

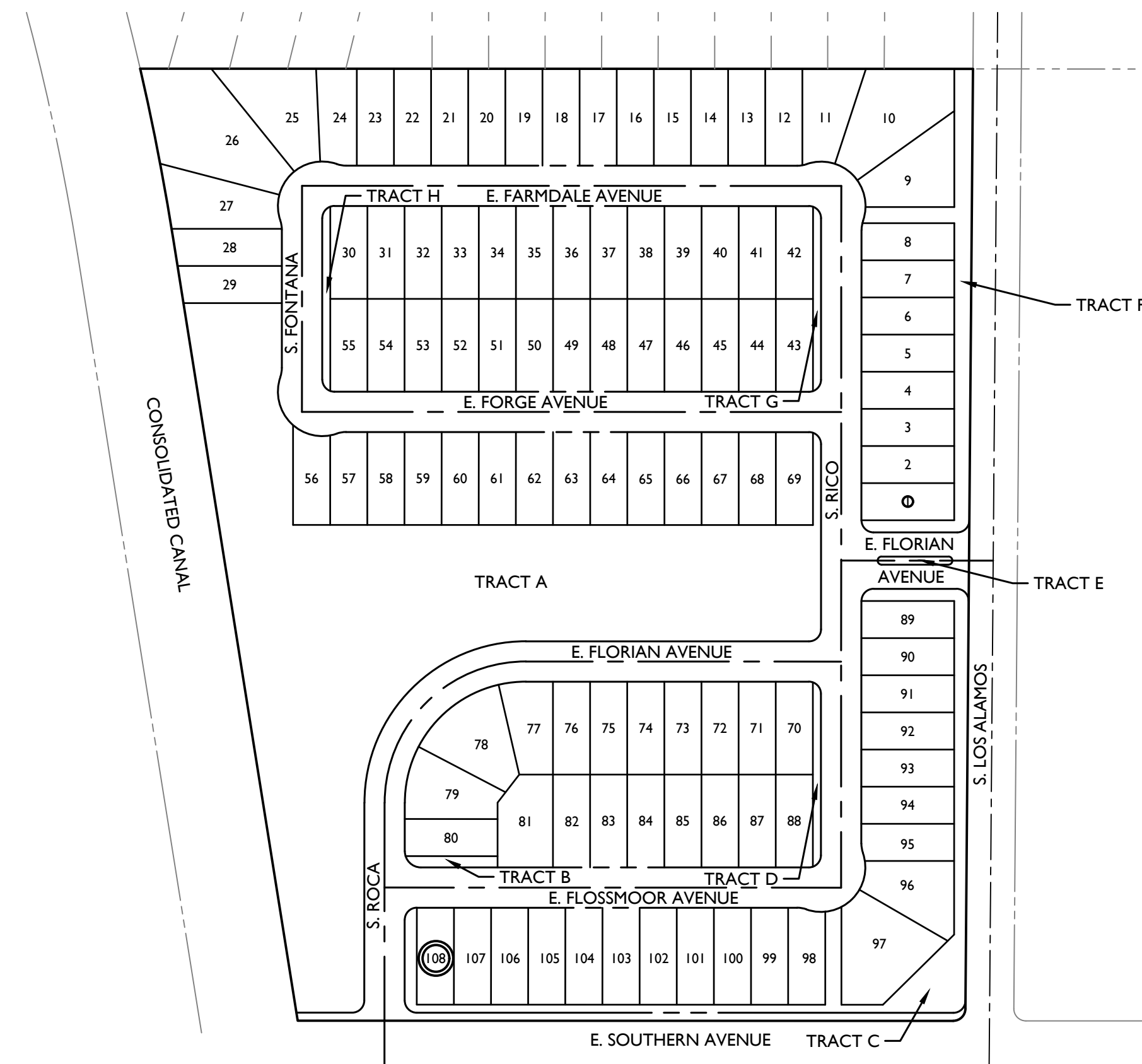
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	5290.00	26	17623.16	51	5290.00	76	5290.00	101	5520.00
2	5290.00	27	8480.96	52	5290.00	77	6275.16	102	5520.00
3	5290.00	28	6111.47	53	5290.00	78	9321.78	103	5520.00
4	5290.00	29	5774.08	54	5290.00	79	7496.69	104	5520.00
5	5290.00	30	5288.59	55	5288.59	80	5288.06	105	5520.00
6	5290.00	31	5290.00	56	5215.29	81	7422.84	106	5520.00
7	5290.00	32	5290.00	57	5257.40	82	5290.00	107	5520.00
8	5287.03	33	5290.00	58	5290.00	83	5290.00	108	5520.00
9	8906.25	34	5290.00	59	5290.00	84	5290.00		
10	12646.94	35	5290.00	60	5290.00	85	5290.00		
11	6941.11	36	5290.00	61	5290.00	86	5290.00		
12	5518.74	37	5290.00	62	5290.00	87	5290.00		
13	5520.00	38	5290.00	63	5290.00	88	5288.59		
14	5520.00	39	5290.00	64	5290.00	89	5290.00		
15	5520.00	40	5290.00	65	5290.00	90	5290.00		
16	5520.00	41	5290.00	66	5290.00	91	5290.00		
17	5520.00	42	5288.59	67	5290.00	92	5290.00		
18	5520.00	43	5288.59	68	5290.00	93	5290.00		
19	5520.00	44	5290.00	69	5288.59	94	5290.00		
20	5520.00	45	5290.00	70	5288.59	95	5249.49		
21	5520.00	46	5290.00	71	5290.00	96	7926.71		
22	5520.00	47	5290.00	72	5290.00	97	11841.26		
23	5520.00	48	5290.00	73	5290.00	98	5413.99		
24	5646.42	49	5290.00	74	5290.00	99	5520.00		
25	10075.41	50	5290.00	75	5290.00	100	5520.00		

