

**Mission Heights
West of 202 Freeway, between Desert Lane and Medina Avenue
Summary of Neighborhood Meeting
December 12, 2013**

Meeting Date: December 12, 2013

Meeting Location: Farnsworth Sunland Village, 2615 S. Farnsworth Drive, Mesa, AZ 85209. Oakland Room

Meeting Time: 6:00 p.m.

The meeting began at approximately 6:05 p.m.

Seven neighbors attended the meeting along with the Doug Sweeney of Brighton Companies, LLC. , Sean Lake and Vanessa MacDonald of Pew & Lake, PLC.

Sean Lake made a brief presentation on the proposed project:

- Brighton Companies, LLC is the developer/builder of the proposed project.
- Brighton is requesting that the property be re-zoned from Agricultural (AG) to RSL4.5 to allow an 43 lot single family detached subdivision on the 7 acre site located at west of the 202 Freeway, between Desert Lane and Medina Avenue.
- The General Plan density allowed on the site between six to ten du/ac. The proposed project density is approximately 5.9 du/ac.
- The homes will be arranged on streets that run east and west to allow for homes with north and south orientations.
- Medina and Desert Lane will be finished as a result of this project.

The questions that were asked at the meeting, and their corresponding answers, are as follows:

1. Will you be the ultimate builder of the project?
 - Yes, we will be building the homes on this site.
2. What will the price ranges of the homes be?
 - The homes will probably start in the \$200,000 to \$250,000 range. They will be from 1,500 to 2,100 square feet in size.
3. I am worried about more traffic in this area. Is there any way to put speed bumps on Medina?
 - Mr. Lake explained the City process for obtaining speed bumps in a neighborhood. He also indicated that access on both Desert Lane and Medina are important for emergency access.
4. Will the project contain both one and two-story homes?
 - Yes. There will be both one and two-story homes, like in the adjacent neighborhoods.
5. Will the colors of these home be compatible with the existing neighborhoods?
 - Yes, not an exact duplication, but compatible.

included with this Citizen Participation Report along with the meeting summary and sign-in sheet.

2. An e-mail distribution list was collected at both meetings in an effort to have continued dialogue with those in attendance at the meetings concerning changes, if any, to the proposed development plans.

Attached Exhibits:

- A) List of property owners within 500' feet of the subject property east of the 202 Freeway, property owners within 1000' west of the 202 Freeway, and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.
- D) Sign-in sheet from the neighborhood meeting.
- E) Summary of the neighborhood meeting.

Schedule:

Pre-Application Submittal- October 22, 2013

Pre-Submittal Conference- November 12, 2013

Neighborhood Meeting- December 12, 2013

Formal Application- December 3, 2013

Follow-Up Submittal- January 22, 2014

Planning and Zoning Board Hearing- February 19, 2014

City Council Introduction- tba

City Council Final Action- tba

Rezoning and Preliminary Plat Project Narrative

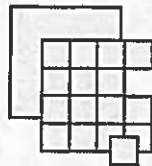
for

Mission Heights

Submitted on Behalf of:

Mr. Doug Sweeney
Brighton Companies, LLC

Submitted by:



Pew & Lake, PLLC
Real Estate and Land Use Attorneys

Sean B. Lake
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
sean.lake@pewandlake.com

Submitted to:

The City of Mesa
55 North Center Street
Mesa, AZ 85201

Submitted December 3, 2013

Direction	General Plan Land Use	Existing Zoning	Existing Use
South	Medium Density Residential 6-10 du/ac	RS-7	Residential
West	Medium Density Residential 6-10 du/ac	RS-6	Residential
Project Site	Medium Density Residential 6-10 du/ac	AG	Vacant

This application contains two requests:

1. To rezone the site from AG to RSL-4.5.
2. Approval of the preliminary plat as submitted.

Approval of these requests will allow for the development of a 43-lot single family detached residential subdivision as shown on the Preliminary Site Plan included as **Exhibit A** of this narrative. The developer has worked closely with the City of Mesa Planning staff to develop a site plan which: 1) incorporates creative street alignments and circulation for adequate ingress and egress, 2) creates and distributes open space both on the developed lot and throughout the site and 3) establishes a density of 5.94 du/ac which is compatible with the surrounding residential neighborhoods and is at the low end of the MDR 6-10 land use category. The development of this property as a residential use will complete the residential pattern established by the sites to the north, south east and west and provide the ideal location for a quality infill development project.

Development Standards

Per Table 11-5-4 B, Chapter 5 of the Mesa Zoning Ordinance, the RSL-4.5 development standards will be met by the Desert Lane & 202 development as follows:

Table Notes:

*Interior Side- Minimum Each Side Provided will be 5 feet.

Additional development standards for the RSL-4.5 district related to building form, accessory structures, fences & walls, landscaping, parking, signs, and other elements found in the City's zoning ordinance are also subject to compliance by this development.

**400 S.F. of usable open space per unit x 43 units = 17,200 S.F. (.39 AC.) required. The proposed plan provides 1350 S.F. of usable open space per lot

Proposed Plan

As mentioned previously in this narrative, the proposed preliminary site plan submitted with this request is the result of some coordination between the applicant and City of Mesa staff members. Although the General Plan allows for a residential density of 6-10 du/ac at this location, both staff and the property owner felt that a residential neighborhood with a slightly lower density is more appropriate given the densities of the surrounding neighborhoods. The result of this collaboration is a plan which proposes 43 single family residential homes. The homes proposed at Mission Heights will range in size from 1,500 to 2,100 square feet and contain elevations in which the garages are non-dominant. A streetscape is shown below in **Fig 2.0**. The minimum lot size contained in the subdivision is 4,500, while the average lot size is 4,729. This proposed lot size exceeds the both the individual minimum and average lot size outlined in the development standards for the RSL-4.5 zoning classification.

Fig. 2.0 Elevations



Vehicular access to this subdivision is proposed at both Medina Avenue and Desert Lane by means of a north-south spine street. Attached to this spine street is a single, looped street which serves two rows of homes and also provides a nice buffer on the western edge of the subdivision. This site configuration allows for a majority of the homes within this subdivision to have north-south orientations, and accommodates the sites unusual shape. One of the main benefits of this configuration is that there are only three homes which are immediately adjacent to the subdivision to the west. All streets in this subdivision are planned as 29-foot, private streets with parking on one side of the street. This 29-foot street width matches the street width of the adjacent subdivisions. Additionally, as shown on the attached Preliminary Site Plan, the cul-de-sac at the eastern end of Desert Lane will be completed by the property owner.

APPLICANT

SEAN LAKE
PEW AND LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
PHONE: (480) 461-4870

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

OWNER

BRIGHTON COMPANIES, LLC
753 N. 39th CIR.
MESA, AZ 85205
PHONE: (602) 451-7601

LEGAL DESCRIPTION

APN-304-03-3328

PARCEL NO. 1:
THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 25 FEET THEREOF.

PARCEL NO. 2:
THE EAST 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN-304-03-331

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH AND EAST 25 FEET THEREOF.

