
MARICOPA COUNTY RECORDS, (MCR)

LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER
TAYLOR MORRISON/ARIZONA, INC.
4900 N. SCOTTSDALE ROAD, SUITE 2200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 346-1735
CONTACT: MR. ROBERT JOHNSON

CIVIL ENGINEER
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
PHONE: (480) 834-3300
CONTACT: MR. DAN MATTHEWS

SHEET INDEX
SHEET 1 COVER SHEET
SHEET 2 KEY MAP
SHEET 3-4 PLAN SHEETS
SHEET 5 TABLES & DETAILS



TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, THIS ___ DAY

OF _____, 20__.

BY: MAYOR DATE

ATTEST: TOWN CLERK DATE

DEPARTMENT APPROVAL

THIS PLAT WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING ADMINISTRATOR

TOWN ENGINEERING MANAGER DATE

TOWN PLANNING ADMINISTRATOR DATE

LEGEND

- Survey monument found as noted
Subdivision corner - set monument with tag or cap unless otherwise noted
Survey monument with RLS tag or cap to be set unless otherwise noted
Assessor parcel number
Drainage easement
Document
Maricopa County Department of Transportation
Maricopa County Records
Public utility easement
Right-of-way
Sewer easement
Vehicular non access easement
Emergency service vehicle access easement
Replat of parcel G, Ellsworth Ranch
Replat of parcel F, Ellsworth Ranch
Boundary line
Easement line
Right-of-way
Section line
Parcel line

LEGAL DESCRIPTION

PARCEL A PHASE1, ELLSWORTH RANCH, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON MAY 2, 2019.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83 (EPOCH 2010)
DATUM GRS-80
UNITS INTERNATIONAL FEET
GEOID MODEL GEOID 2012A

CONTROL POINT 2DN1
PID AJ3639
LATITUDE 33°14'54.66799"N
LONGITUDE 111°38'11.99253"W
ELLIPSOID HEIGHT 396.693 (METERS)
DESCRIPTION ALUMNUM CAP ON STAINLESS STEEL ROD IN CONCRETE

MODIFIED TO GROUND AT N: 818117.829 E: 786260.510, USING A SCALE FACTOR OF 1.0001537427.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING OTHER FLOOD ZONE AREA X, DESCRIBED AS: "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

- 1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE TOWN OF QUEEN CREEK CODES AND ORDINANCES.
2. AN 18" REBAR WITH AN R.L.S. CAP WILL BE SET AT ALL SUBDIVISION CORNERS AND PARCELS.
3. ALL MEASUREMENTS ARE THE SAME AS RECORD UNLESS OTHERWISE NOTED. ALL FOUND MONUMENTS ARE WITHIN ACCEPTABLE TOLERANCES PER ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS, UNLESS OTHERWISE NOTED.
4. TOTAL AREA OF SUBDIVISION IS 987,496 SQ. FT. OR 22.6698 ACRES MORE OR LESS.
5. THE ELLSWORTH RANCH HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS WITH THE EXCEPTION OF THOSE LOCATED WITHIN ARTERIAL ROADWAYS.
6. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
7. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, NOR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTEMENT OF WATER RESOURCES HAS GRANTED A CERTIFICIATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE TOWN ENGINEERING MANAGER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

I, BRIAN J. DIEHL, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS REPLAT CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE OF MONTH OF MARCH 2020; THAT THIS SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS EXIST OR WILL BE SET AND, THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

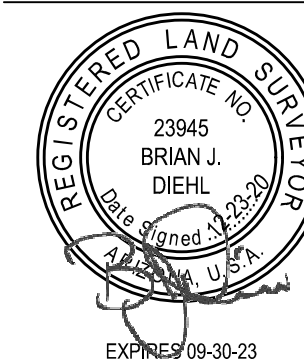
BRIAN J. DIEHL, RLS #23945
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM

WOOD
PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

FINAL PLAT

A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH
RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, (MCR)
LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CHECKED BY BJD
CAD TECHNICIAN JKP/MJS
SCALE NTS
DATE 12/23/2020
JOB NUMBER WPM# 195076.08
SHEET 1 OF 5

