

Minor General Plan Amendment Planned Area Development Preliminary Plat

For

Mulberry

Northwest Corner of Guadalupe Road and Signal Butte Road



Development Master Plan Narrative

Submitted to:
City of Mesa
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Mulberry
Minor General Plan Amendment
Planned Area Development
Preliminary Plat

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Table of Contents

Project Request.....	1
Architectural Vision	2
Project Description.....	3
Background	4
Site and Surrounding Area	4
Development Plan.....	4
Development Standards	5
Compliance with General Plan.....	8
Development Concept.....	10
Residential Design Guidelines.....	11
Green Court Homes – Design Elements.....	13
Access and Circulation	14
Recreation, Landscape and Open Space	14
Phasing.....	16
Services	16
Conclusion.....	16

Exhibits

1. Vicinity Map
2. Aerial Photo
3. General Plan Existing
4. General Plan Proposed
5. Zoning Existing
6. Zoning Proposed
7. Conceptual Development Plan
8. Typical Plot Plans with Lot Coverage
9. Zoning/Density Exhibit
10. Green Court Cross Section
11. Parcel 4 Parking and Pedestrian Access Exhibit
12. Parcel 4 Open Space Exhibit
13. Parcel 4 Open Space Enlargement
14. Parcel 5 Conceptual Development Vignette
15. Traffic Calming
16. Phasing Exhibit
17. Preliminary Landscape Design Package

Narrative
Mulberry PAD Development Master Plan
172.5 acres located northeast of Guadalupe and Crismon Roads

April 1, 2014
Revised May 13, 2014
Revised June 17, 2014
Revised July 1, 2014
Revised for City Council July 24, 2014

Project Request

The Mulberry Development Master Plan is a proposed residential planned community consisting of four different detached home types and a parcel for future high-density development. The site includes 172.5 gross acres located north of E. Guadalupe Road, east of S. Crismon Road, and west of Signal Butte Road in Mesa, Arizona. See attached Vicinity Map and Site Aerial Photo. This is a request for a Minor General Plan Amendment, PAD Zoning and a Preliminary Plat.

The request for a Minor General Plan Amendment is to amend the General Plan from Neighborhood Commercial (NC), HDR-15+, MDR 6-10 and MDR 4-6 to HDR 10-15, MDR 6-10 and MDR 4-6. Concurrent with this application is a request to amend the General Plan to change MDR 6-10 on 20.54 acres at the northwest corner of S. Signal Butte Road and Guadalupe Road to Neighborhood Commercial (NC), a net gain of 11.33 acres of NC. See attached General Plan Exhibits for Existing and Proposed General Plan land use designations.

The request for Zoning includes RS-6 on 54.73 acres, RSL-4.5 on 35.57 acres, RSL-2.5 on 33.17, and RM-2 on 43.74 acres with a PAD overlay. See attached Zoning Exhibits for Existing and Proposed Zoning Districts.

The request for a Preliminary Plat is to develop the site with 545 single-family lots with 25.65 acres (20.0%) of parks and open space. See attached Conceptual Development Plan.

This master planned community consists of four different detached home types, with a total of 545 residential single-family lots. The four home types are discussed in more detail later in this report. Development plans for Parcel 5 are to amend the General Plan to HDR 10-15 with a target density of 12.5 du/ac. Parcel 5 zoning request is for RM-2 zoning



designation with a maximum of 511 dwelling units, a gross density of 11.68 du/ac. A mix of two-story detached single family units and two and three-story attached townhomes, row houses and condominiums ranging from four-plexes to 12 plexes are proposed.

Mulberry will include a maximum of 1,056 units, the same number of units currently approved for this parcel. An overall gross density of 6.12 du/ac and a net density of 6.50 du/ac are proposed.

Architectural Vision

The Architectural focus and vision of Mulberry will evolve from Architectural Styles such as, Cottage, Bungalow, Tuscan, Farmhouse, Tudor, Country, Spanish Mission, Craftsman, Traditional, Country French, and Early California. The objective at Mulberry is to attempt to create a Street Scene that appears as most homes were individually built by different builders on a lot-by-lot basis.

The Homes will be built on Tree Lined Streets with Detached Sidewalks. Restrictions to the repetitiveness of Architectural Elevations, Color Schemes, Driveway Locations and Garage Orientations will insure that monochromatic patterns are eliminated. Front yard setbacks to the Homes in parcels 1, 2 and 3 will stagger from 10' to 20' and create a very diverse street scene. The Mulberry Architecture will incorporate front porches and courtyards into most of the designs to encourage living off the fronts of homes and in turn creating a true sense of community and neighborhood. See "Product Information" Notebook for details of product variety.

Mulberry will have four different Niches of Homes located on six Parcels that surround the Central Park. Each Niche will have 3-4 floor plans with a minimum of three (3) completely diverse Architectural Elevations and nine (9) diverse exterior color palates. Parcel 1 will consist of 60' x 125' Lots with home square footages ranging from 2,400 to 4,200 square feet. Parcel 2 will consist of 52' x 120' Lots with home square footages ranging from 2,100 to 3,450 square feet. Parcel 3 will consist of 45' x 115' lots with home square footages ranging from 1,900 to 2,800 square feet. Parcel 4 will consist of 40'/45' x 75'/79' Lots with home square footages ranging from 1,600 to 2,200 square feet. See the "Product Information" Notebook for details of the housing products.

Once completed, Mulberry will inspire others to attempt to duplicate the diversity, care and attention to detail given to every home including the focused effort to create the "New Old Home". The landscaping palette, the entryways and the common areas will provide a welcome and warm invitation to all who live at or visit Mulberry.

Project Description

The development concept for the Mulberry Master Planned Community is to create an attractive, identifiable community where residents participate in outdoor activities, bicycle and jog, walk their dogs, chat with their neighbors and are happy to call home. Four unique yet compatible residential home types will be developed around a central community park. Landscaped open space, pocket parks and trails, distributed throughout the community, will create a series of recreational and open space amenities. Linked open space corridors will provide a distinct pedestrian connectivity experience and establish the landscape character for the Community.

The development plan will provide a strong sense of arrival from all primary and secondary entry roads. The primary access roadways include tree-lined boulevards, decorative pavers, vintage style streetlights, and detached sidewalks. The entries are aligned to terminate with vistas on the central community park. The secondary entry roads also align with expansive landscaped open spaces areas.



Grand covered architectural entries and decorative guardhouses with metal pergolas, stone veneer and concrete tile are planned at the two primary entry points. The features include covered vehicle entrances and pedestrian portals into Mulberry. The entries create a sense of arrival and community identity for all residents. (The entries will be very similar to the entry features at Mountain Bridge.)



The primary access locations to the Mulberry Community are from Signal Butte Road and Guadalupe Road along the south and east boundaries of the development. Secondary community access is proposed along E. Madero Avenue on the north boundary of the site and Guadalupe Road along the south boundary of the site. The future high-density parcel will have two access locations from Guadalupe Road and one access point from Crismon Road.

The site plan elements and details for the proposed 20.54 acre commercial site will be submitted under separate package and will be consistent with City of Mesa development guidelines and standards.

Background

Mulberry was annexed into the City on December 7, 1983, Ord. #1752. The site was rezoned from County Rural-43 to City Agriculture (AG) (Z84-091) on July 16, 1984. A portion, including approximately 175 acres was planned and zoned as Desert Vista in 2006, Z06-45, Ordinance #4589. The zoning was changed from AG to R1-9 PAD, R1-6 PAD, R-2 PAD and established the Desert Vista Development Master Plan to allow development of a residential master planned community. A Preliminary Plat was also approved. A minor general plan amendment, GP Minor 06-03, was approved amending the southern portion of the site to MDR 6-10 du/ac.

This application proposes to amend the Desert Vista PAD Development Master Plan, removes the 21.9 acres at the southeast corner of the site, removes the 13.3 acre school site at the northwest corner of the site and includes the 31.73 acres in the southwest corner of the site adjacent to Crismon Road.

Site and Surrounding Area

The site is currently undeveloped native desert. Adjacent properties and land uses are summarized in the following Surrounding Development Table.

Table 1 Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
North	Single Family Villages at Eastridge, Unit 2, Unit 6	RS-7 PAD	MDR 4-6
East	Nursing Home Single Family, Signal Butte Casitas Churches Vacant	RM-4 RM-2 PAD AG LC	MDR 4-6 MDR 6-10 NC
South	Single Family, Santa Rita Ranch Parcels 1, 2, 5,6	RS-6 PAD	MDR 4-6
West	Retail Augusta Market Place	LC PAD	NC
Northwest	Desert Ridge High School Desert Ridge Jr. High Vacant School Site	AG RS-6	School (S) MDR 4-6

Development Plan

The main intent of this application is to present a new PAD and Development Master Plan for the site. The previous approved development plan consisted of 1,056 residential units. The development plan has been modified to include 545 single-family homes consisting of four lot sizes and housing types and a pad site for future high density with a maximum of 511 total units as shown in

Table 2 Parcel Summary below. The development plan has been modified to exclude the 13-acre site sold to the Unified Gilbert School District, to exclude the 20.54 acre parcel at the corner of Signal Butte Road and Guadalupe Road and to include the 31.68 acre site at the northeast corner of Crismon Road and Guadalupe Road.

The development master plan proposes 95 single family homes on 60' x 125' lots (Parcel 1 and 1A), 112 single family homes on 52' x 120' lots (Parcel 2), 155 single family homes on 45' x 115' lots (Parcels 3 and 3A) and 183 Green Court homes on 40'/45' x 75'/79' Lots (Parcels 4 and 4A), for a total of 545 single family residential units. The overall density for the single-family parcels (Parcels 1-4A) is 4.57 dwelling units per gross acre, with the High Density Parcel (Parcel 5) included the density is 6.12 dwelling units per gross acre. Open space will be in conformance with City of Mesa requirements and standards.

Table 2 Parcel Table							
Parcel	Proposed Zoning	Lot Size	No. of Lots	Gross Area (acres)	Net Area (acres)	Gross Density (du/ac)	Net Density (du/ac)
1	RS-6	60'x125'	89	25.67	24.70	3.47	3.60
1A	RS-6	60'X125'	6	1.35	1.35	4.44	4.44
2	RS-6	52'x120'	112	27.71	26.74	4.04	4.19
3	RSL-4.5	45'x115'	109	27.24	25.80	4.00	4.22
3A	RSL-4.5	45'x115'	46	8.33	8.33	5.52	5.52
4	RSL-2.5	40'/45'x75'/79'	142	24.19	22.97	5.87	6.18
4A	RSL-2.5	40'/45'x75'/79'	41	8.98	8.28	4.57	4.95
Sub-Total			545				
5	RM-2	NA	511	43.74	39.00	11.68	13.10
Park	RS-6	NA		5.27	5.27		
Total			1056	172.48	162.44	6.12	6.5

Development Standards

Table 3 and Table 4 Parcel/Zoning Summary/Proposed Deviations is a summary of the development standards and the proposed modifications for the PAD DMP. See typical Plot Plans with Lot Coverage Exhibits. Also, see "Product Information" notebook for details.

Table 3 Mulberry Parcel/Zoning Summary/Proposed Deviations					
		Parcel 1 & 1A	Parcel 2	Parcels 3 & 3A	Parcels 4 & 4A
Lot Size		60'x125'	52'x120'	45'x115'	40'/45'x75'/79'
Sq. Ft.		7,500	6,240	5,175	Min 3,000 Max 3,555
Zoning		RS-6	RS-6	RSL-4.5	RSL-2.5
Minimum Lot Area (Sq. Ft.)	Required	6,000	6,000	4,000 / 4,500 avg	2,000 / 2,500 avg
	Proposed	No Change	No Change	No Change	No Change
Lot Width	Required	55' ²	55' ²	40'/45' ¹	25'/30' ¹
	Proposed	No Change	52' ²	No Change	No Change
Lot Depth	Required	90'/100' ³	90'/100' ³	90'	75'
	Proposed	No Change	No Change	No Change	No Change
Front Setback	Required	10'/20' ⁵	10'/20' ⁵	15'/20'/10' ⁴	12'/20'/7' ⁴
	Proposed	10'/20*	10'/20*	10'/20'***	16' to livable 13' to porch
Side Yard	Required	5'/15' ⁶	5'/15' ⁶	4.5'minimum 10' aggregate	3'minimum 8' aggregate
	Proposed	5'/15' ⁶	5'/12' ⁶	5'minimum 10' aggregate	5'/10' aggregate with use benefit easement
Rear Yard	Required	20'/30' ⁷	20'/30' ⁷	20'	15'
	Proposed	20'/30' ⁷ /10' to covered patio	20'/30' ⁷ /10' to covered patio	20'/10' to covered patio	3'-7' with stagger
Maximum Building Coverage	Required	50%	50%	N/A	N/A
	Proposed	50%	55%	52%	57%

¹Corner lot wider width

²Corner lot 10% to 15% wider based on street classification

³Deeper abutting arterial or provide 10' tract

⁴Building wall/garage/porch

⁵20' to garage front/10' to front porch

⁶Aggregate; Street Side 10'

⁷30' abutting arterial or provide 10' tract

*10' Front Setback to livable, side load garage, porch; minimum 20' from Property line to front facing garage door

**10' Front Setback to livable, porch; minimum 20' from Property line to front facing garage door

Table 4
Mulberry Parcel 5
Parcel / Zoning Summary / Proposed Deviations

Standard	RM-2 (Required)	RM-2 (Proposed)	Additional Standards
Lot Standard			
Minimum Lot Area (sq ft)	7,200	7,200	Reduced lot sizes may be approved with a PAD overlay
Minimum Lot Width (ft)			
Detached Single-Family Dwelling	36	36	Tandem parking may be allowed. See Table 11-32-3 (A)
Attached Single-Family Dwelling	36	36	
Multiple-Family Residential	60	60	
Minimum Lot Depth (ft)			
Detached Single-Family Dwelling or Multiple-Family Residential	94	94	
Attached Single-Family Dwelling	94	94	
Maximum Density (dwelling units/net acre)	15	15	Maximum of 511 dwelling units
Minimum Density (dwelling units/net acre)	-	-	
Minimum Lot Area per Dwelling Unit (sf)	2,904	2,904	
Maximum Height (ft)	30	40	
Minimum Yards (ft)			
Front and Street-Facing Side	Varies by General Plan Street Classification: 6-lane arterial: 30ft 4-lane arterial: 20ft Collector: 25ft Local Street: 20ft Freeways: 30ft for buildings 15ft for pkg structures	Varies by General Plan Street Classification: 6-lane arterial: 30ft 4-lane arterial: 20ft Collector: 25ft Local Street: 15ft Freeways: 30ft for buildings 15ft for pkg structures	Street-facing setbacks shall be landscaped according to standards in Chapter 33, Landscaping
Interior Side and Rear: 3 or more units on lot	Single Story: 20 ft Multiple Story: 15 ft per story	Single Story: 20 ft Multiple Story: 15 ft per story	Additional setback required if adjacent to an RS district. See 11-5-5 (A)
Interior Side: 2 units on lot (ft)	10	10	Zero-lot-line development permitted as alternative. See 11-5-5 (A) 3, and Sec 11-5-4 (B) 3
Interior Side: Single-Family Attached Dwelling (ft)	5	5	
Interior Side: Single-Family Attached Dwelling (ft)	0	0	
Rear: 1 or 2 units of lot	15	15	
Minimum Separation Between Buildings on Same Lot			See 11-5-5 (B)
One-story building	25	25	
Two-story building	30	30	
Three-story building	N/A	35	
Detached covered pkg canopies	20	20	
Maximum Building Coverage (% of lot)	45	45	
Minimum Open Space (sq ft/unit)	200	200	See 11-5-5 (C); in RM-4U and RM-5, roof areas used for common benefit of development residents may be counted towards up to 50% of min open space req't

Side Layout and Building Form		See 11-5-5- (D)
Additional Standards		
Accessory Structures	Section 11-5-7(B)	
Driveways	Section 11-5-3(F)	
Fences and Walls	Section 11-5-7(D)	
Landscaping	Chapter 33, Landscaping	

Compliance with General Plan

The Proposed General Plan Land Use Designation for Mulberry includes MDR 4-6, MDR 6-10 and HDR 10-15. The MDR 4-6 land use identifies locations where suburban density detached or attached single family residential is desirable. The target density for these areas is 5.0 du/ac. The MDR 6-10 land use identifies locations where urban density detached or attached single family residential including townhouses and patio homes are desirable. The target density for these areas is 6.5 du/ac for detached product and 8.0 du/ac for attached product. The HDR 10-15 identifies locations where one and two story multi-family residential and higher density attached single-family residential development is desirable. The target density for these areas is 12.5 du/ac.

This application will require a Minor General Plan Amendment to amend the General Plan from MDR 6-10, NC and HDR 15+ to MDR 4-6 and HDR 10-15. The acres are summarized in the General Plan Land Use Table below and illustrated on the Existing and Proposed General Plan Exhibits.

Table 5 General Plan Land Use Summary				
	EXISTING ACRES (Gross)	REQUESTED ACRES (Gross)	TARGET DENSITY	PROPOSED DENSITY (Net)
NC	9.25	0	N/A	N/A
HDR 15+	24.0	0	15+ du/ac	N/A
HDR 10-15	0	43.74	12.5 du/ac	13.10
MDR 6-10	62.48	15.34	6.5 du/ac	6.69
MDR 4-6	76.75	113.4 (inc park)	5.0 du/ac	4.12
Total	172.48	172.48		6.12

The proposed Mulberry development is in compliance with the requested General Plan Land Use Designations. The MDR 4-6 land use includes 113.40 gross acres and 109.24 net acres with 450 detached single-family units resulting in a net density of 4.12 du/ac, within the 4-6 range and under the target density of 5. The MDR 6-10 land use includes 15.34 gross acres and 14.20 net acres with 95 detached single-family units resulting in a net density of 6.69 du/ac, within the 6-10 range and slightly over the 6.5 target density. The HDR 10-15 land use includes 43.74 gross acres and 39.00 net acres and a maximum of 511 residential units, the net density of 13.10 du/ac is consistent with the land use category.

The proposed gross density for the Mulberry PAD is 6.12 du/ac, with density ranging from 3.47 du/ac (Parcel 1) to 11.68 du/ac (Parcel 5). See Zoning/Density Exhibit.

This PAD Modification request complies with the MDR 4-6 du/ac, the MDR 6-10 du/ac and the HDR 10-15 designations and complies with elements, goals, objectives and policies of the City of Mesa General Plan as follows:

Land Use

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs within the City.

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-1.2 Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns

Policy LU-1.2c Promote the development of available large vacant parcels of land as master planned communities and an appropriate mix of land use types.

Goal LU-3: Provide for a high quality, balanced, and diverse housing stock for existing and future residents.

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

Objective LU-3.3 Strive to establish compatibility among residential, employment and public facility uses.

Housing

Goal H-3: Encourage the development of an appropriate mix of residential land uses throughout the City. Protect and preserve existing, stable neighborhoods and new residential developments from incompatible adjacent land uses.

Objective H-3.2 Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient access to community facilities and neighborhood services.

Policy H-3.2 Ensure that residential development is located where adequate infrastructure currently exists or is planned to be available in the near future.

Development Concept

The development concept for the Mulberry community is to plan compatible residential home types around a central community park with additional neighborhood parks, tot lots and a trail system supplementing the community park. The plan provides a variety of traditional home types around the community park and creates separate neighborhoods. A thematic streetscape with tree lined streets and boulevards establish a landscape character for the community. The trees will be planted between the curb and the detached sidewalk by the developer at the time the streets are developed. The trees will be part of the common area and will be maintained by the HOA.

The site plan provides a strong sense of arrival from the primary and secondary entry roads. The primary entries, with tree-lined boulevards, terminate vistas on the community park. The architectural entry features at the primary entrances, including pedestrian portals and covered vehicular access with decorative guardhouses, will create an upscale resort feel for the residents and community.

The site plan proposes 362 conventional single-family homes on 3 lot sizes and 183 single family Green Court Homes with a Use Benefit Easement (UBE) providing a private courtyard between units. Each Green Court Home will have a 5' UBE on one side of the home. The UBE benefits the adjacent home and provides a private yard space for the adjacent home. The result is that each homeowner has the use of a 10' wide sideyard rather than two 5' wide sideyards. The maintenance of the UBE area is the responsibility of the owner of the benefitting lot, (the user of the area). This use and responsibility will be included in the CC&R's and the Public Declaration and is included on the preliminary-plat.

A parking and Pedestrian Access Exhibit is included in the Landscape Design Package to illustrate the public streets, private streets, guest parking spaces and the pedestrian connections.

The conventional lots include 60'x125' (95), 52'x120' (112), and 45'x115' (155), the Green Court homes are on lots that are a minimum of 40'/45'x75'/79' (183) for a total of 545 single-family residential units.

Parcel 5 is a high-density multi-family parcel with detached and attached product. A maximum of 511 dwelling units is planned for Parcel 5. The two and three-story attached units vary from 4 to 12 units per building. A Conceptual Development Vignette for Parcel 5 illustrating the high density concept is attached as an Exhibit.

Thematic monumentation will include signage, walls and landscaping that reflect the character of the overall community and will be incorporated into all primary and secondary community entries.

Residential Design Guidelines

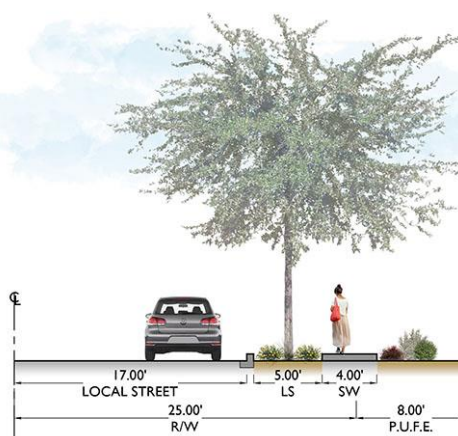
The single-family houses shall be designed in accordance with the City of Mesa's Residential Design Guidelines. Building floor plans and elevations have been submitted with this application, "Product Information" notebook and are subject to City of Mesa Design/Product Review approval. Floor plans that illustrate all residential model types, including options, and elevations indicating building materials, height, and architectural detailing have been provided to the City. The elevations include a diverse mix of homes, with a variety of architectural elements to create a diversified streetscape.



The street scene is a critical design element for Mulberry. The intent is to provide an interesting and varied street scene with a mix of front facing and side entry garages, varied front setbacks and livable area located in front of the garage face (minimum of 3') on select units. Driveway locations throughout the Master Plan will be pre-determined so that front facing and side loading garages can be controlled. The intent is to eliminate a continuous pattern of garage doors that is seen as residents drive down the street. See Street Layout Diagram (L-0.04B) in the Landscape Design Package.

Sidewalks will be detached from the curb and a 5' wide landscape strip will be planted between the sidewalk and curb. Street trees will provide a pleasant passage as residents traverse through the neighborhoods on the sidewalks and on the streets.

The Green Court homes will front onto streets and common open space areas, all driveways and garages will be at the rear of the homes, accessed from an alley. The street scene in the Green Court neighborhood will be void of garages, instead, front porches and landscaped yards will create a livable, active and neighborly environment. There are no walls around the perimeter of the Green Court Homes; the only walls are between the units to create private side yards, resulting in an open, spacious neighborhood.



The parking ratio for the Green Court Homes is 3.4 per unit. Two spaces are provided in the garage and 262 additional spaces are provided for guest parking. Guest parking spaces, conveniently located throughout the project, include a combination of street parking and small parking areas located adjacent to the alleys. A



A total of 262 guest spaces are provided, for a total of 628 spaces. See Parking and Pedestrian Access Exhibit which illustrates the parking spaces, sidewalk connectivity between parking and houses, and the public and private streets. See the Green Court Cross Section detail, which illustrates the relationship between the homes, courtyards and alleys.

The high density parcel, Parcel 5, will be developed with the same thematic elements found in the single family development. Detailed site plans and product types will be submitted to the City at a future date. The architectural styles will reflect the Cottage, Bungalow, Tuscan, Farmhouse, Tudor, Country, Spanish Mission, Craftsman, Traditional, Country French, and Early California Architecture that is planned for the single-family portion of Mulberry. The Parcel 5 Conceptual Development Vignette Exhibit includes a conceptual site plan and photographs representing the architecture and building types that illustrate the various housing types anticipated. None of the photographs are intended to represent the exact product but instead are meant to reflect the level of quality and type of architecture that can be expected.

The following design guidelines will be reflected in the development of Parcel 5:

- a. The same thematic design will be utilized in landscape material, monument signs and perimeter walls, as the single family portion.
- b. A minimum of three different types of housing products will be utilized in this development.
- c. The housing types will be integrated to create a cohesive neighborhood.
- d. All buildings will have four sided architecture and pedestrian appeal. Design Review and approval will be required for the products and landscape design.
- e. Parking for the overall site will be three (3) spaces per dwelling unit unless otherwise specified in code at the time of development.
- f. Open space will be centralized and open to public view. The project will be designed to have houses fronting onto large open space. Gathering spaces will be created to develop a sustainable neighborhood.
- g. Public spaces will be located and designed so that there is a high degree of natural surveillance. A focal point will be created within the park that is designed and located to facilitate meetings and

interactions. Pedestrian systems will be provided that link residents to neighborhood focal points to naturally bring people together.

