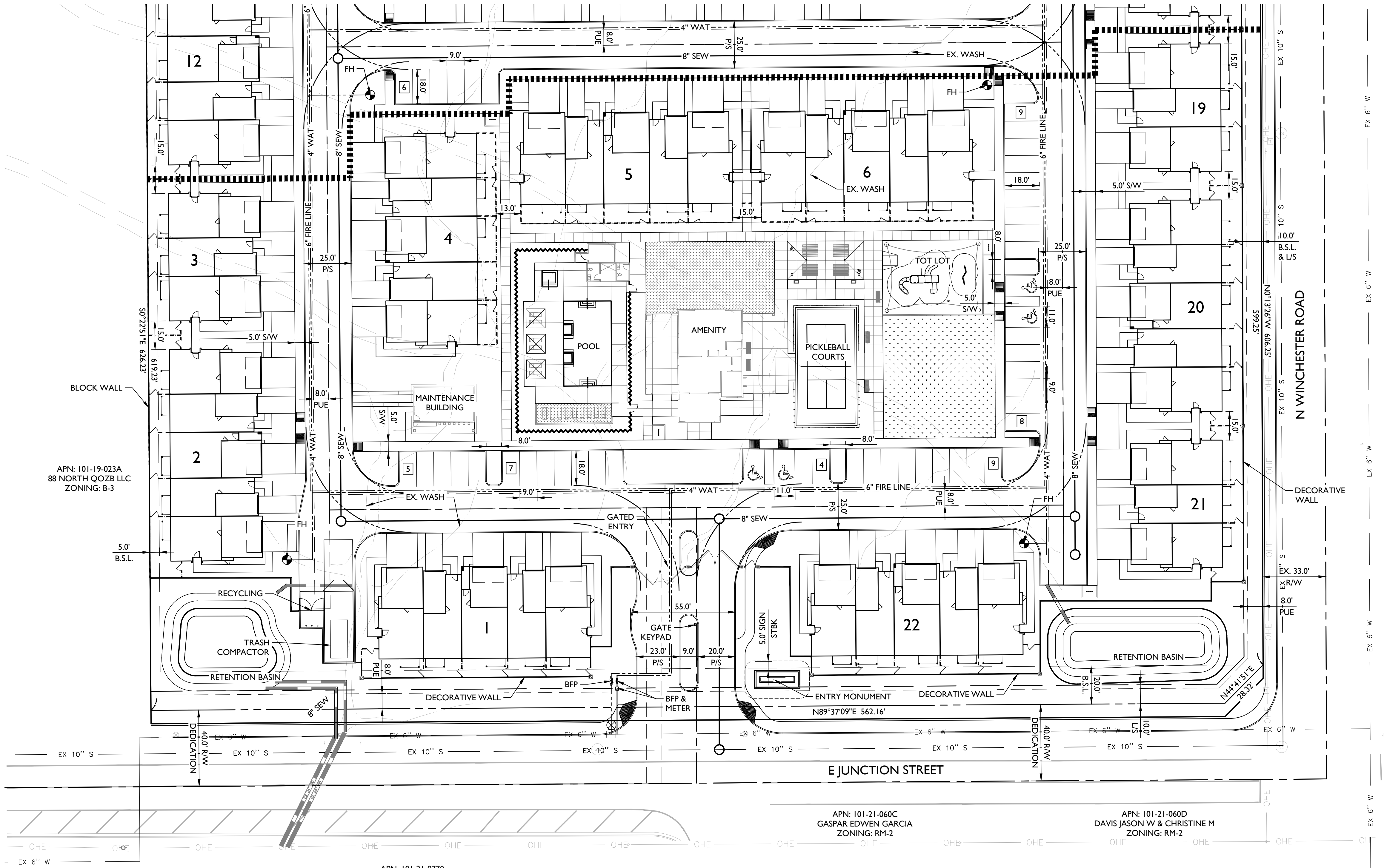


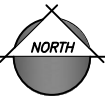
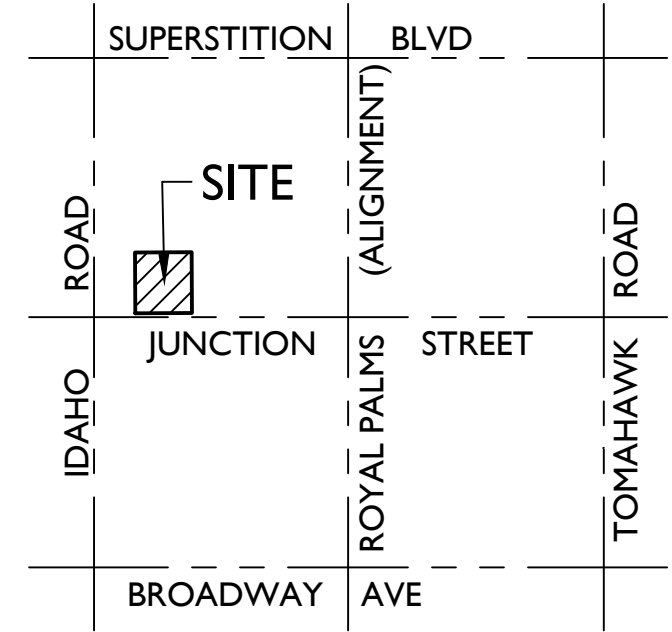
SITE PLAN FOR SKYLINE TOWNS

A PORTION OF THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

MATCH SHEET 2



VICINITY MAP



NTS

PROJECT TEAM

DEVELOPER:
BELA FLOR COMMUNITIES
1635 N. GREENFIELD RD., STE 115
MESA, AZ 85205
TEL: (480) 553-7236
CONTACT: MR. HUDD HASSELL
email: hudd@belaflor.com

**CIVIL ENGINEER, LANDSCAPE
ARCHITECT, PLANNER:**
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: BRIAN NICHOLLS
email: brian.nicholls@epsgruoinc.com

PROJECT DATA

APN: 101-19-0220; 101-19-023B; 101-19-023A (PORTION)

EXISTING GENERAL PLAN: DOWNTOWN MIXED USE
EXISTING ZONING: RS-GR & B-3
PROPOSED ZONING: RM-2/PD

GROSS ACRES: ± 9.32 ACRES (406,064 SF)
NET ACRES: ± 8.19 ACRES (356,686 SF)

UNIT BREAKDOWN	NO. BUILDINGS	UNIT TYPES		
		2BD	3BD	TOTAL
3-PLEX:	5	5	10	15
5-PLEX:	17	34	51	85
TOTAL:	22	39	61	100

DENSITY: 12.21 DU/AC

LOT COVERAGE: 20.2%

PARKING CALCULATION REQUIRED	200
2+BR (2/UNIT)	30
GUEST (0.3/UNIT)	8 (NOT INCLUDED IN SUM)
ACCESSIBLE	8 (NOT INCLUDED IN SUM)
TOTAL REQUIRED:	230 SPACES

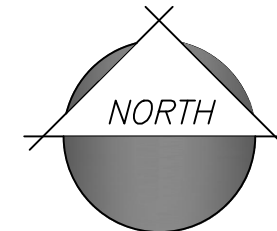
PROVIDED SURFACE (GUEST)	70
DRIVEWAY	39
GARAGE	161
ACCESSIBLE	8 (NOT INCLUDED IN SUM)
TOTAL PROVIDED:	270 SPACES

NOTES

- FOR MORE WALL COLUMN INFORMATION AND LOCATIONS, PLEASE REFER TO LANDSCAPE WALL PLANS.

