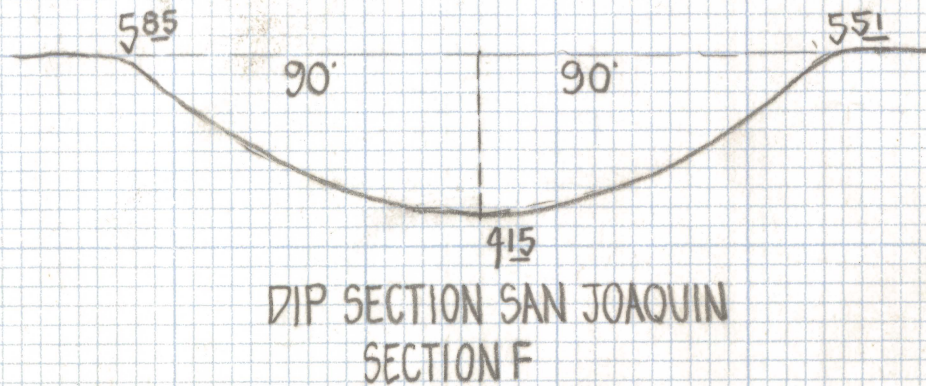
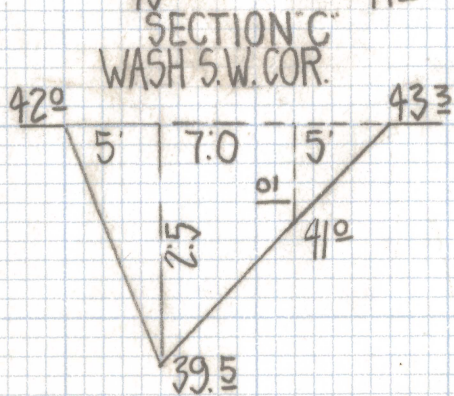
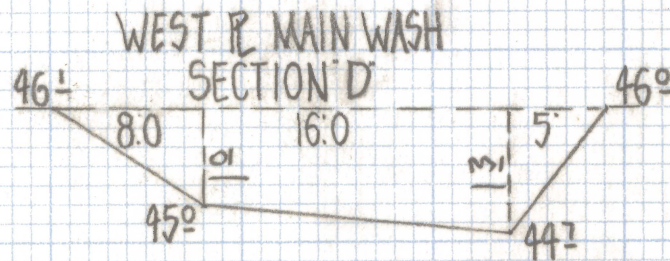
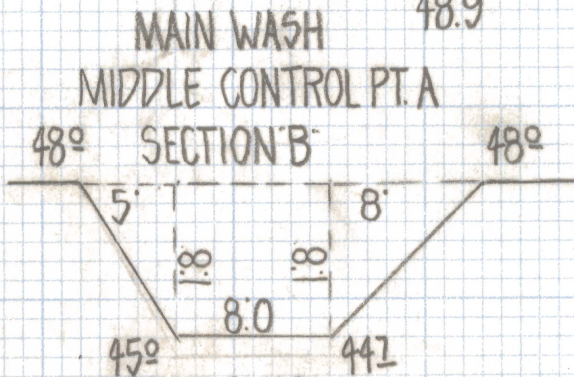
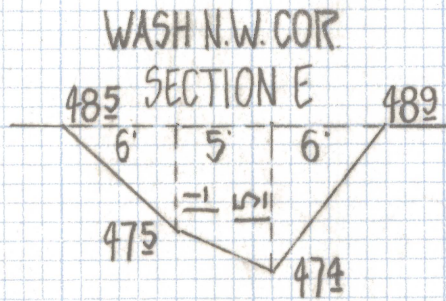
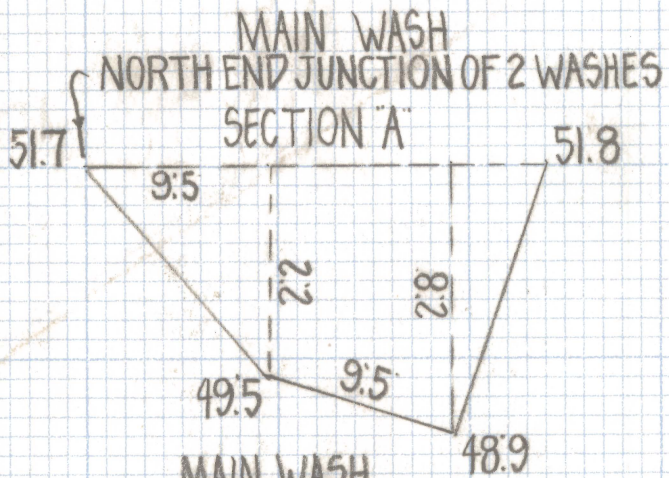


