

Mulberry Parcel 5

Mesa, Arizona



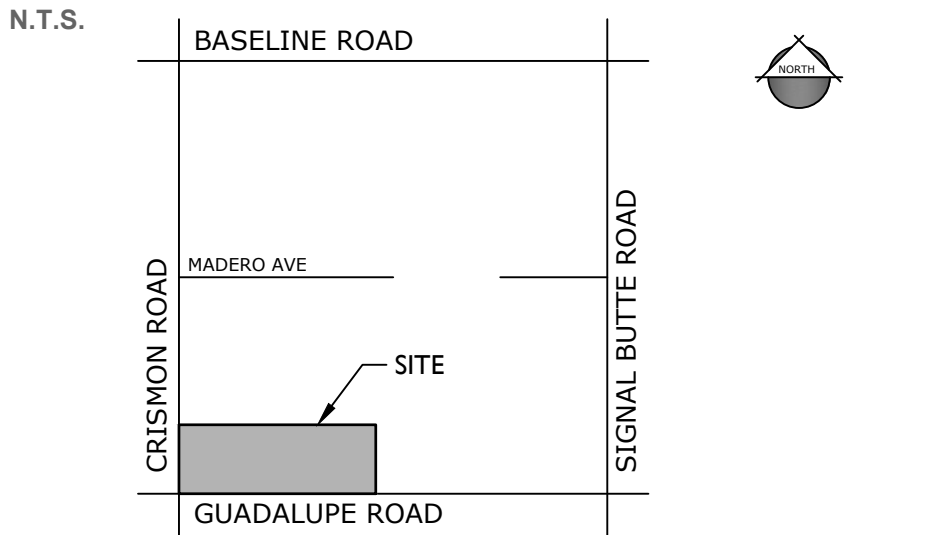
Development Master Plan Amendment Parcel 5 Rezoning & Preliminary Plat Preliminary Landscape Design Package

Submitted: July 25, 2016

Resubmitted: September 6, 2016

September 29, 2016

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:
DESERT VISTA 100, LLC
3321 E. BASELINE ROAD
GILBERT, AZ 85234
TEL: (480) 892-4492
FAX: (480) 892-5106
CONTACT: PAUL DUGAS
paul@blandfordhomes.com

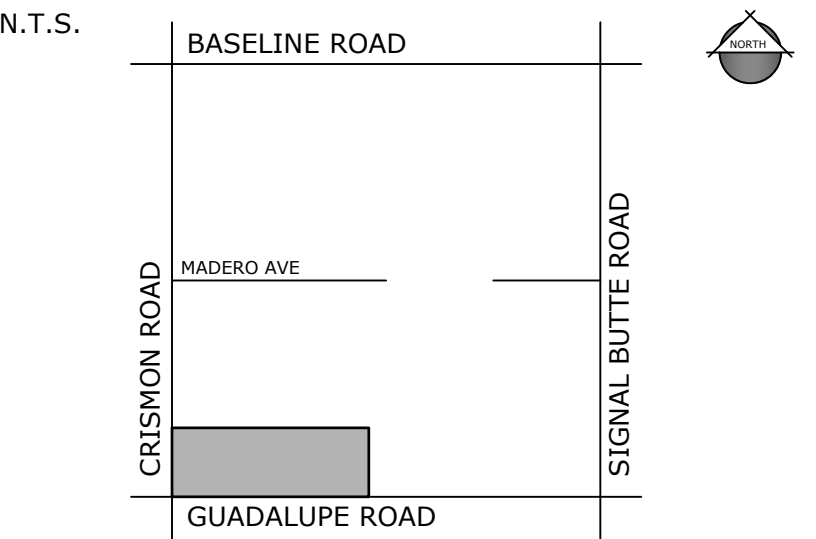
LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ALIZA SABIN, RLA LEED AP
aliza.sabin@epsgruoinc.com

PLANNER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

CIVIL ENGINEERING:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOHN MCGHEE, PE
john.mcghee@epsgruoinc.com



VICINITY MAP



PROJECT DATA

LOCATION:	NEC CRISMON ROAD & GUADALUPE ROAD 304-01-976G; 991
A.P.N.:	NEIGHBORHOODS RM-2 PAD, RSL 2.5 PAD
EXISTING ZONING	RSL 4.5 PAD
PROPOSED ZONING	VACANT DESERT, UNDEVELOPED
EXISTING LAND USE	
GROSS AREA	43.74 ACRES
NET AREA	38.92 ACRES
TOTAL NO. UNITS	163
GROSS DENSITY	3.73 DU/AC
NET DENSITY	4.19 DU/AC
OPEN SPACE	7.02 AC. (19%)

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* SVT CRITERIA PER CITY OF MESA
STREET ACCESS GUIDELINES AS
APPLIED TO MULBERRY PARCELS 1-4.

KEYNOTES

- 1 PRIMARY ENTRY
- 2 ENTRY MONUMENT
- 3 GUARD HOUSE
- 4 SECONDARY ENTRY
- 5 BOULEVARD STREETSCAPE
- 6 RAMADA
- 7 TOT LOT
- 8 HALF BASKETBALL COURT
- 9 PICKLEBALL COURT
- 10 CONCRETE SIDEWALK
- 11 TURF
- 12 VEHICULAR DECORATIVE PAVING
- 13 POOL AMENITY
- 14 GRAND PAVILION

PLANT LEGEND

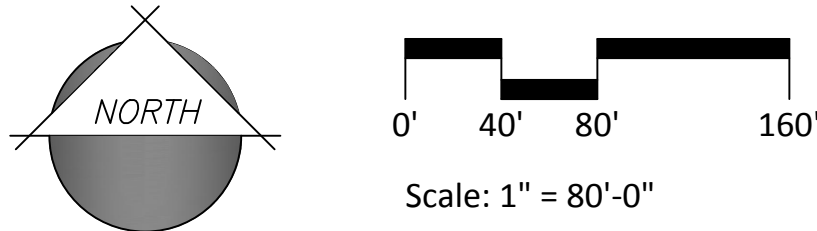
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box
	<i>Caesalpinia cocaloco</i>	Cascalote-Smoothie	24" Box
	<i>Chitalpa x 'Pink Dawn'</i>	Chitalpa	24" Box
	<i>Dalbergia sissoo</i>	Sissoo	24" Box
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box
	<i>Gleditsia triacanthos</i>	Honey Locust	24" Box
	<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box
	<i>Leucaena retusa</i>	Golden Leadball	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	24" Box
	<i>Pinus eldarica</i>	Mondell Pine	24" Box
	<i>Pistacia chinensis</i>	Sarah's Radiance Pistache TM	24" Box
	<i>Quercus virginiana 'Heritage'</i>	Heritage Live Oak	24" Box
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box
	<i>Tipuana tipu</i>	Tipu	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Century Plant	5 Gal
	Weber Agave	5 Gal
	Yellow Bird of Paradise	5 Gal
	Baja Fairy Duster	5 Gal
	Dwarf Callistemon	5 Gal
	Turtlele Natal Plum	5 Gal
	Mexican Grass Tree	5 Gal
	Valentine Bush	5 Gal
	Gopher Plant	5 Gal
	San Marcos Hibiscus	5 Gal
	Crimson Yucca	5 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	Rio Bravo Sage	5 Gal
	Lynn's Legacy	5 Gal
	'Regal Mist' Muhly	5 Gal
	Lindheimer Muhly	5 Gal
	Dwarf Pink Oleander	5 Gal
	Lady's Slipper	5 Gal
	Desert Ruellia	5 Gal
	Coral Fountain	5 Gal
	Desert Cassia	5 Gal
	Compact Jojoba	5 Gal
	Yellow Bells	5 Gal
	Orange Jubilee	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Trailing Desert Broom	1 Gal
	Bush Morning Glory	1 Gal
	'Outback Sunrise'	1 Gal
	Purple Trailing Lantana	1 Gal
	New Gold Lantana	1 Gal
	Dwarf Myoporum	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal
	Angelita Daisy	1 Gal

