

SITE PLAN FOR CANNON BEACH - PHASE 2

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 ¼ 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

- 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.
- DECORATIVE PAVEMENT SHALL BE USED TO DIFFERENTIATE THE PEDESTRIAN PATHWAYS CROSSING DRIVE AISLES.

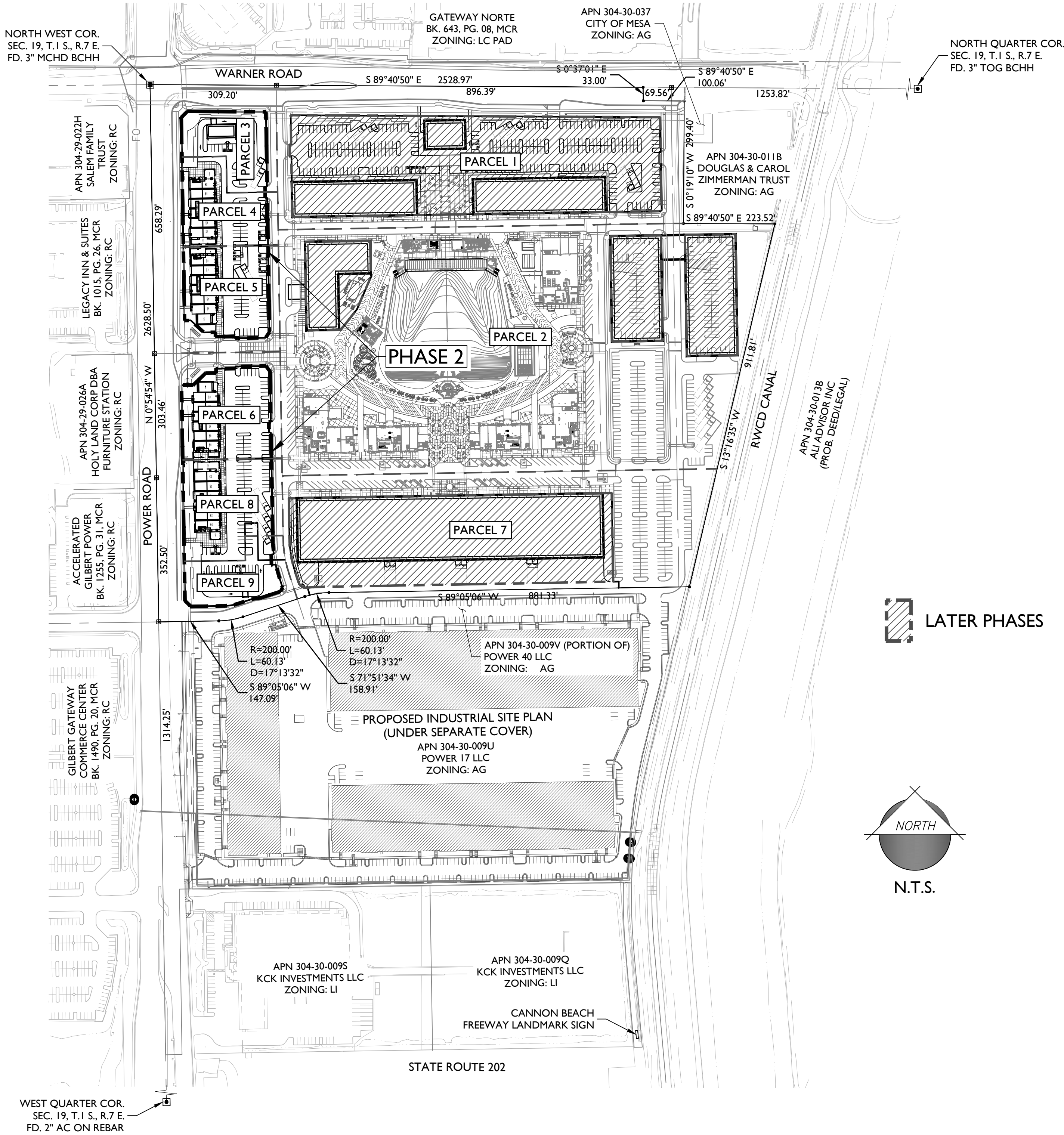
UTILITIES AND SERVICES

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

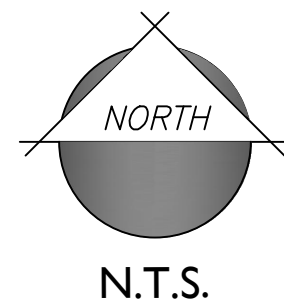
BASIS OF BEARING

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.

