

UTILITIES

WATER CITY OF MESA
SEWER CITY OF MESA
ELECTRIC SALT RIVER PROJECT
COMM. CENTURYLINK
GAS CITY OF MESA

ZONING

RS-7 PLANNED AREA DEVELOPMENT (PAD)

BENCHMARK

CITY OF MESA BENCH MARK, LOCATED AT THE INTERSECTION OF LINDSAY ROAD AND UNIVERSITY DRIVE BEING A BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER.
CITY OF MESA PUBLISHED ELEVATION = 1270.24' (NAVD88)
MEASURED BEARING = N00°31'54"E

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BUILDING SETBACKS

FRONT BUILDING WALL: 10 FT
FRONT GARAGE: 20 FT
FRONT PORCH: 10 FT
REAR: 20 FT
STREET SIDE: 10 FT
INTERIOR SIDE: 5 FT MIN.
EACH SIDE
15 FT MIN.
AGGREGATE
2 SIDES

SITE DATA

PLAT BOUNDARY AREA: 11.25 ACRE
TOTAL NUMBER OF LOTS: 39
AVERAGE LOT AREA: 8,862 SF
MINIMUM LOT AREA: 7,800 SF
DENSITY: 3.47 DU/AC

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, 2650.19 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1986.86 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 28 MINUTES 06 SECONDS EAST, 55.00 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER (A.P.N.) 140-06-114, AS SHOWN IN WARRANTY DEED, RECORDED IN DOCUMENT 1983-0009307, MARICOPA COUNTY RECORDS, (M.C.R.);

THENCE NORTH 89 DEGREES 45 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF SAID A.P.N., 1422.07 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 46 SECONDS WEST, 177.00 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 21 SECONDS EAST, 66.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 65 DEGREES 40 MINUTES 36 SECONDS EAST, 62.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 04 MINUTES 45 SECONDS, AN ARC LENGTH OF 26.27 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 39 SECONDS WEST, 462.53 FEET TO A POINT ON THE NORTH LINE OF SAID A.P.N.;

THENCE NORTH 89 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, 275.56 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 20 MINTUS 21 SECONDS EAST, 25.00 FEET TO A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE;

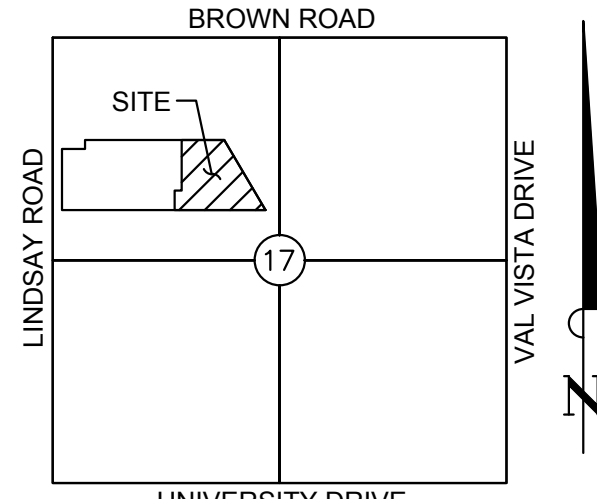
THENCE NORTH 89 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG SAID PARALLEL LINE, 280.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 29 DEGREES 39 MINUTES 06 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 735.76 FEET TO SAID SOUTH LINE;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 45 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE, 978.92 FEET TO SAID POINT OF BEGINNING;

PRELIMINARY PLAT FOR ENCANTO

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

OWNER/DEVELOPER

RESERVE 100, LLC
3321 E. BASELINE ROAD
GILBERT, ARIZONA 85234
TELEPHONE: (480) 892-4492
CONTACT: PATRICK ADLER

ENGINEER

KIMLEY-HORN & ASSOCIATES
1001 W. SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2667
CONTACT: JASON BURM, P.E.

