

GENERAL NOTES

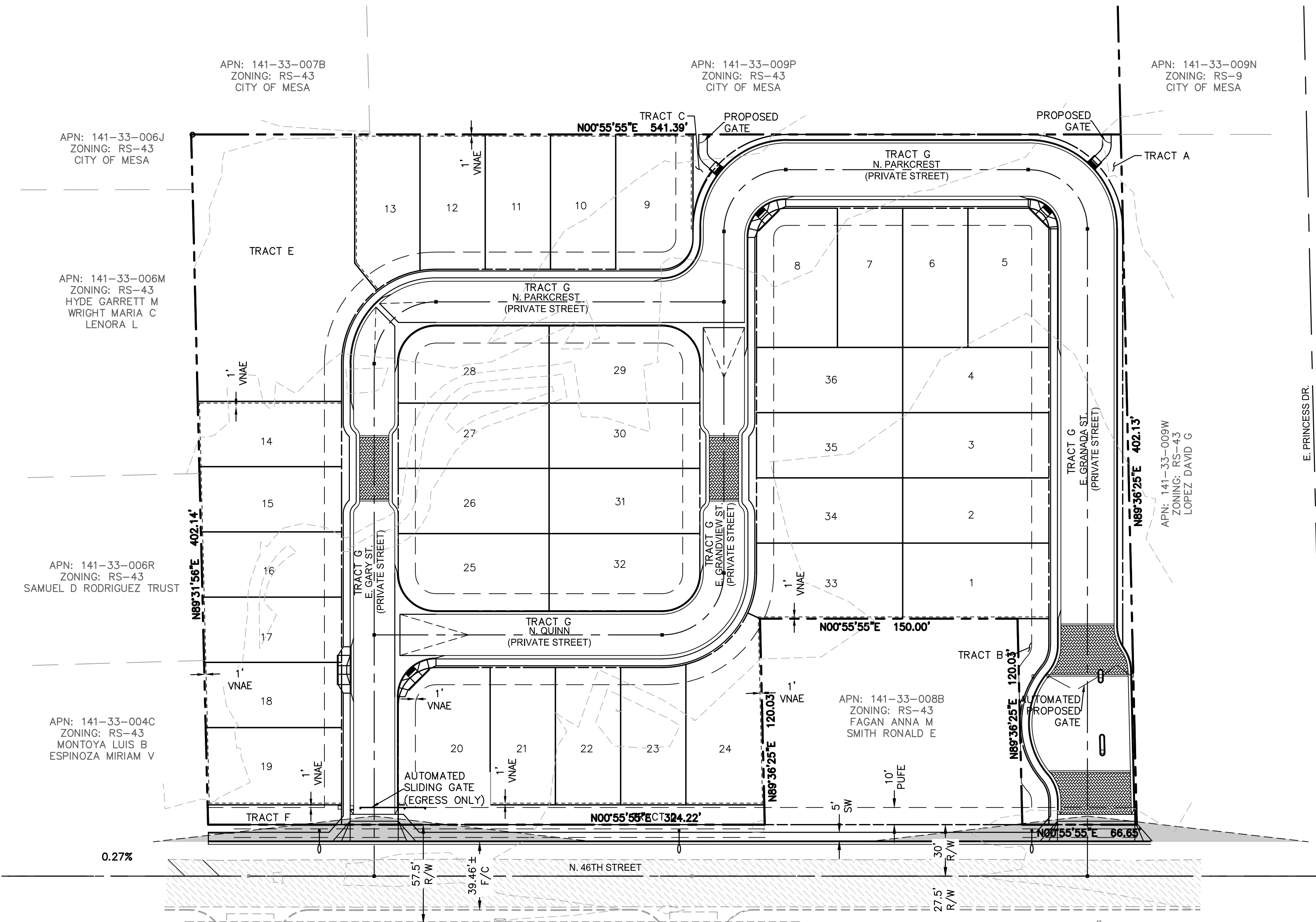
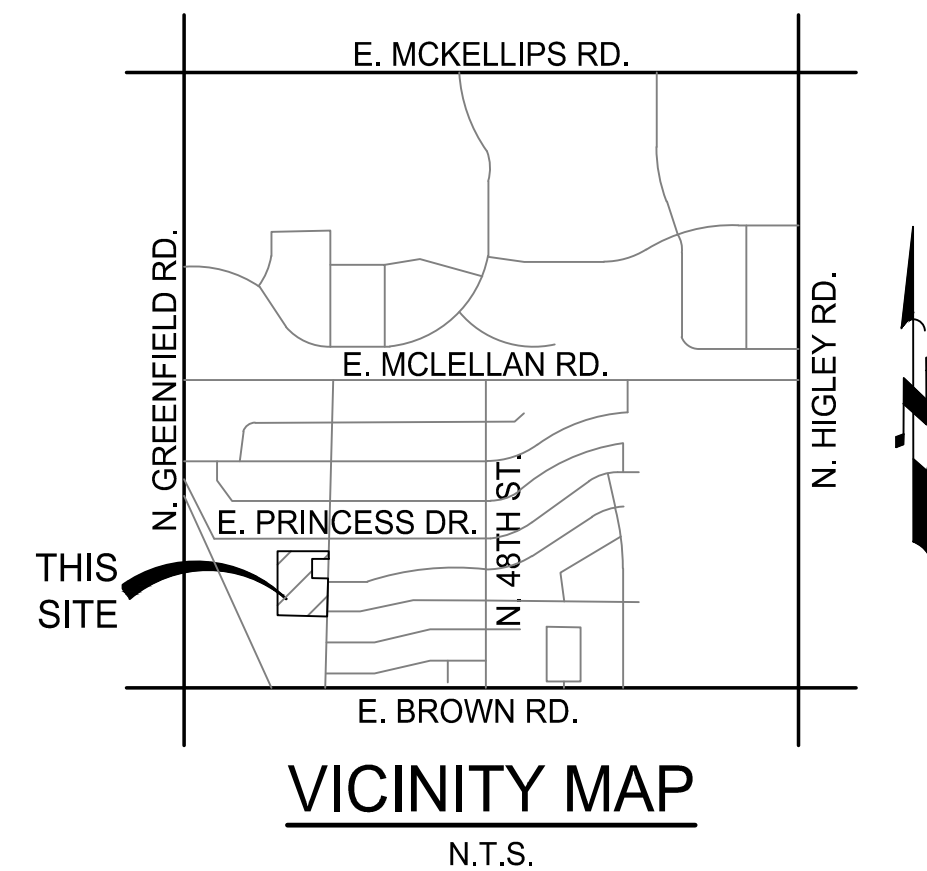
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
- LOS DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAN.
- ALL PUBLIC ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS.
- A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN IN THE PRELIMINARY GRADING PLAN.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- RETENTION WILL BE PROVIDED BY PROPOSED BASINS.

