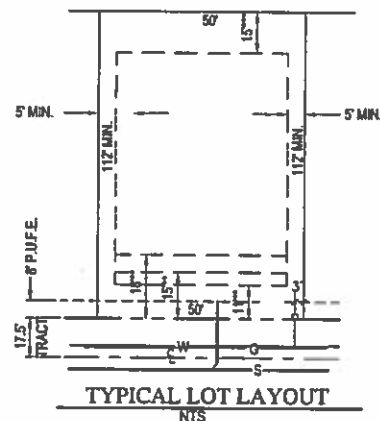


NOTES

- ALL ROADWAYS, EXCEPT N. ELLSWORTH ROAD AND E. MCKELLIPS ROAD TO BE PRIVATE STREETS.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED WATER ON APACHE JUNCTION PRESSURE ZONE.
- RETENTION WILL BE PROVIDED BY PROPOSED BASINS.
- DRAINAGE EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR ALL 404 WASHES.
- ALL DISTURBED AREAS IN THE TRACTS AND BASINS TO BE REVEGETATED.



*SIDEYARD SETBACKS:

- 5' MIN. SETBACK

**FRONT YARD SETBACKS:

- 15' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
- 15' MIN. SETBACK TO LIVABLE.
- 11' SETBACK TO FRONT OF PORCH.

***REARYARD SETBACKS:

- 15' MIN. SETBACK TO LIVABLE SPACE.

CANYON PRESERVE AT MOUNTAIN BRIDGE			
LAND USE SUMMARY TABLE			
EXISTING ZONING	RS-9 DMP		
PROPOSED ZONING	RS-15 PAD		
TOTAL NUMBER OF LOTS	63		
TOTAL GROSS AREA	1,327,051 SQ.FT.	30.46 AC	
TOTAL NET AREA	1,292,221 SQ.FT.	29.66 AC	
DENSITY	2.12	DUNIT AC	
OPEN SPACE	848,973 SQ.FT.	19.44 AC	
AVERAGE LOT SIZE	5,959 SQ.FT.	0.14 AC	
MIN. LOT SIZE	5,847 SQ.FT.	0.13 AC	

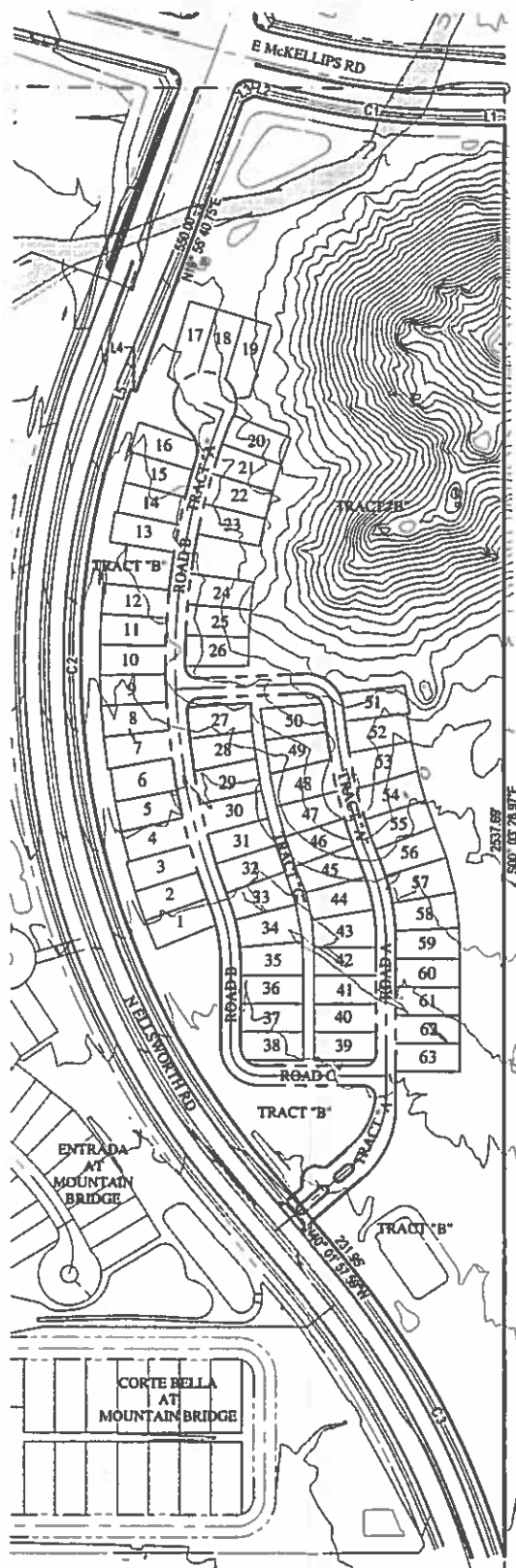
TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE
A	109,520	2.514	PRIVATE STREET
B	828,300	18.97	OPEN SPACE, RETENTION, D.E., P.U.F.E.
C	19,273	0.442	OPEN SPACE, D.E., P.U.F.E.

