



133 LOTS - 45' X 115'

# BELLA CAMINO



**SUBJECT  
SITE**

Bella Vista Rd.

Champion School  
San Tan Valley

Ironwood/Gantzel Rd.

A-1  
SINGLE FAMILY RESIDENTIAL  
32.1 AC +/-  
45' X 115' LOTS  
133 UNITS

LDS Church  
Site

ASTL

ASTL

  
Bella Camino  
Looking Southwest



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258





133 LOTS – 45' X 115'

# BELLA CAMINO

## LOCATION

Located at the northwest corner of Ironwood/Gantzel Road and Bella Vista Road in San Tan Valley (Pinal County), Arizona.

## SIZE

133 Platted and Engineered Lots - 45' x 115'

## ESTIMATED SCHEDULE

- Staff Approval of Final Plat and Plans: **November 16, 2021**
- Close of Escrow: **November 23, 2021**
- Estimated date of issuance of Grading Permit: **December 1, 2021**
- Estimated BOS meeting to approve Bond: **December 1, 2021**
- Estimated BOS meeting to approve Plat: **January 5, 2022**
- Lot Improvement Completion Date: **August 1, 2022**

## PRICE

- \$3,400/FF, \$153,000 per Finished Lot
- \$20,349,000 Total Finished Parcel Price

## SETBACKS

- *Side yards:* 5'/5'
- *Rear:* 15'
- *Front:* 20' from back of s/w to face of garage, 15' from back of s/w to side turn garage or livable area

## UTILITIES

- *Sewer and Water:* EPCOR
- *Natural Gas:* Mesa Gas
- *Telephone/Cable/Data:* CenturyLink/Cox
- *Electrical:* SRP
- *Police:* Pinal County Sheriff Department
- *School:* Florence Unified School District
- *Solid Waste:* Private Provider
- *Fire Protection:* Rural Metro



## TERMS

- Seller Guaranteed Finished Lot
- Buyer and Seller to agree upon a cost to complete budget during the feasibility period. At the close of escrow, Buyer is to pay Seller the land residual price and post a letter of credit equal to the cost to complete amount.
- Close of escrow at the Pinal County staff approval of the final plat and improvements plans and ability for Seller to pull a grading permit.
- Additional Financial Obligations of Buyer:
  - Buyer to reimburse Seller for SRP 25% design fee of \$44,888 at the close of escrow
  - Buyer to pay the SRP 75% construction fee as required by SRP during the lot development process post-closing.
- Deferred Consideration: Buyer to pay the positive difference between the finished lot price and 25% of the base home sales price at retail home closing.
- Lot Premiums: Buyer to pay to Seller 50% of the lot premium collected, if any, at each retail home closing.



## SAN TAN VALLEY QUICK FACTS



### POPULATION

2020 population: **96,692**  
Population growth 2010 - 2020: **18.9%**  
Median age of **33.5**



### GROWTH

Population estimate 2025: **112,683**  
Number of households: **29,869**



### ATTRACTIONS

Encanterra Country Club  
The Links at Queen Creek  
Arizona Speedway



### TOP INDUSTRIES

Professional Services (**53**)  
Restaurants (**34**)



### AREA TOP EMPLOYERS

Salesforce **5,000**  
SAP Computer Software **5,000**  
Synchrony **1,500**  
McKinstry Construction **1,000**  
American Express **1,000**  
Northrop Gumman **2,150**  
Fidelity Investments **750**



### EDUCATION

Cantral Arizona College **7,442**  
Legacy Traditional School **1,223**  
Combs Traditional Academy **266**  
American Leadership Academy **6,100**  
Happy Valley School East Campus **520**  
Jack Harmon Elementary School **565**  
Combs High School **1,357**





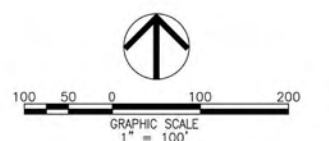
LAND USE SUMMARY				
PARCEL	ZONING	LAND USE DESIGNATION	GROSS AREA (AC.)	NET AREA (AC.)
A	R-7 PAD	SINGLE FAMILY RESIDENTIAL	34.1	32.9
B	MR PAD	MULTI-FAMILY RESIDENTIAL	21.8	21.1
C	C-3 PAD	COMMERCIAL	10.4	7.9
D	R-7 PAD	SCHOOL	8.5	7.1
E	R-7 PAD	CHURCH	6.5	5.6
TOTAL			81.4	74.6



land planning  
development entitlements  
landscape architecture  
120 south ash avenue  
tempe, arizona 85281  
480.994.0994

