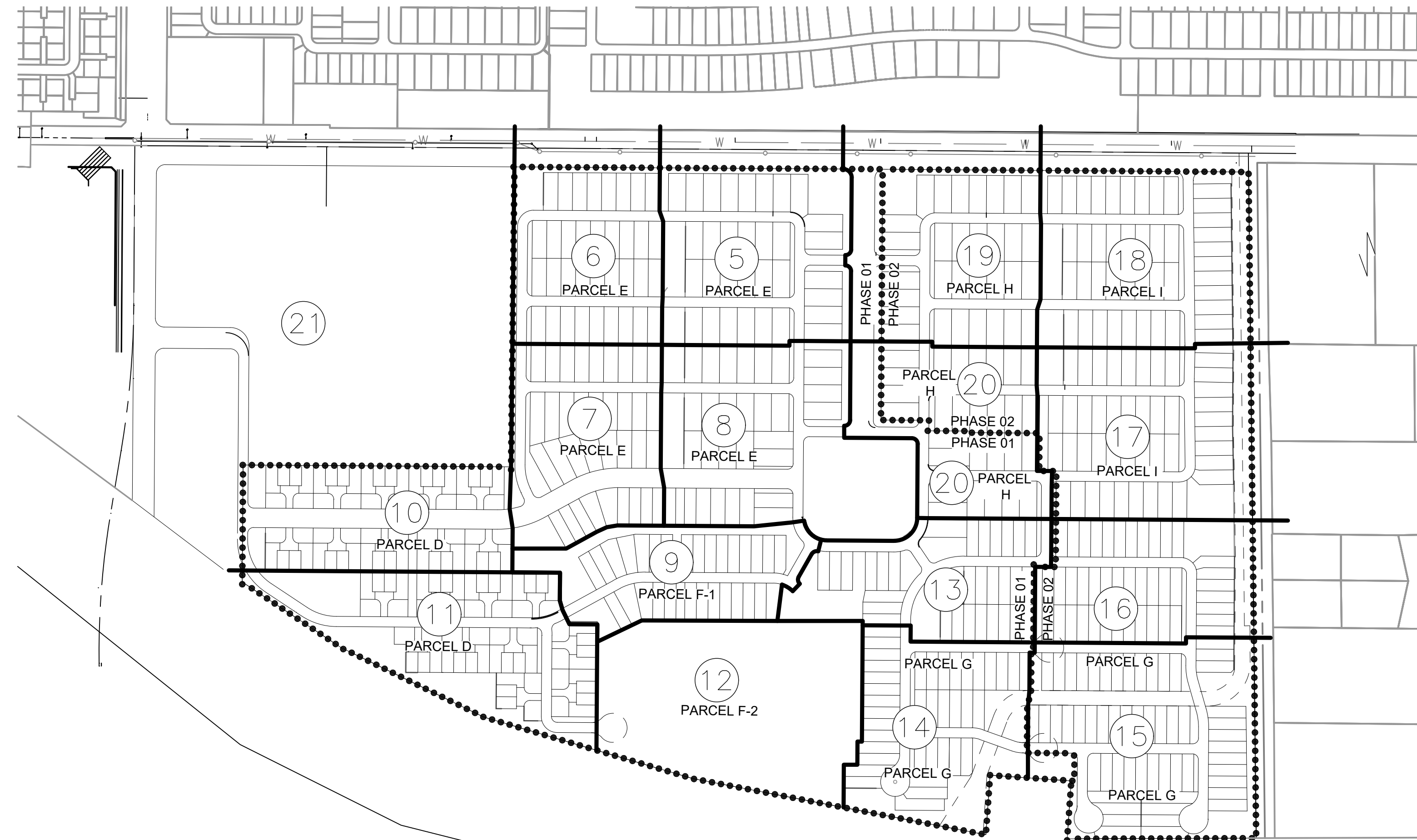


GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT <http://www.mesaaz.gov/devsustain/constructionpermits.aspx>. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PAGE 2 OF 7 PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.



KEY MAP
(NOT-TO-SCALE)
③ (INDICATES SHEET NUMBER)

Planning and Zoning Board
Approved: June 23, 2021
(ZON21-00138)

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE NORTHEAST QUARTER OF SAID SECTION 35 BEARS SOUTH 89°33'42" EAST, A DISTANCE OF 2,650.77 FEET;

THENCE SOUTH 89°33'42" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,325.39 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°39'15" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,356.04 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 24;

THENCE ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 24 THE FOLLOWING COURSES:

THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 649.97 FEET;
THENCE NORTH 04°04'23" EAST, A DISTANCE OF 199.28 FEET;
THENCE NORTH 85°55'37" WEST, A DISTANCE OF 280.00 FEET;
THENCE SOUTH 04°04'23" WEST, A DISTANCE OF 205.31 FEET;
THENCE NORTH 79°09'24" WEST, A DISTANCE OF 1,025.53 FEET;
THENCE NORTH 73°36'31" WEST, A DISTANCE OF 750.24 FEET;
THENCE NORTH 64°01'41" WEST, A DISTANCE OF 545.72 FEET;

THENCE NORTH 00°23'09" EAST, DEPARTING SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,121.05 FEET;

THENCE SOUTH 89°36'51" EAST, A DISTANCE OF 605.00 FEET;

THENCE NORTH 00°23'15" EAST, A DISTANCE OF 601.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°38'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,178.44 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPMENT STANDARDS	GENERAL DEVELOPMENT STANDARDS - COMMUNITY RESIDENTIAL (CRSL)	
	CRSL-4.0 (1) 40' X 130'	CRSL-2.0 (1) CLUSTER
MINIMUM LOT AREA(SQ.FT.)	4,000	2,500
MINIMUM INDIVIDUAL LOT AREA(SQ.FT.)	3,500	2,000
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	31'	26'
MINIMUM LOT WIDTH - CORNER LOT (FT)	36'	31'
MINIMUM LOT DEPTH (FT)	80'	70'
MAXIMUM BUILDING HEIGHT (FT)	30'	30'
MAXIMUM NUMBER OF STORIES	2	2
MINIMUM YARDS (FT)		
FRONT-BUILDING WALL, SIDE ENTRY GARAGE (FT)	10'	10'
MINIMUM YARD FRONT GARAGE (FT)	(2) 20'	(2) 20'
FRONT-PORCH	7'	7'
STREET SIDE (FT)	10'	10'
INTERIOR SIDE: MINIMUM EACH SIDE	3'	3'
MINIMUM INTERIOR SIDE (FT) - AGGREGATE OF 2 SIDES	6'	6'
REAR	10'	10'
REAR OR SIDE -GARAGE ACCESS BY ALLEY OR COMMON DRIVE SHARED BY 3 OR MORE LOTS MEASURED TO CONSTRUCTION CENTERLINE OF ALLEY OR DRIVE	13	13
MINIMUM USEABLE OUTDOOR OPEN SPACE	5%	5%

(1) ALL YARDS ARE MEASURED FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED
(2) GARAGE AND CARPORTS MUST BE SETBACK A MINIMUM OF 20 FEET AS MEASURED FROM THE BACK OF SIDEWALK TO THE FACE OF GARAGE DOOR

SITE DATA				
GROSS AREA		144.43 AC	6,291,561 SF	
NET AREA*		140.70 AC	6,128,702 SF	
EXISTING ZONING		COMMUNITY RESIDENTIAL		
		CR	CRSL	
APN#		313-25-859D		
PARCEL	LAND USE GROUP (ZONING)	LOT SIZE	YIELD	MIX %
D	(CRSL-2.0)	CLUSTER	116	20%
	(CR-7)	60' X 130'	54	9%
	(CR-6)	50' X 130'	67	11%
E	(CRSL-4.0)	40' x 130'	11	2%
	(CRSL-4.0)	40' x 130'	29	5%
F-2	(CRSL-2.0)	NOT A PART (FUTURE DEVELOPMENT)		
G	(CRSL-4.0)	40' x 130'	163	28%
H	(CR-7)	60' X 130'	60	10%
I	(CR-6)	50' X 130'	88	15%
TOTAL			588	100%
GROSS DENSITY			4.07 DU/AC	
OPEN SPACE PROVIDED**		24.13	16.70%	
WILLIAMS FIELD ROAD		3.74 AC	162,859 SF	

* NET AREA = GROSS AREA - ARTERIAL ROW (WILLIAMS FIELD ROAD)

** OPEN SPACE AREA DOES NOT INCLUDE CORNER LANDSCAPE TRACTS

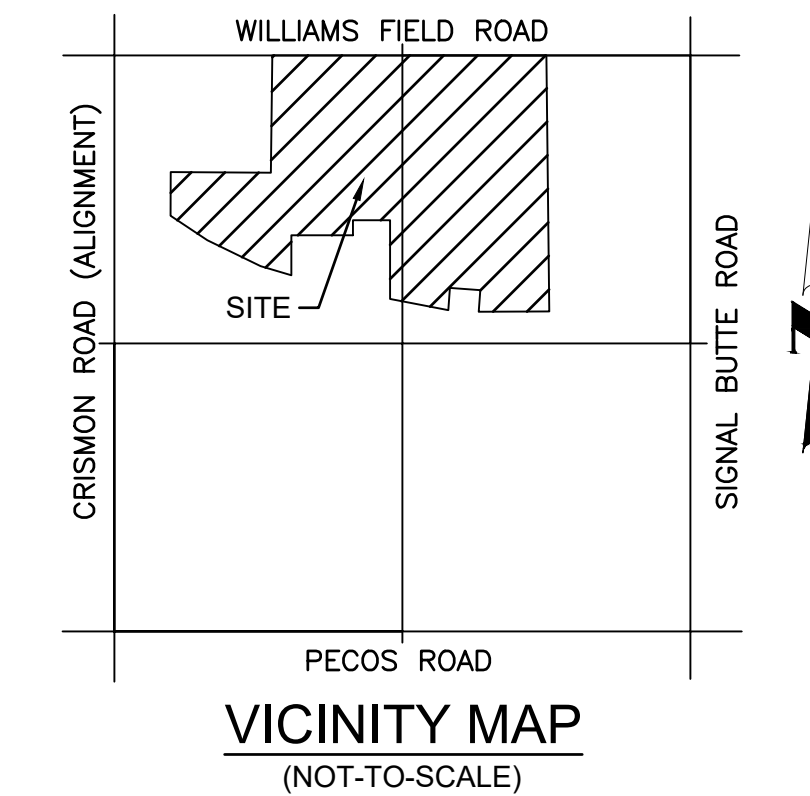
DEVELOPMENT STANDARDS	GENERAL DEVELOPMENT STANDARDS - COMMUNITY RESIDENTIAL (CR)	
	CR-7 (1) 60' X 130'	CR-6 (1) 50' X 130'
MINIMUM LOT AREA(SQ.FT.)	7,000	6,000
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	58'	48'
MINIMUM LOT DEPTH (FT)	94'	90'
MINIMUM LOT DEPTH ABUTTING ARTERIAL STREET (FT)	100'	90'
BUILDING FORM AND LOCATION		
MAXIMUM BUILDING HEIGHT (FT)	30'	30'
MINIMUM YARDS (FT)		
FRONT-(ENCLOSED LIVEABLE AREAS, PORCHES, SIDE ENTRY GARAGES AND PORTE COCHERES)	10'	10'
FRONT ENTRY GARAGE AND CARPORTS FRONT AND SIDE YARDS (FT)	(2) 20'	(2) 20'
INTERIOR SIDE: MINIMUM EITHER SIDE	3'	3'
MINIMUM INTERIOR SIDE (FT) - AGGREGATE OF 2 SIDES	8'	8'
STREET SIDE (FT)	10'	10'
REAR	10'	10'
REAR YARD ABUTTING ARTERIAL STREET	20'	20'
MINIMUM USEABLE OUTDOOR OPEN SPACE	10%	10%

(1) ALL YARDS ARE MEASURED FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED
(2) GARAGE AND CARPORTS MUST BE SETBACK A MINIMUM OF 20 FEET AS MEASURED FROM THE BACK OF SIDEWALK TO THE FACE OF GARAGE DOOR

**PRELIMINARY PLAT
FOR
AVALON CROSSING**

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
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LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

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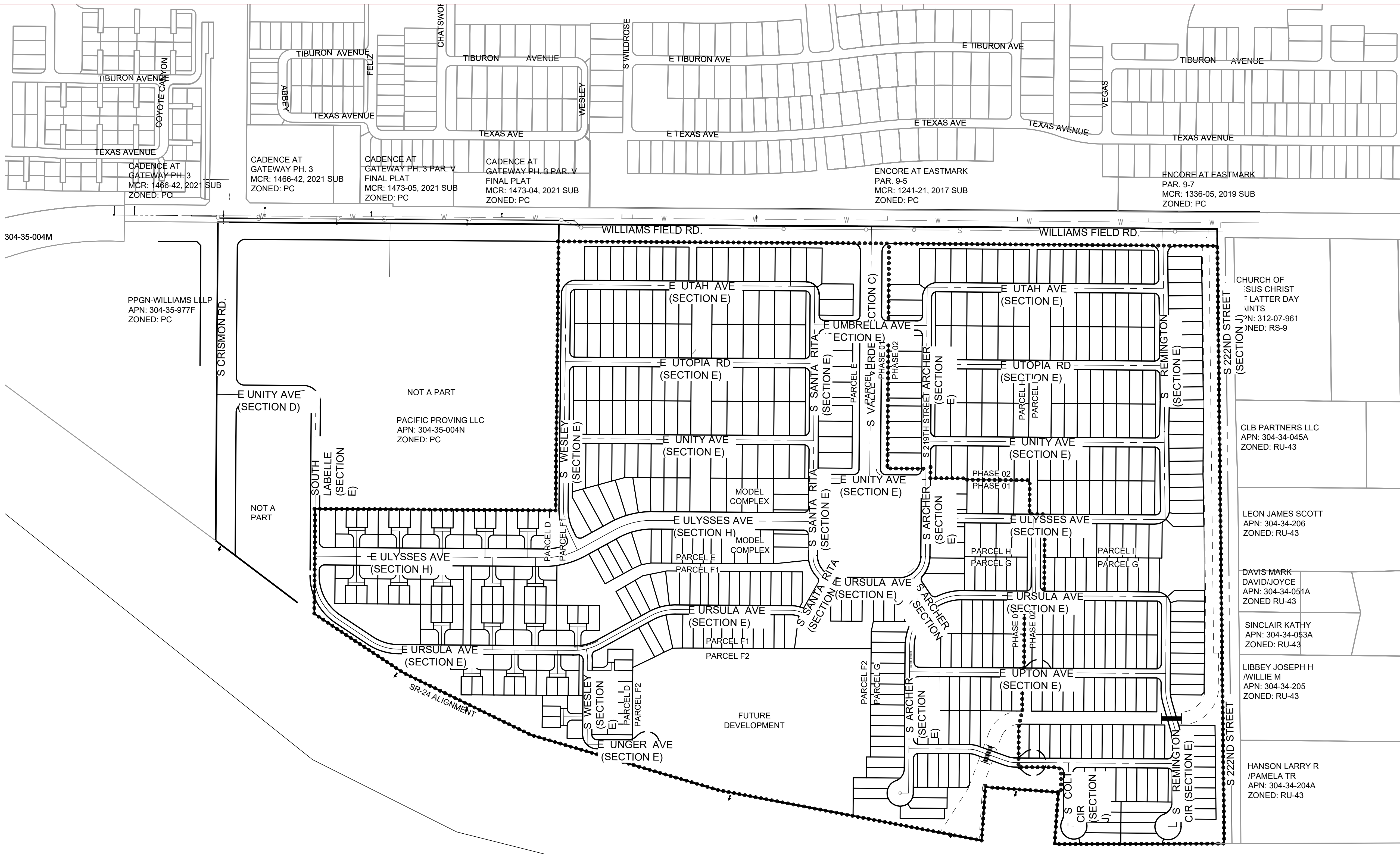
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01 OF 24**

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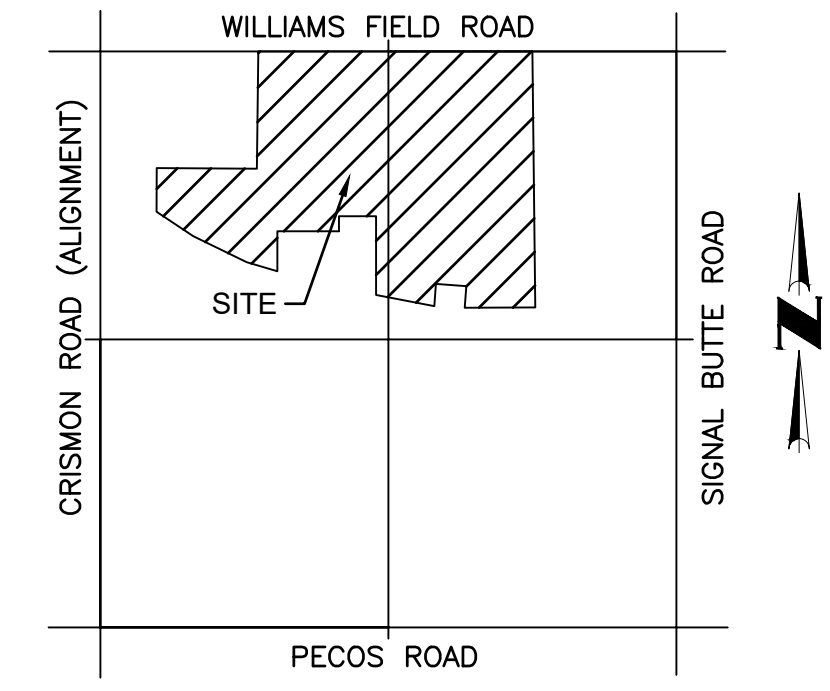
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PRELIMINARY PLAT FOR AVALON CROSSING

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TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA



OWNER / DEVELOPER	SUBDIVIDER	CVL DESIGN TEAM
PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON



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PACIFIC PROVING LLC
APN: 313-25-859C
ZONED: RU-43

TUCKER PROPERTIES LTD
APN: 304-34-015E
ZONED: RU-43

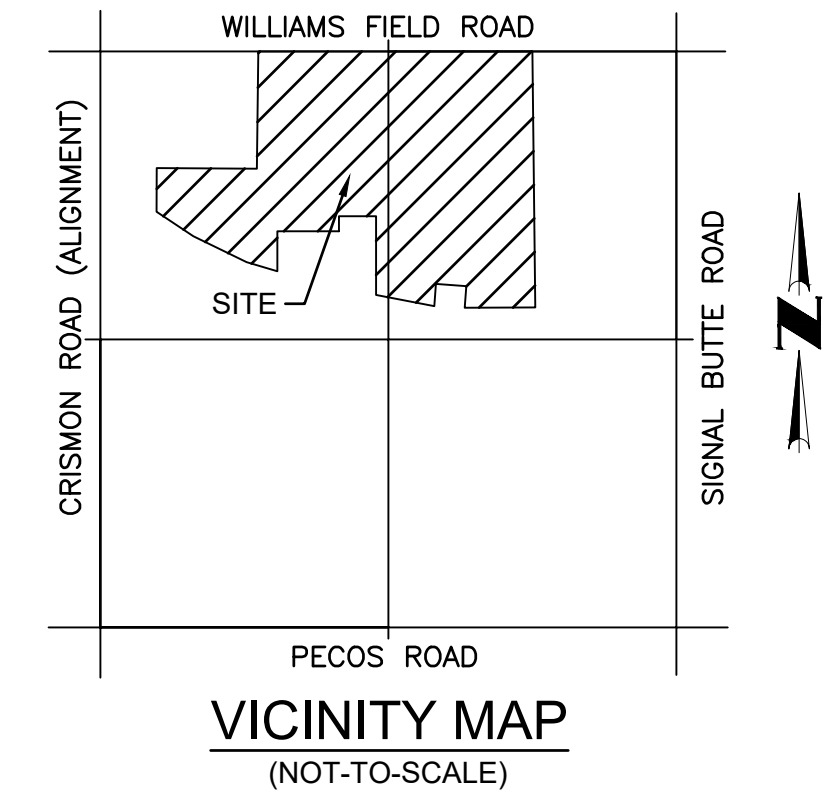
HORNE REAL ESATE INVESTMENTS LLC
APN: 304-36-003
ZONED: RU-43

SHEET
02 OF 24
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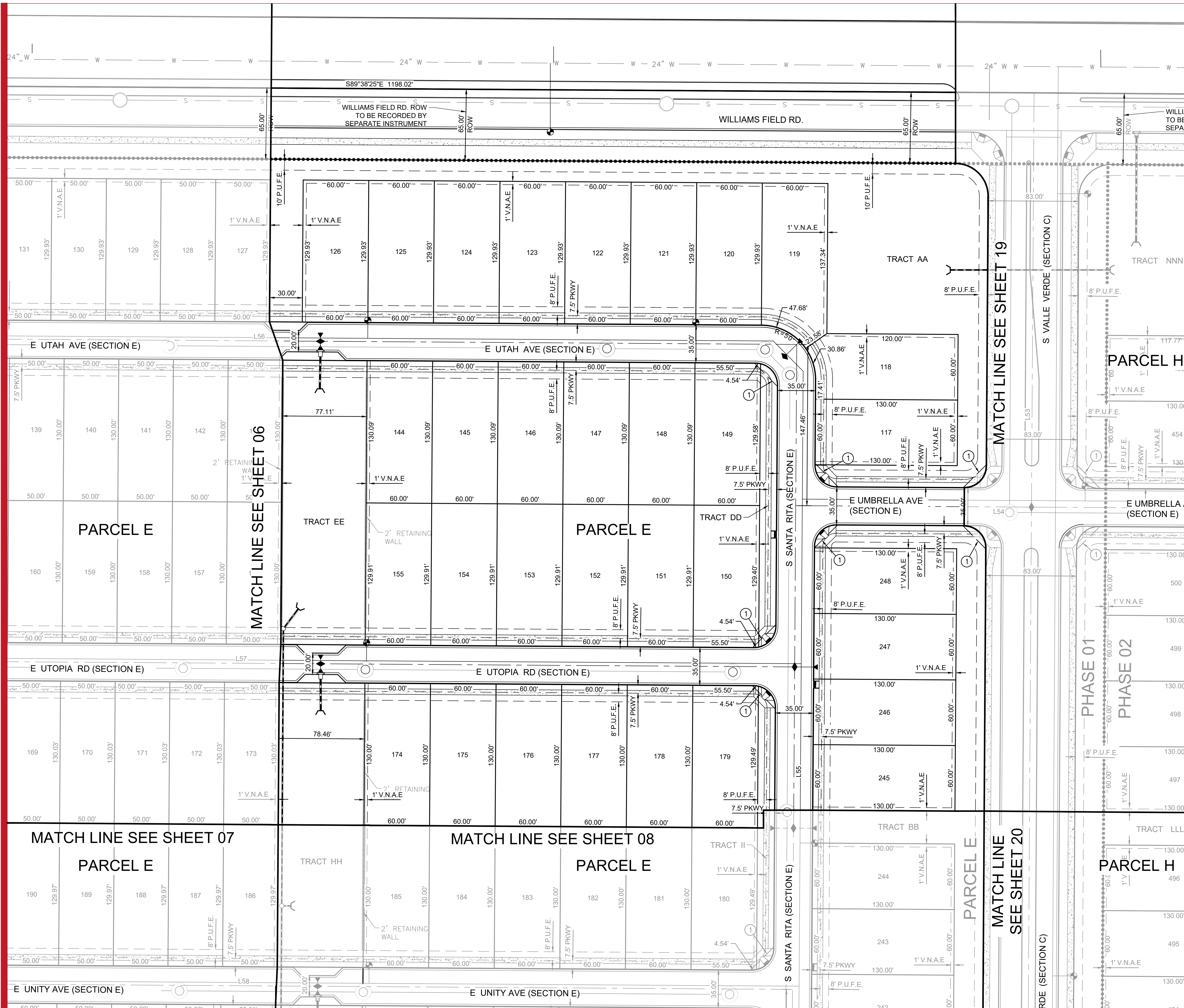
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SCALE: 1" = 40'

