

PRELIMINARY PLAT / SITE PLAN FOR LOS NIETOS RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 06, T-1-N,
R-6-E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



PROJECT NARRATIVE

THE DEVELOPMENT INCLUDES THE REZONING AND SUBDIVISION OF PROPERTY AT THE NEC OF OLD GILBERT ROAD AND HERMOSA VISTA DRIVE. THE PROJECT CONSISTS OF REZONING AND SUBDIVIDING THE 4.25 ACRE PARCEL INTO 6 NEW RESIDENTIAL LOTS. THE PROPERTY IS CURRENTLY ZONED RS-35 AND WILL BE REZONED TO MATCH THE SURROUNDING RESIDENTIAL LOTS AS RS-15 WITH A BONUS INTENSITY ZONE OVERLAY DISTRICT (BIZ) AS EXPLAINED BELOW.

THE NEW SUBDIVISION WILL BE CALLED "LOS NIETOS" AND WILL BE A SINGLE CUL-DE-SAC. PUBLIC WATER AND PUBLIC SEWER WILL BE EXTENDED DOWN THE CUL-DE-SAC AND PROVIDE SERVICES TO THE SIX NEW LOTS. STORM WATER RETENTION WILL BE PROVIDED IN THE NEW DRAINAGE LANDSCAPE TRACT ON THE EAST END OF THE CUL-DE-SAC. THE PROPERTY IS CURRENTLY FLOOD IRRIGATED AND THE LOTS WILL BE DESIGNED TO ALLOW FLOOD IRRIGATION ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS LESS THAN 5 ACRES AND REQUIRES A BIZ OVERLAY IN ORDER TO ACCOMMODATE THREE DEVELOPMENT REQUESTS:

1. SETBACKS: THE FRONT YARD WIDTH FOR LOTS 3 AND 4 IS LESS THAN THE REQUIRED 110' MINIMUM. THIS IS DUE TO THE GEOMETRY AND FRONTAGE OF THE NEW CUL-DE-SAC. THE STREET FRONTAGE WIDTH OF THESE LOTS IS APPROXIMATELY 40' AT ITS NARROWEST POINT AND QUICKLY INCREASES TO 160' IN LESS THAN 35' FROM THE RIGHT-OF-WAY. THE LOT DEPTHS ARE GREATER THAN 150' AND THE MINIMUM REQUIRED DEPTH IS ONLY 120'. THIS EXCEPTION ALLOWS FOR A WELL DESIGNED CUL-DE-SAC THAT ALSO PROVIDES FRONTAGE TO A SHARED SUBDIVISION PLAYGROUND AND TENNIS COURT. THE SETBACK FOR THE EAST SIDE OF LOTS 3 AND 4 IS PROPOSED TO BE A 10' WIDTH TO ALLOW THE LOTS TO HAVE THE SAME ORIENTATION AS THE OTHER FOUR LOTS OF THE SUBDIVISION.
2. THE OWNER HAS PROPOSED AN 8' TALL PERIMETER BLOCK WALL. WALLS TALLER THAN 6' REQUIRE THE BIZ OVERLAY. ALTHOUGH SECTION 11-5-3(B)(1)(b)(i) DOESN'T APPLY BECAUSE THE PROPERTY IS LESS THAN 5 ACRES, THE WALL WILL BE CONSTRUCTED OF HIGH-QUALITY, DURABLE MATERIALS AND ARCHITECTURALLY DETAILED. THE STURDY WALL WILL BE BUILT WITH 8" WIDE BLOCK WITHOUT COLUMNS. THE WALL WILL PROVIDE ADDED PRIVACY AND NOISE ATTENUATION FOR THE RESIDENTS. THE PROPOSED WALL ALSO INCORPORATED DIFFERENT BLOCK FINISHES TO ENHANCE THE ARCHITECTURAL INTEREST OF THE WALL.
3. THE PROPOSED RETENTION BASIN HAS MORE THAN 25% OF THE BASIN PERIMETER IN RETAINING WALLS. THE BASIN IS CREATED BY THE USE OF RETAINING WALLS AROUND THE PERIMETER OF THE TENNIS COURT. THE RETAINING WALL HEIGHT AT THE TENNIS COURT IS 36-INCHES. THE SHAPE OF THE RETENTION BASIN AND USE OF THE RETAINING WALLS IS A PROPOSED VARIANCE TO THE REQUIREMENTS OF THE MESA ZONING ORDINANCE. THE RETAINING WALLS ARE ALONG APPROXIMATELY 70% OF THE RETENTION BASIN PERIMETER. THE PROPOSED RETAINING WALL REQUEST ALLOWS FOR THE ADDITION OF A SHARED COMMUNITY RECREATION AREA (TENNIS COURT) FOR THE BENEFITS OF THE SUBDIVISION RESIDENTS.