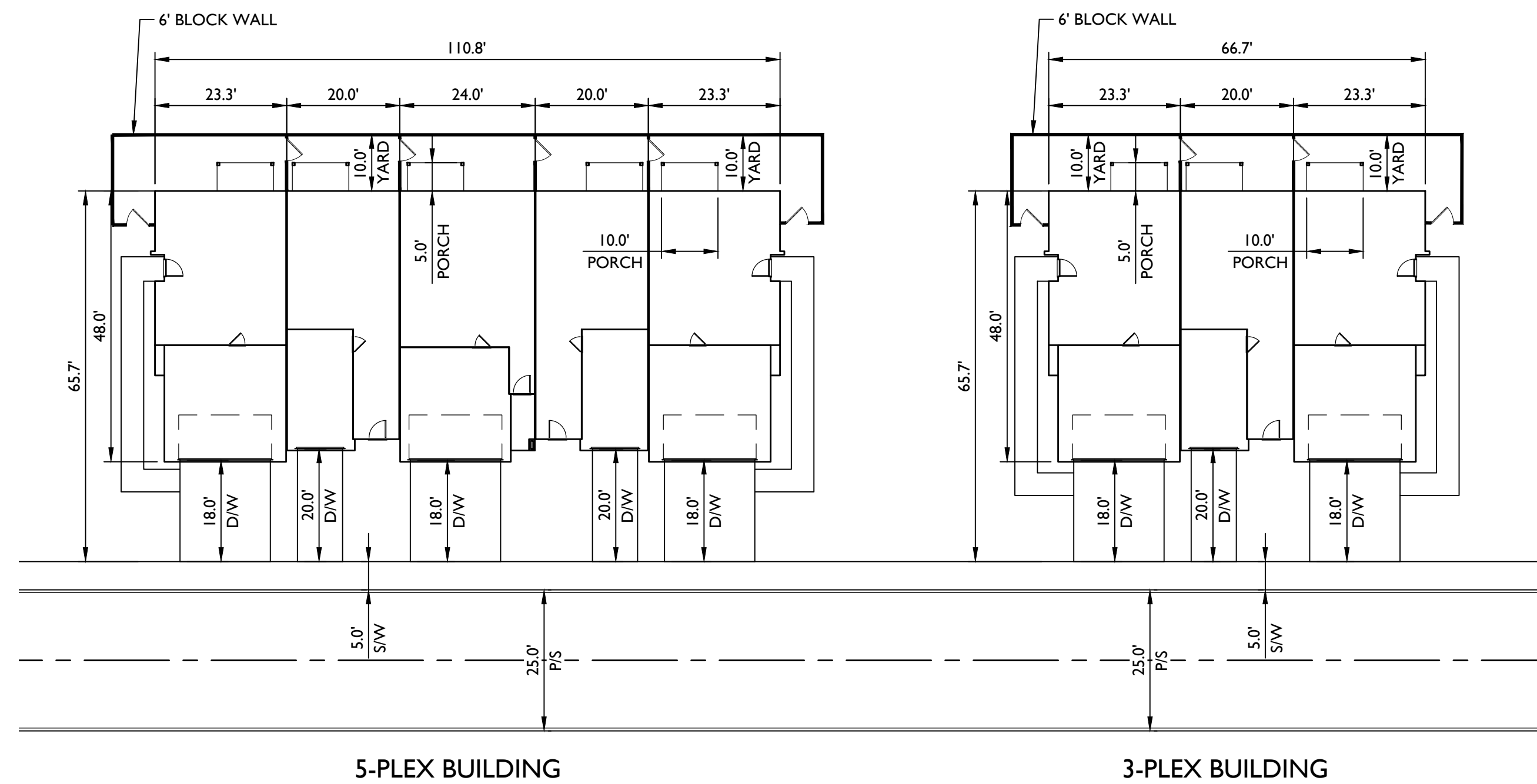
LEGEND

- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- P/S PRIVATE STREET TRACT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- STBK SETBACK
- L/S LANDSCAPE SETBACK
- FIRE HYDRANT
- BACKFLOW PREVENTER
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ||||| SHEET MATCH LINE

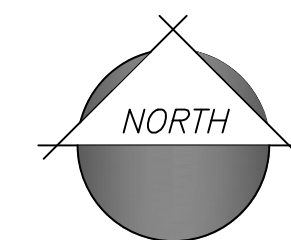


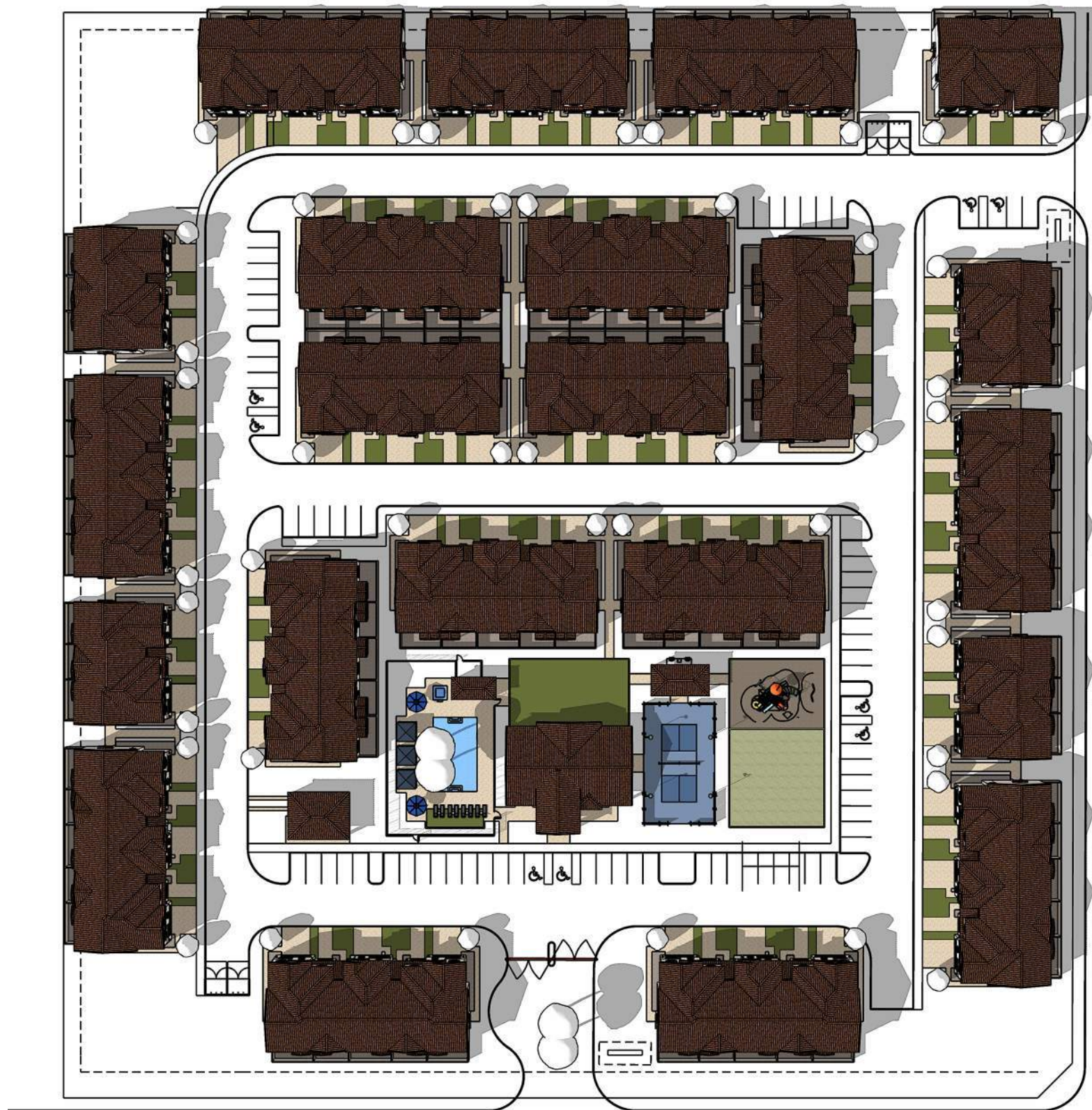
30 0 30 60
Scale: 1" = 30' feet

Jul 08, 2025 9:29am S:\Projects\2022\22-0273\Planning\Drawings\Site Plan & Design Review\22-0273 - SP02.dwg



