

GENERAL NOTES:

3.4.1 PLANNING DEPARTMENT

- A. THE GROSS AREA OF THE SUBDIVISION IS 9.988 ACRES.
- B. ZONING IS CR-3 PAD.
- C. THE NUMBER OF LOTS IS 33.
- D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 2.274 ACRES.

3.4.2 PUBLIC WORKS DEPARTMENT

- A. ARIZONA FARMS ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS LOCATED APPROXIMATELY 3914' NORTH OF THIS PROJECT.
- B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.

3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT

- A. PUBLIC SEWER
1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

SPECIAL NOTES:

3.5.1 PLANNING DEPARTMENT

- A. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0875E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- B. MINIMUM LOT SIZE IS 6,050 SQUARE FEET (110'x55').

3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS

- A. PUBLIC SEWERS
ALL SANITARY SEWER WILL BE DESIGNED TO PROVIDE GRAVITY FLOW TO THE NORTHWEST BOUNDARY TO CONNECT TO AN EXISTING 8" SEWERLINE IN "ASHBURN AT MAGIC RANCH", PROJECT NO. S-005-22
- C. DRYWELLS
DRYWELLS ARE NOT SHOWN ON THIS PLAT. IF THE DRAINAGE BASINS DO NOT DRAIN WITHIN A 36 HOUR PERIOD, DRYWELLS ARE TO BE INSTALLED. THE DRYWELLS WILL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOA/OWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED.

BENCHMARK

NGS BENCHMARK B517 (PID DU 2292) THE STEEL ROD (MARKER) IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ARIZONA FARMS ROAD AND THE SOUTHERN PACIFIC RAILROAD.
ELEVATION=1516.07 (NAVD88)

BASE ZONING AND ZONING CASE #:

EXISTING ZONING..... CR-3/PAD
ZONING CASE..... PZ-PD-021-06/
PZ-021-06

MAX BUILDING HEIGHT..... 30'
MIN LOT SIZE..... 6,050 SF
MIN LOT WIDTH..... 55'
MIN FRONT YARD SETBACK..... 20'
MIN SIDE YARD SETBACK..... 5'
MIN REAR YARD SETBACK..... 20'
MINIMUM BETWEEN UNITS..... 10'

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF HERITAGE ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTH HALF OF SECTION 2, USING A BEARING OF NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, PER RESULTS OF SURVEY, BOOK 12 OF MAPS, PAGE 253, RECORDS OF PINAL COUNTY, ARIZONA.

LAND USE TABLE

TOTAL GROSS ACREAGE..... 9.99 ACRES
AREA OF R/W STREETS..... 1.66 ACRES
AREA OF TRACTS..... 2.27 ACRES
TOTAL NUMBER OF LOTS..... 34
AVERAGE LOT ACREAGE..... 7,760 SF
OVERALL DENSITY..... 3.40 DU/AC
OPEN SPACE..... 2.27 ACRES/22.22%

TRACT TABLE:

SEE SHEET 2 FOR TRACT TABLE

LOT TABLE:

SEE SHEET 2 FOR LOT TABLE

SERVICE PROVIDERS:

WATER EPCOR
SEWER EPCOR
ELECTRIC ARIZONA PUBLIC SERVICE (APS)
TELEPHONE CENTURY LINK
REFUSE COLLECTION BY PRIVATE CONTRACT
FIRE RURAL/METRO FIRE DEPT.
POLICE PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS SOUTHWEST GAS CORPORATION