629,480.37
TOTAL SQ. FT.

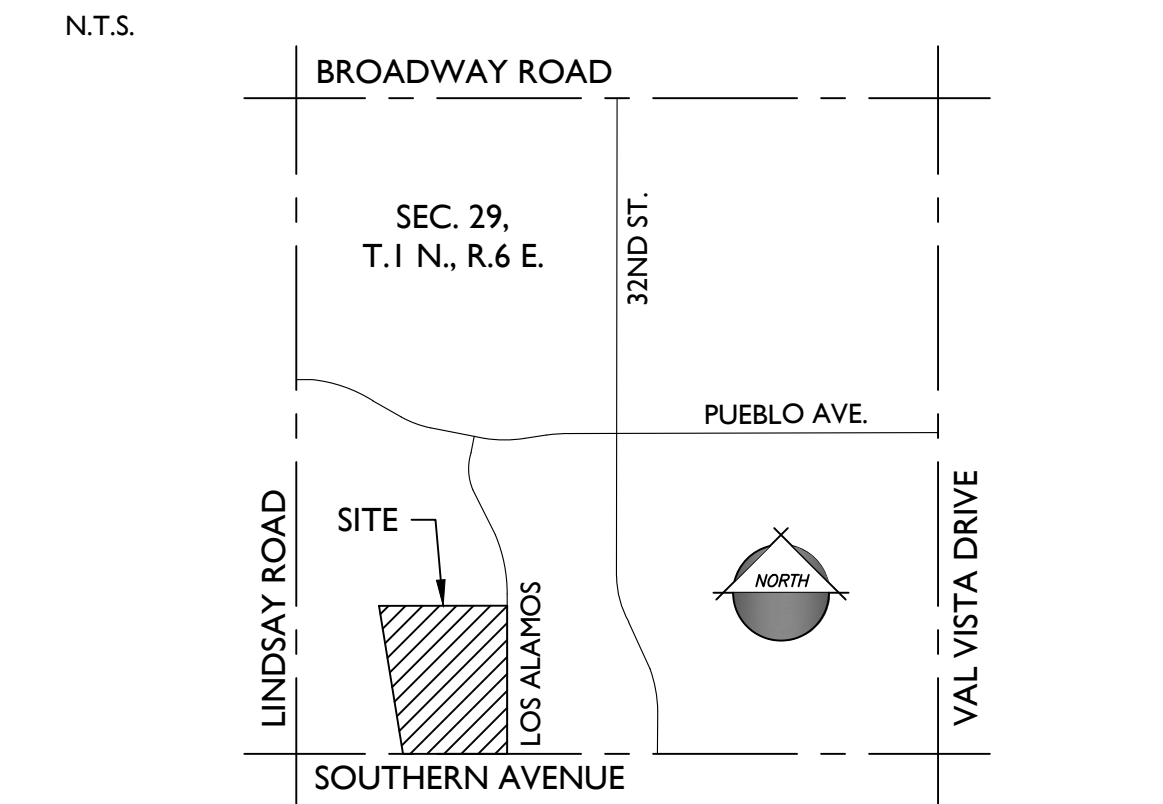
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	200231	4.60
B	LANDSCAPE / OPEN SPACE	1512	0.03
C	LANDSCAPE / OPEN SPACE	24675	0.57
D	LANDSCAPE / OPEN SPACE	2206	0.05
E	LANDSCAPE / OPEN SPACE	906	0.02
F	LANDSCAPE / OPEN SPACE	15830	0.36
G	LANDSCAPE / OPEN SPACE	2206	0.05
H	LANDSCAPE / OPEN SPACE	2206	0.05
TOTAL TRACT AREA		249772	5.73

