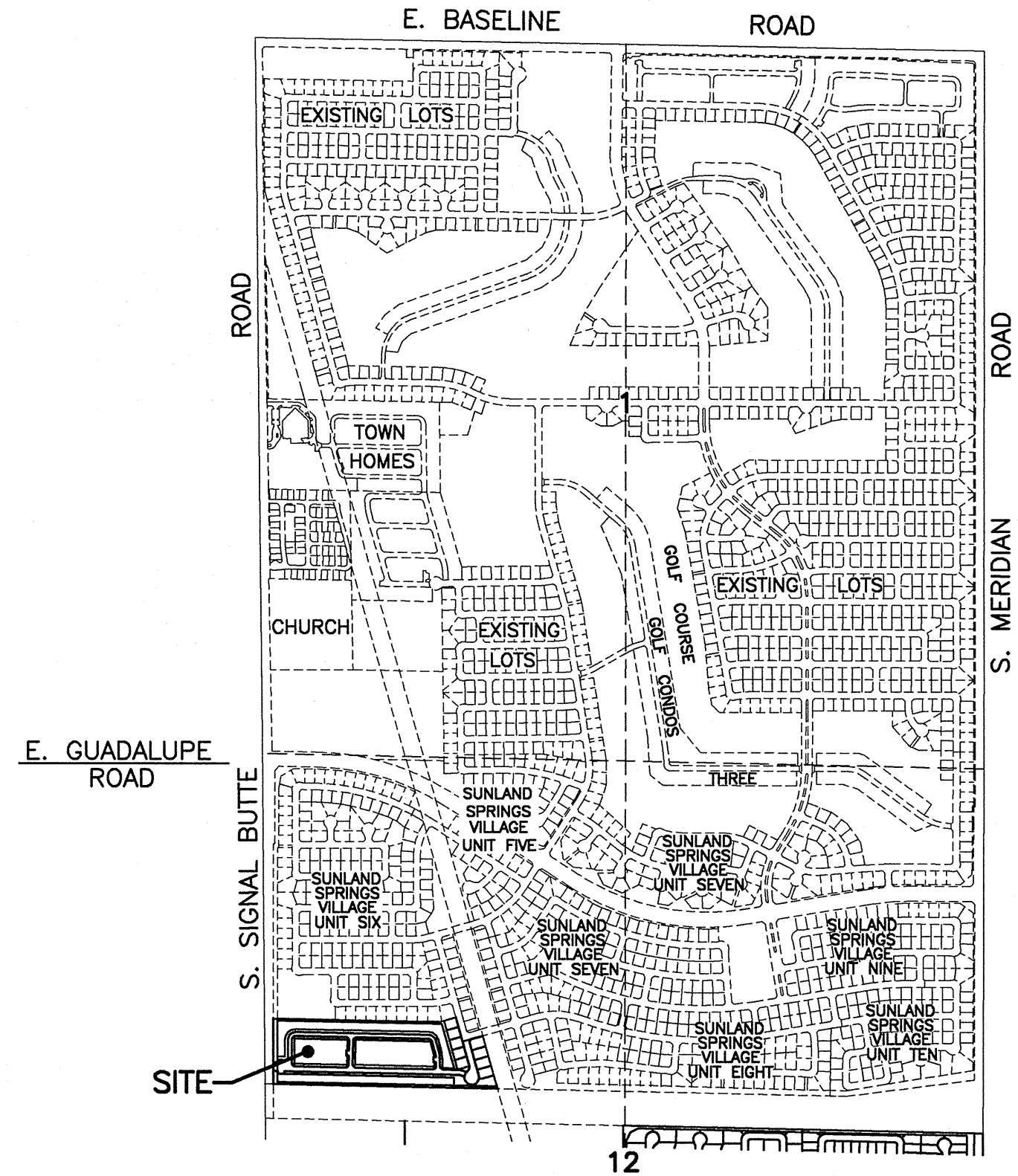




VICINITY MAP

NOTES

TOTAL GROSS ACRES: 16.8584 AC.
TOTAL CONDOMINIUM UNITS: 120
TOTAL SINGLE FAMILY LOTS: 9
EXISTING ZONING: RS-6
PROPOSED ZONING: RM-2
DWELLING UNITS PER ACRE: 7.7

UTILITIES

WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY U.S. WEST COMMUNICATIONS.
CABLE SERVICE BY COX CABLE COMPANY.

