

# COUNCIL DECISION REQUEST

SUBJECT: Chilson Ranch Preliminary Plat

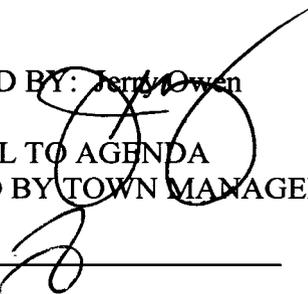
MEETING DATE: May 17, 2007

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY:  Jerry Owen

AMOUNT BUDGETED:

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED:

CONT. FUNDING REQUIRED:

EXHIBITS (If Applicable, To Be Attached):

Preliminary Plat, Planning and Zoning Commission packet

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## **POSSIBLE MOTION:**

"I move to approve the Chilson Ranch Preliminary Plat subject to the conditions recommended by Planning and Zoning Commission."

## **SUMMARY OF THE BASIS FOR POSSIBLE MOTION:**

This preliminary plat is based on the site plan presented to the Town Council as part of the amendment to the Chilson Ranch Development Agreement in December of 2006 and March of 2007. Subsequent development will be guided by the adopted Development Agreement, conditions of the final plat, and all FEMA, Corps of Engineer, Sanitary District and Town requirements. Approval is conditioned on the drainage improvements being completed by the applicant or as part of a larger improvement district.

## **PROS:**

The 153 residential units and 14,000 square feet of commercial space, together with pathways and landscaping, will help improve the vitality of the Main Street district.

## **CONS:**

The concern about water quality impact to the lagoon and lakes will be addressed by the applicant's engineer prior consideration of the final plat.

## **PUBLIC INPUT (if any):**

## **BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):**

The Planning and Zoning Commission approved this request at their April 9, 2007 meeting subject to the attached conditions.

MAY 17 2007 I. G

## **Conditions for S-136-07 (Chilson Ranch – Preliminary Plat)**

### **As recommended by the Planning & Zoning Commission 4-09-07**

1. That the final plat clearly delineate the public's right to full access and use of the American Gulch corridor (Tracts G and H), both in the dedication statement and on the plat drawing.
2. That the final plat and the C C & R's detail the owner's maintenance responsibilities for the drainage channel, pathways, landscaping, lighting and other improvements in accordance with Town requirements and the Development Agreement, as amended.
3. That all plans be approved as part of the Design Review process with particular attention to site lighting, landscaping, sidewalk and pathway improvements along the Gulch corridor, architectural design, and colors and materials.
4. That the applicants comply with all FEMA, Corps and Engineers, Town of Payson and Northern Gila County Sanitary District requirements and those specified in the Development Agreement. In particular, the applicant must provide evidence and documentation that the project will not degrade the water quality of the storm water entering the Green Valley Park lakes.
5. That two approved points of access be provided as part of the first phase of construction.
6. That unless part of a larger improvement district, the applicant's public improvements include landscaping, sidewalks, compacted trail, streetlights and other amenities along American Gulch from Green Valley park to the east boundary of the site.
7. That the public street improvements be completed as described in the Development Agreement as amended.
8. That the applicants coordinate with the Fire Department on the required opticom gate system, the removable bollard detail and fire hydrant placement.
9. That the applicants coordinate trail access with the National Forest.
10. That the final plat note the 75 foot UDC horse setback provision.
11. That the final plat and improvement plans indicate that water lines be placed outside any pavement or concrete and that all other Payson Water Department requirements be met.
12. That the final plat and improvement plans indicate the street width of 33 feet back of curb to back of curb.

13. That Driveway "A" north of the public street be designed and constructed to public street standards.
14. That the drainage channel cross-section be revised on the final plat and improvement plans to reflect the approved section.
15. That the preliminary plat be revised to reflect the general notes prior to Council action on the preliminary plat.
16. That the improvement plans indicate the number and location of water valves and fire hydrants necessary to meet Water and Fire Department requirements.
17. That the improvement plans and final plat reflect the connection to the existing water lines at two locations on Main Street and one location on McLane Road.
18. That the improvement plans indicate that a water line stub with valve be provided at both ends of the east-west public road for future extension.
19. That the preliminary plat material indicate the project's point of connection to the existing sewer line south of the American Gulch channel.
20. The American Gulch Improvement District may be created and construct the drainage channel improvements. These improvements must be completed prior to construction of Phase 3 or any other structures affected by the flood way. If the Improvement District is not used to construct the drainage channel, a revised drainage channel will be required which may prohibit the construction of some of the structures shown on the preliminary plat.
21. That the developer shall include the following amenities along the drainage channel at a minimum: 8 foot wide sidewalk on one side, 8 foot wide compacted trail on the other side, lighting, pedestrian benches, garbage containers, signage indicating public access and landscaping as determined through the Design Review process and the review and approval of improvement plans.
22. That the applicants' request to waive detention cannot be approved until sufficient documentation is submitted to show no adverse effect on storm water quality in accordance with the requirements of the Development Agreement, as amended. This issue may prohibit the construction of some of the structures shown on the preliminary plat.
23. That the improvement plans include a storm water pollution prevention plan.
24. That the final plat for the first phase of project be submitted within 12 months of Council approval of the preliminary plat.
25. That the development meets the requirements of the Sanitary District and other utility

companies.

26. That all other provisions of the Development Agreement, as amended, and the Unified Development Code be met.

27. That the architectural design of the project conform with the style and materials presented as samples.

28. The public use and access easement shall be included in the Phase I Final Plat. The walkway and amenities within the public use and access easement are public infrastructure improvements. The cost of the construction of such walkway and amenities shall be included in the amounts secured by the Agreement to Construct that will be approved with the Phase II Final Plat.



## MEMO

**TO:** Planning and Zoning Commission Members

**FROM:** Jerry Owen, Community Development Director

**DATE:** April 9, 2007

**SUBJECT:** Request from Chilson Ranch L.L.C. for Preliminary Plat Approval of Chilson Ranch Phases 1, 2 and 3 on a 24 acre +/- site located south of Main Street and west of McLane Road identified as Assessor Parcel Numbers 304-15-002A, 304-15-003A, 304-15-003F, and 304-06-200.

