

CASA SOLE VITA

42 TOWN HOME COMMUNITY

BY

BALMORAL EQUITIES LLP

Project Narrative

Minor General Plan Amendment, Rezoning, Site Plan Modification

Case Nos. GP Minor 14-003; Z14-010

BALMORAL EQUITIES LLP

January 31, 2014

TABLE OF CONTENTS

- I. Introduction / Summary of Requests**
- II. Description of Property and Relationship to Surrounding Properties**
- III. Detailed Description of Minor General Plan Amendment and Rezoning Requests**
- IV. Minor General Plan Amendment Analysis**
 - A. Impacts on public infrastructure (e.g. parks, schools, drainage, utilities, etc.)
 - B. Relation to adopted planning documents and other public and private land use related plans.
 - C. Anticipated impact on area roadway and freeway network, including comparison to existing land use designation, comparison and analysis of trip generation rates and patterns, and need for major roadway improvements.
 - D. Unique features, attributes or impacts of the proposal, such as unusual demand on water resources, impact on natural environment, relation to nearby adjacent communities, or other characteristics.
- V. Conclusion**

Introduction / Summary of Requests

These applications are for Casa Sole Vita, an approximate 3.4 acre site located at 529 S. Hawes Road, South Broadway Road on the east side of Hawes Road. The property is vacant, recently been used for construction storage site for the water line construction on Broadway Road, was zoned previously for an 11 four-plex units (44 total) 990 sq. ft. - basement units in 2007. The previous approved project was intended for quasi investment rental property. The project was not constructed when the economy experienced a down turn.

Casa Sole Vita site is appropriate for an attractive, attached, for sale town home product. The site is located on the arterial road-way, Hawes Road, located within two miles (or 4 minutes) of the freeway access at Broadway and I-202.

The developer Balmoral Equities's vision is to develop Casa Sole Vita, a 42 unit Town Home Development concept as "A Community Within the Community." Spanish-themed design and elevations will complement the residences, representing the latest innovations, features, and interior finishes in the residential industry. The two story town homes range from 1400 square feet to 1670 square feet accompanied by two car garages, keeping onsite parking to the minimal. The Community will feature a "proud to come home" entrance design, plush landscaping, walking paths, home patio areas for outdoor living and enjoyment, a pool area for the residences all designed for style, efficiency and affordability.

Description of Property and Relationship to Surrounding Properties

The infill property is a rectangular shaped, undeveloped loose dirt site surrounded by: Hawes Road to the west, well kept single family neighborhoods to the north, east, and south. The site will have convenient direct access to Hawes Road. The property is currently zoned RM-3 PAD.

The property is generally level. At present, the site has been graded level and is being used by a contractor as temporary construction storage for a new water line installation on Broadway Road. The site is expected to be vacated by the contractor April 2014. No other encumbrances or structures are on the property.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation :

North: MDR 6-10
South: MDR 6-10
East: MDR 6-10
West: MDR 6-10

Existing Land Use:

North: MDR 6-10- Single Family – Town Square at Desert Village
South: MDR 6-10 - Single Family - Superstition Point Mesa

East: MDR 6-10- Single Family - Superstition Point Mesa
West: Hawes Road, MDR 6-10 - Single Family – Fountain of the Sun – Parcel 2

Existing Zoning:

Site: RM-3 PAD
North: RM-2 - Single Family – Town Square at Desert Village
South: RS-6 - Single Family - Superstition Point Mesa
East: RS-6 – Single Family – Superstition Point Mesa
West: RS-6 – Single Family – Fountain of the Sun – Parcel 2

Detailed Description of Minor General Plan Amendment and Rezoning Requests

Balmoral Equities seeks approval of a Minor General Plan Amendment to change the current MDR 6-10 designation to MDR 10-15 and a rezoning RM-3 PAD to RM-3 PAD Site Plan to develop The Casa Sole Vita 42 town home community on the property at 529 S. Hawes (south of Broadway on the east side of Hawes Road).

The Developer is seeking to develop the vacant site, integrating the development of Casa Sole Vita town homes into and complimenting the existing neighborhood community. The previous application for this planned and zoned site was abandoned in 2007. Leaving the vacant land as it is today. This 3.4 acre infill property with well kept residential development completely surrounding it was initially intended for 11 four-plexes, an investment quasi rental property with basement bedrooms, sunken window wells and what we concluded as an unattractive design. We did not see a complimenting development to the surrounding neighborhood. After researching an existing sister development, (pictures included) we hoped to have the support of the existing community in our working with the City of Mesa Planners in presenting a “more improved and complimentary development rather than detract from the neighborhood with the original product. The original design also had no garages, all on street parking. We continue to support a de-cluttered and more beautified living environment by offering enclosed parking and visually more appealing homes neighborhood creation.

Minor General Plan Amendment

Casa Sole Vita, the subject site is located south of Broadway, on the east side of Hawes Road. The Mesa General Plan Currently designates the subject property as MDR 6-10. MDR 6-10 identifies location where urban density detached or attached single family residential including townhouse, and patio home developments is desirable. The target density is 6.5 du/ac for detached and 8.0 du/ac for attached. The amendment proposes to change the land use designation on the subject 3.4 acre from Medium Density Residential 6-10 to Medium Density Residential 10-15 (MDR 10-15) and 12.0 du/ac for attached.

Medium Density Residential 10-15 is appropriate in locations that offer direct arterial road access – Hawes Road; connections to potable water and sanitary sewer, and proximity to public safety services, all attributes to the subject site. The infill property will be compatible to the

surrounding properties and will be directly adjacent to only seven single family detached lots. The subject property has been planned as a community to complement the surrounding properties. The vacant property is currently an unattractive loose soiled nuisance to the neighborhood, attracting off road cycling and other activities. We believe this location should be allowed and approved as a Minor General Plan Amendment and will we feel not only compatible to the surrounding land uses but complimentary. We seek your support.

Rezoning and Community Details

In conjunction with obtaining approval of a Minor General Plan amendment, Balmoral Equities is proposing to rezone this property to RM-3-PAD for a new site plan to build a 42 town home community for residents of Mesa and the surrounding neighborhoods. This area is ideal location for the new community for a variety of reasons.

The property is currently zoned RM-3-PAD for 44 town homes with basements. The project was planned for investment and rental property. The current proposal will have 42 Spanish themed for sale town homes with two car garages. The community will have a common area including a pool area from all units. The community will have a sense of arrival with the themed wall, entry monumentation and the open area, "pride of ownership". The common section for the residences are to be maintained by the community's association in a standard consistent with developments of our standard in design and maintenance.

Balmoral Equities is attracted to this property for a number of reasons including the high concentration of jobs, excellent freeway accessibility, numerous nearby retail and grocery options and an overall belief that this will continue to be one of the strongest infill areas within the City. It was also noted the pride of ownership in the surrounding family neighborhood. We strongly felt the neighborhood would support a well-appointed addition to the area.

This area currently lacks sufficient town home options especially newly constructed product. Casa Sole Vita options are an excellent choice. Our residences will be equally ideal for young families and professionals who also want to live close to work, amenities and recreation with the built in conveniences of town home living. Also for the empty nesters wishing to own and live in the areas close to family and friends without having to maintain larger homes and properties. All residences will have access to a beautifully finished pool and lounging area for their use and social gatherings. The town homes will have the newest innovative furnishings and technology.

The property is located within two miles or four minutes from the Red Mountain Freeway (I-202) and has signalized access at Broadway Road and Hawes Road. The property is adjacent to single family subdivisions to the east, north and south. The property to the north has a common area park for approximately 180' from Hawes east then a roadway to the eastern boundary approximately 290 linear feet. The homes will have a separation of a minimum of 95 linear feet to the town homes. The property to the south has a common area park for 320' and three homes with minimum 28' rear yards. There are four homes adjacent to the eastern boundary with rear yards of minimum of 35 linear feet. Casa Sole Vita property will have tree lined, landscaped, retention basins and/or roadway adjacent to the boundary for a buffer between the adjacent properties.

The trash truck will be make a circular route around the community. The trash cans will be kept in the garages at all times except on collection days.

A 15 mph speed limit sign will be installed at the entrance to maintain a slow speed through out the project for the safety of the community.

Off-site parking has been maximized and distributed throughout the community for added area for guests to park.

The community will have enhanced exterior appointments. There will be three different floor plans and the Spanish themed eight buildings will have four to seven units each. The homes will have 1400 to 1670 square feet with each unit having an attached two car garage. The enhanced entrance to the Casa Sole Vita will provide a sense of arrival with specialized asphalt or paver entry that opens up to the common area. The entire community will be walled. "A Community within a Community" we felt was very appropriate in describing our home plan.

Minor General Plan Amendment Analysis

This Minor General Plan Amendment is for 3.4 acres to change the land use designation from MDR 6-10 to MDR 10-15. This amendment proposes no adverse impact from the current designation.

Parks

The open space and recreation needs of the future residents in this development are provided on-site. Open space amenities envisioned include a pool area for all ages.

Grading and Drainage

In accordance with the City of Mesa requirements, on-site retention for the 100-year, 2 hour frequency storm event will be required. All grading and drainage will be handled on-site with no impact on any surrounding property.

Domestic Water

The water will tie into a 16" water main in Hawes Road within the Desert Wells Pressure zone. The loop will be to the 8" water main in the subdivision to the north of the project.

Sanitary Sewer

The sewer will be tied into the existing 8" stub-out from the 12" sewer along the east side of Hawes Road.

Relation to adopted planning documents and other public and private land use related plans.

General Plan

The Mesa 2025 General Plan included Goals, Objectives and Policies to ensure future developments meet the community's vision. This proposed development is consistent with the community's vision and incorporates the following Land Use objectives and policies:

Objective LU-1.1 Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment and public uses

Objective LU-1.3 Ensure that the land use pattern throughout the community is compatible with the provisions of all elements of the General Plan and the corresponding master plans prepared by the City.

Policy LU-1.3a Continue to evaluate the relationships between the land use pattern and issues related to the subjects of the other General Plan elements.

Policy LU-1.3b Develop and implement transit oriented standards for development and redevelopment along transit routes.

Policy LU-1.3c Provide for a mixture of activities and increased densities within one-quarter mile of existing and planned major transit routes and facilities

Policy LU-1.3d Encourage development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

Objective LU-3.1 Promote a balanced stock of single resident and multiple residence types and styles at appropriate locations.

This is an appropriate location for medium density residential uses given the context of the current uses in the area, the lack of real development activity on the property and its location close to the highway.

Anticipated impact on area roadway and freeway network, including comparison to existing land uses designation, comparison and patterns, and need for major roadway improvements.

The site enjoys excellent regional access to I-202 (Red Mountain Freeway) two miles away.

Hawes Road will be fully improved with the site improvements along the frontage of the property.

