

PRELIMINARY PLAT THE LOFTS AT SUPERSTITION VISTAS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

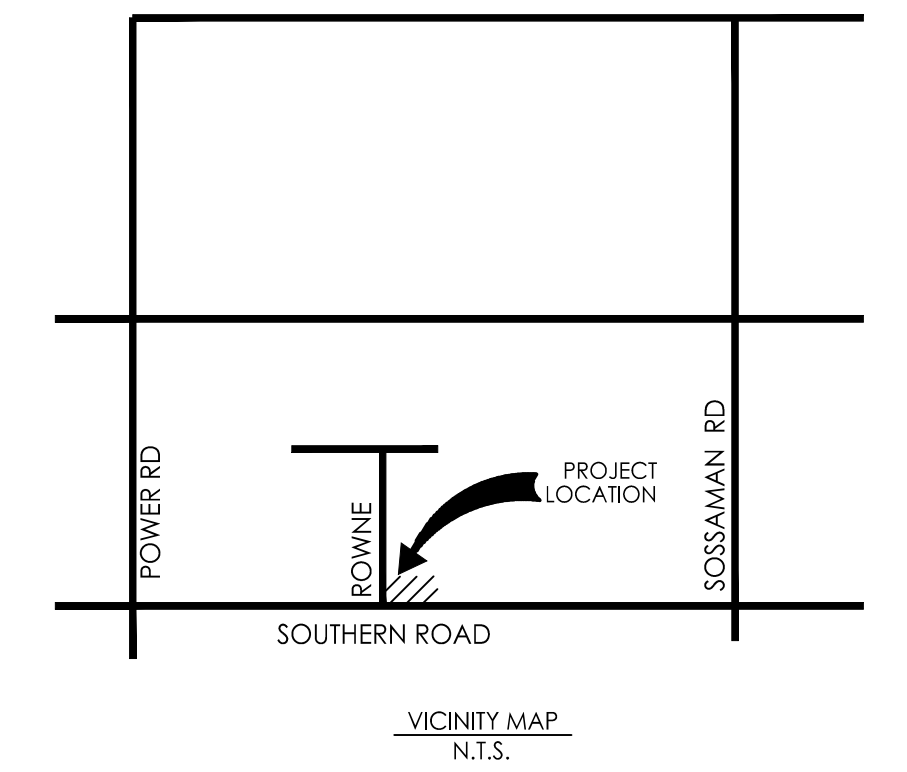
Planning & Zoning Board Approved:
July 28, 2021
ZON20-00585

OWNER
LAVIGNA INVESTMENT CORPORATION
1223 S. CLEARVIEW AVE #103
MESA, ARIZONA 85209
PH: 480.222.5800

ENGINEER
VINEYARD GROUP, LLC
1223 S. CLEARVIEW AVE, #103
MESA, ARIZONA 85209
CAMERON MACDONALD, PE
PH: 480.720.4030

SITE DATA
APN: 218-64-642D
TOTAL NET AREA: 76,940 square feet
CURRENT ZONING: LC
PROPOSED ZONING: RM-4

DENSITY (NET): 11.86 (DU/AC)
OPEN SPACE: 7,585 S.F / 0.178 AC
LOT COVERAGE: 35.7%



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION, A BRASS CAP IN HAND HOLE BEARS SOUTH 89 DEGREES 30 MINUTES 54 SECONDS WEST (BASIS OF BEARINGS), A DISTANCE OF 2642.27 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 1382.75 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST, A DISTANCE OF 40.11 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF TRACT "D" AND THE NORTHERLY RIGHT OF WAY LINE OF E. SOUTHERN AVENUE, AS SHOWN ON FINAL PLAT OF FULTON HOMES AT SUPERSTITION SPRINGS UNIT 1, RECORDED IN BOOK 355 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 259.96 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. ROWEN OF SAID FULTON HOMES AT SUPERSTITION SPRINGS UNIT 1 AND THE BEGINNING OF A CURVE;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 23.56 FEET, TO THE CURVE'S END;