SITE PLAN FOR LINDSAY & SOUTHERN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT DATA

PROPERTY DEVELOPER:
KB HOME - PHOENIX DIVISION
10429 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3049
CONTACT: JASON JARVIS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

PROJECT DATA

A.P.N.: 140-45-001W; 001X; 001Y
CURRENT LAND USE: NEIGHBORHOOD AGRICULTURE
EXISTING ZONING: AG
PROPOSED ZONING: RSL-4.5

GROSS AREA: +/- 26.96 ACRES
NET AREA: +/- 24.88 ACRES

LOT SIZE: 46' X 115'
NO. OF LOTS: 108

GROSS DENSITY: +/- 4.01 DU/AC
NET DENSITY: +/- 4.34 DU/AC

OPEN SPACE: +/- 5.73 ACRES (21.3% OF GROSS AREA)

GENERAL NOTES

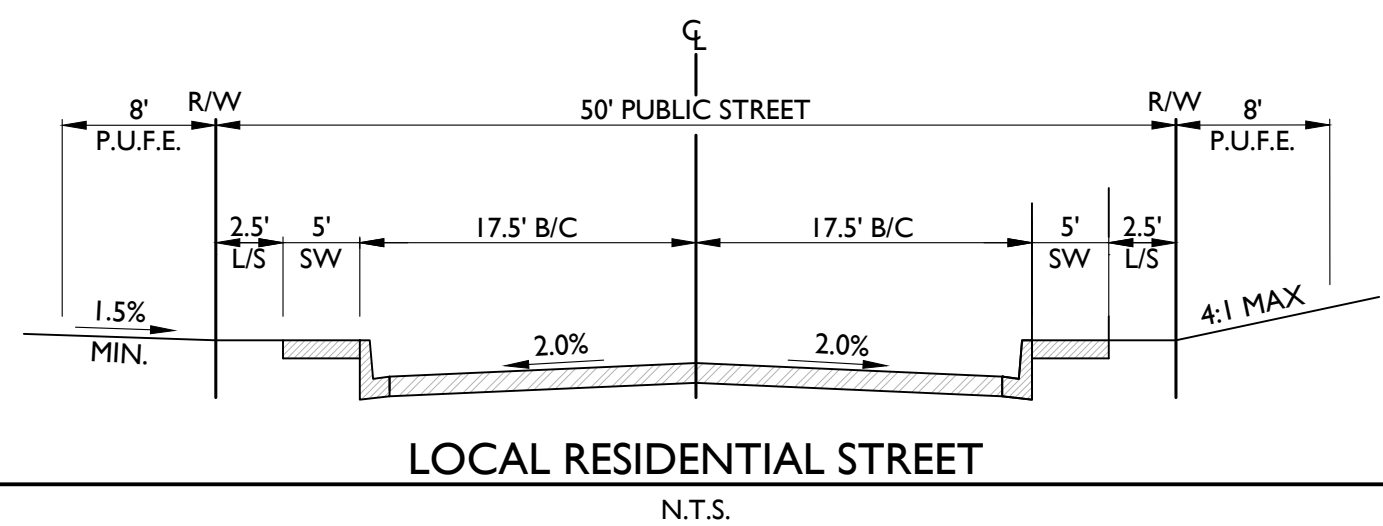
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAN.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL STREET IMPROVEMENTS AND FACILITIES OUTSIDE OF THE RIGHT OF WAY.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION AND MAINTENANCE OF REQUIRED STREET LIGHTS OUTSIDE OF THE RIGHT OF WAY.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
REFUSE: CITY OF MESA
GAS: CITY OF MESA / SOUTHWEST GAS
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURYLINK / COX COMMUNICATIONS
CABLE TV: CENTURYLINK / COX COMMUNICATIONS

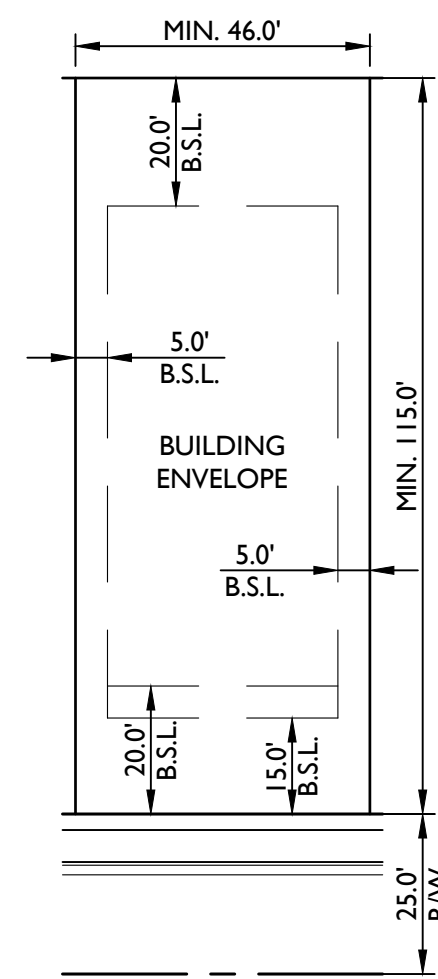
BASIS OF BEARING

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST



LOCAL RESIDENTIAL STREET

N.T.S.



