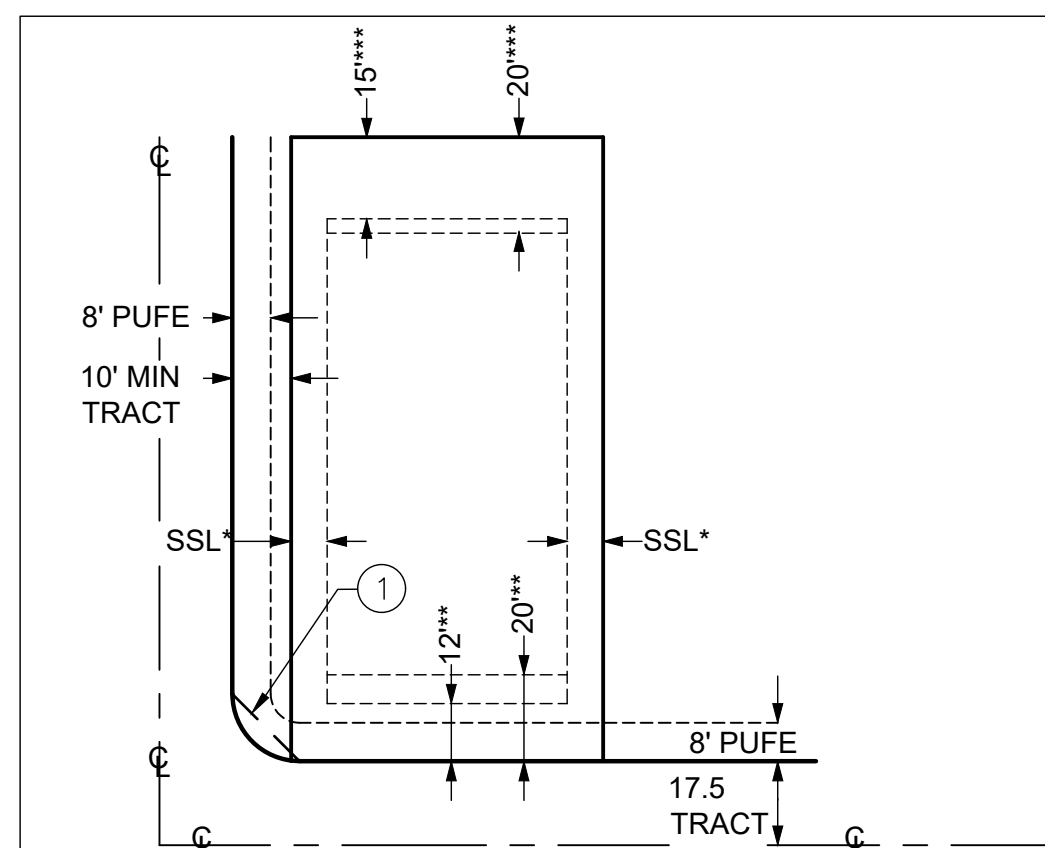


GENERAL NOTES

- 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) 644-4273 OR AT <http://www.mesaaz.gov/devsustain/constructionpermits.aspx>. 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 NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES 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) 644-2251 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 INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S 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) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- 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 ONTO 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 7 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 (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 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 BARRICADE 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.



*** SIDEYARD SETBACKS:**
SETBACKS ARE 7/15' ON EITHER SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.

****FRONT YARD SETBACKS**
1. 12' FRONT LIVABLE (PORCH) OR SIDE LOADED GARAGE
2. 20' SETBACK TO FACE OF GARAGE

*****REAR YARD SETBACKS**
3. 15' TO REAR COVERED PATIO
4. 20' TO LIVABLE AREA

① INDICATES 21'X21' VISIBILITY TRIANGLE EASEMENT

TYPICAL LOT DETAIL
N.T.S.

LEGAL DESCRIPTION

THAT PART OF G.L.O. LOT 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE NORTHWEST CORNER OF SAID LOT 4, FROM WHICH THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89°49'17" EAST, A DISTANCE OF 2639.18 FEET;

THENCE SOUTH 89°49'17" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 00°00'09" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET SOUTH, FROM THE NORTH LINE OF SAID LOT 4, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°49'17" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,139.35 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 147.25 FEET WEST, FROM THE EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°01'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 242.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 282.00 FEET SOUTH, FROM THE NORTH LINE OF SAID LOT 4;

THENCE NORTH 89°49'17" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 17.75 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 165.00 FEET WEST, FROM THE EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°01'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 140.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 422.00 FEET SOUTH, FROM THE NORTH LINE OF SAID LOT 4;

THENCE SOUTH 89°49'17" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 140.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET WEST, FROM THE EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°01'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 957.36 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET NORTH, FROM THE SOUTH LINE OF SAID LOT 4;

THENCE SOUTH 89°59'47" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 634.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 660.00 FEET OF THE WEST 660.00 FEET OF SAID LOT 4;

THENCE NORTH 00°00'09" WEST, ALONG SAID EAST LINE, A DISTANCE OF 635.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 660.00 FEET OF THE WEST 660.00 FEET OF SAID LOT 4;

