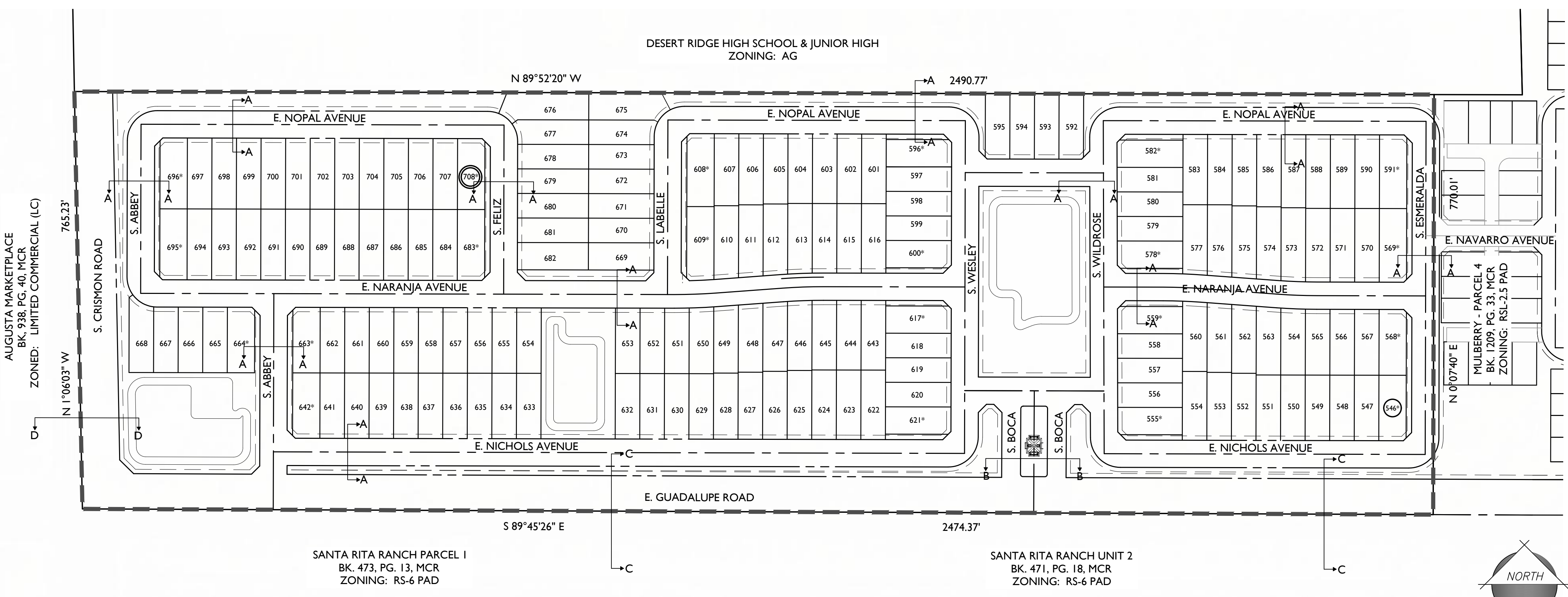
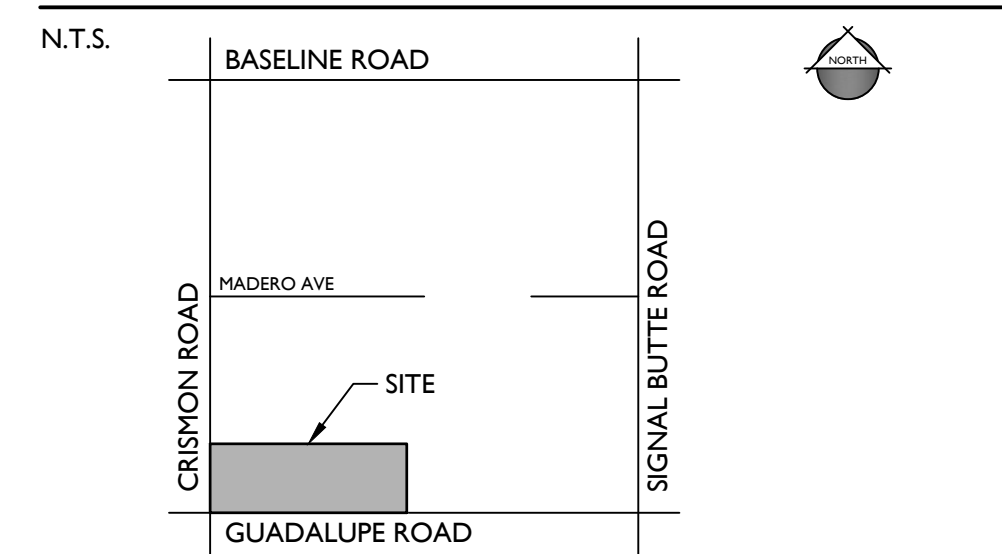


PRELIMINARY PLAT FOR MULBERRY - PARCEL 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7
EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

DEVELOPER: DESERT VISTA 100, LLC 3321 E. BASELINE ROAD GILBERT, AZ 85234 TEL: (480)-892-4492 FAX: (480)-892-5106 CONTACT: PAUL DUGAS	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-773-4599 FAX: (480)-503-2258 CONTACT: JOHN MCGHEE, P.E.
--	---

DEVELOPMENT DATA

LOCATION:	NEC CRISMON ROAD & GUADALUPE ROAD
A.P.N.:	304-01-976G; 991
EXISTING GENERAL PLAN:	NEIGHBORHOODS
EXISTING ZONING:	RM-2 PAD, RSL 2.5 PAD
PROPOSED ZONING:	RSL 4.5 PAD
CURRENT LAND USE:	VACANT DESERT, UNDEVELOPED
GROSS AREA:	43.74 ACRES
NET AREA:	38.92 ACRES
TOTAL NO. UNITS:	163
GROSS DENSITY:	3.73 DU/AC
NET DENSITY:	4.19 DU/AC
OPEN SPACE (% OF NET):	7.02 AC. (18%)

