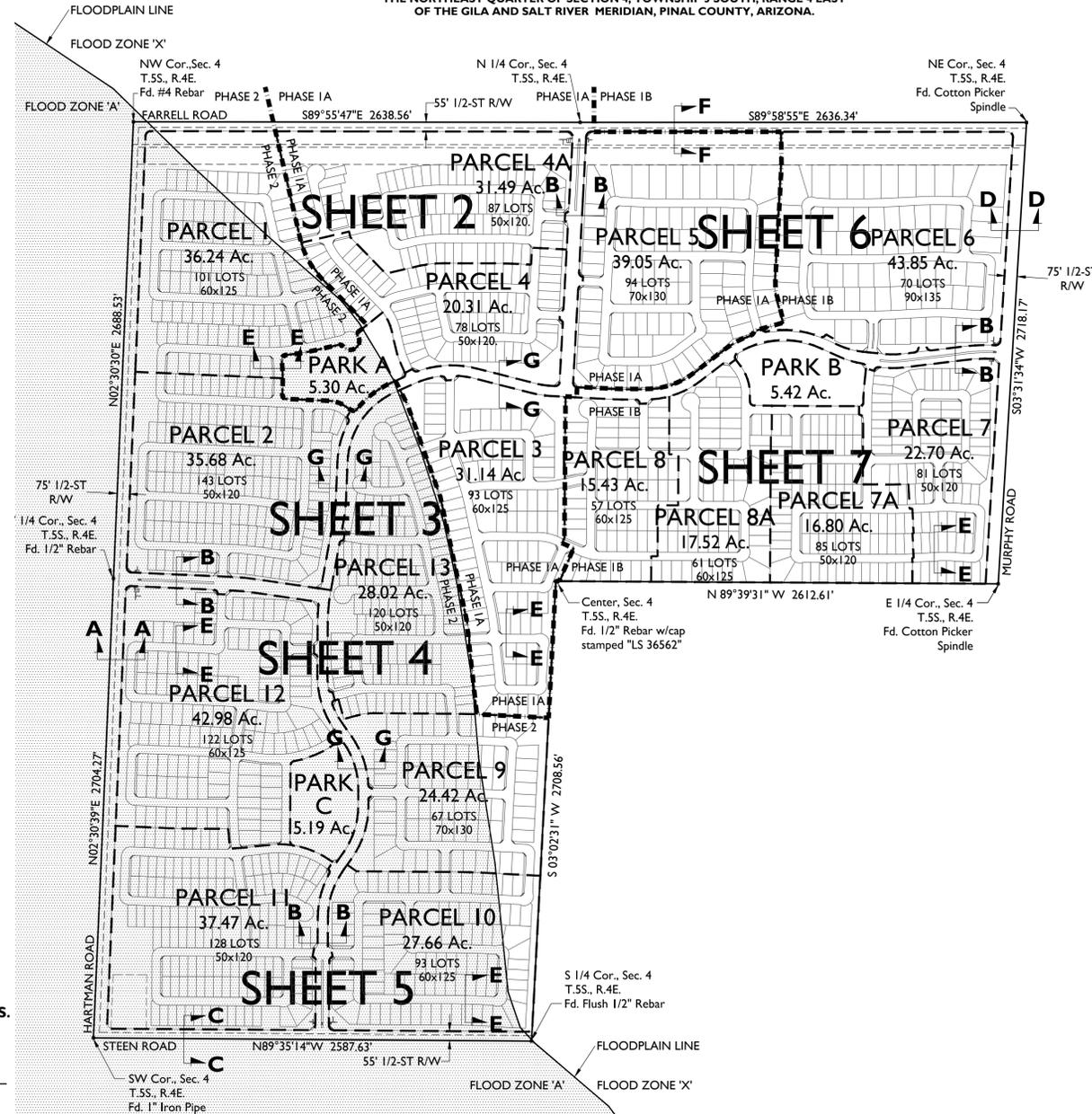
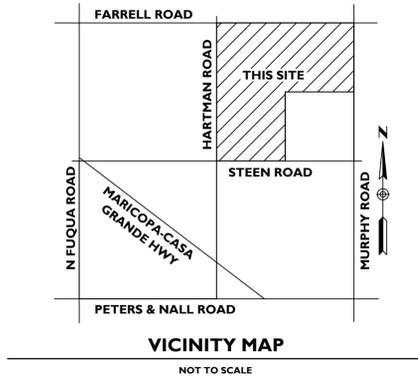


PRELIMINARY PLAT OF CORTONA

A PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST & THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT TIER MERIDIAN, PINAL COUNTY, ARIZONA.



OWNER
 MARICOPA 240, LLC & DESERT SUNRISE, LLC
 c/o PMC LAND ENTITLEMENT & DEVELOPMENT
 16 SPUR CIRCLE
 SCOTTSDALE, AZ 85251
 CONTACT: PHILIP MILLER, PRESIDENT
 PHONE: (480) 584-6997

DEVELOPER
 PMC LAND ENTITLEMENT & DEVELOPMENT
 16 SPUR CIRCLE
 SCOTTSDALE, AZ 85251
 CONTACT: PHILIP MILLER, PRESIDENT
 PHONE: (480) 584-6997

BASIS OF BEARING
 BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE, OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST, WITH A BEARING SOUTH 03°31'34" WEST.

SITE DATA

| | |
|-----------------------|-----------------------------|
| GROSS AREA (ALTA) | 486.74 AC |
| RIGHT-OF-WAY AREA | |
| FARRELL ROADWAY | 6.56 AC |
| HARTMAN ROADWAY | 9.19 AC |
| MURPHY ROADWAY | 4.63 AC |
| STEEN ROADWAY | 3.22 AC |
| TOTAL ARTERIAL R/W | 23.60 AC |
| COLLECTOR ROADWAYS | 15.91 AC |
| NET AREA | 447.23 AC |
| OPEN SPACE (O/S) | |
| TOTAL O/S PROVIDED | 100.28 AC (22%) |
| MIN. O/S REQ'D | 89.45 AC (20%) |
| MIN. USABLE O/S REQ'D | 53.67 AC (60%) |
| USABLE O/S PROVIDED | 71.95 AC (72%) |
| TOTAL LOTS | 1480 LOTS |
| TOTAL TRACTS | 170 TRACTS |
| DENSITY | 3.3 DU/AC (NET) |
| | 3.0 DU/AC (GROSS) |
| EXISTING ZONING | CR-3, CR-1 PAD (ORD. 05-06) |

NOTES

- DEVELOPER SHALL CREATE A SINGLE MASTER HOA (HOMEOWNER'S ASSOCIATION) FOR THE MAINTENANCE AND PRESERVATION OF ALL COMMON AREAS, LANDSCAPING AND IMPROVEMENTS WITHIN THE OPEN SPACE AREAS, AND LANDSCAPING WITHIN THE ARTERIAL, COLLECTOR AND LOCAL STREET RIGHTS-OF-WAY.
- N/A
- ALL STREETS WILL BE DEDICATED FOR PUBLIC USE.
- ROW DEDICATION TO BE PROVIDED FOR 1/2 OF ADJACENT MINOR AND PRINCIPLE ARTERIAL STREETS.
- ED3 WILL PROVIDE THE INSTALLATION OF REQUIRED STREET LIGHTS.
- WATER VALVE AND FIRE HYDRANT LOCATIONS PER CITY OF MARICOPA AND GLOBAL WATER COMPANY REQUIREMENTS.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE OWNER SHALL GRANT AN AGRICULTURAL SPRAY EASEMENT TO ADJACENT FARM OWNERS/OPERATORS
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS SUBDIVISION IS EVIDENCED BY AN AGREEMENT TO SERVE BY GLOBAL WATER TO BE PRODUCED AT THE TIME OF FINAL PLAT.
- "RESIDENTIAL DESIGN GUIDELINES" SHALL BE PROVIDED ON A PARCEL-BY-PARCEL BASIS AT THE TIME THE PARCELS ARE DEVELOPED, AND SHALL CONFORM TO THE THEME ESTABLISHED BY THE APPROVED CORTONA PAD.
- ALL HOMEOWNERS' ASSOCIATION (HOA) MEETINGS WILL BE HELD IN THE OFFICE OF THE PROPERTY MANAGEMENT COMPANY (T.B.D.) HIRED BY AND RESPONSIBLE TO THE HOA / DECLARANT, OR IN SUITABLE FACILITY. MEETINGS WILL NOT OCCUR IN A RESIDENTIAL HOME.
- AS PART OF THE FINAL PLAT APPROVAL, FINAL LANDSCAPE PLANS SHALL ILLUSTRATE AND DETAIL ON PLAN ALL PERIMETER AND COMMON AREA FENCING LOCATIONS AND ENTRY MONUMENTS. ALL PERIMETER FENCING AND ENTRY MONUMENT DETAILS AND PLANS SHALL CONFORM TO THE CORTONA PAD FENCING AND MONUMENT ELEVATIONS AND DETAILS.

