

PARCEL 13 & 16

NOTE:
Plant palettes have been established for the types and categories of landscapes. Though the plant palette lists individual plants, it is an illustrative palette and is not intended to be a final plant list. The plants are listed in a general order of height and form. The plants are listed in a general order of height and form. The plants are listed in a general order of height and form.

WALL/FENCING LEGEND

- STONE VENEER THEME PILASTER - SEE DETAIL E-2
- 4" IRON/ 2" BLOCK - SEE DETAIL F-3
- 6" OPEN SPACE WALL - SEE DETAIL B-3
- 2" IRON/ 4" BLOCK - SEE DETAIL D-3
- 6" THEME WALL - SEE DETAIL B-2
- 2" IRON/ 4" BLOCK THEME WALL - SEE DETAIL D-2

PLANT LEGEND

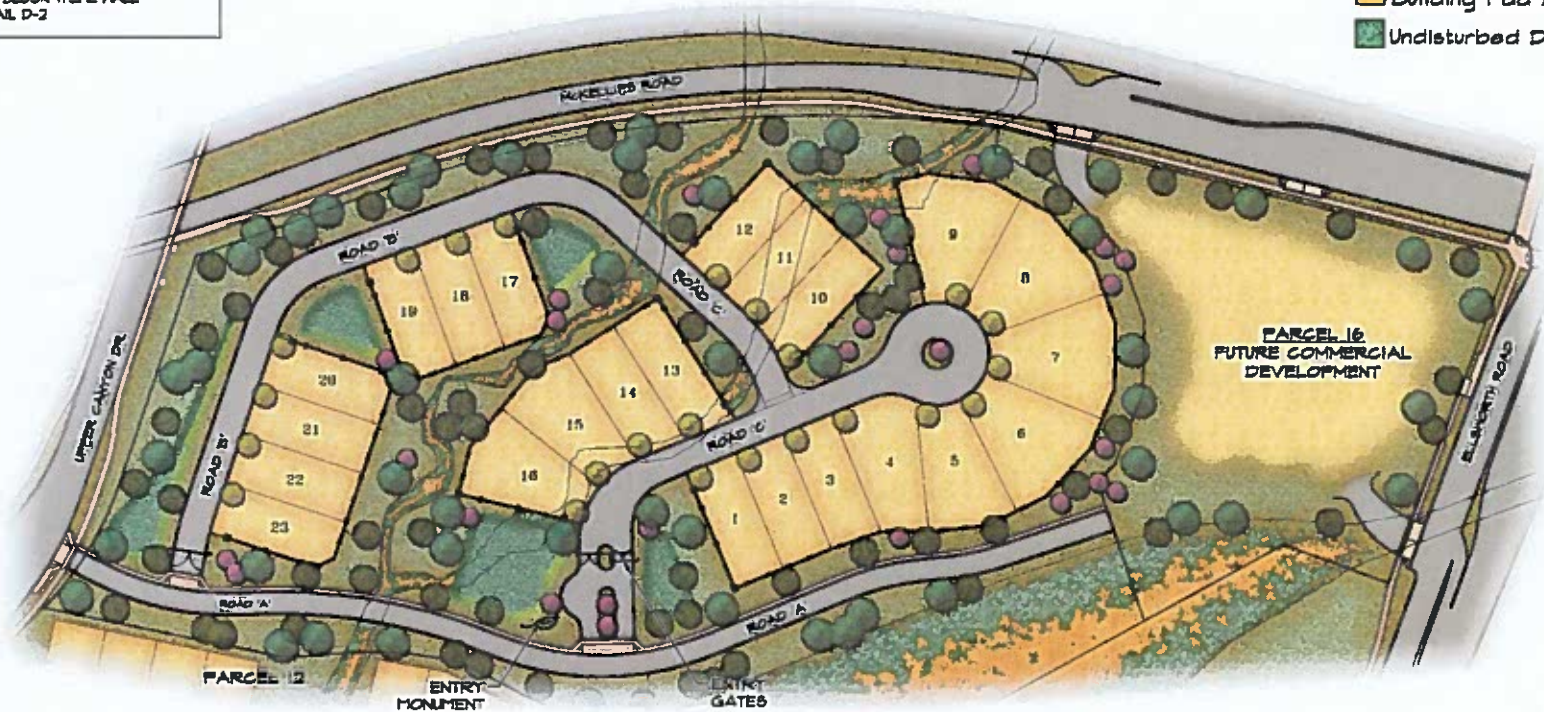
Revegetated Desert- Plant Legend

ANNUALS, PERENNIALS, BROADCOVERS, FIELDPLANTS	GRASSES	YERBS AND SPECIALTIES
<ul style="list-style-type: none"> ANNUALS PERENNIALS BROADCOVERS FIELDPLANTS 	<ul style="list-style-type: none"> GRASSES 	<ul style="list-style-type: none"> YERBS AND SPECIALTIES

Retention/ Parks- Plant Legend

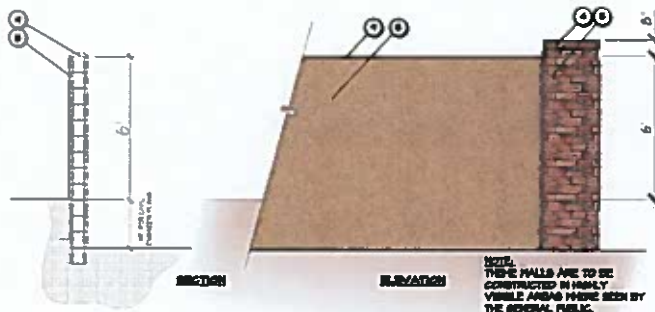
ANNUALS, PERENNIALS, BROADCOVERS, FIELDPLANTS	GRASSES	YERBS AND SPECIALTIES
<ul style="list-style-type: none"> ANNUALS PERENNIALS BROADCOVERS FIELDPLANTS 	<ul style="list-style-type: none"> GRASSES 	<ul style="list-style-type: none"> YERBS AND SPECIALTIES

- Building Pad Area
- Undisturbed Desert

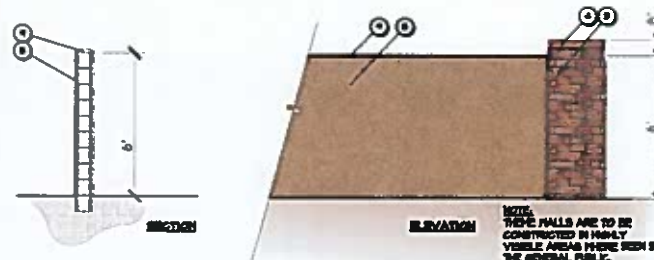


Mountain Bridge - Pinnacle Ridge Holdings, LLC

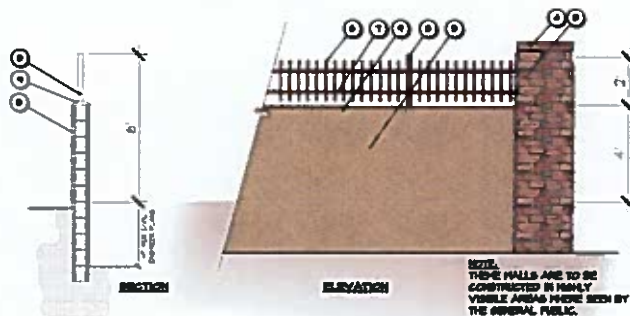
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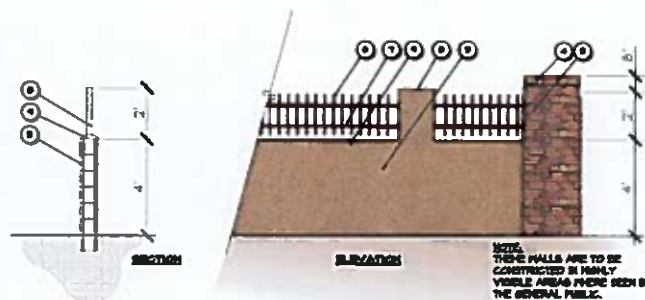
A 6' THEME WALL ON TYPICAL RETAINING WALL