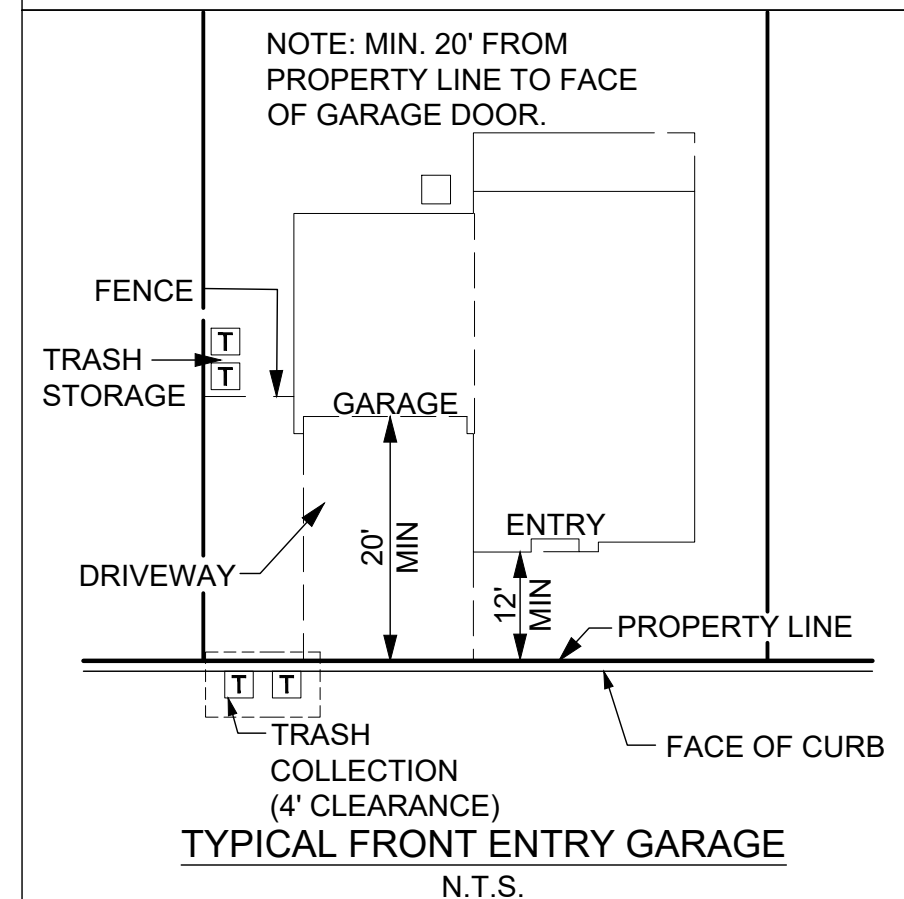
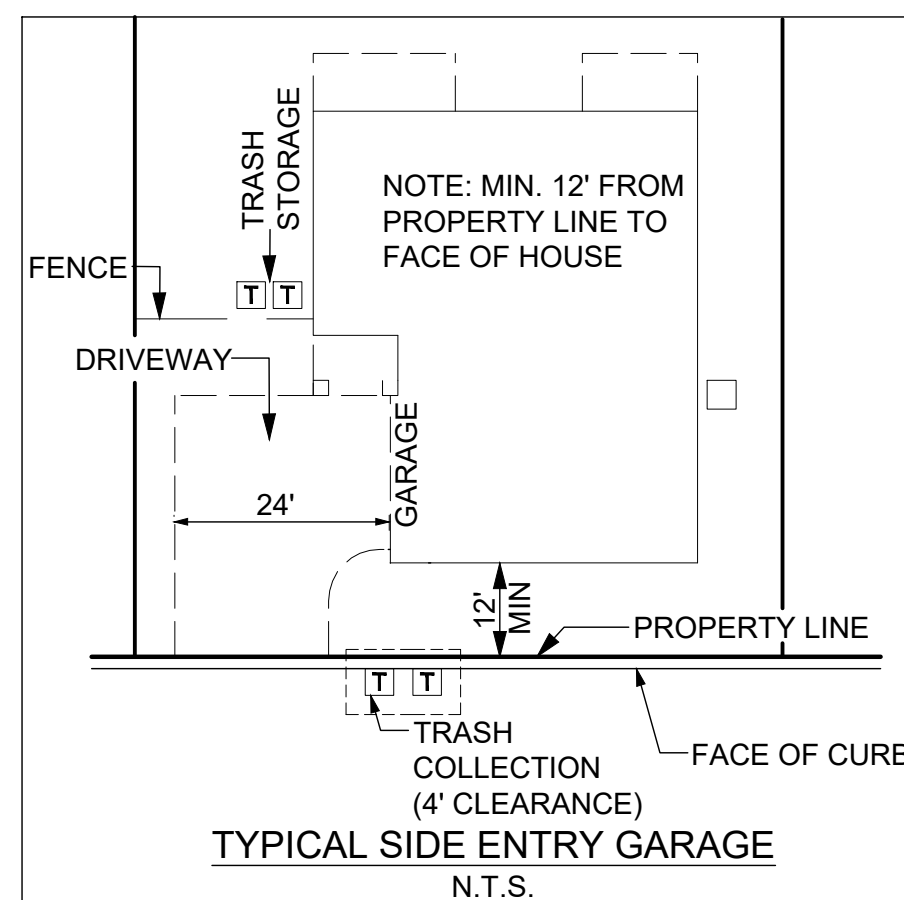
THENCE SOUTH 89°59'47" WEST, ALONG THE NORTH LINE OF THE SOUTH 660.00 FEET OF THE WEST 660.00 FEET OF SAID LOT 4, A DISTANCE OF 627.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET EAST, FROM THE WEST LINE OF SAID LOT 4;

THENCE NORTH 00°00'09" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 708.37 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK 254 OF DEEDS, PAGE 349, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA=1,245,149 SQ. FT. OR 28.585 ACRES, MORE OR LESS

