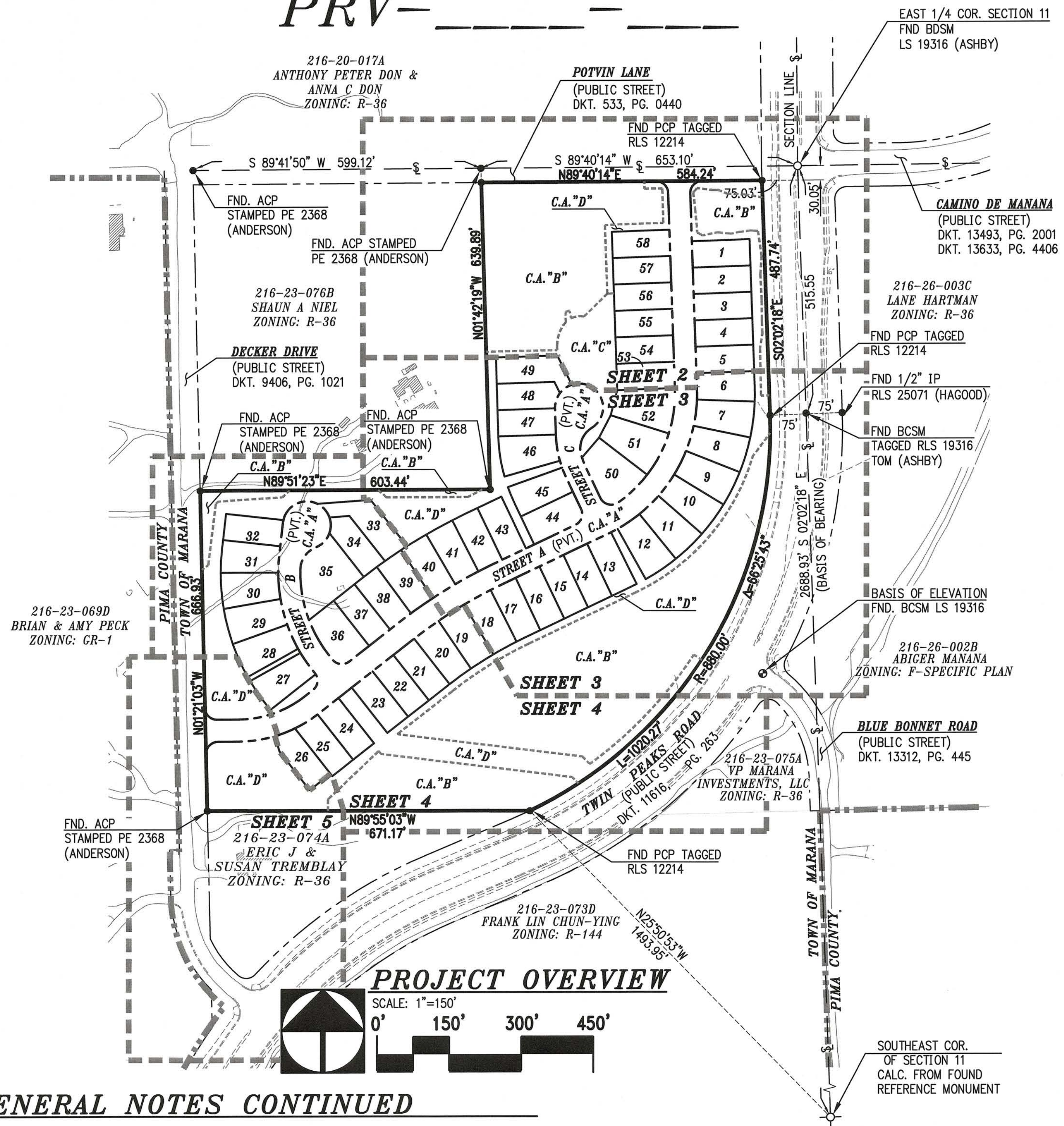


GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE TWIN PEAKS VISTA SPECIFIC PLAN APPROVED ON 2/18/14 PER ORDINANCE 2014.003.
- THE GROSS AREA OF THE SUBDIVISION IS 1,051,381 SF, OR 24.136 ACRES.
- THE EXISTING LAND USE DESIGNATOR IS "F" (SPECIFIC PLAN) (SINGLE FAMILY-6,000 SF MINIMUM LOT SIZE) AND WILL REMAIN.
- THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 216-23-076F AND 216-23-076H.
- THE PROPOSED NUMBER OF RESIDENTIAL LOTS IS 58.
- GROSS DENSITY FOR 58 RESIDENTIAL LOTS IS 2.40 RAC.
- MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF PER TWIN PEAKS VISTA SPECIFIC PLAN.
MINIMUM PROVIDED LOT SIZE IS 6,600 SF
AVERAGE LOT SIZE IS 7,835 SF
MAXIMUM PROVIDED LOT SIZE IS 12,957 SF
MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30 FEET (TWO STORIES).
- COMMON AREA INFORMATION:
COMMON AREA "A" (PRIVATE STREETS)= 119,987.87 SF
COMMON AREA "B" (NATURAL OPEN SPACE)= 315,758.22 SF
COMMON AREA "C" (ACTIVE OPEN SPACE)= 21,821.31 SF
COMMON AREA "D" (OPEN SPACE, DRAINAGE, LANDSCAPE, PUBLIC SEWER & UTILITIES)= 167,586.49 SF
- BUILDING SETBACKS:
A. THE REQUIRED FRONT YARD (SETBACK) SHALL BE A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET. A MAXIMUM OF THIRTY-FIVE PERCENT (35%) OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE SIXTEEN FEET, WITH BALANCE OF THE SETBACKS BEING TWENTY FEET OR GREATER.
B. THE REQUIRED SIDE YARD (SETBACK) SHALL BE A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF TEN (10) FEET.
C. THE REQUIRED REAR YARD (SETBACK) SHALL BE A MINIMUM OF (20) FEET.
D. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE TWENTY (20) FEET, THEN THE REAR YARD (SETBACK) MAYBE REDUCED ONE (1) FOOT FOR EACH FOOT OF INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15), WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED ONE (1) FOR EACH FOOT OF DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY (25) FEET.
- NO FURTHER SUBDIVIDING OR LOT SPLITTING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA, TOWN COUNCIL.
- PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 232 SPACES.
- DECKER DRIVE AND TWIN PEAKS ROAD ARE THE NEAREST PAVED PUBLIC ACCESS ADJACENT TO THIS PROJECT.
- ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION PRIOR TO ANY RELEASE.
- 0.51 MILE OF PRIVATE STREETS ARE INCLUDED IN THIS PRELIMINARY PLAT.
- THE PROPOSED WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS THE TOWN OF MARANA WATER UTILITY.
- THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
- THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, IT'S SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
- DRAINAGE WILL BE CONSTRUCTED, ACCORDING TO THE APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS AFFECTED.
- HOMEOWNERS'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGEWAYS, PRIVATE LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SLOPE AND WALL EASEMENTS, AND COMMON AREAS.
- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
- ALL ROADS ARE PRIVATE WITHIN OR PUBLIC ADJACENT TO THIS SUBDIVISION AND SHALL BE CONSTRUCTED TO MINIMUM CITY OF TUCSON/PIMA COUNTY STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
- ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.
- THE DESIGN SPEED AND DESIGN VEHICLE FOR THIS PROJECT IS 25 MPH/DESIGN VEHICLE WB-40.
- APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE AND ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTION OR EASEMENTS.
- ONSITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS, AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROADS TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT. FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION IN EACH PHASE.
- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
- NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITH THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY PATTISON EVANOFF ENGINEERING, LLC, PROJECT NO. 07-131 DATED: JUNE 29, 2007 AND PROJECT NO. 14-105 DATED: OCTOBER 27, 2014. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.

**PRELIMINARY PLAT FOR
TWIN PEAKS VISTA
LOTS 1 THROUGH 58 AND
COMMON AREAS "A", "B", "C", AND "D"
PRV-**

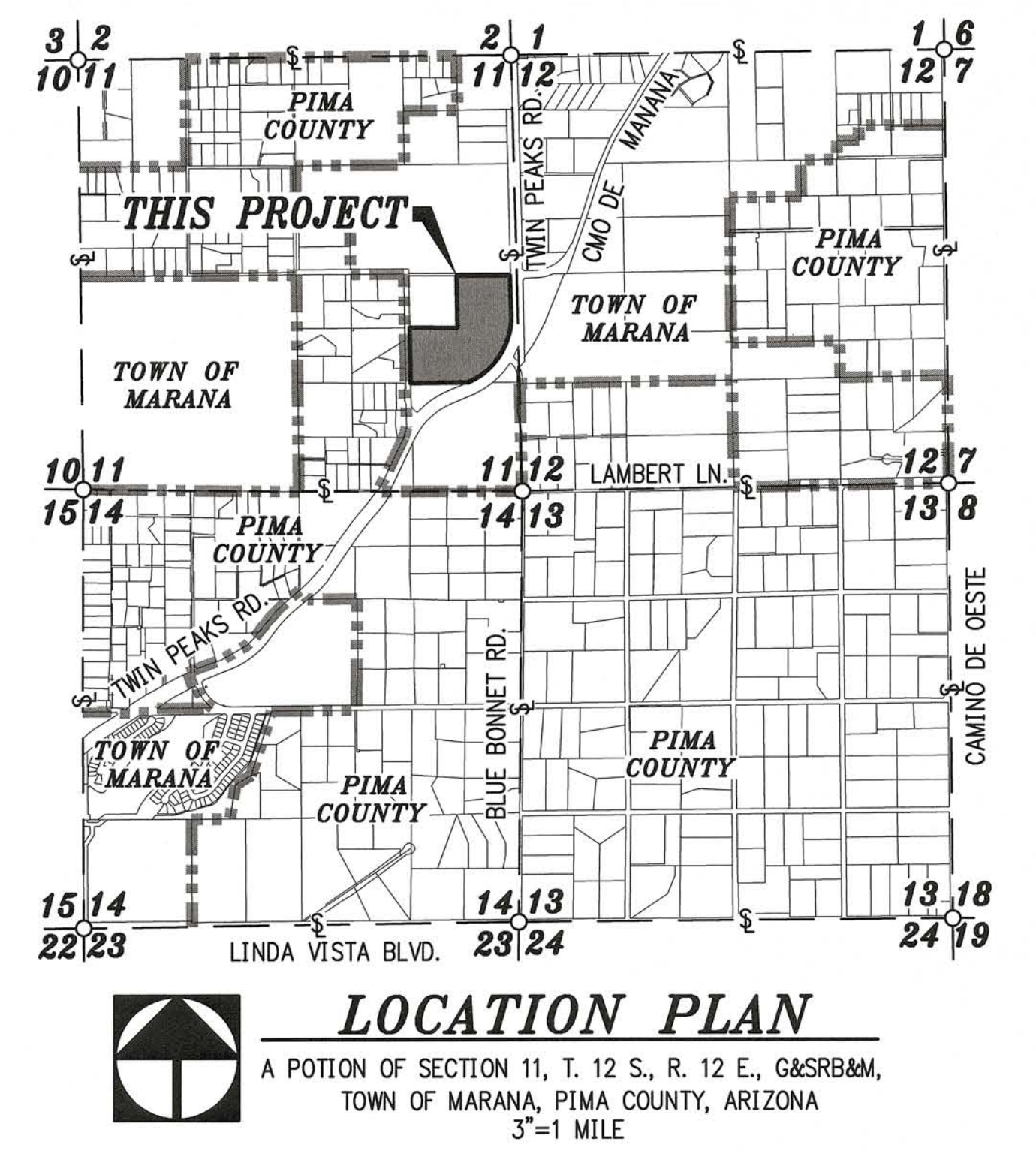


GENERAL NOTES CONTINUED

- THIS PROJECT WILL COMPLY WITH THE TWIN PEAKS CORRIDOR STUDY ADOPTED BY MAYOR AND COUNCIL, FEBRUARY 18, 2014.
- BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA. SAID BEARING BEING: S02°02'18" E.
- BASIS OF ELEVATION: PID MBP0505 DESIGNATION MGP90R 2 3/4" BRASS CAP SET IN CONCRETE STAMPED TOWN OF MARANA RLS 19316 POINT NO. ON BLUE BONNET ROAD AT THE INTERSECTION WITH TWIN PEAKS ROAD, 48 FEET EAST OF TWIN PEAKS CENTERLINE ELEVATION = 2386.62 FEET NAVD 88 DATUM.
- THE TWIN PEAKS VISTA SPECIFIC PLAN REQUIRES THE DEVELOPER OF THE REZONING AREA TO CONSTRUCT THE POTVIN LANE CONNECTION TO TWIN PEAKS. IF A TRAFFIC SIGNAL HAS BEEN CONSTRUCTED BY OTHERS AT THE TWIN PEAKS/CAMINO DE MANANA INTERSECTION BEFORE THE DEVELOPER OF THE REZONING AREA CONSTRUCTS THE POTVIN LANE CONNECTION TO TWIN PEAKS ROAD, THE DEVELOPER OF THE REZONING AREA SHALL CONSTRUCT OR ACQUIRE AND INSTALL ALL REQUIRED TRAFFIC SIGNAL EQUIPMENT AND SHALL PROVIDE A NEW TRAFFIC SIGNAL PHASING/TIMING PLAN TO ACCOMMODATE THE POTVIN LANE APPROACH TO THE INTERSECTION.
- LOTS 1 THROUGH 5, 25, 26, AND 27 THROUGH 32 AS DEPICTED IN THE "LAND USE CONCEPT (TENTATIVE DEVELOPMENT PLAN)" IN THE TWIN PEAKS VISTA SPECIFIC PLAN DOCUMENT SHALL BE LIMITED TO SINGLE-STORY RESIDENCES NOT TO EXCEED 25 FEET IN HEIGHT.

ACCEPTANCE

_____ P.E. MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER	DATE _____
_____ AICP MARANA PLANNING DIRECTOR	DATE _____
_____ DATE _____ NORTHWEST FIRE DISTRICT	



LEGEND

	SECTION COR. OR 1/4 SECTION COR. SECTION LINE		8" PVC		PROPOSED GRAVITY SEWER MAIN & SEWER MANHOLE
	SUBDIVISION BOUNDARY		EXISTING GRAVITY SEWER MAIN		PROPOSED WATERMAIN AND VALVE
	PROPOSED ROW		PROPOSED WATERMAIN AND VALVE		PROPOSED WATERMAIN AND VALVE
	EXISTING ROW		FIRE HYDRANT ASSEMBLY		CONCENTRATION POINT ID
	ADJACENT LOT LINE		LOT GRADING TYPE SEE SHEET 7		DETAIL NUMBER
	PROPOSED LOT LINE		SHEET NUMBER		INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
	PROPOSED COMMON AREA LINE		ENTRY LANDSCAPING & MONUMENTATION		COR. CORNER
	100-YR WSEL WASH CROSS SECTION		SIGHT VISIBILITY TRIANGLE		C.A. COMMON AREA
	FEMA 100-YEAR FLOODPLAIN		FLOW LINE		BP BANK PROTECTION
	404 JURISDICTION		CROSS SECTION		BOT BOTTOM ELEVATION
	EXISTING CONTOURS		INVERT ELEVATION		FG FINISH GRADE
	100-YEAR FLOOD PLAIN LIMIT		EXISTING GRADE		TC= TOP OF CURB GRADE
	EROSION HAZARD SETBACK LINE		VERTICAL GRADE BREAK		HP/LP/GB VERTICAL GRADE BREAK
	EASEMENT LINE				
	CITY LIMITS MATCH LINE				
	INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED TO BE SET UP ON COMPLETION OF CONSTRUCTION				
	FOUND SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)				
	BASIS OF ELEVATION				
	NEW PAVEMENT				
	2" CONCRETE WEDGE CURB				
	NEW CONC. SIDEWALK				
	NEW WHEELCHAIR RAMP w/6" REVEAL				
	STORM DRAIN PIPE & JUNCTION BOX				
	BARRICADE RAILING				
	HANDPLACED OR GROUTED ROCK				
	RIP-RAP AS NOTED				
	STABILIZED SURFACE TREATMENT SECTION FOR SEWER EASEMENT				

OWNER/DEVELOPER

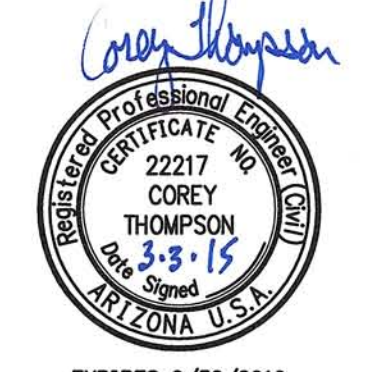
RICHARD AND TRUDY NETER
10910 N. BROADSTONE DRIVE
TUCSON, AZ 857374
PHONE: (520) 838-6163
RNETER@I02.COM

SHEET INDEX

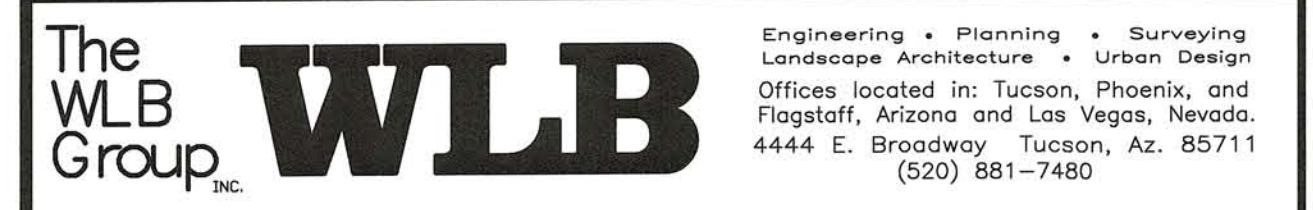
SHEET 1COVER SHEET
SHEET 2-5PLAN SHEETS
SHEET 6STORM DRAINS & BASINS LAYOUT
SHEET 7-8DETAIL SHEET
SHEET 9CONCEPTUAL NEIGHBORHOOD DESIGN PLAN

