

DEVELOPER

EXCOLO DEVELOPMENT LLC
6628 E BASELINE ROAD #102
MESA, AZ 85206
CONTACT: ROB STEPHAN
PHONE: (602) 469-9988

ENGINEER

SUNRISE ENGINEERING, INC.
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
CONTACT: DAVID BOND
PHONE: (480) 768-8600

BENCHMARK

FOUND BRASS CAP FLUSH AT INTERSECTION OF HARRIS DRIVE AND
MALLORY STREET
ELEVATION = 1286.06

UTILITIES/SERVICES	
SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
ELECTRIC	SALT RIVER PROJECT
FIBER	CENTURYLINK
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER/SEWER	CITY OF MESA
STORM DRAIN	CITY OF MESA
FIRE	CITY OF MESA
REFUSE	CITY OF MESA

SITE DATA	
APN	136-04-008A
GROSS AREA	9.22 AC
NET AREA	9.22 AC
ZONING (EXISTING)	AG
ZONING (PROPOSED)	PAD RS-15
MIN LOT SIZE	100'x120'
MIN LOT AREA	15,000 SF
SETBACKS:	
FRONT	20'
REAR	20'
SIDE	10'
UNITS	18
DENSITY (GROSS)	1.9 DU/AC
CASE NUMBER	PRS19-00423

ABBREVIATIONS

E	EAST
EX	EXISTING
FM	FORCEMAIN
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MIN	MINIMUM
N	NORTH
PAE	PRIVATE ACCESS EASEMENT
PDE	POWER DISTRIBUTION EASEMENT
PUFE	PUBLIC UTILITY & FACILITIES EASEMENT
R/W	RIGHT-OF-WAY
S	SOUTH
STD	STANDARD
UBE	USE & BENEFIT EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
W	WEST