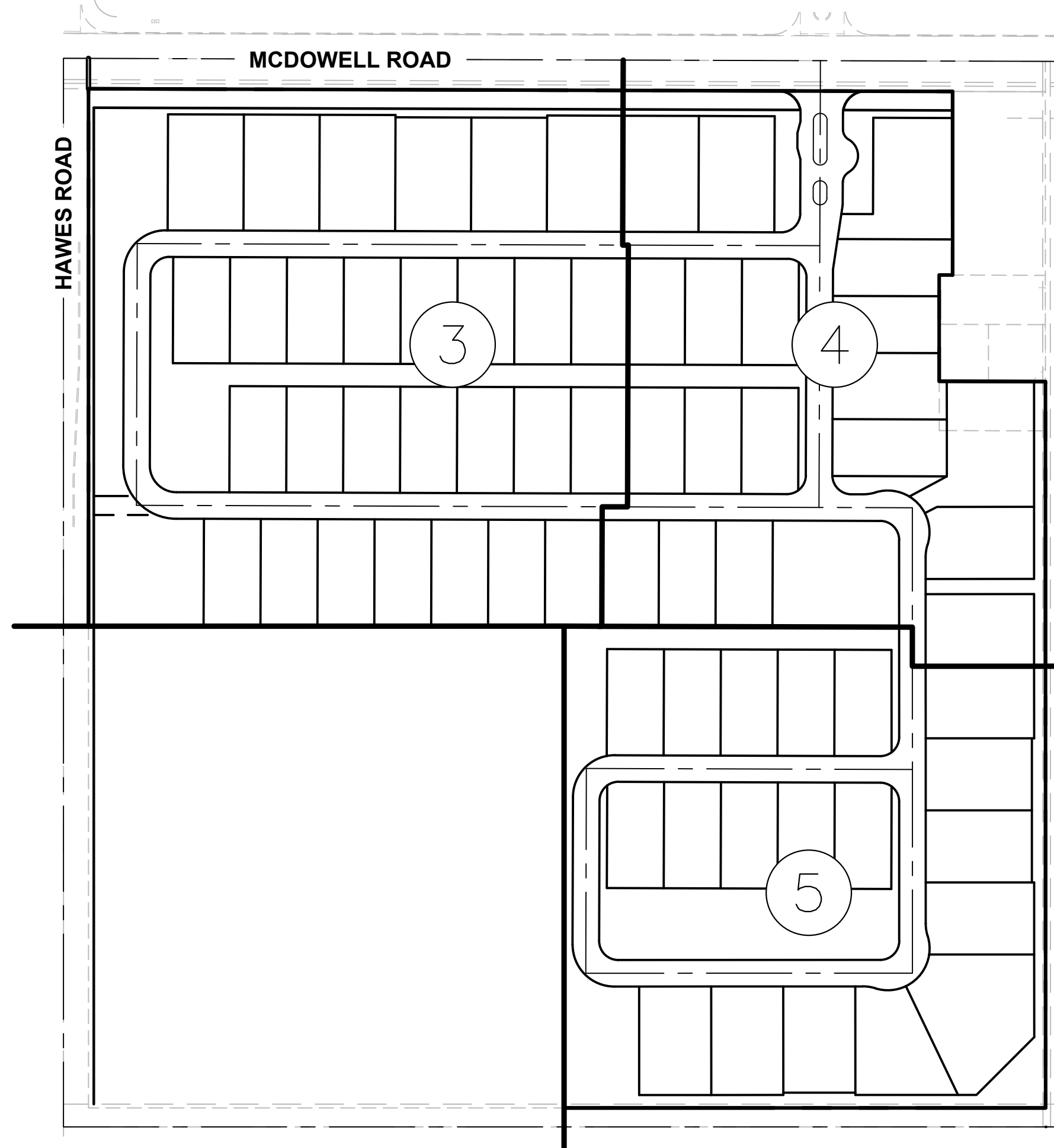
THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE OLD LEGAL AND NEW LEGAL



CARMELLO DEVELOPMENT STANDARDS	RS-15	PROPOSED			
		PAD			
		75' LOTS	95' LOTS	100' LOTS	
MINIMUM LOT AREA (SQ.FT.)	15,000	8,400	8,400	8,400	
MINIMUM LOT WIDTH (FT)	110	65'	80'	100'	
MINIMUM LOT DEPTH (FT)	120	130'	130'	130'	
MAXIMUM BUILDING HEIGHT (FT)	30'	30'	30'	30'	
MINIMUM YARD SETBACKS: (FT)					
FRONT: ENCLOSED LIVABLE AREAS, PORCHES, PORTE COCHERE AND SIDE ENTRY GARAGES	22'	12'	12'	12'	
FRONT: SIDE ENTRY GARAGES	22'	12'	12'	12'	
FRONT: FACE OF GARAGE	30'	20'	20'	20'	
SIDE: EITHER SIDE	7'	7'	15'	15'	
SIDE: AGGREGATE OF 2 SIDES	20'	15'	30'	30'	
SIDE: STREET	10'	7'	15'	15'	
REAR YARD	30'	20'	20'	20'	
REAR TO PORCH / PATIO		15'	15'	15'	
REAR YARD ABUTTING ARTERIAL STREET	30'	20'	20'	20'	
MAXIMUM BUILDING COVERAGE (% OF LOT)	40%	55%	55%	55%	
3-CAR GARAGES ALLOWED ON 65' WIDE LOTS (11-5-3-B.4b)	NO	YES	N/A	N/A	
MINIMUM GARAGE DIMENSIONS (11-32-4-F)					
SINGLE CAR		10' X 22'			
TWO CAR		20' X 22'			
TANDEM		10' X 44'			

TRACT	OPEN SPACE AREA TABLE (ACRES)								
	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	TOTAL
UNDISTURBED OPEN SPACE AREA									0
RESTORED OPEN SPACE AREA									0
REVEGETATED OPEN SPACE AREA	1.502	1.080	2.209	0.909	0.065	0.293	0.132		6.189

KEY MAP
(NOT-TO-SCALE)
(INDICATES SHEET NUMBER)

