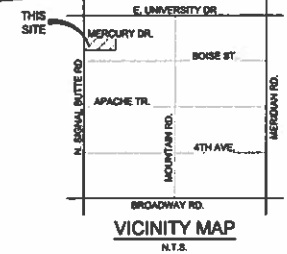


GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAN.
3. ALL PUBLIC ROADS WILL BE CONSTRUCTED TO CITY OF MESA URBAN STANDARDS.
4. A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
5. THE DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. ENGINEER CONCEPTS ARE SHOWN IN THE PRELIMINARY DRAINAGE 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 LINES 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

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

OWNER / DEVELOPER

FLINK FAMILY ENTERPRISES, LLC.
 1808 N. LINDBRY
 MESA, AZ 85215
 PH: (480) 488-8881
 FAX: (480) 378-3100
 CONTACT: MARK FLINK

ENGINEER

BABBIT NELSON ENGINEERING
 1140 EAST GARDENWAY ST.
 SUITE 2
 MESA, ARIZONA 85203
 TEL: (480) 816-1341
 FAX: (480) 862-8034
 CONTACT: GAVIN SMITH

PUBLIC UTILITIES

WATER: ARIZONA WATER COMPANY
 SEWER: CITY OF MESA
 ELECTRIC: SWP
 TELEPHONE: CDM/AVL/PLK
 GAS: SOUTHWEST GAS
 CABLE TV: COX COMMUNICATIONS
 WASTE DISPOSAL: REUSE, CITY OF MESA

SHEET INDEX

SP01 COVER SHEET
 SP02 PRELIMINARY PLAT

BASIS OF BEARING

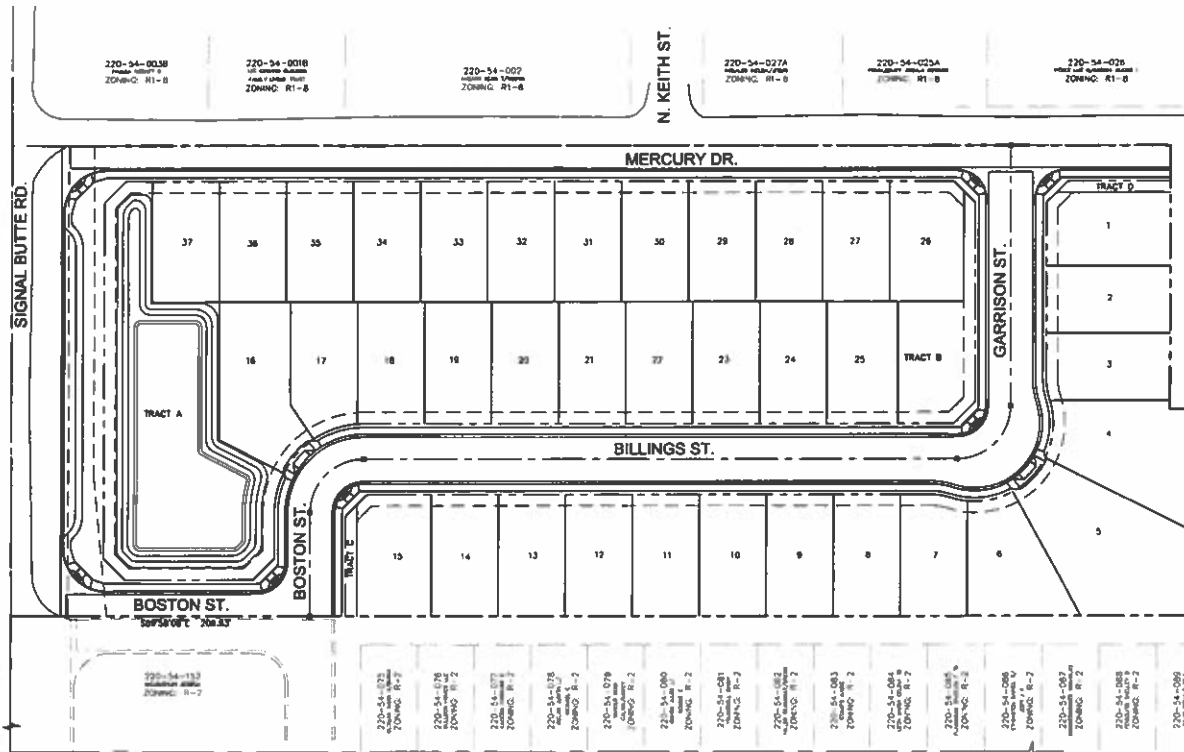
THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SHD LINE BEARS NORTH 60 DEGREES 07 MINUTES 01 SECONDS EAST.

