AMENDED FINAL PLAT
FOR
SAN TAN 320
PARCELS 1 - 5

A RE-PLAT OF SAN TAN 320 PARCELS 1 – 5, RECORDED IN FEE NO. 2023-051557, PINAL COUNTY RECORDS, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF **EPCOR** WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. **86-400665.0001**.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220394.
3. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE **SAN TAN TRAILS ASSOCIATION INC.** TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE **SAN TAN TRAILS ASSOCIATION INC.**
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS CC THROUGH TRACT LL ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE **SAN TAN TRAILS ASSOCIATION INC.**
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, MECHANICAL EQUIPMENT, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE DECLORATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAN TAN TRAILS, RECORDED IN THE OFFICIAL RECORDS OF PINAL COUNTY AT RECORDING NO. 2022-029777, AND IN COMPLIANCE WITH ZONING AND PLANNED AREA DEVELOPMENT REQUIREMENTS.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 3/11/2022 IN FEE NO. 2022-029777 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. MAINTENANCE OF ALL DRAINAGE ELEMENTS WITHIN THE PROJECT WILL BE THE RESPONSIBILITY OF THE HOA. SHOULD THE HOA NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, PINAL COUNTY MAY ENTER UPON AND MAINTAIN THE EASEMENTS, AT ITS OWN DISCRETION.
16. THE TEMPORARY DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER AND CANNOT BE ABANDONED WITHOUT APPROVAL FROM THE COUNTY.
17. ALL BEGINNING AND END OF THE SIDEWALK EASEMENTS ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINE. ALL DIMENSIONS TO BEGINNING AND END OF THE SIDEWALK EASEMENTS ARE MEASURED ALONG THE PROPERTY LINE.
18. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS WITHIN THE PUBLIC UTILITY EASEMENT.
19. STREETS SHOWN AS TRACT CCC IS PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE **SAN TAN TRAILS ASSOCIATION INC.**, FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS, AND PUBLIC UTILITIES.
20. RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE **SAN TAN TRAILS ASSOCIATION INC.**, WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21' X 21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT PRIVATE COLLECTOR AND/OR ARTERIAL INTERSECTIONS.

LIENHOLDER RATIFICATION

THE UNDERSIGNED IS THE DULY AUTHORIZED AGENT OF EACH BENEFICIARY WHO HOLDS BENEFICIARY INTEREST UNDER THE PERFORMANCE DEED OF TRUST DATED 3/9/2022, AND RECORDED ON 3/11/2022, AS FEE NO. 2022-029778 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA AND DOES HEREBY RATIFY THIS PLAT ON BEHALF OF EACH BENEFICIARY THIS 7th DAY OF February, 2025.

BY: _____

NAME: JASON BARNEY

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

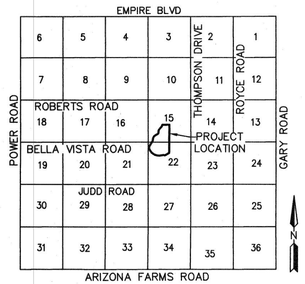
STATE OF ARIZONA)
)SS.
COUNTY OF Maricopa)

ON THIS 7 DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JASON BARNEY, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF BOA SORTE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP; BEN FATTO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; VIEL GLUCK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LANDMARK LAND INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LAND HILL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND DRAGONFLY CAPITAL HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF EACH ENTITY REFERENCED IN THIS ACKNOWLDEGEMENT, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: _____

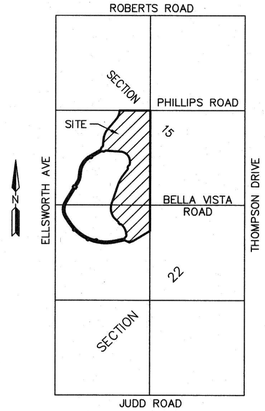
MY COMMISSION EXPIRES: 12-11-2026

SHERYL H HENNEIGH
Notary Public - Arizona
Maricopa County
Commission # 637958
My Comm. Expires Dec 11, 2026



