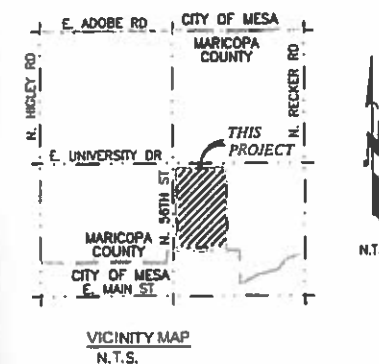
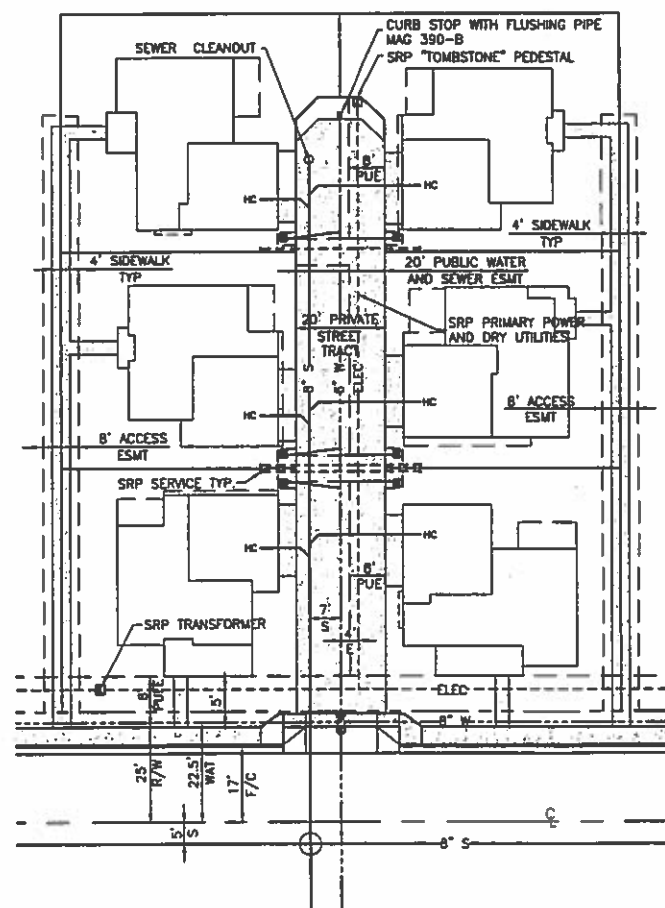


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SHEET NO.
1 OF 1

EAST VIEW LLC
141-49-041F

POOL
Pool
Bathrooms Building with
Covered Patio

ALBANY ST

ENTRY SIGN
MONUMENT - SEE DETAIL
4, SHEET 3 OF 4

SIDEWALK (TYP.)

TOT LOT
Play Equipment
Shade Cover
Shade trellis w/ seating

57TH PL

CROSSWALKS / SPEED HUMPS TYP.

CROSSWALK

DEVELOPER
WILLIAM LYON HOMES
8840 E. CHAPARRAL RD. STE 200
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 863-1000
FAX: (480) 850-3630
CONTACT: CHARLIE CALDWELL

ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85208
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

PLANNER
IPLAN CONSULTING
4387 E. CAPRICORN PL.
CHANDLER, ARIZONA 85249
PHONE: (480) 807-5671
CONTACT: GREG DAVIS, AICP

SITE DATA

DESCRIPTION	
EXISTING ZONING	TBD
PROPOSED ZONING	RSL-2.5 PAD
GENERAL PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL 6-10 DU/GROSS AC
* GROSS AREA	31.88 AC
** NET AREA	29.65 AC
TOTAL LOTS	228
DENSITY	7.20 DU/ GROSS AC
PROVIDED OPEN SPACE	6.62 AC

* GROSS AREA INCLUDING ADJACENT R/W
** NET AREA = GROSS AREA EXCLUDING ADJACENT R/W

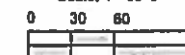
PLANT SCHEDULE

TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	103	Willow Acacia / <i>Acacia salicina</i>	24"tr
	111	Mastic Tree / <i>Pistacia lentiscus</i>	24"tr
	61	Honey Mesquite / <i>Prosopis glandulosa</i> 'Maverick' TM	24"tr
	245	Southern Live Oak / <i>Quercus virginiana</i>	36"tr
	71	Chinese Evergreen Elm / <i>Ulmus parviflorus</i> 'Sampsoniana'	24"tr



NORTH

Scale: 1"=60'-0"



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Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



Conceptual Landscape Plan

FARNSWORTH
CITY OF MESA, ARIZONA



REVISIONS:

