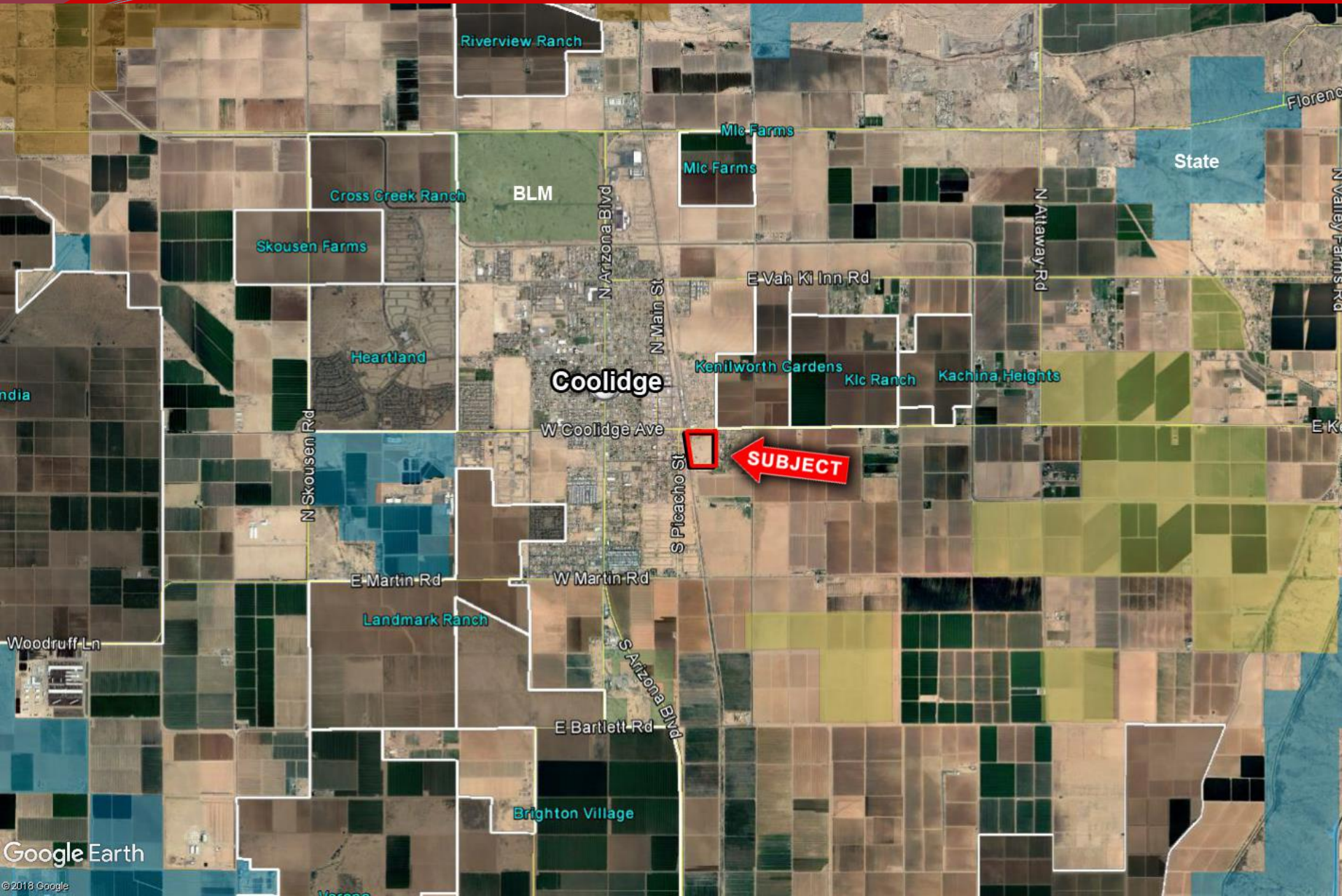




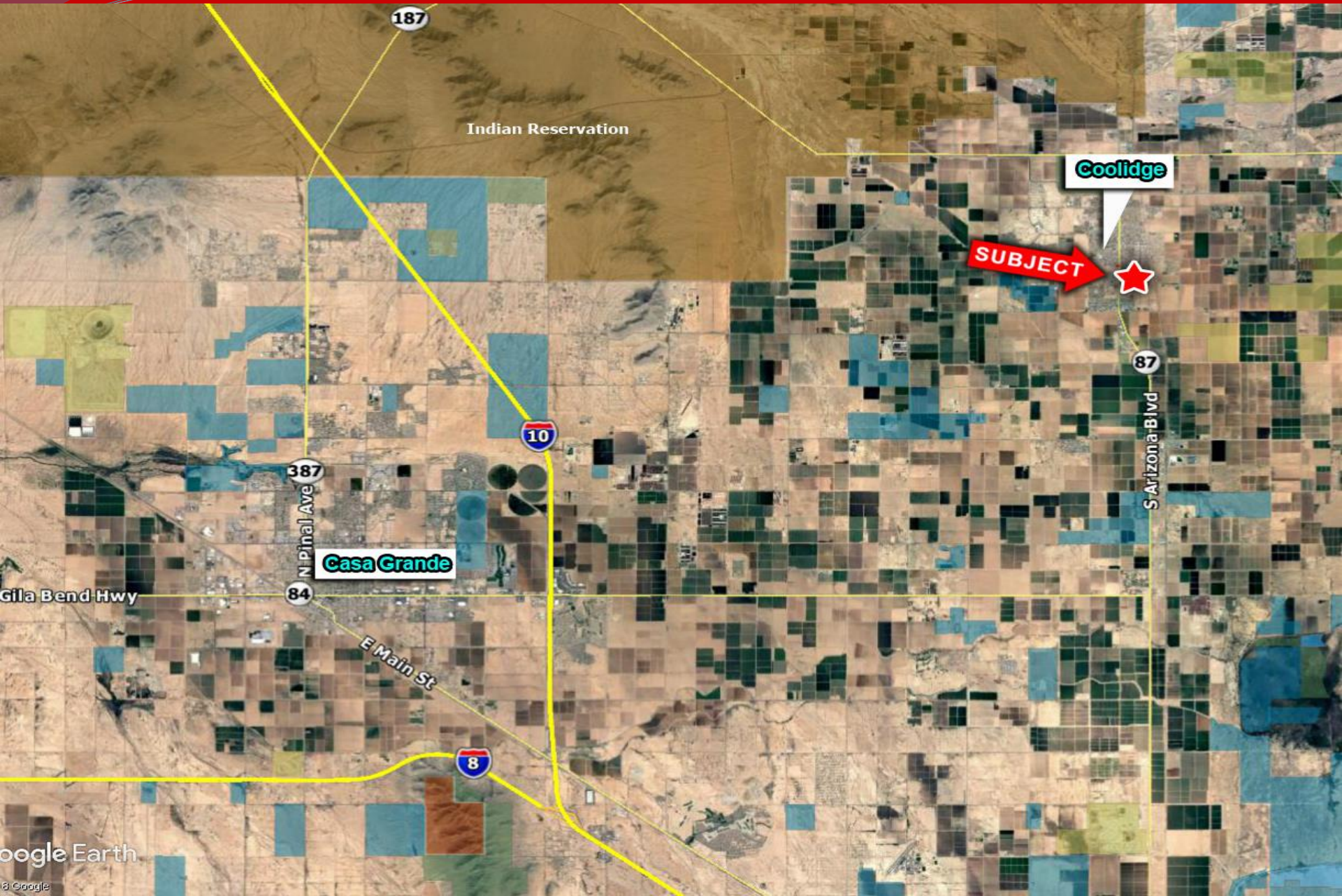
- Location:** West of SWC of Coolidge Avenue and Christensen Road, Coolidge, Arizona.
- APN:** 205-12-009G, 009H, 009J
- Zoning:** R-4 and Commercial Office
- Utilities:**  
Water: Arizona Water Company  
Sewer: City of Coolidge  
Electric: APS
- Terms:** Cash
- Price:** Submit
- Comments:** Property has R-4 zoning to allow for up to 192 units on approximately 15 acres. Seller will give time to get site plan and building permits in place. Property is located within the Opportunity Zone.