VICINITY MAP

NTS
T3S-R7E



LOCATION MAP

NTS

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT
(PAD) ZONING DISTRICT (R-7)
(PAD) ZONING DISTRICT (R-9)
(PAD) ZONING DISTRICT (R-12)
(PAD) ZONING DISTRICT (MD)
CASE # PZ-PD-008-15
*SEE FP02 FOR LOT DEVELOPMENT STANDARDS

BENCHMARK

NORTHEAST CORNER OF SECTION 10, T.3S., R.7E.,
FOUND 3" PCHD (PINAL COUNTY HIGHWAY DEPARTMENT)
BRASS CAP IN HAND HOLE, DOWN 0.8', STAMPED
"PINAL COUNTY HWY DEPT"
ELEVATION: 1529.82'
DATUM: NAVD88

SERVICE PROVIDERS

WATER	EPCOR
SEWER	EPCOR
ELEC.	SRP
GAS	MESA GAS
TELEPHONE	COX OR CENTURY LINK
CABLE TV	COX OR CENTURY LINK
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
FIRE	RURAL METRO
ELEMENTARY SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE	REPUBLIC SERVICES

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
– – – – –	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
SWE	SIDEWALK EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 E. VIA DE VENTURA, #390
SCOTTSDALE, AZ 85258

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARINGS

N0°02'53"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 2024, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
bbenedict@hilgartwilson.com

DATE: 1-20-2025

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT JR.
Date Signed: 2024
ARIZONA, U.S.A.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 2-11-2025
PLANNING DIVISION

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 2/11/2025
AQUIFER PROTECTION DIVISION

PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE 02/13/2025
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A SUBDIVISION IMPROVEMENT PERFORMANCE BOND, RESOLUTION NO. 070523-8022-142, HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 11-822, THIS ___ DAY OF _____, **2025**. APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____ CHAIR ATTEST: _____ CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA)
)SS.
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF AMENDED FINAL PLAT FOR **"SAN TAN 320 – PARCELS 1 – 5"**, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, IS THE OWNER OF FEE TITLE IN THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. **TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION** HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC, UPON ALL LOTS ADJACENT TO TRACTS AND/OR ADJACENT TO STREETS ON THE SIDES AND REAR OF LOTS.

OWNER HEREBY GRANTS TO PINAL COUNTY AN EMERGENCY ACCESS EASEMENT ACROSS TRACT CCC FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, AAA, B, C, CCC, D, E, G, H, HHH, I, K, L AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE AREAS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE **SAN TAN TRAILS ASSOCIATION INC.** SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE AREA PER THE APPROVED PLANS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE AREAS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE USE.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER AND SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC OVER THOSE AREAS DESIGNATED AS SUCH HERON FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF THE SIDEWALKS. MAINTENANCE OF THE SIDEWALKS WITHIN THE EASEMENT WILL BE THE RESPONSIBILITY OF THE SAN TAN TRAILS ASSOCIATION INC.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 10th DAY OF February, 2025

BY: _____

NAME: Aaron Insco

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS.
COUNTY OF Maricopa)

ON THIS 10th DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Aaron Insco, WHO ACKNOWLEDGED THEMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: 07/22/2026

GAIL LANGDON
Notary Public - Arizona
Maricopa County
Commission # 636739
My Comm. Expires Jul 22, 2026

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E HIGHLAND AVE, STE 250 | PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

SAN TAN 320 - PARCELS 1 - 5
PINAL COUNTY, ARIZONA
AMENDED FINAL PLAT

STATUS:
COUNTY TRACKING NO: FP21-039
PROJ. NO.: 1264
DATE: JAN 2025
SCALE: NONE
DRAWN: MRM/GS
APPROVED: BJB

DWG. NO.
FP01
SHT. 1 OF 16

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TABLE 23.201 : LOT DEVELOPMENT STANDARDS / SETBACKS, BUILDING HEIGHT, LOT COVERAGE – CIRCLE G AT THE SAN TANS

