

Final Plat for Potter Ranch

Block 1, Lots 1 thru 5

Block 2, Lots 6 thru 9

GENERAL NOTES:

1. THE GROSS AREA OF THIS SUBDIVISION IS 4,377,865 SQUARE FEET (100.502 ACRES).
2. THE TOTAL NUMBER OF LOTS IS 9.
3. THE EXISTING ZONING IS R-144, PER ORDINANCE 2000.23
4. THE TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS 0.
5. THE MINIMUM ALLOWABLE LOT SIZE IS 144,000 s.f.
6. THE MINIMUM LOT SIZE PROPOSED PER THIS PLAT IS 427,017 s.f.
7. THE AVERAGE LOT SIZE PROPOSED PER THIS PLAT IS 486,429 SQUARE FEET (11.167 ACRES).
8. THE MAXIMUM LOT SIZE PROPOSED BY THIS PLAT IS 713,895 SQUARE FEET (16.389 ACRES).
9. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30 FEET, EXCEPT AS OTHERWISE PERMITTED.
10. BUILDING SETBACKS PER TOWN OF MARANA LAND DEVELOPMENT CODE SECTION 05.12.H.3:
FRONT: MINIMUM OF FORTY (40) FEET, EXCEPT THAT ANY FRONT YARD SETBACK ADJACENT TO AN ARTERIAL OR COLLECTOR ROAD SHALL BE FIFTH (50) FEET.
SIDE: MINIMUM OF FIFTY (50) FEET.
REAR: MINIMUM OF FIFTY (50) FEET.
11. LAND USE IS: RESIDENTIAL
12. BASIS OF BEARING: NORTH 00° 13' 27" W ALONG THE EASTERLY LINE OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA BETWEEN MONUMENTS AS SHOWN.
13. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT WRITTEN APPROVAL OF THE TOWN OF MARANA.
14. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
15. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
16. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
17. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, ETC. WITHIN PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
18. SEWAGE DISPOSAL FOR ALL LOTS WILL BE INDIVIDUAL ON-SITE DISPOSAL SYSTEMS.
19. ACCESS TO LOTS 6-9 IS PROVIDED BY A PRIVATE ROAD LOCATED WITH AN ACCESS EASEMENT ADJACENT TO THE NORTHERLY BOUNDARY OF THE LOTS.
20. THE EXISTING PRIVATE ROAD SERVING LOTS 6-9 IS COMPOSED OF 6 INCHES OF COMPACTED ASPHALT MILLING WITH A 2 INCH OVERLAY OF ASPHALT (A.C.)
21. EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED OR DISTURBED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.
22. THE ENTIRE SUBDIVISION IS LOCATED IN A FEMA DESIGNATED AE ZONE, BEING WITHIN THE LIMITS OF THE 100-YEAR FLOODZONE PER FEMA FIRM NUMBER 04019C1010L AND ARE SUBJECT TO THE TOWN OF MARANA FLOOD PLAIN ORDINANCES.
23. THE AREA BETWEEN 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.
24. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
25. ALL PROPOSED IMPROVEMENTS, INCLUDING LANDSCAPING, WITHIN THE EL PASO NATURAL GAS EASEMENT MUST BE APPROVED BY EPNG. ANY GROUND DISTURBANCE OR HEAVY EQUIPMENT TRAVEL WITHIN EPNG'S EASEMENT REQUIRES EPNG STAFF SUPERVISION.
26. ACCESS TO LOTS 1-5 WILL BE PROVIDED BY WAY OF TREATMENT PLANT ROAD.

ASSURANCES (ARE NOT REQUIRED)

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES. ASSURED AND ADEQUATE WATER SUPPLY PROGRAMS. THE SUBDIVISION IS A DRY LOT SUBDIVISION.

BY: ARIZONA DEPARTMENT OF WATER RESOURCES _____ DATE _____

CERTIFICATION OF SURVEY

I HEREBY VERIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED BY ME UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.



CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.



TOWN OF MARANA APPROVAL

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER _____ DATE _____
MARANA PLANNING DIRECTOR _____ DATE _____
MARANA WATER DIRECTOR _____ DATE _____

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 2018.

BY: _____ DATE _____
CLERK OF THE TOWN OF MARANA

RECORDING

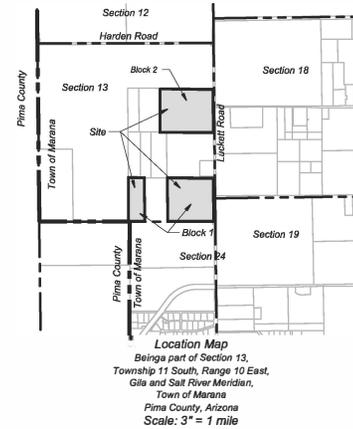
STATE OF ARIZONA)
COUNTY OF PIMA) ss _____ FEE _____
SEQUENCE # _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ ON THIS THE _____ DAY OF _____, 2018, SEQUENCE NO. _____ THEREOF, AT _____.

F. ANN RODRIGUEZ
COUNTY RECORDER _____ DEPUTY _____

PIMA COUNTY APPROVAL

P.C.R.W.R.D. _____ DATE _____



DEDICATION:

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS, UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION, AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE NOTED ON THIS PLAT.

WE AND OUR SUCCESSORS AND ASSIGNS HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

BY: _____ NAME: _____ DATE: _____

MELVIN O. POTTER, LLC
BY: MELVIN POTTER

STATE OF ARIZONA)
COUNTY OF PIMA) ss

ON THIS THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HER/ HIM SELF TO BE THE _____ AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING AS _____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

Cover Sheet

Final Plat For Potter Ranch

Block 1, Lots 1 thru 5

Block 2, Lots 6 thru 9

Being a part of Section 13, Township 11 South, Range 10 East, Gila and Salt River Meridian, Town of Marana, Pima County, Arizona

