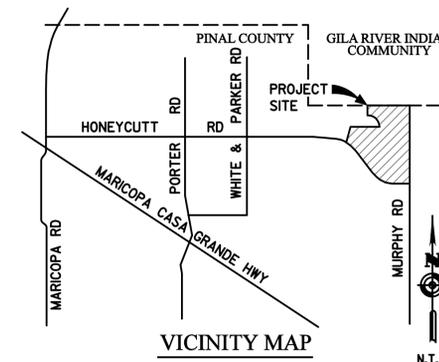


EXHIBIT B - PRE PLAT SITE PLAN

PRELIMINARY PLAT FOR "THE TRAILS AT TORTOSA" PARCELS: 1 THROUGH 12

LOCATED IN A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 21, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SOUTH 1° 48' 47" EAST (BASIS OF BEARING), 2,675.72 FEET, TO A 1.5" PIPE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 0° 12' 29" WEST, 2,674.64 FEET TO A 3/8" REBAR, FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, ALONG THE EAST LINE OF THE SOUTHEAST CORNER OF SAID SECTION 28, SOUTH 0° 12' 39" WEST, 345.90 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF WEST HONEYCUTT ROAD, OF THE FINAL PLAT AND MAP OF DEDICATION FOR TORTOSA-NW, RECORDED UNDER CABINET 'E', SLIDE 090, RECORDS OF PINAL COUNTY, (RPC)

THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST CORNER OF SECTION 28, ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING 12 COURSES:

THENCE SOUTH 45° 12' 25" WEST, 100.76 FEET;

THENCE NORTH 89° 47' 49" WEST, 246.19 FEET, TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 910.00 FEET;

THENCE WESTERLY, 627.52 FEET, ALONG SAID CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 39° 30' 36";

THENCE NORTH 50° 17' 14" WEST, 30.10 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHWESTERLY, 89.40 FEET, ALONG SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 39° 24' 02", TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 90.00 FEET;

THENCE NORTHWESTERLY, 123.78 FEET, ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78° 48' 04", TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHWESTERLY, 89.40 FEET, ALONG SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 39° 24' 02";

THENCE NORTH 50° 17' 14" WEST, 699.29 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2,960.00 FEET;

THENCE NORTHEASTERLY, 929.22 FEET, ALONG SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17° 59' 12";

THENCE NORTH 32° 18' 02" WEST, 909.53 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1,540.00 FEET;

THENCE NORTHWESTERLY, 489.05 FEET, ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18° 11' 43", TO THE EAST LINE OF PARCEL 4, OF SAID FINAL PLAT AND MAP OF DEDICATION;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF WEST HONEYCUTT ROAD, ALONG SAID EAST LINE AND THE EAST LINE OF PARCEL 5 OF SAID FINAL PLAT AND MAP OF DEDICATION, NORTH 25° 35' 40" EAST, 620.17 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 1° 40' 02" WEST, 719.43 FEET, TO THE SOUTH LINE OF THE FINAL PLAT OF TORTOSA-NW, PARCEL 10, RECORDED UNDER CABINET 'E', SLIDE 097, (RPC);

THENCE DEPARTING SAID EAST LINES, ALONG SAID SOUTH LINE, EAST LINE AND NORTH LINE OF SAID FINAL PLAT OF TORTOSA-NW, PARCEL 10 TO THE FOLLOWING 4 COURSES:

THENCE NORTH 88° 18' 42" EAST, 1,395.97 FEET;

THENCE NORTH 1° 49' 07" WEST, 141.38 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHWESTERLY, 737.17 FEET, ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89° 51' 55";

THENCE SOUTH 88° 18' 58" WEST, 442.27 FEET, TO THE EAST RIGHT-OF-WAY OF COSTA DEL SOL BOULEVARD, OF SAID FINAL PLAT AND MAP OF DEDICATION;

THENCE ALONG SAID EAST LINE, AND THE EAST LINE OF THE FINAL PLAT FOR TORTOSA-NW, PARCEL 9, RECORDED UNDER CABINET 'E', SLIDE 096, (RPC), NORTH 1° 41' 02" WEST, 1,110.10 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 21, NORTH 88° 19' 07" EAST, 2,338.55 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 21, FROM WHENCE A 1.5" PIPE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 21 BEARING, SOUTH 1° 48' 47" EAST (BASIS OF BEARING), 2,675.72 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OR SECTION 21, SOUTH 1° 48' 47" EAST, 110.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 88° 11' 13" WEST, 300.00 FEET, TO A POINT ON A LINE, BEING 300.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG SAID PARALLEL LINE SOUTH 1° 48' 47" EAST, 446.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 88° 11' 13" WEST, 446.00 FEET;

THENCE NORTH 1° 48' 47" WEST, 446.00 FEET;

THENCE NORTH 88° 11' 13" EAST, 446.00 FEET, TO THE TRUE POINT OF BEGINNING.

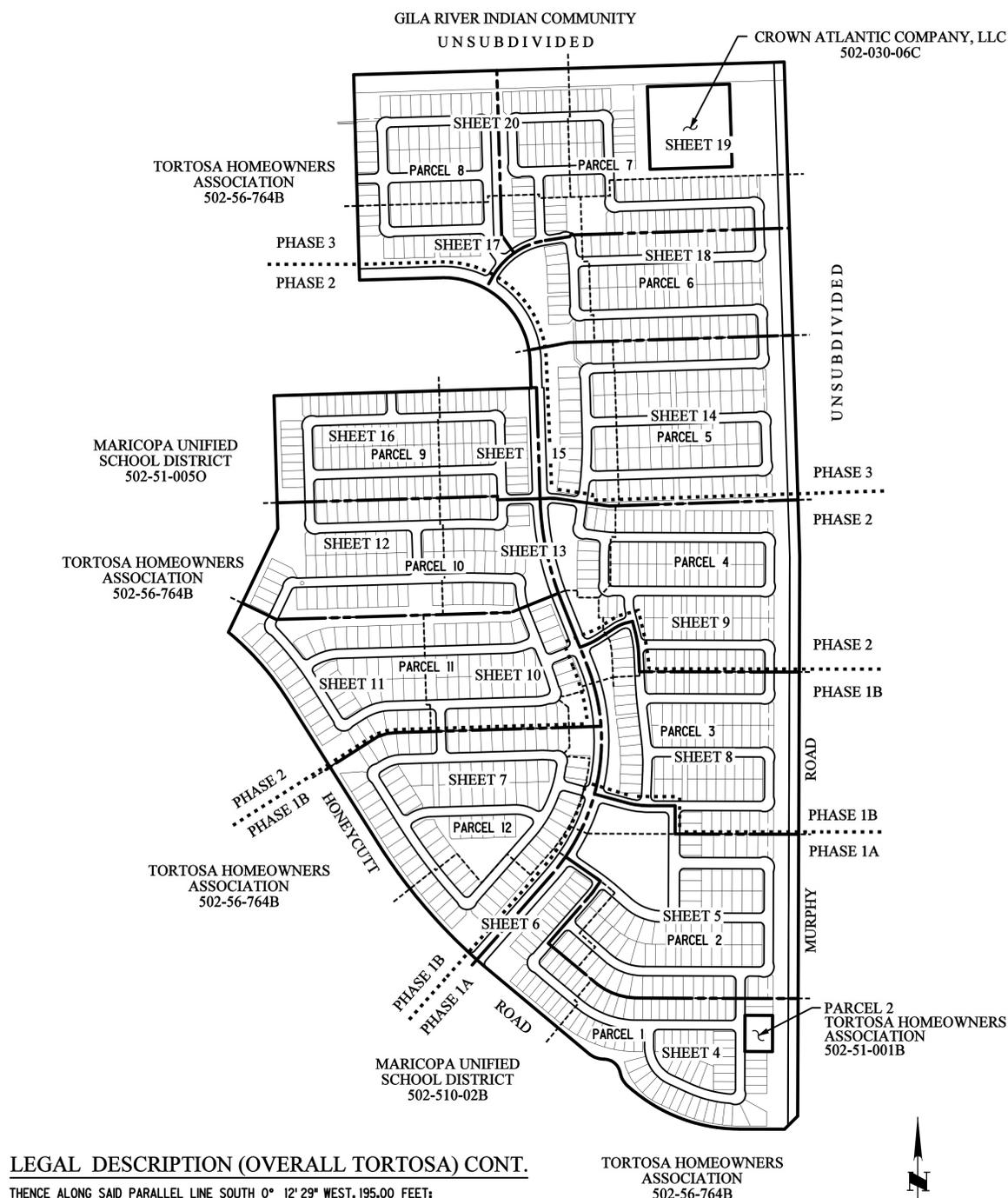
ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1.5" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 28, FROM WHENCE A 3/8" REBAR, FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 28 BEARING SOUTH 0° 12' 29" WEST, 2674.46 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28 SOUTH 0° 12' 29" WEST, 2477.35 FEET;

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, NORTH 89° 47' 31" WEST, 138.00 FEET, TO A POINT ON A LINE, BEING 138.00 FEET, WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, AND THE TRUE POINT OF BEGINNING;



INDEX MAP
N.T.S.

LEGAL DESCRIPTION (OVERALL TORTOSA) CONT.

THENCE ALONG SAID PARALLEL LINE SOUTH 0° 12' 29" WEST, 195.00 FEET;
THENCE DEPARTING SAID PARALLEL LINE, NORTH 89° 47' 31" WEST, 150.00 FEET;
THENCE NORTH 0° 12' 29" EAST, 195.00 FEET;
THENCE SOUTH 89° 47' 31" EAST, 15.00 FEET, TO THE TRUE POINT OF BEGINNING.

NOTES

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.

OWNER

CSW121 TORTOSA, LLC
7001 N. SCOTTSDALE ROAD, SUITE 1015
SCOTTSDALE, AZ 85253
TEL (480) 315-2623
CONTACT: HEATH REED

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: MATTHEW J. MANCINI, P.E.
EMAIL: MATTM@HOSKINRYAN.COM

PROJECT DESCRIPTION

THIS A PLANNED AREA DEVELOPMENT (PAD) COMPRISED OF APPROXIMATELY 287 ACRES. THE PROPOSED DEVELOPMENT CONSISTS OF 12 PARCELS, 4 PHASES AND 1052 LOTS.

SHEET INDEX

- 1 - COVER SHEET
- 2 - TABLES
- 3 - STREET SECTIONS & DETAILS
- 4-16 - PRELIMINARY PLAT SHEETS

UTILITIES

- TELEPHONE - CENTURY LINK
- ELECTRIC - ELECTRIC DISTRICT #3
- GAS - SOUTHWEST GAS COMPANY
- CABLE TV - CENTURY LINK
- SEWER - GLOBAL WATER
- WATER - GLOBAL WATER
- POLICE - CITY OF MARICOPA
- FIRE - CITY OF MARICOPA
- REFUSE - WASTE MANAGEMENT

BENCHMARK

WEST 1/4 CORNER OF SECTION 21, FOUND REBAR
LOCATION: NORTH HARTMAN ROAD
ELEVATION: 1196.07 FT

BASIS OF BEARING

BASIS OF BEARING WAS DERIVED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, T4S, R4E G&SR&M, USING A BEARING OF S00° 33' 41" E, BETWEEN TWO FOUND MONUMENTS SHOWN HEREON.

EXISTING ZONING

THE ZONING CLASSIFICATION OF THE SITE IS PAD CR-3 - SINGLE FAMILY DETACHED HOMES.

