

**GENERAL NOTES**

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.
4. THE PROPOSED PROJECT IS A 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH 45'x110' MINIMUM LOT SIZE. THE PROJECT WILL INCLUDE APPROXIMATELY 0.716 ACRES OF OPEN SPACE FOR DRAINAGE AND RECREATIONAL USE.
5. THE EXISTING TOPOGRAPHY FOR THE PROJECT IS REPRESENTED USING A ONE (1) FOOT CONTOUR INTERVAL. EXISTING TOPOGRAPHY WAS PREPARED BY KEOGH ENGINEERING, INC. THE PROJECT WILL BE MASS GRADED.
6. THERE ARE NO HILLSIDE LOTS WITHIN THE PROJECTED BOUNDARIES.
7. SIGHT VISIBILITY TRIANGLES (SVTS): NO STRUCTURE, LANDSCAPING, FENCE, WALL, TERRACE, OR OTHER OBSTRUCTION TO THE VIEW IN EXCESS OF TWO FEET IN HEIGHT MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE 25 FOOT SIGHT VISIBILITY TRIANGLES.
8. SIGNAGE SHALL CONFORM TO THE MARICOPA COUNTY ZONING ORDINANCE, UNLESS MODIFIED BY THE RUPD.
9. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
10. ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE.
11. ALL ROADS SHALL BE BUILT TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS.
12. THE LUKE LANDING II HOMEOWNERS' ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
13. VEHICULAR NON-ACCESS EASEMENT (VNAE): AN EASEMENT PROHIBITING VEHICULAR ACCESS FROM STREET SIDE OF DOUBLE FRONTAGE ROAD LOTS IS REQUIRED. THE MINIMUM WIDTH FOR SAID EASEMENT IN ONE FOOT.
14. THIS PROJECT IS LOCATED IN FEMA SHADED ZONE X. THERE ARE NO LOTS CONSIDERED TO BE WITHIN A MAPPED FLOODPLAIN.
15. RETENTION BASINS MUST DRAIN WITHIN 36 HOURS.

**FINISHED PAD CERTIFICATION**

1. FINISH PADS TO BE SAFE FROM INUNDATION DURING 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED TO THE APPROVED PLANS.

**PRELIMINARY PLAT**

FOR  
**LUKE LANDING II**  
A SUBDIVISION SITUATED IN A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH,  
RANGE 1 WEST, G&SRB&M, MARICOPA COUNTY, ARIZONA  
S2020021

**OWNER/DEVELOPER**

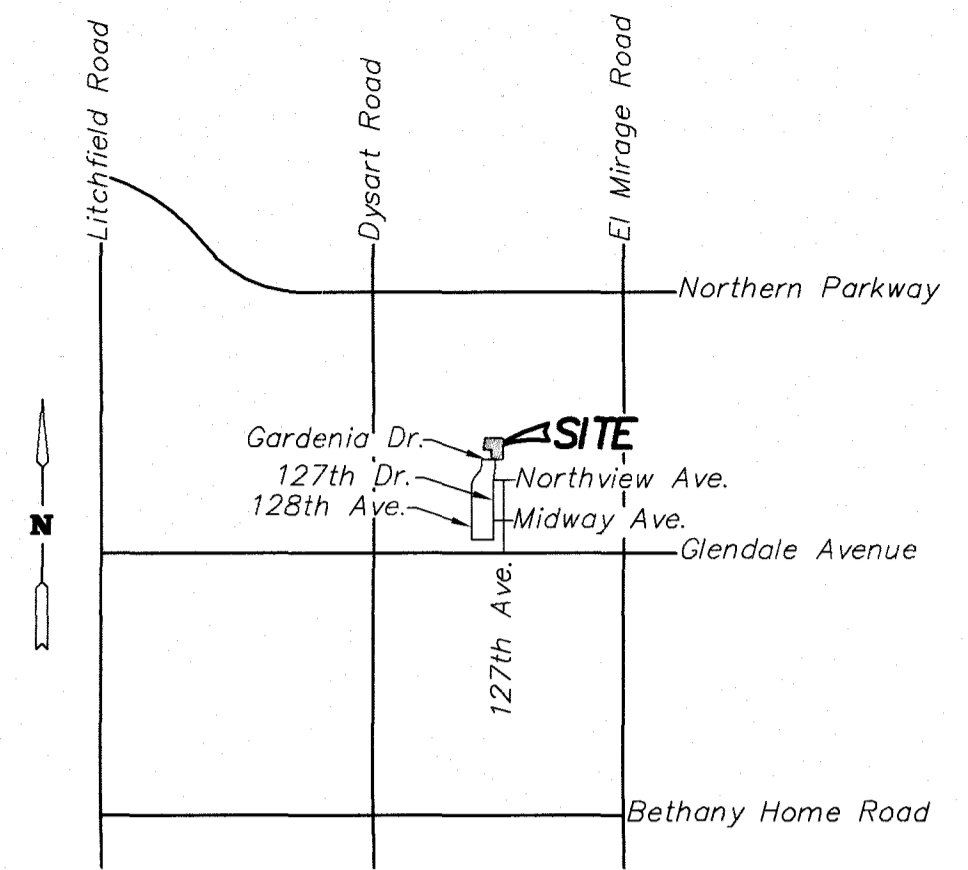
LUKE LAND 58, LLC  
320 W. LONE CACTUS RD. SUITE 12  
PHOENIX, ARIZONA 85027  
CONTACT: LUKE LEWIS  
PHONE: 602.995.7575  
EMAIL: LUKE@LUKELANDREALTY.COM

