

PRELIMINARY PLAT

FOR

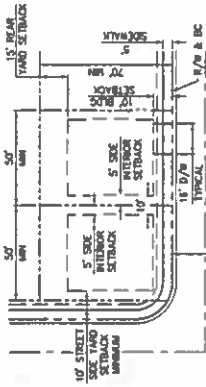
TAVERA SOUTH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,
RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

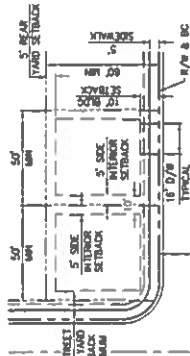
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 6.21.17

WITH STIPS: YES NO



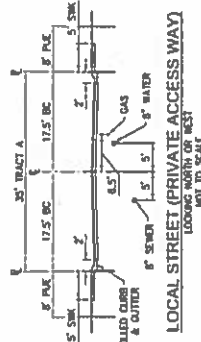
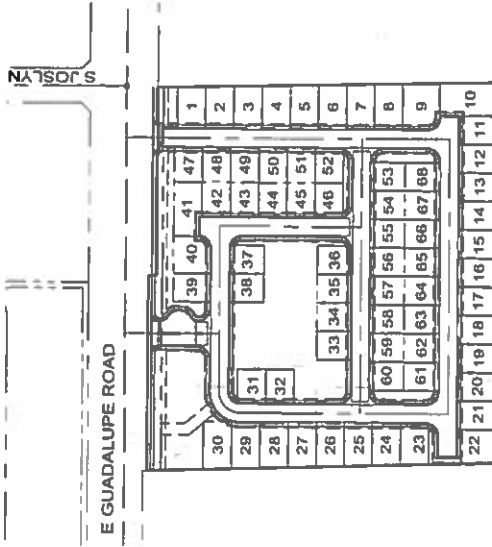
LOTS 1-30



LOTS 31-48

TYPICAL LOT LAYOUTS

NOT TO SCALE



PROJECT DATA

CURRENT ZONING: RE-4
SUBDIVISION: TAVERA SOUTH
GROSS AREA: 10.51 ACRES
NET AREA: 8.15 ACRES
LOT AREA: 1.00 ACRES
OPEN SPACE: 1.68 ACRES (16.5%)

ENGINEER

SHANE ENGINEERING, INC.
1000 N. CENTRAL AVENUE, SUITE 113
MESA, AZ 85201
CONTACT: CHRIS MOORE
PHONE: (480) 749-8600

APPLICANT

MATTAMY ARIZONA, LLC
1000 N. CENTRAL AVENUE, SUITE 113
MESA, AZ 85201
CONTACT: JOSE CASTILLO
PHONE: (480) 302-0000

OWNERS

MARICOPA PROPERTIES, LLC
1000 N. CENTRAL AVENUE, SUITE 113
MESA, AZ 85201
CONTACT: TORI HACHIMAWAY
PHONE: (480) 338-2000

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH
MAGNETIC MERIDIAN. THE BEARING OF THE
IRON PILE BEARING POINTS ARE AS SHOWN ON THE
SECTION 9 AND A BRASS CAP FLUSH AT THE NORTH
QUARTER CORNER OF SAID SECTION 9.

BENCHMARK

BRASS TAG IN TOP OF CURB AT SOUTHEAST
CORNER OF DLSWORTH ROAD AND
GUADALUPE ROAD
ELEV=1424.57 (GCM DATUM, NAVD83)

LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- PUE - PUBLIC UTILITIES EASMENT
- BUILDING DEVELOPE / SETBACK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE

- DRAINAGE FLOW AS NOTED
- DRAINAGE FLOW ARROW
- SEWER FLOW ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CLEARCUT