TENTATIVE PLAT OF MAGMA BUTTE RANCHES - PARCEL 1

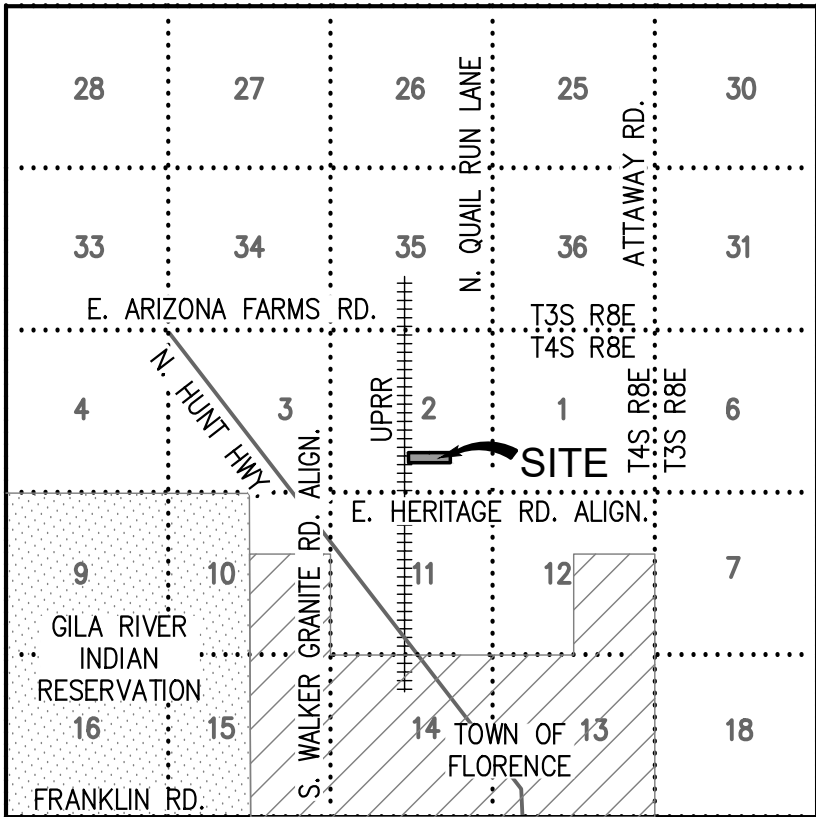
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA,
LOTS 1-34 AND COMMON AREAS "A" THROUGH "D"

OWNER/DEVELOPER

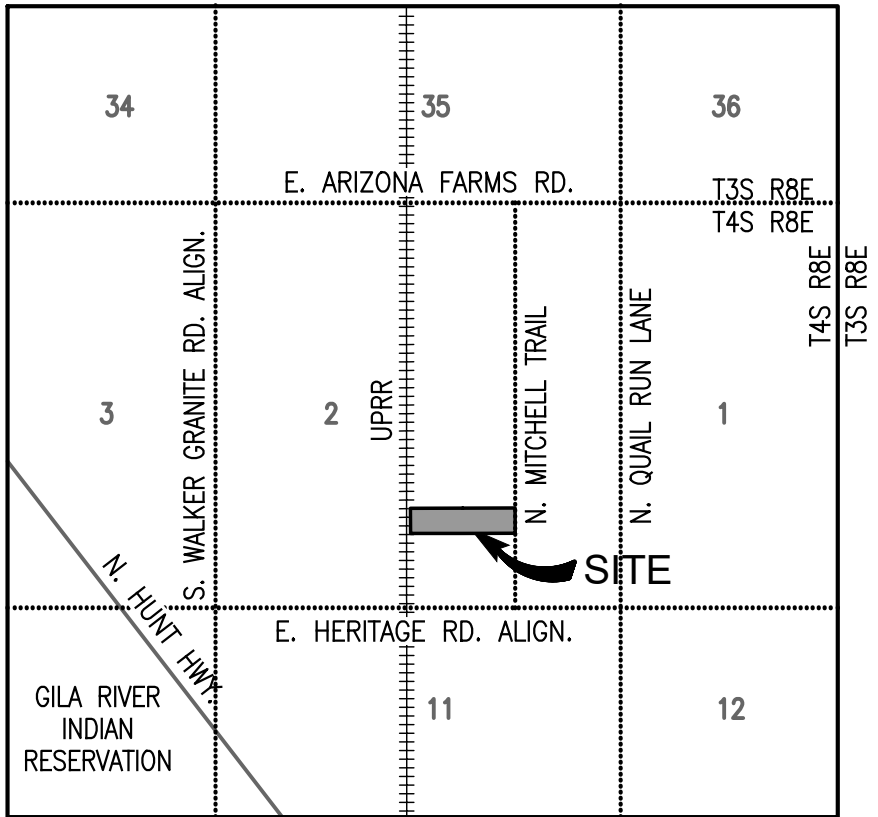
LANGLEY MCRAE 10, LLC
2738 E. GUADELUPE ROAD
GILBERT, AZ. 85237
PHONE: (480) 580-6838
CONTACT: JOSH BRIMHALL
EMAIL: JBRIMHALL@LANGLEYLAND.COM

