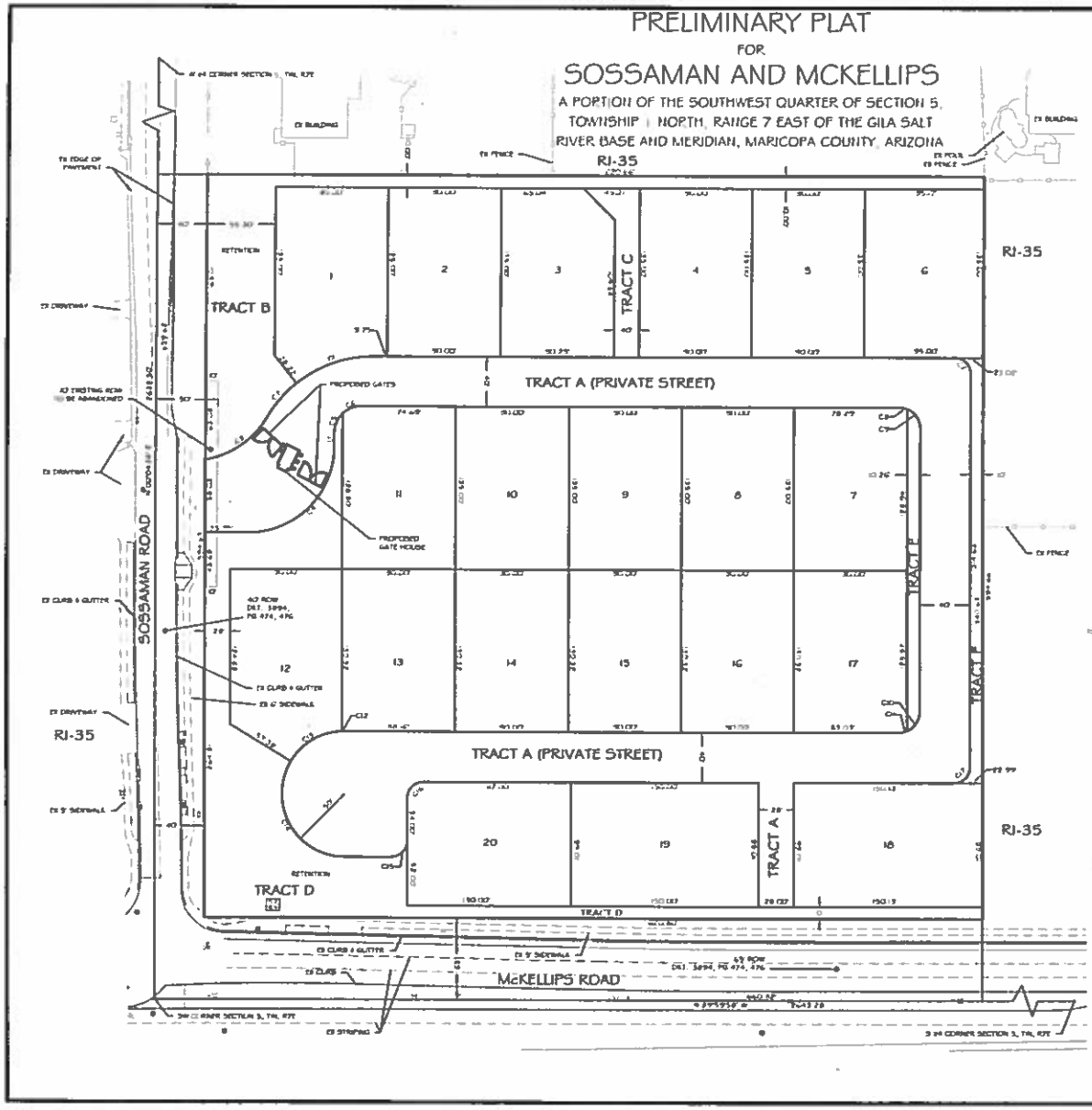
PRELIMINARY PLAT
FOR
SOSSAMAN AND MCKELLIPS

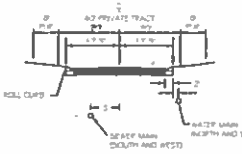
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