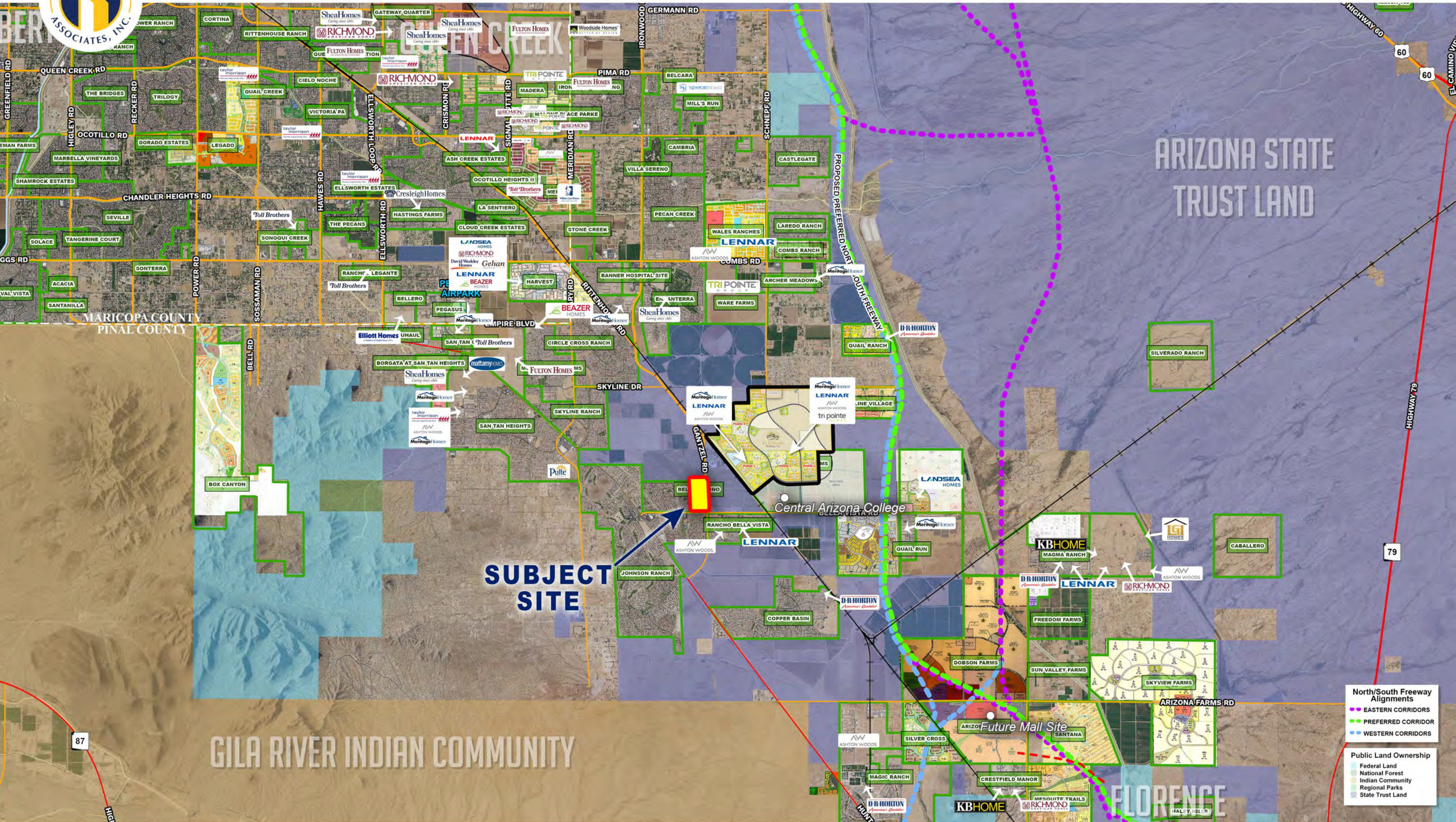
# BELLA CAMINO

## CONCEPT LOTTING/ LAND USE PLAN

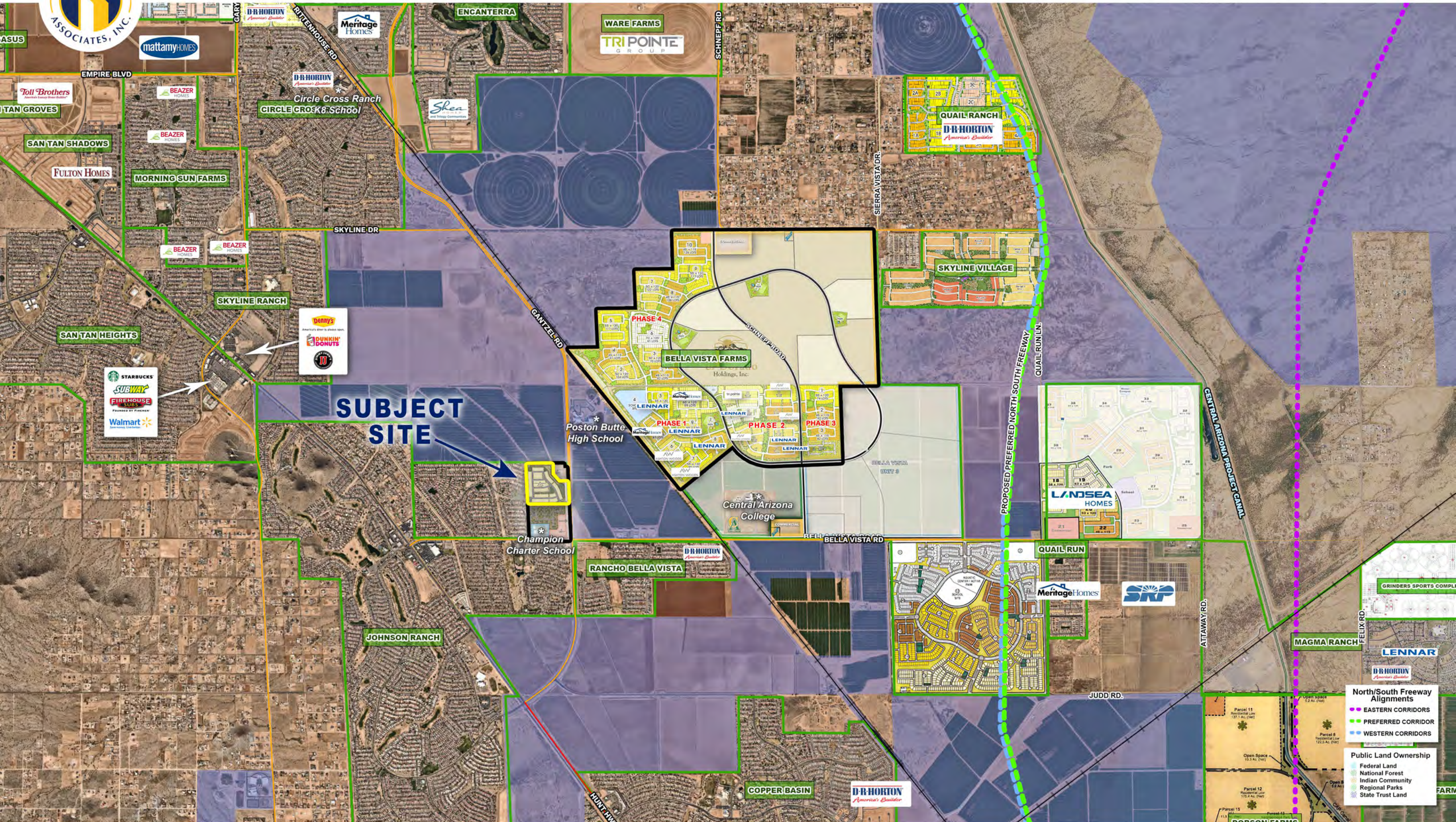


18000962 DRAWN BY: PR, DM 06/22/18









**SUBJECT SITE**









JOHNSON RANCH

SUBJECT SITE

ASTL

GANTZEL RD

Florence Unified High School

RANCHO BELLA VISTA

BELLA VISTA RD

BELLA VISTA FARMS

\* Central Arizona Community College



PHOTO DATE: 05.17.2021

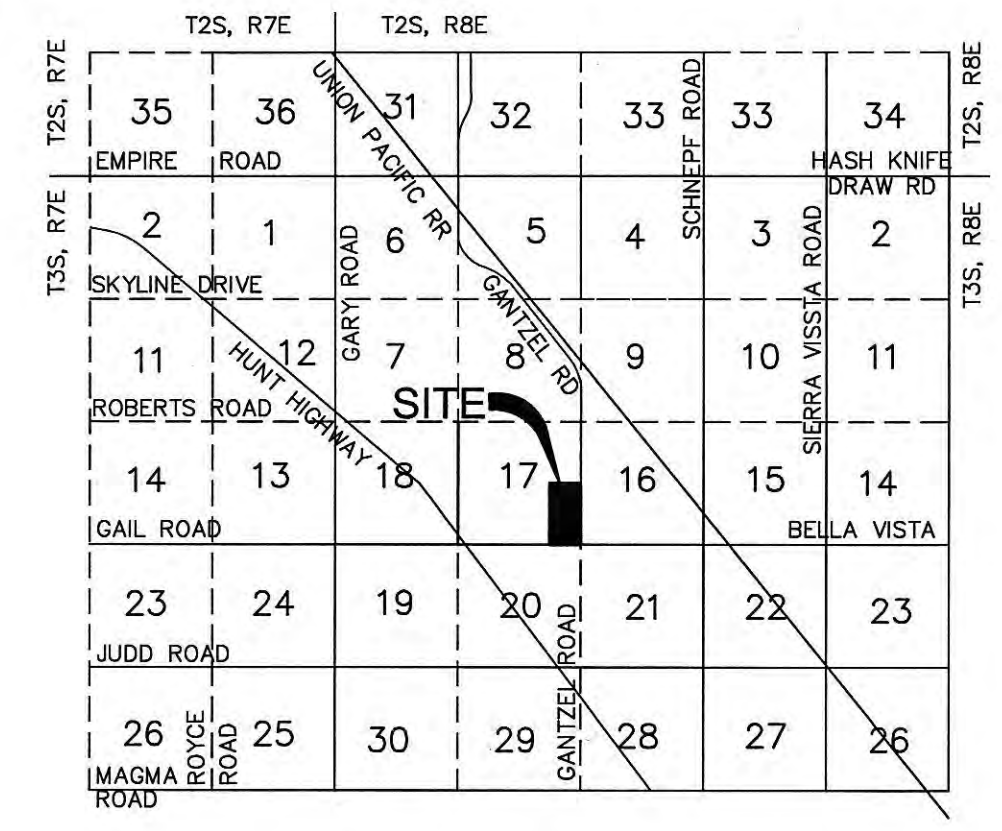


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# TENTATIVE PLAT OF BELLA CAMINO

PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3  
SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
PINAL COUNTY, ARIZONA

UNSUBDIVIDED  
APN: 210-16-7000

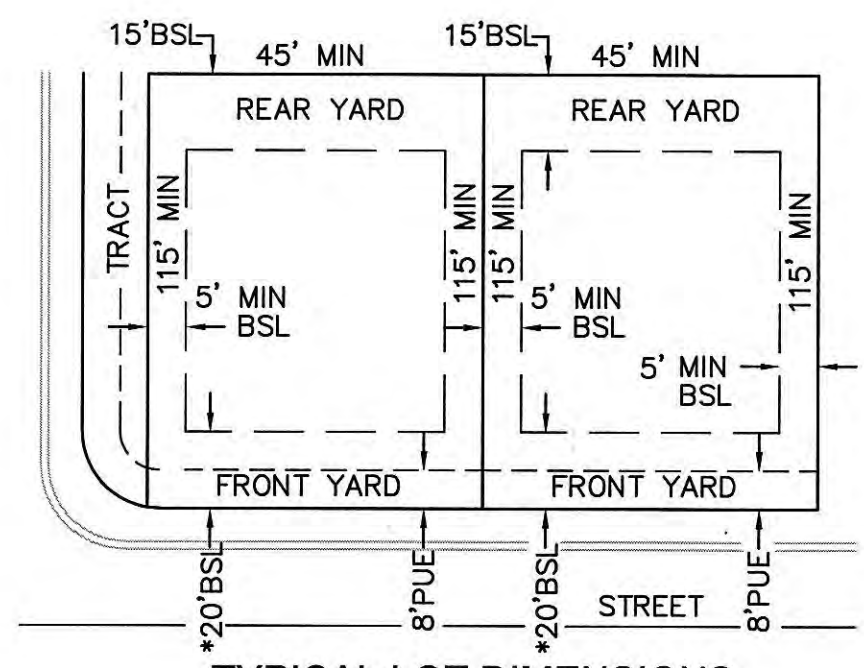


VICINITY MAP  
N.T.S.

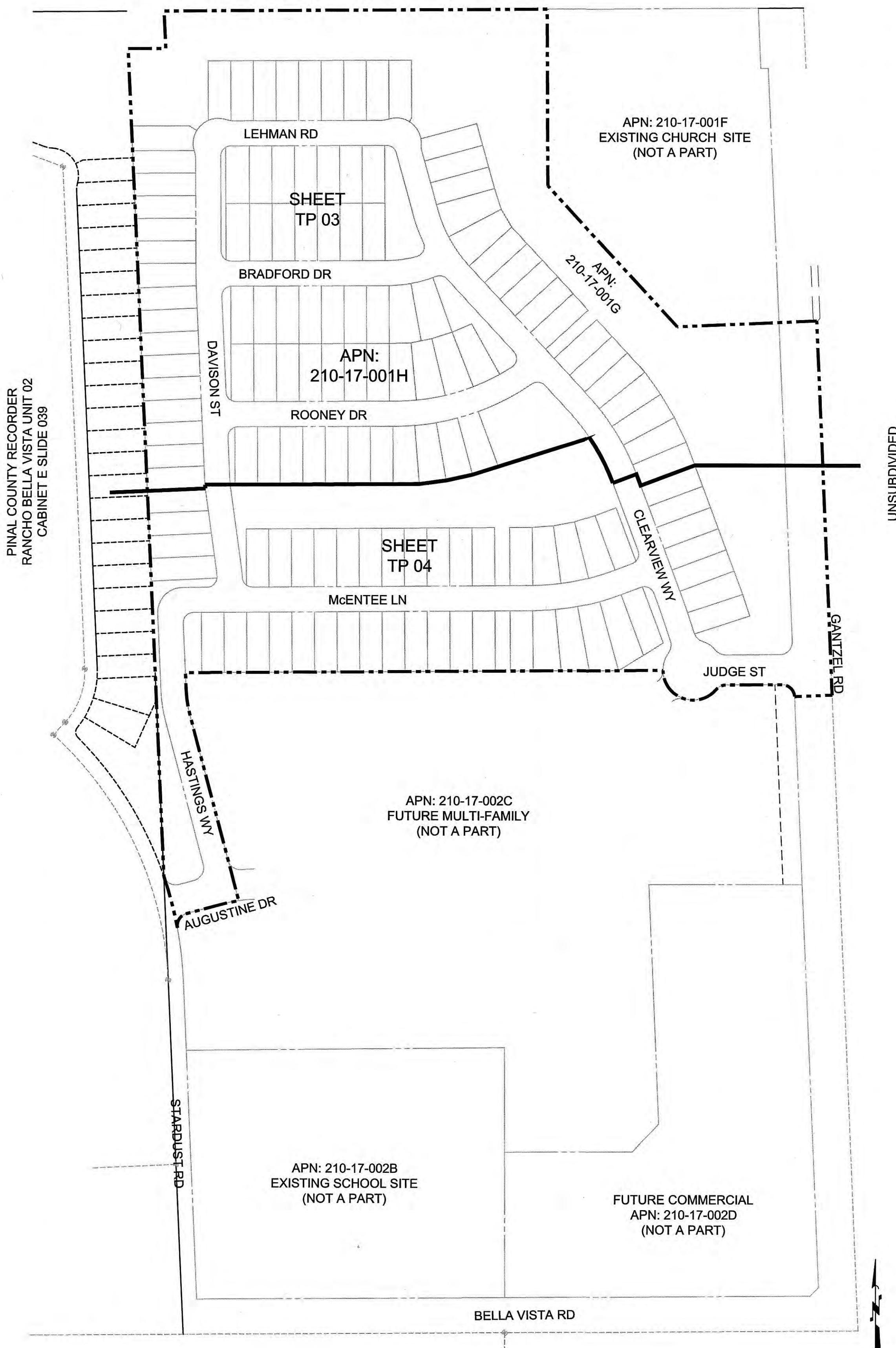
**OWNER / DEVELOPER**  
IRONWOOD 80, LLLP  
17700 N. PACESSETTER WAY, STE 100  
SCOTTSDALE, AZ 85255  
PHONE: (480) 348-1118  
FAX: (480) 348-8976  
CONTACT: TIM BRISLIN

**ENGINEER**  
ATWELL  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831  
FAX: (480) 830-4888  
CONTACT: MATT OLSEN, P.E.

