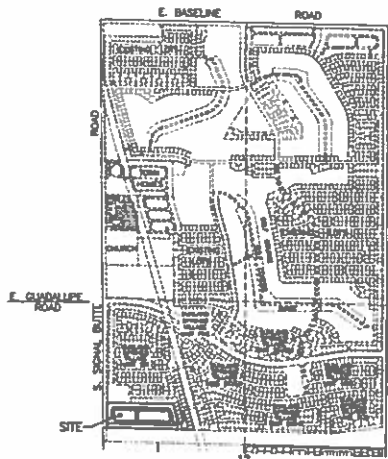




VICINITY MAP

NOTES

TOTAL GROSS ACRES: 18.8564 AC.
TOTAL CONDOMINIUM UNITS: 120
TOTAL SINGLE FAMILY LOTS: 9
EXISTING ZONING: RS-8
PROPOSED ZONING: RM-2
DWELLING UNITS PER ACRE: 7.7

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 U.S. WEST COMMUNICATIONS.
CABLE SERVICE BY COX CABLE COMPANY.

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- P.U.F.E. INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- INDICATES WATER VALVE.
- INDICATES FIRE HYDRANT.

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: 1511.88 (C.O.M. DATUM)
(ADD 0.31' TO C.O.M. DATUM TO EQUAL THIS SET OF PLANS DATUM)

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 QUARTER OF SECTION 12,
T15S, R7E, S & 1/2 S.B. & M MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE

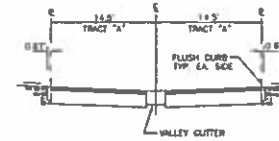
RE-ZONE OF EXISTING RS-8 TO RM-2, (P40) ZONE
ALLOW FOR THE DEVELOPMENT OF A +/- 120 UNIT
CONDOMINIUM AND 9 SINGLE FAMILY LOT PROJECT.

DEVELOPER

FARMWORTH DEVELOPMENT COMPANY
2233 S. SPRINGWOOD BLVD.
MESA, ARIZONA 85209
PHONE: (480) 304-8828
ATTN: CRAIG ANDERSON

ENGINEER

CLOUSE ENGINEERING, INC.
1641 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85009
PHONE: (602) 395-8300
FAX: (602) 395-8310
CONTACT: JEFF GILES

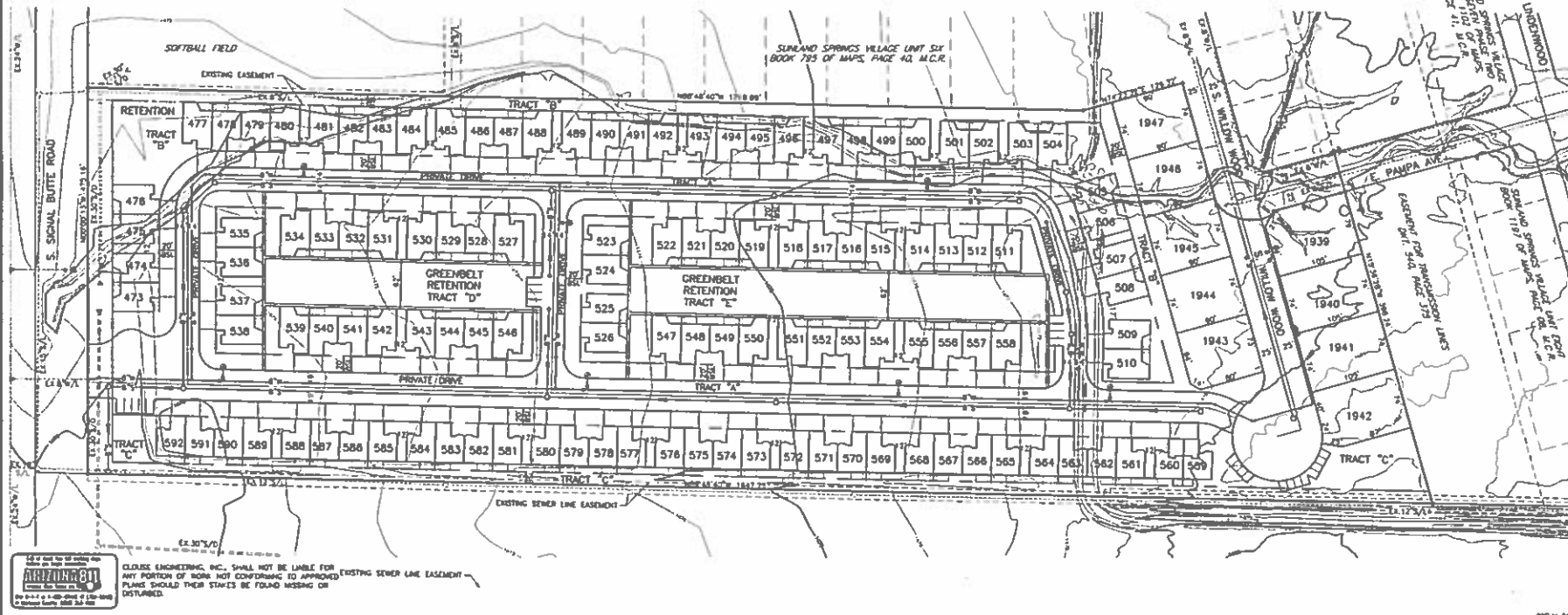


TYPICAL PRIVATE DRIVE

SCALE 1" = 80'

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 8.17.16
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.

EXISTING SEWER LINE EASEMENT

CLOUSE ENGINEERING, INC.
ENGINEERS & SURVEYORS
1641 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85009
PHONE: (602) 395-8300
FAX: (602) 395-8310

PRELIMINARY PLAT
SUNLAND SPRING VILLAGE
DESERT TRAILS



Date:
08-16-18
As-Built
Job No.
150707