- h. Active open space will be integrated, inviting, comfortable, and safe and will provide a unique character. The design will establish identity and a means to attract people from the neighborhood.

Green Court Homes – Design Elements

The Green Court Homes are proposed under the RSL-2.5 PAD Zoning classification with a minimum lot area of 3,000 sq. ft. The following design elements are provided.

Streetscape Elements

- ii. *Street and Sidewalk improvements.* The development includes streetscape improvements including curb bulbs at all the t-intersections and neck downs mid-block within the Green Court Homes neighborhood. The curb bulbs and neck downs provide traffic calming and add variety to the street scene.
- iii. *Parkland and Open Space.* The development includes privately maintained park or common open space at least 30% greater in area than the minimum open space required. The minimum open space required is 400 sq. ft. per unit; 183 units are proposed for a total of 73,200 sq. ft. of required open space. The proposed development is providing over 300,000 sq. ft. of public open space. In addition, each unit has a minimum of 400 square feet of private open space.
- iv. *Paving Material.* Decorative pavers will be provided at the major entry into the Green Court Home neighborhood, all t-intersections and select areas throughout the neighborhood.

Site Design Elements

- i. *Alley-Accessed Parking.* Parking for all lots is accessed from the rear of the units.
- ii. *Shared or Clustered Driveways.* The driveways are shared at each building with garages accessed from the rear of the units.

Building Design Elements

- i. *Garage Setbacks.* All garages are accessed from the rear and will satisfy the required 3 foot setback from the primary front façade of the building.
- ii. *Entries and Porches.* At least 50% of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes front façade with a minimum width of eight feet and a minimum depth of four feet.



Access and Circulation

There are four points of entry into the single family residential development. Major access is from Guadalupe Road and Signal Butte Road, with minor access from Madero Avenue and Guadalupe Road.

The high-density parcel will have a major entry from Guadalupe Road, and two minor entries, one from Guadalupe Road and one from Crismon Road.

Signal Butte Road is planned as a 6 lane arterial with a striped median and a schedule transit route. The road is currently a two lane paved road along the east boundary of the site. Future right of way will be 130 feet, 65 feet half street.

Guadalupe Road is planned as a 6 lane arterial with a striped median and no transit routes. Guadalupe Road is currently a two lane paved road along the south boundary of the site.

Madero Avenue is a local street, with access to Signal Butte Road and provides secondary access on the north boundary of the site. There is an existing 40' of right of way and an additional 35' dedication is anticipated. The street improvements will be 40 feet from face of curb to face of curb.

Crismon Road is planned as a 6 lane arterial, with no raised median and no transit planned.

Internal local streets will include a 50' right of way designed to the City of Mesa standard detail with 34' of pavement and detached 4' wide sidewalks. Street trees will be planted between the sidewalk and the curb in a 5' wide landscaped strip as part of the predetermined street landscape theme.

Recreation, Landscape and Open Space

The development plan incorporates an approximate 5-acre Community Park connected to the Mulberry neighborhoods with a system of trails and sidewalks. The Community Park will be the recreational center for residents within the community and will offer passive and active facilities including a community

swimming pool, sports courts, expansive turf areas, children's play equipment, ramadas, picnic tables, restrooms and on street parallel parking.

The Community Park is centrally located with homes facing the park on all four sides. This orientation encourages residents to take ownership of the park, provides for convenient access for all residents, provides visual access to public safety personnel and helps ensure a secure safe environment.

The trail system, a combination of trails and sidewalks, provides easy connections to the recreational amenities within the Mulberry community, connecting neighborhoods, the Community Park, tot lots and school sites. Passive landscaped open space areas with ramadas along the walkable trail system are provided for residents to enjoy.



All landscape planting and materials will be in conformance with the approved City of Mesa Plant Palette.

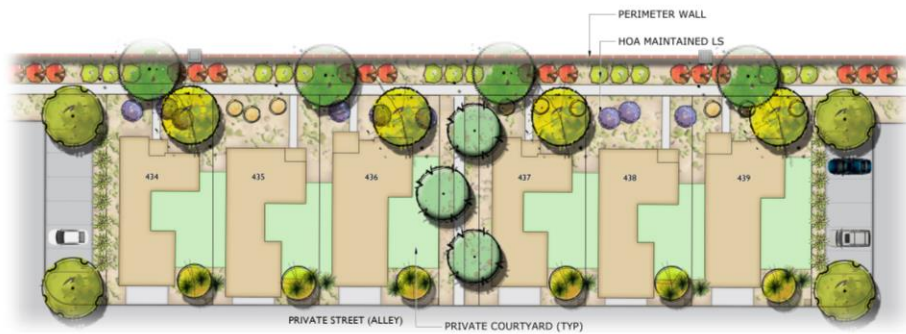
The development contains approximately 25.65 acres of open space (20.0% of net area excluding arterial street system), which exceeds the City of Mesa minimum requirement.

RSL District Open Space

The City of Mesa Development Standards for the RSL District Section 11-5-4.A.6 Open Space Requirements are met in both the RSL 2.5 and the RSL 4.5 Zoning Districts.

Parcels 3 and 3A, RSL-4.5 Zoning, proposes lots that are 45' x 115'. The rear yards vary from 20 feet deep to 45 feet deep. With a lot width of 45 feet the minimum private open space is 900 (45'x20') square feet. This exceeds the 400 square feet required by code.

Parcels 4 and 4A, RSL 2.5 Zoning proposes private courtyards that meet the minimum 400 square feet open space requirement. All of the units have private rear patios as well that are in addition to the private courtyards. The private open space meet or exceeds the 400 square feet required by code.



Phasing

Mulberry will be developed in phases to accommodate the extension of utilities and roadways. The initial phase will include the two major entry features with landscaped boulevards, the central park feature and initial development of all four single family home products. Each of the four products will have model homes developed around the central park or along the landscaped boulevard.

Arterial Roadway phasing will be in three (3) phases. Phase I will include the frontage along parcels 3 and 4 and the section of Signal Butte Road just north of the commercial site to accommodate the boulevard entry. Phase II will consist of the remainder of Signal Butte Road and Madero Avenue. Phase III will consist of Guadalupe Road and Crismon Road frontage along Parcel 5 and Madero Avenue. See Phasing Exhibit.

Services

Emergency services (police and fire) will be provided by the City of Mesa. This request will not adversely affect the ability of the City to provide municipal services. Similarly, this modification request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities.

Conclusion

The Mulberry Master Planned Community will be a vibrant residential community in the City of Mesa, offering a variety of housing types, exciting recreational opportunities and tree lined streets throughout the neighborhoods. The development team is committed to ensuring the creation of high-quality, integrated neighborhoods. We look forward to working with the City of Mesa and progressing with this exciting project. The development team respectfully requests your favorable consideration of the Minor General Plan Amendment, Zoning and Preliminary Plat.

PROJECT TEAM

DEVELOPER:

DESERT LAND GROUP LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
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CONTACT: PAUL DUGAS

CONSULTANT:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
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TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

PROJECT DATA

A.P.N.

EXISTING GENERAL PLAN:

EXISTING ZONING:

GROSS AREA:

NET AREA:

GUADALUPE ROAD R/W:

SIGNAL BUTTE ROAD R/W:

304-01-976A

MDR 4-6, MDR 6-10, HDR 15+, NC

AG, RS-6 PAD, RS-9 PAD, RM-2 PAD-DMP

+/- 172.50 ACRES (including arterial R/W)

+/- 169.93 ACRES (excluding arterial R/W)

+/- 0.80 ACRES (22' TAPERED R/W)

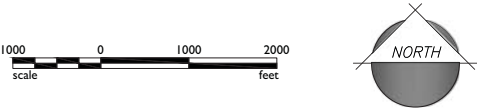
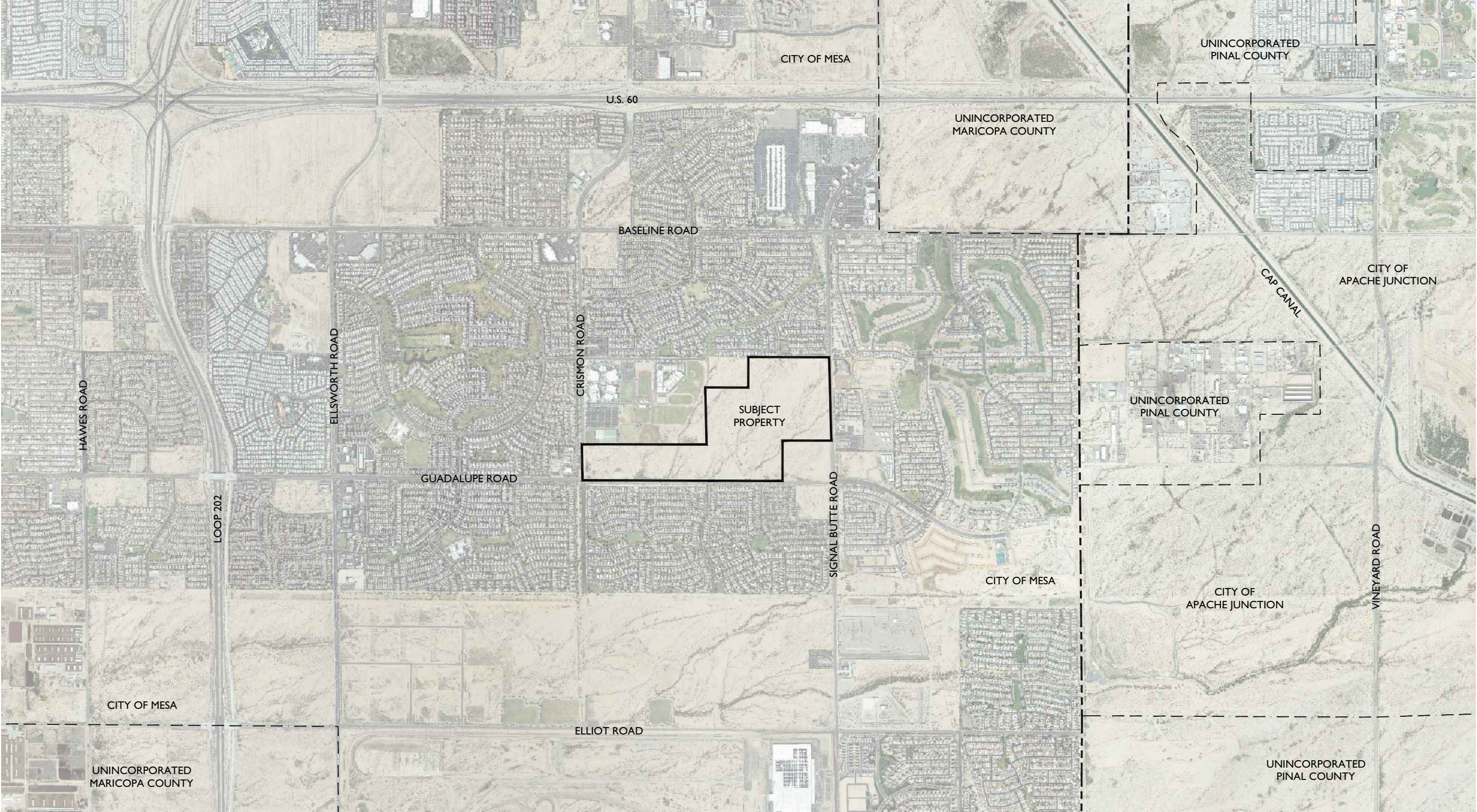
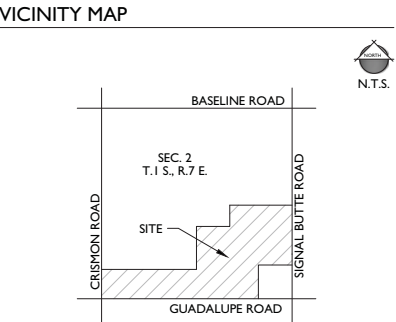
+/- 1.63 ACRES (40' R/W)

VICINITY MAP

FOR

CRESCENT RIDGE

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



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EPS GROUP

Crescent Ridge
Mesa, AZ

VICINITY MAP

Project:

Revisions:

APRIL 17, 2014 - 1ST SUBMITTAL

Call at least two full working days before your Project

ARIZONA

Seal: 6-1-1 or 1-800-STATE-IT (782-5241)
in Maricopa County (000000-0000)

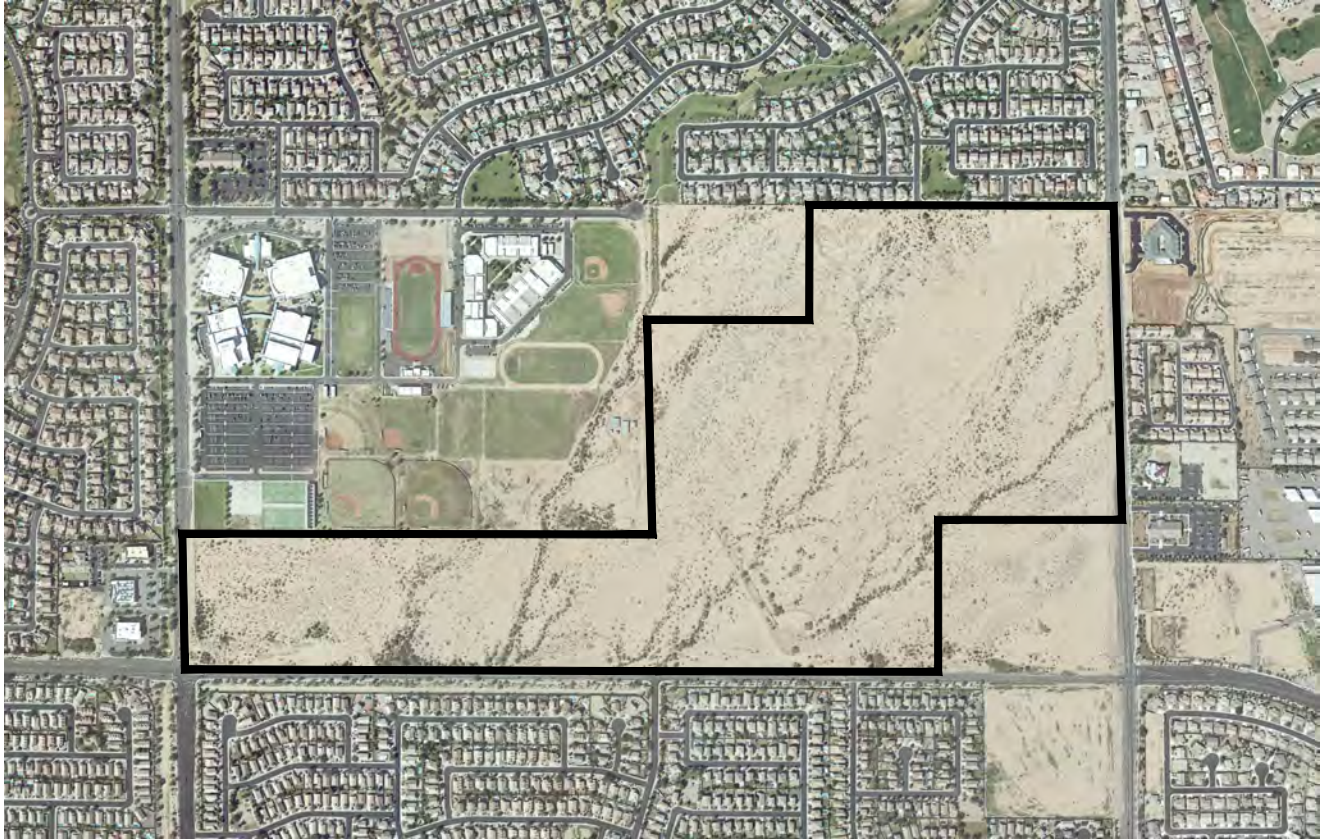
Designer: DCH
Drawn by: DCH

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Job No.
13-316

VMAP

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1
of **1**



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AERIAL
CRESCENT RIDGE

JOB NO	13-316
SCALE	N/A
SHEET	1 OF 1

DEVELOPER:
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GILBERT, AZ 85234
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MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

AP.N.	304-01-976A
EXISTING GENERAL PLAN:	MDR 4-6 (44.5%)
	MDR 6-10 (36.2%)
	MDR 15+ (13.9%)
	NC (5.4%)
PROPOSED GENERAL PLAN:	MDR 4-6 (65.7%)
	MDR 10-15 (9.0%)
	MDR 10-15 (25.3%)
GROSS AREA:	+/- 172.48 ACRES (including arterial R/W)
NET AREA:	+/- 162.44 ACRES (excluding arterial R/W)
GUADALUPE ROAD R/W:	+/- 6.30 ACRES (PROPOSED 65' R/W)
SIGNAL BUTTE ROAD R/W:	+/- 2.64 ACRES (PROPOSED 65' R/W)
CRISMON ROAD R/W:	+/- 1.10 ACRES (PROPOSED 65' R/W)

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VILLAGES OF EASTRIDGE UNIT 9
BK. 628, PG. 04, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

VILLAGES OF EASTRIDGE UNIT 7
BK. 628, PG. 08, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

VILLAGES OF EASTRIDGE UNIT 6
BK. 628, PG. 09, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SUNLAND SPRINGS VILLAGE UNIT 1
BK. 458, PG. 02, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SUNLAND SPRINGS MEMORY CARE LLC

TOWNHOMES AT SUNLAND SPRINGS

SIGNAL BUTTE CASITAS
BK. 587, PG. 24, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

TOWNHOMES AT SUNLAND SPRINGS VILLAGE
BK. 850, PG. 02, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SPIRIT OF HOPE LUHERAN CHURCH

PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST

SIGNAL BUTTE CENTER
BK. 978, PG. 37, MCR
GENERAL PLAN: NEIGHBORHOOD COMMERCIAL (NC)

SUNLAND SPRINGS VILLAGE UNIT 6
BK. 795, PG. 40, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SANTA RITA RANCH PARCEL 2
BK. 471, PG. 18, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SANTA RITA RANCH PARCEL 5
BK. 473, PG. 25, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

SANTA RITA RANCH PARCEL 6
BK. 470, PG. 38, MCR
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

A.P.N.: 304-01-022 WALGREEN ARIZONA DRUG CO.
GENERAL PLAN: NEIGHBORHOOD COMMERCIAL (NC)

DESERT RIDGE JR. HIGH SCHOOL

GILBERT UNIFIED SCHOOL DISTRICT NO. 41
A.P.N.: 304-01-976B
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 4-6 (MDR 4-6)

MDR 4-6
+/- 76.75 GROSS ACRES
+/- 74.92 NET ACRES

MDR 6-10
+/- 62.48 GROSS ACRES
+/- 58.12 NET ACRES

Bearings and Distances:
N 89°50'05" W 1715.99'
S 0°12'33" W 650.00'
S 89°47'29" E 915.01'
S 12°33'36" E 1213.60'
N 59°46'17" E 801.01'
S 83°01'34" E 365.55'
N 89°09'12" E 682.32'
N 76°09'00" E 487.87'
N 72°55'34" E 157.22'
N 67°41'38" E 297.64'
S 89°59'37" E 867.64'
N 1°32'48" W 1771.87'
S 0°12'33" W 1210.51'
N 12°33'36" E 1213.60'
S 89°51'16" E 2656.41'
S 89°51'16" E 1595.29'
N 70°00'05" E 688.30'
R=170.00 L=267.04 DELTA=90d0'0"



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www.epsgroupinc.com



MULBERRY
MESA, AZ

GENERAL PLAN EXHIBIT

Project:

Revisions:

APRIL 1, 2014 - 1ST SUBMITTAL
APRIL 24, 2014 - REVISED
MAY 13, 2014 - 2ND SUBMITTAL
JUNE 17, 2014 - 3RD SUBMITTAL
JULY 1, 2014 - 4TH SUBMITTAL
JULY 24, 2014 - COUNCIL-SUBMITTAL



Designer: DCH
Drawn by: DCH

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13-316

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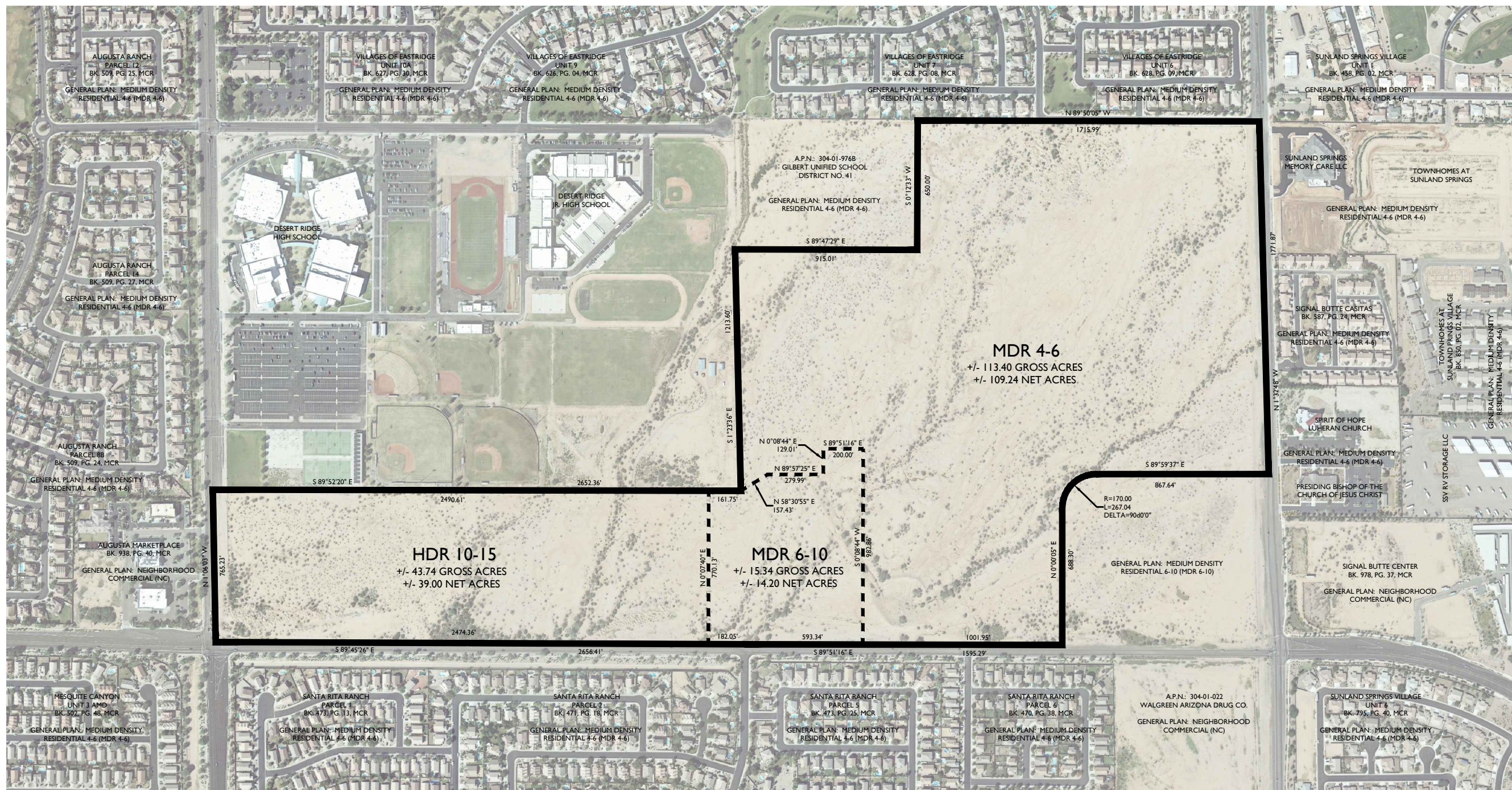
Sheet No.
1
of 2

A.P.N.	304-01-976A
EXISTING GENERAL PLAN:	MDR 4-6 (44.5%)
	MDR 6-10 (36.2%)
	HDR 15+ (13.9%)
	NC (5.4%)
PROPOSED GENERAL PLAN:	MDR 4-6 (65.7%)
	HDR 10-15 (9.0%)
	HDR 10-15 (25.3%)
GROSS AREA:	+/- 172.48 ACRES (including arterial R/W)
NET AREA:	+/- 162.44 ACRES (excluding arterial R/W)
GALDALUPE ROAD R/W:	+/- 63.0 ACRES (PROPOSED 65' R/W)
SIGNAL BUTTE ROAD R/W:	+/- 2.64 ACRES (PROPOSED 65' R/W)
CRIMSON ROAD R/W:	+/- 1.10 ACRES (PROPOSED 65' R/W)

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROPOSED GENERAL PLAN DESIGNATION

Map of Section 2, T.1 S., R.7 E. showing the location of the Site. The map is bounded by Baseline Road to the north, Guadalupe Road to the south, Crismon Road to the west, and Signal Butte Road to the east. The Site is a hatched area in the southeast corner of the section.