PINAL COUNTY CASE # PZ-PD-022-2003

SANITARY SEWER

GLOBAL WATER HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: _____
(TITLE)

THE TRAILS AT TORTOSA

PRELIMINARY PLAT



EXPIRES 12/31/18

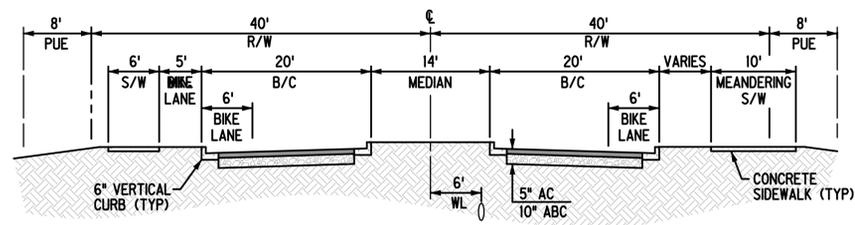
DESIGNED: MM
DRAWN: STAFF

CHECKED: MM
PLOT DATE: 12/22/2016

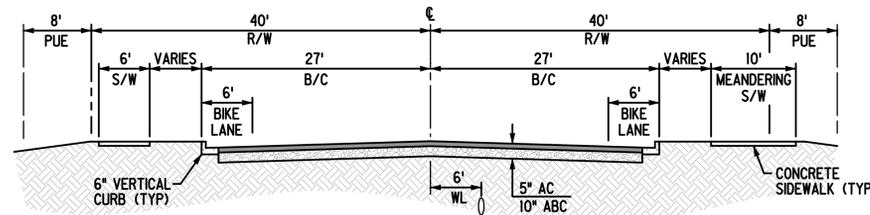
SHEET 1 OF 21

PROJECT NO. 14-062-01

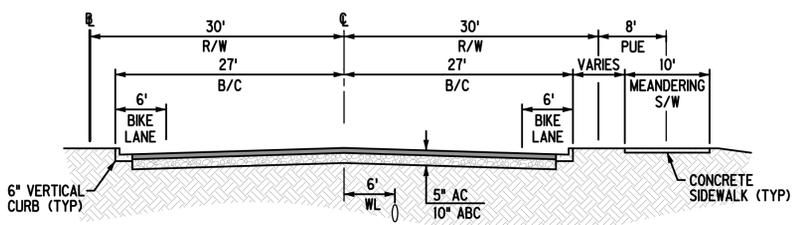




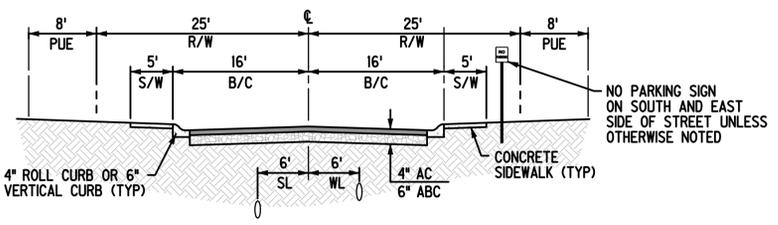
COSTA DEL SOL BOULEVARD
FROM HONEYCUTT ROAD TO FIRST PARK ENTRANCE
LOOKING NORTH
NOT TO SCALE



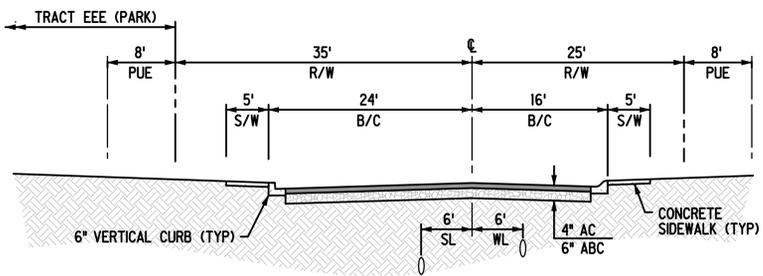
COSTA DEL SOL BOULEVARD
FROM FIRST PARK ENTRANCE TO SOUTH EDGE OF EXISTING TORTOSA NW PARCEL 10
LOOKING NORTH
NOT TO SCALE



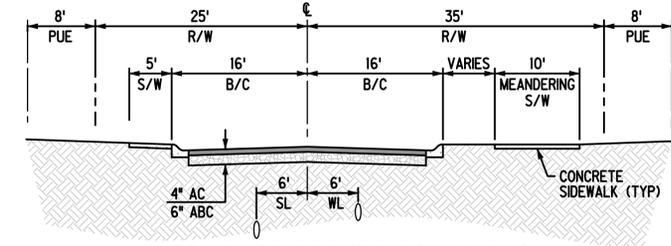
COSTA DEL SOL BOULEVARD
ALONG THE FRONTAGE OF EXISTING TORTOSA NW PARCEL 10
LOOKING NORTH AND WEST
NOT TO SCALE



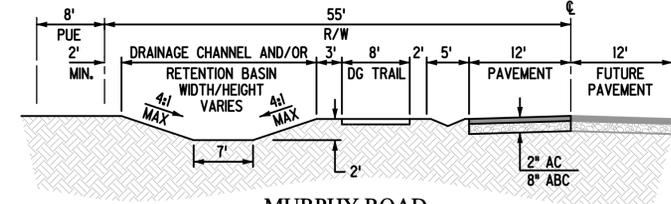
TYPICAL LOCAL STREET
LOOKING NORTH AND WEST
NOT TO SCALE



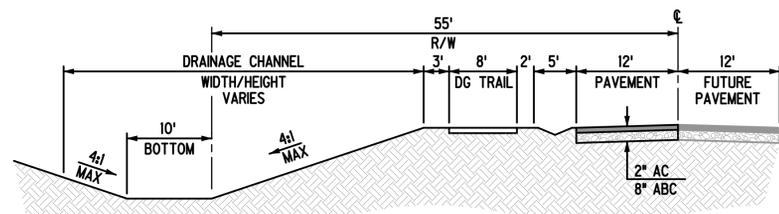
TYPICAL LOCAL STREET ADJACENT TO 'TRACT EEE'
NOT TO SCALE



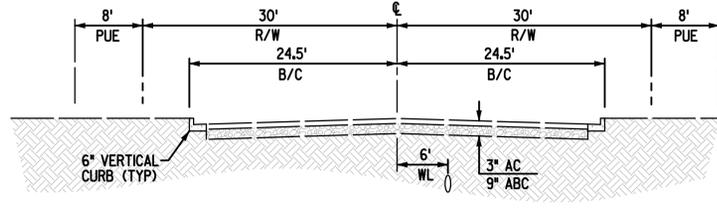
MERCED STREET WITHIN PARCEL 2
LOOKING WEST
NOT TO SCALE



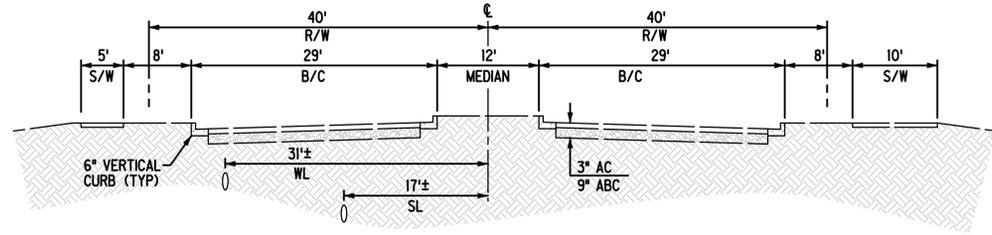
MURPHY ROAD
LOOKING NORTH
NOT TO SCALE



MURPHY ROAD
LOOKING NORTH
NOT TO SCALE

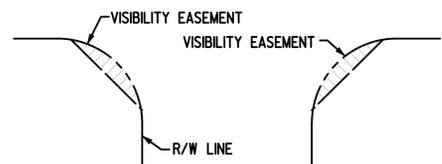


EXISTING COSTA DEL SOL BOULEVARD
LOOKING WEST
NOT TO SCALE

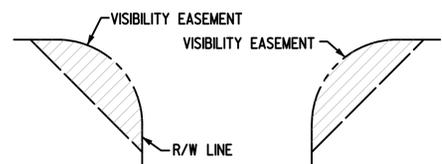


EXISTING HONEYCUTT ROAD
LOOKING NORTH AND NORTHWEST
NOT TO SCALE

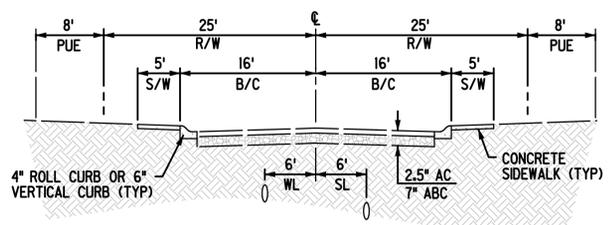
LEGEND			
---	BOUNDARY LINE	MDR	MEDIUM DENSITY RESIDENTIAL
---	PARCEL LINE	SWE	SIDEWALK EASEMENT
---	CENTER LINE	R/W	RIGHT OF WAY
---	MATCH LINE	B/C	BACK OF CURB
---	PROPOSED WATER LINE	F/C	FACE OF CURB
---	PROPOSED SEWER LINE	GB	GRADE BREAK
---	PROPOSED FORCE MAIN	R	RADIUS
⊙	PROPOSED MANHOLE	EX	EXISTING
⊙	PROPOSED WATER VALVE	HW	HIGH WATER
⊙	PROPOSED FIRE HYDRANT	BOT	BOTTOM OF BASIN
⊙	PROPOSED PRESSURE REDUCING VALVE	VOL	VOLUME
①	21' X 21' SIGHT VISIBILITY EASEMENT (SVE)	D/W	DRIVEWAY
②	33' X 33' SIGHT VISIBILITY EASEMENT (SVE)	MIN	MINIMUM
⊙	STORM DRAIN SYSTEM	EOP	EDGE OF PAVEMENT
⊙	STORM DRAIN MANHOLE	DG	DECOMPOSED GRANITE
→	FLOW ARROW (DRAINAGE)	ESMT	EASEMENT
⊙	SURVEY MONUMENT	---	WATER PRESSURE ZONE LINE
LPPUE	LIMITED PURPOSE PUBLIC UTILITY EASEMENT	L/MDR	LOW/MEDIUM DENSITY RESIDENTIAL
WL	WATER LINE	LDR	LOW DENSITY RESIDENTIAL
SL	SEWER LINE	C&G	CURB AND GUTTER
VNAE	VEHICULAR NON ACCESS EASEMENT	GLO	GOVERNMENT LAND OFFICE
OS	OPEN SPACE	COR	CORNER
P	PAD ELEVATION	SEC	SECTION
-SD-	SIGHT DISTANCE LINE	⊙	DRYWELL
		⊙	CITY LIMITS LINE
		⊙	CONCRETE BOX CULVERT



21' X 21' VISIBILITY EASEMENT DETAIL
TYPICAL LOCAL STREET
NTS



33' X 33' VISIBILITY EASEMENT DETAIL
COLLECTOR STREET
NTS



EXISTING LOCAL STREET
LOOKING NORTH AND WEST
NOT TO SCALE

Hoskin • Ryan Consultants, Inc.
creative engineering solutions

5050 N. 40th Street Suite #100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-9385 | www.hoskinryan.com

THE TRAILS AT TORTOSA

PRELIMINARY PLAT



DESIGNED: MM
DRAWN: STAFF

CHECKED: MM
PLOT DATE: 12/22/2016

SHEET 2 OF 21
PROJECT NO. 14-062-01

TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
1-800-STAKE-IT
Blue Stakes Center
1-800-392-5388