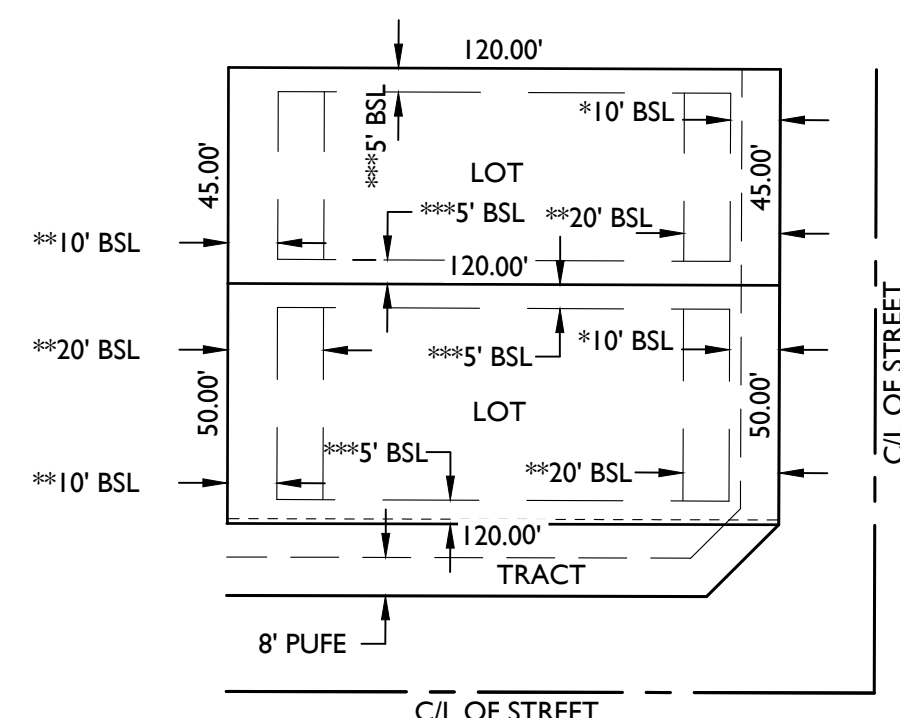
GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

