SITE PLAN / PRELIMINARY PLAT
FOR
MISSION PARK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA
2222 E UNIVERSITY, MESA, ARIZONA

ENGINEER
DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9500
FAX: (480) 350-9486

OWNER
JUNE & DAVID STEPHENS
2222 E UNIVERSITY DRIVE
MESA, AZ 85213

SITE DATA
GROSS AREA: 2.11 AC
NET AREA: 1.45 AC
PROPOSED LOTS: 19
EXISTING ZONING: RS-6
APN: 140-09-008F
DENSITY(GROSS): 7.6 D.U./AC.
DENSITY(NET): 11.0 D.U./AC.
OPEN SPACE: 0.409 AC.

APPLICANT
BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 36th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENY
PHONE: (602) 431-7801

LEGAL DESCRIPTION

THE SOUTH 300 FEET OF THE EAST 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

TOGETHER WITH TRACT "A", CORONA DEL REY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 124 OF MAPS, PAGE 45;

EXCEPT THE NORTH 125 FEET OF THE WEST 230 FEET THEREOF;

EXCEPT THE SOUTH 45 FEET THEREOF;

EXCEPT A 50 FOOT BY 50 FOOT TRIANGLE AT THE SOUTHWEST CORNER THEREOF; AND

EXCEPT THE NORTH 125 FEET OF TRACT "A", CORONA DEL REY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 124 OF MAPS, PAGE 45; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, SAID POINT BEING A CITY OF MESA BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 18 BEARS SOUTH 89 DEGREES 22 MINUTES 30 SECONDS WESTLADING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 2580.82 FEET, SAID POINT BEING A CITY OF MESA BRASS CAP IN HANDHOLE;

THENCE SOUTH 89 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 665.59 FEET, TO THE SOUTHWEST CORNER OF MCKITE HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 141, PAGE 26;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF SAID MCKITE HEIGHTS, FOR A DISTANCE OF 45.00 FEET, TO A POINT ON A LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 410.00 FEET;

THENCE NORTH 45 DEGREES 16 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 14.06 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 14.00 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 37 DEGREES 23 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52 DEGREES 40 MINUTES 30 SECONDS, FOR AN ARC LENGTH OF 18.38 FEET, TO A TANGENT POINT ON THE WEST LINE OF SAID TRACT "A" OF SAID CORONA DEL REY;

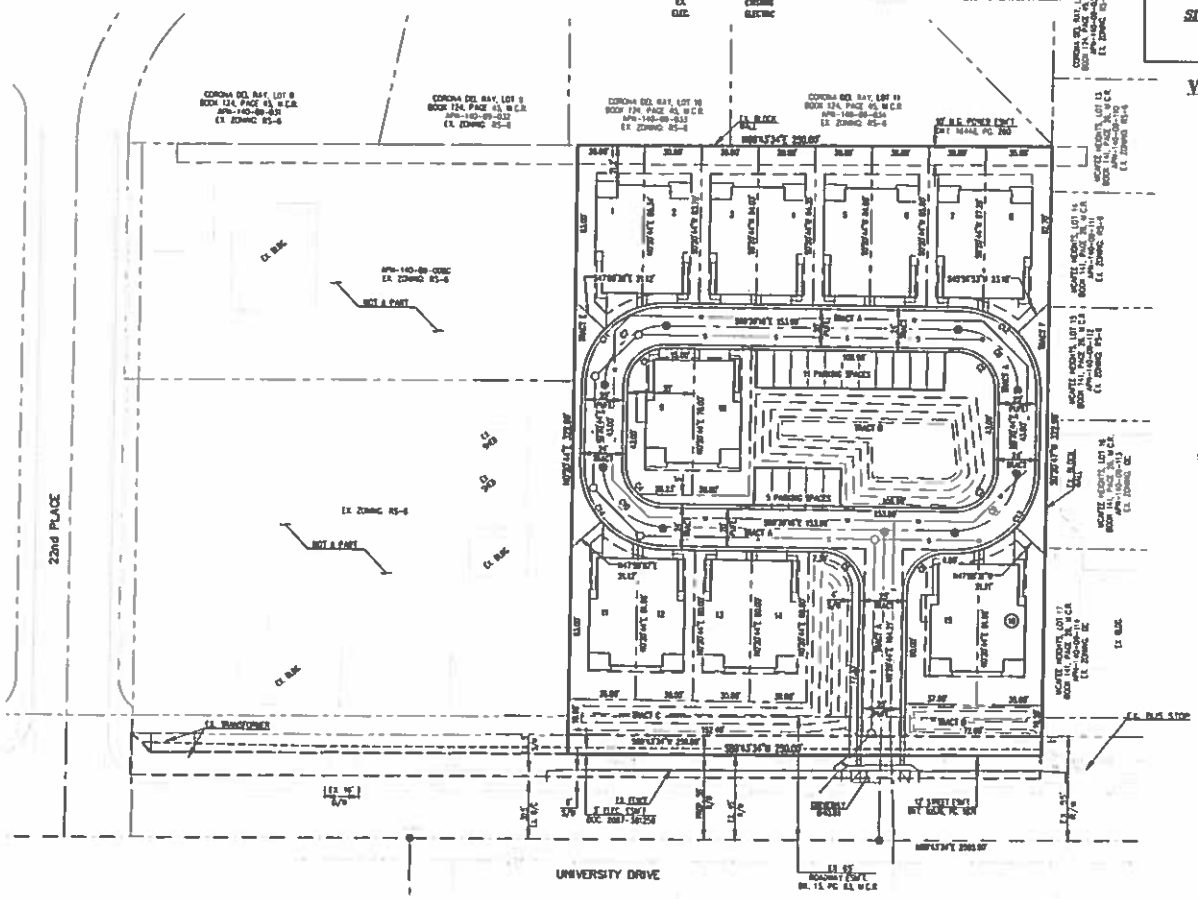
THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF TRACT "A" OF SAID CORONA DEL REY, FOR A DISTANCE OF 150.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 125 FEET OF THE SOUTH 300 FEET OF THE EAST 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