Revisions:
APRIL 1, 2014 - 1ST SUBMITTAL
APRIL 24, 2014 - REVISED
MAY 13, 2014 - 2ND SUBMITTAL
JUNE 17, 2014 - 3RD SUBMITTAL
JULY 1, 2014 - 4TH SUBMITTAL
JULY 24, 2014 - COUNCIL SUBMITTAL



Designer: DC
Drawn by: DC

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13-316

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Sheet No.
2
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PROJECT TEAM

DEVELOPER:
DESERT LAND GROUP, LLC
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FAX: (480)-503-2258
CONTACT: JOSH HANNON

PROJECT DATA

A.P.N.
EXISTING ZONING: 304-01-976A
AG (18.4%)
RS-6 (37.4%)
RS-9 (11.5%)
RM-2PAD-DMP (32.7%)

PROPOSED ZONING:
PARCEL 1: RS-6 (14.9%)
PARCEL 1A: RS-6 (0.8%)
PARCEL 2: RS-6 (16.0%)
PARCEL 3: RSL-4.5 (15.8%)
PARCEL 3A: RSL-4.5 (4.8%)
PARCEL 4: RSL-2.5 (14.0%)
PARCEL 4A: RSL-2.5 (5.2%)
PARCEL 5: RM-2 PAD (25.4%)
PARK: RS-6 (3.1%)

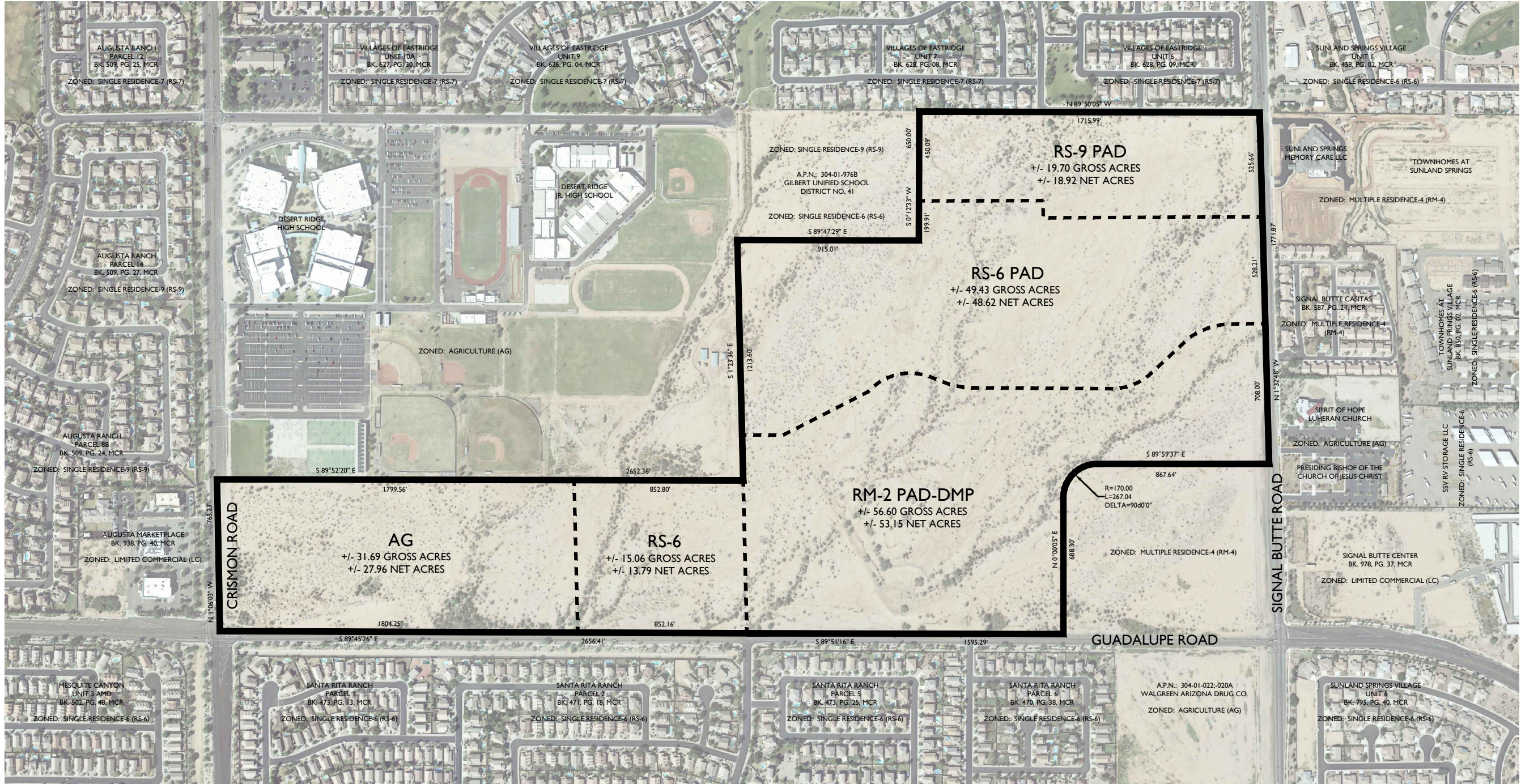
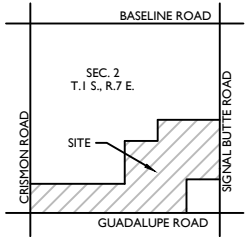
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CRISMON ROAD R/W: +/- 1.10 ACRES (PROPOSED 65' R/W)

ZONING EXHIBIT
FOR
MULBERRY

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

EXISTING ZONING DISTRICT

VICINITY MAP



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MULBERRY
MESA, AZ

EXISTING ZONING EXHIBIT

Project:

Revisions:

Revisions:
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APRIL 24, 2014 - REVISED
MAY 13, 2014 - 2ND SUBMITTAL
JUNE 17, 2014 - 3RD SUBMITTAL
JULY 1, 2014 - 4TH SUBMITTAL
JULY 24, 2014 - COUNCIL SUBMITTAL



Designer: APH
Drawn by: APH

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ZONING

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PROJECT TEAM

DEVELOPER:
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RS-6 (37.4%)
RS-9 (11.5%)
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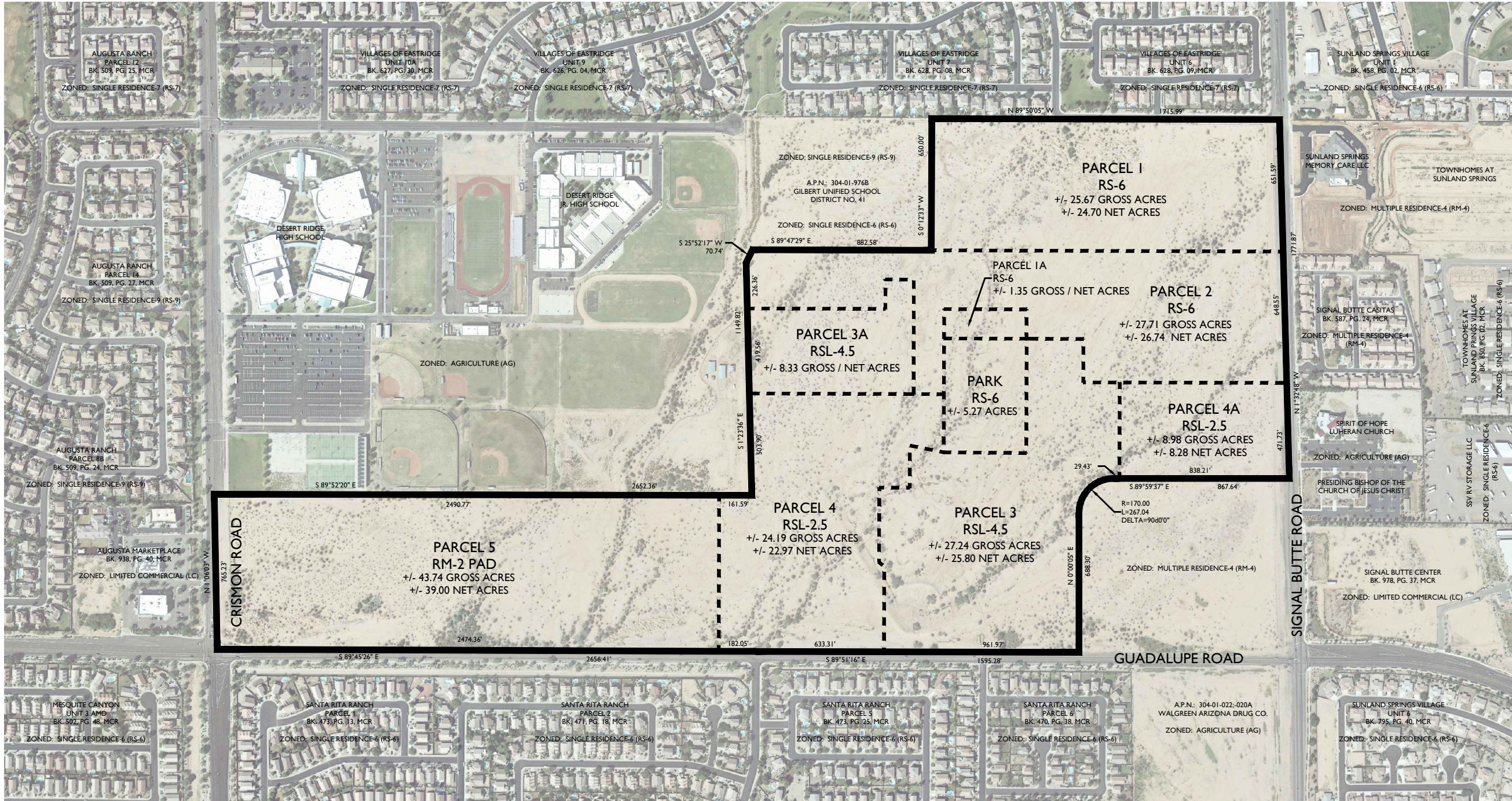
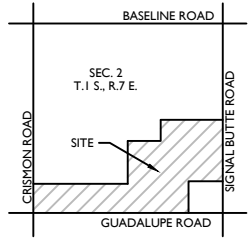
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ZONING EXHIBIT FOR MULBERRY

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROPOSED ZONING DISTRICT

VICINITY MAP



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MULBERRY
MESA, AZ
PROPOSED ZONING EXHIBIT

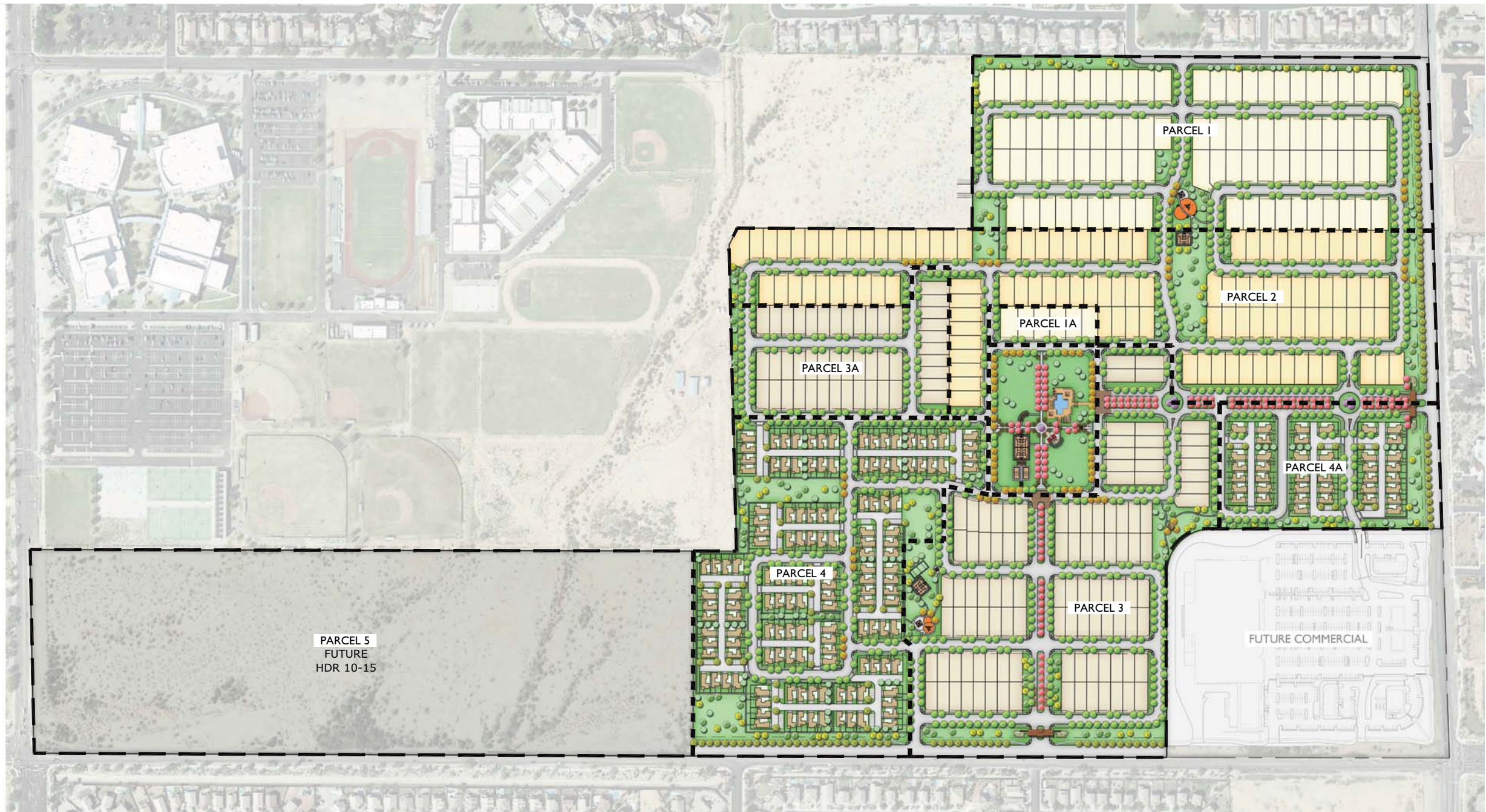
Project: MULBERRY

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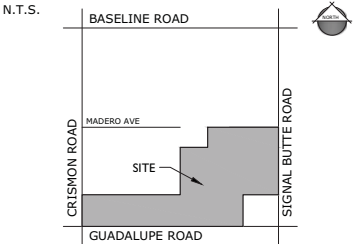
Call at least two full working days before you begin.
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DRAWN BY: APH

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of 2



VICINITY MAP



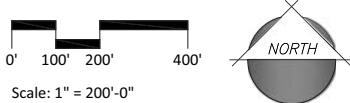
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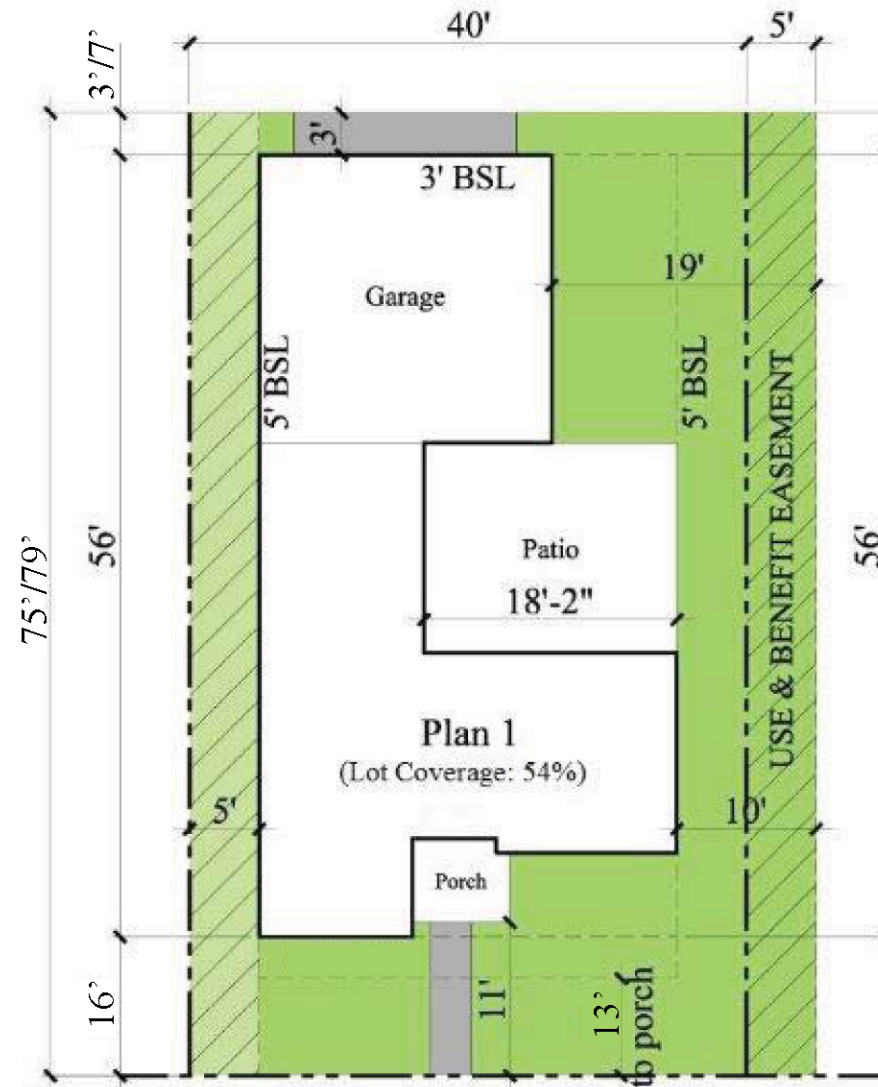
DEVELOPER:
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CONTACT: JOSH HANNON

PROJECT DATA

PARCEL SUMMARY:			
PARCEL	LOT SIZE	NO. OF LOTS	% OF LOTS
1	60' x 125'	89	8%
1A	60' x 125'	6	1%
2	52' x 120'	112	11%
3	45' x 115'	109	10%
3A	45' x 115'	46	5%
4	40'/45' x 75'/79'	142	13%
4A	40'/45' x 75'/79'	41	4%
SUBTOTAL		545	
5	FUTURE	511	48%
TOTAL		1056	100%





Lot Summary

Setbacks -

Front to Porch: 13'
 Front to Livable: 16'
 Sides: 5'/5' with U.B.E.
 Rear: 3' / 7'

Lot Coverage: 54%

Typical Plot Plans - 40' x 75' / 79' Lots - Plan 1

Crescent Ridge

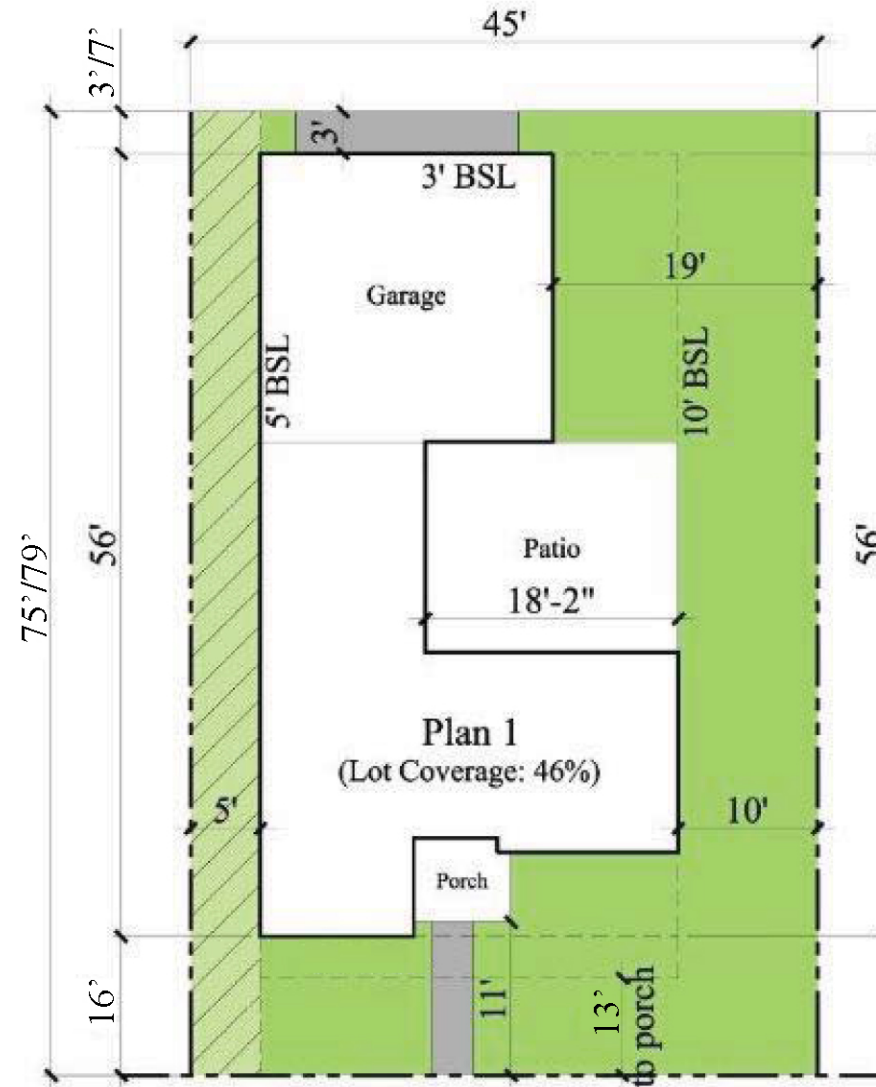
Mesa, Arizona

BLANDFORD HOMES
 3321 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-892-4492
 Fax: 480-892-4485



DESIGNER
DKK
 PLANNING
 P.O. 040,230,4537

PROJECT NO. 201400XX
 06-02-2014



Lot Summary

Setbacks -

Front to Porch: 13'
 Front to Livable: 16'
 Sides: 5'/10'
 Rear: 3'/7'

Lot Coverage: 46%

Typical Plot Plans - 40' x 75' 7/9' Lots - Plan 1 (Typical END Lot)

Crescent Ridge

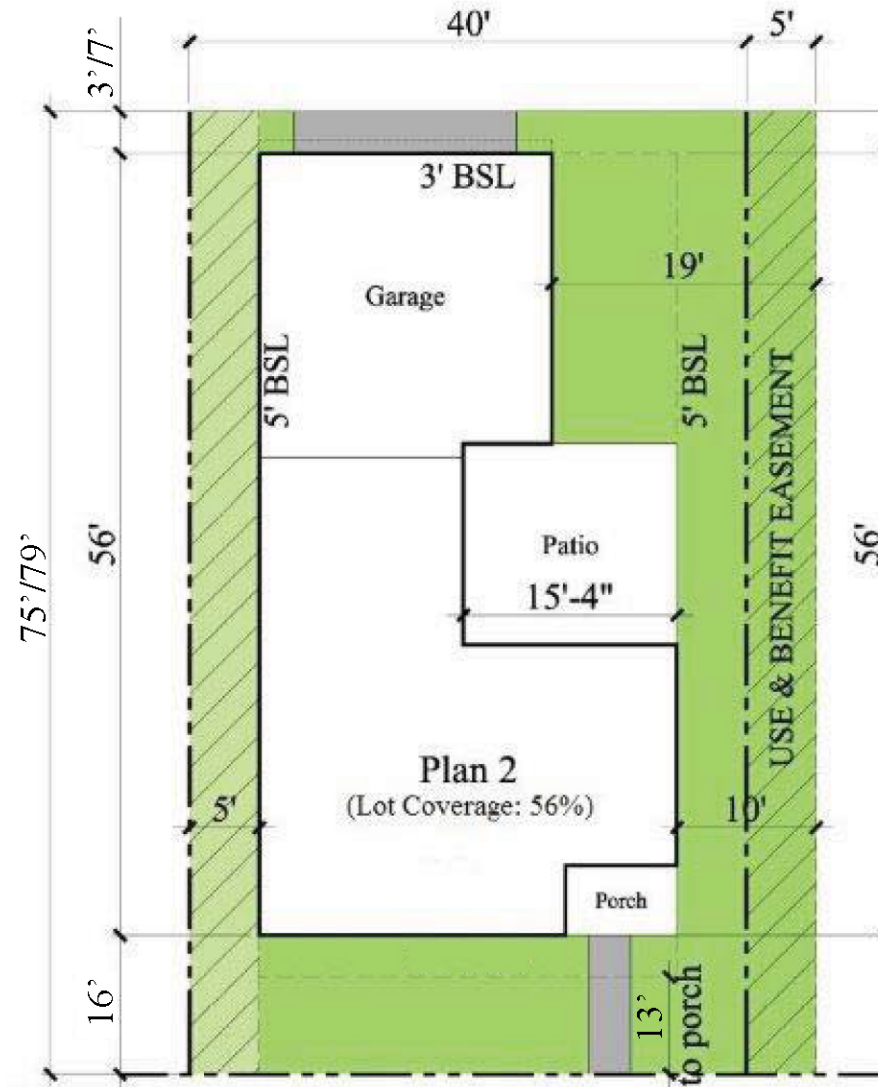
Mesa, Arizona



BLANDFORD HOMES
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 Tel: 480-892-4492
 Fax: 480-892-8885

DESIGNER
DKK
 PLANNING
 PH: 949.230.4537

PROJECT NO. 201400XX
 06-02-2014



Lot Summary

Setbacks -

Front to Porch: 13'
 Front to Livable: 16'
 Sides: 5'/5' with U.B.E.
 Rear: 3'79"

Lot Coverage: 56%

Typical Plot Plans - 40' x 75'79" Lots - Plan 2

Crescent Ridge

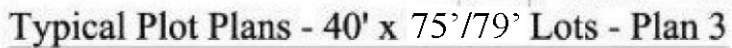
Mesa, Arizona

BLANDFORD HOMES
 3323 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-892-4492
 Fax: 480-892-4885