VINE	COMMON NAME	SIZE
	Pink Trumpet Vine	5 Gal

TURF & PERENNIALS	COMMON NAME	SIZE
	Tifway 419	Sod



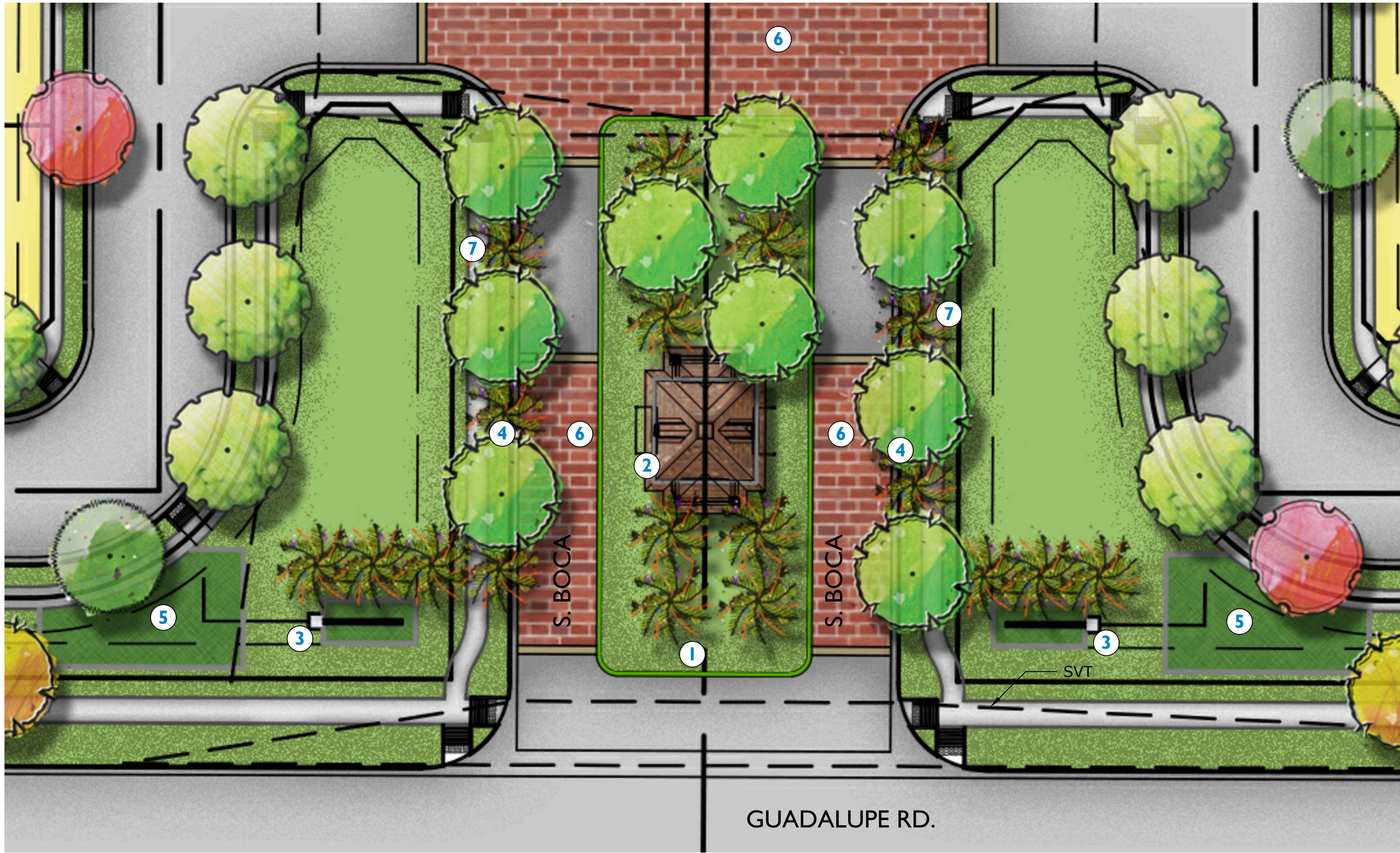
- KEYNOTES
- 1 PRIMARY ENTRY
 - 2 GUARD HOUSE
 - 3 ENTRY MONUMENT
 - 4 BOULEVARD STREETSCAPE
 - 5 TURF
 - 6 VEHICULAR DECORATIVE PAVING
 - 7 5' CONCRETE SIDEWALK (PUBLIC STREETS)



