

**GENERAL NOTES**

- THIS SUBDIVISION HAS PRIVATE STREETS THAT ARE NOT MAINTAINED BY COCHISE COUNTY. THE COUNTY IS HELD HARMLESS FOR SAFETY AND VEHICLE DAMAGE FROM PRIVATE STREETS.
- THE LENGTH IN MILES OF THE PRIVATE STREETS IS 1.02 MILES.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD). PRIOR TO BUILDING PERMIT ISSUANCE, INDIVIDUAL PERCOLATION OR SOILS EVALUATIONS WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-HUNDRED (100) FOOT SETBACK IS REQUIRED FROM ALL WELLS AND FIVE (5) FEET FROM ALL LOT LINES.
- SEWAGE DISPOSAL FOR LOTS 1 - 42 WILL BE BY A CONVENTIONAL SEPTIC SYSTEM OR AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM APPROVED BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). THE SEPTIC SYSTEM WILL BE DETERMINED AT THE TIME OF IMPROVEMENTS.
- IF SEWAGE DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
- THE CONTRACTOR FOR THIS PROJECT WILL ADHERE TO APPROVED DUST AND EROSION CONTROL MEASURES THAT COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- IT IS THE SUBDIVIDER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL STATE OR FEDERAL PERMITS.
- IN 100-YEAR (1% CHANCE) FLOODPLAINS, THE MINIMUM FINISHED FLOOR ELEVATIONS (INCLUDING BASEMENTS) SHALL BE TWELVE INCHES ABOVE THE CALCULATED 1% CHANCE WATER SURFACE ELEVATION AT THE BUILDING PAD. NO BUILDING SHALL BE ORIENTED IN SUCH A WAY AS TO BLOCK THE NATURAL STORM RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE APPROVED HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY HIGHWAY AND FLOODPLAIN DEPARTMENT.
- GATE CODES FOR THE GATED ENTRY WILL BE PROVIDED TO EMERGENCY PROVIDERS FOR EMERGENCY ACCESS.
- ALL DEVELOPMENT IS SUBJECT TO THE APPROVED AND RECORDED CC&RS AND SUSTAINABILITY PLAN FOR J-6 RANCH.
- WATER CONSERVATION SHALL BE IN ACCORDANCE WITH THE SUSTAINABILITY PLAN FOR J-6 RANCH.
- ZONING IS SR-2 AND SHALL REMAIN WITH NO DENSITY BONUS ALLOWED FOR THIS J-6 RANCH PROJECT. BLOCK "1" IS ELIGIBLE TO BE INCLUDED IN SUBSEQUENT PLATS (AND RESUBDIVISIONS) AND MAY BE RESUBDIVIDED INTO LOTS AS LONG AS THE NUMBER OF LOTS SHOWN ON THE PLAT (AND SUBSEQUENT PLATS) DO NOT EXCEED, IN THE AGGREGATE, 1 LOT PER 2 GROSS ACRES (INCLUDING ROADS, COMMON AREAS, ETC.). FOR PURPOSES OF THIS CALCULATION OF GROSS ACRES, ACREAGE CONTAINED IN MORE THAN ONE PLAT SHALL ONLY BE COUNTED ONCE. THIS PLAT CONTAINS 42 LOTS. SUBSEQUENT PLATS MAY CONTAIN UP TO AN ADDITIONAL 236 LOTS IN THE AGGREGATE FOR A GRAND TOTAL OF 278 LOTS ON 556 ACRES IN THE ENTIRE J-6 RANCH PROJECT. SEE "J-6 RANCH LOTTING TABLE" BELOW.

