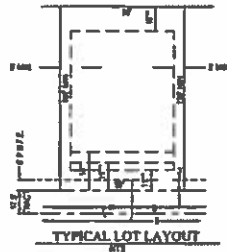


NOTES

1. ALL ROADS, EXCEPT E. MOUNTAIN ROAD AND N. ESTABLISHED DRIVE TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. REUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
4. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
5. FIRE LINES AND HIGHLIGHTS TO MEET CITY OF MESA REQUIREMENTS.
6. PROPOSED WATER ON APPROX. AERATION LINE PRESSURE ZONE.
7. RETENTION WILL BE PROVIDED BY PROPOSED SLOPES.
8. DRAINAGE EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR ALL LOT OWNERS.
9. ALL DISTURBED AREAS ON THE TRACTS AND SLOPES TO BE REVEGETATED.



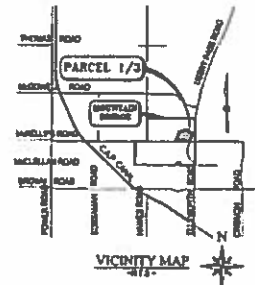
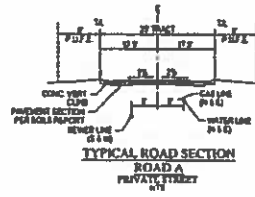
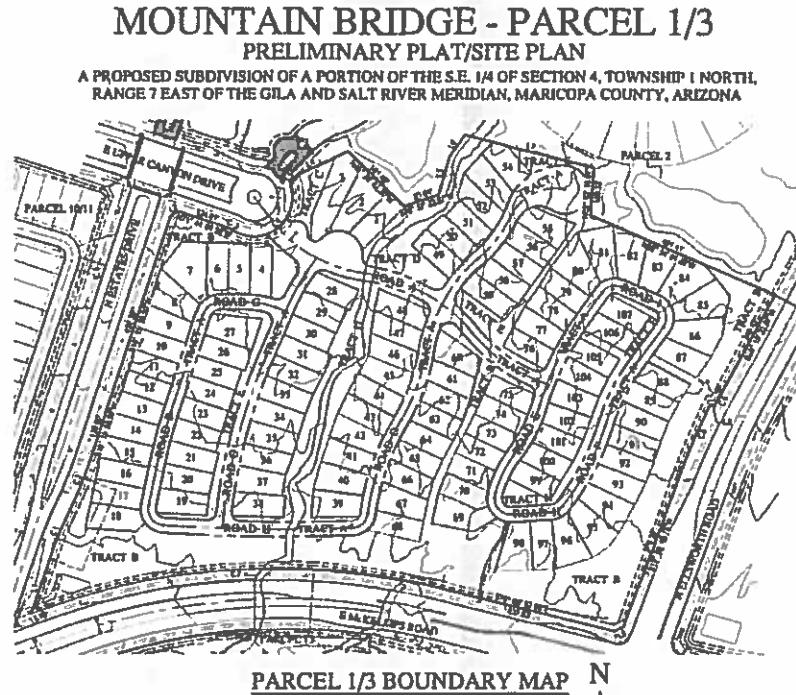
SETBACKS

1. 2' MIN. SETBACK
2. 10' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
3. 10' MIN. SETBACK TO LAMBDA.
4. 10' MIN. SETBACK TO FRONT OF PORCH.
5. 10' MIN. SETBACK TO LAMBDA SPACE.

MOUNTAIN BRIDGE PARCEL 1/3 LAND USE SUMMARY TABLE			
EXISTING ZONING	SUB PAGES		
PROPOSED ZONING	SUB PAGES		
TOTAL NUMBER OF LOTS	100		
TOTAL NET AREA	2,173	0.0462 AC	
OPEN SPACE	2,173	0.0462 AC	
AVERAGE LOT SIZE	21.73	0.14 AC	
MIN. LOT SIZE	21.73	0.14 AC	

TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE
A	100,000	2.296	PRIVATE STREET, P. 1/2 E.
B	100,000	2.296	OPEN SPACE, RETENTION L.S.E., D.E.
C	100,000	2.296	OPEN SPACE, L.S.E., D.E.
D	100,000	2.296	OPEN SPACE, L.S.E., D.E.
E	100,000	2.296	OPEN SPACE, L.S.E., D.E.
F	100,000	2.296	OPEN SPACE, L.S.E., D.E.
G	100,000	2.296	OPEN SPACE, L.S.E., D.E.
H	100,000	2.296	OPEN SPACE, L.S.E., D.E.

