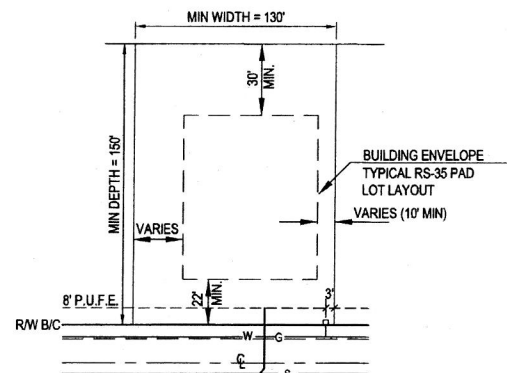
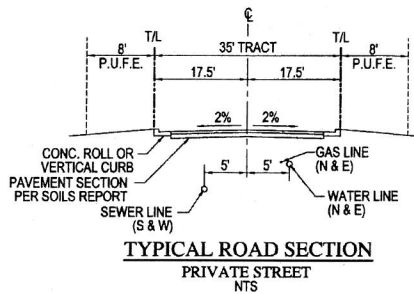


1. ALL ROADWAYS, EXCEPT E. MCKELLIPS ROAD, TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. REFUSE COLLECTION FROM PRIVATE STREETS ON AN INDIVIDUAL BASIS.
4. THIS SUBDIVISION IS WITHIN 5 MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
5. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
6. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
7. PROPOSED WATER ON FALCON FIELD PRESSURE ZONE.
8. RETENTION WILL BE PROVIDED BY PROPOSED BASINS.
9. EXISTING CITRUS TREES ARE PROPOSED TO REMAIN TO THE EXTENT POSSIBLE OUTSIDE OF PROPOSED GRADING.



NOTES:
SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY
LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION
INCLUDING PATIOS & ACCESSORY STRUCTURES.

SIDE YARD SETBACKS:

1. THE INTERIOR SIDE YARD SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 30' WITH A MINIMUM OF 10' ON ONE SIDE.
2. 30' MINIMUM FROM GARAGE AND CARPORTS (FACING SIDE YARD)

FRONT YARD SETBACKS:

- FRONT YARD SETBACKS:
1. 22' MINIMUM FROM ENCLOSED LIVABLE AREAS
 2. 30' MINIMUM FROM GARAGE AND CARPORTS

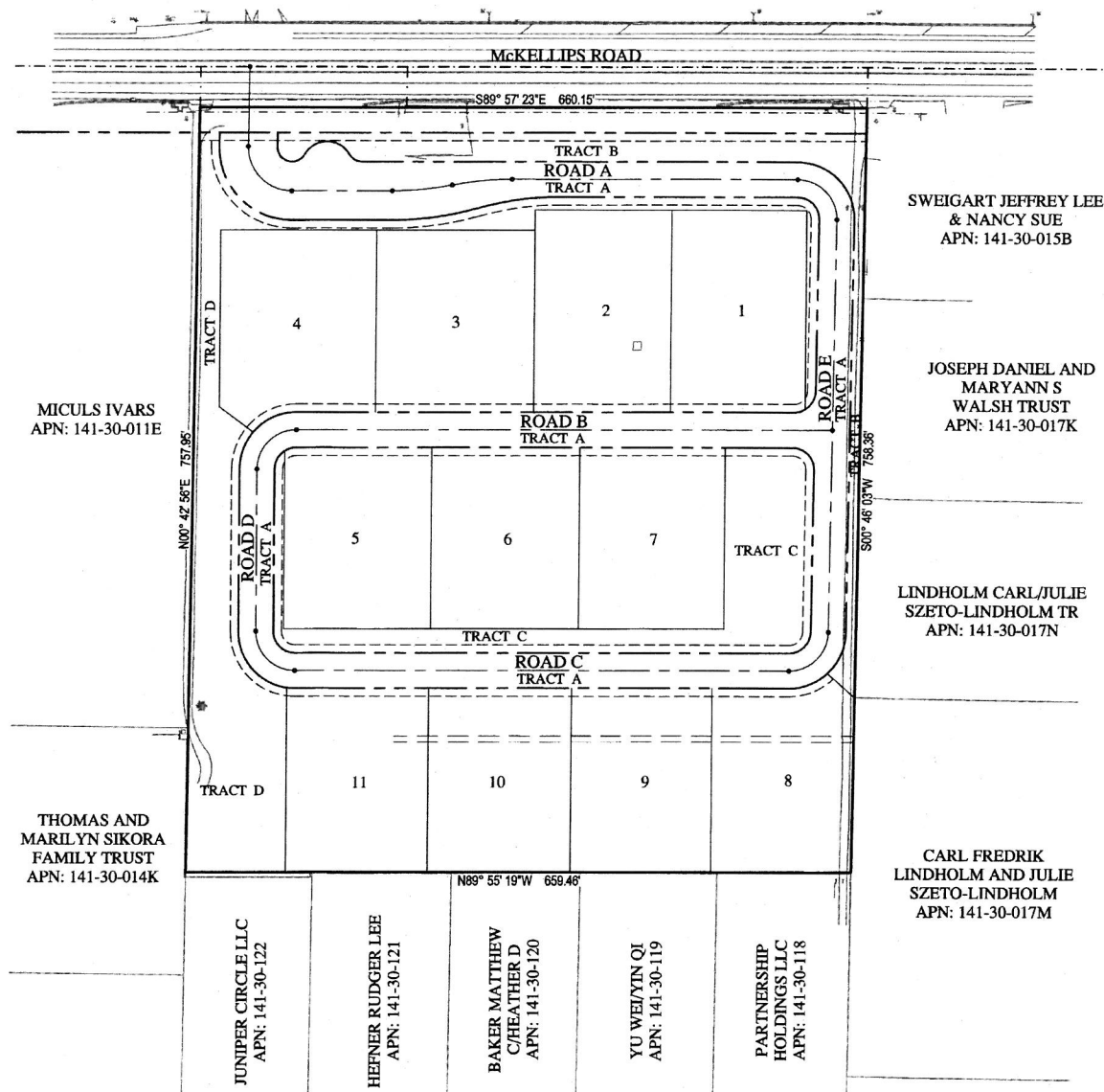
REAR YARD SETBACKS:

