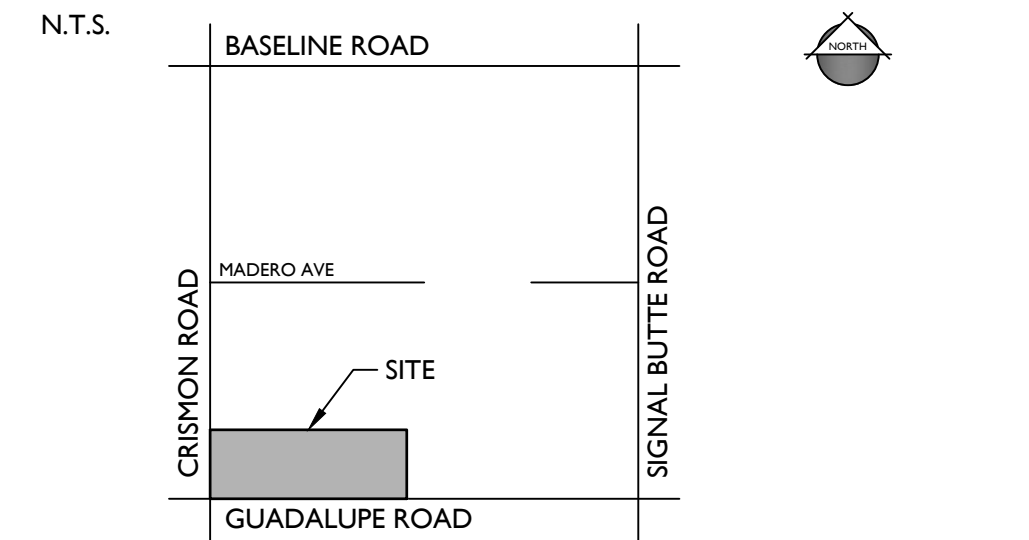


A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7  
EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

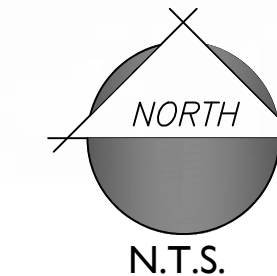


|                       |                             |
|-----------------------|-----------------------------|
| DEVELOPER:            | CONSULTANT:                 |
| DESERT VISTA 100, LLC | EPS GROUP, INC.             |
| 3321 E. BASELINE ROAD | 2045 S. VINEYARD, SUITE 101 |
| GILBERT, AZ 85234     | MESA, AZ 85210              |
| TEL: (480)-892-4492   | TEL: (480)-773-4599         |
| FAX: (480)-892-5106   | FAX: (480)-503-2258         |
| CONTACT: PAUL DUGAS   | CONTACT: JOHN MCGHEE, P.E.  |

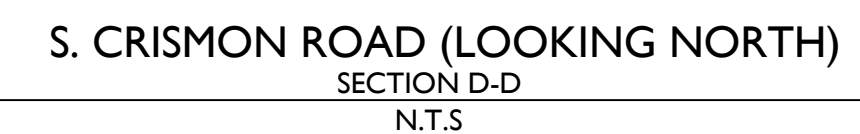
|                       |                                  |
|-----------------------|----------------------------------|
| LOCATION:             | NEC CRISON ROAD & GUADALUPE ROAD |
| A.P.N.:               | 304-01-976G; 991                 |
| EXISTING GENERAL PLAN | NEIGHBORHOODS                    |
| EXISTING ZONING       | RM-2 PAD, RSL 2.5 PAD            |
| PROPOSED ZONING       | RSL 4.5 PAD                      |
| CURRENT LAND USE      | VACANT DESERT, UNDEVELOPED       |
| GROSS AREA            | 43.74 ACRES                      |
| NET AREA              | 38.92 ACRES                      |
| TOTAL NO. UNITS       | 163                              |
| GROSS DENSITY         | 3.73 DU/AC                       |
| NET DENSITY           | 4.19 DU/AC                       |
| OPEN SPACE (% OF NET) | 7.02 AC. (18%)                   |

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

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

[illegible]

- \* FRONT - 10' TO LIVABLE, SIDE LOAD GARAGE OR PORCH.  
FRONT - 20' FACING GARAGE DOOR.
- \*\* REAR - 20' LIVABLE.  
REAR - 10' COVERED PORCH.
- \*\*\* SIDE 5' MIN / 10' AGREGATE.



