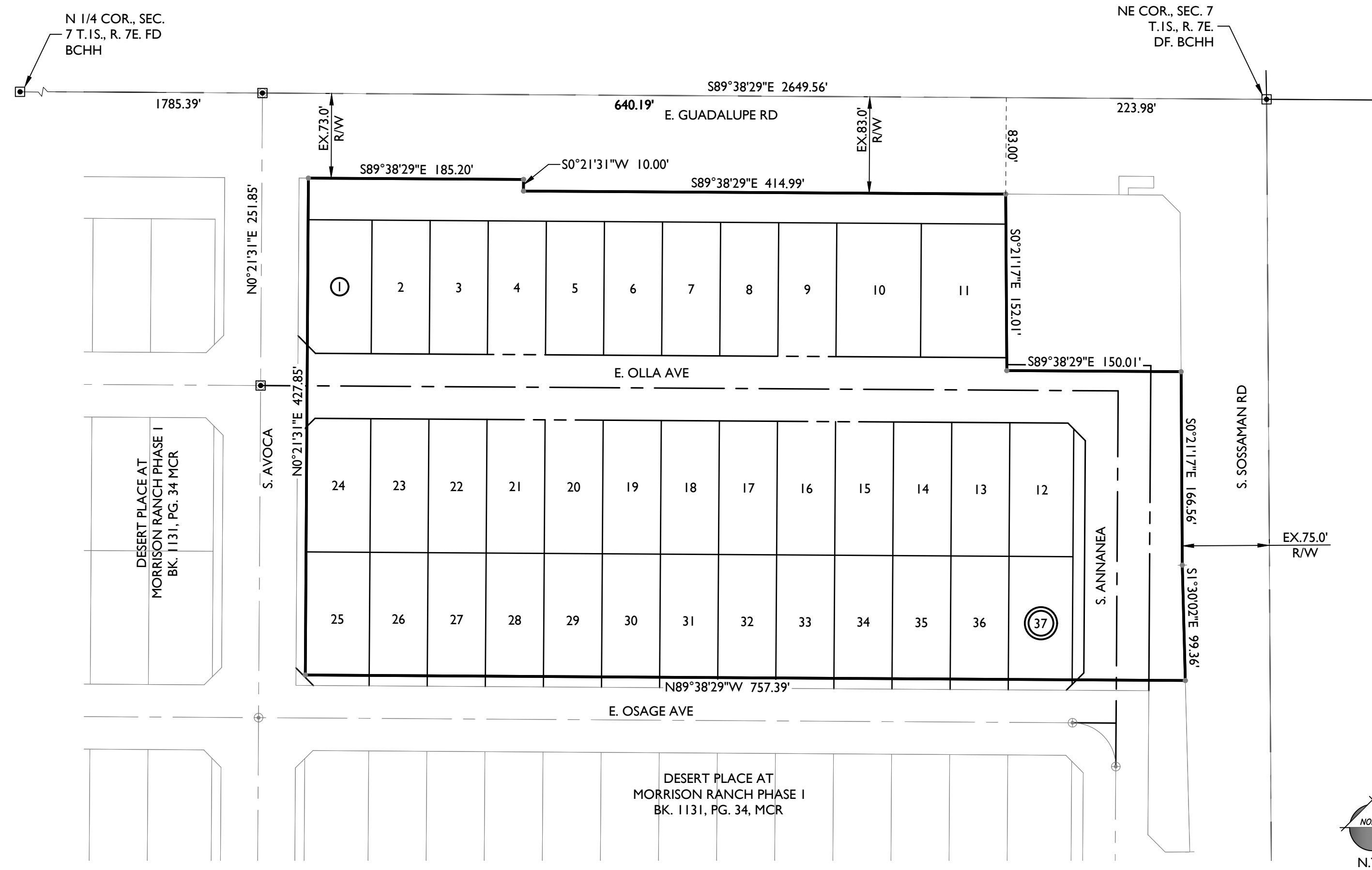


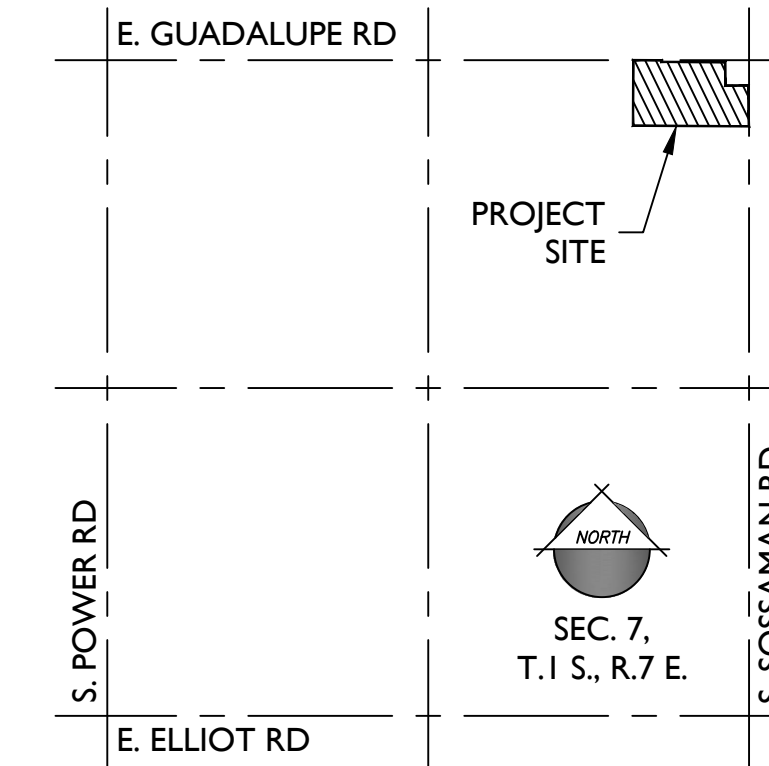
# PRELIMINARY PLAT FOR DESERT PLACE AT MORRISON RANCH RESIDENTIAL CORNER

A PORTION OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



### VICINITY MAP

N.T.S.



### PROJECT TEAM

**DEVELOPER:**  
PORCHLIGHT HOMES  
2915 E. BASELINE RD., STE. 118  
GILBERT, AZ 85234  
TEL: (602)-206-6211  
CONTACT: RYAN LARSEN  
rlarsen@porchlighthomes.com

**PLANNER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOSH HANNON  
josh.hannon@epsgruoinc.com

**ATTORNEY:**  
PEW & LAKE, PLC  
1744 S. VAL VISTA DR., STE 217  
MESA, AZ 85204  
TEL: (480)-461-4670  
CONTACT: D.J. STAPLEY  
dstapley@pewandlake.com

**ENGINEER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., STE. 120  
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TEL: (480)-503-2250  
CONTACT: ERIC WINTERS, P.E.  
eric.winters@epsgruoinc.com