OPEN SPACE SUMMARY

| PHASE | NET AREA (AC) | OPEN SPACE AREA (AC) | % OF AREA |
|-------|---------------|----------------------|-----------|
| 1A | 119.36 | 29.33 | 25% |
| 1B | 111.37 | 21.26 | 19% |
| 2 | 216.50 | 49.69 | 23% |
| TOTAL | 447.23 | 100.28 | 22% |

TOTAL OPEN SPACE = 100.28 ACRES

| PHASE | ACTIVE O/S AREA (AC) | PASSIVE O/S AREA (AC) | TOTAL USABLE O/S AREA (AC) | TOTAL NON-USABLE AREA (AC) |
|-------|----------------------|-----------------------|----------------------------|----------------------------|
| 1A | 7.82 | 15.51 | 23.33 | 10.46 |
| 1B | 6.57 | 11.34 | 17.91 | 3.35 |
| 2 | 10.71 | 20.00 | 30.71 | 14.52 |
| TOTAL | 35.10 | 46.85 | 71.95 | 28.33 |

TOTAL USABLE OPEN SPACE = 71.95 ACRES
 TOTAL NON-USABLE OPEN SPACE = 28.33 ACRES

LOT AREA SUMMARY

| LOT SIZE | MINIMUM | MAXIMUM | AVERAGE |
|----------|-------------|--|------------|
| 50x120 | 6,000 s.f. | 15,238 s.f. | 6,369 s.f. |
| 60x125 | 7,500 s.f. | 18,117 s.f. | 8,117 s.f. |
| 70x130 | 9,100 s.f. | 20,867 s.f. | 9,705 s.f. |
| 80x135 | 12,150 s.f. | MAXIMUM 16,650 s.f., AVERAGE 13,058 s.f. | |
| 20,000+ | 20,000 s.f. | MAXIMUM 46,566 s.f., AVERAGE 23,061 s.f. | |

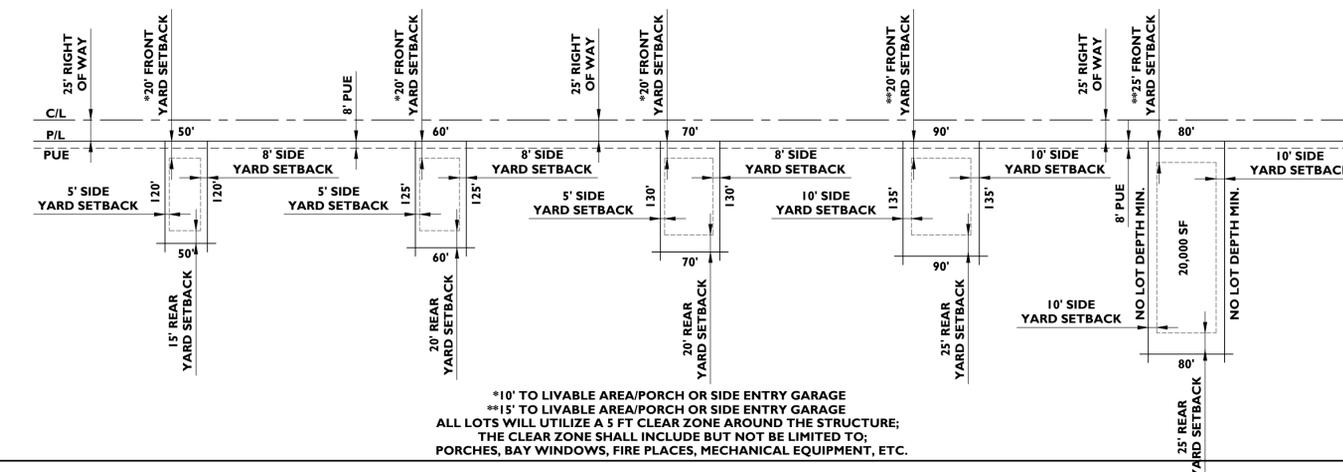
PAD DEVELOPMENT STANDARDS

| CR-3 SINGLE FAMILY RESIDENCE ZONE DEVELOPMENT STANDARDS PER CITY OF MARICOPA DEVELOPMENT STANDARDS AND AS MODIFIED AS HEREIN | | | | | | | | |
|--|--------------------|-----------------------|---|------------------------|-------------------------------------|-------------------|----------------------------|------------------------------|
| MINIMUM WIDTH (ft) | MINIMUM DEPTH (ft) | MINIMUM AREA (sq.ft.) | MINIMUM FRONT YARD (ft) | MINIMUM SIDE YARD (ft) | MINIMUM DIST BETWEEN BUILDINGS (ft) | MINIMUM REAR (ft) | MAXIMUM BUILDABLE AREA (%) | MAXIMUM BUILDING HEIGHT (ft) |
| 50' | 120' | 6,000 | 20' MEASURED FROM PROPERTY LINE; 10' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE | 5' & 8' | 13' | 15' | 50% | 30' |
| 60' | 125' | 7,500 | 20' MEASURED FROM PROPERTY LINE; 10' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE | 5' & 8' | 13' | 20' | 45% | 30' |
| 70' | 130' | 9,100 | 20' MEASURED FROM PROPERTY LINE; 10' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE | 5' & 8' | 13' | 20' | 45% | 30' |
| 90' | 135' | 12,150 | 20' MEASURED FROM PROPERTY LINE; 15' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE | 10' & 10' | 20' | 25' | 40% | 30' |

| CR-1 SINGLE FAMILY RESIDENCE ZONE DEVELOPMENT STANDARDS PER CITY OF MARICOPA DEVELOPMENT STANDARDS AND AS MODIFIED AS HEREIN | | | | | | | | |
|--|--------------------|-------------------|--|------------------------|-------------------------------------|-------------------|----------------------------|------------------------------|
| MINIMUM WIDTH (ft) | MINIMUM DEPTH (ft) | MINIMUM AREA (ft) | MINIMUM FRONT YARD (ft) | MINIMUM SIDE YARD (ft) | MINIMUM DIST BETWEEN BUILDINGS (ft) | MINIMUM REAR (ft) | MAXIMUM BUILDABLE AREA (%) | MAXIMUM BUILDING HEIGHT (ft) |
| 80' | n/a | 20,000 | 25' MEASURED FROM PROPERTY LINE / P/L ; 15' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE | 10' & 10' | 20' | 25' | 40% | 30' |

- FRONT SETBACKS SHALL BE STAGGERED WITHIN A RANGE OF 3 FEET SUCH THAT NO MORE THAN TWO ADJACENT UNITS HAVE THE SAME FRONT YARD SETBACK.
- ADJACENT TO FARRELL ROAD FOR PARCELS 5 & 6 ONLY.