**GENERAL NOTES, Continued**

- THIS IS A CONSERVATION SUBDIVISION WITH FLEXIBLE LOT SIZES AND A MINIMUM OF 50% OF THE SITE PRESERVED AS A CONSERVATION AREA.
- CONSERVATION/OPEN SPACE CALCULATIONS FOR LOTS 1 - 42 AND BLOCK "1" ARE PROVIDED IN THE "CONSERVATION/OPEN SPACE" CHART (SEE RIGHT) AND AS SHOWN BELOW:  
TOTAL ACREAGE OF PROJECT: 84.8 ACRES  
TOTAL ACREAGE PROPOSED FOR DISTURBANCE: 42.4 ACRES  
TOTAL ACREAGE PROPOSED FOR CONSERVATION/OPEN SPACE: 42.4 ACRES  
TOTAL % OF CONSERVATION/OPEN SPACE: 50%
- BUILDING ENVELOPES ARE LIMITED TO 15,000 S.F. THE BUILDING ENVELOPE ON A TWO (2) ACRE OR LARGER LOT MAY BE ENLARGED UP TO 25,000 S.F. UPON APPROVAL OF THE ARCHITECTURAL AND DESIGN REVIEW COMMITTEE. UTILITIES, SEPTIC AREAS/ALTERNATIVE SEWAGE DISPOSAL SYSTEMS AND DRIVEWAYS MAY BE LOCATED OUTSIDE OF THE BUILDING ENVELOPES. UTILITIES AND SEPTIC AREAS/ALTERNATIVE SEWAGE DISPOSAL SYSTEMS (BUT NOT DRIVEWAYS) SHALL BE INCLUDED AS CONSERVATION/OPEN SPACE.
- AREAS OUTSIDE OF THE APPROVED BUILDING ENVELOPE WILL BE DESIGNATED AS CONSERVATION AREA; SEE ALSO GENERAL NOTE #15.
- BUILDING HEIGHT FOR LOTS 1 - 42: ALL STRUCTURES WILL BE LIMITED TO SINGLE-STORY. MULTI-LEVEL SINGLE STORY MAY BE ALLOWED IF THE VARIOUS LEVELS FOLLOW THE TERRAIN, AND THE BUILDING HEIGHT IS LESS THAN THIRTY (30) FEET.
- SETBACKS FOR LOTS 1 - 42 ARE:  
J-SIX RANCH ROAD RIGHT-OF-WAY ONLY: 50'  
ALL OTHER LOT LINES: 20'
- THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) HAS ISSUED A DETERMINATION OF ADEQUATE WATER SUPPLY FOR THIS PROJECT ON 3/27/07 (EMPIRITA WATER COMPANY).
- ALL LOTS WILL BE FIRE SPRINKLERED AND MINIMUM FIRE FLOW REDUCED TO 500 GPM.
- FINAL FIRE FLOW REQUIREMENTS, INCLUDING THE WATER STORAGE TANK TO BE LOCATED IN COMMON AREA "C", WILL BE DETERMINED AT THE TIME OF IMPROVEMENTS PLAN (WATER PLAN) REVIEW AND APPROVAL.

**OWNER/DEVELOPER:**

EASTER MOUNTAIN RANCH, L.L.C.  
1050 E. RIVER ROAD, SUITE 300  
TUCSON, ARIZONA 85718

**LEGAL DESCRIPTION**

THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T17S, R19E, G&SRBM, COCHISE COUNTY, ARIZONA AND ALL OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, T17S, R19E, G&SRBM, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTION 29, BEING AN ALUMINUM CAPPED PIN STAMPED "S/S RLS 7599," FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 29, BEING AN ALUMINUM CAPPED PIN STAMPED "S/S RLS 7599" BEARS N00°14'51"E AT A DISTANCE OF 1326.23' AND THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING AN ALUMINUM CAPPED PIN STAMPED "RLS 7599" BEARS S00°10'51"W AT A DISTANCE OF 1326.27'.

THENCE S00°10'51"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 131.11' TO A POINT;

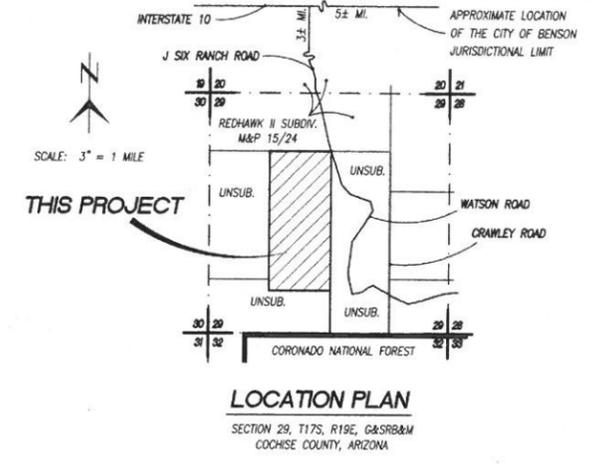
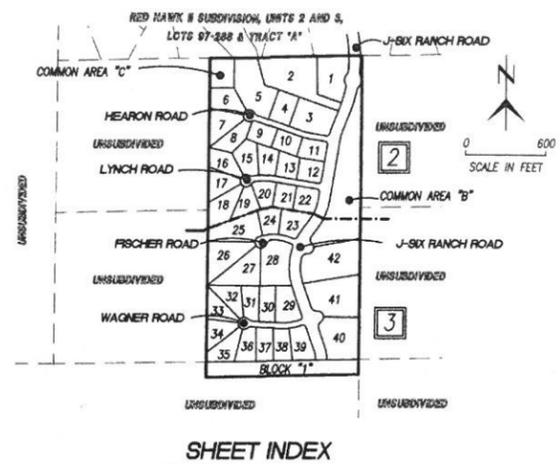
THENCE S88°52'52"W, A DISTANCE OF 1329.38' TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE N00°16'52"E, ALONG SAID WEST LINE, A DISTANCE OF 131.12' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, BEING A 5/8" REBAR TAGGED "RLS 26928";