TYPICAL LOT DIAGRAM

N.T.S.

RS-6 PAD DEVELOPMENT STANDARDS

(TYPICAL LOT DIAGRAM TO THE LEFT)

LOT AREA (MIN.): 5,200 SQ. FT.
LOT WIDTH (MIN.): 46 FEET
LOT DEPTH (MIN.): 115 FEET

BUILDING SETBACKS:
FRONT SETBACK (LIVABLE): 15 FEET
FRONT SETBACK (GARAGE): 20 FEET
SIDE SETBACK: 5 FEET (10' AGGREGATE)
REAR SETBACK: 20 FEET

LOT COVERAGE (MAX.): 50%
HEIGHT (MAX.): 30 FEET (2-STORIES)

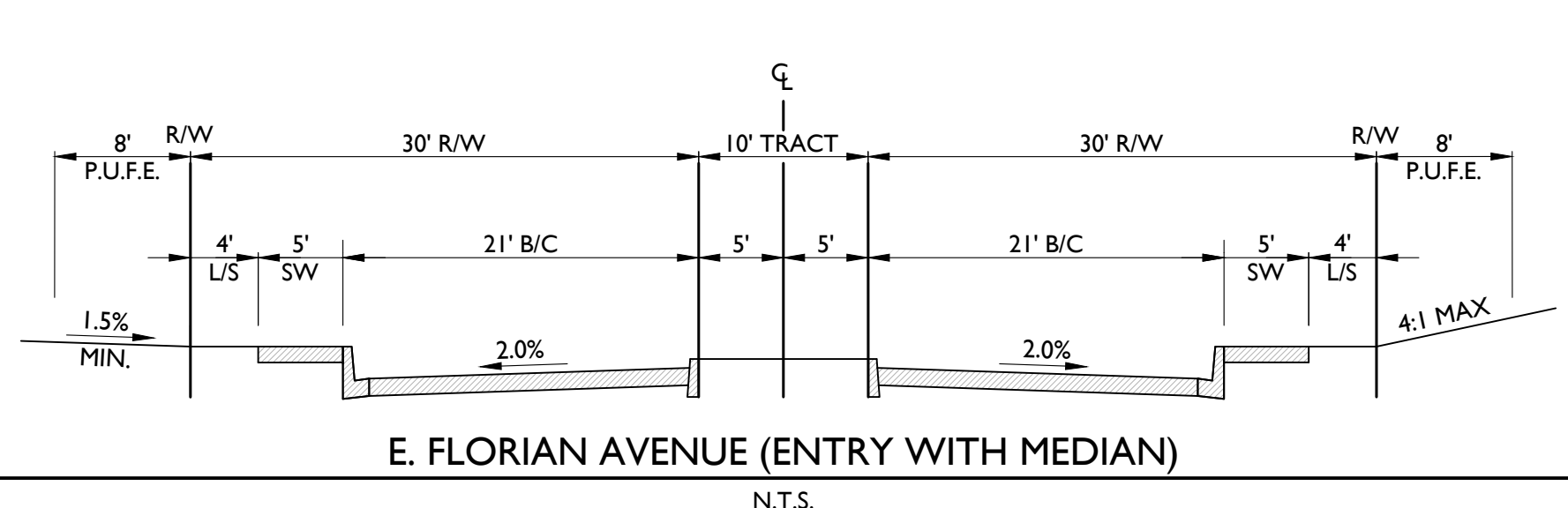
FLOOD ZONE

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AND "AH" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2269M, DATED NOVEMBER 4, 2015.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

