

EXHIBIT B - PRE PLAT SITE PLAN

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:

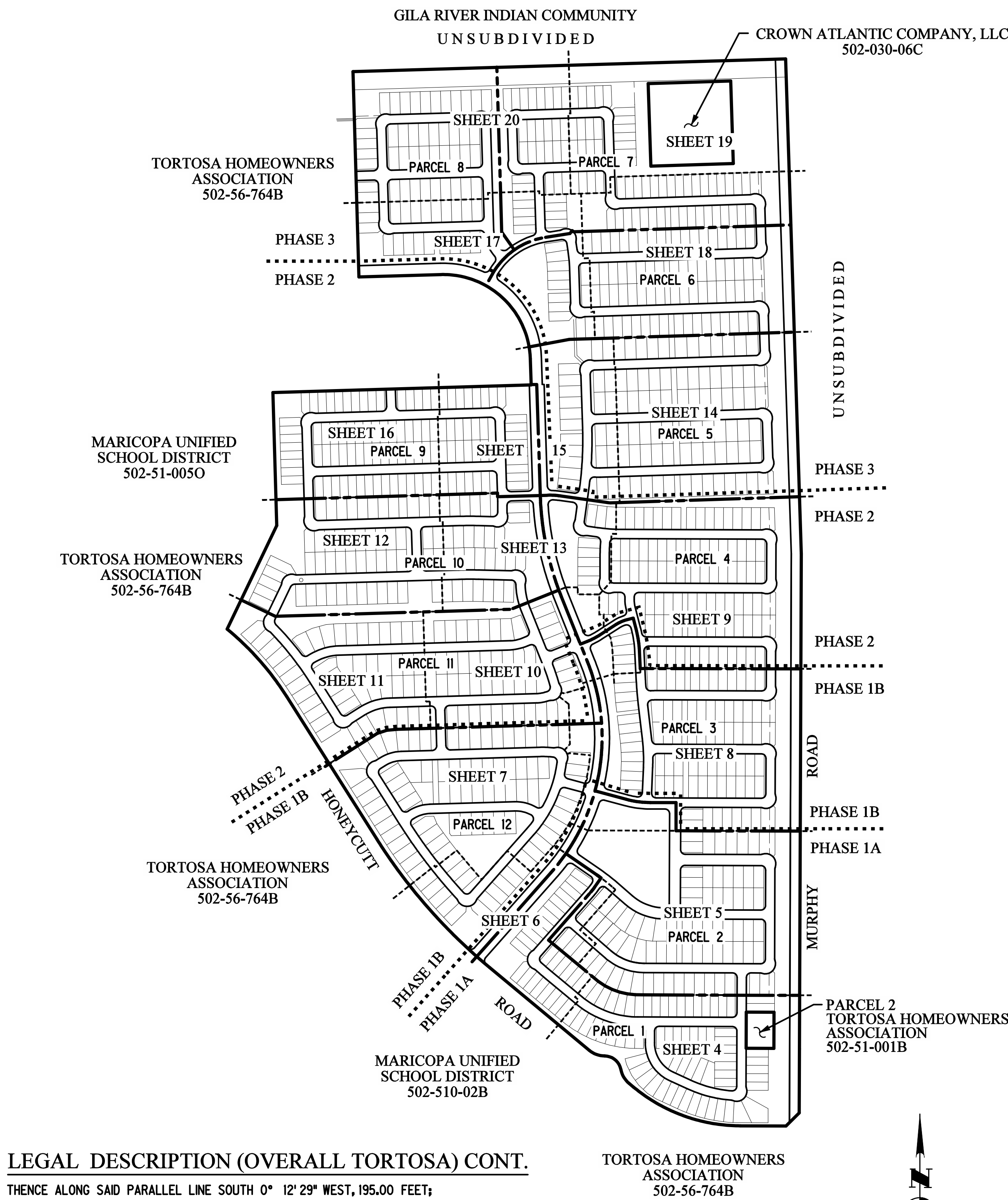
A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

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.



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&SRB&M, USING A BEARING OF S00° 33' 41" E, BETWEEN TWO FOUND MONUMENTS SHOWN HEREON.

EXISTING ZONING

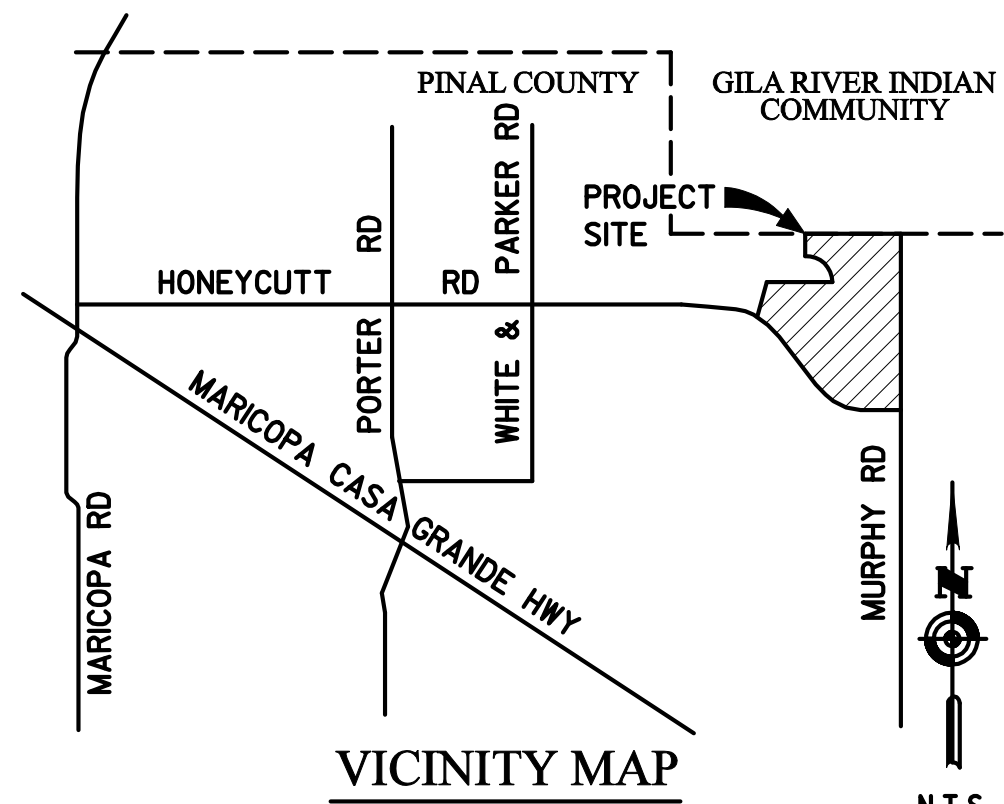
THE ZONING CLASSIFICATION OF THE SITE IS PAD CR-3 - SINGLE FAMILY DETACHED HOMES.

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

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



EXPIRES 12/31/18

DESIGNED: MM

DRAWN: STAFF

CHECKED: MM

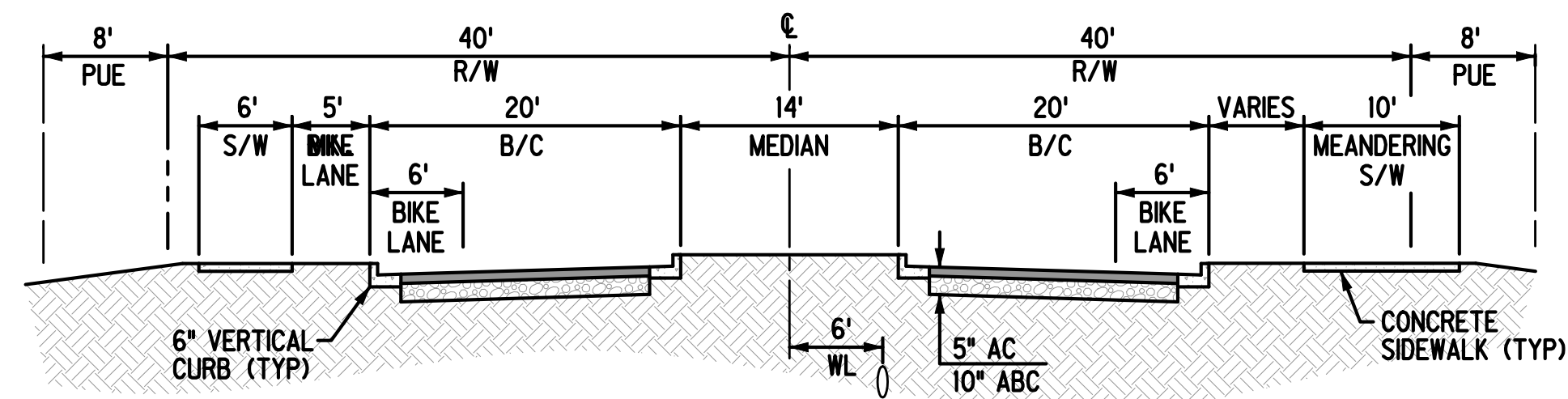
PLOT DATE: 12/22/2016

SHEET 1 OF 21

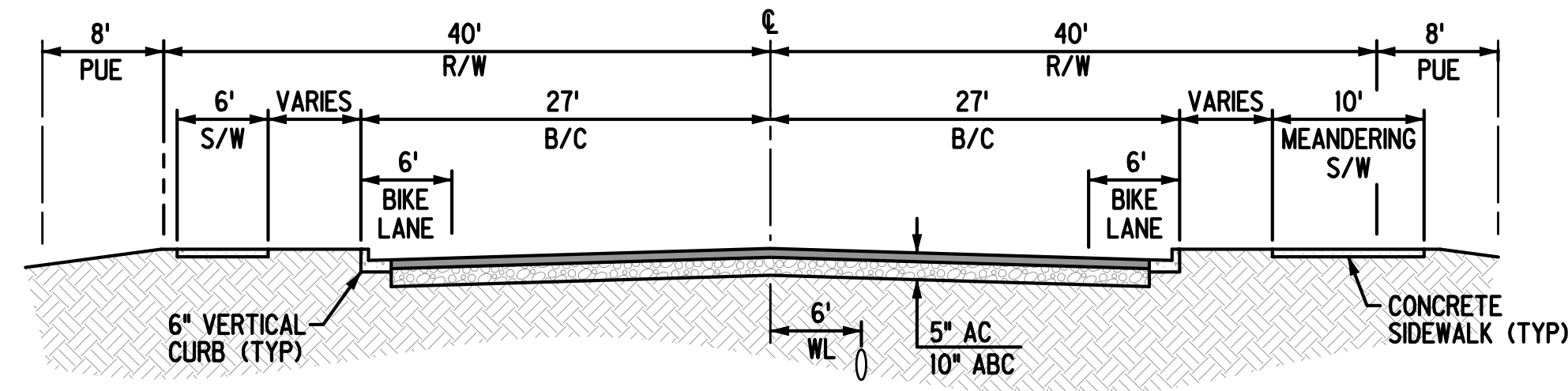
PROJECT NO. 14-062-01



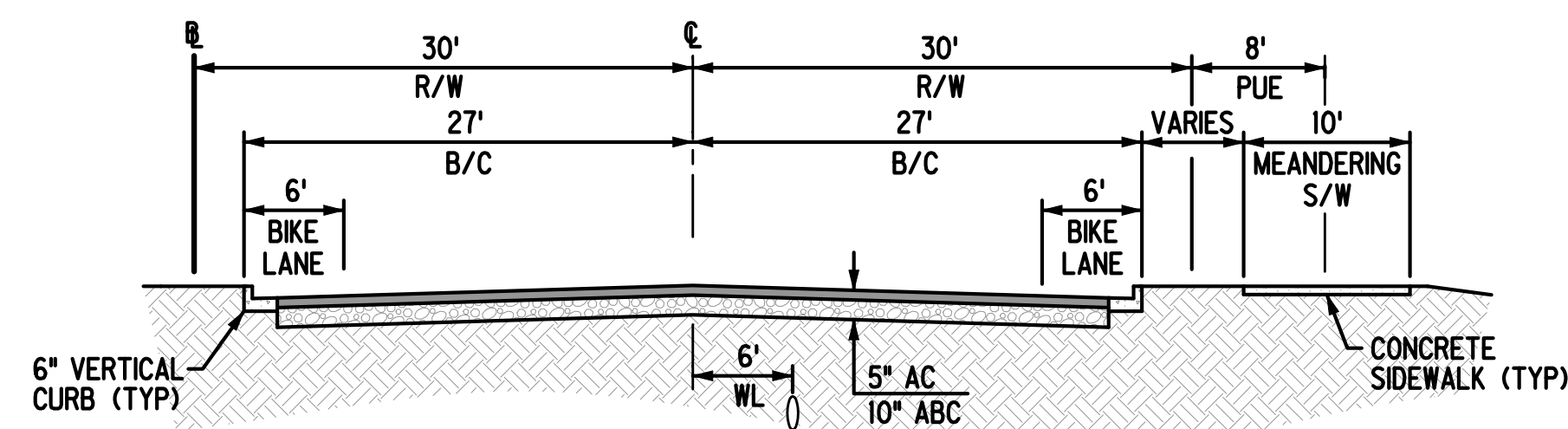
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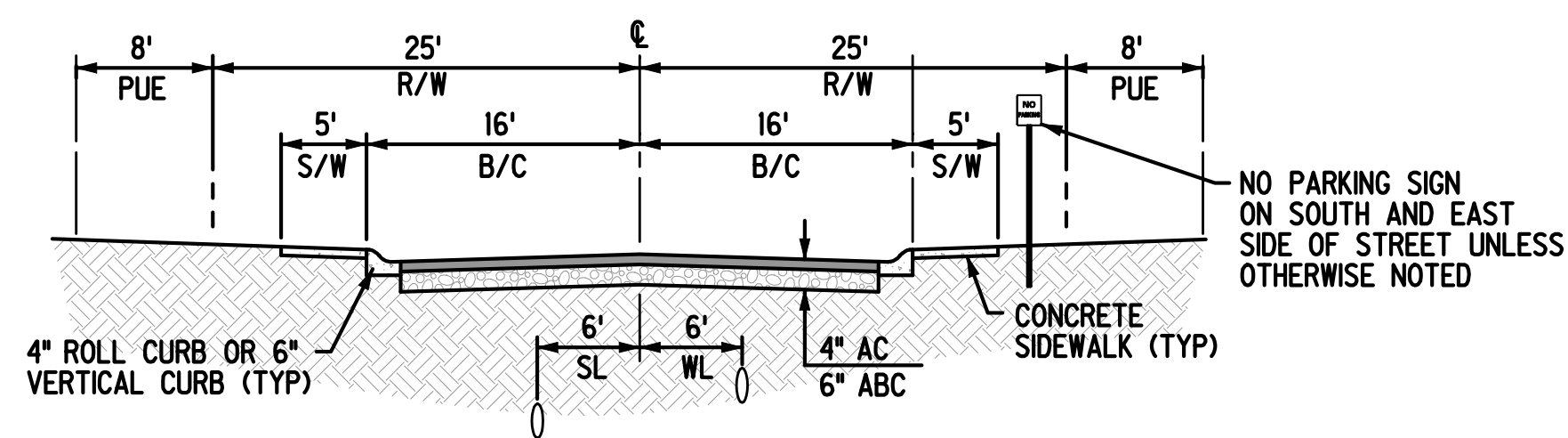
COSTA DEL SOL BOULEVARD
FROM HONEYCUTT ROAD TO FIRST PARK ENTRANCE
LOOKING NORTH
NOT TO SCALE



