

NOTES

- ALL ROADWAYS, EXCEPT N. RECKER ROAD AND E. THOMAS ROAD TO BE PRIVATE STREETS.
- EXISTING RIGHT-OF-WAY ALONG STAR VALLEY TO BE ABANDONED AND REDEDICATED AS PRIVATE STREET TRACT WITH INGRESS EGRESS ACCESS EASEMENT PER CITY OF MESA.
- CITY OF MESA TO RETAIN 2.7 ACRE LIFT STATION PARCEL.
- CITY OF MESA TO RETAIN 28.2 ACRES NORTH PUBLIC ACCESS PARK.
- EXISTING CURB ENTRIES AT N. RECKER ROAD AND E. REDMONT DRIVE AND N. RECKER ROAD AND E. STAR VALLEY STREET TO BE REMOVED AND REPLACED WITH NEW CURB AND SIDEWALK MATCHING STANDARD OFFSET OF RECKER ROAD. EXISTING RIGHT-OF-WAY OVER ENTRIES TO BE ABANDONED AND RETAINED BY RESERVE AT RED ROCK PROJECT.
- EXISTING PARCEL APN: 141-39-001B OWNED BY MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. AND IS NOT A PART OF RESERVE AT RED ROCK.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED WATER ON DESERT WELLS PRESSURE ZONE.
- RETENTION WILL BE PROVIDED BY PROPOSED BASINS.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

RESERVE AT RED ROCK				
LAND USE SUMMARY TABLE				
EXISTING ZONING		PS		
PROPOSED ZONING		PS (28.2 AC), RS-7 (72.6 AC), RS-6 (35.5 AC)		
ZONING:	LOT SIZE:	YIELD:		
RS-6 PAD	50' X 112'	127		
RS-7 PAD	60' X 130'	103		
RS-7 PAD	65' X 140'	66		
TOTAL NUMBER OF LOTS		296		
TOTAL NET AREA		5,937,228	SQ.FT.	136.3 AC
DENSITY		2.17	DU/NET AC	
SUBDIVISION OPEN SPACE		2,896,740	SQ.FT.	66.5 AC
PUBLIC ACCESS PARK		1,228,392	SQ.FT.	28.2 AC
COMMUNITY OPEN SPACE		1,668,349	SQ.FT.	38.3 AC
MIN. LOT SIZE		5,600	SQ.FT.	0.13 AC

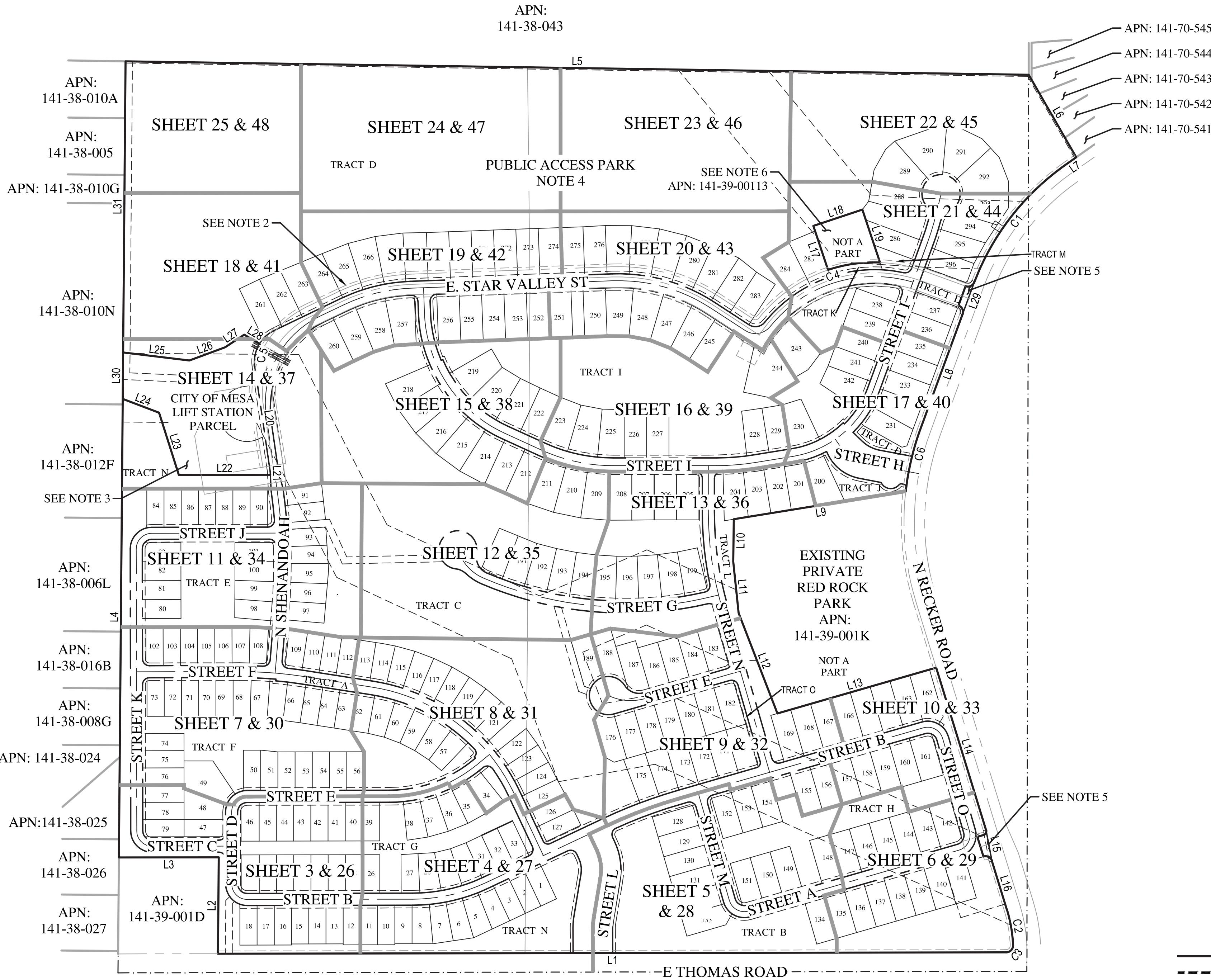
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	33°57'12"	740.80'	439.00'	S37°52'28.12"W	432.60
C2	14°38'15"	409.93'	104.73'	N9°44'55.67"W	104.44
C3	92°20'04"	20.00'	32.23'	N43°44'09.16"E	28.85
C4	20°45'27"	423.07'	153.27'	S81°56'03.75"W	152.44
C5	39°23'31"	100.00'	68.75'	S11°22'54.20"W	67.41
C6	13°39'08"	790.00'	188.24'	S13°19'58.91"W	187.79

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°54'11"E	2,288.61'
L2	N00°28'12"E	279.86'
L3	N89°56'04"E	289.97'
L4	N00°28'37"E	1,332.03'
L5	S89°08'51"E	2,622.75'
L6	S29°56'34"E	276.73'
L7	S54°54'25"W	37.11'
L8	S20°09'33"W	352.44'
L9	N80°44'38"E	506.09'
L10	S00°46'32"W	123.39'
L11	N06°04'23"W	149.91'
L12	S21°05'49"E	312.89'
L13	N73°53'26"E	479.77'
L14	S17°04'09"E	493.05'
L15	S10°50'34"E	92.45'
L16	S17°04'09"E	147.64'

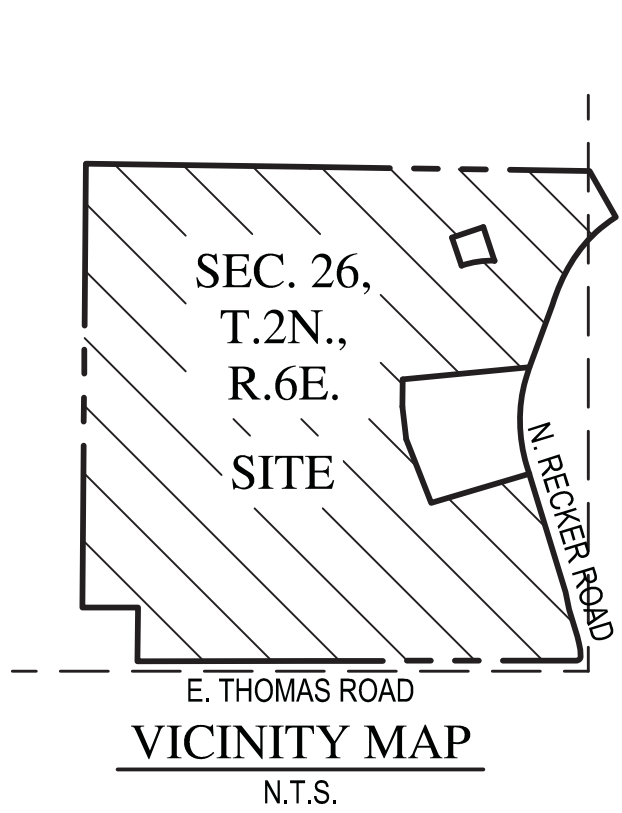
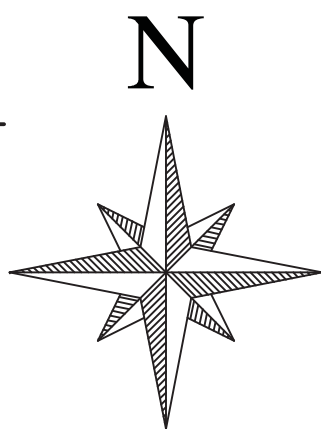
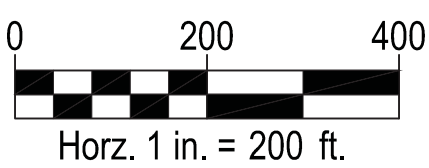
LINE TABLE		
LINE	BEARING	DISTANCE
L17	S18°25'09"E	134.96'
L18	N71°39'02"E	149.79'
L19	S18°21'16"E	162.17'
L20	S08°18'51"E	308.03'
L21	S02°36'13"E	9.40'
L22	N89°54'12"E	265.67'
L23	S17°37'14"E	189.63'
L24	S69°13'58"E	112.82'
L25	S83°01'37"E	193.82'
L26	N69°40'35"E	110.58'
L27	N56°23'51"E	66.63'
L28	S59°22'11"E	51.68'
L29	N20°07'21"E	99.81'
L30	N00°28'28"E	135.00'
L31	N00°28'28"E	845.73'

RESERVE AT RED ROCK PRELIMINARY PLAT/SITE PLAN MESA, ARIZONA

A PROPOSED SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



RESERVE AT RED ROCK BOUNDARY MAP



OWNER / DEVELOPER

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

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE SUITE 219
MESA, ARIZONA 85204
PHONE: (480) 834-3300
FAX: (480) 834-3320
CONTACT: DAN MATTHEWS, P.E.

