

**TOWN COUNCIL
MEETING
INFORMATION**

TOWN OF MARANA



MEETING DATE: July 5, 2006 **AGENDA ITEM:** I. 3

TO: MAYOR AND COUNCIL
FROM: Barbara C. Berlin, AICP, Planning Director
SUBJECT: Resolution No. 2006-96: Relating to Development; approving and authorizing a final plat for the Pines Phase I.

DISCUSSION

Request

Final plat approval of a 129-lot single family residential subdivision on approximately 35 acres.

Location

The site is generally located north of Arizona Pavilions Drive, west of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat.

Zoning

The Continental Ranch Specific Plan Amendment (SPA-01108) in February 2002 added this area to the specific plan and designated the area as Medium-High Density Residential, a minimum of 6,000 square foot lots and a minimum average lot area of 7,000 square feet. This proposed minimum lot area is 6,050 square feet with an average of 7,101 square feet.

Parks and Open Space

The plat requires 23,865 square feet (0.54 acres) for 129 units and provides 65,340 square feet (1.5 acres). The active recreation facility is located on approximately one acre in Common Area "A" at the southeast corner of the subdivision. Amenities include a play structure, turf and two ramadas with tables and barbeque grills. Common Area "B" contains 5.26 acres of landscaped open space and drainage basins.

Transportation

The subdivision will be served by two points of access off Continental Links Drive and one off Arizona Pavilions Drive. Internal circulation is on public streets and conforms to Town of Marana Subdivision Street Standards.

ATTACHMENTS

Summary of application, final plat reduction and location map.

RECOMMENDATION

Staff recommends approval of the final plat for The Pines Phase I. Staff has reviewed the application for compliance with the Continental Ranch Specific Plan and the Marana Land Development Code. This final plat appears to be in substantial conformance with all required development regulations and conditions of zoning.

SUGGESTED MOTION

I move to approve Resolution No. 2006-96.

MARANA RESOLUTION NO. 2006-96

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING A FINAL PLAT FOR THE PINES PHASE I.

WHEREAS, Presidio Engineering, representing the owner of The Pines Phase I, has applied for approval of a final plat for a 129-lot single-family residential subdivision on 34.6 acres, including lots 1 through 129, and Common Areas "A" and "B", and is generally located north of Arizona Pavilions Drive, west of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat, within portions of Sections 26 & 27, Township 12 South, and Range 12 East; and

WHEREAS, the Town of Marana approved and adopted the specific plan for the area known as Continental Ranch on April 5, 1988, (Ordinance 88.09) and the amendment to the plan (Ordinance 2002.01) that extended the boundaries to include the subject site, located within the corporate boundaries of the Town of Marana, Arizona; and

WHEREAS, this plat is to be located within Parcel 74 of the Continental Ranch Specific Plan; and

WHEREAS, the Town Council, at their regular meeting on July 5, 2006, has determined that the Pines Phase I final plat should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that The Pines Phase I final plat, a 129-lot single-family residential subdivision within the Continental Ranch Specific Plan and generally located west of Arizona Pavilions Drive, south of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat, within portions of Sections 26 & 27, Township 12 South, and Range 12 East, be approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 5th day of July, 2006.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Jocelyn C. Bronson, Town Clerk

Frank Cassidy, Town Attorney



TOWN OF MARANA
Planning Department
11555 W. Civic Center Dr. Marana AZ 85653
(520) 382-2600 Fax: (520) 382-2639

PLANNING & ZONING APPLICATION

1. TYPE OF APPLICATION (Check One)

- Preliminary Plat
Final Plat
Development Plan
Landscape Plan
Native Plant Permit
General Plan Amendment
Specific Plan Amendment
Rezoned/Specific Plan
Significant Land Use Change
Minor Land Division
Variance
Conditional Use Permit
Other

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s) See attached
Gross Area (Acre/Sq. Ft.) 34.67 ±
Development/Project Name The Pines Phase I
Project Location W 1/2 Sec. 26, E 1/2 Sec. 27, T12S, R12E
Description of Project Single Family Detached
Property Owner Title Security Agency Trust No. 937
Street Address 7840 E. Broadway #210
City Tucson
Contact Person Paula Meade
Applicant Standard Pacific Homes
Street Address 4578 N. 1st Avenue #160
City Tucson
Contact Person Paula Meade
Agent/Representative Presidio Engineering
Street Address 4582 N. 1st Avenue #120
City Tucson
Contact Person John D. Wood, P.E.

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true 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 and checklist. (If not owner of record, attach written authorization from the owner.)

