



## **RESOLUTION 2016-970**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AND ADOPTING FINAL PLAT 20160328 FOR THE PURPOSE OF DEVELOPING THE 'CASTLE HEIGHTS' SUBDIVISION, WHICH IS A TWELVE (12) LOT, RESIDENTIAL SUBDIVISION, LOCATED ON PARCEL 404-18-181E, NEAR THE INTERSECTION OF NORTH ARENA DEL LOMA ROAD AND NORTH MONTEZUMA CASTLE HIGHWAY, THAT CONSISTS OF APPROXIMATELY 20.92 ACRES.**

**WHEREAS**, a request for approval of Final Plat 20160328 was filed by Mr. John Bassous, owner of Tierra Verde Holdings LLC, which is owner of parcel 404-18-181E, on August 22, 2016;

**WHEREAS**, a Preliminary Plat was heard by the Planning and Zoning Commission on March 10, 2016 and approved by the Mayor and Common Council under Resolution 2016-956 on April 20, 2016 in public meetings that were posted according to state law, and;

**WHEREAS**, the purpose of the Final Plat is to allow for the development of a twelve (12) lot, residential subdivision, located on parcel 404-18-181E, near the intersection of North Arena Del Loma Road and North Montezuma Castle Highway, that consists of approximately 20.92 acres;

**WHEREAS**, the construction improvement plans have been reviewed and approved by the Town Engineer, and;

**WHEREAS**, the proposed Final Plat is in compliance with the currently adopted General Plan and Planning and Zoning Ordinance, and the proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved;

**NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE HEREBY RESOLVE AS FOLLOWS:**

1. The Mayor and Common Council of the Town of Camp Verde hereby approve Final Plat 20160328 for the purpose of developing the Castle Heights Subdivision with twelve (12) residential lots, located on parcel 404-18-181E with the following conditions:
  - a. The request for exception/waiver was approved by Town Council on April 20, 2016, to allow for a rural road section instead of an urban road section, as recommended for approval by the Town Engineer and Planning and Zoning Commission, as indicated in the typical road section detail located on the Castle Heights Subdivision Preliminary Plat Sheet 2.

- b. In recognition of the need for appropriate fire flow for all new subdivisions, adequate on-site fire flow requirements shall be met prior to the issuance of a building permit, in accordance with state law and all adopted fire codes. The permanent on-site water supply for fire flow shall be installed and operational prior to the issuance of a certificate of occupancy or final inspection approval.
- c. Satisfactory assurances in the form of an assurance letter shall be provided in the full amount necessary to guarantee the installation of streets, and all required improvements in this subdivision prior to plat recordation. Electric and telephone utility services have been assured by letter from the appropriate utility company.
- d. The Castle Heights streets will not be accepted into the Town's road system for maintenance until all street construction is approved by the Town Engineer.

**PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 26<sup>th</sup> day of October, 2016.**

  
\_\_\_\_\_

Charles C. German, Mayor

10.27.2016  
\_\_\_\_\_

Date

Attest:

  
\_\_\_\_\_

Virginia Jones, Town Clerk

  
\_\_\_\_\_

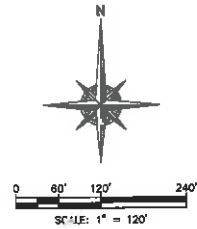
Town Attorney

FILE: Z:\Projects\2015\13065\UNSUBDIVIDED\FINAL PLAT\13065\_FINAL\_PLAT\_01-COVER.dwg <<3333...>>

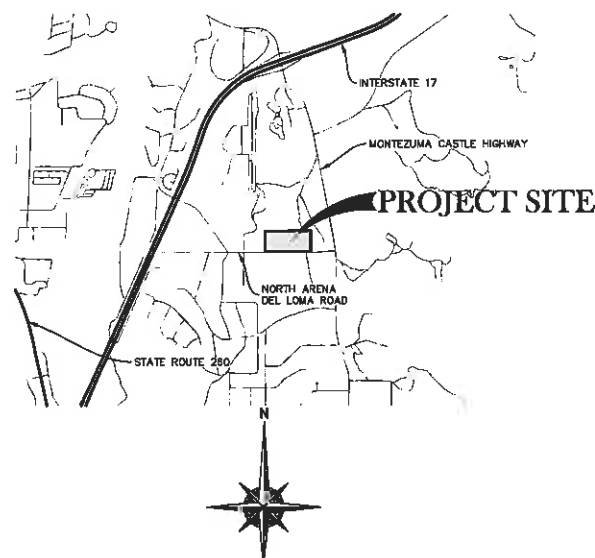
# A FINAL PLAT FOR CASTLE HEIGHTS SUBDIVISION

APN 404-18-181E

1600 NORTH MONTEZUMA CASTLE HIGHWAY, CAMP VERDE, ARIZONA  
SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA



SHEET INDEX	
SHEET	TITLE
1	COVER / 300' BUFFER AREA
2	LOT DEVELOPMENT PLAN



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE

**PROJECT INFORMATION**

**CLIENT/OWNER:**  
JOHN BASSOUS  
TERRA VERDE HOLDINGS, LLC  
P.O. BOX 2898,  
CAMP VERDE, ARIZONA 85322  
(928) 567-2477

**ENGINEER:**  
GRANITE BASIN ENGINEERING, INC.  
1981 COMMERCE CENTER CIRCLE, SUITE B  
PRESCOTT, ARIZONA 86301  
(928) 717-0171

**SITE DATA:**  
ASSESSOR PARCEL NUMBER  
404-18-181E  
TOTAL SUBDIVISION AREA: 20.92± ACRES (ASSESSOR ACRES 21.13)  
TOTAL LOTS: 12  
AVERAGE LOT SIZE: 1.644 ACRES/71,261 SQ.FT. MORE OR LESS  
RIGHT OF WAY AREA: 1.23± ACRES/56,011 SQ.FT. MORE OR LESS

**ZONING NOTE:**  
R1L-70 RESIDENTIAL  
TOWN OF CAMP VERDE

**FLOODPLAIN NOTE:**  
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE  
MAP (FIRM) 0405021800 DATED SEPTEMBER 3, 2010.  
THE PROJECT SITE IS DELINEATED ZONE X AND IS NOT  
IMPACTED BY FEMA DELINEATED 100 YEAR FLOODPLAIN.