1. 30' MINIMUM

MAXIMUM BUILDING COVERAGE = 35% OF LOT.

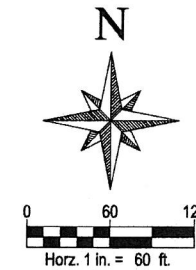
A PROPOSED SUBDIVISION OF A PORTION OF THE N.W. 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VILLA TUSCANO



VAL VISTA & McKELLIPS BOUNDARY MAP

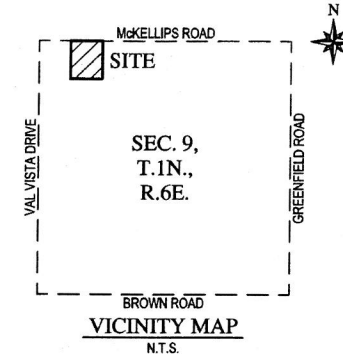
VAL VISTA & McKELLIPS				
LAND USE SUMMARY TABLE				
EXISTING ZONING	RS-35			
PROPOSED ZONING	RS-35 PAD			
TOTAL NUMBER OF LOTS	11			
TOTAL NET AREA	500,200	SQ. FT.	11.48	A
DENSITY	0.96	D/NET AC		
OPEN SPACE	101,549	SQ. FT.	2.33	A
AVERAGE LOT SIZE	26,465	SQ. FT.	0.61	A
MIN. LOT SIZE	25,516	SQ. FT.	0.59	A



LOT TABLE	
LOT	LOT SIZE (SF)
1	26,988
2	27,000
3	27,900
4	28,416
5	26,088
6	26,100
7	26,100
8	25,978
9	25,516
10	25,516
11	25,517

	BNDRY	PROJECT BOUNDARY
		EXISTING MAJOR CONTOUR ELEVATION
		EXISTING MINOR CONTOUR ELEVATION
	C/L	CENTER LINE
	EG	EXISTING GROUND
	T/L	TRACT LINE
	P.U.E.	PUBLIC UTILITY EASEMENT
	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
	V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
	M/L	MONUMENT LINE
	R/W	RIGHT OF WAY
	P/L	PROPERTY LINE
		SIGN POST

TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE (SEE SHEET 2 FOR LOCATIONS)
A	91,029	2.09	PRIVATE STREETS
B	22,291	0.51	OPEN SPACE, PUFF
C	29,986	0.68	OPEN SPACE, PUFF
D	49,272	1.13	OPEN SPACE, RETENTION, PUFF



McDOWELL CITRUS 100, L.L.C.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE No. (480) 892-4492
FAX No. (480) 892-5106

WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE, SUITE 243
MESA, ARIZONA 85204
PHONE: (480)834-3300
FAX: (480)834-3320
CONTACT: DANIEL W. MATTHEWS, P.E.

BRASS TAG ON TOP OF THE NORTHWEST CURB RETURN OF THE INTERSECTION OF GREENFIELD AND McKELLIPS ROAD, HAVING AN ELEVATION OF 1356.70', CITY OF MESA NAVD 88 DATUM.