CIVIL ENGINEER

THE WLB GROUP, INC.
4444 E BROADWAY BLVD TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTN: COREY THOMPSON
C.THOMPSON@WLBGROUP.COM

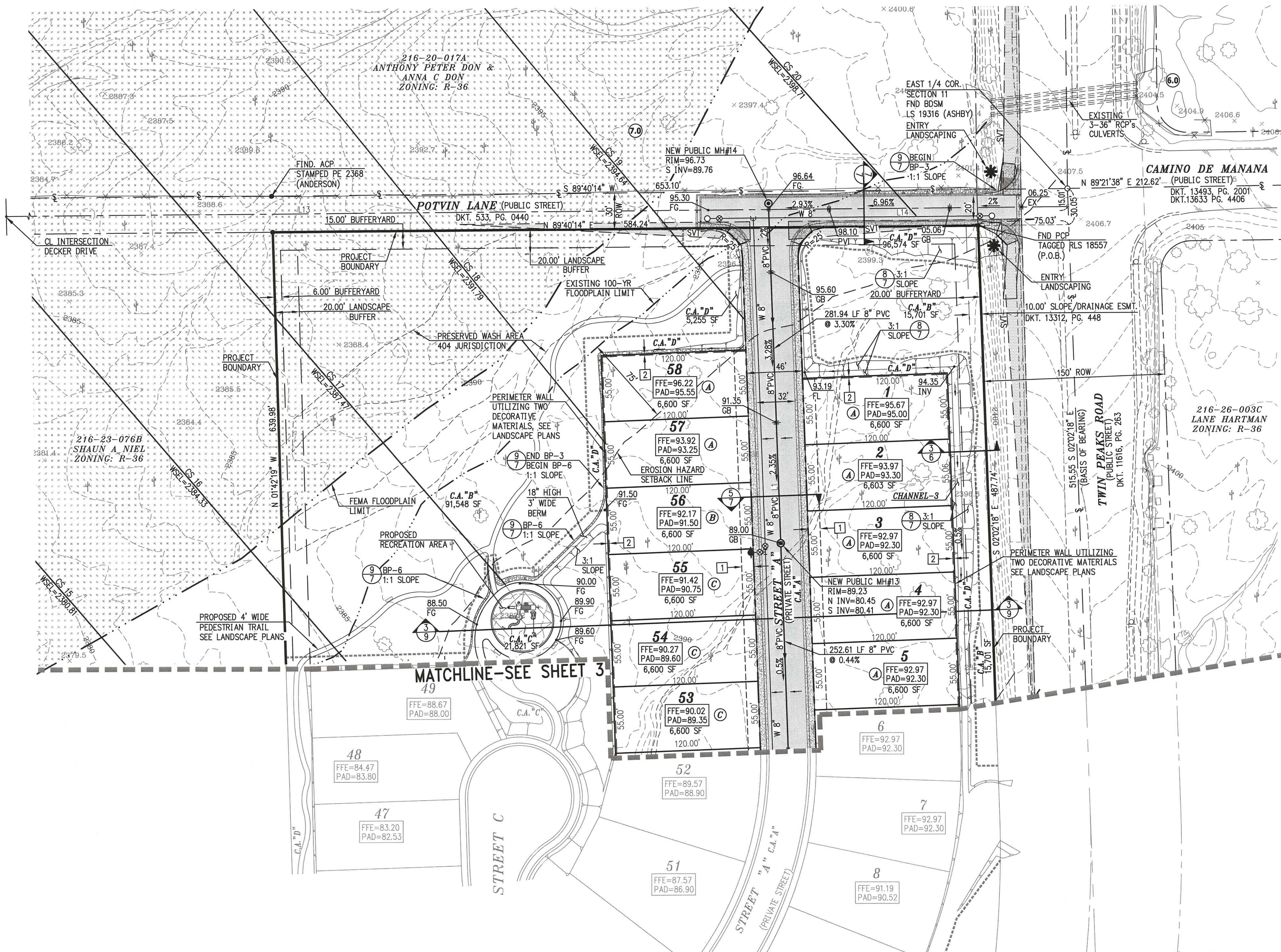


PRV-
**PRELIMINARY PLAT FOR
TWIN PEAKS VISTA**
LOTS 1 THRU 58 AND
COMMON AREA "A" (PRIVATE STREETS),
COMMON AREA "B" (NATURAL OPEN SPACE),
COMMON AREA "C" (ACTIVE OPEN SPACE),
AND COMMON AREA "D"
(OPEN SPACE, DRAINAGE, LANDSCAPE, PUBLIC SEWER AND UTILITIES)
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRB&M
TOWN OF MARANA, PIMA COUNTY, ARIZONA.
C.I. - 1 FOOT
PCZ-12026
GPA-12027
RELATED CASE#
PCZ-12026
SHEET 1 OF 9



KEYNOTE

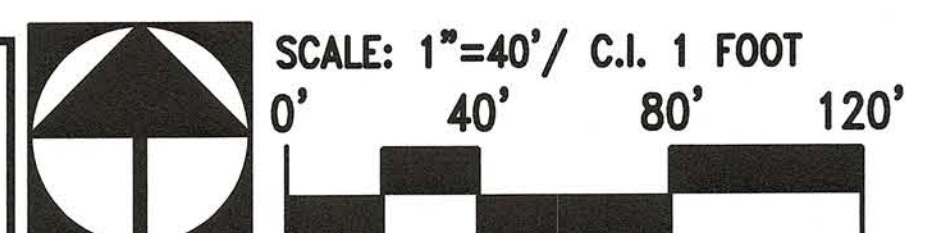
- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
- 2 1' NO ACCESS EASEMENT BY FINAL PLAT
- 3 NOT USED ON THIS SHEET



PRV-
**PRELIMINARY PLAT FOR
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 LOTS 1 THRU 58 AND
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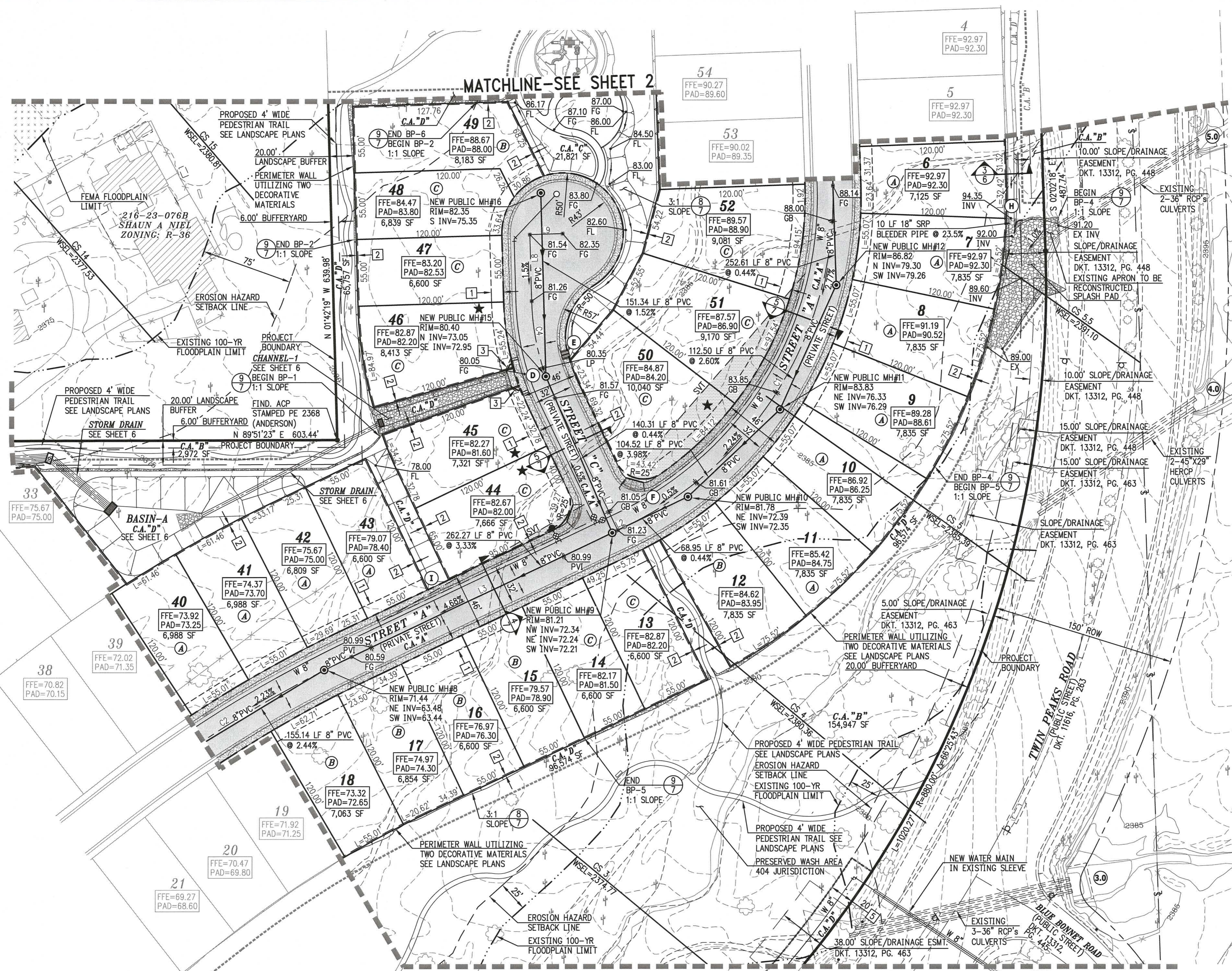
The WLB Group, Inc. **WLB**
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 Offices located in: Tucson, Phoenix, and
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 4444 E. Broadway Tucson, Az. 85711
 (520) 881-7480



C.I. - 1 FOOT
 SCALE: 1"=40'
 FEBRUARY, 2015
 RELATED CASE#
 PCZ-12026
 GPA-12027
SHEET 2 OF 9

N:\110047\PRE PLAT\PREPLAT 02.dwg Plotted: Mar. 02. 2015

- KEYNOTE**
- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
 - 2 1' NO ACCESS EASEMENT BY FINAL PLAT
 - 3 DRAINAGE EASEMENT BY FINAL PLAT

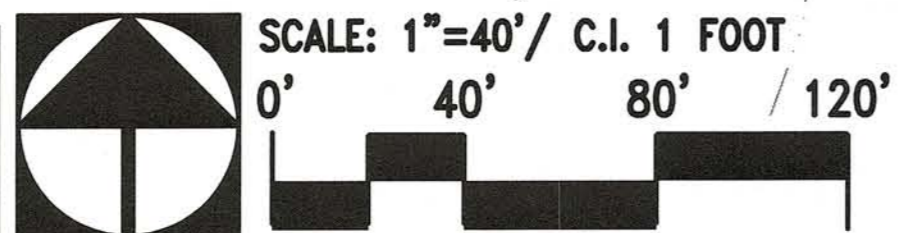


PRV-
PRELIMINARY PLAT FOR
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SCALE: 1"=40'
 FEBRUARY, 2015

RELATED CASE#
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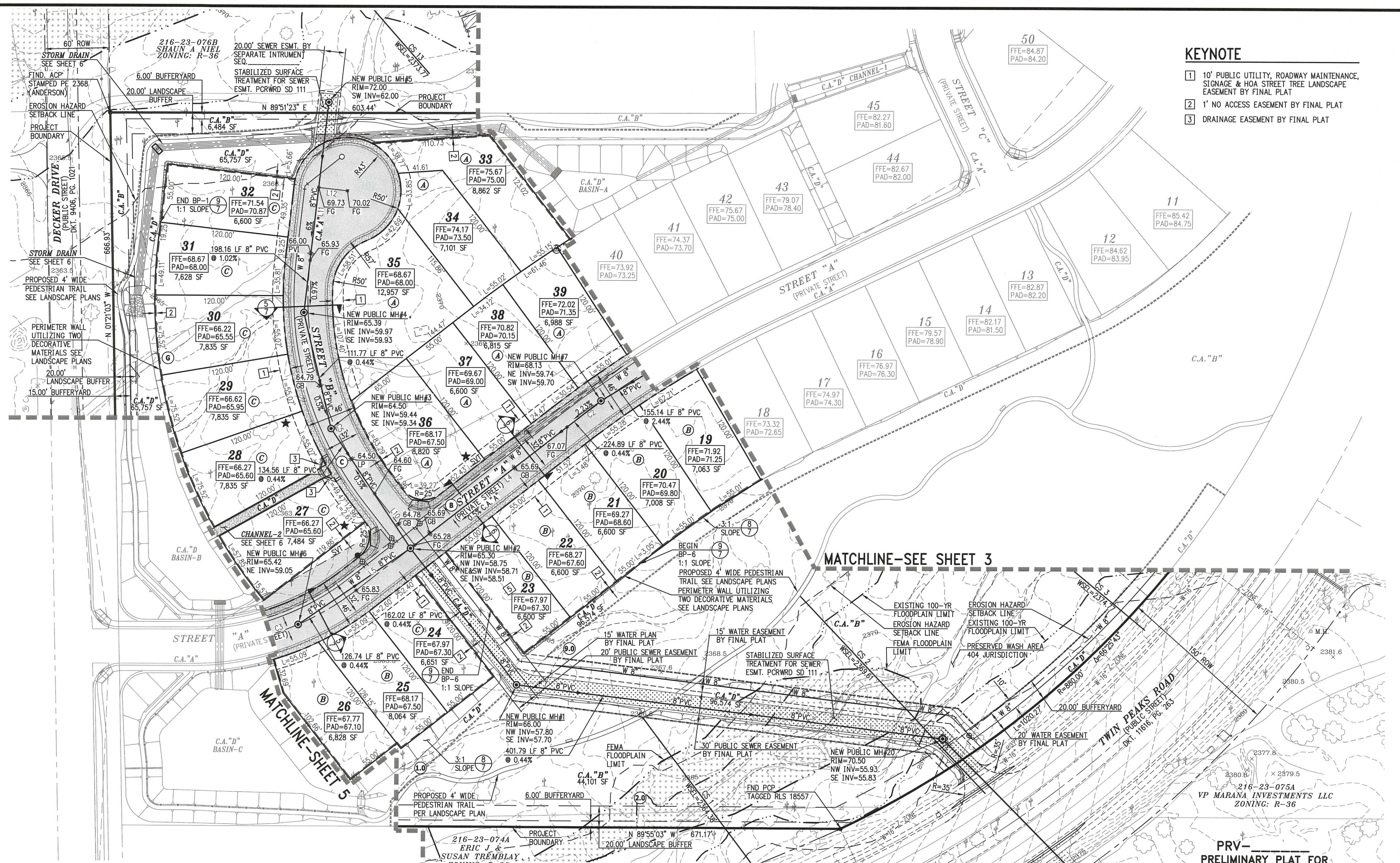
SHEET 3 OF 9



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Plotted: Mar. 02, 2015
 N:\11007\PRE PLAT\PREPLAT 03.dwg

- ### KEYNOTE
- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
 - 2 1' NO ACCESS EASEMENT BY FINAL PLAT
 - 3 DRAINAGE EASEMENT BY FINAL PLAT



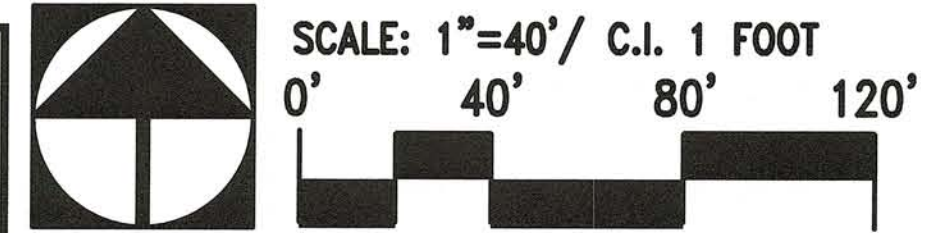
MATCHLINE-SEE SHEET 3

MATCHLINE-SHEET 5

PRV- PRELIMINARY PLAT FOR TWIN PEAKS VISTA
 LOTS 1 THRU 58 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE), COMMON AREA "C" (ACTIVE OPEN SPACE), AND COMMON AREA "D"
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 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SR&M TOWN OF MARANA, PIMA COUNTY, ARIZONA.