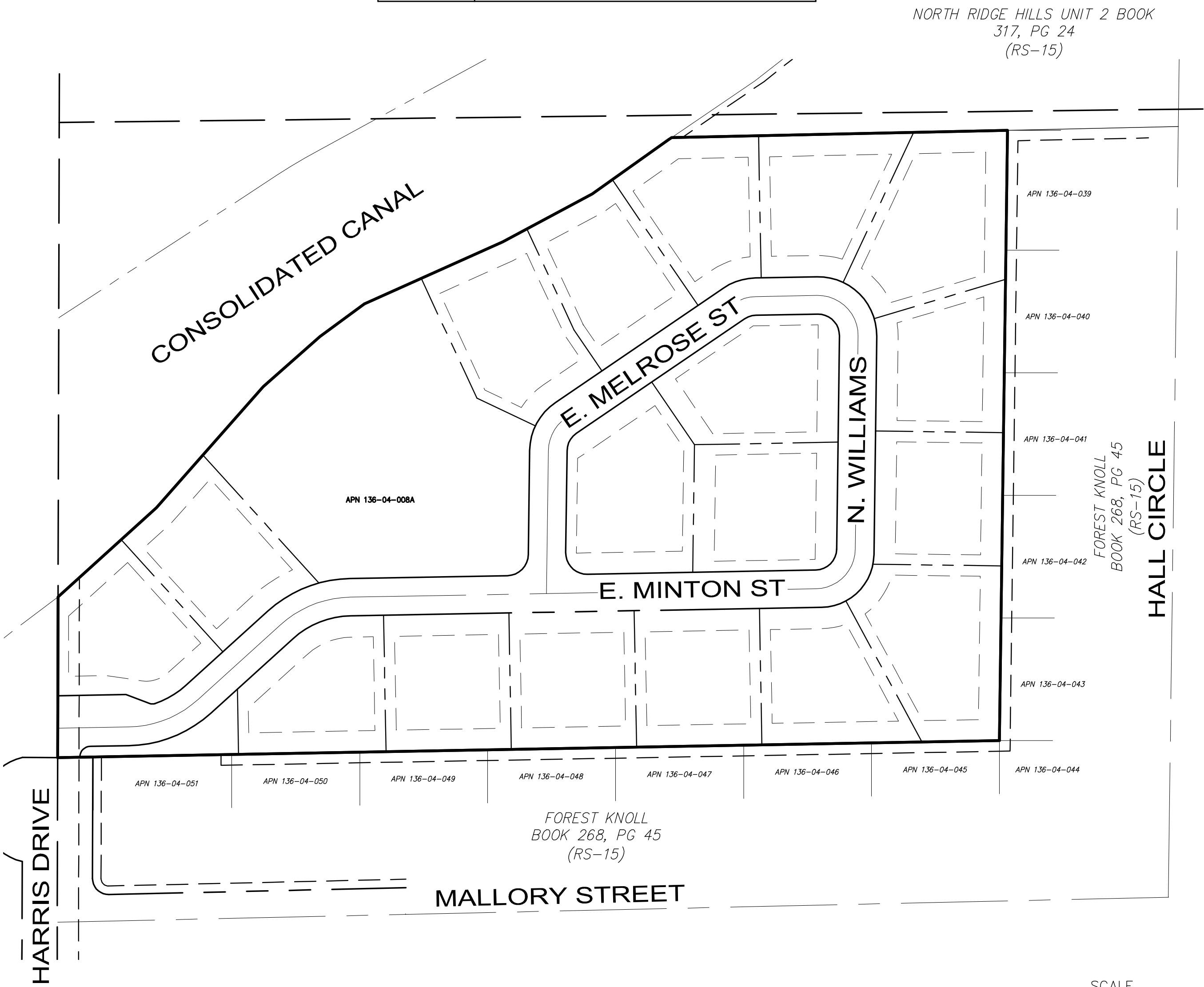
LINE LEGEND

---	SUBJECT BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	SECTION LINE
---	TRACT LINE
---	RIGHT OF WAY LINE
---	SETBACK LINE

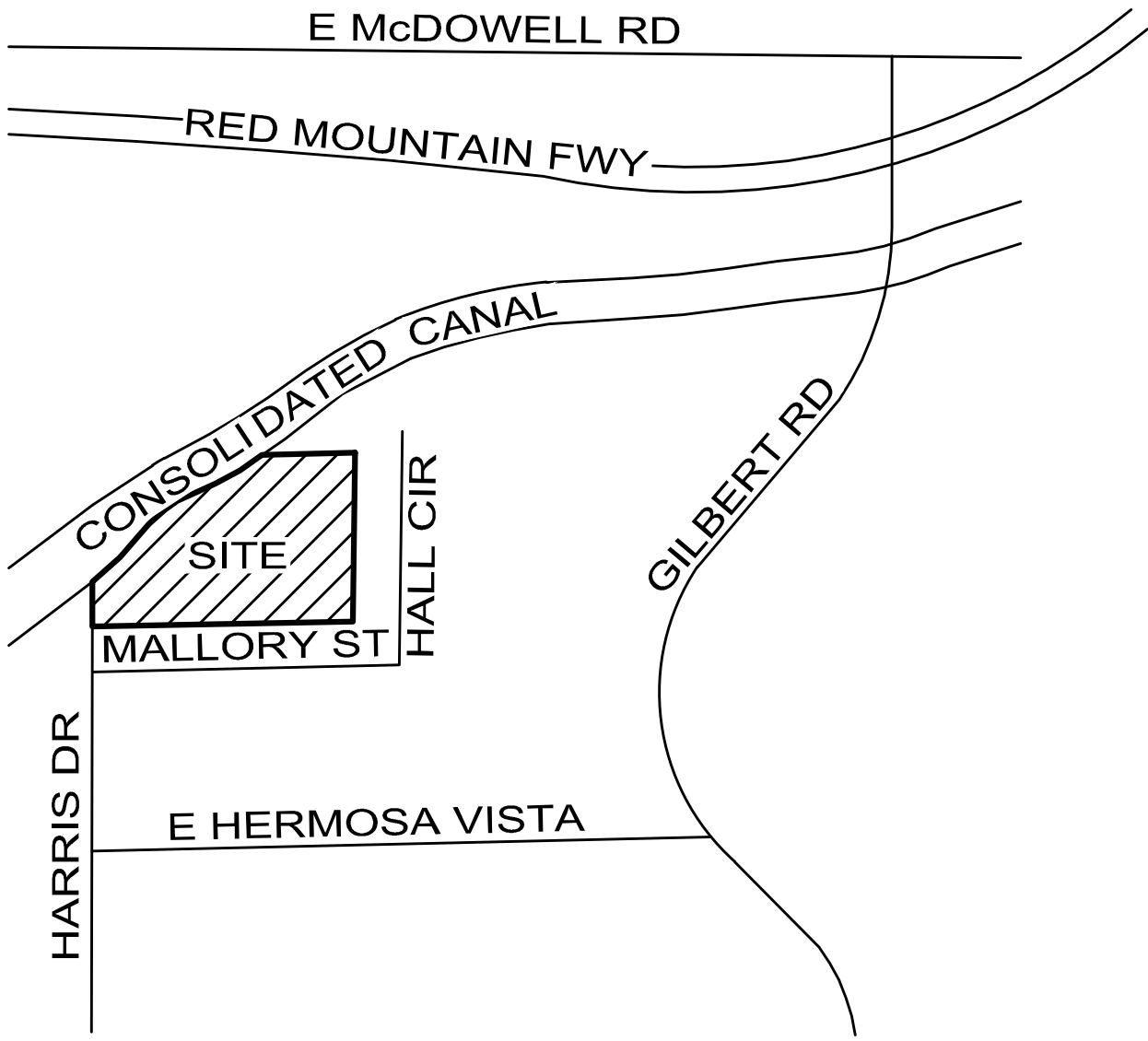
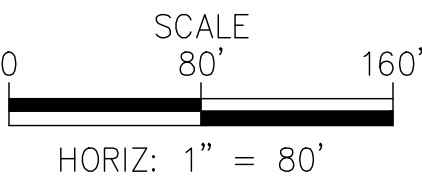
PRELIMINARY PLAT
OVERLOOK AT FOREST KNOLL

