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STAPLE EDGE

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1 OVERALL SITE PLAN AERIAL - EXISTING
1" = 100'-0"

PROJECT INFORMATION

SYCAMORE STATION

SYCAMORE STATION LOT SPLIT MCR 1177-43
MESA, ARIZONA 85201

PROJECT TEAM

ARCHITECT/ APPLICANT

AYERS SAINT GROSS
60 E. Rio Salado Parkway Suite 701
Tempe, AZ 85281
(480) 921-1515
http://www.asg-architects.com

OWNER/ DEVELOPER

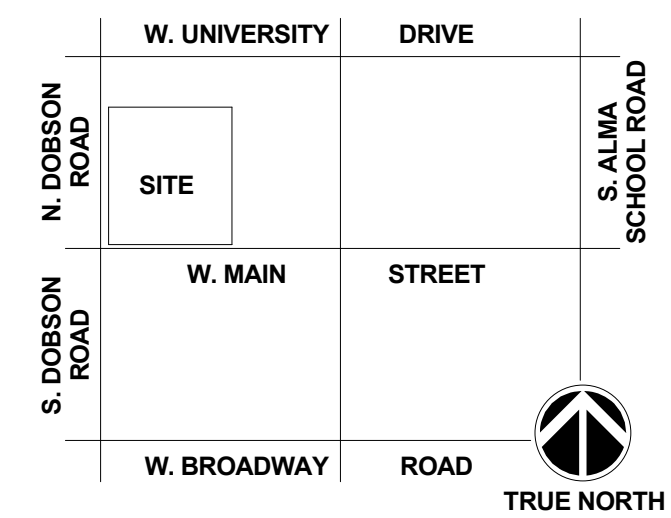
MIRAVISTA HOLDINGS LLC
502 S. College Avenue Suite 311
Tempe, AZ 85281
(480) 296-3998

NOT FOR
CONSTRUCTION

REVISIONS

REV. #	DESCRIPTION	DATE

KEY PLAN



EXPIRES 06/30/19

DRAWING INFORMATION

ISSUE DATE:	22 AUGUST 2016
SCALE:	1" = 100'-0"
JOB NO.:	21568.00
DRAWN BY:	RT

PROJECT DESIGN PHASE

REZONING SUBMITTAL

DRAWING NAME

OVERALL EXISTING AERIAL

DRAWING NUMBER

A0.00

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Totals		5,793,850	5,398,950	
	Acres	133.01	123.94	

Transact		Proposed	Minimum	Maximum	
TSMS	Mixed Use, MF Housing	30%	10%	30%	
TSMSF	Mixed Use, MF Housing	33%	10%	75%	
TSN	Senior Living	3%	0%	80%	
TANF	Senior Living	12%	0%	15%	
TAN	Townhouse, Courtyard Building	2%	0%	20%	
T3	Neighborhood	22%	N/A	N/A	

