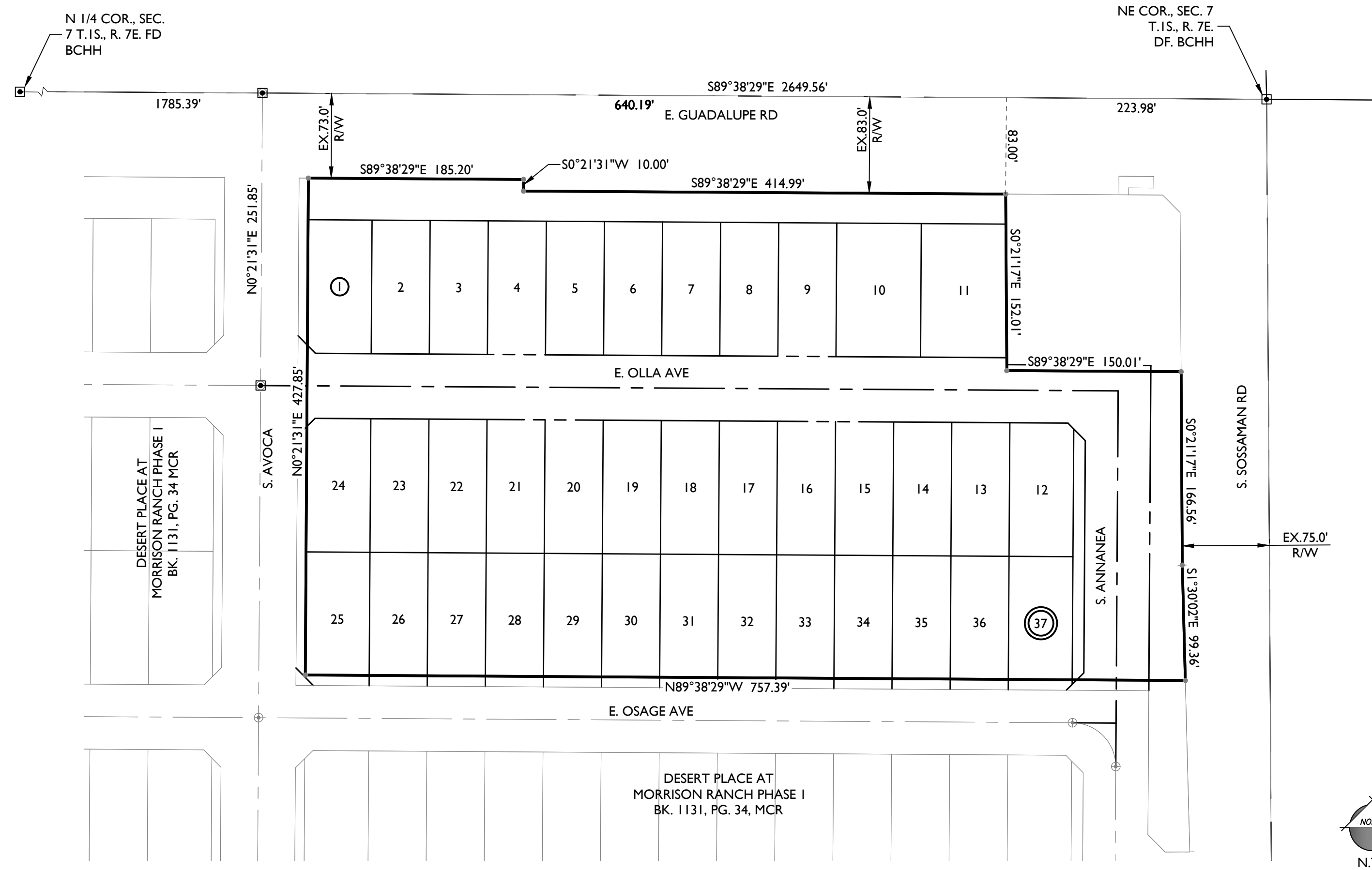


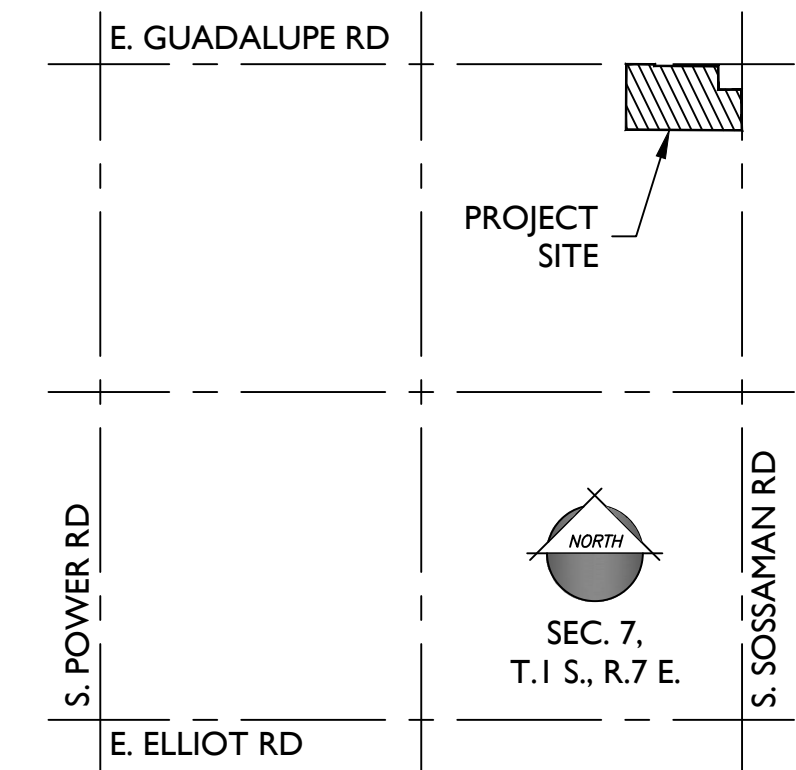
PRELIMINARY PLAT FOR DESERT PLACE AT MORRISON RANCH RESIDENTIAL CORNER

A PORTION OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
PORCHLIGHT HOMES
2915 E. BASELINE RD., STE. 118
GILBERT, AZ 85234
TEL: (602)-206-6211
CONTACT: RYAN LARSEN
rlarsen@porchlighthomes.com

PLANNER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

ATTORNEY:
PEW & LAKE, PLC
1744 S. VAL VISTA DR., STE 217
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TEL: (480)-461-4670
CONTACT: DJ STAPLEY
dstapley@pewandlake.com