This case is a request for preliminary plat approval of Chilson Ranch, a mixed use project consisting of 153 residential condominiums together with 14,000 square feet of commercial condominium space, parking, landscaping and channel improvements to the American Gulch. The Planning and Zoning Commission reviewed and recommended approval of the Chilson Ranch site plan on September 26, 2006. On March 15, 2007, Town Council approved an amendment to the Chilson Ranch Development Agreement that included the site plan used to prepare this preliminary plat. Staff notes the following issues:

1. Process. This preliminary plat will be reviewed by the Town Council prior to the preparation of the final plat and improvement plans. Prior to issuance of building permits, the applicants' final architectural plans must be approved as part of the Design Review process with particular attention to site lighting, landscaping, improvements along the Gulch corridor, circulation, architectural design, and colors and materials. The intent of the Design Review process is to encourage a mountain forest design ethic.
2. American Gulch Channel improvements. Much of the western portion of the project area is impacted by the federally designated FEMA floodplain and floodway. As spelled out in the development agreement, all grading and drainage improvements must be approved by FEMA, the Corps of Engineers and the Town of Payson Public Works Engineer. In addition, the Northern Gila County Sanitary District must approve the plans as they relate to water quality issues at the lagoon and lakes. In the first phase of the project, a bridge will be required over the American Gulch so that two points of access are provided. The Town is working with owners along the Gulch west of the new Westerly Road bridge on the formation of an improvement district to finance channel grading, sidewalk and trails, pedestrian lighting and other amenities along the Gulch. The applicants have the choice

of participating in the larger improvement district or engineering and financing the required improvements themselves. At a minimum, this project will extend public use walkways and trails from the Green Valley Park to the east boundary of the site. It is envisioned that ultimately, public access will be provided all the way to Sawmill Square.

3. Other public improvements. The east – west road through the site must eventually be dedicated and improved to Town standards as described in the Development Agreement as amended.
4. Planning Issues. Staff believes with appropriate site planning this could be a good project for the Main Street area. More detailed plans at the Design Review stage must document that parking, landscaping, open space and American Gulch improvement requirements as spelled out in the Uniform Development Code and the Development Agreement as amended are met.

### Staff Recommendation

Staff recommends approval of this preliminary plat subject to the following conditions:

1. That the final plat clearly delineate the public's right to full access and use of the American Gulch corridor (Tracts G and H), both in the dedication statement and on the plat drawing.
2. That the final plat and the CCR's detail the owners maintenance responsibilities for the drainage channel, pathways, landscaping, lighting and other improvements in accordance with Town requirements and the Development Agreement, as amended.
3. That all plans be approved as part of the Design Review process with particular attention to site lighting, landscaping, sidewalk and pathway improvements along the Gulch corridor, architectural design, and colors and materials.
4. That the applicants comply with all FEMA, Corps and Engineers, Town of Payson and Northern Gila County Sanitary District requirements and those specified in the Development Agreement. In particular, the applicant must provide evidence and documentation that the project will not degrade the water quality of the storm water entering the Green Valley Park lakes.
5. That two approved points of access be provided as part of the first phase of construction.
6. That unless part of a larger improvement district, the applicants public improvements include landscaping, sidewalks, compacted trail, streetlights and other amenities along American Gulch from Green Valley Park to the east boundary of the site.
7. That the public street improvements be completed as described in the Development Agreement as amended.
8. That the applicants coordinate with the Fire Department on the required opticom gate system, the removable bollard detail and fire hydrant placement.
9. That the applicants coordinate trail access with the National Forest.
10. That the final plat note the 75 foot UDC horse setback provision.
11. That the final plat and improvement plans indicate that water lines be placed outside any pavement or concrete and that all other Payson Water Department requirements be met.
12. That the final plat and improvement plans indicate the street width of 33 feet back of curb to back of curb.
13. That Driveway "A" north of the public street be designed and constructed to public street standards.
14. That the drainage channel cross section be revised on the final plat and improvement plans to reflect the approved section.
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16. That the improvement plans indicate the number and location of water valves and fire hydrants necessary to meet Water and Fire Department requirements.
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22. That the applicants request to waive detention cannot be approved until sufficient documentation is submitted to show no adverse effect on storm water quality in accordance with the requirements of the Development Agreement, as amended. This issue may prohibit the construction of some of the structures shown on the preliminary plat.
23. That the improvement plans include a storm water pollution prevention plan.
24. That the final plat for the first phase of project be submitted within 12 months of Council approval of the preliminary plat.
25. That the development meet the requirements of the Sanitary District and other utility companies.
26. That all other provisions of the Development Agreement, as amended and the Unified Development Code be met.
27. Any other conditions the Commission deems necessary.

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION OR  
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- |                             |  |
|-----------------------------|--|
| Abandonment Request         | General Plan or Land Use Plan Amendment                          |
| Administrative Appeal       | Minor Land Division  |
| Code Amendment              | P & Z Commission Appeals   |
| Conditional Use Permit      | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| Development Master Plan     | Temporary Use Permit   |
| Devel. Agreement, PAD & SPD | Variance   |
| Final Subdivision Plat      | Zone Change  |

Project Address: SWC of Main Street & McClane Road, Payson, Arizona  
 Tax Parcels: 304-15-002A, 304-06-200, 304-06-204B, & 304-15-003F  
 Name of Applicant(s): Hurlburt Development, Inc., an Arizona Corp. Phone #: 928-474-2600  
 Mailing Address: 408 South Beeline Highway, Suite C Town: Payson St: AZ Zip: 85411  
 Name of Property Owner(s): Chilson Ranch L.L.C.  
 Mailing Address: 408 South Beeline Highway, Suite C Town: Payson St: AZ Zip: 85411  
 Contact Person: Stan Sissions (Phil Garthright, 480-225-5135) Phone #: 928-474-2600 Fax #: 928-472-714  
 Payson Business License # N/A Sales Tax # N/A

Detailed Description of Request: Chilson Ranch Phases I, II, and III is an approximate 24 acre site with 153 residential condo units in 35 detached structures, with 11 commercial condo units on 12 parcels. Chilson Ranch will have 6.26 acres of open space (35.81% of the site). Amenities are a bridge over American Gulch Channel, a horse riding coral, a rec center w/pool, and walkways and trails.  
 (Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Stan Sissions Print Name [Signature] Signature 3-13-07 Date 3-13-07  
HALIE OVERMAN

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	3-7-07	PS	\$ PREL. SUBD. PLAT 250 <sup>00</sup> + 25 <sup>00</sup> PER LOT, TRACT, PARCEL \$4225 <sup>00</sup> (SEE ATTACHED FOR DETAILS) Pd PS CHECK NUMBER: 247 DATE: 3-13-07
COMPLETED APPLICATION	3-13-07	PS	
NEWSPAPER PUBLICATION	3-23-07	PS	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

CITIZENS  
PARTICIPATION  
MATERIAL

# HURLBURT DEVELOPMENT, INC.

703 West Main Street, PO BOX 576, Payson, AZ 85547 928-474-1099

September 25, 2006

Mr. Ray Erlandsen  
Development Office  
Town of Payson  
303 N. Beeline Hwy  
Payson, AZ 85541

RECEIVED

SEP 25 2006

COMMUNITY DEVELOPMENT  
DEPARTMENT

Subject: Chilson Ranch  
Citizens Participation Meeting

Dear Ray,

The Citizen Participation Meeting for the Chilson Ranch Phase I, II and III was held Saturday, September 22, 2006 at Chilson Ranch, 703A West Main Street, from 10AM to 12 Noon. Two (2) versions of the site plan were shown. Plan A showed the site plan with the 50 ft. public easement through the project and Plan B showed the site plan as a gated community. It also showed a cul de sac off of McLean, providing access to the Human Society, Diamond Veterinary Services, PC and the Town of Payson. Twenty-eight (28) interested participants were in attendance as well as the Chilson Ranch staff. After a short presentation describing the project, participants were asked if they had any questions. We answered an array of questions. Ranging from:

- 1) Will this project enhance floodway going thru the Chilson Property and along the American Gulch?
  - a. Yes, we would be channeling the Floodway into a small area, the engineering studies will be done and all Federal, State and Town regulations will be followed.
- 2) Will there be a bridge over the Gulch?
  - a. Yes, a "designer" bridge will be built over the Gulch that will provide all weather access to the project. Picture attached
- 3) Who would continue the road to Green Valley Parkway and when?
  - a. The Tribe owns the property directly to the west, after several meetings, they disclosed that there were not interest in continuing the roadway at any time in the near future.

