Citizen Participation Report for Sanctuary at Alta Mesa

Date: July 1, 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for the Sanctuary at Alta Mesa. This site is located on the southwest corner of North Alta Mesa Drive and East McKellips Road, east of Higley Road and on the south side of McKellips Road and has an application for a rezoning from RM-2 BIZ PAD to RSL 2.5 PAD PAD for a 31 single family detached residential development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:
Sandra Welty
(480) 945-5800
e-mail: swelty@sw-landservices.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on March 7, 2016. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
   - All registered neighborhood association within one mile of the project
   - Homeowners Associations within one mile of the project
   - Interested neighbors – focused on 1,000 feet from site, but may include more
   - Mesa Public School District in writing, with copies to the Red Mountain High School, Shepherd Junior High and Mendoza Elementary School, who may be affected by this application.
2. All persons listed on the contact list were sent a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at Legacy Retirement Residence, 5625 E. McKellips Road, Mesa, AZ on May 24, 2016 at 6:00 p.m. There were 11 people in attendance.

   - Copies of the Notice of Neighborhood Meeting is attached.
   - Copies of the handouts are attached.
   - The sign in sheets are attached.

The meeting was an introduction to the project, and opportunity to ask questions and state concerns. Darryn Lane, Mint Homes made a brief presentation.

Highlights and comments from the meeting -

- Zoning process including previous zoned and proposed zoning
- Proposed 34 lots, however changing to 33 lots
- Three and four bedroom homes
- No entry gates
- 1900 to 2500 square foot two story single family detached homes
- Possible 2nd access point to park which will result in the loss of one lot
- Park and adjacent amenities
- Trees – Oak, Elm to match the Alta Mesa plant palette
- Match rear livable space along the Park Links lots west of the project
- Possible rear lot differences between Park Link and Sanctuary. An extra course of block may be added to the existing western wall adjacent to Park Links.
- House Product – 3 floor plans – 4 elevations each with 8 different color schemes
- Park Links concerned with privacy issue with two story homes. However, the HOA President Jack Broughman was pleased to understand that the rear setbacks will match the Park Link setback. He would report back to the other members of the Park Links HOA. Overall he was pleased with the project and looking forward to the development.
- Homeowners indicated that they liked the flow of the land plan. One lady mentioned that it was much better than a previously approved storage units.
- Homeowners asked about pricing. Although it is too early to know the pricing of the new homes, it is anticipated to be in the low $200's to high $200's.
- Homeowners were pleased to find out there would be no entrance directly onto McKellips and only an emergency exit. They believed a McKellips entrance would have been too close to the entrance to Park Links.
- Pat Cater who lives in the condos southwest of Sanctuary was hoping for a single story home so she could relocate in the area from her two story home. She was happy with the project and was looking forward to it.
- Discussed the HOA costs and that Sanctuary would be part of Alta Mesa HOA, and have an additional sub-association fee for Sanctuary for the private streets, and interior common area tracts.
- Schedule for the project is anticipated to start 3rd or 4th quarter 2016 with models starting in January, 2017. The entire build out is expected to be one year.
- There was no opposition at the end of the meeting.

No additional neighborhood meeting was held.

3. Neighborhood Associations and Homeowners Associations within 1,000 feet of the site were notified by mail for the Neighborhood meeting.

4. Presentations will be made to groups of citizens or neighborhood associations upon request. The Alta Mesa Community Association Architectural Board met with Mint Homes on May 12, 2016 at their scheduled meeting. A follow up letter in support dated May 16, 2016 is attached.

   - Copy of the Architectural Change Request is attached
   - Copy of the Neighborhood meeting notice for 5/24/2016 was provided is attached
   - Renderings of the product was available for review
   - Preliminary Site Plan, Preliminary Plat, and Landscape and Wall Concepts handouts were provided

   Highlights and comments from the meeting:
   - Introduction by Darryn Lane, Mint Homes
   - Two story homes with 3 and 4 bedroom homes
   - Adjacent park and access to the park from Sanctuary
   - House product 1945 square feet to 2500 square feet
   - Product – 3 floor plans, 4 elevations each, 8 color schemes
   - Family subdivision. Not age restricted.
   - Not entry gated
   - Responsibility for the HOA and sub-association including project having its own landscape meter. The perimeter landscape area on Alta Mesa Drive and McKellips will be part of the Alta Mesa general association for maintenance. Needs to be a deliberate areas of responsibility between Sanctuary and Alta Mesa HOA at the project entrance.
   - Architectural committee excited about the new development to help with the gopher problem.
   - HOA dues - $56 per quarter
   - Maintain grass on Alta Mesa Drive.
   - Signage by TSG Graphis $2500 to $3000; ¼" plate aluminum as can be seen at Resort Village or Towers.
   - Only emergency entrance on McKellips.
   - Trees per Alta Mesa palette – Southern Live Oak, Elm, Evergreen trees.
   - HOA requires low water plants.
   - Committee suggested that Park Links may have concerns with two story homes.
   - HOA (and property managers) were overall pleased with the project.
   - Mint Homes agrees to the Architectural Committee's comments.
   - Letter is attached.

Presentations will be made to groups of citizens or neighborhood associations upon request. The Alta Mesa Community Association Board met with Mint Homes on May 19, 2016 at their scheduled meeting. The Board was in support and acknowledged the Architectural Committee's letter. No additional letters will be provided by the Board.

The same information was provided to the Board as was provided to the Architectural Committee the prior week.

Additional highlights and comments from the Board:

- Board believes the community values will improve with the new project.
- Limited builder signs (bandit signs) will be allowed
- Pleased with staggered setbacks
- New homes will bring additional retail and restaurants to the area
- Win-Win for all

The applicant received two calls regarding the two story homes from property owners in Park Links prior to the meetings stating they were not happy with the two story homes. The Park Links HOA president said he would reach out to them.

Schedule:
Pre-application meeting – March 7, 2016
Application Submittal – April 25, 2016
Alta Mesa Community Assoc. Architectural Committee – May 12, 2016
Alta Mesa Community Assoc. Board – May 19, 2016
Neighborhood Meeting – May 24, 2016
Submittal of Citizen Participation Report and Notification materials – July 6, 2016
Planning and Zoning Board Hearings – July 20, 2016

SW LAND SERVICES, L.L.C.

May 10, 2016

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Mint Homes, Inc. is pleased to invite you to a neighborhood meeting to receive your comments on our application to the City of Mesa for a rezoning and Preliminary Plat approval of Sanctuary at Alta Mesa, a 4.5 acres of property located at the southwest corner of Alta Mesa Drive and McKellips Road, Mesa. Specifically, our request to the City is to rezone the property from RM-2 BIZ Townhomes to RSL 3.0 for 34 single family detached homes. This will yield a density of 7.6 du/ac*, which is less than the amount currently allowed for on the site.

A neighborhood meeting has been scheduled to give property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. At the meeting, we will have site plans and other exhibits available for your review and comment. The details of this meeting are as follows:

Date:	May 24, 2016
Time:	6:00 p.m.
Location:	Legacy Retirement Residence Multi-Purpose Room #2 5625 E. McKellips Road Mesa, AZ 85215

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at our office at (480) 945-5800 or e-mail at swelty@sw-landservicese.com. As we proceed through the rezoning process, there will be future public hearings at the City of Mesa's Planning and Zoning Commission and Town Council. You will be notified about these meetings as well.

Sincerely,

Sandra Welty

Sandra Welty
SW Land Services, LLC on behalf of Mint Homes, Inc.

*-du/ac refers to dwelling units per acre, or, the number of homes that can be built on an acre.

11067 E Mercer Lane, Scottsdale, Arizona 85259
Phone: 480-945-5800 Fax: 480-945-2362

PLANT PALETTE:

TREES:		
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	0 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MATCHING 8' HT, 4.5' SP, 1 1/2" CAL	10 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 8' HT, 4' SP, 1 1/2" CAL	16 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MATCHING 7' HT, 4' SP, 1 1/4" CAL	0 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (8' HT, 3 1/2' SP, 3/4" CAL)	16 TOTAL
SHRUBS & VINES:		
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PLANT CAN	14 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PLANT CAN	26 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PLANT CAN	7 TOTAL
BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON FULL PLANT CAN	26 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL PLANT CAN	26 TOTAL
GROUNDCOVERS AND ACCENTS:		
ACACIA REDOLENS 'DCI' DESERT CARPET REDOLENS	5 GALLON FULL PLANT CAN	38 TOTAL
LANTANA MONTEVIDENSIS 'NCN' NEW GOLD LANTANA	1 GALLON FULL PLANT CAN	130 TOTAL
EXISTING TURF		

PLAN KEY NOTES:

1. PROJECT THEME WALL (SEE SHEET L-2)
2. SIGN MONUMENT (SEE SHEET L-2)
3. BELGARD PAVERS
4. 6"x6" CONCRETE HEADER
5. EXISTING LAWN TO REMAIN
6. 6' TUBE STEEL FENCE (SEE SHEET L-2)
7. PARTIAL VIEW FENCE (SEE SHEET L-2)
8. MAILBOX (BY USPS)
9. EXISTING CONCRETE HEADER
10. EXISTING TOWER STRUCTURE AND RAISED PLANTERS
11. EXISTING WELL SITE AND WALL ENCLOSURE
12. NEW 4' WIDE SIDEWALK
13. TUBE STEEL FENCE GATE WITH KEYPAD
14. EXISTING CMU WALL
15. ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ¾" MINUS 'MADISON GOLD' DECOMPOSED GRANITE
16. NEW 5' WIDE SIDEWALK
17. EXISTING FAN PALM TO REMAIN
18. EXISTING ACACIA SALICINA TO REMAIN
19. EXISTING PLANTINGS IN RAISED PLANTERS
20. EXISTING STREET LIGHT
21. EXISTING CURB, GUTTER & SIDEWALK
22. NEW 6' WIDE CONCRETE SIDEWALK
23. STREET LIGHT TO BE RELOCATED PER ELECTRICAL STREET LIGHT DWGS.
24. 6' HIGH CMU 'BUILDER WALL', (SEE SHEET L-2)

