

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 16, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

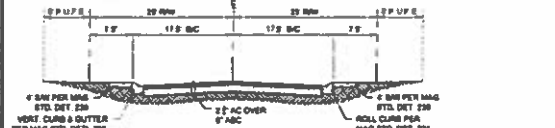
LEGAL DESCRIPTION

PARCEL NO. 1

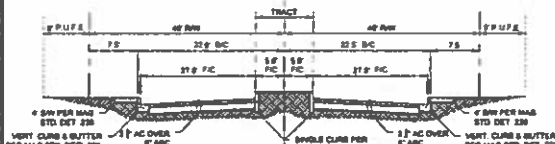
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST HALF

PARCEL NO. 2

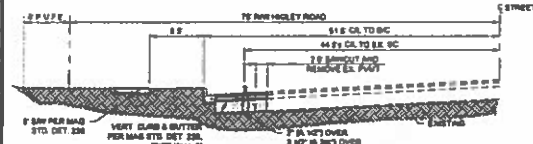
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 16 FEET THEREOF AND EXCEPT THE NORTH 16 FEET OF THE SOUTH 16 FEET OF THE EAST 16 FEET THEREOF, AND EXCEPT THOSE PORTIONS DEED TO THE CITY OF MESA IN DOCUMENT NO. 84-172189 AND IN DOCUMENT NO. 87-28856 RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER



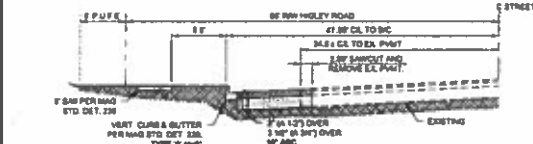
LOCAL STREET
PER CITY OF MESA STD. DET. 14-15
N.T.S.



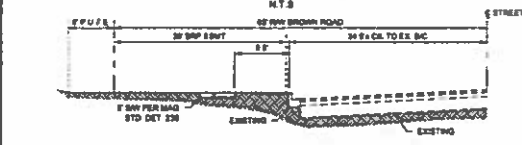
LOCAL ENTRANCE STREET
N.T.S.



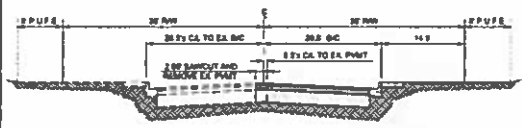
HIGLEY ROAD NEAR INTERSECTION OF BROWN (LOOKING NORTH)
PER CITY OF MESA STD. DET. 14-15
N.T.S.



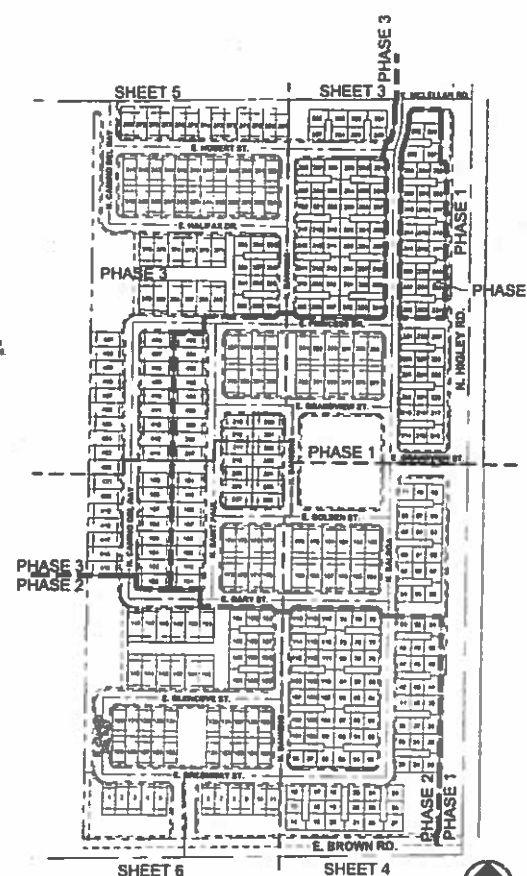
HIGLEY ROAD (LOOKING NORTH)
PER CITY OF MESA STD. DET. 14-15
N.T.S.