PLANNER

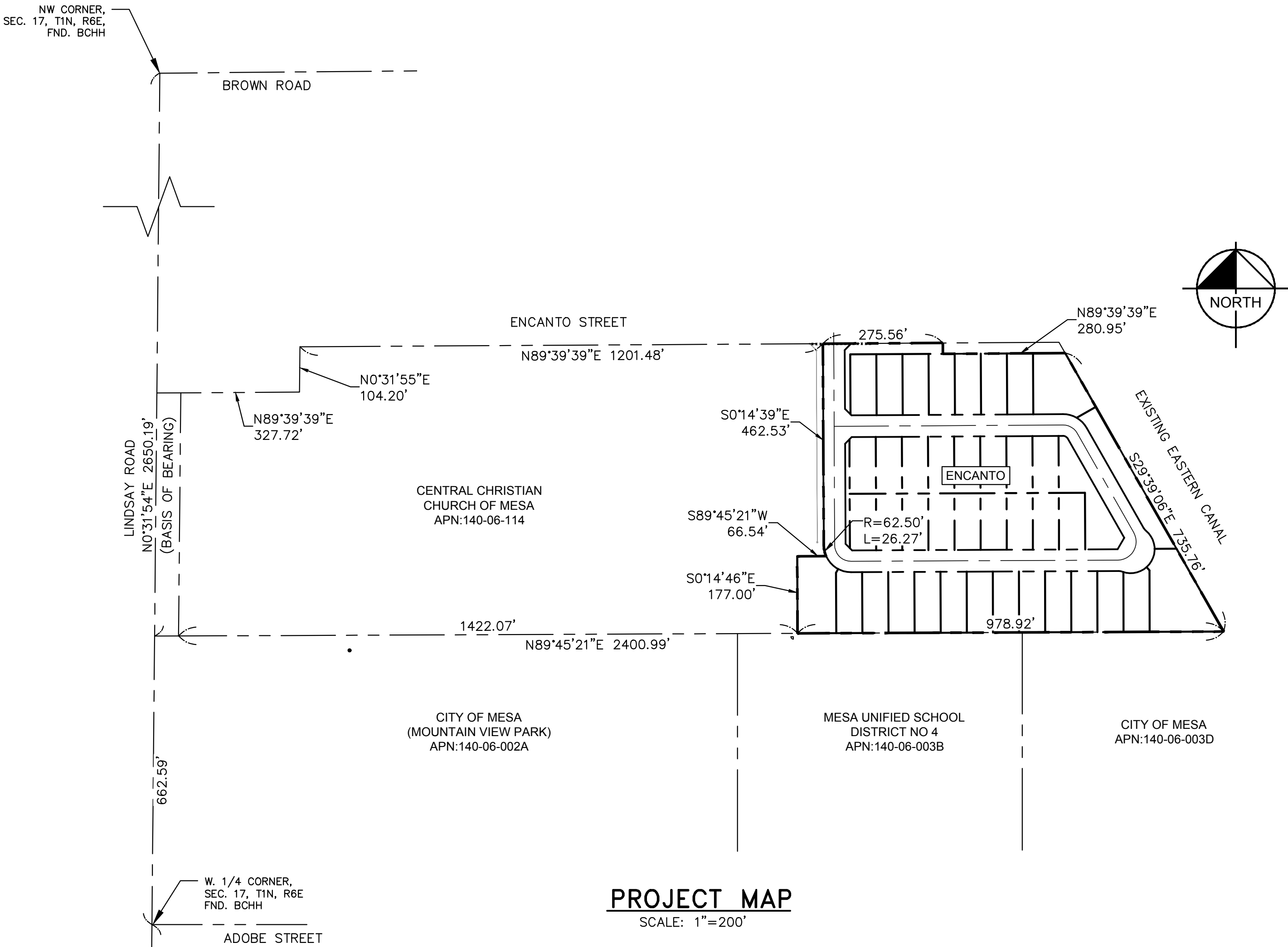
KIMLEY-HORN & ASSOCIATES
1001 W. SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (602) 313-7206
CONTACT: KEITH NICHTER

LANDSCAPE ARCHITECT

COLLECTIV
1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
TELEPHONE: (602) 258-7711
CONTACT: RYAN WILT

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD SUITE 12000
MESA, AZ 85210
TELEPHONE: (480) 892-3313
CONTACT: ADRIAN BURCHAM



PROJECT MAP
SCALE: 1"=200'

SHEET INDEX

SHEET NO.	TITLE
01	COVER SHEET
02	LEGEND & DETAILS
03	PRELIMINARY PLAT
04	PRELIMINARY GRADING PLAN
05	GRADING SECTIONS & BLOW UP
06	PRELIMINARY UTILITY PLAN

PRELIMINARY EARTHWORK

RAW CUT: 5,000 CY
RAW FILL: 12,500 CY
TOTAL NET: 7,500 CY (FILL)

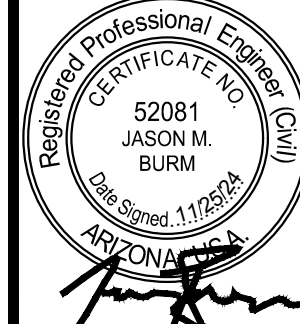
NOTES:

- THE PROJECT IS REQUIRED TO MEET MINIMUM FIRE TURNING RADIUS OF 35'/55' AND 20 FEET OF UNOBSTRUCTED WIDTH AND A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET WITHIN THE COMMUNITY RIGHT-OF-WAY.