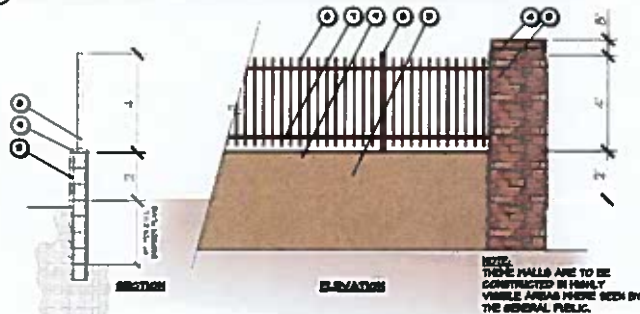
B 6' THEME WALL AT GRADE



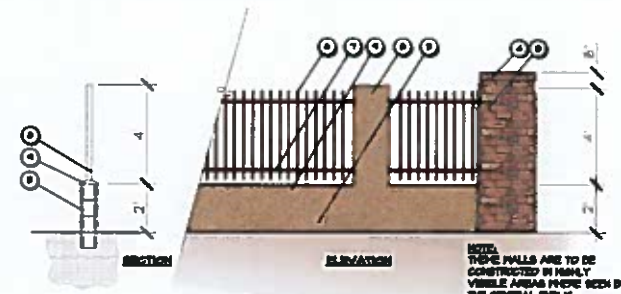
C 2' IRON/4' BLOCK VIEW WALL ON TYPICAL RETAINING WALL



D 2' IRON/4' BLOCK VIEW WALL AT GRADE



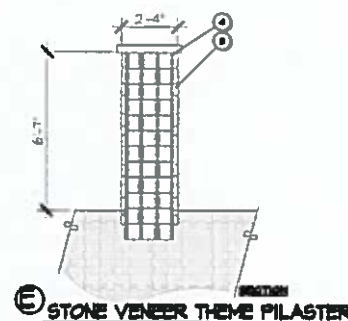
E 4' IRON/2' BLOCK VIEW WALL ON TYPICAL RETAINING WALL



F 4' IRON/2' BLOCK VIEW WALL AT GRADE

CONSTRUCTION LEGEND

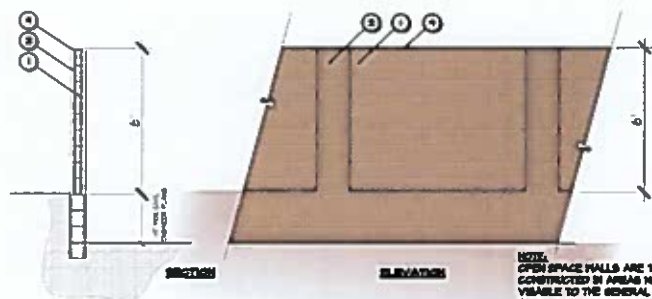
- 1 PAINTED PRECISION FACE BLOCK - 4'x8'x16"
- 2 PAINTED DOUBLE OPEN END UNIT BLOCK - 8'x8'x16"
- 3 STONE VENEER THEME PLASTER LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE ORCHARD CYPRESS RESIDE BY EL DORADO STONE.
- 4 EL DORADO TEXTURED STONE CAP
- 5 PRECISION BLOCK MALL 8'x8'x16" WITH RANDOM TEXTURED STUCCO FINISH. COLOR TO BE TUM EDWARDS-HAYLE VIEW
- 6 3/8" IRON PICKET
- 7 1" IRON RAIL
- 8 2" IRON POST - EQUAL SPACINGS BY O.C.
- 9 GROUTED CAP
- 10 TIE-BAR COR-TEN STEEL
- 11 IRON HINGES & POST
- 12 PAINTED PRECISION FACE BLOCK - 8'x8'x16"
- 13 PRECISION BLOCK MALL 8'x8'x16" WITH STONE VENEER TO BE ORCHARD CYPRESS RESIDE
- 14 COR-TEN STEEL LETTERING



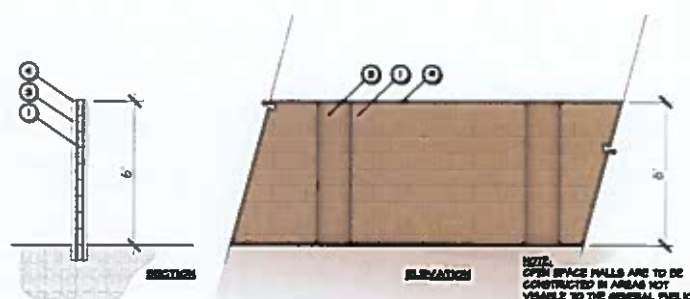
G STONE VENEER THEME PILASTER

CONSTRUCTION LEGEND

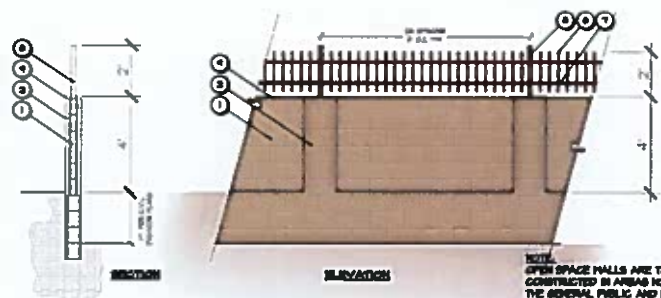
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- 2 PAINTED DOUBLE OPEN END UNIT BLOCK - 8'x8'x16"
- 3 STONE VENEER THIN PLASTER LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE ORCHARD CYPRESS RIDGE BY ELIZABETH STONE.
- 4 ELIZABETH TEXTURED STONE CAP
- 5 PRECISION BLOCK WALL 8'x8'x16" WITH RANDOM TEXTURED STUCCO FINISH COLOR TO BE TAN EDWARDS-WATKINS VINT
- 6 3/8" IRON PICKET
- 7 1" IRON RAIL
- 8 2" IRON POST - EQUAL SPACING 8' O.C.
- 9 GRouted CAP
- 10 TUBULAR COR-TEN STEEL
- 11 IRON HINGES & POST
- 12 PAINTED PRECISION FACE BLOCK - 8'x8'x16"
- 13 PRECISION BLOCK WALL 8'x8'x16" WITH STONE VENEER TO BE ORCHARD CYPRESS RIDGE
- 14 COR-TEN STEEL LETTERING