**SURVEYOR**

KEOGH ENGINEERING, INC  
650 NORTH 137TH AVENUE #110  
GOODYEAR, ARIZONA 85338  
CONTACT: DENNIS KEOGH  
PHONE: 623-535-7260

**CIVIL ENGINEER**

KEOGH ENGINEERING, INC  
650 NORTH 137TH AVENUE #110  
GOODYEAR, ARIZONA 85338  
CONTACT: DENNIS KEOGH  
PHONE: 623-535-7260



**VICINITY MAP**

Not to Scale

**BASIS OF BEARINGS**

NORTH 89°02'26" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER PLSS SUBDIVISION RECORD OF SURVEY AS RECORDED IN BOOK 688 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

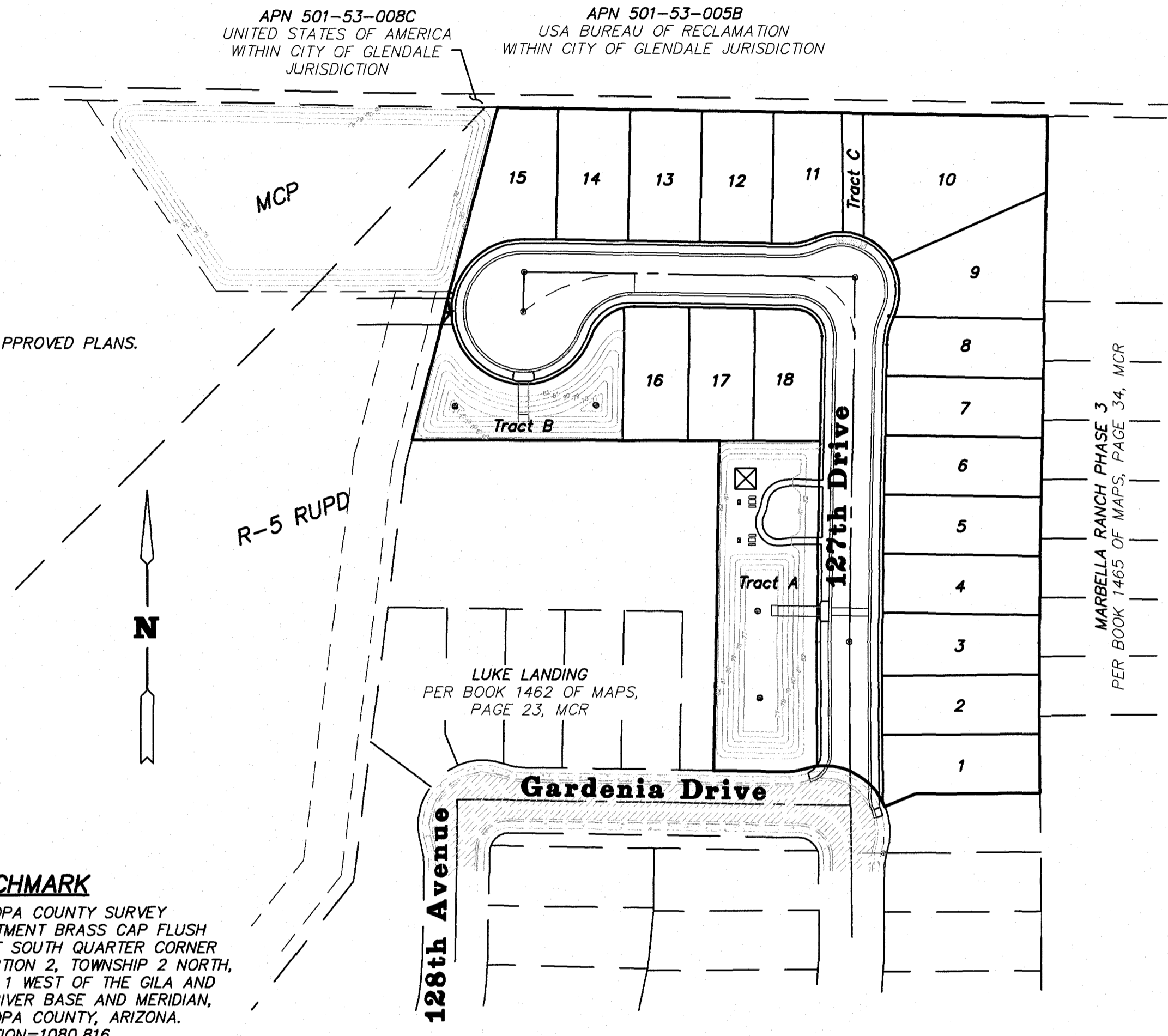
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 0°57'11" EAST ALONG THE EAST LINE OF LUKE LANDING ACCORDING TO THE PLAT OF RECORD IN BOOK 1462 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 399.87 FEET; THENCE NORTH 0°31'57" WEST CONTINUING ALONG THE EAST LINE OF SAID LUKE LANDING, A DISTANCE OF 1579.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°28'06" WEST, A DISTANCE OF 95.01 FEET; THENCE SOUTH 67°40'38" WEST, A DISTANCE OF 25.39 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND WHOSE CENTER BEARS SOUTH 67°40'38" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°58'14", AN ARC LENGTH OF 74.15 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 15.