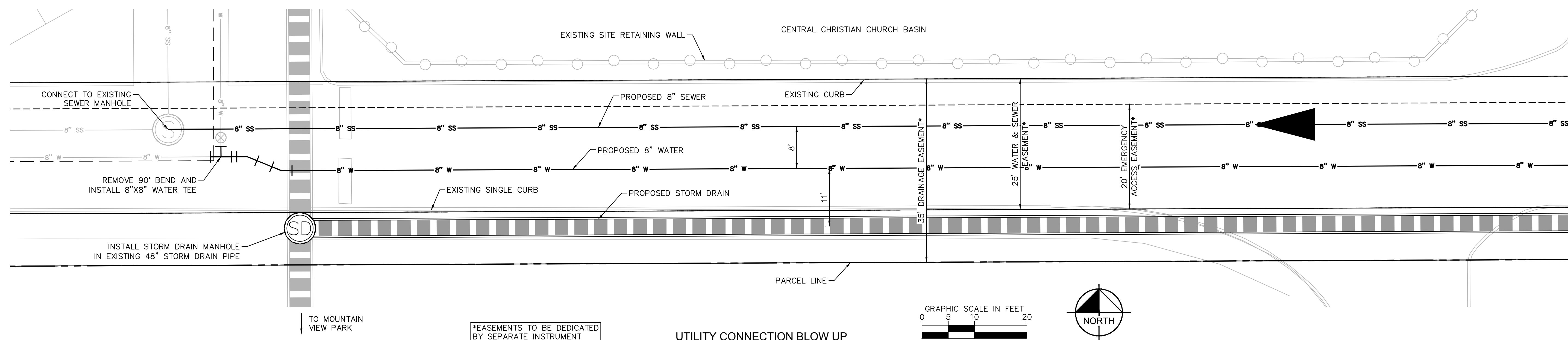
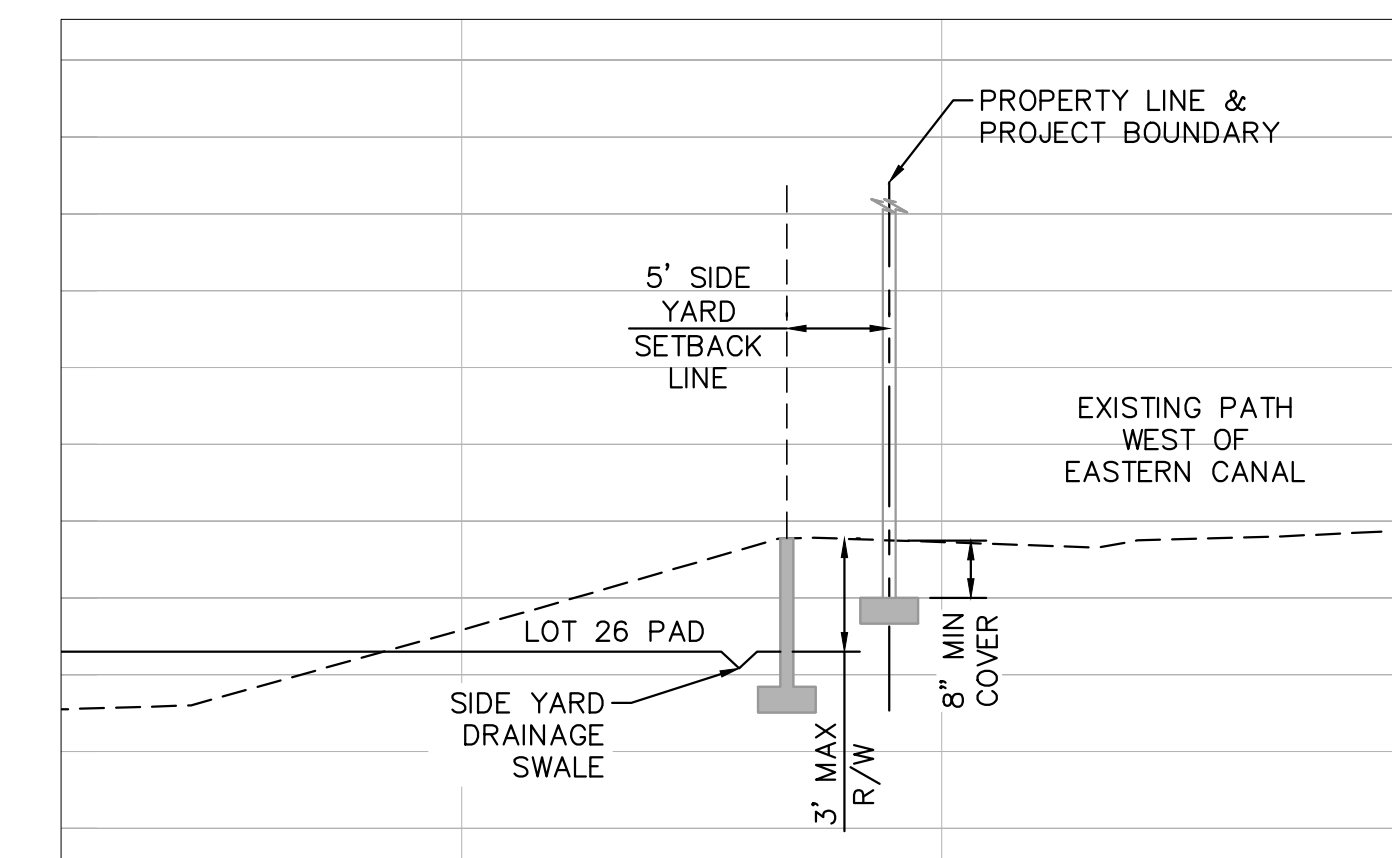