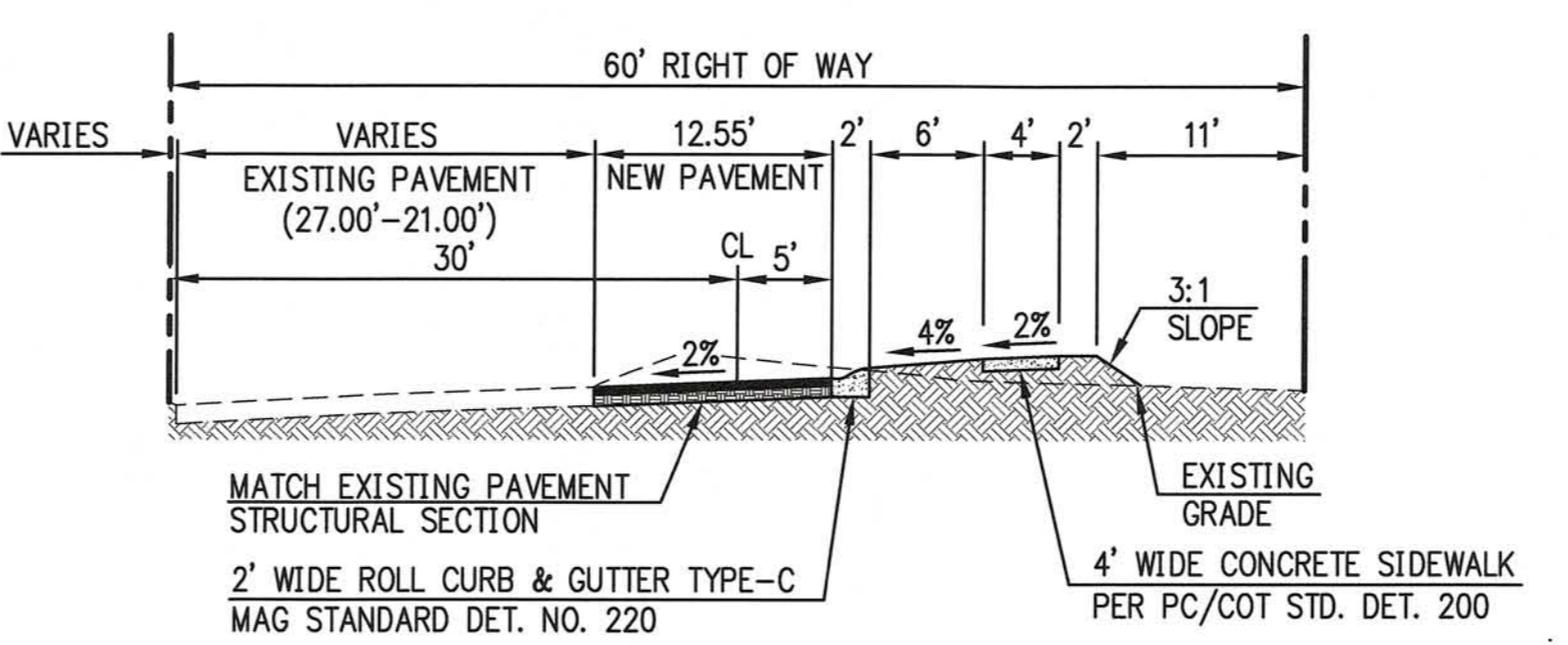
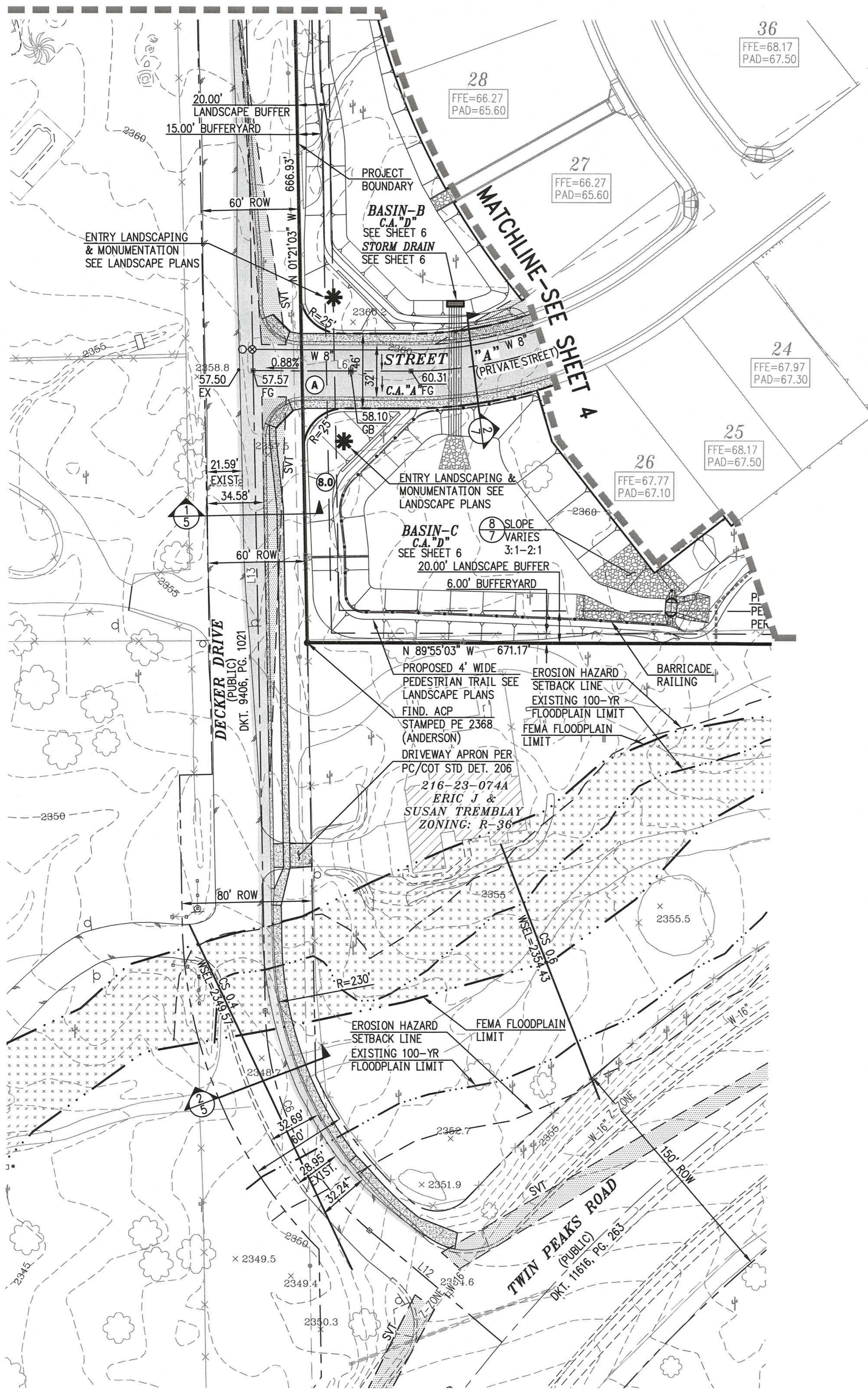
SEAL: 22217 COREY THOMPSON 3-3-15
 EXPIRES 9/30/2016
 WLB No. 110047-A-002/0105



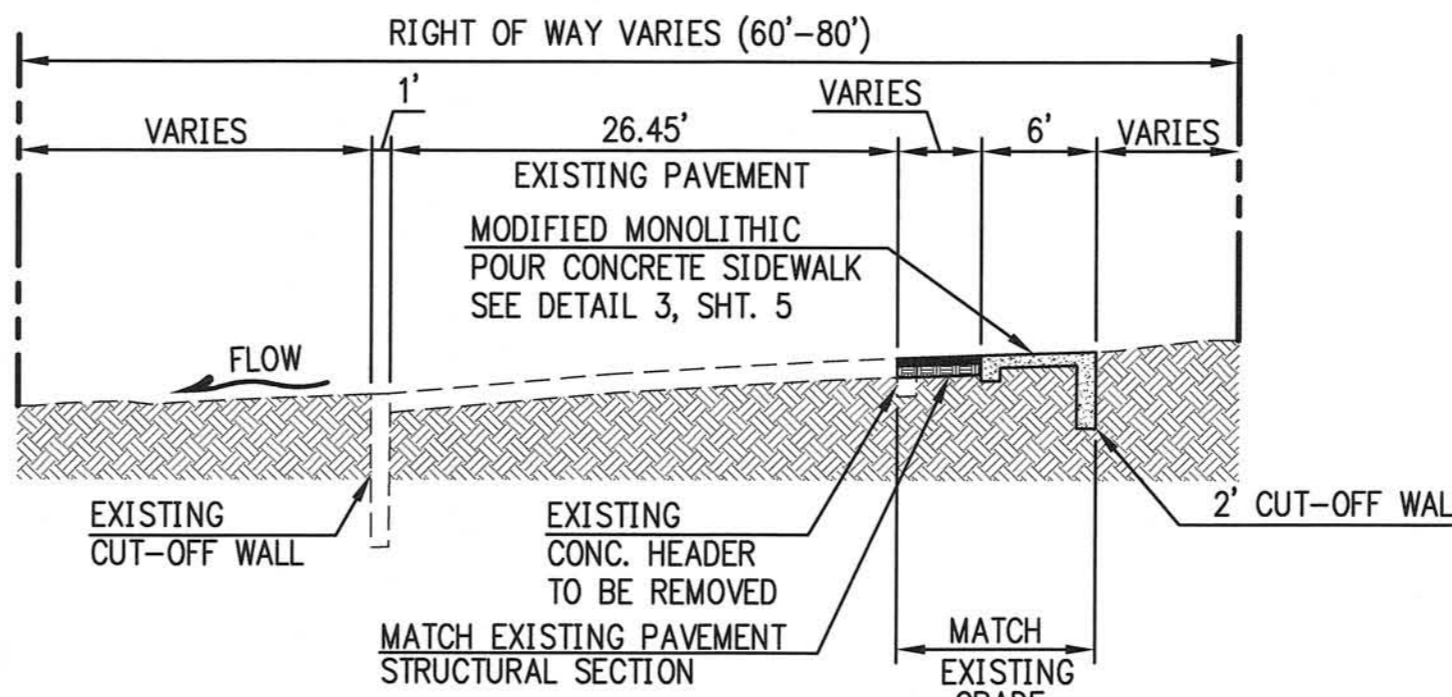
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SOUTHEAST CORNER OF SECTION 11 CALC. FROM FOUND REFERENCE MONUMENT

Plotted: Mar. 02, 2015
 N110047PRE PLAT/PREPLAT 04.dwg



1 CROSS SECTION DECKER DRIVE N.T.S.



2 TYPICAL CROSS SECTION DECKER DRIVE DIP SECTION N.T.S.

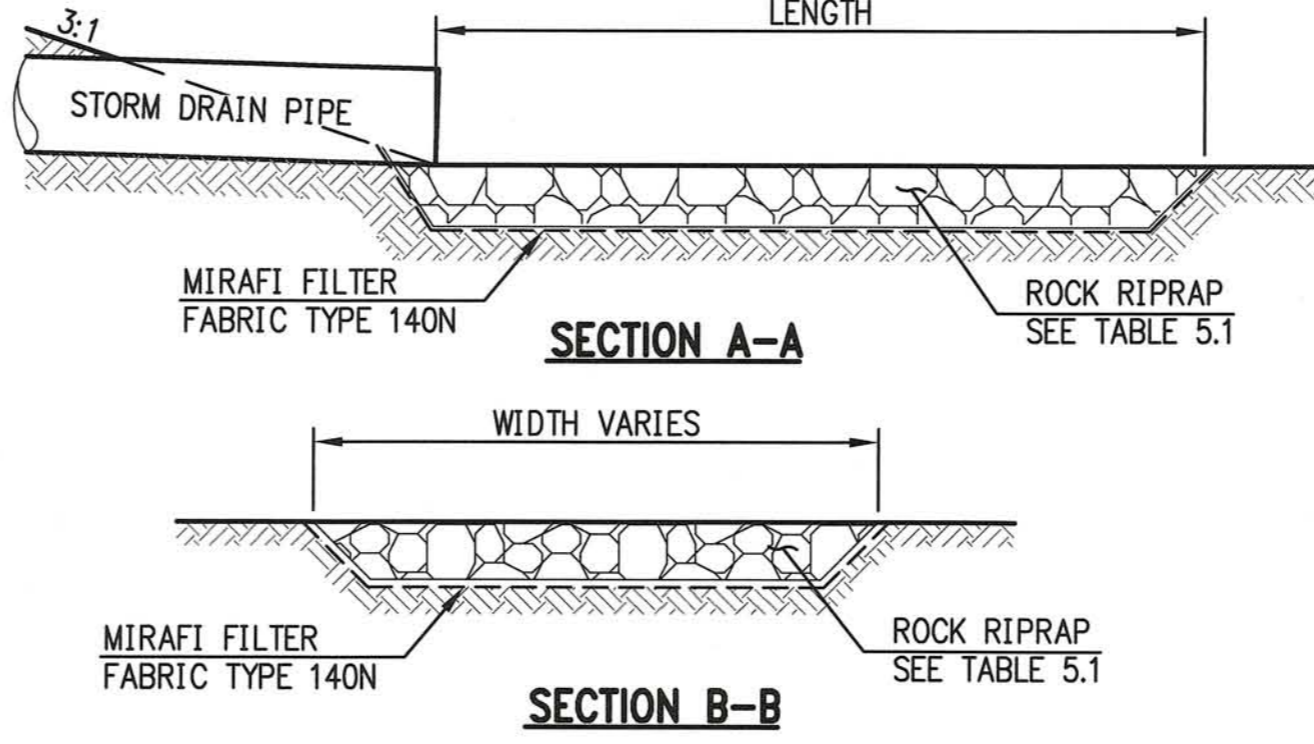
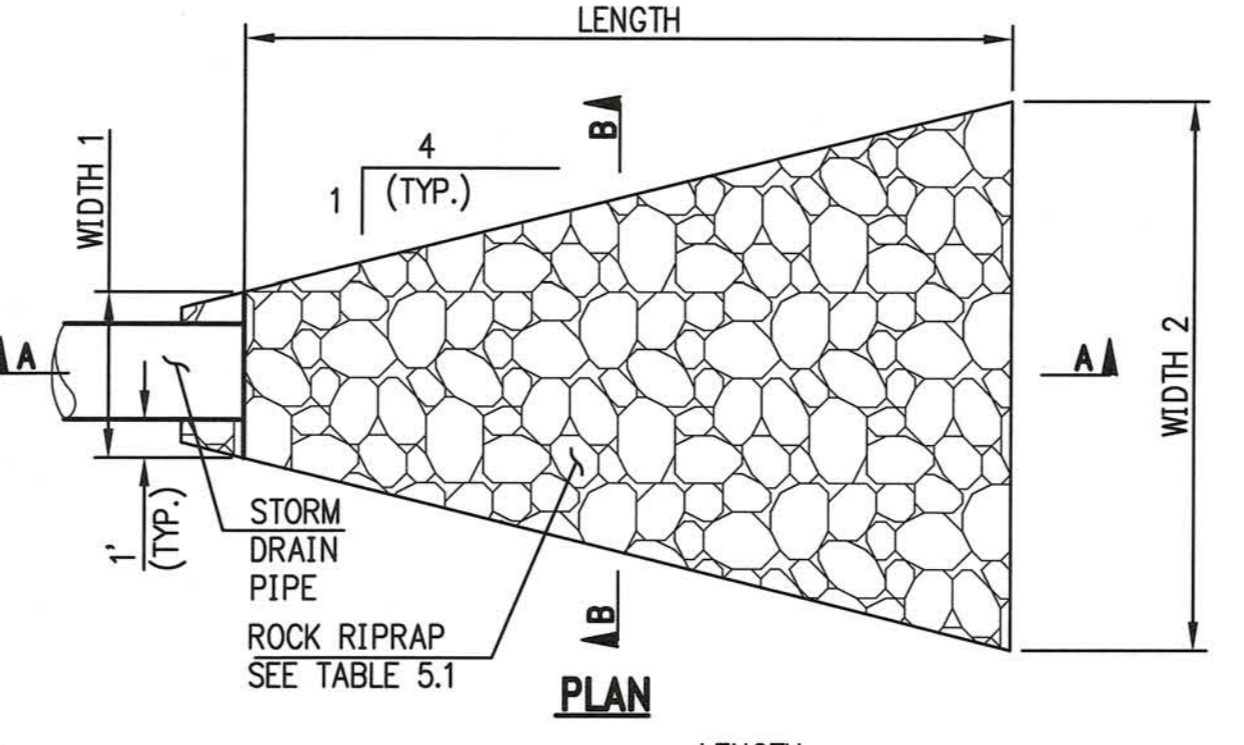
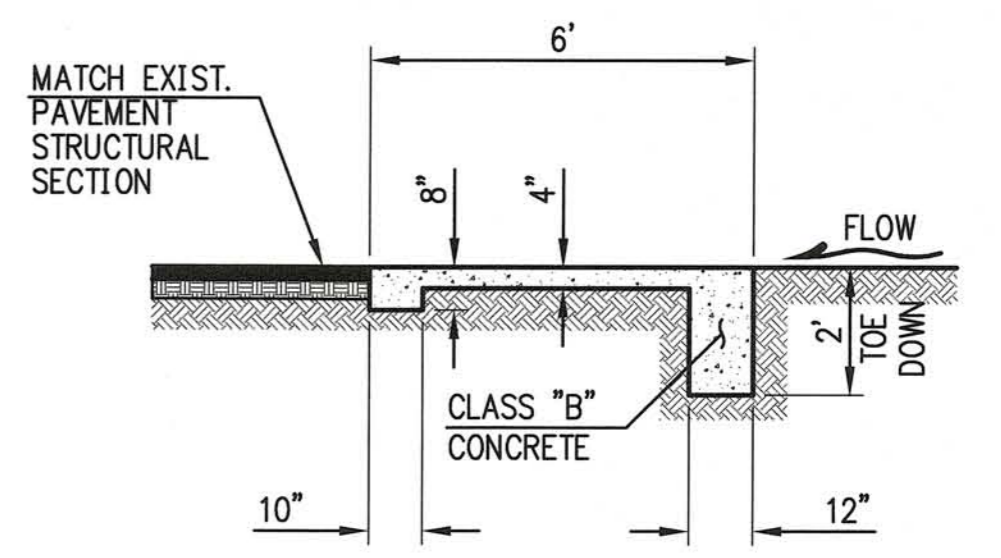


TABLE 5.1 :RIP-RAP APRON DIMENSIONS

CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	D50 (in) RECOMMENDED
STD. DET. RUN A CHANNEL-A TO BASIN-A	1-36" SRP	20.00	5.00	15.00	9	18
STD. DET. RUN B BASIN-A TO BASIN-B	2-30" SRP'S	20.00	8.25	18.25	9	18
STD. DET. RUN C BASIN-B TO BASIN-C	2-36" SRP'S	20.00	9.50	19.50	9	18
BASIN-C	WEIR STRUCTURE	20.00	6.0	16.00	9	18
BASIN-C	1-12" SRP	5.00	3.0	5.50	6	12
5.0	EX. 2-36" RCP'S	115.00	VARIES (10-30)		12	18