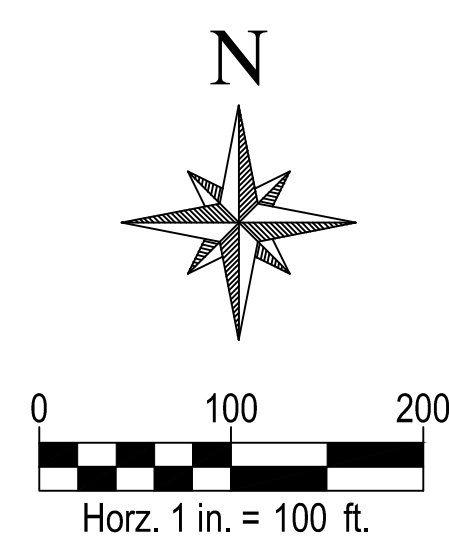
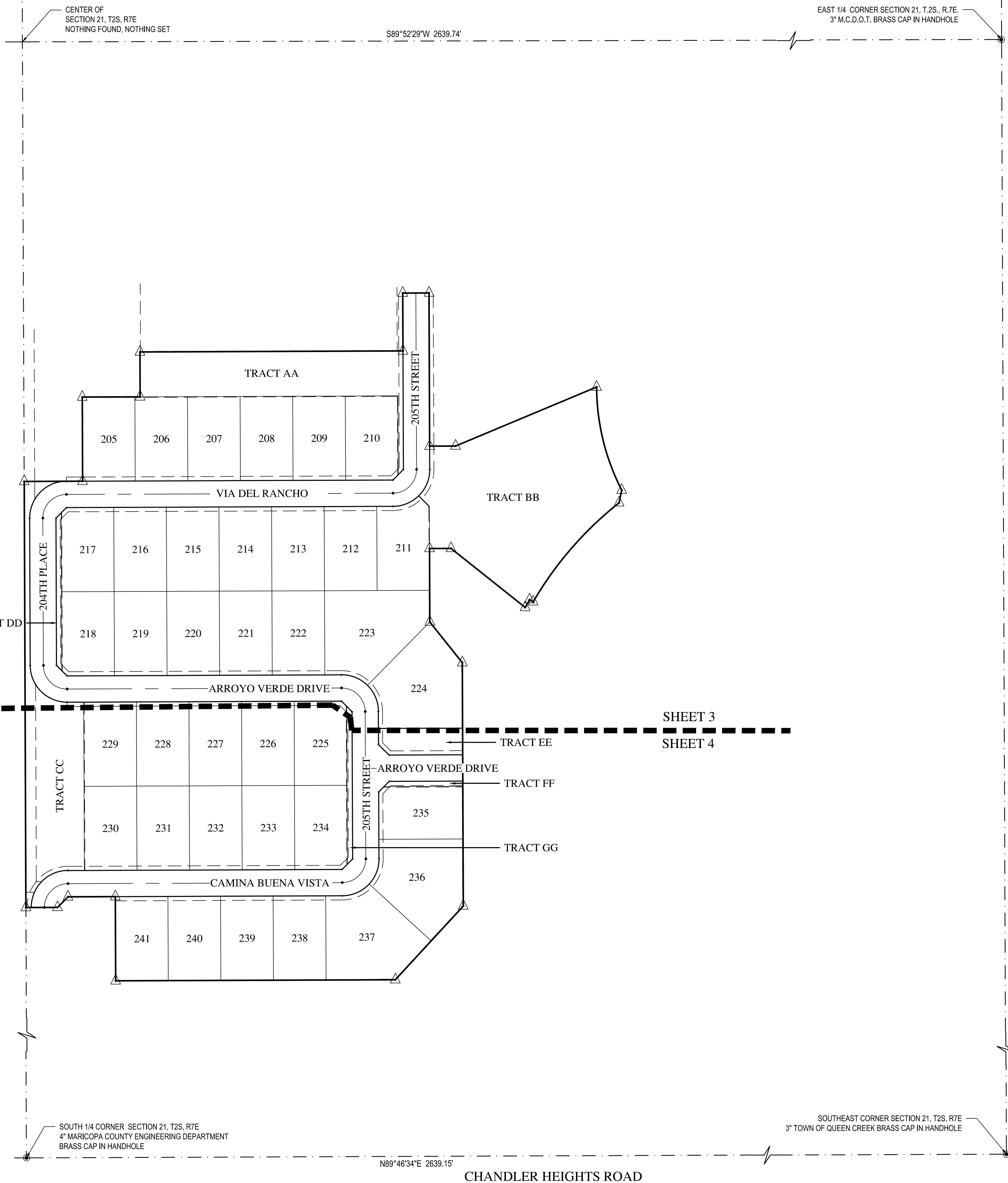
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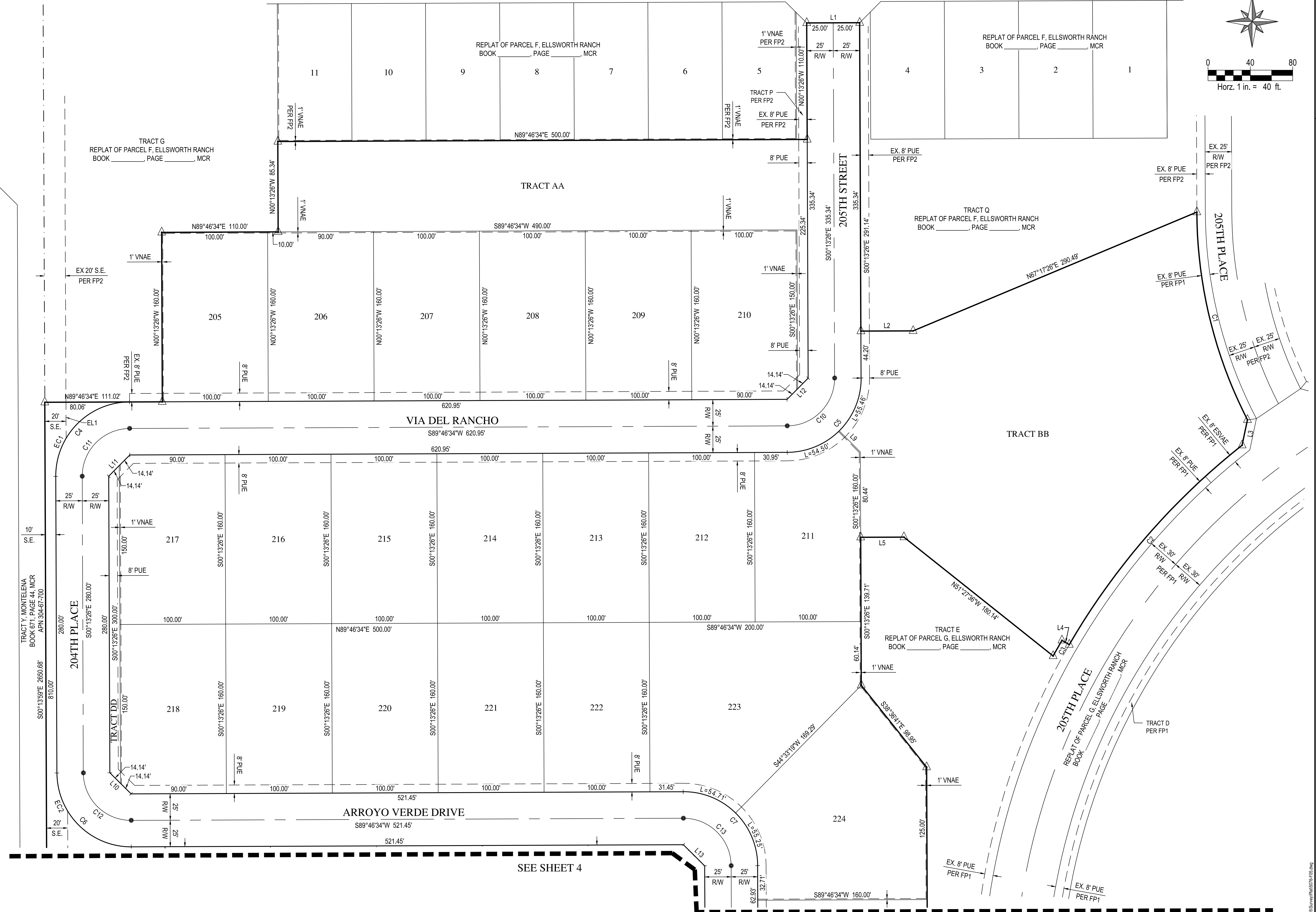
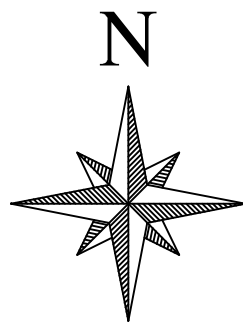
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SCALE 1" = 100'
DATE 12/23/2020
JOB NUMBER WP# 195076.08
SHEET 2 OF 5