Unique features, attributes or impacts of the proposal, such as unusual demand on water resources, impact on natural environment, relation to nearby adjacent communities, or other characteristics.

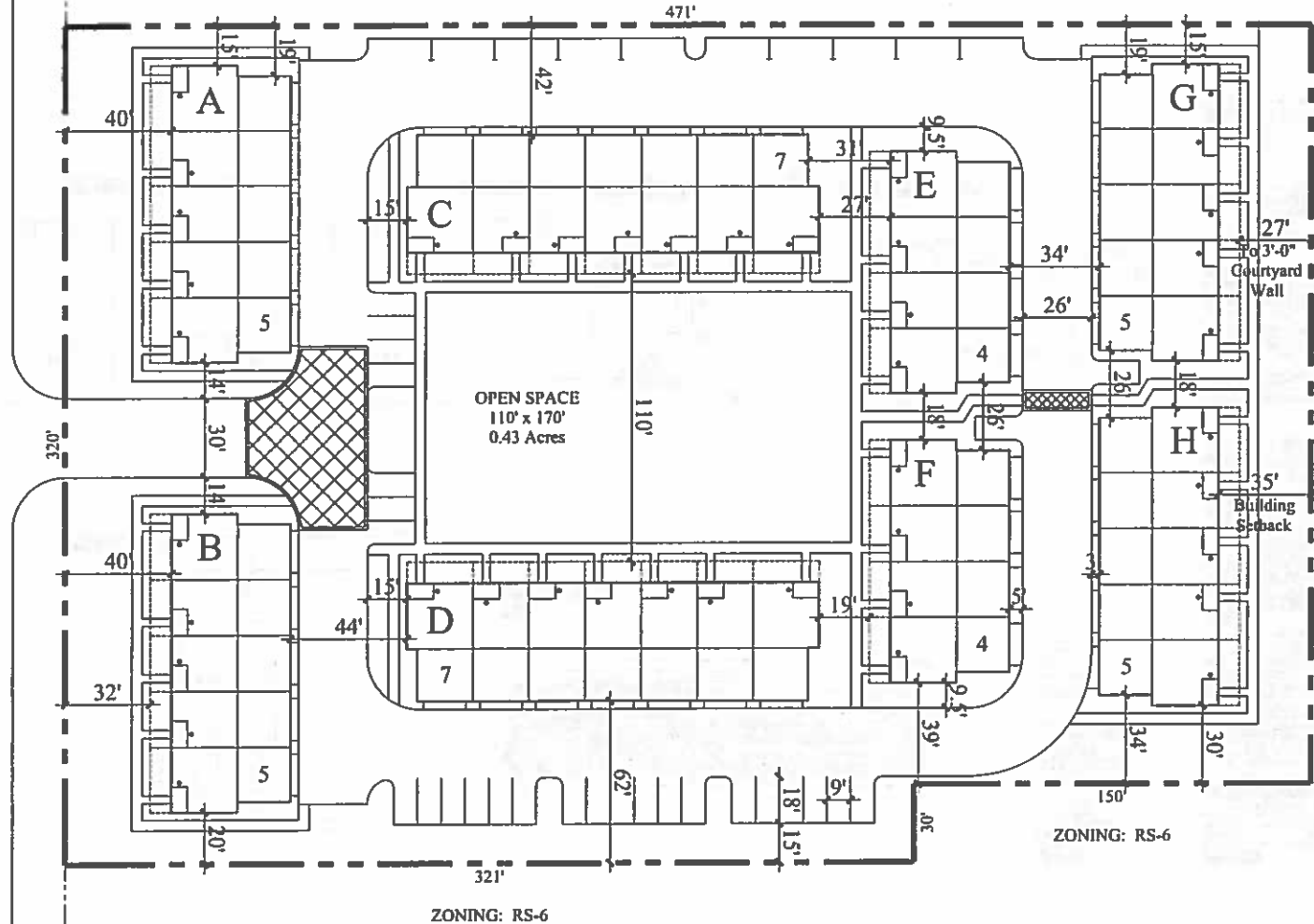
There are no unique features or attributes to this proposal that would adversely affect the area or the city in general.

Conclusion

Based upon the analysis provided herein, we believe this proposed minor amendment and rezoning is consistent with the overall intent and goals of the Mesa General Plan 2025.

HAWES ROAD

ZONING: RM-2



VICINITY MAP



PROJECT SUMMARY

SITE INFORMATION:

APN#: 218-53-001W
 GROSS AREA: 3.36 Acres
 UNITS: 42 Units
 GROSS DENSITY: 12.5 DU/Acre
 EXISTING ZONING: RM-3 PAD
 PROPOSED ZONING: RM-3 PAD
 CURRENT G. P.: MDR6-10
 G.P. AMENDMENT: MDR10-15

PARKING SUMMARY:

REQUIRED PARKING:
 2.1 Spaces/Unit = 83 Spaces
 PROVIDED PARKING:
 COVERED PARKING: 84 Spaces
 OPEN PARKING: 38 Spaces
 TOTAL PARKING: 122 Spaces
 PARKING RATIO: 2.9 Spaces/Unit

Conceptual Site Plan

Casa Sole Vita

Mesa, Arizona

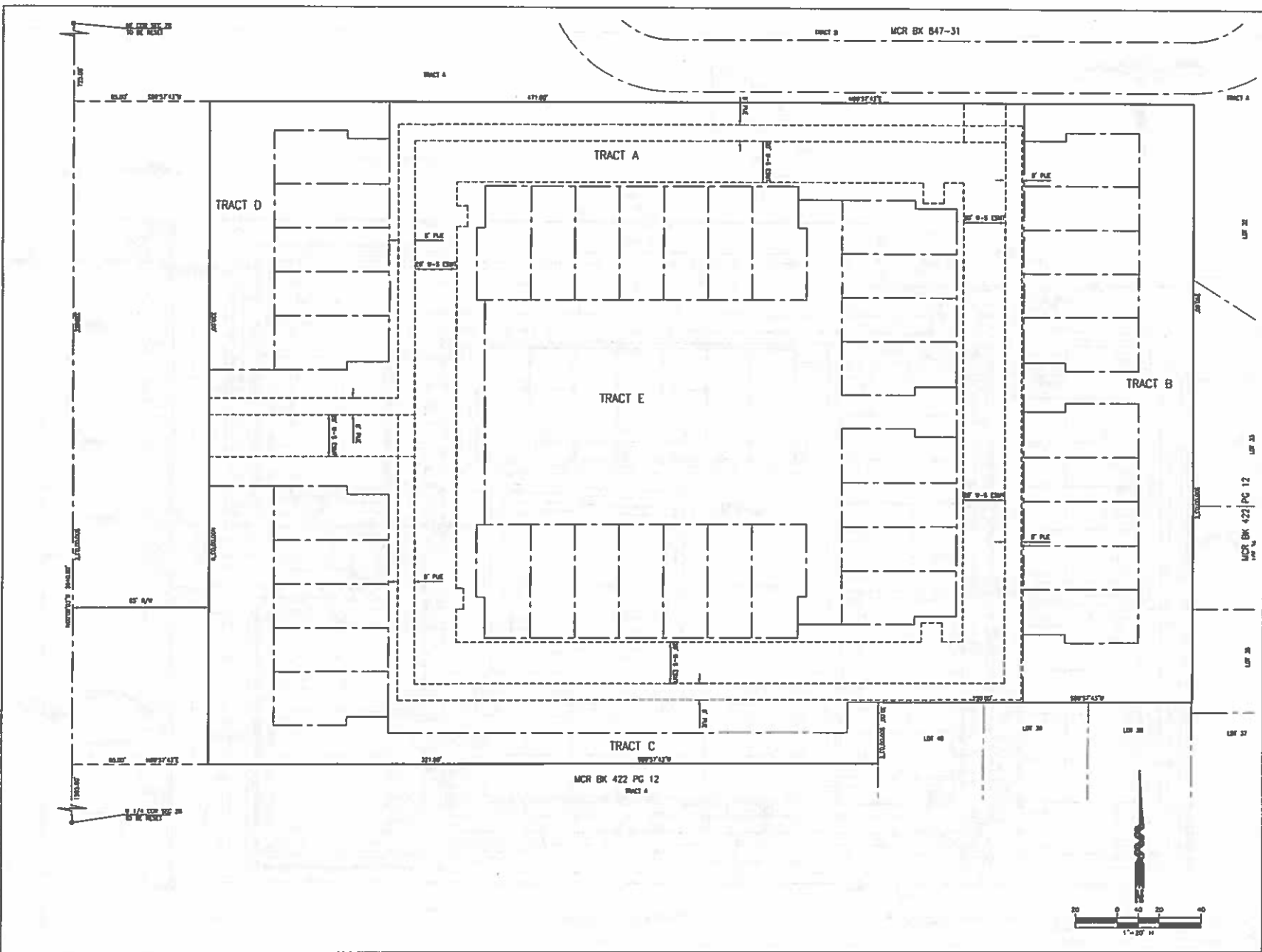


PH: 949.230.4537

PROJECT NO. 20130038

01-21-2014

14.00.001 - 14.00.001
 14.00.001 - 14.00.001
 14.00.001 - 14.00.001



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RELEASE	DATE
12/2/13	PRELIM SUBMITTAL
1/28/14	CITY COMMENTS

REVISION	DATE
1	01/01/14
2	01/01/14
3	01/01/14

PROJECT NAME
CASA SOLE VITA
PROJECT LOCATION
 529 S. HAWES RD
 MESA, AZ 85208

PROJECT
PRELIM / PRELIM ENGR
DATE
 12/2/13
BY
 125
CHECKED BY
 125
DATE
 12/2/13

PRELIM PLAT
SHEET
 PP-3
DATE
 12/2/13
SCALE
 1" = 20' 14"

CASA SOLE VITA

(preliminary landscape drawings)

project consultants

design
D.J. DESIGN & PLANNING
3184 CAMINO CAPSTRANO S
SAN JUAN CAPISTRANO, CALIFORNIA 92675
PROJECT CONTACT: DAVID MALDANADO
PHONE: 714.235.4337

landscape architect

DESIGN ETHIC, LLC
7201 E. CAMELBACK #230
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRADDOCK PAUL
PHONE: 480.225.7077

city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY MANAGEMENT COMPANY.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIDE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

preliminary landscape notes

planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MESA DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

irrigation

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE PETCHION BASINS LOCATED ON SITE.