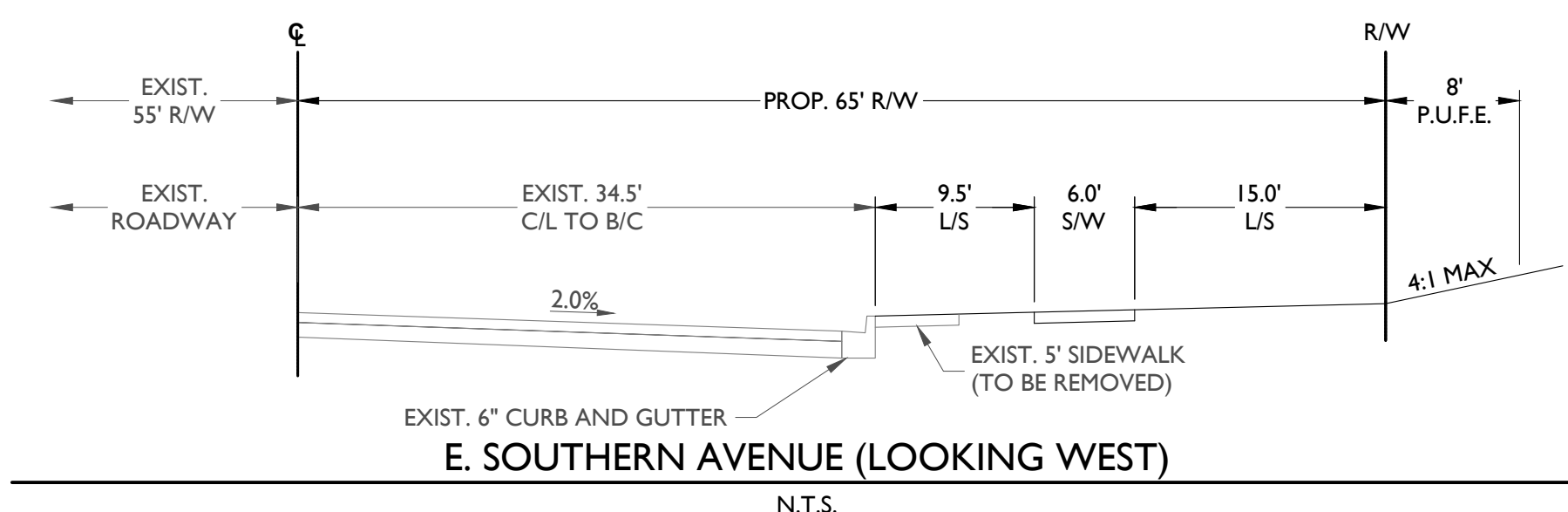
FLOOD ZONE "AH" IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

FLOOD ZONE "AH" AREAS WILL BE REMOVED BY CLORMR PROCESS AT FINAL PLAN.



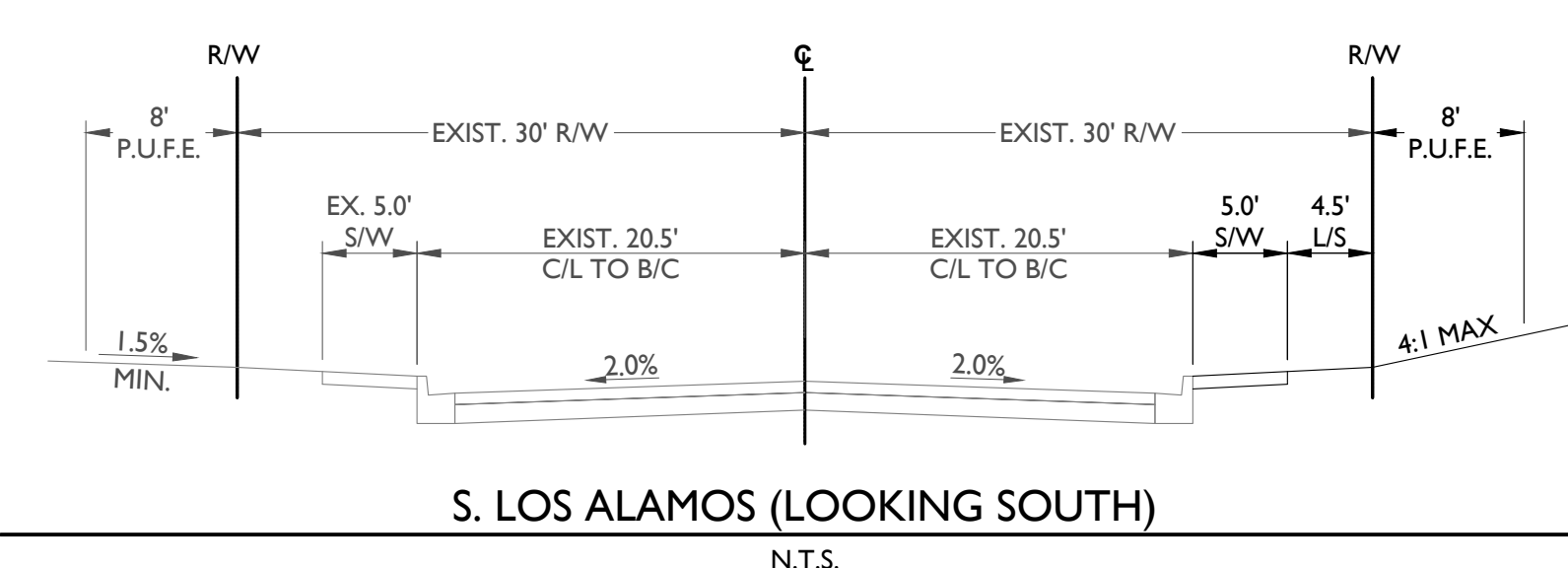
E. FLORIAN AVENUE (ENTRY WITH MEDIAN)

N.T.S.



