MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 30, 2016, at or after 6:30 PM

**Thomas Schnee, Chairman**
**Don Duncan, Vice Chair**
**Terry Fehrmann, Commissioner**
**Marcia Jakab, Commissioner**
**Steve Miklosi, Commissioner**
**Richard Miller, Commissioner**
**John Officer, Commissioner**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on March 30, 2016, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

**MARANA PLANNING COMMISSION**
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

**Meeting Times**
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

**Speaking at Meetings**
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

**Accessibility**
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

**Agendas**
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

## REGULAR COMMISSION MEETING

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION/MOMENT OF SILENCE**

**ROLL CALL**

**CALL TO THE PUBLIC**
*At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.*

**APPROVAL OF AGENDA**

**ANNOUNCEMENTS**

**GENERAL ORDER OF BUSINESS**

**A. Approval of Minutes of the February 24, 2016 Meeting**

**B. Public Hearings**

**C. Commission Action**
Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

1. **PRV-1501-001 DeAnza Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1505-001, preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'. (Steve Cheslak)

2. **PCM1602-001 Appeal of Subdivision Improvement Requirements of DeAnza.** An appeal by Red Point Development Inc. requesting relief from the requirement to underground existing electrical utilities adjacent to a proposed residential development. (Steve Cheslak)

**D. Informational Items/Possible Action Items**

**FUTURE AGENDA ITEMS**

**EXECUTIVE SESSIONS**

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. § 38-431.03(A)(3), the Planning Commission may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

**ADJOURNMENT**

**Planning Commission**

**Meeting Date:** 03/30/2016

**To:** Planning Commission

**From:** Terri Byler, Executive Assistant

**Date:** March 30, 2016

**Subject:** **Approval of Minutes of the February 24, 2016 Meeting**

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**Attachments**

2/24/2016 Meeting Minutes

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PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 24, 2016, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

DRAFT

**REGULAR PLANNING COMMISSION MEETING**

**CALL TO ORDER**. **Chairman Schnee** called the meeting to order at 6:32 p.m.

**PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE**
Led by **Chairman Schnee**.

**ROLL CALL.** Terri Byler, Planning Commission Secretary called roll. All Commission Members were present. A quorum was present.

**CALL TO THE PUBLIC.** No speaker cards presented.

**APPROVAL OF AGENDA.** ***Motion to approve by Vice Chair Duncan, seconded by Commissioner Jakab. Passed unanimously 7-0.***

**ANNOUNCEMENTS.**

**GENERAL ORDER OF BUSINESS**. Approval of December 16, 2015 meeting minutes.
***Motion to approve by Commissioner Miklosi, seconded by Commissioner Jakab. Passed unanimously 7-0.***

**PUBLIC HEARINGS.**

**COMMISSION ACTION.**

**CUP1512-001 Wireless Communication Facility for T-Mobile.** A request for approval of a conditional use permit for the development of a new wireless communication facility at the Continental Reserve Park, 8568 N. Continental Reserve Loop. (Brian Varney)

*This item was posted as a Public Hearing and will be heard tonight as a Public Hearing.*

Presented by **Brian Varney**, who stated the approval of a conditional use permit is required for the development of a Wireless Communication Facility (WCF) involving the construction of a new tower. Continental Reserve Park - approximately 10 acres in size - is owned and maintained by the Town of Marana. T-Mobile would lease approximately 256 square feet (16'x16') for their facility. The lease area would be enclosed by an 8-foot tall CMU block wall. The tower would be constructed at a height of 70 feet and would be camouflaged as a "monopalm". Two live palm trees would be planted on the site just outside the lease area. The tower would be designed to accommodate a future co-location, if necessary. All of the ground-mounted equipment would be concealed inside the lease area.

**Chairman Schnee** wanted to know the height of the two live palm trees when planted. **Mr. Varney** stated the trees would be 25' - 30' feet tall. **Chairman Schnee** mentioned that he lives near the proposed site and has no concerns with the project. **Commissioner Officer** asked who would maintain the two live palm trees. **Mr. Varney** indicated the live palm trees would be maintained by the Town. If the trees die within the first year, the applicant would be responsible for replacing them. After the first year, the Town would assume all responsibility if the trees die.

**Chairman Schnee** opened the public portion of the hearing. **John Lambert** – Continental Ranch Community Association President – felt the WCF would be an eyesore, stating that there are no palm trees in the park; only mesquite trees.

**Heather Chadwick** – Reliant Land Services (on behalf of T-Mobile) – indicated that T-Mobile takes pride in the design of their palm trees. This particular tower would have more fronds; creating a fuller look. **Commissioner Jakab** asked why a palm tree was chosen for this site, as opposed to a saguaro. **Ms. Chadwick** stated the height dictates the choice. **Vice Chair Duncan** wanted to know if there were any other options besides a palm tree. **Ms. Chadwick** mentioned pine trees or clock tower could be other options.

DRAFT

**Commissioner Fehrmann** asked when a co-location is submitted would it come back for review. **Mr. Varney** stated that co-locations do not have to come back for review, they are done administratively. The only reason the Commission and the Town Council are seeing this request is because it requires a new tower. If and when a co-location is submitted, it would be required to be camouflaged. **Mr. Lambert** stated that another option for the site would be a flag pole. **Chairman Schnee** closed the public portion of the hearing. **Chairman Schnee** stated that he has seen several of these towers. Living in close proximity to the site, he felt there would be no issues with the surrounding residents that live in Continental Reserve.

**Mr. Varney** mentioned that in consideration of the recommended findings, staff is recommending that the Planning Commission approve this request. Both the Planning Commission and the Town Council must both approve the request. If the Commission so chooses, they would be approving the request and recommend the Council approves it as well.

***Motion to approve by Commissioner Jakab, seconded by Commissioner Miller. Passed unanimously. 7-0***

**INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.**

**FUTURE AGENDA ITEMS.**

**ADJOURNMENT.**

***Motion to adjourn at 6:53 p.m. by Commissioner Jakab, seconded by Commissioner Officer. Passed unanimously 7-0.***

**CERTIFICATION**

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 24, 2016. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

**Planning Commission**

**Meeting Date:** 03/30/2016

**To:** Planning Commission

**From:** Steven Cheslak, Planner II

**Date:** March 30, 2016

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** **PRV-1501-001 DeAnza Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1505-001, preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'. (Steve Cheslak)

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**Discussion:**

**Summary of Application**
Presidio Engineering, Inc., representing Red Point Development, Inc., is requesting a recommendation to the Town Council for approval of a preliminary subdivision plat for PRV1505-001, DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'. The DeAnza subdivision is proposed as a single-family residential development consisting of approximately 131.6 acres located north of Cortaro Farms Road on the west side of Hartman Lane in Sections 23 and 26, Township 12S, Range 12E.

**History**
On October 2, 2007, the Town Council adopted Ordinance 2007.027 which rezoned 131.6 acres of land from "C" - Large Lot Zone to "F" DeAnza Specific Plan, allowing for the development of up 311 residential units. The site was envisioned to be developed as two distinct communities located on the west side of Hartman Lane. North of the Hardy Wash, a small subdivision with custom home sites and south of the Hardy Wash, a much larger subdivision which follows a ‘”coving” design concept with meandering streets and irregular shaped lots resulting in a project that is not the traditional “cookie cutter” grid layout. The coved design of DeAnza subdivision attempts to create a more visually appealing type of residential development that provides integrated, useable park areas and open space throughout the project.

**Land Use**
The majority of the residential land within the rezoned area is planned as the DeAnza subdivision with 251 lots ranging in size from 5,348 square feet to 18,130 square feet with an average size of 8,007 square feet. The northern portion of the project, known as DeAnza Estates, is a custom home subdivision with 14 lots on a cul de sac street with an average lot size of 43,654 square feet. The estate lots will have a defined grading envelope and be limited to 20,000 square feet of disturbance. The proposed overall density of the project is 1.99 residences per acre.

All of the DeAnza residential development will comply with the Town of Marana Residential Design Standards per the Town of Marana Land Development Code, Title 8, Section 06.08 except where indicated in the design guidelines and architectural guidelines provided in the DeAnza Specific Plan. The Specific Plan also restricts homes to one story that directly abut the Cortaro Ranch Subdivision as well as all homes in DeAnza Estates.

In accordance with the rezoning conditions of Ordinance 2007.027, DeAnza will develop open space and drainage as follows:

| Land Use | Required | Provided |
|---|---|---|
| Natural Undisturbed Open Space | | |

| | | |
|---|---|---|
| Natural Undisturbed Open Space (NUOS) | 31% - 40.8 Acres | 37.5% - 49.34 Acres |
| Passive/Active Recreation | 9% - 11.8 Acres | 9.3% - 12.23 Acres |
| Interceptor Channel | 4% - 5.3 Acres | 3.28% - 4.32 Acres |
| Total Open Space/Drainage | 44% - 57.9 Acres | 50.7% - 65.89 Acres |

**Access and Circulation**
Primary access to the DeAnza subdivision is proposed at two locations off of Hartman Lane with a main, divided entrance. Emergency access will be located in the southwest portion of the project. DeAnza Estates will access Hartman Lane at one location which aligns with an existing street intersection on the east side of the road. All streets in both subdivisions will be dedicated as public right-of-way.

A design exception to the Town of Marana Subdivision Street Standards was included as part of the Specific Plan. Under this exception, the interior streets were permitted to have a 36' right of way with 16' travel lanes and 14' public utility and pedestrian access easements on both sides of the road. The right of way accommodates the Town's requirements for the physical roadway improvements and easements to accommodate pedestrian access, public utility installation and roadway signage and maintenance. The curving streets feature trees adjacent to the roadway and small, landscaped chicanes in the main portion of the spine road to enhance the streetscape.

The dedication of a 46 foot wide public right-of-way has been provided on the western boundary of the DeAnza project property for the future location of Joplin Lane along the Tucson Electric Power (TEP) easement. Currently, local area residents, east of Interstate 10 and north of Cortaro Road, use the TEP easement to access to their properties from Cortaro Road. TEP has indicated they will not maintain this access when they install a second transmission line in the future. The ability to access Cortaro Road will be the responsibility of the developer of the Village Center at Cortaro Ranch commercial area through their property when development occurs.

**Infrastructure and Utilities**
Several engineering features will be required in order to control surface drainage and sheet flow conditions affecting this project. The primary engineering feature used to mitigate floodplain conditions on this property will be an interceptor channel with a soil cement bottom along the north boundary of the DeAnza subdivision. The purpose of this interceptor channel will be to collect and convey flows emanating from Hardy Wash. The alignment of the channel will follow along the northern boundary of DeAnza subdivision for a total distance of about 1900 feet. This improvement will allow for the application of a Letter of Map Revision (LOMR) to modify the FEMA flood designation boundaries. The new FEMA flood elevations will allow for the construction of the DeAnza subdivision and remove over forty homes in the Cortaro Farms subdivision from the floodplain which means these homeowners will no longer have to purchase flood insurance.

Water service will be provided to DeAnza by the Town of Marana. The developer will be responsible for the design and construction of all on-site and off-site water infrastructure required to serve potable water and fire protection to the development. A water service agreement, as well as an approved plan for the water distribution system will be required. Sewer service will be provided by Pima County and septic systems in the estate lots. Tucson Electric Power and Southwest Gas will also, provide service to DeAnza.

**Recommended Findings of Fact**
1.The property is currently zoned "F" - DeAnza Specific Plan. The proposed subdivision is in compliance with all development standards and the requirements of the DeAnza Specific Plan and the Marana Land Development Code.

2.The General Plan Land Use category for this area is Master Plan Area. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.

3.The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

**Case Analysis**
Review criteria:
1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: The proposed subdivision will be in compliance with the requirements of all agencies prior to action by the Town Council.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the conditions of the Specific Plan and the requirements of Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town: The proposed subdivision is within close proximity to existing and planned development and is consistent with the style and character of such development. The proposal does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

**Staff Recommendation:**

Staff recommends a recommendation to the Town Council for approval of PRV1505-001, a preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'.

**Suggested Motion:**

I move to recommend to the Town Council approval of PRV1505-001, a preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'.

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**Attachments**

PRV1505-001 DeAnza Preliminary Plat
Location Map
Application

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# PRELIMINARY PLAT
## FOR
# DE ANZA
## LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"
## PRV-1505-001P

### GENERAL NOTES

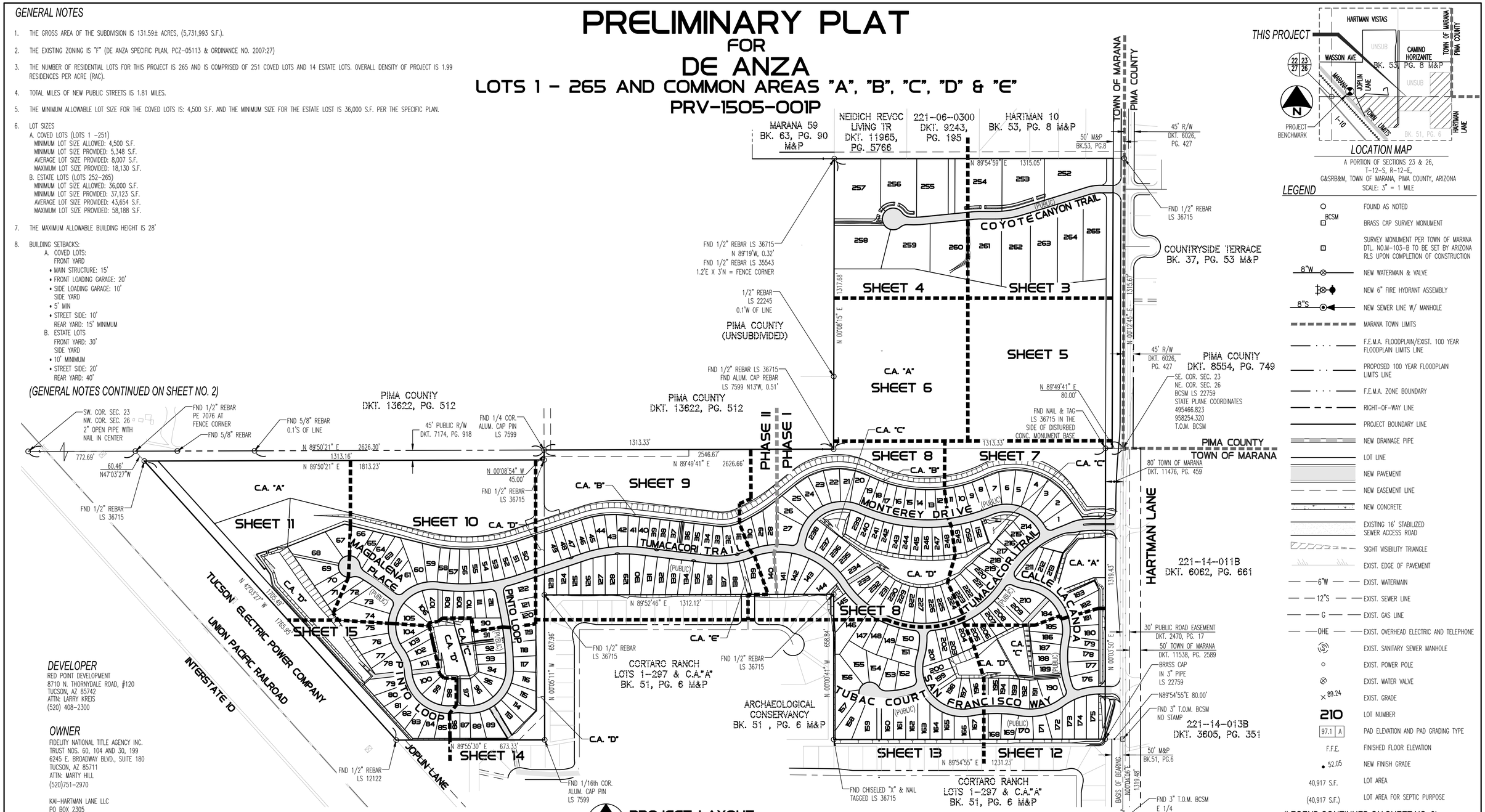
1. THE GROSS AREA OF THE SUBDIVISION IS 131.59± ACRES, (5,731,993 S.F.).
2. THE EXISTING ZONING IS "F" (DE ANZA SPECIFIC PLAN, PCZ-05113 & ORDINANCE NO. 2007:27)
3. THE NUMBER OF RESIDENTIAL LOTS FOR THIS PROJECT IS 265 AND IS COMPRISED OF 251 COVED LOTS AND 14 ESTATE LOTS. OVERALL DENSITY OF PROJECT IS 1.99 RESIDENCES PER ACRE (RAC).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 1.81 MILES.
5. THE MINIMUM ALLOWABLE LOT SIZE FOR THE COVED LOTS IS: 4,500 S.F. AND THE MINIMUM SIZE FOR THE ESTATE LOST IS 36,000 S.F. PER THE SPECIFIC PLAN.
6. LOT SIZES
   - A. COVED LOTS (LOTS 1 -251)
     - MINIMUM LOT SIZE ALLOWED: 4,500 S.F.
     - MINIMUM LOT SIZE PROVIDED: 5,348 S.F.
     - AVERAGE LOT SIZE PROVIDED: 8,007 S.F.
     - MAXIMUM LOT SIZE PROVIDED: 18,130 S.F.
   - B. ESTATE LOTS (LOTS 252-265)
     - MINIMUM LOT SIZE ALLOWED: 36,000 S.F.
     - MINIMUM LOT SIZE PROVIDED: 37,123 S.F.
     - AVERAGE LOT SIZE PROVIDED: 43,654 S.F.
     - MAXIMUM LOT SIZE PROVIDED: 58,188 S.F.
7. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 28'
8. BUILDING SETBACKS:
   - A. COVED LOTS:
     FRONT YARD
     - MAIN STRUCTURE: 15'
     - FRONT LOADING GARAGE: 20'
     - SIDE LOADING GARAGE: 10'

     SIDE YARD
     - 5' MIN
     - STREET SIDE: 10'

     REAR YARD: 15' MINIMUM
   - B. ESTATE LOTS
     FRONT YARD: 30'
     SIDE YARD
     - 10' MINIMUM
     - STREET SIDE: 20'

     REAR YARD: 40'

(GENERAL NOTES CONTINUED ON SHEET NO. 2)




### PROJECT LAYOUT
0' 200' 400'
SCALE 1"=200'




### LOCATION MAP
A PORTION OF SECTIONS 23 & 26,
T-12-S, R-12-E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

### LEGEND
- FOUND AS NOTED
- BCSM — BRASS CAP SURVEY MONUMENT
- SURVEY MONUMENT PER TOWN OF MARANA DTL. NO.M-103-B TO BE SET BY ARIZONA RLS UPON COMPLETION OF CONSTRUCTION
- 8"W — NEW WATERMAIN & VALVE
- NEW 6" FIRE HYDRANT ASSEMBLY
- 8"S — NEW SEWER LINE W/ MANHOLE
- MARANA TOWN LIMITS
- F.E.M.A. FLOODPLAIN/EXIST. 100 YEAR FLOODPLAIN LIMITS LINE
- PROPOSED 100 YEAR FLOODPLAIN LIMITS LINE
- F.E.M.A. ZONE BOUNDARY
- RIGHT-OF-WAY LINE
- PROJECT BOUNDARY LINE
- NEW DRAINAGE PIPE
- LOT LINE
- NEW PAVEMENT
- NEW EASEMENT LINE
- NEW CONCRETE
- EXISTING 16' STABILIZED SEWER ACCESS ROAD
- SIGHT VISIBILITY TRIANGLE
- EXIST. EDGE OF PAVEMENT
- 6"W — EXIST. WATERMAIN
- 12"S — EXIST. SEWER LINE
- G — EXIST. GAS LINE
- OHE — EXIST. OVERHEAD ELECTRIC AND TELEPHONE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- 89.24 — EXIST. GRADE
- 210 — LOT NUMBER
- 97.1 | A — PAD ELEVATION AND PAD GRADING TYPE
- F.F.E. — FINISHED FLOOR ELEVATION
- 52.05 — NEW FINISH GRADE
- 40,917 S.F. — LOT AREA
- (40,917 S.F.) — LOT AREA FOR SEPTIC PURPOSE

(LEGEND CONTINUED ON SHEET NO. 2)

### DEVELOPER
RED POINT DEVELOPMENT
8710 N. THORNYDALE ROAD, #120
TUCSON, AZ 85742
ATTN: LARRY KREIS
(520) 408-2300

### OWNER
FIDELITY NATIONAL TITLE AGENCY INC.
TRUST NOS. 60, 104 AND 30, 199
6245 E. BROADWAY BLVD., SUITE 180
TUCSON, AZ 85711
ATTN: MARTY HILL
(520)751-2970

KAI-HARTMAN LANE LLC
PO BOX 2305
CORTARO, AZ 85652-2305
ATTN: SIDNEY LEX FELKER

### ENGINEER
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DRIVE
TUCSON, ARIZONA 85716
ATTN: JOHN D. WOOD, P.E., LEED-AP
(520) 795-7255 PHONE
(520) 795-6747 FAX
JOHN@PRESIDIOENGINEERING.COM

Two working days before you dig.
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### SHEET INDEX

SHEET 1 ..... COVER SHEET
SHEET 2 ..... GENERAL NOTE SHEET
SHEETS 3-15 ..... PLAN SHEETS
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SHEETS 20 ..... NOTES SHEET
SHEETS 21-33 ..... DETAIL SHEETS


### ACCEPTED

| | P.E. | |
|---|---|---|
| MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER | | DATE |
| MARANA PLANNING DIRECTOR | | DATE |
| NORTHWEST FIRE DISTRICT | | DATE |

Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed
ARIZONA U.S.A.
EXP/RES 12/31/2016

PRV-1505-001P REFERENCE: PCZ-05113


Presidio ENGINEERING
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747


**PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"**
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 1 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: AS NOTED | |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 01.dwg, 2/8/2016 2:52:55 PM

## GENERAL NOTES (CONTINUED)

9. PARKING PROVISIONS INCLUDE TWO (2) ON-SITE PARKING SPACES FOR EACH LOT.
TOTAL PROVIDED: 2 X 265 = 530 SPACES.

10. THIS DEVELOPMENT WILL COMPLY WITH SECTION 08.06 (RESIDENTIAL DESIGN STANDARDS) OF THE MARANA LAND DEVELOPMENT CODE EXCEPT AS INDICATED IN THE DE ANZA SPECIFIC PLAN, PCZ-05113.

11. SUBDIVISION AREAS: (NOTE: SEE SHEET 33 FOR COMMON AREA MAP)
    A. COMMON AREA "A" – COMMON AREA NATURAL UNDISTURBED OPEN SPACE, 41.97 AC.
    B. COMMON AREA "B" – INTERCEPTOR CHANNEL, 5.85 AC.
    C. COMMON AREA "C" – PRIVATE COMMON ON-SITE ACTIVE RECREATION AREA, 2.14 AC.
    D. COMMON AREA "D" – PRIVATE COMMON ON-SITE PASSIVE RECREATION AREA, 8.56 AC.
    E. COMMON AREA "E" – OPEN SPACE / PUBLIC UTILITIES AND DRAINAGE, 1.70 AC.
    F. ON-LOT NUOS – NATURAL UNDISTURBED OPEN SPACE LOCATED WITHIN THE ESTATE LOTS, 7.37 AC.
    G. RESIDENTIAL DEVELOPMENT AREA: LOTS 1 THRU 265, 52.63 AC.
    H. RIGHT-OF-WAY AREA: 11.13 AC.

12. REQUIRED LAND USE CALCULATIONS PER CONDITION NO. 2, MARANA ORDINANCE NO. 2007.27.
    A. NATURAL UNDISTURBED OPEN SPACE
       REQUIRED: 31% = 40.8 AC.
       PROVIDED: 37.50% = COMMON AREA NATURAL UNDISTURBED OPEN SPACE (41.97 AC.) + NATURAL UNDISTURBED OPEN SPACE WITHIN ESTATE LOTS (7.37 AC.) = 49.34 AC.
    B. PASSIVE / ACTIVE RECREATION AREA
       REQUIRED: 9% = 11.8 AC.
       PROVIDED: 9.3% = PASSIVE RECREATION AREA (8.56 AC.) + ACTIVE RECREATION AREA (2.14 AC.) + 16' WIDE PEDESTRIAN TRAIL (1.53 AC.)= 12.23 AC.
    C. INTERCEPTOR CHANNEL
       ALLOWED: 4% = 5.3 AC.
       USED: 3.28% = C.A. "B" (5.85 AC.) – 16' WIDE PEDESTRIAN TRAIL (1.53 AC.) = 4.32 AC.
    D. TOTAL OPEN SPACE
       REQUIRED: 44% = 57.9 AC.
       PROVIDED: 50.07% = NATURAL UNDISTURBED OPEN SPACE (49.34 AC.) + PASSIVE/ACTIVE RECREATION AREA (12.23 AC.) + INTERCEPTOR CHANNEL (4.32 AC.) = 65.89 AC.

13. BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP-12-SOUTH, RANGE-12-EAST, PER BOOK 51 OF MAPS AND PLATS AT PAGE 6.
SAID BEARING BEING: N 00°04'06" E

14. BASIS OF ELEVATIONS IS AN ARIZONA HIGHWAY DEPT. BRONZE DISK STAMPED 2148.04, 1930, 284 + 14.3, LOCATED APPROXIMATELY 0.4 MILE NORTHWEST ALONG THE WEST BOUND FRONTAGE RD. OF INTERSTATE 10 FROM THE INTERSECTION OF SAID FRONTAGE RD. AND CORTARO FARMS RD. SAID DISK BEING IN THE TOP CENTER OF THE EASTERLY HEADWALL OF A BOX CULVERT PER FEMA RM 121. SAID ELEVATION BEING 2147.56 (NGVD 1929).

15. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

16. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

17. DRAINAGEWAYS WILL BE CONSTRUCTED, ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS 1-251.

18. HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.

19. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES ON LOTS 252 THROUGH 265 (ESTATE LOTS) WILL BE THE RESPONSIBILITY OF THE BUYERS.

20. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.

21. LOCAL STREETS WILL BE PUBLIC AND WILL BE DESIGNED TO ACCOMMODATE THE WB-40 DESIGN VEHICLE AT A DESIGN SPEED OF 25 MPH.

22. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND PERMITTING PROCESS THROUGH THE TOWN OF MARANA, AND WILL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE.

23. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.

24. THE USE OF THIS PLAT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL.

25. HARTMAN LANE IS THE NEAREST PAVED ACCESS MAINTAINED BY THE TOWN OF MARANA, WHICH SERVES THIS SUBDIVISION.

26. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

27. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.

28. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.

29. ALL DRAINAGEWAYS, DRAINAGE EASEMENTS AND DRAINAGE STRUCTURES SHOWN AND LABELED AS SUCH UPON THIS PLAN, WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, WILL ENTIRELY CONTAIN THEIR RESPECTIVE 100-YEAR FLOOD LIMITS UPON COMPLETION OF CONSTRUCTION, UNLESS CLEARLY LABELED OTHERWISE.

30. ALL NEW PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM TOWN OF MARANA STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY TOWN OF MARANA ENGINEER.

31. SEWAGE DISPOSAL FOR LOTS 252 THROUGH 265 WILL BE PRIVATE INDIVIDUAL DISPOSAL SYSTEMS. CONCEPTUAL APPROVAL BY THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY FOR PRIVATE INDIVIDUAL DISPOSAL SYSTEMS WILL BE OBTAINED, PRIOR TO APPROVAL OF THE FINAL PLAT BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

32. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.

33. ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.

34. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.

35. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPERATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

36. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.

37. THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TOWN OF MARANA.

38. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.

39. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

40. A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBERS AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE HYDRANT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.

41. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.

42. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 KILO-VOLTS OR MORE, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE WAIVED BY THE TOWN OF MARANA PLANNING COMMISSION.

43. ACCORDING TO THE DRAINAGE REPORT PREPARED BY CMG, DATED APRIL 21, 2015, PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN (ZONES A01-A03), (SHADED ZONE X) & (ZONE X) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04019C 1055 L EFFECTIVE DATE JUNE 16, 2011. PROPOSED SUBDIVISION DEVELOPMENT AREAS ARE LOCATED WITHIN ZONES A01 & ZONE X. UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ACCEPTED BY FEMA AND A REVISED MAP HAS BEEN SUBMITTED TO THE TOWN OF MARANA, THE ACTIVITIES THAT TAKE PLACE IN THE PROPOSED (ZONE A01) AREA SHALL GO THROUGH THE TOWN OF MARANA FLOODPLAIN PERMITTING PROCESS.

44. INSTALLATIONS OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION AND WALLS ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL LANDSCAPE OR IMPROVEMENT PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.

45. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

46. THE FOLLOWING ASSESSOR'S PARCELS ARE CONTAINED WITHIN THE BOUNDARY OF THIS DEVELOPMENT: 221-06-032C, 221-19-0040, 221-19-0050, 221-19-0060 AND 221-19-0070.

47. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS DEVELOPMENT PACKAGE IS BASED UPON AN ALTA SURVEY PERFORMED BY SJV & ASSOCIATES, INC. JOB NO. PRE9267-5, SEAL DATED MAY 23, 2007.

48. ALL HOMES CONSTRUCTED IN THIS SUBDIVISION OVER 3,600 SQUARE FEET OF AREA UNDER-ROOF SHALL BE EVALUATED BY NORTHWEST FIRE DISTRICT FOR AUTOMATIC FIRE SPRINKLERS.

49. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.

50. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

51. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.

52. LOTS 252 THROUGH 265 WILL HAVE INDIVIDUAL ON-SITE DISPOSAL SYSTEMS DESIGNED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, INCLUDING PERCOLATION TESTING OR SOIL EVALUATIONS PERFORMED IN THE AREA OF ANY PROPOSED PRIMARY AND RESERVE LEACH FIELD.

53. EACH ON-SITE DISPOSAL SYSTEM SUBMITTAL IS REQUIRED TO INCLUDE A REQUEST FOR WAIVER FOR THE ONE ACRE OR SEWER CONNECTION REQUIREMENT AND THE ASSOCIATED FEE. SEWER WITHIN 200 FEET IS NOT ACCESSIBLE BY GRAVITY.

54. ANY OF THE LOTS 252 THROUGH 265 THAT CANNOT ACCOMMODATE A CONVENTIONAL SEPTIC SYSTEM WILL REQUIRE AN ALTERNATIVE ON-SITE DISPOSAL SYSTEM.

55. IF, AT THE TIME IMPROVEMENTS ARE PROPOSED ON EACH INDIVIDUAL LOT, AN ON-SITE WASTEWATER TREATMENT FACILITY CANNOT BE CONSTRUCTED IN ACCORDANCE WITH THE RULES REQUIRED AT THE TIME OF DEVELOPMENT, THE LOT SHALL CONNECT TO A SEWER CONVEYANCE SYSTEM.

56. STRUCTURES DIRECTLY ABUTTING CORTARO RANCH SUBDIVISION SHALL BE LIMITED TO SINGLE STORY.

57. LOTS 252-265 (DE ANZA ESTATE LOTS) WILL EACH REQUIRE A SEPARATE T-1 GRADING PERMIT WITH THE SUBMITTAL OF A BUILDING PERMIT.

58. LOTS 258-265 (DE ANZA ESTATE LOTS) WILL EACH REQUIRE A SEPARATE FLOODPLAIN USE PERMIT FOR CONSTRUCTION WITHIN LOCAL FLOODPLAIN.

59. TWO COPIES OF A STORMWATER POLLUTION PREVENTION PLAN AND REVIEW FEES SHALL BE SUBMITTED TO THE TOWN OF MARANA PRIOR TO ISSUANCE OF A GRADING PERMIT.

60. THE CC&R'S SHALL INCLUDE A PROVISION THAT ALL OPEN SPACE AND/OR WILDLIFE CORRIDORS SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL STATE, EXCEPT FOR NECESSARY UTILITY INSTALLATIONS, WHICH SHALL BE REVEGETATED WITH NATIVE SPECIES.

61. THE PROJECT'S DEVELOPER WILL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A TWO-WAY LEFT-TURN LANE BEGINNING JUST NORTH OF THE PROJECT'S MIDDLE DRIVEWAY AND EXTENDING NORTHWARD TO CONNECT WITH THE TWO-WAY LEFT-TURN LANE THAT WILL BE BUILT BY THE DEVELOPER OF THE MARANA 59 PROJECT.

62. ANY FLOOD CONTROL INFRASTRUCTURE NECESSARY TO ACHIEVE A LOMR MUST ALSO HAVE A FLOOD CONTROL AND MAINTENANCE EASEMENT DEDICATED TO THE TOWN THAT ALLOWS FOR INSPECTION OF SAID INFRASTRUCTURE AND AT THE TOWN'S SOLE DISCRETION THE RIGHT TO REPAIR THE INFRASTRUCTURE. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE INFRASTRUCTURE. FAILURE TO MAINTAIN FLOOD CONTROL INFRASTRUCTURE ON THE PART OF THE HOMEOWNER'S ASSOCIATION SHALL BE A VIOLATION OF THIS CODE.

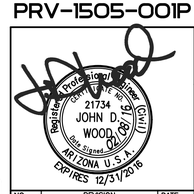
63. EMERGENCY FIRE APPARATUS ACCESS ROAD/SEWER ACCESS ROAD SHALL BE MARKED WITH PERMANENT "NO PARKING" SIGNS AND SHALL HAVE A MANUAL FIRE ACCESS GATE, TO BE EQUIPPED WITH A KNOX BOX PADLOCK. KNOX BOX PADLOCK TO BE COORDINATED WITH PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (RWRD) FIELD ENGINEERING.

## LEGEND

- GRADE BREAK (GB) / HIGH POINT (HP)/ LOW POINT (LP)
- (C) DRAINAGE CONCENTRATION POINTS SEE 100-YR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR Q'S AND D.A.'S
- ★ INDICATES ACCESS TO LOT/ DRIVEWAY PLACEMENT
- MH#1 MANHOLE NUMBER
- FLOW DIRECTION
- C1 CURVE DATA NUMBER (MASTER LIST ON SHEET 20)
- L1 LINE DATA NUMBER (MASTER LIST ON SHEET 20)
- (1) KEYNOTE NUMBER (MASTER LIST ON SHEET 20)
- [1] EASEMENT NUMBER (MASTER LIST ON SHEET 20)
- ◇1 SEWER KEYNOTE NUMBER (MASTER LIST ON SHEET 20)
- (1) SIGNAGE KEYNOTE (MASTER LIST ON SHEET 20)
- 1/27 DETAIL/SHEET NUMBER
- 23 GEOTECHNICAL EXPLORATION LOCATIONS AND TEST PIT OR BORING LOG NO. (FOR SEPTIC LOTS)
- PROJECT BENCHMARK
- PRIMARY/SECONDARY LEACH FIELDS ON SEPTIC LOTS
- 402 WATER SURFACE ELEVATION CROSS SECTION NUMBER

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PRV-1505-001P REFERENCE: PCZ-05113




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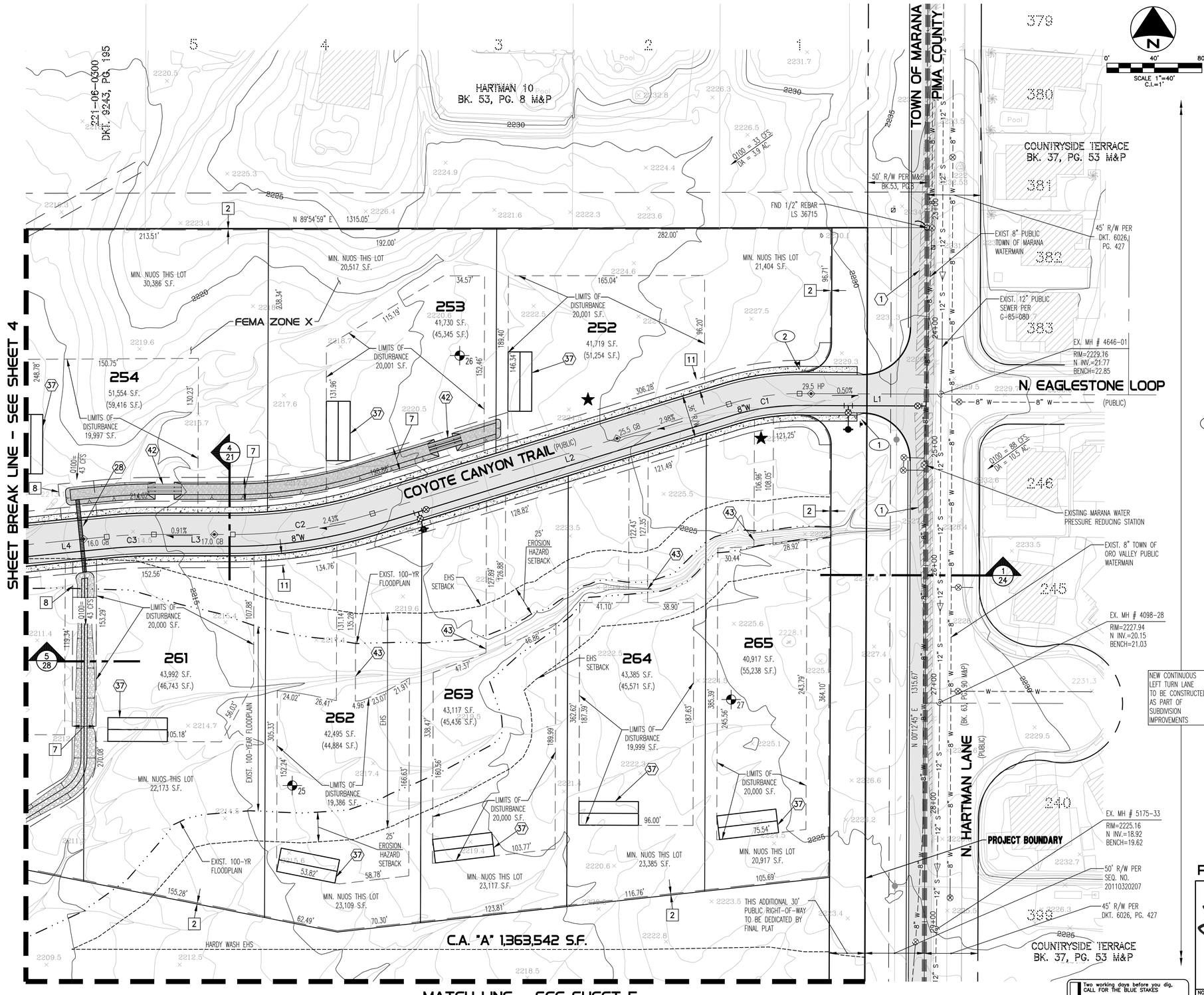
# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
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| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 2 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: | |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 02.dwg, 2/24/2016 4:59:43 PM




## NOTE

1. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
2. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
37. PRIMARY AND RESERVE LEACH FIELDS. FINAL LOCATION TO BE DETERMINED BY OTHERS UNDER SEPARATE PLANS.
42. INSTALL 3-24" 16 GAGE CMP ENDS TO BE MITRED AND GROUND SMOOTH TO CONFORM TO SLOPE. FINAL DESIGN PER ESTATE LOT PAVING PLAN.
43. RECOMMENDED MINIMUM PRIVATE DRIVEWAY DRAINAGE CROSSINGS FOR LOTS 262-265 TO CONSIST OF EITHER 3-24" CMP'S OR 2-30" CMP'S. FINAL DRAINAGE CROSSING ENGINEERING, CONFIGURATION, PIPE SIZE AND MATERIAL TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE HOME BUILDER IS RESPONSIBLE FOR FINAL DESIGN AND PERMITTING OF THE DRAINAGE CROSSING WITH THE TOWN OF MARANA.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
7. PRIVATE DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
8. PUBLIC DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2-1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°47'10" W | 106.68' |
| L2 | S 72°55'40" W | 313.65' |
| L3 | N 89°59'10" W | 66.38' |
| L4 | S 84°19'40" W | 93.93' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 60.34' | 200.00' | 17°17'10" |
| C2 | 119.29' | 400.00' | 17°05'10" |
| C3 | 39.70' | 400.00' | 5°41'10" |

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

PRV-1505-001P REFERENCE: PCZ-05113

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Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed 02/08/2016
ARIZONA U.S.A.
EXPIRES 12/31/2016

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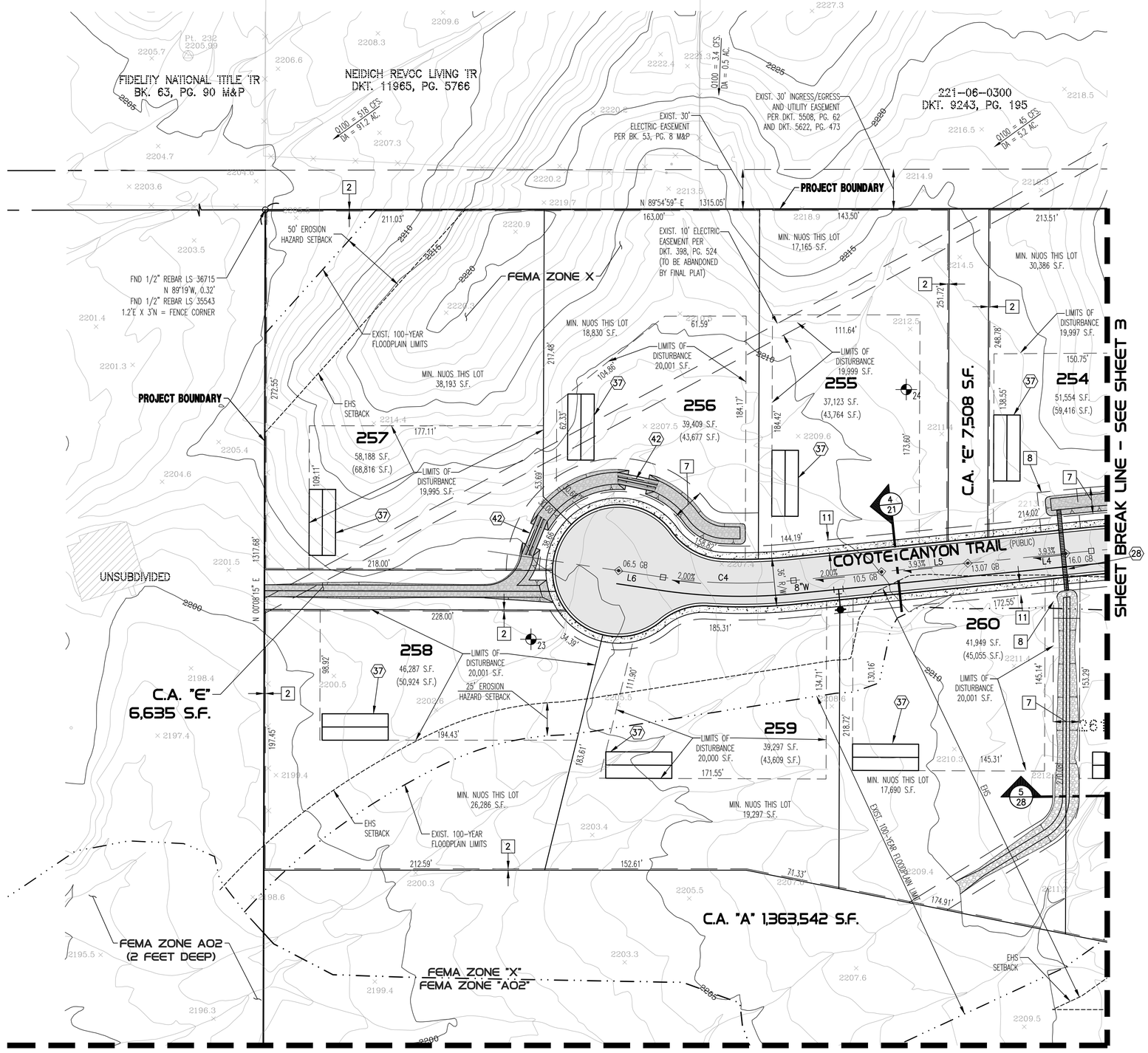
# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 3 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:_PROJECTS\114036.01\PRELIMINARY PLAT\114036 PRE-PLAT 03.dwg, 2/8/2016 2:55:44 PM




N

0' 40' 80'

SCALE 1"=40' C.I.=1'

## NOTE

1. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
2. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
37. PRIMARY AND RESERVE LEACH FIELDS. FINAL LOCATION TO BE DETERMINED BY OTHERS UNDER SEPARATE PLANS.
42. INSTALL 3-24" 16 GAGE CMP ENDS TO BE MITRED AND GROUND SMOOTH TO CONFORM TO SLOPE. FINAL DESIGN PER ESTATE LOT PAVING PLAN.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
7. PRIVATE DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
8. PUBLIC DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L4 | S 84°19'40" W | 93.93' |
| L5 | S 84°19'40" W | 132.51' |
| L6 | N 81°29'10" W | 33.96' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C4 | 99.04' | 400.00' | 14°11'10" |

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

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Registered Professional Engineer 21734 JOHN D. WOOD Civil State of Arizona ARIZONA U.S.A. EXPIRES 12/31/2016

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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
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| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 4 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 04.dwg, 2/8/2016 2:53:55 PM

MATCH LINE – SEE SHEET 3

MATCH LINE – SEE SHEET 6

MATCH LINE – SEE SHEET 7

N

0' 40' 80'

SCALE 1"=40'
C.I.=1'

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.

COUNTRYSIDE TERRACE
BK. 37, PG. 53 M&P

EX. MH # 4678-25
RIM=2219.87
CENTER=13.19
BENCH=14.18

HARDY WASH
Q100 = 3205 CFS.
D.A. 9.5 SQ. MILES

EXIST. 8" PUBLIC
TOWN OF MARANA
WATERMAIN

EXIST. 12" PUBLIC
SEWER PER
C-85-080

PIMA COUNTY
DKT. 8554, PG. 749

50' R/W PER SEQ.
NO. 20110320207

45' R/W PER
DKT. 6026, PG. 427

EX. MH # 4678-24
RIM=2220.74
N INV.=10.54
BENCH=11.24

NEW CONTINUOUS
LEFT TURN LANE
TO BE CONSTRUCTED
AS PART OF
SUBDIVISION
IMPROVEMENTS

1
24

N. HARTMAN LANE
(BK. 63, PG. 90 M&P)

TOWN OF MARANA
PIMA COUNTY

N 00°12'45" E
1315.67'

12" S - 33+00 - 12" S
12" S - 32+00 - 12" S
12" S - 31+00 - 12" S
12" S - 30+00 - 12" S
12" S - 29+00 - 12" S
12" S - 28+00 - 12" S
12" S - 27+00 - 12" S
12" S - 26+00 - 12" S
12" S - 25+00 - 12" S

8" W

THIS ADDITIONAL 30'
PUBLIC RIGHT-OF-WAY
TO BE DEDICATED BY
FINAL PLAT

EXIST. 100-YEAR
FLOODPLAIN

FEMA ZONE AO3
(3 FEET DEEP)

FEMA ZONE AO2
(2 FEET DEEP)

C.A. "A" 1,363,542 S.F.

PROJECT BOUNDARY

75' EROSION
HAZARD SETBACK

Pt. 237
2212.56

2220
2210
2200

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016


Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

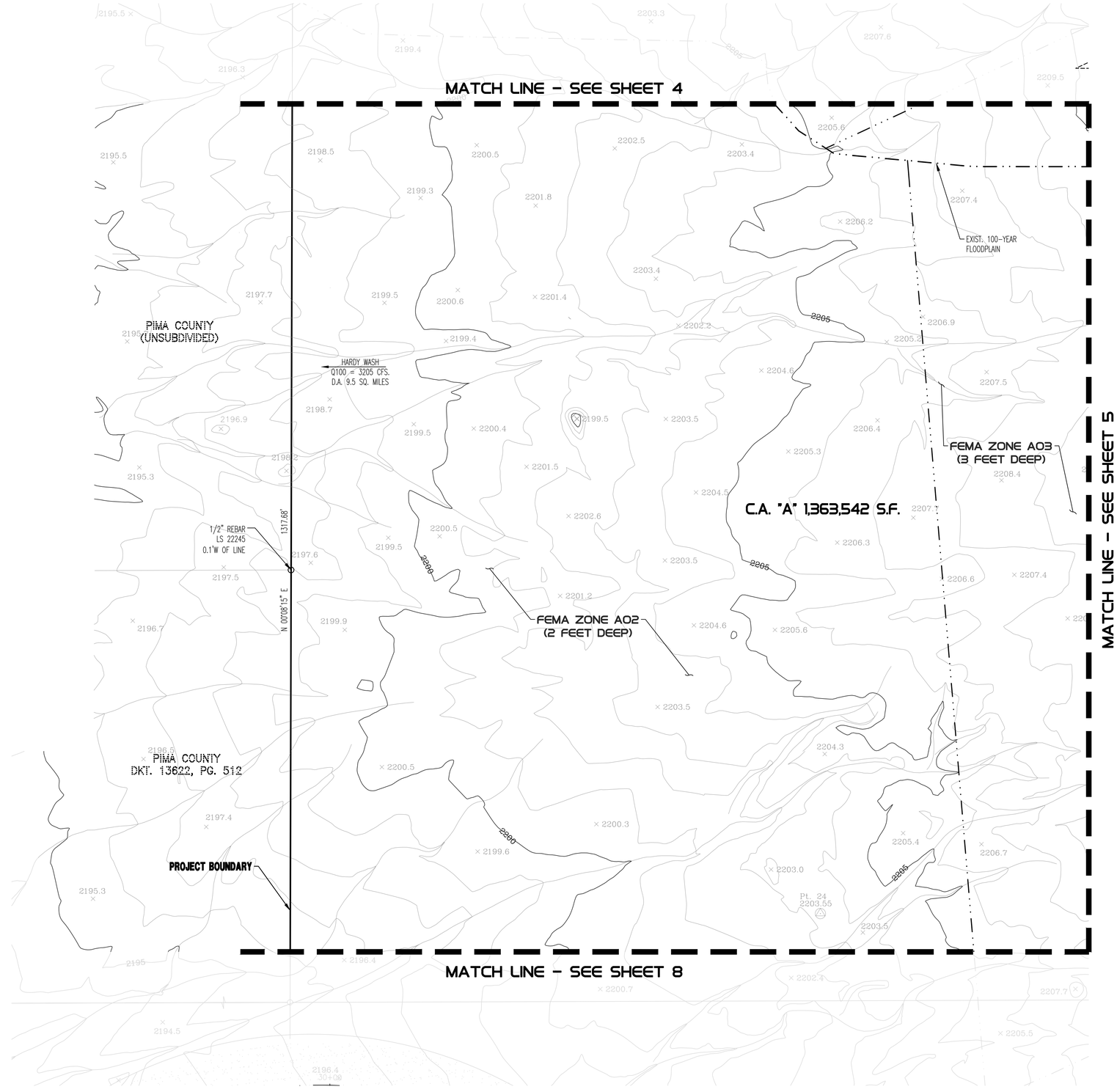

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 5 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 05.dwg, 2/8/2016 3:02:26 PM




0' 40' 80'

SCALE 1"=40'
C.I.=1'

## UTILITY STATEMENT

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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| | | |
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| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 6 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

I:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 06.dwg, 2/8/2016 3:03:15 PM

MATCH LINE – SEE SHEET 5

C.A. "A" 1,363,542 S.F.

FEMA ZONE AO1 (1 FOOT DEEP)

EXIST. 100-YEAR FLOODPLAIN

100' TRANSITION

2546.67' N 89°49'41" E 2626.66'

NEW MH # 23 RIM=2207.42 SW INV.=99.54 SE INV.=99.74

NEW MH # 22 RIM=2205.43 W INV.=97.55 NE INV.=97.75

03.3 GB

C.A. "B" 254,944 S.F.

MONTEREY DRIVE

8"S 8"W (PUBLIC)

C.A. "C" 13,550 S.F.

C.A. "C" 8,467 S.F.

C.A. "C" 2,168 S.F.

C.A. "C" 37,866 S.F.

C.A. "D" 64,041 S.F.

C.A. "A" 35,480 S.F.

C.A. "E" 812 S.F.

C.A. "E" 29698 S.F.

FEMA ZONE X (SHADED)

PROPOSED 100-YEAR FLOODPLAIN & EHS

EHS

PROJECT BOUNDARY

THIS ADDITIONAL 30' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT

FND NAIL & TAG LS 36715 IN THE SIDE OF DISTURBED CONC. MONUMENT BASE

50' R/W PER SEQ. NO. 20110320207

N 89°49'41" E 80.00'

N 00°12'45" E 1315.67'

80' R/W PER TOWN OF MARANA DKT. 11476, PG. 459

35' R/W PER DKT. 6026, PG. 427

DKT. 8554, PG. 749 PIMA COUNTY TOWN OF MARANA

ABCSM

SE. COR. SEC. 23 NE. COR. SEC. 26 BCSM LS 22759 STATE PLANE COORDINATES 495466.823 958254.320 T.O.M. BCSM

EXIST. 12" PUBLIC SEWER PER G-85-080

Q100 = 78 CFS DIA = 24.5 IN.

30' PUBLIC ROAD EASEMENT PER DKT. 2470, PG. 17

50' R/W PER TOWN OF MARANA DKT. 11538, PG. 2589

EX MH # 4678-23 RIM=2224.41 CENTER=06.96 BENCH=08.00

EXIST. 36" SRP

N. HARTMAN LANE (PUBLIC) (BK. 63, PG. 90 MAP)

221-14-011B DKT. 6062, PG. 661

EXIST. OVERHEAD ELECTRIC LINE

Q100 = 47 CFS DIA = 8.7 IN.

NEW CONTINUOUS LEFT TURN LANE TO BE CONSTRUCTED AS PART OF SUBDIVISION IMPROVEMENTS

EXIST. 36" SRP

EXIST. 8" PUBLIC TOWN OF MARANA WATERMAIN

10' LANDSCAPE BUFFERYARD

NEW MH # 24 RIM=2210.81 NW INV.=03.69

NEW MH # 11 RIM=2212.06 SE INV.=01.95

NEW MH # 9 RIM=2203.12 SW INV.=94.29 NE INV.=94.49

NEW MH # 10 RIM=2210.47 SW INV.=00.55 NW INV.=00.75

NEW MH # 34 RIM=2195.96 SE INV.=85.80

NEW MH # 33 RIM=2194.87 SE INV.=84.44 NW INV.=84.64

NEW MH # 8 RIM=2191.92 SW INV.=83.00 NE INV.=83.20

BASIN 1 (SEE SHEET 29 FOR BASIN DETAILS)

TUMACACORI TRAIL

CALLE LA CANOA

MATCH LINE – SEE SHEET 8

MATCH LINE – SEE SHEET 12

MATCH LINE – SEE SHEET 12

N

0' 40' 80'

SCALE 1"=40' C.I.=1'

## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16–19 FOR CHANNEL PLAN & PROFILE.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
9. 25 LF OF 18" CLASS IV RCP AT 0.50%.
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER–TO–CENTER.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
9. 264 L.F. OF 8" P.V.C. SEWER AT 4.21%.
10. 144 L.F. OF 8" P.V.C. SEWER AT 4.21%.
11. 120 L.F. OF 8" P.V.C. SEWER AT 1.00%.
22. 133 L.F. OF 8" P.V.C. SEWER AT 0.50%.
23. 140 L.F. OF 8" P.V.C. SEWER AT 1.28%.
24. 87 L.F. OF 8" P.V.C. SEWER AT 4.56%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
34. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C5 | 226.94' | 450.00' | 28°53'40" |
| C6 | 270.10' | 185.00' | 83°39'10" |
| C7 | 613.51' | 750.00' | 46°52'10" |
| C22 | 258.82' | 450.00' | 32°57'20" |
| C23 | 3.63' | 430.00' | 0°29'00" |
| C24 | 461.07' | 430.00' | 61°26'10" |
| C36 | 334.71' | 205.00' | 93°32'50" |
| C37 | 73.98' | 200.00' | 21°11'40" |

## SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1–1 AND STREET NAME SIGNS, D3–1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2–1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE (SEE MASTER LIST ON SHEET 20)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L7 | N 89°56'10" W | 49.45' |
| L8 | S 28°49'50" E | 41.29' |
| L19 | N 61°18'10" W | 26.29' |

## UTILITY STATEMENT

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 State of Arizona U.S.A. ARIZONA EXPIRES 12/31/2016

Presidio ENGINEERING, INC. Civil • Land Development • Water Resources 190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716 (520) 795-7255 • Fax (520) 795-6747

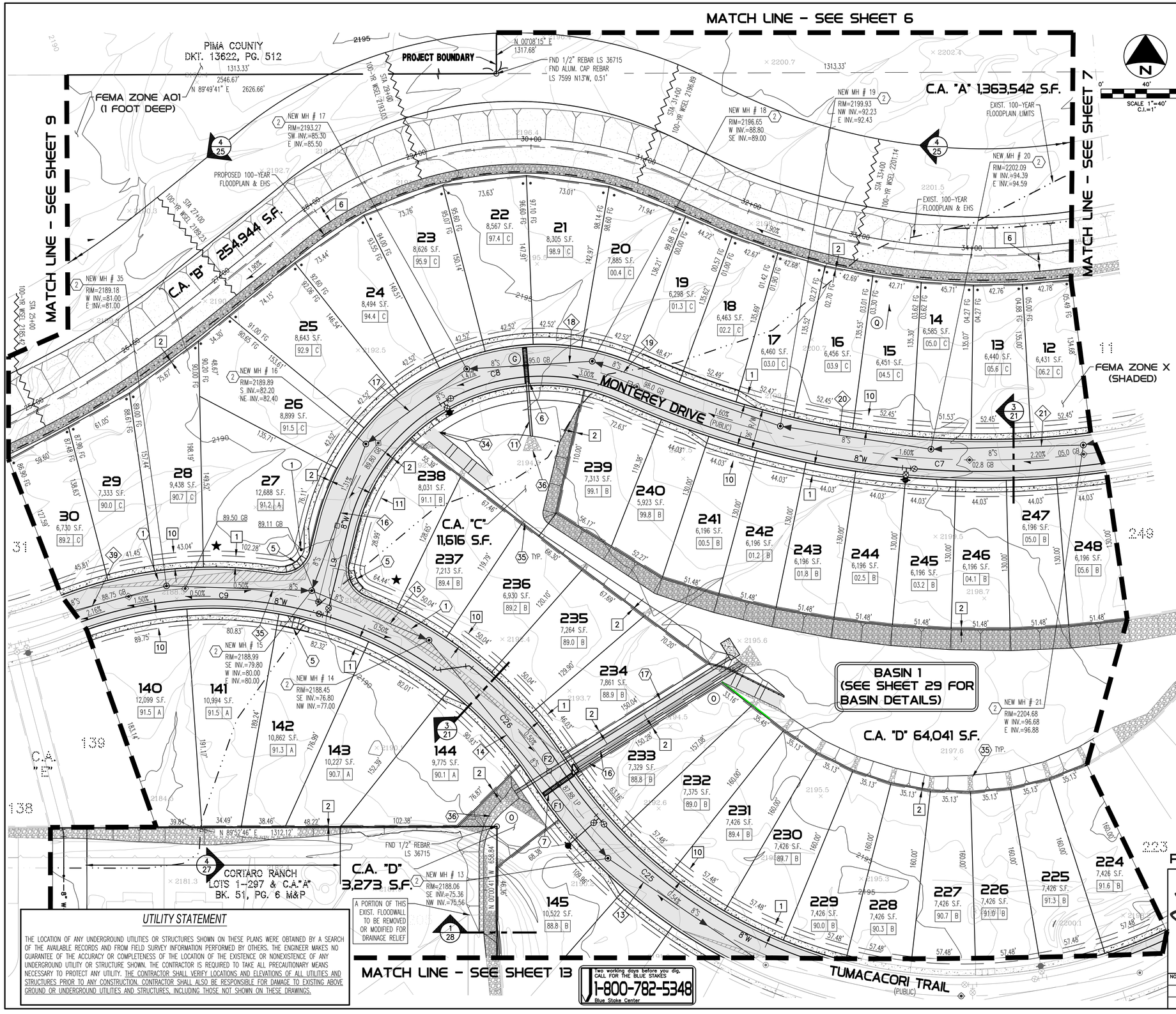
# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4'S OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 7 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | OF 33 |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 07.dwg, 2/8/2016 3:07:03 PM




## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN & PROFILE.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2-24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

13. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
14. 247 L.F. OF 8" P.V.C. SEWER AT 0.50%.
15. 111 L.F. OF 8" P.V.C. SEWER AT 2.51%.
16. 137 L.F. OF 8" P.V.C. SEWER AT 1.61%.
17. 110 L.F. OF 8" P.V.C. SEWER AT 2.64%.
18. 110 L.F. OF 8" P.V.C. SEWER AT 3.00%.
19. 174 L.F. OF 8" P.V.C. SEWER AT 1.86%.
20. 133 L.F. OF 8" P.V.C. SEWER AT 1.47%.
21. 133 L.F. OF 8" P.V.C. SEWER AT 1.57%.
35. 127 L.F. OF 8" P.V.C. SEWER AT 0.79%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C7 | 613.51' | 750.00' | 46°52'10" |
| C8 | 324.75' | 185.00' | 100°34'30" |
| C9 | 225.24' | 350.00' | 36°52'20" |
| C25 | 428.25' | 430.00' | 57°03'50" |
| C26 | 255.84' | 350.00' | 41°52'50" |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L9 | N 13°48'30" E | 68.62' |

## SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

## UTILITY STATEMENT

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Registered Professional Engineer
21734
JOHN D. WOOD
Date Signed 12/31/2016
ARIZONA U.S.A.
EXPIRES 12/31/2016

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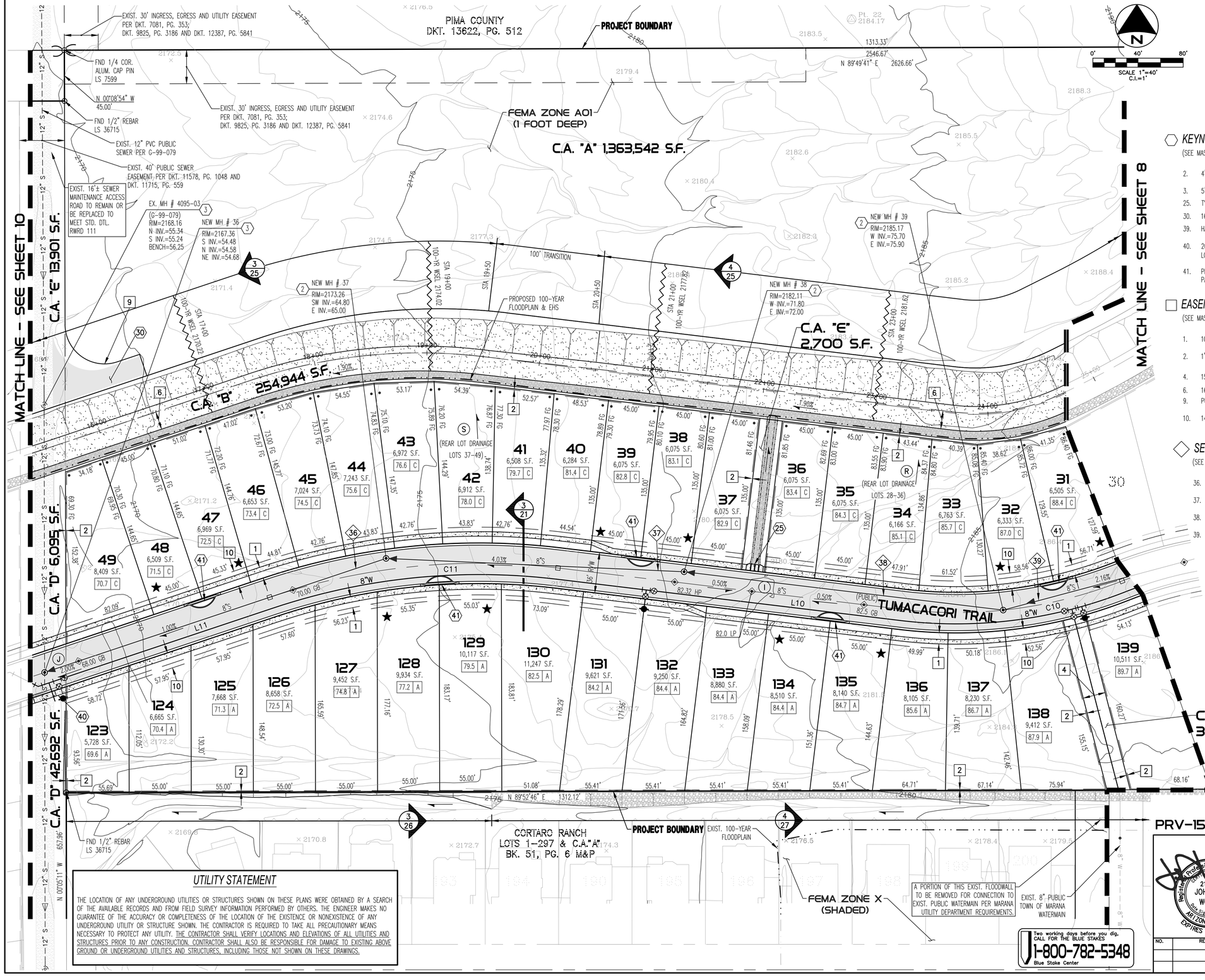
# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 8 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 08.dwg, 2/8/2016 3:13:48 PM




## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
3. 5' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 206.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.
41. PROPOSED CHICANE. FINAL LOCATION, GEOMETRY AND OTHER DETAILS TO BE DETERMINED DURING PROCESSING OF SITE PAVING PLANS.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
4. 15' PUBLIC WATER EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

36. 319 L.F. OF 8" P.V.C. SEWER AT 3.17%.
37. 264 L.F. OF 8" P.V.C. SEWER AT 2.57%.
38. 285 L.F. OF 8" P.V.C. SEWER AT 1.30%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L10 | N 83°08'30" W | 307.02' |
| L11 | S 71°31'30" W | 310.82' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C10 | 198.36' | 400.00' | 28°24'50" |
| C11 | 258.64' | 585.00' | 25°19'50" |

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, DATE 12/31/2016 ARIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING INC
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 9 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 08.dwg, 2/8/2016 3:19:03 PM

PIMA COUNTY
DKT. 13622, PG. 512

N 89°50'21" E 2626.30'
1313.16'

45' PUBLIC R/W PER DKT. 7174, PG. 918

N 89°50'21" E 1813.23'

PROJECT BOUNDARY

FEMA ZONE AO1
(1 FOOT DEEP)

C.A. "A" 429,246 S.F.

C.A. "E" 13,901 S.F.

C.A. "A"

C.A. "B" 254,944 S.F.

C.A. "B"

C.A. "D"
40,345 S.F.

C.A. "C"

C.A. "E"

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 9

MAGDALENA PLACE (PUBLIC)

PINTO LOOP (PUBLIC)

TUMACACORI TRAIL

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

NEW MH # 49 (2)
RIM=2164.03
SE INV.=58.74
NW INV.=58.84

NEW MH # 48 (2)
RIM=2162.75
NE INV.=57.29
NW INV.=57.49

NEW MH # 47 (2)
RIM=2162.17
E INV.=56.56
SW INV.=56.76

NEW MH # 46 (2)
RIM=2163.36
E INV.=55.05
W INV.=55.25

NEW MH # 44 (2)
RIM=2164.54
S INV.=54.34
E INV.=54.54
W INV.=54.54

NEW MH # 45 (2)
RIM=2166.52
W INV.=56.04

NEW MH # 56 (2)
RIM=2161.90
S INV.=56.48

SD. MH#1 (26)
RIM=2164.25
E INV.=57.20
W INV.=57.00

STA 7+00 100-YR WSEL 2155.78

STA 9+00 100-YR WSEL 2158.99

STA 10+00 PROPOSED 100-YEAR FLOODPLAIN & EHS

STA 11+00 100-YR WSEL 2161.56

STA 12+70 100-YR WSEL 2162.05

STA 14+50 100' TRANSITION

STA 15+50 100' TRANSITION

STA 15+00 100-YR WSEL 2166.42

66 8,996 S.F. 65.2 C
65 7,422 S.F. 65.1 C
64 9,899 S.F. 65.0 C
63 10,458 S.F. 64.8 C
62 9,118 S.F. 65.6 C
61 10,246 S.F. 65.0 C
60 13,311 S.F. 64.0 C
59 10,407 S.F. 63.5 C
58 6,990 S.F. 63.8 C
57 7,480 S.F. 64.1 C
56 7,454 S.F. 64.3 C
55 7,406 S.F. 64.5 C
54 7,338 S.F. 65.2 C
53 7,249 S.F. 66.0 C
52 7,272 S.F. 66.7 C
51 6,548 S.F. 67.5 C
50 9,975 S.F. 69.3 C
71 8,413 S.F. 64.9 A
72 9,266 S.F. 64.6 A
73 12,575 S.F. 64.0 A
74 15,828 S.F. 62.2 A
75
107 7,510 S.F. 63.0 B
108 6,085 S.F. 63.1 B
109 5,910 S.F. 63.7 B
110 5,709 S.F. 64.3 B
111 5,849 S.F. 65.5 A
112 7,492 S.F. 65.8 A
106 8,307 S.F. 63.7 B
105 8,321 S.F. 63.7 B
104
90 6,840 S.F. 65.9 B
122 11,112 S.F. 67.5 A
121 7,732 S.F. 67.5 A
120 7,203 S.F. 67.3 A
119

REAR LOT DRAINAGE (LOTS 50-60)

52.7 GB
64.46 GB
66.0 GB
65.44 HP
FND 1/2" REBAR LS 36715

REFERENCE: PCZ-05113

## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
12. 160 LF OF 30" CLASS IV RCP AT 0.50%.
13. 250 LF OF 30" CLASS IV RCP AT 0.50%.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
26. STORMDRAIN MANHOLE AND BASE PER PC/COT STD. DTL. NO. 300 AND 302.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
44. 150 L.F. OF 8" P.V.C. SEWER AT 1.00%.
45. 101 L.F. OF 8" P.V.C. SEWER AT 0.50%.
46. 262 L.F. OF 8" P.V.C. SEWER AT 0.50%.
47. 106 L.F. OF 8" P.V.C. SEWER AT 0.50%.
48. 250 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.
57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C12 | 99.10' | 800.00' | 7°05'50" |
| C13 | 271.60' | 800.00' | 19°27'10" |
| C14 | 196.93' | 185.00' | 60°59'30" |
| C15 | 73.02' | 800.00' | 5°13'50" |
| C16 | 238.67' | 185.00' | 73°55'00" |
| C21 | 256.26' | 1400.00' | 10°29'20" |

## SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L11 | S 71°31'30" W | 310.82' |
| L12 | S 52°55'00" E | 109.45' |
| L13 | S 58°08'50" E | 98.24' |
| L14 | N 11°21'20" W | 129.51' |

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1-800-782-5348
Blue Stake Center

PRV-1505-001P

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 10 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 10.dwg, 2/9/2016 2:39:46 PM

## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4" DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

PRV-1505-001P REFERENCE: PCZ-05113

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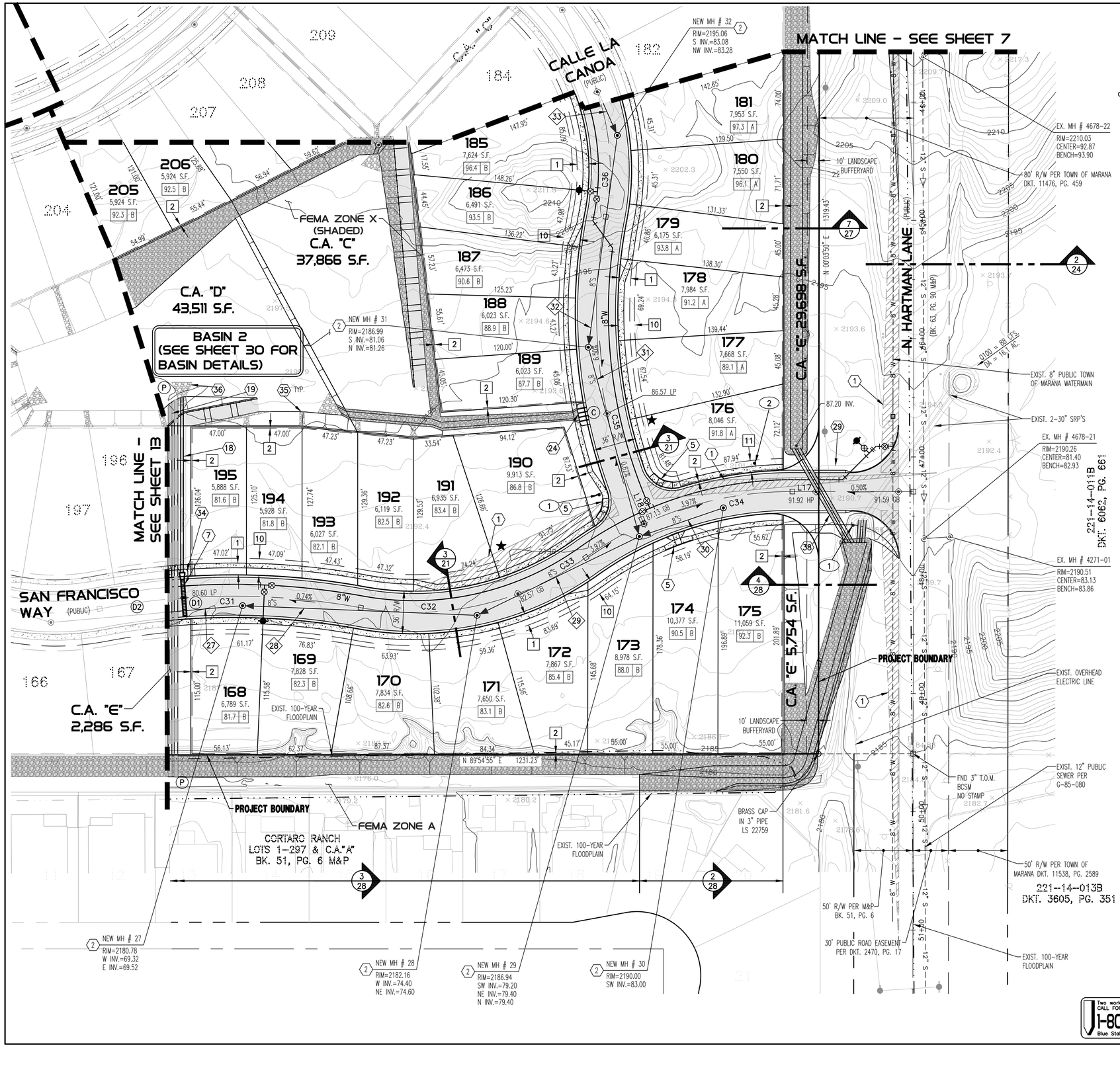

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE ARIZONA U.S.A. EXPIRES 12/31/2016

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 11 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | OF 33 |




## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## ⬡ KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (H520 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2–24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
24. TYPE 3 SIDEWALK SCUPPER WITH 3–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER–TO–CENTER.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.

## ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## ◇ SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
28. 198 L.F. OF 8" P.V.C. SEWER AT 2.46%.
29. 152 L.F. OF 8" P.V.C. SEWER AT 3.02%.
30. 75 L.F. OF 8" P.V.C. SEWER AT 4.80%.
31. 166 L.F. OF 8" P.V.C. SEWER AT 1.00%.
32. 181 L.F. OF 8" P.V.C. SEWER AT 1.01%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.

## ⬭ SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1–1 AND STREET NAME SIGNS, D3–1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2–1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**CURVE DATA TABLE**
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C31 | 221.89' | 600.00' | 21°11'20" |
| C32 | 200.07' | 250.00' | 45°51'10" |
| C33 | 56.92' | 300.00' | 10°52'10" |
| C34 | 129.31' | 300.00' | 24°41'50" |
| C35 | 261.58' | 420.00' | 35°41'00" |
| C36 | 334.71' | 205.00' | 93°32'50" |

**LINE DATA TABLE**
(SEE MASTER LIST ON SHEET 20)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L17 | S 89°56'10" E | 22.32' |
| L18 | N 24°38'00" W | 4.42' |

## UTILITY STATEMENT

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1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

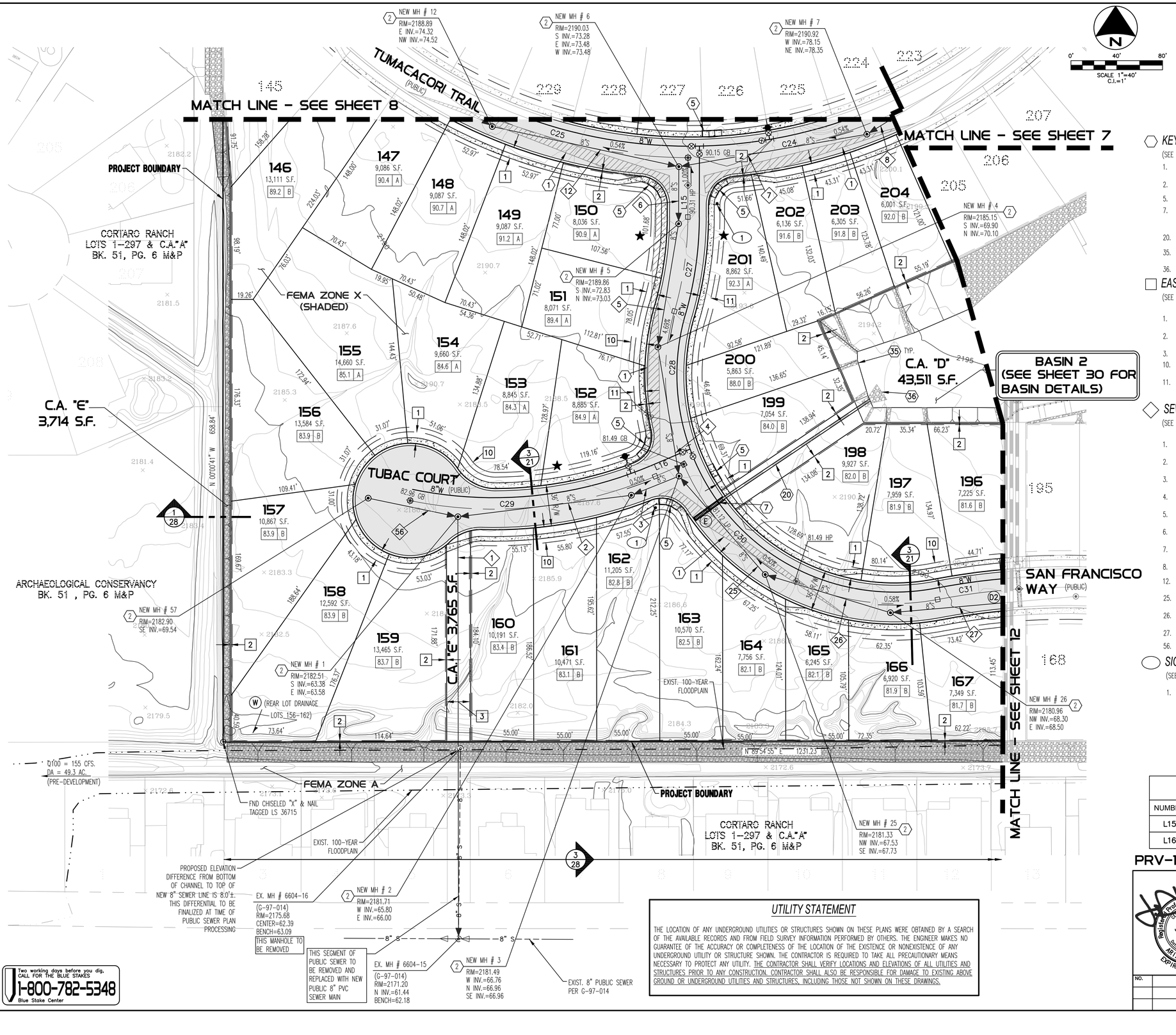
Presidio ENGINEERING, INC.
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4's OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 12 |
| DATE: 02/08/2016 | PROJECT NO.: 114036–01–0105 | SCALE: C.I.=1' 1"=40' | OF 33 |




## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 369 L.F. OF 8" P.V.C. SEWER AT 0.53%.
2. 153 L.F. OF 8" P.V.C. SEWER AT 1.45%.
3. 45 L.F. OF 8" P.V.C. SEWER AT 1.69%.
4. 114 L.F. OF 8" P.V.C. SEWER AT 2.57%.
5. 109 L.F. OF 8" P.V.C. SEWER AT 2.50%.
6. 50 L.F. OF 8" P.V.C. SEWER AT 2.51%.
7. 167 L.F. OF 8" P.V.C. SEWER AT 2.80%.
8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
12. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
25. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
26. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
56. 80 L.F. OF 8" P.V.C. SEWER AT 7.45%.

## SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C24 | 461.07' | 430.00' | 61°26'10" |
| C25 | 428.25' | 430.00' | 57°03'50" |
| C27 | 83.43' | 300.00' | 15°56'00" |
| C28 | 136.47' | 200.00' | 39°05'50" |
| C30 | 271.61' | 200.00' | 77°48'40" |
| C31 | 221.89' | 600.00' | 21°11'20" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 20) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L15 | S 00°08'00" W | 51.82' |
| L16 | N 66°58'10" E | 27.08' |

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE 12/31/16 State Of Arizona U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 13 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 13.dwg, 2/9/2016 8:56:47 AM

MATCH LINE – SEE SHEET 10

MATCH LINE – SEE SHEET 9

MATCH LINE – SEE SHEET 15

C.A. "C"
19,760 S.F.

BASIN 3
(SEE SHEET 31 FOR BASIN DETAILS)

C.A. "D"
40,345 S.F.

C.A. "E"
8,408 S.F.

C.A. "D" 42,692 S.F.

PROJECT BOUNDARY

91 6,078 S.F. 65.7 B
92 6,058 S.F. 65.7 B
93 5,880 S.F. 65.7 B
94 6,650 S.F. 65.7 B
95 7,372 S.F. 63.6 B
96 7,385 S.F. 60.8 B
97 6,409 S.F. 59.8 B
86 5,237 S.F. 60.6 A
87 5,348 S.F. 60.6 A
88 6,694 S.F. 60.8 A
89 9,152 S.F. 61.4 A
113 8,591 S.F. 62.0 A
114 8,870 S.F. 63.0 A
115 8,464 S.F. 64.1 A
116 7,442 S.F. 65.6 A
117 7,014 S.F. 66.7 A
118 7,182 S.F. 66.7 A
119 7,792 S.F. 67.0 A

NEW MH # 41
RIM=2159.65
SE INV.=50.80
NE INV.=51.00
W INV.=51.00

NEW MH # 50
RIM=2158.88
E INV.=51.60
W INV.=51.80

EX. MH # 4095-02
(G-99-079)
RIM=2166.13
N INV.=53.69
S INV.=53.49
BENCH=54.52

FEMA ZONE AO1
(1 FOOT DEEP)

EXIST. 40' PUBLIC SEWER EASEMENT PER DKT. 11578, PG. 1048 AND DKT. 11715, PG. 559

EXIST. 16'± SEWER MAINTENANCE ACCESS ROAD TO REMAIN OR BE REPLACED TO MEET STD. DTL. RWRD 111

NEW MH # 43
RIM=2165.21
S INV.=52.42
N INV.=52.62

EXIST. 12" PVC PUBLIC SEWER PER G-99-079

NEW MH # 42
RIM=2162.11
SW INV.=51.60
N INV.=51.80

EX. MH # 4095-01
(G-99-079)
RIM=2161.79
N INV.=52.37
SW INV.=52.17
BENCH=53.3
WELDED SHUT

FND 1/16th COR. ALUM. CAP PIN LS 7599

CORTARO RANCH
LOTS 1-297 & C.A."A"
BK. 51, PG. 6 M&P

CORTARO RANCH
C.A. A
BK. 51, PG. 6 M&P

CORTARO RANCH
LOTS 1-297 & C.A."A"
BK. 51, PG. 6 M&P

EXIST. 20' PUBLIC SEWER EASEMENT PER BK. 51, PG. 6 M&P

EXIST. 12" PVC PUBLIC SEWER PER G-97-014

EXIST. 45' PUBLIC RIGHT-OF-WAY PER BK. 51, PG. 6, M&P

EMERGENCY ACCESS ROAD TO BE GRADED AT 9% MAXIMUM SLOPE AT TIME OF PRIVATE GRADING PLAN

EXISTING POST BARRACADES TO BE REMOVED AND REPLACED W/ GATE PER RWRD AND FIRE DEPARTMENT REQUIREMENTS

EX. MH # 6604-28
(G-97-014)
RIM=2159.38
N INV.=49.87
BENCH=50.9
WELDED SHUT

EX. MH # 6604-26
(G-97-014)
RIM=2159.55
N INV.=49.01
BENCH=49.96

EX. MH # 6604-31
(G-97-014)
RIM=2161.54
WELDED SHUT

EX. MH # 6604-32
(G-97-014)
RIM=2163.11
N INV.=51.10
E INV.=51.11
BENCH=51.52

CORTARO CROSSING DRIVE (PUBLIC)

CORTARO CROSSING COURT (PUBLIC)

PINTO LOOP (PUBLIC)

N 89°55'30" E 673.33'

N 00°05'11" W 657.96'

C19: 45.70', 185.00', 14°09'10"
C20: 316.01', 185.00', 97°52'10"
C21: 256.26', 1400.00', 10°29'20"

0' 40' 80'
SCALE 1"=40'
C.I.=1'

## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## KEYNOTES
(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
4. 20' WIDE PAVED EMERGENCY ACCESS PER FIRE DEPARTMENT REQUIREMENTS.
24. TYPE 3 SIDEWALK SCUPPER WITH 3-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
27. 24' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

## EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
5. 20' EMERGENCY ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES
(SEE MASTER LIST ON SHEET 20)

40. 185 L.F. OF 8" P.V.C. SEWER AT 0.50%.
41. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
42. 123 L.F. OF 8" P.V.C. SEWER AT 0.50%.
43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
49. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C19 | 45.70' | 185.00' | 14°09'10" |
| C20 | 316.01' | 185.00' | 97°52'10" |
| C21 | 256.26' | 1400.00' | 10°29'20" |

## UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

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Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D. WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