**SEWAGE DISPOSAL:**  
ON-SITE SEPTIC OR ALTERNATE SYSTEM

**WATER SUPPLY:**  
ON-SITE WELL

**ELECTRIC:**  
ARIZONA PUBLIC SERVICE

**GAS:**  
UNISOURCE ENERGY

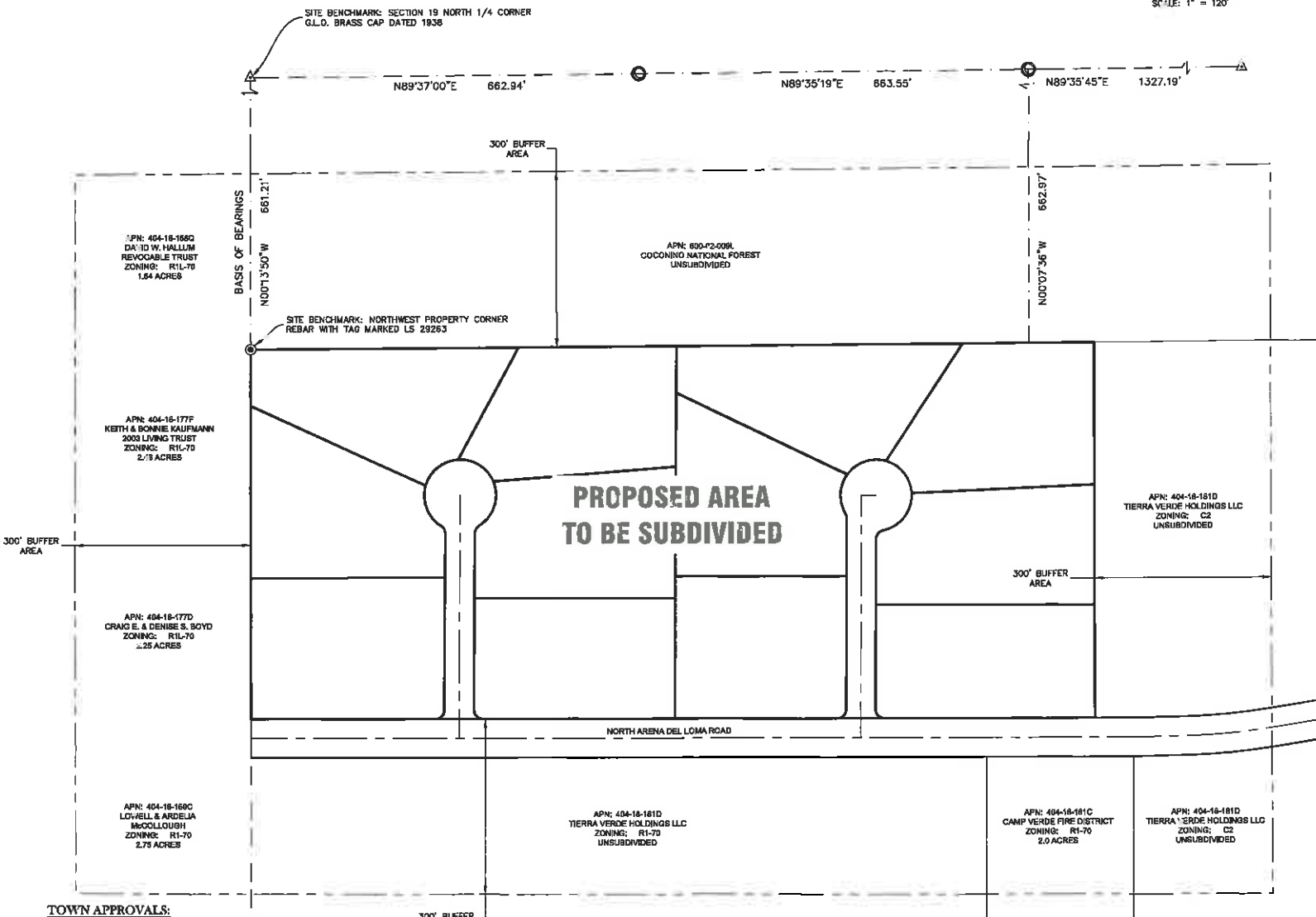
**SOLID WASTE DISPOSAL:**  
WASTE MANAGEMENT

**TELEPHONE/INTERNET/CABLE TV:**  
TO BE DETERMINED

**FIRE DISTRICT:**  
COPPER CANYON FIRE & MEDICAL AUTHORITY

**SCHOOL DISTRICT:**  
CAMP VERDE UNIFIED SCHOOL DISTRICT

**POLICE:**  
CAMP VERDE MARSHAL'S OFFICE



**LOCATION MAP**

**TOWN APPROVALS:**

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF TOWN COUNCIL APPROVAL:**

I, \_\_\_\_\_ TOWN CLERK OF THE TOWN OF CAMP VERDE, HEREBY CERTIFY THAT SAID COUNCIL APPROVED THE FINAL PLAT RESOLUTION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**EXCEPTIONS/WAIVERS**

- EXCEPTION OR WAIVER TO ALLOW FOR A RURAL ROAD SECTION INSTEAD OF AN URBAN ROAD SECTION, AS RECOMMENDED BY THE TOWN ENGINEER/PUBLIC WORKS DIRECTOR AS SHOWN IN THE TYPICAL ROAD SECTION DETAIL LOCATED ON SHEET 2 OF THIS PRELIMINARY PLAT.

RECOMMENDATION FOR APPROVAL \_\_\_\_\_ MARCH 10, 2016  
PLANNING & ZONING COMMISSION DATE OF ACTION  
APPROVED \_\_\_\_\_ APRIL 20, 2016  
TOWN COUNCIL DATE OF ACTION

**ENGINEER'S CERTIFICATE:**

I, JAMES BINICK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HOLD LICENSE NUMBER 14453 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT THE DRAINAGE STUDY, ROADWAY DESIGN, PERCOLATION TESTS AND UTILITY DESIGN FOR THIS SUBDIVISION WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 2016 AND TO ALSO CERTIFY THAT THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.