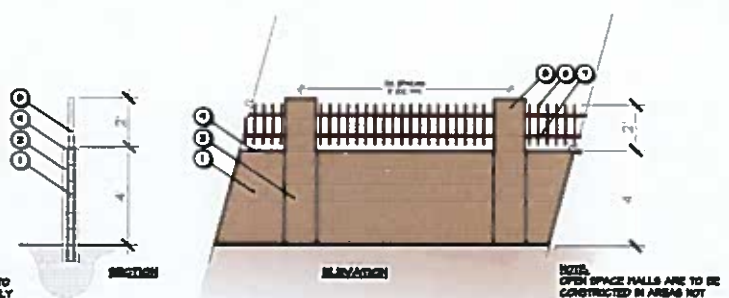
A 6' OPEN SPACE WALL ON TYPICAL RETAINING WALL



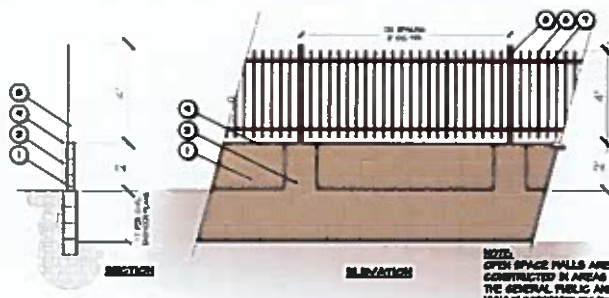
B 6' OPEN SPACE WALL AT GRADE



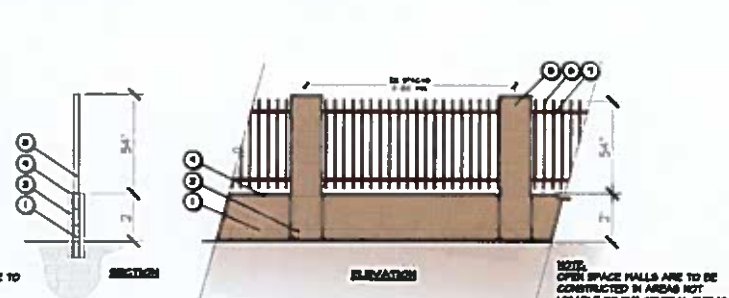
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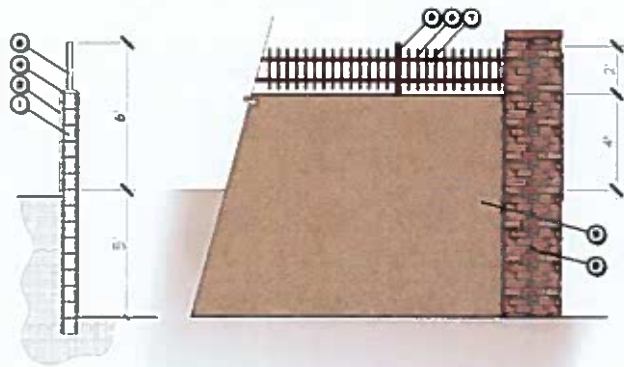
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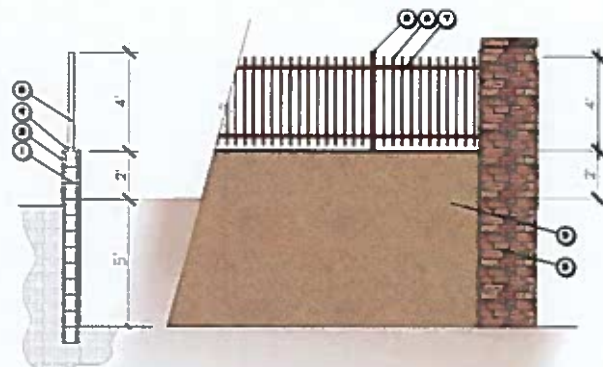
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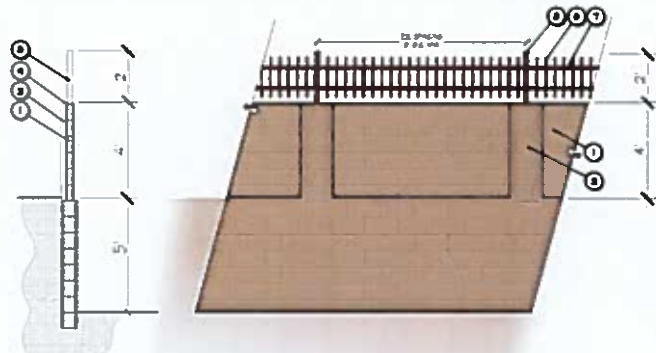
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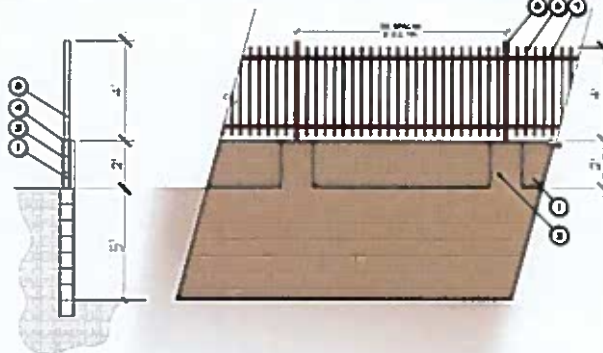
A 2' IRON/4' BLOCK THEME VIEW WALL ON 5' RETAINING WALL



B 2' IRON/4' BLOCK OPEN SPACE VIEW WALL ON 5' RETAINING WALL



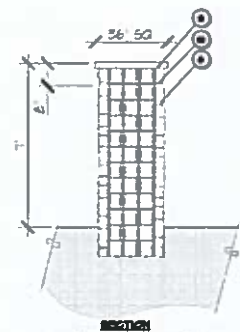
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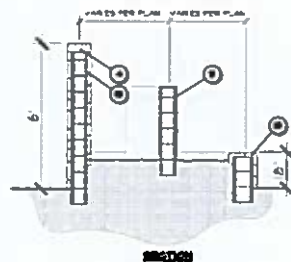
D 4' IRON/2' BLOCK OPEN SPACE VIEW WALL ON 5' RETAINING WALL

