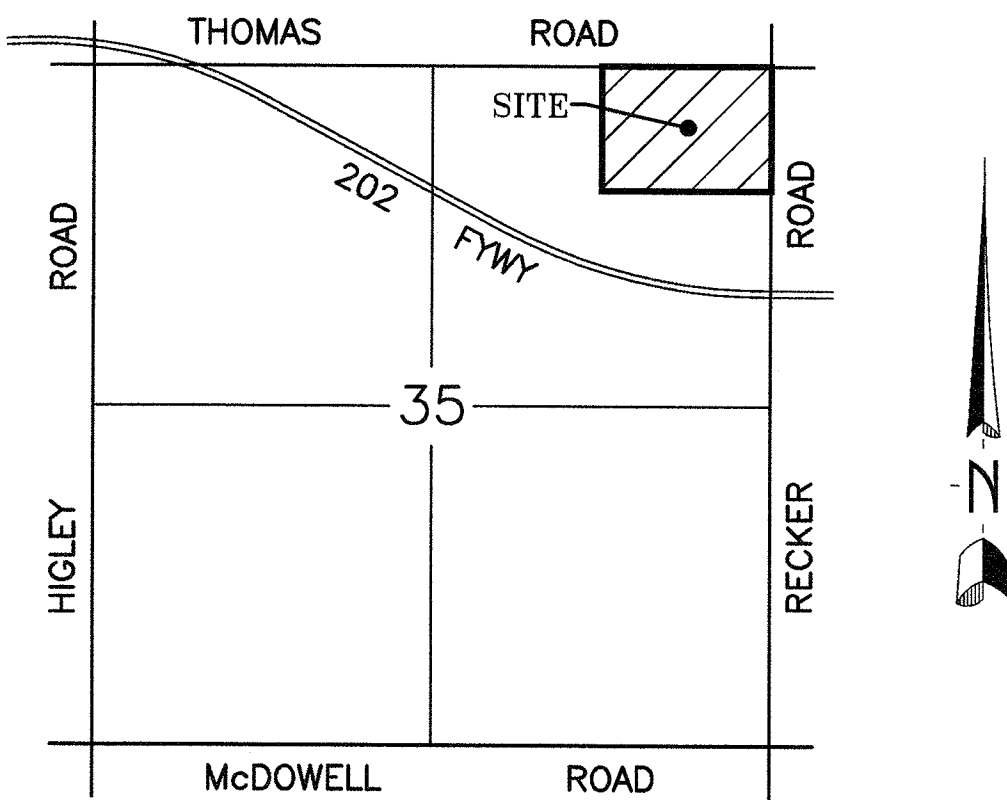


PRELIMINARY PLAT
VILLAS AT RED MOUNTAIN
3514 N. RECKER ROAD

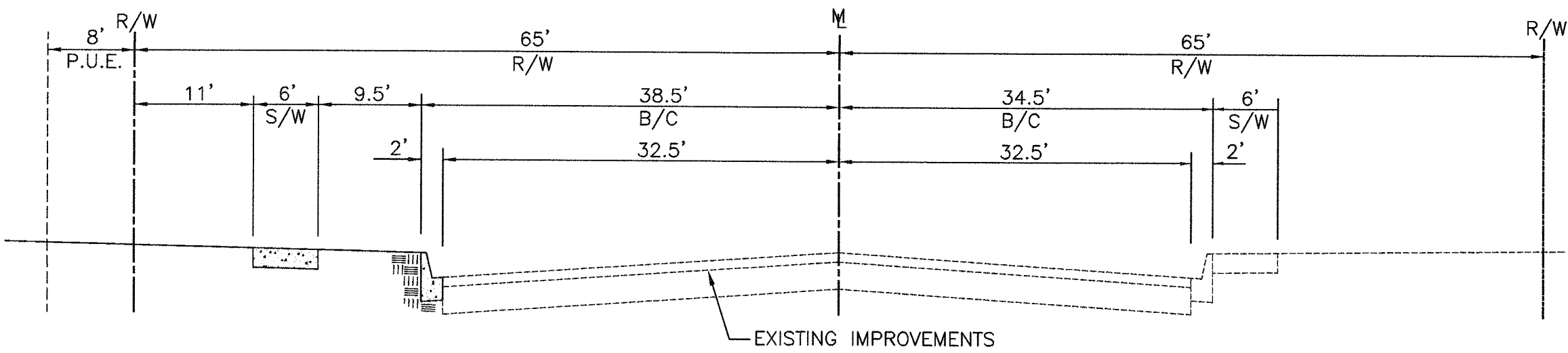
LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- 8' P.U.F.E. 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
- W/L INDICATES WATER LINE
- S/L INDICATES SEWER LINE



