

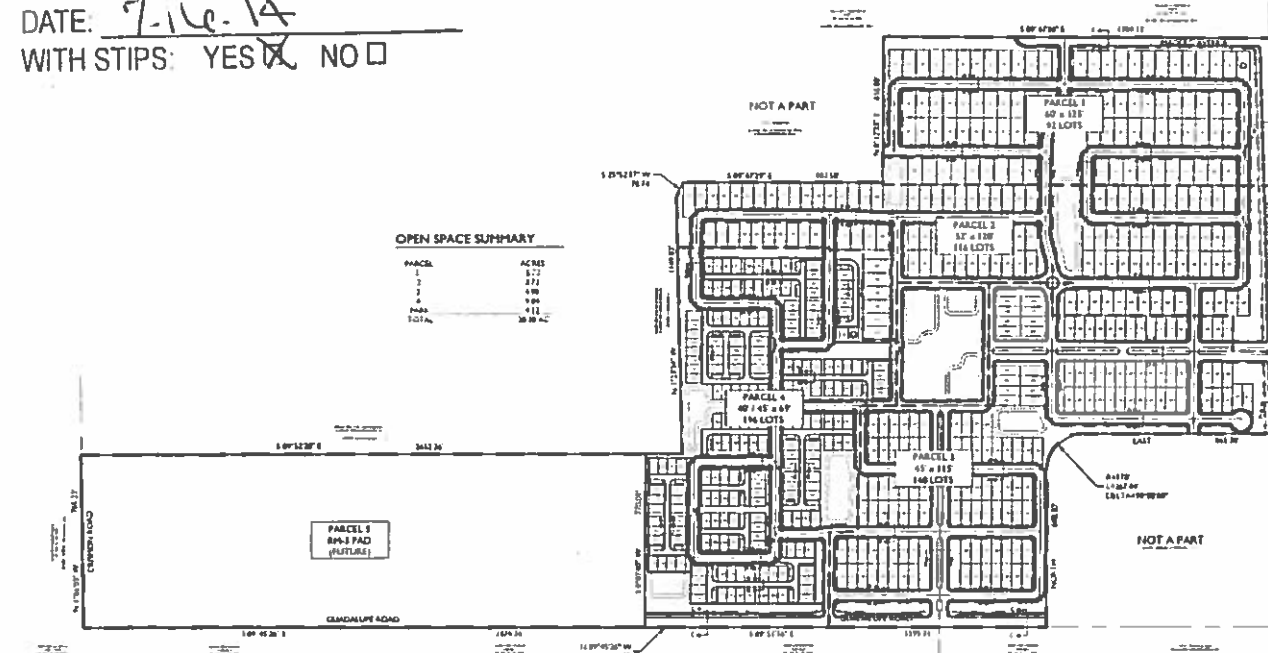
PRELIMINARY PLAT FOR CRESCENT RIDGE

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE G&A
& SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

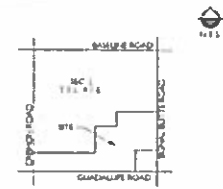
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 7-16-14
WITH STIPS: YES ☒ NO ☐

PARCEL	ACRES
1	2.77
2	2.72
3	4.00
4	9.00
5	4.12
TOTAL	26.60 AC



VICINITY MAP



PROJECT TEAM

DEVELOPER
SUNRISE LAND GROUP LLC
3015 E. BUCKLEBURY RD.
PEMA AZ 86240
TEL: 480-962-1200
FAX: 480-962-1200
CONTACT: PAUL CASAS

CONSULTANT
EPS GROUP LLC
2001 S. WILSON ROAD SUITE 100
PEMA AZ 86210
TEL: 480-962-1200
FAX: 480-962-1200
CONTACT: JOSH WOODRUFF

PROJECT DATA

APPROXIMATE PARCELS
8-40' x 1320' (116 LOTS)
32' x 1320' (116 LOTS)
60' x 1320' (92 LOTS)
80' x 45' x 40' (116 LOTS)
840' x 1320' (116 LOTS)
TOTAL: 560 LOTS

STREETS
SIGNAL BUTTE RD. (10' R/W)
GUADALUPE RD. (10' R/W)
COLLECTOR ST. (10' R/W)
MOTOR COURT DR. (10' R/W)

UTILITIES
WATER: 10' R/W
SEWER: 10' R/W
GAS: 10' R/W
ELECTRIC: 10' R/W
TELEPHONE: 10' R/W
CABLE TV: 10' R/W

GENERAL NOTES

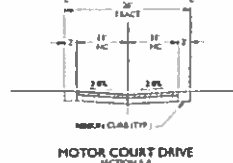
- THIS PLAT IS NOT A CONSTRUCTION EXHIBIT.
- LOT LINES ARE SHOWN AS APPROXIMATE. THE FINAL LOT LINES SHALL BE PER THE FINAL PLAT.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO CITY OF PEMA STANDARDS. THE FINAL CONSTRUCTION DETAILS SHALL BE RESPONSIBLE FOR THE FINISHES OF ALL UNPAVED AREAS.
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UTILITIES