CONSTRUCTION LEGEND

- 1 PAINTED PRECISION FACE BLOCK - 4'x8'x16"
- 2 PAINTED DOUBLE OPEN END UNIT BLOCK - 8'x8'x16"
- 3 STONE VENEER THEME PLASTER LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE ORCHARD CYPRESS REDGE BY ELBORADO STONE.
- 4 ELBORADO TEXTURED STONE CAP
- 5 PRECISION BLOCK WALL 8'x8'x16" WITH RANDOM TEXTURED STUCCO FINISH COLOR TO BE DUKE EDWARDS-HAPLE VIEW
- 6 3/8" IRON PICKET
- 7 1" IRON RAIL
- 8 2" IRON POST - EQUAL SPACING 8' O.C.
- 9 BRONZED CAP
- 10 TUBULAR COR-TEN STEEL
- 11 IRON HINGES 4 POST
- 12 PAINTED PRECISION FACE BLOCK - 8'x8'x16"
- 13 PRECISION BLOCK WALL 8'x8'x16" WITH STONE VENEER TO BE ORCHARD CYPRESS REDGE
- 14 COR-TEN STEEL LETTERING



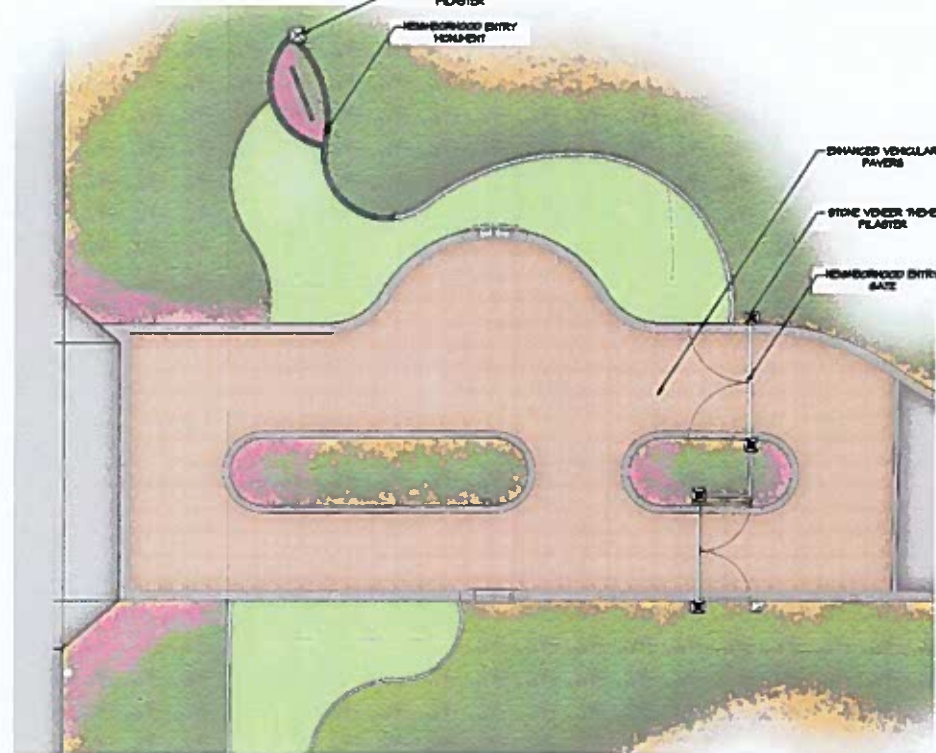
A THEME PILASTER



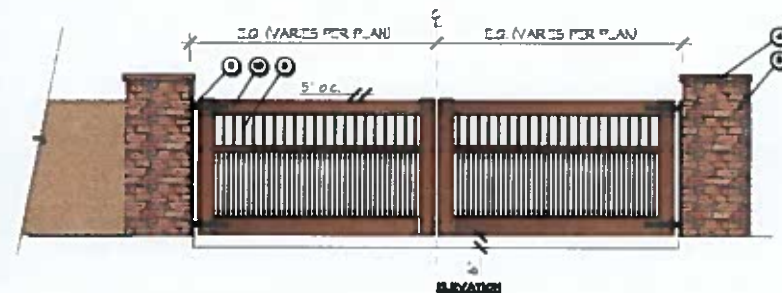
B NEIGHBORHOOD ENTRY MONUMENT



- CONSTRUCTION LEGEND**
- 1 PAINTED PRECISION FACE BLOCK - 4'-8"x16"
 - 2 PAINTED DOUBLE OPEN END UNIT BLOCK - 8'-8"x16"
 - 3 STONE VENEER THEME PILASTER. LOCATION TO BE SHOWN ON LANDSCAPE CONSTRUCTION PLANS. STONE TO BE ORCHARD CYPRESS RIDGE BY EL DORADO STONE.
 - 4 EL DORADO TEXTURED STONE CAP
 - 5 PRECISION BLOCK MALL 8'-8"x16" WITH RANDOM TEXTURED STUCCO FINISH COLOR TO BE DUNE EDWARDS-MAPLE VIEW
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 - 7 1" IRON RAIL
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 - 9 BRACKETED CAP
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 - 14 COR-TEN STEEL LETTERING



C NEIGHBORHOOD ENTRY PLAN



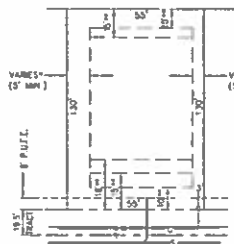
D NEIGHBORHOOD ENTRY GATE

Mountain Bridge - Pinnacle Ridge Holdings, LLC



NOTES

1. ALL ROADWAYS, EXCEPT E. MCKELLIPS ROAD AND N. ESTATES DRIVE TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
4. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
5. FIRE LAMES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
6. PROPOSED WATER ON APACHE JUNCTION LINE PRESSURE ZONE.
7. RETENTION WILL BE PROVIDED BY PROPOSED BASINS.
8. DRAINAGE EASEMENTS SHALL BE SHOWN ON THE FINAL PLAN FOR ALL 404 WASHES.
9. ALL DISTURBED AREAS IN THE TRACTS AND BASINS TO BE REVEGETATED.



TYPICAL LOT LAYOUT

- *SIDEYARD SETBACKS:**
SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 5' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES. SETBACKS DO NOT INCLUDE CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.
- **FRONT YARD SETBACKS:**
1. 15' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 15' MIN. SETBACK TO LIVABLE SPACE OR SIDE LOAD GARAGE.
3. 10' SETBACK TO FRONT OF PORCH.
- ***REAR YARD SETBACKS:**
1. 10' MIN. SETBACK TO COVERED PATIO.
2. 15' MIN. SETBACK TO LIVABLE SPACE.