**GLOBAL WATER - SANTA CRUZ WATER COMPANY
GENERAL NOTES**

- ALL WORK AND MATERIALS SHALL CONFORM TO GLOBAL WATER RESOURCES STANDARDS, LATEST REVISION, AS WELL AS ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND REVISIONS, CURRENT M.A.G. SPECIFICATIONS WITH UTILITY GOVERNING AUTHORITY, AS APPLICABLE. IN THE EVENT OF A CONFLICT THE ENGINEER OF RECORD SHALL MAKE A FORMAL WRITTEN SUBMITTAL TO REQUEST INTERPRETATION AND THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- PRIOR TO CONSTRUCTION, ALL PERMITS SHALL BE SECURED AS REQUIRED FROM THE APPROPRIATE GOVERNING AGENCIES. COPIES OF ALL PERMITS SHALL BE PROVIDED TO GLOBAL WATER RESOURCES INSPECTOR PRIOR TO THE PRE CONSTRUCTION MEETING.
- MORTAR LINED DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH MAG SECTION 750. POTABLE WATERLINES SHALL BE BLUE POLYETHYLENE WRAPPED, RAW WATER TRANSMISSION WATERLINES SHALL BE BLACK POLYETHYLENE WRAPPED FOR THE ENTIRE LENGTH IN ACCORDANCE WITH M.A.G. SECTION 610.5.
- ALL WATERLINES LESS THAN 12 INCHES MUST HAVE A MINIMUM COVER OF 36 INCHES OVER THE TOP OF THE PIPE TO FINISH GRADE, PIPES 12 INCHES AND LARGER SHALL HAVE A MINIMUM COVER OF 48 INCHES. ALL WATER SERVICES SHALL HAVE A MINIMUM COVER OF 30 INCHES
- ALL VALVE BOXES SHALL BE ADJUSTED TO FINISHED GRADE IMMEDIATELY AFTER PLACING OF ASPHALT CONCRETE SURFACE. ALL VALVES IN PAVEMENT OR CONCRETE SHALL HAVE LOCKING LID COVERS. ANY VALVES LOCATED OUTSIDE OF THE PAVING SECTION WILL BE REQUIRED TO HAVE DEBRIS CAPS. INFACCT CORP. MUD PLUS OR APPROVED EQUAL.
- ALL WATER LINES MUST BE DISINFECTED PER ADEQ ENGINEERING BULLETIN * 8 OR AWWA C651-86. TESTING RESULTS ARE TO BE GIVEN, IN WRITING, TO GLOBAL WATER RESOURCES INSPECTOR.
- ALL BENDS AND FITTINGS SHALL BE MECHANICAL JOINT IN ACCORDANCE WITH AWWA C111 AND M.A.G. SECTION 750.4. JOINT RESTRAINTS SHALL BE FIELD LOK 350 GASKET JOINT RESTRAINT OR EBBA SERIES 2000 PV MECHANICAL JOINT RESTRAINT IN ACCORDANCE WITH M.A.G. 303-1 & 2. CONCRETE TRHUST BLOCKS AS A SUBSTITUTE FOR RESTRAINED JOINTS IS NOT ACCEPTABLE.
- ALL PIPES, FITTINGS, VALVES COATINGS, ETC. SHALL CONFORM TO NSF STANDARDS 61.
- CONTRACTOR SHALL INSTALL BLUE LOCATING TAPE ONE FOOT ABOVE TOP OF WATER MAINS PRIOR TO BACKFILL.
- ALL VALVES 8 TO 16 INCHES SHALL BE CLOW, MUELLER OR KENNEDY RESILIENT SEATED GATE VALVE IN ACCORDANCE WITH AWWA C509 AND M.A.G. 630-3. VALVES LARGER THAN 16 INCHES SHALL BE BUTTERFLY TYPE IN ACCORDANCE WITH AWWA STANDARDS C504 LOCATED WITHIN AN OPERATING MANHOLE WITH A BYPASS.
- ALL FIRE HYDRANTS SHALL BE CLOW MEDALLION OR MULIER IN SPECIFIC LOCATIONS WITH A MINIMUM 3.0 FT BURY DEPTH, 5-1/4 INCH MAIN VALVE OPENING, ONE 4 1/2 INCH NST PUMPER CONNECTION WHICH FACES THE CURB OR SIDEWALK, AND TWO 2- 1/2 INCH NST HOSE CONNECTIONS. NO SUBSTITUTIONS WILL BE ALLOWED. ELEVATION AND LOCATION OF THE HYDRANT FLANGE SHALL CONFORM TO GLOBAL WATER STANDARD DETAIL 360-1 AND 360-2.
- ALL SERVICE SADDLES SHALL BE MUELLER BR2B DOUBLE STRAPPED FOR DUCTILE IRON PIPE OR APPROVED EQUAL.
- BACKFLOW PREVENTER FOR COMMERCIAL / IRRIGATION SIZES 3/4" TO 2 1/2" SHALL BE REDUCED PRESSURE ASSEMBLIES AND SHALL HAVE A CERTIFICATE OF APPROVAL ISSUED BY USC-FCCCHR IN ACCORDANCE WITH AAC R18-4-115. ALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH GLOBAL WATER RESOURCES STANDARD DETAIL 351-1. A CERTIFIED TEST MUST BE SUBMITTED TO GLOBAL WATER RESOURCES MARICOPA OFFICE TO THE ATTENTION OF THE COMPLIANCE DEPARTMENT WITHIN 24 HOURS OF THE METER INSTALLATION. ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE GRANTED PRIOR TO BACKFLOW PREVENTION APPROVAL. ALL COMMERCIAL / IRRIGATION BACKFLOW PREVENTERS SIZES 3/4" TO 2 1/2" SHALL HAVE A TAN QUALITY ENCLOSURE OR EQUAL, AND SIZED ACCORDINGLY.
- BACKFLOW PREVENTER FOR FIRELINES 3"-10" SHALL BE DOUBLE CHECK ASSEMBLIES AND SHALL HAVE A CERTIFICATE OF APPROVAL ISSUED BY USC-FCCCHR IN ACCORDANCE WITH AAC R18-4-115. ALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH GLOBAL WATER RESOURCES STANDARD DETAIL 350-2. A CERTIFIED TEST MUST BE SUBMITTED TO GLOBAL WATER RESOURCES MARICOPA OFFICE TO THE ATTENTION OF THE COMPLIANCE DEPARTMENT WITHIN 24 HOURS OF THE METER INSTALLATION. ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE GRANTED PRIOR TO BACKFLOW PREVENTION APPROVAL.
- AIR RELEASE VALVES SHALL BE A.R.I. MODEL D-040 OR ABCO 140 C FOR WATERLINES UP TO 12 INCHES IN DIAMETER FOR LINES GRAGE THAN 12 INCHES ARID060 OR ABCO 147 / 148 AND INSTALLED PER GLOBAL WATER DETAIL 388-1. ALL AIR RELEASE VALVES SHALL HAVE A TAN QUALITY ENCLOSURE OR EQUAL SIZED ACCORDINGLY.
- GLOBAL WATER INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE START OF WORK AND EACH TEST EVENT. WEEKENDS AND HOLIDAYS ARE NOT CONSIDERED AS PART OF THE NOTIFICATION PERIOD.
- TO INSURE BACKFILL AND CONCRETE PLACEMENT IS COMPLETED PER GLOBAL WATER DETAIL 200 AND MAG 601 PLAN SPECIFICATIONS COPIES OF ALL CONCRETE AND COMPACTION TEST REPORTS SHALL BE SUBMITTED TO GLOBAL WATER RESOURCES UPON COMPLETION OF EACH TESTING EVENT FOR REVIEW AND APPROVAL. PRIOR TO FINAL APPROVAL.
- ALL WORK WILL BE SUBJECTED TO A TWO (2) YEAR WARRANTY PERIOD THAT DOES NOT BEGIN UNTIL THE BILL OF SALE HAS BEEN COMPLETED. SEE GLOBAL WATER RESOURCES CODE OF PRACTICE GWR CP EX-040, FINAL ACCEPTANCE / BILL OF SALE.
- IN ACCORDANCE WITH A.A.C. R18-9 E301 (D) (1) (D), SEPARATION BETWEEN WATER (POTABLE, RECLAIMED OR STORM DRAIN) AND SEWER MAIN SHALL COMPLY WITH THE REQUIREMENTS OF 18 A.A.C. 5, ARTICLE 5 AND M.A.G. 404-1, 2 AND 3. WHERE A WATERLINE CROSSES A RECLAIMED WATERLINE, STORM DRAIN, OR OTHER NON-POTABLE LINES THEY SHALL BE CONSIDERED SEWER.

NOTES TO THE CONTRACTOR

- ALL ACCEPTANCE OF UNDERGROUND FACILITIES BY GLOBAL WATER RESOURCES SHALL BE IN ACCORDANCE WITH UTILITIES CODE OF PRACTICE GWR CP EX-008, CONSTRUCTION AND ACCEPTANCE OF UNDERGROUND FACILITIES LATEST REVISION.
- WATER METERS WILL NOT BE INSTALLED TO ANY WATER SERVICE LOCATION UNTIL ALL GLOBAL WATER OWNED FACILITIES HAVE BEEN INSPECTED AND APPROVED, BY GLOBAL WATER RESOURCES. ALL WATER METERS SHALL BE ACQUIRED FROM GLOBAL WATER RESOURCES.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY PROTECT AND MAINTAIN SUCH UTILITIES AND OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ENGINEER OF RECORD OR SURVEYOR, AND PROVIDE SUFFICIENT TIME FOR SAID ENGINEER OF RECORD OR SURVEYOR TO LOCATE ALL FACILITIES FOR AS-BUILT PURPOSES. ALL HORIZONTAL BENDS, TEES, AND VERTICAL REALIGNMENTS MUST BE LEFT EXPOSED UNTIL SUFFICIENT AS-BUILT INFORMATION HAS BEEN OBTAINED. QUANTITIES SHALL BE CORRECTED TO REFLECT ACTUAL INSTALLATION OF GWR OWNED FACILITIES. FINAL ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE ISSUED UNTIL AS-BUILT DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY GLOBAL WATER RESOURCES.
- ANY CONSTRUCTION PERFORMED WITHOUT THE KNOWLEDGE OF THE GLOBAL WATER INSPECTOR OR HIS REPRESENTATIVE IS CONSIDERED AT RISK, AND LIABLE FOR REMOVAL AND REPLACEMENT AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT THE JOB SITE WITH GLOBAL WATER'S INSPECTOR PRIOR TO THE STRAT OF CONSTRUCTION. GLOBAL WATER'S INSPECTOR CAN BE REACHED AT 480-560-5702.
- COPIES OF ALL TEST RESULTS SHALL BE GIVEN TO GLOBAL WATER RESOURCES.
- REVIEW OF THESE PLANS FOR COMPLIANCE WITH THE REQUIREMENTS OF GLOBAL WATER SHALL NOT PREVENT ANY CORRECTION OF ERRORS FOUND TO BE IN VIOLATION OF ANY APPLICABLE STANDARDS OF THE (UTILITY), OR ANY OTHER GOVERNMENTAL AGENCY.
- ALLOWABLE PIPE DEFLECTION FOR DUCTILE IRON PIPE.

TYPE	SIZE	MAX. JOINT DEFINITION	MAX. OFFSET PER JOINT	MIN. RADIUS
DIP	8"-12"	2.5 DEGREES	8.3 INCHES	413 FEET
DIP	14"-16"	2.0 DEGREES	7.2 INCHES	516 FEET
DIP	18"-24"	1.5 DEGREES	5.3 INCHES	688 FEET

THE MAXIMUM DEFLECTION ANGLE SHALL NOT EXCEED 1/2 OF THE MANUFACTURES RECOMMENDATIONS. THE MAXIMUM OFFSET PER JOINT FOR THE ABOVE REFERENCED TABLE IS BASED ON A 18.0 FT LYING LENGTH OF PIPE TO GET THE MAX OFFSET. IF A DIFFERENT LAYING LENGTH IS USED THE ENGINEER IS TO CALCULATE THE REQUIRED OFFSET.

10. FOR COMMERCIAL SITES AND AREAS OUTSIDE OF RIGHT OF WAYS ALL VERTICAL AND HORIZONTAL BENDS SHALL BE MARKED WITH 3M BALL MARKERS OR EQUAL. MARKERS SHALL BE LOCATED AT AN ELEVATION OF 1.0 FT. OVER TOP OF PIPE FOR TRENCHES 5.0 FT OR LESS. FOR TRENCHES GREATER THAN 5.0 FT, BALL MARKER LOCATIONS SHALL NOT EXCEED 4.0 FT BELOW FINISHED GRADE LINE.

11. CONNECTION TO EXISTING WATER STUBS WILL NOT BE ALLOWED UNTIL ALL FACILITIES HAVE BEEN TESTED. A TEMPORARY CONNECTION WILL BE REQUIRED IN ORDER TO PROVIDE WATER FOR TESTING, FLUSHING AND GENERAL CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SECURE A METER AND BACKFLOW DEVICE FROM GLOBAL WATER. THE NUMBER OF CONNECTION POINTS SHALL BE DETERMINED BY GLOBAL WATER. ANY OTHER CONNECTIONS WILL NOT BE ALLOWED UNTIL ALL ONSITE FACILITIES HAVE BEEN TESTED. UPON ACCEPTANCE OF THE WATER FACILITIES, THE METER AND BACKFLOW DEVICED SHALL BE REMOVED AND ALL TEMPORARY CONNECTIONS COMPLETED.