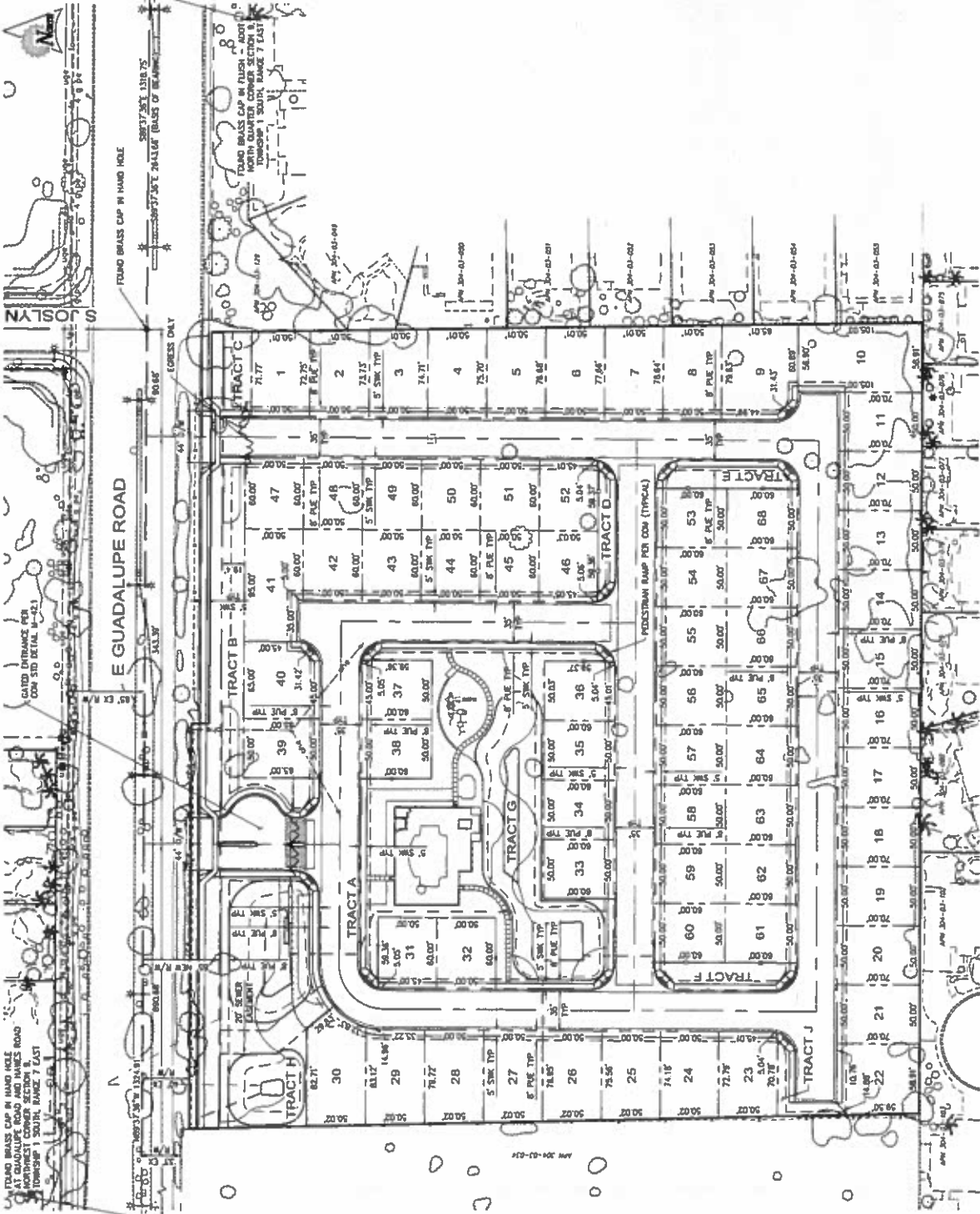
SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER	CONV
2	LOT LAYOUT	LL
3	PRELIMINARY GRADING	GD
4	UTILITY PLAN	UT
5	PUE PLAN	FP

SUNRISE ENGINEERING
1111 SOUTH BUCKLEBOURNE AVENUE, SUITE 117
MESA, ARIZONA 85209 TEL: 480.949.8889

MATTAMY ARIZONA, LLC
TAVERA SOUTH
PRELIMINARY PLAT
COVER SHEET

DATE: 6/21/17
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN



LOT TABLE

LOT	SQ FT	ZONES
1	3,813	0.08
2	3,862	0.08
3	3,711	0.09
4	3,780	0.09
5	3,828	0.09
6	3,858	0.09
7	3,898	0.09
8	3,937	0.09
9	3,976	0.10
10	4,015	0.11
11	4,054	0.12
12	4,093	0.12
13	4,132	0.13
14	4,171	0.13
15	4,210	0.14
16	4,249	0.14
17	4,288	0.15
18	4,327	0.15
19	4,366	0.16
20	4,405	0.16
21	4,444	0.17
22	4,483	0.17
23	4,522	0.18
24	4,561	0.18
25	4,600	0.19
26	4,639	0.19
27	4,678	0.20
28	4,717	0.20
29	4,756	0.21
30	4,795	0.21
31	4,834	0.22
32	4,873	0.22
33	4,912	0.23
34	4,951	0.23
35	4,990	0.24
36	5,029	0.24
37	5,068	0.25
38	5,107	0.25
39	5,146	0.26
40	5,185	0.26
41	5,224	0.27
42	5,263	0.27
43	5,302	0.28
44	5,341	0.28
45	5,380	0.29
46	5,419	0.29
47	5,458	0.30
48	5,497	0.30
49	5,536	0.31
50	5,575	0.31
51	5,614	0.32
52	5,653	0.32
53	5,692	0.33
54	5,731	0.33
55	5,770	0.34
56	5,809	0.34
57	5,848	0.35
58	5,887	0.35
59	5,926	0.36
60	5,965	0.36
TOTAL	232,338	3.34

TRACT TABLE

TRACT	SQ FT	ZONES	DESCRIPTION
A	82,890	2.13	PRIVATE STREET & OPEN SPACE
B	71,992	0.17	OPEN SPACE
C	1,742	0.04	OPEN SPACE
D	1,850	0.04	OPEN SPACE
E	2,854	0.06	OPEN SPACE
F	2,854	0.06	OPEN SPACE
G	58,130	0.88	OPEN SPACE
H	11,877	0.40	OPEN SPACE
I	1,455	0.03	OPEN SPACE
J	1,455	0.03	OPEN SPACE
TOTAL	184,088	3.81	

SCALE: 1" = 40'

SUNRISE ENGINEERING
 1122 SOUTH WASHINGTON, SUITE 111
 PHOENIX, ARIZONA 85014
 WWW.SUNRISEENGINEERING.COM

MAITANY ARIZONA, LLC
 TAVERA SOUTH
 PRELIMINARY PLAT
 LOT LAYOUT

DATE: 08/27/2017
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

NO. OF SHEETS	10
SHEET NO.	10
DATE	08/27/2017
PROJECT	TAVERA SOUTH
LOT LAYOUT	LOT LAYOUT