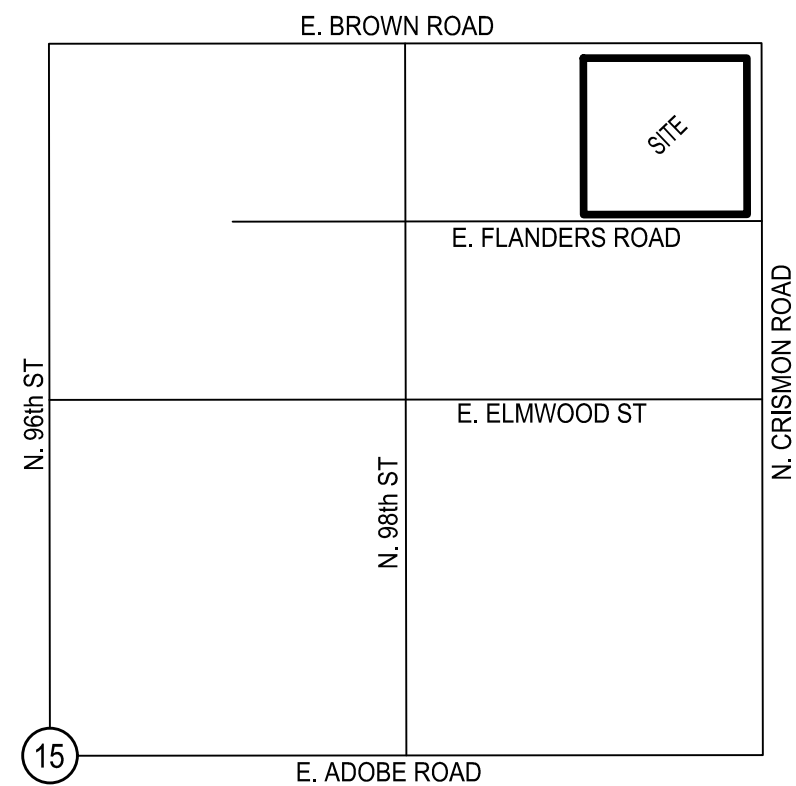


# SITE PLAN FOR GENEVA VILLAS

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

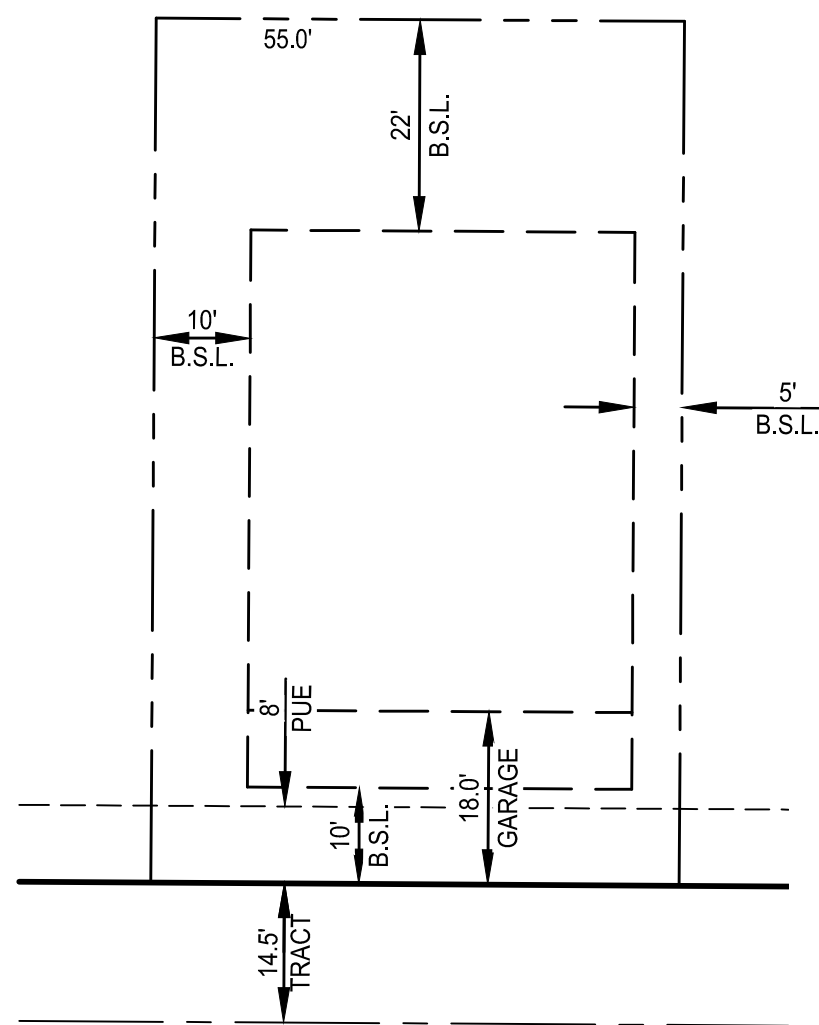
EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, A  
POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED  
JUNE 18, 2008 IN RECORDING NO. 20080539346, RECORDS OF  
MARICOPA COUNTY, ARIZONA.