BENCHMARK

CITY OF MESA 2012 BENCHMARK: BRASS
TAG IN TOP OF CURB LOCATED AT THE
SOUTHWEST CORNER OF RECKER ROAD
AND THOMAS ROAD ELEVATION = 1447.02.

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

CIVIL SHEET INDEX

1 - COVER SHEET
2 - DETAILS
3-25 - PRELIMINARY SITE PLAN
26-48 - PRELIMINARY GRADING AND DRAINAGE PLAN
TOTAL SHEETS - 48

LEGEND & ABBREVIATIONS

---	BNDRY	PROJECT BOUNDARY
---		PARCEL BOUNDARY
---		SHEET MATCH LINE
---		EXISTING MAJOR CONTOUR ELEVATION
---		EXISTING MINOR CONTOUR ELEVATION
---		CENTER LINE
---	C/L	EXISTING GROUND
---	T/L	TRACT LINE
---	P.U.E.	PUBLIC UTILITY EASEMENT
---	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
---	M/L	MONUMENT / SECTION LINE
---	R/W	RIGHT OF WAY
---	P/L	PROPERTY LINE
---		EMERGENCY OVERFLOW

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RESERVE AT RED ROCK

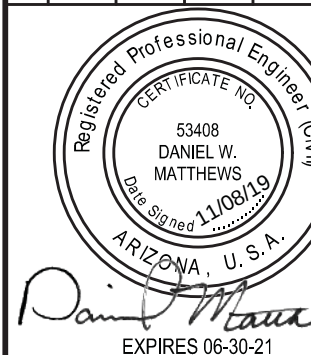
PRELIMINARY PLAT

MESA, ARIZONA

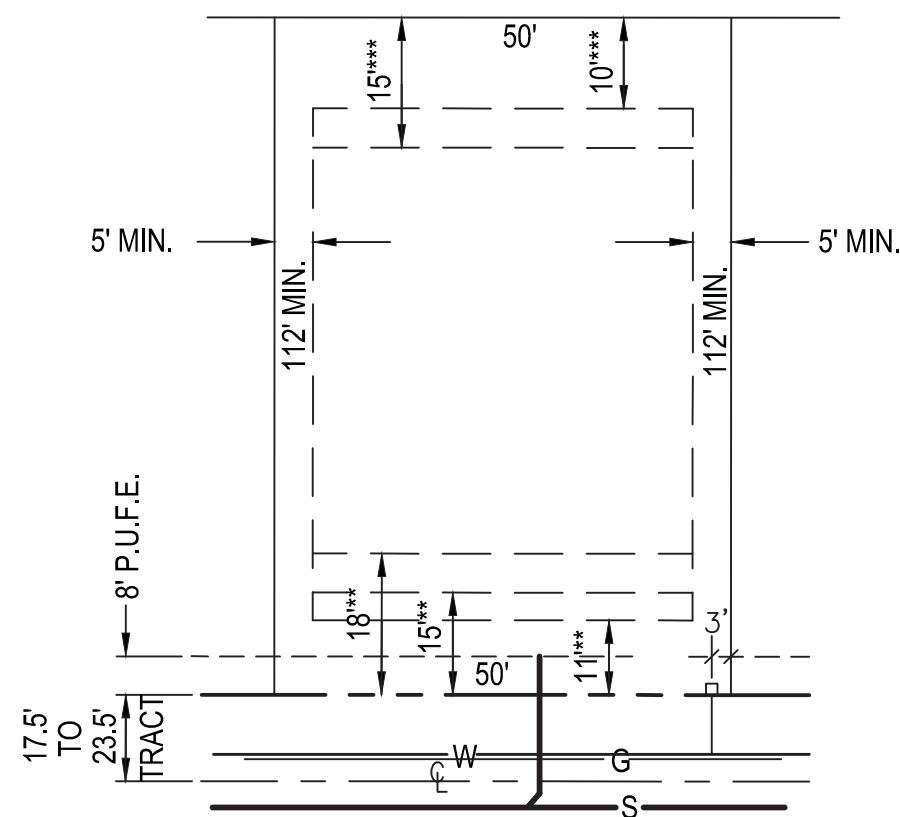
COVER SHEET

DATE

DESCRIPTION



SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 1 OF 48

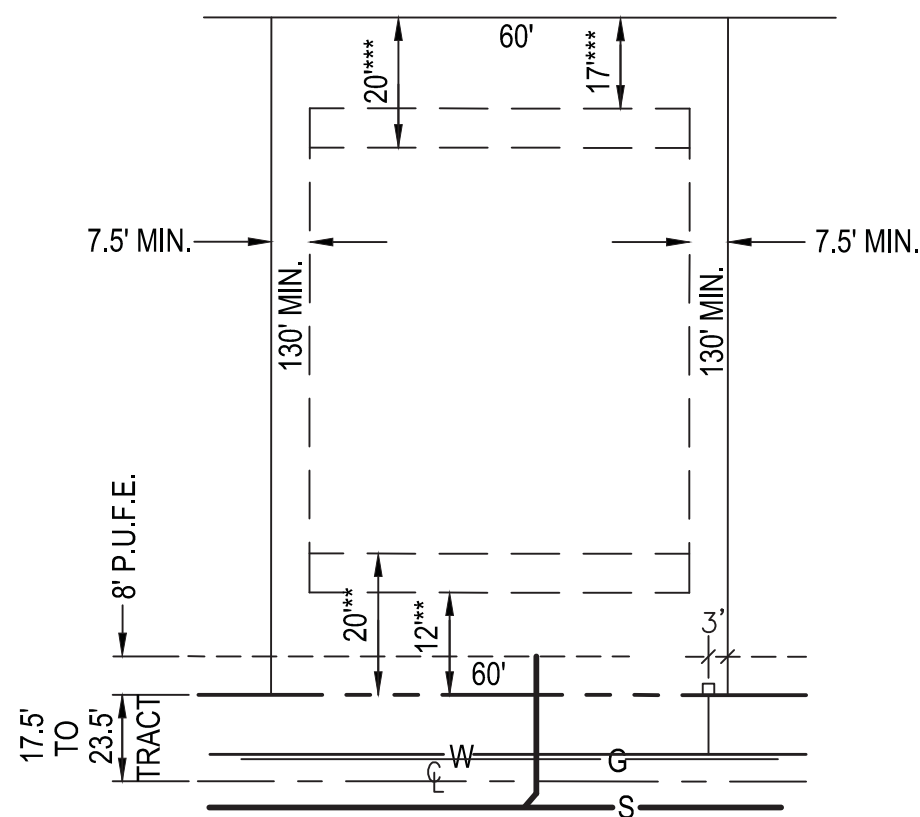


TYPICAL 50' X 112' LOT LAYOUT
NTS

*SIDEYARD SETBACKS:
1. 5' & 5' MIN. SETBACK

**FRONT YARD SETBACKS:
1. 18' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 15' MIN. SETBACK TO LIVABLE OR SIDE LOADED GARAGE.
3. 11' SETBACK TO FRONT OF PORCH.

***REARYARD SETBACKS:
1. 15' MIN. SETBACK TO LIVABLE SPACE.
2. 10' MIN. SETBACK TO PORCH/COVERED REAR PATIO.

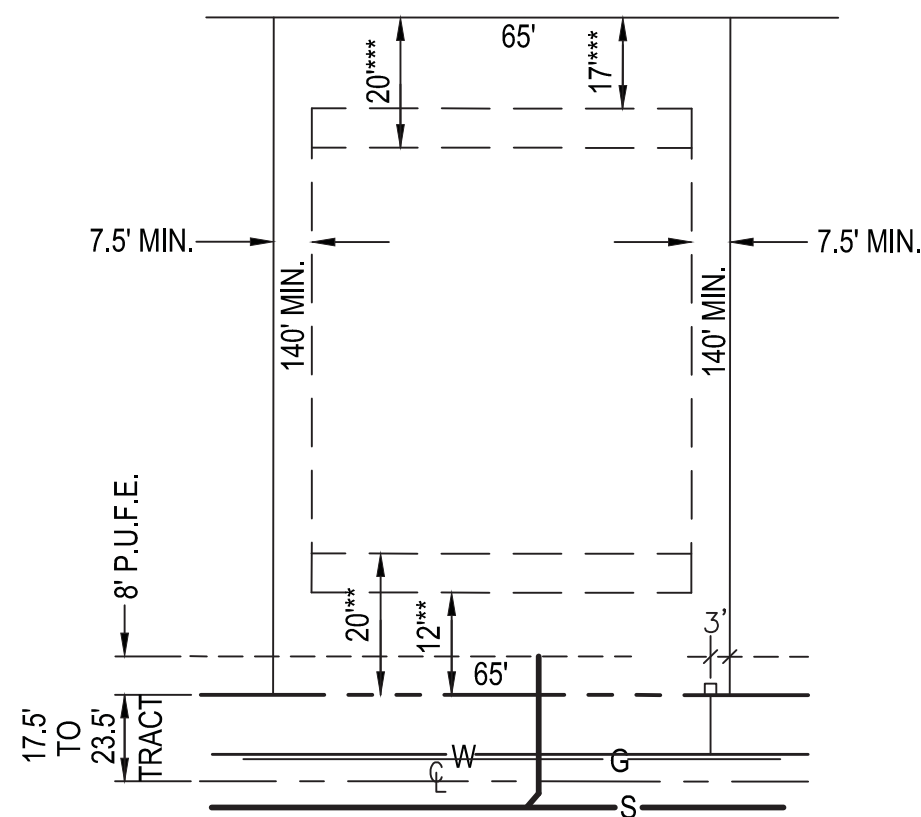


TYPICAL 60' X 130' LOT LAYOUT
NTS

*SIDEYARD SETBACKS:
1. 7.5' & 7.5' MIN. SETBACK

**FRONT YARD SETBACKS:
1. 20' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 12' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.

