FINAL SITE PLAN
FOR
THE JACKSON

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF MESA, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL ONE:
THE EAST 145 FEET OF THE WEST 195 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA;

EXCEPT THE NORTH 25 FEET THEREOF;

EXCEPT THAT PORTION OF SUBJECT PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED MARCH 1, 2004 AT DOCUMENT NO. 04-208896, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 00°35'14" EAST (BASIS OF BEARING ACCORDING TO "ALTA MIRA ESTATES" RECORDED IN BOOK 357 OF MAPS, PAGE 41, M.C.R.) ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 304.98 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 89°59'30" EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 20.15 FEET TO THE INTERSECTION OF NON-TANGENTIAL CURVE WITH A RADIUS POINT OF SOUTH 23°51'53" EAST AND BEING CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 65°49'36", AN ARC DISTANCE OF 28.72 FEET TO A TANGENTIAL LINE BEING 5.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE;

THENCE SOUTH 00°35'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 282.25 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89°59'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
THE WEST 238.83 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 50 FEET THEREOF.;

EXCEPT THE SOUTH 25.00 FEET THEREOF;

EXCEPT THAT PORTION OF SUBJECT PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED SEPTEMBER 3, 2003 AT DOCUMENT NO. 03-1225727, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 304.98 FEET TO THE NORTH LINE OF SAID PARCEL;

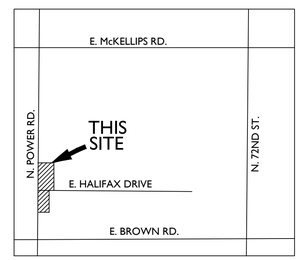
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS WEST ALONG A LINE BEING 5.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 279.73 FEET TO A CURVE WITH A RADIUS OF 25.00 FEET AND BEING CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES 34 MINUTES 44 SECONDS, AN ARC DISTANCE OF 39.52 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.75 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

NTS



BENCHMARK

CITY OF MESA BENCHMARK AT POWER ROAD AND MCLELLAN ROAD
BRASS TAG AT THE TOP OF CURB AT THE SOUTHWEST CORNER OF INTERSECTION.
NAVD 88 ELEVATION: 1499.52 FEET

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AZ
ASSUMED BEARING: NORTH 00° 08' 25" EAST

PROJECT TEAM

DEVELOPER
POWER ROAD PARK LLC
4445 E HOLMES AVE, STE 107
MESA, AZ 85206
TEL: (602) 770-9955
CONTACT: RAY JOHNSON
wrj3@hotmail.com

LEGAL REPRESENTATION
PEW & LAKE, PLC
1744 S VAL VISTA DRIVE, STE 217
MESA, AZ 85204
TEL: (480) 461-4670
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

ARCHITECT
STA ARCHITECTURE
2824 N POWER ROAD, STE 113-239
MESA, AZ 85215
TEL: (602) 838-0472
CONTACT: JACK BADGER
jack@staarchitecture.com

PLANNING & LANDSCAPE ARCHITECT
EPS GROUP, INC
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
CONTACT: TOM SNYDER
tom.snyder@epsgroupinc.com

SITE DATA

APNs:	218-04-003A, 218-04-003C, 218-04-005F, & 218-04-007C
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RM-2
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	RESIDENTIAL
GROSS AREA:	±6.10 AC (265,876 SF)
NET AREA:	±5.90 AC (257,004 SF)
UNIT BREAKDOWN:	
BUNGALOW 1-STORY	4 UNITS
DUPLEX 1-STORY	4 UNITS
TOWNHOME 2-STORY	29 UNITS
TOWNHOME 3-STORY	24 UNITS
TOTAL	61 UNITS
GROSS DENSITY:	10.0 DU/AC
NET DENSITY:	10.3 DU/AC
OPEN SPACE (INCLUDING LS SETBACK):	±120,410 SF (47% OF SITE)
OPEN SPACE (EXCLUDING LS SETBACK):	±59,645 SF (23% OF SITE)
BUILDING COVERAGE:	±55,422 SF (22% OF SITE)
LOT COVERAGE:	±74,573 SF (29% OF SITE)

PARKING BREAKDOWN

REQUIRED @ 2.1 PER UNIT:	129 SPACES
PROVIDED	
TOWNHOME GARAGE	53 SPACES
TOWNHOME UNCOVERED	35 SPACES
GUEST COVERED	9 SPACES
GUEST UNCOVERED	41 SPACES
TOTAL	138 SPACES
PARKING RATIO	2.25 SPACES/UNIT
BIKE PARKING REQUIRED*	13 SPACES
BIKE PARKING PROVIDED	16 SPACES

*BIKE PARKING REQUIRED @ 1 SPACE PER 10 REQUIRED PARKING SPACES

EPS GROUP
1130 N. Alma School Road, Suite120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
The Jackson
Mesa, Arizona

COVER SHEET

Revisions:

Call at least two full working days before you begin excavating.
ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: TS
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0327.1