BENCHMARK

SOUTHWEST PROPERTY CORNER SET 1' NEAR N/00P "2384" ELEVATION = 1612.23 ABOVE DATUM

PROJECT - SITE DATA

GROSS AREA:	26.20 ACRES
NET AREA:	± 5.60 ACRES
EXISTING ZONING:	MARICOPA COUNTY RURAL-8
PROPOSED ZONING:	RSL-2.5 WITH PAD OVERLAY
EXISTING GENERAL PLAN:	MGR 4 - 8
PROPOSED GENERAL PLAN:	MGR 4 - 8
TOTAL NUMBER OF LOTS:	37
TYPICAL LOT SIZE:	47,385 (3,095 SQ. FT.)
GROSS DENSITY:	3.37 DU/AC
NET DENSITY:	6.27 DU/AC
OPEN SPACE (% GROSS):	0.64 ACRES (10% OF GROSS AREA)
MINIMUM LOT SIZE:	3,835 SQ. FT.
AVERAGE LOT SIZE:	4,301 SQ. FT.
MIN. REQ. AVERAGE LOT AREA (RSL-2.5):	2,500 SQ. FT.



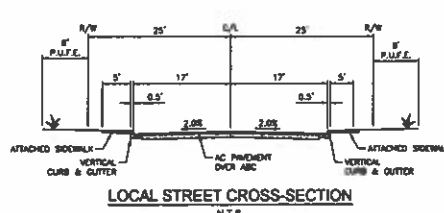
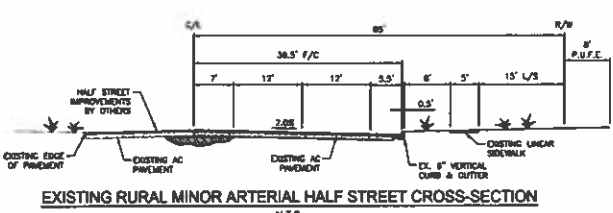
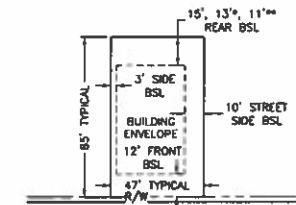
MINIMUM BUILDING INTERIOR SETBACKS

FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-CANOPY	20'
SIDE (MIN. / TOTAL)	3' / 8'
SIDE (STREET SIDE)	10'
REAR (UPABLE)	15' 13", 11"
REAR (UPABLE) LOT COVERAGE (S)	50%

* 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	21,787	0.5004	OPEN SPACE, LANDSCAPE, ORNAMENTAL PLANT
TRACT B	5,089	0.1164	OPEN SPACE, LANDSCAPE, PLANT
TRACT C	391	0.0138	OPEN SPACE, LANDSCAPE, PLANT
TRACT D	828	0.0189	OPEN SPACE, LANDSCAPE, PLANT
TOTAL	28,095	0.6444	