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°05'54" WEST, A DISTANCE OF 54.07 FEET; THENCE NORTH 0°54'06" EAST, A DISTANCE OF 250.90 FEET; THENCE NORTH 89°48'57" WEST, A DISTANCE OF 235.07 FEET; THENCE NORTH 14°28'13" EAST, A DISTANCE OF 260.75 FEET; THENCE SOUTH 89°05'28" EAST ALONG THE SOUTH LINE OF THE NORTH 140.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 420.63 FEET; THENCE SOUTH 0°54'37" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 0°31'57" EAST, A DISTANCE OF 114.31 FEET TO THE POINT OF BEGINNING.

**LOT AREAS**

LOT	AREA (S.F.)	AREA (ACRES)	LOT WIDTH
1	5,522	0.127	45.00'
2	5,400	0.124	45.00'
3	5,581	0.128	47.26'
4	5,400	0.124	45.00'
5	5,400	0.124	45.00'
6	5,400	0.124	45.00'
7	5,400	0.124	45.00'
8	5,363	0.123	45.00'
9	7,937	0.182	57.70'
10	12,242	0.281	58.60'
11	5,128	0.117	51.96'
12	5,500	0.126	55.00'
13	5,500	0.126	55.00'
14	5,500	0.126	55.00'
15	6,340	0.145	45.00'
16	5,054	0.116	50.00'
17	5,025	0.115	50.00'
18	5,032	0.115	51.25'
Total	106,724	2.447	

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- S/W SIDEWALK
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SURVEY MONUMENT
- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- - - EXISTING CONTOUR
- - - PROPOSED SEWER LINE
- - - PROPOSED WATER LINE
- - - EXISTING CONCRETE HATCH
- - - EXISTING PAVEMENT HATCH



**BENCHMARK**

MARICOPA COUNTY SURVEY DEPARTMENT BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION=1080.816 (NAVD88 DATUM)

**KEY MAP**

Scale: 1"=60'

