

Preliminary Plat Phasing Narrative for

The Trails at Tortosa

CITY OF MARICOPA, ARIZONA

January 18, 2017

Owner:

*CSWR121 Tortosa, LLC
7001 N Scottsdale Rd Unit 1015
Scottsdale, AZ 85253*

Engineer:

*Hoskin Ryan
5050 N. 40th Street Suite 100
Phoenix, AZ 85018*

PHASE 1A

Streets:

- San Pedro Drive – Will be fully paved 50' city right of way from Cartegna Lane to Conquistador Drive.
- Cartegna Lane - Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.
- Marin Avenue- Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.
- Catalan Street- Will be fully paved 60' city right of way from Costa Del Sol Boulevard to N. Diego Way and a 50' city right of way from N. Diego Way to Conquistador Drive.
- Costa Del Sol Boulevard- Will be fully paved 80' city right of way from Honeycutt Road to Mallorca Avenue.
- Merced Street - Will be fully paved 50' city right of way from N. Diego Way to Conquistador Drive.
- Mallorca Avenue - Will be fully paved 60' city right of way from Costa Del Sol Boulevard to N. Diego Way.
- Conquistador Drive - Will be fully paved 50' city right of way from San Pedro Drive to Cartegna Lane and from Marin Avenue to Merced Street.
- N Silver Dog Way - Will be fully paved 50' city right of way from Cartegna Lane to Catalan Street.
- N. Diego Way – Will be fully paved 60' right of way from Catalan Street to Mallorca Avenue.
- Murphy Road (offsite) – Will be 24'* wide paved with 12' on each side of roadway centerline. 55' city right of way on west side of roadway centerline and 33' city of way on east side from the Honeycutt Road to the northern boundary of Phase 1A (closest to lot 10 in Parcel 1A). *Note – As allowed by existing ROW at the time of construction.
- Temporary fire access – 12' wide all weather access from Honeycutt Road (adjacent to lot 44 in Parcel 1) to San Pedro Drive.

Parcels:

- Parcel 1 45'x120' = 93 lots
- Parcel 2 55'x120' = 80 lots

Phase IB

Streets:

- Mallorca Avenue - - Will be fully paved 50' city right of way from Del Mar Drive to N. Gabrielles Way, from N. Gabrielles Way to Costa Del Sol Boulevard, and from N. Diego Way to Conquistador Drive.
- La Paz Street – Will be fully paved 50' city right of way from Del Mar Drive to N.

Gabrielles Way and from N. Diego Way to Conquistador Drive.

Vera Cruz Drive – Will be fully paved 50' city right of way from N. Diego Way to Conquistador Drive

Costa Del Sol Boulevard – Will be fully paved 80' city right of way from Mallorca Ave to Olive Street.

Conquistador Drive - Will be fully paved 50' city right of way from Mallorca Avenue to La Paz Street and from Vera Cruz Drive to the north property line of lot 28 in Phase 1B. A temporary 50' radius all-weathered fire turnaround will be provided at the north end of Conquistador Drive adjacent to lot 86 within Parcel 4 Phase 2. We will provide a temporary easement for vehicular turnaround.

N. Diego Way – Will be fully paved 50' city right of way from the north curb returns of Mallorca Avenue to the north curb return of Olive Street.

Del Mar Drive - Will be fully paved 50' city right of way from the south end of N. Gabrielles Way to the west end of La Paz Street.

N. Gabrielles Way - Will be fully paved 50' city right of way from the south end of Del Mar Drive to La Paz Street.

Olive Street – Will be fully paved 50' city right of way from Costa Del Sol Boulevard to N. Diego Way.

Lee Way – Will be fully paved 50' city right of way from La Paz Street to the northern edge of lots 22/23.

Murphy Road (offsite) – Will be 24'* wide paved with 12' on each side of roadway centerline. 55' city right of way on west side of roadway centerline and 33' city right of way on east side from the southern boundary of Phase 1B(closest to lot 75) to the northern boundary of Phase 1B (closest to lot 28). *Note – As allowed by existing ROW at the time of construction.

Temporary fire access – 12' wide all weather access from Honeycutt Road (adjacent to lot 16 in Parcel 12) to Del Mar Drive.

Parcels:

Parcel 3	50'x120' = 81 lots
Parcel 12	60'x120' = 87 lots

Phase 2

Streets:

Antonio Drive – Will be fully paved 50' city right of way from San Juan Way to N. Gabrielles Way and from N. Diego Way to Conquistador Way.

Alhambra Street – Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive and from San Juan Way to N. Gabrielles Way.

Olive Street – Will be fully paved 50' city right of way from Del Mar Drive to N. Gabrielles Way, from N. Gabrielles Way to Costa Del Sol Boulevard, and from N. Diego Way to Conquistador Drive.

Costa Del Sol Boulevard – Will be fully paved 80' city right of way from the north edge of Olive Street to the south edge of existing Tortosa NW Parcel 10. Costa Del Sol Boulevard will be 60' city right of way running east of the existing property line of Tortosa NW Parcel 10 with a 10' meandering sidewalk that varies from distance from the proposed back of curb.