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- P.U.F.E. INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- INDICATES WATER VALVE.
- INDICATES FIRE HYDRANT.

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE SOUTHEAST CORNER
IN THE INTERSECTION OF E. BASELINE ROAD AND SIGNAL BUTTE
ROAD.
ELEVATION: 1511.98 (C.O.M. DATUM)
(ADD 0.24' TO C.O.M. DATUM TO EQUAL THUS SET OF PLANS DATUM)

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 QUARTER OF SECTION 12,
T.1S., R.7E., G & S.R.B. & M. MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE

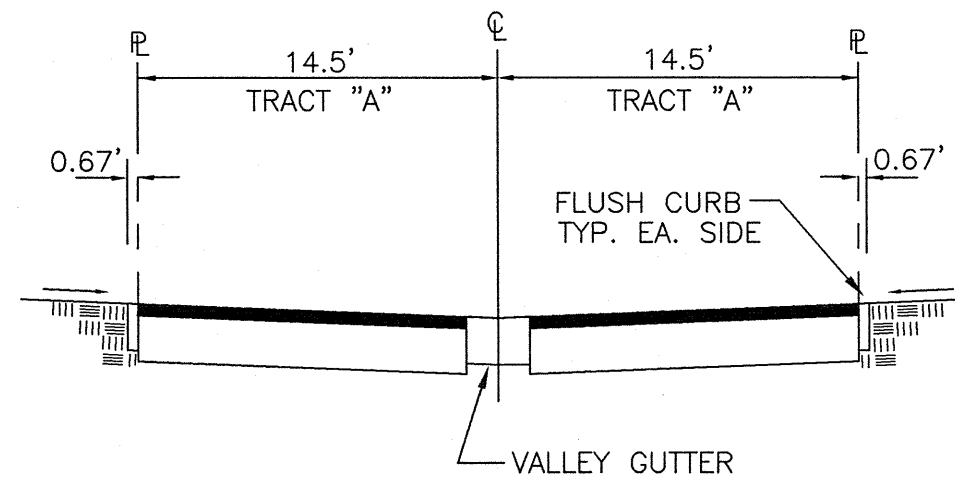
RE-ZONE OF EXISTING RS-6 TO RM-2, (PAD) ZONE TO
ALLOW FOR THE DEVELOPMENT OF A +/- 120 UNIT
CONDOMINIUM AND 9 SINGLE FAMILY LOT PROJECT.