\_\_\_\_\_  
9/26/2016  
ENGINEER: JAMES BINICK, P.E. DATE:  
ARIZONA REGISTRATION #14453

**SURVEYOR'S CERTIFICATE:**

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33361 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

\_\_\_\_\_  
9/26/2016  
SURVEYOR: THOMAS A. LIUZZO, R.L.S. DATE:  
ARIZONA REGISTRATION #33361

**DECLARATION/DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS:  
THAT "TERRA VERDE HOLDINGS, LLC", AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF THE "CASTLE HEIGHTS SUBDIVISION" BEING A SUBDIVISION SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF THE "CASTLE HEIGHTS SUBDIVISION" AND DECLARES THAT THIS PLAT:

- SETS FORTH THE NAME, LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.
- DEDICATES FOR THE PUBLIC USE, THE STREETS AS SHOWN AND PLATTED HEREON.
- GRANTS AND/OR RESERVES AS APPLICABLE, THE EASEMENTS AS SHOWN, FOR THE PURPOSES DESCRIBED HEREON.
- ALL DRAINAGE WILL BE MAINTAINED WITHIN THE PROJECT LIMITS. PRE-DEVELOPMENT DISCHARGE WILL BE EQUAL TO THE POST-DEVELOPMENT RATE AND DRAINAGE FEATURES ONCE CONSTRUCTED WILL BE CONTAINED WITHIN THE DESIGNATED TRACTS AND/OR EASEMENTS.
- ALL NECESSARY EROSION CONTROL MEASURES WILL BE DEVELOPED AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR WHEN STABILIZATION OF THE DISTURBED AREAS OCCURS. ALL TOWN OF CAMP VERDE DEVELOPMENT CRITERIA WILL BE ADHERED TO DURING THE DEVELOPMENT OF THIS PROJECT.

IN WITNESS WHEREOF:  
"CASTLE HEIGHTS SUBDIVISION"

"TERRA VERDE HOLDINGS, LLC", AS OWNER, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JOHN BASSOUS, WHO ACKNOWLEDGES HIMSELF AS MANAGER FOR "TERRA VERDE HOLDINGS, LLC", AND ACKNOWLEDGES AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO DO SO ON THIS.

DECLARATION BY "TERRA VERDE HOLDINGS, LLC"  
AN ARIZONA LIMITED LIABILITY COMPANY  
BY "TERRA VERDE HOLDINGS, LLC"  
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA } SS  
COUNTY OF YAVAPAI }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR JOHN BASSOUS, WHO ACKNOWLEDGES HIMSELF AS THE MANAGER OF "TERRA VERDE HOLDINGS, LLC", AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO DO SO.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**WATER AVAILABILITY NOTE**

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PREVIOUSLY TO A.R.S. 45-106) STATING THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION AS DETAILED BELOW.

"CASTLE HEIGHTS SUBDIVISION IS BEING SERVED GROUNDWATER BY DRY-LOT INDIVIDUAL WELLS. THE DEVELOPER HAS CHOSEN NOT TO DEMONSTRATE A 100-YEAR ADEQUATE WATER SUPPLY. THE APPLICANT HAS NOT DEMONSTRATED THAT THE CRITERIA FOR PHYSICAL, LEGAL AND CONTINUOUS AVAILABILITY, WATER QUALITY, AND FINANCIAL CAPABILITY HAVE BEEN MET. THEREFORE THE DEPARTMENT MUST FIND THE WATER SUPPLY TO BE INADEQUATE. FOR ADDITIONAL INFORMATION PLEASE CONTACT THE OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY AT 602-771-8599."

**TOWN ENGINEERING NOTES**

NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES (SPH/LT, PAVING, GRASS AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING). THE TOWN OF CAMP VERDE SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OR REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTION OR RECONSTRUCTING UTILITY FACILITIES.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.  
ALL ELECTRICAL AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

**DRAINAGE AND MAINTENANCE NOTE**

NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE TOWN OF CAMP VERDE FOR ADDITIONAL DIRECTION. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF DRAINAGE OVER THEIR RESPECTIVE LOT(S).

