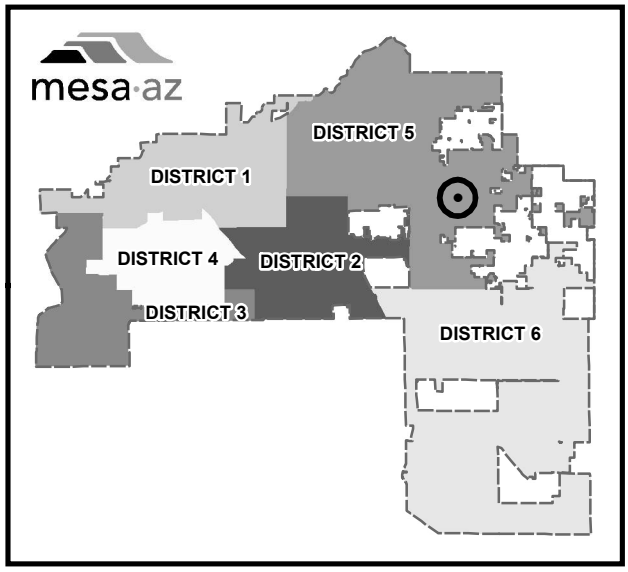


PLANNING AND ZONING
PRE PLAT VICINITY MAP

PROJECT:
HERITAGE VILLAGE ASSISTED LIVING

ADDRESS:
8035 E BROWN RD (SOUTH SIDE)

PRE PLAT

PRE PLAT
PRE PLAT
PRE PLAT
PRE PLAT

mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER:	Preliminary Plat for Heritage Village Assisted Living
LOCATION/ADDRESS:	8035 East Brown Road
GENERAL VICINITY:	Southeast corner of 80th Street and Brown Road
REQUEST:	Preliminary Plat for "Heritage Village Assisted Living"
PURPOSE:	This request will allow the subdivision of an assisted living development.
COUNCIL DISTRICT:	District 5
OWNERS:	Gary Crosby,
APPLICANT:	Corey Smith
STAFF PLANNER:	Julia Kerran

SITE DATA

PARCEL NUMBER:	218-08-001V and a portion of 218-08-001W
PARCEL SIZE:	96,891sf; 4.52± ac.
EXISTING ZONING:	Single Residence District (R1-9) [conceptual Office-Service (O-S)]
GENERAL PLAN DESIGNATION:	Medium-Density Residential 4-6 dwelling units per acre (MDR 4-6)
CURRENT LAND USE:	Heritage Village Assisted Living

SITE CONTEXT

NORTH:	(across Brown Road) Red Mountain Park – zoned PF
EAST:	Vacant – zoned R1-9 (conceptual R-2)
SOUTH:	Residential subdivision "Gila Ridge Unit I" – zoned R1-9
WEST:	Red Mountain Multigenerational Center open park area – zoned PF

ZONING HISTORY/RELATED CASES:

May 1, 1985:	Annexed into the City of Mesa (Ord. #1935)
May 15, 1986:	Rezoned from County Rural-43, R1-35, R1-8 and C-1 to City of Mesa SR, R1-9 and C-1 (Z86-45; Ord. #2080)
August 25, 1986:	Rezoned from SR to R1-9 PAD, R1-9 (Conceptual R-2) and R1-9 (Conceptual C-1) for a proposed single residential development, future multiple residential and commercial uses (Z86-83; Ord. #2109)
September 8, 1987:	Rezoned from R1-9 PAD to R1-9, R1-9 (conceptual R-2) and R1-9 (Conceptual RS) (Z87-57; Ord. #2261)
August 27, 2007:	City Council approved the rezoning of this property from RS-9 (conceptual OC) to OC and Site Plan Review. (Z07-080)

STAFF RECOMMENDATION: Approval with Conditions

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat entitled "Heritage Village Assisted Living" located on the southeast corner of 80th Street and Brown Road. The proposed preliminary plat is for the subdivision of an approximately 4.5 acre development into 9 lots. The project is currently under construction, and was approved by the City Council on August 27, 2007.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan designates this site as Medium Density Residential, 4-6 dwelling units per acre (MDR 4-6). This designated land use is for suburban density detached or attached single residential units, offices and limited neighborhood commercial uses of less than 10 acres. Assisted living facilities are considered a neighborhood scale commercial use, and are permitted subject to approval of a Special Use Permit in the Office-Service (O-S) zoning district.