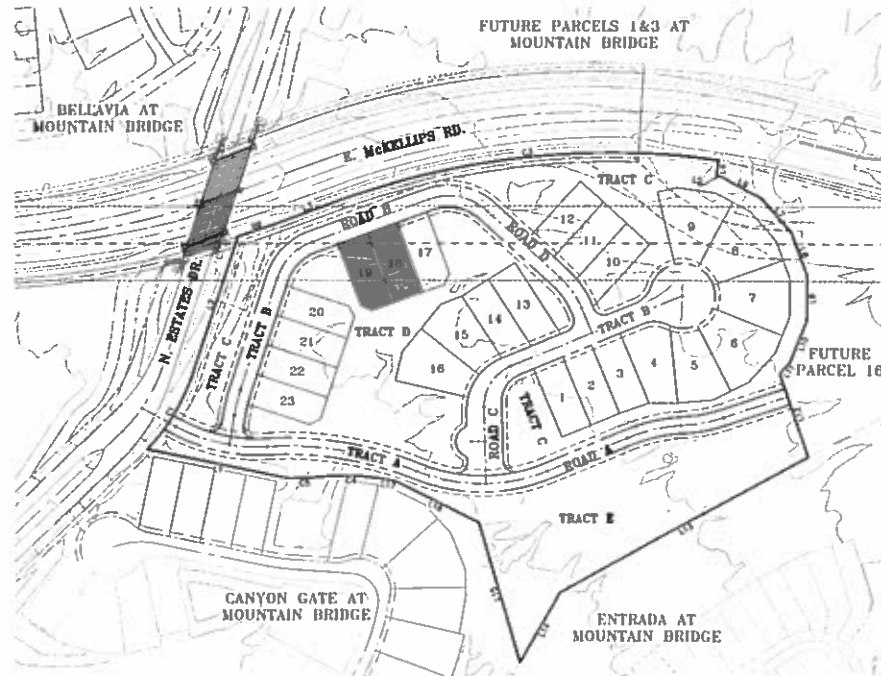
MOUNTAIN BRIDGE PARCEL 13			
LAND USE SUMMARY TABLE			
EXISTING ZONING	CONCEPTUAL RS-35-PAD		
PROPOSED ZONING	RS-15-PAD		
TOTAL NUMBER OF LOTS	23		
TOTAL NET AREA	618,310 SQ. FT.	14,215 AC.	
DENSITY	1.62	DU/NET AC.	
OPEN SPACE	318,829 SQ. FT.	7,338 AC.	
AVERAGE LOT SIZE	8,436 SQ. FT.	0.19 AC.	
MIN. LOT SIZE	7,036 SQ. FT.	0.16 AC.	

TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE
A	32,709	0.7508	PRIVATE STREET
B	72,811	1.6715	PRIVATE STREET
C	122,832	2.8190	OPEN SPACE, L.S.E., D.E.
D	80,682	1.8532	OPEN SPACE, L.S.E., D.E.
E	116,115	2.6658	OPEN SPACE, L.S.E., D.E.

OPEN SPACE AREA TABLE (ACRES)					
TRACT	"A"	"B"	"C"	"D"	"E"
UNSTRUCTURED OPEN SPACE AREA	0.00 AC.	0.56 AC.	2.07 AC.	2.83 AC.	2.83 AC.
HIGHLY STRUCTURED OPEN SPACE AREA	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.
REVEGETATED OPEN SPACE AREA	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.
TOTAL	0.00 AC.	0.56 AC.	2.07 AC.	2.83 AC.	2.83 AC.

MOUNTAIN BRIDGE - PARCEL 13 PRELIMINARY PLAT / SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF
SECTION 4 & 9, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

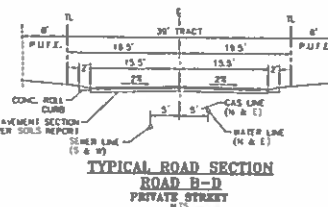
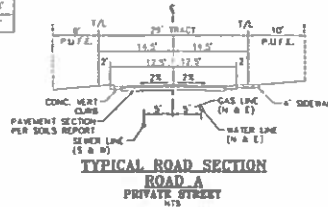


PARCEL 13 BOUNDARY MAP

LINE	BEARING	DISTANCE
L1	N79°18'30"W	255.14'
L2	N18°15'30"E	255.24'
L3	N69°30'00"E	116.66'
L4	S07°18'15"W	27.96'
L5	S82°41'43"E	7.28'
L6	S81°45'00"E	80.07'
L7	S40°58'40"E	80.10'
L8	S00°01'00"E	80.10'
L9	S00°45'18"W	79.84'
L10	S21°35'05"W	79.84'
L11	N79°28'30"W	255.99'

LINE	BEARING	DISTANCE
L11	N47°21'20"W	28.33'
L12	S18°32'50"E	155.16'
L13	S61°01'20"W	487.75'
L14	S29°32'14"W	141.01'
L15	N18°14'15"W	256.81'
L16	N63°08'46"W	182.15'
L17	N79°28'30"W	255.99'

CURVE	CH1/A	RADIUS	ARC	TANGENT	CHORD
C1	257°47'14"	353.50'	155.71'	79.14'	154.43'
C2	27°33'31"	1675.00'	75.77'	37.69'	75.76'
C3	27°45'08"	1361.00'	673.76'	343.63'	667.20'
C4	16°56'02"	370.50'	109.62'	56.32'	109.42'
C5	71°6'36"	429.50'	54.80'	27.44'	54.76'



SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. DETAILS



OWNER / DEVELOPER

PRINCE RIDGE HOLDINGS, L.L.C.
1111 PALE DUCAS
1351 EAST BASELINE ROAD
OLBENT, ARIZONA 85334
PHONE No. (480) 892-4492
FAX No. (480) 892-5108

ENGINEER & SURVEYOR

MOUL PATIL & ASSOCIATES, INC.
2250 S. COUNTRY CLUB DRIVE, SUITE 101
MESA, ARIZONA 85209
PHONE: (480) 844-3300
FAX: (480) 844-3300
CONTACT: DANIEL W. MATTHEWS, P.E.

BENCHMARK

BRASS TAC IN HEADWALL, SOUTH SIDE OF
MCKELLIPS AND NORTH HAVES ROAD.
CITY OF MESA ELEV: 1684.15

PUBLIC UTILITIES

WATER CITY OF MESA
SEWER CITY OF MESA
ELECTRIC SAL. WIND PROJECT
TELEPHONE CITY OF MESA
CABLE CITY OF MESA
WASTE DISPOSAL CITY OF MESA

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- PUBLIC UTILITY AND FACILITY EASEMENT EXCEPT AS NOTED
- LIMITS OF GRADING
- PROPOSED SEWER LINE W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- NATURAL GROUND CONTOUR
- 404 BASH
- PROPOSED STORM DRAIN
- PURE PUBLIC UTILITY AND FACILITY EASEMENT
- BUILDING SETBACK LIMIT
- EASEMENT
- CENTERLINE
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- FLOOD WALL
- CATCH BASIN
- PROPOSED STREET SLOPE