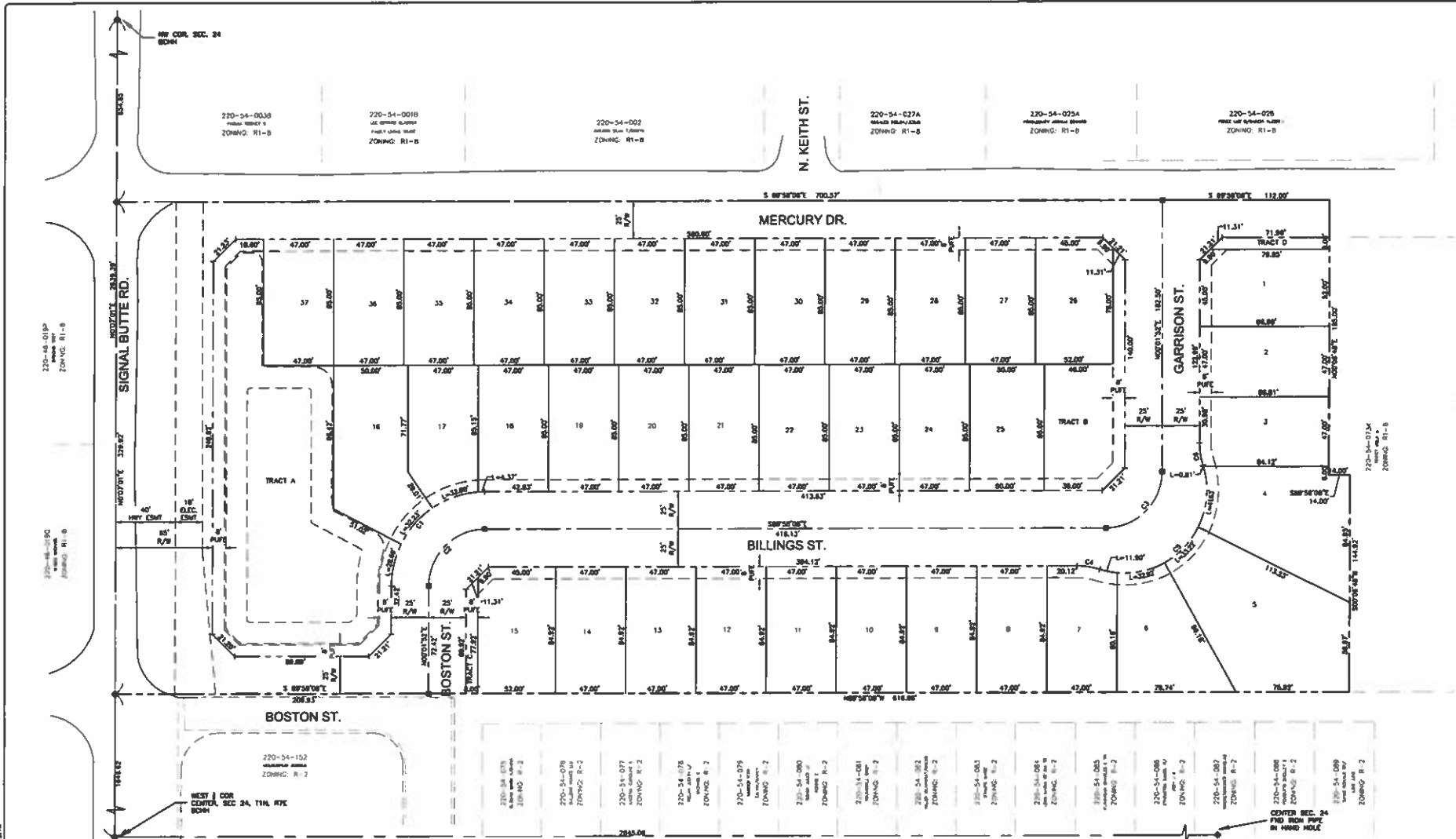


PRELIMINARY PLAT
 MONTELUCCIA
 MESA, ARIZONA

PROJECT: 16017PP01.DWG

JOB NO. 18017

SHEET NO. 1 OF 2



LEGEND

- RIGHT-OF-WAY LINE
- - - SUBDIVISION BOUNDARY
- INTERIOR PROPERTY LINE
- CENTERLINE
- BASH HIGH WATER/BOTTOM
- PUBLIC UTILITY AND FACILITIES EASEMENT
- PUBLIC UTILITY AND FACILITIES EASEMENT
- RIGHT OF WAY
- SECTION CORNER, AS NOTED

