

DESIGN REVIEW SITE PLAN FOR CANNON BEACH - PHASE I

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

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. 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.
6. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
7. DECORATIVE PAVEMENT SHALL BE USED TO DIFFERENTIATE THE PEDESTRIAN PATHWAYS CROSSING DRIVE AISLES.

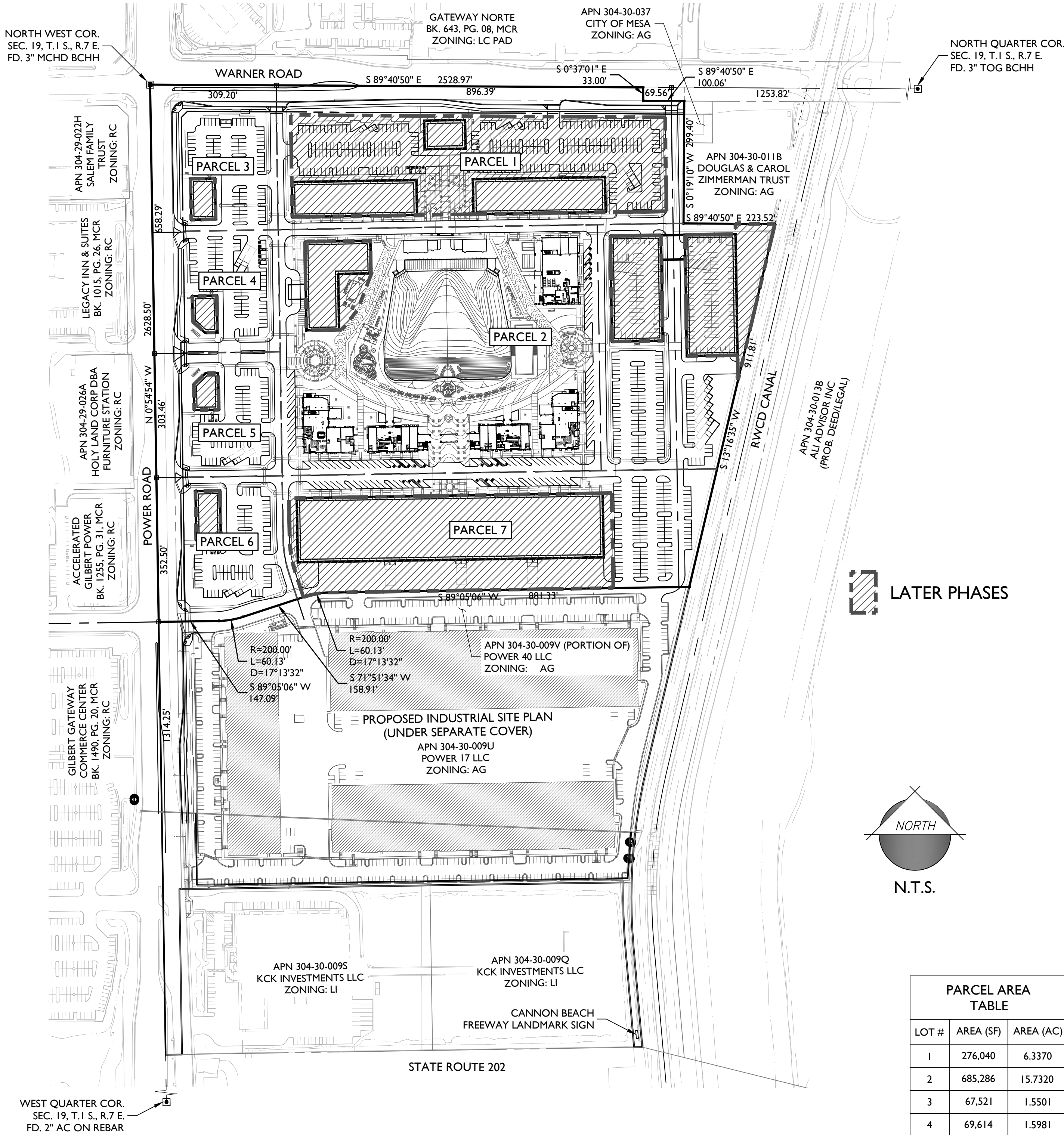
UTILITIES AND SERVICES

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

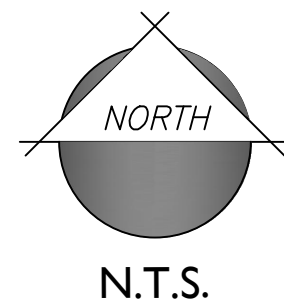
BASIS OF BEARING

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)