DEVELOPER

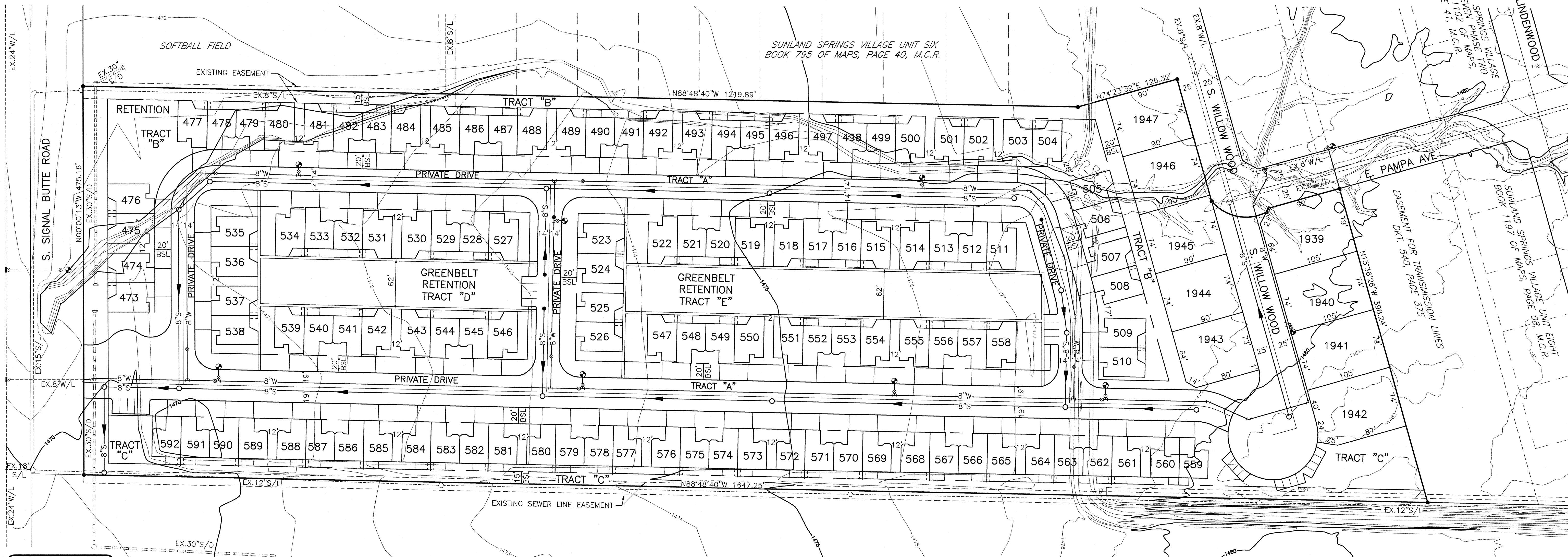
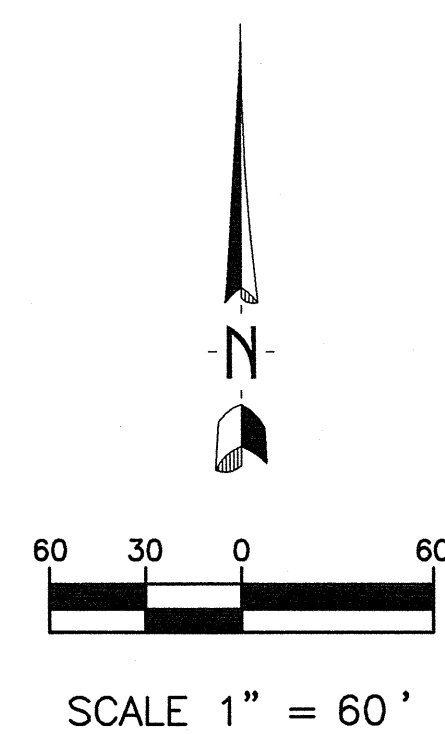
FARNSWORTH DEVELOPMENT COMPANY
2233 S. SPRINGWOOD BLVD.
MESA, ARIZONA 85209
PHONE: (480) 304-8626
ATTN: CRAIG AHLSTROM

ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ. 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES

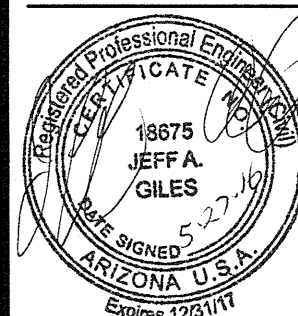


TYPICAL PRIVATE DRIVE



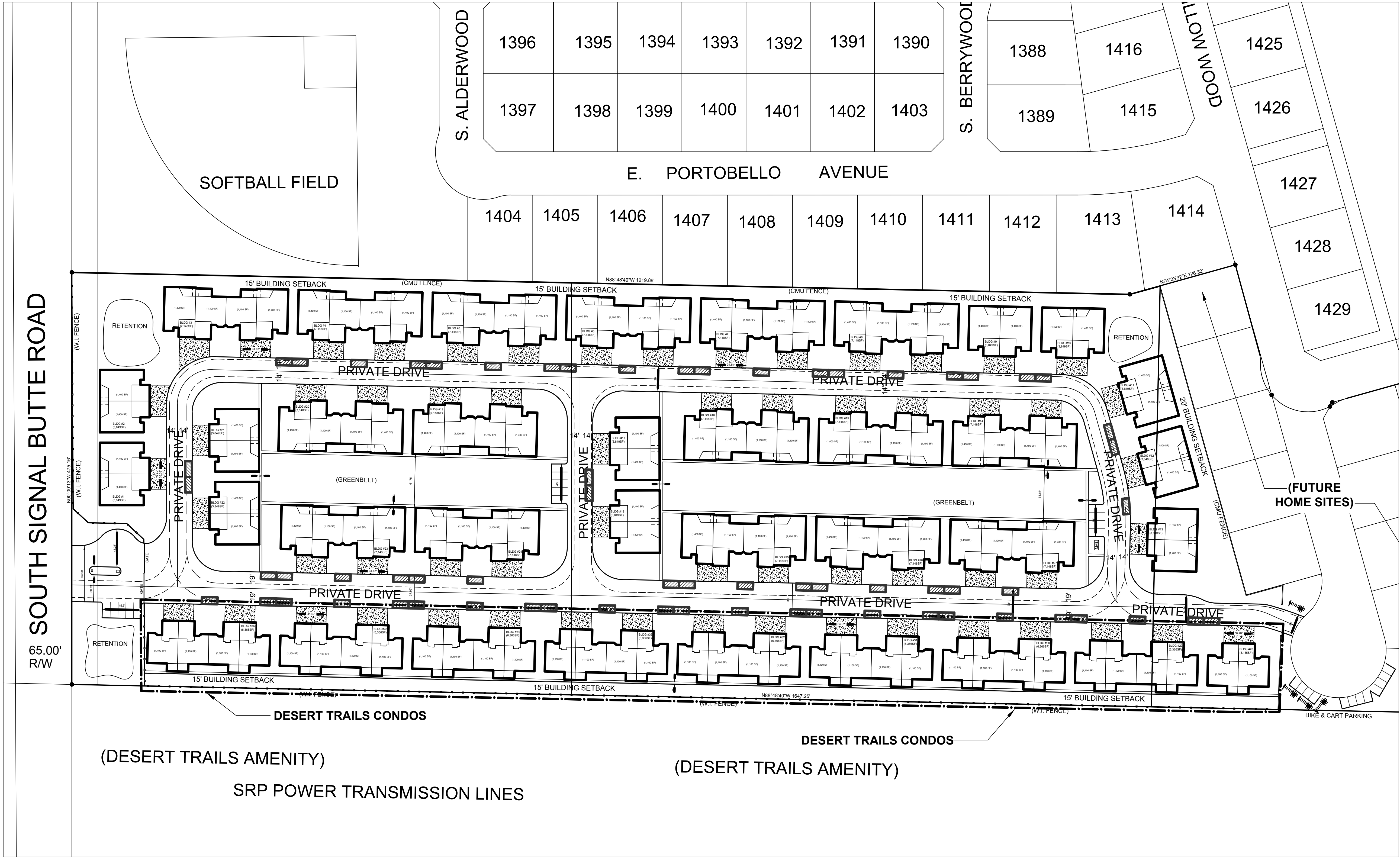
CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR
ANY PORTION OF WORK NOT CONFORMING TO APPROVED EXISTING SEWER LINE EASEMENT
PLANS SHOULD THEIR STAKES BE FOUND MISSING OR
DISTURBED.

PRELIMINARY PLAT SUNLAND SPRING VILLAGE DESERT TRAILS



Revised

Date
05-26-16
As-Built
Job No.
150707



Project Data

Applicant:
Tim Nielsen, Architect
Phone: 480-797-7548
Email: trn.arch@gmail.com
Farnsworth Construction Co.
2351 S. Signal Butte Rd.
Mesa, AZ 85209

Developer:
Craig Ahlstrom
Farnsworth Development Co.
2233 S. Springwood Blvd.
Mesa, AZ 85209

Project Location:
3117 S. Signal Butte Rd.
(South of SEC Signal Butte Rd. & Guadalupe)

Parcel Numbers:
APN 304-01-928E / 304-01-929D / 304-01-973J

Project Narrative:
Re-zone of existing RS-6 to RM-2,(PAD) zone to allow for the development of +/- 120 unit condominium project.

Case Numbers:
PS15-046 (PLN2015-00262 /-00306)

Existing General Plan:
Neighborhood Suburban (NS)

Existing Zoning:
Single Residence (RS-6)

Proposed Zoning:
Multiple Residence (RM-2), PAD

Site Area:
637,136 s.f. (14.63ac)

Site Density:
120 units/14.63 ac. = 8.2d.u./ac.