APN-304-03-332A

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, SE 1/4, NW 1/4), SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 25.00 FEET PER DOCKET 7868, PAGE 182, RECORDS OF MARICOPA COUNTY RECORDERS OFFICE;

AND EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, SW 1/4, SE 1/4, NW 1/4);

EXISTING WESTERLY RIGHT OF WAY DESCRIPTION:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING NORTH 89°46'55" WEST 2650.40 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF SAID SECTION 4, SOUTH 89°46'55" EAST 536.27 FEET TO THE SURVEY CENTERLINE OF SAID STATE ROUTE 202;

THENCE ALONG SAID SURVEY CENTERLINE, SOUTH 3°00'00" WEST 149.92 FEET;

THENCE NORTH 87°00'00" WEST 364.96 FEET TO THE POINT OF BEGINNING ON SAID EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 202;

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THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, SOUTH 16°45'27" EAST 226.22 FEET;

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SITE DATA

GROSS AREA: 7.243 AC
NET AREA: 6.819 AC
PROPOSED LOTS: 43
EXISTING ZONING: AG
PROPOSED ZONING: RSL-4.5
APN: 304-03-331, 304-03-332A & 304-03-332B
DENSITY: 5.94 D.U./AC.

RETENTION CALCS

RET. REQ'D = 315,518 sq.ft. (x) 2.2 (x) 0.85 / 12 = 49,168 C.F.
RET. PROV. = 49,201 c.f.

LEGEND

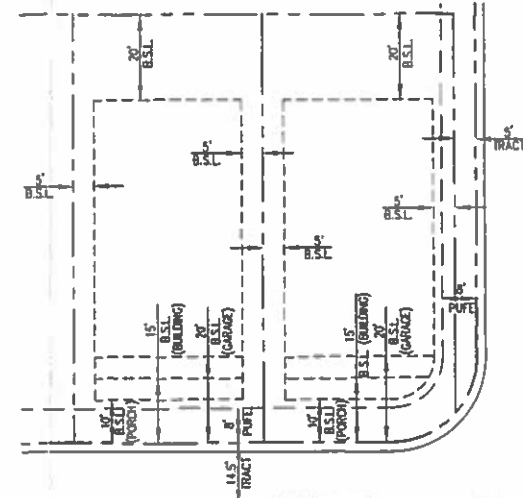
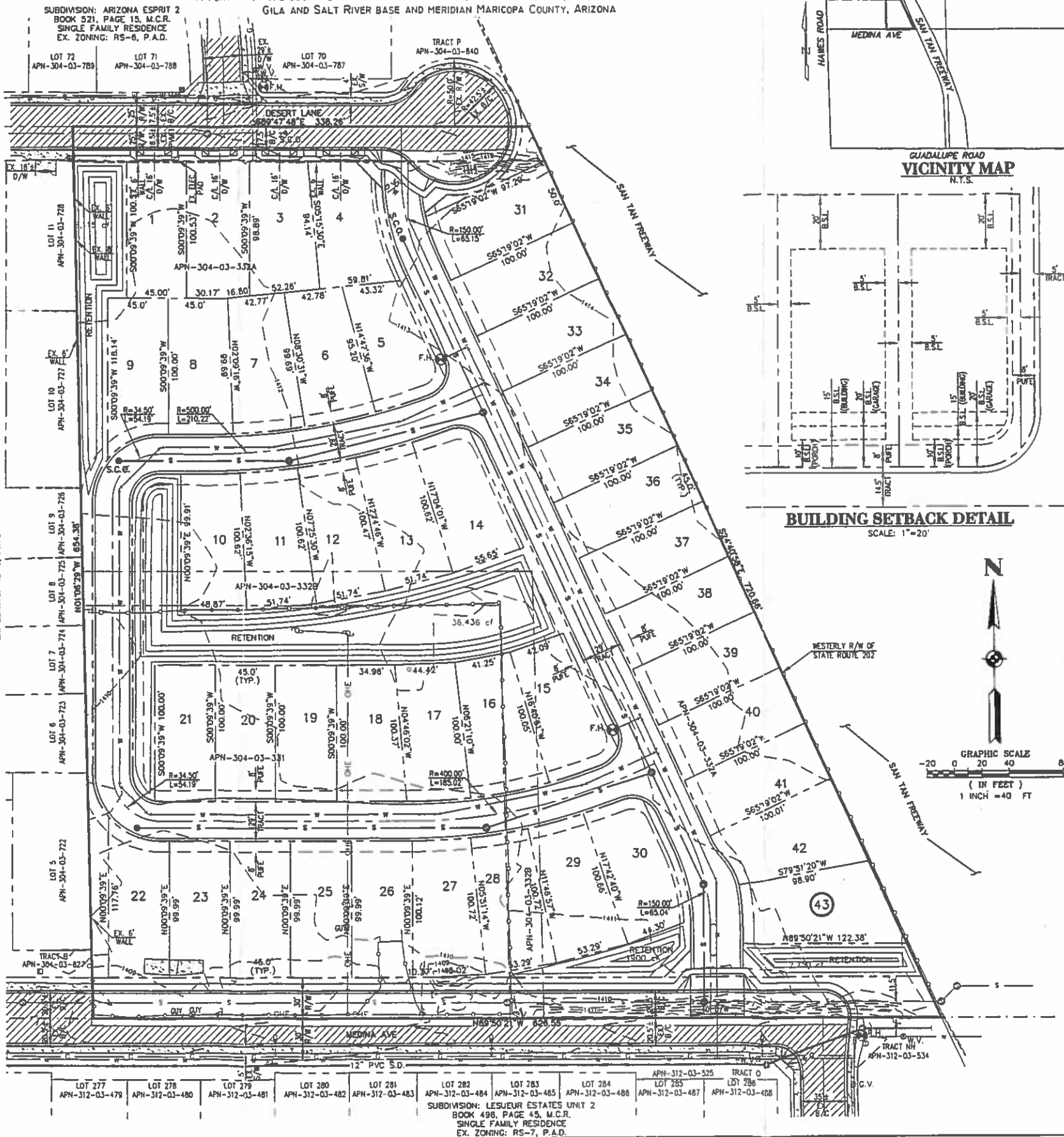
BOUNDARY LINE	R/W
SECTION LINE	PUF
ADJACENT PROPERTY LINE	APH
SETBACK LINE	SK
RIGHT OF WAY	PC
PUBLIC UTILITY AND FACILITIES EASEMENT	EX
ASSESSOR'S PARCEL NUMBER	ELEC
BOOK	PAV
PAGE	B.S.L
EXISTING	B/C
ELECTRIC	S/W
PAVEMENT	S/L
BUILDING SETBACK LINE	W
BACK OF CURB	F.H.
SIDEWALK	S.C.O.
STORM DRAIN	S
PROPOSED WATER LINE	O
PROPOSED SEWER LINE	OH
PROPOSED FIRE HYDRANT	
PROPOSED MANHOLE	
PROPOSED SEWER CLEANOUT	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING OVERHEAD ELECTRIC	
EXISTING FENCE	
EXISTING ELECTRIC METER	
EXISTING TRANSFORMER PAD	
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EXISTING TELEPHONE PEDESTAL	
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EXISTING STREET LIGHT	
EXISTING CUY WIRE	
EXISTING CONCRETE	
EXISTING ASPHALT PAVEMENT	

BOUNDARY LINE
SECTION LINE
ADJACENT PROPERTY LINE
SETBACK LINE
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SUBDIVISION: ARIZONA ESPRIT 2
BOOK 521, PAGE 15, M.C.R.
SINGLE FAMILY RESIDENCE
EX. ZONING: RS-6, P.A.D.