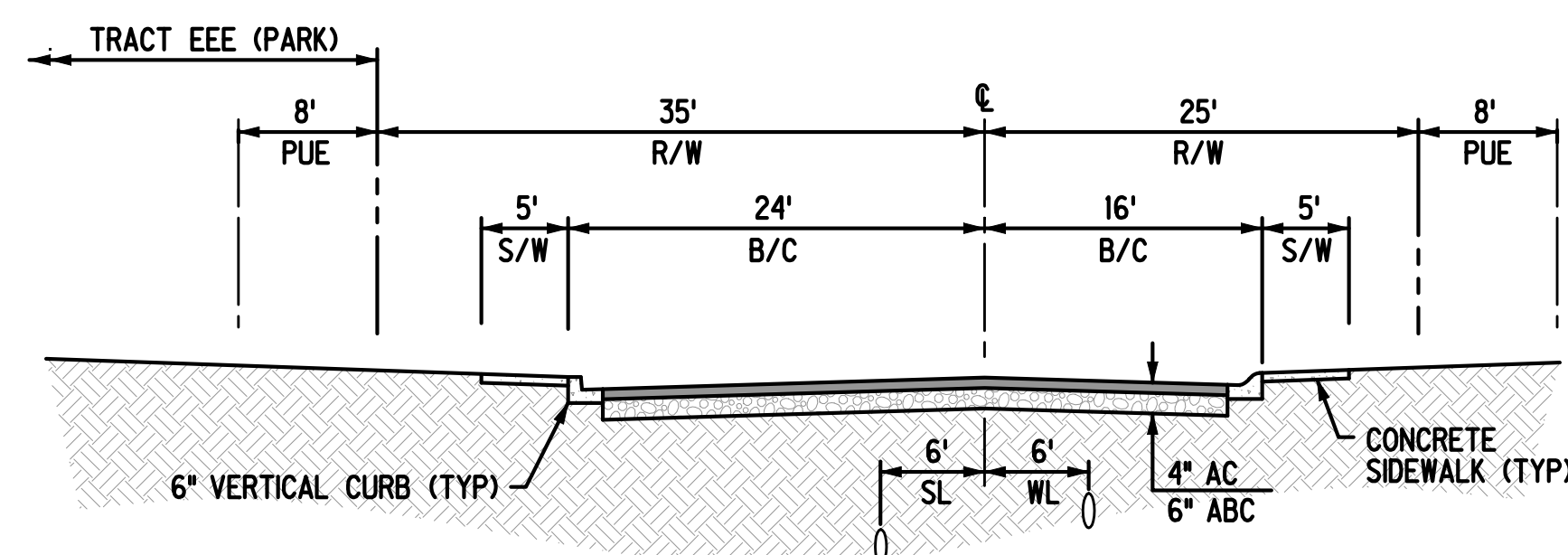
COSTA DEL SOL BOULEVARD
FROM FIRST PARK ENTRANCE TO SOUTH EDGE OF EXISTING TORTOSA NW PARCEL 10
LOOKING NORTH
NOT TO SCALE



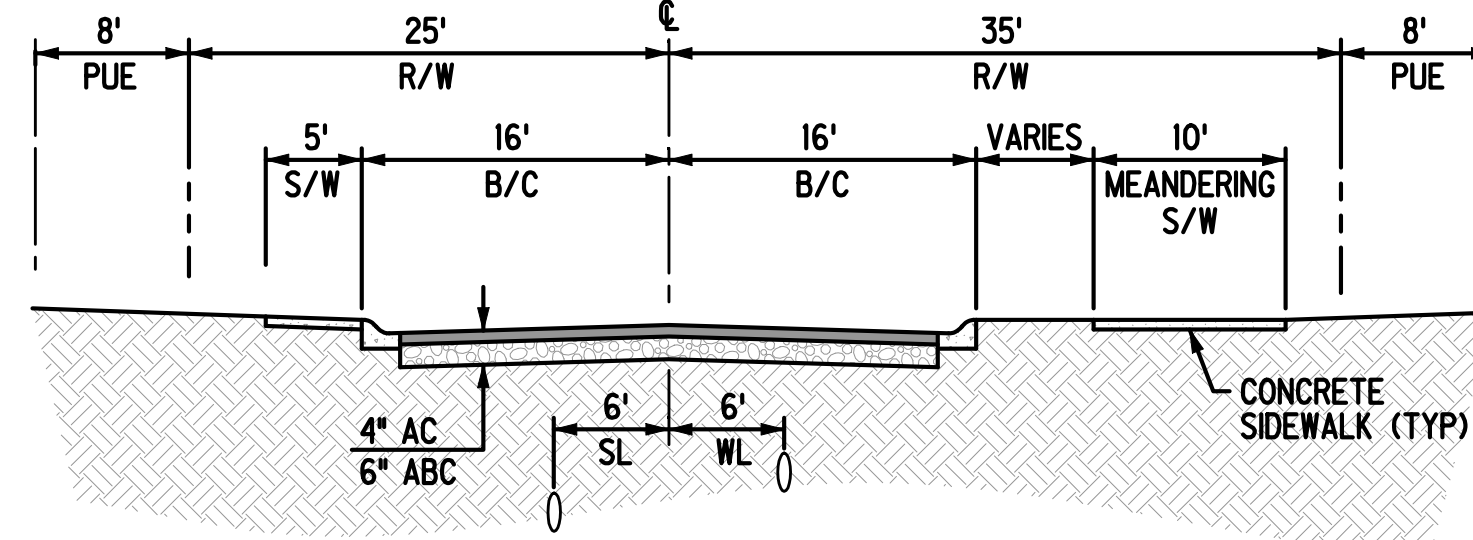
COSTA DEL SOL BOULEVARD
ALONG THE FRONTAGE OF EXISTING TORTOSA NW PARCEL 10
LOOKING NORTH AND WEST
NOT TO SCALE