ENGINEER

UNITED ENGINEERING GROUP, LLC
3205 W. RAY ROAD
CHANDLER, AZ 85226
PHONE: (480) 705-5372
FAX: (480) 705-5376
CONTACT: CHRISTOPHER LENZ, P.E.



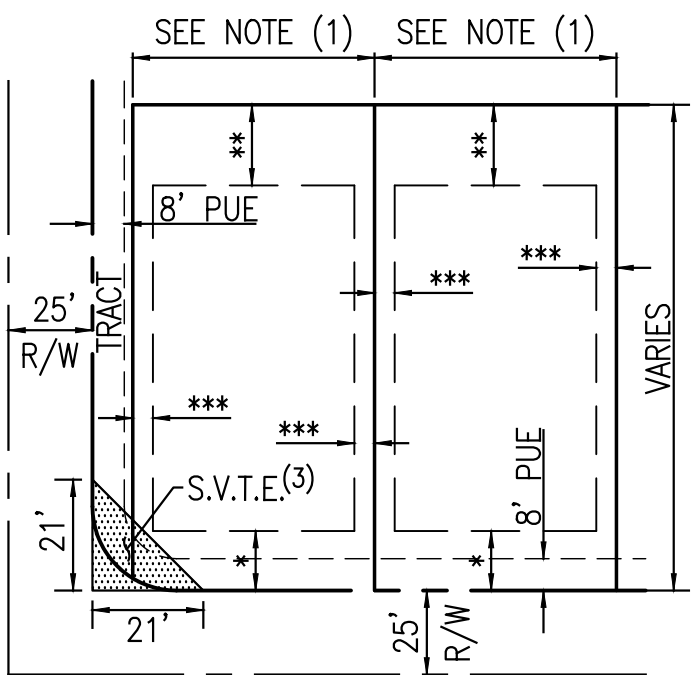
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

- FD. MONUMENT AS NOTED
- PROPERTY BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- SECTION/MID-SECTION LINE
- EXISTING CONTOUR
- EXISTING WATERLINE (SIZE SHOWN)
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING RAILROAD TRACKS
- EXISTING EDGE OF DIRT ROAD
- EXISTING DOWN GUY
- EXISTING GAS MARKER
- EXISTING POWER POLE
- EXISTING POWER POLE W/UNDERGROUND ELECTRIC
- EXISTING TELECOMMUNICATIONS RISER
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- SURVEY MONUMENT (TYPE SHOWN)
- PROPOSED CENTERLINE MONUMENT
- PROPOSED SEWERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STREET FLOW DIRECTION
- BACK OF CURB
- RIGHT OF WAY
- VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- A.P.N. ASSESSORS PARCEL NUMBER

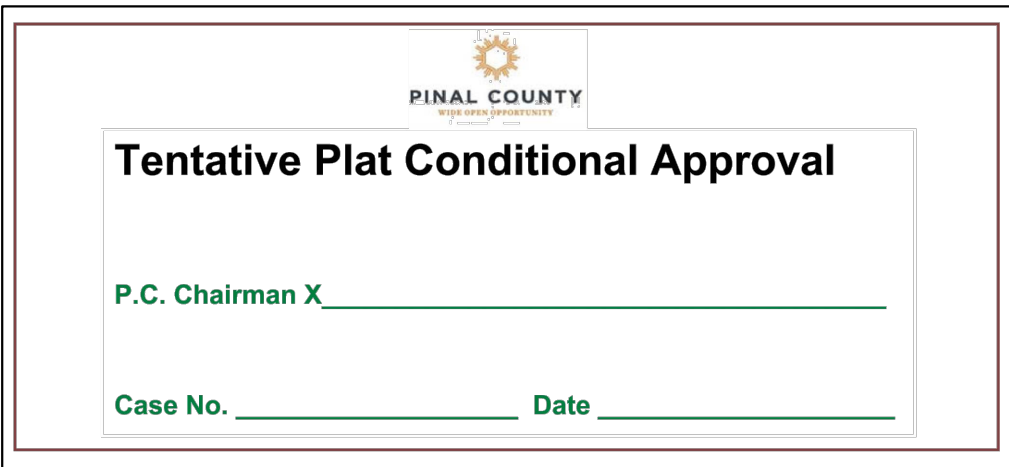


MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS

NOT TO SCALE

MINIMUM SETBACKS:

- (1) CR-3 PAD=55'
- (2) STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5' WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
- (3) A 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT (S.V.T.E.) SHALL BE AT ALL LOCAL TO LOCAL INTERSECTIONS AND A 33'x33' S.V.T.E. AT ALL COLLECTOR AND ARTERIAL STREET INTERSECTION. GROUND COVER, GRANITE, FLOWERS AND TREES LESS THAN 2' (MATURE) IN