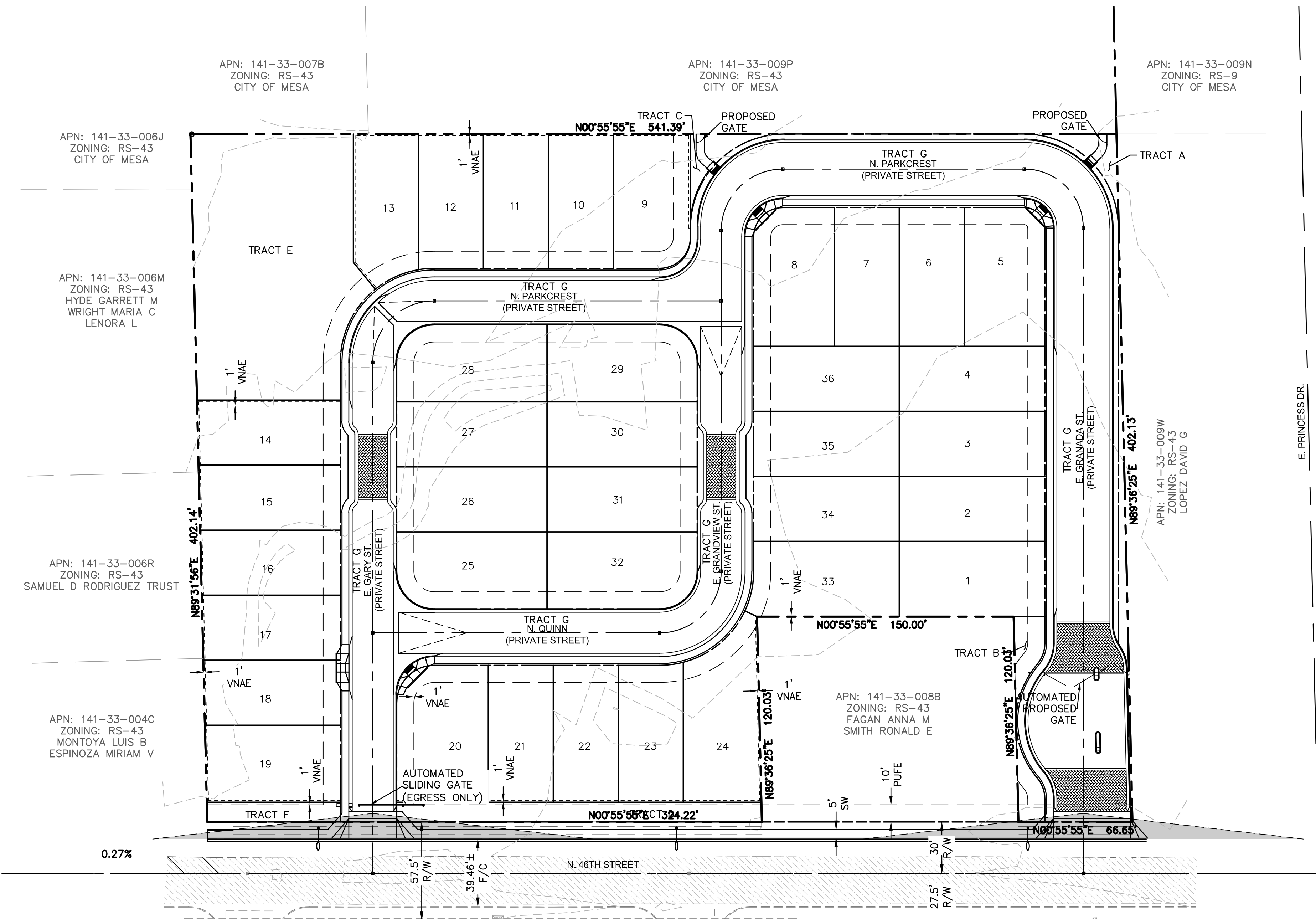