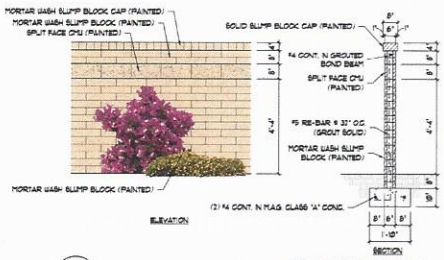
Landscape Plan
Scale 1:30

Sanctuary at Alta Mesa

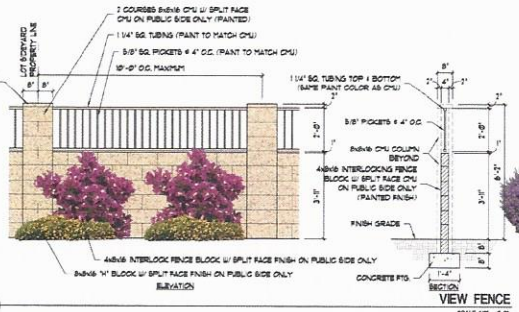
phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Conceptual Landscape Exhibit

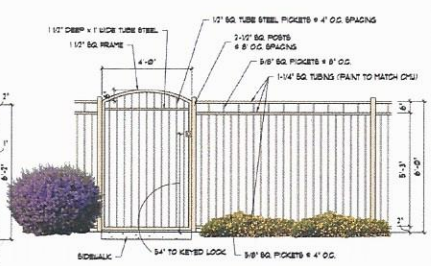
Exhibit A



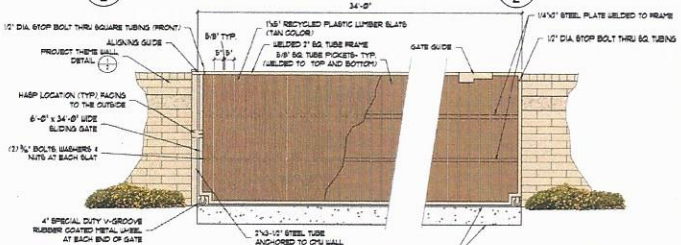
1/2 PROJECT THEME WALL
SCALE 1/2" = 1'-0"



2/2 VIEW FENCE
SCALE 1/2" = 1'-0"



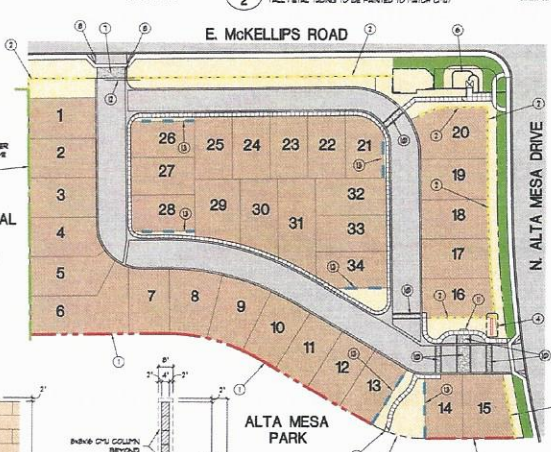
3/2 6' METAL TUBE FENCE
SCALE 1/2" = 1'-0"
(ALL METAL TUBING TO BE PAINTED TO MATCH CMU)



4/2 VEHICULAR GATE ELEVATION
SCALE 1/2" = 1'-0"

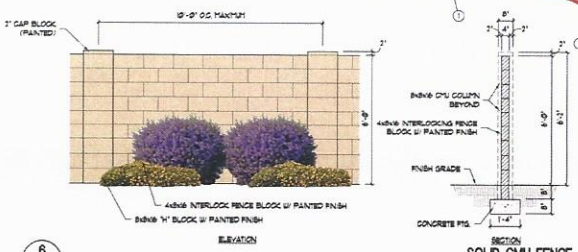
PLAN KEY NOTES:

1. VIEW FENCE DETAIL
2. PROJECT THEME WALL DETAIL
3. EXISTING CMU WALL
4. PROJECT SIGN WALL DETAIL
5. 6' HT. TUBE STEEL FENCE DETAIL
6. EXISTING SIGN MONUMENT AND WELL SITE
7. 3" DEEP ½" MINUS DECOMPOSED GRANITE OVER 6" DEEP COMPACTED ABC (EMERGENCY DRIVE ACCESS)
8. 6"x12" DEEP CONCRETE CURB
9. GATED ACCESS (PEDESTRIAN)
10. BELGARD PAVERS
11. MAILBOX (USPS PROVIDED)
12. EMERGENCY VEHICULAR GATE DETAIL
13. 6' HIGH CMU 'BUILDER WALL', DETAIL



Wall Plan
Scale 1:30

5/2 SIGN MONUMENT
SCALE 1/2" = 1'-0"



6/2 SOLID CMU FENCE
SCALE 1/2" = 1'-0"

SANCTUARY AT ALTA MESA
S.W.C. OF McKELLIPS ROAD & ALTA MESA DRIVE
MESA, ARIZONA

DRAWING TITLE
WALL DETAILS

phillip r. ryan
landscape architect p.c
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

L-2
PROJECT NO.

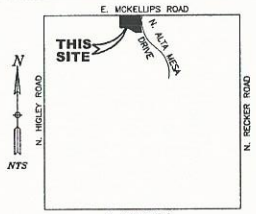
5/24/2016
Hand-Out

SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCALE 1" = 30'

30 15 0 15 30



VICINITY MAP
N.T.S.

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	34°59'31"	50.00	30.54
C2	18°24'50"	50.00	16.07
C3	19°08'12"	50.00	16.70
C4	17°27'27"	50.00	15.23
C5	01°08'45"	274.66	5.49
C6	12°30'20"	274.66	59.95
C7	12°04'30"	274.66	57.88
C8	06°08'23"	274.66	29.43
C9	01°34'35"	199.66	5.49
C10	12°04'30"	199.66	42.08
C11	12°04'30"	199.66	42.08
C12	06°08'23"	199.66	21.40
C13	31°51'58"	37.90	21.08
C14	89°59'40"	15.00	23.56
C15	121°52'18"	15.00	31.91
C16	07°36'57"	309.66	41.16
C17	08°16'59"	309.66	44.77
C18	09°27'52"	309.66	51.15
C19	06°30'09"	309.66	35.14
C20	27°48'45"	15.00	7.28
C21	62°11'15"	15.00	16.28
C22	27°49'05"	15.00	7.28
C23	62°10'55"	15.00	16.28
C24	90°00'00"	10.00	15.71
C25	90°00'00"	15.00	23.56
C26	20°24'19"	77.00	27.42
C27	31°29'51"	77.00	42.33
C28	89°59'40"	37.50	58.90
C29	54°09'06"	37.50	35.44
C30	35°50'34"	37.50	23.46
C31	90°01'32"	12.00	18.85
C32	01°46'41"	1399.99	43.45
C33	01°51'51"	1399.99	45.55
C34	01°52'05"	1399.99	45.65
C35	01°14'17"	1399.99	30.25
C36	03°08'17"	1389.99	76.13
C37	31°51'58"	20.40	11.35
C38	90°00'00"	32.50	51.05
C39	01°27'19"	1389.99	35.30
C40	03°06'54"	1399.99	76.11
C41	90°00'00"	15.00	23.56
C42	38°05'29"	77.00	51.19

LOT TABLE

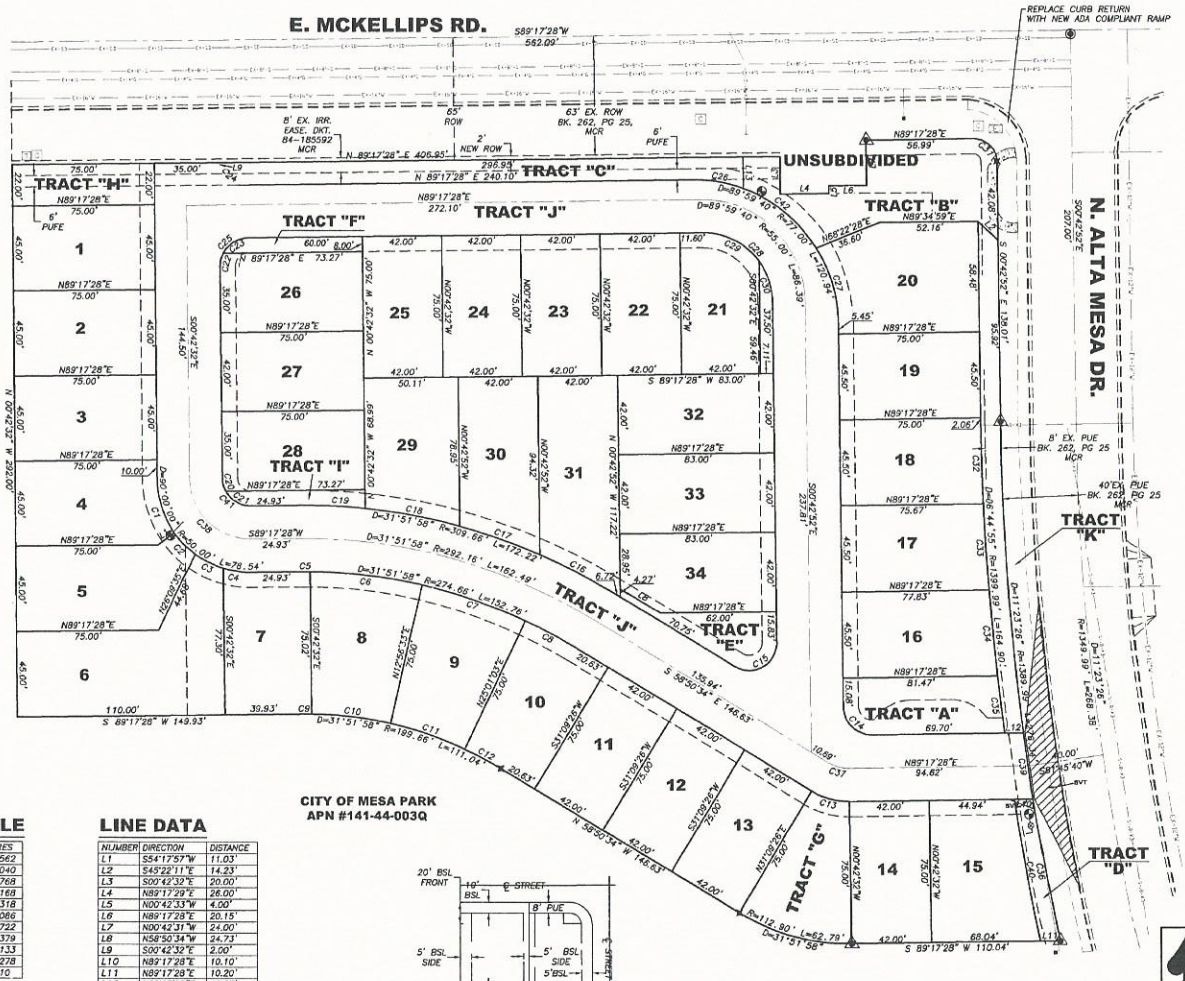
NAME	SQUARE FEET	ACRES
2	3375.00	0.0775
3	3375.00	0.0775
4	3486.59	0.0800
5	3909.58	0.0898
6	5878.92	0.1350
7	3418.32	0.0785
8	3825.97	0.0878
9	3748.56	0.0861
10	3453.28	0.0793
11	3150.00	0.0723
12	3150.00	0.0723
13	3150.00	0.0723
14	3150.00	0.0723
15	3828.20	0.0879
16	3618.37	0.0831
17	3486.54	0.0800
18	3422.26	0.0786
19	3412.50	0.0783
20	4471.34	0.1026
21	3008.49	0.0691
22	3150.04	0.0723
23	3150.04	0.0723
24	3150.04	0.0723
25	3150.04	0.0723
26	3148.05	0.0722
27	3150.00	0.0723
28	3148.06	0.0722
29	3670.71	0.0843
30	3614.59	0.0830
31	4414.47	0.1013
32	3486.00	0.0800
33	3486.00	0.0800
34	3348.92	0.0769