SHEET 05 OF 24

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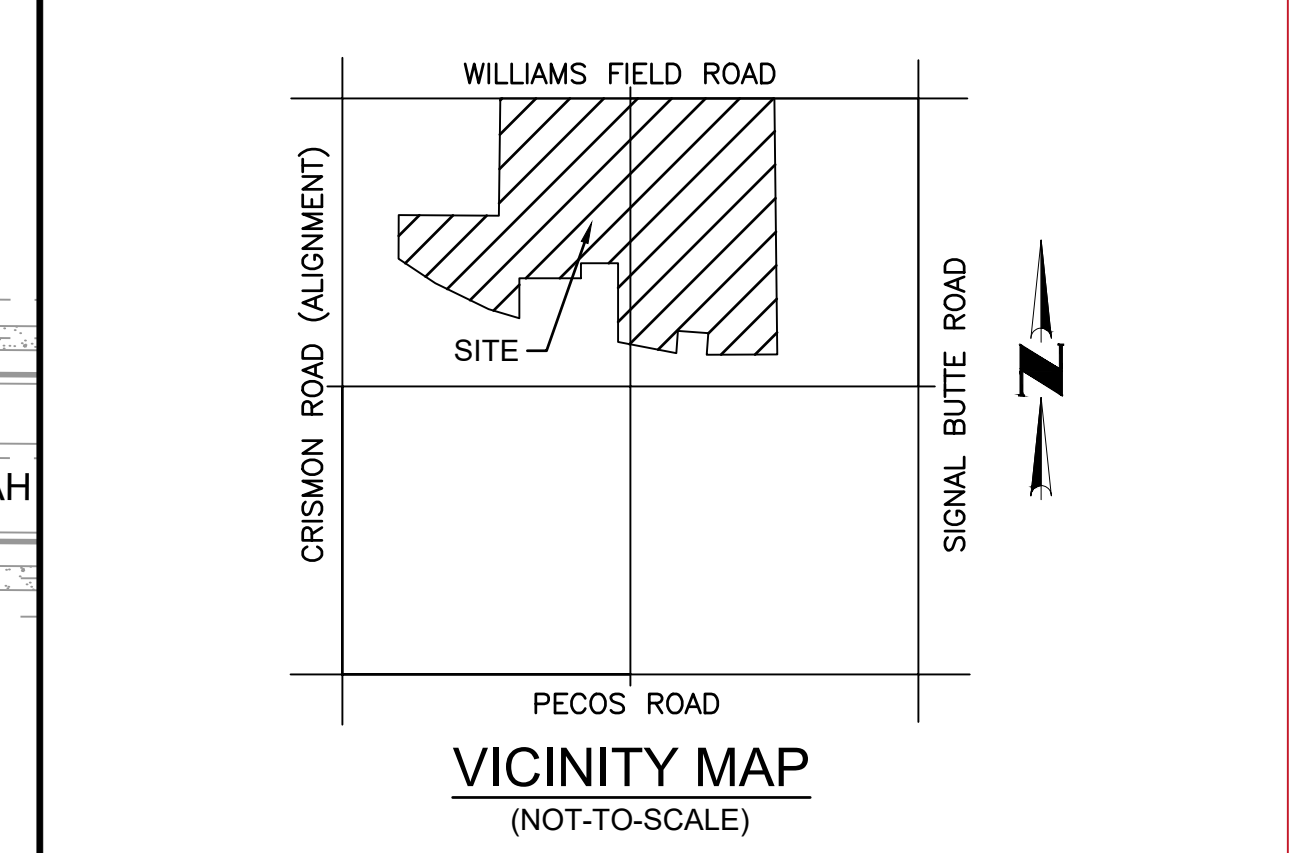


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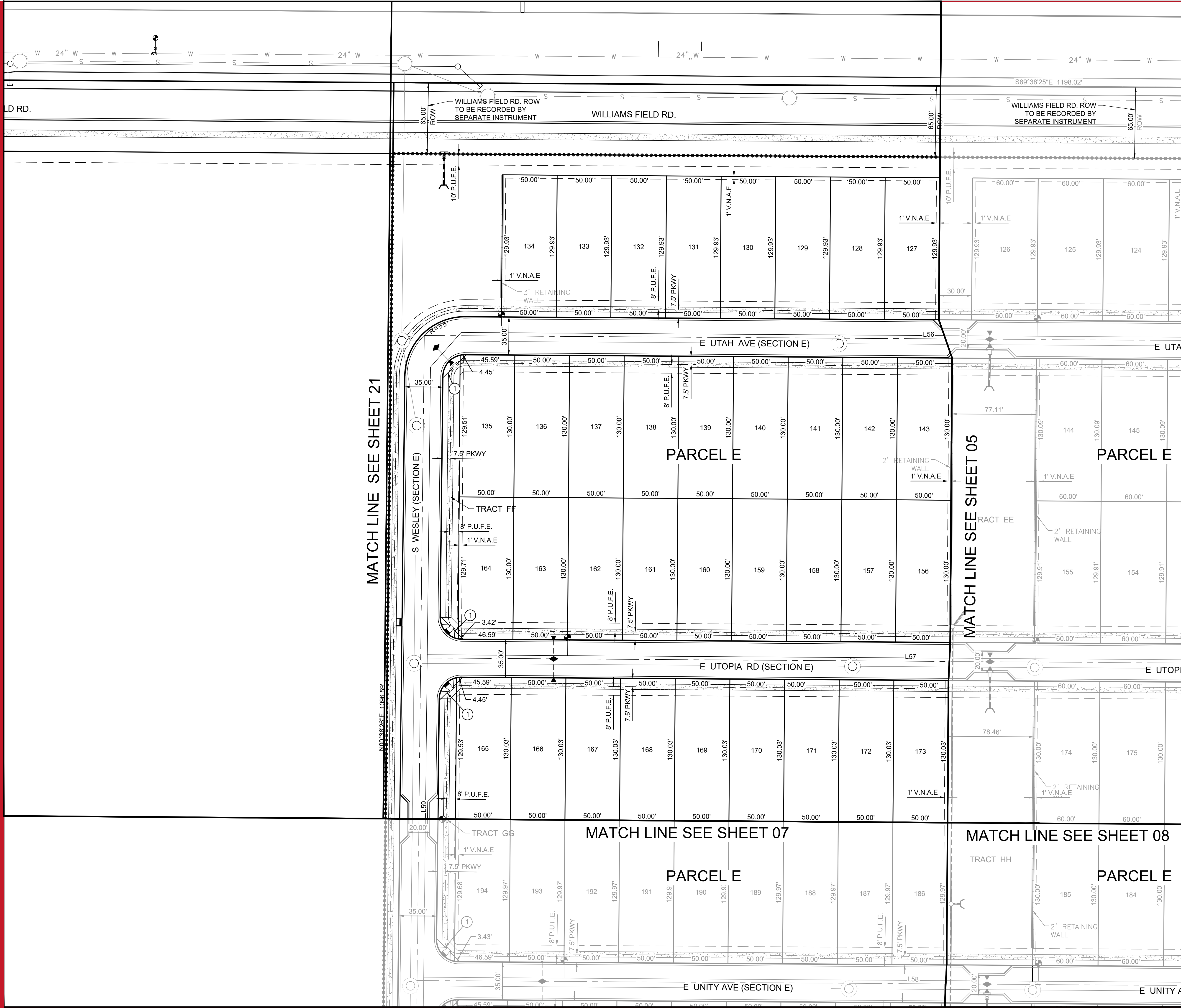
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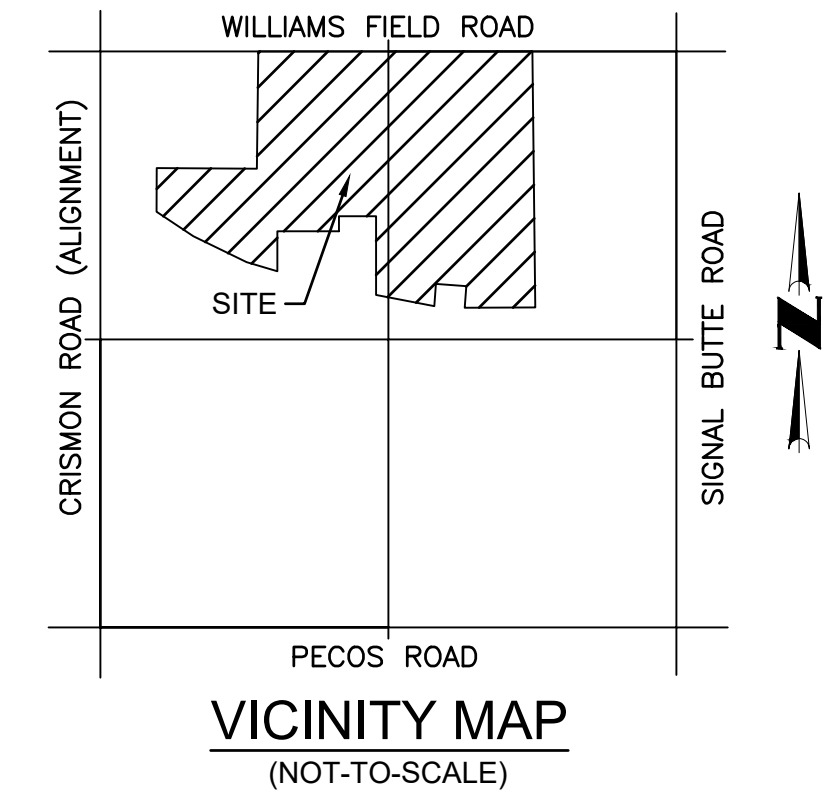
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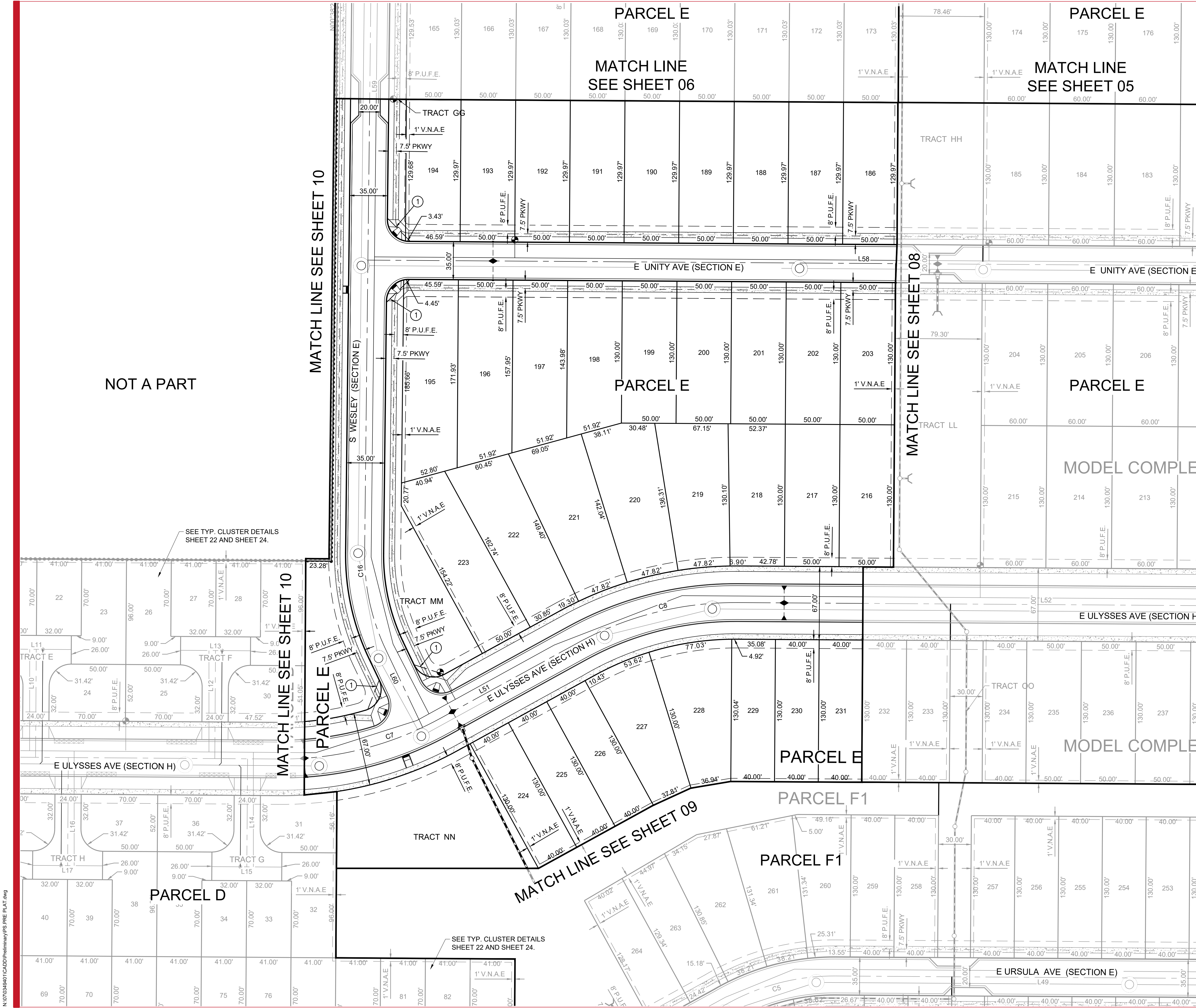
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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management

SCALE: 1" = 40'

SHEET
07 OF 24
RECORD ID #
DATE: 5/21/2021

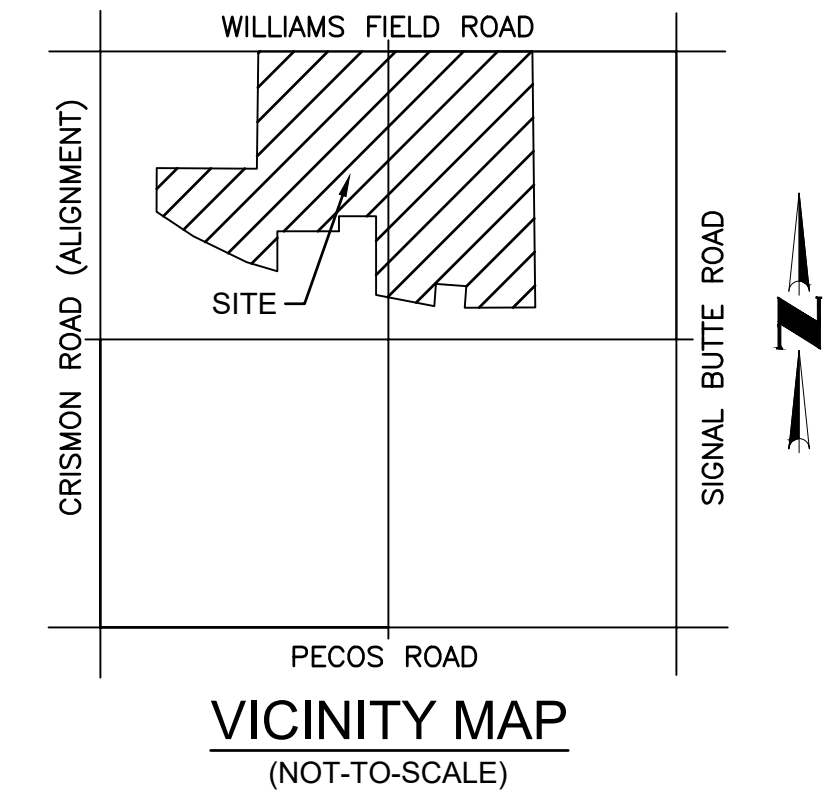


N:\070446\01\CADD\Pre\07\07 PRELIMINARY.PLS PRE PLAT.dwg

PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO, L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
---	---	---



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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SHEET 03 - LOT AREA TABLE	
SHEET 04 - TRACT TABLE/CENTERLINE TABLE/CENTERLINE/CURVE TABLE	
SHEETS 05-21 - PRELIMINARY PLAT	
SHEET 22 - TYPICAL LOT DETAILS/ROADWAY CROSS SECTION DETAILS	
SHEET 23 - PARKING AND REFUSE EXHIBIT	
SHEET 24 - USEABLE OPEN SPACE PLAN	