AMENITIES: THE SUBDIVISION PROPOSES TO USE THE RETENTION BASIN AREA AS A LANDSCAPE AMENITY AS WELL. THIS WILL INCLUDE A GATHERING SPACE FOR NEIGHBORS AS WELL AS A TENNIS COURT TO BE USED BY THE HOA MEMBERS. THE ENTRANCE TO THE SUBDIVISION, ALTHOUGH PUBLIC, HAS BEEN BEAUTIFULLY DETAILED TO ENHANCE THE DEVELOPMENT FROM OLD GILBERT ROAD.

THE EXISTING RIGHT-OF-WAY WIDTH ALONG OLD GILBERT ROAD IS 40'. THE EXISTING RIGHT-OF-WAY ALONG HERMOSA VISTA DRIVE IS 35'. 5' OF R/W IS PROPOSED TO BE DEDICATED ALONG HERMOSA VISTA DRIVE ALONG WITH AN 8' PUFE ALONG ALL HERMOSA VISTA DRIVE, OLD GILBERT ROAD, AND THE NEW MENLO CIRCLE RIGHT-OF-WAY.

OUTSIDE OF THE BIZ EXCEPTIONS, ALL SETBACKS AND BUILDING REQUIREMENTS WILL FOLLOW THE RS-15 STANDARDS.

PARKING NARRATIVE

THE NEW CUL-DE-SAC IS PROPOSED TO BE A PUBLIC LOCAL STREET WITH 50' R/W. PARKING IS PROVIDED ON BOTH SIDES OF THE STREET AS WELL AS WITHIN THE REQUIRED DRIVEWAYS.

WATER AND SEWER NARRATIVE

WATER UTILITY WILL BE PROVIDED FROM THE EXISTING 8" WATER LINE IN OLD GILBERT ROAD. THIS EXISTING LINE WILL BE TAPPED AND EXTENDED TO THE END OF THE CUL-DE-SAC. THE HOUSES WILL BE SERVED WITH A 1" OR 1.5" WATER METER. A 1" LANDSCAPE WATER METER WILL BE PROVIDED FOR THE R/W LANDSCAPE AREAS.

SEWER WILL BE PROVIDED FROM THE 8" SEWER LINE IN OLD GILBERT ROAD. A NEW 8" PUBLIC SEWER LINE WILL BE EXTENDED EAST TO THE END OF THE CUL-DE-SAC AND TERMINATE IN A NEW SEWER MANHOLE. EACH LOT WILL BE PROVIDED A NEW 4" SEWER SERVICE NEAR THE CENTER OF THE LOT. THE LANDSCAPE AREA / TENNIS COURT WILL ALSO RECEIVE A SEWER SERVICE FOR THE PROPOSED COMMUNITY RESTROOM.

