

SKYVIEW SITE PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

LINE DATA:

NUMBER	DIRECTION	DISTANCE
L1	N89°48'35"W	10.00'
L2	N45°35'59"W	14.41'
L3	N43°39'47"E	5.43'
L4	S52°56'29"E	6.67'
L5	S53°19'17"W	6.67'
L6	S89°48'36"E	11.33'
L7	S89°48'36"E	11.33'
L8	N52°56'29"W	6.67'
L9	S83°11'49"E	6.22'
L10	N41°11'57"E	10.60'
L11	N89°48'36"W	18.82'
L12	N89°48'36"W	18.82'
L13	N40°49'09"W	10.60'
L14	N41°11'56"E	10.60'
L15	N89°48'36"W	13.82'
L16	N89°48'36"W	12.50'
L17	N89°48'36"W	1.32'
L18	N40°49'09"W	10.60'
L19	S00°11'23"W	5.00'
L20	S63°54'05"E	17.03'
L21	N63°54'05"W	17.03'
L22	N00°11'17"E	20.50'
L23	N00°11'17"E	20.50'
L24	N00°11'24"E	4.50'
L25	N53°19'17"E	6.67'
L26	N52°56'29"W	6.67'
L27	S89°48'36"E	1.33'
L28	S89°48'36"E	10.00'
L29	S89°48'36"E	10.00'
L30	S89°48'36"E	1.33'
L31	N00°11'24"E	3.00'
L32	N89°48'27"E	26.87'
L33	S00°11'24"W	3.18'
L34	S52°56'29"E	6.67'
L35	N89°48'40"W	1.33'
L36	N89°48'37"W	10.00'
L37	N89°48'36"W	10.00'
L38	N89°48'36"W	1.33'
L39	S53°19'17"W	6.67'
L40	N53°19'17"E	1.67'
L41	S89°48'36"E	1.33'
L42	S89°48'36"E	10.00'
L43	S89°48'36"E	10.00'
L44	N00°11'24"E	2.21'
L45	S89°48'36"E	1.33'
L46	S52°56'29"E	6.67'
L47	N00°11'24"E	2.21'
L48	S53°19'17"W	6.67'
L49	N89°48'36"W	1.33'
L50	S00°11'24"W	2.20'
L51	N89°48'36"W	10.00'
L52	N89°48'36"W	10.00'
L53	N89°48'36"W	1.33'
L54	S00°11'24"W	2.20'
L55	N52°56'29"W	1.67'
L61	S69°17'04"E	3.74'
L62	N00°12'14"E	2.08'
L63	N00°11'24"E	18.00'
L64	N00°11'24"E	15.50'
L65	N45°41'56"E	6.35'
L66	N45°41'56"E	13.66'
L67	N45°41'56"E	20.01'
L68	N12°12'22"E	1.79'
L69	N14°09'31"W	0.96'
L70	N00°12'14"E	10.21'
L71	S69°17'04"E	5.13'
L72	S00°11'25"W	3.43'
L73	N56°08'11"E	15.15'
L74	N56°08'11"E	13.28'
L75	N56°08'11"E	28.44'
L76	S89°48'44"E	15.53'

