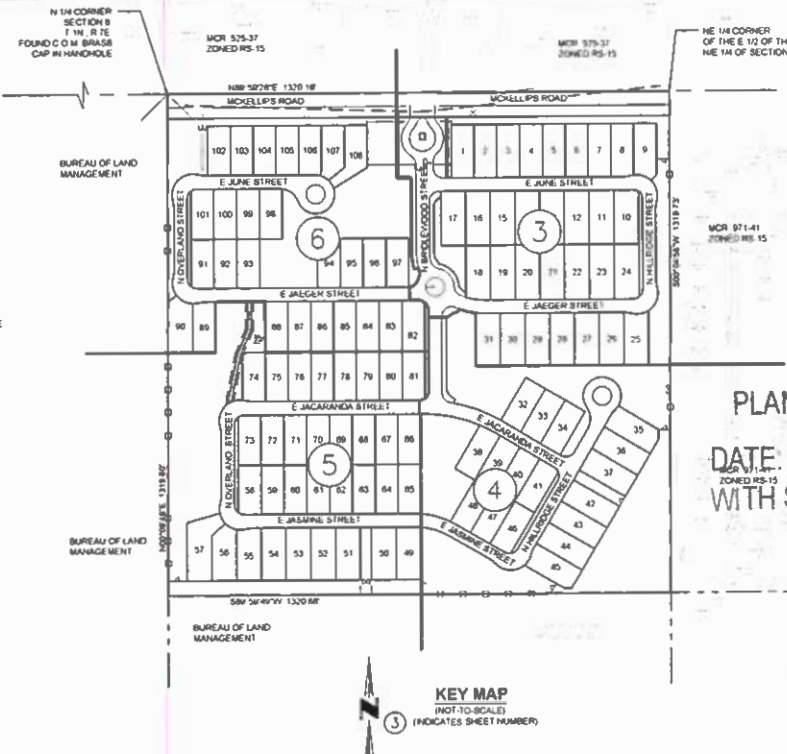


GENERAL NOTES

- 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) 844-2729 OR AT mesa.development@mesaaz.gov. 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 NINE (9) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSSES 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) 844-2729 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 INSPECTOR NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTORS 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) 844-2734 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND UTILITIES.
- 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 ON TO 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 2 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 (800) 763-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (800) 770-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 844-2761 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 BARRIADAGE 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.



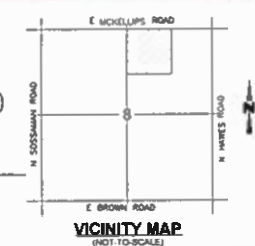
APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 8/14/19
WITH STIPS YES X NO

PRELIMINARY PLAT FOR MONTELUNA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

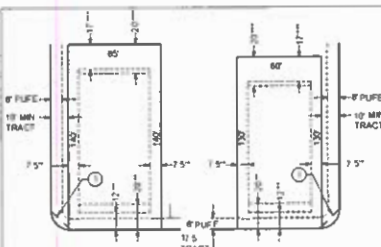
OWNER / DEVELOPER
DESERT VISTA 100, LLC
3021 N. BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 802-4482
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4872
CONTACT: ALEX CARAVEO



