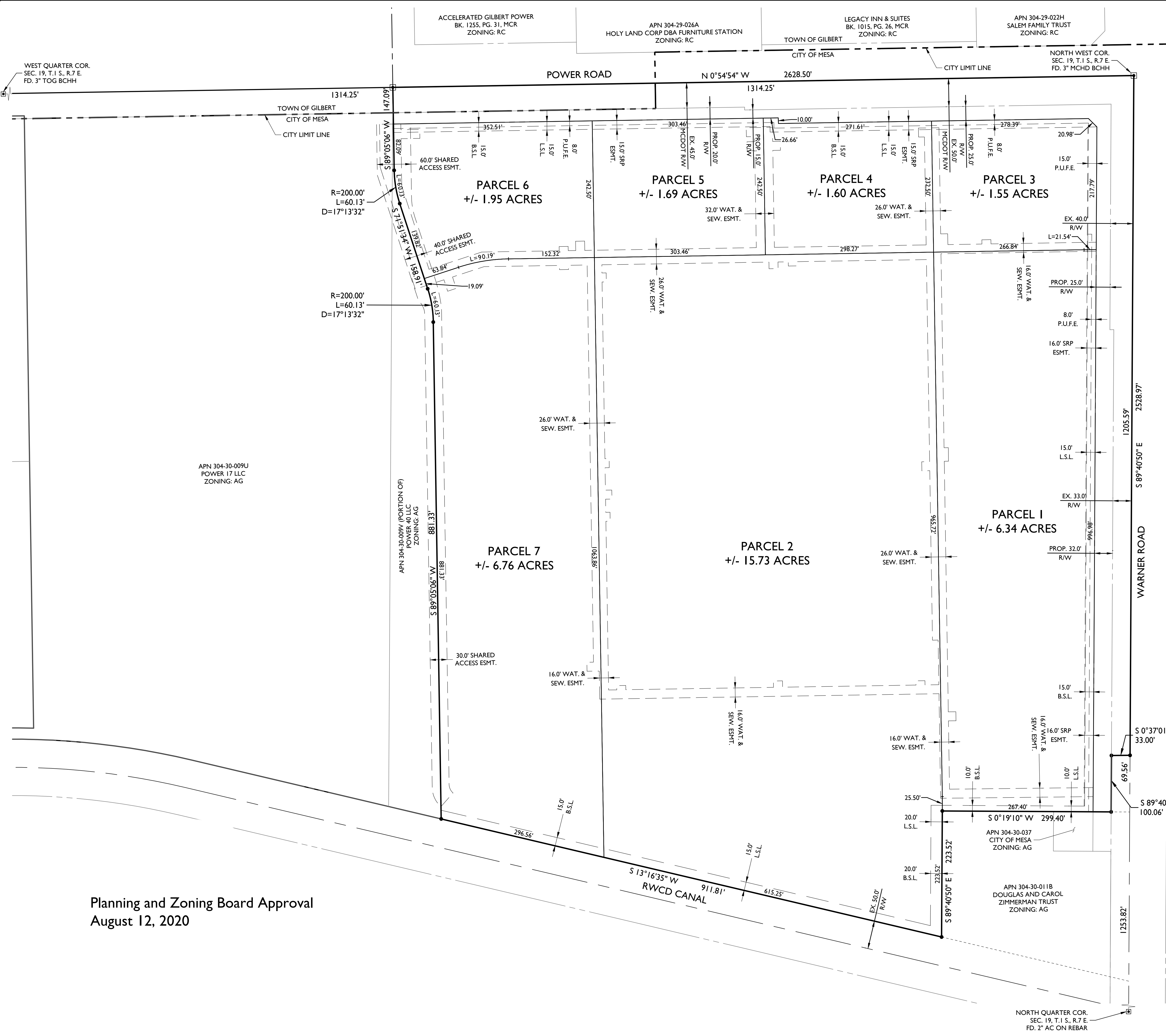


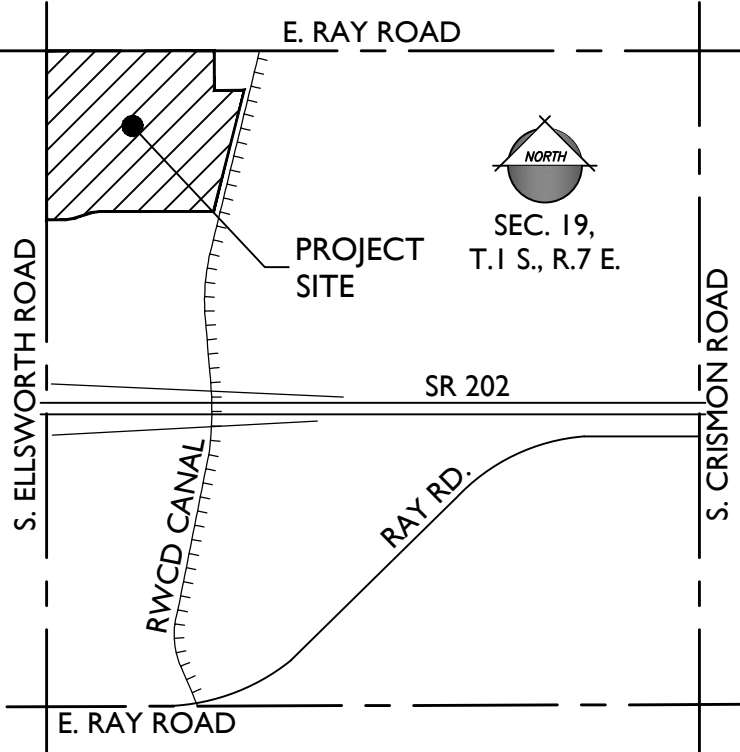


Planning and Zoning Board Approval
August 12, 2020

PRELIMINARY PLAT FOR CANNON BEACH

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

VICINITY MAP



PROJECT TEAM

DEVELOPER:
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FAX: (480)-503-2258
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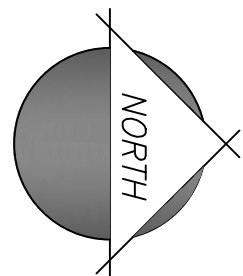
PROJECT DATA

A.P.N.: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	304-30-009V (PORTION OF) MIXED USE ACTIVITY / EMPLOYMENT AGRICULTURE (AG) / AOA 2 LIGHT INDUSTRIAL (LI)
GROSS AREA: NET AREA:	39.56 ACRES 35.61 ACRES

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.

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



1130 N Alma School Road
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EPS GROUP

Project: Cannon Beach
Mesa, AZ

Preliminary Plat

Revisions:

NO.	DATE	DESCRIPTION
1	APRIL 20, 2020	1ST P&Z SUBMITTAL
2	MAY 26, 2020	2ND P&Z SUBMITTAL

Call all lines and fill markings days before your begin excavation.

ARIZONA

State of Arizona
Division of Land and Water Management
Maricopa County (802083-1100)

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-1090

PP01

Sheet No.
1 of 1