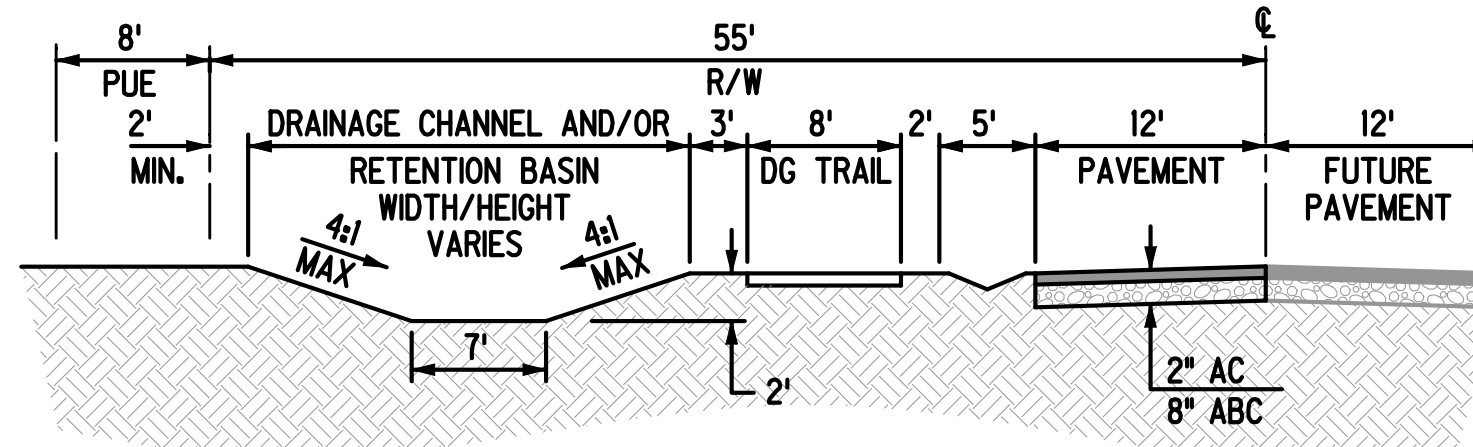
TYPICAL LOCAL STREET
LOOKING NORTH AND WEST
NOT TO SCALE



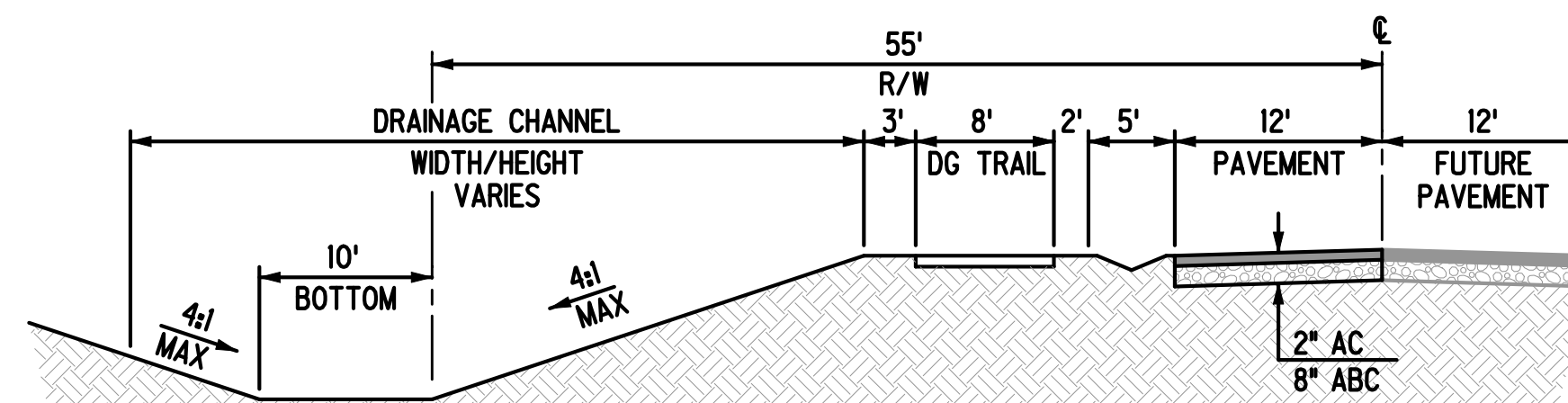
TYPICAL LOCAL STREET ADJACENT TO 'TRACT EEE'
NOT TO SCALE



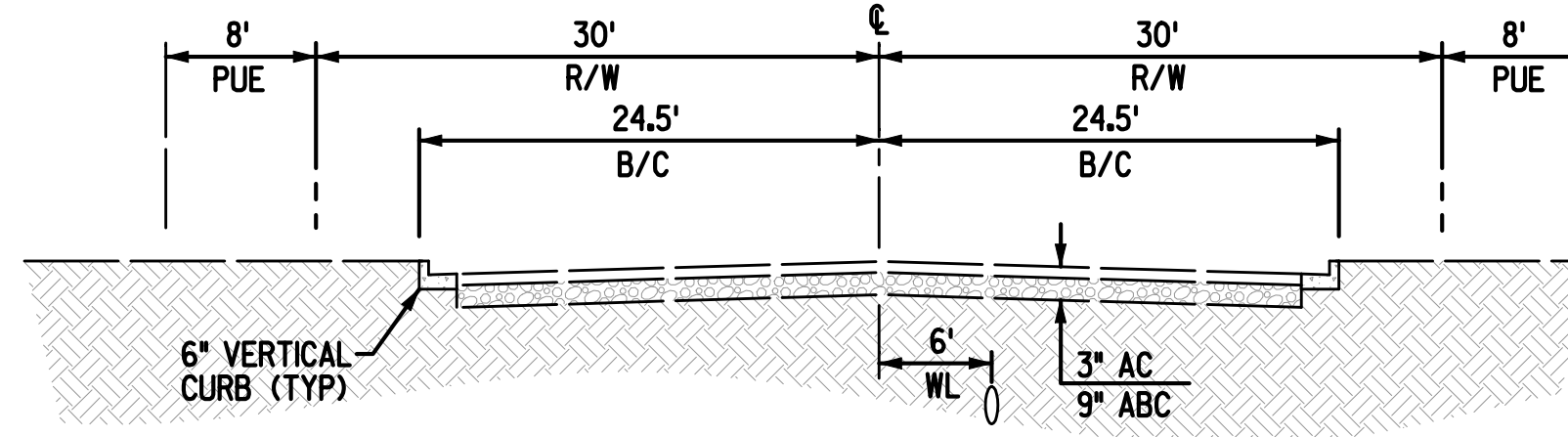
MERCED STREET WITHIN PARCEL 2
LOOKING WEST
NOT TO SCALE



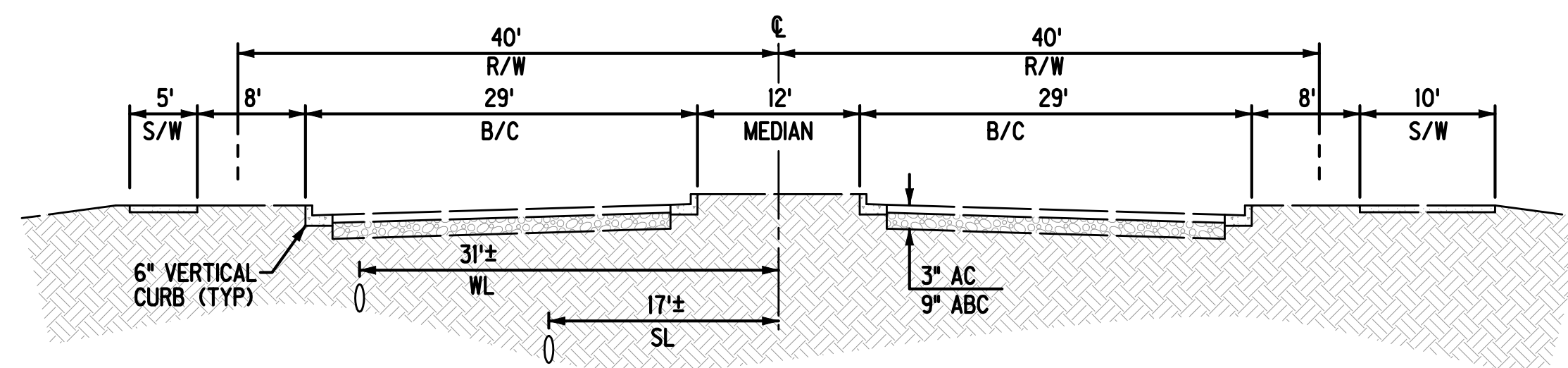
MURPHY ROAD
LOOKING NORTH
NOT TO SCALE



MURPHY ROAD
LOOKING NORTH
NOT TO SCALE

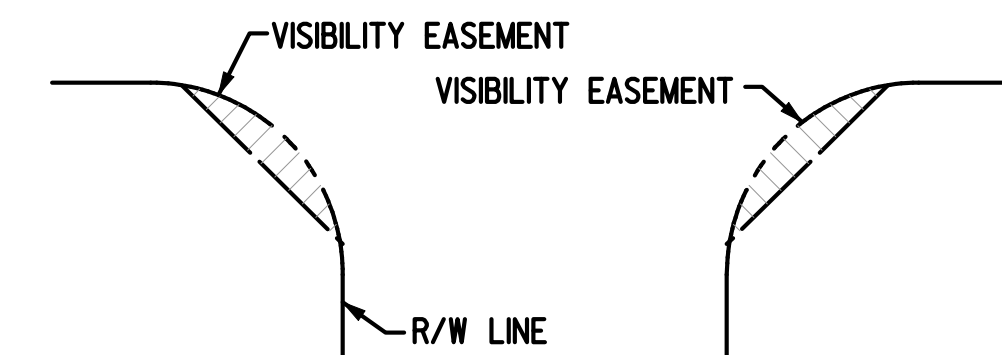


EXISTING COSTA DEL SOL BOULEVARD
LOOKING WEST
NOT TO SCALE

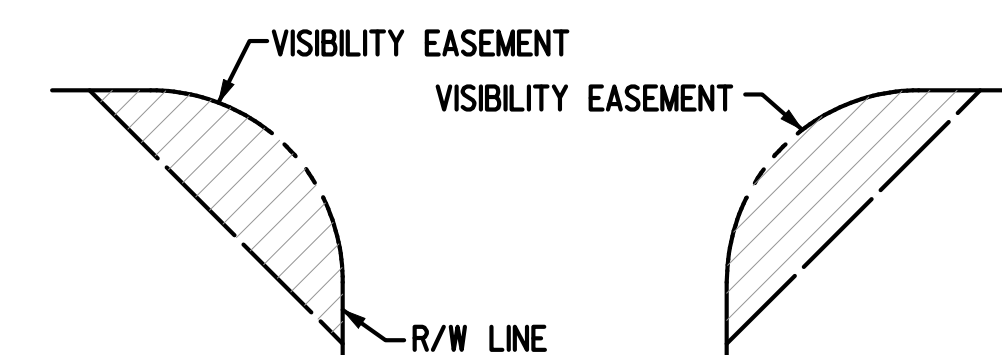


EXISTING HONEYCUTT ROAD
LOOKING NORTH AND NOTHWEST
NOT TO SCALE

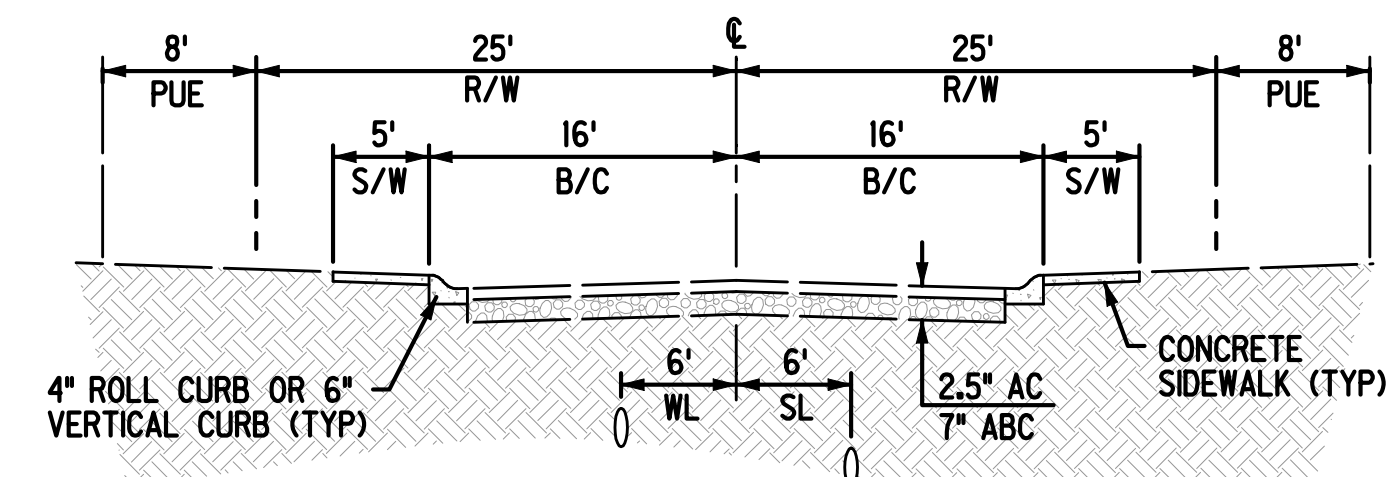
LEGEND	
---	BOUNDARY LINE
---	PARCEL LINE
---	CENTER LINE
---	MATCH LINE
8" W	PROPOSED WATER LINE
8" S	PROPOSED SEWER LINE
FM	PROPOSED FORCE MAIN
⊙	PROPOSED MANHOLE
⊗	PROPOSED WATER VALVE
⊕	PROPOSED FIRE HYDRANT
⊗	PROPOSED PRESSURE REDUCING VALVE
①	21' X 21' SIGHT VISIBILITY EASEMENT (SVE)
②	33' X 33'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