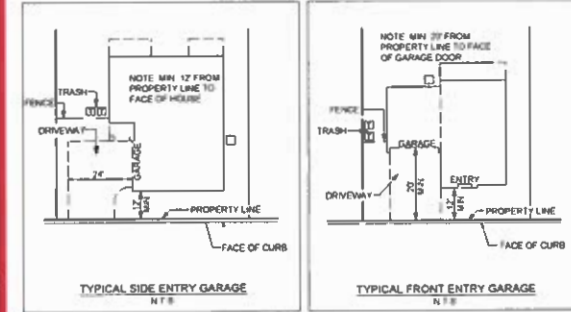
SITE DATA

CORNER AREA	49.91 AC	5,142,648 SF
NET AREA	36.94 AC	3,959,634 SF
2.00 AC 20% OPEN	68.35	
PROPOSED ZONING	MS-15 PUD	
APNS	295-31-007	
TR & L	60' x 120'	70' 60%
	60' x 140'	38' 30%
CORNER DENSITY	2.79 DU/AC	
SOFT SPACE PROVIDED*	11.08 AC	30%
NET PERM AREA OPEN SPACE (UNOCC) PROVIDED	1.63 AC	16,660 SF
PUBLIC UTILITY TRUCKWAY	5.37 AC	756,827 SF
McKELLIPS ROAD	1.93 AC	1,816,227 SF
MANUFACTURE LOT AREA PROVIDED	2,702 SF	
MANUFACTURE LOT AREA PROVIDED	11,887 SF	
LOT AREA (LOT AREA PROVIDED)	6,569 SF	
*NET AREA *CORNER AREA - 20% OPEN SPACE (2.00 AC) 20% TRACT		
*OPEN SPACE AREA DOES NOT INCLUDE CORNER LANDSCAPE TRACTS		



DEVELOPMENT STANDARDS

	MS-15 PUD	MS-15 PUD
MINIMUM LOT AREA (SQ FT)	6,510	6,510
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	50'	50'
MINIMUM LOT DEPTH (FT)	120'	140'
MINIMUM LOT DEPTH (FT) - INTERIOR LOT (FT)	30'	30'
MINIMUM BUILDING HEIGHT (FT)	12'	12'
MINIMUM FRONT YARDABLE PROJECTION SIDE (LOADED GARAGE) (FT)	20'	20'
MINIMUM REAR YARD GARAGE (FT)	7.5'	7.5'
MINIMUM REAR YARD SIDE (FT) - EXT. REAR SIDE	15'	15'
MINIMUM REAR YARD SIDE (FT) - ADJACENT TO E OF 2 LINES	7.5'	7.5'
MINIMUM REAR YARD SIDE (FT) - ADJACENT TO W OF 2 LINES	20'	20'
MINIMUM REAR YARD SIDE (FT) - ADJACENT TO S OF 2 LINES	17'	17'
MINIMUM REAR YARD SIDE (FT) - ADJACENT TO N OF 2 LINES	20'	20'
MINIMUM BUILDING COVERAGE (% OF LOT)	50%	50%
PUD MAXIMUM DENSITY	3.7	3.7



PROJECT SUMMARY
A SINGLE FAMILY DEVELOPMENT WITH A RESIDENTIAL LOT MIX CONSISTING OF 80' X 120' & 60' X 140' LOTS, WITH PRIVATE STREETS AND PUBLIC UTILITIES.

LEGAL DESCRIPTION
LOT 24, 31 STATE PLAT NO. 15 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 40.008 ACRES, MORE OR LESS.

SHEET INDEX

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

SHEET 02 - LOT AREA TABLE / TRACT TABLE / CENTERLINE TABLE / CENTERLINE CURVE TABLE / CROSS SECTION DETAILS / ENTRY DETAIL

SHEET 03-06 - PRELIMINARY PLAT

CVL
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12th Street, Phoenix, AZ 85014 phone: (602) 284-8831 fax: (602) 284-8878 www.cvl.com