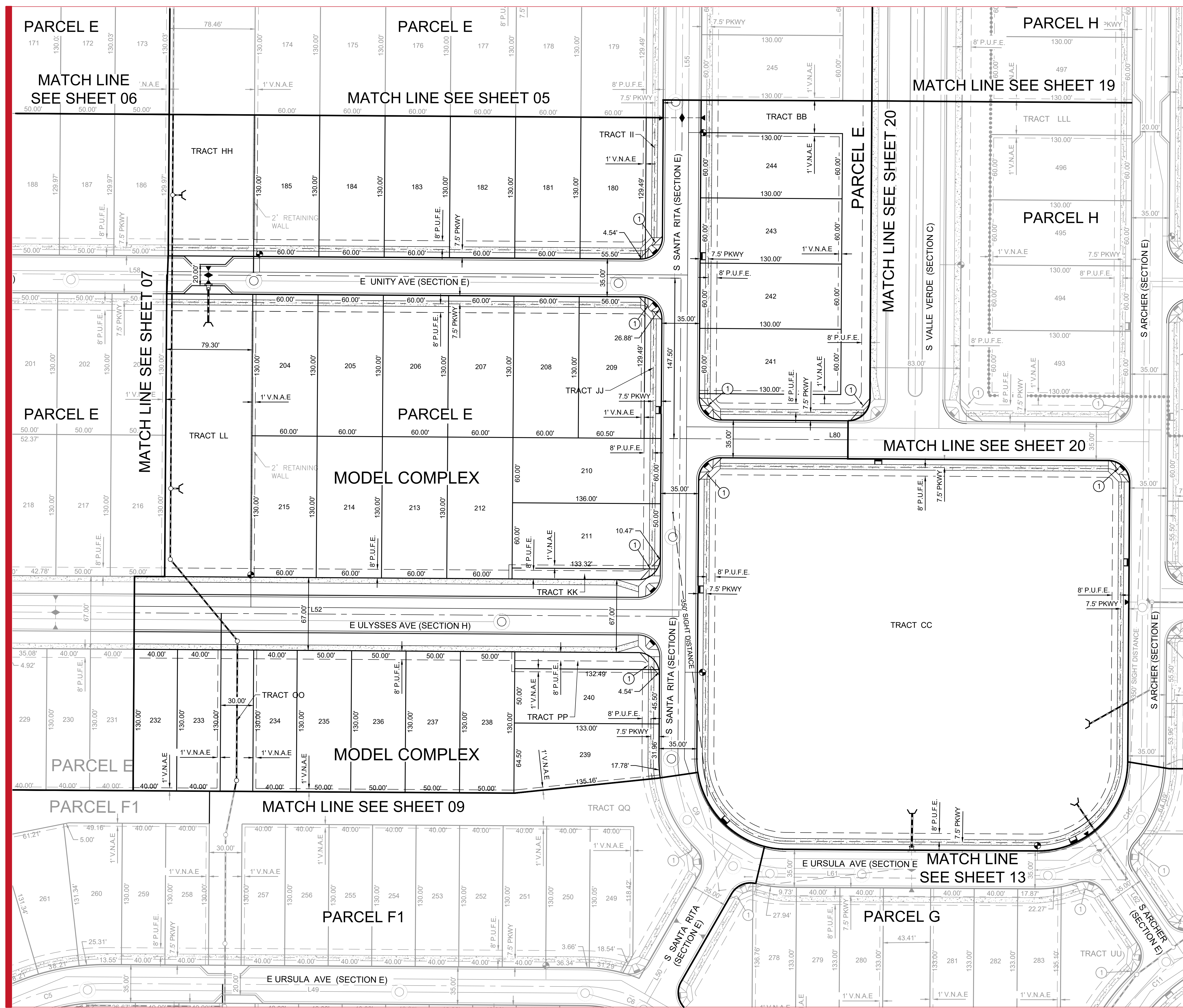
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08 OF 24

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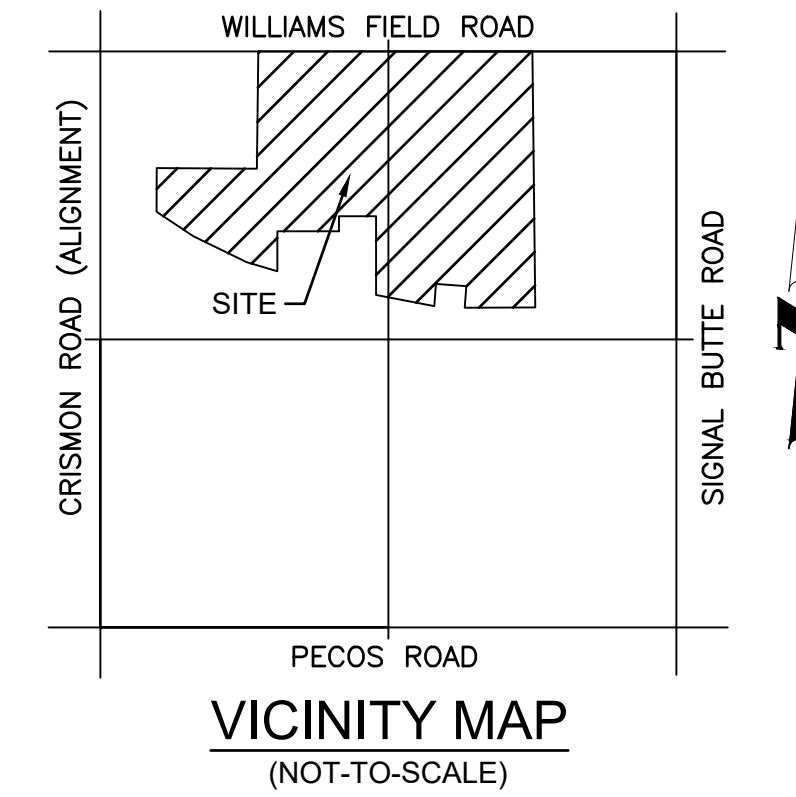


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PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
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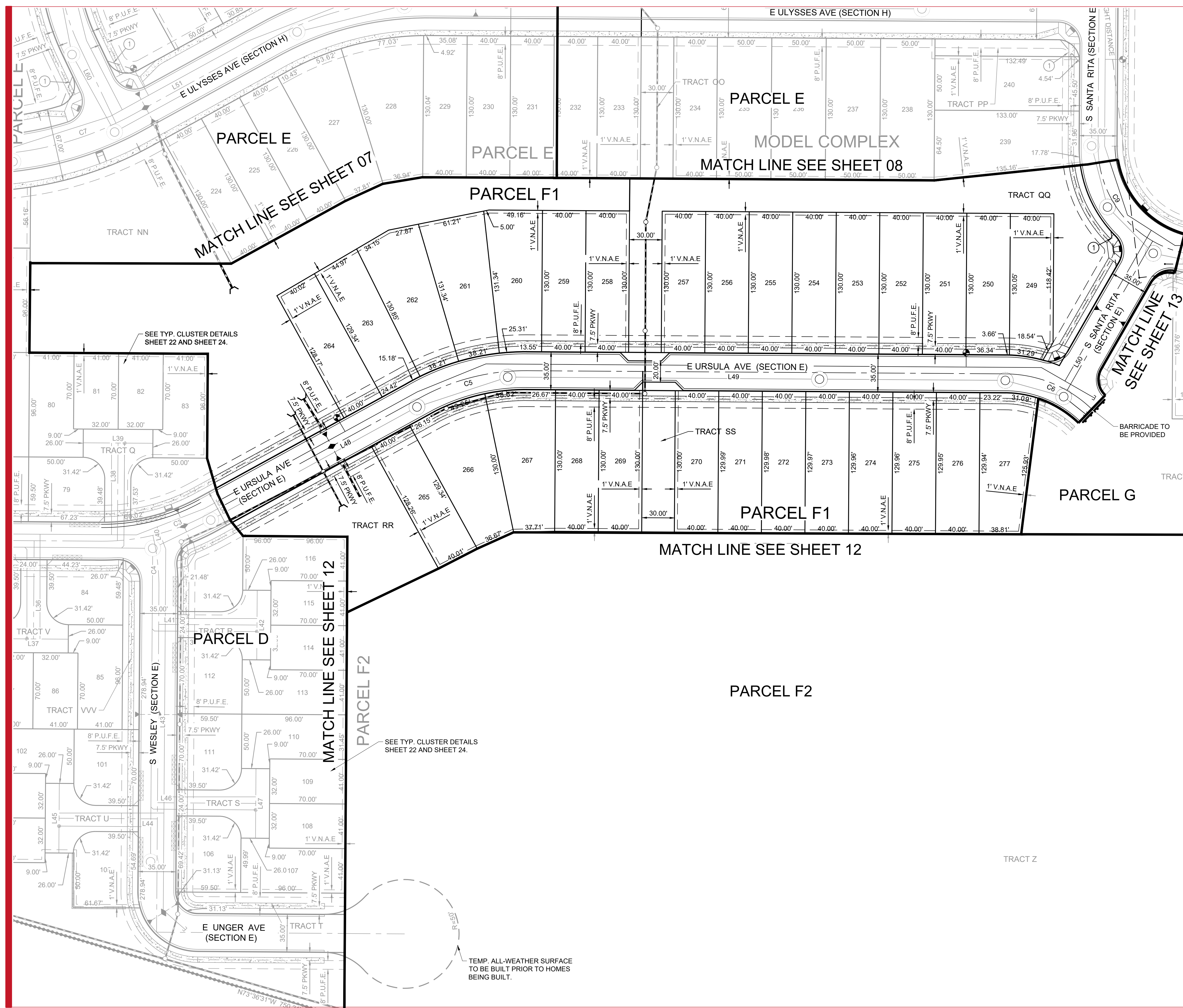
LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT)
	8' P.U.F.E. (P.U.F.E. INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT)
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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SHEET 09 OF 24
RECORD ID #
DATE: 5/21/2021



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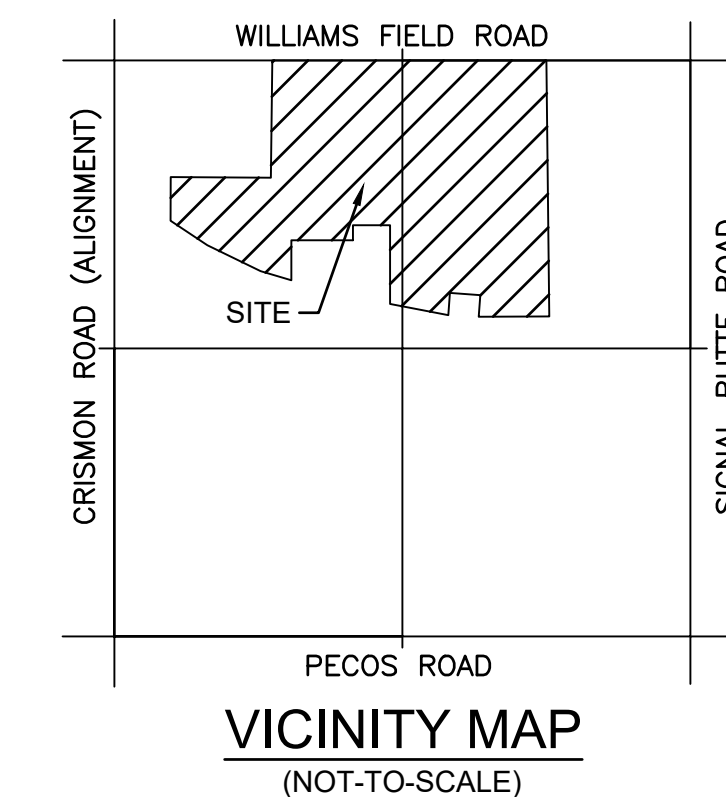
NOT A PART

PACIFIC PROVING LLC
APN: 304-35-004N
ZONED: PC

PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER
MERIDIAN,
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LEGEND

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SCALE: 1" = 40'

SHEET 10 OF 24
RECORD ID #
DATE: 5/21/2021

MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 07

MATCH LINE SEE SHEET 07

MATCH LINE SEE SHEET 12

PARCEL F1

MATCH LINE SEE SHEET 11

PARCEL D

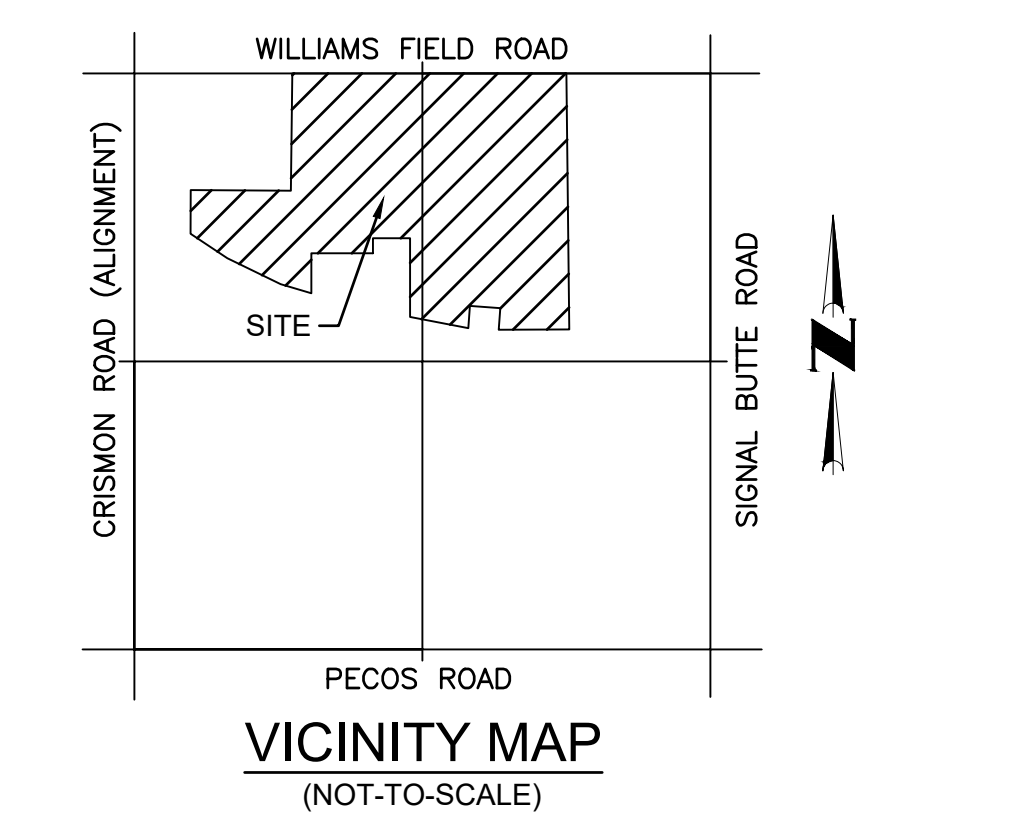
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PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER
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	FIRE HYDRANT

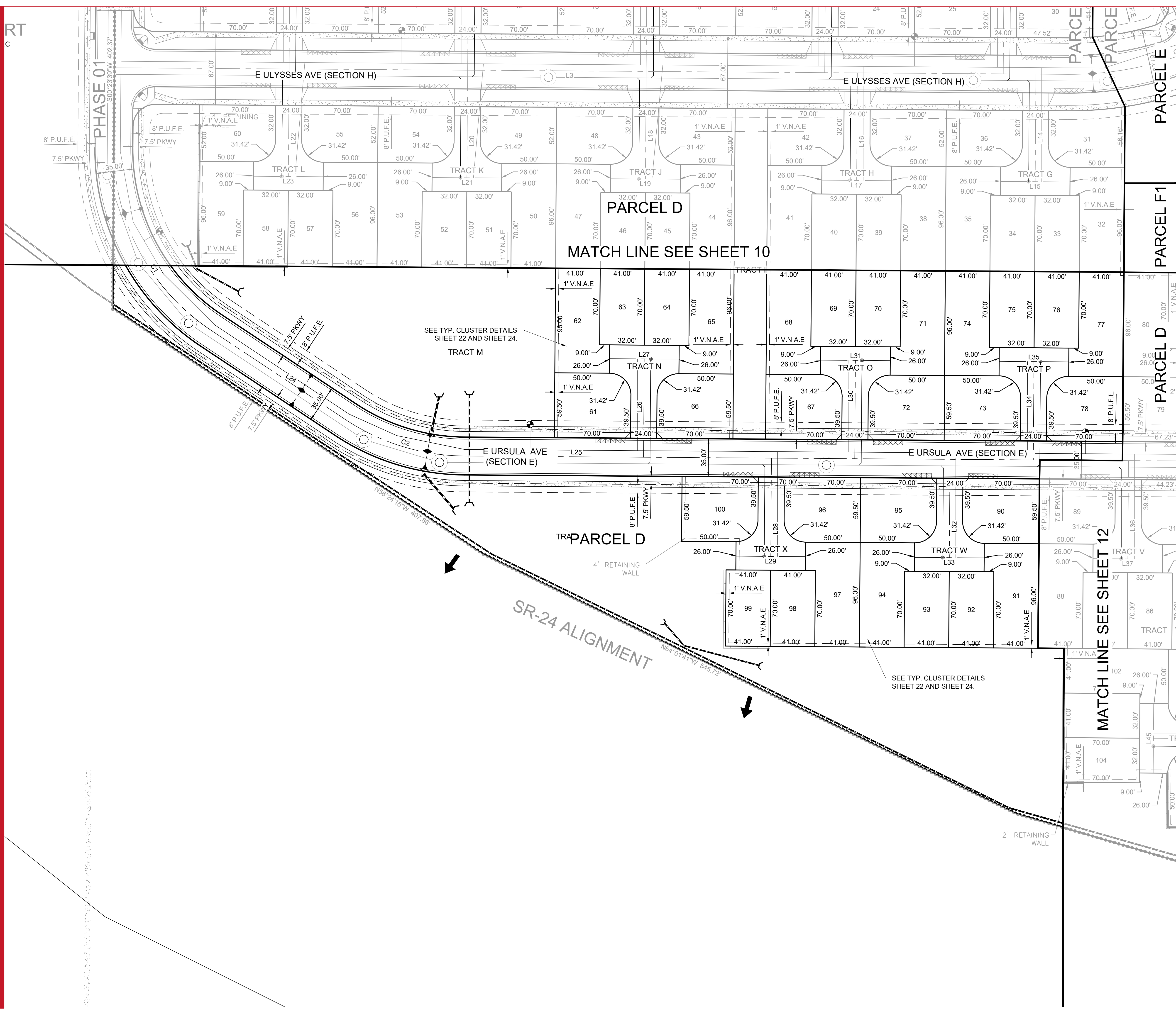
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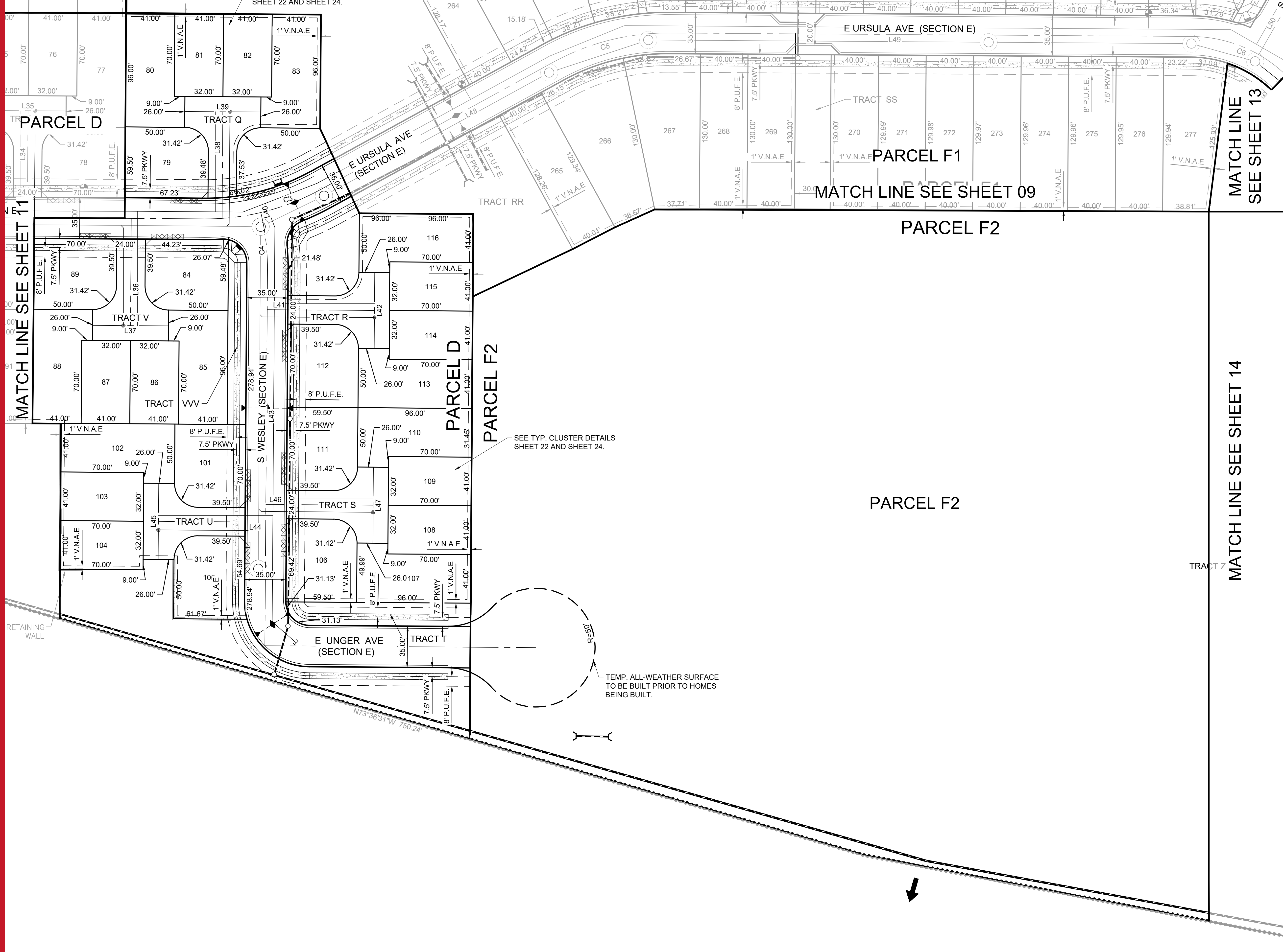
SCALE: 1" = 40'