PRELIMINARY PLAT FOR PARKSIDE VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PLANNING DEPARTMENT
APPROVED BY PLANNING
AND ZONING BOARD
DATE 2/12/2020



PROJECT DESCRIPTION

"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS.

PROPOSED ZONING FOR THE SITE IS RSL-2.5, WITH PAD OVERLAY.

*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE

OWNER / DEVELOPER

CRAFT DEVELOPMENT, LLC.
1806 N. LINDSAY RD.
SUITE 106
MESA, AZ. 85213
PH: (480) 468-8881
FAX: (480) 378-3100
CONTACT: BEAU TANNER

ENGINEER

BABBIT NELSON
ENGINEERING
1140 E. GREENWAY ST
SUITE 2
MESA, ARIZONA 85203
TEL: (480) 610-1341
FAX: (480) 962-9034
CONTACT: DARREN SMITH

BENCHMARK

BRASS TAG T.C. NE CORNER AT THE INTERSECTION OF GREENFIELD & BROADWAY
ELEVATION = 1302.78' (NAVD88)

BASIS OF BEARING

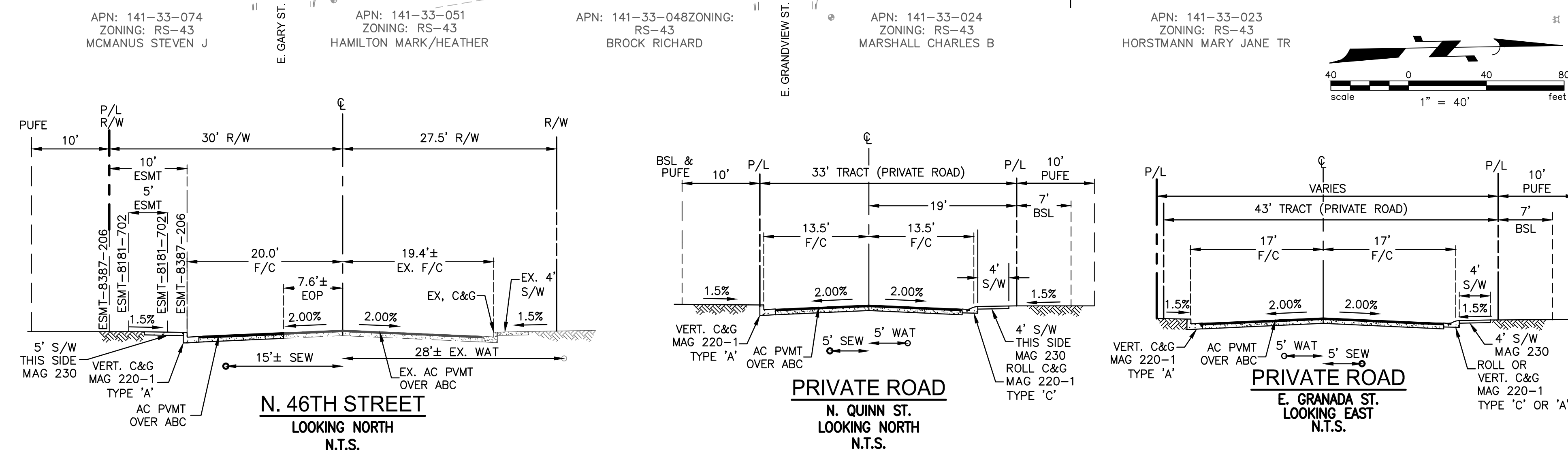
THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 01 DEGREES 00 MINUTES 56 SECONDS EAST.

PUBLIC UTILITIES

WATER	ARIZONA WATER COMPANY
SEWER	CITY OF MESA
ELECTRIC	SRP
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	REFUSE CITY OF MESA