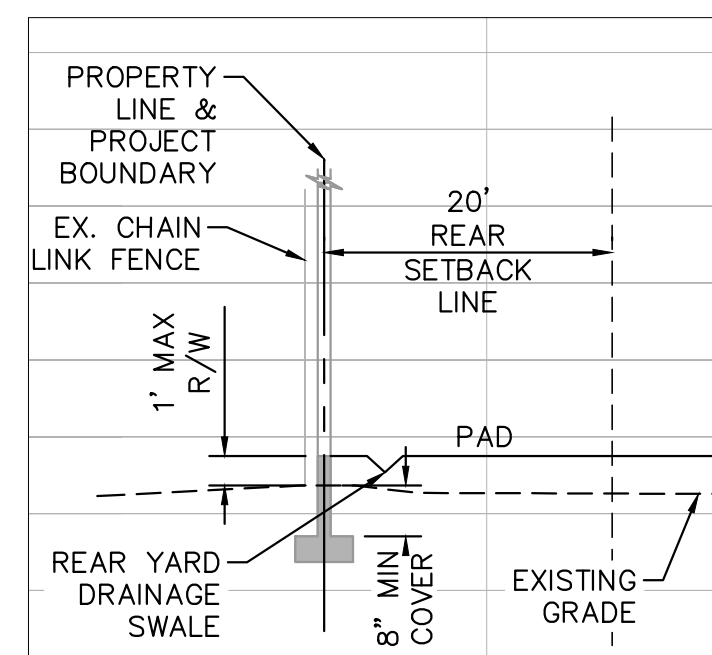
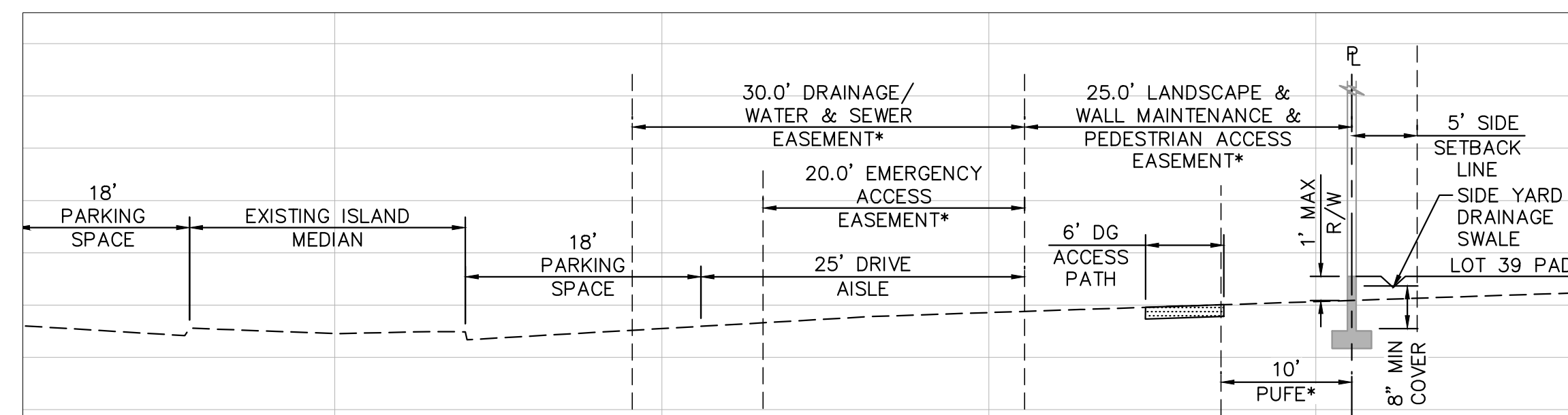