Sheet Index

1. Cover Sheet
2. Boundary Sheet
3. Easement Sheet

UIE # 17017 PREPARATION DATE: 03-15-18

TOM # PRV 1712-001

SHEET 1 OF 3

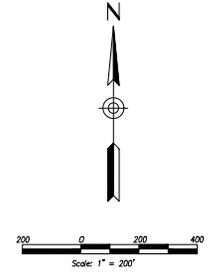
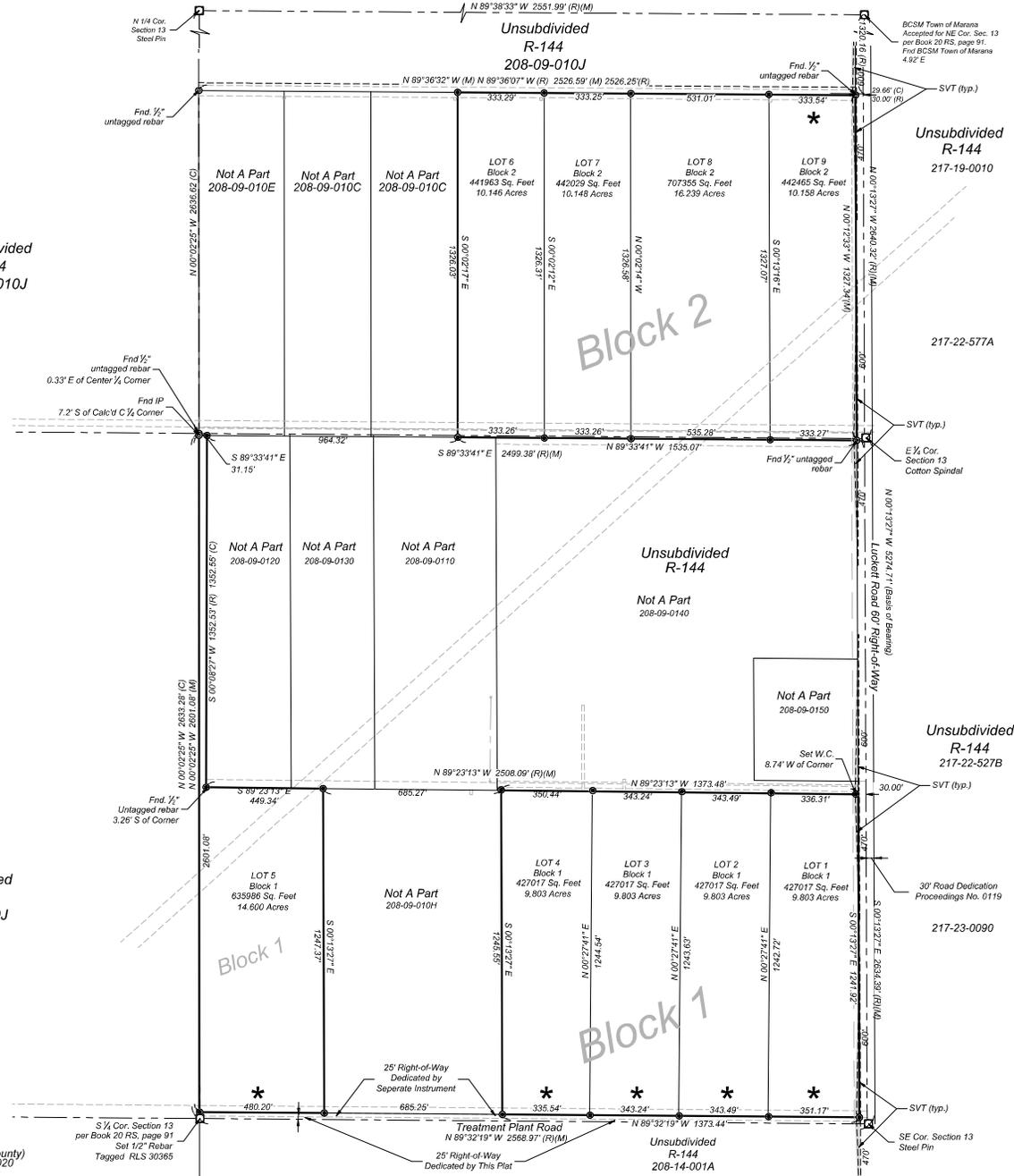


877 S. Alvernon Way
Tucson, AZ 85711
520.318.3800

Owner

Melvin O. Potter, LLC
14557 N. Luckett Road
Marana, AZ. 85653

SEQUENCE NO.



Legend

- Fnd. Control Monument as described
- Fnd. monument as described.
- Set a 1/2" rebar, tagged 30365
- Record Measurement Book 20 RS, page 91
- Field Measurement
- Calculated Measurement
- Access Location
- Sight Visibility Triangle
- Section Line
- Boundary Line
- Property Line/Right-of-Way Line
- Easement Line

As to Surveying Only

As to Engineering Only



Boundary Sheet
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 Gila and Salt River Meridian,
 Town of Marana, Pima County, Arizona

U/E # 17017
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PREPARATION DATE: 03-15-18

