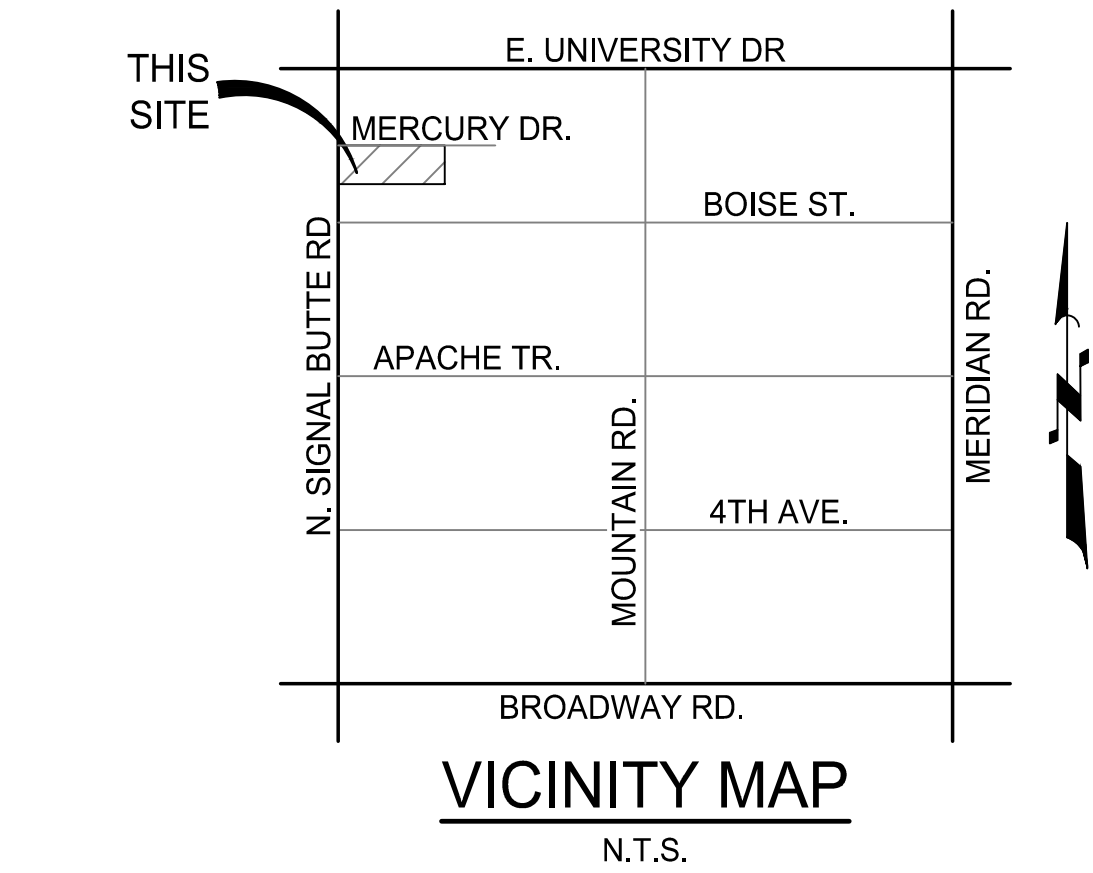
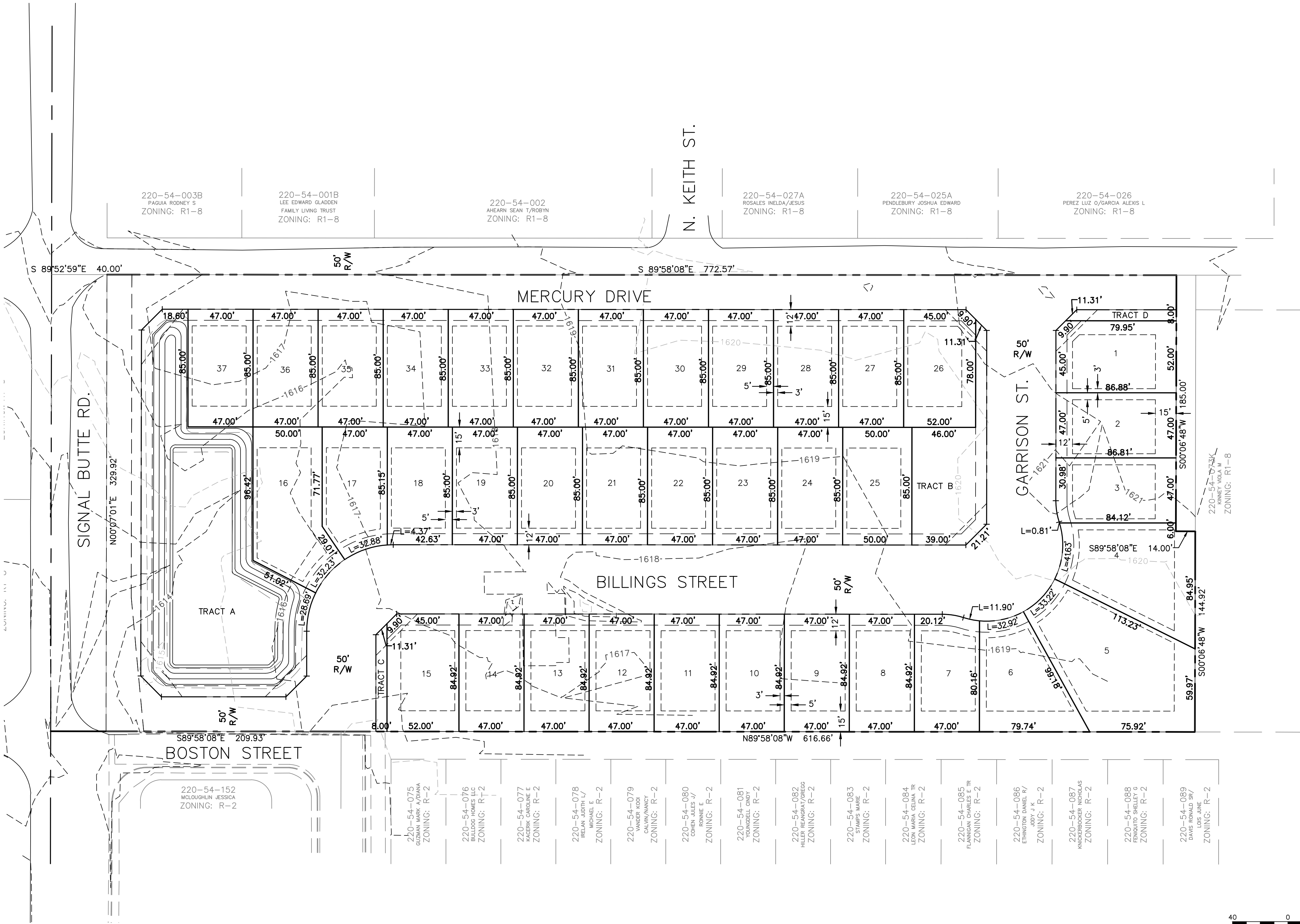