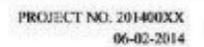
DESIGNER
DKK
 PLANNING
 P.E. 949.230.6537

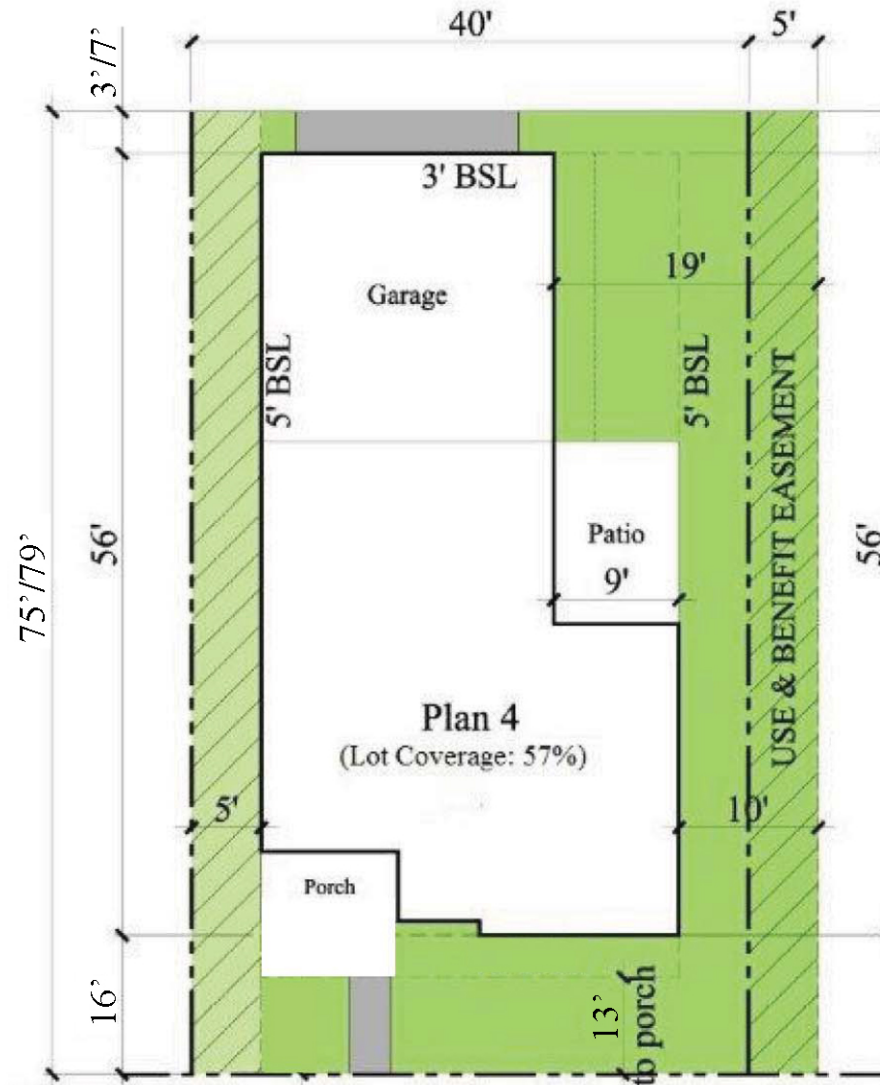
PROJECT NO. 201400XX
 06-02-2014



Mesa, Arizona

Lot Coverage: 57%





Lot Summary

Setbacks -

Front to Porch: 13'
 Front to Livable: 16'
 Sides: 5'/5' with U.B.E.
 Rear: 3'79"

Lot Coverage: 57%

Typical Plot Plans - 40' x 75'79" Lots - Plan 4

Crescent Ridge

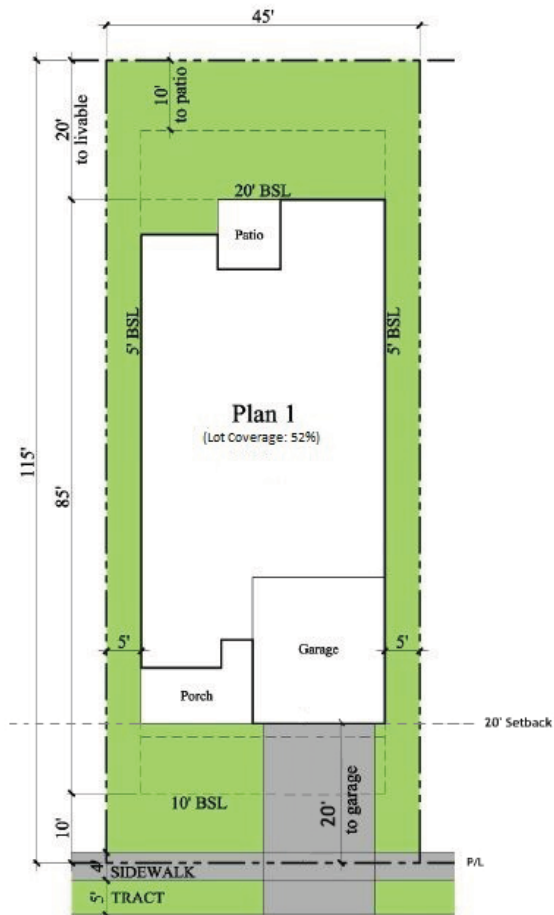
Mesa, Arizona



BLANDFORD HOMES
 3325 East Baseline Road
 Gilbert, Arizona 85234
 Tel: 480-892-4492
 Fax: 480-892-4885

DESIGNER
DKK
 PLANNING
 P/E: 949.250.4537

PROJECT NO. 201400XX
 06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/5'

Rear: 20'

Patio (Rear): 10'

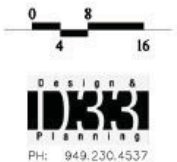
Lot Coverage: 52%

Typical Plot Plans - 45' x 115' Lots - Plan 1

Crescent Ridge

Mesa, Arizona

BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885



PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/5'

Rear: 20'

Patio (Rear): 10'

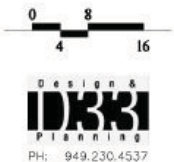
Lot Coverage: 39%

Typical Plot Plans - 45' x 115' Lots - Plan 2

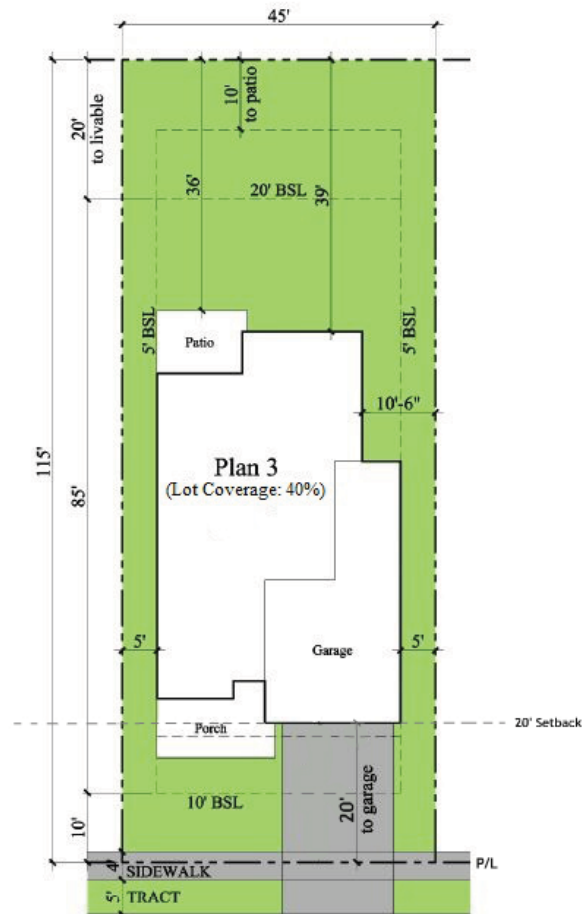
Crescent Ridge

Mesa, Arizona

BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885



PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/5'

Rear: 20'

Patio (Rear): 10'

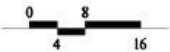
Lot Coverage: 40%

Typical Plot Plans - 45' x 115' Lots - Plan 3

Crescent Ridge

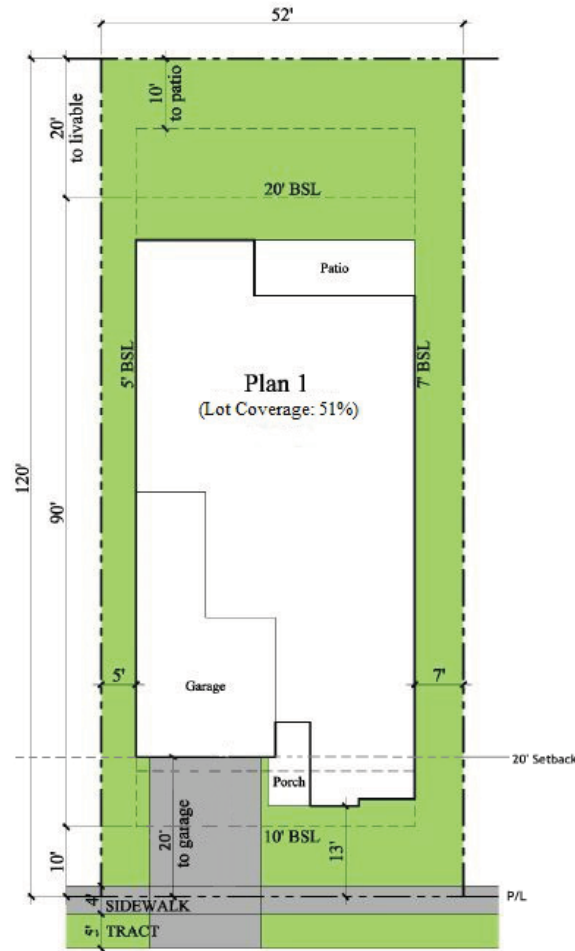
Mesa, Arizona

BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885



DESIGNER
IDEAS
PLANNING
PH: 949.230.4537

PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/7'

Rear: 20'

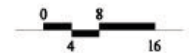
Patio (Rear): 10'

Lot Coverage: 51%

Typical Plot Plans - 52' x 120' Lots - Plan 1

Crescent Ridge

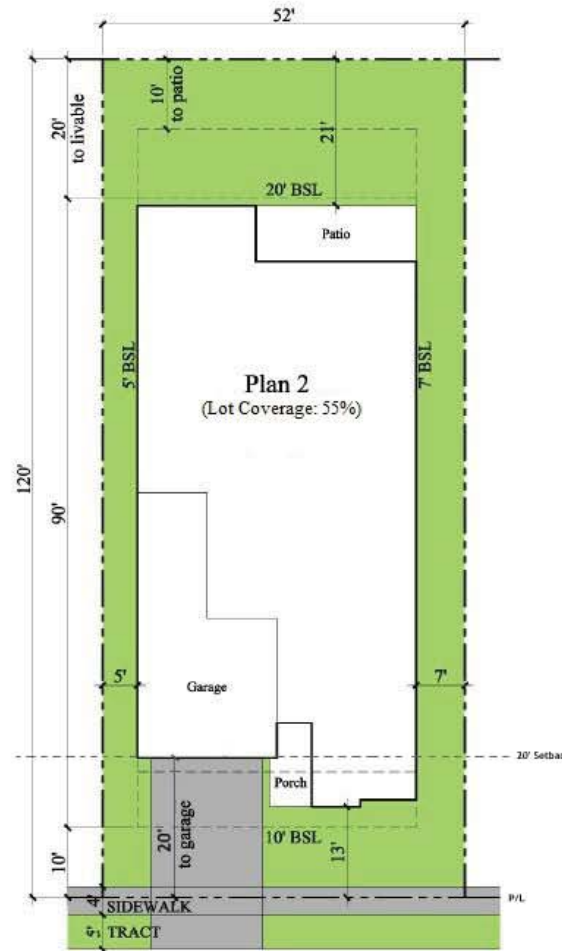
Mesa, Arizona



BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885

DESIGNER
DKB
PLANNING
PH: 949.230.4537

PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/7'

Rear: 20'

Patio (Rear): 10'

Lot Coverage: 55%

Typical Plot Plans - 52' x 120' Lots - Plan 2

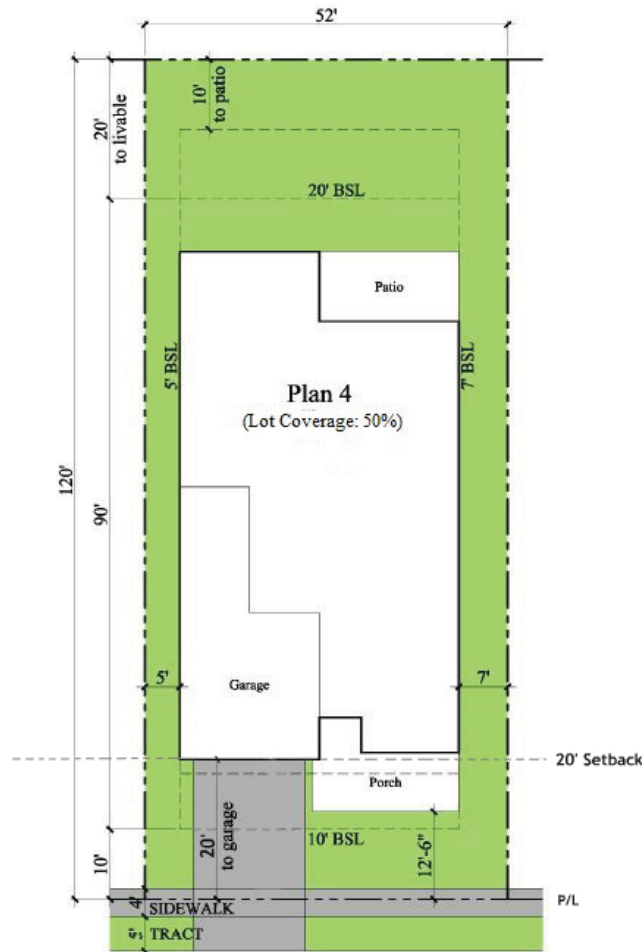
Crescent Ridge

Mesa, Arizona

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3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885



PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/7'

Rear: 20'

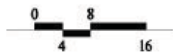
Patio (Rear): 10'

Lot Coverage: 50%

Typical Plot Plans - 52' x 120' Lots - Plan 4

Crescent Ridge

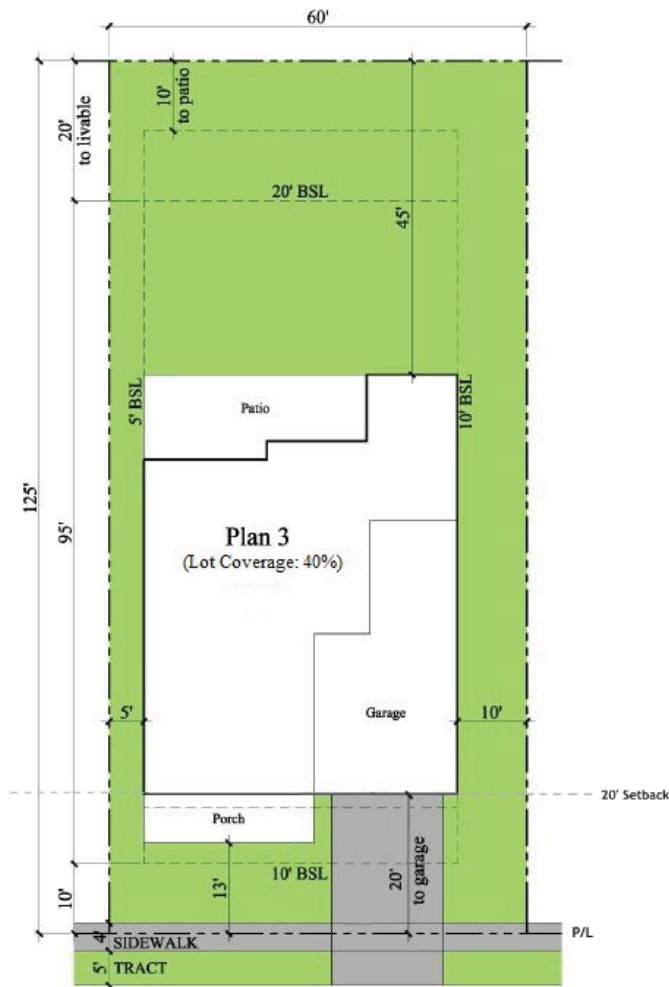
Mesa, Arizona



BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885

DESIGN
DBK
PLANNING
PH: 949.230.4537

PROJECT NO. 201400XX
06-02-2014



Lot Summary

Setbacks -

Front to Porch/Livable: 10'

Front to Garage: 18'

Sides: 5'/10'

Rear: 20'

Patio (Rear): 10'

Lot Coverage: 40%

Typical Plot Plans - 60' x 125' Lots - Plan 3

Crescent Ridge

Mesa, Arizona

BLANDFORD HOMES
3321 East Baseline Road
Gilbert, Arizona 85234
Tel: 480-892-4492
Fax: 480-892-8885

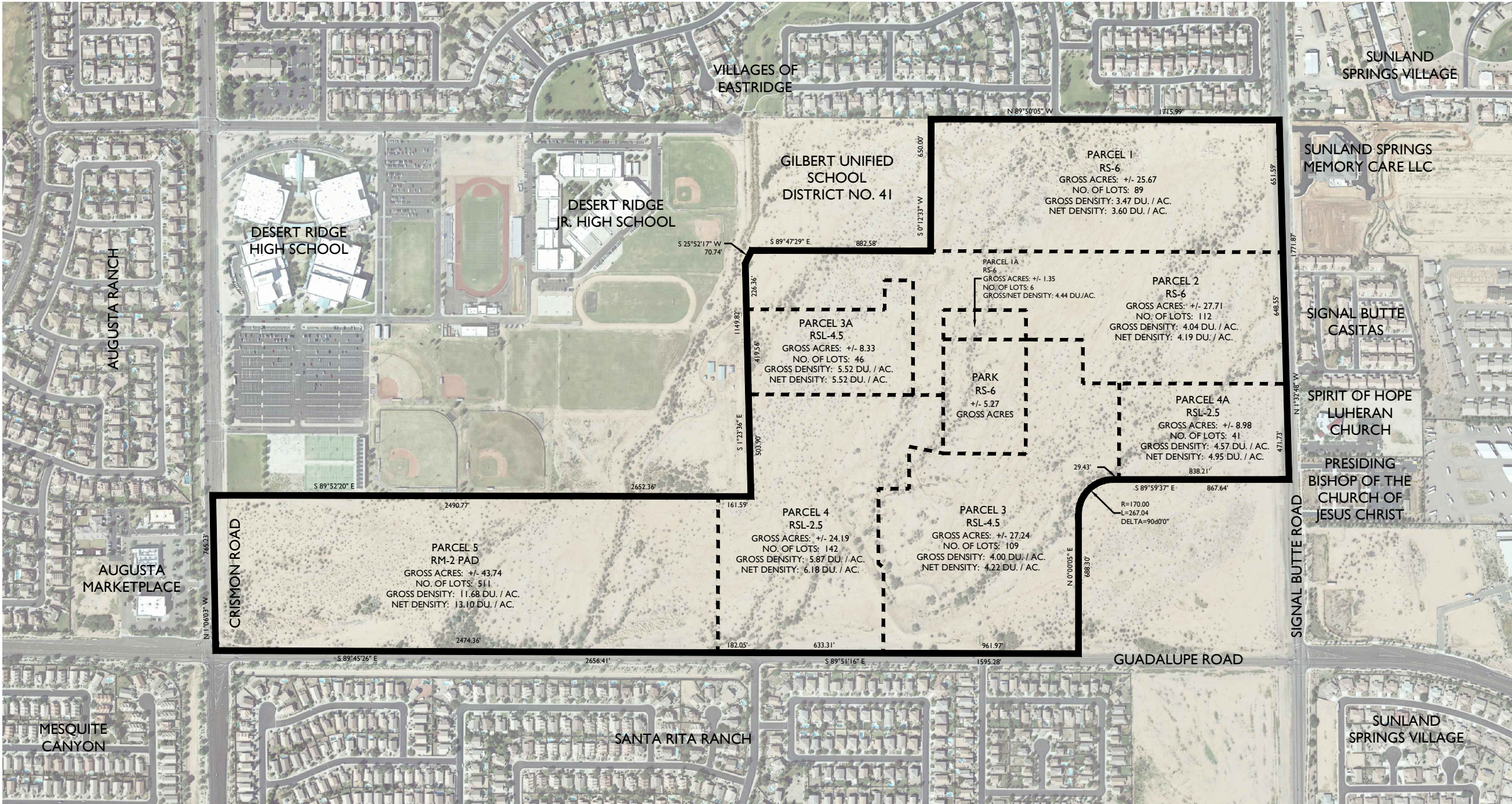
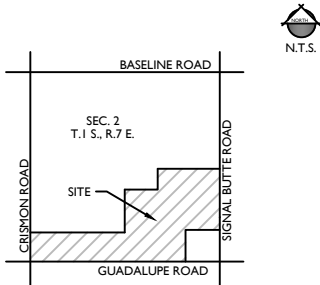


PROJECT NO. 201400XX
06-02-2014

Table 2 Parcel Table							
Parcel	Proposed Zoning	Lot Size	No. of Lots	Gross Area (acres)	Net Area (acres)	Gross Density (du/ac)	Net Density (du/ac)
1	RS-6	60'x125'	89	25.67	24.70	3.47	3.60
1A	RS-6	60'x125'	6	1.35	1.35	4.44	4.44
2	RS-6	52'x120'	112	27.71	26.74	4.04	4.19
3	RSL-4.5	45'x115'	109	27.24	25.80	4.00	4.22
3A	RSL-4.5	45'x115'	46	8.33	8.33	5.52	5.52
4	RSL-2.5	40'x75'	142	24.19	22.97	5.87	6.18
4A	RSL-2.5	40'x75'	41	8.98	8.28	4.57	4.95
Sub-Total			545				
5	RM-2	NA	511	43.74	39.00	11.68	13.10
Park	RS-6	NA		5.27	5.27		
Total			1056	172.48	162.44	6.12	6.5

ZONING / DENSITY EXHIBIT
FOR
MULBERRY
A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

MULBERRY
MESA, AZ

Project:
Revisions:
JUNE 17, 2014 - 3RD SUBMITTAL
JULY 1, 2014 - 4TH SUBMITTAL
JULY 24, 2014 - COUNCIL SUBMITTAL

Call at least two full working days before you need it.