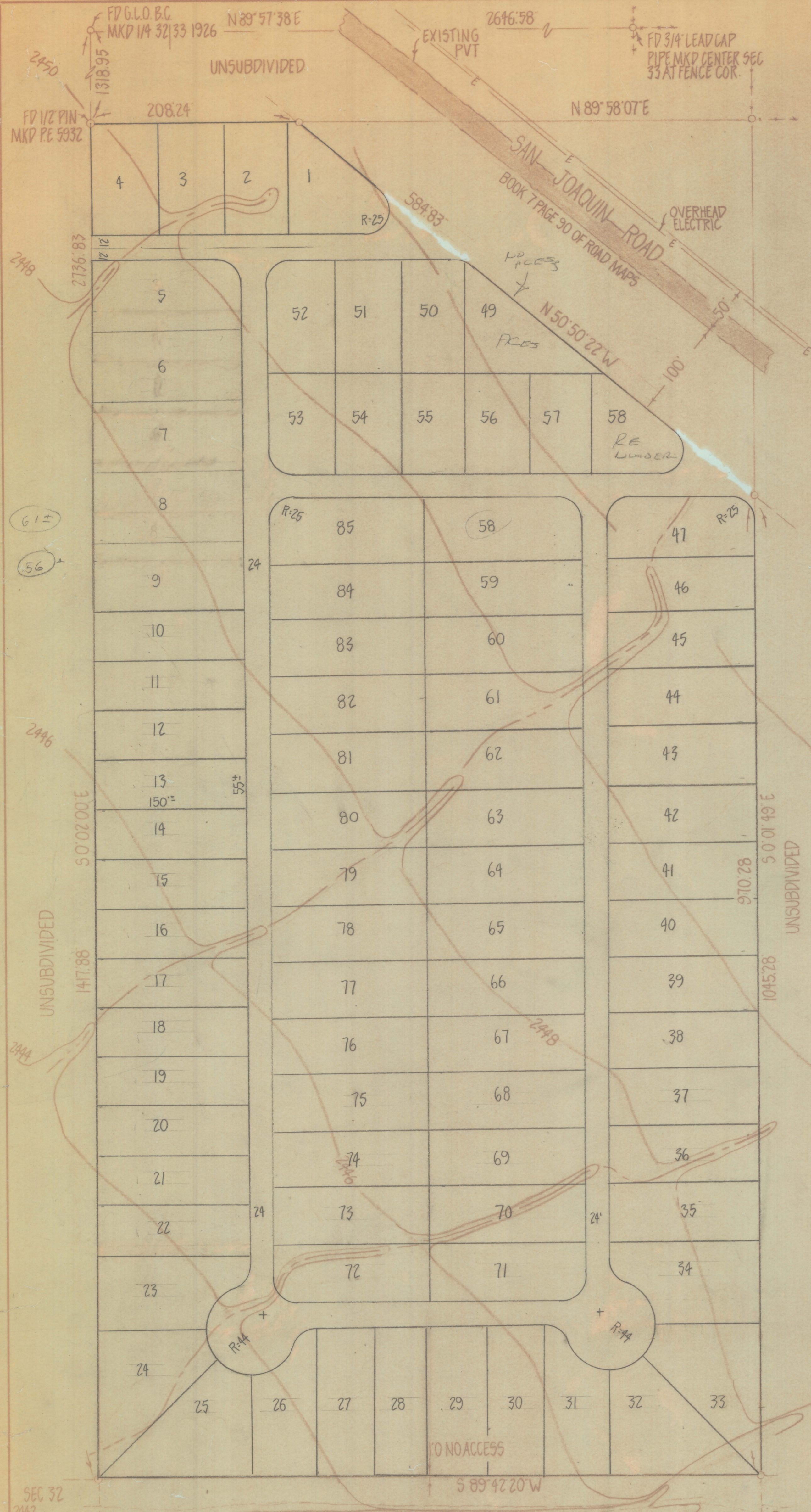
# **DISCLAIMER:**

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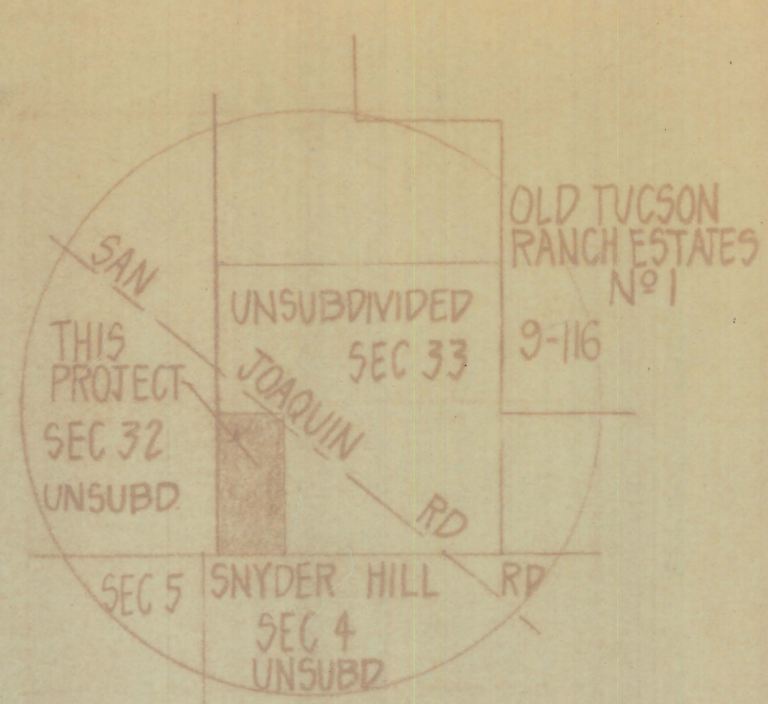


JOB# 81-19

Z-2020-228-001



N  
 SCALE F=60'  
 (CONTOUR INTERVAL 2')