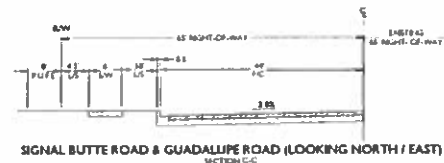
WATER: 10' R/W
SEWER: 10' R/W
GAS: 10' R/W
ELECTRIC: 10' R/W
TELEPHONE: 10' R/W
CABLE TV: 10' R/W



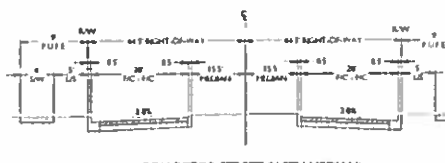
LOCAL STREET
SECTION A-A



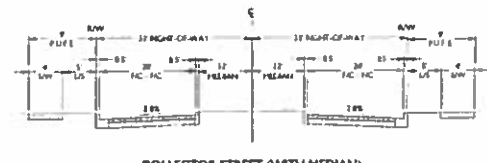
MOTOR COURT DRIVE
SECTION B-B



SIGNAL BUTTE ROAD & GUADALUPE ROAD (LOOKING NORTH / EAST)
SECTION C-C



COLLECTOR STREET (WITH MEDIAN)
SECTION D-D



COLLECTOR STREET (WITH MEDIAN)
SECTION E-E



COLLECTOR STREET (MADERA AVENUE, LOOKING WEST)
SECTION F-F

13-316

NOT A PART

4912 30-44-400
ZONED: SINGLE RESIDENCE 40-4
A SMALL RESIDENCE 40-4

REPLACES OF EAST WEDGE
LINES 1
IN 430 PG 60 PG 3
ZONED: SINGLE RESIDENCE 40-4

REPLACES OF EAST WEDGE
LINES 1
IN 430 PG 60 PG 3
ZONED: SINGLE RESIDENCE 40-4

SUNLAND SQUARE
PAPER CARBON LLC
ZONED: MULTIPLE RESIDENCE 40-4

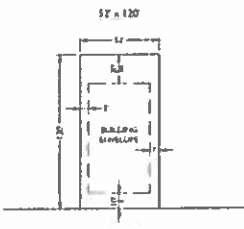
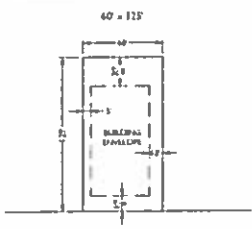


SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

PARCEL 1 LOT DIAGRAM
N.T.S.

PARCEL 2 LOT DIAGRAM
N.T.S.



NOTES
1. 10' FRONT BUILDING SETBACK TO UNPAVED SEE
LONG WEDGE PLANCH 10 TO FRONT LAND CHARGE
2. 30' REAR 10 TO CORNER PAVED

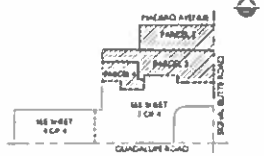
NOTES
1. 10' FRONT BUILDING SETBACK TO UNPAVED SEE
LONG WEDGE PLANCH 10 TO FRONT LAND CHARGE
2. 30' REAR 10 TO CORNER PAVED

LINE	LENGTH	BEARING
L1	48.47	S00°12'30"W
L2	41.98	S00°12'30"W
L3	7.37	S00°12'30"W
L4	66.19	S00°12'30"W
L5	14.98	S00°12'30"W
L6	81.97	S00°12'30"W

CURVE	LENGTH	RADIUS	CHORD	ANGLE
C1	346.48	346.48	346.48	90°14'11"
C2	158.98	346.48	346.48	90°14'11"
C3	144.62	346.48	346.48	90°14'11"
C4	144.62	346.48	346.48	90°14'11"
C5	144.62	346.48	346.48	90°14'11"
C6	144.62	346.48	346.48	90°14'11"
C7	144.62	346.48	346.48	90°14'11"
C8	144.62	346.48	346.48	90°14'11"
C9	144.62	346.48	346.48	90°14'11"



KEY MAP
N.T.S.