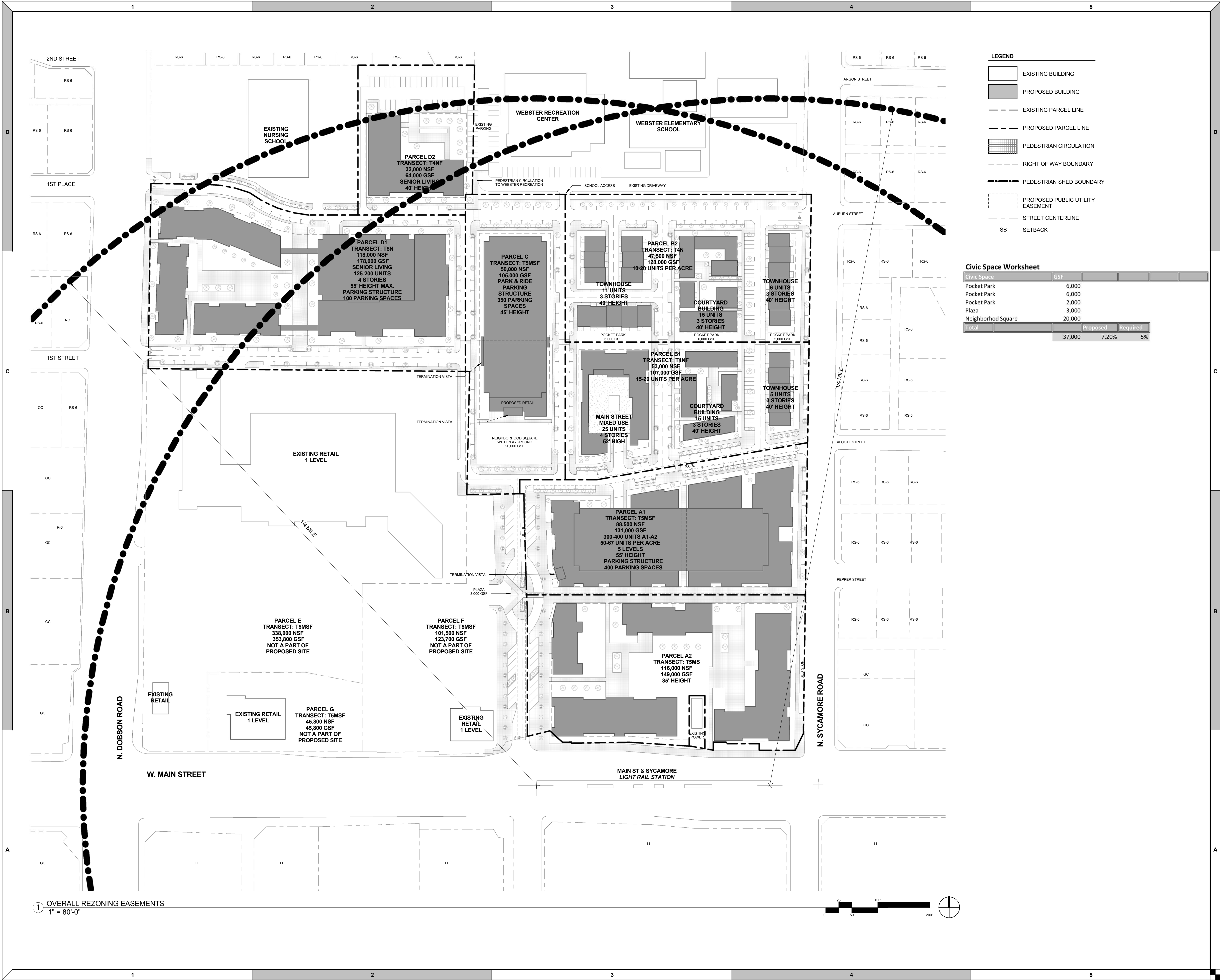
HIGHLIGHTS INDICATE WHERE PROPOSAL MEETS ALLOCATION PERCENTAGES

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LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- PEDESTRIAN CIRCULATION
- RIGHT OF WAY BOUNDARY
- PEDESTRIAN SHED BOUNDARY
- PROPOSED PUBLIC UTILITY EASEMENT
- STREET CENTERLINE
- SETBACK

Civic Space Worksheet

Civic Space	GSF				
Pocket Park	6,000				
Pocket Park	6,000				
Pocket Park	2,000				
Plaza	3,000				
Neighborhood Square	20,000				
Total	37,000	Proposed	7.20%	Required	5%

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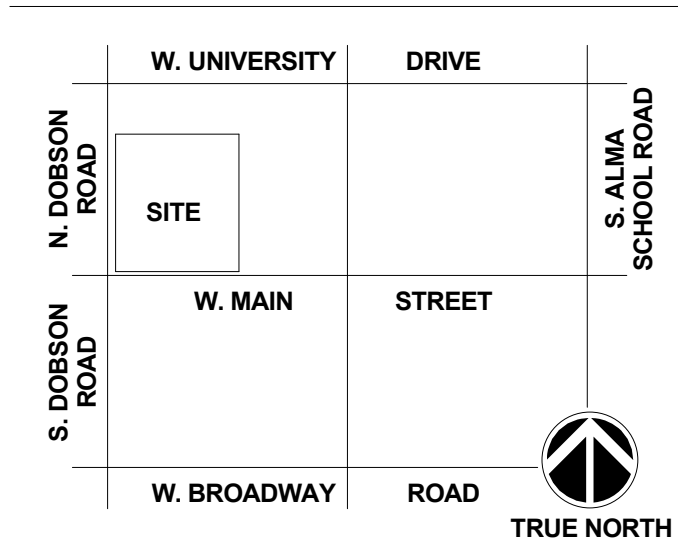
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REZONING SITE PLAN