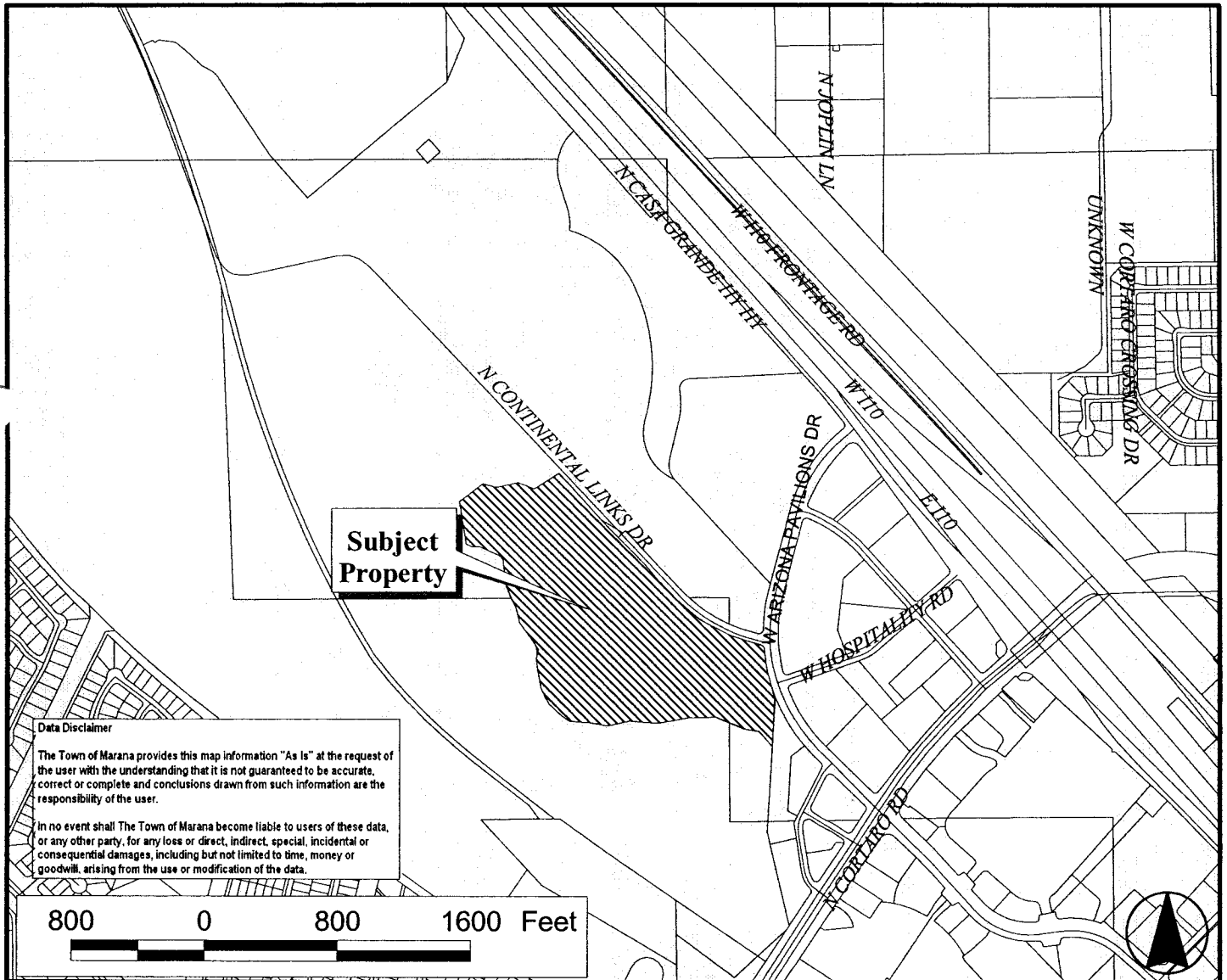
Paula Meade, Vice President
Print Name of Applicant/Agent
Paula Meade
Signature
12/14/05
Date

X:\SHARED FILES\Review Checklist\Application.doc
May 2005
Case Log # PRV-05066F
CRW# PRV0512-005
Rec'd 12/22/05
Rec'd By Andrea Calabro



The Pines Phase I
Final Plat

Case No. PRV-05066F



Data Disclaimer

The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user.

In no event shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental or consequential damages, including but not limited to time, money or goodwill, arising from the use or modification of the data.

REQUEST

A request for final plat approval of a 129-lot subdivision on approximately 34 acres.

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 34.41 ACRES (1,489,813 S.F.).
2. THE USE OF THIS PLAT IS FOR SINGLE FAMILY DETACHED DWELLINGS.
3. TOTAL NUMBER OF LOTS 124
4. AREA OF LOTS 1-128 = 2034 AC
5. COMMON AREA 74-RECREATIONAL (DEVELOPED USABLE COMMON AREA 74-DRAINAGE SLOPES OPEN SPACE: 533 AC AND OF PUBLIC OPEN = 644 AC)
6. TOTAL LENGTH OF NEW PUBLIC STREETS IS 1.4 MILES.
7. SETBACK REQUIREMENTS:
 - (1) BUILDING SETBACK: SIX THOUSAND (6,000)
 - (2) SQUARE-FOOT MINIMUM:
 - A. THE RECORDED FRONT YARD SETBACK (SETBACKS) SHALL BE A MINIMUM OF 20 FEET. IN AREAS OF A FUTURE SUBDIVISION, ADJACENT LOTS SHALL HAVE THE SAME FRONT YARD SETBACK AS THE PREVIOUS SETBACK WIDTHS BETWEEN THE RECORDED SETBACKS.
 - B. THE RECORDED SIDE YARD SETBACK SHALL BE A MINIMUM OF FIVE (5) FEET. (SETBACK) SHALL BE A MINIMUM OF FIVE (5) FEET. (SETBACK) SHALL BE A MINIMUM OF TEN (10) FEET.
 - C. BUILDING HEIGHTS SHALL BE LIMITED TO THE ZONING DISTRICT, EXCEPT AS OTHERWISE SPECIFIED IN THIS ZONING MAP. A MAXIMUM HEIGHT NOT GREATER THAN TWO-STORIES FOR TOWNHOMES, TOWNHOUSES, MULTIFAMILY HOUSING, OR CONDOS.
 - (3) PERMITTED TWO (2) STOREYS PER LOT IN GROUND.
8. MAXIMUM BALANCE REPORT IS 30' (TWO STOREYS).
9. ANY RECORDATION OF ACQUISITION OF EXISTING UTILITIES AND/OR PUBLIC UTILITIES SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC UTILITIES ZONING FOR THIS SET IS COMMERCIAL, MINOR SPECIALTY PLANNING, HIGH-DEBT RENTAL, OR OTHER AS SPECIFIED IN THE ZONING MAP.
10. THE GROSS DEBTENTY IS 37 RAC.
11. NO LOTTERY, LOT DRAWING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARICOPA COUNTY COMMISSIONER.
12. BASIS OF REASONS FOR THIS SUBDIVISION IS THE EAST LINE OF THE LOT 27, SECTION 27, TOWNSHIP 12 NORTH, RANGE 12 EAST OF THE LINE AT CORNER, RANGE, AS RECORDED ON BOOK 50 OF MAPS AND 540 RECORDING BOOK, N. 02/23/11, IN MARICOPA COUNTY, ARIZONA.

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED PERMITS AND RECORDATIONS OF ACQUISITION OF EXISTING UTILITIES AND/OR PUBLIC UTILITIES HAVE BEEN REVIEWED AND APPROVED BY ME.

Michael J. ...

R.L.S. NO. 22345

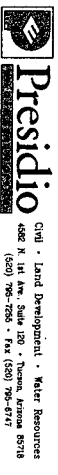
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED PERMITS AND RECORDATIONS OF ACQUISITION OF EXISTING UTILITIES AND/OR PUBLIC UTILITIES HAVE BEEN REVIEWED AND APPROVED BY ME.

John D. Wood

R.L.S. NO. 25047

JOHN D. WOOD

R.L.S. NO. 21734



SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 INDEX MAP/BOUNDARY TIES
- SHEETS 3-6 PLAN SHEETS
- SHEET 7 DATA TABLES/DETAILS

WATER ADEQUACY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS SHAVING AN ASSURED WATER SUPPLY.