BROWN ROAD (LOOKING EAST)
PER CITY OF MESA STD. DET. 14-15
N.T.S.



McLELLAN ROAD (LOOKING EAST)
PER CITY OF MESA STD. DET. 14-15
N.T.S.



UTILITY	CITY OF MESA
WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	AT&T
CABLE	COX COMMUNICATIONS
GAS	CITY OF MESA

- 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 CLARITY IN A FEMA SPECIAL FLOOD HAZARD ZONE FOR THE 100-YEAR FLOOD.
 - THIS PRELIMINARY PLAT HAS BEEN PREPARED UNDER AN ALTA SURVEY BY M. BARTHOLOMEW DATED 08-15-13

STANDARD	PROPOSED	ADDITIONAL STANDARDS
LOT STANDARDS		
MINIMUM AVERAGE LOT AREA OF SUBDIVISION (S.F.)	4,500	
MINIMUM INDIVIDUAL LOT AREA (S.F.)	4,500	
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	40	
MINIMUM LOT WIDTH - CORNER LOT (FT)	40	
MINIMUM LOT DEPTH (FT)	50	
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT)	30	A THIRD STORY MAY BE PERMITTED IF MEETS SPECIFIC STANDARDS (SEE 11-4-4 (B) (1))
MAXIMUM NUMBER OF STORES	3	
MINIMUM YARDS (FT)		
FRONT - BUILDING WALL	10	
FRONT - GARAGE	10	
FRONT - PORCH (STREET FACING)	10	
REAR	5	

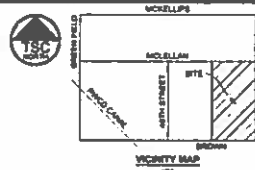
STANDARD	PROPOSED	ADDITIONAL STANDARDS
LOT STANDARDS		
MINIMUM AVERAGE LOT AREA OF SUBDIVISION (S.F.)	3,800	
MINIMUM INDIVIDUAL LOT AREA (S.F.)	3,800	
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	25	
MINIMUM LOT WIDTH - CORNER LOT (FT)	25	
MINIMUM LOT DEPTH (FT)	50	
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT)	30	A THIRD STORY MAY BE PERMITTED IF MEETS SPECIFIC STANDARDS (SEE 11-4-4 (B) (1))
MAXIMUM NUMBER OF STORES	3	
MINIMUM YARDS (FT)		
FRONT - BUILDING WALL	4	
FRONT - PORCH (STREET FACING)	4	PORCH ADJACENT TO MOTOR COURT (B) (1)
STREET SIDE	10	
INTERIOR SIDE, MINIMUM EACH SIDE	3	SEE 11-4-4 (B) (1)
INTERIOR SIDE, MINIMUM AVERAGE OF 2 SIDES	6	SEE 11-4-4 (B) (1)
REAR	5	

STANDARD	PROPOSED	ADDITIONAL STANDARDS
EXISTING ZONING	REL-3.8 PAD & REL-4.5 PAD	
PROPOSED ZONING	REL-3.8 PAD & REL-4.5 PAD	
OPEN SPACE PROVIDED (ACRES)	10.30	
OPEN SPACE PROVIDED (% OF BROWN TO CL)	17.9%	
MINIMUM LOT SIZE (SQUARE FEET)	5,000	
LOT COUNT	431	
DENSITY (ACRES ON BROWN TO CENTRALINE)	5.30 S.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