THENCE N88°52'52"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1329.15' TO THE POINT OF BEGINNING.

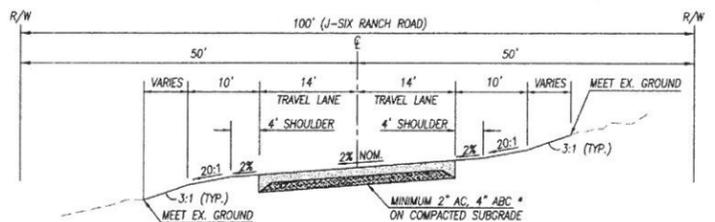
**CONSERVATION/OPEN SPACE CHART FOR CURRENT PROJECT**

TOTAL ACREAGE	84.8 ACRES
PROPOSED PRIVATE RIGHT-OF-WAY (COMMON AREA "A") DISTURBANCE	9.9 ACRES
PROPOSED BUILDING ENVELOPE DISTURBANCE, LOTS 1 - 42	17.0 ACRES
PROPOSED WELL SITE (COMMON AREA "C") DISTURBANCE	1.0 ACRES
PROPOSED ADDITIONAL DISTURBANCE (DETENTION/RETENTION, WATER HARVESTING AND OTHER USES)	14.5 ACRES
TOTAL MAXIMUM PROPOSED DISTURBANCE	42.4 ACRES
THE PROPOSED PERCENTAGE OF CONSERVATION/OPEN SPACE	50%
THE REQUIRED PERCENTAGE OF CONSERVATION/OPEN SPACE	50%