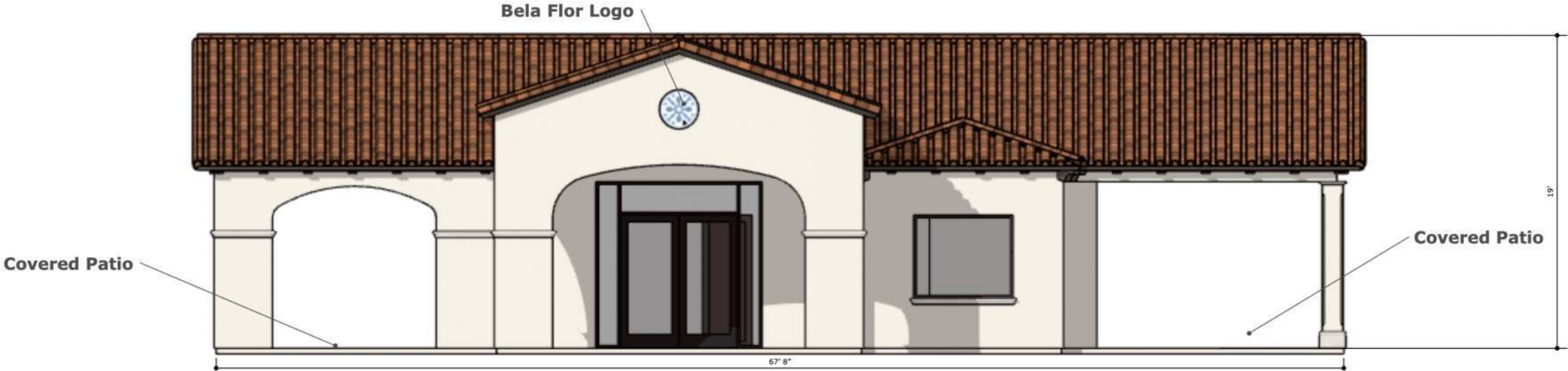
- | | |
|---|----------------------------------|
| LEGEND | |
|  | FIRE HYDRANT (FH) |
|  | MANHOLE |
| ESMT | EASEMENT |
| R/W | RIGHT-OF-WAY |
| S/W | SIDEWALK |
| PUE | PUBLIC UTILITY EASEMENT |
| P/S | PRIVATE STREET TRACT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| B.S.L | BUILDING SETBACK LINE |
| STBK | SETBACK |
| L/S | LANDSCAPE SETBACK |
| FH | FIRE HYDRANT |
| BFP | BACKFLOW PREVENTER |
| ===== | PROPERTY BOUNDARY |
| ----- | STREET CENTERLINE |
| ----- | STREET RIGHT-OF-WAY |
| --- | EASEMENT |
| --- | LOT LINE |
| --- | SEWER LINE |
| --- | WATER LINE |
| --- | 1' VEHICULAR NON-ACCESS EASEMENT |
| | SHEET MATCH LINE |



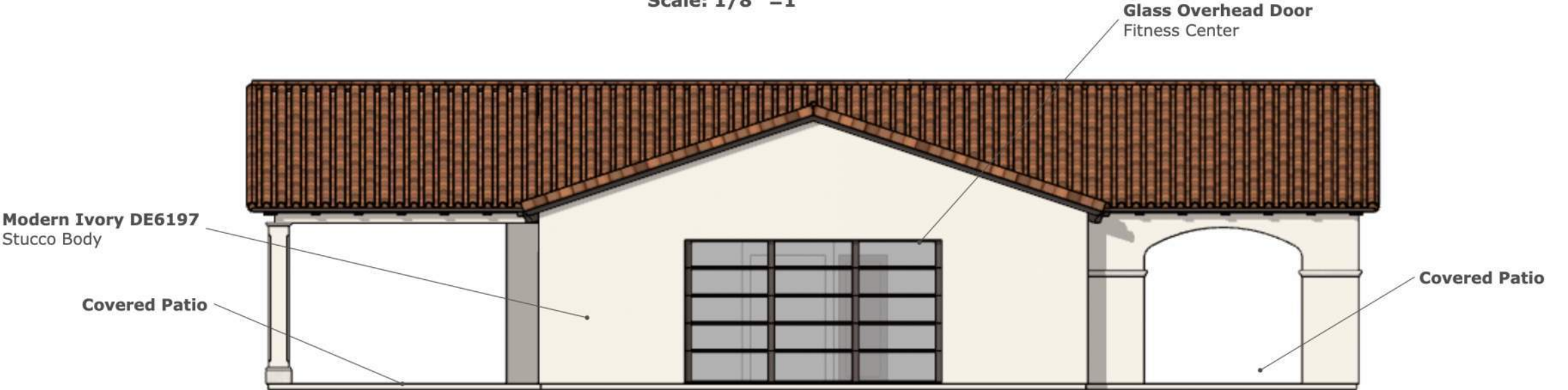




BIG IDEA HOUSE LLC



FRONT ELEVATION
Scale: 1/8" = 1'



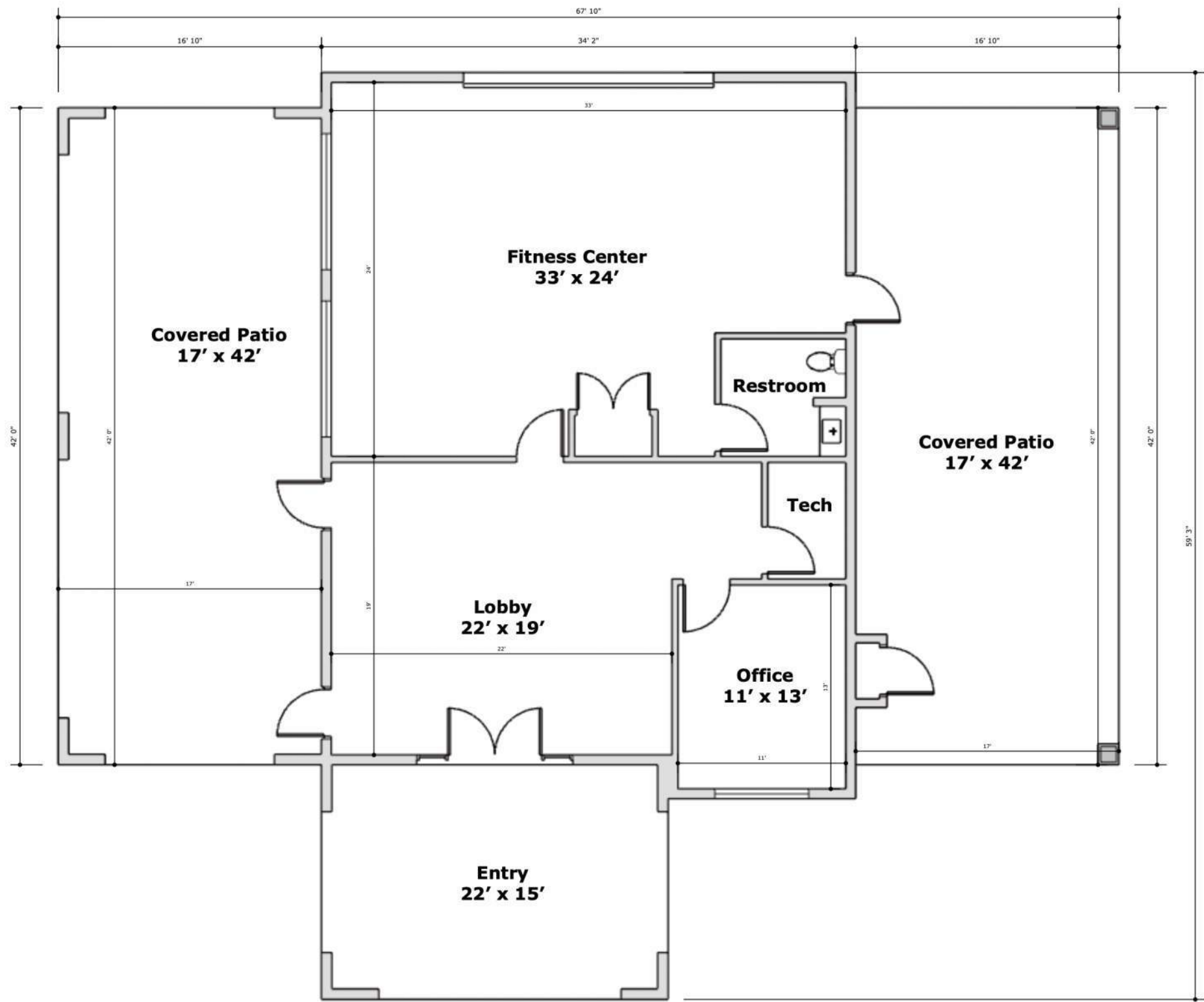
REAR ELEVATION
Scale: 1/8" = 1'



