

SITE PLAN FOR CANNON BEACH - PHASE 3

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

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, BEING A BRASS CAP IN HANDHOLE FROM WHICH THE NORTH 1/4 OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 2528.97 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 40.01 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF SAID SECTION 19, 33.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, 1280.39 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 107.09 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS, AN ARC DISTANCE OF 60.13 FEET;

THENCE NORTH 71 DEGREES 51 MINUTES 34 SECONDS EAST, 158.91 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS, AN ARC DISTANCE OF 60.13 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 881.33 FEET TO THE WESTERLY LINE RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT MAIN CANAL;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 13 DEGREES 16 MINUTES 35 SECONDS EAST, 911.81 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, 223.52 FEET;

THENCE NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST, 299.40 FEET TO A POINT ON A LINE 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19;

THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH THE 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1265.47 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 220, PAGE 114, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- 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.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- DECORATIVE PAVEMENT SHALL BE USED TO DIFFERENTIATE THE PEDESTRIAN PATHWAYS CROSSING DRIVE AISLES.

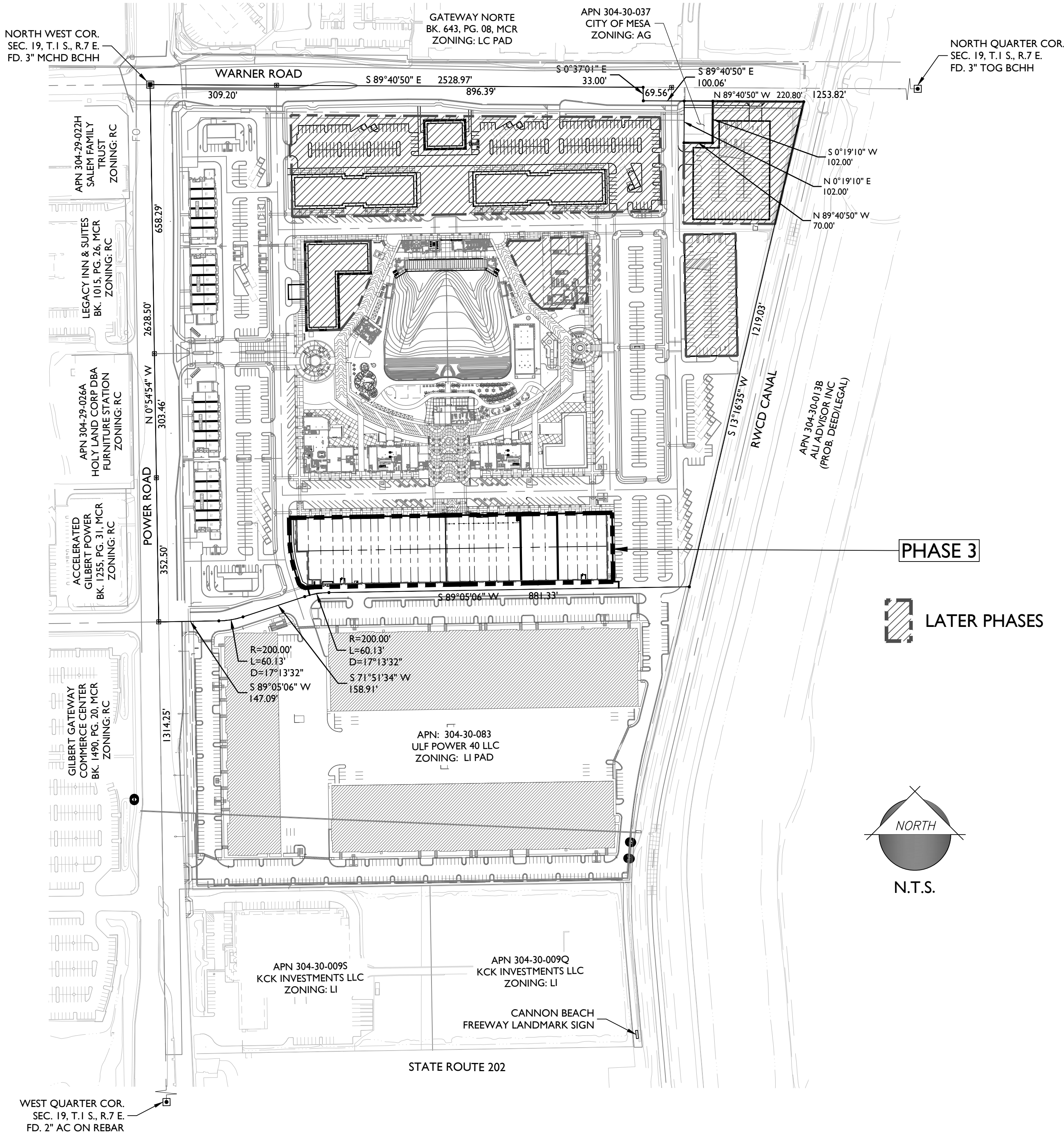
UTILITIES AND SERVICES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
NATURAL GAS	CITY OF MESA