Assisted living facilities are typically "compatible with surrounding communities", a quality that is encouraged by Goal LU-1 of the General Plan. Surrounding land uses include MDR 4-6 to the east and south and Parks (P) to the north and west.

The General Plan also encourages the provision of park and open space to provide pedestrian pathways and other outdoor amenities. This development includes sidewalks, patios, fountains, and landscaped areas. Design Review Board review and approval will be required, and Staff suggests further development of the outdoor areas and the inclusion of more amenities for the future residents.

The proposed development is in conformance with the General Plan.

STAFF ANALYSIS

The request for the subject site is solely for the purpose of establishing a preliminary plat for a 9 lot subdivision. Therefore, staff recommends approval of the preliminary plat subject to the following conditions:

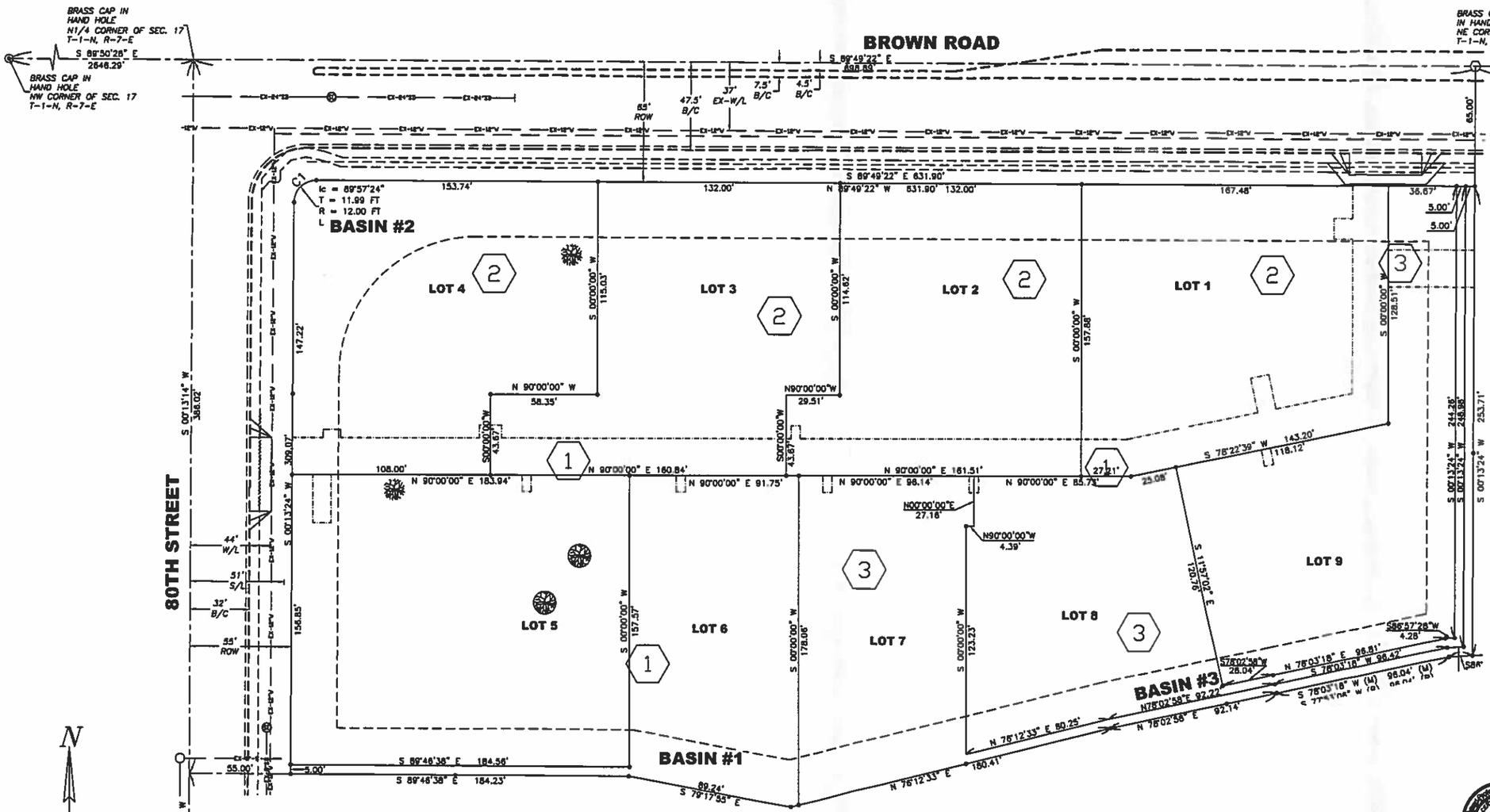
CONDITIONS OF APPROVAL:

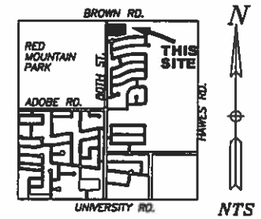
1. Compliance with the basic development as shown on the preliminary plat submitted.
2. Compliance with all conditions of approval for zoning case Z07-080.
3. Compliance with all City development codes and regulations, including the Subdivision Regulations and the Terms and Conditions for the Sale of Utilities.

LD
G:\P&Z Case folders\Z14\PrePlat - 8035 E Brown Rd Heritage Village.docxx

HERITAGE VILLAGE ASSISTED LIVING

A PORTION OF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
8035 E. BROWN RD.





VICINITY MAP
N.T.S.

OWNER

GARY CROSBY
ACCENT CONSTRUCTION LLC
4801 E. MCKELLIPS RD. #103 C
MESA, AZ 85215
PHONE: (480)505-1098
EMAIL: office@buildwithaccent.com

SITE DATA:

ZONING: R1-9
TOTAL AREA: 205,116 SF
4.7088 AC

BENCHMARK:

BRASS TAG IN NE CORNER OF BOTH ST. & BROWN RD.
ELEV. = 1555.02
(CITY OF MESA DATUM)

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE: (480) 844-1666
FAX: (480) 830-8453
EMAIL: ace@allenconsultengr.com

LOT TABLE

NAME	SQUARE FEET	ACRES
LOT 1	24374.88	0.5596
LOT 2	22155.35	0.5086
LOT 3	22180.10	0.5092
LOT 4	23813.30	0.5467
LOT 5	28969.46	0.6650
LOT 6	16635.71	0.3819
LOT 7	18099.99	0.4155
LOT 8	19180.06	0.4399
LOT 9	21636.29	0.4967

N

SCALE 1" = 30'

30 20 10 0 15 30 60

RUNOFF COEFICIENT AVERAGE

C = .50 DECOMPOSED GRANITE
C = .95 ROOF & SIDEWALK
C = .85 ASPHALT

CAVE=.85(46694)+.95(77831)+.5(72893) / 197018

= .75

RETENTION CALCULATIONS

1 AREA 1 – RETENTION REQUIRED=78,550(2.7/12)(.75)=12,918 C.F.
RETENTION PROVIDED=(11,515+2,839)/2=14,354 C.F.

2 AREA 2 – RETENTION REQUIRED=83,437(2.7/12)(.75)=10,705 C.F.
RETENTION PROVIDED=(8,308+272)/3=12,870 C.F.

3 AREA 3 – RETENTION REQUIRED=57,031(2.7/12)(.75)=9,624 C.F.
RETENTION PROVIDED=(13,868+8,376)/1=11,122 C.F.

NOTE

ALL PAVEMENT, CURB, GUTTER, SIDEWALKS, WATER, SEWER, ELECTRICAL AND RETENTION ARE EXISTING. ONLY BUILDINGS ON LOTS 5 & 6 ARE EXISTING.