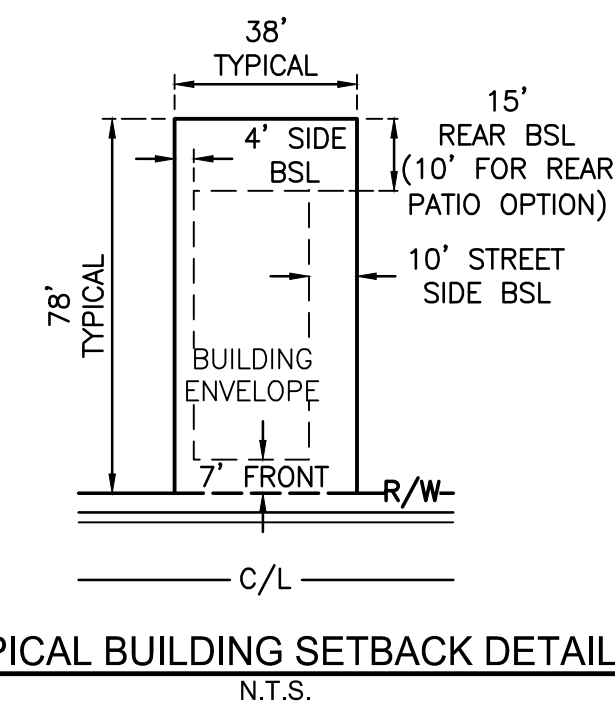
PROJECT - SITE DATA

STANDARDS	RSL - 2.5 WITH PAD OVERLAY
GROSS AREA:	±4.85 ACRES
NET AREA:	±4.58 ACRES
EXISTING ZONING:	RS-43
PROPOSED ZONING:	RSL 2.5
TOTAL NUMBER OF LOTS:	36
TYPICAL LOT SIZE:	38'x78' (2,964 SQ. FT.)
GROSS DENSITY:	7.42 DU/AC
NET DENSITY:	7.86 DU/AC
OPEN SPACE PROVIDED (% GROSS)	0.48 ACRES (10% OF GROSS AREA) (INCLUDE TRACTS A, B, C, D, E, & F)
MINIMUM LOT SIZE:	2,983 SQ. FT.
AVERAGE LOT SIZE:	3,376 SQ. FT.
MIN. REQ. AVERAGE LOT AREA	2,500 SQ. FT.
MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-GARAGE	20'
SIDE (MIN. / TOTAL)	4' / 8'
SIDE (STREET SIDE)	10'
REAR (LIVABLE)	15' (10' FOR REAR PATIO OPTION)

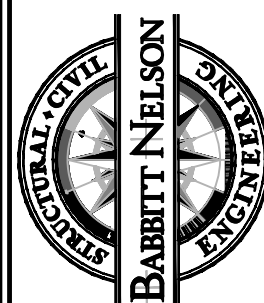


OPEN SPACE

TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	1,475	0.0339	OPEN SPACE
TRACT B	1,129	0.0259	OPEN SPACE
TRACT C	649	0.0149	OPEN SPACE
TRACT D	2,459	0.0564	OPEN SPACE
TRACT E	14,386	0.3303	RETENTION
TRACT F	898	0.0206	OPEN SPACE
TRACT G	57,017	1.3089	INGRESS/EGRESS PUFE REFUSE & EMERGENCY VEHICULAR ACCESS PUBLIC UTILITY SYSTEMS



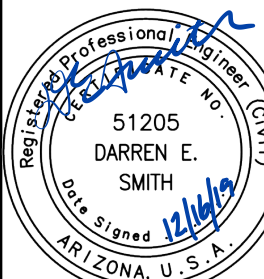
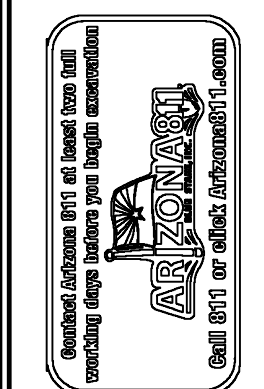
Babbitt Nelson Engineering
1140 E. Greenway St. Suite 2
Mesa, Arizona 85203
tel: (480) 610-1341



PRELIMINARY PLAT

PARKSIDE VILLAS
MESA, ARIZONA

PROJECT:



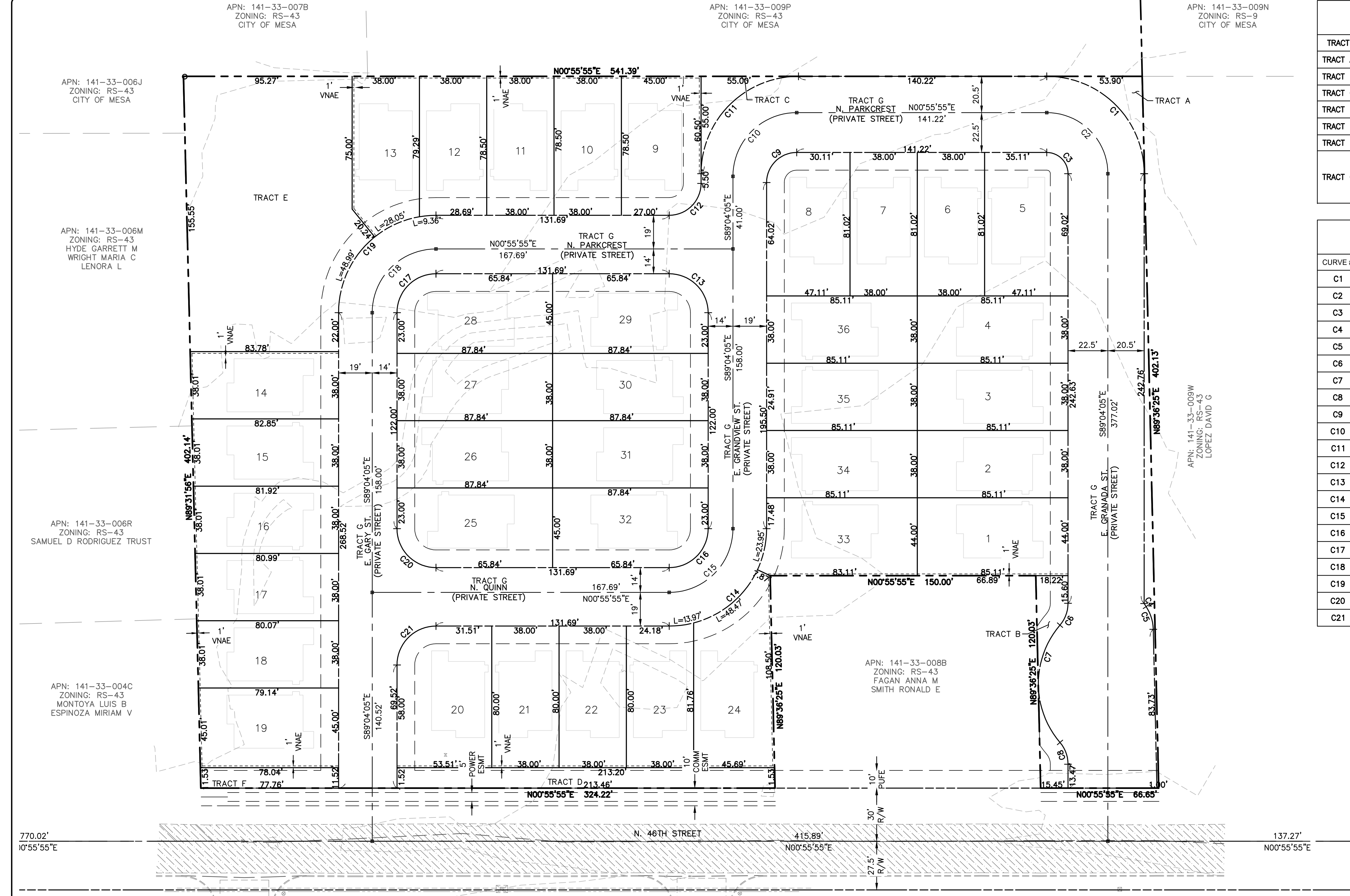
JOB NO.
19096

19096PP01.DWG

SHEET NO.

1

1 OF 2



TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	1,475	0.0339	OPEN SPACE
TRACT B	1,129	0.0259	OPEN SPACE
TRACT C	649	0.0149	OPEN SPACE
TRACT D	2,459	0.0564	OPEN SPACE
TRACT E	14,386	0.3303	RETENTION
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TRACT G	57,017	1.3089	INGRESS/EGRESS PUE REFUSE & EMERGENCY VEHICULAR ACCESS PUBLIC UTILITY SYSTEMS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	86.39	55.00	90°00'00"	77.78'
C2	54.19	34.50	90°00'00"	48.79'
C3	18.85	12.00	90°00'00"	16.97'
C4	2.05	24.00	4°53'17"	2.05'
C5	13.62	24.00	32°31'05"	13.44'
C6	13.43	19.00	40°30'13"	13.15'
C7	72.11	51.00	81°00'24"	66.25'
C8	13.43	19.00	40°30'12"	13.15'
C9	26.70	17.00	90°00'00"	24.04'
C10	56.55	36.00	90°00'01"	50.91'
C11	86.39	55.00	90°00'00"	77.78'
C12	28.27	18.00	90°00'00"	25.46'
C13	34.56	22.00	90°00'00"	31.11'
C14	86.39	55.00	90°00'00"	77.78'
C15	56.55	36.00	90°00'00"	50.91'
C16	34.56	22.00	89°59'59"	31.11'
C17	34.56	22.00	90°00'00"	31.11'
C18	56.55	36.00	90°00'00"	50.91'
C19	86.39	55.00	90°00'00"	77.78'
C20	34.56	22.00	90°00'00"	31.11'
C21	34.56	22.00	90°00'00"	31.11'