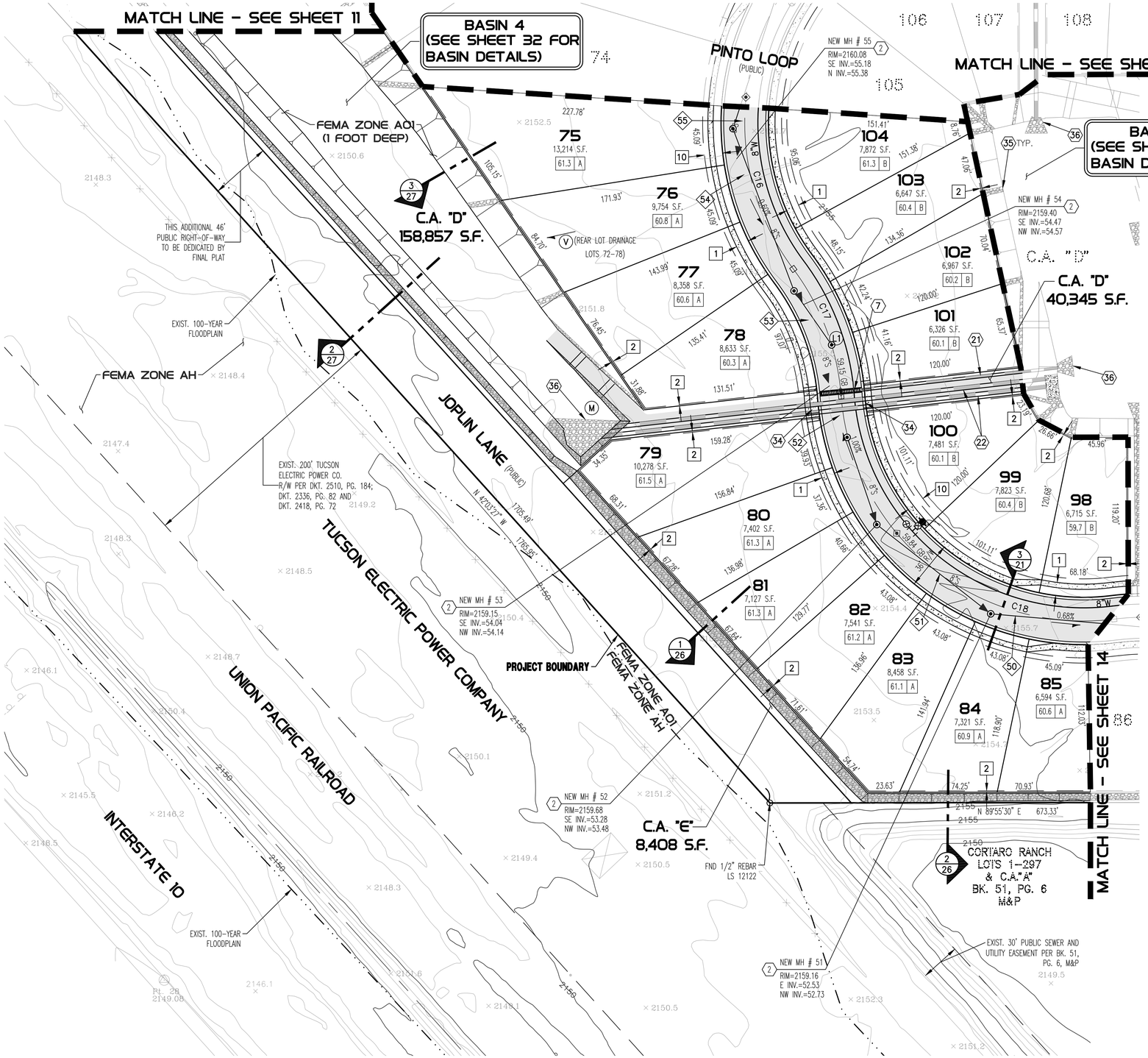
Presidio ENGINEERING
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(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 14 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |




## NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

## SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.
51. 110 L.F. OF 8" P.V.C. SEWER AT 0.50%.
52. 111 L.F. OF 8" P.V.C. SEWER AT 0.50%.
53. 65 L.F. OF 8" P.V.C. SEWER AT 0.51%.
54. 122 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C16 | 238.67' | 185.00' | 73°55'00" |
| C17 | 104.71' | 185.00' | 32°25'40" |
| C18 | 299.47' | 185.00' | 92°44'50" |

## UTILITY STATEMENT

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Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D WOOD 01/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

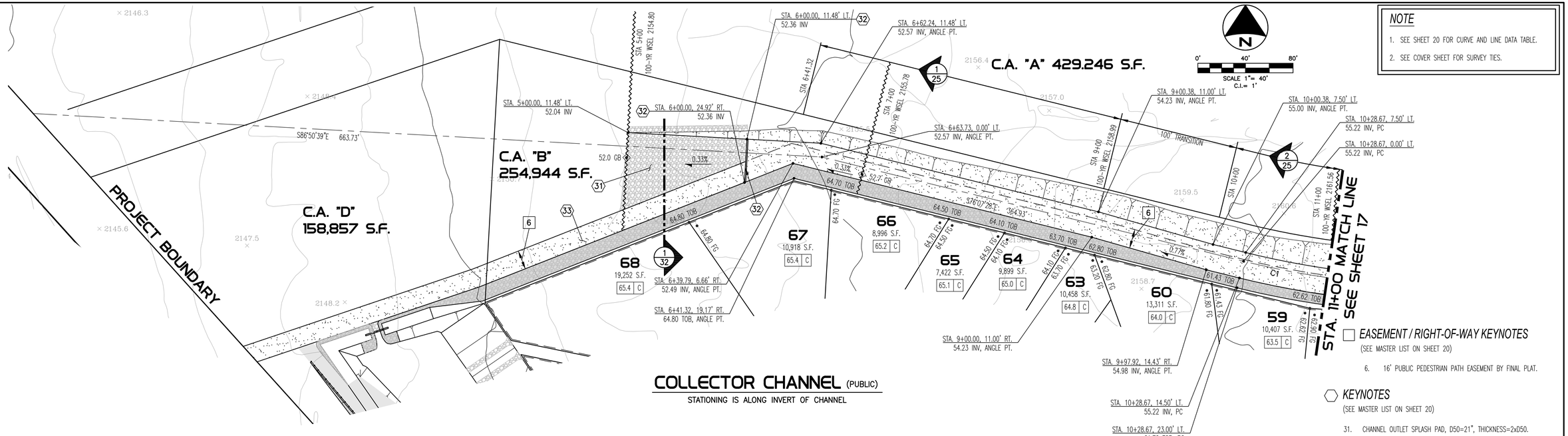
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(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 15 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |




## NOTE

1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

## COLLECTOR CHANNEL (PUBLIC)

STATIONING IS ALONG INVERT OF CHANNEL

## EASEMENT / RIGHT-OF-WAY KEYNOTES

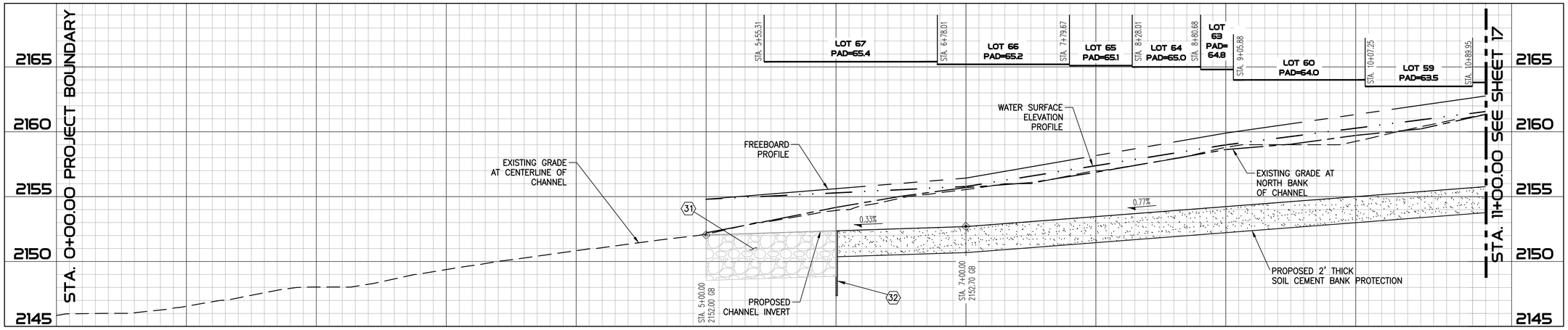
(SEE MASTER LIST ON SHEET 20)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.




| WATERMAIN CURVE DATA TABLE | | | |
|---|---|---|---|
| CURVE # | DELTA | RADIUS | ARC LENGTH |
| C1 | 32°20'58.76" | 727' | 410.47' |

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING, INC.
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(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

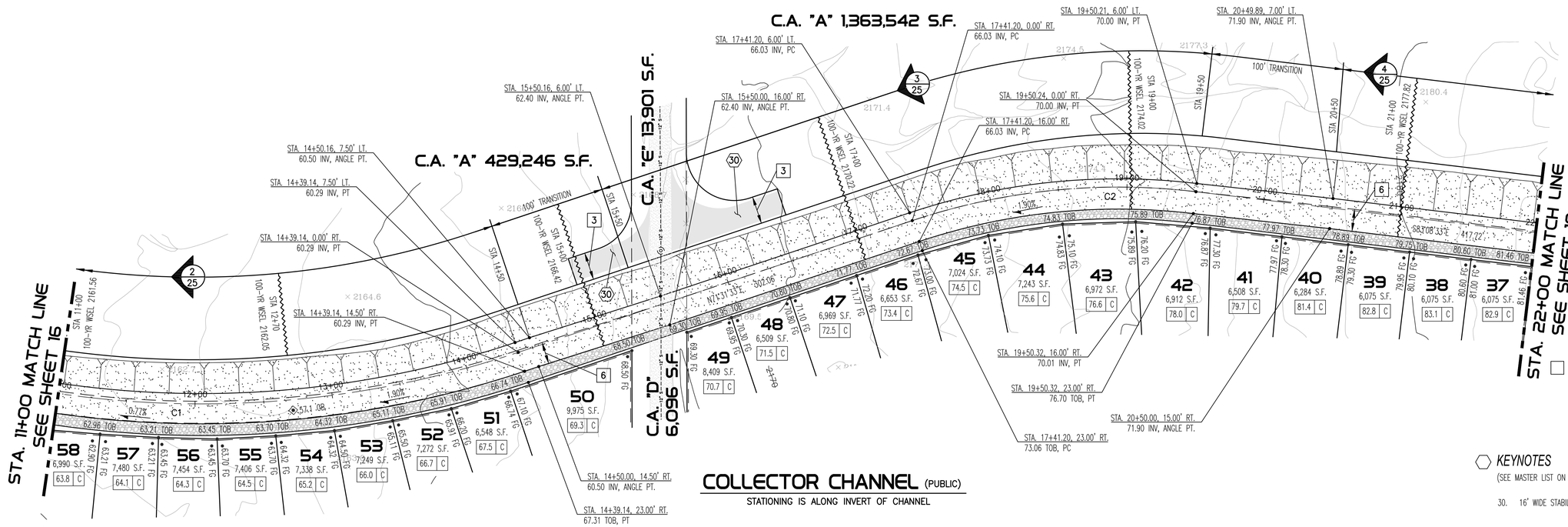
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 16 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | AS NOTED | |

## NOTE

1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.




## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

## KEYNOTES

(SEE MASTER LIST ON SHEET 20)

30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.

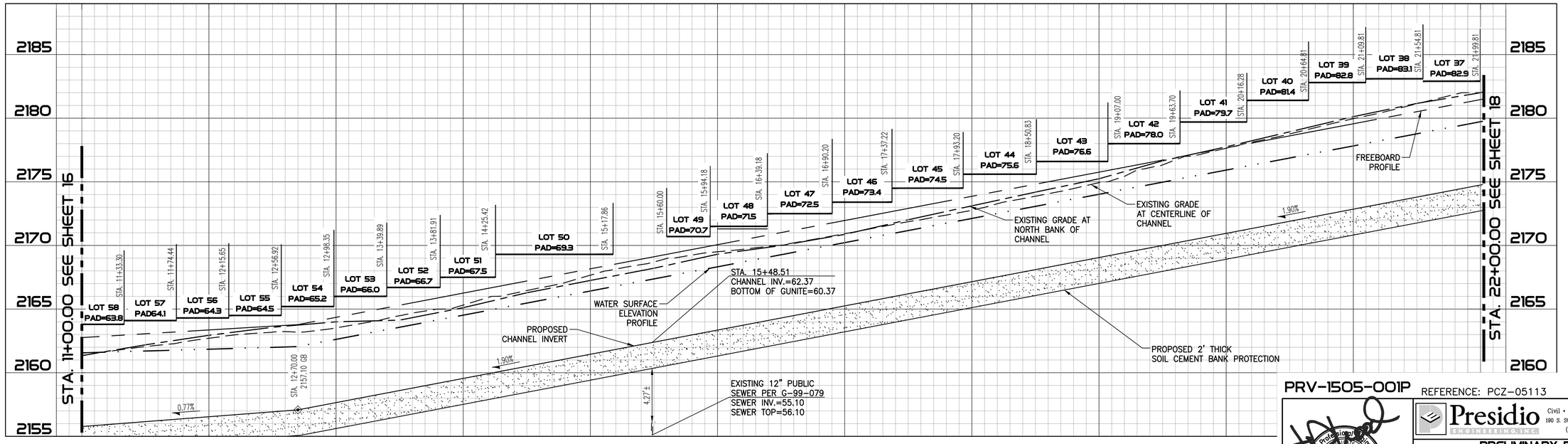
N

0' 40' 80'

SCALE 1"= 40'
C.I.= 1'

## COLLECTOR CHANNEL (PUBLIC)

STATIONING IS ALONG INVERT OF CHANNEL




| WATERMAIN CURVE DATA TABLE | | | |
|---|---|---|---|
| CURVE # | DELTA | RADIUS | ARC LENGTH |
| C1 | 32°20'58.76" | 727' | 410.47' |
| C2 | 25°19'17.71" | 473' | 209.04' |

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D WOOD (Civil) Date Signed 02/08/16 ARIZONA U.S.A. EXPIRES 12/31/2016

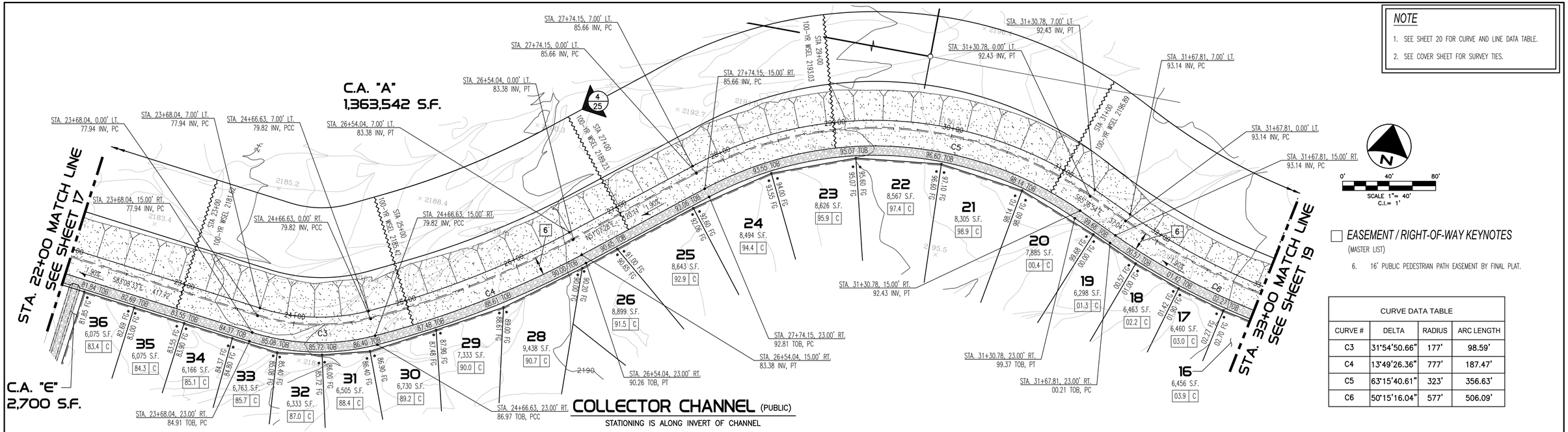

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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 17 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: AS NOTED | |




## NOTE

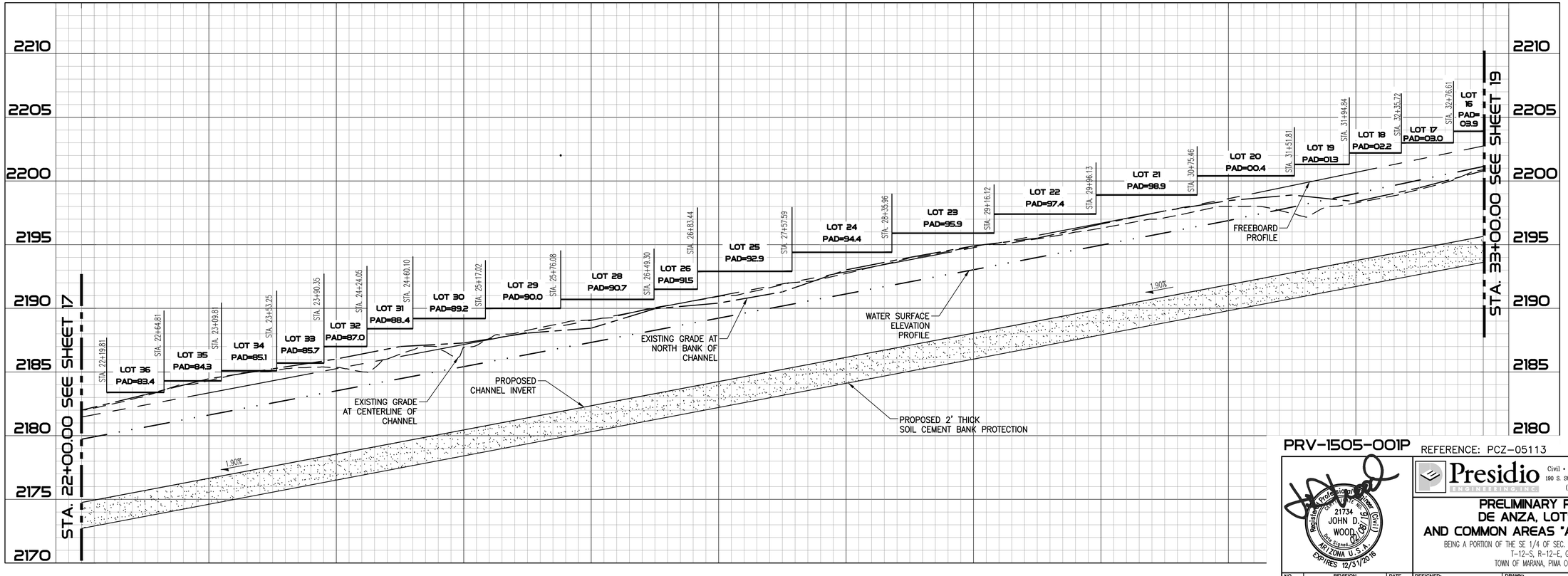
1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(MASTER LIST)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

| CURVE DATA TABLE | | | |
|---|---|---|---|
| CURVE # | DELTA | RADIUS | ARC LENGTH |
| C3 | 31°54'50.66" | 177' | 98.59' |
| C4 | 13°49'26.36" | 777' | 187.47' |
| C5 | 63°15'40.61" | 323' | 356.63' |
| C6 | 50°15'16.04" | 577' | 506.09' |




PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

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190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 18 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | AS NOTED | |

| CURVE DATA TABLE | | | |
|---|---|---|---|
| CURVE # | DELTA | RADIUS | ARC LENGTH |
| C6 | 50°15'16.04" | 577' | 506.09' |
| C7 | 80°49'21.09" | 323' | 455.63' |
| C8 | 59°13'22.80" | 11' | 11.37' |
| C9 | 04°18'52.18" | 513' | 38.63' |

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 2)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

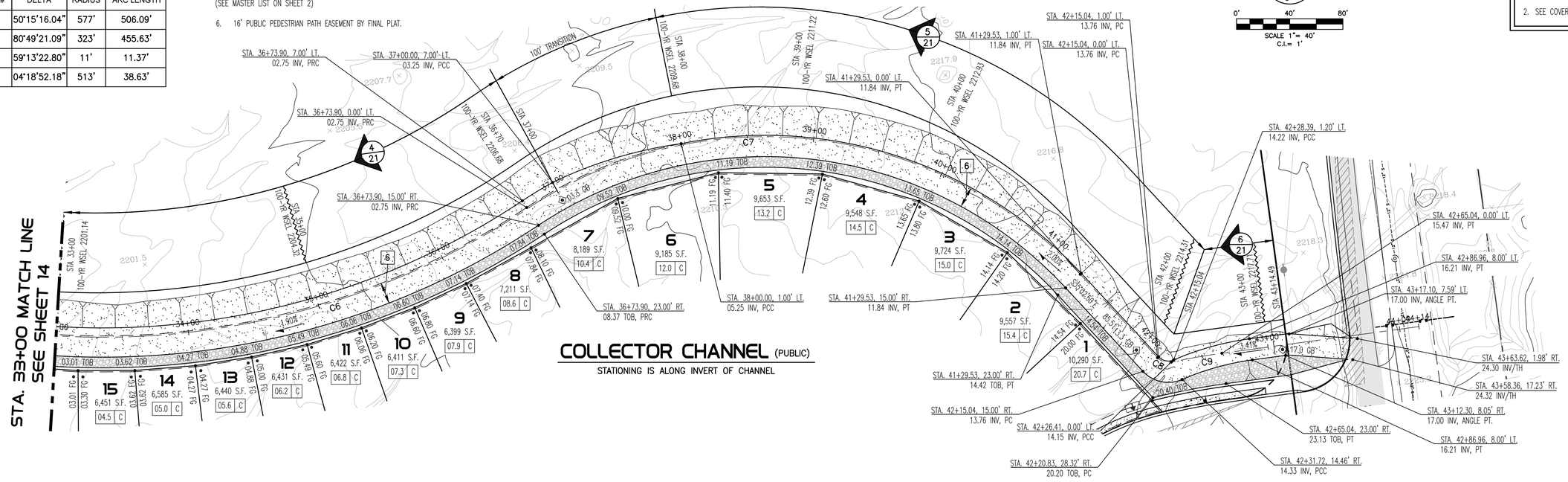
## NOTE

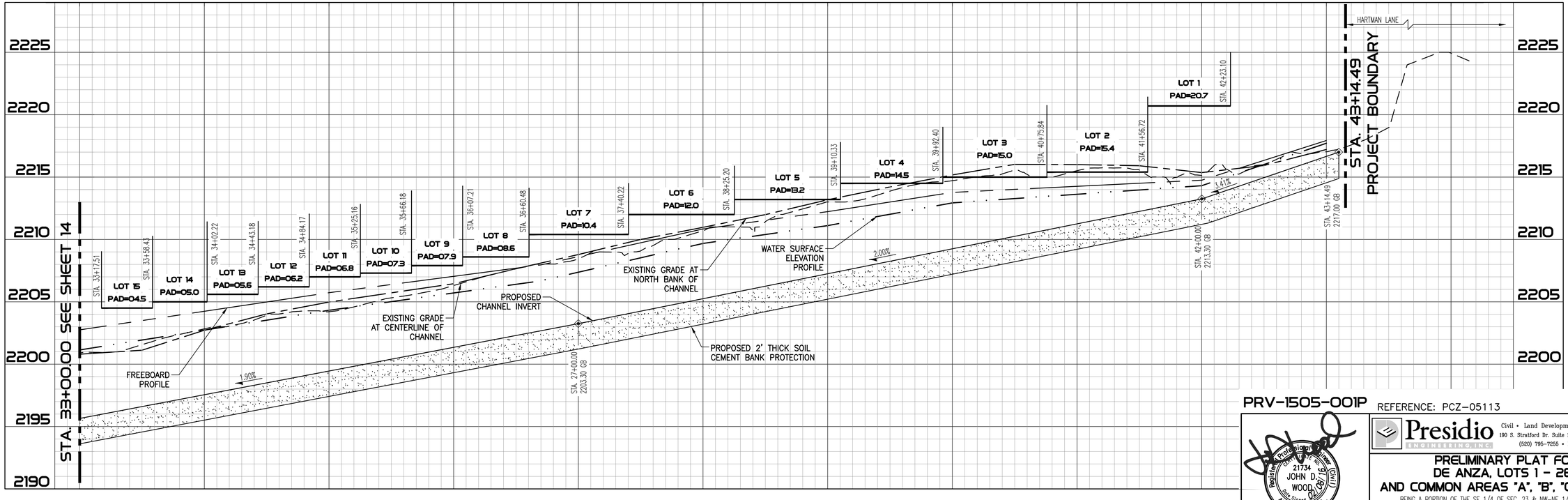
1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

N

0' 40' 80'

SCALE 1"= 40'
C.I.= 1'




PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D WOOD
02/08/16
Date Signed
ARIZONA U.S.A.
EXPIRES 12/31/2016


Presidio ENGINEERING
Civil • Land Development • Water Resources
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| | | |
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 19 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | AS NOTED | |

## SEWER KEYNOTES
(MASTER LIST)

1. 369 L.F. OF 8" P.V.C. SEWER AT 0.53%.
2. 153 L.F. OF 8" P.V.C. SEWER AT 1.45%.
3. 45 L.F. OF 8" P.V.C. SEWER AT 1.69%.
4. 114 L.F. OF 8" P.V.C. SEWER AT 2.57%.
5. 109 L.F. OF 8" P.V.C. SEWER AT 2.50%.
6. 50 L.F. OF 8" P.V.C. SEWER AT 2.51%.
7. 167 L.F. OF 8" P.V.C. SEWER AT 2.80%.
8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
9. 264 L.F. OF 8" P.V.C. SEWER AT 4.21%.
10. 144 L.F. OF 8" P.V.C. SEWER AT 4.21%.
11. 120 L.F. OF 8" P.V.C. SEWER AT 1.00%.
12. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
13. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
14. 247 L.F. OF 8" P.V.C. SEWER AT 0.50%.
15. 111 L.F. OF 8" P.V.C. SEWER AT 2.51%.
16. 137 L.F. OF 8" P.V.C. SEWER AT 1.61%.
17. 110 L.F. OF 8" P.V.C. SEWER AT 2.64%.
18. 110 L.F. OF 8" P.V.C. SEWER AT 3.00%.
19. 174 L.F. OF 8" P.V.C. SEWER AT 1.86%.
20. 133 L.F. OF 8" P.V.C. SEWER AT 1.47%.
21. 133 L.F. OF 8" P.V.C. SEWER AT 1.57%.
22. 133 L.F. OF 8" P.V.C. SEWER AT 0.50%.
23. 140 L.F. OF 8" P.V.C. SEWER AT 1.28%.
24. 87 L.F. OF 8" P.V.C. SEWER AT 4.56%.
25. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
26. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
28. 198 L.F. OF 8" P.V.C. SEWER AT 2.46%.
29. 152 L.F. OF 8" P.V.C. SEWER AT 3.02%.
30. 75 L.F. OF 8" P.V.C. SEWER AT 4.80%.
31. 166 L.F. OF 8" P.V.C. SEWER AT 1.00%.
32. 181 L.F. OF 8" P.V.C. SEWER AT 1.01%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
34. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
35. 127 L.F. OF 8" P.V.C. SEWER AT 0.79%.
36. 319 L.F. OF 8" P.V.C. SEWER AT 3.17%.
37. 264 L.F. OF 8" P.V.C. SEWER AT 2.57%.
38. 285 L.F. OF 8" P.V.C. SEWER AT 1.30%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.
40. 185 L.F. OF 8" P.V.C. SEWER AT 0.50%.
41. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
42. 123 L.F. OF 8" P.V.C. SEWER AT 0.50%.
43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
44. 150 L.F. OF 8" P.V.C. SEWER AT 1.00%.
45. 101 L.F. OF 8" P.V.C. SEWER AT 0.50%.
46. 262 L.F. OF 8" P.V.C. SEWER AT 0.50%.
47. 106 L.F. OF 8" P.V.C. SEWER AT 0.50%.
48. 250 L.F. OF 8" P.V.C. SEWER AT 0.50%.
49. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.
51. 110 L.F. OF 8" P.V.C. SEWER AT 0.50%.
52. 111 L.F. OF 8" P.V.C. SEWER AT 0.50%.
53. 65 L.F. OF 8" P.V.C. SEWER AT 0.51%.
54. 122 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.
56. 80 L.F. OF 8" P.V.C. SEWER AT 7.45%.

## SEWER KEYNOTES (CONTINUED)
(MASTER LIST)

57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

## KEYNOTES
(MASTER LIST)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
3. 5' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 206.
4. 20' WIDE PAVED EMERGENCY ACCESS PER FIRE DEPARTMENT REQUIREMENTS.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
8. NOT USED
9. 25 LF OF 18" CLASS IV RCP AT 0.50%.
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
12. 160 LF OF 30" CLASS IV RCP AT 0.50%.
13. 250 LF OF 30" CLASS IV RCP AT 0.50%.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2-24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2-24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
24. TYPE 3 SIDEWALK SCUPPER WITH 3-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
26. STORMDRAIN MANHOLE AND BASE PER PC/COT STD. DTL. NO. 300 AND 302.
27. 24' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
37. PRIMARY AND RESERVE LEACH FIELDS. FINAL LOCATION TO BE DETERMINED BY OTHERS UNDER SEPARATE PLANS.
38. 90 LF OF 2-32" CLASS IV RCP AT 0.50%
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.
41. PROPOSED CHICANE. FINAL LOCATION, GEOMETRY AND OTHER DETAILS TO BE DETERMINED DURING PROCESSING OF SITE PAVING PLANS.
42. INSTALL 3-24" 16 GAGE CMP ENDS TO BE MITRED AND GROUND SMOOTH TO CONFORM TO SLOPE. FINAL DESIGN PER ESTATE LOT PAVING PLAN.
43. RECOMMENDED MINIMUM PRIVATE DRIVEWAY DRAINAGE CROSSINGS FOR LOTS 262-265 TO CONSIST OF EITHER 3-24" CMP'S OR 2-30" CMP'S. FINAL DRAINAGE CROSSING ENGINEERING, CONFIGURATION, PIPE SIZE AND MATERIAL TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE HOME BUILDER IS RESPONSIBLE FOR FINAL DESIGN AND PERMITTING OF THE DRAINAGE CROSSING WITH THE TOWN OF MARANA.

