

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PINAL COUNTY ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE 3/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 89°46'24" WEST A DISTANCE OF 2,600.33 FEET;

THENCE NORTH 89°46'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 893.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 893.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 00°05'09" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 682.91 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 682.90 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 89°46'24" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 893.01 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°05'09" EAST, ALONG SAID EAST LINE, A DISTANCE OF 682.91 FEET TO THE POINT OF BEGINNING.

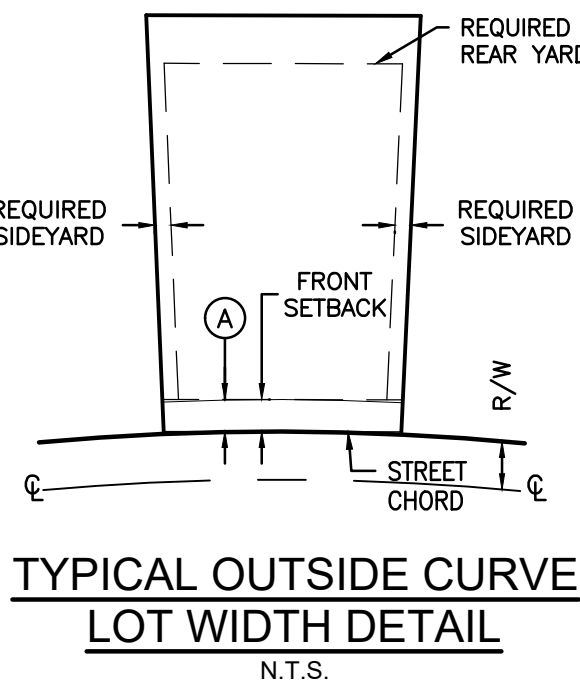
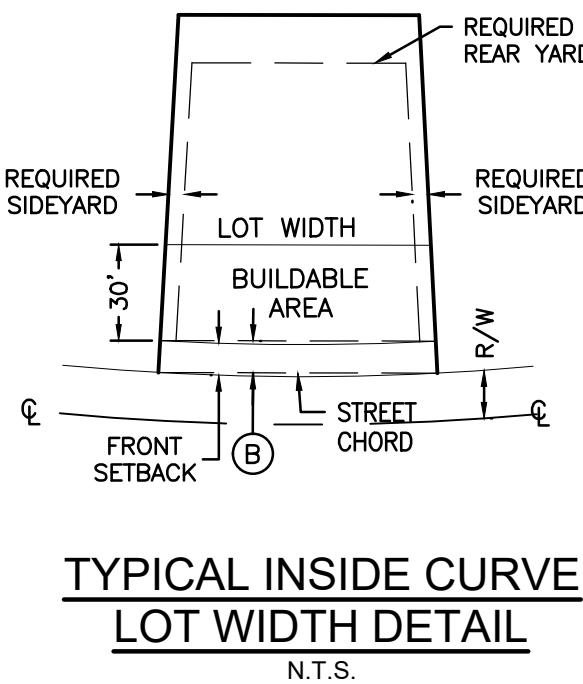
CONTAINING 308.387 ACRES, MORE OR LESS

NOTES:

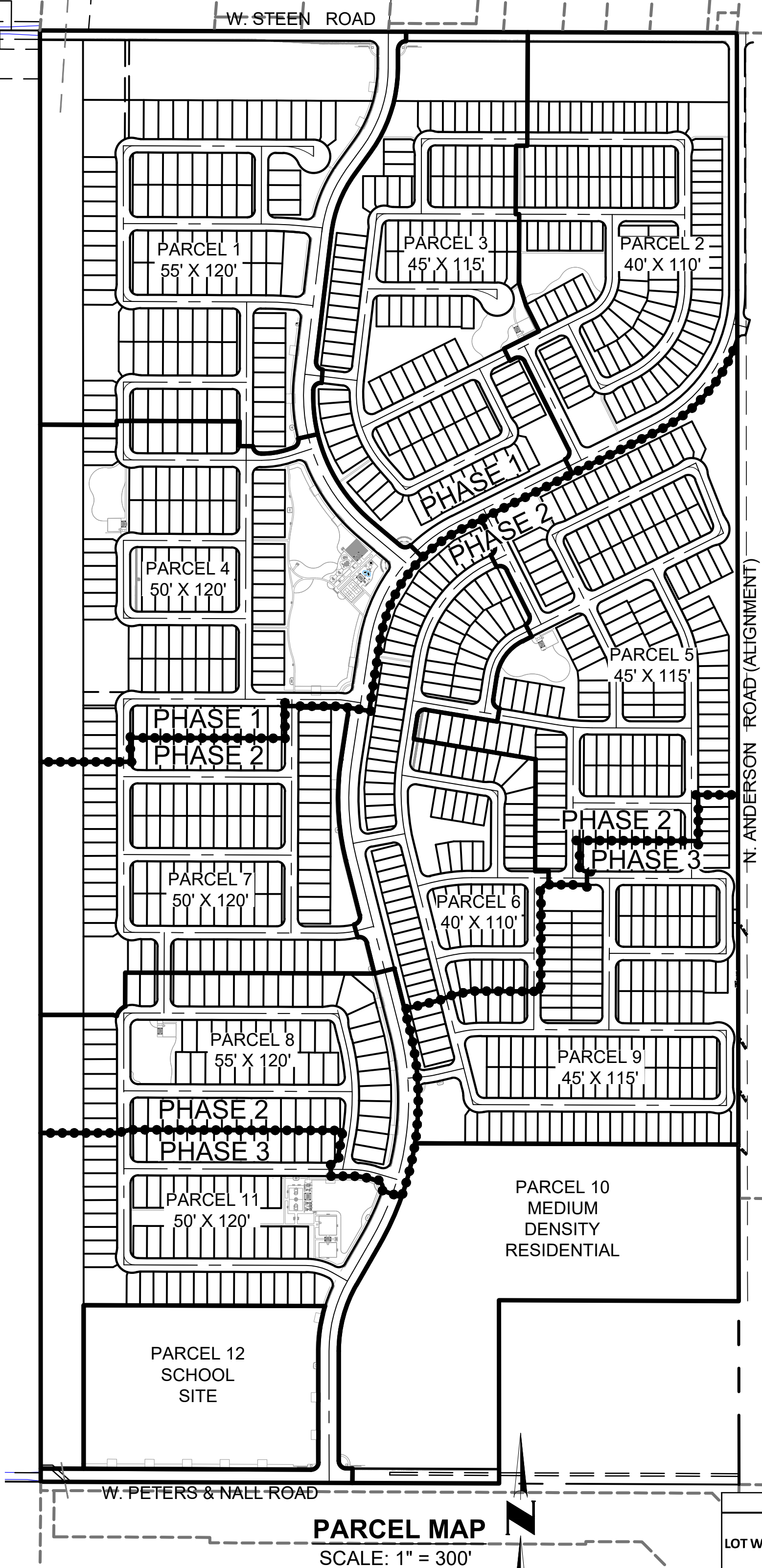
- PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.
- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR, AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- 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.
- ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
- ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
- PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD-22-15).
- MAINTENANCE OF THE DRAINAGE CHANNEL WILL BE THE RESPONSIBILITY OF THE HOA PURSUANT TO THE INTERGOVERNMENTAL AND MAINTENANCE AGREEMENTS EXECUTED FOR THE PROPERTY.
- THE COMMUNITY WILL ADHERE TO THE CITY'S POOL DRAINAGE POLICY. PLACING LANDSCAPE DEBRIS ON THE CHANNEL EASEMENT AND OTHER MATERIALS, USE OF NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT, AND DISTURBANCE OF THE SLOPES AND CHANNEL WITHOUT PERMISSION OF THE CITY AND THE HOA IS NOT PERMITTED.
- MAIN PARK AMENITY SHALL BE CONSTRUCTED IN PHASE 1, COLLECTOR ROADWAYS SHALL BE CONSTRUCTED AS INDICATED PER THE PHASE DESIGNATION LINE.

UTILITIES AND SERVICES:

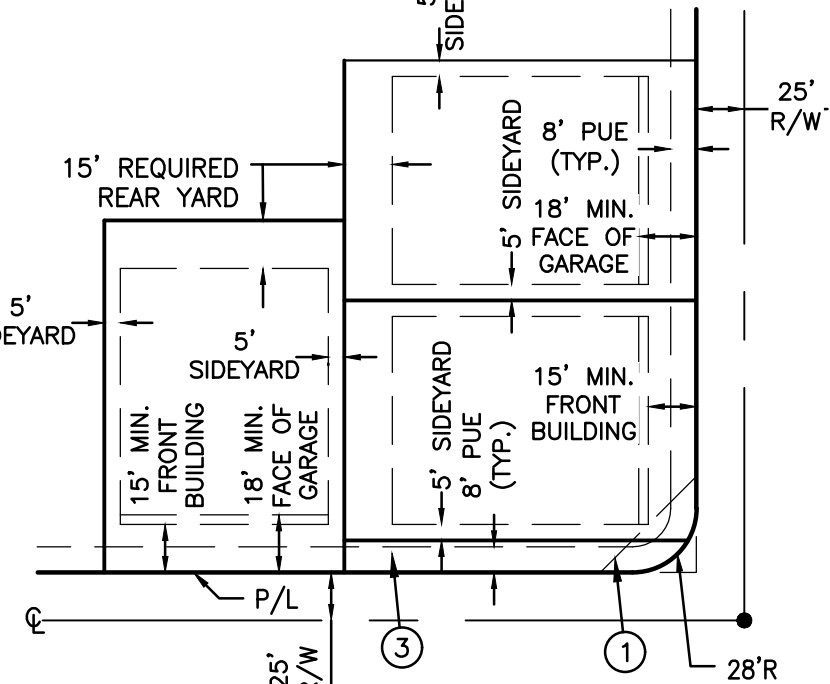
WATER: GLOBAL WATER RESOURCES
WASTEWATER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
GAS: SOUTHWEST GAS CORPORATION
FIRE: CITY OF MARICOPA FIRE DEPARTMENT
POLICE: CITY OF MARICOPA POLICE DEPARTMENT



- DEFINITION OF LOT WIDTH
FRONT BUILDING SETBACK LINE MEASUREMENT IS FROM A CHORD AT WHERE EACH OF THE TWO SIDE LOT LINES INTERSECT THE RIGHT-OF-WAY
- (A) FOR RECTANGULAR LOTS, LOTS HAVING SIDE LOT LINES NOT PARALLEL, AND LOTS ON THE OUTSIDE OF THE CURVE OF A STREET, THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED MINIMUM FRONT YARD SETBACK LINE ON A LINE PARALLEL TO THE STREET OR STREET CHORD;
- (B) FOR LOTS ON THE INSIDE OF A CURVE OF A STREET, THE DISTANCE BETWEEN SIDE LOT LINES MEASURED 30 FEET BEHIND THE REQUIRED MINIMUM FRONT YARD LINE ON A LINE PARALLEL TO THE STREET OR STREET CHORD.

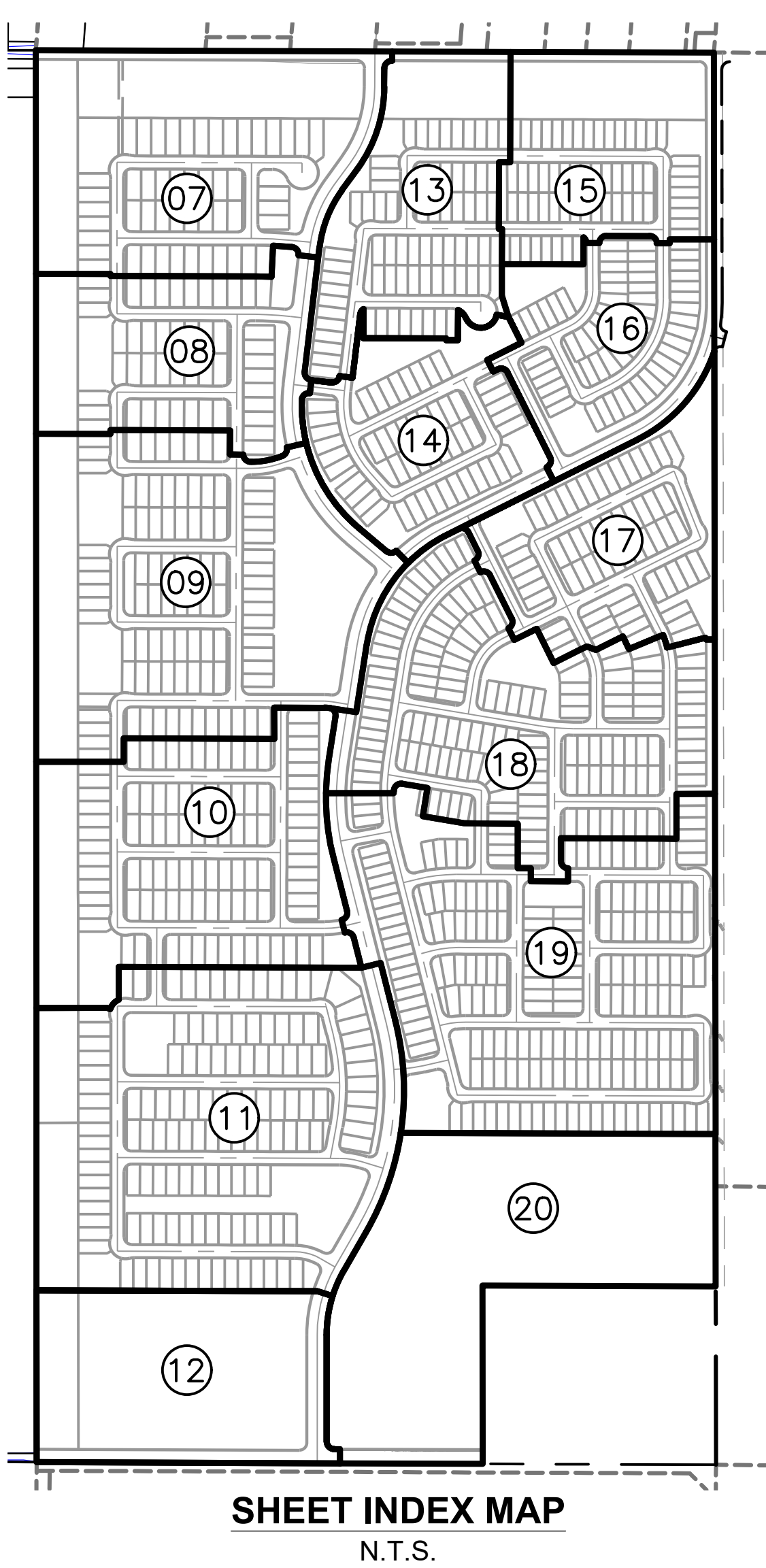


LOT MIX		
LOT WIDTH	PROPOSED YIELD	MIX %
40'	224	22%
45'	394	38%
50'	254	24%
55'	165	16%
TOTAL	1037	100%



- SETBACKS:
*15' TO FRONT BUILDING
*18' TO FACE OF GARAGE.
5' SIDE YARD SETBACK
15' MINIMUM REARYARD SETBACK
**5' STREET SIDYARD SETBACK
- NOTES:
*ALL SETBACKS ARE MEASURED FROM BACK OF SIDEWALK.
** FOR ALL LOTS UNDER 10,000 SQUARE FEET, A MINIMUM 10-FOOT LANDSCAPE TRACT OR NO-BUILD EASEMENTMUST BE PROVIDED ON THE STREET SIDE OF A CORNER LOT, IN ADDITION TO THE INTERIOR SIDE SETBACK REQUIRED
- (1) 21'x21' SITE VISIBILITY EASEMENT LOCAL INTERSECTIONS
(2) 33'x33' SITE VISIBILITY EASEMENT COLLECTOR INTERSECTIONS
(3) 10' CORNER LANDSCAPE TRACT