**SINGLE FAMILY RESIDENTIAL DETACHED SFR**

REGULATION	BASE ZONING DISTRICT REGULATION (R-5)	ZONING DISTRICT REGULATIONS (R-5 RUPD) as approved by Case Z2015002
MAX. HEIGHT	40'	30' - DETACHED SFR
MIN. FRONT YARD	20'	20'
MIN. SIDE YARD	5'	5'
MIN. STREET-SIDE YARD	10'	10'
MIN. REAR YARD	25'	15' - DETACHED SFR
MIN. LOT AREA	6,000 S.F.	5,000 S.F. - DETACHED SFR
MAX. LOT WIDTH	60'	45' - DETACHED SFR
LOT AREA PER DWELLING	1,000 S.F.	5,000 S.F. - DETACHED SFR
MAX. LOT COVERAGE	60%	60%
MIN. PARKING SPACES	2	2

**PROJECT INFORMATION**

APN: PART OF 501-53-004G  
ZONING: R-5 RUPD  
GROSS AREA: 181,119 S.F.=4.158 Acres  
NET AREA: 177,774 S.F.=4.081 Acres (Less Internal R/W)  
PROJECTED POPULATION: 51 PERSONS  
NUMBER OF FAMILIES: 18 FAMILIES  
LOT SIZES: 45'x120' (Typ.)  
NUMBER OF TRACTS: 3  
NUMBER OF LOTS: 18  
GROSS DENSITY: 4.32 Units/Acre  
NET DENSITY: 4.41 Units/Acre  
OPEN SPACE: 30,557 S.F.=0.701 Acres  
AVERAGE LOT AREA PER DWELLING UNIT: 5,929 S.F.

**TRACT USE TABLE**

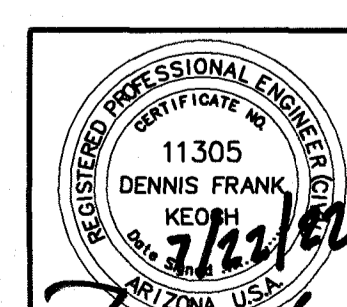
TRACT	AREA (S.F.)	AREA (ACRES)	USE
A	19,357	0.444	OPEN SPACE, LANDSCAPE, DRAINAGE, COMMON AREA, AND PUBLIC UTILITY EASEMENT
B	9,733	0.223	OPEN SPACE, LANDSCAPE, DRAINAGE, COMMON AREA, AND PUBLIC UTILITY EASEMENT
C	1,467	0.034	OPEN SPACE, LANDSCAPE, COMMON AREA, AND WATER LINE EASEMENT
TOTAL	30,557	0.701	

**SHEET INDEX**

SHEET 1: COVER SHEET  
SHEET 2: PRELIMINARY PLAT



SHEET 1 OF 2



PREPARED FOR  
**Luke Land 58, LLC**

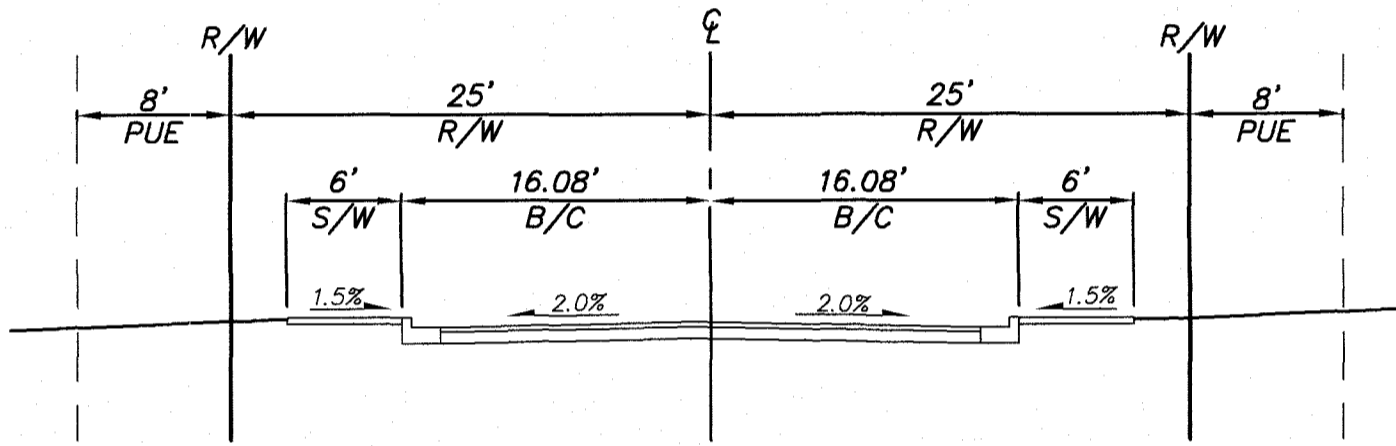
**PRELIMINARY PLAT**  
FOR  
**LUKE LANDING II**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST, G&SRB&M, MARICOPA COUNTY, ARIZONA