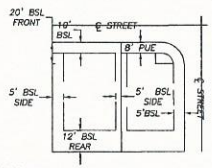
TRACT TABLE

NAME	SQUARE FEET	ACRES
A	2448.99	0.0562
B	4532.05	0.1040
C	3344.64	0.0768
D	734.94	0.0168
E	1383.93	0.0318
F	372.61	0.0086
G	3145.13	0.0722
H	1650.09	0.0379
I	579.01	0.0133
J	40419.00	0.9278
K	2656.61	.0610

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S54°17'57"W	11.03'
L2	S45°22'11"E	14.23'
L3	S00°42'32"E	20.00'
L4	N89°17'29"E	26.00'
L5	N00°42'33"W	4.00'
L6	N89°17'28"E	20.15'
L7	N00°42'31"W	24.00'
L8	N58°50'34"W	24.73'
L9	S00°42'32"E	2.00'
L10	N89°17'28"E	10.10'
L11	N89°17'28"E	10.20'
L12	N89°17'28"E	10.07'
L13	N00°42'32"W	16.83'





BUILDING SETBACK TYPICAL
N.T.S.

BENCH MARK

BRASS TAG IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RECKER ROAD AND MCKELLIPS ROAD.
ELEVATION = 1455.22' (CITY OF MESA)

BASIS OF BEARINGS:

A LINE BEGINNING AT THE NORTHWEST CORNER OF SECTION 11 AND EXTENDING EASTWARD TO THE NORTH QUARTER CORNER OF SAID SECTION 11 HAVING A BEARING OF N00°28'52"E ACCORDING TO "ALTA MESA" RECORDED IN BOOK 262 OF MAPS, PAGE 25 M.C.R.

OWNER

MINT HOMES, INC.
CONTACT: DARRYN LANE
4860 E. BASELINE ROAD SUITE 107
MESA, ARIZONA 85206
PHONE: (480) 284-5019
EMAIL: darryn@minthomes.net

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD
SUITE 112
GILBERT, AZ 85234
PHONE: 480-844-1666
FAX: 480-830-8453

SITE DATA

PARCEL NUMBERS: 141-44-003R (ORIGINAL APN)

GROSS AREA: 182820 S.F.
4.4969 Ac.

NET AREA: 181608 S.F.
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-3.0

TOTAL NUMBER OF LOTS: 34

DENSITY: 7.6 DU/ACRE

OPEN SPACE CALCULATIONS

GROSS AREA WITH PARK: 182820 S.F. + 341,641=
524,461 S.F. = 12.04 ACRES

OPEN SPACE AREA: = 0.4786 AC.
CITY OF MESA PARK=341,641 S.F. = 7.8430 ACRE
TOTAL OPEN SPACE = 8.3216/ 12.04 AC=69%

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 10766
GREGORY L. ALLEN
DATE SIGNED 03-31-15
ARIZONA, U.S.A.
EXPIRES 03-31-15

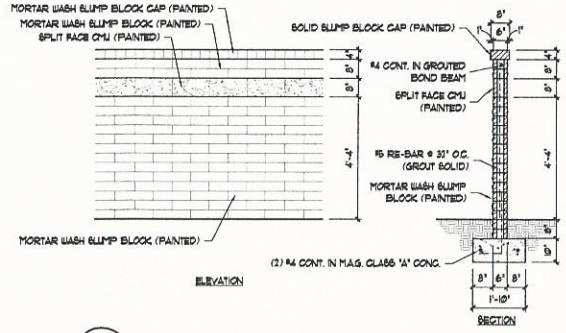
CALL THE VERIZON INFO BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(ARIZONA CENTER)

DATE
1
2
3
4

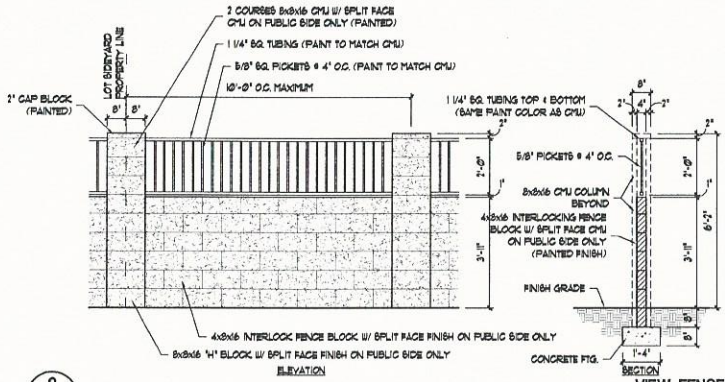
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

SANCTUARY AT ALTA MESA
PRELIMINARY PLAT

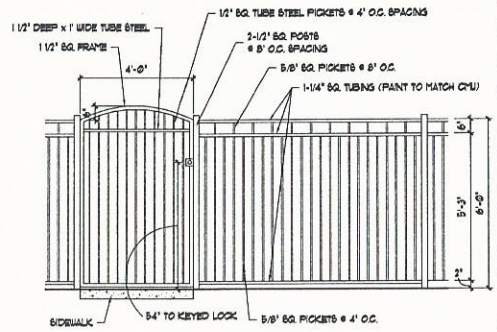
JOB NUMBER	95515	SHEET 1 OF 2	
DRAWING	PRELIMINARY PLAT		
DRAFTSMAN		CHECKED BY	DATE 04-25-16



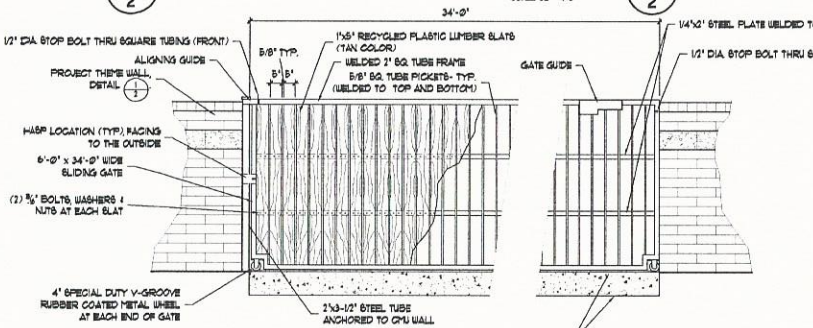
1/2 PROJECT THEME WALL
SCALE 1/2" = 1'-0"



2/2 VIEW FENCE
SCALE 1/2" = 1'-0"



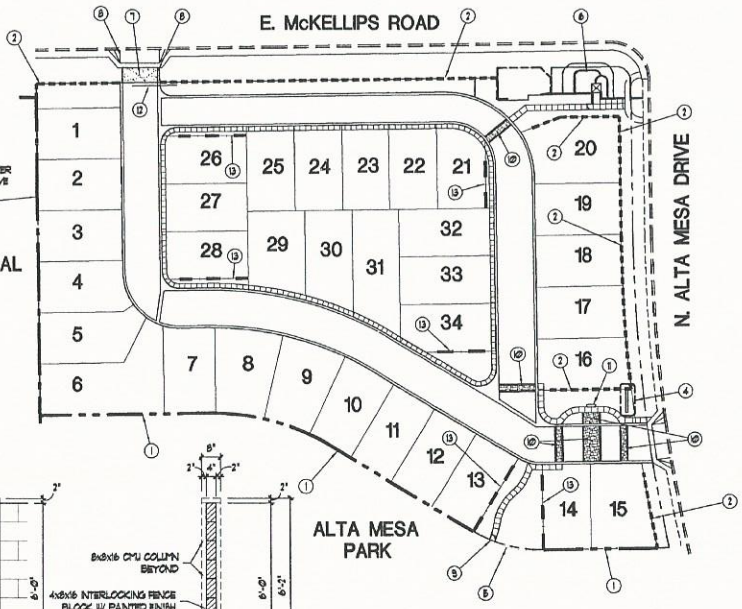
3/2 6' METAL TUBE FENCE
(ALL METAL TUBING TO BE PAINTED TO MATCH CMU)
SCALE 1/2" = 1'-0"

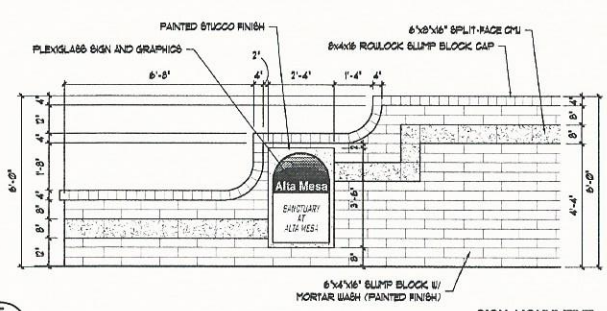


4/2 VEHICULAR GATE ELEVATION
SCALE 1/2" = 1'-0"

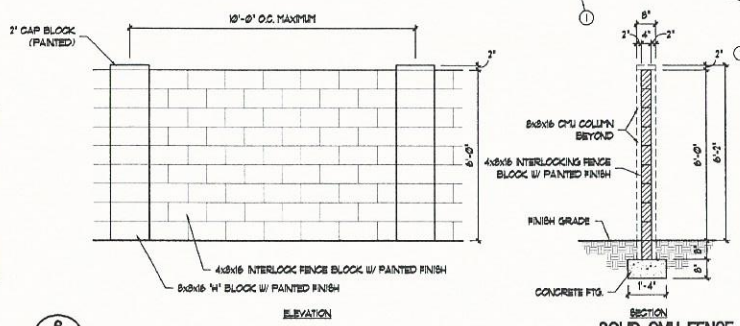
PLAN KEY NOTES:

1. VIEW FENCE, DETAIL 3/2
2. PROJECT THEME WALL, DETAIL 1/2
3. EXISTING CMU WALL
4. PROJECT SIGN WALL, DETAIL 5/2
5. 6' HT. TUBE STEEL FENCE, DETAIL 3/2
6. EXISTING SIGN MONUMENT AND WELL SITE
7. 3' DEEP, 1/4" MINUS DECOMPOSED GRANITE OVER 8" DEEP COMPACTED ABC (EMERGENCY DRIVE ACCESS)
8. 6"x12" DEEP CONCRETE CURB
9. GATED ACCESS (PEDESTRIAN)
10. BELGARD PAVERS
11. MAILBOX (USPS PROVIDED)
12. EMERGENCY VEHICULAR GATE, DETAIL 4/2
13. 6' HIGH CMU 'BUILDER WALL', DETAIL 6/2





5/2 SIGN MONUMENT
SCALE 1/2" = 1'-0"



6/2 SOLID CMU FENCE
SCALE 1/2" = 1'-0"

SANCTUARY AT ALTA MESA

S.W.C. OF McKELLIPS ROAD & ALTA MESA DRIVE
MESA, ARIZONA

Wall Plan
Scale 1:50
50 25 0 50
GRAPHIC SCALE

NORTH

DRAWING TITLE
WALL DETAILS

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

L-2
PROJECT NO.

SANCTUARY AT ALTA MESA

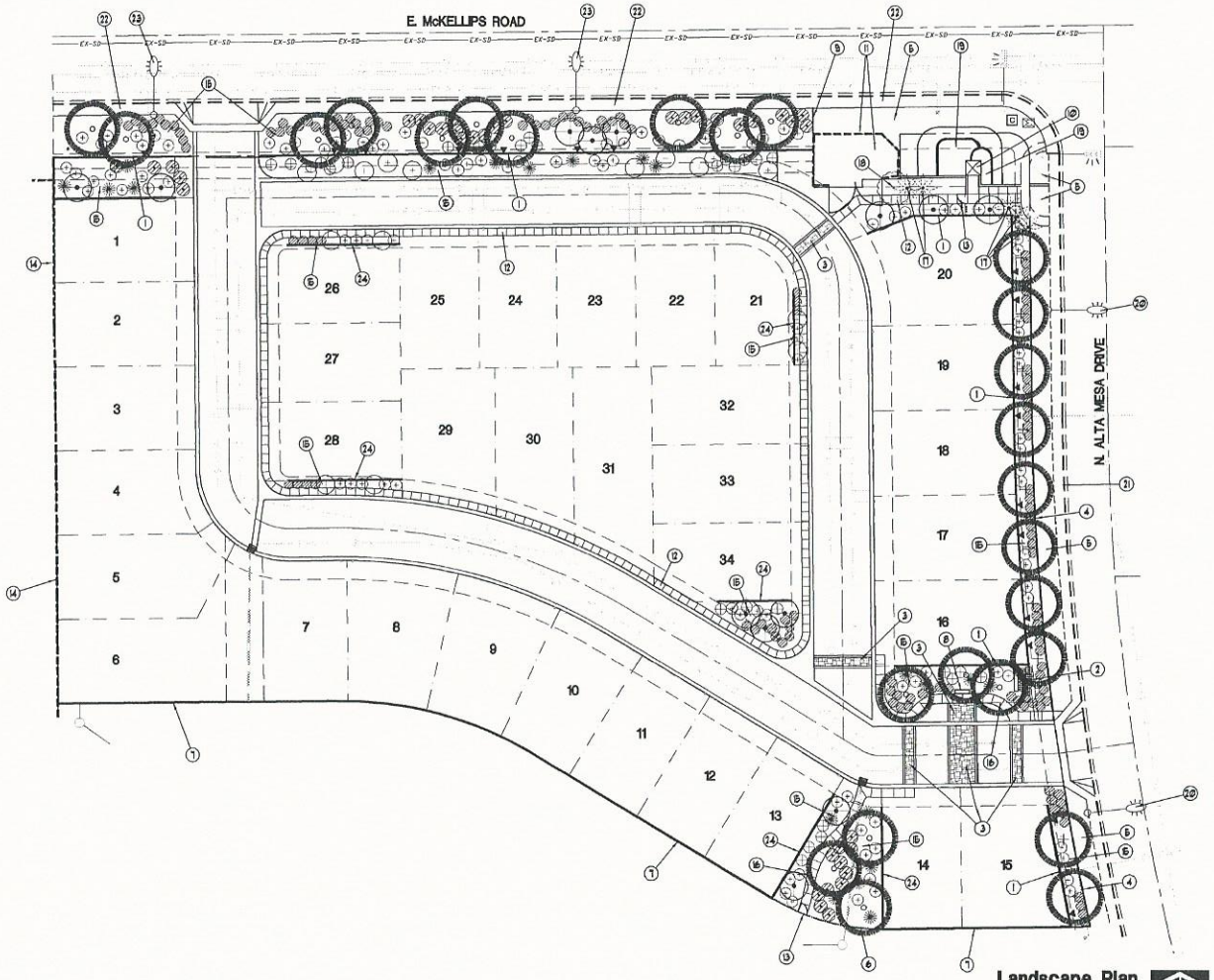
S.W.C. OF McKELLIPS ROAD & ALTA MESA DRIVE
MESA, ARIZONA

PLANT PALETTE:

TREES:		
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	0 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MATCHING 8' HT., 4.5' SP., 1 1/2" CAL.	10 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 8' HT., 4' SP., 1 1/2" CAL.	16 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MATCHING 7' HT., 4' SP., 1 1/4" CAL.	12 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT., 2 1/2' SP., 3/4" CAL.)	16 TOTAL
SHRUBS & VINES:		
(1) LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, FAST CAN	114 TOTAL
⊕ RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, FAST CAN	29 TOTAL
⊕ CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, FAST CAN	7 TOTAL
▲ BOUGANVILLEA 'SAN DIEGO RED' RED VINING BOUGANVILLEA	5 GALLON FULL, FAST CAN	20 TOTAL
✳ CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, FAST CAN	20 TOTAL
GROUNDCOVERS AND ACCENTS:		
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL, FAST CAN	38 TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, FAST CAN	130 TOTAL
EXISTING TURF		

PLAN KEY NOTES:

1. PROJECT THEME WALL (SEE SHEET L-2)
2. SIGN MONUMENT (SEE SHEET L-2)
3. BRILGARD PAVERS
4. 6"x6" CONCRETE HEADER
5. EXISTING LAWN TO REMAIN
6. 6' TUBE STEEL FENCE (SEE SHEET L-2)
7. PARTIAL VIEW FENCE (SEE SHEET L-2)
8. MAILBOX (BY USPS)
9. EXISTING CONCRETE HEADER
10. EXISTING TOWER STRUCTURE AND RAISED PLANTERS
11. EXISTING WELL SITE AND WALL ENCLOSURE
12. NEW 4' WIDE SIDEWALK
13. TUBE STEEL FENCE GATE WITH KEYPAD
14. EXISTING CMU WALL
15. ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ¾" MINUS 'MADISON GOLD' DECOMPOSED GRANITE
16. NEW 5' WIDE SIDEWALK
17. EXISTING FAN PALM TO REMAIN
18. EXISTING ACACIA SALIGNA TO REMAIN
19. EXISTING PLANTINGS IN RAISED PLANTERS
20. EXISTING STREET LIGHT
21. EXISTING CURB, GUTTER & SIDEWALK
22. NEW 6' WIDE CONCRETE SIDEWALK
23. STREET LIGHT TO BE RELOCATED PER ELECTRICAL STREET LIGHT DUGS.
24. 6' HIGH CMU 'BUILDER WALL', (SEE SHEET L-2)



Landscape Plan
Scale 1:30
30 15 0 30
GRAPHIC SCALE
NORTH

PRELIMINARY

DRAWING TITLE
LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85296
(480) 899-5813 fax (480) 963-3674

L-1

PROJECT NO.

Sanctuary at Alta Mesa
Neighborhood Meeting
5/24/2016

NAME	ADDRESS	PHONE	E-MAIL
Pat Carter	5505 E. McKellar #68	480 830 8340	
Jeanne Stace	5415 E McKellips		
Brandon Homer	1740 N. Sinova	602 999-8307	brandon@eaglerockaz.com

Sanctuary at Alta Mesa
Neighborhood Meeting
5/24/2016

NAME	ADDRESS	PHONE	E-MAIL
Darryn Lane	4860 E. Baseline Rd Mesa Az	480-840-4004	darrynlane84@gmail.com
Justin Kuhni	6859 E Rembrandt Ave #124 MESA, AZ 85212	480-577-4593	Justin@ashtintomes.com
Jarom Homer	3519 N Power Rd #109 MESA AZ 85215	480 225 6464	JkHomer@cox.net
Sandra Welty	11067 E Mescover Lane Scottsdale 85259	6026944529	swelty@sw-lead services.com

Sanctuary at Alta Mesa
Neighborhood Meeting
5/24/2016

NAME	ADDRESS	PHONE	E-MAIL
JACK BROUGHAMM	PARKLINKS	480 268 5844	jbaz@qcgmail.com
Norm Chichester	Park Links	n/a	ds534rch@gmail.com
Dale Willis		480-507-6200	dalew@willisproperty.com
RYAN WILLIS		480-507-6200	RYAN@WILLISPROPERTY.COM

Alta Mesa Community Association
C/O Associa Arizona
7500 N Dobson Road, Suite 150
Scottsdale, AZ 85256

May 16, 2016

Sandra Welty
11067 E Mercer Lane
Scottsdale, AZ

Re: The Sanctuary at Alta Mesa

Dear Sandra,

On behalf of the Alta Mesa Architectural Control Committee (ACC) for the Master Association, thank you for attending the recent ACC meeting along with Darryn Lane from Mint Homes and Jarom Homer from Eagle Rock Realty.

The ACC reviewed conceptual plans to rezone and develop the parcel of land at the southwest corner of Alta Mesa Drive & McKellips Road to build 34 two-story homes and made the following comments.