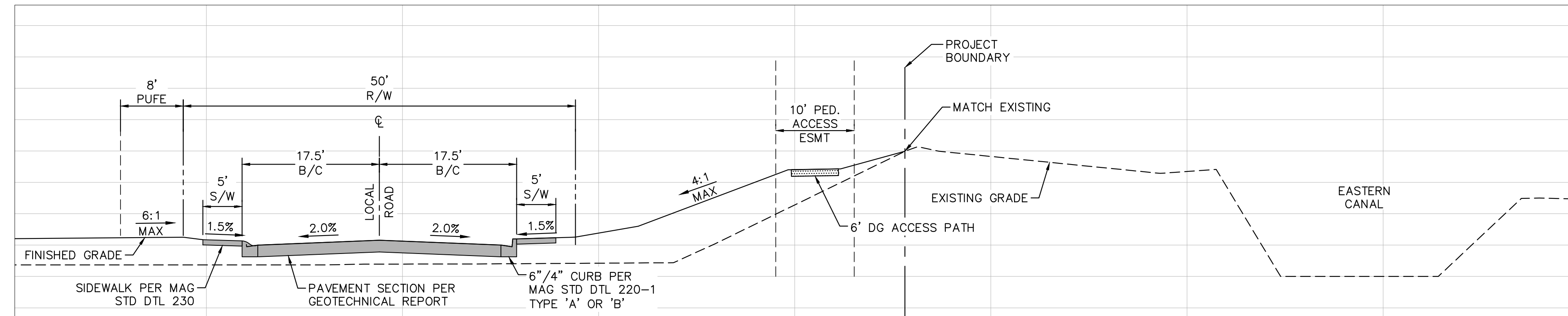
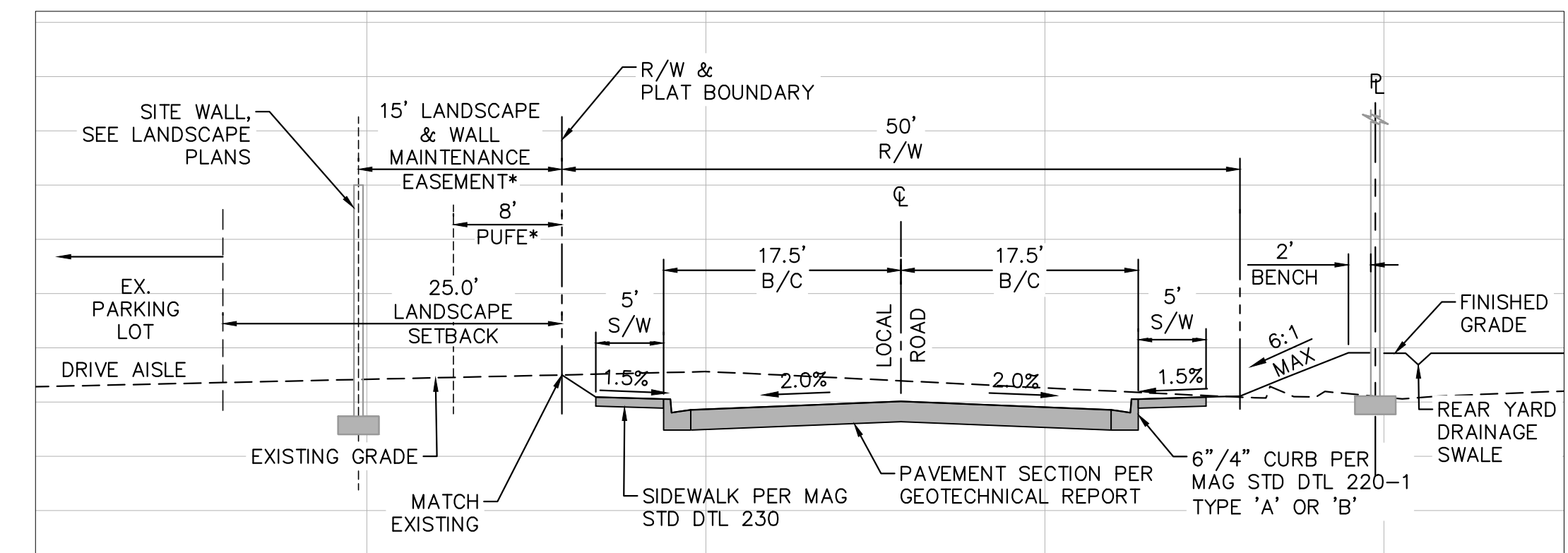