### PROJECT DATA

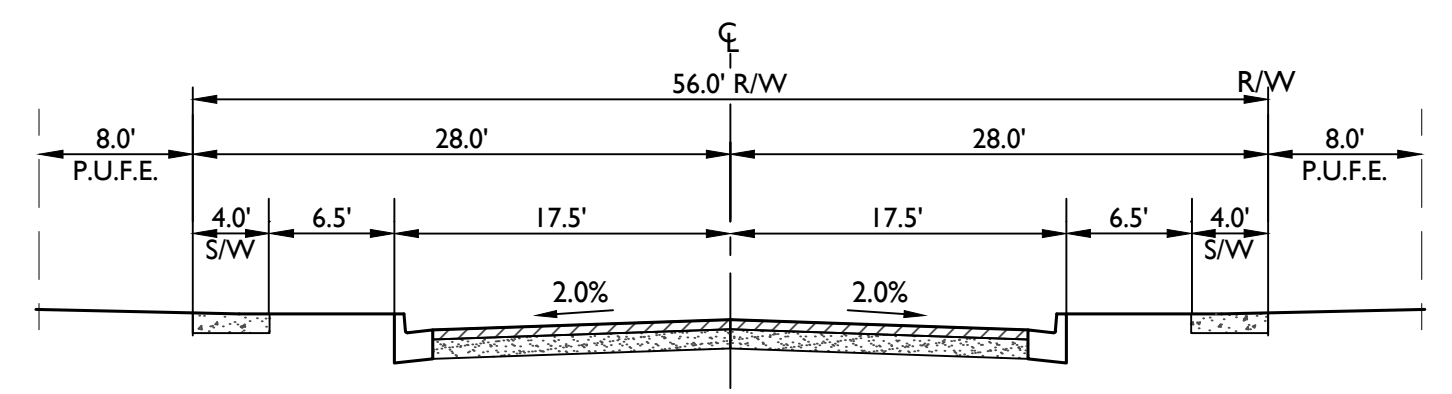
LOCATION ADDRESS	SWC OF GUADALUPE RD AND SOSSAMAN RD 7531 E GUADALUPE ROAD
A.P.N.	304-17-570
CURRENT LAND USE	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN	NEIGHBORHOOD SUBURBAN
EXISTING ZONING	NC-PAD-DMP
PROPOSED ZONING	RS-6-PAD-DMP
GROSS AREA	± 8.76 ACRES
NET AREA	± 6.74 ACRES
OPEN SPACE	± 0.62 ACRES
LOT SIZE	50' x 115'
NO. OF LOTS	37
GROSS DENSITY	4.22 DU/AC
NET DENSITY	5.49 DU/AC

### GENERAL NOTES

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

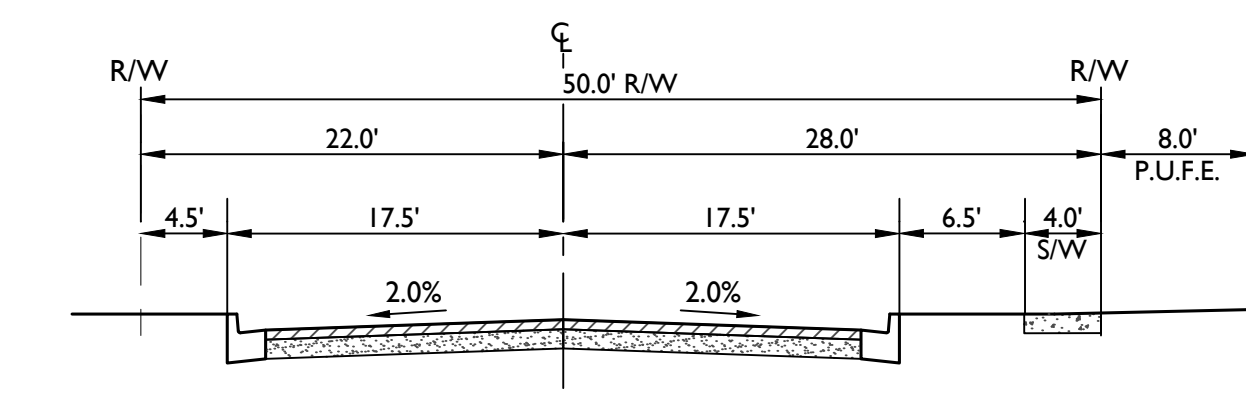
### UTILITIES

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



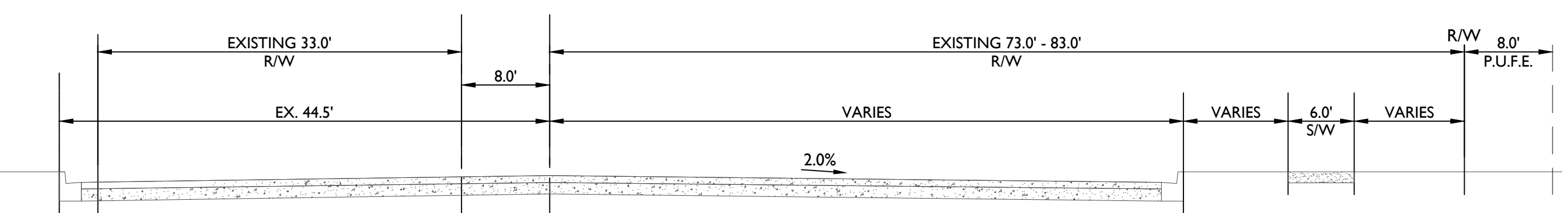
RESIDENTIAL LOCAL STREET

N.T.S.