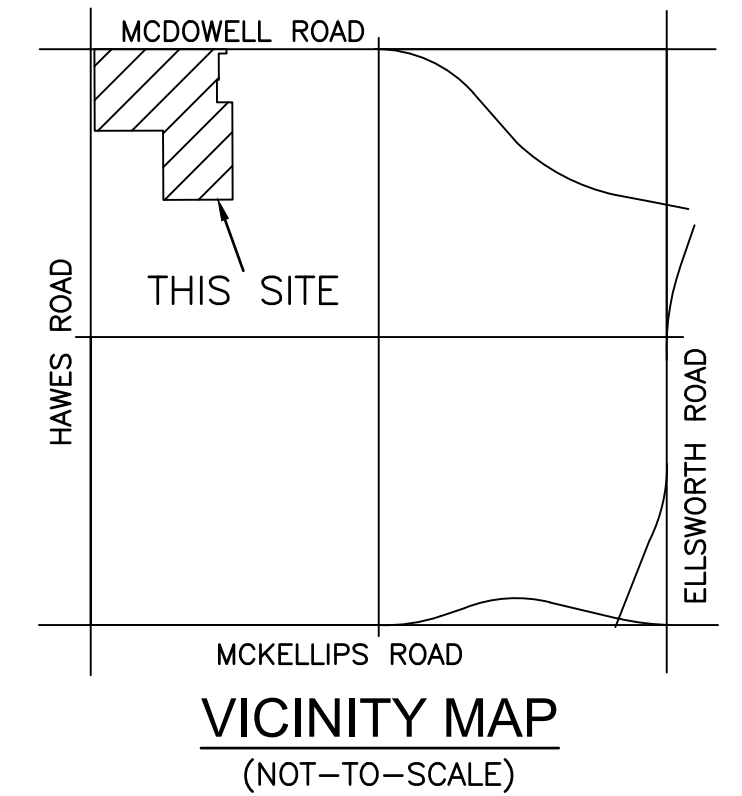


SITE PLAN FOR CARMELLO

A PORTION OF LAND LOCATED IN G.L.O. LOT 4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
RESERVE 100, LLC
3321 E. BASELINE ROAD
GILBERT AZ, 85234
PHONE: (602) 989-2448
CONTACT: PATRICK ADLER

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



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.F.E. (PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SINGLE-STORY RESTRICTED LOTS