UTILITY DIRECTOR - TOWN OF MARANA _____ DATE _____

TOWN OF MARANA APPROVALS

BY: MARICOPA SUBDIVISION ENGINEER _____ P.E. DATE _____

BY: MARICOPA PLANNING DIRECTOR _____ DATE _____

BY: MARICOPA PLANNING DIRECTOR _____ DATE _____

BY: CLERK OF THE TOWN OF MARANA HERBERT _____ DATE _____

DATE _____

DATE _____

PIMA COUNTY APPROVALS

PIMA COUNTY DEPT. OF WASTEWATER MANAGEMENT _____ DATE _____

RECORDING

STATE OF ARIZONA } COUNTY OF PIMA } SS _____ DATE _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDENT ENGINEERING, INC. ON THIS _____ DAY OF _____ AT _____ M. IN ROOM _____ OF THE _____ COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

ASSURANCES

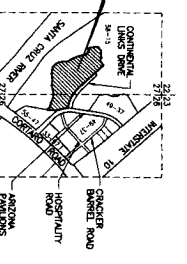
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 337 FROM THE COUNTY OF PIMA, ARIZONA, IS RECORDED IN BOOK _____ OF RECORDS, MARICOPA COUNTY, ARIZONA. (INCLUDING LIENS, EGRESS, EGRESS, TELEPHONE, GAS, WATER, AND OTHER UTILITIES) IN THIS SUBDIVISION.

BY: TOWN OF MARANA _____ DATE _____

LEGEND

- INDICATES POINTS CAP SURVEY MONUMENT UNLESS OTHERWISE NOTED
- INDICATES 1/2" BENCH TAGS 15 22346 UNLESS OTHERWISE NOTED
- INDICATES CALCULATED POINT, NOTHING FOUND OR SET
- INDICATES 1/2" IRON PIN NEEDED BY AN ARIZONA SURVEYOR TO BE SET UPON COMPLETION OF CONSTRUCTION
- INDICATES SURVEY MONUMENT PER TOWN OF MARANA RECORDING BOOK _____ R.L.S. NO. _____
- INDICATES LOT ACCESS
- INDICATES SPURWAY BOUNDARY
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SEPARATION LINE
- EXISTING RIGHT-OF-WAY LINE

THIS PROJECT



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS AND PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE DEDICATION OF SAID LAND IN THE MANNER SHOWN HEREOF. WE HEREBY DEED TO THE PUBLIC AT LARGE, AND HEREBY AUTHORIZE THE PIMA COUNTY ENGINEER TO RECORD AND REGISTER THIS INSTRUMENT FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES AND STREETS. EXCLUSIVE EGRESS RIGHTS FOR TOWN USES AS SHOWN HEREOF ARE HEREBY DEDICATED TO THE PUBLIC.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS DO HEREBY GIVE TO THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, ALL THE RIGHTS AND INTERESTS IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE DEDICATION OF SAID LAND IN THE MANNER SHOWN HEREOF. WE HEREBY DEED TO THE PUBLIC AT LARGE, AND HEREBY AUTHORIZE THE PIMA COUNTY ENGINEER TO RECORD AND REGISTER THIS INSTRUMENT FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES AND STREETS. EXCLUSIVE EGRESS RIGHTS FOR TOWN USES AS SHOWN HEREOF ARE HEREBY DEDICATED TO THE PUBLIC.

THE PINES, PHASE I

LOTS 1 THROUGH 124, MARICOPA COUNTY, ARIZONA. BEING A REDEVELOPMENT OF THE PINES PHASE I COMMON AREA 74, RECREATIONAL (DEVELOPED USABLE OPEN SPACE), 74-DRAINAGE SLOPES, OPEN SPACE, BEING A REDEVELOPMENT OF BLOCK 4 & A PORTION OF BLOCK 1 OF PINA BLOCK PLAT, MARICOPA COUNTY, ARIZONA, BEING REC'D IN R.L.S. NO. 22345 IN SECTION 27, T. 12-N., R. 12-E., S. 14-S. MARICOPA COUNTY, ARIZONA. PIMA COUNTY, ARIZONA.