- **Signage:** The ACC requires the monument signage for the Sanctuary at Alta Mesa be consistent with the newer monument signs throughout the Alta Mesa Community. Contact info for Tile Signs & Graphics, which is the company that manufacturers all of the Alta Mesa monument signs, will be provided.
- **Exterior perimeter wall:** The color of the exterior of the perimeter wall for the Sanctuary shall match the exterior wall color of all perimeter walls throughout the Alta Mesa Community.
- **Landscape Maintenance:** The landscape inside of The Sanctuary will be maintained by the sub-association and not the Master Association. The Master Association will maintain the landscape on the exterior (outside of the wall) that is along McKellips and also along Alta Mesa Drive. The ACC requires a landscape plan be provided that separates the responsibility of the HOA vs the Sub-association.
- **Irrigation at the entry:** All irrigation and landscaping at the entry to The Sanctuary community is to be maintained by the sub-association.
- **Roads:** The community will NOT be gated, however the roads will be considered as private and shall be maintained by The Sanctuary sub-association.

Based on the above, the Alta Mesa Architectural Control Committee grants conceptual approval of the plans as presented at the ACC meeting on May 12, 2016.

Thank you for reaching out to the Alta Mesa Community to present the plans to develop The Sanctuary at Alta Mesa.

Respectfully,

Valerie Fury, CMCA®
On behalf of the
Alta Mesa Architectural Control Committee

Alta Mesa Community Association
Architectural Change Request

Name Sandra Welty Lot _____

Address 11067 E. Mercer Lane, Scottsdale, AZ Phone 602-694-4529

E-mail swelty@sw-landservices.com

Description of request in detail (use additional sheets and drawings if necessary):

Sanctuary at Alta Mesa, a new 34 lot, single family subdivision to be developed at the southwest corner of Alta Mesa Drive and McKellips Road by Mint Homes. The preliminary plat, common area exhibits are attached. Mint Homes is asking for approval from the Alta Mesa Community Assoc. for the rezoning and plat.

Work to be performed by: Mint Homes

Submit this request to:

Alta Mesa Community Association
c/o Associa Arizona
7500 N Dobson Road, Suite 150
Scottsdale, AZ 85256
Fax: 480-477-1815

The homeowner agrees to maintain the improvement if approved by the Board of Directors or its duly appointed representative. If, in the view of the Board of Directors, the improvement is not being maintained the association has the right to remove or maintain the improvement with the homeowner bearing all costs. The homeowner agrees to comply with all city, county and state laws and to obtain all necessary permits. The Board of Directors has 30 days to review your request.

Signature ~~of Lot Owner~~ _____ Date Signed 5/5/2016

==========

The above described architectural change is:

_____Approved _____Disapproved

_____Approved subject to the following conditions:____:_____

ACC Chairperson's Signature _____ Date Signed _____

This application is approved for one (1) year. You have 60 days to complete the project after it has been started as long as the project is started within one (1) year of the approval date.

Disclaimer: Neither the Architectural Review Committee, Board of Directors, nor Homeowners Association shall assume any liability in connection with or related to approved or disapproved improvements. An approved submittal does not in any way constitute an approval of the structural integrity of the improvement, nor its effect upon the existing structure and landscaping drainage.

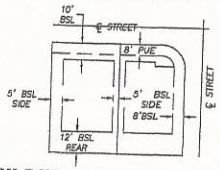
Note: The Architectural Review Committee has up to 30 days from receipt to review and approve or disapprove this change request.

SITE PLAN
SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

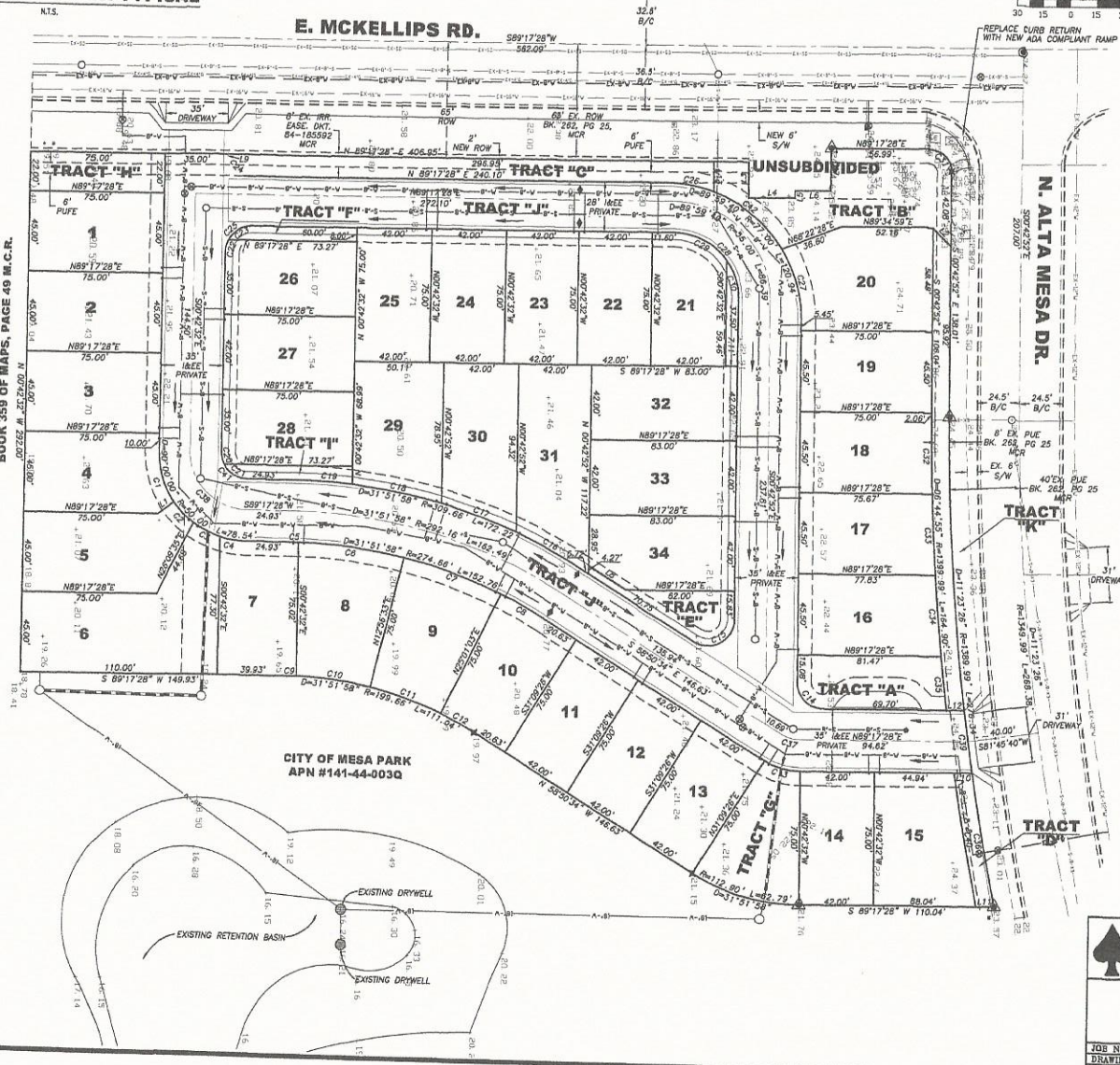
CURVE DATA

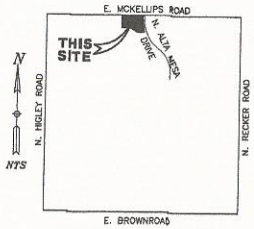
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	34°59'31"	50.00	30.54
C2	18°24'50"	50.00	16.07
C3	19°08'12"	50.00	16.70
C4	17°27'27"	50.00	15.23
C5	01°08'45"	274.66	5.49
C6	12°30'20"	274.66	59.95
C7	12°04'30"	274.66	57.88
C8	06°08'23"	274.66	29.43
C9	01°34'35"	199.66	5.49
C10	12°04'30"	199.66	42.08
C11	12°04'30"	199.66	42.08
C12	06°08'23"	199.66	21.40
C13	31°51'58"	37.90	21.06
C14	89°59'40"	15.00	23.56
C15	121°52'18"	15.00	31.91
C16	07°36'57"	309.66	41.16
C17	08°16'59"	309.66	44.77
C18	09°27'52"	309.66	51.15
C19	06°30'09"	309.66	35.14
C20	27°48'45"	15.00	7.28
C21	62°11'15"	15.00	16.28
C22	27°48'05"	15.00	7.28
C23	62°10'55"	15.00	16.28
C24	90°00'00"	10.00	15.71
C25	90°00'00"	15.00	23.56
C26	20°24'19"	77.00	27.42
C27	31°29'51"	77.00	42.33
C28	89°59'40"	37.50	58.90
C29	54°09'06"	37.50	35.44
C30	35°50'34"	37.50	23.46
C31	90°01'32"	12.00	18.85
C32	01°48'41"	1399.99	43.45
C33	01°51'51"	1399.99	45.55
C34	01°52'05"	1399.99	45.65
C35	01°14'17"	1399.99	30.25
C36	03°08'17"	1399.99	76.13
C37	31°51'58"	20.40	11.35
C38	90°00'00"	12.50	51.05
C39	01°27'19"	1399.99	35.30
C40	03°06'54"	1399.99	76.11
C41	90°00'00"	15.00	23.56
C42	36°05'29"	77.00	51.19



BUILDING SETBACK TYPICAL

N.T.S.





VICINITY MAP

N.T.S.

LOT TABLE

NAME	SQUARE FEET	ACRES
2	3375.00	0.0775
3	3375.00	0.0775
4	3486.59	0.0800
5	3609.58	0.0898
6	5878.92	0.1350
7	3418.32	0.0785
8	3825.97	0.0878
9	3748.56	0.0861
10	3453.28	0.0793
11	3150.00	0.0723
12	3150.00	0.0723
13	3150.00	0.0723
14	3150.00	0.0723
15	3828.20	0.0879
16	3618.37	0.0831
17	3486.54	0.0800
18	3422.26	0.0786
19	3412.50	0.0783
20	4471.34	0.1026
21	3008.49	0.0691
22	3150.04	0.0723
23	3150.04	0.0723
24	3150.04	0.0723
25	3150.04	0.0723
26	3146.05	0.0722
27	3150.00	0.0723
28	3146.06	0.0722
29	3670.71	0.0843
30	3614.59	0.0830
31	4414.47	0.1013
32	3486.00	0.0800
33	3486.00	0.0800
34	3348.92	0.0769

TRACT TABLE

NAME	SQUARE FEET	ACRES
A	2448.99	0.0562
B	4532.05	0.1040
C	3344.64	0.0768
D	734.94	0.0168
E	1383.93	0.0318
F	372.61	0.0086
G	3145.13	0.0722
H	1650.09	0.0379
I	579.01	0.0133
J	40419.00	0.9278
K	2658.61	.0610

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S54°17'57"W	11.03'
L2	S45°22'11"E	14.23'
L3	S00°42'32"E	20.00'
L4	N89°17'28"E	26.00'
L5	N00°42'33"W	4.00'
L6	N89°17'28"E	20.15'
L7	N00°42'31"W	24.00'
L8	N50°50'34"W	24.73'
L9	S00°43'32"E	2.00'
L10	N89°17'28"E	10.10'
L11	N89°17'28"E	10.20'
L12	N89°17'28"E	10.07'
L13	N00°42'32"W	16.83'

RETENTION CALCULATIONS

THE RETENTION BASINS ARE O BE SIZED TO RETAIN 100% OF THE 100-YEAR, 2-HOUR STORM EVENT IN ACCORDANCE WITH THE CITY OF MESA REQUIREMENTS.