Get it 24/7 or 1-800-STAND-IT (782-7268)
in Maricopa County (900220-110)

Designer: APH
Drawn by: APH

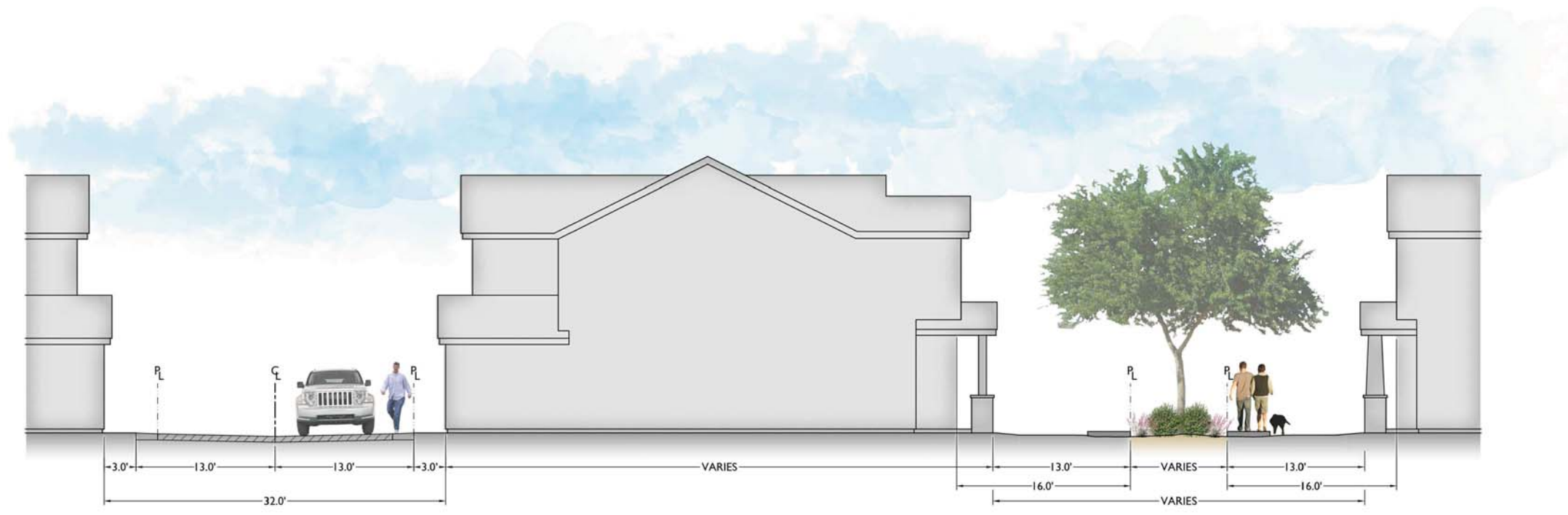
Preliminary
Not For
Construction
Or
Recording

Job No.
13-316
ZONING

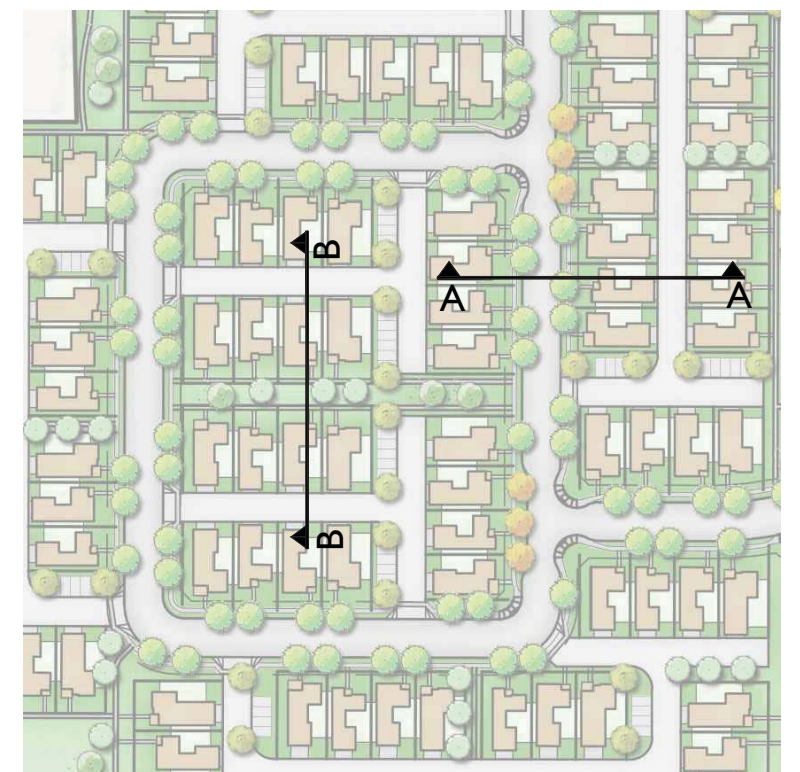
Sheet No.
1
of 1



1 GREEN COURT SECTION A-A
NTS



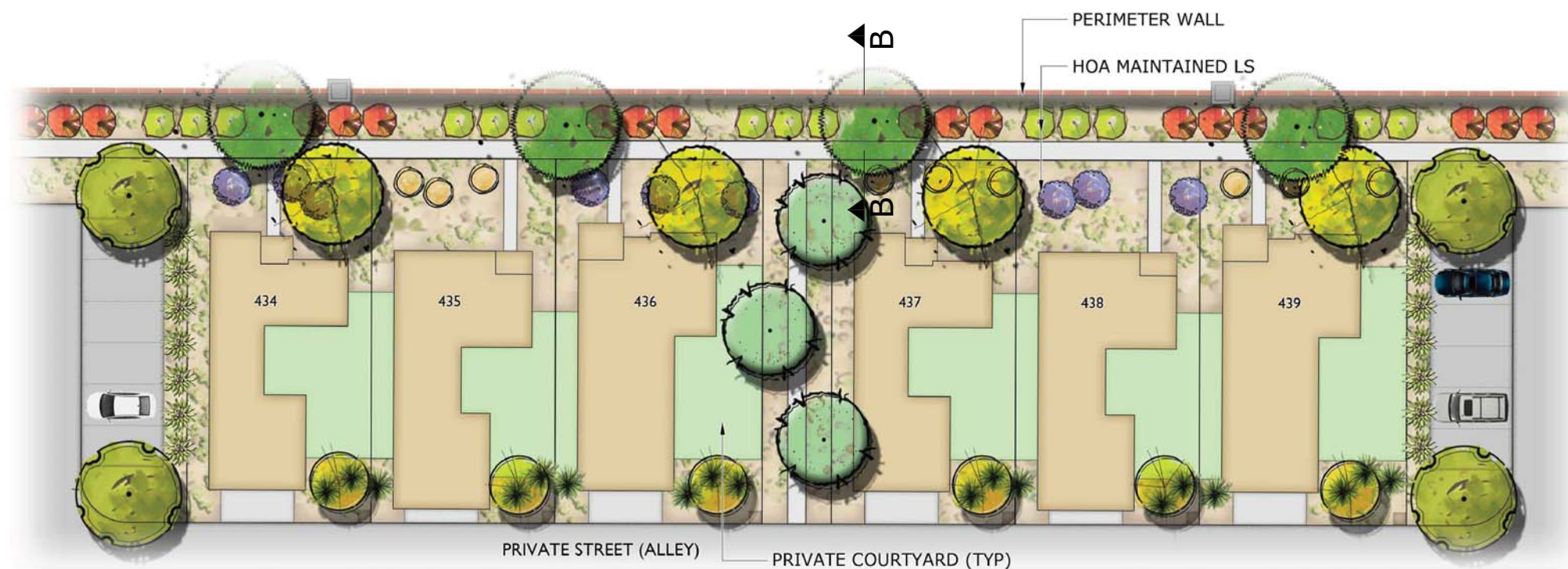
2 GREEN COURT SECTION B-B
NTS



KEY MAP
NTS

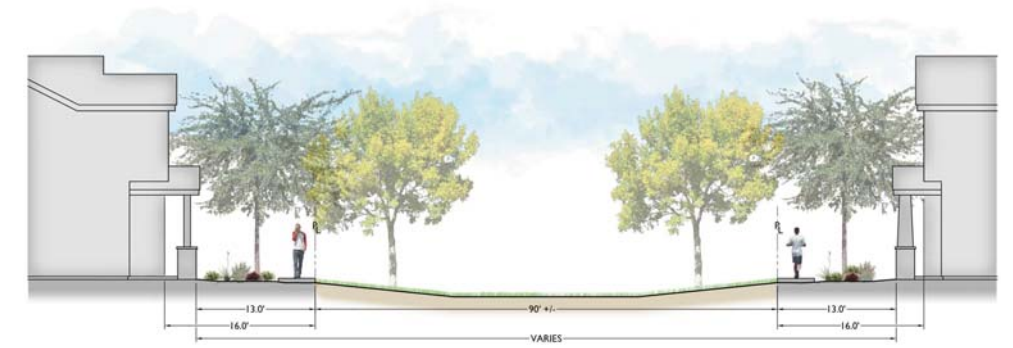


1 PARCEL 4 OPEN SPACE ENLARGEMENT DETAIL 1
NTS

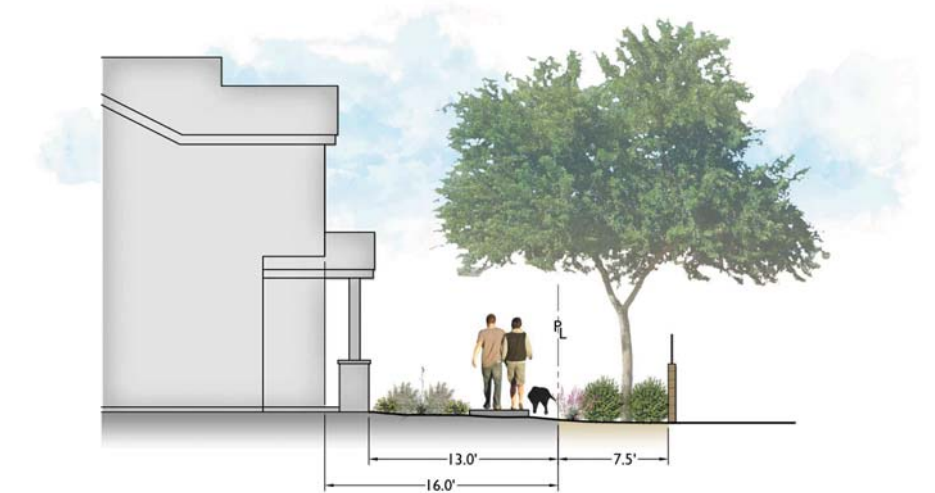


2 PARCEL 4 OPEN SPACE ENLARGEMENT DETAIL 2
NTS

* SHADED GATHERING / SEATING AREA



3 SECTION A-A
NTS



4 SECTION B-B
NTS



1 PARCEL 4
Scale: 1" = 60'-0"

PARKING DATA

GARAGE	366 SPACES
GUEST	262 SPACES
TOTAL	628 SPACES

PARKING RATIO: 3.4 / UNIT

LEGEND

	LOCAL STREET
	PRIVATE STREET (ALLEY)
	PARKING
	PEDESTRIAN SIDEWALK



2 PARCEL 4A
Scale: 1" = 60'-0"



SITE INFORMATION

GROSS AREA: +/- 43.70 ACRES (including arterial R/W)
UNITS: 504

LEGEND

- ROW HOUSE
- FOUR-PLEX
- SINGLE FAMILY DETACHED

PRODUCT CHARACTER



FOUR-PLEX



SINGLE FAMILY DETACHED



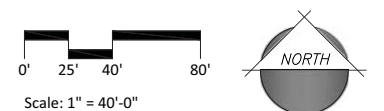
ROW HOUSE



TOWNHOME



TOWNHOME

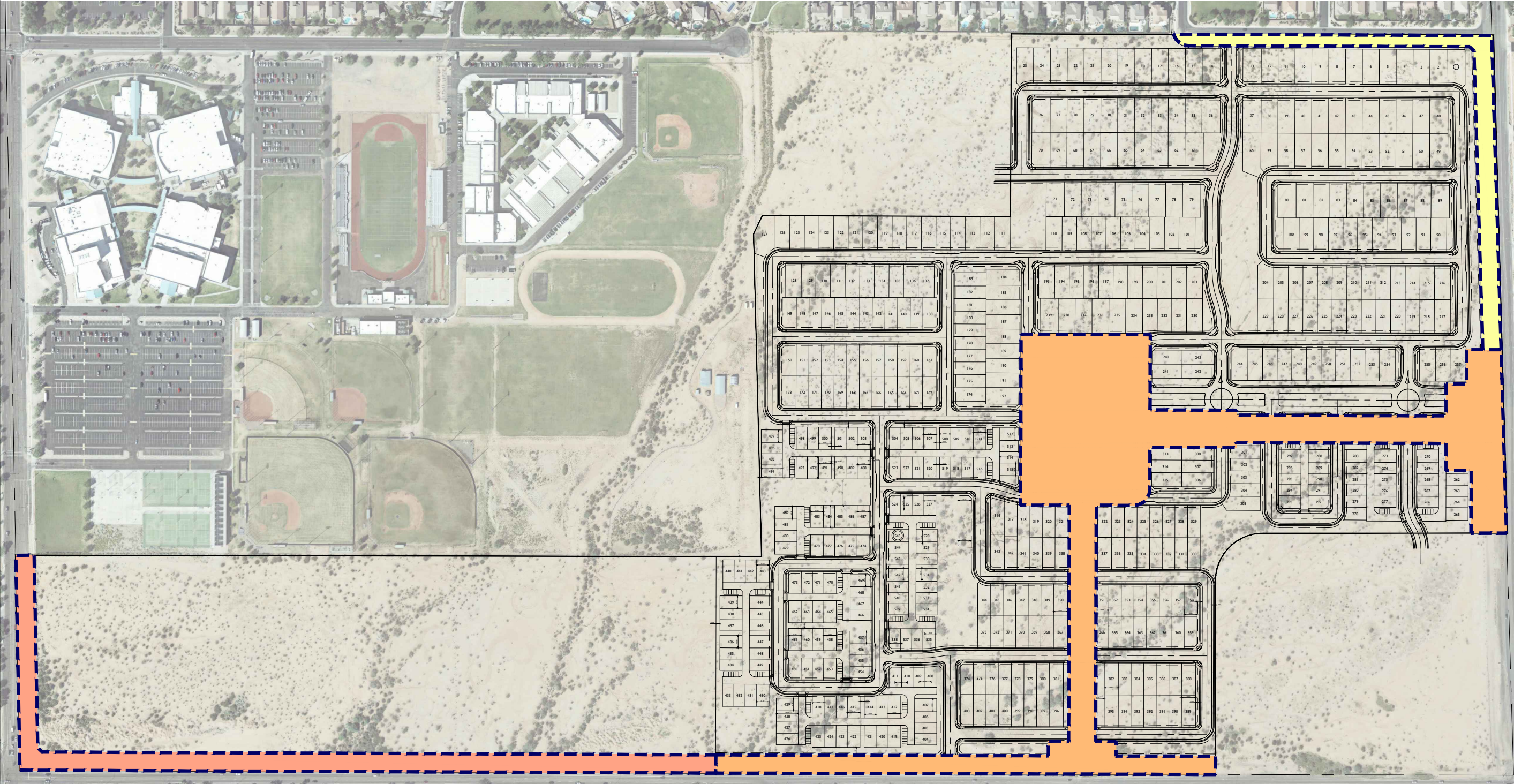
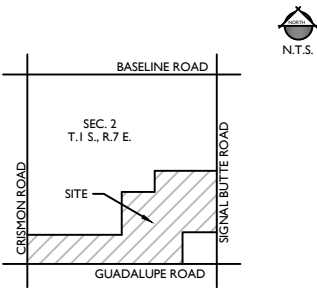




PHASING EXHIBIT FOR MULBERRY

A PORTION OF THE SOUTH HALF, SECTION 2, T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Project:
MULBERRY
MESA, AZ

PHASING EXHIBIT

Revisions:
JUNE 12, 2014 - 3RD SUBMITTAL
JULY 1, 2014 - 4TH SUBMITTAL
JULY 8, 2014 - 4TH SUBMITTAL (REVISED)
JULY 24, 2014 - COUNCIL SUBMITTAL

Call at least two full working days before you start.
Stamp
Seal 6-1 or 1-688-STATE-IT (ES-688)
in Maricopa County (902201-110)

Designer: APH
Drawn by: APH

Preliminary
Not For
Construction
Or
Recording

Job No.
13-316
ZONING
Sheet No.
1
of 1

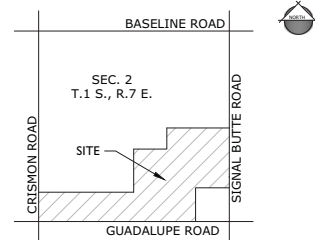
Mulberry

Mesa, Arizona



VICINITY MAP

N.T.S.



Preliminary Landscape Design Package

Submitted: April 1, 2014

Revised May 13, 2014

Revised: June 17, 2014

Revised: July 1, 2014

Revised: July 24, 2014

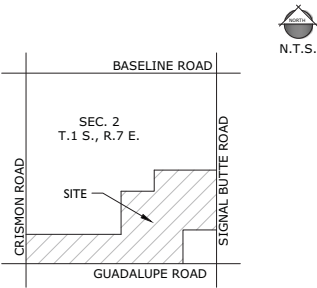
PROJECT TEAM

OWNER / DEVELOPER:
DESERT LAND GROUP, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
TEL: (480) 892-4492
FAX: (480) 892-5106
CONTACT: PAUL DUGAS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ALIZA SABIN, RLA LEED AP BD+C



VICINITY MAP



PROJECT TEAM

DEVELOPER:
DESERT LAND GROUP, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
TEL: (480) 892-4492
FAX: (480) 892-5106
CONTACT: PAUL DUGAS

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ALIZA SABIN, RLA LEED AP

PROJECT DATA

GROSS AREA:
NET AREA:
OPEN SPACE:

+/- 172.50 ACRES (including arterial R/W)
+/- 169.93 ACRES (excluding arterial R/W)
+/- 25.65 ACRES (20.0% OF NET,
EXCLUDING PARCEL 5)

KEYNOTES

- 1

2

3

4

5

6

7

8

9

10
- PRIMARY ENTRY MONUMENTATION

SECONDARY ENTRY

COMMUNITY PARK

THEMATIC STREETSCAPE (TYP)

BOULEVARD STREETSCAPE (TYP)

RAMADA

TOT LOT

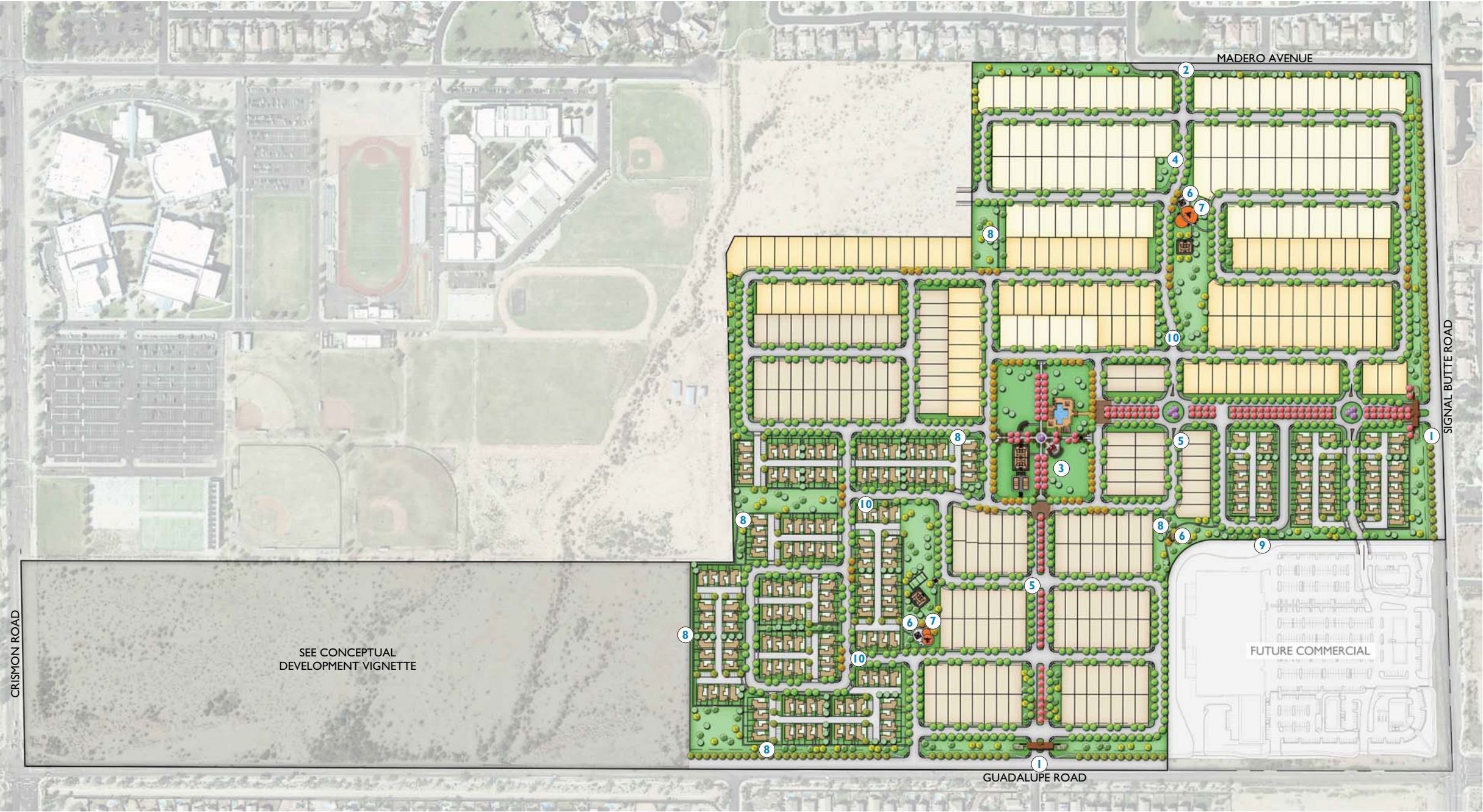
CONCRETE SIDEWALK (TYP)

CONNECTIVITY TO FUTURE COMMERCIAL

TRAFFIC CALMING

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Caesalpinia cacalaco	Cascalote-Smoothie	24" Box
	Chitalpa x 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo Tree	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	16 Feet
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia chinensis	Chinese Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana 'Heritage'	Herigate Live Oak	24" Box
	Sophora secundiflora	Texas Mountain Laurel	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Agave americana	Century Plant	5 Gal
	Agave weberi	Weber Agave	5 Gal
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Callistemon 'Little John'	Dwarf Callistemon	5 Gal
	Dasylirion quadrangulatum	Mexican Grass Tree	5 Gal
	Eremophila maculata Valentine®	Valentine Bush	5 Gal
	Eremophila x Summerlime Blue®	Summertime Blue	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe parviflora 'Perpa' Brakelights®	Crimson Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compacta Texas Range	5 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri Autumn Glow®	Lindheimer Muhly	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Pedilanthus macrocarpus	Lady's Slipper	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal
GROUNDCOVERS			
	Baccharis x 'Starn' Thompson®	Trailing Desert Broom	1 Gal
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Tetraeneuris aculis	Angelita Daisy	1 Gal
VINE			
	Podranea ricasoleana	Pink Trumpet Vine	5 Gal
TURF & ANNUALS			
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Seasonal annuals (4" pot @ 12" O.C. to be selected at time of planting)		



0' 100' 200' 400'

Scale: 1" = 200'-0"

NORTH

L-0.01

07.24.2014



COMMUNITY PARK ENLARGEMENT

Scale: 1" = 40' - 0"

KEYNOTES

- 1 BOULEVARD STREETSCAPE
- 2 THEMATIC STREETSCAPE
- 3 POOL
- 4 BASKETBALL COURT
- 5 PICKLEBALL COURTS
- 6 RAMADA
- 7 PERGOLA SHADE STRUCTURE
- 8 AMPHITHEATER SEATING IN TURF
- 9 CONCRETE SIDEWALK
- 10 NOT USED
- 11 DECORATIVE PAVERS
- 12 SPECIMEN TREE
- 13 SHADED TOT LOT
- 14 RESTROOM / EQUIPMENT STORAGE
- 15 TURF