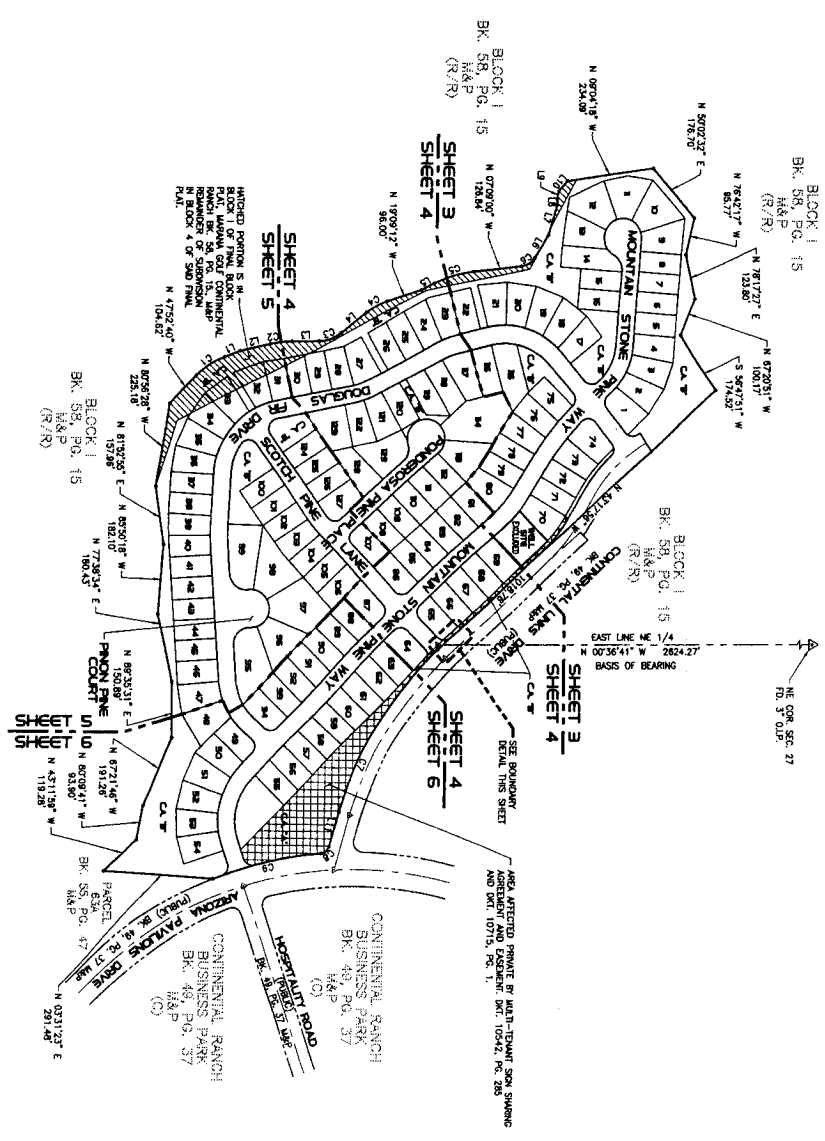
DATE: JUNE 26, 2006

PREPARED BY: PRYV-GOESRP REF: PRYV-GOESRP

SCALE: AS SHOWN

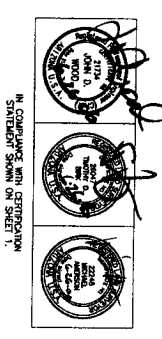
SHEET 1 OF 7 SHEETS

BOOK _____ PAGE _____

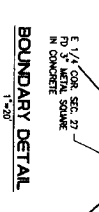


PROJECT LAYOUT
SCALE: 1"=100'

Presidio
Civil - Land Development - Water Resources
4025 N. 1st Ave., Suite 100 - Tucson, Arizona 85718
(520) 795-7200 • Fax: (520) 795-9119



IN COMPLIANCE WITH CERTIFICATION
STANDARD SHOWN ON SHEET 1.



LINE DATA TABLE
(THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
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CURVE DATA TABLE

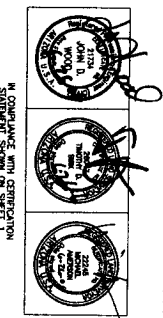
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C74	178°55'	300.00'	58.94'	30.07'
C75	178°55'	300.00'	58.94'	30.07'
C76	178°55'	300.00'	58.94'	30.07'
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C81	178°55'	300.00'	58.94'	30.07'
C82	178°55'	300.00'	58.94'	30.07'
C83	178°55'	300.00'	58.94'	30.07'
C84	178°55'	300.00'	58.94'	30.07'
C85	178°55'	300.00'	58.94'	30.07'
C86	178°55'	300.00'	58.94'	30.07'
C87	178°55'	300.00'	58.94'	30.07'
C88	178°55'	300.00'	58.94'	30.07'
C89	178°55'	300.00'	58.94'	30.07'
C90	178°55'	300.00'	58.94'	30.07'
C91	178°55'	300.00'	58.94'	30.07'
C92	178°55'	300.00'	58.94'	30.07'
C93	178°55'	300.00'	58.94'	30.07'
C94	178°55'	300.00'	58.94'	30.07'
C95	178°55'	300.00'	58.94'	30.07'
C96	178°55'	300.00'	58.94'	30.07'
C97	178°55'	300.00'	58.94'	30.07'
C98	178°55'	300.00'	58.94'	30.07'
C99	178°55'	300.00'	58.94'	30.07'
C100	178°55'	300.00'	58.94'	30.07'

THE PINES, PHASE I
LOTS 11 THRU 129 & COMMON AREAS 'A' & 'B'
OPEN SPACE TO BE DEVELOPED AS A
BUNGALOW RESUBDIVISION OF BLOCK 1, A PORTION OF BLOCK 1, OF PINE
BLOCK PLAN, MOUNTAIN GOLF CONTINENTAL
RANCH, BK. 58, PG. 15 IN M.
PINAL COUNTY, ARIZONA.
REF: PRIV-05066F SCALE: AS SHOWN
JUNE 26, 2006 SHEET 2 OF 7 SHEETS
PRESIDIO JOB No. 104023-03-0106

BLOCK 1
BK. 58, PG. 15
MAP



Presidio Civil • Land Development • Water Resources
 4882 N 1st Ave, Suite 200 • Tucson, Arizona 85718
 (520) 726-7255 • Fax (520) 796-6947



- EASEMENT NOTES**
- 1 (SEE WATER LIST ON SHEET 7)
 - 2 PUBLIC UTILITY MAINTENANCE AND STORAGE
 - 3 15' PUBLIC UTILITY MAINTENANCE AND STORAGE PER BK. 50, PG. 34, MAP
 - 4 20' PUBLIC UTILITY MAINTENANCE AND STORAGE PER BK. 53, PG. 57, MAP
 - 5 10' PUBLIC UTILITY MAINTENANCE AND STORAGE
 - 6 10' PUBLIC UTILITY MAINTENANCE AND STORAGE
 - 7 PUBLIC NO-ACCESS EASEMENT BY THIS PLAN.



SCALE: 1"=40'