RIGHT ELEVATION
Scale: 1" = 10'



LEFT ELEVATION
Scale: 1" = 10'



Scale: 1/8" = 1'



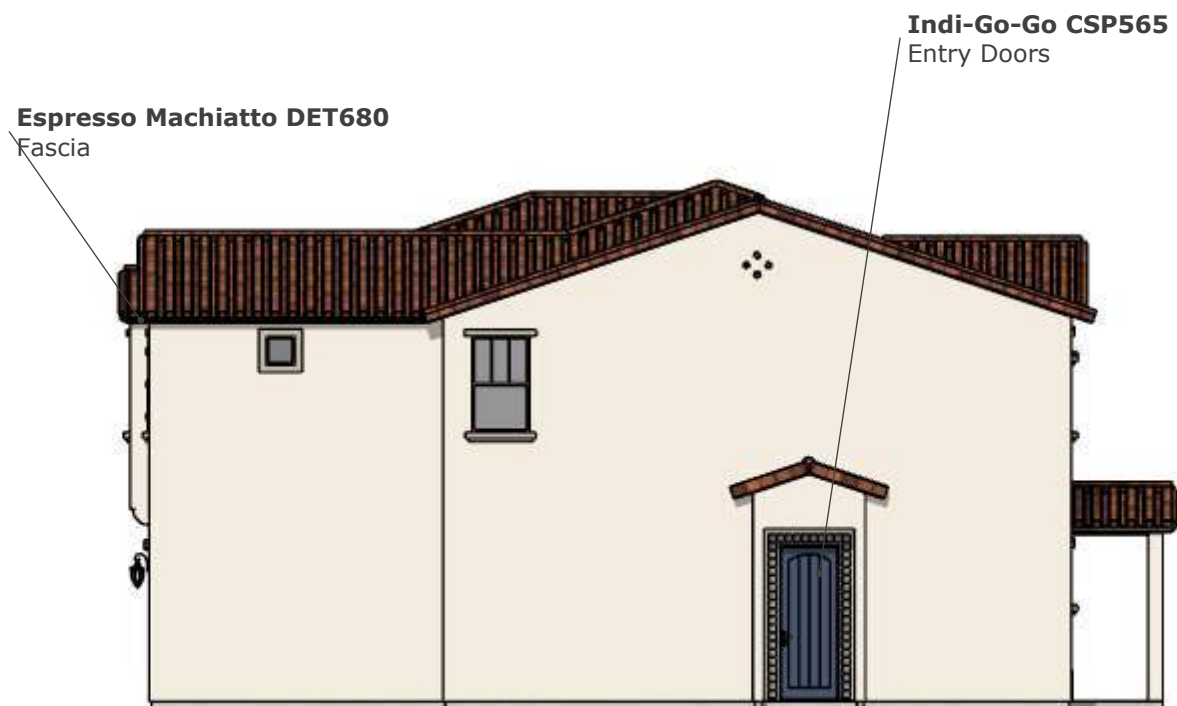
BIG IDEA HOUSE LLC



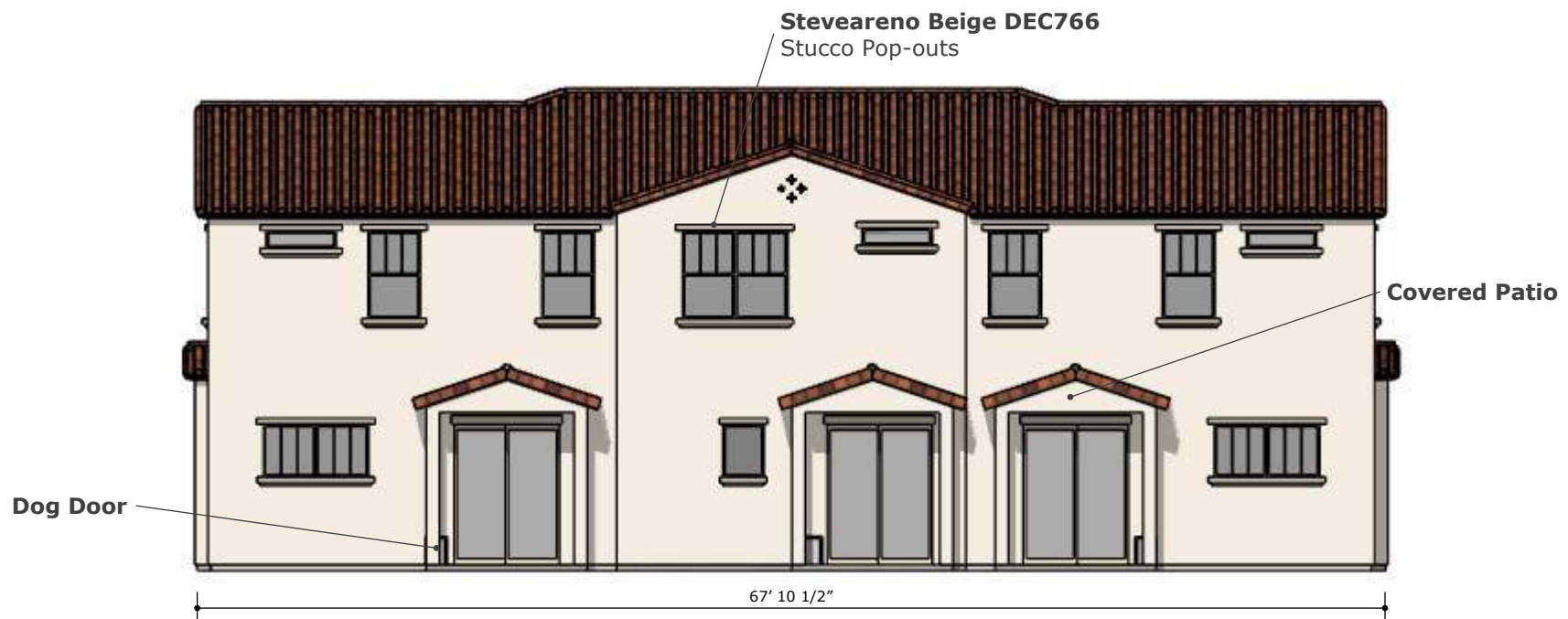
