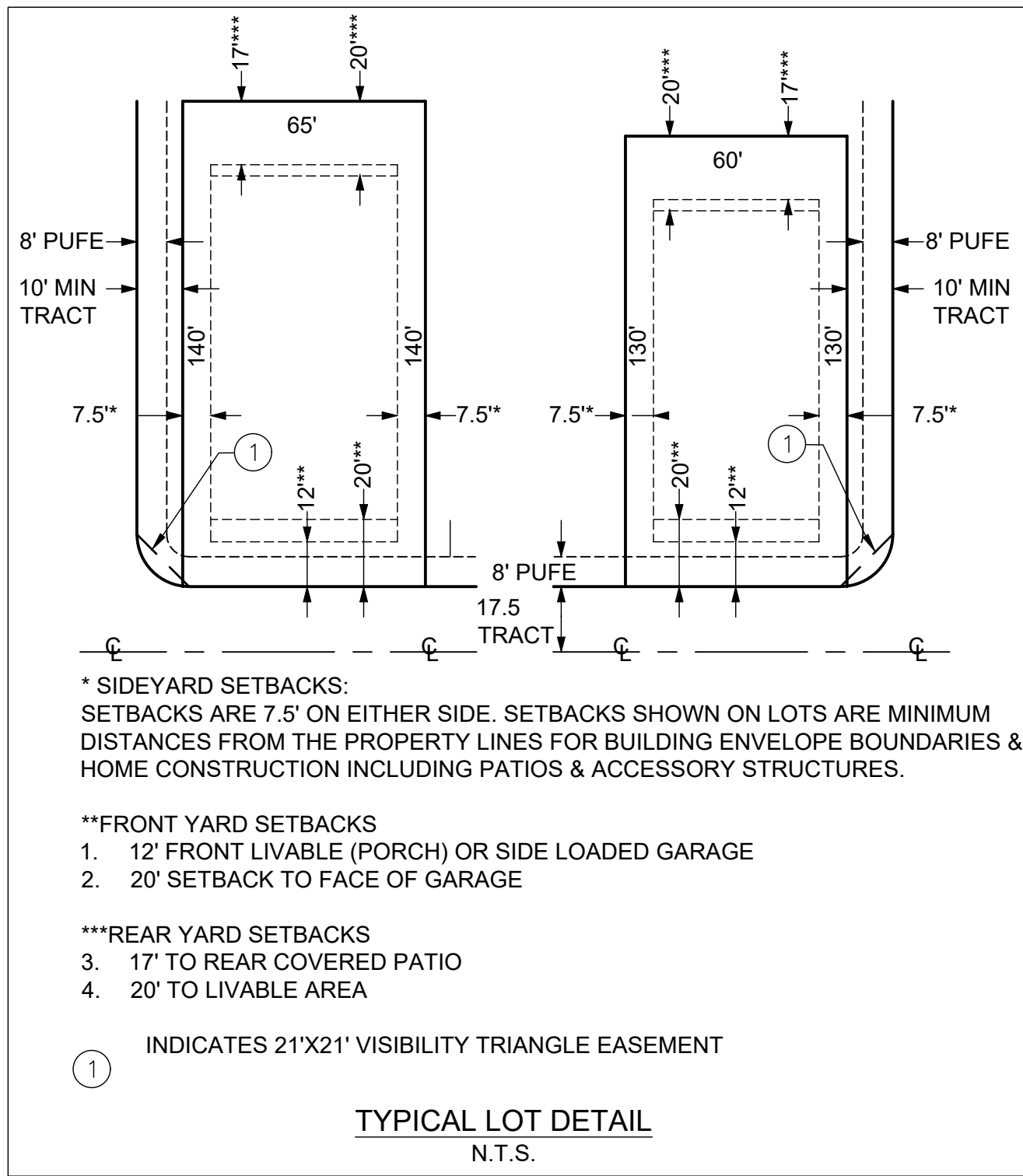