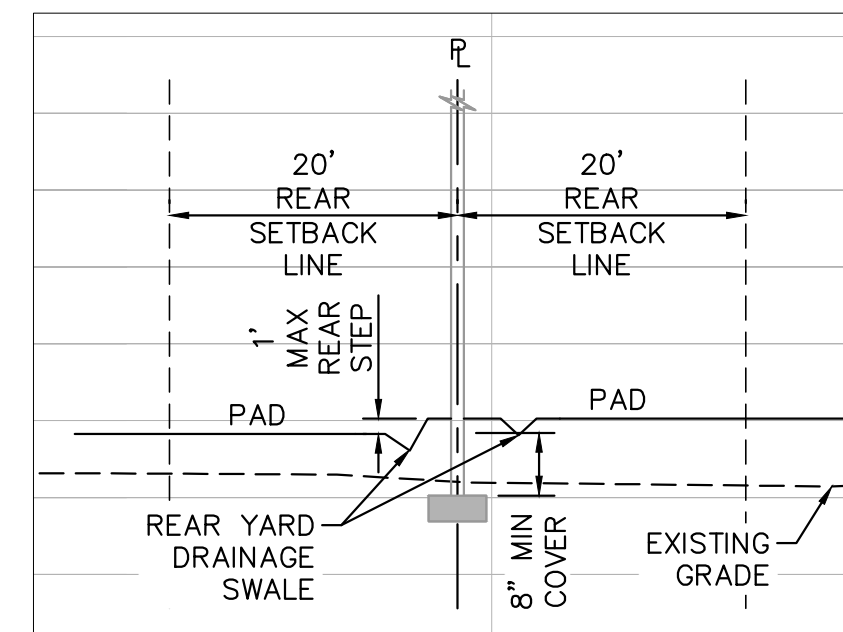
