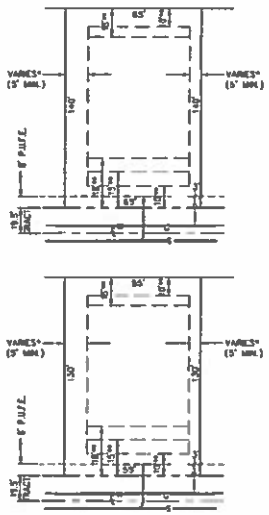
APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 10.16.13
WITH STIPS: YES ☑ NO ☐

MOUNTAIN BRIDGE – PARCEL 2
PRELIMINARY PLAT / SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. ALL ROADWAYS, EXCEPT E. UPPER CANYON DRIVE AND N. ELSWORTH ROAD TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
4. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
5. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
6. PROPOSED WATER ON APACHE JUNCTION LINE PRESSURE ZONE.
7. RETENTION WILL BE PROVIDED BY PROPOSED BASINS.
8. DRAINAGE EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR ALL 404 WASHES.
9. ALL DISTURBED AREAS IN THE TRACTS AND BASINS TO BE REVEGETATED.

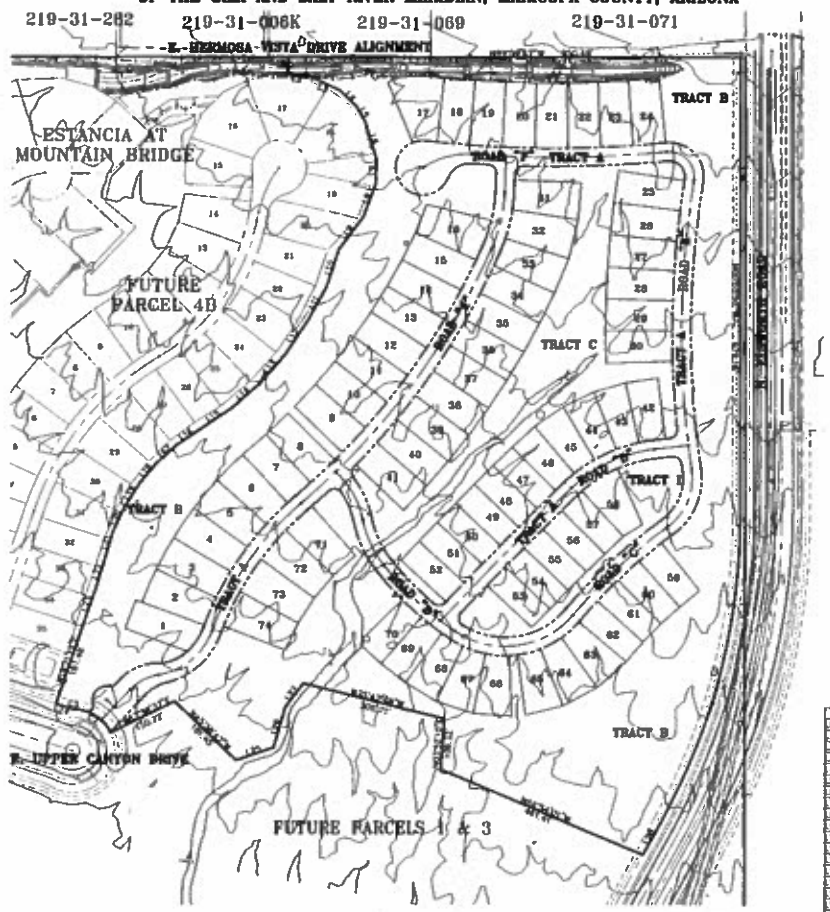


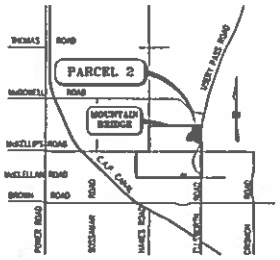
TYPICAL LOT LAYOUT
NTS

*SIDEYARD SETBACKS:
SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 5' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESORY STRUCTURES.