CERTIFICATE 10766 GREGORY L. ALLEN ARIZONA U.S.A.
EXPIRES 03-31-15

	DATE
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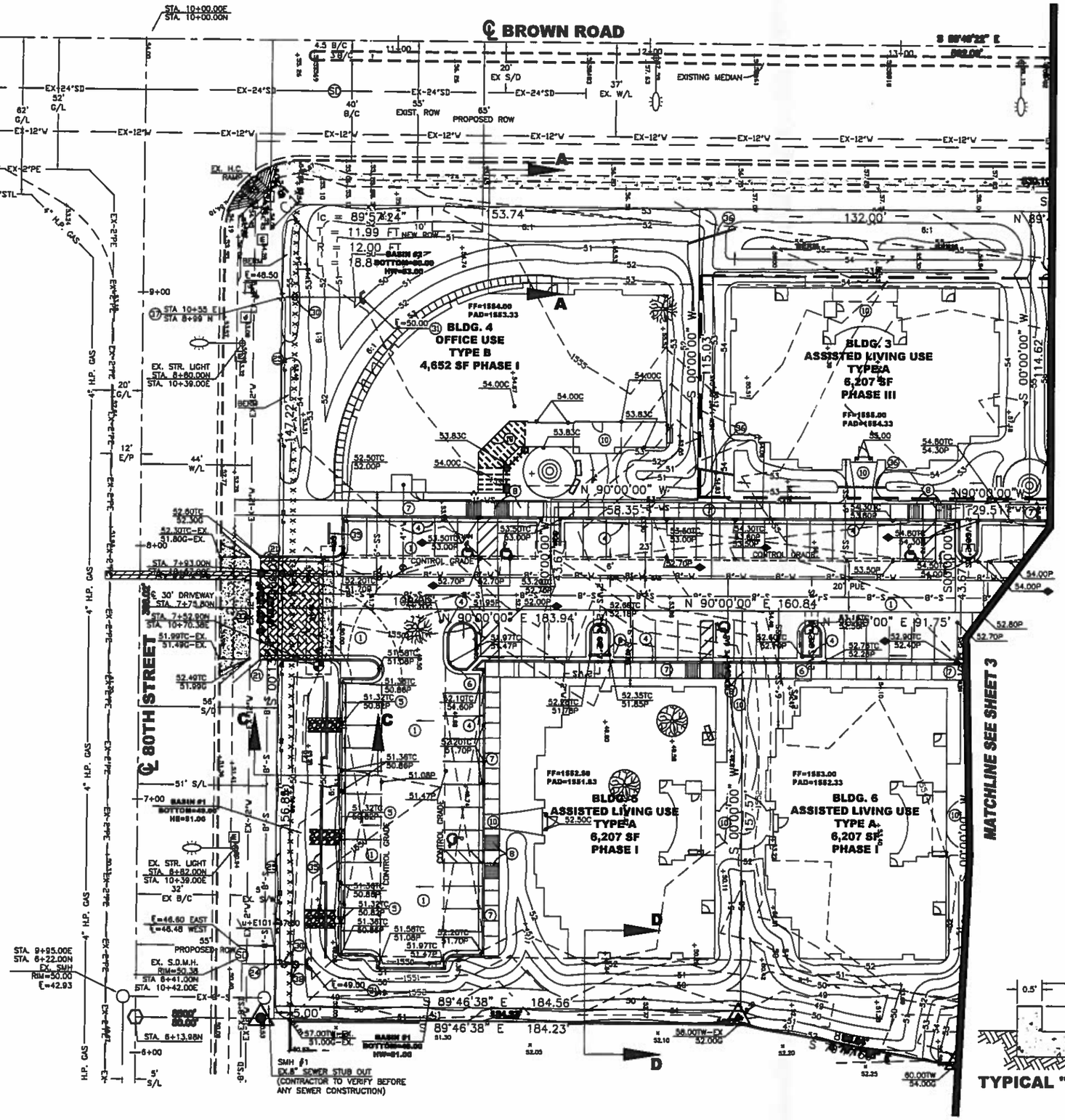
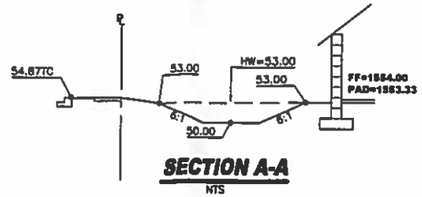
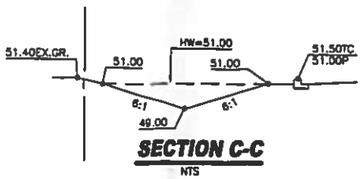
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

