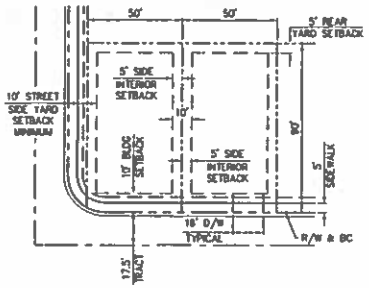
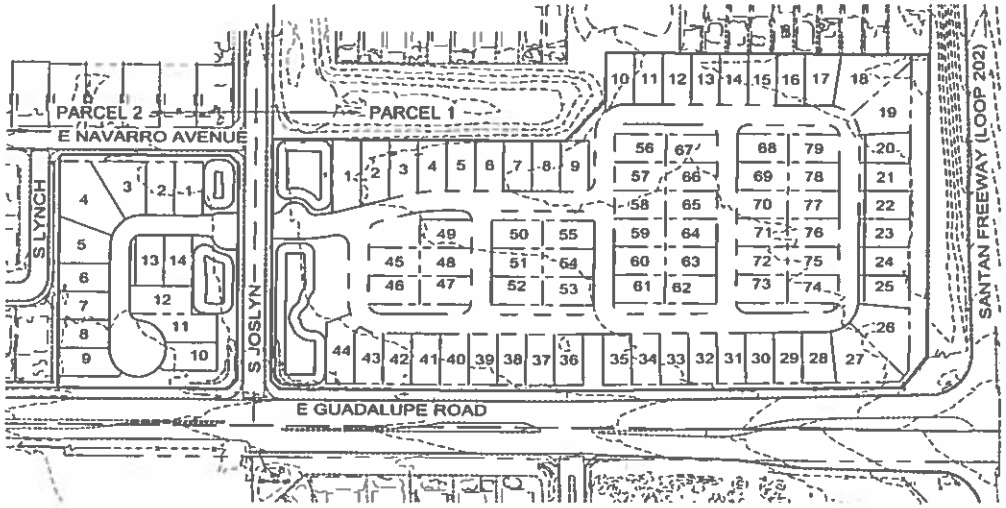
APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 6.21.17
WITH STIPS: YES X NO ☐

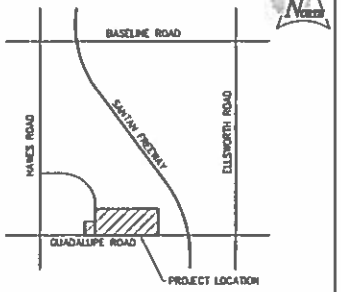
PRELIMINARY PLAT
FOR
TAVERA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

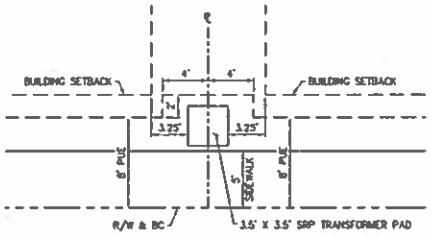


TYPICAL LOT LAYOUT
NOT TO SCALE





VICINITY MAP
NOT TO SCALE



SRP TRANSFORMER PUE
NOT TO SCALE

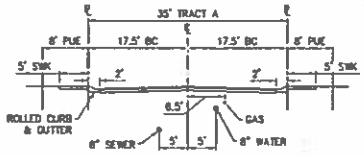
OWNERS
SANTAN SHOPDEVCO L LLC
7001 N SCOTTSDALE ROAD, SUITE 1015
SCOTTSDALE, AZ 85253
CONTACT: MICHAEL J KERN
PHONE: (480) 315-2600

BORDEN SANTAN, LLC
14644 N 74TH STREET, SUITE 101
SCOTTSDALE, AZ 85260
CONTACT: KENT BIRD
PHONE: (480) 948-8568

GUADALUPE 202, LLC
STAVE PROPERTIES
14020 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260
CONTACT: MARY SPATZ
PHONE: (480) 994-0200

APPLICANT
MATTAMY ARIZONA, LLC
9200 E PIMA CENTER PARKWAY, SUITE 180
SCOTTSDALE, AZ 85258
CONTACT: JOSE CASTILLO
PHONE: (480) 302-6080

ENGINEER
SUNRISE ENGINEERING, INC.
2152 VINEYARD, SUITE 123
MESA, AZ 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600



LOCAL STREET (PRIVATE ACCESS WAY)
LOOKING NORTH OR WEST
NOT TO SCALE

SHEET INDEX

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

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T1S, R7E BEARING S89°37'36"E BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 4 AND A BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 4.