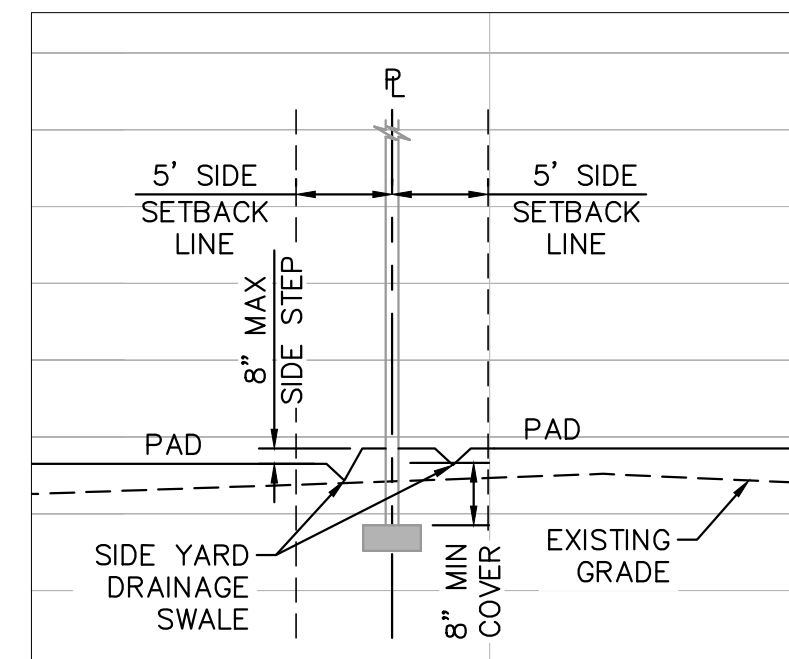
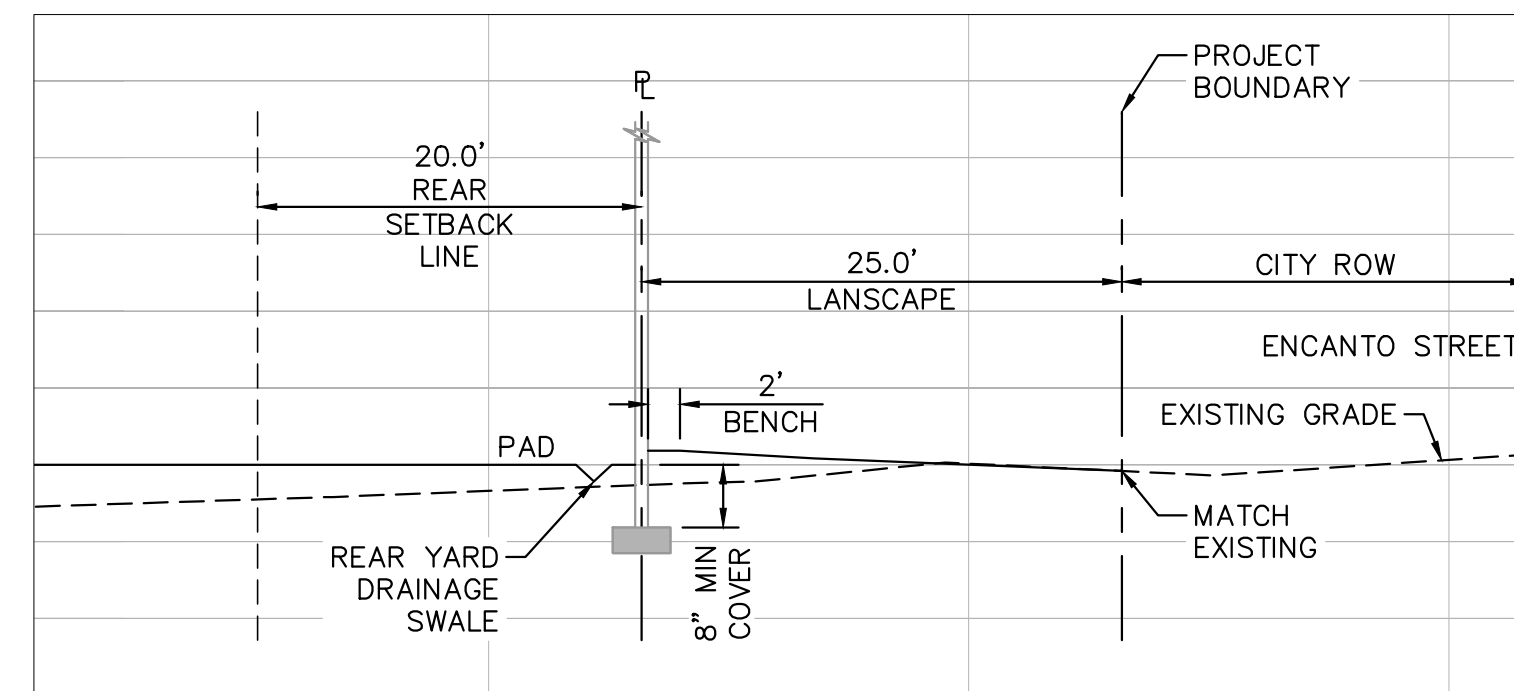
Kimley»Horn