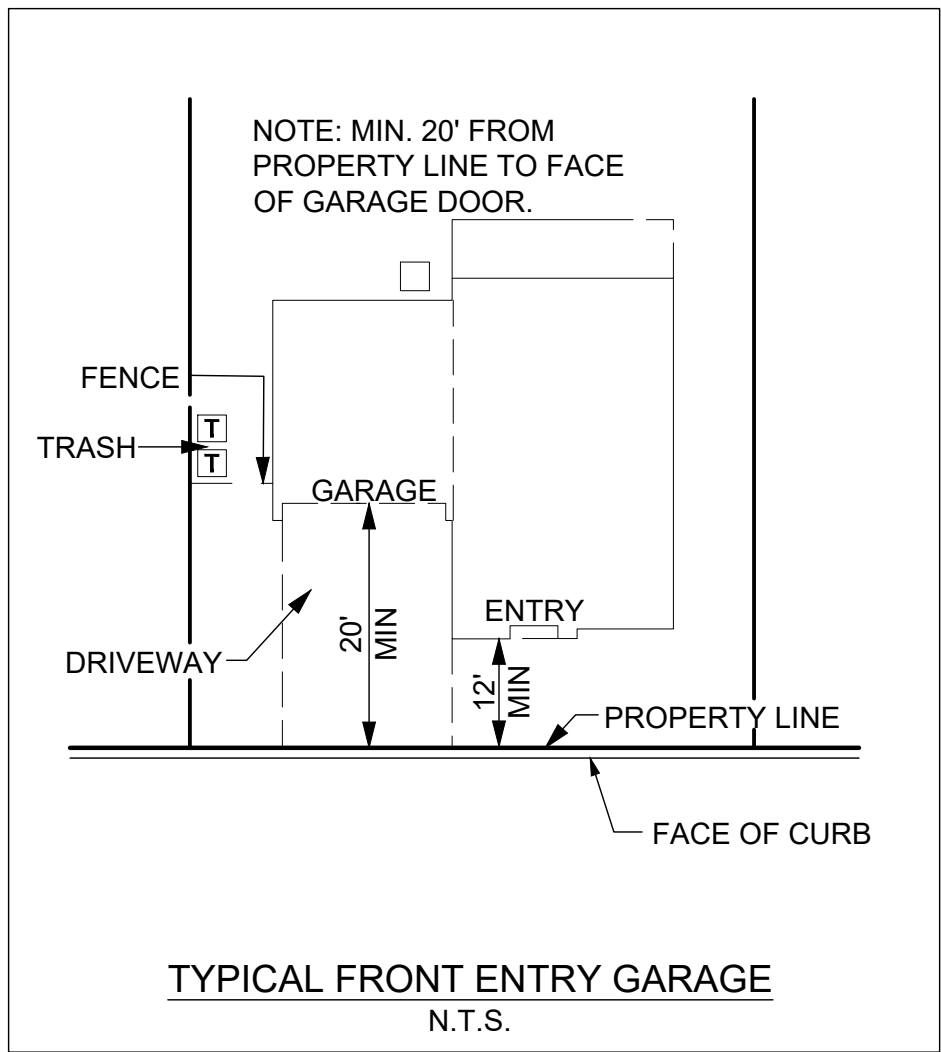
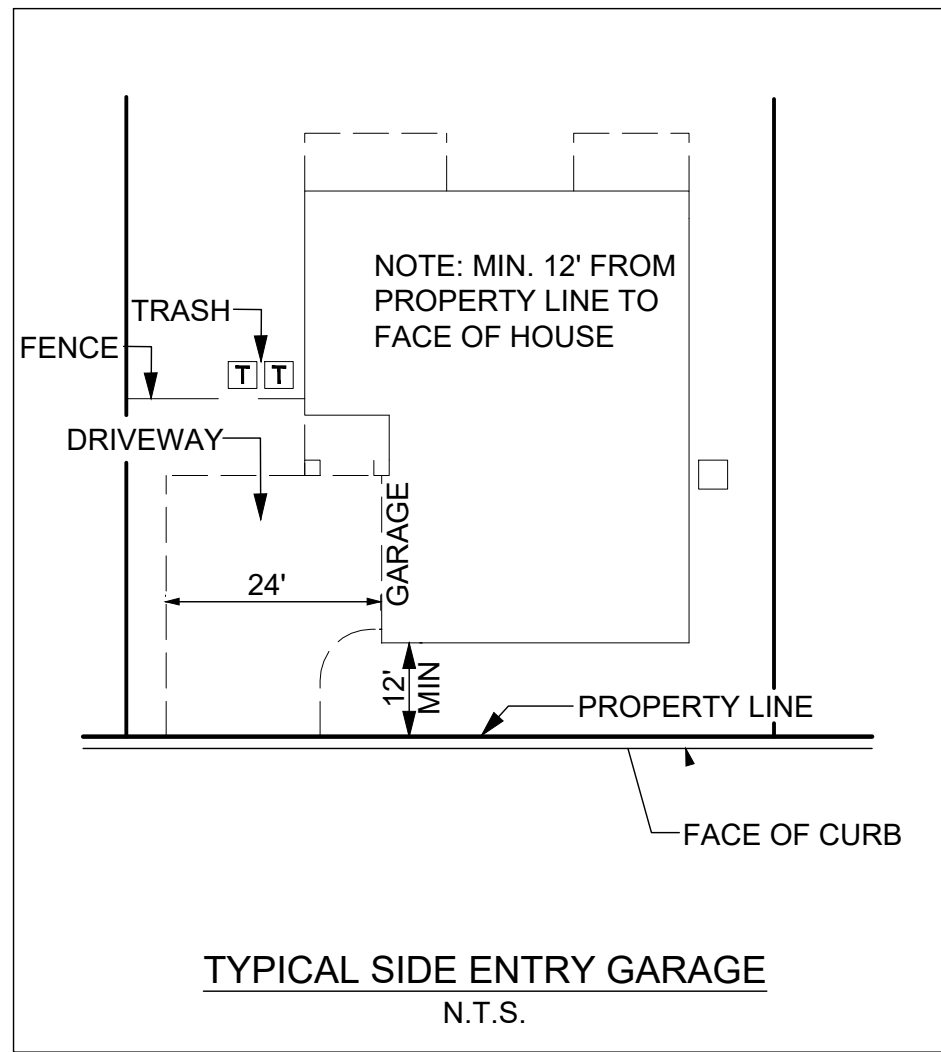