E. SOUTHERN AVENUE (LOOKING WEST)

N.T.S.



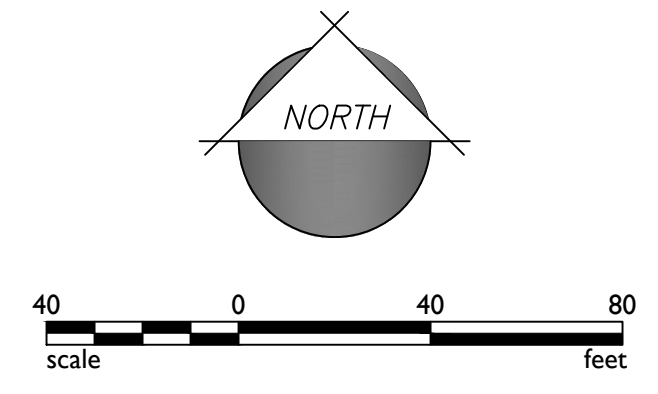
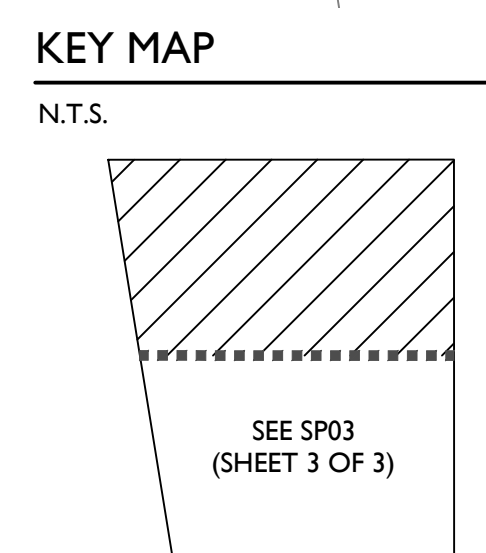
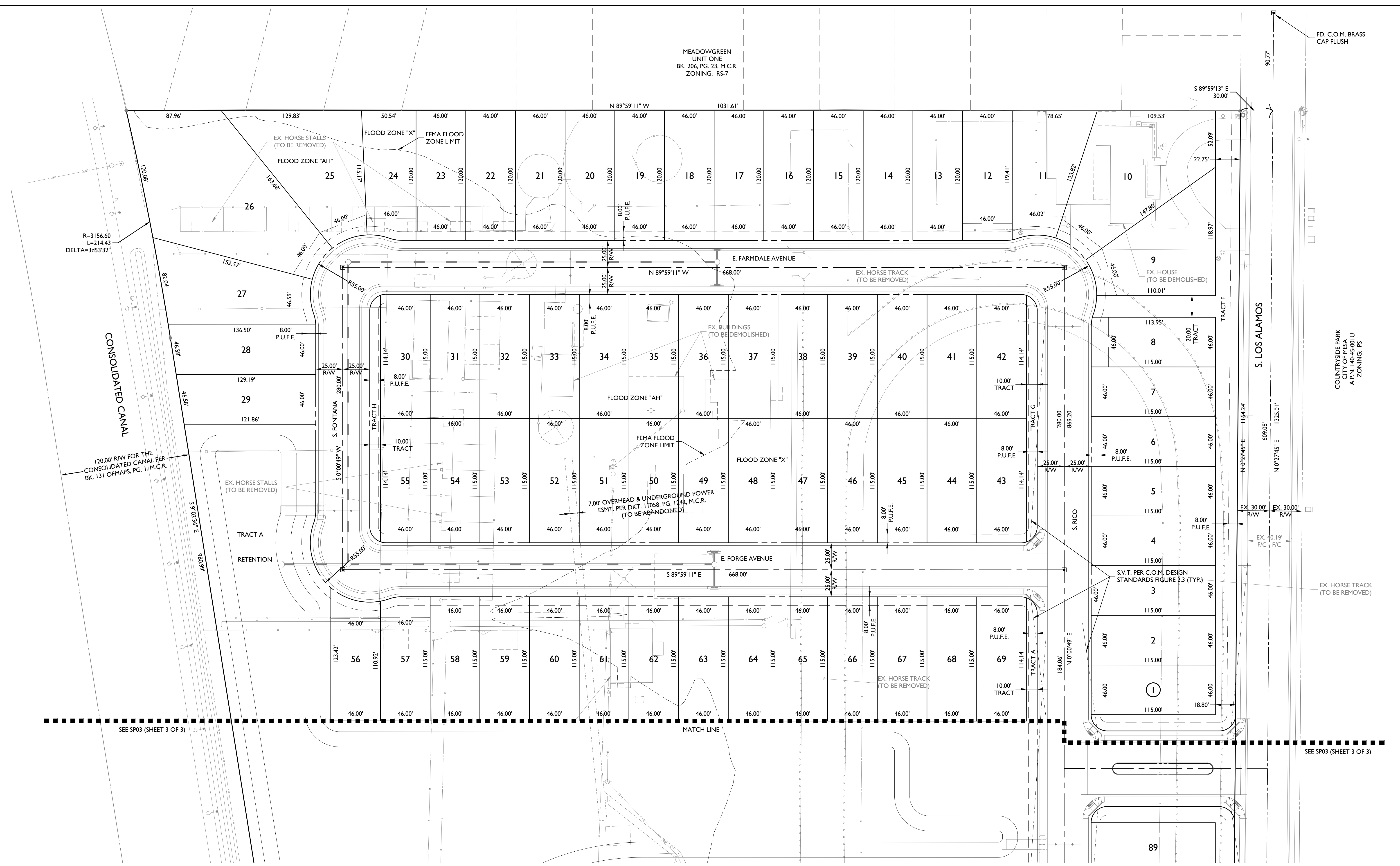
S. LOS ALAMOS (LOOKING SOUTH)