TRACT ID	TRACT AREA (AC)	USAGE*	OWNER AND MAINTENANCE RESPONSIBILITY
A	0.18	1.0	HOA
B	0.18	1.0	HOA
C	0.18	1.0	HOA
D	0.18	1.0	HOA
E	0.18	1.0	HOA
F	0.18	1.0	HOA
G	0.18	1.0	HOA
H	0.18	1.0	HOA
I	0.18	1.0	HOA
J	0.18	1.0	HOA
K	0.18	1.0	HOA
L	0.18	1.0	HOA
M	0.18	1.0	HOA
N	0.18	1.0	HOA
O	0.18	1.0	HOA
P	0.18	1.0	HOA
Q	0.18	1.0	HOA
R	0.18	1.0	HOA
S	0.18	1.0	HOA
T	0.18	1.0	HOA
U	0.18	1.0	HOA
V	0.18	1.0	HOA
W	0.18	1.0	HOA
X	0.18	1.0	HOA
Y	0.18	1.0	HOA
Z	0.18	1.0	HOA
AA	0.18	1.0	HOA
AB	0.18	1.0	HOA
AC	0.18	1.0	HOA
AD	0.18	1.0	HOA
AE	0.18	1.0	HOA
AF	0.18	1.0	HOA
AG	0.18	1.0	HOA
AH	0.18	1.0	HOA
AI	0.18	1.0	HOA
AL	0.18	1.0	HOA

* THESE TRACTS ARE COMMON AREAS WHICH ARE TO BE OWNED AND MAINTAINED BY THE HOA. THESE TRACTS ARE INTENDED TO BE OPEN SPACE OR UNDEVELOPED LAND WITHIN WHICH NO BUILDINGS OR STRUCTURES MAY BE BUILT. EXCEPT AS SPECIFICALLY PROVIDED HEREIN NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE BUILT OR PLACED ABOVE GROUND LEVEL WITHIN THESE TRACTS EXCEPT SHADY CANE CONSTRUCTED WATER, SEWER, GAS, OR ELECTRIC UTILITIES AND APPURTENANCES AND PAVING FOR CONCRETE. THE CITY OF MESA HAS NO OBLIGATION TO MAINTAIN OR REPAIR WATER AND SEWER SERVICES IN SAID TRACT AN PROGRESSIVE BARRIERS, PUBLIC UTILITY AND FACILITIES BARRIERS AND DRAINAGE EASEMENTS IS HEREBY DEDICATED ACROSS SAID TRACTS.



OWNER / DEVELOPER
40 HOME PROPERTIES, INC.
4107 S. WIND BURN, SUITE 100
PHOENIX, ARIZONA 85008
CONTACT: ANDREW BARRANCO
PH: 602-973-2073

CIVIL ENGINEER
TERRASCOPE CONSULTING, LTD.
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
CONTACT: DAVID GOLTYSEK, P.E.
PH: 602-973-2073
FAX: 602-973-2073

PROJECT DATA
EXISTING APR 14-24-08 & 14-24-08
EXISTING ZONING: AGRICULTURE AND
GROSS AREA (FROM ALTA) 14,249 ACRES
GROSS AREA (TO CENTRALINE) 1,000 ACRES
NET AREA: 13,249 ACRES

BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP ON THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF HIGLEY ROAD AND BROWN ROAD HAVING AN ELEVATION OF 1380 IN CITY OF MESA DATUM

BASES OF BEARING
BASES OF BEARING IS 89°59'57" ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD INFORMATION
THE SUBJECT PROPERTY LIES WITHIN SHADY CANE "C" WITH A DESIGNATION OF AREA OF MODERATE FLOOD HAZARD. USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD. IN DETERMINATION DETERMINED BY FEMA FLOOD ZONE MAP 8415C23290. PANEL NUMBER 2329 OF 436. EFFECTIVE DATE: SEPTEMBER 26, 2005

cell engineering
surveying
urban planning

HIGLEY & BROWN

PRELIMINARY PLAT

KB HOME

DATE: 3/27/2015

DESCRIPTION: CLIENT REVIEW

12/2013: CLIENT REVIEW

2/2014: CITY ZONING SUBMITTAL

5/2014: CITY ZONING SUBMITTAL

8/2014: CITY 5TH SUBMITTAL

CHECKED BY: DMS

DRAWN BY: TSB

TITLE: COVER SHEET

SHEET NO: 1 of 6

PROJECT NO: 0331