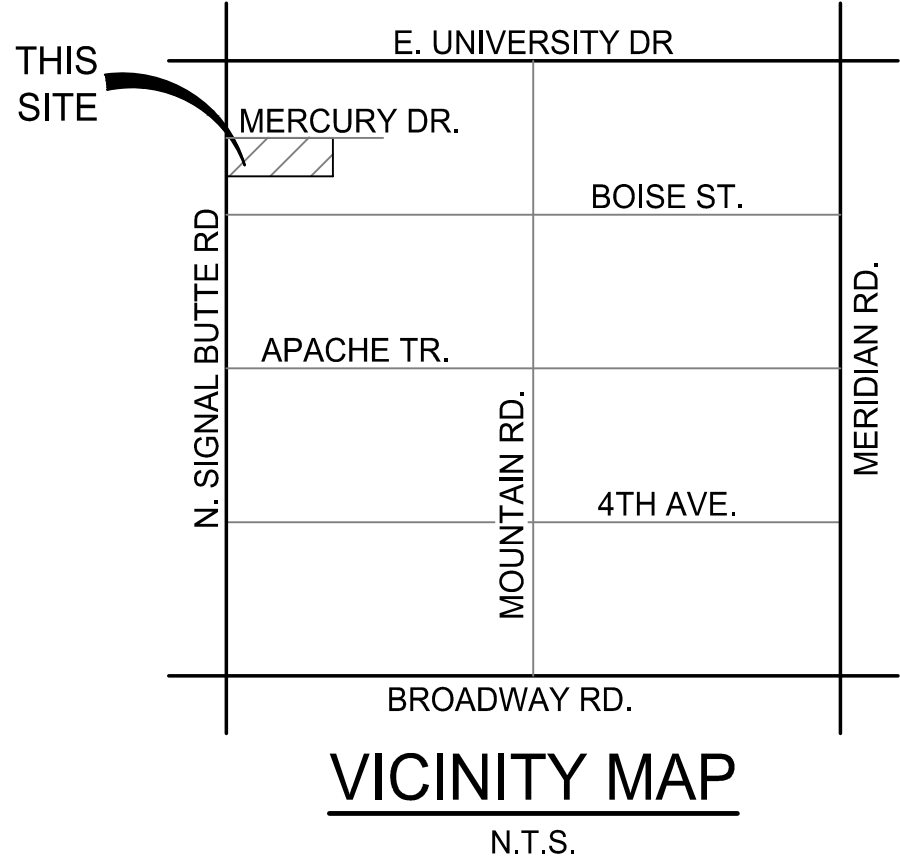


GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PUBLIC ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS
4. A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN IN THE PRELIMINARY GRADING PLAN.
7. ALL UTILITIES TO BE PLACED UNDERGROUND.
8. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
9. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS
10. RETENTION WILL BE PROVIDED BY PROPOSED BASINS.

PRELIMINARY PLAT
FOR
MONTELUCIA

THE WEST HALF OF THE NORTH OF THE SOUTH HALF OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA



PROJECT DESCRIPTION

"MONTELUCIA" IS A PROPOSED SINGLE FAMILY
RESIDENTIAL DEVELOPMENT OF 37 LOTS. PROPOSED
ZONING FOR THIS SITE IS RSL 2.5

OWNER / DEVELOPER

FUNK FAMILY
ENTERPRISES, LLC.
1806 N. LINDSAY
MESA, AZ. 85213
PH: (480) 468-8881
FAX: (480) 378-3100
CONTACT: MARK FUNK

ENGINEER

BABBIT NELSON
ENGINEERING
1140 EAST GREENWAY ST.
SUITE 2
MESA, ARIZONA 85203
TEL: (480) 610-1341
FAX: (480) 962-9034
CONTACT: DARREN SMITH

PUBLIC UTILITIES

WATER ARIZONA WATER COMPANY
SEWER CITY OF MESA
ELECTRIC SRP
TELEPHONE CENTURYLINK
GAS SOUTHWEST GAS
CABLE TV COX COMMUNICATIONS
WASTE DISPOSAL REFUSE CITY OF MESA

SHEET INDEX

SP01 COVER SHEET
SP02 PRELIMINARY PLAT

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST 1/4 OF
SECTION 24, TOWNSHIP 1 NORTH, RANGE 7
EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA. SAID LINE
BEARS NORTH 00 DEGREES 07 MINUTES 01
SECONDS EAST.