CS01

Sheet No.
1
of 02

21-0327.1

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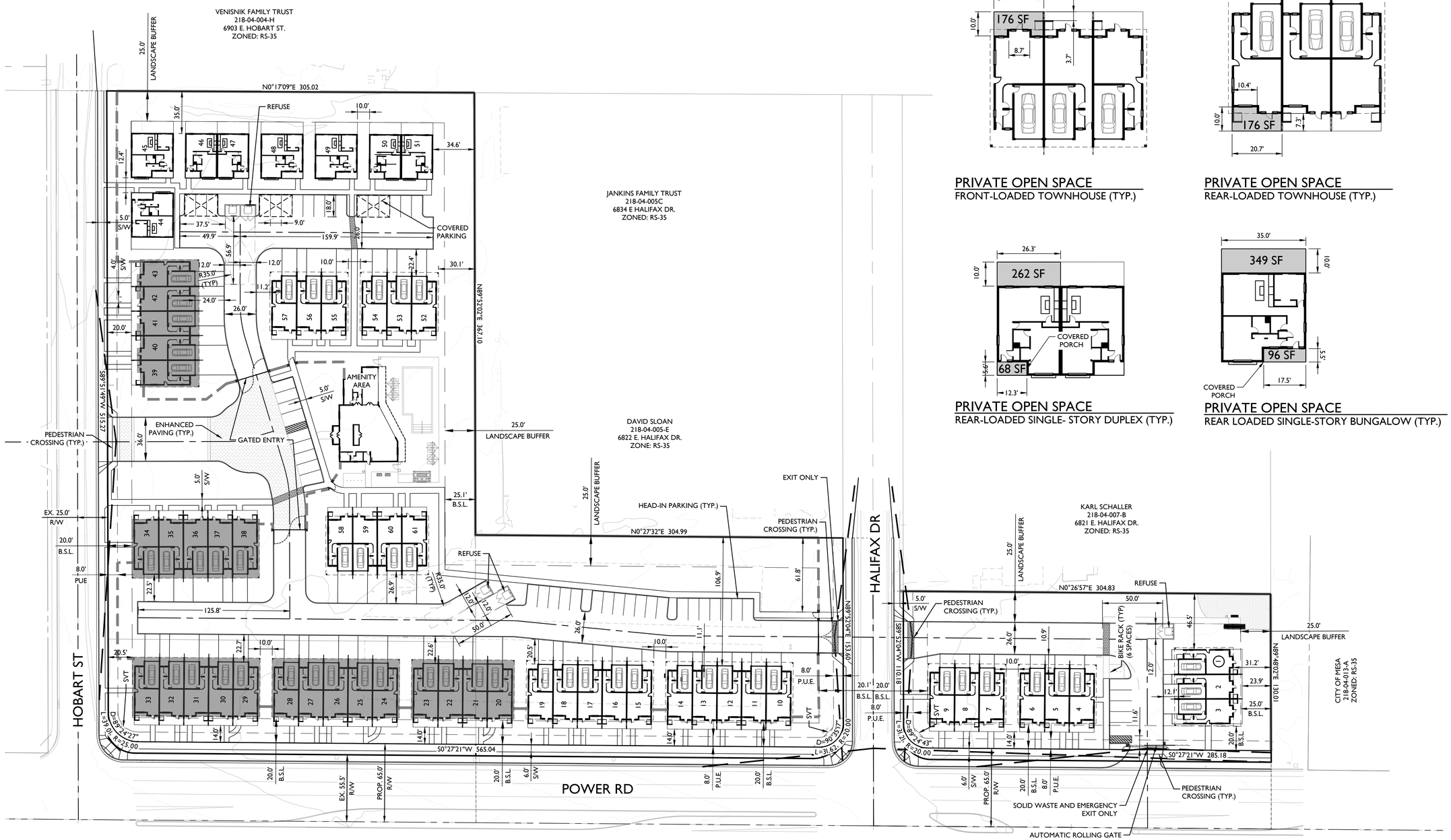
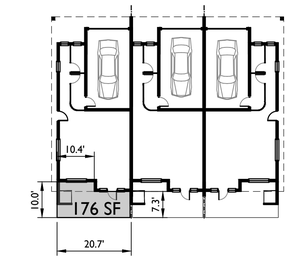


PRIVATE OPEN SPACE
FRONT-LOADED TOWNHOUSE (TYP.)



PRIVATE OPEN SPACE
REAR-LOADED TOWNHOUSE (TYP.)

PRIVATE OPEN SPACE
REAR-LOADED SINGLE- STORY DUPLEX (TYP.)

PRIVATE OPEN SPACE
REAR LOADED SINGLE-STORY BUNGALOW (TYP.)

LEGEND

- SET 1/2" REBAR LS#41076
- FOUND ½" REBAR
- NOTHING FOUND/NOTHING SET
- BRASS CAP
- FOUND PK NAIL
- X X X X X X EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- BCHH BRASS CAP IN HANDHOLE
- ROW RIGHT OF WAY
- 3-STORY BUILDING

SIEN RICHARD BRIAN/ HEATHER LOUISE
141-64-066-A
BK. 70 PG.48 MCR
ZONED: RS-9

HEYL TERRY
141-64-065-A
BK. 70 PG.48 MCR
ZONED: RS-9

SAGUARO HILLS BAPTIST CHURCH
141-64-019-A
BK. 70 PG.48 MCR
ZONED: RS-9

BARE DWIGHT W TR
141-64-019-A
BK. 59 PG.12 MCR
ZONED: RS-9

BARE DWIGHT W TR
141-64-018-A
BK. 59 PG.12 MCR
ZONED: RS-9

BARE DWIGHT W TR
141-64-017-A
BK. 59 PG.12 MCR
ZONED: RS-9

NOTE: ALL PEDESTRIAN CROSSINGS SHALL BE RAISEDA MINIMUM OF 3" AND MADE DISTINCT BY USE OF TEXTURED PAVING AND CONTRASTING COLOR.

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bmaher