FRONT ELEVATION



LEFT ELEVATION



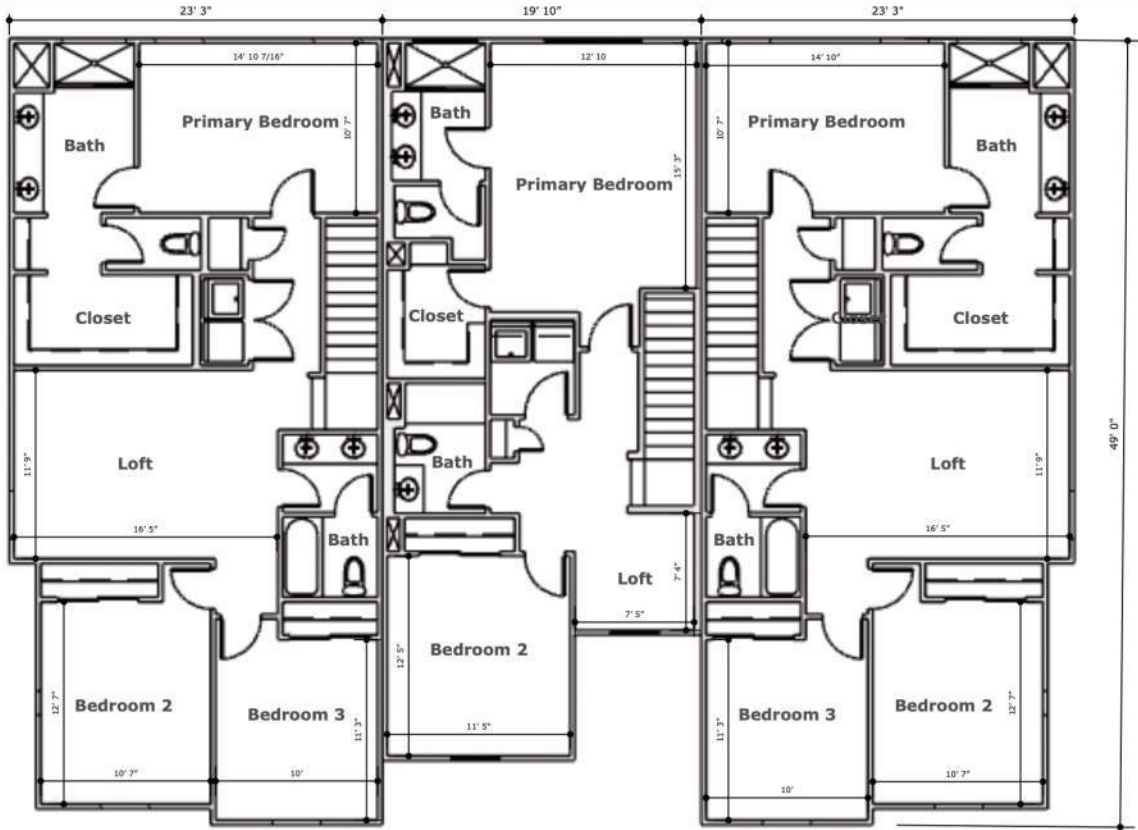
RIGHT ELEVATION



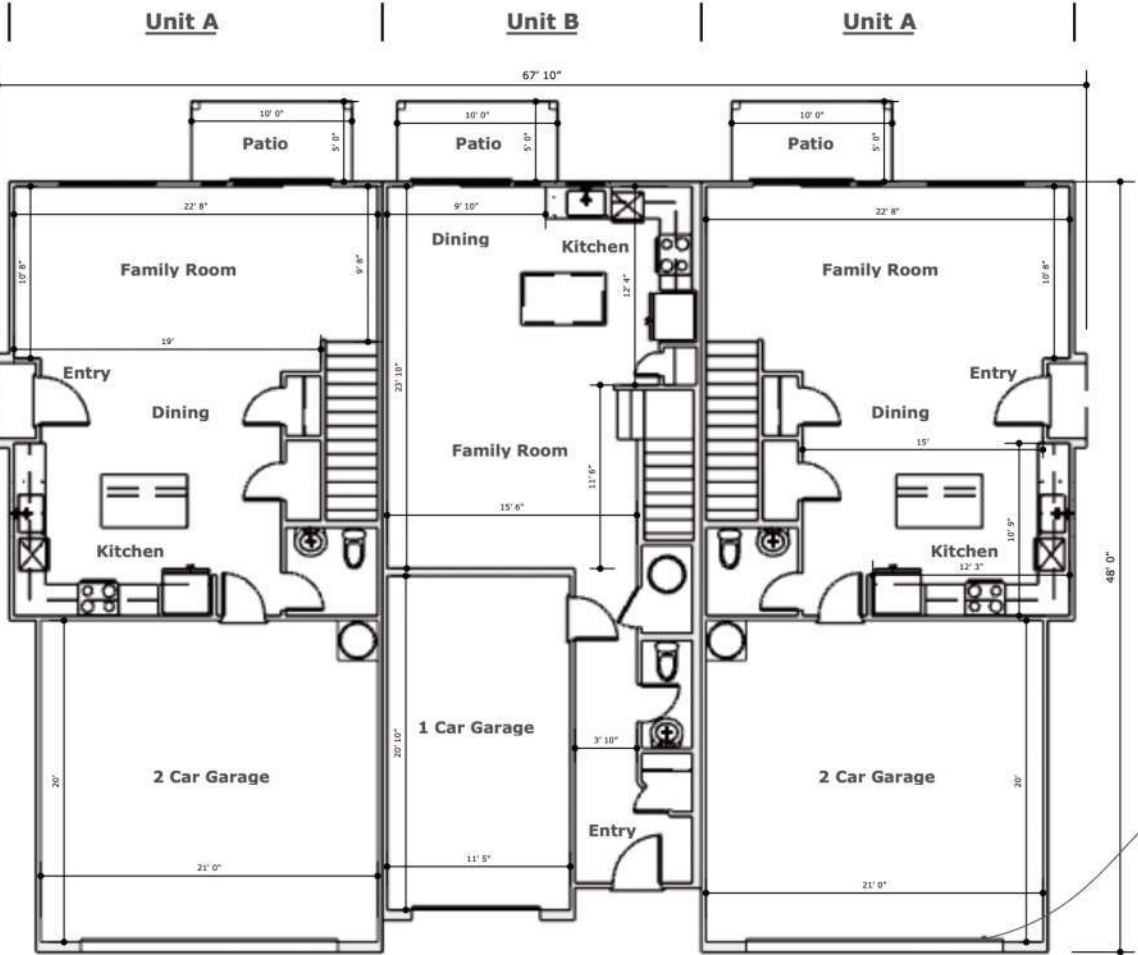
REAR ELEVATION

Scale: 1" = 10'