OPEN SPACE AREA TABLE (ACRES)				
TRACT	"A"	"B"	"C"	TOTAL
UNDISTURBED OPEN SPACE AREA	—	13.95 AC	—	13.95 AC
HIGHLY RESTORED OPEN SPACE AREA	—	4.03 AC	0.44 AC	4.47 AC
REVEGETATED OPEN SPACE AREA	0.03 AC	0.93 AC	—	0.96 AC
EMERGENCY ACCESS ROAD	—	0.08 AC	—	0.08 AC
TOTAL	0.03 AC	18.97 AC	0.44 AC	19.44 AC

CANYON PRESERVE AT MOUNTAIN BRIDGE

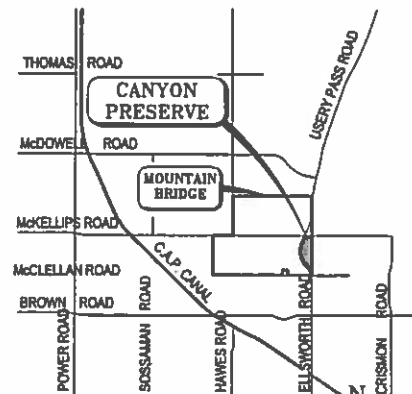
PRELIMINARY PLAT/SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'25"E	62.56'
L2	S76°06'53"E	28.78'
L3	N81°54'24"E	22.30'
L4	S70°04'19"E	10.00'
L5	N19°55'41"E	14.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	13°53'42"	1497.00'	363.04'	182.42
C2	59°57'38"	1367.00'	1430.58'	788.81
C3	23°08'58"	1497.00'	604.82'	306.59



OWNER / DEVELOPER

PINNACLE RIDGE HOLDINGS, LLC.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE No. (480) 892-4492
FAX No. (480) 892-5106

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2220 S. COUNTRY CLUB DRIVE, SUITE 101
MESA, ARIZONA 85210
PHONE: (480) 634-3300
FAX: (480) 634-3320
CONTACT: DANIEL W. MATTHEWS, P.E.

BENCHMARK

BRASS TAG IN HEADWALL, SOUTH SIDE OF
MCKELLIPS AND NORTH HAYES ROAD.
CITY OF MESA ELEV=1664.15

PUBLIC UTILITIES

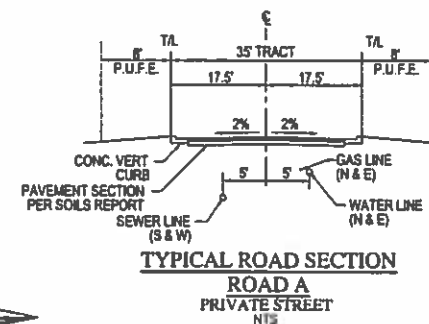
WATER CITY OF MESA
SEWER CITY OF MESA
ELECTRIC SALT RIVER PROJECT
TELEPHONE CENTURYLINK
GAS CITY OF MESA
CABLE TV COX COMMUNICATIONS
WASTE DISPOSAL CITY OF MESA

SHEET INDEX

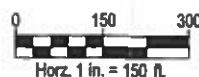
- COVER SHEET
- SITE PLAN

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- PUBLIC UTILITY AND FACILITY EASEMENT EXCEPT AS NOTED
- LIMITS OF DISTURBANCE
- EXISTING SEWER LINE W/ MANHOLE
- NATURAL GROUND CONTOUR
- 404 WASH
- A.E. ACCESS EASEMENT
- BSL. BUILDING SETBACK LIMIT
- CL. CENTERLINE
- D.E. DRAINAGE EASEMENT
- ESMT. EASEMENT
- N.R.U.E. NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT DOCUMENT 86-533081, M.C.R. PROPERTY LINE
- PL. PUBLIC UTILITY AND FACILITIES EASEMENT
- P.U.F.E. SEWER EASEMENT
- S.E. WATER EASEMENT
- W.E.