MOUNTAIN BRIDGE
PARCEL 13
PRELIMINARY PLAT/SITE PLAN
COVER SHEET

NOT
FOR
CONSTRUCTION



EXPIRES 06-30-13

WOOD/PATEL

10/25/10

10/25/10

10/25/10

10/25/10

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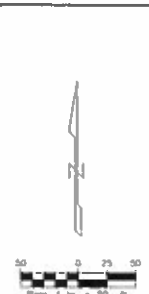
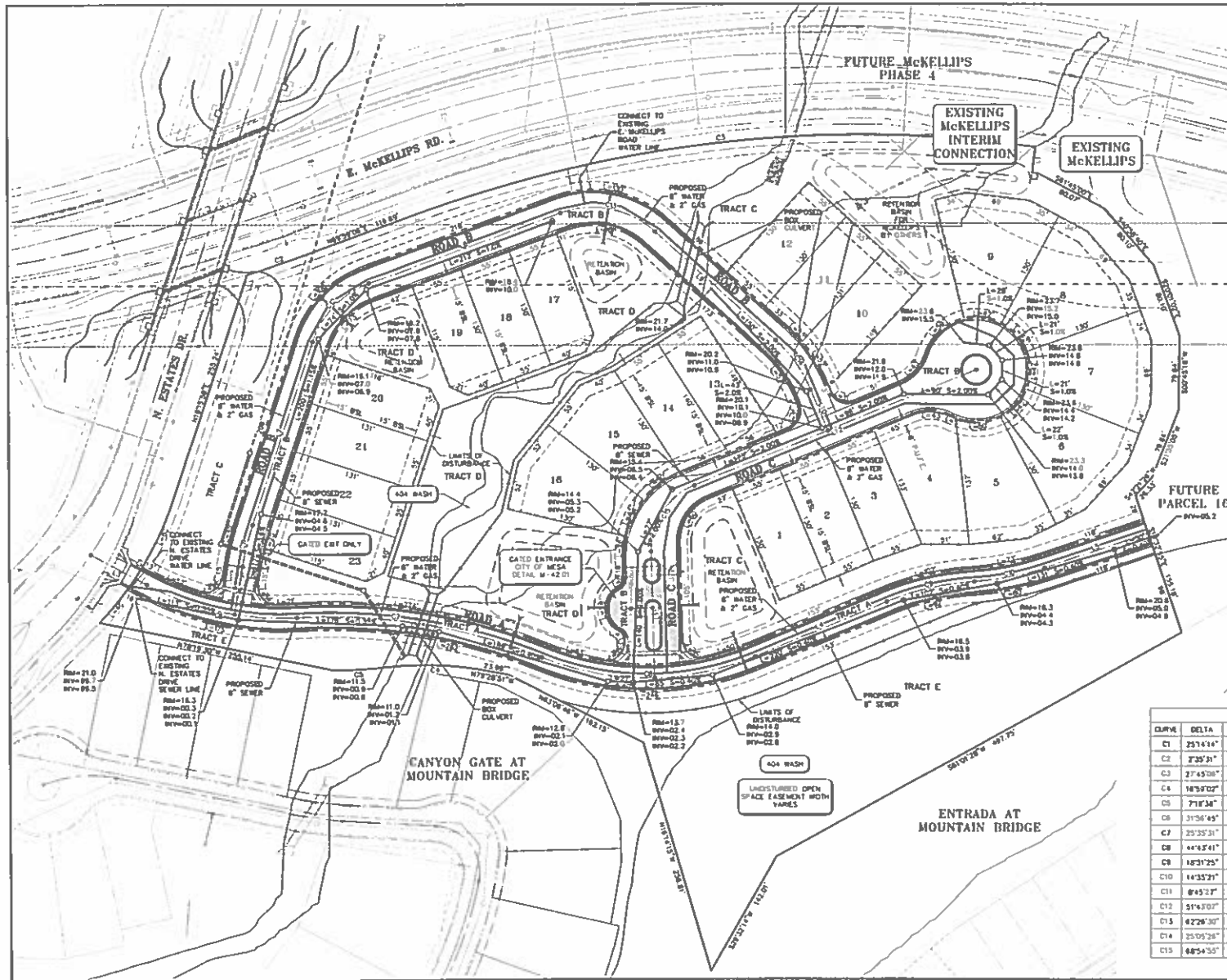
10/25/10

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10/25/10



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°18'15"W	27.96'
L2	S82°41'45"E	7.26'
L3	N61°24'04"W	67.82'
L4	N67°31'00"E	153.16'
L5	N71°27'05"E	117.56'
L6	N09°30'32"E	52.62'
L7	N18°55'56"E	208.64'
L8	N48°55'08"E	218.23'
L9	N47°34'25"W	173.28'
L10	S22°29'00"E	48.16'
L11	S01°23'55"E	136.05'
L12	N67°31'00"E	327.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	25°14'14"	353.50'	155.71'	78.14'	154.45'
C2	7°35'31"	1875.00'	75.77'	37.88'	75.78'
C3	27°45'28"	1291.00'	673.76'	343.83'	687.20'
C4	18°59'02"	370.50'	108.82'	55.32'	109.42'
C5	7°18'38"	429.50'	54.80'	27.46'	54.78'
C6	31°56'45"	300.00'	187.27'	85.81'	185.11'
C7	25°35'51"	600.00'	268.00'	136.27'	265.78'
C8	44°45'41"	300.00'	234.20'	123.43'	228.29'
C9	18°31'25"	300.00'	98.99'	48.82'	96.57'
C10	18°35'21"	300.00'	78.39'	38.40'	78.18'
C11	8°45'27"	300.00'	45.85'	22.87'	45.81'
C12	51°43'07"	100.00'	80.27'	48.47'	87.73'
C13	62°28'30"	100.00'	108.94'	60.61'	103.67'
C14	25°05'28"	150.00'	65.64'	33.30'	65.18'
C15	68°54'35"	75.00'	90.21'	51.46'	94.87'

DATE	
REVISION	
BY	

MOUNTAIN BRIDGE

PARCEL 13

PRELIMINARY PLAT/SITE PLAN

SITE PLAN

NOT FOR CONSTRUCTION

EXPIRES 06-30-16
WOOD/PATEL
 Licensed Professional Engineer - State of Arizona
 No. 12345
 2280 S. COUNTY CLUB
 BIRMINGHAM, AL 35205
 (205) 555-1234
 www.woodpatel.com

