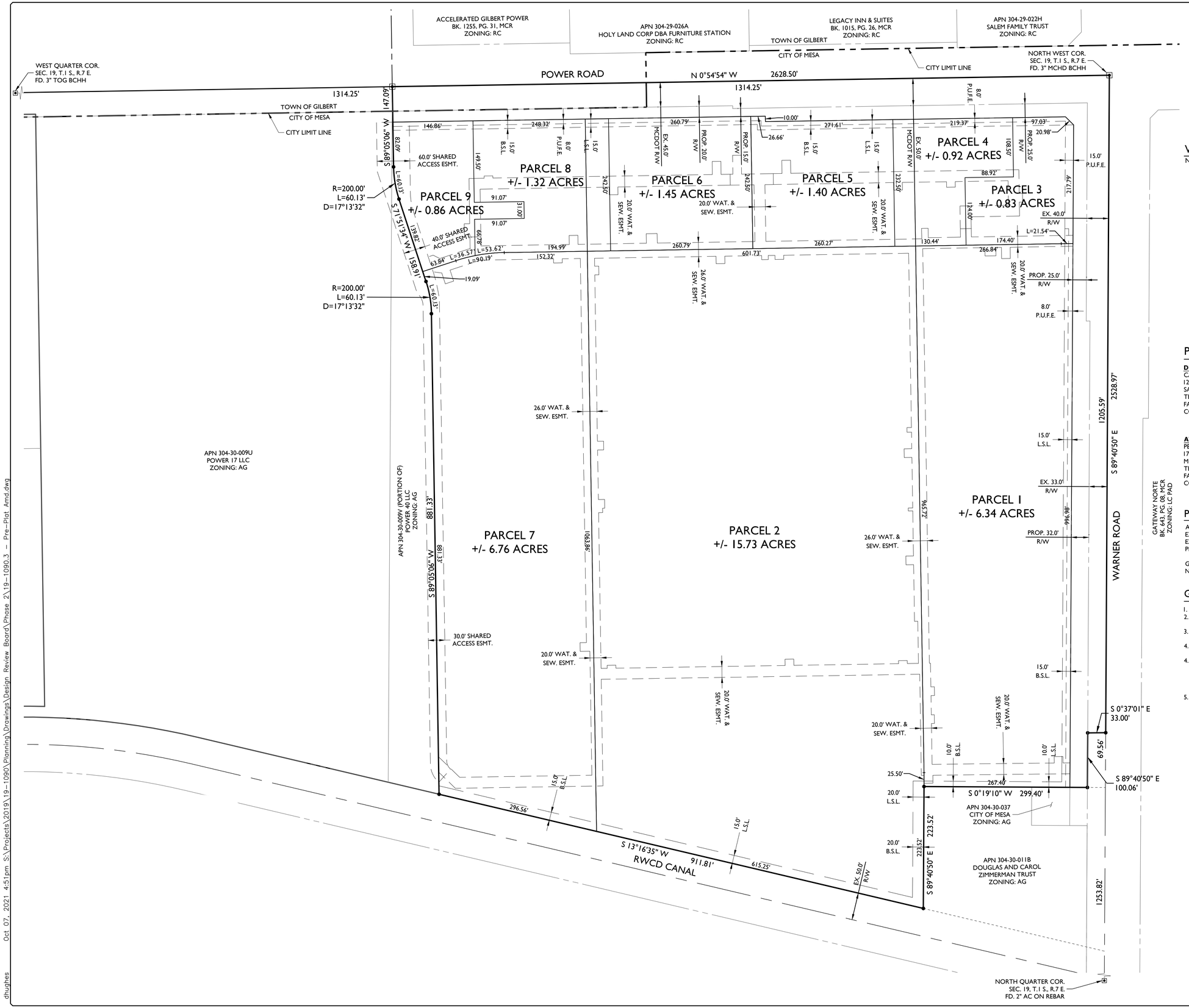
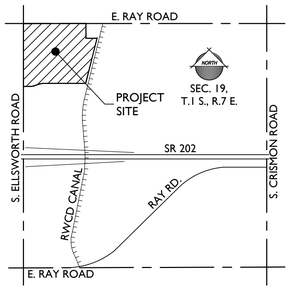


PRELIMINARY PLAT AMENDMENT FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

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TEL: (801)-363-2999
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FAX: (480)-503-2258
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MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgroupinc.com

PROJECT DATA

A.P.N.:	304-30-009V (PORTION OF)
EXISTING GENERAL PLAN:	MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING:	AGRICULTURE (AG) / AOA 2
PROPOSED ZONING:	LIGHT INDUSTRIAL (LI)
GROSS AREA:	39.56 ACRES
NET AREA:	35.61 ACRES

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 SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
5. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

PARCEL AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	276,040	6.3370
2	685,286	15.7320
3	36,380	0.8352
4	39,976	0.9177
5	60,779	1.3953
6	63,241	1.4518
7	294,490	6.7606
8	57,480	1.3196
9	37,635	0.8640
TOTAL	1,551,307	35.6132

80 0 80 160
scale feet

NORTH

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m
EPS GROUP

Project: Cannon Beach
Mesa, AZ

Preliminary Plat Amendment

Revisions:
SEPTEMBER 7, 2021 - 1ST SUBMITTAL
OCTOBER 7, 2021 - 2ND SUBMITTAL

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-1090

PP01

Sheet No.
1
of 1

19-1090

dhughes Oct 07, 2021 4:51pm S:\Projects\2019\19-1090\Planning\Drawings\Design Review Board\Phase 2\19-1090.3 - Pre-Plat Amd.dwg