- LEGEND**
- 47 LOT NUMBER
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - IRRIGATION BOX
  - CATCH BASIN
  - IRRIGATION VALVE
  - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - BOUNDARY
  - PROPOSED SEWER LINE
  - PROPOSED WATER LINE
  - CENTER LINE
  - LOT LINE
  - RIGHT-OF-WAY
  - ROLL CURB & GUTTER
  - VERTICAL CURB & GUTTER
  - PUE
  - VNAE
  - SVTE
  - EASEMENT
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EASEMENT
  - EXISTING CURB



TYPICAL LOT DIMENSIONS  
N.T.S.  
\*20' MINIMUM SET BACK TO FRONT FACE OF GARAGE FROM EDGE OF CURB OR BACK OF SIDEWALK. 15' MINIMUM SET BACK TO SIDE LOAD GARAGES.



KEY MAP  
N.T.S.

**GENERAL NOTES**

- 3.4.1 PLANNING DEPARTMENT
- a. THE GROSS AREA OF THE SUBDIVISIONS IS 35.33 ACRES.
  - b. ZONING IS R7-PAD.
  - c. THE NUMBER OF LOTS IS 133.
  - d. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 11.09 ACRES.
- 3.4.2 PUBLIC WORKS DEPARTMENT
- a. GANTZEL RD AND STARBUST RD ARE THE NEAREST PAVED ACCESSES MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. THEY ARE ADJACENT TO THIS SUBDIVISION.
  - b. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
  - c. THERE IS NO PROPOSED ABANDONMENT OF PUBLIC RIGHTS-OF-WAY.
- 3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT
- a. IF PUBLIC SEWERS
    1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
    2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

**SPECIAL NOTES**

- 3.5.1 PLANNING DEPARTMENT
- a. VARIANCE, WAIVER OR SPECIAL USE PERMIT APPROVAL
    1. NO WAIVERS ARE REQUESTED FOR BELLA CAMINO
    2. FLOOD ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. PANEL 04021C0475E DATED DECEMBER 4, 2007.
    3. MINIMUM LOT SIZE 5,000 SQUARE FEET.
    4. NO LOTS ARE SUBJECT TO HILLSIDE DEVELOPMENT DESIGN.
- 3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS
- a. PUBLIC SEWERS
    1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
    2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
    3. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
    4. THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
    5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.

**BENCHMARK**

1. FOUND ALUMINUM CAP "PINAL COUNTY HIGHWAY DEPARTMENT 2002" ACCEPTED AS THE NORTHEAST CORNER OF SECTION 17, T3S, R8E, PINAL COUNTY RECORDS. ELEVATION 1491.93 (NAVD 88)

**SUPPLEMENTAL BENCHMARK**

2. NGS BENCHMARK "Q282" - FOUND BRASS CAP FLUSH ELEVATION=1490.96 (NAVD 88)

**BASIS OF BEARING**

THE EAST LINE OF SECTION 17, TOWNSHIP 3S, RANGE 8E BEING NORTH 02°31'16" WEST

**LAND USE TABLE**

GROSS ACREAGE	35.33 ACRES	TOTAL NUMBER OF LOTS	133
AREA OF STREETS	7.75 ACRES	OPEN SPACE PERCENTAGE	31.39%
NET ACREAGE	27.58 ACRES	OVERALL DENSITY	3.76/ACRE
AREA OF TRACTS	11.09 ACRES	AVERAGE AREA PER LOT	5,400.78 S.F.
AREA OF LOTS	16.49 ACRES		

**TRACT TABLE**

TRACT NAME	ACRES	GENERAL TRACT USES
A	0.50 AC	OPEN SPACE, PUE
B	0.09 AC	OPEN SPACE, PUE
C	0.08 AC	OPEN SPACE, PUE, SEWER ESMT
D	0.11 AC	OPEN SPACE, PUE
E	2.52 AC	OPEN SPACE, PUE, RECREATION, RETENTION BASIN, DRAINAGE ESMT, SEWER ESMT
F	0.07 AC	OPEN SPACE, PUE
G	0.21 AC	OPEN SPACE, PUE
H	0.05 AC	OPEN SPACE, PUE
I	0.26 AC	OPEN SPACE, PUE, RETENTION BASIN, DRAINAGE ESMT
J	7.20 AC	OPEN SPACE, PUE, RECREATION, TRAIL, WASH, RETENTION BASIN, DRAINAGE ESMT
TOTAL	11.09 AC	

**SERVICE PROVIDERS**

SEWER	JOHNSON UTILITIES
WATER	JOHNSON UTILITIES
ELECTRICITY	SALT RIVER PROJECT
GAS	CITY OF MESA
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
SOLID WASTE	WASTE MANAGEMENT
FIRE DISTRICT	RURAL METRO
SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT

**BASE ZONING & CASE #**

PLANNED AREA DEVELOPMENT WITHIN R-7/PAD  
SINGLE RESIDENCE ZONE & MR/PAD AND C-3  
ZONED GENERAL COMMERCIAL

ZONING & CASE #: MR/PAD (PZ-013-18; PZ-PD-013-18)  
APN#: 210-17-002C, 210-17-001G  
& 210-17-001H

MAX BUILDING HEIGHT: 30 FEET/2 STORY  
MIN FRONT YARD SETBACK: 20'/15' FEET  
MIN SIDE YARD SETBACK: 5 FEET (EACH)  
MIN REAR YARD SETBACK: 15 FEET  
MIN LOT AREA: 5,000 S.F.  
MIN LOT WIDTH: 45 FEET  
MIN OPEN SPACE: 18%

\*SEE TYPICAL BUILDING SETBACKS DIAGRAM

THE LOCATION 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 AGENCIES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**ATWELL**  
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.218.8831

**TENTATIVE PLAT**  
**BELLA CAMINO**  
PINAL COUNTY, ARIZONA

PROJECT:

Know what's below.  
Call before you dig.  
**811**

**REVISIONS:**

SUB 1: 03-25-2019
SUB 2: 06-13-2019
SUB 3: 08-19-2019

REGISTERED PROFESSIONAL ENGINEER  
19246  
MATTHEW C. OLSEN  
P.E.  
ARIZONA

PM. M. OLSEN  
DR. Z. WATSON  
JOB NO.  
12001060  
FILE NO.  
12001060-CV01

SHEET NO.  
**1 OF 4**

CASE #: S-008-19



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**LEGAL DESCRIPTION - BELLA CAMINO**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR WITH CAP MARKED LS 21081, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST, FROM WHICH A BRASS CAP FLUSH STAMPED PINAL COUNTY HIGHWAY DEPARTMENT ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST, THEREOF BEARS S02°31'16"E A DISTANCE OF 2640.64 FEET;

THENCE, LEAVING SAID EAST LINE OF SAID SECTION 17, S89°37'42"W A DISTANCE OF 510.66 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 17, TO THE POINT OF BEGINNING;

THENCE, S00°19'19"E A DISTANCE OF 352.79 FEET;

THENCE, S42°42'22"E A DISTANCE OF 381.27 FEET;

THENCE, N87°28'44"E A DISTANCE OF 277.82 FEET TO THE EAST LINE OF SAID SECTION 17;

THENCE, ALONG THE EAST LINE OF SAID SECTION 17, S02°31'16"E A DISTANCE OF 749.27 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 17, S89°33'40"W A DISTANCE OF 75.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 38.36 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°55'04";

THENCE, S08°33'40"W A DISTANCE OF 112.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 21.68 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 146.27 FEET, WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 139°40'47"

THENCE, S89°33'40"W A DISTANCE OF 951.70 FEET;

THENCE, S02°37'02"E A DISTANCE OF 35.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 48.32 FEET, WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 12°18'18";

THENCE, S14°55'19"E A DISTANCE OF 383.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.05 FEET, WITH A RADIUS OF 220.00 FEET AND THE RADIAL BEARING OF S08°23'50"E AND A CENTRAL ANGLE OF 06°31'30";

THENCE, S75°04'41"W A DISTANCE OF 82.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.45 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°49'22" TO AN ANGLE POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

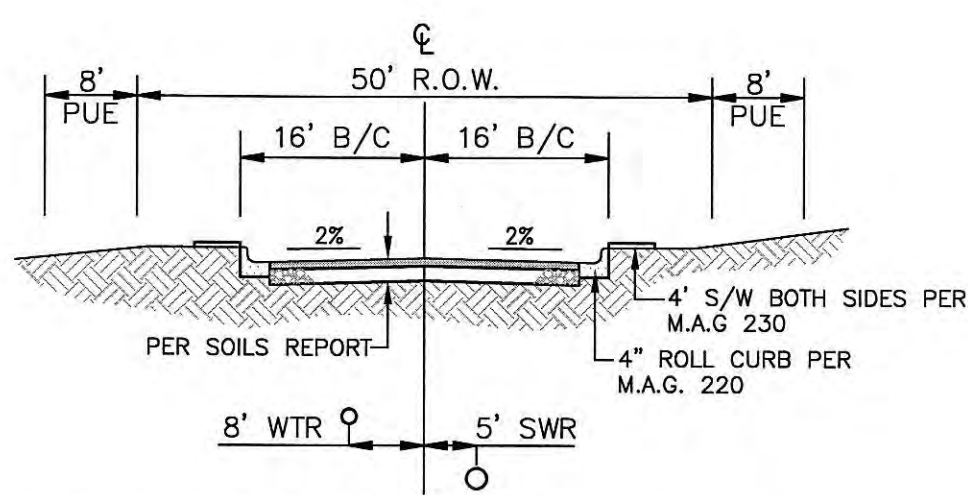
THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 106.45 FEET, WITH A RADIUS OF 730.00 FEET AND THE RADIAL BEARING OF S79°15'18"W AND A CENTRAL ANGLE OF 08°21'19" TO THE EAST LINE OF A FINAL PLAT RECORDED AS RANCHO BELLA VISTA UNIT 2 CABINET 3, SLIDE 39, RECORDS OF PINAL COUNTY;

THENCE, ALONG THE EAST LINE OF SAID FINAL PLAT, N02°37'02"W A DISTANCE OF 1652.49 FEET;

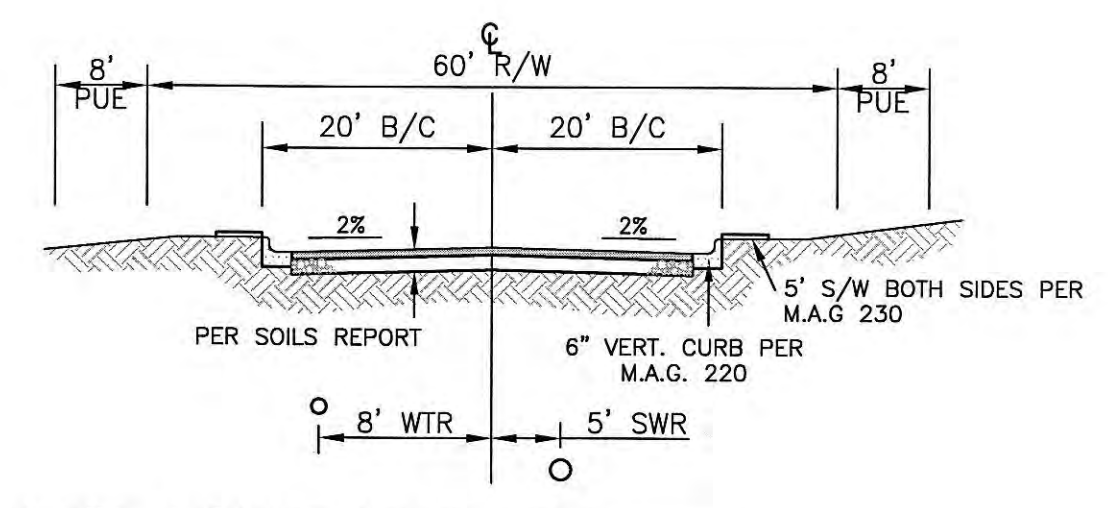
THENCE, LEAVING THE EAST LINE OF SAID FINAL PLAT, N89°37'42"E A DISTANCE OF 75.00 FEET;

THENCE, N02°34'30"W A DISTANCE OF 75.00 FEET;