NO.	DESCRIPTION



P.L. S. MORIC
DR. S. MORIC
JOB NO.
13000528
FILE NO.
SITE PLAN

SHEET NO.
1 OF 4

ALANY ST

Entry sign monument

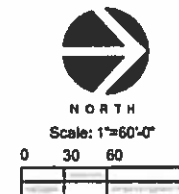
EAST VIEW LLC
141-49-041F

RICKS ENTERPRISES LLC
141-49-041D

57TH PL

WALL LEGEND

SYMBOL	DESCRIPTION
■	Theme Column - See detail 1, sheet 3 of 4
—	6' Tall Theme Wall - See detail 1, sheet 3 of 4
■ ■ ■ ■	2' Wrought Iron View Fence on 4" CMU Wall (40 L.F. centered on courtyards) - See detail 2, sheet 3 of 4
~~~~~	6' Wrought Iron View Fence - See detail 3, sheet 3 of 4
— ■ —	2'-6" Solid Courtyard Wall - See detail 5, sheet 3 of 4



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Community Wall and Entry Monument

PROJECT:  
FARNSWORTH  
CITY OF MESA, ARIZONA

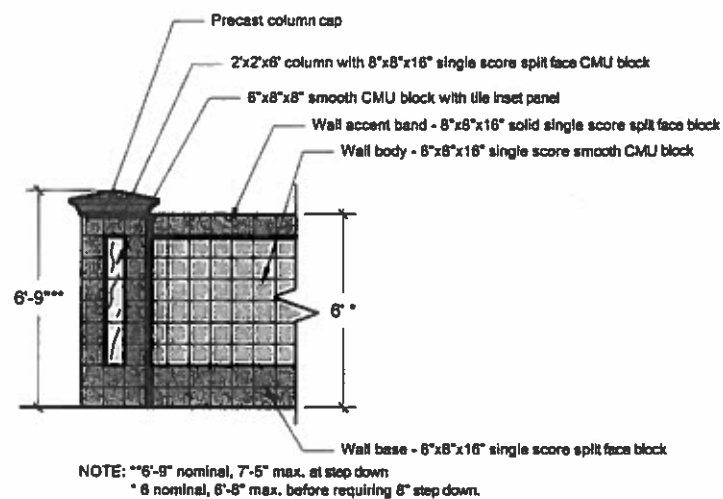


#### REVISIONS:



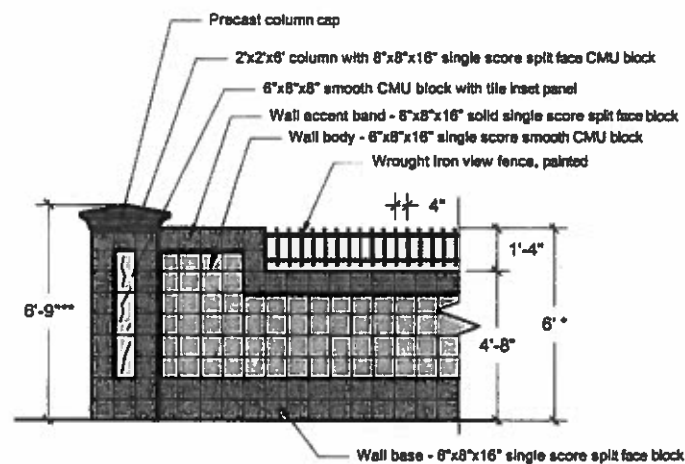
DR. S. MORIC  
JOB NO. 13000528  
FILE NO. SITE PLAN

SHEET NO.  
2 OF 4



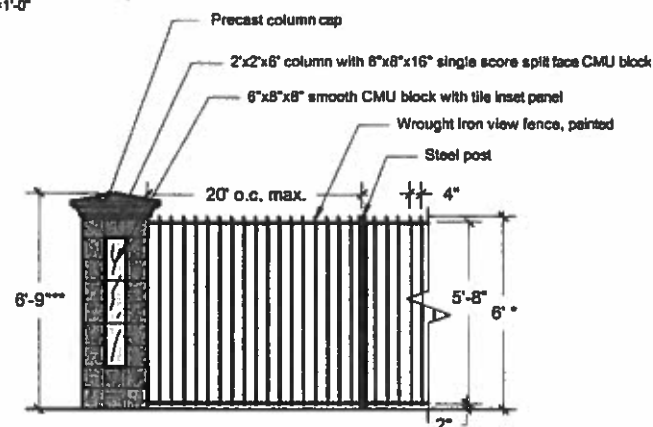
1 6' Tall Theme Wall and Column

Scale: 3/8"=1'-0"



2 1'-4" Wrought Iron View Fence on 4'-8" CMU Wall

Scale: 3/8"=1'-0"

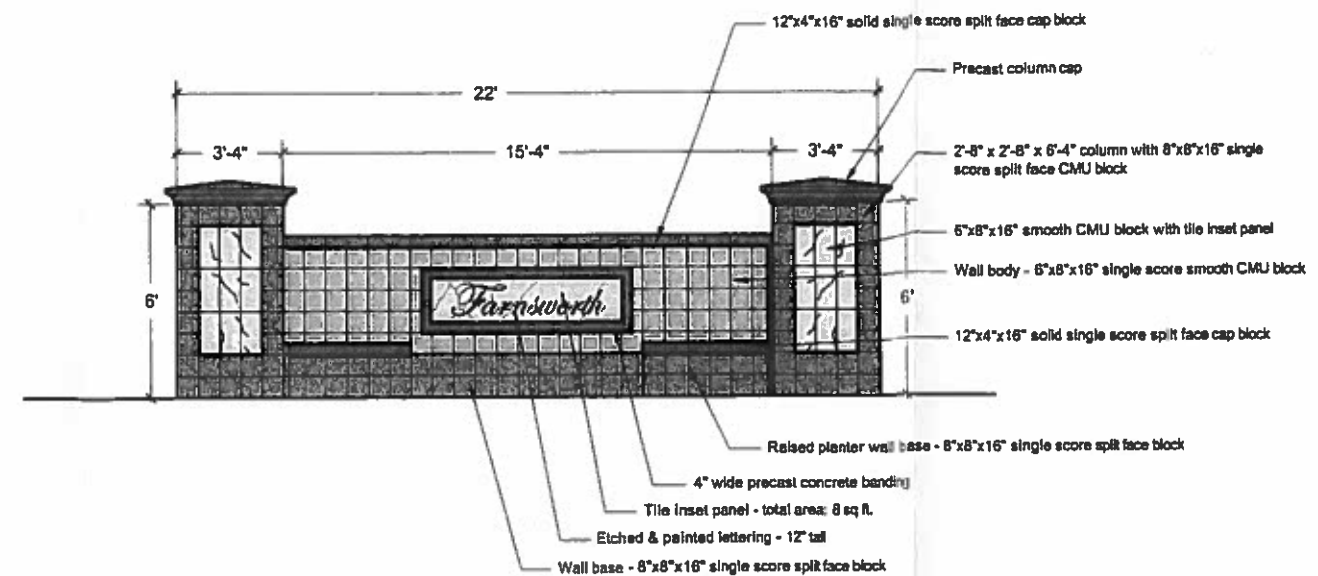


3 6' Wrought Iron View Fence

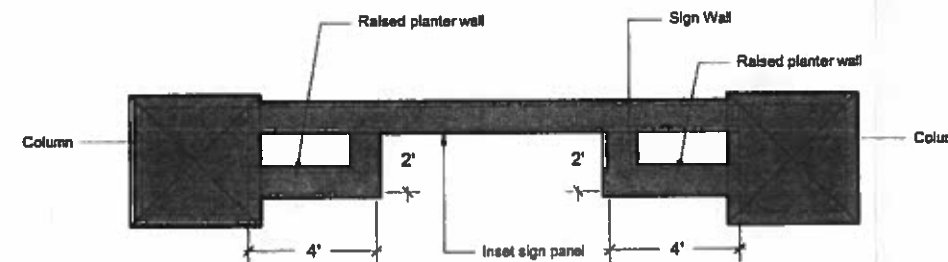
Scale: 3/8"=1'-0"

Note:

All walls not shown are to be standard 6' pilaster fence.



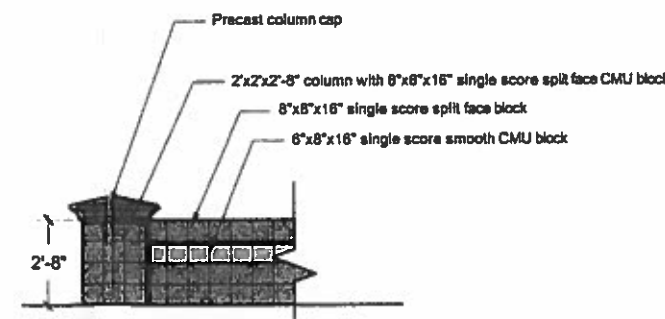
Elevation



Plan

4 Entry Sign Monument

Scale: 3/8"=1'-0"



5 2'-8" Solid CMU Wall (at courtyards)

Scale: 3/8"=1'-0"

#### Wall Color Schedule

Wall Body Color:	Dunn Edwards Stonish Beige - DEC716
Wall Base Color:	Dunn Edwards Wood Lake - DE6075
Wall Accent Band:	Dunn Edwards Wood Lake - DE6075
Wall Cap Block:	Dunn Edwards Bannister Brown - DE6069
Concrete Banding:	Dunn Edwards Bannister Brown - DE6069
Column Block:	Dunn Edwards Wood Lake - DE6075
Column Cap:	Dunn Edwards Bannister Brown - DE6069

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Community Walls & Sign Elevations

PROJECT: FARNSWORTH  
CITY OF MESA, ARIZONA



REVISIONS:

NO.	DESCRIPTION



PM. S. MORIC  
DR. S. MORIC  
JOB NO. 13000528  
FILE NO.  
SITE PLAN

SHEET NO.  
3 OF 4

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# Typical 6-Pack Landscape Plan

PROJECT: FARNSWORTH  
CITY OF MESA, ARIZONA

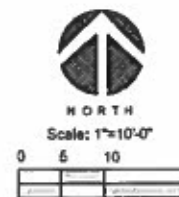
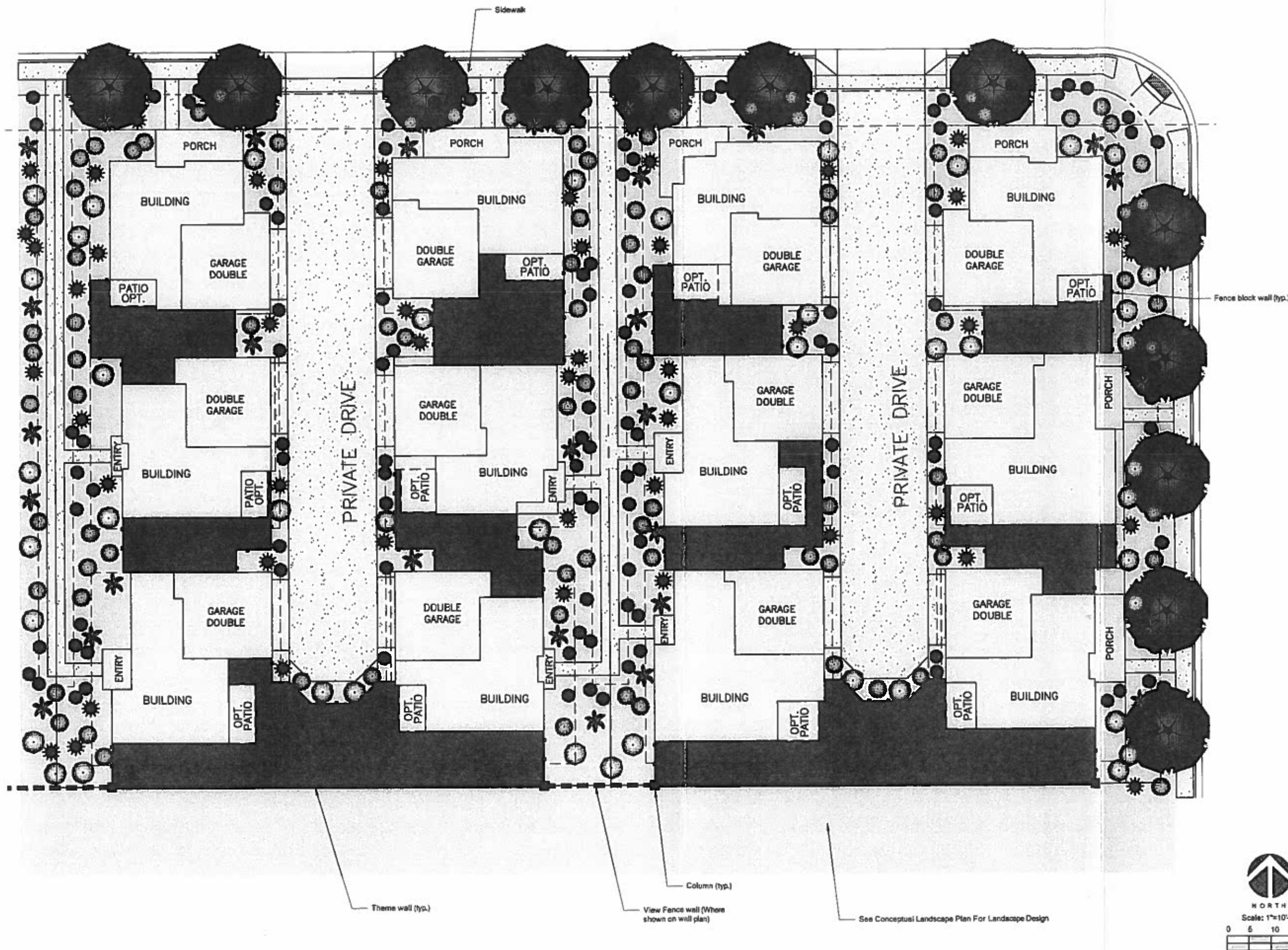


## REVISIONS:



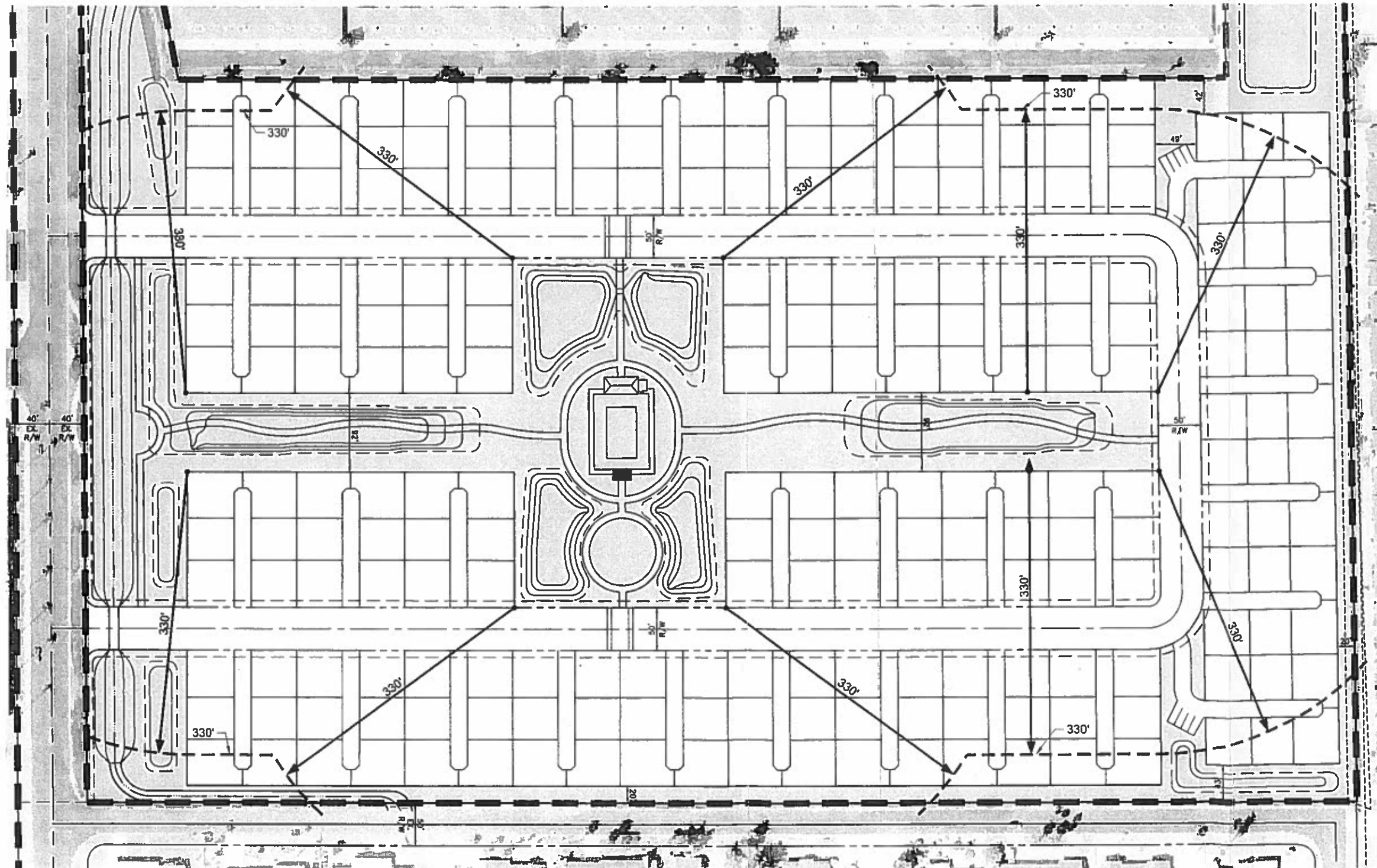
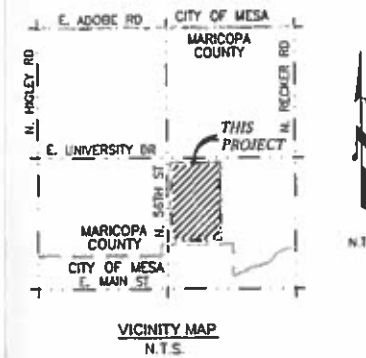

PAL: S. MORIC  
DPL: S. MORIC  
JOB NO. 13000528  
FILE NO. SITE PLAN

SHEET NO.  
4 OF 4



# OPEN SPACE DISTANCES EXHIBIT FOR FARNSWORTH

LOCATED IN PART OF SECTION 23 T1N, R6E OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