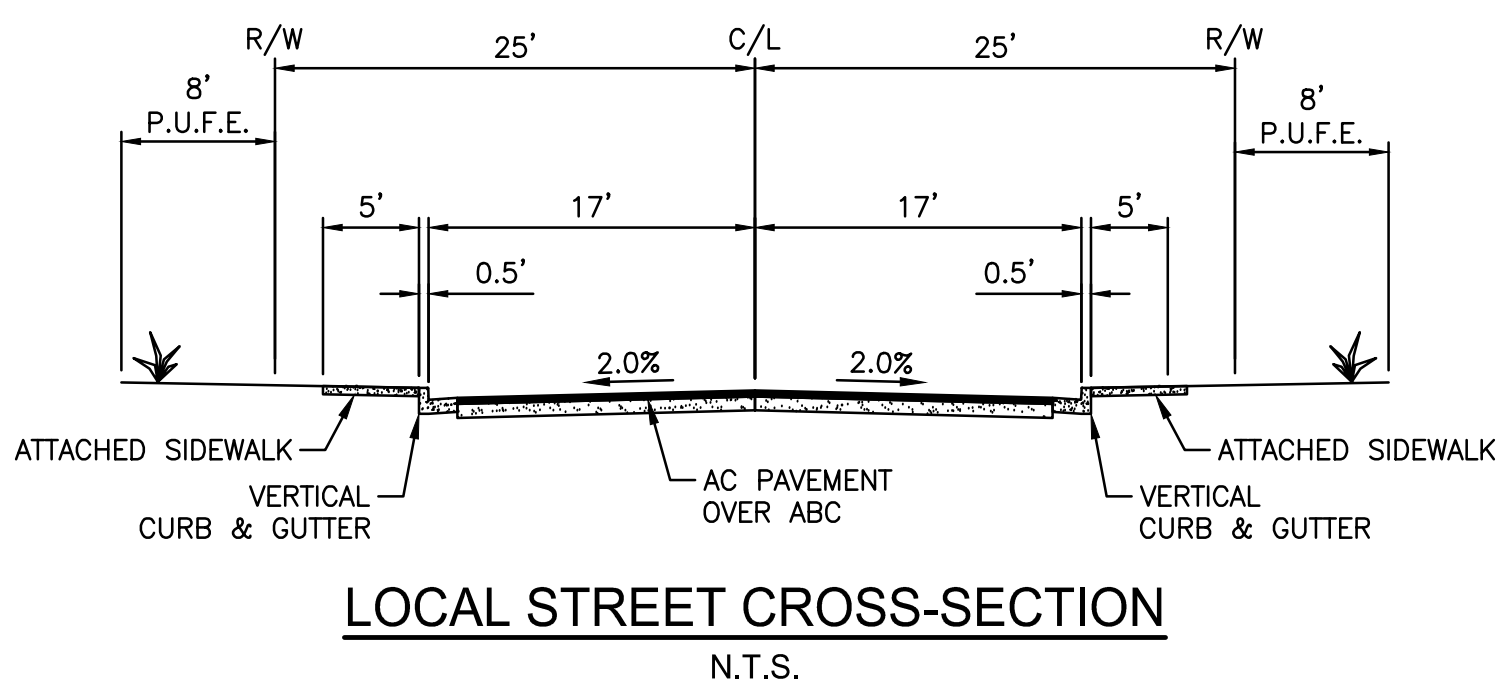
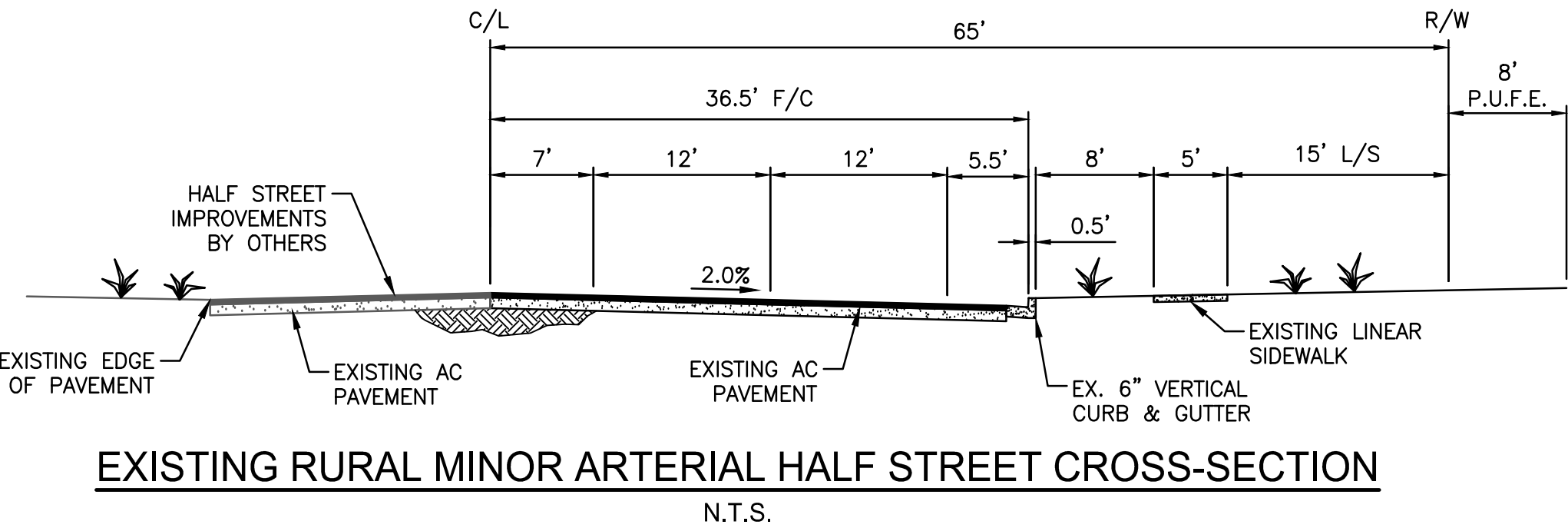