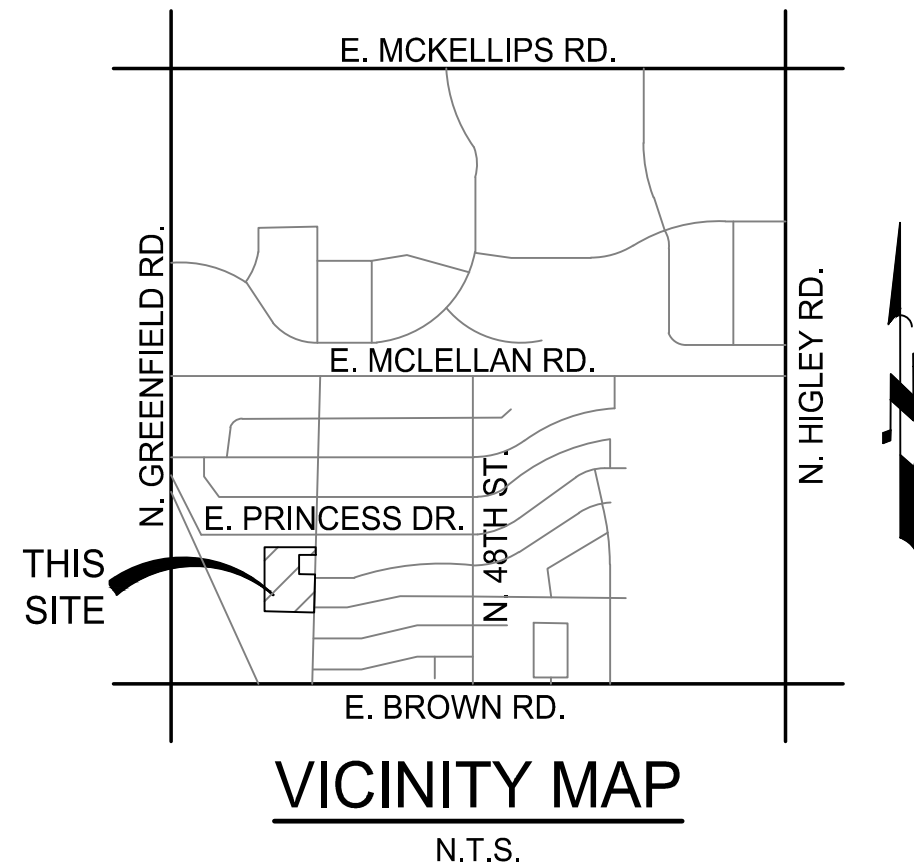


GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOS DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PUBLIC ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS.
4. A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN IN THE PRELIMINARY GRADING PLAN.
7. ALL UTILITIES TO BE PLACED UNDERGROUND.
8. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
9. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
10. RETENTION WILL BE PROVIDED BY PROPOSED BASINS.

PRELIMINARY PLAT
FOR
PARKSIDE VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS.

PROPOSED ZONING FOR THE SITE IS RSL-2.5, WITH PAD OVERLAY.

*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE

OWNER / DEVELOPER

CRAFT DEVELOPMENT, LLC.
1806 N. LINDSAY RD.
SUITE 106
MESA, AZ. 85213
PH: (480) 468-8881
FAX: (480) 378-3100
CONTACT: BEAU TANNER

ENGINEER

BABBIT NELSON
ENGINEERING
1140 E. GREENWAY ST
SUITE 2
MESA, ARIZONA 85203
TEL: (480) 610-1341
FAX: (480) 962-9034
CONTACT: DARREN SMITH

BENCHMARK

BRASS TAG T.C. NE CORNER AT THE INTERSECTION OF GREENFIELD & BROADWAY
ELEVATION = 1302.78' (NAVD88)

BASIS OF BEARING

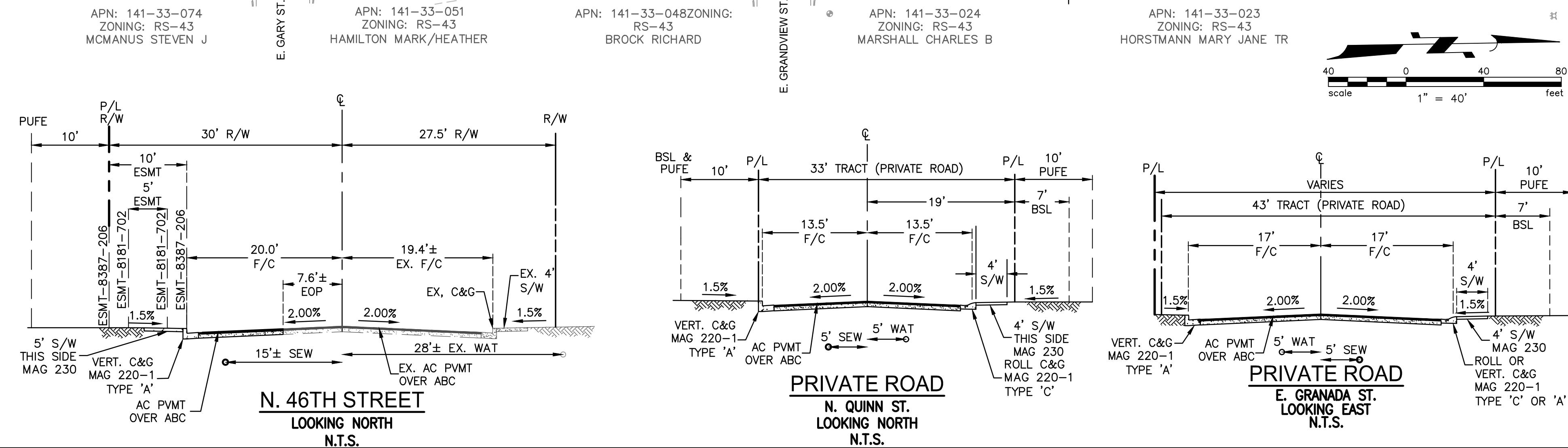
THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 01 DEGREES 00 MINUTES 56 SECONDS EAST.

PUBLIC UTILITIES

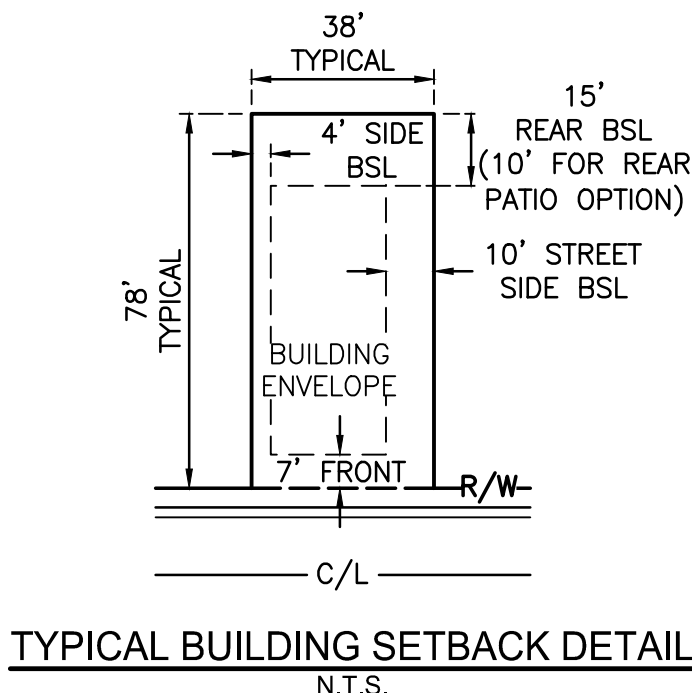
WATER ARIZONA WATER COMPANY
SEWER CITY OF MESA
ELECTRIC SRP
TELEPHONE CENTURYLINK
GAS SOUTHWEST GAS
CABLE TV COX COMMUNICATIONS
WASTE DISPOSAL REFUSE CITY OF MESA

