

Preliminary Plat

WARNER ENCLAVE

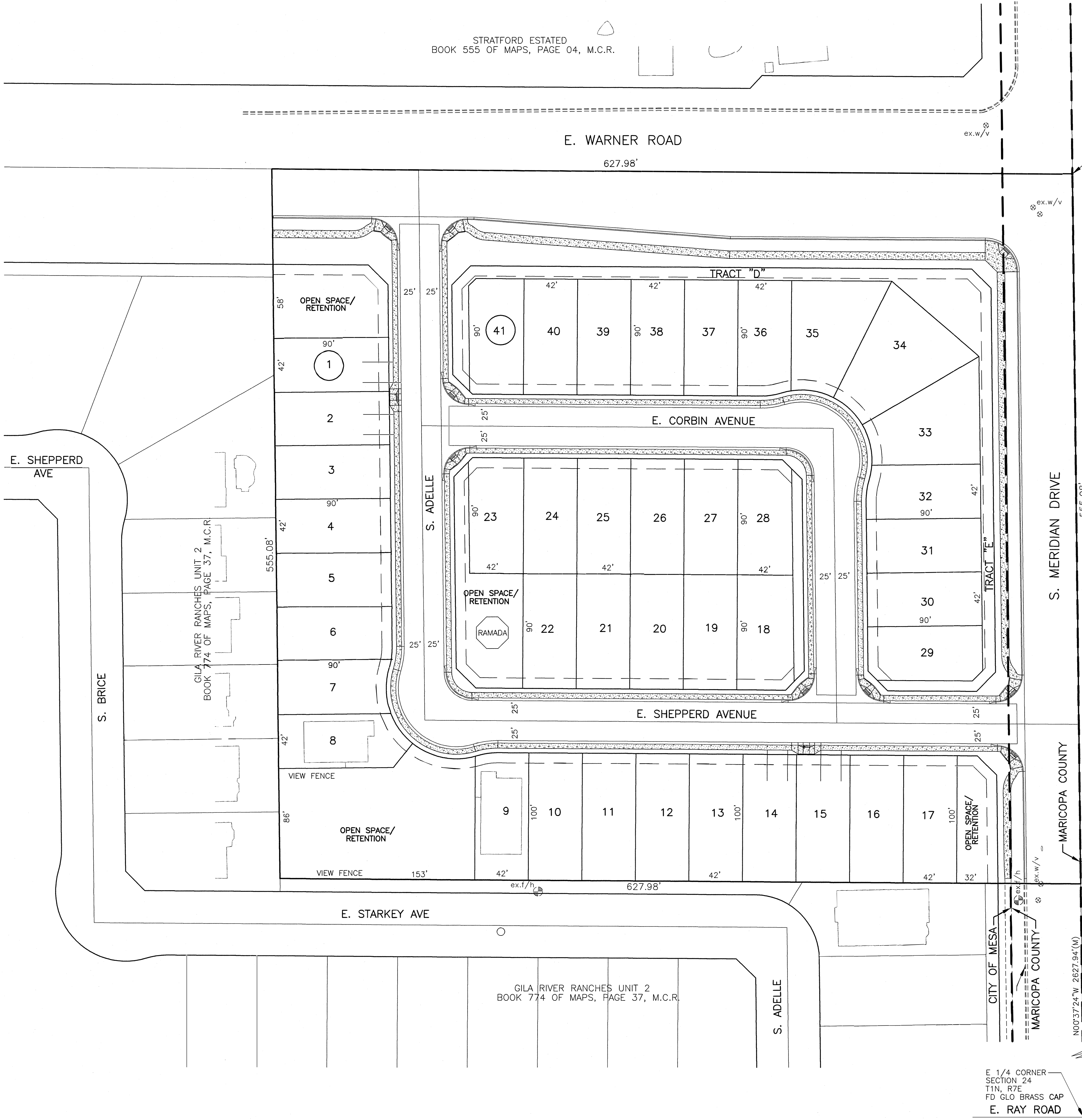
A PORTION OF THE NE 1/4, NE 1/4, SECTION 24, T.1S., R.7E.
OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