SHEET 2 OF 3



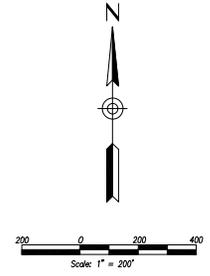
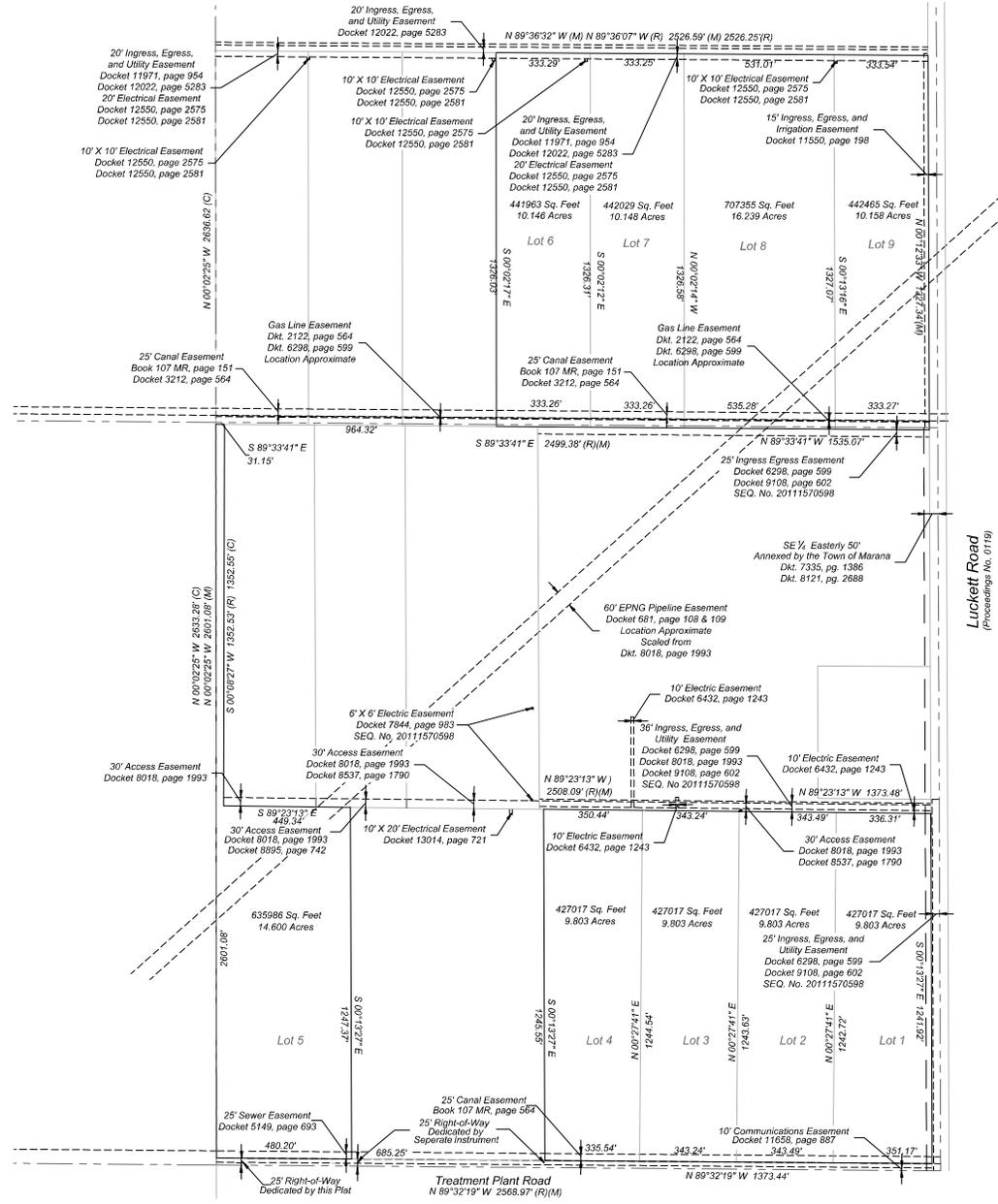
Urban Engineering
 877 S. Alvernon Way
 Tucson, AZ 85711
 520.318.3800

RH (Pima County)
 208-14-0020

S 1/4 Cor. Section 13
 per Book 20 RS, page 91
 Set 1/2" Rebar
 Tagged RLS 30365

Treatment Plant Road
 N 89°32'19" W 2568.97' (R)(M)

Unsubdivided
 R-144
 208-14-001A



Legend

- Fnd. Control Monument as described
- ⊙ Fnd. monument as described.
- ⊙ Set a 1/2" rebar, tagged 30365
- (R) Record Measurement Book 20 RS, page 91
- (M) Field Measurement
- (C) Calculated Measurement
- SVT Sight Visibility Triangle
- Section Line
- Boundary Line
- Property Line/ Right-of-Way Line
- - - - - Easement Line

As to Surveying Only

As to Engineering Only



Easement Sheet
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SHEET 3 OF 3