**Keogh Engineering, Inc.**  
650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338  
PHONE: (623) 535-7260  
EMAIL: keogh@keogheengineering.com

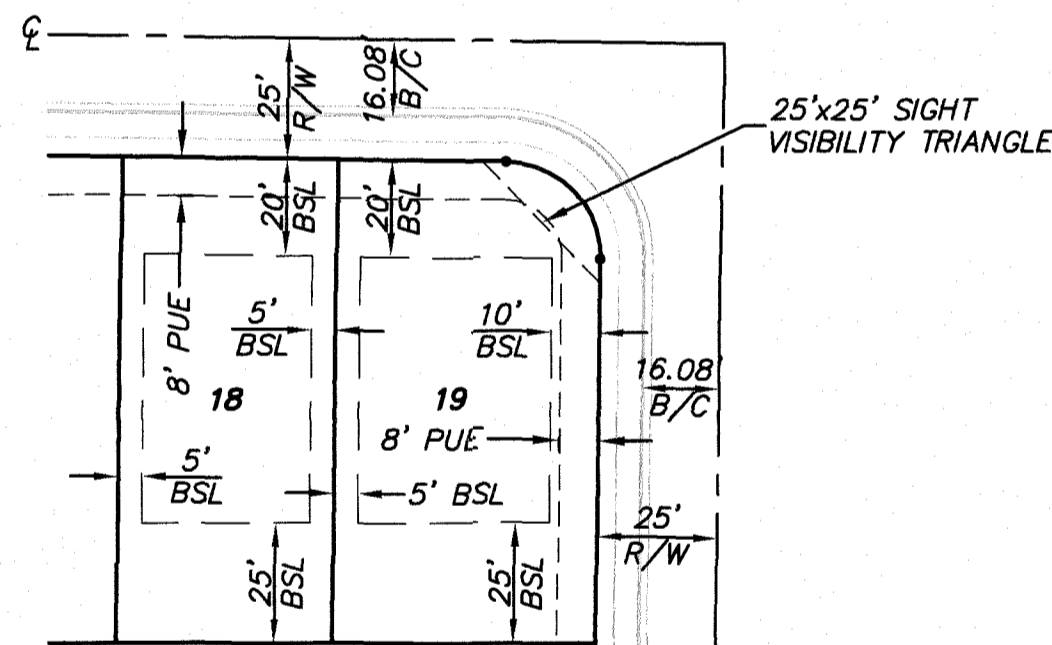
JOB NO. 20769 MAP NO. P-20769

DRAWN BY	SPK
CHECKED BY	DFK
FIELD WORK BY	DJK
DATE	JULY, 2022



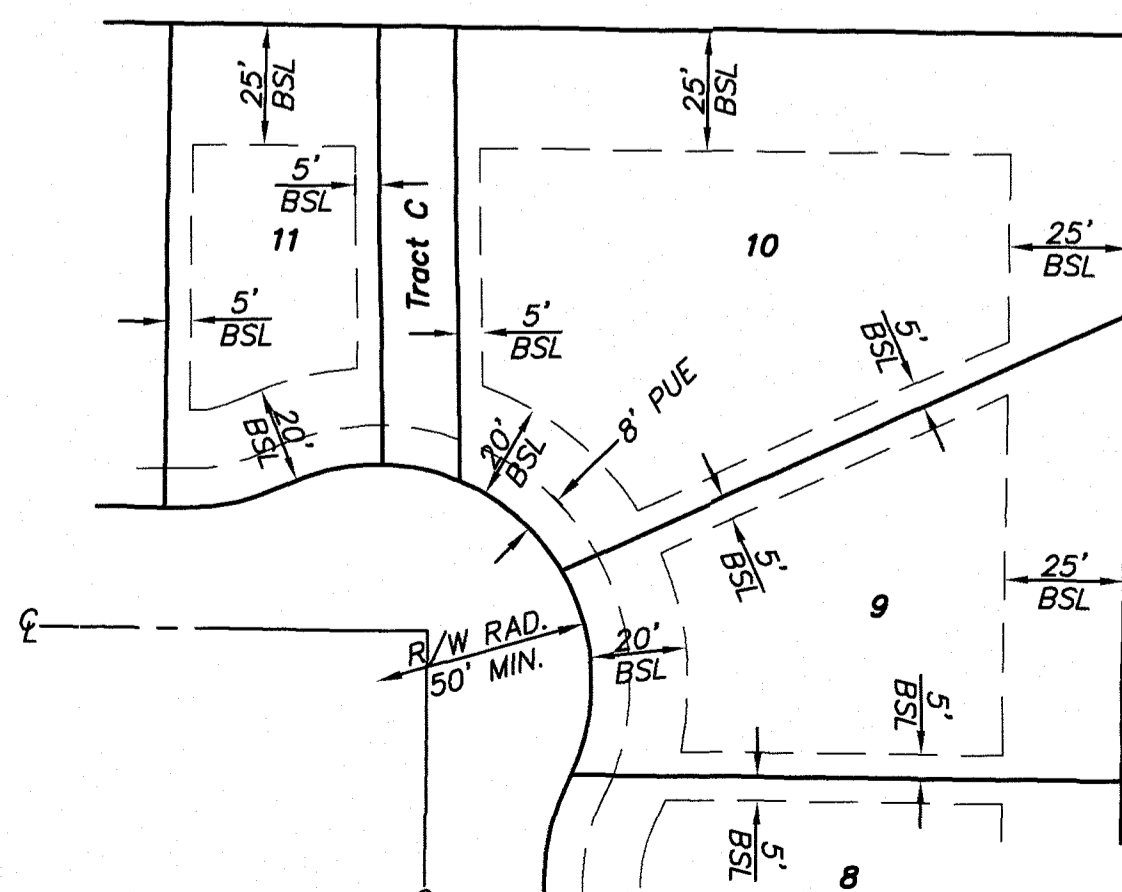
**LOCAL RESIDENTIAL STREET**

Scale: 1"=10'



**TYPICAL LOT SETBACKS**

45'x120'



