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

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE B
TEMPE, ARIZONA 85281
PHONE: (480) 350-0590
FAX: (480) 350-9486

APPLICANT

BRIGHTON BUSINESS & DEVELOPMENT LLC
733 S. 200 CIR.
MESA, AZ 85208
CONTACT: BRIAN BRIGHTY
PHONE: (602) 431-7001

SITE DATA

GROSS AREA: 2.40 ACRES (SECTION LINE)
NET AREA: 2.29 ACRES (PROPOSED RIGHT OF WAY)
PROPOSED LOTS: 20
EXISTING ZONING: PC-4
APN: 140-34-008
DENSITY(GROSS): 8.3 D.U./AC
DENSITY(NET): 8.7 D.U./AC
OPEN SPACE: 0.448 AC

LEGAL DESCRIPTION

THE NORTH 444.00 FEET OF

THAT PORTION OF LAND LYING ON 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 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY;

THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2222.14 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 40 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 100.00 FEET TO THE WEST LINE OF A PARCEL OF LAND RECORDED IN DOCKET 10394, PAGE 1079;

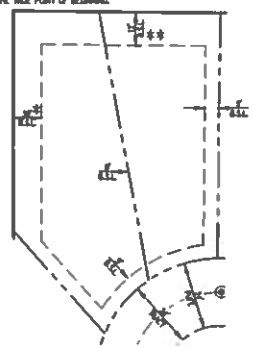
THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE, 214.4 FEET TO THE NORTH LINE OF PARCEL 2 OF LAND RECORDED IN DOCKET 11000, PAGE 1040 AND THE SOUTH LINE OF AFOREMAID PARCEL;

THENCE EAST, ALONG SAID JOINT PROPERTY LINE, 100.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER, SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST AND THE EAST LINE OF AFOREMAID PARCEL;

THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, 100.00 FEET TO THE SOUTH LINE OF SAID PARCEL;

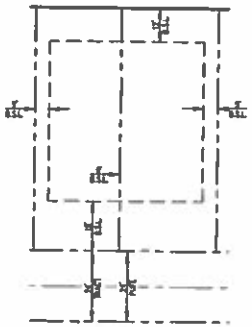
THENCE WEST ALONG SAID SOUTH LINE 263.00 FEET TO THE WEST LINE OF SAID PARCEL, BEING THE EAST 263.00 FEET OF THE NORTH 1320 FEET OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 1275.00 FEET TO THE TRUE POINT OF BEGINNING.



