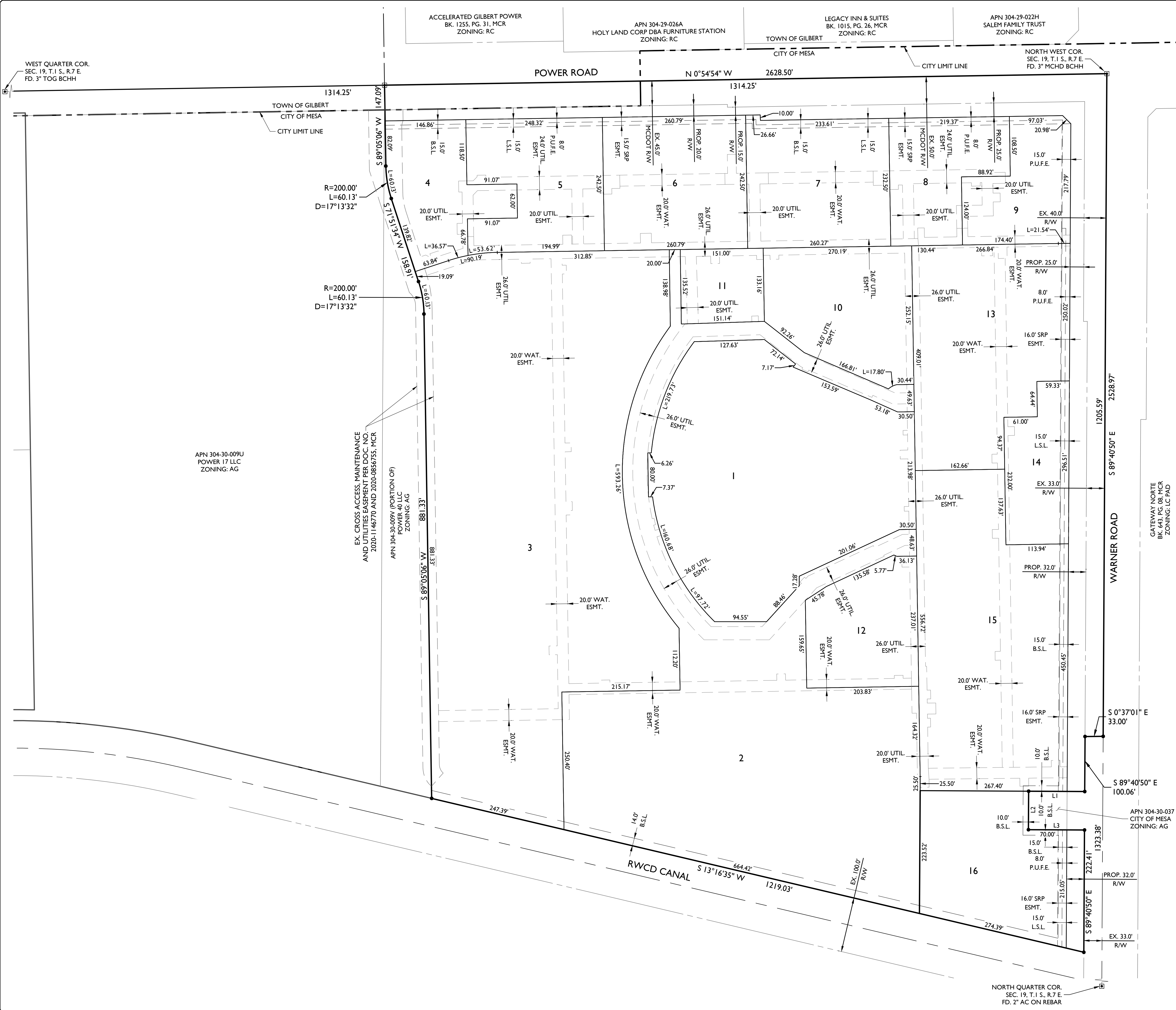


19-1090 - Cannon Beach

Sep 19, 2022 3:44pm S:\Projects\2019\19-1090\Planning\Drawings\Site Plan Amendment (NE Garage)\19-1090 - Pre-Plot Amend.dwg