GRADING AND DRAINAGE NARRATIVE

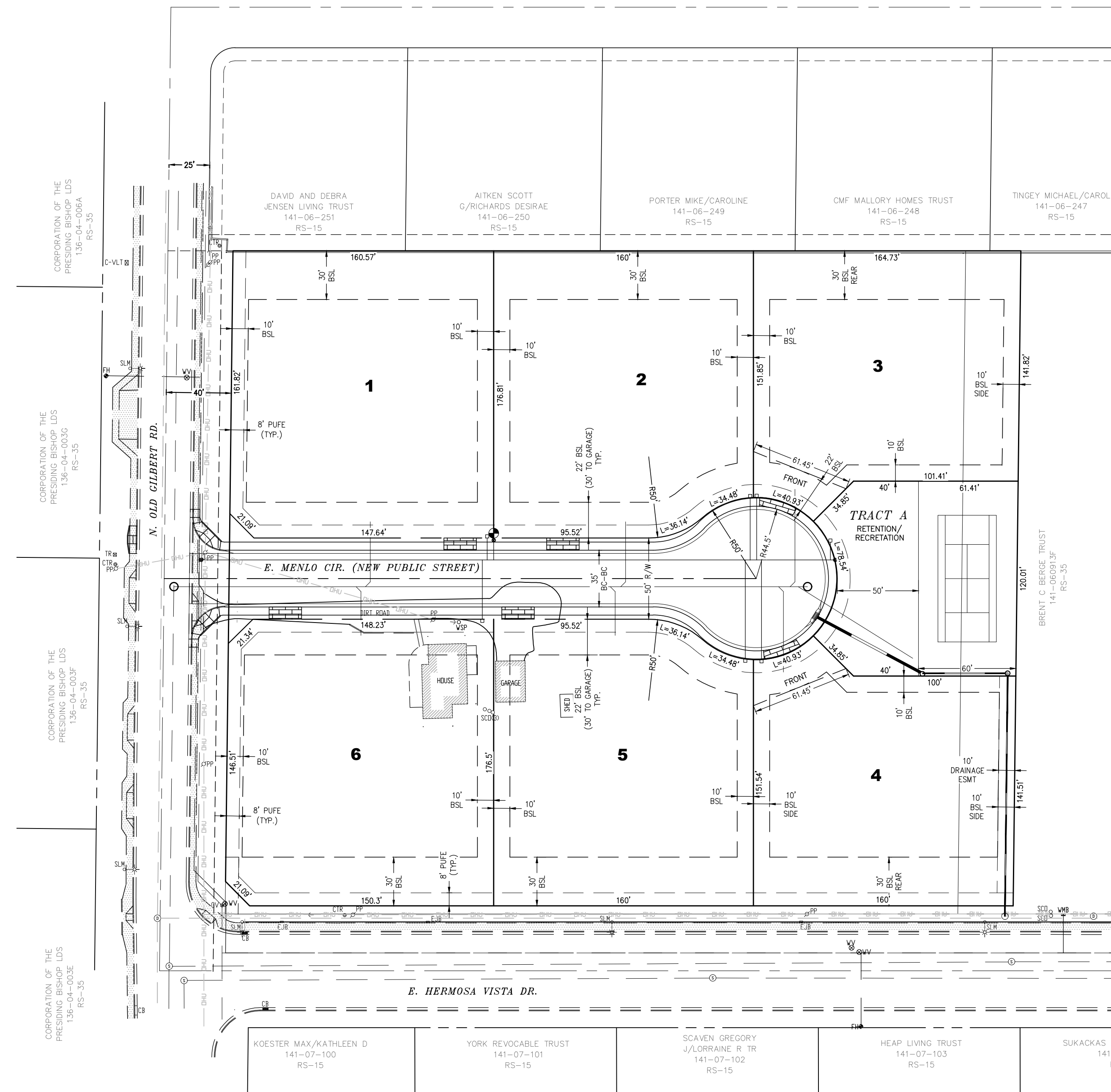
THE SURROUNDING STREETS ARE FULLY DEVELOPED WITH EXISTING PUBLIC STORM DRAIN SYSTEMS. NO OFFSITE FLOWS IMPACT THE SITE. BEHIND THE SIDEWALK OF HERMOSA VISTA DRIVE IS A 12" STORM DRAIN. THE NEW CUL-DE-SAC WILL DRAIN GENTLY TO THE EAST INTO THE NEW RETENTION / RECREATION AREA. THE TENNIS COURT IS SET DOWN APPROXIMATELY 3.5' BELOW THE GUTTER ELEVATION AND THE TENNIS COURT AREA ACTS AS A RETENTION BASIN. THE TENNIS COURT IS DESIGNED WITH RETAINING WALLS SURROUNDING THE PERIMETER. THE TENNIS COURT WALL HAS A STORM DRAIN OUTLET TO RECEIVE THE STORM WATER FROM MENLO CIRCLE. THE TENNIS COURT ALSO HAS A STORM DRAIN OUTLET WITH AN ORIFICE PLATE TO DE-WATER THE BASIN WITHIN 36-HOURS.