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

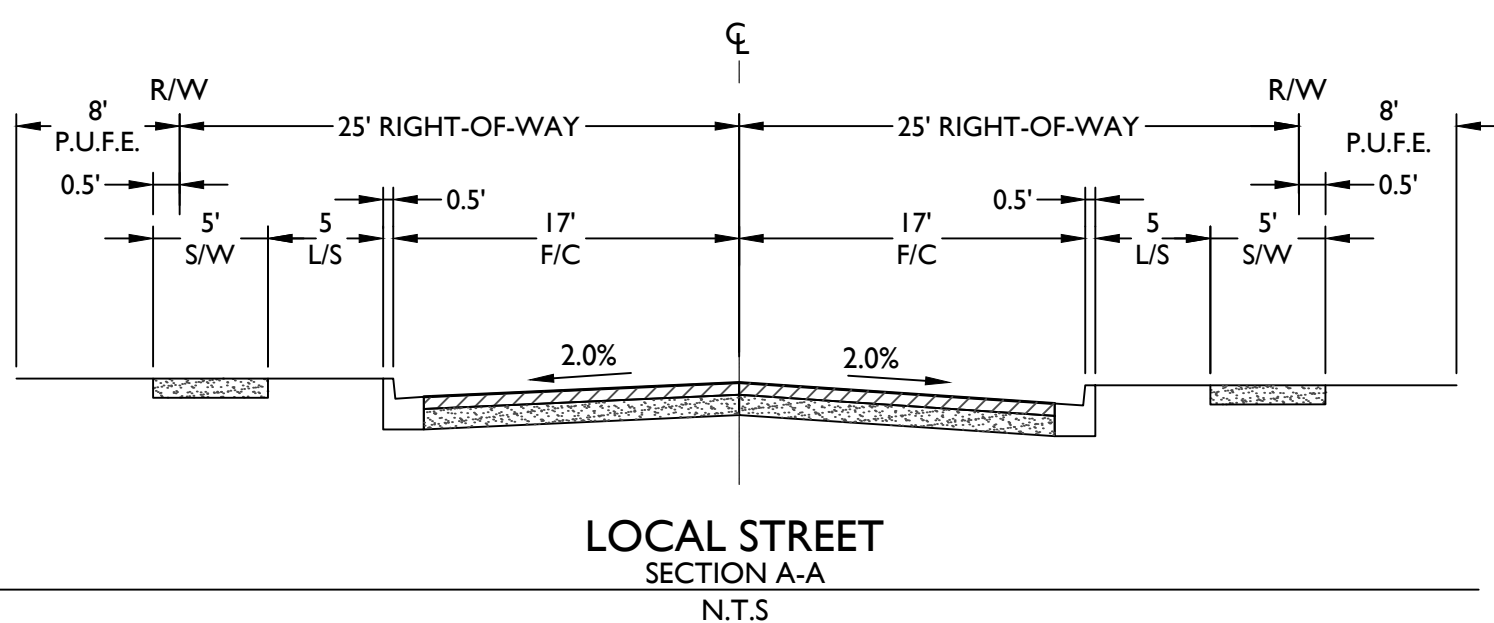
TYPICAL LOT BUILDING SETBACK DETAIL



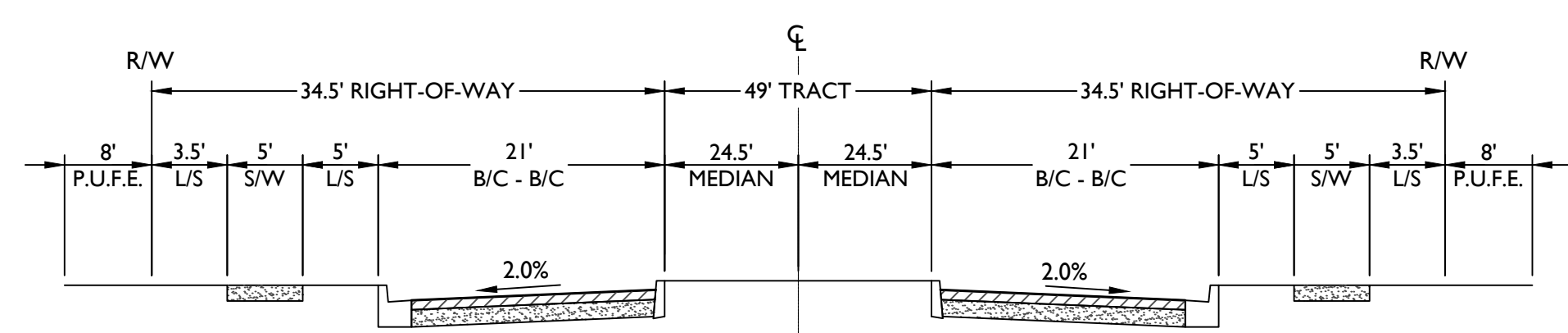
* FRONT - 10' TO LIVABLE, SIDE LOAD GARAGE OR PORCH. FRONT - 20' FACING GARAGE DOOR.

** REAR - 20' LIVABLE. REAR - 10' COVERED PORCH.

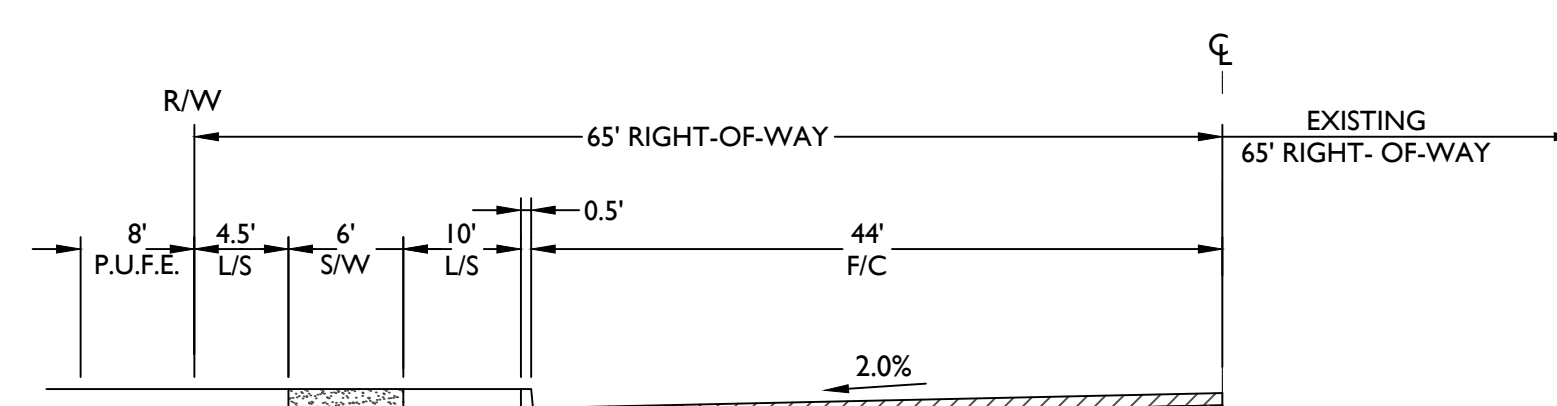
*** SIDE 5' MIN / 10' AGREGATE.



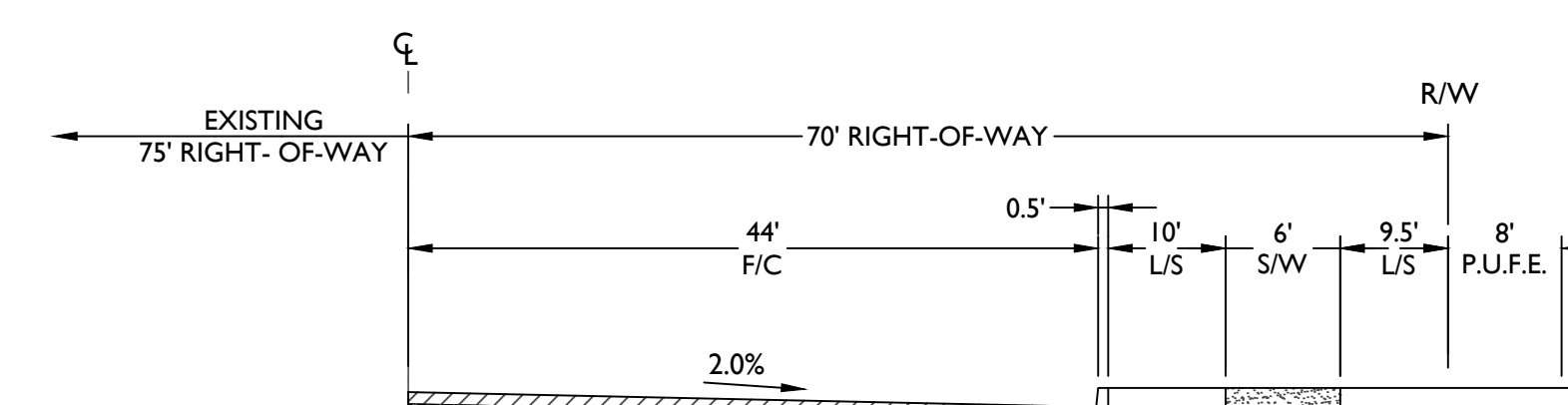
LOCAL STREET SECTION A-A
N.T.S.



