

COB - BOSAIR FORM

04/29/2026 1:19 PM (MST)

Submitted by Jenette.Lee@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: SC WW SC2600000083

Award Type: Contract

BOSAIR Activity: Board Meeting Request

Requested Board Meeting Date: 05/26/2026

Supplier / Customer / Grantor / Subrecipient: Town of Marana

Project Title / Description: Pima County and the Town of Marana Agreement regarding Sewage Conveyance and Treatment Services to Saguaro Bloom 9 and 10, Lots 1-174, Blocks 1-4 and Common Areas A-C

Purpose: The DMA Area 3 of Saguaro Bloom 9 and 10 consists of all or portions of proposed Block 2, Common Areas "A"- "C", lots 52-141, and all proposed Block 2, DMA Area 3 is currently within the County DMA area, lying within Section 17, Township 125, Range 12E. The Property, also identified as DMA Area 3 in the agreement, falls within the Pima County Designated Management Area (DMA) boundary. Connecting the DMA Area 3 to the County's wastewater system is not feasible by gravity and is more costly than connecting to the Town of Marana's system. The Town of Marana already provides wastewater service to existing properties in Saguaro Bloom. Through this agreement, the County and the Town have agreed that the Town will provide wastewater service to the Property.

Procurement Method: IGAs: This IGA is a non Procurement contract and not subject to Procurement rules.

Procurement Method Additional Info: N/A

Program Goals/Predicted Outcomes: This Agreement recognizes that Pima County transfers approximately 40 acres of Saguaro Bloom 9 and 10 to the Marana DMA boundary. The proposed boundary revision is in accordance with PAG's 208 Plan Update Boundaries Process B and the concurrent service agreement between Pima County and the Town of Marana.

Public Benefit and Impact: The revised Pima County DMA boundary and recognized transfer of DMA Area 3 of Saguaro Bloom 9 and 10 from Pima County to the Town of Marana allows for sewer service to the identified area by the Town of Marana.

Strategic Plan Pillar

- Infrastructure & Growth

Support of Prosperity Initiative:

- 1. Increase Housing Mobility and Opportunity

TO: COB, 5/7/26 (2)
VERSION: 0
PAGES: 19

MAY06'26AM1152PO

Provide information that explains how this activity supports the selected Prosperity Initiatives N/A

Metrics Available to Measure Performance: N/A

Retroactive:

NO

Contract / Award Information

Record Number: SC WW SC2600000083

Document Type: SC

Department Code: WW

Contract Number: SC2600000083

Commencement Date: 05/26/2026

Termination Date: 05/26/2126

Supplier / Subrecipient Headquarters Location: MARANA, ARIZONA

* Headquarters information is not a consideration for awards

Total Expense Amount:

\$0.00

Total Revenue Amount:

\$0.00

Funding Source Name(s) Required: N/A

Funding from General Fund?

NO

Contract is fully or partially funded with Federal Funds?

NO

Contract is fully or partially funded with Non-Federal Grant Funds?

NO

Were insurance or indemnity clauses modified?

NO

Vendor is using a Social Security Number?

NO

Department: Regional Wastewater Reclamation Department

Name: Jackson Jenkins, Director, RWRD Jaime Rivera, Deputy Director, RWRD

Telephone: 520-724-6500

Add Procurement Department Signatures

No

Add GMI Department Signatures

No

Department Director Signature: Jackson Jenkins Date: 5/1/20

Deputy County Administrator Signature: [Signature] Date: 5/4/2020

County Administrator Signature: [Signature] Date: 5/4/2020

Agreement Regarding Sewage Conveyance and Treatment Services

- A. Pima County (the “County”) and the Town of Marana (the “Town”) operate sewage conveyance and treatment services within their respective Designated Management Agency (DMA) areas.
- B. A non-party to this Agreement, DR Horton Inc., desires to develop the property currently identified by parcel numbers 216400240, 216400250, 216400260 & 21640027A by the Pima County Assessor’s Office. For the purposes of this document, the project shall be referred to as **Saguaro Bloom 9 and 10, Lots 1-174, Blocks 1-4 and Common Areas A-C** (the “Property”) as shown on the preliminary plat for the project (Exhibit A). Further, per **PAG 208 DMA EXHIBIT for SAGUARO BLOOM “9” and “10”** (Exhibit B), the Property is being designated as follows, with relation to the existing/proposed DMA areas:
 - a. “DMA Area 1” – Portions of proposed Block 2, Common Areas “A”-“C”, and all of proposed Blocks 3 and 4. This area is designated by the RED hatch and is currently within the County DMA area, lying within Section 17, Township 12S, Range 12 E and Section 18, Township 12S, Range 12E.
 - b. “DMA Area 2” – All of Block 1, all or portions of proposed Block 2, Common Areas “A”-“C”, and lots 1-83 and 135-174. This area is designated by the GREEN hatch and is currently within the Town DMA area, lying within Section 18, Township 12S, Range 12E and Section 19, Township 12S, Range 12E.
 - c. “DMA Area 3” – All or portions of proposed Block 2, Common Areas “A”-“C”, lots 52-141, and all of proposed Block 3. This area is designated by the BLUE hatch and is currently within the County DMA area, lying within Section 17, Township 12S, Range 12E and Section 18, Township 12S, Range 12E.
- C. Constructing the infrastructure to connect the portion of Property to the County’s existing sewage system is believed to cost more than a connection to the Town’s sewerage system; and
- D. Connection of the Property to the Town sewerage system is a viable alternative.

Therefore, Town and County hereby agree:

1. County declines to provide sewer service to “DMA Area 3” and agrees that the Town may become the sewer service provider to “DMA Area 3”.
2. Town is willing to provide sewer service to “DMA Area 3”, provided the Property abides by all Town procedures, processes, and regulations related to wastewater service, in the same manner of any Town wastewater customer.
3. In the event “DMA Area 3” is served by the Town sewerage system, the Town will receive and retain all sanitary sewer fees due, including but not limited to the fees outlined in the Marana Town Code and Comprehensive Fee Schedule.
4. In the event “DMA Area 3” is served by the Town sewerage system, the County relinquishes any claim it may have to reclaimed water resulting from “DMA Area 3” discharges to the Town sewerage system.
5. Nothing in the provisions of this Agreement is intended to negate or supersede any provision of the 2013 agreement between the parties entitled: **“Intergovernmental Settlement Agreement between Pima County and the Town of Marana Relating to the Provision of Sewer Service”** (the “Settlement”).

6. This Agreement is subject to cancellation for conflict of interest pursuant to ARS § 38-511; the pertinent provisions of which are incorporated into this Agreement by reference.
7. Nothing in the provisions of this Agreement is intended to create duties, obligations, or rights to parties not named in this Agreement.
8. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year last written below.

TOWN OF MARANA:

PIMA COUNTY:

Jon Post, Mayor

Jennifer Allen, Board of Supervisors - Chair

Date: _____

Date: _____

ATTEST:

ATTEST:

Jill McCleary, Town Clerk

Melissa Manriquez, Clerk of the Board

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

_____

Bobby Yu, Deputy County Attorney

GENERAL NOTES

- THE GROSS AREA OF THE SUBDIVISION IS 731,063.57 SQ. FT. OR 17.24 ACRES.
- EXISTING PROJECT ZONING DESIGNATIONS ARE "R-41", "R-36" AND "T". SEE ALSO ZONING DESIGNATIONS/DEVELOPMENT REGULATIONS, ABOVE.
 - "R-41" ZONING DESIGNATION PER MARICOPA ORDINANCE NO. 97-04 (EXISTING BLOCK "9") AND MARICOPA ORDINANCE NO. 99-14 (EX. BLOCK "10")
 - "R-36" ZONING DESIGNATION PER MARICOPA ORDINANCE NO. 97-04 (EXISTING BLOCK "9")
 - "T" ZONING DESIGNATION PER AN ORDINANCE FROM THE TOWN OF MARICOPA
- THIS PROJECT IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - DEVELOPMENT AGREEMENT FROM THE SAGUARO BELOW DEVELOPMENT PROJECT, DATED 02/22/2011 (EX. BLOCK "9")
 - AMENDED AND RESTATED DEVELOPMENT AGREEMENT, DATED 04/12/2004 (EXISTING BLOCK "10")
 - FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT, DATED 12/12/2005 (EX. BLOCK "10")
- THE NEIGHBORHOOD DESIGN FOR THIS PROJECT SHALL BE CONSISTENT WITH THE EXISTING COMMUNITY NEIGHBORHOOD DESIGN ESTABLISHED UNDER MARICOPA PLUM.
- THE ASSessor'S PARCEL NUMBERS FOR THIS PROJECT ARE 218 40 0240 AND 218 40 0250
- THE TOTAL NUMBER OF APPROXIMATE LOTS IS 174
- THE TOTAL NUMBER OF BLOCKS IS 4.
- APPROXIMATE AREAS:
 - COMMON AREAS "A" (PRIVATE STREETS) = 521,010.57 SQ. COMMON AREAS "B" AND "C" (PARKS) = 50,366.57 SQ. COMMON AREAS "D" (TOWN SQUARE OPEN SPACES) = 44,550.57 SQ.
- NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARICOPA TOWN COUNCIL.
- AT LEAST TWO (2) STREET SPACES WITHIN A FULLY ENCLOSED CANAL WILL BE PROVIDED FOR EACH LOT (1/4 LOT'S X 2 = 2 SPACES)
- HEAVENLY BANKING DRIVE, QUEEN'S WISBATH DRIVE AND LADY'S BANK DRIVE ARE THE NEAREST PAVED ACCESS, AND ARE ADJACENT TO THIS PROJECT.
- 1/4 MILE OF NEW PRIVATE STREETS ARE INCLUDED IN PRELIMINARY PLAN.
- ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MAXIMUM PAVED STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 2015 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARICOPA.
- ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
- THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH, AND DESIGN VEHICLE FOR ALL STREETS.
- ALL LOTS ARE 7' (7) FEET FRONTAL, UNLESS OTHERWISE SHOWN.
- DEVELOPER MUST OBTAIN HOLD THE TOWN OF MARICOPA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOODING UNUSUAL, OR DAMAGE CAUSED BY FLOOD OR BARRIERS THEREON.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARICOPA TOWN COUNCIL.
- THE 100 YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
- THIS AREA IS WITHIN THE 100 YEAR FLOOD LIMITS REPRESENTED IN AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LOTS IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE TOWN OF MARICOPA.
- THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE MARICOPA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ANTICIPATED WATER SUPPLY.
- AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY PUBLIC WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
- THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARICOPA WATER DEPARTMENT AND PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARICOPA AND/OR PIMA COUNTY.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES (ELECTRIC, TELEPHONE, TRANSMISSION LINES CARRYING 48 KV OR MORE) WITHIN OR ADJACENT TO THIS SITE SHALL BE PLACED UNDERGROUND.
- OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY TRIANGLE DESCRIBED BY THE HORIZONTAL LINES LOCATED 30' AND 70' ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL COMPLY WITH THE TOWN OF MARICOPA SUBDIVISION TRAFFIC STANDARDS.
- A HOMEOWNERS ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE COMMON AREAS.
- FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 100 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITHIN AN AVERAGE SPACING NO GREATER THAN 300 FEET AND NO GREATER DISTANCES THAN 500 FEET FROM ANY POINT ON A STREET AND FIRE VEHICLES ACCESS ROAD TO A FIRE HYDRANT. BLUE PERKS FIRE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
- 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 SERVICABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS TO THE SITE.
- A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBER AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE DEPARTMENT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION, BEGINNING WITH INSTALLATION OF THE FIRST CURB AND REMAINING UNTIL THE FINAL INSPECTION.
- DWELLINGS OVER 1800 SQUARE FEET OF FLOOR AREA UNDER ROOF HAVING ACCESS OVER THE DRIVE AND ACCESS OVER 150 FEET FROM THE NEAREST STREET TO ALL PORTIONS OF THE EXTERIOR OF THE STRUCTURE OR LOCATED IN AREAS AND METHODS MAXIMUM FIRE FLOW REQUIREMENTS SHALL BE INSTALLED BY THE DISTRICT FIRE DEPARTMENT OR FIREWORKS.
- ACCESSORY IMPROVEMENT PLANS WILL BE REVIEWED BY PLAN CHECK ACCEPTANCE.
- ACCEPTANCE OF THIS PLAN DOES NOT ASSURE OWNER OR APPLICANT ANY AND DIVISION THAT MAY BE CONTRARY TO STATE LAW NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY CITY RESTRICTIONS OR ORDINANCES.
- ON-SITE SANITARY SEWERS FOR LOTS 1-174 AND BLOCK 3 (FUTURE) WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO MARICOPA WATER DEPARTMENT'S STANDARDS AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY THE TOWN OF MARICOPA PRIOR TO THE GRANTING OF SEWER CONNECTION PERMITS. SEWERS WILL BE DESIGNED TO PROVIDE DENSITY FLOW ON ALL LOTS ON A STREET AND FIRE VEHICLES ACCESS ROAD TO A FIRE HYDRANT. BLUE PERKS FIRE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
- ON-SITE SANITARY SEWERS FOR BLOCK 4 (FUTURE) 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 MARICOPA RECLAMATION BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ALL WALLS SHALL BE CONSTRUCTED UP OR HANDED WITH GRAVITATION RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
- IN ADDITION TO THE ITEMS SHOWN ON THE FOLLOWING SHEETS, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEMS:
 - BLANKET EASEMENT SERVING THE WEST SIDE OF THE SAGUARO BELOW DEVELOPMENT PROJECT.
 - BLANKET EASEMENT SERVING THE WEST SIDE OF THE SAGUARO BELOW DEVELOPMENT PROJECT PER DOCUMENT 12/20/2010/5500
 - ALL MINERAL RIGHTS AS RESERVED IN MINERAL DEED AND RESTRICTIONS OF SURFACE RIGHTS PER DEED 20/20/2010/5794
 - UNDEVELOPED UTILITY RIGHTS PER ABANDONMENT PROCEEDINGS NO. 1177 (SAGUARO BLVD. ROAD) PROJECT 12/26/08 AND ROAD MAPS 8/1/15
 - CONTRACT AGREEMENT FOR BLOCK 3 (FUTURE) WITH PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT
 - CONTRACT AGREEMENT FOR BLOCK 4 (FUTURE) WITH PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT
- CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAFFIC WITHIN 24' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EING STANDOFF.
- ANY FINAL PLATS ASSOCIATED WITH THIS DEVELOPMENT WILL REQUIRE THE SEWER DNA RECORD TO BE COMPLETED.
- THIS PROJECT IS SUBJECT TO DESIGN EXCEPTION PER TOWN ORDINANCE 007. CONDITIONS ARE AS FOLLOWS:
 - UNIMPROVED ARE NOT REQUIRED AT RESIDENT ONLY LOTS OR LOTS AT LOT BARRIERS AND NEIGHBORHOOD BARRIERS.
 - SEWERS WILL BE PROVIDED IN ACCORDANCE WITH EXISTING DEVELOPMENT STANDARDS OF SEWERAGE SYSTEMS ONLY CITIES.
 - SEWERAGE SHALL BE PROVIDED ON THE PLATS TO ACCOMMODATE PRESENTS ONLY AND DISCRETIONARY ACCESS ATTEMPTS.
 - SEWERAGE SHALL BE PRIVATE AND SHOWN IN GENERAL COMPLIANCE WITH THE APPROVED DESIGN EXCEPTION CRITERIA.
 - PRIVATE STREET SPACES TO BE ALLOWED WITHIN TOWN SQUARE SPACES BY EXISTING HOUSING.
- BLOCK "2" AS SHOWN SHALL BE REDESIGNED AS NATURAL OPEN SPACE.