THE LOTS ARE DESIGNED TO ALLOW WATER TO DRAIN TO THE FRONT YARD AND INTO THE NEW MENLO CIRCLE ROADWAY. THE CURBS ARE DESIGNED TO BE ROLLED CURBS AND STREET CAPACITY WILL BE VERIFIED IN THE FINAL DRAINAGE REPORT. DRAINAGE CALCULATIONS ARE PROVIDED ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN.

GENERAL NOTES

1. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION. FINAL ENGINEERING DOCUMENTS WILL BE PREPARED AND SUBMITTED AT A LATER TIME.
2. LOT DIMENSIONS SHOWN HEREON ARE ACCURATE ESTIMATES. FINAL DIMENSIONS WILL BE PROVIDED ON THE FINAL PLAT AT A LATER TIME.
3. SEE CONCEPTUAL GRADING PLAN FOR GRADING AND DRAINAGE DESIGN.

Planning & Zoning Board
Approved March 24, 2021



LOT AREA TABLE

	Area (SF)
Roadway	22035
Tract A (Tennis)	13721
Lot 1	28460
Lot 2	27504
Lot 3	24078
Lot 4	23592
Lot 5	27455
Lot 6	28768
TOTAL Area=	195613

UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
COMM.	CENTURLINK / COX
REFUSE	CITY OF MESA
IRRIGATION	ROOSEVELT WATER CONS. DISTRICT

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PRE PLAT/SITE PLAN

OWNER

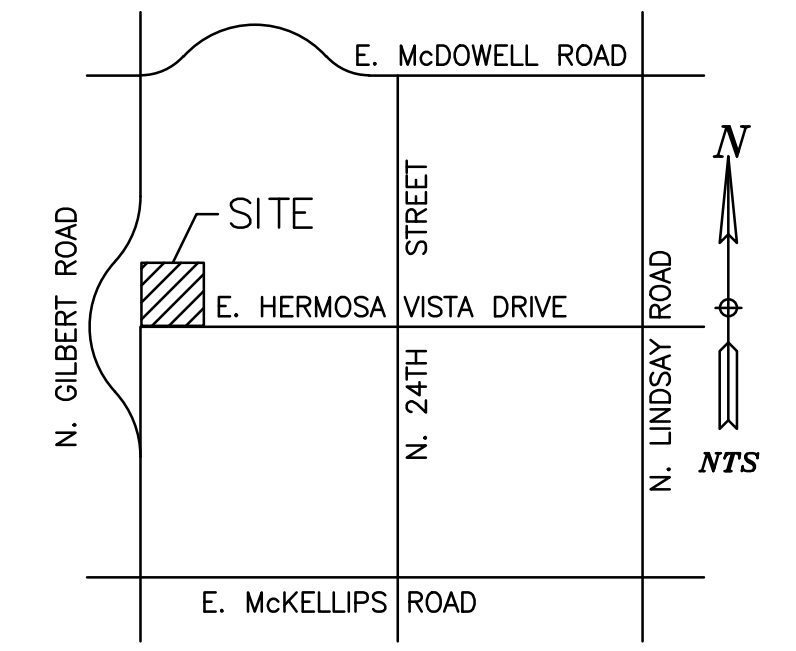
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ENGINEER / APPLICANT

VISTA DESIGN GROUP
2715 E. HERMOSA VISTA DRIVE
MESA, AZ 85213

CONTACT: JARED COX 602-686-7166
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VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTH 10 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