**FRONT YARD SETBACKS:
1. 18' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 15' MIN. SETBACK TO LIVABLE SPACE OR SIDE LOAD GARAGE.
3. 10' SETBACK TO FRONT OF PORCH.

***REARYARD SETBACKS
1. 10' MIN SETBACK TO COVERED PATIO
2. 15' MIN SETBACK TO LIVABLE SPACE





VICINITY MAP
-N.T.S.-

OWNER / DEVELOPER
PINNACLE RIDGE HOLDINGS, L.L.C.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE No. (480) 892-4482
FAX No. (480) 892-5108

ENGINEER & SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
2220 S. COUNTRY CLUB DRIVE, SUITE 101
MESA, ARIZONA 85210
PHONE. (480)834-3300
FAX. (480)834-3320
CONTACT: DARRELL D. SMITH, P.E.

BENCHMARK
BRASS TAG IN HEADWALL, SOUTH SIDE OF McKELLIPS AND NORTH HAWES ROAD.
CITY OF MESA ELEV=1064.13

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	QWEST
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

SHEET INDEX

1	COVER SHEET
2-3	SITE PLAN

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- PUBLIC UTILITY AND FACILITY EASEMENT EXCEPT AS NOTED
- LIMITS OF GRADING
- PROPOSED SEWER LINE W/MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- NATURAL GROUND CONTOUR
- 404 WASH
- PROPOSED STORM DRAIN
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- ESMT EASEMENT
- CL CENTERLINE
- PL PROPERTY LINE
- EXISTING FIRE HYDRANT
- FLOOD WALL
- CATCH BASIN
- 1.1% PROPOSED STREET SLOPE

OPEN SPACE AREA TABLE (ACRES)

TRACT	"A"	"B"	"C"	"D"	TOTAL
UNDISTRUBED OPEN SPACE AREA	—	8.86 AC	1.84 AC	—	10.73 AC
REVEGETATED OPEN SPACE AREA	—	5.27 AC	0.93 AC	0.70 AC	6.90 AC
TOTAL	—	14.16 AC	2.77 AC	0.70 AC	17.63 AC

TRACT TABLE

TRACT NO.	SQ. FT.	ACRES	USE
A	187,736	4.3088	PRIVATE STREET
B	616,964	14.1635	OPEN SPACE, RETENTION, L.S.E., D.E.
C	120,588	2.7688	OPEN SPACE, RETENTION, L.S.E., D.E.
D	30,421	0.6984	OPEN SPACE, RETENTION, L.S.E., D.E.

PARCEL 2 BOUNDARY MAP

Mountain Bridge Parcel 2	
Land Use Summary Table	
Existing Zoning	CONDITIONAL RS-35-PAD
Proposed Zoning	RS-15-PAD
Total Number of Lots	70
Total Net Area	1,012,206 (sq ft) 23.24 (ac)
Density	2.99 (du/net ac)
Open Space	767,552 (sq ft) 17.62 (ac)
Average Lot Size	6,130 (sq ft) 0.14 (ac)
Min. Lot Size	7,150 (sq ft) 0.16 (ac)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	28°23'26"	1,344.50	677.28	345.74	670.37
C2	62°10'21"	86.00	93.00	54.00	92.00
C3	16°47'41"	16.00	5.00	2.00	5.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'02"W	32.69
L2	S78°30'11"E	46.22
L3	S63°53'25"E	67.47
L4	S45°29'56"E	46.01
L5	S39°11'10"E	36.79
L6	S16°09'22"E	60.37
L7	S00°10'58"W	51.84
L8	S19°36'32"W	73.84
L9	S36°00'49"W	88.47
L10	S17°53'03"W	85.00
L11	S26°07'02"W	62.31
L12	S33°26'29"W	63.85
L13	S40°58'18"W	82.17
L14	S48°41'07"W	75.71
L15	S60°04'14"W	62.19
L16	S50°30'22"W	34.98
L17	S47°59'34"W	58.76
L18	S40°01'48"W	55.27
L19	S32°08'05"W	59.58
L20	S21°56'56"W	56.48
L21	S18°13'17"W	54.64
L22	S16°25'18"W	73.12
L23	S18°36'31"W	69.64
L24	S31°44'02"E	34.34
L25	N70°57'21"E	63.81
L26	N15°44'02"E	69.87
L27	N38°53'22"E	63.68
L28	N29°18'23"E	81.20