## EASEMENT / RIGHT-OF-WAY KEYNOTES
(MASTER LIST)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
4. 15' PUBLIC WATER EASEMENT BY FINAL PLAT.
5. 20' EMERGENCY ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
7. PRIVATE DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
8. PUBLIC DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

## SIGNAGE NOTES
(MASTER LIST)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2-1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CURVE DATA TABLE
(MASTER LIST)

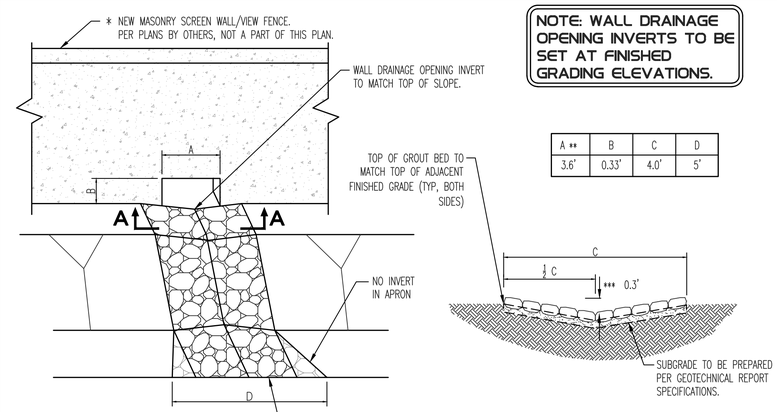
| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 60.34' | 200.00' | 17°17'10" |
| C2 | 119.29' | 400.00' | 17°05'10" |
| C3 | 39.70' | 400.00' | 5°41'10" |
| C4 | 99.04' | 400.00' | 14°11'10" |
| C5 | 226.94' | 450.00' | 28°53'40" |
| C6 | 270.10' | 185.00' | 83°39'10" |
| C7 | 613.51' | 750.00' | 46°52'10" |
| C8 | 324.75' | 185.00' | 100°34'30" |
| C9 | 225.24' | 350.00' | 36°52'20" |
| C10 | 198.36' | 400.00' | 28°24'50" |
| C11 | 258.64' | 585.00' | 25°19'50" |
| C12 | 99.10' | 800.00' | 7°05'50" |
| C13 | 271.60' | 800.00' | 19°27'10" |
| C14 | 196.93' | 185.00' | 60°59'30" |
| C15 | 73.02' | 800.00' | 5°13'50" |
| C16 | 238.67' | 185.00' | 73°55'00" |
| C17 | 104.71' | 185.00' | 32°25'40" |
| C18 | 299.47' | 185.00' | 92°44'50" |
| C19 | 45.70' | 185.00' | 14°09'10" |
| C20 | 316.01' | 185.00' | 97°52'10" |
| C21 | 256.26' | 1400.00' | 10°29'20" |
| C22 | 258.82' | 450.00' | 32°57'20" |
| C23 | 3.63' | 430.00' | 0°29'00" |
| C24 | 461.07' | 430.00' | 61°26'10" |
| C25 | 428.25' | 430.00' | 57°03'50" |
| C26 | 255.84' | 350.00' | 41°52'50" |
| C27 | 83.43' | 300.00' | 15°56'00" |
| C28 | 136.47' | 200.00' | 39°05'50" |
| C29 | 218.32' | 360.00' | 34°44'50" |
| C30 | 271.61' | 200.00' | 77°48'40" |
| C31 | 221.89' | 600.00' | 21°11'20" |
| C32 | 200.07' | 250.00' | 45°51'10" |
| C33 | 56.92' | 300.00' | 10°52'10" |
| C34 | 129.31' | 300.00' | 24°41'50" |
| C35 | 261.58' | 420.00' | 35°41'00" |
| C36 | 334.71' | 205.00' | 93°32'50" |
| C37 | 73.98' | 200.00' | 21°11'40" |

LINE DATA TABLE
(MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°47'10" W | 106.68' |
| L2 | S 72°55'40" W | 313.65' |
| L3 | N 89°59'10" W | 66.38' |
| L4 | S 84°19'40" W | 93.93' |
| L5 | S 84°19'40" W | 132.51' |
| L6 | N 81°29'10" W | 33.96' |
| L7 | N 89°56'10" W | 49.45' |
| L8 | S 28°49'50" E | 41.29' |
| L9 | N 13°48'30" E | 68.62' |
| L10 | N 83°08'30" W | 307.02' |
| L11 | S 71°31'30" W | 310.82' |
| L12 | S 52°55'00" E | 109.45' |
| L13 | S 58°08'50" E | 98.24' |
| L14 | N 11°21'20" W | 129.51' |
| L15 | S 00°08'00" W | 51.82' |
| L16 | N 66°58'10" E | 27.08' |
| L17 | S 89°56'10" E | 22.32' |
| L18 | N 24°38'00" W | 4.42' |
| L19 | N 61°18'10" W | 26.29' |

## 100 YEAR ON-SITE DEVELOPED PEAK DISCHARGES

| CONC. POINT | Q100 |
|---|---|
| A | 13.0 |
| B | 10.0 |
| C | 10.0 |
| D1 | 16.0 |
| D2 | 6.2 |
| E | 19.0 |
| F1 | 13.0 |
| F2 | 14.0 |
| G | 15.0 |
| H | 6.2 |
| I | 23.0 |
| J | 25.0 |
| K1 | 14.0 |
| K2 | 8.6 |
| L1 | 11.0 |
| L2 | 19.0 |
| M | 29.0 |
| N | 7.0 |
| O | 50.0 |
| P | 38.0 |
| Q | 11.0 |
| R | 5.6 |
| S | 5.6 |
| T | 11.0 |
| U | 8.3 |
| V | 7.7 |
| W | 19.0 |
| X | 5.8 |




NOTE: WALL DRAINAGE OPENING INVERTS TO BE SET AT FINISHED GRADING ELEVATIONS.

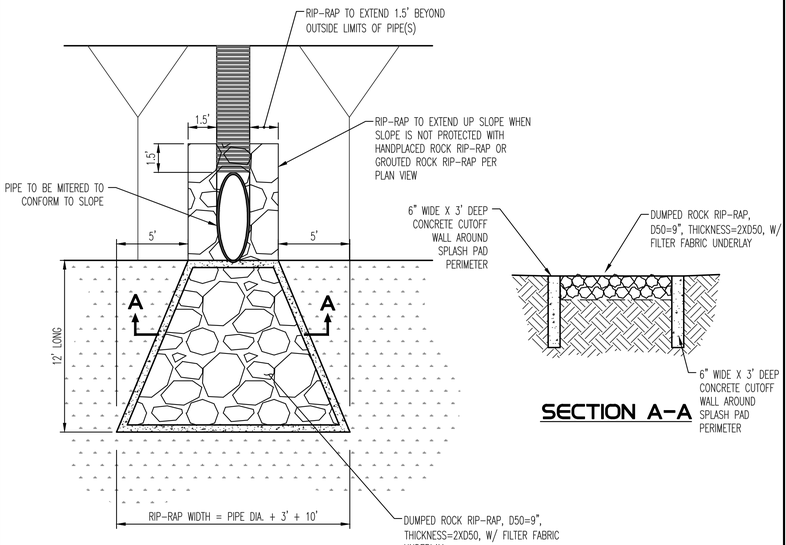
| A ** | B | C | D |
|---|---|---|---|
| 3.6' | 0.33' | 4.0' | 5' |

*** NOTE: INVERT EXTENDS TO TOE OF SLOPE

SECTION A-A

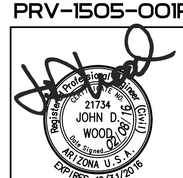
NOTE:
* WALLS/VIEW FENCE BY OTHERS. WALLS REQUIRE A SEPARATE PERMIT AND MUST MEET TUCSON BUILDING CODES REQUIREMENTS.
** WALL DRAINAGE OPENING REPRESENTS MINIMUM REQUIRED WIDTH. THIS WIDTH CAN BE ACHIEVED WITH A SINGLE OPENING OR WITH MULTIPLE OPENINGS, AS LONG AS ALL OPENINGS HAVE A GROUTED ROCK SPILLWAY.

1/20 GROUTED ROCK RIP-RAP SPILLWAY DETAIL
N.T.S.




2/20 DUMPED ROCK RIP-RAP SPLASH PAD DETAIL AT PIPE OUTLET
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113




Presidio ENGINEERING INC
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

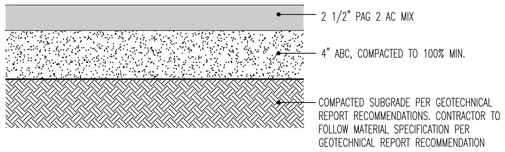
# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

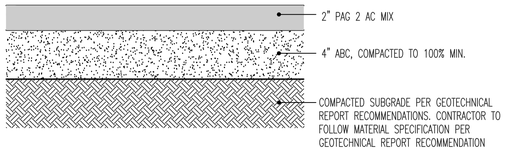
| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 20 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: AS NOTED | |

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 20.dwg, 2/9/2016 2:36:56 PM




ASPHALT PAVEMENT SECTION FOR COVED LOTS AND EMERGENCY ACCESS



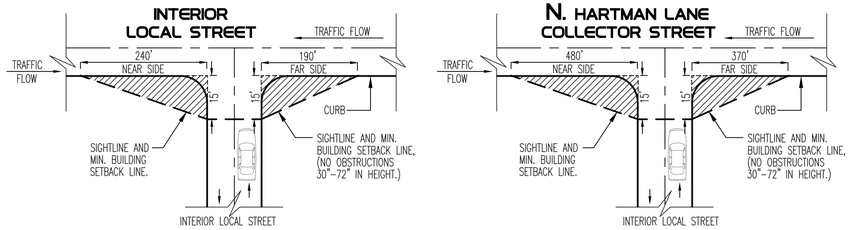

ASPHALT PAVEMENT SECTION FOR ESTATE LOTS

## 1/21 TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

*NOTE*

CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT PROVIDING A CLEAN STRAIGHT LINE, TRIM TACK AND JOIN NEW ASPHALT PER PC/COT SSPI SECTION 404.

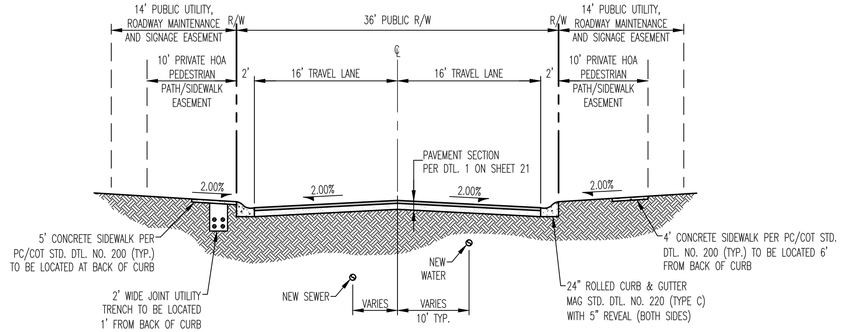



*DESIGN SPEED*

INTERIOR LOCAL STREET - DESIGN SPEED =25 MPH
HARTMAN LANE (COLLECTOR) DESIGN SPEED =35 MPH

## 2/21 SIGHT VISIBILITY TRIANGLES

N.T.S.

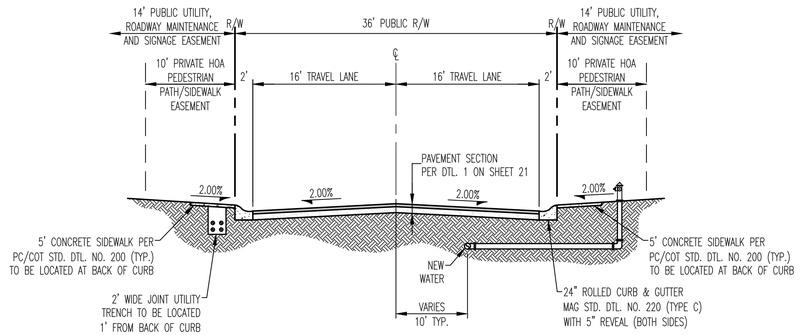



## 3/21 INTERIOR STREET SECTION COVED LOTS

N.T.S.

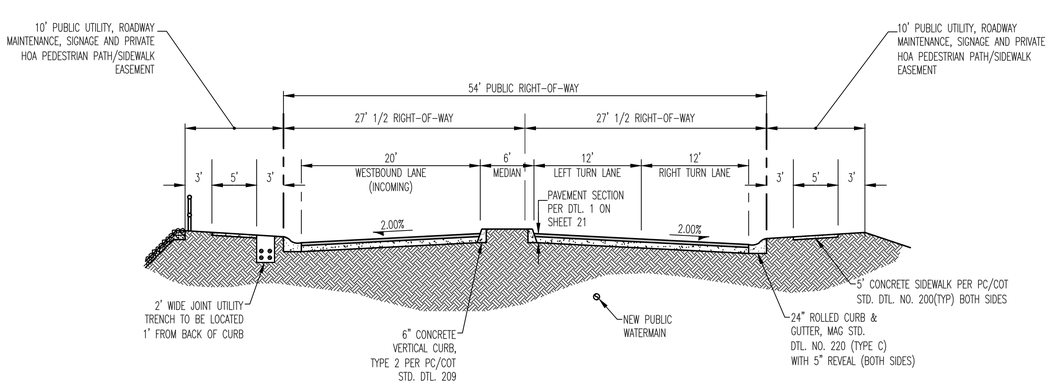
*NOTE*

SEE PLAN VIEW FOR LOCATION OF SIDEWALK.



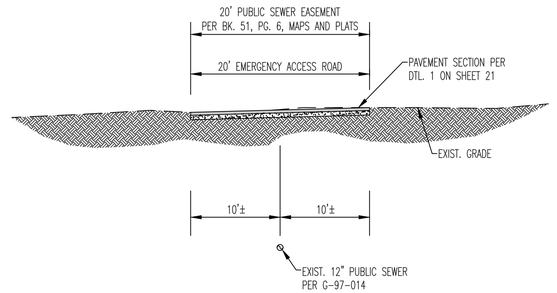

## 4/21 INTERIOR STREET SECTION ESTATE LOTS

N.T.S.




## 5/21 ENTRANCE ROAD CROSS SECTION TUMACACORI AT HARTMAN

N.T.S.




## 6/21 OFFSITE EMERGENCY ACCESS ROAD CROSS SECTION

N.T.S.

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE Date Signed AZ U.S.A. EXPIRES 12/31/2016

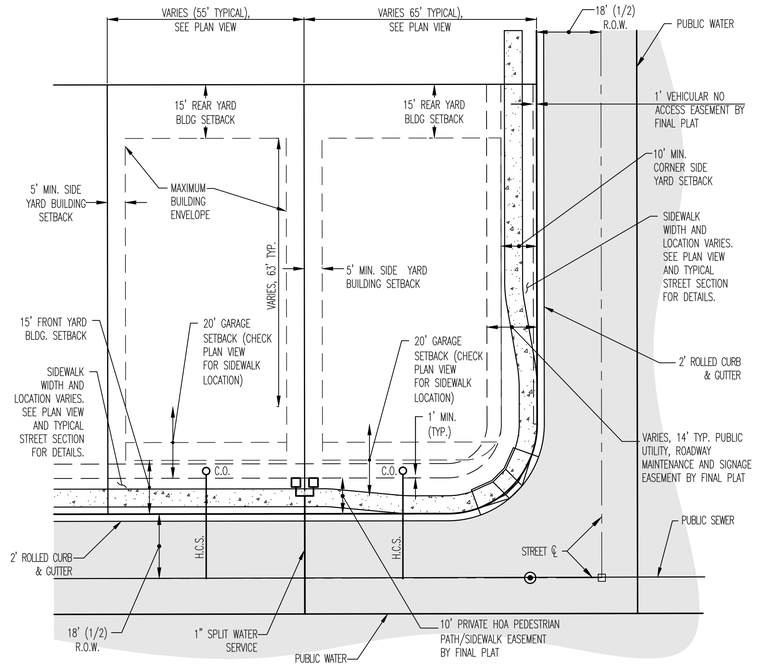
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
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| J.R. | F.A.P./O.Z. | J.D.W. | 21 |
| DATE: | PROJECT NO.: | SCALE: | OF |
| 02/08/2016 | 114036-01-0105 | AS NOTED | 33 |



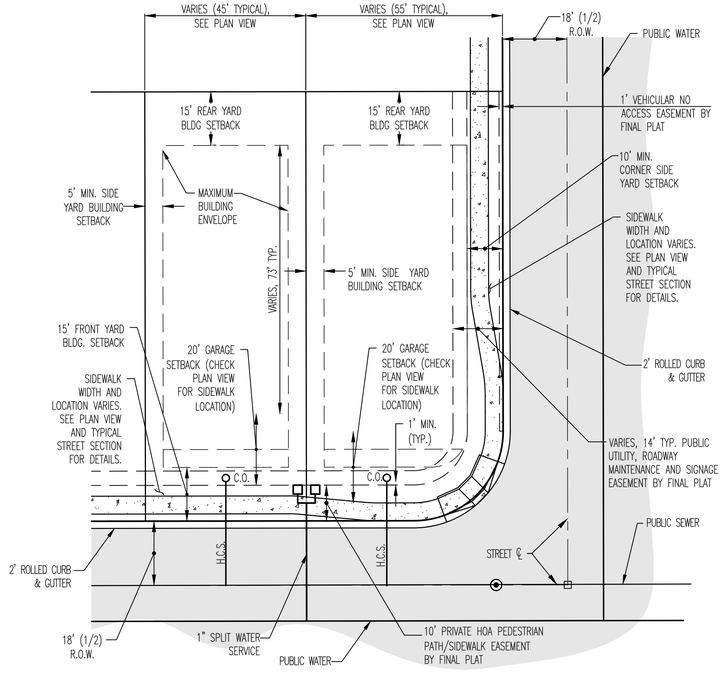

## 1/22 TYPICAL WIDE COVED LOT LAYOUT

1" = 20'

*NOTE*

1. SEE PLAN VIEW AND STREET SECTIONS FOR LOCATION AND SIZE OF SIDEWALK.

2. LOT WIDTHS AND DEPTHS VARY. SEE PLAN VIEW FOR INDIVIDUAL LOT DIMENSIONS.



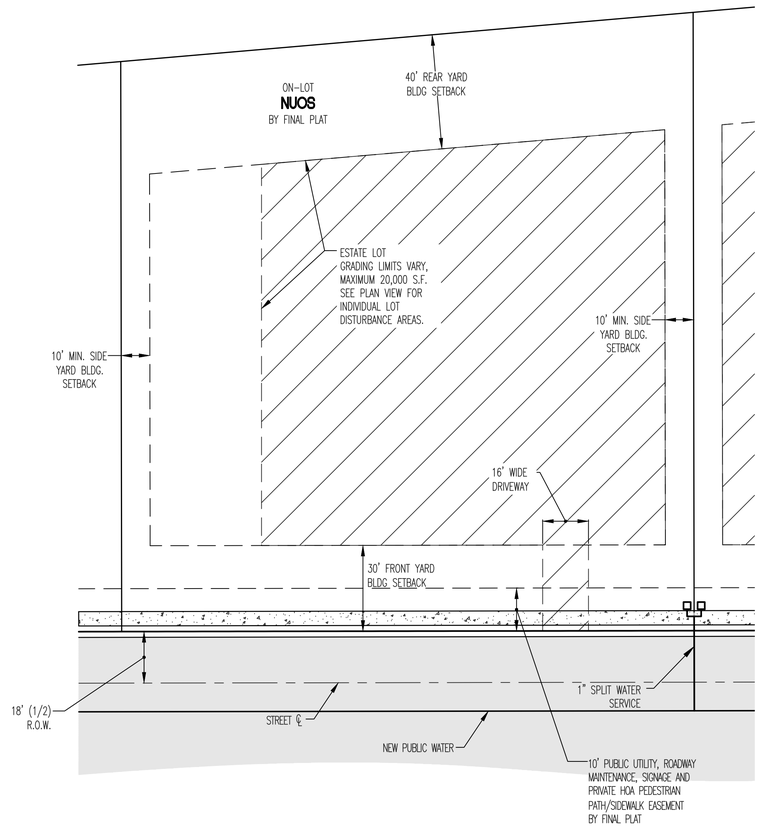

## 2/22 TYPICAL NARROW COVED LOT LAYOUT

1" = 20'

*NOTE*

1. SEE PLAN VIEW AND STREET SECTIONS FOR LOCATION AND SIZE OF SIDEWALK.

2. LOT WIDTHS AND DEPTHS VARY. SEE PLAN VIEW FOR INDIVIDUAL LOT DIMENSIONS.




## 3/22 TYPICAL ESTATE LOT LAYOUT

NTS

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D. WOOD
02/08/16
Date Signed
ARIZONA U.S.A.
EXPIRES 12/31/2016

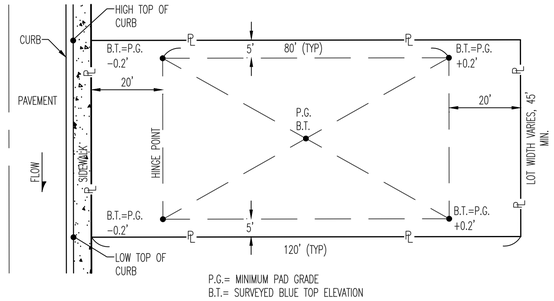
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

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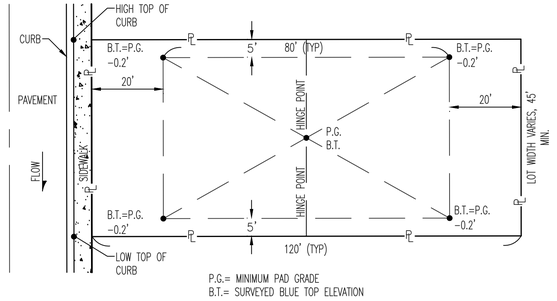
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| J.R. | F.A.P./O.Z. | J.D.W. | 22 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | AS NOTED | |



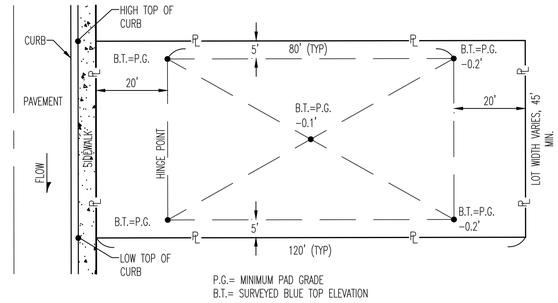

P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

## TYPICAL TYPE "A" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)



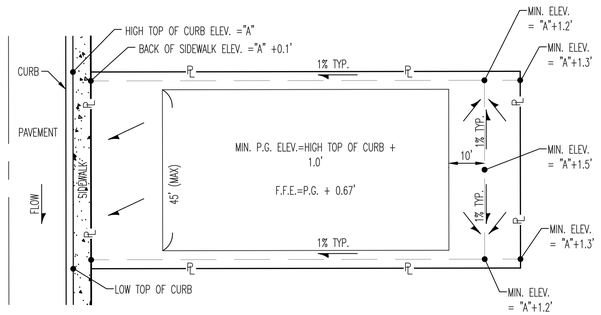

P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

## TYPICAL TYPE "B" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)




P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

## TYPICAL TYPE "C" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)

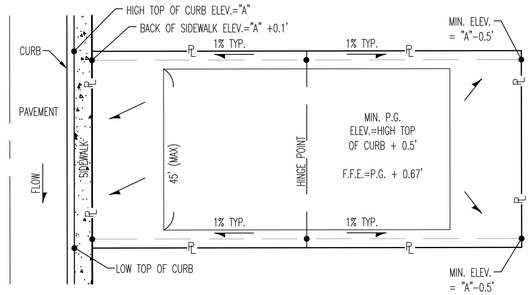



## TYPICAL TYPE "A" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "A" LOTS ARE TO BE A MINIMUM OF 1.0' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

## 1/23 TYPICAL TYPE "A" LOT GRADING DETAIL

NTS

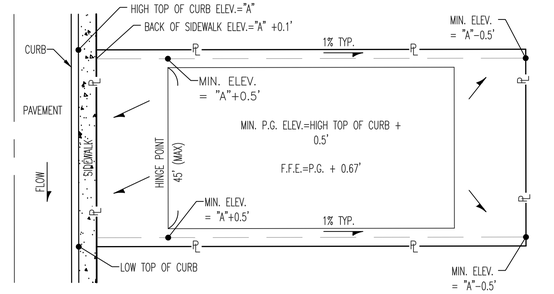



## TYPICAL TYPE "B" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "B" LOTS ARE TO BE A MINIMUM OF 0.5' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

## 2/23 TYPICAL TYPE "B" LOT GRADING DETAIL

NTS




## TYPICAL TYPE "C" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "C" LOTS ARE TO BE A MINIMUM OF 0.5' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

## 3/23 TYPICAL TYPE "C" LOT GRADING DETAIL

NTS

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD Civil Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

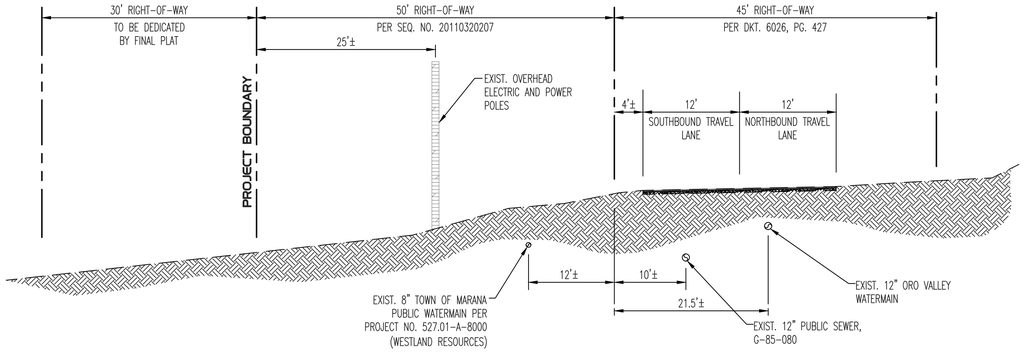
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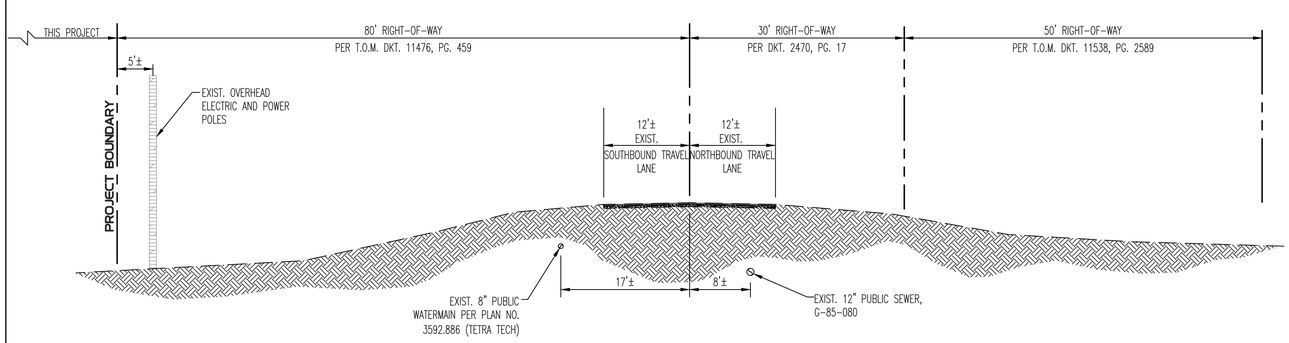
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| DATE: | PROJECT NO.: | SCALE: | OF |
| 02/08/2016 | 114036-01-0105 | AS NOTED | 33 |



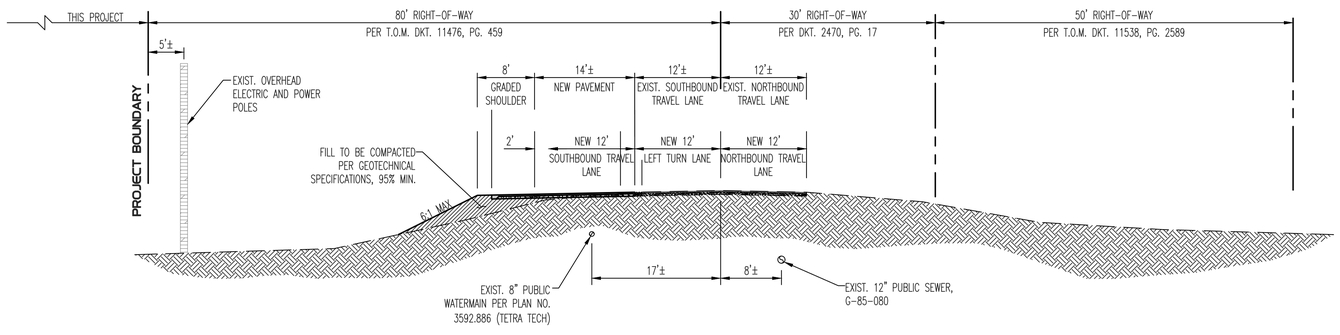

1/24 **EXISTING HARTMAN LANE AT ESTATE LOTS**

1"=10'