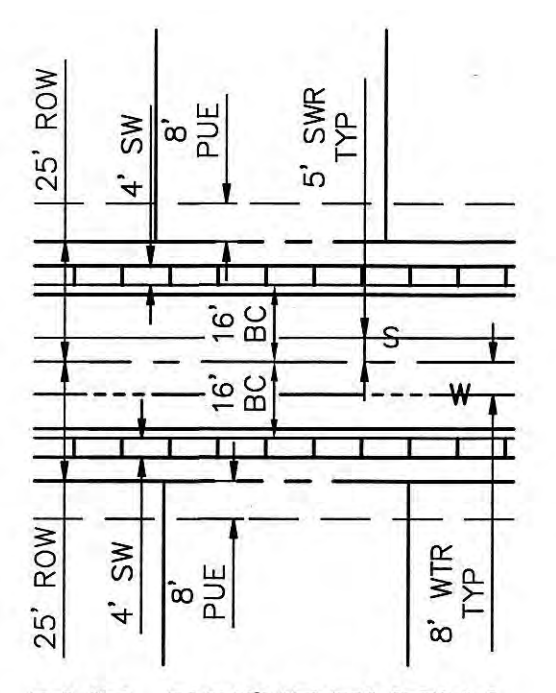
THENCE, N89°37'42"E A DISTANCE OF 763.21 FEET TO THE POINT OF BEGINNING;



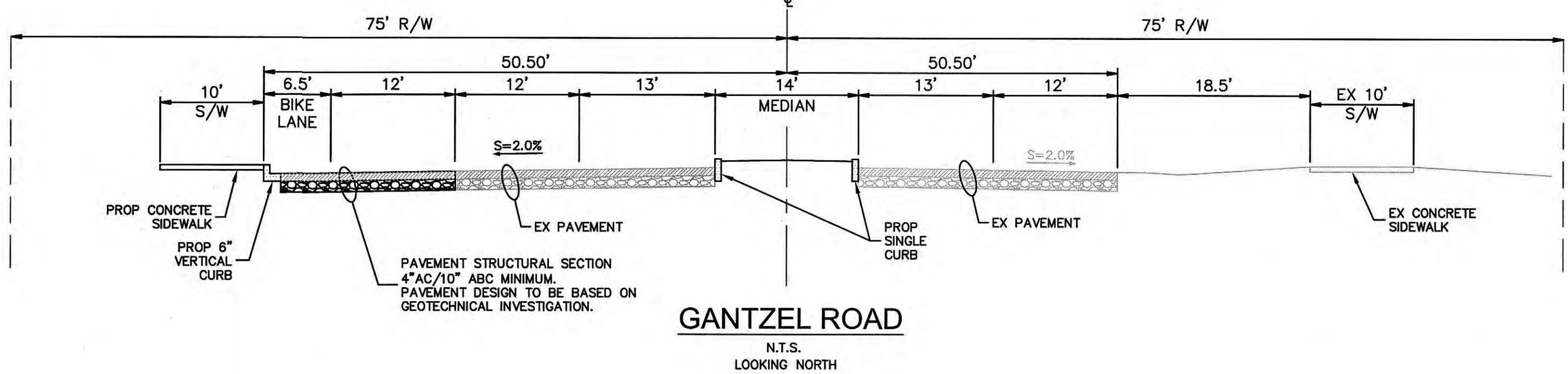
**TYP. LOCAL STREET (PUBLIC)**  
N.T.S.  
LOOKING NORTH OR WEST



**TYP. COLLECTOR STREET (PUBLIC)**  
N.T.S.



**TYP. RESIDENTIAL STREET SECTION**  
N.T.S.



AREA TABLE			AREA TABLE			AREA TABLE		
TRACT NAME	AREA (SF)	AREA (AC)	TRACT NAME	AREA (SF)	AREA (AC)	TRACT NAME	AREA (SF)	AREA (AC)
LOT : 1	5,250.48	0.12	LOT : 49	5,400.00	0.12	LOT : 97	5,175.00	0.12
LOT : 2	5,399.42	0.12	LOT : 50	5,400.00	0.12	LOT : 98	5,175.00	0.12
LOT : 3	5,400.00	0.12	LOT : 51	5,400.00	0.12	LOT : 99	5,232.41	0.12
LOT : 4	5,400.00	0.12	LOT : 52	5,400.00	0.12	LOT : 100	5,396.23	0.12
LOT : 5	5,400.00	0.12	LOT : 53	5,183.18	0.12	LOT : 101	5,175.00	0.12
LOT : 6	5,400.00	0.12	LOT : 54	5,197.50	0.12	LOT : 102	5,175.00	0.12
LOT : 7	5,400.00	0.12	LOT : 55	5,197.50	0.12	LOT : 103	5,175.00	0.12
LOT : 8	5,383.04	0.12	LOT : 56	5,197.50	0.12	LOT : 104	5,175.00	0.12
LOT : 9	5,264.93	0.12	LOT : 57	5,197.50	0.12	LOT : 105	5,175.00	0.12
LOT : 10	5,346.84	0.12	LOT : 58	5,197.50	0.12	LOT : 106	5,175.00	0.12
LOT : 11	5,400.00	0.12	LOT : 59	5,197.50	0.12	LOT : 107	5,175.00	0.12
LOT : 12	5,400.00	0.12	LOT : 60	5,197.50	0.12	LOT : 108	5,175.00	0.12
LOT : 13	6,686.35	0.15	LOT : 61	5,197.50	0.12	LOT : 109	5,175.00	0.12
LOT : 14	6,622.94	0.15	LOT : 62	5,197.50	0.12	LOT : 110	5,175.00	0.12
LOT : 15	5,175.88	0.12	LOT : 63	5,197.50	0.12	LOT : 111	5,175.00	0.12
LOT : 16	5,175.00	0.12	LOT : 64	5,224.62	0.12	LOT : 112	5,175.00	0.12
LOT : 17	5,175.00	0.12	LOT : 65	5,728.26	0.13	LOT : 113	5,396.23	0.12
LOT : 18	5,175.00	0.12	LOT : 66	5,728.23	0.13	LOT : 115	5,592.96	0.13
LOT : 19	5,175.00	0.12	LOT : 67	5,679.93	0.13	LOT : 116	5,529.10	0.13
LOT : 20	5,175.00	0.12	LOT : 68	5,191.51	0.12	LOT : 117	5,448.07	0.13
LOT : 21	5,175.00	0.12	LOT : 69	5,633.13	0.13	LOT : 118	5,367.04	0.12
LOT : 22	5,536.72	0.13	LOT : 70	5,633.13	0.13	LOT : 119	5,286.00	0.12
LOT : 23	5,666.90	0.13	LOT : 71	5,647.63	0.13	LOT : 120	5,449.03	0.13
LOT : 24	5,644.94	0.13	LOT : 72	5,547.91	0.13	LOT : 121	5,152.74	0.12
LOT : 25	5,637.09	0.13	LOT : 73	5,197.48	0.12	LOT : 122	5,178.93	0.12
LOT : 26	5,386.73	0.12	LOT : 74	5,197.48	0.12	LOT : 123	5,178.61	0.12
LOT : 27	5,175.00	0.12	LOT : 75	5,197.49	0.12	LOT : 124	5,178.28	0.12
LOT : 28	5,175.00	0.12	LOT : 76	5,197.49	0.12	LOT : 125	5,177.96	0.12
LOT : 29	5,175.00	0.12	LOT : 77	5,197.50	0.12	LOT : 126	5,177.64	0.12
LOT : 30	5,175.00	0.12	LOT : 78	5,197.50	0.12	LOT : 127	5,177.31	0.12
LOT : 31	5,175.00	0.12	LOT : 79	5,195.47	0.12	LOT : 128	5,176.99	0.12
LOT : 32	5,445.87	0.13	LOT : 80	5,224.34	0.12	LOT : 129	5,180.29	0.12
LOT : 33	5,204.31	0.12	LOT : 81	5,175.00	0.12	LOT : 130	5,293.95	0.12
LOT : 34	5,623.81	0.13	LOT : 82	5,175.00	0.12	LOT : 131	5,480.32	0.13
LOT : 35	6,879.55	0.16	LOT : 83	5,175.00	0.12	LOT : 132	5,666.76	0.13
LOT : 36	6,914.43	0.16	LOT : 84	5,175.00	0.12	LOT : 133	5,849.18	0.13
LOT : 37	6,350.50	0.15	LOT : 85	5,175.00	0.12	TRACT A	21,720.84	0.50
LOT : 38	6,070.10	0.14	LOT : 86	5,175.00	0.12	TRACT B	4,086.33	0.09
LOT : 39	5,432.41	0.12	LOT : 87	5,596.91	0.13	TRACT C	3,600.00	0.08
LOT : 40	5,400.00	0.12	LOT : 88	5,840.89	0.13	TRACT D	4,734.74	0.11
LOT : 41	5,400.00	0.12	LOT : 89	5,874.86	0.13	TRACT E	109,825.97	2.52
LOT : 42	5,400.00	0.12	LOT : 90	5,827.69	0.13	TRACT F	3,057.61	0.07
LOT : 43	5,400.00	0.12	LOT : 91	6,293.86	0.14	TRACT G	9,291.30	0.21
LOT : 44	5,400.00	0.12	LOT : 92	6,234.69	0.14	TRACT H	2,137.79	0.05
LOT : 45	5,400.00	0.12	LOT : 93	5,184.42	0.12	TRACT I	11,213.55	0.26
LOT : 46	5,400.00	0.12	LOT : 94	5,175.00	0.12	TRACT J	313,777.50	7.20
LOT : 47	5,400.00	0.12	LOT : 95	5,175.00	0.12			
LOT : 48	5,400.00	0.12	LOT : 96	5,175.00	0.12			