PROJECT - SITE DATA

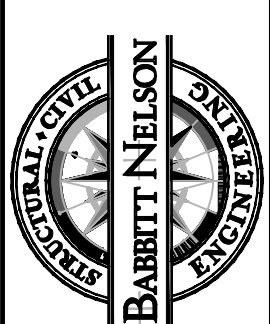
STANDARDS	RSL - 2.5 WITH PAD OVERLAY
GROSS AREA:	±4.85 ACRES
NET AREA:	±4.58 ACRES
EXISTING ZONING:	RS-43
PROPOSED ZONING:	RSL 2.5
TOTAL NUMBER OF LOTS:	36
TYPICAL LOT SIZE:	38'x78' (2,964 SQ. FT.)
GROSS DENSITY:	7.42 DU/AC
NET DENSITY:	7.86 DU/AC
OPEN SPACE PROVIDED (% GROSS)	0.48 ACRES (10% OF GROSS AREA) (INCLUDE TRACTS A, B, C, D, E, & F)
MINIMUM LOT SIZE:	2,983 SQ. FT.
AVERAGE LOT SIZE:	3,376 SQ. FT.
MIN. REQ. AVERAGE LOT AREA	2,500 SQ. FT.
MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-GARAGE	20'
SIDE (MIN. / TOTAL)	4' / 8'
SIDE (STREET SIDE)	10'
REAR (LIVABLE)	15' (10' FOR REAR PATIO OPTION)



OPEN SPACE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	1,475	0.0339	OPEN SPACE
TRACT B	1,129	0.0259	OPEN SPACE
TRACT C	649	0.0149	OPEN SPACE
TRACT D	2,459	0.0564	OPEN SPACE
TRACT E	14,386	0.3303	RETENTION
TRACT F	898	0.0206	OPEN SPACE
TRACT G	57,017	1.3089	INGRESS/EGRESS PUFE REFUSE & EMERGENCY VEHICULAR ACCESS PUBLIC UTILITY SYSTEMS

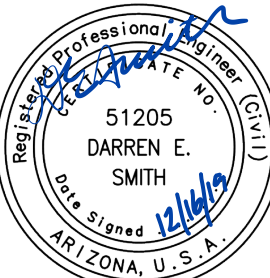
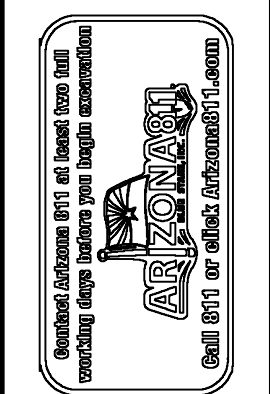


Babbitt Nelson Engineering

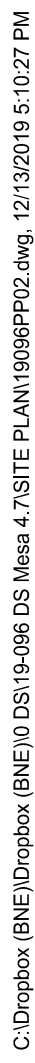


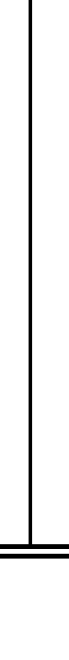
PRELIMINARY PLAT

PROJECT:



JOB NO.
19096
19096PP01.DWG
SHEET NO.
1
1 OF 2



REVISIONS: 	Babbitt Nelson Engineering 1140 E. Greenway St, Suite 2 Mesa, Arizona 85203 tel: (480) 610-1341 
PROJECT:	PRELIMINARY PLAT PARKSIDE VILLAS MESA, ARIZONA
	51205 DARREN E. SMITH
JOB NO. 19096	19096PP02.DWG
SHEET NO. 2	2 OF 2