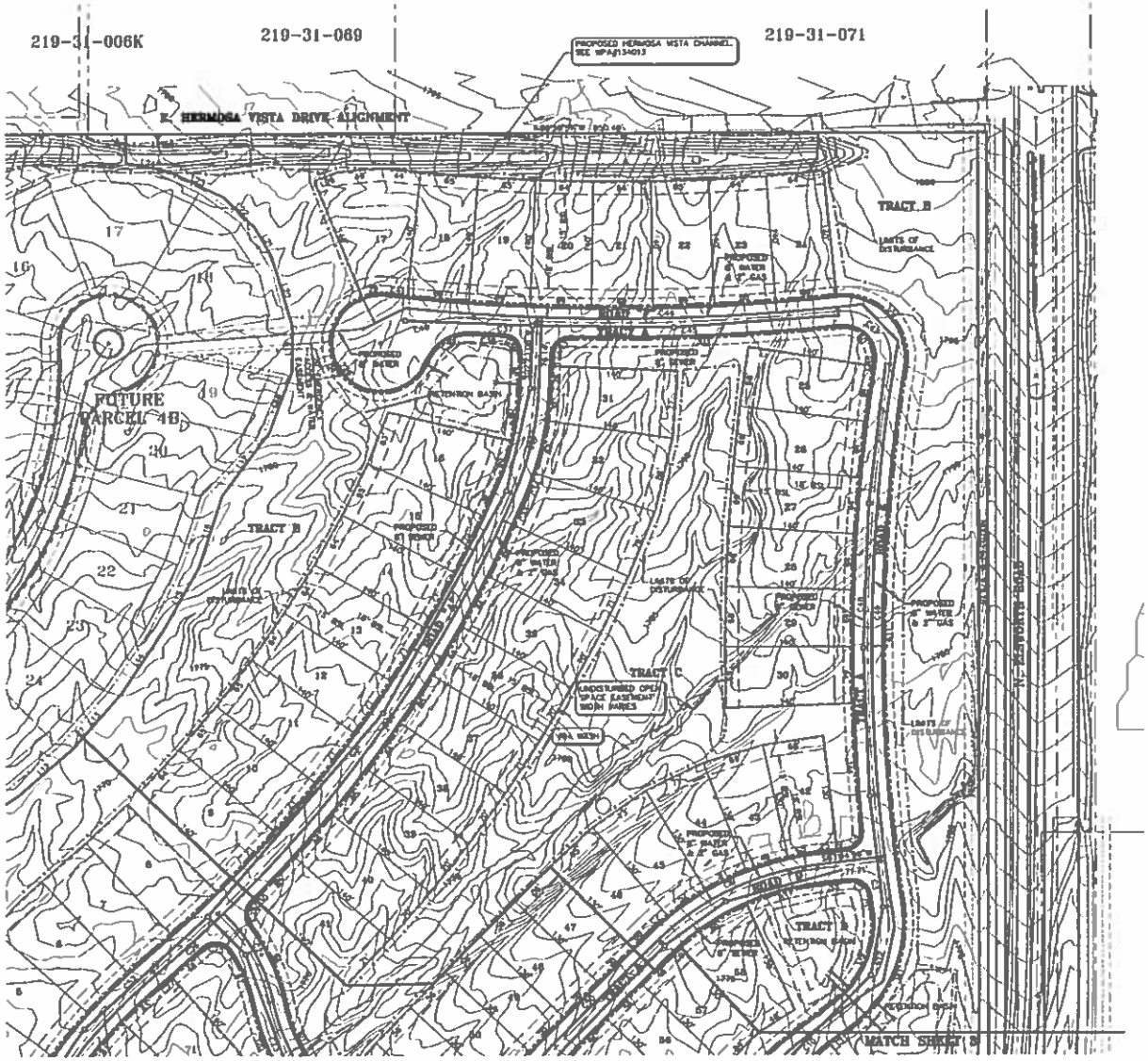
MOUNTAIN BRIDGE
PARCEL 2
PRELIMINARY PLAT/SITE PLAN
COVER SHEET

NOT FOR CONSTRUCTION

EXPIRES 06-30-14

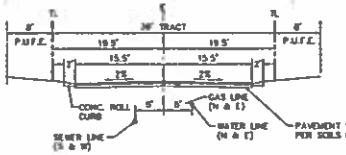
WOOD/PATEL
2220 S. COUNTRY CLUB DRIVE, SUITE 101
Mesa, AZ 85210
(480) 834-3300

ENGINEER DDS
DESIGNER DDS
CAD TECHNICIAN DDS
SCALE (HORIZONTAL) 1" = 100'
SCALE (VERTICAL) N/A
DATE 10/23/13
JOB NUMBER 134013
SHEET 1 OF 3



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	00°23'33"	2030.00'	13.00'	6.50'	13.00'
C2	88°37'40"	18.00'	29.00'	18.00'	26.00'
C3	01°29'15"	2031.00'	52.00'	26.00'	52.00'
C4	88°37'40"	18.00'	28.00'	18.00'	25.00'
C5	03°31'02"	320.00'	31.00'	15.50'	31.00'
C6	37°31'17"	300.00'	196.00'	102.00'	192.50'
C7	04°43'30"	320.00'	26.00'	13.00'	26.00'
C8	00°13'26"	2010.00'	27.00'	14.00'	27.00'
C9	02°30'10"	281.00'	11.00'	6.00'	11.00'
C10	14°04'27"	1110.00'	273.00'	137.00'	272.00'
C11	01°32'19"	1081.00'	29.00'	15.00'	29.00'
C12	61°49'40"	130.00'	140.00'	78.00'	134.00'
C13	01°02'56"	205.00'	4.00'	2.00'	4.00'
C14	83°08'30"	183.00'	275.00'	170.00'	250.00'
C15	04°53'53"	205.00'	17.00'	8.50'	17.00'
C16	100°37'38"	18.00'	32.00'	22.00'	28.00'
C17	03°08'01"	678.00'	37.00'	18.50'	37.00'
C18	01°20'08"	844.00'	19.00'	10.00'	19.00'
C19	88°03'43"	18.00'	28.00'	17.00'	25.00'
C20	00°07'24"	2010.00'	3.00'	1.50'	3.00'
C21	17°14'40"	678.00'	204.00'	103.00'	203.00'
C22	14°08'40"	678.00'	167.00'	84.00'	167.00'
C23	26°57'17"	235.00'	111.00'	56.00'	110.00'
C24	34°23'07"	186.00'	118.00'	61.00'	116.00'
C25	96°36'06"	18.00'	31.00'	21.00'	27.00'
C26	03°44'27"	1485.00'	96.00'	48.00'	96.00'