GENERAL NOTES

- THIS PROJECT IS SUBJECT TO DESIGN EXCEPTION PER TOWN ORDINANCE 007. CONDITIONS ARE AS FOLLOWS:
 - UNIMPROVED ARE NOT REQUIRED AT RESIDENT ONLY LOTS OR LOTS AT LOT BARRIERS AND NEIGHBORHOOD BARRIERS.
 - SEWERS WILL BE PROVIDED IN ACCORDANCE WITH EXISTING DEVELOPMENT STANDARDS OF SEWERAGE SYSTEMS ONLY CITIES.
 - SEWERAGE SHALL BE PROVIDED ON THE PLATS TO ACCOMMODATE PRESENTS ONLY AND DISCRETIONARY ACCESS ATTEMPTS.
 - SEWERAGE SHALL BE PRIVATE AND SHOWN IN GENERAL COMPLIANCE WITH THE APPROVED DESIGN EXCEPTION CRITERIA.
 - PRIVATE STREET SPACES TO BE ALLOWED WITHIN TOWN SQUARE SPACES BY EXISTING HOUSING.

EXHIBIT A

BASIS OF BEARING/BASIS OF ELEVATION

BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 12 EAST, AS SHOWN ON THE FINAL PLAT OF SAGUARO SPRINGS BLOCK 1 THRU 10 AND "A" TRAIL "2" AND LOTS 1 THRU 9 AND "X" AND "Y", AS RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGE 23. SAID BEARING BEING NORTH 89°45'48" EAST.

BASE OF ELEVATION: PIMA COUNTY FORM OF TOWNSON DOT GEODETIC CONTROL POINT "J01", A BENCHMARK 3/4 LAMBERT LANE, EAST OF PORTLAND AVENUE. SAID ELEVATION BEING 2094.52 (FEET) AMSL.

ZONING DESIGNATIONS/DEVELOPMENT REGULATIONS

DEVELOPMENT ZONE	"R-41"	"R-36", "T"
AFFECTED LOTS	11 - 174	NOT APPLICABLE FOR PROPOSED LOTS
CROSS DENSITY	1.0 MAX	
MINIMUM ALLOWABLE LOT SIZE	6,000 SF	
MINIMUM PROPOSED LOT SIZE	6,250 SF (LOT #43)	
AVERAGE SF 507	7,499 SF	
MAXIMUM PROPOSED LOT SIZE	17,850 SF (LOT #82 - NOT A RESTRICTION)	
MAXIMUM ALLOWABLE BUILDING HEIGHT	NOT GREATER THAN 2-STORIES OR 20', EXCEPT AS OTHERWISE PERMITTED (PER SAC BLOOM DEV AGMT.)	
ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES	NOT TO EXCEED 50% OF THE TOTAL LOT AREA	

BUILDING SETBACKS

DEVELOPMENT ZONE	"R-41"
BUILDING SETBACKS (SIDE)	- 15' MINIMUM SETBACK WHERE CORNERS ONLY OR FACE DIRECTLY ONTO AN ADJUTING STREET, IN WHICH CASE THE CURB SETBACK SHALL BE A MINIMUM OF 20'
REAR	- 5' (CAN BE REDUCED FURTHER AS LONG AS SEPARATION BETWEEN BUILDINGS IS A MINIMUM OF 10'); STREET SIDE YARD SETBACK IS MINIMUM 10'
FRONT	- 15'

NUMBER	BEARING ANGLE	FEET/INCHES	ARC LENGTH
C1	04°04'29"	1000.00	171.12
C2	17°02'56"	200.00	59.38
C3	11°19'58"	200.00	42.82
C4	2°52'28"	200.00	121.02
C5	38°19'13"	200.00	127.28
C6	24°41'41"	200.00	186.71
C7	58°07'27"	200.00	181.93
C8	17°02'52"	200.00	59.66
C9	01°20'28"	1000.00	27.84
C10	19°23'29"	200.00	171.47

CURVE TABLE

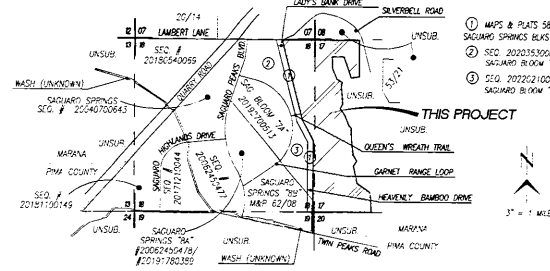
NUMBER	DIRECTION	DISTANCE
L1	N65°41'32"E	30.87'
L2	N85°55'14"E	24.14'

LINE TABLE

ACCEPTANCE:

OWNER:
TRIF SECURITY AGENCY, L.L.C., AS TRUSTEE UNDER TRUST NO. 2014-047

DEVELOPER:
DR. HORTON, INC.
8875 N. ORACLE RD., SUITE 125
TUCSON, AZ 85724
CONTACT: SAM WILCO
PHONE: 520-572-5104



LOCATION PLAN

SECTIONS 17, 18 AND 19, T12S, R12E, G08N, TOWN OF MARICOPA, ARIZONA

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- SECTION LINE
- OFFSITE CENTERLINE SURVEY MONUMENT TO BE SET
- SURVEY MONUMENT TO BE SET
- PROPERTY OWNER AS LABELED - SEE PLAN SHEETS
- (W) OR (R) (UN)RESERVED (9) RECORDED PER MAPS & PLATS 58/23
- EASEMENT LINE
- PROPOSED PUBLIC SEWER/MAHOLE
- EXISTING PUBLIC SEWER/MAHOLE (APPROXIMATE LOCATION)
- PROPOSED PUBLIC WATER
- EXISTING PUBLIC WATER (APPROXIMATE LOCATION)
- EXISTING EL PASO NATURAL GAS LINE (APPROXIMATE LOCATION)
- EXISTING EL PASO NATURAL GAS LINE (ABANDONED IN PLACE, APPROXIMATE LOCATION)
- EXISTING UNDERGROUND TEP (APPROXIMATE LOCATION)
- EXISTING TELEPHONE LINE (APPROXIMATE LOCATION)
- PROPOSED STORMWATER/CULVERT (MATERIALS AS LABELED)
- SIGHT VISIBILITY TRIANGLE (S.V.T.) AREA (SEE ALSO TEP KEYNOTES FOR DIMENSIONS)
- EXISTING CONTOURS
- SEWER "A" ZONE FLOODPLAIN LINE (SEWER FPR7)
- 100 YEAR FLOODPLAIN LINE (FPR1)
- NEW PAVEMENT
- EXISTING PAVEMENT
- DRAINAGE CONCENTRATION (C100)
- 100 YEAR WATER SURFACE ELEVATION
- PRELIMINARY PAD CIRCLES
- PRELIMINARY SPOT GRADINGS
- DETAIL # SHEET #

SHEET INDEX

- SHEET 1 COVER SHEET NOTES
- SHEET 2 SHEET #1744/BASIS OF BEARING 01/14
- SHEETS 3-16 PLAN VIEW SHEETS
- SHEET 17 SEWER DNA BOUNDARY EXHIBIT