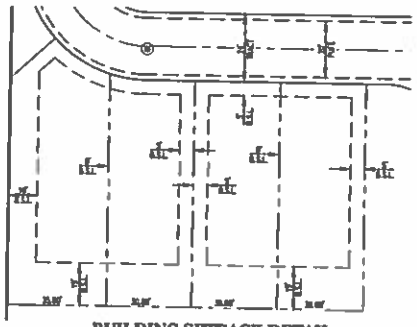
THENCE NORTH 89 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 125 FEET OF THE SOUTH 300 FEET OF THE EAST 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, FOR A DISTANCE OF 237.00 FEET, TO A POINT ON THE EAST LINE OF THE WEST 125 FEET OF THE EAST 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 125 FEET OF THE EAST 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 125.00 FEET, TO A POINT ON THE SOUTH LINE OF LOT 10 OF SAID CORONA DEL REY;

THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 10 AND 11 OF SAID CORONA DEL REY, FOR A DISTANCE OF 230.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT BEING ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 333.00 FEET, TO THE POINT OF BEGINNING.

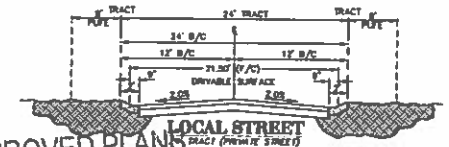




BUILDING SETBACK DETAIL
SCALE: 1"=20'

TRACT TABLE

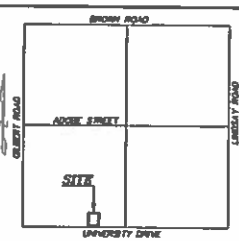
TRACT	AREA (SF)	AREA(AC.)	DESCRIPTION
TRACT A	16,082 S.F.	0.369 AC.	PRIVATE STREETS / PUBLIC UTILITY AND FACILITY EASEMENT / UNDERGROUND STORM DRAIN PIPES
TRACT B	10,804 S.F.	0.248 AC.	LANDSCAPING / OPENSPACE / RETENTION
TRACT C	4,497 S.F.	0.103 AC.	LANDSCAPING / OPENSPACE / RETENTION
TRACT D	992 S.F.	0.023 AC.	LANDSCAPING / OPENSPACE / RETENTION
TRACT E	848 S.F.	0.019 AC.	LANDSCAPING / OPENSPACE
TRACT F	887 S.F.	0.020 AC.	LANDSCAPING / OPENSPACE



LOCAL STREET
TRACT (PRIVATE STREET)
N.T.S.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE AS NOTED
	PROPOSED RETENTION BASIN
EASEMENT	
ELECTRIC	
MARICOPA COUNTY RECORDER	
CONCRETE	
ASSESSOR'S PARCEL NUMBER	
MONUMENT	
POCKET	
CASING	
ELECTRIC	
TRANS.	TRANSFORMER
PAVT.	PAVEMENT
S/W	SIDEWALK
B/C	BACK OF CURB
D/W	DRIVEWAY
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING ASPHALT PAVEMENT



VICINITY MAP
N.T.S.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	20.00'	31.42'	90°00'00"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.42'	90°00'00"
C6	20.00'	31.42'	90°00'00"
C7	32.00'	50.27'	90°00'00"
C8	32.00'	50.27'	90°00'00"
C9	32.00'	50.27'	90°00'00"
C10	32.00'	50.27'	90°00'00"
C11	44.00'	69.12'	90°00'00"
C12	44.00'	69.12'	90°00'00"
C13	44.00'	69.12'	90°00'00"
C14	44.00'	69.12'	90°00'00"

CALL TWO WORKING DAYS BEFORE YOU DIG
BLUE STAKE CENTER
602-263-1100
OR 811
INSIDE MARICOPA COUNTY

GRAPHIC SCALE
-15 0 15 30 60
(IN FEET)
1 INCH = 30 FT

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

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E MAIL engineer@dmengineer.com

MISSION PARK
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MESA, ARIZONA

SITE PLAN / PRELIMINARY PLAT

CLIENT/PROJECT

NO	DATE	BY	DESCRIPTION

REVISIONS

23387 DURAN THOMPSON REGISTERED PROFESSIONAL ENGINEER (CIVIL) ARIZONA U.S.A.
EXPIRES: 9/30/2018

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	9-20-16
SCALE	1"=30'
PROJECT	130403
FILE NAME	Prep-Site

SHEET 1 OF 1

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 9.21.16
WITH STIPS: YES ☑ NO ☐