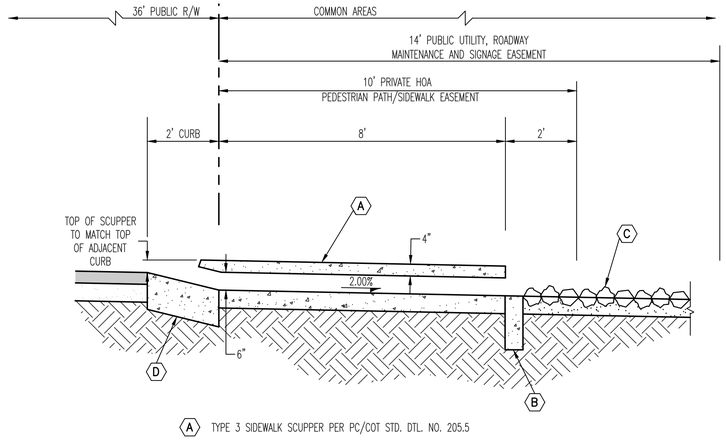

2/24 **EXISTING HARTMAN LANE AT COVED LOTS**

1"=10'




3/24 **HARTMAN LANE TURN LANE ADDITION**

1"=10'




(A) TYPE 3 SIDEWALK SCUPPER PER PC/COT STD. DTL. NO. 205.5

(B) 6" THICK, 18' DEEP CONCRETE CUTOFF WALL AT OUTLET OF SCUPPER

(C) GROUTED ROCK RIP-RAP SPLASH PAD/SWALE LINING

(D) CURB TO BE WARPED DOWN TO MEET SCUPPER INVERT

4/24 **SCUPPER DETAIL**

1"=2'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil)
21734
JOHN D.
WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

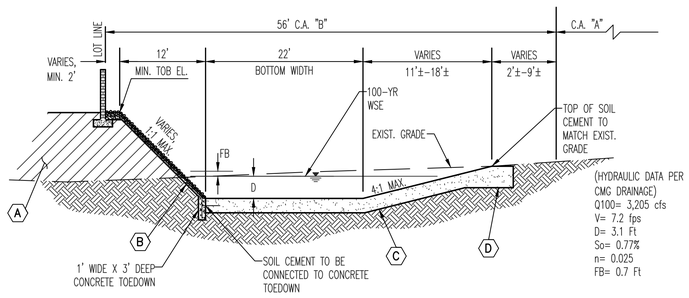
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| 02/08/2016 | 114036-01-0105 | AS NOTED | 33 |




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

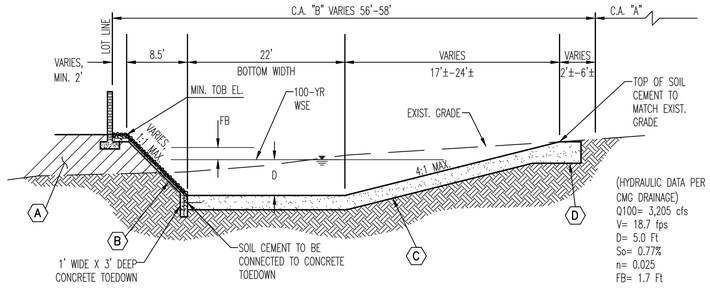
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 1/25 CHANNEL STA. 6+41.32 TO 9+00
1"=10'




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

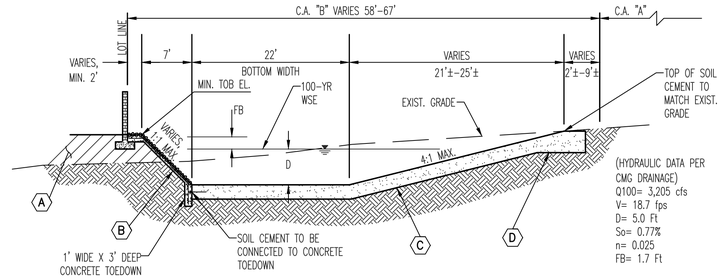
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 2/25 CHANNEL STA. 10+00 TO 14+50
1"=10'




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

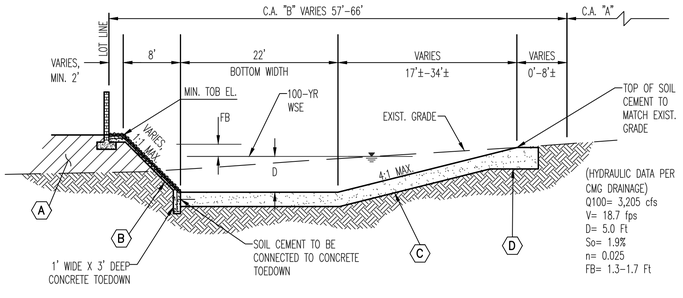
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 3/25 CHANNEL STA. 15+50 TO 19+50
1"=10'




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

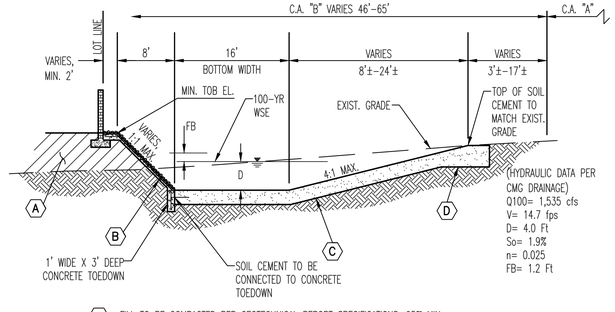
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 4/25 CHANNEL STA. 20+50 TO 37+00
1"=10'




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

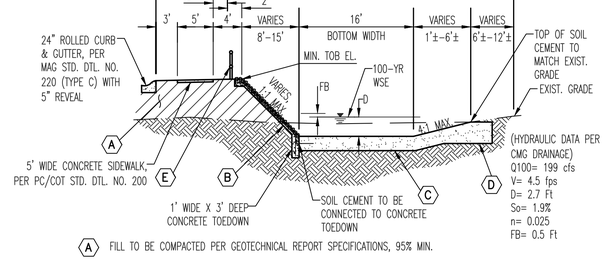
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 5/25 CHANNEL STA. 38+00 TO 42+15.04
1"=10'




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

(E) BARRICADE RAILING PER PC/COT STD. DTL. NO. 105

*NOTE*
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 6/25 CHANNEL STA. 42+15.04 TO 43+14.49
1"=10'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

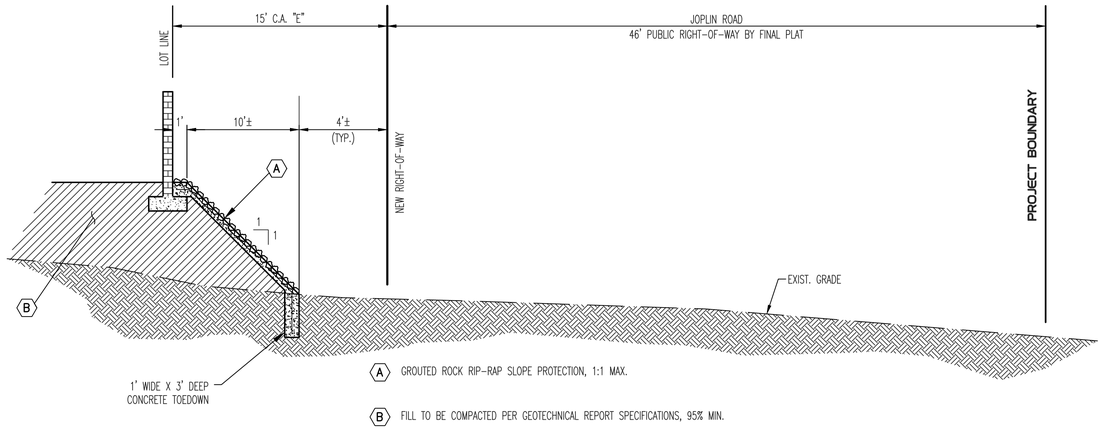
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

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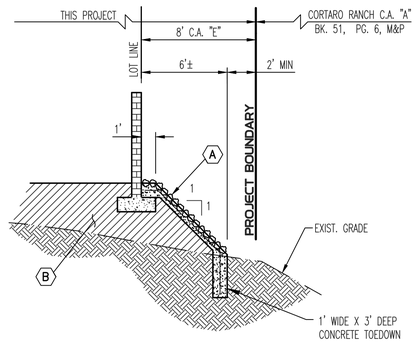
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| 02/08/2016 | 114036-01-0105 | AS NOTED | 33 |




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

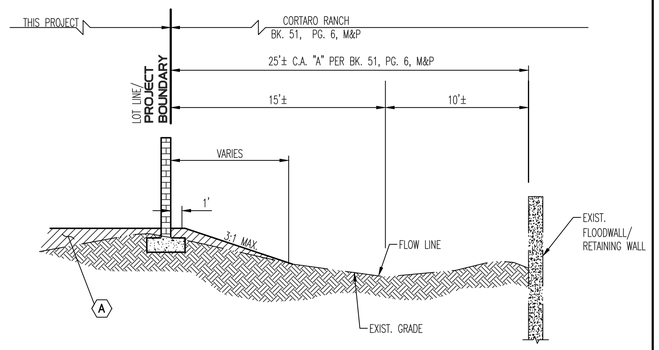
## 1/26 PERIMETER GRADING DETAIL
## LOTS 79 THRU 83
1"=5'




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

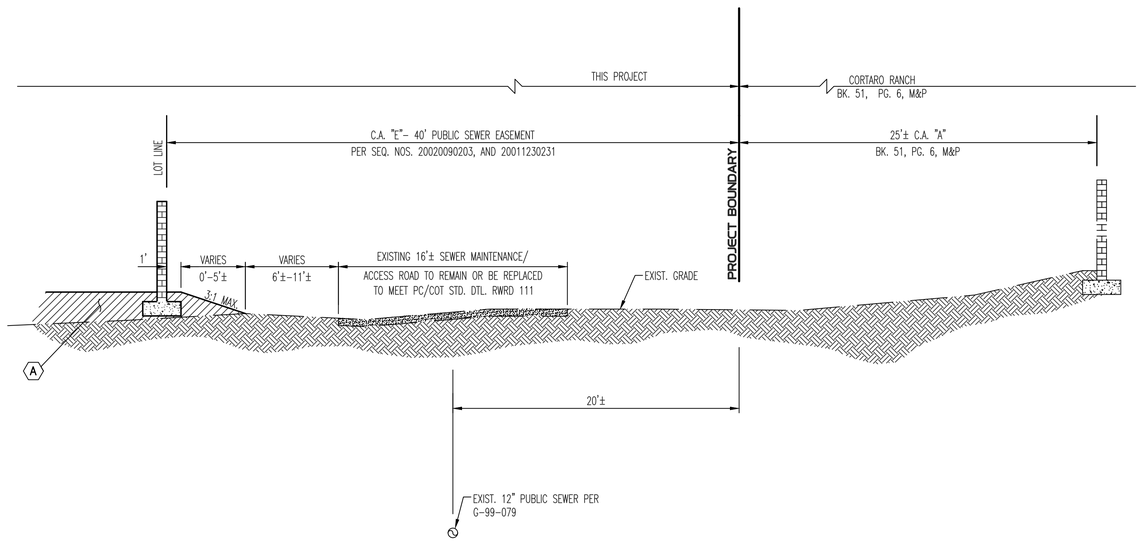
B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

## 2/26 PERIMETER GRADING DETAIL
## LOTS 83 THRU 89
1"=5'



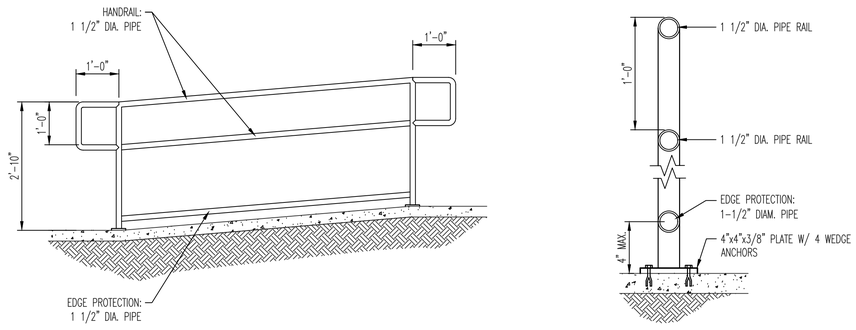

A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

## 3/26 PERIMETER GRADING DETAIL
## LOTS 123 THRU 129
1"=5'




A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

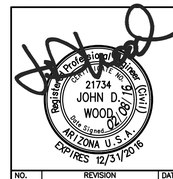
## 4/26 PERIMETER GRADING DETAIL
## LOTS 113 THRU 122
1"=5'




NOTE: 1. HAND RAILING TO EXTEND 1' MIN. BEYOND TOP AND BOTTOM OF RAMP.
2. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR HANDRAIL PAINTING/COLOR REQUIREMENTS.

## 5/26 HAND RAILING DETAIL
N.T.S.

PRV-1505-001P REFERENCE: PCZ-05113



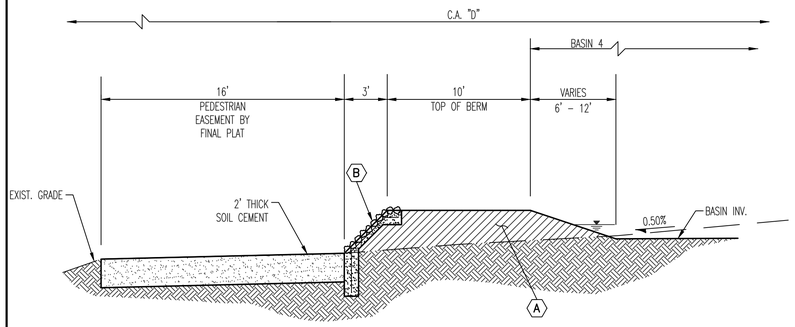

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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
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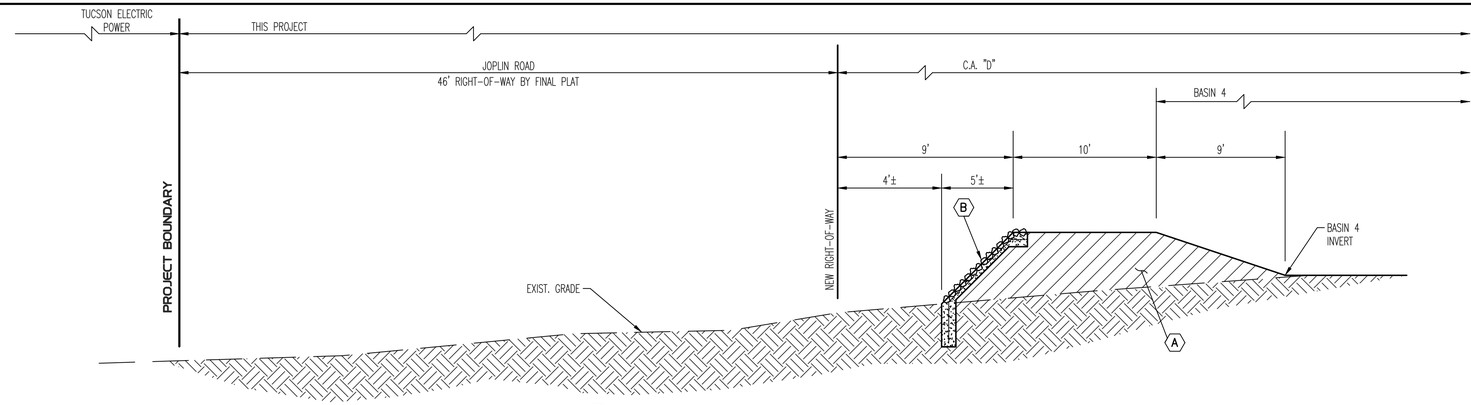
| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 26 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | AS NOTED | |




A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

B GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

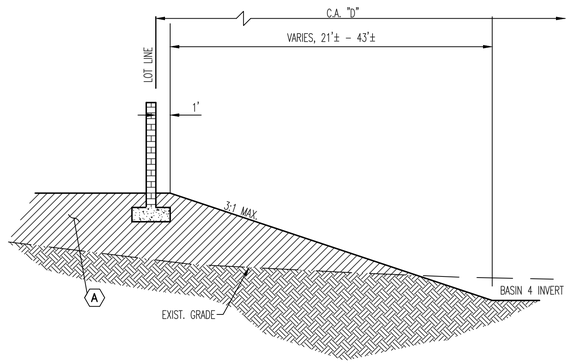
## 1/27 BASIN 4 NORTH GRADING DETAIL
1"=5'




A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

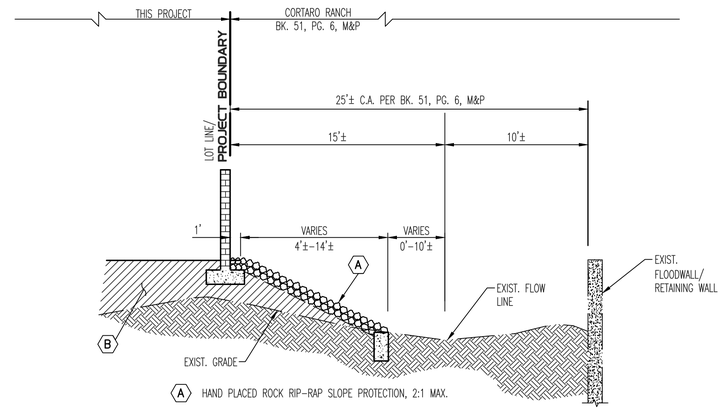
B GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

## 2/27 BASIN 4 WEST GRADING DETAIL
1"=5'




A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

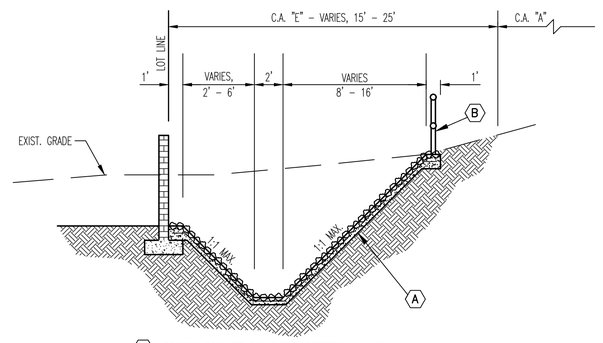
## 3/27 REAR LOT GRADING DETAIL LOTS 68 THRU 78
1"=5'




A HAND PLACED ROCK RIP-RAP SLOPE PROTECTION, 2:1 MAX.

B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

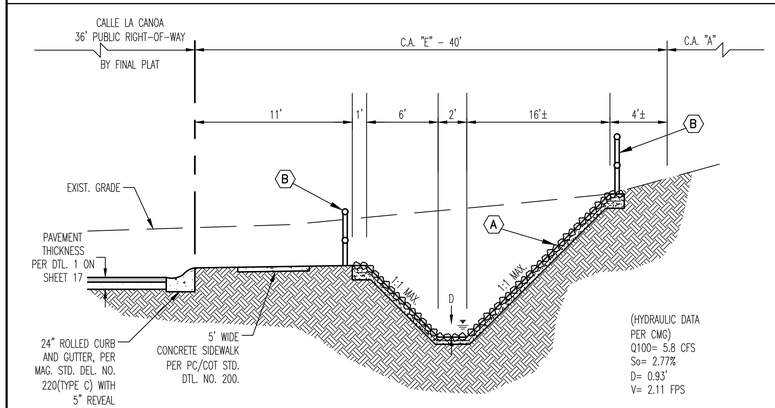
## 4/27 PERIMETER GRADING DETAIL LOTS 129 THRU 143
1"=5'




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

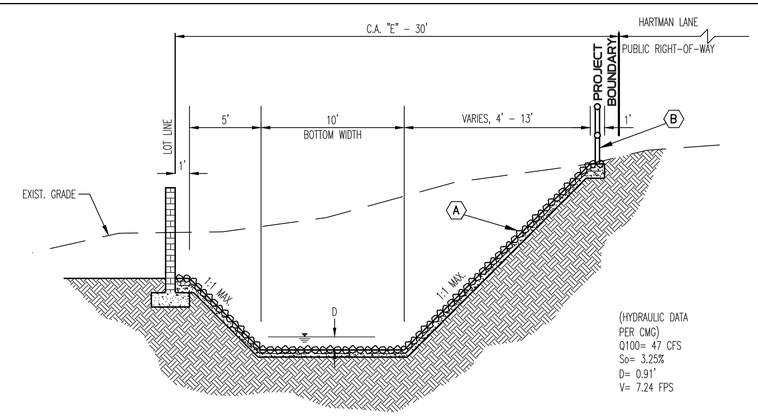
## 5/27 PERIMETER GRADING DETAIL LOTS 183 AND 213
1"=5'




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

## 6/27 COMMON AREA GRADING DETAIL AT CALLE LA CANOA
1"=5'




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

## 7/27 PERIMETER GRADING DETAIL LOTS 176 THRU 183
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D
WOOD, PE
Civil
ARIZONA U.S.A.
EXPIRES 12/31/2016

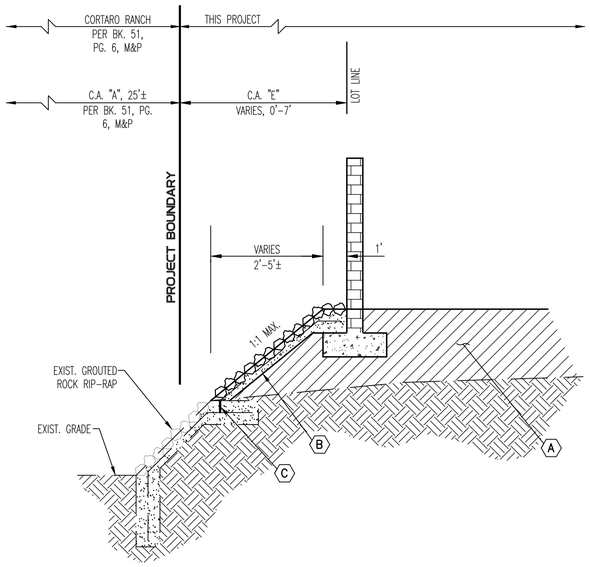
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
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| J.R. | F.A.P./O.Z. | J.D.W. | 27 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: AS NOTED | |

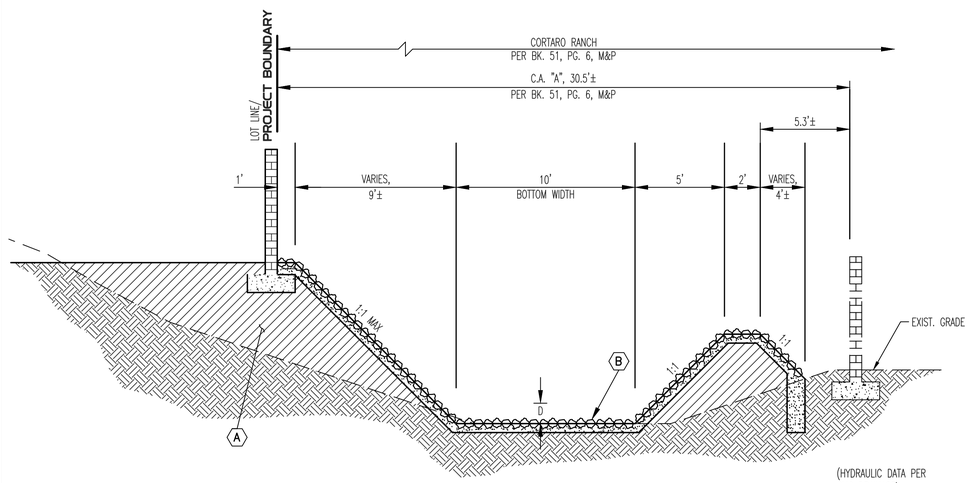



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) DRILL AND DOWEL, 18" O.C., TO CONNECT NEW GROUTED ROCK RIP-RAP TO EXIST. RIP-RAP

## (1/28) PERIMETER GRADING DETAIL
## LOTS 145 THRU 158
1"=3'

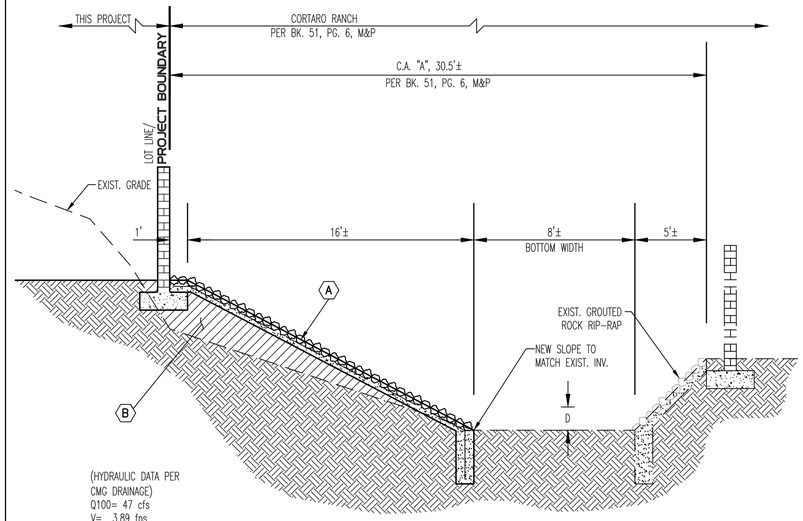



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 3.70 fps
D= 1.14 Ft
So= 0.80%
n= 0.035
FB= 3.86 Ft

## (2/28) PERIMETER GRADING DETAIL
## LOTS 174 THRU 175
1"=4'

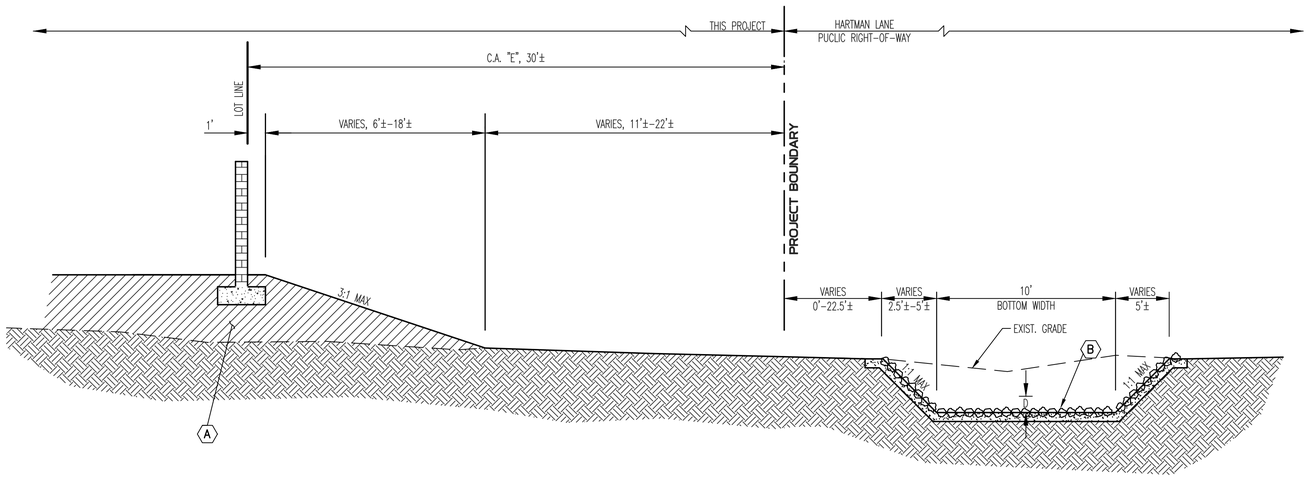



(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 3.89 fps
D= 1.30 Ft
So= 0.80%
n= 0.035
FB= 1.11 Ft

(A) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(B) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

## (3/28) PERIMETER GRADING DETAIL
## LOTS 158 THRU 174
1"=4'

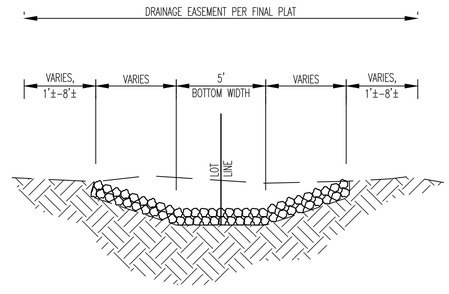



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 7.24 fps
D= 0.91 Ft
So= 3.25%
n= 0.035
FB= 1.1 Ft

## (4/28) PERIMETER GRADING DETAIL
## EAST OF LOT 175
1"=4'




(A) DUMPED ROCK RIP-RAP, D50=9", THICKNESS=2XD50, WITH FILTER FABRIC UNDERLAY.