SHEET 3
SHEET 4

SHEET 3
SHEET 4

202312231558:wp#195076-FE-08.dwg



SEE SHEET 4

FINAL PLAT

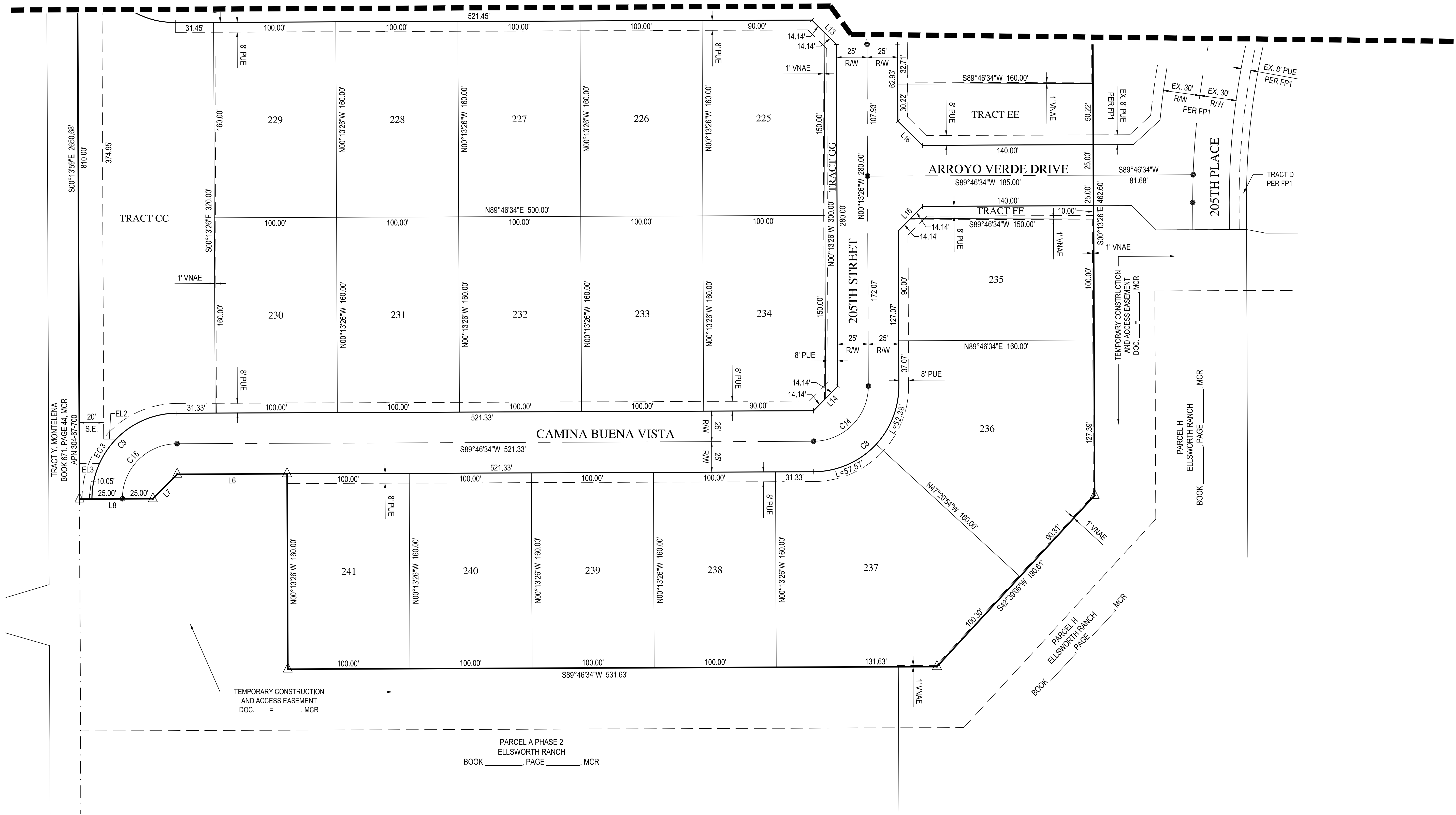
A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH
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CHECKED BY BJD
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SCALE 1" = 40'
DATE 12/23/2020
JOB NUMBER WP# 195076.08
SHEET 3 OF 5

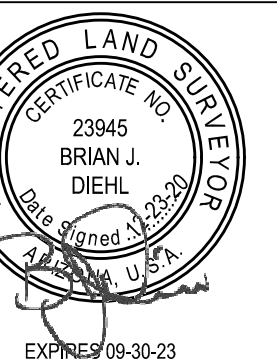
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SEE SHEET 3



