

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.

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:

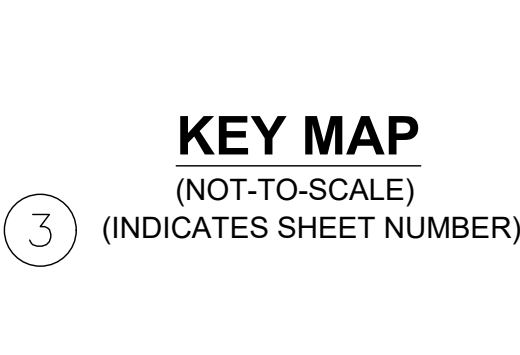
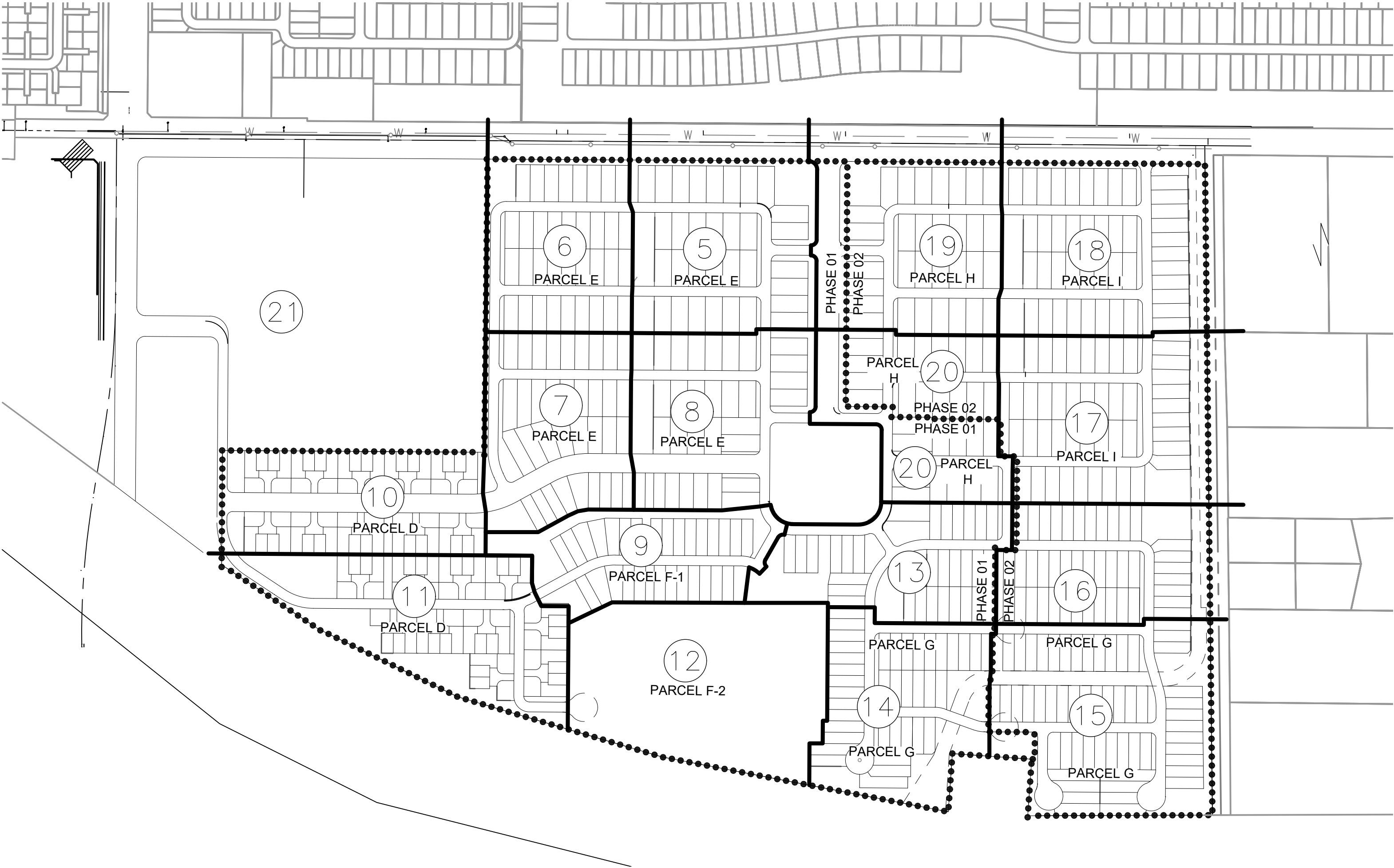
THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 649.97 FEET;
THENCE NORTH 04°04'23" EAST, A DISTANCE OF 199.28 FEET;
THENCE NORTH 85°55'37" WEST, A DISTANCE OF 280.00 FEET;
THENCE SOUTH 04°04'23" WEST, A DISTANCE OF 205.31 FEET;
THENCE NORTH 79°09'24" WEST, A DISTANCE OF 1,025.53 FEET;
THENCE NORTH 73°36'31"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



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

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%
E	(CR-7)	60' X 130'	54	9%
	(CR-6)	50' X 130'	67	11%
	(CRSL-4.0)	40' x 130'	11	2%
F-1	(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

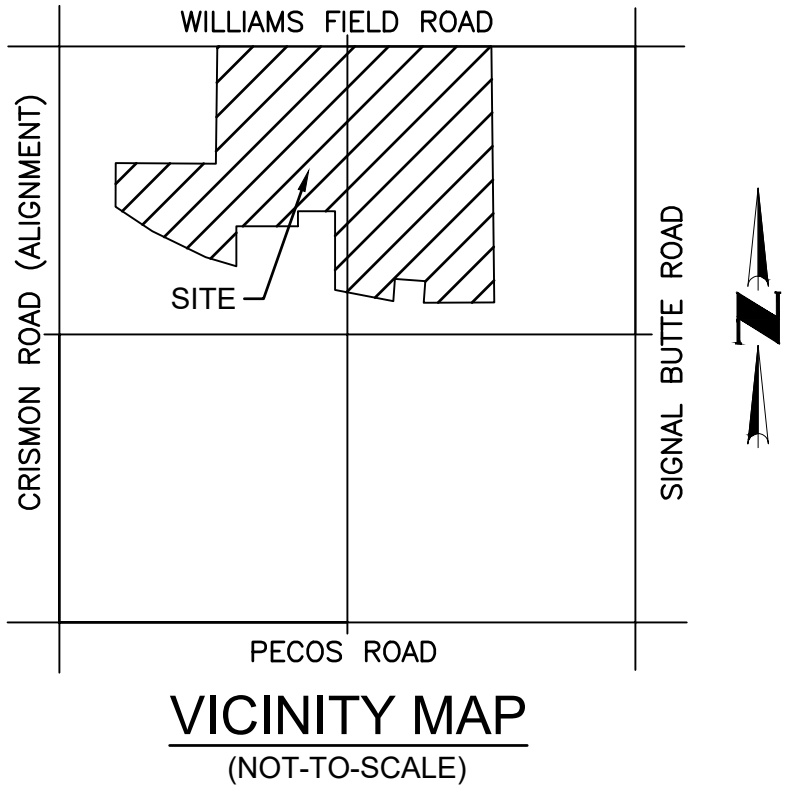
GENERAL DEVELOPMENT STANDARDS - COMMUNITY RESIDENTIAL (CRSL)		
DEVELOPMENT STANDARDS	CRSL-4.0	CRSL-2.0
	(1) 40' X 130	(1) CLUSTER
MINIMUM LOT AREA(SQ.FT.)	4,000	2,500
MINIMUM INDMDUAL LOT AREA(SQ.FT.)	3,500	2,000
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	31'	26'
MINIMUM LOT WIDTH - CORNER LOT (FT)	36'	31'
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		

GENERAL DEVELOPMENT STANDARDS - COMMUNITY RESIDENTIAL (CR)		
DEVELOPMENT STANDARDS	CR-7	CR-6
	(1) 60'X130'	(1) 50'X130'
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	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



LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E.
	8' P.U.F.E.
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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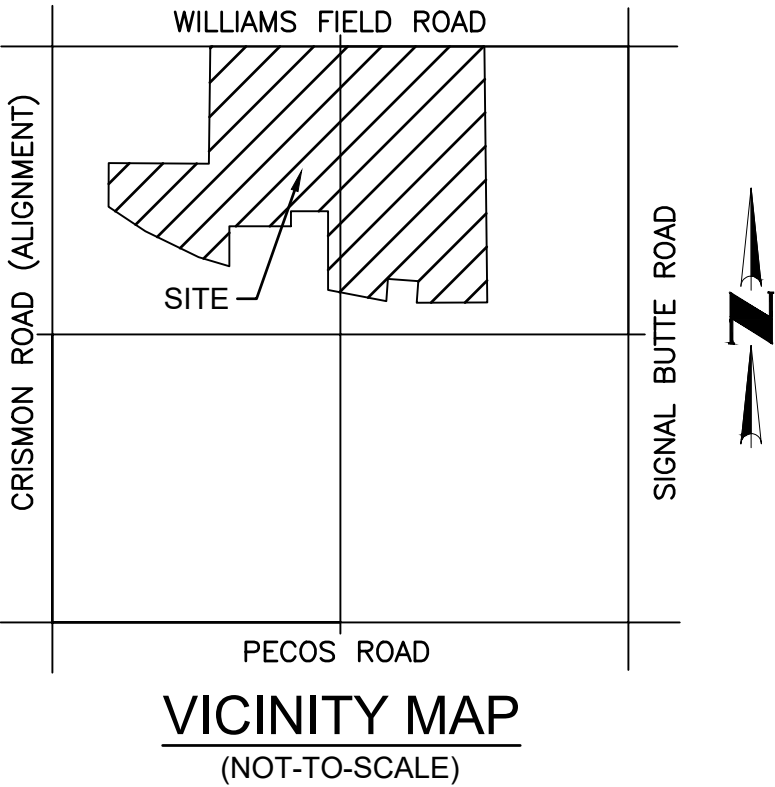
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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET
01 OF **24**
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	SUBDIVIDER	CVL DESIGN TEAM
PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 268-8181 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



LEGEND

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

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SHEET 24 - USEABLE OPEN SPACE PLAN

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SHEET
02 OF 24
RECORD ID #

DATE: 5/21/2021



LOCATION MAP
(NOT-TO-SCALE)

LOT AREA TABLES

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE	LOT #	AREA (SF)	LOT SIZE
1	3,554	52' x 70'	60	3,554	52' x 70'	119	8,326	60' x 130'	178	7,800	60' x 130'	237	6,500	50' x 130'	296	5,200	40' x 130'	355	7,800	60' x 130'	414	5,200	40' x 130'
2	4,170	41' x 70'	61	4,079	52' x 70'	120	7,796	60' x 130'	179	7,799	60' x 130'	238	6,500	50' x 130'	297	5,811	40' x 130'	356	8,418	60' x 130'	415	5,150	40' x 130'
3	2,870	41' x 70'	62	4,170	41' x 70'	121	7,796	60' x 130'	180	7,799	60' x 130'	239	7,610	50' x 130'	298	5,647	40' x 130'	357	8,418	60' x 130'	416	5,200	40' x 130'
4	2,870	41' x 70'	63	2,870	41' x 70'	122	7,796	60' x 130'	181	7,800	60' x 130'	240	6,649	50' x 130'	299	6,056	40' x 130'	358	5,199	40' x 130'	417	5,200	40' x 130'
5	4,170	41' x 70'	64	2,870	41' x 70'	123	7,796	60' x 130'	182	7,800	60' x 130'	241	7,800	60' x 130'	300	5,257	40' x 130'	359	5,200	40' x 130'	418	5,200	40' x 130'
6	3,554	52' x 70'	65	4,170	41' x 70'	124	7,796	60' x 130'	183	7,800	60' x 130'	242	7,800	60' x 130'	301	7,170	40' x 130'	360	5,200	40' x 130'	419	5,200	40' x 130'
7	3,554	52' x 70'	66	4,079	52' x 70'	125	7,796	60' x 130'	184	7,800	60' x 130'	243	7,800	60' x 130'	302	5,698	40' x 130'	361	5,200	40' x 130'	420	5,200	40' x 130'
8	4,170	41' x 70'	67	4,079	52' x 70'	126	7,796	60' x 130'	185	7,800	60' x 130'	244	7,800	60' x 130'	303	5,218	40' x 130'	362	5,200	40' x 130'	421	5,200	40' x 130'
9	2,870	41' x 70'	68	4,170	41' x 70'	127	6,497	50' x 130'	186	6,499	50' x 130'	245	7,800	60' x 130'	304	5,199	40' x 130'	363	5,200	40' x 130'	422	5,200	40' x 130'
10	2,870	41' x 70'	69	2,870	41' x 70'	128	6,497	50' x 130'	187	6,499	50' x 130'	246	7,800	60' x 130'	305	5,200	40' x 130'	364	5,200	40' x 130'	423	5,200	40' x 130'
11	4,170	41' x 70'	70	2,870	41' x 70'	129	6,497	50' x 130'	188	6,499	50' x 130'	247	7,800	60' x 130'	306	5,200	40' x 130'	365	5,200	40' x 130'	424	5,200	40' x 130'
12	3,554	52' x 70'	71	4,170	41' x 70'	130	6,497	50' x 130'	189	6,499	50' x 130'	248	7,800	60' x 130'	307	5,200	40' x 130'	366	5,200	40' x 130'	425	5,200	40' x 130'
13	3,554	52' x 70'	72	4,079	52' x 70'	131	6,497	50' x 130'	190	6,499	50' x 130'	249	5,220	40' x 130'	308	5,150	40' x 130'	367	5,200	40' x 130'	426	5,200	40' x 130'
14	4,170	41' x 70'	73	4,079	52' x 70'	132	6,497	50' x 130'	191	6,499	50' x 130'	250	5,200	40' x 130'	309	5,321	40' x 130'	368	5,203	40' x 130'	427	5,200	40' x 130'
15	2,870	41' x 70'	74	4,170	41' x 70'	133	6,497	50' x 130'	192	6,499	50' x 130'	251	5,200	40' x 130'	310	5,200	40' x 130'	369	5,199	40' x 130'	428	5,200	40' x 130'
16	2,870	41' x 70'	75	2,870	41' x 70'	134	6,497	50' x 130'	193	6,499	50' x 130'	252	5,200	40' x 130'	311	5,200	40' x 130'	370	5,200	40' x 130'	429	5,199	40' x 130'
17	4,170	41' x 70'	76	2,870	41' x 70'	135	6,499	50' x 130'	194	6,498	50' x 130'	253	5,200	40' x 130'	312	5,200	40' x 130'	371	5,200	40' x 130'	430	5,200	40' x 130'
18	3,554	52' x 70'	77	4,170	41' x 70'	136	6,500	50' x 130'	195	9,024	50' x 130'	254	5,200	40' x 130'	313	5,200	40' x 130'	372	5,200	40' x 130'	431	5,200	40' x 130'
19	3,554	52' x 70'	78	4,079	52' x 70'	137	6,500	50' x 130'	196	8,247	50' x 130'	255	5,200	40' x 130'	314	5,199	40' x 130'	373	5,200	40' x 130'	432	5,200	40' x 130'
20	4,170	41' x 70'	79	4,079	52' x 70'	138	6,500	50' x 130'	197	7,548	50' x 130'	256	5,200	40' x 130'	315	5,199	40' x 130'	374	5,200	40' x 130'	433	5,200	40' x 130'
21	2,870	41' x 70'	80	4,170	41' x 70'	139	6,500	50' x 130'	198	6,849	50' x 130'	257	5,200	40' x 130'	316	5,200	40' x 130'	375	5,200	40' x 130'	434	5,200	40' x 130'
22	2,870	41' x 70'	81	2,870	41' x 70'	140	6,500	50' x 130'	199	6,500	50' x 130'	258	5,200	40' x 130'	317	5,200	40' x 130'	376	5,200	40' x 130'	435	5,200	40' x 130'
23	4,170	41' x 70'	82	2,870	41' x 70'	141	6,500	50' x 130'	200	6,500	50' x 130'	259	5,200	40' x 130'	318	5,200	40' x 130'	377	5,200	40' x 130'	436	5,200	40' x 130'
24	3,554	52' x 70'	83	4,170	41' x 70'	142	6,500	50' x 130'	201	6,500	50' x 130'	260	6,064	40' x 130'	319	5,200	40' x 130'	378	5,200	40' x 130'	437	7,260	40' x 130'
25	3,554	52' x 70'	84	4,083	52' x 70'	143	6,500	50' x 130'	202	6,500	50' x 130'	261	6,479	40' x 130'	320	5,200	40' x 130'	379	5,200	40' x 130'	438	5,897	40' x 130'
26	4,170	41' x 70'	85	4,170	41' x 70'	144	7,805	60' x 130'	203	6,500	50' x 130'	262	6,620	40' x 130'	321	5,200	40' x 130'	380	5,200	40' x 130'	439	5,281	40' x 130'
27	2,870	41' x 70'	86	2,870	41' x 70'	145	7,805	60' x 130'	204	7,800	60' x 130'	263	5,493	40' x 130'	322	5,200	40' x 130'	381	5,200	40' x 130'	440	6,512	40' x 130'
28	2,870	41' x 70'	87	2,870	41' x 70'	146	7,805	60' x 130'	205	7,800	60' x 130'	264	5,150	40' x 130'	323	5,200	40' x 130'	382	5,200	40' x 130'	441	6,317	40' x 130'
29	4,170	41' x 70'	88	4,170	41' x 70'	147	7,805	60' x 130'	206	7,800	60' x 130'	265	5,152	40' x 130'	324	5,200	40' x 130'	383	5,200	40' x 130'	442	5,288	40' x 130'
30	3,547	52' x 70'	89	4,079	52' x 70'	148	7,805	60' x 130'	207	7,800	60' x 130'	266	7,310	40' x 130'	325	5,200	40' x 130'	384	5,200	40' x 130'	443	5,933	40' x 130'
31	3,627	52' x 70'	90	4,079	52' x 70'	149	7,805	60' x 130'	208	7,800	60' x 130'	267	6,717	40' x 130'	326	5,200	40' x 130'	385	5,200	40' x 130'	444	7,595	40' x 130'
32	4,170	41' x 70'	91	4,170	41' x 70'	150	7,794	60' x 130'	209	7,864	60' x 130'	268	5,200	40' x 130'	327	5,200	40' x 130'	386	5,200	40' x 130'	445	5,352	40' x 130'
33	2,870	41' x 70'	92	2,870	41' x 70'	151	7,795	60' x 130'	210	8,160	60' x 130'	269	5,200	40' x 130'	328	5,200	40' x 130'	387	5,200	40' x 130'	446	5,323	40' x 130'
34	2,870	41' x 70'	93	2,870	41' x 70'	152	7,795	60' x 130'	211	8,151	60' x 130'	270	5,200	40' x 130'	329	5,200	40' x 130'	388	5,200	40' x 130'	447	5,294	40' x 130'
35	4,170	41' x 70'	94	4,170	41' x 70'	153	7,795	60' x 130'	212	7,800	60' x 130'	271	5,199	40' x 130'	330	5,200	40' x 130'	389	5,200	40' x 130'	448	5,265	40' x 130'
36	3,554	52' x 70'	95	4,079	52' x 70'	154	7,795	60' x 130'	213	7,800	60' x 130'	272	5,199	40' x 130'	331	5,200	40' x 130'	390	5,200	40' x 130'	449	5,236	40' x 130'
37	3,554	52' x 70'	96	4,079	52' x 70'	155	7,795	60' x 130'	214	7,800	60' x 130'	273	5,199	40' x 130'	332	5,200	40' x 130'	391	5,200	40' x 130'	450	5,207	40' x 130'
38	4,170	41' x 70'	97	4,170	41' x 70'	156	6,500	50' x 130'	215	7,800	60' x 130'	274	5,198	40' x 130'	333	5,200	40' x 130'	392	5,199	40' x 130'	451	5,178	40' x 130'
39	2,870	41' x 70'	98	2,870	41' x 70'	157	6,500	50' x 130'	216	6,500	60' x 130'	275	5,198	40' x 130'	334	5,200	40' x 130'	393	5,420	40' x 130'	452	5,180	40' x 130'
40	2,870	41' x 70'	99	2,870	41' x 70'	158	6,500	50' x 130'	217	6,500	50' x 130'	276	5,198	40' x 130'	335	5,200	40' x 130'	394	5,131	40' x 130'	453	5,387	40' x 130'
41	4,170	41' x 70'	100	4,079	52' x 70'	159	6,500	50' x 130'	218	6,634	50' x 130'	277	6,003	40' x 130'	336	5,200	40' x 130'	395	5,200	40' x 130'	454	7,800	60' x 130'
42	3,554	52' x 70'	101	4,079	52' x 70'	160	6,500	50' x 130'	219	7,588	50' x 130'	278	5,360	40' x 130'	337	5,200	40' x 130'	396	5,200	40' x 130'	455	7,887	60' x 130'
43	3,554	52' x 70'	102	4,170	41' x 70'	161	6,500	50' x 130'	220	8,145	50' x 130'	279	5,320	40' x 130'	338	5,200	40' x 130'	397	5,200	40' x 130'	456	8,451	60' x 130'
44	4,170	41' x 70'	103	2,870	41' x 70'	162	6,500	50' x 130'	221	8,434	50' x 130'	280	5,320	40' x 130'	339	5,199	40' x 130'	398	5,200	40' x 130'	457	7,801	60' x 130'
45	2,870	41' x 70'	104	2,870	41' x 70'	163	6,500	50' x 130'	222	8,514	50' x 130'	281	5,320	40' x 130'	340	5,200	40' x 130'	399	5,200	40' x 130'	458	7,800	60' x 130'
46	2,870	41' x 70'	105	4,090	52' x 70'	164	6,500	50' x 130'	223	8,333	50' x 130'	282	5,320	40' x 130'	341	5,200	40' x 130'	400	5,200	40' x 130'	459	7,800	60' x 130'
47	4,170	41' x 70'	106	4,078	52' x 70'	165	6,501	50' x 130'	224	5,200	40' x 130'	283	5,335	40' x 130'	342	5,200	40' x 130'	401	5,200	40' x 130'	460	7,800	60' x 130'
48	3,554	52' x 70'	107	4,170	41' x 70'	166	6,501	50' x 130'	225	5,200	40' x 130'	284	5,632	40' x 130'	343	5,200	40' x 130'	402	5,139	40' x 13			