APPROVED DEVELOPMENT STANDARDS (PAD22-15)				
LOT SIZE	40' X 110'	45' X 115'	50' X 120'	55' X 120'
PARCEL NUMBERS	2, 6	3, 5, 9	4, 7, 11, 12	1, 8
ZONING	PAD22-15 (RS-5)			
BUILDING HEIGHT	30'	30'	30'	30'
MIN. LOT AREA	4,400 SF ¹	5,175 SF	6,000 SF	6,600 SF
MIN. LOT WIDTH	40' ²	45' ³	50'	55'
MIN. FRONT BUILDING/GARAGE (*) (**)	15'/18'	15'/18'	15'/18'	15'/18'
MIN. SIDE YARDS	5'	5'	5'	5'
MIN. REAR YARD	15'	15'	15'	15'
STREET SIDE YARD (***)	5'	5'	5'	5'
MAX. LOT COVERAGE - 1 STORY	55%	55%	55%	55%
MAX. LOT COVERAGE - 2/3 STORY	50%	50%	50%	50%
* STREET-FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18' FROM THE BACK OF WALK. ** FRONT SETBACKS TO BE MEASURED FROM BACK OF WALK. *** FOR ALL LOTS UNDER 10,000 SQUARE FEET, A MINIMUM 10-FOOT LANDSCAPE TRACT OR NO-BUILD EASEMENTMUST BE PROVIDED ON THE STREET SIDE OF A CORNER LOT, IN ADDITION TO THE INTERIOR SIDE SETBACK REQUIRED. 1) LOTS LESS THAN 5,000 SF ARE PERMITTED FOR 40' WIDE LOTS ONLY (ADDITIONAL ALLOWANCES FOR PARCEL 10 DESCRIBED IN PAD TABLES 3 AND 4). 2) LOT WIDTH OF LESS THAN OR EQUAL TO 40' ALLOWED FOR UP TO 25% OF TOTAL UNITS IF 24.5% GROSS O.S. IS PROVIDED (NOT INCLUDING PARCEL 10) 3) LOT WIDTH OF LESS THAN OR EQUAL TO 45' ALLOWED FOR UP TO 50% OF TOTAL UNITS IF 22% GROSS O.S. IS PROVIDED (NOT INCLUDING PARCEL 10)				



HARTMAN TRAILS - PARCEL DATA													
PHASE	PARCEL	PROPOSED LOT SIZE	PROPOSED YIELD	* GROSS AREA (AC)	** RESIDENTIAL AREA (AC)	PROPOSED RESIDENTIAL DENSITY	GROSS OPEN SPACE (AC)	*** GROSS O.S. %	RESIDENTIAL O.S.	**** RESIDENTIAL O.S. %	USEABLE O.S.	***** USEABLE O.S. %	
1	1	55' X 120'	98	39.04	33.78	2.90	14.83	37.99%	9.57	28.32%	6.09	15.60%	
	2	40' X 110'	115	26.63	26.63	4.32	7.44	27.94%	7.44	27.94%	4.98	18.70%	
	3	45' X 115'	122	29.17	29.17	4.18	8.18	28.05%	8.18	28.05%	6.05	20.73%	
	4	50' X 120'	92	32.37	27.76	3.31	12.73	39.33%	8.12	29.25%	7.68	23.73%	
2	5	45' X 115'	138	29.46	29.46	4.68	6.06	20.58%	6.06	20.58%	2.87	9.73%	
	6	40' X 110'	110	22.00	22.00	5.00	3.02	13.72%	3.02	13.72%	2.88	13.09%	
	7	50' X 120'	98	24.18	20.72	4.73	6.29	26.01%	2.83	13.65%	2.52	10.42%	
	8	55' X 120'	67	18.78	17.16	3.90	3.33	17.71%	1.71	9.96%	1.63	8.70%	
3	9	45' X 115'	134	25.05	25.05	5.35	3.38	13.47%	3.38	13.47%	2.07	8.27%	
	10	FUTURE RESIDENTIAL		26.72			2.50						
	11	50' X 120'	63	22.73	18.13	3.47	8.33	36.64%	3.73	20.59%	3.14	13.82%	
	12	FUTURE SCHOOL		12.25									
TOTAL				1037	308.39	249.87	4.15	76.08	24.67%	54.03	21.63%	39.91	73.85%
* GROSS AREA INCLUDES PARCEL 10, 12 AND MSIDD EASEMENT.													
** RESIDENTIAL AREA EXCLUDES PARCELS 10, 12 & MSIDD.													
*** GROSS O.S. % IS DIVIDED BY GROSS ACREAGE OF THE SUBDIVISION.													
**** RESIDENTIAL O.S. % IS DIVIDED BY RESIDENTIAL ACREAGE OF THE SUBDIVISION.													
***** MINIMUM 60% OF TOTAL RESIDENTIAL OPEN SPACE IS DESIGNATED AS USEABLE OPEN SPACE.													

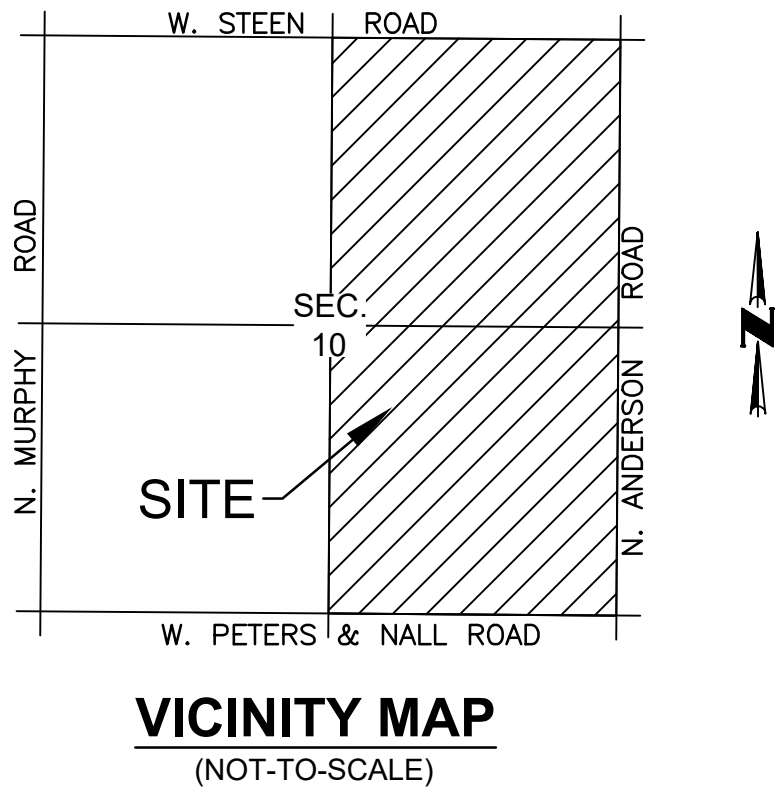
HARTMAN TRAILS - SITE DATA			
GROSS AREA*	13,433,346 SF	308.39 AC	
GROSS RESIDENTIAL AREA**	10,884,268 SF	249.87 AC	
MSIDD EASEMENT	19.54 AC	6%	
TOTAL USEABLE O.S. %***	39.91 AC	73.85%	
TOTAL TRACT AREA O.S. %***	54.03 AC	21.63%	
TOTAL LOTS	1037 LOTS		
APPROX. SMALLEST LOT AREA	4,400 SF		
APPROX. LARGEST LOT AREA	13,281 SF		
GROSS RESIDENTIAL DENSITY	4.15 DU/AC		
MAX LOT COVERAGE	40%		
EXISTING ZONING	PAD 22-15		
LAND USE	SINGLE FAMILY RESIDENTIAL		
UNIT TYPE	SINGLE FAMILY DETACHED		
*GROSS AREA INCLUDES PARCEL 10, 12 & MSIDD EASEMENT. ** RESIDENTIAL AREA EXCLUDES PARCEL 10, 12 & MSIDD EASEMENT. ***O.S. % IS DIVIDED BY RESIDENTIAL ACREAGE OF THE SUBDIVISION.			

PRELIMINARY PLAT FOR HARTMAN TRAILS

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK RD,
SUITE #140
PHOENIX, AZ 58024
PHONE: (602) 374-2777
CONTACT: MICHAEL CRONIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



- LEGEND
- PROJECT BOUNDARY
 - PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
 - SEWER LINE
 - WATER LINE
 - FIRE HYDRANT
 - PHASE LINE
 - FLOOD ZONE BOUNDARY

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SHEET 02-03 - LOT AREA TABLES
SHEET 04 - TRACT TABLES
SHEET 05 - CENTERLINE DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07-20 - PRELIMINARY PLAT

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SHEET 01 OF 20
CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

N:\0395901\CADD\Preliminary\PS Prelat.dwg

PARCEL 1 LOT AREA	
LOT #	AREA (SQ FT)
1	6,605
2	6,600
3	6,600
4	8,749
5	8,006
6	7,993
7	7,993
8	7,993
9	7,993
10	7,993
11	7,993
12	7,993
13	7,993
14	7,993
15	7,993
16	7,993
17	7,861
18	6,807
19	6,600
20	6,600
21	6,600
22	6,600
23	6,600
24	6,600
25	6,803
26	6,803
27	6,600
28	6,600
29	6,600
30	6,600
31	6,600
32	6,600
33	6,803
34	6,858
35	6,885
36	6,884
37	6,883
38	6,881
39	6,880
40	6,879
41	6,878
42	6,848
43	6,684
44	6,690
45	6,600
46	6,600
47	6,600
48	6,600
49	6,600
50	6,600
51	6,600
52	6,623
53	7,559
54	6,865
55	6,608
56	6,600
57	6,600
58	6,600
59	6,600
60	6,600

PARCEL 1 LOT AREA	
LOT #	AREA (SQ FT)
61	6,600
62	6,600
63	6,686
64	6,708
65	6,830
66	6,875
67	6,875
68	6,875
69	6,875
70	6,875
71	6,844
72	6,844
73	6,875
74	6,875
75	6,875
76	6,875
77	6,875
78	6,823
79	6,719
80	6,668
81	6,872
82	6,880
83	6,699
84	6,600
85	6,600
86	6,600
87	6,600
88	6,600
89	6,683
90	6,711
91	6,600
92	6,600
93	6,600
94	6,600
95	6,600
96	6,600
97	6,600
98	6,600

PARCEL 2 LOT AREA	
LOT #	AREA (SQ FT)
99	4,586
100	4,600
101	4,600
102	4,600
103	4,514
104	4,466
105	4,614
106	5,401
107	5,752
108	5,776
109	5,747
110	5,670
111	4,681
112	4,400
113	4,400
114	4,400
115	4,610
116	4,608
117	4,400
118	4,400
119	4,400
120	4,400
121	4,746
122	5,252
123	5,374
124	5,492
125	5,374
126	5,311
127	5,309
128	4,593
129	4,400
130	4,435
131	4,545
132	4,600
133	5,046
134	5,188
135	5,191
136	5,191
137	5,191
138	5,191
139	5,191
140	5,191
141	5,191
142	5,191
143	5,171
144	4,735
145	4,621
146	4,600
147	4,600
148	4,600
149	4,600
150	4,600
151	4,600
152	4,600
153	4,600
154	4,600
155	4,600
156	4,553

PARCEL 2 LOT AREA	
LOT #	AREA (SQ FT)
157	4,430
158	4,492
159	4,493
160	4,600
161	4,600
162	4,600
163	4,600
164	4,600
165	4,600
166	4,600
167	4,600
168	4,600
169	4,600
170	4,600
171	4,600
172	4,600
173	4,600
174	4,600
175	4,600
176	4,600
177	4,600
178	4,600
179	4,600
180	4,600
181	4,600
182	4,600
183	4,600
184	4,600
185	4,600
186	4,794
187	4,792
188	4,600
189	4,600
190	4,600
191	4,600
192	4,600
193	4,600
194	4,600
195	4,600
196	4,600
197	4,600
198	4,600
199	4,600
200	4,600
201	4,400
202	4,400
203	4,400
204	4,400
205	4,400
206	4,400
207	4,582
208	4,603
209	4,637
210	4,584
211	4,531
212	4,479
213	4,426

PARCEL 3 LOT AREA	
LOT #	AREA (SQ FT)
214	5,386
215	5,400
216	5,400
217	5,400
218	5,249
219	5,368
220	5,175
221	5,175
222	5,175
223	5,175
224	5,175
225	5,175
226	5,175
227	5,405
228	5,175
229	5,175
230	5,175
231	5,175
232	5,175
233	5,175
234	5,175
235	5,368
236	5,601
237	5,204
238	5,278
239	5,175
240	5,175
241	5,175
242	5,175
243	5,175
244	5,175
245	5,267
246	5,206
247	5,283
248	5,306
249	5,400
250	5,812
251	5,690
252	5,690
253	5,690
254	5,690
255	5,690
256	5,681
257	5,391
258	5,175
259	5,175
260	5,175
261	5,175
262	5,175
263	5,175
264	5,175
265	5,175
266	5,175
267	5,175
268	5,786
269	5,176
270	5,177
271	5,177
272	5,175
273	5,224
275	5,201

PARCEL 3 LOT AREA	
LOT #	AREA (SQ FT)
276	5,222
277	5,175
278	5,175
279	5,175
280	5,175
281	5,175
282	5,175
283	5,175
284	5,175
285	5,175
286	5,175
287	5,175
288	5,175
289	5,175
290	5,368
291	5,368
292	5,175
293	5,175
294	5,175
295	5,175
296	5,175
297	5,175
298	5,175
299	5,175
300	5,175
301	5,175
302	5,175
303	5,175
304	5,175
305	5,175
306	5,175
307	5,175
308	5,384
309	5,405
310	5,175
311	5,175
312	5,175
313	5,175
314	5,175
315	5,175
316	5,175
317	5,175
318	5,180
319	5,915
320	5,397
321	5,175
322	5,175
323	5,175
324	5,175
325	5,175
326	5,175
327	5,384
328	5,175
329	5,175
330	5,175
331	5,175
332	5,175
333	5,175
334	5,175
335	5,175