TYPICAL LOT SETBACKS



*10' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE
 **15' TO LIVABLE AREA/PORCH OR SIDE ENTRY GARAGE
 ALL LOTS WILL UTILIZE A 5 FT CLEAR ZONE AROUND THE STRUCTURE;
 THE CLEAR ZONE SHALL INCLUDE BUT NOT BE LIMITED TO:
 PORCHES, BAY WINDOWS, FIRE PLACES, MECHANICAL EQUIPMENT, ETC.

eps group, inc.
 Engineers, Planners & Surveyors
 2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
 Phone (480) 503-2250 Fax (480) 503-2258

CONSULTANT
 EPS GROUP, INC.
 2045 S. VINEYARD, SUITE 101
 MESA, ARIZONA 85210
 CONTACT: JOEL SAUREY
 PHONE: (480) 503-2250
 FAX: (480) 503-2258
PRIME BENCHMARK G 422 NGS
 3.9 KM SE FROM MARICOPA, DISC STAMPED G422 1981
 3.9 KM (2.4 MI) SE ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE RAILROAD CROSSING IN MARICOPA, SET IN TOP OF THE NE END OF THE SE CONCRETE ABUTMENT OF RAILROAD BRIDGE 900.16, 1.9 METERS (6.6 FT) NE OF THE NE RAIL AND 136 METERS (446 FT) NW OF THE CENTER OF A ROAD CROSSING. THE MARK IS 0.6 M BELOW TRACKS. ELEVATION=1199.66 FT (NAVD 88) (CITY OF MARICOPA DATUM)
TBM #1
 CHISELED BOX ON THE SOUTHEAST CORNER OF THE IRRIGATION STRUCTURE @ THE NORTHWEST CORNER OF FARRELL AND HARTMAN ROADS
 ELEVATION=1215.96 (NAD 88 DATUM, PER SORENTO PLANS, DATED 5-26-05) (PROJECT DATUM)
TBM #2
 FLUSH COTTON SPINDLE @ THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 5S RANGE 4E (MURPHY ROAD)
 ELEVATION=1230.64 (PROJECT DATUM)
 DATUM EQUATION: CITY DATUM=PROJECT DATUM-0.18'

UTILITIES

| | |
|-----------|--------------------------------------|
| WATER | GLOBAL WATER COMPANY |
| SEWER | GLOBAL WATER COMPANY |
| GAS | SOUTHWEST GAS CORPORATION |
| ELECTRIC | ED3 |
| TELEPHONE | TBD/VARIOUS |
| REFUSE | MARICOPA PRIVATE PROVIDERS (VARIOUS) |
| CABLE TV | TBD/VARIOUS |
| FIRE | CITY OF MARICOPA |
| POLICE | CITY OF MARICOPA |

NOTES

Project: CORTONA CITY OF MARICOPA, ARIZONA
 PRELIMINARY PLAT

Revisions:
 JUNE 18, 2012 - PRELIMINARY PLAT PRE-APP
 AUGUST 16, 2012 - 1ST PRELIMINARY PLAT SUBMITTAL
 OCTOBER 31, 2012 - 2ND PRELIMINARY PLAT SUBMITTAL
 DECEMBER 4, 2012 - 3RD PRELIMINARY PLAT SUBMITTAL
 JANUARY 14, 2013 - 4TH PRELIMINARY PLAT SUBMITTAL

CALL TWO WORKING DAYS BEFORE YOUR DUE DATE
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 (OUTSIDE MARICOPA COUNTY)

Designer: APH
 Drawn by: APH

Professional Engineer Seal: JOEL P. SAUREY, No. 37885, State of Arizona, Expires 09/30/14

Job No. 12-041
 CS01
 Sheet No. 1 of 11

NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE REGULATIONS AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL. CASE NOS. ZON15.06 & PAD05.06



NOTE: PARK BALL FIELDS REMAIN ABOVE 50-YR EVENT OTHER AMENITIES, COURTS, TOT LOTS & PARKING ARE ELEVATED ABOVE 100-YR EVENT

SITE VISIBILITY EASEMENT LOCAL TO LOCAL = 21' x 21' LOCAL TO COLLECTOR = 33' x 33' ARTERIAL / LOCAL / COLLECTOR TO ARTERIAL = 33' x 33'

REFER TO SHEET 10 FOR ADDITIONAL TOPOGRAPHIC DETAIL.

LEGEND

| | | | |
|--|-----------------------|--|---------------------------------|
| | PARCEL NUMBER | | PARCEL BOUNDARY |
| | WATER LINE | | PHASE BOUNDARY |
| | SEWER LINE | | FLOOD ZONE 'A' DELINEATION AREA |
| | PUE | | |
| | ROAD CENTERLINE | | |
| | EXISTING UTILITY POLE | | |
| | FIRE HYDRANT | | |

Project: **CORTONA**

Revisions:

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Designer: **APH**
 Drawn by: **APH**

NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE STIPULATIONS APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL, CASE NOS. ZON05.08 & PAD05.08

PARK A

REFER TO PARK ENLARGEMENT PLAN L-0.02
COMMUNITY PARK A

MATCH SHEET 2

MATCH SHEET 2

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 7

REFER TO SHEET 10 FOR ADDITIONAL
TOPOGRAPHIC DETAIL

SITE VISIBILITY EASEMENT
LOCAL TO LOCAL = 21' x 21'
LOCAL TO COLLECTOR = 33' x 33'
ARTERIAL / LOCAL / COLLECTOR TO ARTERIAL = 33' x 33'

LEGEND

- PARCEL NUMBER
- PARCEL BOUNDARY
- WATER LINE
- PHASE BOUNDARY
- SEWER LINE
- FLOOD ZONE 'A' DELINEATION AREA
- PUE
- ROAD CENTERLINE
- EXISTING UTILITY POLE
- FIRE HYDRANT



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HARTMAN ROAD

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 5

MATCH SHEET 5

PARK C

REFER TO PARK ENLARGEMENT PLAN L-0.02 COMMUNITY PARK C

REFER TO SHEET 10 FOR ADDITIONAL TOPOGRAPHIC DETAIL

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LEGEND

- PARCEL NUMBER
- WATER LINE
- SEWER LINE
- PUE
- ROAD CENTERLINE
- EXISTING UTILITY POLE
- FIRE HYDRANT
- PARCEL BOUNDARY
- PHASE BOUNDARY
- FLOOD ZONE 'A' DELINEATION AREA



Project:

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Designer: **APH**
 Drawn by: **APH**





PARK C
REFER TO PARK ENLARGEMENT PLAN L-0.02
COMMUNITY PARK C

MATCH SHEET 4

MATCH SHEET 4

STEEN ROAD

HARTMAN ROAD

REFER TO SHEET 10 FOR ADDITIONAL TOPOGRAPHIC DETAIL.

SITE VISIBILITY EASEMENTS:
LOCAL TO LOCAL = 21' x 21'
LOCAL TO COLLECTOR = 33' x 33'
ARTERIAL / LOCAL / COLLECTOR TO ARTERIAL = 33' x 33'

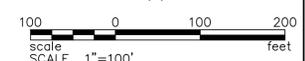
THE ENTIRETY OF THIS SHEET IS PHASE 2 OF THE PROPOSED P.A.D.

**EXIST. NORTH SANTA CRUZ WASH CONVEYANCE CHANNEL:
EXISTING FLOWS SHALL BE DIVERTED IN ACCORDANCE WITH THE NORTH SANTA CRUZ WASH REGIONAL SOLUTION OR AS APPROVED BY THE CITY OF MARICOPA**

(IF THE NORTH SANTA CRUZ WASH REGIONAL SOLUTION IS DISBANDED, THE CORTONA PLANNED AREA DEVELOPMENT WILL BE REQUIRED TO FACILITATE THE NECESSARY IMPROVEMENTS TO REMOVE FROM THE FLOODPLAIN THOSE PORTIONS OF THE CORTONA PROJECT RECENTLY ENCUMBERED BY THE NEWLY DESIGNATED FLOOD PLAN.)