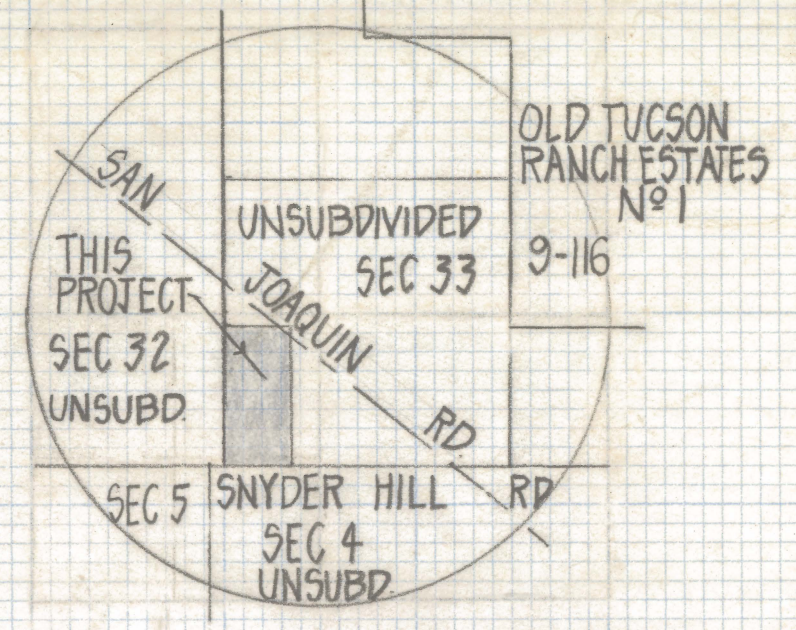
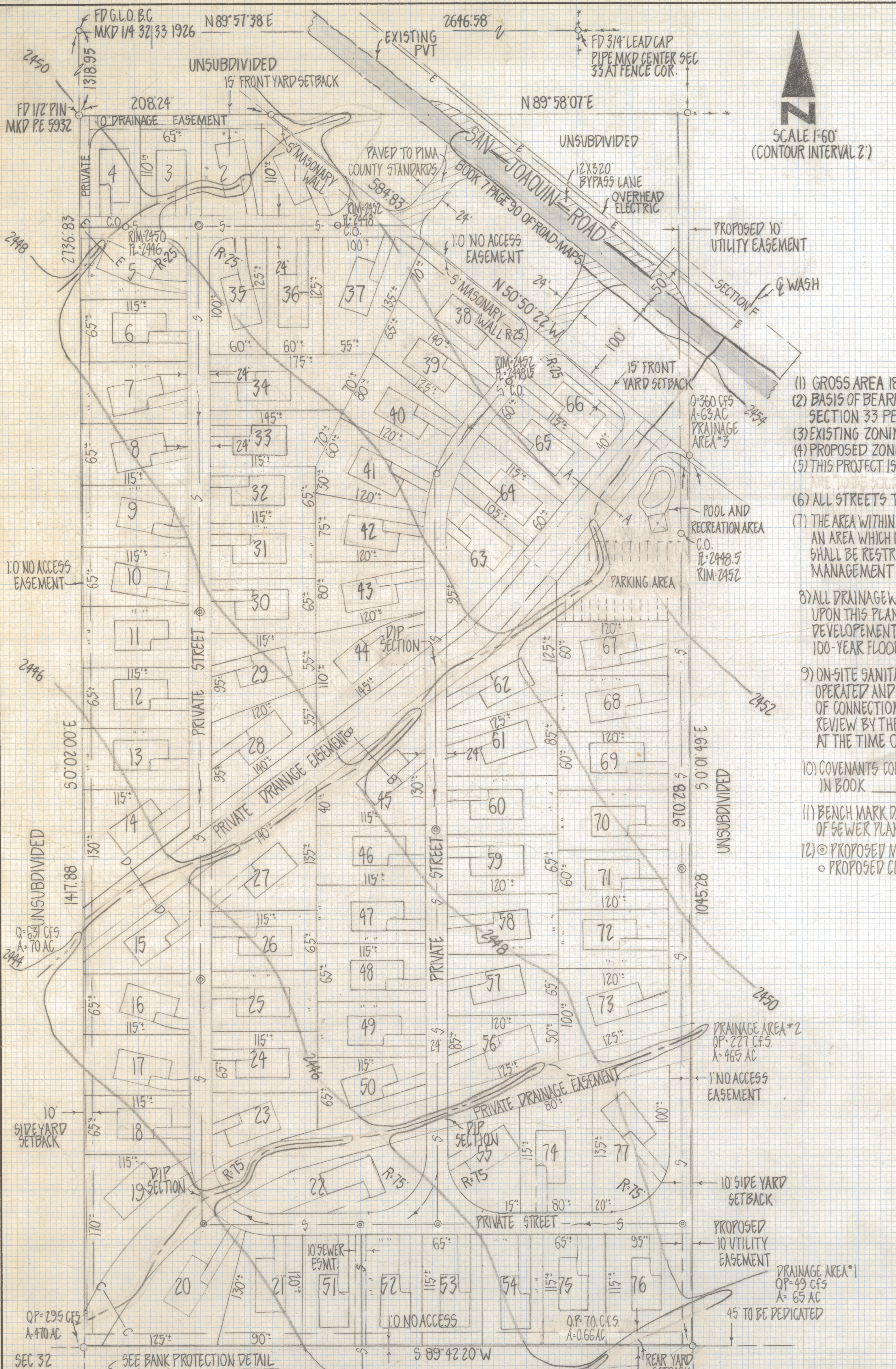
LOCATION PLAN  
 SCALE 3"=1 MILE  
 SEC 33-TWP 14-S-R12 E GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY ARIZONA

**GENERAL NOTES**

- (1) GROSS AREA 18.48 AC.
- (2) BASIS OF BEARINGS SOUTH 0°02' EAST FOR THE WEST LINE OF SECTION 33 PER GLO PLAT DATED 1926
- (3) EXISTING ZONING IS G.R.
- (4) PROPOSED ZONING IS C.M.H-2
- (5) TYPICAL LOT 150' X 55'
- (6) THIS SCHEME WILL CHANGE AFTER COMPLETION OF DRAINAGE STUDY