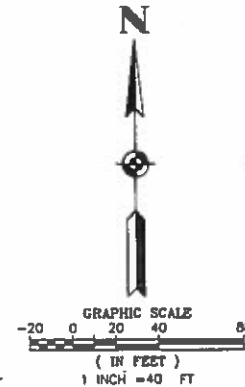
PRELIMINARY SITE PLAN FOR MISSION HEIGHTS

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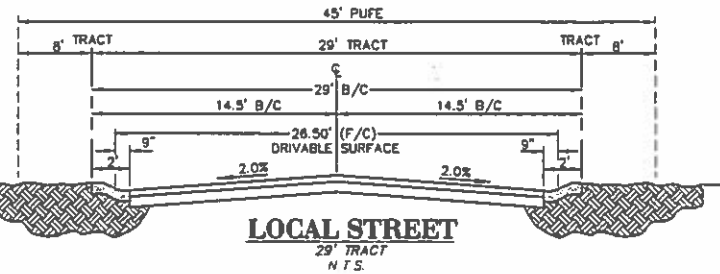
BUILDING SETBACK DETAIL

SCALE: 1"=20'



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FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

MISSION HEIGHTS
S.E. 1/4, N.W. 1/4, SEC. 4, T.1S., R.7E.
MARICOPA COUNTY, MESA, AZ

PRELIMINARY SITE PLAN

NO.	DATE	APP.	DESCRIPTION

DESIGNED DTT
DRAWN AGY
CHECKED DTT
DATE 12-02-13
SCALE 1"=40'
PROJECT 130803
FILE NAME Site Plan

SHEET
1 OF 1

APPLICANT

SEAN LAKE
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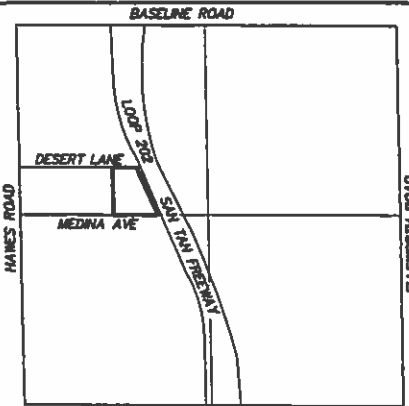
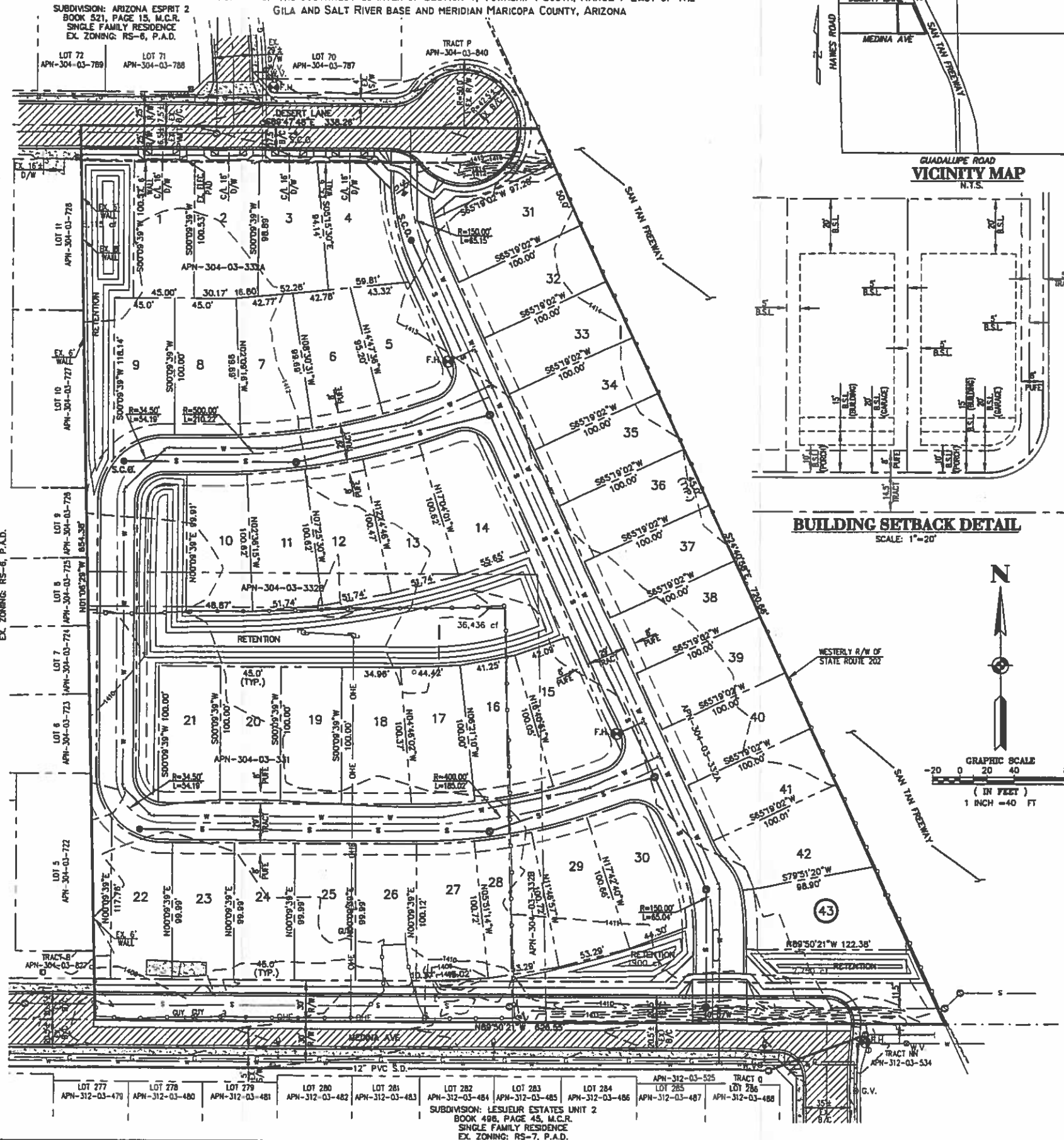
LEGEND