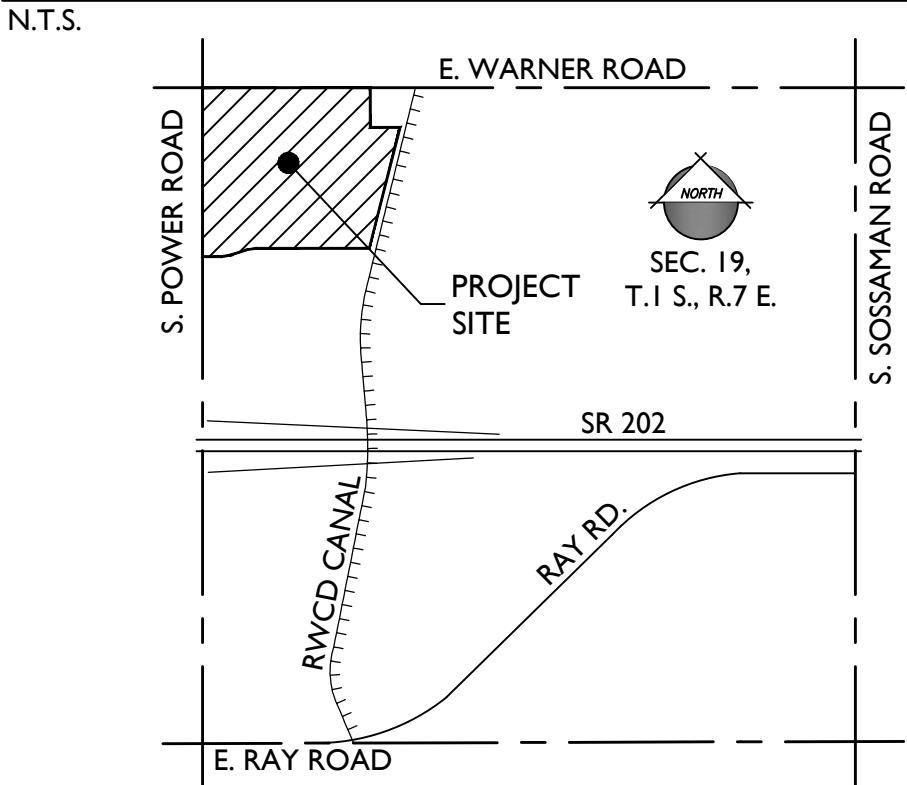


LATER PHASES



PARCEL AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	276,040	6.3370
2	685,286	15.7320
3	67,521	1.5501
4	69,614	1.5981
5	73,589	1.6894
6	84,767	1.9460
7	294,490	6.7606
TOTAL	1,551,307	35.6132

VICINITY MAP



PROJECT TEAM

DEVELOPER:
CANNON LAW GROUP, PLLC
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
TEL: (801)-363-2999
FAX: (801)-606-7341
CONTACT: COLE CANNON, ESQ.
cole@cannonlawgroup.com

PLANNER AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SNYDER, RLA
tom.snyder@epsgroupinc.com

ATTORNEY:
PEW & LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480)-461-4670
FAX: (480)-461-4676
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE120
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:	27.96 ACRES (1,217,938 SF)
NET AREA:	24.00 ACRES (1,045,440 SF)
GROSS BUILDING AREA:	54,795 SF
LOT COVERAGE:	5.2% OF NET AREA
COMMON OPEN SPACE AREA:	427,100 SQ. FT.