LOT TABLE

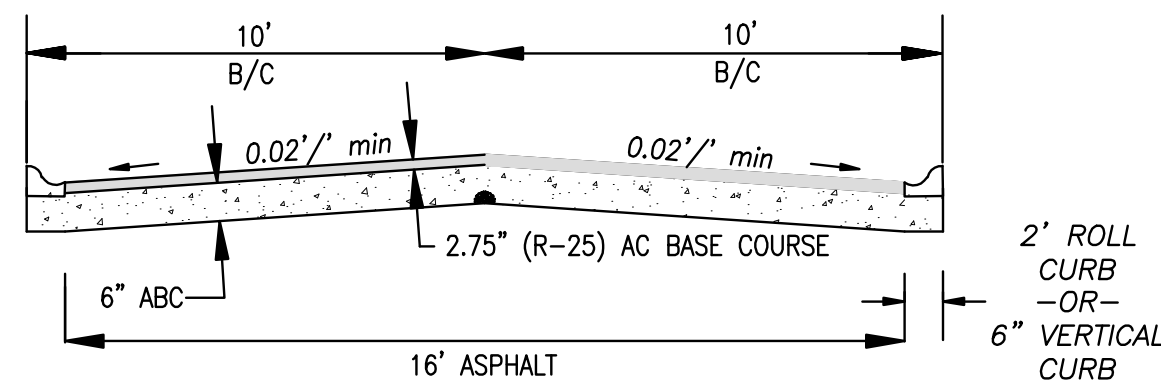
NAME	SQUARE FEET	ACRES
1	3272.35	0.0751
2	2887.37	0.0663
3	2887.37	0.0663
4	2887.37	0.0663
5	2887.37	0.0663
6	2887.37	0.0663
7	2887.37	0.0663
8	2887.37	0.0663
9	3356.20	0.0770
10	3113.35	0.0715
11	2887.12	0.0663
12	2887.13	0.0663
13	2887.13	0.0663
14	2887.13	0.0663
15	2887.13	0.0663
16	2887.13	0.0663
17	3118.50	0.0716
18	3118.50	0.0716
19	2887.13	0.0663
20	2887.14	0.0663
21	2887.14	0.0663
22	3117.75	0.0716
23	3271.87	0.0751
24	2880.77	0.0661
25	3272.50	0.0751
26	2887.50	0.0666
27	2887.24	0.0663
28	2887.25	0.0663
29	2887.25	0.0663
30	2887.25	0.0663
31	2887.25	0.0663
32	2887.25	0.0663
33	2887.25	0.0663
34	3250.22	0.0746
35	3118.50	0.0716
36	2887.25	0.0663
37	2887.25	0.0663
38	2887.24	0.0663
39	3267.96	0.0750
40	3118.50	0.0716
41	3118.50	0.0716
42	3094.16	0.0710
43	2887.25	0.0663
44	2887.24	0.0663
45	2887.24	0.0663
46	2887.24	0.0663
47	2887.24	0.0663
48	2887.24	0.0663
49	2887.24	0.0663
50	3105.06	0.0713
51	3118.50	0.0716
52	2887.37	0.0663
53	2887.37	0.0663
54	2887.37	0.0663
55	2887.37	0.0663
56	2887.37	0.0663
57	2887.24	0.0663
58	2877.87	0.0661
59	3118.50	0.0716
60	3118.50	0.0716
61	2887.20	0.0663
62	2887.24	0.0663
63	2887.24	0.0663
64	2887.37	0.0663
65	2887.37	0.0663
66	2887.37	0.0663
67	2887.38	0.0663
68	3118.50	0.0716
69	3093.95	0.0710
70	2887.37	0.0663
71	2887.37	0.0663
72	2887.37	0.0663
73	2887.37	0.0663
74	2887.37	0.0663
75	2887.37	0.0663
76	2887.37	0.0663
77	3094.75	0.0710
78	3118.50	0.0716
79	2887.48	0.0663
80	2887.47	0.0663
81	2887.48	0.0663
82	2887.48	0.0663
83	3118.50	0.0716

CURVE DATA:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°02'14"	17.05	14.25
C2	49°47'33"	16.93	14.72
C3	40°12'27"	16.93	11.87
C4	90°00'00"	16.93	26.59
C5	40°05'39"	17.00	11.89
C6	49°54'12"	17.00	14.81
C7	89°59'52"	17.00	26.70
C8	89°59'59"	17.00	26.70
C9	60°10'29"	25.00	26.26
C10	03°54'50"	25.02	1.71
C11	64°05'28"	25.00	27.97
C12	16°00'49"	17.00	4.73
C13	39°28'33"	17.00	11.72
C14	55°29'21"	17.00	16.45
C15	39°02'52"	67.00	45.66
C16	37°31'02"	67.00	43.87
C17	01°31'49"	67.00	1.79
C18	17°31'05"	67.00	20.48
C19	90°00'00"	10.00	15.71
C20	43°10'48"	10.00	7.54
C21	44°25'42"	10.00	7.75
C22	90°00'00"	20.00	31.42
C23	90°00'00"	20.00	31.42
C24	89°59'59"	10.00	15.71
C25	13°37'16"	19.50	4.64
C26	14°02'03"	67.00	16.41
C27	53°05'01"	16.00	14.82
C28	36°54'59"	16.00	10.31
C29	90°00'00"	16.00	25.13
C30	34°55'46"	15.00	9.14
C31	40°32'02"	10.00	7.08
C32	49°27'57"	10.00	8.63
C33	19°32'22"	10.00	3.41
C34	23°38'26"	10.00	4.13
C35	44°54'07"	17.00	13.32
C36	45°05'51"	17.00	13.38
C37	55°43'59"	10.00	9.73
C38	34°16'01"	10.00	5.98