C27	00°27'50"	1515.00'	12.00'	6.00'	12.00'
C28	61°55'46"	18.00'	26.00'	16.00'	24.00'
C29	00°13'13"	1515.00'	5.00'	2.50'	5.00'
C30	23°33'54"	1495.00'	679.00'	346.00'	673.00'
C31	73°17'28"	1495.00'	582.00'	335.00'	578.00'
C32	01°37'33"	1515.00'	33.00'	16.50'	33.00'
C33	00°06'59"	350.00'	31.00'	16.00'	31.00'
C34	20°55'44"	335.00'	122.00'	62.00'	122.00'
C35	88°00'00"	18.00'	28.00'	18.00'	25.00'
C36	01°45'29"	2310.00'	71.00'	35.50'	71.00'
C37	00°50'34"	2330.00'	34.00'	17.00'	34.00'
C38	71°43'10"	50.00'	63.00'	36.00'	59.00'
C39	38°38'04"	163.00'	110.00'	57.00'	108.00'
C40	00°34'50"	2291.00'	23.00'	12.00'	23.00'
C41	35°47'38"	58.00'	255.00'	-76.00'	82.00'
C42	88°00'00"	18.00'	28.00'	18.00'	25.00'
C43	10°08'37"	2310.00'	408.00'	204.00'	407.00'
C44	08°21'23"	2310.00'	337.00'	169.00'	337.00'
C45	00°07'17"	2050.00'	4.00'	2.00'	4.00'
C47	159°38'58"	53.00'	88.00'	68.00'	83.00'
C48	15°58'41"	2031.00'	565.00'	284.00'	563.00'
C49	17°46'06"	2031.00'	617.00'	311.00'	615.00'
C50	03°13'30"	6990.00'	394.00'	197.00'	394.00'
C51	28°27'56"	1364.68'	677.78'	345.74'	670.17'
C52	29°37'53"	650.00'	333.00'	171.00'	332.00'
C53	09°54'16"	631.00'	17.00'	9.00'	17.00'
C55	61°37'45"	145.00'	155.00'	86.00'	148.00'
C56	30°54'09"	80.00'	58.00'	30.00'	57.00'
C57	23°26'13"	100.00'	37.00'	29.00'	36.00'
C58	38°27'46"	100.00'	67.00'	35.00'	66.00'
C59	48°21'07"	100.00'	84.00'	45.00'	82.00'
C60	56°24'43"	13.00'	13.00'	7.00'	13.00'
C61	116°49'29"	29.00'	59.00'	47.00'	49.00'
C62	56°24'43"	13.00'	13.00'	7.00'	13.00'
C63	67°10'30"	80.00'	97.00'	54.00'	92.00'
C64	16°47'41"	16.00'	5.00'	2.00'	5.00'

