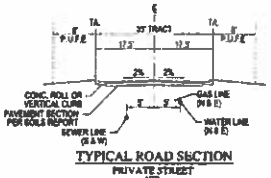
ARMISTEAD CITRUS

PRELIMINARY PLAT/SITE PLAN

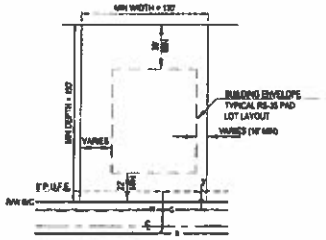
A PROPOSED SUBDIVISION OF A PORTION OF THE N.W. 1/4 OF SECTION 9,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

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 6 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



TYPICAL ROAD SECTION
PRIVATE STREET
NTS



TYPICAL LOT LAYOUT

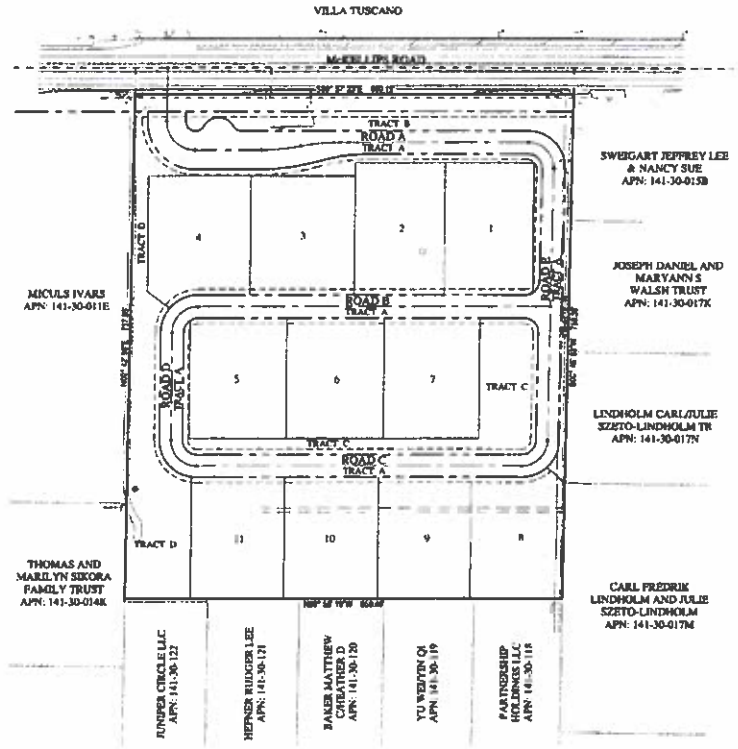
NOTES:
SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES

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:
1. 27' MINIMUM FROM ENCLOSED LIVABLE AREAS
2. 20' MINIMUM FROM GARAGE AND CARPORTS

REAR YARD SETBACKS:
1. 30' MINIMUM

MAXIMUM BUILDING COVERAGE = 35% OF LOT

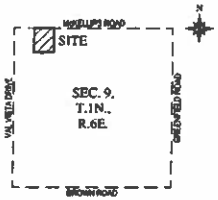


VAL VISTA & McKELLIPS BOUNDARY MAP

N

0 60 120
Horz. 1 in. = 60 ft.

LOT TABLE	
LOT	LOT SIZE (SF)
1	28,969
2	27,099
3	27,908
4	28,416
5	26,686
6	26,100
7	26,160
8	25,976
9	25,816
10	26,346
11	26,817



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

MCDONELL CITRUS 100, L.L.C.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE No. (602) 652-4482
FAX No. (480) 892-6100

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE, SUITE 242
MESA, ARIZONA 85204
PHONE: (480)834-3300
FAX: (480)834-3320
CONTACT: DANIEL W. MATTHEWS, P.E.

BENCHMARK

BRASS TAG ON TOP OF THE NORTHWEST CURB RETURN OF THE INTERSECTION OF GREENFIELD AND McKELLIPS ROAD, HAVING AN ELEVATION OF 1,204.76', CITY OF MESA NAVD 88 DATUM.

PUBLIC UTILITIES

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

CIVIL SHEET INDEX

1 - COVER
2 - SITE PLAN

TOTAL SHEETS = 2

LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY
1000		EXISTING MAJOR CONTOUR ELEVATION
1001		EXISTING MINOR CONTOUR ELEVATION
	CL	CENTER LINE
	EG	EXISTING GROUND
	TL	TRACT LINE
	P.U.E.	PUBLIC UTILITY EASEMENT
	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
	V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
	MR	MONUMENT LINE
	RW	RIGHT OF WAY
	PL	PROPERTY LINE
		SIGN POST

VAL VISTA & McKELLIPS LAND USE SUMMARY TABLE				
EXISTING ZONING	RS-35			
PROPOSED ZONING	RS-35 PAD			
TOTAL NUMBER OF LOTS	11			
TOTAL NET AREA	660,260	SQ.FT.	11.49	AC
DENSITY	0.96	DU/NET AC		
OPEN SPACE	101,548	SQ.FT.	2.33	AC
AVERAGE LOT SIZE	26,486	SQ.FT	0.61	AC
MIN. LOT SIZE	25,816	SQ.FT	0.59	AC

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, PUFE
C	39,088	0.89	OPEN SPACE, PUFE
D	49,272	1.13	OPEN SPACE, RETENTION, PUFE

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

ARIZONA811

ARMISTEAD CITRUS

PRELIMINARY PLAT / SITE PLAN
COVER SHEET

DATE
DESCRIPTION

DESIGNED BY: NA
DRAWN BY: NA
REVIEWED BY: NA
DATE: 07/25/2017
JOB NUMBER: 13-0-00
SHEET 1 OF 2

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 10.18.17
WITH STIPS: YES ☒ NO ☐