THIS ADDITIONAL PLAT IS REFERRED TO THE PLAN OF MAP BY SEPARATE INSTRUMENT DATED 02/27/06, PG. 355

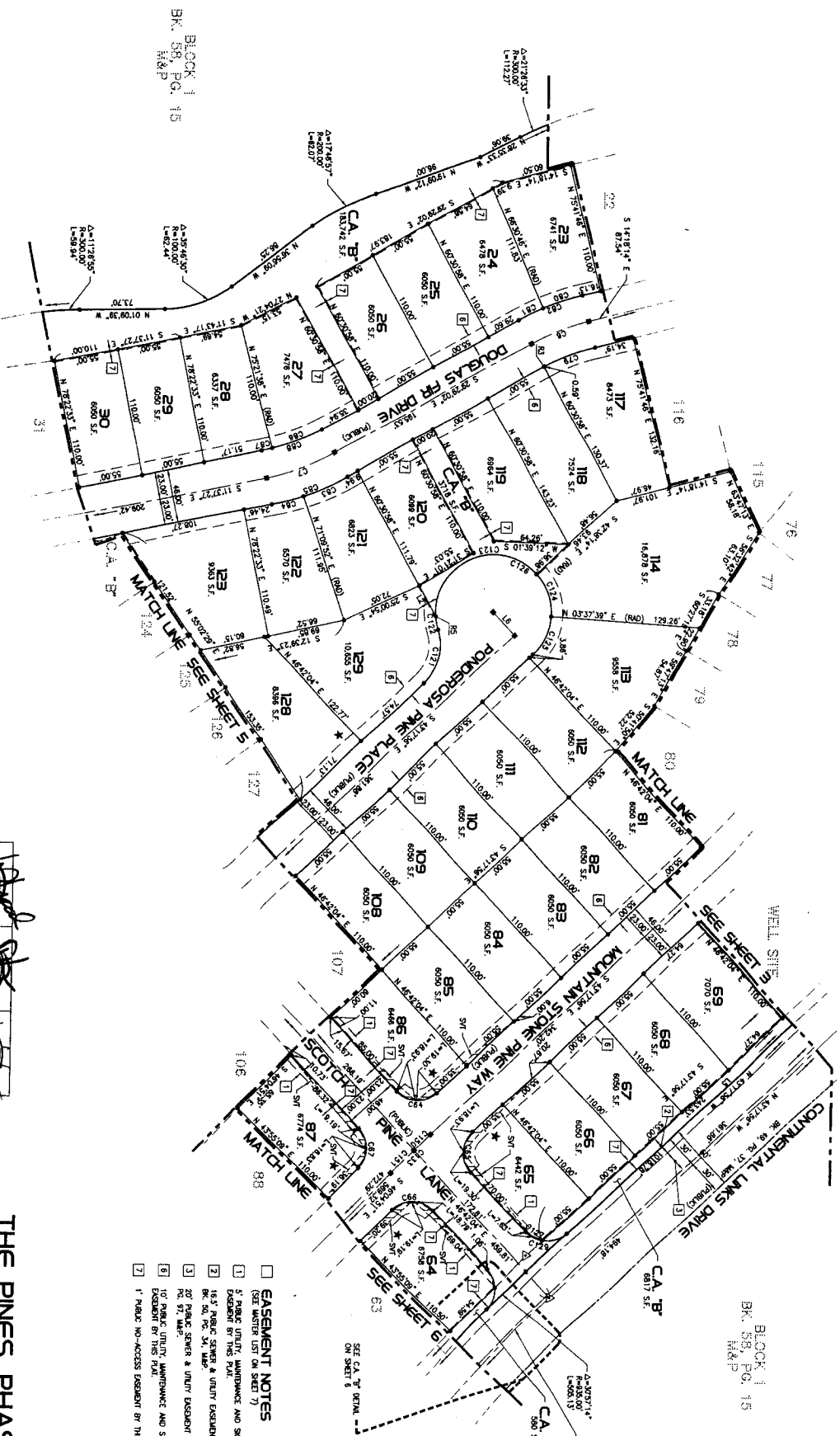
BLOCK 1
BK. 58, PG. 15
MAP

THE PINES, PHASE I

LOTS 1 THRU 129 & COMMON AREAS 'A', 'B' & 'C'
 COMMON AREA 'A' - RECREATIONAL (DEVELOPED USABLE OPEN SPACE); 'B' - DRAINAGE, SLOPES, OPEN SPACE;
 BEING A REVISION OF BLOCK 1 & A PORTION OF BLOCK 1 OF RWL SECTION 17, T12S-R12E-GASPER, TOWN OF ARIZONA, PAV-0000000000
 JUNE 26, 2006
 REF: PAV-0000000000
 PRESIDIO JOB NO. 104023-03-0108
 SHEET 3 OF 7 SHEETS



BLOCK 1
BK. 58, PG. 15
MAP



- EASEMENT NOTES**
(SEE MASTER LIST ON SHEET 7)
- 1 5' PUBLIC UTILITY, LANDSCAPE AND SCAPE EASEMENT BY THIS PLAN
 - 2 18" PUBLIC SEWER & UTILITY EXHAUSTOR PER BK. 58, PG. 34, MAP
 - 3 20' PUBLIC SEWER & UTILITY EXHAUSTOR PER BK. 58, PG. 34, MAP
 - 4 10' PUBLIC UTILITY, LANDSCAPE AND SCAPE EASEMENT BY THIS PLAN
 - 5 1' PUBLIC NO-ACCESS EASEMENT BY THIS PLAN

THE PINES, PHASE I

LOTS 1 THRU 129, RESUBDIVISION AREAS (CLOSED, COMMON AREA, 72' DEPOSITION AND FLOORED, OPEN SPACE), 'B' - DRAINAGE, SLOPES, OPEN SPACE, BENCH, RESUBDIVISION OF BLOCK 4 & A PORTION OF BLOCK 1 OF PINE BLOCK PLAN, MOUNTAIN STONE PINE WAY, BK. 58, PG. 15, N. A. SECTION 27, T-12-S, R-12-E, G.S.B. PLAT, TOWN OF INMAN, PIMA COUNTY, ARIZONA

REF: PNY-050566P
JUNE 28, 2006
SCALE: 1"=40'
PRESIDIO JOB NO. 104023-03-0106
SHEET 4 OF 7 SHEETS



IN COMPLIANCE WITH CERTIFICATION
BY SUBDIVISION SHOWN ON SHEET 1.