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 1 NORTH, RANGE 7 EAST,  
SAID LINE BEARS **NORTH 89°56'33" 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

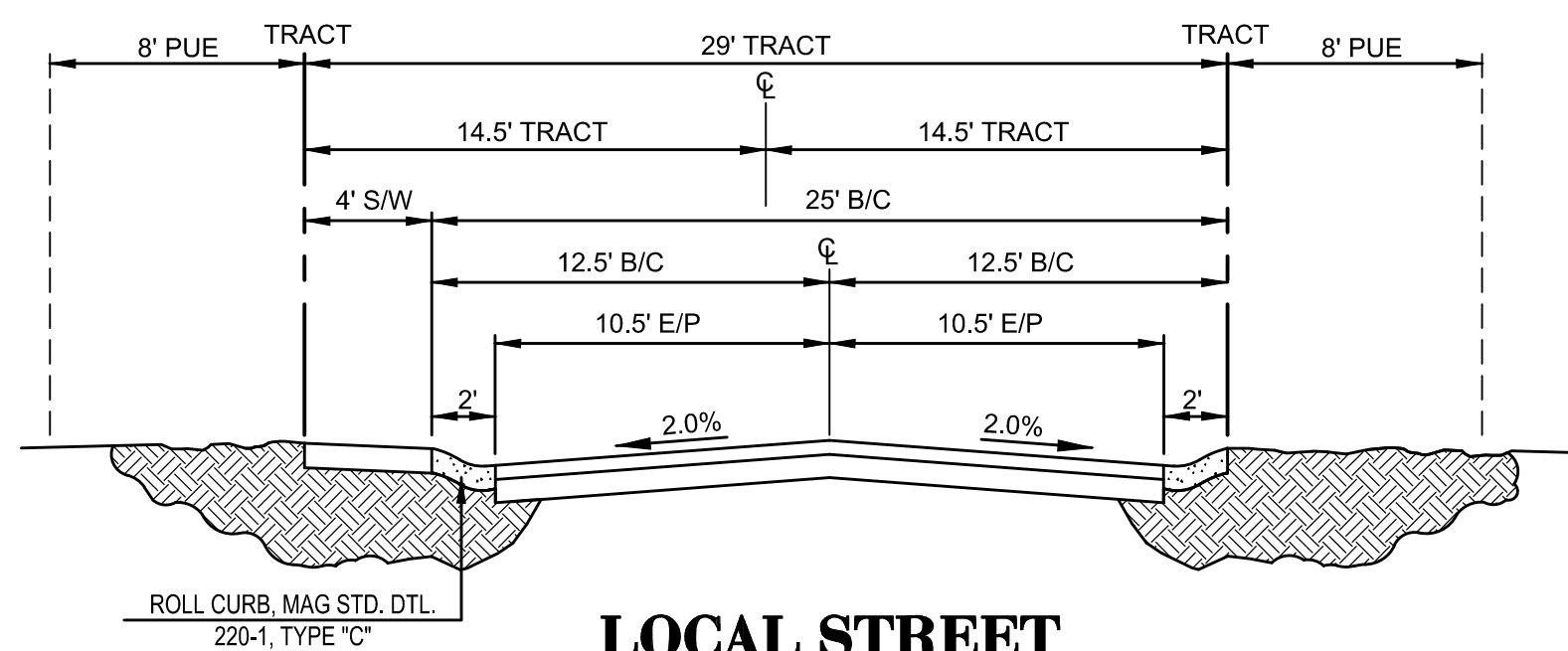


## MIN. BUILDING SETBACK DETAIL

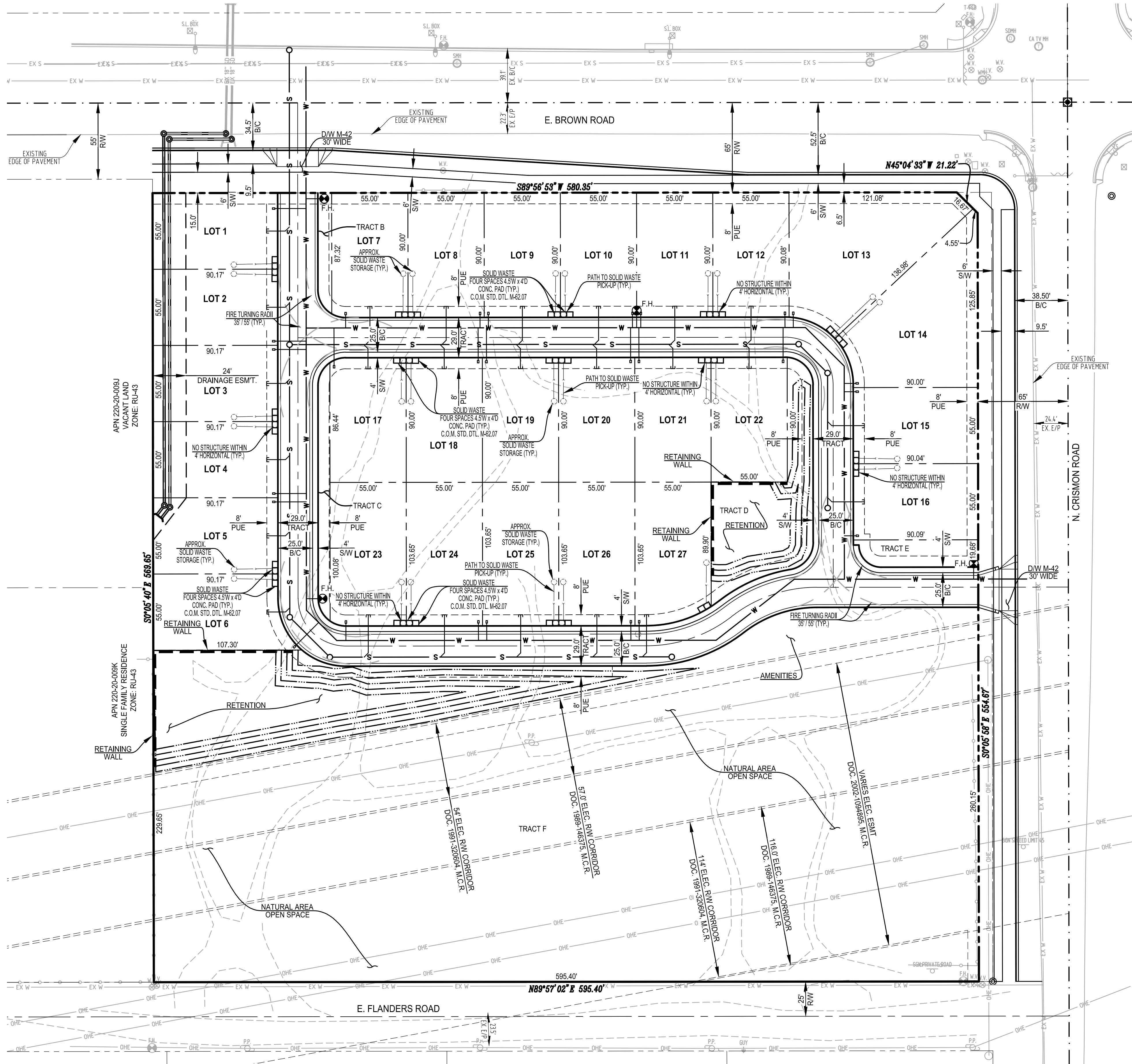
SCALE: 1"=20'

## DRIVEWAY NOTE

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

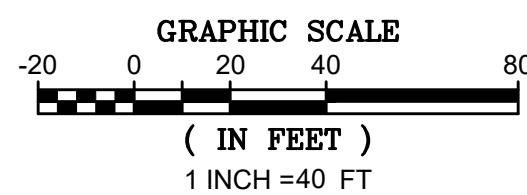


**LOCAL STREET**  
29' TRACT (PRIVATE STREET)  
N.T.S.



## 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
  - Right of Way
  - Maricopa County Recorder
  - Public Utility and Facility Easement
- RW  
M.C.R.  
PUE



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 (762-8344)  
In Maricopa County: (602) 263-1100

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE  
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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

**GENEVA VILLAS**

9960 E FLANDERS ROAD,  
MESA, ARIZONA 85207

**SITE PLAN**

CLIENT/PROJECT

REVISIONS

DESCRIPTION

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