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OWNER / DEVELOPER

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

ENGINEER

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

PROJECT DESCRIPTION

"MONTELCUCIA" IS A PLANNED RESIDENTIAL
DEVELOPMENT OF 37 LOTS.

PROPOSED ZONING FOR THE SITE IS
RSL-2.5.

AREA TABLE		
LOT #	LOT SIZE (S.F.)	BUILDABLE AREA (S.F.)
1	4,495	2,324
2	4,082	2,334
3	4,065	2,321
4	6,410	3,887
5	8,728	5,741
6	4,680	2,642
7	3,935	2,211
8	3,991	2,259
9	3,991	2,259
10	3,991	2,259
11	3,991	2,259
12	3,991	2,259
13	3,991	2,259
14	3,991	2,259
15	4,392	2,259
16	5,751	3,612
17	4,096	2,443
18	3,995	2,262
19	3,995	2,262
20	3,995	2,262
21	3,995	2,262
22	3,995	2,262
23	3,995	2,262
24	3,995	2,262
25	4,250	2,262
26	4,396	2,257
27	3,995	2,262
28	3,995	2,262
29	3,995	2,262
30	3,995	2,262
31	3,995	2,262
32	3,995	2,262
33	3,995	2,262
34	3,995	2,262
35	3,995	2,262
36	3,995	2,262
37	3,995	2,262

PROJECT - SITE DATA

STANDARDS	RSL - 2.5 WITH PAD OVERLAY
GROSS AREA:	±6.20 ACRES
NET AREA:	±5.90 ACRES
EXISTING ZONING:	MARICOPA COUNTY RURAL-8
PROPOSED ZONING:	RSL 2.5
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'**

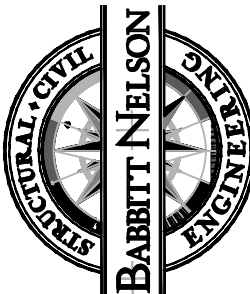
* REAR SETBACK 13' - ONLY ON FULL DEPTH SINGLE STORY HOMES
** REAR SETBACK 11' - ONLY ON FULL DEPTH SINGLE STORY TO ACHIEVE VARIABLE FRONT YARDS

TRACT TABLE

TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	21,797	0.5004	OPEN SPACE, LANDSCAPE, DRAINAGE, 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
TOTAL	28,065	0.6444	

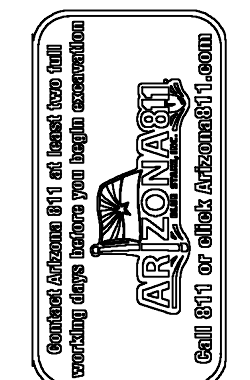
REVISIONS:

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Mesa, Arizona 85203
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fax: (480) 962-9034
cel: (480) 497-0003



PRELIMINARY SITE PLAN

PROJECT:
MONTELCUCIA
MESA, ARIZONA



EXPIRES: 09/30/19
JOB NO.
18017

18017PSP.DWG

SHEET NO.

1

1 OF 1