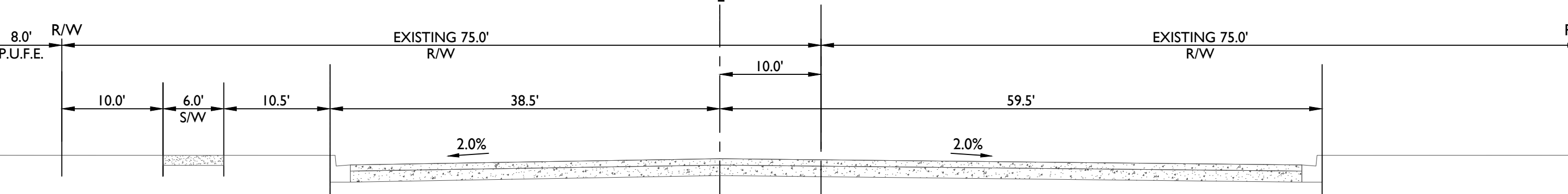
MODIFIED LOCAL STREET

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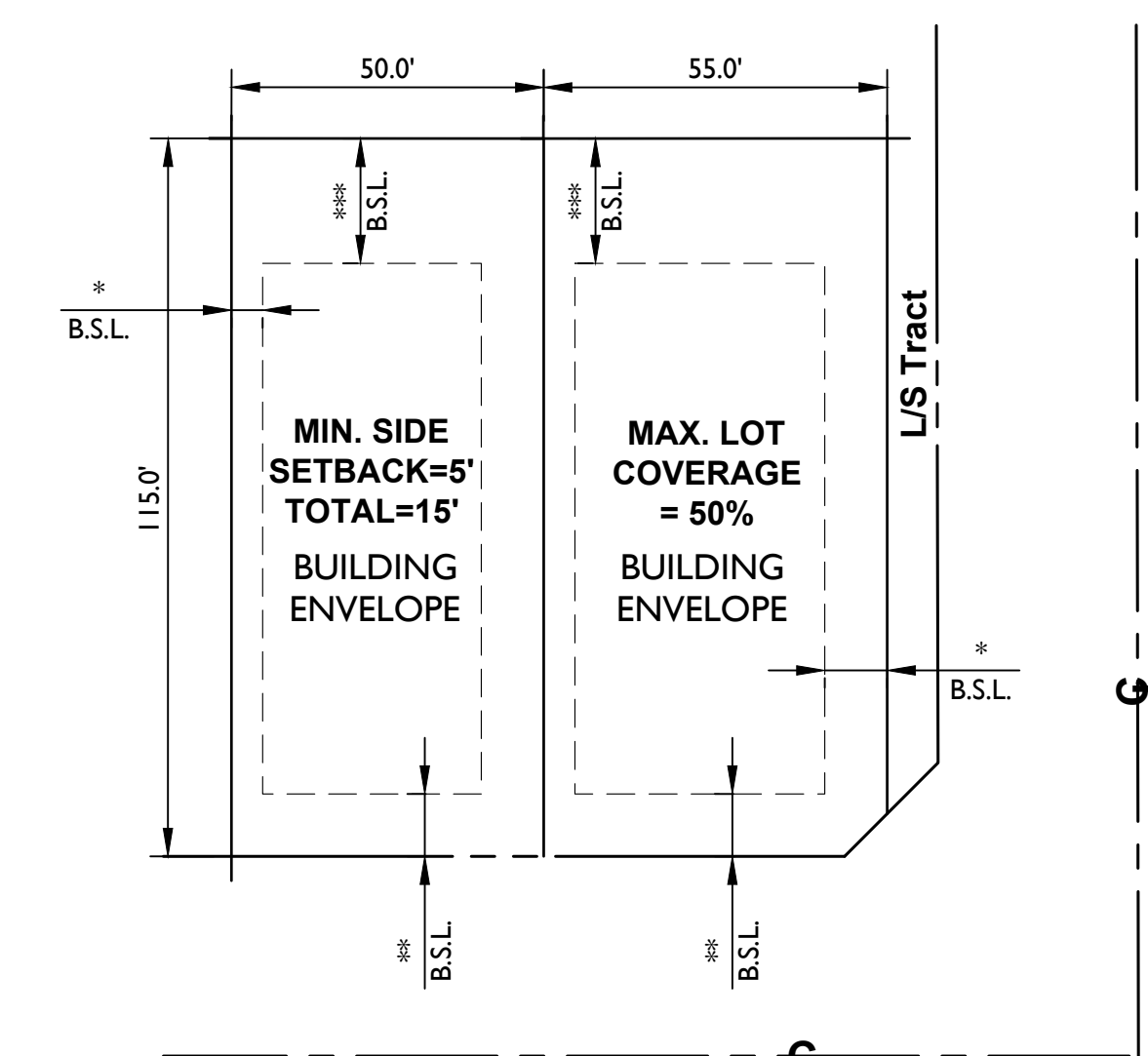
E. GUADALUPE ROAD (EXISTING) - LOOKING EAST