LINE TABLE		
LINE	BEARING	DISTANCE
1	S47°20'37"E	22.00'
2	S71°40'02"E	34.34'
3	S18°38'31"W	69.64'
4	S16°23'19"W	75.12'
5	S16°13'12"W	54.64'
6	S24°56'59"W	58.45'
7	S32°08'05"W	58.95'
8	S40°19'48"W	53.37'
9	S47°08'12"W	58.76'
10	S53°50'22"W	54.86'
11	S56°04'14"W	82.19'
12	S48°41'07"W	78.71'
13	S40°58'18"W	82.47'
14	S33°20'19"W	83.65'
15	S29°07'02"W	92.9'
16	S17°53'03"W	85.00'
17	S36°00'49"W	88.47'
18	S18°39'32"W	73.64'
19	S00°13'36"W	51.84'
20	S16°28'27"E	90.37'
21	S29°13'10"E	38.50'
22	S45°29'56"E	48.81'
23	S63°53'25"E	67.47'
24	S78°30'17"E	48.27'
25	S60°00'00"E	32.00'
26	S67°57'47"E	28.00'
27	N88°26'43"E	18.00'
28	N38°53'27"E	63.88'
29	N15°44'33"E	88.87'
30	N70°57'27"E	63.61'
31	N28°16'33"E	61.20'