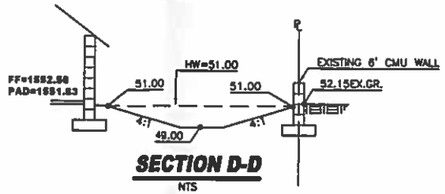
HERITAGE VILLAGE ASSISTED LIVING
8035 E. BROWN ROAD
MESA, ARIZONA 85207
PRELIMINARY PLAT

JOB NUMBER	94204	SHEET	1	OF	3
DRAWING	SITE PLAN				
DRAFTSMAN		CHECKED BY		DATE	09-25-14







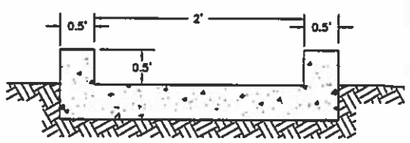


CONSTRUCTION NOTES

1. INSTALL 2" AC ON 6" ABC
4. INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD. DTL. 220-A
5. INSTALL 2' CURB OPENING 50 S.F. OF GROUTED RIPRAP (6" MIN. DIA- 10'x5').
6. INSTALL U SHAPED CHANNEL PER DETAIL THIS SHEET
7. INSTALL SIDEWALK PER ARCHITECTS PLANS
8. INSTALL RAMP (1:12) PER ARCHITECTS PLAN AND SCORE PER. ADA
10. INSTALL SIDEWALK PER ARCHITECT PLAN.
21. INSTALL 5' CURB TERMINATION PER MAG STD DTL 221
24. INSTALL 26 LF OF 8"SDR-35 BLEED OFF LINE
25. INSTALL 292 L.F. OF 8" SDR-35 STORM DRAIN
29. INSTALL TRASH ENCLOSURE PER COM STD. DTL. 62.1-62.4
30. INSTALL 8" GATE VALVE PER MAG STD. DTL 390-1C.(2-TOTAL)
31. INSTALL "U" SHAPED HEADWALL PER MAG STD. DTL. 501-1
INSTALL HAND RAILS ON HEADWALL PER COM STD. DTL. M85.
33. HORIZONTAL SAWCUT 60 L.F. OF 6" VERTICAL CURB
INSTALL 40' DRIVEWAY PER STD. DTL. M-42.
SAWCUT & REMOVE 250 S.F. OF SIDEWALK.
35. INSTALL 3' SCREEN WALL PER ARCHITECT PLANS.
36. INSTALL 6" SDR-35 STORM DRAIN
37. INSTALL 8" SDR-35 - 90° BEND.
38. INSTALL 8" BACKFLOW VALVE(FLAPPER VALVE) ON BLEED OFF LINE PER U.P.C.

NOTE

ALL UTILITIES, IMPROVEMENTS AND LANDSCAPING WILL BE CONSTRUCTED WITH PHASE I. PHASE CONSTRUCTION WILL ONLY APPLY TO BUILDINGS.