FINAL PLAT

A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH
RECORDED IN BOOK _____ PAGE _____ MARICOPA COUNTY RECORDS, (MCR)
LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CHECKED BY BJD
 CAD TECHNICIAN JKP/MJS
 SCALE 1" = 40'
 DATE 12/23/2020
 JOB NUMBER WP# 195076.08
 SHEET 4 OF 5

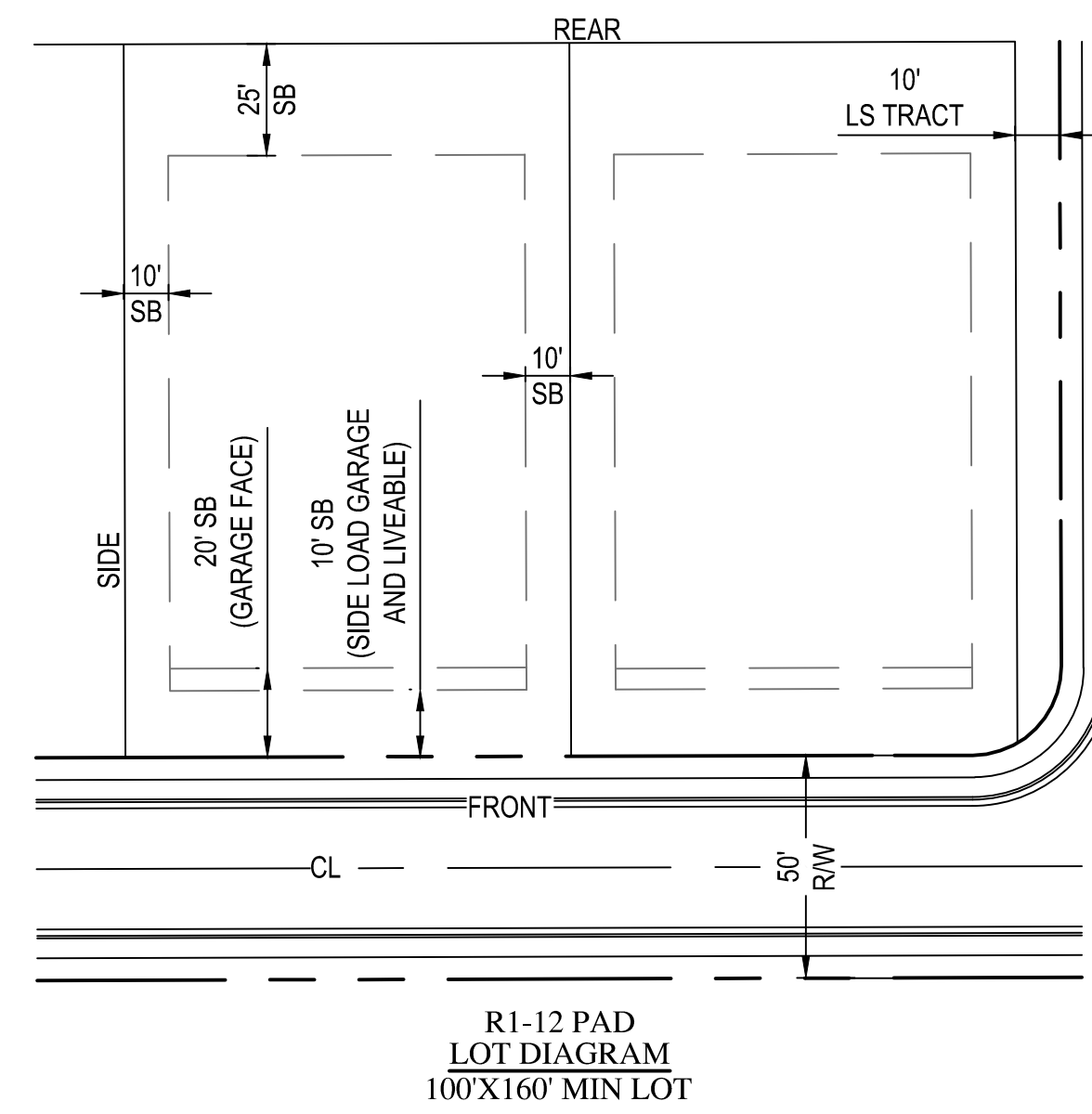
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 205	16,000	0.3673
LOT 206	16,000	0.3673
LOT 207	16,000	0.3673
LOT 208	16,000	0.3673
LOT 209	16,000	0.3673
LOT 210	15,950	0.3662
LOT 211	16,509	0.3790
LOT 212	16,000	0.3673
LOT 213	16,000	0.3673
LOT 214	16,000	0.3673
LOT 215	16,000	0.3673
LOT 216	16,000	0.3673
LOT 217	15,950	0.3662
LOT 218	15,950	0.3662
LOT 219	16,000	0.3673
LOT 220	16,000	0.3673
LOT 221	16,000	0.3673
LOT 222	16,000	0.3673
LOT 223	27,569	0.6329

