

MASTER LEGEND

- 8" S

SEWER LINE

SEWER MANHOLE

SEWER FLOW DIRECTION

EX 8" S

EX. SEWER LINE

EX. SEWER MANHOLE

8" W

WATER LINE

WATER VALVE

FIRE HYDRANT

EX 8" W

EX. WATER LINE

5

LOT NUMBER

STORM DRAIN PIPE

STORM HEADWALL

SCUPPER W/RIP RAP

MAJOR CONTOUR

MINOR CONTOUR

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

DRAINAGE FLOW DIRECTION

PROPOSED STREET LIGHT

EX. COMMUNICATION

EX. STREET LIGHT

EX. STREET SIGN
- ABBREVIATIONS

B/C BACK OF CURB

B.O.B. BASIS OF BEARING

BSL BUILDING SETBACK

CL CENTERLINE

EX. EXISTING

F.P.E. FEDERAL PATENT EASEMENT

PUE PUBLIC UTILITY EASEMENT

R/W RIGHT OF WAY

S SEWER

S/W SIDEWALK

SD STORM DRAIN

STA STATION

W WATER

VNAE VEHICLE NON-ACCESS EASEMENT
- LINE TYPES

BOUNDARY

BUILDING SETBACK LINE

CENTERLINE

EASEMENT

PUBLIC UTILITY EASEMENT

RIGHT OF WAY

SECTION LINE

SIGHT DISTANCE

SIGHT VISIBILITY

VEHICULAR NON-ACCESS EASEMENT

EXISTING EASEMENT

EXISTING OVERHEAD UTILITY

EXISTING PUBLIC UTILITY EASEMENT

| SITE DATA                 |               |         |  |
|---------------------------|---------------|---------|--|
| GROSS AREA                | 108,948.91 SF | 2.50 AC |  |
| NET AREA                  | 81,043.11 SF  | 1.86 AC |  |
| APN                       | 100-31-001A   |         |  |
| EXISTING ZONE             | RS-GR         |         |  |
| LOT SUMMARY               |               |         |  |
| LOT TOTAL                 | 12            |         |  |
| TOTAL LOT AREA            | 45,900.35 SF  | 1.05 AC |  |
| AVG. LOT AREA             | 3,825.03 SF   | 0.09 AC |  |
| MIN. LOT AREA             | 3,162.49 SF   | 0.07 AC |  |
| MAX LOT AREA              | 3,986.35 SF   | 0.09 AC |  |
| LOT %                     | 42.13%        |         |  |
| PROPOSED DENSITY (GROSS)  | 4.80 DU/AC    |         |  |
| OPEN SPACE SUMMARY        |               |         |  |
| TOTAL OPEN SPACE AREA     | 17,660.11 SF  | 0.41 AC |  |
| OPEN SPACE %              | 21.79%        |         |  |
| RIGHT-OF-WAY SUMMARY      |               |         |  |
| RIGHT-OF-WAY AREA         | 45,388.46 SF  | 1.04 AC |  |
| RIGHT-OF-WAY %            | 41.66%        |         |  |
| RIGHT-OF-WAY LOCAL AREA   | 17,482.66 SF  | 0.40 AC |  |
| RIGHT-OF-WAY OFFSITE AREA | 27,905.80 SF  | 0.64 AC |  |

