

APPROVED PLANS PLANNING AND ZONING BOARD

DATE: 3.26.14

WITH STIPS: YES ☒ NO ☐

PRELIMINARY PLAT FOR: HIGLEY AND BROWN MESA, ARIZONA

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

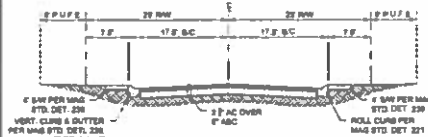
LEGAL DESCRIPTION

PARCEL NO. 1

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST HALF

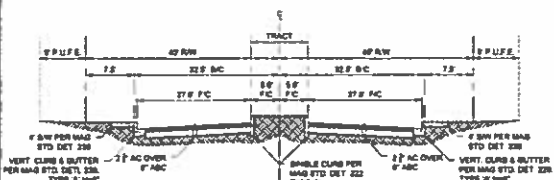
PARCEL NO. 2

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 16 FEET OF THE SOUTH 16 FEET OF THE EAST 64 FEET THEREOF; AND EXCEPT THOSE PORTIONS DEED TO THE CITY OF MESA IN DOCUMENT NO. 34-172398 AND IN DOCUMENT NO. 87-238822, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT THE WEST HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER



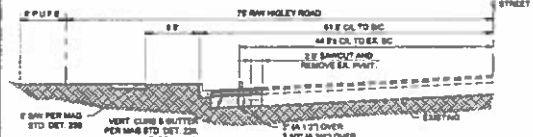
LOCAL STREET

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



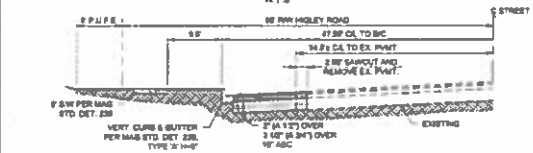
LOCAL ENTRANCE STREET

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



HIGLEY ROAD NEAR INTERSECTION OF BROWN (LOOKING NORTH)

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



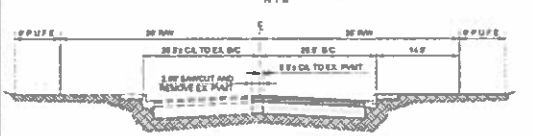
HIGLEY ROAD (LOOKING NORTH)

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



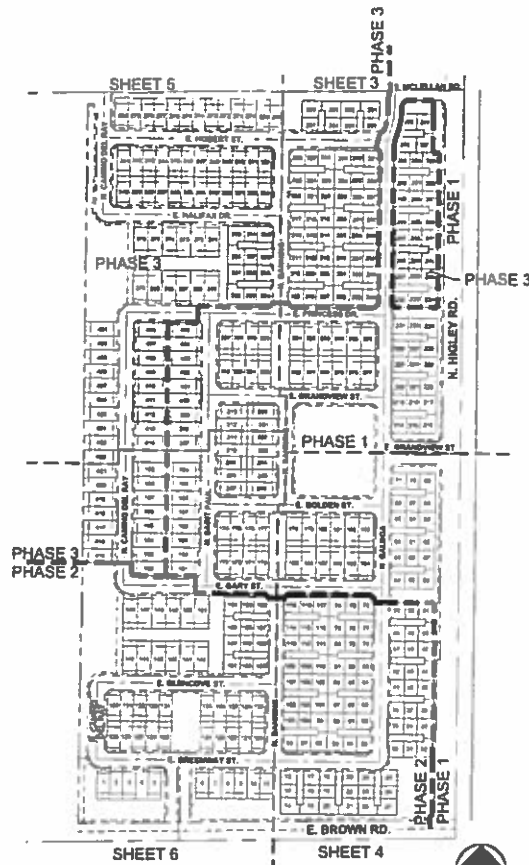
BROWN ROAD (LOOKING EAST)

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



MCLELLAN ROAD (LOOKING EAST)

PER CITY OF MESA STD. DET. 14-11.1
N.T.S.