PARCEL 4 LOT AREA	
LOT #	AREA (SQ FT)
336	6,683
337	6,600
338	6,600
339	6,600
340	6,600
341	6,600
342	6,694
343	6,254
344	6,168
345	6,120
346	6,126
347	6,250
348	6,250
349	6,250
350	6,250
351	6,250
352	6,250
353	6,213
354	6,213
355	6,250
356	6,250
357	6,250
358	6,250
359	6,250
360	6,250
361	6,120
362	6,050
363	6,230
364	6,250
365	6,250
366	6,230
367	6,050
368	6,116
369	6,250
370	6,250
371	6,250
372	6,250
373	6,250
374	6,250
375	6,213
376	6,213
377	6,250
378	6,250
379	6,250
380	6,250
381	6,250
382	6,250
383	6,110
384	6,188
385	6,250
386	6,250
387	6,250
388	6,225
389	6,000
390	6,000
391	6,000
392	6,000
393	6,000
394	6,000
395	6,000

PARCEL 4 LOT AREA	
LOT #	AREA (SQ FT)
396	6,000
397	6,000
398	6,216
399	6,000
400	6,000
401	6,000
402	6,000
403	6,000
404	6,000
405	6,000
406	6,000
407	6,000
408	6,000
409	6,086
410	6,000
411	6,000
412	6,000
413	6,000
414	6,000
415	6,000
416	6,000
417	6,000
418	6,000
419	6,000
420	6,000
421	6,000
422	6,086
423	6,000
424	6,000
425	6,000
426	6,000
427	6,083

PARCEL 5 LOT AREA	
LOT #	AREA (SQ FT)
428	5,175
429	5,175
430	5,175
431	5,275
432	5,205
433	5,615
434	5,290
435	5,400
436	5,400
437	5,400
438	5,400
439	5,400
440	5,400
441	5,400
442	5,400
443	5,400
444	5,400
445	5,318
446	5,266
447	6,125
448	5,405
449	5,175
450	5,175
451	5,175
452	5,175
453	5,175
454	5,175
455	5,175
456	5,175
457	5,175
458	5,392
459	5,392
460	5,175
461	5,175
462	5,175
463	5,175
464	5,175
465	5,175
466	5,175
467	5,175
468	5,175
469	5,390
470	5,347
471	5,400
472	5,400
473	5,400
474	5,363
475	5,175
476	5,175
477	5,175
478	6,117
479	6,383
480	5,799
481	5,175
482	5,175
483	5,277
484	5,280
485	5,175
486	5,175
487	5,175

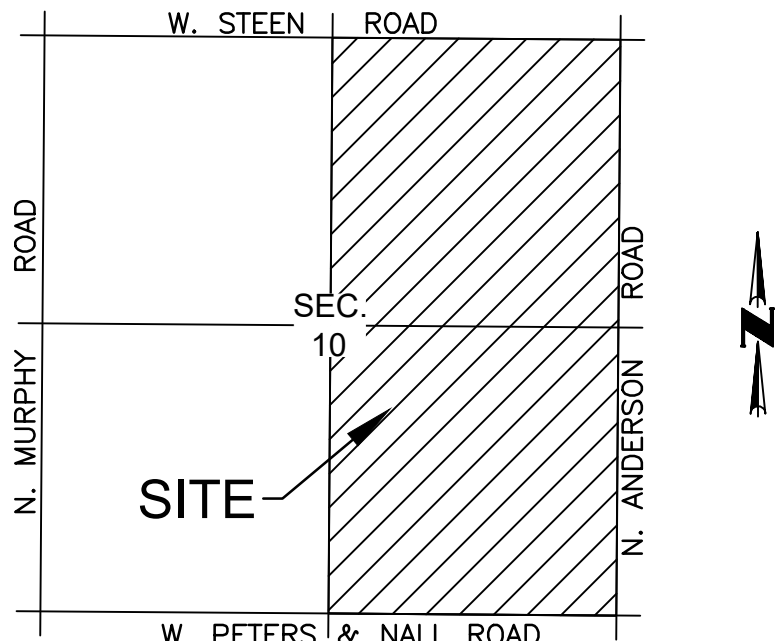
PARCEL 5 LOT AREA	
LOT #	AREA (SQ FT)
488	6,214
489	6,335
490	5,594
491	5,175
492	5,175
493	5,175
494	5,175
495	5,768
496	6,196
497	6,324
498	5,901
499	5,236
500	5,175
501	5,175
502	5,175
503	5,175
504	5,175
505	5,175
506	5,175
507	5,175
508	5,175
509	5,483
510	5,175
511	5,175
512	5,175
513	5,175
514	5,175
515	5,175
516	5,395
517	5,391
518	5,175
519	5,175
520	5,175
521	5,175
522	5,175
523	5,175
524	5,489
525	5,390
526	5,174
527	5,174

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

A PORTION OF THE EAST HALF OF SECTION 10,
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VICINITY MAP
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LEGEND

- PROJECT BOUNDARY
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SHEET
04 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

PARCEL 1 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-1	1.000	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.00
TRACT B-1	0.049	LANDSCAPE TRACT	
TRACT C-1	0.051	LANDSCAPE TRACT	
TRACT D-1	0.770	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.770
TRACT E-1	0.053	LANDSCAPE TRACT	
TRACT F-1	0.500	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.500
TRACT G-1	0.567	LANDSCAPE TRACT	0.567
TRACT H-1	0.057	LANDSCAPE TRACT	
TRACT I-1	0.877	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.877
TRACT J-1	0.026	LANDSCAPE TRACT	
TRACT K-1	0.025	LANDSCAPE TRACT	
TRACT L-1	5.264	MSIDD EAST MAIN CANAL	
TRACT M-1	5.592	OPEN SPACE/DRAINAGE CHANNEL	2.375

PARCEL 2 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-2	2.020	OPEN SPACE/LANDSCAPE TRACT/RETENTION	2.020
TRACT B-2	0.114	LANDSCAPE TRACT	
TRACT C-2	1.184	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.162
TRACT D-2	0.073	LANDSCAPE TRACT	
TRACT E-2	0.047	LANDSCAPE TRACT	
TRACT F-2	0.168	LANDSCAPE TRACT/WALKWAY	0.168
TRACT G-2	3.834	DRAINAGE EASEMENT	1.629

PARCEL 3 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-3	1.326	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.061
TRACT B-3	0.023	LANDSCAPE TRACT	
TRACT C-3	0.047	LANDSCAPE TRACT	
TRACT D-3	0.116	LANDSCAPE TRACT	
TRACT E-3	2.116	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES	2.074
TRACT F-3	0.174	LANDSCAPE TRACT	
TRACT G-3	1.852	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.852
TRACT H-3	0.047	LANDSCAPE TRACT	
TRACT I-3	2.482	OPEN SPACE/DRAINAGE CHANNEL	1.058

PARCEL 4 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-4	5.342	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY	5.342
TRACT B-4	0.025	LANDSCAPE TRACT	
TRACT C-4	0.025	LANDSCAPE TRACT	
TRACT D-4	1.073	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY	1.073
TRACT E-4	0.051	LANDSCAPE TRACT	
TRACT F-4	0.051	LANDSCAPE TRACT	
TRACT G-4	0.233	OPEN SPACE/LANDSCAPE TRACT	0.233
TRACT H-4	1.213	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.034
TRACT I-4	0.051	LANDSCAPE TRACT	
TRACT J-4	0.031	LANDSCAPE TRACT	
TRACT K-4	0.025	LANDSCAPE TRACT	
TRACT L-4	4.612	MSIDD EAST MAIN CANAL	

PARCEL 5 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-5	3.903	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.254
TRACT B-5	0.073	LANDSCAPE TRACT	
TRACT C-5	0.109	LANDSCAOE TRACT	
TRACT D-5	0.222	OPEN SPACE/LANDSCAPE TRACT	0.222
TRACT E-5	1.329	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY	1.292
TRACT F-5	0.098	OPEN SPACE/LANDSCAPE TRACT	0.098
TRACT G-5	0.039	LANDSCAPE TRACT	
TRACT H-5	0.072	LANDSCAPE TRACT	
TRACT I-5	0.075	LANDSCAPE TRACT	
TRACT J-5	0.050	LANDSCAPE TRACT	
TRACT K-5	0.036	LANDSCAPE TRACT	
TRACT L-5	0.031	LANDSCAPE TRACT	
TRACT M-5	0.023	LANDSCAPE TRACT	

PARCEL 6 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-6	0.879	LANDSCAPE TRACT	0.879
TRACT B-6	0.143	LANDSCAPE TRACT	0.143
TRACT C-6	0.044	LANDSCAPE TRACT	
TRACT D-6	0.094	OPEN SPACE/LANDSCAPE TRACT	0.094
TRACT E-6	1.123	OPEN SPACE/LANDSCAPE TRACRT	1.123
TRACT F-6	0.023	LANDSCAPE TRACT	
TRACT G-6	0.047	LANDSCAPE TRACT	
TRACT H-6	0.161	OPEN SPACE/LANDSCAPE TRACT	0.161
TRACT I-6	0.380	LANDSCAPE TRACT	0.380
TRACT J-6	0.099	LANDSCAPE TRACT	0.099
TRACT K-6	0.024	LANDSCAPE TRACT	

PARCEL 7 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-7	1.069	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.069
TRACT B-7	0.031	LANDSCAPE TRACT	
TRACT C-7	0.025	LANDSCAPE TRACT	
TRACT D-7	0.043	LANDSCAPE TRACT	
TRACT E-7	0.061	LANDSCAPE TRACT	
TRACT F-7	0.049	LANDSCAPE TRACT	
TRACT G-7	0.048	LANDSCAPE TRACT	
TRACT H-7	1.060	OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.060
TRACT I-7	0.026	LANDSCAPE TRACT	
TRACT J-7	0.026	LANDSCAPE TRACT	
TRACT K-7	0.390	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.390
TRACT L-7	3.460	MSIDD EAST MAIN CANAL	

PARCEL 8 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-8	0.487	LANDSCAPE TRACT	0.487
TRACT B-8	0.041	LANDSCAPE TRACT	0.041
TRACT C-8	0.117	LANDSCAPE TRACT	0.117
TRACT D-8	0.026	LANDSCAPE TRACT	
TRACT E-8	0.026	LANDSCAPE TRACT	
TRACT F-8	0.988	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY	0.988
TRACT G-8	0.025	LANDSCAPE TRACT	
TRACT H-8	1.616	MSIDD EAST MAIN CANAL	

PARCEL 9 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-9	0.932	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.932
TRACT B-9	0.153	LANDSCAPE TRACT	0.153
TRACT C-9	0.056	LANDSCAPE TRACT	0.056
TRACT D-9	0.309	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.309
TRACT E-9	0.024	LANDSCAPE TRACT	
TRACT F-9	0.047	LANDSCAPE TRACT	
TRACT G-9	0.050	LANDSCAPE TRACT	
TRACT H-9	1.082	OPEN SPACE/LANDSCAPE TRACT/RETENTION/ACCESS EASEMENT	0.113
TRACT I-9	0.048	LANDSCAPE TRACT	
TRACT J-9	0.510	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.510
TRACT K-9	0.047	LANDSCAPE TRACT	
TRACT L-9	0.051	LANDSCAPE TRACT	
TRACT M-9	0.031	LANDSCAPE TRACT	
TRACT N-9	0.037	LANDSCAPE TRACT	

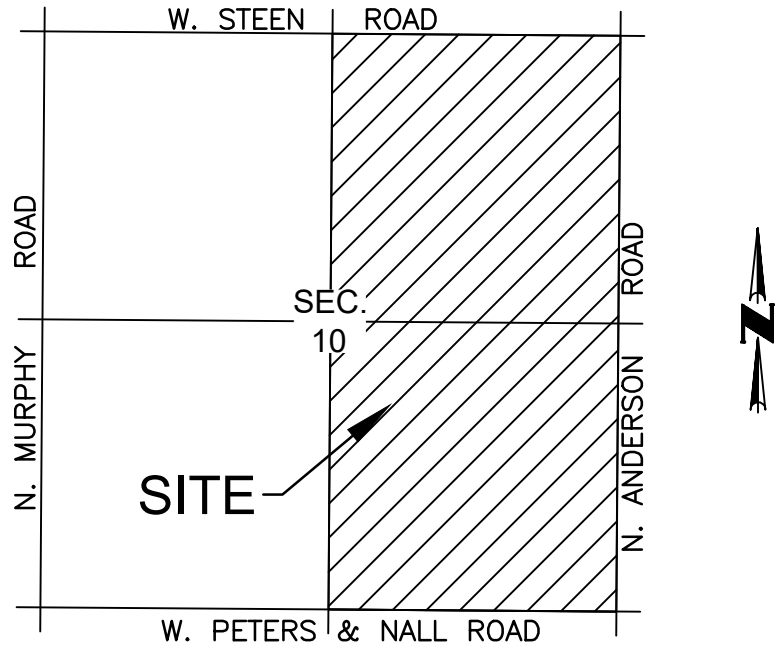
PARCEL 11 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-11	2.995	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY	2.945
TRACT B-11	0.050	LANDSCAPE TRACT	0.050
TRACT C-11	0.025	LANDSCAPE TRACT	
TRACT D-11	0.519	LANDSCAPE TRACT/RETENTION	
TRACT E-11	0.146	LANDSCAPE TRACT	0.146
TRACT F-11	4.592	MSIDD EAST MAIN CANAL	

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SHEET
05 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	2595.26'	S89°48'25"E
L2	136.27'	N00°11'35"E
L3	102.42'	S35°59'33"W
L4	80.63'	N84°38'21"W
L5	531.10'	N89°47'38"W
L6	290.00'	S00°12'22"W
L7	708.36'	S89°47'38"E
L8	37.00'	S00°12'22"W
L9	580.00'	N00°00'26"W
L10	530.02'	N89°47'38"W
L11	44.31'	N83°11'50"W
L12	552.81'	N06°48'10"E
L13	1480.01'	N00°12'22"E
L14	458.14'	N89°47'38"W
L15	290.00'	S00°01'34"E
L16	514.96'	N89°47'38"W
L17	90.39'	S72°15'34"W
L18	455.79'	N89°47'38"W
L19	290.00'	N00°01'51"W
L20	454.59'	S89°47'38"E
L21	195.60'	N50°00'05"W
L22	449.76'	N08°46'57"E
L23	62.00'	N81°13'03"W
L24	791.99'	S89°47'38"E
L25	870.00'	N00°12'22"E
L26	625.67'	N89°47'38"W
L27	624.46'	N89°47'38"W
L28	870.01'	N00°01'51"W
L29	794.01'	S89°47'38"E
L30	64.04'	S75°46'59"W
L31	663.32'	N14°13'01"W
L32	104.81'	N14°13'01"W
L33	799.46'	N89°47'38"W
L34	300.00'	S00°12'22"W
L35	938.11'	S00°01'51"E
L36	850.59'	N89°47'38"W
L37	123.90'	N10°18'15"E
L38	88.66'	N73°30'39"W
L39	848.52'	N89°47'38"W
L40	678.59'	S89°47'38"E
L41	63.46'	S60°03'27"E
L42	172.01'	N29°56'33"E
L43	490.62'	N00°01'51"W
L44	1707.31'	N89°46'20"W
L45	39.84'	N85°35'58"E
L46	97.55'	N77°00'29"E
L47	943.68'	N89°46'21"W