DESIGNER: **DM**

CAD: **REARSHAN**

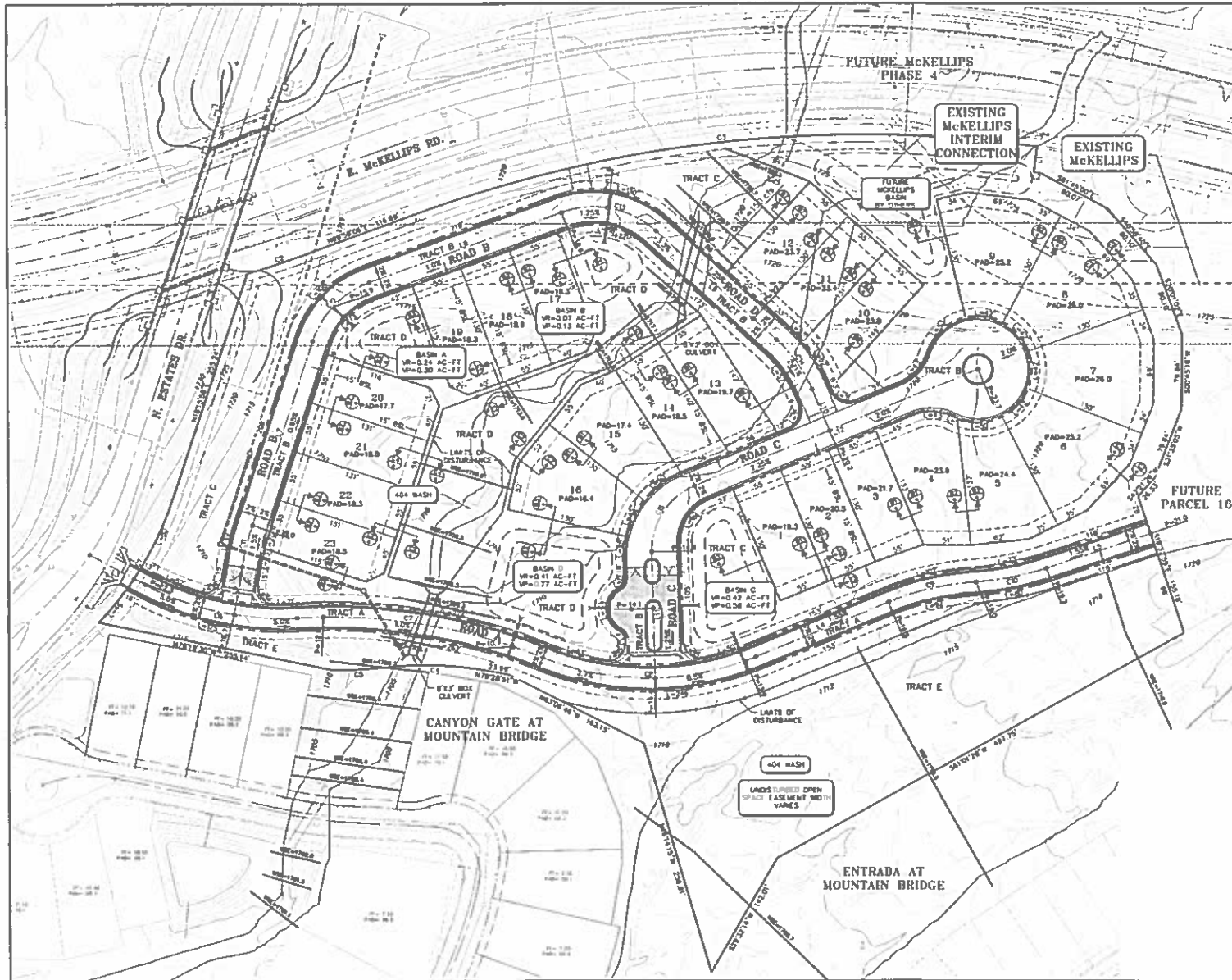
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SCALE: VERTICAL: **N/A**

DATE: **10/16/14**

JOB NUMBER: **130113**

SHEET: **2 OF 4**



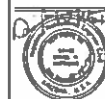
MOUNTAIN BRIDGE

PARCEL 13

PRELIMINARY PLAT/SITE PLAN

GRADING & DRAINAGE PLAN

NOT FOR CONSTRUCTION



WOOD/PATEL

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

License No. 69-30-15

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

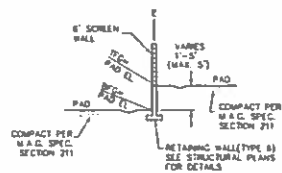
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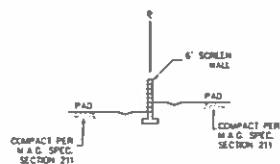
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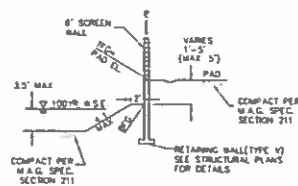
SHEET: 3 OF 4



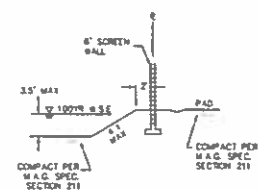
SECTION B1
SEE YARD TO SEE YARD
PAD DIFFERENCE 1' TO 5'
N.T.S.



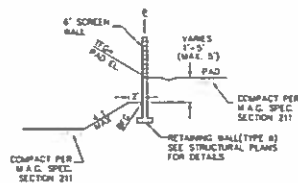
SECTION B2
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PAD DIFFERENCE LESS THAN 1'
N.T.S.



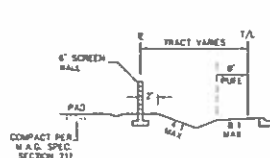
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SEE YARD TO SEE YARD
N.T.S.



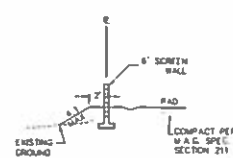
SECTION B4
SEE YARD TO SEE YARD
N.T.S.



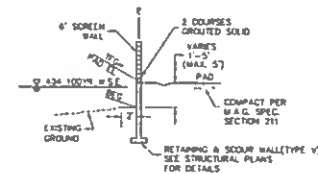
SECTION B5
SEE YARD TO TRACT
N.T.S.



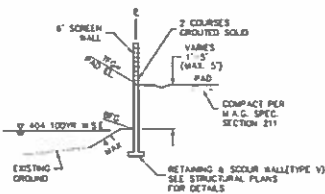
SECTION B6
SEE YARD TO LOCAL STREET
N.T.S.



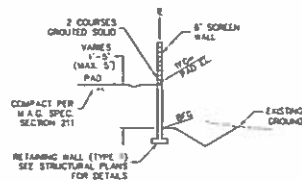
SECTION B7
SEE YARD TO EXISTING GROUND
N.T.S.



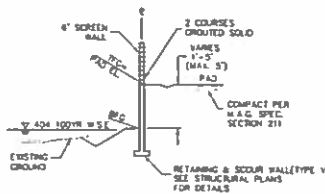
SECTION C1
SEE YARD TO EXISTING GROUND
PAD DIFFERENCE 1' TO 5' TO FG
N.T.S.



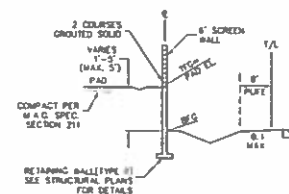
SECTION C2
SEE YARD TO EXISTING GROUND
PAD DIFFERENCE GREATER THAN 5' TO FG
N.T.S.



SECTION C3
SEE YARD TO EXISTING GROUND
PAD DIFFERENCE 1' TO 5' TO FG
N.T.S.



SECTION C4
SEE YARD TO EXISTING GROUND
PAD DIFFERENCE 1' TO 5' TO FG
N.T.S.



SECTION C5
SEE YARD TO EXISTING GROUND
PAD DIFFERENCE 1' TO 5' TO FG
N.T.S.

DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	

MOUNTAIN BRIDGE **PARCEL 13** **PRELIMINARY PLAN/SITE PLAN** **DETAILS**

**NOT
FOR
CONSTRUCTION**



DATE	10/12/14
JOB NUMBER	130111
SHEET	4 OF 4

NARRATIVE

PARCELS #13 & #16 AT MOUNTAIN BRIDGE

PLN # PLN2014-00478

Parcel #16: Pinnacle Ridge Holdings, LLC, managed by Jeff Blandford is proposing NC-PAD zoning for the Parcel #16 in Mountain Bridge that is located at the SWC of Ellsworth and McKellips Roads. The total net acreage of the Parcel would be approximately 3.31 acres. Parcel 16 would be only Hard Zoned with this Zoning Case and would have to be resubmitted for Site Plan Review with the City of Mesa at the time development would actually occur. Parcel 16 is currently part of the approved Mountain Bridge DMP that was approved on December 18th, 2006. Parcel 16 will be designed in accordance with the Master DMP Utilities Plans and our Zoning request is in character with and in the spirit of the overall DMP Land Use Plans. The proposed Commercial development of Parcel 16 is compatible with the surrounding land uses and would provide convenient Commercial Tenants to Mountain Bridge and the surrounding Communities in the area.