STANDARD	CASITAS SF-D (MD) (PROPOSED)	CASITAS SF-D (MD) (PCDSC)	CASITAS SF-A (MD) (PROPOSED)	CASITAS SF-A (MD) (PCDSC)	55'X120' (R-7) (PROPOSED)	55'X120' (R-7) (PCDSC)	65'X130' (R-7) (PROPOSED)	65'X130' (R-7) (PCDSC)	80'X140' (R-9) (PROPOSED)	80'X140' (R-9) (PCDSC)	VLDR (R-12) (PROPOSED)	VLDR (R-12) (PCDSC)
MINIMUM LOT AREA (SQ. FT.):	7,000	7,000	**3,000**	3,500	**6,600**	7,000	**6,600**	7,000	9,000	9,000	12,000	12,000
MINIMUM LOT WIDTH (FT.):	50	50	25	25	50	50	50	50	50	50	50	50
MINIMUM HEIGHT (FT.):	30	30	30	30	30	30	30	30	30	30	30	30
MINIMUM BUILDING SETBACKS (FT.):												
FRONT (FRONT FACING GARAGE):	20	20	20	20	20	20	20	20	20	20	**20**	20
FRONT (SIDE ENTRY GARAGE/PORCH/LIVABLE AREA):	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED
SIDE:	**5 / 10**	10	**0**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:	–	–										
REAR (DWELLING UNITS):	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25
REAR (COVERED PATIO):	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED
BUILDABLE AREA (MAXIMUM LOT COVERAGE (%)):	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
PARKING:	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU

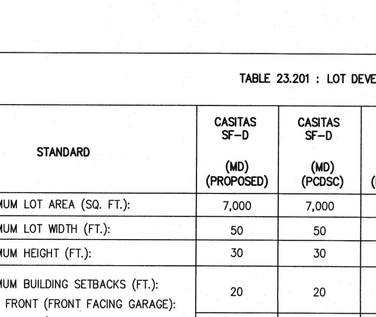
* PROPOSED DEVIATIONS FROM PINAL COUNTY DEVELOPMENT SERVICES CODE (PCDSC) STANDARDS ARE INDICATED IN BOLD TYPEFACE.

LAND USE TABLE	
GROSS ACREAGE	82.166 ACRES
AREA OF STREETS (PRIVATE)	20.552 ACRES
NET ACREAGE	61.614 ACRES
AREA OF TRACTS	29.318 ACRES
AREA OF PARCEL 4	7.638 ACRES
TOTAL NUMBER OF LOTS	122 LOTS
OVERALL DENSITY	1.48 DU/GROSS AC.
AVERAGE AREA PER LOT	9,000 S.F.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	6.347	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT AAA	1.973	COMMON AREA. DRAINAGE, WATER & SEWER EASEMENT
TRACT B	1.235	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT C	4.103	COMMON AREA, DRAINAGE, OPEN SPACE & SEWER EASEMENT
TRACT CCC	20.552	COMMON AREA, ROADWAY & DRAINAGE
TRACT D	2.965	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT E	2.312	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT F	0.037	COMMON AREA, OPEN SPACE
TRACT G	2.004	COMMON AREA, DRAINAGE, OPEN SPACE & SEWER EASEMENT

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT H	1.397	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT HHH	0.250	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT I	1.965	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT J	0.025	COMMON AREA, OPEN SPACE
TRACT K	2.461	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT L	2.136	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT M	0.064	COMMON AREA, OPEN SPACE
TRACT N	0.042	COMMON AREA, OPEN SPACE

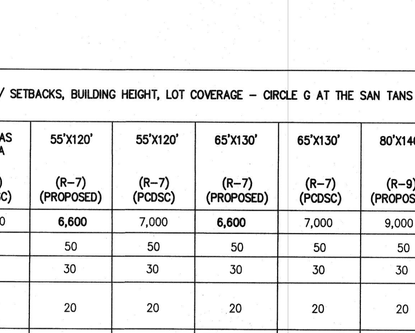
NOTES:
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS/SIDEWALKS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 55', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