DATE: 8/14/19

SHEET 03 OF 06

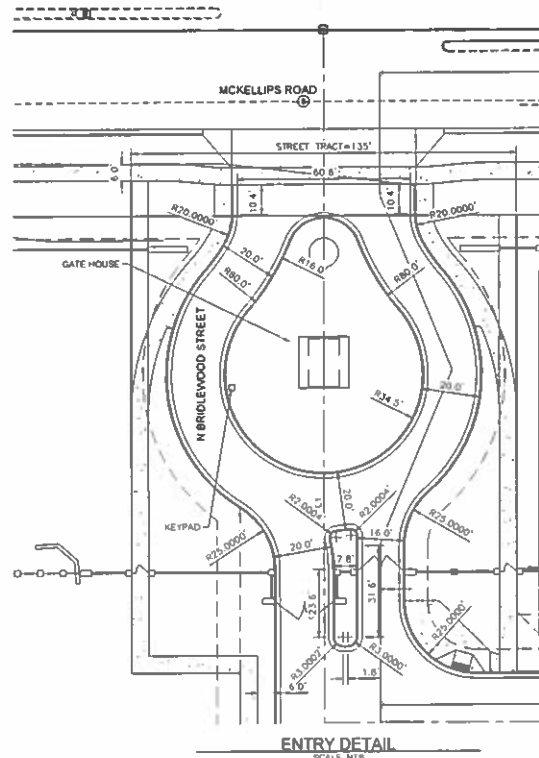
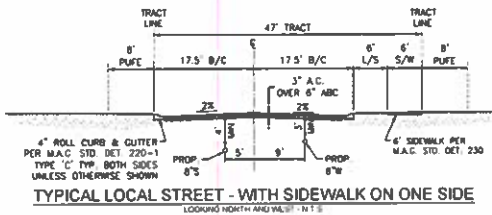
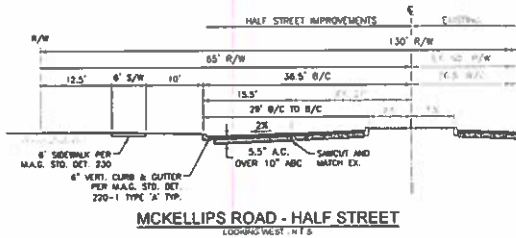
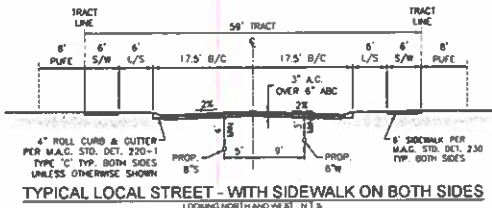
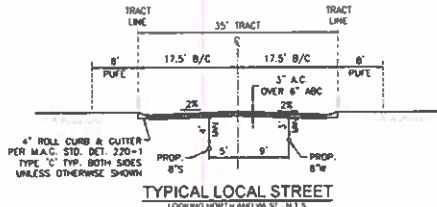
RECORD ID # ZON18-00057

LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	MINIMUM LOT SIZE	LOT #	AREA (SQUARE FEET)	MINIMUM LOT SIZE
1	4,490	60' x 130'	55	4,970	65' x 140'
2	4,400	60' x 130'	56	9,025	65' x 140'
3	4,400	60' x 130'	57	11,840	65' x 140'
4	4,480	60' x 130'	58	7,776	60' x 130'
5	4,400	60' x 130'	59	7,800	60' x 130'
6	4,400	60' x 130'	60	7,800	60' x 130'
7	4,400	60' x 130'	61	7,800	60' x 130'
8	9,252	60' x 130'	62	7,800	60' x 130'
9	8,368	60' x 130'	63	7,800	60' x 130'
10	9,081	65' x 140'	64	7,800	60' x 130'
11	9,100	65' x 140'	65	7,804	60' x 130'
12	9,100	65' x 140'	66	7,800	60' x 130'
13	9,100	65' x 140'	67	7,800	60' x 130'
14	9,100	65' x 140'	68	7,800	60' x 130'
15	9,100	65' x 140'	69	7,800	60' x 130'
16	9,100	65' x 140'	70	7,800	60' x 130'
17	9,100	65' x 140'	71	7,800	60' x 130'
18	9,327	65' x 140'	72	7,800	60' x 130'
19	9,425	65' x 140'	73	1,716	60' x 130'
20	9,425	65' x 140'	74	7,702	60' x 130'
21	9,425	65' x 140'	75	7,800	60' x 130'
22	9,425	65' x 140'	76	7,800	60' x 130'
23	9,425	65' x 140'	77	7,800	60' x 130'
24	9,401	65' x 140'	78	7,800	60' x 130'
25	8,954	65' x 140'	79	7,800	60' x 130'
26	9,100	65' x 140'	80	7,800	60' x 130'
27	9,100	65' x 140'	81	7,776	60' x 130'
28	9,100	65' x 140'	82	8,101	60' x 130'
29	9,100	65' x 140'	83	8,100	60' x 130'
30	9,100	65' x 140'	84	8,100	60' x 130'
31	9,105	65' x 140'	85	8,100	60' x 130'
32	7,800	60' x 130'	86	8,100	60' x 130'
33	7,800	60' x 130'	87	8,100	60' x 130'
34	7,800	60' x 130'	88	8,100	60' x 130'
35	8,880	60' x 140'	89	8,008	60' x 130'
36	9,100	65' x 140'	90	9,073	60' x 130'
37	9,100	65' x 140'	91	7,776	60' x 130'
38	7,949	60' x 130'	92	7,800	60' x 130'
39	7,800	60' x 130'	93	7,800	60' x 130'
40	7,800	60' x 130'	94	7,800	60' x 130'
41	7,776	60' x 130'	95	7,800	60' x 130'
42	9,100	65' x 140'	96	7,800	60' x 130'
43	9,100	65' x 140'	97	7,800	60' x 130'
44	9,100	65' x 140'	98	7,799	60' x 130'
45	8,800	60' x 140'	99	7,800	60' x 130'
46	7,776	60' x 130'	100	7,800	60' x 130'
47	7,800	60' x 130'	101	7,776	60' x 130'
48	7,804	60' x 130'	102	7,800	60' x 130'
49	9,095	65' x 140'	103	7,800	60' x 130'
50	9,100	65' x 140'	104	7,800	60' x 130'
51	9,100	65' x 140'	105	7,800	60' x 130'
52	9,100	65' x 140'	106	7,786	60' x 130'
53	9,100	65' x 140'	107	864	60' x 130'
54	9,100	65' x 140'	108	9,828	60' x 130'