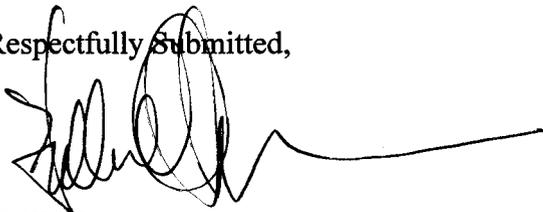
- 4) Who is working on the American Gulch Project at this time?
  - a. Chilson Ranch, LLC, Messinger's Mortuary, Ashby and the Town of Payson are coordinating efforts for a consistent design, which will include lighting and amenities package as well as the engineering for the project.
  
- 5) How soon will the project be competed?
  - a. We will be presenting to the P & Z Commission on Monday, September 25<sup>th</sup>, 2006 and them to the Council as soon as possible.
  
- 6) The remainder of the question dealt with how individuals could participate in the project, i.e. home ownership, etc.

After all questions and statements were addressed, participates were asked to mark on the sign-in sheet, next to their name which Plan " A or B " they preferred. The sign-in sheets are attached.

We believe no issues arose at the Citizen's Participation Meeting that warranted any modifications to the Site Plan "B".

If you have any questions or comments, please do not hesitate wit contact me at 928-238-0091.

Respectfully Submitted,



Hallie Overman  
President  
Hurlburt Development, Inc.

CC: Planning & Zone Commission

**CHILSON RANCH, L.L.C.**  
**P.O. BOX 578\* PAYSON, AZ 85547**  
**928-474-1099 fax 928-474-2600**

**NOTICE OF CITIZEN PARTICIPATION  
MEETING**

Re: Proposed Residential Subdivision consisting of 166 Single-Family  
Condominiums to be known as Chilson Ranch Phase I, II & III

Dear Property Owner:

You are hereby notified of Citizen Participation Meeting to be held on Friday  
September, 2006 at 3:00PM at 703A West Main Street ( The Chilson House)  
Payson, AZ. The purpose of the meeting is to provide information to property  
owners adjacent to subject property and registered interested parties regarding  
our proposed development. An 8 ½ X 11 copy of the Preliminary Development  
Site Plan is attached. If you cannot attend the meeting and/or have questions  
regarding the proposed subdivision, please call me at (382) 474-1099.

Respectfully,



Hallie Overman  
Chilson Ranch, LLC  
(928) 474-1099

Chelson

9/23/06

THRU STREET / CALDESAC

PARTICIPANT NAME:	PARTICIPANT ADDRESS:	PLAN A	PLAN B
Muriel Richardson	703 B Main St		X
Steve & Karen Christensen	6005 6003 W. Main		✓
Robert & Emily DePugh	608 EAST Hunter		X
CHAYTON Forch	1809 W Acropolis		X
Barbara Gandy	600 S. Green Valley Parkway		X
Chad & Melissa Overman	801 N. MURREHEAD RD		X
William & Barbara	1114 S. MUD SPINGS		X
June Audley Bryson Dudley	1700 N. Ogden Cir Payson		X
Jeff Richards Tony Richards	904 W. Haterview Cr. Payson		X
PAUL & Betsy	1203 So. Western Dr Payson		X

CHILSON RANCH

9/23/06

THRU STREET CULDESAC

PARTICIPANT NAME:	PARTICIPANT ADDRESS:	PLAN	PLAN
JAN LANGHAM	602 E. CONTINENTAL DR. PAYSON	V A	V B
JEANIE LANGHAM	602 E. CONTINENTAL DR. PAYSON		✓
DAN MILLER 480 880 7642	904 N. BARKEY MESA AZ 85207		✓
DREW JUSTICE	916 S. MID SPRINGS RD. PAYSON AZ 85241		✓
LISA BOYLE	PAYSON HUMANE SOCIETY		✓
Ron Goodman	707 W. MAIN ST		✓
Don + Nel Gysimat	621 W Main St		✓
Mary Rogers	704 W main st		✓
Karyn <del>Boyle</del> Nelsen	617 W. Main St		✓
Richard Nelsen	627 W. Main St		✓
Gary D. Ahlberg	303 N. Pioneer Jr. Payson		✓
Neckle Wackerhagen/Hattugsten	12223 S. CECOMMO ST PAYSON		✓
CHRIS Wackerhagen	" " "		✓



PRELIMINARY PLAT NARRATIVE

CHILSON RANCH, PHASES I, II, & III  
CONDOMINIUM PLAT  
PAYSON, ARIZONA  
FEBRUARY 22, 2007

PROJECT NUMBER: TDG0607

RECEIVED

MAR 13 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT

PREPARED FOR:

CHILSON RANCH, LLC  
408 SOUTH BEELINE HIGHWAY  
SUITE C  
PAYSON, ARIZONA 85441

PREPARED BY:

TDG, TURNER DESIGN GROUP  
LAND PLANNING & CIVIL ENGINEERING  
77 EAST WELDON AVENUE, SUITE 210  
PHOENIX, ARIZONA 85012

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## INTRODUCTION

Chilson Ranch Phases I, II and III is a mixed use project composed of residential condominium units and commercial / service condominium units arranged in a couple dozen detached structures as generally located southwest of the intersection of Main Street and McClane Road and as situated within the Town of Payson, Arizona. This Preliminary Plat Narrative has been prepared in conjunction with the Town of Payson, Unified Development Code and in pursuit to several meetings and dialogue exchanges with the Town. This additional information has been provided in this narrative to assist in the evaluation of this application submittal.