vicinity map



plant legend

botanical name	common name	size
ACACIA SALICINA	YELLOW ACACIA	11' GAL
CASALPARRIA CACALADO	SMOOTH THORNLESS CASALOTE	11' GAL
DALBERGIA SISOO	SISOO TREE	11' GAL
PARSONSIA S. DESERT MUSEUM	DESERT MUSEUM	11' GAL
PSIDIA CYRUS	RED FISH POACHIE	11' GAL
SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	11' GAL
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	11' GAL

palms

BOUGAINVILLEA	NOBLE BEAN PALM	5 GAL
BAJAEIA ARMATA	MEXICAN BLUE PALM	5 GAL
CHAMAEOPUS	HEMBE MEXICAN FAN PALM	5 GAL
CYCAS REVOLUTA	SAGO PALM	5 GAL
PHOENIX DACTYLIFERA	DATE PALM	18'-0"
PHOENIX CANARIENSIS	CANARY DATE PALM	12'-0"

shrubs

BOUGAINVILLEA	TOTAL PURPLE TOTAL PURPLE BOUGAINVILLEA	5 GAL
CUPRESSUS SEMPERVIRENS	'GLAUCA' BLUE GARDEN CYPRESS	5 GAL
FRAXINUS SP.	VALENTINE	5 GAL
ARTICIA SPICIFERA	MEXICAN HONEYBUCKLE	5 GAL
LEUCOPHYLLUM CANDIDUM	SHANDER CLOUD	5 GAL
LEUCOPHYLLUM FRUTESCENS	CLOUD CLOUD GREEN CLOUD SAGE	5 GAL
PLUMBAGO	POURSEFORMS CORAL FOUNTAIN	5 GAL
TECOMA ALATA	ORANGE JUMBLE	5 GAL
TECOMA STANS	YELLOW BELLS	5 GAL

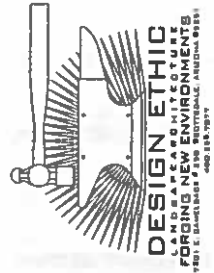
accent

AGAVE AMERICANA	CENTURY PLANT	5 GAL
ALOE BARRADENSIS	ALOE VERA	5 GAL
ALOE & BLUE	BLUE EUP ALICE	5 GAL
BOXYCARPA	DESERT MESQUITE	5 GAL
HEPERALOE FUNIFERA	GRANT HESPERALOE	5 GAL

LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL
LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
SEICHRASEA PALLIDA	PURPLE HEART PLANT	1 GAL
THYMOPHYLLA PENTACHAETA	GOLDEN DYSODIA	1 GAL
SPHAGNETICOLA	RED BATA YELLOW DOT	1 GAL
LYRI	LI-RUY	500

events

DECOMPOSED GRANITE	4" x 6"
CONCRETE HEADSTOCK	4" x 6"
EXTRUDED CONCRETE	4" x 6"



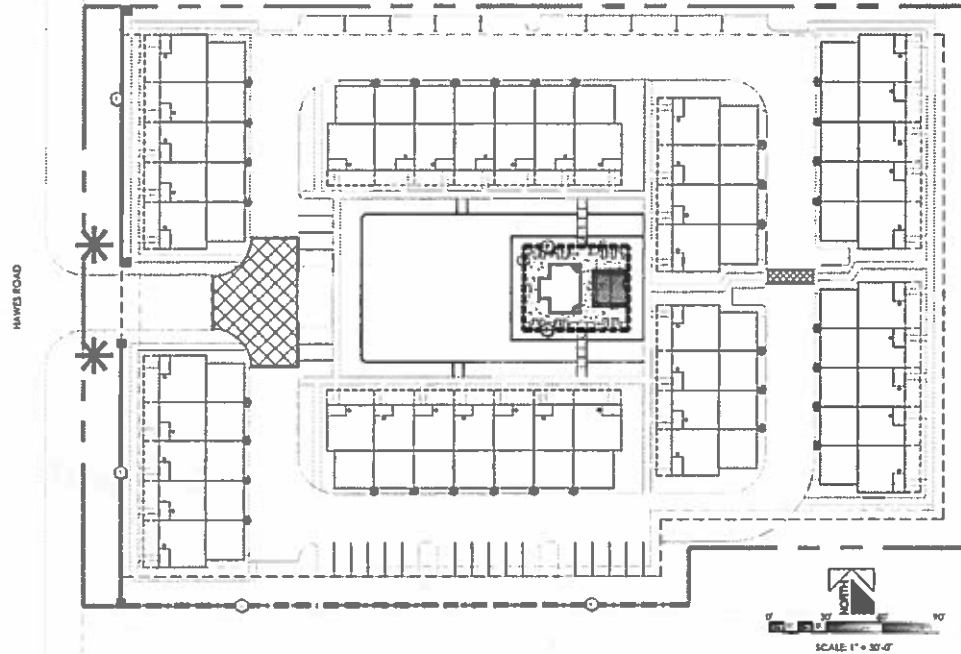
preliminary landscape plan

Casa Sole Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

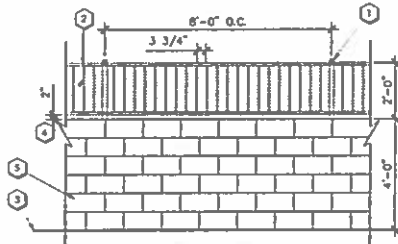
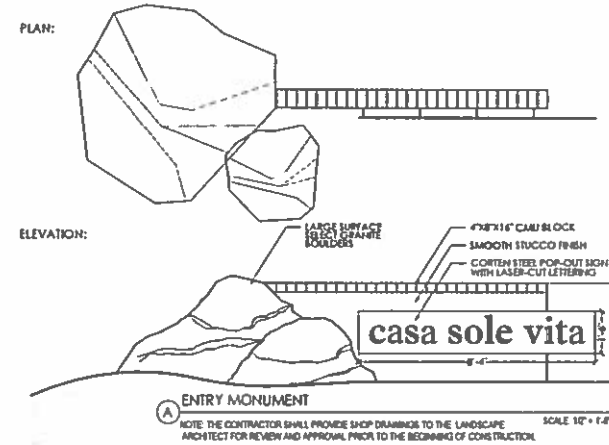
PROJECT: SHEET NO.:
JOB NO.: 13-073
DATE: 11-07-13
DRAWN BY: B. PAUL
SUBMITTED: 02.03.2014
REVISED:

SHEET

PL.01 of PL.04



- Legend**
- 1 PERIMETER THEME WALL. SEE SHEET PL.03, DETAIL 'C'. (832 12' x 4' 8" FEET)
 - 2 4" POP-OUT SPLIT FACE BLOCK COLUMN. SEE SHEET PL.03, DETAIL 'C'.
 - 3 VIEW FENCE - 2" X 2" WROUGHT IRON FENCE OVER 4" X 8" X 16" CMU WALL. SEE SHEET PL.03, DETAIL 'B'. (187 L.F.)
 - 4 PROPOSED ENTRY MONUMENT. SEE EXHIBIT 'A'.
 - 5 VIEW FENCE - 4" WROUGHT IRON POOL ENCLOSURE FENCE. SEE SHEET PL.03, DETAIL 'D'.
- NOTE:** ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

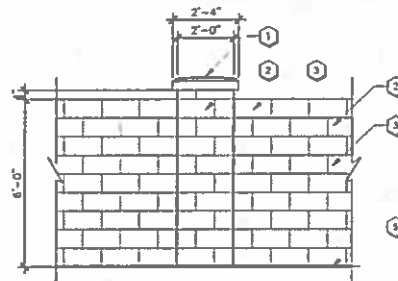


key notes

- 1 2" X 2" STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 1" X 1" SQ. TUBULAR STEEL RAIL
- 3 FINISH GRADE
- 4 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 5 4" X 8" X 16" CMU BLOCK
- 6 4" X 8" X 16" CMU WALL W/ 1'-4" VIEW FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

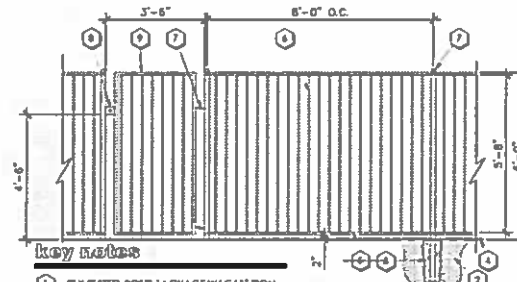
SCALE: 1/2" = 1'-0"



- 1 PREFABRICATED CONCRETE CAP.
- 2 6" X 8" X 16" 4" POP-OUT - SPLIT FACE BLOCK PAINTED TO COMPLEMENT ARCHITECTURE
- 3 4" X 8" X 16" BLOCK - PAINTED FINISH PAINT TO COMPLEMENT ARCHITECTURE
- 4 FINISHED GRADE
- 5 6" X 8" X 16" CMU THEME WALL WITH SPLIT-FACE PILASTER

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"



key notes

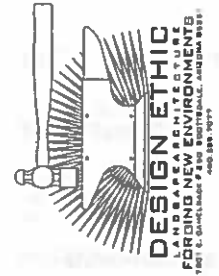
- 1 2" X 2" STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 COMPACTED SUBGRADE
- 3 CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH
- 4 FINISH GRADE
- 5 1" X 1" SQ. TUBULAR STEEL RAIL
- 6 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 7 SPRING LOADED HINGES (TYP.)
- 8 SELF-LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 34 INCHES ABOVE GROUND, IT MUST BE ON THE POOL-SIDE OF THE GATE AND AT LEAST 3" BELOW THE TOP OF THE GATE.
- 9 ACCESS GATES MUST OPEN AWAY FROM THE POOL.