DEVELOPMENT PLAN  
 OF  
**SAN JOAQUIN ESTATES**  
 LOTS 1 THRU  
 A PORTION OF THE WEST HALF OF LOT ONE SECTION  
 THIRTY-THREE TOWNSHIP FOURTEEN SOUTH OF  
 RANGE TWELVE EAST GILA AND SALT RIVER BASE  
 AND MERIDIAN PIMA COUNTY ARIZONA

ROBERT F. MULLEN  
 REGISTERED LAND SURVEYOR  
 TUCSON ARIZONA  
 JOB 81-19  
 1250 WEST MOHAVE ST  
 TUCSON ARIZONA 857  
 888-1012



LOCATION PLAN  
SCALE 3"=1 MILE  
SEC 33-TWP 14-S-R12-E G1A AND SALT RIVER  
BASE AND MERIDIAN PIMA COUNTY ARIZONA

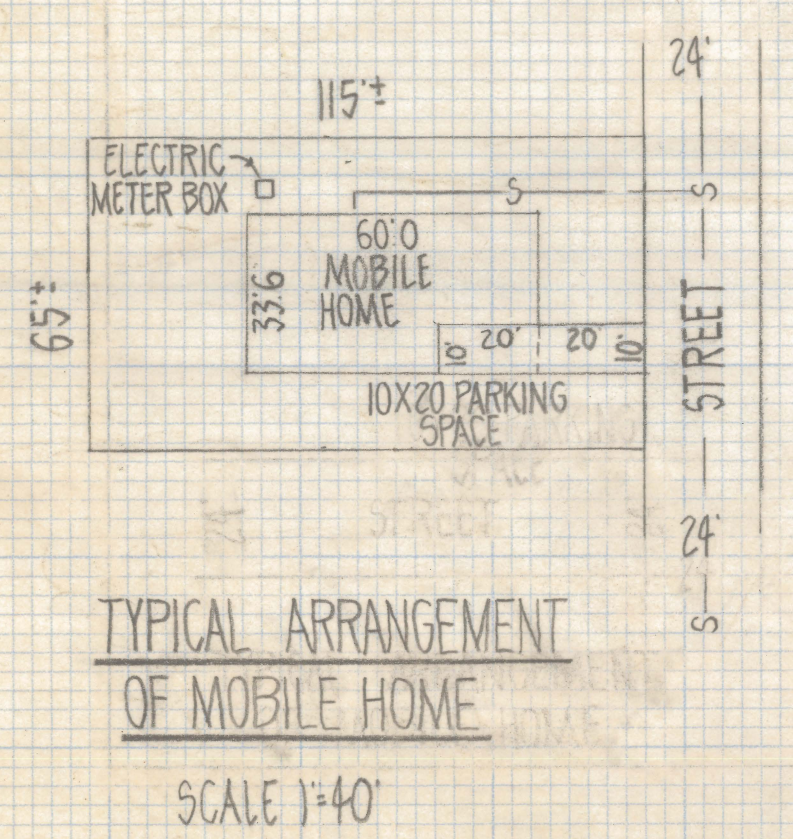
**GENERAL NOTES**

- (1) GROSS AREA 18.48 AC.
- (2) BASIS OF BEARINGS SOUTH 0°02' EAST FOR THE WEST LINE OF SECTION 33 PER GLO PLAT DATED 1926
- (3) EXISTING ZONING IS G.R.
- (4) PROPOSED ZONING IS C.M.H-2 APPROVED MARCH 31, 1981
- (5) THIS PROJECT IS INTENDED TO BE A COOPERATIVE MOBILE HOME PARK
- (6) ALL STREETS TO BE PRIVATE
- (7) THE AREA WITHIN THE 100 YEAR FLOOD PRONE LINES, SHOWN HEREON, REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING AND ALL LAND IN THIS FLOOD PRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE N° 1974-86
- (8) ALL DRAINAGEWAYS AND DRAINAGE EASEMENTS SHOWN AND LABELED AS SUCH UPON THIS PLAN WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT SHALL ENTIRELY CONTAIN THEIR RESPECTIVE 100-YEAR FLOOD LIMITS UPON COMPLETION OF CONSTRUCTION
- (9) ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW BY THE PIMA COUNTY WASTE WATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING PLANS
- (10) COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS DEVELOPMENT ARE RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
- (11) BENCH MARK DATUM PIMA COUNTY WASTE WATER MANAGEMENT FLOW LINE OF SEWER PLAN C-0 748 SHEET 7 OF 17 P. 2433.50
- (12) ○ PROPOSED MANHOLE  
○ PROPOSED CLEAN-OUT