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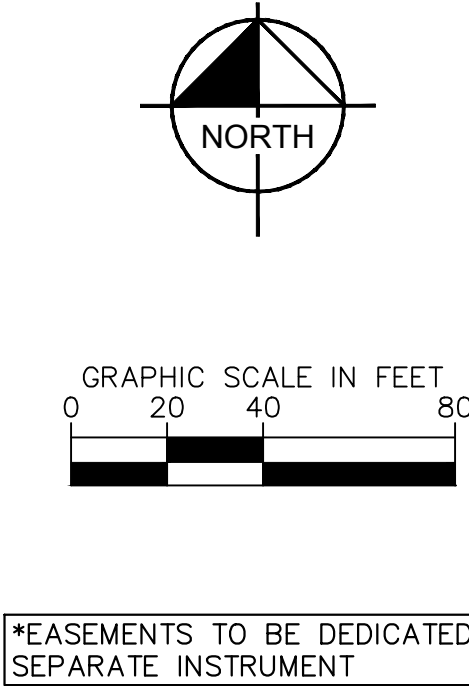
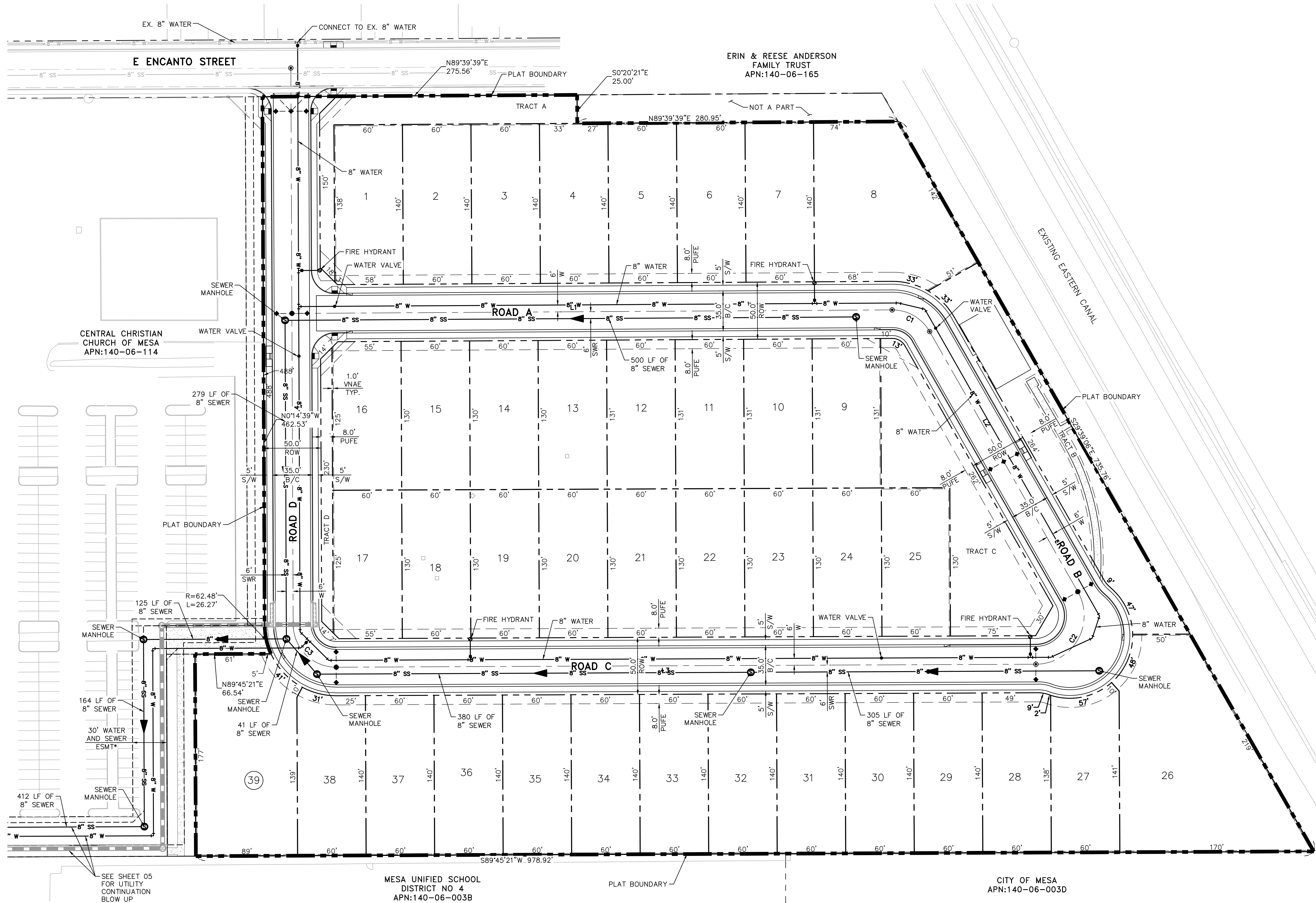
ENCANTO
COVER SHEET
MESA, MARICOPA COUNTY, AZ



PROJECT NO.
291638007
DRAWING NAME
CV



K:\EAV_Civil\291638007 - Encanto\CA00\PrePlot\UT-PP.dwg Nov 25, 2024 charles.witt
XREFS: XTP_XIS_XTBPB_XPA_XESMT_XUT-PP_XBM-PP_XPA-PP
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MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: CFW
DRAWN BY: JMB
CHECKED BY: JMB
DATE: NOV 2024

ENCANTO
PRELIMINARY UTILITY PLAN
MESA, MARICOPA COUNTY, AZ



PROJECT NO.
291638007
DRAWING NAME
UT-PP