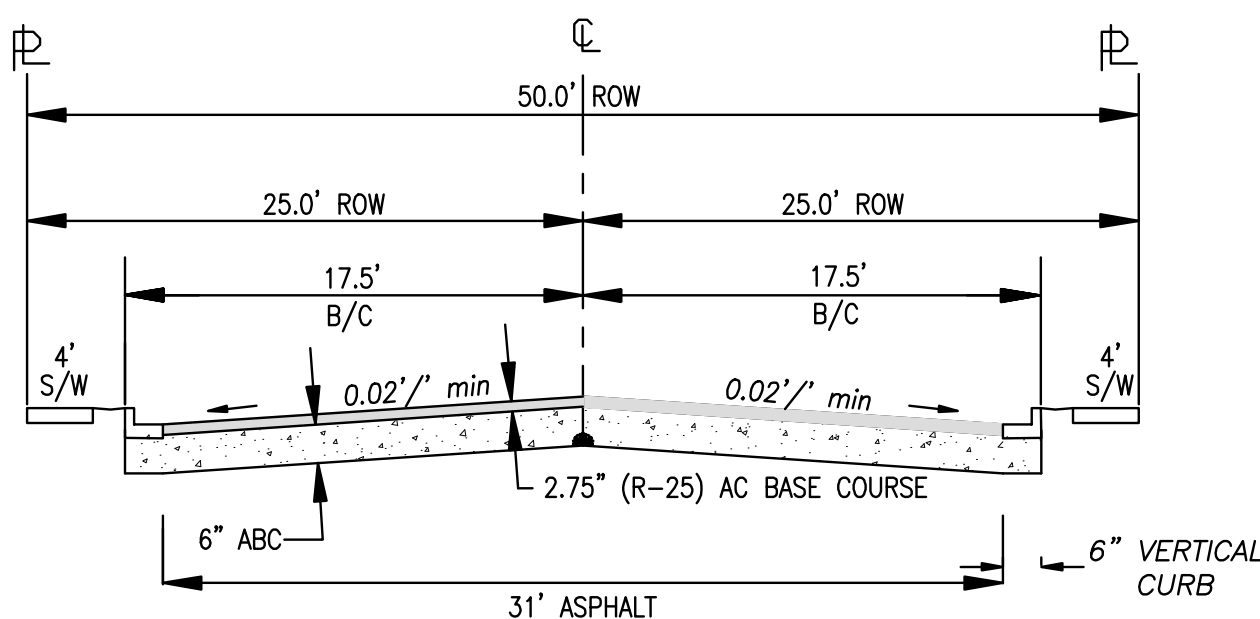
TRACT TABLE

NAME	SQUARE FEET	ACRES
TRACT A	100191.53	2.3001
TRACT B	6913.94	0.1587
TRACT C	13347.22	0.3064
TRACT D	6913.77	0.1587
TRACT E	253.99	0.0058
TRACT F	253.82	0.0058
TRACT G	214.66	0.0049
TRACT H	226.53	0.0052
TRACT I	11910.78	0.2734
TRACT J	57269.08	1.3147



TYPICAL SECTION OF INTERIOR PRIVATE STREETS

N.T.S.
20' PRIVATE ACCESS WAY WITH EMERGENCY &
SERVICE TYPE VEHICLE, REFUSE COLLECTION,
PUBLIC UTILITY & FACILITIES & DRAINAGE
EASEMENTS