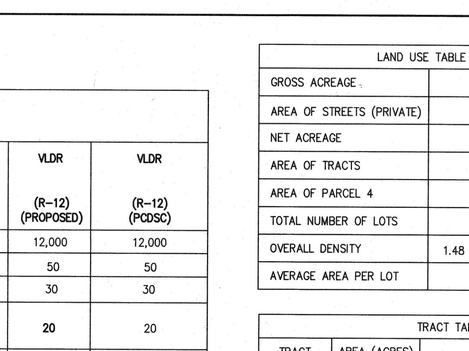
TYPICAL 55'x120' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 65', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

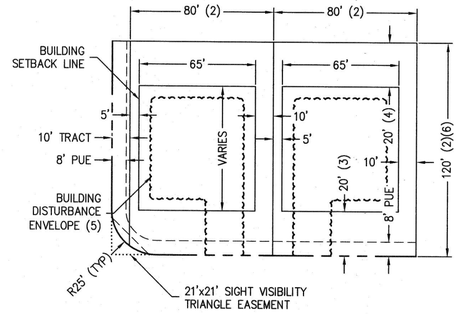
TYPICAL 65'x130' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-9 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80', MINIMUM LOT AREA IS 9,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

TYPICAL 80'x140' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-12 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80'. MINIMUM LOT DEPTH PER PRODUCT TYPE IS 120'. LOT WIDTHS OR DEPTHS MUST BE ADJUSTED TO PROVIDE THE MINIMUM LOT SQUARE FOOTAGE. MINIMUM LOT AREA IS 12,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. INDIVIDUAL BUILDING DISTURBANCE ENVELOPES WILL BE ESTABLISHED AT THE TIME OF DWELLING UNIT DESIGN FOR EACH LOT. REMAINDER OF LOT AREA TO BE PRESERVED AS PRIVATE ONLOT OPEN SPACE.
6. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

TYPICAL VERY LOW DENSITY RESIDENTIAL LOTS & BUILDING SETBACKS
N.T.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
State Expires 9-30-26
ARIZONA, U.S.A.

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: NONE
DRAWN: MRM/GS
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-039

DWG. NO.
FP02
SHT. 2 OF 16

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WEST QUARTER CORNER SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 1/2" REBAR W/CAP, NOT LEGIBLE, FLUSH

CENTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 1/2" REBAR, NO I.D., FLUSH

80.00'

FOUND 1/2" REBAR W/CAP "RLS 33315"

N00°10'59"W 2640.89'

S00°11'31"E 2567.13'

S01°13'31"E 2647.13'

S00°16'11"E 814.90'

S0°16'11"E 2642.45'

1827.54'

NORTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 3 1/2" GLO BRASS CAP, UP 12"

SOUTH QUARTER CORNER SECTION 15 AND NORTH QUARTER CORNER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 2.5" GLO BRASS CAP, UP 12"

WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 3 1/4" MARICOPA COUNTY BRASS CAP, FLUSH

CENTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 1/2" REBAR W/ TAG JASON KACK, RLS 33315, UP 4"

TRACT HHH
TRACT A
TRACT AAA
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N

SAN TAN TRAIL
TALBOT TRAIL
BRUMBY TRAIL
GUNSIGHT TRAIL
RAIN RIDGE TRAIL
GOLDFIELD ROAD
PYRITE TRAIL
GOLDMINE TRAIL
STARLIGHT CIRCLE
MARION TRAIL
COPPER HILL ROAD
LOCKWOOD CIRCLE
CALABASAS LANE
DESERT ORCHARD CIRCLE
MOWRY ROAD

FP04
FP05
FP06
FP07
FP08
FP09
FP10
FP11
FP12
FP13
FP14
FP15
FP16

SAN TAN 320
PARCELS 9, 10, 11, 12 & 13
FEE NO. 2023-092071, PCR

PARCEL 4

KEY MAP
N.T.S.

PARCEL MAP
N.T.S.