GROSS FLOOR AREA SUMMARY

RESTAURANT A	11,780 SF
RESTAURANT B	9,565 SF
RESTAURANT C	9,565 SF
RESTAURANT D	9,964 SF
GYM	13,921 SF
TOTAL	54,795 SF

PARKING SUMMARY

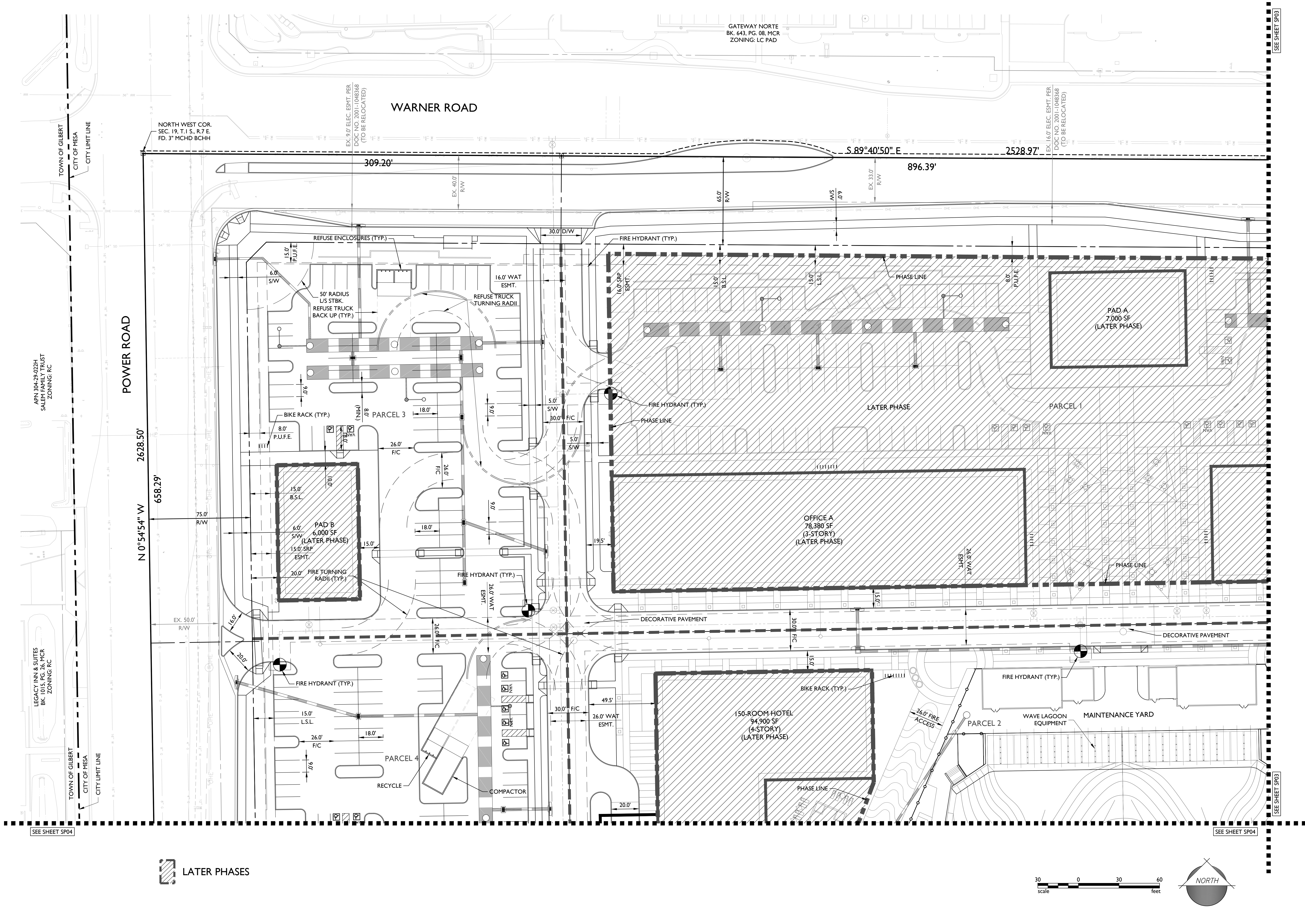
REQUIRED PARKING:	31 SPACES (11,604 SF)
RETAIL (1 PER 375 SF)	
RESTAURANT	
INDOOR AREA (1 PER 75 SF)	369 SPACE (27,671 SF)
OUTDOOR SEATING AREA (1 PER 200 SF)	50 SPACES (9,872 SF)
GYM (1 PER 100 SF)	140 SPACES (13,921 SF)
RECREATION AREA (65 PER AC)	113 SPACES (1.74 AC)
TOTAL	703 SPACES