10764 GREGORY L. ALLEN
EXPIRES 03-31-17

BLUE STAKE, INC. 263-1100 1-800-STAKE-IT

DATE
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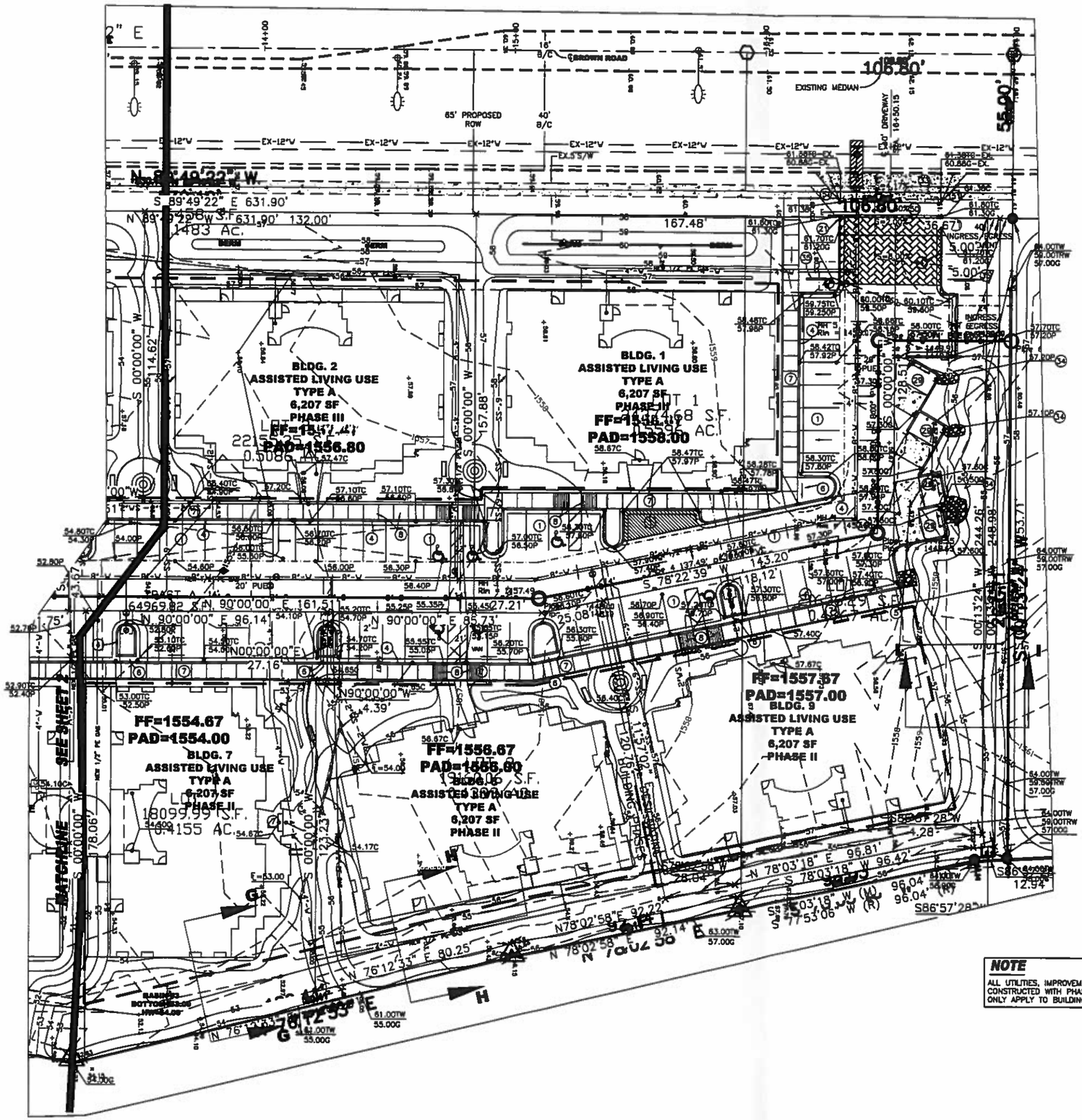
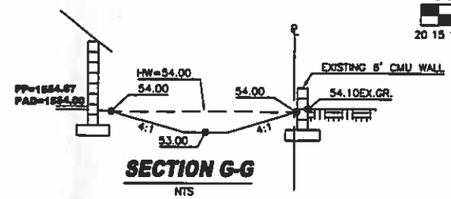
ALLEN CONSULTING ENGINEERS, INC.
8550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-5453
E-MAIL: ace@allenconsultingaz.com