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

NOTES:

- ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WROUGHT IRON FENCE, GATE AND FOOTINGS TO OWNER FOR APPROVAL.



preliminary landscape wall plan

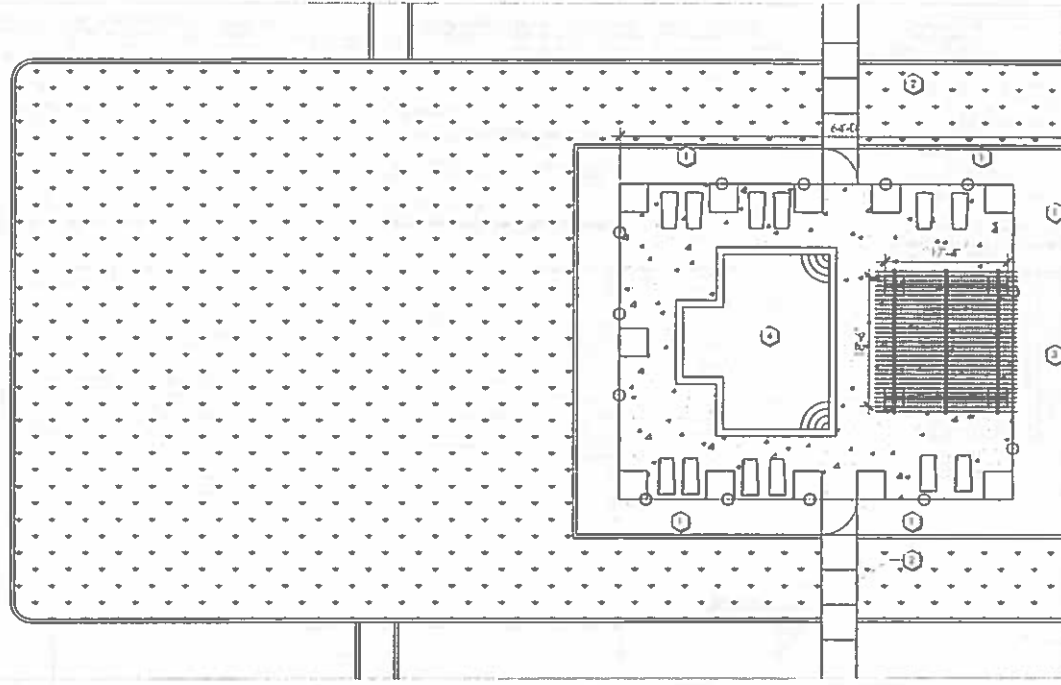
Casa Sole Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

PROJECT:

JOB NO: 13-073
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DRAWN BY: 02.03.2014
SUBMITTED:
REVIEW:

SHEET

PL.03 of PL.04



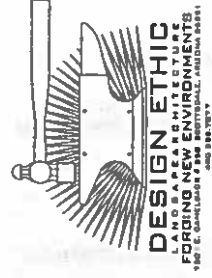
- Legend**
- 1 6'-0" POOL FENCE - SEE SHEET PL03 LAYOUT 12
 - 2 FLARED CONCRETE SIDEWALK
 - 3 PROPOSED LOCATION OF FUTURE RAMADA
 - 4 PROPOSED 475 SF POOL

preliminary landscape amenities plan

Casa Sale Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

PROJECT:
 JOB NO: 13-073
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 02.03.2014
 REVISED:

SHEET



[illegible]

9-0271 PAGE
GD-1 1 OF 1
PLOT SCALE: 0.1 @ 24"X36", 0.25 @ 18"X24"

Feb 07, 2016 - 14:3pm
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Hawes Infill - Komenda Capital Corp

Color & Material Matrix

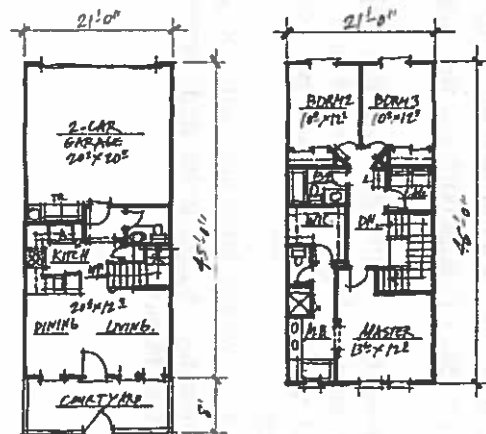
Color Scheme	Stucco (Light)	Stucco (Medium)	Stucco (Dark)	Fascia/Trim	Accent	Garage Door	Stone	Roof Tile
Spanish - 1	8223M Sienna Sand	8224M Balsam Bark	8226N October Oak	8235D Brush Box	8756N Cordwood	8726N Mocha Brown	Sierra Mountain Ledge	3773 Walnut Creek Blend
Spanish - 2	8672W Tequila	8674W Muddy River	8675D Wooden Oar	8296N Treasure Chest	8656N Greek Olive	8715D Moose Point	Mesa Verde Mountain Ledge	3634 King's Canyon Blend
Spanish - 3	8234M Daplin	8235D Brush Box	8236N Gumnut	8716N Western Reserve	8296N Treasure Chest	8726N Mocha Brown	Durango Mountain Ledge	3689 Brown Range

PAINT MANUFACTURER: Frazee Paint

STONE MANUFACTURER: El Dorado Stone

ROOFING MANUFACTURER: Eagle Roofing (Capistrano)

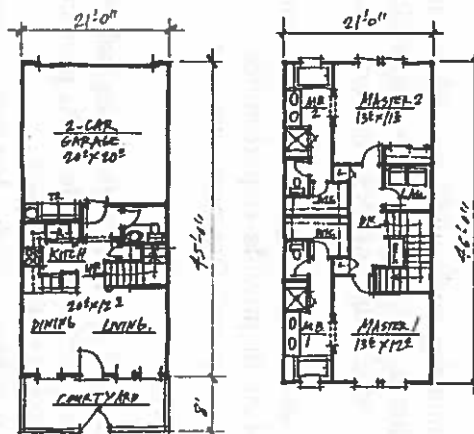
01.27.14



1st Floor
±497 Sq. Ft.

2nd Floor
±905 Sq. Ft.

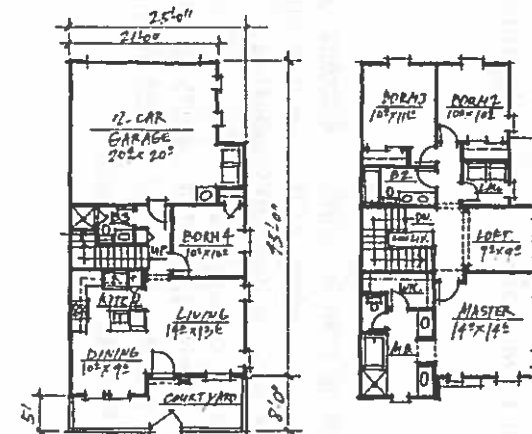
Plan 1 - 1,402 Sq. Ft.



1st Floor
±497 Sq. Ft.

2nd Floor
±905 Sq. Ft.

Plan 2 - 1,402 Sq. Ft.



1st Floor
±655 Sq. Ft.

2nd Floor
±1,016 Sq. Ft.

Plan 3 - 1,671 Sq. Ft.

Conceptual Floor Plans

Casa Sole Vita

Mesa, Arizona



PH: 949.230.4537

PROJECT NO. 20130038
12-03-2013

Citizen Participation Plan for Casa Sole Vita Development

Date: December 3, 2013

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for the Casa Sole Vita Development ("PAD"). This site is located at 529 South Hawes Road, south and east of Hawes Road and Broadway Road and is an application for a Minor General Plan Amendment from MDR6-10 to MDR10-15; a rezoning from RM-3-PAD to RM-3-PAD for 42 residential development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Sandra Welty

(480) 945-5800; (480) 945-2362 fax

e-mail: swelty@sw-landservices.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on October 28, 2013. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be develop for citizens and agencies in this area including:
 - All registered neighborhood association within one mile of the project
 - Homeowners Associations within one mile of the project
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District in writing, with copies to the Skyline High School, Smith Junior High and Stevenson Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of neighborhood meetings to be held at Stevenson Elementary School.
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied and provided to the City of Mesa Planner.

3. Neighborhood Associations and Homeowners Associations within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

All materials such as sign-in lists, comments, and petitions received will be copies to the City of Mesa.

Schedule:

Pre-application meeting – October 28, 2013

Application Submittal – December 3, 2013

Initial phone calls – December 16, 2013

First Neighborhood Meeting – January 7, 2014

Second Neighborhood Meeting – January 21, 2014

Submittal of Citizen Participation Report and Notification materials – February 7, 2014

Planning and Zoning Board Hearings – February 18 (study session) and February 19, 2014

**Citizen Participation Report for Casa Sole Vita
42 Town Home Community at the SEC of Broadway and Hawes**

Date of Report: January 31, 2014

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for the Casa Sole Vita Development ("PAD"). This site is located at 529 South Hawes Road, south and east of Hawes Road and Broadway Road and is an application for a Minor General Plan Amendment from MDR6-10 to MDR10-15; a rezoning from RM-3-PAD to RM-3-PAD for 42 residential development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Sandra Welty
(480) 945-5800; (480) 945-2362 fax
e-mail: swelty@sw-landservices.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on October 28, 2013. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Summary of Outreach to Date:

Two information letters have been sent out to date. On December 18, 2013 a letter was sent out to approximately 150 neighborhood associations, homeowners associations and interested parties within one mile of the site and the City of Mesa to inform them about the project and notify them of future neighborhood meeting. The list was provided by the City of Mesa.

The second letter was sent out to approximately 580 to notify all registered neighborhood associations and homeowners associations within one mile, property owners within 1,000 feet of the site and the City of Mesa them of an official neighborhood open house on January 8, 2014 at Clear Title Agency, 1234 S. Power Road, Suite 151, Mesa at 6:00 p.m.

The neighborhood meeting was attended by two homeowners. One lived directly to the west of the project in Fountain of the Sun and another neighbor from Fountain of the Sun that lived outside the 1,000 feet from the project. The neighborhood open house meeting was held to provide an opportunity for surrounding owners to see a power point presentation, hear and see details about the proposal, and ask questions to understand the elements of the proposed project and address any real or perceived impacts that the development might have on them.

The neighbors were very appreciative of the opportunity to see and hear about the project. Following is a recap of the meeting including questions and answers:

Power point –
Casa Sole Vita
Introduction to project – Community within a Community
Vicinity overview

History of project – previously approved for 11 4-plexes for rental property

- With basement bedrooms
- Site plan of previously approved project

Proposed project

- 42 two story townhomes
- 1400 to 1670 square feet units
- Floor plans including washer and dryer in units not garages
- 2 car attached garages
- Site plan with sense of arrival with entry monuments that open up to the common area
- Landscaping buffer to all adjacent property owners
- Greenbelt and privacy walkway from the east homes to the common area
- Tot lot in the common area
- Zoning application

Freeway access five minutes away

Questions, Answers, Comments

Question: Will there be any three story units?

Answer: No. All town homes will be two stories.

Question: Will there be dust control during construction?

Answer: Yes. Dust will be controlled throughout the development of the project. A dust permit is required and will be obtained from Maricopa County.

Question: Has any of the homeowners associations contacted the owner regarding the project?

Answer: All of the neighborhood and homeowners associations have been notified twice. To date none have contacted the applicant or owner.

Question: I (Arlene) will be attending a HOA meeting for Fountain of the Sun in the next few days, would the owner or applicant be available to meet with the HOA or HOA board?

Answer: We are available and would be happy to with the HOA board, representative and discuss and/or make a presentation.

Comment – Arlene said there are an obvious High Standards and Pride of Ownership for the new project and was pleased with what was presented.

Additional contacts:

Two phone calls were received by applicant regarding the property. No additional calls or e-mails were received.

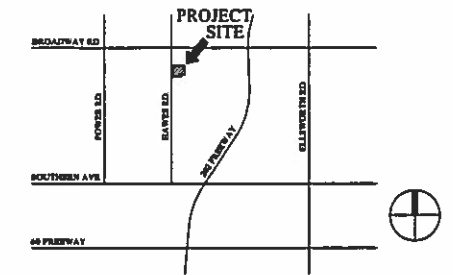
First call – no name. Lady said she had received notice for neighborhood meeting and did not have any issues and would not be able to make the meeting.