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

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DATE: JAN 2025
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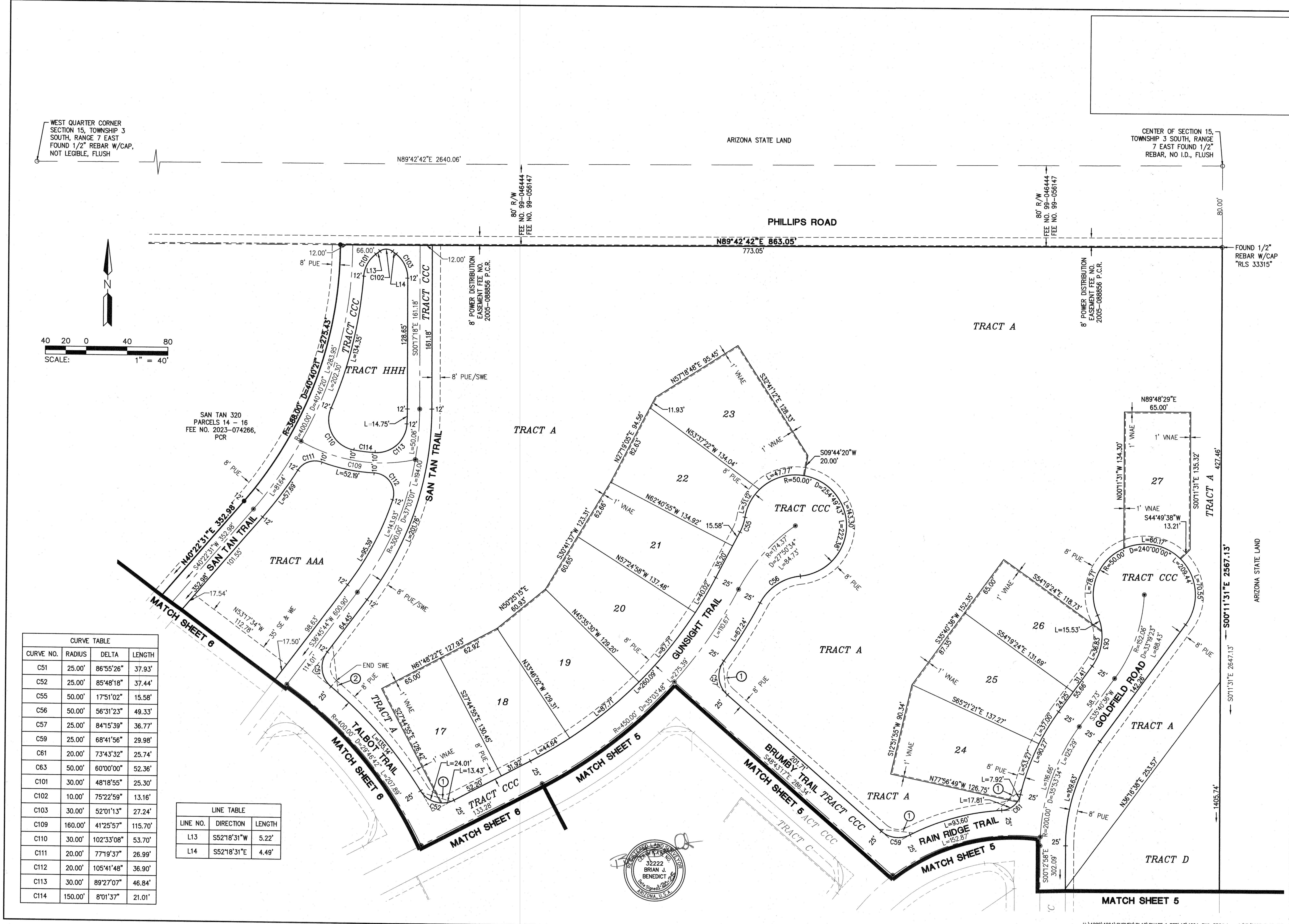
STATUS:

COUNTY TRACKING NO:
FP21-039

DWG. NO.
FP03
SHT. 3 OF 16

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
Date Signed: 1-20-25
ARIZONA, U.S.A.