A PROPOSED SUBDIVISION LOCATED IN
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 5 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

SHEET INDEX	
SHEET #	DESCRIPTION
1	COVER SHEET
2	SECTION & TYPICAL LOT DETAILS
3	SITE PLAN
4	ENTRANCE DETAIL
5	UTILITY PLAN
6	GRADING & DRAINAGE PLAN



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

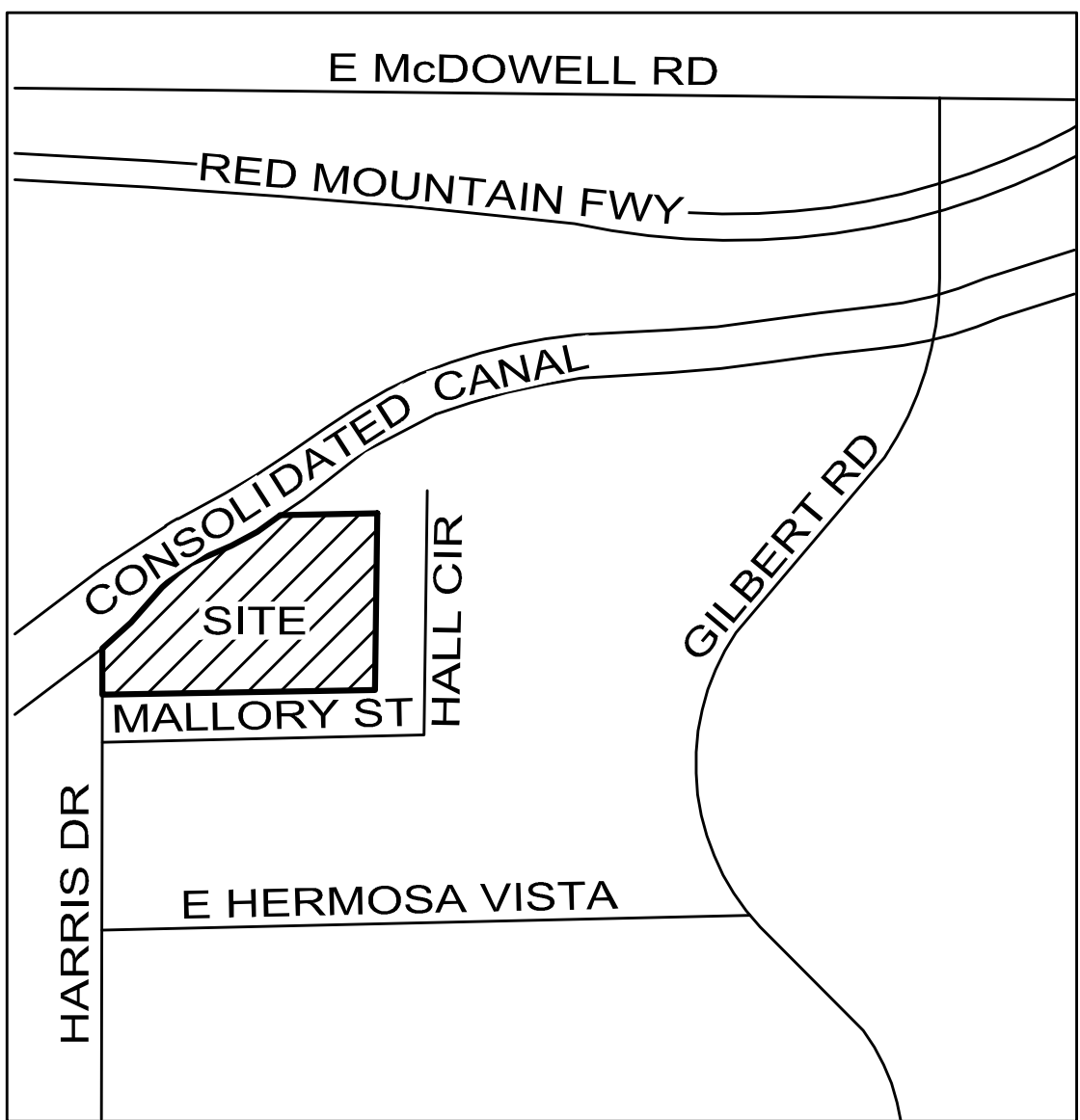
Planning & Zoning Board
Approved with conditions
November 13, 2019