Vera Cruz Drive – Will be fully paved 50' city right of way from Del Mar Drive to N. Gabrielles Way.

Bilbao Street - Will be fully paved 50' city right of way from San Juan Way to N. Gabrielles Way.

El Greco Street - Will be fully paved 50' city right of way from San Juan Way to N. Gabrielles Way.

Lee Way - Will be fully paved 50' city right of way from Antonio Drive to Alhambra Street, from Bilbao Street to the southern property line of Tortosa NW Parcel 10 and from Vera Cruz Drive to northern edge of Parcel 1B boundary.

Conquistador Drive - Will be fully paved 50' city right of way from the south property line of lot 86 of Phase 2 to Olive Street and from Antonio Drive to Alhambra Street.

N. Diego Way - Will be fully paved 50' city right of way from the north curb return of Olive Street to Antonio Drive and from Antonio Drive to Alhambra Street.

N. Silver Dog Way - Will be fully paved 50' city right of way from Alhambra Street to the north curb return of Cypress Drive.

N. Gabrielles Way - Will be fully paved 50' city right of way from Alhambra Street to Bilbao Street and from Antonio Drive to Vera Cruz Drive.

Del Mar Drive - Will be fully paved 50' city right of way from Vera Cruz Drive to San Juan Way.

San Juan Way - Will be fully paved 50' city right of way Del Mar Drive to Antonio Drive and from Alhambra Street to Bilbao Street.

Cypress Drive – Will be fully paved 50' city right of way from N. Gabrielles Way to N. Silver Dog Way.

Murphy Road (offsite) – Will be 24'* wide paved with 12' on each side of roadway centerline. 55' city right of way on west side of roadway centerline and 33' city right of way east side from the southern boundary of Phase 2 (closest to lot 86 in Parcel 2) to the northern boundary of Phase 2 (closest to lot 27 in Phase 2).

*Note – As allowed by existing ROW at the time of construction.

Parcels:

Parcel 4 55'x120' = 97 lots

Parcel 9	45'x120' = 102 lots
Parcel 10	50'x120' = 80 lots
Parcel 11	60'x120' = 92 lots

Phase 3

Streets:

El Greco Street – Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.

Bilbao Street - Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.

Valezquez Drive - Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.

Costa Blanca Drive - Will be fully paved 50' city right of way from N. Silver Dog Way to Conquistador Drive.

Picasso Street - Will be fully paved 50' city right of way from Costa Del Sol Boulevard to N. Silver Dog Way and from N. Silver Dog Way to Conquistador Drive.

Catalonia Drive - Will be fully paved 50' city right of way from Lee Way to N. Gabrielles Way and from N. Diego Way to Conquistador Drive.

Madrid Avenue - Will be fully paved 50' city right of way from Lee Way to N. Gabrielles Way and from N. Silver Dog Way to N. Diego Way.

Seville Drive - Will be fully paved 50' city right of way from the west boundary line connecting into Tortosa NW Parcel 9 to N. Gabrielles Way and from N. Silver Dog Way to N. Diego Way.

N. Silver Dog Way - Will be fully paved 50' city right of way from the north curb return of Cypress Drive to Valezquez Drive, from Costa Blanca Drive to Picasso Street, from Picasso Street to Seville Drive, and from Seville Drive to Madrid Avenue.

N. Gabrielles Way - Will be fully paved 50' city right of way from Picasso Street to Madrid Avenue.

Lee Way - Will be fully paved 50' city right of way from Catalonia Drive to Madrid Avenue.