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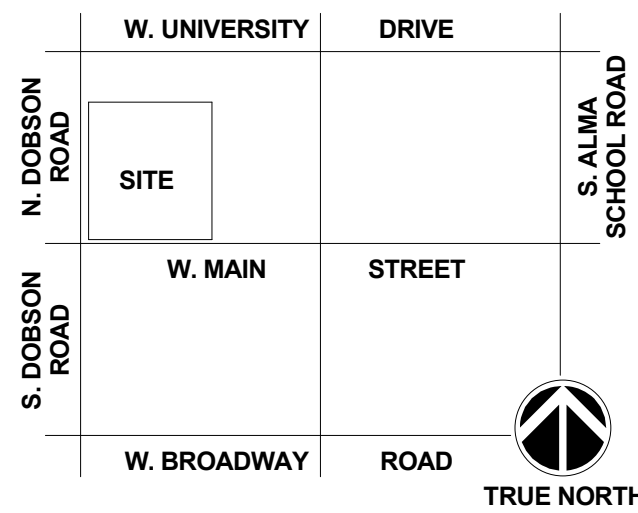
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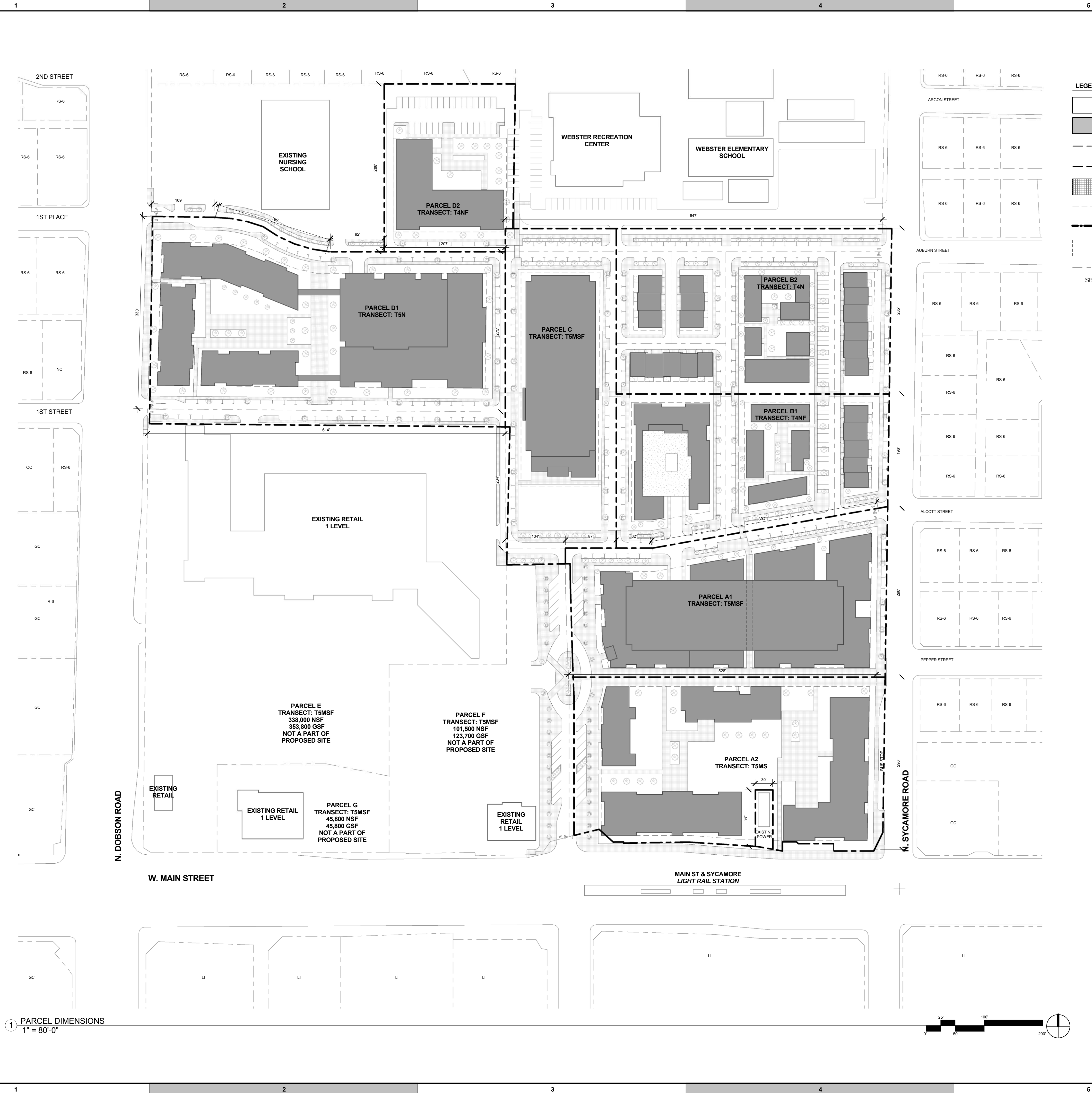
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1 PARCEL DIMENSIONS
1" = 80'-0"