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	7.717	OPEN SPACE/LANDSCAPE TRACT/RETENTION DRAINAGE/ADA WASH/EMERGENCY ACCESS/PUFE/WATER EASEMENT/PUFE
TRACT B	0.187	LANDSCAPE TRACT/OPEN SPACE/PUFE
TRACT C	0.081	LANDSCAPE TRACT/PUFE
TRACT D	0.055	LANDSCAPE TRACT/PUFE
TRACT E	0.722	OPEN SPACE/LANDSCAPE TRACT/RETENTION DRAINAGE/AMENITIES/PUFE
TRACT F	0.055	LANDSCAPE TRACT/PUFE
TRACT G	0.055	LANDSCAPE TRACT/PUFE
TRACT H	2.456	OPEN SPACE/LANDSCAPE TRACT/RETENTION DRAINAGE/ADA WASH/EMERGENCY ACCESS/PUFE
TRACT I	0.055	LANDSCAPE TRACT/PUFE
TRACT J	5.873	PRIVATE STREETS/VALETS/BEVCR/PUFE

CENTERLINE CURVE TABLE						
NO	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	63.11	150.00	024 09'28"	32.87	62.95	S12 00'45"E
C2	39.01	150.00	014 54'00"	19.87	38.90	N82 37'25"E
C3	90.00	150.00	034 22'41"	46.40	88.90	S72 48'11"E
C4	212.67	400.00	030 37'21"	108.89	210.13	N74 40'32"W
C5	108.31	200.00	030 27'21"	54.44	105.00	N74 40'32"W

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	416.31	S00 00'32"E
L2	595.00	S89 59'28"W
L3	320.00	S00 00'32"E
L4	439.95	S89 59'28"W
L5	9.08	S55 37'51"E
L6	280.58	N00 00'32"W
L7	564.76	N89 59'28"E
L8	295.00	N00 00'32"W
L9	355.17	N89 59'28"E
L10	32.50	N00 00'32"W
L11	216.00	N59 32'11"W
L12	580.50	S30 28'49"W
L13	27.50	N59 32'11"W
L14	190.17	N59 32'11"W
L15	499.64	S89 59'28"W
L16	295.00	N00 00'32"W
L17	515.50	S89 59'28"W

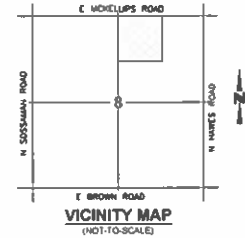


PRELIMINARY PLAT FOR MONTELUNA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 882-4482
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4850 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4872
CONTACT: ALEX CARAVEO



- 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
 - NATURAL AREA OPEN SPACE (NAOS)

LEGAL DESCRIPTION
LOT 24, STATE PLAT NO. 18 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 40.006 ACRES, MORE OR LESS.