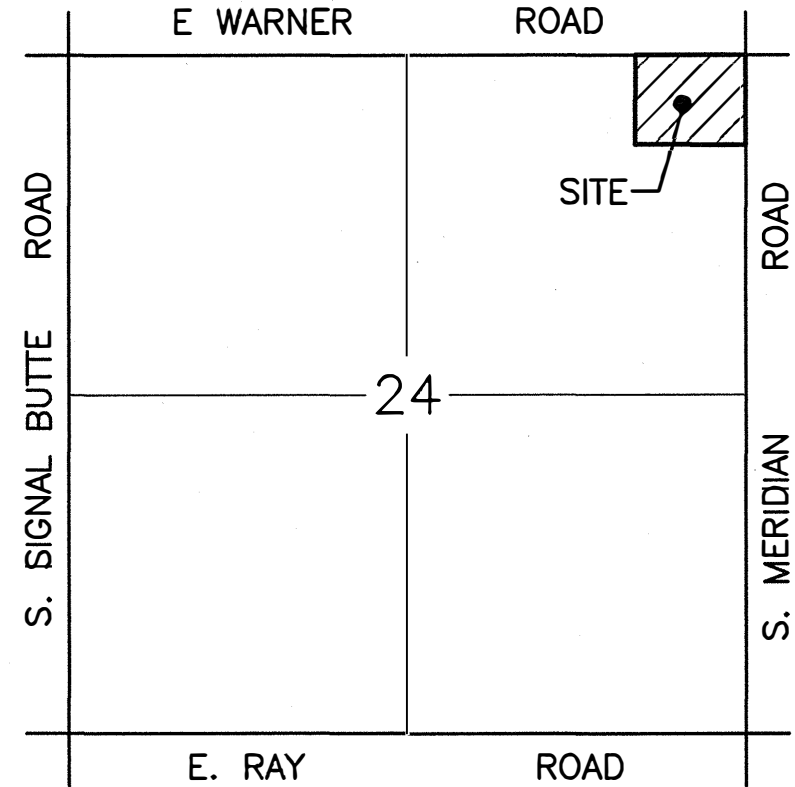
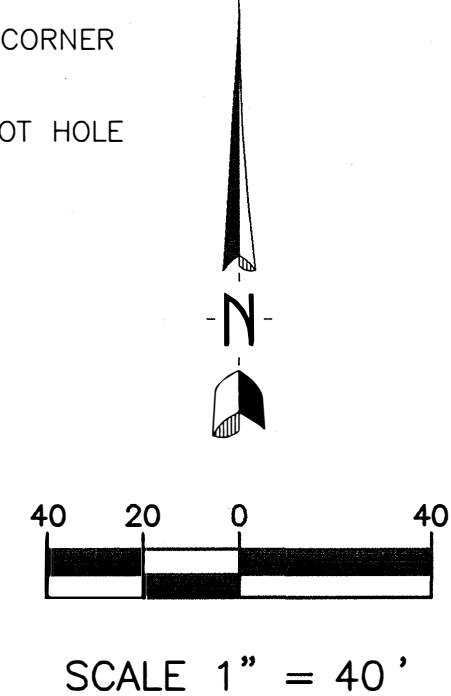
ARIZONA

WARNER ENCLAVE

MESA



NORTHEAST CORNER
SECTION 24
T1N, R7E
FD BC IN POT HOLE



VICINITY MAP
SECTION 24, T. 1 S., R. 7 E.

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE
NORTHWEST CORNER IN THE INTERSECTION
OF MERIDIAN DRIVE AND WARNER ROAD
ELEVATION: 1481.30
CITY OF MESA DATUM

NOTES

GROSS ACRES: 8.00 AC.
TOTAL LOTS: 41
EXISTING ZONING: LC
PROPOSED ZONING: RSL-2.5
DWELLING UNITS PER ACRE: 5.13
TYPICAL LOT SIZE: 42' X 90'
MINIMUM LOT SIZE: 3,700 S.F.
MAXIMUM LOT SIZE: 5,900 S.F.
AVERAGE LOT AREA: 3,780 S.F.
COMMON OPEN SPACE: 0.68 ACRES

