

PRELIMINARY PLAT SUNLAND SPRINGS VILLAGE UNIT TEN

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

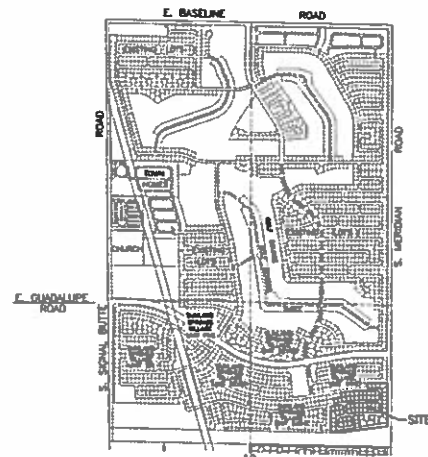
GROSS ACRES: 18.1947 AC.
TOTAL LOTS: 71
EXISTING ZONING: RS-6 DMP
PROPOSED ZONING: RS-6 DMP
DWELLING UNITS PER ACRE: 3.9
TYPICAL LOT SIZE: 74' X 90'
MINIMUM LOT SIZE: 6,660 S.F.
MAXIMUM LOT SIZE: 18,041 S.F.
AVERAGE LOT AREA: 6,660 S.F.

DRAINAGE NOTE

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

PROJECT NARRATIVE

A SINGLE FAMILY DETACHED SUBDIVISION CONSISTING
OF 71 LOTS WITHIN THE RS-6 DMP ZONING DISTRICT



VICINITY MAP

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- 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

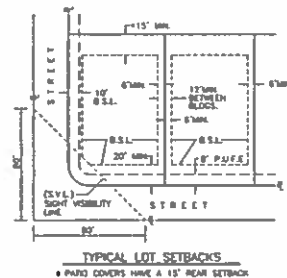
WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY.
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY CENTURYLINK.
CABLE SERVICE BY COX CABLE COMPANY.

ENGINEER

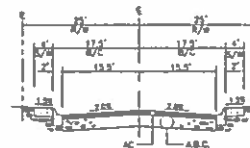
CLOUSE ENGINEERING, INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: Jeff Giles

DEVELOPER

SPRINGS NINE DEVELOPMENT, INC.
2233 S. SPRINGWOOD BLVD.
MESA, AZ 85209
PHONE: (480)984-4999
FAX: (480)304-8626
CONTACT: Craig Ahlstrom



TYPICAL LOT SETBACKS
* PAVED DRIVEWAY HAVE A 15' REAR SETBACK



TYPICAL INTERIOR STREET
PER C.O.M. DET. M-1901

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 7.20.2016
WITH STIPS: YES ☒ NO ☐



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

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

PRELIMINARY PLAT
SUNLAND SPRINGS VILLAGE
UNIT TEN



Revised

Date:
02-24-18
As-Built
Job No.
160201