SHEET 11 OF 24
RECORD ID #
DATE: 5/21/2021



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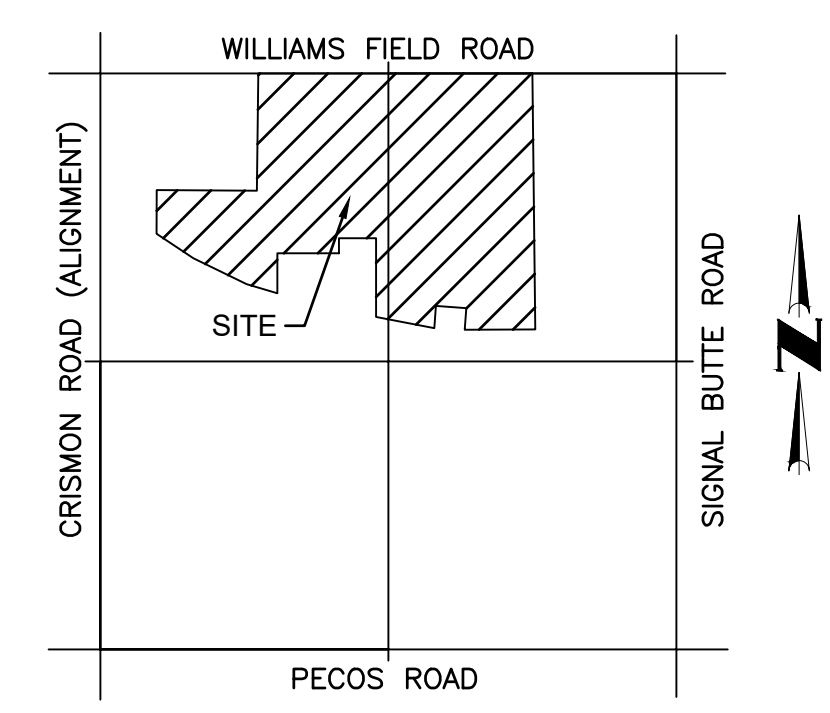
MATCH LINE
SEE SHEET 10



PRELIMINARY PLAT FOR AVALON CROSSING

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VICINITY MAP
(NOT-TO-SCALE)

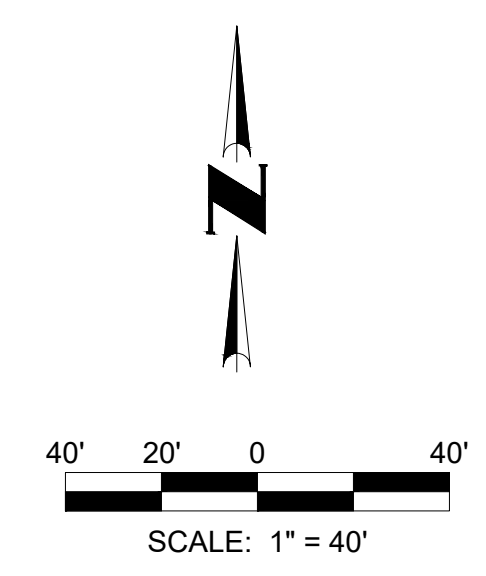
LEGEND

- PROPOSED LOTS
- PROPOSED ROW
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**SHEET
12 OF 24**

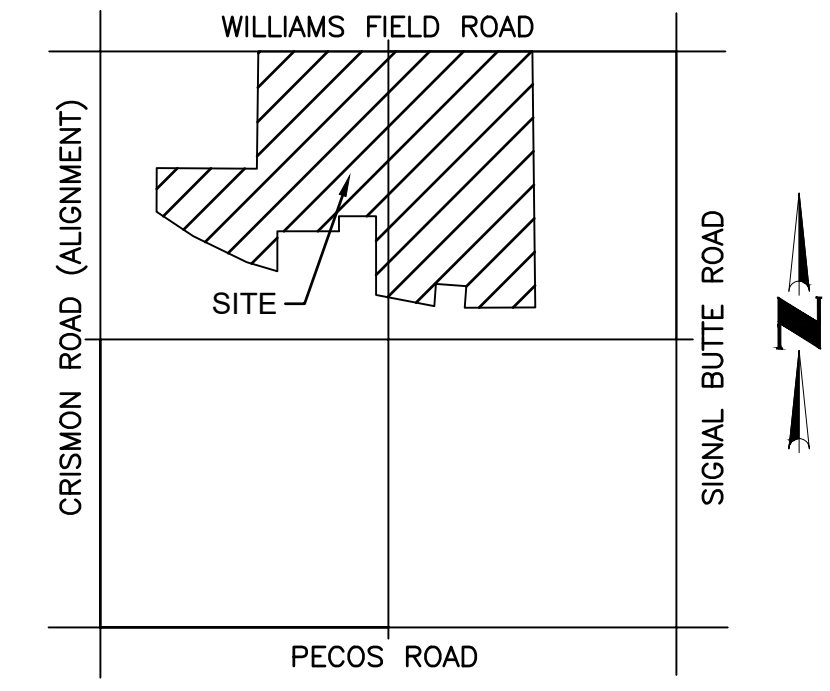
RECORD ID #

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PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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VICINITY MAP (NOT-TO-SCALE)

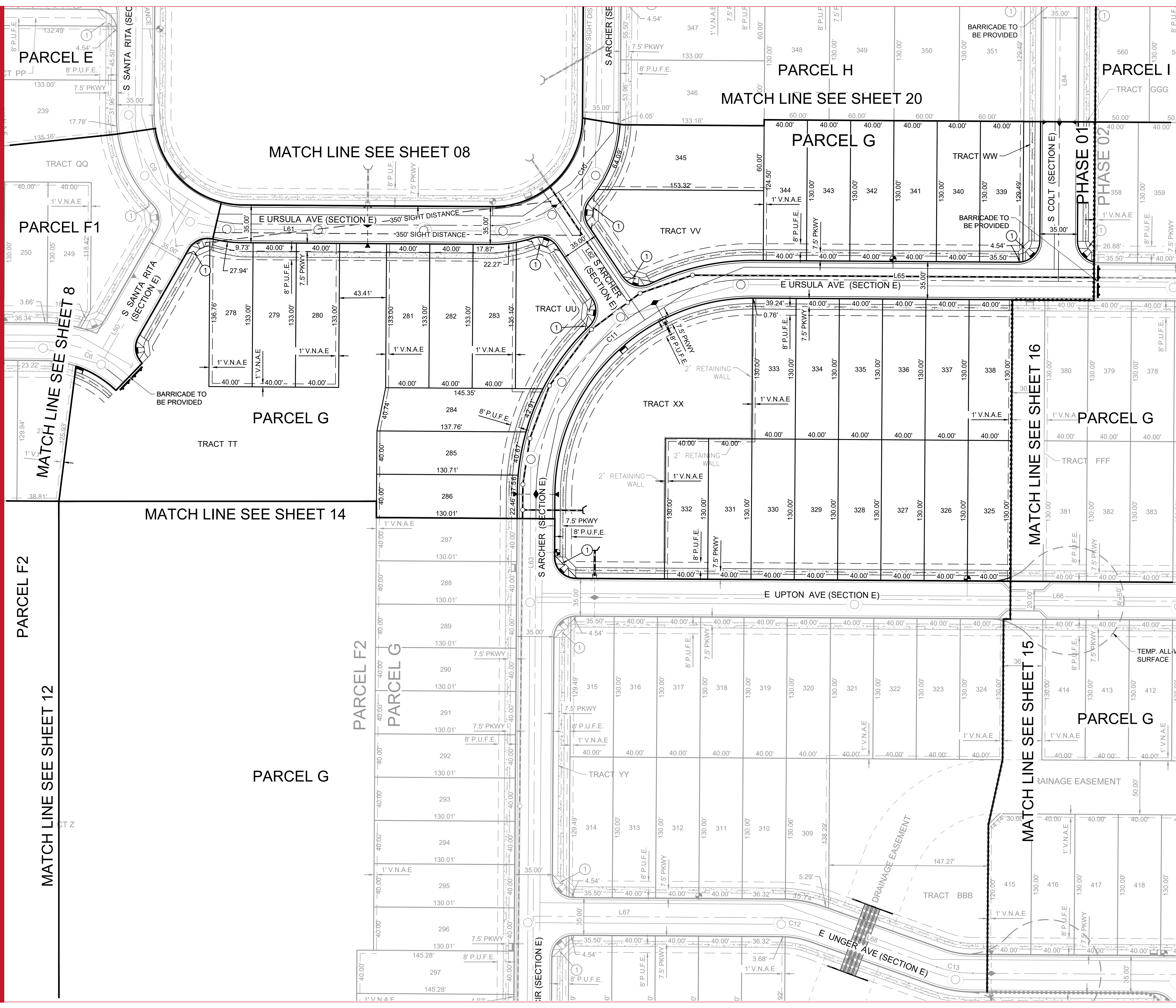
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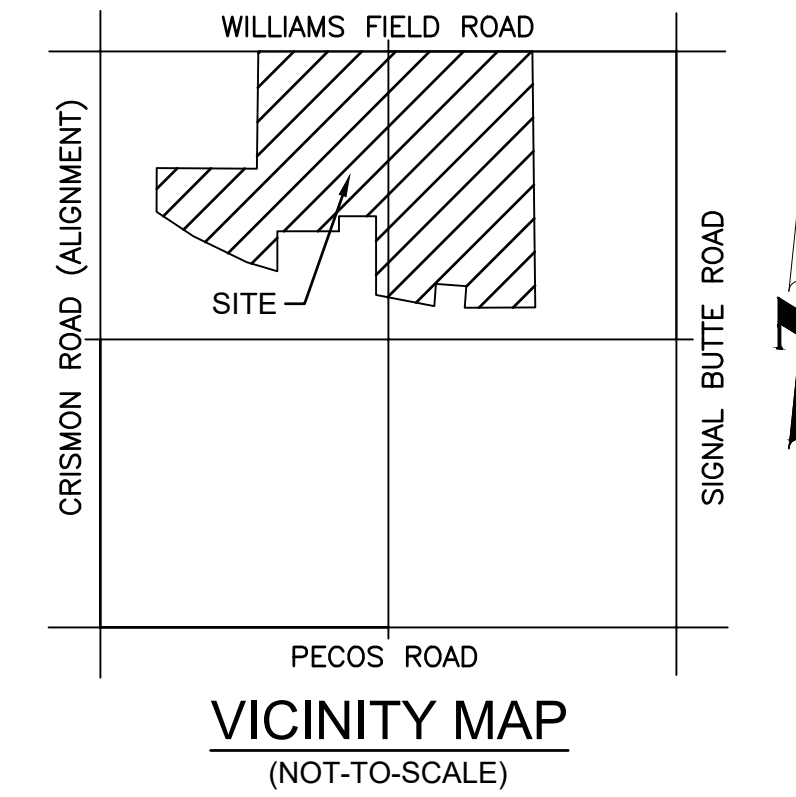


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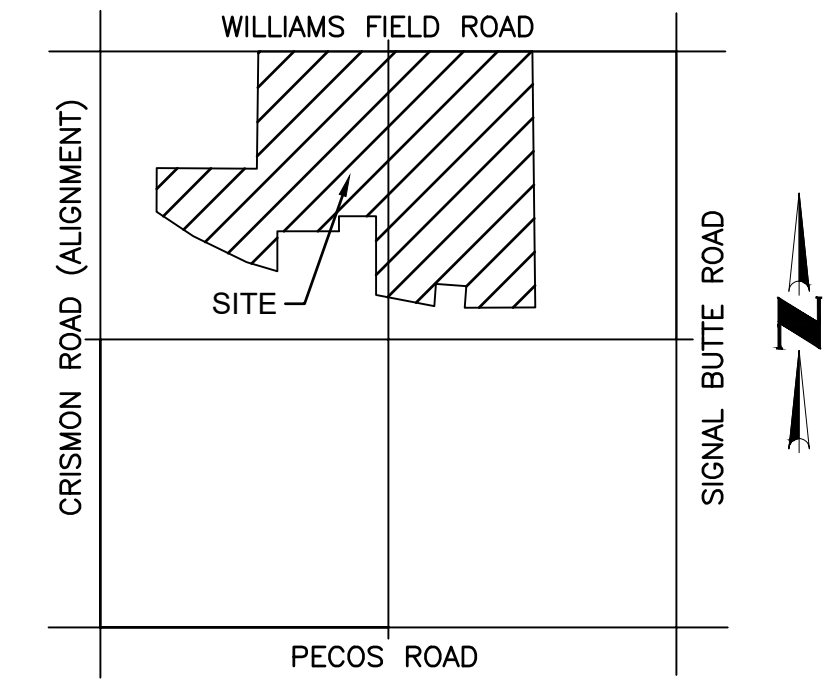


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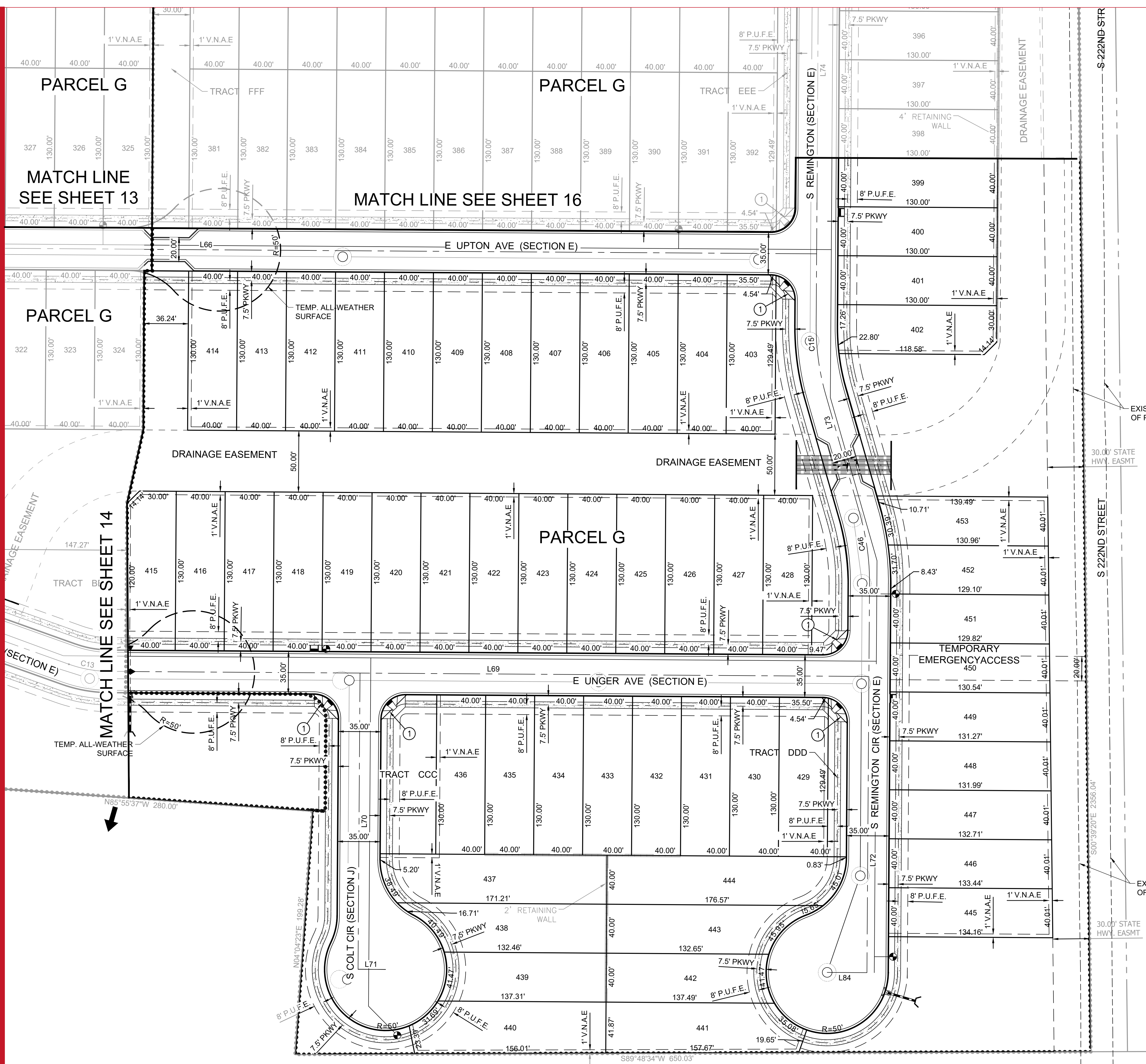
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SHEET
15 OF 24

RECORD ID #

DATE: 5/21/2021



SINCLAIR KATHY
APN: 304-34-053A
ZONED: RU-43

LIBBEY JOSEPH H
/WILLIE M
APN: 304-34-205
ZONED: RU-43

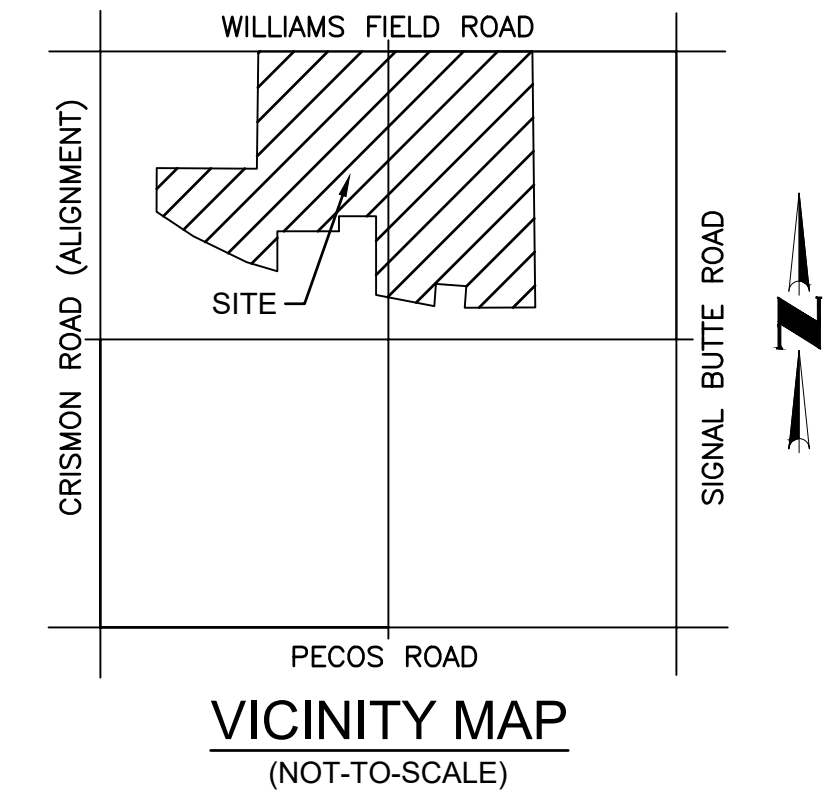
HANSON LARRY R
/PAMELA TR
APN: 304-34-204A
ZONED: RU-43

N:\070344\01\CADD\Preliminary\PS PRE PLAT.dwg

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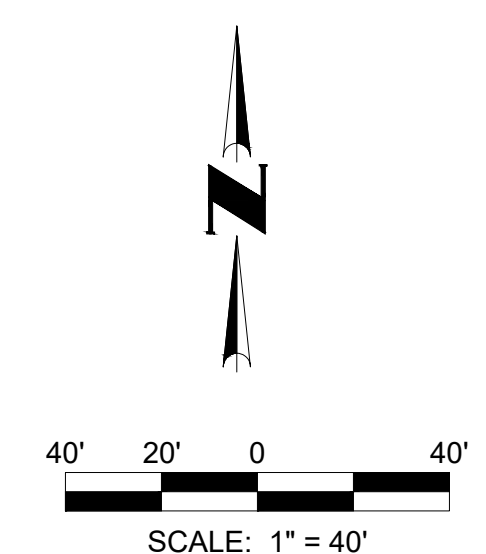
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- SHEET 24 - USEABLE OPEN SPACE PLAN