THENCE NORTH 00 DEGREES 29 MINUTES 06 SECONDS WEST, A DISTANCE OF 265.00 FEET, TO THE SOUTHWEST CORNER OF LOT 72 OF SAID FULTON HOMES AT SUPERSTITION SPRINGS UNIT 1;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTHERLY LINES OF LOTS 70, 71 AND 72 OF SAID FULTON HOMES AT SUPERSTITION SPRINGS UNIT 1, NORTH 89 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 274.96 FEET TO SAID WESTERLY LINE OF TRACT "D";

THENCE LEAVING SAID SOUTHERLY LINES, ALONG SAID WESTERLY LINE, SOUTH 00 DEGREES 29 MINUTES 06 SECONDS EAST, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

LOT TABLE		
Lot #	Area (SF)	Area (AC)
Lot 1	1,270 S.F.	0.029 AC.
Lot 2	1,270 S.F.	0.029 AC.
Lot 3	1,270 S.F.	0.029 AC.
Lot 4	1,270 S.F.	0.029 AC.
Lot 5	1,270 S.F.	0.029 AC.
Lot 6	1,270 S.F.	0.029 AC.
Lot 7	1,270 S.F.	0.029 AC.
Lot 8	1,270 S.F.	0.029 AC.
Lot 9	1,270 S.F.	0.029 AC.
Lot 10	1,270 S.F.	0.029 AC.
Lot 11	1,270 S.F.	0.029 AC.
Lot 12	1,270 S.F.	0.029 AC.
Lot 13	1,270 S.F.	0.029 AC.
Lot 14	1,270 S.F.	0.029 AC.
Lot 15	1,270 S.F.	0.029 AC.
Lot 16	1,270 S.F.	0.029 AC.
Lot 17	1,270 S.F.	0.029 AC.
Lot 18	1,270 S.F.	0.029 AC.
Lot 19	1,270 S.F.	0.029 AC.
Lot 20	1,270 S.F.	0.029 AC.
Lot 21	1,270 S.F.	0.029 AC.

LEGEND

— LOT LINE
- - - CENTERLINE
- - - EASEMENT

TRACT TABLE		
TRACT	Area (SF)	Area (AC)
TRACT A	49,823 S.F.	1.144 AC.

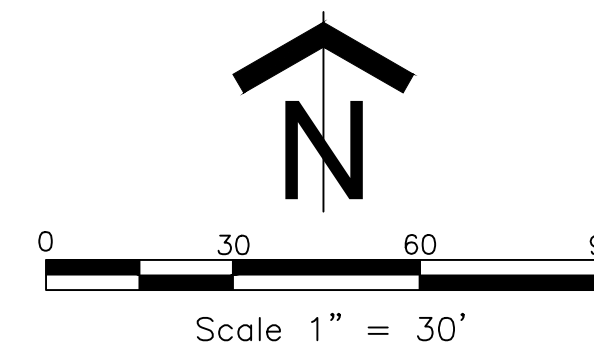
FIRE NOTES:

PER CITY OF MESA

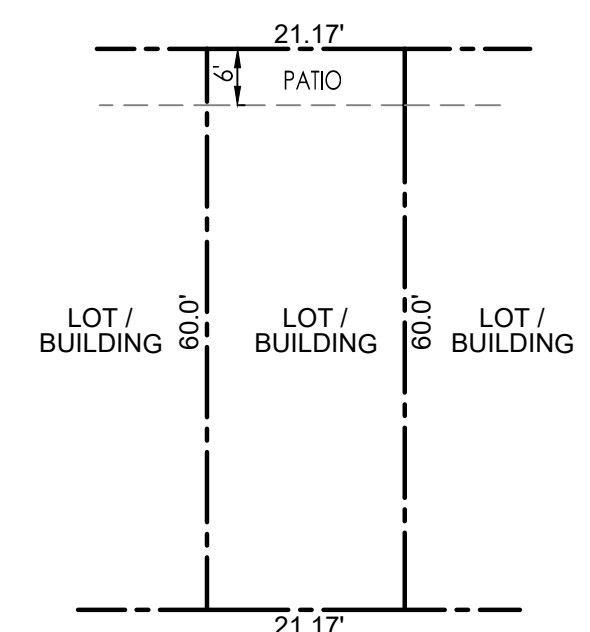
- COMPLIANCE IS REQUIRED WITH ALL PROVISION AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
- THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs./24,000 lbs. PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OF CERTIFICATE OF OCCUPANCY.
- APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 gpm AT 25 psi. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