***REARYARD SETBACKS:
1. 20' MIN. SETBACK TO LIVABLE SPACE.
2. 17' MIN. SETBACK TO PORCH/COVERED REAR PATIO.

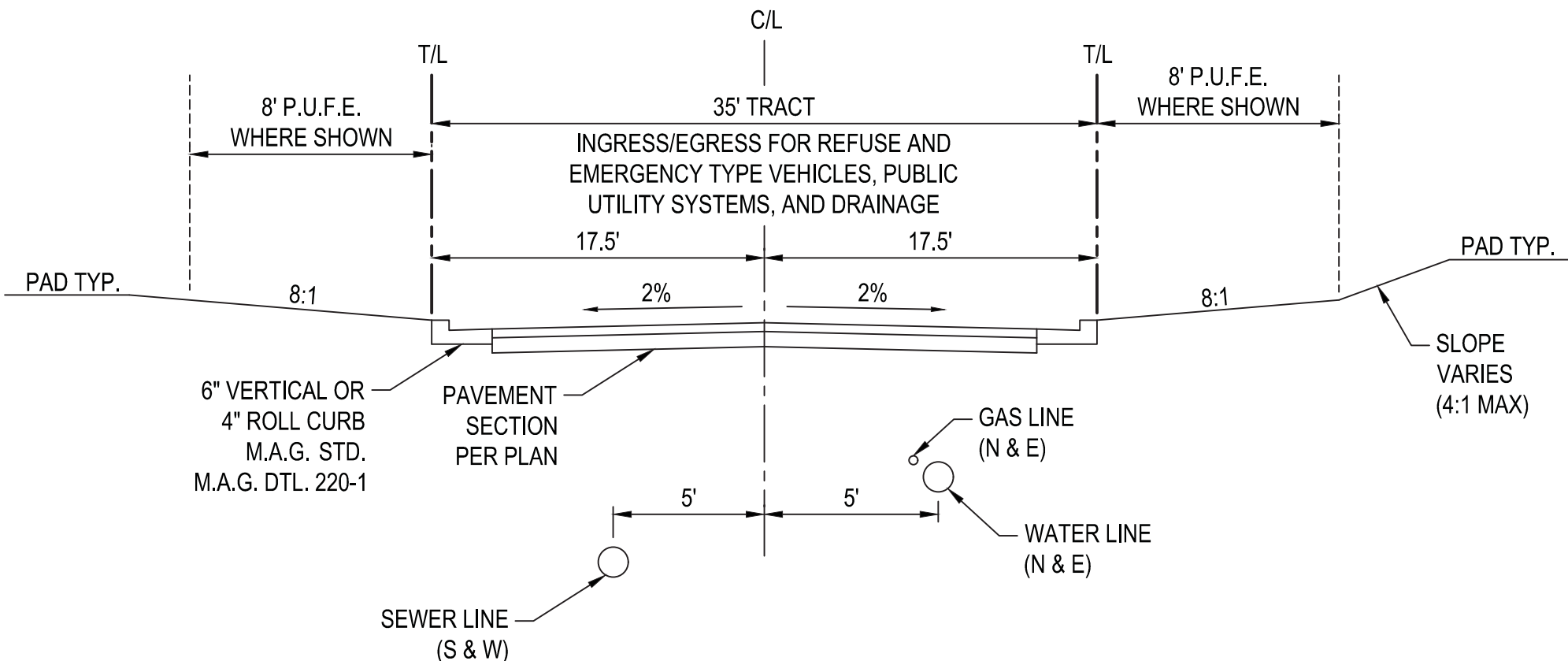


TYPICAL 65' X 140' LOT LAYOUT
NTS

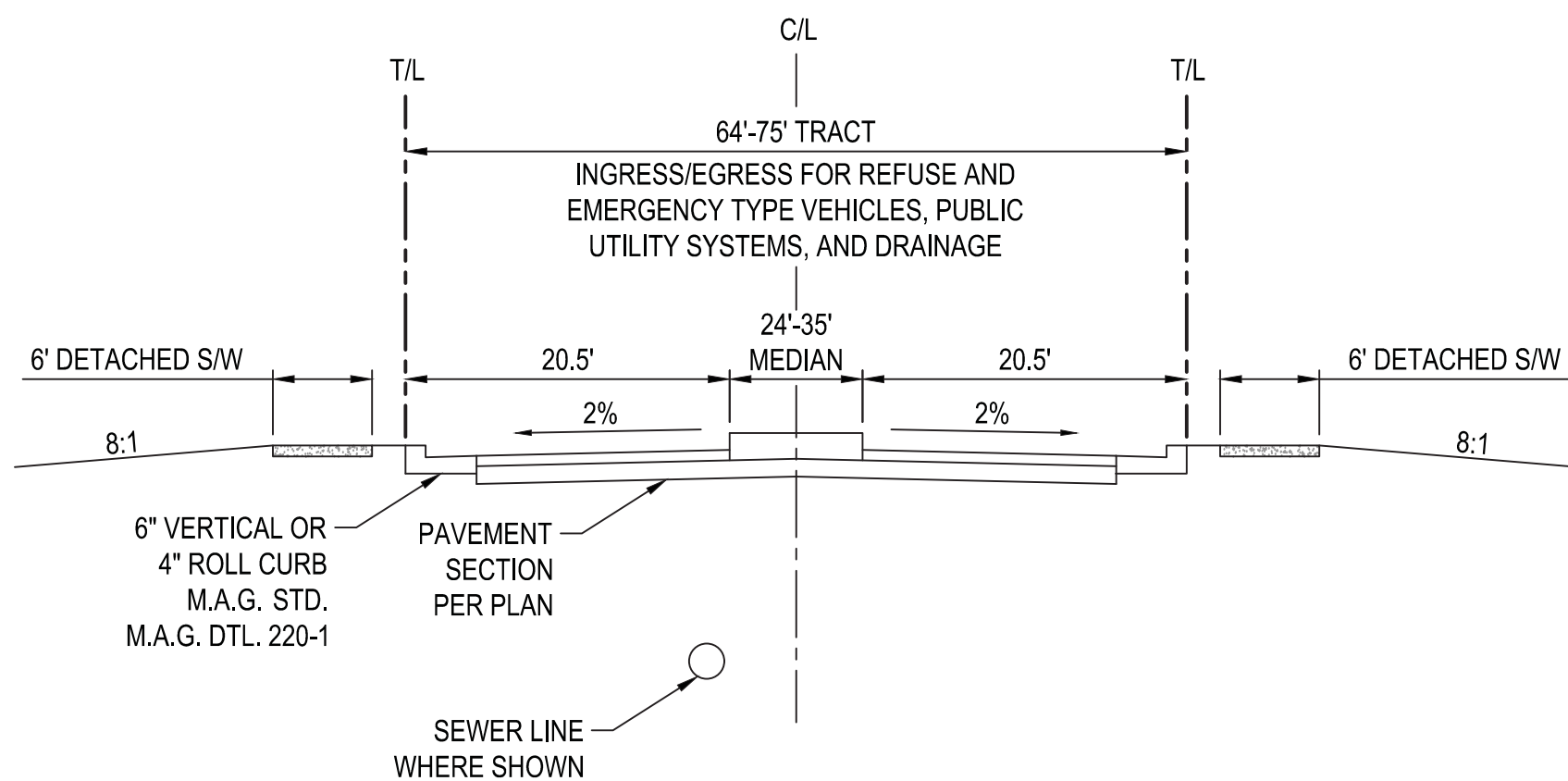
*SIDEYARD SETBACKS:
1. 7.5' & 7.5' MIN. SETBACK

**FRONT YARD SETBACKS:
1. 20' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 12' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.