Robert Miller, property owner 454 S. 86th Place. He owns the property, however lives in Canada. He was concerned that he did not receive the neighborhood meeting notice until the meeting. Ken Komenda, owner contacted him directly and discussed the project in detail.

HAWES ROAD

ZONING: RM-2

VICINITY MAP



PROJECT SUMMARY

SITE INFORMATION:

APN#: 218-53-001W
 GROSS AREA: 3.36 Acres
 UNITS: 42 Units
 GROSS DENSITY: 12.5 DU/Acre
 EXISTING ZONING: RM-3 PAD
 PROPOSED ZONING: RM-3 PAD
 CURRENT G. P.: MDR6-10
 G.P. AMENDMENT: MDR10-15

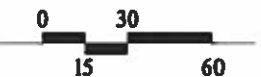
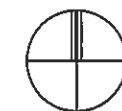
PARKING SUMMARY:

REQUIRED PARKING:
 2.1 Spaces/Unit = 83 Spaces
 PROVIDED PARKING:
 COVERED PARKING: 84 Spaces
 OPEN PARKING: 38 Spaces
 TOTAL PARKING: 122 Spaces
 PARKING RATIO: 2.9 Spaces/Unit

ZONING: RS-6

ZONING: RS-6

ZONING: RS-6

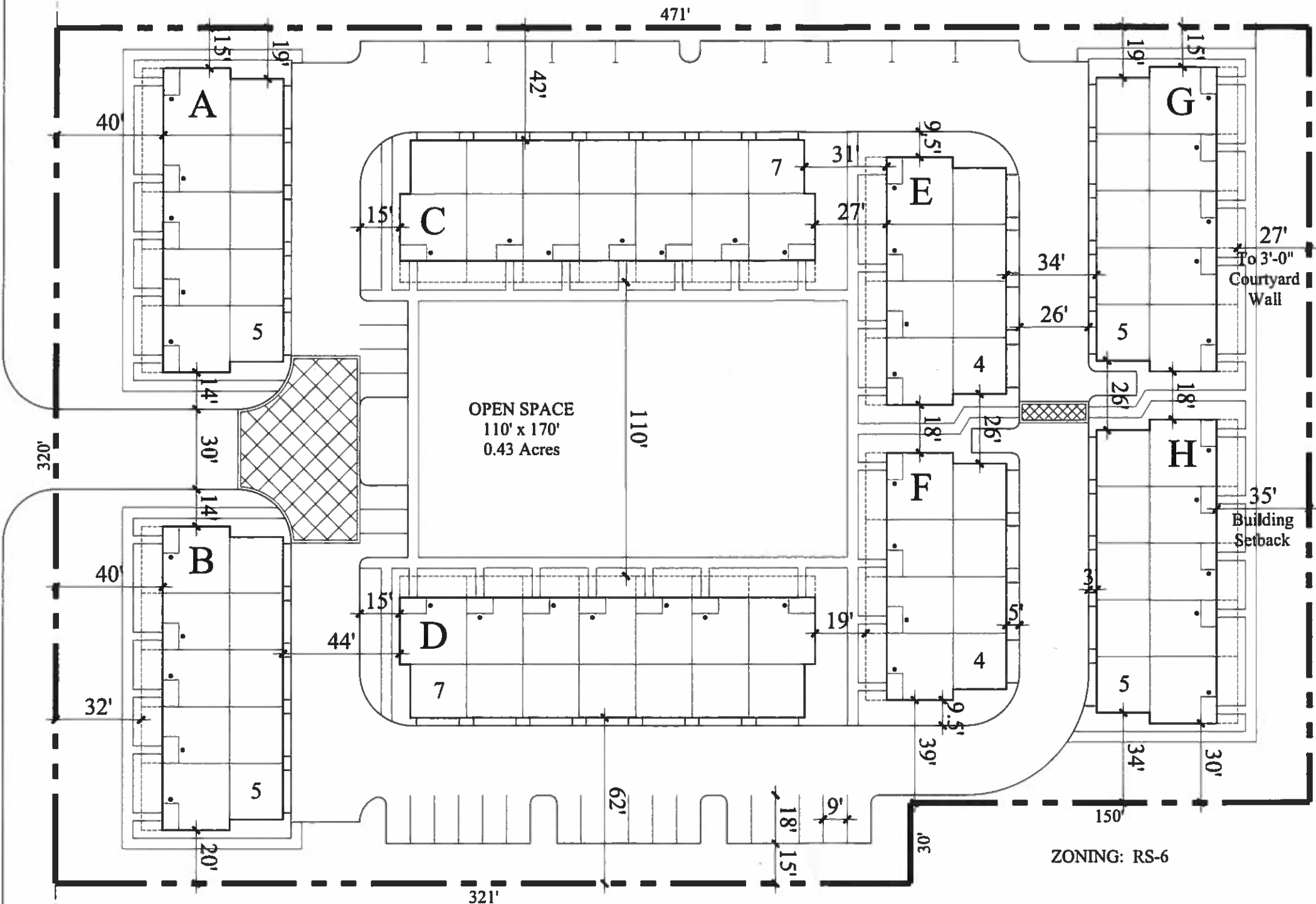


PROJECT NO. 20130038
 01-21-2014

Conceptual Site Plan

Casa Sole Vita

Mesa, Arizona





Left Elevation

Front Elevation



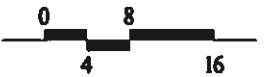
Rear Elevation

Right Elevation

Conceptual Elevations (7 unit building) - Spanish

Casa Sole Vita

Mesa, Arizona



Design &
ID33
Planning
PH: 949.230.4537

PROJECT NO. 20130038
01-27-2014

Hawes Infill - Komenda Capital Corp

Color & Material Matrix

Color Scheme	Stucco (Light)	Stucco (Medium)	Stucco (Dark)	Fascia/Trim	Accent	Garage Door	Stone	Roof Tile
Spanish - 1	8223M Sienna Sand	8224M Balsam Bark	8226N October Oak	8235D Brush Box	8756N Cordwood	8726N Mocha Brown	Sierra Mountain Ledge	3773 Walnut Creek Blend
Spanish - 2	8672W Tequila	8674W Muddy River	8675D Wooden Oar	8296N Treasure Chest	8656N Greek Olive	8715D Moose Point	Mesa Verde Mountain Ledge	3634 King's Canyon Blend
Spanish - 3	8234M Daplin	8235D Brush Box	8236N Gumnut	8716N Western Reserve	8296N Treasure Chest	8726N Mocha Brown	Durango Mountain Ledge	3689 Brown Range

PAINT MANUFACTURER: Frazee Paint

STONE MANUFACTURER: El Dorado Stone

ROOFING MANUFACTURER: Eagle Roofing (Capistrano)

01.27.14

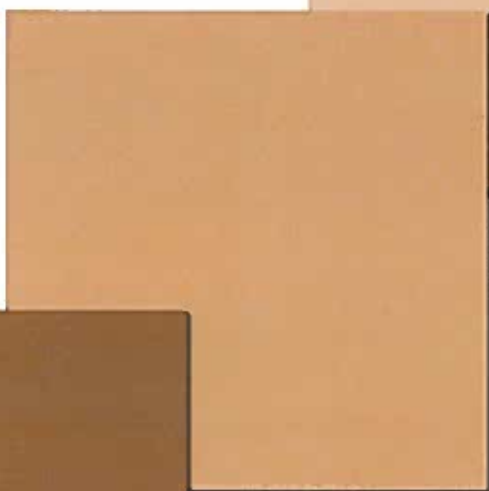
Casa Sole Vita

Spanish - 1

Stucco (Light)



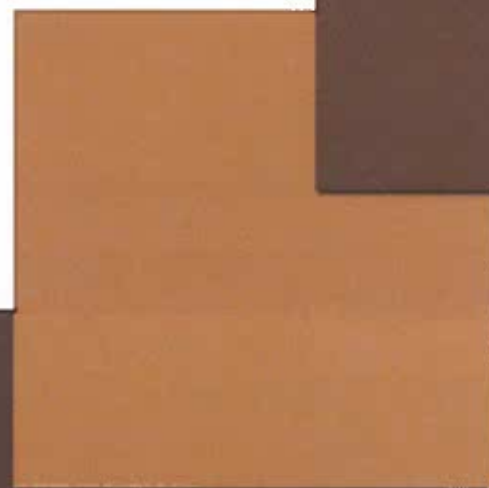
Stucco (Med.)



Garage



Stucco (Dark)



Fascia / Trim



Accent



Stone



Roof



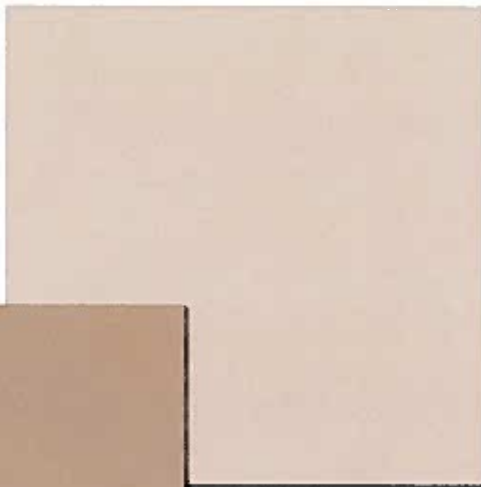
Printed colors may not be 100% accurate



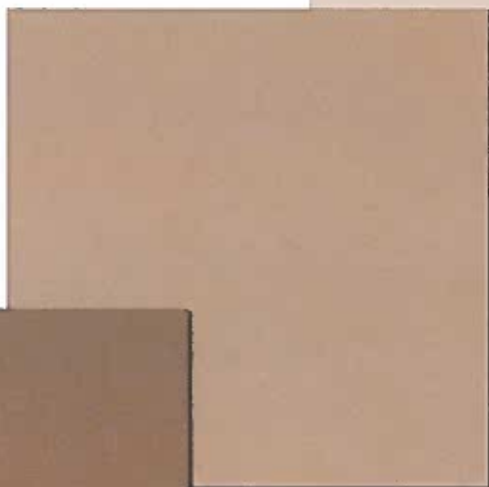
Casa Sole Vita

Spanish - 2

Stucco (Light)



Stucco (Med.)