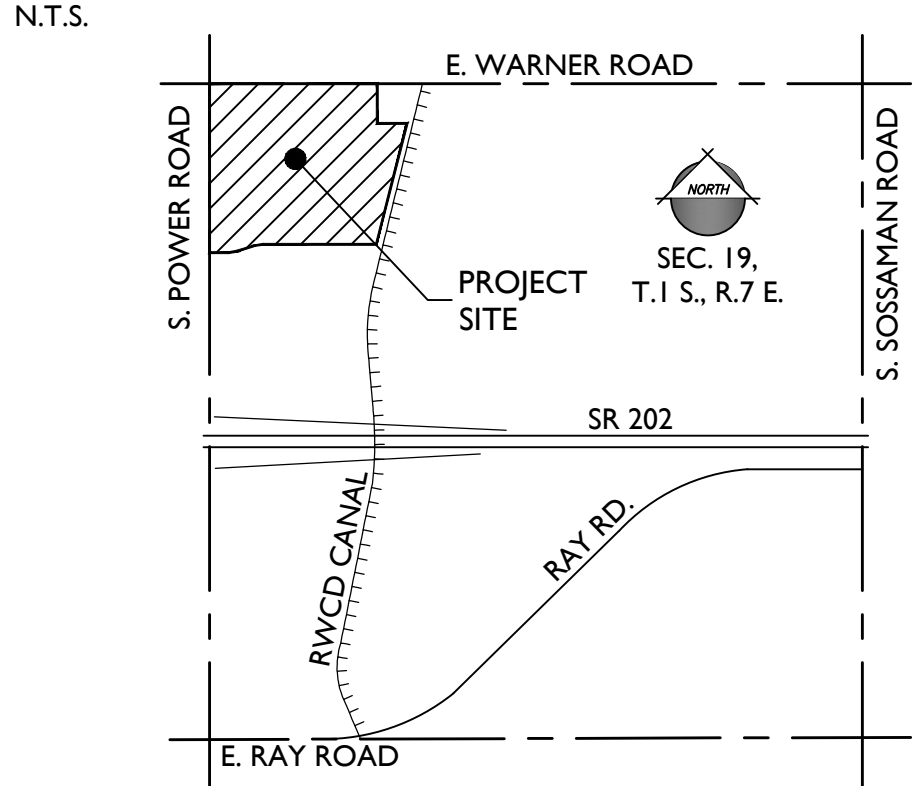
BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = NORTH 00°54'54" WEST
(AS SHOWN ON THE RECORD OF SURVEY, BK. 995, PG. 8, MCR)



VICINITY MAP



PROJECT TEAM

DEVELOPER:
CANNON LAW GROUP, PLLC
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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**PLANNER AND
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1130 N ALMA SCHOOL RD., SUITE 120
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FAX: (480)-461-4676
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sean.lake@pewandlake.com

CIVIL ENGINEER:
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1130 N ALMA SCHOOL RD., SUITE 120
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: GENERAL COMMERCIAL PAD (GC PAD)

GROSS AREA: 3.05 ACRES (132,731 SF)

GROSS BUILDING AREA: 124,690 SF
BUILDING COVERAGE: 94% OF GROSS AREA

TYPE OF CONSTRUCTION: IIB - WITH FIRE SPRINKLERS
OCCUPANCY CLASSIFICATION: INDUSTRIAL (FI)

GROSS FLOOR AREA SUMMARY

GROSS FLOOR AREA: 121,100 SF
MEZZANINE AREA: 1,030 SF

TOTAL GROSS BUILDING AREA
UNDER ROOF (INCLUDING POPOUTS): ±124,690 SF

PARKING SUMMARY

REQUIRED PARKING
WAREHOUSE (1 PER 900 SF): 136 SPACES (122,130 SF)

PROVIDED PARKING (PHASE 1):
ADA SPACES: 7 SPACES (2 VAN)
SURFACE SPACES: 129 SPACES
TOTAL SPACES: 136 SPACES

BICYCLE PARKING
REQUIRED SPACES
(1 PER 10 VEHICLE SPACES FOR
1ST 50 SPACES & 1 PER 20 VEHICLE
SPACES FOR THE REMAINDER): 9 SPACES