OPEN SPACE AREA TABLE (ACRES)									
TRACT	T	T	T	T	T	T	T	T	TOTAL
UNDEVELOPED OPEN SPACE AREA	—	0.00 AC	—	0.00 AC	0.00 AC	—	0.00 AC	—	0.00 AC
DEVELOPED OPEN SPACE AREA	—	0.00 AC	—	0.00 AC	0.00 AC	—	0.00 AC	—	0.00 AC
REDEVELOPED OPEN SPACE AREA	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
TOTAL	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC



OWNER / DEVELOPER

PARCEL 1/3 HOLDINGS, L.L.C.
2001 EAST AVENUE ROAD
SUITE 100
PHOENIX, ARIZONA 85001
PHONE: (602) 955-1000
FAX: (602) 955-1000

ENGINEER & SURVEYOR

WOOD PATTEL & ASSOCIATES, INC.
2001 EAST AVENUE ROAD
SUITE 100
PHOENIX, ARIZONA 85001
PHONE: (602) 955-1000
FAX: (602) 955-1000
CONTACT: DARRYL W. WOOD, P.E.

BENCHMARK

SPRINKLER BENCHMARK, NORTH SIDE OF
MOUNTAIN ROAD AND NORTH AVENUE ROAD
CITY OF MESA ELEVATION 1111

PUBLIC UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
CABLE: CITY OF MESA
CABLE TV: CITY OF MESA
WASTE DISPOSAL: CITY OF MESA

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

LEGEND

- BENCHMARK BOUNDARY LINE
- PROPERTY LINE
- PUBLIC UTILITY AND FACILITY EASEMENT (EXCEPT AS NOTED)
- LIMITS OF GRADING
- PROPOSED GENERAL WETLAND
- PROPOSED WATER LINE
- PROPOSED FIRE WETLAND
- PROPOSED WATER WEIR
- NATURAL GROUND CONTOUR
- AIR WASH
- PROPOSED STORM DRAIN
- PUBLIC UTILITY AND FACILITY EASEMENT
- BUILDING SETBACK LIMIT
- EASEMENT
- CENTERLINE
- LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING FIRE WETLAND
- PLACED MARK
- CATCH BASIN
- PROPOSED STREET SLOPE

WOOD/PATEL
MISSION: CLIENT SERVICE •
(602) 314-8300
WWW.WOODPATEL.COM

MOUNTAIN BRIDGE
PARCEL 1/3
PRELIMINARY PLAT/SITE PLAN
COVER SHEET



APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 1.20.16
WITH STIPS: YES ☒ NO ☐

CONCRETE PUMP TABLE					
CUPE	EST. 1	8.0/8.0	ANC	WAGNER	CHANCE
C1	7'0"X11'	665.75	174.35	67.35	154.67
C2	7'0"X12'	665.75	139.32	34.87	139.75
C3	8'0"X11'	1482	4.80	2.38	4.70
C4	10'0"X10'	66.50	238.75	255.12	175.00
C5	7'0"X12'	665.75	43.07	71.54	67.35
C6	8'0"X10'	139.32	177.40	66.63	177.36
C7	8'0"X12'	154.19	104.50	409.23	104.50
C8	8'0"X10'	66.50	57.61	58.63	57.61
C9	12'0"X10'	139.32	73.50	57.99	73.50
C10	10'0"X12'	139.32	116.30	57.79	116.30
C11	10'0"X12'	665.00	665.00	66.54	665.04
C12	8'0"X12'	665.00	96.47	48.47	265.65
C13	10'0"X11'	665.00	211.08	108.36	200.65
C14	8'0"X12'	664.88	66.50	58.12	66.50
C15	8'0"X12'	125.62	110.00	206.65	495.15
C16	10'0"X12'	200.00	51.20	33.30	66.50
C17	12'0"X12'	45.00	57.34	32.23	61.40
C18	8'0"X10'	66.50	115.63	163.32	115.63
C19	8'0"X11'	57.36	54.34	43.30	66.50
C20	12'0"X12'	200.00	68.16	66.22	138.44
C21	12'0"X12'	665.00	200.75	140.62	200.75
C22	10'0"X12'	57.36	52.04	34.01	45.00
C23	10'0"X12'	571.50	220.16	110.00	220.00
C24	12'0"X10'	412.50	69.67	66.20	166.64
C25	10'0"X14'	200.00	147.00	90.00	200.00
C26	12'0"X12'	366.00	124.17	66.00	122.00
C27	12'0"X12'	366.00	124.10	66.02	127.30
C28	10'0"X12'	571.50	145.50	67.14	138.00
C29	12'0"X12'	665.00	101.00	66.00	100.00
C30	12'0"X12'	20.00	30.30	30.00	45.00
C31	10'0"X11'	11.37	67.20	45.00	30.00
C32	10'0"X12'	665.00	66.66	66.00	100.00
C33	12'0"X12'	366.00	242.77	107.00	240.00
C34	8'0"X10'	57.36	31.10	10.00	20.30
C35	10'0"X11'	20.00	22.60	12.62	41.00
C36	10'0"X12'	200.00	100.00	55.47	20.34
C37	10'0"X12'	665.00	133.30	65.23	130.74
C38	8'0"X12'	66.66	61.00	25.00	66.66