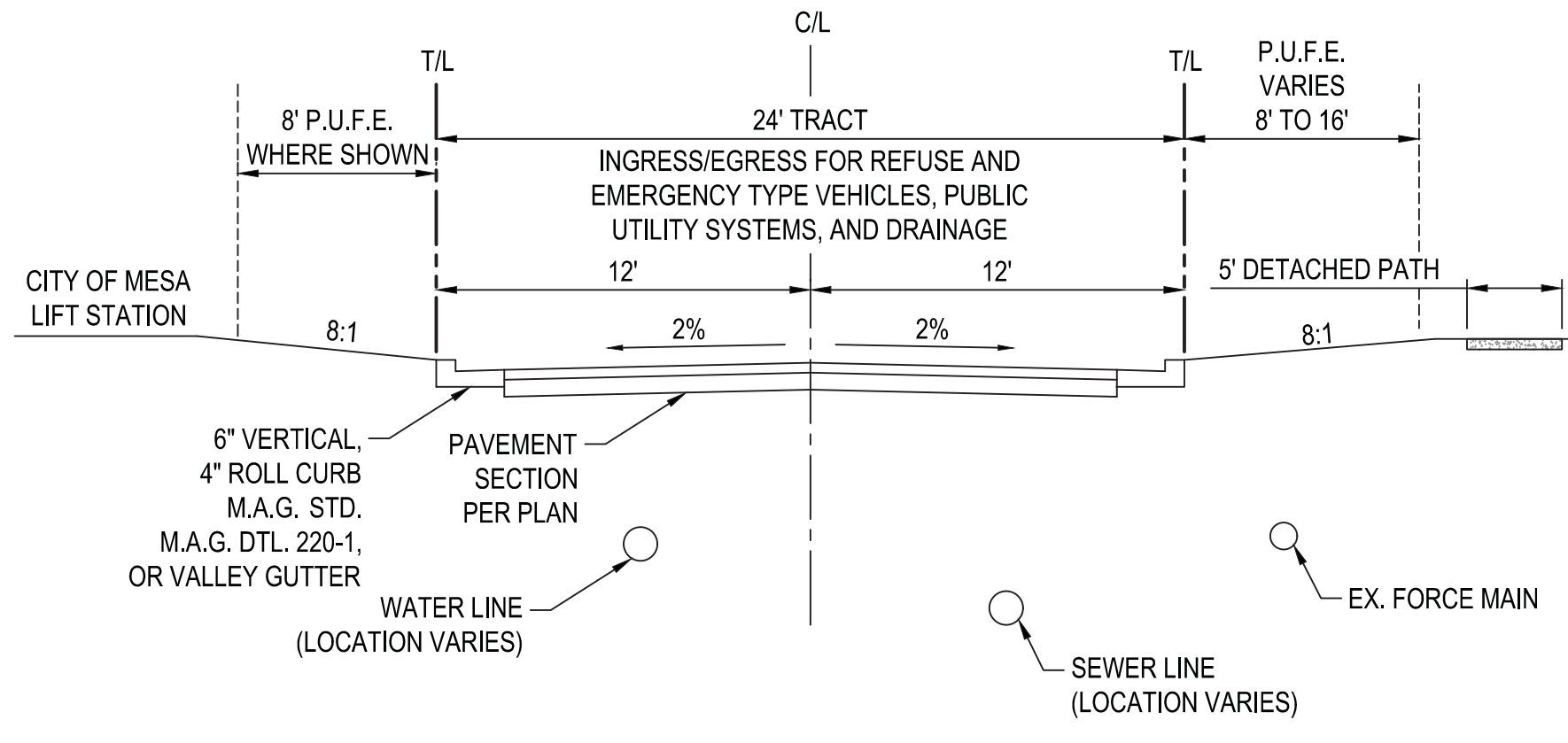
***REARYARD SETBACKS:
1. 20' MIN. SETBACK TO LIVABLE SPACE.
2. 17' MIN. SETBACK TO PORCH/COVERED REAR PATIO.



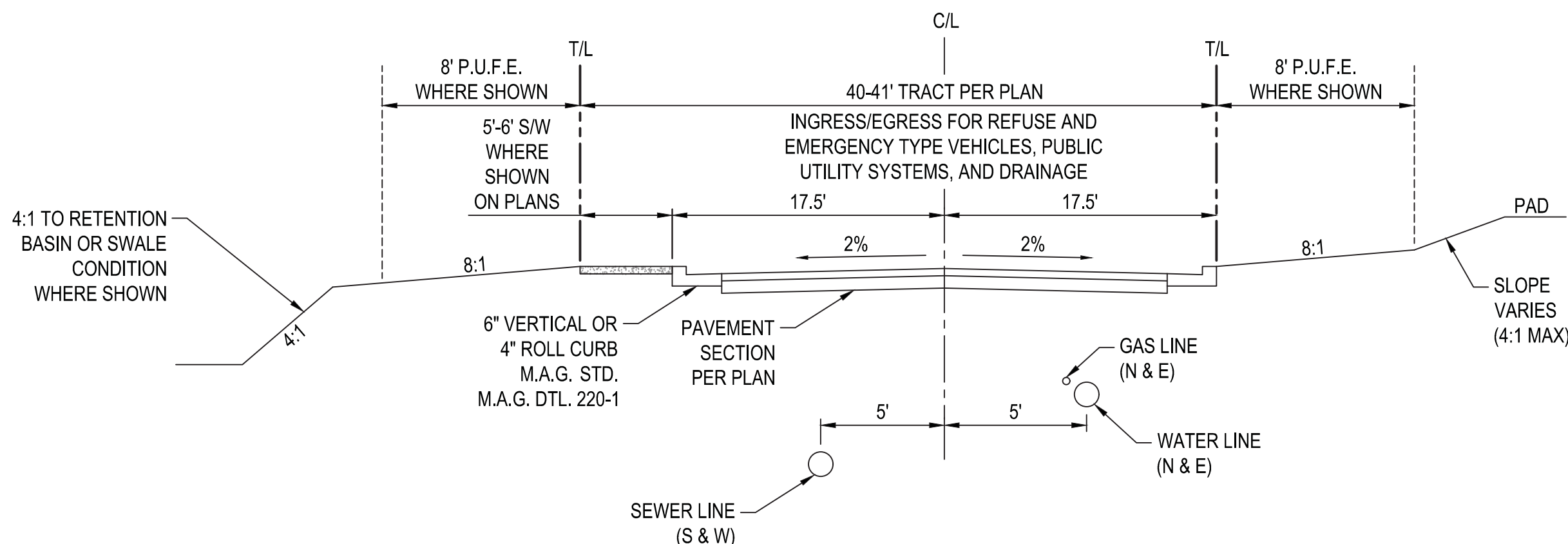
TYPICAL LOCAL STREET - SECTION A
INTERIOR STREETS
CROWNED SECTION
NTS



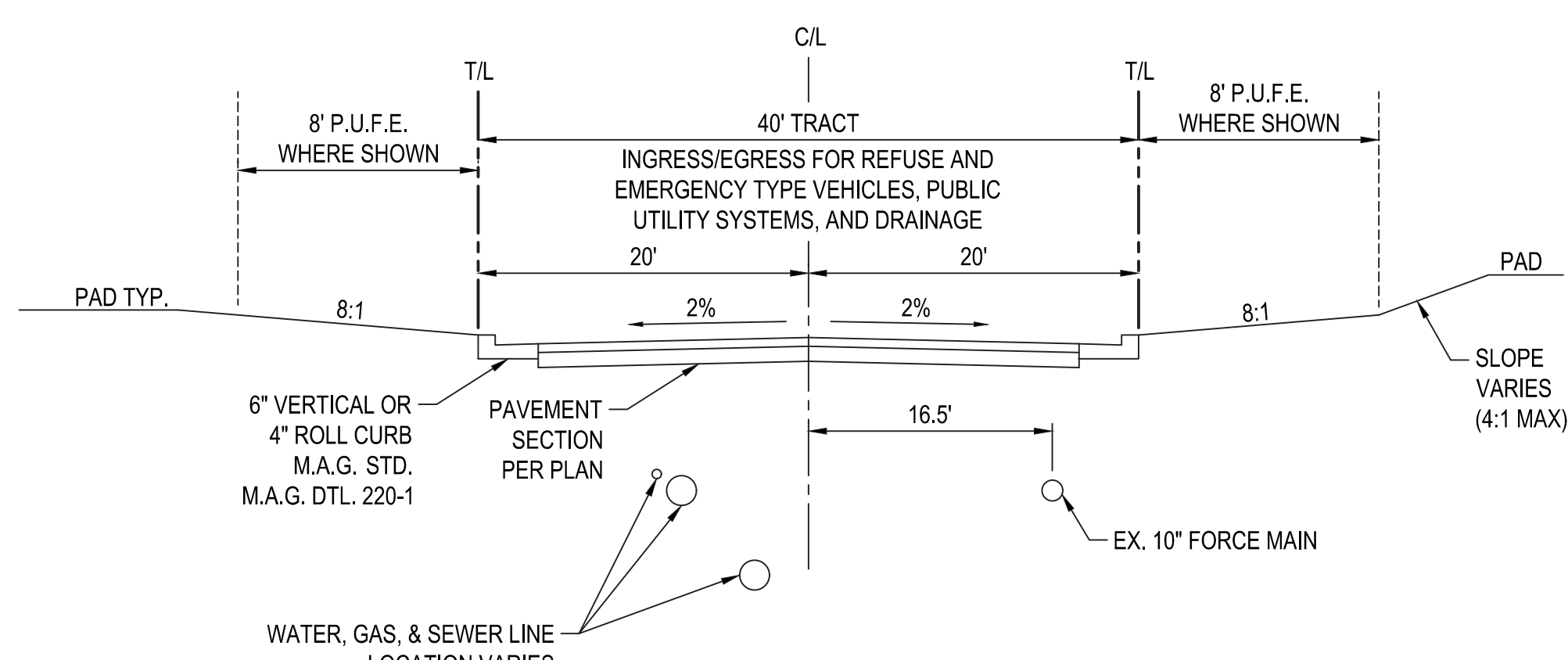
TYPICAL ENTRY ROAD - SECTION C
ENTRY ROAD
CROWNED SECTION
NTS



TYPICAL LOCAL STREET - SECTION E
LIFT STATION ROAD
CROWNED SECTION
NTS



TYPICAL LOCAL STREET - SECTION B
INTERIOR STREETS
CROWNED SECTION
NTS



TYPICAL ROAD - SECTION D
STAR VALLEY STREET
CROWNED SECTION
NTS

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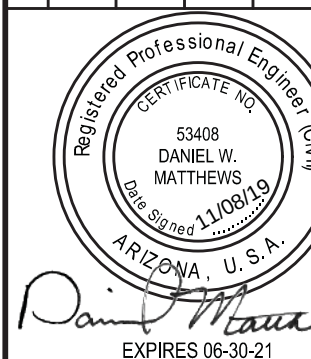
RESERVE AT RED ROCK

