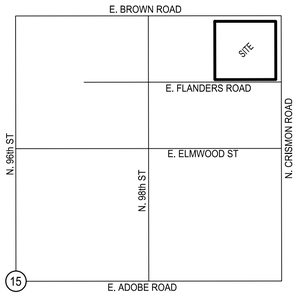
SITE PLAN
FOR
GENEVA VILLAS

LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

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: 9.999 AC(TO CENTERLINE)
NET AREA: 7.783 AC(TO RIGHT OF WAY)
PROPOSED LOTS: 27
EXISTING ZONING: RU-43
APN: 220-20-010C & D
DENSITY(GROSS): 2.7 D.U./AC.
DENSITY(NET): 3.5 D.U./AC.
NATURAL AREA OPEN SPACE: 144,486 S.F. / 2.786 AC.

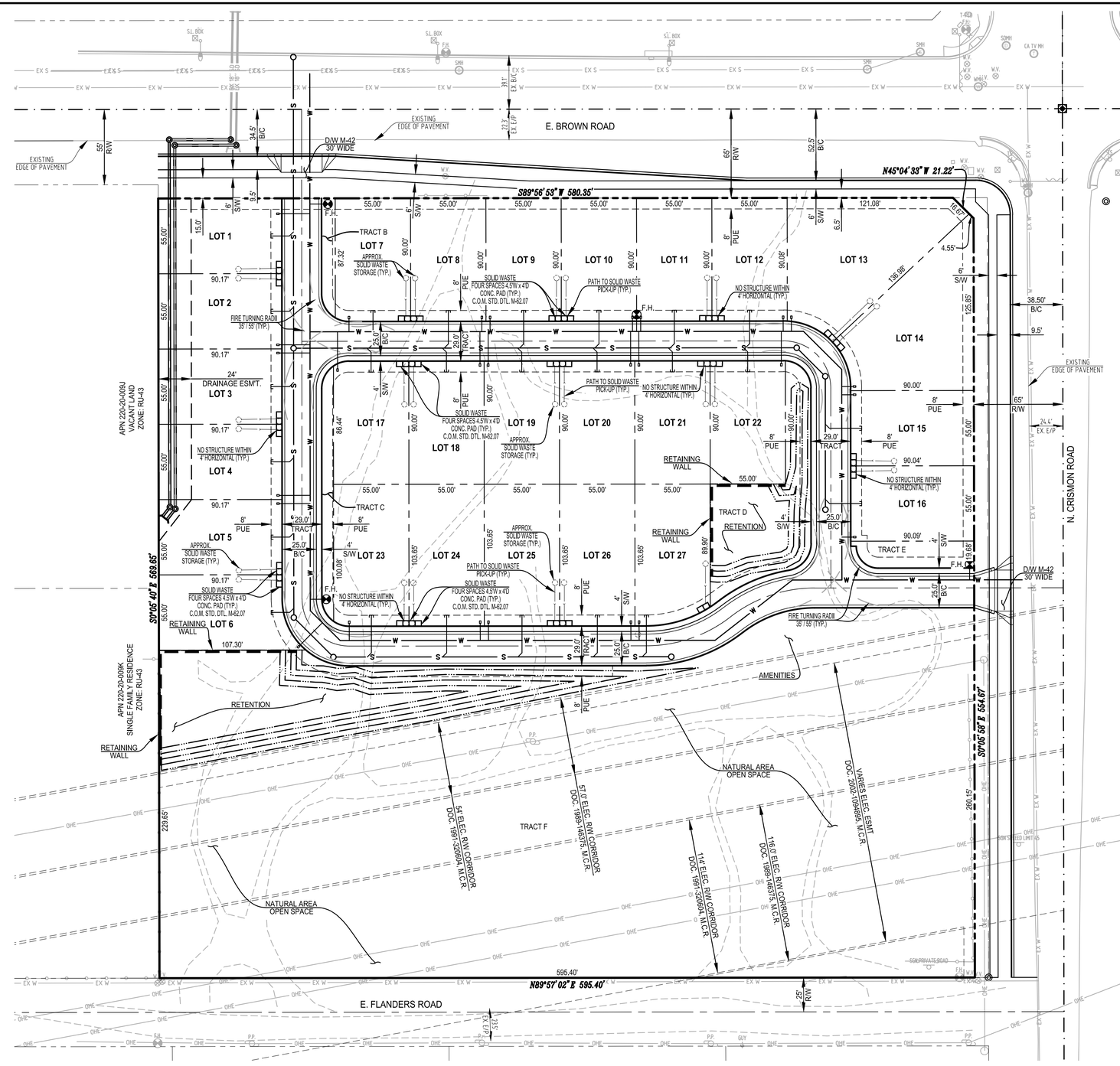
LEGAL DESCRIPTION
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

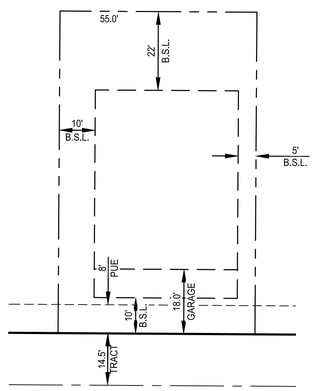
EXCEPT THE NORTH 55 FEET, THE EAST 55 FEET AND THE SOUTH 25 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED JUNE 18, 2008 IN RECORDING NO. 20080539346, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST.
SAID LINE BEARS ***NORTH 89°56'53" EAST*** PER AMENDED PLSS SUBDIVISION RECORD OF SURVEY RECORDED IN BOOK 932, PAGE 28, M.C.R.

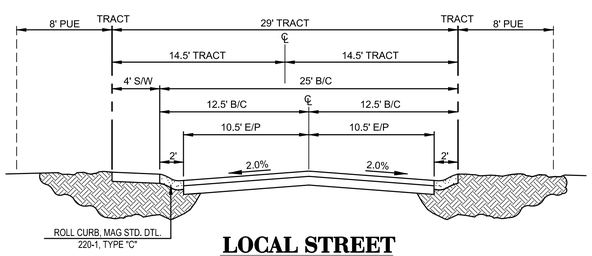
BENCHMARK
BRASS TAG IN THE COP OF CURB AT THE NORTHEAST CORNER OF 96th STREET AND BROWN ROAD.
ELEVATION: 1649.09, NAVD88 EL, C.O.M. DATUM





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

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



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

N

GRAPHIC SCALE
-20 0 20 40 80
(IN FEET)
1 INCH =40 FT

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
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY AND FACILITY EASEMENT

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

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.

D&M Engineering, LLC
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

CLIENT/PROJECT

GENEVA VILLAS
9960 E FLANDERS ROAD,
MESA, ARIZONA 85207

TITLE

SITE PLAN

REVISIONS

NO.	DATE	APP.	DESCRIPTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 23269
DURAN THOMPSON
Date Signed 4-25-2022
ARIZONA, U.S.A.

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	4-25-2022
SCALE	1" = 50'
PROJECT	210401
FILE NAME	Siteplan

SHEET
1 OF 1

F:\2021\210401-Crismon-Brown-9960 E Flanders Rd-Sweeney\Site Plan\dwg\rev 4 - 210401-Pre-Plat-9960 E Flanders Rd-Sweeney_recover_1_1_1119.bak_1_1_5978.bak.DWG, 4/25/2022 2:41:49 PM, Ardell Yazzie