N.T.S.



E. SOSSAMAN ROAD (EXISTING) - LOOKING NORTH

N.T.S.



RS-6  
TYPICAL BUILDING SETBACKS

- \* SIDEYARD SETBACKS:**  
SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 3' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.
- \*\* FRONT YARD SETBACKS:**  
1. 20' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.  
2. 10' MIN. SETBACK TO LIVABLE SPACE, PORCHES OR PORTE COCHERE.
- \*\*\* REARYARD SETBACKS:**  
1. 15' MIN. SETBACK TO COVERED PATIO.  
2. 20' MIN. SETBACK TO LIVABLE SPACE.
- MAXIMUM LOT COVERAGE: 50%

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**EPS GROUP**

Desert Place at Morrison Ranch  
Residential Corner  
Mesa, Arizona

**COVER SHEET**

Project: 19-0240

Revisions:

SEPTEMBER 12, 2019 - 1ST SUBMITTAL  
OCTOBER 21, 2019 - 2ND SUBMITTAL

Call all best practices and marking days before you begin excavation.

**ARIZONA**  
Professional Engineer  
44744  
ERIC D. WINTERS  
Exp. 09-21-19

Designer: JH  
Drawn by: DCH

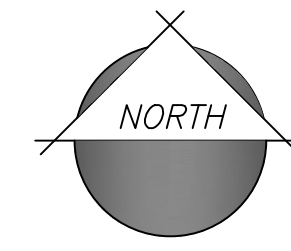
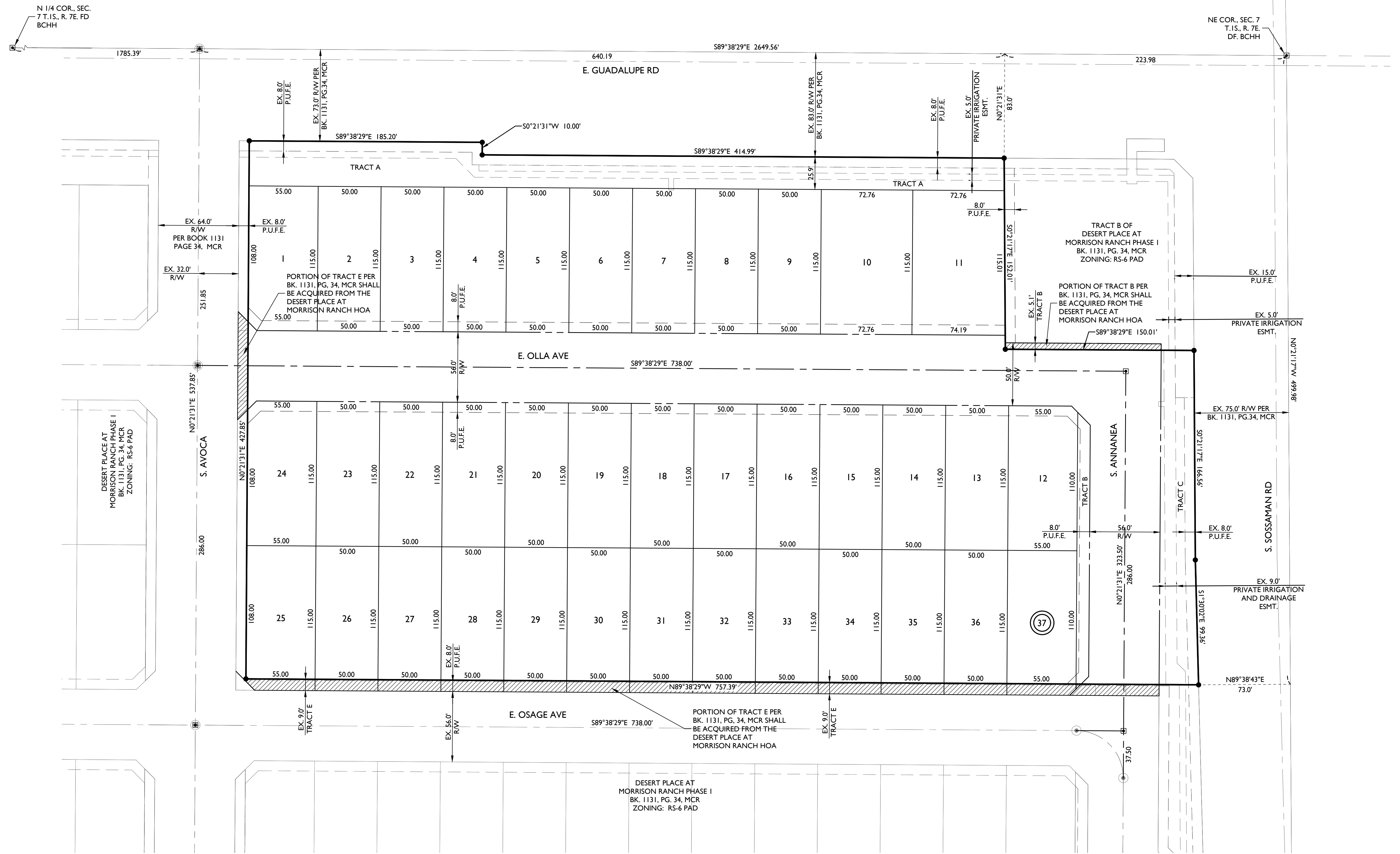
Job No.  
**19-0240**

PP01

Sheet No.  
**1**  
of 2