### ***APPLICANT / OWNER & PROJECT TEAM MEMBERS:***

The applicant / owner for this project is:

Chilson Ranch, L.L.C.  
408 South Beeline Highway  
Suite C  
Payson, Arizona 85441  
(602) 721-6662

The planning / engineering firm for this project is:

TDG, Turner Design Group  
Steve Turner, P.E.  
Phil Garthright, A.I.C.P.  
77 East Weldon Ave, Suite 210  
Phoenix, AZ 85012  
(602) 277-6200  
(602) 277-6201 (fax)

The architectural and landscape architecture firms for this project are:

K-D Architects, L.L.C.  
Kent Dounay, A.I.A.  
8151 East Indian Bend Road  
Suite 109  
Scottsdale, AZ 85250  
(480) 483-3366  
(480) 483-2823 (fax)

G.K. Flanigan Associates  
Greg Flanigan  
4626 North 44<sup>th</sup> Street  
Phoenix, AZ 85018  
(602) 912-9691  
(602) 912-9693

## ***LEGAL DESCRIPTION***

The Chilson Ranch, Phases I, II, and III project is composed of several properties, but two primary properties, one being the initial piece as generally located just south of Main Street and the other (Creach Property) being southeast of the main piece and more closely oriented to McClane Road. The legal description for both properties is as follows:

### **Property 1**

PARCELS 3F-1 AND 3F-2 OF R.O.S. 2725, GILA COUNTY RECORDS, SITUATED IN A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, SAID CORNER ALSO BEING CORNER #6 OF H.E.S. 127;

THENCE N.0°02'15"W. A DISTANCE OF 222.26 FEET TO A POINT, SAID POINT BEING CORNER #1 OF H.E.S. 127;

THENCE S.68°20'40"E. A DISTANCE OF 158.06 FEET TO CORNER #2 OF H.E.S. 127;

THENCE S.86°00'00"E. A DISTANCE OF 88.16 FEET TO THE .W. CORNER OF A.P.N. 304-06-200;

THENCE N.0°52'00"E. A DISTANCE OF 138.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF W. MAIN STREET;

THENCE S.85°57'09"E. ALONG SAID SOUTH LINE A DISTANCE OF 84.10 FEET;

THENCE S.0°52'00"W. A DISTANCE OF 168.10 FEET TO A POINT;

THENCE S.88°19'20"E. A DISTANCE OF 123.30 FEET TO A POINT;

THENCE S.88°37'34"E. A DISTANCE OF 66.22 FEET TO A POINT;

THENCE N.1°36'52"W. A DISTANCE OF 25.00 FEET TO A POINT;

THENCE S.89°38'16"E. A DISTANCE OF 267.33 FEET TO A POINT;

THENCE S.1°20'55"W. A DISTANCE OF 1131.46 FEET TO A POINT;

THENCE N.0°03'34"W. A DISTANCE OF 330.00 FEET TO THE S.E. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE N.89°55'25"W. A DISTANCE OF 659.73 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE N.0°02'15"W. A DISTANCE OF 660.59 FEET TO THE POINT OF BEGINNING.

(CONTAINING IN ALL APPROXIMATELY 16.975 AC.)

**Property 2 (Creach Property)**

A PORTION OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING DESIGNATED AS PARCEL "A" ACCORDING TO RECORD OF SURVEY MAP NO. 294 & 294A, GILA COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT G.L.O. BRASS CAP COR #1 HES 127 ACCORDING TO "RECORD OF SURVEY" BY RAY JONES SURVEYING DATED AUGUST 16, 2004;

THENCE S 00°02'15" E A DISTANCE OF 882.85 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE S 89°55'25" e A DISTANCE OF 659.73 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE S 00°03'34" E A DISTANCE OF 330.00 FEET TO A POINT;

THENCE S 89°55'38" E A DISTANCE OF 157.66 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL "A" AND THE POINT OF BEGINNING;

THENCE N 01°20'55" E A DISTANCE OF 545.56 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE S 89°28'41" E A DISTANCE OF 594.87 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING A POINT S 12°30'19" E OF THE NORTHWEST CORNER OF LOT 6, R.G. CHAMBER PROPERTY, PLAT MAP NO. 105, GILA COUNTY RECORDS;

THENCE S 12°30'19" E A DISTANCE OF 256.36 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID R.G. CHAMBERS PROPERTY;

THENCE N 77°22'33" E A DISTANCE OF 147.15 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE S 12°29'42" E A DISTANCE OF 29.30 FEET TO A POINT;

THENCE S 77°15'32" E A DISTANCE OF 320.43 FEET TO A POINT;

THENCE S 00°22'03" W A DISTANCE OF 224.53 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE N 89°46'38" W A DISTANCE OF 499.15 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

(CONTAINING 314,916.8 SQUARE FEET OR 7.23 ACRES MORE OR LESS)

## ***SITE LOCATION***

Chilson Ranch Phases I, II, and III is an approximate 24-acre site presently composed of several individual parcels as identified by the Gila County Assessor Office with the following parcel number identifications of 304-15-002A, 304-06-200, 304-06-204B, & 304-15-003F. These parcels are generally located in the northwest quarter, of the northwest quarter of Section 9, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, in Gila County, Arizona. The Chilson Ranch Phases I, II, and III project is also located southwest of the intersection alignment of Main Street and McClane Road. The site is also located just over a half-mile west on Main Street from State Route 87.

## ***ON SITE AND OFF SITE ZONING***

The properties that make up Chilson Ranch Phases I, II, and III are properly annexed into the Town of Payson. The entire surrounding area is composed of several service business properties, individual residential homes, along with open space areas (including the American Gulch Channel), which are all annexed into the Town of Payson and as situated just north of the Tonto National Forest. The site has three zoning districts which are the R-3, Multiple Family Residential District which allows condominiums, the C-1, Neighborhood Services District which allows service businesses and offices, and then the C-3, Highway Commercial District which allows commercial and business activities. All three zoning districts within this proposed project are unified by the approved Development Agreement of 2006-006654 approved on March 15, 2006.

Properties around the Chilson Ranch project site also have the same zoning as composed of the R-3, Multiple Family Residential District, the C-1, Neighborhood Service District, and the C-3, Highway Commercial District. The Chilson Ranch project proposes to provide a mixed use of residential and commercial condominiums as allowed within these onsite zoning districts, which compliments the surrounding zoning districts as they allow the same types of uses.

## ***SITE TOPOGRAPHY***

Chilson Ranch, Phases I, II, and III is a site that has three gradual sloping areas of topography with two generally running from the north to the south middle section of the

property and the other generally running from the south to the north, again to the middle section of the property which is the American Gulch Channel. The American Gulch Channel is the third sloping area on the site which incorporates the sloping areas of the north and south and feeds into the final graduated sloping area of the site which is the west end of the property where the American Gulch Channel exits the property.

The northern area of the site is slightly less in slope than the rest of the site with a varying range of 4,875 to 4,861 feet above MSL (14-foot difference) and is generally in the area that is just south of Main Street and proceeds for a varying degree of several hundred feet at different points intersecting the American Gulch Channel. This observation should not be confused when viewing the property from Main Street as there is an additional distance of a couple hundred feet before you get to the property and in that distance there is a slightly steeper slope near Main Street, but this is not on the subject property (other than the access road area coming from Main Street).

The southern area of the site is greater in slope than any other part of the site with a varying range at and in excess of 4,880 and down to 4,863 feet above MSL (17-foot difference). The extreme southern portion of the project site is also the highest point of the property which is to remain as an undeveloped hill side area with drainage flowing down and into the project and most elevation points on this hill side are at or below a general height of 5,002 feet above MSL.