Picacho Village | Coolidge, Arizona









187

Indian Reservation

Coolidge

SUBJECT

87

S Arizona Blvd

10

387

N Pinal Ave

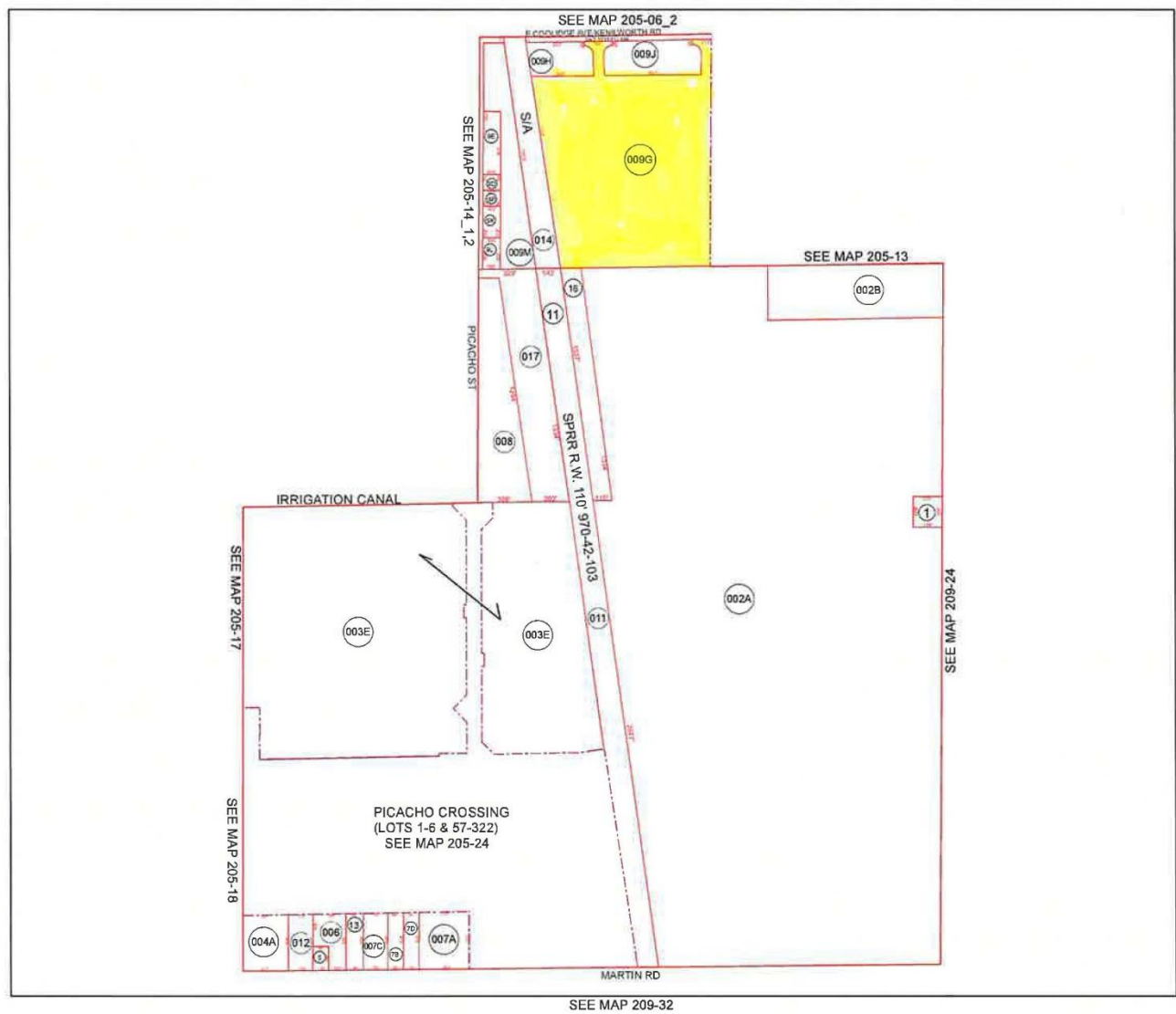
Casa Grande

84

Gila Bend Hwy

E Main St

8



BOOK - MAP  
**205-12**  
SEC. 27 T.05S. R.08E.

LOCATION MAPS  
S.E.

TOWNSHIP

5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28
29	30	31	32	33	34	35	36

SECTION

0 500 Feet

Revised: 10/16/2012  
By: \*KG\*

PINAL COUNTY  
*wide open opportunity*  
Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.





**DRAINAGE CALCULATIONS**

**Vision Living Apartments**  
Job No: 2030C

**Runoff and Retention**

Runoff (R) =  $0.341^*$  ft<sup>3</sup> V = Volume of runoff (c-ft)  
 Precipitation (P) = 0.226 in S = 100% 2" = rainfall depth  
 Coverage Area (A) = see table ft<sup>2</sup> A = Area of Coverage Basin

Area Designation	(A) Area #'	(C) Runoff Factor	Runoff #'	Seeds S/sq ft	Proposed #'	Excess #'
Drainage Area 1	4859	0.86	3984	1000	2984	7.48
Drainage Area 2	13184	0.82	10902	1000	29252	4.58
Drainage Area 3	13742	0.86	11814	1000	30352	2.27
Drainage Area 4	1913	0.86	1646	1000	4.84	1.24
Drainage Area 5	3403	0.86	2924	1000	7.81	0.21
Total Catchment	34911					
Total Average Runoff	7.48				72324	

Excess of Direct Runoff = 12.54  
 \*Volume Provided in Basin = 81.175  
 Delivery or Excess = 0.148  
 In Basin Volume to be Retained = 0.86  
 Percent of excess retention = 12.93%

\*Volume amount listed from mass procedure in code for

## 7.0 UTILITIES

A summary of the wet and dry utility needs, current locations and extension requirements to service Picacho Village are as follows:

Water – Domestic water service will be provided by Arizona Water Company.

