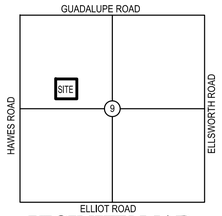
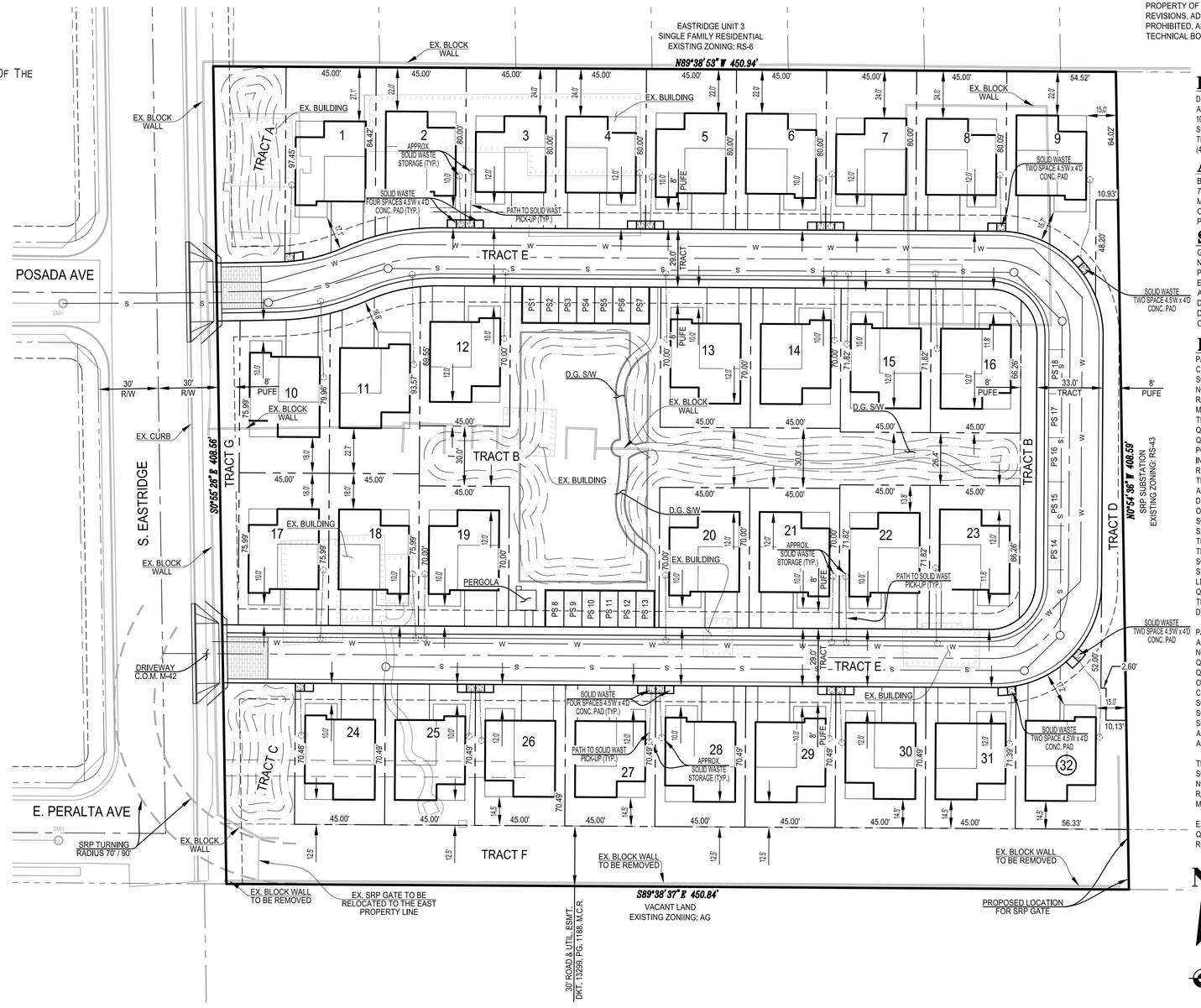
SITE PLAN
FOR
EASTRIDGE MANOR

LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.



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ENGINEER
D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE,
SUITE D
TEMPE, AZ 85281
(480) 350-9590

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

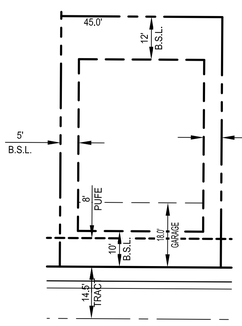
SITE DATA
GROSS AREA: 4.51 AC(TO CENTERLINE)
NET AREA: 4.23 AC(TO RIGHT OF WAY)
PROPOSED LOTS: 32
EXISTING ZONING: RS-6
APN: 304-03-017D & 304-03-117C
DENSITY(GROSS): 7.1 D.U./AC.
DENSITY(NET): 7.6 D.U./AC.
OPENSPACE: 30,479 S.F. / 0.70 AC.