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SHEET 01 OF 05

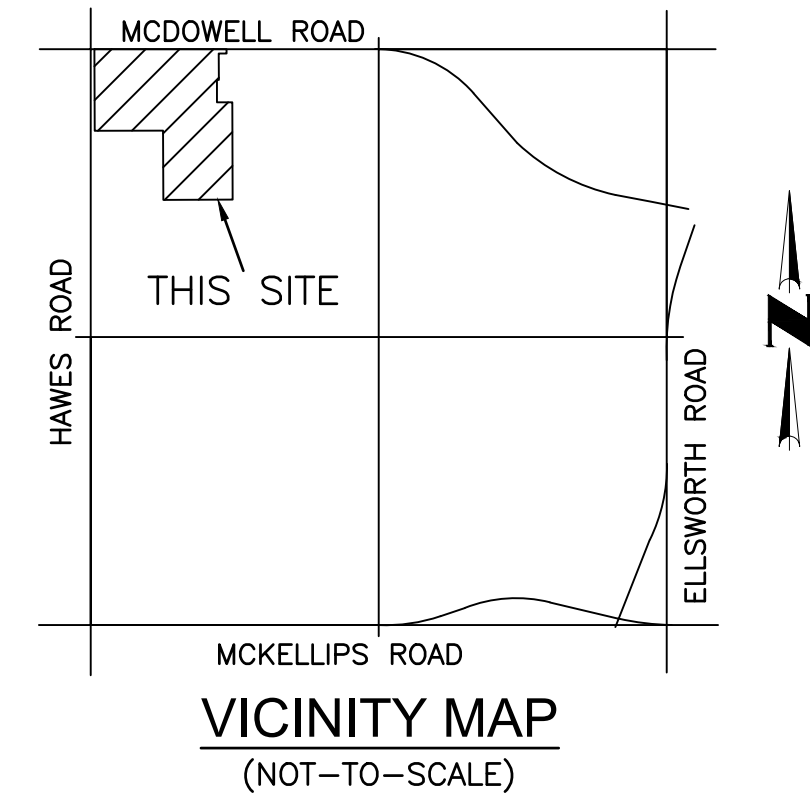
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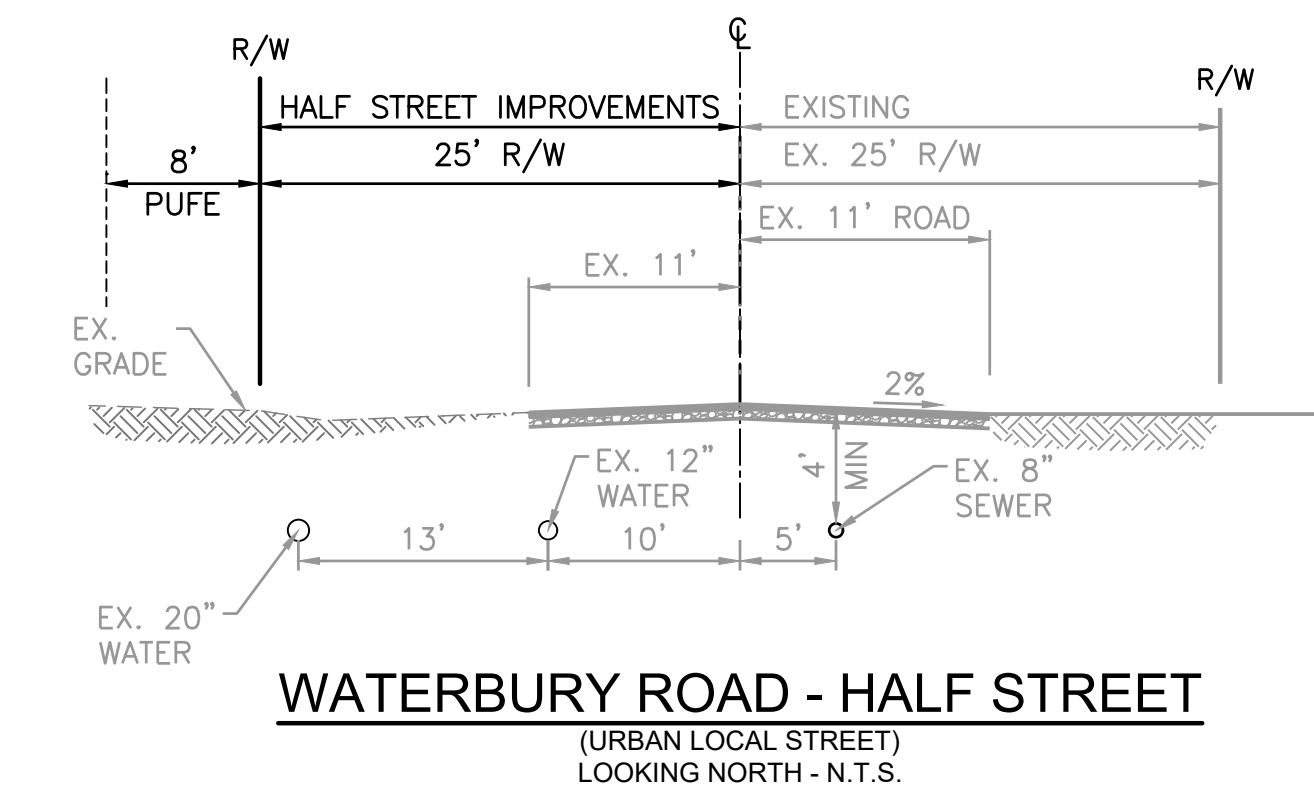
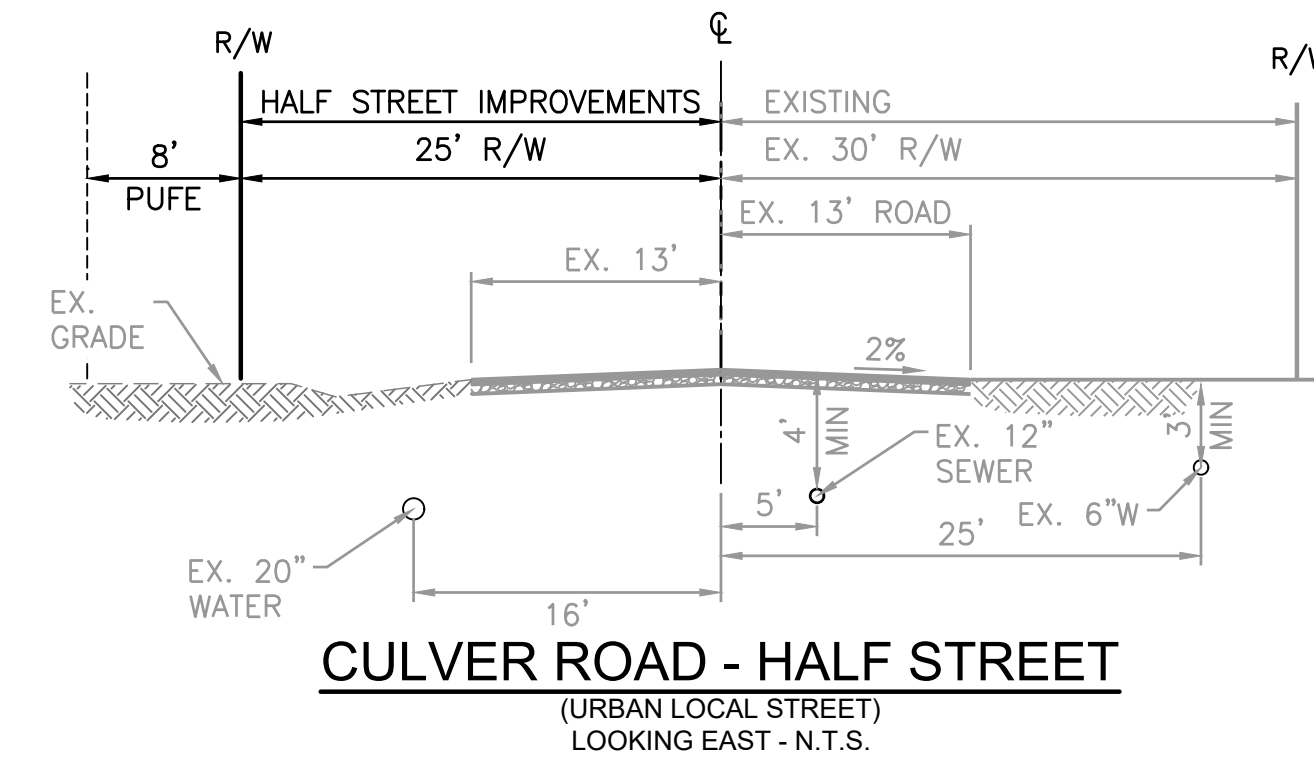
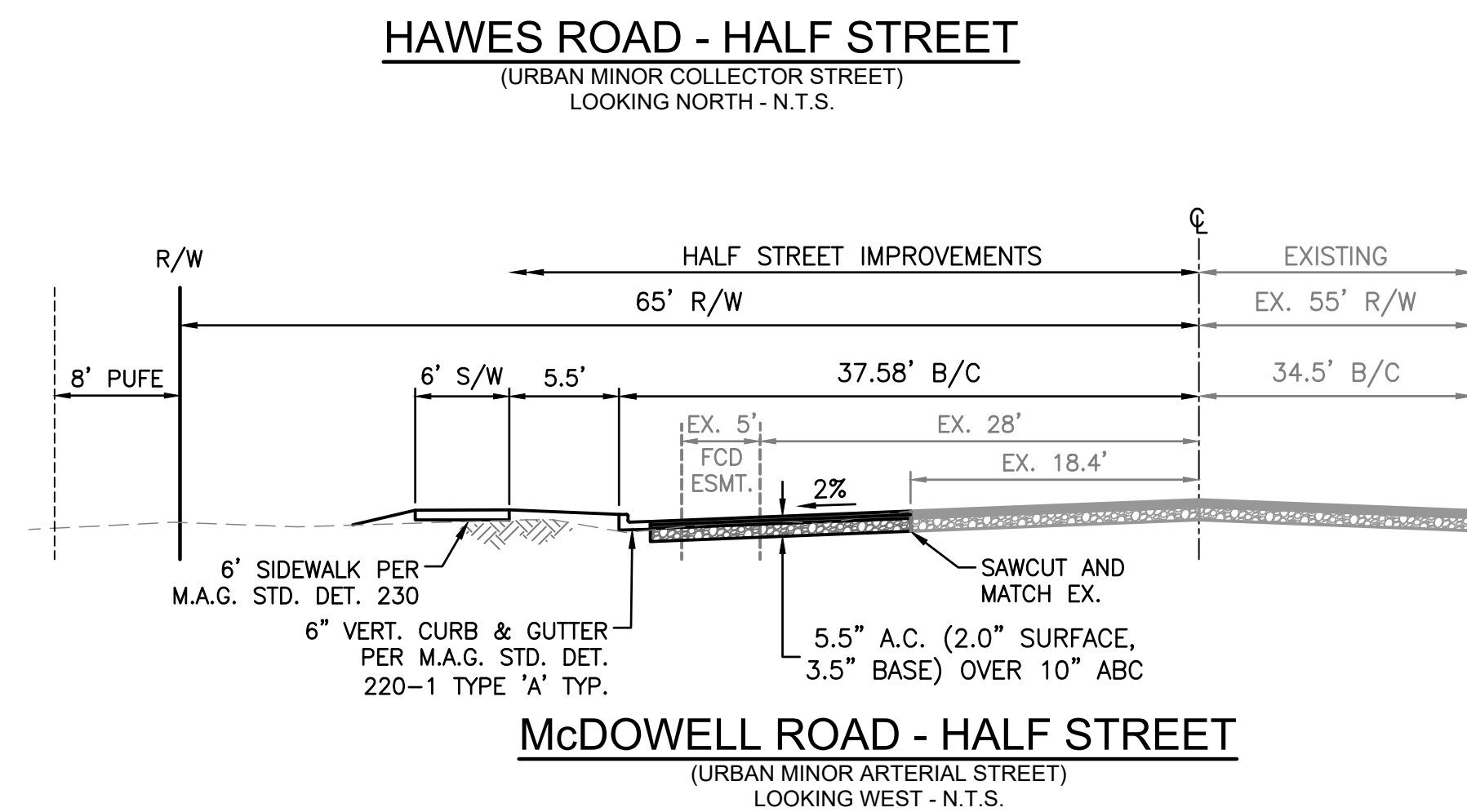
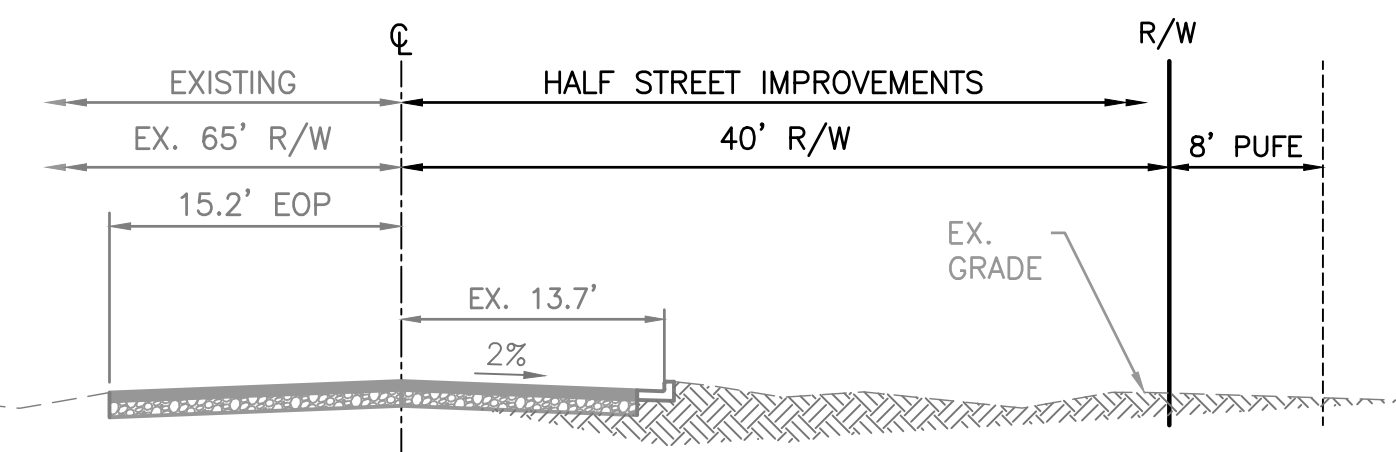
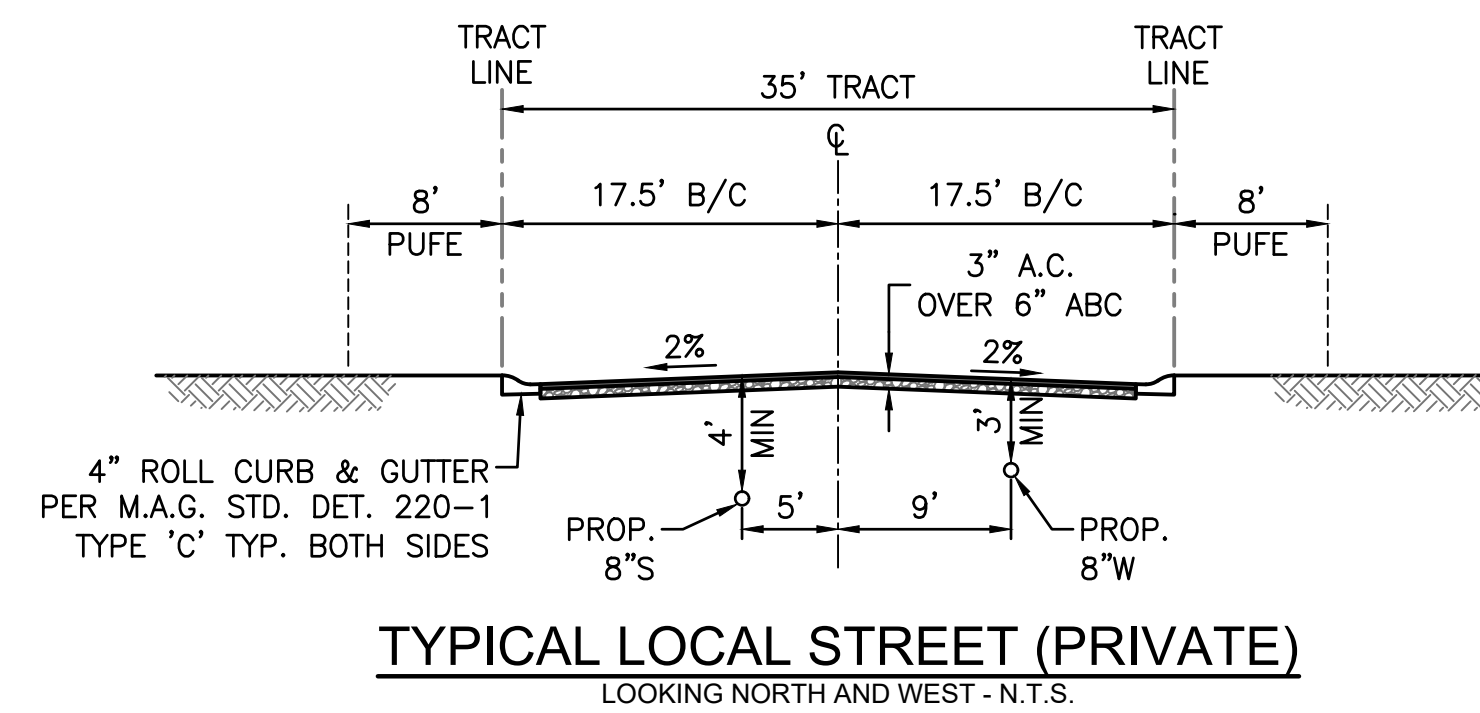
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LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SQUARE FEET)	LOT SIZE	LOT #	AREA (SQUARE FEET)	LOT SIZE
1	18,230	104' X 160'	34	10,569	75' X 140'
2	11,214	75' X 140'	35	10,587	75' X 140'
