

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
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APPLICANT

BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENEY
PHONE: (602) 451-7601

SITE DATA

GROSS AREA: 2.45 AC(TO SECTION LINE)
NET AREA: 2.20 AC(TO PROPOSED RIGHT OF WAY)
PROPOSED LOTS: 20
EXISTING ZONING: RS-6
APN: 140-24-008L
DENSITY(GROSS): 8.2 D.U./AC.
DENSITY(NET): 9.1 D.U./AC.
OPEN SPACE: 0.416 AC.

LEGAL DESCRIPTION

THE NORTH 414.00 FEET OF

THAT PORTION OF LAND LYING IN THE EAST HALF AND THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY;

THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2223.14 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.00 FEET TO THE WEST LINE OF A PARCEL OF LAND RECORDED IN DOCKET 10916, PAGE 1078;

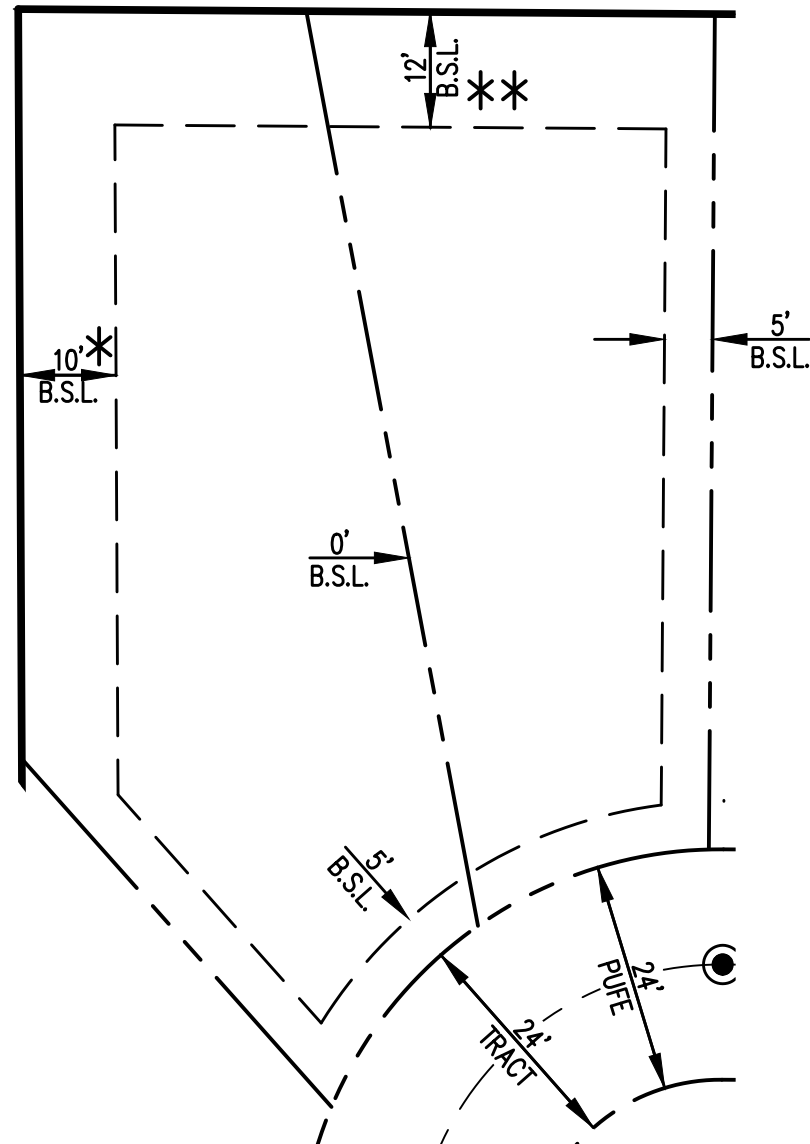
THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST ALONG SAID WEST LINE, 219.0 FEET TO THE NORTH LINE OF PARCEL 2 OF LAND RECORDED IN DOCKET 11680, PAGE 1040 AND THE SOUTH LINE OF AFORESAID PARCEL;

THENCE EAST, ALONG SAID JOINT PROPERTY LINE, 165.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER, SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST AND THE EAST LINE OF AFORESAID PARCEL;

THENCE SOUTH 00 DEGREES 40 MINUTES 56 SECONDS WEST, ALONG SAID EAST LINE, 1056.00 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE WEST ALONG SAID SOUTH LINE 363.00 FEET TO THE WEST LINE OF SAID PARCEL, BEING THE EAST 363.00 FEET OF THE NORTH 1320 FEET OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 40 MINUTES 56 SECONDS EAST A DISTANCE OF 1275.00 FEET TO THE TRUE POINT OF BEGINNING.