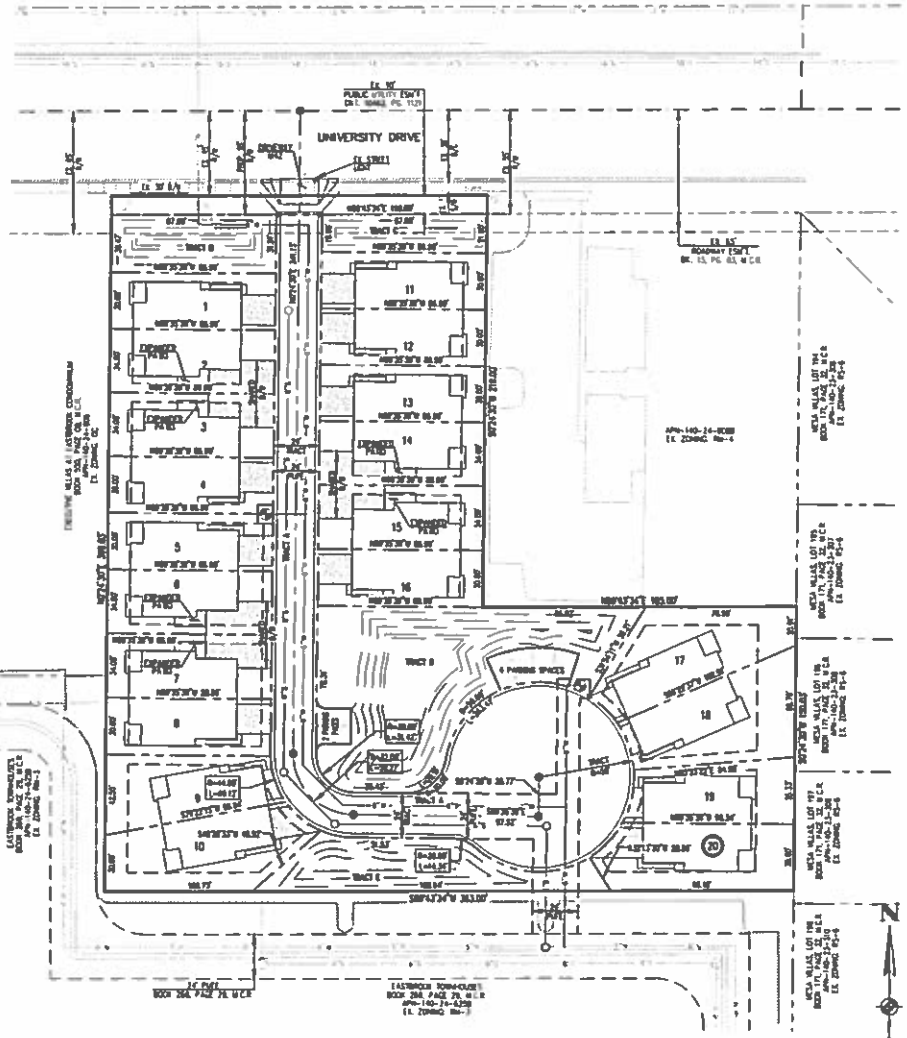
BUILDING SETBACK DETAIL

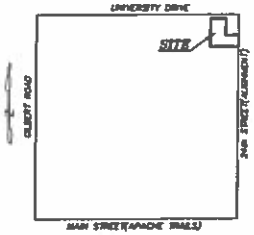
MIN. 5' FRONT
(LOTS 9-10 & 17-20)
SCALE: 1"=20'
* 5' B.S.L. (INTERIOR) 10' B.S.L.(PERIMETER)
** 15' B.S.L.(INTERIOR) 20' B.S.L.(PERIMETER) ADJACENT TO RS-4)



BUILDING SETBACK DETAIL

MIN. 10' FRONT
(LOTS 1-8 & 11-16)
SCALE: 1"=20'





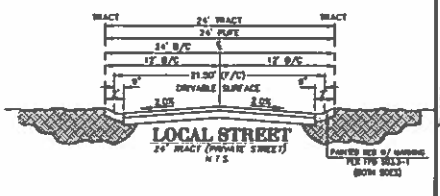
VICINITY MAP

N.T.S.

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 6.21.17
WITH STIPS: YES ☒ NO ☐

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE AS NOTED
- PROPOSED DETENTION BASIN
- M.C.R. — MARICOPA COUNTY RECORDER
- APN — ASSESSOR'S PARCEL NUMBER
- CL — CENTERLINE
- S/W — SIDEWALK
- B/C — BACK OF CURB
- D/W — DRIVEWAY



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	2,896 S.F.	0.066 AC.	LANDSCAPING / OPENSPACE / RETENTION
Tract C	1,781 S.F.	0.041 AC.	LANDSCAPING / OPENSPACE / RETENTION
Tract D	10,850 S.F.	0.249 AC.	LANDSCAPING / OPENSPACE / RETENTION
Tract E	3,781 S.F.	0.087 AC.	LANDSCAPING / OPENSPACE / RETENTION

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

CLIENT/PROJECT: MISSION PARK II
E. UNIVERSITY DRIVE
MESA, ARIZONA

TITLE: SITE PLAN / PRELIMINARY PLAT

No.	DATE	APP.	DESCRIPTION

DURAN THOMPSON 33290 EXPIRES 6/30/2018

DRAWN	DTT
DESIGN	AGY
CHECKED	DTT
DATE	5-10-17
SCALE	1"=30'
PROJECT	170202
FILE NAME	Pre-Plat

SHEET 1 OF 1