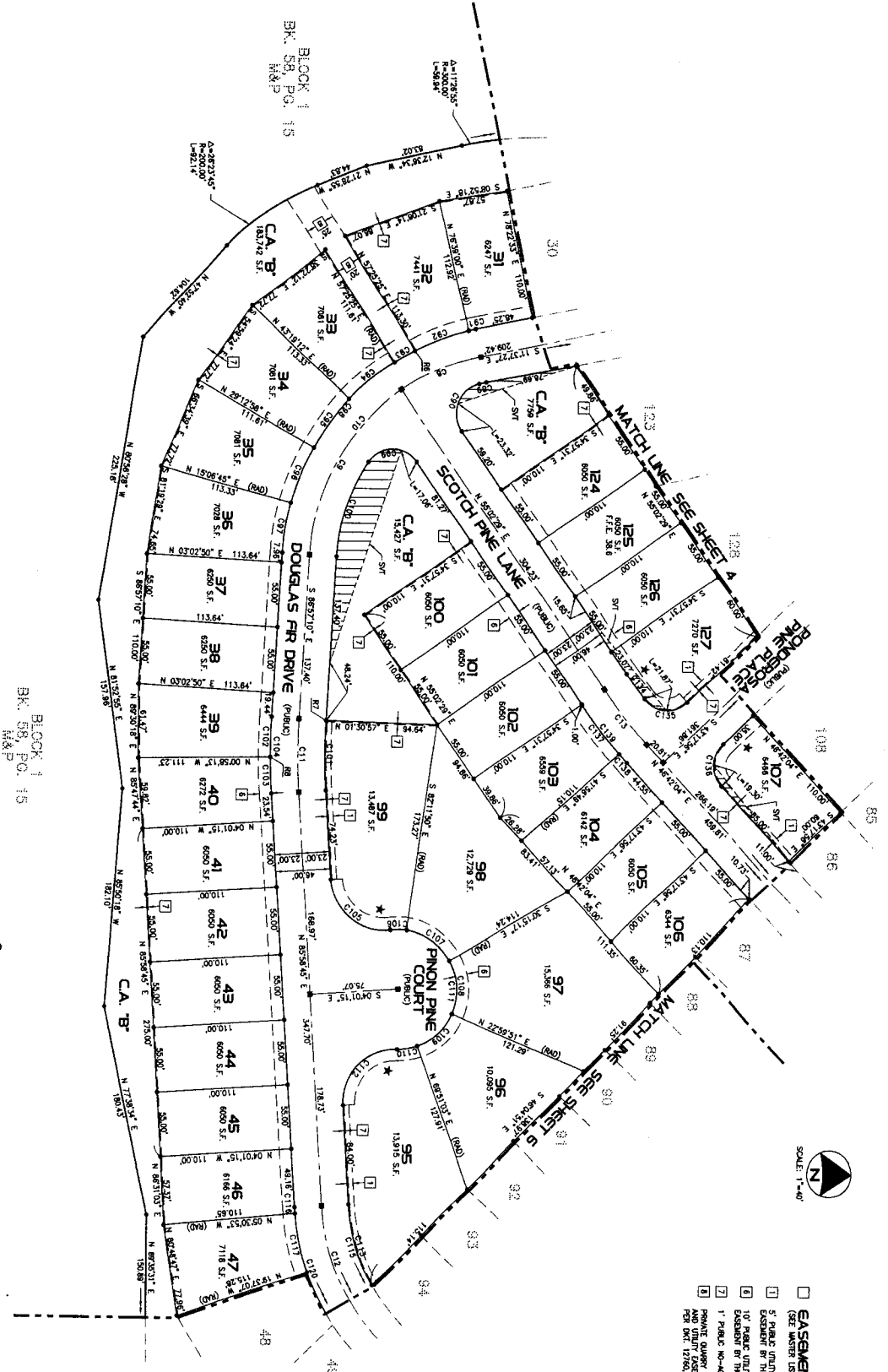
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4562 N. 1st Ave., Suite 120 • Tempe, Arizona 85281
(480) 795-7255 • Fax (480) 795-8747

BK. 58, PG. 15
MAP



SCALE: 1"=40'

- EASEMENT NOTES
(SEE MASTER LIST ON SHEET 7)
- 1' PUBLIC UTILITY, MAINTENANCE AND SERVICE EASEMENT BY THIS PLAN.
- 6' PUBLIC UTILITY, MAINTENANCE AND SERVICE EASEMENT BY THIS PLAN.
- 7' PUBLIC NO-ACCESS EASEMENT BY THIS PLAN.
- 8' PRIVATE QUARRY SHACK ACCESS, CONSTRUCTION AND UTILITY EASEMENT (WITH WAREHOUSE, SEE PLAN) PER DRAFT 12/06, PG. 45/50.

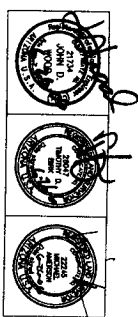


BLOCK 1
BK. 58, PG. 15
H&P

BLOCK 1
BK. 58, PG. 15
H&P



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(602) 795-7550 Fax (602) 795-9700