Scale 0 60 120 Feet  
December 16, 2013  
Revised February 5, 2014

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OPEN SPACE DISTANCES EXHIBIT

PROJECT:  
FARNSWORTH  
CITY OF MESA, ARIZONA



REVISIONS:

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

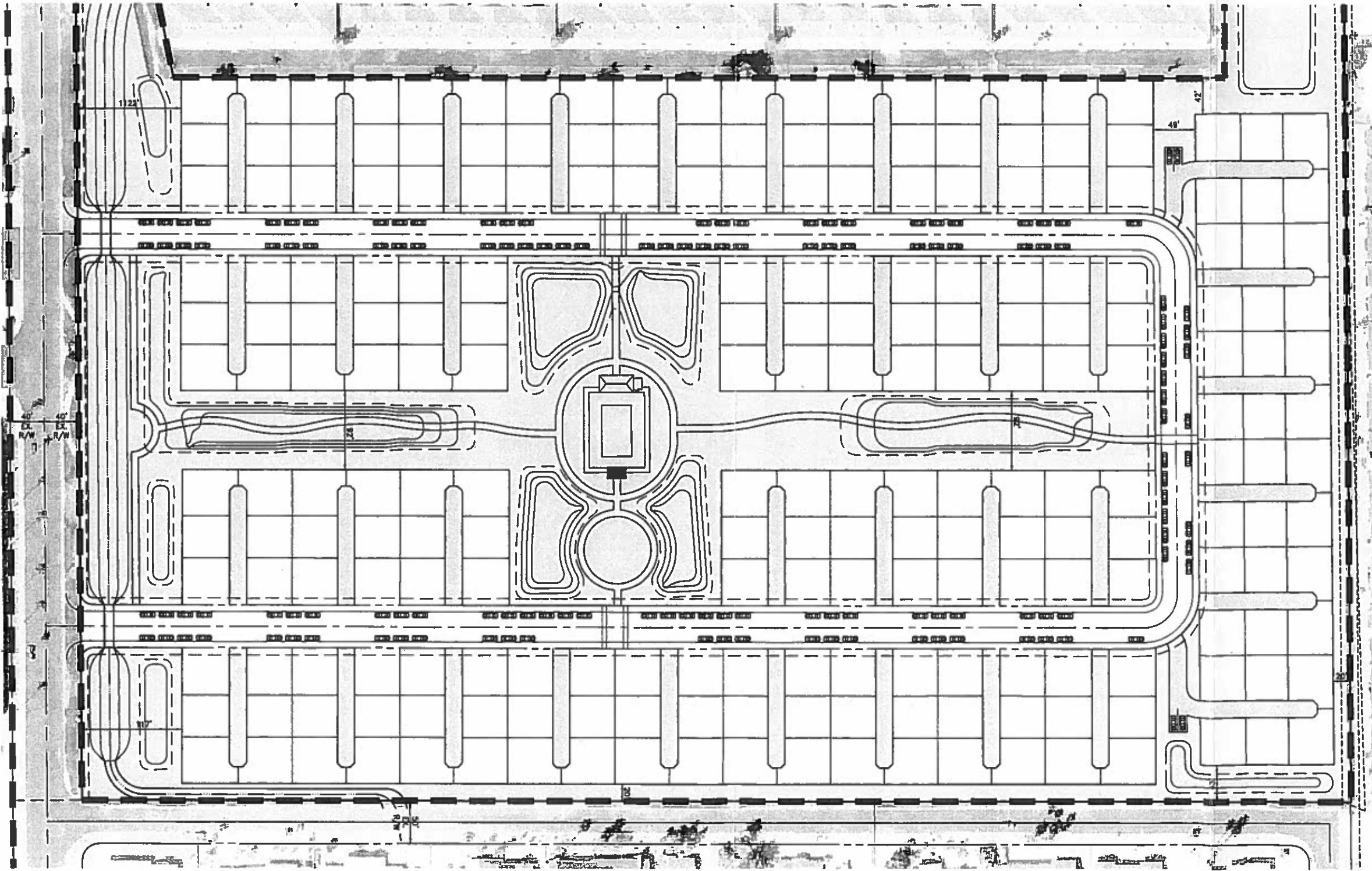
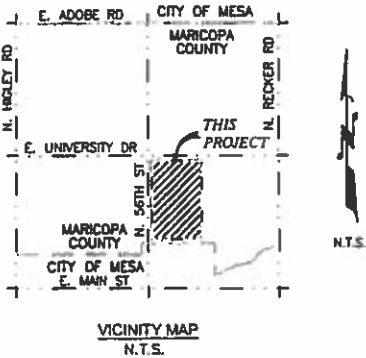
PM. TWORTHROP  
DR. SSTAMAN  
JOB NO.  
13000528  
FILE NO.  
1300528WK01

SHEET NO.  
1 OF 1

PARKING EXHIBIT  
FOR  
**FARNSWORTH**

LOCATED IN PART OF SECTION 23 T1N, R6E OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

139 PARKING STALLS  
228 LOTS =  
0.61 GUEST PARKING PER LOT



Scale 0 60 120 Feet  
December 16, 2013

PARKING EXHIBIT

FARNSWORTH  
CITY OF MESA, ARIZONA



REVISIONS:


PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

PM. THORNTON  
DR. STAMAH  
JOB NO.  
13000528  
FILE NO.  
1300528PK01

SHEET NO.  
1 OF 1

Land Development & Real Estate  
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Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources



# PRELIMINARY PLAT FOR FARNSWORTH

LOCATED IN PART OF SECTION 23 T1N, R6E OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

TRACT "A", VELDA ROSE COUNTRY CLUB ADDITION, ACCORDING TO BOOK 94 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT FOR THE FOUR EXCEPTIONS SHOWN AS EXCEPTION 1 THROUGH EXCEPTION 4 BELOW:

EXCEPTION 1: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT "A", 101.84 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS WEST 119.55 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 34 SECONDS WEST 102.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A";

THENCE NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST ALONG SAID LINE 119.48 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTION 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT "A", 101.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 101.84 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST 119.70 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 34 SECONDS WEST 102.43 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 37 SECONDS EAST 119.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTION 3:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF TRACT "A" 203.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST 119.70 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 34 SECONDS EAST TO A POINT IN THE EAST LINE OF TRACT "A";

THENCE NORTH 00 DEGREES 30 MINUTES 55 SECONDS EAST TO THE NORTHEAST CORNER OF TRACT "A";

THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF TRACT "A" TO THE TRUE POINT OF BEGINNING.

