

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: JAREN SWEENEY
PHONE: (602) 679-3942

SITE DATA

GROSS AREA: 6.18 AC(TO CENTERLINE)
NET AREA: 5.98 AC(TO RIGHT OF WAY)
PROPOSED LOTS: 41
EXISTING ZONING: RS-9 PAD
DENSITY(GROSS): 6.6 D.U./AC.
DENSITY(NET): 7.0 D.U./AC.

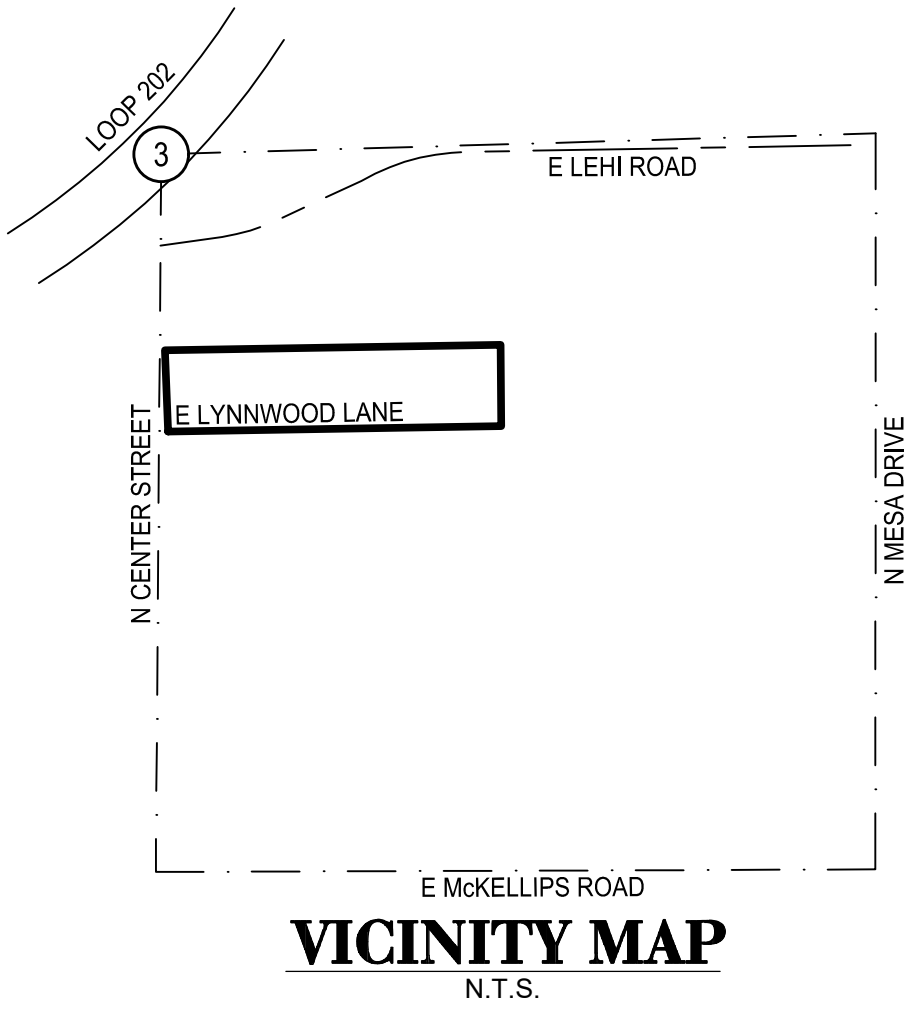
LEGAL DESCRIPTION

PARCEL 1:
LOTS 3 THROUGH 18 AND TRACTS "A" THROUGH "E", PASADENA
ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
RECORDED IN BOOK 947 OF MAPS, PAGE 18.