TRACT AREA TABLES

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.205	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E.
TRACT B	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT C	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT D	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT E	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT F	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT G	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT H	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT I	0.209	TRAIL CORRDIRDOR
TRACT J	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT K	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT L	0.071	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT M	1.075	OPENSPLACE/LANDSCAPE TRACT/RETENTION
TRACT N	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT O	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT P	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT Q	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT R	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT S	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT T	0.068	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT U	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT V	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT W	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT X	0.075	VEHICULAR ACCESS, UTILITY EASEMENT, P.U.F.E.
TRACT Y	1.854	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E.
TRACT Z	11.369	RETENTION, DRAINAGE
TRACT AA	1.939	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT BB	0.557	LANDSCAPE/P.U.F.E.
TRACT CC	3.197	OPEN SPACE/LANDSCAPE TRACT/RETENTION/PARK
TRACT DD	0.089	LANDSCAPE, P.U.F.E.
TRACT EE	0.460	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT FF	0.092	LANDSCAPE, P.U.F.E.
TRACT GG	0.092	LANDSCAPE, P.U.F.E.
TRACT HH	0.468	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT II	0.089	LANDSCAPE, P.U.F.E.
TRACT JJ	0.044	LANDSCAPE/P.U.F.E.
TRACT KK	0.029	LANDSCAPE/P.U.F.E
TRACT LL	0.473	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES

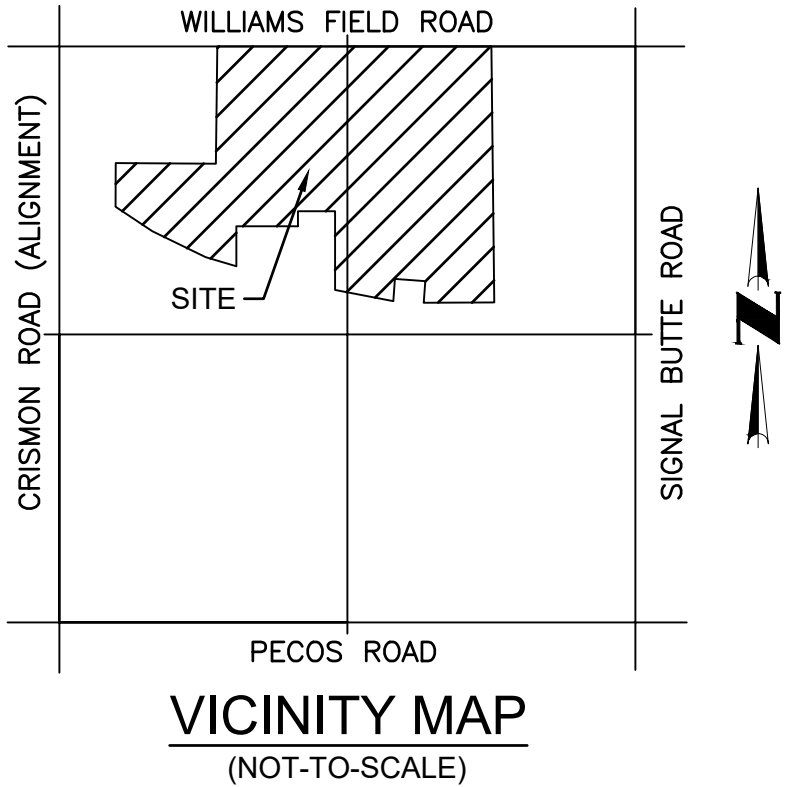
TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT MM	0.241	OPEN SPACE, LANDSCAPE, P.U.F.E.
TRACT NN	0.328	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT OO	0.090	LANDSCAPE TRACT
TRACT PP	0.045	LANDSCAPE, P.U.F.E.
TRACT QQ	1.604	OPEN SPACE/LANDSCAPE/TRACT/RETENTION
TRACT RR	0.366	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT SS	0.090	OPEN SPACE, LANDSCAPE, P.U.F.E., TRAIL
TRACT TT	0.997	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT UU	0.166	OPEN SPACE/LANDSCAPE TRACT
TRACT VV	0.263	OPENSPLACE/LANDSCAPE TRACT
TRACT WW	0.089	LANDSCAPE, P.U.F.E.
TRACT XX	0.680	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E.
TRACT YY	0.089	LANDSCAPE, P.U.F.E.
TRACT ZZ	0.044	LANDSCAPE, P.U.F.E.
TRACT AAA	2.066	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E.
TRACT BBB	1.448	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT CCC	0.133	LANDSCAPE/P.U.F.E.
TRACT DDD	0.044	LANDSCAPE/P.U.F.E.
TRACT EEE	0.089	LANDSCAPE, P.U.F.E.

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT FFF	0.179	OPEN SPACE, LANDSCAPE, P.U.F.E., TRAIL
TRACT GGG	0.089	LANDSCAPE/P.U.F.E.
TRACT HHH	0.045	LANDSCAPE/P.U.F.E.
TRACT III	0.048	LANDSCAPE, P.U.F.E.
TRACT JJJ	0.056	LANDSCAPE/P.U.F.E.
TRACT KKK	0.089	LANDSCAPE, P.U.F.E.
TRACT LLL	0.552	LANDSCAPE/P.U.F.E.
TRACT MMM	0.089	LANDSCAPE, P.U.F.E.
TRACT NNN	1.173	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT OOO	0.478	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT PPP	0.104	LANDSCAPE, P.U.F.E.
TRACT QQQ	0.510	OPEN SPACE, LANDSCAPE, RENTENTION, DRAINAGE, P.U.F.E., AMENITIES
TRACT RRR	0.095	LANDSCAPE, P.U.F.E.
TRACT SSS	0.114	LANDSCAPE, P.U.F.E.
TRACT TTT	0.179	OPEN SPACE, LANDSCAPE, P.U.F.E., TRAIL
TRACT UUU	4.831	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/EXISTING ROW
TRACT VVV	0.054	LANDSCAPE, P.U.F.E.
TOTAL	41.46	

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 GAINNEY 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
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

LINE AND CURVE TABLES

LINE TABLE		
NO.	LENGTH	BEARING
L1	380.00'	N89°36'21"W
L2	690.57'	N00°23'39"E
L3	876.01'	N89°36'17"W
L4	98.83'	N00°23'43"E
L5	64.00'	N89°36'17"W
L6	98.83'	N00°23'43"E
L7	64.00'	N89°36'17"W
L8	98.83'	N00°23'43"E
L9	64.00'	N89°36'17"W
L10	98.83'	N00°23'43"E
L11	64.00'	N89°36'17"W
L12	98.83'	N00°23'43"E
L13	64.00'	N89°36'17"W
L14	98.83'	S00°23'43"W
L15	64.00'	S89°36'17"E
L16	98.83'	S00°23'43"W
L17	64.00'	S89°36'17"E
L18	98.83'	S00°23'43"W
L19	64.00'	S89°36'17"E
L20	98.83'	S00°23'43"W
L21	64.00'	S89°36'17"E

LINE TABLE		
NO.	LENGTH	BEARING
L22	98.83'	S00°23'43"W
L23	64.00'	S89°36'17"E
L24	148.31'	S56°24'15"E
L25	671.62'	S89°36'17"E
L26	90.33'	N00°23'43"E
L27	64.00'	N89°36'17"W
L28	90.33'	S00°23'43"W
L29	64.00'	S89°36'17"E
L30	90.33'	N00°23'43"E
L31	64.00'	N89°36'17"W
L32	90.33'	S00°23'43"W
L33	64.00'	S89°36'17"E
L34	90.33'	N00°23'43"E
L35	64.00'	N89°36'17"W
L36	90.33'	S00°23'43"W
L37	64.00'	S89°36'17"E
L38	89.79'	N00°23'43"E
L39	64.00'	N89°36'17"W
L40	1.14'	S13°17'27"E
L41	89.58'	S89°36'17"E
L42	64.00'	N00°23'43"E

LINE TABLE		
NO.	LENGTH	BEARING
L43	316.44'	S00°23'43"W
L44	90.33'	N89°36'17"W
L45	64.00'	S00°23'43"W
L46	90.33'	S89°36'17"E
L47	64.00'	N00°23'43"E
L48	223.36'	S61°13'58"W
L49	439.89'	N89°37'12"W
L50	158.36'	N29°49'54"E
L51	143.58'	S61°13'58"W
L52	615.58'	S89°37'12"E
L53	969.08'	N00°21'35"E
L54	215.67'	N89°38'25"W
L55	1031.96'	S00°22'48"W
L56	953.03'	S89°37'12"E
L57	954.37'	S89°37'12"E
L58	955.72'	S89°37'12"E
L59	858.19'	S00°38'26"W
L60	78.85'	N25°23'41"W
L61	231.00'	S89°37'12"E
L62	123.86'	S33°52'23"E
L63	560.15'	N00°22'48"E

LINE TABLE		
NO.	LENGTH	BEARING
L64	32.50'	S89°37'12"E
L65	782.24'	S89°37'12"E
L66	982.24'	S89°37'12"E
L67	229.32'	S89°37'12"E
L68	118.01'	S70°23'55"E
L69	620.64'	S89°37'12"E
L70	242.00'	S00°22'48"W
L71	22.50'	S89°37'12"E
L72	317.93'	S00°22'48"W
L73	102.17'	N15°59'15"W
L74	353.32'	S00°22'48"W
L75	1031.96'	S00°22'48"W
L76	905.92'	S89°37'12"E
L77	911.21'	S89°37'12"E
L78	912.50'	S89°37'12"E
L79	450.50'	S89°37'12"E
L80	431.00'	N89°37'12"W
L81	654.38'	S00°38'51"E
L82	115.86'	S01°12'29"W
L83	328.30'	S00°38'51"E
L84	32.50'	N89°37'12"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	198.26'	200.00'	056°47'54"	108.14'	190.24'	S28°00'18"E
C2	115.89'	200.00'	033°12'02"	59.62'	114.28'	S73°00'16"E
C3	101.80'	200.00'	029°09'45"	52.03'	100.70'	N75°48'50"E
C4	47.77'	200.00'	013°41'09"	24.00'	47.66'	N06°26'52"W
C5	101.74'	200.00'	029°08'49"	52.00'	100.65'	S75°48'23"W
C6	87.97'	115.50'	043°38'22"	46.24'	85.86'	N67°48'02"W
C7	152.69'	300.00'	029°09'45"	78.04'	151.05'	N75°48'50"E
C8	152.61'	300.00'	029°08'49"	78.00'	150.97'	S75°48'23"W
C9	157.08'	100.00'	090°00'00"	100.00'	141.42'	S44°37'12"E
C10	157.08'	100.00'	090°00'00"	100.00'	141.42'	N45°22'48"E
C11	314.16'	200.00'	090°00'00"	200.00'	282.84'	S45°22'48"W
C12	33.55'	100.00'	019°13'18"	16.93'	33.39'	N80°00'33"W
C13	33.55'	100.00'	019°13'18"	16.93'	33.39'	S80°00'33"E
C14	57.13'	200.00'	016°22'03"	28.76'	56.94'	N07°48'14"W
C15	57.13'	200.00'	016°22'03"	28.76'	56.94'	N07°48'14"W
C16	90.88'	200.00'	026°02'07"	46.24'	90.10'	S12°22'37"E

SHEET INDEX

SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE

SHEET 02 - LOCATION MAP

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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SHEET
04 OF 24

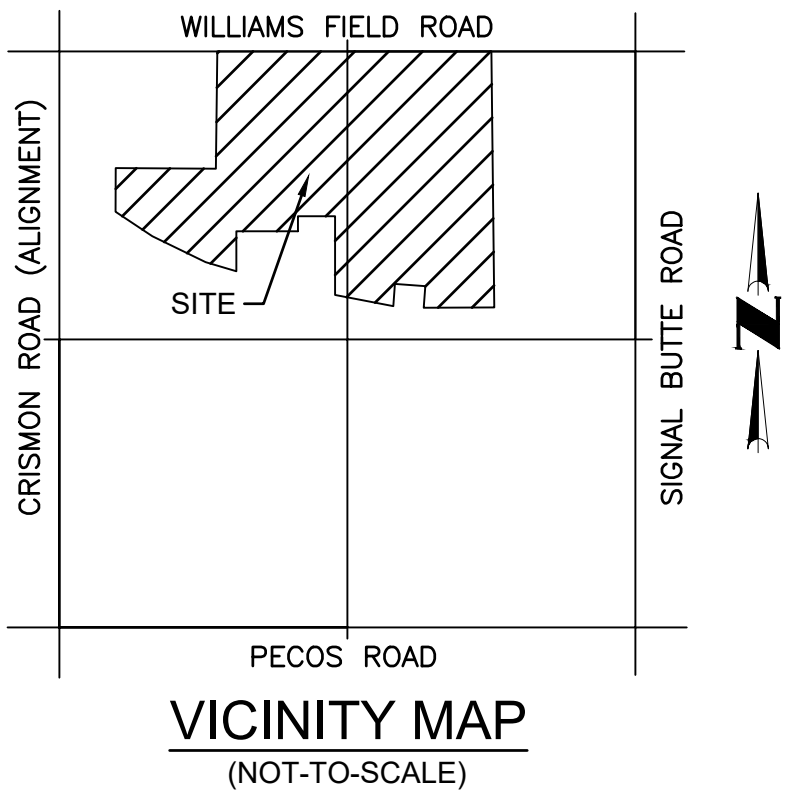
RECORD ID #

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,
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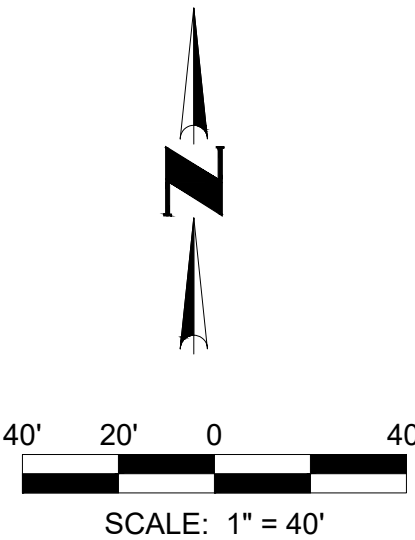
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	FIRE HYDRANT