LOT TABLE		
LOT #	AREA	
1	3,744 SQ. FT.	0.0860 ACRES
2	3,234 SQ. FT.	0.0742 ACRES
3	3,234 SQ. FT.	0.0742 ACRES
4	3,234 SQ. FT.	0.0742 ACRES
5	3,786 SQ. FT.	0.0869 ACRES
6	3,079 SQ. FT.	0.0707 ACRES
7	3,079 SQ. FT.	0.0707 ACRES
8	3,755 SQ. FT.	0.0862 ACRES
9	3,463 SQ. FT.	0.0795 ACRES
10	2,983 SQ. FT.	0.0685 ACRES
11	2,983 SQ. FT.	0.0685 ACRES
12	2,985 SQ. FT.	0.0685 ACRES
13	3,170 SQ. FT.	0.0728 ACRES
14	3,166 SQ. FT.	0.0727 ACRES
15	3,131 SQ. FT.	0.0719 ACRES
16	3,095 SQ. FT.	0.0711 ACRES
17	3,060 SQ. FT.	0.0703 ACRES
18	3,025 SQ. FT.	0.0694 ACRES
19	3,536 SQ. FT.	0.0812 ACRES
20	4,177 SQ. FT.	0.0959 ACRES
21	3,040 SQ. FT.	0.0698 ACRES
22	3,040 SQ. FT.	0.0698 ACRES
23	3,048 SQ. FT.	0.0700 ACRES
24	4,245 SQ. FT.	0.0974 ACRES
25	3,849 SQ. FT.	0.0884 ACRES
26	3,338 SQ. FT.	0.0766 ACRES
27	3,338 SQ. FT.	0.0766 ACRES
28	3,849 SQ. FT.	0.0884 ACRES
29	3,849 SQ. FT.	0.0884 ACRES
30	3,338 SQ. FT.	0.0766 ACRES
31	3,338 SQ. FT.	0.0766 ACRES
32	3,849 SQ. FT.	0.0884 ACRES
33	3,789 SQ. FT.	0.0870 ACRES
34	3,234 SQ. FT.	0.0742 ACRES
35	3,234 SQ. FT.	0.0742 ACRES
36	3,234 SQ. FT.	0.0742 ACRES

LEGEND

RIGHT-OF-WAY LINE

SUBDIVISION BOUNDARY

INTERIOR PROPERTY LINE

CENTERLINE

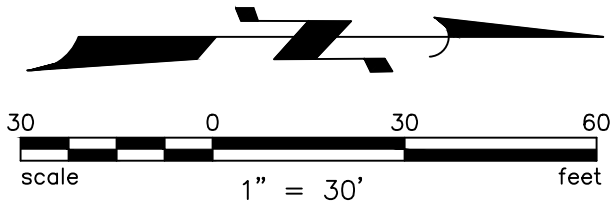
PUBLIC UTILITY AND FACILITIES EASEMENT

PUE

PUBLIC UTILITY AND FACILITIES EASEMENT

R/W

RIGHT OF WAY



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REVISIONS:

Babbitt Nelson Engineering
1140 E. Greenway St. Suite 2
Mesa, Arizona 85203
tel: (480) 610-1341

PRELIMINARY PLAT

PARKSIDE VILLAS
MESA, ARIZONA

PROJECT:

51205
DARREN E.
SMITH
004-51205
ARIZONA, U.S.A.

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SHEET NO.
2
2 OF 2