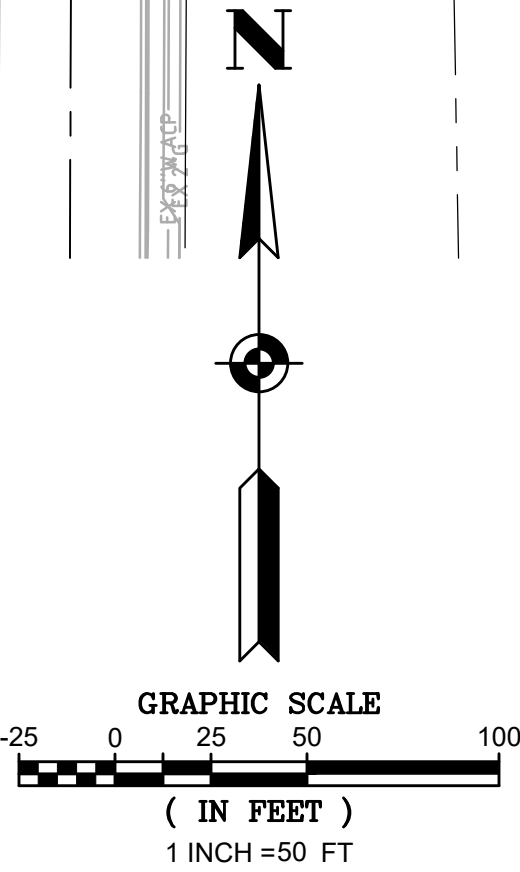
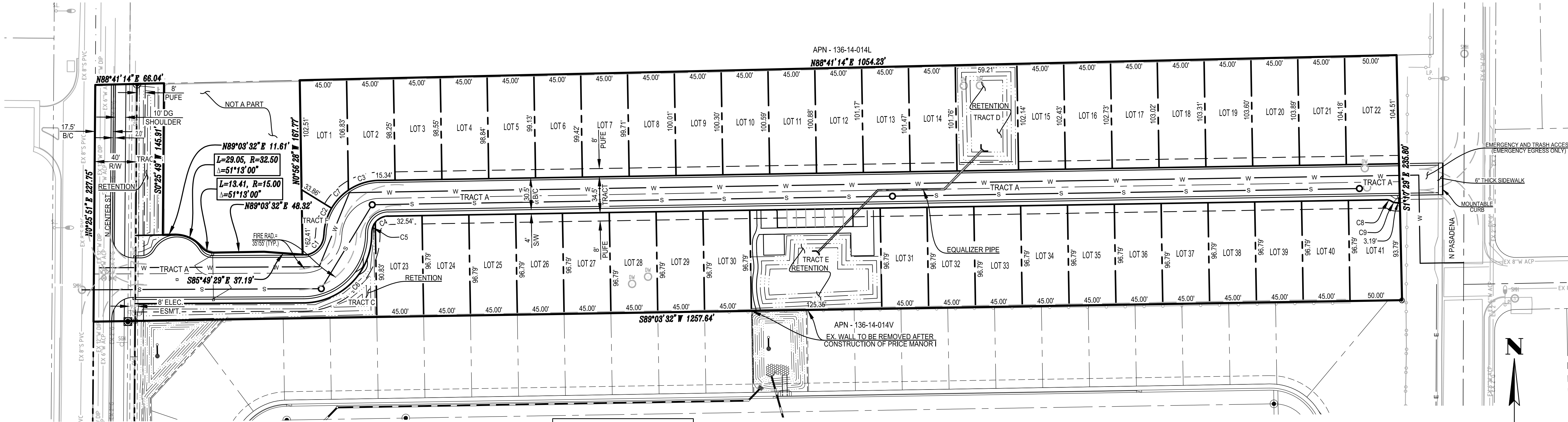
SITE PLAN
FOR
PRICE MANOR II

LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

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.