White Rail Fence



Great Lawn



Amphitheater in Turf



Tree Lined Street



Pool Amenity



Ramada

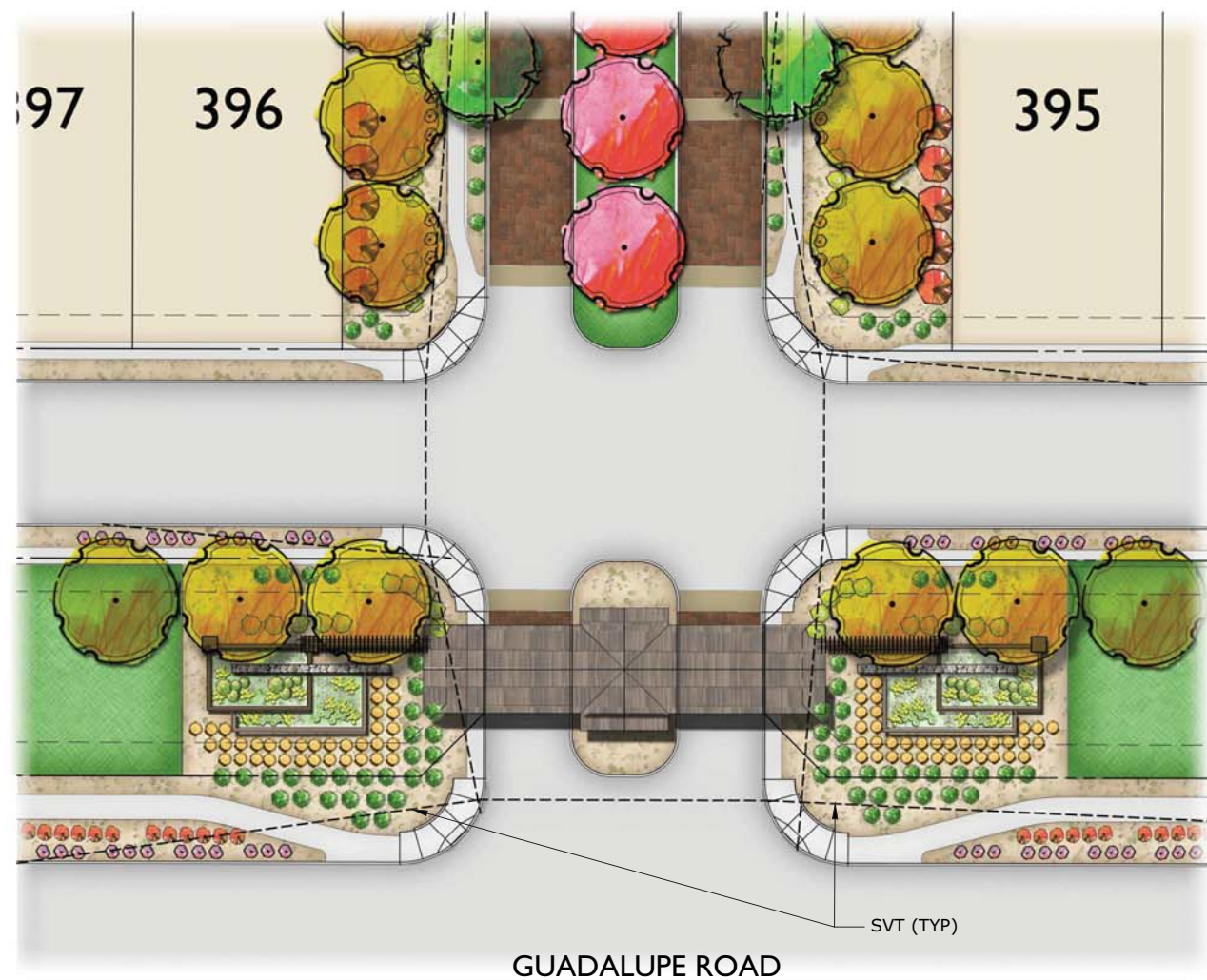


Ball Courts

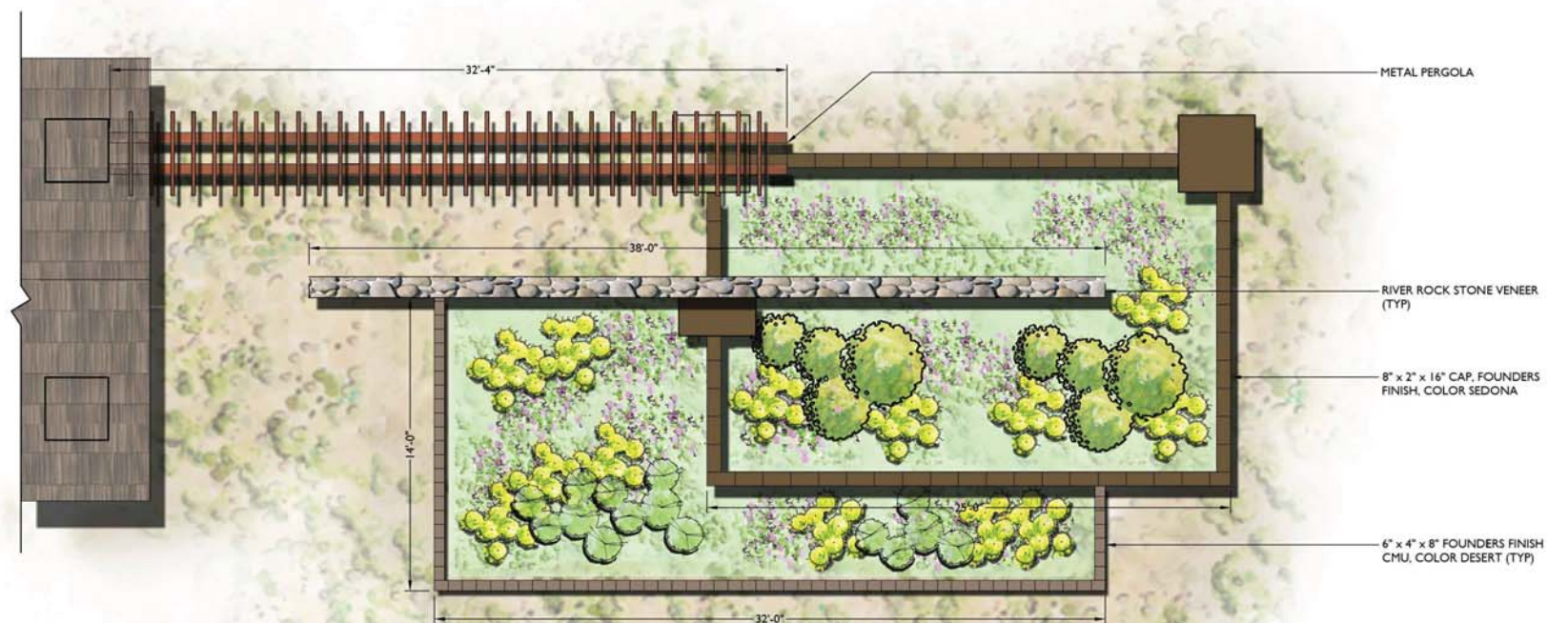




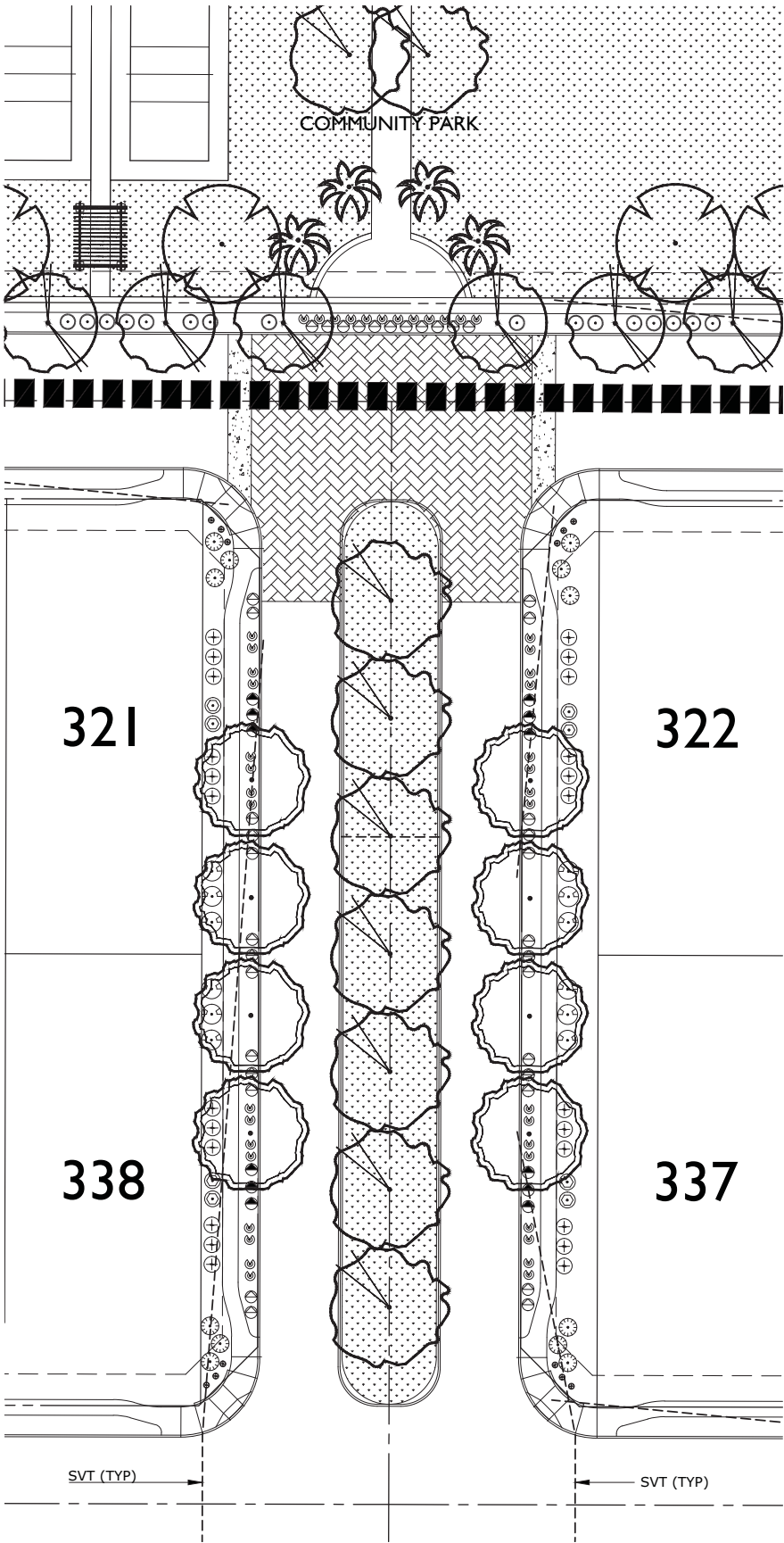
1 ENTRY MONUMENTATION ELEVATION
NTS



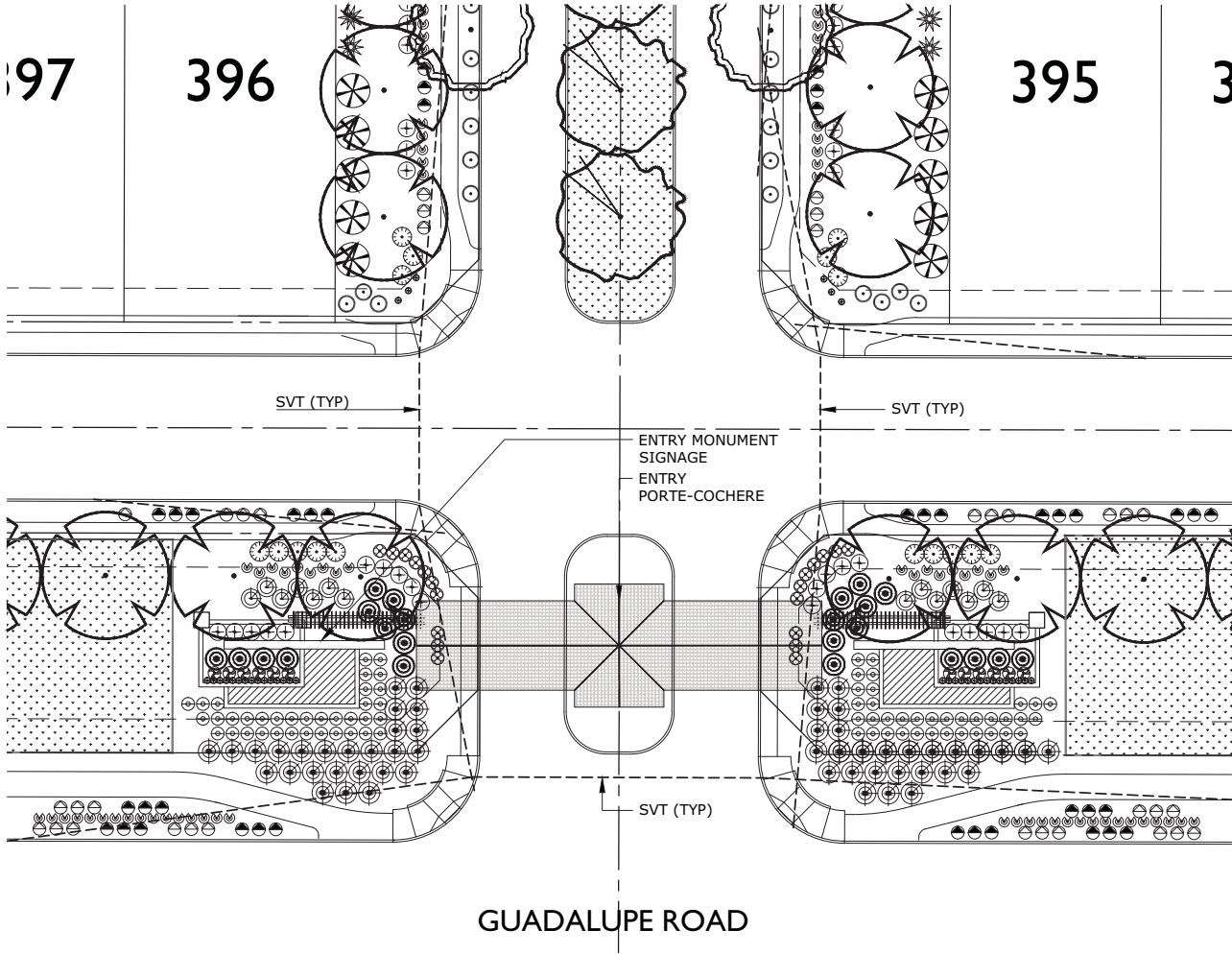
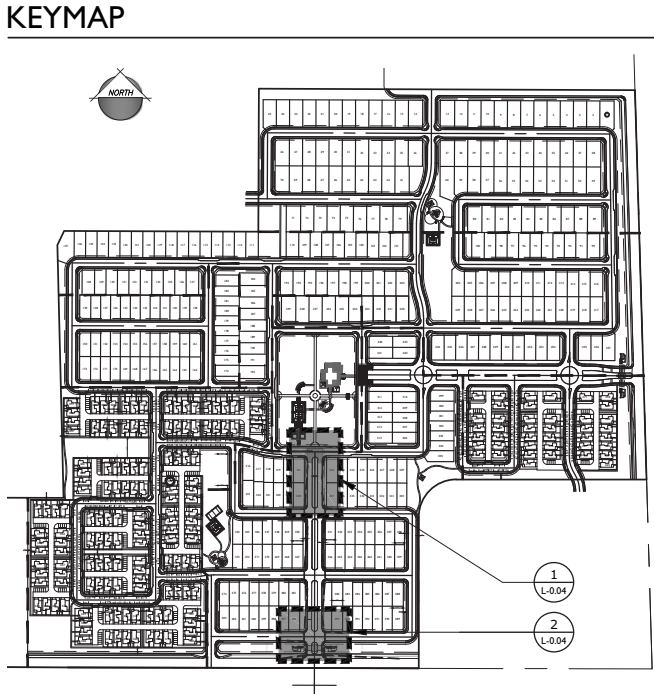
2 PRIMARY ENTRY MONUMENTATION PLAN
1" = 20'-0"



3 ENTRY MONUMENTATION PLAN DETAIL
1/4" = 1'-0"



1 Park & Entry Boulevard Planting Exhibit
Scale: 1" = 20'-0"



2 Entry Monument Planting Exhibit
Scale: 1" = 20'-0"

NOTE:
WITHIN THE CLEAR ZONE, BUSHES, GROUND COVER, ETC. MUST BE MAINTAINED SO THAT THEY WILL NOT EXCEED A HEIGHT OF 36 INCHES ABOVE THE ROADWAY PAVEMENT. TREES SHOULD BE TRIMMED UP TO 9 FEET TO ALLOW DRIVERS TO SEE UNDER THE FOLIAGE. TREES WITHIN CLEAR ZONE WILL BE MINIMUM 36" BOX.

PLANT LEGEND

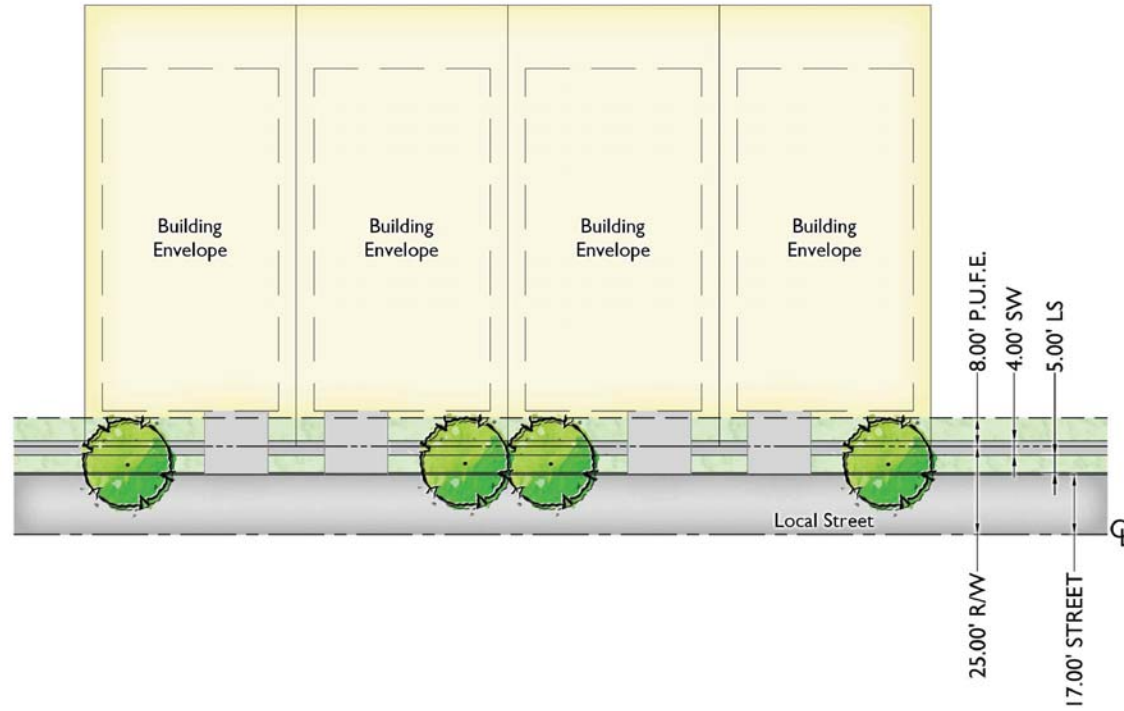
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Caesalpinia cacalaco	Cascalote-Smoothie	24" Box
	Chitalpa x 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo Tree	24" Box
	Fraxinus velutina	Arizona Ash	24" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	16 Feet
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia chinensis	Chinese Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana 'Heritage'	Heritage Live Oak	24" Box
	Sophora secundiflora	Texas Mountain Laurel	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Agave americana	Century Plant	5 Gal
	Agave weberi	Weber Agave	5 Gal
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Callistemon 'Little John'	Dwarf Callistemon	5 Gal
	Dasylirion quadrangulatum	Mexican Grass Tree	5 Gal
	Eremophila maculata Valentine®	Valentine Bush	5 Gal
	Eremophila x Summertime Blue®	Summertime Blue	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe parviflora 'Perpa' Brakelights®	Crimson Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compacta Texas Range	5 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri Autumn Glow®	Lindheimer Muhly	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Pedilanthus macrocarpus	Lady's Slipper	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal

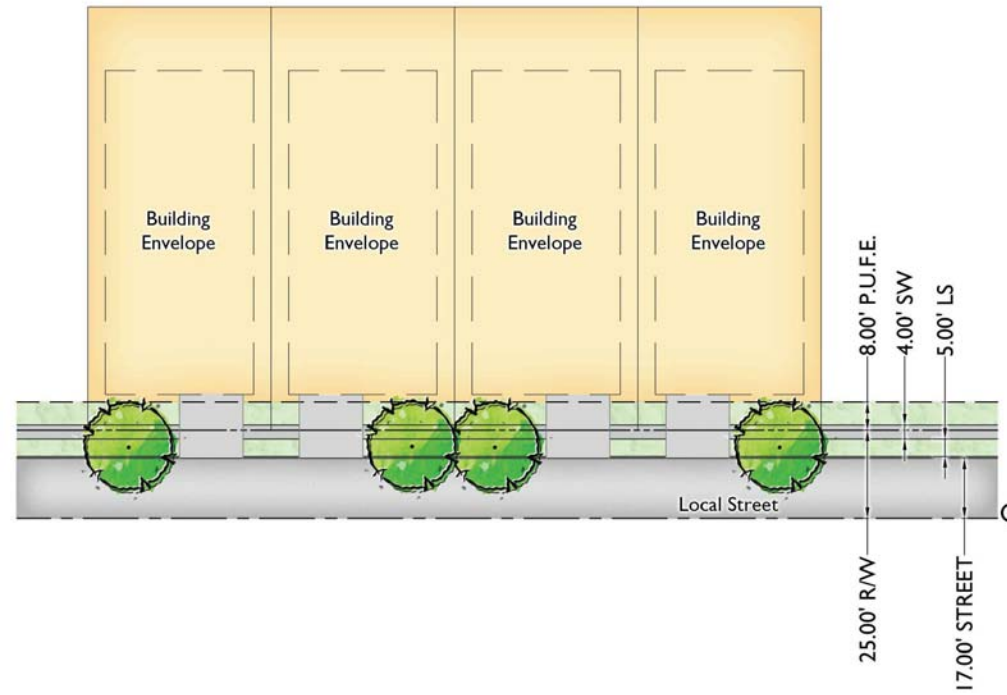
GROUNDCOVERS		COMMON NAME	SIZE
	Baccharis x 'Starn' Thompson®	Trailing Desert Broom	1 Gal
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Tetraeneuris aculis	Angelita Daisy	1 Gal

VINE		COMMON NAME	SIZE
	Podranea ricasoleana	Pink Trumpet Vine	5 Gal

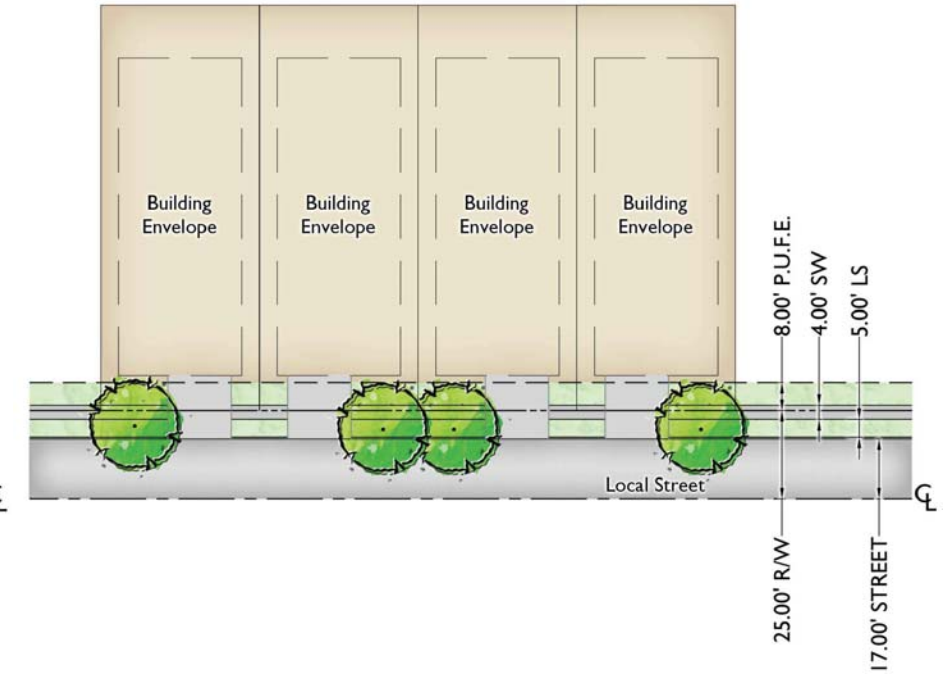
TURF & ANNUALS		COMMON NAME	SIZE
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Seasonal annuals (4" pot @ 12" O.C. to be selected at time of planting)		