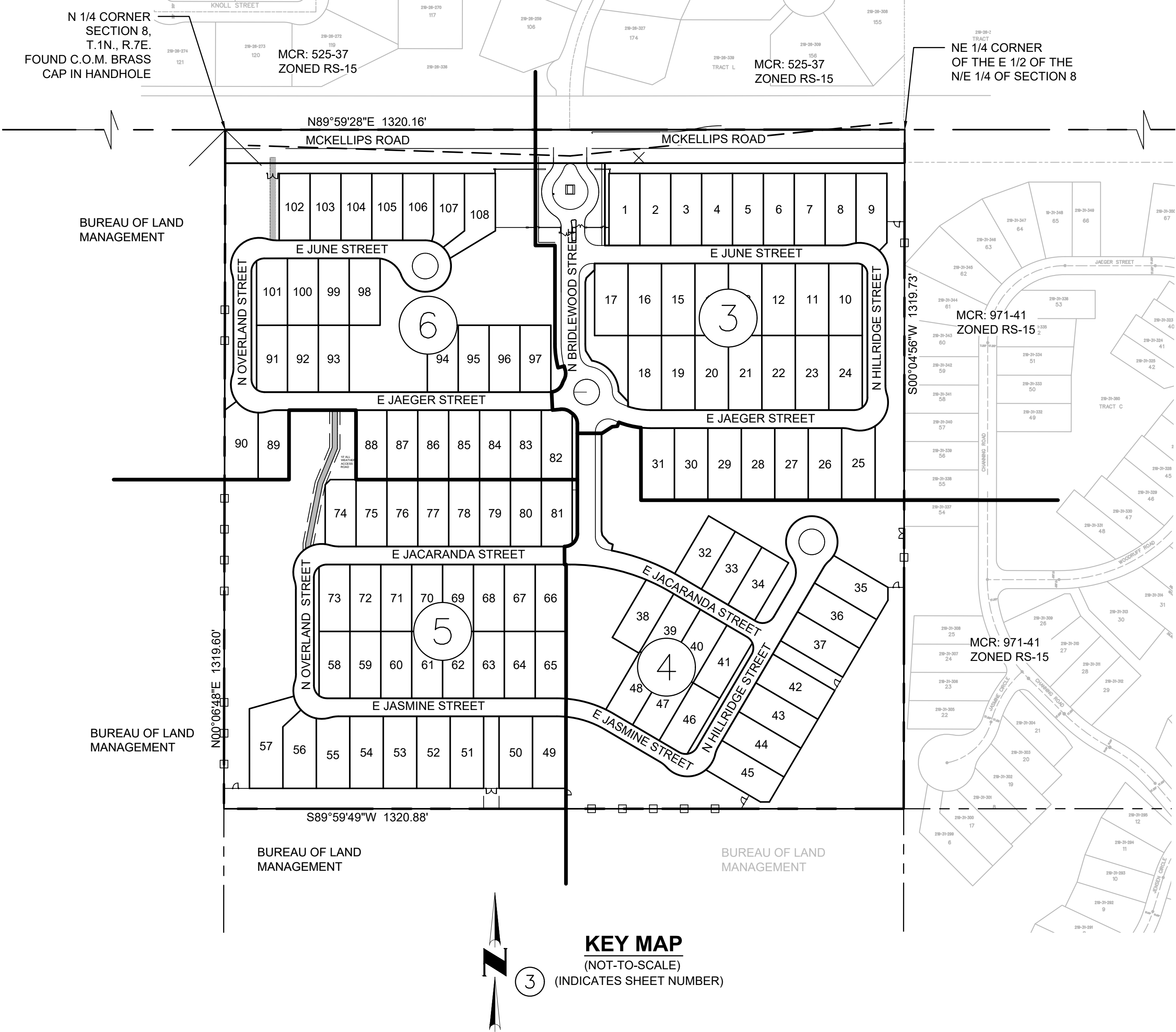


GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT <http://www.mesaaz.gov/devsustain/constructionpermits.aspx>. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PAGE 2 OF 7 PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.



SITE DATA		
GROSS AREA	40.01 AC	1,742,646 SF
NET AREA*	38.04 AC	1,656,834 SF
EXISTING ZONING	RS-35	
PROPOSED ZONING	RS-15 PAD	
APN#	219-31-057	
YIELD	108	100%
	70	65%
	38	35%
GROSS DENSITY		2.70 DU/AC
OPEN SPACE PROVIDED**	11.08 AC	28%
NATURAL AREA OPEN SPACE (NAOS) PROVIDED	1.62 AC	70,659 SF
PRIVATE STREETS (TRACT J)	5.87 AC	255,822 SF
MCKELLIPS ROAD	1.97 AC	85,812 SF
MINIMUM LOT AREA PROVIDED	7,702 SF	
MAXIMUM LOT AREA PROVIDED	11,882 SF	
AVERAGE LOT AREA PROVIDED	8,388 SF	
* NET AREA = GROSS AREA - ARTERIAL ROW (MCKELLIPS ROAD)		
** OPEN SPACE AREA DOES NOT INCLUDE CORNER LANDSCAPE TRACTS		

DEVELOPMENT STANDARDS	PROPOSED	
	RS-15 PAD	RS-15 PAD
	60'X130'	65'X140'
MINIMUM LOT AREA(SQ.FT.)	7,600	8,900
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	60'	65'
MINIMUM LOT DEPTH (FT)	130'	140'
MINIMUM LOT DEPTH ABUTTING ARTERIAL STREET (FT)	130'	140'
MAXIMUM BUILDING HEIGHT (FT)	30'	30'
MINIMUM FRONT LIVABLE (PORCH) OR SIDE LOADED GARAGE (FT)	12'	12'
MINIMUM YARD FRONT GARAGE (FT)	20'	20'
MINIMUM INTERIOR SIDE (FT) - EITHER SIDE	7.5'	7.5'
MINIMUM INTERIOR SIDE (FT) - AGGREGATE OF 2 SIDES	15'	15'
MINIMUM STREET SIDE (FT)	7.5'	7.5'
MINIMUM REAR YARD TO LIVABLE (FT)	20'	20'
MINIMUM REAR TO COVERED PATIO (FT)	17'	17'
MINIMUM REAR YARD ABUTTING ARTERIAL STREET (FT)	20'	20'
MAXIMUM BUILDING COVERAGE (% OF LOT)	55%	55%
PAD MAXIMUM DENSITY	2.7	