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

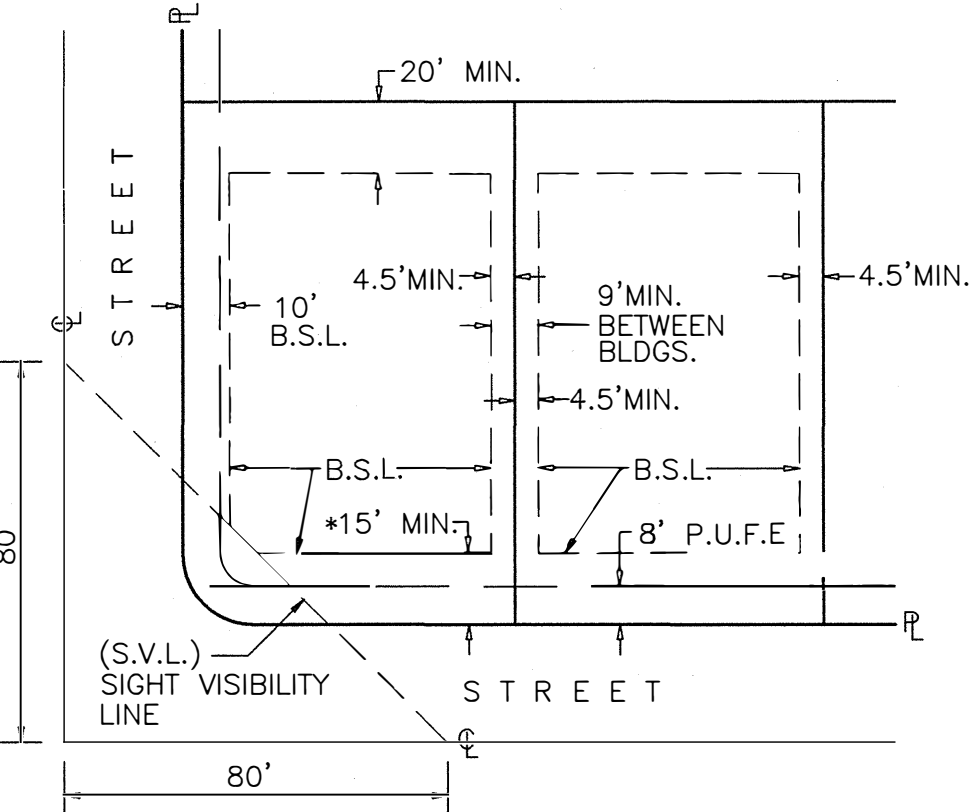
WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY CENTURYLINK.
CABLE SERVICE BY COX CABLE COMPANY.

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310

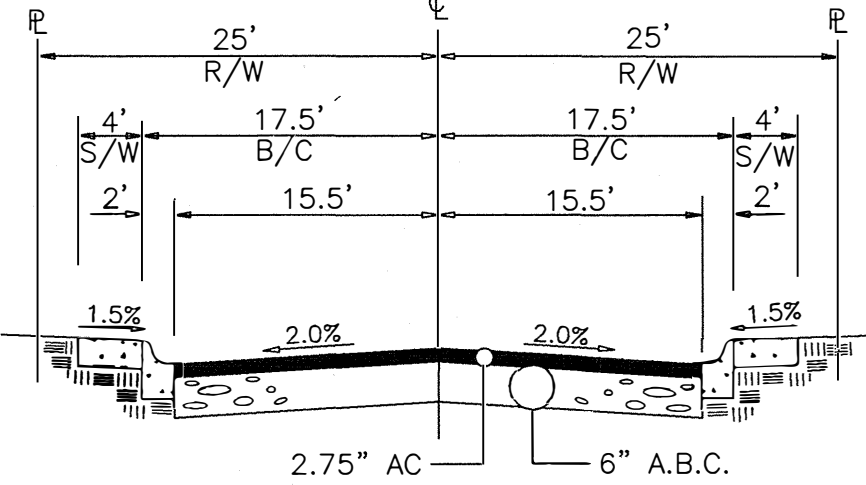
DEVELOPER

PROGRESS CONSTRUCTION LLC.
1807 E. MENIO STREET
MESA, AZ. 85203
PHONE: (480)343-7431



TYPICAL LOT SETBACKS

* 20' MINIMUM TO FACE OF GARAGE
10' MINIMUM TO PORCH



TYPICAL INTERIOR STREET

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

Revised
7-19-16
10-31-16

Date
07-6-16
As-Built
Job No.
150504