EXPIRES 12/31/18

DESIGNED: MM

DRAWN: STAFF

CHECKED: MM

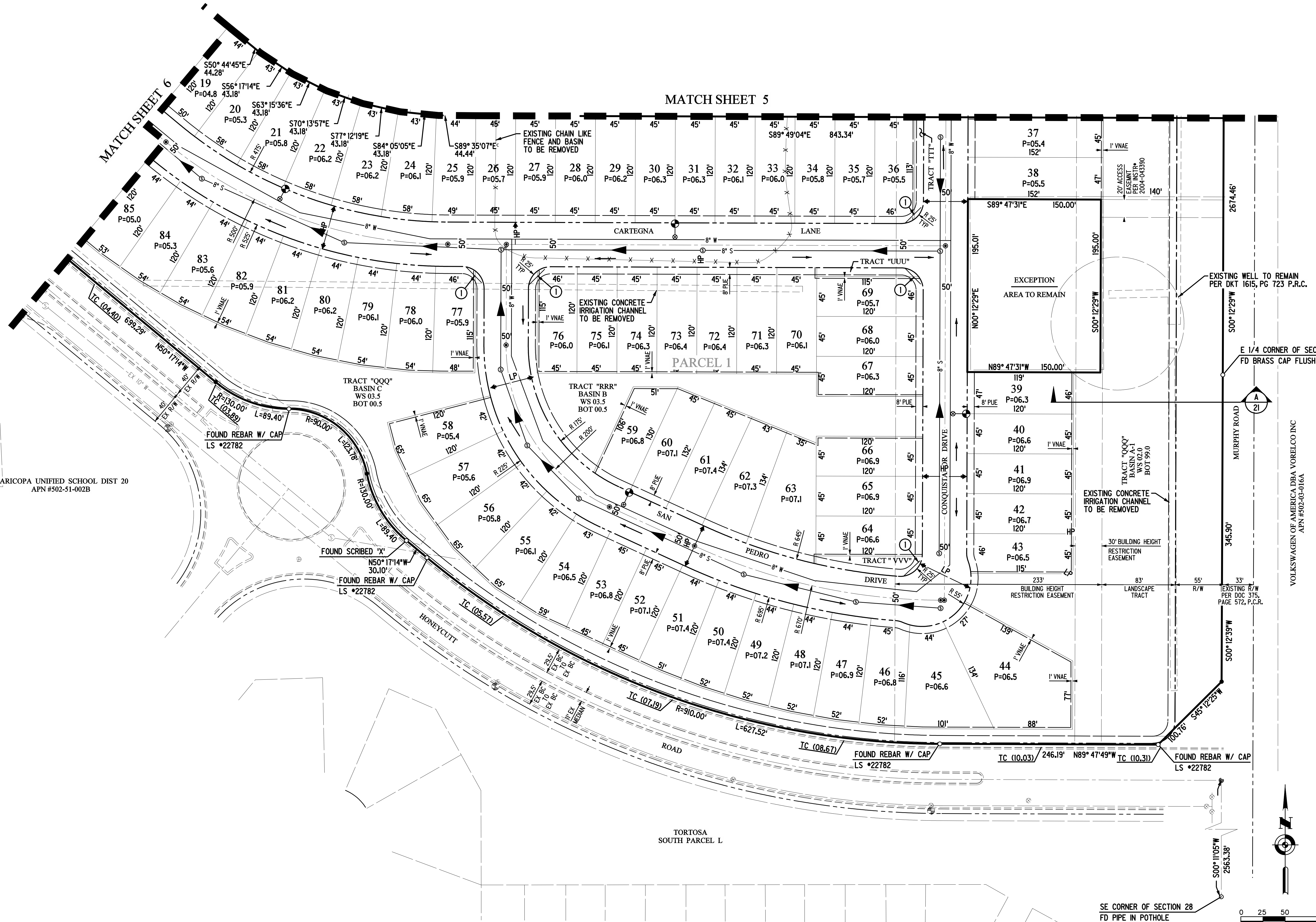
PLOT DATE: 12/22/2016

SHEET 2 OF 21

PROJECT NO. 14-062-01



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



THE TRAILS AT TORTOSA

PRELIMINARY PLAT



EXPIRES 12/31/18

DESIGNED: MM

DRAWN: STAFF

CHECKED: MM

PLOT DATE: 12/22/2016

SHEET 4 OF 21

PROJECT NO. 14-062-01

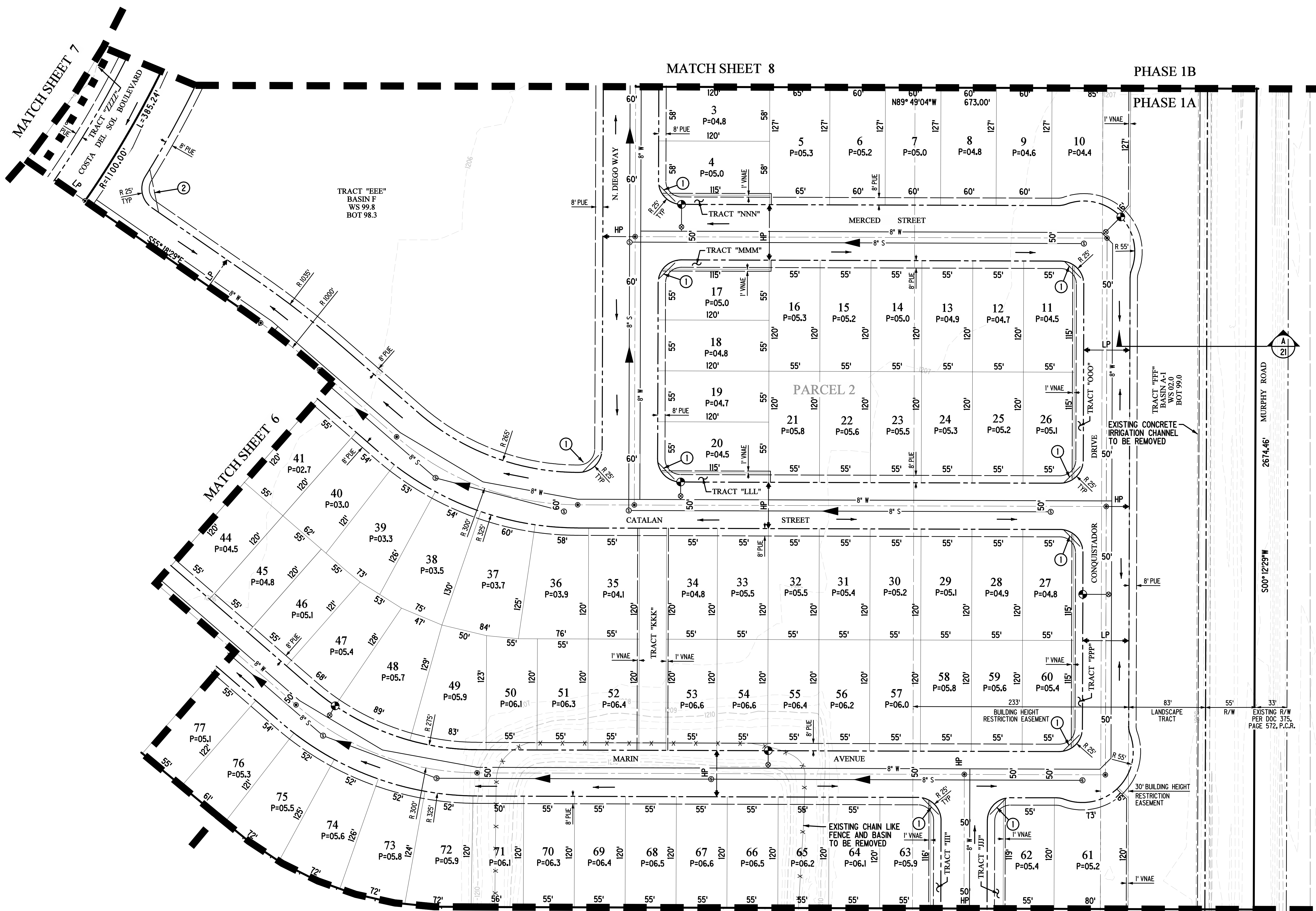
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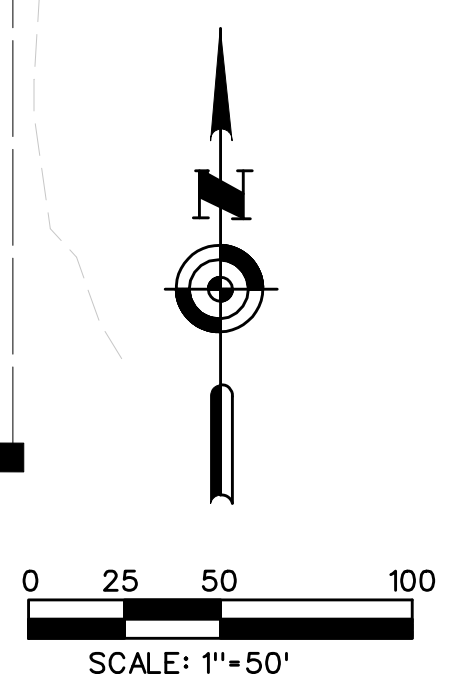
5050 N. 40th Street Suite # 100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:

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



VOLKSWAGEN OF AMERICA DBA VORELCO INC
APN #502-03-016A



THE TRAILS AT TORTOSA

PRELIMINARY PLAT

DESIGNED: MM	
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CHECKED: MM	PLOT DATE: 12/22/2016
SHEET 5 OF 21	
PROJECT NO. 14-062-01	

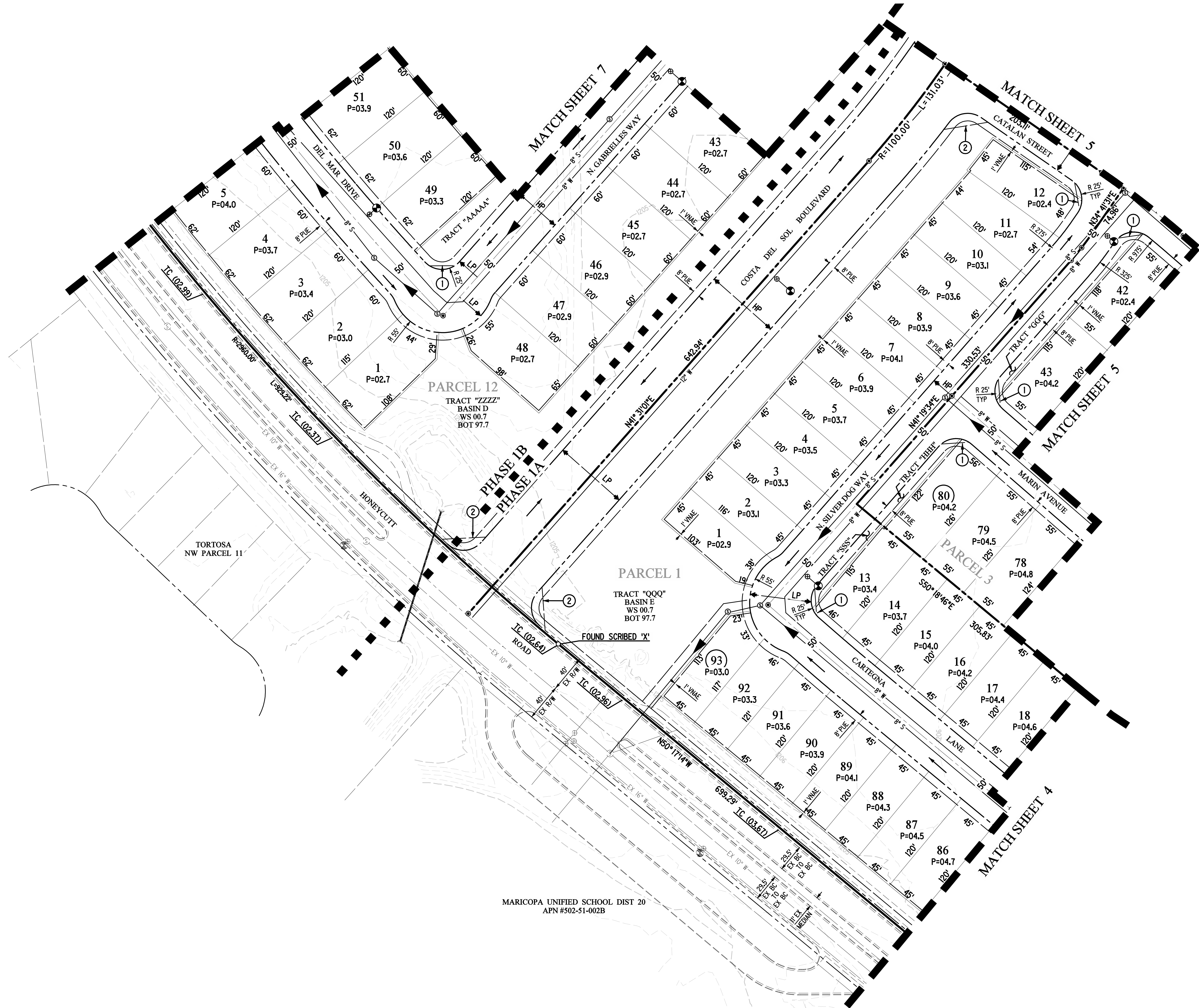


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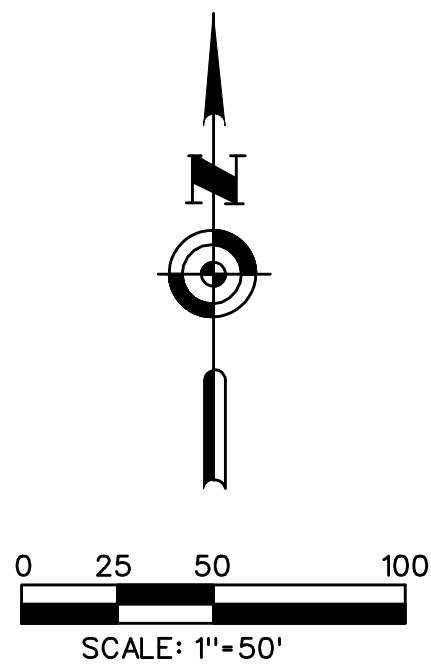
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MARICOPA UNIFIED SCHOOL DIST 20
APN #502-51-002B



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Blue Stakes Center
1-800-392-5386

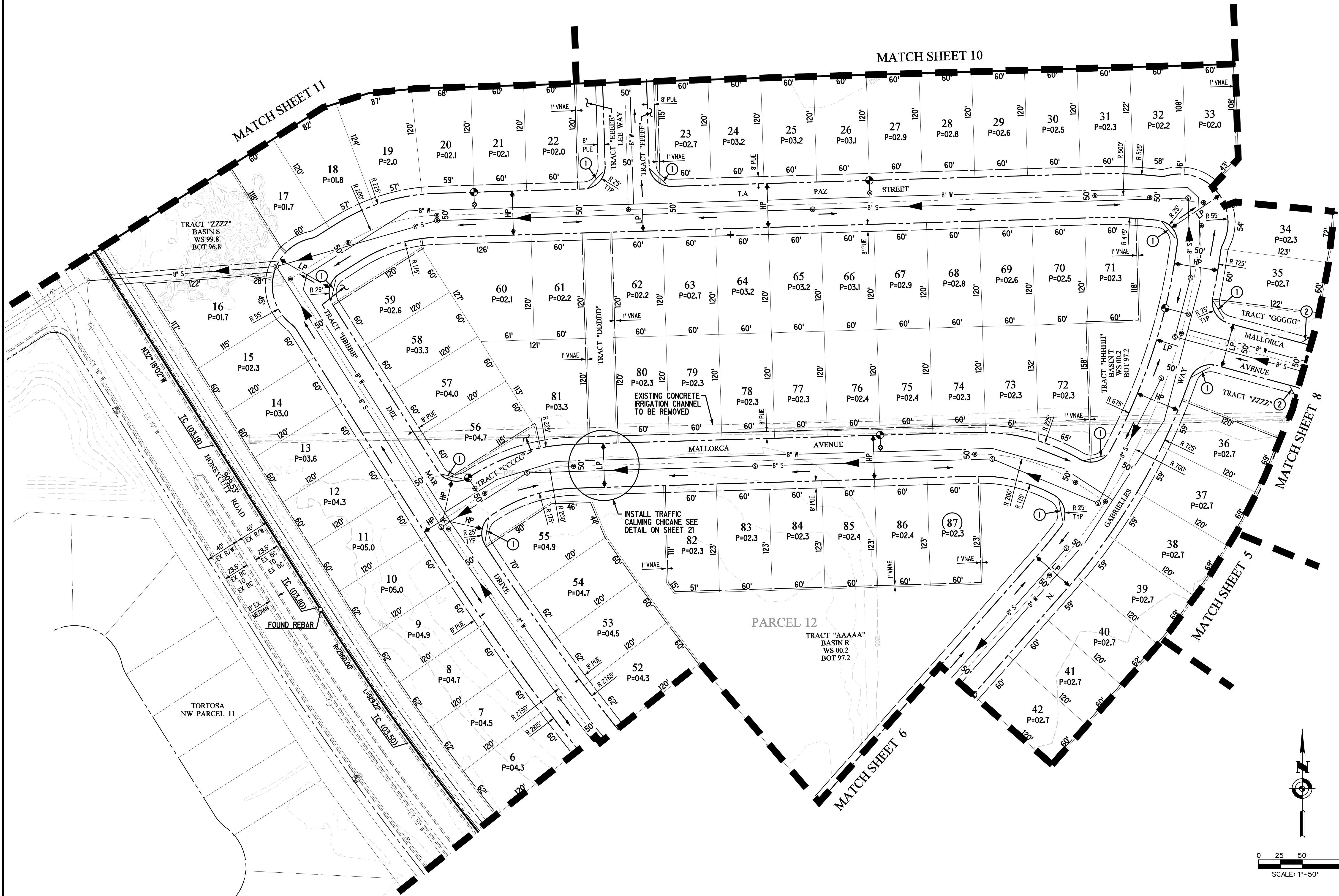
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THE TRAILS AT TORTOSA

PRELIMINARY PLAT

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DESIGNED: MM	DRAWN: STAFF
CHECKED: MM	PLOT DATE: 12/22/2016
SHEET 6 OF 21	
PROJECT NO. 14-062-01	