PRELIMINARY PLAT
FOR
MONTELUNA

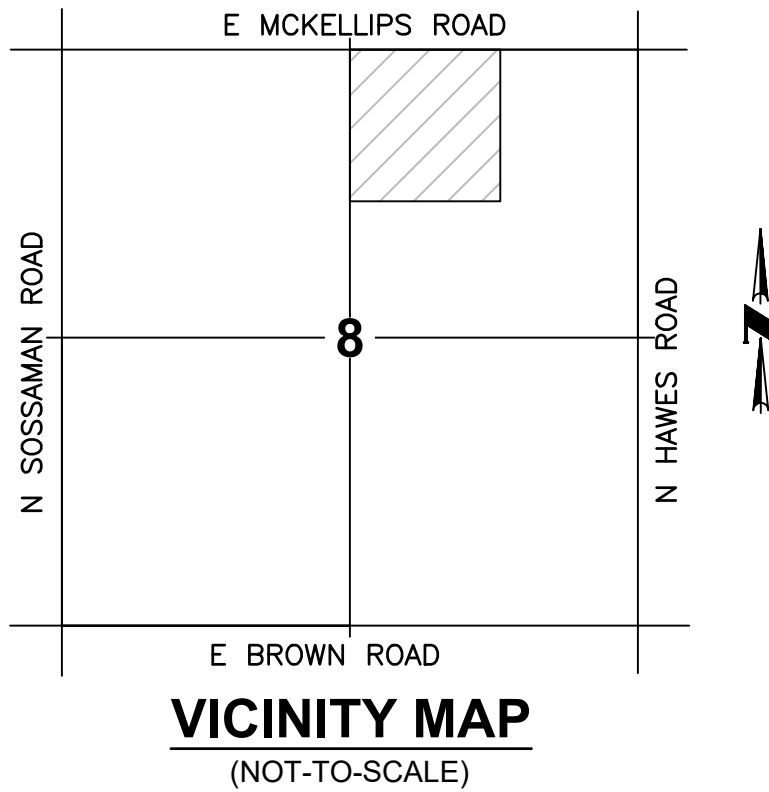
A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT AZ, 85234
PHONE: (480) 892-4492
CONTACT: TOM LEMON

CVL DESIGN TEAM

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



PROJECT SUMMARY

A SINGLE FAMILY DEVELOPMENT WITH A RESIDENTIAL LOT MIX
CONSISTING OF 60' X 130' & 65' X 140' LOTS, WITH PRIVATE STREETS AND
PUBLIC UTILITIES.