PARK AREA CALCULATION

TOTAL LOT COUNT: 1052 LOTS
TOTAL PARK AREA REQUIRED: (1052 / 325) x 7 = 22.66 ACRES

PARK AREA TABLE

TRACT	AREA
B	1.65 AC
K	1.75 AC
S	2.35 AC
M	1.07 AC
BB	1.84 AC
KK	2.22 AC
TT	1.49 AC
EEE	4.49 AC
HHH	1.97 AC
III	1.31 AC
PPPP	1.95 AC
AAAAA	1.70 AC
TOTAL	23.79 AC

TRACT TABLE

TRACT	PARCEL	AREA	PROPOSED USE	TRACT	PARCEL	AREA	PROPOSED USE	TRACT	PARCEL	AREA	PROPOSED USE
A	8	1.79 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	LL	4	0.23 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	WWW	1	0.04 AC	LANDSCAPE
B	8	1.65 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	MM	4	2.73 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	XXX	9	1.04 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
C	8	1.57 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	NN	4	0.05 AC	LANDSCAPE	YYY	9	0.03 AC	LANDSCAPE
D	8	0.02 AC	LANDSCAPE	OO	4	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	ZZZ	9	0.05 AC	LANDSCAPE
E	8	0.02 AC	LANDSCAPE	PP	4	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	AAAA	9	0.02 AC	LANDSCAPE
F	8	0.05 AC	LANDSCAPE	QQ	4	0.09 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	BBBB	9	0.02 AC	LANDSCAPE
G	8	0.05 AC	LANDSCAPE	RR	4	0.03 AC	LANDSCAPE	CCCC	9	0.12 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
H	8	0.05 AC	LANDSCAPE	SS	4	0.05 AC	LANDSCAPE	DDDD	9	0.11 AC	LANDSCAPE
I	8	0.05 AC	LANDSCAPE	TT	3	1.58 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	EEEE	9	0.21 AC	LANDSCAPE
J	7	3.58 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	UU	3	1.67 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	FFFF	9	0.70 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
K	7	1.75 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	VV	3	0.08 AC	LANDSCAPE	GGGG	10	1.71 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
L	7	5.22 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	WW	3	0.08 AC	LANDSCAPE	HHHH	10	1.97 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
M	7	1.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	XX	3	0.03 AC	LANDSCAPE	IIII	10	1.31 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
N	7	0.03 AC	LANDSCAPE	YY	3	0.08 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	JJJJ	10	0.03 AC	LANDSCAPE
O	7	0.05 AC	LANDSCAPE	ZZ	3	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	KKKK	10	0.12 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
P	7	0.05 AC	LANDSCAPE	AAA	3	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	LLLL	10	0.16 AC	LANDSCAPE
Q	7	0.09 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	BBB	3	0.03 AC	LANDSCAPE	MMMM	10	0.05 AC	LANDSCAPE
R	7	0.02 AC	LANDSCAPE	CCC	3	0.05 AC	LANDSCAPE	NNNN	10	0.11 AC	LANDSCAPE
S	6	2.31 AC	LANDSCAPE, DRAINAGE, SIDEWALK AND UTILITIES	DDD	3	0.02 AC	LANDSCAPE	OOOO	11	1.45 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
T	6	1.19 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	EEE	2	4.59 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	PPPP	11	1.95 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
U	6	0.09 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	FFF	2	1.69 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	QOOO	11	0.06 AC	LANDSCAPE
V	6	0.05 AC	LANDSCAPE	GGG	2	0.06 AC	LANDSCAPE	RRRR	11	0.03 AC	LANDSCAPE
W	6	0.08 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	HHH	2	0.03 AC	LANDSCAPE	SSSS	11	0.33 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
X	6	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	III	2	0.05 AC	LANDSCAPE	TTTT	11	0.08 AC	LANDSCAPE
Y	6	0.09 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	JJJ	2	0.04 AC	LANDSCAPE	UUUU	11	0.03 AC	LANDSCAPE
Z	6	0.03 AC	LANDSCAPE	KKK	2	0.16 AC	LANDSCAPE	VVVV	11	0.25 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
AA	6	0.03 AC	LANDSCAPE	LLL	2	0.03 AC	LANDSCAPE	WWWW	11	0.26 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
BB	5	1.80 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	MMM	2	0.03 AC	LANDSCAPE	XXXX	11	0.69 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
CC	5	2.42 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	NNN	2	0.03 AC	LANDSCAPE	YYYY	4	0.02 AC	LANDSCAPE
DD	5	0.11 AC	LANDSCAPE	OOO	2	0.05 AC	LANDSCAPE	ZZZZ	12	2.61 AC	LANDSCAPE
EE	5	0.09 AC	LANDSCAPE	PPP	2	0.05 AC	LANDSCAPE	AAAAA	12	1.70 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
FF	5	0.08 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	QQQ	1	4.44 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	BBBBB	12	0.06 AC	LANDSCAPE
GG	5	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	RRR	1	0.51 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	CCCCC	12	0.03 AC	LANDSCAPE
HH	5	0.19 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	SSS	1	0.03 AC	LANDSCAPE	DDDDD	12	0.17 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
II	5	0.05 AC	LANDSCAPE	TTT	1	0.03 AC	LANDSCAPE	EEEEE	12	0.08 AC	LANDSCAPE
JJ	5	0.02 AC	LANDSCAPE	UUU	1	0.03 AC	LANDSCAPE	FFFFFF	12	0.03 AC	LANDSCAPE
KK	4	2.22 AC	LANDSCAPE, DRAINAGE AND SIDEWALK	VVV	1	0.05 AC	LANDSCAPE	GGGGG	12	0.64 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
								HHHHH	12	0.29 AC	LANDSCAPE, DRAINAGE AND SIDEWALK
								TOTAL		65.65 AC	

PARCEL	LAND USE DESIGNATION	APPROXIMATE GROSS ACRES	NO. LOTS	MINIMUM LOT DIMENSIONS
1	L/MDR	23.95	93	45' X 120'
2		26.25	80	55' X 120'
3		21.79	81	50' X 120'
4		23.93	97	55' X 120'
5		28.42	99	60' X 120'
6		20.32	83	50' X 120'
7		28.16	92	45' X 120'
8		20.04	66	55' X 120'
9		19.10	102	45' X 120'
10		21.94	80	50' X 120'
11		27.05	92	60' X 120'
12		27.56	87	60' X 120'
	LOT & R/W TOTALS	220.91	1,052	
	TRACTS TOTAL	65.65		
	PLAT TOTAL	286.56		

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THE TRAILS AT TORTOSA

PRELIMINARY PLAT

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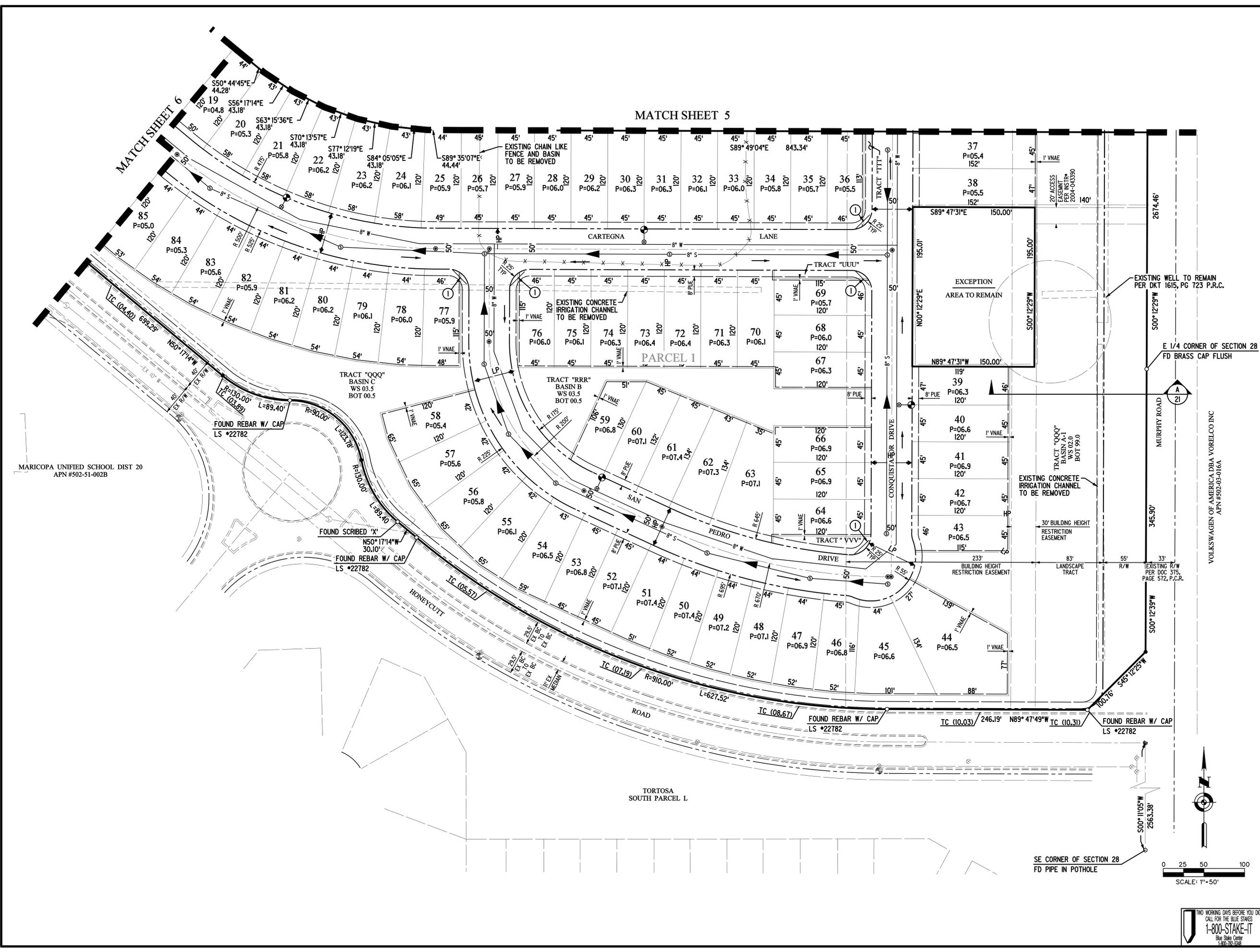
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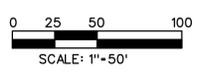
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MARICOPA UNIFIED SCHOOL DIST 20
APN #502-51-002B

TORTOSA
SOUTH PARCEL L



SE CORNER OF SECTION 28
FD PIPE IN POTHOLE

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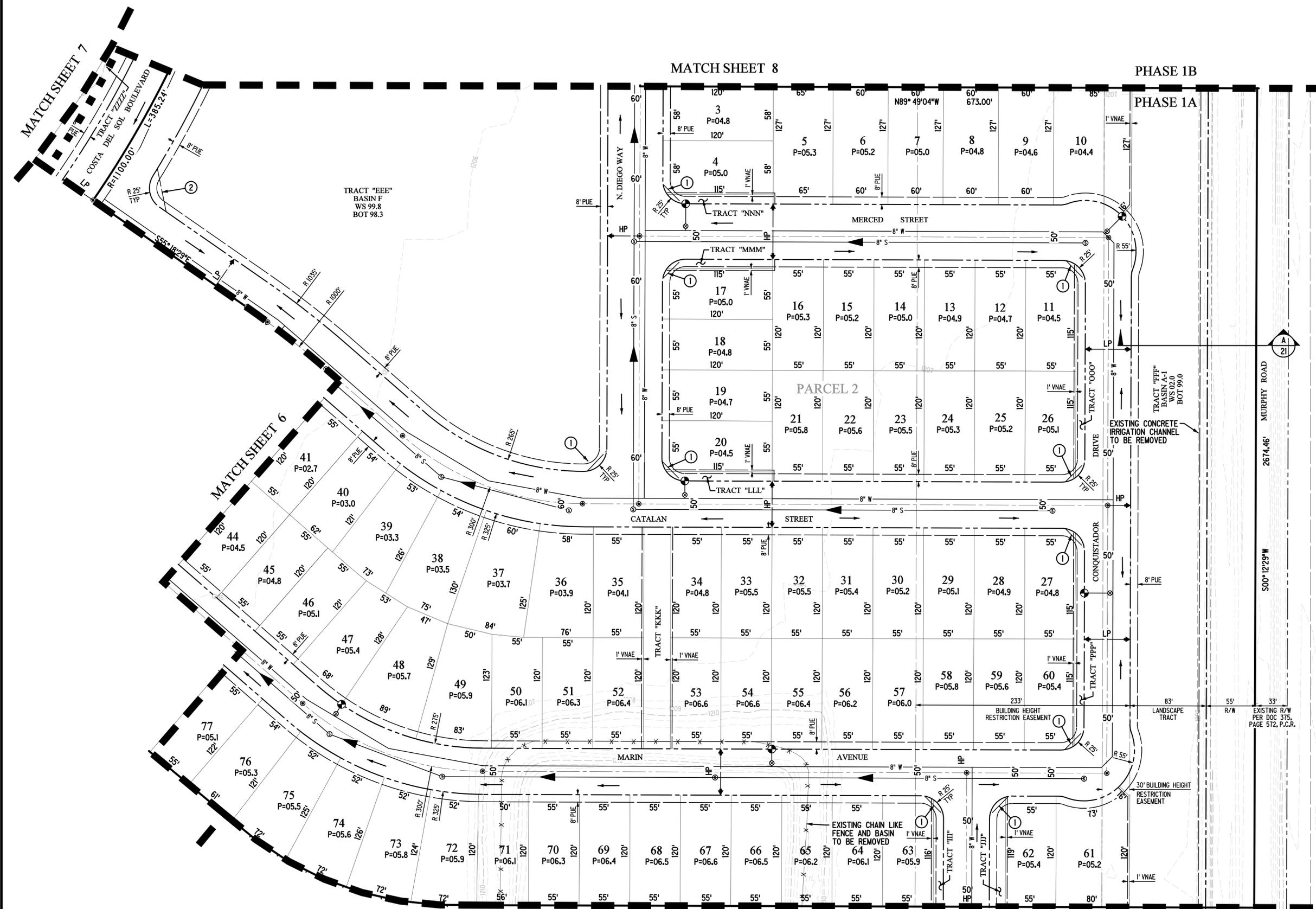
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PHASE 1B