GENERAL PROJECT NOTES:

- ALL EXISTING OVERHEAD UTILITIES SHALL BE RELOCATED PER CITY OF MESA AND UTILITY COMPANY'S REQUIREMENTS.
- ALL SITE WORK SHALL ADHERE TO CITY OF MESA ENGINEERING AND DESIGN STANDARDS SECTIONS 604.3, 705.4 & 705.5.
- ALL OFFSITE PAVEMENT CUTS SHALL ADHERE TO APPROVED CITY CODE IN TITLE 9, CHAPTER 1.
- DETAILED PARKING, STRIPING AND SIGNAGE PLAN AND NO PARKING SIGNS PER COM STD. DET. M-62.08 "NO PARKING" LIMITS WILL BE PROVIDED WITH CONSTRUCTION PLAN SUBMITTAL.
- PHOTOMETRICS SHALL BE PROVIDED WITH CONSTRUCTION PLAN SUBMITTAL.



TYPICAL LOT



Project:
**PRELIMINARY PLAT
THE LOFTS AT SUPERSTITION VISTAS**
MESA, ARIZONA

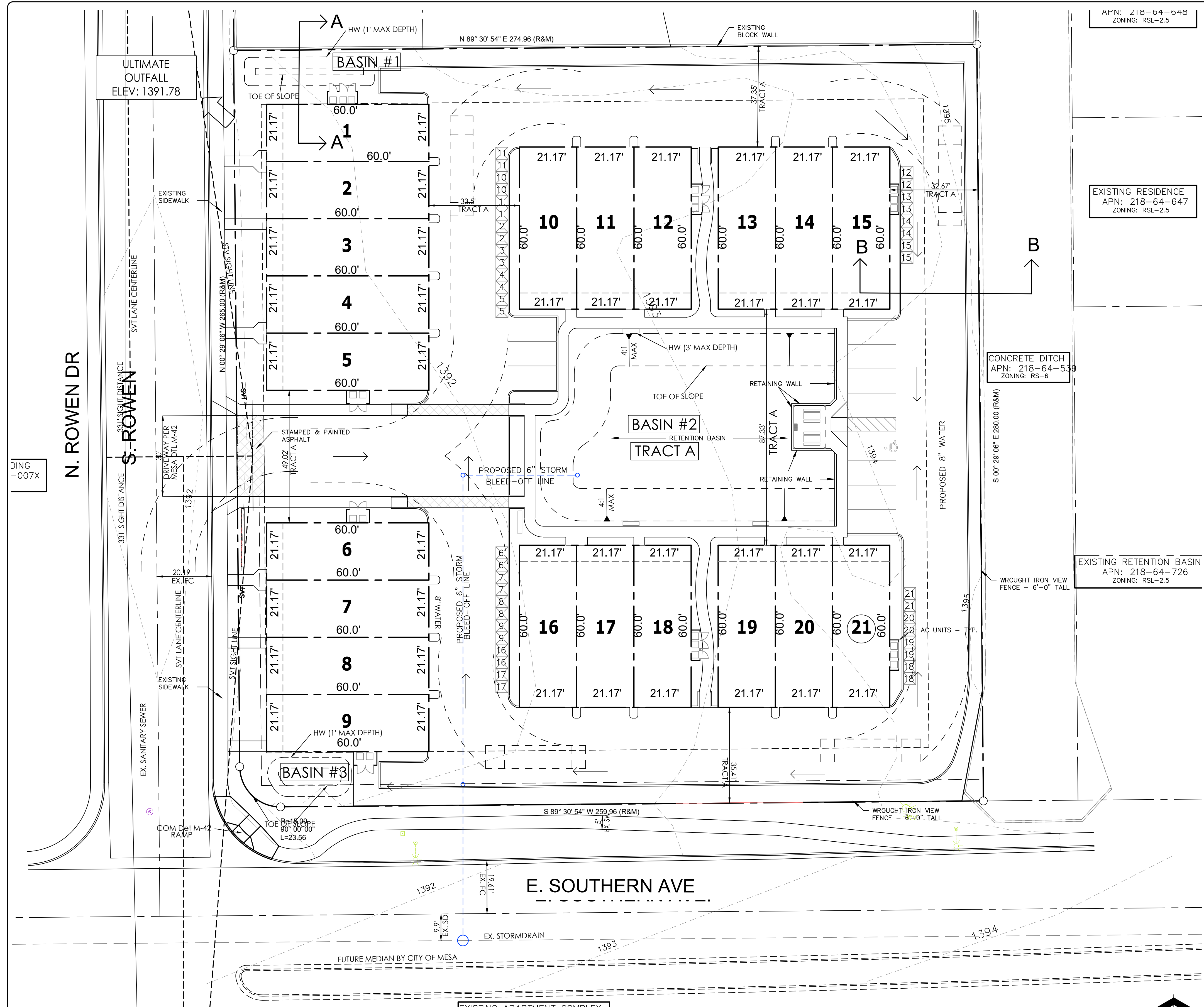
REVISIONS:

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Phone: 480.720.4030

PROJECT NO.
2017-01

SHEET NO.
1 of 1

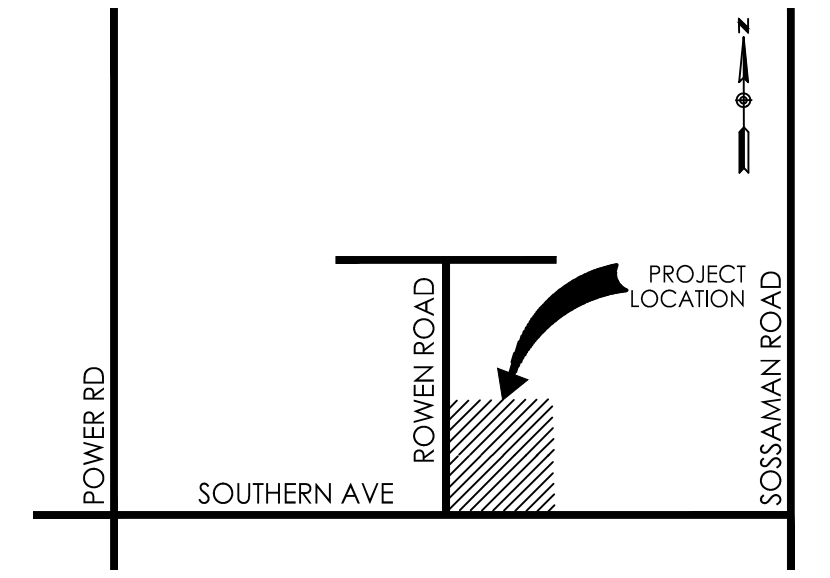
EXP DATE: 06/30/2022



DRAINAGE CALCULATIONS:

RETENTION REQUIRED				
	AREA:	D: (2.2")	C	Vol. Req'd
BUILDING:	26460 sf	0.183	0.95	4600 cf
CONCRETE:	4648 sf	0.183	0.95	808 cf
LANDSCAPING:	20390 sf	0.183	0.5	1866 cf
PAVEMENT:	28531 sf	0.183	0.95	4960 cf
TOTAL:	80029 sf			V req= 12,234 cf

RETENTION PROVIDED				
	AREA:			
Basin 1	AREA OF HW:	505	sf	
	AREA OF TOE:	101	sf	
	DEPTH OF HW:	0.75	ft	
Basin 2	AREA OF HW:	6778	sf	
	AREA OF TOE:	3743	sf	
	DEPTH OF HW:	3	ft	
Basin 3	AREA OF HW:	412	sf	
	AREA OF TOE:	143	sf	
	DEPTH OF HW:	0.75	ft	
TOTAL:	15,782			208
VOLUME PROVIDED:				16,217 cf



