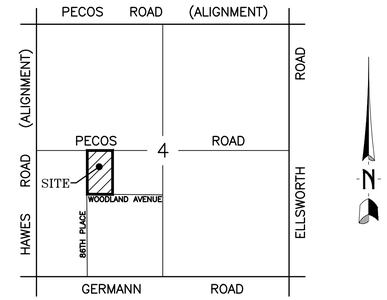
PRELIMINARY PLAT
FOR
PECOS 10, A CONDOMINIUM
8607 E. PECOS ROAD

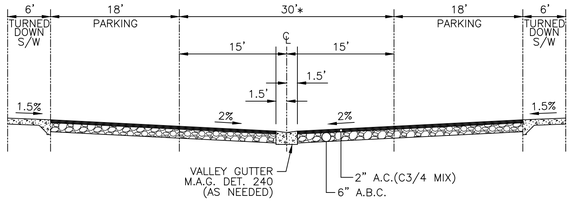
LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- 8'P.U.F.E. — INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT. (8' WIDE AT ALL LOT FRONTAGE.)
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- INDICATES WATER VALVE.
- INDICATES FIRE HYDRANT
- INDICATES A SURVEY CORNER
- D.E. INDICATES DRAINAGE EASEMENT
- W/L INDICATES WATER LINE
- S/L INDICATES SEWER LINE



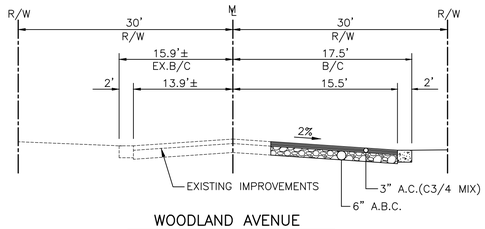
VICINITY MAP

SECTION 4, T. 2 S., R. 7 E.



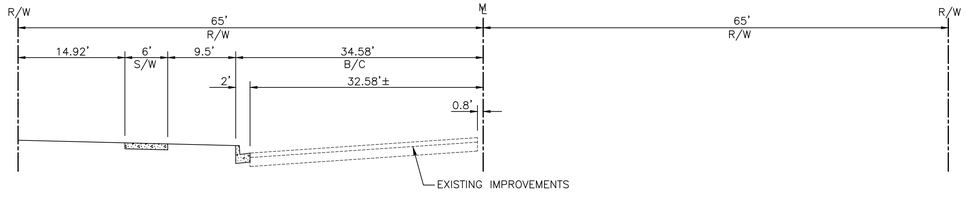
TYPICAL INTERIOR STREET

* A PORTION OF TRACT "A" IS A PRIVATE DRIVE AND IS DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES



WOODLAND AVENUE

PER C.O.M. DET. M-19.03
LOOKING WEST



PECOS ROAD

PER C.O.M. DET. M-46.04
LOOKING WEST

TRACT TABLE

TRACT	SQ. FT.	ACRES	USE
COMMON ELEMENT "A"	117,570 S.F.	2.6990 AC.	PRIVATE DRIVE, DRAINAGE, & P.U.E.
COMMON ELEMENT "B"	62,634 S.F.	1.4379 AC.	OPEN SPACE, P.U.E., LANDSCAPING & RETENTION
COMMON ELEMENT "C"	3,069 S.F.	0.0705 AC.	LANDSCAPING & P.U.E.
COMMON ELEMENT "D"	3,837 S.F.	0.0881 AC.	LANDSCAPING & P.U.E.
COMMON ELEMENT "E"	18,789 S.F.	0.4313 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "F"	13,078 S.F.	0.3002 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "G"	12,542 S.F.	0.2879 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "H"	13,156 S.F.	0.3020 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "I"	10,811 S.F.	0.2482 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "J"	8,527 S.F.	0.1958 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "K"	8,655 S.F.	0.1987 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "L"	9,133 S.F.	0.2097 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "M"	9,715 S.F.	0.2230 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "N"	10,310 S.F.	0.2367 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "O"	10,189 S.F.	0.2339 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "P"	10,097 S.F.	0.2318 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "Q"	10,782 S.F.	0.2475 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "R"	14,937 S.F.	0.3429 AC.	LIMITED COMMON ELEMENT, DRAINAGE, & P.U.E.
COMMON ELEMENT "S"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "T"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "U"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "V"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT"W"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "X"	520 S.F.	0.0119 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "Y"	228 S.F.	0.0052 AC.	LIMITED COMMON ELEMENT
COMMON ELEMENT "Z"	228 S.F.	0.0052 AC.	LIMITED COMMON ELEMENT
TOTAL	351,407 S.F.	8.0672 AC.	