EXCEPTION 4:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 340.18 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 152.00 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 1232.00 FEET;

THENCE SOUTH 78 DEGREES 58 MINUTES 2 SECONDS WEST A DISTANCE OF 153.13 FEET;

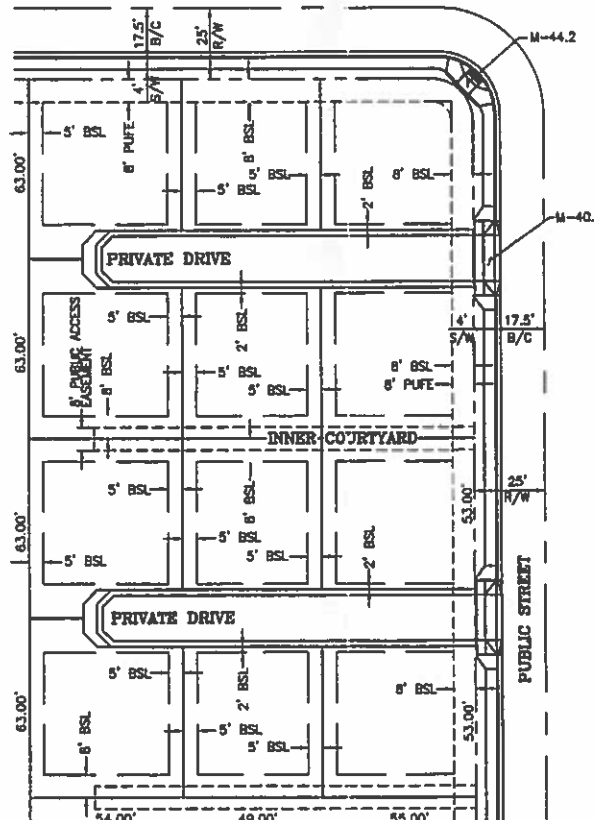
THENCE NORTH 00 DEGREES 29 MINUTES 40 SECONDS EAST A DISTANCE OF 1283.00 FEET BACK TO THE TRUE POINT OF BEGINNING.

## BASIS OF BEARING

BASIS OF BEARING IS ALONG THE EAST LINE OF 57TH PLACE PER VELDA ROSE COUNTRY CLUB PLAT PER BOOK 94, PAGE 19, MARICOPA COUNTY RECORDS IN THE NORTHEAST QUARTER OF SECTION 23, T.1N., R.6E. BEING NORTH 00°30'55" EAST, BETWEEN THE MONUMENTS AS SHOWN.

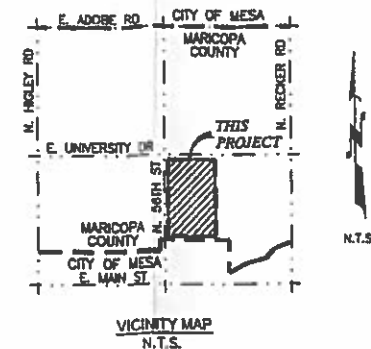
## BENCH MARK

BENCHMARK-FOUND P.K. WITH BRASS TAG NO 10 AT THE SOUTHEAST CURB RETURN OF MAIN STREET AND 56TH STREET PER CITY OF MESA BENCHMARKS DATED NOV, 2012 (NAVD 83) ELEVATION=1384.12



DEVELOPMENT STANDARDS RSL-2.5 PAD		
DEVELOPMENT STANDARD	PROPOSED	CODE
MIN. AVERAGE LOT AREA	2,500 SF	2,500 SF
MIN. INDIVIDUAL LOT AREA	2,597 SF	2,000 SF
MIN. LOT WIDTH - INTERIOR LOT	42'	25'
MIN. LOT WIDTH - CORNER LOT	55'	30'
MINIMUM YARDS*		
FRONT - BUILDING WALL	8'	12'
FRONT - PORCH	8'	7'
STREET SIDE	8'	10'
INTERIOR SIDE	5'	3'
INTERIOR SIDE: TOTAL	10'	8'
REAR (PRIVATE DRIVE GARAGE)	2'	13'
(12' TO DRIVEWAY C/L)		
MAXIMUM HEIGHTS		
MID-RIDGE MAX.	30'	30'
NUMBER OF STORIES	2	2

* FRONT IS DEFINED AS THE SIDE OF THE HOME WHERE THE FRONT ENTRY DOOR IS LOCATED. REAR IS DEFINED AS THE SIDE WITH THE GARAGE FACE.



**DEVELOPER**  
WILLIAM LYON HOMES  
8840 E. CHAPARRAL RD. STE 200  
SCOTTSDALE, ARIZONA 85250  
PHONE: (480) 893-1000  
FAX: (480) 850-3830  
CONTACT: CHARLIE CALDWELL

**PLANNER**  
IPLAN CONSULTING  
4387 E. CAPRICORN PL.  
CHANDLER, ARIZONA 85249  
PHONE: (480) 807-5571  
CONTACT: GREG DAVIS, ACP

**ENGINEER**  
ATWELL  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85208  
PHONE: (480) 218-8831  
FAX: (480) 830-4888  
CONTACT: TED NORTHROP JR., P.E.

## SITE DATA

DESCRIPTION	TBD
EXISTING ZONING	TBD
PROPOSED ZONING	RSL-2.5 PAD
* GROSS AREA	31.88 AC
** NET AREA	29.85 AC
TOTAL LOTS	228
DENSITY	7.20 DU/ GROSS AC
PROVIDED OPEN SPACE (EXCLUDING PRIVATE DRIVES)	8.82 AC

* GROSS AREA INCLUDING ADJACENT R/W  
** NET AREA = GROSS AREA EXCLUDING ADJACENT R/W

## UTILITIES

DESCRIPTION	REPRESENTATIVE
WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	SOUTHWEST GAS
ELECTRIC	SRP
TELEPHONE	CENTURY LINK
REFUSE	CITY OF MESA
CABLE TV	COX

## SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAIL SHEET	2
LOT DIMENSIONS	3 - 4
CONCEPTUAL GRADING PLANS	5 - 6