COLLECTOR STREET (WITH MEDIAN) SECTION B-B
N.T.S.



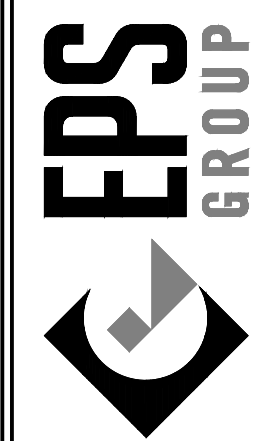
E. GUADALUPE ROAD (LOOKING EAST) SECTION C-C
N.T.S.



S. CRISMON ROAD (LOOKING NORTH) SECTION D-D
N.T.S.

13-316.4

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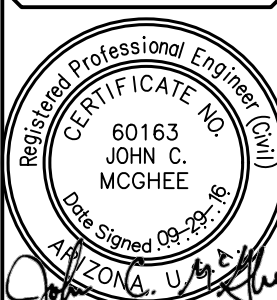
MULBERRY Parcel 5
City of Mesa, Arizona

Cover Sheet

Project:	MULBERRY Parcel 5
Revisions:	
SEPTEMBER 1, 2016 - 1ST SUBMITTAL	
SEPTEMBER 6, 2016 - 2ND SUBMITTAL	
SEPTEMBER 29, 2016 - 3RD SUBMITTAL	



Designer: JH
Drawn by: JH



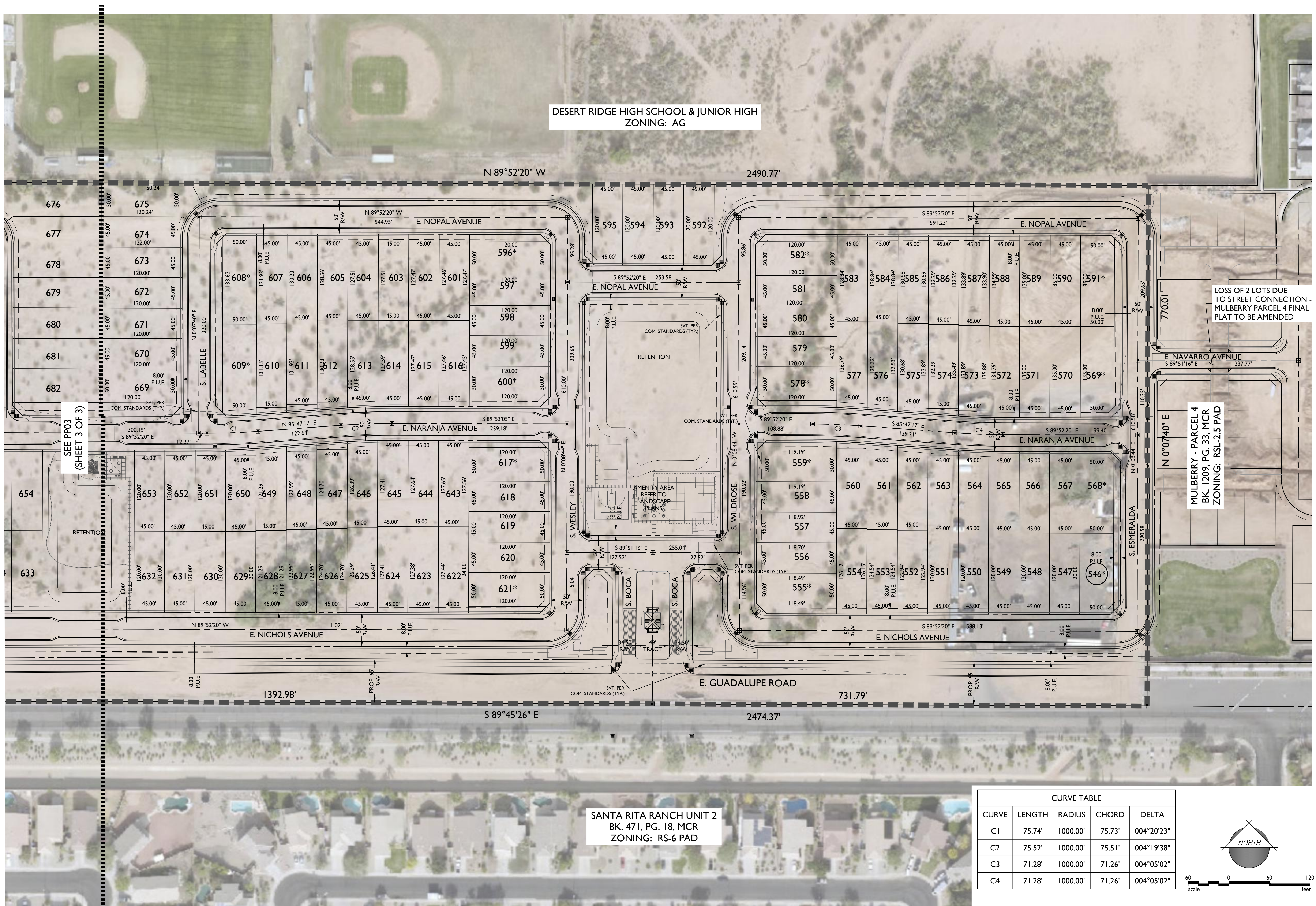
Job No.
13-316.4

PP01

Sheet No.
1
of 5

13-316.4

DESERT RIDGE HIGH SCHOOL & JUNIOR HIGH
ZONING: AG



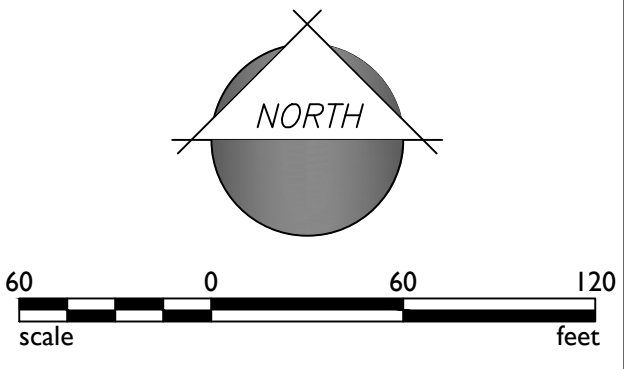
SEE PP03
(SHEET 3 OF 3)