Garage



Stucco (Dark)



Fascia / Trim



Accent



Stone



Roof



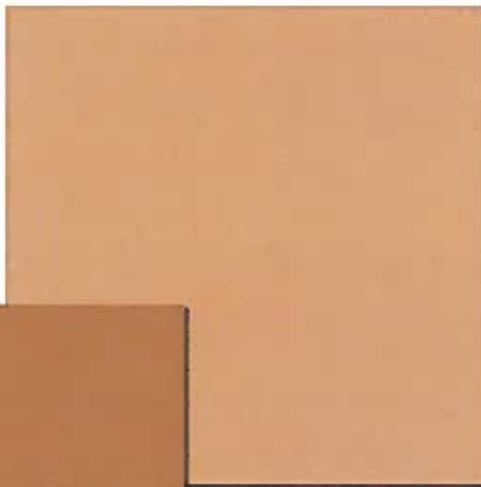
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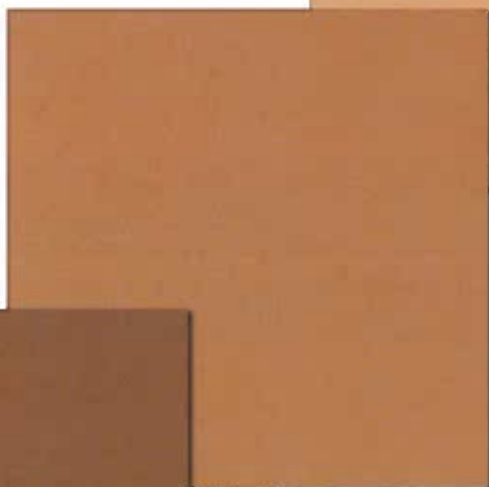
Casa Sole Vita

Spanish - 3

Stucco (Light)



Stucco (Med.)



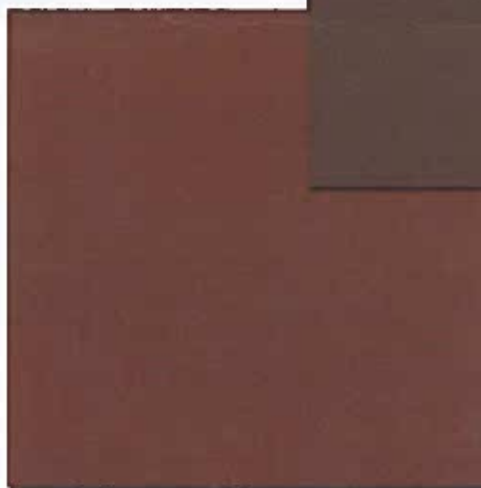
Garage



Stucco (Dark)



Fascia / Trim



Accent



Stone

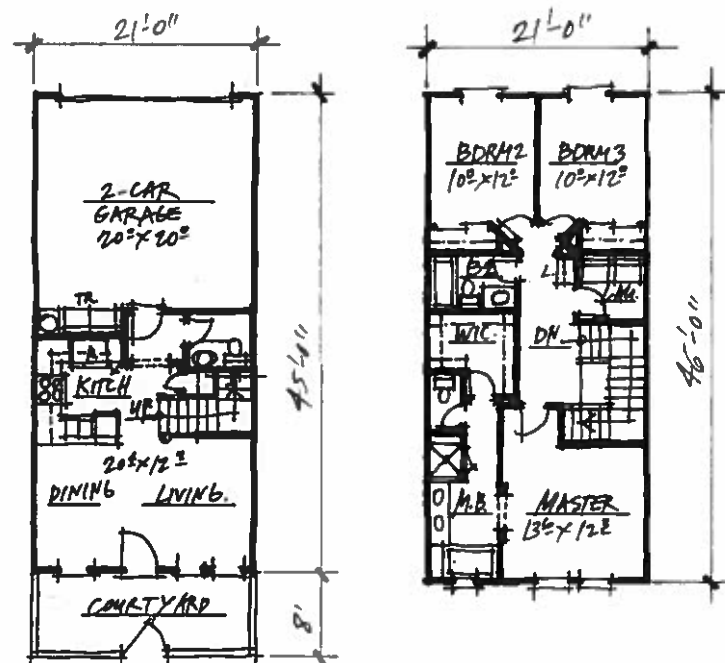


Roof



Printed colors may not be 100% accurate

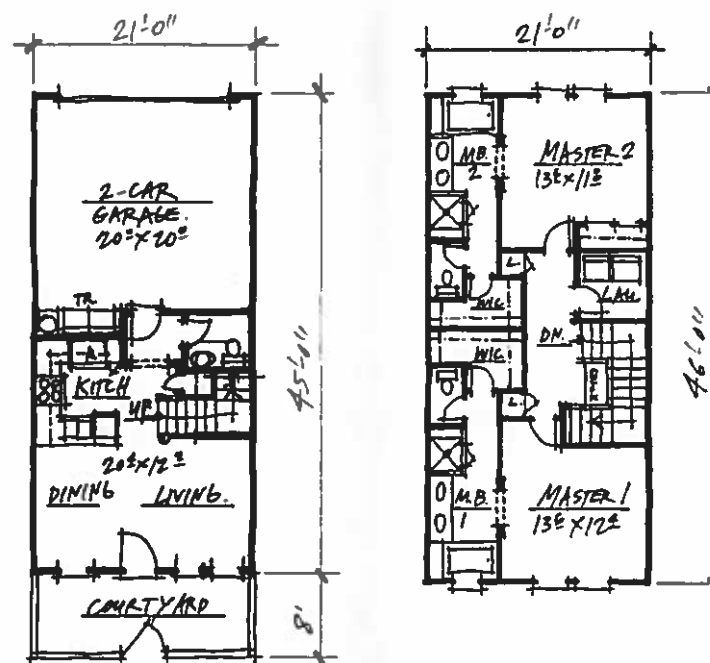




1st Floor
±497 Sq. Ft.

2nd Floor
±905 Sq. Ft.

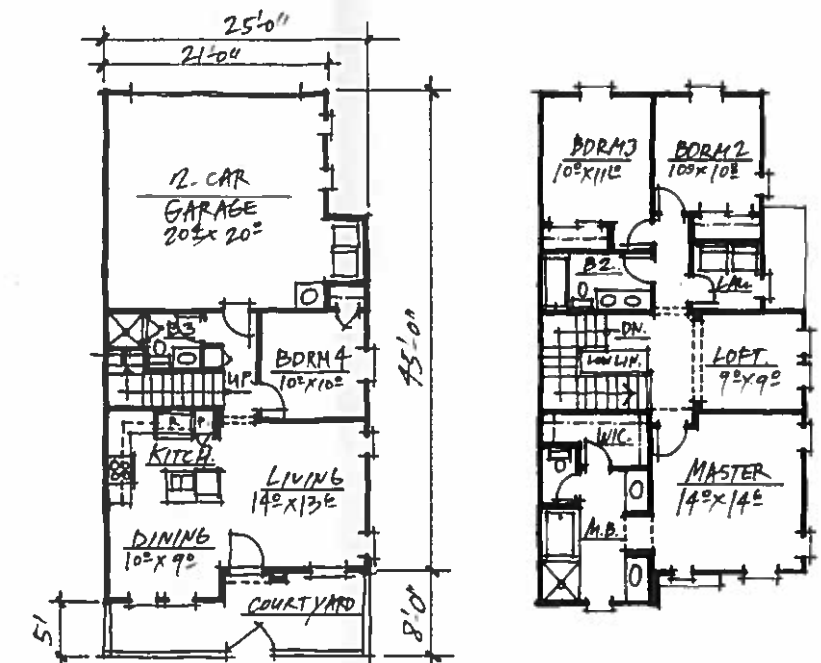
Plan 1 - 1,402 Sq. Ft.



1st Floor
±497 Sq. Ft.

2nd Floor
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Plan 2 - 1,402 Sq. Ft.



1st Floor
±655 Sq. Ft.

2nd Floor
±1,016 Sq. Ft.

Plan 3 - 1,671 Sq. Ft.

Conceptual Floor Plans

Casa Sole Vita

Mesa, Arizona



Design &
ID331
Planning
PH: 949.230.4537

CASA SOLE VITA

(preliminary landscape drawings)

project consultants

planner

D33 DESIGN & PLANNING
31866 CAMINO CAPISTRANO 5
SAN JUAN CAPISTRANO, CALIFORNIA 92675
PROJECT CONTACT: DAVID MALDANADO
PHONE: 949.230.4537

landscape architect

DESIGN ETHIC, LLC
7201 E. CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077

city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY MANAGEMENT COMPANY.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

preliminary landscape notes

planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MESA DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

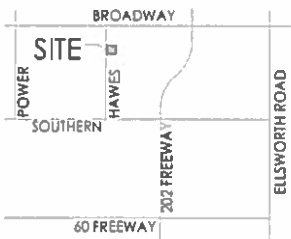
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

irrigation

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.



vicinity map



plant legend

	botanical name common name	size
--	-------------------------------	------

trees

	ACACIA SALICINA WILLOW ACACIA	15 GAL / 24" BOX
	CAESALPINIA CACALAGO 'SMOOTHIE' THORNLESS CASCALOTE	15 GAL / 24" BOX
	DALBERGIA SISSOO SISSOO TREE	15 GAL / 24" BOX
	PARKINSONIA X 'DESERT MUSEUM' 'DESERT MUSEUM'	15 GAL / 24" BOX
	PISTACIA CHINENSIS RED PUSK PISTACHE	15 GAL / 24" BOX
	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	15 GAL / 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 GAL / 24" BOX

palms

	BIZMARKIA NOBILIS BIZMARK PALM	5 GAL.
	BRAHEA ARMATA MEXICAN BLUE PALM	5 GAL.
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GAL.
	CYCAS REVOLUTA SAGO PALM	5 GAL.
	PHOENIX DACTYLOFERA DATE PALM	18'-0"
	PHOENIX CANARIENSIS CANARY DATE PALM	12'-0"

shrubs

	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	5 GAL.
	CUPRESSUS SEMPRVIRENS 'GLAUCA' BLUE ITALIAN CYPRESS	5 GAL.
	EREMOPHILA SP. VALENTINE	5 GAL.
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	5 GAL.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.
	RUSSELLIA EQUESTIFORMIS CORAL FOUNTAIN	5 GAL.
	TECOMA ALATA ORANGE JUBILEE	5 GAL.
	TECOMA STANS YELLOW BELLS	5 GAL.

accents

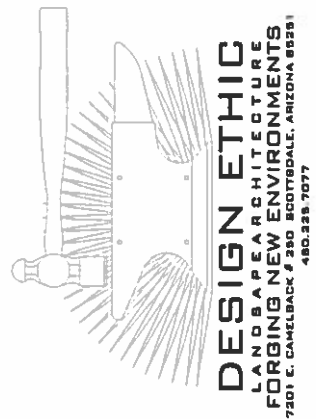
	AGAVE AMERICANA CENTURY PLANT	5 GAL.
	ALOE BARBADENSIS ALOE VERA	5 GAL.
	ALOE X, BLUE ELF BLUE ELF ALOE	5 GAL.
	BACCHARIS VIRENS DESERT BROOMWEED	5 GAL.
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.