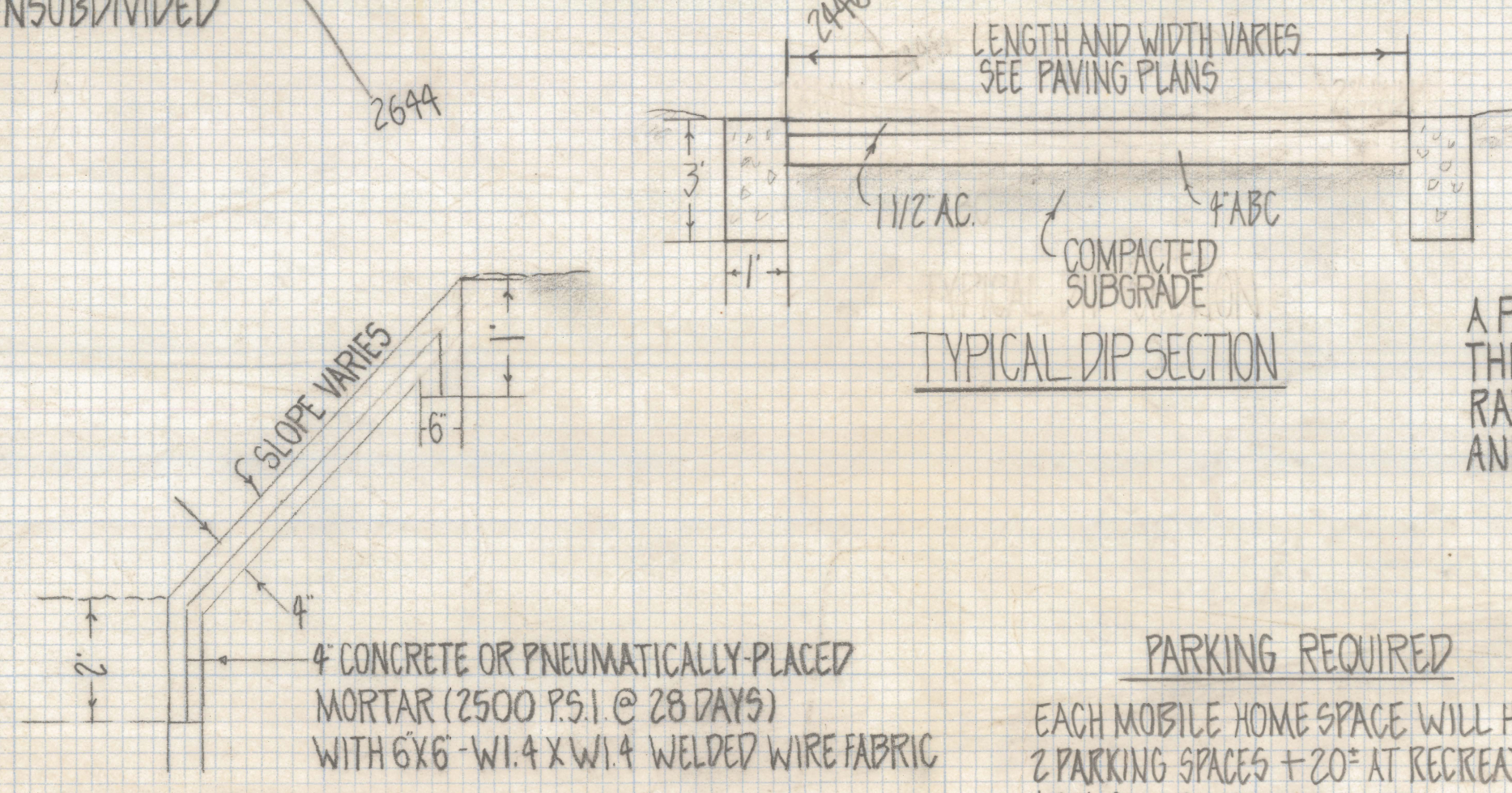
**OWNER AND DEVELOPER**  
ROGER THUM AND RICK SOUZA  
5155 SOUTH MOUNTAIN  
TUCSON, ARIZONA  
85706 PH 889-5707