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L48	991.67'	N14°13'01"W
L49	12.62'	S75°46'59"W
L50	911.09'	N89°46'21"W
L51	280.00'	N00°05'09"W
L52	565.00'	N00°13'39"E
L53	435.53'	N89°46'21"W
L54	280.00'	N00°05'09"W
L55	947.31'	N89°46'21"W
L56	565.00'	N00°13'39"E
L57	224.43'	N89°46'21"W
L58	41.77'	S75°46'59"W
L59	53.13'	N75°46'59"E
L60	322.73'	N00°13'39"E
L61	362.37'	S80°33'11"E
L62	563.10'	N00°13'39"E
L63	787.21'	N00°05'09"W
L64	441.36'	N89°46'21"W
L65	369.51'	N89°46'21"W
L66	195.06'	N00°05'09"W
L67	547.01'	S80°33'11"E
L68	388.36'	S08°46'57"W
L69	196.17'	S79°17'22"W
L70	141.38'	S08°46'57"W
L71	850.87'	S63°24'44"W
L72	486.08'	N26°35'16"W
L73	236.69'	N26°35'16"W
L74	281.06'	S21°36'26"E
L75	598.55'	S63°24'44"W
L76	480.00'	N26°35'16"W
L77	76.50'	S63°24'44"W
L78	824.40'	N63°24'44"E
L79	475.00'	N26°35'16"W
L80	950.34'	N63°24'44"E
L81	447.22'	S63°24'44"W
L82	124.56'	S41°35'16"E
L83	270.00'	S26°35'16"E
L84	125.25'	N63°24'44"E
L85	196.00'	N83°11'50"W
L86	625.95'	S06°48'10"W
L87	480.88'	S89°47'38"E
L88	37.00'	S00°12'22"W
L89	1146.34'	S89°47'38"E
L90	280.00'	S00°12'22"W
L91	979.96'	S89°47'38"E
L92	233.11'	N00°05'11"W
L93	545.77'	N00°05'11"W
L94	958.50'	N00°05'07"W

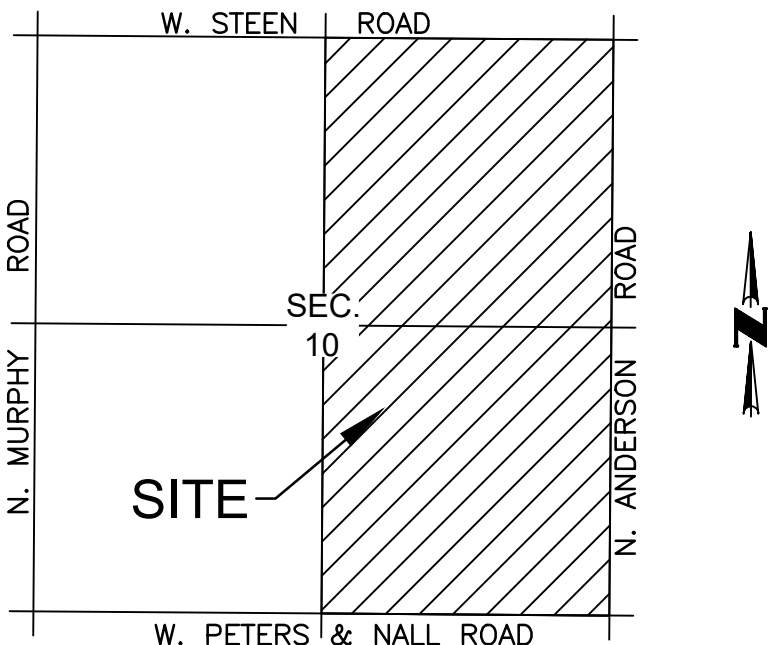
CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	312.41'	500.00'	035°47'59"	161.49'	307.35'	N18°05'34"E
C2	254.73'	500.00'	029°11'24"	130.19'	251.98'	S21°23'52"W
C3	129.73'	1442.00'	005°09'17"	64.91'	129.69'	N87°13'00"W
C4	132.64'	1152.00'	006°35'48"	66.39'	132.56'	N86°29'44"W
C5	642.44'	648.00'	056°48'15"	350.40'	616.45'	S21°35'58"E
C6	101.80'	325.00'	017°56'47"	51.32'	101.38'	N81°13'58"E
C7	337.83'	400.00'	048°23'26"	179.73'	327.88'	S17°23'33"E
C8	572.08'	600.00'	054°37'47"	309.88'	550.66'	S36°05'50"W
C9	450.04'	472.00'	054°37'47"	243.77'	433.18'	S36°05'50"W
C10	190.69'	200.00'	054°37'47"	103.29'	183.55'	S36°05'50"W
C11	29.94'	200.00'	008°34'35"	15.00'	29.91'	N85°30'21"W
C12	363.68'	906.00'	022°59'58"	184.32'	361.25'	S02°43'02"E
C13	321.13'	800.00'	022°59'58"	162.76'	318.98'	S02°43'02"E
C14	75.52'	300.00'	014°25'23"	37.96'	75.32'	N82°59'40"E
C15	151.26'	600.00'	014°26'40"	76.03'	150.86'	S83°00'19"W
C16	100.84'	400.00'	014°26'40"	50.69'	100.57'	S83°00'19"W
C17	88.24'	350.00'	014°26'40"	44.35'	88.00'	S83°00'19"W
C18	74.97'	500.00'	008°35'29"	37.56'	74.90'	N81°18'13"E
C19	807.72'	1048.00'	044°09'34"	425.12'	787.88'	N07°51'46"E
C20	359.50'	840.00'	024°31'17"	182.55'	356.76'	N01°57'23"W
C21	85.26'	300.00'	016°16'59"	42.92'	84.97'	N81°39'09"W
C22	103.80'	200.00'	029°44'11"	53.10'	102.64'	N74°55'33"W
C23	276.74'	529.00'	029°58'24"	141.61'	273.59'	S14°57'21"W
C24	128.73'	800.00'	009°13'10"	64.50'	128.59'	S85°09'46"E
C25	92.51'	200.00'	026°30'07"	47.10'	91.69'	N13°20'12"W
C26	161.89'	350.00'	026°30'07"	82.42'	160.45'	N13°20'12"W
C27	612.86'	553.00'	063°29'51"	342.19'	581.97'	N31°39'49"E
C28	404.51'	365.00'	063°29'55"	225.86'	384.13'	N31°39'47"E
C29	166.24'	150.00'	063°29'55"	92.82'	157.86'	N31°39'47"E

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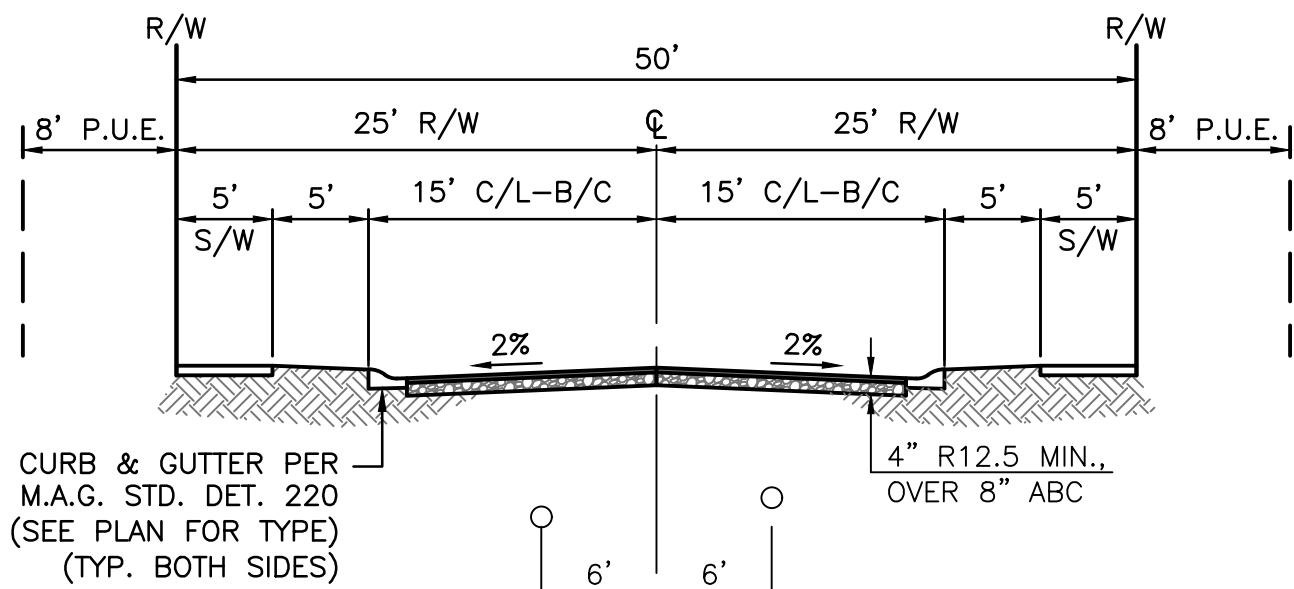
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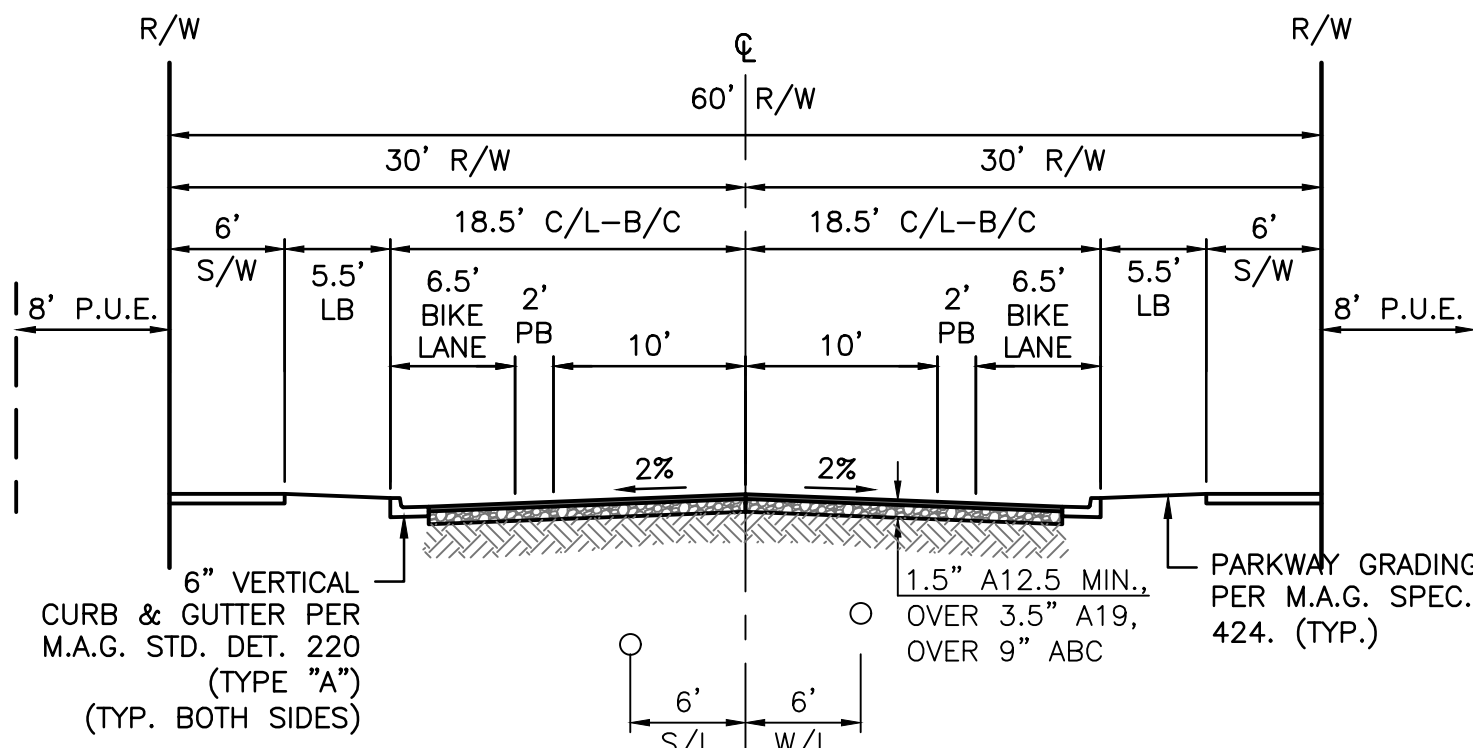
SHEET
06 OF 20