- SHEET INDEX**
- SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE/TYPICAL LOT DETAIL
 - SHEET 02 - LOT AREA TABLE/TRACT TABLE/CENTERLINE TABLE/CURVE TABLE / CROSS SECTION DETAILS / ENTRY DETAIL
 - SHEET 03-08 - PRELIMINARY PLAT

CVL
CONSULTANTS, INC.
4850 N. 12th Street, Phoenix, AZ, 85014 phone: (602) 284-6831 fax: (602) 284-0828 www.cvl.com



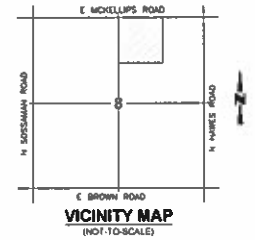
SHEET 02 OF 06
RECORD ID # ZON18-00357
DATE: 8/2/2019

PRELIMINARY PLAT FOR MONTELUÑA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT, AZ, 85234
PHONE: (480) 892-4482
CONTACT: TOM LEMON

CVL DESIGN TEAM
CVL VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.A.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (E.P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- NATURAL AREA OPEN SPACE (NAOS)

LEGAL DESCRIPTION

LOT 24, STATE PLAT NO. 15 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 40.006 ACRES, MORE OR LESS.

SHEET INDEX

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- SHEET 03-06 - PRELIMINARY PLAT



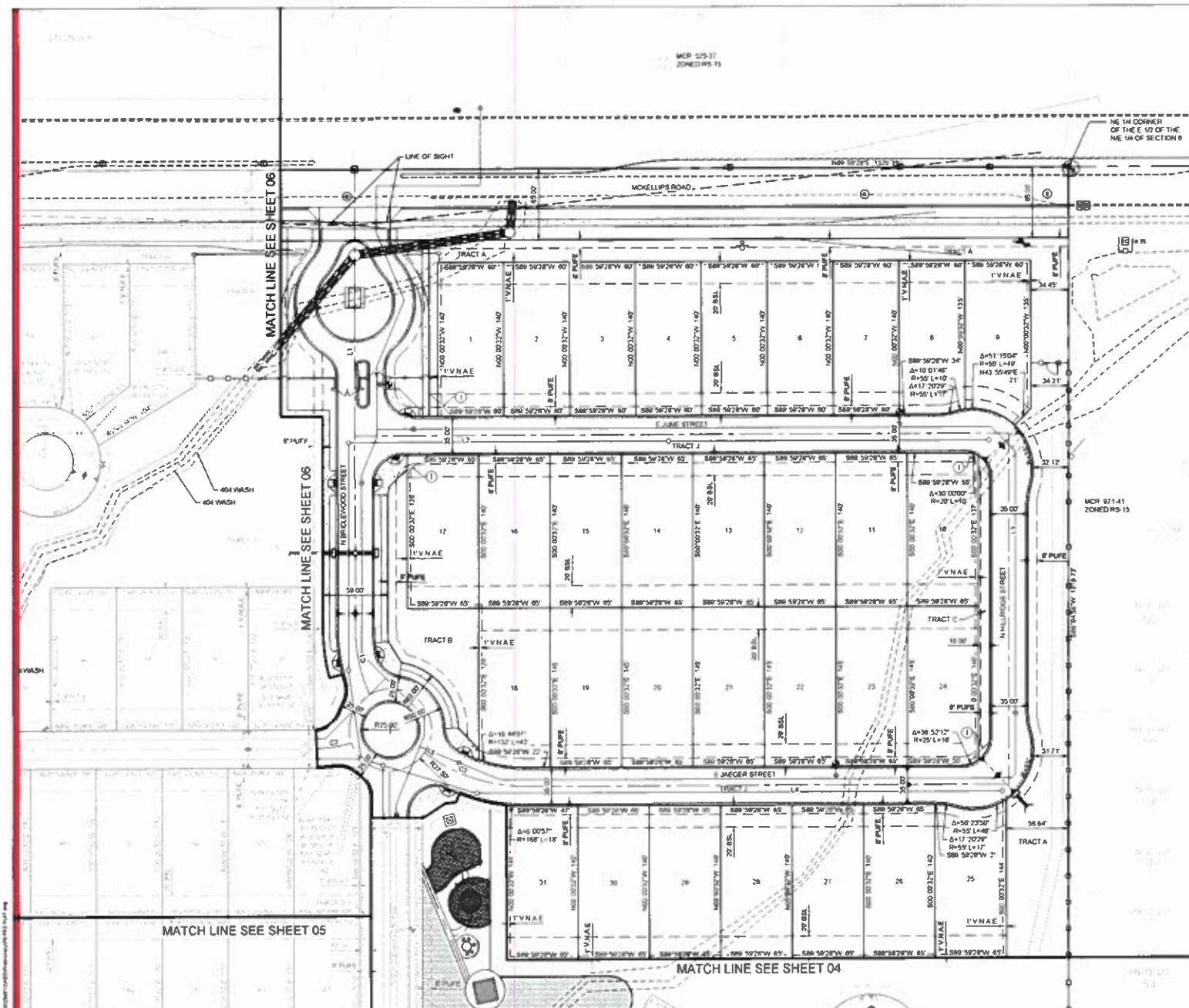
4550 N 12th Street Phoenix, AZ, 85014 phone 602 284 6631 fax 602 284 6928 email cvl@cvl.com

