

627.98'

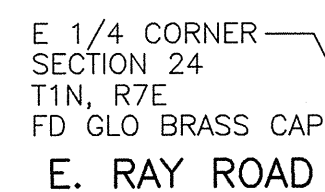
A PORTION OF THE NE 1/4, NE 1/4, SECTION 24, T.1S., R.7E.
OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

1111

ate
7-6-16
s-Built
Job No.
50504

OF
1

WARNER-ENCLAVE SITE PLAN 3-13-17



CORNER
OT HOLE

The drawing shows a corner of a part with a hole. The top view is a square with a circular hole in the center. The side view is a rectangle with a semi-circular hole in the center. The hole is labeled 'CORNER' and 'OT HOLE'.

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

GROSS ACRES: 8.00 AC.
TOTAL LOTS: 38
EXISTING ZONING: LC
PROPOSED ZONING: RSL-2.5
DWELLING UNITS PER ACRE: 4.75
TYPICAL LOT SIZE: 42'x90' & 50'x90'
MINIMUM LOT SIZE: 3,800 S.F.
MAXIMUM LOT SIZE: 5,700 S.F.
AVERAGE LOT AREA: 4,200 S.F.
COMMON OPEN SPACE: 0.90 ACRES

The map shows a grid of roads: E. Warner Road at the top, E. Ray Road at the bottom, S. Signal Butte Road on the left, and S. Meridian Road on the right. Section 24 is labeled in the center. A shaded rectangular area in the northeast corner of the section is labeled 'SITE' with a line pointing to it. A north arrow and a graphic scale bar (0 to 100 feet) are located on the right side of the map.

S. SIGNAL BUTTE ROAD

	INDICATES A CORNER OF THIS PROPERTY.
	INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
8'P.U.F.E.	(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

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.

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

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



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



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