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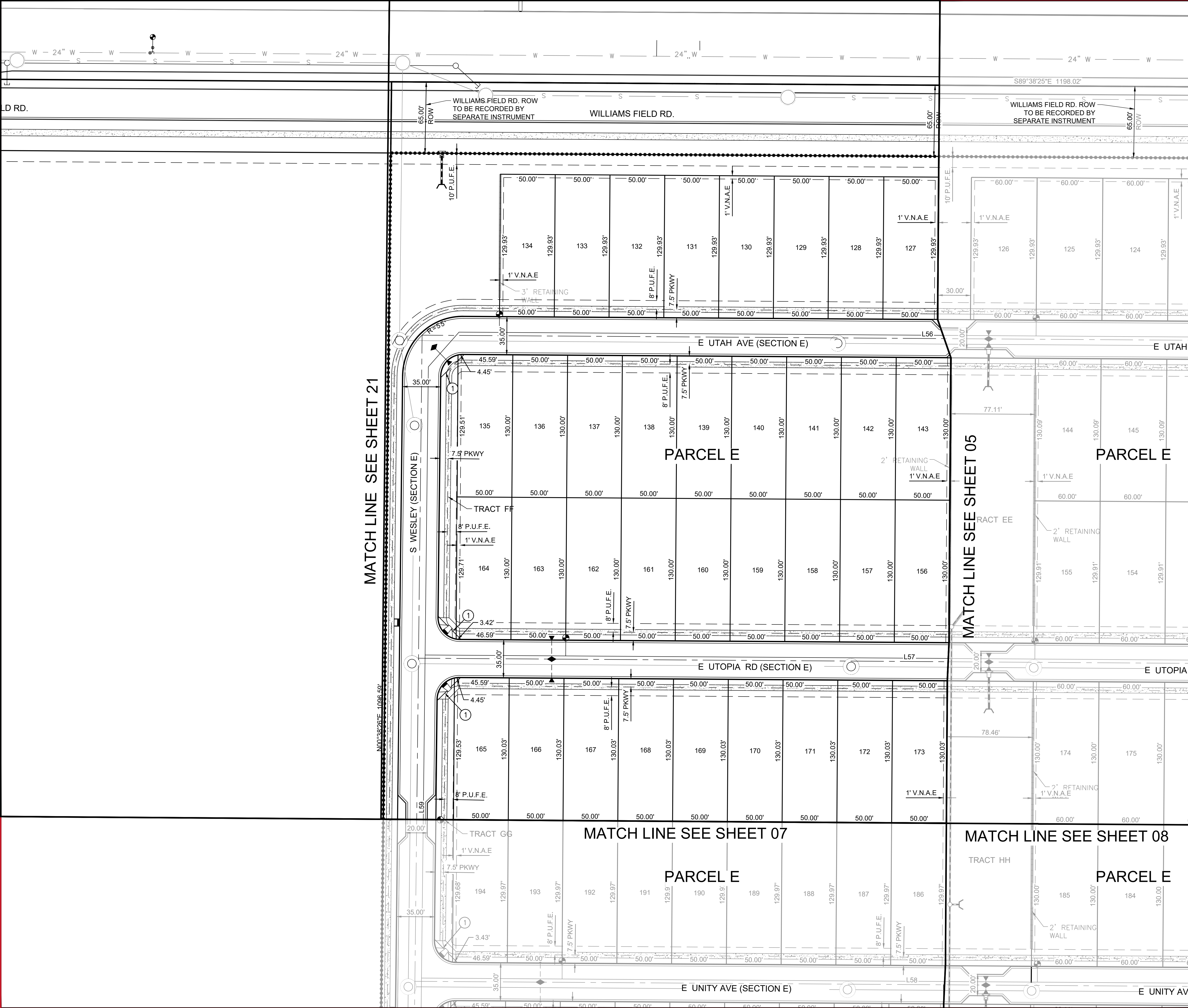


SHEET
05 OF 24

RECORD ID #

DATE: 5/21/2021

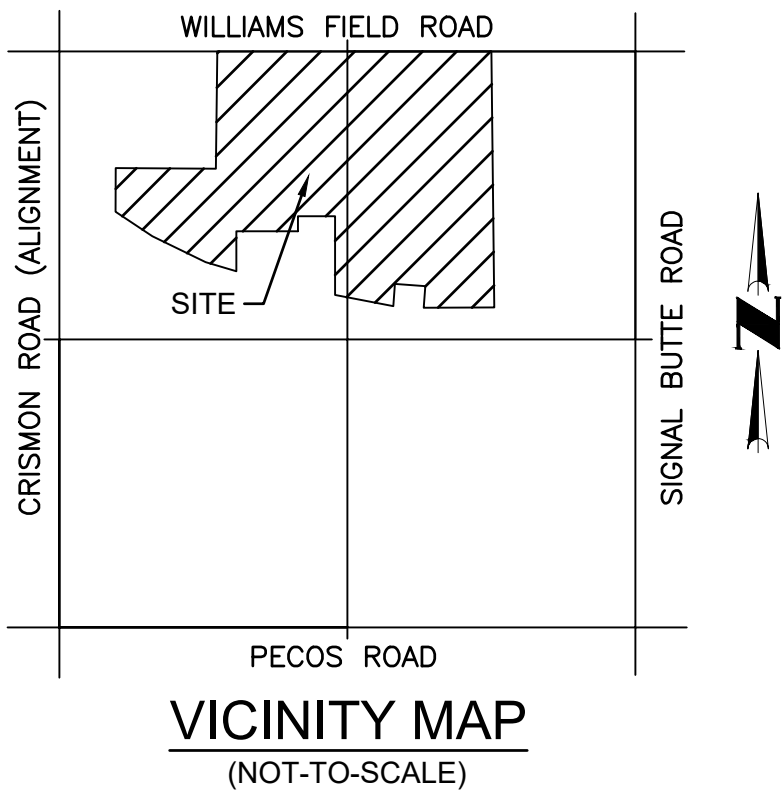
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PRELIMINARY PLAT FOR AVALON CROSSING

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

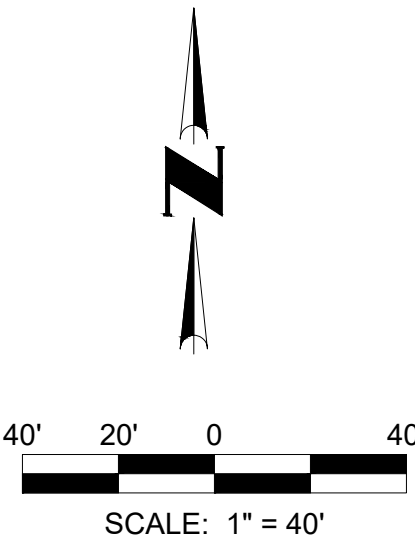
OWNER / DEVELOPER	SUBDIVIDER	CVL DESIGN TEAM
PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 268-8181 CONTACT: ANDREW COHN	SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON



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
06 OF **24**

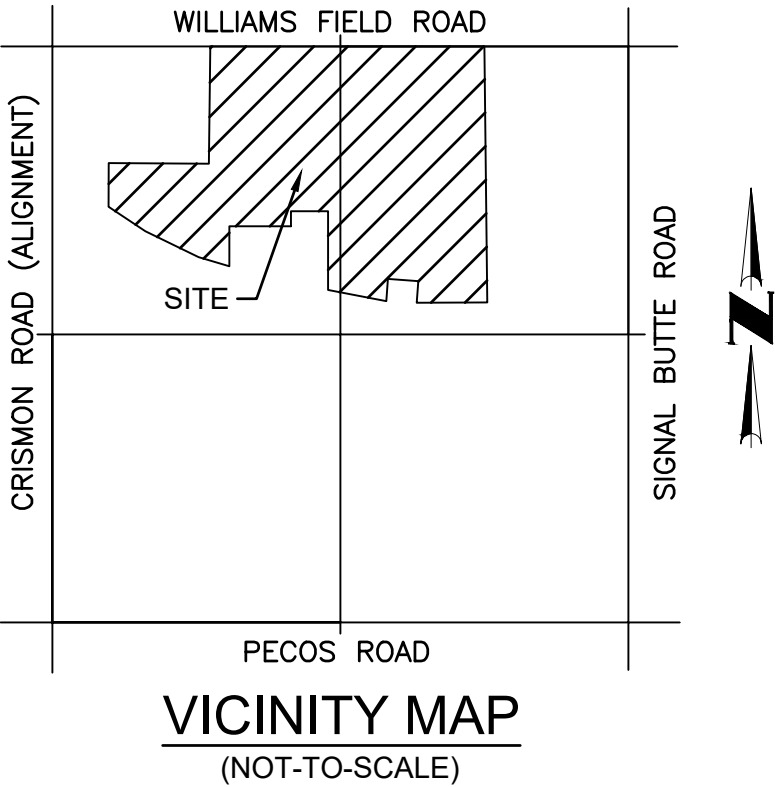
RECORD ID #

DATE: 5/21/2021

PRELIMINARY PLAT
FOR
AVALON CROSSING

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,
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MARICOPA COUNTY, ARIZONA

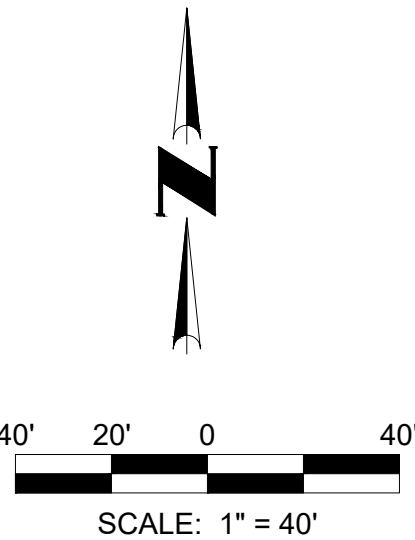
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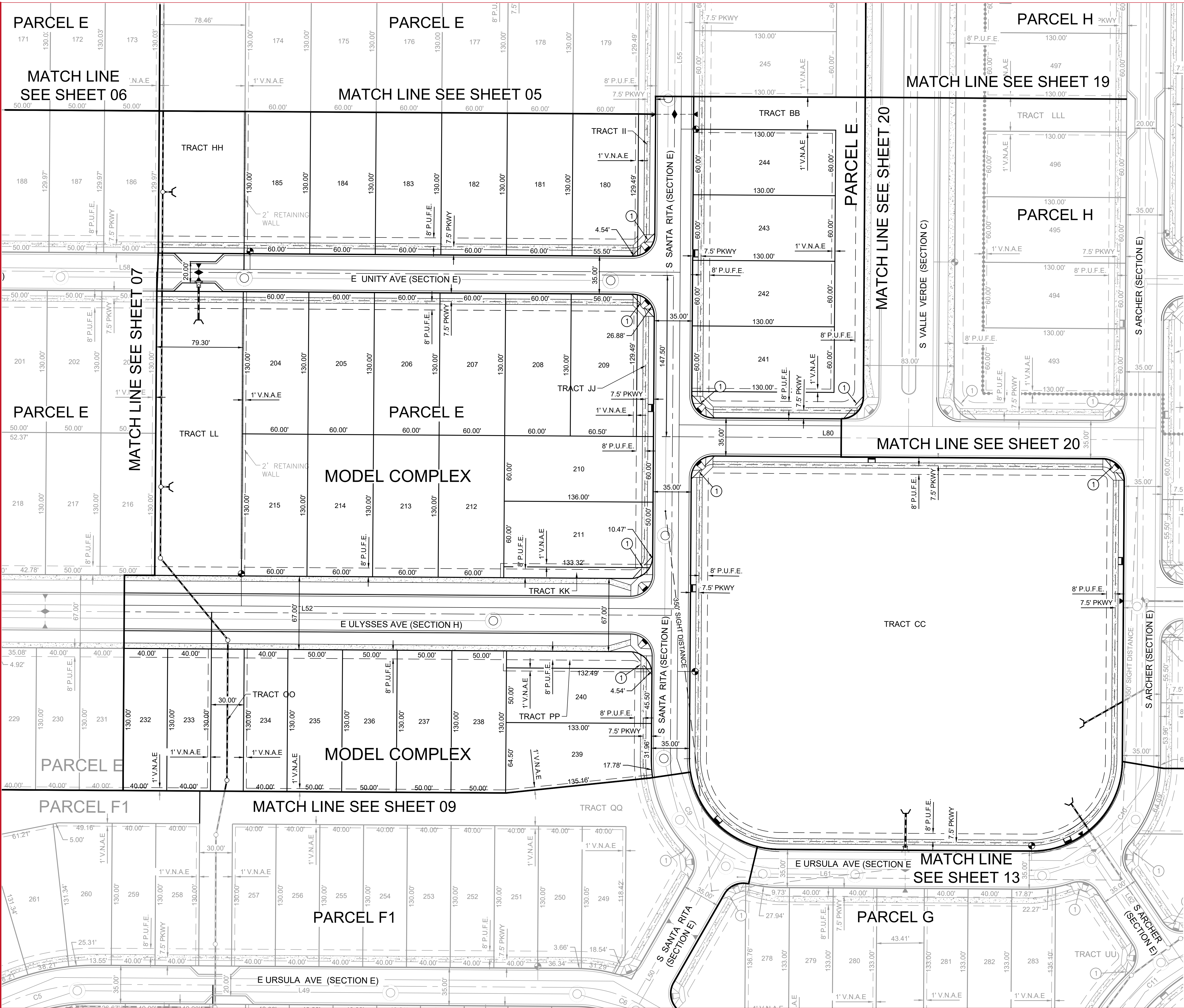
SHEET
07 OF **24**

RECORD ID #

DATE: 5/21/2021

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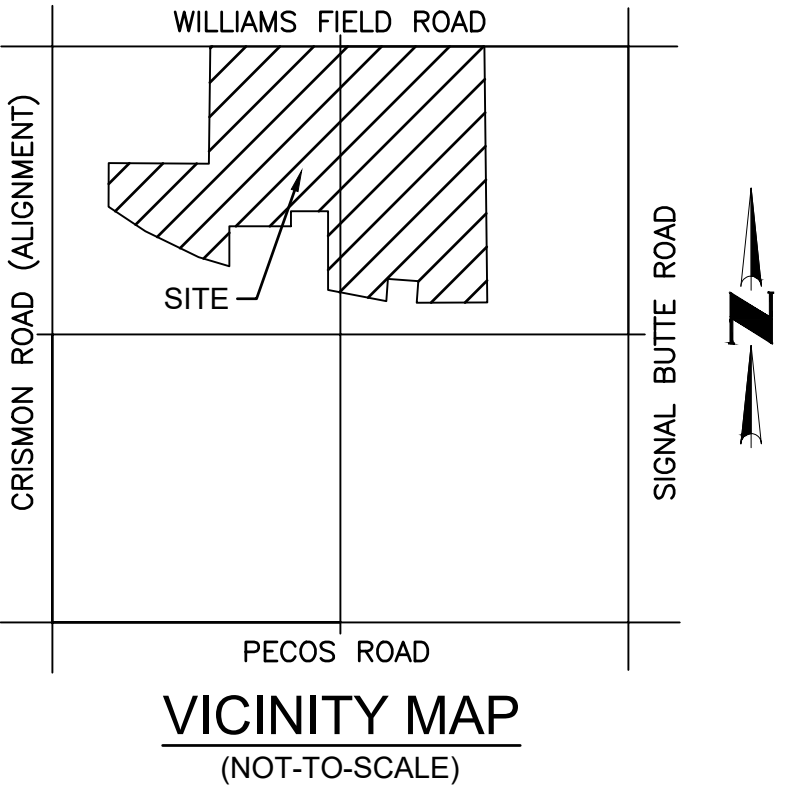
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PRELIMINARY PLAT FOR AVALON CROSSING

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	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

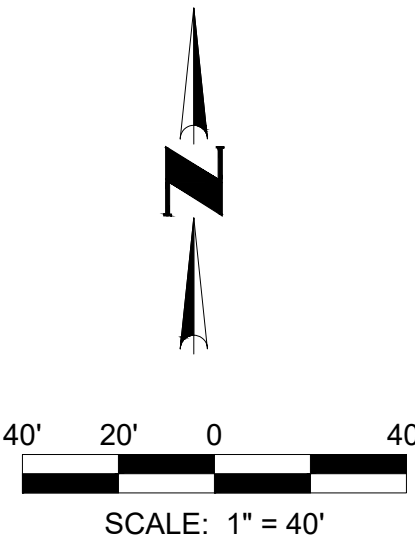


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Professional Engineer Seal for Ryan Weed, State of Arizona, License No. 37325, dated 5/21/21.

SHEET
08 OF 24

RECORD ID #

DATE: 5/21/2021

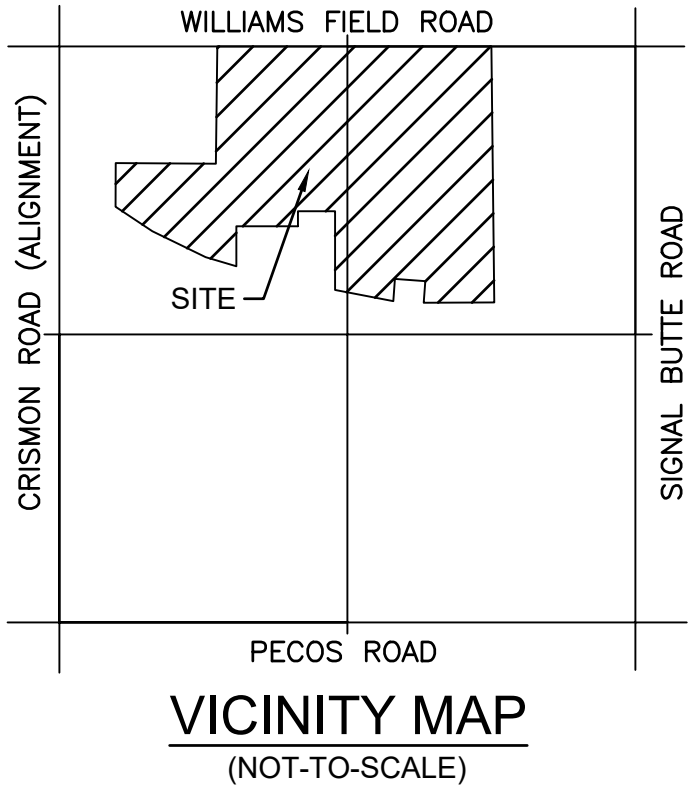
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AVALON CROSSING

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MERIDIAN,
MARICOPA COUNTY, ARIZONA

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2801 EAST CAMELBACK RD.
SUITE 450
PHOENIX, AZ 85016
PHONE: (602) 268-8181
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

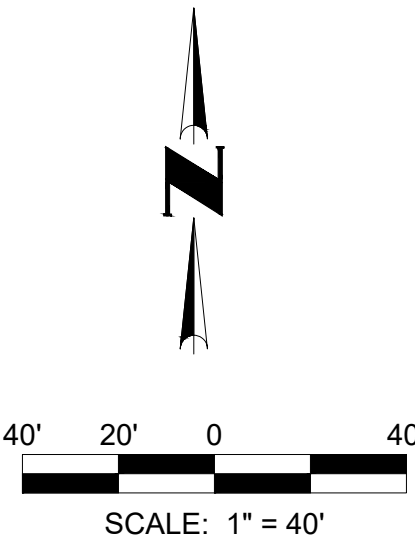


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SHEET
09 OF **24**

RECORD ID #

DATE: 5/21/2021

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MATCH LINE SEE SHEET 21

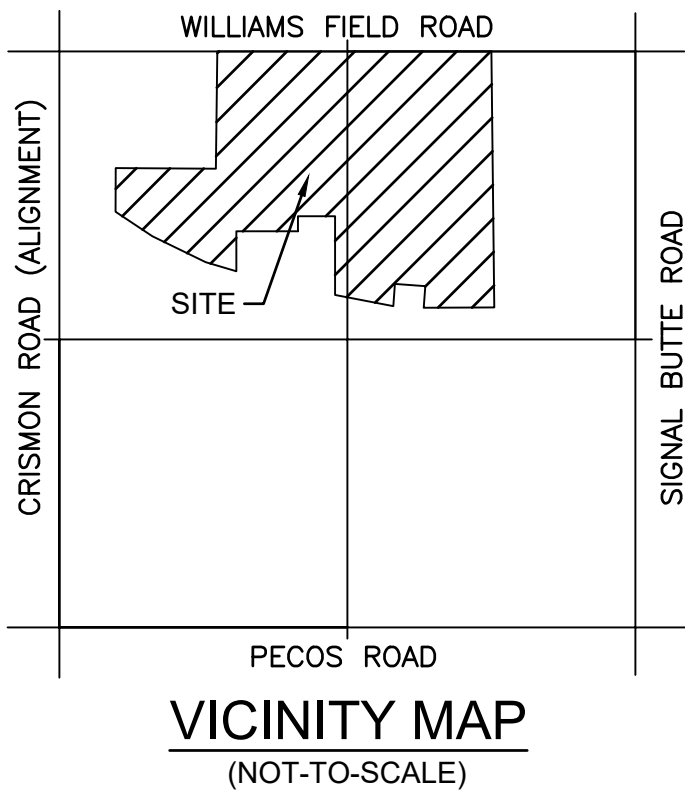
NOT A PART

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,
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 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

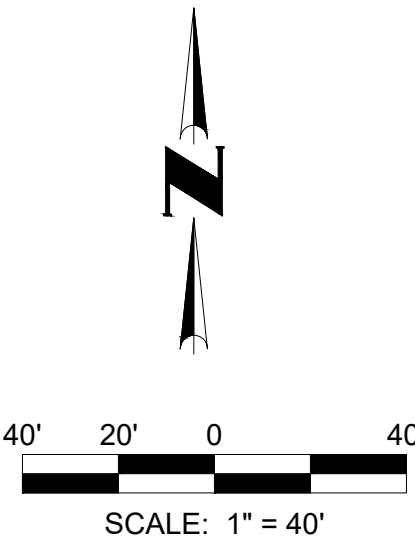
- | | |
|--|---|
| | PROPOSED LOTS |
| | PROPOSED ROW |
| | PROPOSED CENTER LINE |
| | (S.V.T.) SIGHT VISIBILITY TRIANGLE |
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SHEET
10 OF 24

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 07

MATCH LINE SEE SHEET 12

PARCEL F1

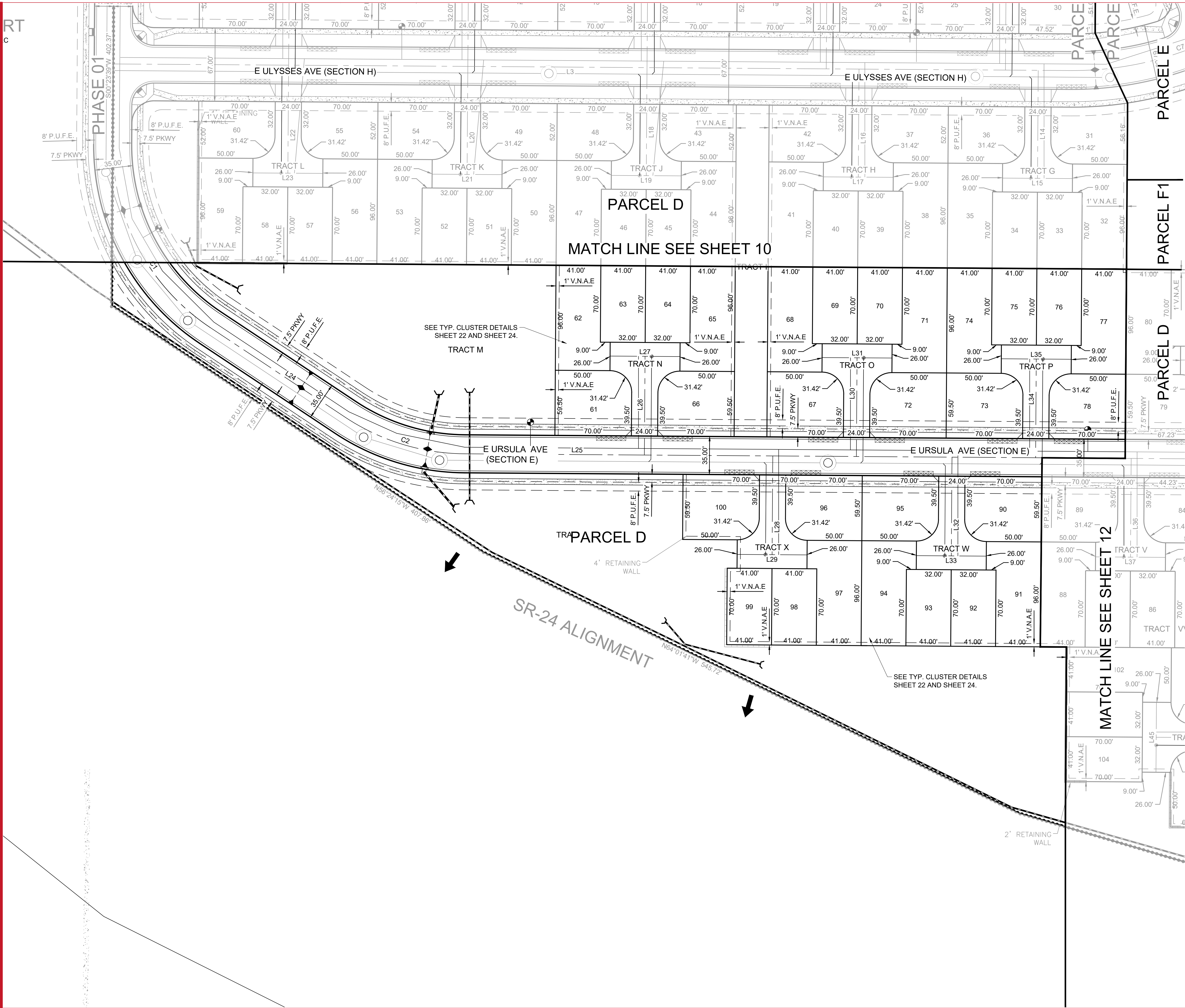
PARCEL D

MATCH LINE SEE SHEET 11

PARCEL D

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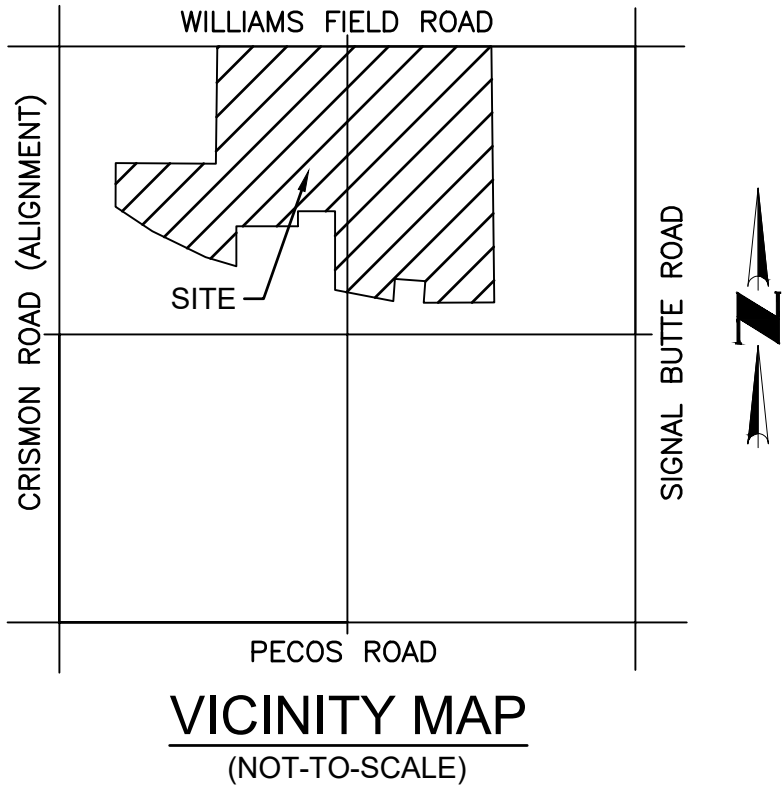
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PRELIMINARY PLAT FOR AVALON CROSSING

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

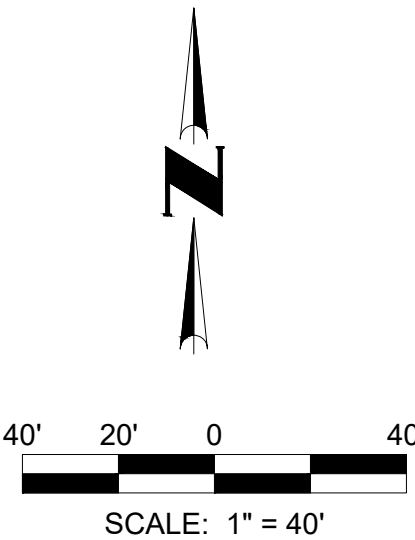
OWNER / DEVELOPER	SUBDIVIDER	CVL DESIGN TEAM
PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 288-8181 CONTACT: ANDREW COHN	SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	COE AND VAN LOO L.L.C.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



LEGEND	
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SHEET
11 OF 24

RECORD ID #

DATE: 5/21/2021

MATCH LINE
SEE SHEET 10

SEE TYP. CLUSTER DETAILS
SHEET 22 AND SHEET 24.

PARCEL D

MATCH LINE SEE SHEET 11

RETAINING
WALL

N73°36'31"W 750.24'

SEE TYP. CLUSTER DETAILS
SHEET 22 AND SHEET 24.

PARCEL D
PARCEL F2

TEMP. ALL-WEATHER SURFACE
TO BE BUILT PRIOR TO HOMES
BEING BUILT.

MATCH LINE SEE SHEET 09

PARCEL F2

PARCEL F2

PARCEL F1

E URSULA AVE (SECTION E)

E URSULA AVE
(SECTION E)

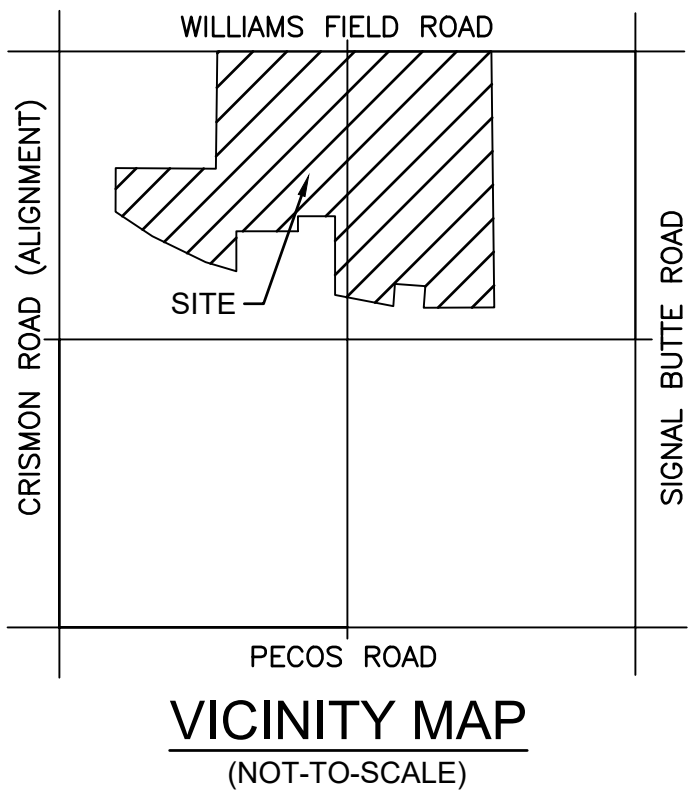
MATCH LINE
SEE SHEET 13

MATCH LINE SEE SHEET 14

PRELIMINARY PLAT FOR AVALON CROSSING

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MERIDIAN,
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OWNER / DEVELOPER	SUBDIVIDER	CVL DESIGN TEAM
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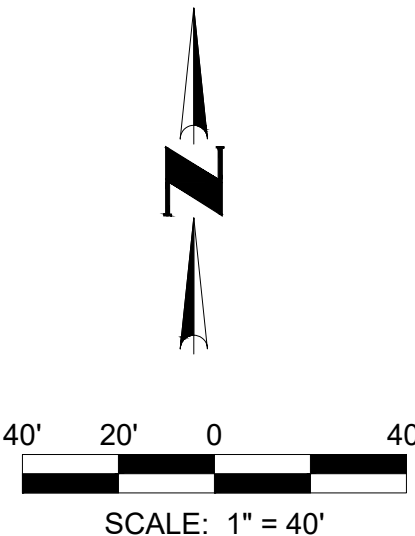


LEGEND

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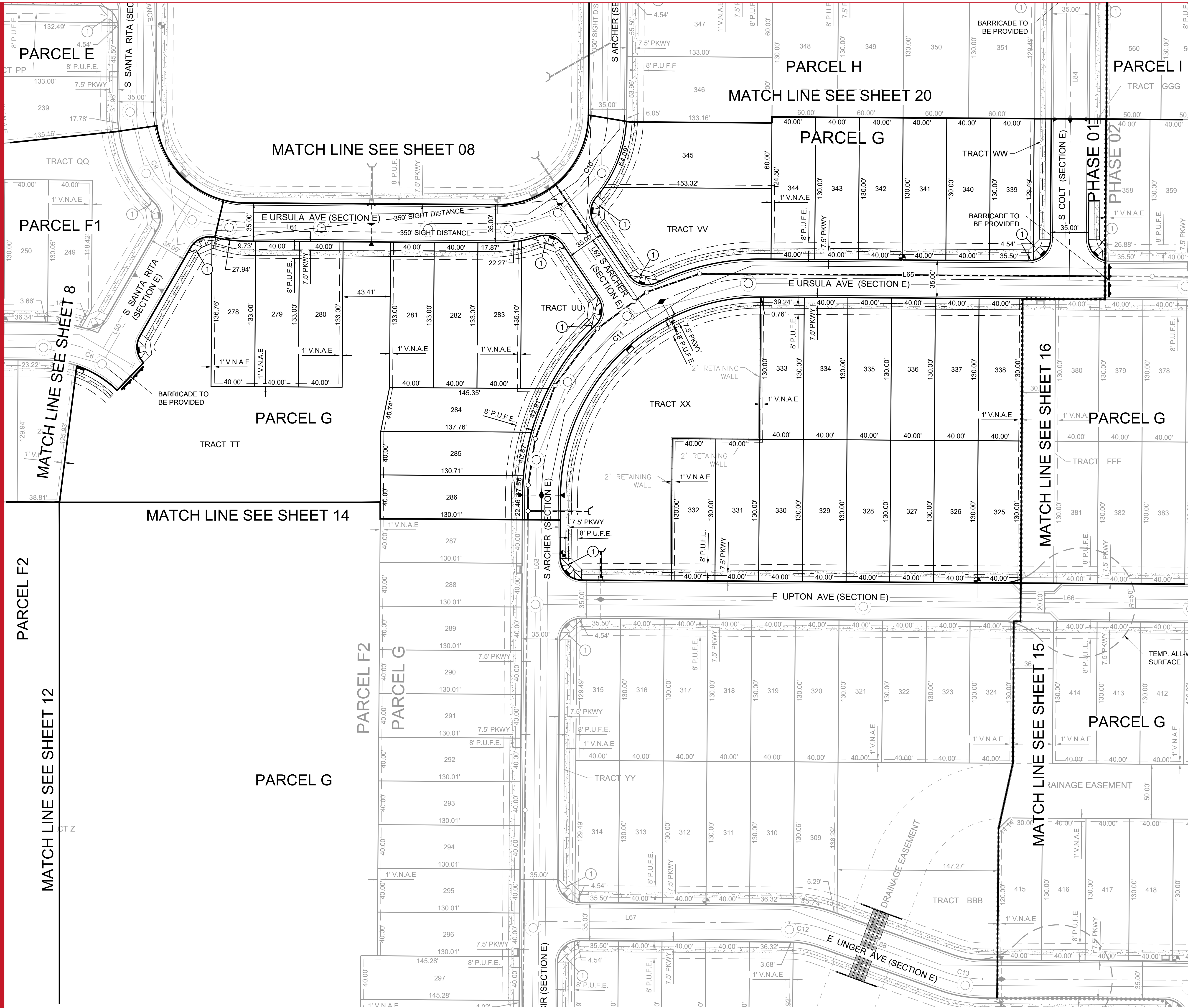


SHEET
12 OF **24**

RECORD ID #

DATE: 5/21/2021

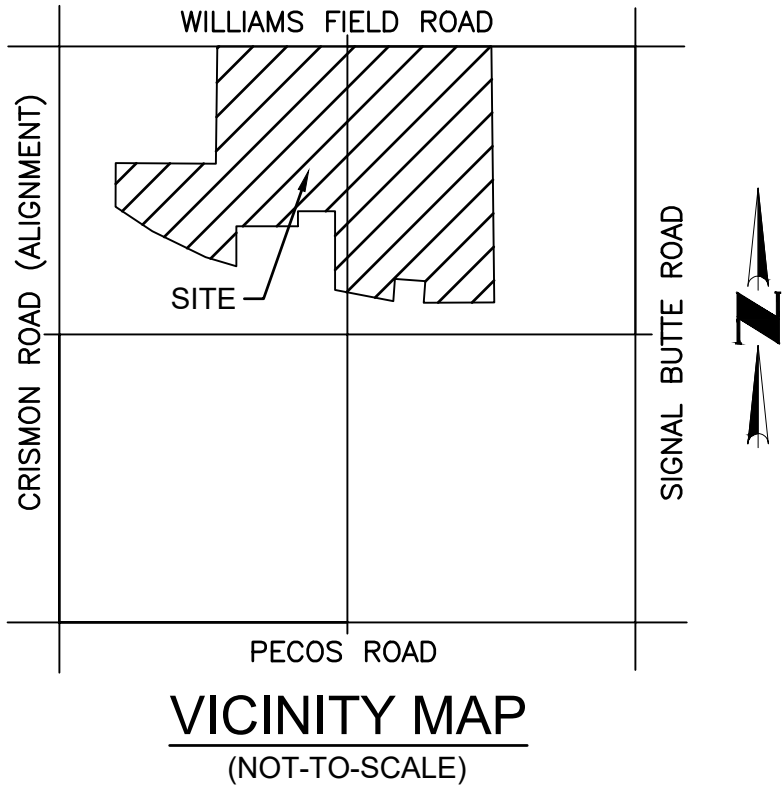
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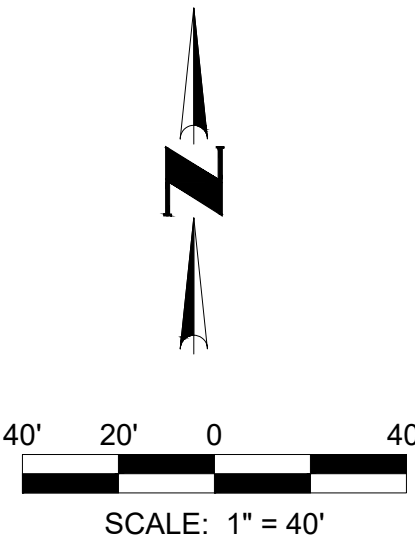
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SHEET
13 OF 24

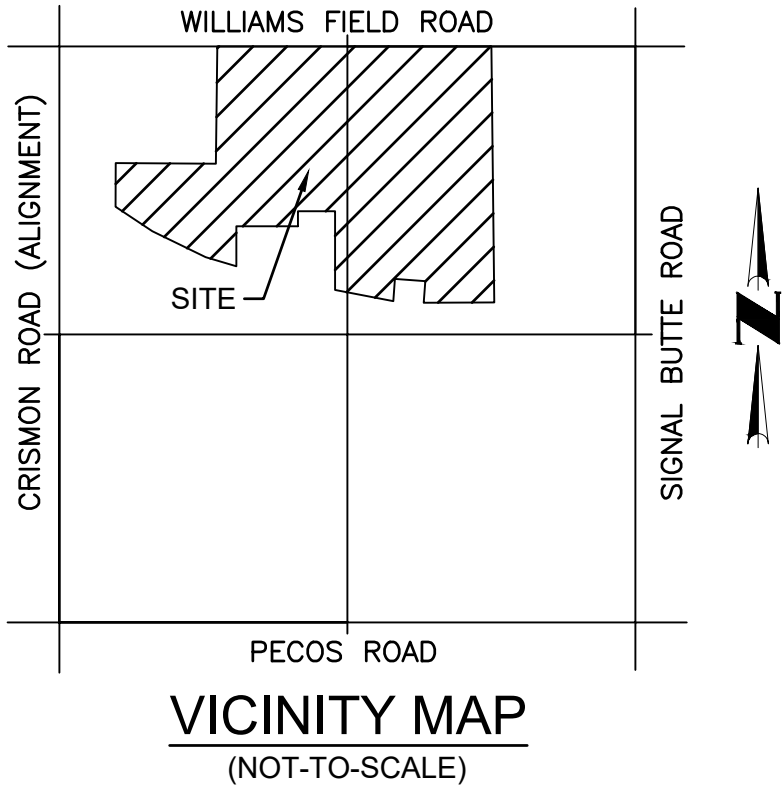
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MARICOPA COUNTY, ARIZONA

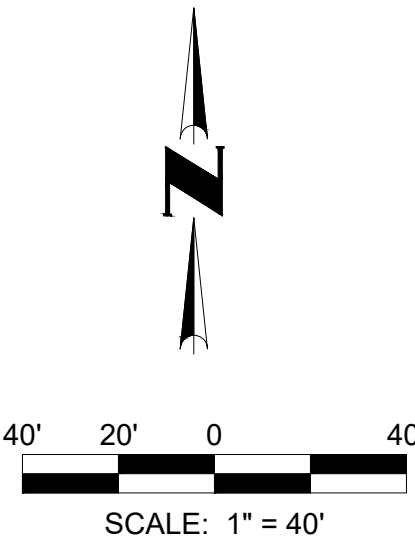
OWNER / DEVELOPER PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 268-8181 CONTACT: ANDREW COHN	SUBDIVIDER SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 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
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) 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	

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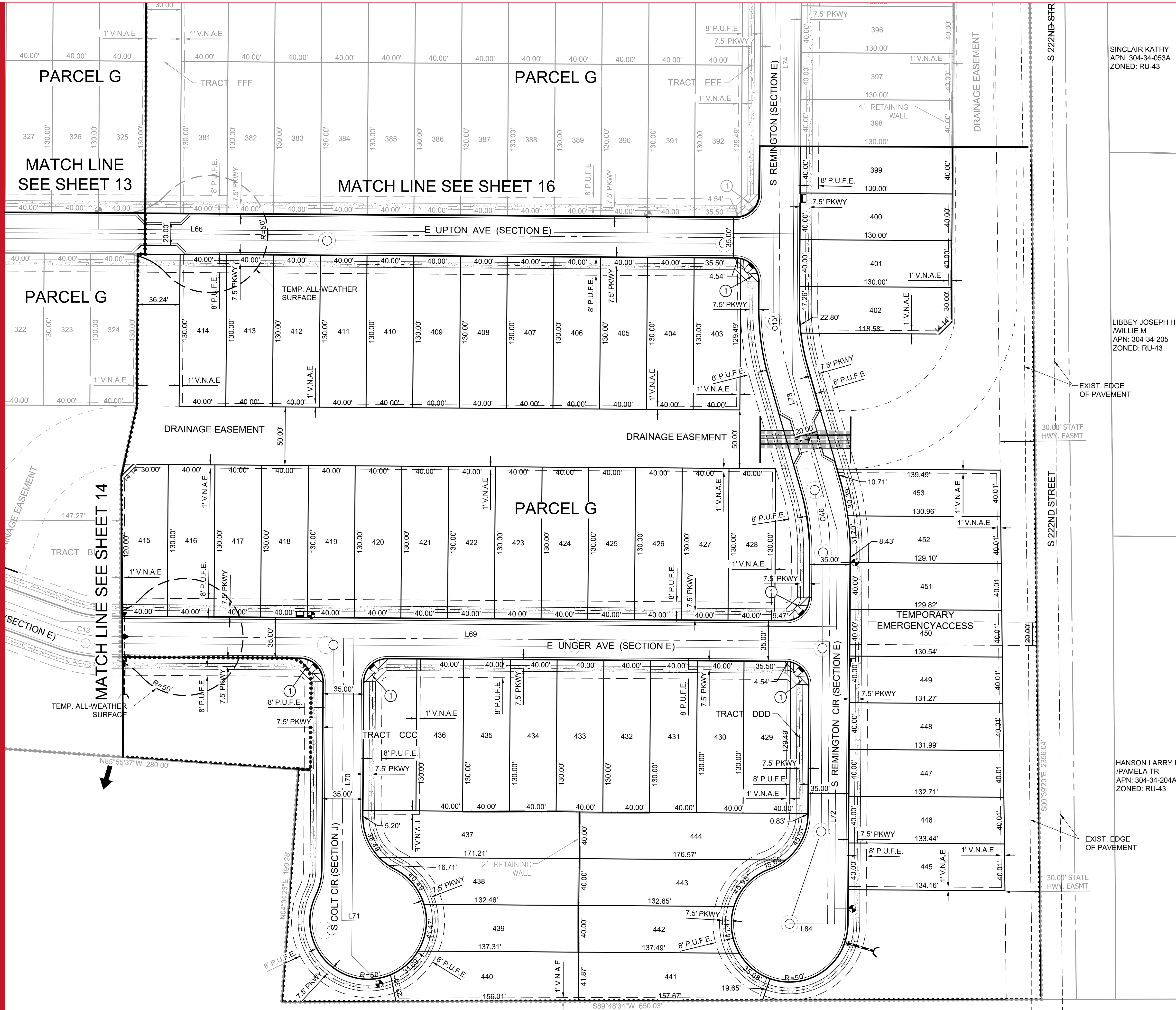


SHEET
14 OF **24**

RECORD ID #

DATE: 5/21/2021

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SINCLAIR KATHY
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ZONED: RU-43

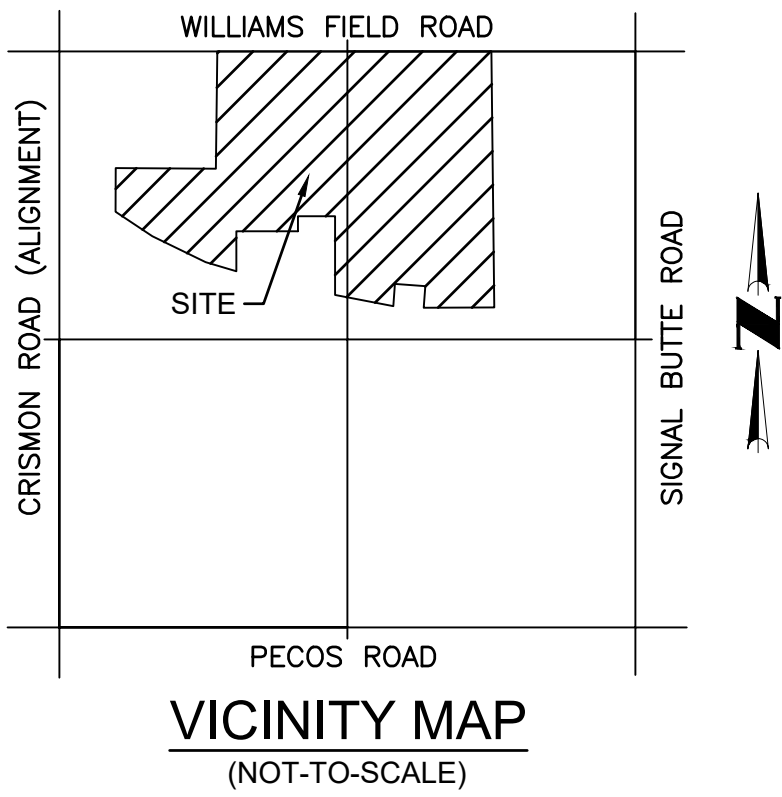
LIBBEY JOSEPH H
/WILLIE M
APN: 304-34-205
ZONED: RU-43

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

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	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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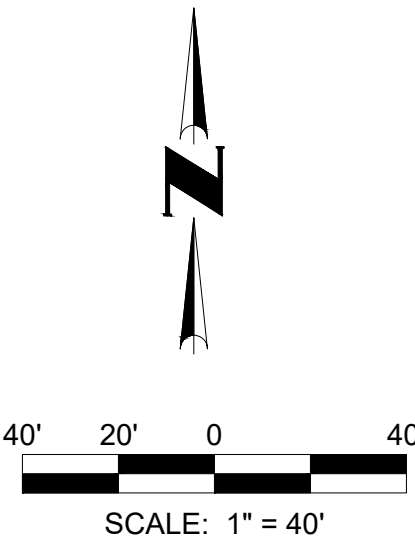
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**SHEET
15 OF 24**

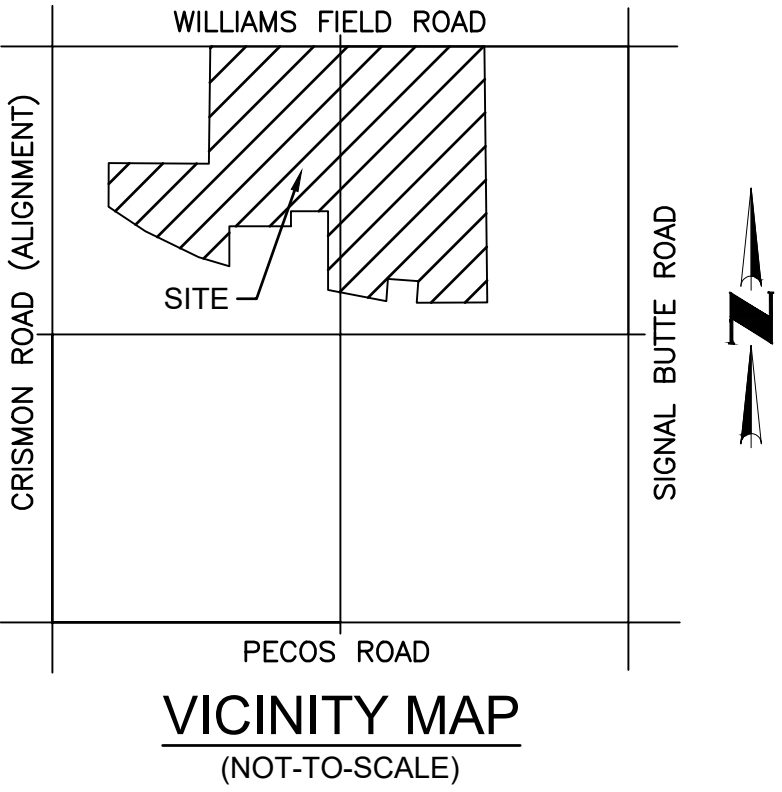
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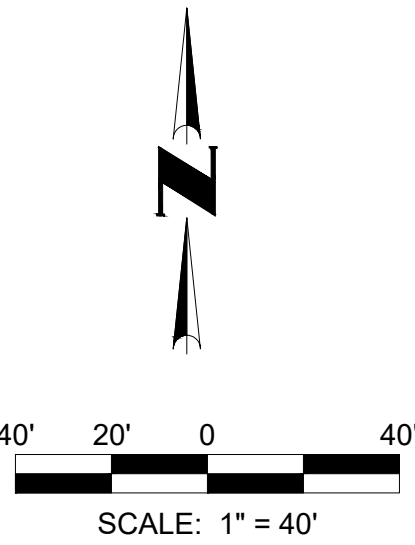
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**SHEET
16 OF 24**

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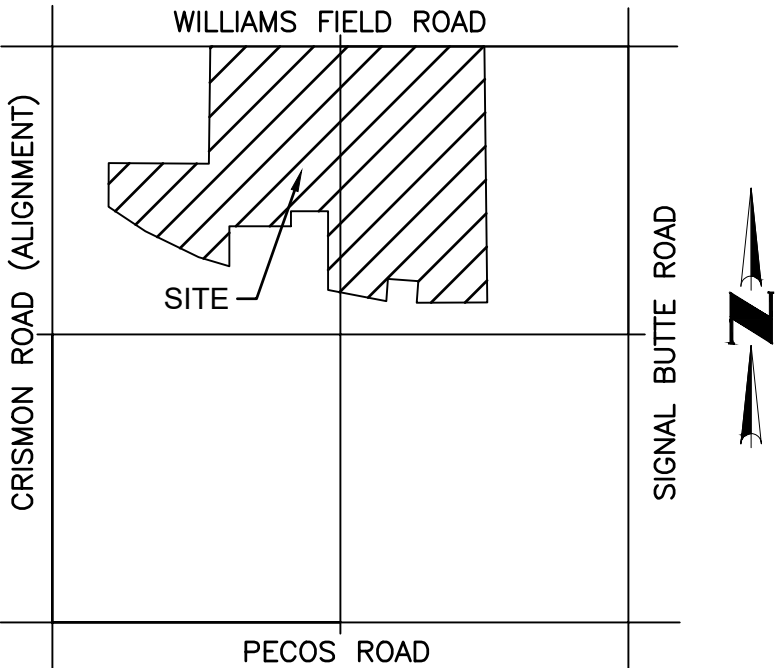
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