LOSS OF 2 LOTS DUE TO STREET CONNECTION - MULBERRY PARCEL 4 FINAL PLAT TO BE AMENDED

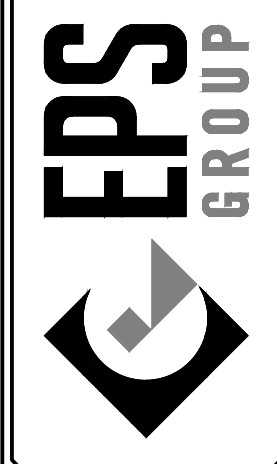
MULBERRY - PARCEL 4
BK. 1209, PG. 33, MCR
ZONING: RSL-2.5 PAD

SANTA RITA RANCH UNIT 2
BK. 471, PG. 18, MCR
ZONING: RS-6 PAD

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	75.74'	1000.00'	75.73'	004°20'23"
C2	75.52'	1000.00'	75.51'	004°19'38"
C3	71.28'	1000.00'	71.26'	004°05'02"
C4	71.28'	1000.00'	71.26'	004°05'02"



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MULBERRY
Parcel 5
City of Mesa, Arizona

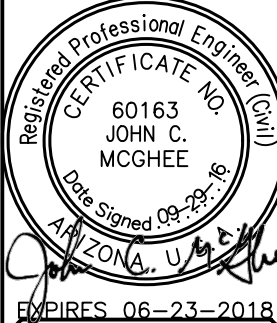
Preliminary Plat

Project:

Revisions:
SEPTEMBER 1, 2016 - 1ST SUBMITTAL
SEPTEMBER 6, 2016 - 2ND SUBMITTAL
SEPTEMBER 29, 2016 - 3RD SUBMITTAL



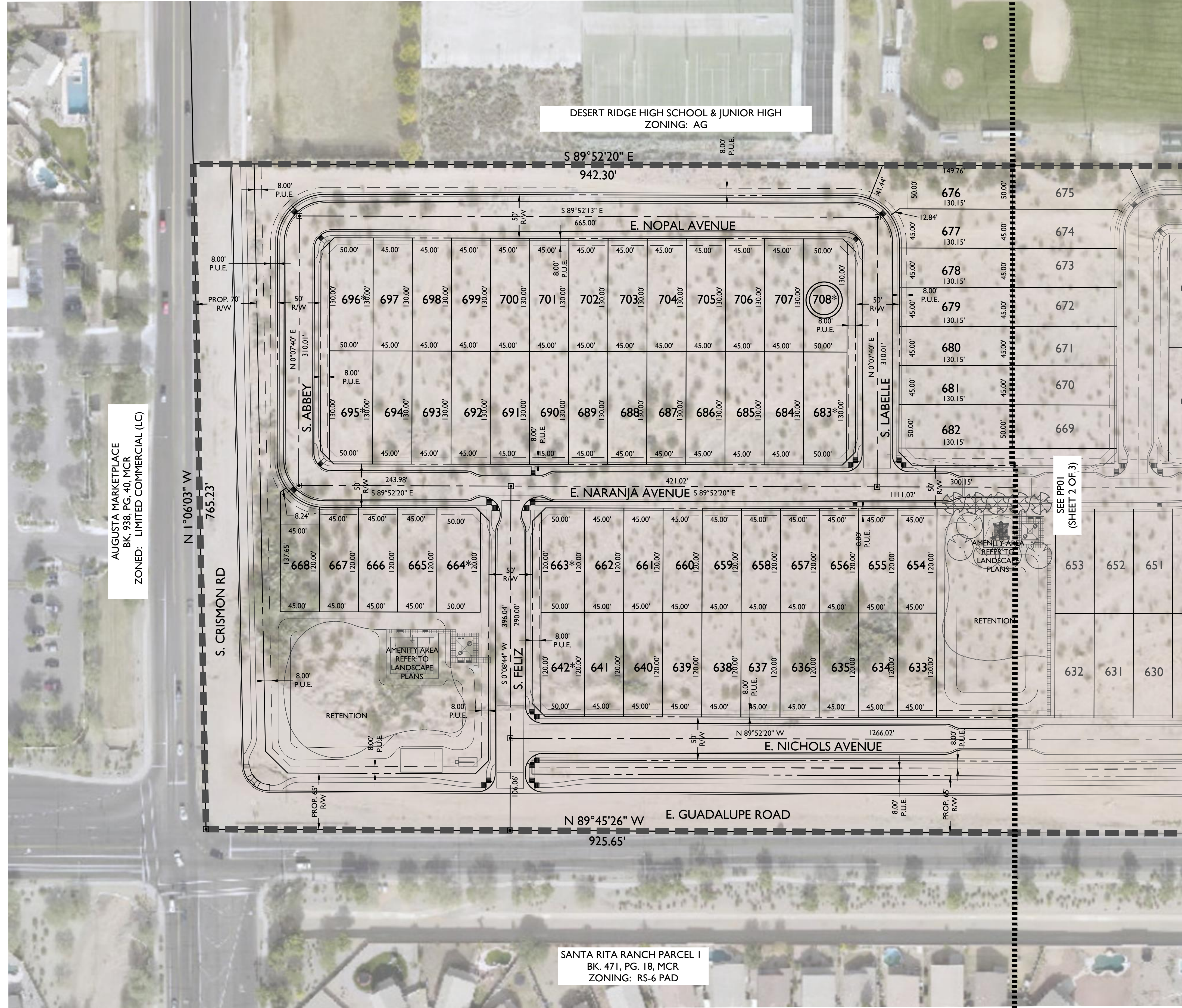
Designer: JH
Drawn by: JH



Job No.
13-316.4

PP02

Sheet No.
2
of 5

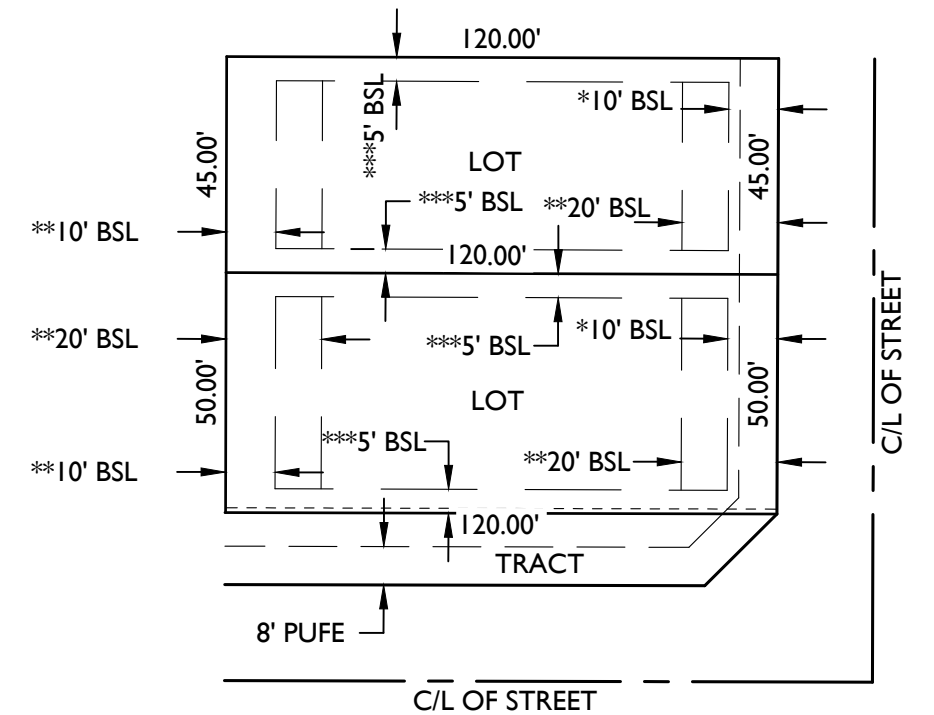


AUGUSTA MARKETPLACE
BK. 938, PG. 40, MCR
ZONED: LIMITED COMMERCIAL (LC)

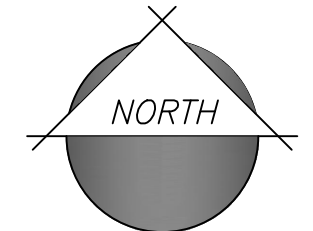
DESERT RIDGE HIGH SCHOOL & JUNIOR HIGH
ZONING: AG

SANTA RITA RANCH PARCEL I
BK. 471, PG. 18, MCR
ZONING: RS-6 PAD

**TYPICAL LOT
BUILDING SETBACK DETAIL**



- * FRONT - 10' TO LIVABLE, SIDE LOAD GARAGE OR PORCH.
FRONT - 20' FACING GARAGE DOOR.
- ** REAR - 20' LIVABLE.
REAR - 10' COVERED PORCH.
- *** SIDE 5' MIN / 10' AGREGATE.