BUILDING SETBACK DETAIL

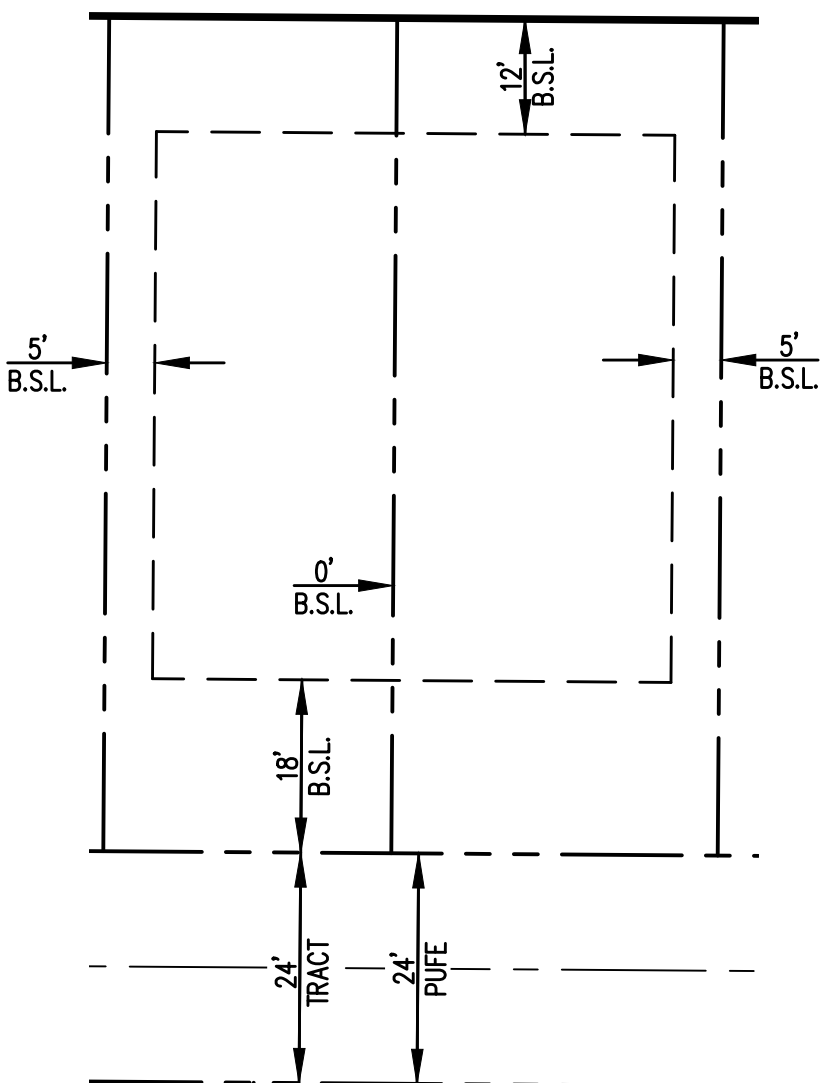
MIN. 5' FRONT

(LOTS 9-10 & 17-20)

SCALE: 1"=20'

* 5' B.S.L. (INTERIOR) 10' B.S.L.(PERIMETER)