CVL JOB #: 1-01-0395901

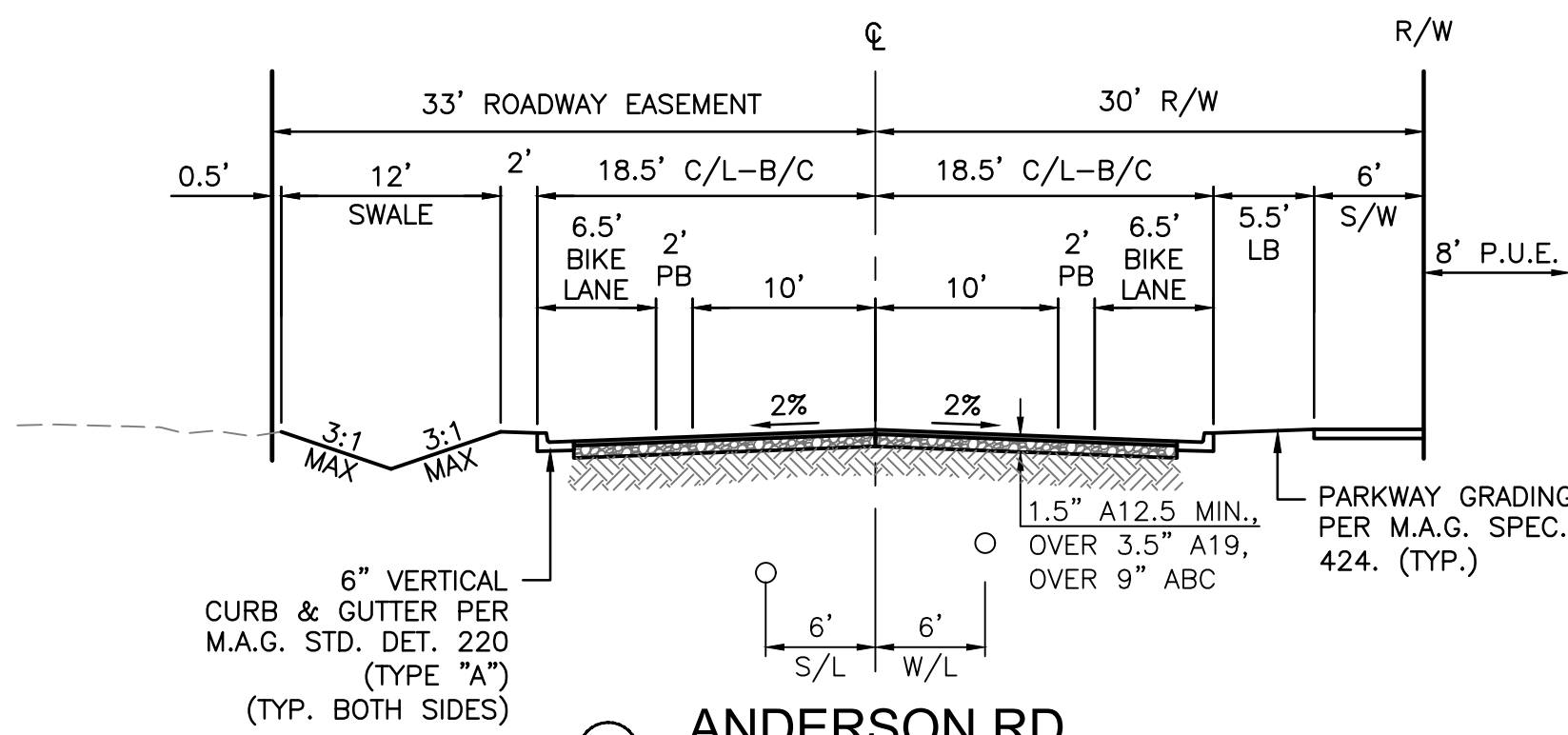
DATE PREPARED:
11/30/2023



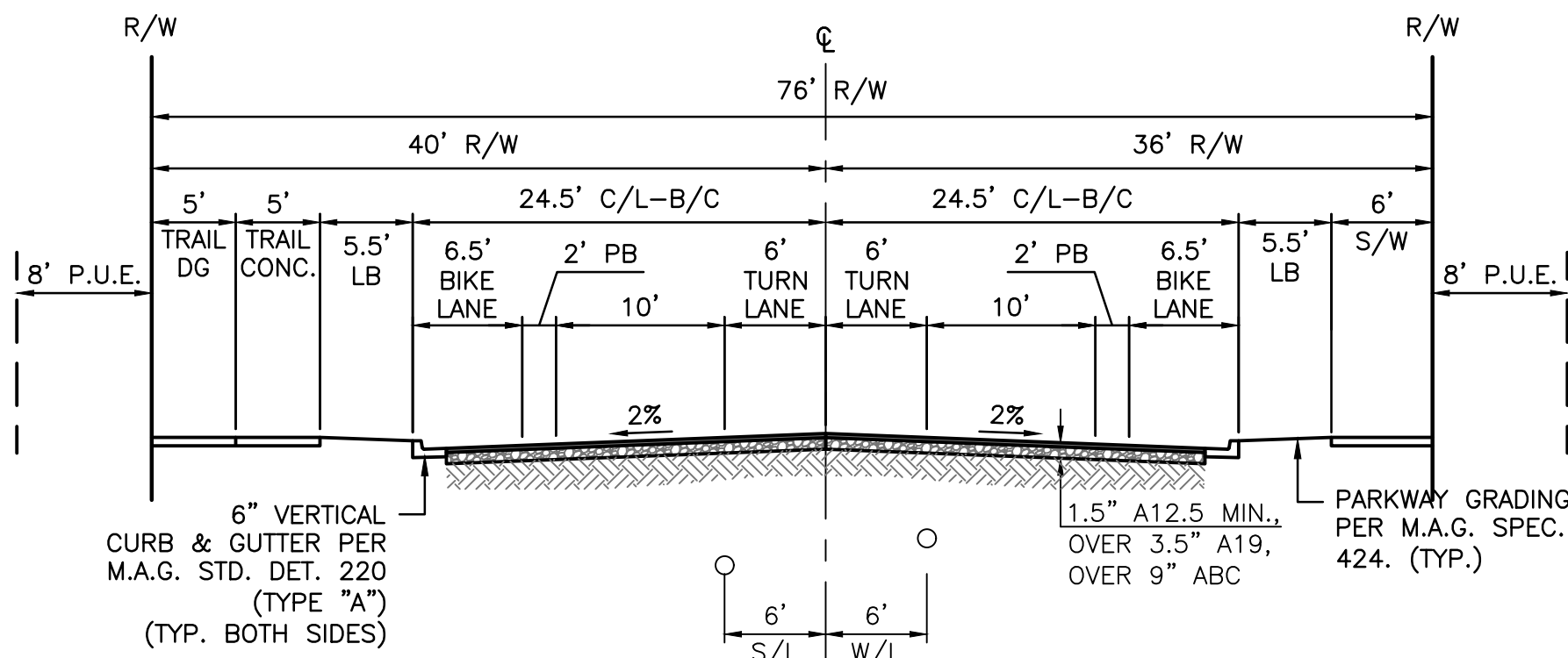
A LOCAL STREET - 50' ROW
LOOKING NORTH AND WEST - N.T.S.



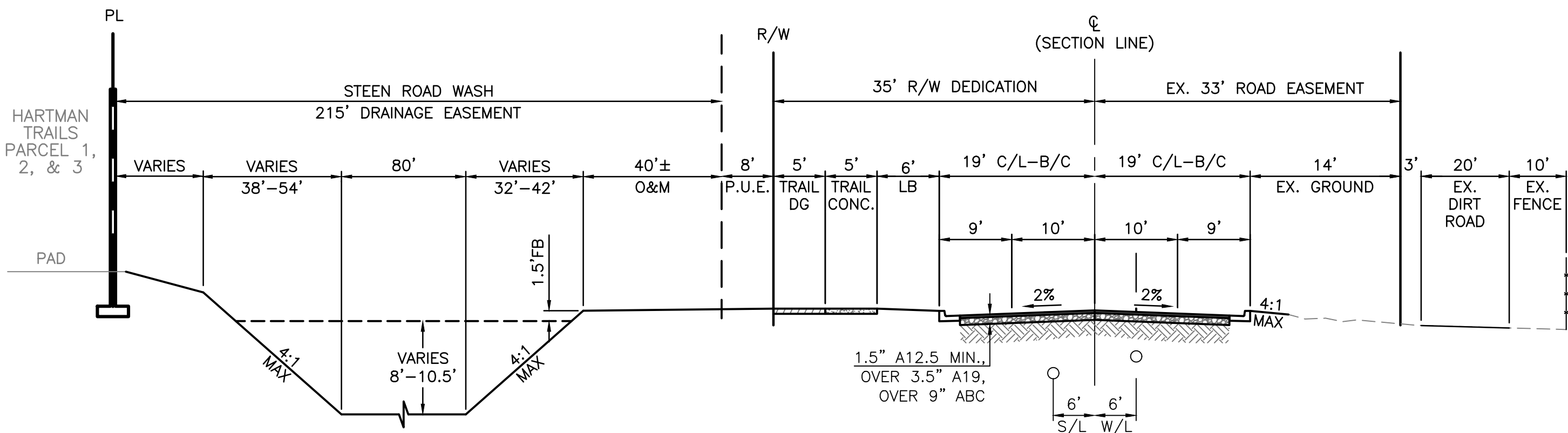
B LIGHTHALL AVE - 60' ROW
LOOKING NORTH - N.T.S.



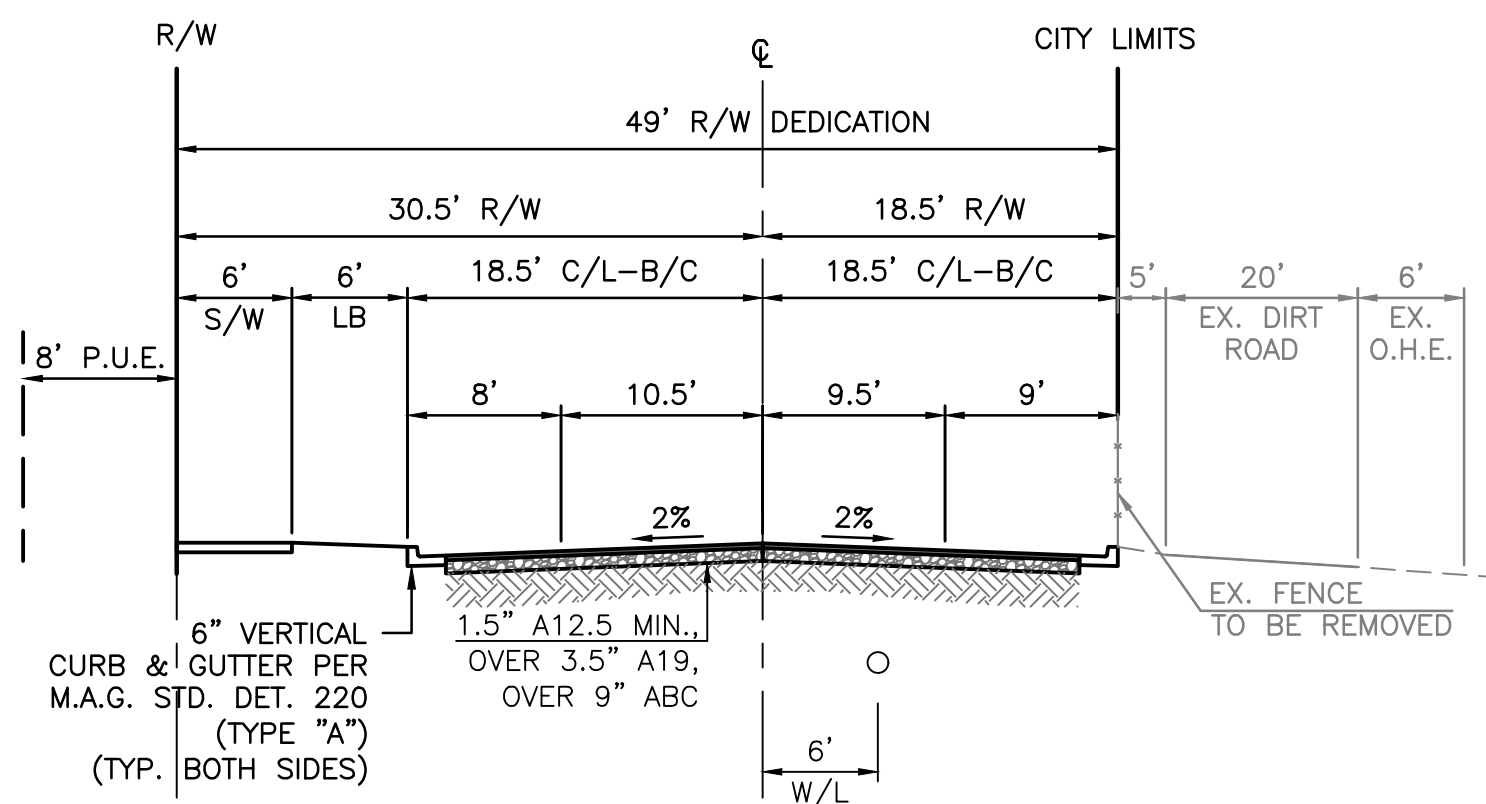
O ANDERSON RD
LOOKING SOUTH - N.T.S.



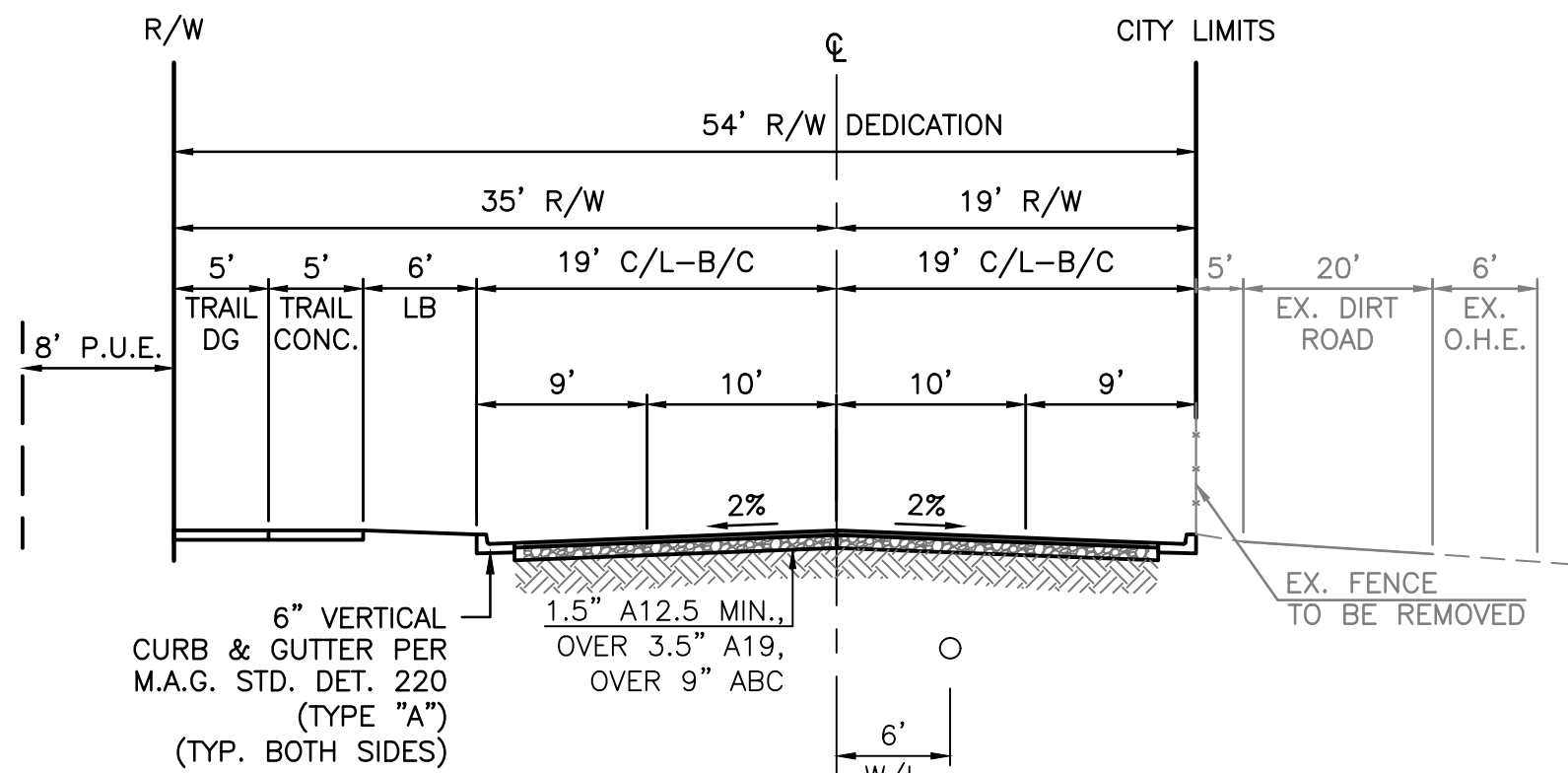
C SADDLEBACK VISTA AVE AND
LIGHTHALL AVE WITH TRAIL - 76' ROW
LOOKING NORTH - N.T.S.



D STEEN ROAD MODIFIED COLLECTOR WITH TRAIL
LOOKING WEST - N.T.S.



E PETERS & NALL RD. - 49' ROW
LOOKING EAST - N.T.S.