PROVIDED PARKING:	33 SPACES (11 VAN)
ADA SPACES:	621 SPACES
SURFACE SPACES:	
TOTAL SPACES:	654 SPACES

BICYCLE PARKING	36 SPACES
REQUIRED SPACES (1 PER 10 VEHICLE SPACES 1ST 50 SPACES & 1 PER 20 VEHICLE SPACE FOR THE REMAINDER)	
PROVIDED SPACES	168 SPACES

19-1090.3 - Cannon Beach

dhughes Oct 06, 2020 11:30am S:\Projects\2019\19-1090\Planning\Drawings\Design Review Board\19-1090.3 - SP02.dwg



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Project:
Cannon Beach - Phase I
Mesa, AZ

Revisions:
SEPTEMBER 8, 2020 - 1ST DRB SUBMITTAL
OCTOBER 6, 2020 - 2ND DRB SUBMITTAL

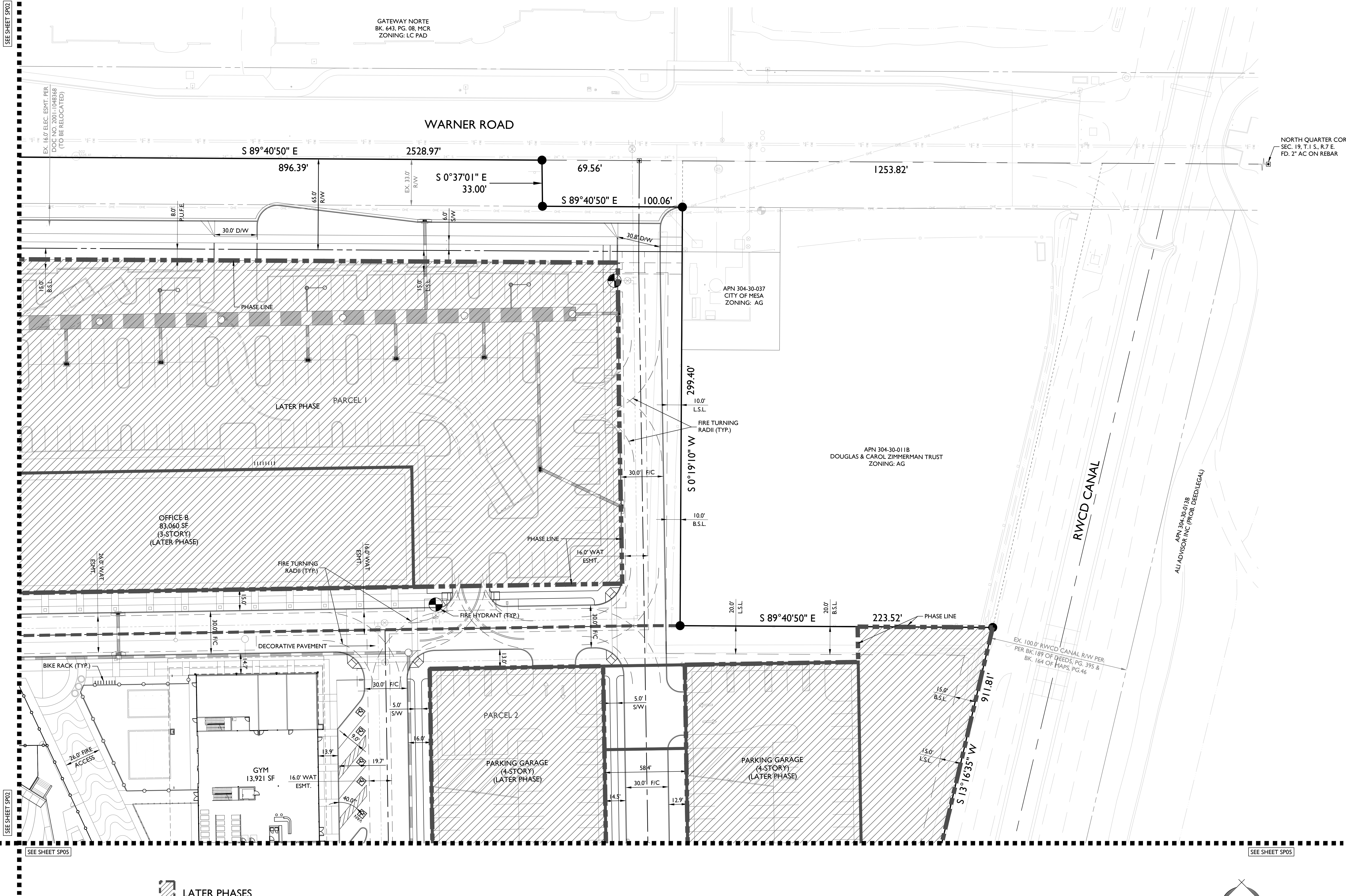
DESIGNER: TES
DRAWN BY: DCH

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Job No.
19-1090.3
SP02
Sheet No.
2
of 8