Parcel #13: Pinnacle Ridge Holdings, LLC, managed by Jeff Blandford is proposing RS-15-PAD zoning for the Parcel #13 in Mountain Bridge that is located at the SWC of Ellsworth and McKellips Roads. The total net acreage of the Parcel would be approximately 14.22 acres. Parcel 13 would have a density of approximately 1.62 DUA. Parcel 13 is currently part of the approved Mountain Bridge DMP that was approved on December 18th, 2006. Parcel 13 has been designed in accordance with the Master DMP Utilities Plans and our Zoning request is in character with and in the spirit of the overall DMP Land Use Plans. The proposed residential single-family development of Parcel 13 is compatible with the surrounding land uses and would provide a logical transition development in the area.

We are proposing a (23) lot subdivision. The development concept for Parcel 13 is to create a traditional neighborhood by developing a variety of architectural expressions along intimate streets. The proposed homes to be built will be our Craftsman Series Product Line, which consists of previously approved Blandford Homes Standard plans. All of the elevations will have Old World Architecture.

The gated entry and exit to and from the proposed community has been carefully designed. The entrance and exit will feature decorative concrete brick surface treatments along with thematic entry signage and landscaping that reflects the character of the overall community. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional safe and visible open space. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration. The Main Clubhouse approximately ¼ mile to the west.

Parcel 13 will be an integral part of the Master Planned Community of Mountain Bridge and the Community is dedicated to preserving and enhancing the desert environment. Since the Parcel will be mass graded prior to starting any development, an inventory of all valuable trees and cacti will be completed. A plan for devegetation will be established, along with a Nursery for maintenance and storage until the trees and cacti can be revegetated within the community.

The proposed development of the Parcels will include (23) detached single-family homes. Homes will be built on typical lots and most lots will be 55' in width minimum, and all being 130' feet in depth minimum. The setbacks proposed for the Parcel will be a 18 foot front minimum to a front facing garage door, also allowing a 15 foot minimum to side load garage or livable area of a home that is forward of the front load garage, and 10 foot minimum to a covered front porch. Side yard setbacks will be 5 feet and 10 feet for a total of 15 feet per home site. Rear yards will be a minimum of 15 feet from a livable portion of the home and 10 feet from a covered rear patio. Lot coverage will have minimum lot coverage of 34% and a maximum of 58%.

The homes on the Parcel will be offered by Blandford Homes and will be our Approved Craftsman Series Product Line. All of the elevations will have Old World Architecture. The proposed product mix would include single and two story elevations ranging in size from 2000 to 4000 square feet. Home entries will include front orientations with entry gates, garden courtyards or covered porches. Variation in building massing is provided through staggering the front yard setbacks, designing living areas closer to the street than the garage, and providing recessed entries. Garage door types and colors will also be varied.

All color schemes for the homes will blend with the desert hues, to be borrowed from the palettes currently and previously offered on the homes in Mountain Bridge. All colors will be limited to those having low reflectivity and several variations will continue to be offered to create a diversified street scene. All colors have been designed to blend with each other as well as the natural desert. Adjacent homes will not be allowed to have the same elevations, and variation will be encouraged to homebuyers to create and maintain a unique feel in this community.

Blandford Homes will offer a minimum of four different floor plans, with each having at least three different elevations. Building elevations will incorporate architectural details that provide interest and variety while promoting visual relief to the homes. Details reflecting the design theme will include arched window elements, divided light windows, stone veneers, wrought iron, and front porches or courtyards. Detailing will focus on front elevations and entry areas and will transition around corners as necessary.

Blandford Homes is committed to building a quality product in relationship with the existing desert, maintaining the prestige and natural beauty of the area along with preserving city and mountain views. Our vision is that Mountain Bridge will be recognized as one of the leading master planned communities in the United States and with the development of each Parcel in Mountain Bridge, Pinnacle Ridge Holdings, LLC will continuing to take Northeast Mesa to yet a higher stature.

PARCELS 13 & 16
MOUNTAIN BRIDGE MASTER PLANNED COMMUNITY
SWC OF MCKELLIPS & ELLS WORTH ROADS
Citizen Participation Plan
September 2nd, 2014

Purpose: This citizen participation plan is designed to ensure that citizens, property owners, and neighborhood associations in the vicinity of Parcels 13 & 16 at Mountain Bridge, which is located on SWC of McKellips Road are informed of our application to Re-Zone the Parcel from RS-15-PAD to RS-15-PAD adding 5 lots for a total of 23 lots, and Approval of a Preliminary Plat.

Contact: Paul Dugas
Pinnacle Ridge Holdings, LLC (Owner)
Pinnacle Ridge Holdings, LLC (Developer)
3321 E. Baseline Road
Gilbert, AZ 85234
Ph: 480-892-4492
Fax: 480-892-5106
paul@blandfordhomes.com

Pre-Application Meeting: A pre-application meeting was held on 8/25/14 with City of Mesa staff. Staff reviewed the Parcel 13 & 16 at Mountain Bridge proposal and recommended that affected residents and nearby registered neighborhoods be contacted.

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through a mailed invitation for an organized neighborhood meeting (Mailing list will be attached to the neighborhood meeting report.)

1. A contact list of citizens, neighborhood associations and agencies will be developed including:
 - Registered neighborhood associations within one mile of the project site
 - Registered homeowners associations within one mile of the project site
 - Interested neighbors within 500 feet from the site.
2. A neighborhood meeting will be scheduled for interested neighborhood groups and citizens.
3. A Presentation will be made to these individuals and associations at the neighborhood meeting to keep them abreast of any developing changes in the plan.
4. All neighborhood contact materials, such as sign-in lists, comments, meeting notes and petitions will be copied to the City of Mesa.

Schedule:

Pre-Application Meeting:	August 25 th , 2014
Neighborhood Meeting:	TBD
Formal Application Submittal:	September 25 th , 2014
Second Formal Submittal:	October 14 th , 2014
Submittal of Citizen Participation Report:	October 14 th , 2014
Planning & Zoning Commission Hearing:	November 19 th , 2014
Council Hearing:	December 15 th , 2014

PARCELS 13 & 16
MOUNTAIN BRIDGE MASTER PLANNED COMMUNITY
SWC OF MCKELLIPS & ELLS WORTH ROADS
Citizen Participation Plan
Revised October 14th, 2014

Purpose: This citizen participation plan is designed to ensure that citizens, property owners, and neighborhood associations in the vicinity of Parcels 13 & 16 at Mountain Bridge, which is located on SWC of McKellips Road are informed of our application to Re-Zone the Parcel from RS-15-PAD to RS-15-PAD adding 5 lots for a total of 23 lots, and Approval of a Preliminary Plat.

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