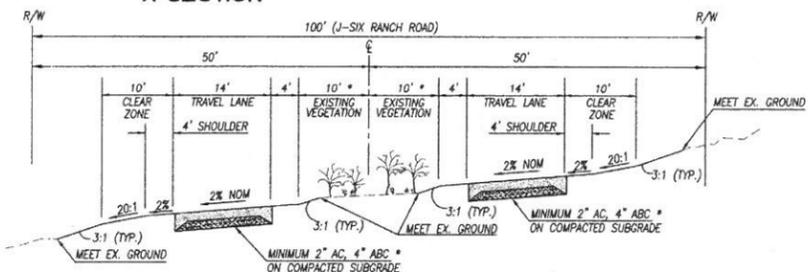


**LEGEND**

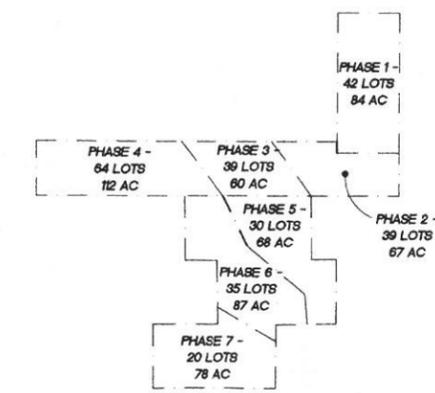
- SUBDIVISION BOUNDARY ("PROPERTY LINE")
- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- NEW PAVEMENT
- EXISTING PAVEMENT
- FOUND SURVEY MONUMENT PER OPW SURVEYING RECORD OF SURVEY
- SET 5/8" REBAR TAGGED "RLS 26928"
- CENTERLINE SURVEY MONUMENT - EXISTING J-6 RANCH RIGHT-OF-WAY
- 100 YEAR FLOODPRONE LINE ("FPL")
- EROSION SETBACK LINE ("ESL")
- 100 YEAR WATER SURFACE ELEVATION
- WSFL = f
- D.A. # (TOTAL) 0100-100 CFS (EX.) AREA=11.7 AC.
- DRAINAGE CONCENTRATION POINT
- EXISTING CONTOURS
- COMPOSITE DETAIL PAGE INDEX
- PRELIMINARY BUILDING ENVELOPE (MAY BE MODIFIED BY THE DECLARANT OR THE ARCHITECTURAL REVIEW COMMITTEE AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR J-6 RANCH, SEE ALSO GENERAL NOTE #15)
- EXISTING OVERHEAD ELECTRIC
- PROPOSED WATER
- EXISTING WATER
- PROPOSED TYPICAL PRELIMINARY ON-SITE SEPTIC FACILITIES/DISPOSAL AREA (CONVENTIONAL OR ALTERNATIVE SYSTEM, SEE GENERAL NOTE #4)
- PROPOSED TYPICAL ALTERNATE ON-SITE SEPTIC FACILITIES/DISPOSAL AREA (CONVENTIONAL OR ALTERNATIVE SYSTEM, SEE GENERAL NOTE #4)
- SEPTIC PERCOLATION TESTING LOCATION
- EXISTING WELL SITE
- SIGHT VISIBILITY TRIANGLE ("SVT") AREAS DIMENSION: 15' x 180'
- NET OR GROSS LOT AREA
- CROSS SECTION NUMBER/PAGE NUMBER
- PRELIMINARY HYDRANT LOCATION PER FIRE DEPARTMENT (FINAL DESIGN LOCATION WILL BE PROVIDED ON WATER PLAN FOR PROJECT)



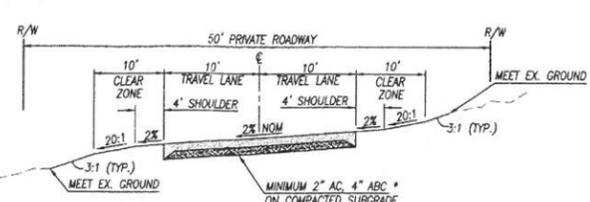
**1 100' PRIVATE UNDIVIDED ROADWAY SEGMENT X-SECTION**



**2 100' PRIVATE DIVIDED ROADWAY SEGMENTS X-SECTION**



**J-6 RANCH PHASING/ LOTTING PLAN**



**3 TYPICAL 50' PRIVATE LOCAL ROADWAY X-SECTION**

**DETAIL NOTES**

- ACTUAL DEPTH OF ABC DETERMINED BY SOILS TEST OF SUBGRADE AND FIGURE D-151 OF THE COCHISE COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS
- PROPOSED MEDIAN SOUTH OF ENTRY GATE IS 2.5' EACH SIDE OF CENTERLINE - SEE PLAN VIEW

**J-6 RANCH LOTTING TABLE**

TOTAL ACREAGE OF ENTIRE PROJECT: 556 ACRES  
TOTAL # OF LOTS ALLOWED FOR ENTIRE PROJECT: 278  
TOTAL ACREAGE IN CURRENT PHASE: 84.8 ACRES  
TOTAL # OF PROPOSED LOTS IN CURRENT PHASE: 42  
TOTAL # OF PROPOSED BLOCKS IN CURRENT PHASE: 1  
TOTAL # OF LOTS REMAINING FOR FUTURE PHASES: 236

**PHASING/ LOTTING NOTE**

THE TOTAL NUMBER OF LOTS IN EACH PHASE IS CONCEPTUAL AND LOTS MAY BE MOVED BETWEEN NEIGHBORHOODS AS LONG AS THE TOTAL NUMBER OF LOTS DOES NOT EXCEED 278