** 12' B.S.L.(INTERIOR) 20' B.S.L.(PERIMETER ADJACENT TO RS-6)



BUILDING SETBACK DETAIL

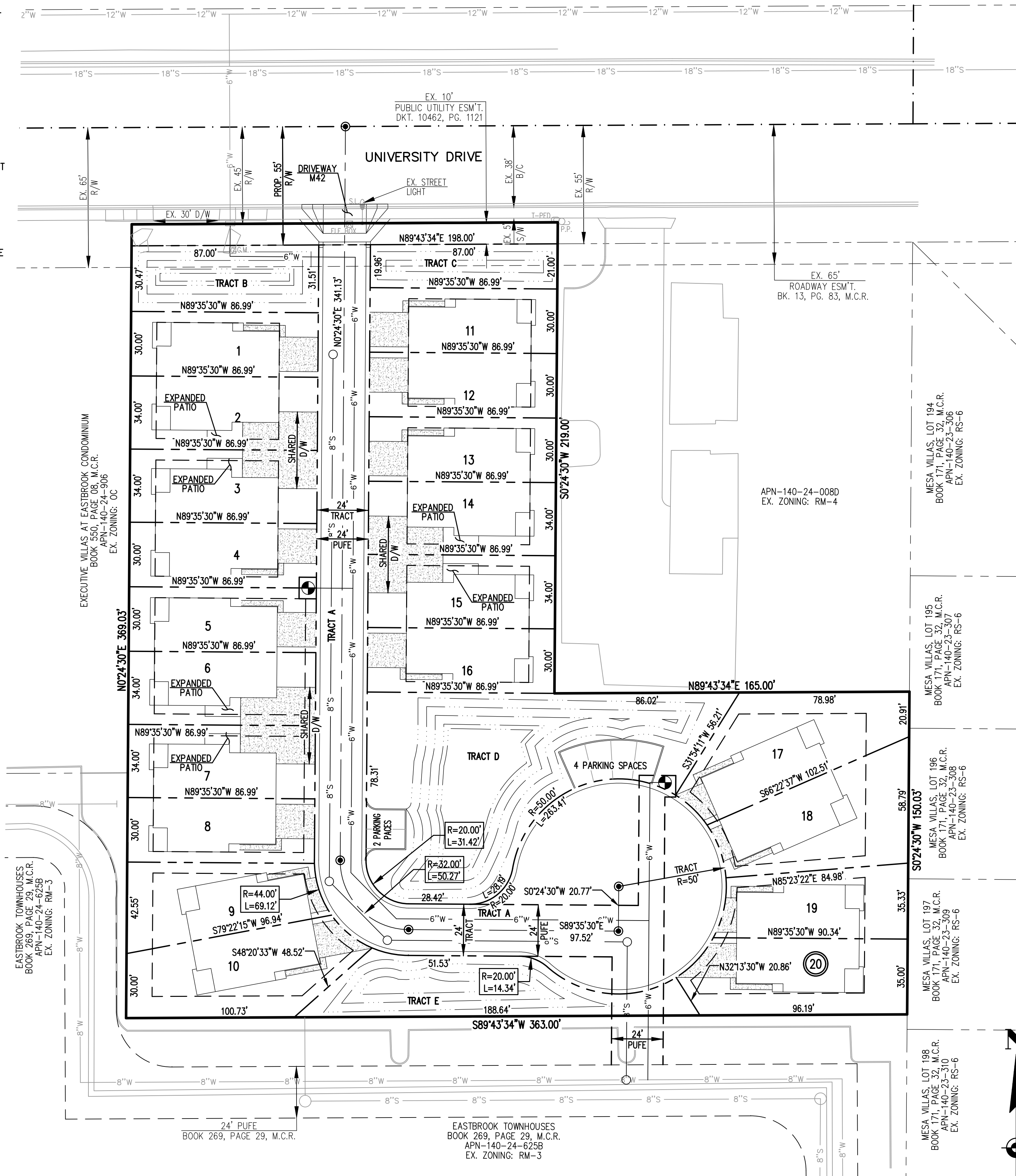
MIN. 18' FRONT

(LOTS 1-8 & 11-16)

SCALE: 1"=20'