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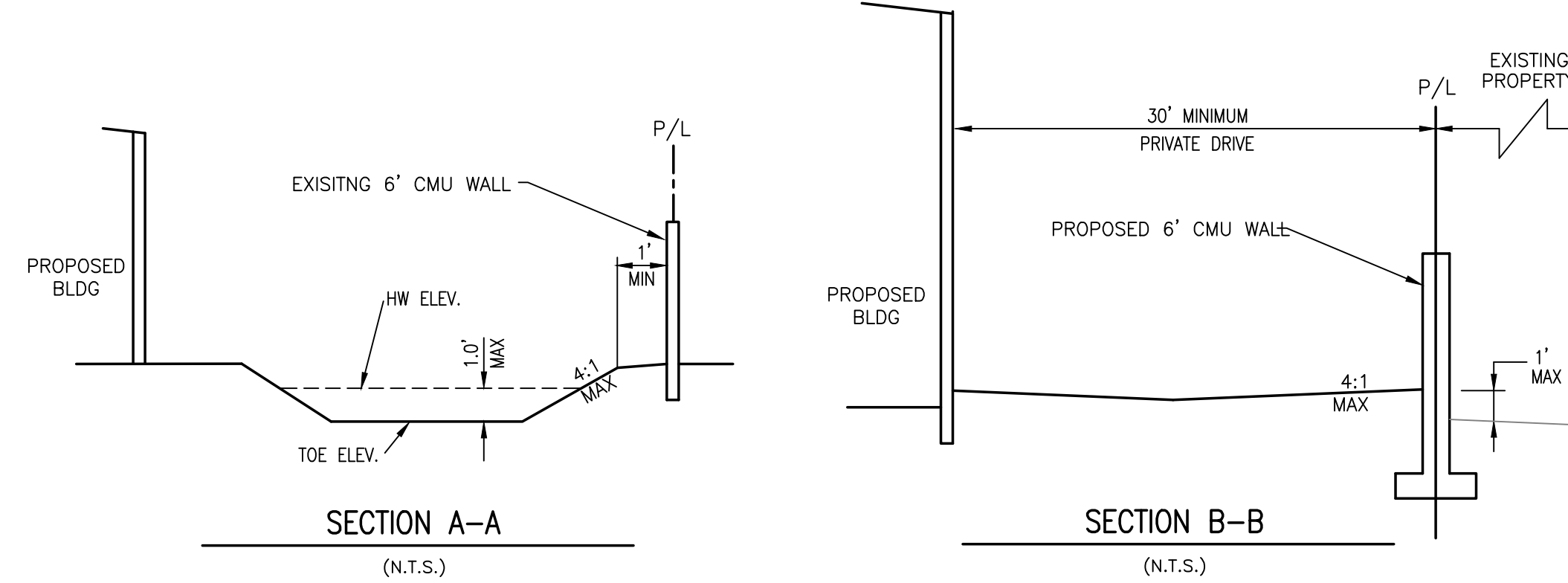
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 LOT COVERAGE: 35.7%

SIGHT TRIANGLE TABLE

Case B1 - Left Turn Maneuver From STOP

Through Road Cross-Section	Required Sight Distance (SD)			
	2 LU*	3 LU*	4LD** 5 LU*	6LD** 7 LU*
Through Road Width	34', 40', 48'	46', 48'	68', 72'	88', 94'
Time gap (s)	7.5"	8.0"	8.5"	9.0"
Design Speed				
30 mph	331	363	375	397
35 mph	386	412	437	463
40 mph	441	470	500	529
45 mph	496	529	562	596



- LEGEND**
- LOT LINE
 - - - EASEMENT/SETBACK LINE
 - WATERLINE
 - SEWERLINE (W/FLOW DIRECTION)
 - STORM DRAIN AND HEADWALL
 - FIRE HYDRANT
 - SEWER MANHOLE