BENCH MARK

BRASS TAG IN BRIDGE AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOSSAMAN ROAD AND GERMANN ROAD
ELEVATION: 1356.84 (C.O.M. DATUM)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4;

THENCE NORTH 00 DEGREES 42 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 2656.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4, SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST A DISTANCE OF 1083.77 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST A DISTANCE OF 522.81 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 44 SECONDS EAST A DISTANCE OF 884.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. WOODLAND AVENUE AS DEPICTED ON THE FINAL PLAT FOR "QUEENS PARK", RECORDED IN BOOK 231 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 522.81 FEET TO THE NORTHWEST CORNER OF SAID "QUEENS PARK";

THENCE NORTH 00 DEGREES 39 MINUTES 42 SECONDS WEST A DISTANCE OF 885.14 FEET TO THE POINT OF BEGINNING.

NOTES

GROSS ACRES: 11.7585 Ac. NET: 10.6182 Ac.
TOTAL UNITS: 14
EXISTING ZONING: AG
PROPOSED ZONING: LI PAD AND OC PAD
DENSITY: 1.19 UNITS/ GROSS ACRES
OPEN SPACE: 1.44 ACRES OR 12.27% OF GROSS AREA

PROJECT NARRATIVE

A 14 UNIT INDUSTRIAL CONDOMINIUM PROJECT

UTILITIES

WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY CENTURYLINK.
CABLE SERVICE BY COX COMMUNICATIONS

SUBMITTED BY:

REGISTERED CIVIL ENGINEER _____ DATE _____

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD. SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES

DEVELOPER

PECOS 10 LLC
10632 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, ARIZONA 85254
CONTACT: DALE CAVAN

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
PECOS 10, A CONDOMINIUM
8607 E PECOS ROAD
MESA ARIZONA

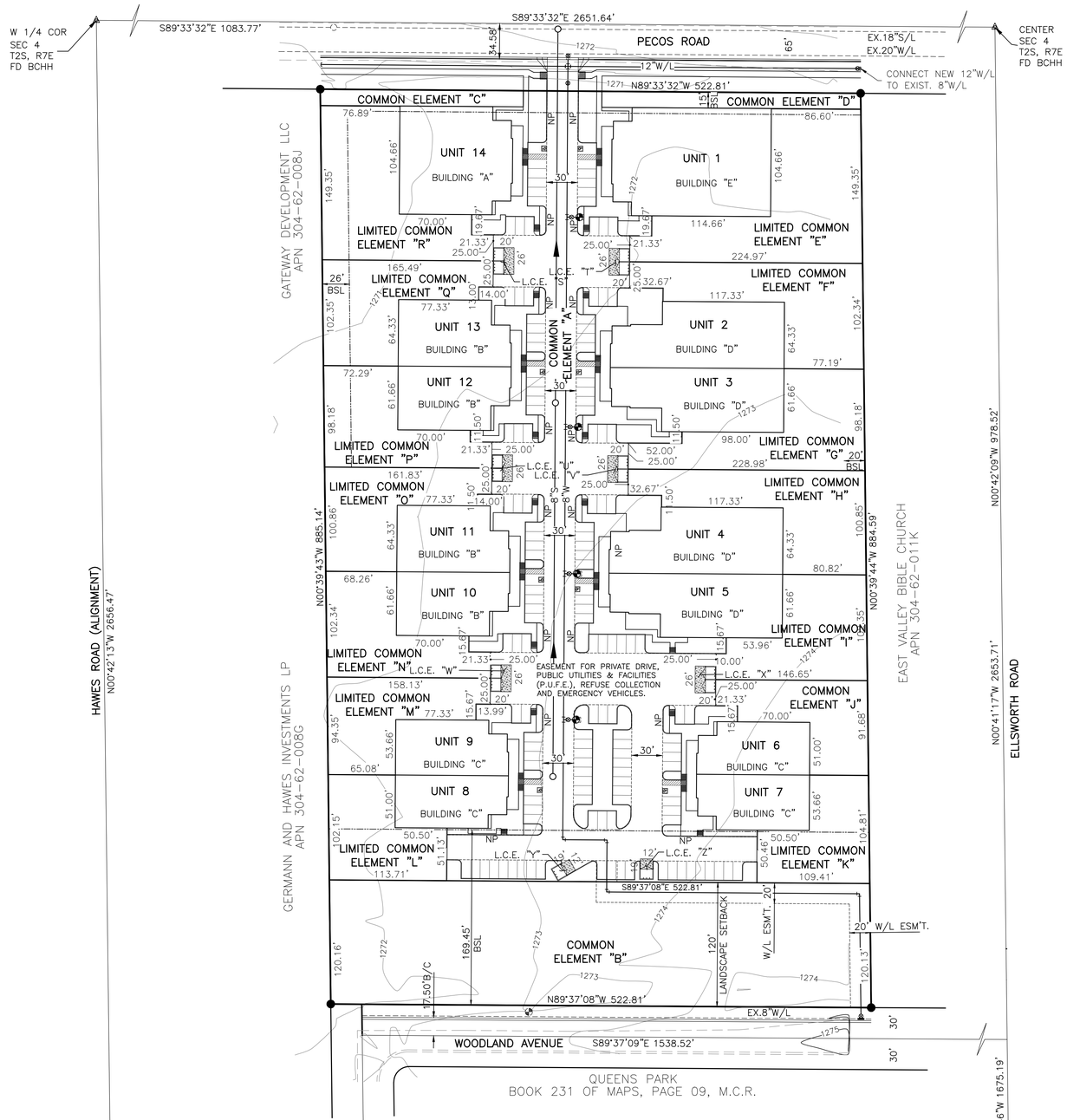
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
ARIZONA U.S.A.