PRELIMINARY PLAT

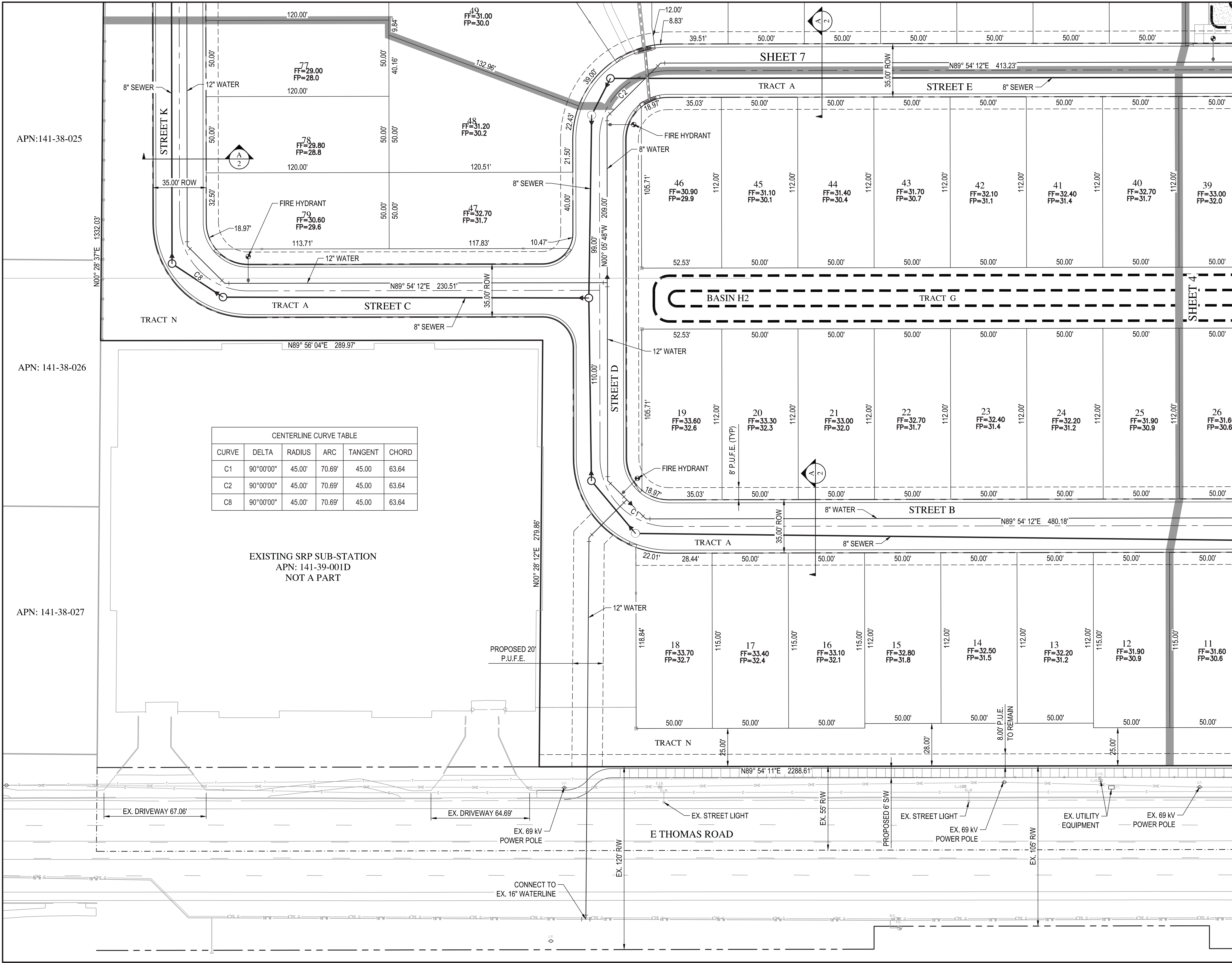
MESA, ARIZONA

DETAIL SHEET

DATE				
DESCRIPTION				

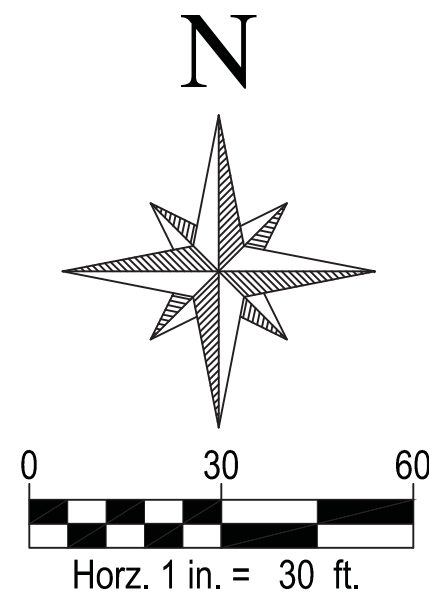


SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	11/08/2019
JOB NUMBER	194961
SHEET	2 OF 48



CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	90°00'00"	45.00'	70.69'	45.00'	63.64'
C2	90°00'00"	45.00'	70.69'	45.00'	63.64'
C8	90°00'00"	45.00'	70.69'	45.00'	63.64'

EXISTING SRP SUB-STATION
APN: 141-39-001D
NOT A PART

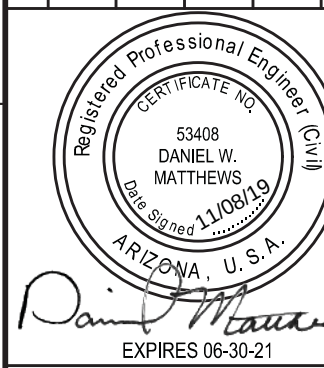
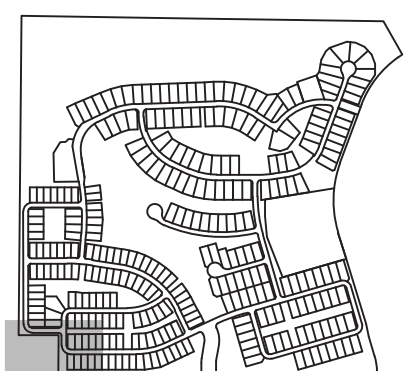


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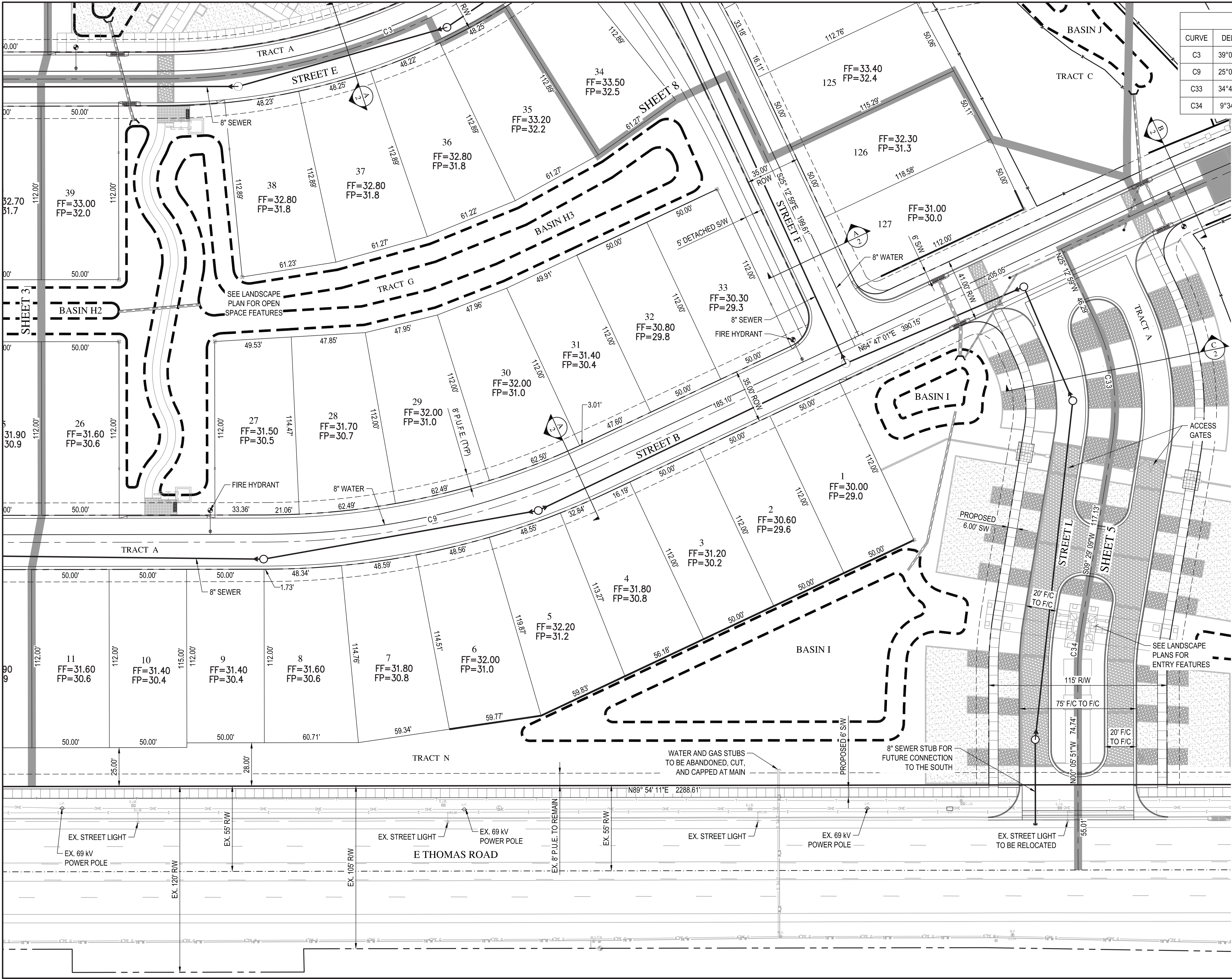


RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

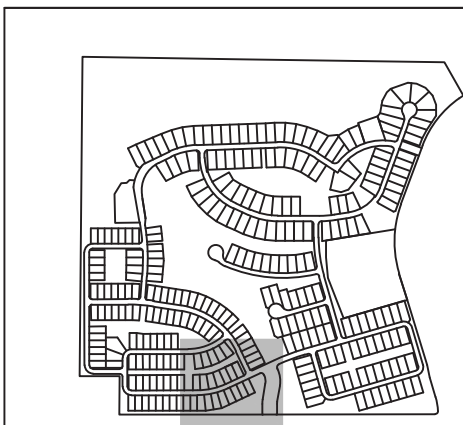
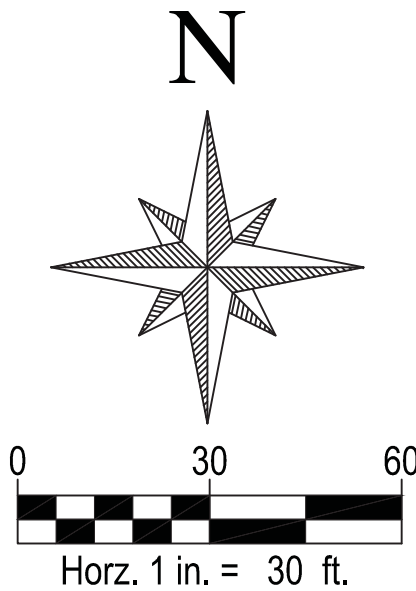
DATE					
DESCRIPTION					



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 3 OF 48



CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C3	39°05'55"	400.00'	272.96'	142.04	267.69
C9	25°07'11"	500.00'	219.21'	111.40	217.46
C33	34°42'08"	132.50'	80.25'	41.40	79.03
C34	9°34'57"	167.50'	28.01'	14.04	27.98



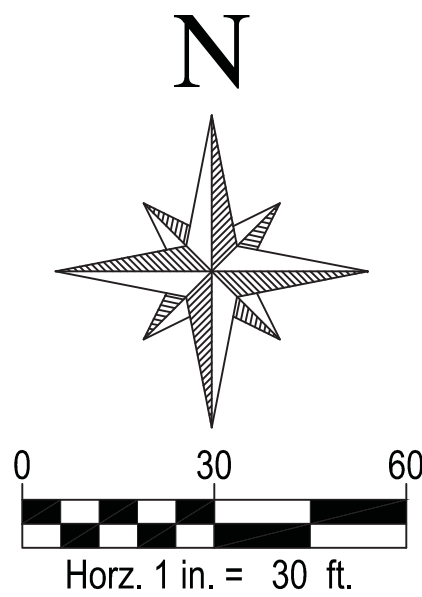
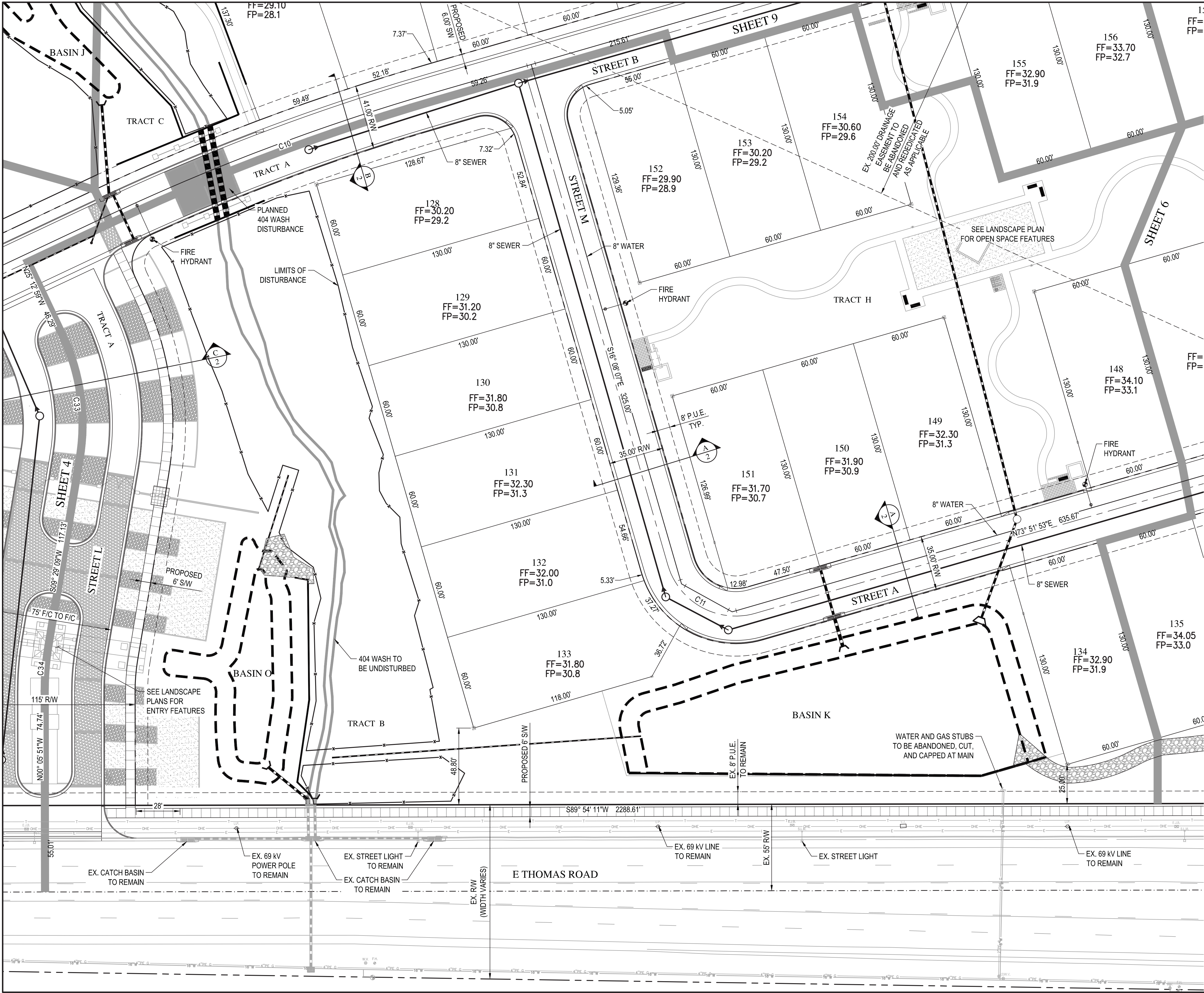
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RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 4 OF 48



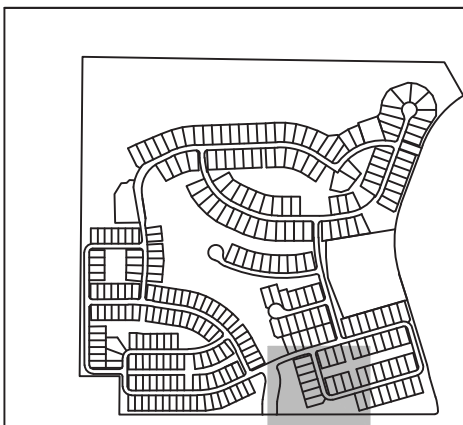
CENTERLINE CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	TANGENT
C10	9°04'52"	1400.00'	221.89'	111.18'
C11	90°00'00"	45.00'	70.69'	45.00'
C33	34°42'08"	132.50'	80.25'	41.40'
C34	9°34'57"	167.50'	28.01'	14.04'

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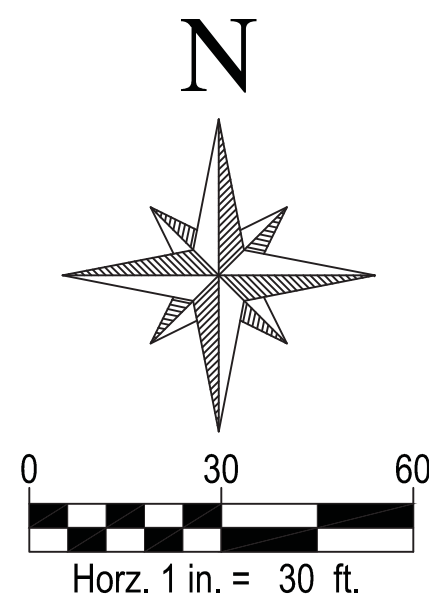
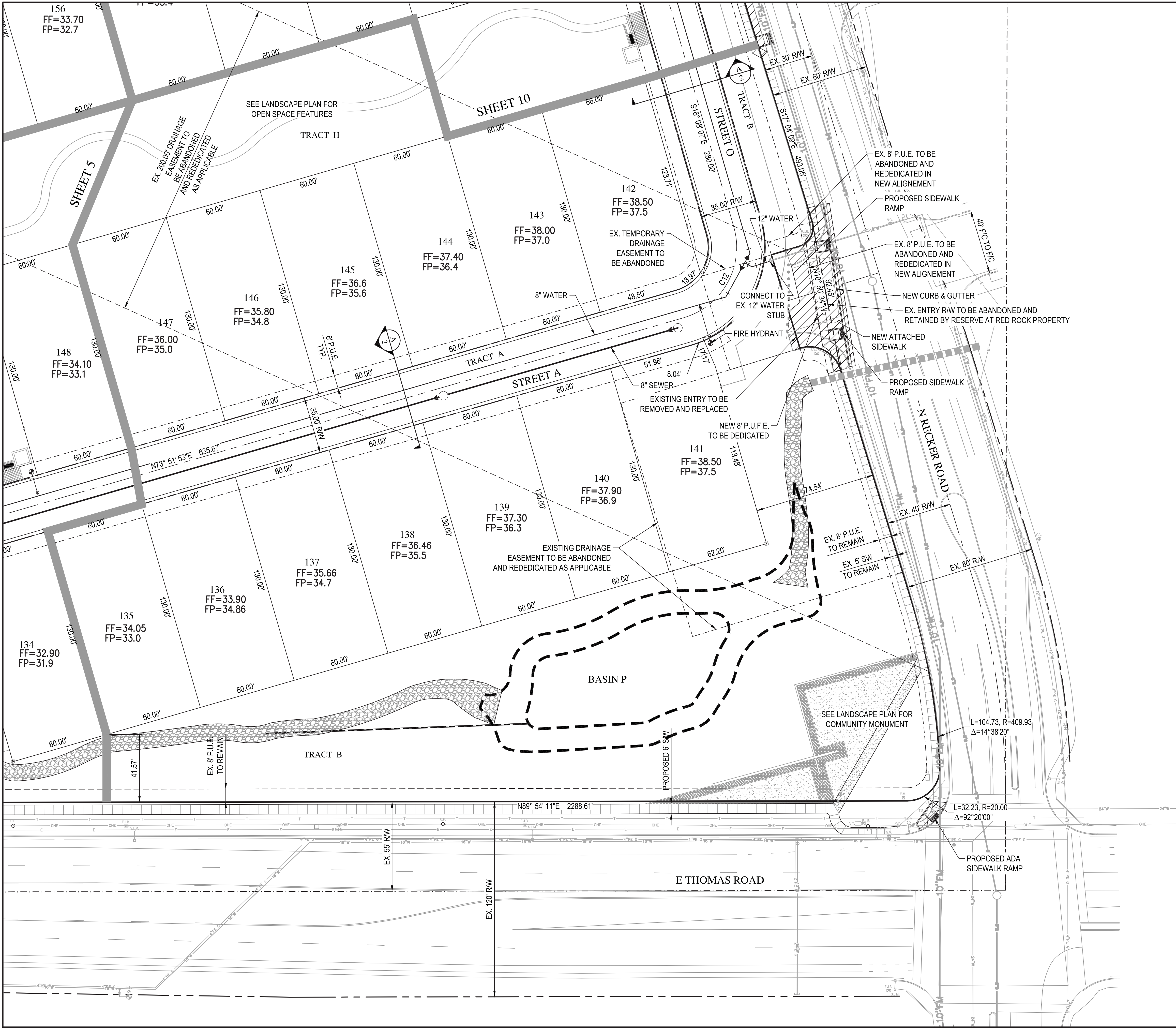


RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 5 OF 48



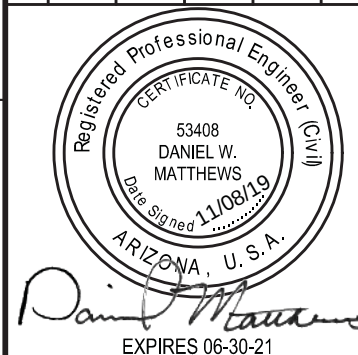
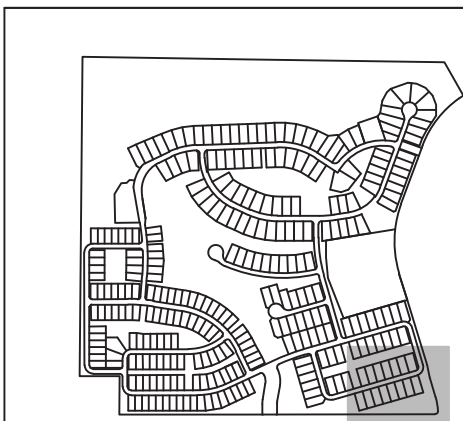
CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C12	90°00'00"	45.00'	70.69'	45.00	63.64

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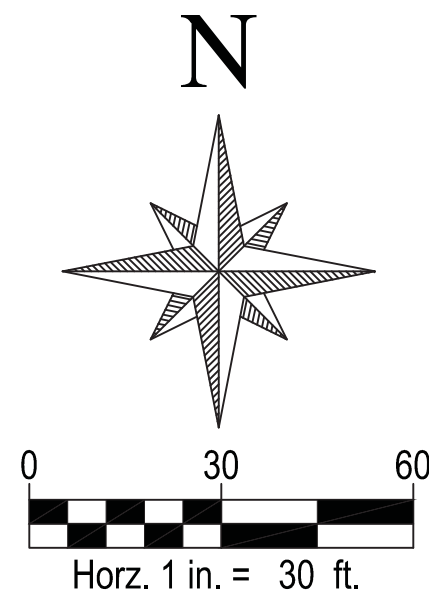


RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 6 OF 48

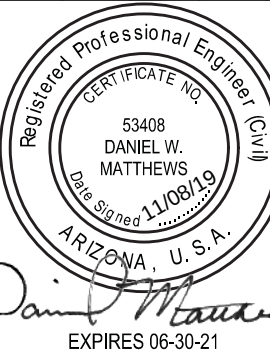


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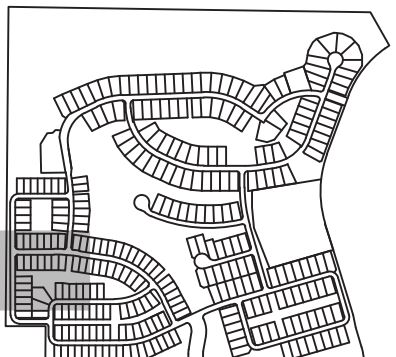
RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

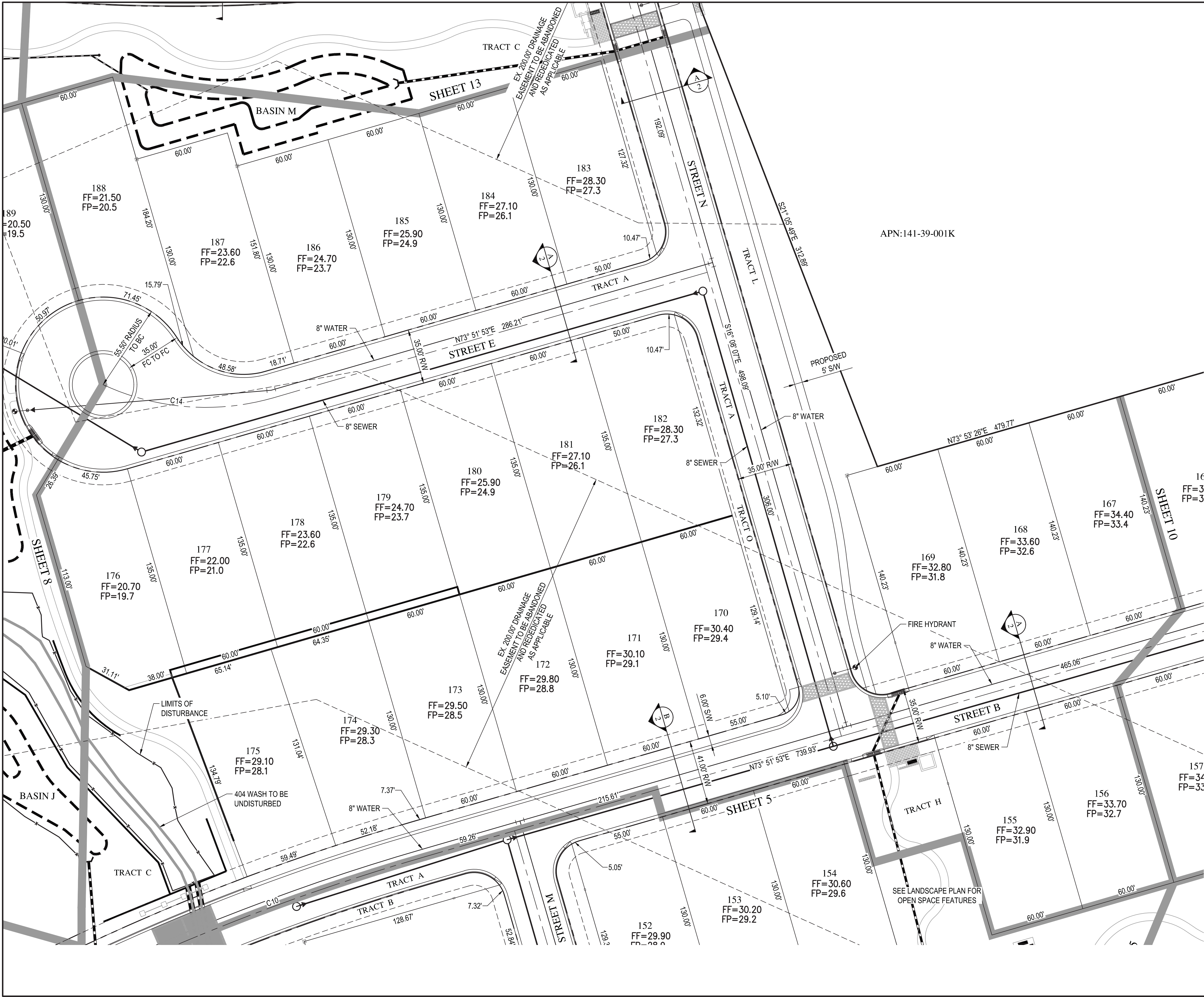
DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 7 OF 48

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C2	90°00'00"	45.00'	70.69'	45.00	63.64
C5	3°56'18"	1200.00'	82.48'	41.26	82.47
C28	4°57'12"	1200.00'	103.74'	51.90	103.71