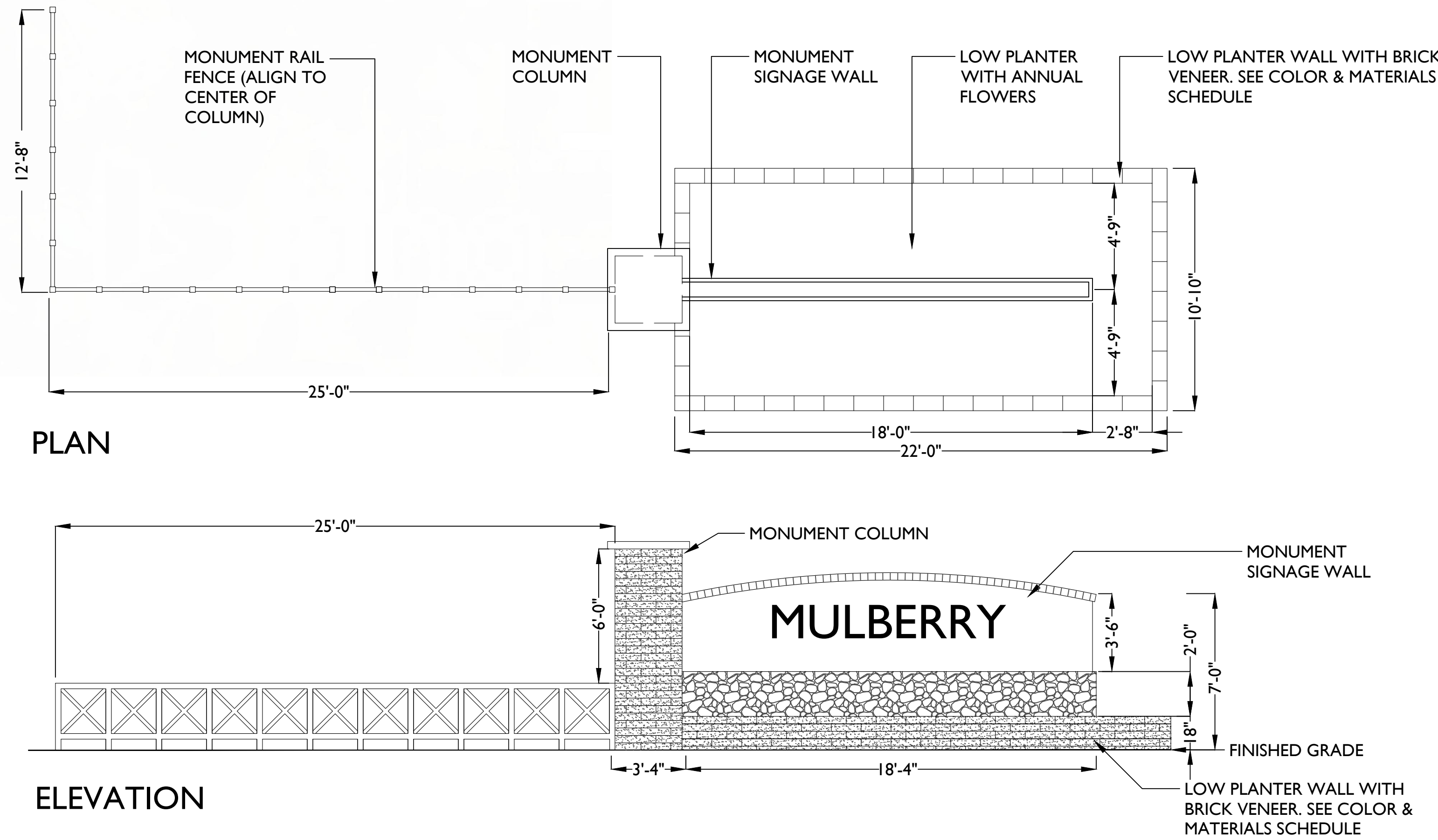
2 GUARD HOUSE



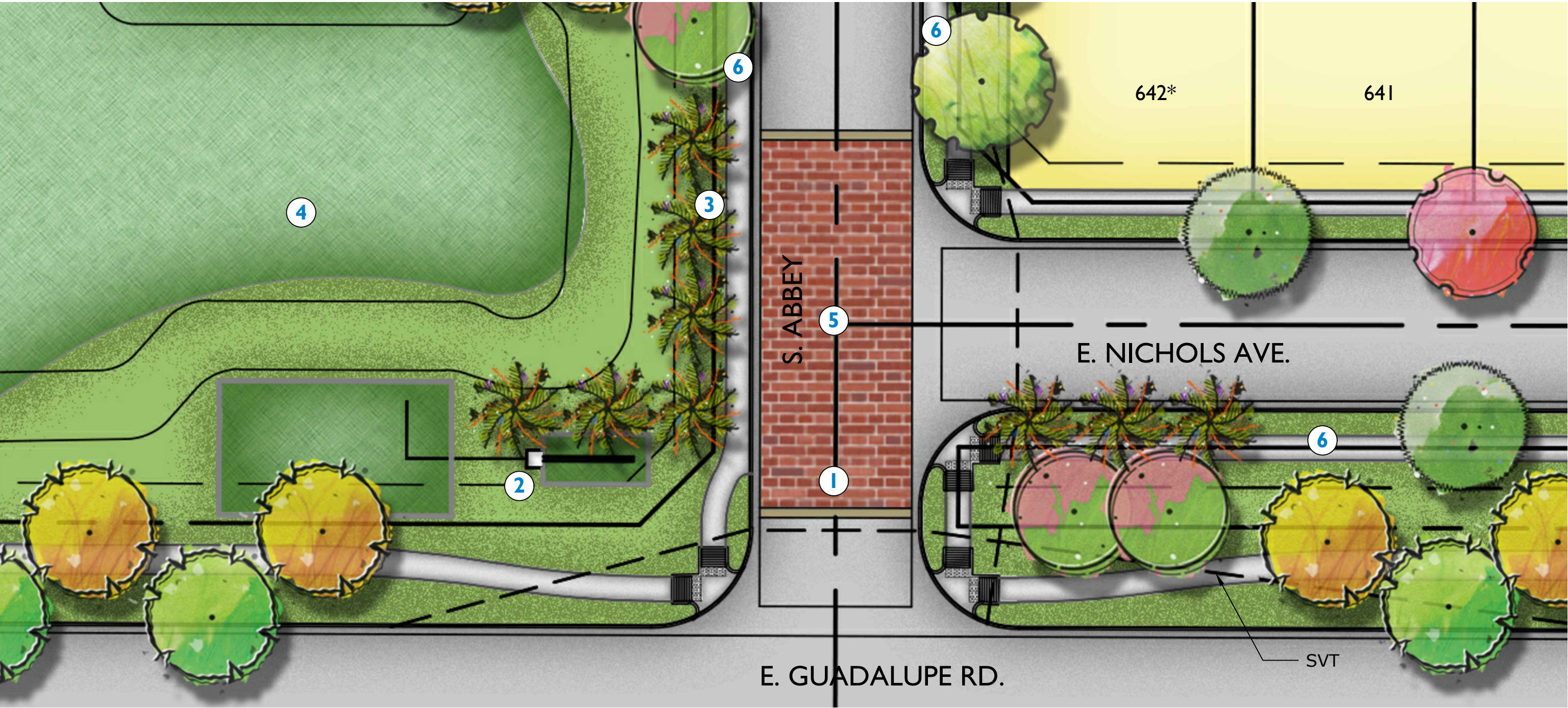
3 ENTRY MONUMENT



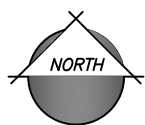
1 PRIMARY ENTRY PLAN
Scale: 1" = 20'-0"



2 ENTRY MONUMENT SIGN
Scale: 1/4" = 1'-0"



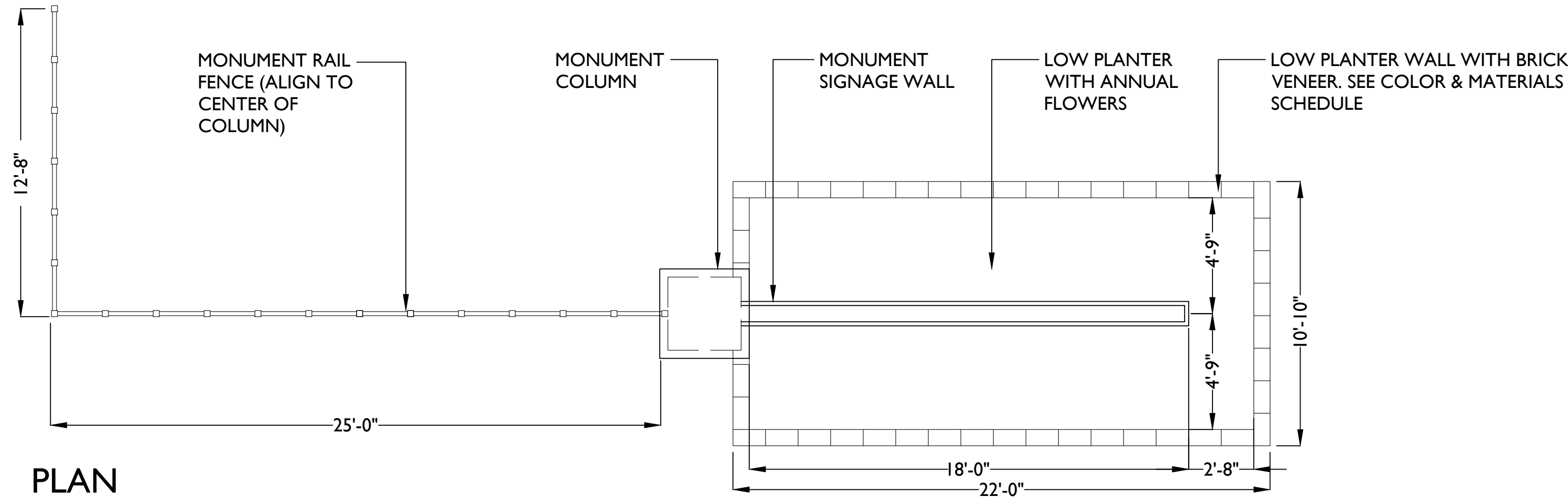
1 SECONDARY ENTRY ENLARGEMENT PLAN
Scale: 1" = 20'-0"