SCALE 1" = 40'

SHEET
03 OF 06

RECORD ID #
ZON18-00057

DATE: 8/2/2019



PRELIMINARY PLAT FOR MONTELUANA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 892-4482
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N 17TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- △ V.T. SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.F.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- ① INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- NATURAL AREA OPEN SPACE (NAOS)

LEGAL DESCRIPTION

LOT 74, STATE PLAT NO. 15 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 48.008 ACRES, MORE OR LESS.

SHEET INDEX

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- SHEET 03-06 - PRELIMINARY PLAT

CVL
CONSULTANTS
COE & VAN LOO CONSULTANTS, INC.
4550 N 17th Street, Phoenix, AZ 85014, phone: (602) 285-4972, fax: (602) 285-4973, www.cvl.com

SHEET 05 OF 06

RECORD ID # ZON18-00357

DATE: 02/28/18



MATCH LINE SEE SHEET 06

MATCH LINE SEE SHEET 06

MATCH LINE SEE SHEET 04

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TRACT A
RETENTION AREA

TRACT A
RETENTION AREA

TRACT A
RETENTION AREA

BUREAU OF LAND MANAGEMENT



SHEET 05 OF 06

RECORD ID # ZON18-00357

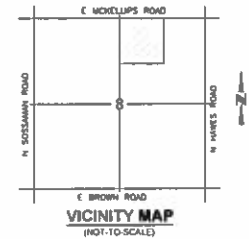
DATE: 02/28/18

PRELIMINARY PLAT FOR MONTELUNA

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 882-4462
CONTACT: TOM LEMON

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 265-4872
CONTACT: ALEX CARAYED



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
- NATURAL AREA OPEN SPACE (NAOS)

LEGAL DESCRIPTION

LOT 24, STATE PLAT NO. 15 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 40.006 ACRES, MORE OR LESS.