PHASE 1A

MATCH SHEET 4

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SCALE: 1"=50'

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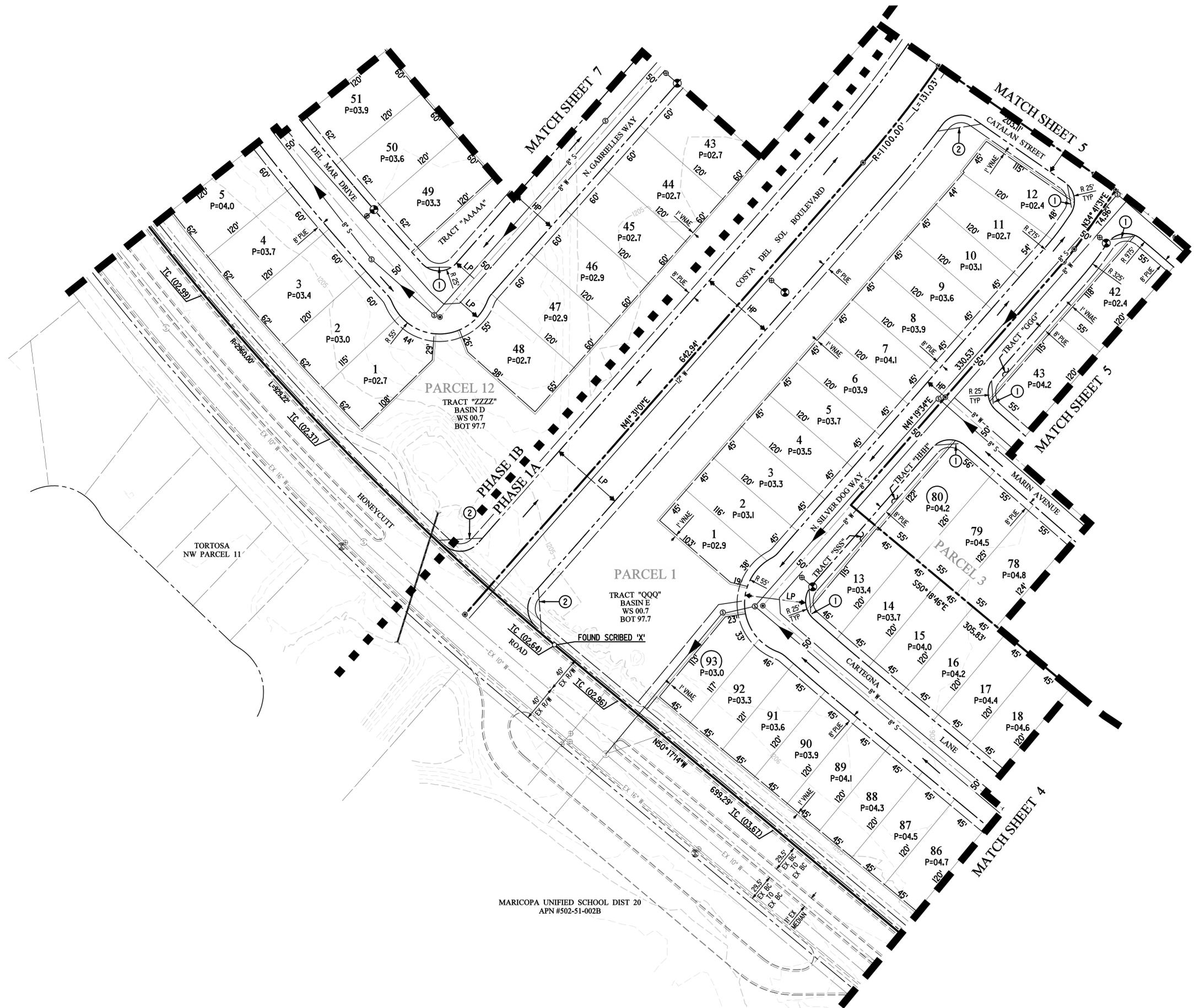
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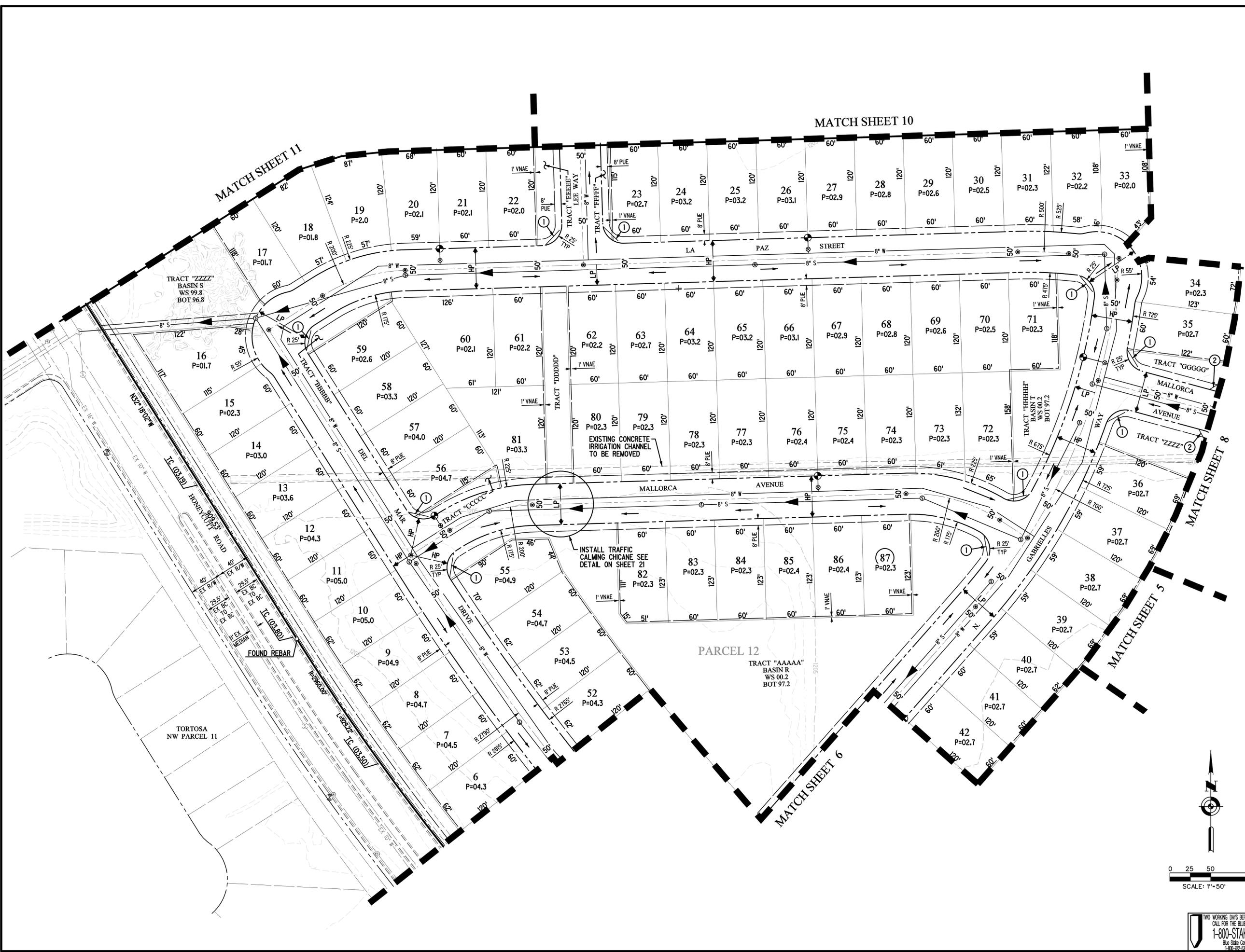
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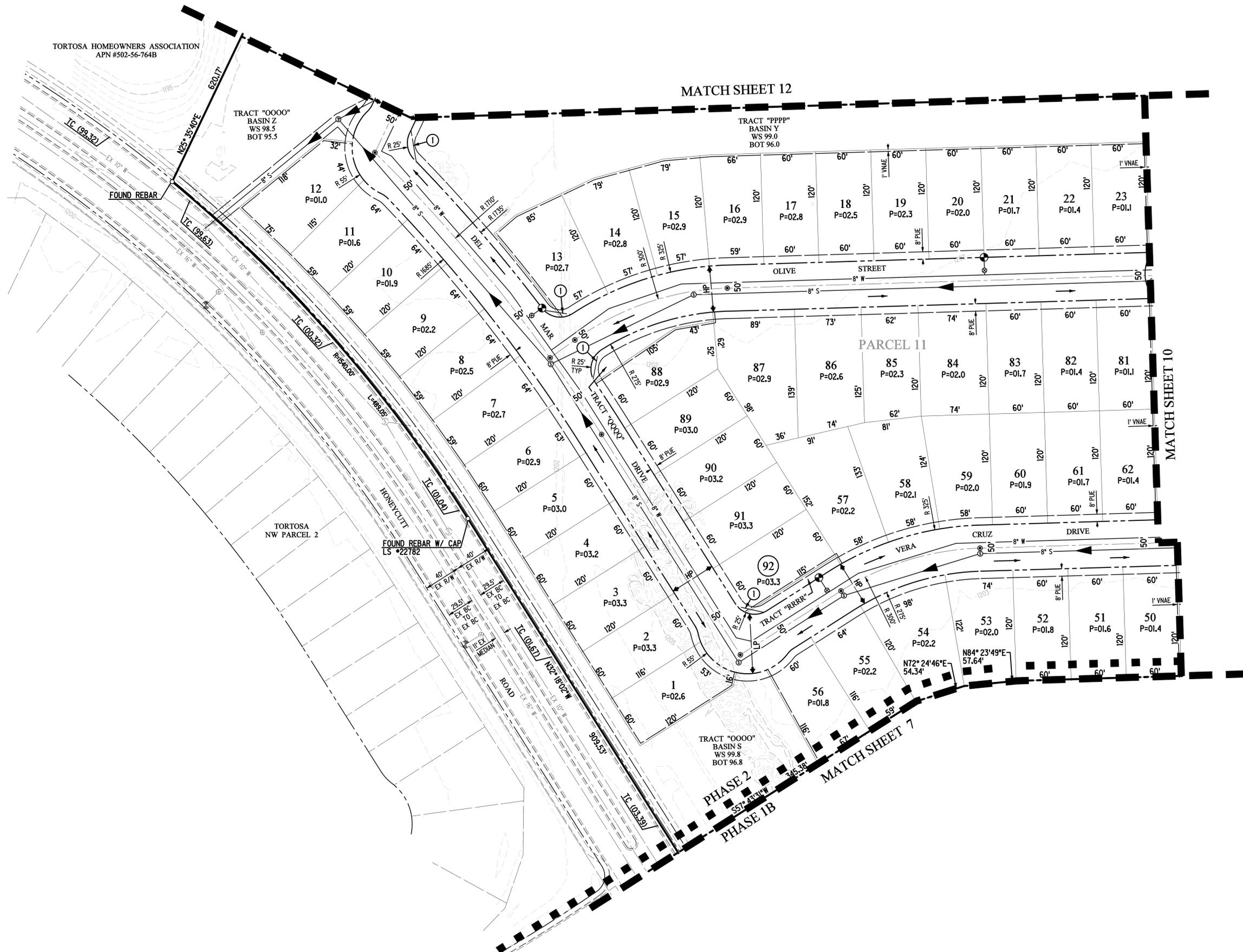
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0 25 50 100

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TRACT "O000"
BASIN Z
WS 98.5
BOT 95.5