## (5/28) ESTATE LOTS DRAINAGE SWALE
1"=4'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D.
WOOD
Date Signed
ARIZONA U.S.A.
EXPIRES 12/31/2016

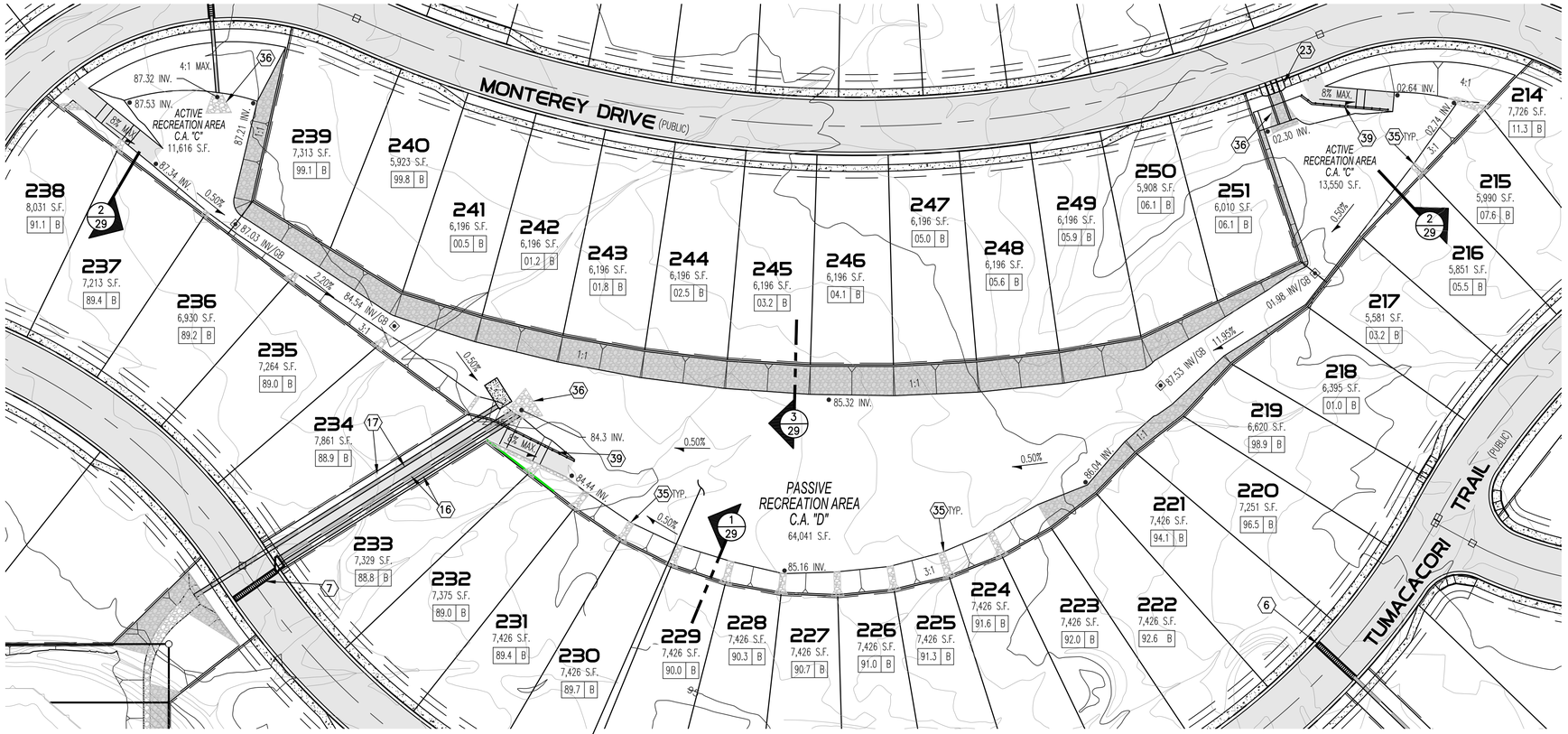
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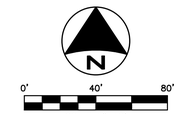
# PRELIMINARY PLAT FOR
# DE ANZA, LOTS 1 - 265
# AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 28 |
| DATE: | PROJECT NO.: | SCALE: | OF |
| 02/08/2016 | 114036-01-0105 | AS NOTED | 33 |



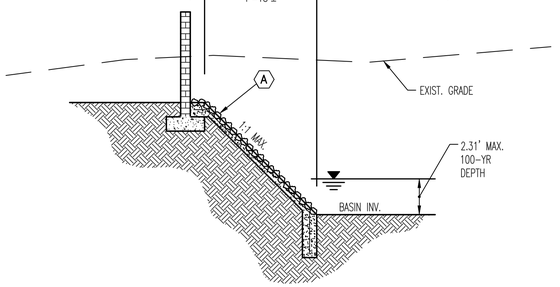

## KEYNOTES

SEE MASTER LIST ON SHEET 20

6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2–24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.

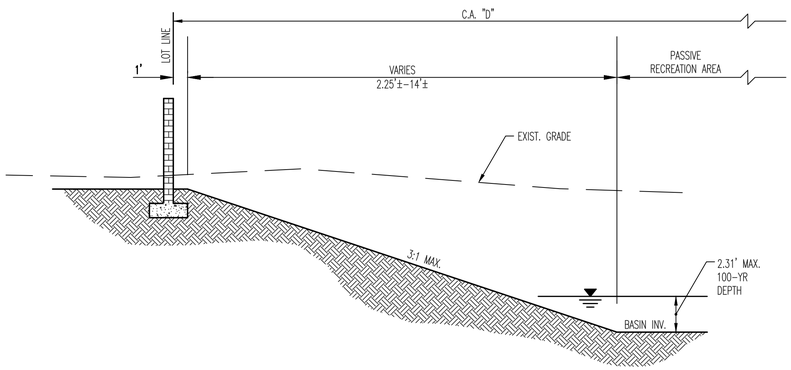
**BASIN # 1**
Q–100 IN= 109.3 CFS
Q–100 OUT= 37.8 CFS
BASIN INV= 2176.5
MAX DEPTH= 2.31 FEET
100–YR MAX WSEL= 2178.81

## BASIN 1 PLAN VIEW
1"=40'

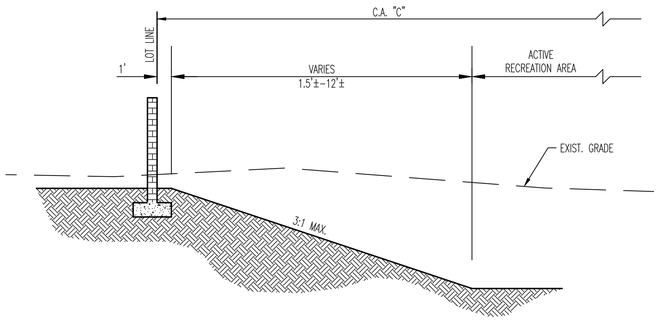



A GROUTED ROCK RIP–RAP SLOPE PROTECTION, 1:1 MAX.

## 3/29 BASIN 1 GRADING, 1:1 SLOPE DETAIL
1"=5'




## 1/29 BASIN 1 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'




## 2/29 BASIN 1 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

PRV–1505–001P REFERENCE: PCZ–05113

Registered Professional Engineer 21734 JOHN D WOOD 12/31/16 Civil Digitally Signed ARIZONA U.S.A. EXPIRES 12/31/2016

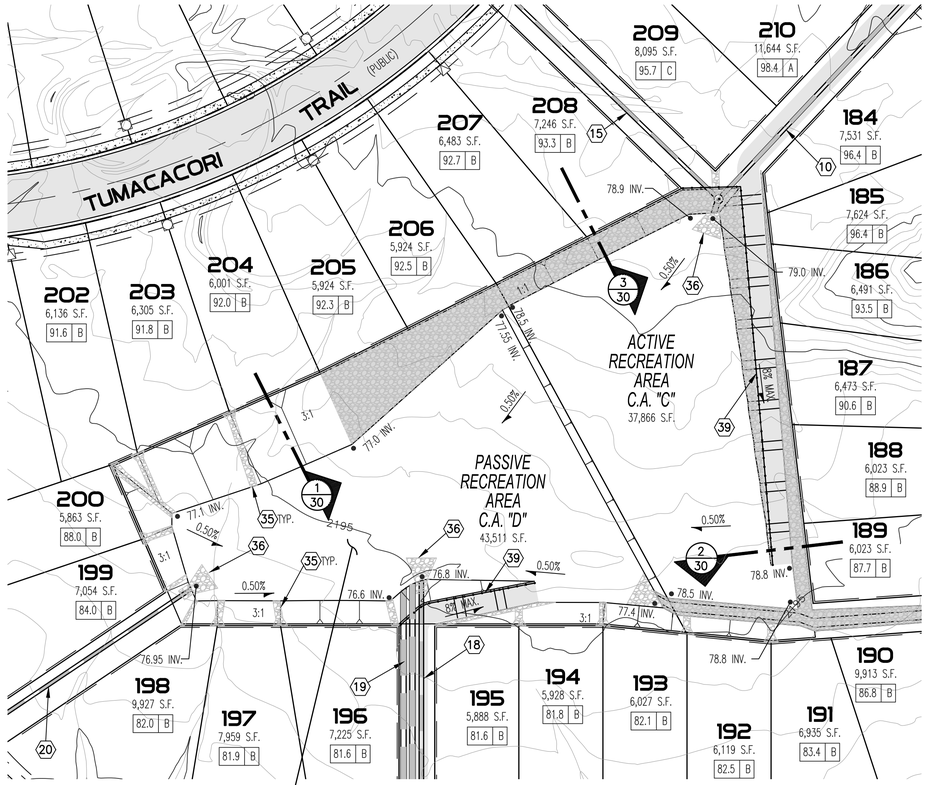
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# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4's OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
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| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 29 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036–01–0105 | SCALE: C.I.=1' 1"=40' | |

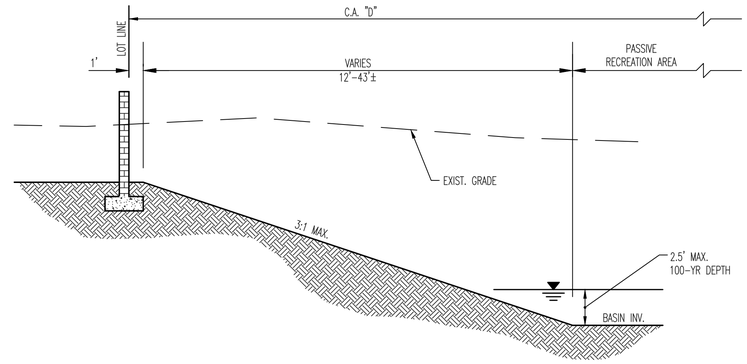



BASIN # 1
Q-100 IN= 97.1 CFS
Q-100 OUT= 13.0 CFS
BASIN INV.= 2184.0
MAX. DEPTH= 2.47 FT
100-YR MAX. WSEL= 2186.47

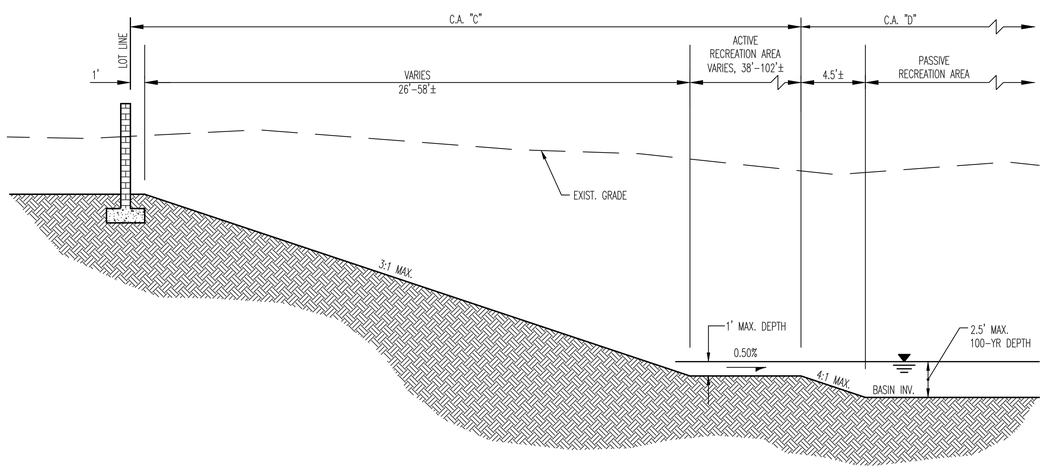
## BASIN 2 PLAN VIEW
1"=40'

## KEYNOTES
SEE MASTER LIST ON SHEET 20

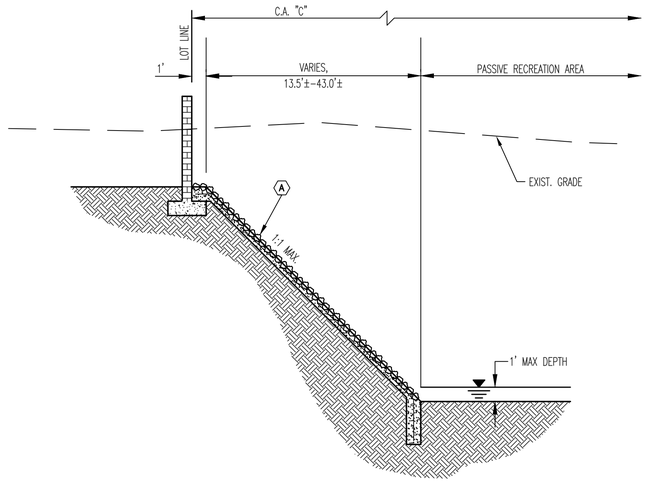
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2-24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.




## 1/30 BASIN 2 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'




## 2/30 BASIN 2 GRADING DETAIL FOR PASSIVE AND ACTIVE RECREATION AREA
1"=5'




(A) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

## 3/30 BASIN 2 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

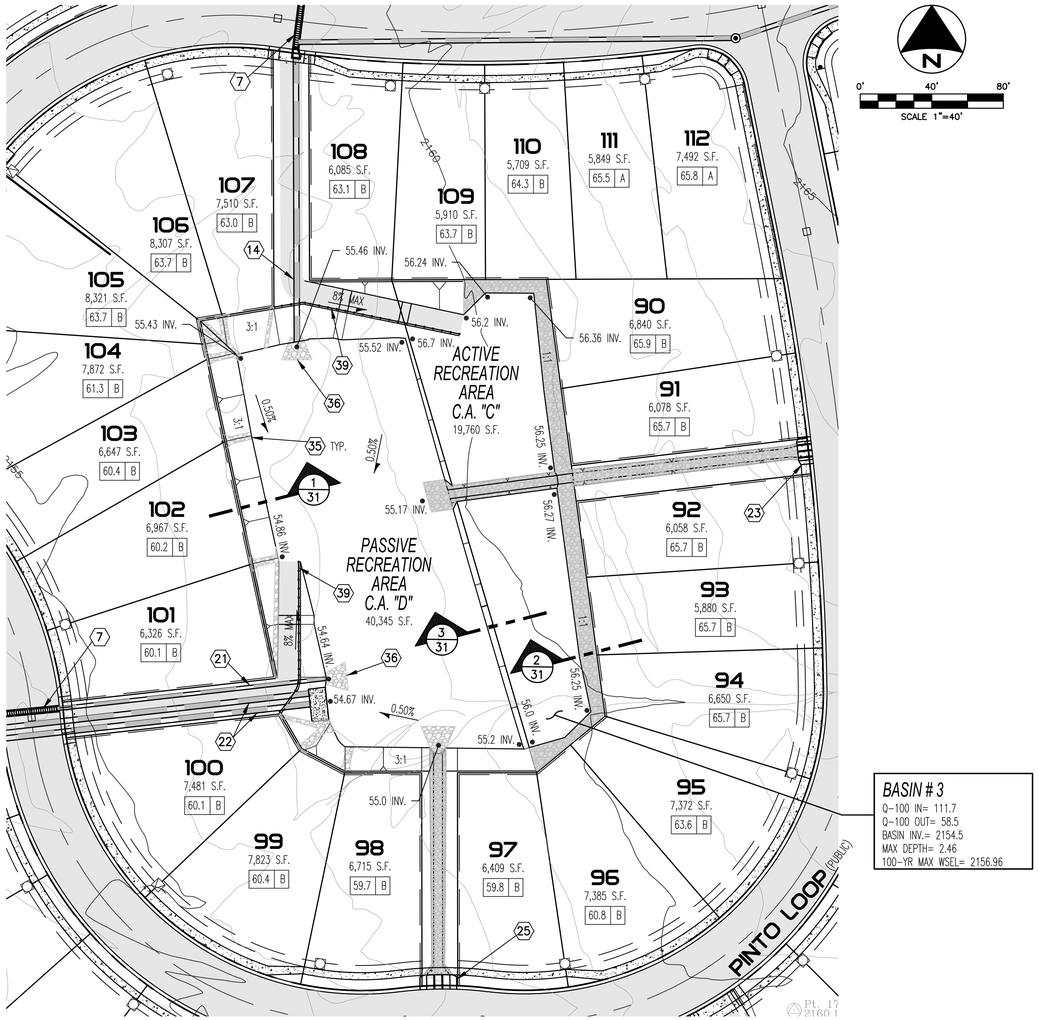
Registered Professional Engineer
21734
JOHN D.
WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

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BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

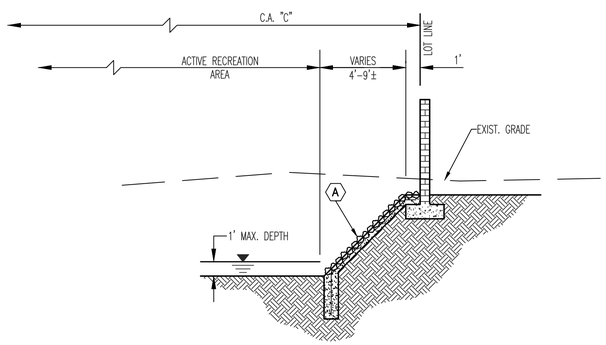
| NO. | REVISION | DATE |
|---|---|---|
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 30 OF 33 |
| DATE: | PROJECT NO.: | SCALE: | |
| 02/08/2016 | 114036-01-0105 | C.I.=1' 1"=40' | |




**BASIN # 3**
Q-100 IN= 111.7
Q-100 OUT= 58.5
BASIN INV.= 2154.5
MAX DEPTH= 2.46
100-YR MAX WSEL= 2156.96

## BASIN 3 PLAN VIEW
1"=40'

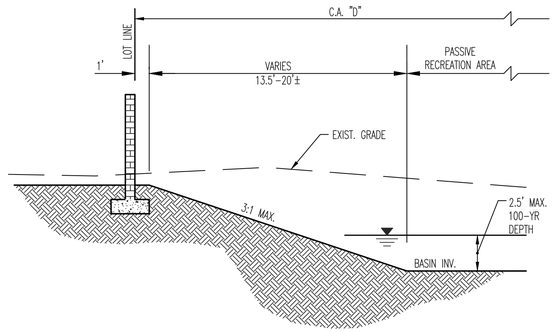



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

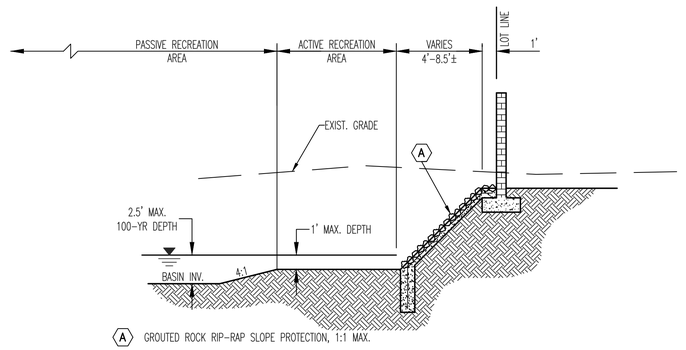
## 2/31 BASIN 3 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

## KEYNOTES
SEE MASTER LIST ON SHEET 20

7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.




## 1/31 BASIN 3 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'




A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

## 3/31 BASIN 3 GRADING DETAIL FROM ACTIVE TO PASSIVE RECREATION AREA
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

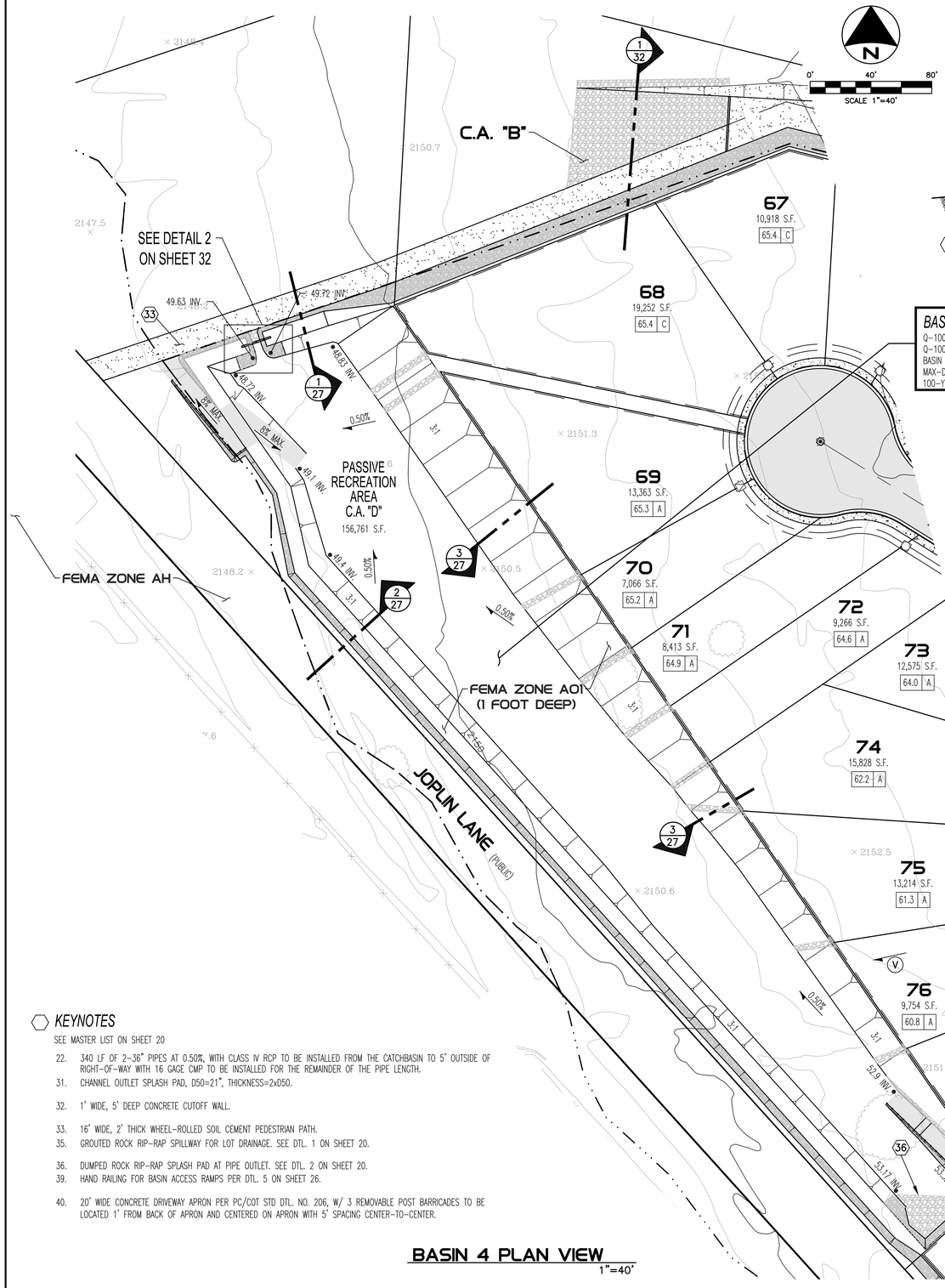
Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, DEC. 31, 2016 Date Signed AMIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 31 OF 33 |
| DATE: 02/08/2016 | PROJECT NO.: 114036-01-0105 | SCALE: C.I.=1' 1"=40' | |



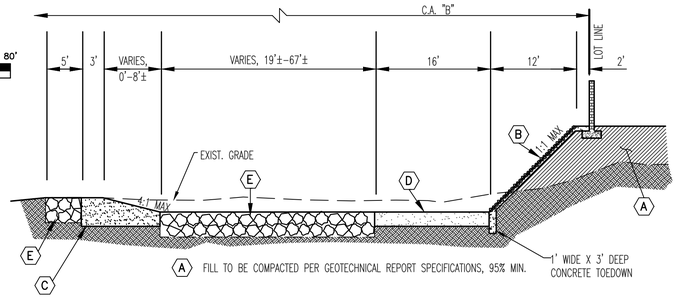

## KEYNOTES

SEE MASTER LIST ON SHEET 20

22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.

## BASIN 4 PLAN VIEW
1"=40'

### BASIN # 4
Q-100 IN= 67.1 CFS
Q-100 OUT= 4.1 CFS
BASIN INV.= 2149.0
MAX-DEPTH= 1.87 FT.
100-YR MAX WSEL= 2150.87




(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

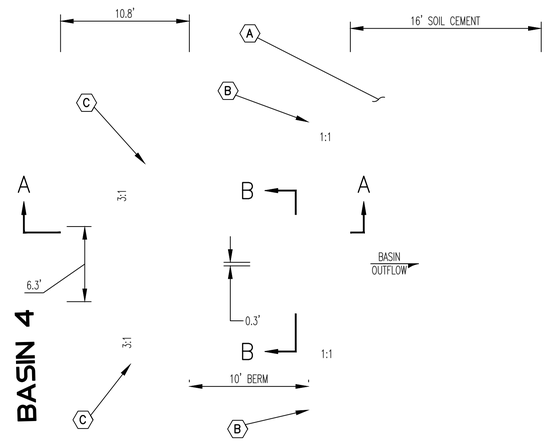
(C) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

(D) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(E) DUMPED ROCK RIP-RAP PROTECTION, D50=21"

**NOTE**
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

## 1/32 CHANNEL OUTLET CROSS SECTION
1"=10'

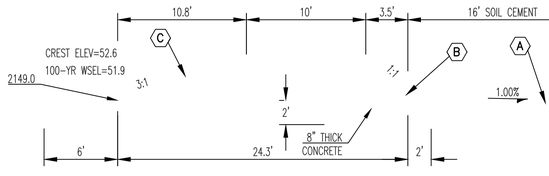



(A) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 3:1 MAX.

## 2/32 BASIN OUTLET STRUCTURE PLAN VIEW
1"=6'

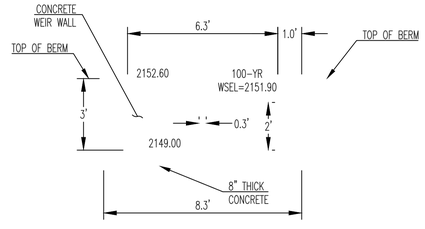



(A) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 3:1 MAX.

## CROSS SECTION A-A
1"=6'




## CROSS SECTION B-B
1"=3'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

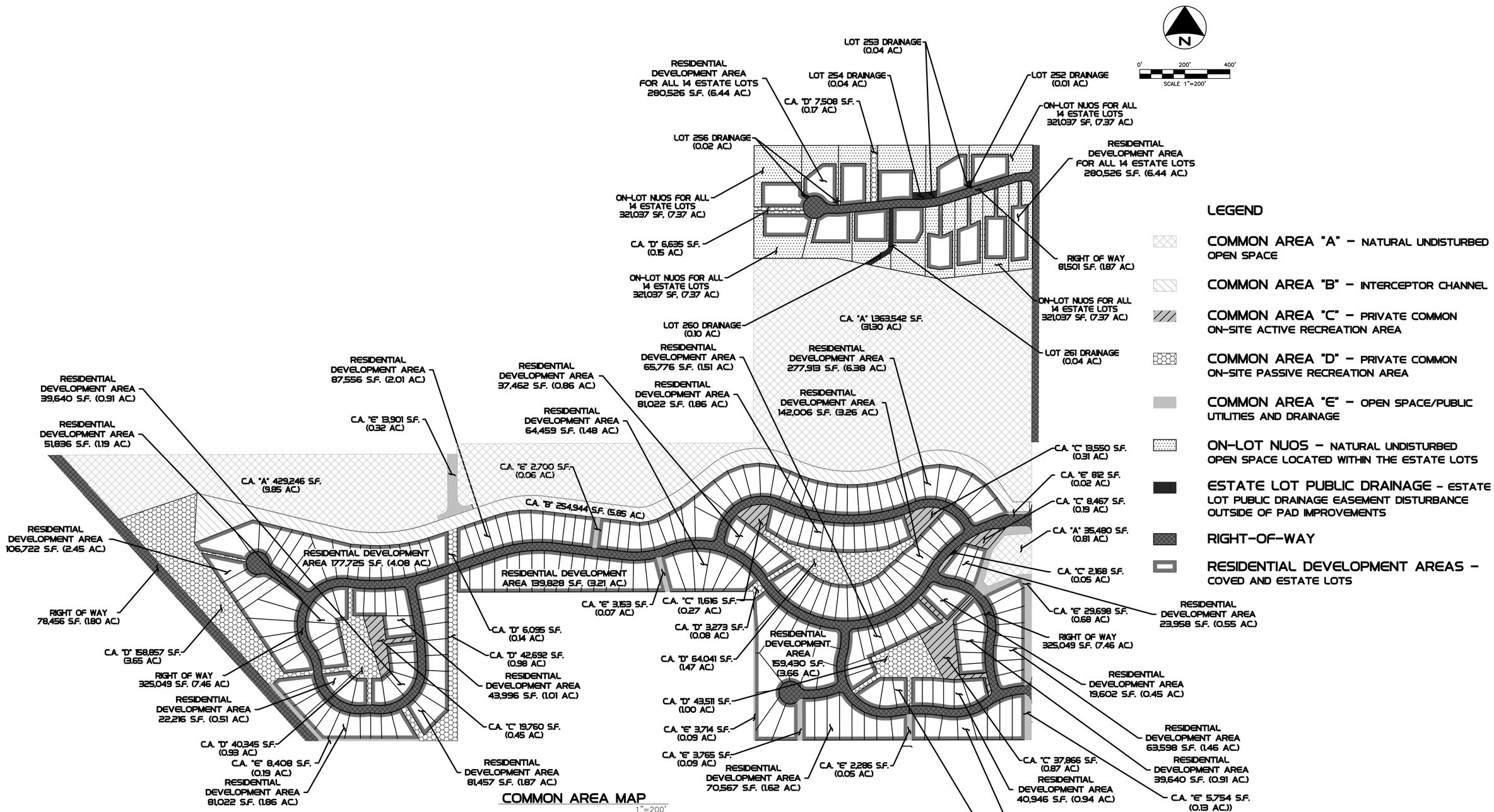
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Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
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| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 32 |
| DATE: | PROJECT NO.: | SCALE: | OF |
| 02/08/2016 | 114036-01-0105 | C.I.=1' 1"=40' | 33 |




## COMMON AREA MAP

1"=200'

LEGEND

- COMMON AREA "A" – NATURAL UNDISTURBED OPEN SPACE
- COMMON AREA "B" – INTERCEPTOR CHANNEL
- COMMON AREA "C" – PRIVATE COMMON ON-SITE ACTIVE RECREATION AREA
- COMMON AREA "D" – PRIVATE COMMON ON-SITE PASSIVE RECREATION AREA
- COMMON AREA "E" – OPEN SPACE/PUBLIC UTILITIES AND DRAINAGE
- ON-LOT NUOS – NATURAL UNDISTURBED OPEN SPACE LOCATED WITHIN THE ESTATE LOTS
- ESTATE LOT PUBLIC DRAINAGE – ESTATE LOT PUBLIC DRAINAGE EASEMENT DISTURBANCE OUTSIDE OF PAD IMPROVEMENTS
- RIGHT-OF-WAY
- RESIDENTIAL DEVELOPMENT AREAS – COVED AND ESTATE LOTS

COMMON AREA "A" = 1,828,268 S.F. (41.97 AC.)