BOUNDARY LINE	R/W
SECTION LINE	P.U.F.E.
ADJACENT PROPERTY LINE	APN
SETBACK LINE	BK
RIGHT OF WAY	P.C.
PUBLIC UTILITY AND FACILITIES EASEMENT	D.E.C.
ASSESSOR'S PARCEL NUMBER	P.M.T.
BOOK	R.S.L.
PAGE	B/C
EXISTING	S/W
ELECTRIC	S.D.
ELECTRIC	W
PAVEMENT	S
BUILDING SETBACK LINE	F.H.
BACK OF CURB	S.C.O.
SIDEWALK	W
STORM DRAIN	S
PROPOSED WATER LINE	G
PROPOSED SEWER LINE	O.H.E.
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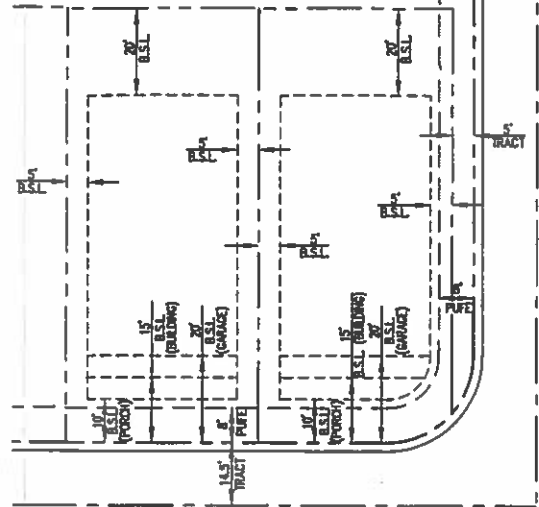
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EX. ZONING: RS-6, P.A.D.

PRELIMINARY SITE PLAN FOR MISSION HEIGHTS

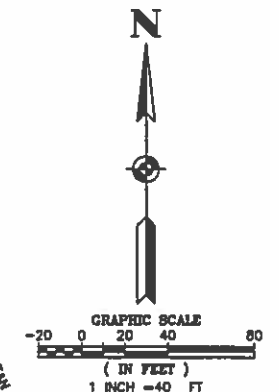
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VICINITY MAP
N.T.S.

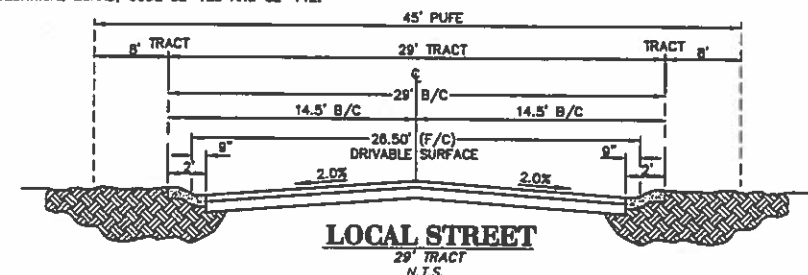


BUILDING SETBACK DETAIL
SCALE: 1"=20'



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LOCAL STREET
29' TRACT
N.T.S.

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DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com



MISSION HEIGHTS

S.E. 1/4, N.W. 1/4, SEC. 4, T.1S., R.7E.
MARICOPA COUNTY, MESA, AZ

PRELIMINARY SITE PLAN

NO.	DATE	APPROVED	DESCRIPTION

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	12-02-13
SCALE	1"=40'
PROJECT	130803
FILE NAME	Site Plan

APN-304-03-3328

RET. REDD = 315,518 sq.ft.(x)2.2(=)0.85/12=49,166 C.F.
RET. PROV.=49,201 c.f.

R/W
P/F/E
APN
BK.
Pg.
CL
DEC.
PM/T.
BSL
B/C
S/W
SD.

W

F.H. ●

S.C.Q. ●

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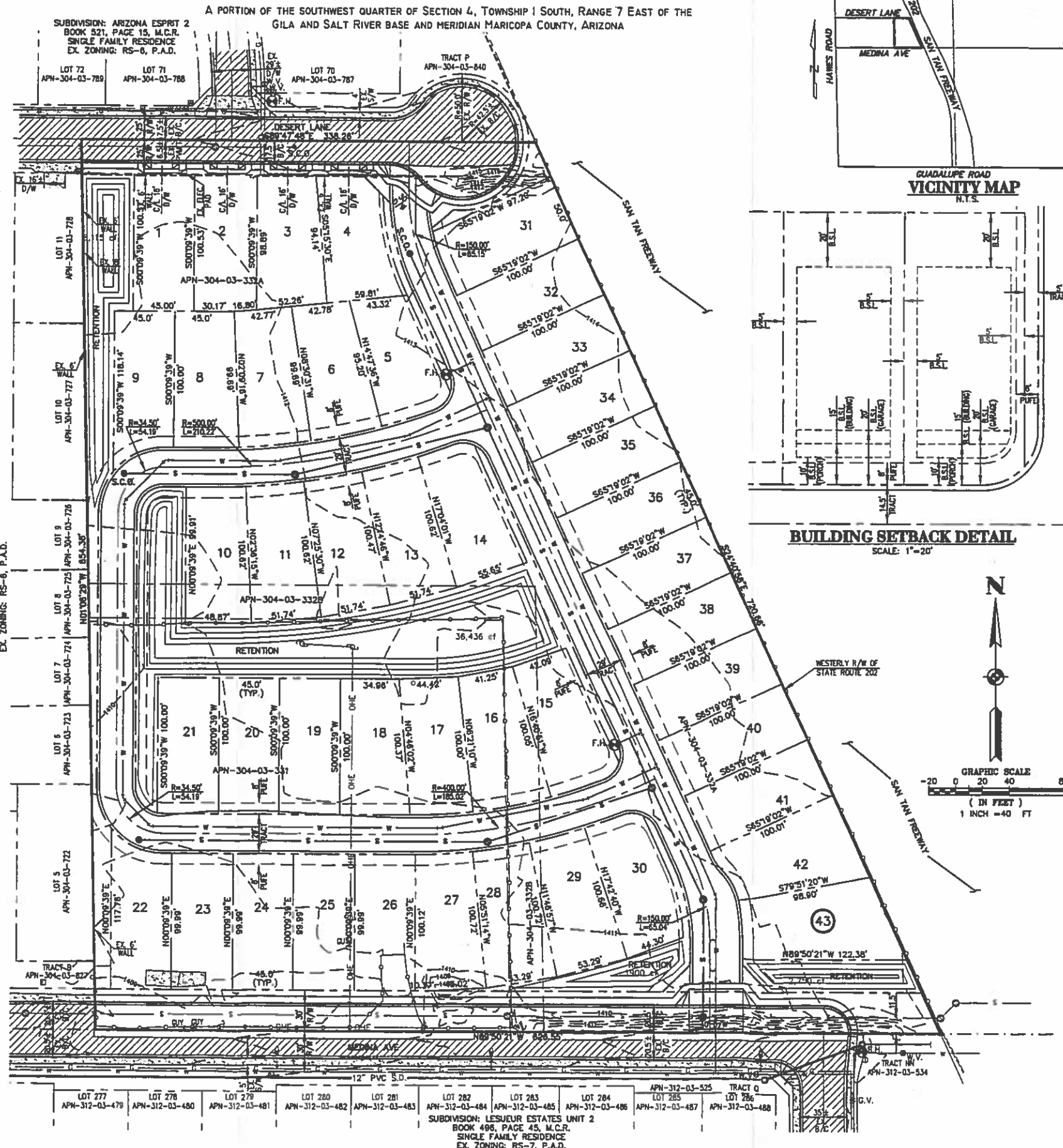
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2022