DESERT RIDGE HIGH SCHOOL & JUNIOR HIGH  
ZONING: AG

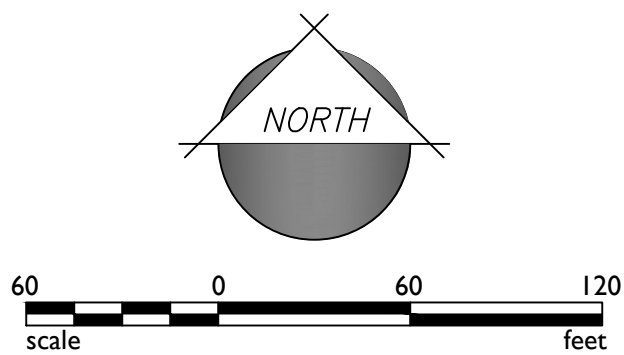
SANTA RITA RANCH UNIT 2  
BK. 471, PG. 18, MCR  
ZONING: RS-6 PAD

SEE PP03  
(SHEET 3 OF 3)

LOSS OF 2 LOTS DUE  
TO STREET CONNECTION -  
MULBERRY PARCEL 4 FINAL  
PLAT TO BE AMENDED

MULBERRY - PARCEL 4  
BK. 1209, PG. 33, MCR  
ZONING: RSL-2.5 PAD

| CURVE TABLE |        |          |        |            |
|-------------|--------|----------|--------|------------|
| CURVE       | LENGTH | RADIUS   | CHORD  | DELTA      |
| C1          | 75.74' | 1000.00' | 75.73' | 004°20'23" |
| C2          | 75.52' | 1000.00' | 75.51' | 004°19'38" |
| C3          | 71.28' | 1000.00' | 71.26' | 004°05'02" |
| C4          | 71.28' | 1000.00' | 71.26' | 004°05'02" |



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

MULBERRY  
Parcel 5

City of Mesa, Arizona

Site Plan

Project:

Revisions:

SEPTEMBER 1, 2016 - 1ST SUBMITTAL  
SEPTEMBER 6, 2016 - 2ND SUBMITTAL  
SEPTEMBER 29, 2016 - 3RD SUBMITTAL

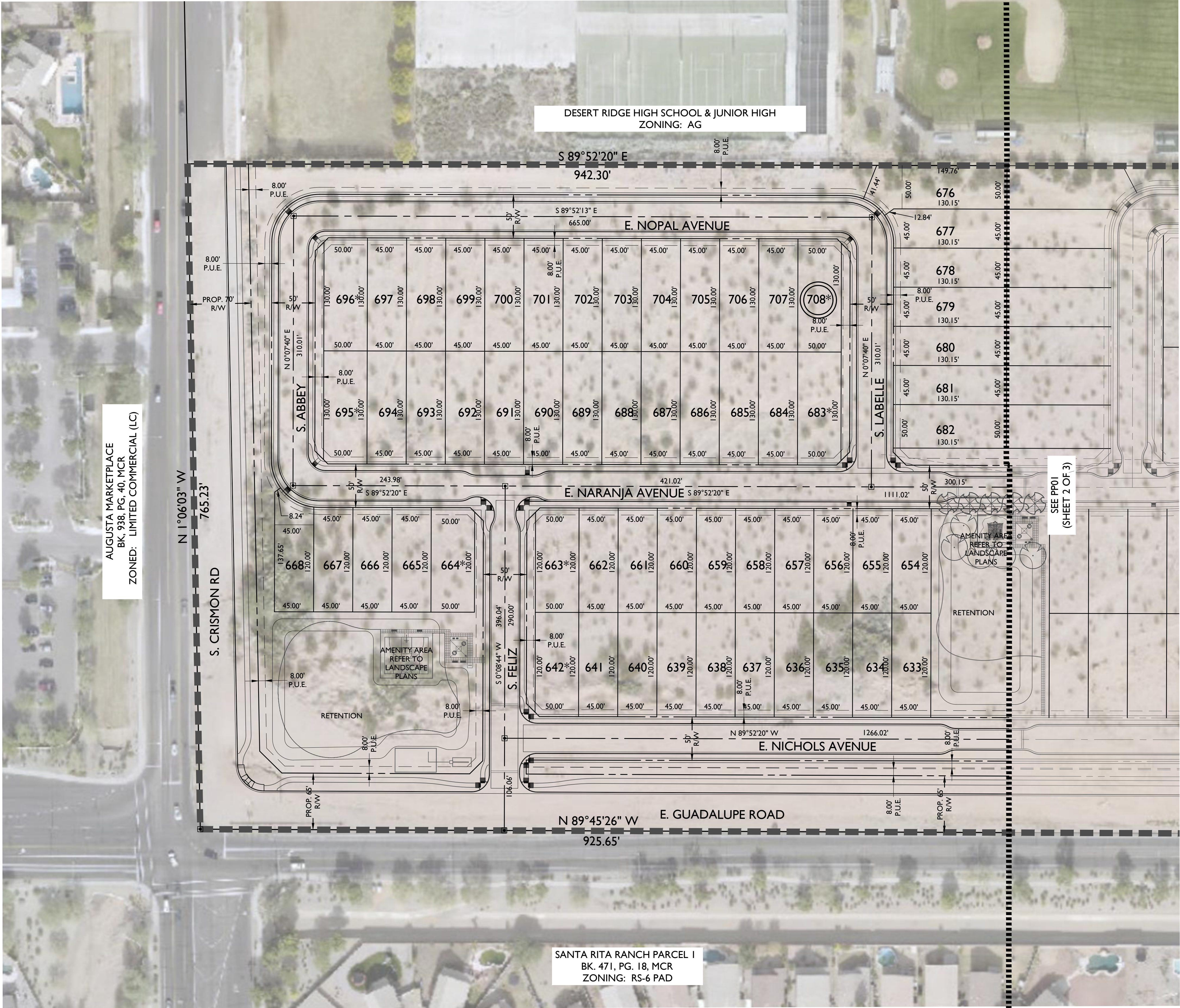
Call it. Start your 14-day working days before you begin excavation. ARIZONA 60  
Due to it in 14 days. 1480-0700-0700 (1480-0700) in Maricopa County (800)263-1100

