

PRELIMINARY PLAT SUNLAND SPRINGS VILLAGE UNIT NINE

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE
SOUTHEAST CORNER IN THE INTERSECTION
OF E. BASELINE ROAD AND SIGNAL BUTTE ROAD
ELEVATION: 1511.98 (C.O.M. DATUM)
(ADD 0.24' TO C.O.M. DATUM TO
EQUAL THIS SET OF PLAN'S DATUM)

NOTES

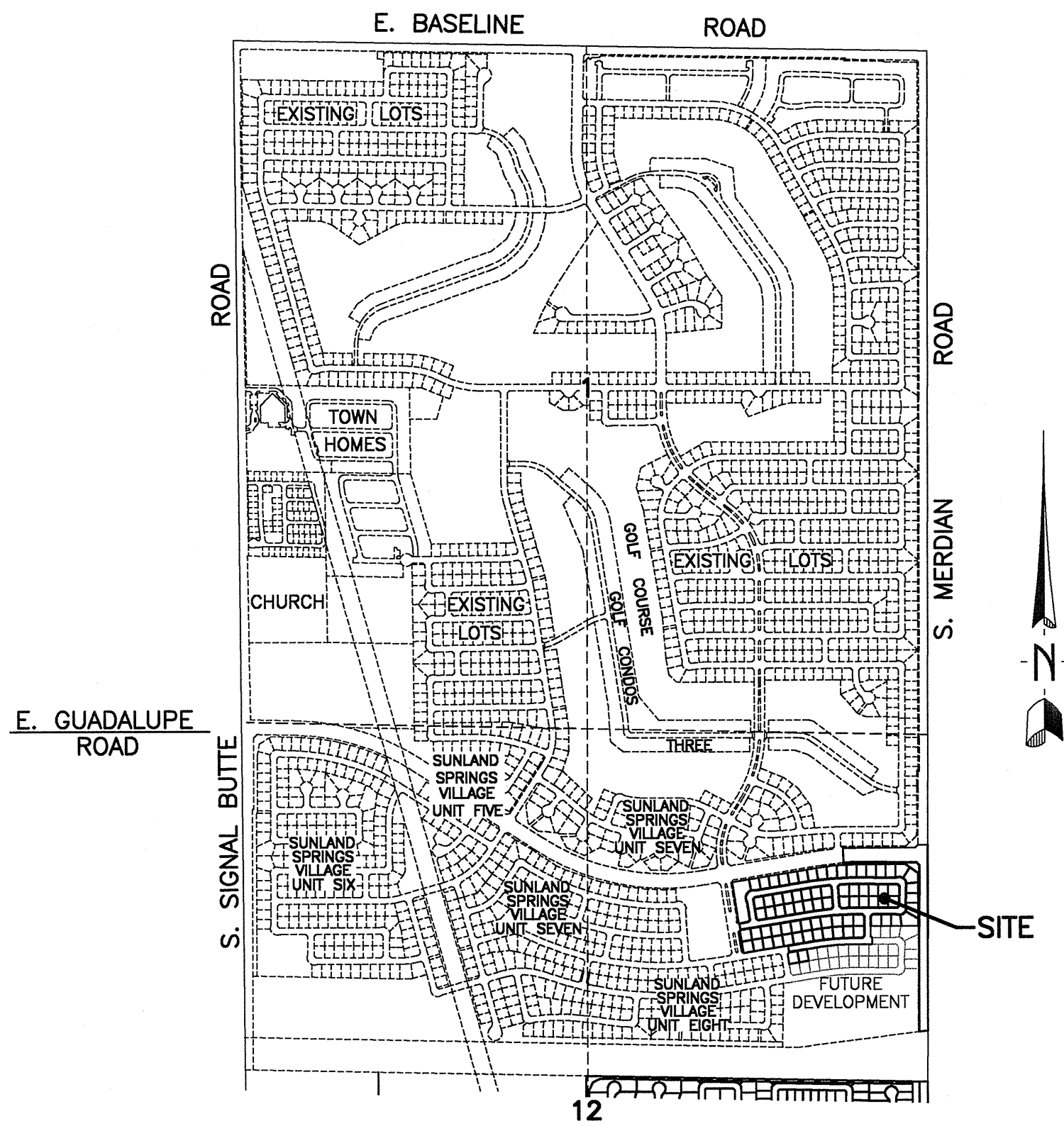
GROSS ACRES: 22.09 AC.
TOTAL LOTS: 78
EXISTING ZONING: RS-6 DMP
PROPOSED ZONING: RS-6 DMP
DWELLING UNITS PER ACRE: 3.53
TYPICAL LOT SIZE: 74' X 90'
MINIMUM LOT SIZE: 6,660 S.F.
MAXIMUM LOT SIZE: 11,678 S.F.
AVERAGE LOT AREA: 6,660 S.F.

DRAINAGE NOTE

SEE DRAINAGE REPORT FOR STREET FLOW
DIRECTIONS AND RETENTION AREA INFORMATION.