SECOND LEVEL



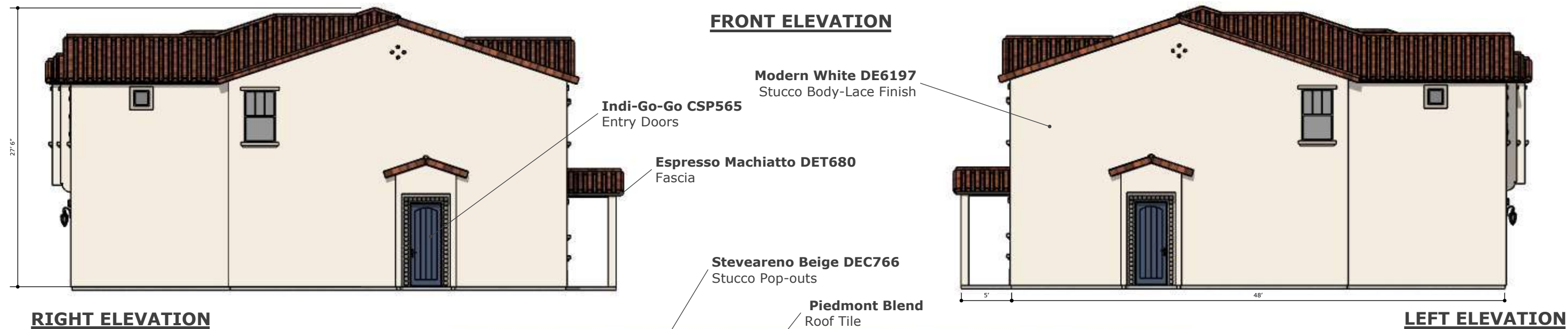
MAIN LEVEL



Scale: 1" = 12'



BIG IDEA HOUSE LLC

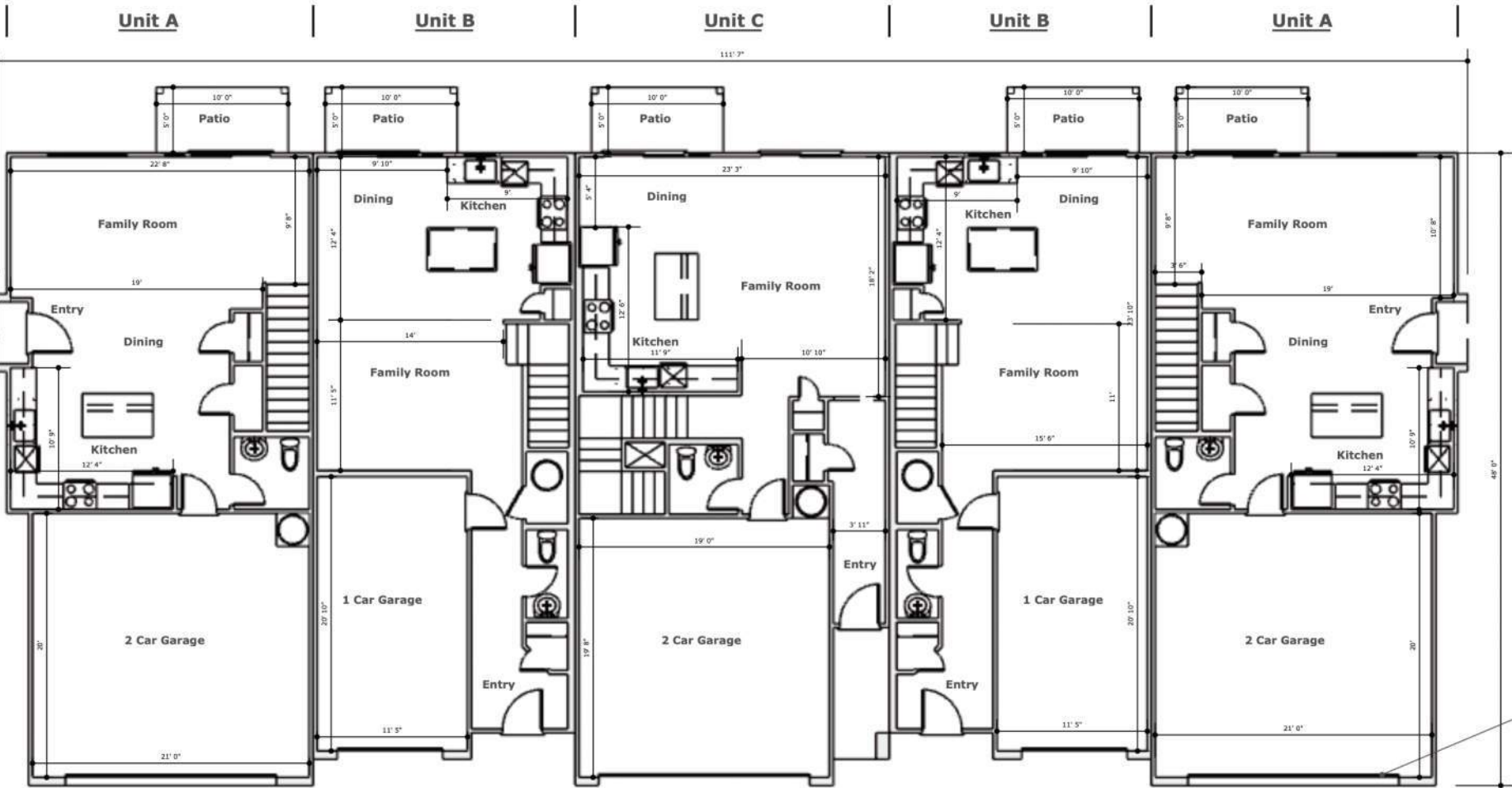


Scale: 1" = 10'

SECOND LEVEL



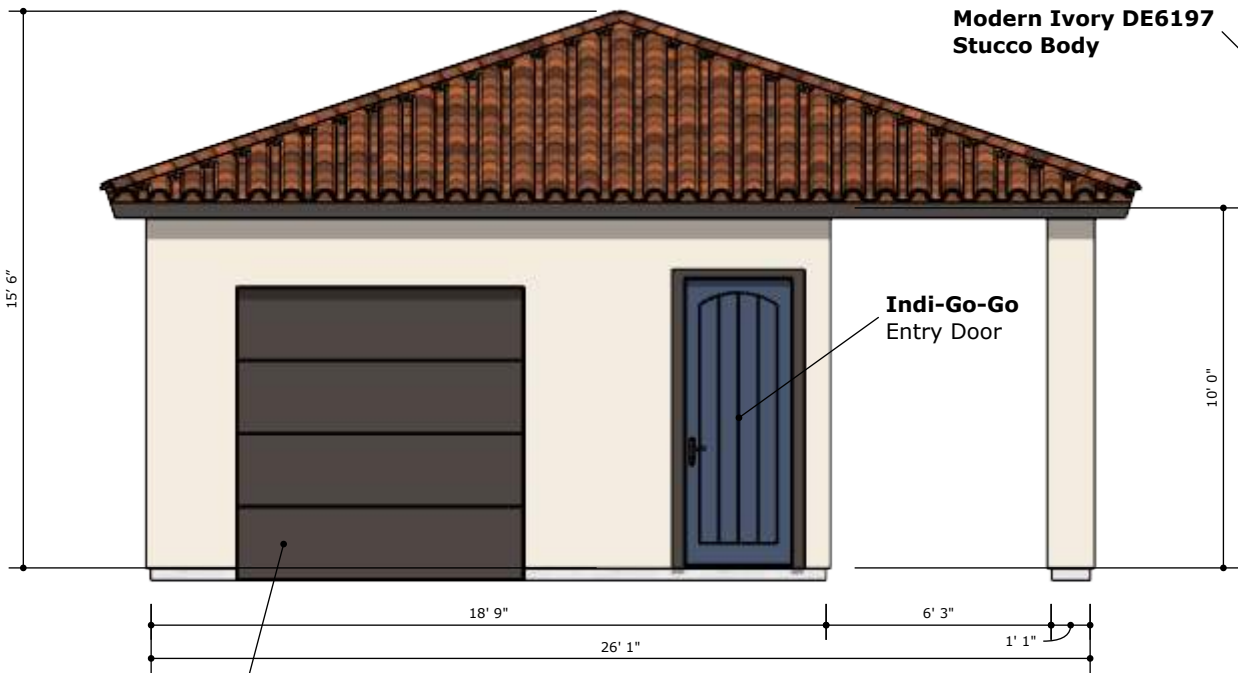
MAIN LEVEL



8" Deep Garage Doors

Scale: 1" = 12'