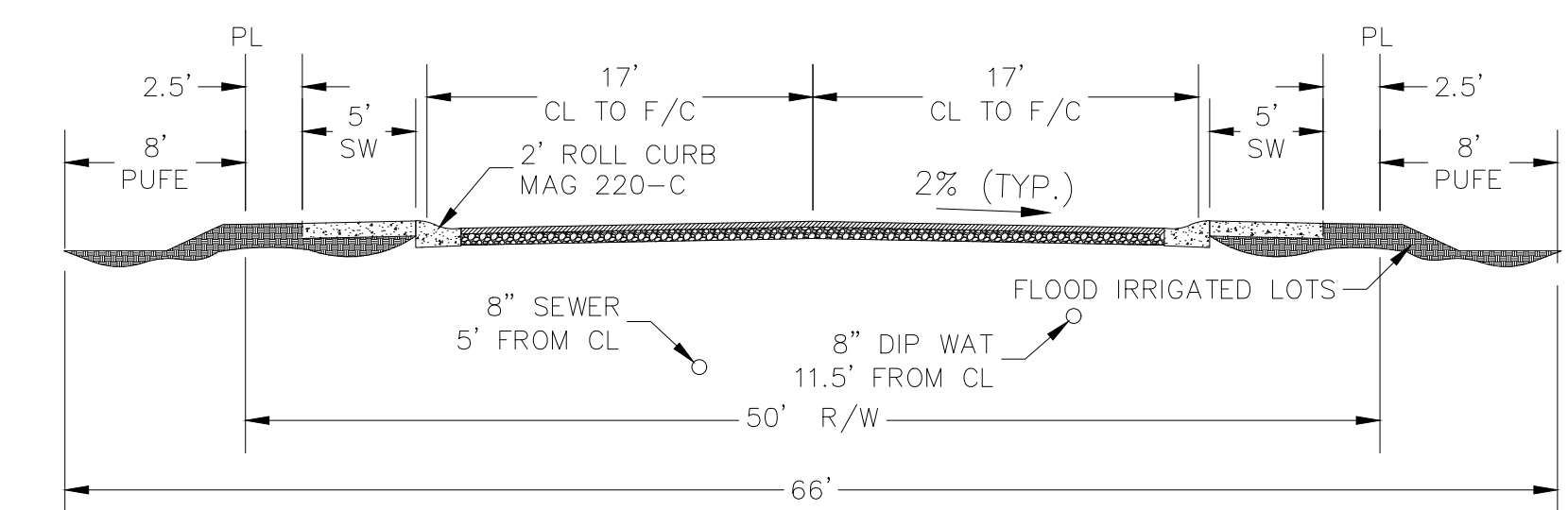
SITE DATA

LOCATION:	NEC OF OLD GILBERT ROAD AND HERMOSA VISTA DRIVE
ADDRESS:	2415 N. OLD GILBERT ROAD
APN:	141-06-013E
EX. ZONING:	RS-35
PROP. ZONING:	RS-15 BIZ
EX. GENERAL PLAN:	NEIGHBORHOOD SUBURBAN
GROSS AREA:	4.55 AC. (198,152 SF)
NET AREA:	4.49 AC. (195,676 SF)
COM Q.S. MAP:	67B
# OF LOTS:	6
D.U. PER ACRE:	1.34 UNITS/ACRE
EXISTING BLDG HEIGHT:	N/A
PROPOSED BLDG HEIGHT:	30 FT (PER TABLE 11-5-3 Z.O.)
MAX BLDG COVERAGE:	40%
MIN LOT AREA:	15,000 SF
MIN LOT DEPTH:	120 FT
* MIN INTER. LOT WIDTH:	110 FT *(61 FT FOR CUL-DE-SAC LOTS)
* MAX WALL HEIGHT:	6 FT, *(8 FT FOR NEW PERIMETER WALLS)
* RETENTION BASIN:	70% RETAINING WALL PERIMETER
BASIN PERIMETER:	466 FT
RETAINING WALL:	322 FT

* BONUS INTENSITY ZONE EXCEPTION REQUEST

SETBACKS

MINIMUM YARDS (FT)	
FRONT YARD:	22 FT (TO ENCLOSED LIVABLE SPACE)
FRONT YARD:	30 FT (TO GARAGE)
INTERIOR SIDE YARD:	7 FT
INTERIOR SIDE TOTAL:	20 FT (AGGREGATE OF 2 SIDES)
SIDE STREET:	10 FT
REAR YARD:	30 FT



TYPICAL STREET SECTION PER COM M-19.03

SCALE: 1"=8'

DATE

REVISION

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PRELIMINARY PLAT / SITE PLAN COVER SHEET
LOS NIETOS RESIDENTIAL SUBDIVISION
2415 N. OLD GILBERT ROAD
MESA, AZ 85203

JOB NUMBER 20011
DRAWING CS01
DATE 01/21/2021
SHEET 1 OF 2

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