N.T.S.

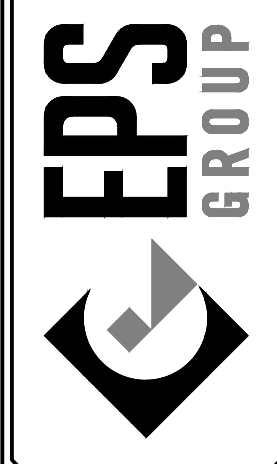
17-054

Jun. 02, 2017 4:14pm S:\Projects\2017\17-054\Planning\Preliminary Plat\2nd Submittal\Drawings\Plans\17-054 - SP02.dwg

dhughes



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 F:480.503.2258
www.epsgroupinc.com

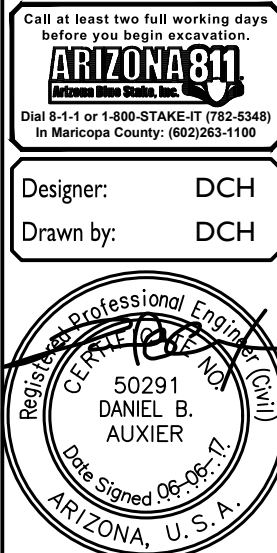


Lindsay & Southern
Mesa, Arizona
Site Plan

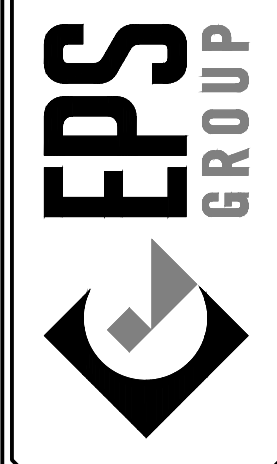
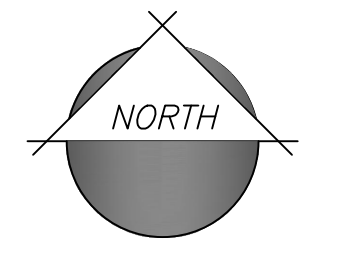
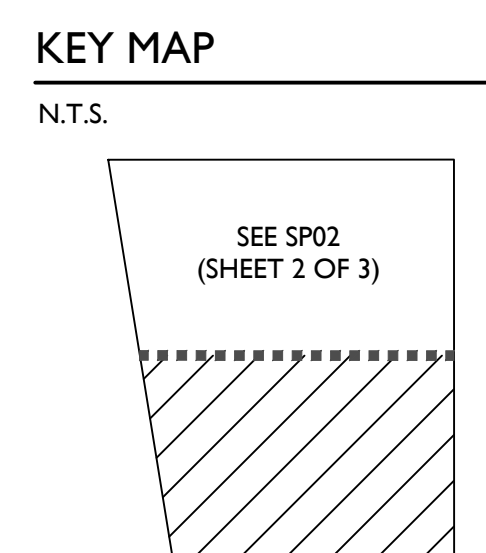
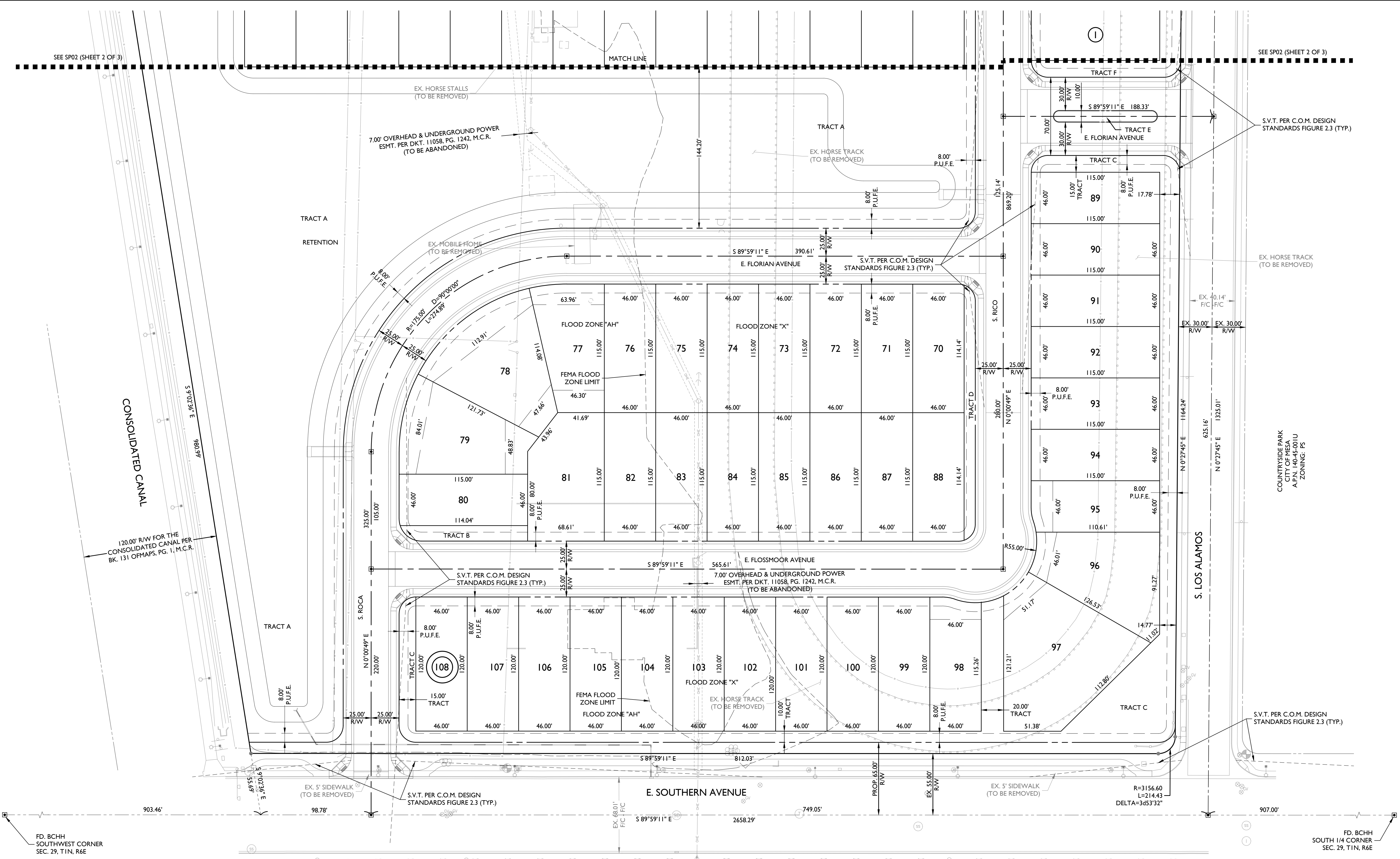
Project: COUNTRYSIDE PARK CITY OF MESA A.P.N. 140-45-001U ZONING: PS

Revisions:

APRIL 24, 2017 - 1ST PRELIMINARY PLAT SUBMITTAL	
JUNE 6, 2017 - 2ND PRELIMINARY PLAT SUBMITTAL	



Expires: 12/31/2018
Job No. 17-054
SP02
Sheet No. 2 of 3



Revisions:

APRIL 24, 2017 - 1ST PRELIMINARY PLAT SUBMITTAL
JUNE 6, 2017 - 2ND PRELIMINARY PLAT SUBMITTAL

Call it first! Get the working days before you begin recording.

ARIZONA
 STATE

Notary Public
 DANIEL B. AUXIER
 My Comm. Expires 09/09/2018
 ARIZONA, U.S.A.

Designer: DCH
 Drawn by: DCH

Expires: 12/31/2018
 Job No.
17-054
SP03
 Sheet No.
3
 of 3