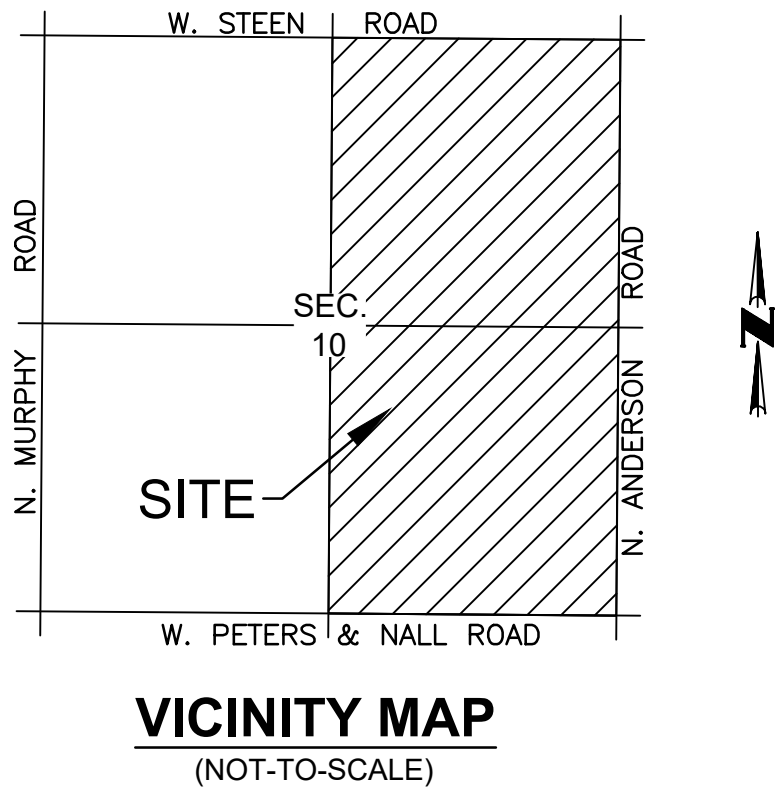
F PETERS & NALL RD. WITH TRAIL - 54' ROW
LOOKING EAST - N.T.S.

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

A PORTION OF THE EAST HALF OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK RD,
SUITE #140
PHOENIX, AZ 85024
PHONE: (602) 374-2777
CONTACT: MICHAEL CRONIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO

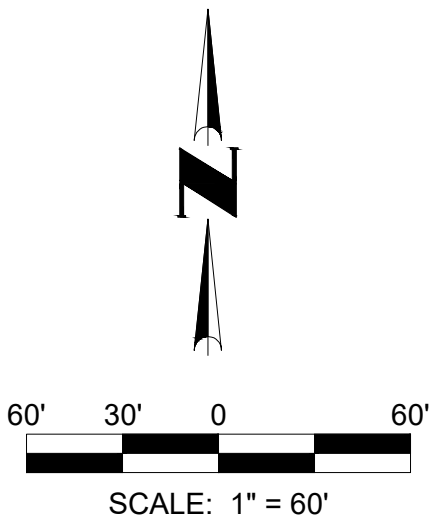


- LEGEND
- PROJECT BOUNDARY
 - PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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 - SHEET 07-20 - PRELIMINARY PLAT

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SHEET
07 OF 20
CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

N:\0395901\CADD\Preliminary\PS Prelat.dwg

APN: 502-06-010B
MARCOPOL 400 PARTNERS
FEE NO. 2023-085955, P.C.R.
(NOT-A-PART)

APN: 502-07-0220
HYMAN KURT
FEE NO. 2020-059188, P.C.R.
(NOT-A-PART)

APN: 502-07-007C
REED SEAN E & SHARON
FEE NO. 2013-055036, P.C.R.
(NOT-A-PART)

APN: 502-07-008B
ENRRIQUEZ ELOY
FEE NO. 2015-032547, P.C.R.
(NOT-A-PART)

PARCEL 01
MATCH LINE
(SEE SHEET 8)

PARCEL 03
MATCH LINE
(SEE SHEET 13)

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

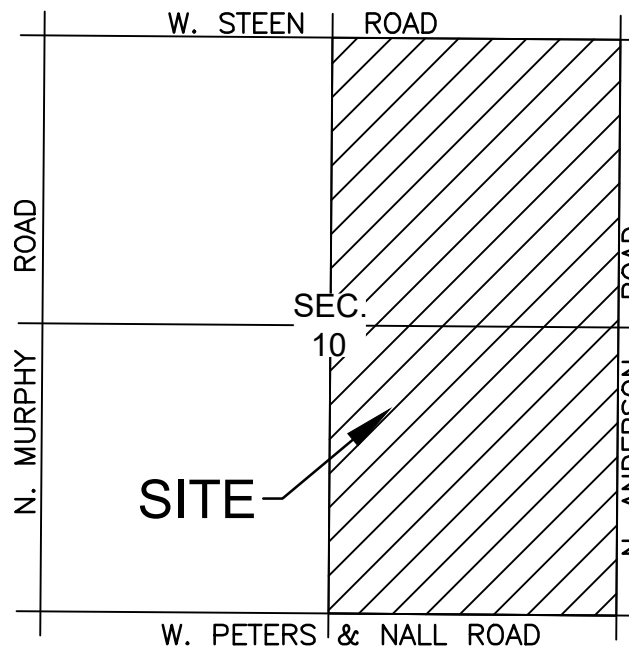
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

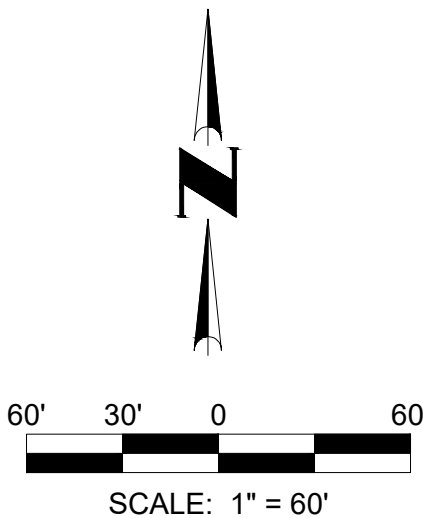
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SHEET
08 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

APN: 502-06-010B
MARICOPA 480 PARTNERS
FEE NO. 2023-009595, P.C.R.
(NOT-A-PART)

N00°01'51"W 5405.04'

PARCEL 01
MATCH LINE
(SEE SHEET 7)

PARCEL 04
MATCH LINE
(SEE SHEET 09)

PARCEL 03
MATCH LINE
(SEE SHEET 13)

PARCEL 03
MATCH LINE
(SEE SHEET 14)

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

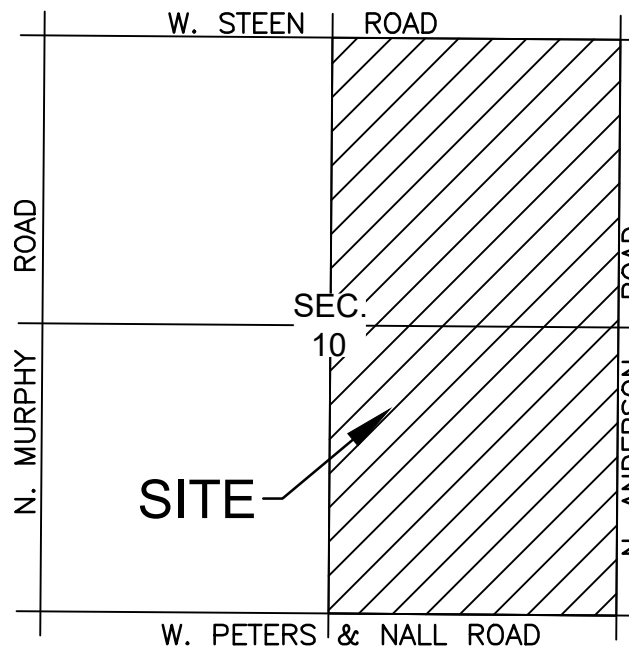
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

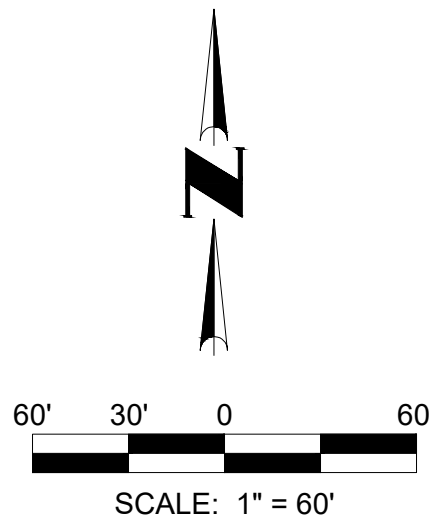
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SHEET
09 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

PARCEL 04
MATCH LINE
(SEE SHEET 08)

PARCEL 03
MATCH LINE
(SEE SHEET 14)

PARCEL 06
MATCH LINE
(SEE SHEET 18)

PARCEL 07
MATCH LINE
(SEE SHEET 10)

APN: 502-06-010B
MARICOPA 480 PARTNERS
FEE NO. 2023-00395, P.C.R.
(NOT-A-PART)

N00'01'51"W 5405.04'

TRACT L-4

TRACT H-4

POTENTIAL FUTURE
CONNECTION
TO ADJACENT
DEVELOPMENT

PHASE 1
PHASE 2

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

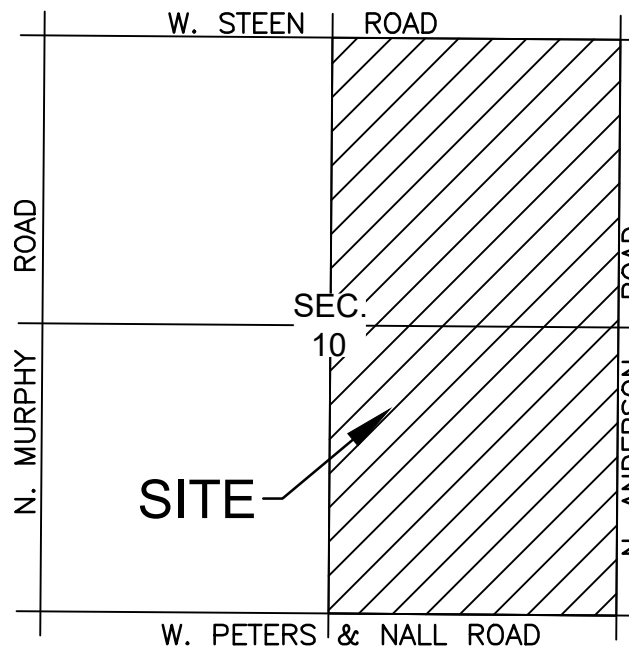
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

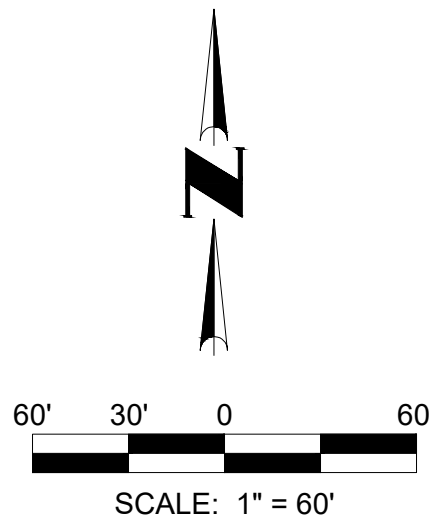
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SHEET
10 OF 20
CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

APN: 502-06-010B
MARICOPA 480 PARTNERS
FEE NO. 2023-009595, P.C.R.
(NOT-A-PART)

N0070151TW 5405.04'

TRACT L-7

PARCEL 04
MATCH LINE
(SEE SHEET 09)

PARCEL 06
MATCH LINE
(SEE SHEET 18)

PARCEL 06
MATCH LINE
(SEE SHEET 19)

PARCEL 08
MATCH LINE
(SEE SHEET 11)

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

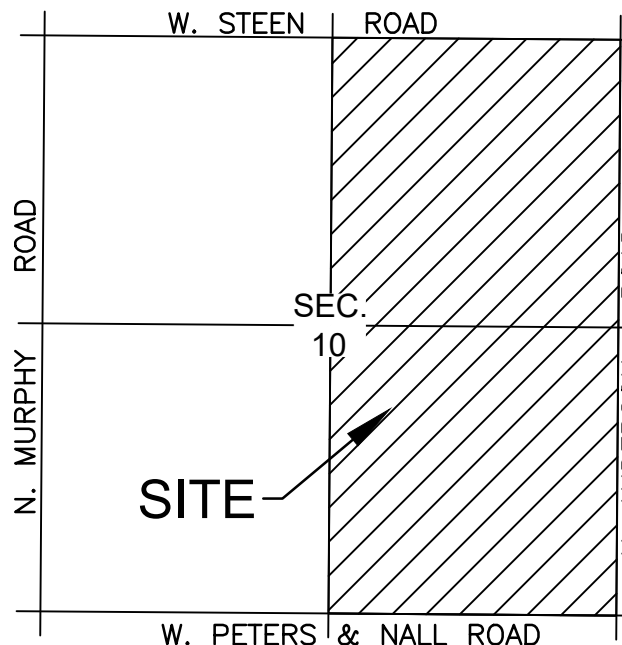
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

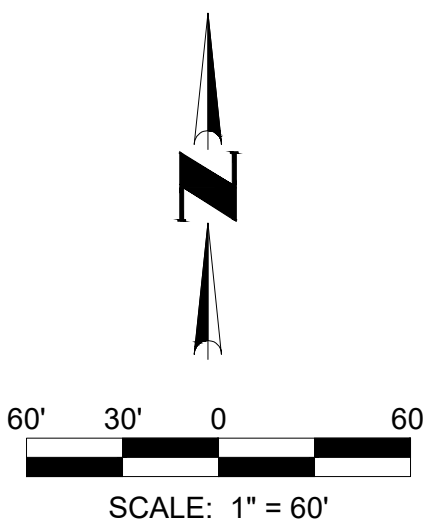
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SHEET
11 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

PARCEL 08
MATCH LINE
(SEE SHEET 10)

PARCEL 06
MATCH LINE
(SEE SHEET 18)

PHASE 2
PHASE 3

PARCEL 09
MATCH LINE
(SEE SHEET 19)

PARCEL 08
PARCEL 11

PHASE 2
PHASE 3

PARCEL 10
MATCH LINE
(SEE SHEET 20)

PARCEL 12
MATCH LINE
(SEE SHEET 12)

APN: 502-06-010B
MARICOPA COUNTY PARTNERS
FEE NO. 2023-006950, P.C.R.
(NOT-A-PART)

N00°01'51"W 5405.04'