ENGINEER:
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1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.
eric.winters@epsgruoinc.com

PROJECT DATA

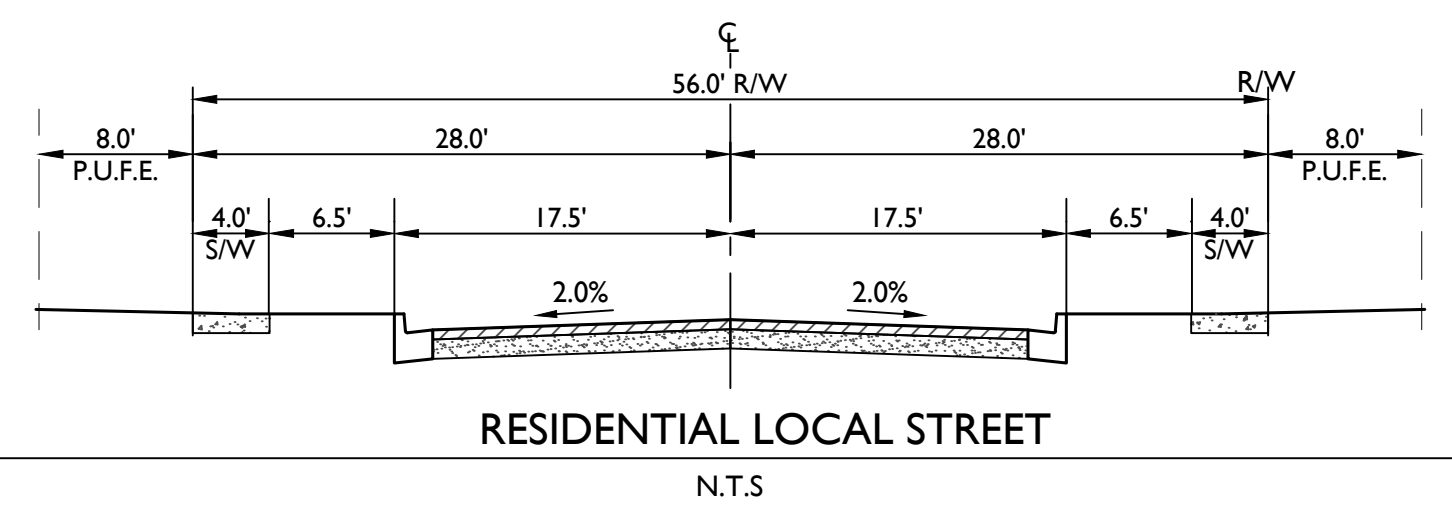
LOCATION ADDRESS	SWC OF GUADALUPE RD AND SOSSAMAN RD 7531 E GUADALUPE ROAD
A.P.N.	304-17-570
CURRENT LAND USE	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN	NEIGHBORHOOD SUBURBAN
EXISTING ZONING	NC-PAD-DMP
PROPOSED ZONING	RS-6-PAD-DMP
GROSS AREA	± 8.76 ACRES
NET AREA	± 6.74 ACRES
OPEN SPACE	± 0.62 ACRES
LOT SIZE	50' x 115'
NO. OF LOTS	37
GROSS DENSITY	4.22 DU/AC
NET DENSITY	5.49 DU/AC