**DEVELOPMENT PLAN**  
OF  
**SAN JOAQUIN ESTATES**  
LOTS 1 THRU 17  
A PORTION OF THE WEST HALF OF LOT ONE SECTION THIRTY-THREE TOWNSHIP FOURTEEN SOUTH OF RANGE TWELVE EAST G1A AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY ARIZONA

ROBERT F. MELLEN  
REGISTERED LAND SURVEYOR  
TUCSON, ARIZONA  
JOB# 81-19  
1250 WEST MOHAVE ST  
TUCSON, ARIZONA 85705  
888-1012 C.O. 9-81-07



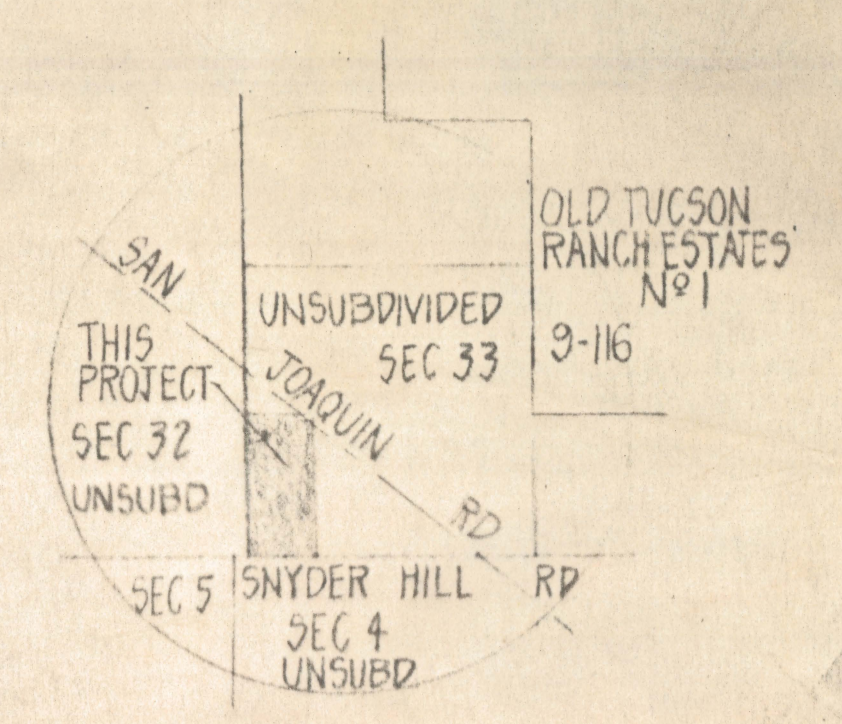
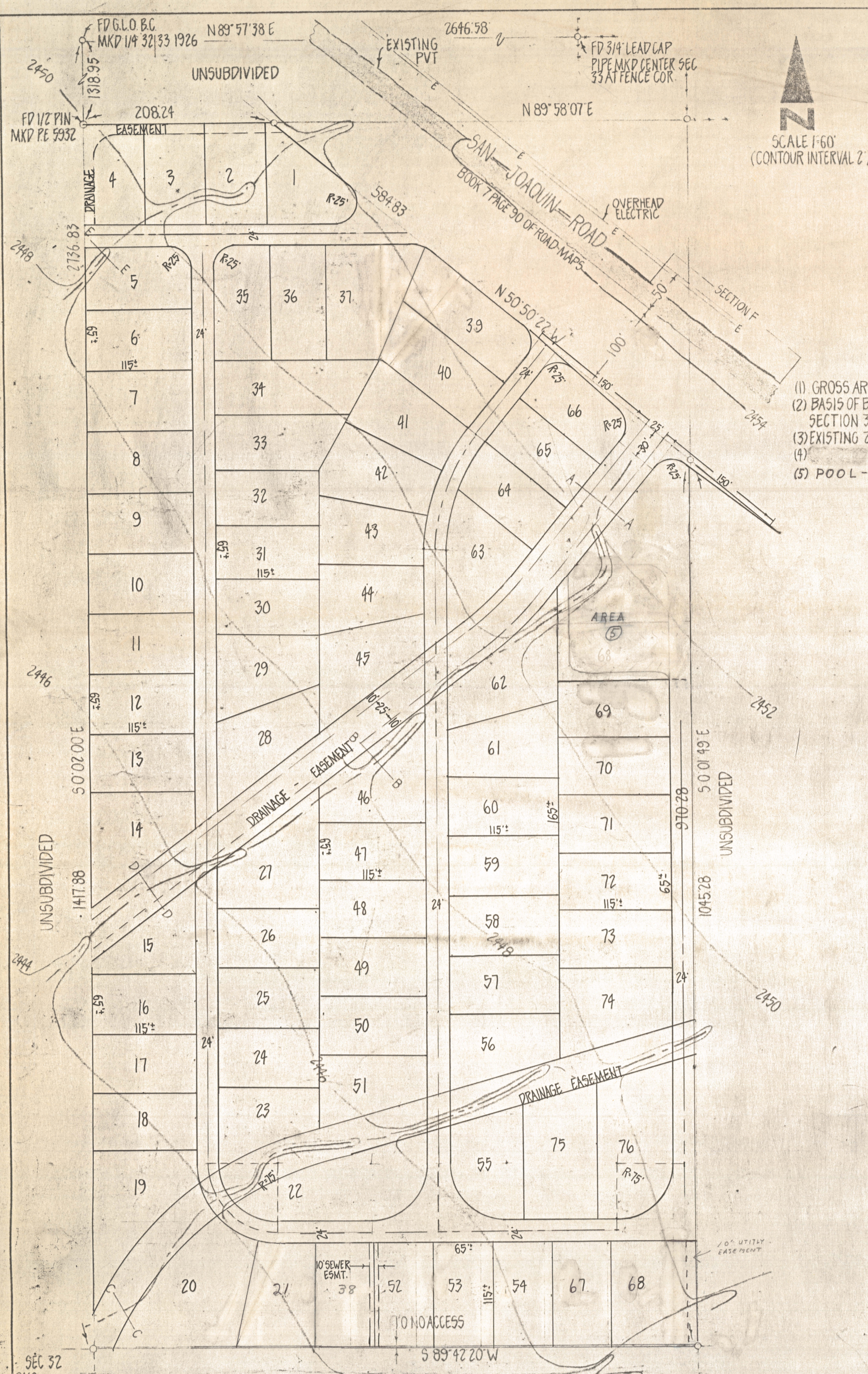
TYPICAL ARRANGEMENT OF MOBILE HOME  
SCALE 1"=40'