PROVIDED SPACES: 26 SPACES

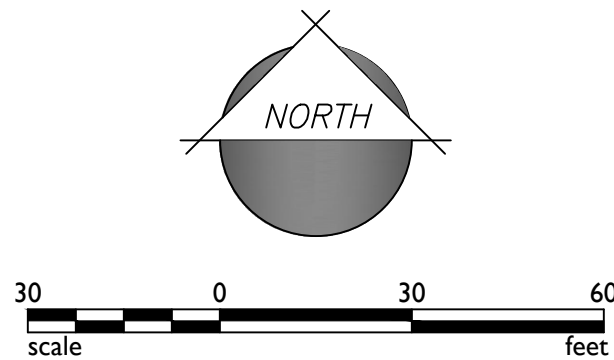
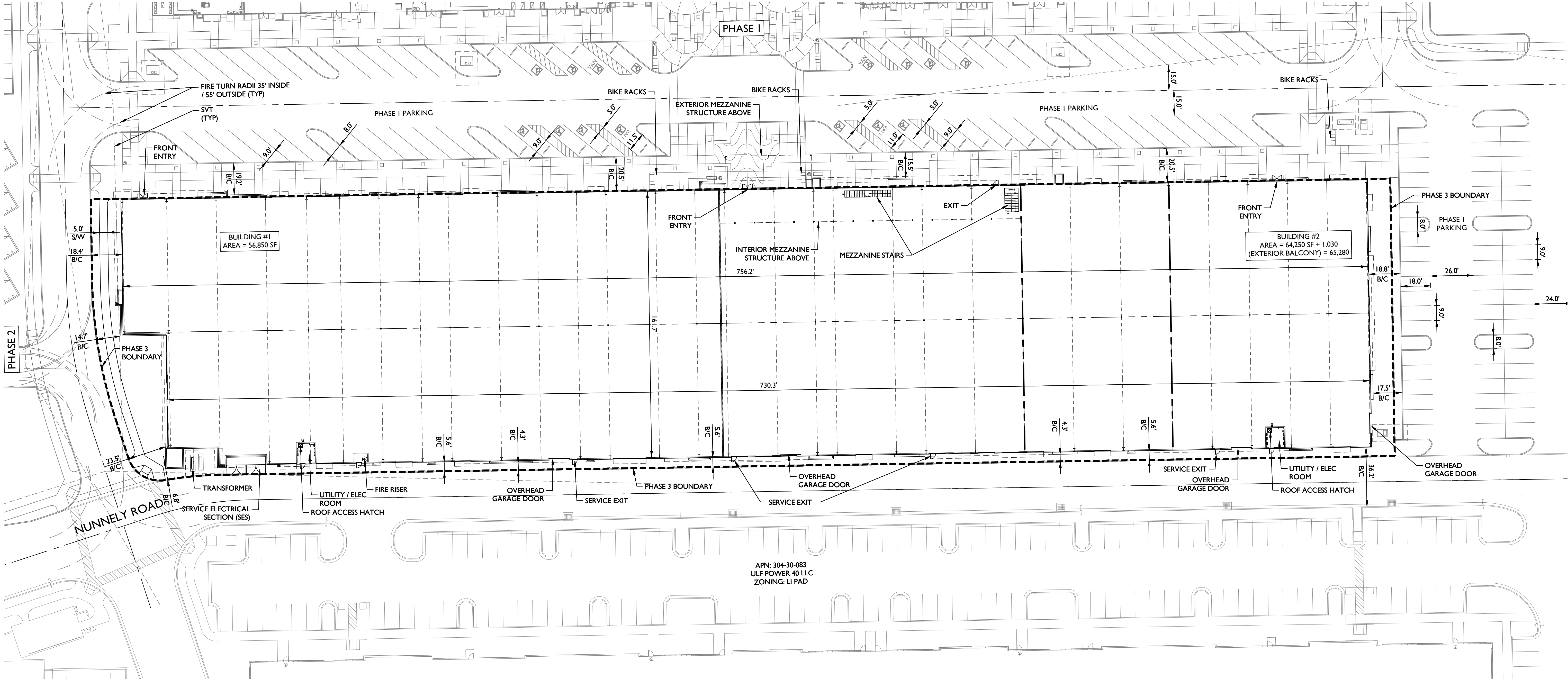
PARKING NOTE

CROSS ACCESS AND PARKING EASEMENTS BETWEEN PARCELS SHALL BE
RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19-1090.3 - Cannon Beach Phase 3

Sep. 19, 2022 8:13pm S:\Projects\2019\19-1090\Planning\Drawings\Design Review Board\Phase 3\19-1090.3 - SP02_PH3.dwg

dhughes



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EPS

GROUP

Cannon Beach Phase 3

Mesa, AZ

Site Plan

Project:

Revisions:

SEPTEMBER 19, 2022 - 1ST SUBMITTAL

Call all trades prior to working days
before your begin excavation.

ARIZONA

STATE

DESIGNER

REGISTERED PROFESSIONAL ENGINEER

IN MARICOPA COUNTY (802063-1100)

Designer: TES

Drawn by: DCH

Preliminary

Not For

Construction

Or

Recording

Job No.

19-1090.3

SP02

Sheet No.

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