LOT TABLE

LOT #	AREA
1	4,486 SQ. FT. 0.1032 ACRES
2	3,891 SQ. FT. 0.0897 ACRES
3	4,099 SQ. FT. 0.0933 ACRES
4	6,410 SQ. FT. 0.1472 ACRES
5	6,736 SQ. FT. 0.2094 ACRES
6	4,880 SQ. FT. 0.1074 ACRES
7	3,835 SQ. FT. 0.0883 ACRES
8	3,891 SQ. FT. 0.0898 ACRES
9	3,891 SQ. FT. 0.0898 ACRES
10	3,891 SQ. FT. 0.0898 ACRES

LOT TABLE

LOT #	AREA
11	3,891 SQ. FT. 0.0898 ACRES
12	3,891 SQ. FT. 0.0897 ACRES
13	3,891 SQ. FT. 0.0898 ACRES
14	3,891 SQ. FT. 0.0898 ACRES
15	4,302 SQ. FT. 0.1008 ACRES
16	5,751 SQ. FT. 0.1320 ACRES
17	3,891 SQ. FT. 0.0894 ACRES
18	3,891 SQ. FT. 0.0897 ACRES
19	3,891 SQ. FT. 0.0898 ACRES
20	3,891 SQ. FT. 0.0897 ACRES

LOT TABLE

LOT #	AREA
21	3,890 SQ. FT. 0.0897 ACRES
22	3,890 SQ. FT. 0.0897 ACRES
23	3,890 SQ. FT. 0.0897 ACRES
24	3,890 SQ. FT. 0.0897 ACRES
25	4,320 SQ. FT. 0.0978 ACRES
26	4,300 SQ. FT. 0.1000 ACRES
27	3,890 SQ. FT. 0.0897 ACRES
28	3,890 SQ. FT. 0.0897 ACRES
29	3,890 SQ. FT. 0.0897 ACRES
30	3,890 SQ. FT. 0.0897 ACRES

LOT TABLE

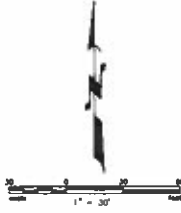
LOT #	AREA
31	3,895 SQ. FT. 0.0897 ACRES
32	3,895 SQ. FT. 0.0897 ACRES
33	3,895 SQ. FT. 0.0897 ACRES
34	3,895 SQ. FT. 0.0897 ACRES
35	3,895 SQ. FT. 0.0897 ACRES
36	3,895 SQ. FT. 0.0897 ACRES
37	3,895 SQ. FT. 0.0897 ACRES

CURVE TABLE

CURVE #	LENGTH	INSIDE	OUTSIDE
C1	98.17	62.00	80'00"00"
C2	56.80	37.30	80'00"00"
C3	56.80	37.30	80'00"00"
C4	15.48	90.00	17'45"10"
C5	120.48	60.00	129'30"20"
C6	15.48	90.00	17'45"10"

TRACT TABLE

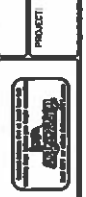
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	21,787	0.5004	OPEN SPACE, LANDSCAPE, GRASS, PUTE
TRACT B	5,088	0.1164	OPEN SPACE, LANDSCAPE, PUTE
TRACT C	391	0.0138	OPEN SPACE, LANDSCAPE, PUTE
TRACT D	608	0.0140	OPEN SPACE, LANDSCAPE, PUTE



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Tel: (918) 435-1351
Fax: (918) 435-1352
www.bne.com



PRELIMINARY PLAT
MONTELUICIA
MEXIA, ARIZONA



JOB NO.
18017
18017PREL.DWG
SHEET NO.
2
2 OF 2