3 MODIFIED CONCRETE SIDEWALK MONOLITHIC POUR

TABLE 5.2: WATERSHEDS & WATER SURFACE ELEVATIONS

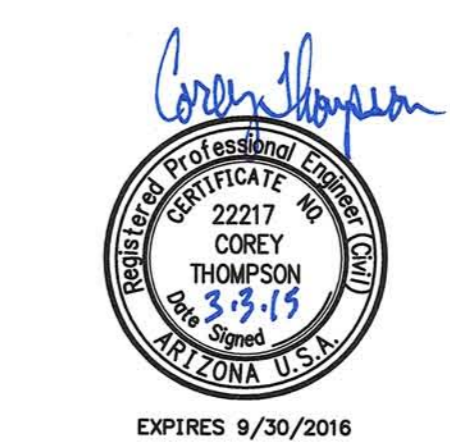
WATERSHED SUMMARY TABLE			100-YR WATER SURFACE ELEVATION SUMMARY TABLE FOR WASH #1	
CP	Q100 (cfs)	AREA (ACRES)	CROSS SECTION ID	100-YR WSE
1.0	43.0	9.1	CS 0.4	2349.57
2.0	263.0	83.3	CS 0.6	2354.43
3.0	130.0	29.8	CS 0.8	2359.10
4.0	113.0	21.4	CS 1.0	2364.38
5.0	80.0	17.2	CS 2.0	2369.61
6.0	87.0	16.6	CS 3.0	2374.77
7.0	1,787.0	511.5	CS 4.0	2380.36
8.0	19.0	3.5	CS 5.0	2385.39
9.0	13.0	1.5	CS 5.5	2391.10

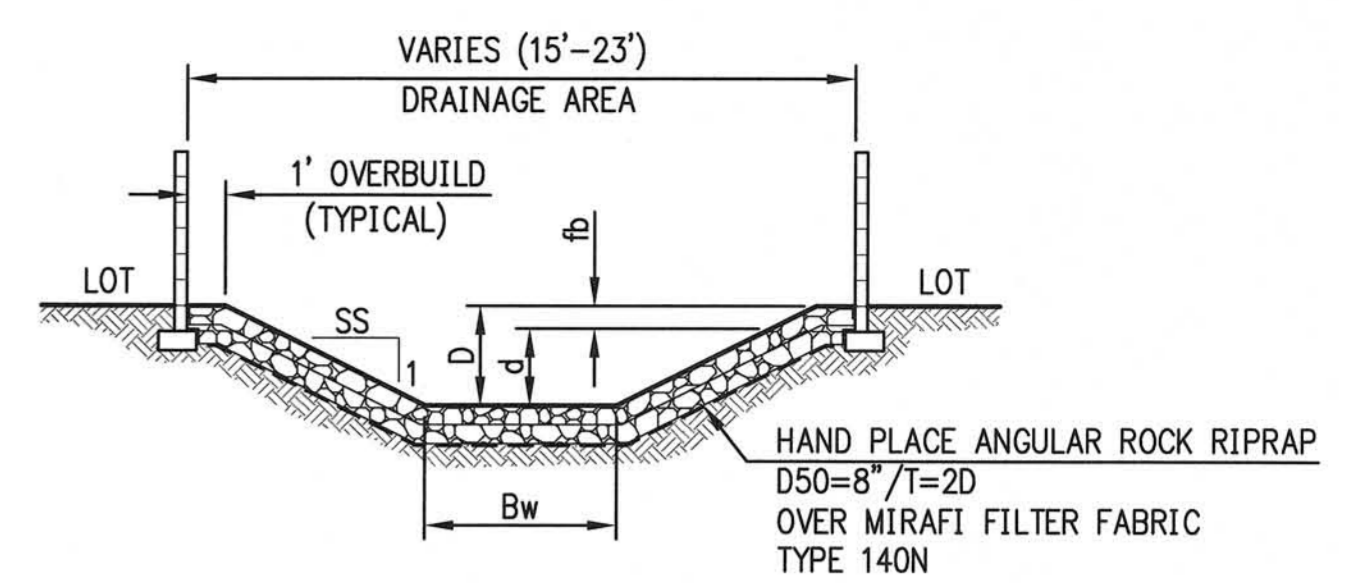
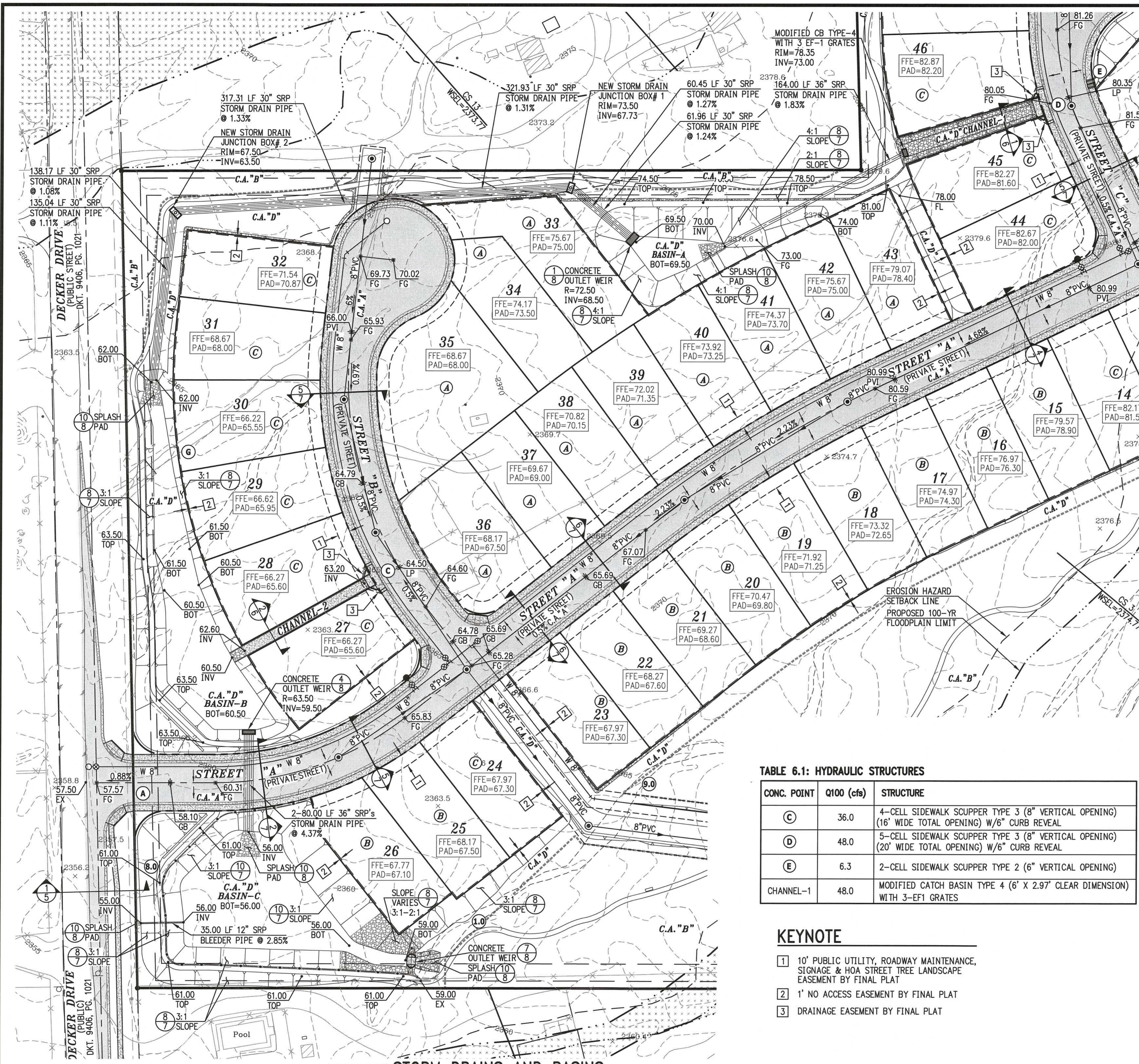
ONSITE WATERSHED SUMMARY TABLE			100-YR WATER SURFACE ELEVATION SUMMARY TABLE FOR WASH #3	
CP	Q100 (cfs)	AREA (ACRES)	CROSS SECTION ID	100-YR WSE
A	2.2	0.3	CS 13.0	2373.77
B	26.0	3.1	CS 14.0	2377.53
C	36.0	4.3	CS 15.0	2380.81
D	48.0	5.8	CS 16.0	2384.33
E	6.3	0.8	CS 17.0	2387.47
F	33.0	3.9	CS 18.0	2391.79
G	7.3	0.9	CS 19.0	2394.64
H	7.8	0.9	CS 20.0	2398.71
I	3.1	0.4		

TABLE 5.3 LINE AND CURVE DATA

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	447.56	N02°01'46"W	C1	348.51	300.00	66°33'39"
L2	6.36	N64°31'53"E	C2	220.18	1000.00	12°36'56"
L3	242.27	N64°31'53"E	C3	166.17	250.00	38°05'02"
L4	179.89	N51°54'58"E	C4	82.95	200.00	23°45'48"
L5	69.02	N51°54'58"E	C5	232.64	300.00	44°25'52"
L6	96.95	N90°00'00"E	C6	153.62	181.00	48°37'42"
L7	120.78	S25°28'07"E				
L8	54.91	S01°42'19"E				
L9	27.00	S88°17'41"W				
L10	60.96	S38°05'02"E				
L11	68.60	S06°20'49"W				
L12	27.00	S83°39'11"E				
L13	1040.36	N49°58'46"W				
L14	393.56	N01°21'03"W				

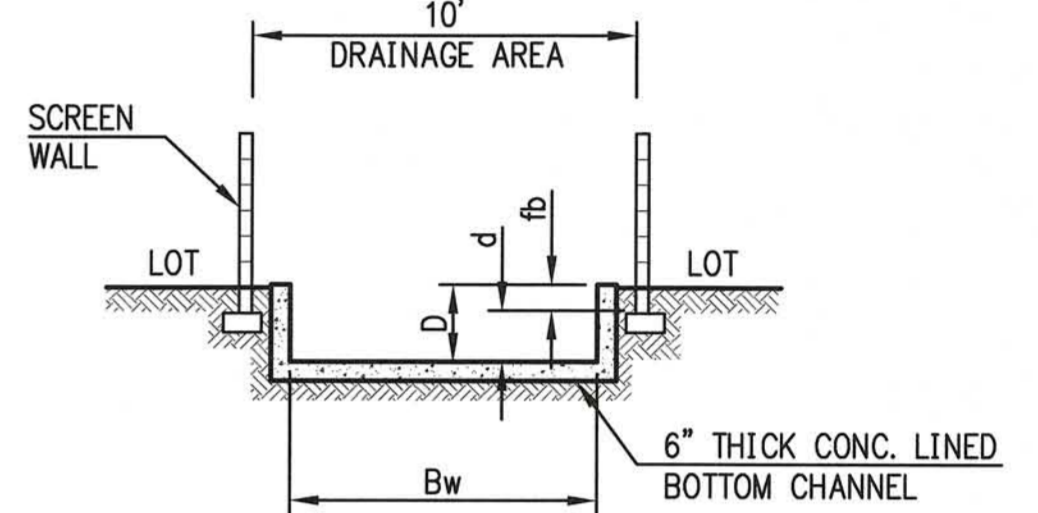
PRV- PRELIMINARY PLAT FOR TWIN PEAKS VISTA
 LOTS 1 THRU 58 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE), COMMON AREA "C" (ACTIVE OPEN SPACE), AND COMMON AREA "D"
 (OPEN SPACE, DRAINAGE, LANDSCAPE, PUBLIC SEWER AND UTILITIES)
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SR&M TOWN OF MARANA, PIMA COUNTY, ARIZONA.
 EXPIRES 9/30/2016
 SCALE: 1"=40' FEBRUARY, 2015
 RELATED CASE# PCZ-12026 GPA-12027
SHEET 5 OF 9





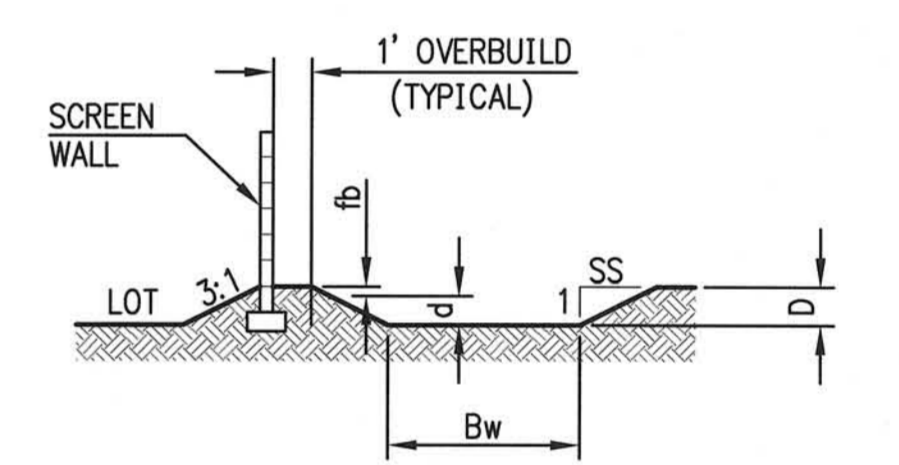
Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE(%)	Bw	SS	n
48	4.56	0.5'	1.04'	1.54'	1.3	8'	2:1	0.035

1 CHANNEL-1
N.T.S.



Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE(%)	Bw	SS	n
36	4.86	0.5'	0.94'	1.34'	0.46	8'	0	0.020

2 CHANNEL-2
N.T.S.



Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE(%)	Bw	SS	n
7.8	2.14	0.40'	0.60'	1.00'	0.5	5'	3:1	0.035

3 CHANNEL-3
N.T.S.

TABLE 6.1: HYDRAULIC STRUCTURES

CONC. POINT	Q100 (cfs)	STRUCTURE
(C)	36.0	4-CELL SIDEWALK SCUPPER TYPE 3 (8\"/>

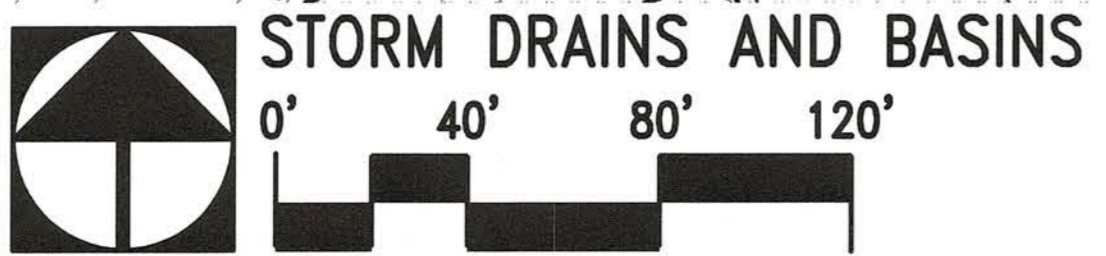
KEYNOTE

- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
- 2 1' NO ACCESS EASEMENT BY FINAL PLAT
- 3 DRAINAGE EASEMENT BY FINAL PLAT

TABLE 6.2: PROPOSED BASINS AND OUTFLOW STRUCTURES

BASIN	STORM	Qin (cfs)	Qout (cfs)	DEPTH (FT)	STAGE (FT)	PONDING VOLUME (CF)	TOTAL VOLUME (CF)	TOP ELEVATION (FT)	BOTTOM ELEVATION (FT)	OUTLET STRUCTURE
A	2-YR	13.4	9.7	2.4	2371.9	6,547	8,960	2372.5	2369.5	SEE DETAILS 1, 2 & 3 ON SHEET 8
	10-YR	26.9	24.3	2.6	2372.1	7,357				
	100-YR	48.0	45.6	3.0	2372.5	8,960				
B	2-YR	18.7	11.3	1.5	2362.0	10,406	21,157	2363.5	2360.5	SEE DETAILS 4, 5 & 6 ON SHEET 8
	10-YR	46.7	34.5	2.0	2662.5	15,507				
	100-YR	87.0	72.2	2.5	2363.0	21,157				
C	2-YR	11.3	0	2.4	2358.4	26,804	64,486	2361.0	2356.0	SEE DETAILS 7, 8 & 9 ON SHEET 8
	10-YR	34.5	6.1	3.5	2359.5	41,678				
	100-YR	72.2	25.1	4.3	2360.4	53,666				

The WLB Group
WLB
 Engineering • Planning • Surveying
 Landscape Architecture • Urban Design
 Offices located in: Tucson, Phoenix, and Flagstaff, Arizona and Las Vegas, Nevada.
 4444 E. Broadway Tucson, AZ. 85711
 (520) 881-7480