PROJECT NARRATIVE

A SINGLE FAMILY DETACHED SUBDIVISION CONSISTING
OF 78 LOTS WITHIN THE RS-6 DMP ZONING DISTRICT



VICINITY MAP

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- 8' P.U.F.E. INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
(8' WIDE AT ALL LOT FRONTAGE.)
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- ⊗ INDICATES WATER VALVE.
- ⊙ INDICATES FIRE HYDRANT
- △ INDICATES A CORNER OF THIS SUBDIVISION AND A
CORNER OF SUNLAND SPRINGS VILLAGE UNIT FOUR
- D.E. INDICATES DRAINAGE EASEMENT

UTILITIES

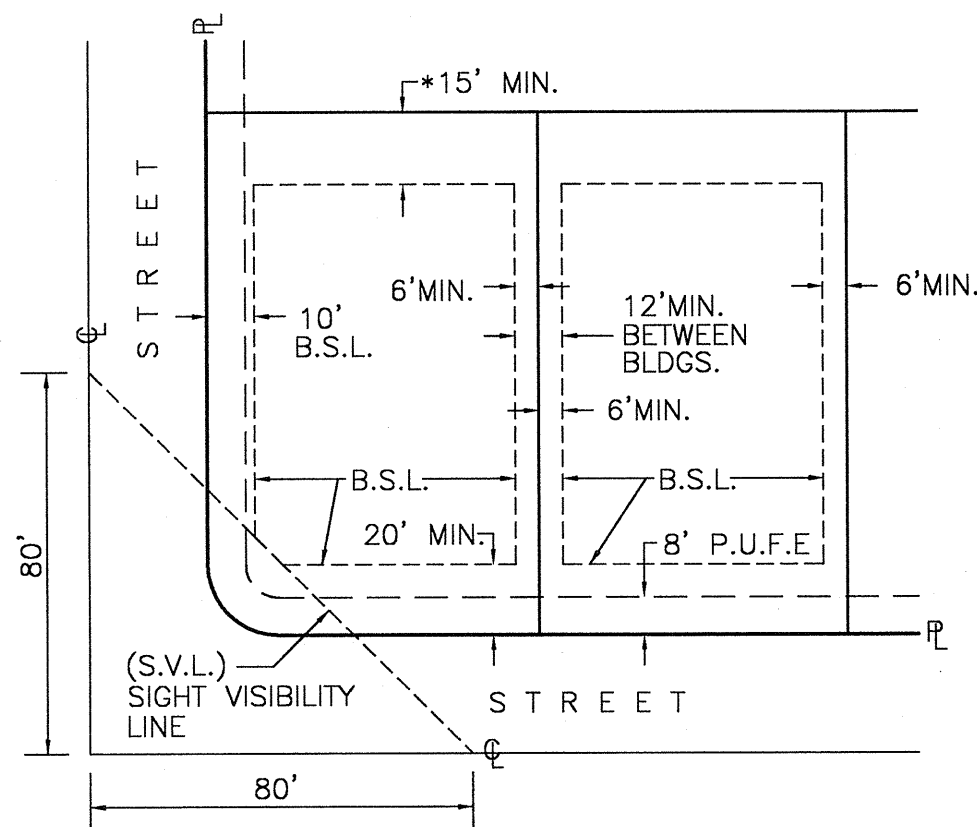
WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY CENTURYLINK.
CABLE SERVICE BY COX CABLE COMPANY.

ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ. 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310

