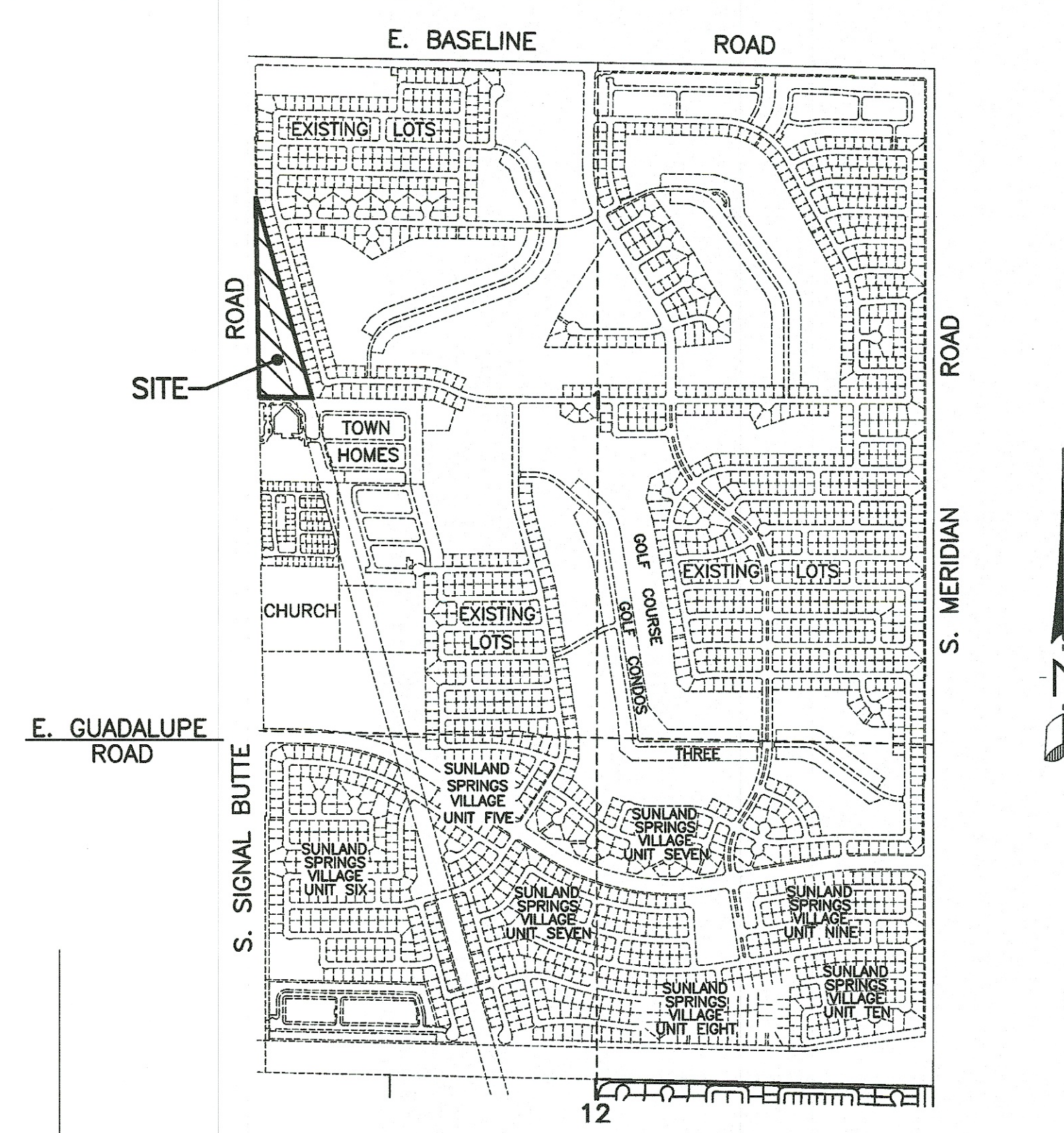




NOTES

TOTAL NET 7.0548 ACRES, 307,311.0473 S.F.
 TOTAL CONDOMINIUM UNITS: 22
 EXISTING ZONING: RM-2
 PROPOSED ZONING: RM-2 PAD
 DWELLING UNITS PER ACRE: 3.12

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 COMMUNICATION.