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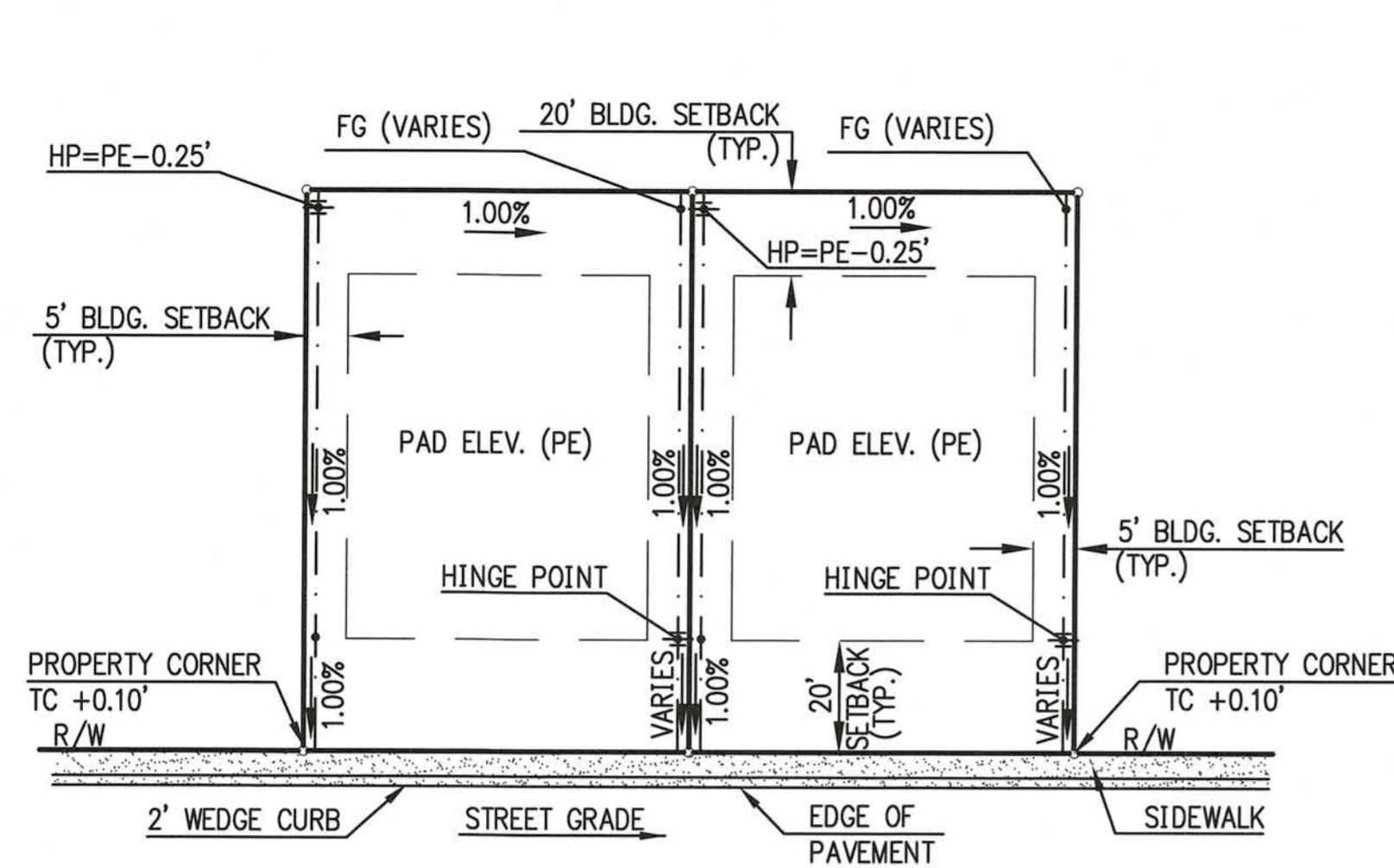
EXPIRES 9/30/2016

C.I. - 1 FOOT
 SCALE: 1"=40'
 FEBRUARY, 2015

RELATED CASE#
 PCZ-12026
 GPA-12027

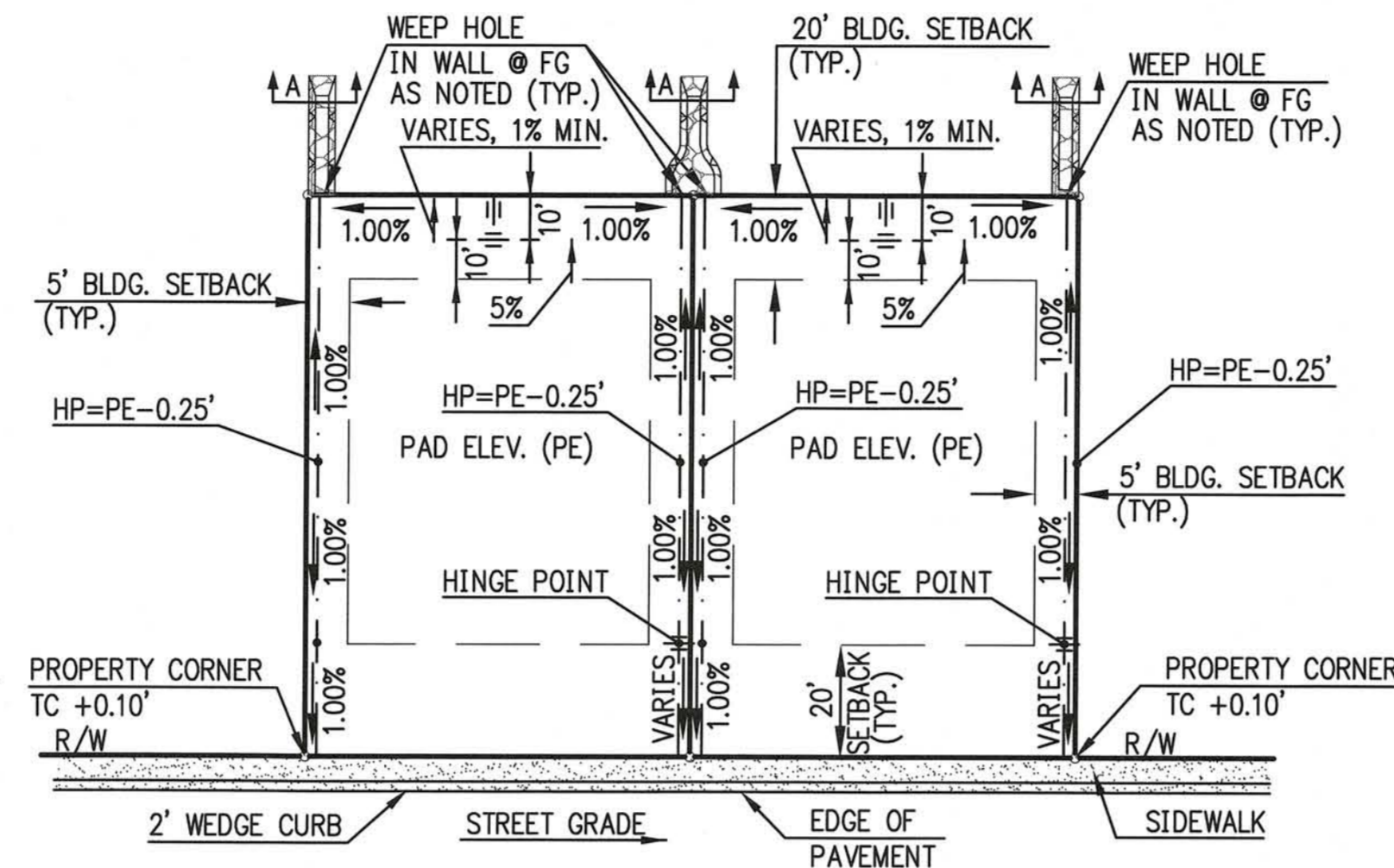
WLB No. 110047-A-002/0105 **SHEET 6 OF 9**

Plotted: Mar. 02, 2015
 N:\110047\PREL\PRELPLAT_06.dwg



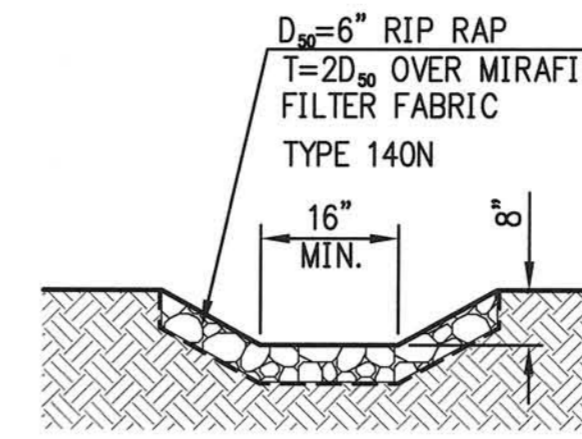
NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

1 TYPE "A" LOT GRADING N.T.S.

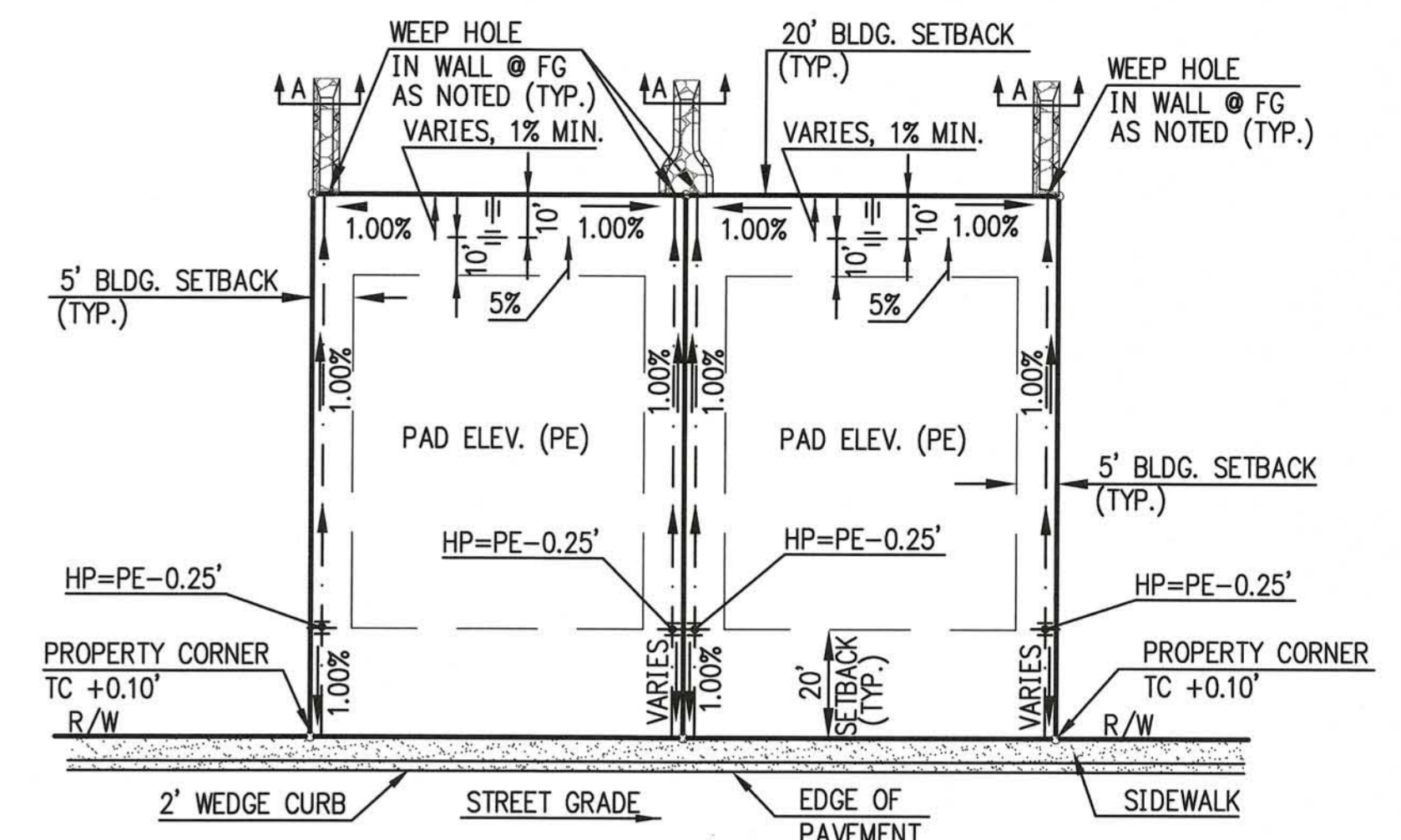


NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

2 TYPE "B" LOT GRADING N.T.S.

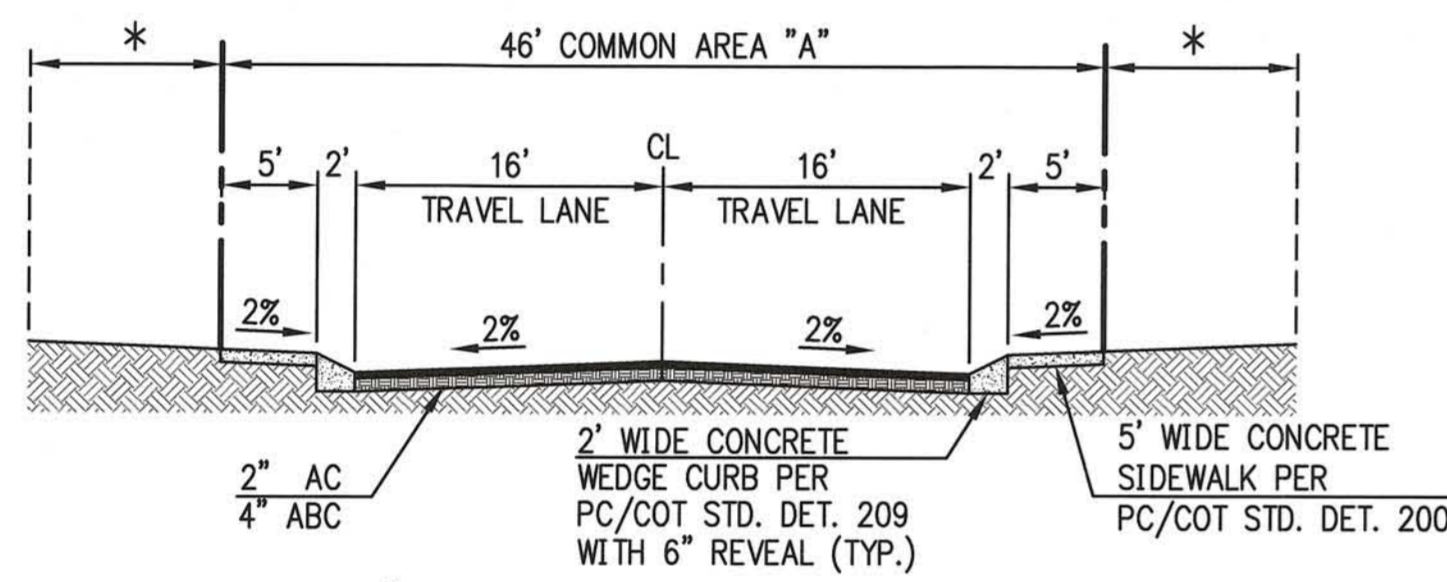


SECTION A-A



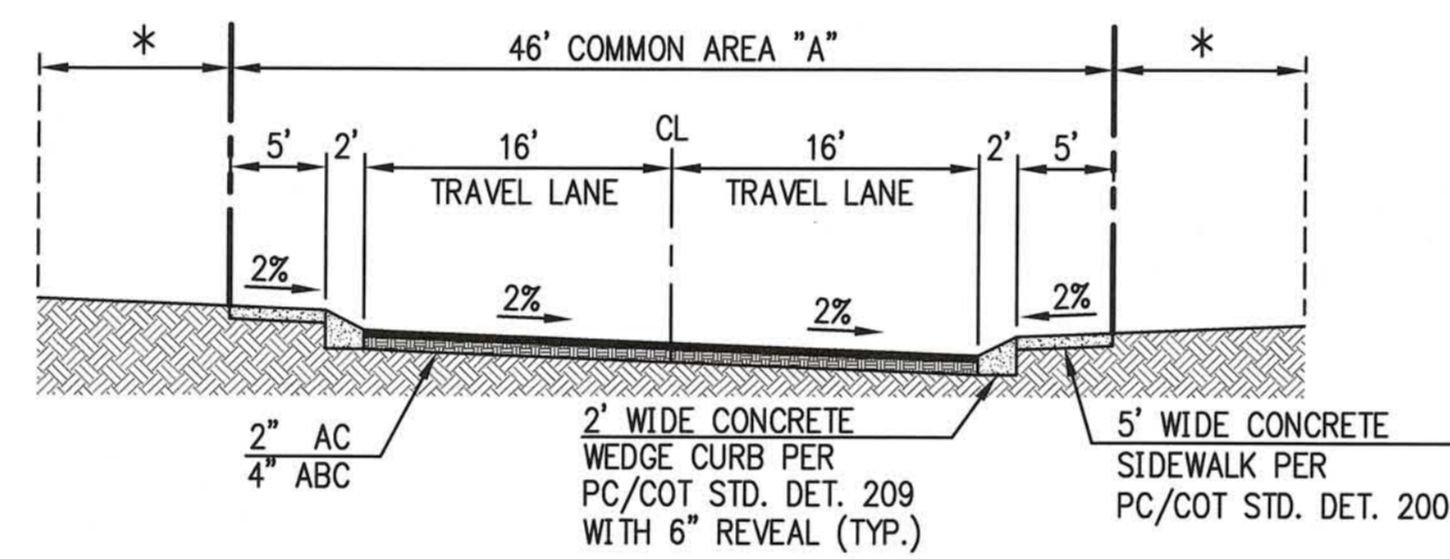
NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

3 TYPE "C" LOT GRADING N.T.S.



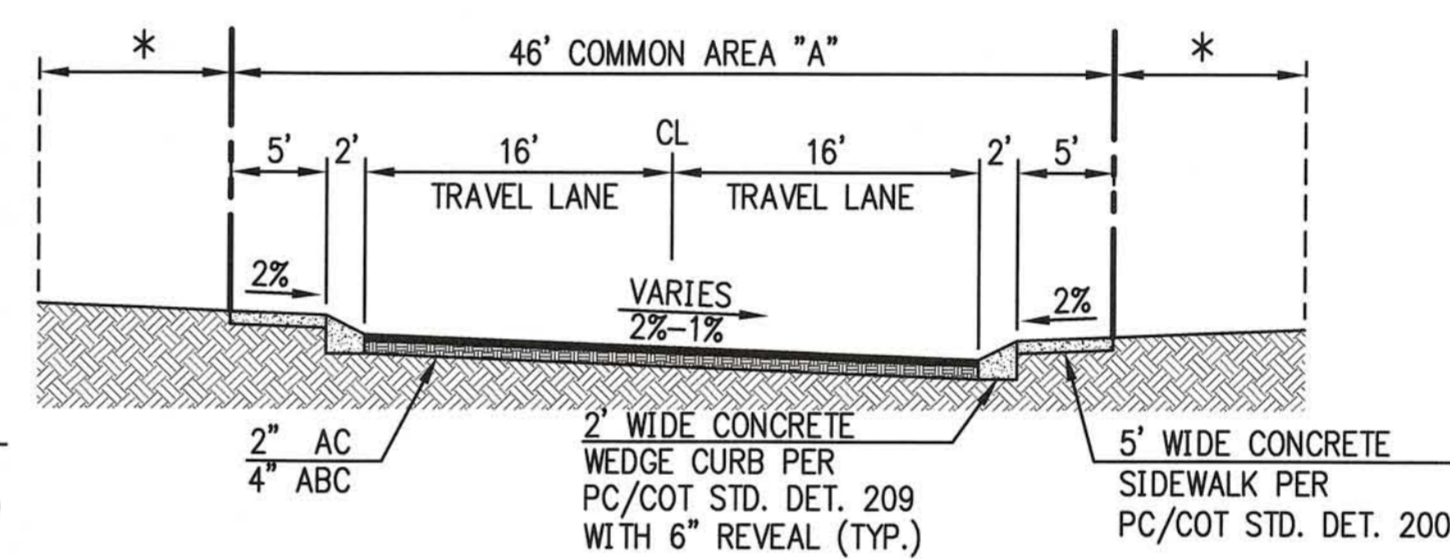
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