N:\0395901\CADD\Preliminary\PS Prelat.dwg

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

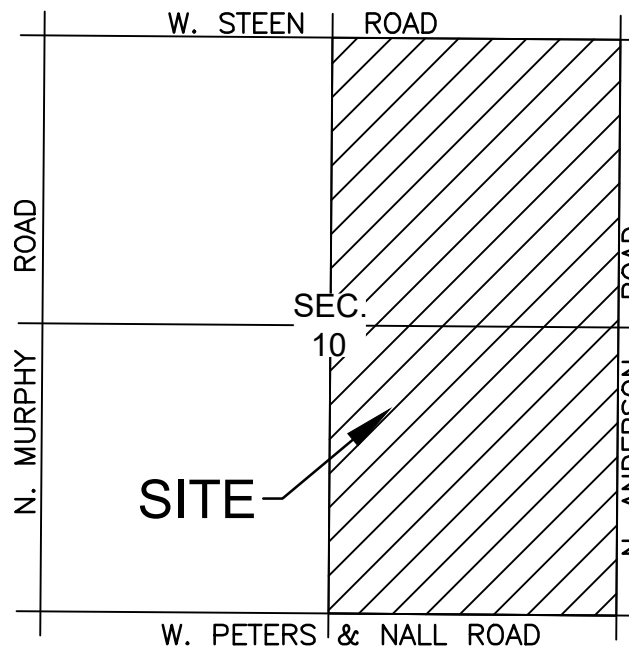
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CONTACT: MICHAEL CRONIN

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CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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60' 30' 0 60'
SCALE: 1" = 60'



SHEET
12 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

PARCEL 11
MATCH LINE
(SEE SHEET 11)

PARCEL 12
533,680 SQ FT
12.252 ACRES

PARCEL 10
MATCH LINE
(SEE SHEET 20)

APN: 502-06-010B
MARICOPA 480 PARTNERS
FEE NO. 2023-005595, P.C.R.
(NOT-A-PART)

APN: 502-10-001E
USA IN TRUST FOR AK-CHIN INDIAN COMM
FEE NO. 2019-061062, P.C.R.
(NOT-A-PART)

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PRELIMINARY PLAT FOR HARTMAN TRAILS

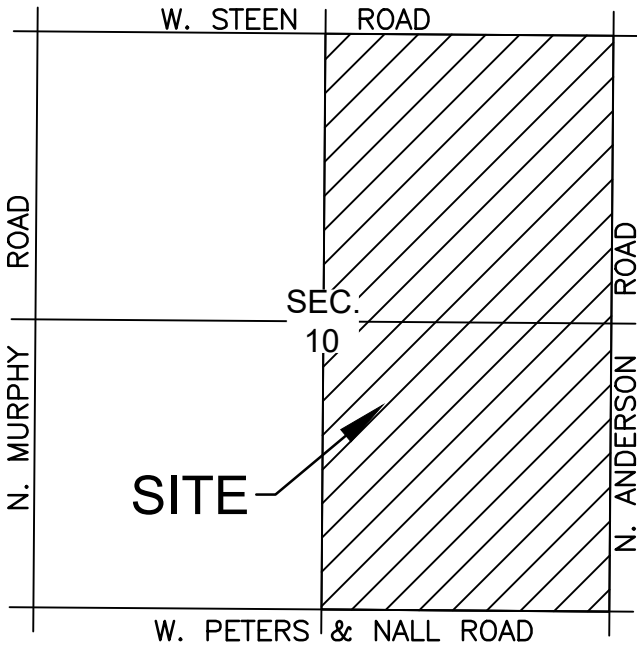
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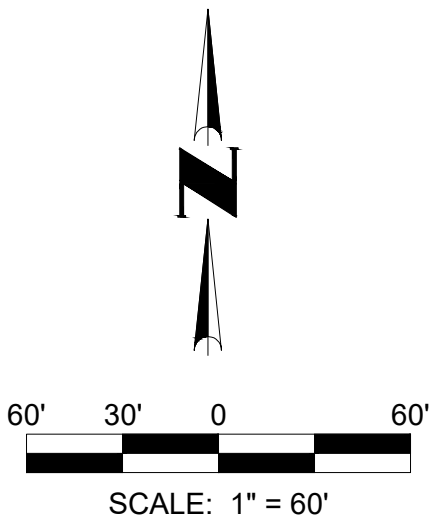
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SHEET
13 OF 20
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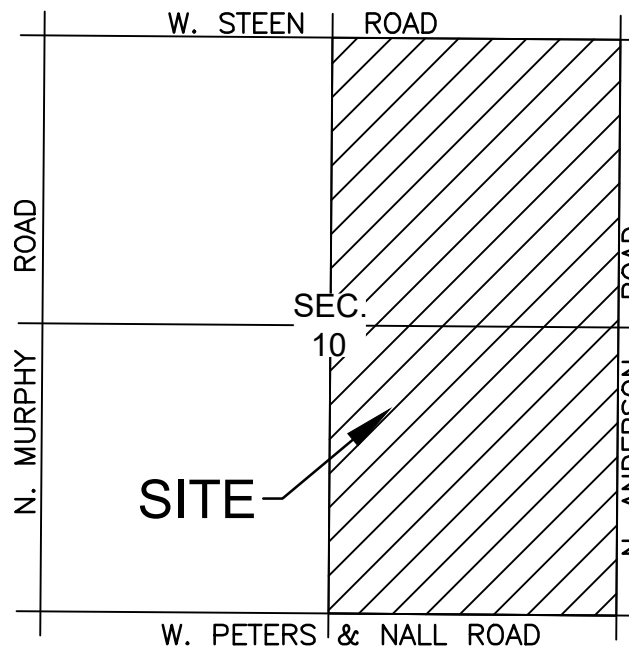
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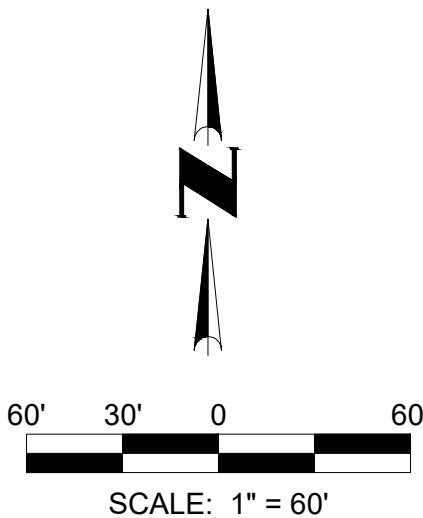
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CVL JOB #: 1-01-0395901

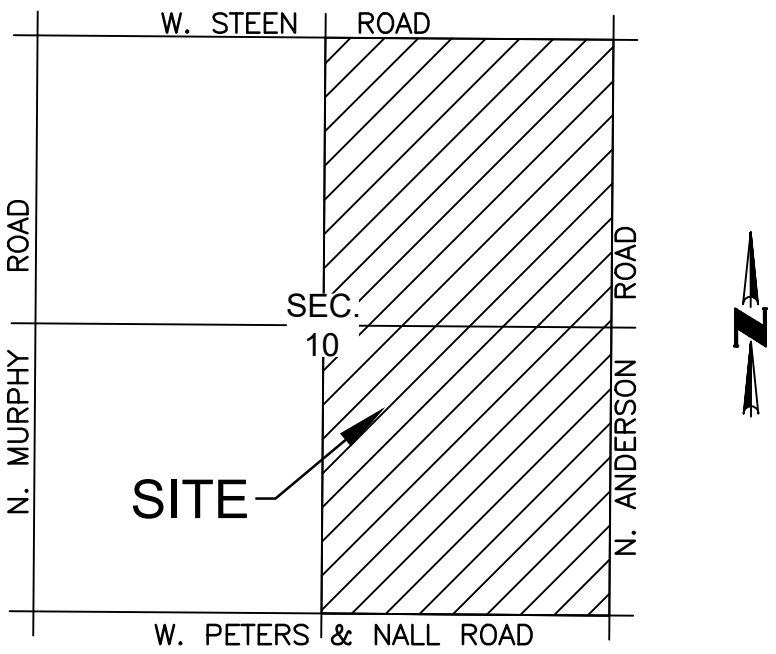
DATE PREPARED:
11/30/2023

PRELIMINARY PLAT
FOR
HARTMAN TRAILS

A PORTION OF THE EAST HALF OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK RD,
SUITE #140
PHOENIX, AZ 58024
PHONE: (602) 374-2777
CONTACT: MICHAEL CRONIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

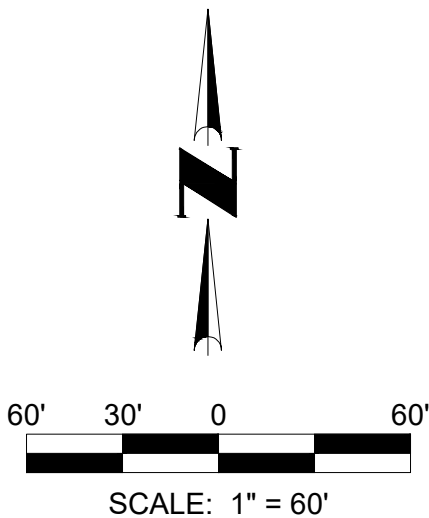
- PROJECT BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
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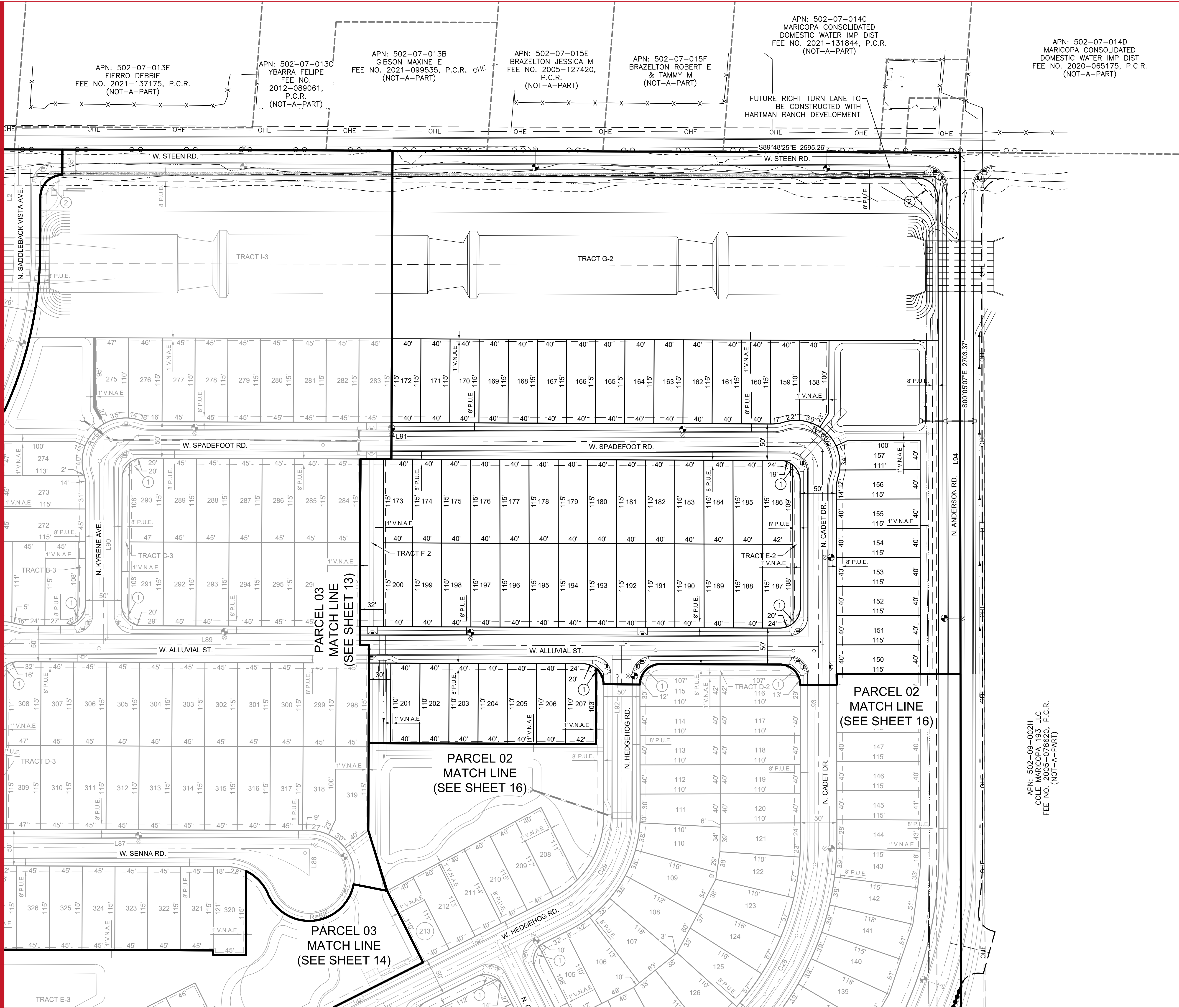


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CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

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APN: 502-09-002H
COLE MARICOPA 193 LLC
FEE NO. 2005-078620, P.C.R.
(NOT-A-PART)

APN: 502-07-013E
FIERRO DEBBIE
FEE NO. 2021-137175, P.C.R.
(NOT-A-PART)

APN: 502-07-013C
YBARRA FELIPE
FEE NO. 2012-089061,
P.C.R.
(NOT-A-PART)

APN: 502-07-013B
GIBSON MAXINE E
FEE NO. 2021-099535, P.C.R. OHE
(NOT-A-PART)

APN: 502-07-015E
BRAZELTON JESSICA M
FEE NO. 2005-127420,
P.C.R.
(NOT-A-PART)

APN: 502-07-015F
BRAZELTON ROBERT E
& TAMMY M
(NOT-A-PART)

APN: 502-07-014C
MARICOPA CONSOLIDATED
DOMESTIC WATER IMP DIST
FEE NO. 2021-131844, P.C.R.
(NOT-A-PART)

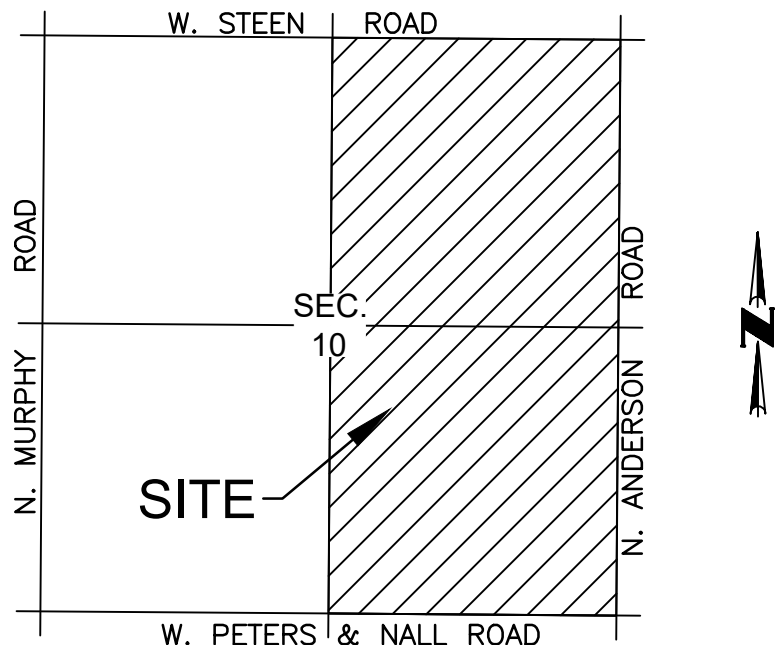
APN: 502-07-014D
MARICOPA CONSOLIDATED
DOMESTIC WATER IMP DIST
FEE NO. 2020-065175, P.C.R.
(NOT-A-PART)