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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C51	25.00'	86°55'26"	37.93'
C52	25.00'	85°48'18"	37.44'
C55	50.00'	17°51'02"	15.58'
C56	50.00'	56°31'23"	49.33'
C57	25.00'	84°15'39"	36.77'
C59	25.00'	68°41'56"	29.98'
C61	20.00'	73°43'32"	25.74'
C63	50.00'	60°00'00"	52.36'
C101	30.00'	48°18'55"	25.30'
C102	10.00'	75°22'59"	13.16'
C103	30.00'	52°01'13"	27.24'
C109	160.00'	41°25'57"	115.70'
C110	30.00'	102°33'08"	53.70'
C111	20.00'	77°19'37"	26.99'
C112	20.00'	105°41'48"	36.90'
C113	30.00'	89°27'07"	46.84'
C114	150.00'	8°01'37"	21.01'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L13	S52°18'31"W	5.22'
L14	S52°18'31"E	4.49'

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
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APPROVED: BJB

STATUS:

COUNTY TRACKING NO: FP21-039

DWG. NO. FP04

SHT. 4 OF 16



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C45	25.00'	81°47'12"	35.69'
C46	25.00'	81°47'12"	35.69'
C58	25.00'	84°15'39"	36.77'
C60	25.00'	87°53'42"	38.35'
C62	25.00'	99°49'14"	43.55'
C64	500.00'	6°55'03"	60.37'
C65	200.00'	19°54'15"	69.48'
C105	200.00'	34°05'16"	118.99'

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

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DRAWN: MRM/GS	FP21-039
APPROVED: BJB	

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DWG. NO.
FP05
SHT. 5 OF 16

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	N43°33'45"E	43.56'
L20	N43°33'45"E	48.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	70.00'	64°06'48"	78.33'
C12	25.00'	64°06'40"	27.97'
C13	829.52'	3°08'50"	45.56'
C47	25.00'	57°15'39"	24.98'
C48	70.00'	29°36'34"	36.17'
C49	25.00'	67°04'42"	29.27'
C50	25.00'	93°57'22"	41.00'
C53	25.00'	95°23'48"	41.62'
C54	50.00'	38°31'07"	33.61'
C108	50.00'	44°54'02"	39.18'

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PINAL COUNTY, ARIZONA

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FP21-039

DWG. NO.