CONCEPTUAL UTILITY PLANS	7 - 8

## TRACT TABLE

TRACT	ACRES	USE
TRACT A	0.78 AC	X
TRACT B	5.33 AC	X
TRACT C	2.45 AC	X
TRACT D	0.03 AC	X
TRACT E	0.03 AC	X
TRACT F-00	2.52 AC	X

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PRELIMINARY PLAT

FARNSWORTH  
CITY OF MESA, ARIZONA



REVISIONS:

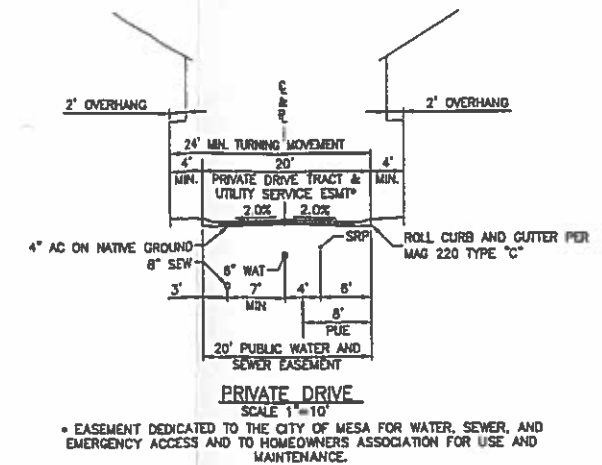
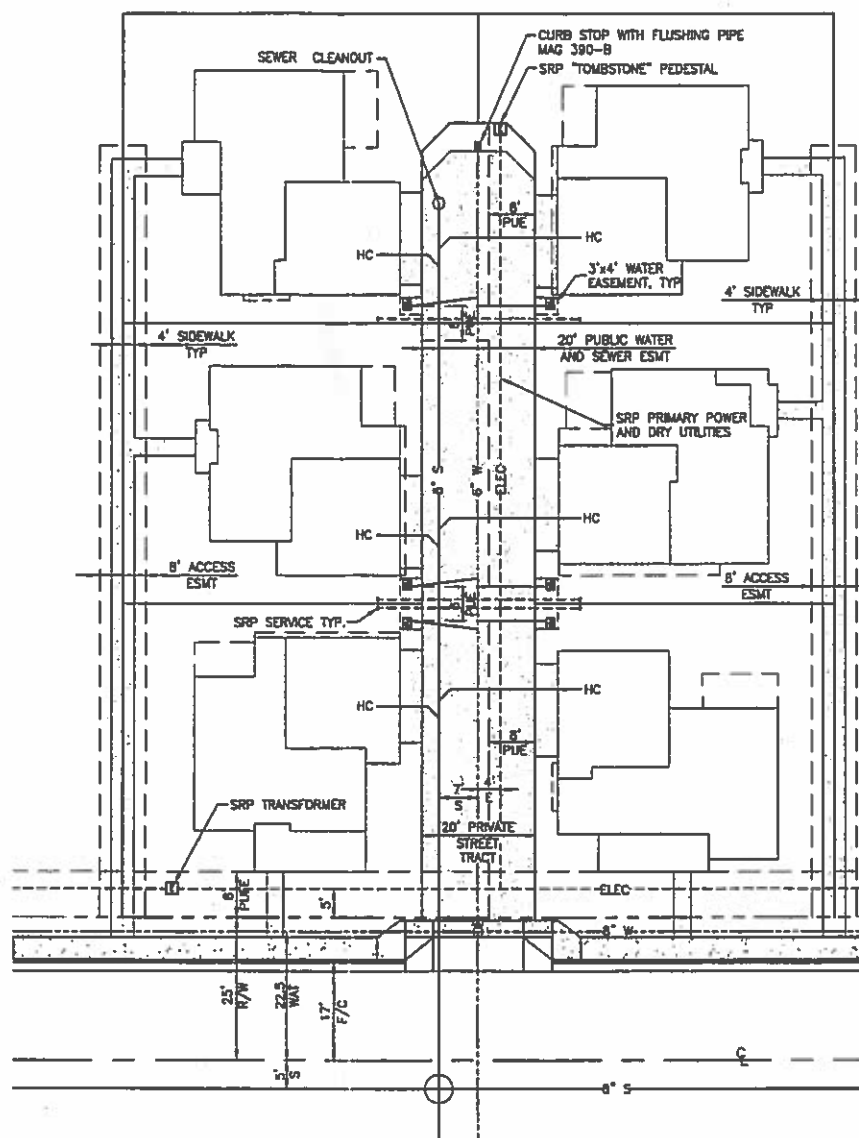
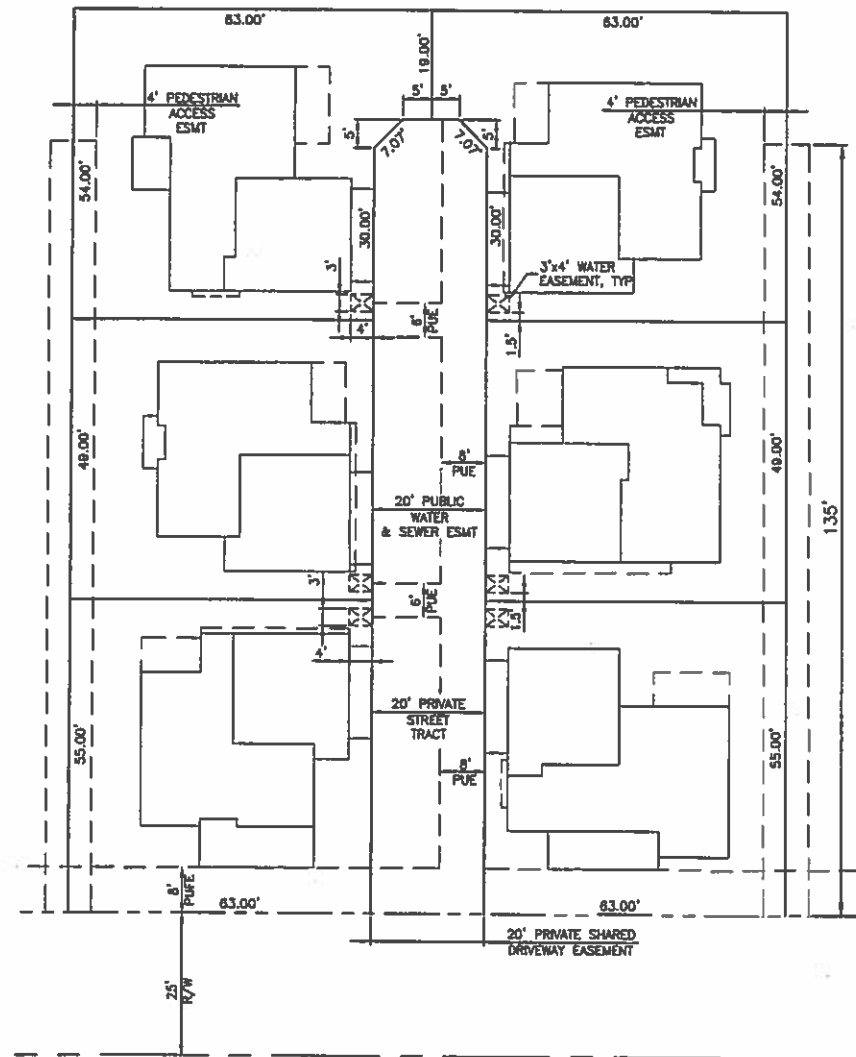


PH. THORNTON  
DR. SSTAMAH  
JOB NO.  
13000528  
FILE NO.  
13000528CS01

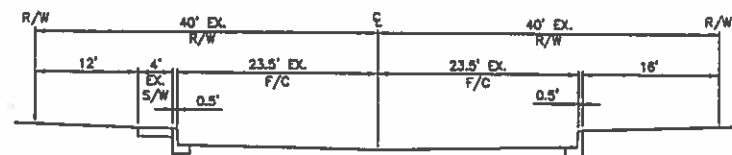
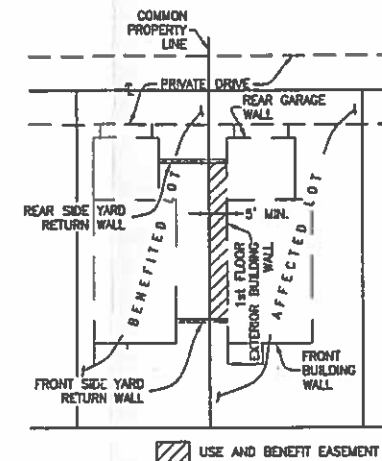
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SHEET NO.

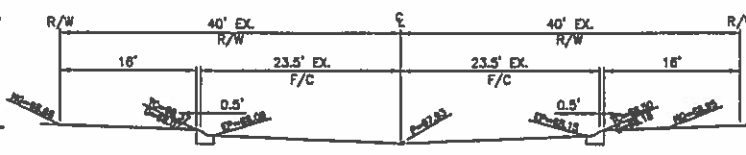
1 OF 8



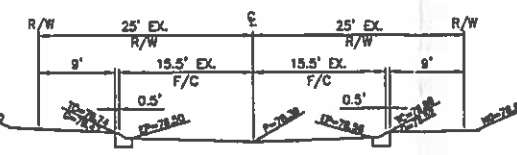
EASEMENT DEDICATED TO THE CITY OF MESA FOR WATER, SEWER, AND EMERGENCY ACCESS AND TO HOMEOWNERS ASSOCIATION FOR USE AND MAINTENANCE.



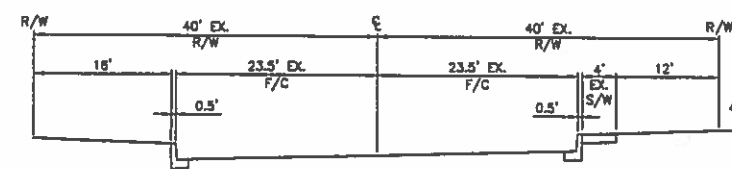
56th STREET (NORTH)  
SCALE: 1"=10'  
LOOKING NORTH



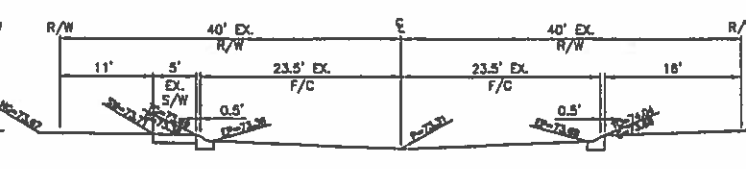
ALBANY STREET (WEST)  
SCALE: 1"=10'  
LOOKING WEST



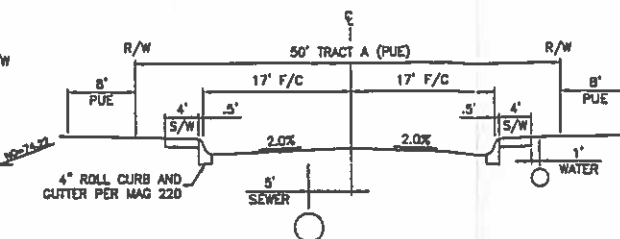
57TH PLACE  
SCALE: 1"=10'  
LOOKING NORTH



56th STREET (SOUTH)  
SCALE: 1"=10'  
LOOKING NORTH



ALBANY STREET (EAST)  
SCALE: 1"=10'  
LOOKING WEST



RESIDENTIAL STREET  
(SPEED LIMIT 25 MPH)  
N.T.S.

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Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources



DETAILS

FARNSWORTH  
CITY OF MESA, ARIZONA



REVISIONS:



PM, THORNTON  
DR, STAMAN  
JOB NO.  
13000528  
FILE NO.  
13000528DT01

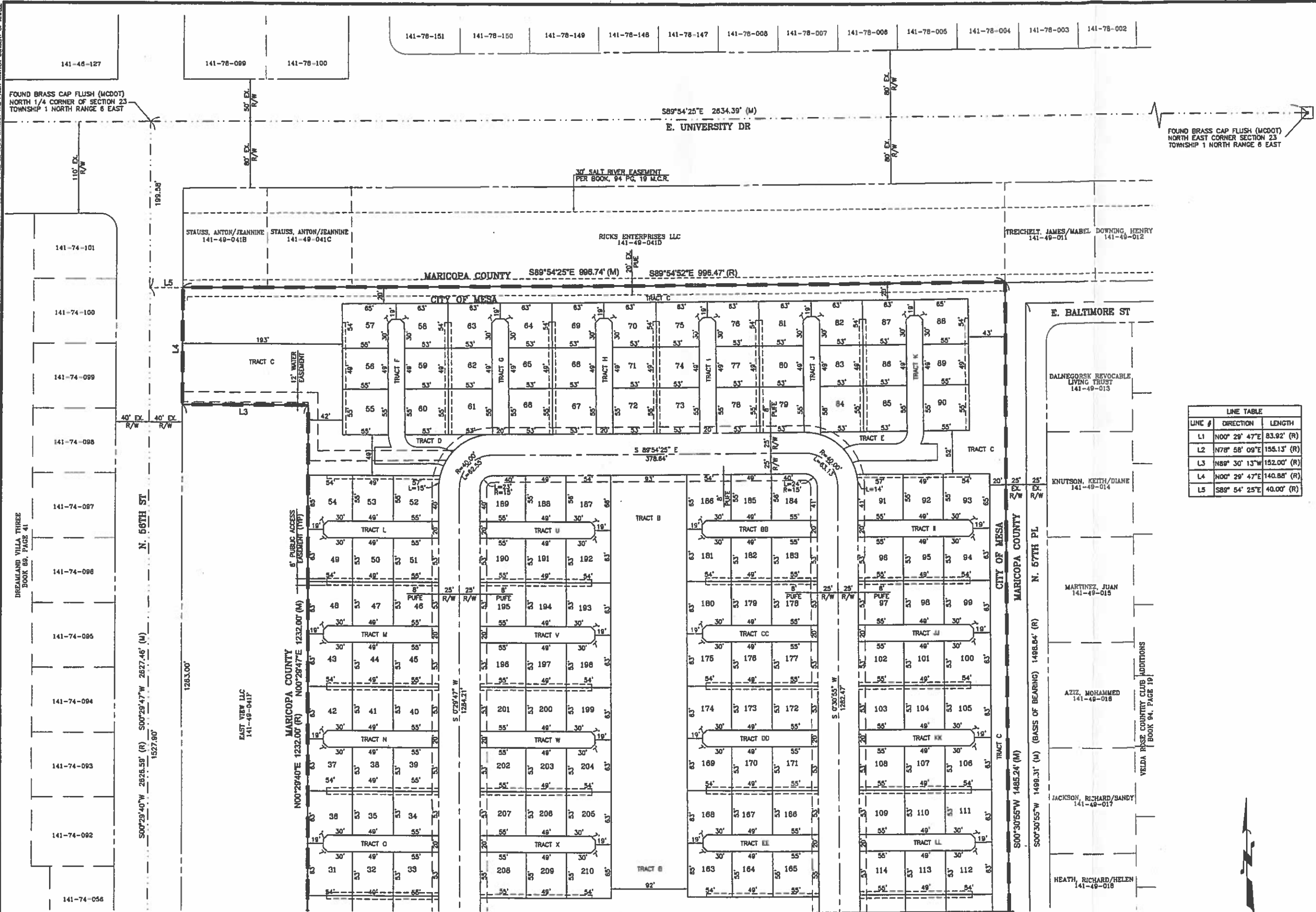
DT01

SHEET NO.

2 OF 8

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N78° 58' 09"E	155.13' (R)
L3	N89° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.85' (R)
L5	S89° 54' 25"E	40.00' (R)



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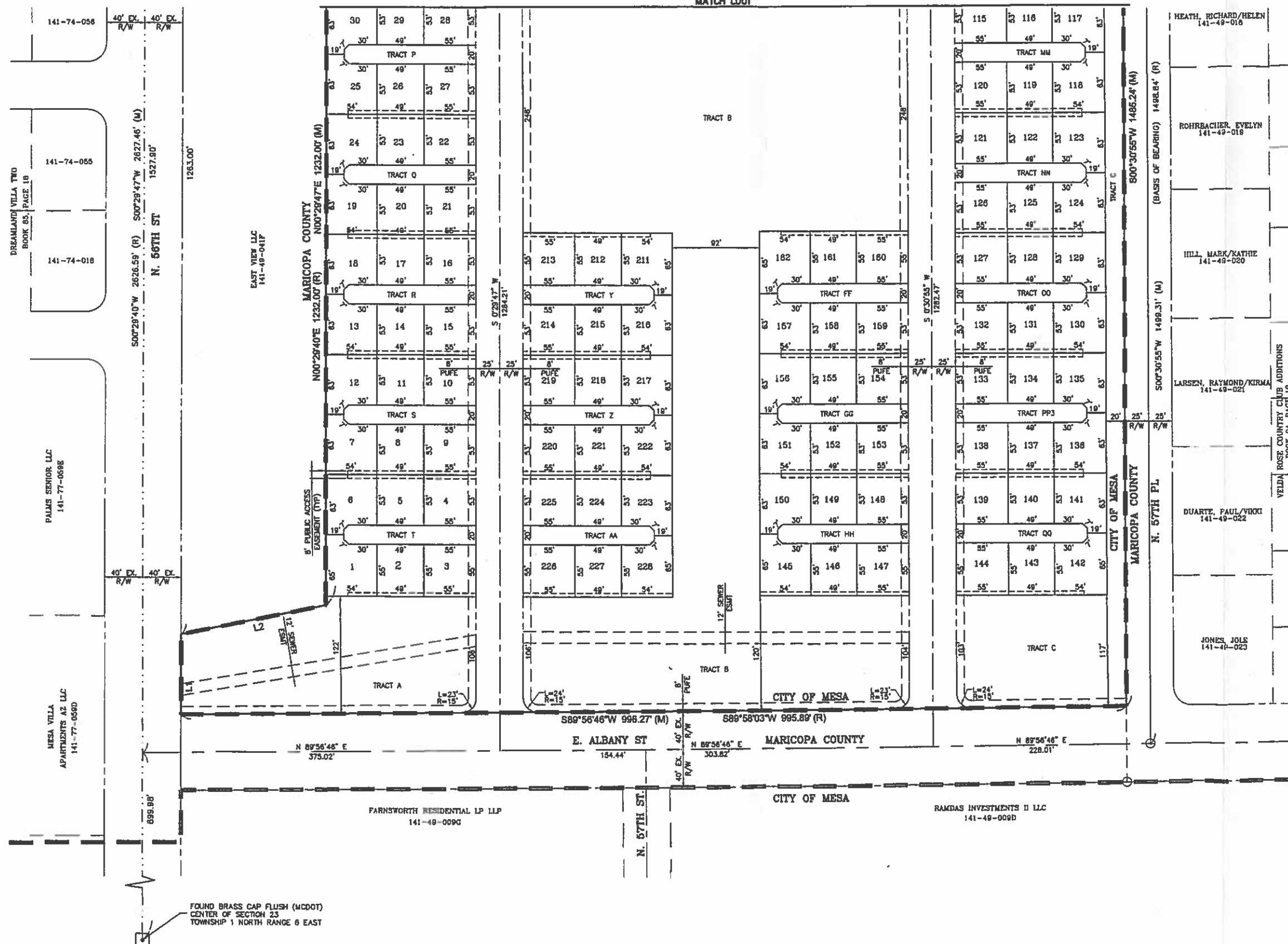
**PRELIMINARY PLAT**

PROJECT: **FARNSWORTH**  
CITY OF MESA, ARIZONA

REVISIONS:


PL. THORNTON  
DR. SATTAMAN  
JOB NO.  
13000528  
FILE NO.  
13000528LD01  
LD01

SHEET NO.  
**3 OF 8**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N78° 58' 09"E	155.13' (R)
L3	N88° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.88' (R)
L5	S88° 54' 25"E	40.00' (R)

A horizontal scale bar with markings at 0, 50, and 100 feet. The word "Scale" is written below the 0 mark, and "Feet" is written below the 100 mark.

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**PRELIMINARY PLAT**

**FARNSWORTH**  
CITY OF MESA, ARIZONA

PROJECT:



**REVISIONS:**



PM. THORNTON
DR. SSTAMAN
JOB NO. 13000528
FILE NO. 13000528LD01