FUTURE DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION MAY ALTER EXISTING NATURAL WATERCOURSES DEPICTED ON THIS PLAT, PROVIDED THAT FLOW CHARACTERISTICS OF THE EXISTING WATERCOURSE ENTERING THE SUBDIVISION BOUNDARY IS MAINTAINED. DRAINAGE PLANNING AND COOPERATION IS REQUIRED BETWEEN ALL FUTURE PROPERTY OWNERS WITHIN THIS SUBDIVISION SO THAT SHARED, CONTINUOUS DRAINAGE CONVEYANCE INFRASTRUCTURE CAN BE DEVELOPED TO THE POINT WHERE FULLY-DEVELOPED RUNOFF LEAVES THE SUBDIVISION BOUNDARY AT A RATE EQUAL TO OR LESS THAN THE RATE PRIOR TO ANY DEVELOPMENT.

**CLASS III DRAINAGE EASEMENTS**

EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF CAMP VERDE FOR DRAINAGE PURPOSES AS SHOWN AND NOTED ON THIS PLAT IN THE AREAS MARKED AS DRAINAGE EASEMENT CLASS III.

THE TOWN OF CAMP VERDE IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS CONDITION AS IT WAS WHEN THE SUBDIVISION WAS APPROVED AND ACCEPTED. DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATERCOURSES AND SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL AND ACCEPTANCE OF THE SUBDIVISION (UNLESS APPROVED BY THE TOWN OF CAMP VERDE).

THESE WATERCOURSES MAY REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE MAY CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION.

THESE NATURAL OR MAN-MADE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF SEDIMENT, VEGETATIVE MATERIAL OR OTHER BUILDUP THAT HAS CAUSED THE WATERCOURSE NOT TO FUNCTION AS IT WAS ORIGINALLY INTENDED SINCE THE ORIGINAL APPROVAL OF THIS PLAT.

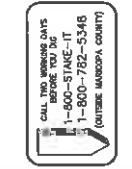
**FIRE DISTRICT NOTES:**

**FIRE AGENCY NOTE:**

IN RECOGNITION OF THE NEED FOR APPROPRIATE FIRE FLOW FOR ALL NEW SUBDIVISIONS, ADEQUATE ON-SITE FIRE FLOW REQUIREMENTS SHALL BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IN ACCORDANCE WITH STATE LAW AND ALL ADOPTED FIRE CODES. THE PERMANENT ON-SITE WATER SUPPLY FOR FIRE FLOW SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION APPROVAL.

**FIRE ACCESS NOTE:**

NORTH THEO COURT AND NORTH JESSICA WAY SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING THE PARKING OF VEHICLES. "NO PARKING" SIGNS SHALL BE INSTALLED ALONG NORTH THEO COURT AND NORTH JESSICA WAY ON BOTH SIDES OF ROADWAY IN ACCORDANCE WITH SECTIONS D103.6.1, D103.6.2 AND D103.6.2 OF THE 2012 INTERNATIONAL FIRE CODE.



REVISIONS	DATE	BY	DESCRIPTION



TERRA VERDE HOLDINGS, LLC  
 P.O. BOX 2898  
 CAMP VERDE, ARIZONA 86322  
 A FINAL PLAT FOR  
 CASTLE HEIGHTS SUBDIVISION  
 COVER / 300' BUFFER AREA



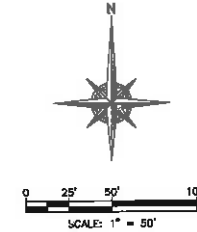
JOB:	13065
DATE:	9/26/2016
SCALE:	AS SHOWN
DRAWN:	TJ/TL
DESIGN:	TL
CHECKED:	TL/JS