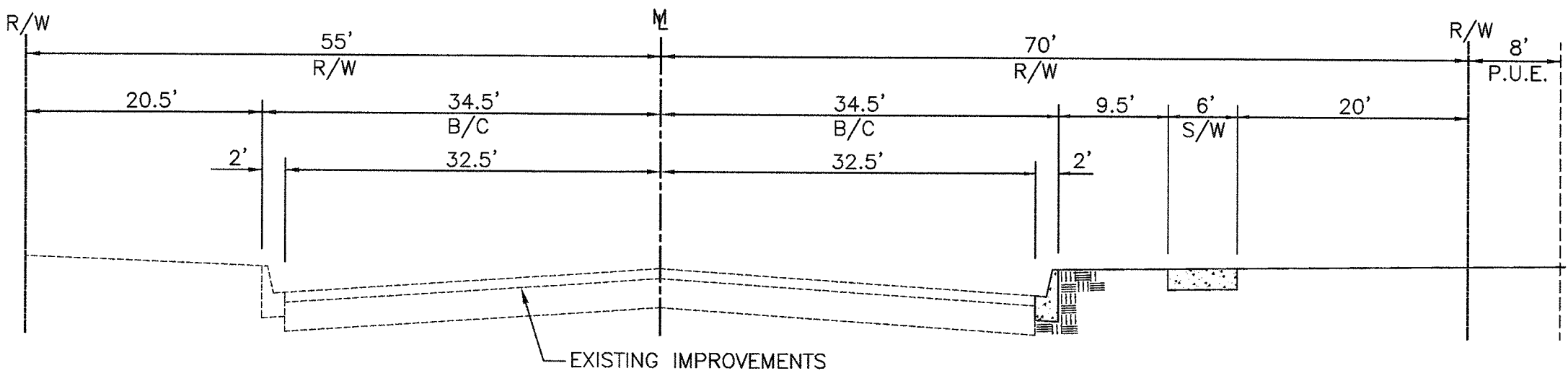
VICINITY MAP
SECTION 35, T. 2 N., R. 6 E.

PROJECT DATA RSL-4.5		
STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT AREA OF SUBDIVISION	4,500	5,060
MINIMUM INDIVIDUAL LOT AREA	4,000	5,060
MINIMUM WIDTH-INTERIOR LOT	40	50
MINIMUM WIDTH-CORNER LOT	45	50
MINIMUM LOT DEPTH	90	115
FRONT-BUILDING WALL	15	15
FRONT-GARAGE	20	20
FRONT-PORCH	10	10
STREET SIDE	10	4
INTERIOR SIDE: MIN. EACH SIDE	4.5	4.5
INTERIOR SIDE: MIN. AGGREGATE OF TWO SIDES	10	10
REAR	20	20