SHEET INDEX

SHEET	DESCRIPTION
5	COVER SHEET
6	LOT DATA & TYPICAL LOT DETAILS
4	PRELIMINARY PLAT

NOTES

- OPEN SPACE AREA TO BE MAINTAINED BY HIGLEY AND BROWN HOMEOWNERS ASSOCIATION.
- ALL STREETS TO BE PUBLIC STREETS.
- PROJECT IS NOT SHOWN TO BE CURRENTLY IN A FEMA SPECIAL FLOOD HAZARDS ZONE FOR THE 100-YEAR FLOOD.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED USING AN ALTA SURVEY BY HIGLEY AND BROWN DATED 06-15-13.

PROPOSED RSL-4.5 PAD DEVELOPMENT STANDARDS

STANDARD	PROPOSED	ADDITIONAL STANDARDS
LOT STANDARDS		
MINIMUM AVERAGE LOT AREA OF SUBDIVISION (S.F.)	4,000	
MINIMUM INDIVIDUAL LOT AREA (S.F.)	4,000	
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	40	
MINIMUM LOT WIDTH - CORNER LOT (FT)	40	
MINIMUM LOT DEPTH (FT)	10	
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT)	10	
MAXIMUM NUMBER OF STORIES	2	A THIRD STORY MAY BE PERMITTED IF MEETS (SPECIFIC STANDARDS) SEE 11-6-4 (B) (1)
MINIMUM YARDS (FT)		
FRONT - BUILDING WALL	10	
FRONT - GARAGE	10	
FRONT - PORCH (STREET FACING)	10	
REAR	5	
REAR	20	

PROPOSED RSL-2.5 PAD DEVELOPMENT STANDARDS

STANDARD	PROPOSED	ADDITIONAL STANDARDS
LOT STANDARDS		
MINIMUM AVERAGE LOT AREA OF SUBDIVISION (S.F.)	2,500	
MINIMUM INDIVIDUAL LOT AREA (S.F.)	2,500	
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	25	
MINIMUM LOT WIDTH - CORNER LOT (FT)	25	
MINIMUM LOT DEPTH (FT)	10	
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT)	10	
MAXIMUM NUMBER OF STORIES	2	A THIRD STORY MAY BE PERMITTED IF MEETS (SPECIFIC STANDARDS) SEE 11-6-4 (B) (1)
MINIMUM YARDS (FT)		
FRONT - BUILDING WALL	10	
FRONT - GARAGE	10	
FRONT - PORCH (STREET FACING)	10	
REAR	5	
REAR	20	

SITE DATA

EXISTING ZONING	AGRICULTURAL (A-1)
PROPOSED ZONING	RSL-2.5 PAD & RSL-4.5 PAD
GROSS ACREAGE (TO CENTERLINE)	88.88
OPEN SPACE PROPOSED (ACRES)	17.77
OPEN SPACE PROPOSED (% OF GROSS TO CL)	20.00
MINIMUM LOT SIZE (SQUARE FEET)	437
LOT COUNT	538 D U M C
DENSITY (BASED ON GROSS TO CENTERLINE)	538 D U M C

* SETBACKS MEASURED FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED
** REFERENCES TO "STREET" MEANS A PUBLIC, LOCAL OR COLLECTOR STREET
*** STREET SETBACKS ARE MEASURED FROM THE EDGE OF RIGHT-OF-WAY.