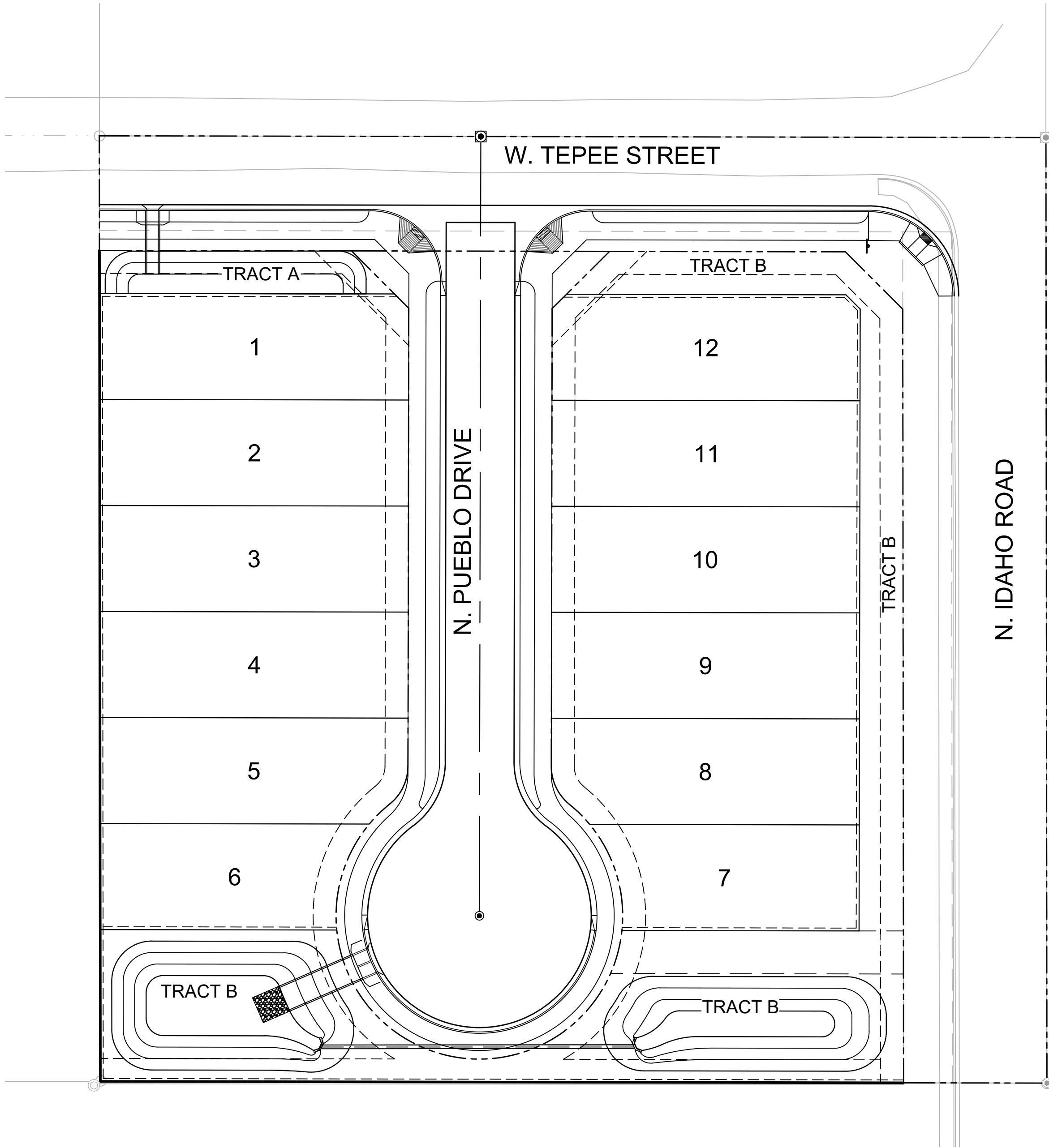
PRELIMINARY PLAT

FOR

COYOTE CROSSING

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN

PINAL COUNTY, ARIZONA

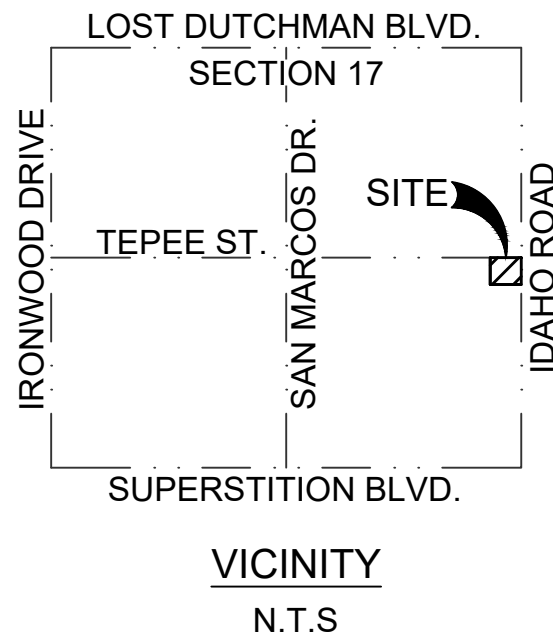


Sheet Index

| SHEET No. | SHEET TITLE      |
|-----------|------------------|
| CS01      | COVER SHEET      |
| CS02      | DETAILS          |
| TP03      | PRELIMINARY PLAT |

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| COMMUNITY No. | PANEL No. | SUFFIX | DATE OF FIRM | FLOOD ZONE | BASE OF FLOOD ELEVATION |
|---------------|-----------|--------|--------------|------------|-------------------------|
| 040210        | 0020      | E      | 12/4/2007    | X SHADED   | N/A                     |



CIVIL ENGINEER  
ATWELL  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831  
CONTACT: DENNIS ROBERTS

OWNER/DEVELOPER  
BETTER CHOICE BUILDERS, LLC  
4365 E. PECOS RD., SUITE 141  
GILBERT, ARIZONA 85295  
PHONE: (602) 492-9242  
CONTACT: BRAD YOUNG

ASSESSOR'S PARCEL NUMBER  
100-31-001A

LEGAL DESCRIPTION  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA

BENCHMARK  
CITY OF APACHE JUNCTION BENCHMARK #74: TEPEE ST. & IDAHO RD.  
E. 1/4 COR. SECT. 17  
G.L.O.B.C. IN H.H. CENTER OF INTERSECTION  
TEPEE ST. & IDAHO RD.  
ELEV. 1765.184 (NAVD88)

BASIS OF BEARING  
BASIS OF BEARING IS ALONG TEPEE STREET BEING  
THE MID-SECTION LINE OF SECTION 17  
S89°53'44"E WITH A DISTANCE OF 2641.57 FEET.