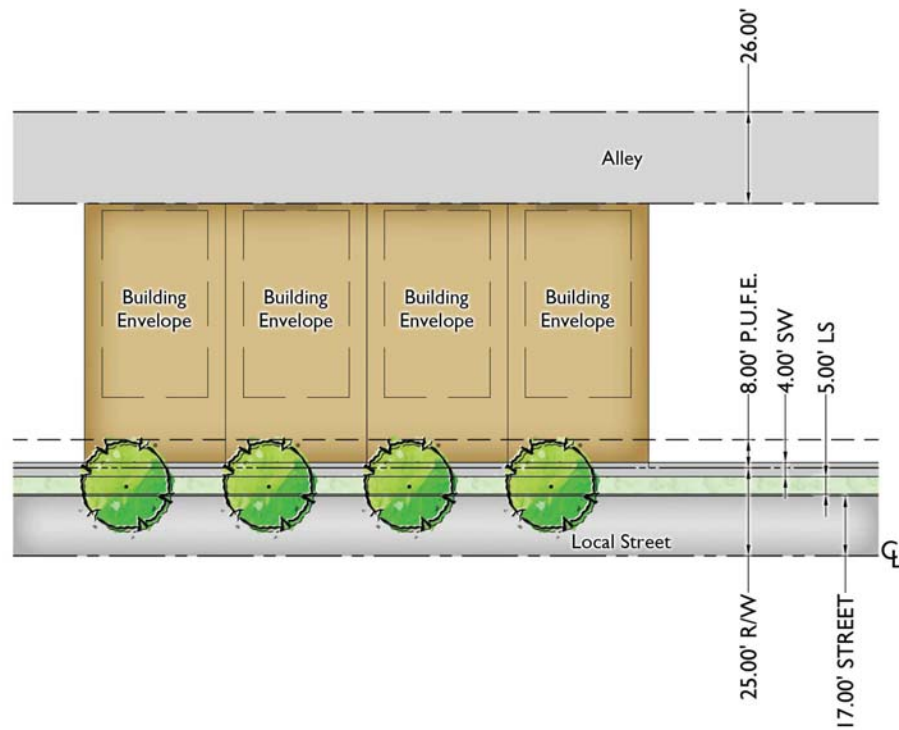
1 PARCEL 1 (60' x 125')
NTS



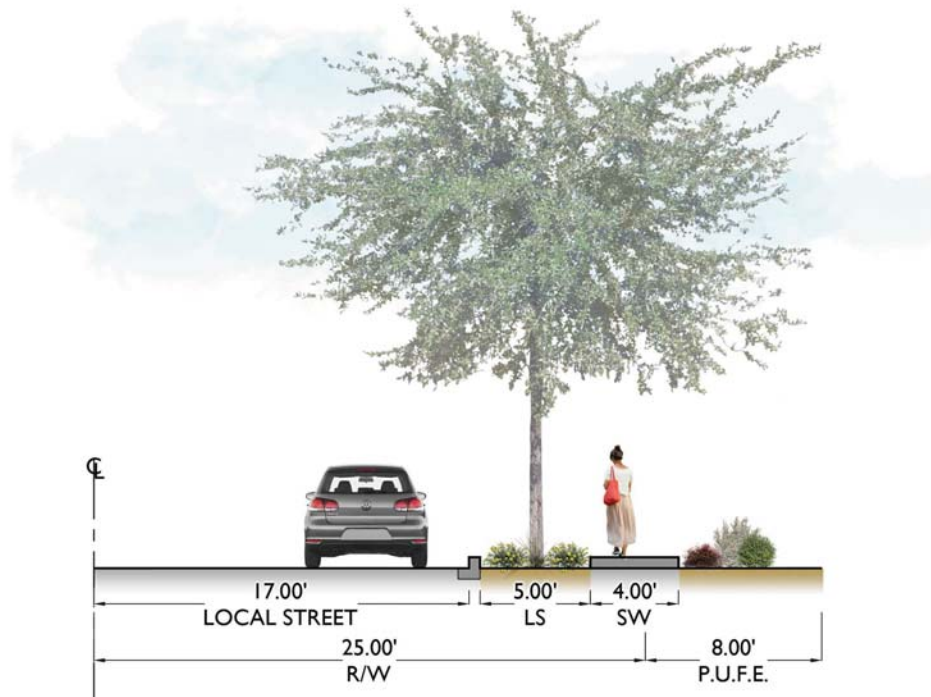
2 PARCEL 2 (52' x 120')
NTS



3 PARCEL 3 (45' x 115')
NTS



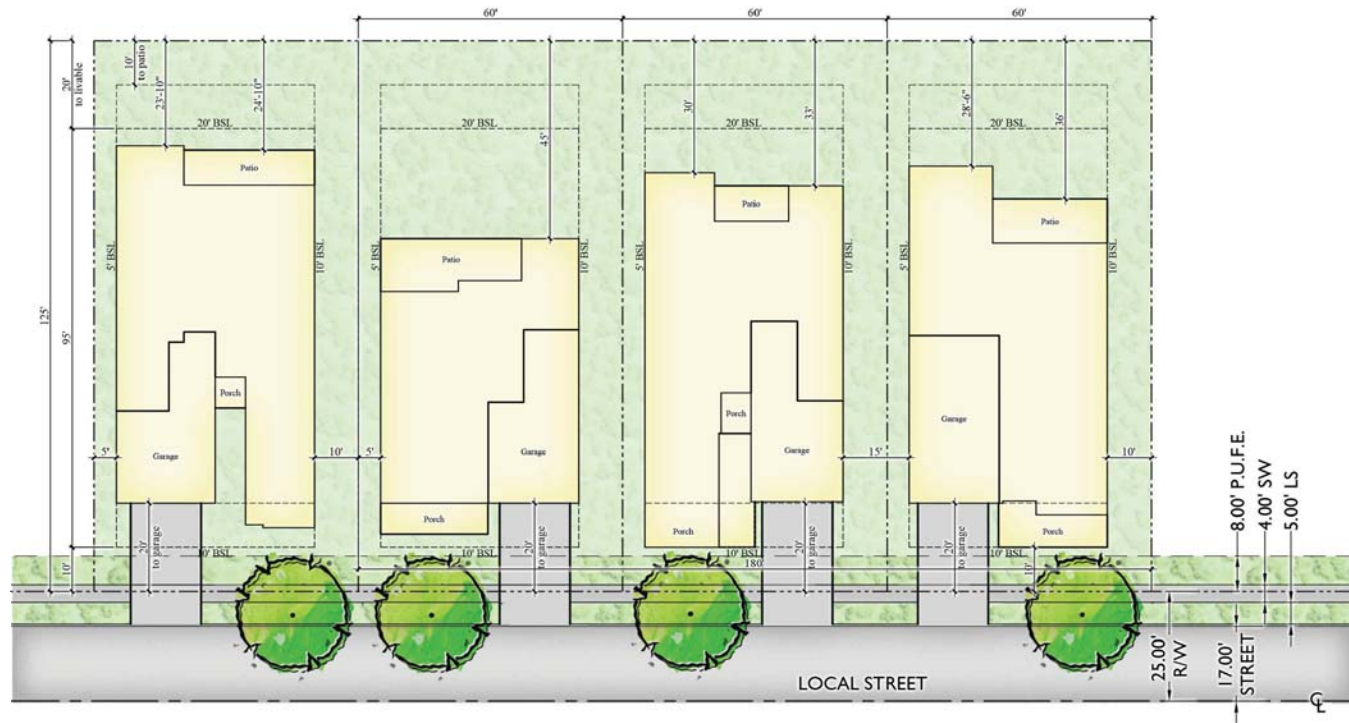
4 PARCEL 4 (40' x 75')
NTS



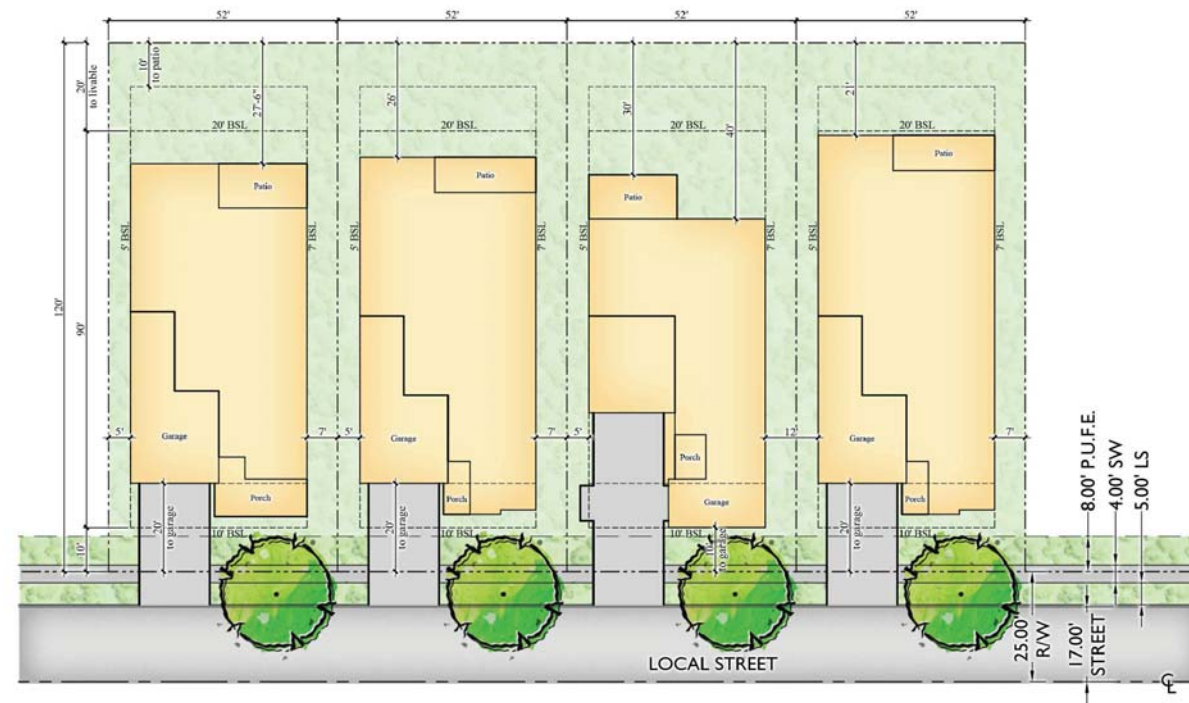
5 LOCAL STREET CROSS SECTION
NTS

NOTE:

STREET TREES TO BE INSTALLED WITH PARCEL DEVELOPMENT AND MAINTAINED BY THE HOA.



1 PARCEL 1 (60' x 125')
NTS



2 PARCEL 2 (52' x 120')
NTS



3 PARCEL 3 (45' x 115')
NTS

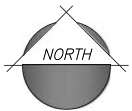
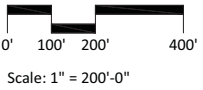
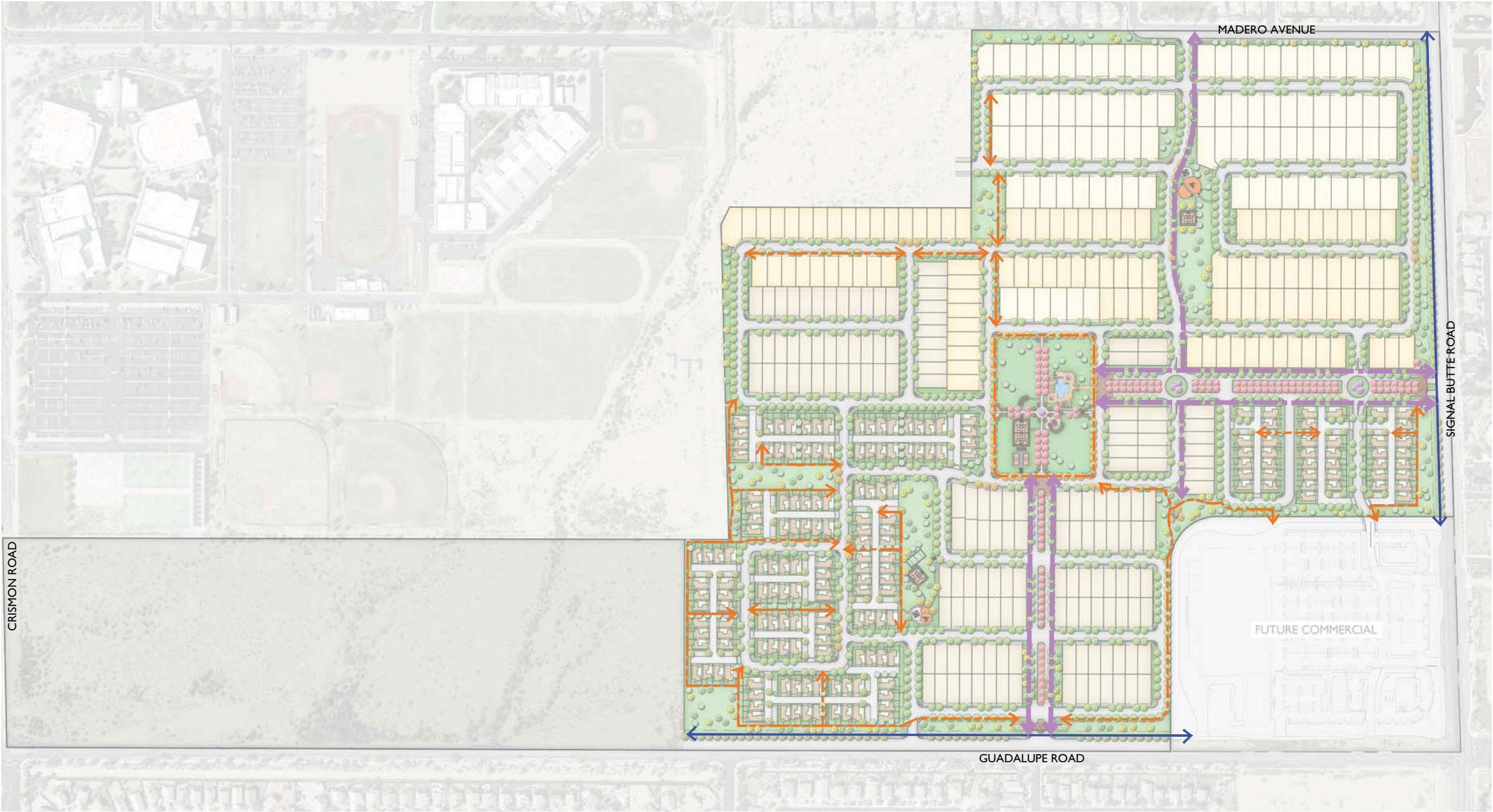


4 PARCEL 4 (40'/45' x 75')
NTS

TRAIL & PATH LEGEND

SYMBOL	ITEM
	PRIMARY PEDESTRIAN CONNECTION
	CONCRETE SIDEWALK
	PERIMETER SIDEWALK

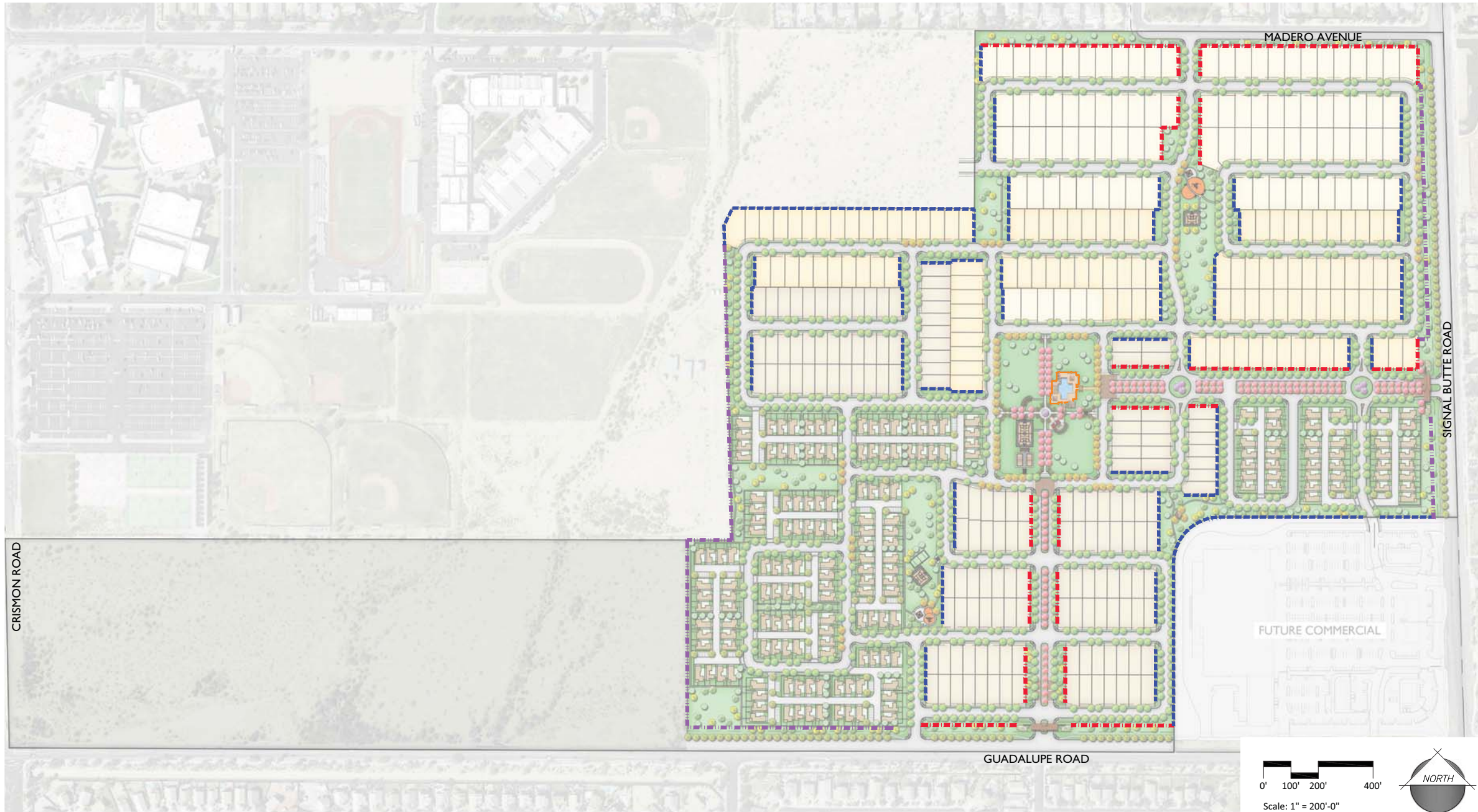
NOTE:
ALL LOCAL STREETS TO HAVE DETACHED
CONCRETE SIDEWALK, BOTH SIDES.



L-0.05

07.24.2014





WALLS LEGEND



PRIMARY THEME WALL



SECONDARY THEME WALL



PARTIAL VIEW WALL



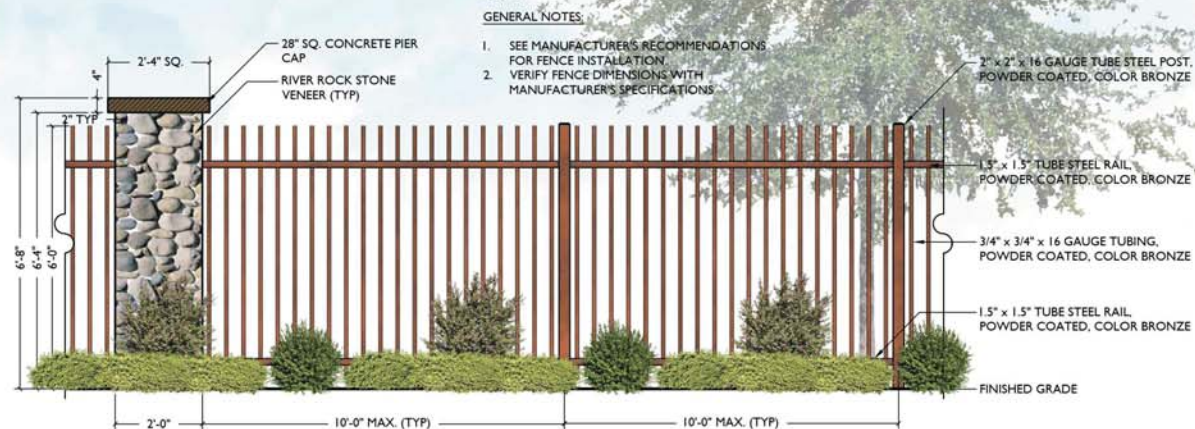
FULL VIEW FENCE (POOL)



1 PRIMARY THEME WALL
Scale: 1/2" = 1' - 0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1' - 0"



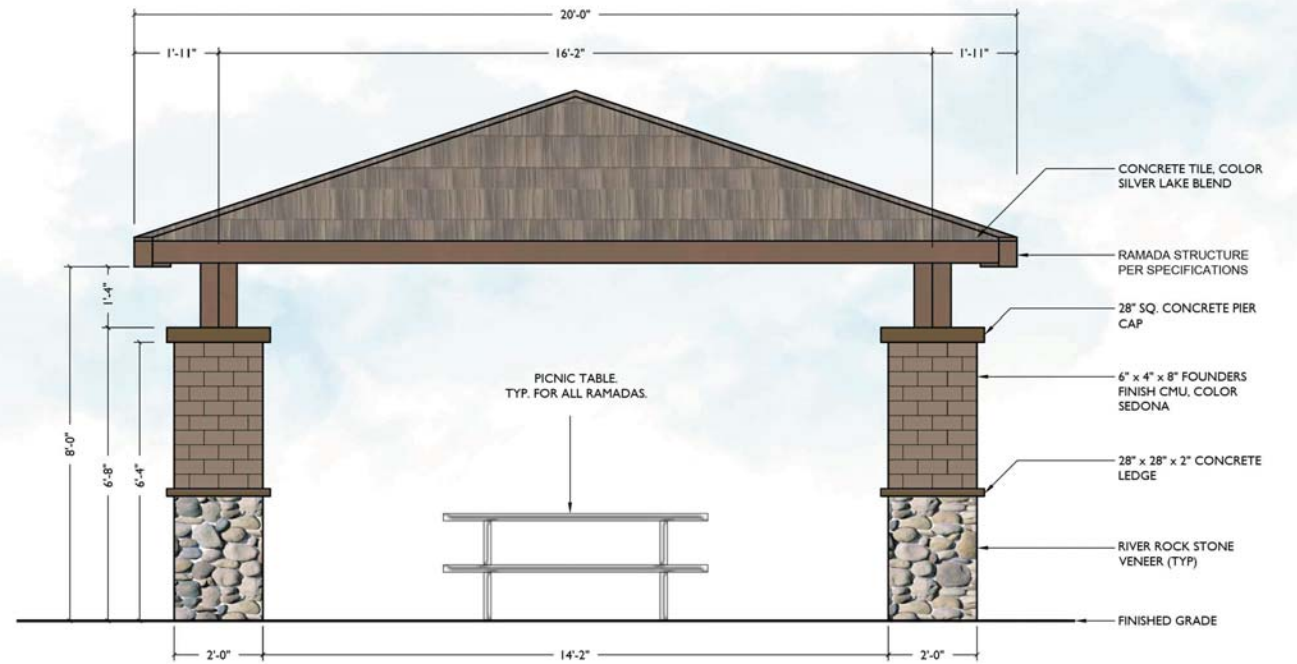
3 FULL VIEW FENCE
Scale: 1/2" = 1' - 0"



4 PARTIAL VIEW WALL
Scale: 1/2" = 1' - 0"



1 TOT LOT: 5-12 YEARS OLD
NTS

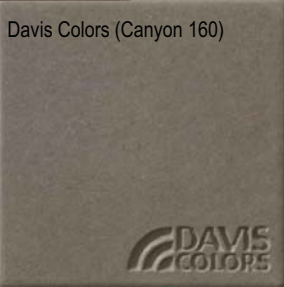
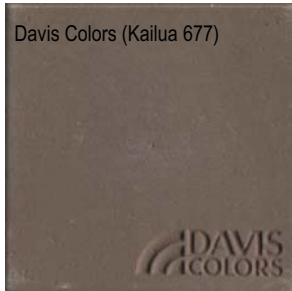


2 RAMADA
Scale: 1/2" = 1' - 0"



3 TOT LOT: 2-5 YEARS OLD
NTS

MATERIALS



PEDESTRIAN DECORATIVE PAVING

VEHICULAR PAVERS
Combo Stone by Ackerstone, Tumbled
Colors: Apache Gold & Gila River

RAMADA CONCRETE ROOF TILE
Boral Roofing
Monterey Shake 600, Colors - Silver Lake Blend

TRASH RECEPTACLE
Dumor - Black

PICNIC TABLE
Dumor - Black

BIKE RACK
Dumor - Black



STONE VENEER
Coronado
Creek Rock - Apache Brown

CMU BLOCK TYPE A
Superlite
Founder Finish, Color - Desert

CMU BLOCK TYPE B
Superlite
Smooth Face, Color - Bone

CMU BLOCK TYPE C
Superlite
Split Face, Color - Harvest Brown

STUCCO COLOR
Dunn Edwards
DEC 746 Apache Tan or Equal

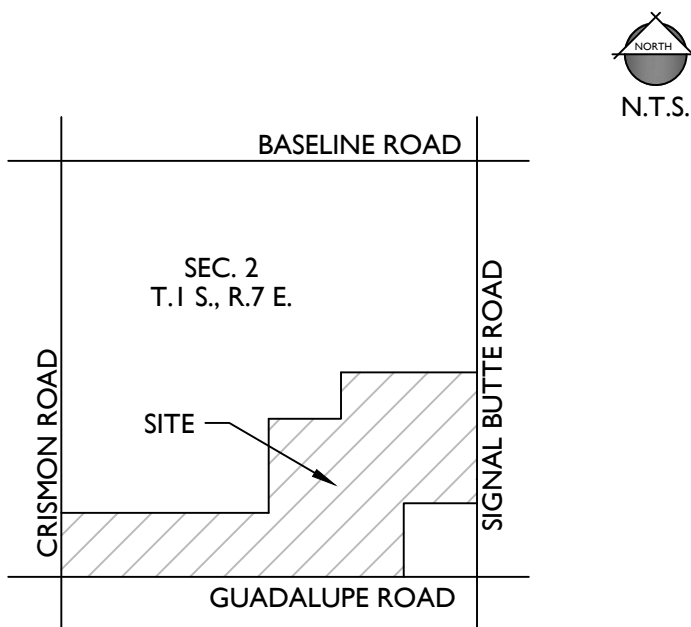
DECOMPOSED GRANITE MULCH
Table Mesa Brown or Equal



PRELIMINARY PLAT FOR MULBERRY

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA
& SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER:
DESERT LAND GROUP, LLC
3321 E. BASELINE RD.
MESA, AZ 85234
TEL: (480)-892-2250
FAX: (480)-892-5106
CONTACT: PAUL DUGAS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

PROJECT DATA

ASSESSOR PARCEL NO.: 304-01-976A (A PORTION THEREOF)
EXISTING GENERAL PLAN: MDR 4-6, MDR 6-10, HDR 15+, NC
PROPOSED GENERAL PLAN: MDR 4-6, MDR 6-10, HDR 10-15
EXISTING ZONING: AG, RS-6 PAD, RS-9 PAD, R-2 PAD DMP
PROPOSED ZONING: RS-6 PAD, RSL-4.5 PAD, RSL 2.5 PAD, RM-2 PAD
CURRENT LAND USE: VACANT DESERT, UNDEVELOPED
GROSS AREA: +/- 172.48 ACRES
NET AREA: +/- 162.44 ACRES
GROSS DENSITY: 6.12 DU/AC.
NET DENSITY: 6.50 DU/AC.
TRACT OPEN SPACE: 25.65 ACRES (20.78% OF NET, PARCELS 1-4)

GREEN COURT PARKING: 366 GARAGE SPACES
262 GUEST SPACES
628 TOTAL SPACES

PARKING RATIO: 3.4 PER UNIT

PARCEL SUMMARY:

PARCEL	ACRES	LOT SIZE	NO. OF LOTS	% OF LOTS
1	25.67	60' x 125'	89	9%
1A	1.35	60' x 125'	6	1%
2	27.71	52' x 120'	112	10%
3	27.24	45' x 115'	109	10%
3A	8.33	45' x 115'	46	4%
4	24.19	40' / 45' x 75'	142	14%
4A	8.98	40' / 45' x 75'	41	4%
SUBTOTAL			545	
5	43.74	FUTURE	511	48%
PARK	5.27			
TOTAL	172.48		1056	100%

OPEN SPACE SUMMARY:

PARCEL	ACRES
1	3.23
1A	0.07
2	4.10
3	5.40
3A	0.58
4	5.63
4A	2.47
PARK	4.17
TOTAL	25.65 AC

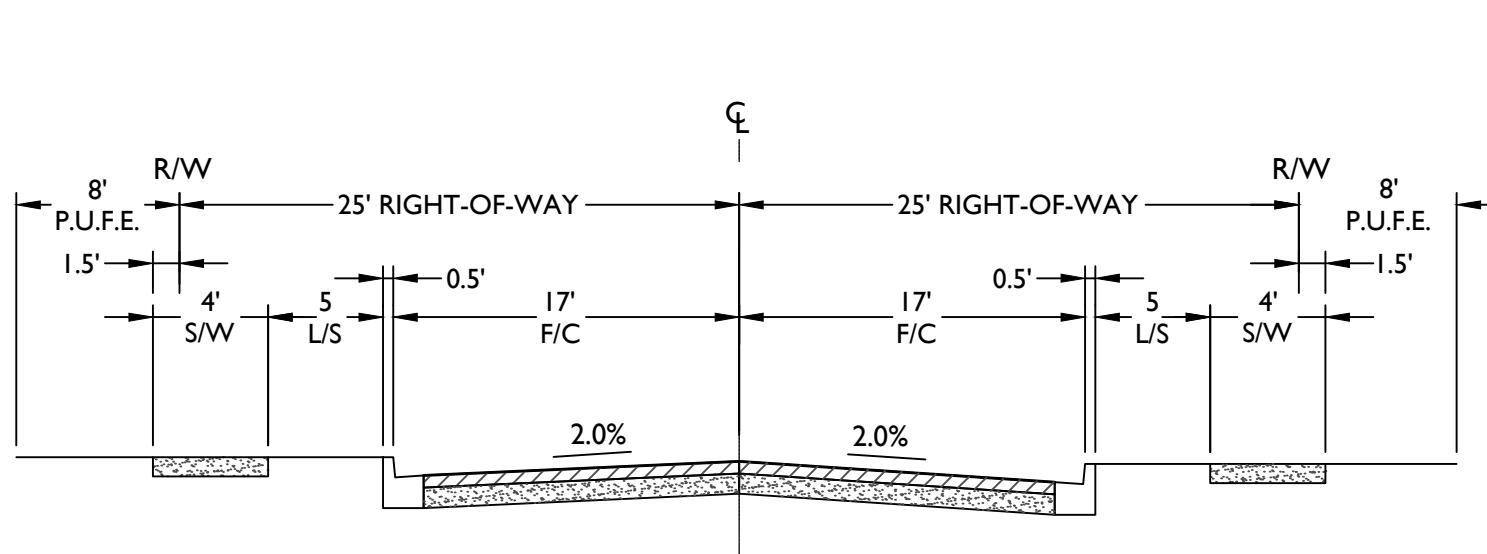
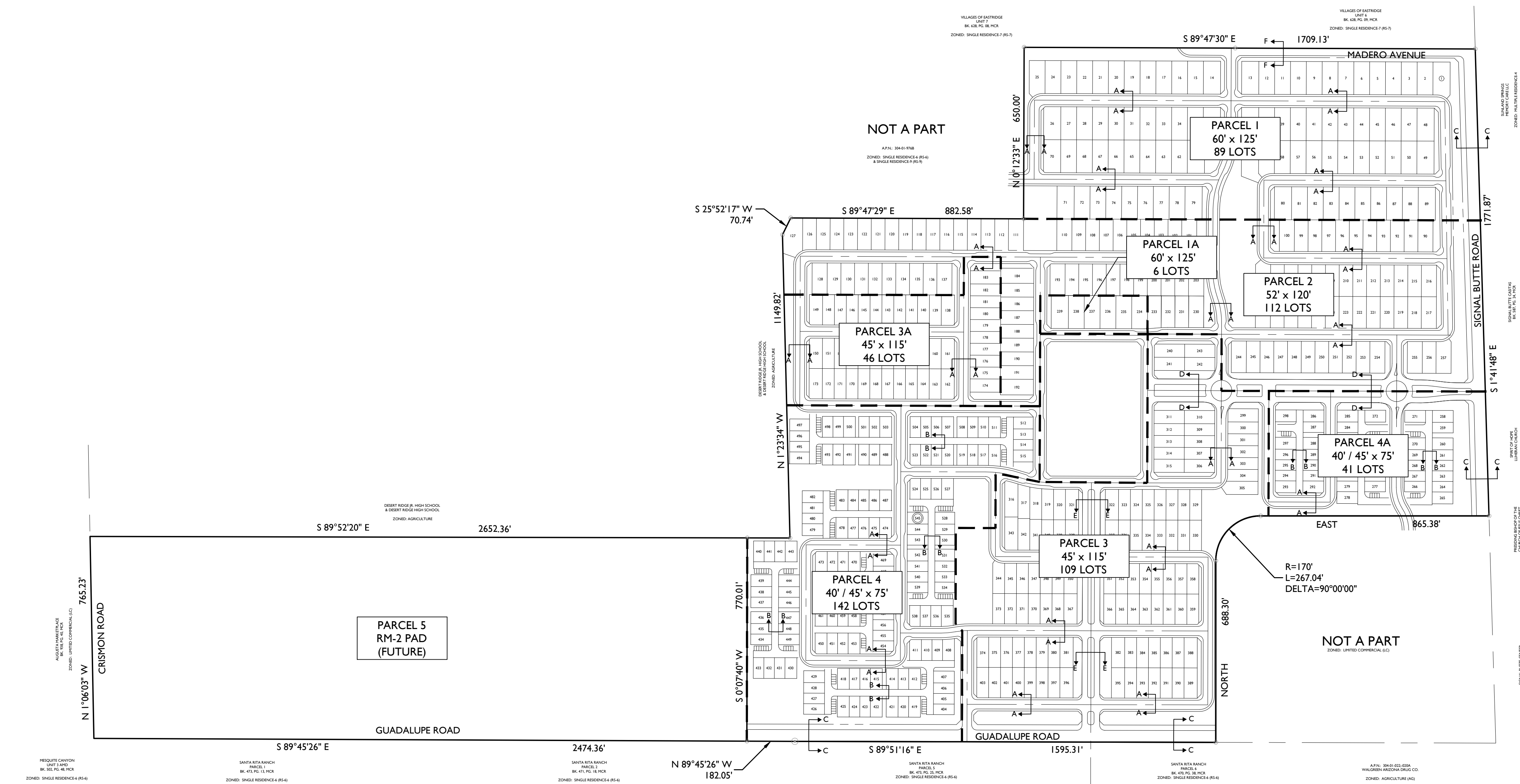
GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

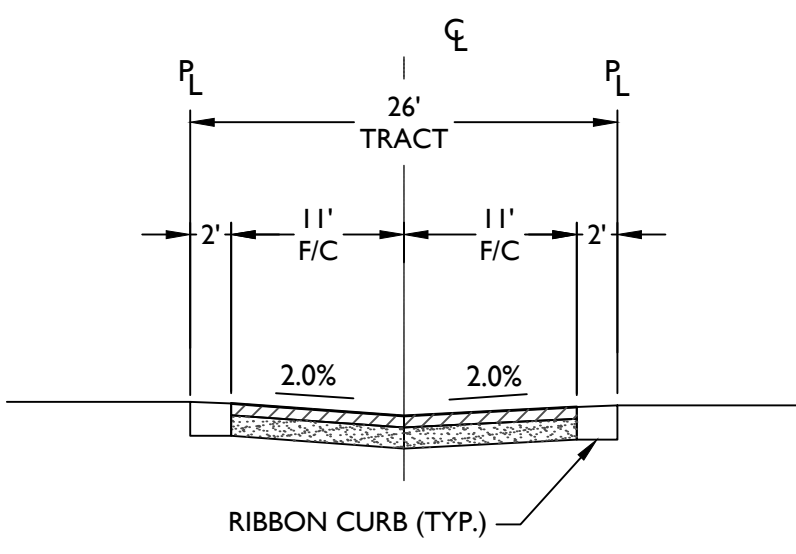
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

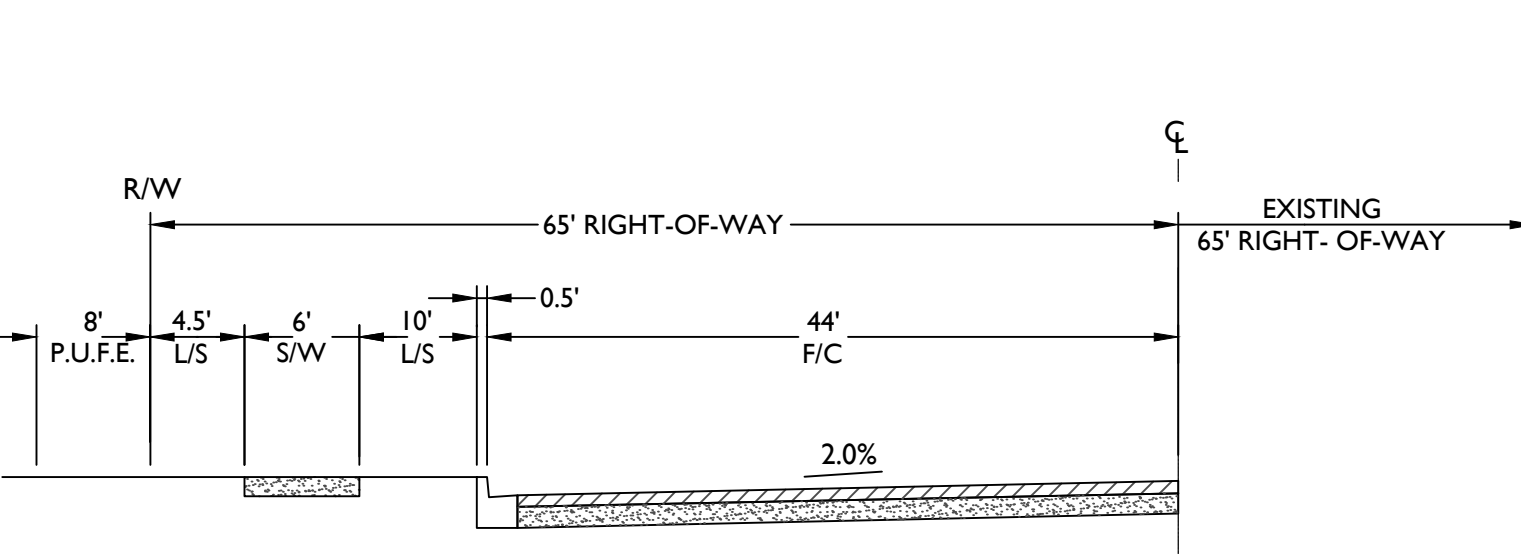
CITY OF MESA
CITY OF MESA
SOUTHWEST GAS
SALT RIVER PROJECT
CENTURYLINK / COX
CITY OF MESA
CENTURYLINK / COX



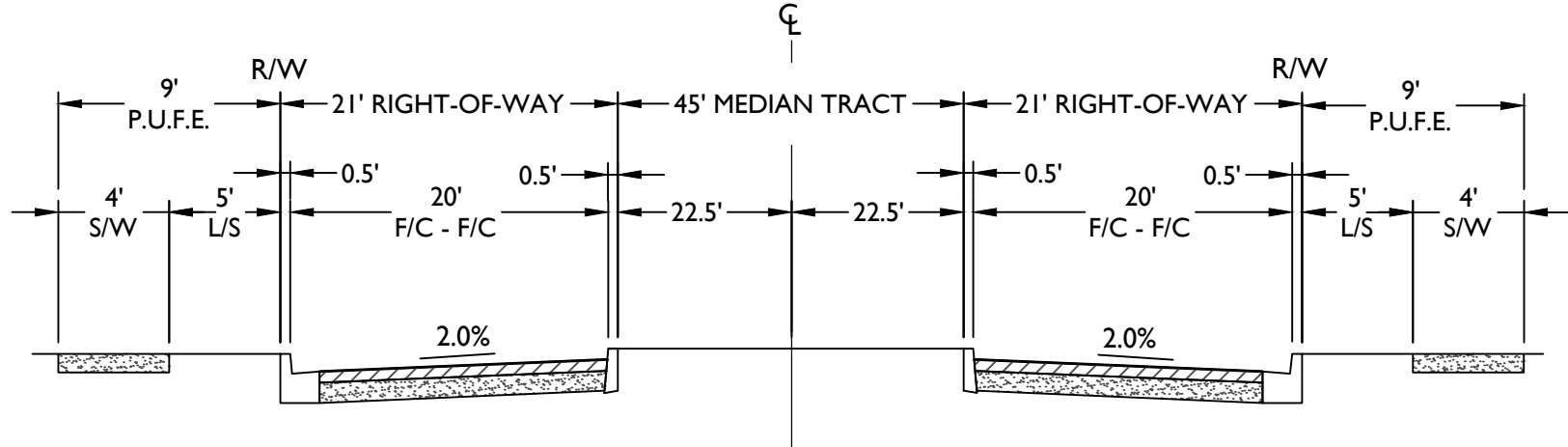
LOCAL STREET
SECTION A-A
N.T.S.



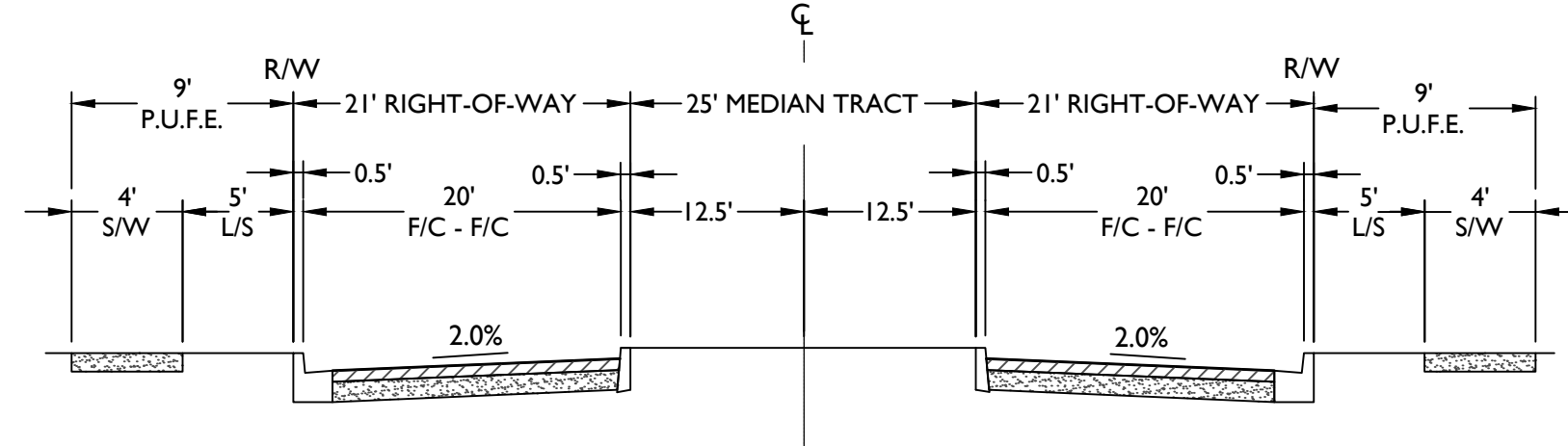
MOTOR COURT DRIVE
SECTION B-B
N.T.S.



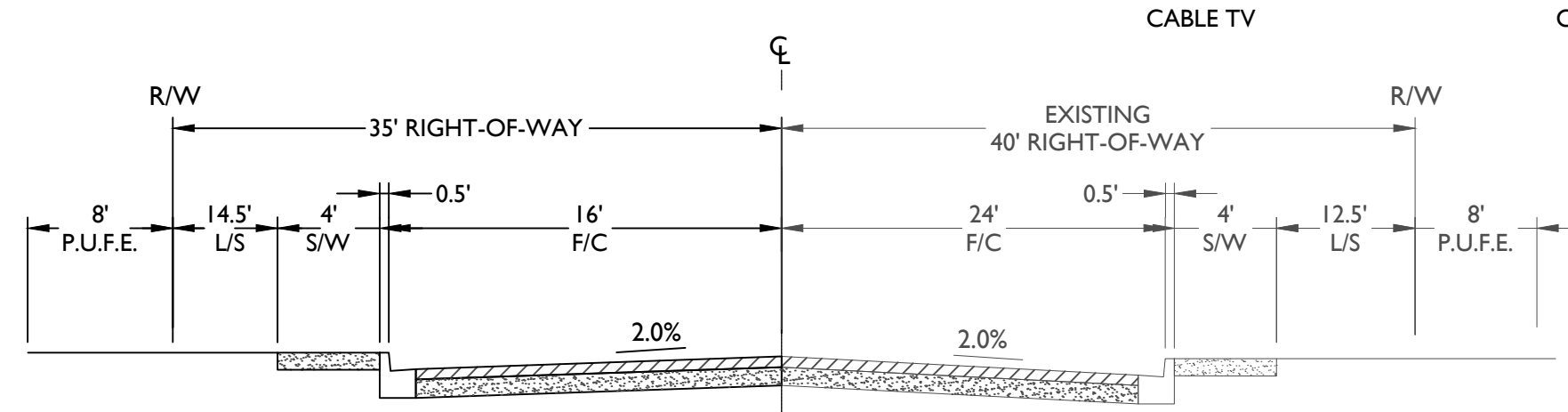
SIGNAL BUTTE ROAD & GUADALUPE ROAD (LOOKING NORTH / EAST)
SECTION C-C
N.T.S.



COLLECTOR STREET (WITH MEDIAN)
SECTION D-D
N.T.S.



COLLECTOR STREET (WITH MEDIAN)
SECTION E-E
N.T.S.



COLLECTOR STREET (MADERO AVENUE, LOOKING WEST)
SECTION F-F
N.T.S.

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Mulberry
Mesa, AZ

Cover Sheet

Project:

Revisions:

APRIL 1, 2014 - 1ST PRELIMINARY PLAT SUBMITTAL
MAY 29, 2014 - 2ND SUBMITTAL
JUNE 17, 2014 - 3RD SUBMITTAL
JUNE 30, 2014 - 4TH SUBMITTAL
JULY 8, 2014 - 4TH SUBMITTAL (REVISED)
JULY 24, 2014 - COUNCIL SUBMITTAL

Call at least two full working days before your design meeting.

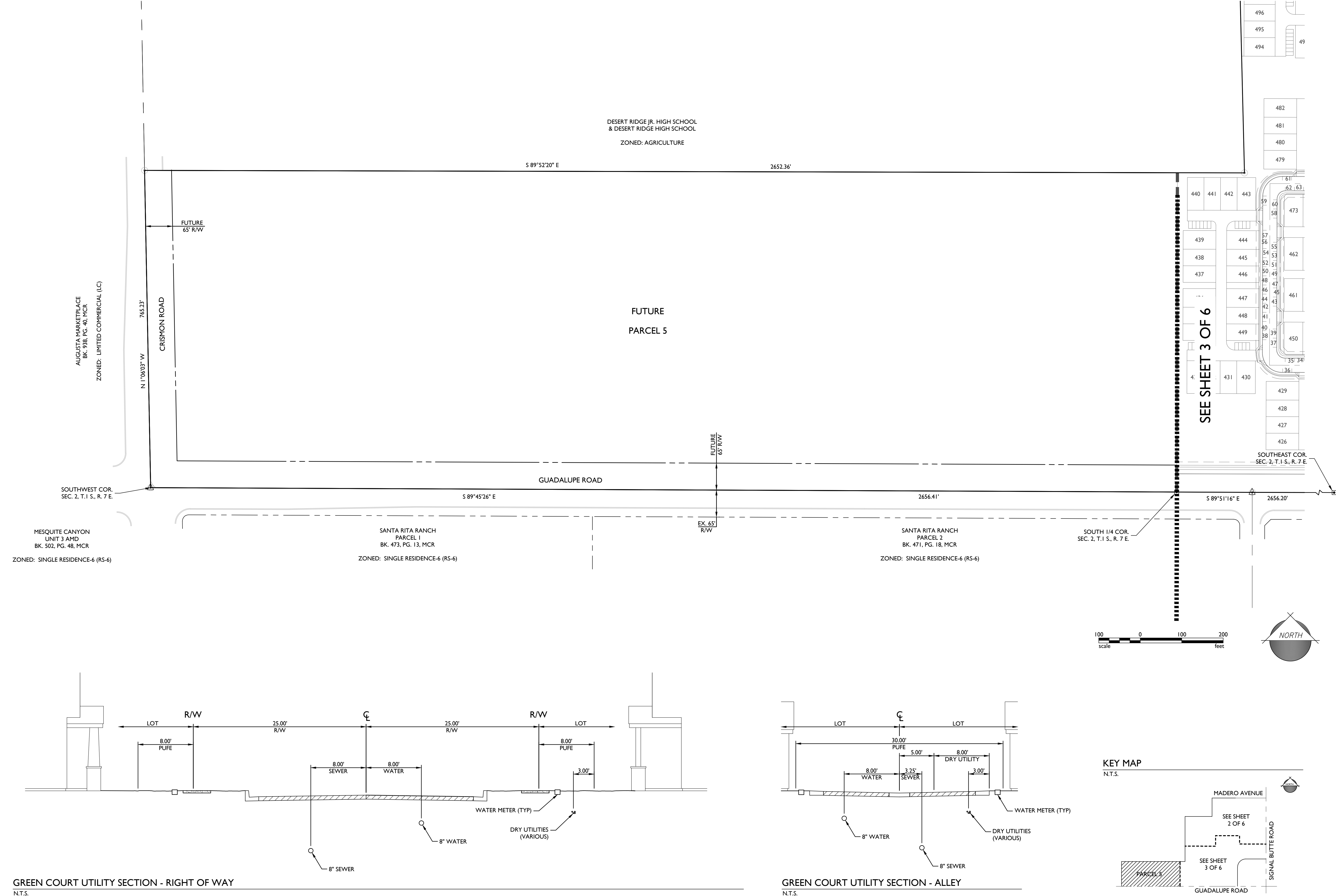
ARIZONA
Professional Engineer
BRYAN J. KITCHEN
No. 41373
Expires: 09/30/16

Designer: JH
Drawn by: DCH

Job No.
13-316

PP01

Sheet No.
1
of 5



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com

Project: **Mulberry**
Mesa, AZ

Preliminary Plat (Parcel 5)

Revisions:	
APRIL 1, 2014 - 1ST PRELIMINARY PLAT SUBMITTAL	
MAY 29, 2014 - 2ND SUBMITTAL	
JUNE 17, 2014 - 3RD SUBMITTAL	
JUNE 30, 2014 - 4TH SUBMITTAL	
JULY 8, 2014 - 4TH SUBMITTAL (REVISED)	
JULY 24, 2014 - COUNCIL SUBMITTAL	

Call at least two full working days before plan begins execution.

ARIZONA
Professional Engineer
41373
BRYAN J. KITCHEN
In Maricopa County (0022651100)

Designer: JH
Drawn by: DCH

EXP. DATE: 09/30/16
Job No.
13-316
PP04
Sheet No.
4
of 5

Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 2.18 in

<i>Basin ID</i>	<i>Elevation</i>	<i>Area (ft²)</i>	<i>Incremental Volume (ft³)</i>	<i>Volume Provided, V_p (ft³)</i>
B1	0	9,548		
	3.5	16,670	45,882	45,882
B2	0	28,123		
	3.5	41,228	121,364	121,364
B3	0	54,796		
	1	68,482	61,639	
	3.5	81,394	187,345	248,984
B4	0	8,361		
	3.5	17,136	44,620	44,620
B5	0	11,786		
	2	16,640	28,426	
	3.5	22,933	29,680	58,106
B6	0	14,558		
	3.5	21,992	63,963	63,963
B7	0	22,139		
	3.5	43,048	114,077	114,077

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
B1	A1-1 A1-2	Parcel	318,766	0.75	43,432		
		Basin	26,477	0.50	2,405		
		Total	345,243	0.73	45,837	45,882	3.50
B2	A2-1	Parcel	369,501	0.75	50,345		
	A2-2	Parcel	447,635	0.75	60,990		
	A2-3	Basin	80,563	0.50	7,318		
		Total	897,699	0.73	118,653	121,364	3.42
B3	A3-1 A3-2 A3-3 A3-4 A3-5 A3-6 A3-7	Parcel	392,295	0.75	53,450		
		Parcel	850,208	0.75	115,841		
		Parcel	151,672	0.75	20,652		
		Parcel	111,236	0.75	15,156		
		Parcel	165,716	0.75	22,579		
		Parcel	43,401	0.75	5,913		
		Basin	168,591	0.50	15,314		
		Total	1,863,019	0.73	248,904	248,984	3.50
B4	A4-1 A4-2	Parcel	276,846	0.75	37,693		
		Basin	49,131	0.50	4,463		
		Total	325,777	0.71	42,156	44,620	3.31
B5	A5-1 A5-2 A5-3	Parcel	103,952	0.75	14,163		
		Parcel	272,656	0.75	37,149		
		Basin	67,188	0.50	6,103		
		Total	443,796	0.71	57,416	58,106	3.46
B6	A6-1 A6-2	Parcel	419,674	0.75	57,181		
		Basin	31,739	0.50	2,883		
		Total	451,413	0.73	60,064	63,963	3.29
B7	A7-1 A7-2 A7-3 A7-4	Parcel	308,127	0.75	41,982		
		Parcel	180,693	0.75	24,619		
		Parcel	171,819	0.75	23,410		
		Basin	76,717	0.50	6,968		
		Total	737,356	0.72	96,981	114,077	2.98