ADMINISTRATIVE ADDRESS
8277 W. LAMBERT LANE, MARICOPA, ARIZONA 85653

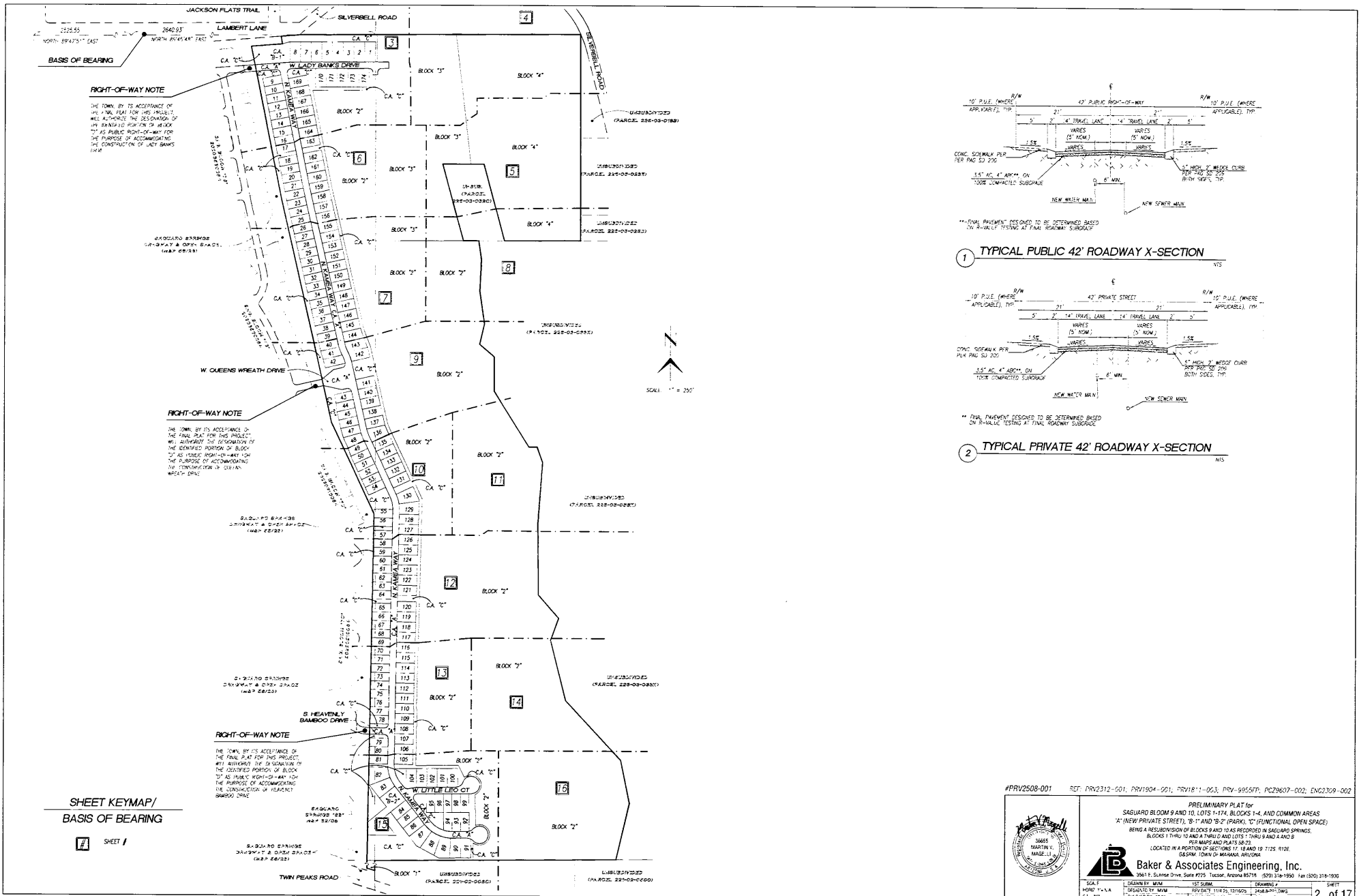
#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV-995577, PC29507-002, CNG2309-002

PRELIMINARY PLAT FOR
SAGUARO BLOOM 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS AT (NEW PRIVATE STREETS), 18-17 AND 19-2 (PARKS), 10' FUNCTIONAL OPEN SPACE) BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS, BLOCKS 1 THRU 10 AND A TRAIL AND LOTS 1 THRU 9 AND "X" AND "Y" PER MAPS AND PLATS 58/23 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19, T12S, R12E, G08N, TOWN OF MARICOPA, ARIZONA

Baker & Associates Engineering, Inc.
5861 E. Sunrise Drive Suite 4075, Tucson, Arizona 85718 (520) 319-1990 fax (520) 319-1930



SCALE	DESIGNED BY	1ST DESIGN	DRAWING	SHEET
HORIZ 1" = 1/4"	MMW	MMW	2508-001-001	1 of 17
	REVISED BY	REV DATE	DATE	
	MMW	1/14/25	1/14/25	
	MMW	1/14/25	1/14/25	

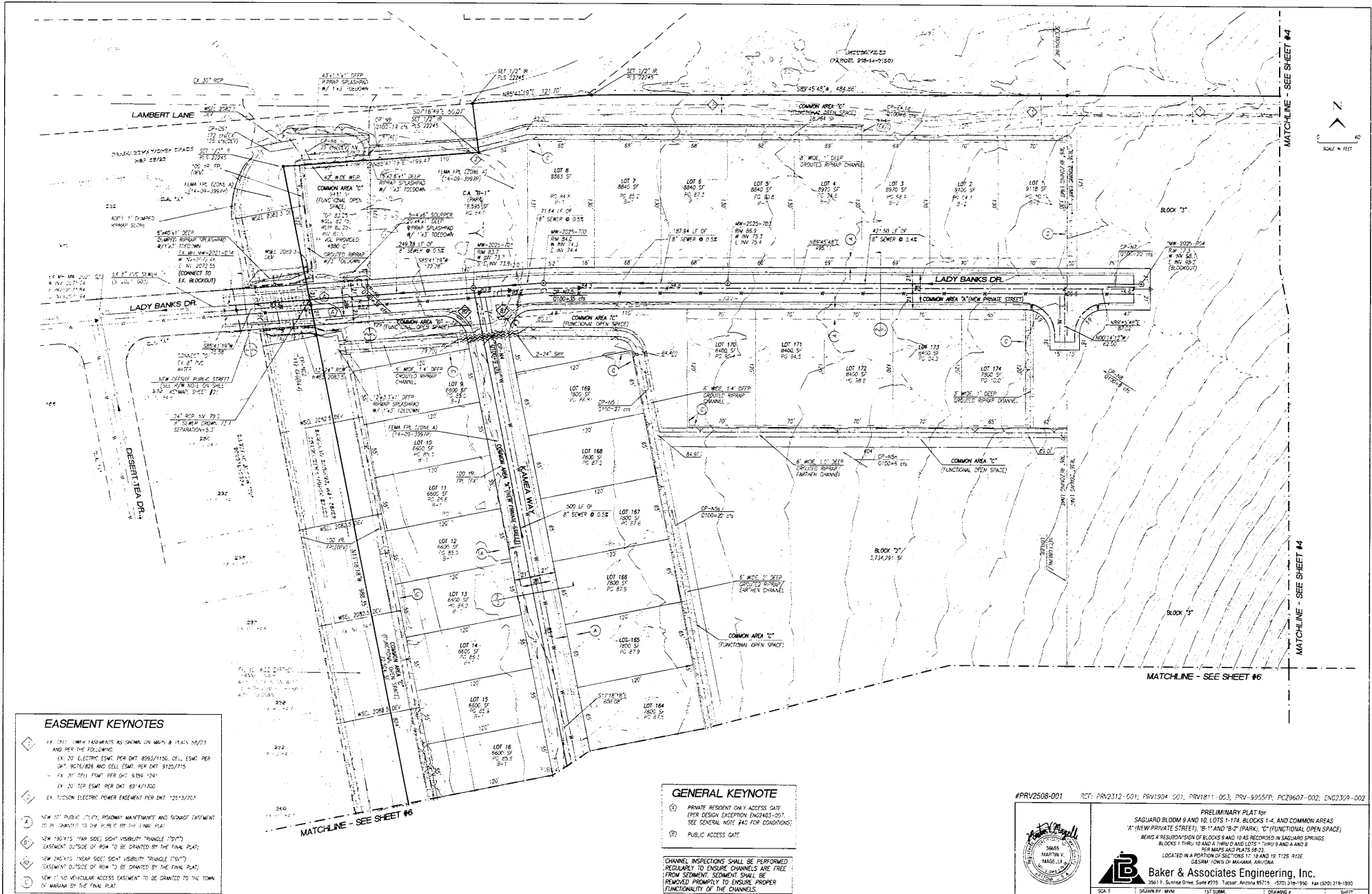


#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV-9955FP, PC29607-002, ENG2309-002

PRELIMINARY PLAT for
 SAGUARDO BLOM 9 AND 10, LOTS 1-174, BLOCKS 1-16, AND COMMON AREAS
 1/2" (NEW PRIVATE STREETS), 20'-11" AND 20'-2" (PARK), 10' FUNCTIONAL OPEN SPACE)
 BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARDO SPRINGS,
 BLOCKS 1 THRU 10 AND A THIRD AND LOTS 1 THRU 9 AND 4 AND 8
 1/2" (NEW PRIVATE STREETS)
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T12S R12E,
 SECTION 10N OF MARANA ARIZONA

Baker & Associates Engineering, Inc.
 3661 S. Sunco Drive, Suite 1025, Tucson, Arizona 85718 (520) 319-1990

SCALE	DRAWN BY	IN CHARGE	DRAWING #	SHEET
HORIZONTAL: 1" = 100'	MM	MM	2588-001-TWS	2 of 17
VERTICAL: 1" = 10'	MM	MM	PLANS	



MATCHLINE - SEE SHEET #4



MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #6

EASEMENT KEYNOTES

- ◆ EX. 201. 1" WIDE EASEMENTS AS SHOWN ON MAPS & PLATS 8/26/13 AND PER THE FOLLOWING:
 EX. 20 ELECTRIC ESMC PER DMT 8093/1150, CELL ESMC PER DMT 8076/876 AND CELL ESMC PER DMT 9120/715
 EX. 201.0111 TWP PER DMT 8386/1294
 EX. 20 TER ESMC PER DMT 8914/1100
- ◆ EX. TUCSON ELECTRIC POWER EASEMENT PER DMT 1201/3103
- NEW 10' PUBLIC UTILITY, HIGHWAY MAINTENANCE AND ROADWAY EXISTENCE TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- NEW 150'X15' (TYP) SIDE SIGHT VISIBILITY TRIANGLE (SVT) EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
- NEW 240'X15' (TYP) SIDE SIGHT VISIBILITY TRIANGLE (SVT) EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
- NEW 17' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARICOPA BY THE FINAL PLAT

GENERAL KEYNOTE

- PRIVATE RESIDENT ONLY ACCESS GATE (PER DESIGN EXCEPTION ENG2403-007. SEE GENERAL NOTE #40 FOR CONDITIONS)
- PUBLIC ACCESS GATE

CHANNEL INSPECTIONS SHALL BE PERFORMED REGULARLY TO ENSURE CHANNELS ARE FREE FROM SLOTTING. SLOTTING SHALL BE REMOVED PROMPTLY TO ENSURE PROPER FUNCTIONALITY OF THE CHANNELS.

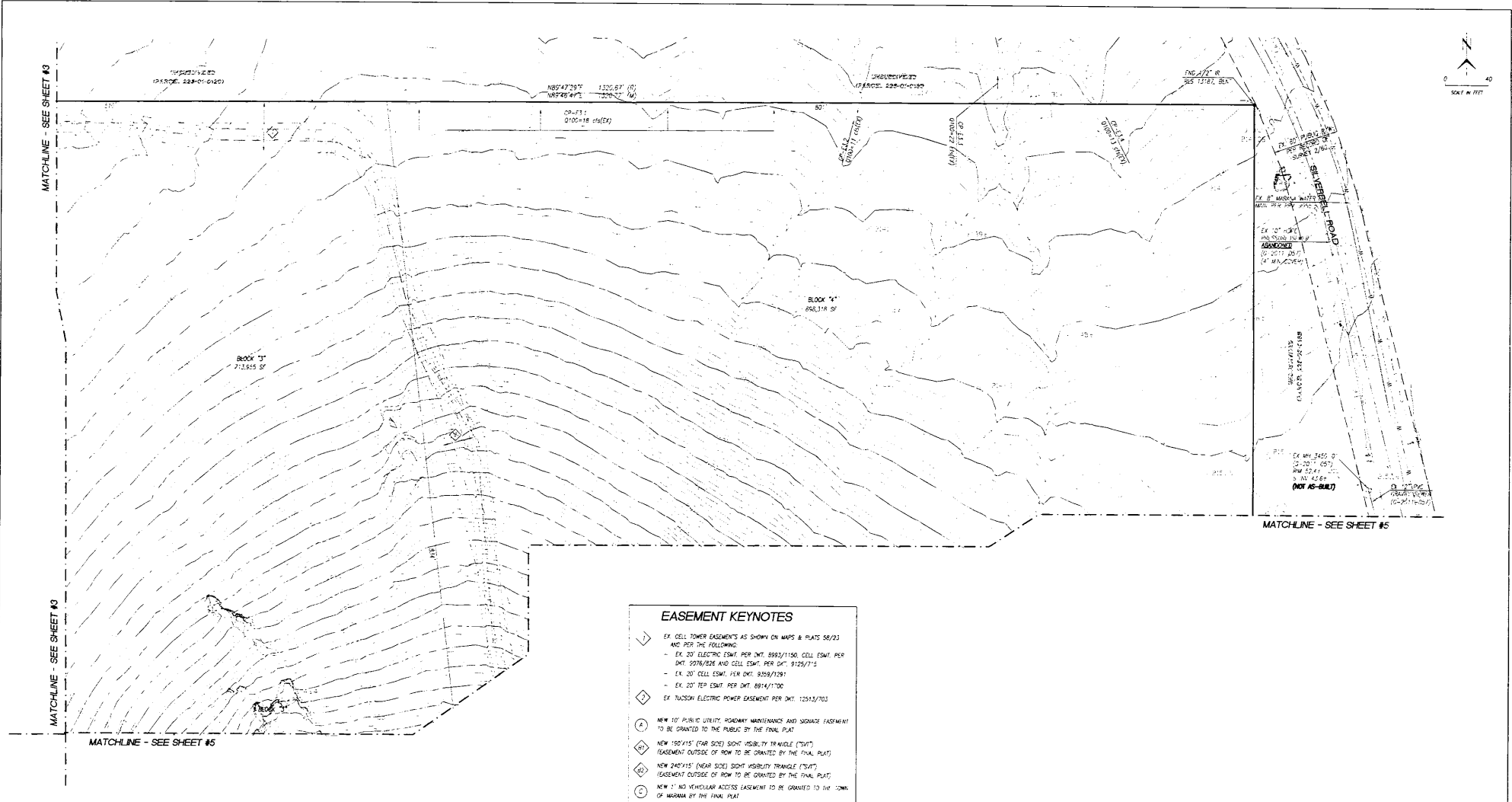
#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV-905579, PC29607-002, ENG2309-002



PRELIMINARY PLAT for SAGUARO BLOCKS 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS 1A-1 (NEW PRIVATE STREETS), 1B-11 AND 1B-2 (PARKS), 1C (FUNCTIONAL OPEN SPACE) BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS PER MARICOPA PLATS 88-03 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19, T18N, R12E, G150N, 10ND, 10M, MARICOPA, ARIZONA

Baker & Associates Engineering, Inc.
 5661 S. Sunrise Drive, Suite #775, Tucson, Arizona 85715 | (520) 274-1590 | fax (520) 278-1890

SCALE: HORIZ. 1" = 40'	DRAWN BY: MVM	1ST SUBM.	DRAWING #	SHEET
VERT. 1" = 40'	DESIGNED BY: MVM	PRV DWT# 114729, 121929	2403-R-011-DWG	3 OF 17
	CHECKED BY: MVM	11/10/2018, 1/20/20	2-AM-1088-8	



- EASEMENT KEYNOTES**
- ◇ EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 58/23 AND PER THE FOLLOWING:
 - EX. 20' ELECTRIC ESMAT PER DWT. 8993/1150, CELL ESMAT PER DWT. 9276/202 AND CELL ESMAT PER DWT. 9129/712
 - EX. 20' CELL ESMAT PER DWT. 9258/1281
 - EX. 20' TEP ESMAT PER DWT. 8814/1700
 - ◇ EX. TUCSON ELECTRIC POWER EASEMENT PER DWT. 12513/702
 - Ⓜ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SHOWS EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
 - Ⓜ NEW 150'X15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("S-V-T") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
 - Ⓜ NEW 240'X15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE ("S-V-T") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
 - Ⓞ NEW 2' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE "DOWN" OF HIGHWAY BY THE FINAL PLAT

- GENERAL KEYNOTE**
- Ⓞ PRIVATE RESIDENT ONLY ACCESS GATE (PER DESIGN EXCEPTION ENG2403-001 SEE GENERAL NOTE #42 FOR CONDITIONS)
 - Ⓞ PUBLIC ACCESS GATE

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV-9955PT, PC20607-002, ENG2309-002

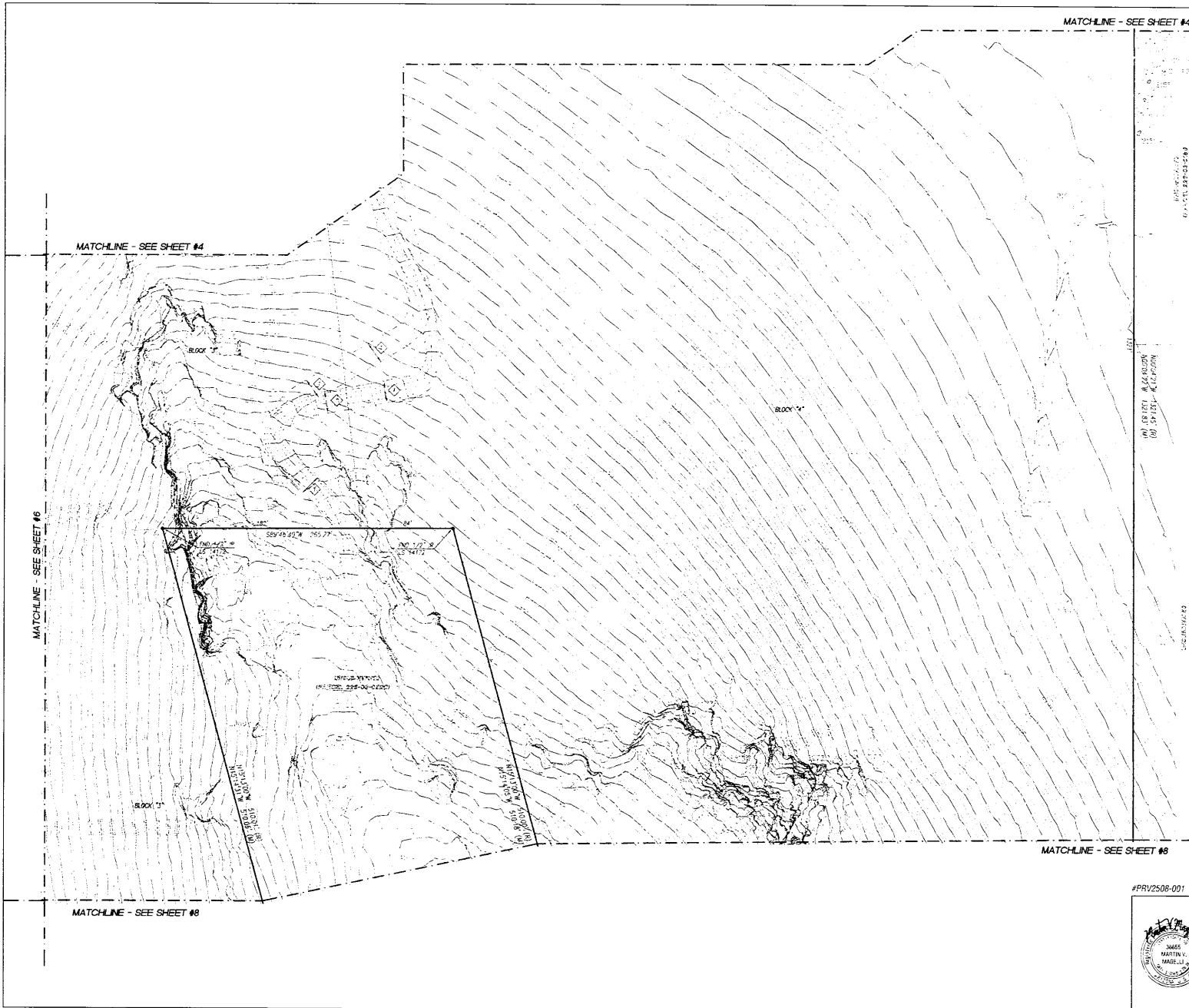


PRELIMINARY PLAT for
 SAGUARO BLOCKS 9 AND 10, LOTS 1-17A, BLOCKS 7-4, AND COMMON AREAS
 'A' (NEW PRIVATE STREET), 'B-1' AND 'B-2' (DRIVE), 'C' (FUNCTIONAL OPEN SPACE)
 BEYOND A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS,
 BLOCKS 1 THRU 10 AND A THRU D AND LOTS 1 THRU 9 AND A AND B
 PER MAPS AND PLATS 58/23
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19, T12S, R12E,
 GILSON, TOWN OF MARICOPA, ARIZONA

Baker & Associates Engineering, Inc.
 3661 S. Gilman Drive, Suite #105, Tucson, Arizona 85718 1570 318-1950 Fax 1570 318-1950

SCALE	DRAWN BY: MMW	1ST SUBM.	DRAWING #
DATE: 11/14	DESIGNED BY: MMW	REV DATE: 11/14/20, 11/16/20	SAE-B-PT-040
BY: MMW	CHECKED BY: MMW	DATE: 11/16/20	11/16/20

4 of 17



- ### EASEMENT KEYNOTES
- ① EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 10/2/14 AND PER THE FOLLOWING:
 - EX. 30' ELECTRIC ESM: PER DMT. 895/11/10, CELL ESM: PER DMT. 80/5/09 AND CELL ESM: PER DMT. 81/2/11
 - EX. 20' CELL ESM: PER DMT. 6356/1/29
 - EX. 20' TEP ESM: PER DMT. 814/1/20
 - ② EX. TUCSON ELECTRIC POWER EASEMENT PER DMT. 1251/1/03
 - ③ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SHOWAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
 - ④ NEW 100'x15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
 - ⑤ NEW 240'x15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
 - ⑥ NEW 11' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARANA BY THE FINAL PLAT

- ### GENERAL KEYNOTE
- ⑦ PRIVATE RESIDENT ONLY ACCESS DATE (PLAN ELSION, LEXINGTON ANG2424-001, SEE GENERAL NOTE #40 FOR CONDITIONS)
 - ⑧ PUBLIC ACCESS DATE

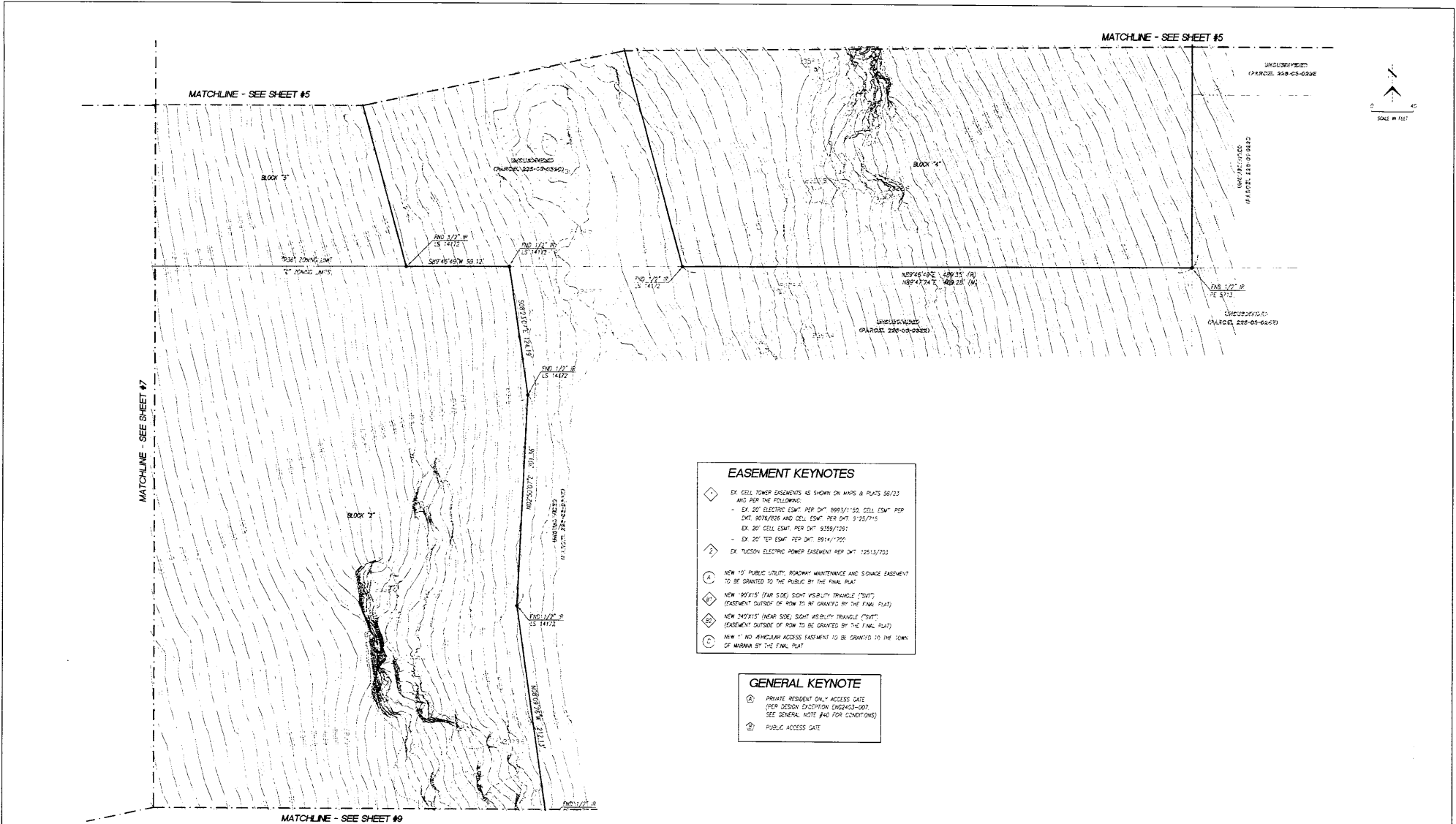
#PRV2508-001 REF: PRV2312-001, PRV1504-001, PRV1811-003, PRV 9955FT, PC29607 002, ENG2309 002



PRELIMINARY PLAT for SAGUARO BLOCK 9 AND 10, LOTS 1-17 & BLOCKS 1-4, AND COMMON AREAS 'A' (NEW PRIVATE STREET), 'B-1' AND 'B-2' (PARK), 'C' (FUNCTIONAL OPEN SPACE) BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS BLOCKS 1 THRU 10 AND A TRW 2 AND LOTS 1 THRU 9 AND A AND B PER MAPS AND PLATS 58-23 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19, T19S, R12E, S60E, COUNTY OF MARANA, ARIZONA

Baker & Associates Engineering, Inc.
 3561 E. Sunrise Drive Suite #705, Tucson, Arizona 85715 (520) 318-1950 Fax (520) 318-1990

SCALE	DRAWN BY: MMD	DATE: 12/15/2023	SHEET
PROJECT: 2508	DESIGNED BY: MMD	PROJECT: 2508	5 of 17
DATE: 12/15/23	CHECKED BY: JMM	DATE: 12/15/23	
	DATE: 12/15/23		



EASEMENT KEYNOTES

- ① EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 58/113 AND PER THE FOLLOWING:
 - EX. 20' ELECTRIC ESM* PER DWT 8893/150, CELL ESM* PER DWT 8016/100 AND CELL ESM* PER DWT 9/25/710
 - EX. 20' CELL ESM* PER DWT 9/559/1251
 - EX. 20' TEP ESM* PER DWT 8914/1700
- ② EX. TUCSON ELECTRIC POWER EASEMENT PER DWT 12513/701
- ③ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- ④ NEW 90'x15' (FAR SIDE) SIGHT TRIANGLE (S/T) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- ⑤ NEW 200'x15' (NEAR SIDE) SIGHT TRIANGLE (S/T) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- ⑥ NEW 11' AND 18' WHEELWAY ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARANA BY THE FINAL PLAT

GENERAL KEYNOTE

- ⊕ PRIVATE RESIDENT ONLY ACCESS DATE PER DESIGN SECTION DWG#403-1007. SEE GENERAL NOTE #40 FOR CONDITIONS.
- ⊕ PUBLIC ACCESS DATE

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV 9955FP, PCZ9607-002, ENG2309-002

PRELIMINARY PLAT FOR
 SAGUARO BLOCKS 8 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 (NEW PRIVATE STREETS, 18' TYP AND 18' O.P. PARKS, 10' FUNCTIONAL OPEN SPACE)
 BEING A RESUBDIVISION OF BLOCKS 8 AND 10 AS RECORDED IN SAGUARO SPRINGS,
 BLOCKS 1 THRU 10 AND A THRU D AND LOTS 1 THRU 9 AND A AND B
 PER MAPS AND PLATS 58-21
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19, T18S, R12E
 COCONINO COUNTY, ARIZONA

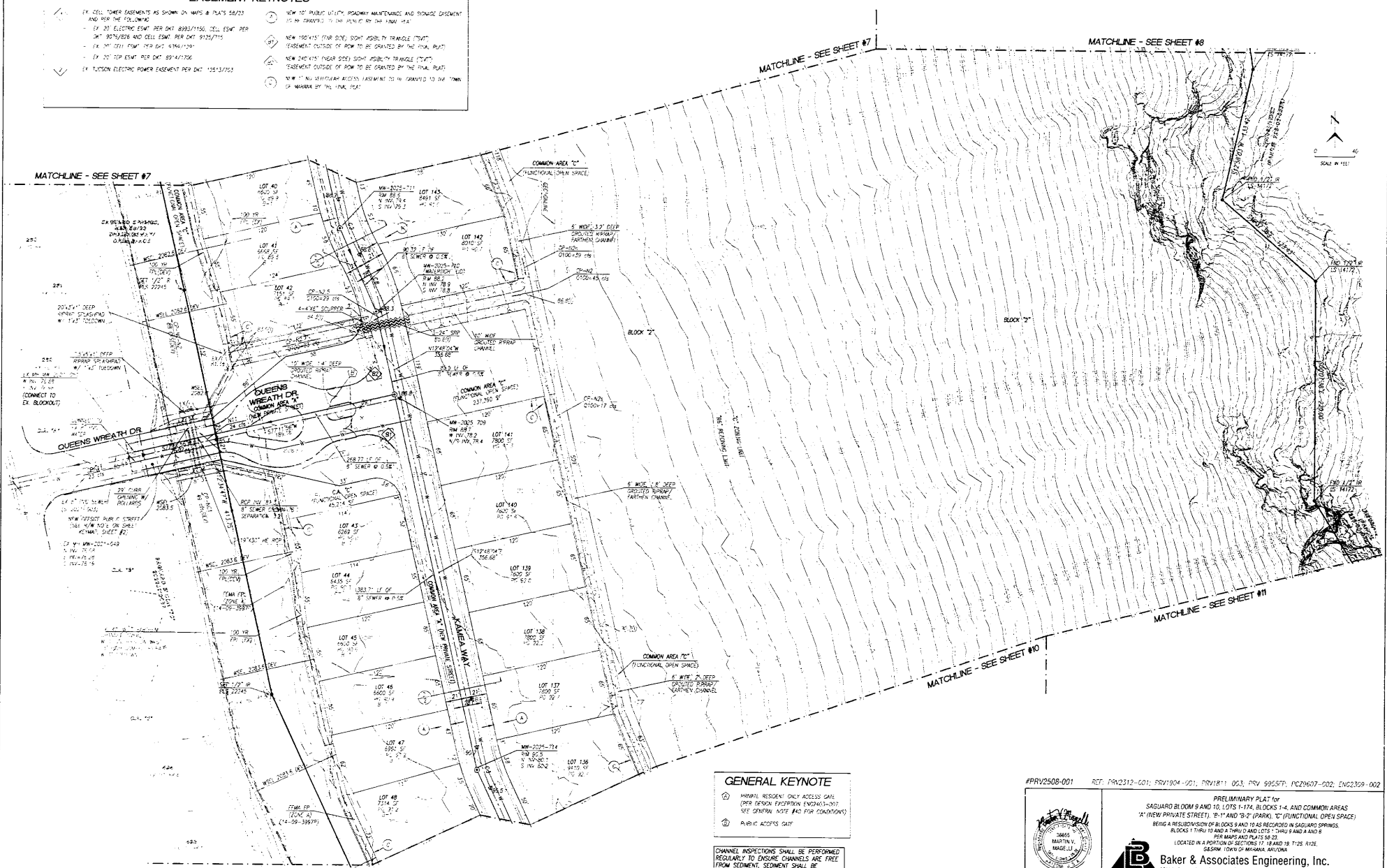
Baker & Associates Engineering, Inc.
 3501 E. Sunrise Drive Suite #179, Tucson, Arizona 85718 (520) 318-1950 Fax: (520) 318-1950



SCALE	DRAWN BY: MMW	1ST SUBM.	DRAWING #	SHEET
DATE: 11-14-11	DESIGNED BY: MMW	REVISIONS: 11/18/11, 12/18/11	3665-PP-001	8 of 17
CHECKED BY: MMW	IN CHARGE: J. GARDNER			

EASEMENT KEYNOTES

- ① EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 58/23 AND 59 FOR THE FOLLOWING:
 - EX. 20' ELECTRIC ESMT. PER DKT. 8993/1150, CELL ESMT. PER DKT. 8076/828 AND CELL ESMT. PER DKT. 9125/715
 - EX. 10' CELL TOWER PER DKT. 6164/1791
 - EX. 20' TOWER PER DKT. 8974/726
- ② NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND ROADWAY EASEMENT TO BE GRANTED TO THE BENEFIT OF THE HIGHWAY 154
- ③ NEW 150'x15' (FOR SIDE) SIGHT TRIANGLE (ST/T) EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
- ④ NEW 240'x15' (NEAR SIDE) SIGHT TRIANGLE (ST/T) EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT
- ⑤ NEW 15' W/ 10' SEPARATION ALONG EASEMENT TO BE GRANTED TO THE BENEFIT OF HIGHWAY 154 BY THE FINAL PLAT