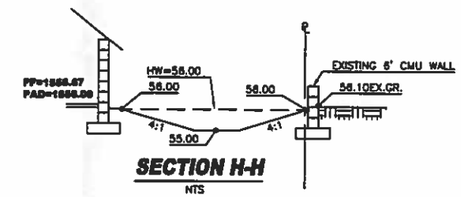
HERITAGE VILLAGE ASSISTED LIVING
8035 E. BROWN RD.
MESA, ARIZONA
PRELIMINARY PLAT

JOB NUMBER	84264	SHEET	2 OF 3
DRAWING	GRADING & UTILITIES		
DRAFTSMAN	CHECKED BY	DATE	06-25-14

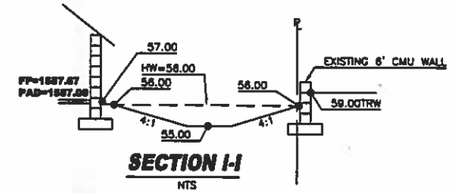




SECTION G-G
NTS



SECTION H-H
NTS



SECTION I-I
NTS

CONSTRUCTION NOTES

1. INSTALL 2" AC ON 6" ABC
4. INSTALL 6" VERTICAL CURB AND GUTTER PER MAG STD. DTL. 220-A
5. INSTALL 2' CURB OPENING 25 S.F. OF GROUTED RIPRAP (6" MIN. DIA- 5'x5').
6. INSTALL 2' "U" SHAPED CHANNEL PER DETAIL SHEET 2
7. INSTALL SIDEWALK PER ARCHITECTS PLANS
8. INSTALL RAMP (1:12) PER ARCHITECTS PLAN AND SCORE PER. ADA
21. INSTALL 5' CURB TERMINATION PER MAG STD DTL 222
29. INSTALL TRASH ENCLOSURE PER COM STD. DTL. 62.1-62.4
33. HORIZONTAL SAWCUT 60 L.F. OF 6" VERTICAL CURB INSTALL 40' DRIVEWAY PER COM STD. DTL. M-42 AND ADOT STD DTL C05.20. SAWCUT & REMOVE 250 S.F. OF SIDEWALK
34. INSTALL 8"X24" OPENING IN CMU WALL WITH 25 S.F. OF GROUTED RIPRAP
35. INSTALL 3' SCREEN WALL PER ARCHITECT PLAN
36. INSTALL 70 L.F. OF 8" SDR-35 STORM DRAIN.
50. INSTALL 5' SIDEWALK PER ADOT STD DTL C-05.20 (6" THICK TO MATCH DRIVEWAY)
51. TRANSITION SIDEWALK CROSS SLOPE FROM 2% NORTH TO 1.6% SOUTH

NOTE

ALL UTILITIES, IMPROVEMENTS AND LANDSCAPING WILL BE CONSTRUCTED WITH PHASE 1. PHASE CONSTRUCTION WILL ONLY APPLY TO BUILDINGS.

263-1100
1-800-STAKE-IT

DATE
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ALLEN CONSULTING ENGINEERS, INC.
2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
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10766 GREGORY L. ALLEN
EXPIRES 03-31-15

HERITAGE VILLAGE ASSISTED LIVING
8035 E. BROWN RD.
MESA, ARIZONA
PRELIMINARY PLAT

JOB NUMBER	94204	SHEET 3	OF 3
DRAWING	GRADING & UTILITY		
DRAFTSMAN	CHECKED BY	DATE	09-25-14