4 TYPICAL ROADWAY CROSS SECTION N.T.S.



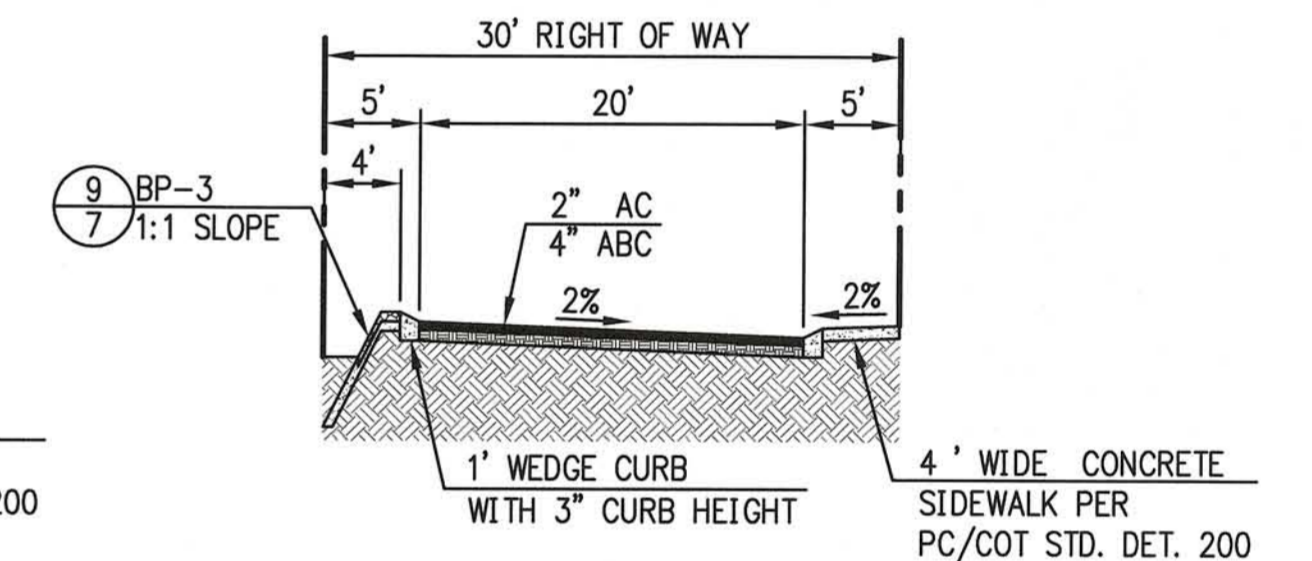
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

5 TYPICAL ROADWAY CROSS SECTION N.T.S.

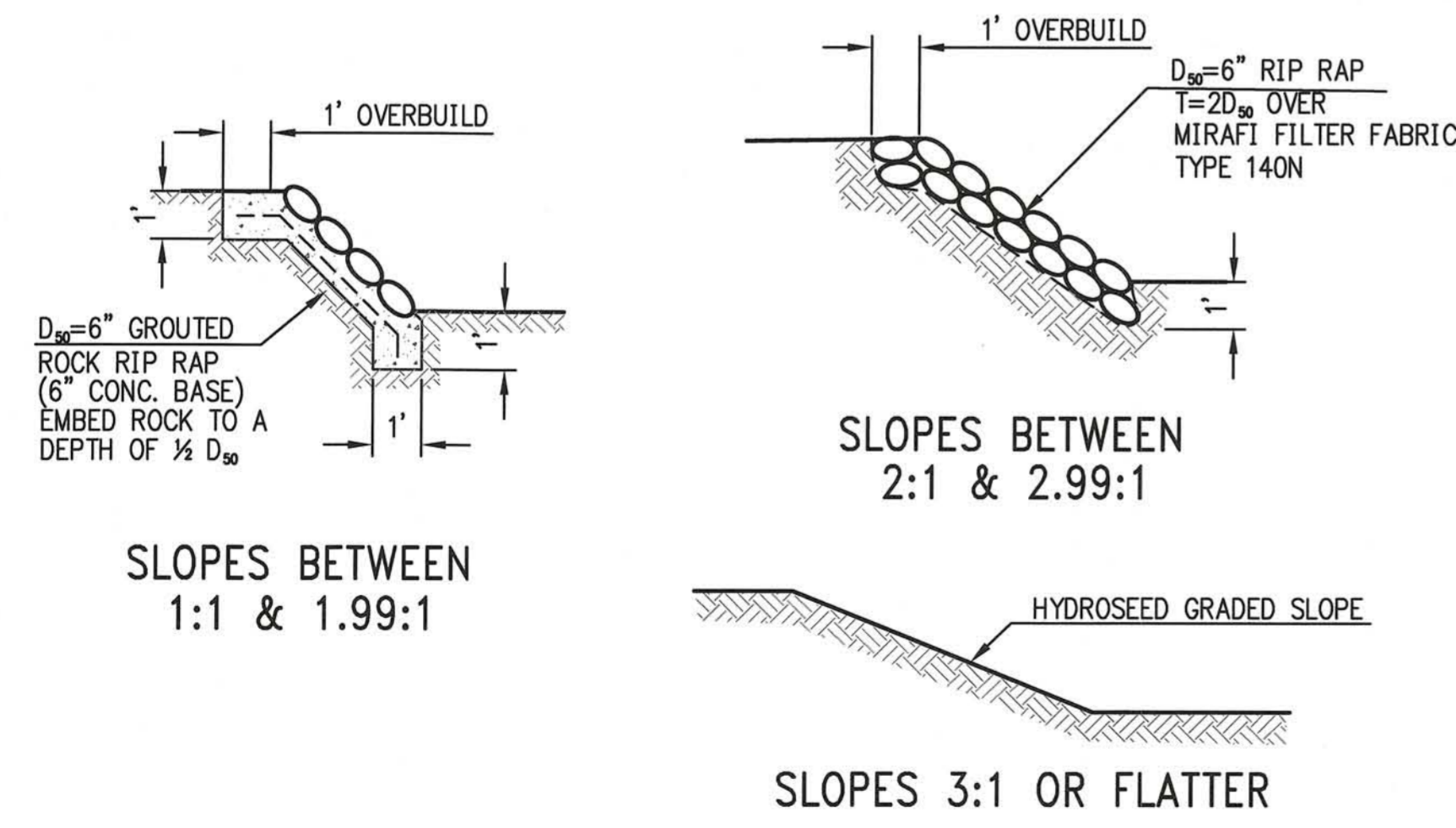


NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

6 TYPICAL ROADWAY CROSS SECTION N.T.S.



7 TYPICAL CROSS SECTION POTVIN LANE N.T.S.



SLOPES BETWEEN 1:1 & 1.99:1

SLOPES BETWEEN 2:1 & 2.99:1

SLOPES 3:1 OR FLATTER

8 SLOPE STABILIZATION DETAILS N.T.S.

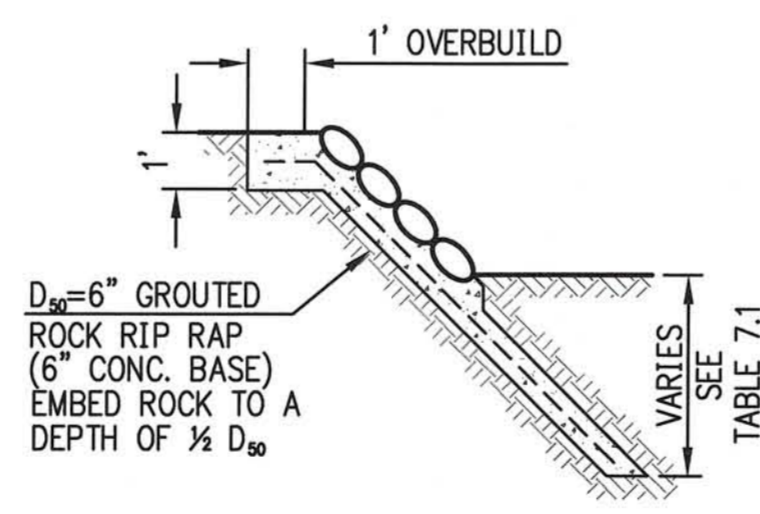
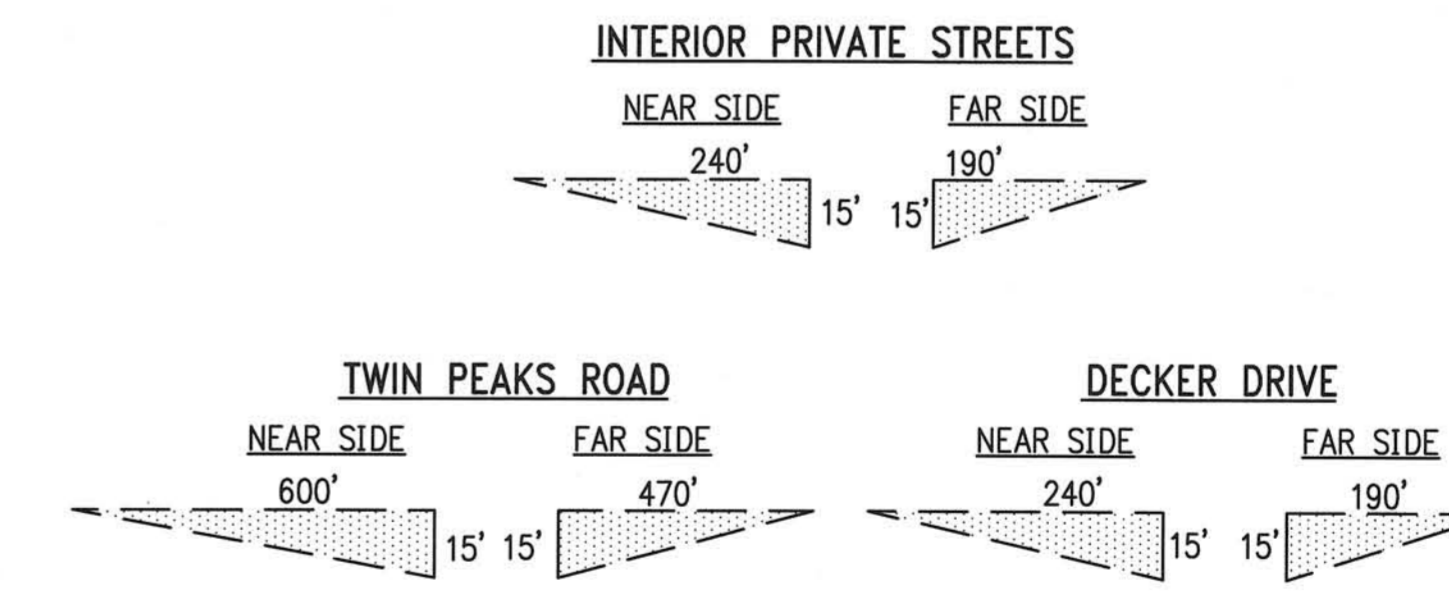


TABLE 7.1: PROPOSED TOE DEPTH

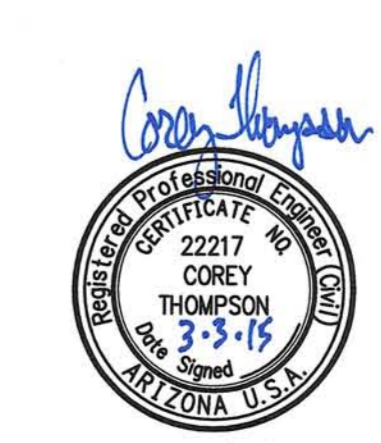
LOCATION ID	TOE DEPTH
BP-1	3.2
BP-2	4.0
BP-3	5.5
BP-4	6.0
BP-5	5.6
BP-6	3.0

1:1 SLOPES

9 SLOPE STABILIZATION DETAIL N.T.S.

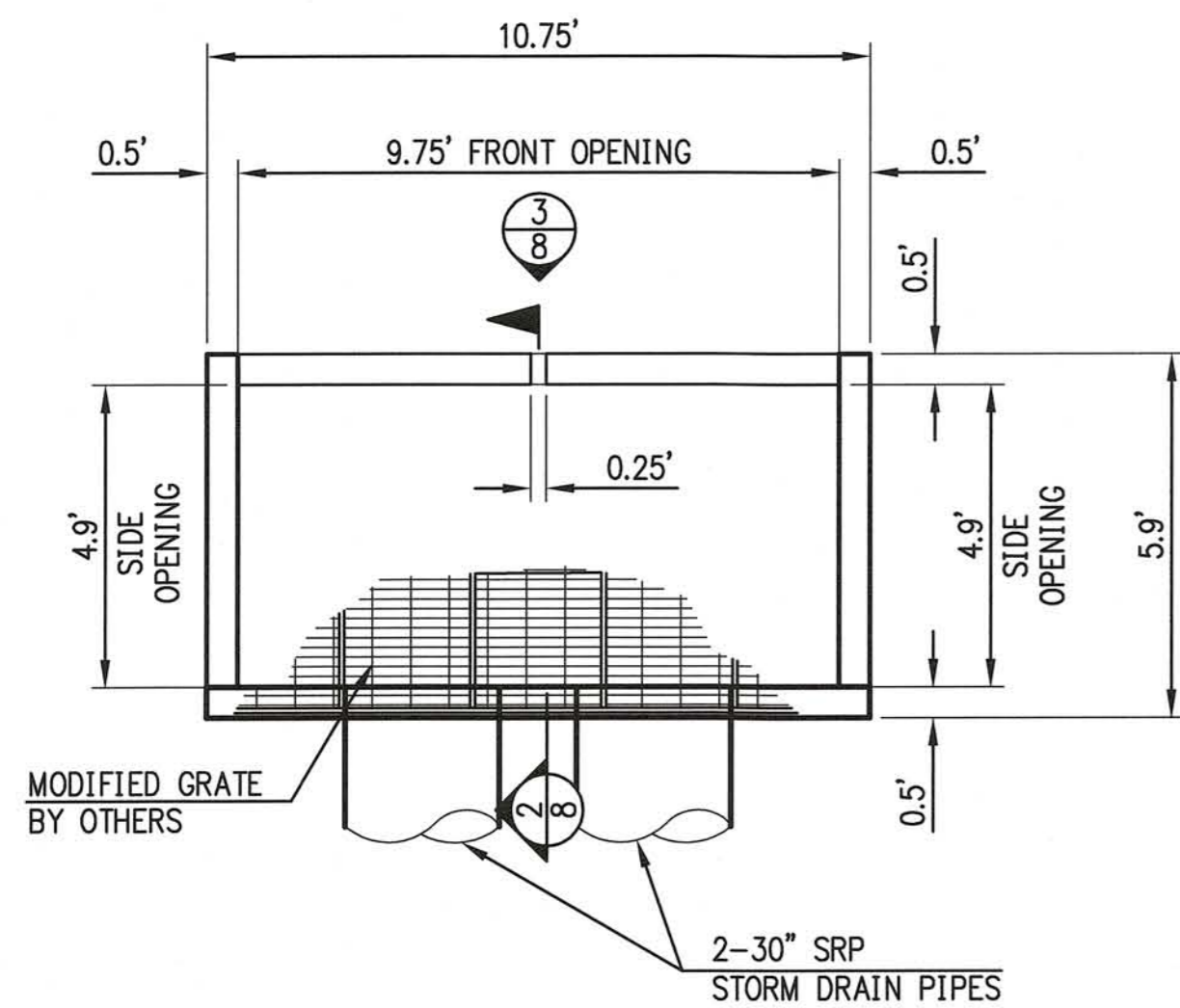


10 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL N.T.S.