LD02

SHEET NO.

4 OF 8



FOUND BRASS CAP FLUSH (MCDOT)  
NORTH EAST CORNER SECTION 23  
TOWNSHIP 1 NORTH RANGE 6 EAST

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N76° 58' 09"E	155.13' (R)
L3	N89° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.88' (R)
L5	S89° 54' 25"E	40.00' (R)

**Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources**



## CONCEPTUAL GRADING PLANS

**FARNSWORTH**  
CITY OF MESA, ARIZONA



**REVISIONS:**



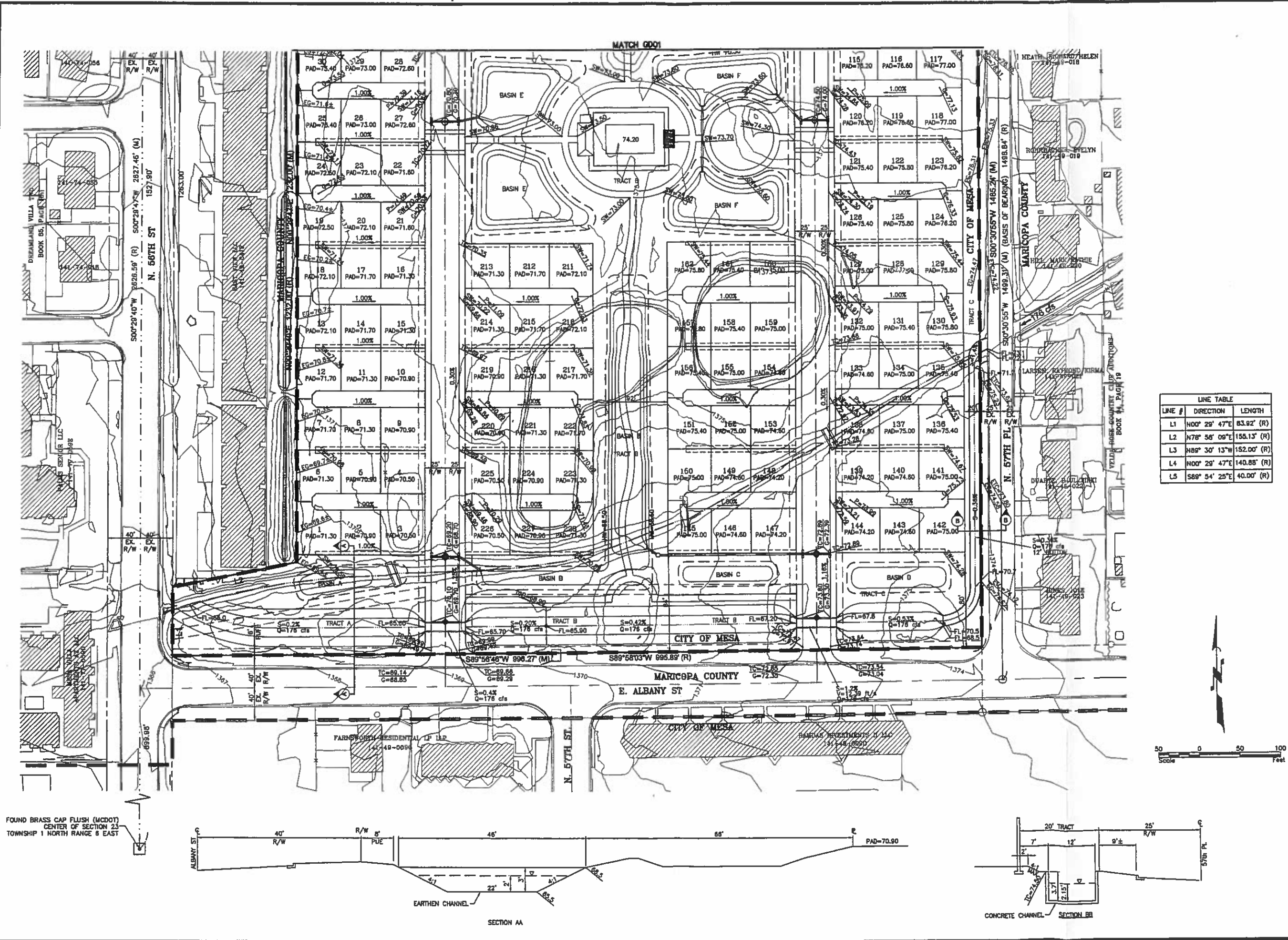
PM. TNORTHROP
DR. SSTAMAN
JOB NO. 13000528
FILE NO. 13000528GD01

GD01

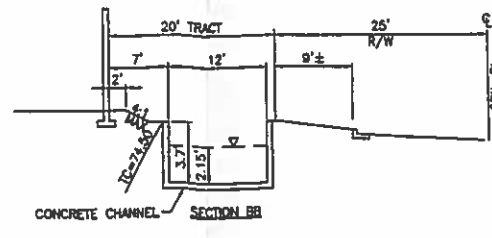
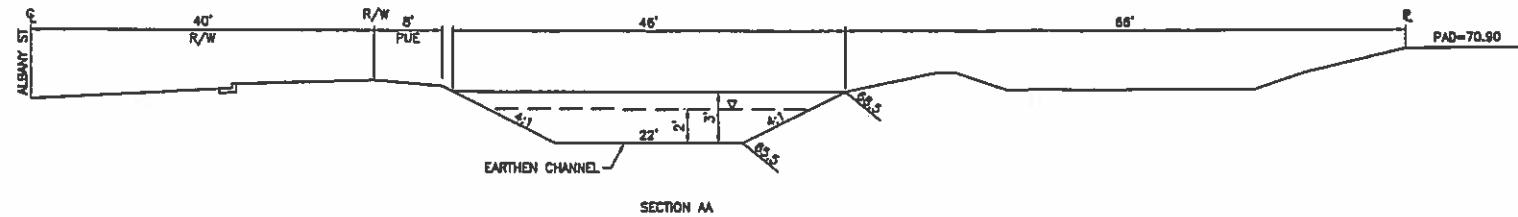
SHEET NO.

5 OF 8

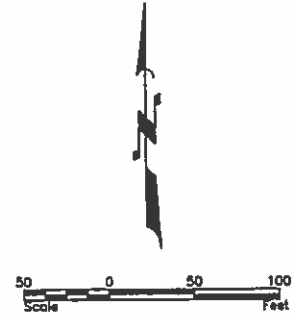
A horizontal scale bar with markings at 0, 50, and 100 feet. The word "Scale" is written below the 0 mark, and "Feet" is written below the 100 mark.



FOUND BRASS CAP FLUSH (MCDOT)  
CENTER OF SECTION 23  
TOWNSHIP 1 NORTH RANGE 8 EAST



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N78° 56' 09"E	155.13' (R)
L3	N85° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.88' (R)
L5	S89° 54' 25"E	40.00' (R)



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Environmental & Solid Waste  
Water & Natural Resources

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CONCEPTUAL GRADING PLANS

PROJECT: **FARNSWORTH**  
CITY OF MESA, ARIZONA

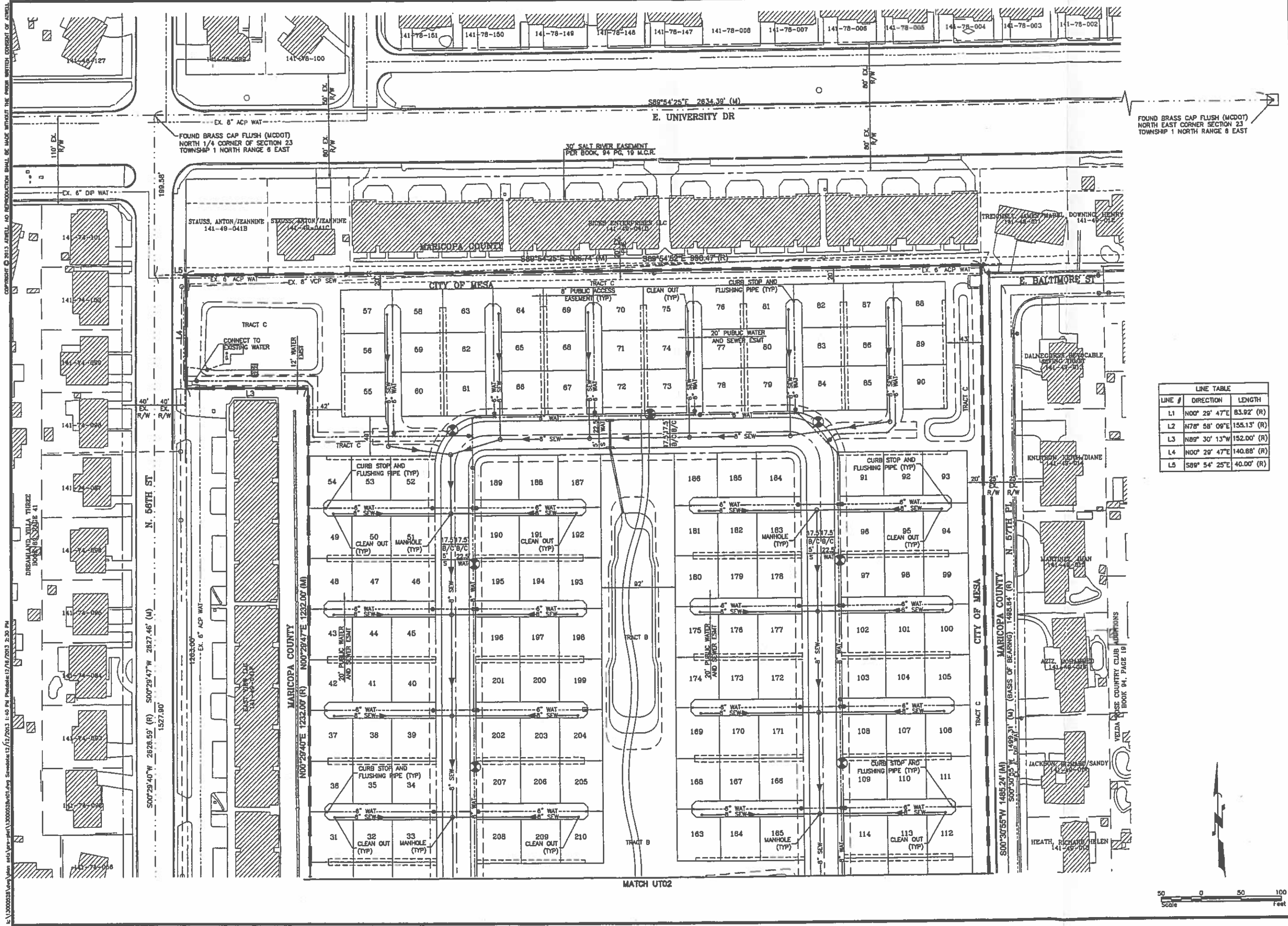
811  
Know what's below.  
Call before you dig.

REVISIONS:


33304  
JASON M. PERRO  
Professional Engineer  
State of Arizona

PM: THORNTON  
DR: SUTAWAN  
JOB NO. 13000528  
FILE NO. 13000528GD02  
GD02

SHEET NO.  
**6 OF 8**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N78° 58' 09"E	155.13' (R)
L3	N89° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.88' (R)
L5	S89° 54' 25"E	40.00' (R)



Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources

**ATWELL**  
DESIGN GROUP  
OFFICES IN NORTH AMERICA AND ASIA

CONCEPTUAL UTILITY PLANS

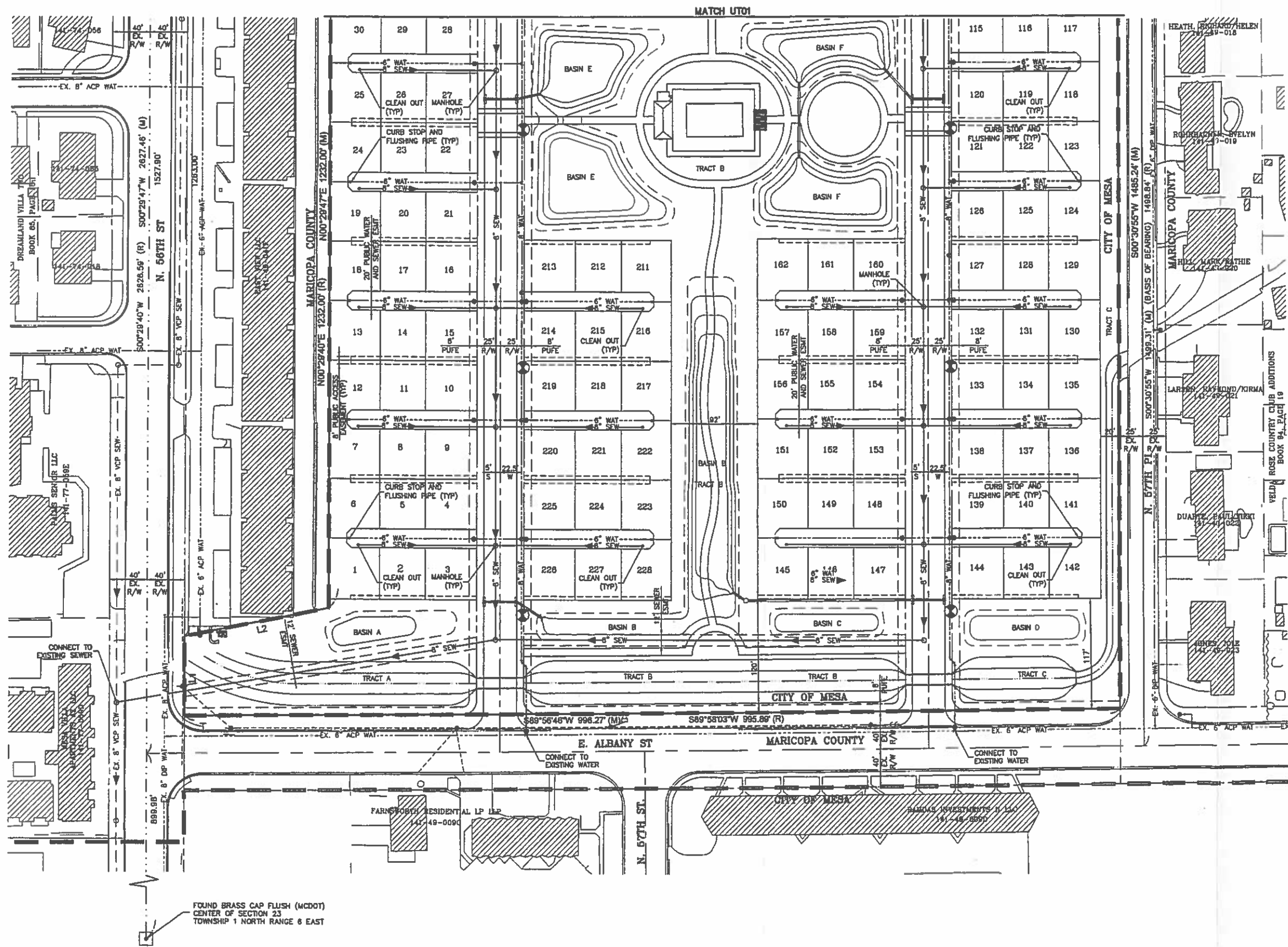
PROJECT: **FARNSWORTH**  
CITY OF MESA, ARIZONA

REVISIONS:

NO.	DESCRIPTION

53304  
JASON M. POWERS  
Professional Engineer  
State of Arizona

PM. THORNTON  
DR. SSMAN  
JOB NO. 13000528  
FILE NO. 13000528UT01  
**UT01**  
SHEET NO. **7 OF 8**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 29' 47"E	83.92' (R)
L2	N78° 58' 06"E	155.13' (R)
L3	N89° 30' 13"W	152.00' (R)
L4	N00° 29' 47"E	140.88' (R)
L5	S89° 54' 25"E	40.00' (R)

Scale 0 50 100 Feet

CONCEPTUAL UTILITY PLANS



REVISIONS:	



PM. THORNTON  
DR. STAMMAN  
JOB NO. 13000528  
FILE NO. 13000528UT02  
UT02

SHEET NO.  
8 OF 8

Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources



PROJECT:  
FARNSWORTH  
CITY OF MESA, ARIZONA

# FARNSWORTH

BY WILLIAM LYON HOMES

## **Planned Area Development RSL-2.5 Rezoning**

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### **Citizen Participation Plan for Rezoning**

**Southeast Corner | University Drive and 56th Street**

**SUBMITTED TO:**  
**CITY OF MESA PLANNING DEPARTMENT**  
Mesa, Arizona

**APPLICANT:**  
**IPLAN CONSULTING**

Prepared: August 2013  
Update: December 2013

# FARNSWORTH

## **PURPOSE**

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of William Lyon Homes, has initiated a rezoning request to establish RSL-2.5 zoning with a Planned Area Development (PAD) overlay for the 32 acre Farnsworth Golf Course, located at the southeast corner of University Drive and 56th Street. The development intent of the project is to build 228 single residence homes. The purpose of the PAD overlay is to provide flexibility in development standards for the proposed "Garden Court" lots and adopt an associated site plan and other exhibits that provide details of the quality of the request to justify the PAD overlay.

## **CONTACT**

All questions and/or comments related to this proposal should be directed to:

Greg Davis, AICP  
Iplan Consulting  
4387 E. Capricorn Place  
Chandler, AZ 85249  
Phone: (480) 227-9850  
Email: [iplangd@cox.net](mailto:iplangd@cox.net)

## **PRE-APPLICATION MEETING**

A pre-application meeting for this project was held on 5/6/2013. At that meeting, City of Mesa staff providing preliminary comments for the project that were reviewed in anticipation for a formal filing of the application to occur by 8/8/2013. Staff indicated general concerns regarding density and the "garden court" design concept.

## **ACTION PLAN**

### **• INITIAL NOTIFICATION**

In order to provide effective citizen participation in regards to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list will be created for all entities in the area potentially affected by this development which shall include:
  - 1) All registered neighborhood associations within 1 mile of the project
  - 2) All Homeowners Associations within 1/2 mile of the project
  - 3) Neighboring landowners within 500 feet of the project.
- B. A notification letter was created providing a description of the project request and included a copy of the conceptual site plan. The neighborhood notification letter was the first opportunity for interested parties to learn of the proposed RSL-2.5 PAD zoning request and contact information was included within the letter for interested parties to contact for additional information or with questions. The letter included notification of the May 13, 2013 neighborhood meeting at Victory Lutheran Church and welcomed all interested parties to attend