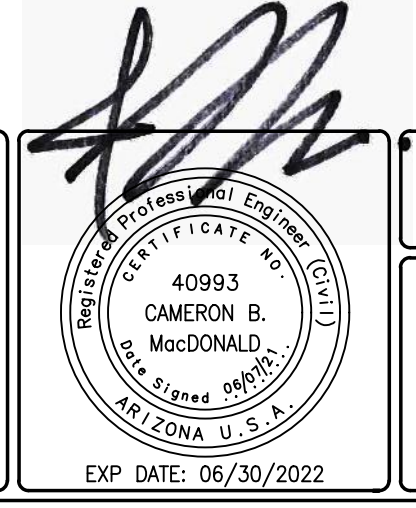
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Project: **PRELIMINARY GRADING & DRAINAGE PLAN**
THE LOFTS AT SUPERSTITION VISTAS
 MESA, ARIZONA

REVISIONS:

VINEYARD GROUP

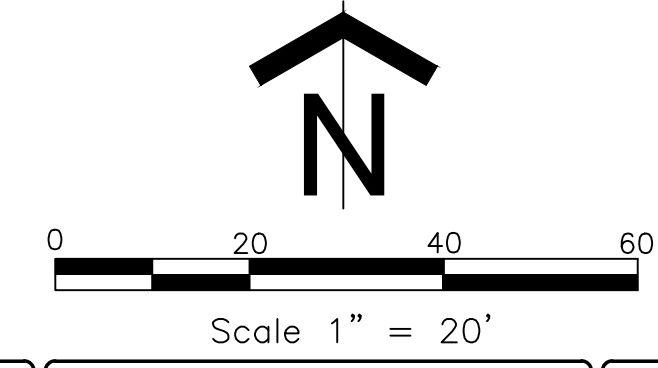
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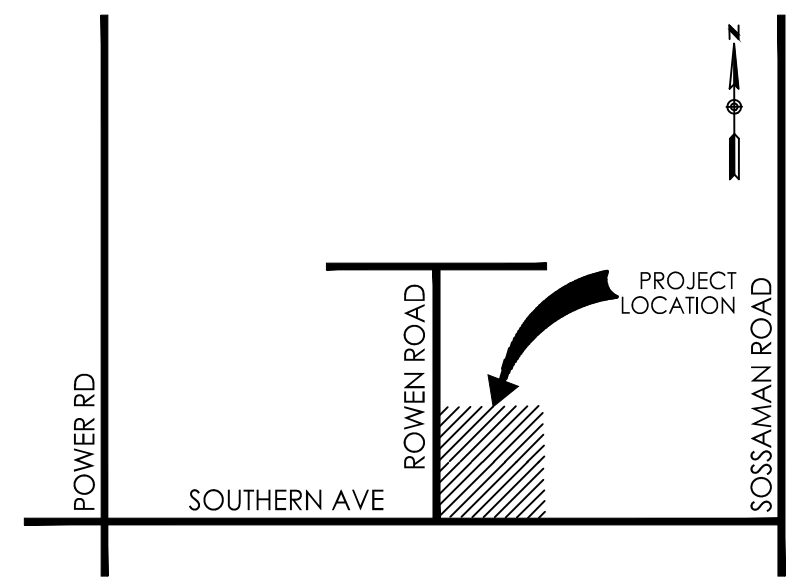