FP06

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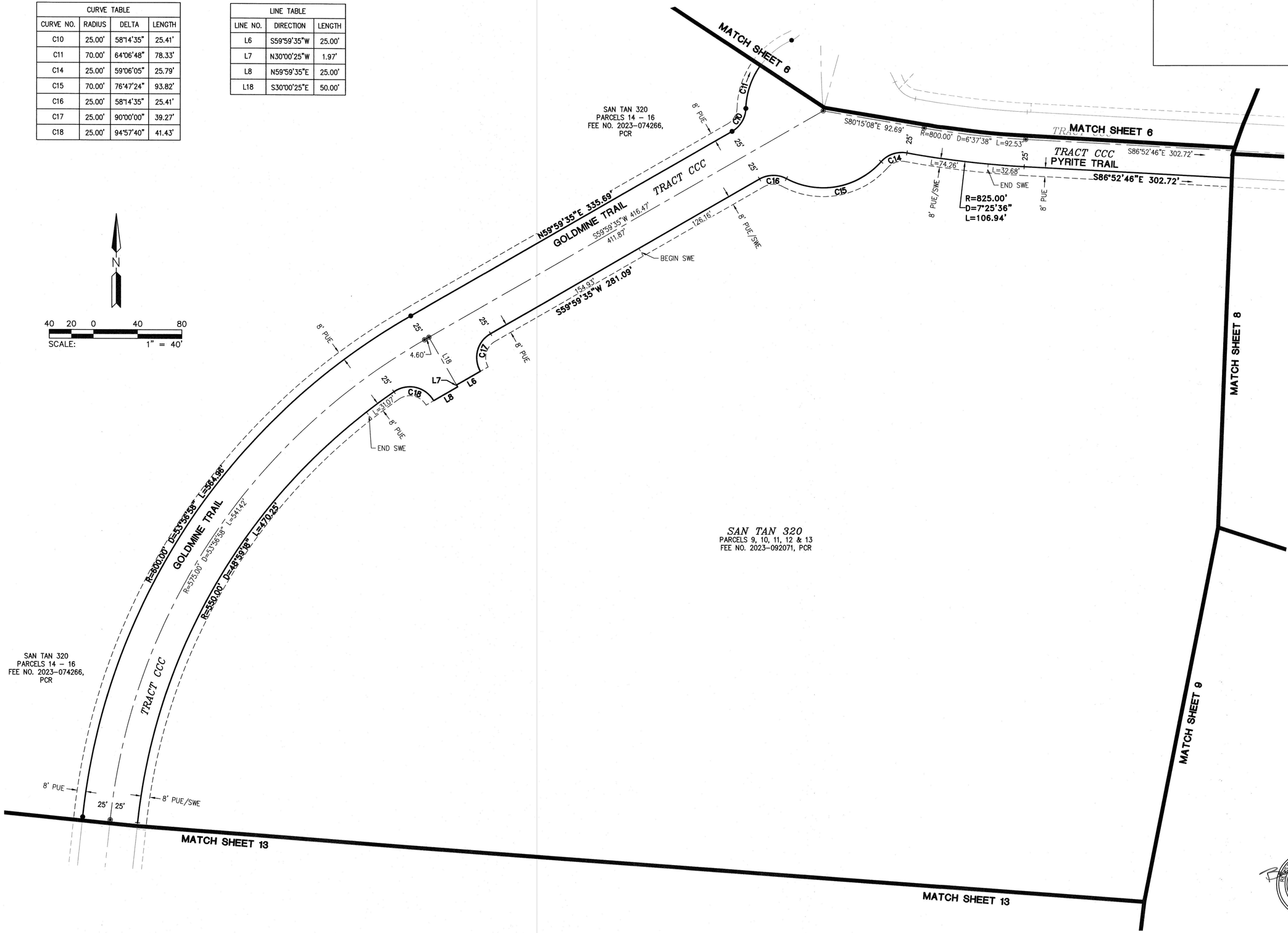
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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	25.00'	58°14'35"	25.41'
C11	70.00'	64°06'48"	78.33'
C14	25.00'	59°06'05"	25.79'
C15	70.00'	76°47'24"	93.82'
C16	25.00'	58°14'35"	25.41'
C17	25.00'	90°00'00"	39.27'
C18	25.00'	94°57'40"	41.43'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	S59°59'35"W	25.00'
L7	N30°00'25"W	1.97'
L8	N59°59'35"E	25.00'
L18	S30°00'25"E	50.00'



N

40 20 0 40 80

SCALE: 1" = 40'