3	10,517	75' X 140'	36	10,604	75' X 140'
4	11,308	75' X 150'	37	10,500	75' X 140'
5	20,327	115' X 165'	38	10,500	75' X 140'
6	13,369	95' X 143'	39	10,500	75' X 140'
7	13,585	95' X 143'	40	10,500	75' X 140'
8	13,585	95' X 143'	41	10,500	75' X 140'
9	13,300	95' X 140'	42	10,500	75' X 140'
10	13,300	95' X 140'	43	10,500	75' X 140'
11	13,465	95' X 143'	44	10,500	75' X 140'
12	22,619	75' X 140'	45	10,500	75' X 140'
13	14,305	75' X 140'	46	10,476	75' X 140'
14	13,300	95' X 140'	47	10,476	75' X 140'
15	13,585	95' X 143'	48	10,500	75' X 140'
16	13,585	95' X 143'	49	10,500	75' X 140'
17	10,476	75' X 140'	50	10,500	75' X 140'
18	10,500	75' X 140'	51	10,500	75' X 140'
19	10,500	75' X 140'	52	10,500	75' X 140'
20	10,500	75' X 140'	53	10,500	75' X 140'
21	10,476	75' X 140'	54	10,500	75' X 140'
22	10,504	75' X 140'	55	10,500	75' X 140'
23	10,500	75' X 140'	56	10,500	75' X 140'
24	10,500	75' X 140'	57	10,500	75' X 140'
25	10,500	75' X 140'	58	15,300	100' X 153'
26	10,509	75' X 140'	59	15,300	100' X 153'
27	10,500	75' X 140'	60	15,300	100' X 153'
28	10,500	75' X 140'	61	15,000	100' X 150'
29	10,500	75' X 140'	62	15,000	100' X 150'
30	10,501	75' X 140'	63	15,300	100' X 153'
31	10,515	75' X 140'	64	15,300	100' X 153'
32	10,533	75' X 140'	65	15,300	100' X 153'
33	10,551	75' X 140'			