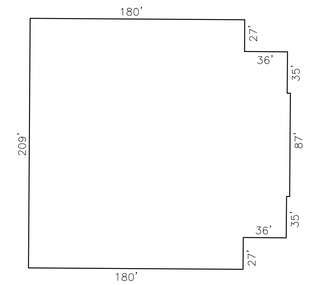
Revised
06/09/2020

Date
8-26-19
As-Built
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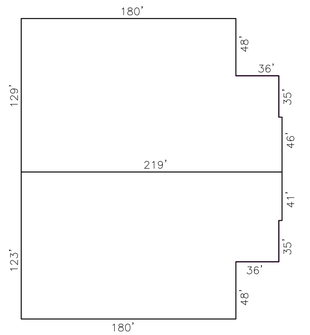
Job No.
190707

PRELIMINARY PLAT
FOR
PECOS 10, A CONDOMINIUM
8607 E. PECOS ROAD

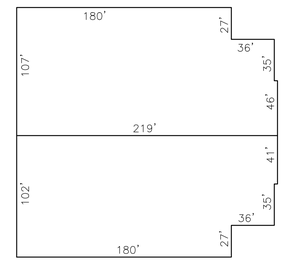




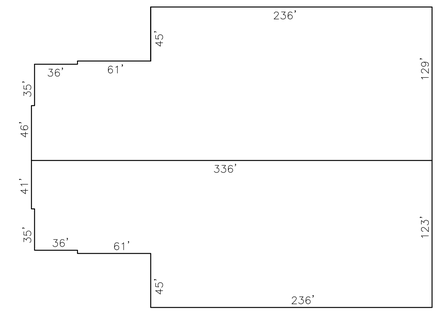
BUILDING "A"
SCALE:1"=30'



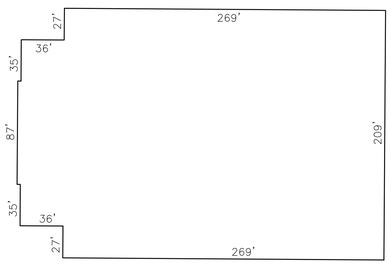
BUILDING "B"
SCALE:1"=30'



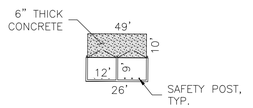
BUILDING "C"
SCALE:1"=30'



BUILDING "D"
SCALE:1"=30'

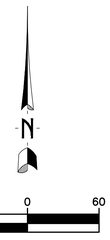


BUILDING "E"
SCALE:1"=30'



TYPICAL TRASH ENCLOSURE
SCALE:1"=30'

NOTE:
L.C.E. – LIMITED COMMON ELEMENT
NP – NO PARKING



SCALE 1" = 60'

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
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MESA ARIZONA

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