GENERAL NOTES

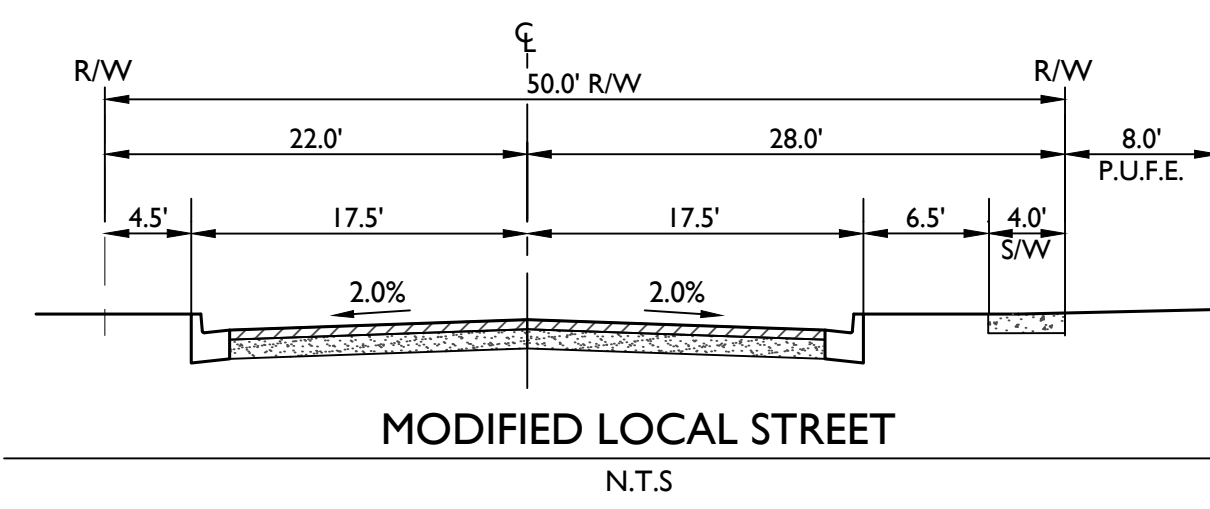
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTNANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

UTILITIES

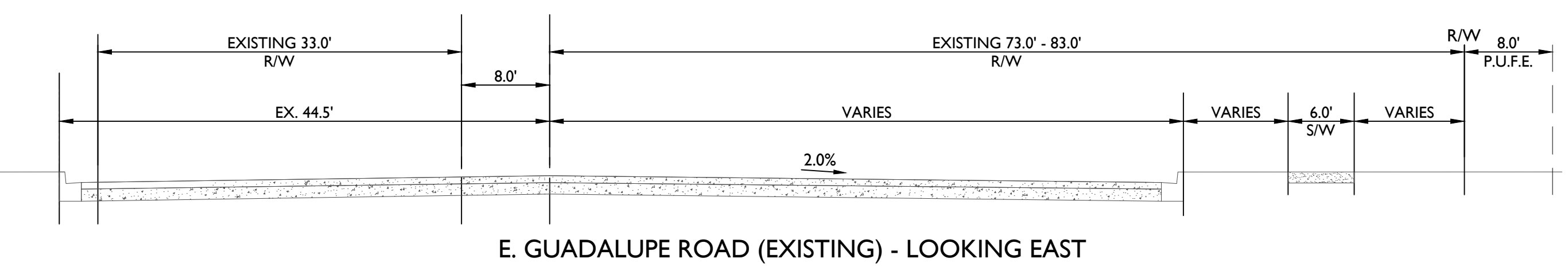
WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURYLINK / COX