CANYON PRESERVE BOUNDARY MAP



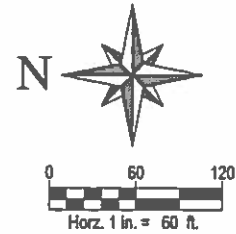
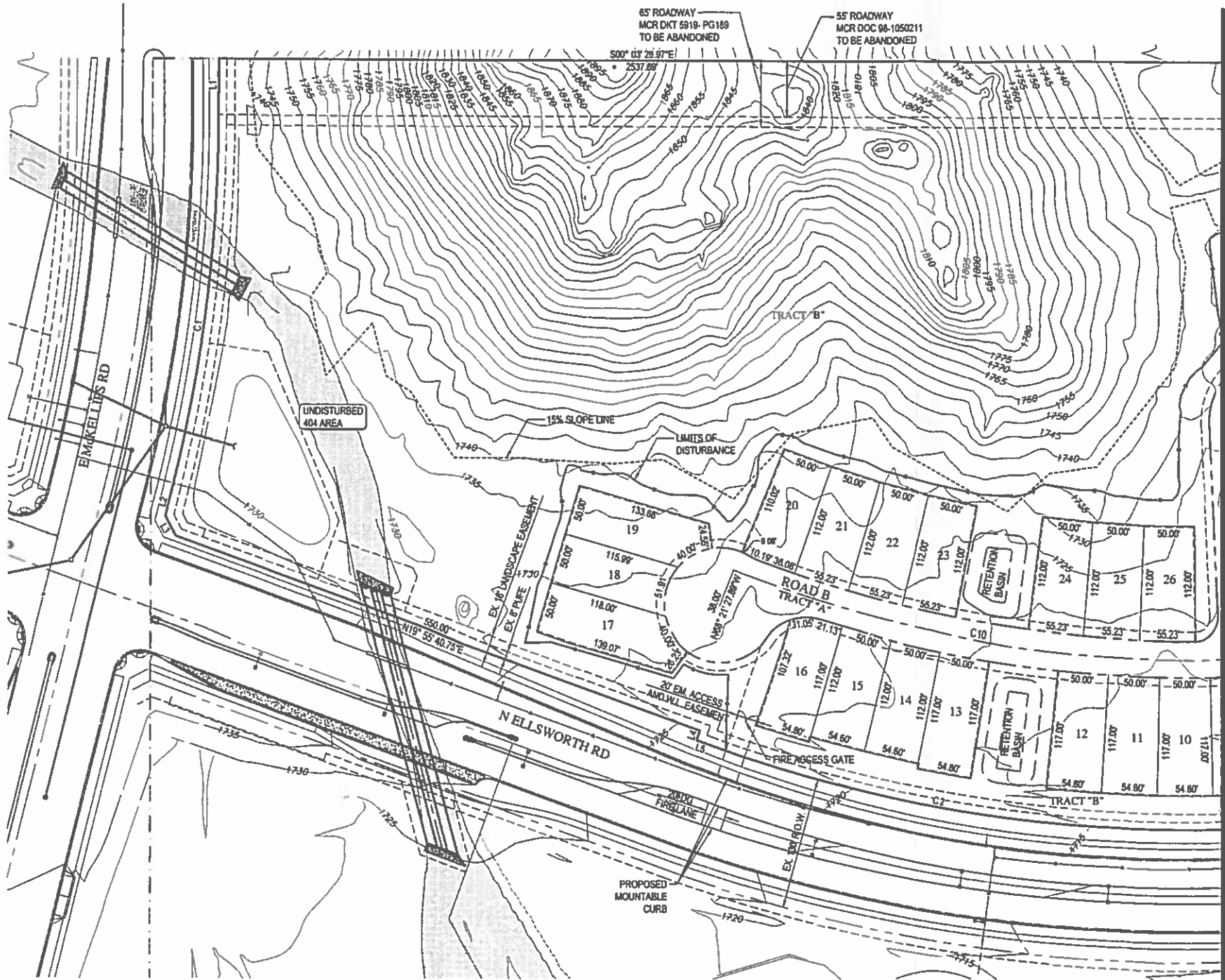
WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM



CANYON PRESERVE
AT MOUNTAIN BRIDGE
PRELIMINARY PLAT/SITE PLAN
COVER SHEET

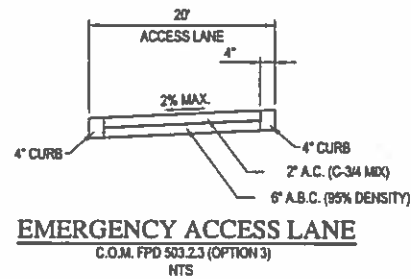
REV	DESCRIPTION	DATE
1	COVER SHEET	
2-3	SITE PLAN	

SCALE (HORIZONTAL) N/A
SCALE (VERTICAL) N/A
DATE 12/29/2016
JOB NUMBER 164525
SHEET 1 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'25"E	62.56'
L2	S78°08'53"E	28.79'
L3	N81°54'24"E	22.30'
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L5	N19°55'41"E	14.07'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	13°53'42"	1497.00'	363.04'	182.42'	362.15'
C2	59°57'38"	1387.00'	1430.58'	788.81'	1368.19'
C10	42°32'49"	1199.50'	890.73'	467.03'	870.40'



CANYON PRESERVE
AT MOUNTAIN BRIDGE
PRELIMINARY PLAT/ SITE PLAN
SITE PLAN

REV	DESCRIPTION	DATE

Professional Engineer Seal for David H. Wood, State of Arizona, License No. 12345. The seal is circular with the text 'Professional Engineer', 'David H. Wood', 'State of Arizona', and 'License No. 12345'.

SCALE (HORIZONTAL)
1" = 60'
SCALE (VERTICAL)
N/A
DATE
12/29/2016
JOB NUMBER
164525
SHEET
2 OF 3

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MATCH SHEET 2