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.

LEGAL DESCRIPTION

A RESUBDIVISION OF TRACTS "J" AND "R" OF SUNLAND SPRINGS VILLAGE UNIT ONE PHASE 2 AS RECORDED IN BOOK 458 OF MAPS, PAGE 02, OF MARICOPA COUNTY, ARIZONA RECORDS AND BEING SITUATED IN THE NW 1/4 OF SECTION 1, T.1S., R.7E., G & S.R.B. & M. MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE

DEVELOPMENT OF EXISTING RM-2, RM-2 (PAD) ZONE TO ALLOW FOR THE DEVELOPMENT OF A 22 UNIT CONDOMINIUM PROJECT NAMED OLIVEWOOD CONDOS

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: 1511.98 (C.O.M. DATUM)
 (ADD 0.24' TO C.O.M. DATUM TO EQUAL THUS SET OF PLANS DATUM)

DEVELOPER

FARNSWORTH DEVELOPMENT COMPANY
 2233 S. SPRINGWOOD BLVD.
 MESA, ARIZONA 85209
 PHONE: (480) 304-8626
 ATTN: CRAIG AHLSTROM

ENGINEER

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

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

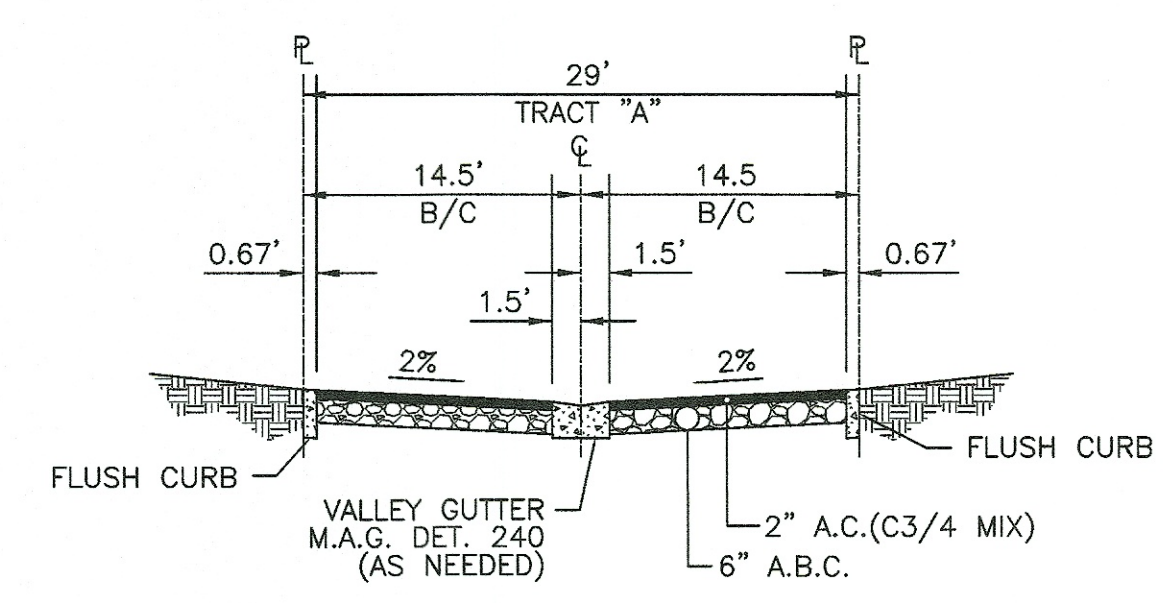
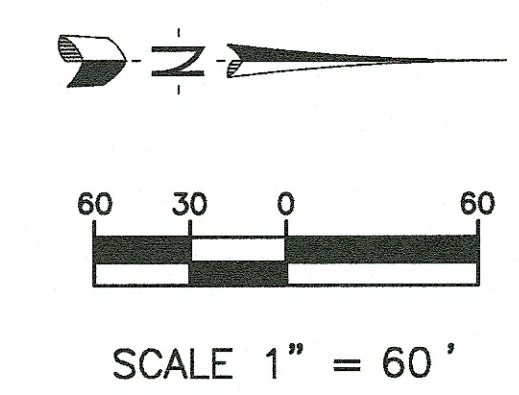
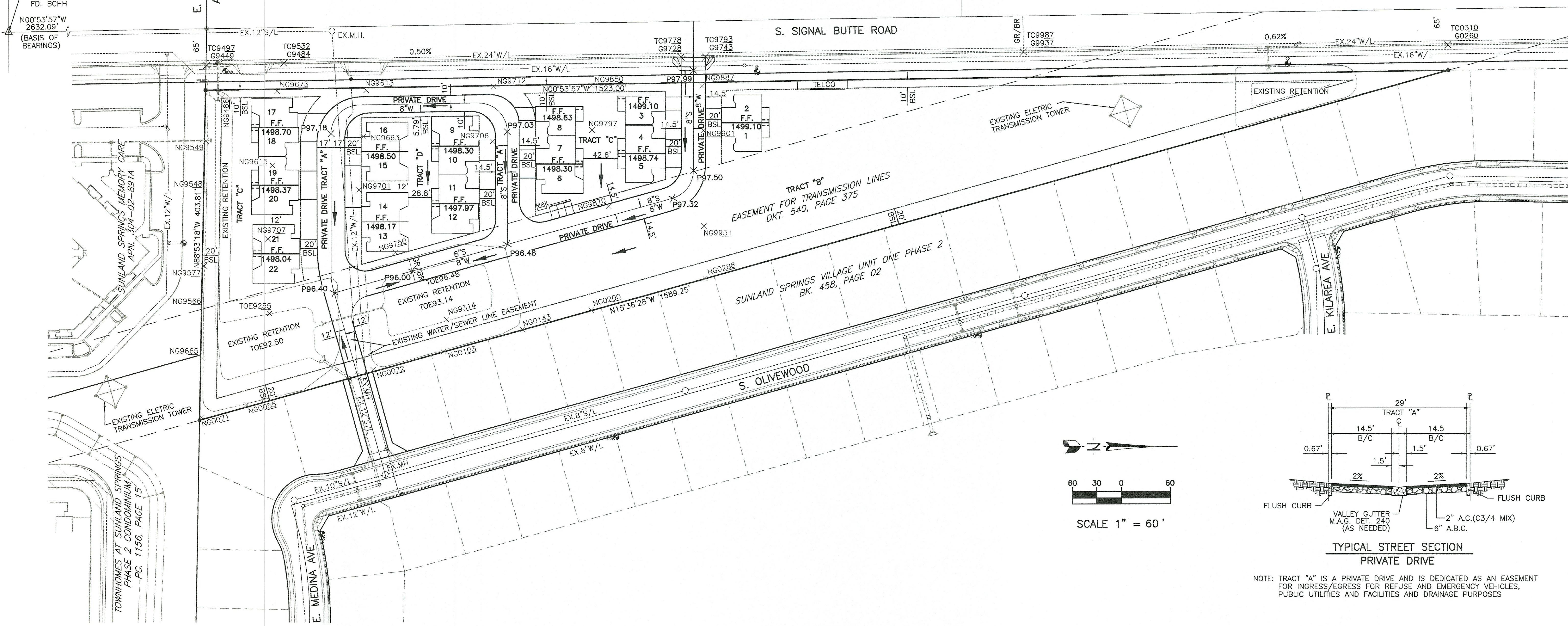
PRELIMINARY GRADING PLAN SSV-OLIVEWOOD CONDOS



Revised

Date
 08-27-18
 As-Built
 Job No.
 180801

SW. COR. SEC. 1
 T. 1 S., R. 7 E.
 FD. BCHH
 N00°53'57"W
 2632.09'
 (BASIS OF BEARINGS)



**TYPICAL STREET SECTION
 PRIVATE DRIVE**

NOTE: TRACT "A" IS A PRIVATE DRIVE AND IS DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES