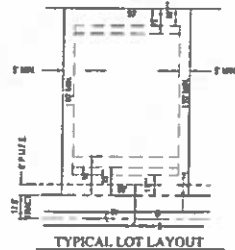


1. ALL HIGHWAYS, EXCEPT IN RED HIGHLIGHT TO BE PRIVATE STREETS
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
4. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, UNDERGROUND AREAS, ETC. WITHIN THIS PROJECT
5. FIRE LANCES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS
6. PROPOSED WATER ON COUNTY LINE PRESSURE ZONE
7. FIRST FLUSH DRAIN RETENTION WILL BE PROVIDED BY PROPOSED BASINS
8. DRAINAGE EASEMENTS SHALL BE SHOWN ON THE FINAL PLAN FOR ALL AREAS
9. ALL DISTURBED AREAS IN THE TRACTS AND BASINS TO BE REVEGETATED.



- **SIDEYARD SETBACKS:**
1 5' MIN. SETBACK
- **FRONT YARD SETBACKS:**
1 10' MIN. SETBACK FROM PROPERTY
LINE TO FACE OF GARAGE
2 10' MIN. SETBACK TO LAMBS.
3 11' SETBACK TO FRONT OF PORCH
- **REAR YARD SETBACKS:**
1 12' MIN. SETBACK TO LAMBLE SPACE
2 10' MIN. SETBACK TO PATIO SPACE

LAS SENDAS - SANCTUARY			
LAND USE SUMMARY TABLE			
EXISTING ZONING	R-10		
PROPOSED ZONING	RS-8 PUD		
TOTAL NUMBER OF LOTS	11		
TOTAL NET AREA	548,879	SQ FT	12.69 AC
DENSITY	1.39	DUPLEX AC	
OPEN SPACE	146,580	SQ FT	3.33 AC
AVERAGE LOT SIZE	5,043	SQ FT	0.11 AC
MIN LOT SIZE	5,000	SQ FT	0.14 AC

TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE (SEE SHEET 2 FOR LOCATIONS)
A	106,487	2.445	Private STREET
B	71,771	1.640	OPEN SPACE, RETENTION D.E. S.F. PUFS
C	15,889	0.364	OPEN SPACE, RETENTION D.E. PUFS
D	8,306	0.192	OPEN SPACE, A.E. D.S. W.E. S.F. PUFS
E	12,846	0.299	OPEN SPACE, D.E. S.F. PUFS
F	29,889	0.686	OPEN SPACE, RETENTION D.E. PUFS
G	7,384	0.169	OPEN SPACE, PUFS

SANCTUARY AT LAS SENDAS
BOUNDARY MAP



DESERT VIEW CO. LLC
60 PAUL DRUGS
1271 EAST BASEL HIE ROAD
GILBERT, ARIZONA 85236
PHONE 1-800-882-4444
FAX 1-800-882-5100

4
LAS SENIORS COMMUNITY ASSOCIATION
c/o DAVID CAMP, PRESIDENT
7000 E. EAGLE CREST DR.
MESA, ARIZONA 85207
PHONE: (480) 257-8780

WOOD, PATEL & ASSOCIATES, INC.
2229 S. COUNTRY CLUB DRIVE, SUITE 101
MESA, ARIZONA 85210
PHONE (480) 836-5300
FAX (480) 834-3300
CONTACT DANIEL W. MATTHEWS, P.E.

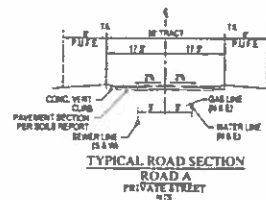
A CUT HAIL IN THE TOP OF SOUTHEAST CURB
RETURN AT THE INTERSECTION OF THOMAS
ROAD AND POWER ROAD.
CITY OF MESA ELEV=1200.17

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

1 - COVER 30-4
2 - SITE PLAN

SLIDEBEAM BOUNDARY LINE
PROPERTY LINE
PUBLIC UTILITY AND FACILITY EASEMENT
EXCEPT AS NOTED
EXISTING SEWER LINE RIM/WHOLE
NATURAL GROUND CONTOUR

A.E. ACCESS EASEMENT
BBL. BUILDING SETBACK LIMIT
CL. CENTERLINE
D.E. DRAINAGE EASEMENT
ESMT. EASEMENT
H.U.E. NON-EXCLUSIVE ROADWAY AND UTILITY
EASEMENT DOCUMENT NO. EX-101, M.C.R.
PL. PROPERTY LINE
P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
S.E. SEWER EASEMENT
W.E. WATER EASEMENT



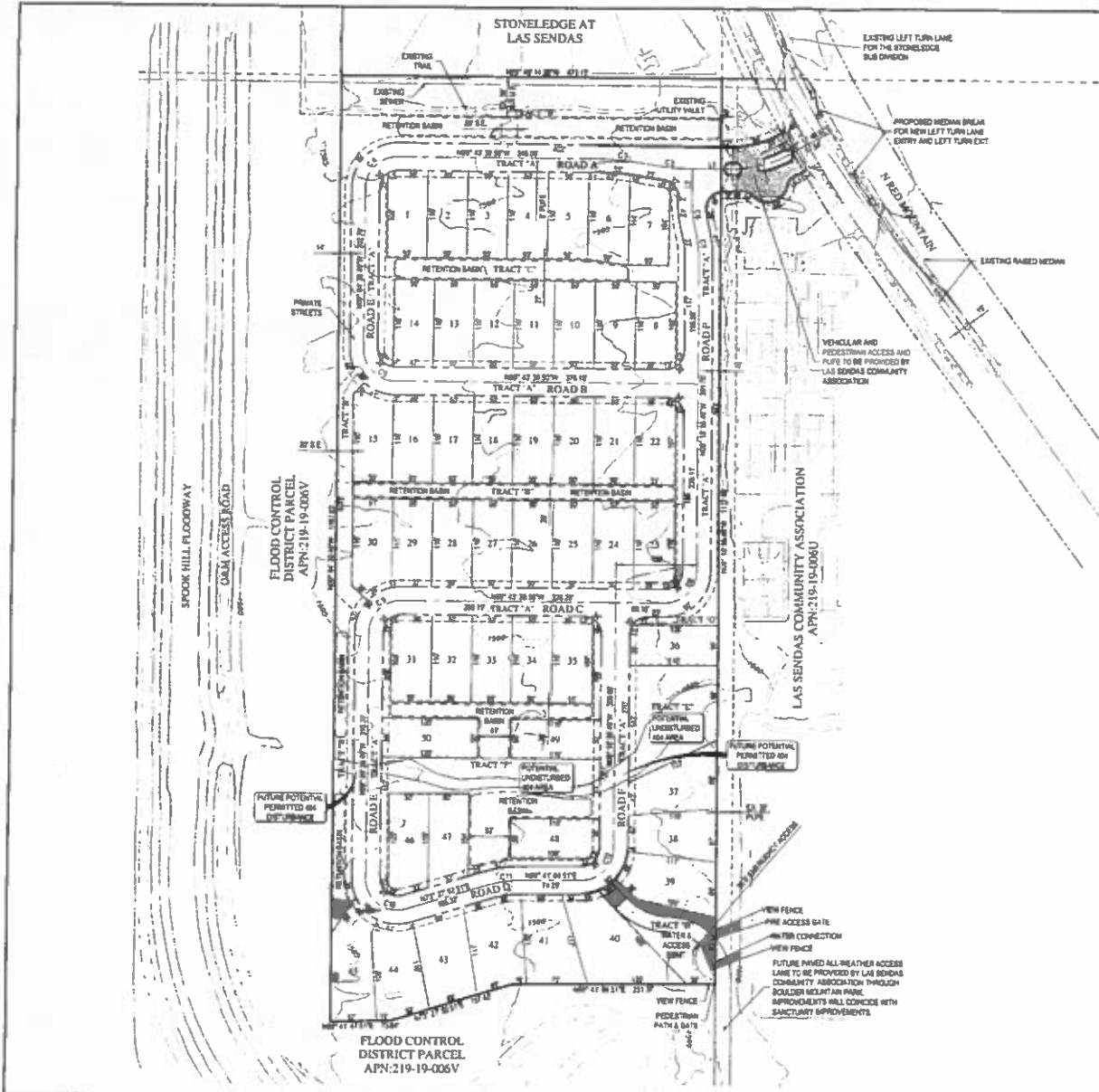
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 12.21.16
WITH STIPS: YES ☒ NO ☐



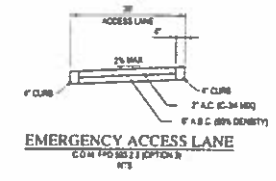
**SANCTUARY AT
LAS SENDAS
PRELIMINARY PLAT/SITE PLAN
COVER SHEET**





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°47'30"W	47.78'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	MIC	TANGENT	CHORD
CA	89°47'30"	39.57'	52.28'	10.74'	58.83'



WOOD/PATEL
MISSION: CLIENT SERVICE •
(602) 333-8800
WWW.WOODPATEL.COM



**SANCTUARY AT
LAS SENDAS**
PRELIMINARY PLAT/SITE PLAN
SITE PLAN



SCALE: HORIZONTAL
DATE: 10/23/2019
JOB NUMBER: 1001919
SHEET: 2 OF 2