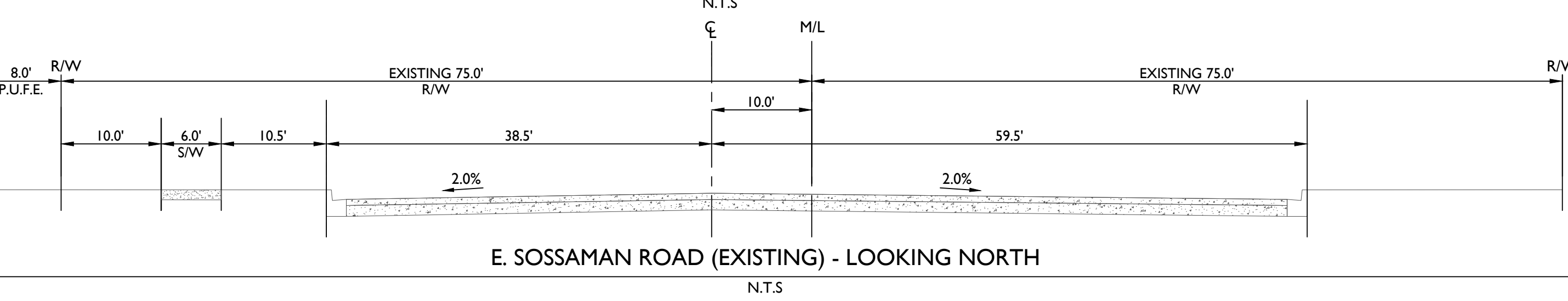
RESIDENTIAL LOCAL STREET
N.T.S.



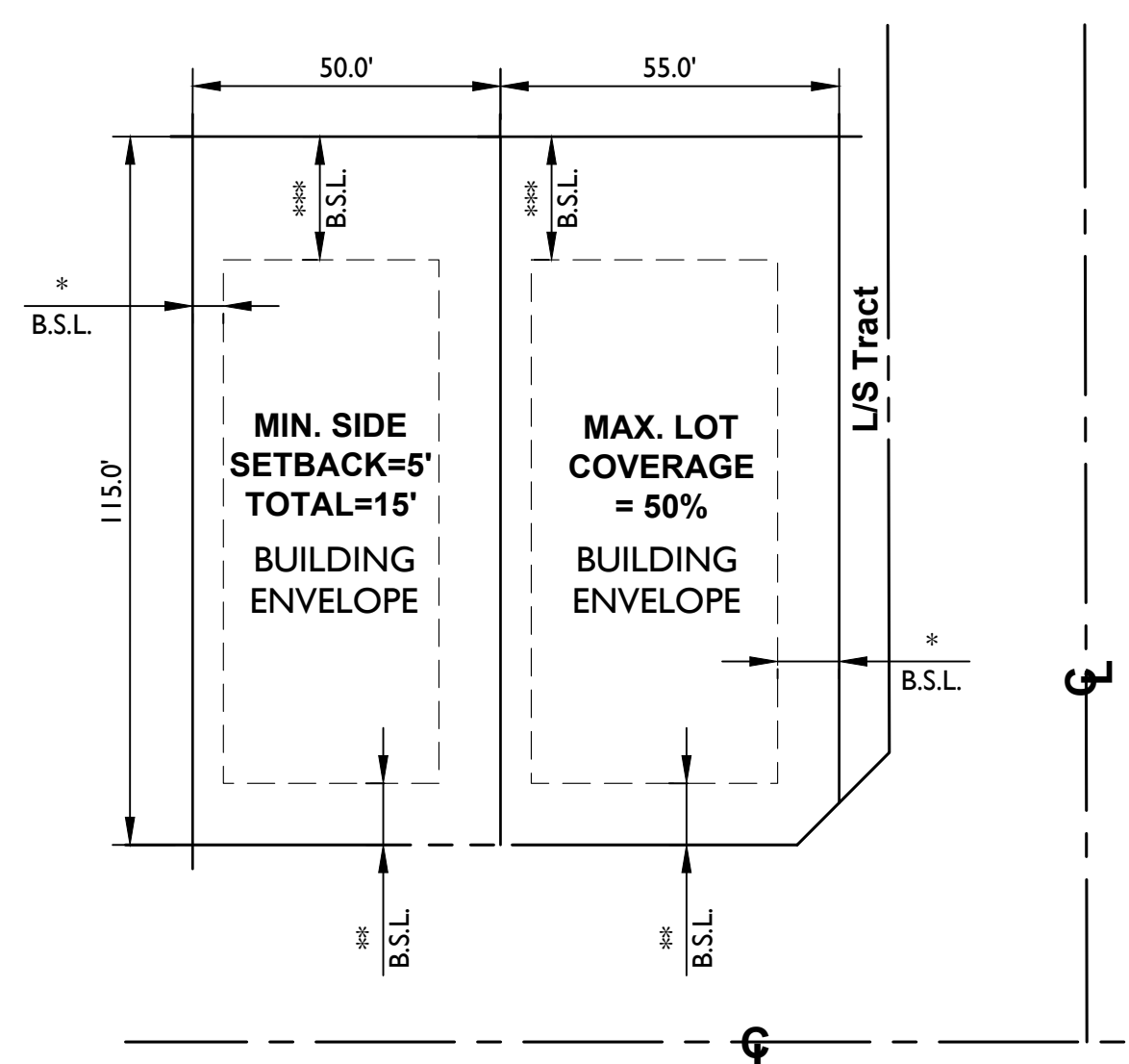
MODIFIED LOCAL STREET
N.T.S.



