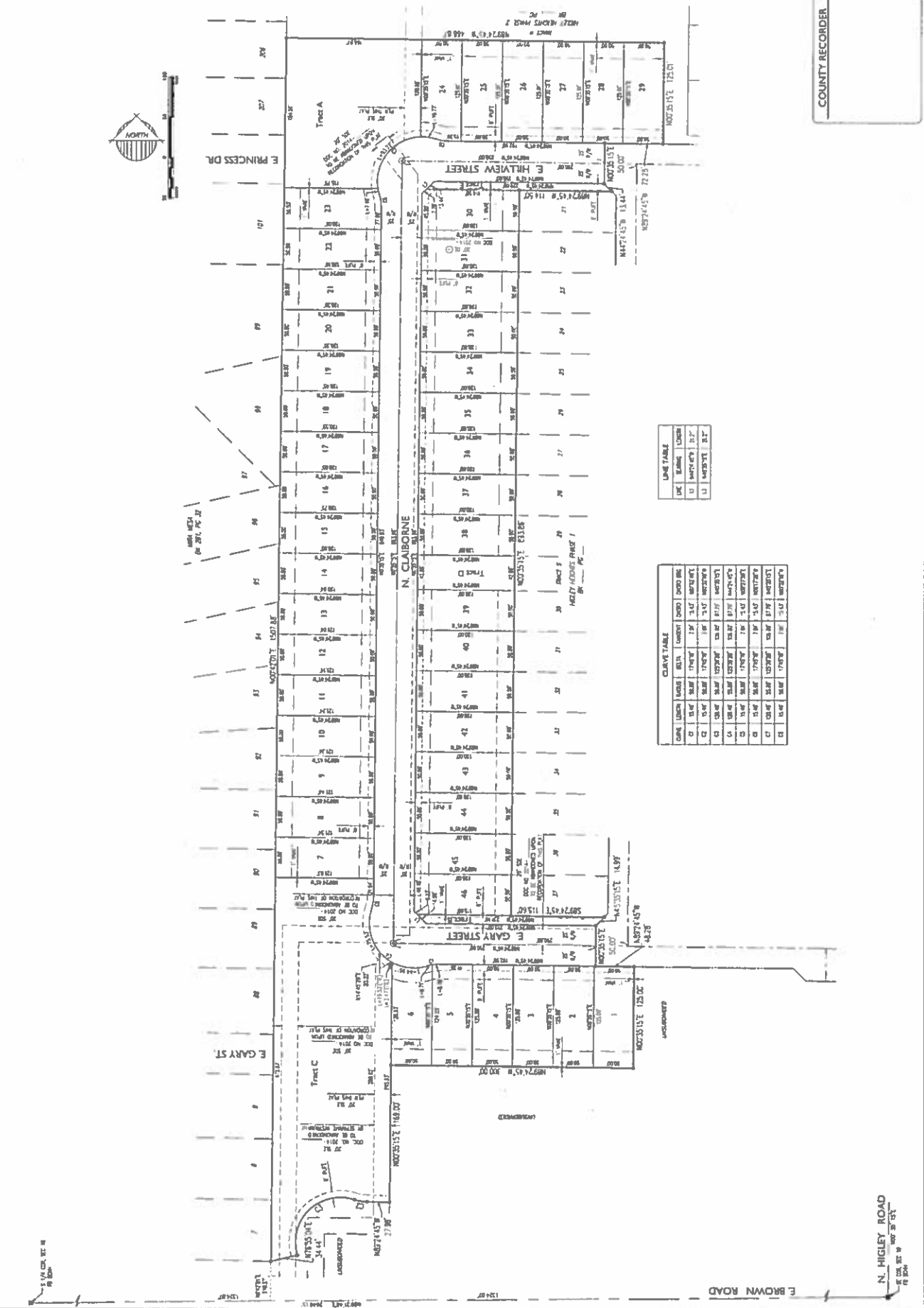

MEMORANDUM

To: Mayor and City Council
Through: Kari Kent, Deputy City Manager
From: John Wesley, Planning Director *[Signature]*
Date: November 3, 2014
Subject: Final Plat for "Higley Heights Phase 3A"

Attached for your review is the final plat for "Higley Heights Phase 3A". The preliminary plat for 431 lots was approved on March 26, 2014 as part of rezoning case Z14-016. This plat has since been phased and only includes 46 lots to be developed with the third phase of the project. There have been minor revisions to the subdivision design following preliminary plat approval as requested by the Subdivision Technical Review Committee to reduce the anticipated impacts on the adjacent neighbors.



LINE TABLE

LINE	BEARING	LENGTH
11	N 87° 45' 00" E	10.17'
12	N 87° 30' 00" E	10.17'

CLAVE TABLE

CURVE	LENGTH	ANGLE	BEV	INVERT	CHORD	CHORD BEV
1	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
2	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
3	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
4	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
5	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
6	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
7	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
8	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
9	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
10	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
11	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
12	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
13	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
14	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
15	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
16	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
17	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
18	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
19	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
20	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
21	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
22	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
23	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
24	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
25	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
26	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
27	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
28	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
29	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
30	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
31	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
32	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
33	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
34	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
35	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
36	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
37	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
38	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
39	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
40	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
41	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
42	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
43	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
44	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
45	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
46	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
47	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
48	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
49	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
50	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
51	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
52	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
53	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
54	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
55	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
56	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
57	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
58	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
59	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
60	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
61	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
62	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
63	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
64	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
65	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
66	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
67	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
68	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
69	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
70	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
71	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
72	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
73	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
74	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
75	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
76	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
77	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
78	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
79	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
80	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
81	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
82	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
83	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
84	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
85	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
86	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
87	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
88	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
89	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
90	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
91	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
92	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
93	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
94	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
95	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
96	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
97	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
98	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
99	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°
100	15.45'	90.00°	17.90°	1.00'	15.45'	17.90°

° PLATS °
CITY COUNCIL
Date: November 3, 2014

- *a. "HIGLEY HEIGHTS PHASE 3A" – (District 5) The 1400 to 1500 blocks of North Higley Road (west side). 46 RSL-4.5 PAD lots (10.3± acres). KB Home Phoenix Inc., owner; Gail A. Morgan, EPS Group, Inc., Surveyor. (PLN2014-00453)