TRACT "PPPP"
BASIN Y
WS 99.0
BOT 96.0

TORTOSA
NW PARCEL 2

FOUND REBAR W/ CAP
LS #22782

TRACT "O000"
BASIN S
WS 99.8
BOT 96.8

PHASE 2
PHASE 1B

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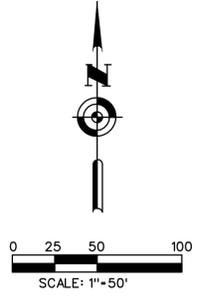
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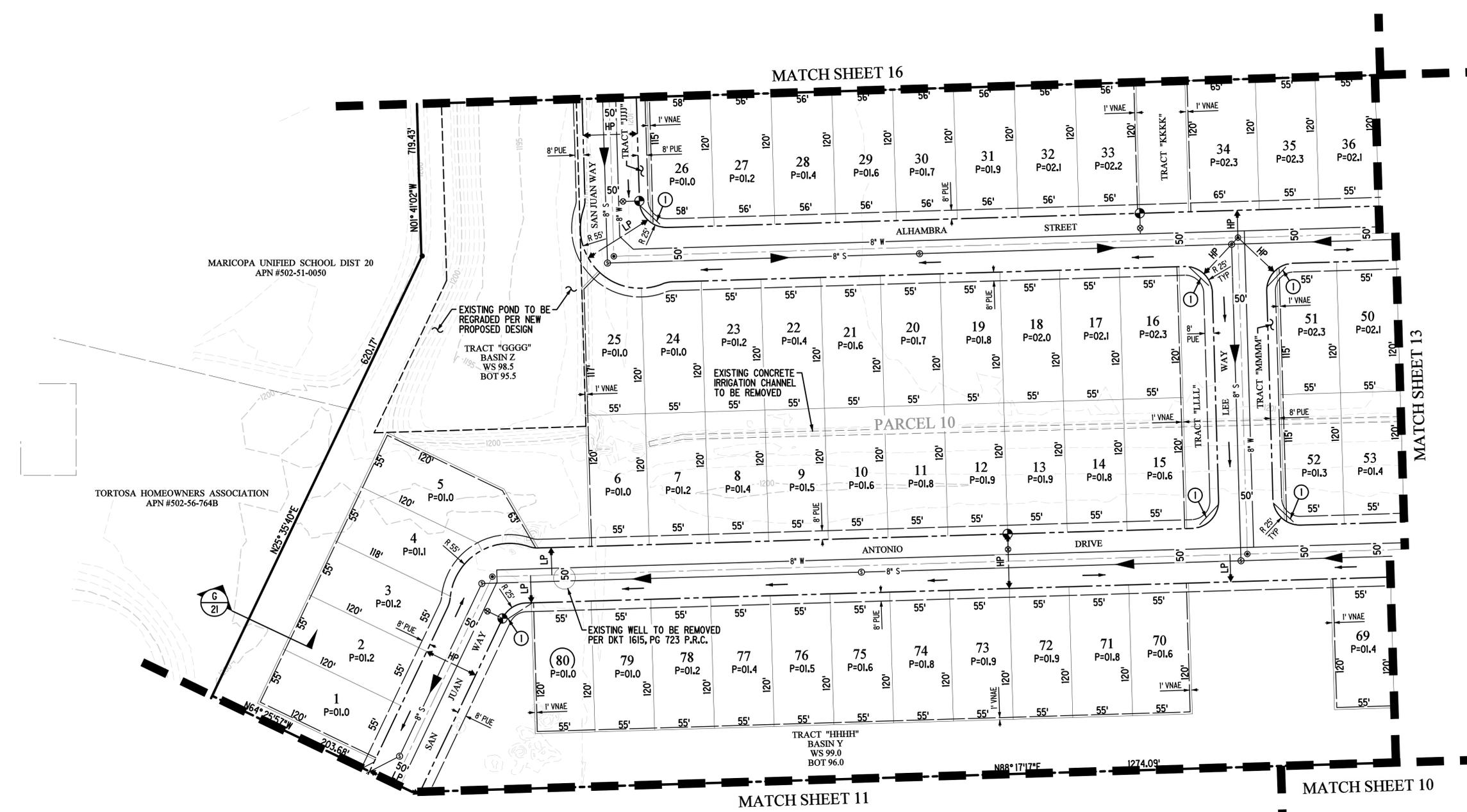


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SHEET 11 OF 21	
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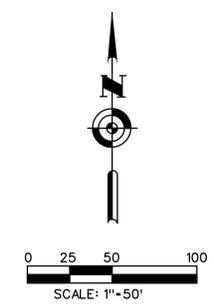


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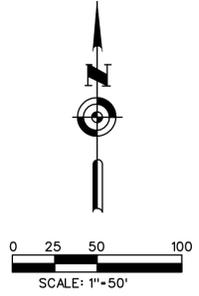
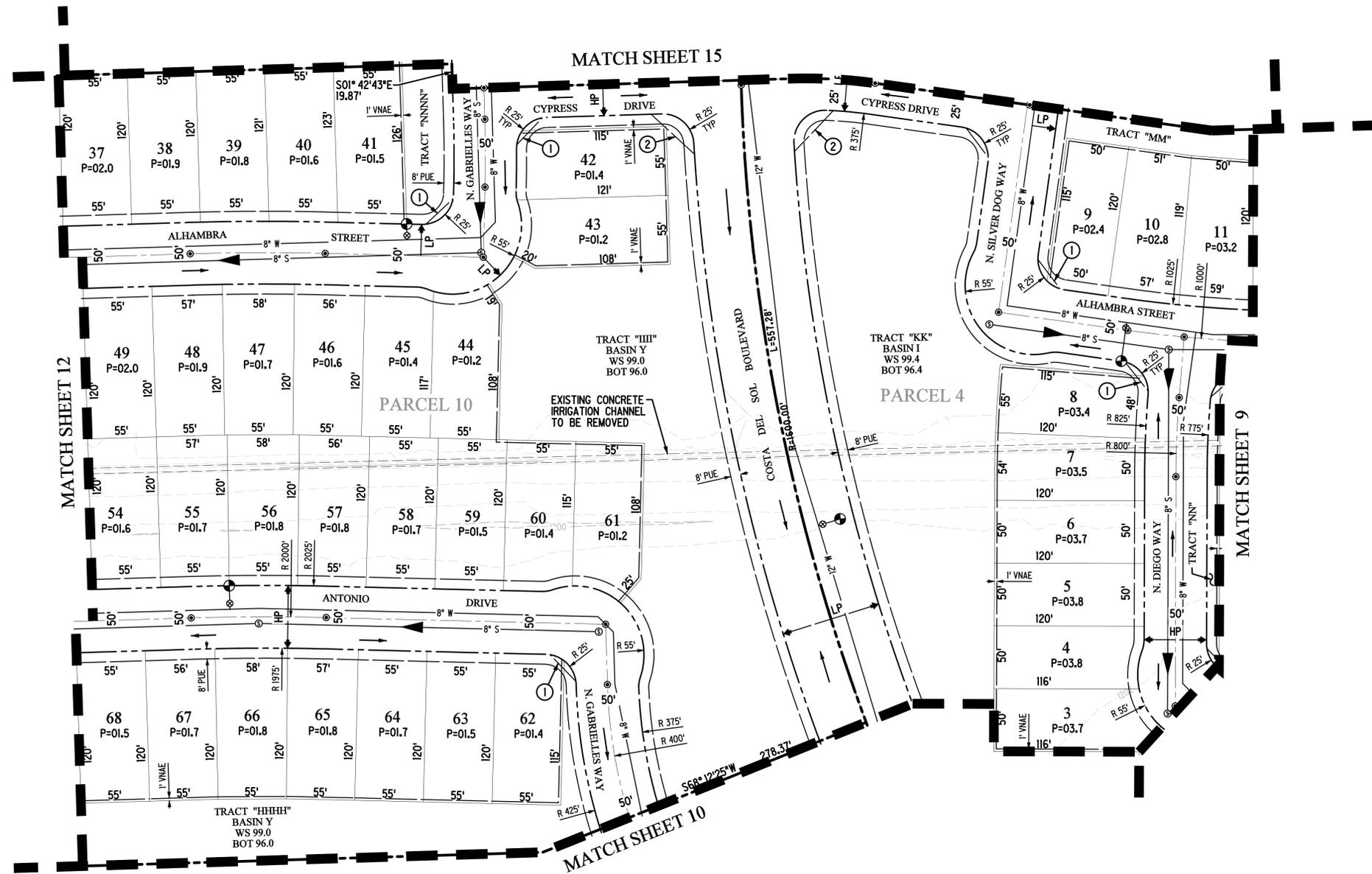
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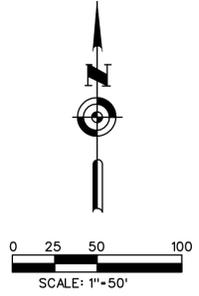
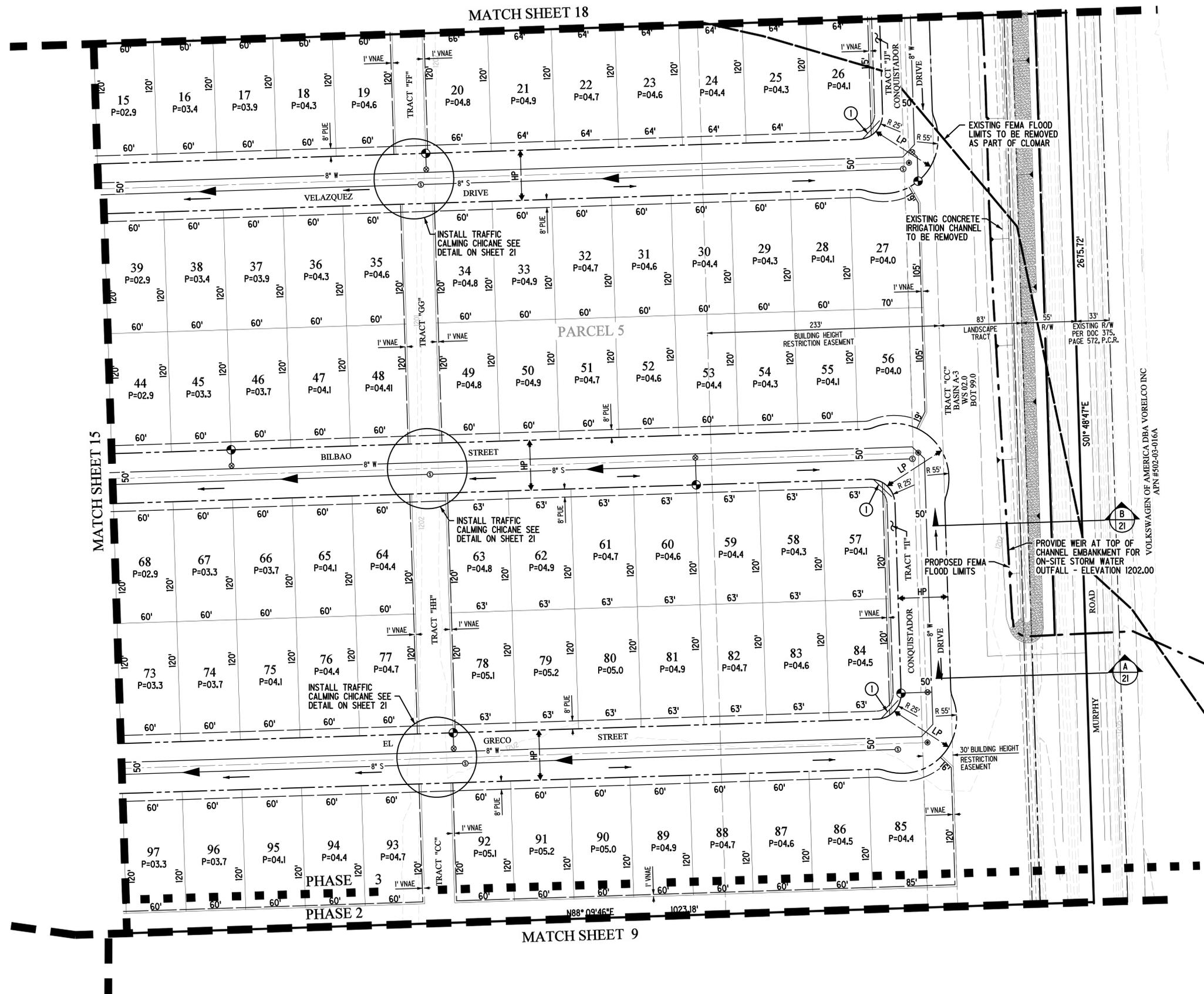
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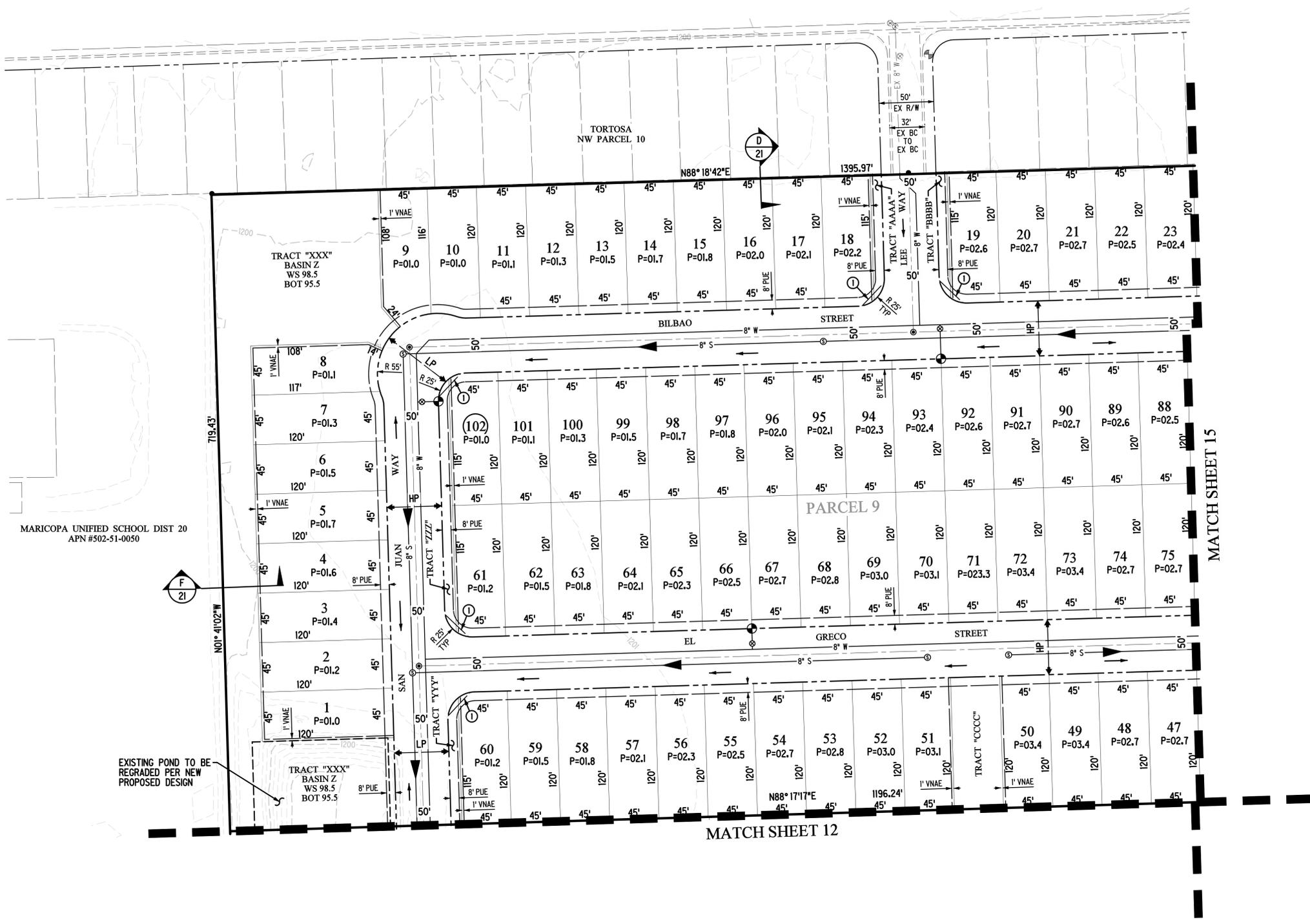
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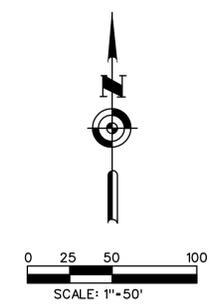