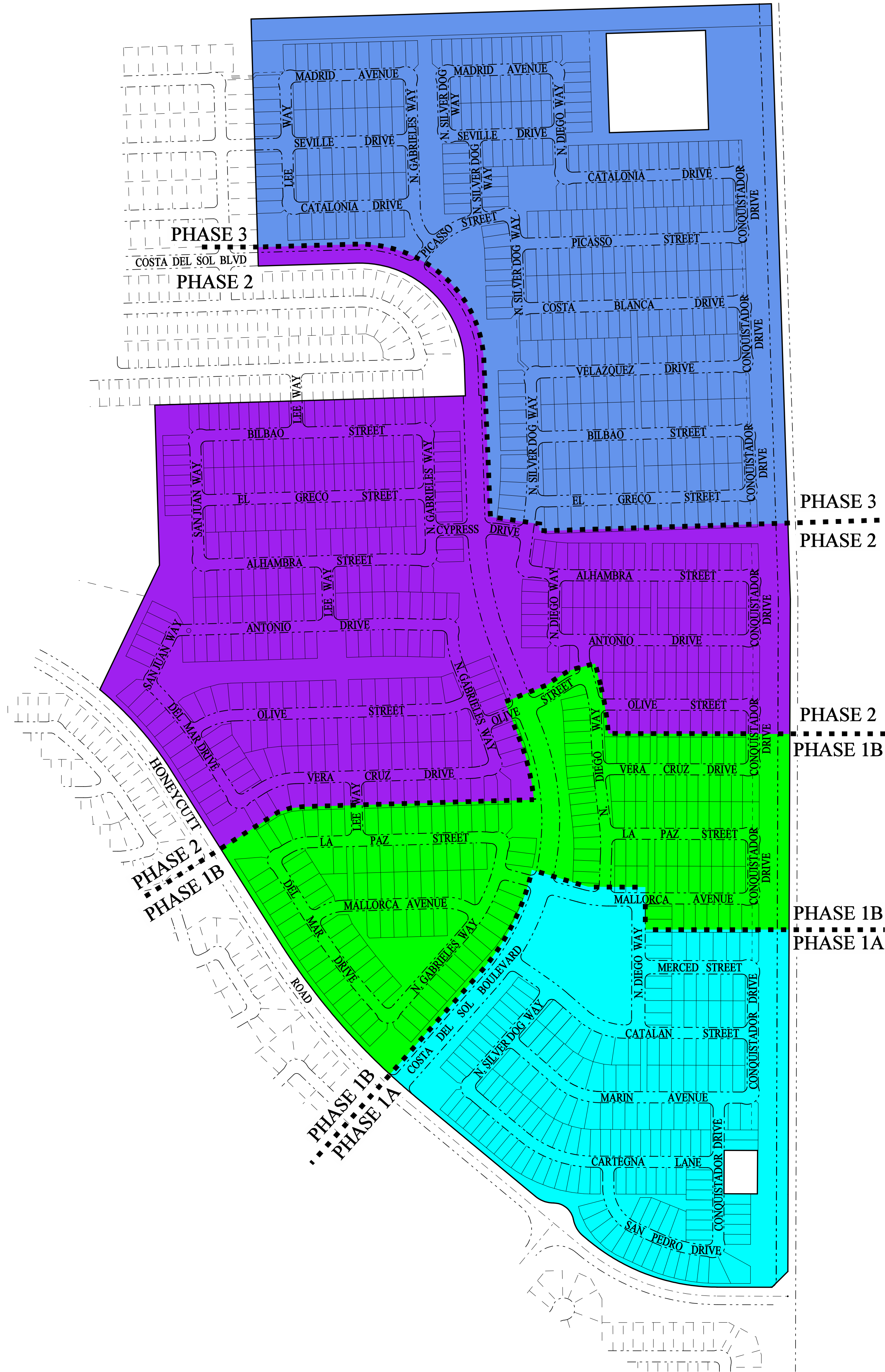
Conquistador Drive - Will be fully paved 50' city right of way from El Greco Street to Bilbao Street, from Valezquez Drive to Costa Blanca Drive, and from Picasso Street to Catalonia Drive.

N. Diego Way – Will be fully paved 50' city right of way from Catalonia Drive to Madrid Avenue.

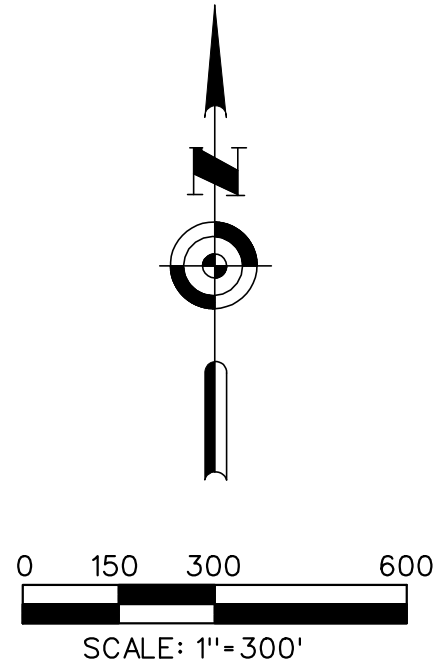
Murphy Road (offsite) – Will be 24'* wide paved with 12' on each side of roadway centerline. 55' city right of way on west side of roadway centerline and 33' city right of way on east side from the southern boundary of Phase 3(closest to lot 65 in Phase 3) to the northern boundary of Phase 3 (NE corner of the community). *Note – As allowed by existing ROW at the time of construction.



Parcels:

Parcel 5	60'x120' = 99 lots
Parcel 6	50'x120' = 83 lots
Parcel 7	45'x120' = 92 lots
Parcel 8	55'x120' = 66 lots



- PHASE 3
- PHASE 2
- PHASE 1B
- PHASE 1A
- PHASE LINE



 Hoskin • Ryan Consultants, Inc. <i>creative engineering solutions</i>		5050 N. 40th Street Suite #100 Phoenix, AZ 850168 Office (602) 252-8384 Fax (602) 252-8385 www.hoskinryan.com	
REVISIONS:			
THE TRAILS AT TORTOSA		STREET NAME & PHASE EXHIBIT	
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying			
			
EXPIRES 3/31/2018			
DESIGNED: RB		DRAWN: STAFF	
CHECKED: RB		PLOT DATE: 8/24/14	
SHEET 1 OF 1			
PROJECT NO. 14-062-01			