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

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PROJ. NO.: 1264	STATUS:
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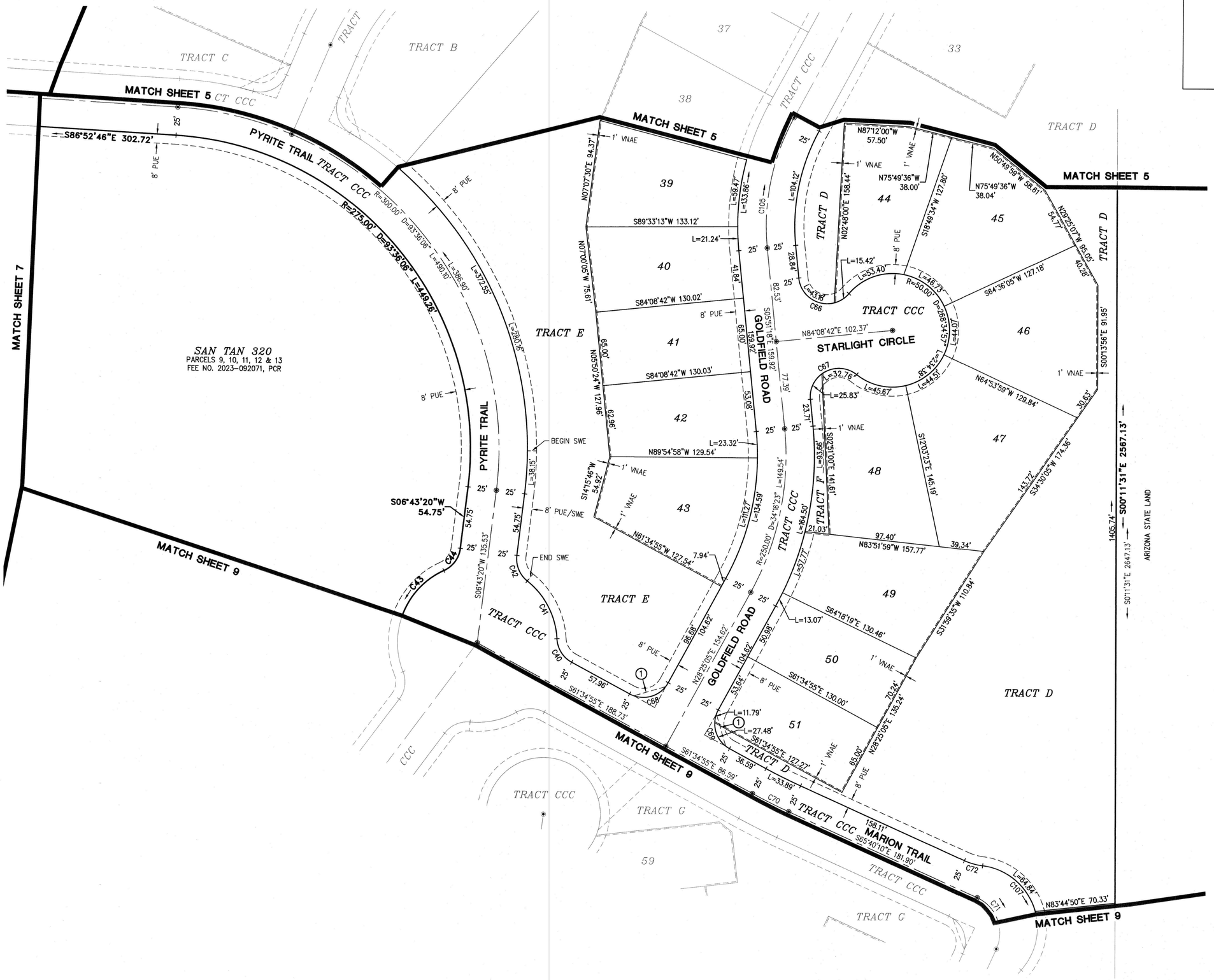
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FP07

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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C40	25.00'	58°14'35"	25.41'
C41	70.00'	48°10'56"	58.87'
C42	25.00'	58°14'35"	25.41'
C43	70.00'	86°40'00"	105.88'
C44	25.00'	58°14'35"	25.41'
C66	25.00'	134°17'29"	58.60'
C67	25.00'	134°17'29"	58.60'
C68	25.00'	90°00'00"	39.27'
C69	25.00'	90°00'00"	39.27'
C70	500.00'	4°05'15"	35.67'
C71	34.00'	90°00'00"	53.41'
C72	55.00'	17°20'29"	16.65'
C105	200.00'	34°05'16"	118.99'
C107	55.00'	124°40'58"	119.69'

REGISTERED LAND SURVEYOR
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BRIAN J.
BENEDICT
Date Signed: 1-16-25
ARIZONA, U.S.A.

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SAN TAN 320 - PARCELS 1 - 5

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

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PROJ. NO.: 1264
DATE: JAN 2025
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APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-039

DWG. NO.
FP08
SHT. 8 OF 16

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