COMMON AREA "B" = 254,944 S.F. (5.85 AC.)

COMMON AREA "C" = 93,427 S.F. (2.14 AC)

COMMON AREA "D" = 372,957 S.F. (8.56 AC.)

COMMON AREA "E" = 74,191 S.F. (1.70 AC.)

ON LOT NUOS = 321,037 S.F. (7.37 AC.)

ESTATE DRAINAGE = 10,787 S.F. (0.25 AC.)

RIGHT-OF-WAY = 485,006 S.F. (11.13 AC.)

RESIDENTIAL DEVELOPMENT AREA-COVED LOTS = 2,012,036 S.F. (46.19 AC.)

RESIDENTIAL DEVELOPMENT AREA-ESTATE LOTS = 280,526 S.F. (6.44 AC.)

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD 12/31/16 Civil State of Arizona U.S.A. ARIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-8747

# PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

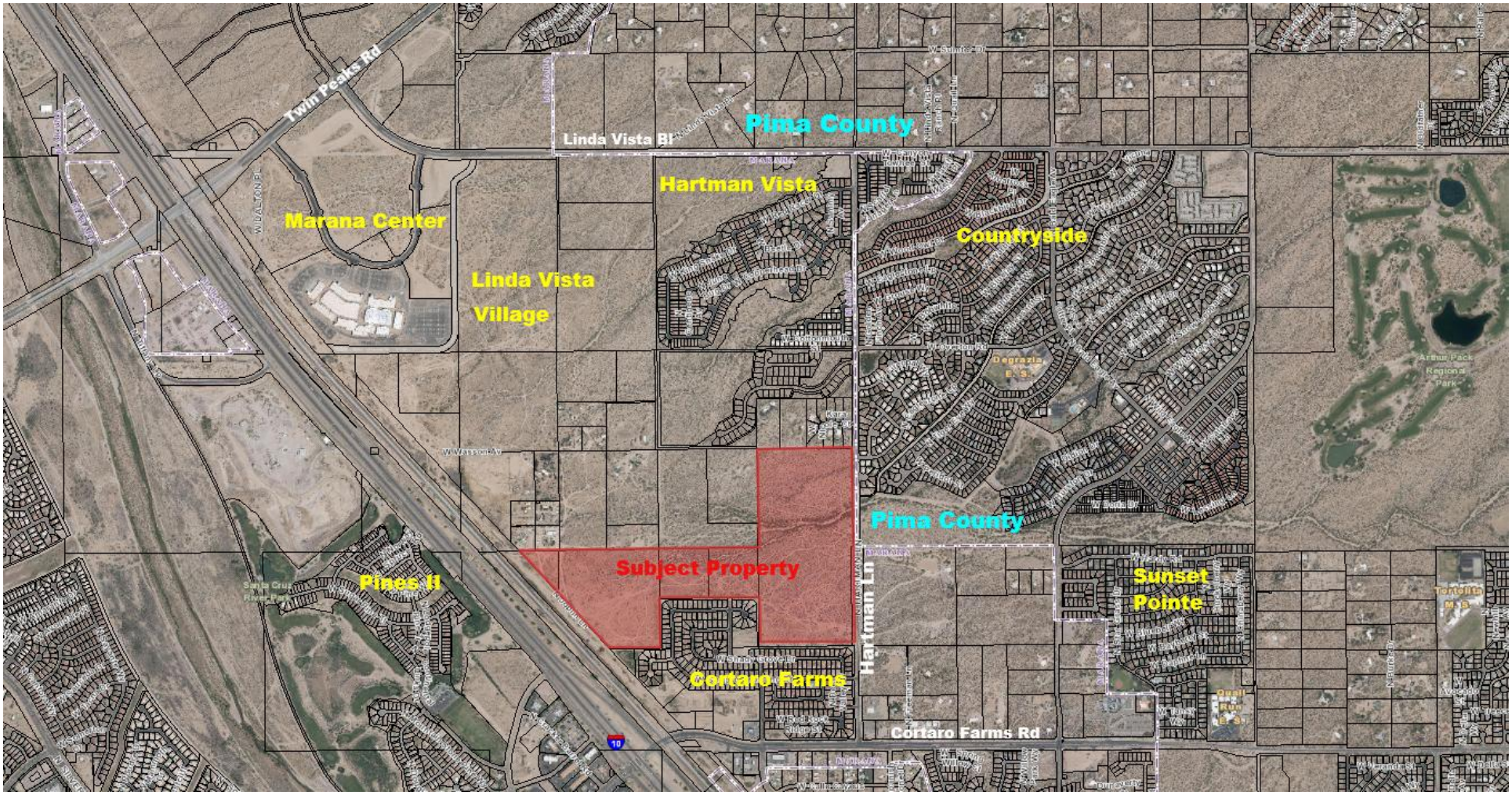
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |

| DESIGNED: | DRAWN: | CHECKED: | SHEET |
|---|---|---|---|
| J.R. | F.A.P./O.Z. | J.D.W. | 33 |
| DATE: | PROJECT NO.: | SCALE: | OF |
| 02/08/2016 | 114036-01-0105 | 1"=200' | 33 |

G:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 33.dwg, 2/24/2016 2:42:20 PM

# Location Map




***Case Number:*** PRV1505-001

***Title:*** DeAnza

***Request:*** A recommendation to the Town Council for approval of a preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'.

MARANA
PLANNING

# TOWN OF MARANA SUBMITTAL APPLICATION

## Type of Application (Check One)

- ☐ Annexation
- ☒ Preliminary Plat
- ☐ General Plan Amendment
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Final Plat
- ☒ Landscape Plan
- ☐ Significant Land Use Change
- ☐ Specific Plan
- ☐ Development Plan
- ☐ Native Plant Permit
- ☐ Storm Water (SWPP)
- ☐ Variance
- ☐ Minor Land Division
- ☒ Native Plant Exception
- ☐ Other: _____
- ☐ Improvement Plan (Specify Type): _____

## General Data Required

Project Name: DeAnza
Parcel #(s): See attached
Description of Project: Single Family Detached Residential
Gross Area (Acres): 133.0
Project Address/Location: West side of Hartman Lane north of Cortaro Farms Road

Property Owner: See attached
Contact Person: Larry Kreis
Street Address: 8710 N. Thornydale Road #120
Email: lkreis@redpointdevelopment.com
City: Tucson
State: AZ
Zip Code: 85742
Phone #: (520) 408-2300
Fax #: (520) 408-2600
Cell #: _____

Applicant: Red Point Development
Contact Person: Larry Kreis
Street Address: 8710 N. Thornydale Road #120
Email: lkreis@redpointdevelopment.com
City: Tucson
State: AZ
Zip Code: 85742
Phone #: (520) 408-2300
Fax #: (520) 408-2600
Cell #: _____

Agent/Representative: Presidio Engineering, Inc.
Contact Person: Tanya Washington
Street Address: 190 S. Stratford Dr. #105
Email: tanya@presidioengineering.com
City: Tucson
State: AZ
Zip Code: 85716
Phone #: (520) 795-7255
Fax #: (520) 795-6747
Cell #: _____

## Authorization of Property Owner

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. **(If applicant is not the owner, attach written authorization from the owner).**

Larry Kreis
Print Name of Owner/Applicant

Larry Kreis
Signature

5-1-15
Date

**Internal Use Only:**
Project No. _____ Date Received _____ Signature _____

**Planning Commission**

**Meeting Date:** 03/30/2016

**To:** Planning Commission

**From:** Steven Cheslak, Planner II

**Date:** March 30, 2016

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** **PCM1602-001 Appeal of Subdivision Improvement Requirements of DeAnza.** An appeal by Red Point Development Inc. requesting relief from the requirement to underground existing electrical utilities adjacent to a proposed residential development. (Steve Cheslak)

---

**Discussion:**

**Request**
Red Point Development, Inc. requests relief from the requirement to underground existing electrical utilities adjacent to the proposed DeAnza residential development located on the west side of Hartman Lane, north of Cortaro Farms Road, south of Linda Vista Blvd.

Pursuant to Section 17-5-3 (B)(12) of the Marana Town Code, and subsequent amending Ordinance 2008.07, electric power (except electrical transmission lines carrying 46Kv or more, and those lines which can be shown to exist in current or future electrical transmission corridors) shall be located underground. The section further states that an exception may be granted in a case by case analysis where the subdivider can show the Planning Commission that underground installation is not feasible.

**Related Case History**
The Town Council, at its regular meeting held on July 10, 2007, approved the preliminary plat for the Marana 59 subdivision by adopting Resolution 2007-124. During the review process for the proposed final plat, Town staff was approached by the applicant with a request for relief from a standard subdivision improvement requirement to underground two spans of existing overhead electrical utility lines adjacent to the project boundary. The Planning Commission then heard, at its regular meeting held on July 30, 2008, PCM-08029 Appeal of Subdivision Improvement Requirements for Marana 59. At that meeting, the applicant, Pacific International, LLC, a business partner of Red Point Development, Inc., proposed to to improve Hartman Lane by constructing a continuous, center left turn lane along the subdivision's east boundary which would match the adjacent, existing road section along the Hartman Vistas subdivision in lieu of undergrounding electrical lines. The Town Engineer, Keith Brann, explained to the Commission that the existing poles were not in the way and from an engineering standpoint, the Town would prefer the safety feature of a third lane added to Harman Lane. After deliberation, the Planning Commission then voted unanimously to approve the case and allow the poles to remain in place. After the Planning Commission hearing, the Town Council approved the final plat for the Marana 59 subdivision at its regular meeting held on August 5, 2008, by adopting Resolution 2008-97.

**Appeal**
The applicant and owner of the planned DeAnza subdivision, Red Point Development, Inc., is requesting relief from the requirements of Section 17-5-3 (B)(12) of the Marana Town Code on the grounds that the electrical transmission lines and transformers extending north to Linda Vista Blvd. and south to Cortaro Farms Road were not relocated underground along the respective frontages of the approved subdivisions of Cortaro Ranch, Hartman Ten, Hartman Vistas and Marana 59. The applicant suggests that the

requirement to underground the spans of overhead electrical transmission lines along the DeAnza property frontage on Hartman Lane would be inappropriate due to the fact that all of the remaining spans along this one and one-half mile stretch of Hartman Lane will be maintained as overhead lines until such time in the future that a possible, large-scale road widening project will require the lines to be relocated and buried underground. After discussions with Tucson Electric Power, the applicant has learned the estimated cost of undergrounding the overhead, 13.8 KV electrical lines and related equipment for at least 10 poles and eleven spans could cost up to $500,000. In lieu of the required undergrounding of existing electrical utilities, Red Point Development, Inc. proposes to construct a continuous, center left turn lane the required length of the DeAnza project and widen Hartman Lane an additional 2,300 feet north to the existing three lane road section at the Marana 50 subdivision. The Town Engineer, Keith Brann, discussed this improvement with Red Point Development, Inc. during the review of the preliminary plat and considers the road widening to be of highest value to the Town by improving traffic circulation and increasing safety for motorists.

**Staff Recommendation:**

Staff would have no objection to the Planning Commission approving this request.

**Suggested Motion:**

I move to approve Planning Case PCM1602-001, as presented by staff.

---

**Attachments**

Applicant Request
Waiver Exhibit
Waiver Exhibit 2
Location Map
Application

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Presidio
ENGINEERING, INC.

190 S. STRATFORD DR., SUITE #105, TUCSON, ARIZONA 85716
(520) 795-7255 FAX (520) 795-6747

# MEMORANDUM

TO: Steve Cheslak
Town of Marana Planner

FROM: John D. Wood, P.E., LEED-AP

DATE: February 10, 2016

SUBJECT: Hartman Lane Utility Pole Placement Waiver for
De Anza, PRV1505-001

COPIES TO: Larry Kreis, Red Point Development
File 114036-01-0105

Red Point Development, Inc. is requesting a utility pole placement waiver on Hartman Lane along the frontage of their De Anza subdivision which is being processed through the Town of Marana under Activity No. PRV1505-001.

Therefore, on behalf of Red Point Development, find attached an executed application along with an aerial exhibit showing the location of the requested waiver and surrounding existing conditions.

Additionally, a Preliminary Plat for De Anza for the 265 lot subdivision was conditionally approved by staff on February 2, 2016. Red Point Development, Inc., the applicant, is requesting relief from Section 17-5-3.B Subdivision Requirements, Title 17 of the Land Development Code, which requires the developer to underground electrical transmission lines adjacent to new developments that carry less than 46Kv and are not located within current or future electrical transmission corridors.

Currently, there is an existing overhead TEP power line running along the west side of Hartman Lane along approximately 7,900 +/- LF of frontage from Cortaro Road north to Linda Vista Blvd. According to TEP the line carries 13.8 Kv. In addition, there are ten (10) poles with a corresponding eleven spans located along De Anza's 2,635 +/- LF frontage on Hartman Lane. The above referenced Land Development Code section would require the undergrounding of these poles and their associated spans, at a very considerable cost.

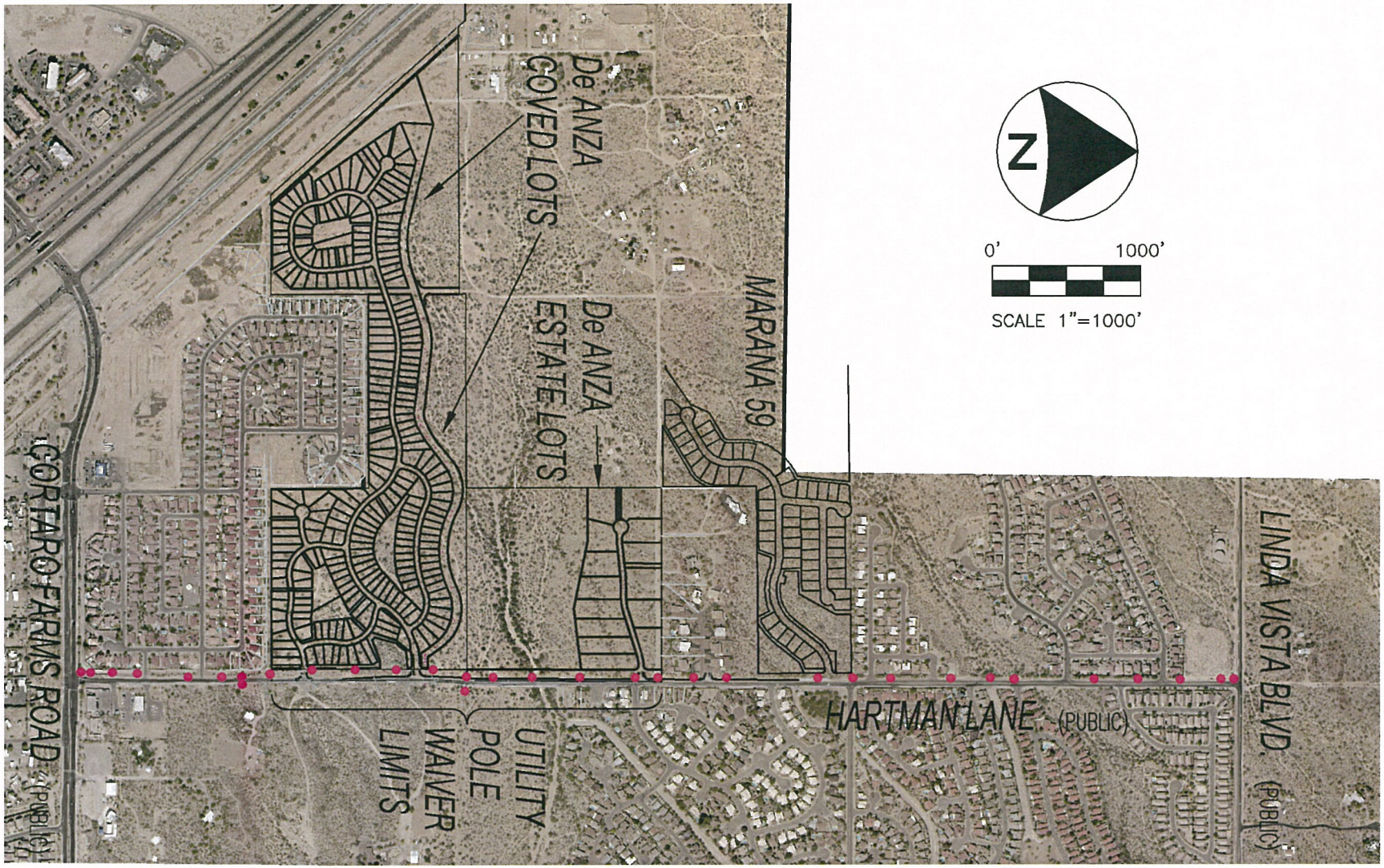
Further, Mr. Kreis has indicated to Presidio that the Town has requested that Red Point Development go beyond their required Hartman Lane improvements associated with the De Anza project, which consists of the installation of a left turn lane at the project's north coved lot access. This extended work will include the installation of an additional 2,300 +/- LF of pavement widening on Hartman Lane so as to create a continuous center turn lane extending north to a termination point just south of the full pavement widening being installed by Marana 59.

Consequently, the applicant is requesting relief on the grounds that:

1. Although De Anza is the last development that can occur on the west side of Hartman Lane between Cortaro Road and Linda Vista Blvd., none of the other subdivisions (Cortaro Ranch, Hartman Ten, Marana 59 and Hartman Vistas) along the west side of Hartman Land were required to underground this existing line.
2. The extension of the continuous left turn lane above and beyond the De Anza subdivision by Red Point Development provides a greater benefit to the users of the roadway, than the undergrounding of a segment of the existing overhead line.

Let me know if you have any questions or if you require additional information so as to approve the attached application.

Attachments



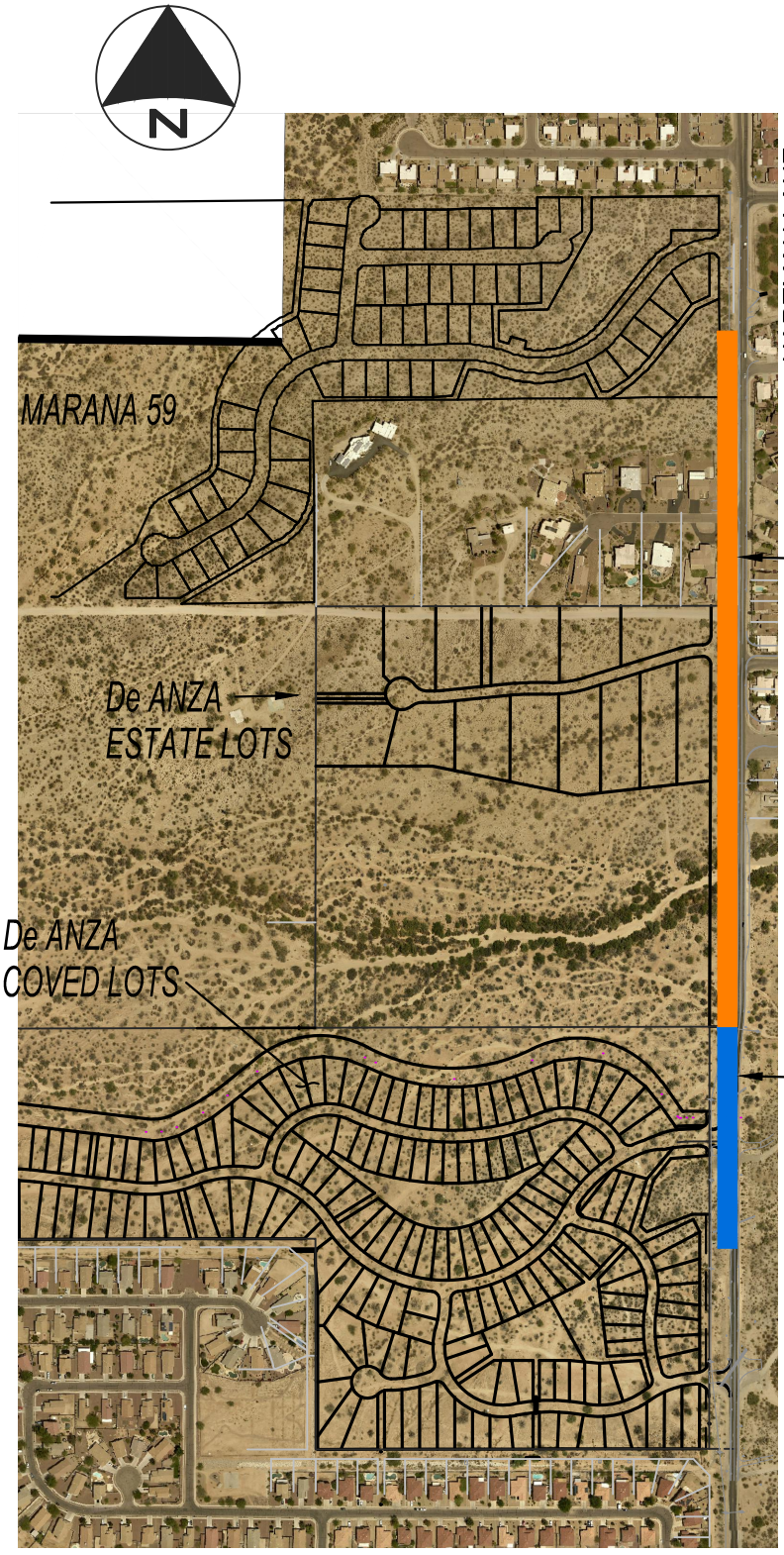

## LEGEND

- EXISTING TEP POLES

# UTILITY POLE PLACEMENT WAIVER EXHIBIT
# De ANZA, LOTS 1-265, PRV 1505-001
# (HARTMAN LANE)

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

114036-01-0101 02/10/2016 SHEET 1 OF 1




# HARTMAN LANE ROADWAY IMPROVEMENTS EXHIBIT

## De ANZA, LOTS 1-265, PRV 1505-001

## (HARTMAN LANE)

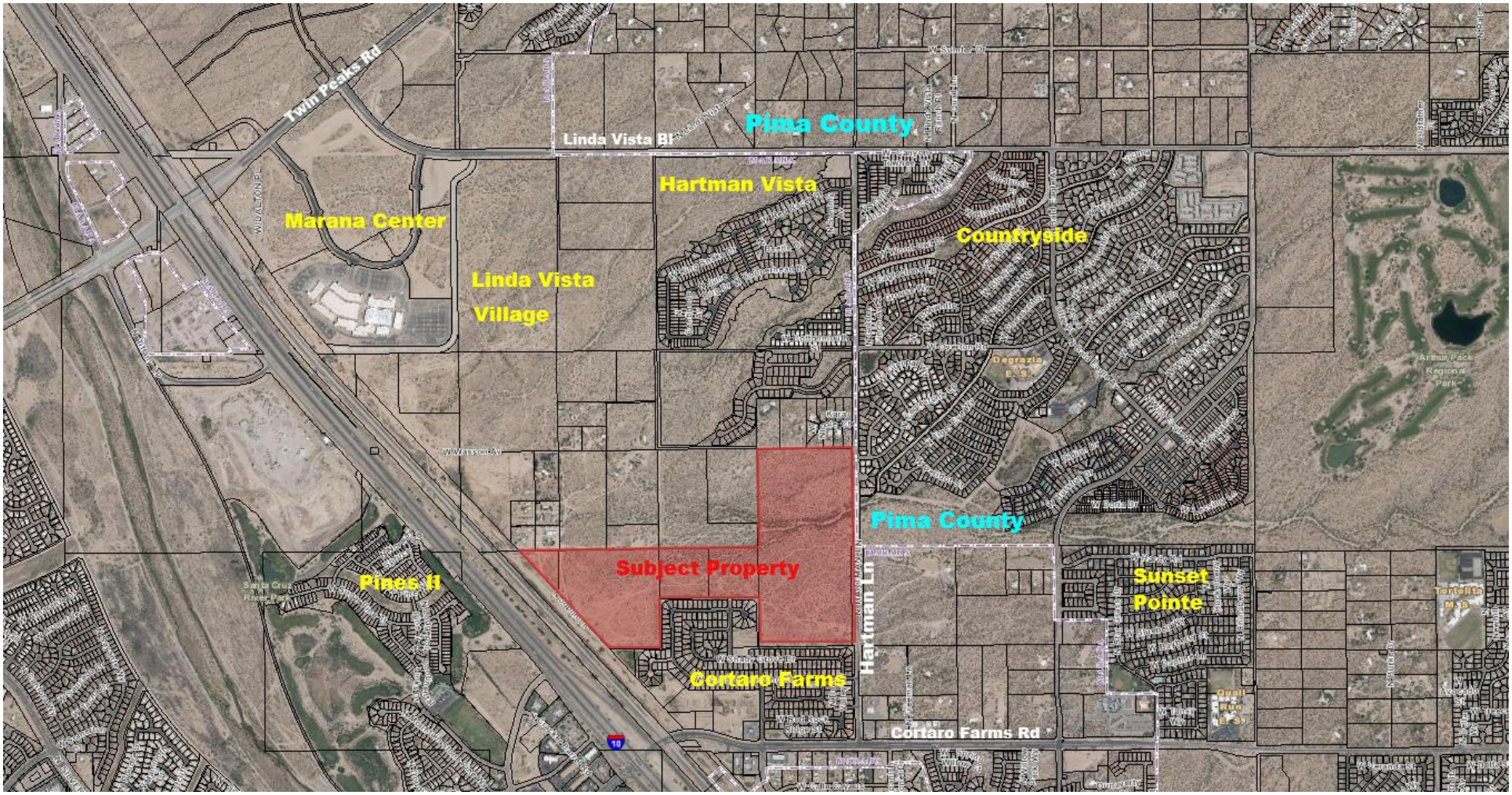
SHEET 1 OF 1

03/11/2016

114036-01-0101

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

# Location Map




***Case Number:*** PCM1602-001

***Title:*** Appeal of Subdivision Improvement Requirements for DeAnza

***Request:*** Red Point Development Inc. requests relief from the requirement to underground existing electrical utilities adjacent to a proposed residential development.

MARANA
PLANNING

# TOWN OF MARANA SUBMITTAL APPLICATION

## Type of Application (Check One)

- ☐ Annexation
- ☐ Preliminary Plat
- ☐ General Plan Amendment
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Final Plat
- ☐ Landscape Plan
- ☐ Significant Land Use Change
- ☐ Specific Plan
- ☐ Development Plan
- ☐ Native Plant Permit
- ☐ Storm Water (SWPP)
- ☐ Variance
- ☐ Minor Land Division
- ☐ Native Plant Exception
- ☒ Other: Waiver
- ☐ Improvement Plan (Specify Type): _____

## General Data Required

**Project Name:** De Anza, Lots 1 - 265 Parcel #(s): See attached

Description of Project: Single Family Detached Residential Gross Area (Acres): 133.0

Project Address/Location: West side of Hartman Lane north of Cortaro Farms Road

**Property Owner:** See attached Contact Person: Larry Kreis

Street Address: 8710 N. Thornydale Road #120 Email: lkreis@redpointdevelopment.com

City: Tucson State: AZ Zip Code: 85742

Phone #: (520) 408-2300 Fax #: (520) 408-2600 Cell #: _____

**Applicant:** Red Point Development Contact Person: Larry Kreis

Street Address: 8710 N. Thornydale Road #120 Email: lkreis@redpointdevelopment.com

City: Tucson State: AZ Zip Code: 85742

Phone #: (520) 408-2300 Fax #: (520) 408-2600 Cell #: _____

**Agent/Representative:** Presidio Engineering, Inc. Contact Person: Tanya Washington

Street Address: 190 S. Stratford Dr. #105 Email: tanya@presidioengineering.com

City: Tucson State: AZ Zip Code: 85716

Phone #: (520) 795-7255 Fax #: (520) 795-6747 Cell #: _____

## Authorization of Property Owner

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. **(If applicant is not the owner, attach written authorization from the owner).**

Larry Kreis — Print Name of Owner/Applicant

Larry Kreis — Signature

2-8-16 — Date

**Internal Use Only:**

Project No. _____ Date Received _____ Signature _____