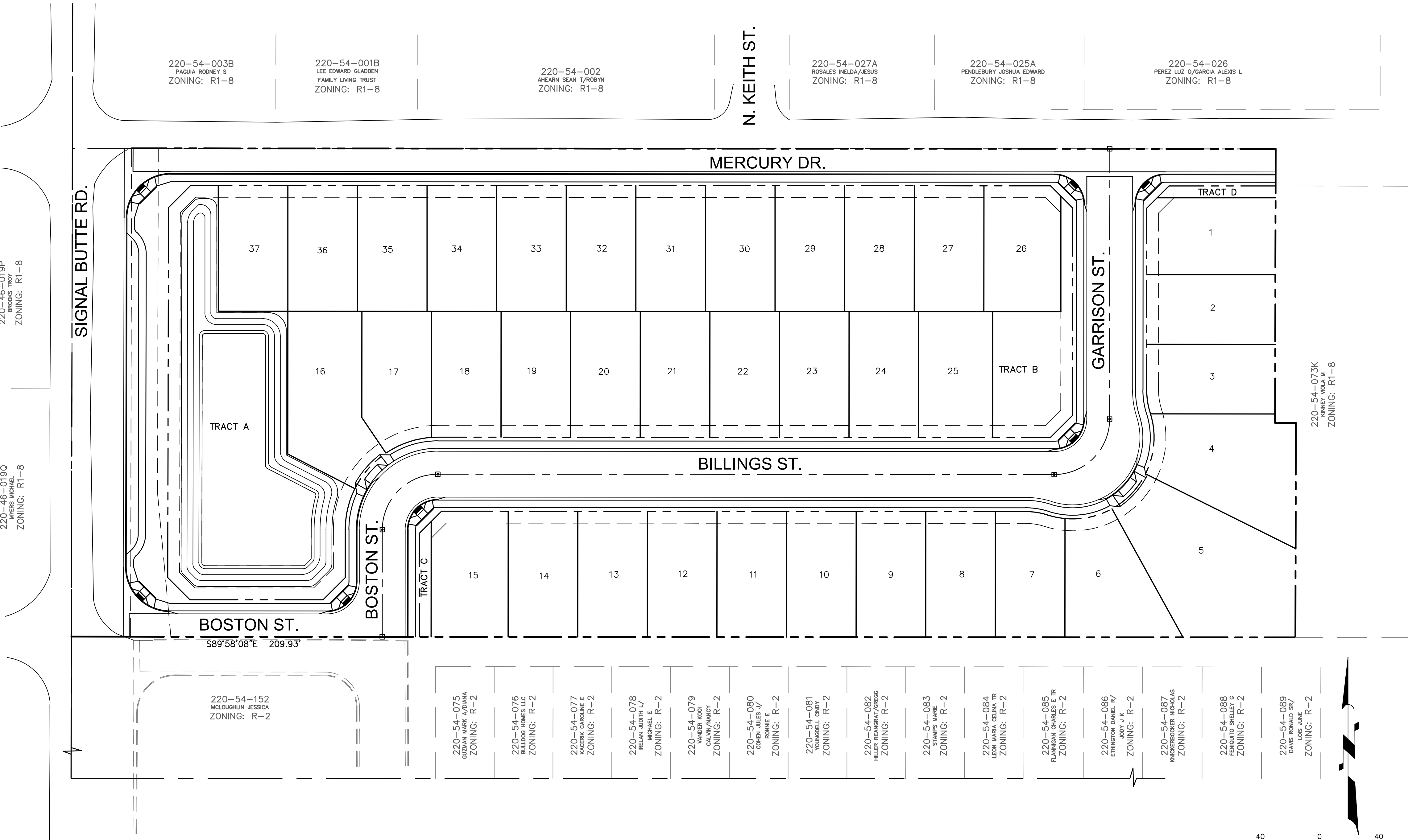
BENCHMARK