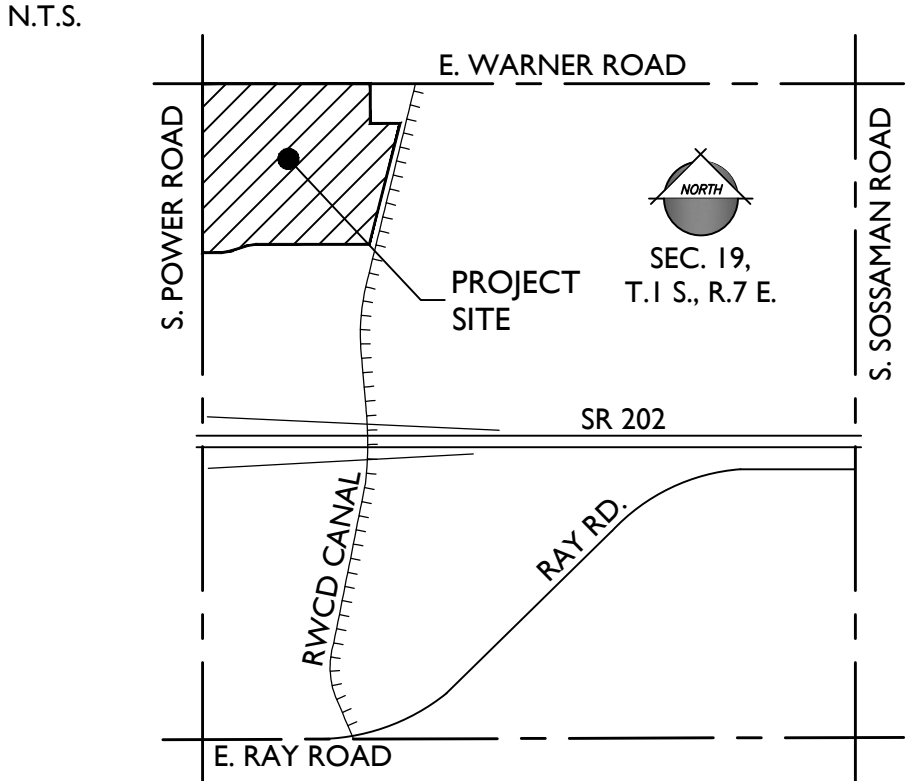
BEARING = NORTH 00°54'54" WEST
(AS SHOWN ON THE RECORD OF SURVEY, BK. 995, PG. 8, MCR)



LATER PHASES



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: 5.41 ACRES (235,522 SF)

GROSS BUILDING AREA: 38,691 SF
LOT COVERAGE: 16.4% OF NET AREA

TYPE OF CONSTRUCTION: VB - WITH FIRE SPRINKLERS
OCCUPANCY CLASSIFICATION: BUSINESS (B) / MERCANTILE (M) / ASSEMBLY (A-2)

GROSS FLOOR AREA SUMMARY

PAD B	2,271 SF
PAD C	2,100 SF
RETAIL A	8,580 SF
RETAIL B	8,580 SF
RETAIL C	8,580 SF
RETAIL D	8,580 SF
TOTAL	38,691 SF

PARKING SUMMARY

REQUIRED PARKING:
GROUP COMMERCIAL SHELL BLDG. (1 PER 275 SF) 125 SPACES (34,320 SF)
DRIVE-THRU RESTAURANT (1 PER 100 SF) 44 SPACES (4,371 SF)
TOTAL 169 SPACES

PROVIDED PARKING:
ADA SPACES: 13 SPACES (6 VAN)
SURFACE SPACES: 175 SPACES
TOTAL SPACES: 188 SPACES

BICYCLE PARKING
REQUIRED SPACES 14 SPACES
(1 PER 10 VEHICLE SPACES 1ST 50 SPACES &
1 PER 20 VEHICLE SPACE FOR THE REMAINDER)