MARICOPA UNIFIED SCHOOL DIST 20
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TORTOSA
NW PARCEL 10

PARCEL 9

EXISTING POND TO BE
REGRADED PER NEW
PROPOSED DESIGN



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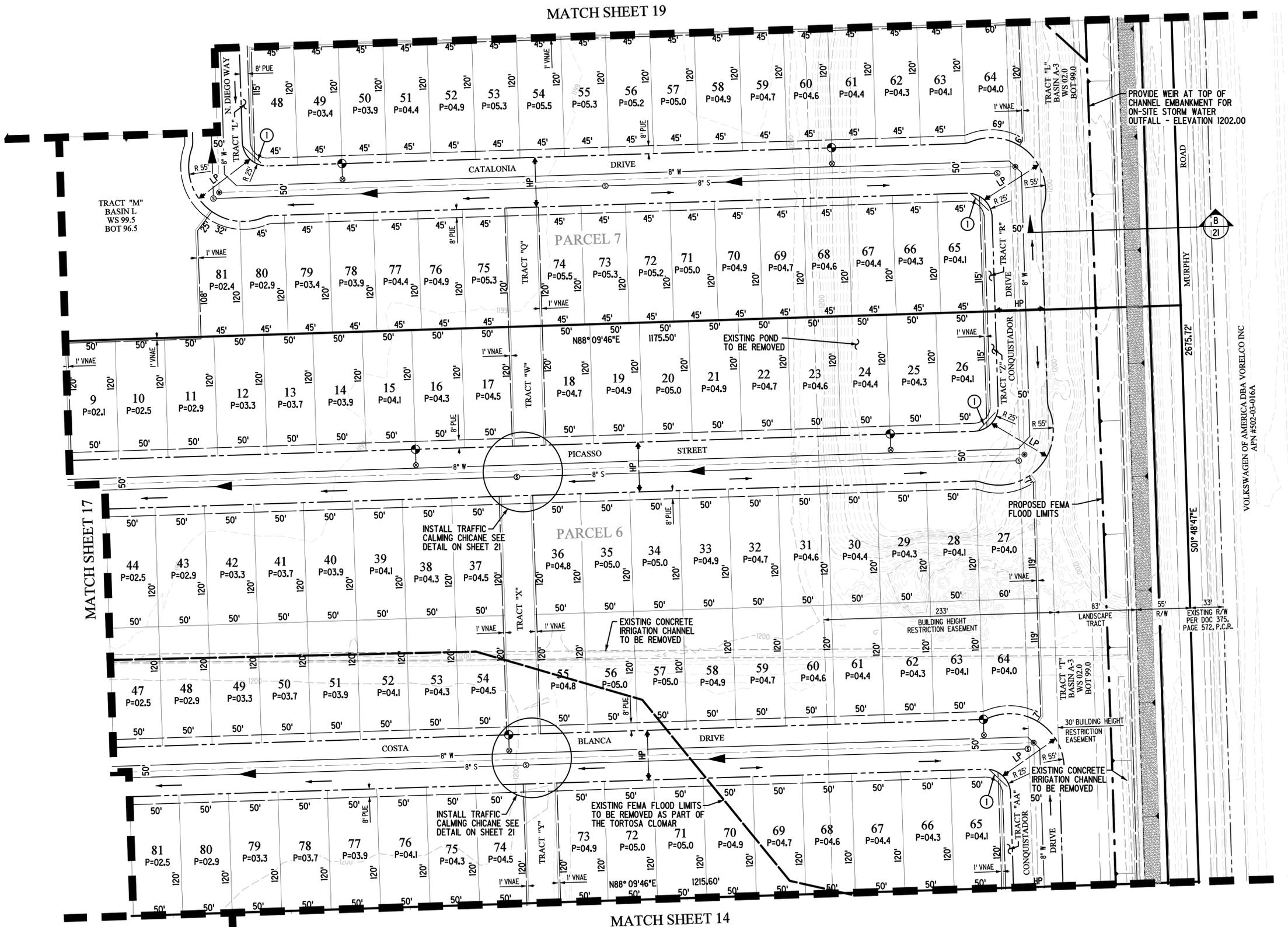
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PLOT DATE: 12/22/16

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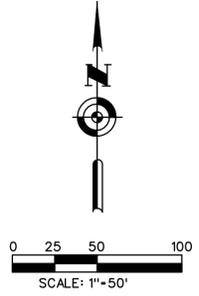
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MATCH SHEET 17

MATCH SHEET 14



THE TRAILS AT TORTOSA

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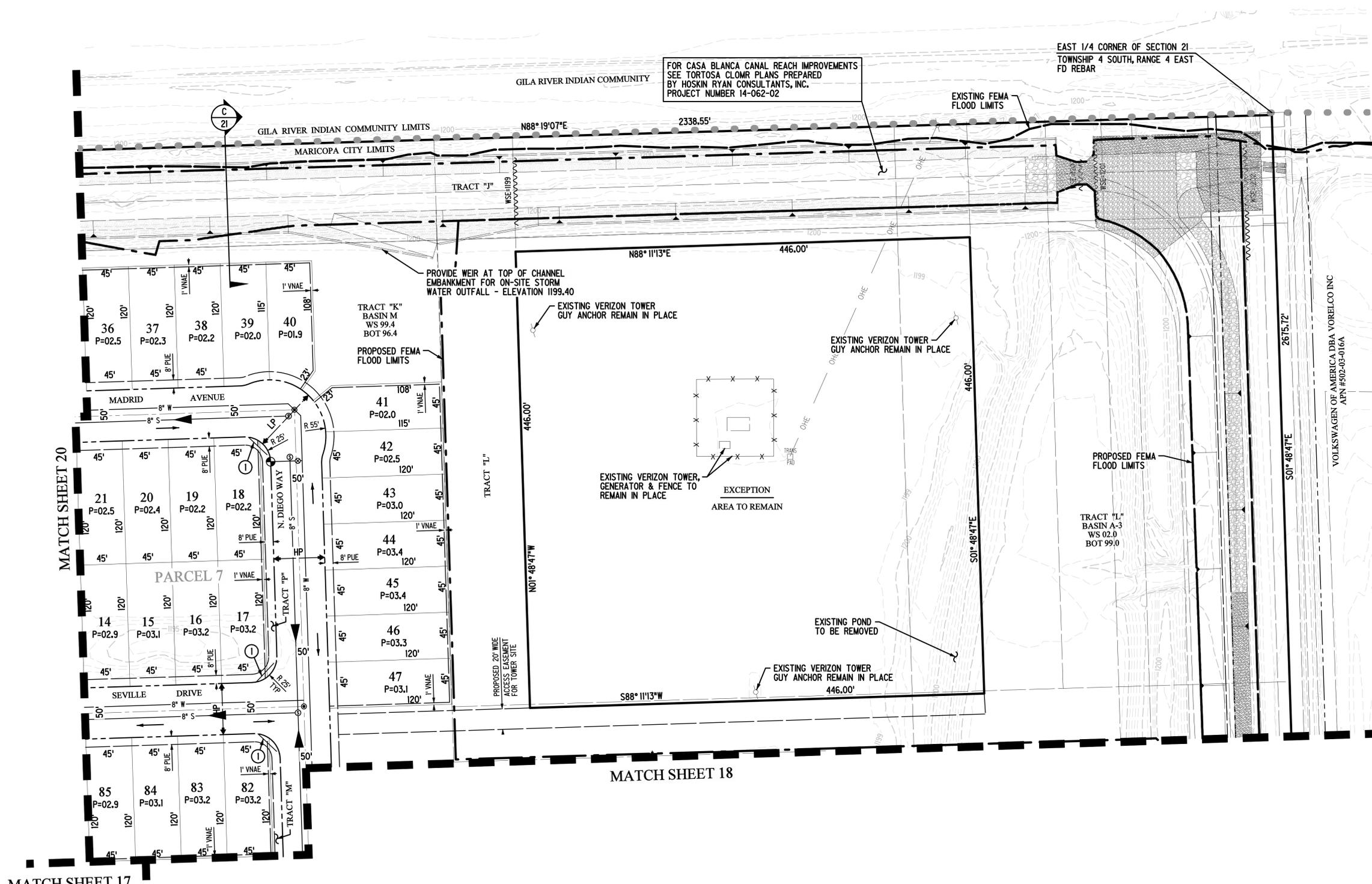
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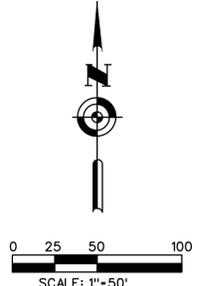
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MATCH SHEET 17