BOUNDARY LINE
SECTION LINE
ADJACENT PROPERTY LINE
SETBACK LINE
RIGHT OF WAY
PUBLIC UTILITY AND FACILITIES EASEMENT
ASSESSOR'S PARCEL NUMBER
BOOK
PAGE
EXISTING
ELECTRIC
PAVEMENT
BUILDING SETBACK LINE
BACK OF CURB
SIDEWALK
STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED FIRE HYDRANT
PROPOSED MANHOLE
PROPOSED SEWER CLEANOUT
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE
EXISTING OVERHEAD ELECTRIC
EXISTING FENCE
EXISTING ELECTRIC METER
EXISTING TRANSFORMER PAD
EXISTING WATER METER
EXISTING TELEPHONE PEDestal
EXISTING STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEANOUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING POWER POLE
EXISTING TELEVISION PEDestal
EXISTING STREET LIGHT
EXISTING GUY WIRE
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



1

Title

APPLICANT

SEAN LAKE
PEW AND LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
PHONE: 480-481-4670

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

OWNER

BRIGHTON COMPANIES, LLC
753 N. 39th CR.
MESA, AZ 85205
PHONE: (602) 451-7601

LEGAL DESCRIPTION

APN-304-03-332B

PARCEL NO. 1:
THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 25 FEET THEREOF.

PARCEL NO. 2:
THE EAST 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN-304-03-331

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH AND EAST 25 FEET THEREOF.

APN-304-03-332A

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, SE 1/4, NW 1/4), SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 25.00 FEET PER DOCKET 7868, PAGE 182, RECORDS OF MARICOPA COUNTY RECORDERS OFFICE;

AND EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, SW 1/4, SE 1/4, NW 1/4);

EXISTING WESTERLY RIGHT OF WAY DESCRIPTION:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING NORTH 89°46'55" WEST 2850.40 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF SAID SECTION 4, SOUTH 89°46'55" EAST 538.27 FEET TO THE SURVEY CENTERLINE OF SAID STATE ROUTE 202;

THENCE ALONG SAID SURVEY CENTERLINE, SOUTH 3°00'00" WEST 149.92 FEET;

THENCE NORTH 87°00'00" WEST 384.98 FEET TO THE POINT OF BEGINNING ON SAID EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 202;

THENCE ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, SOUTH 1°1'56" EAST 893.94 FEET;

THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, SOUTH 9°01'48" EAST 283.80 FEET;

THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, SOUTH 16°45'27" EAST 226.22 FEET;

THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, NORTH 89°37'58" EAST 48.58 FEET;

THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, SOUTH 24°41'08" EAST 1441.71 FEET TO THE POINT OF ENDING ON THE EAST - WEST MID SECTION LINE OF SAID SECTION 4, BEING SOUTH 89°50'52" EAST 1948.43 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 4.

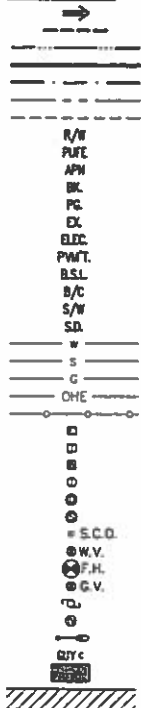
SITE DATA

GROSS AREA: 7.243 AC
NET AREA: 6.619 AC
PROPOSED LOTS: 43
EXISTING ZONING: AG
PROPOSED ZONING: RSL-4.5
APN: 304-03-331, 304-03-332A & 304-03-332B
DENSITY: 5.94 D.U./AC.

RETENTION CALCS

RET. REQD. = 315,518 sq.ft. (x) 2.2 (x) 0.85 / 12 = 49,168 C.F.
RET. PROV. = 49,201 c.f.

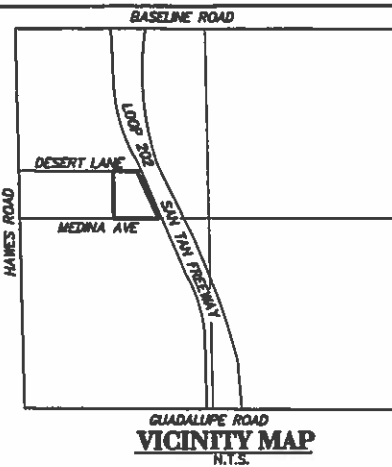
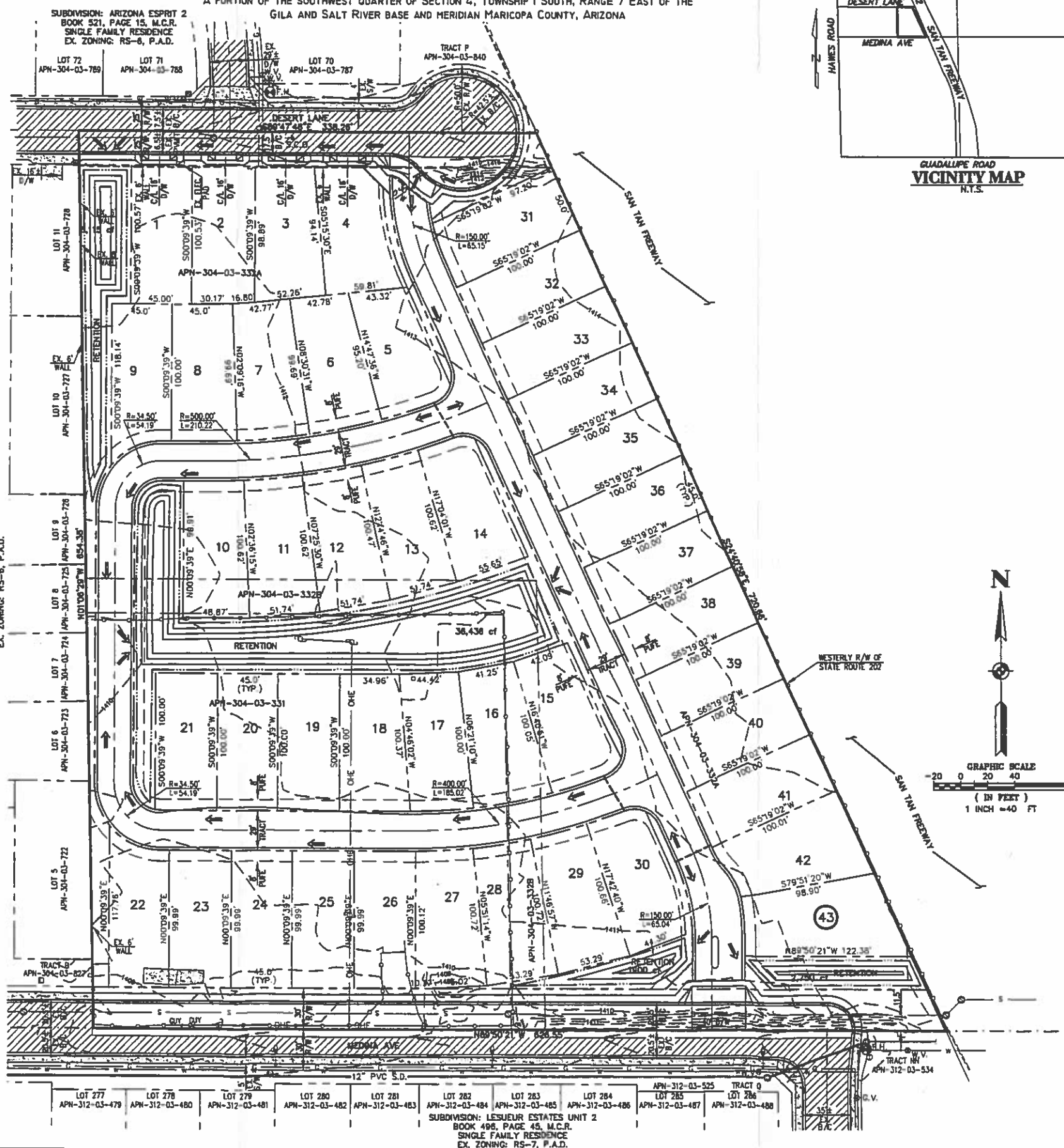
LEGEND