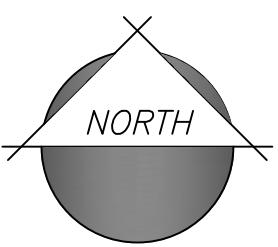
19-1090.3 - Cannon Beach

dhughes Oct 06, 2020 11:31am S:\Projects\2019\19-1090\Planning Drawings\Design Review Board\19-1090.3 - SP03.dwg



LATER PHASES

30 0 30 60
scale feet



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS
GROUP

Cannon Beach - Phase I
Mesa, AZ

Design Review Site Plan

SEPTEMBER 8, 2020 - 1ST DRB SUBMITTAL
OCTOBER 6, 2020 - 2ND DRB SUBMITTAL

Revisions:

Call us at least 72 hours before meeting days
before your design begins.

ARIZONA
DESIGN GROUP

Designer: TES
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

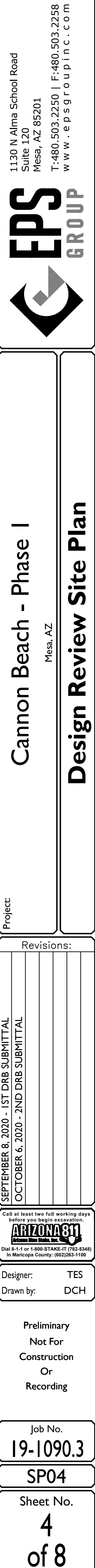
Job No.
19-1090.3

SP03

Sheet No.
3
of 8

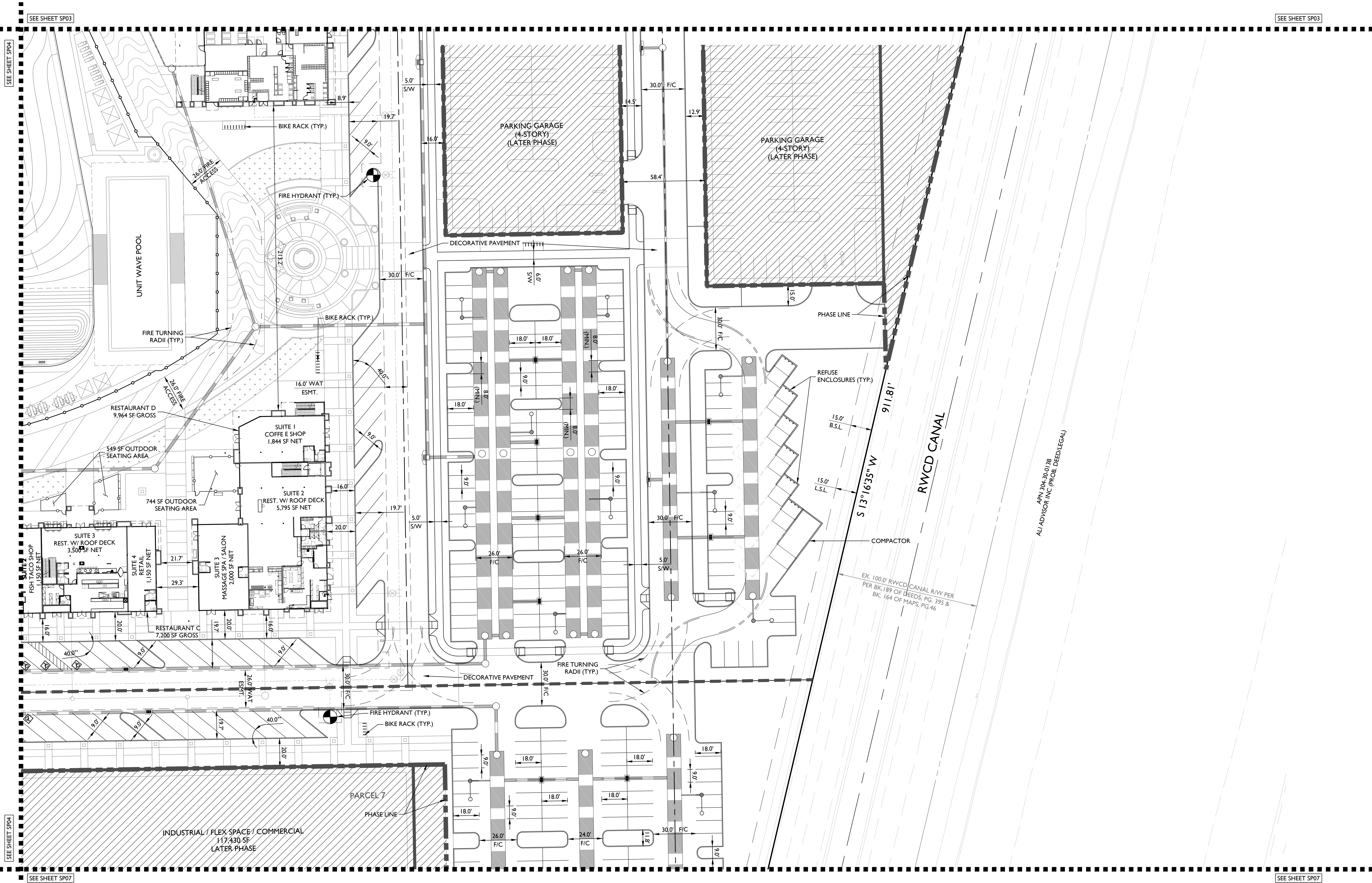
dhughes

dhughes

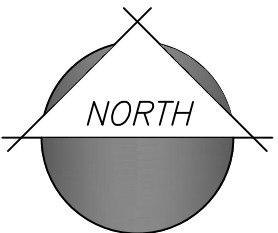


19-1090.3 - Cannon Beach