THE TRAILS AT TORTOSA

PRELIMINARY PLAT

REVISIONS	

EXPIRES 12/31/18

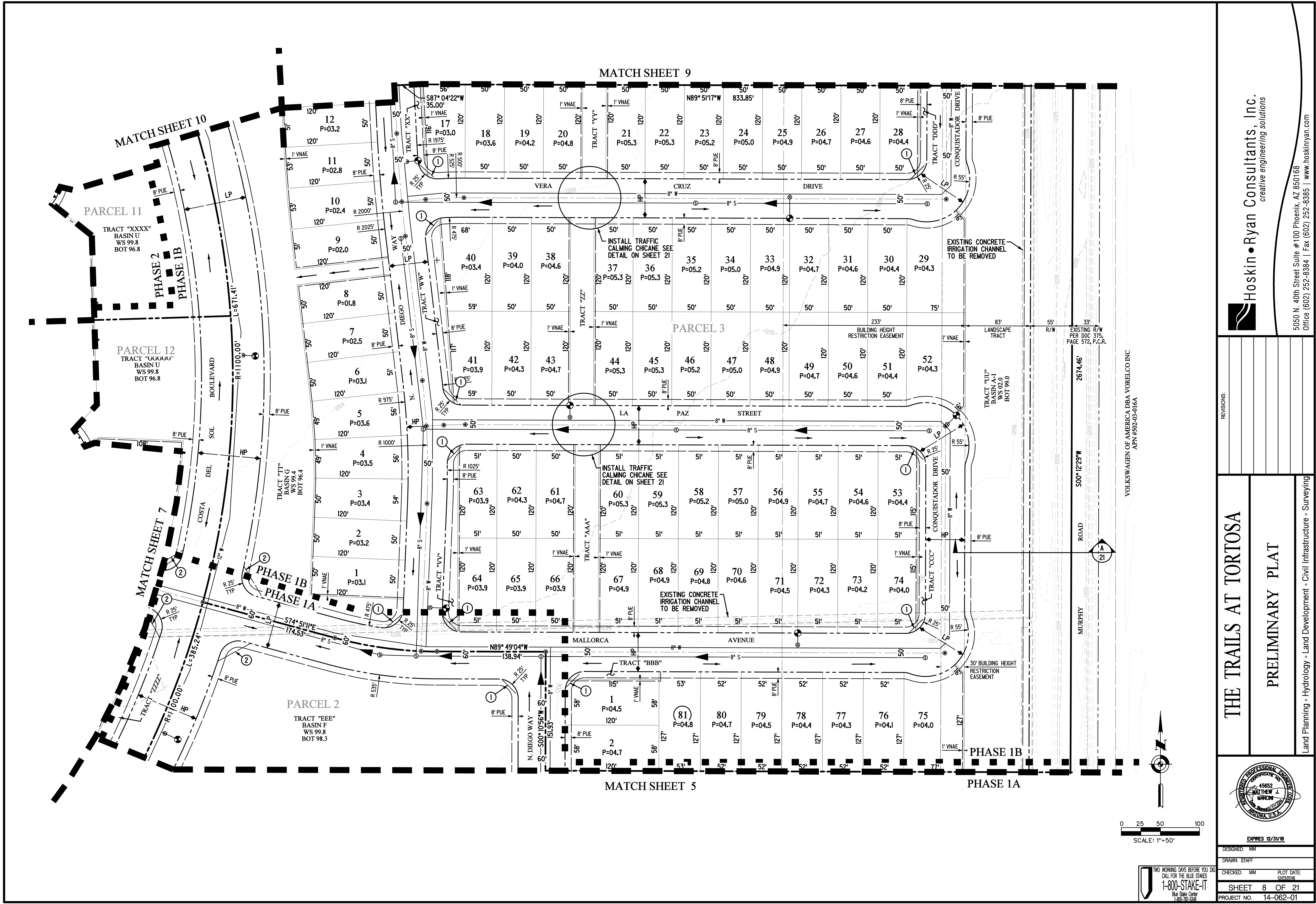
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SHEET 7 OF 21
PROJECT NO. 14-062-01

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THE TRAILS AT TORTOSA

PRELIMINARY PLAT

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REVISIONS:

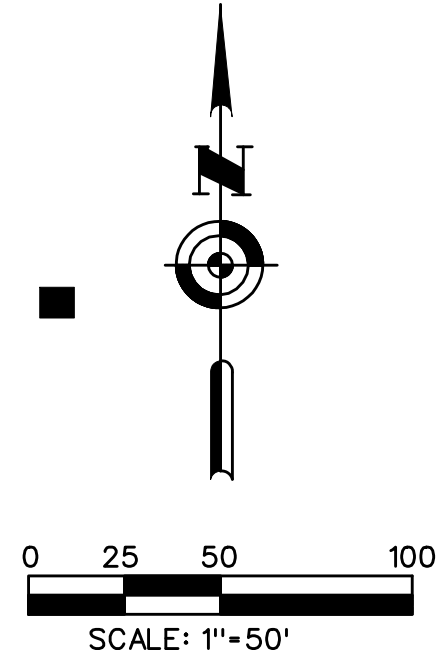
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EXPIRES 12/31/18

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CHECKED: MM
PLOT DATE: 12/22/2016
SHEET 8 OF 21
PROJECT NO. 14-062-01

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PRELIMINARY PLAT

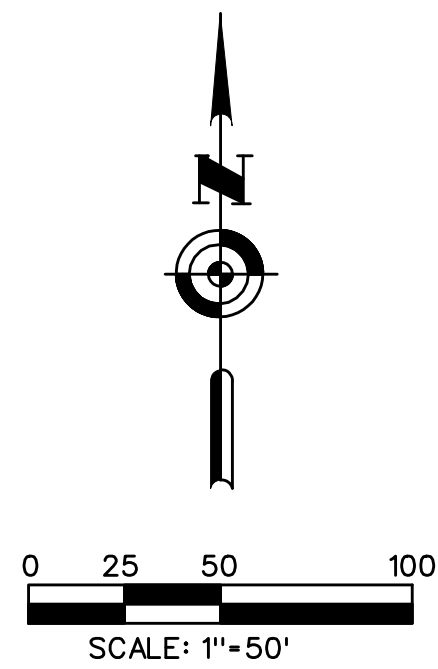
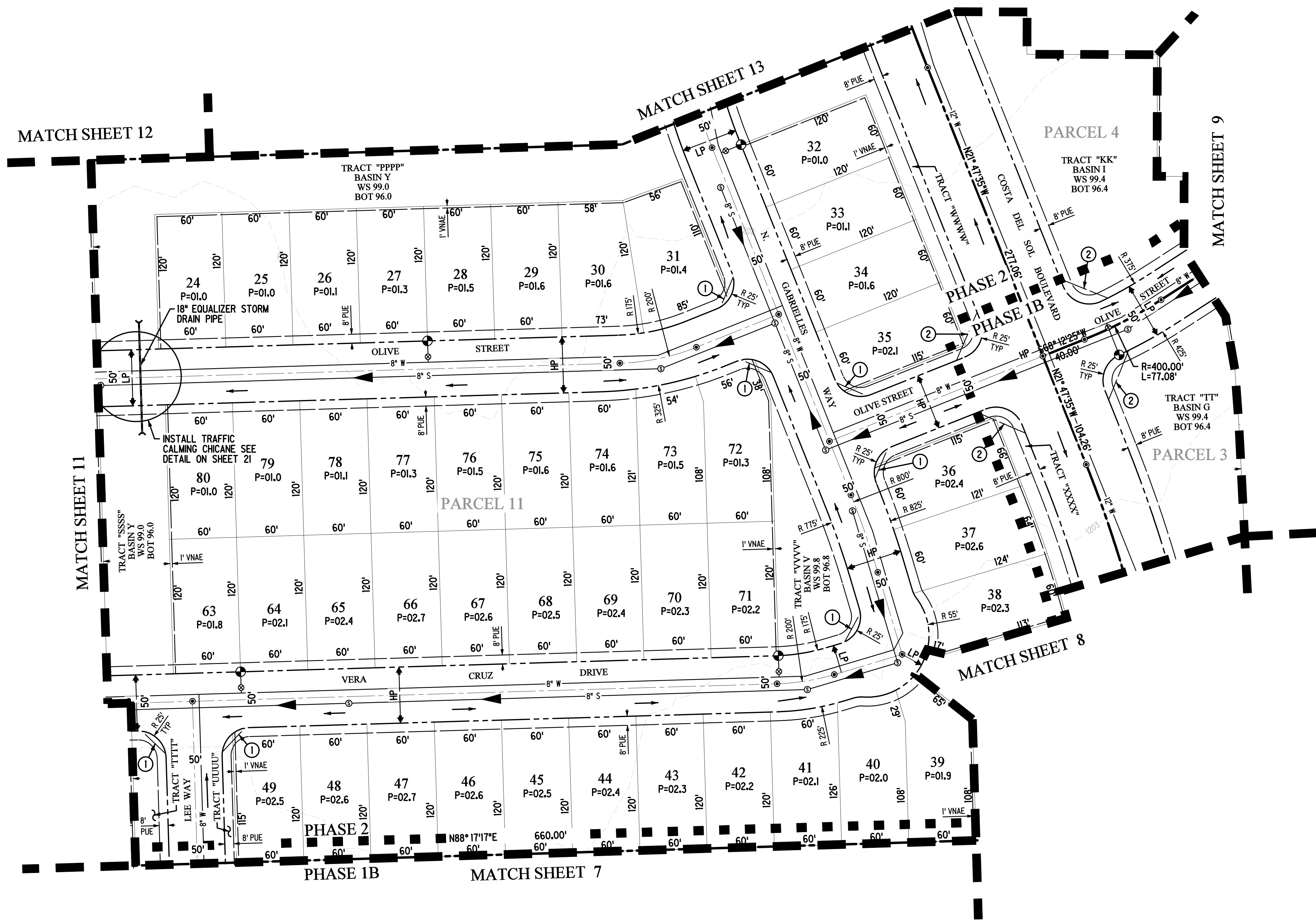
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THE TRAILS AT TORTOSA

PRELIMINARY PLAT

REVISIONS:

EXPIRES 12/31/18

DESIGNED: MM

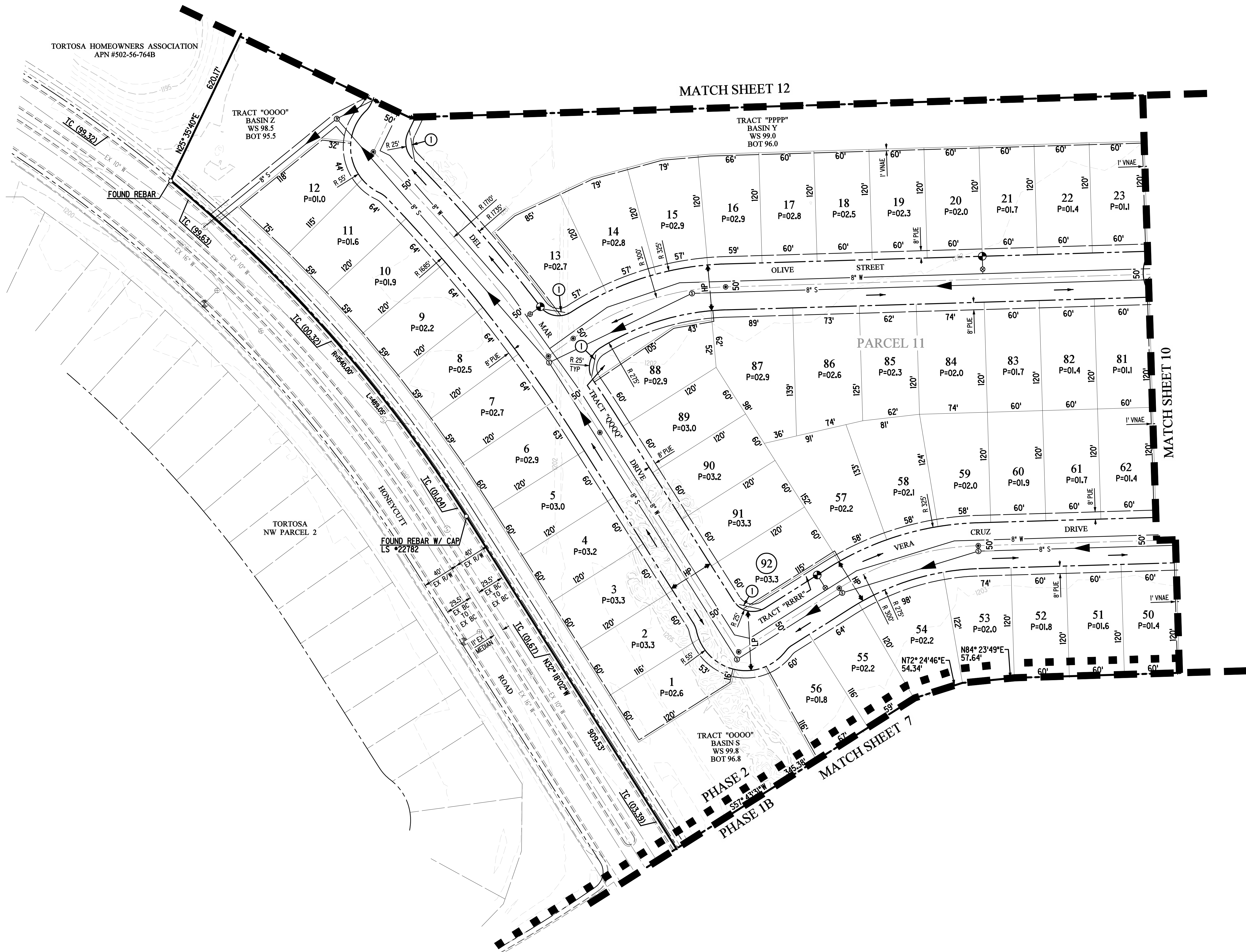
DRAWN: STAFF

CHECKED: MM PLOT DATE: 12/22/2016

SHEET 10 OF 21

PROJECT NO. 14-062-01

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



THE TRAILS AT TORTOSA

PRELIMINARY PLAT

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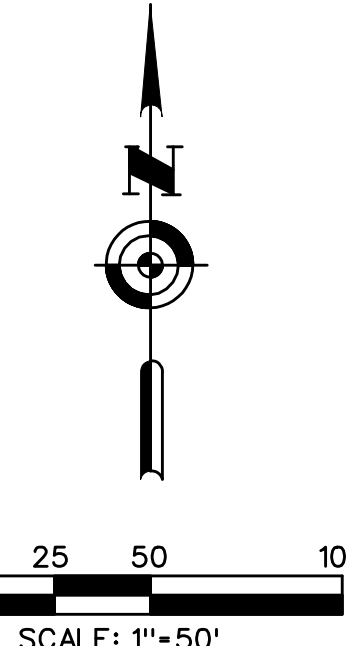
REVISIONS:

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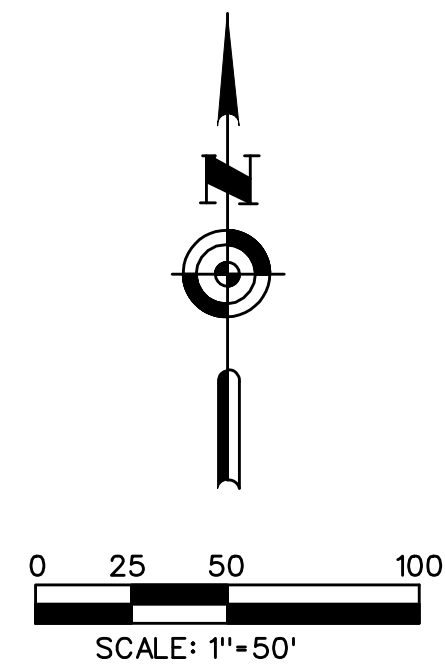


EXPIRES 12/31/18

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DRAWN: STAFF	SHEET 11 OF 21	PROJECT NO. 14-062-01



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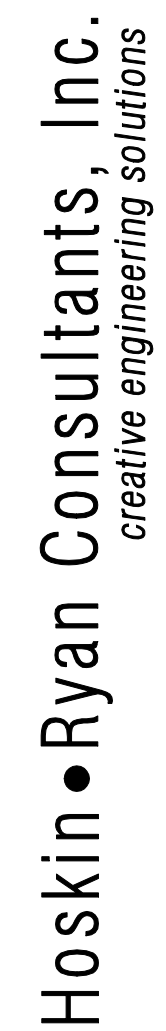


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SHEET 12 OF 21	
PROJECT NO. 14-062-01	

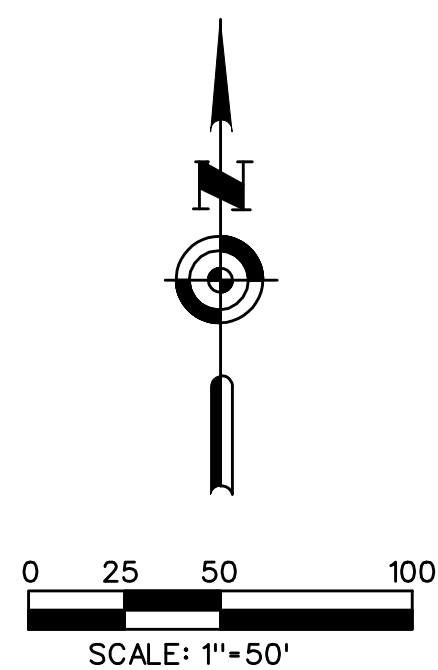
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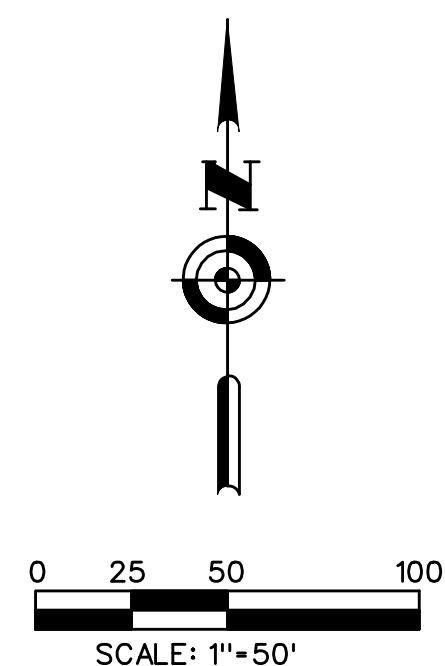


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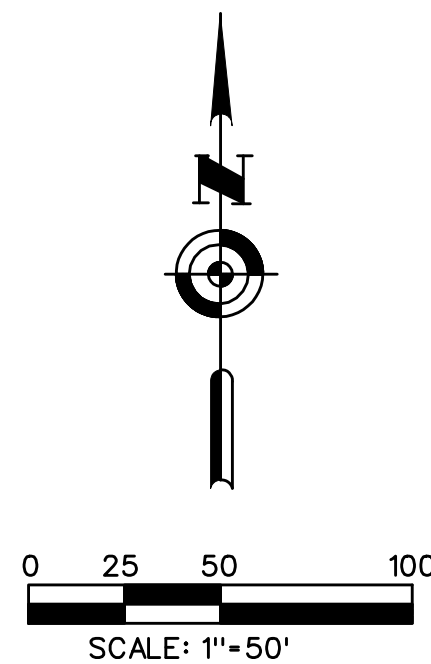
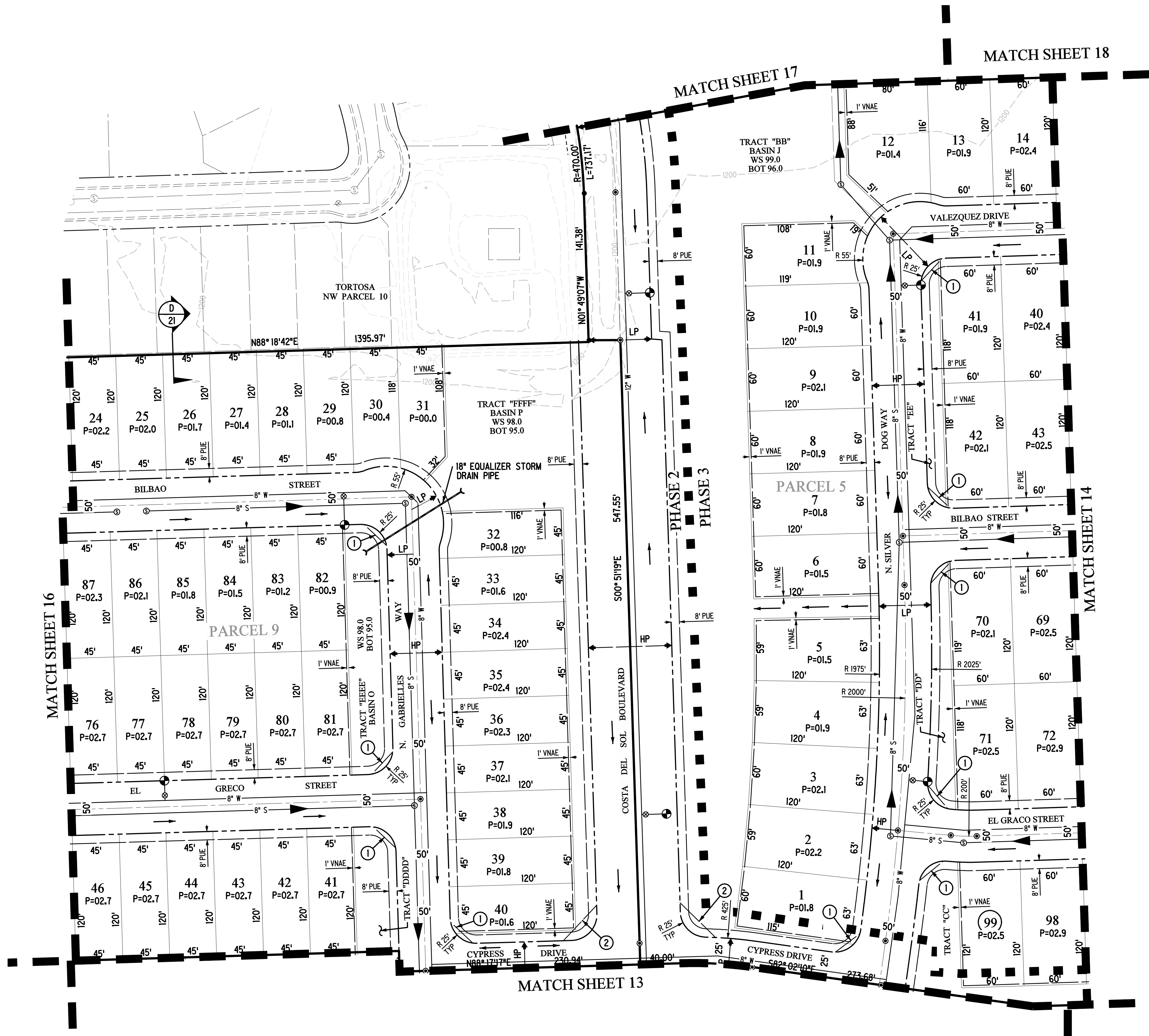
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SHEET 14 OF 31

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PROJECT NO. 14 062 01



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THE TRAILS AT TORTOSA

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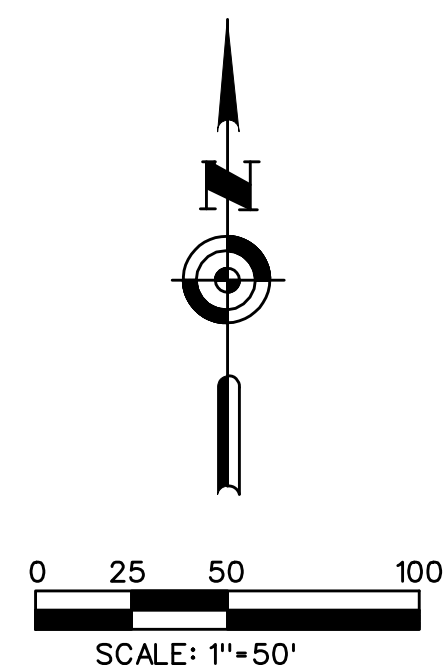
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SHEET 15 OF 21

PROJECT NO. 14-062-01

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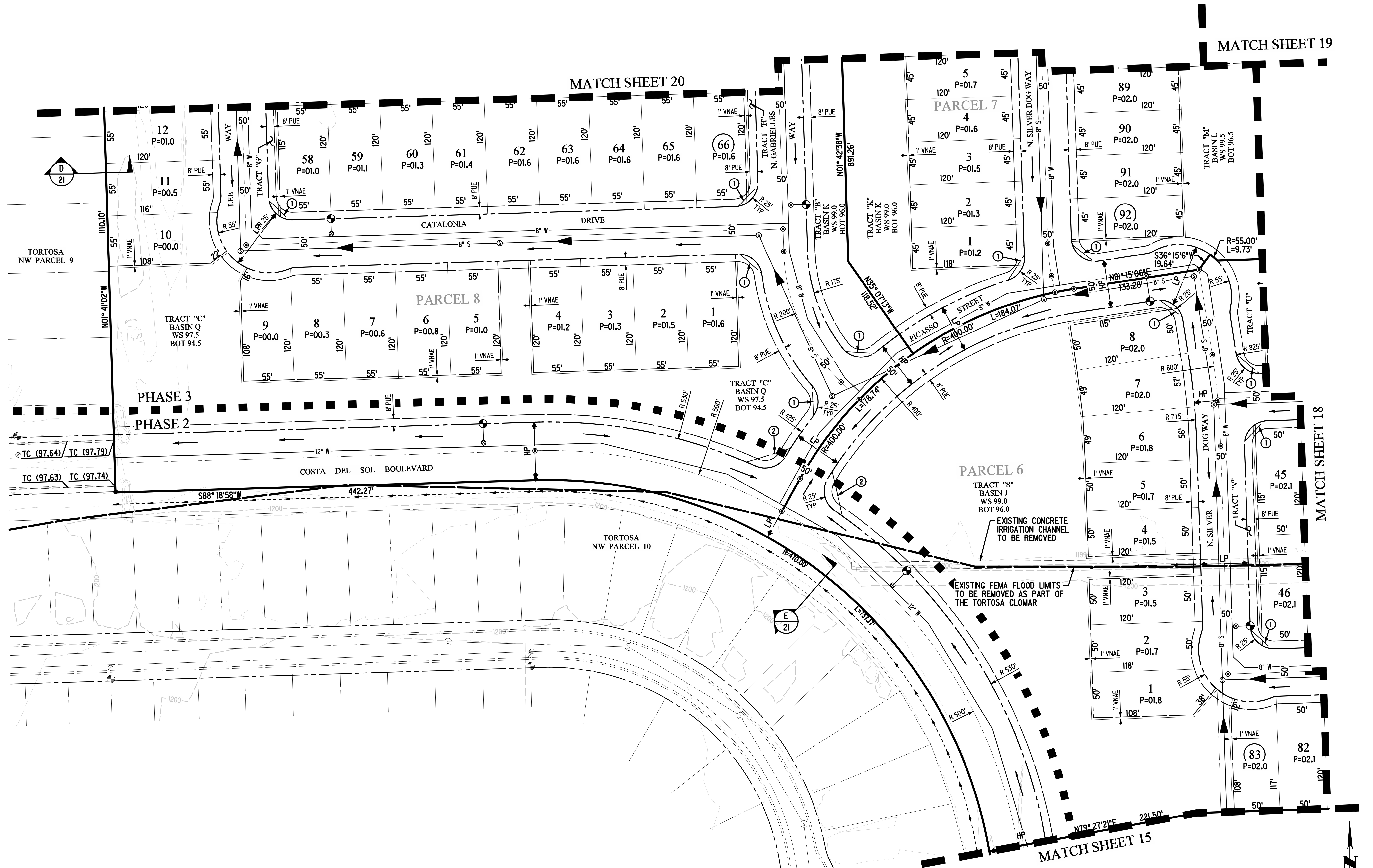
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SHEET 16 OF 21