LOT WEIGHTED 'C' CALCULATIONS:

AVERAGE LOT SIZE = 3,496 S.F.
ROOF & CONCRETE = 2,447 S.F.
GRASS LANDSCAPE = 524.5 S.F.
DESERT LANDSCAPE = 524.5 S.F.

$$\frac{(2447x0.95)+(524.5x0.15)+(524.5x0.5)}{3,496} = 0.76$$

SITE WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 181,608 S.F.
STREET AREA = 40,418 S.F.
LOT AREA = 141,189 S.F.

$$\frac{(40,418x0.85)+(141,189x0.76)}{181,608} = 0.78$$

RETENTION REQUIRED:

V=C(D/12)A

(0.78)(2.2/12)(181,608) = 25,969 C.F.***

***NOTE: THE TOTAL SITE VOLUME OF 25,969 C.F. WILL BE COMPLETELY DISCHARGED INTO THE RETENTION BASIN LOCATED IN THE ALTA MESA PARK TO THE SOUTH OF THE SITE.

BENCH MARK

BRASS TAG IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RECKER ROAD AND MCKELLIPS ROAD.
ELEVATION = 1455.22' (CITY OF MESA)

BASIS OF BEARINGS:

A LINE BEGINNING AT THE NORTHWEST CORNER OF SECTION 11 AND EXTENDING EASTWARD TO THE NORTH QUARTER CORNER OF SAID SECTION 11 HAVING A BEARING OF N00°28'52"E ACCORDING TO "ALTA MESA" RECORDED IN BOOK 262 OF MAPS, PAGE 25 M.C.R.

OWNER

MINT HOMES, INC.
CONTACT: DARRYN LANE
4880 E. BASELINE ROAD SUITE 107
MESA, ARIZONA 85206
PHONE: (480) 284-5019
EMAIL: darryn@minthomes.net

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD
SUITE 112
GILBERT, AZ 85234
PHONE: 480-844-1666
FAX: 480-830-8453

SITE DATA

PARCEL NUMBERS: 141-44-003R (ORIGINAL APN)

GROSS AREA: 182820 S.F.
4.1959 Ac.

NET AREA: 181608 S.F.
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-2.5

TOTAL NUMBER OF LOTS: 34

DENSITY: 7.6 DU/ACRE

OPEN SPACE CALCULATIONS

GROSS AREA WITH PARK: 182820 S.F. + 341,641= 524,461 S.F. = 12.04 ACRES

OPEN SPACE AREA: = 0.4786 AC.
CITY OF MESA PARK=341,641 S.F. = 7.8430 ACRE
TOTAL OPEN SPACE = 8.3216/ 12.04 AC=69%

NOTE

SOLID WASTE CONTAINERS WILL BE STORE IN GARAGE AND PICK UP BY CITY OF MESA.

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 13766 GREGORY L. ALLEN ARIZONA, U.S.A.
EXPIRES 03-31-15

CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT (ARIZONA BLUE STAKE, INC.)

DATE
1
2
3
4

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

SANCTUARY AT ALTA MESA
SITE PLAN

JOB NUMBER	95515	SHEET 1 OF 1	
DRAWING	PRELIMINARY PLAT		
DRAFTSMAN		CHECKED BY	DATE 04-22-16

PLANT PALETTE:

TREES:		
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	0 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MATCHING 8' HT., 4.5' SPR., 1 1/2" CAL	10 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 8' HT., 4' SPR., 1 1/2" CAL	16 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MATCHING 7' HT., 4' SPR., 1 1/4" CAL	12 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	5 GALLON MIN. TREE FORM (6' HT., 2 1/2' SPR., 3/4" CAL.)	16 TOTAL
SHRUBS & VINES:		
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, FAST CAN	114 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, FAST CAN	28 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, FAST CAN	7 TOTAL
BOUGANVILLEA 'SAN DIEGO RED' RED VINING BOUGANVILLEA	5 GALLON FULL, FAST CAN	20 TOTAL
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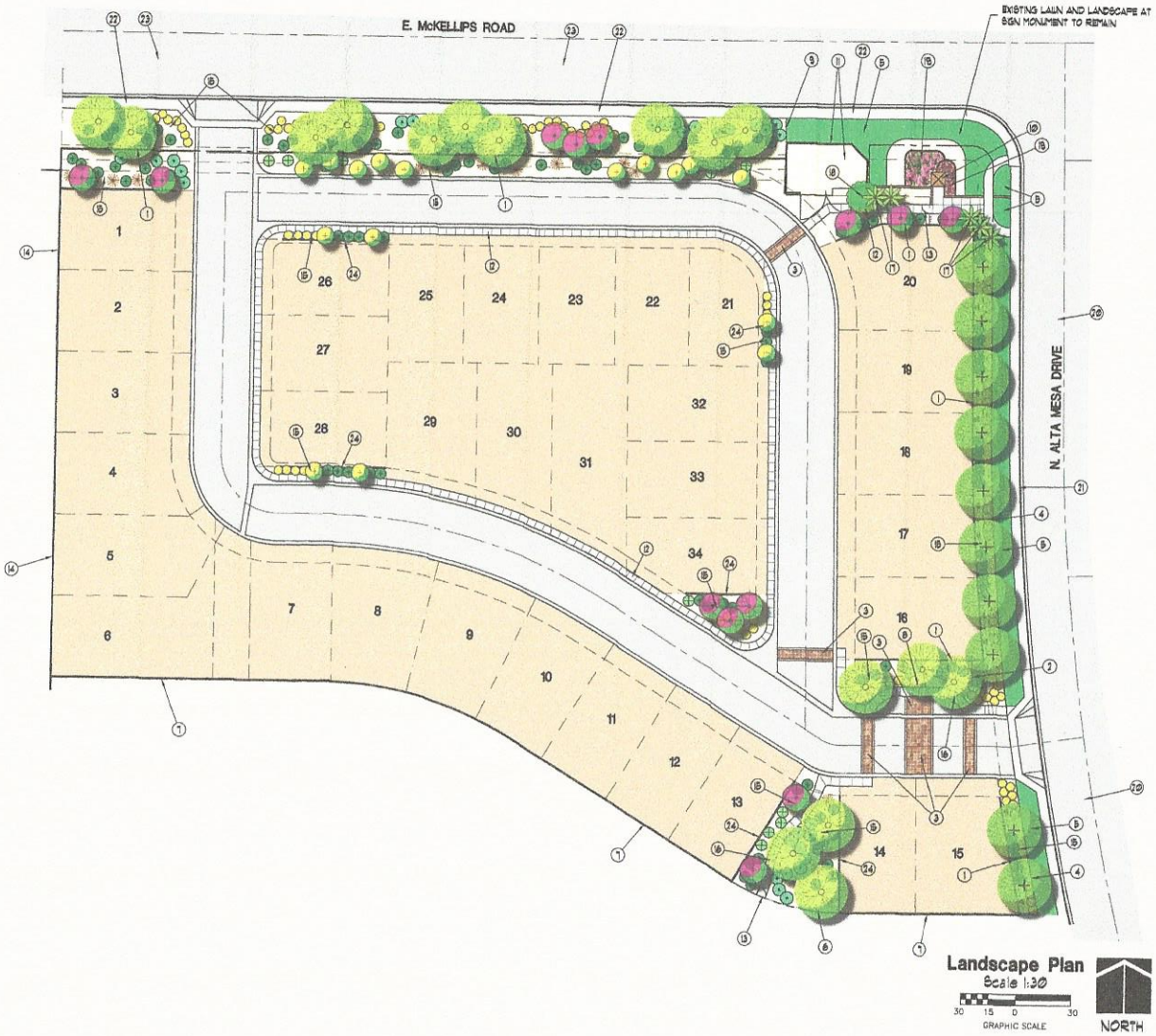
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL, FAST CAN	38 TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, FAST CAN	130 TOTAL
EXISTING TURF		

PLAN KEY NOTES:

1. PROJECT THEME WALL (SEE SHEET L-2)
2. SIGN MONUMENT (SEE SHEET L-2)
3. BELGARD PAVERS
4. 6"x6" CONCRETE HEADER
5. EXISTING LAWN TO REMAIN
6. 6' TUBE STEEL FENCE (SEE SHEET L-2)
7. PARTIAL VIEW FENCE (SEE SHEET L-2)
8. MAILBOX (BY USPS)
9. EXISTING CONCRETE HEADER
10. EXISTING TOWER STRUCTURE AND RAISED PLANTERS
11. EXISTING WELL SITE AND WALL ENCLOSURE
12. NEW 4' WIDE SIDEWALK
13. TUBE STEEL FENCE GATE WITH KEYPAD
14. EXISTING CMU WALL
15. ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, ¾" MINUS "MADISON GOLD" DECOMPOSED GRANITE
16. NEW 5' WIDE SIDEWALK
17. EXISTING FAN PALM TO REMAIN
18. EXISTING ACACIA BALIGNA TO REMAIN
19. EXISTING PLANTINGS IN RAISED PLANTERS
20. EXISTING STREET LIGHT
21. EXISTING CURB, GUTTER & SIDEWALK
22. NEW 6' WIDE CONCRETE SIDEWALK
23. STREET LIGHT TO BE RELOCATED PER ELECTRICAL STREET LIGHT DWGS.
24. 6' HIGH CMU "BUILDER WALL", (SEE SHEET L-2)