LEGAL DESCRIPTION

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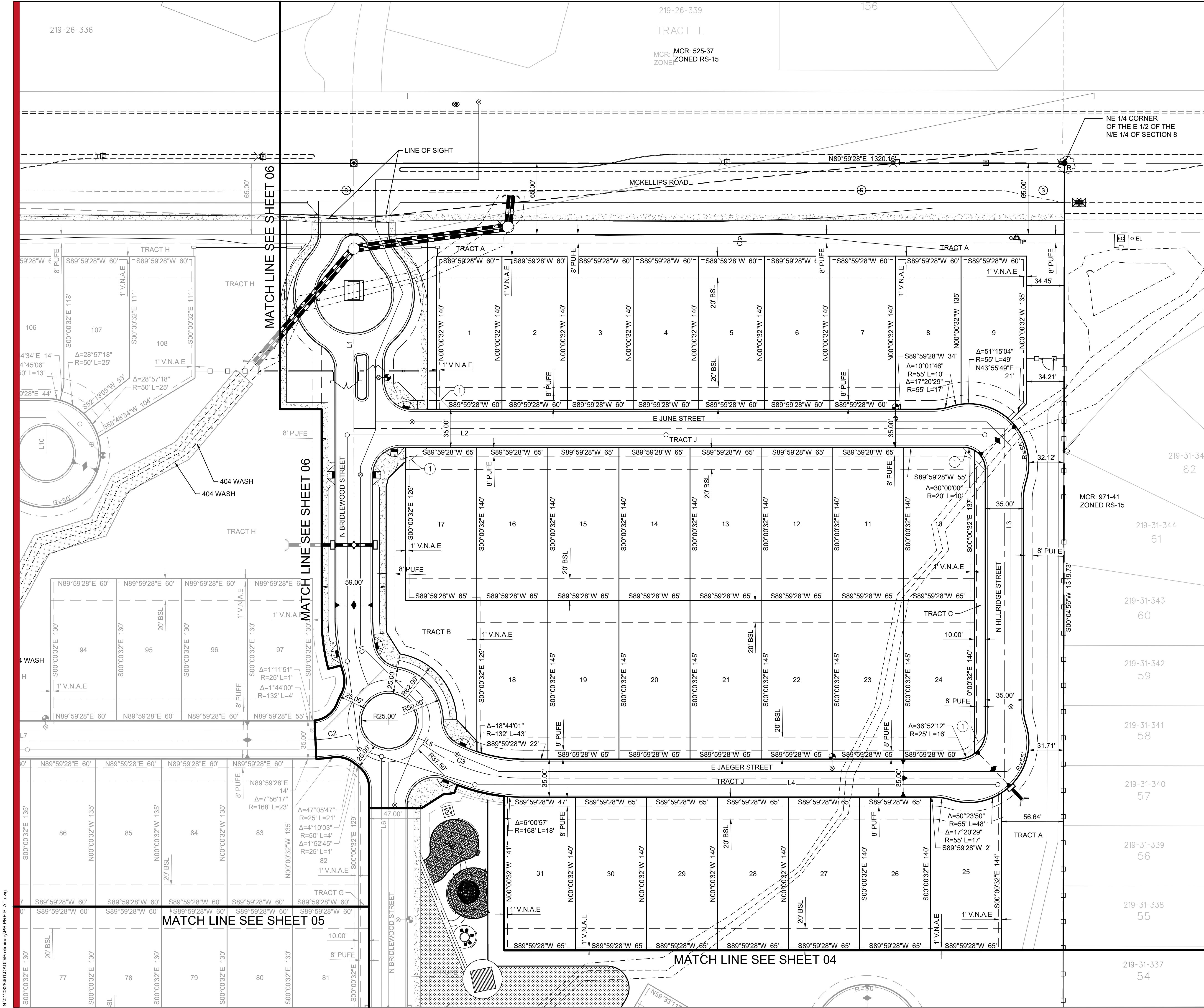
SHEET 03-06 - PRELIMINARY PLAT



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DATE: 6/21/2019

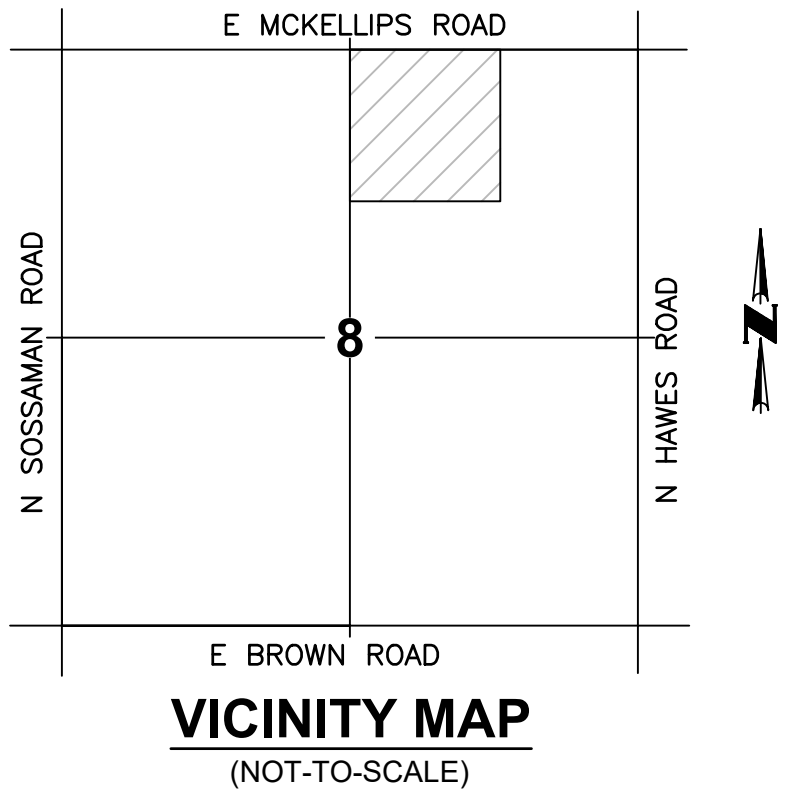


PRELIMINARY PLAT FOR MONTELUNA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH,
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- ### LEGEND
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
 - INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
 - NATURAL AREA OPEN SPACE (NAOS)