HEIGHT WITH BRANCHES LESS THAN 6' ABOVE GROUND IN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 6' APART.



Contact Arizona 811 at least two full
working days before you begin excavation

ARIZONA 811
Call 811 or click Arizona811.com

TENTATIVE PLAT

MAGMA BUTTE RANCHES - PARCEL 1

LOTS 1-34 AND COMMON AREAS "A"-"D"

PINAL COUNTY, ARIZONA

SUBMITTALS:

1	
2	
3	

DESIGNED BY:

DRAWN BY:

CHECKED BY:



1

SHEET 1 OF 3

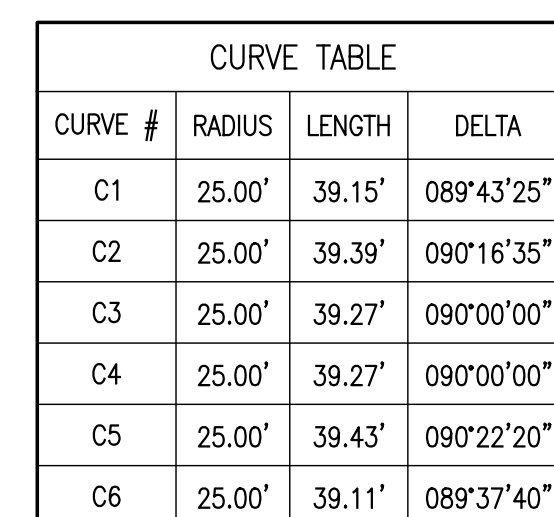
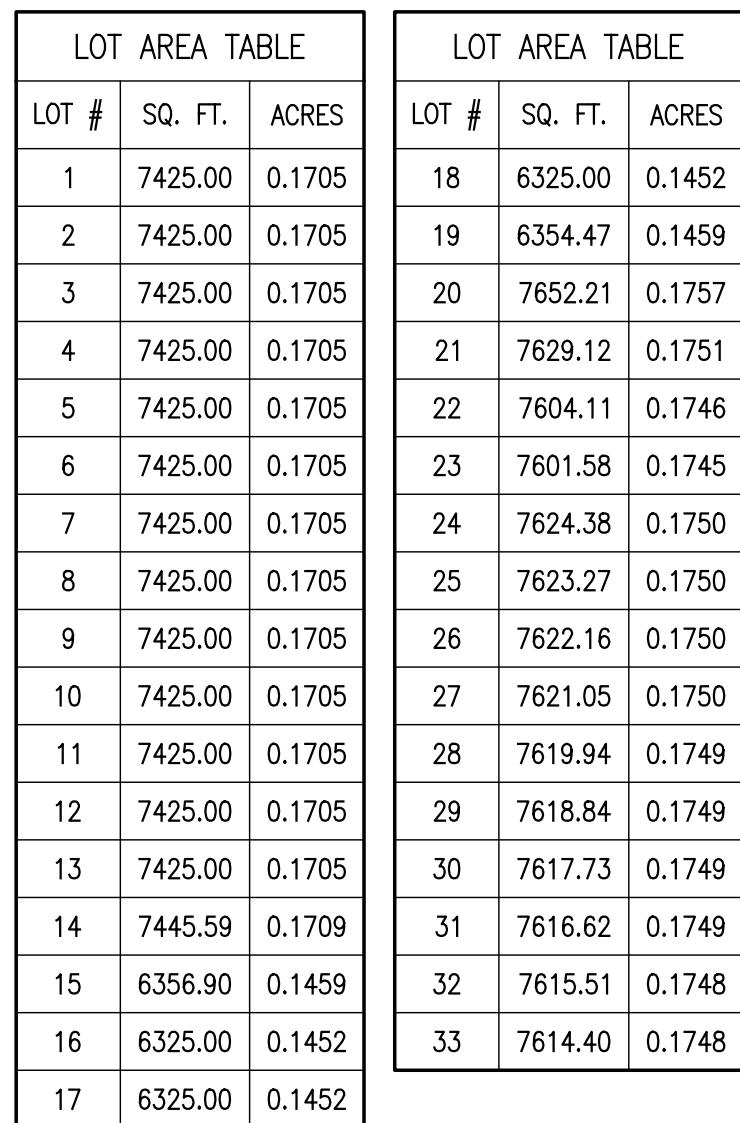
PROJECT NUMBER