Designer: JH  
Drawn by: JH

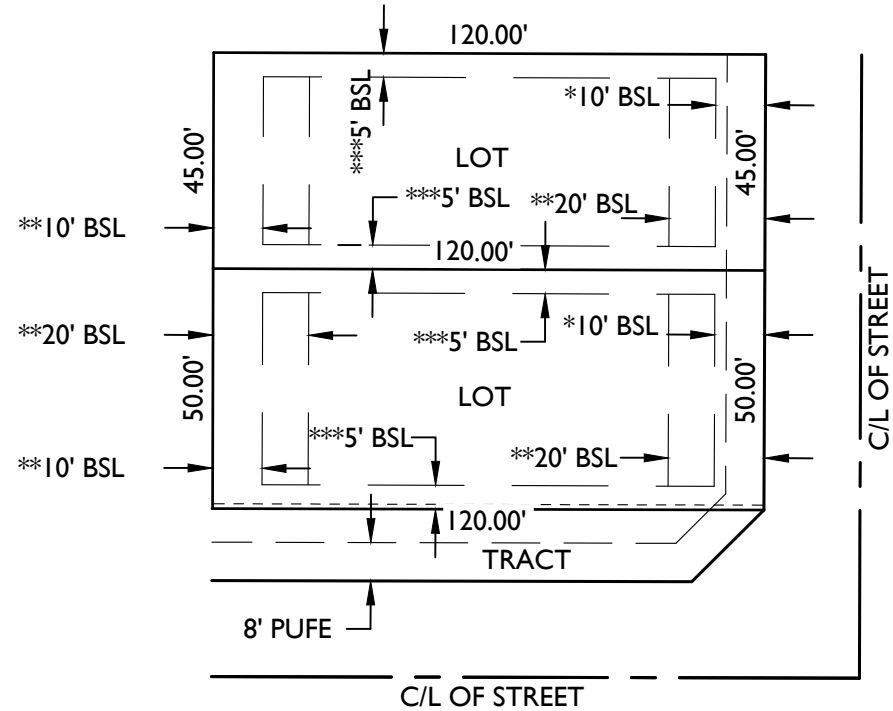
Job No.  
**13-316.4**

SP02

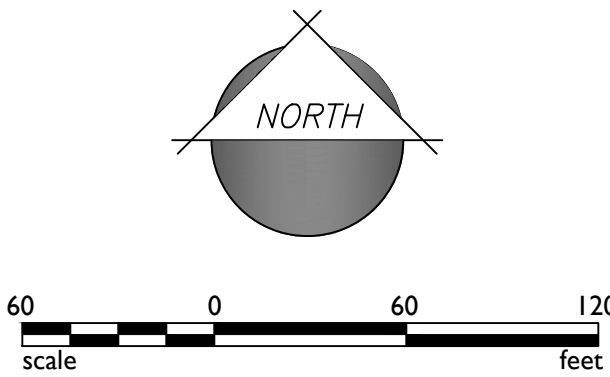
Sheet No.  
**2**  
of 5



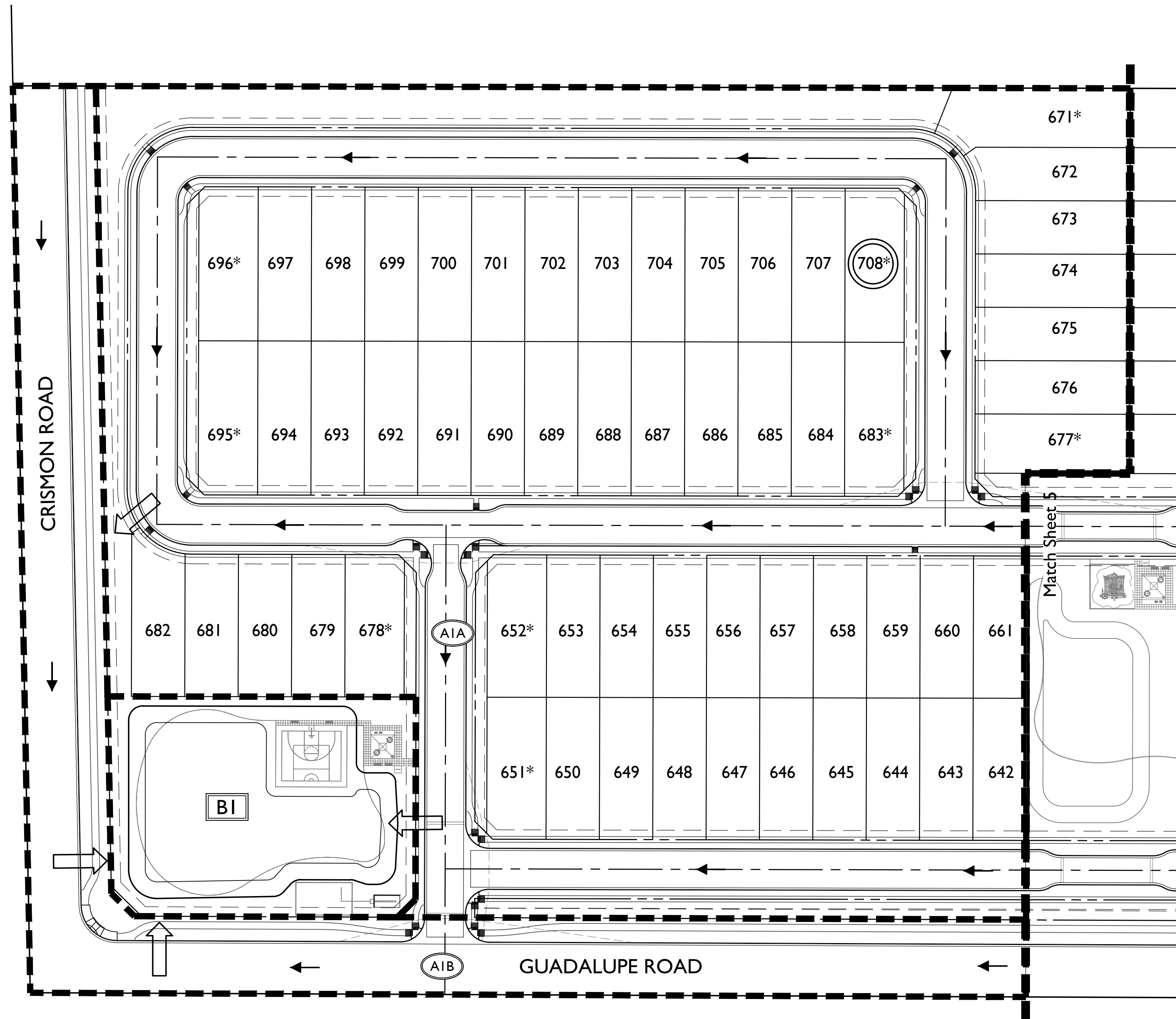
TYPICAL LOT  
BUILDING SETBACK DETAIL



- \* FRONT - 10' TO LIVABLE, SIDE LOAD GARAGE OR PORCH.  
FRONT - 20' FACING GARAGE DOOR.
- \*\* REAR - 20' LIVABLE.  
REAR - 10' COVERED PORCH.
- \*\*\* SIDE 5' MIN / 10' AGREGATE.



## 13-316.4



$V = C * A * P / 12$   
Where:  
V = Runoff Volume  
C = Runoff Coefficient  
A = Drainage Area  
P = 2.18 in

### Surface Retention Basin Volume Calculations

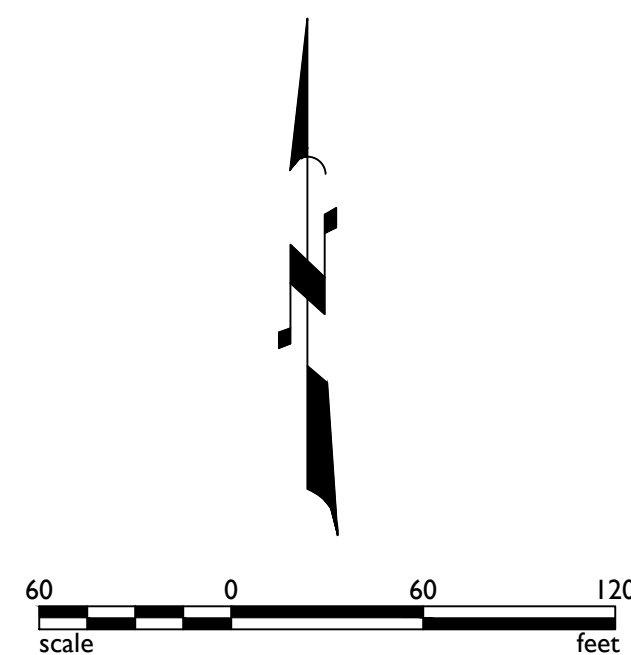
| Basin ID | Elevation | Area (ft <sup>2</sup> ) | Incremental Volume (ft <sup>3</sup> ) | Volume Provided, V <sub>p</sub> (ft <sup>3</sup> ) |
|----------|-----------|-------------------------|---------------------------------------|----------------------------------------------------|
| B3       | 0         | 19,298                  | ---                                   |                                                    |
|          | 3.5       | 33,069                  | 91,642                                | 91,642                                             |