TRACT AREA TABLE			
TRACT	AREA (ACRES)	REVEGETATED OPEN SPACE AREA	DESCRIPTION
TRACT A	1.502	1.502	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B	1.080	1.080	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C	2.209	2.209	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT D	0.909	0.909	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E	0.065	0.065	LANDSCAPE TRACT
TRACT F	0.293	0.293	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT G	0.132	0.132	LANDSCAPE TRACT
TRACT H	3.717	-	PRIVATE STREET
TOTAL	9.906	6.189	

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	588.88'	N00°10'43"E
L2	900.00'	S89°49'19"E
L3	344.99'	N00°10'43"E
L4	1023.05'	S89°49'17"E
L5	613.46'	S00°01'00"E
L6	429.92'	N89°49'17"W
L7	269.90'	S00°10'43"W
L8	430.79'	S89°59'00"W



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
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- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 1' V.N.A.E.
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SHEET 02 OF 05

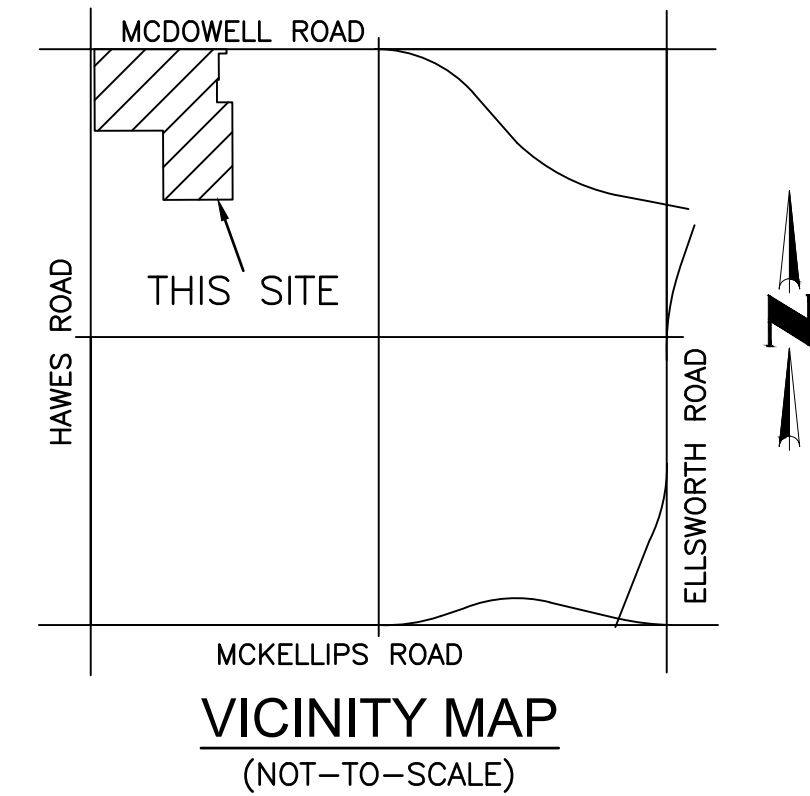
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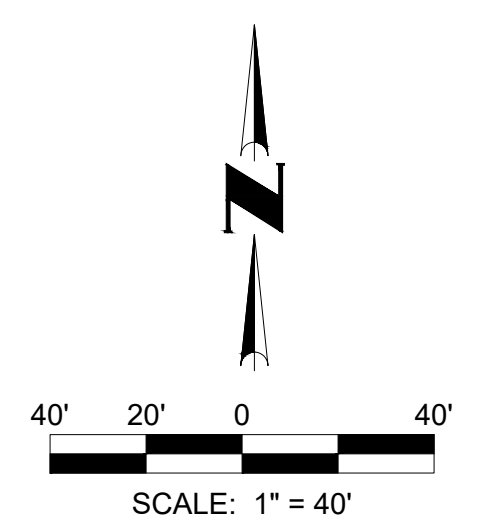
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SHEET 03 OF 05



DATE: 9/23/2024

N:\10\060501\CADD\Primary\PS PRE PLAT.dwg



GATED ENTRY PER CITY OF MESA DETAIL# M-42.02

MATCH LINE SEE SHEET 04

MATCH LINE SEE SHEET 04

MATCH LINE SEE SHEET 04

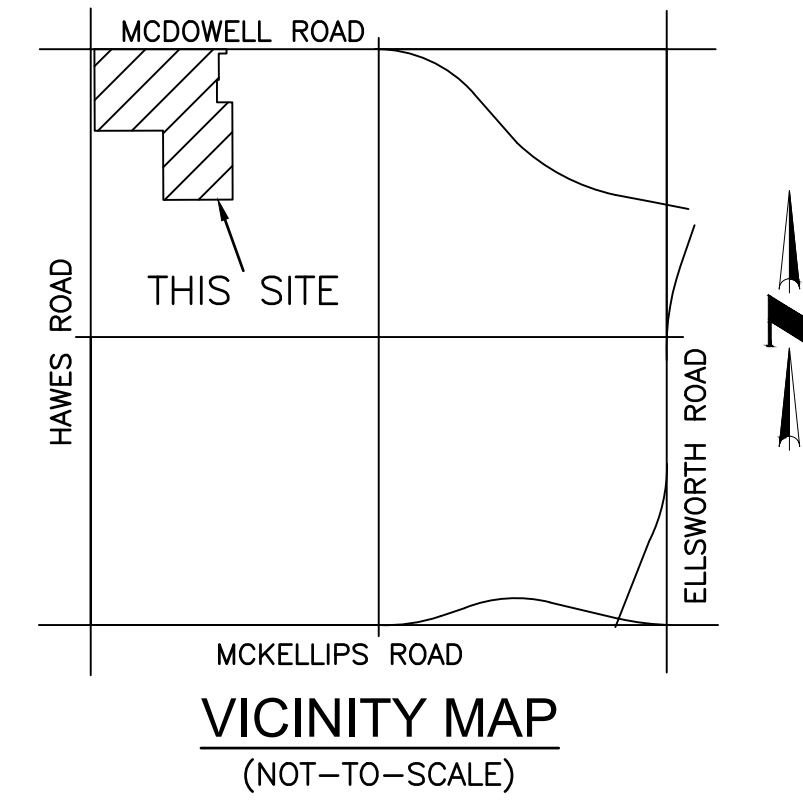
MATCH LINE SEE SHEET 05

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CONTACT: ALEX CARAVEO



LEGEND

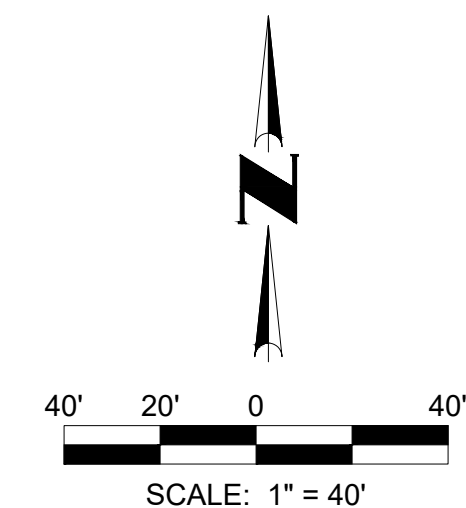
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 1' V.N.A.E.
- 8' P.U.F.E.
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SINGLE-STORY RESTRICTED LOTS

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 / CROSS SECTION DETAILS
- SHEET 03-05- SITE PLAN



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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET
05 OF 05

DATE: 9/23/2024