MATCH SHEET 20

MATCH SHEET 18



THE TRAILS AT TORTOSA

PRELIMINARY PLAT



EXPIRES 12/31/18

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DRAWN: STAFF

CHECKED: MM
PLOT DATE: 12/22/2016

SHEET 19 OF 21

PROJECT NO. 14-062-01

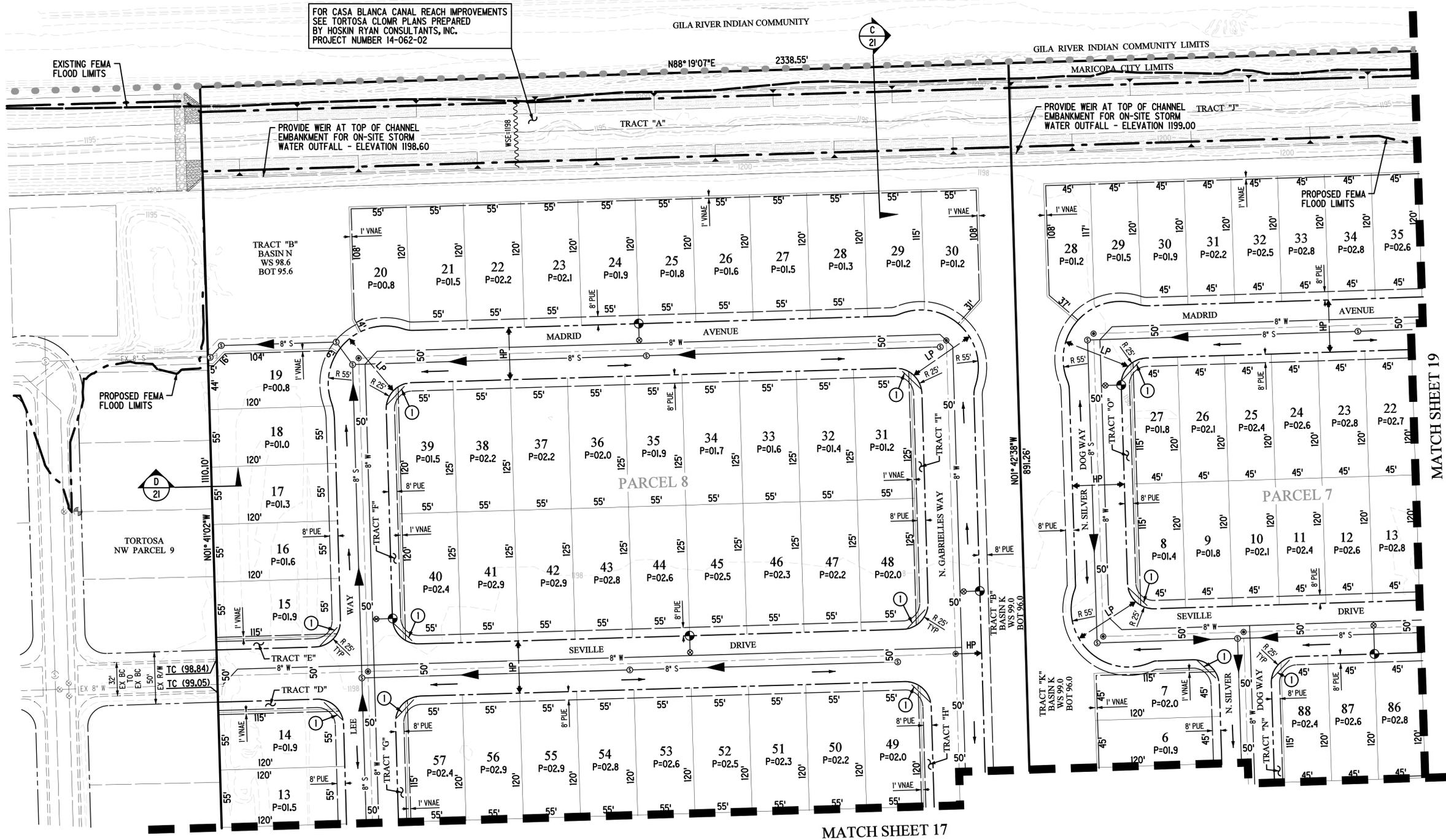
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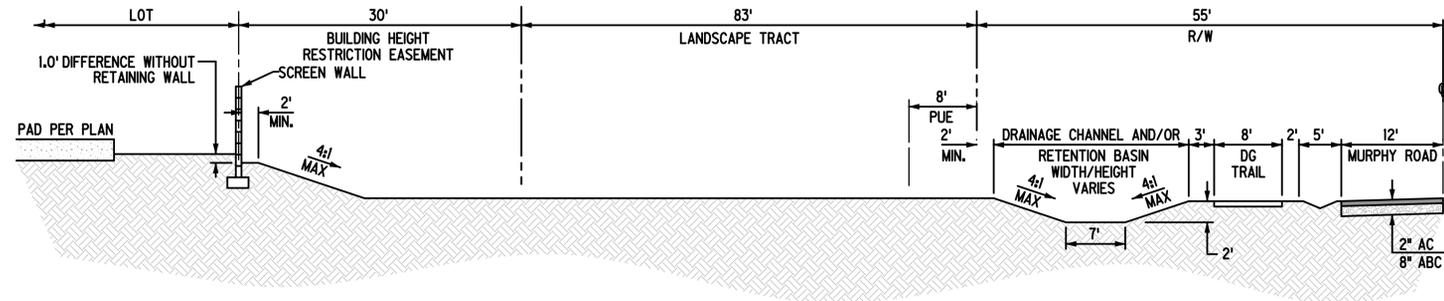
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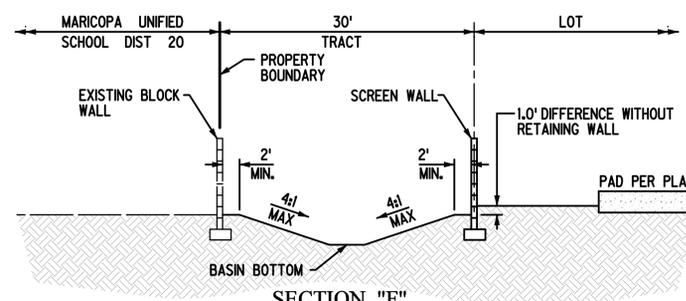
REVISIONS:

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

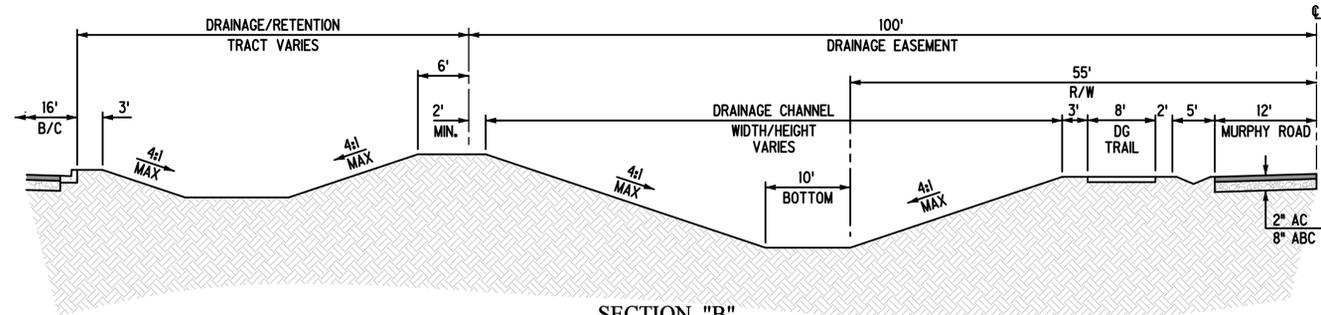




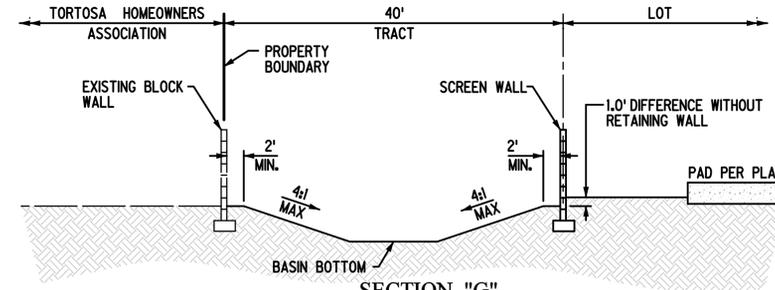
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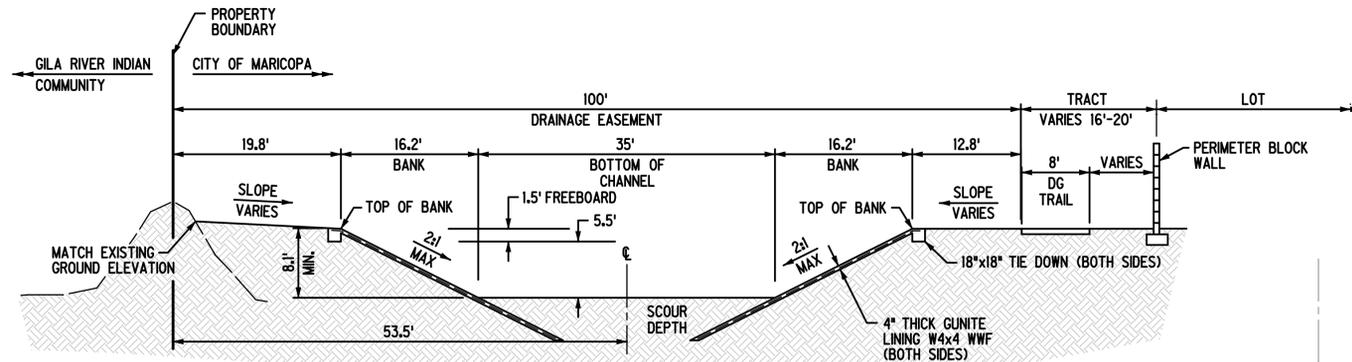
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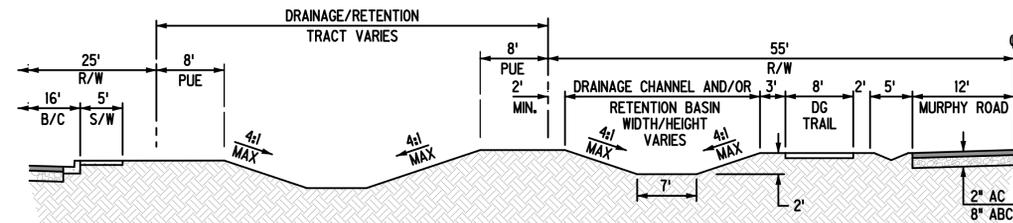
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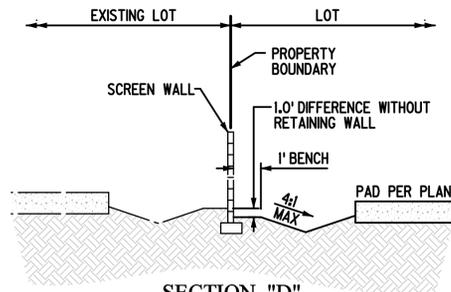
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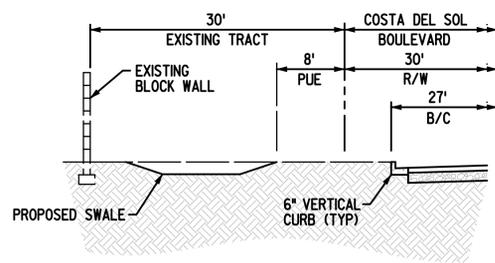
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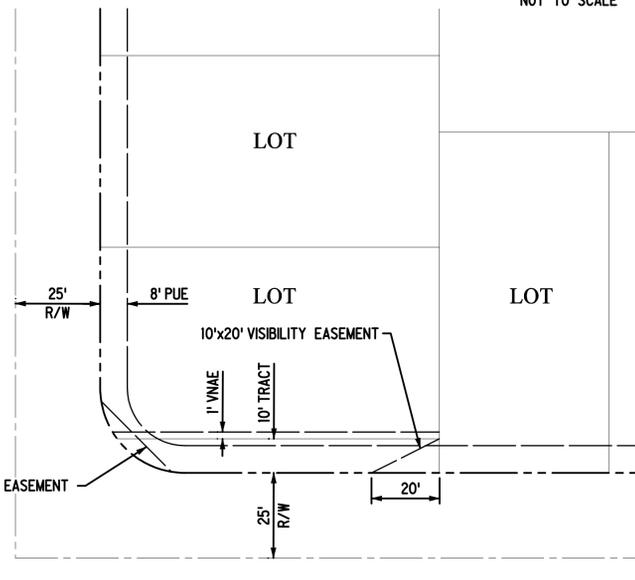
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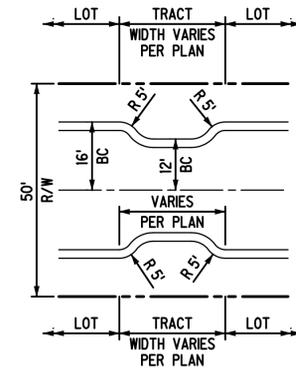
SECTION "D"
LOOKING NORTH & EAST
NOT TO SCALE



SECTION "E"
LOOKING NORTH AND NORTHWEST
NOT TO SCALE



10' TRACT WITH SIGHT VISIBILITY EASEMENT
NOT TO SCALE



TRAFFIC CALMING CHICANE
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THE TRAILS AT TORTOSA

PRELIMINARY PLAT



DESIGNED: MM	CHECKED: MM	PLOT DATE: 12/22/2016
DRAWN: STAFF	PROJECT NO. 14-062-01	
SHEET 21 OF 21		

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