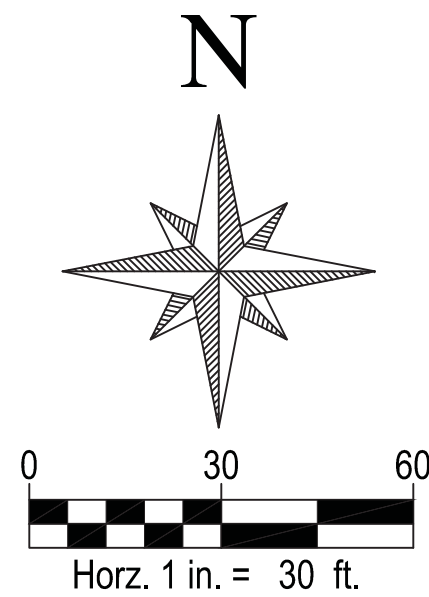
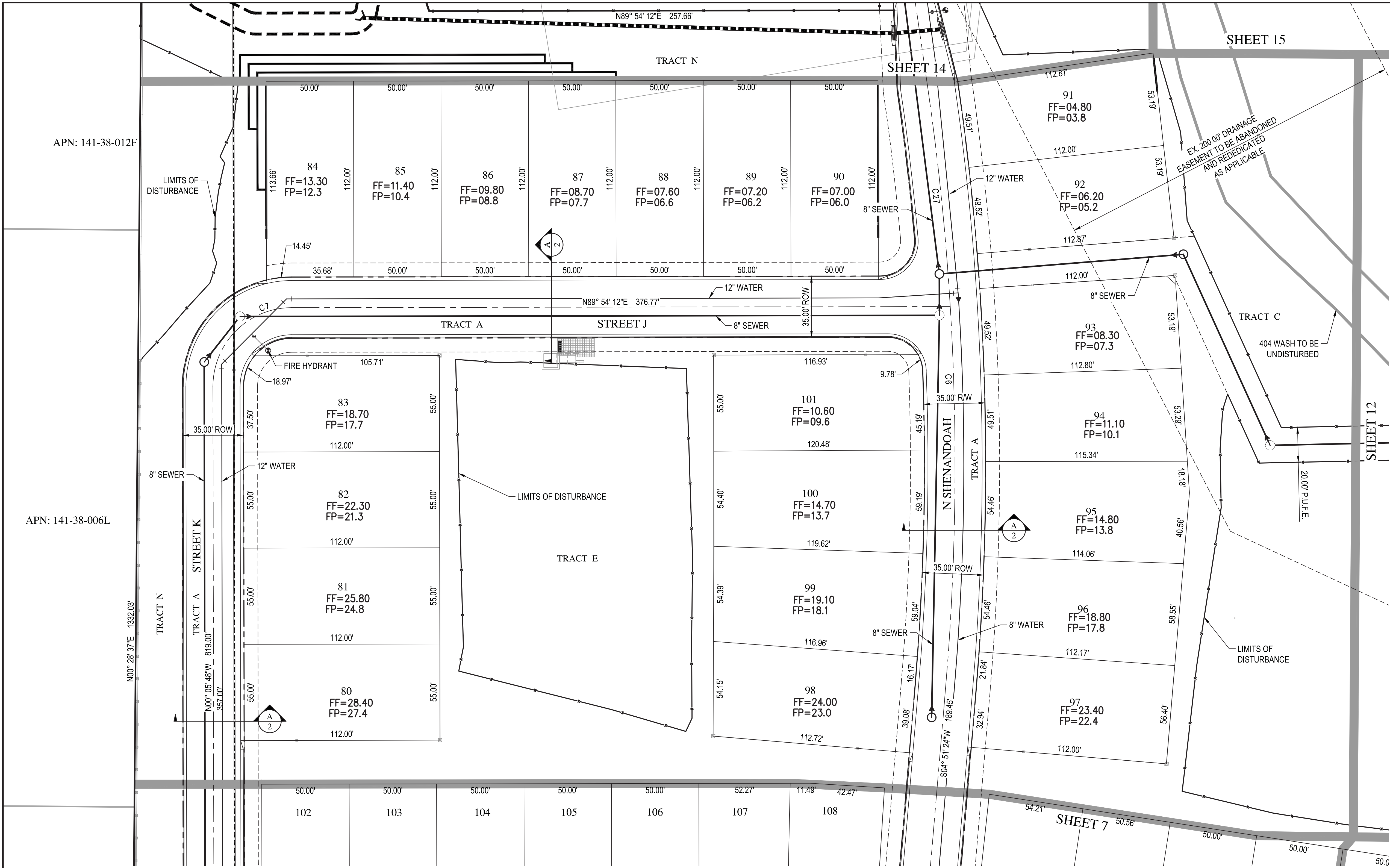




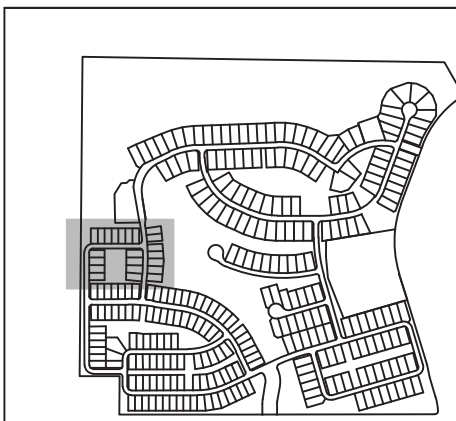


SCALE (HORIZ.)	1" = 30'
SCALE (VERT.)	N/A
DATE	11/08/2019
JOB NUMBER	194961
SHEET	
10	OF 48

PR\$19-00489



CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C6	8°19'31"	1500.00'	217.96'	109.17	217.76
C7	90°00'00"	45.00'	70.69'	45.00	63.64
C27	4°50'44"	1500.00'	126.86'	63.47	126.82



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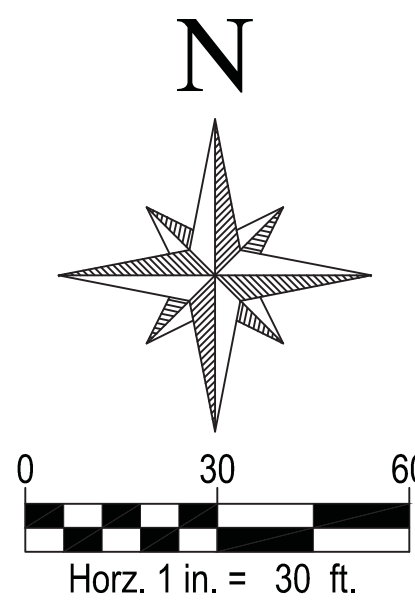
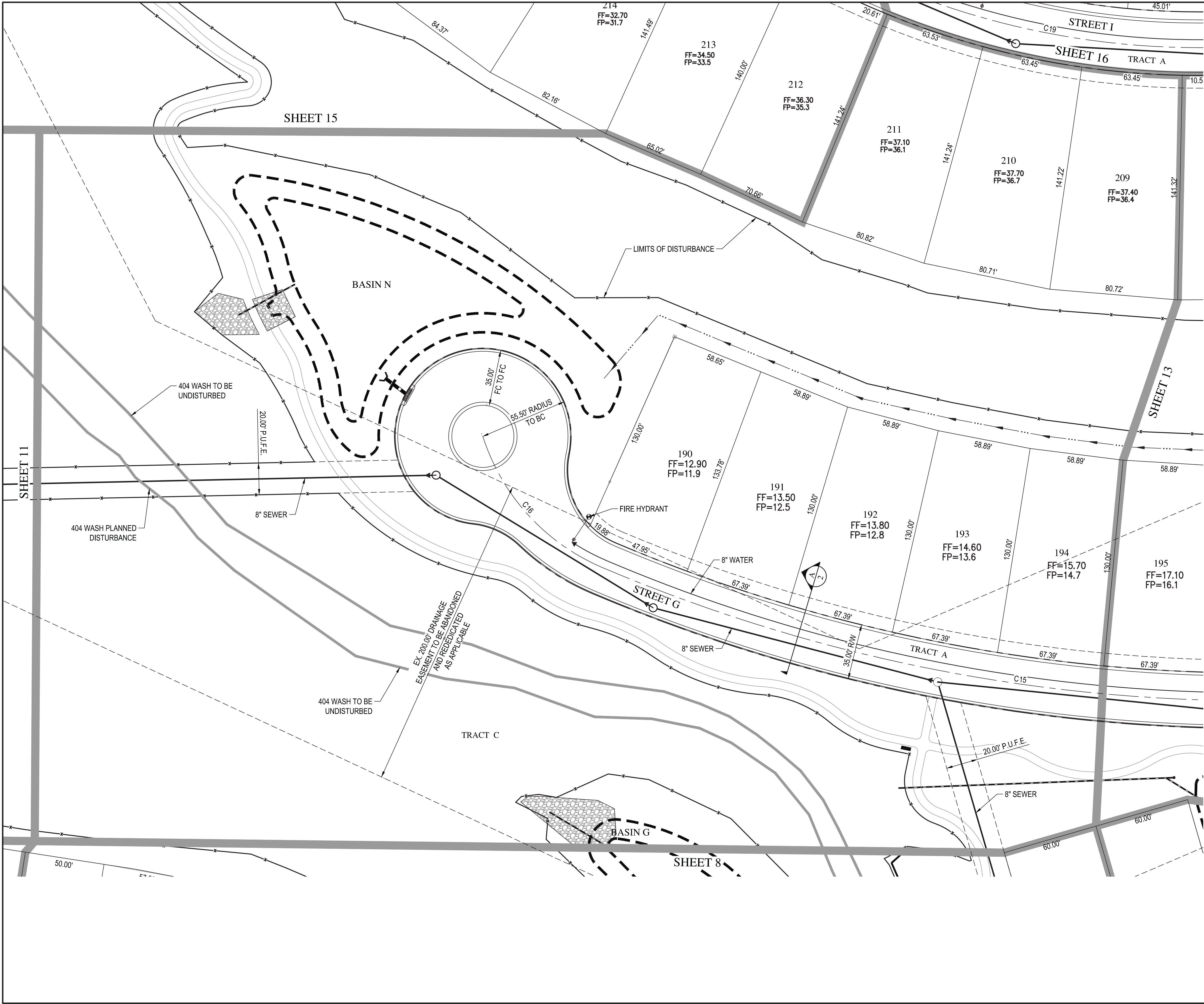
RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

DATE	DESCRIPTION

SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 11 OF 48

APN: 141-38-012F

APN: 141-38-006L



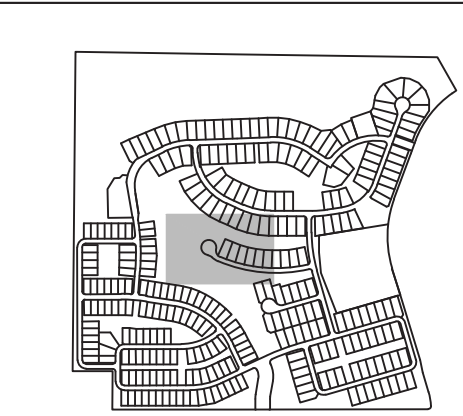
CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C15	37°01'58"	1050.00'	678.66'	351.66	666.91
C16	49°18'03"	133.49'	114.86'	61.26	111.35

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RESERVE AT RED ROCK
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY SITE PLAN

DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 11/08/2019
JOB NUMBER 194961
SHEET 12 OF 48