SOUTHWEST PROPERTY CORNER
SET 1/4" REBAR W/CAP "23949"
ELEVATION = 1614.23 NAVD88 DATUM

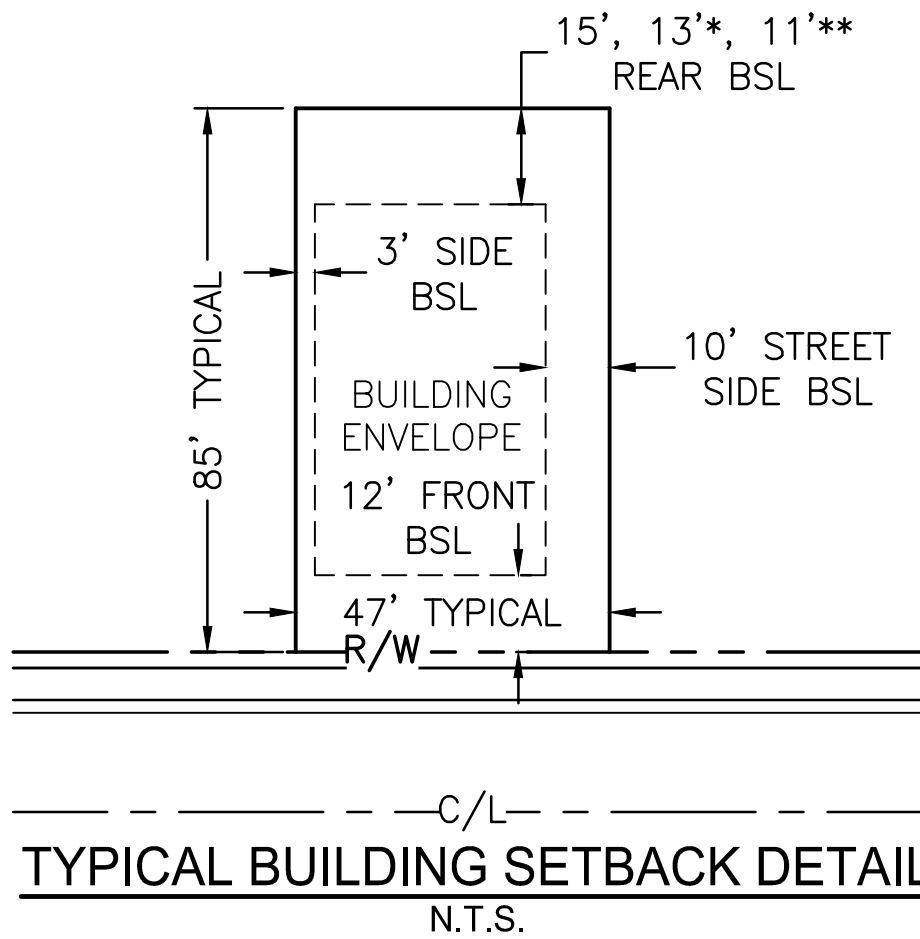
PROJECT - SITE DATA

GROSS AREA:	±6.20 ACRES
NET AREA:	±5.90 ACRES
EXISTING ZONING:	MARICOPA COUNTY RURAL-8
PROPOSED ZONING:	RSL 2.5 WITH PAD OVERLAY
EXISTING GENERAL PLAN:	MDR 4 - 6
PROPOSED GENERAL PLAN:	MDR 4 - 6
TOTAL NUMBER OF LOTS:	37
TYPICAL LOT SIZE:	47'x85' (3,995 SQ. FT.)
GROSS DENSITY:	5.97 DU/AC
NET DENSITY:	6.27 DU/AC
OPEN SPACE (% GROSS)	0.64 ACRES (10% OF GROSS AREA)
MINIMUM LOT SIZE:	3,935 SQ. FT.
AVERAGE LOT SIZE:	4,301 SQ. FT.
MIN. REQ. AVERAGE LOT AREA (RSL-2.5)	2,500 SQ. FT.
MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-GARAGE	20'
SIDE (MIN. / TOTAL)	3' / 8'
SIDE (STREET SIDE)	10'
REAR (LIVABLE)	15' 13', 11' **
MAXIMUM LOT COVERAGE (%)	56%