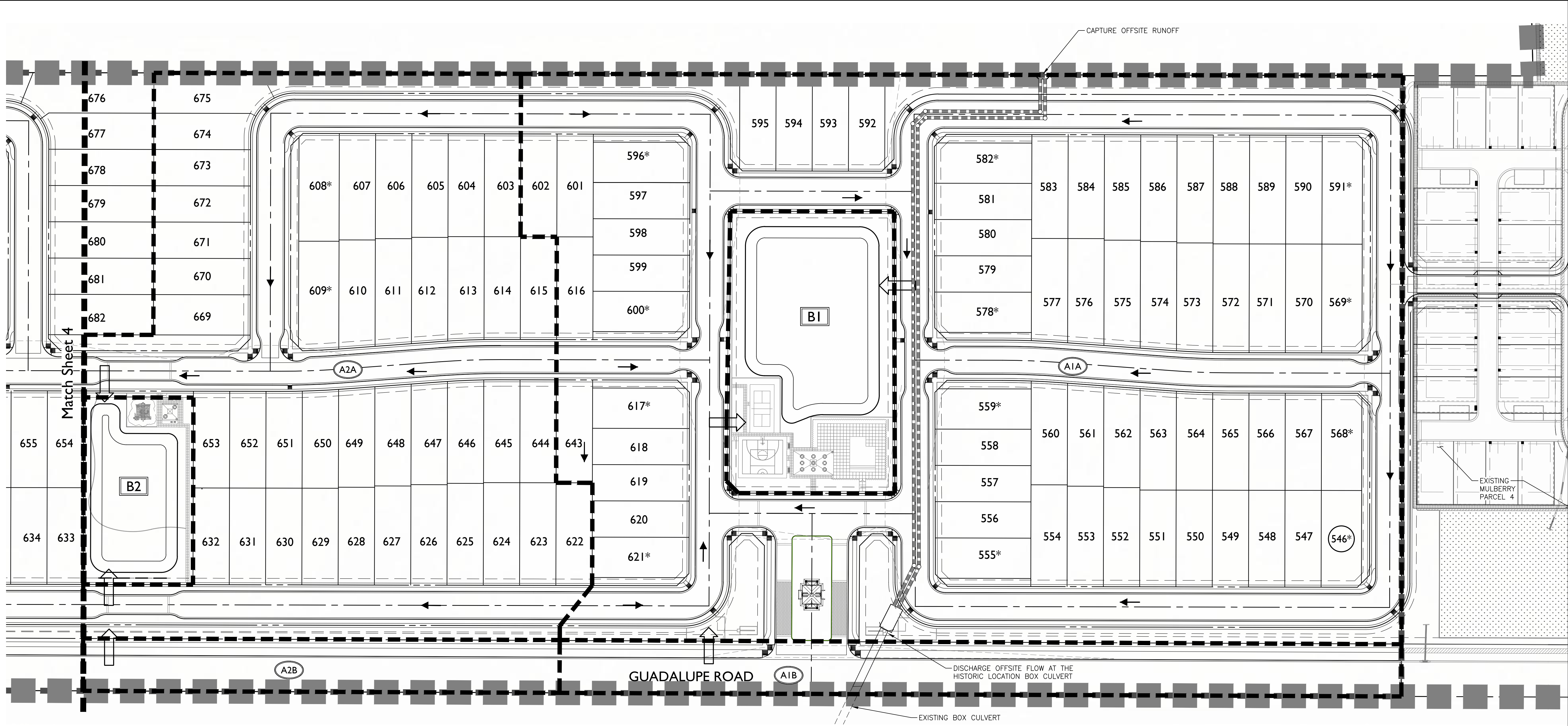
### Volume Required and Summary

| Basin ID | Sub-Basin ID | Sub Basin Area Description | Contributing Area (ft <sup>2</sup> ) | C =  | Volume Required, V <sub>r</sub> (ft <sup>3</sup> ) | Volume Provided, V <sub>p</sub> (ft <sup>3</sup> ) | Estimated Water Depth (ft) |
|----------|--------------|----------------------------|--------------------------------------|------|----------------------------------------------------|----------------------------------------------------|----------------------------|
| B3       | A1A          | Parcel (45x120)            | 525,819                              | 0.71 | 67,822                                             |                                                    |                            |
|          | A1B          | Guadalupe                  | 103,899                              | 0.74 | 13,967                                             |                                                    |                            |
|          | B1           | Basin                      | 47,579                               | 0.50 | 4,322                                              |                                                    |                            |
|          |              | Total                      | 677,297                              | 0.70 | 86,111                                             | 91,642                                             | 3.29                       |

**LEGEND:**

-  DRAINAGE AREA LABEL
-  DRAINAGE AREA BOUNDARY
-  BASIN LABEL
-  DRAINAGE DIRECTION
-  DRAINAGE INLET LOCATION





$V = C \cdot A \cdot P / 12$   
Where:  
V = Runoff Volume  
C = Runoff Coefficient  
A = Drainage Area  
P = 2.18 in