LEGEND

- 2 PARCEL NUMBER
- WATER LINE
- SEWER LINE
- - - PUE
- - - ROAD CENTERLINE
- EXISTING UTILITY POLE
- FIRE HYDRANT
- ▬▬▬▬▬▬ PARCEL BOUNDARY
- ▬▬▬▬▬▬ PHASE BOUNDARY
- ▭ FLOOD ZONE 'A' DELINEATION AREA



Project: **CORTONA**

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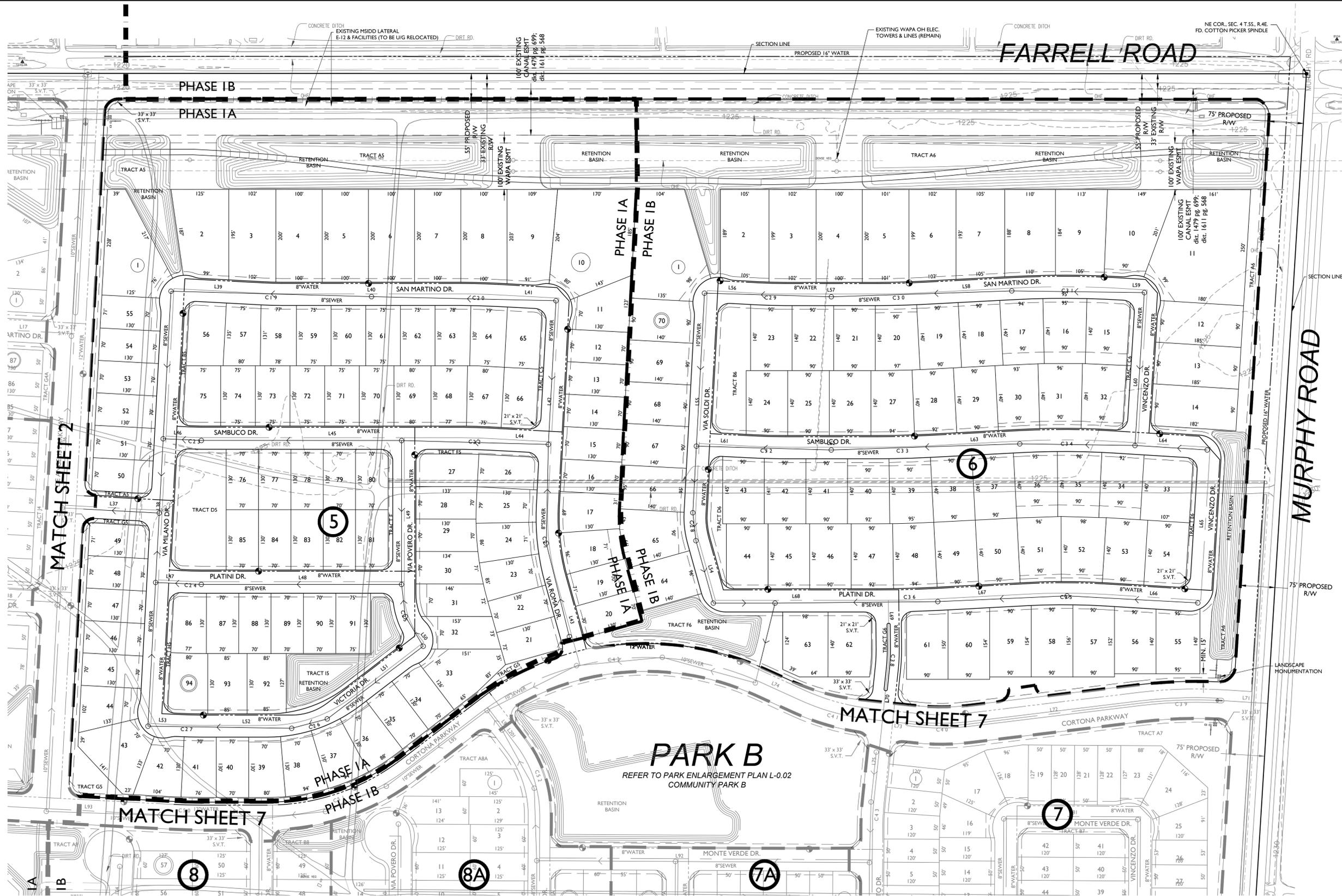
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(OUTSIDE MARICOPA COUNTY)

Designer: **APH**
Drawn by: **APH**

Professional Engineer
37885
JOEL P. SAUREY
EXPIRES: 09/30/14

Job No. **12-041**
PP04
Sheet No. **5**
of 11

NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE STIPULATIONS APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL, CASE NOS. ZON05.08 & PAD05.08



REFER TO SHEET 10 FOR ADDITIONAL TOPOGRAPHIC DETAIL.

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 LOCAL TO COLLECTOR = 33' x 33'
 ARTERIAL / LOCAL / COLLECTOR TO ARTERIAL = 33' x 33'

THE ENTIRETY OF THIS SHEET IS PHASE I OF THE PROPOSED P.A.D.

LEGEND

- PARCEL NUMBER
- WATER LINE
- SEWER LINE
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- ROAD CENTERLINE
- EXISTING UTILITY POLE
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- PARCEL BOUNDARY
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CALL FOR STAKE-IT INFORMATION
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Designer: APH
 Drawn by: APH

Professional Engineer Seal:
 37885 JOEL P. SAUREY
 Expires: 09/30/14
 Job No. **12-041**
PP05
 Sheet No. **6 of 11**

NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE STIPULATIONS APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL, CASE NOS. ZON05.06 & PAD05.06



OUTSIDE CENTER SEC. 4 T.S.S. R.4E. FD. 1/2" REBAR W/CAP STAMPED "LS36542"

N 89°39'31" W 2612.61'

EXISTING CONCRETE DITCH TO BE REMOVED E 1/4 COR. SEC. 4 T.S.S. R.4E. FD. COTTON PICKER SPINDLE

REFER TO SHEET 10 FOR ADDITIONAL TOPOGRAPHIC DETAIL.

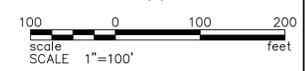
NOTE: AREA SHOWN IN PARK OUTSIDE RETENTION BASIN CONTOURS ARE ABOVE 100-YR EVENT

SITE VISIBILITY EASEMENTS:
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 LOCAL TO COLLECTOR = 33' x 33'
 ARTERIAL / LOCAL / COLLECTOR TO ARTERIAL = 33' x 33'

THE ENTIRETY OF THIS SHEET IS PHASE I OF THE PROPOSED P.A.D.

LEGEND

- 2 PARCEL NUMBER
- WATER LINE
- SEWER LINE
- - - PUE
- ROAD CENTERLINE
- - - EXISTING UTILITY POLE
- FIRE HYDRANT
- PARCEL BOUNDARY
- PHASE BOUNDARY
- FLOOD ZONE 'A' DELINEATION AREA



Project: **CORTONA**

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Designer: **APH**
 Drawn by: **APH**

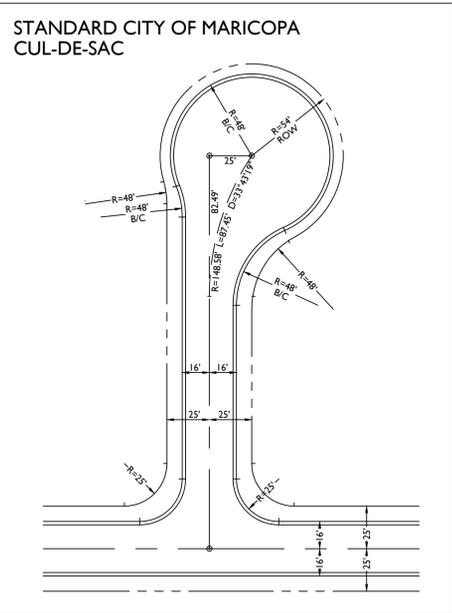
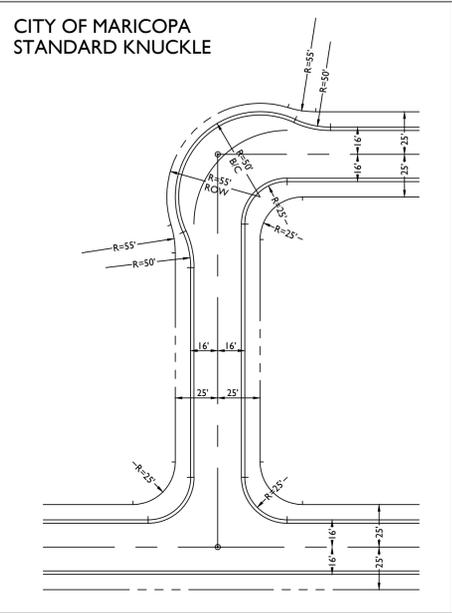