TYPICAL DIP SECTION

BANK PROTECTION DETAIL

**PARKING REQUIRED**  
EACH MOBILE HOME SPACE WILL HAVE 2 PARKING SPACES + 20' AT RECREATION AREA 9 SPACES 10 X 20'



LOCATION PLAN  
SCALE 3/4 MILE  
SEC 33 TWP 14S R12E GILA AND SALT RIVER  
BASE AND MERIDIAN PIMA COUNTY ARIZONA

**GENERAL NOTES**

- (1) GROSS AREA 18.48 AC
- (2) BASIS OF BEARINGS SOUTH 0°02' EAST FOR THE WEST LINE OF SECTION 33 PER GLO PLAT DATED 1926
- (3) EXISTING ZONING IS G.R.
- (4) ZONING IS C.M.H-2
- (5) POOL - CABANA - PARK.

**OWNER AND DEVELOPER**  
ROGER THUM AND RICK SOUZA  
5155 SOUTH MOUNTAIN  
TUCSON, ARIZONA  
85706 PH 889-5704

**DEVELOPMENT PLAN OF SAN JOAQUIN ESTATES**  
LOTS 1 THRU 76  
A PORTION OF THE WEST HALF OF LOT ONE SECTION THIRTY-THREE TOWNSHIP FOURTEEN SOUTH OF RANGE TWELVE EAST GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY ARIZONA

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