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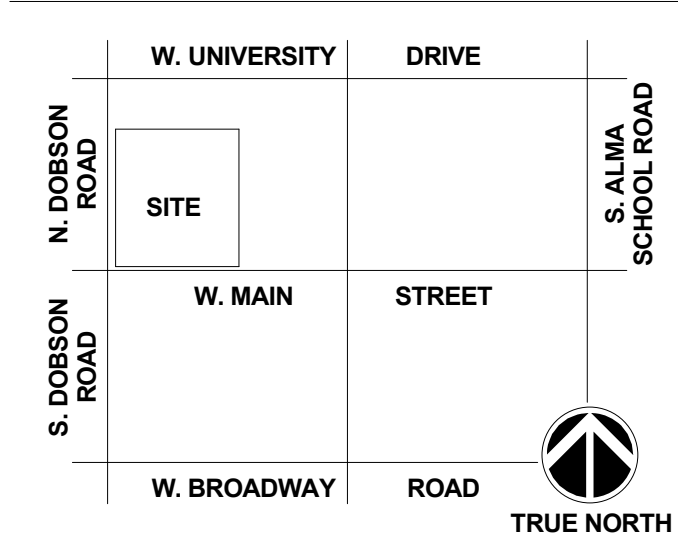
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PARCEL DIMENSIONS