PROJECT NO. 14-062-01

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THE TRAILS AT TORTOSA

PRELIMINARY PLAT



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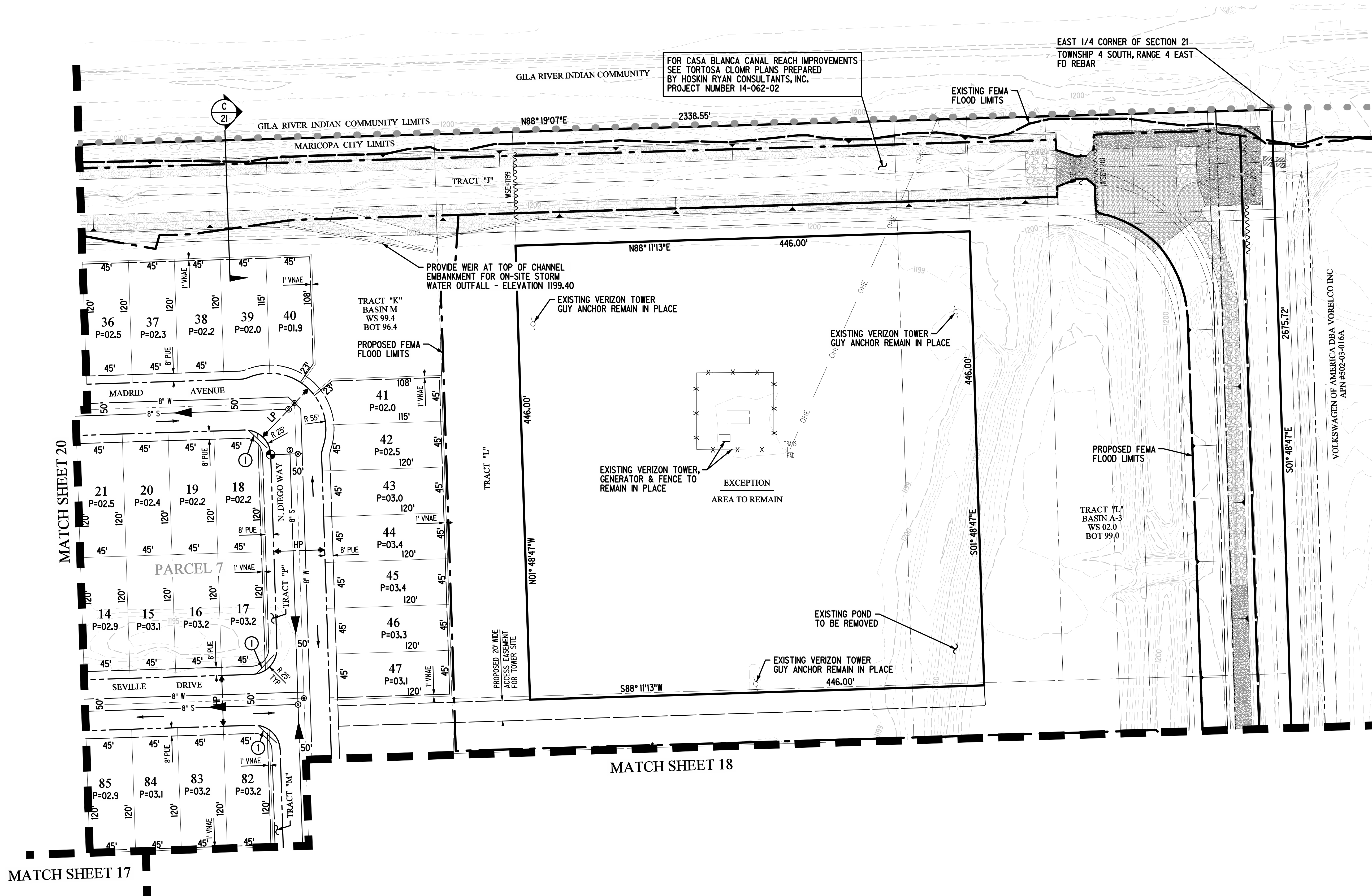
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PROJECT NO. 14-062-01

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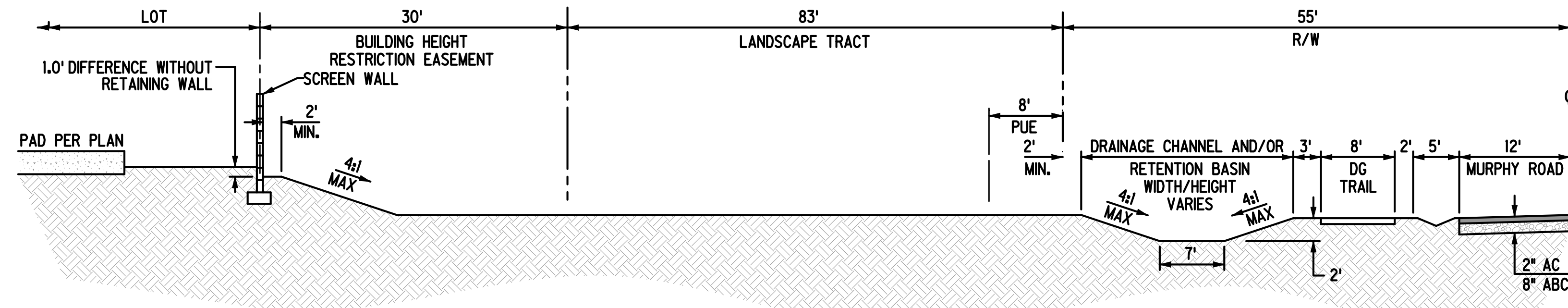
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PROJECT NO. 14-062-01

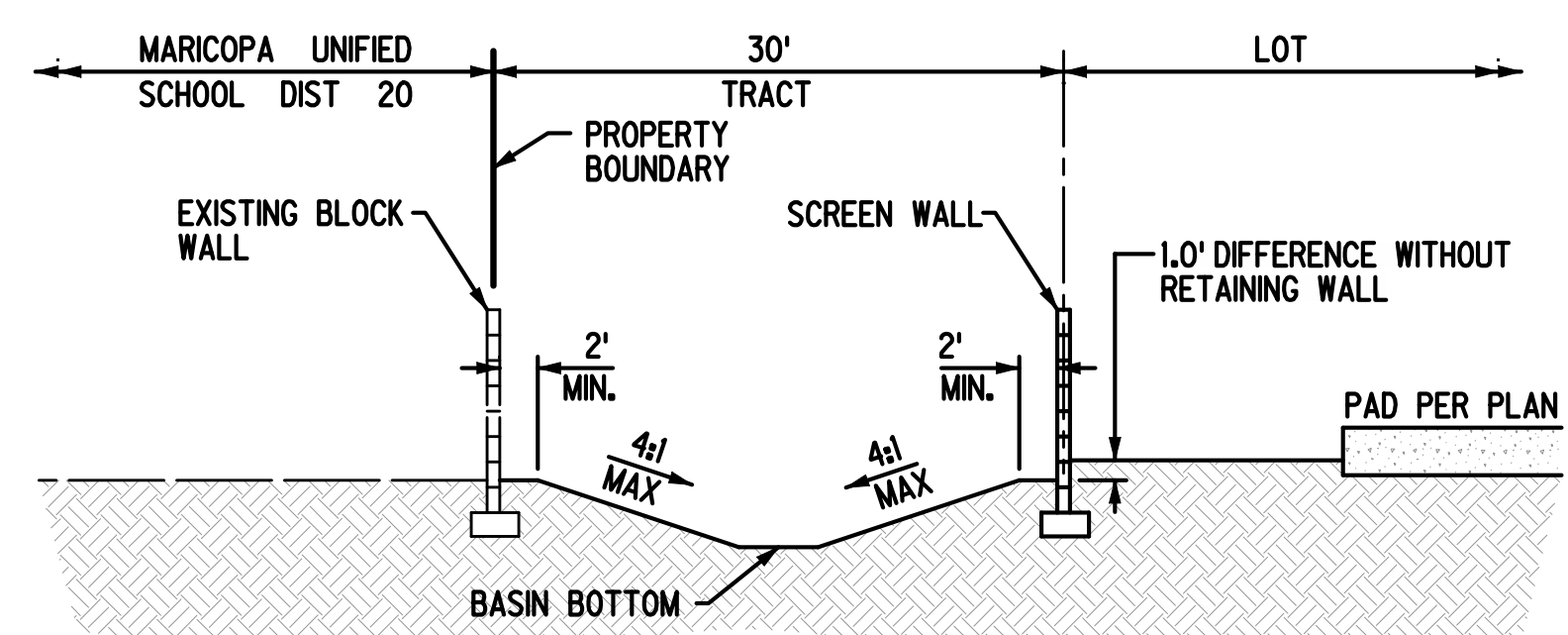
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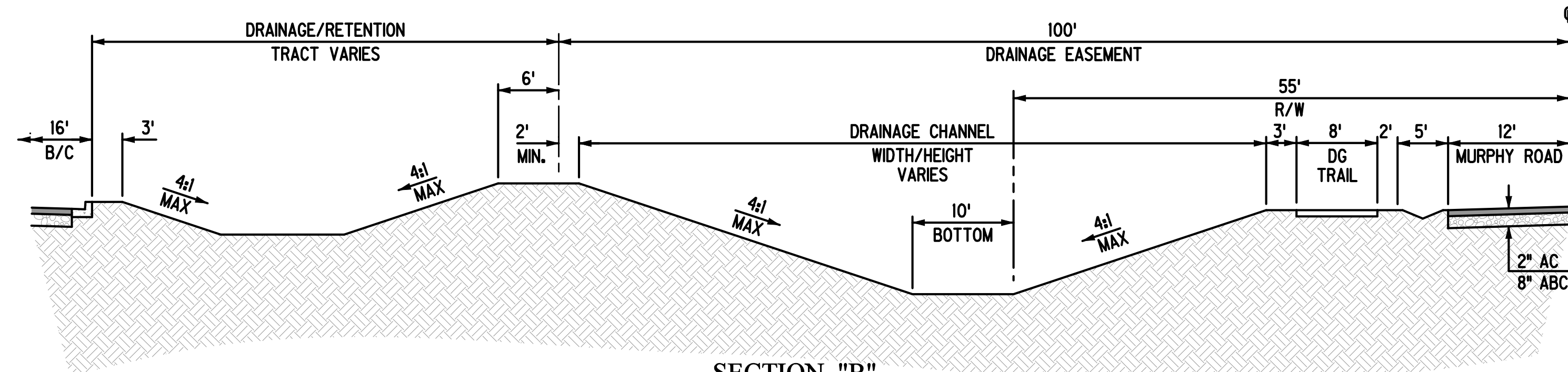
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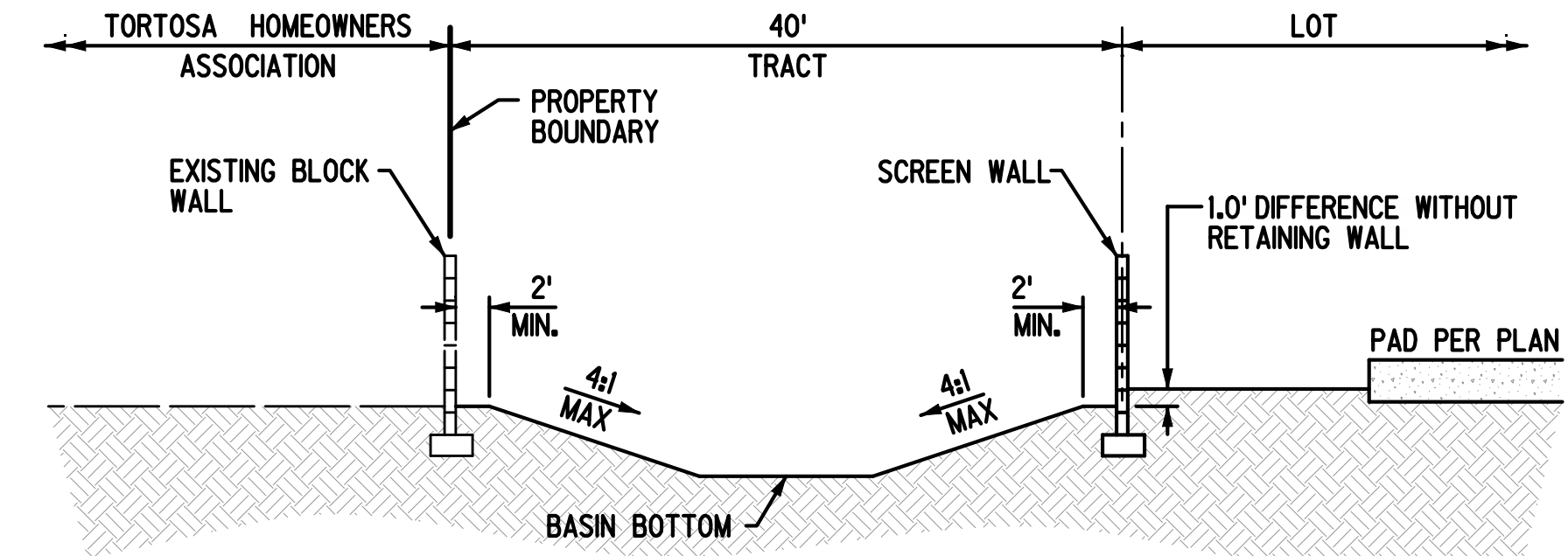
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NOT TO SCALE



