

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
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OWNER

BRIGHTON COMPANIES, LLC
753 N. 39th CIR.
MESA, AZ 85205
PHONE: (602) 451-7801

LEGAL DESCRIPTION

APN-304-03-3328

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 7888, 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 336.27 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;

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 228.22 FEET;

THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, NORTH 89°37'59" 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.

CALL TWO WORKING DAYS
BEFORE YOU DIG
BLUE STAKE CENTER
602-263-1100
OR 811
INSIDE MARICOPA COUNTY

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

SITE DATA

GROSS AREA: 7.243 AC
NET AREA: 6.619 AC
PROPOSED LOTS: 43
EXISTING ZONING: AG
PROPOSED ZONING: RS-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.

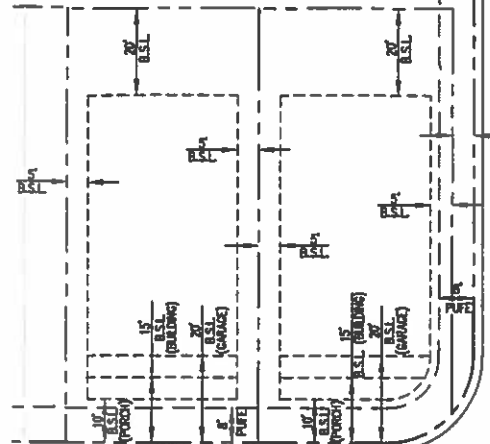
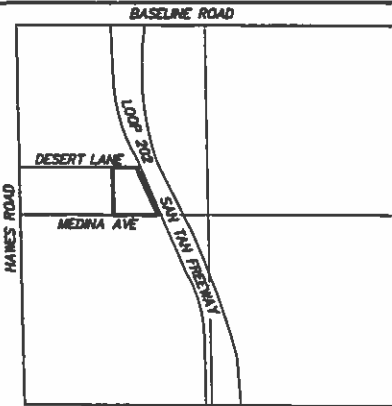
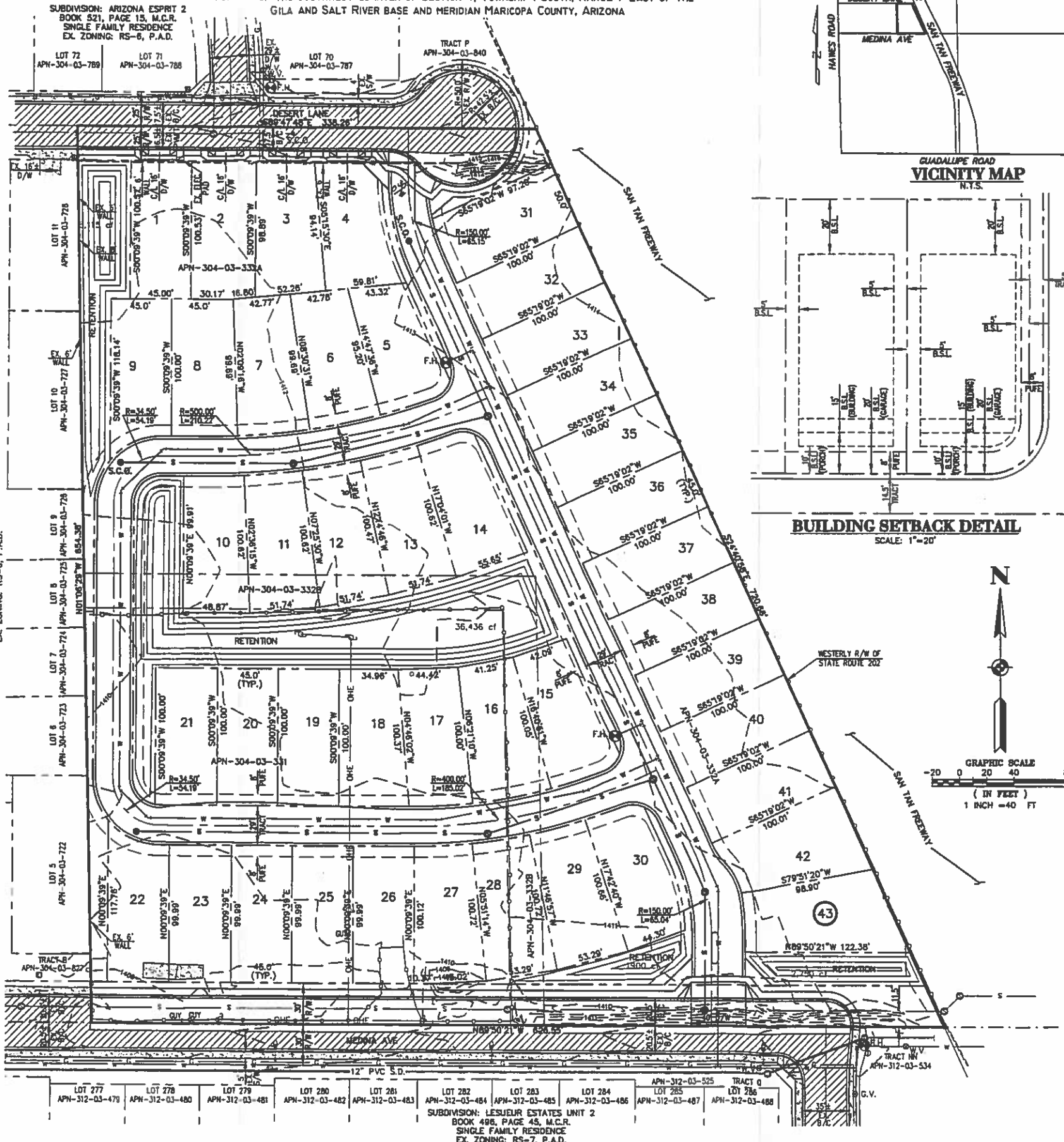
LEGEND

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.
PROPOSED FIRE HYDRANT	
PROPOSED MANHOLE	
PROPOSED SEWER CLEANOUT	
EXISTING WATER 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	

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

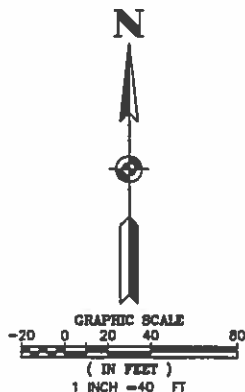
PRELIMINARY SITE PLAN FOR MISSION HEIGHTS

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



BUILDING SETBACK DETAIL

SCALE: 1"=20'



D&M Engineering
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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