LEGAL DESCRIPTION
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Scale: 1" = 40'

North Arrow

PRELIMINARY PLAT FOR MONTELUNA

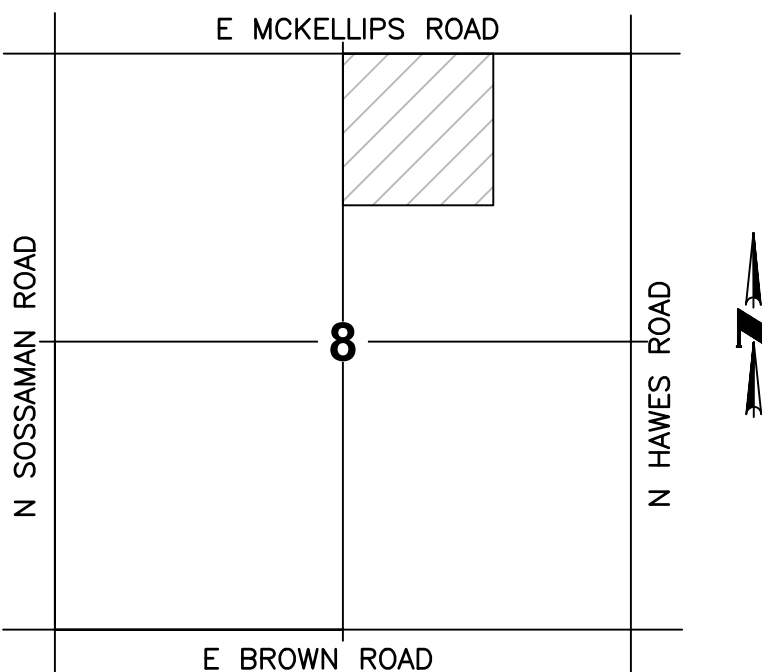
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	NATURAL AREA OPEN SPACE (NAOS)

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SCALE: 1" = 40'

SHEET
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PRELIMINARY PLAT FOR MONTELUNA

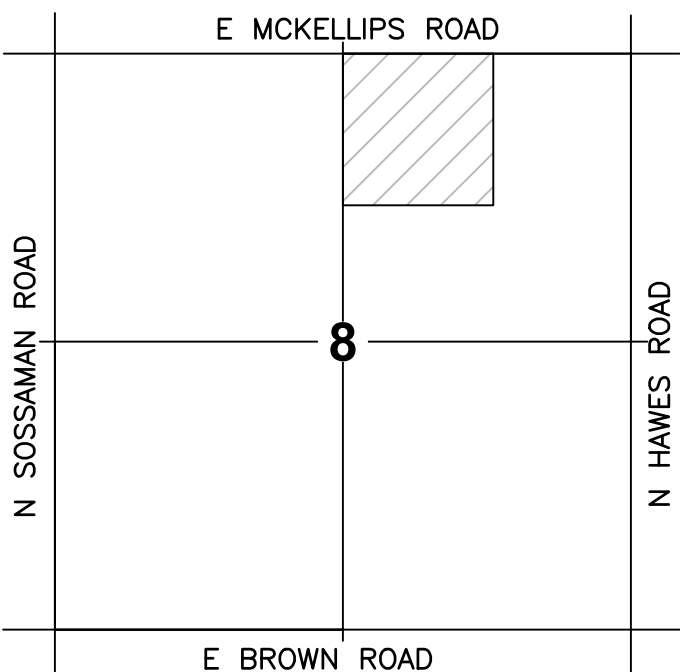
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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120