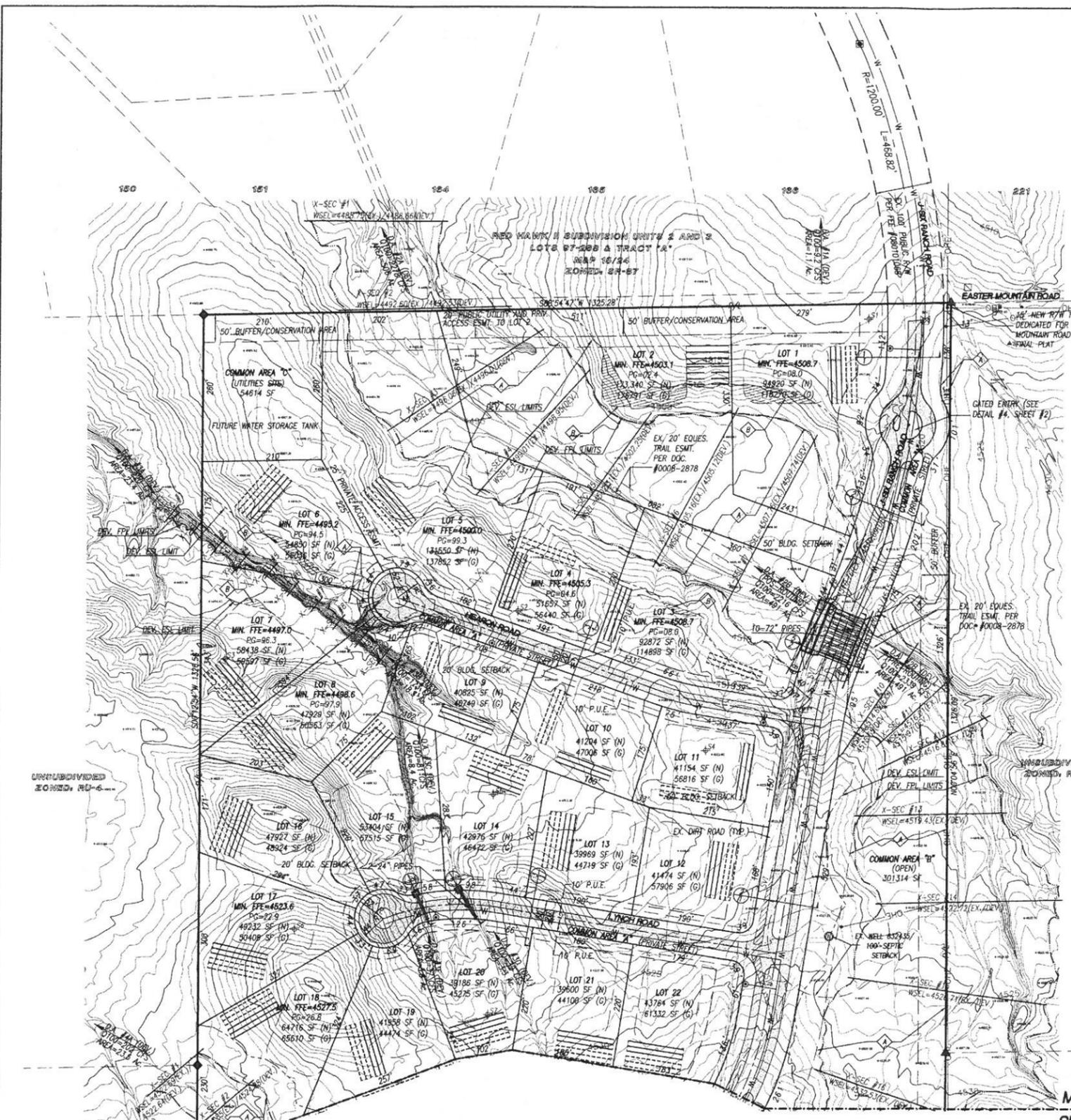


**Baker & Associates Engineering, Inc.**  
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ: 1"=400'	DESIGNED BY: MB	REV. DATE: 5/9/13	DRAWING # 2367-TPL-DWG	SHEET 1 of 3
C.L.: NA	CHECKED BY: WMB, Jr.	4TH REV. DATE: 1/8/15	PLAN #2367	