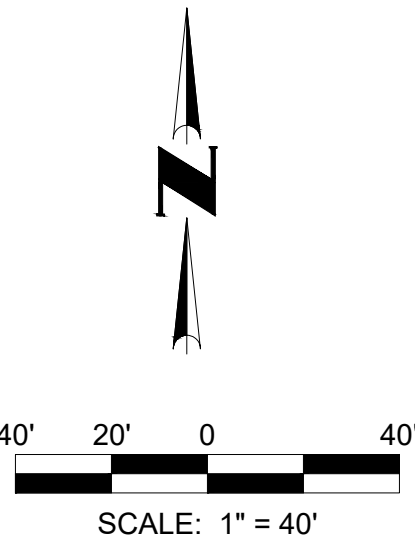
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17 OF **24**

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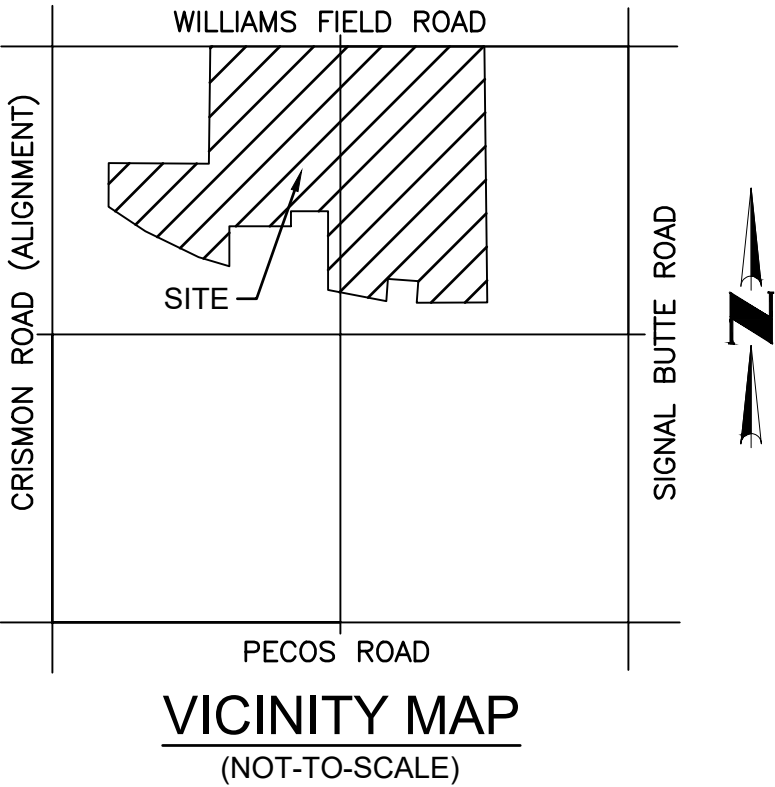
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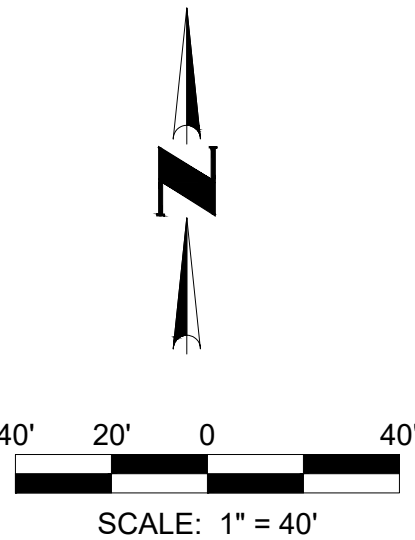
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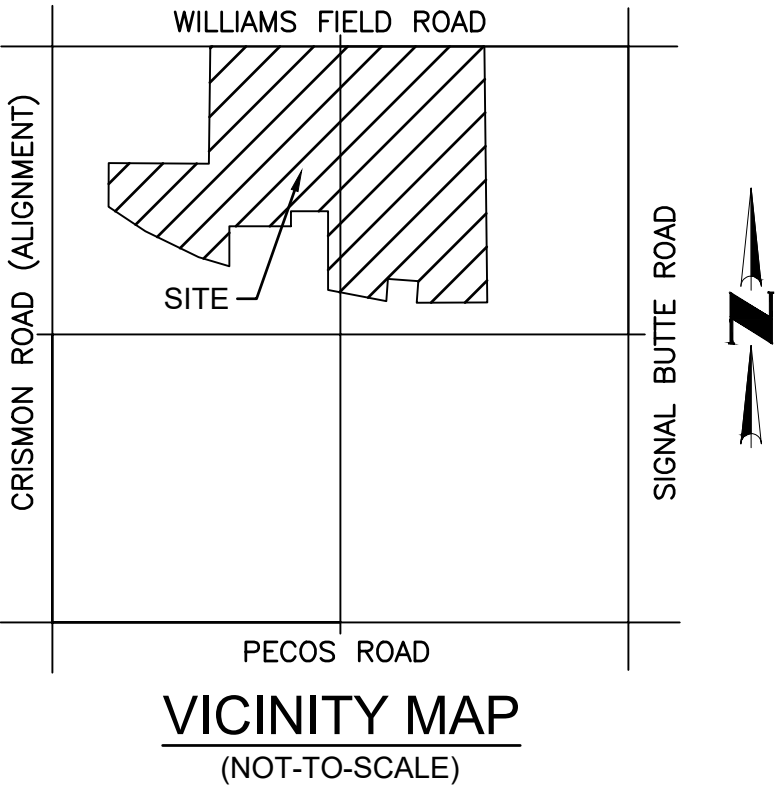
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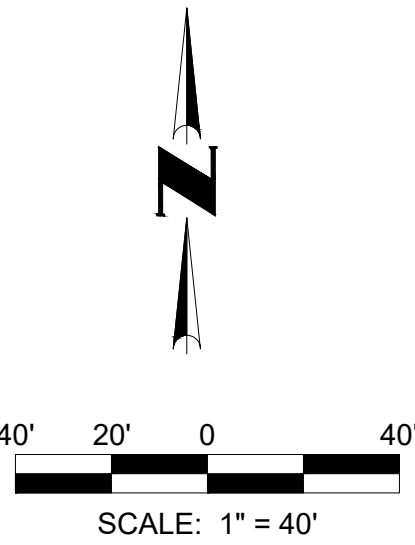
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SHEET
19 OF 24

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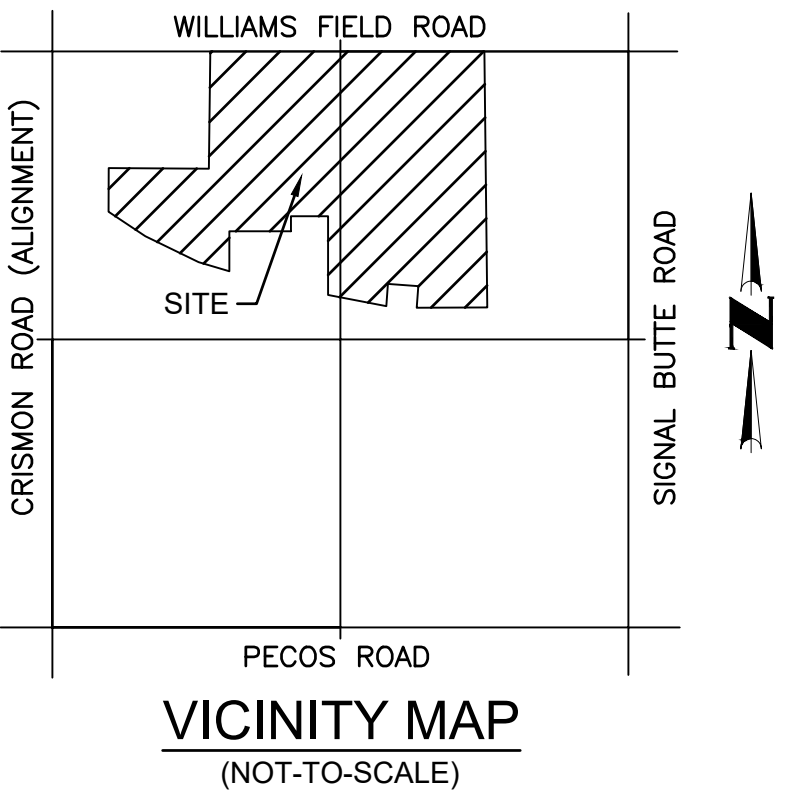
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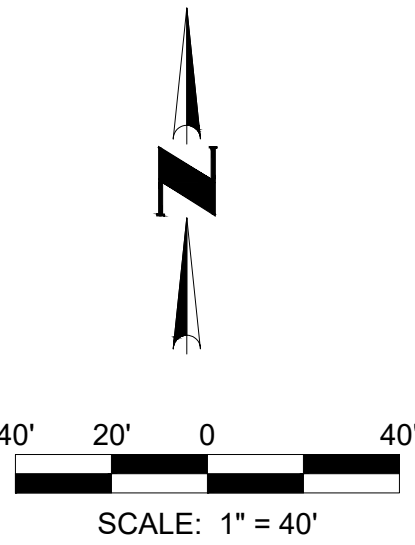
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SHEET
20 OF **24**

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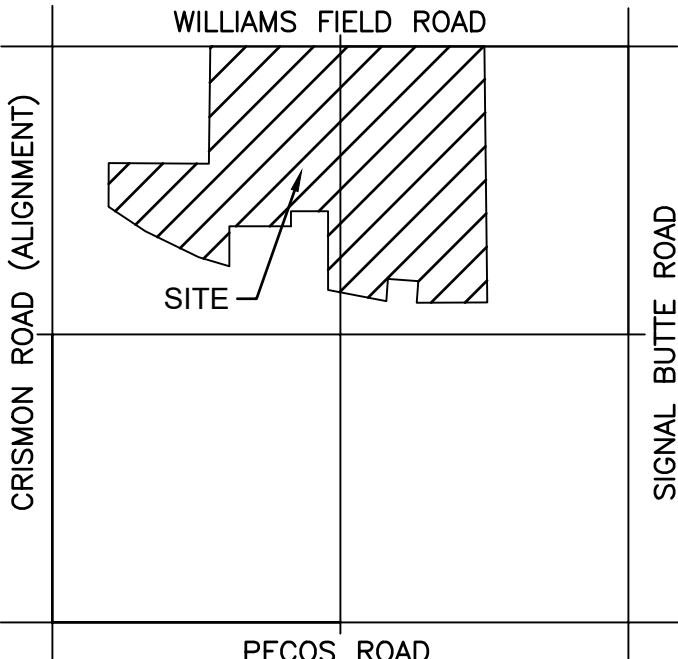
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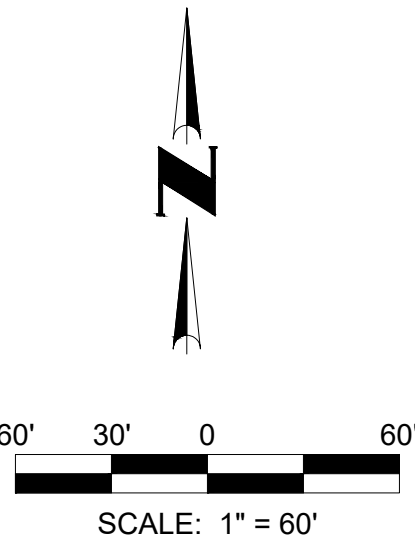
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SHEET
21 OF 24

RECORD ID #

DATE: 5/21/2021

MATCH LINE
SEE SHEET 10

NOT A PART

MATCH LINE
SEE SHEET 06

MATCH LINE
SEE SHEET 10

S LABELLE ROW (WEST HALF) TO BE RECORDED BY SEPARATE INSTRUMENT

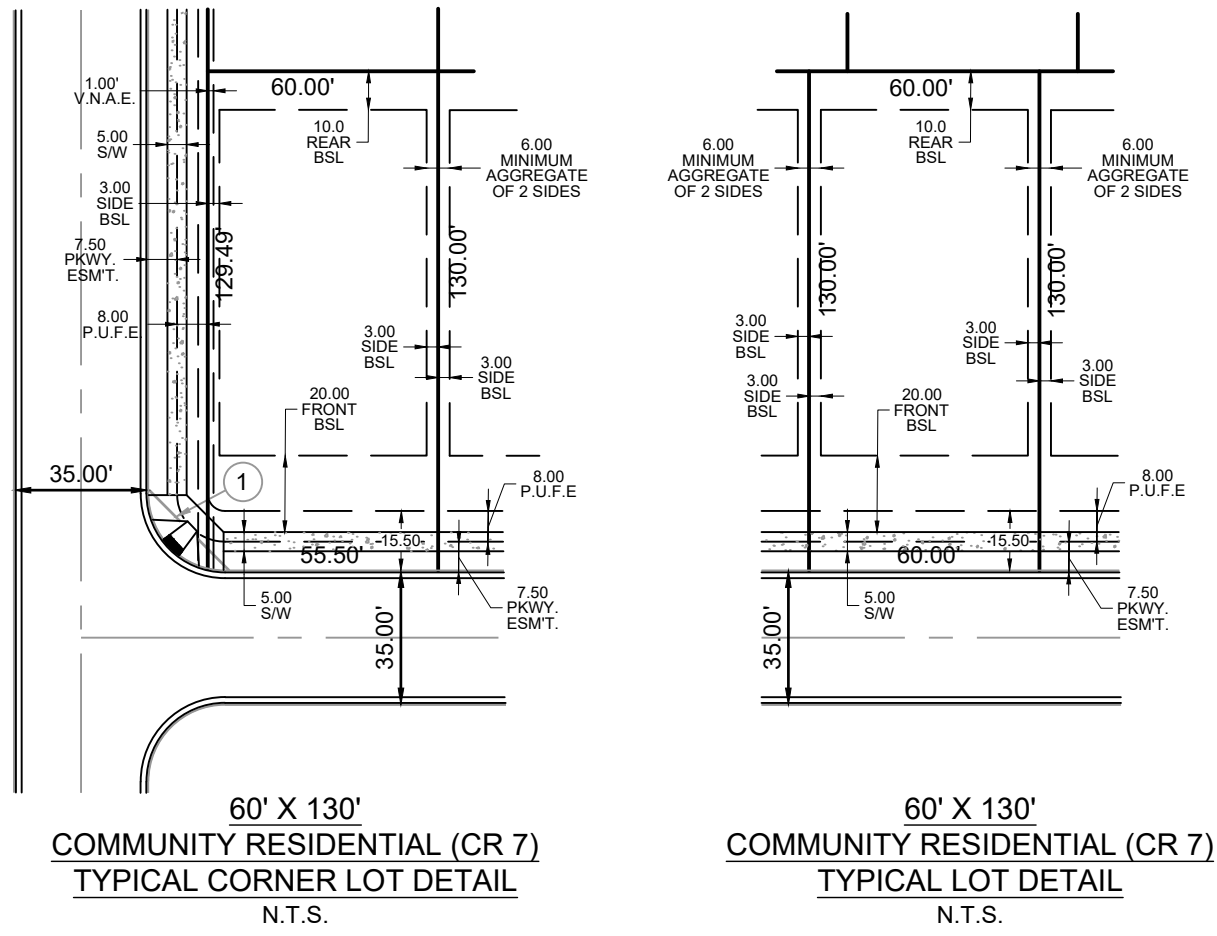
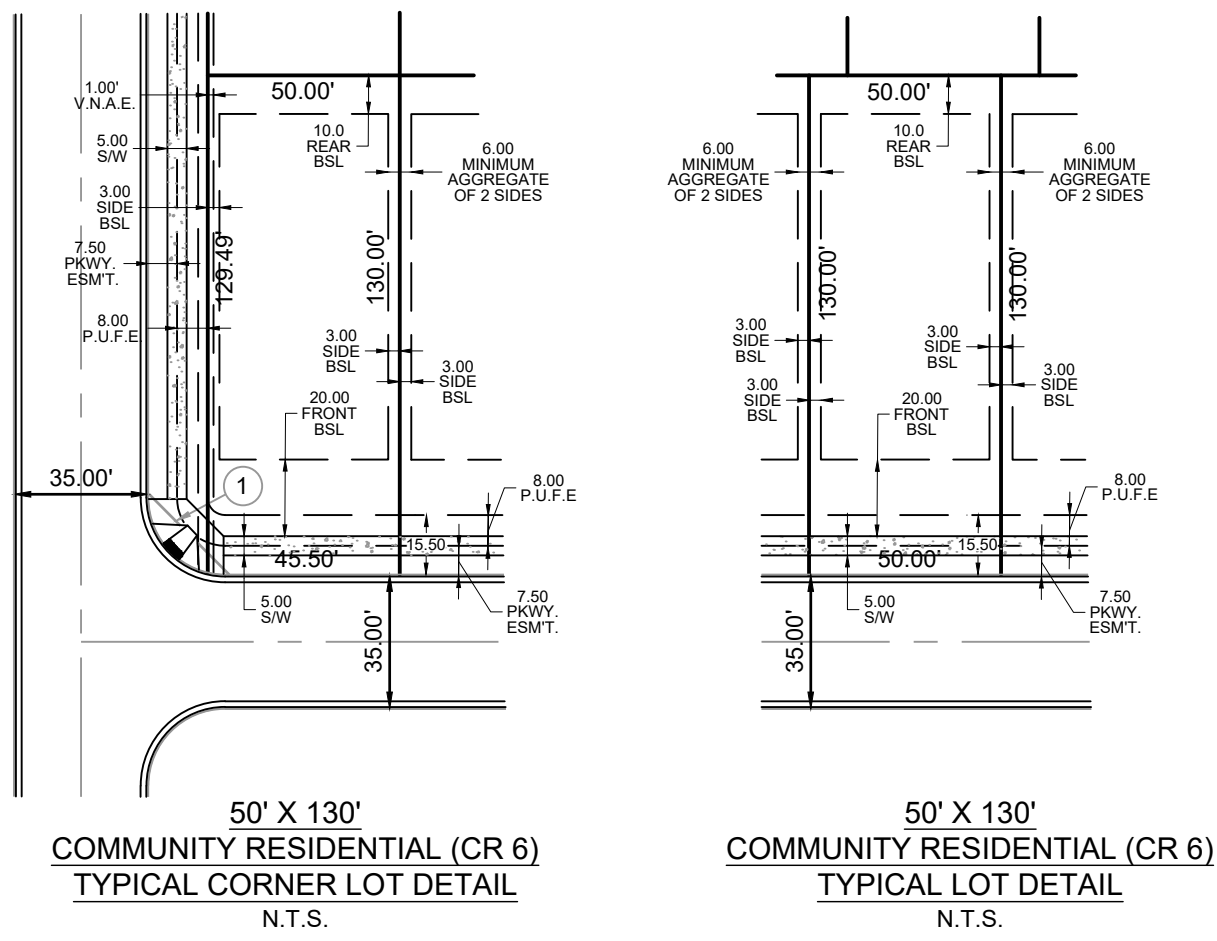
S LABELLE ROW TO BE RECORDED BY SEPARATE INSTRUMENT