OPEN SPACE USAGE TABLE

TRACT ID	TRACT AREA (AC)	USAGE*	CHANGING AND MAINTENANCE RESPONSIBILITY
A	1.16	1.3.3	NOA
B	1.16	1.3.3	NOA
C	1.16	1.3.3	NOA
D	1.16	1.3.3	NOA
E	1.16	1.3.3	NOA
F	1.16	1.3.3	NOA
G	1.16	1.3.3	NOA
H	1.16	1.3.3	NOA
I	1.16	1.3.3	NOA
J	1.16	1.3.3	NOA
K	1.16	1.3.3	NOA
L	1.16	1.3.3	NOA
M	1.16	1.3.3	NOA
N	1.16	1.3.3	NOA
O	1.16	1.3.3	NOA
P	1.16	1.3.3	NOA
Q	1.16	1.3.3	NOA
R	1.16	1.3.3	NOA
S	1.16	1.3.3	NOA
T	1.16	1.3.3	NOA
U	1.16	1.3.3	NOA
V	1.16	1.3.3	NOA
W	1.16	1.3.3	NOA
X	1.16	1.3.3	NOA
Y	1.16	1.3.3	NOA
Z	1.16	1.3.3	NOA
AA	1.16	1.3.3	NOA
AB	1.16	1.3.3	NOA
AC	1.16	1.3.3	NOA
AD	1.16	1.3.3	NOA
AE	1.16	1.3.3	NOA
AF	1.16	1.3.3	NOA
AG	1.16	1.3.3	NOA
AH	1.16	1.3.3	NOA
AI	1.16	1.3.3	NOA
AJ	1.16	1.3.3	NOA
AK	1.16	1.3.3	NOA
AL	1.16	1.3.3	NOA
AM	1.16	1.3.3	NOA
AN	1.16	1.3.3	NOA
AO	1.16	1.3.3	NOA
AP	1.16	1.3.3	NOA
AQ	1.16	1.3.3	NOA
AR	1.16	1.3.3	NOA
AS	1.16	1.3.3	NOA
AT	1.16	1.3.3	NOA
AU	1.16	1.3.3	NOA
AV	1.16	1.3.3	NOA
AW	1.16	1.3.3	NOA
AX	1.16	1.3.3	NOA
AY	1.16	1.3.3	NOA
AZ	1.16	1.3.3	NOA
BA	1.16	1.3.3	NOA
BB	1.16	1.3.3	NOA
BC	1.16	1.3.3	NOA
BD	1.16	1.3.3	NOA
BE	1.16	1.3.3	NOA
BF	1.16	1.3.3	NOA
BG	1.16	1.3.3	NOA
BH	1.16	1.3.3	NOA
BI	1.16	1.3.3	NOA
BJ	1.16	1.3.3	NOA
BK	1.16	1.3.3	NOA
BL	1.16	1.3.3	NOA
BM	1.16	1.3.3	NOA
BN	1.16	1.3.3	NOA
BO	1.16	1.3.3	NOA
BP	1.16	1.3.3	NOA
BQ	1.16	1.3.3	NOA
BR	1.16	1.3.3	NOA
BS	1.16	1.3.3	NOA
BT	1.16	1.3.3	NOA
BU	1.16	1.3.3	NOA
BV	1.16	1.3.3	NOA
BW	1.16	1.3.3	NOA
BX	1.16	1.3.3	NOA
BY	1.16	1.3.3	NOA
BZ	1.16	1.3.3	NOA
CA	1.16	1.3.3	NOA
CB	1.16	1.3.3	NOA
CC	1.16	1.3.3	NOA
CD	1.16	1.3.3	NOA
CE	1.16	1.3.3	NOA
CF	1.16	1.3.3	NOA
CG	1.16	1.3.3	NOA
CH	1.16	1.3.3	NOA
CI	1.16	1.3.3	NOA
CJ	1.16	1.3.3	NOA
CK	1.16	1.3.3	NOA
CL	1.16	1.3.3	NOA
CM	1.16	1.3.3	NOA
CN	1.16	1.3.3	NOA
CO	1.16	1.3.3	NOA
CP	1.16	1.3.3	NOA