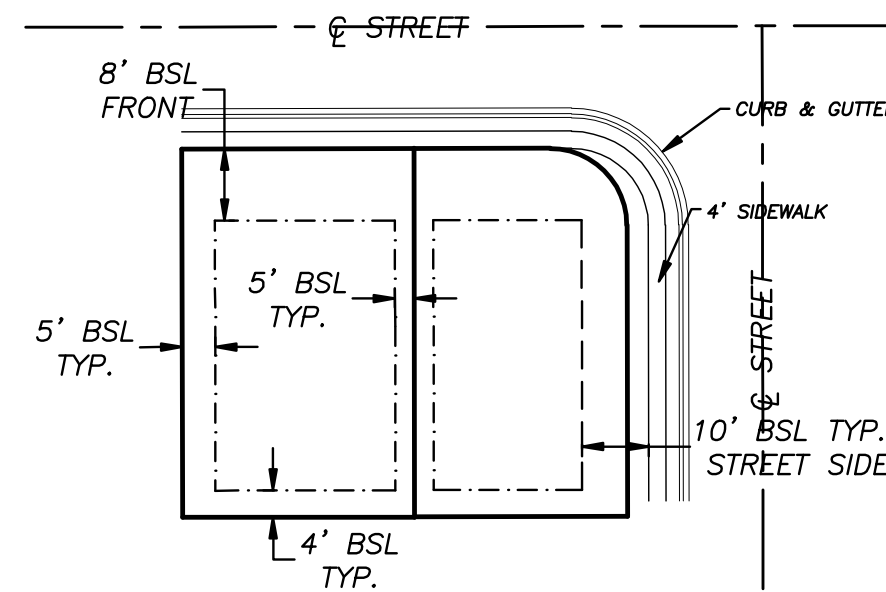


TYPICAL SECTION OF INTERIOR PUBLIC STREETS

N.T.S.

SHEET MAP

N.T.S.

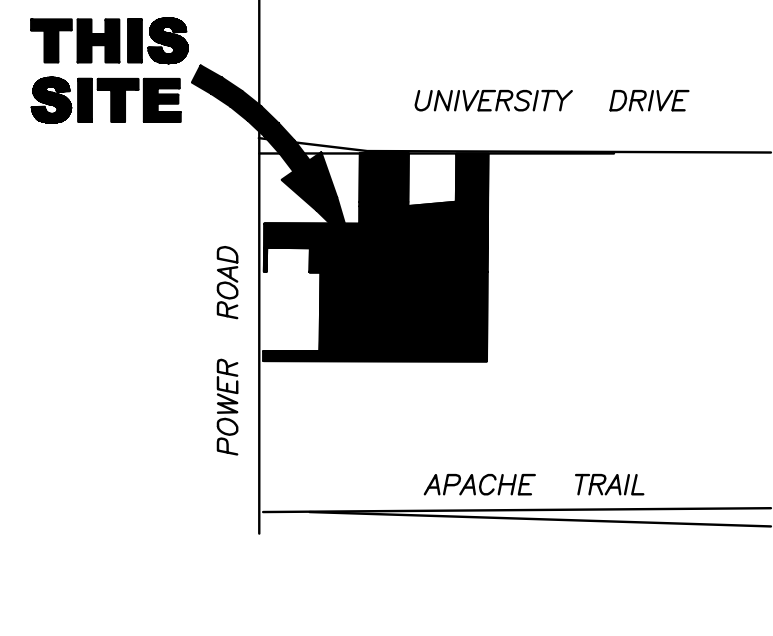
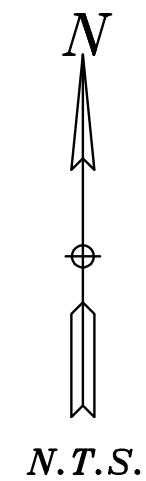


SETBACK LINE DETAIL

N.T.S.

PROPOSED SETBACKS:

FRONT: 8 FEET (TO BACK OF SIDEWALK)
SIDE: 5 FEET (TO PROPERTY LINE/SIDEWALK/CURB)
*CORNER STREET SIDE: 10 FEET (TO BACK OF SIDEWALK/CURB ON PUBLIC STREETS)
REAR: 4 FEET (TO EDGE OF 20' ALLEY)



VICINITY MAP

N.T.S.

OWNER

HIGHLAND COMMUNITIES
MARK PUGHIRE
1425 S. HIGLEY ROAD #101
GILBERT, ARIZONA 85234
PHONE: 480-226-0816
EMAIL: pugmark@highlandcommunitiesaz.com

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD, SUITE 112
GILBERT, AZ 85234
PHONE: 480-844-1666
FAX: 480-830-8453
EMAIL: ace@allenconsultengr.com

BENCHMARK

FOUND BRASS TAG TOP OF CURB AT THE
INTERSECTION OF POWER ROAD &
UNIVERSITY DRIVE
ELEVATION = 1435.22

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 19, BEARS NORTH 00°00'30" EAST AS SHOWN.