CRISMON RD. ROW TO BE RECORDED BY SEPARATE INSTRUMENT

E UNITY AVE ROW TO BE RECORDED BY SEPARATE INSTRUMENT

WILLIAMS FIELD RD. ROW TO BE RECORDED BY SEPARATE INSTRUMENT

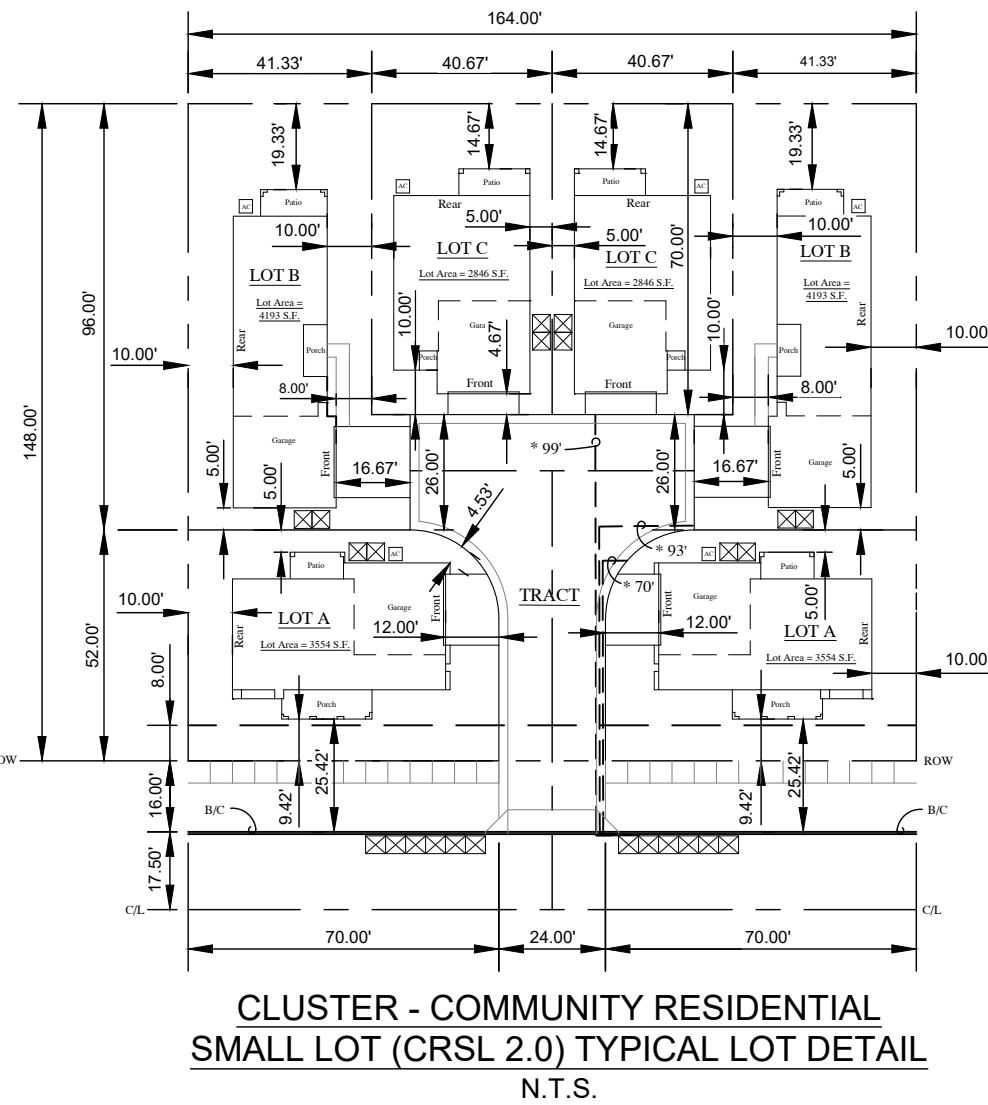
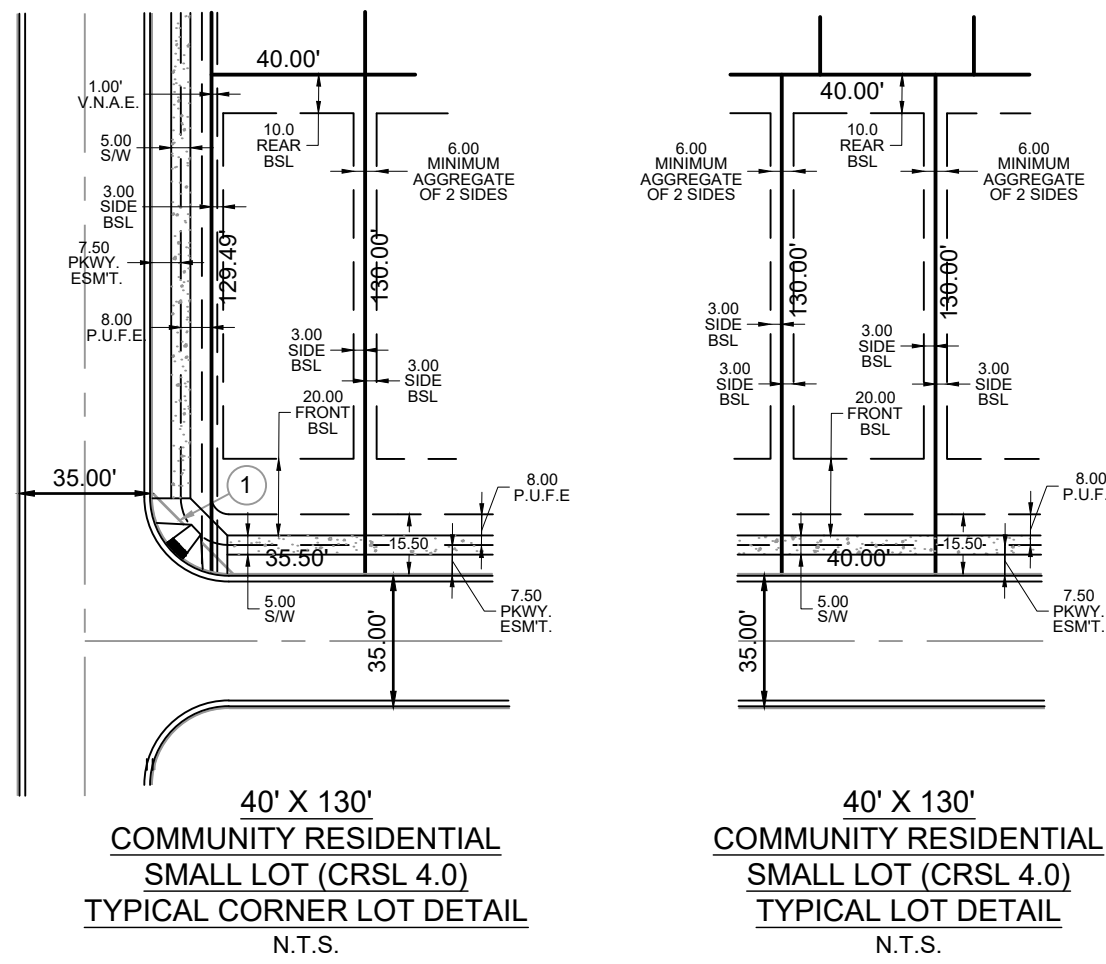
WILLIAMS FIELD RD. ROW TO BE RECORDED BY SEPARATE INSTRUMENT



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 – (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

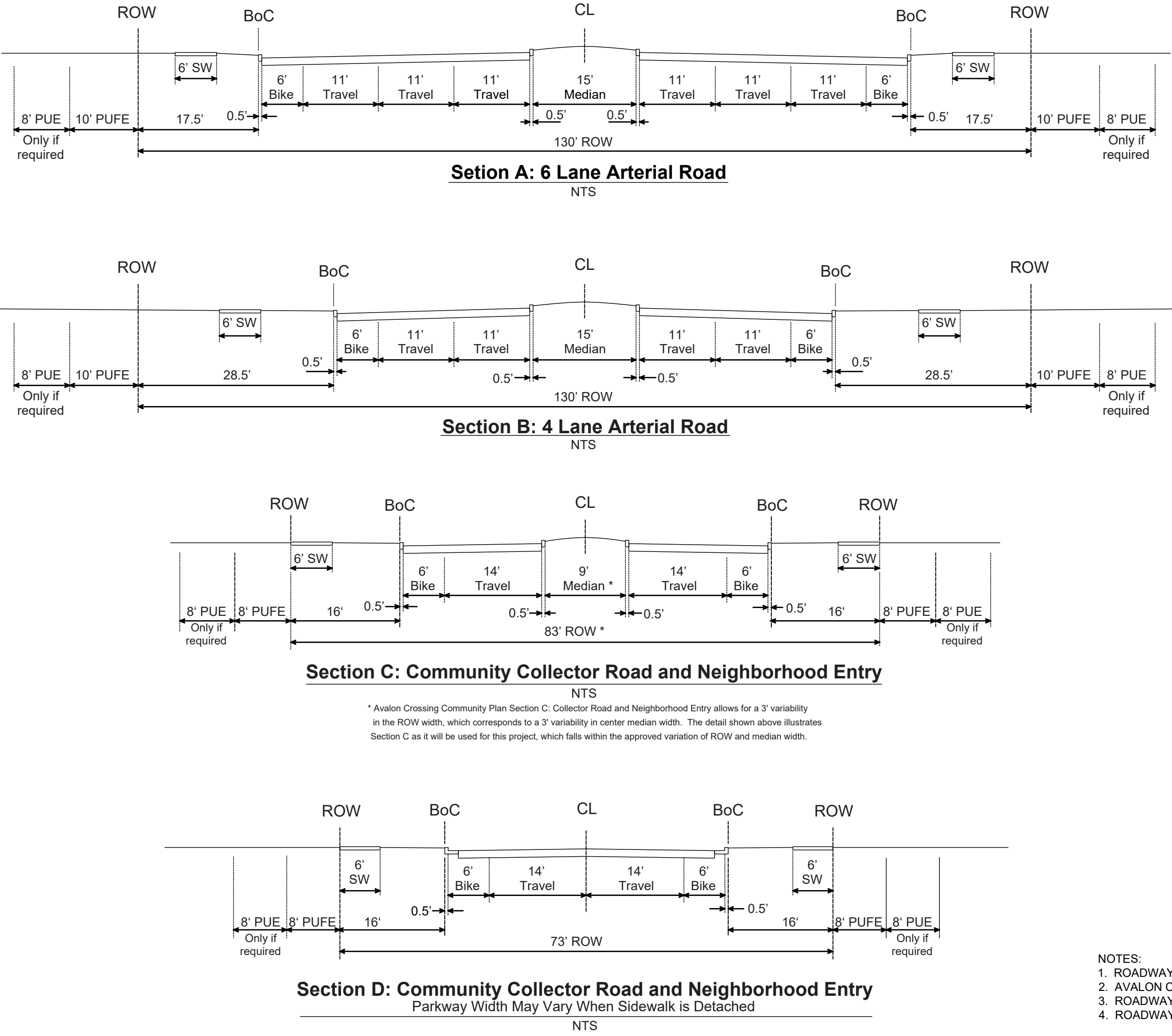
- (1*) As measured from Property Line
(2*) Measured from B/W to face of garage door.
(3*) If landscape Tract of 10' in width or greater is adjacent to the arterials street, then this standard does not apply, and typical rear yard standard shall be used.



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.

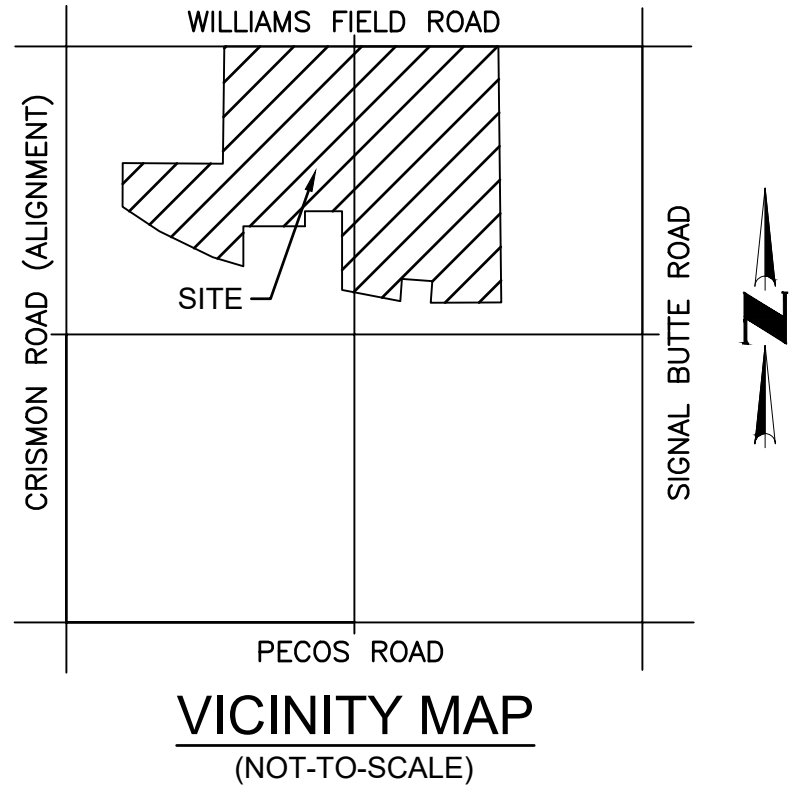


- NOTES:
1. ROADWAY SECTIONS A, B, C, D, & E PER AVALON CROSSING COMMUNITY PLAN PAGE 221.
2. AVALON CROSSING COMMUNITY PLAN ROADWAY SECTIONS G & F NOT USED.
3. ROADWAY SECTIONS H, I, AND J TO BE APPROVED FOR USE BY CITY OF MESA.
4. ROADWAY SECTION H FOR USE BETWEEN S. LABELLE AND S. SANTA RITA.

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 GAINIE 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' PUF (PUF) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
SEWER LINE
WATER LINE
FIRE HYDRANT

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- SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE
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SHEET 23 - PARKING AND REFUSE EXHIBIT
SHEET 24 - USEABLE OPEN SPACE PLAN

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37325 RYAN WEEB
5/21/21
ARIZONA U.S.A.