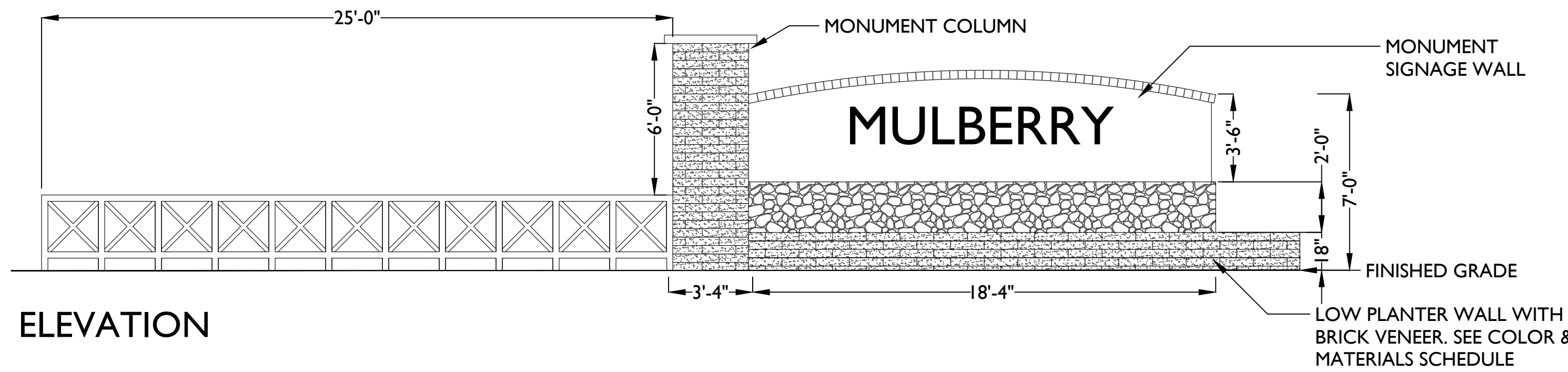
2 ENTRY MONUMENT

KEYNOTES

- 1 SECONDARY ENTRY
- 2 ENTRY MONUMENT
- 3 ENTRY STREETSCAPE
- 4 TURF
- 5 VEHICULAR DECORATIVE PAVING
- 6 5' CONCRETE SIDEWALK (PUBLIC STREETS)