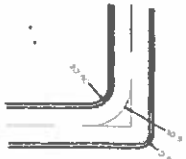
LINE	BEARING	DISTANCE
L1	N 00°00'00" W	8.17'

	RADIUS	ARC LENGTH	DELTA ANGLE
C1	100.00'	67.65'	38°44'54"
C2	100.00'	35.84'	20°31'12"
C3	72.00'	62.38'	49°38'52"
C4	68.00'	106.31'	90°04'47"
C5	22.00'	17.62'	45°53'37"
C6	22.00'	16.34'	44°06'23"
C7	15.00'	23.44'	90°03'58"
C8	17.00'	6.92'	23°14'22"
C9	17.00'	19.83'	66°49'36"
C10	17.00'	19.50'	65°43'50"
C11	17.00'	7.18'	24°12'14"
C12	50.00'	1.84'	2°06'22"
C13	50.00'	49.56'	56°41'13"
C14	50.00'	105.77'	121°12'24"
C15	15.00'	20.42'	90°00'00"
C16	15.00'	23.42'	90°00'00"
C17	15.00'	20.42'	89°56'08"

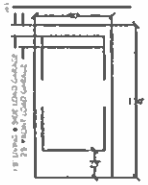
LOCAL RESIDENTIAL STREET



TYPICAL KNUCKLE



TYPICAL LOT



LOT/TRACT	Sq. Ft.	Ac.
1	12701	0.29
2	12150	0.28
3	11864	0.27
4	12150	0.28
5	12150	0.28
6	12836	0.29
7	11726	0.27
8	11729	0.27
9	11729	0.27
10	11729	0.27
11	11729	0.27
12	12483	0.29
13	11729	0.27
14	11729	0.27
15	11729	0.27
16	11729	0.27
17	11729	0.27
18	14840	0.34
19	14853	0.34
20	12884	0.29
TRACT A	68997	1.58
TRACT B	17831	0.41
TRACT C	3025	0.07
TRACT D	26487	0.61
TRACT E	2531	0.06
TRACT F	3478	0.08

VICINITY MAP

DEVELOPER

CAMELOT HOMES INC.
8207 N. SCOTTSDALE RD
SUITE 1-200
SCOTTSDALE, AZ 85250
CONTACT: TOM KIRK
PH: (602) 367-8316

ENGINEER

LD TEAM LLC
1426 N. 2ND ST
SUITE 100
PHOENIX, AZ 85004
CONTACT: CURTIS BROWN, P.E.
PH: (602) 350-7457

LANDSCAPE ARCHITECT

VOLLMER & ASSOCIATES
1426 N. 2ND ST
SUITE 200
PHOENIX, AZ 85004
CONTACT: JIM SMITH
PH: (602) 350-7711

UTILITIES

WATER & SEWER	CITY OF MESA
ELECTRIC	SRP
TELEPHONE	QWEST
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS

ZONING

EXISTING = RS-9 PAD
PROPOSED = RS-9 PAD

RELEVANT CASES

GP Minor 12-04
R12-07
Z12-47 & Z-48

NOTES

1. AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS UNLESS OTHERWISE NOTED IN THE NOTES
2. ALL STREETS ARE PRIVATE
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND DEVELOPMENT AGREEMENT AND STIPULATIONS
4. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

PARCEL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Preliminary Site Data	
Gross Area	8.58 ac
Net Area	8.47 ac
# Lots	20
Max Lot Size	14850 sqft
Min Lot Size	11150 sqft
Ave Lot Size	12340 sqft
Density (Gross Area)	2.33 du/ac
Area Lots	246,209 sqft
Area Private ROW	68997 sqft
Area Open Space	33549 sqft
% Open Space (Net A)	14.34%

NET AREA = 8.47 AC INCLUDING

CAMELOT HOMES

LD Team LAND DEVELOPMENT

SOSSAMAN AND MCKELLIPS

PRELIMINARY PLAT
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

Date 12/12/12
Project 1K1810
File PRE-PLAT
Scale AS SHOWN

SHEET 1 OF 1

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 8/21/2013
WITH STIPS: YES ☒ NO ☐