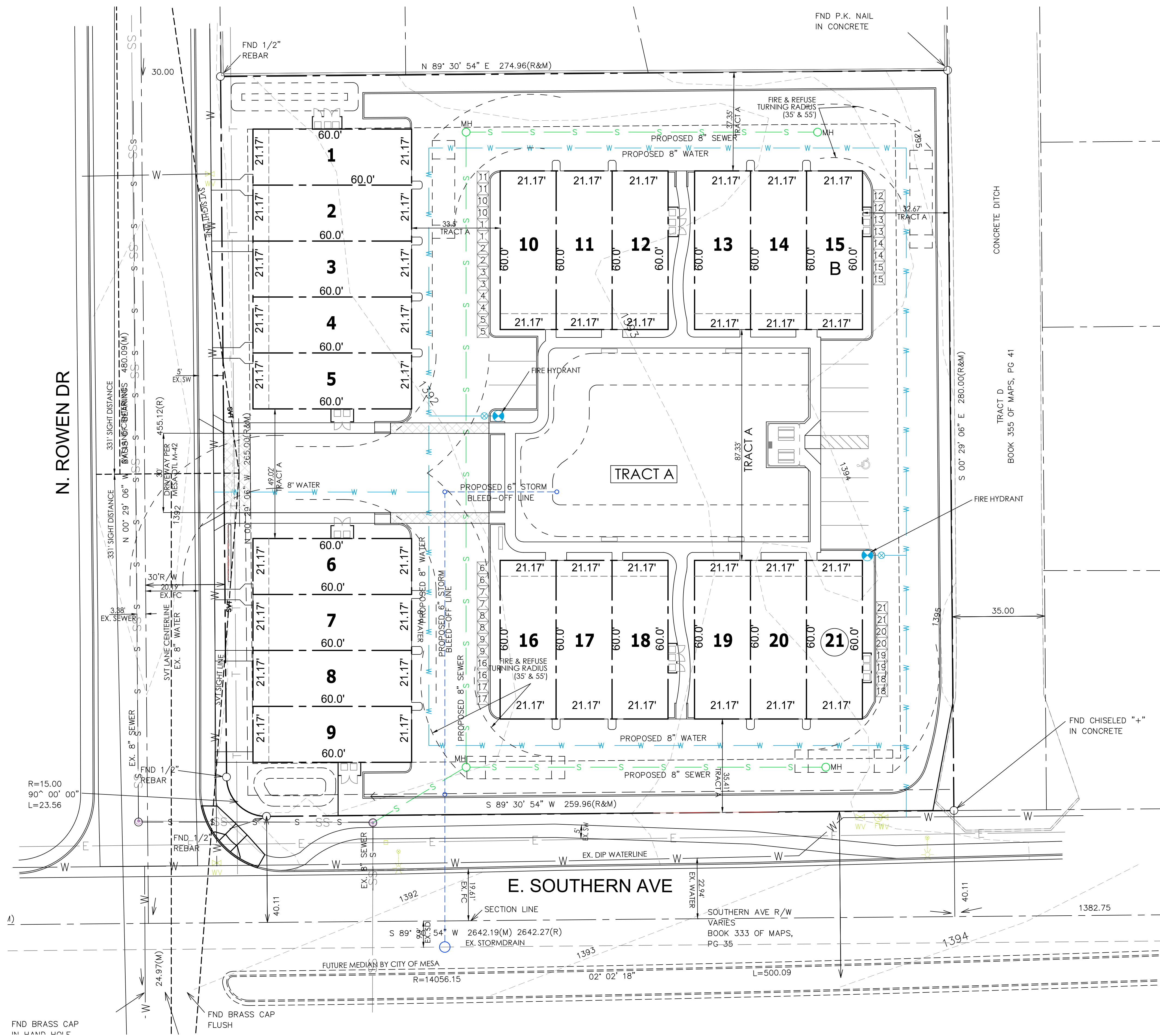
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5. STORM WATER RETENTION WILL CONNECT TO CITY STORM DRAIN FOR STORM WATER BLEED OFF.

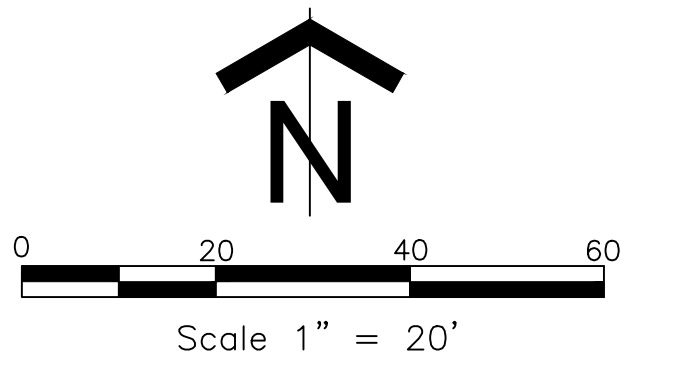


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