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED 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 OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**ATWELL**  
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.218.8831

**TENTATIVE PLAT**  
**BELLA CAMINO**  
PINAL COUNTY, ARIZONA

Know what's below.  
Call before you dig.  
**811**

REVISIONS:

SUB 1:03-25-2019
SUB 2:06-13-2019
SUB 3:08-19-2019

REGISTERED PROFESSIONAL ENGINEER  
19246  
MATTHEW OLSEN  
P.E. LICENSE NO. 12001060  
ARIZONA

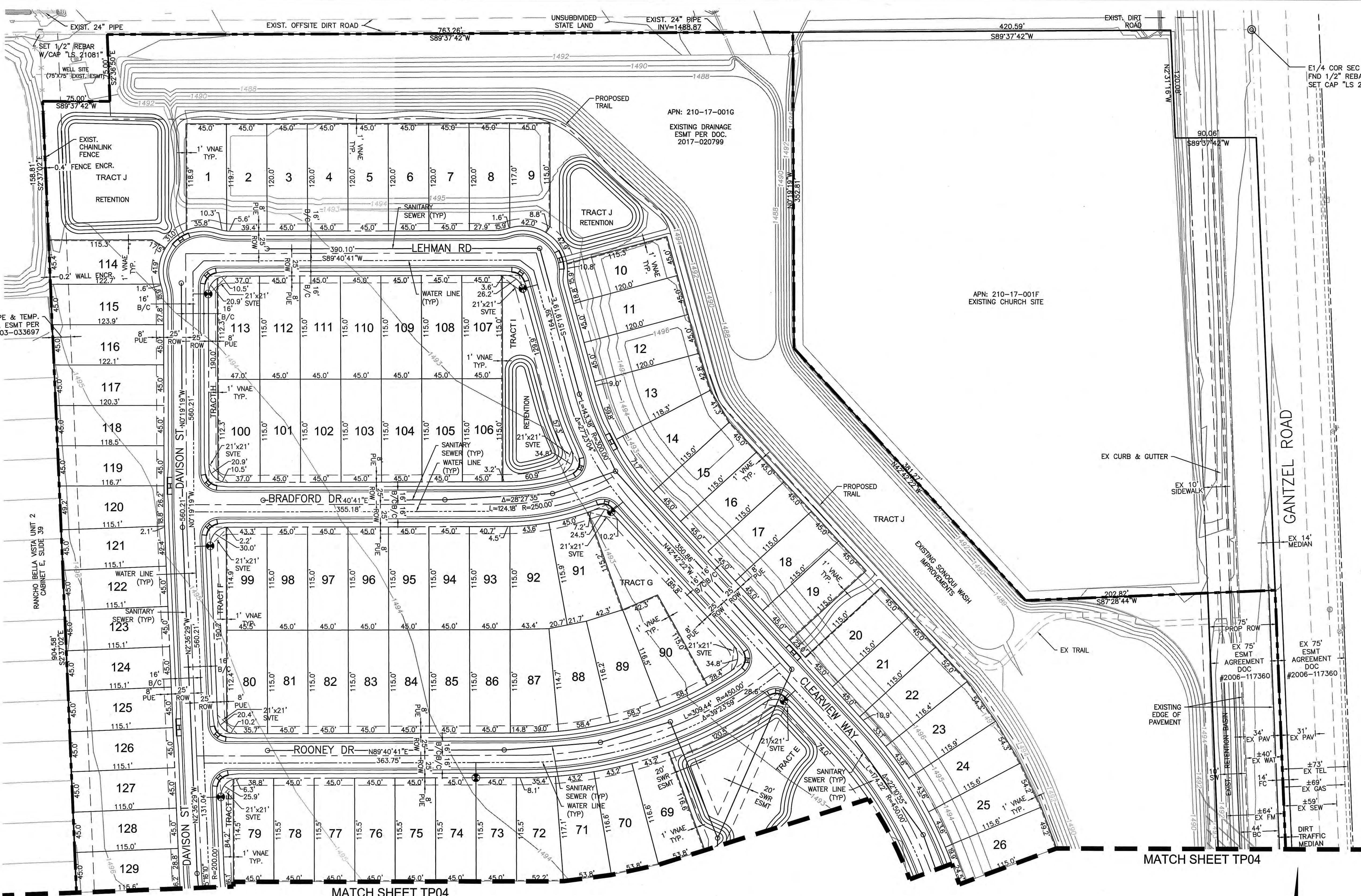
PM. M. OLSEN  
DR. Z. WATSON  
JOB NO. 12001060  
FILE NO. 12001060-DT01

DT01  
SHEET NO.  
**2 OF 4**

CASE #: S-008-19



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**NOTES:**

1. SIGHT VISIBILITY TRIANGLE EASEMENTS (SVTE): 21'x21' (LOCAL TO LOCAL) AND 33'x33' (FOR ALL OTHERS), ARE REQUIRED AT ALL INTERSECTIONS.