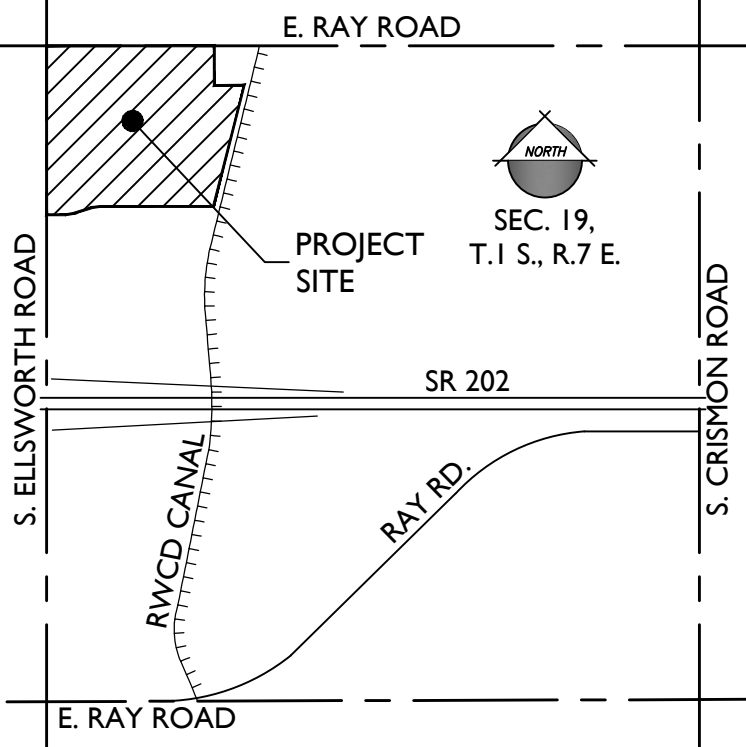
dhughes



PRELIMINARY PLAT
AMENDMENT
FOR
CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1
SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP
N.T.S.



PROJECT TEAM

DEVELOPER:
CANNON LAW GROUP, PLLC
124 SOUTH 600 EAST
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TEL: (801)-363-2999
FAX: (801)-606-7341
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TEL: (480)-503-2250
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CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgruoinc.com

PROJECT DATA

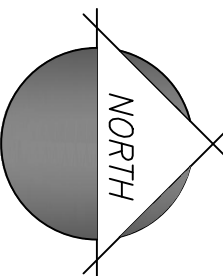
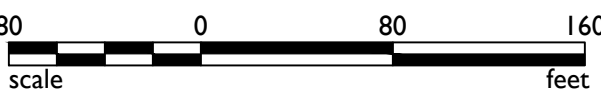
A.P.N.: 304-30-0118; 076: 077;
078; 079; 080; 081; 082
EXISTING GENERAL PLAN: MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING: GC-PAD-CUP-AOA2 / LI-PAD-CUP-AOA2

GROSS AREA: 44.34 ACRES
NET AREA: 37.06 ACRES

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

LOT AREA TABLE					
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	178,958	4.1083	10	57,648	1.3234
2	302,406	6.9423	11	20,293	0.4659
3	377,800	8.6731	12	42,671	0.9796
4	40,458	0.9288	13	101,239	2.3241
5	54,657	1.2547	14	30,794	0.7069
6	63,241	1.4518	15	144,007	3.3059
7	60,779	1.3953	16	63,095	1.4485
8	39,976	0.9177	TOTAL	1,614,401	37.0615
9	36,379	0.8352			



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www.epsgruoinc.com

EPS GROUP

Cannon Beach
Mesa, AZ

Preliminary Plat

Project: SEPTEMBER 19, 2022 - 1ST AMENDMENT SUB.

Revisions:

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Call us before you start working days before your begin excavation.

ARIZONA 80

State of Arizona
Division of Real Estate
1000 North Central Avenue, Suite 1000
Phoenix, Arizona 85004-1000
In Maricopa County: (602) 693-1100

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-1090

PP01

Sheet No.
1 of 1