	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
	SETCREASEA PALLIDA PURPLE HEART PLANT	1 GAL.
	THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	1 GAL.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	1 GAL.

	TURF EZ-TURF	SOD
--	-----------------	-----

inerts

	DECOMPOSED GRANITE EXPRESS BROWN	
	CONCRETE HEADER EXTRUDED CONCRETE	4" X 6"



preliminary landscape plan

Casa Sole Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

PROJECT:

SHEET TITLE:

JOB NO:

13-075

DATE:

DRAWN BY:

B. PAUL

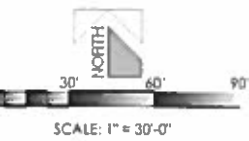
SUBMITTED:

02.03.2014

REVISED:

SHEET

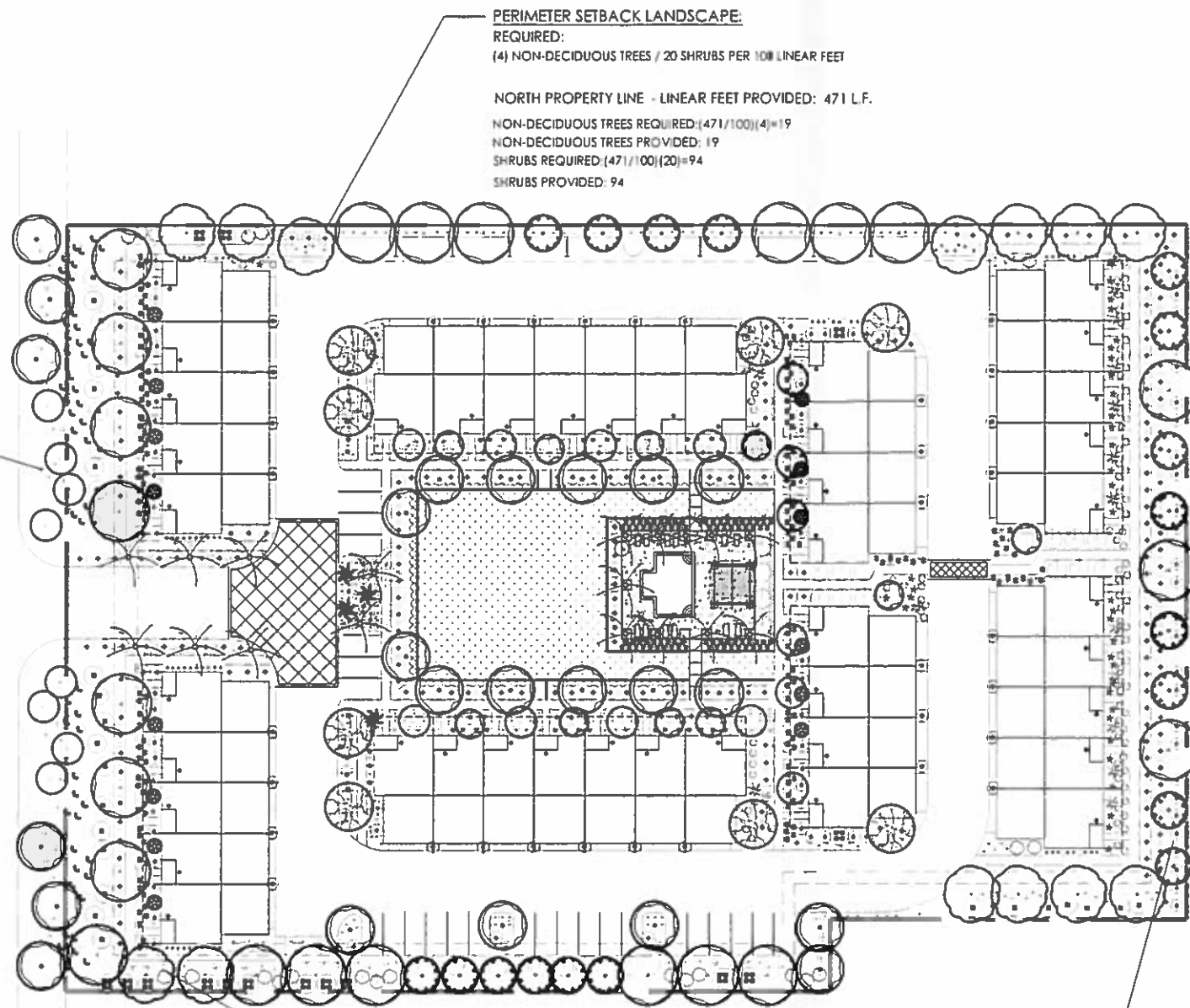
PL.01 of PL.04



STREET FRONTAGE
LANDSCAPING:
REQUIRED:
(1) TREES / 6 SHRUBS PER 25 LINEAR FEET

HAWES ROAD STREET
FRONTAGE PROVIDED: 320 L.F.
TREES REQUIRED: (320/25)=14
TREES PROVIDED: 14
SHRUBS REQUIRED: (495/25)(6)=120
SHRUBS PROVIDED: 155

HAWES ROAD



PERIMETER SETBACK LANDSCAPE:
REQUIRED:
(4) NON-DECIDUOUS TREES / 20 SHRUBS PER 100 LINEAR FEET

NORTH PROPERTY LINE - LINEAR FEET PROVIDED: 471 L.F.
NON-DECIDUOUS TREES REQUIRED: (471/100)(4)=19
NON-DECIDUOUS TREES PROVIDED: 19
SHRUBS REQUIRED: (471/100)(20)=94
SHRUBS PROVIDED: 94

PERIMETER SETBACK LANDSCAPE:
REQUIRED:
(4) NON-DECIDUOUS TREES / 20 SHRUBS PER 100 LINEAR FEET

SOUTH PROPERTY LINE -
LINEAR FEET PROVIDED: 501 L.F.
NON-DECIDUOUS TREES REQUIRED: (501/100)(4)=20
NON-DECIDUOUS TREES PROVIDED: 20
SHRUBS REQUIRED: (501/100)(20)=100
SHRUBS PROVIDED: 100

PERIMETER SETBACK LANDSCAPE:
REQUIRED:
(4) NON-DECIDUOUS TREES / 20 SHRUBS PER 100 LINEAR FEET

EAST PROPERTY LINE -
LINEAR FEET PROVIDED: 290 L.F.
NON-DECIDUOUS TREES REQUIRED: (290/100)(4)=11
NON-DECIDUOUS TREES PROVIDED: 11
SHRUBS REQUIRED: (290/100)(20)=58
SHRUBS PROVIDED: 58

plant legend

botanical name common name	size	qty	comments
trees			
ACACIA SALICINA WILLOW ACACIA	18 GAL	0	
CASUALPINA CACACHAO 'SMOOTHIE' MONTREAL CASUALPINE	18 GAL	0	
DALBERGIA 35500 SEEDO TREE	18 GAL	0	
PARSONSIA X. 'DESERT MUSEUM' DESERT MUSEUM	18 GAL	0	
STYCA CORYMBOSA RED PISH PETALACE	18 GAL	0	
SOUTHERN LIVE OAK QUERCUS VIRGINIANA	18 GAL	0	
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	18 GAL	0	
palms			
ROBBERIA ROBBER ROBBER PALM	5 GAL	0	
BRACHIA ARMATA MEXICAN BLUE PALM	5 GAL	0	
CHAMAEOPHYS HUMILIS MEDITERRANEAN FAN PALM	5 GAL	0	
STYCA REVOLUTA SAGO PALM	5 GAL	0	
PHOENIX DACTYLIFERA DATE PALM	18'-0"	0	
PHOENIX CANARIENSIS CANARY DATE PALM	12'-0"	0	
shrubs			
BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	5 GAL	0	
CUPRESSUS SEMPERVIRENS 'GLAUCOA' BLUE ITALIAN CYPRESS	5 GAL	0	
EREMOPHYLLA SP. VALERIANE	5 GAL	0	
JUSTICIA SPICIGERA MEXICAN MONETILLA	5 GAL	0	
LEUCOPHYLLUM CANADENSE MUNDT CLOUD	5 GAL	0	
LEUCOPHYLLUM FRUTESCENS GREEN CLOUD	5 GAL	0	
RUSSELLIA ROSEIFLORA CORAL FOUNTAIN	5 GAL	0	
TECOMA ALATA ORANGE BUBBLE	5 GAL	0	
TECOMA STANS YELLOW BELLS	5 GAL	0	
accents			
AGAVE AMERICANA CENTURY PLANT	5 GAL	0	
ALOE BARBADENSIS ALOE VERA	5 GAL	0	
ALOE 3. BLUE ELF BLUE ELF ALOE	5 GAL	0	
BACCHARIS HUMILIS DESERT LAMARCK	5 GAL	0	
HEPERALOE FUMIFERA GIANT HESPERALOE	5 GAL	0	
LANTANA MONTEVIDEENSIS PURPLE LANTANA	1 GAL	0	
LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL	0	
STYCA PALIDA PURPLE HEART PLANT	1 GAL	0	
TYMOPHYLLA PRITCHARDII GOLDEN DYSODIA	1 GAL	0	
SPHACELIPYLLA TROBATA YELLOW DOT	1 GAL	0	
LYRIS LYRIS	100	0	
insets			
RECOMPOSED GRANITE EXPRESS BROWN	143.558 SF. 1" MINIMUM IN 1,197 TONS ALL PLANTERS		
CONCRETE HEADER EXTRUDED CONCRETE	4' X 6'	381 LF	

preliminary landscape plan

Casa Sole Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

PROJECT:
JOB NO: 13-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 02.03.2014
REVISED:
SHEET TITLE:

SHEET

PL.02 of PL.04

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7201 E. CAMELBACK # 230 SCOTTSDALE, ARIZONA 85251
480.335.7077





preliminary landscape wall plan

Casa Sole Vita
529 SOUTH HAWES ROAD
MESA, ARIZONA

PROJECT:

JOB NO: 13-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 02.03.2014
REVISED:

SHEET

PL.03 of PL.04

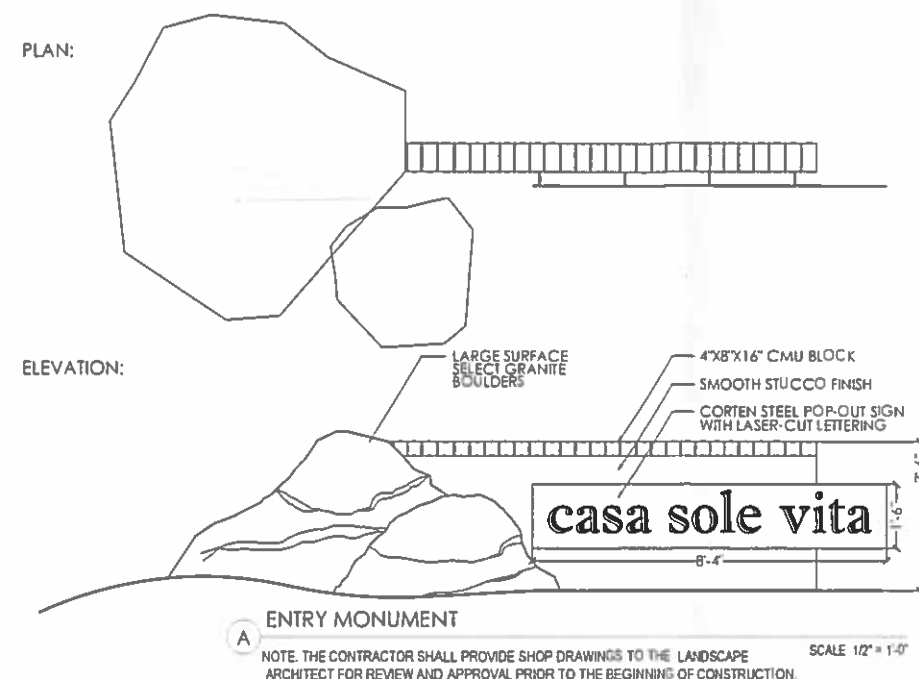
wall key notes

- 1 PERIMETER THEME WALL. SEE SHEET PL.02, DETAIL 'C'. (832 LINEAR FEET)
- 2 4" POPOUT SPLIT FACE BLOCK COLUMN. SEE SHEET PL.02, DETAIL 'C'
- 3 VIEW FENCE - 2'-0" WROUGHT IRON FENCE OVER 4'-0" CMU WALL. SEE SHEET PL.03, DETAIL 'B'. (187 L.F.)
- 4 PROPOSED ENTRY MONUMENT. SEE EXHIBIT 'A'
- 5 VIEW FENCE - 6' WROUGHT IRON POOL ENCLOSURE FENCE. SEE SHEET PL.03, DETAIL 'D'.

NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

PLAN:

ELEVATION:



ENTRY MONUMENT

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE 1/2" = 1'-0"

key notes

- 1 2" X 2" STEEL POSTS 1/4 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 1" X 1" SQ. TUBULAR STEEL RAIL
- 3 FINISH GRADE
- 4 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 5 6" X 8" X 16" CMU BLOCK
- 6 4'-8" CMU WALL W/ 1'-4" VIEW FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE 1/2" = 1'-0"

key notes

- 1 PREFABRICATED CONCRETE CAP.
- 2 8" X 8" X 16" - 4" POPOUT - SPLIT FACE BLOCK PAINTED TO COMPLIMENT ARCHITECTURE
- 3 6" X 8" X 16" BLOCK - PAINTED FINISH PAINT TO COMPLIMENT ARCHITECTURE
- 4 FINISHED GRADE

6" X 8" X 16" CMU THEME WALL WITH SPLIT-FACE PILASTER

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE 1/2" = 1'-0"

key notes

- 1 2" X 2" STEEL POSTS 1/4 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 COMPACTED SUBGRADE
- 3 CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH
- 4 FINISH GRADE
- 5 1" X 1" SQ. TUBULAR STEEL RAIL
- 6 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 7 SPRING LOADED HINGES (TYP.)
- 8 SELF LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 54 INCHES ABOVE GROUND, IT MUST BE ON THE POOL-SIDE OF THE GATE AND AT LEAST 3" BELOW THE TOP OF THE GATE.
- 9 ACCESS GATES MUST OPEN AWAY FROM THE POOL.

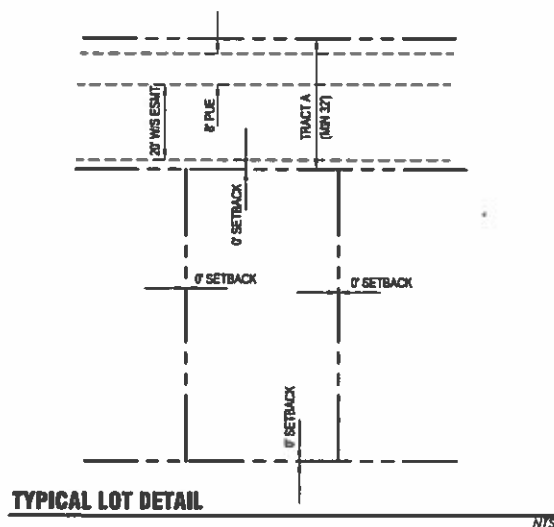
POOL ENCLOSURE FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE 1/2" = 1'-0"

PRELIMINARY PLAT for 'CASA SOLE VITA'

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA. 529 S. HAWES ROAD 85208 APN 218-53-001W



AREAS

LOT / TRACT	QTY	AREA
LOT - TYPE A: 2, 4, 7, 9, 12-13, 15-16, 19-20, 22-23, 27, 31, 34, 36, 38, 41: 1164 SF EA	18	1164
LOT - TYPE B: 1, 5, 6, 10, 11, 17, 18, 24, 25, 28, 29, 32, 33, 37, 38, 42: 1350 SF EA	16	1350
LOT - TYPE C: 3, 8, 14, 21, 26, 30, 35, 40: 1173 SF EA	8	1173
TRACT A - PRIVATE ACCESS, OPEN SPACE, LANDSCAPE, PARKING (DESIGNATED SPACES ONLY ONLY)	1	48,009
DRAINAGE, EMERGENCY VEHICLE ACCESS, WATER/SEWER AND PUE BY DESIGNATED ESMTS		
TRACT B - DRAINAGE, OPEN SPACE, LANDSCAPE	1	11,059
TRACT C - DRAINAGE, OPEN SPACE, LANDSCAPE	1	9072
TRACT D - DRAINAGE, OPEN SPACE, LANDSCAPE	1	4874
TRACT E - DRAINAGE, OPEN SPACE, LANDSCAPE	1	21,265
TOTALS	47	146,142

ZONING

CURRENT ZONING: RM-3-PAD
PROPOSED ZONING: RM-3-PAD

ARCHITECT

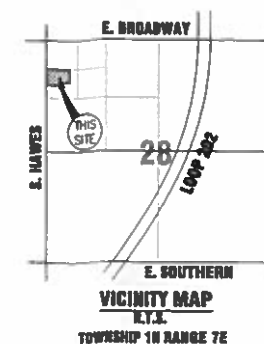
D33 DESIGN & PLANNING INC.
31865 CANNON CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675
(949) 230-4537
CONTACT: DAVID R. MALDONADO

DEVELOPER

BALMORAL EQUITIES, LLP
SUITE 800, 1489 MARINE DR
WEST VANCOUVER, B.C.
CANADA, V7T 1B8
PHONE: 604-922-7022
CONTACT: KEN KOMENDA

ENGINEER

HELIX ENGINEERING, LLC
3240 E UNION HILLS
PHOENIX, AZ 85030
PH: 602-788-2616
CONTACT: STEVE BOWSER



NARRATIVE

PRELIMINARY PLAT PROPOSES 42 RESIDENTIAL LOTS WITH ACCESS BY PRIVATE ACCESSWAY. TRACT A WILL AN HOA TRACT DEDICATED FOR ACCESS, PARKING AND EMERGENCY VEHICLE ACCESS. TRACT B, C, AND D ARE DEDICATED FOR OPEN SPACE AND DRAINAGE. WITHIN TRACT A, A 20' WATER SEWER EASEMENT WILL PROVIDE PUBLIC WATER AND SEWER TO EACH LOT. AN 8' PUE AND PARALLEL TO THE WATER SEWER ESMT WILL PROVIDE PUBLIC UTILITY ACCESS TO EACH LOT.

SITE WILL RETAIN THE 100 YEAR 2 HOUR EVENT ONSITE. HALF STREET OF HAWES WILL BE DEVELOPED ON THE FRONTAGE AND HALF STREET FLOWS WILL BE PIPED TO THE EXISTING DRAIN CHANNEL ALONG THE WEST SIDE OF HAWES. THIS OUTFALL WILL ALSO BE THE BLEEDOFF PATHWAY FOR ALL ONSITE BASINS.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28,
THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST (AN ASSUMED BEARING),
ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 724.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 725 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28,
THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SAID POINT BEING THE POINT OF BEGINNING,
THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 471.00 FEET,
THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 290.00 FEET,
THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 150.00 FEET,
THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 30.00 FEET,
THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 321.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING.

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X SHADED" PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 04013C2295L, DATED OCTOBER 13, 2013.

ZONE "X SHADED" - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

BASIS OF BEARING

SOUTH 5 00'00" E 13" EAST - BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA. NOTE: NW SECTION CORNER REMOVED DURING CITY ROADWAY CONST, NOV 2013.

BENCHMARK

BEING A BRASS TAG IN THE TOP OF CURB, LOCATED AT THE NORTHWEST CORNER OF BROADWAY AND HAWES, CITY OF MESA, MARICOPA COUNTY, ARIZONA. NOTE: NW SECTION CORNER REMOVED DURING CITY ROADWAY CONST, NOV 2013.

ELEVATION = 1465.83 FEET NEW MESA DATUM.

CLIENT:
BALMORAL EQUITIES, LLP

Suite 800, 1489 Marine Dr.
West Vancouver, B.C.
Canada, V7T 1B8
Phone: 604-922-7022

PRELIMINARY



Helix Engineering, LLC
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TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
12/2/13	PRELIM CD/PRELIM PLAT
1/20/14	CITY COMMENTS

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

CASA SOLE VITA

PROJECT LOCATION

529 S. HAWES RD
MESA, AZ 85208

PROJECT

PREPLAT / PRELIM ENGR

HELIX JOB NUMBER

125

SHEET TITLE

PRELIM PLAT

SHEET

PP-1

PAGE

1 OF 3

PLAT SCALE: 1" = 24' x 36", 1:22 @ 11"x17"

PRELIMINARY GRADING AND DRAINAGE PLAN

CLIENT:
BALMORAL EQUITIES, LLP

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West Vancouver, B.C.
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Phone: 804-622-7022

PRELIMINARY



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BLUE STAKE CENTER

RELEASE	DATE	DATE	DATE
	12/2/13	PRELIM G-D/PRELIM PLAT	
	1/20/14	CITY COMMENTS	

REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		

PROJECT NAME

CASA SOLE VITA

PROJECT LOCATION

529 S. HAWES RD
MESA, AZ 85208

PROJECT

PRELAT / PRELIM ENGR

HELIX JOB NUMBER

125

SHEET TITLE

PRELIM G-D AND UTIL PLAN

SHEET

GD-1

1 OF 1

PLOT SCALE: 1" = 24' x 36', 1" = 12' x 18'