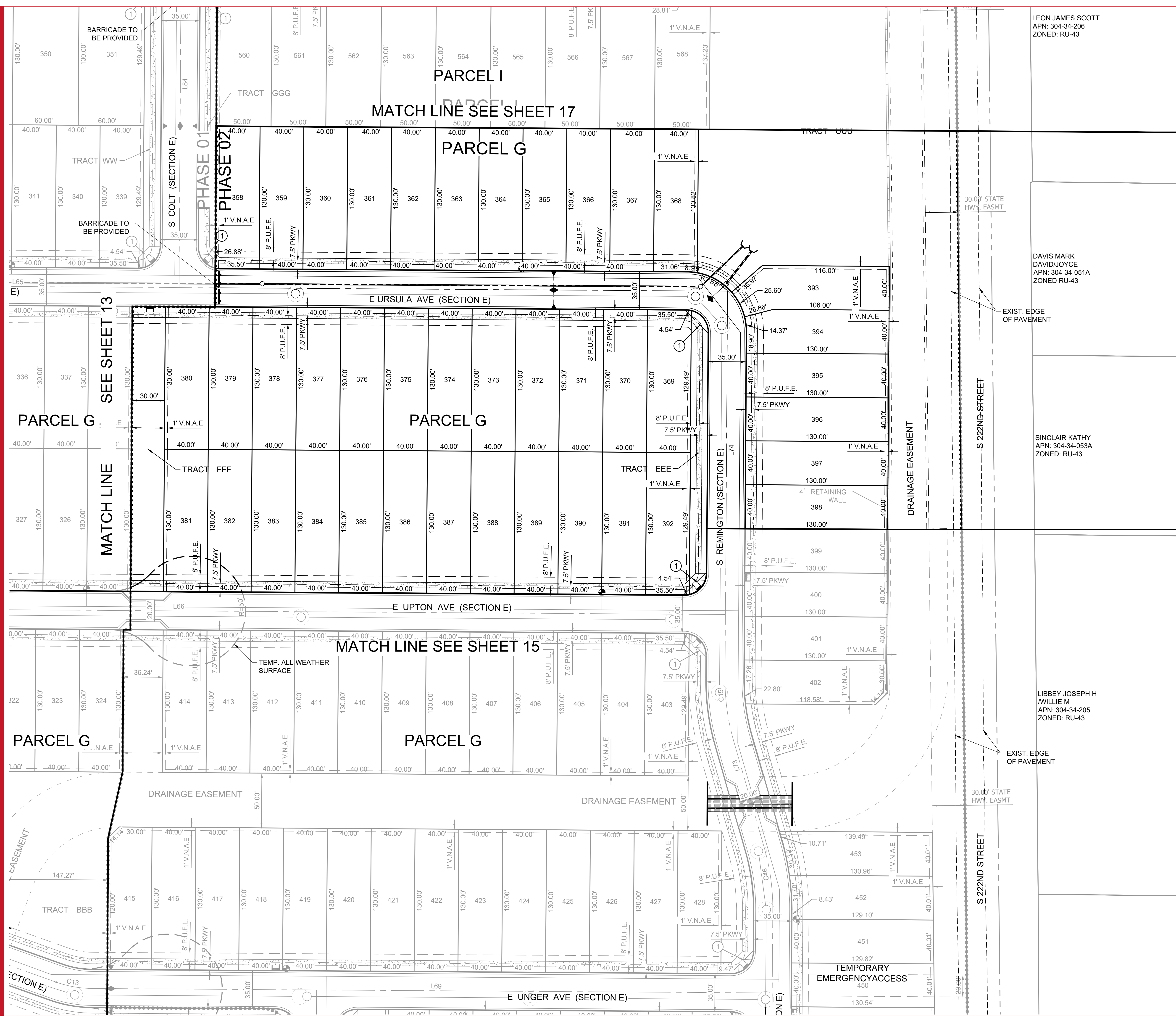
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**SHEET
16 OF 24**

RECORD ID #

DATE: 5/21/2021

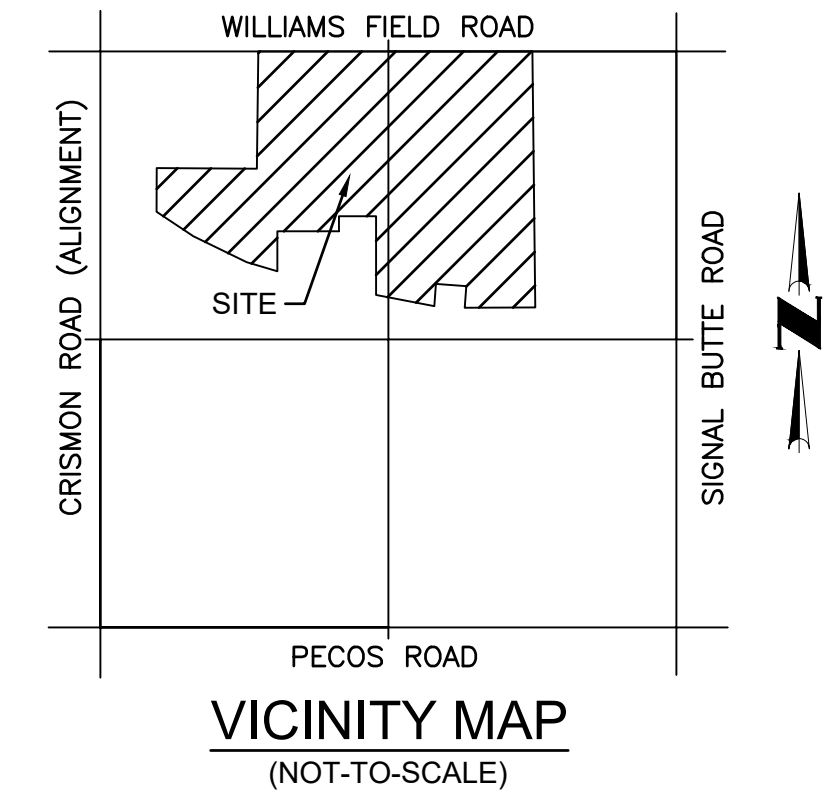


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PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
---	---	--



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

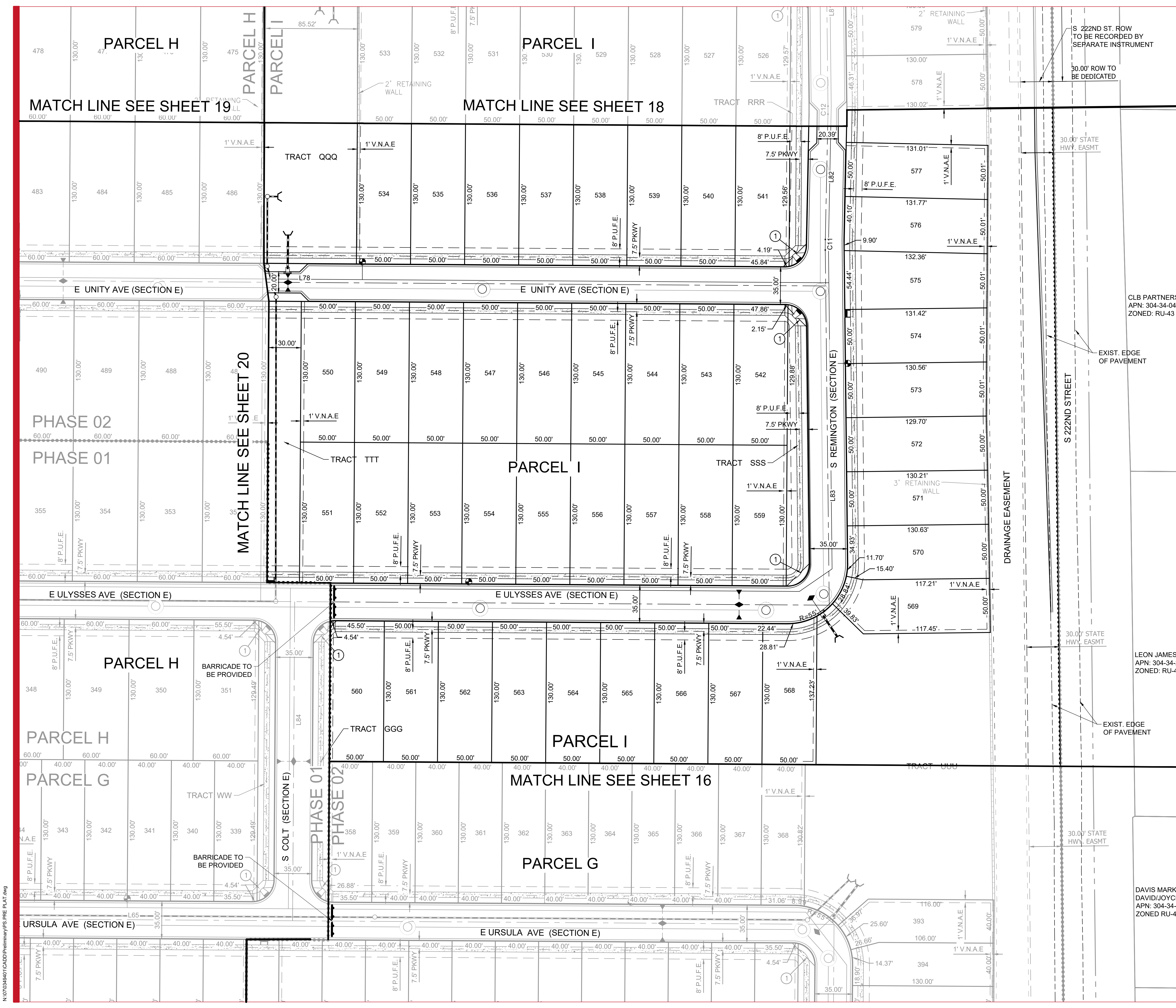
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DAVIS MARK DAVID/JOYCE
APN: 304-34-051A
ZONED RU-43

SHEET 17 OF 24
RECORD ID #
DATE: 5/21/2021

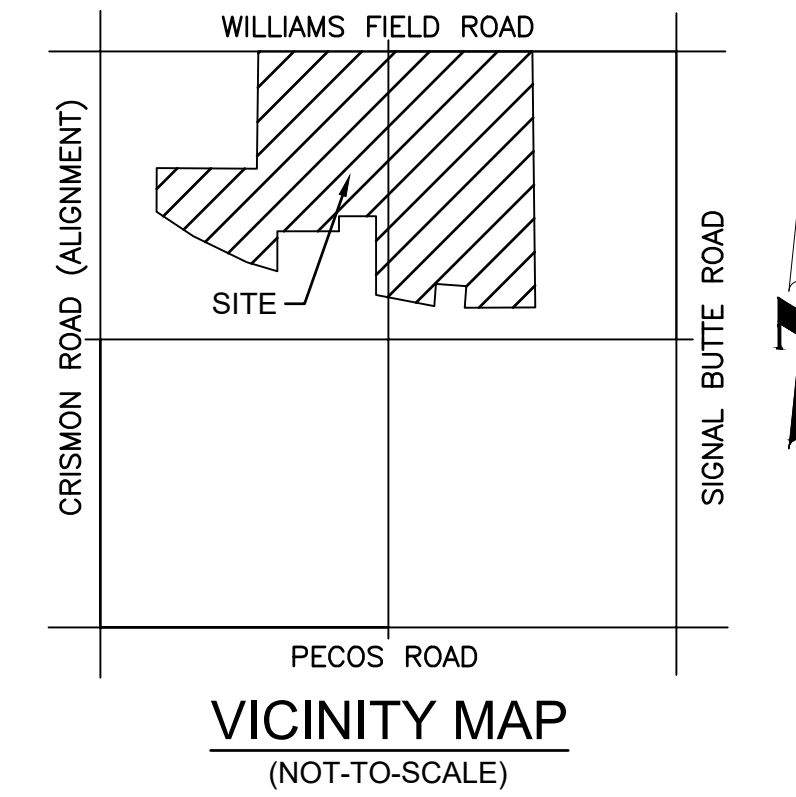


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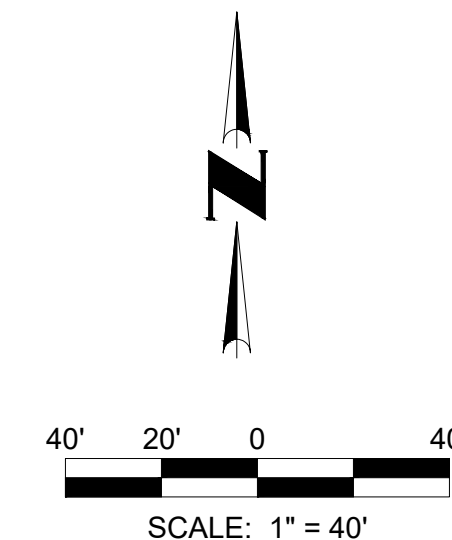
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**SHEET
18 OF 24**

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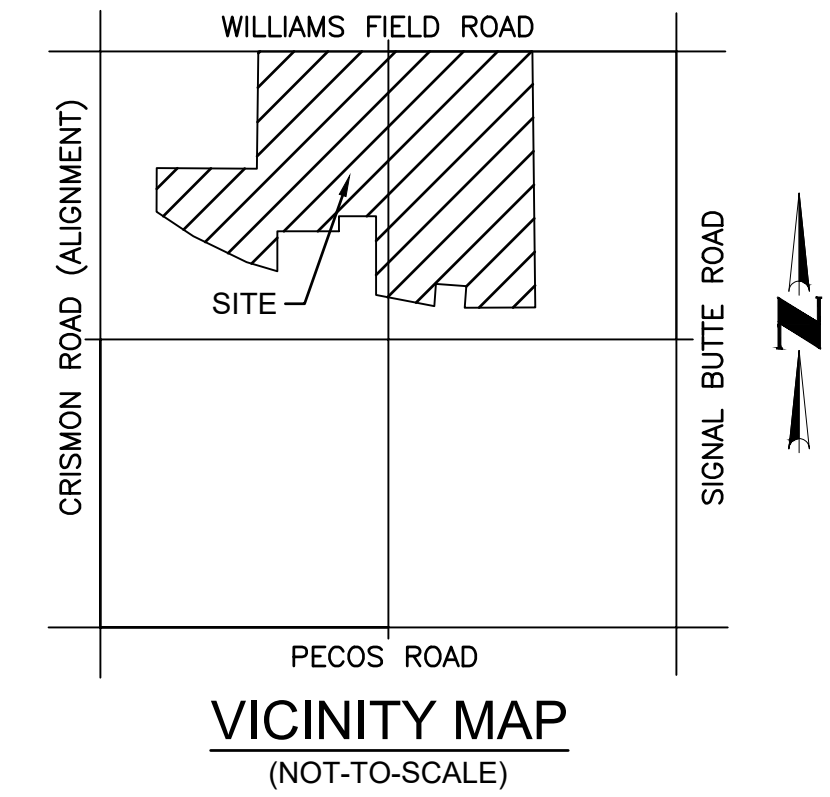
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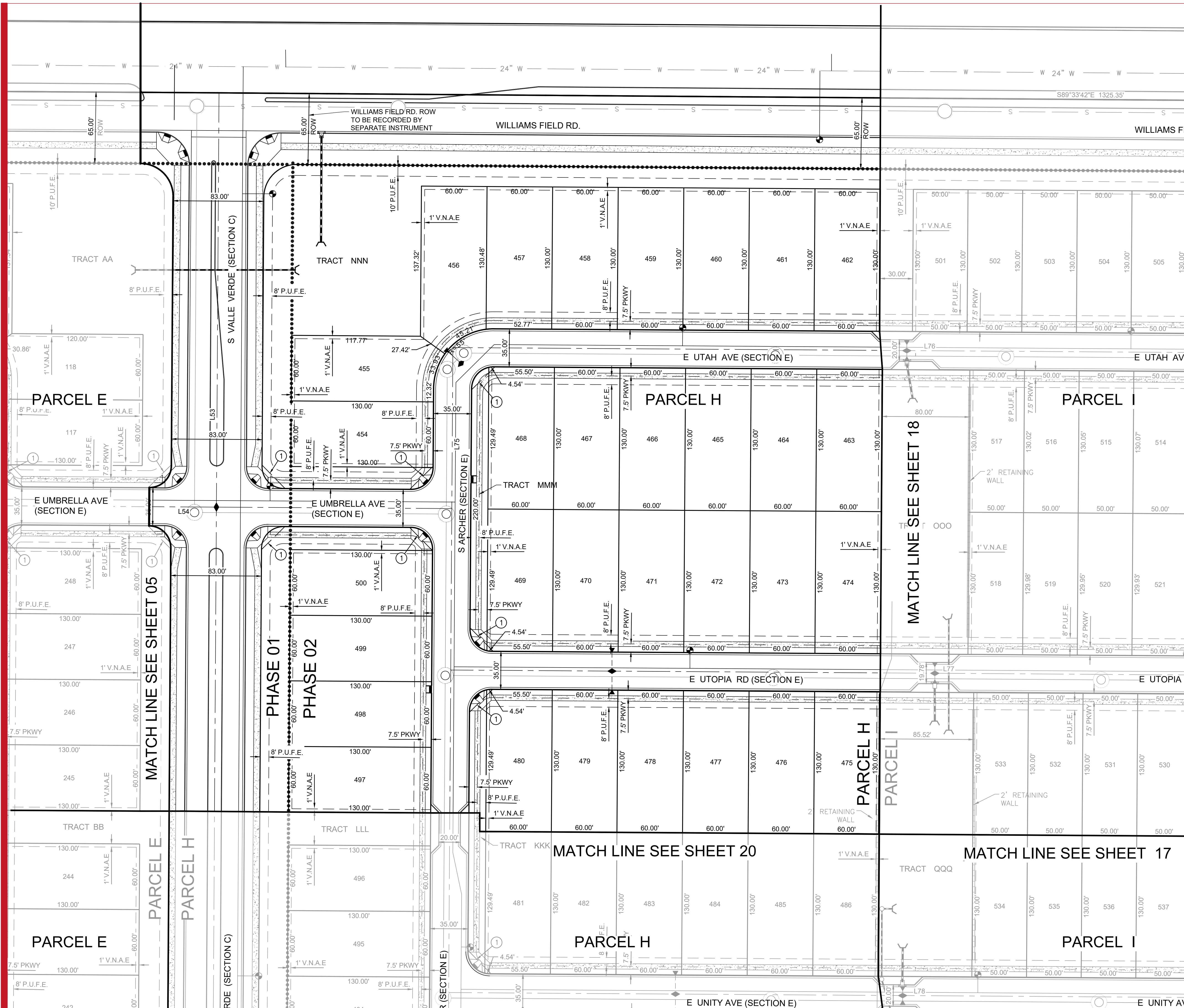
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SCALE: 1" = 40'

SHEET 19 OF 24

RECORD ID #

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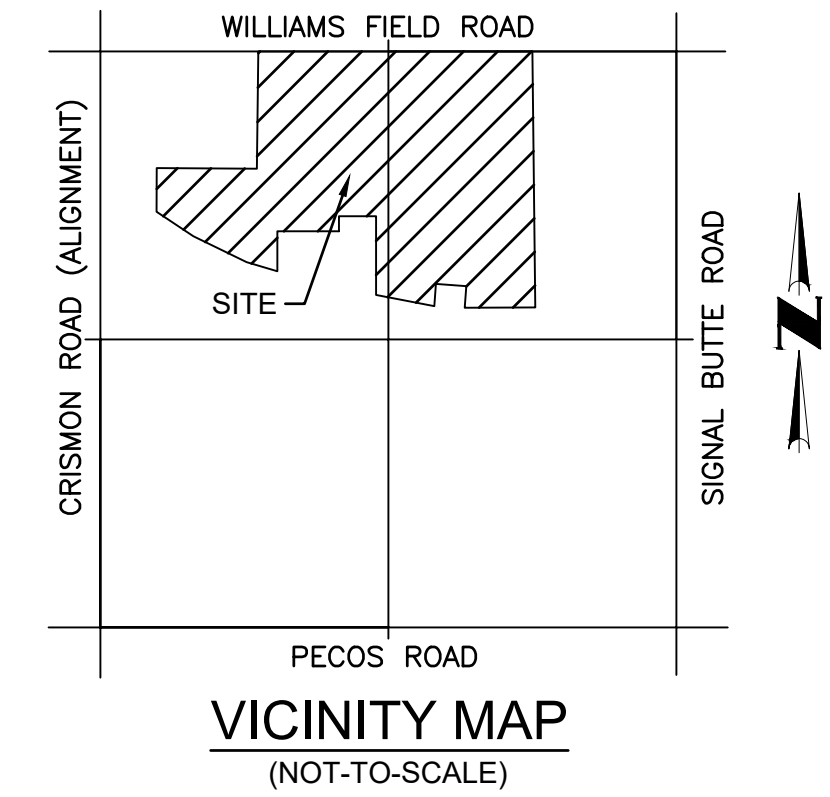