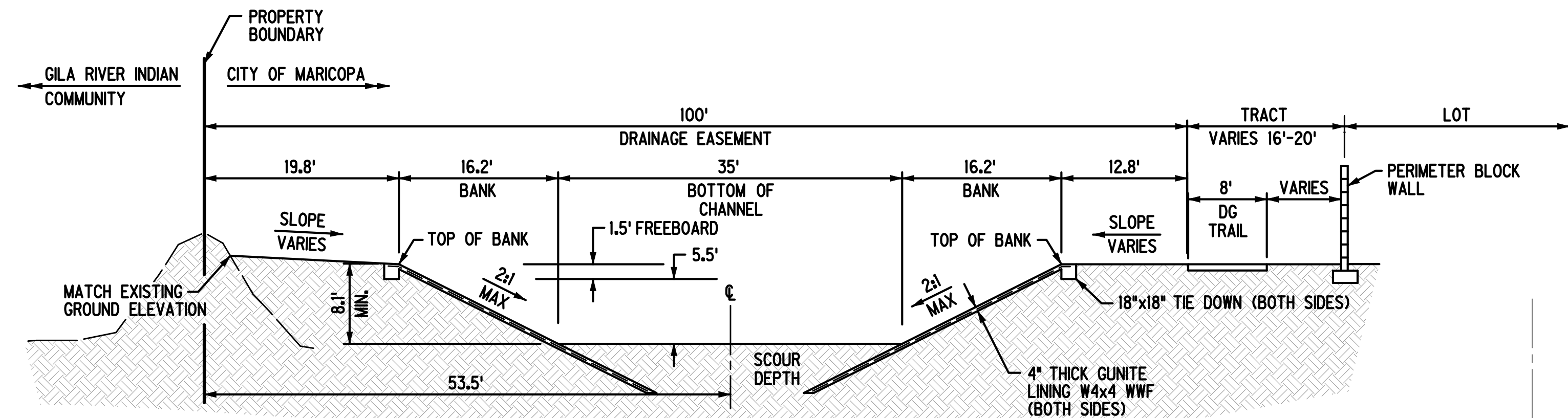
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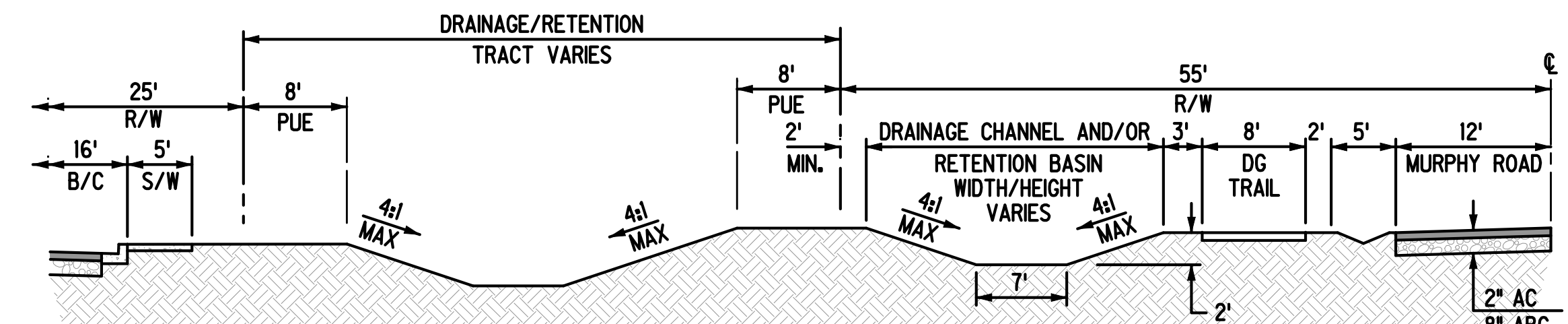
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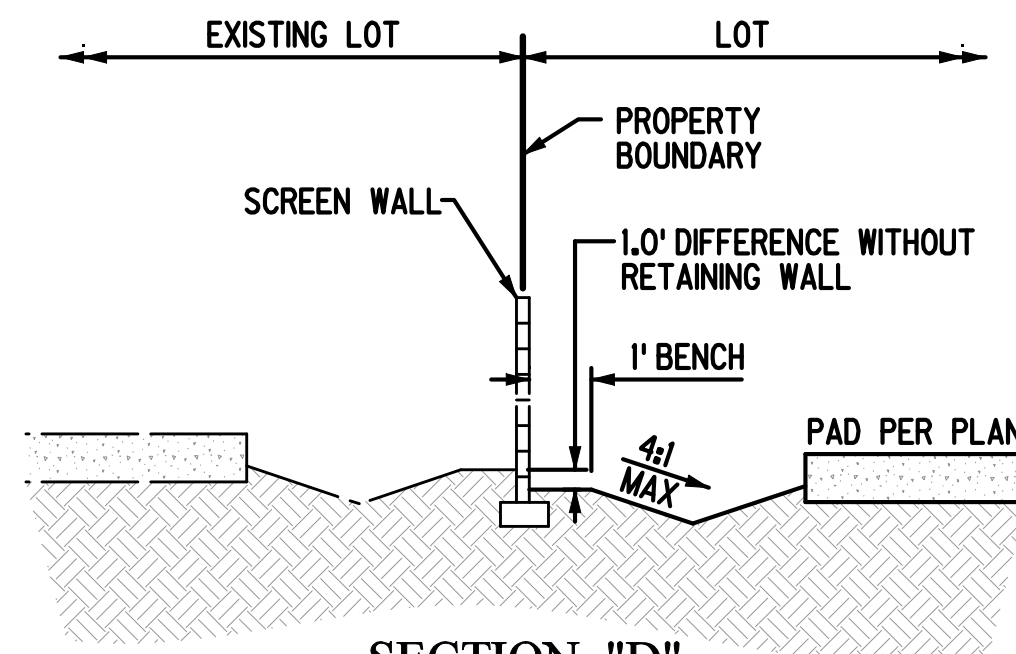
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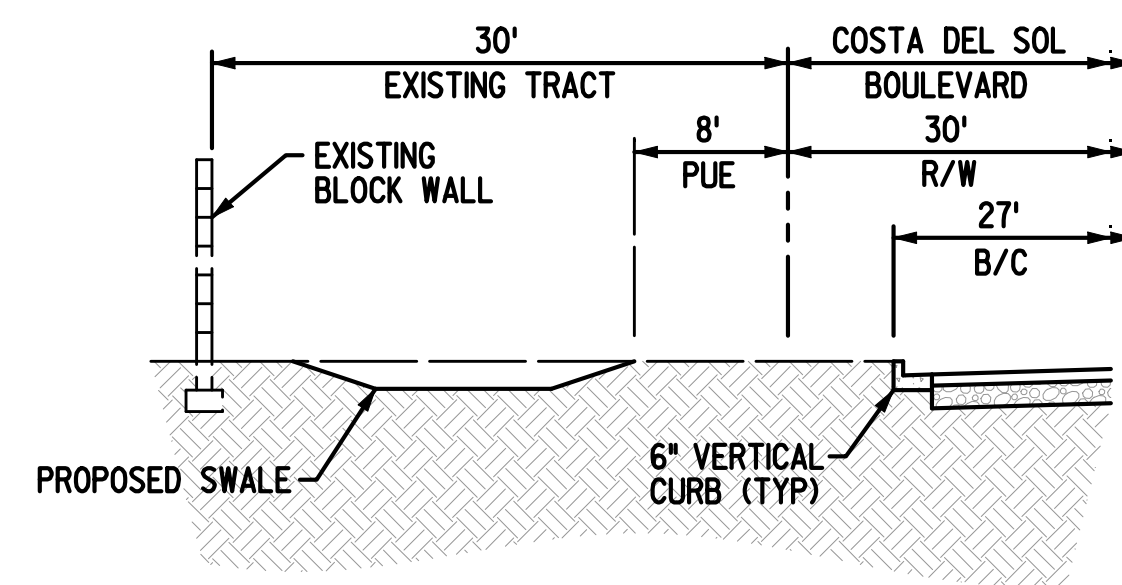
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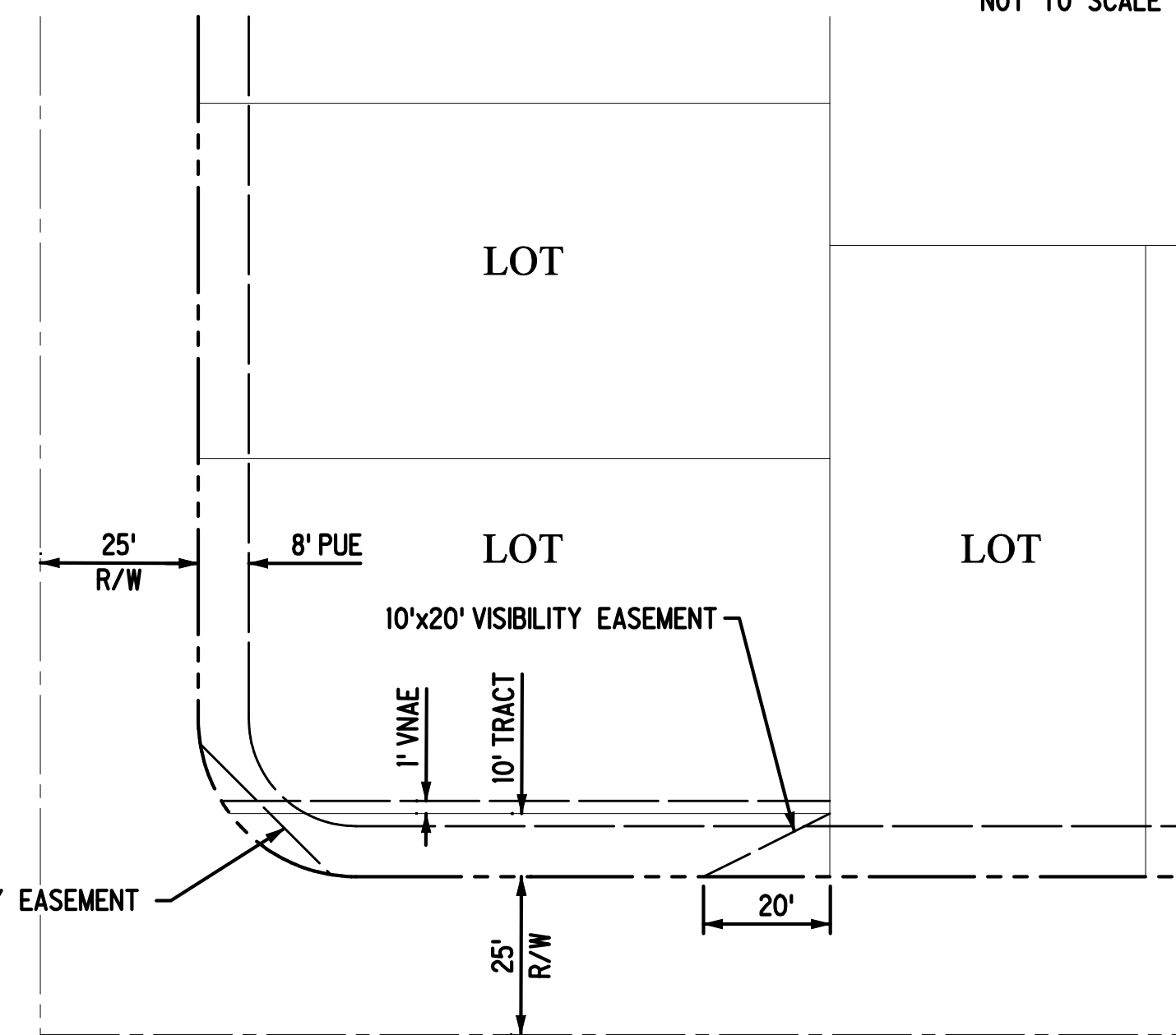
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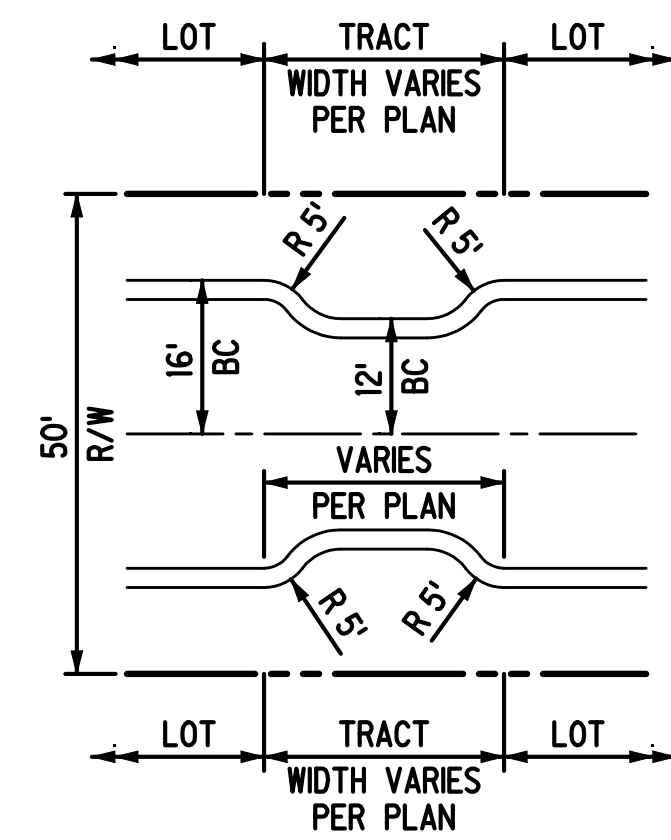
SECTION "D"
LOOKING NORTH & EAST
NOT TO SCALE



SECTION "E"
LOOKING NORTH AND NORTHWEST
NOT TO SCALE



10' TRACT WITH
SIGHT VISIBILITY EASEMENT
NOT TO SCALE



TRAFFIC CALMING CHICANE
NOT TO SCALE

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