#S-12-01 REFERENCE: #Z-11-06

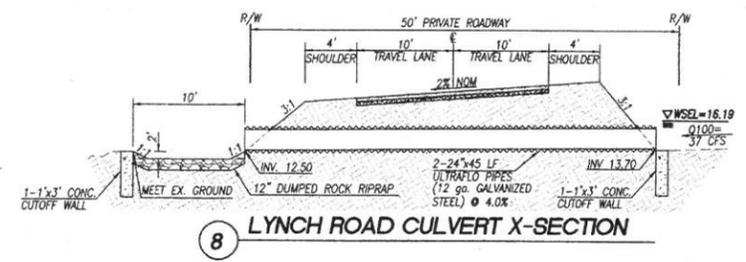
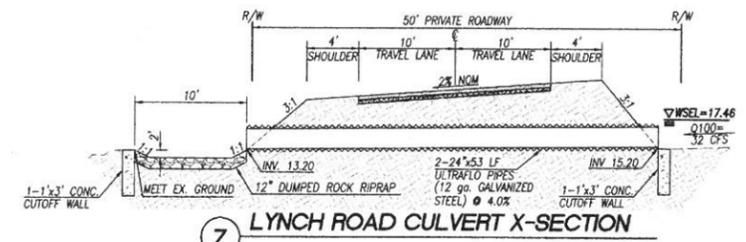
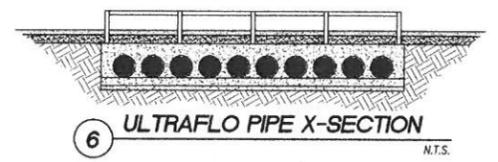
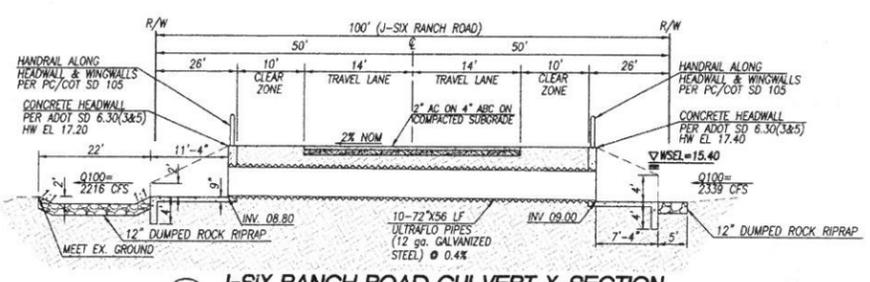
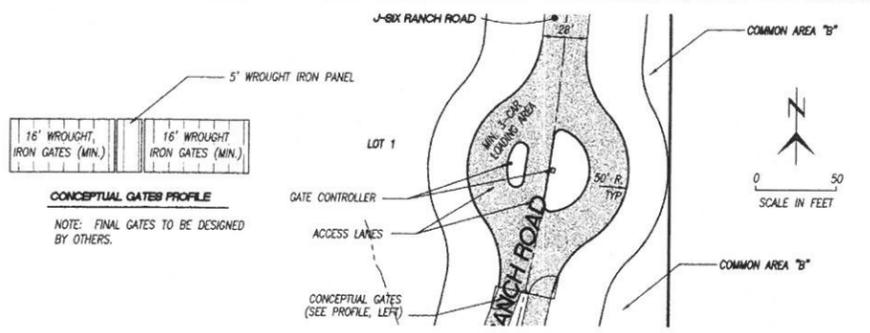
**TENTATIVE PLAT for J-6 RANCH, LOTS 1 - 42, BLOCK "1" AND COMMON AREAS "A" (PRIVATE STREETS), "B" (OPEN) AND "C" (UTILITIES SITE) BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29, T17S, R19E, G&SRBM, COCHISE COUNTY, ARIZONA**



**KEYNOTE**

- A NEW VARYING WIDTH CONSERVATION AREA/PRIVATE PEDESTRIAN TRAIL EASEMENT TO BE GRANTED BY THE FINAL PLAT TO THE HOMEOWNER'S ASSOCIATION (FOR THE HOMEOWNER'S ASSOCIATION MEMBERS AND GUESTS)
- B EROSION PROTECTION AND FLOODPLAIN USE PERMIT APPROVAL ARE REQUIRED IF FINAL BUILDING ENVELOPE ENCHANCES INTO EROSION HAZARD SETBACK (E.S.) LIMITS
- C FLOODPLAIN USE PERMIT APPROVAL MUST BE OBTAINED PRIOR TO THE SUBMITTAL OF ANY BUILDING PERMIT(S)
- D WSEL - SEE TABLE BELOW

X-SEC #1	WSEL=4487.18(EX)/4487.26(DEV.)
X-SEC #2	WSEL=4488.93(EX)/4489.01(DEV.)
X-SEC #3	WSEL=4489.89(EX)/4490.00(DEV.)
X-SEC #4	WSEL=4490.72(EX)/4490.81(DEV.)
X-SEC #5	WSEL=4491.83(EX)/4491.93(DEV.)
X-SEC #6	WSEL=4493.18(EX)/4493.32(DEV.)
X-SEC #7	WSEL=4494.71(EX)/4494.86(DEV.)
X-SEC #8	WSEL=4495.84(EX)/4496.00(DEV.)
X-SEC #9	WSEL=4496.51(EX)/4496.68(DEV.)
X-SEC #10	WSEL=4497.49(EX)/4497.61(DEV.)