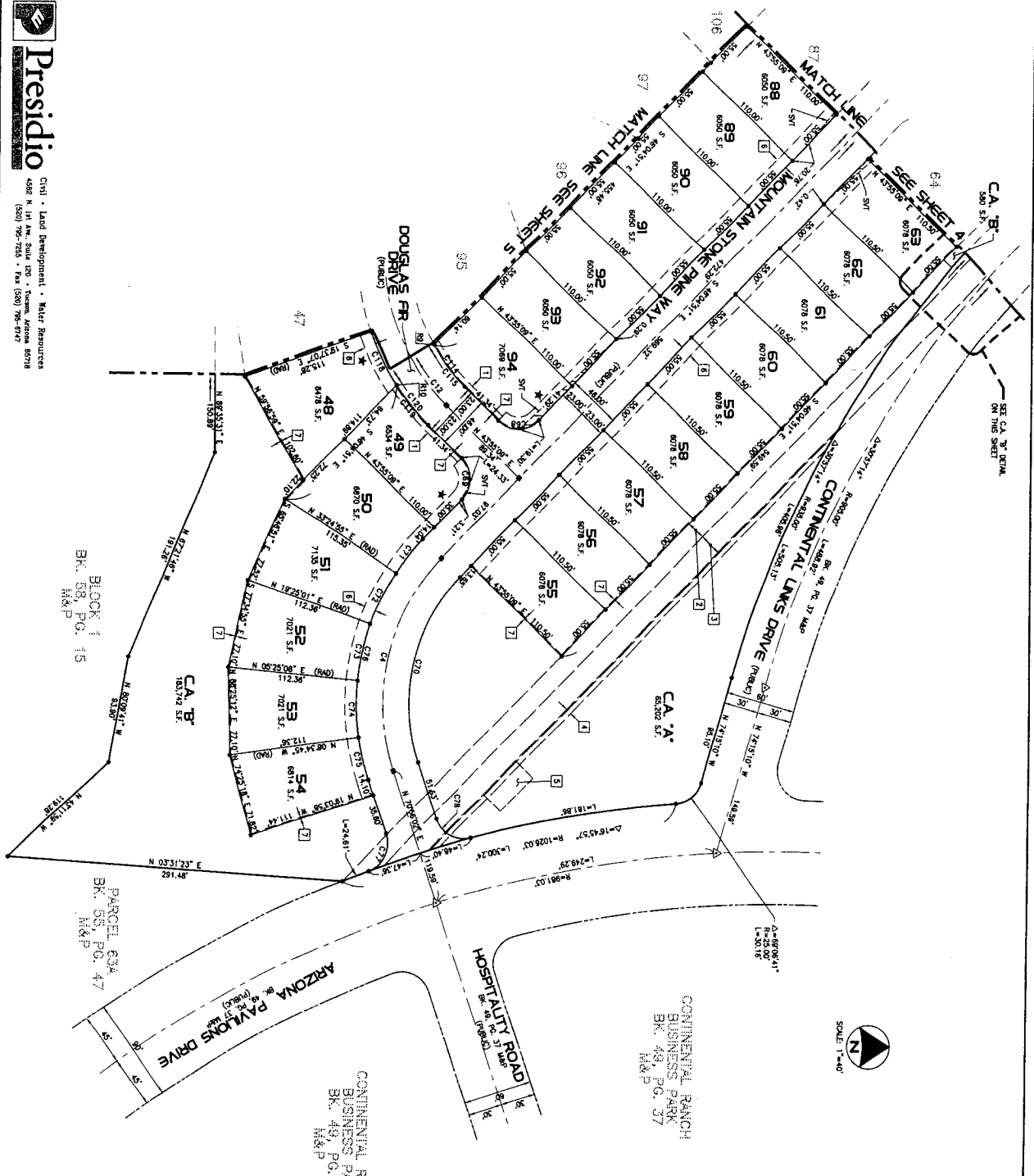


IN COMPLIANCE WITH CONSTRUCTION STANDARDS SHOWN ON SHEET 1.

THE PINES, PHASE I

LOTS 110, 121 & COMMON AREAS 'A' & 'B' (SEE PLAN) BEING REDESIGNED TO PROVIDE ADJACENT OPEN SPACE. 'C' - DISBURSED TO PROVIDE ADJACENT OPEN SPACE. BEING A REDESIGNMENT OF BLOCK 4 & A PORTION OF BLOCK 5. BEING A REDESIGNMENT OF BLOCK 5, 58, 59, 60, 61 & A PORTION OF THE W 1/2 OF SECTION 26 AND A PORTION OF E 1/2 OF SECTION 27, T11N, R11E, C6E, DISTRICT, TOWN OF MARIANA, PIMA COUNTY, ARIZONA.

REF: PRV-050687P
JUNE 26, 2006
PRESIDIO JOB No. 104023-01-0106 SCALE: 1"=40'
SHEET 5 OF 7 SHEETS



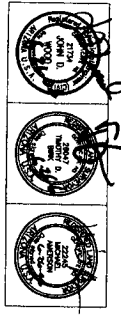
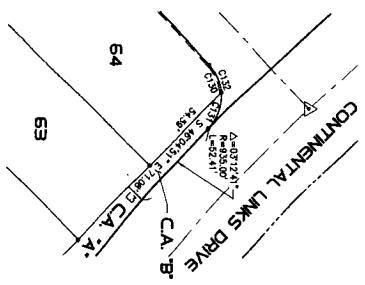
BLOCK 1
 BK. 58, PG. 15
 MAP

PARCEL 63A
 BK. 53, PG. 47
 MAP

CONTINENTAL RANCH
 BUSINESS PARK
 BK. 49, PG. 37
 MAP

CONTINENTAL RANCH
 BUSINESS PARK
 BK. 49, PG. 37
 MAP

- EASEMENT NOTES**
 (SEE NOTES LIST ON SHEET 7)
- 1 PUBLIC UTILITY MAINTENANCE AND SERVICE EASEMENT BY THIS PLAT
 - 2 16.5' PUBLIC SEWER & UTILITY EASEMENT PER BK. 50, PG. 34, MAP.
 - 3 10' PUBLIC SEWER & UTILITY EASEMENT PER BK. 33.
 - 4 10' PUBLIC SEWER & COMMUNICATIONS EASEMENT PER BK. 50, PG. 34, MAP.
 - 5 PUBLIC UTILITY MAINTENANCE AND SERVICE EASEMENT BY THIS PLAT.
 - 6 10' PUBLIC UTILITY MAINTENANCE AND SERVICE EASEMENT BY THIS PLAT.
 - 7 1' PUBLIC WALK-ACCESS EASEMENT BY THIS PLAT.

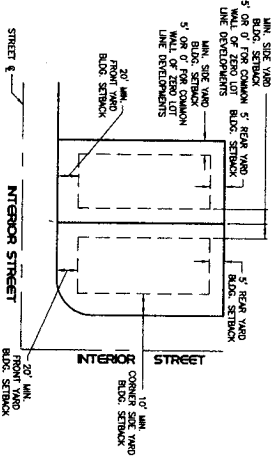


THE PINES, PHASE I

LOTS 1 THRU 128 & COMMON AREAS 'A', 'B' & 'C'
 COMMON AREA 'A' - RECREATIONAL (DEVELOPED USABLE OPEN SPACE); 'B' - DRAINAGE, SLOPES, OPEN SPACE.
 BEING A RE-DEVELOPMENT OF BLOCK 4 & A PORTION OF BLOCK 1 OF PAVILION 27, 1-12-5, 8-12-E, GARDEN, TOWN OF MARICOPA, ARIZONA.
 PREPARED BY: PRESIDIO
 DATE: JUNE 26, 2006
 SCALE: 1"=40'
 SHEET 6 OF 7 SHEETS