# FARNSWORTH

C. A neighborhood meeting for this project was held on May 13, 2013 at Victory Lutheran Church located at the northwest corner of University Drive and Recker Road near the site. Approximately 50 neighbors were in attendance. Primary project discussion points and concerns were as follows:

1. Concern about compatibility of non-age restricted housing in area.
2. Concern about how loss of golf course will affect drainage.
3. Concern about two-story homes affecting views.
4. Concern about traffic, crime, kids causing trouble in the area.
5. Concern about City annexing more property raising taxes.
6. Concern about Fire Service in the area
7. Concern about how project will affect property valuation in the area.

D. A 2nd neighborhood meeting for this project was held on November 13, 2013 at the Dreamland Villa Community Center located 16408 E. University Drive near the site. Approximately 60 neighbors were in attendance. Primary project discussion points and concerns were as follows:

1. Concern about compatibility of non-age restricted housing in area.
2. Concern about traffic impacts to local streets
3. Concerns about kids causing trouble and an increase in crime in the area.
4. Concern about how project will affect property valuation in the area.

## **PUBLIC HEARING NOTIFICATION**

A Notice of Public hearing shall be mailed out by City of Mesa staff a minimum of 15 days prior to any scheduled public hearing. City of Mesa will provide reminder notification and a deadline for the applicant to prepare the hearing notification letter, and stamped/labeled, sealed envelopes, for submittal to the City in anticipation of the mailing. The notices shall be mailed to the following:

- 1) All registered neighborhood associations within 1 mile of the project
- 2) All Homeowners Associations within 1/2 mile of the project
- 3) Neighboring landowners within 500 feet of the project.

## **TENTATIVE SCHEDULE**

Pre-Application Meeting – 5/6/2013

Neighborhood Notification – Week of 5/1/13

Neighborhood Meeting – 5/13/2013

Follow up Neighborhood Meeting – 10/24/13

Formal Filing – 8/8/13

Citizen Participation Plan – 8/8/13

Post Property – On or before 12/31/2013

Citizen Participation Report – 12/17/2013

Public Hearing Notification – On or before 12/31/2013

Planning and Zoning Board Meeting – 1/15/2014

City Council Hearing – Introduction of Ordinance – 2/3/14

City Council Hearing – Adoption of Ordinance – 2/17/14