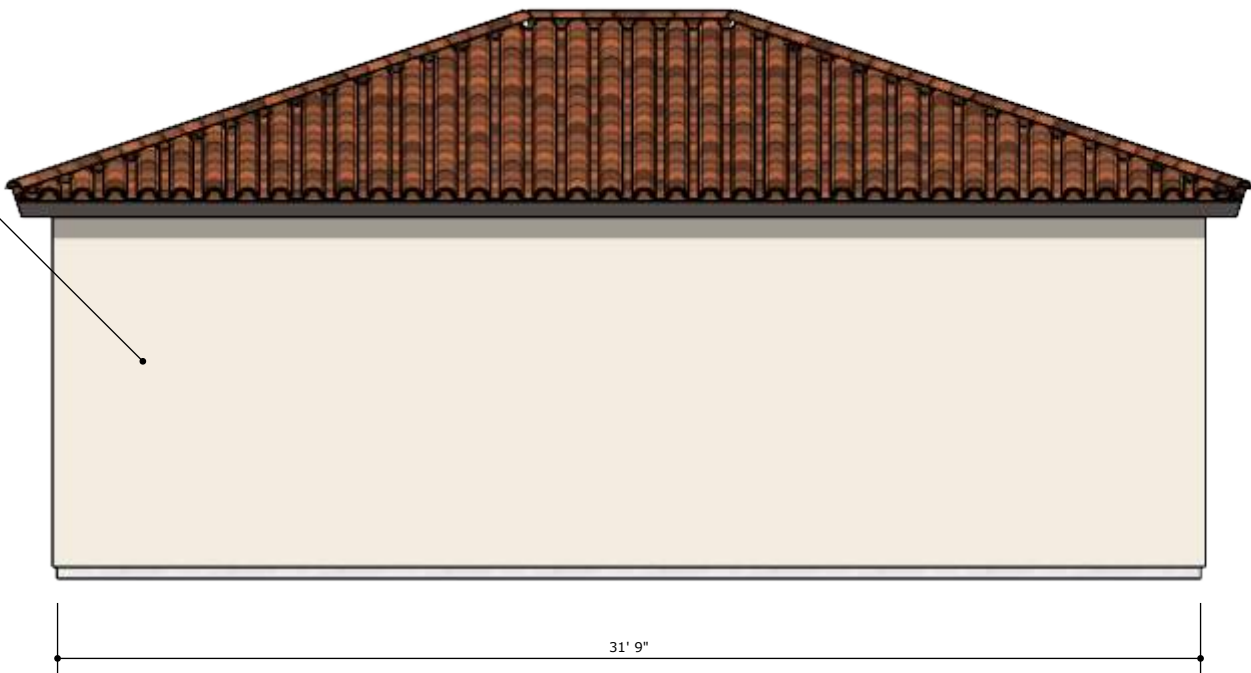


FRONT ELEVATION

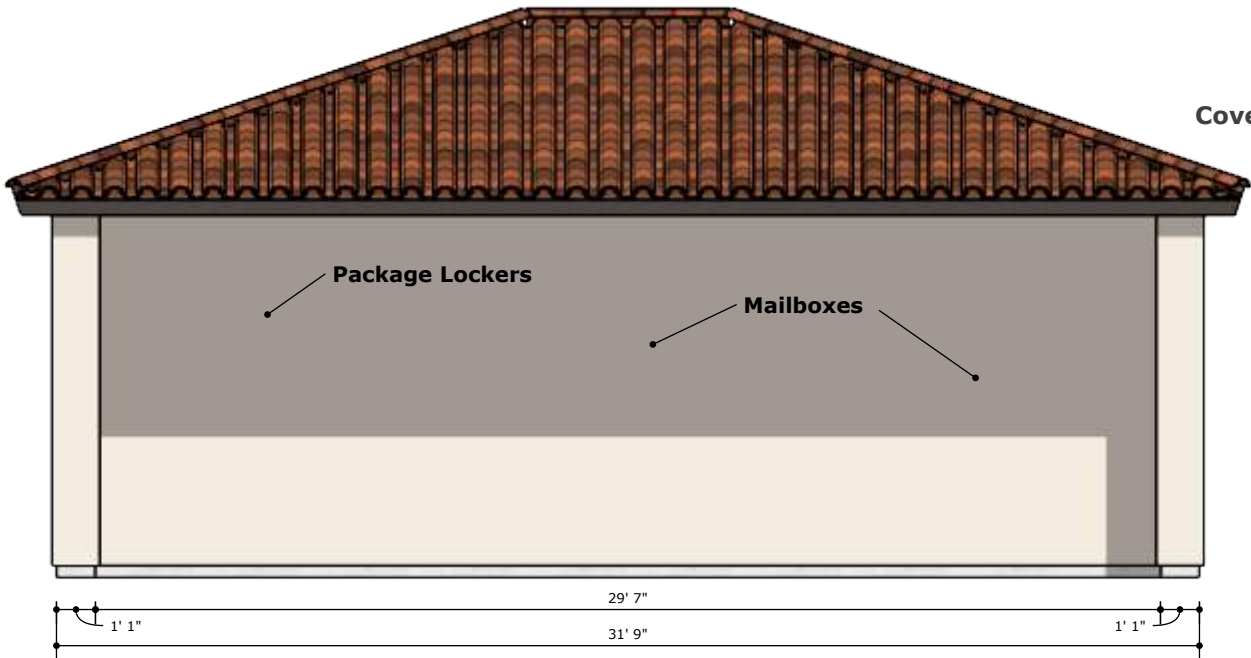
Espresso Machiatto
Fascia/Door Trim/Garage