DIRECTION OF FLOW
PROPOSED GRADE
PROPOSED RETENTION
BOUNDARY LINE
SECTION LINE
ADJACENT PROPERTY LINE
SETBACK LINE
RIGHT OF WAY
PUBLIC UTILITY AND FACILITIES EASEMENT
ASSESSOR'S PARCEL NUMBER
BOOK
PAGE
EXISTING ELECTRIC
ELECTRIC
PAVEMENT
BUILDING SETBACK LINE
BACK OF CURB
SIDEWALK
STORM DRAIN
EXISTING WATER LINE
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EXISTING TELEVISION PEDestal
EXISTING STREET LIGHT
EXISTING GUY WIRE
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT

PRELIMINARY GRADING AND DRAINAGE FOR MISSION HEIGHTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com



MISSION HEIGHTS
S.E. 1/4, N.W. 1/4, SEC. 4, T.1S., R.7E.
MARICOPA COUNTY, MESA, AZ

CLIENT/PROJECT

REVISIONS

NO. DATE APP. DESCRIPTION

DESIGNER

DRAWN

CHECKED

DATE

SCALE

PROJECT

FILE NAME

Site Plan

DTT

AGY

DTT

12-02-13

1"=40'

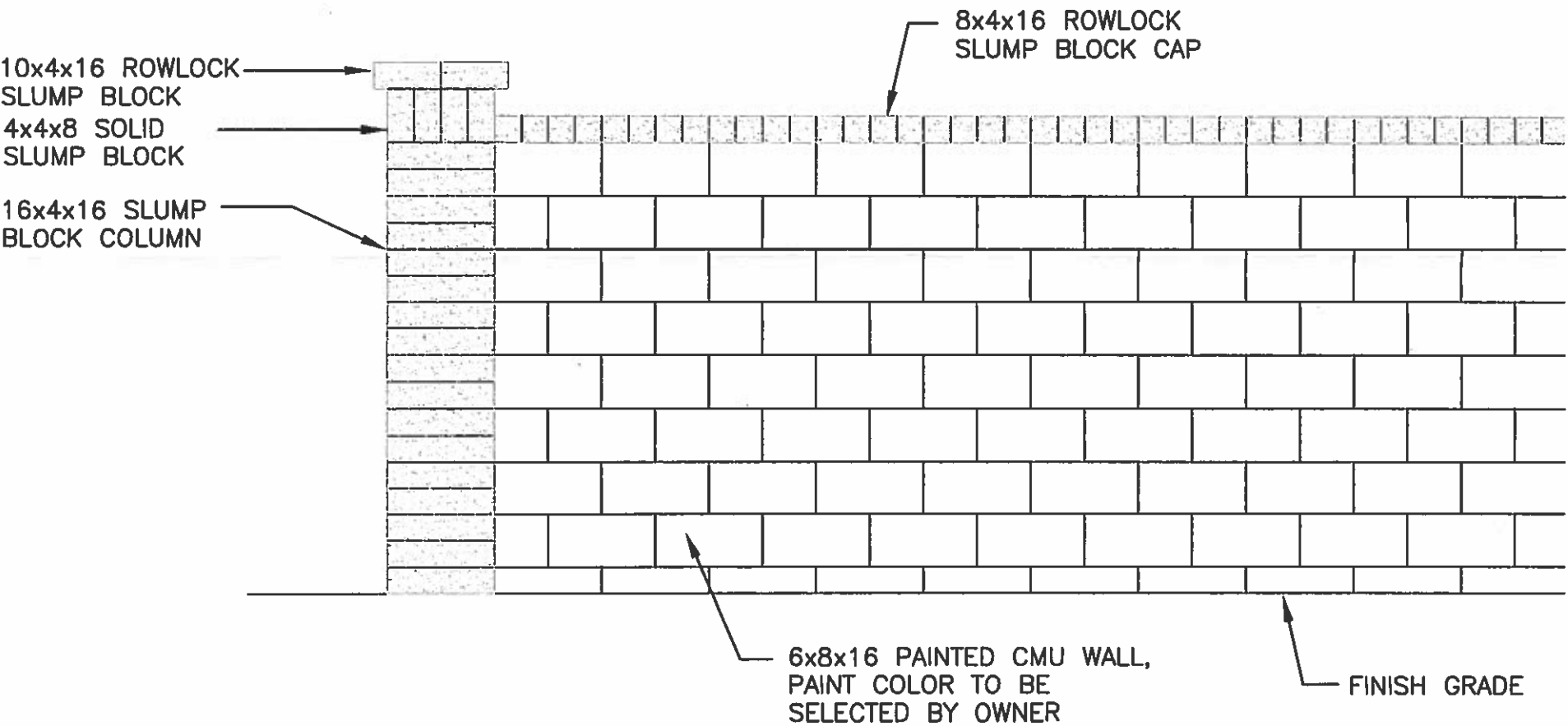
130803

Site Plan

SHEET

1 OF 1

MISSION HEIGHTS
DESERT LANE & LOOP 202
Mesa, Arizona



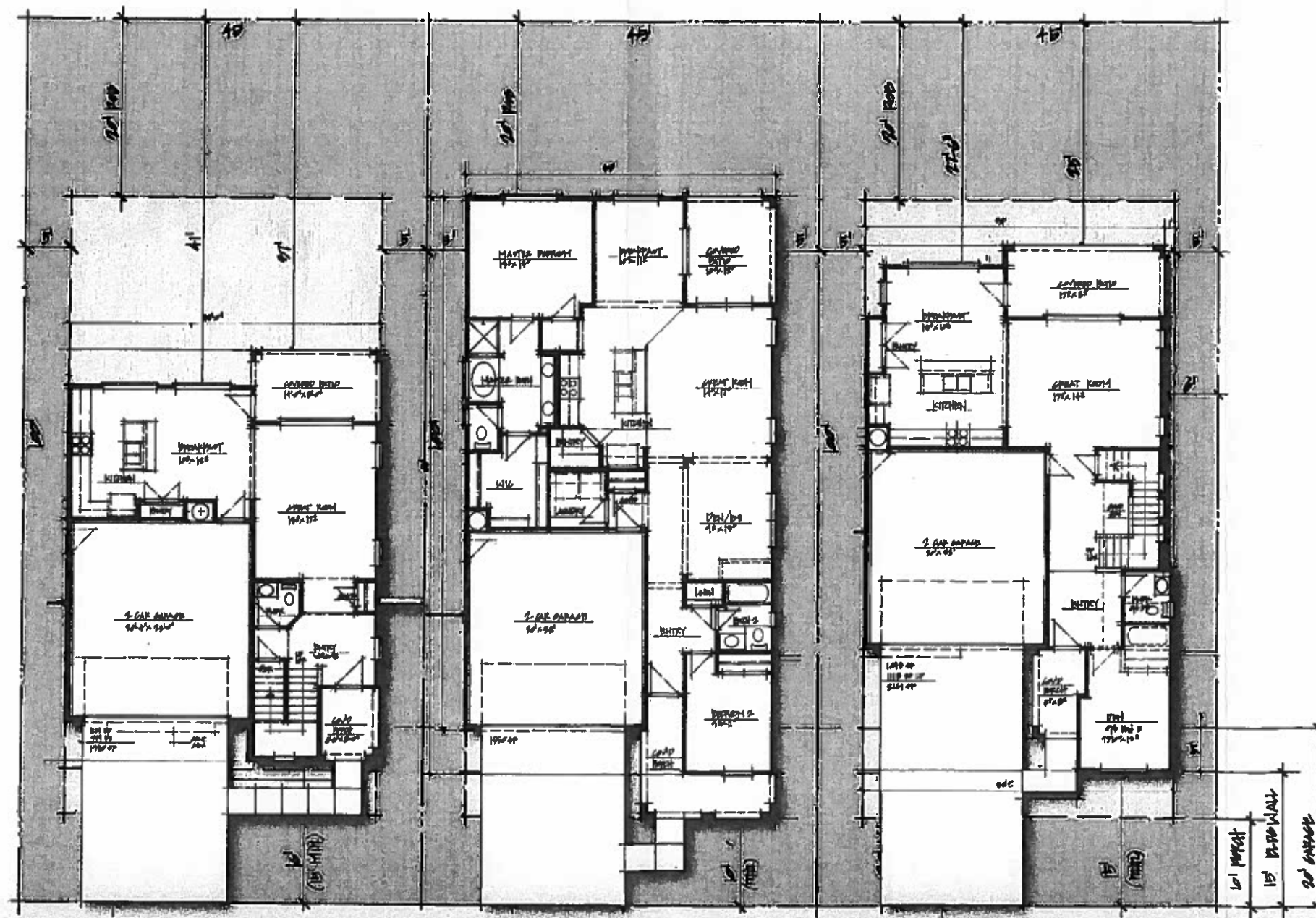
THEME WALL ELEVATION

SCALE

NTS

PARSONS DESIGN STUDIO
LANDSCAPE ARCHITECTURE / URBAN DESIGN
1209 W. Medlock Drive, Phoenix, AZ 85013 P 602-999-9209

DATE: 12/02/13



Date: 11/27/13

Desert Lane

FELTEN GROUP

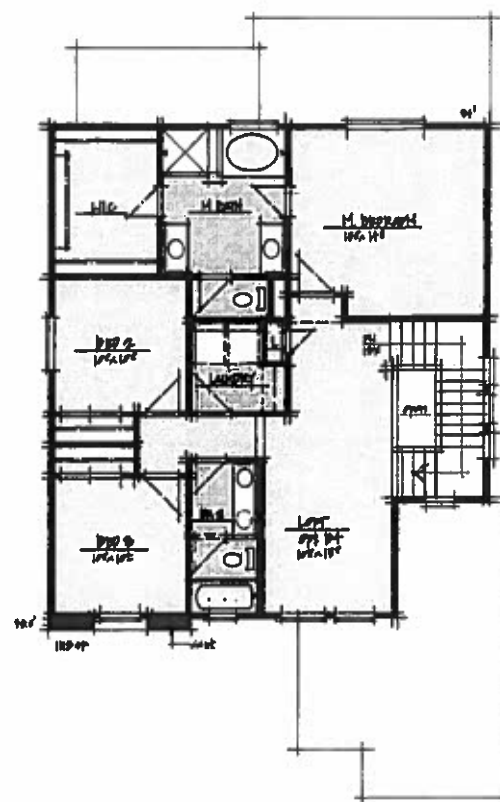
ENGINEERS • ARCHITECTS • DESIGNERS

"WHERE QUALITY DESIGN LEADS TO LOWER COST"