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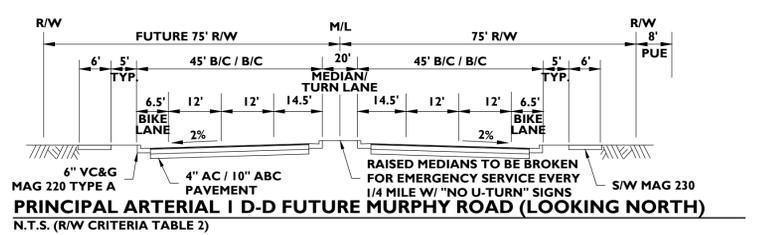
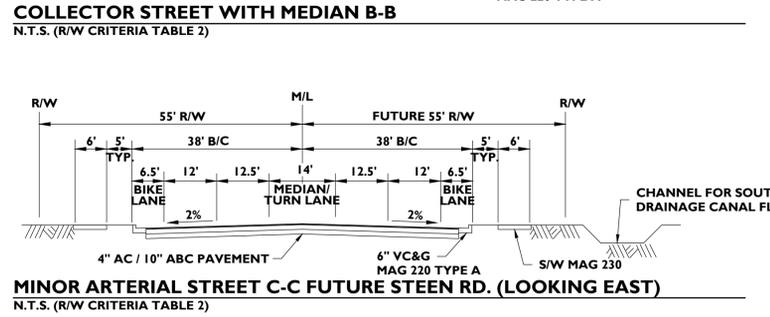
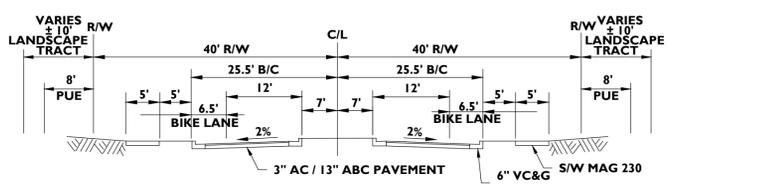
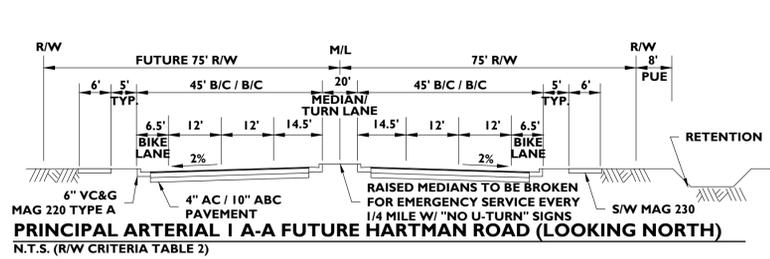
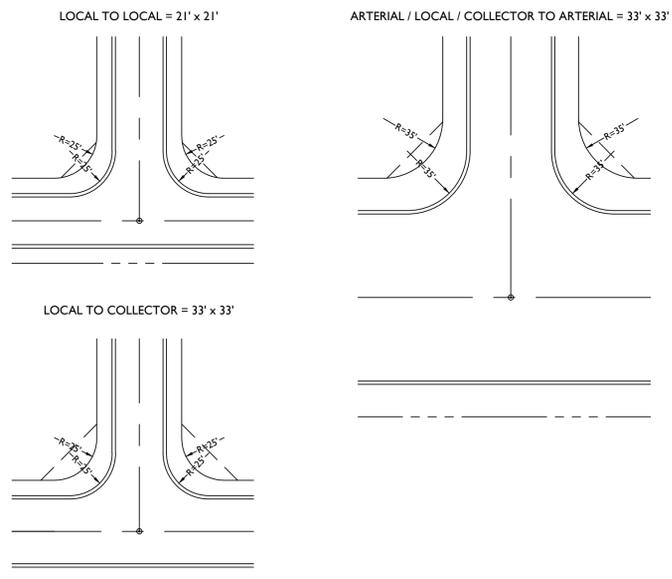
| LINE TABLE | | |
|------------|---------|--------------|
| LINE | LENGTH | BEARING |
| L1 | 600.00 | N02°30'30"E |
| L2 | 638.58 | N87°29'21"W |
| L3 | 578.35 | N87°29'21"W |
| L4 | 630.37 | N76°57'21"E |
| L5 | 615.50 | N87°29'21"W |
| L6 | 106.41 | N76°57'21"E |
| L7 | 51.09 | N45°36'08"E |
| L8 | 376.15 | N13°02'39"W |
| L9 | 290.00 | N13°02'39"W |
| L10 | 108.64 | N76°57'21"E |
| L11 | 336.40 | N89°55'47"W |
| L12 | 134.80 | S86°57'29"E |
| L13 | 108.64 | N76°57'21"E |
| L14 | 336.40 | N89°55'47"W |
| L15 | 134.80 | S86°57'29"E |
| L16 | 870.00 | S03°02'31"W |
| L17 | 220.00 | N86°57'29"W |
| L18 | 220.00 | N86°57'29"W |
| L19 | 134.80 | S86°57'29"E |
| L20 | 336.40 | N89°55'47"W |
| L21 | 142.78 | N76°57'21"E |
| L22 | 41.64 | N02°21'13"W |
| L23 | 159.81 | N13°02'39"W |
| L24 | 306.93 | N89°55'47"W |
| L25 | 134.80 | S86°57'29"E |
| L26 | 102.75 | S13°02'23"E |
| L27 | 107.38 | S24°02'38"E |
| L28 | 550.16 | N87°29'21"W |
| L29 | 905.68 | N13°02'39"W |
| L30 | 212.95 | N76°57'21"E |
| L31 | 100.00 | S04°28'11"E |
| L32 | 104.44 | S02°30'39"W |
| L33 | 295.00 | N02°30'30"E |
| L34 | 1001.40 | N87°29'21"W |
| L35 | 100.58 | S56°38'40"E |
| L36 | 1586.35 | S03°02'31"W |
| L37 | 210.00 | S86°57'29"E |
| L38 | 938.34 | S03°02'31"W |
| L39 | 191.70 | N86°57'29"W |
| L40 | 387.98 | S89°58'54"E |
| L41 | 132.54 | S86°57'29"E |
| L42 | 446.34 | N03°02'31"E |
| L43 | 183.59 | N15°39'47"W |
| L44 | 137.55 | S86°57'29"E |
| L45 | 567.11 | S89°58'54"E |
| L46 | 50.00 | N86°57'29"W |
| L47 | 50.00 | N86°57'29"W |
| L48 | 439.33 | S89°58'54"E |
| L49 | 335.00 | N00°01'06"E |
| L50 | 18.41 | S37°20'41"E |
| L51 | 244.80 | N52°39'19"E |
| L52 | 195.68 | S89°58'54"E |
| L53 | 50.00 | N86°57'29"W |
| L54 | 135.20 | N15°39'47"W |
| L55 | 479.67 | N03°02'31"E |
| L56 | 107.83 | N86°57'29"W |
| L57 | 197.59 | S89°58'54"E |
| L58 | 194.87 | S87°00'10"W |
| L59 | 47.91 | S86°28'26"E |
| L60 | 330.00 | S03°31'34"W |
| L61 | 107.83 | N86°57'29"W |
| L62 | 197.59 | S89°58'54"E |
| L63 | 194.87 | S87°00'10"W |
| L64 | 204.48 | S86°28'26"E |
| L65 | 330.00 | S03°31'34"W |
| L66 | 204.48 | S86°28'26"E |
| L67 | 194.87 | S87°00'10"W |
| L68 | 349.30 | S89°58'54"E |
| L69 | 104.71 | N99°33'16"W |
| L70 | 114.98 | S263°56'14"E |
| L71 | 95.00 | N86°28'26"W |
| L72 | 372.86 | S83°06'12"W |
| L73 | 100.00 | N83°56'14"W |
| L74 | 124.45 | S65°41'32"E |
| L75 | 176.45 | S06°03'46"W |
| L76 | 364.43 | S00°20'29"W |
| L77 | 290.00 | S00°20'29"W |
| L78 | 561.40 | N89°39'31"W |
| L79 | 165.56 | S87°15'13"W |
| L80 | 380.18 | S00°20'29"W |
| L81 | 290.00 | S89°39'31"E |
| L82 | 376.91 | S00°20'29"W |
| L83 | 290.09 | S00°20'29"W |
| L84 | 561.40 | N89°39'31"W |
| L85 | 165.56 | S87°15'13"W |
| L86 | 138.69 | S86°28'26"E |
| L87 | 290.00 | S03°31'34"W |
| L88 | 138.69 | S86°28'26"E |
| L89 | 165.56 | S87°15'13"W |
| L90 | 561.40 | N89°39'31"W |
| L91 | 870.00 | S00°20'29"W |
| L92 | 720.00 | N89°39'31"W |
| L93 | 350.00 | N86°57'29"W |
| L94 | 143.27 | S89°58'54"E |
| L95 | 221.24 | N52°39'19"E |
| L96 | 102.01 | N37°20'41"W |
| L97 | 355.21 | S00°20'29"W |
| L98 | 910.00 | N89°39'31"W |
| L99 | 610.12 | S00°20'29"W |