SITE DATA

APN: 218-13-009G
APN: 218-13-010
APN: 218-13-003J
APN: 218-13-003F
APN: 218-13-003G

GROSS AREA = 566,412 SF
13,003 AC

NET AREA = 550,807 SF
12,644 AC

EXISTING ZONING: C-2
PROPOSED ZONING: RSL-2.5

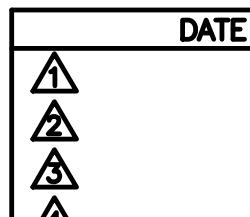
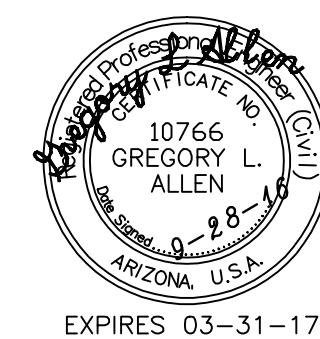
OPEN SPACE CALCULATIONS

GROSS AREA: 550,807 S.F. = 13,003 AC
NET AREA: 550,807 S.F. = 12,644 AC

OPEN SPACE AREA: = 4,2163 AC.
TOTAL OPEN SPACE = 4,2163/12,644 AC = 33.35%

NOTE

SOLID WASTE CONTAINERS WILL BE STORED IN
GARAGE AND PICKED UP BY CITY OF MESA.



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GILBERT, ARIZONA 85234
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SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205

SITE PLAN

JOB NUMBER	95481	SHEET	1	OF	4
DRAWING	SITE PLAN				
DRAFTSMAN	CHECKED BY			DATE	09-28-16

UNIVERSITY DRIVE

SCALE 1" = 30'

30 15 0 15 30

218-13-009F
QUICKTRIP CORPORATION
ZONING: LC

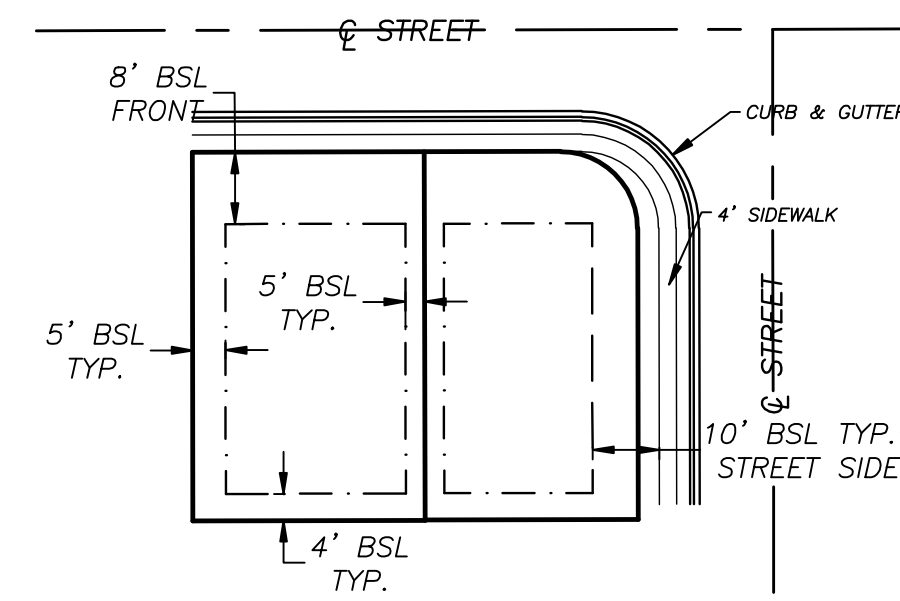
218-10-003A
LEGACY REAL ESTATE
GROUP LLC
VACANT
ZONING: LC

218-10-003B
LEGACY REAL ESTATE
GROUP LLC
VACANT
ZONING: LC

218-10-004A
HEATHER WAGENHALS
VACANT
ZONING: LC

218-13-001X
PRECISION MANAGEMENT
PARTNERS, LLC
ZONING: N/A

218-10-003B
LAS PALMAS
LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4



SETBACK LINE DETAIL

N.T.S.