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

1 - COVER
2 - SITE PLAN

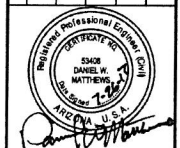
TOTAL SHEETS - 2

WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM



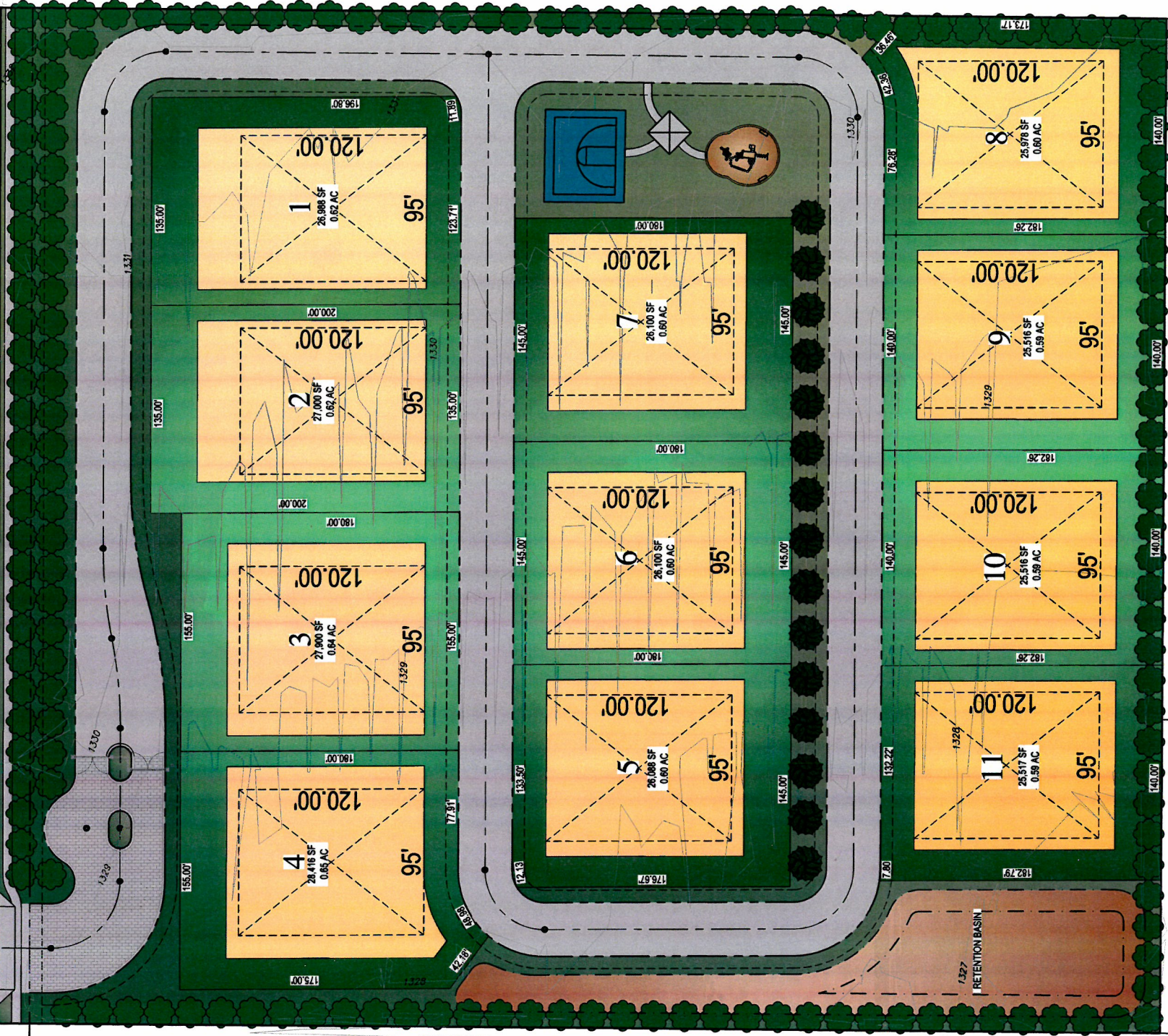
ARMISTEAD CITRUS

PRELIMINARY PLAT / SITE PLAN
COVER SHEET

[illegible]

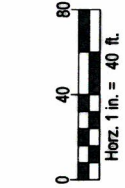
EXPIRES 06-30-18	
SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	07/26/2017
JOB NUMBER	174628
SHEET	
1	OF 2

E MCKELLIPS ROAD



SETBACKS SHOWN
FRONT = 22 FT
REAR = 30 FT
SIDE = 10 FT & 20 FT
* MAX LOT COVERAGE = 35%

LOT SUMMARY:
TOTAL NUMBER OF LOTS = 11



LEGEND

- LOTS
- OPEN SPACE
- RETENTION BASIN
- BUILDING ENVELOPE
- ROADWAY

ARMISTEAD CITRUS

SITE PLAN
RS-35 PAD

WOOD/PATEL
MISSION: CLIENT SERVICE*
(602) 335-8500
WWW.WOODPATEL.COM

NOT
FOR
CONSTRUCTION
OR RECORDING

DATE: 07-26-2017
JOB NO.: 174628
SCALE: 1" = 40'
DESIGN: DM
DRAWN: DM
SHEET 1