| L100 | 910.00 | N89°39'31"W |
| L101 | 300.00 | S00°20'29"W |
| L102 | 847.32 | N89°39'31"W |
| L103 | 643.38 | S00°20'29"W |
| L104 | 158.15 | N03°02'31"E |
| L105 | 351.55 | S00°20'29"W |
| L106 | 359.80 | S75°47'50"E |
| L107 | 128.14 | N65°57'22"E |
| L108 | 349.20 | S00°20'12"W |
| L109 | 38.68 | N41°51'04"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L110 | 199.73 | S70°19'44"W |
| L111 | 207.20 | N89°35'14"W |
| L112 | 300.00 | S00°20'29"W |
| L113 | 117.75 | S78°01'25"W |
| L114 | 305.51 | N89°35'14"W |
| L115 | 89.95 | S19°40'16"E |
| L116 | 576.79 | S12°06'21"E |
| L117 | 257.66 | N89°35'14"W |
| L118 | 152.19 | N66°03'23"W |
| L119 | 281.40 | N23°56'37"E |
| L120 | 344.09 | N89°35'14"W |
| L121 | 332.28 | N89°35'14"W |
| L122 | 300.32 | S03°02'31"W |
| L123 | 243.45 | N89°35'14"W |
| L124 | 361.13 | S06°13'54"E |
| L125 | 125.12 | N86°58'43"E |
| L126 | 562.23 | N89°35'14"W |
| L127 | 245.60 | S19°40'16"E |
| L128 | 60.98 | N89°35'14"W |
| L129 | 116.97 | N79°34'56"W |
| L130 | 169.86 | N89°35'14"W |
| L131 | 509.12 | S12°06'21"E |
| L132 | 417.04 | S89°35'14"E |
| L133 | 102.52 | N00°24'46"E |
| L134 | 111.90 | S09°17'59"E |
| L135 | 162.22 | S75°12'34"W |
| L136 | 445.65 | N89°35'14"W |
| L137 | 118.94 | S06°13'54"E |
| L138 | 336.15 | N89°35'14"W |
| L139 | 133.02 | S86°57'29"E |
| L140 | 620.00 | N00°24'46"E |
| L141 | 557.68 | N89°35'14"W |
| L142 | 133.02 | S86°57'29"E |
| L143 | 620.00 | S03°02'31"W |
| L144 | 336.15 | N89°35'14"W |
| L145 | 273.02 | S86°57'29"E |
| L146 | 305.00 | N00°24'46"W |
| L147 | 305.00 | S03°02'31"W |
| L148 | 580.76 | N89°35'14"W |
| L149 | 273.02 | S86°57'29"E |
| L150 | 600.00 | S00°24'46"W |
| L151 | 300.00 | S00°24'46"W |
| L152 | 280.76 | N89°35'14"W |
| L153 | 148.02 | S86°57'29"E |
| L154 | 300.00 | S03°02'31"W |
| L155 | 148.02 | S86°57'29"E |
| L156 | 580.76 | N89°35'14"W |
| L157 | 220.85 | N02°17'31"E |
| L158 | 436.48 | N10°25'04"E |
| L159 | 323.16 | N00°34'46"E |
| L160 | 100.00 | N35°21'50"W |
| L161 | 100.00 | N00°05'53"E |
| L162 | 100.00 | N35°03'06"E |
| L163 | 720.90 | S00°24'46"W |
| L164 | 1207.00 | N89°35'14"W |
| L165 | 290.00 | S00°24'46"W |
| L166 | 791.45 | N89°35'14"W |
| L167 | 290.00 | S00°24'46"W |
| L168 | 118.20 | S00°24'46"W |
| L169 | 52.60 | N56°08'25"W |
| L170 | 202.98 | N83°25'36"E |
| L171 | 251.50 | N89°35'14"W |
| L172 | 253.70 | N87°29'21"W |
| L173 | 290.00 | N02°30'39"E |
| L174 | 253.70 | N87°29'21"W |
| L175 | 251.50 | N89°35'14"W |
| L176 | 202.98 | N83°25'36"E |
| L177 | 77.71 | N56°08'25"W |
| L178 | 532.11 | S00°24'46"W |
| L179 | 298.13 | N89°35'14"W |
| L180 | 243.28 | N87°29'21"W |
| L181 | 307.47 | N02°30'39"E |
| L182 | 508.20 | N87°29'21"W |
| L183 | 176.66 | S82°04'48"E |
| L184 | 70.12 | N54°38'10"E |
| L185 | 185.07 | N07°55'12"E |
| L186 | 176.66 | S82°04'48"E |
| L187 | 536.92 | N87°29'21"W |
| L188 | 305.00 | N02°30'39"E |
| L189 | 518.73 | N87°29'21"W |
| L190 | 595.05 | N02°30'39"E |
| L191 | 387.74 | N87°29'21"W |
| L192 | 36.70 | N02°30'39"E |
| L193 | 383.33 | N00°00'00"E |
| L194 | 216.81 | N90°00'00"W |
| L195 | 408.99 | N81°43'52"W |
| L196 | 693.73 | N87°29'21"W |
| L197 | 200.83 | N81°43'52"W |
| L198 | 551.74 | N87°29'21"W |
| L199 | 580.00 | N02°30'30"E |
| L200 | 963.77 | N87°29'21"W |
| L201 | 552.73 | N02°17'31"E |
| L202 | 265.84 | N10°25'04"E |
| L203 | 211.20 | N81°43'52"W |
| L204 | 551.76 | N87°29'21"W |