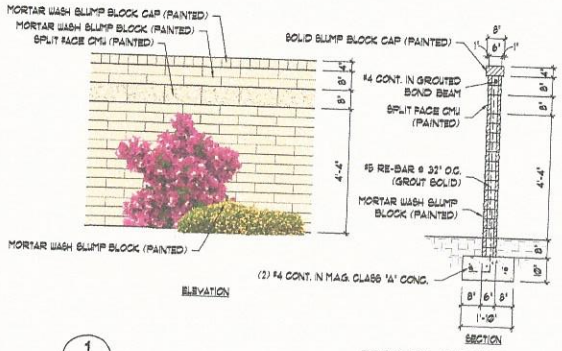
Sanctuary at Alta Mesa

Conceptual Landscape Exhibit

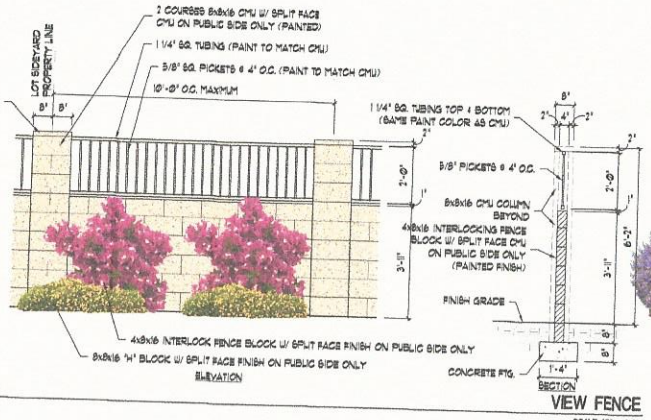
phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Exhibit A

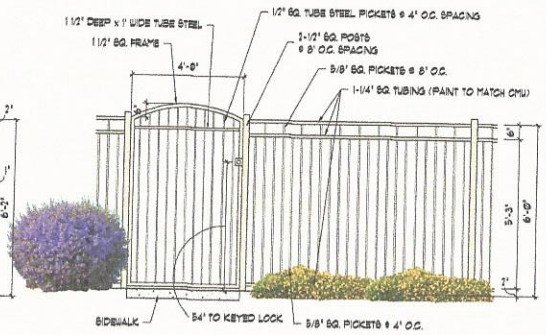
SANCTUARY AT ALTA MESA
S.W.C. OF McKELLIPS ROAD & ALTA MESA DRIVE
MESA, ARIZONA



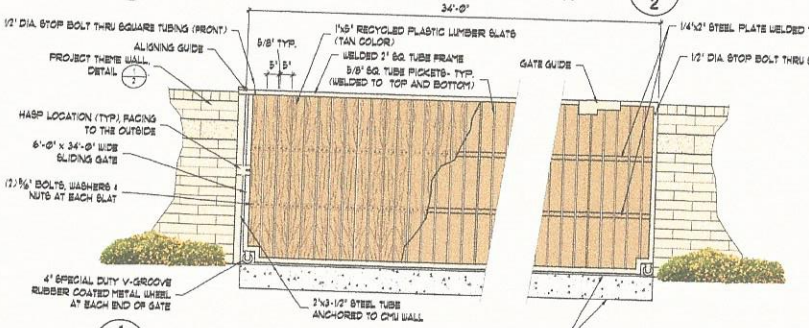
1/2 PROJECT THEME WALL
SCALE 1/2" = 1'-0"



2/2 VIEW FENCE
SCALE 1/2" = 1'-0"



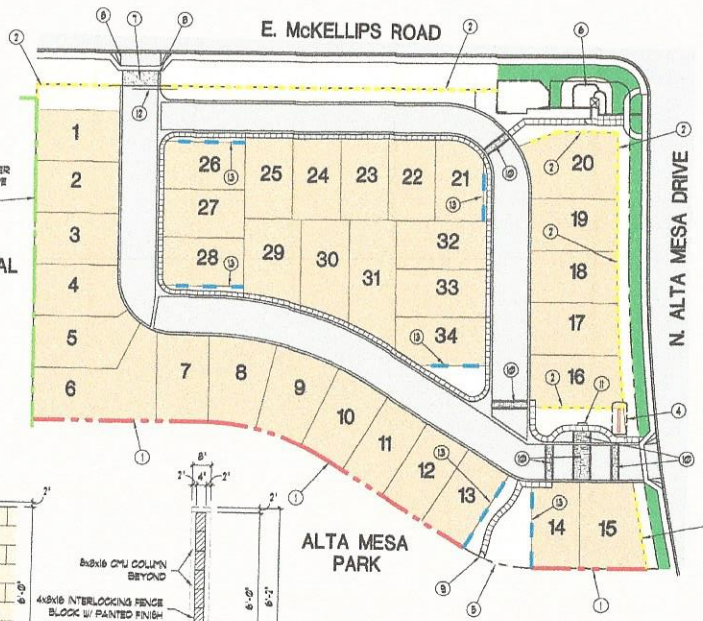
3/2 6' METAL TUBE FENCE
(ALL METAL TUBING TO BE PAINTED TO MATCH CMU)
SCALE 1/2" = 1'-0"



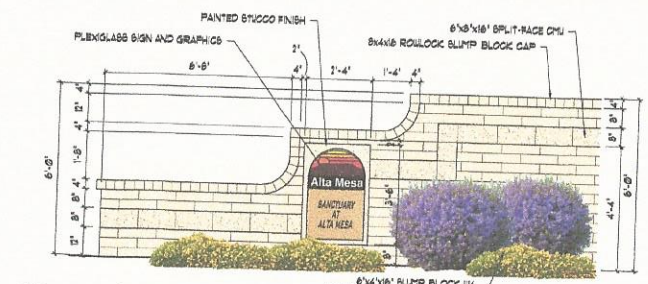
4/2 VEHICULAR GATE ELEVATION
SCALE 1/2" = 1'-0"

PLAN KEY NOTES:

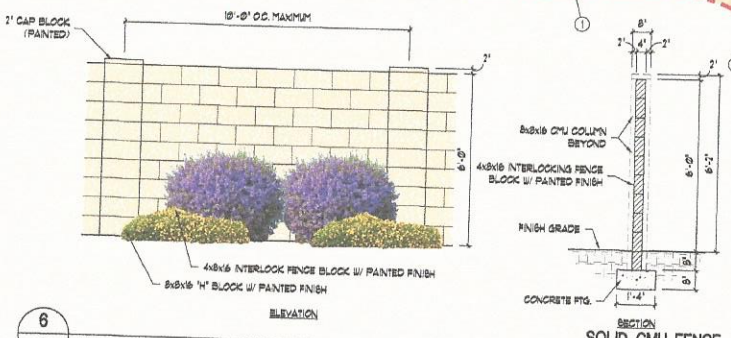
1. VIEW FENCE, DETAIL 2/2
2. PROJECT THEME WALL, DETAIL 1/2
3. EXISTING CMU WALL
4. PROJECT SIGN WALL, DETAIL 5/2
5. 6' HT. TUBE STEEL FENCE, DETAIL 3/2
6. EXISTING SIGN MONUMENT AND WELL SITE
7. 3" DEEP, 1/2" MINUS DECOMPOSED GRANITE OVER 5" DEEP COMPACTED ABC (EMERGENCY DRIVE ACCESS)
8. 6"x12" DEEP CONCRETE CURB
9. GATED ACCESS (PEDESTRIAN)
10. BELGARD PAVERS
11. MAILBOX (USPS PROVIDED)
12. EMERGENCY VEHICULAR GATE, DETAIL 4/2
13. 6' HIGH CMU 'BUILDER WALL', DETAIL 6/2



Wall Plan
Scale 1:50
50 25 0 50
GRAPHIC SCALE
NORTH



5/2 SIGN MONUMENT
SCALE 1/2" = 1'-0"



6/2 SOLID CMU FENCE
SCALE 1/2" = 1'-0"

REGISTERED ARCHITECT
14691 PHILLIP R. RYAN
Expires 03/31/10

DRAWING TITLE
WALL DETAILS

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 839-5813 fax (480) 983-3674

L-2

PROJECT NO.

Sanctuary at Alta Mesa
Alta Mesa Community Association - Architectural Control Community
5/12/2016

NAME	ADDRESS	PHONE	E-MAIL
VALERIE FURY	2505 N SAFFRON, Mesa	602-489-6222	VAL.FURY@ASSOCIA.US
Judy Martori	5248 E. INGRAM ST	480-365-8565	judymartori@cox.net
JOSEPH SZABO	916 N SETON	480 739 2224	JMSZABO@GMAIL.com
STEVE BENSON	5552 E. EVERGREEN ST	480-981-5612	steveandlois@cox.net
Betty Kiernan	5618 E Elmwood	480 545 0333	N/A
TOM SPEROPULOS	5802 E. FOUNTAIN ST	480-786-1554	SPEROT@COX.NET
Darryn Lane	4860 E. Baseline Rd #102 Mesa	480-840-4064	darryn@mintohomes.net
JARON HOMER	3515 N POWDER RD #109 MESA AZ 85215	480 225 6464	JKHOMBRE@COX.NET

Sanctuary at Alta Mesa
Alta Mesa Community Association - Board Meeting
5/19/2016

NAME	ADDRESS	PHONE	E-MAIL
Val Fury	Associa 1900 N Alb 80	602-487-6022	val.fury@associa.us
Monique Bursey	" "	480 862-6283	monique.bursey@associa.us
Gary Gaufe	alta Mesa HOA	602 421 3059	gary@IP2group.com
Morton Spizel	" " "	480-985-7286	BADGESS1@COX.NET
Tom Speropoules	Alta Mesa HOA	480-786-5534	SPEROT@COX.NET
Douglas Bonner	Alta Mesa HOA	602-803-6444	POAVAMDB@GMAIL.COM.
Andrew Compton	" "	480-298-3421	andrew.altamesa@gmail.com

SW LAND SERVICES, L.L.C.

May 10, 2016

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Mint Homes, Inc. is pleased to invite you to a neighborhood meeting to receive your comments on our application to the City of Mesa for a rezoning and Preliminary Plat approval of Sanctuary at Alta Mesa, a 4.5 acres of property located at the southwest corner of Alta Mesa Drive and McKellips Road, Mesa. Specifically, our request to the City is to rezone the property from RM-2 BIZ Townhomes to RSL 3.0 for 34 single family detached homes. This will yield a density of 7.6 du/ac*, which is less than the amount currently allowed for on the site.

A neighborhood meeting has been scheduled to give property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. At the meeting, we will have site plans and other exhibits available for your review and comment. The details of this meeting are as follows:

Date:	May 24, 2016
Time:	6:00 p.m.
Location:	Legacy Retirement Residence Multi-Purpose Room #2 5625 E. McKellips Road Mesa, AZ 85215

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at our office at (480) 945-5800 or e-mail at swelty@sw-landservicese.com. As we proceed through the rezoning process, there will be future public hearings at the City of Mesa's Planning and Zoning Commission and Town Council. You will be notified about these meetings as well.