Lot #	Area	Lot #	Area
1	6300.50	21	5750.00
2	5750.00	22	5750.00
3	5750.00	23	5750.00
4	5750.00	24	6300.50
5	5750.00	25	6300.50
6	5750.00	26	5750.00
7	5750.00	27	5750.00
8	5750.00	28	5750.00
9	5750.00	29	5750.00
10	8366.92	30	5750.00
11	8449.22	31	5750.00
12	6312.50	32	5750.00
13	5750.00	33	5750.00
14	5750.00	34	5750.00
15	5750.00	35	5750.00
16	5750.00	36	5750.00
17	5750.00	37	6312.50
18	5750.00	TOTAL	
19	5750.00	220,842.64 SQ FT	
20	5750.00		

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	17374	0.399
B	LANDSCAPE / OPEN SPACE	2092	0.048
C	LANDSCAPE / OPEN SPACE	7476	0.172
TOTAL TRACT		26942	0.619



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**Desert Place at Morrison Ranch**  
Residential Corner  
Mesa, Arizona

**Preliminary plat**

Project: 19-0240

Revisions:

SEPTEMBER 12, 2019 - 1ST SUBMITTAL

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Call all trades for lead working days before you begin excavation

**ARIZONA**

Professional Engineer

44744

CRG D.

WINTERS

02-21-19

Designer: JH

Drawn by: DCH

Job No.

**19-0240**

PP02

Sheet No.

**2**

of 2