* REAR SETBACK 13' - ONLY ON FULL DEPTH SINGLE STORY HOMES
** REAR SETBACK 11' - ONLY ON FULL DEPTH SINGLE STORY TO ACHIEVE
VARIABLE FRONT YARDS

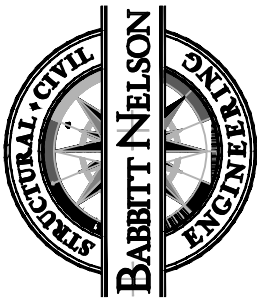


TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	21,797	0.5004	OPEN SPACE, LANDSCAPE, DRAINAGE, P.U.F.E.
TRACT B	5,069	0.1164	OPEN SPACE, LANDSCAPE, P.U.F.E.
TRACT C	591	0.0136	OPEN SPACE, LANDSCAPE, P.U.F.E.
TRACT D	608	0.0140	OPEN SPACE, LANDSCAPE, P.U.F.E.
TOTAL	28,065	0.6444	



Babbitt Nelson Engineering

1140 E. Greenway St, Suite 2
Mesa, Arizona 85203
tel: (480) 610-1341
fax: (480) 962-9034
cel: (480) 497-0003

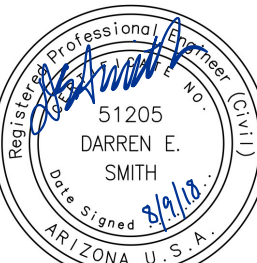
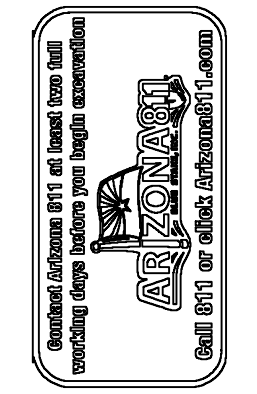


PRELIMINARY PLAT

MONTELUCIA

MESA, ARIZONA

PROJECT:



EXPIRES 09/30/19

JOB NO.
18017

18017PP01.DWG

SHEET NO.