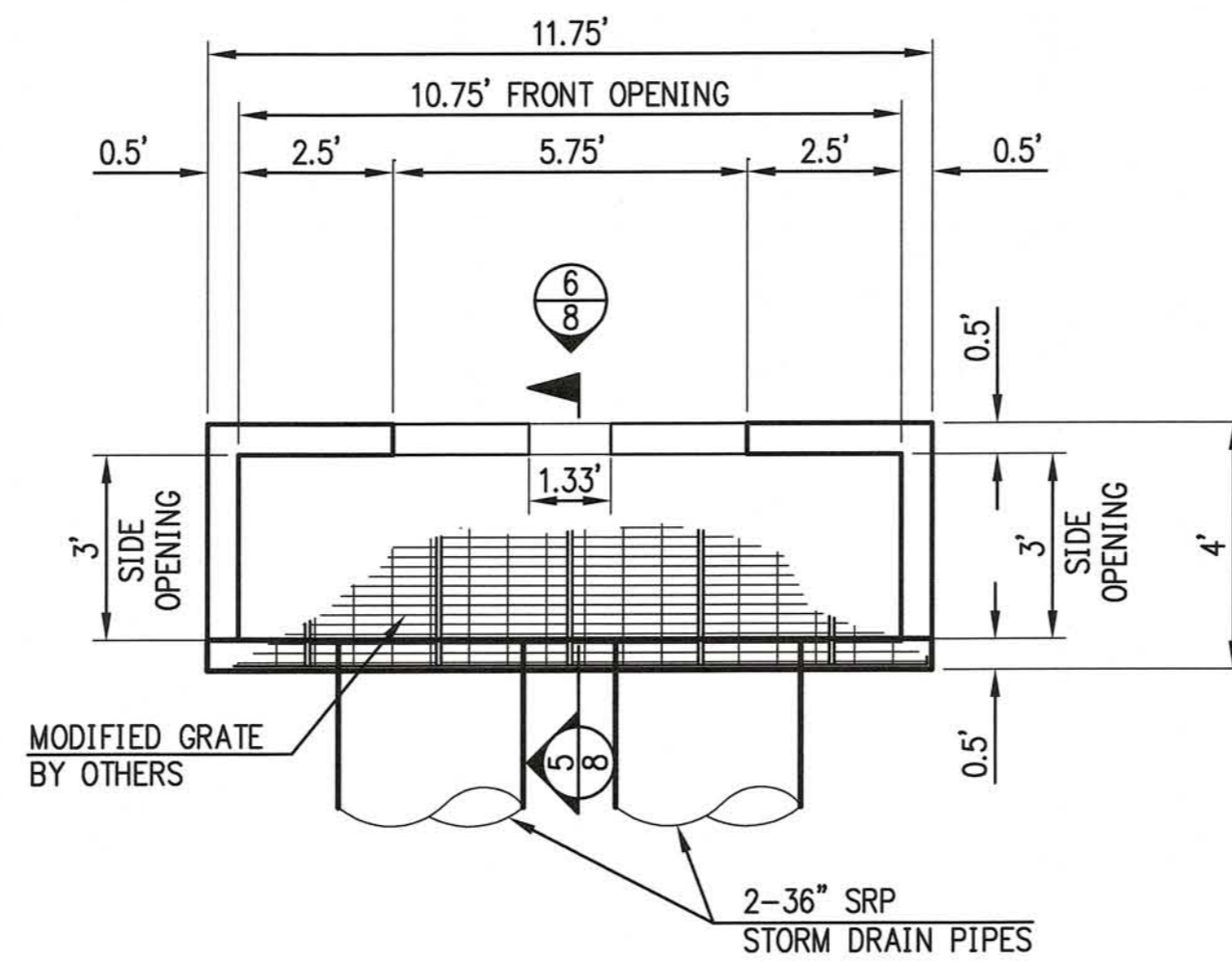


WLB No. 110047-A-002/0105

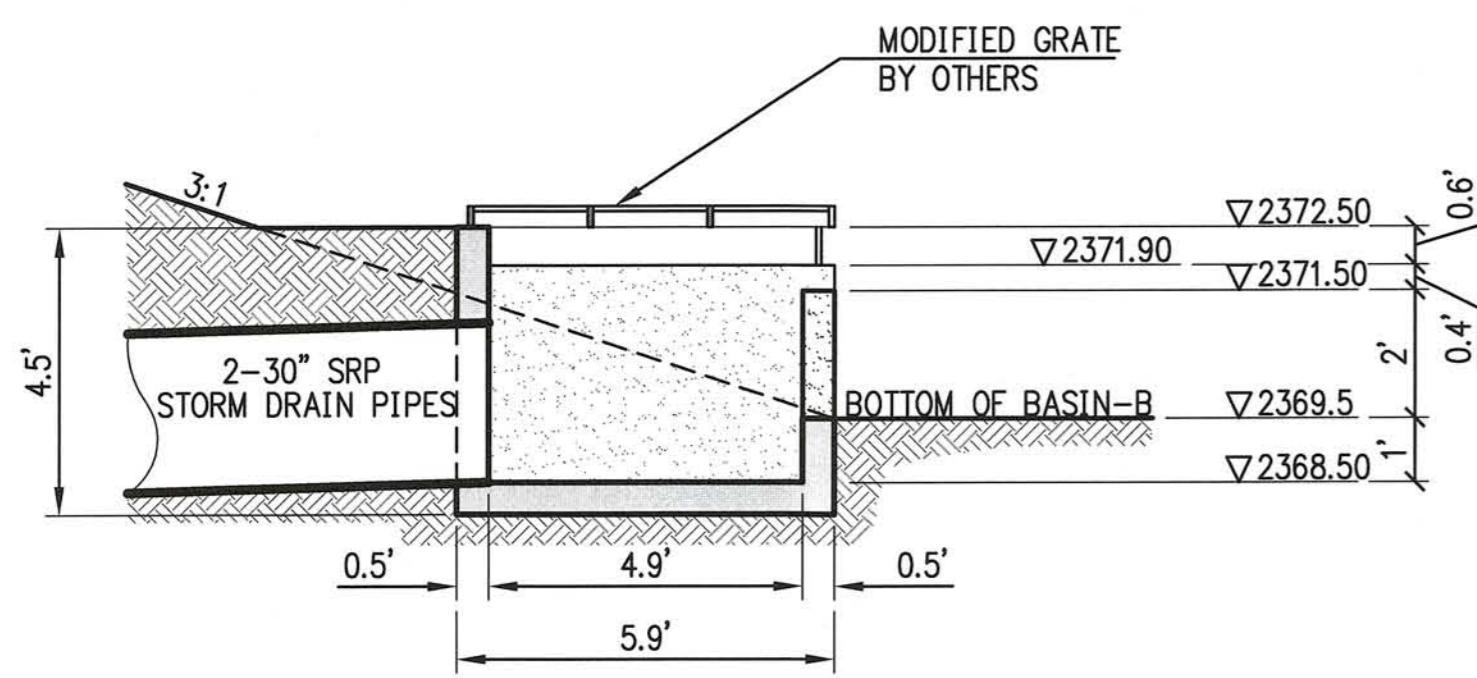
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FEBRUARY, 2015
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PCZ-12026
GPA-12027
SHEET 7 OF 9



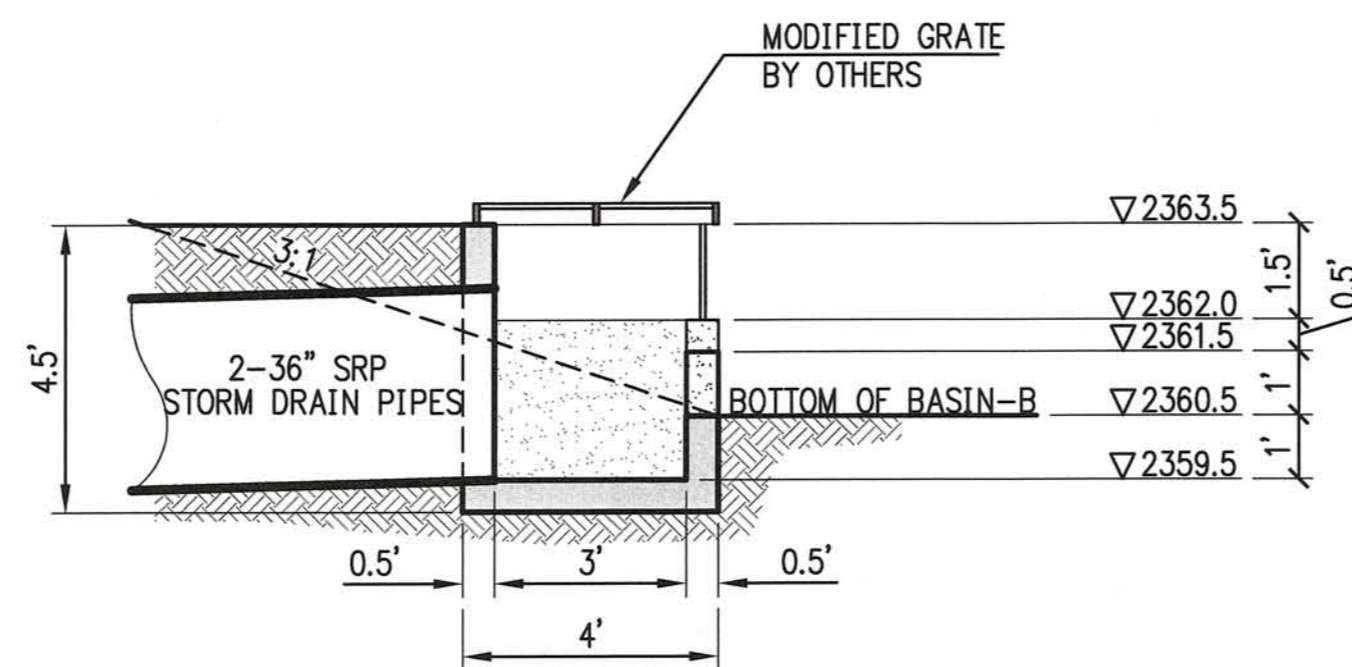
1 PLAN
BASIN-A OUTLET STRUCTURE N.T.S.



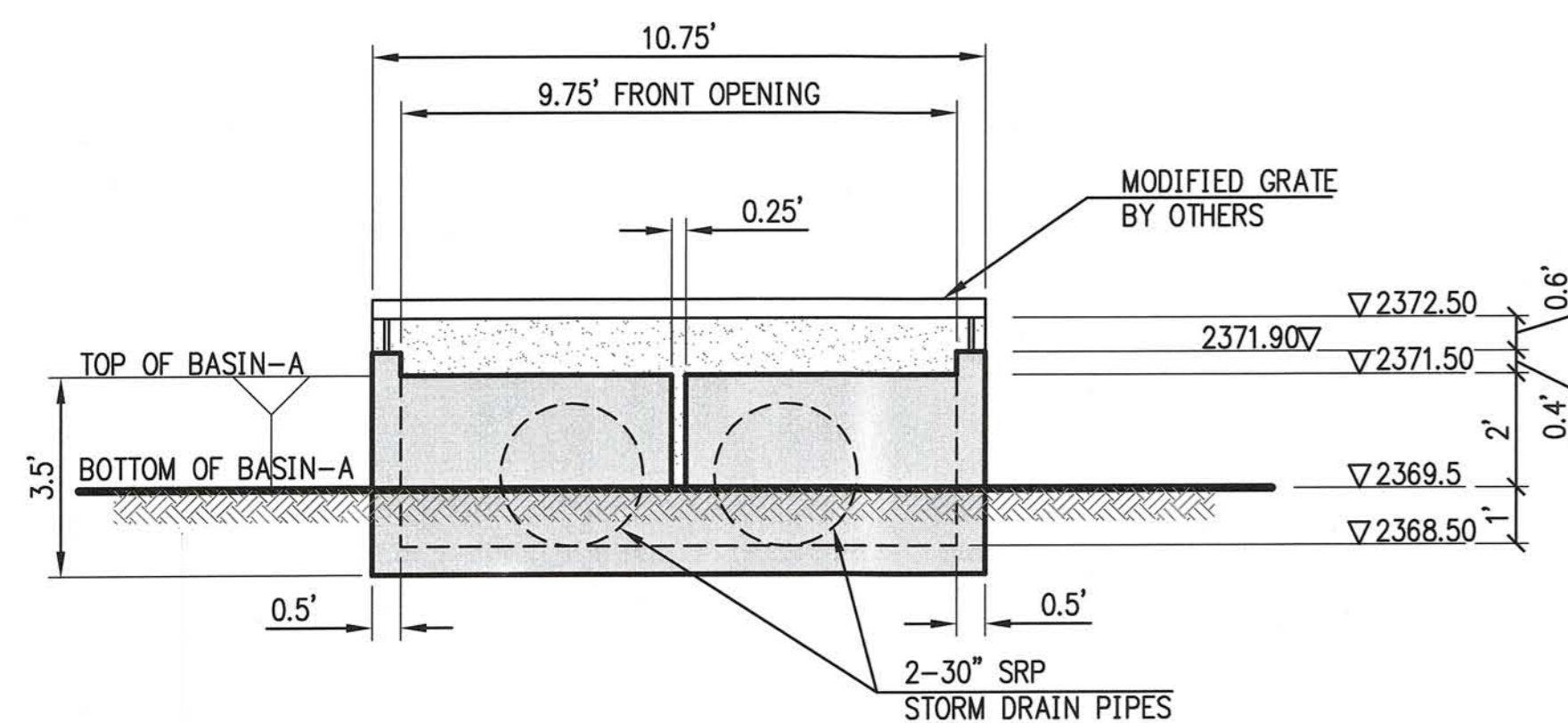
4 PLAN
BASIN-B OUTLET STRUCTURE N.T.S.



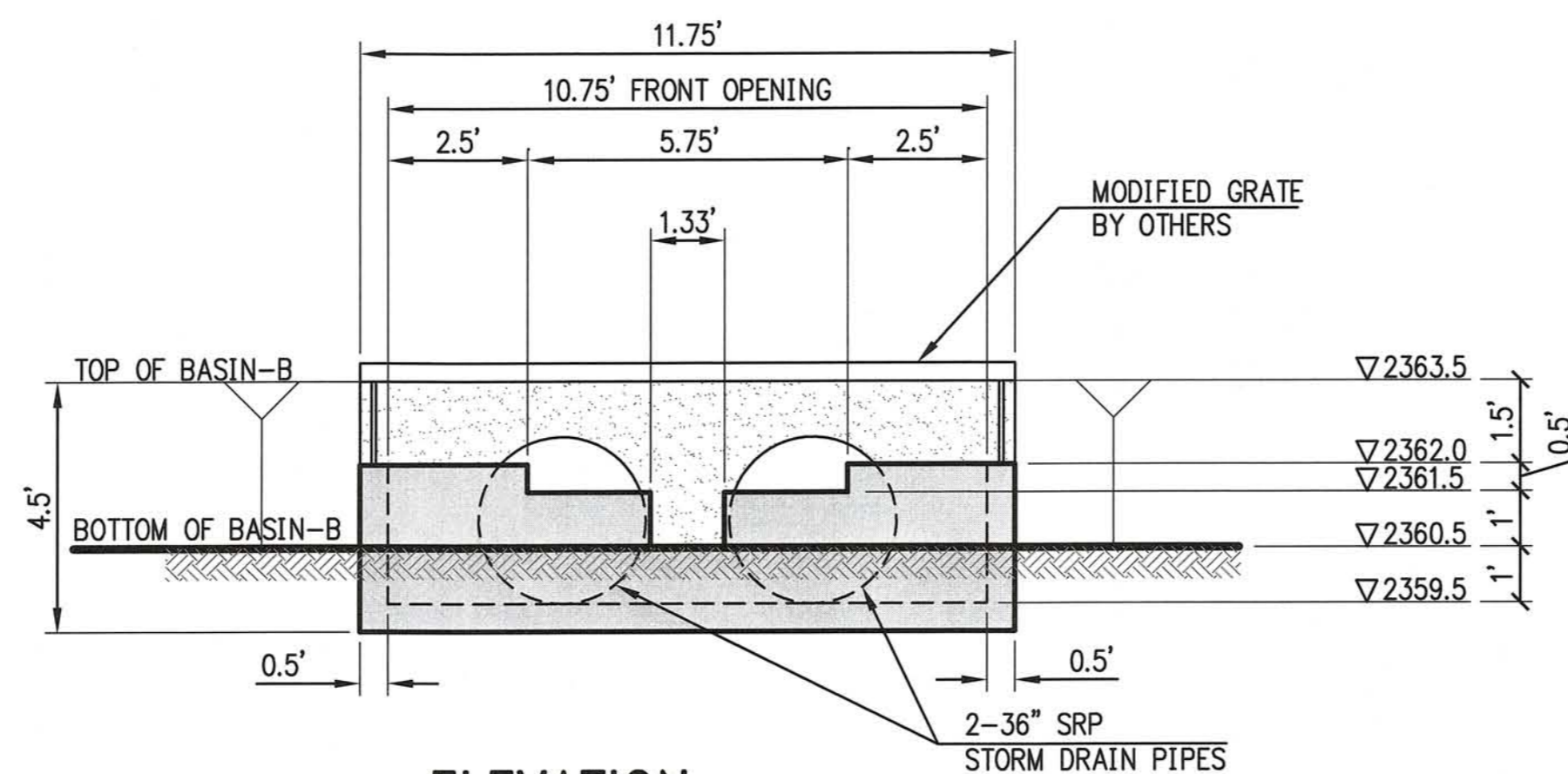
2 SECTION
BASIN-A OUTLET STRUCTURE N.T.S.