**TYPICAL KNUCKLE LOT SETBACKS**

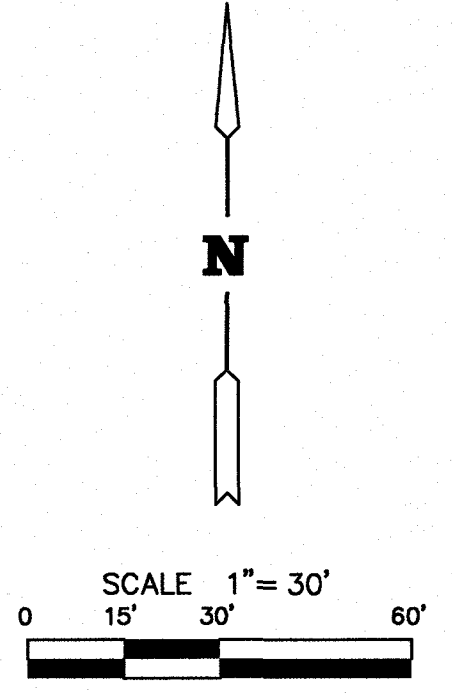
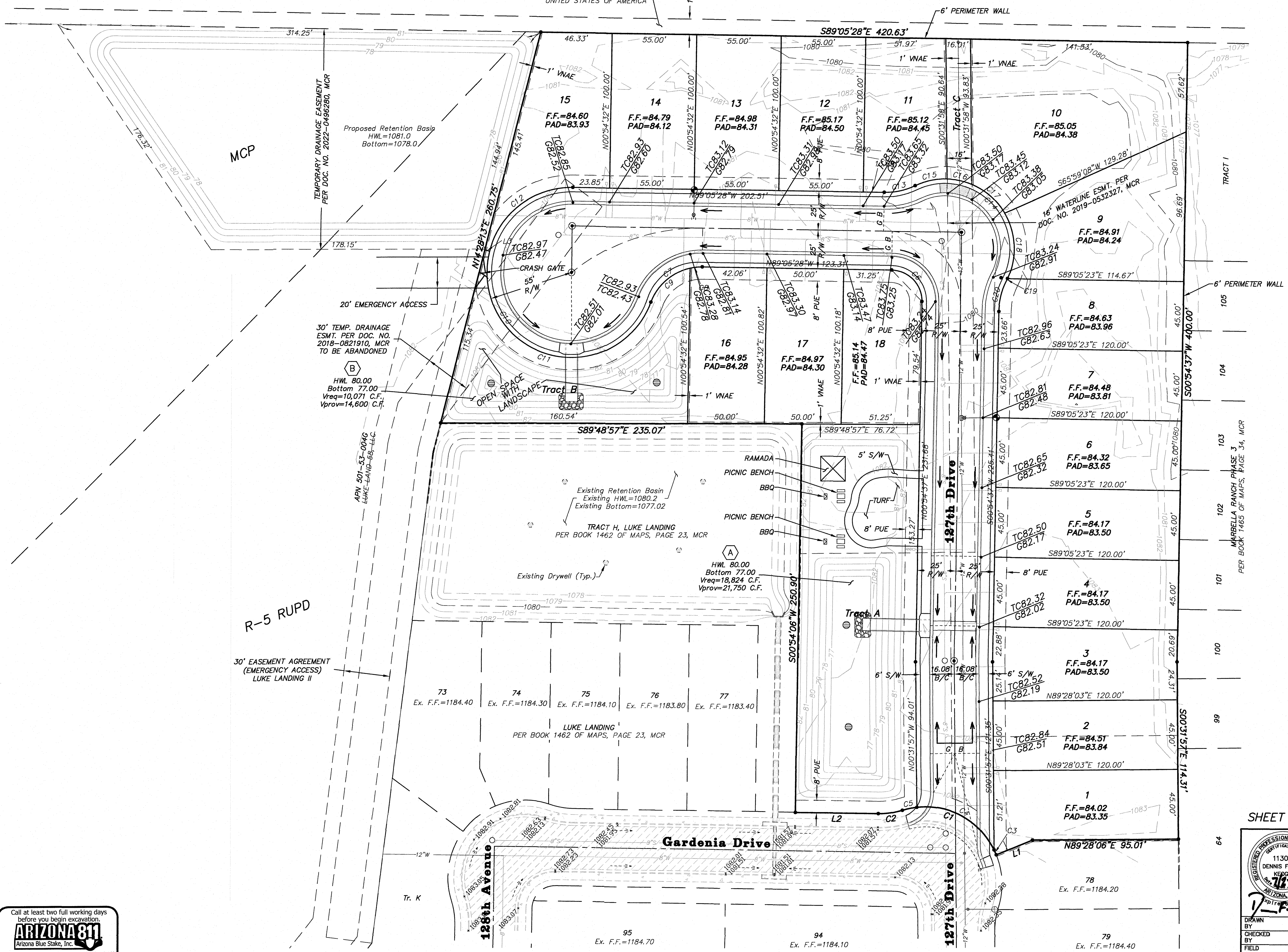
45'x120'

**UTILITIES**

WATER: LIBERTY UTILITIES  
SEWER: LIBERTY UTILITIES  
ELECTRIC: ARIZONA PUBLIC SERVICE  
GAS: SOUTHWEST GAS  
POLICE: MARICOPA COUNTY SHERIFF'S OFFICE  
FIRE: RURAL METRO  
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT  
TELEPHONE: CENTURYLINK/COX  
CABLE TV: CENTURYLINK/COX

**UTILITY NOTE**

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE APPROPRIATE UTILITY COMPANIES. ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.



MCP

R-5 RUPD

SHEET 2 OF 2

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc.  
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100

	PREPARED FOR	<b>Luke Land 58, LLC</b>
	<b>PRELIMINARY PLAT</b> FOR <b>LUKE LANDING II</b> A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST, G&SRB&M, MARICOPA COUNTY, ARIZONA	
DRAWN BY	SPK	<b>Keogh Engineering, Inc.</b> 650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338 PHONE: (623) 535-7286 EMAIL: keogh@keoghrngineering.com
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