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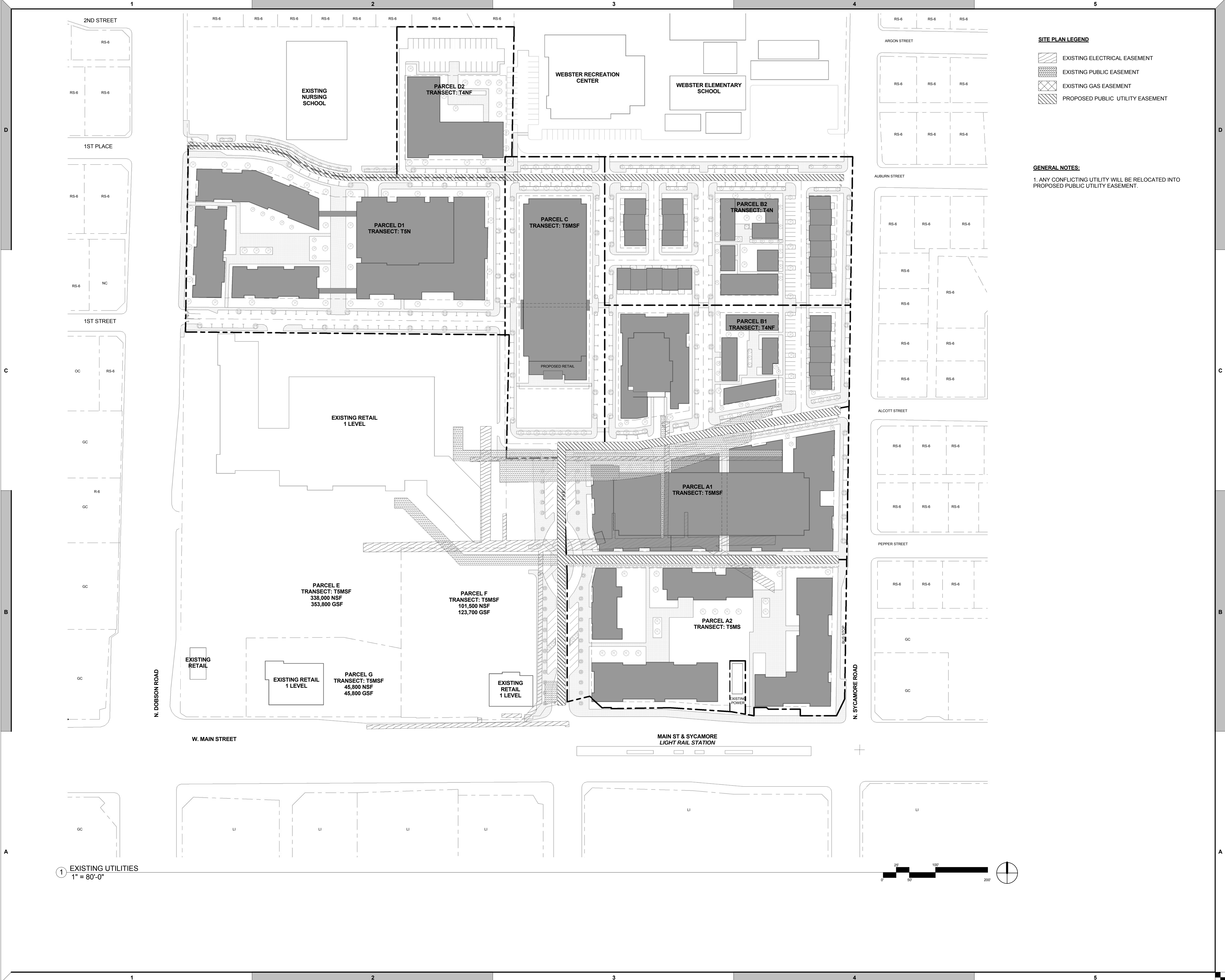
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SITE PLAN LEGEND

- EXISTING ELECTRICAL EASEMENT
- EXISTING PUBLIC EASEMENT
- EXISTING GAS EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT

GENERAL NOTES:

1. ANY CONFLICTING UTILITY WILL BE RELOCATED INTO PROPOSED PUBLIC UTILITY EASEMENT.

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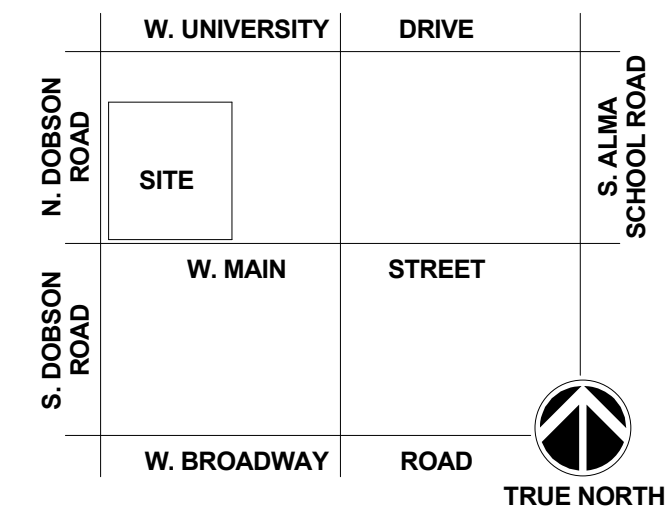
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UTILITY PLAN

DRAWING NUMBER

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