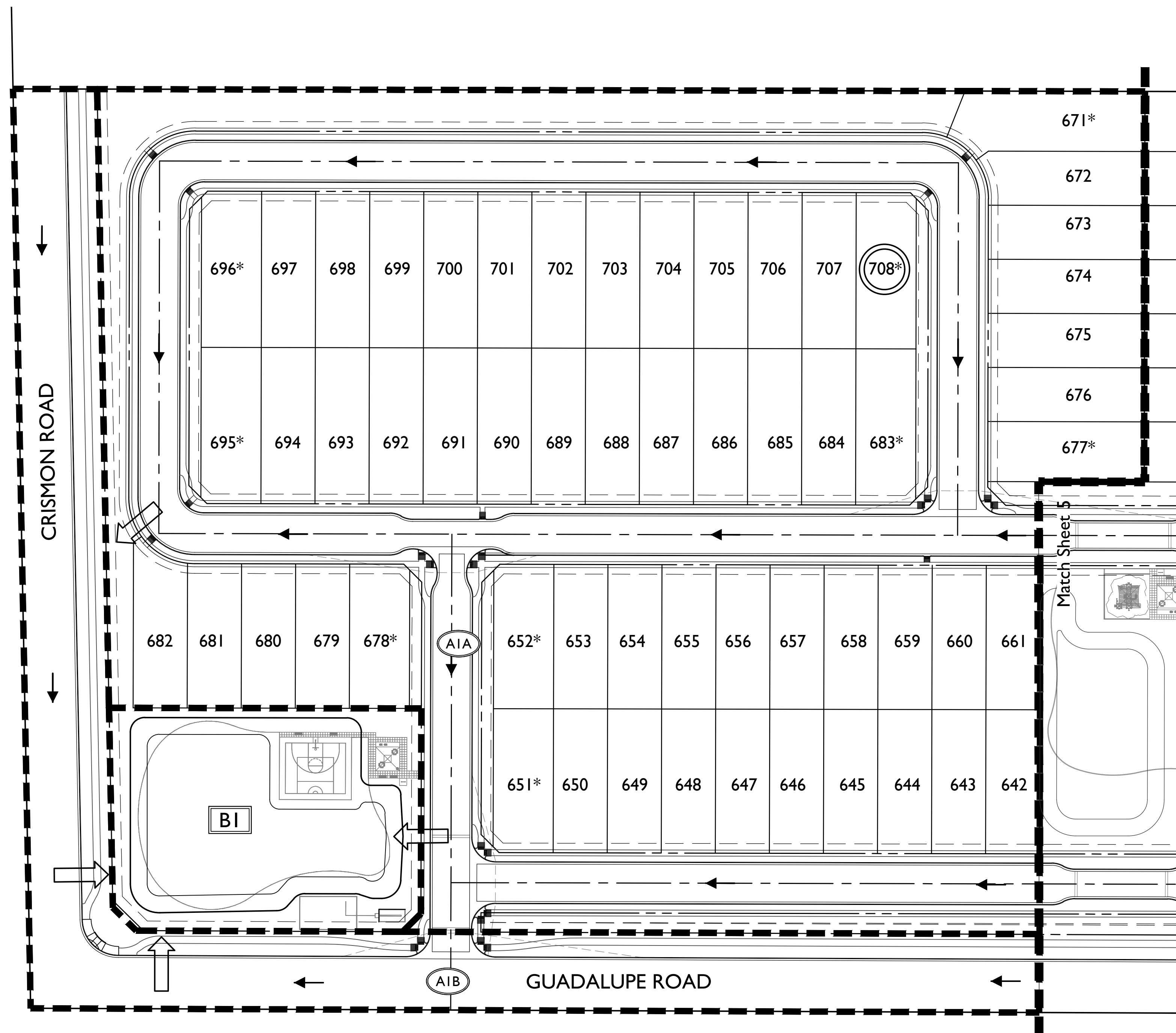


Project:

Revisions:
SEPTEMBER 1, 2016 - 1ST SUBMITTAL
SEPTEMBER 6, 2016 - 2ND SUBMITTAL
SEPTEMBER 29, 2016 - 3RD SUBMITTAL

Call it first! Don't start working on a project before you begin receiving drawings.
ARIZONA
Due to the fact that the State of Arizona is a member of the National Council of State Engineers, the State Board of Engineers and Surveyors is the governing body for the profession of Engineering and Surveying in Arizona. The Board of Engineers and Surveyors is the governing body for the profession of Engineering and Surveying in Arizona. The Board of Engineers and Surveyors is the governing body for the profession of Engineering and Surveying in Arizona.

Designer: JH
Drawn by: JH



$V = C \cdot A \cdot P / 12$
 Where:
 V = Runoff Volume
 C = Runoff Coefficient
 A = Drainage Area
 P = 2.16 in

Surface Retention Basin Volume Calculations

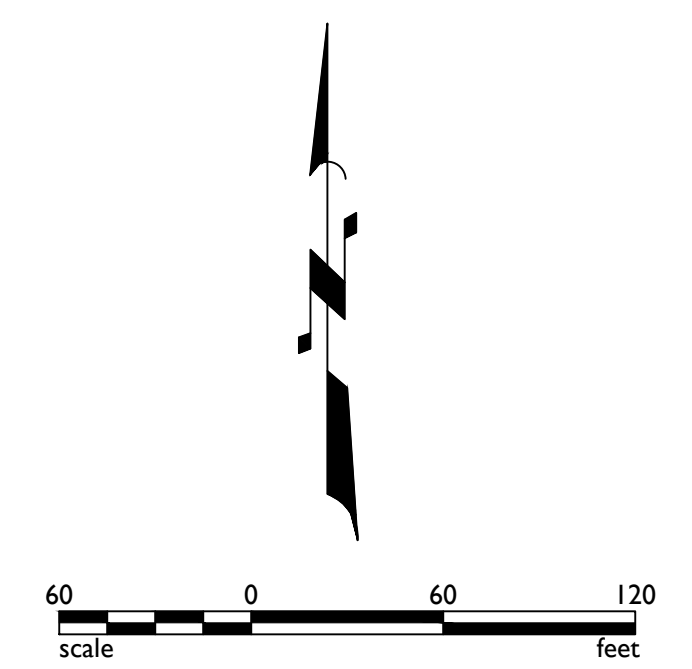
Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
B3	0	19,298	—	—
	3.5	33,069	91,642	91,642