# A FINAL PLAT FOR CASTLE HEIGHTS SUBDIVISION

APN 404-18-181E

1600 NORTH MONTEZUMA CASTLE HIGHWAY, CAMP VERDE, ARIZONA

SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA



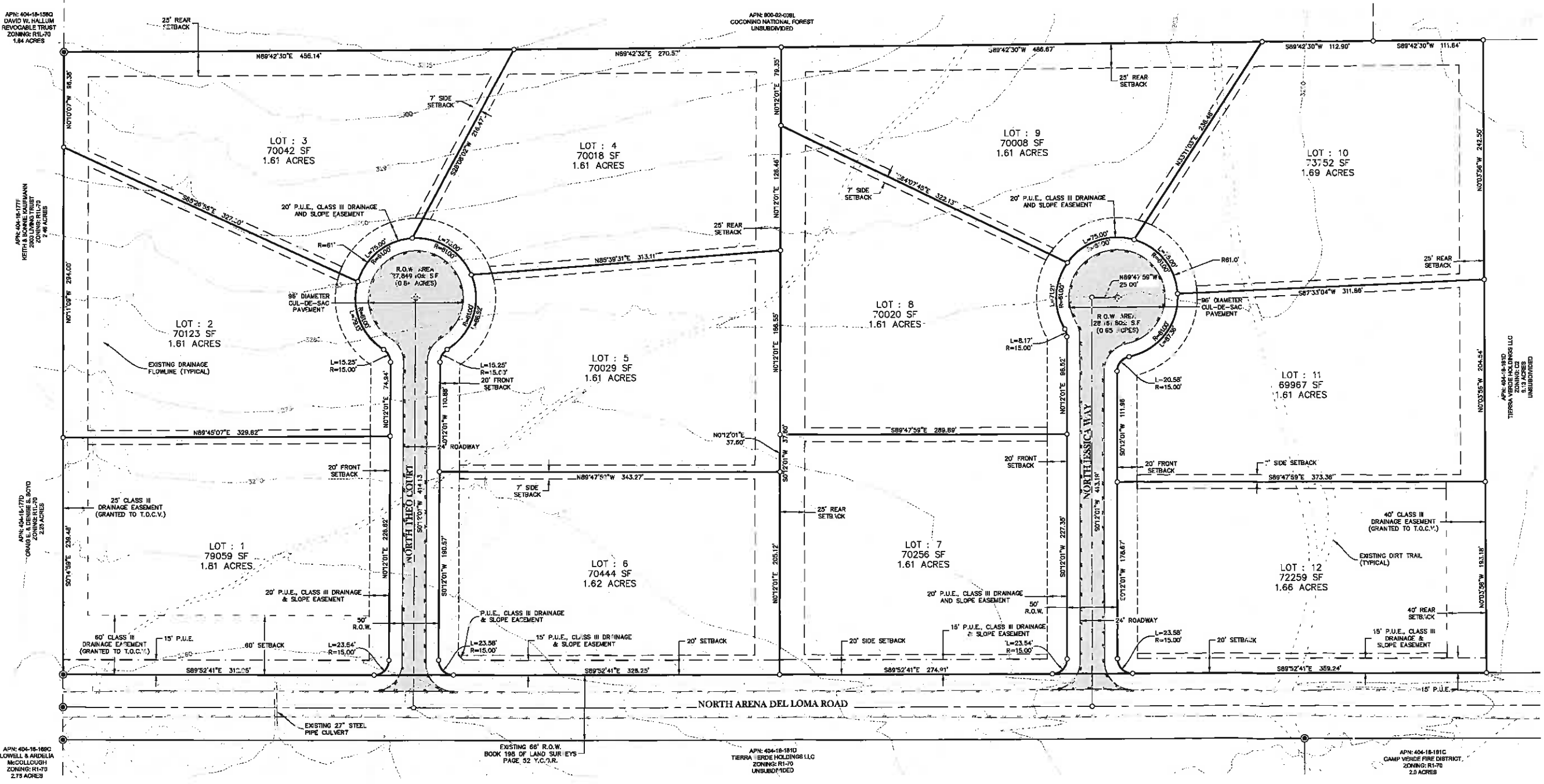
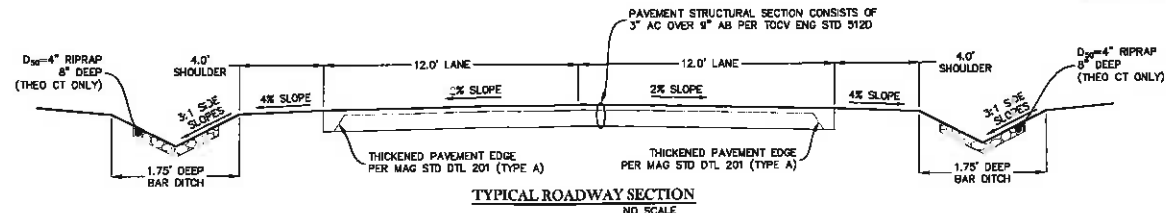
### LEGEND