The mid-section area of the property which is essentially the American Gulch Channel has a varying range of 4,868 feet above MSL on the east side of the property down to 4,855 feet above MSL (13-foot difference) on the lowest and the most westerly portion of the site. In summary, the general highest point of the property to actually be developed is about 4,880 feet above MSL and when compiled with the lowest portion of the site to be developed at about 4,855 feet above MSL (25-foot difference) and taking several other slope factors this provides a general development slope to the site of about 8.1 percent.

### ***APPLICABLE STANDARDS***

This Preliminary Plat Narrative and its accompanying documentation have been prepared following those Town of Payson planning standards as specified in the Town of Payson, Unified Development Code. Additional standards and specifications along with comments from prior meetings and input with Town staff have also been followed.

Those Town of Payson, Engineering Design Standards as provided by the Town have also been followed.

### ***COMPLIANCE WITH SUBMITTAL REQUIREMENTS***

The Preliminary Plat for Chilson Ranch, Phases I, II and III is based upon those information requirements provided by the Town of Payson on their subdivision preliminary plat checklist and as noted in the Town of Payson, Unified Development Code. Because of the unique nature of this condominium preliminary plat the bulk standards ordinarily applied to the zoning districts in which this project is situated are combined for the benefit of this project and in compliance with the Development Agreement, 2006-006654 as approved on March 15, 2006. An amendment to this Development Agreement is currently being worked on between the applicant and the City of Payson in parallel to the review of this preliminary plat. This preliminary plat will also comply to all the provisions of any amendment to the original Development Agreement.

### ***PRELIMINARY PLAT***

The Preliminary Plat for Chilson Ranch, Phases I, II, and III illustrates a street configuration that is curvilinear in design and residential and commercial condominium units / structures that are laid out accordingly to reflect this design. As noted, this Preliminary Plat is an approximate 24-acre site that will be built in three development phases. These development phases together have a total of 153 residential condominium units in 35 detached structures of which some will contain 11 commercial condo units / pads in 3 detached structures (of the total 35) on 12 development parcels.

The first phase of Chilson Ranch will involve 51 residential condominium units and 11 detached structures, which includes the horse stables and the community center. The second phase of Chilson Ranch will involve 78 residential condominium units and 13 detached structures. The third and final phase of Chilson Ranch will complete the balance of the residential condominiums with 24 units along with the balance of commercial condo units / pads (11 detached structures combined) that will also serve as mixed uses with commercial on the first floor and residential on the second floor for a total of 11 residential / commercial condominiums (see the attached phasing table & unit mix details for more information).

Each phase of Chilson Ranch will incorporate a variation of condominium design standards and products to make Chilson Ranch a unique place for residing and will meet the review standards of the Town of Payson. A portion of the first phase will be the model condominium complex that will have a yet to be determined number of condominium units in each detached structure. The various condominium design standards will be represented in the model condominium complex and will be intermingled throughout the remainder of the project in unique neighborhood settings. The gross area of the Chilson Ranch project is approximately 24.33 acres and the net area of the site is 17.48 acres. The site has 6.26 acres of open space, along with 4.36 acres of local streets and 2.49 acres for a drainage channel.

The 6.26 acres of open space provides the Chilson Ranch project with 35.81-percent of open space, which is a significant amount of open space for a project the size of Chilson Ranch. The residential density of the Chilson Ranch project, not including those commercial condominium units / pads, means that the gross residential density is 6.29 dwelling units per acre while the net residential density is 8.75 dwelling units per acre.

Open space and recreation elements provided in this project include amenities such as a horse riding coral, a recreation center with a pool, and walkways and trails that will tie into the walkways and trails lining both sides of the American Gulch Channel. A bridge across the American Gulch Channel will be the signature design and amenity piece to the development. Other areas of open space are provided to serve as central areas unique to each phase of the project as interfacing with the main central open space.

## **WASTE WATER**

The waste water collection system for Chilson Ranch, Phases I, II, and III will involve a series of 8-inch to 10-inch lines, as located within the project itself, which in-turn will connect to an existing 24-inch line that runs east to west, running parallel to Main Street, but far enough south that it is actually situated within portions of the Chilson Ranch project. This line runs for less than two miles to the west until it terminates at the North Gila County Sanitary District, Sewer Plant (generally west of downtown Payson). Another and smaller 8-inch sewer line runs south to north in McClane Road which also feeds into the 24-inch line.

## ***WATER SUPPLY & DISTRIBUTION***

The water supply for Chilson Ranch, Phases I, II & III will come from two connection points which are also the ingress and egress points to this project. The first will be a water line connection from Main Street and an 8-inch line that runs from the west to the east. The other water line connection will come from McClane Road and another 8-inch line that runs from the north to the south. These two lines in turn connect to the main water system which gets it's water supply from the 13 individual well sites within the Town of Payson.

## ***OFFSITE & ONSITE STORM WATER CONTROL***

Regional hydrologic conditions impacting Chilson Ranch, Phases I, II, and III include upstream conveyances to the east of the site that empty into the American Gulch Channel and which run through the site from the east to the west. Additional hydrologic conditions are the offsite storm water conveyances coming into the site from the south off the Tonto National Forrest area. A 24-hour, 100-year storm event will generate a total approximate of 3,315 cubic feet per second (cfs) of water from the upstream watershed that flows through the American Gulch Channel and from water from the offsite watershed coming off the hill areas of the Tonto National Forrest.

Off-site flow coming from the hill areas of the Tonto National Forrest and generally onto the site will be conveyed into onsite drainage facilities with the largest of these facilities being 60-inch, storm drain pipes which in turn will empty into the American Gulch Channel. The overall conveyance to be routed through the American Gulch Channel will be consistent with historic flow patterns. As is required with historic flow requirements and the drainage design of a site, the Chilson Ranch development will have off-site flow at a level to be approximately 3,315 cubic feet per second (cfs). The partial re-alignment and improvement of the American Gulch Channel will be subject to Town of Payson approval and a CLOMR (Conditional Letter of Map Revision).

During the preliminary plat and preliminary engineering design submittal of Chilson Ranch, a discussion was underway to form a cost shared Community Facilities District (CFD). At the time of this preliminary plat submittal the CFD approach was yet to be formally put into place. All drainage facilities will be configured according to those Town of Payson, drainage standards and those flood control standards.

## ***FLOOD ZONE INFORMATION***

Chilson Ranch, Phases I, II, and III lies within portions of the Shaded Zone A-2, shaded Zone B, and un-shaded Zone C as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel Number 040107 0003 A. Zone A-2 indicates that areas of the 100-year flood, that base flood elevations exist and a flood hazard factor has been determined. This is primarily the American Gulch Channel and some surrounding areas on the Chilson Ranch project. Zone B indicates that there are areas between limits of the 100-year flood and 500-year flood, and certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. Zone C indicates there are areas of minimal flooding.