19209



3205 W. Ray Road, Suite 1 | Chandler, AZ 85226
Phone: 480.705.5372 | www.unitedeng.com

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RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA
LOTS 1-34 AND COMMON AREAS "A" THROUGH "D"



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TENTATIVE PLAT
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LOTS 1-34 AND COMMON AREAS "A","D"
PINAL COUNTY, ARIZONA

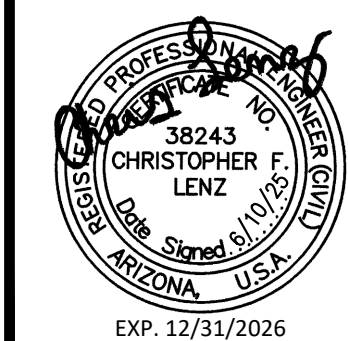
SUBMITTALS:

1	
2	
3	

DESIGNED BY

DRAWN BY:

CHECKED BY:



2

SHEET 2 OF 3

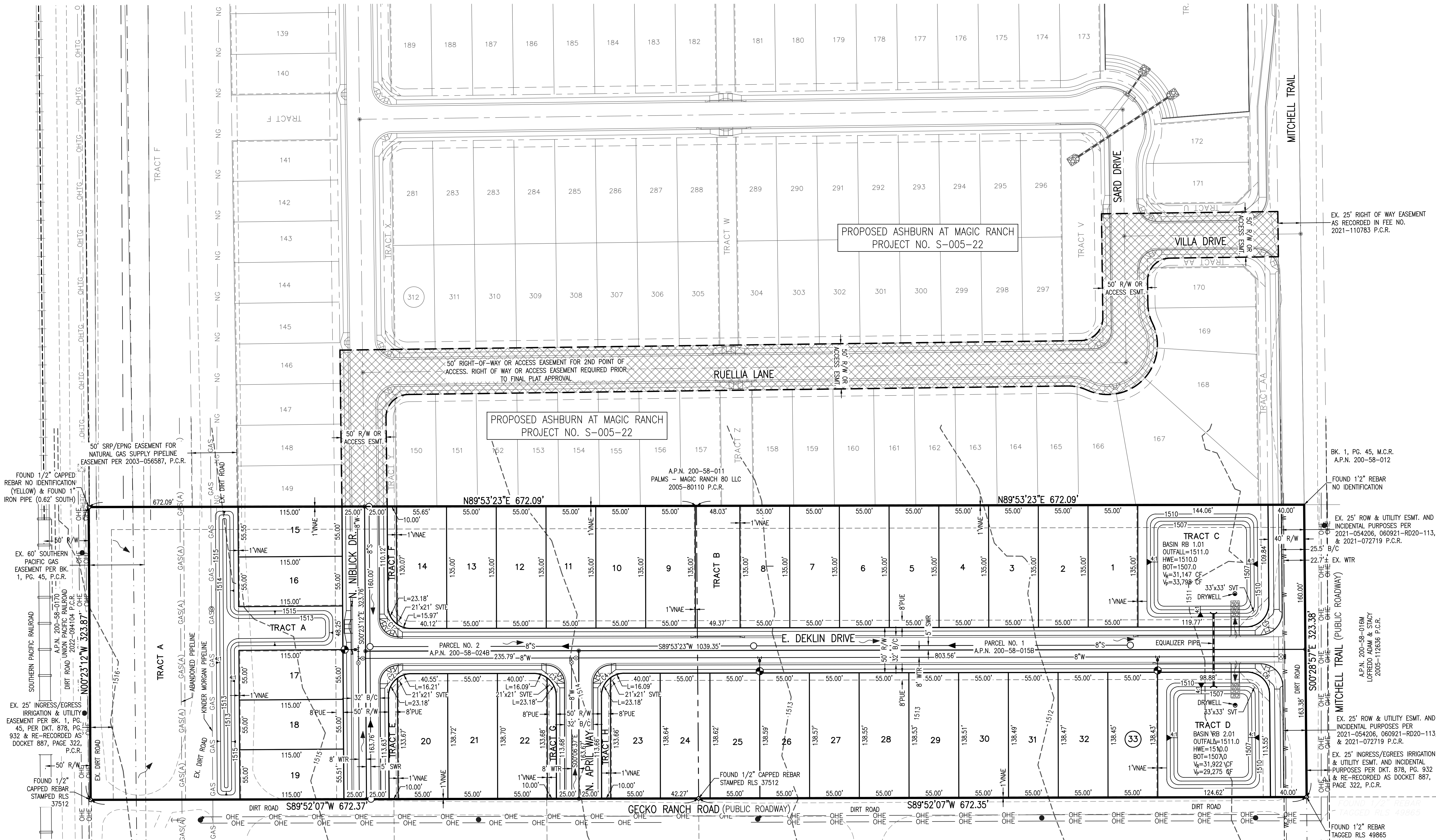
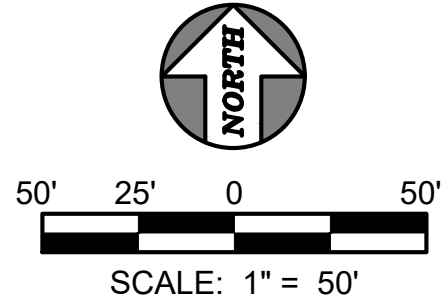
PROJECT NUMBER

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S-012-24

TENTATIVE PLAT OF
MAGMA BUTTE RANCHES - PARCEL 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
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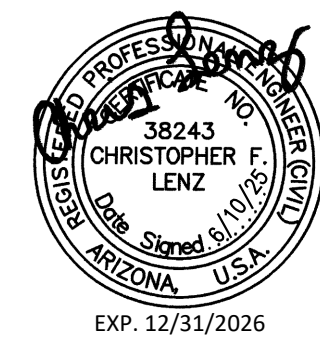


NO.	REVISIONS	DESCRIPTION	DATE

TENTATIVE PLAT
MAGMA BUTTE RANCHES - PARCEL 1
LOTS 1-34 AND COMMON AREAS "A"-"D"
PINAL COUNTY, ARIZONA

SUBMITTALS:
1
2
3

DESIGNED BY:
DRAWN BY:
CHECKED BY:



3

SHEET 3 OF 3

PROJECT NUMBER

19209