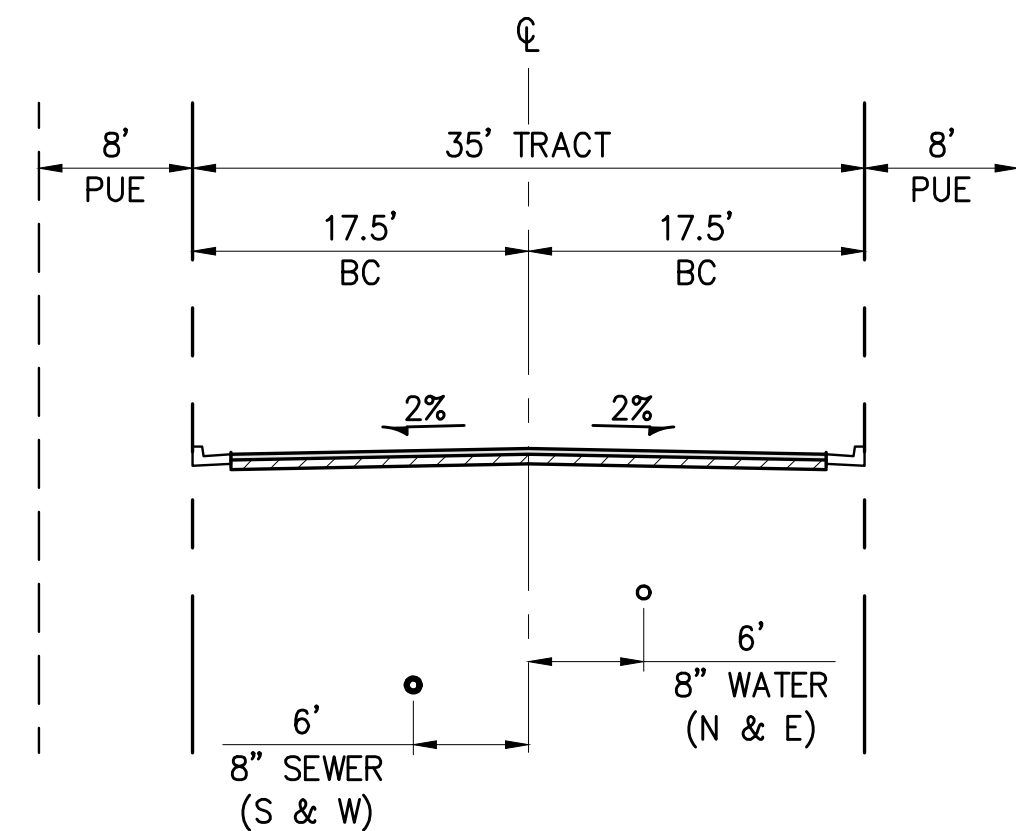
REV NO.	COMMENT	DATE
SUNRISE ENGINEERING 2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com		
EXCOLO DEVELOPMENT		
OVERLOOK AT FOREST KNOLL PRELIMINARY PLAT COVER SHEET		
SET NO. 06872	DESIGNED CAH	DRAWN CAH
CHECKED DLB	COV	1 of 6



REV NO.	COMMENT			DATE
  SUNRISE ENGINEERING 2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com				
EXCOLO DEVELOPMENT				
OVERLOOK AT FOREST KNOLL PRELIMINARY PLAT SECTION & TYPICAL LOT DETAILS				
SEI NO. 06872	DESIGNED CAH	DRAWN CAH	CHECKED DLB	SEC 2 of 6



VINCINITY MAP
N.T.S.