## ***WATERS OF THE U.S., 404 ISSUES***

The existing and natural drainage features on the Chilson Ranch, Phases I, II and III project do not include any United States Army Corps of Engineers (US ACOE) Jurisdictional Washes (404 washes), as might be associated with the Tonto National Forrest and federal properties. If a 404 issue had arisen, it would have been necessary to complete the appropriate studies and apply for permits to allow drainage conveyances from these areas through the project into the American Gulch Channel. Since there are no 404 issue with this site the typical off-site storm water runoff from the 100-year storm through the site will be co-mingled with on-site drainage.

In accordance with those Town of Payson drainage standards, on-site retention will be calculated and accounted for and will be conveyed per the 24-hour, 100-year storm event into the American Gulch Channel since that is the historic drainage pattern of the property. Sufficient staging areas for infrastructure have been provided to properly convey the calculated on-site run-off.

## ***DRY UTILITIES & SERVICES***

The natural gas provider in this area of Gila County and the Town of Payson is Energy West Arizona. Currently, a 3-inch line runs east to west near the project site within the right-of-way of Main Street. This line has the capacity to serve this project as a whole with all of its units. The telecommunications provider is Qwest Communications. There

are currently existing phone lines that run along both Main Street and McClane Road with additional capacity to serve this project.

The cable television provider is Cable Vision. Cable Vision facilities currently exist and pass by the Chilson Ranch site within the right-of-way of Main Street. With regard to any cable company, the developer is typically responsible for any on site joint utility trenches and the cable company will typically construct all offsite conduits and upgrades as needed for their facilities. The electric service provider is Arizona Public Service (APS). Based upon this preliminary plat, APS will design the improvements and conduct a feasibility study based on the number of units to determine the improvement cost to the developer. The developer is responsible for trenching all on and offsite lines. The developer is required to underground all existing power lines that are less than 69-kv in size.

The Town of Payson will provide fire and police services. The main police station for Payson is located a couple of miles away at 303 North Beeline Highway in Payson. Fire services for the Town of Payson will come from the main fire station which is just a short distance from the Chilson Ranch site as located at 400 West Main Street in Payson. Refuse services are provided under contract from Waste Management Services with facilities centrally based out of Payson that serve the community as a whole. Will serve letters have been acquired from all utility and service providers to demonstrate the inclusion and capacity to serve the Chilson Ranch, Phases I, II and III project.

### ***LANDSCAPING PLAN***

A conceptual Landscaping Plan will be submitted with the Preliminary Plat for Chilson Ranch, Phases I, II, and III. This Landscaping Plan will follow those Town of Payson, landscape requirements and adhere to those Arizona State, Department of Water Resources (ADWR) plant palette specifications. Once the conceptual Landscaping Plan is approved along with the Preliminary Plat, a formal Landscape Construction Plan will be prepared and submitted with the Final Plat for Chilson Ranch, Phases I, II and III.

### ***STREET IMPROVEMENTS***

Only onsite street improvements will be required, other than those infrastructure requirements to complete curb returns, connect sidewalks, and to properly grade pavement areas from the ingress and egress areas of the Chilson Ranch project.

Ingress and egress points coming from Main Street and McClare Road will involve 50-foot right-of-ways, with 8-foot public utility easements behind each side of the right-of-way.

This section of street pavement will be 32-feet wide from one back-of-curb location to the other back-of-curb area. A 4-foot sidewalk will be attached to both sides of the 32-foot wide pavement area, and a remaining 5-foot track on the outside area and next to the sidewalk will be on both sides to complete the 50-foot right-of-way area. Other private streets within the Chilson Ranch project will be 25-foot wide right-of-ways with sidewalks only in those necessary areas to serve pedestrians.

Private access gates will be installed at several points within the Chilson Ranch project to provide secure surroundings and a sense of well being as individually customized to those neighborhood units within the community as a whole. The private access gates will be installed with the approval of the Payson Fire Department to insure that emergency access procedures are adhered to should the need arise to access any of the properties within the Chilson Ranch project.

**LEGAL DESCRIPTION**

PARCELS 3F-1 AND 3F-2 OF P.O.S. 2725, GILA COUNTY RECORDS, SITUATED IN A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, SAID CORNER ALSO BEING CORNER #1 OF H.E.S. 127,

THENCE N.022°15'W A DISTANCE OF 222.26 FEET TO A POINT, SAID POINT BEING CORNER #1 OF H.E.S. 127,

THENCE S.88°20'40"E A DISTANCE OF 158.06 FEET TO CORNER #2 OF H.E.S. 127,

THENCE S.86°00'00"E A DISTANCE OF 88.16 FEET TO THE W. CORNER OF A.P.N. 304-06-200,

THENCE N.0°52'00"E A DISTANCE OF 138.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF W. MAIN STREET;

THENCE S.85°57'09"E ALONG SAID SOUTH LINE A DISTANCE OF 84.10 FEET,

THENCE S.0°52'00"W A DISTANCE OF 168.10 FEET TO A POINT,

THENCE S.88°19'20"E A DISTANCE OF 123.30 FEET TO A POINT,

THENCE S.88°37'34"E A DISTANCE OF 66.22 FEET TO A POINT,

THENCE N.1°36'52"W A DISTANCE OF 25.00 FEET TO A POINT,

THENCE S.89°38'16"E A DISTANCE OF 267.33 FEET TO A POINT,

THENCE S.120°55'55"W A DISTANCE OF 131.46 FEET TO A POINT,

THENCE N.023°14'W A DISTANCE OF 330.00 FEET TO THE S.E. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE N.89°55'25"W A DISTANCE OF 659.73 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE N.022°15'W A DISTANCE OF 660.59 FEET TO THE POINT OF BEGINNING.

(CONTAINING IN ALL APPROXIMATELY 16.975 AC.)

**LEGAL DESCRIPTION FOR PARCEL "A", CREACH PROPERTY**

A PORTION OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING DESCRIBED AS PARCEL "A" ACCORDING TO RECORD OF SURVEY MAP NO. 294 & 294A, GILA COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT G.L.O. BRASS CAP COR. #1 HES 127 ACCORDING TO RECORD OF SURVEY BY RAY JONES SURVING DATED AUGUST 18, 2004.