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VICINITY MAP
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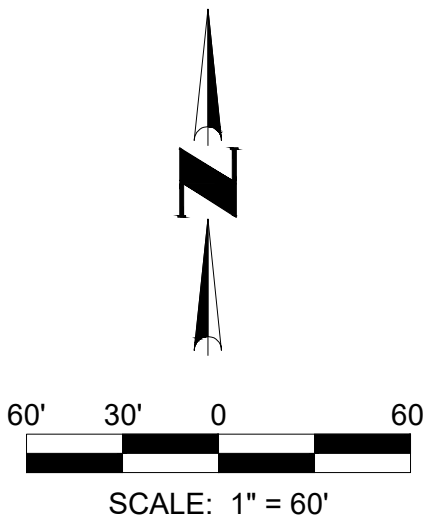
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APN: 502-09-002H
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(NOT-A-PART)

FUTURE PROPOSED
CONNECTION TO HARTMAN
RANCH DEVELOPMENT

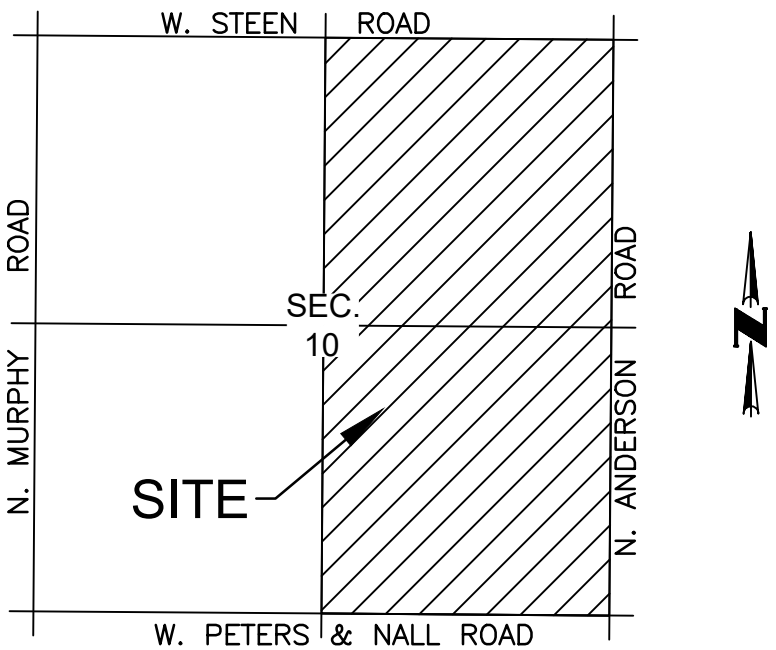
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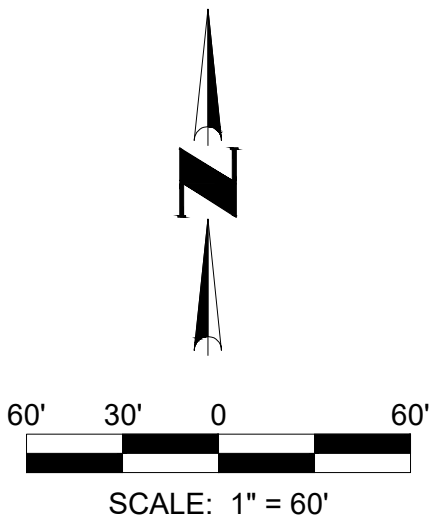
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CVL JOB #: 1-01-0395901

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APN: 502-09-002H
COLE MARICOPA 193 LLC
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(NOT-A-PART)

PRELIMINARY PLAT FOR HARTMAN TRAILS

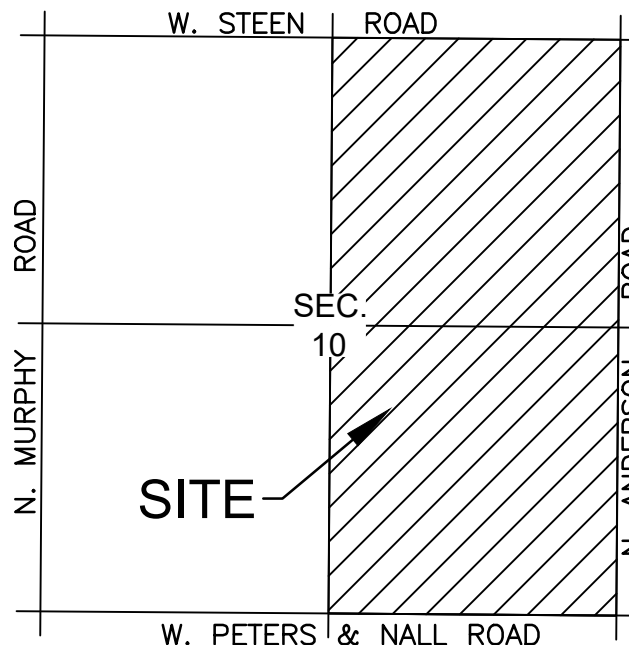
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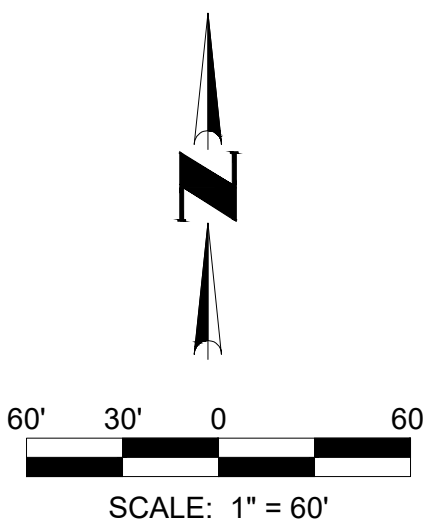
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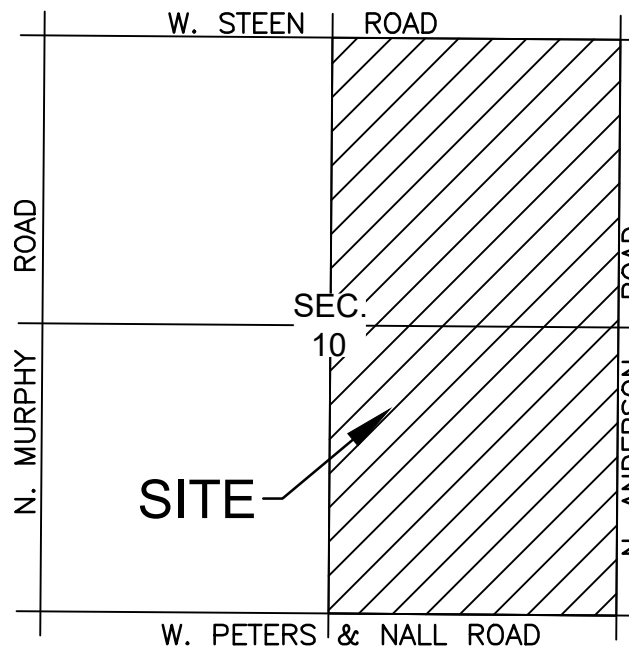
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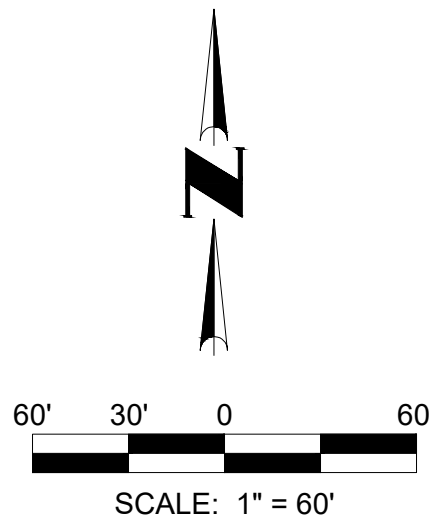
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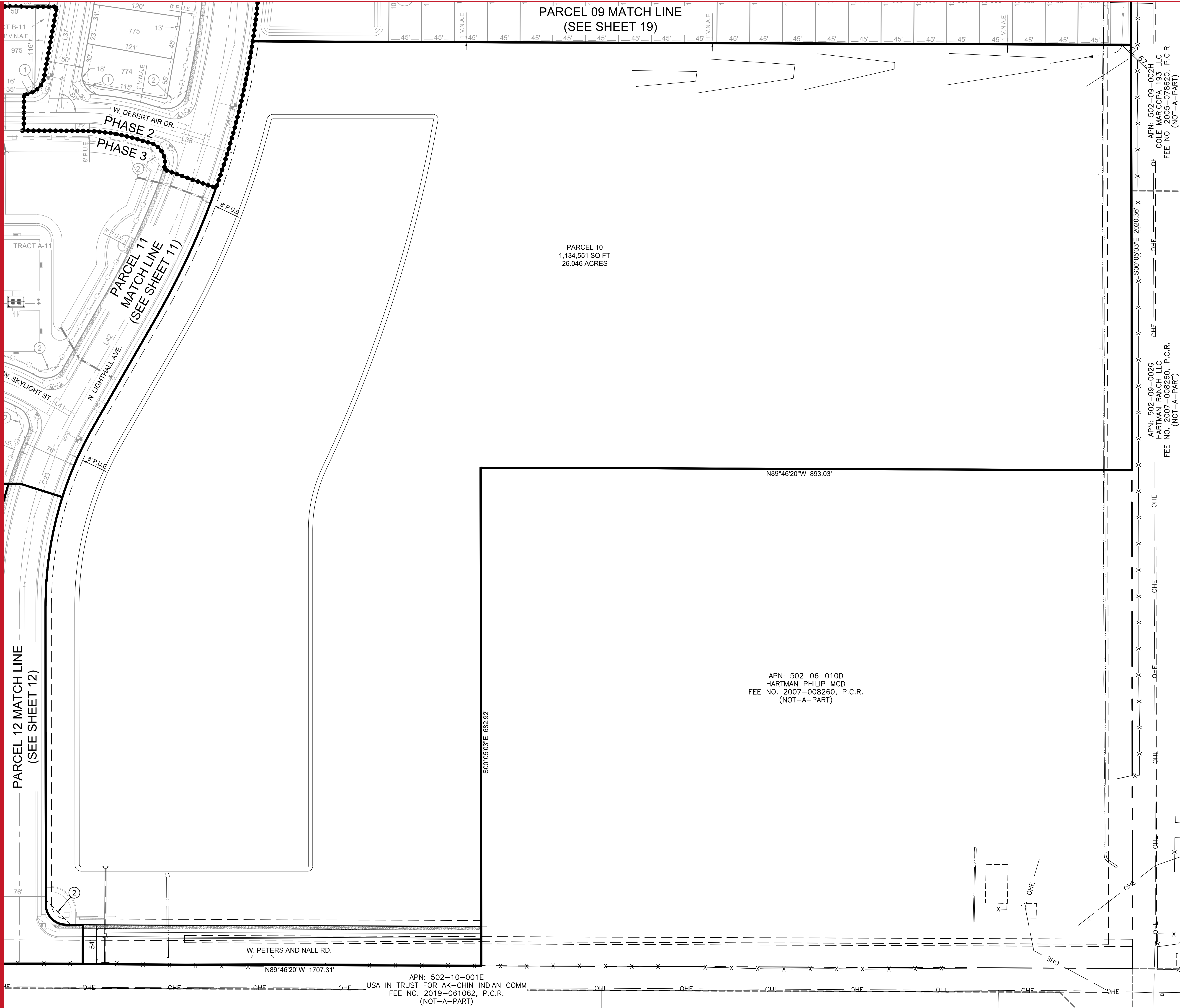


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19 OF 20

CVL JOB #: 1-01-0395901

DATE PREPARED:
11/30/2023

N:\0395901\CADD\Preliminary\PS Prelat.dwg



PARCEL 09 MATCH LINE
(SEE SHEET 19)

PARCEL 10
1,134,551 SQ FT
26.046 ACRES

APN: 502-06-010D
HARTMAN PHILIP MCD
FEE NO. 2007-008260, P.C.R.
(NOT-A-PART)

APN: 502-09-002H
COLE MARICOPA 193 LLC
FEE NO. 2005-078620, P.C.R.
(NOT-A-PART)

APN: 502-09-002G
HARTMAN RANCH LLC
FEE NO. 2007-008260, P.C.R.
(NOT-A-PART)

PRELIMINARY PLAT FOR HARTMAN TRAILS

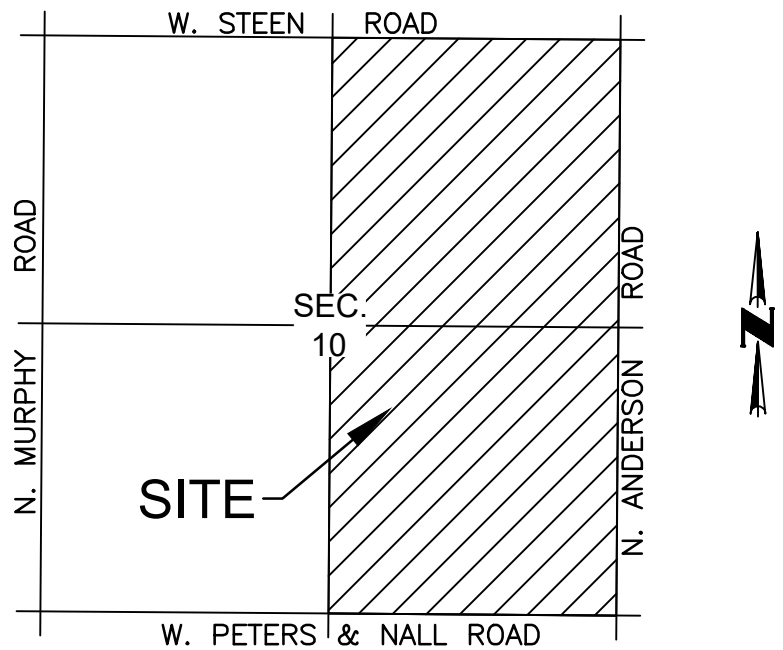
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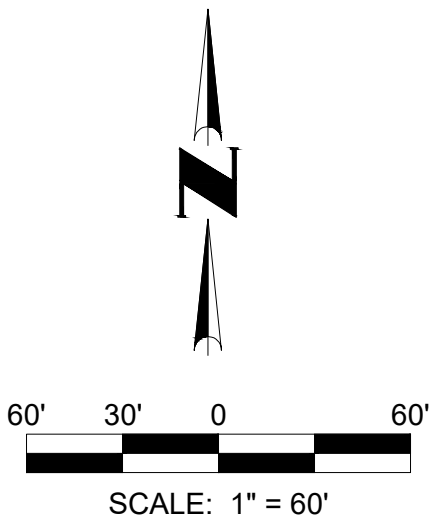
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