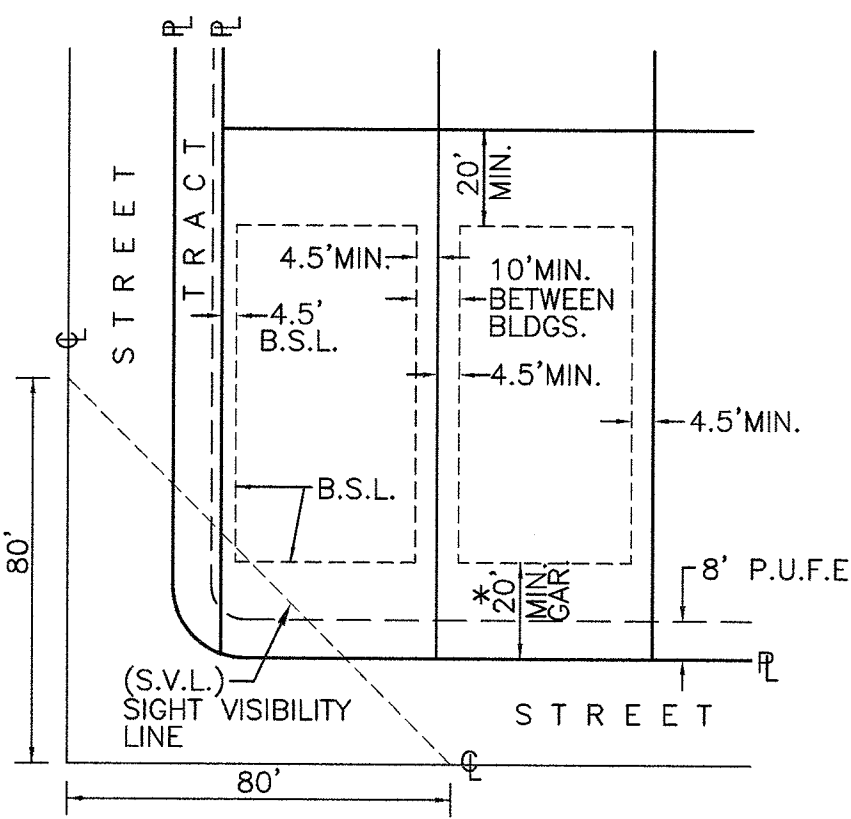
RECKER ROAD

PER C.O.M. DET. M-19.01
LOOKING NORTH



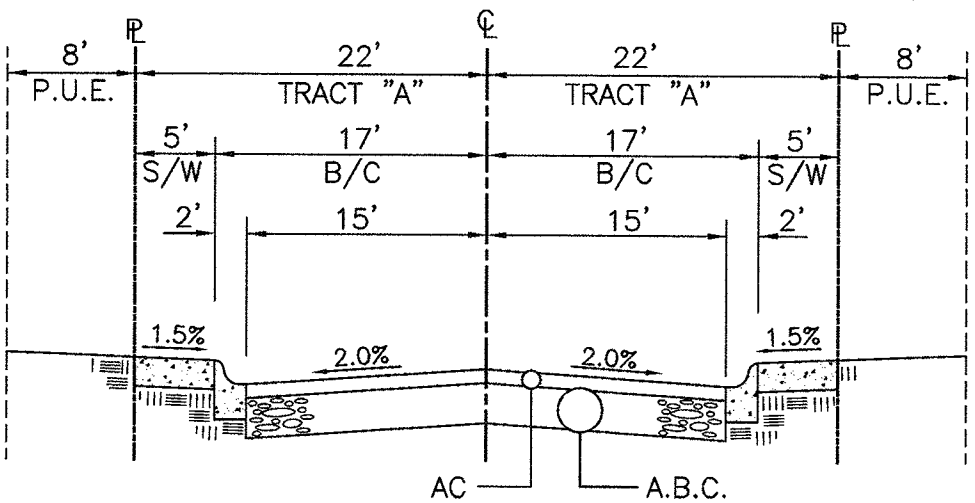
THOMAS ROAD

PER C.O.M. DET. M-19.01
LOOKING EAST



TYPICAL LOT SETBACKS

*15' TO BUILDING FRONT AND 10' TO FRONT PORCH



TYPICAL INTERIOR STREET

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE
SOUTHWEST CORNER IN THE INTERSECTION
OF RECKER ROAD AND THOMAS ROAD
ELEVATION: 1447.17 (C.O.M. DATUM)

NOTES

GROSS ACRES: 30.00 Ac. NET: 26.7967 Ac.
TOTAL LOTS: 110
EXISTING ZONING: RS-90
PROPOSED ZONING: RSL-4.5
DENSITY: 3.66 LOTS/ GROSS ACRES
TYPICAL LOT SIZE: 50' X 115' (83 LOTS)
50' X 120' (27 LOTS)
OPEN SPACE: 4.9 ACRES OR
16% OF GROSS AREA

DRAINAGE NOTE

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

PROJECT NARRATIVE

A SINGLE FAMILY DETACHED SUBDIVISION CONSISTING
OF 110 LOTS WITHIN THE RSL-4.5 ZONING DISTRICT

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 COMMUNICATIONS

SUBMITTED BY:

REGISTERED CIVIL ENGINEER

DATE

ENGINEER

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

DEVELOPER

FALCON POINTE GROUP LLC
2733 N. POWER ROAD #102-613
MESA, ARIZONA 85215
PHONE: 480-807-0527
FAX: 480-807-0529
CONTACT: WENDELL BECK