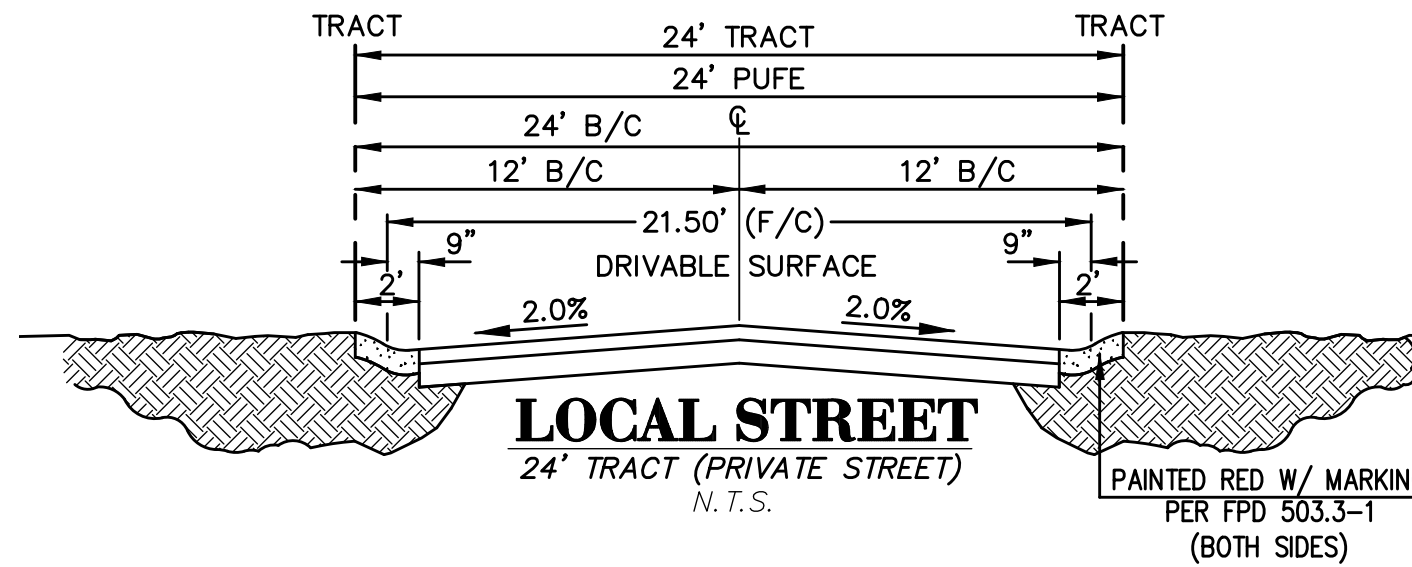
SITE PLAN / PRELIMINARY PLAT FOR MISSION PARK II

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



LEGEND

---	BOUNDARY LINE
- - - -	SECTION LINE
- . - .	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE AS NOTED
- . - .	PROPOSED RETENTION BASIN
- - - -	MARICOPA COUNTY RECORDER
- . - .	ASSESSOR'S PARCEL NUMBER
- - - -	EXISTING
- . - .	SIDEWALK
- - - -	BACK OF CURB
- . - .	DRIVEWAY



LOCAL STREET

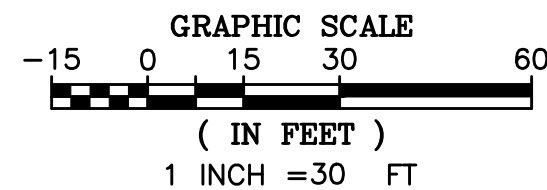
24' TRACT (PRIVATE STREET)

N.T.S.

PAINTED RED W/ MARKING PER FPD 503.3-1 (BOTH SIDES)

TRACT TABLE

TRACT	AREA (SF)	AREA(AC.)	DESCRIPTION
Tract A	17,274 S.F.	0.397 AC.	PRIVATE STREETS / PUBLIC UTILITY AND FACILITIES EASEMENT / UNDERGROUND STORM DRAIN PIPES
Tract B	2,696 S.F.	0.062 AC.	LANDSCAPING / OPENSOURCE / RETENTION
Tract C	1,781 S.F.	0.041 AC.	LANDSCAPING / OPENSOURCE / RETENTION
Tract D	10,850 S.F.	0.249 AC.	LANDSCAPING / OPENSOURCE / RETENTION
Tract E	3,781 S.F.	0.087 AC.	LANDSCAPING / OPENSOURCE / RETENTION



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D&M Engineering

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MISSION PARK II

E. UNIVERSITY DRIVE
MESA, ARIZONA

CLIENT/PROJECT

REVISIONS

NO. DATE APP. DESCRIPTION

DESIGNED DTT
DRAWN AGY
CHECKED DTT
DATE 5-18-17
SCALE 1"=30'
PROJECT 170202
FILE NAME Pre-Site

EXPRES: 9/30/2019

SHEET

1 OF 1