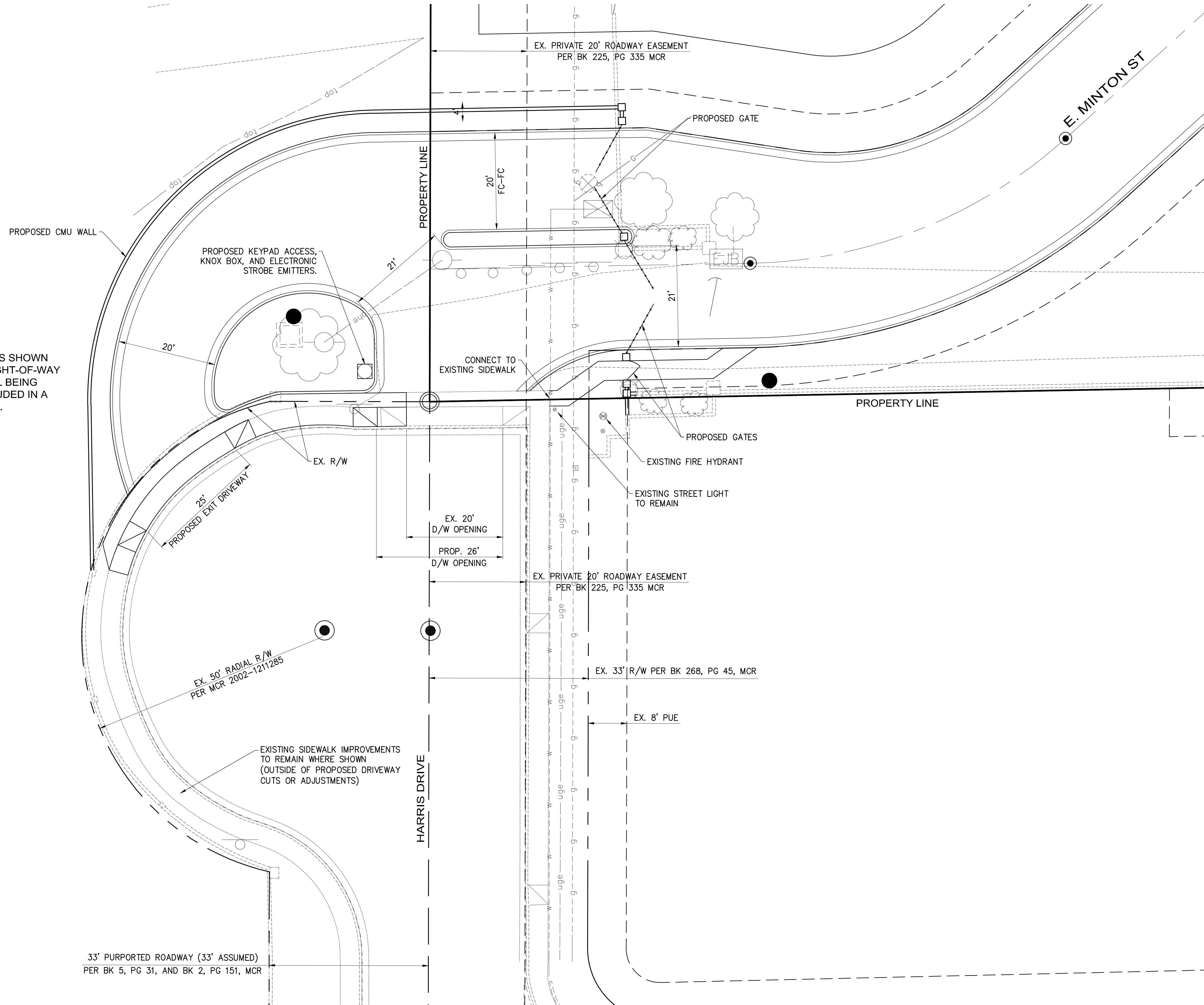
A TYPICAL PRIVATE STREET
~ NOT TO SCALE (NO ON-STREET PARKING)