Construction Type:
V-B, AFES

Building Height:
25'-0" (30'-0" allowable)

Building Area:
[1] 1100 Duplex (3,185 s.f.) = 3,185 s.f.
[8] 1100 Four-Plex (6,366 s.f.) = 50,928 s.f.
[11] 1400 Duplex (3,849 s.f.) = 42,339 s.f.
[16] 1100/1400 Four-Plex (7,148 s.f.) = 114,368 s.f.

Total: 210,820 s.f.

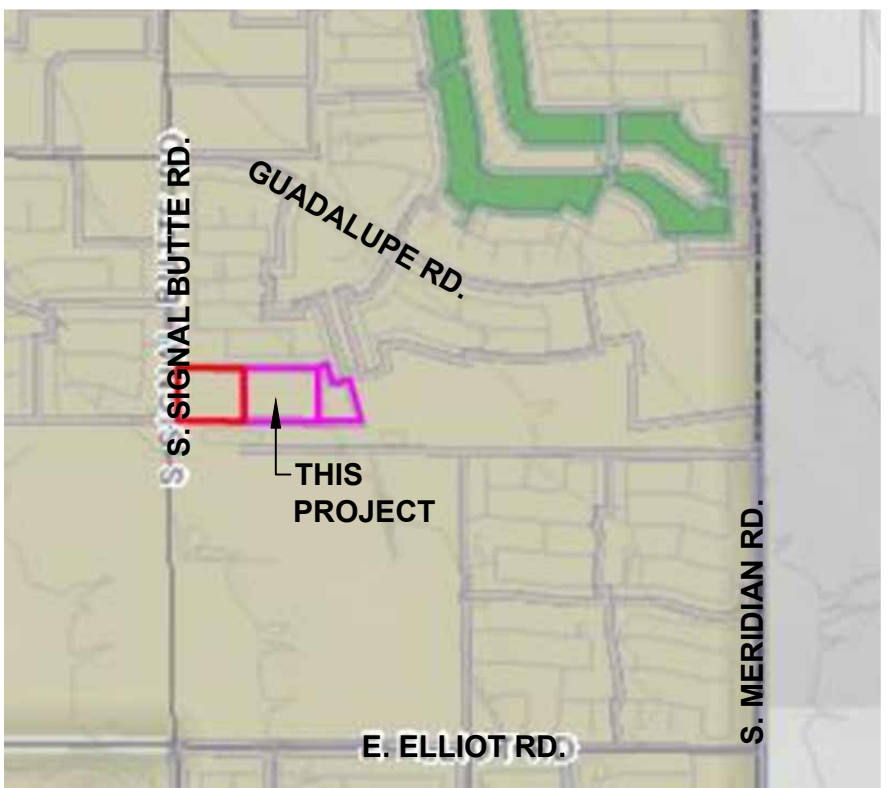
Setbacks Required:
Front: 20'
Sides: 20'
Rear: 20'

Parking Required:(2.1/d.u.)
249 spaces

Parking Provided:
304 spaces

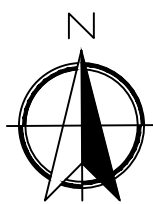
Bicycle Parking Required:
25 spaces

Bicycle Parking Provided:
80 spaces



VICINITY MAP

Scale: NTS



SITE PLAN

Scale: 1 : 60'

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Farnsworth Development Co.