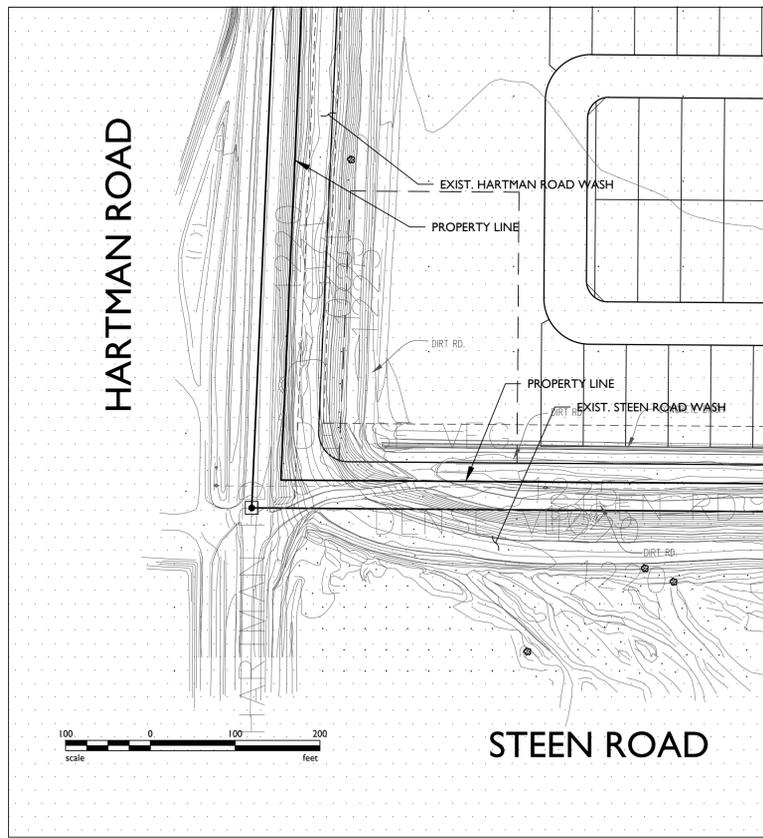
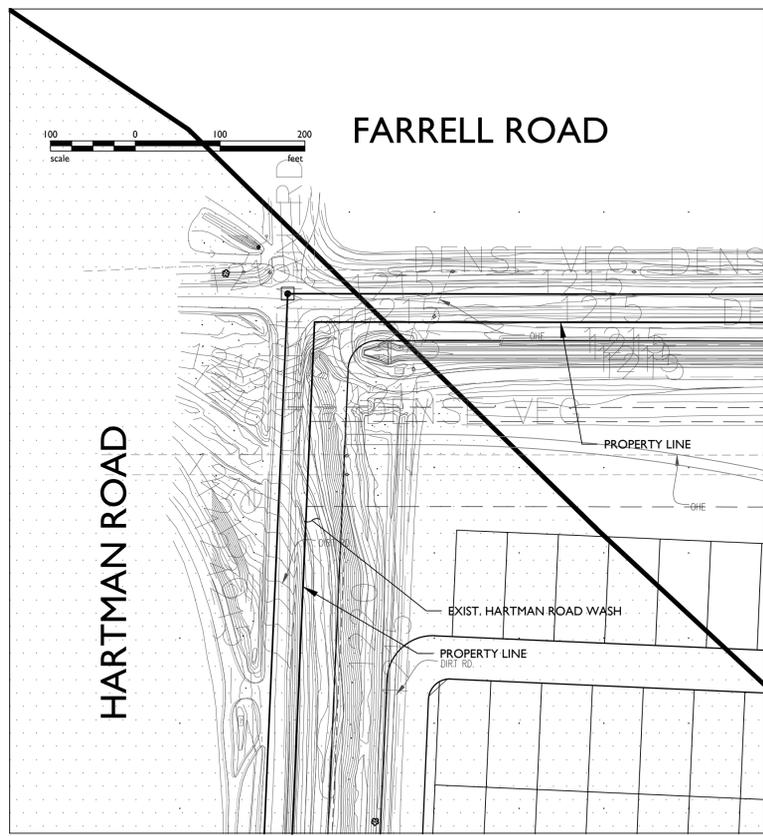
| CURVE TABLE | | |
|-------------|--------|---------|
| CURVE | LENGTH | RADIUS |
| C1 | 190.04 | 700.00 |
| C2 | 271.49 | 1000.00 |
| C3 | 164.17 | 300.00 |
| C4 | 191.53 | 350.00 |
| C5 | 247.20 | 1080.00 |
| C6 | 96.99 | 1870.00 |
| C7 | 180.82 | 790.00 |
| C8 | 81.95 | 1580.00 |
| C9 | 66.91 | 1290.00 |
| C10 | 114.45 | 500.00 |
| C11 | 123.43 | 300.00 |
| C12 | 93.29 | 500.00 |
| C13 | 51.87 | 1000.00 |
| C14 | 164.17 | 300.00 |
| C15 | 95.99 | 500.00 |
| C16 | 352.93 | 1300.00 |
| C17 | 97.47 | 800.00 |
| C18 | 80.75 | 150.00 |
| C19 | 42.22 | 800.00 |
| C20 | 79.16 | 1500.00 |
| C21 | 163.23 | 500.00 |
| C22 | 52.77 | 1000.00 |
| C23 | 26.39 | 500.00 |
| C24 | 42.75 | 810.00 |
| C25 | 97.82 | 150.00 |
| C26 | 97.82 | 150.00 |
| C27 | 59.11 | 1120.00 |
| C28 | 58.76 | 180.00 |
| C29 | 61.75 | 1170.00 |
| C30 | 96.84 | 1840.00 |
| C31 | 245.92 | 2160.00 |
| C32 | 79.16 | 1500.00 |
| C33 | 114.21 | 2170.00 |
| C34 | 208.35 | 1830.00 |
| C35 | 170.78 | 1500.00 |
| C36 | 131.58 | 2500.00 |
| C37 | 181.23 | 400.00 |
| C38 | 40.42 | 350.00 |
| C39 | 181.91 | 1000.00 |
| C40 | 113.09 | 500.00 |
| C41 | 159.22 | 500.00 |
| C42 | 591.82 | 550.00 |
| C43 | 49.93 | 500.00 |
| C44 | 80.84 | 1500.00 |
| C45 | 192.63 | 1500.00 |
| C46 | 96.47 | 1790.00 |
| C47 | 132.46 | 1210.00 |
| C48 | 100.72 | 920.00 |
| C49 | 112.10 | 2080.00 |
| C50 | 69.40 | 1315.00 |
| C51 | 326.05 | 500.00 |
| C52 | 164.44 | 250.00 |
| C53 | 56.56 | 1200.00 |
| C54 | 97.40 | 500.00 |
| C55 | 380.49 | 570.00 |
| C56 | 555.58 | 500.00 |
| C57 | 116.13 | 300.00 |
| C58 | 376.82 | 1075.00 |
| C59 | 89.52 | 300.00 |
| C60 | 64.87 | 300.00 |
| C61 | 173.97 | 775.00 |
| C62 | 174.60 | 500.00 |
| C63 | 201.36 | 1525.00 |
| C64 | 103.78 | 475.00 |
| C65 | 123.21 | 300.00 |
| C66 | 123.58 | 300.00 |
| C67 | 156.35 | 1525.00 |
| C68 | 47.95 | 800.00 |
| C69 | 47.95 | 800.00 |
| C70 | 110.02 | 510.00 |
| C71 | 129.69 | 450.00 |
| C72 | 161.74 | 1225.00 |
| C73 | 139.70 | 800.00 |
| C74 | 98.32 | 400.00 |
| C75 | 98.32 | 450.00 |
| C76 | 109.25 | 500.00 |
| C77 | 84.76 | 500.00 |
| C78 | 132.67 | 500.00 |
| C79 | 182.25 | 1500.00 |
| C80 | 189.06 | 4120.00 |
| C81 | 174.83 | 3810.00 |
| C82 | 160.61 | 3500.00 |
| C83 | 146.61 | 3195.00 |
| C84 | 132.85 | 2895.00 |
| C85 | 119.08 | 2595.00 |
| C86 | 113.46 | 800.00 |
| C87 | 174.62 | 1000.00 |
| C88 | 312.21 | 500.00 |
| C89 | 309.46 | 500.00 |
| C90 | 305.03 | 500.00 |
| C91 | 302.28 | 500.00 |
| C92 | 145.44 | 1000.00 |
| C93 | 148.19 | 210.00 |
| C94 | 96.33 | 790.00 |
| C95 | 91.00 | 2485.00 |
| C96 | 80.38 | 2195.00 |
| C97 | 60.97 | 500.00 |
| C98 | 352.84 | 500.00 |
| C99 | 760.28 | 2750.00 |
| C100 | 69.58 | 1900.00 |
| C101 | 75.53 | 800.00 |
| C102 | 453.27 | 600.00 |
| C103 | 108.93 | 300.00 |
| C104 | 103.85 | 1100.00 |
| C105 | 52.59 | 1200.00 |
| C106 | 150.74 | 1500.00 |
| C107 | 171.35 | 1705.00 |
| C108 | 82.97 | 585.00 |
| C109 | 200.49 | 1995.00 |