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 224	25,669	0.5893
LOT 225	15,950	0.3662
LOT 226	16,000	0.3673
LOT 227	16,000	0.3673
LOT 228	16,000	0.3673
LOT 229	16,000	0.3673
LOT 230	16,000	0.3673
LOT 231	16,000	0.3673
LOT 232	16,000	0.3673
LOT 233	16,000	0.3673
LOT 234	15,950	0.3662
LOT 235	15,950	0.3662
LOT 236	24,870	0.5709
LOT 237	26,068	0.5984
LOT 238	16,000	0.3673
LOT 239	16,000	0.3673
LOT 240	16,000	0.3673
LOT 241	16,000	0.3673
TOTAL	632,385	14.5176

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
OVERALL	987,496	22.6698
RIGHT-OF-WAY	158,244	3.6328

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°46'34"E	50.00'
L2	N89°46'34"E	49.35'
L3	S11°56'40"W	24.50'
L4	N59°48'52"W	8.00'
L5	S89°46'34"W	40.85'
L6	N89°46'34"E	90.00'
L7	N44°46'34"E	28.28'
L8	S89°46'34"W	60.05'
L9	N44°49'51"W	28.32'
L10	N45°13'26"W	28.28'
L11	N44°46'34"E	28.28'
L12	N44°46'34"E	28.28'
L13	N45°13'26"W	28.28'
L14	N44°46'34"E	28.28'
L15	N44°46'34"E	28.28'
L16	N45°13'26"W	28.28'



TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT AA	44,119	1.0128	OPEN SPACE, PUE AND DE
TRACT BB	93,938	2.1565	FUTURE AMENITY AND PUE
TRACT CC	43,725	1.0038	OPEN SPACE, PUE, DE AND SE
TRACT DD	2,900	0.0666	OPEN SPACE AND PUE
TRACT EE	7,835	0.1799	OPEN SPACE AND PUE
TRACT FF	1,450	0.0333	OPEN SPACE AND PUE
TRACT GG	2,900	0.0666	OPEN SPACE AND PUE
TOTAL	196,867	4.5194	

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	26°57'30"	433.00'	203.73'	S13°42'11"E	201.86'
C2	21°29'49"	668.00'	250.63'	S40°56'03"W	249.16'
C3	1°26'17"	676.00'	16.97'	S29°28'00"W	16.97'
C4	90°00'00"	70.00'	109.96'	S44°46'34"W	98.99'
C5	90°00'00"	70.00'	109.96'	N44°46'34"E	98.99'
C6	90°00'00"	70.00'	109.96'	S45°13'26"E	98.99'
C7	90°00'00"	70.00'	109.96'	N45°13'26"W	98.99'
C8	90°00'00"	70.00'	109.96'	N44°46'34"E	98.99'
C9	90°00'00"	70.00'	109.96'	S44°46'34"W	98.99'
C10	90°00'00"	45.00'	70.69'	N44°46'34"E	63.64'
C11	90°00'00"	45.00'	70.69'	S44°46'34"W	63.64'
C12	90°00'00"	45.00'	70.69'	S45°13'26"E	63.64'
C13	90°00'00"	45.00'	70.69'	N45°13'26"W	63.64'
C14	90°00'00"	45.00'	70.69'	N44°46'34"E	63.64'
C15	90°00'00"	45.00'	70.69'	S44°46'34"W	63.64'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°13'59"W	34.04'
EL2	S89°46'34"W	10.07'
EL3	S89°46'34"W	16.35'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	30°54'37"	70.00'	37.76'	S15°13'52"W	37.31'
EC2	31°00'02"	70.00'	37.87'	S15°43'27"E	37.41'
EC3	19°57'10"	70.00'	24.38'	S34°13'36"W	24.25'

FINAL PLAT

A REPLAT OF PARCEL A PHASE 1, ELLSWORTH RANCH
RECORDED IN BOOK _____ PAGE _____ MARICOPA COUNTY RECORDS, (MCR)
LYING WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CHECKED BY: BJD
CAD TECHNICIAN: JKP/MJS
SCALE: 1" = 40'
DATE: 12/23/2020
JOB NUMBER: WP# 195076.08
SHEET: 5 OF 5

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