An 8" PVC water line currently exists at the Coolidge Avenue/Main Street intersection approximately one-quarter mile west of the project. This line is sufficiently sized to accommodate the water demand for the project. A 12" extension of this line within Coolidge Avenue to the project boundary and along the entire project frontage will need to be installed in conjunction with the project.

Wastewater – An 8" sanitary sewer line is currently located approximately 200' north of Coolidge Avenue. This line is expected to have capacity to serve the Picacho Village development.

Electrical Service – Electricity will be provided to the project by Arizona Public Service (APS). Currently APS has overhead and underground distribution facilities on the north, west and east side of the Picacho Village property. These facilities have the capacity to serve the anticipated power needs of the project and will be extended to the site in conjunction with the required roadway improvements.

Telephone – Telecommunication service will be provided by Qwest Communications. Currently, Qwest has overhead and underground facilities within and adjacent to Coolidge Avenue. These facilities have the capacity to serve the telecommunications need for the project.

Gas – Natural gas service will be provided by Southwest Gas. Southwest Gas currently has a gas main line within portions of Coolidge Avenue adjacent to the property. The line is confirmed to have capacity to serve the project.

Cable – Cox Communications currently has underground facilities within Coolidge Avenue adjacent to the property. These facilities will be extended to provide cable service to all lots within the project.