Sincerely,

Sandra Welty

Sandra Welty
SW Land Services, LLC on behalf of Mint Homes, Inc.

*-du/ac refers to dwelling units per acre, or, the number of homes that can be built on an acre.

11067 E Mercer Lane, Scottsdale, Arizona 85259
Phone: 480-945-5800 Fax: 480-945-2362

PLANT PALETTE:

TREES:		
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	0 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MATCHING 8' HT, 4.5' SP, 1 1/2" CAL	10 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 8' HT, 4' SP, 1 1/2" CAL	16 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MATCHING 7' HT, 4' SP, 1 1/4" CAL	12 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (8' HT., 2 1/2' SP, 3/4" CAL)	16 TOTAL
SHRUBS + VINES:		
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PLANT CAN	114 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PLANT CAN	25 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PLANT CAN	7 TOTAL
BOUGAINVILLEA 'SAN DIEGO RED' RED VINING BOUGAINVILLEA	5 GALLON FULL PLANT CAN	26 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL PLANT CAN	26 TOTAL
GROUNDCOVERS AND ACCENTS:		
ACACIA REDOLENS 'G.C.' DESERT CARPET REDOLENS	5 GALLON FULL PLANT CAN	38 TOTAL
LANTANA MONTEVIDENSIS 'NS.' NEW GOLD LANTANA	1 GALLON FULL PLANT CAN	138 TOTAL
EXISTING TURF		

PLAN KEY NOTES:

1. PROJECT THEME WALL (SEE SHEET L-2)
2. SIGN MONUMENT (SEE SHEET L-2)
3. BELGARD PAVERS
4. 6"x6" CONCRETE HEADER
5. EXISTING LAWN TO REMAIN
6. 6' TUBE STEEL FENCE (SEE SHEET L-2)
7. PARTIAL VIEW FENCE (SEE SHEET L-2)
8. MAILBOX (BY USPS)
9. EXISTING CONCRETE HEADER
10. EXISTING TOWER STRUCTURE AND RAISED PLANTERS
11. EXISTING WELL SITE AND WALL ENCLOSURE
12. NEW 4' WIDE SIDEWALK
13. TUBE STEEL FENCE GATE WITH KEYPAD
14. EXISTING CMU WALL
15. ALL NON-TURF PLANTING AREAS TO RECEIVE 2" DEEP, 3/4" MINUS 'MADISON GOLD' DECOMPOSED GRANITE
16. NEW 5' WIDE SIDEWALK
17. EXISTING FAN PALM TO REMAIN
18. EXISTING ACACIA SALICINA TO REMAIN
19. EXISTING PLANTINGS IN RAISED PLANTERS
20. EXISTING STREET LIGHT
21. EXISTING CURB, GUTTER + SIDEWALK
22. NEW 6' WIDE CONCRETE SIDEWALK
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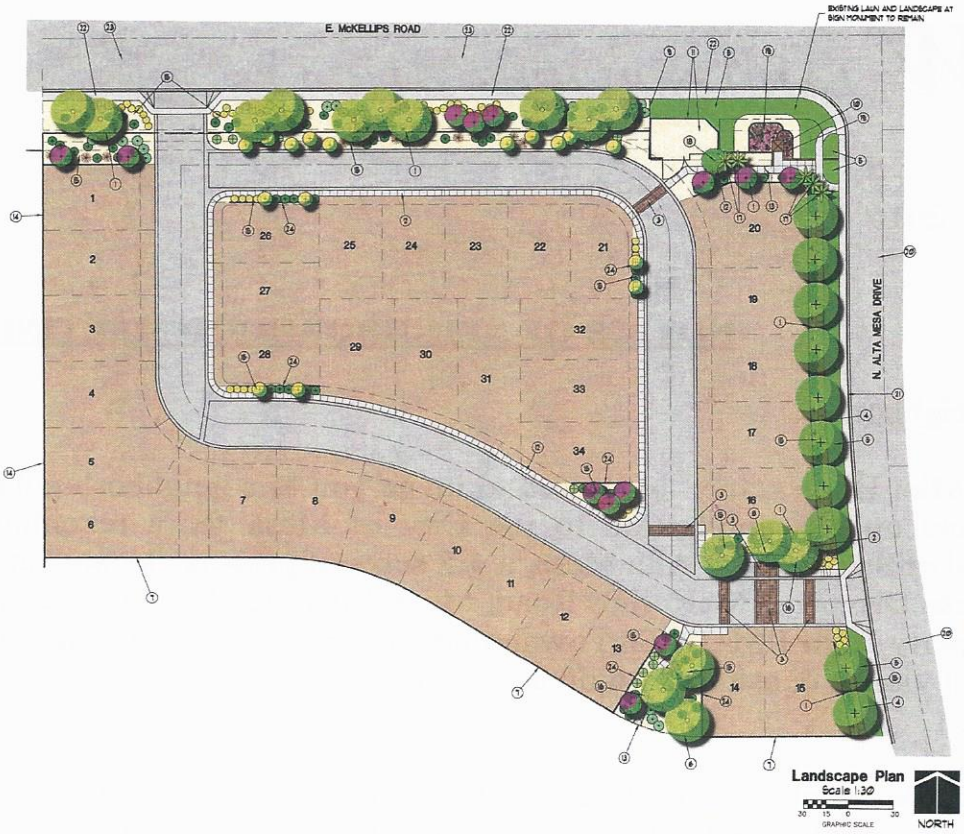
24. 6' HIGH CMU 'BUILDER WALL', (SEE SHEET L-2)



Sanctuary at Alta Mesa

Conceptual Landscape Exhibit

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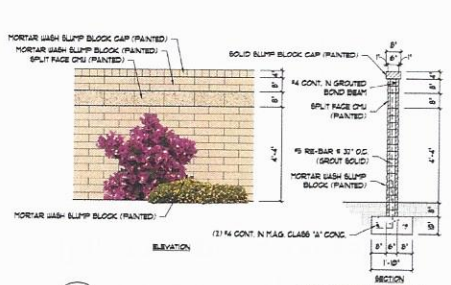
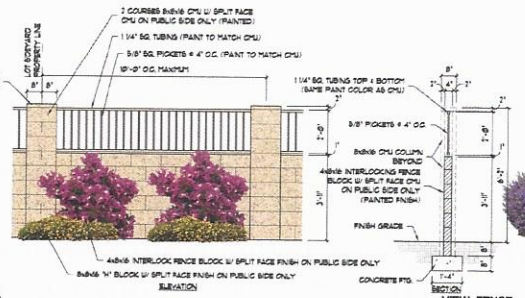
Exhibit A



1/2 PROJECT THEME WALL
SCALE 1/2" = 1'-0"



2/2 VIEW FENCE
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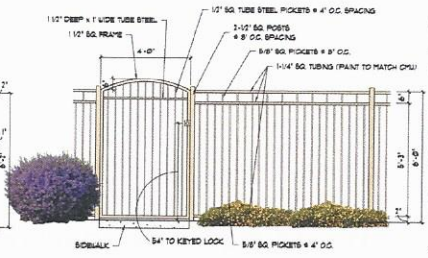

3/2 6' METAL TUBE FENCE
(ALL METAL TUBING TO BE PAINTED TO MATCH CMU)
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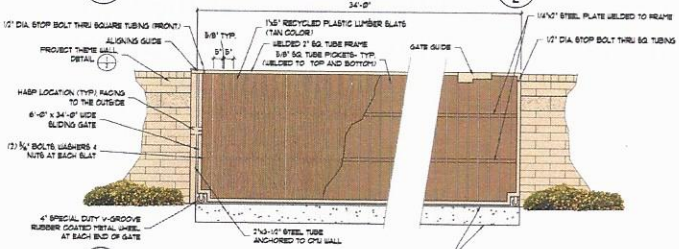

4/2 VEHICULAR GATE ELEVATION
SCALE 1/2" = 1'-0"

PLAN KEY NOTES:

1. VIEW FENCE DETAIL 1/2
2. PROJECT THEME WALL DETAIL 1/2
3. EXISTING CMU WALL
4. PROJECT SIGN WALL DETAIL 1/2
5. 6' HT. TUBE STEEL FENCE DETAIL 3/2
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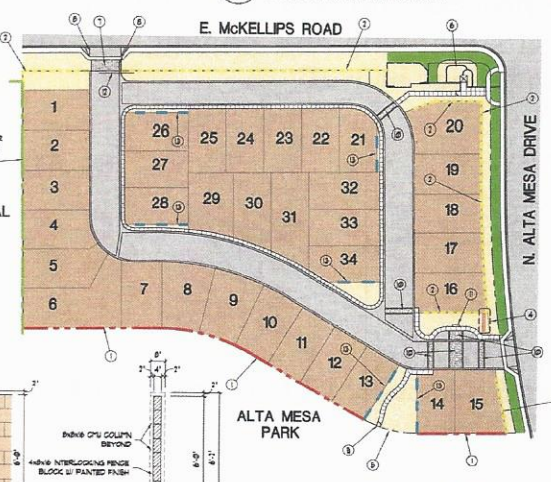
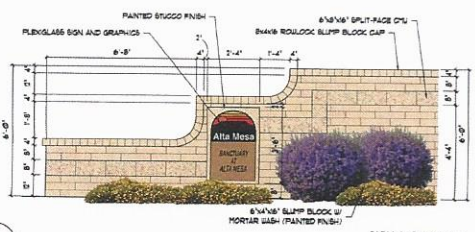
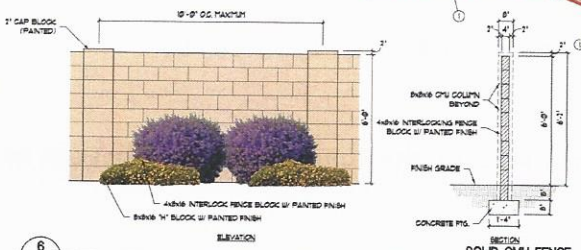




5/2 SIGN MONUMENT
SCALE 1/2" = 1'-0"



6/2 SOLID CMU FENCE
SCALE 1/2" = 1'-0"

SANCTUARY AT ALTA MESA
S.W.C. OF McKELLIPS ROAD & ALTA MESA DRIVE
MESA, ARIZONA

DRAWING TITLE
WALL DETAILS

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

L-2
PROJECT NO.