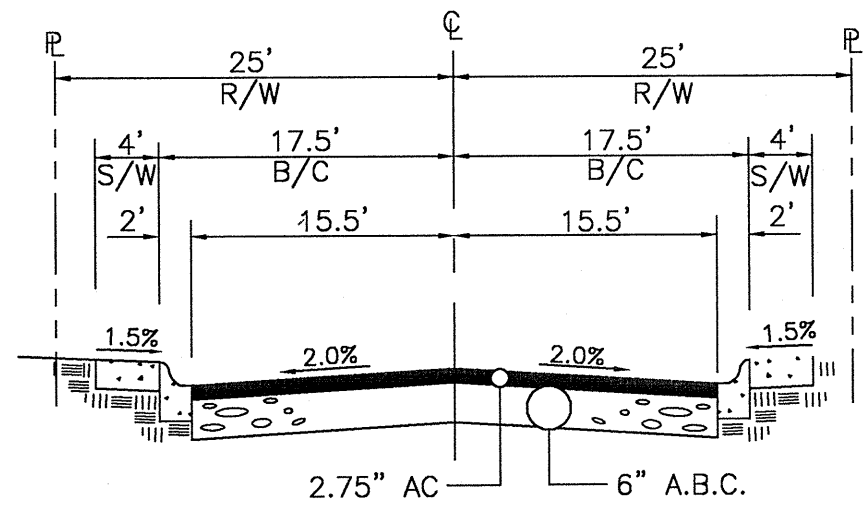
DEVELOPER

SPRINGS NINE DEVELOPMENT, INC.
2233 S. SPRINGWOOD BLVD.
MESA, AZ. 85209
PHONE: (480)984-4999



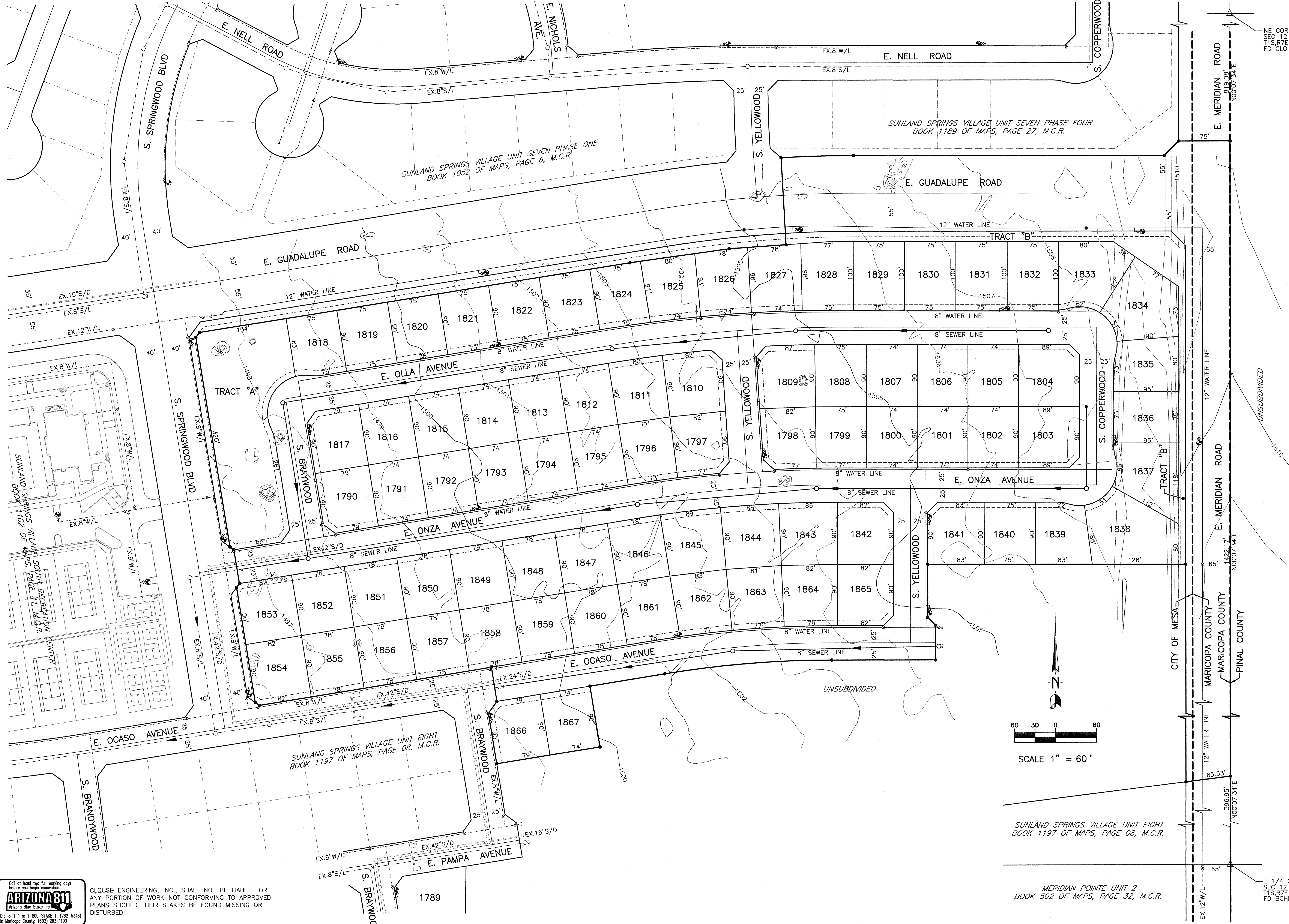
TYPICAL LOT SETBACKS

* PATIO COVERS HAVE A 15' REAR SETBACK



TYPICAL INTERIOR STREET

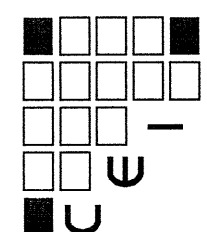
0.35' CROWN
PER C.O.M. DET. M-19.01



Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue State Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County (602) 263-1100

CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS FOLLOWING THEIR STAKES BE FOUND MISSING OR DISTURBED.

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1649 E. Ocaso Avenue Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310



PRELIMINARY PLAT
SUNLAND SPRINGS VILLAGE
UNIT NINE

ARIZONA

MESA

Revised

Date
07-30-15

As-Built

Job No.
150612