dhughes Oct 06, 2020 11:31am S:\Projects\2019\19-1090\Planning\Drawings\Design_Review_Board\19-1090.3 - SP05.dwg



LATER PHASES



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS
GROUP

Cannon Beach - Phase I
Mesa, AZ

Design Review Site Plan

SEPTEMBER 8, 2020 - 1ST DRB SUBMITTAL
OCTOBER 6, 2020 - 2ND DRB SUBMITTAL

Revisions:

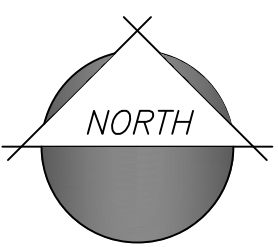
Call us at least 10 business days before your project begins.
ARIZONA
State of Arizona
In Maricopa County (802063-1100)

Designer: TES
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

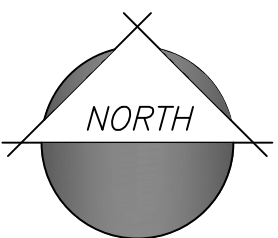
Job No.
19-1090.3
SP05
Sheet No.
5
of 8

19-1090.3 - Cannon Beach



dhughes

Oct 06, 2020 11:32am S:\Projects\2019\19-1090\Planning\Drawings\Design Review Board\19-1090.3 - SP07.dwg



Project:

SEPTEMBER 8, 2020 - 1ST DRB SUBMITTAL

OCTOBER 6, 2020 - 2ND DRB SUBMITTAL

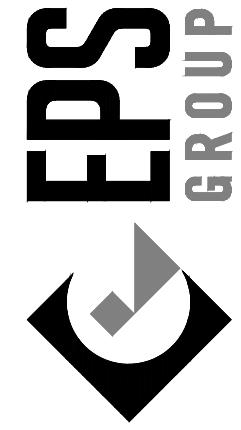


Preliminary
Not For
Construction
Or
Recording

SP07

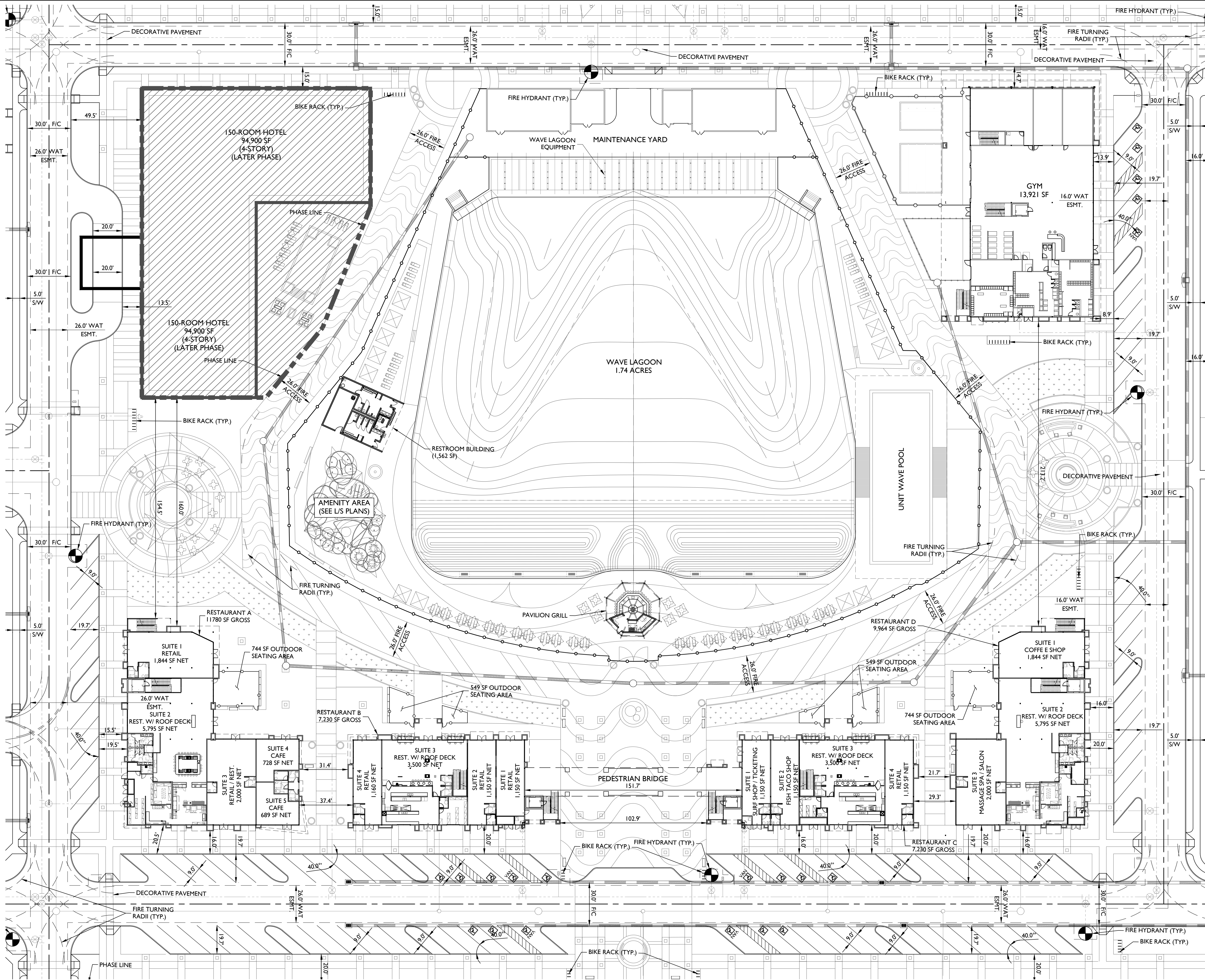
Sheet No.
7
of 8

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

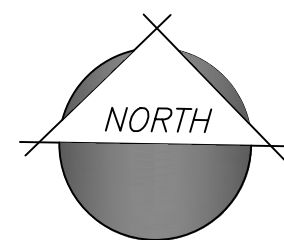


I9-1090.3 - Cannon Beach

dhughes Oct 06, 2020 11:32am S:\Projects\2019\I9-1090\Planning Drawings\Design Review Board\I9-1090.3 - SP08.dwg



LATER PHASES



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Cannon Beach - Phase I

Mesa, AZ

Project:

Revisions:

SEPTEMBER 8, 2020 - 1ST DRB SUBMITTAL
OCTOBER 6, 2020 - 2ND DRB SUBMITTAL

DESIGNED BY: TES
DRAWN BY: DCH

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Job No.
I9-1090.3
SP08
Sheet No.
8
of 8