MATCHLINE - SEE SHEET #3

**LINE LEGEND**

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- EASEMENT
- 100 YEAR FLOODPRONE LINE ("FPL")
- EROSION SETBACK LINE ("ESL")
- OHE --- EXISTING OVERHEAD ELECTRIC
- W --- PROPOSED WATER
- W --- EXISTING WATER

MATCHLINE - SEE SHEET #3

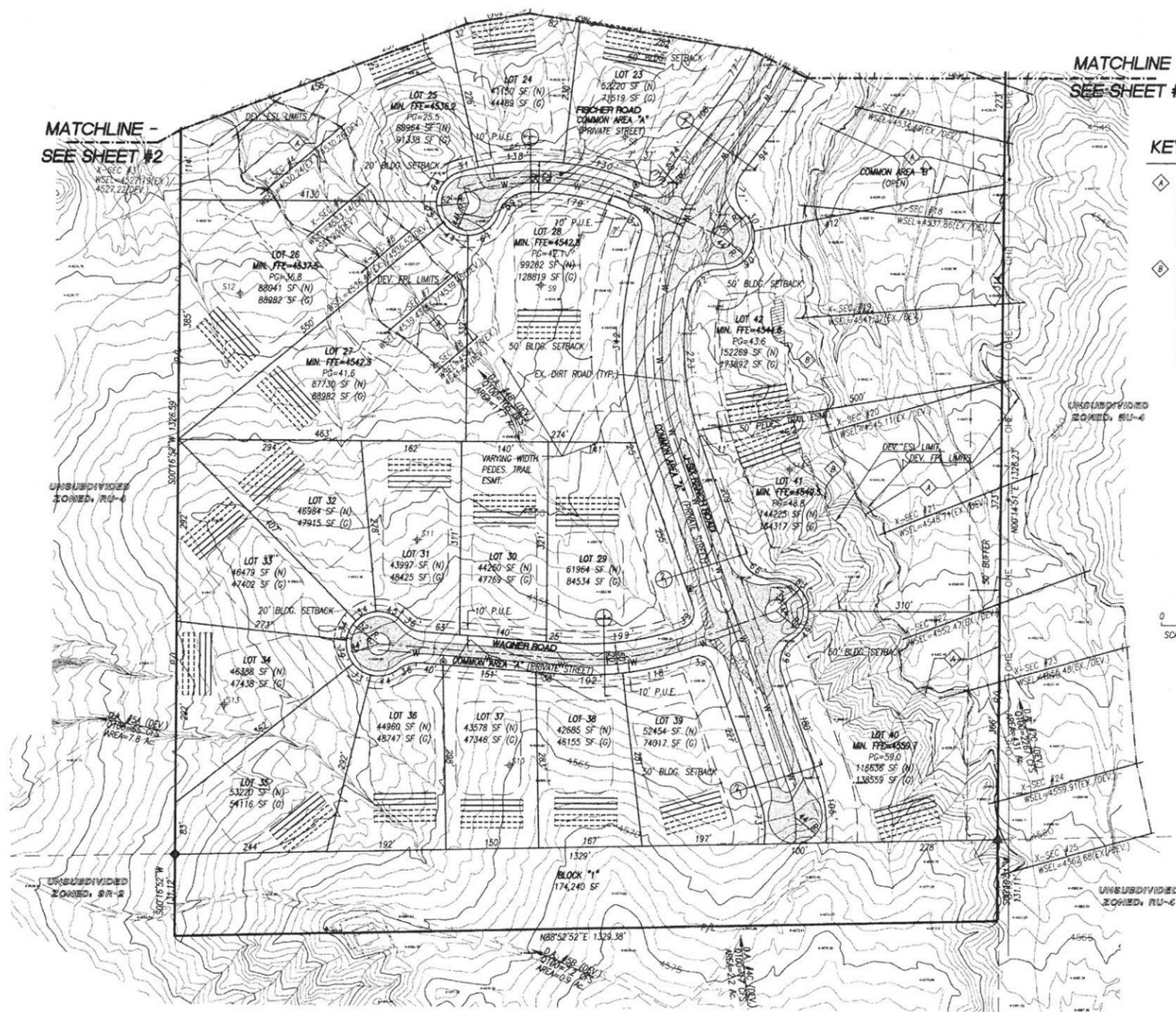
#S-12-01 REFERENCE: #Z-11-06



**TENTATIVE PLAT for**  
**J-6 RANCH, LOTS 1 - 42, BLOCK "1" AND**  
**COMMON AREAS "A" (PRIVATE STREETS), "B" (OPEN) AND "C" (UTILITIES SITE)**  
 BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29, T17S, R19E, G&SRBM, COCHISE COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
 3561 E. Sunrize Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ. 1"=100'	DRAWN BY: JVA	DATE: 10/11/12	DRAWING #	SHEET
C.1: 1"	DESIGNED BY: MB	REV. DATE: 5/20/13	2307-TPI.DWG	2 of 3
	CHECKED BY: WNB, Jr.	4TH REV. DATE: 1/8/15	PLAN #2307	

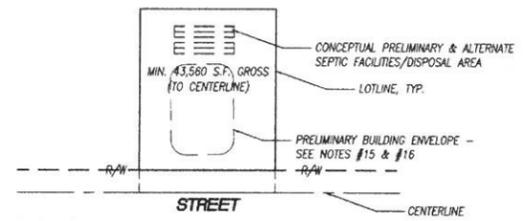


MATCHLINE -  
SEE SHEET #2

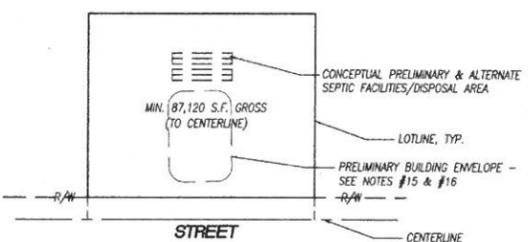
MATCHLINE -  
SEE SHEET #2

**KEYNOTE**

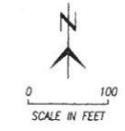
- ◆ NEW VARYING WIDTH CONSERVATION AREA/PRIVATE PEDESTRIAN TRAIL EASEMENT TO BE GRANTED BY THE FINAL PLAT TO THE HOMEOWNER'S ASSOCIATION (FOR THE HOMEOWNER'S ASSOCIATION MEMBERS AND GUESTS)