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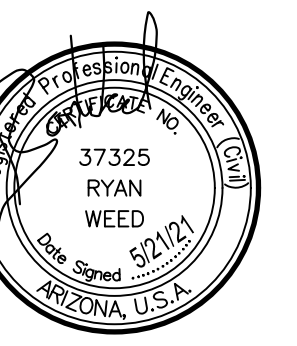
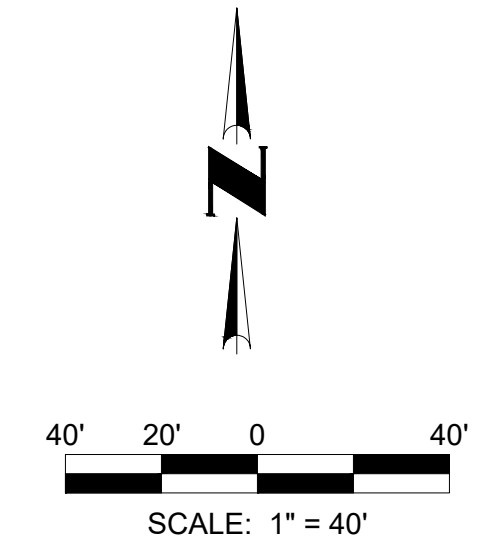
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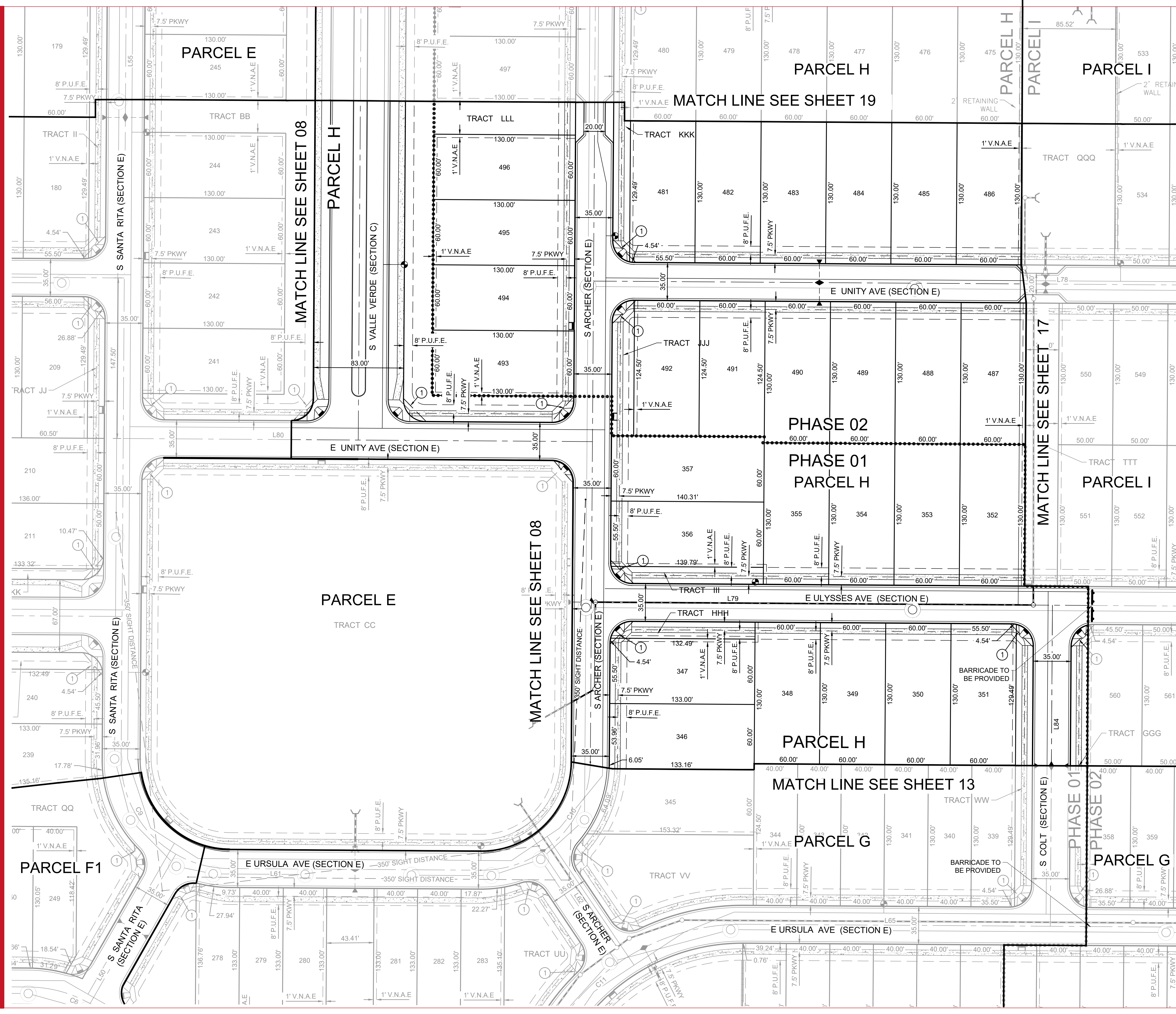
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**SHEET
20 OF 24**

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DATE: 5/21/2021

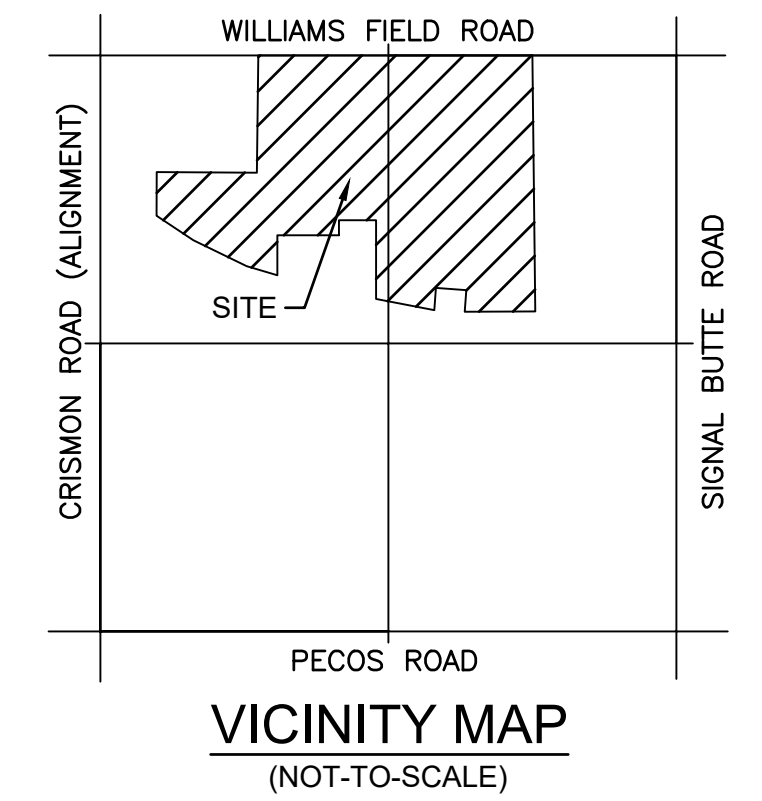


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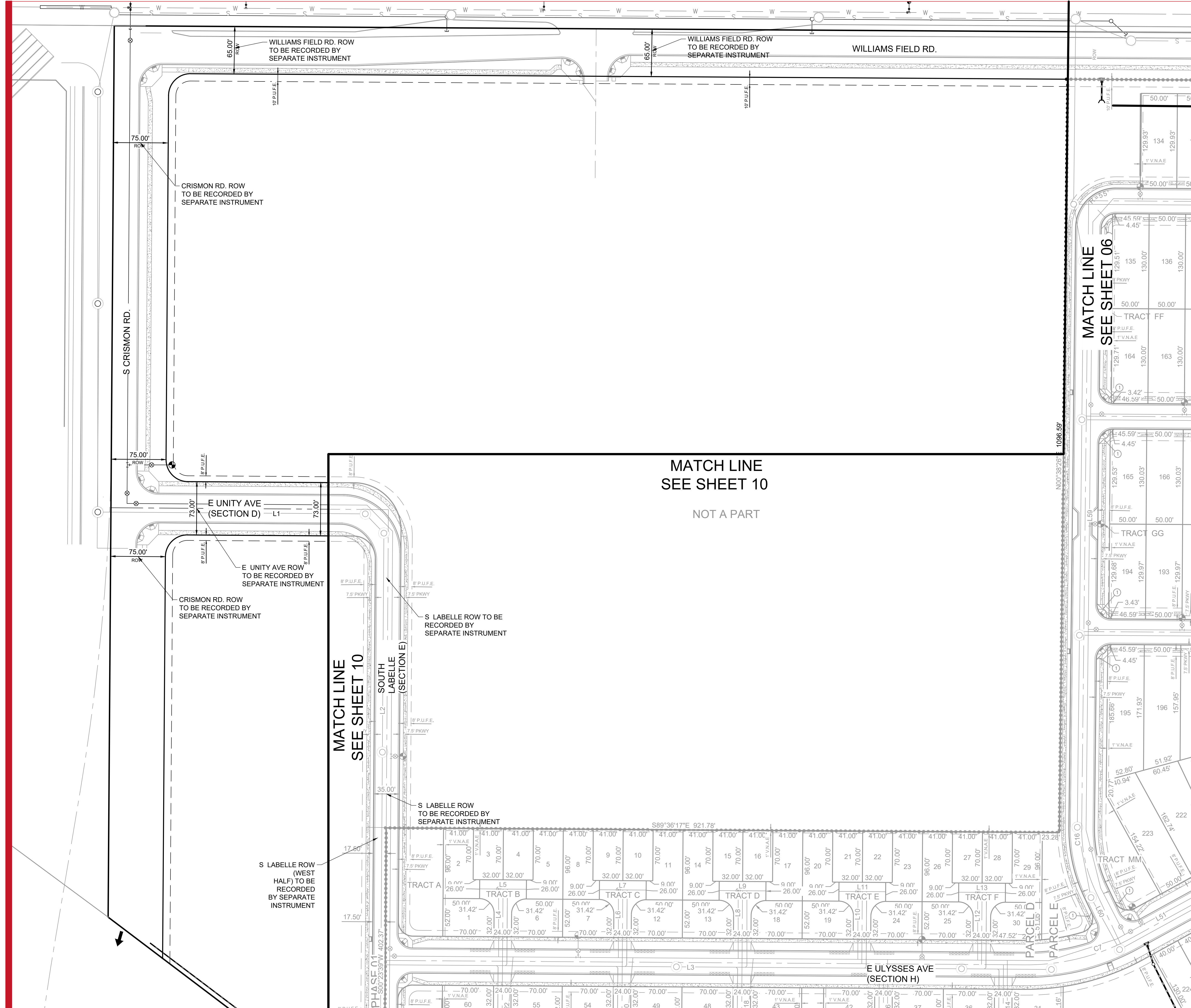
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 37325 RYAN WOOD
 State of Arizona
 License No. 37325

SHEET 21 OF 24
 RECORD ID #
 DATE: 5/21/2021

SCALE: 1" = 60'



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PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,
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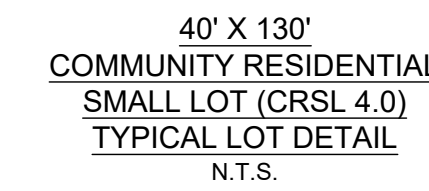
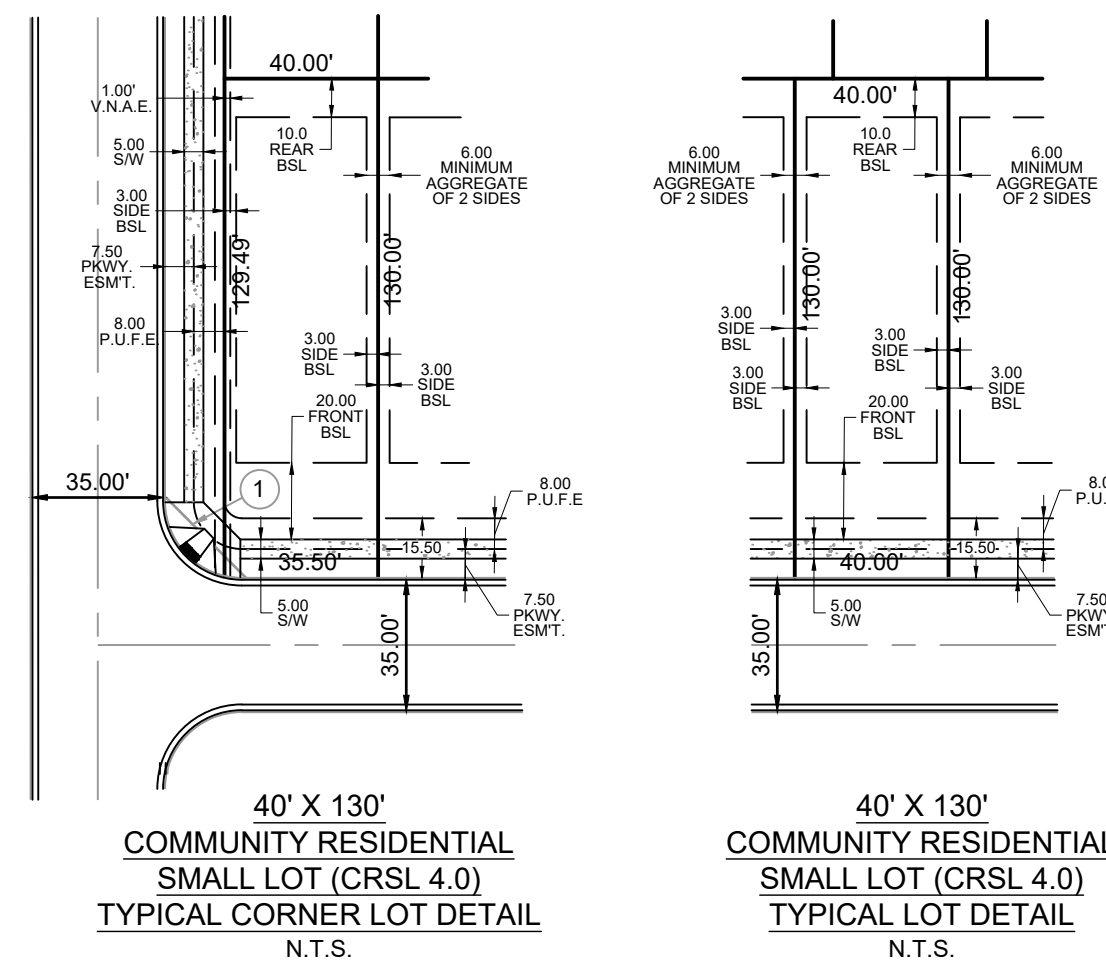
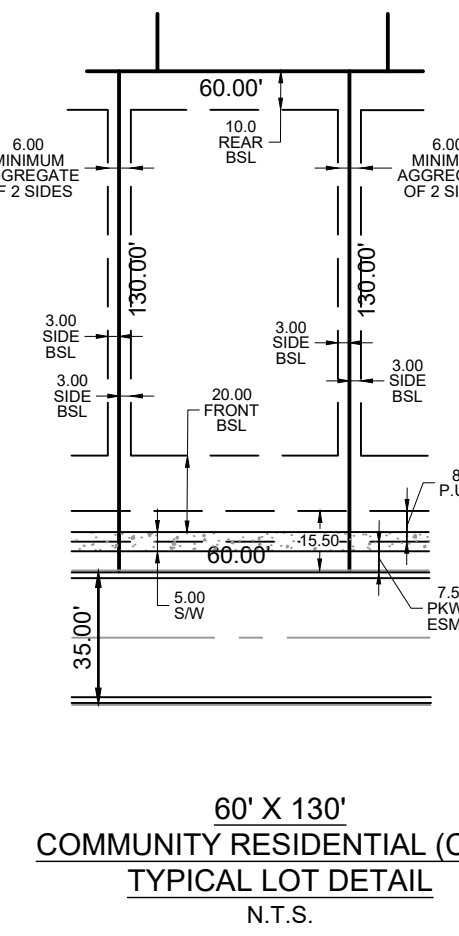
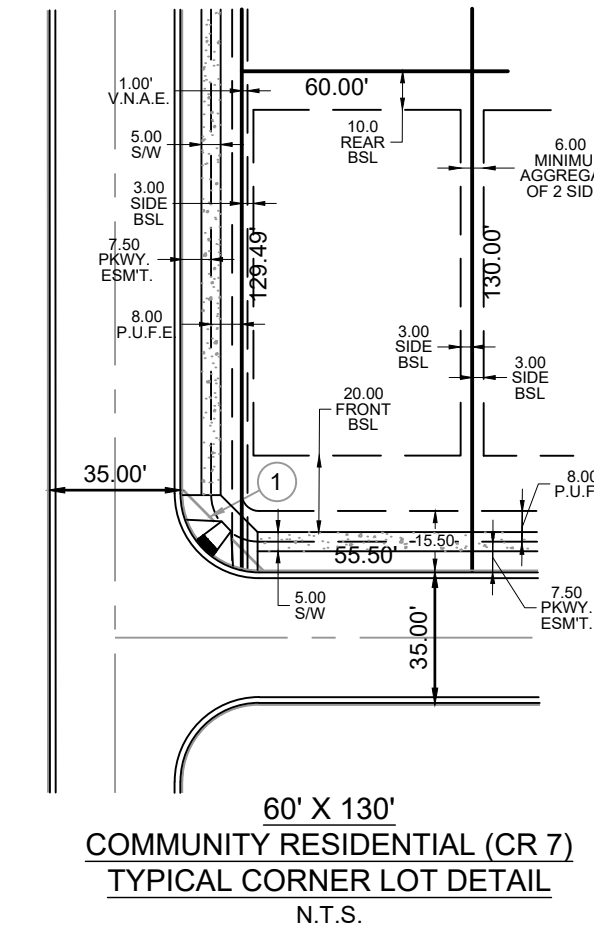
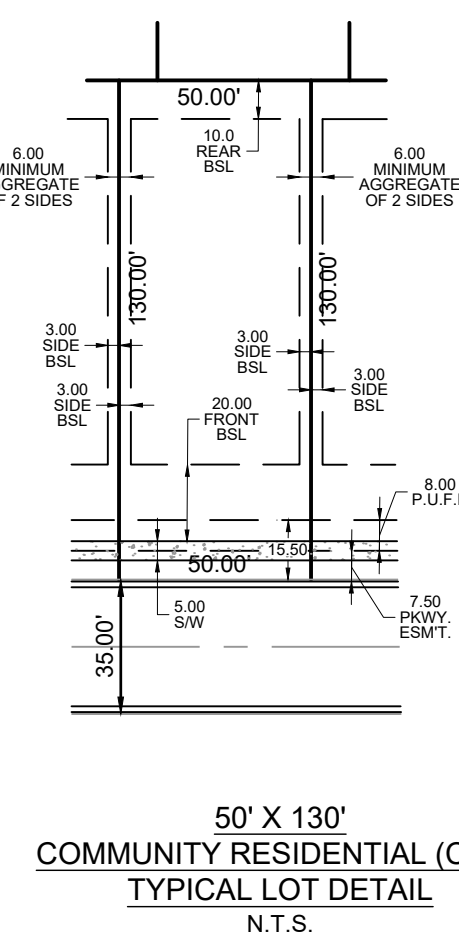
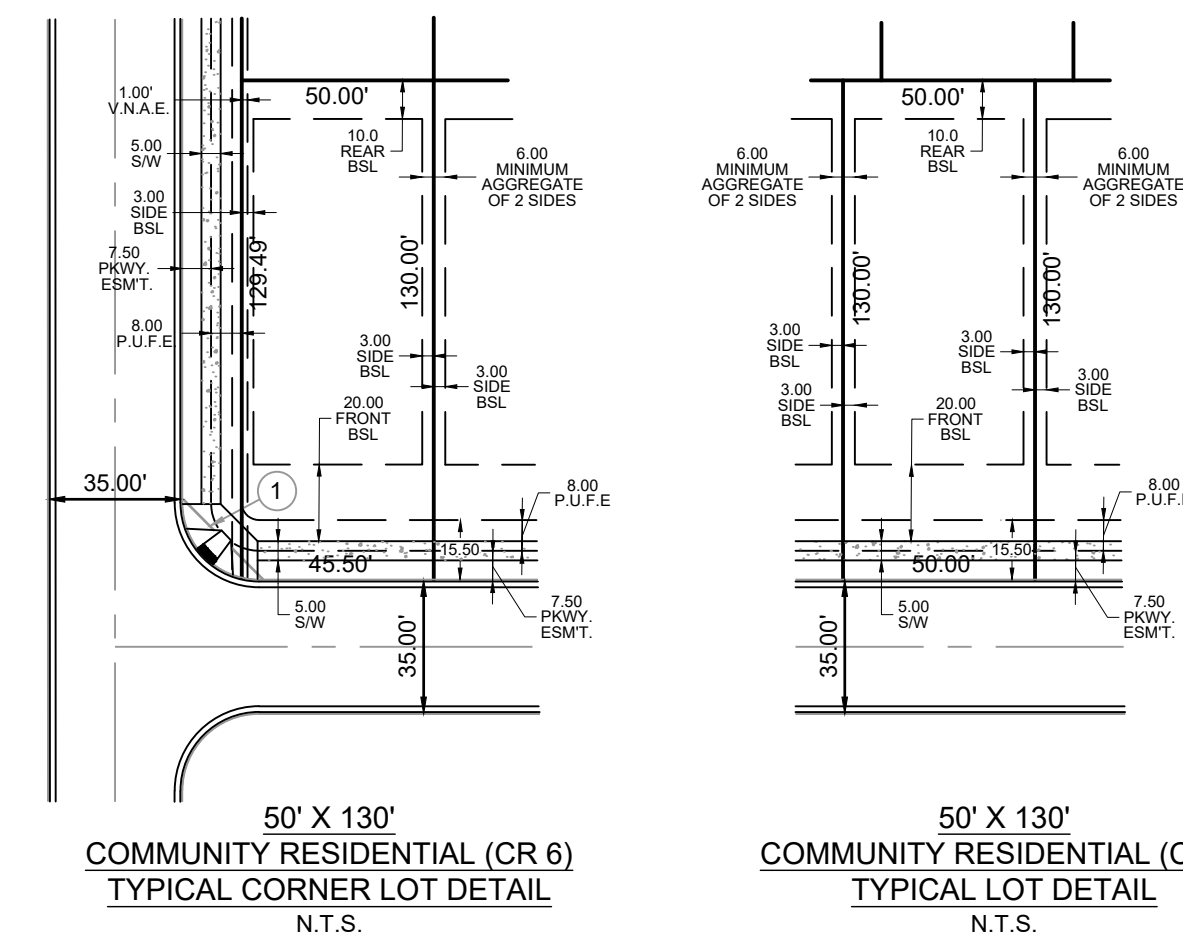
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PHOENIX, AZ 85014
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LOT STANDARDS / SETBACKS FOR COMMUNITY RESIDENTIAL (CR):