GENERAL KEYNOTE

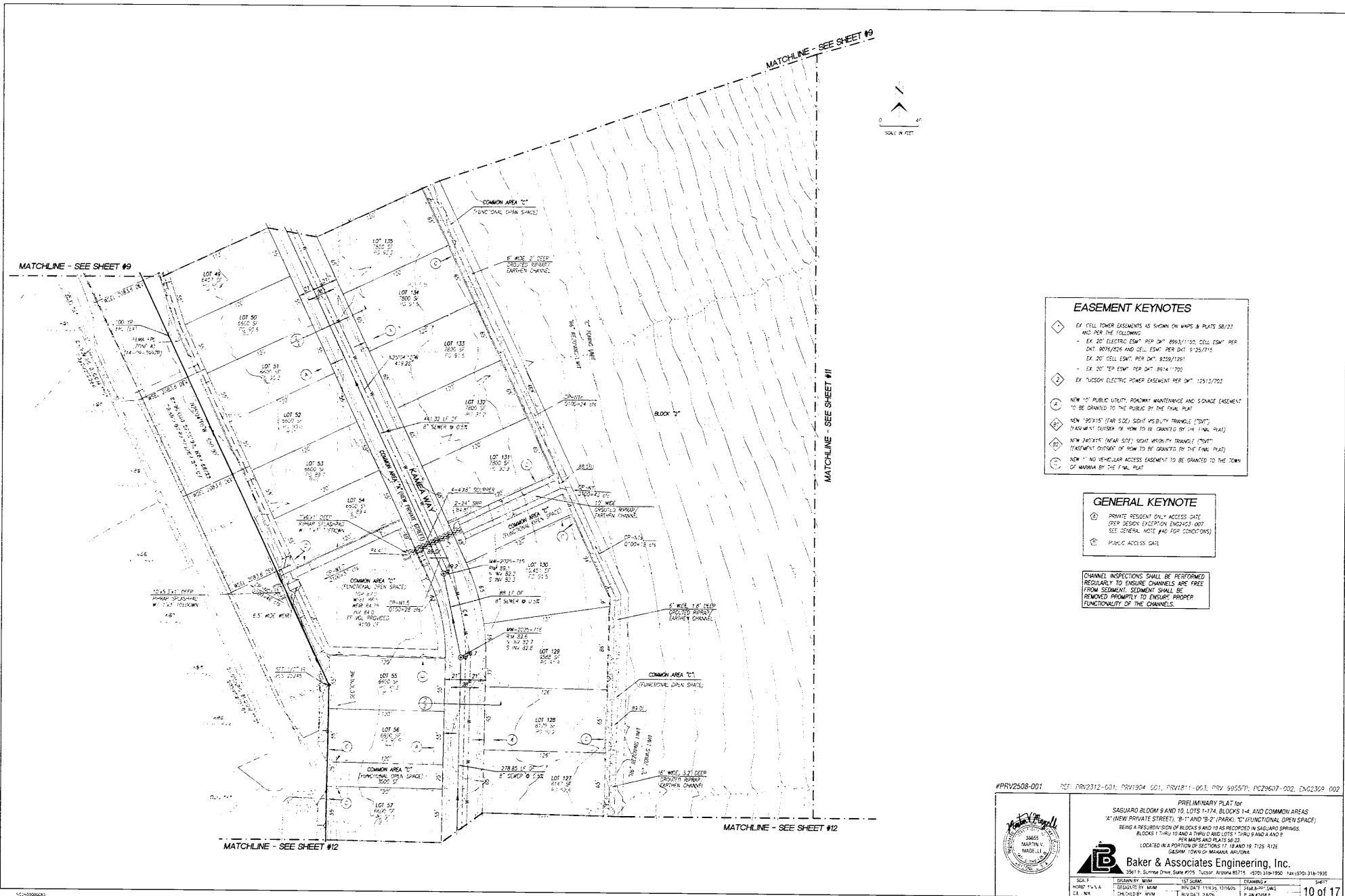
- ① HOV/BI RESIDENT ONLY ACCESS GATE (OVER PERSON EGRESSING FOOTCANDLES) SEE GENERAL NOTE #40 FOR CONDITIONS
- ② PUBLIC ACCESS GATE

CHANNEL INSPECTIONS SHALL BE PERFORMED REGULARLY TO ENSURE CHANNELS ARE FREE FROM SEDIMENT. SEDIMENT SHALL BE REMOVED PROMPTLY TO ENSURE PROPER FUNCTIONALITY OF THE CHANNELS.

#PRV2508-001 REF: PRV2312-001; PRV1904-001; PRV1811-003; PRV 98557; INC20607-002; INC23369-002



Baker & Associates Engineering, Inc.
 584 S. Summit Drive, Suite #115, Tucson, Arizona 85718 (520) 318-1950 FAX (520) 318-1950
 SAC F. DEKAY BY: MMW REV. DATE: 1/14/24 1/15/24 1/24/24 1/24/24
 C.E. No. 12/20/24 1/14/24 1/15/24 1/24/24 1/24/24



- EASEMENT KEYNOTES**
- ① EX CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 88/123 AND PER THE FOLLOWING:
 - EX 20' ELECTRIC EWP PER DAT 8983/1100, CELL EWP PER DAT 8001/80R AND CELL EWP PER DAT 8126/8715
 - EX 20' CELL EWP PER DAT 8258/1201
 - EX 20' TEP EWP PER DAT 8614/1200
 - ② EX TUSOON ELECTRIC POWER EASEMENT PER DAT 12512/002
 - ③ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
 - ④ NEW 19'315' (EAR SIDE) SIGHT TRIANGLE (TMT) (TREATMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
 - ⑤ NEW 19'315' (NEAR SIDE) SIGHT TRIANGLE (TMT) (TREATMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
 - ⑥ NEW 11' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARANA BY THE FINAL PLAT

- GENERAL KEYNOTE**
- ⑦ PRIVATE RESIDENT ONLY ACCESS DATE (PER DESIGN EXCEPTION ENG002-003 SEE GENERAL NOTE #40 FOR CONDITIONS)
 - ⑧ PUBLIC ACCESS DATE

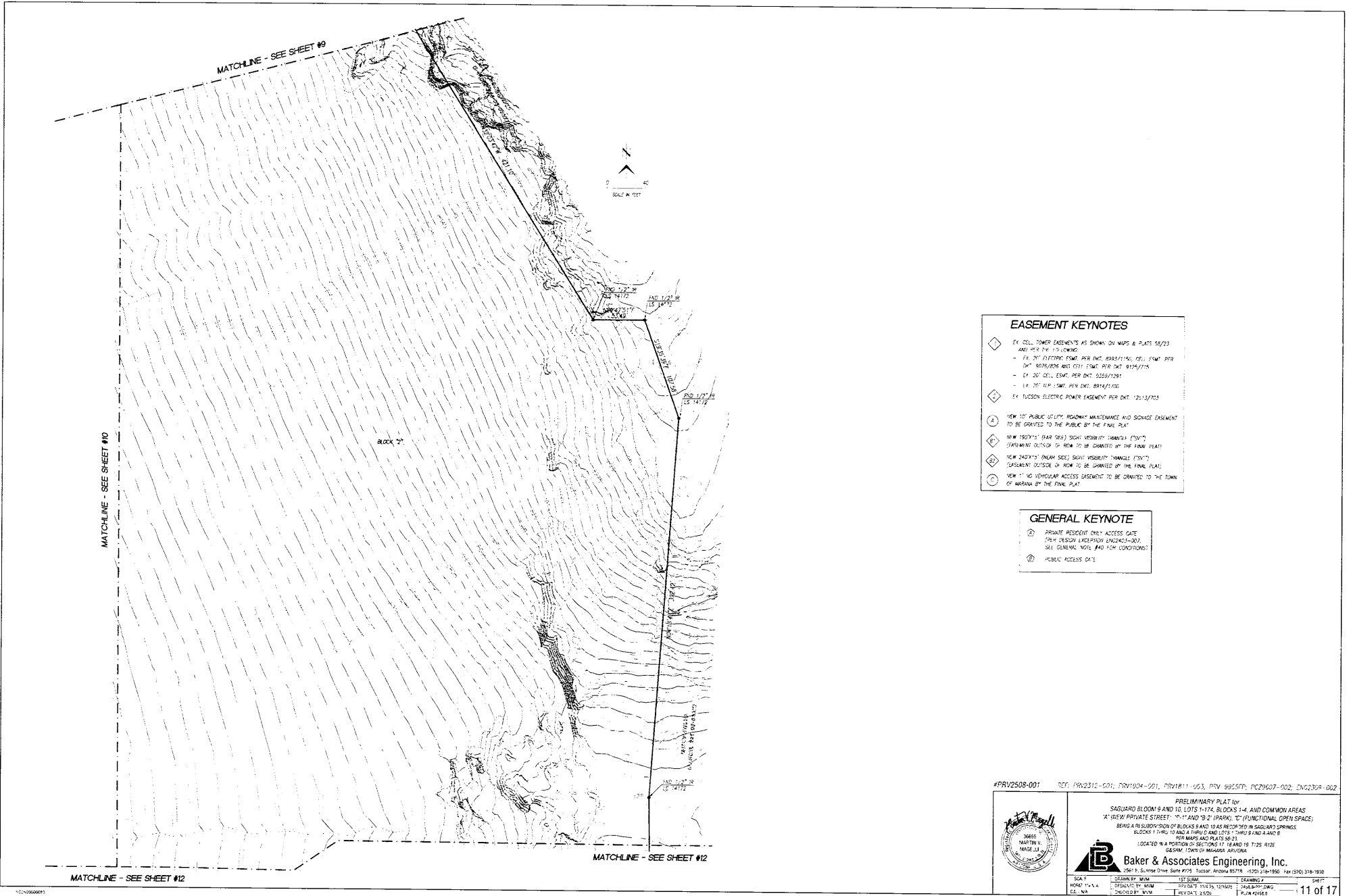
CHANNEL INSPECTIONS SHALL BE PERFORMED REGULARLY TO ENSURE CHANNELS ARE FREE FROM SEDIMENT. SEDIMENT SHALL BE REMOVED PROMPTLY TO ENSURE PROPER FUNCTIONALITY OF THE CHANNELS.

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV 905571, PCZ9607-002, ENG2309-002



PRELIMINARY PLAT for
 SAGUARO BLOCK 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 A' (NEW PRIVATE STREET), B'-1' AND B'-2' (PARK), C' (FUNCTIONAL OPEN SPACE)
 UNDER A REVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SURVAYS,
 BLOCKS 1 THRU 10 AND A THRU AND LOTS 1 THRU 9 AND A AND B
 PER MAPS AND PLATS 88-23
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T12S R12E
 G&SRV. TOWN OF MARANA, ARIZONA

Baker & Associates Engineering, Inc.
 1201 S. Sunrise Drive Suite #725 Tucson, Arizona 85715 (520) 318-1950 Fax (520) 318-1930
 DESIGN BY: MWM 12/21/2025 CHECKED BY: MWM 12/21/2025
 DRAWN BY: MWM 11/23/2025 PLS: RPT: DWG 10 of 17



EASEMENT KEYNOTES

- ◇ EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 58/23 AND 14/3 THE 1/3 LENDING
 - EX. 20' ELECTRIC ESM. PER DWT. 8983/1140, TEL. ESM. PER DWT. 9076/1026 AND 0311 ESM. PER DWT. 9126/7716
 - EX. 30' CELL. ESM. PER DWT. 0259/1291
 - EX. 20' 10" ESM. PER DWT. 8944/1200
- ◇ EX. TUCSON ELECTRIC POWER EASEMENT PER DWT. 7013/703
- Ⓐ NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE AND STORAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- Ⓔ NEW 120'X15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE (S.V.T.) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- Ⓕ NEW 240'X15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE (S.V.T.) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- Ⓖ NEW 11' V.O. VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARANA BY THE FINAL PLAT

GENERAL KEYNOTE

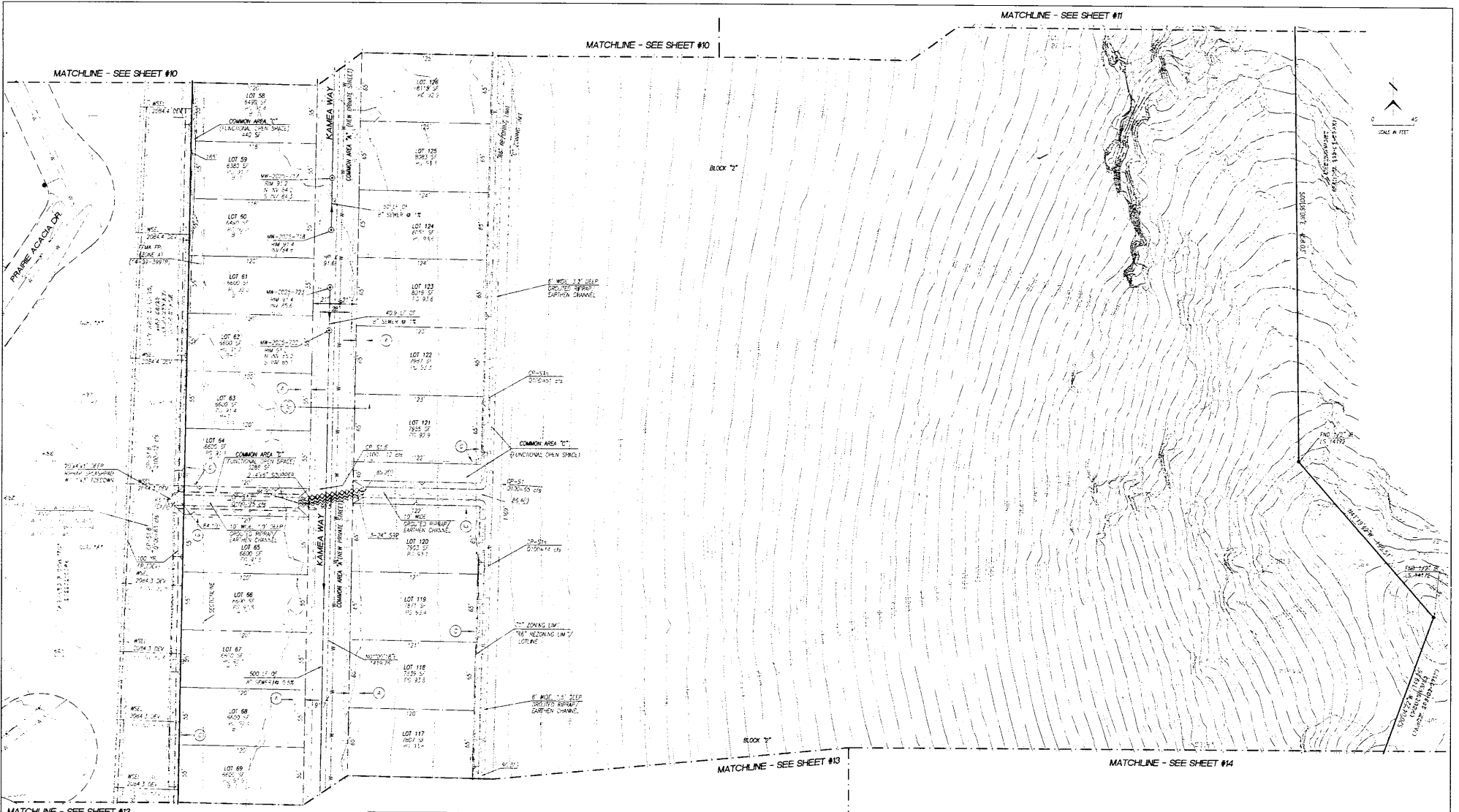
- Ⓐ PRIVATE RESIDENT ONLY ACCESS DATE (NEW DESIGN EXCEPTION ENC2421-007, SEE GENERAL NOTE #40 FOR CONDITIONS)
- Ⓒ PUBLIC ACCESS DATE