1

1 OF 2

C:\Dropbox (BNE)\01518-017 DS Montelucia\Pre-Plan\1801TPP02.dwg, 08/08/2018 5:55:26 PM

- LEGEND**
- RIGHT-OF-WAY LINE
 - SUBDIVISION BOUNDARY
 - INTERIOR PROPERTY LINE
 - CENTERLINE
 - BASIN HIGH WATER/BOTTOM
 - PUBLIC UTILITY AND FACILITIES EASEMENT
 - PUBLIC UTILITY AND FACILITIES EASEMENT
 - RIGHT OF WAY
 - SECTION CORNER, AS NOTED
- PUFE
R/W

LOT TABLE			
LOT #	AREA		
1	4,495 SQ. FT.	0.1032 ACRES	
2	4,082 SQ. FT.	0.0937 ACRES	
3	4,065 SQ. FT.	0.0933 ACRES	
4	6,410 SQ. FT.	0.1472 ACRES	
5	8,728 SQ. FT.	0.2004 ACRES	
6	4,680 SQ. FT.	0.1074 ACRES	
7	3,935 SQ. FT.	0.0903 ACRES	
8	3,991 SQ. FT.	0.0916 ACRES	
9	3,991 SQ. FT.	0.0916 ACRES	
10	3,991 SQ. FT.	0.0916 ACRES	

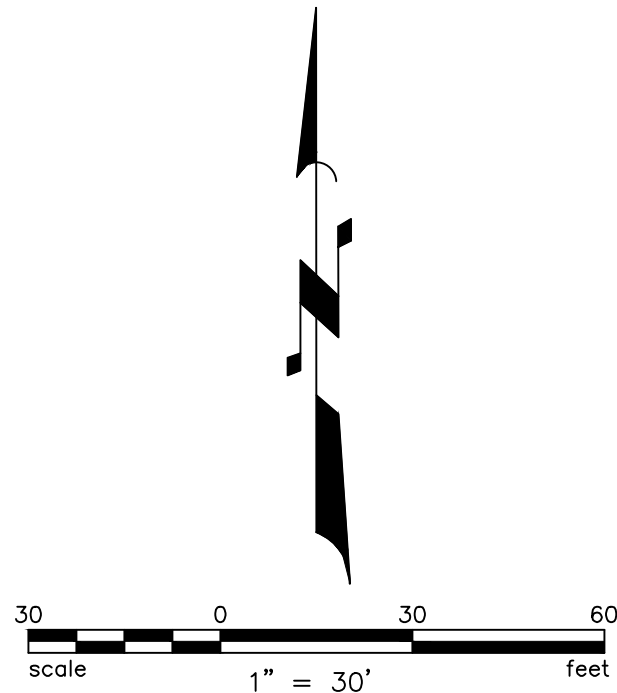
LOT TABLE			
LOT #	AREA		
11	3,991 SQ. FT.	0.0916 ACRES	
12	3,991 SQ. FT.	0.0916 ACRES	
13	3,991 SQ. FT.	0.0916 ACRES	
14	3,991 SQ. FT.	0.0916 ACRES	
15	4,392 SQ. FT.	0.1008 ACRES	
16	5,751 SQ. FT.	0.1320 ACRES	
17	4,096 SQ. FT.	0.0940 ACRES	
18	3,995 SQ. FT.	0.0917 ACRES	
19	3,995 SQ. FT.	0.0917 ACRES	
20	3,995 SQ. FT.	0.0917 ACRES	

LOT TABLE			
LOT #	AREA		
21	3,995 SQ. FT.	0.0917 ACRES	
22	3,995 SQ. FT.	0.0917 ACRES	
23	3,995 SQ. FT.	0.0917 ACRES	
24	3,995 SQ. FT.	0.0917 ACRES	
25	4,250 SQ. FT.	0.0976 ACRES	
26	4,396 SQ. FT.	0.1009 ACRES	
27	3,995 SQ. FT.	0.0917 ACRES	
28	3,995 SQ. FT.	0.0917 ACRES	
29	3,995 SQ. FT.	0.0917 ACRES	
30	3,995 SQ. FT.	0.0917 ACRES	