2. A 1' VEHICULAR NON-ACCESS EASEMENT (VNAE) SHALL BE DEDICATED ON ALL LOTS ADJACENT TO OR BACKING UP TO ANY TRACT, DRAINAGE FEATURE, COLLECTOR STREET AND ARTERIAL STREET.



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**TENTATIVE PLAT**

**BELLA CAMINO**

PINAL COUNTY, ARIZONA

PROJECT:

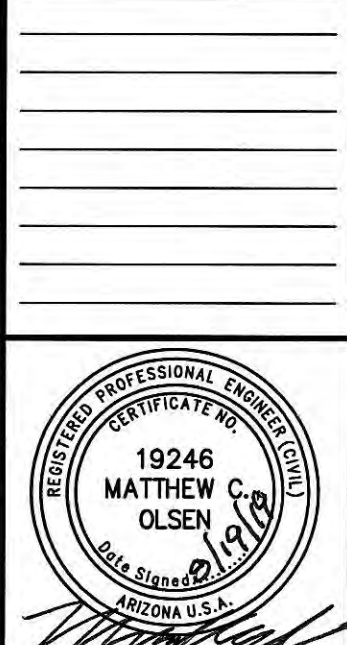


**REVISIONS:**

SUB 1:03-25-2019

SUB 2:06-13-2019

SUB 3:08-19-2019



PM. M. OLSEN

DR. Z. WATSON

JOB NO. 12001060

FILE NO. 12001060-TP03

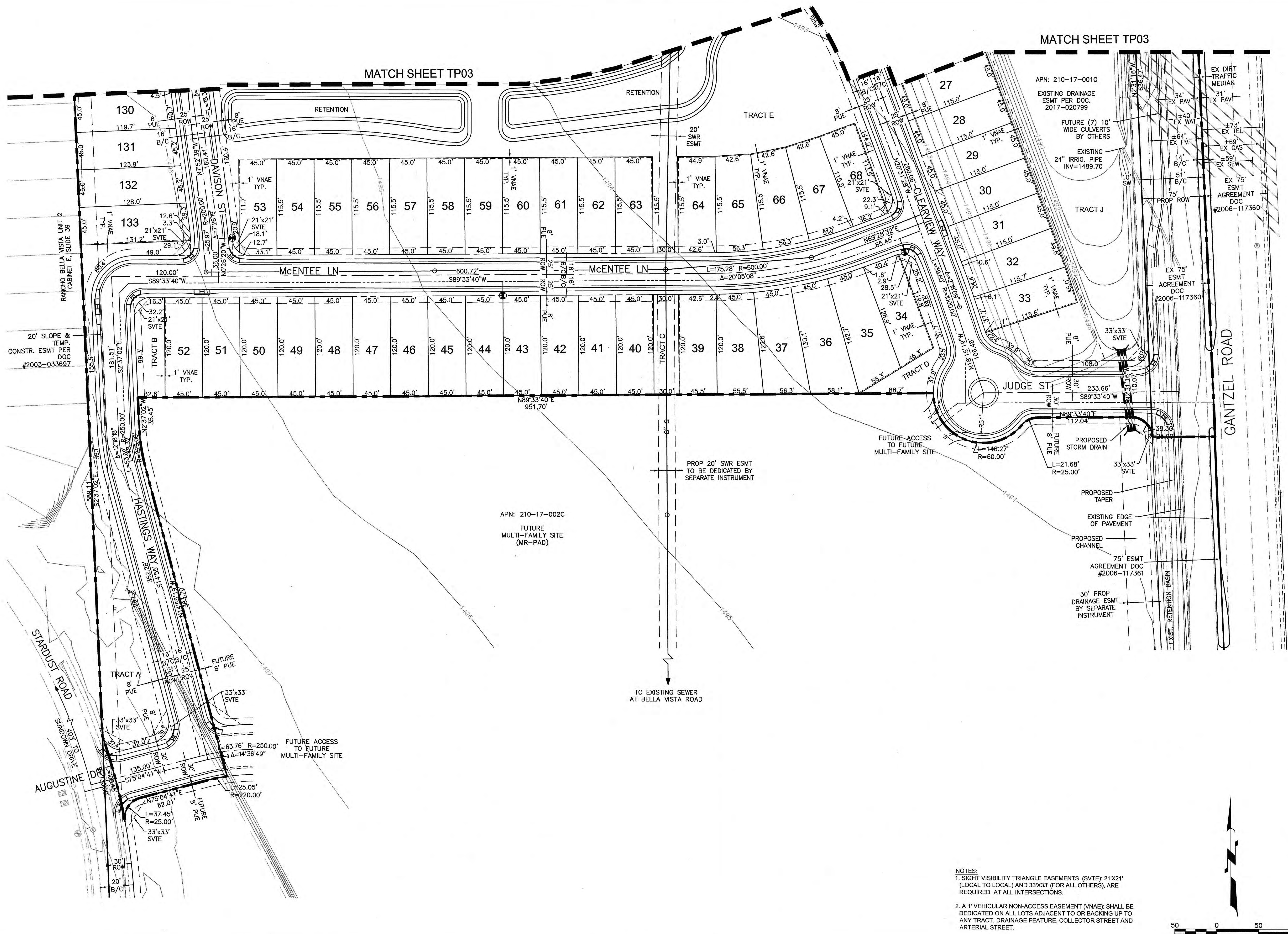
TP03

SHEET NO. 3 OF 4

CASE #: S-008-19



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MATCH SHEET TP03

MATCH SHEET TP03

APN: 210-17-001G

APN: 210-17-002C  
FUTURE MULTI-FAMILY SITE (MR-PAD)

EXISTING DRAINAGE ESMT PER DOC. 2017-020799

FUTURE (7) 10' WIDE CULVERTS BY OTHERS

EXISTING 24" IRRIG. PIPE INV=1489.70

EXISTING 24" IRRIG. PIPE INV=1489.70

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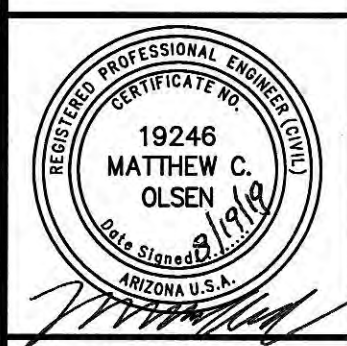


TENTATIVE PLAT  
BELLA CAMINO  
PINAL COUNTY, ARIZONA

PROJECT:



REVISIONS:  
SUB 1: 03-25-2019  
SUB 2: 06-13-2019  
SUB 3: 08-19-2019



PM. M. OLSEN  
DR. Z. WATSON  
JOB NO. 12001060  
FILE NO. 12001060-TP04  
TP04

SHEET NO.  
4 OF 4

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