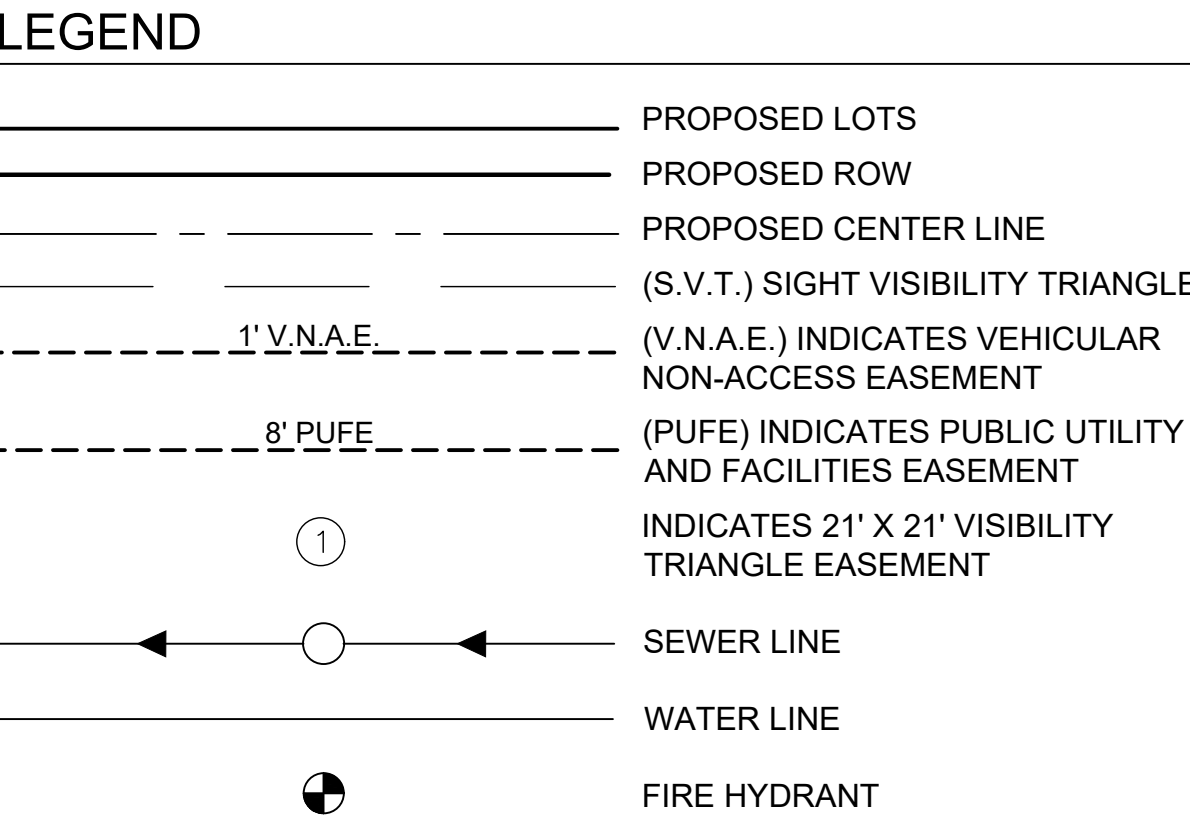
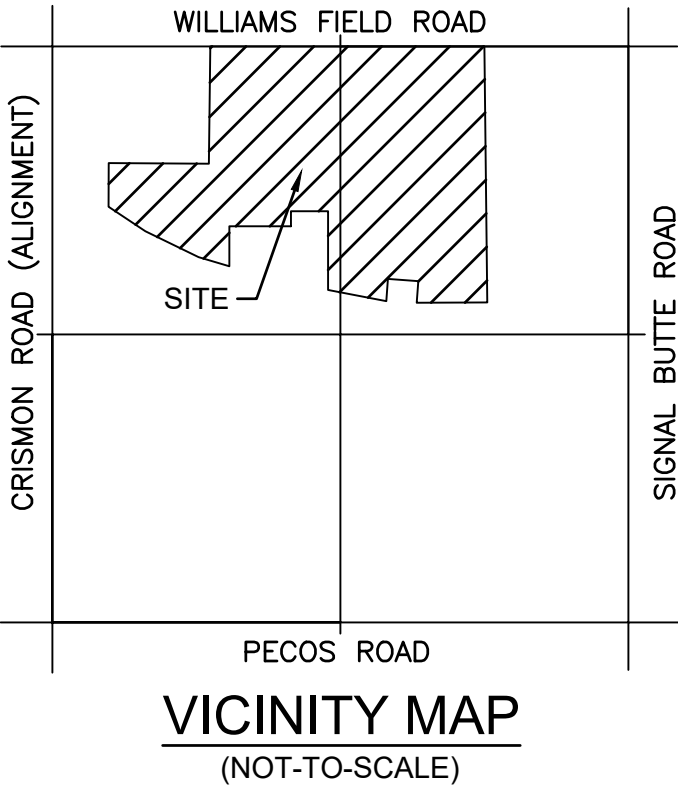
40' 20' 0 40'
SCALE: 1" = 40'

SHEET 22 OF 24
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

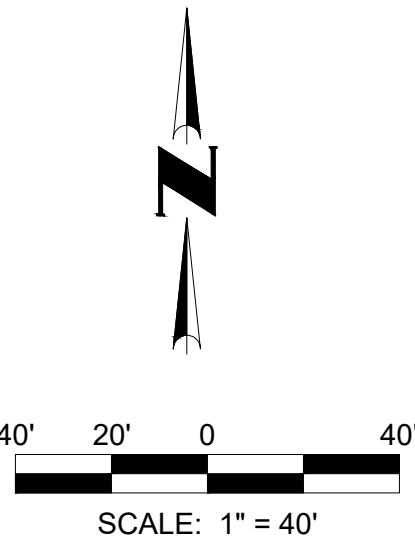
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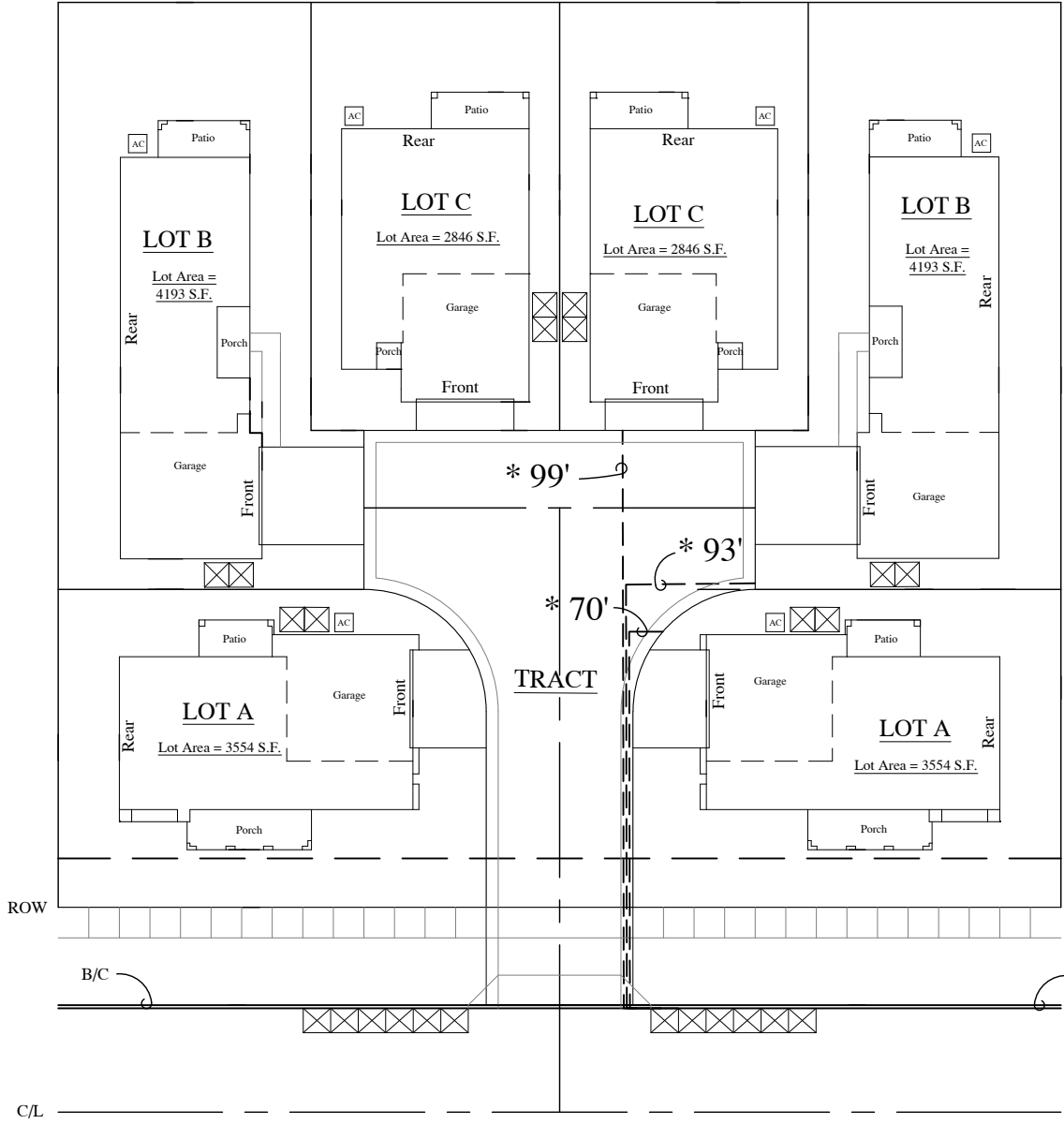
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SHEET
23 OF **24**

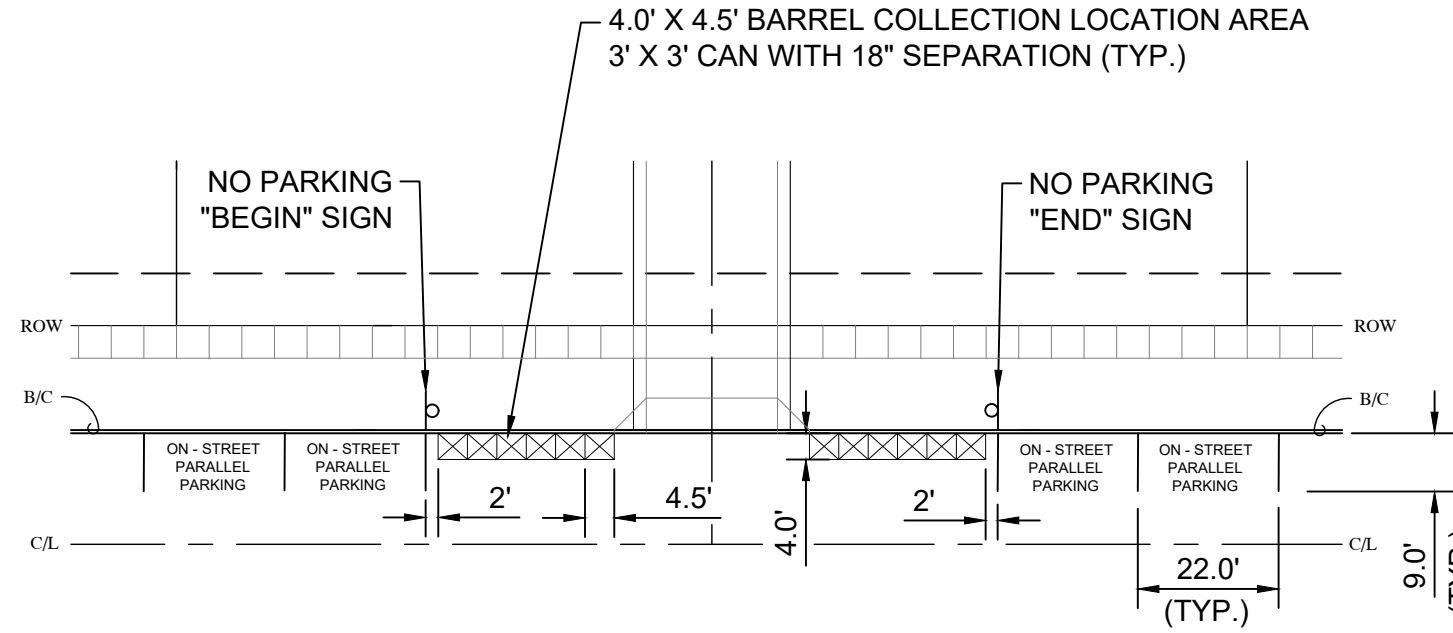
RECORD ID #

DATE: 5/21/2021



TYPICAL TRASH PATH DETAIL
SCALE: 1" = 30'

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



PARKING AND REFUSE CAN PROXIMITY EXHIBIT
SCALE: 1" = 30'

PARKING AND REFUSE EXHIBIT LEGEND

	TRASH / RECYCLE COLLECTION BARREL
	UNRESTRICTED GUEST PARKING

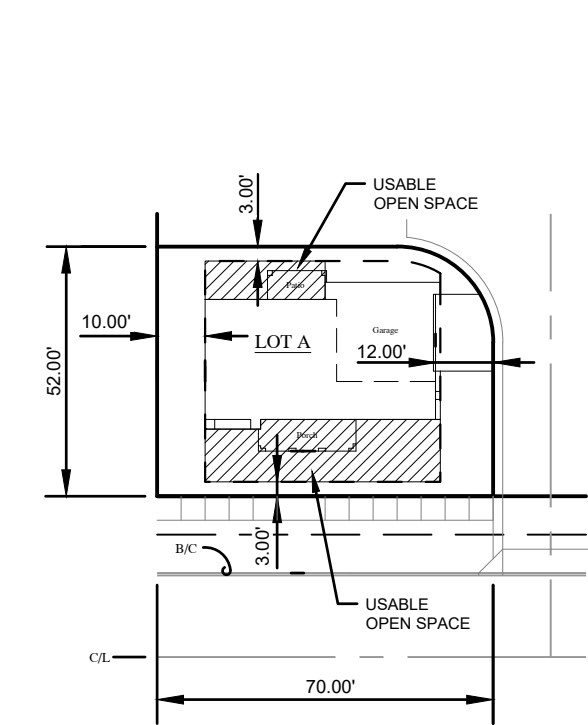
PARKING SUMMARY

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

PRELIMINARY PLAT
FOR
AVALON CROSSING

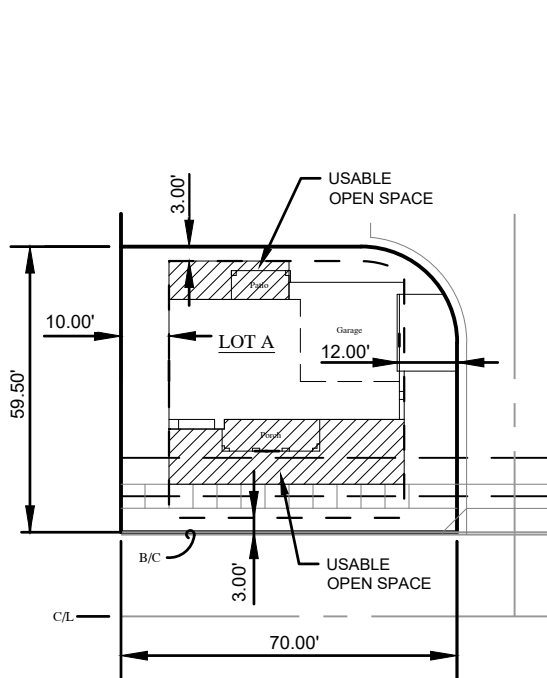
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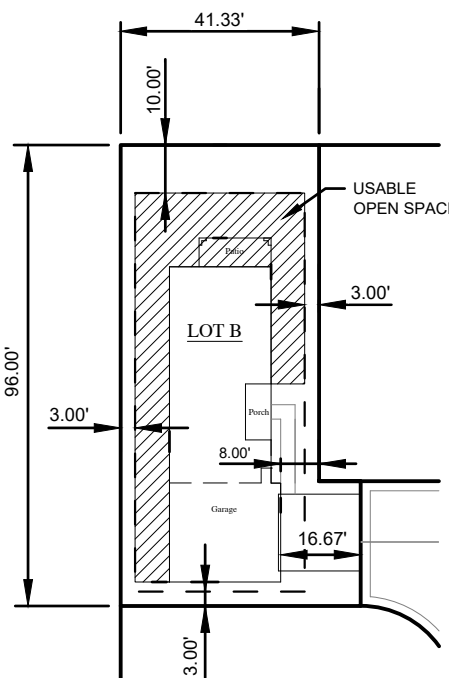
LOT TYPE "A" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)
N.T.S.

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



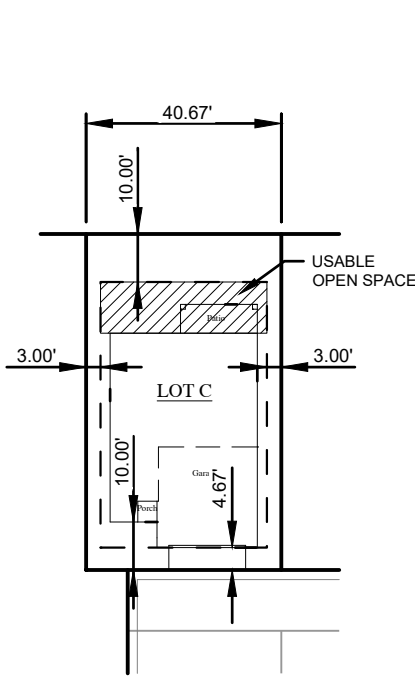
LOT TYPE "A" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)
N.T.S.

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



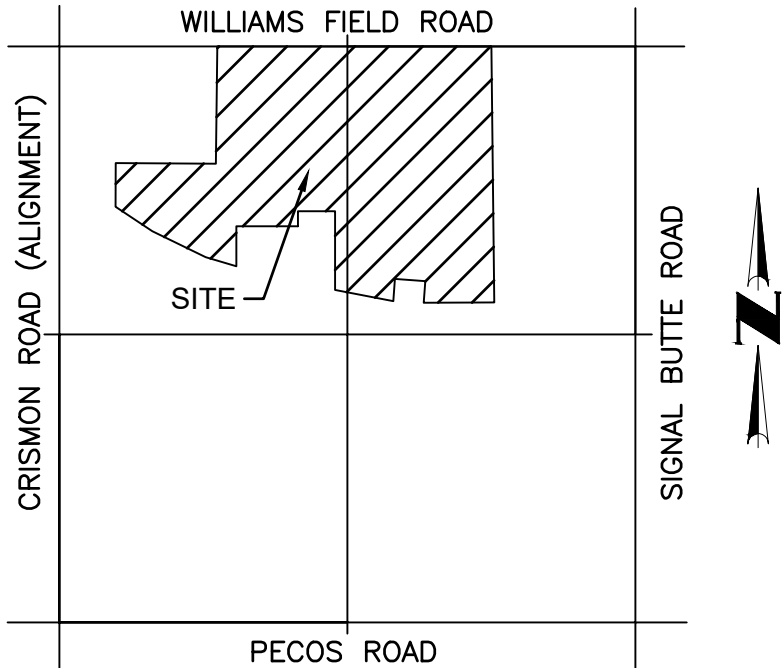
LOT TYPE "B" USABLE OPEN SPACE
CLUSTER LOT (CRSL 2.0)
N.T.S.

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

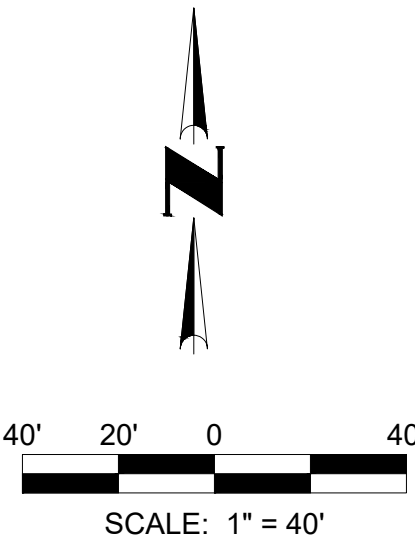
PROPOSED LOTS	PROPOSED ROW	PROPOSED CENTER LINE	(S.V.T.) SIGHT VISIBILITY TRIANGLE	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT	SEWER LINE	WATER LINE	FIRE HYDRANT
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