Districts	CR-7 (required)	CR-7 (proposed)	CR-6 (required)	CR-6 (proposed)
Lot and Density Standards				
Min. Lot Area (s.f.)	7,000	7,800	6,000	6,500
Min. Lot Width - Interior (ft.)	58	60	48	50
Min. Lot Depth (ft.)	94	130	90	130
Min. Lot Depth Abutting - Arterial Street (ft.) (*1)	100	130	90	130
Building Form and Location				
Max. Bldg. Height (ft.)	30	30	30	30
Min. Yards (Setbacks)				
Front - (Livable, Porches, Side Entry Garages) (ft.)	10	10	10	10
Front Facing Garage (ft.)	20 (*2)	20	20 (*2)	20
Interior Side - (Either Side) (ft.)	3	5	3	5
Interior Side - (Aggregate of 2 Sides) (ft.)	8	10	8	10
Street Side (ft.)	10	10	10	10
Rear (ft.)	10	10	10	10
Rear Backing to Arterial (ft.) (*3)	20	20	20	20
Min. Usable Outdoor Open Space (%)	10	10	10	10

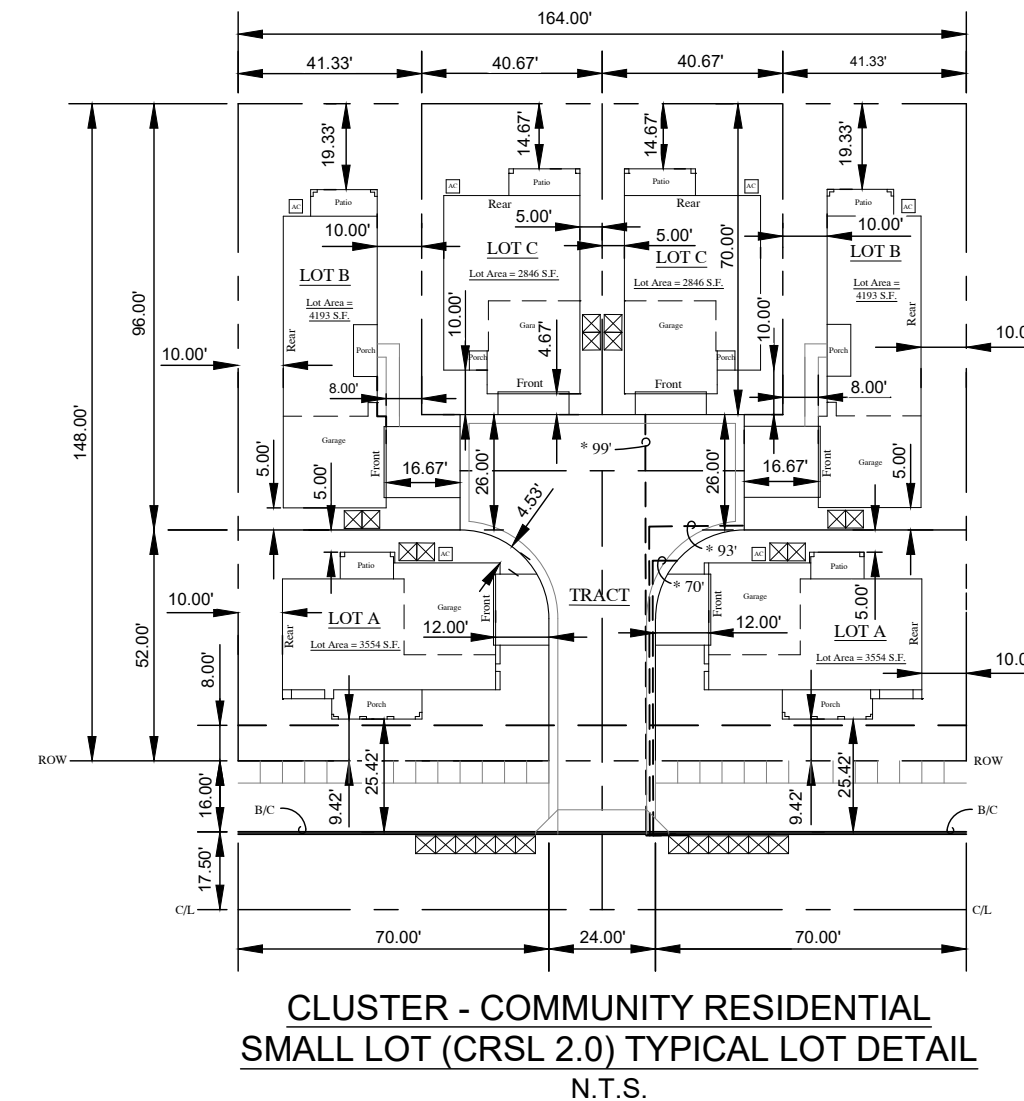
- (1*) As measured from Property Line
(2*) Measured from B/W to face of garage door.
(3*) If landscape Tract of 10' in width or greater is adjacent to the arterials street, then this standard does not apply, and typical rear yard standard shall be used.



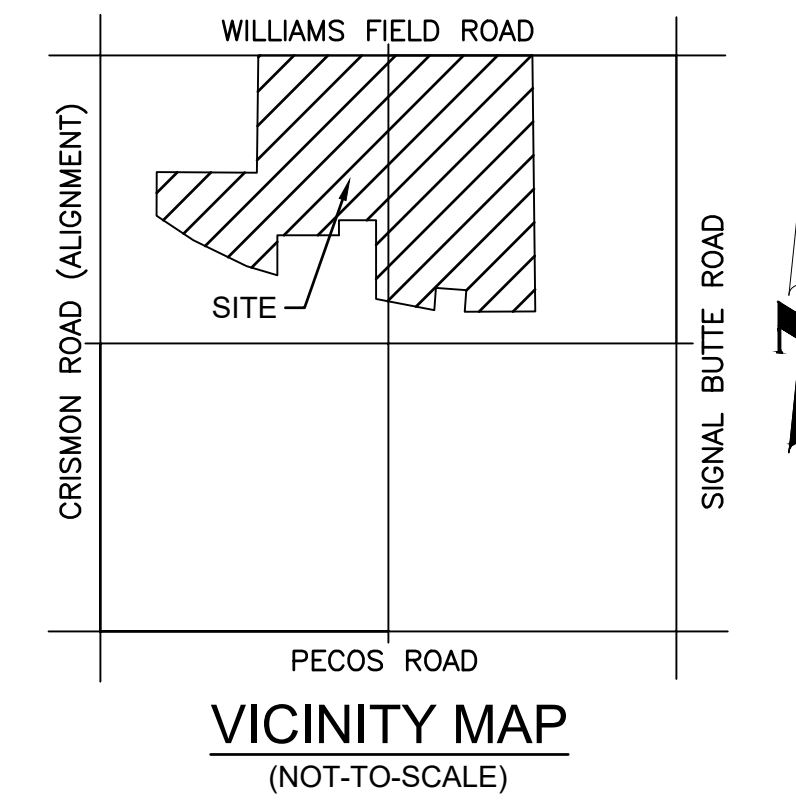
LOT STANDARDS / SETBACKS FOR COMMUNITY RESIDENTIAL SMALL LOT (CRSL):

Districts	CRSL-4.0 (required)	CRSL-4.0 (proposed)	CRSL 2.0 (required) (*4, *5)	CRSL 2.0 (proposed)
Lot and Density Standards				
Min. Average Lot Area (s.f.)	4,000	5,200	2,500	3,500
Min. Individual Lot Area (s.f.)	3,500	5,200	2,000	2,800
Min. Lot Width - Interior (ft.)	31	40	26	40
Min. Lot Width - Corner (ft.)	36	40	31	50
Min. Lot Depth (ft.)	80	130	70	70
Building Form and Location				
Max. Bldg. Height (ft.)	30	30	30	30
Max. Number of Stories	2	2	2	2
Min. Yards (Setbacks)				
Front - (Building Wall, Side Entry Garages (*6)) (ft.)	10	10	10	10
Front Facing Garage (ft.)	20 (*6)	20	20 (*6)	Lot A-12 (*7), Lot B-16, & Lot C-4
Front Porch (ft.)	7	7	7	7
Street Side (ft.)	10	10	10	9 (*8) to Porch, 14 to Livable
Interior Side - Minimum Each Side (ft.)	3	3	3	5 (*9)
Interior Side - Minimum Aggregate of 2 Sides (ft.)	6	10	6	10
Rear (ft.)	10	10	10	Lot A-10, Lot B-19, & Lot C- 14
Rear or Side - Garage, Accessed by Alley or Common Shared Drive Shared By 3 or More Homes, Measured to Construction C/L of Alley or Drive.	13	13	13	N/A
Min. Usable Outdoor Open Space (%)	5	5	5	5

- (4*) The minimum lot area within the CRSL LUG is 4,000 s.f. See Avalon Crossing CP Section 7.6 for provisions governing the reduction in the minimum lot area below 4,000 s.f.
(5*) All yards are measured from the Property Line, unless otherwise noted in Section 7.5 of the Avalon Crossing CP.
(6*) Measured from B/W to face of garage door.
(7*) Typical Lot A - The Distance May be reduced to a minimum of 9' at the curved side of the lot. See Typical Cluster Lot Detail.
(8*) Does not include 15.5' PUF (includes landscaping the S/W) per Local Street section G where used, or the 16' of additional R/W (includes Landscaping and S/w) per Modified Local Street Section, where used.
(9*) Typical Lot A - This Distance may be reduced to a minimum of 3' at the curved side of the lot.



* NOTE: CONFORMS TO CITY OF MESA STD. DETAIL # M-19.04:
LOT TYPE A = 70', LOT TYPE B = 93', LOT TYPE C = 99'

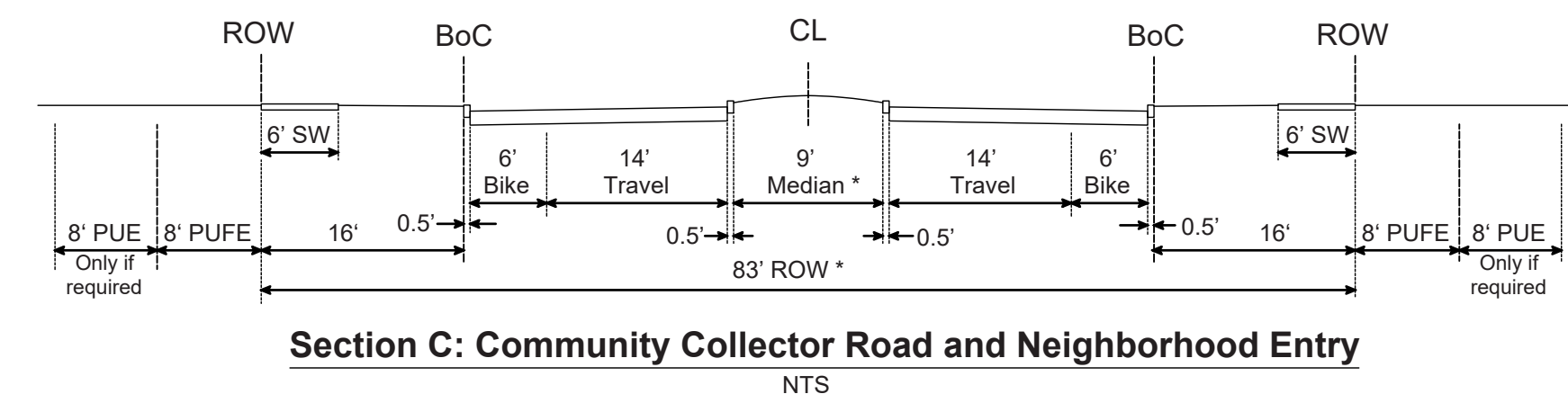
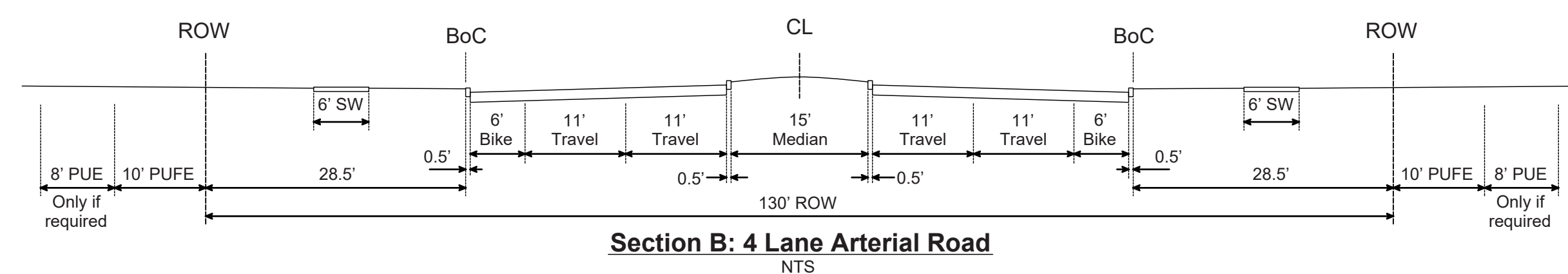
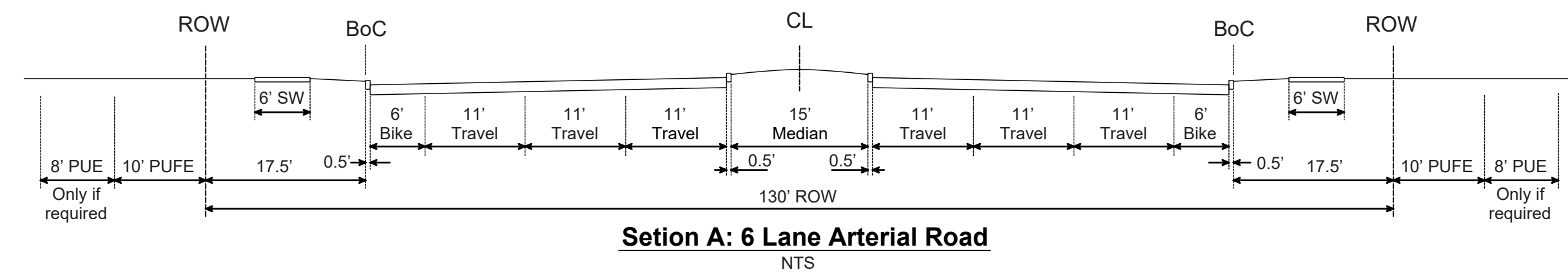


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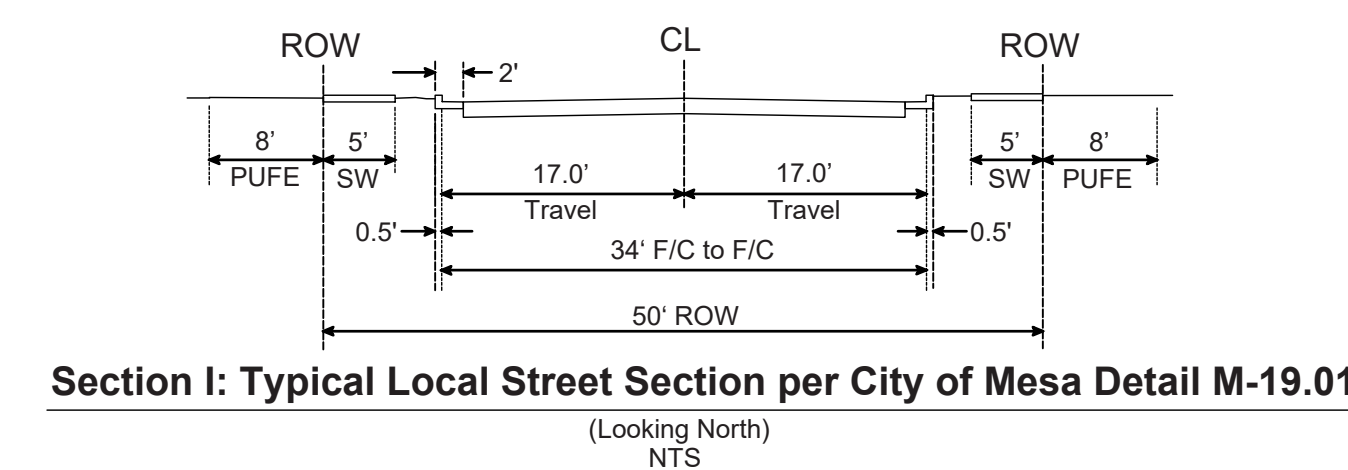
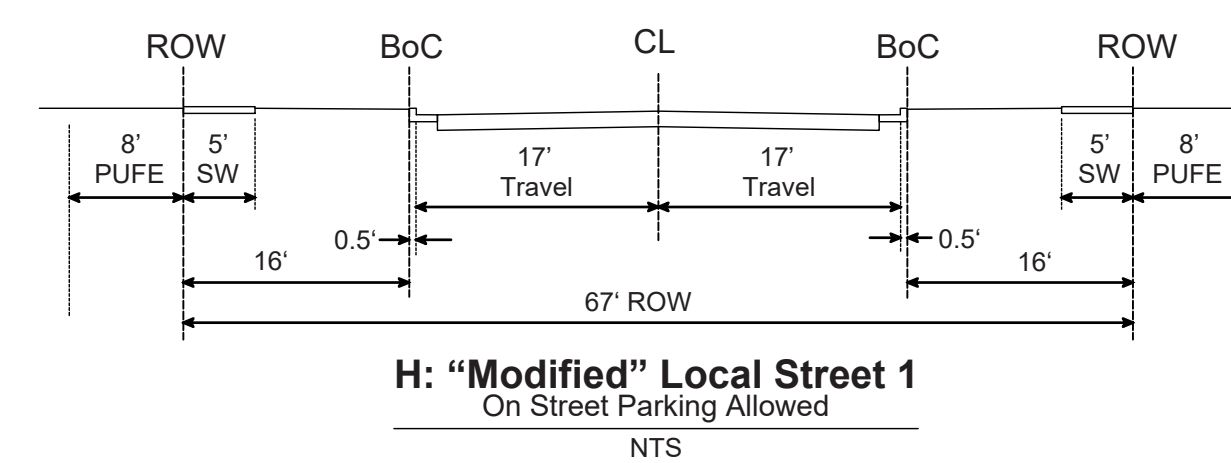
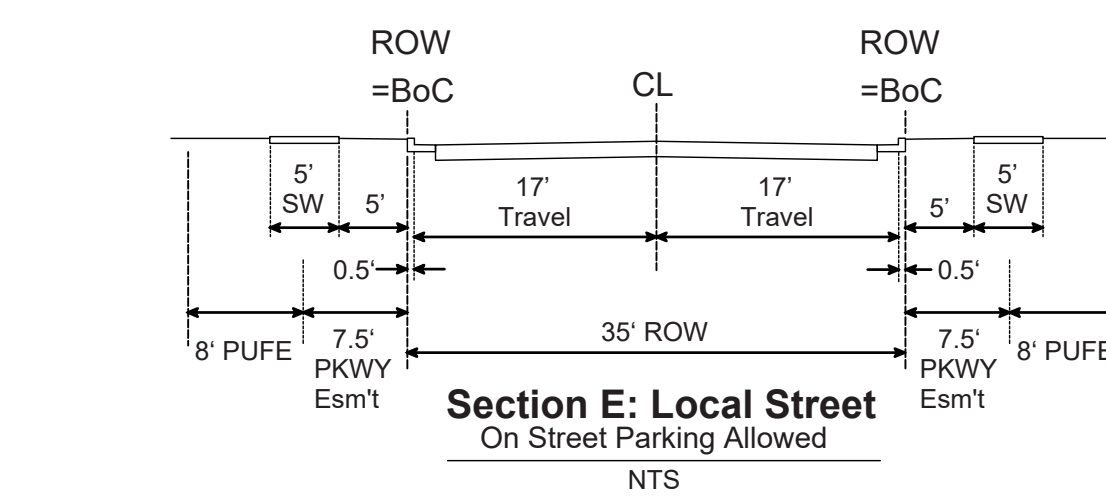
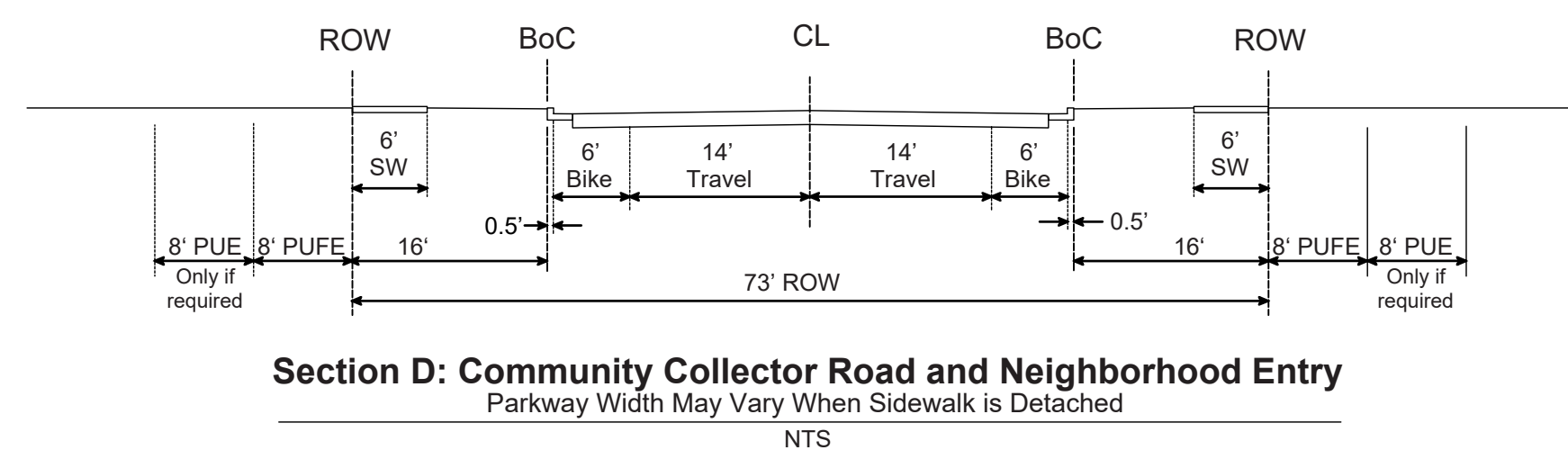
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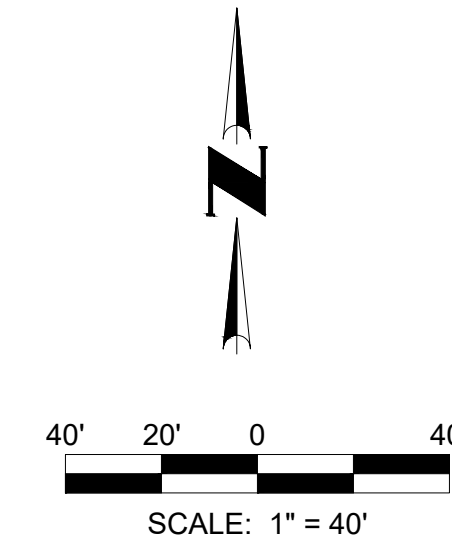
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* Avalon Crossing Community Plan Section C: Collector Road and Neighborhood Entry allows for a 3' variability in the ROW width, which corresponds to a 3' variability in center median width. The detail shown above illustrates Section C as it will be used for this project, which falls within the approved variation of ROW and median width.