2233 South Springwood Blvd. Mesa, Arizona 85209

A Condominium Project for:
Sunland Springs Village

3117 Signal Butte Road
Mesa, Arizona 85209

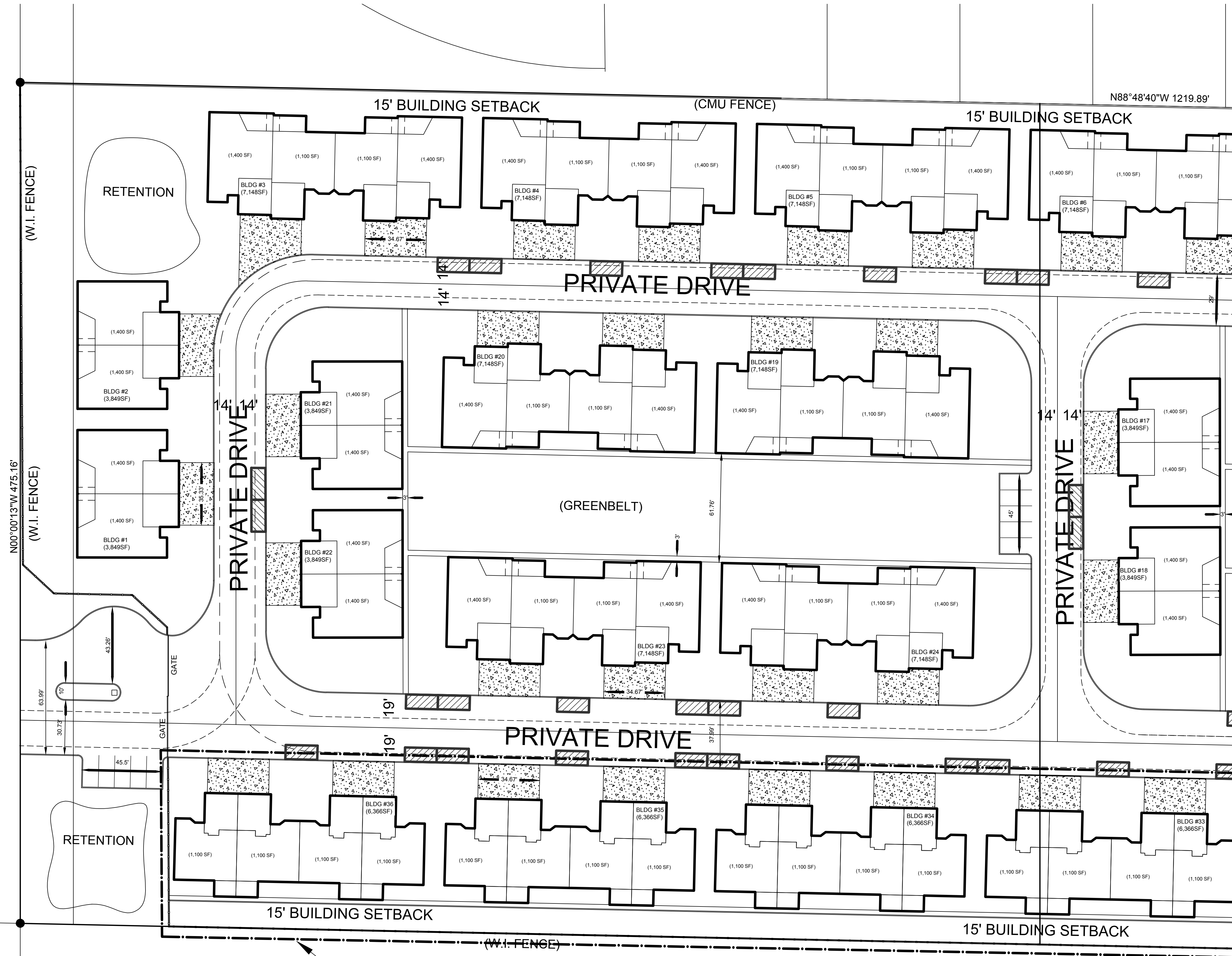


Job #: 16-000000
Date: 05 - 25 - 2016
Rev:

A-1.0

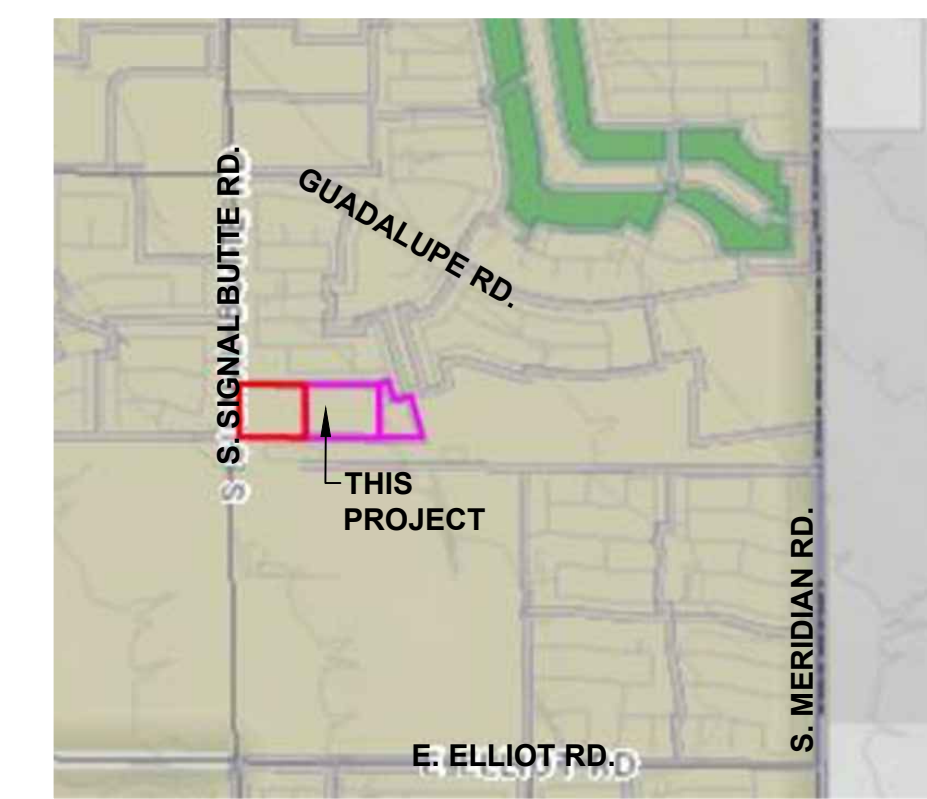
SOUTH SIGNAL BUTTE ROAD

65.00'
R/W



DESERT TRAILS CONDOS

(DESERT TRAILS AMENITY)