E. GUADALUPE ROAD (EXISTING) - LOOKING EAST
N.T.S.

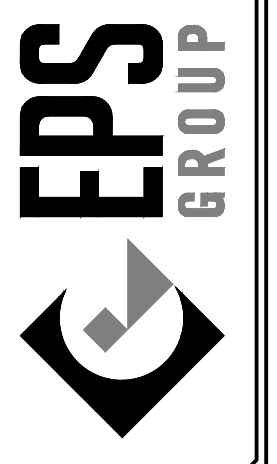


E. SOSSAMAN ROAD (EXISTING) - LOOKING NORTH
N.T.S.



RS-6
TYPICAL BUILDING SETBACKS

- * SIDEYARD SETBACKS:**
SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 3' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.
- ** FRONT YARD SETBACKS:**
1. 20' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 10' MIN. SETBACK TO LIVABLE SPACE, PORCHES OR PORTE COCHERE.
- *** REARYARD SETBACKS:**
1. 15' MIN. SETBACK TO COVERED PATIO.
2. 20' MIN. SETBACK TO LIVABLE SPACE.
- MAXIMUM LOT COVERAGE: 50%



Project:	
Revisions:	
SEPTEMBER 12, 2019 - 1ST SUBMITTAL	
OCTOBER 21, 2019 - 2ND SUBMITTAL	

Call all best practices and standards before you begin construction.