LOT TABLE			
LOT #	AREA		
31	3,995 SQ. FT.	0.0917 ACRES	
32	3,995 SQ. FT.	0.0917 ACRES	
33	3,995 SQ. FT.	0.0917 ACRES	
34	3,995 SQ. FT.	0.0917 ACRES	
35	3,995 SQ. FT.	0.0917 ACRES	
36	3,995 SQ. FT.	0.0917 ACRES	
37	3,995 SQ. FT.	0.0917 ACRES	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	98.17	62.50	90°00'00"
C2	58.90	37.50	90°00'00"
C3	58.90	37.50	90°00'00"
C4	15.49	50.00	17°45'10"
C5	120.48	55.00	125°30'20"
C6	15.49	50.00	17°45'10"

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	21,797	0.5004	OPEN SPACE, LANDSCAPE, DRAINAGE, PUFE
TRACT B	5,069	0.1164	OPEN SPACE, LANDSCAPE, PUFE
TRACT C	591	0.0136	OPEN SPACE, LANDSCAPE, PUFE
TRACT D	608	0.0140	OPEN SPACE, LANDSCAPE, PUFE



SIGNAL BUTTE RD.

N. KEITH ST.

MERCURY DR.

BILLINGS ST.

BOSTON ST.

GARRISON ST.

BOSTON ST.

220-54-152
MOLLOUGHEN JESSICA
ZONING: R-2

220-54-075
GUZMAN MARK ADRIANA
ZONING: R-2

220-54-076
BULLDOG HOMES LLC
ZONING: R-2

220-54-077
KASPER CAROLINE E
ZONING: R-2

220-54-078
BRIAN JUDITH L
MICHAEL E
ZONING: R-2

220-54-079
VANDER KODI
CALVIN/ANCOY
ZONING: R-2

220-54-080
COPPER JULES J
RONNIE E
ZONING: R-2

220-54-081
YOUNGBELL CHRY
ZONING: R-2

220-54-082
HILLER REINGRAT/GREGG
ZONING: R-2

220-54-083
STAMPS MARIE
ZONING: R-2

220-54-084
LEON MARIA CELMA TR
ZONING: R-2

220-54-085
FLANNIGAN CHARLES F JR
ZONING: R-2

220-54-086
ETIMOTON DANIEL R/
JOSE J K
ZONING: R-2

220-54-087
WAGNER-ROSE NEALS
ZONING: R-2

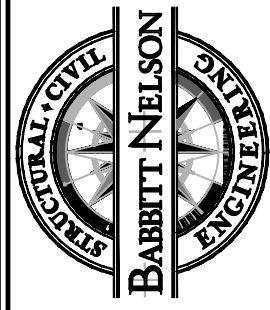
220-54-088
FORNOSTO SHELLEY G
ZONING: R-2

220-54-089
DAVIS RONALD SR/
LOS JUNE
ZONING: R-2

CENTER SEC. 24
FIND IRON PIPE
IN HAND HOLE

REVISIONS:

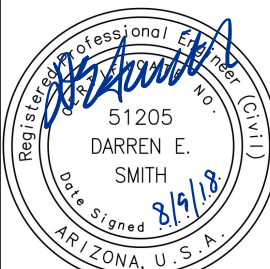
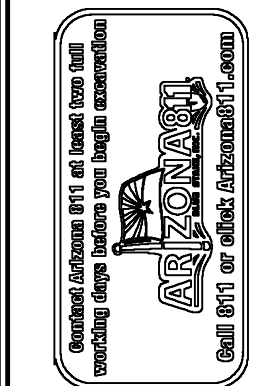
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cel: (480) 497-0003



PRELIMINARY PLAT

PROJECT:

MONTELUCCIA
MESA, ARIZONA



EXPIRES 09/30/19

JOB NO.
18017

18017PP02.DWG

SHEET NO.

2

2 OF 2