219-26-336

MCR: 525-37
ZONED RS-15

PRELIMINARY PLAT FOR MONTELUNA

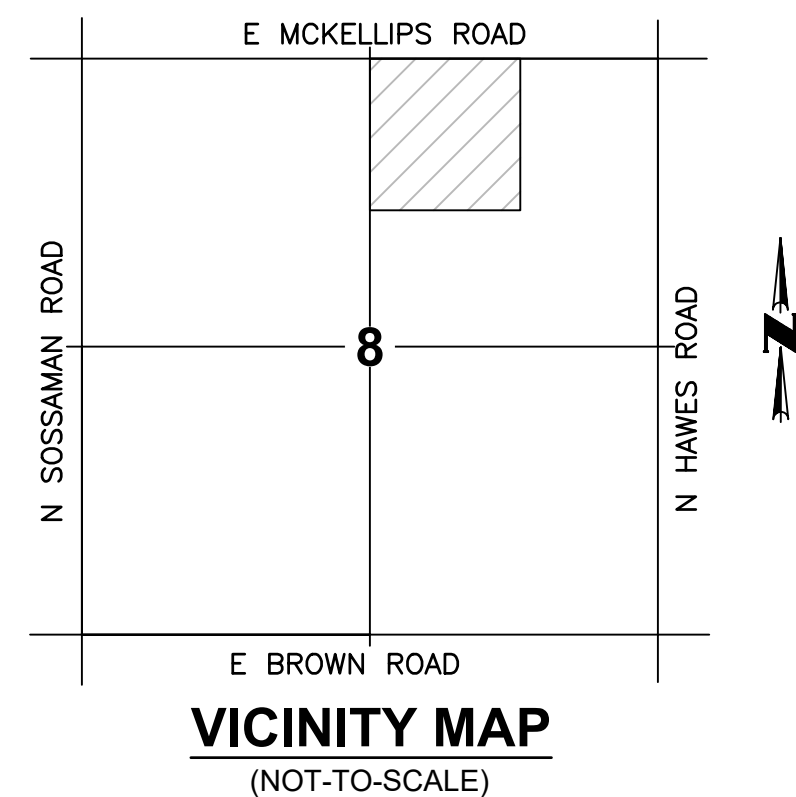
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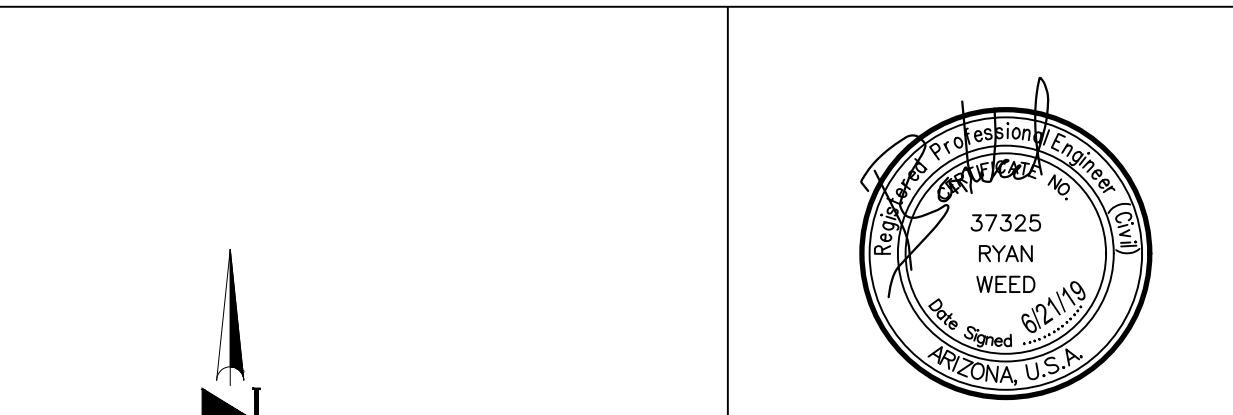
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N 1/4 CORNER
SECTION 8,
T.1N., R.7E.
FOUND C.O.M. BRASS
CAP IN HANDHOLE

BUREAU OF LAND
MANAGEMENT

TRACT H
RETENTION AREA

EMERGENCY ACCESS

TRACT H

TRACT J

TRACT I

TRACT A

TRACT G

TRACT B

TRACT C

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