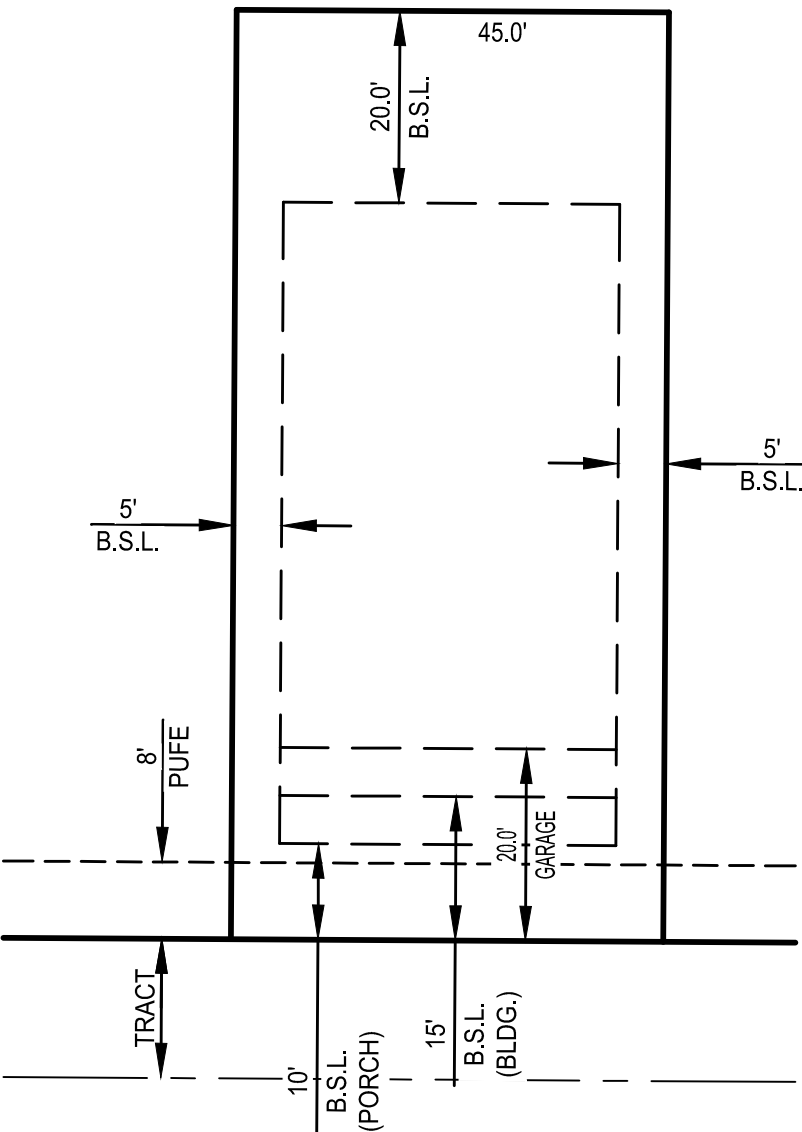
VICINITY MAP
N.T.S.



LEGEND (SOME ITEMS MAY NOT APPLY)

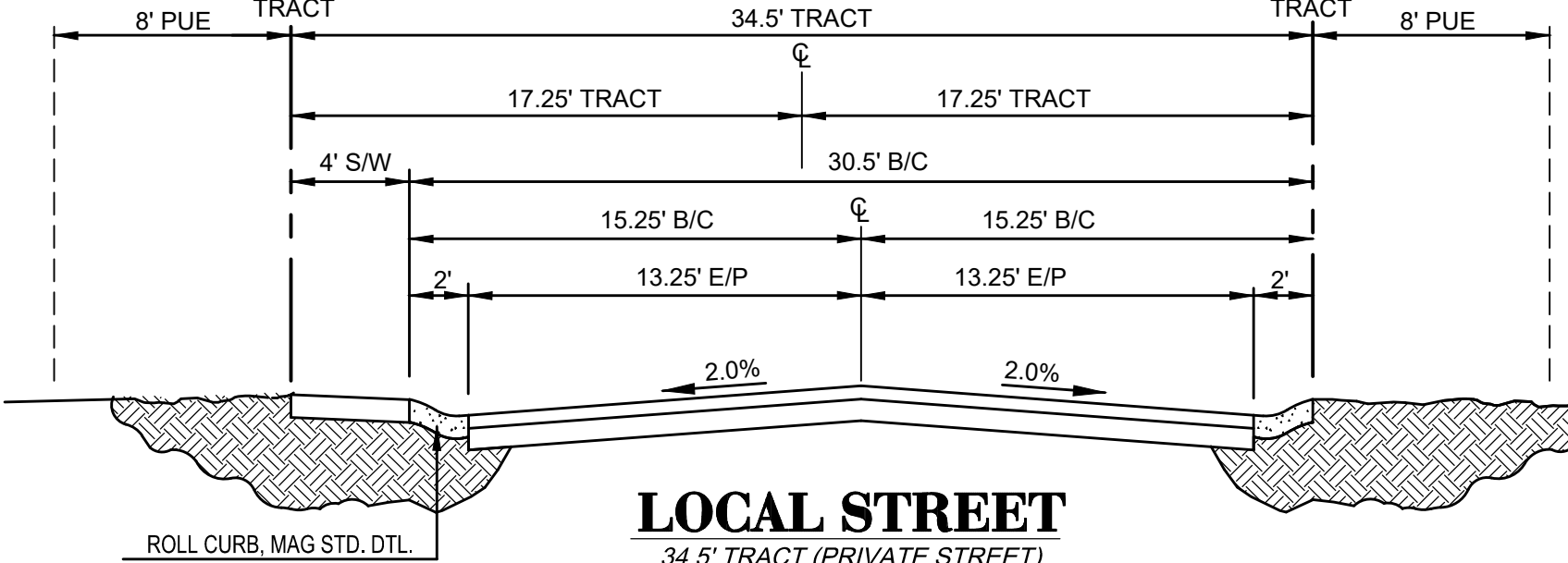
- SUBDIVISION CORNER, MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE, AS NOTED
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- MARICOPA COUNTY RECORDER
- PUBLIC UTILITY AND FACILITY EASEMENT
- EDGE OF PAVEMENT
- DECOMPOSED GRANITE