- NOTES:
1. ROADWAY SECTIONS A, B, C, D, & E PER AVALON CROSSING COMMUNITY PLAN PAGE 221.
2. AVALON CROSSING COMMUNITY PLAN ROADWAY SECTIONS G & F NOT USED.
3. ROADWAY SECTIONS H, I, AND J TO BE APPROVED FOR USE BY CITY OF MESA.
4. ROADWAY SECTION H FOR USE BETWEEN S. LABELLE AND S. SANTA RITA.



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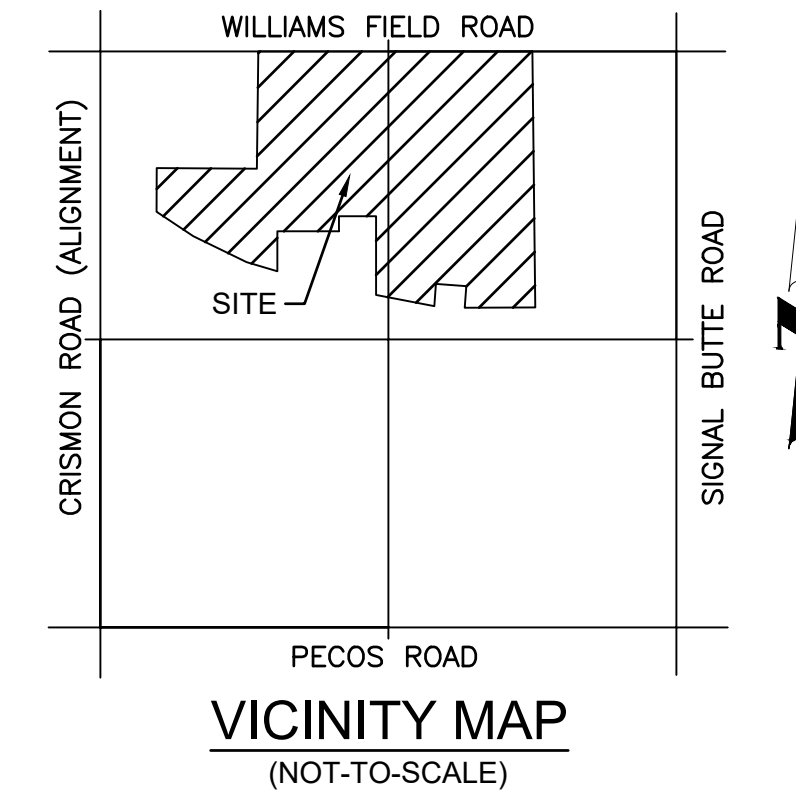
RECORD ID #

DATE: 5/21/2021

PRELIMINARY PLAT FOR AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 268-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINWAY CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO, L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON
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	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT)
	8' P.U.F.E. (P.U.F.E. INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT)
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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SHEET 23 - PARKING AND REFUSE EXHIBIT
SHEET 24 - USEABLE OPEN SPACE PLAN

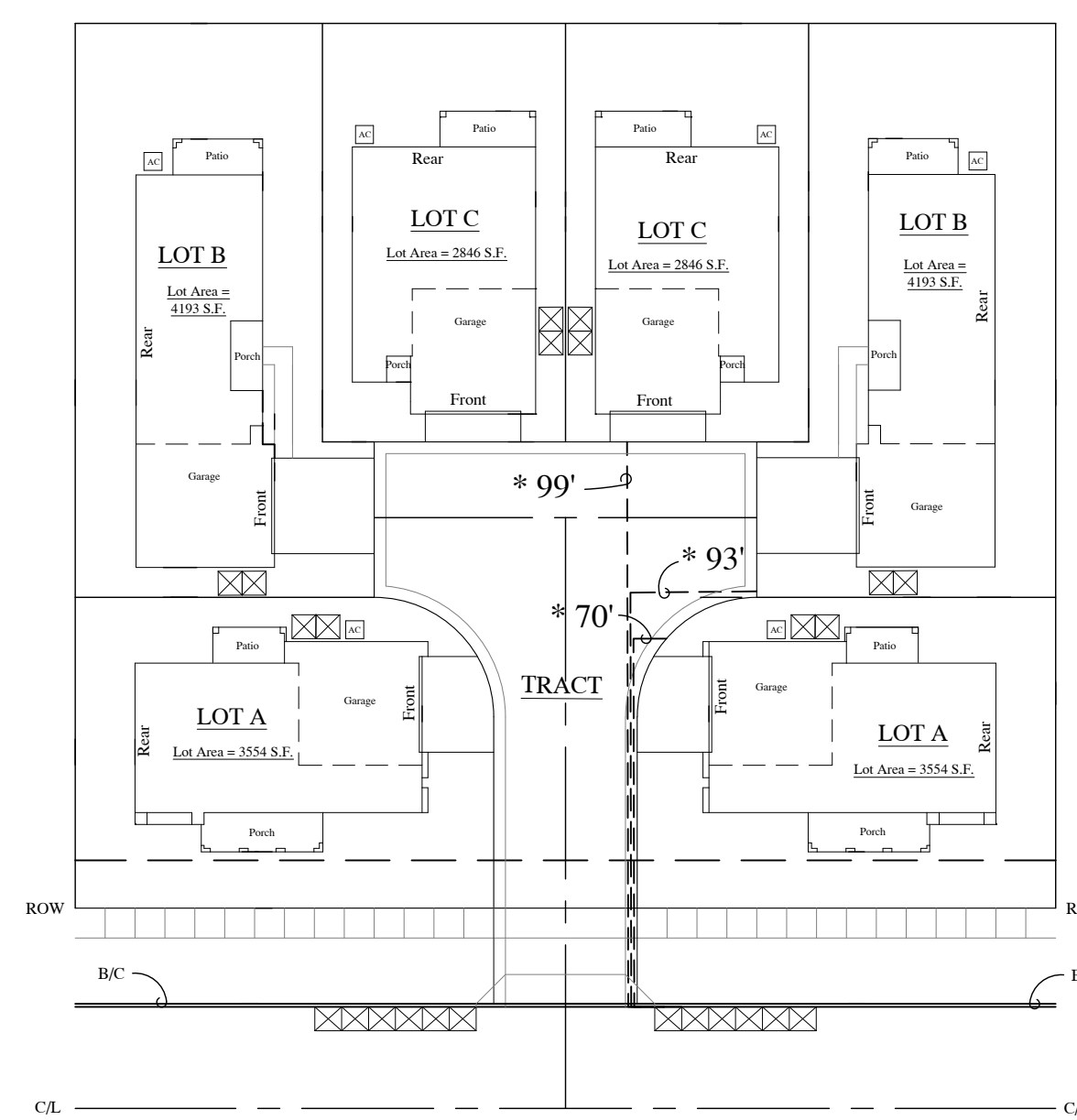
CVL CONSULTANTS
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4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management

SCALE: 1" = 40'

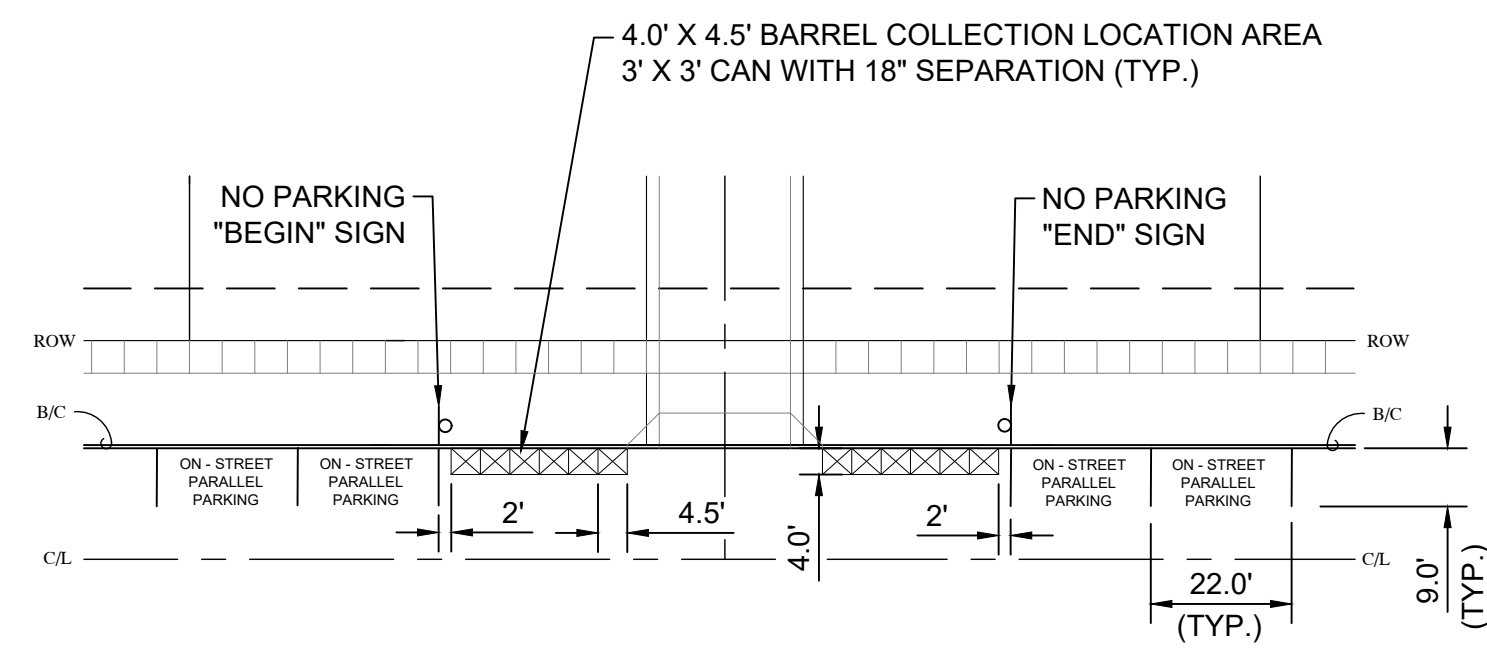
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* NOTE: CONFORMS TO CITY OF MESA STD. DETAIL # M-62.04:
LOT TYPE A = 70', LOT TYPE B = 93', LOT TYPE C = 99'.



	TRASH / RECYCLE COLLECTION BARREL
	UNRESTRICTED GUEST PARKING

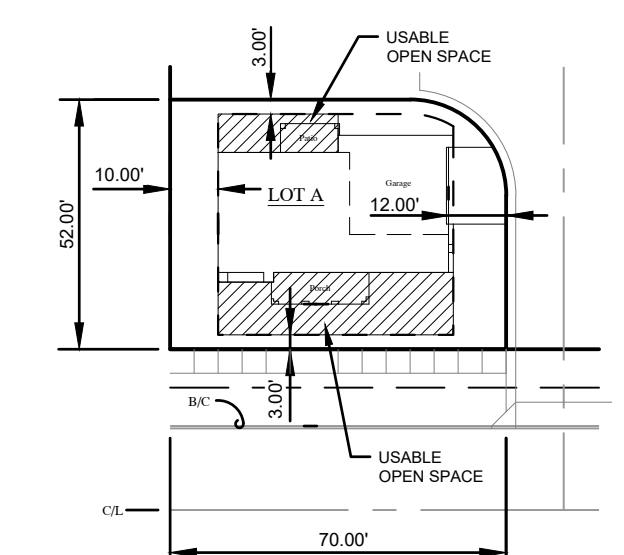
PARKING SUMMARY	
PARKING PROVIDED:	232 SPACES
GARAGE PARKING (2 PER UNIT):	113 SPACES
ON STREET GUEST PARKING:	345 SPACES
TOTAL PARKING PROVIDED:	345 SPACES
PARKING RATIO:	3.0 SPACES PER UNIT

N:\070348\01\CADD\Preliminary\PS PRE PLAT.dwg

PRELIMINARY PLAT FOR AVALON CROSSING

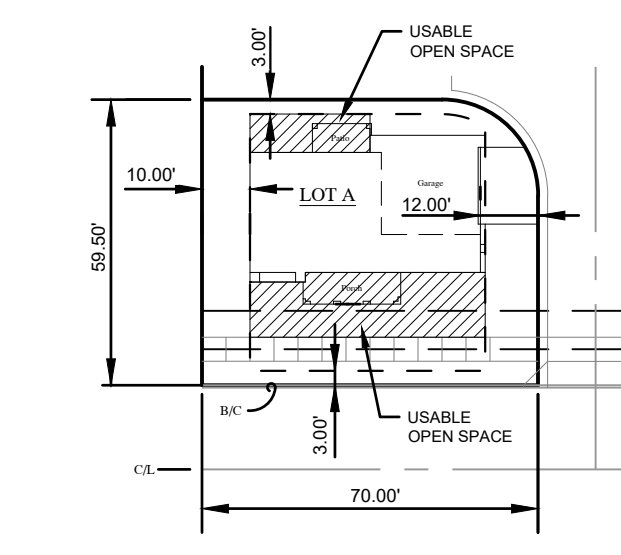
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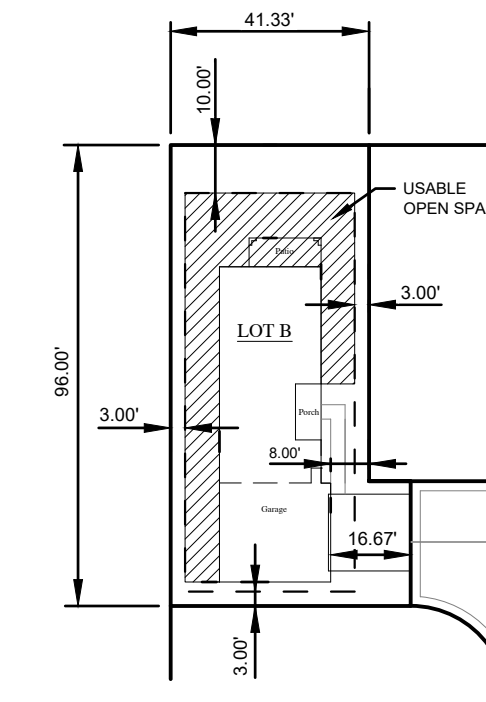
**LOT TYPE "A" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)**
N.T.S.

TOTAL LOT AREA=3,554 S.F.
USABLE OPEN SPACE = 838 S.F.
+23.6% OF TOTAL LOT AREA



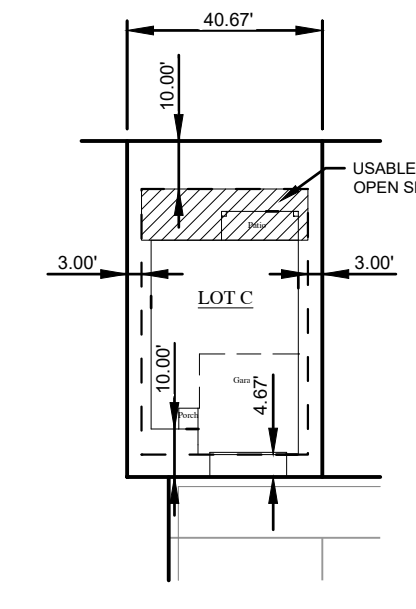
**LOT TYPE "A" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)**
N.T.S.

TOTAL LOT AREA=4,079 S.F.
USABLE OPEN SPACE = 838 S.F.
+20.5% OF TOTAL LOT AREA



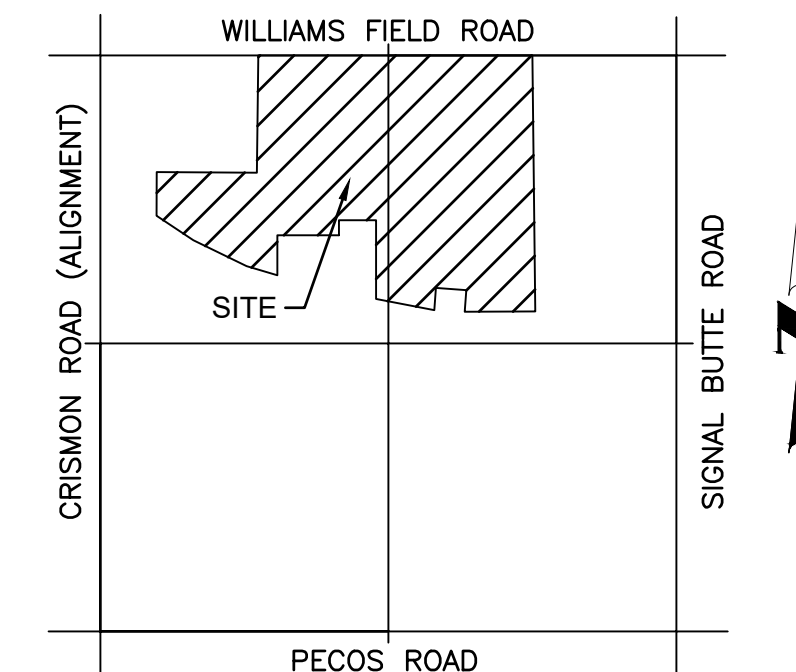
**LOT TYPE "B" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)**
N.T.S.

TOTAL LOT AREA=4,193 S.F.
USABLE OPEN SPACE = 1,183 S.F.
+28.2% OF TOTAL LOT AREA



**LOT TYPE "C" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)**
N.T.S.

TOTAL LOT AREA=2,847 S.F.
USABLE OPEN SPACE = 370 S.F.
+13.0% OF TOTAL LOT AREA



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

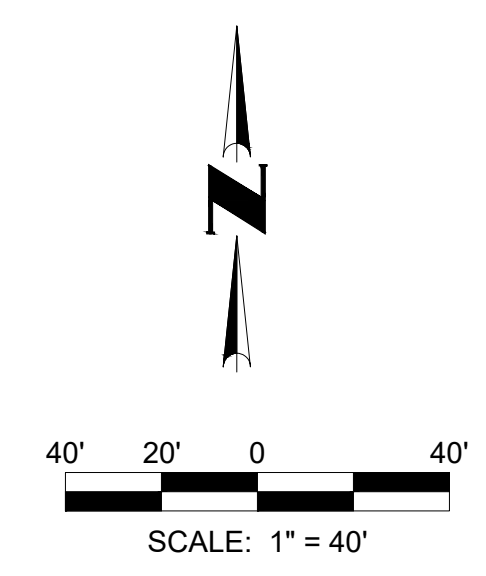
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
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