APPROVED PLANS
PLANNING AND ZONING BOARD

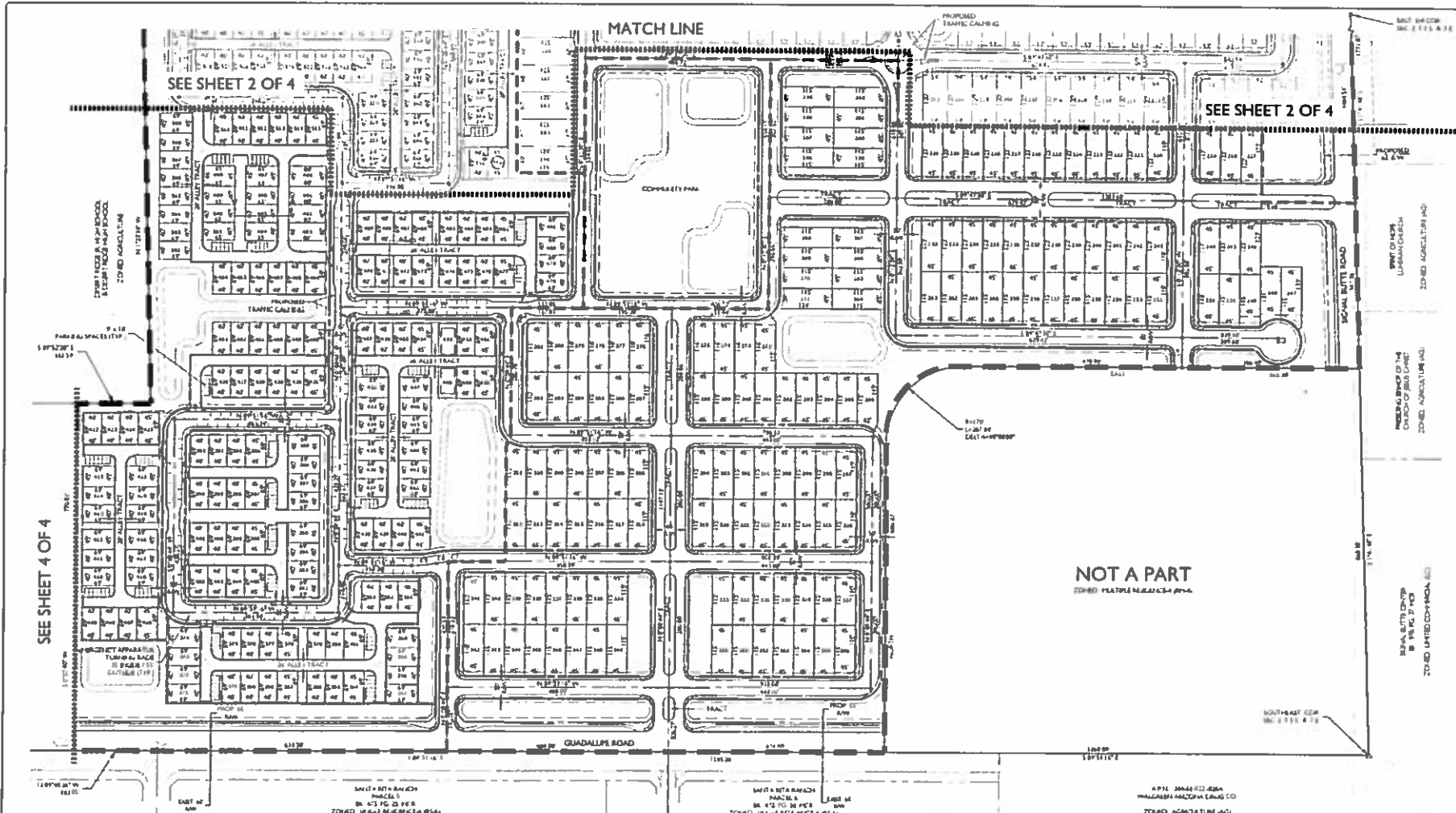
DATE: 7-16-14
WITH STIPS: YES ☒ NO ☐



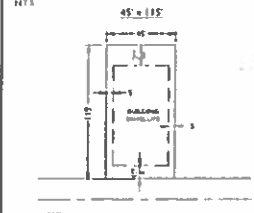
Crescent Ridge
Preliminary Plat (Parcel 1, 2 & 4)

Job No. 13-316
PP02
Sheet No. 2 of 5

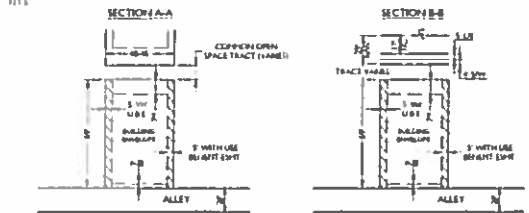
13-316



PARCEL 3 LOT DIAGRAM



PARCEL 4 LOT DIAGRAM (40' / 45' x 69')