TYPICAL ROAD SECTION
ROAD A
PRIVATE STREET
NTS

MOUNTAIN BRIDGE
PARCEL 2
PRELIMINARY PLAT/SITE PLAN
SITE PLAN

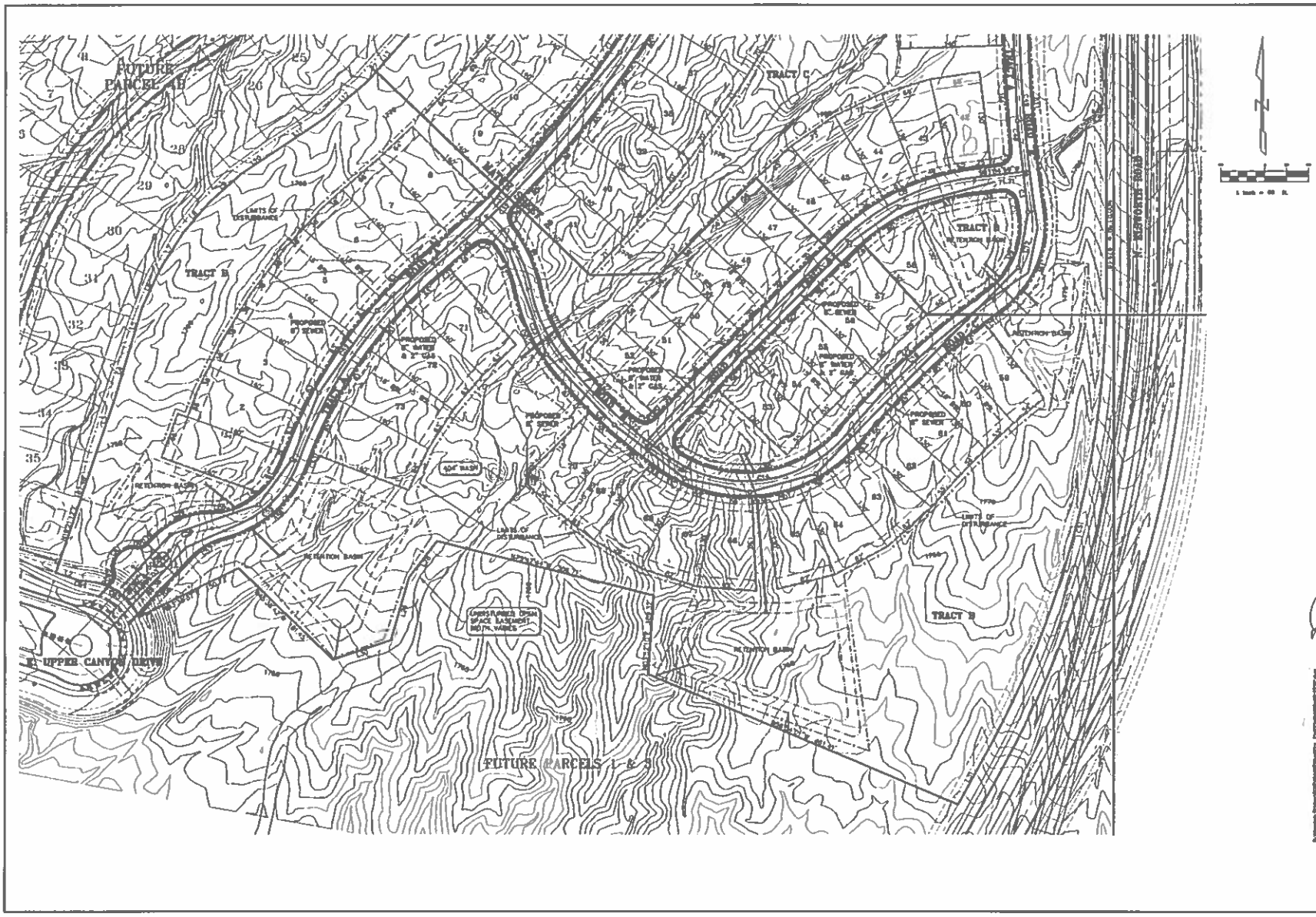
NOT FOR CONSTRUCTION

EXPIRES 06-30-10

WOOD/PATEL
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
8800 E. CHAPARRAL ROAD
SUITE 300
Scottsdale, AZ 85250
(480) 994-3999
www.woodpatel.com

ENGINEER	DPS
DESIGNER	DPS
CAD TECHNICIAN	DPS
SCALE (HORIZONTAL)	1" = 40'
SCALE (VERTICAL)	N/A
DATE	10/23/13
JOB NUMBER	13-001
SHEET	2 OF 3

DATE	DESCRIPTION	REV


FUTURE PARCEL 4B
TRACT C
TRACT B
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RETENTION BASIN
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LIMITS OF DISTURBANCE
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PROPOSED 8" SEWER
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