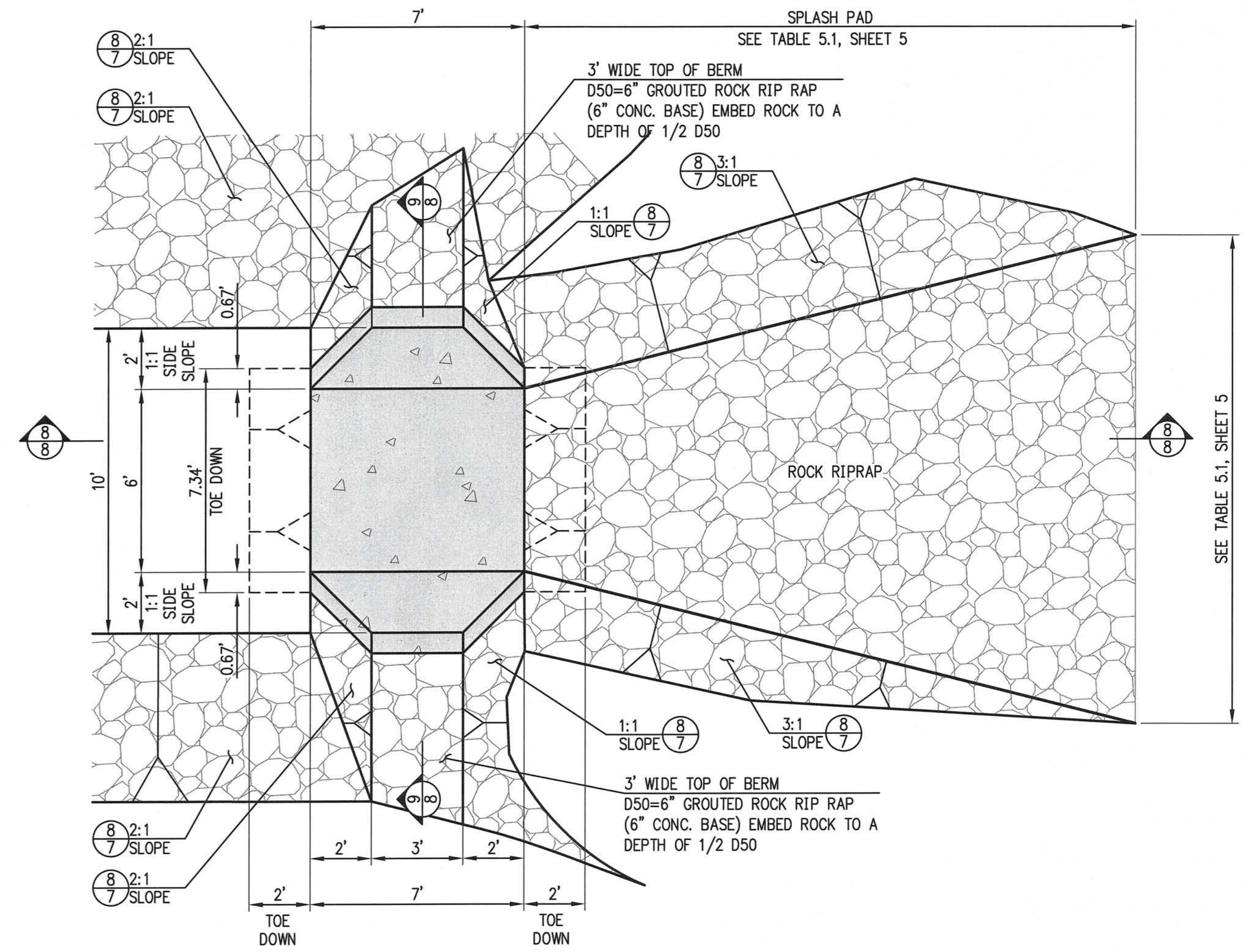
5 SECTION
BASIN-B OUTLET STRUCTURE N.T.S.



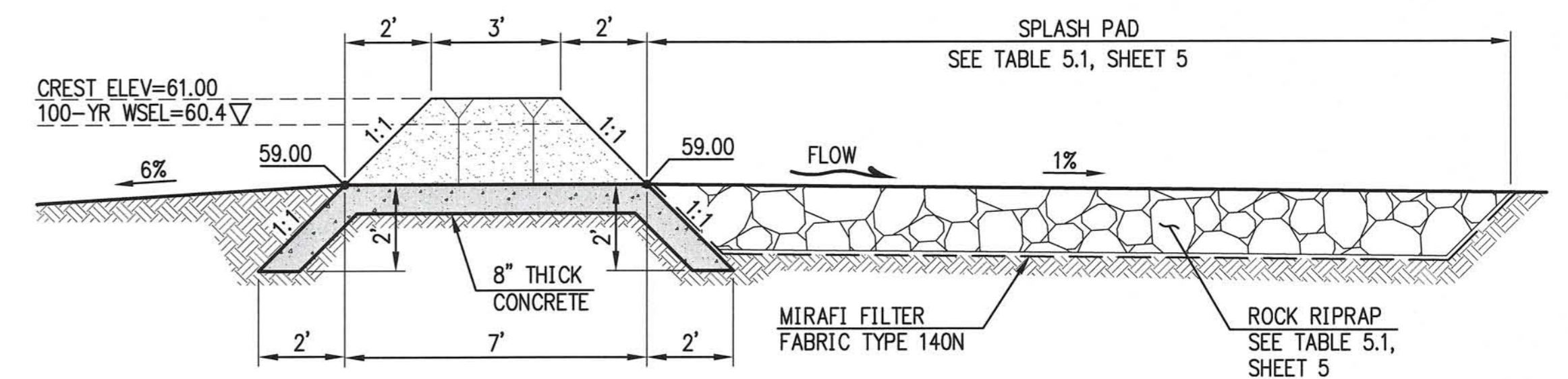
3 ELEVATION
BASIN-A OUTLET STRUCTURE N.T.S.



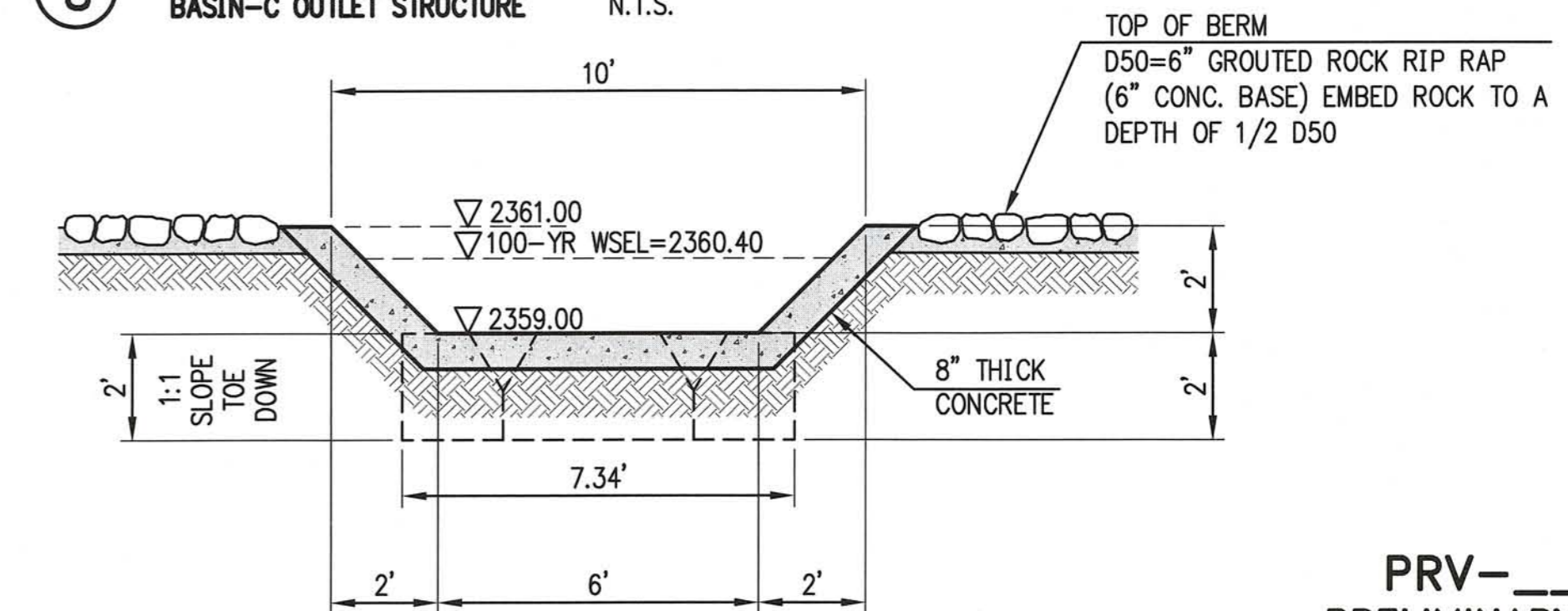
6 ELEVATION
BASIN-B OUTLET STRUCTURE N.T.S.



7 PLAN
BASIN-C OUTLET STRUCTURE N.T.S.



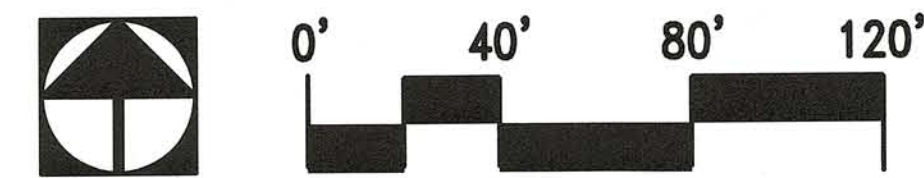
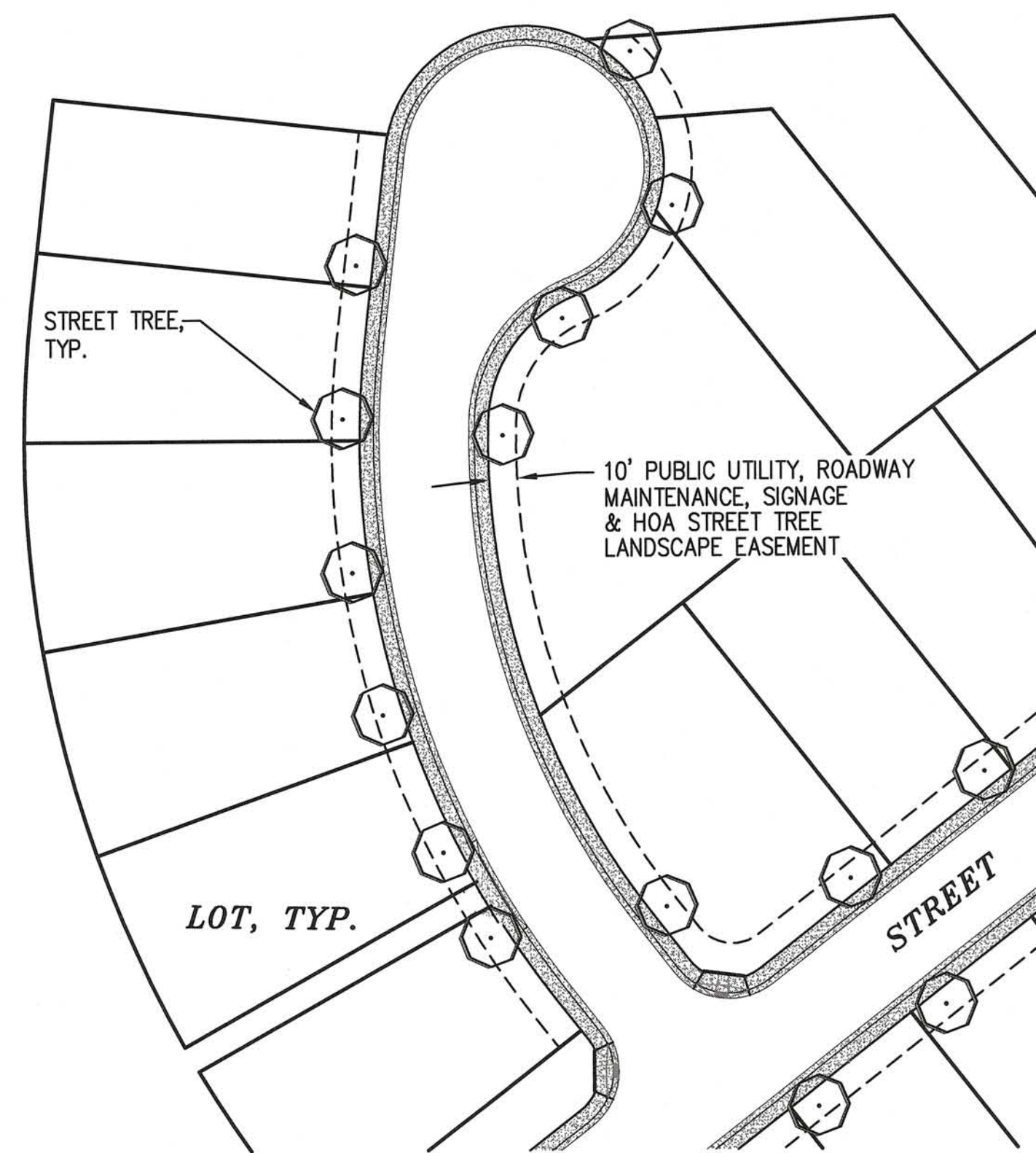
8 SECTION
BASIN-C OUTLET STRUCTURE N.T.S.



9 SECTION
BASIN-C OUTLET STRUCTURE N.T.S.

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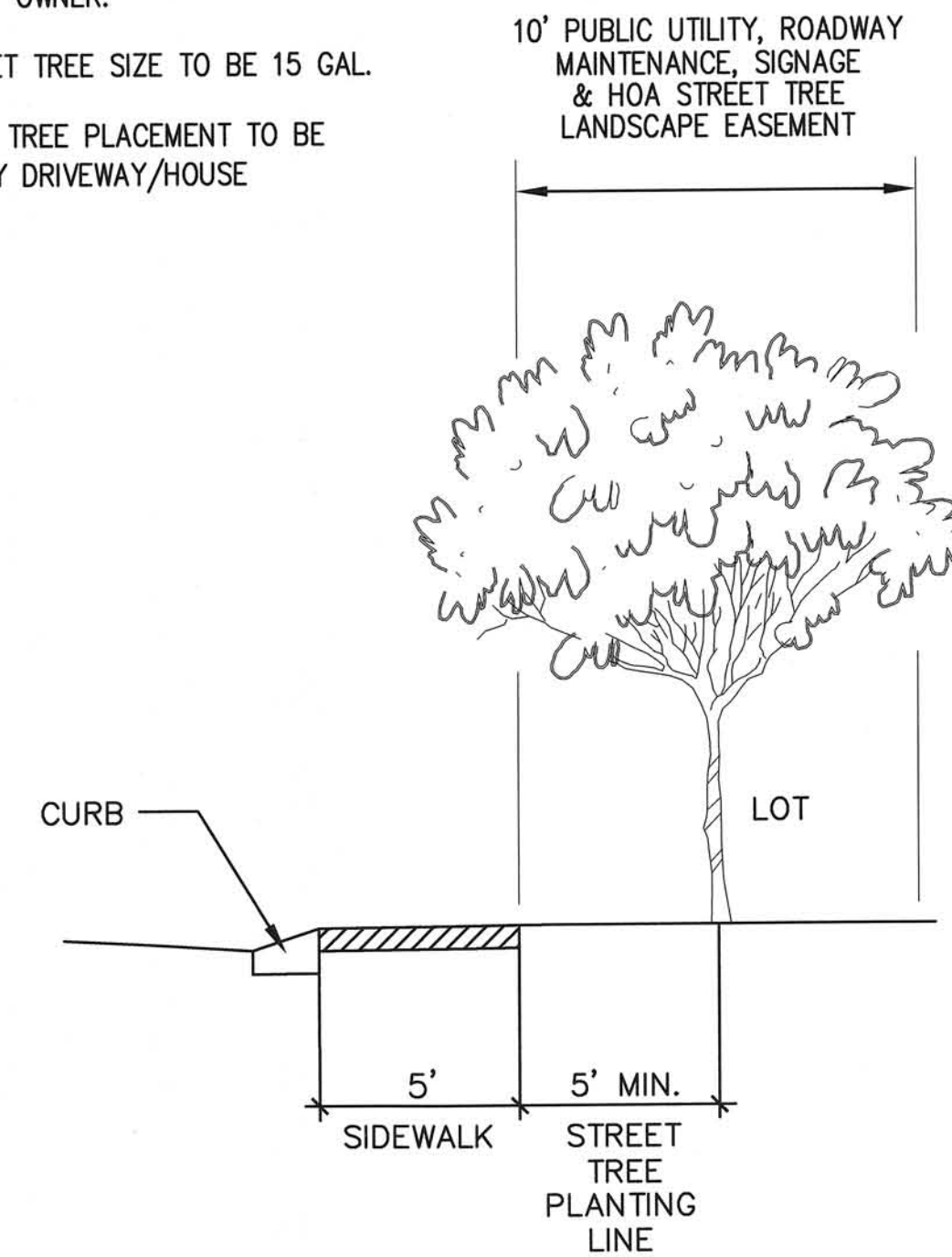




1 TYPICAL STREET TREE PLANTING ON LOTS

NOTES:

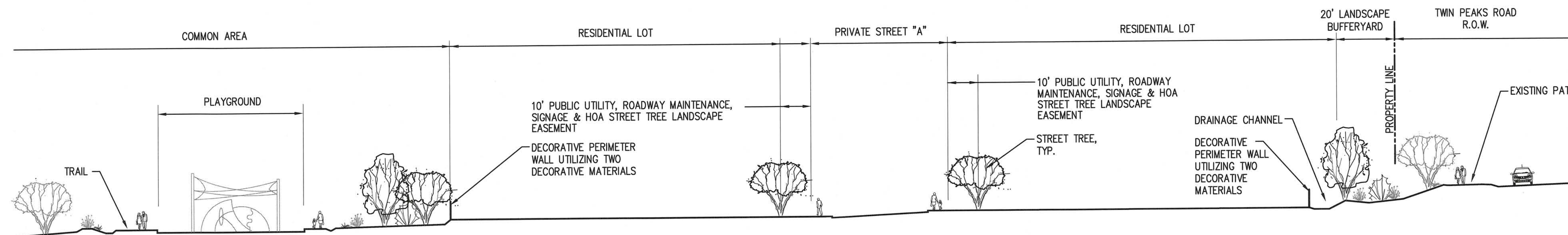
1. STREET TREES WILL BE IRRIGATED BY EACH INDIVIDUAL LOT OWNER.
2. MINIMUM STREET TREE SIZE TO BE 15 GAL.
3. EXACT STREET TREE PLACEMENT TO BE DETERMINED BY DRIVEWAY/HOUSE LOCATIONS.



2 TYPICAL STREET TREE AT LOT (SECTION)

SPECIAL NOTE:

NEIGHBORHOOD DESIGN PLAN INFORMATION IS SHOWN ON THIS AND PRECEDING SHEETS IN ACCORDANCE WITH DISCUSSIONS BETWEEN WLB AND TOWN OF MARANA PLANNING STAFF, AND CORRESPONDENCE BETWEEN THE OWNER AND TOWN OF MARANA PLANNING STAFF DATED OCTOBER 29, 2014. THE REMAINDER OF THE REQUIRED NEIGHBORHOOD DESIGN PLAN INFORMATION WILL BE ADDRESSED ON THE LANDSCAPE PLANS AT THE TIME OF LANDSCAPE PLAN SUBMITTAL.



3 LANDSCAPE SECTION A-A' (SEE SHEET 2)