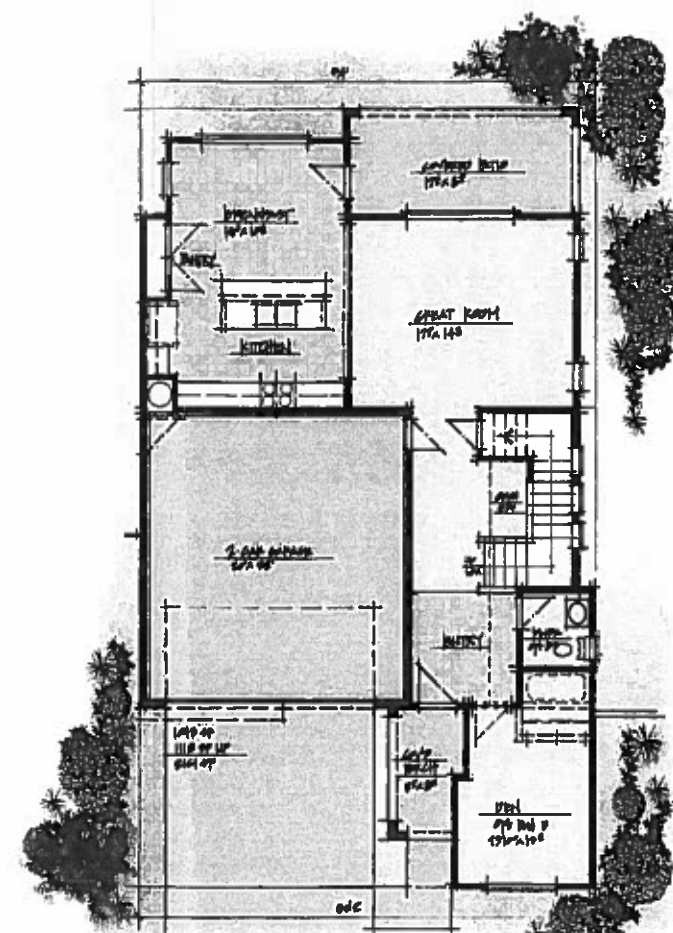


Plan 1
Date: 11/27/13

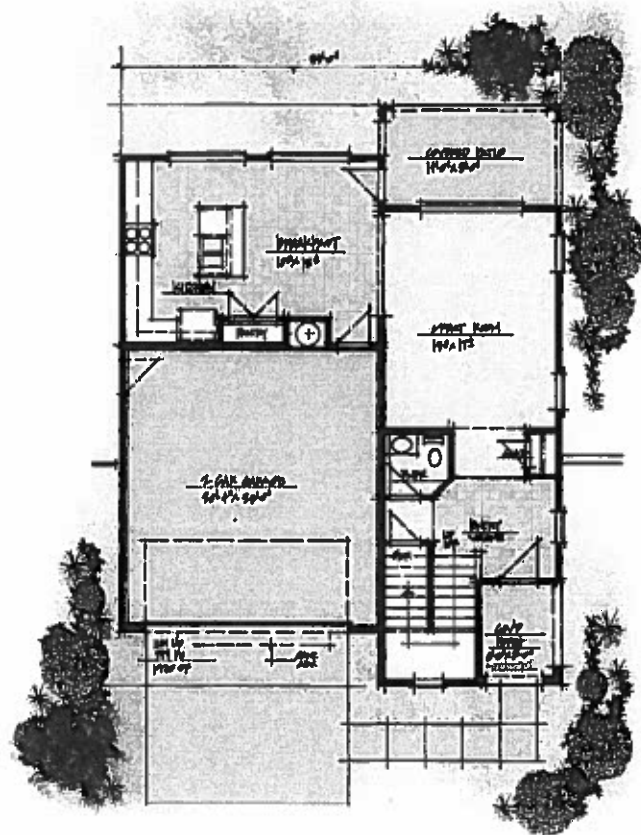
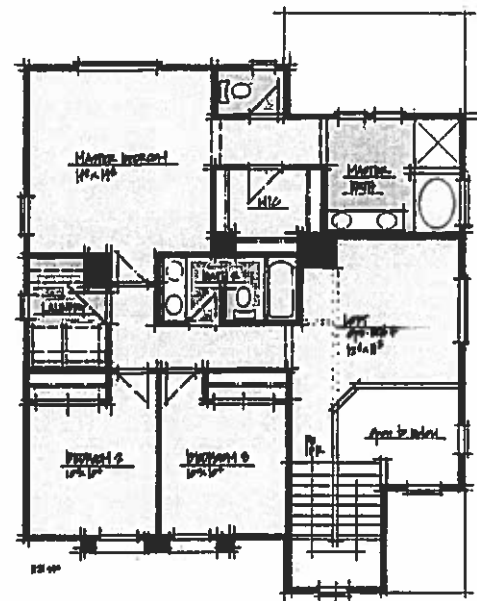
FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WE ASKED YOU. WE LISTENED. WE DESIGNED TO YOUR WAY OF THINKING."



Plan 1
Date: 11/27/13



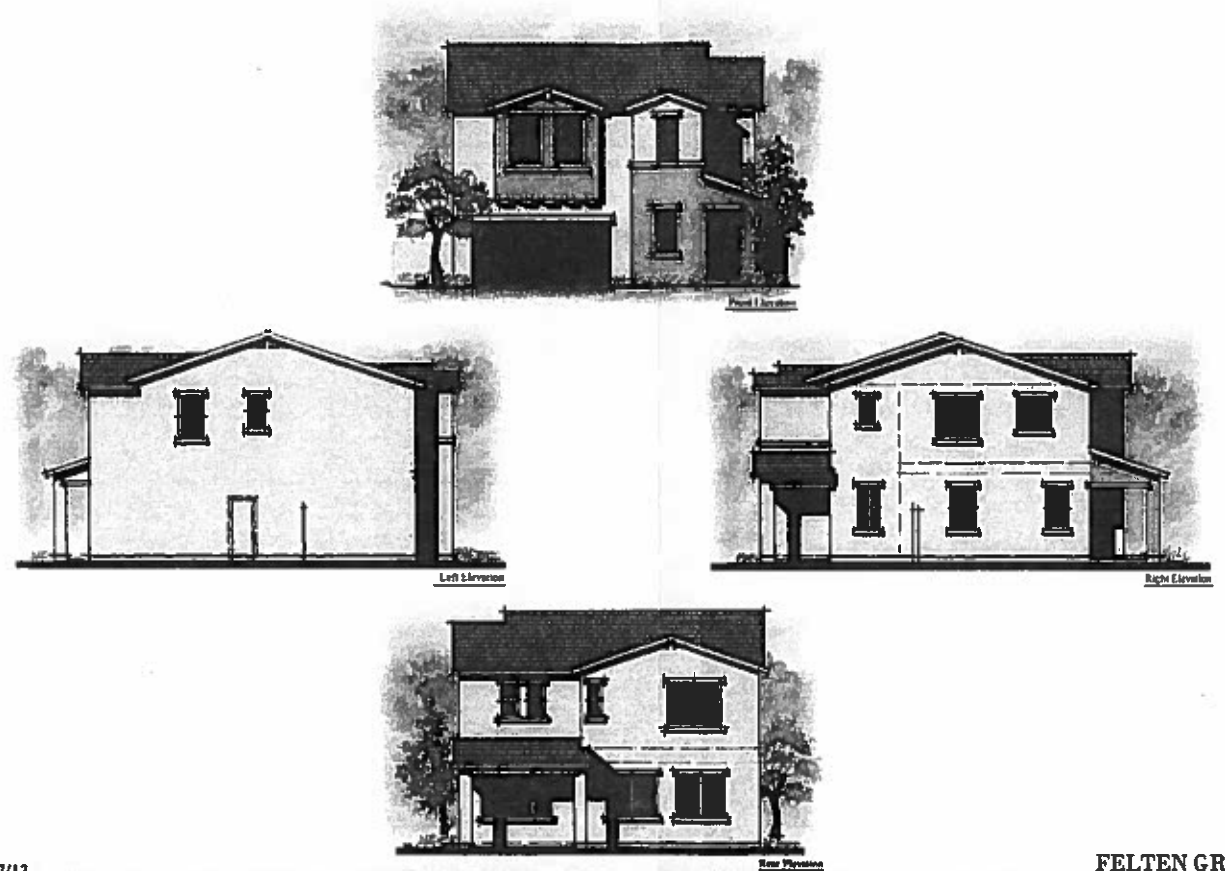
FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WE ASKED YOU. WE LISTENED. WE DESIGNED TO YOUR WAY OF THINKING."



FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LASTING VALUE"

Plan 2
Date: 11/27/13



Date: 11/27/13

Desert Lane

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LASTING VALUE"