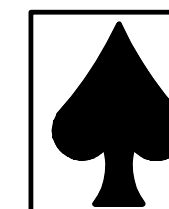
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SIDE: 5 FEET (TO PROPERTY LINE/SIDEWALK/CURB)
*CORNER STREET SIDE: 10 FEET (TO BACK OF SIDEWALK/CURB ON PUBLIC STREETS)
REAR: 4 FEET (TO EDGE OF 20' ALLEY)



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

DATE



ALLEN
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ENGINEERS, INC.

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GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultingengr.com

SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205

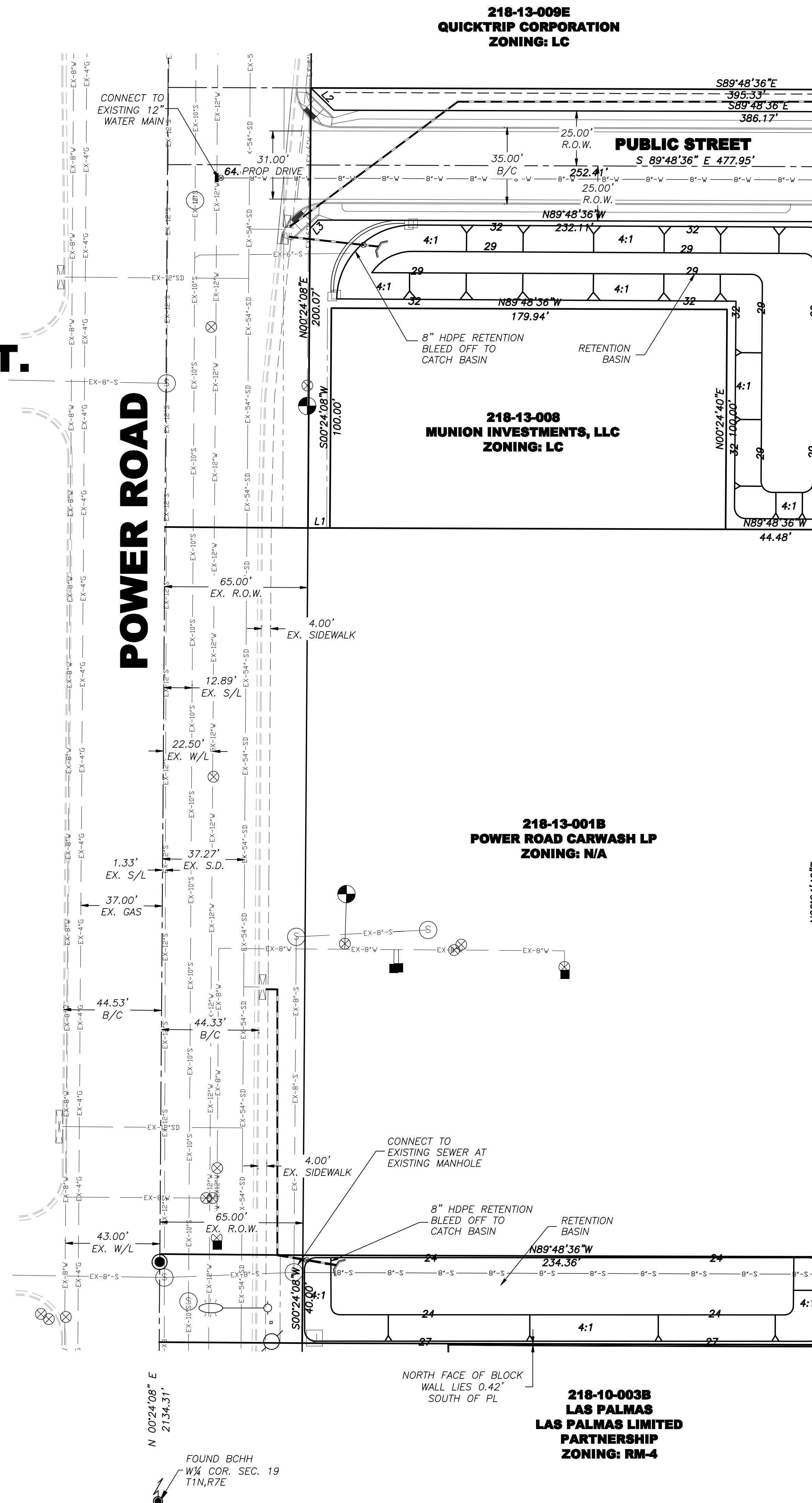
SITE PLAN

JOB NUMBER	95481	SHEET	2	OF	4
DRAWING	SITE PLAN	CHECKED BY		DATE	09-28-16
DRAFTSMAN					

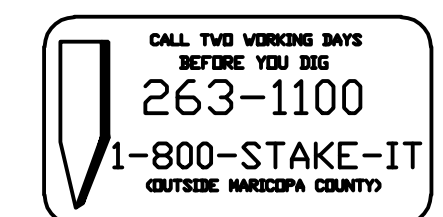
MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4



EXPIRES 03-31-17



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DATE	
1	
2	
3	
4	



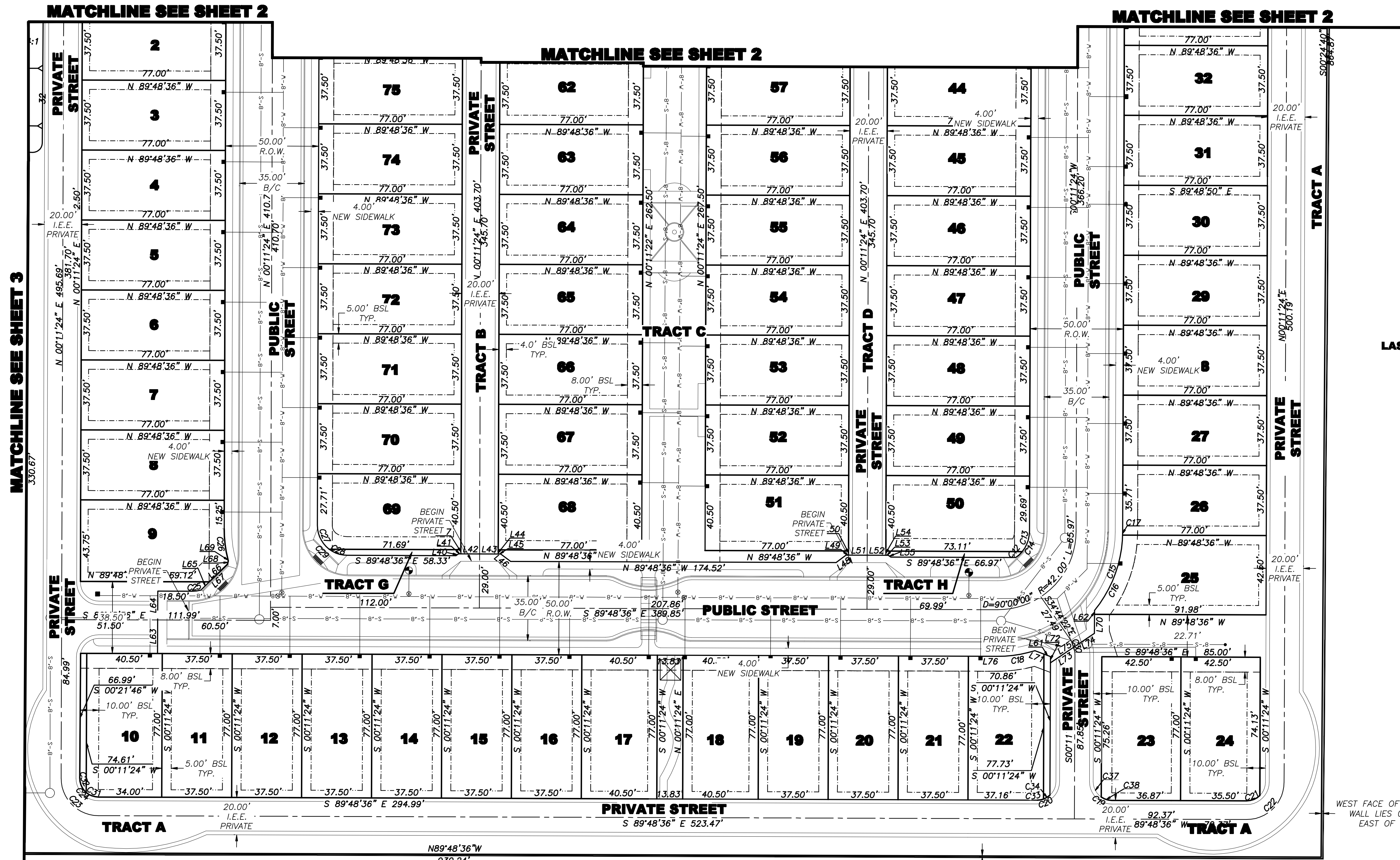
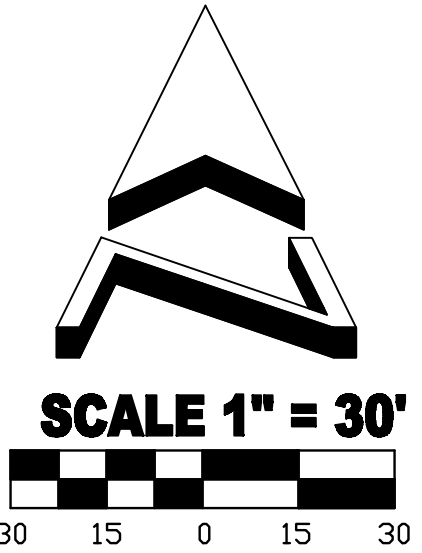
**ALLEN
CONSULTING
ENGINEERS, INC.**