VICINITY MAP

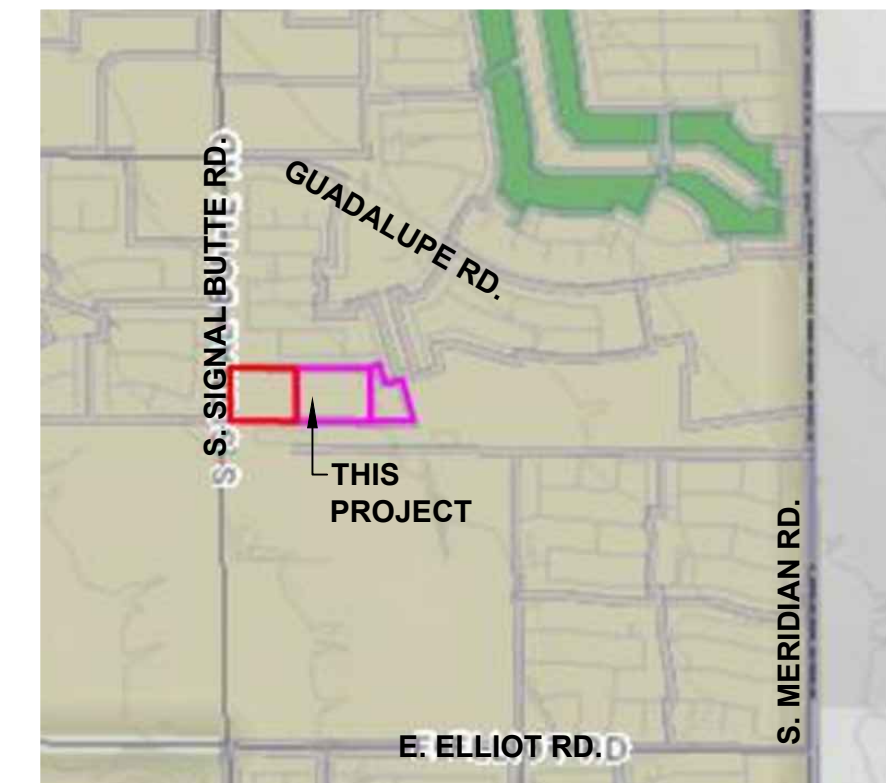
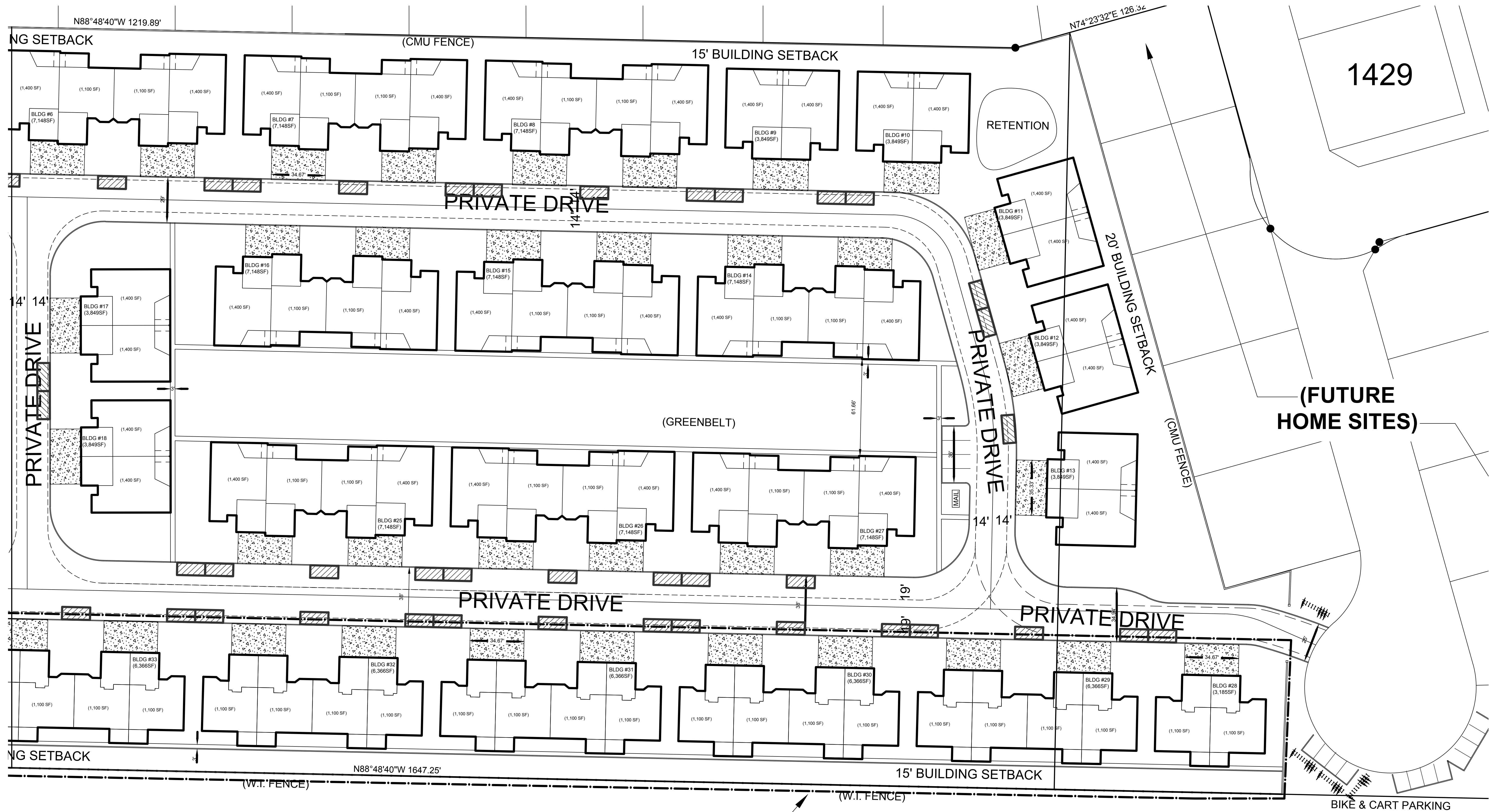
Scale: NTS



SITE PLAN- WEST

Scale: 1 : 30'

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SITE PLAN- EAST

Scale: 1 : 30'

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Rev:

A-1.2