Modern Ivory DE6197
Stucco Body

Indi-Go-Go
Entry Door



LEFT ELEVATION

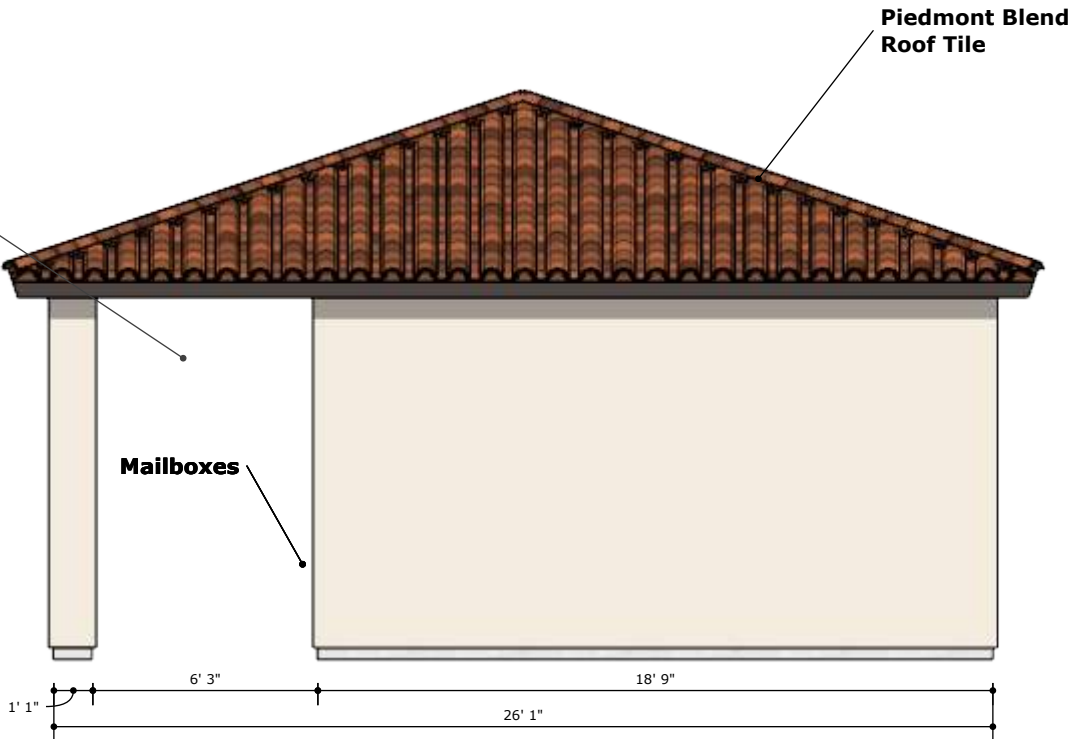


REAR ELEVATION

Package Lockers

Mailboxes

Covered Breezeway

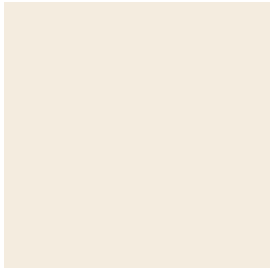


RIGHT ELEVATION

Mailboxes

Piedmont Blend
Roof Tile

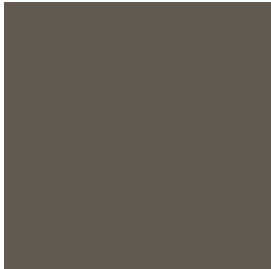
Finishes



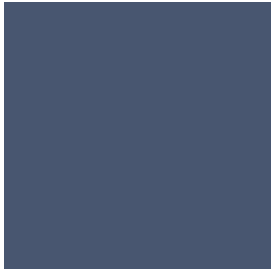
MODERN IVORY DE6197
Stucco Body-Sand Finish



STEVEARENO BEIGE DEC766
Stucco Pop-outs-Sand Finish



DOWNING TO EARTH DET634
Garage Doors, Posts, Wood Fascia



INDI-GO-GO CSP565
Entry Doors and Wood Shutters



JET DE6378
Iron and Metal Work



SAN RAFAEL BLEND 3684
Eagle Roofing- Capistrano

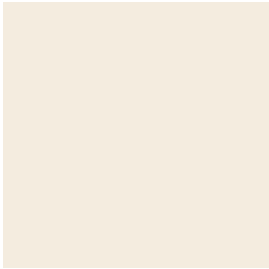


SAND-FINISHED STUCCO
Shown in Modern Ivory



GABLE DETAIL
Double Iron Cross, Talavera Tile TBD

Finishes



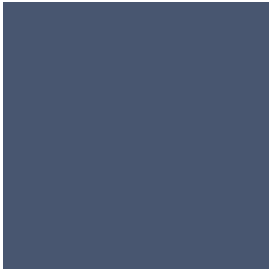
MODERN IVORY DE6197 Dunn Edwards
Stucco Body



STEVEARENO BEIGE DEC766 Dunn Edwards
Stucco Pop-outs



ESPRESSO MACHIATTO DET680 Dunn Edwards
Garage Doors, Wood Fascia



INDI-GO-GO CSP565 Benjamin Moore
Entry Doors and Wood Shutters



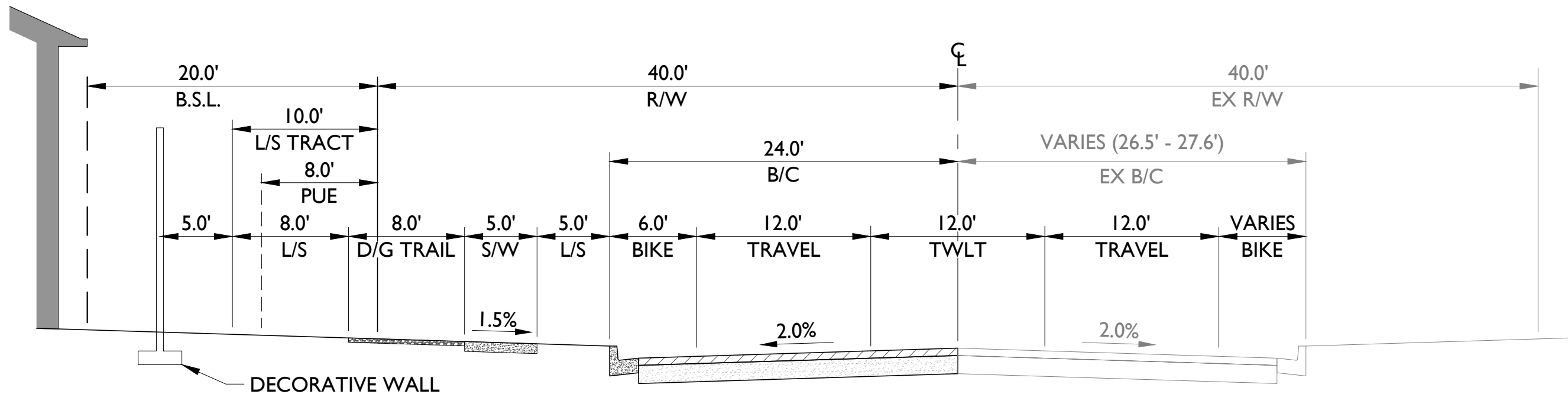
IRON ORE SW7069 Sherwin Williams
Iron and Metal Work



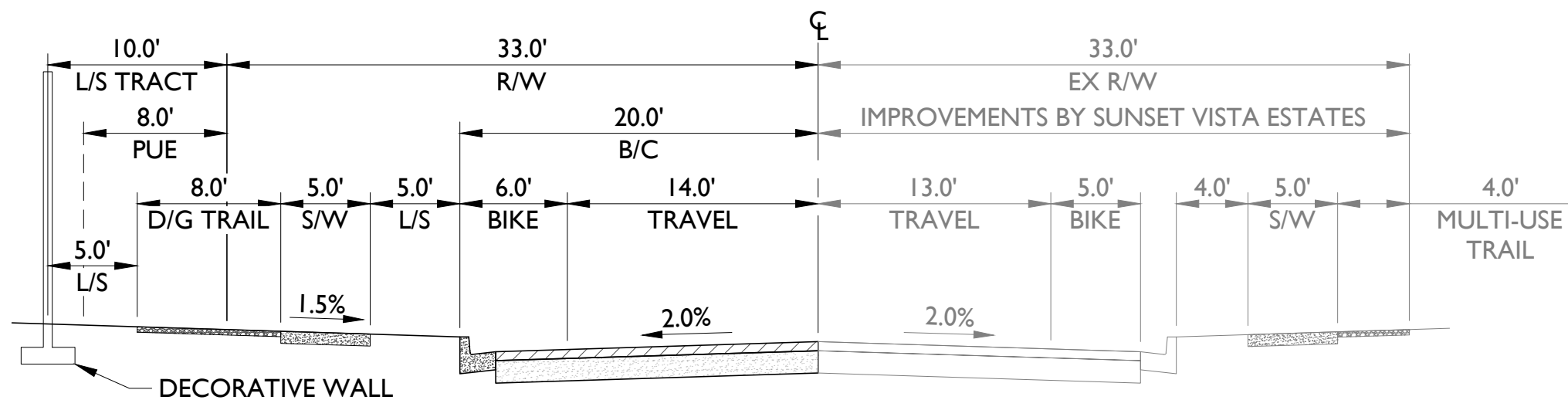
PIEDMONT BLEND 3636
Eagle Roofing- Capistrano



LACE FINISHED STUCCO
Shown in Modern Ivory



E. JUNCTION STREET
(LOOKING EAST)
N.T.S.



N. WINCHESTER ROAD
(LOOKING NORTH)
N.T.S.

1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Skyline Towns

Street Cross Section

JOB NO
22-0273

SHEET
1
OF 1