THENCE S. 002°15' E A DISTANCE OF 882.85 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE S. 89°55'25" W A DISTANCE OF 659.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE S. 002°15' E A DISTANCE OF 330.00 FEET TO A POINT;

THENCE S. 89°55'30" E A DISTANCE OF 157.68 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL "A" AND THE POINT OF BEGINNING;

THENCE N. 01°20'55" E A DISTANCE OF 543.98 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE S. 89°28'41" E A DISTANCE OF 594.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING A POINT S. 12°30'18" E OF THE NORTHWEST CORNER OF LOT 6, R.G. CHAMBER PROPERTY, PLAT MAP NO. 105, GILA COUNTY RECORDS;

THENCE S. 12°30'18" E A DISTANCE OF 258.36 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID R.G. CHAMBER PROPERTY;

THENCE N. 77°22'33" E A DISTANCE OF 147.15 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE S. 12°29'42" E A DISTANCE OF 29.30 FEET TO A POINT;

THENCE S. 77°15'32" E A DISTANCE OF 320.43 FEET TO A POINT;

THENCE S. 002°20'31" W A DISTANCE OF 254.53 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE N. 89°48'18" W A DISTANCE OF 499.15 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING AND CONTAINING 314.918 9 SQUARE FEET OR 7.23 ACRES MORE OR LESS.

# PRELIMINARY CONDOMINIUM PLAT FOR CHILSON RANCH PHASES I, II, & III

SITUATED IN A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA

**GENERAL NOTES**

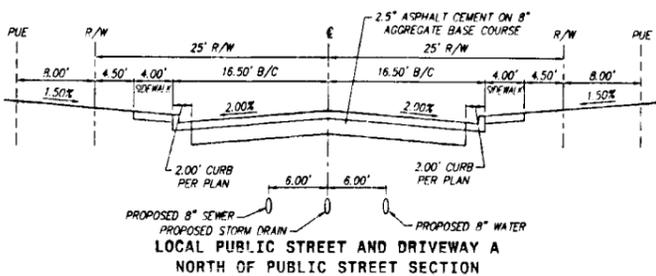
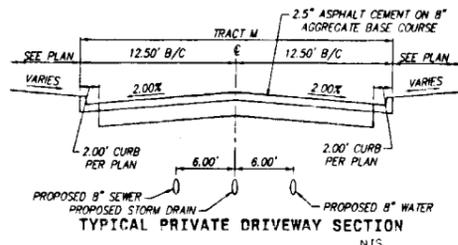
- A REGULATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHILSON RANCH WILL BE PROVIDED BY THE DEVELOPER.
- THE SITE WILL INCLUDE STORM WATER CONVEYANCES. THE PROPERTY OWNERS ARE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THOSE DRAINAGE CONVEYANCES ON PRIVATE PROPERTY. THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEANING, CLEANING, OR CHANNELIZING IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNERS. ALL FUNDS EXPENDED FOR THIS MAINTENANCE BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNERS.
- ALL LOTS AND TRACT CORNERS ARE MARKED WITH A 5/8" REBAR WITH BRASS TAG, STAMPED L S #
- NATURAL DRAINAGE CONVEYANCES ON LOTS, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT IMPEDES THE DRAINAGE FLOW IN ANY WAY IS STRICTLY PROHIBITED.

**NOTE:**

ALL DIMENSIONS ARE GIVEN TO THE BACK TO CURB UNLESS NOTED OTHERWISE.

**MAINTENANCE OF LANDSCAPE EASEMENT**

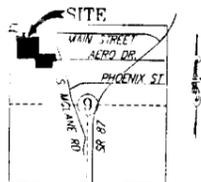
THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ADJUTING PROPERTY OWNER.



PARCEL	SQUARE FEET	ACRES	USE
1	10596	0.24	MULTI-FAMILY RESIDENTIAL / RETAIL
2	37021	0.85	MULTI-FAMILY RESIDENTIAL / RETAIL
3	35956	0.83	MULTI-FAMILY RESIDENTIAL
4	24067	0.55	MULTI-FAMILY RESIDENTIAL
5	45462	1.04	RECREATION AREA
6	48824	1.12	MULTI-FAMILY RESIDENTIAL
7	60858	1.40	MULTI-FAMILY RESIDENTIAL
8	10289	2.40	MULTI-FAMILY RESIDENTIAL
9	54788	1.26	MULTI-FAMILY RESIDENTIAL
10	87629	2.01	MULTI-FAMILY RESIDENTIAL
11	68730	1.58	MULTI-FAMILY RESIDENTIAL
TOTAL	553,506	13.28	

AREA	SQUARE FEET	AVERAGE	USE
ROADS	14,3600	3.30	PUBLIC STREET DEDICATION
TOTAL	14,3600	3.30	

TRACT	SQUARE FEET	ACRES	USE
A	3368	0.08	OPEN SPACE, LANDSCAPE, PUE
B	799	0.02	OPEN SPACE, LANDSCAPE, PUE
C	4808	0.11	OPEN SPACE, LANDSCAPE, PUE
D	94	0.00	OPEN SPACE, LANDSCAPE, PUE
E	15788	0.36	OPEN SPACE, LANDSCAPE, PUE
F	4651	0.11	OPEN SPACE, LANDSCAPE, PUE
G	23047	0.53	OPEN SPACE, LANDSCAPE, PEDESTRIAN ACCESS
H	69017	1.58	OPEN SPACE, LANDSCAPE, DRAINAGE
I	22852	0.52	OPEN SPACE, LANDSCAPE, PEDESTRIAN ACCESS
J	8053	0.18	OPEN SPACE, LANDSCAPE, PUE
K	21007	0.48	COMMUNITY CENTER
L	6905	0.16	OPEN SPACE, LANDSCAPE, PUE
M	123533	2.84	OPEN SPACE, LANDSCAPE, PUE
TOTAL	297,900	6.84	



**DEVELOPER**

CHILSON RANCH, L.L.C.  
408 SOUTH BELLEVUE HIGHWAY  
SUITE C  
PAYSON, AZ 85441  
T: (602) 721-6562

**ENGINEER**

TURNER DESIGN GROUP  
CONTACT: STEVE TURNER  
77 EAST WELDON AVENUE  
SUITE 270  
PHOENIX, AZ 85012  
T: (602) 277-6200  
F: (602) 277-6201

**SITE DATA**

GROSS AREA	24.33 AC
DRAINAGE CHANNEL DEDICATION	2.49 AC
STREET DEDICATION	4.36 AC
NET AREA	17.48 AC
OPEN SPACE	5.26 AC
OPEN SPACE PERCENTAGE (% NET)	35.81%

RESIDENTIAL CONDOMINIUM UNITS	153
COMMERCIAL CONDOMINIUM UNITS	11
TOTAL UNITS	164

**ZONING DATA**

ZONING	R-1 & C-1
MAXIMUM BUILDING HEIGHT	TWO STORY OR 32'

**BASIS OF BEARINGS**

THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN.