CURVE DATA TABLE

NUMBER	DELTA	POINTS	ARC LENGTH	CHORD	TANGENT
C1	41.9172	18.00	13.21	88.21	24.97
C2	42.2944	20.00	14.84	97.74	28.74
C3	42.6716	22.00	16.47	107.27	32.51
C4	43.0488	24.00	18.10	116.80	36.28
C5	43.4260	26.00	19.73	126.33	40.05
C6	43.8032	28.00	21.36	135.86	43.82
C7	44.1804	30.00	22.99	145.39	47.59
C8	44.5576	32.00	24.62	154.92	51.36
C9	44.9348	34.00	26.25	164.45	55.13
C10	45.3120	36.00	27.88	173.98	58.90
C11	45.6892	38.00	29.51	183.51	62.67
C12	46.0664	40.00	31.14	193.04	66.44
C13	46.4436	42.00	32.77	202.57	70.21
C14	46.8208	44.00	34.40	212.10	73.98
C15	47.1980	46.00	36.03	221.63	77.75
C16	47.5752	48.00	37.66	231.16	81.52
C17	47.9524	50.00	39.29	240.69	85.29
C18	48.3296	52.00	40.92	250.22	89.06
C19	48.7068	54.00	42.55	259.75	92.83
C20	49.0840	56.00	44.18	269.28	96.60
C21	49.4612	58.00	45.81	278.81	100.37
C22	49.8384	60.00	47.44	288.34	104.14
C23	50.2156	62.00	49.07	297.87	107.91
C24	50.5928	64.00	50.70	307.40	111.68
C25	50.9700	66.00	52.33	316.93	115.45
C26	51.3472	68.00	53.96	326.46	119.22
C27	51.7244	70.00	55.59	335.99	122.99
C28	52.1016	72.00	57.22	345.52	126.76
C29	52.4788	74.00	58.85	355.05	130.53
C30	52.8560	76.00	60.48	364.58	134.30
C31	53.2332	78.00	62.11	374.11	138.07
C32	53.6104	80.00	63.74	383.64	141.84
C33	53.9876	82.00	65.37	393.17	145.61
C34	54.3648	84.00	67.00	402.70	149.38
C35	54.7420	86.00	68.63	412.23	153.15
C36	55.1192	88.00	70.26	421.76	156.92
C37	55.4964	90.00	71.89	431.29	160.69
C38	55.8736	92.00	73.52	440.82	164.46
C39	56.2508	94.00	75.15	450.35	168.23
C40	56.6280	96.00	76.78	459.88	172.00
C41	57.0052	98.00	78.41	469.41	175.77
C42	57.3824	100.00	80.04	478.94	179.54
C43	57.7596	102.00	81.67	488.47	183.31
C44	58.1368	104.00	83.30	498.00	187.08
C45	58.5140	106.00	84.93	507.53	190.85
C46	58.8912	108.00	86.56	517.06	194.62
C47	59.2684	110.00	88.19	526.59	198.39
C48	59.6456	112.00	89.82	536.12	202.16
C49	60.0228	114.00	91.45	545.65	205.93
C50	60.4000	116.00	93.08	555.18	209.70
C51	60.7772	118.00	94.71	564.71	213.47
C52	61.1544	120.00	96.34	574.24	217.24
C53	61.5316	122.00	97.97	583.77	221.01
C54	61.9088	124.00	99.60	593.30	224.78
C55	62.2860	126.00	101.23	602.83	228.55
C56	62.6632	128.00	102.86	612.36	232.32
C57	63.0404	130.00	104.49	621.89	236.09
C58	63.4176	132.00	106.12	631.42	239.86
C59	63.7948	134.00	107.75	640.95	243.63
C60	64.1720	136.00	109.38	650.48	247.40
C61	64.5492	138.00	111.01	660.01	251.17
C62	64.9264	140.00	112.64	669.54	254.94
C63	65.3036	142.00	114.27	679.07	258.71
C64	65.6808	144.00	115.90	688.60	262.48
C65	66.0580	146.00	117.53	698.13	266.25
C66	66.4352	148.00	119.16	707.66	270.02
C67	66.8124	150.00	120.79	717.19	273.79
C68	67.1896	152.00	122.42	726.72	277.56
C69	67.5668	154.00	124.05	736.25	281.33
C70	67.9440	156.00	125.68	745.78	285.10
C71	68.3212	158.00	127.31	755.31	288.87
C72	68.6984	160.00	128.94	764.84	292.64
C73	69.0756	162.00	130.57	774.37	296.41
C74	69.4528	164.00	132.20	783.90	300.18
C75	69.8300	166.00	133.83	793.43	303.95
C76	70.2072	168.00	135.46	802.96	307.72
C77	70.5844	170.00	137.09	812.49	311.49
C78	70.9616	172.00	138.72	822.02	315.26



LOT SETBACK DETAIL
N.T.S.

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4882 K 1st Ave, Suite 120 - Tucson, Arizona 85718
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EASEMENT NOTES

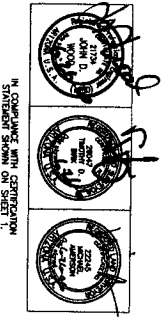
- 1. (UNDER LOT)
- 1. 5' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT BY THIS PAUL.
- 2. 18.5' PUBLIC SEWER & UTILITY EASEMENT PER BR. 54, PG. 54, MAP.
- 3. 20' PUBLIC SEWER & UTILITY EASEMENT PER BR. 33.
- 4. 10' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT PER BR. 199, PG. 199, MAP.
- 5. 10' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT PER BR. 199, PG. 199, MAP.
- 6. 10' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT BY THIS PAUL.
- 7. 1' PUBLIC NO-ACCESS EASEMENT BY THIS PAUL.
- 8. 1' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT PER BR. 12760, PG. 420.
- 9. 1' PUBLIC UTILITY MAINTENANCE AND SOAKAGE EASEMENT PER BR. 12760, PG. 420.

LINE DATA TABLE

NUMBER	BEARING	DISTANCE
1	N 0°12'00" E	22.00'
2	S 77°57'00" W	12.00'
3	S 60°12'00" E	20.00'
4	N 43°55'00" E	10.00'
5	S 77°57'00" W	22.00'
6	N 43°55'00" E	20.00'

RADIAL BEARING TABLE

NUMBER	BEARING	DISTANCE
1	N 0°12'00" E	22.00'
2	S 77°57'00" W	12.00'
3	S 60°12'00" E	20.00'
4	N 43°55'00" E	10.00'
5	S 77°57'00" W	22.00'
6	N 43°55'00" E	20.00'
7	S 77°57'00" W	12.00'
8	S 60°12'00" E	20.00'
9	N 43°55'00" E	10.00'
10	S 77°57'00" W	22.00'
11	N 43°55'00" E	20.00'
12	S 77°57'00" W	12.00'
13	S 60°12'00" E	20.00'
14	N 43°55'00" E	10.00'
15	S 77°57'00" W	22.00'
16	N 43°55'00" E	20.00'



N. COMPLIANCE WITH CERTIFICATION
STANDARD SHOWN ON SHEET 1.

THE PINES, PHASE I

LOTS 1 THRU 128 & COMMON AREAS 'A', 'B' & 'C' (UNDER LOT) - RECREATIONAL (DEVELOPED) USAGE
OPEN SPACE - 5' - 10' - RECREATIONAL (DEVELOPED) USAGE
BEING A RESUBDIVISION OF DIVISION 5, SCOPES, OPEN SPACE
SECTION 13, N. 1/2 OF SECTION 26 AND A PORTION OF E 1/2
RANGE 12-E, CAPITAL TOWN OF MARICOPA
PINAL COUNTY, ARIZONA
RF#- PNV-05056F
PNV-05056F
JUNE 26, 2006
SCALE: AS SHOWN
PRESIDIO JOB No. 104023-03-0106
SHEET 7 OF 7 SHEETS