- ⊙ FOUND 1/2" REBAR & CAP RLS 28283
- △ G.L.O. BRASS CAP DATED 1938
- 1/4 CORNER SECTION 19
- BLM BRASS CAP DATES 1972
- 1/2" REBAR & C/P RLS 33881 TO BE SET UPON COMPLETION OF CONSTRUCTION
- PROPERTY BOUNDARY
- RIGHT OF WAY
- ADJACENT PARCEL LINE
- BUILDING SETBACKS
- BUILDING SETBACKS & DRAINAGE EASEMENT
- BUILDING SETBACKS & DRAINAGE, SLOPE & PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY, DRAINAGE & SLOPE EASEMENT
- PUBLIC UTILITY EASEMENT
- ROADWAY MONUMENT CENTERLINE
- 300 FOOT OWNERSHIP BUFFER
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING FLOW LINE
- EXISTING EDGE OF PAEMENT
- PROPOSED EDGE OF PAEMENT
- PROPOSED PAEMENT

BASIS OF BEARINGS & BENCHMARKS			
THE BASIS OF BEARING FOR THIS PROJECT IS N00°13'50"W, A DISTANCE OF 691.21 FEET ALONG A PORTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, BETWEEN THE NORTH 1/4 CORNER OF SECTION 19 AND THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.			
BENCHMARK POINT	NORTHING	EASTING	ELEVATION
SECTION 19 NORTH 1/4 CORNER	4982.53	2346.65	3099.45
NORTHWEST PROPERTY CORNER	4321.78	2347.97	3141.11

REQUIRED SIZE FOR DRIVEWAY CULVERTS	
Lot #	Size (in)
1	15x21 SQ
2	15
3	12
4	12
5	15x21 SQ
6	15x21 SQ
7	15
8	12
9	12
10	12
11	12
12	15

- NOTES**
- ACCESS & UTILITIES TO THE SITE WILL BE VIA NORTH ARENA DEL LOMA ROAD WEST OFF OF MONTEZUMA CASTLE HIGHWAY.
  - TOPOGRAPHY AND PARCEL DESCRIPTIONS FURNISHED BY HAMMES SURVEYING LLC. IS HELD AS PUBLISHED ON THE N.A.D. 83 VERTICAL DATUM. GBE VERIFIED THE BOUNDARY ON THE GROUND.



CALL FOR MORE DAYS  
1-800-STAKE-IT  
1-800-762-5348  
(OUTSIDE MARICOPA COUNTY)

REVISIONS	DATE	BY

FOR REVIEW ONLY  
 FOR BID ONLY  
 FOR APPROVAL ONLY  
 FOR RECORDING ONLY  
 FOR CONSTRUCTION ONLY  
 FOR AS-BUILT ONLY

GRANITE BASIN  
1891 Commercial  
Cave Creek, AZ 85331  
TEL: 480.717.0171  
ENGINEERING, INC.

TIERRA VERDE HOLDINGS, LLC  
 P.O. BOX 2898  
 CAMP VERDE, ARIZONA 86392  
 A FINAL PLAT FOR  
 CASTLE HEIGHTS SUBDIVISION  
 LOT DEVELOPMENT PLAN

JOB: 13065	DATE: 9/26/2016	SCALE: AS SHOWN	DRAWN: T/JL	DESIGN: TL	CHECKED: T/JL
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SHEET 2 OF 2