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	20.00'	27.76'	79°31'52"
C2	54.00'	27.05'	28°42'17"
C3	54.00'	31.40'	33°18'41"
C4	16.00'	14.28'	51°07'08"
C5	16.00'	10.88'	38°57'05"
C6	66.00'	104.52'	90°44'08"
C7	54.00'	23.89'	25°21'03"
C8	9.02'	5.27'	33°29'15"
C9	9.02'	5.28'	33°32'30"



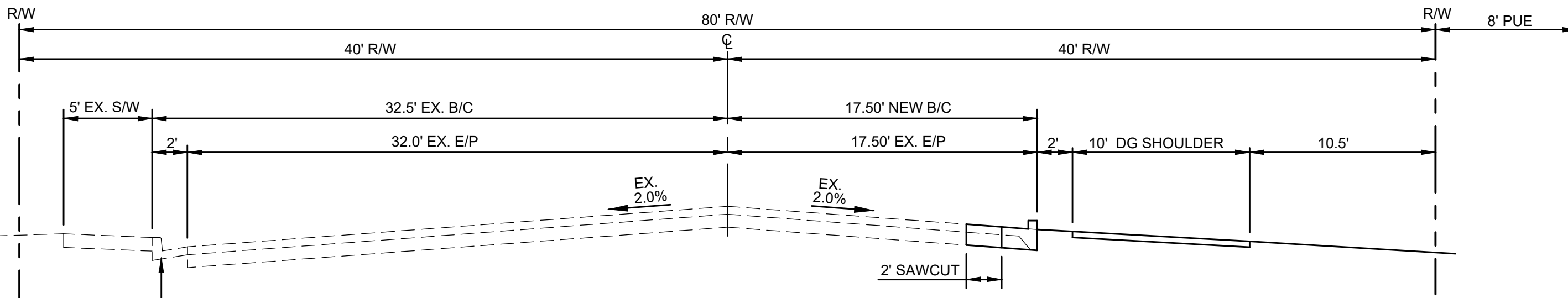
MIN. BUILDING SETBACK DETAIL

TYPICAL LOT
SCALE: 1"=20'



LOCAL STREET

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



CENTER STREET

N.T.S.

Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona One Stop, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (762-6348)
In Maricopa County: (602) 263-1100

PRICE MANOR II

MESA, ARIZONA 85201

SITE PLAN

CLIENT/PROJECT

REVISIONS

DESCRIPTION

APP.

NO. DATE

DESIGNED

DRAWN

CHECKED

DATE

SCALE

PROJECT

FILE NAME

Siteplan

DTT

AGY

DTT

7-3-2025

1" = 50'

220312

Siteplan

SHEET

1 OF 1