- ◇ EROSION PROTECTION AND FLOODPLAIN USE PERMIT APPROVAL ARE REQUIRED IF FINAL BUILDING ENVELOPE ENCLOSES INTO EROSION HAZARD SETBACK (E.S.L.) LIMITS
- ◇ FLOODPLAIN USE PERMIT APPROVAL MUST BE OBTAINED PRIOR TO THE SUBMITTAL OF ANY BUILDING PERMITS



9 TYPICAL 1 ACRE LOT DETAIL  
(LOTS 4, 6-24, 29-39)



10 TYPICAL 2 ACRE LOT DETAIL  
(LOTS 1-3, 5, 25-28, 40-42)



**LINE LEGEND**

— SUBDIVISION BOUNDARY	— 100 YEAR FLOODPRONE LINE ("FPL")
— STREET CENTERLINE	— EROSION SETBACK LINE ("ESL")
— EXISTING RIGHT-OF-WAY	— OHE — EXISTING OVERHEAD ELECTRIC
— NEW RIGHT-OF-WAY	— W — PROPOSED WATER
— EASEMENT	— W — EXISTING WATER

#S-12-01 REFERENCE: #Z-11-06

**TENTATIVE PLAT for**  
**J-6 RANCH, LOTS 1 - 42, BLOCK "1" AND**  
**COMMON AREAS "A" (PRIVATE STREETS), "B" (OPEN) AND "C" (UTILITIES SITE)**  
 BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29, T17S, R18E,  
 G&SRBM, COCHISE COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ. 1"=100' C.I. 1"	DRAWN BY: JVA	DATE: 10/11/12	DRAWING #	SHEET
	DESIGNED BY: MB	REV. DATE: 5/20/13	2207-TP1.DWG	3 of 3
	CHECKED BY: WMB, Jr.	4TH REV. DATE: 1/8/15	PLAN #2507	