- CITY OF APACHE JUNCTION NOTES:
- A. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDATION OF THE FINAL PLAT. TRACTS SHALL NOT BE CONVEYED TO ANY PRIVATE OR PUBLIC ENTITY WITHOUT PRIOR CITY COUNCIL APPROVAL.
- B. THE MAINTENANCE OF LANDSCAPING AND DRAINAGE AREAS EITHER WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR UP TO A PERIMETER WALL OR FENCE OR PRIVATE YARD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- C. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- D. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION SHALL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS AND, EXCEPT AS MAY BE APPROVED BY THE DEVELOPMENT SERVICES PROJECT ENGINEER. FENCING SHALL BE LIMITED TO WIRE-STRAND OR BREAK-AWAY SECTIONS THAT CANNOT IMPEDE WATER FLOW OR COLLECT DEBRIS WHICH WOULD IMPEDE WATER FLOW. VEGETATION SHALL NOT BE PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE PATHS, EASEMENTS OR RETENTION BASINS WHICH WOULD IMPEDE THE FLOW OF WATER.
- E. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE COYOTE CROSSING HOMEOWNERS' ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND ASSESS THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE.
- F. THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUNDED AS OUTLINED IN § 1-8-6(K), RELOCATION OF OVERHEAD WIRES AND EQUIPMENT, ZONING ORDINANCE, VOL. II, APACHE JUNCTION CITY CODE. ALL EXISTING AND PROPOSED ONSITE OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.
- G. THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE FINAL PLAT SHALL HAVE THE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE FINAL PLAT ON THE HOMEOWNERS' ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
- H. SHOULD THE HOMEOWNERS' ASSOCIATION NOT PAY PROPERTY TAXES ON ANY TRACT THEY OWN WITHIN THE SUBDIVISION AT ANY TIME IN THE FUTURE AND LOSE THE PROPERTY THROUGH TAX FORECLOSURE OR FORFEITURE OR DISSOLVE, THE CITY OR THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, SHALL ASSESS, LIEN, AND/OR COLLECT FROM ANY SUCCESSOR IN INTEREST AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE OF ALL IMPROVEMENTS, DRAINAGE FACILITIES, LANDSCAPING AND AMENITIES.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



COVER SHEET

PRELIMINARY PLAT

COYOTE CROSSING

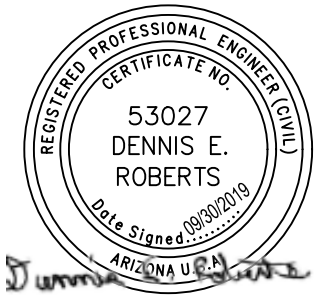
SWC OF TEPEE STREET & IDAHO ROAD

APACHE JUNCTION, ARIZONA

PROJECT:



| REVISIONS: |
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PM. D. ROBERTS

DR. A.CABALLERO

JOB NO.  
18003435

FILE NO.  
18003435-CS01

CS01

SHEET NO.  
01 OF 03



\* 40' TEPEE STREET RIGHT OF WAY & 50' IDAHO ROAD  
RIGHT OF WAY TO BE DEDICATED TO THE CITY OF  
APACHE JUNCTION UPON FINAL PLAT RECORDATION

PARCEL NO.: 10028033B  
LAWLER CHARLES S REV TRUST  
ZONED: RS-GR

PARCEL NO.: 10031001C  
LEE ANN J  
ZONED: RS-GR

QUAIL CREEK CONDOMINIUMS  
AS RECORDED IN CABINET B, SLIDE 81  
COUNTY RECORDER OF PINAL  
COUNTY, ARIZONA  
ZONED: RM-2/PD

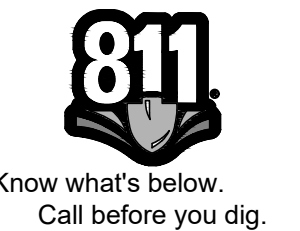
| CURVE TABLE |         |        |            |
|-------------|---------|--------|------------|
| CURVE #     | LENGTH  | RADIUS | DELTA      |
| C1          | 39.27'  | 25.00' | 90°00'00"  |
| C2          | 24.21'  | 26.00' | 53°20'37"  |
| C3          | 205.15' | 41.00' | 286°41'14" |
| C4          | 24.21'  | 26.00' | 53°20'37"  |
| C5          | 39.27'  | 25.00' | 90°00'00"  |
| C6          | 46.99'  | 30.00' | 89°44'24"  |

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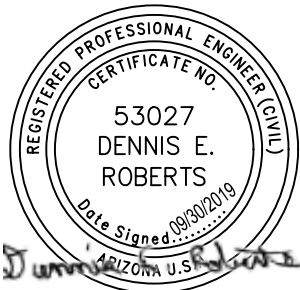
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PRELIMINARY PLAT  
PRELIMINARY PLAT  
COYOTE CROSSING  
SWC OF TEPEE STREET & IDAHO ROAD  
APACHE JUNCTION, ARIZONA



| REVISIONS: |
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PM. D. ROBERTS  
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SHEET NO.  
03 OF 03