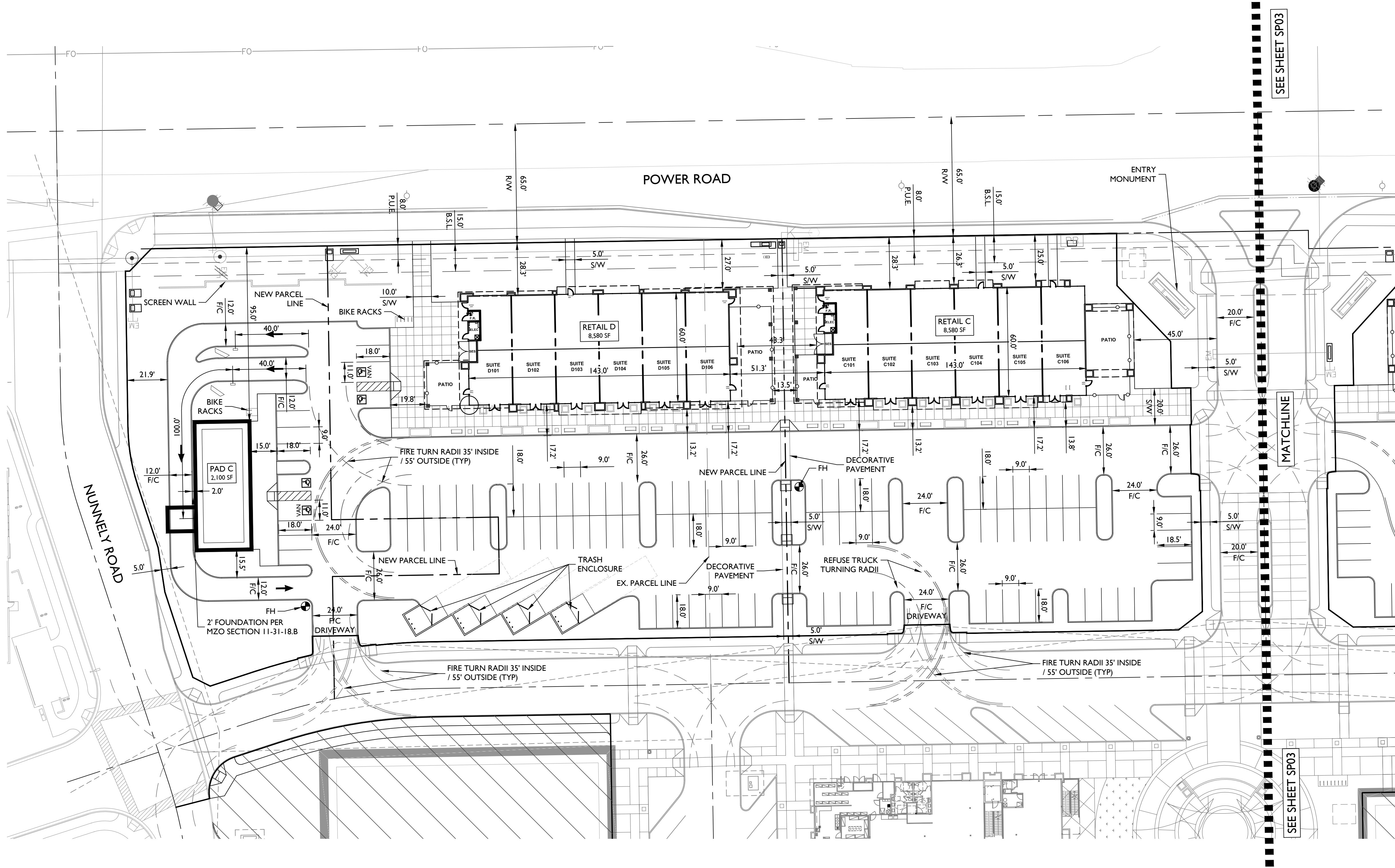
PROVIDED SPACES 24 SPACES

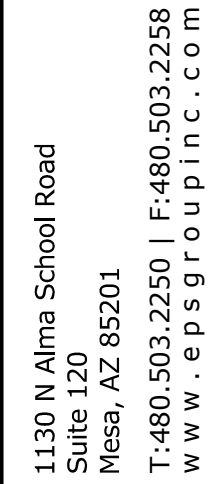
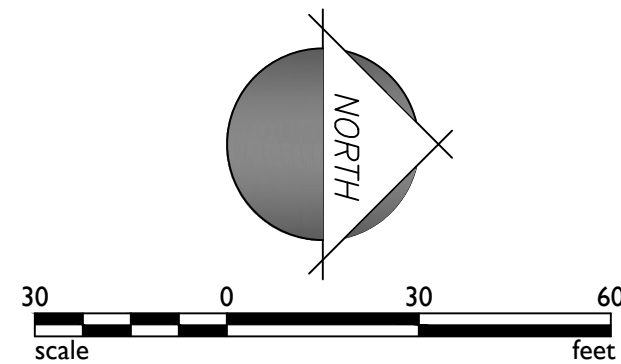
PARKING NOTE

CROSS ACCESS AND PARKING EASEMENTS BETWEEN PARCELS SHALL BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19-1090.3 - Cannon Beach Phase 2

dhughes Oct. 07, 2021 4:30pm S:\Projects\2019\19-1090\Planning\Drawings\Design Review Board\Phase 2\19-1090.3 - SP02.dwg



dhughesMesa, AZ
Site Plan

Revisions:

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One-Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 735-5100

Preliminary
Not For
Construction
Or
Recording

SP03

Sheet No.
3
of 3