Surface Retention Basin Volume Calculations

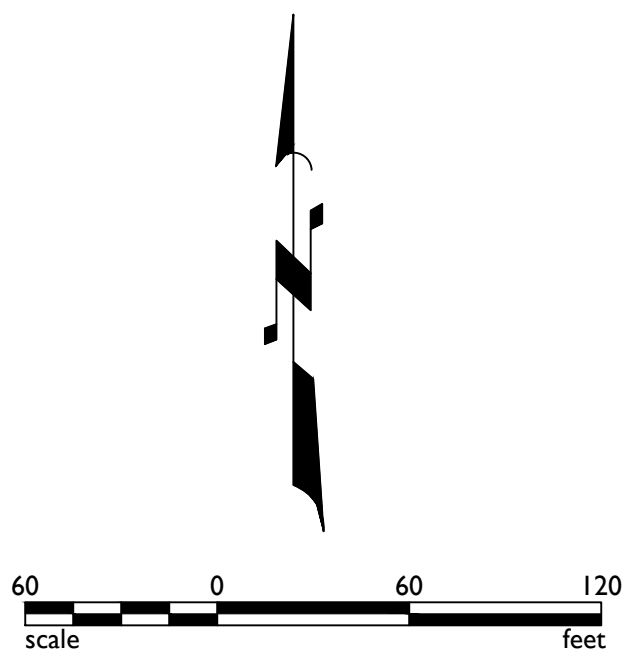
| Basin ID | Elevation | Area (ft <sup>2</sup> ) | Incremental Volume (ft <sup>3</sup> ) | Volume Provided, V <sub>p</sub> (ft <sup>3</sup> ) |
|----------|-----------|-------------------------|---------------------------------------|----------------------------------------------------|
| B1       | 0         | 28,207                  | —                                     | 109,337                                            |
|          | 3.5       | 36,271                  | 109,337                               |                                                    |
| B2       | 0         | 11,817                  | —                                     | 54,950                                             |
|          | 3.5       | 19,583                  | 54,950                                |                                                    |

Volume Required and Summary

| Basin ID | Sub-Basin ID | Sub Basin Area Description | Contributing Area (ft <sup>2</sup> ) | C =  | Volume Required, V <sub>r</sub> (ft <sup>3</sup> ) | Volume Provided, V <sub>p</sub> (ft <sup>3</sup> ) | Estimated Water Depth (ft) |
|----------|--------------|----------------------------|--------------------------------------|------|----------------------------------------------------|----------------------------------------------------|----------------------------|
| B1       | A1A          | Parcel (45x120')           | 667,857                              | 0.71 | 86,142                                             |                                                    |                            |
|          | A1B          | Guadalupe                  | 67,963                               | 0.74 | 9,136                                              |                                                    |                            |
|          |              | Basin                      | 72,123                               | 0.50 | 6,551                                              |                                                    |                            |
|          | B1           | Total                      | 807,943                              | 0.69 | 101,830                                            | 109,337                                            | 3.26                       |
| B2       | A2A          | Parcel (45x120')           | 349,855                              | 0.71 | 45,125                                             |                                                    |                            |
|          | A2B          | Guadalupe                  | 38,569                               | 0.74 | 5,185                                              |                                                    |                            |
|          |              | Basin                      | 31,551                               | 0.50 | 2,866                                              |                                                    |                            |
|          | B2           | Total                      | 419,975                              | 0.70 | 53,176                                             | 54,950                                             | 3.39                       |

LEGEND:

- (AIX) DRAINAGE AREA LABEL
- DRAINAGE AREA BOUNDARY
- [BI] BASIN LABEL
- ← DRAINAGE DIRECTION
- ⬅ DRAINAGE INLET LOCATION



2045 S. Vineyard Ave, Suite 101  
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www.epsgroupinc.com

**MULBERRY Parcel 5**  
City of Mesa, AZ

**Preliminary Grading Plan**

Project: SEPTEMBER 6, 2016 - 2ND SUBMITTAL

Revisions:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

Call at least two full working days before site begins excavation.  
**ARIZONA**  
Due to a fire 1000-87465 (7/1/2015) in Maricopa County (002263-1100)

Designer: KDM  
Drawn by: KDM

Job No.  
**13-316.4**

**PG02**

Sheet No.  
**5 of 5**