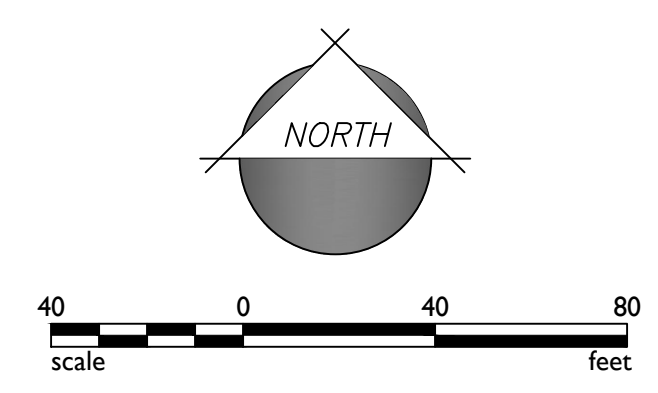
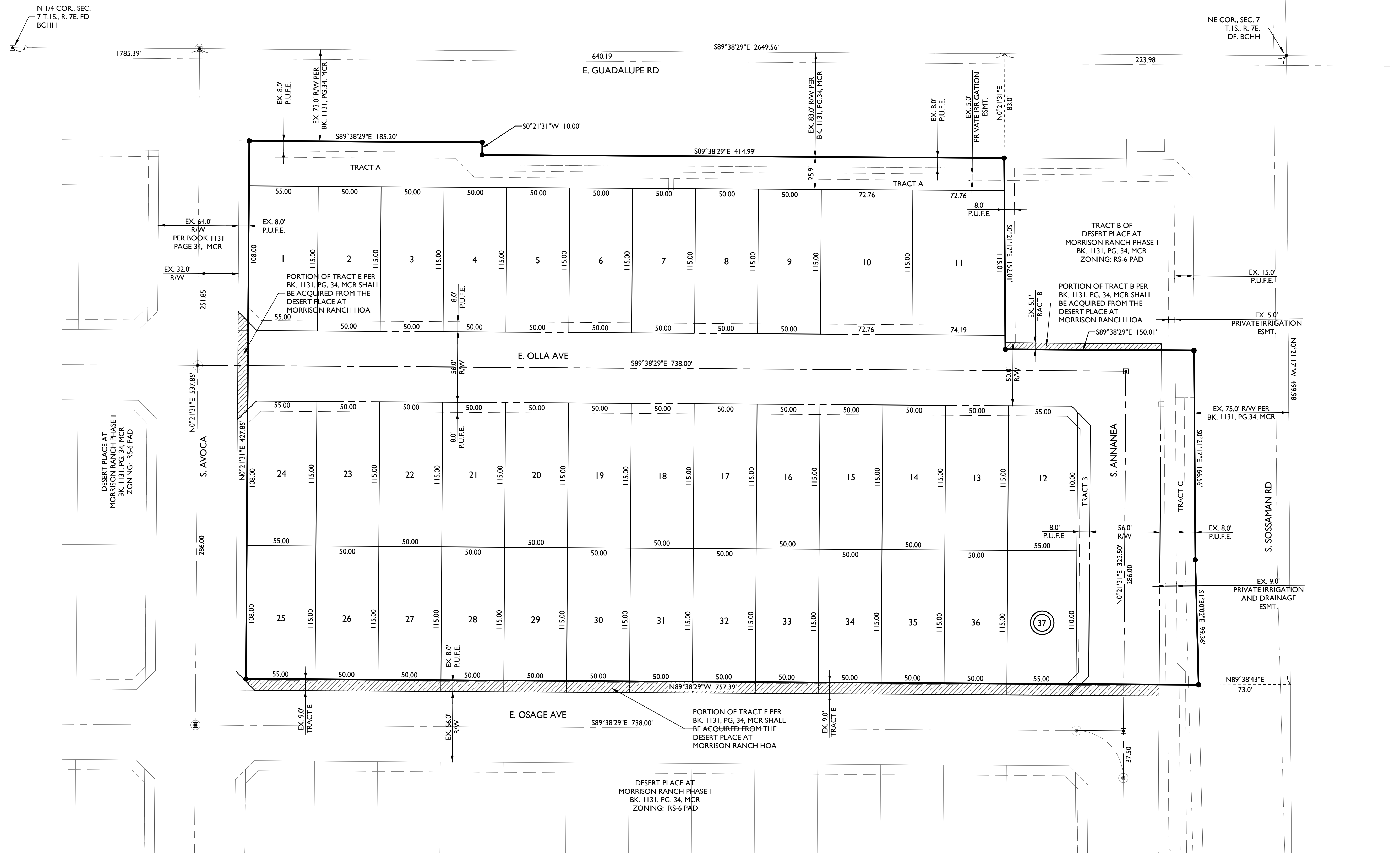
Job No.
19-0240

PP01

Sheet No.
1
of 2

Lot #	Area	Lot #	Area
1	6300.50	21	5750.00
2	5750.00	22	5750.00
3	5750.00	23	5750.00
4	5750.00	24	6300.50
5	5750.00	25	6300.50
6	5750.00	26	5750.00
7	5750.00	27	5750.00
8	5750.00	28	5750.00
9	5750.00	29	5750.00
10	8366.92	30	5750.00
11	8449.22	31	5750.00
12	6312.50	32	5750.00
13	5750.00	33	5750.00
14	5750.00	34	5750.00
15	5750.00	35	5750.00
16	5750.00	36	5750.00
17	5750.00	37	6312.50
18	5750.00	TOTAL	
19	5750.00	220,842.64 SQ FT	
20	5750.00		

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	17374	0.399
B	LANDSCAPE / OPEN SPACE	2092	0.048
C	LANDSCAPE / OPEN SPACE	7476	0.172
TOTAL TRACT		26942	0.619



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Desert Place at Morrison Ranch Residential Corner
Mesa, Arizona

Preliminary plat

Project:

Revisions:

SEPTEMBER 12, 2019 - 1ST SUBMITTAL
OCTOBER 21, 2019 - 2ND SUBMITTAL

Call all trades for final marking days before you begin excavation.

ARIZONA

Professional Engineer

44744
C.R.D.
WINTERS

Designer: JH
Drawn by: DCH

Job No.
19-0240

Sheet No.
2 of 2