**SHEET INDEX**

- SHEET 1 COVER SHEET
- SHEET 2-4 PRELIMINARY PLAT & TOPO

**LEGEND**

- LS LANDSCAPE TRACT
- PUE PUBLIC UTILITY EASEMENT
- CL STREET CENTERLINE
- R/W RIGHT-OF-WAY
- B/C BACK OF CURB
- FH FIRE HYDRANT
- W-W PROPOSED WATER
- PH PROPOSED FIRE HYDRANT
- WV PROPOSED WATER VALVE
- SW PROPOSED SEWER
- SMH PROPOSED SEWER MANHOLE
- EW EXISTING WATER
- EWV EXISTING WATER VALVE
- EWH EXISTING FIRE HYDRANT
- ES EXISTING SEWER
- SMH EXISTING SEWER MANHOLE
- EC EXISTING CONTOURS
- SD SHEET DRAINAGE
- OSD OFFSITE STREET DRAINAGE
- PSF PROPOSED SEWER FLOW
- PSM PROPOSED SURVEY MONUMENT
- EWASH EXISTING WASH
- EWF EXISTING FLOODWAY
- EFL EXISTING FLOODPLAIN

**UTILITY SYSTEM OWNERSHIP**

SEWER	NORTHERN GILA COUNTY SANITARY DIST
WATER	TOWN OF PAYSON
GAS	ENERGY WEST ARIZONA
ELECTRIC	APS
TELEPHONE	QWEST
CATV	CABLE VISION
FIRE	TOWN OF PAYSON
SANITATION	WASTE MANAGEMENT

**BENCHMARK**

USGS BRASS CAP IN CONCRETE IN BLOCK WALL OF LONE PINE HOTEL LOCATED ON THE NORTH SIDE OF MAIN STREET WEST OF MCCLANE. RECOVERED PER ORIGINAL NOTES STAMPED "A-29-1933-ELEV 4887.287". USE NAVD 1988 ELEVATION 4889.72.

CALL TWO WORKING DAYS BEFORE 10:00 AM  
602-263-1100  
1-800-STAKE-IT  
(GILSON MARIQUA COUNTY)

PRELIMINARY PLAT  
CHILSON RANCH  
TOWN OF PAYSON  
PAYSON, ARIZONA  
CHILSON RANCH, L.L.C.

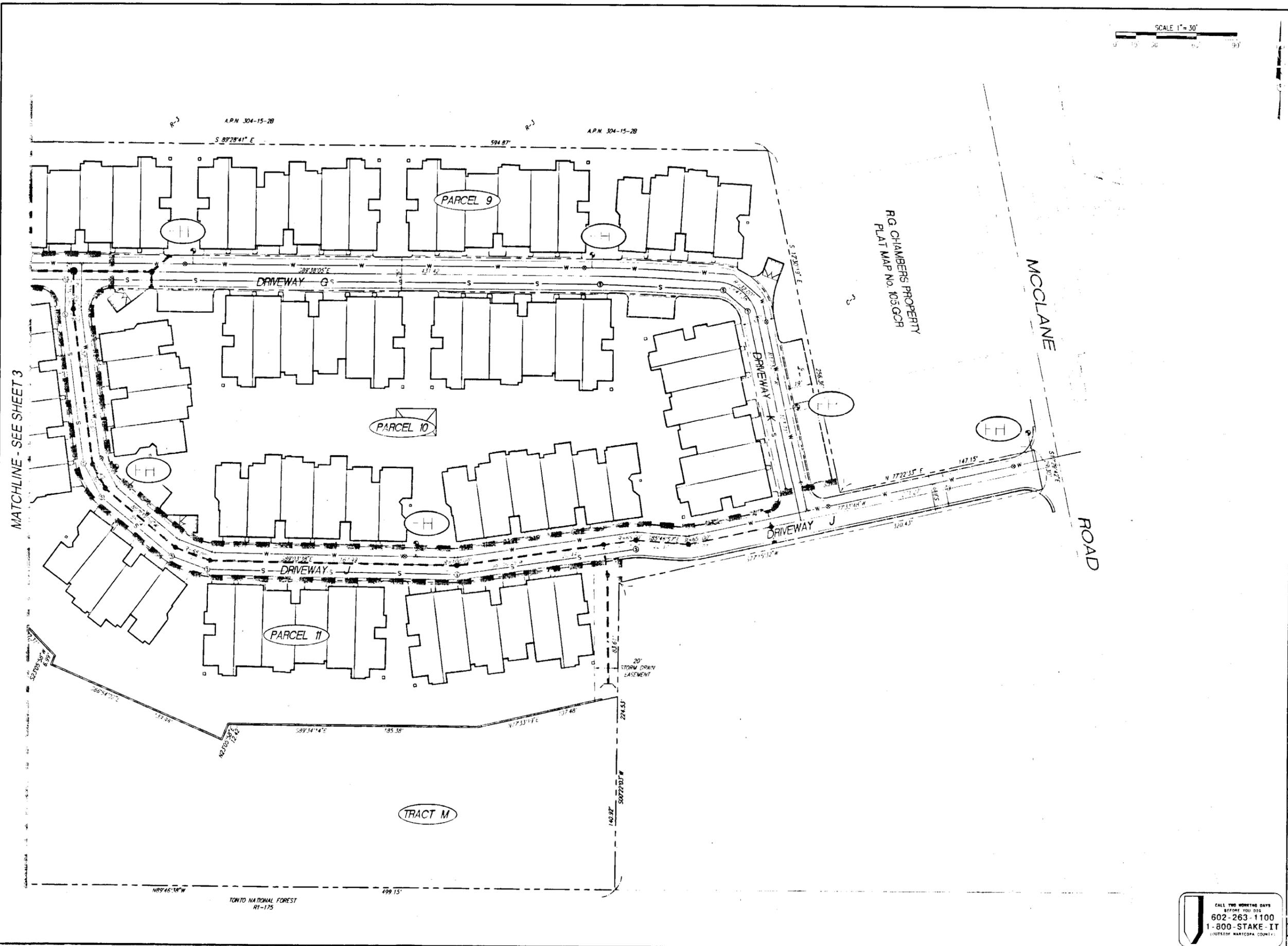
DESIGN: MPS DRAFT: MPS  
CHECK: BT DATE: 05/2007  
DWG NO: PP60701  
SHEET 1 OF 4

TDGI Turner Design Group  
PHOENIX, ARIZONA 85012  
TEL: (602) 277-6200 FAX: (602) 277-6201

PUBLIC DRAINAGE CHANNEL SECTION (TRACT C)  
SCALE 1"=5'







MATCHLINE - SEE SHEET 3

RG. CHAMBERS PROPERTY  
PLAT MAP NO. 105 GCR

MCCLANE

ROAD

APN 304-15-28

APN 304-15-28

PARCEL 9

PARCEL 10

PARCEL 11

TRACT M

20' STORM DRAIN EASEMENT

TORONTO NATIONAL FOREST  
RI-175

**TDGI** Tanner Design Group  
Landscape-Civil Engineers

Phonix, Arizona 85212  
Tel: (602) 277-6000 Fax: (602) 277-6201

NO.	DATE	BY	DESCRIPTION

PRELIMINARY PLAT  
CHILSON RANCH  
TOWN OF PAYSON  
PAYSON, ARIZONA  
CHILSON RANCH, L.L.C.



DESIGN: MPS	DRAFT: MPS
CHECK: SBT	DATE: 05/2007
SWG NO. PP60704	
SHEET 4 OF 4	

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
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