CQ	1.16	1.3.3	NOA
CR	1.16	1.3.3	NOA
CS	1.16	1.3.3	NOA
CT	1.16	1.3.3	NOA
CU	1.16	1.3.3	NOA
CV	1.16	1.3.3	NOA
CW	1.16	1.3.3	NOA
CX	1.16	1.3.3	NOA
CY	1.16	1.3.3	NOA
CZ	1.16	1.3.3	NOA
DA	1.16	1.3.3	NOA
DB	1.16	1.3.3	NOA
DC	1.16	1.3.3	NOA
DD	1.16	1.3.3	NOA
DE	1.16	1.3.3	NOA
DF	1.16	1.3.3	NOA
DG	1.16	1.3.3	NOA
DH	1.16	1.3.3	NOA
DI	1.16	1.3.3	NOA
DJ	1.16	1.3.3	NOA
DK	1.16	1.3.3	NOA
DL	1.16	1.3.3	NOA
DM	1.16	1.3.3	NOA
DN	1.16	1.3.3	NOA
DO	1.16	1.3.3	NOA
DP	1.16	1.3.3	NOA
DQ	1.16	1.3.3	NOA
DR	1.16	1.3.3	NOA
DS	1.16	1.3.3	NOA
DT	1.16	1.3.3	NOA
DU	1.16	1.3.3	NOA
DV	1.16	1.3.3	NOA
DW	1.16	1.3.3	NOA
DX	1.16	1.3.3	NOA
DY	1.16	1.3.3	NOA
DZ	1.16	1.3.3	NOA
EA	1.16	1.3.3	NOA
EB	1.16	1.3.3	NOA
EC	1.16	1.3.3	NOA
ED	1.16	1.3.3	NOA
EE	1.16	1.3.3	NOA
EF	1.16	1.3.3	NOA
EG	1.16	1.3.3	NOA
EH	1.16	1.3.3	NOA
EI	1.16	1.3.3	NOA
EJ	1.16	1.3.3	NOA
EK	1.16	1.3.3	NOA
EL	1.16	1.3.3	NOA
EM	1.16	1.3.3	NOA
EN	1.16	1.3.3	NOA
EO	1.16	1.3.3	NOA
EP	1.16	1.3.3	NOA
EQ	1.16	1.3.3	NOA
ER	1.16	1.3.3	NOA
ES	1.16	1.3.3	NOA
ET	1.16	1.3.3	NOA
EU	1.16	1.3.3	NOA
EV	1.16	1.3.3	NOA
EW	1.16	1.3.3	NOA
EX	1.16	1.3.3	NOA
EY	1.16	1.3.3	NOA
EZ	1.16	1.3.3	NOA
FA	1.16	1.3.3	NOA
FB	1.16	1.3.3	NOA
FC	1.16	1.3.3	NOA
FD	1.16	1.3.3	NOA
FE	1.16	1.3.3	NOA
FF	1.16	1.3.3	NOA
FG	1.16	1.3.3	NOA
FH	1.16	1.3.3	NOA
FI	1.16	1.3.3	NOA
FJ	1.16	1.3.3	NOA
FK	1.16	1.3.3	NOA
FL	1.16	1.3.3	NOA
FM	1.16	1.3.3	NOA
FN	1.16	1.3.3	NOA
FO	1.16	1.3.3	NOA
FP	1.16	1.3.3	NOA
FQ	1.16	1.3.3	NOA
FR	1.16	1.3.3	NOA
FS	1.16	1.3.3	NOA
FT	1.16	1.3.3	NOA
FU	1.16	1.3.3	NOA
FV	1.16	1.3.3	NOA
FW	1.16	1.3.3	NOA
FX	1.16	1.3.3	NOA
FY	1.16	1.3.3	NOA
FZ	1.16	1.3.3	NOA
GA	1.16	1.3.3	NOA
GB	1.16	1.3.3	NOA
GC	1.16	1.3.3	NOA
GD	1.16	1.3.3	NOA
GE	1.16	1.3.3	NOA
GF	1.16	1.3.3	NOA
GG	1.16	1.3.3	NOA
GH	1.16	1.3.3	NOA
GI	1.16	1.3.3	NOA
GJ	1.16	1.3.3	NOA
GK	1.16	1.3.3	