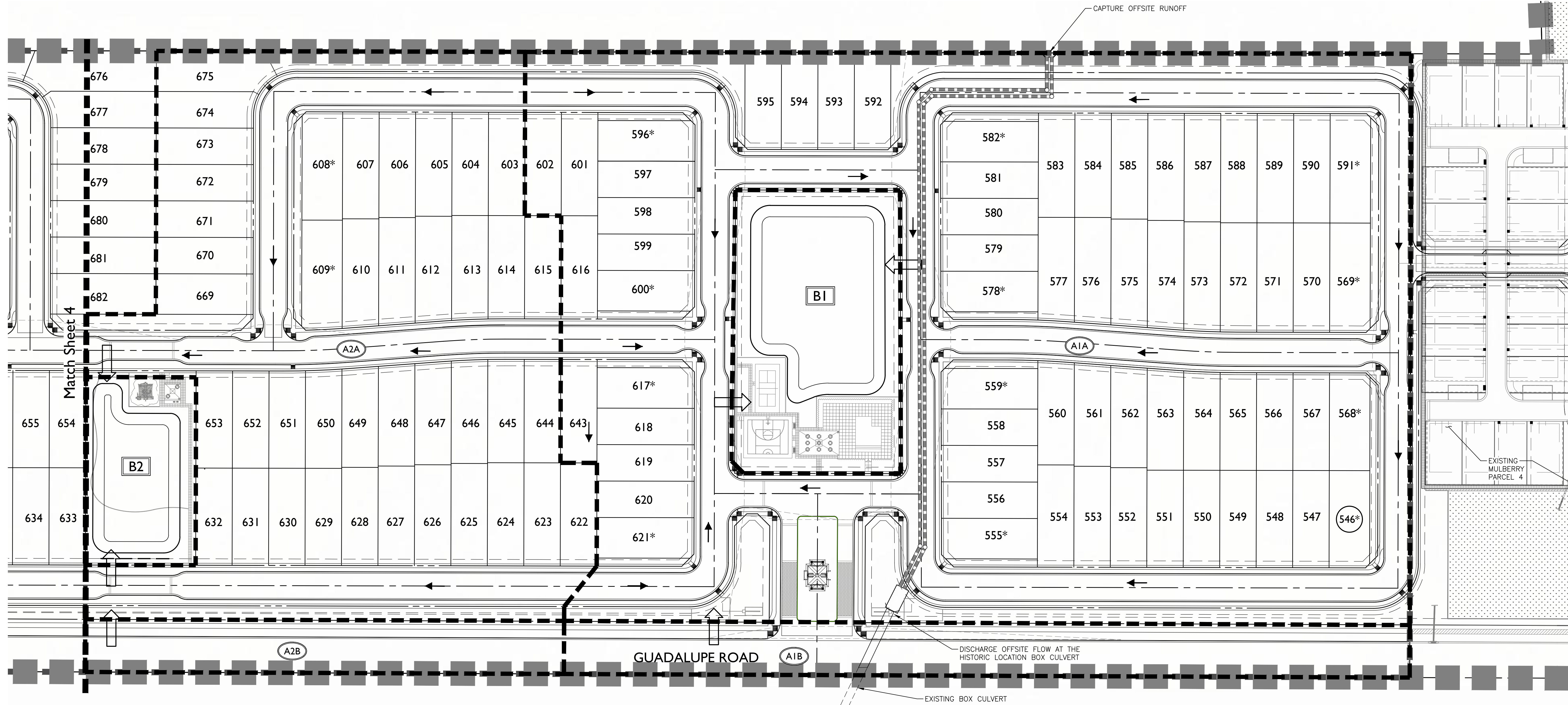
Volume Required and Summary

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
B3	A1A	Parcel (45x120')	525,819	0.71	67,822		
	A1B	Guadalupe	103,899	0.74	13,967		
	B1	Basin	47,579	0.50	4,322		
		Total	677,297	0.70	86,111	91,642	3.29

LEGEND:

- (AIX) DRAINAGE AREA LABEL
- DRAINAGE AREA BOUNDARY
- [B3] BASIN LABEL
- ← DRAINAGE DIRECTION
- ⬅ DRAINAGE INLET LOCATION





$V = C \cdot A \cdot P / 12$
 Where:
 V = Runoff Volume
 C = Runoff Coefficient
 A = Drainage Area
 P = 2.18 in

Surface Retention Basin Volume Calculations

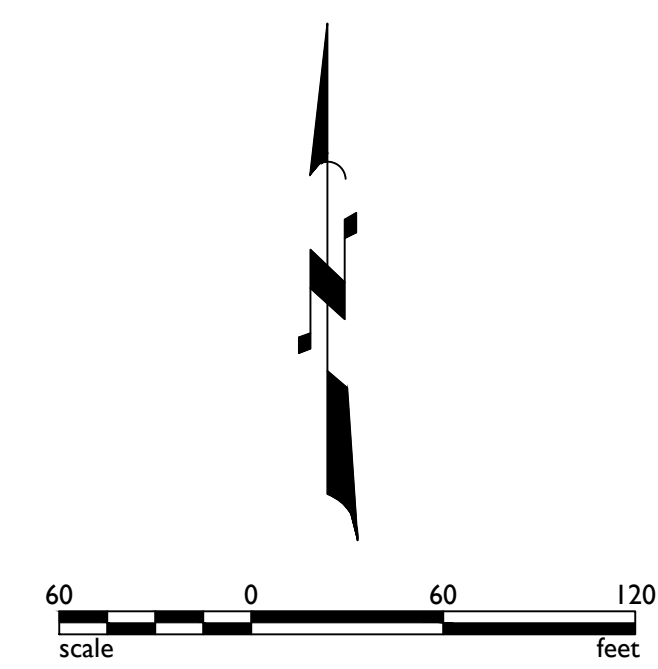
Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
B1	0	28,207	—	—
	3.5	36,271	109,337	109,337
B2	0	11,817	—	—
	3.5	19,583	54,950	54,950

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub-Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
B1	A1A	Parcel (45x120')	667,857	0.71	86,142		
	A1B	Guadalupe Basin	67,963	0.74	9,136		
			72,123	0.50	6,551		
		Total	807,943	0.69	101,830	109,337	3.26
B2	A2A	Parcel (45x120')	349,855	0.71	45,125		
	A2B	Guadalupe Basin	38,569	0.74	5,185		
			31,551	0.50	2,866		
		Total	419,975	0.70	53,176	54,950	3.39

LEGEND:

- AIX DRAINAGE AREA LABEL
- DRAINAGE AREA BOUNDARY
- BI BASIN LABEL
- DRAINAGE DIRECTION
- DRAINAGE INLET LOCATION



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Project:

MULBERRY Parcel 5
 City of Mesa, AZ

Revisions:

SEPTEMBER 6, 2016 - 2ND SUBMITTAL

Call it first for all working days before you begin excavation.

 Due to the 1-800-875-8285 (TUE-THU) in Maricopa County (802)363-1109

Designer:

KDM

Drawn by:

KDM

Registered Professional Engineer (Civil)
 60163 JOHN C. MCHEE
 License No. 09-00089

Job No.

13-316.4

Sheet No.

5 of 5

PG02