SHEET INDEX

- SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL
- SHEET 02 - LOT AREA TABLE / TRACT TABLE / CENTERLINE TABLE / CENTERLINE CURVE TABLE / CROSS SECTION DETAILS / ENTRY DETAIL
- SHEET 03-06 - PRELIMINARY PLAT

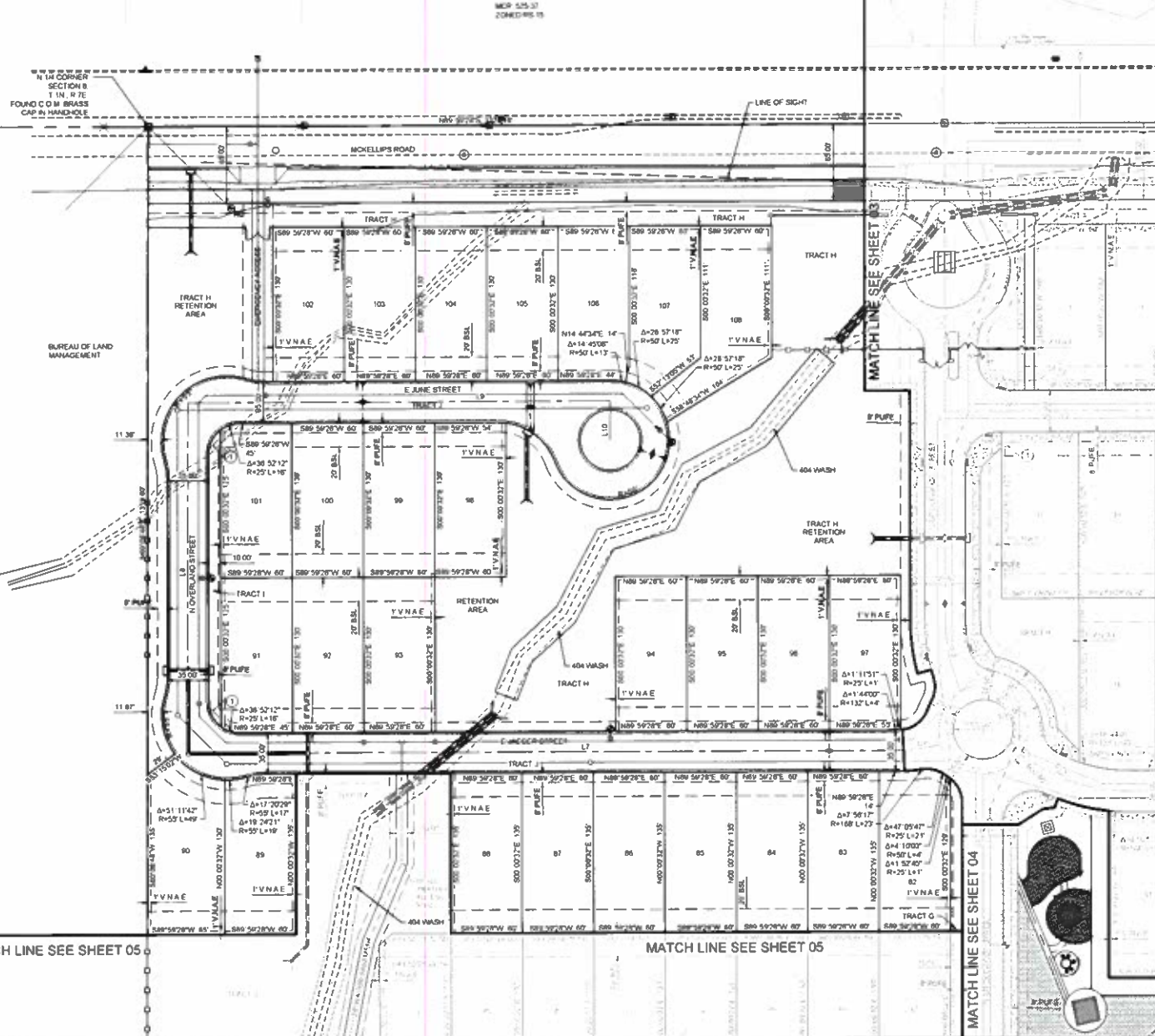
CVL CONSULTANTS
4550 N. 12th Street Phoenix, AZ 85014 phone (602) 264-6831 fax (602) 264-0826 www.cvl.com

3725
MIN
NEED

SHEET 06 OF 06

RECORD ID # ZON19-00357

DATE: 6/21/2019



MATCH LINE SEE SHEET 05

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MATCH LINE SEE SHEET 04

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