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	71.82'	41°09'03"	N68°23'26"E	70.29'
C2	100.00'	71.82'	41°09'03"	S68°23'26"W	70.29'
C3	37.50'	57.74'	88°13'24"	N44°51'15"E	52.20'
C4	37.50'	60.07'	91°46'36"	N45°08'45"W	53.85'
C5	37.50'	36.00'	55°00'00"	S28°14'33"W	34.63'

REV. NO.	COMMENT			DATE	
		 SUNRISE ENGINEERING			
		2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com			
EXCOLO DEVELOPMENT					
OVERLOOK AT FOREST KNOLL PRELIMINARY PLAT SITE PLAN					
SEI NO. 06872	DESIGNED CAH	DRAWN CAH	CHECKED DLB	PP1	3 of 6

NOTE:

ENTRANCE IMPROVEMENTS SHOWN BEYOND THE EXISTING RIGHT-OF-WAY AND WEST OF THE PARCEL BEING DEVELOPED WILL BE INCLUDED IN A PENDING LAND PURCHASE.



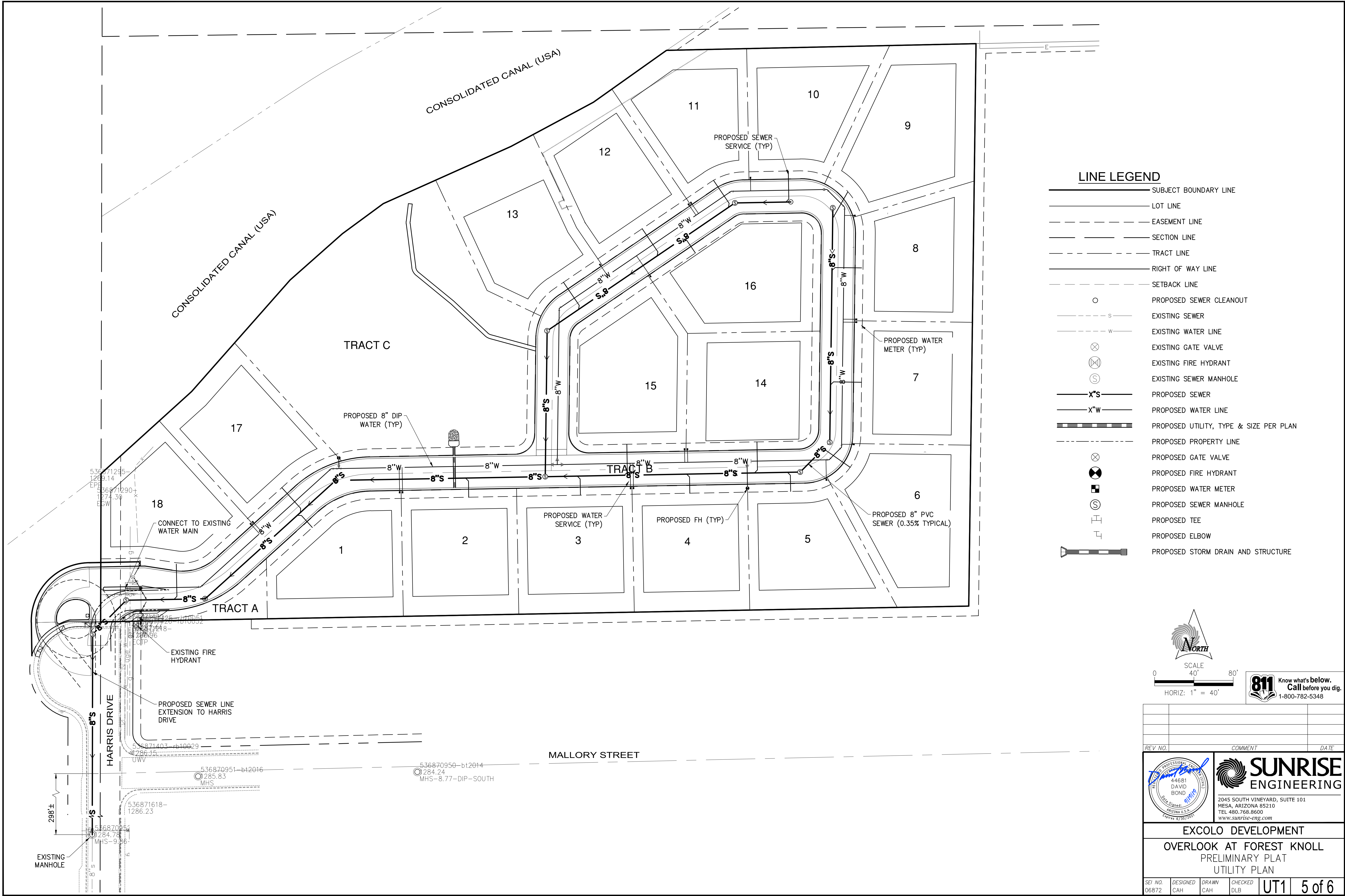


SCALE
0 10' 20'
HORIZ: 1" = 10'



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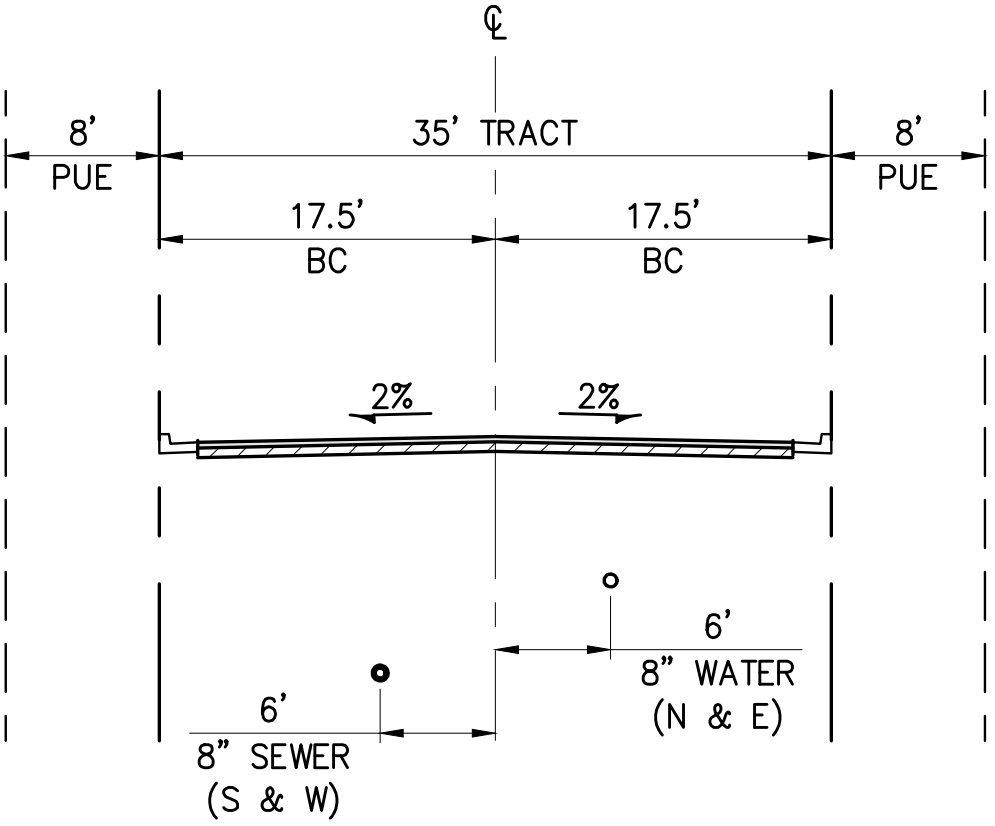
REV. NO.		COMMENT	DATE
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CALCULATIONS FOR VOLUME REQUIRED
= C * P / 12 * A
= 0.70 * 2.2" / 12 * 401,894
= 51,576 CF
VOLUME PROVIDED (BASIN ONE) = 52,716 CF



(A) TYPICAL PRIVATE STREET
NOT TO SCALE (NO ON-STREET PARKING)

HALL CIRCLE

270.15' (M)

341.89' (M)

179.74' (M)
179.77' (M)

LEGEND

← DRAINAGE FLOW DIRECTION

---◆--- GRADE BREAK

NORTH

SCALE
0 40' 80'

HORIZ: 1" = 40'

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REV. NO.	COMMENT	DATE

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EXCOLO DEVELOPMENT

OVERLOOK AT FOREST KNOLL

PRELIMINARY PLAT

GRADING AND DRAINAGE PLAN

SEI NO. 06872	DESIGNED CAH	DRAWN CAH	CHECKED DLB	GD	6 of 6
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