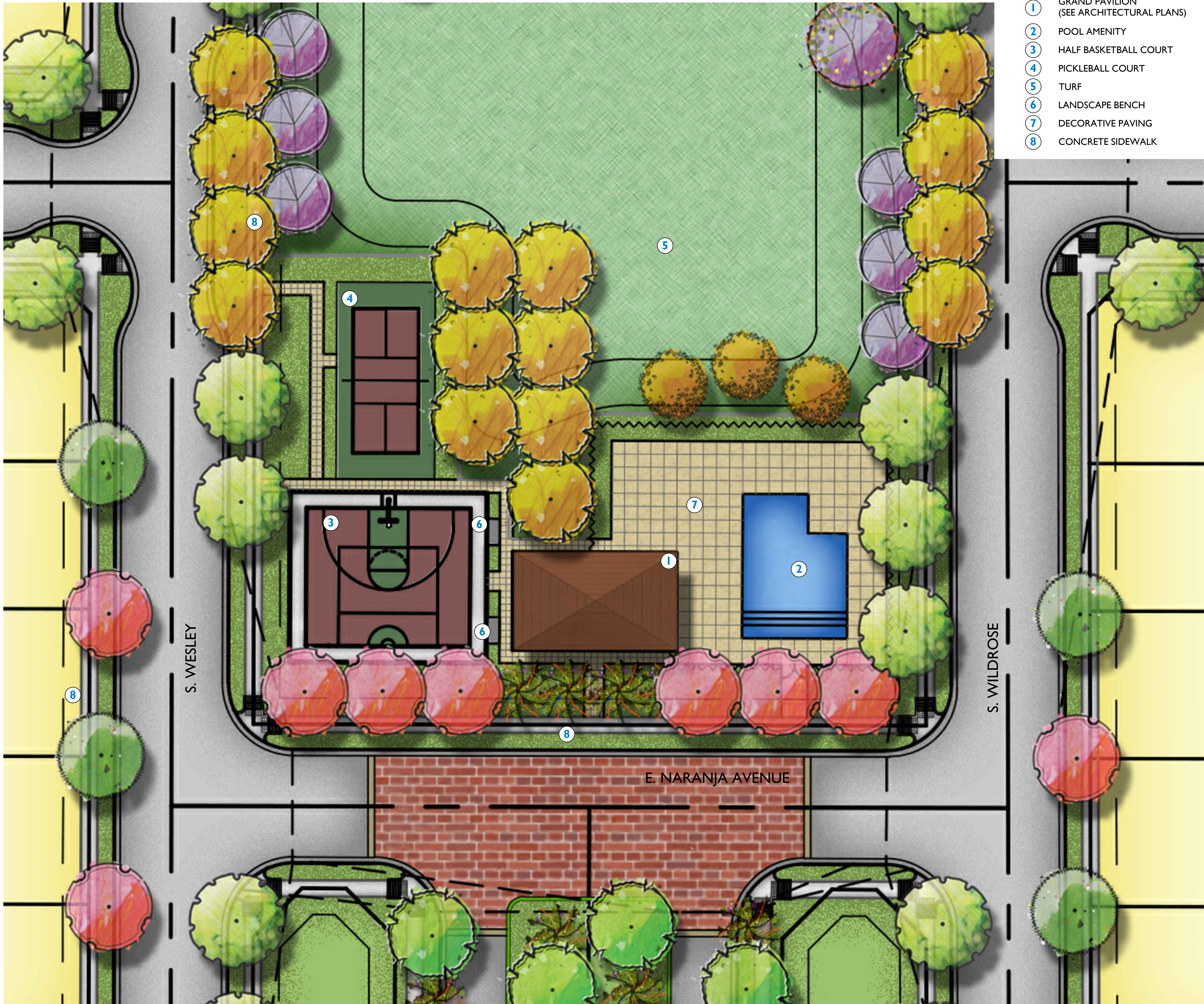


PLAN



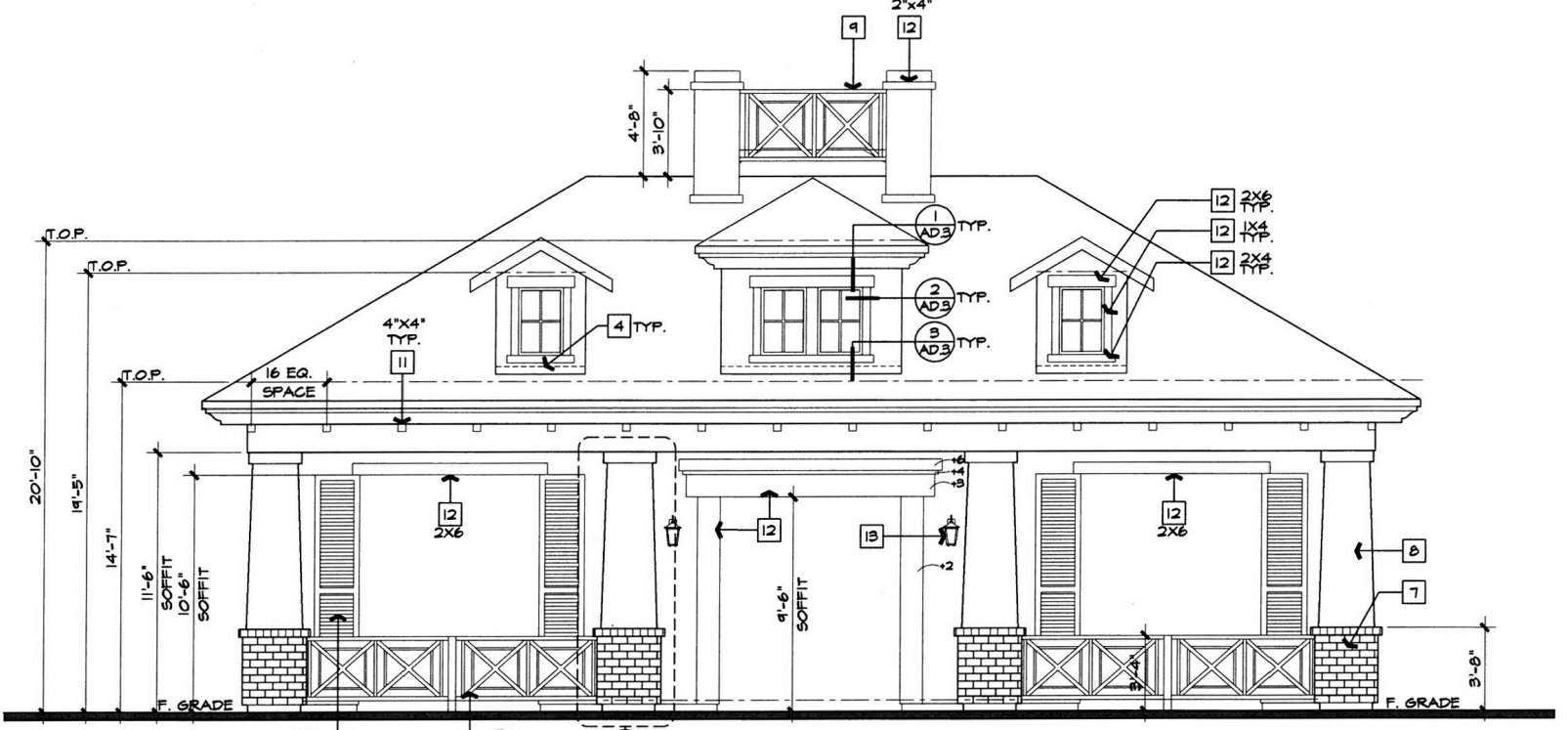
ELEVATION

2 ENTRY MONUMENT SIGN
Scale: 1/4" = 1'-0"

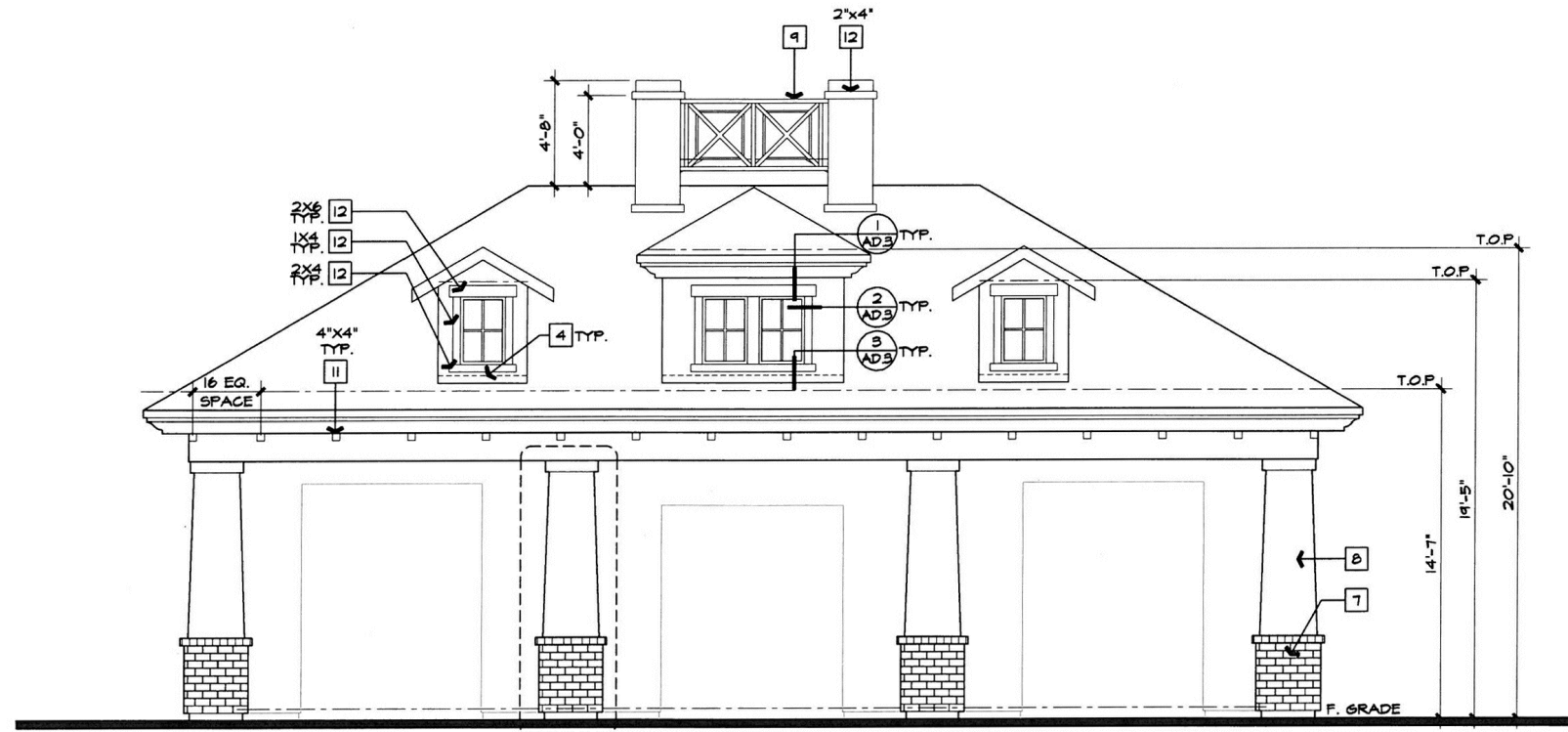


KEYNOTES

- 1 GRAND PAVILION (SEE ARCHITECTURAL PLANS)
- 2 POOL AMENITY
- 3 HALF BASKETBALL COURT
- 4 PICKLEBALL COURT
- 5 TURF
- 6 LANDSCAPE BENCH
- 7 DECORATIVE PAVING
- 8 CONCRETE SIDEWALK



FRONT ELEVATION



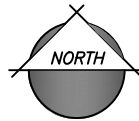
REAR ELEVATION

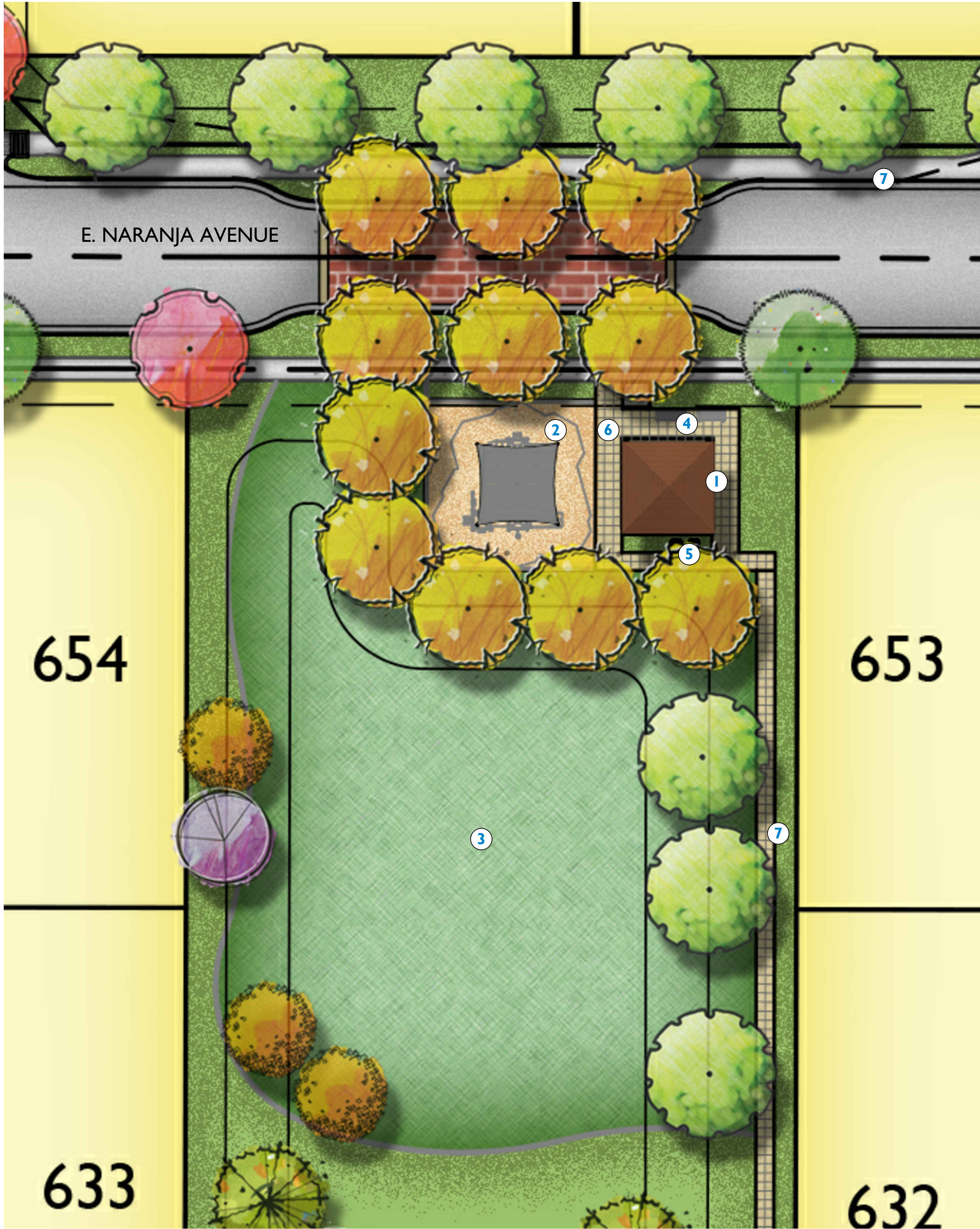
- 1 GRAND PAVILION



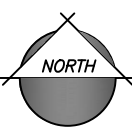
- 3 HALF BASKETBALL COURT

1 MAIN AMENITY ENLARGEMENT
Scale: 1/16" = 1'-0"





I AMENITY ENLARGEMENT
Scale: 1/16" = 1'-0"



I RAMADA



2 TOT LOT

KEYNOTES

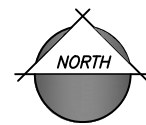
- 1** 20' x 20' RAMADA
- 2** SHADED TOT LOT
- 3** TURF
- 4** LANDSCAPE BENCH
- 5** BBQ GRILL
- 6** DECORATIVE PAVING
- 7** CONCRETE SIDEWALK

KEYNOTES

- 1 20' x 20' RAMADA
- 2 HALF BASKETBALL COURT
- 3 TURF
- 4 BBQ GRILL
- 5 BIKE RACK
- 6 DECORATIVE PAVING
- 7 SIDEWALK



1 AMENITY ENLARGEMENT
Scale: 1" = 10'-0"



1 RAMADA



2 HALF BASKETBALL COURT



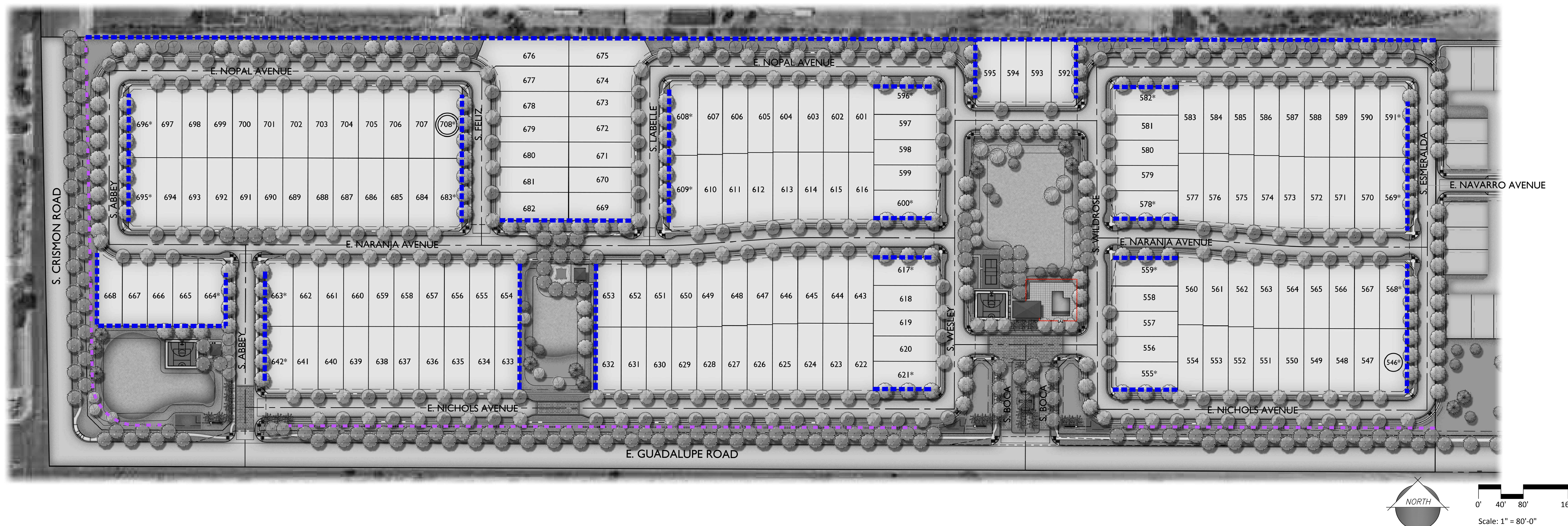
WALLS LEGEND

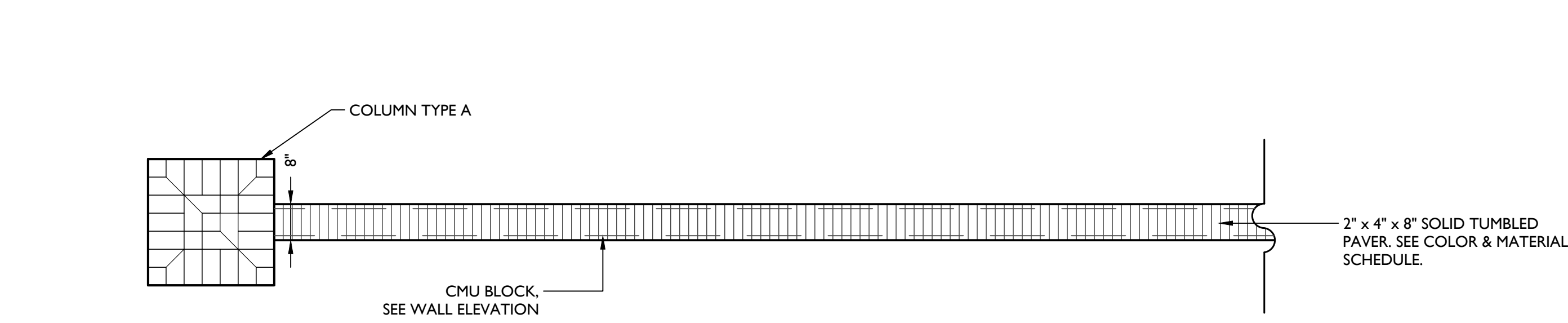
SECONDARY THEME WALL



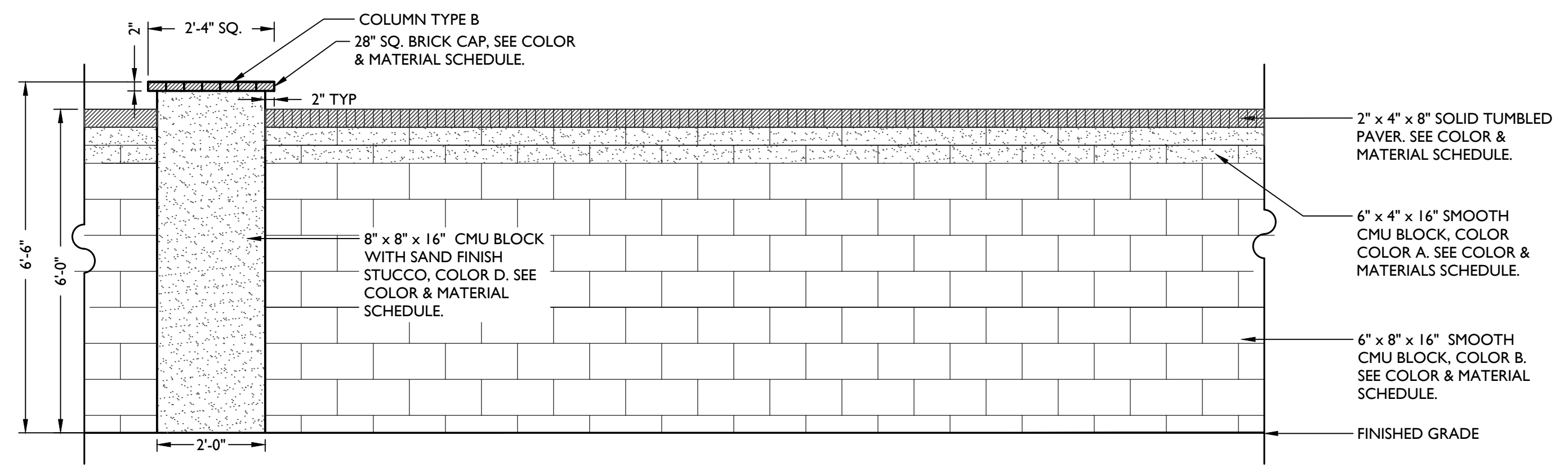