LOT TABLE

LOT	AREA	PERCENTAGE
1	40.42	100.00%
2	42.89	100.00%
3	7.38	100.00%
4	14.14	100.00%
5	14.90	100.00%
6	21.97	100.00%

CLUSTER TABLE

CLUSTER	LENGTH	WIDTH	AREA	PERCENTAGE
C1	150.00	300.00	45,000	100.00%
C2	150.00	300.00	45,000	100.00%
C3	150.00	300.00	45,000	100.00%
C4	150.00	300.00	45,000	100.00%
C5	150.00	300.00	45,000	100.00%
C6	150.00	300.00	45,000	100.00%
C7	150.00	300.00	45,000	100.00%
C8	150.00	300.00	45,000	100.00%
C9	150.00	300.00	45,000	100.00%



APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 7-16-14
WITH STIPS: YES ☒ NO ☐

EPS GROUP

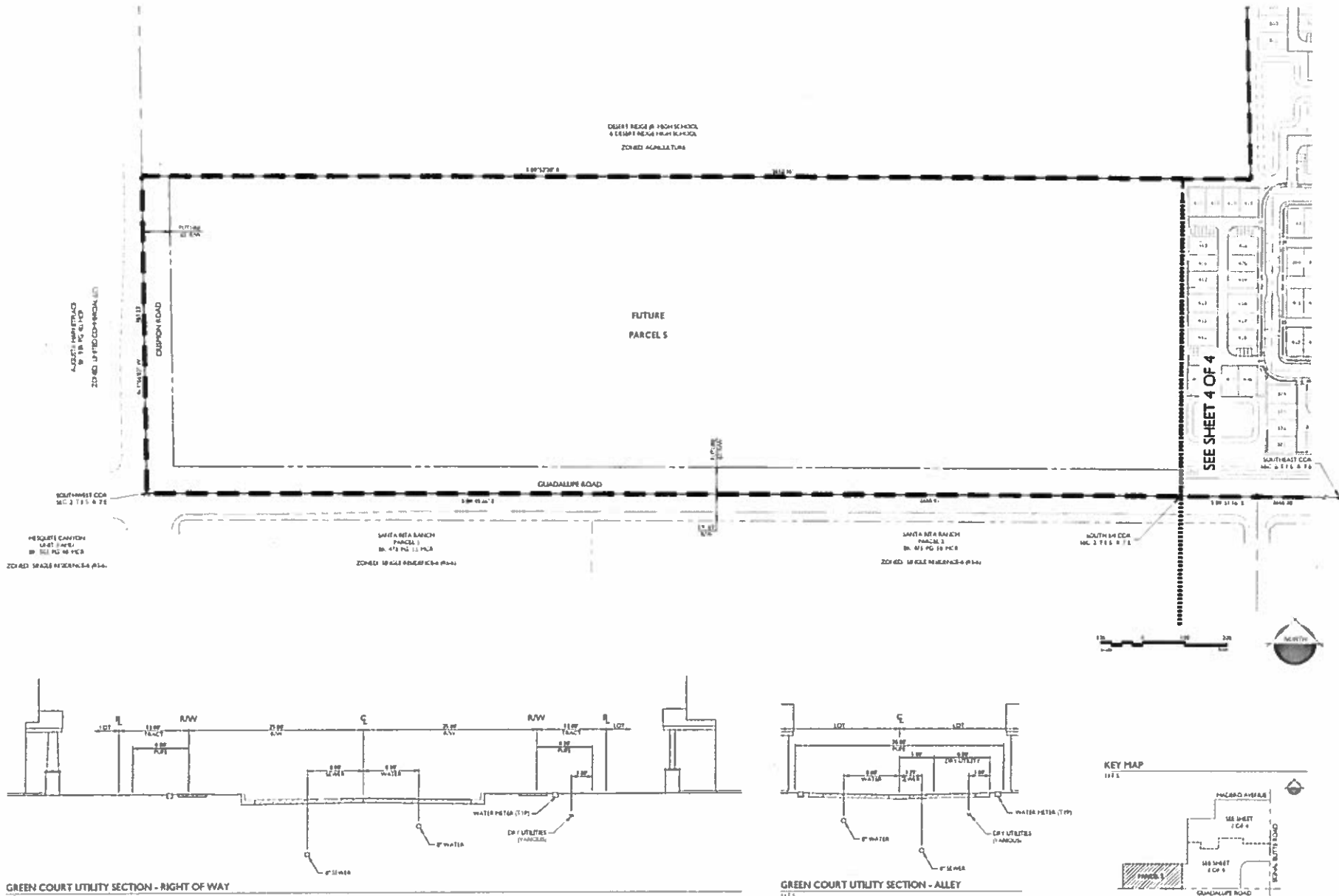
Crescent Ridge

Preliminary Plat (Parcel 3 & 4)

13-316

PP03

3 of 5



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Tucson, AZ 85710
P 486.933.2290 F 486.933.2798
E info@epsgrp.com W www.epsgrp.com

Crescent Ridge

Parcel 5
Preliminary Plat (Parcel 5)

13-316

PP04
Sheet No.
4 of 5

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 7.16.14
WITH STIPS YES ☒ NO ☐