#PRV2508-001 REF. PRV2311-001, PRV1904-001, PRV1811-003, PRV 995577, PC21607-002, ZNG2309-002

PRELIMINARY PLAT for
 SAGUARO BLOCKS 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 IN (NEW PRIVATE STREET), "A", "B" AND "C" (FUNCTIONAL OPEN SPACE)
 BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS DESCRIBED IN SAGUARO SPRINGS,
 BLOCKS 1 THRU 10 AND 4 THRU 10 AND LOTS 1 THRU 9 AND 4 AND 8
 PER MAPS AND PLATS 58/23
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T.25S. R.12E.
 (SECTION 17 ONLY) MARICOPA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 3666 MARTIN LUTHER KING, JR. BLVD., SUITE 100, TUCSON, ARIZONA 85718-1000 TEL: (520) 318-1830

SCALE: AS SHOWN	DRAWN BY: MWM	1ST SUBM.	DRAWING NO.	SHEET
DATE: 11/14/24	DESIGNED BY: MWM	REVISED: 11/15/24, 12/16/24	DATE: 11/15/24	11 OF 17
CELL: 11/14/24	PROJECTED BY: MWM	REVISED: 11/15/24, 12/16/24	PLANNING NO.	



MATCHLINE - SEE SHEET #10

MATCHLINE - SEE SHEET #13

EASEMENT KEYNOTES

<ul style="list-style-type: none"> ① 14' CHY. TRUNK EASEMENTS AS SHOWN ON MAPS A-D PLATS 18/211 AND PER THE FOLLOWING: <ul style="list-style-type: none"> - EX. 10' EASEMENT PER DKT. 8992/1150, CE... ESMT PER DKT. 8078/828 AND CELL ESMT PER DKT. 9125/1715 - EX. 20' CELL ESMT PER DKT. 4355/1391 - EX. 20' TER ESMT PER DKT. 8914/1700 ② 14' TENSION EASEMENT TRUNK EASEMENT PER DKT. 12015/1022 	<ul style="list-style-type: none"> ③ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND DRAINAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT ④ NEW 10'X15' (NEAR SIDE) SIGHT ASBLTY. TRIANGLE ("SMT") EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT ⑤ NEW 24'X15' (NEAR SIDE) SIGHT ASBLTY. TRIANGLE ("SMT") EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT ⑥ NEW 11' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN TO MAINTAIN THE FINAL PLAT
---	--

GENERAL KEYNOTE

- ① PRIVATE RESIDENT ONLY ACCESS GATE PER DESIGN EXCEPTION ENG2403-001 (SEE GENERAL NOTE #40 FOR CONDITIONS)
- ② PUBLIC ACCESS GATE

CHANNEL INSPECTIONS SHALL BE PERFORMED REGULARLY TO ENSURE CHANNELS ARE FREE FROM SEDIMENT. SEDIMENT SHALL BE REMOVED PROMPTLY TO ENSURE PROPER FUNCTIONALITY OF THE CHANNELS.

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV 9955FT, PCZ9607-002, ENG2309-002

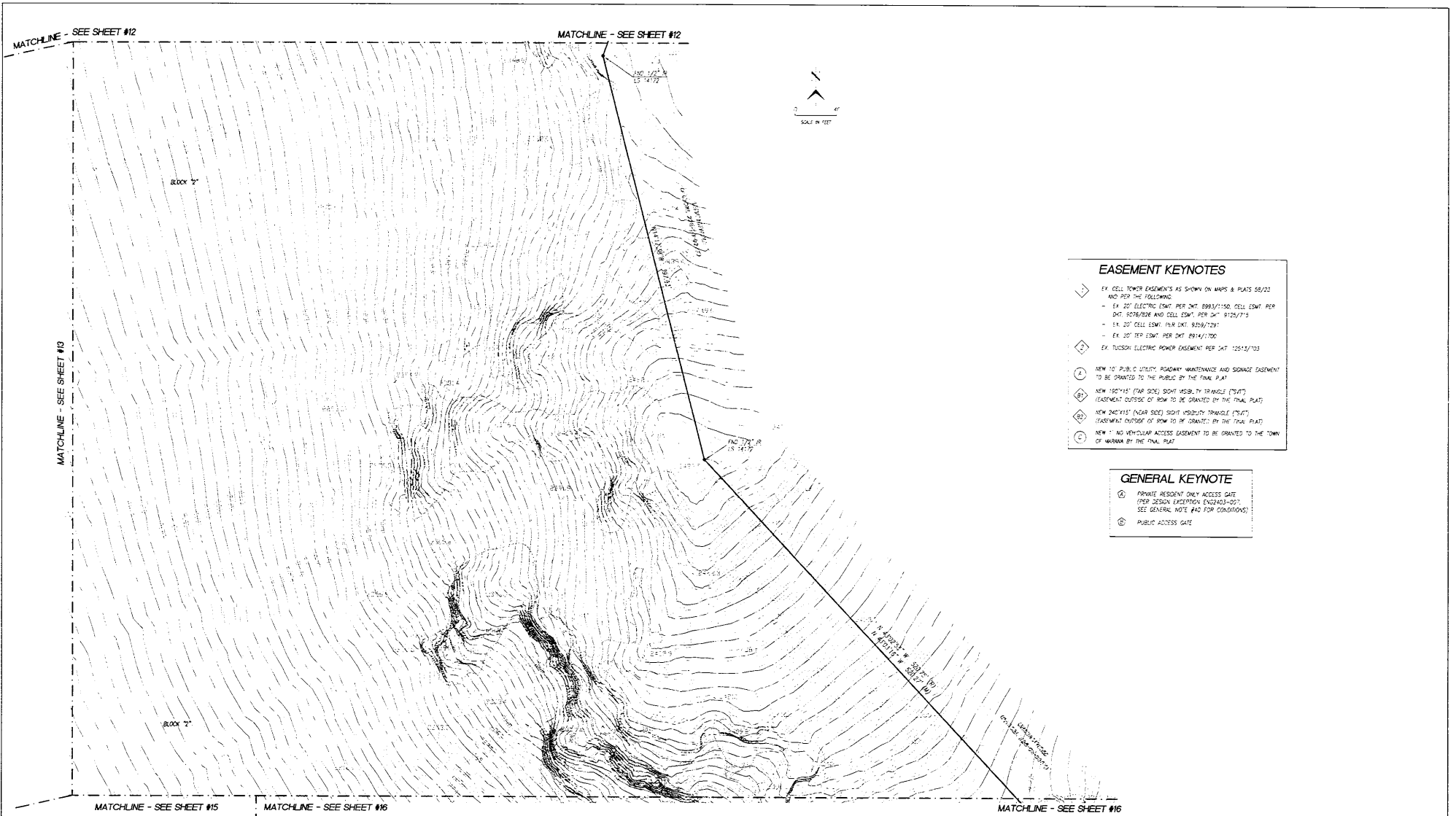


PRELIMINARY PLAT FOR
 SAGUARO BLOCKS 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 'A' (NEW PRIVATE STREET), 28-17 AND 28-25 (PARK), 10' FUNCTIONAL OPEN SPACE;
 BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS,
 BLOCKS 1 THRU 10 AND A THRU D AND LOTS 1 THRU 9 AND A AND B
 PER MAPS AND PLATS 88-03
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T12S R12E
 SECTION 17, T12S R12E
 COUNTY OF MICHIGAN, HUNTER TOWNSHIP

Baker & Associates Engineering, Inc.
 3861 E. Sunrise Drive, Suite #705, Tustin, Arizona 85718 (520) 338-1856 FAX (520) 318-1920

SCALE	DESIGNED BY	1ST DRAFT	DRAWING NO.	DATE
HORIZ. 1" = 100'	DESIGNED BY	REV. DATE	174-25, 171-25, 171-25, 174-25	2018-08-17
VERT. 1" = 10'	CHECKED BY	REV. DATE	174-25, 171-25, 171-25, 174-25	2018-08-17

12 of 17



EASEMENT KEYNOTES

- ⬡ EX. CELL TOWER EASEMENTS AS SHOWN ON MAPS & PLATS 58/22 AND PER THE FOLLOWING:
 - EX. 20' ELECTRIC EMT. PER DMT. 8981/1150, CELL ESMT. PER DMT. 8078/826 AND CELL ESMT. PER DMT. 9125/713
 - EX. 20' CELL ESMT. PER DMT. 8258/729
 - EX. 20' TEP ESMT. PER DMT. 8914/720
- ⬢ EX. TUGBOH ELECTRIC POWER EASEMENT PER DAT. 12512/103
- Ⓐ NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- Ⓐ NEW 100'x15' (FAR SIDE) RIGHT MOBILITY TRAVEL (TRMT) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- Ⓐ NEW 100'x15' (NEAR SIDE) RIGHT MOBILITY TRAVEL (TRMT) (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- Ⓐ NEW 1' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF WARMAH BY THE FINAL PLAT

GENERAL KEYNOTE

- Ⓐ PRIVATE RESIDENT ONLY ACCESS GATE (PER DESIGN EXCEPTION ENG2403-007. SEE GENERAL NOTE #40 FOR CONDITIONS)
- Ⓒ PUBLIC ACCESS GATE

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1211-003, PRV-9955FT, PCZ9607-002, ENG2309-002

PRELIMINARY PLAT for
 SAGUARO BLOCKS 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 IN (NEW PRIVATE STREET), 18-17 AND 18-20 (PARCELS), 10' FUNCTIONAL OPEN SPACE)
 BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS
 BLOCKS 1 THRU 19 AND 4 THRU 10 AND LOTS 1 THRU 9 AND 4 AND 9
 PER MAPS AND PLATS 58-01
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T12S R12E
 010'x10' TOWN OF WARMAH, GULF COUNTY

Baker & Associates Engineering, Inc.
 3561 S. Sublime Drive, Suite #725, Tucson, Arizona 85714 (520) 284-1950 FAX (520) 316-1950

SCALE	DESIGNED BY: MAM	1ST DRAWN	DRAWING NO.	SHEET
1"=40.0'	DESIGNED BY: MAM	1ST DRAWN: MAM	PRV2508-001	14 of 17
C.D. NO.	CHECKED BY: MAM	REVISED BY: MAM	DATE: 11/29/2024	