SITE VISIBILITY EASEMENTS:



12-041



Project:

Revisions:

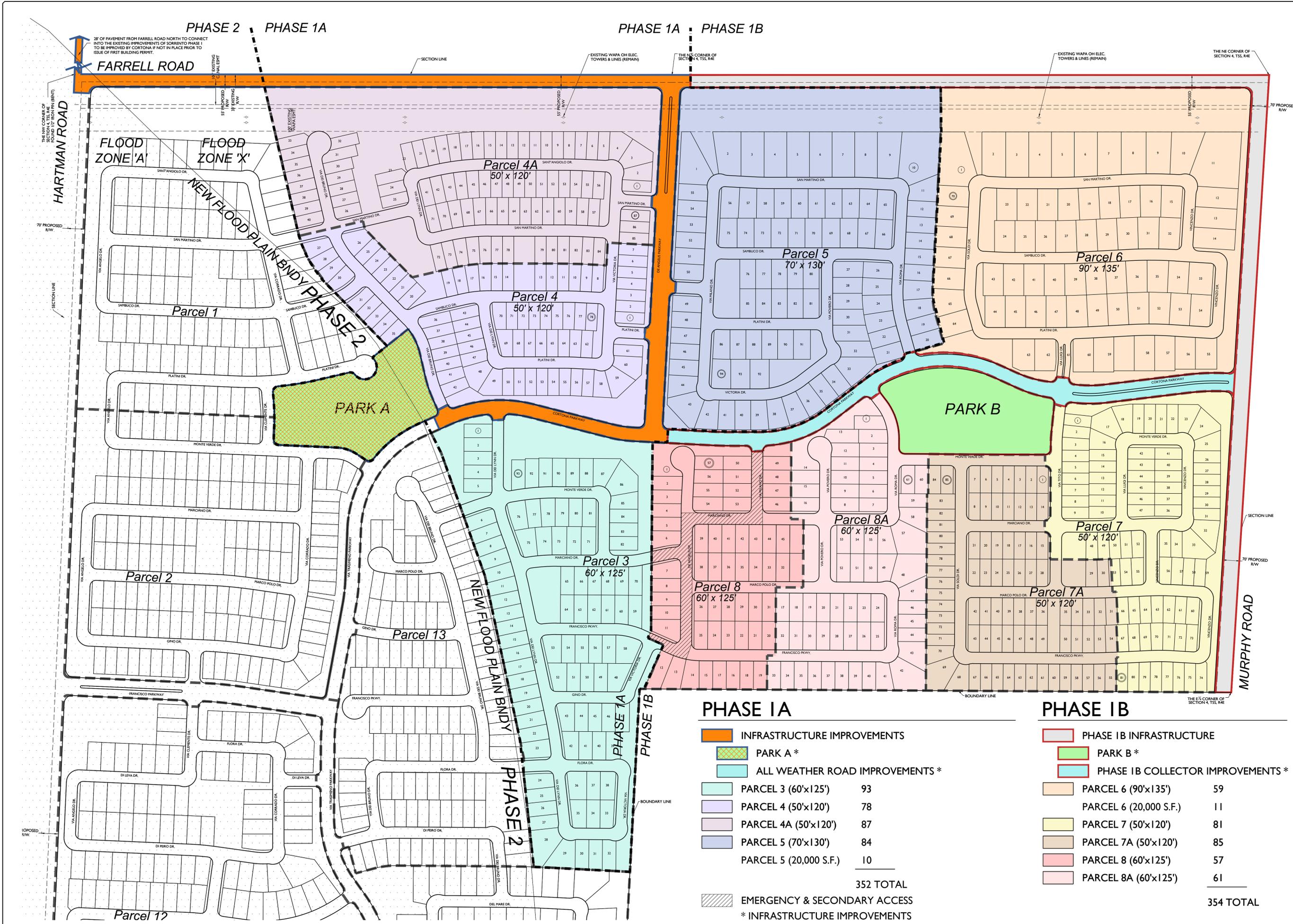
| |
|---|
| JUNE 18, 2012 - PRELIMINARY PLAT PRE-APP |
| AUGUST 16, 2012 - 1ST PRELIMINARY PLAT SUBMITTAL |
| OCTOBER 31, 2012 - 2ND PRELIMINARY PLAT SUBMITTAL |
| DECEMBER 4, 2012 - 3RD PRELIMINARY PLAT SUBMITTAL |

CALL TWO WORKING DAYS BEFORE YOU GET IT
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: APH
 Drawn by: APH



NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE STIPULATIONS APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL, CASE NOS. ZON05.06 & PAD05.06



PHASE 1A

| | | |
|--|---------------------------------|------------------|
| | INFRASTRUCTURE IMPROVEMENTS | |
| | PARK A * | |
| | ALL WEATHER ROAD IMPROVEMENTS * | |
| | PARCEL 3 (60'x125') | 93 |
| | PARCEL 4 (50'x120') | 78 |
| | PARCEL 4A (50'x120') | 87 |
| | PARCEL 5 (70'x130') | 84 |
| | PARCEL 5 (20,000 S.F.) | 10 |
| | | 352 TOTAL |
| | EMERGENCY & SECONDARY ACCESS | |
| | * INFRASTRUCTURE IMPROVEMENTS | |

PHASE 1B

| | | |
|--|-----------------------------------|------------------|
| | PHASE 1B INFRASTRUCTURE | |
| | PARK B * | |
| | PHASE 1B COLLECTOR IMPROVEMENTS * | |
| | PARCEL 6 (90'x135') | 59 |
| | PARCEL 6 (20,000 S.F.) | 11 |
| | PARCEL 7 (50'x120') | 81 |
| | PARCEL 7A (50'x120') | 85 |
| | PARCEL 8 (60'x125') | 57 |
| | PARCEL 8A (60'x125') | 61 |
| | | 354 TOTAL |

Project: **CORTONA PHASING PLAN**

| | |
|---|--|
| Revisions: | |
| JUNE 18, 2012 - PRELIMINARY PLAT PRE-APP | |
| AUGUST 16, 2012 - 1ST PRELIMINARY PLAT SUBMITTAL | |
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CALL TWO WORKING DAYS BEFORE YOUR SITE
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: **APH**
 Drawn by: **APH**

Professional Engineer (Civil)
 CERTIFICATE NO. 37885
 JOEL P. SAUREY
 Expires: 09/30/14

Job No. **12-041**
PHASE
 Sheet No. **11** of **11**

NOTE: THIS PRELIMINARY PLAT REMAINS IN STRICT ACCORDANCE WITH THE SUPPORTING SUBMITTAL DOCUMENTS AND THE STIPULATIONS APPROVED BY THE PLANNING AND ZONING COMMISSION AND THE MARICOPA CITY COUNCIL, CASE NOS. ZON105.06 & PAD05.06