LEGAL DESCRIPTION
PARCEL NO. 1:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 238.00 FEET TO A POINT ON THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED AT RECORDERS NO. 86-0086059, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 0 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF ABOVE DESCRIBED PROPERTY, A DISTANCE OF 408.53 FEET TO A POINT, BEING 250 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;
THENCE WESTERLY A DISTANCE OF 237.50 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING 250 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 0 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 408.51 FEET TO THE TRUE POINT OF BEGINNING

PARCEL NO. 2:
AN EASEMENT AND RIGHT OF WAY FOR ROADWAY OVER THE NORTH 30 FEET OF THE SOUTH 280 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND OVER THE NORTH 30 FEET OF THE SOUTH 280 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE WEST 213.24 FEET OF THE EAST 426.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

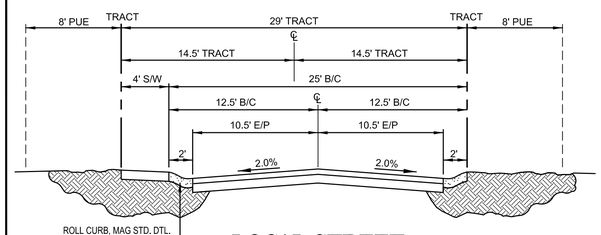
EXCEPT THE SOUTH 250 FEET THEREOF, AS SET FORTH IN THE QUITE CLAIM DEED RECORDED WITH THE MARICOPA COUNTY RECORDER AT RECORDER'S NO. 2007-0633239.



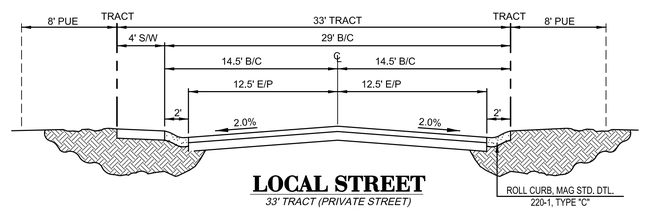
MIN. BUILDING SETBACK DETAIL
SCALE: 1"=20'

DRIVEWAY NOTE
DRIVEWAY WIDTHS ARE NOT TO EXCEED 50% OF THE WIDTH OF THE LOT.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



LOCAL STREET
29' TRACT (PRIVATE STREET)
N.T.S.



LOCAL STREET
33' TRACT (PRIVATE STREET)
PARKING ONE-SIDE
N.T.S.

TRACT TABLE

TRACT	AREA (SF)	AREA(AC.)	DESCRIPTION
TRACT A	3,459 S.F.	0.079 AC.	RETENTION, LANDSCAPING, OPENSPACE AND PUBLIC UTILITIES
TRACT B	20,322 S.F.	0.467 AC.	RETENTION, LANDSCAPING, OPENSPACE AND PUBLIC UTILITIES
TRACT C	2,487 S.F.	0.057 AC.	RETENTION, LANDSCAPING, OPENSPACE AND PUBLIC UTILITIES
TRACT D	2,739 S.F.	0.063 AC.	LANDSCAPING, OPENSPACE AND PUBLIC UTILITIES
TRACT E	30,316 S.F.	0.696 AC.	ROAD AND PUBLIC UTILITY EASEMENT
TRACT F	13,525 S.F.	0.310 AC.	ROAD AND PUBLIC UTILITY EASEMENT
TRACT G	1,472 S.F.	0.034 AC.	LANDSCAPING, OPENSPACE AND PUBLIC UTILITIES

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

LEGEND (SOME ITEMS MAY NOT APPLY)

	SUBDIVISION CORNER, MONUMENT AS NOTED
	BOUNDARY LINE
	PROPERTY LINE
	ADJACENT RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE, AS NOTED
	ADJACENT PROPERTY LINE
	RETENTION BASIN
W	PROPOSED 8" WATER LINE
S	PROPOSED 8" SEWER LINE
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
PS#	GUEST PARKING SPACE

D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

EASTRIDGE MANOR
MESA, ARIZONA

SITE PLAN

CLIENT/PROJECT

TITLE

REVISIONS

NO.	DATE	APP.	DESCRIPTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 23269
DURAN THOMPSON
Date Signed 11-27-19
ARIZONA, U.S.A.
EXPIRES: 9/30/2019

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	11-27-19
SCALE	1" = 30'
PROJECT	190206
FILE NAME	Site Plan.dwg

SHEET
1 OF 1

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