MATCHLINE - SEE SHEET #14

MATCHLINE - SEE SHEET #14



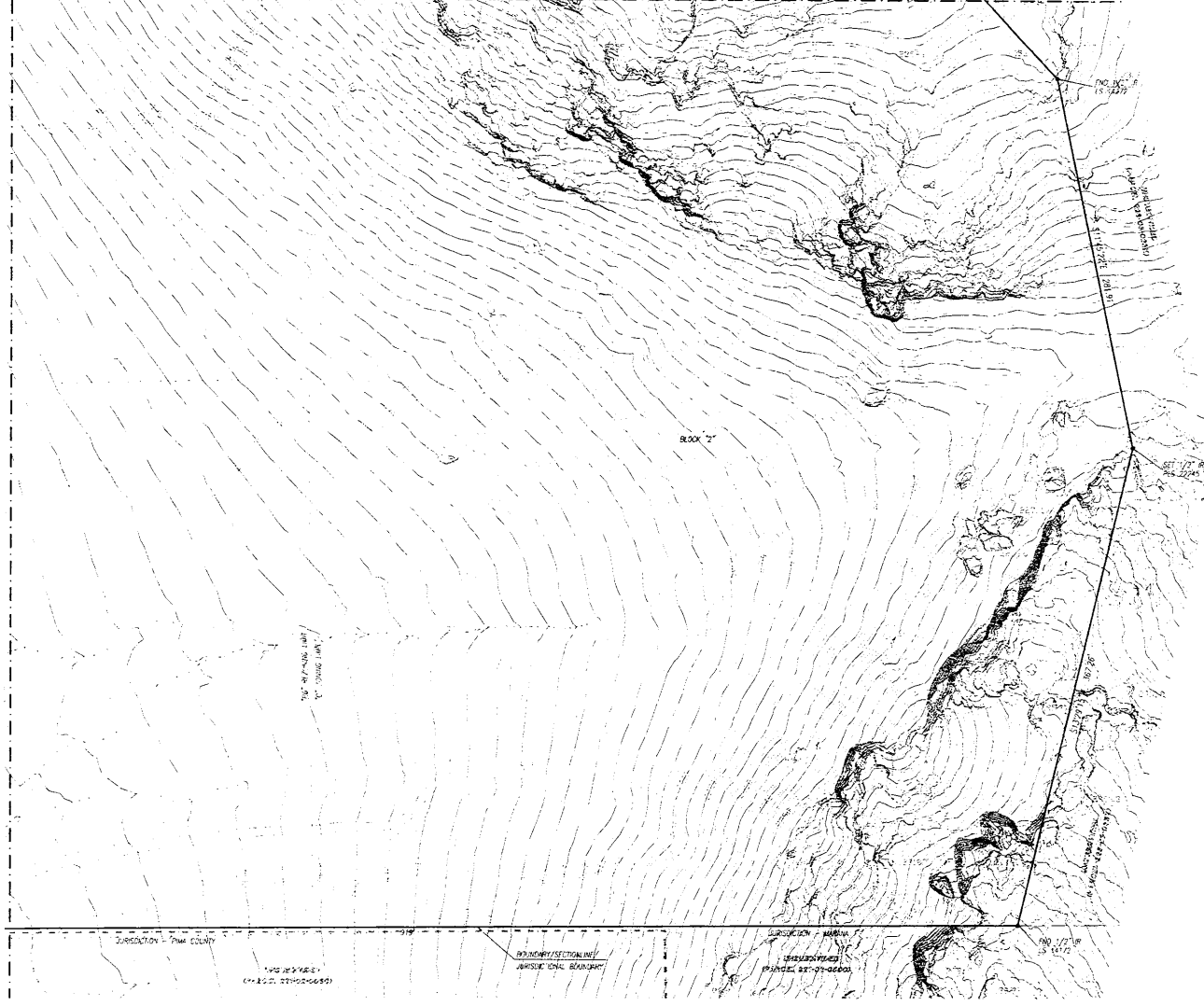
EASEMENT KEYNOTES

- ① 1/4" CITY TOWN R EASEMENTS AS SHOWN ON MAPS R 14171 28/214 AND FOR THE FOLLOWING:
 - EK 20' EGRESS ESM; PER DKT. 8992/1150, CELL ESM; PER DKT. 8078/828 AND CELL ESM; PER DKT. 9129/112
 - EK 20' CELL ESM; PER DKT. 8356/123
 - EK 20' TEP ESM; PER DKT. 8974/1100
 - EK TUCSON ELECTRIC POWER EASEMENT PER DKT. 12513/101
- ② NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND DRAINAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- ③ NEW 190'x15' (Rear Side) SOUTH VISIBILITY TRIANGLE ("TVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- ④ NEW 240'x15' (Rear Side) SOUTH VISIBILITY TRIANGLE ("TVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- ⑤ NEW 1' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF WARMAN BY THE FINAL PLAT

GENERAL KEYNOTE

- ① PRIVATE RESIDENT ONLY ACCESS GATE (OPER. DPTSON EXCEPTION ENG242-107 SEE GENERAL NOTE #45 FOR CONDITIONS)
- ② PUBLIC ACCESS GATE

MATCHLINE - SEE SHEET #15



#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV 9355FT, PCZ9607 002, ENG2309 002

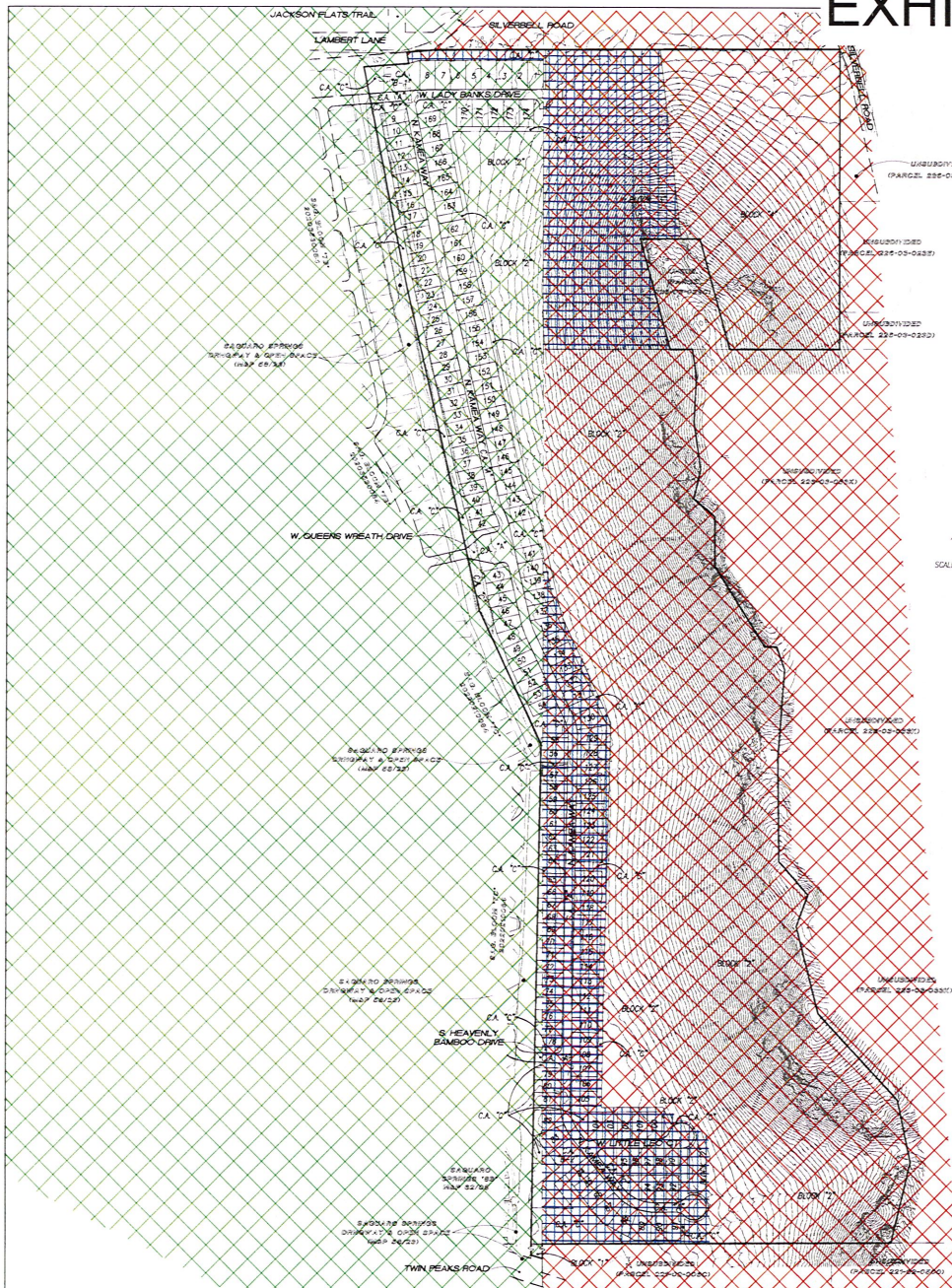


PRELIMINARY PLAT for
 SAGUARO BLOOM 9 AND 10, LOTS 1-17A, BLOCKS 1-4, AND COMMON AREAS
 A (NEW PRIVATE STREET), 20'-17' AND 30'-0" PARKING, 10' FUNCTIONAL OPEN SPACE;
 BEING A RESUBDIVISION OF BLOCKS 6 AND 10 AS RECORDED IN SAGUARO SPRINGS
 BLOCKS 1 THRU 10 AND A THRU D AND LOTS 1 THRU 9 AND A AND B
 PER MAPS AND PLATS 8872
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T2S, R12E
 S08W, T08N, R12E, MARICOPA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 5841 E. Sunrise Drive, Suite #205, Tucson, Arizona 85714 (520) 318-1990 Fax (520) 318-1930

SCALE: HORIZ. = 1" = 40'	DRAWN BY: MVM	1ST DWTM	DRAWING NO.	SHEET
VERT. = 1" = 20'	DESIGNED BY: MVM	REV DATE: 11-14-23, 11-16-23	PARAPHRASE: DWG	16 of 17
CHECKED BY: MVM	REV DATE: 11-16-23	PLAN NUMBER		

EXHIBIT B



- LEGEND**
- EXISTING PIMA COUNTY DMA AREA (DMA AREA #1)
 - EXISTING MARANA DMA AREA (DMA AREA #2)
 - PROPOSED MARANA DMA (DMA AREA #3)

PAG 208 DMA EXHIBIT for SAGUARO BLOOM '9' AND '10'

#PRV2508-001 REF: PRV2312-001, PRV1904-001, PRV1811-003, PRV-9955FP, PC29607-002, ENG2309-002

PRELIMINARY PLAT for
SAGUARO BLOOM 9 AND 10, LOTS 1-174, BLOCKS 1-4, AND COMMON AREAS
 (4' NEW PRIVATE STREETS), 8'-1" AND 10'-2" (PARKS), 10' FUNCTIONAL OPEN SPACE)
 BEING A RESUBDIVISION OF BLOCKS 9 AND 10 AS RECORDED IN SAGUARO SPRINGS,
 BLOCKS 1 THRU 10 AND 8 THRU 10 AND LOTS 1 THRU 9 AND A AND B
 PERMITS AND PLATS 58-021
 LOCATED IN A PORTION OF SECTIONS 17, 18 AND 19 T12S, R12E
 (SAGUARO TOWN OF MARANA, ARIZONA)

Baker & Associates Engineering, Inc.
 3851 E. Sunrise Drive, Suite #101 Tucson, Arizona 85718 (520) 274-1190 fax (520) 374-1930

SCALE: HORIZONTAL 1"=250'	DRAWN BY: MWM	1ST DRAFT	CHECKED BY: MWM	DATE: 11/16/20, 12/16/20	PROJECT: SAGUARO BLOOM 9 & 10
DATE: 11/16/20	CHECKED BY: MWM	DATE: 11/16/20	DATE: 11/16/20	DATE: 11/16/20	DATE: 11/16/20