**3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com**

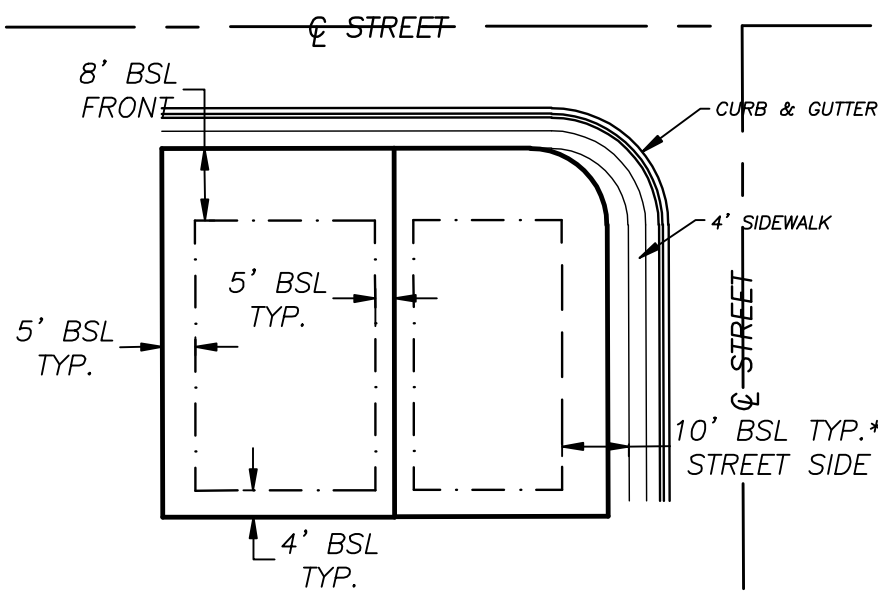
**SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205**

SITE PLAN

JOB NUMBER 95481		SHEET 3 OF 4	
DRAWING SITE PLAN			
DRAFTSMAN	CHECKED BY	DATE	09-28-16



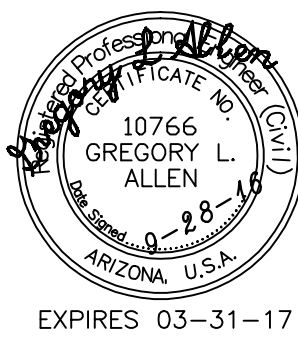
218-10-003B
LAS PALMAS
LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4



SETBACK LINE DETAIL

PROPOSED SETBACKS:
FRONT: 8 FEET (TO BACK OF SIDEWALK)
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218-10-003B
LAS PALMAS
LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4



CALL TWO WORKING DAYS
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OUTSIDE MARICOPA COUNTY

DATE

ALLEN CONSULTING ENGINEERS, INC.

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SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85203

SITE PLAN

JOB NUMBER	95481	SHEET	4	OF	4
DRAWING	SITE PLAN	CHECKED BY		DATE	09-28-16