PARTIAL VIEW WALL

POOL FENCE





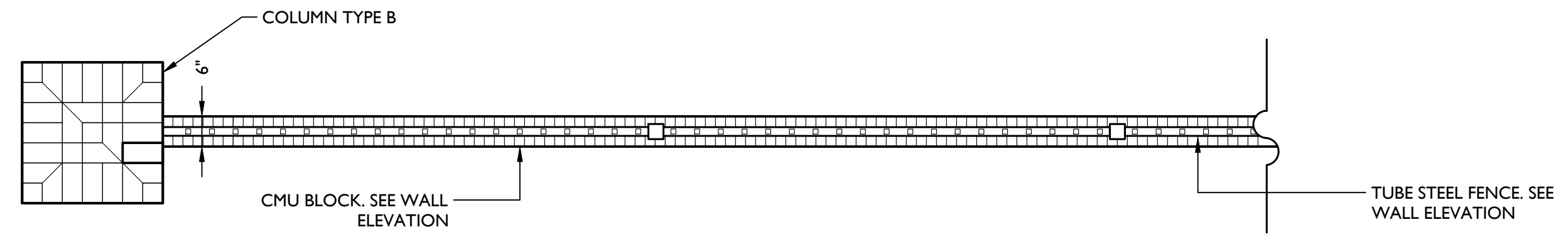
PLAN



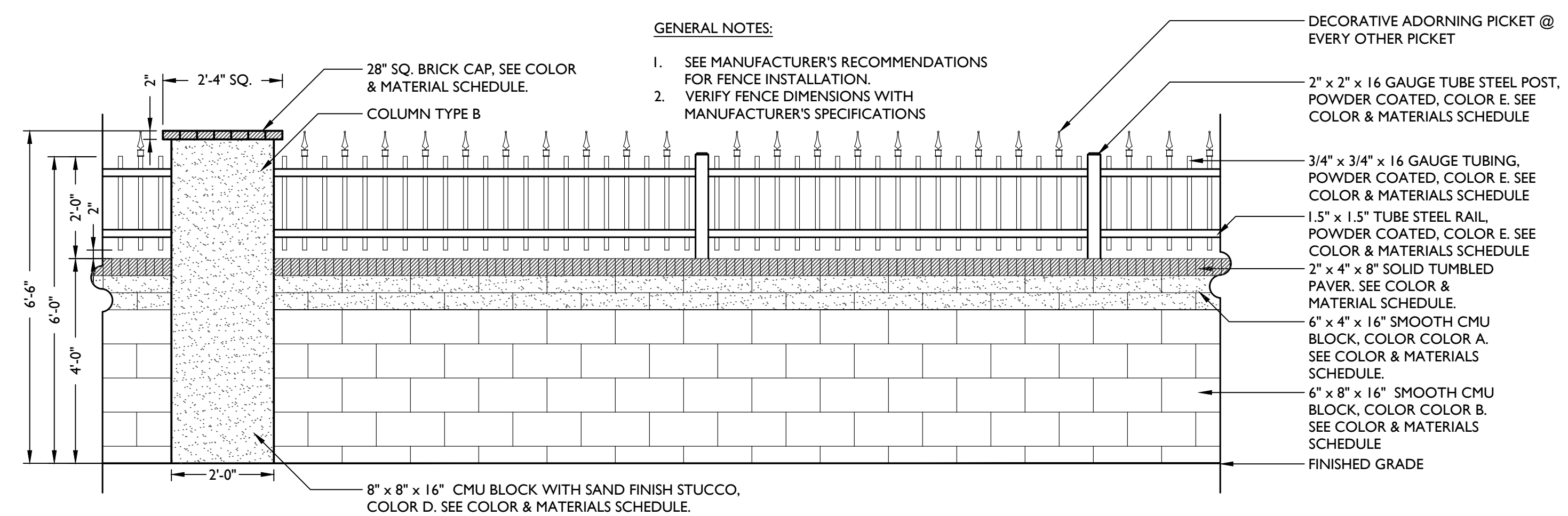
ELEVATION

1 SECONDARY THEME WALL

Scale: 1/2" = 1'-0"



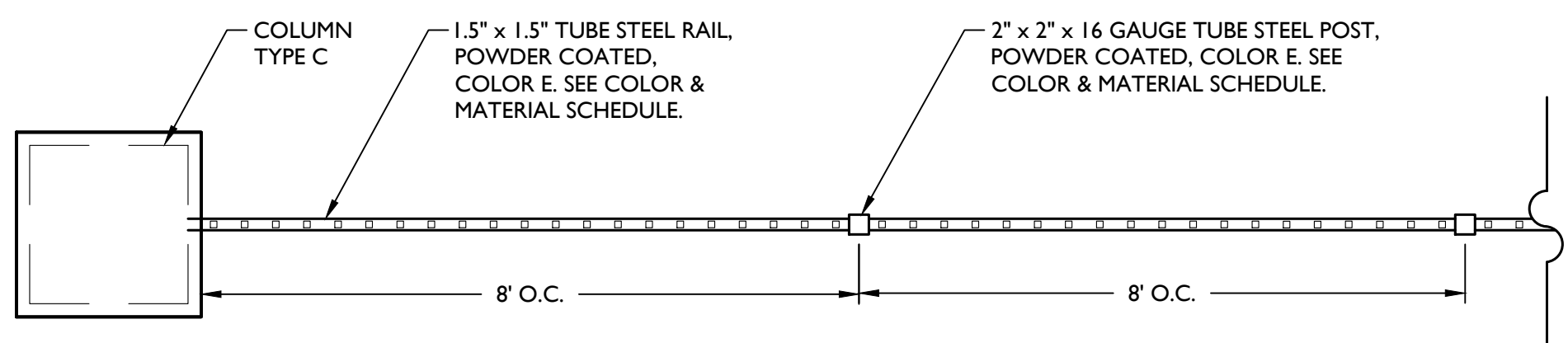
PLAN



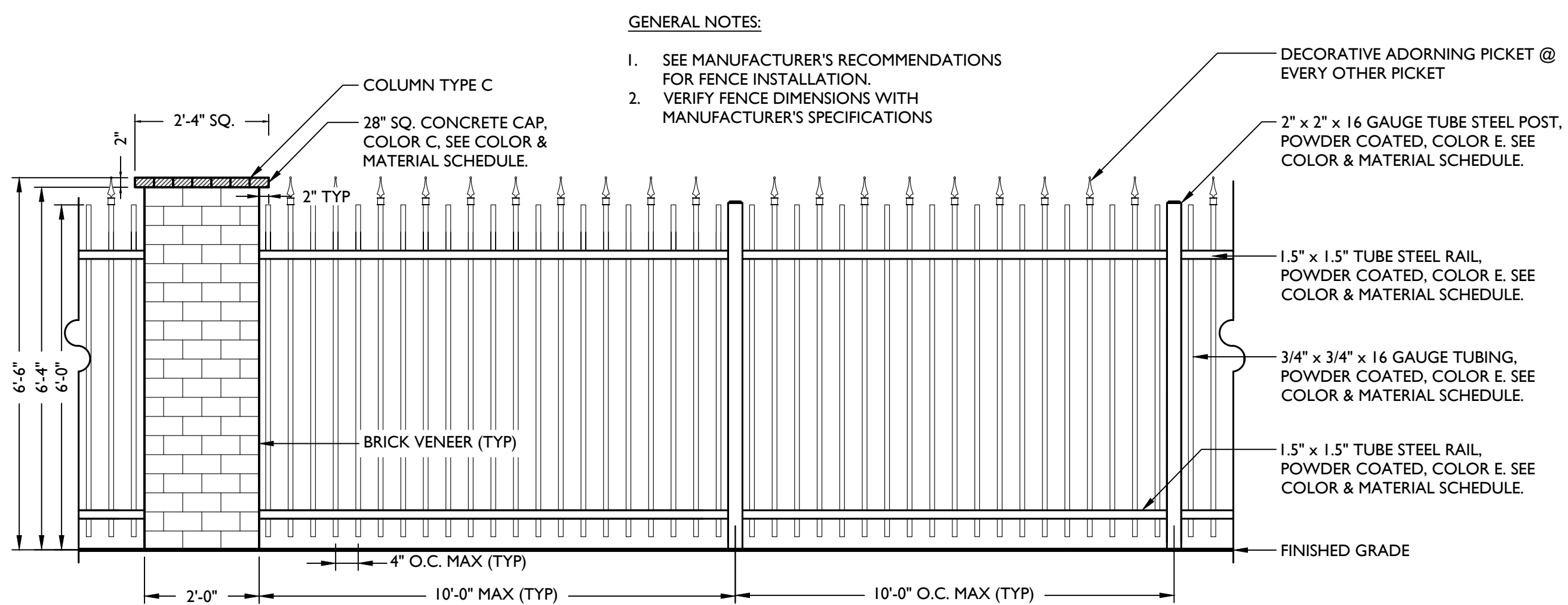
ELEVATION

2 PARTIAL VIEW WALL

Scale: 1/2" = 1'-0"



PLAN



ELEVATION

3 POOL FENCE

Scale: 1/2" = 1'-0"