BENCHMARK
BRASS TAG IN TOP OF CURB AT SOUTHEAST CORNER OF ELLSWORTH ROAD AND GUADALUPE ROAD
ELEV=1424.57 (COM DATUM, NAVD88)

UTILITIES

UTILITY	OWNER
WATER	CITY OF MESA
SEWER	CITY OF MESA
GARBAGE SERVICE	CITY OF MESA
GAS	CITY OF MESA
TELEPHONE	CENTURYLINK
ELECTRIC	SALT RIVER PROJECT
CABLE	COX COMMUNICATIONS

PROJECT DATA
CURRENT ZONING: LC
PROPOSED ZONING: RS-6 PAD
GROSS AREA: 18.71 ACRES
NET AREA: 18.71 ACRES
TOTAL LOTS: 93 LOTS
OPEN SPACE: 3.14 ACRES (18.79%)

LEGEND
- SECTION LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- PUE – PUBLIC UTILITIES EASEMENT
- BUILDING ENVELOPE / SETBACK
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SEWER LINE
- 8" EXISTING SEWER LINE
- 8" EXISTING WATER LINE
- MONUMENT FOUND AS NOTED
- DRAINAGE FLOW ARROW
- SEWER FLOW ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CLEANOUT

REV NO	COMMENT	DATE

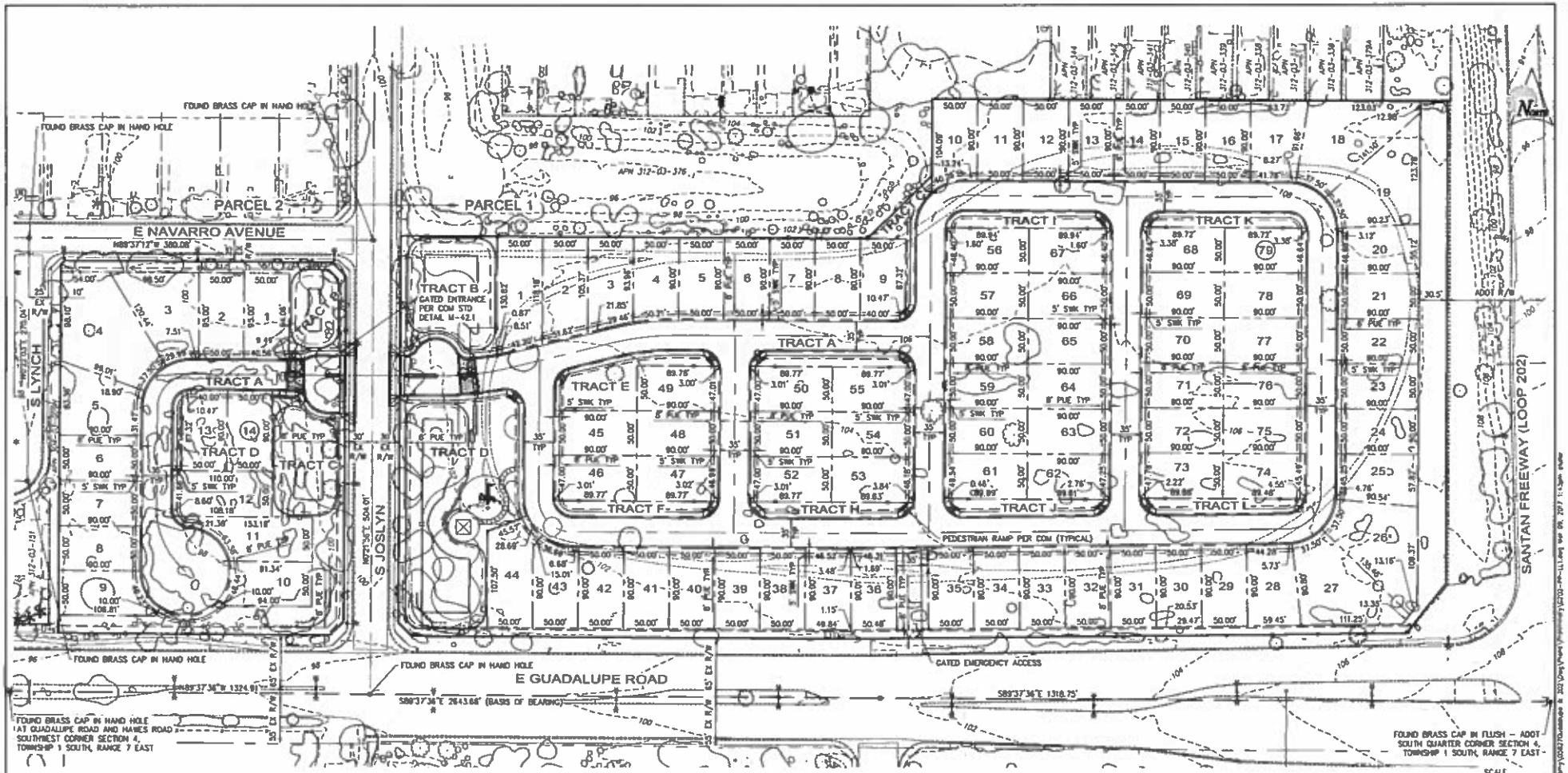
FOR REVIEW ONLY NOT FOR CONSTRUCTION

SUNRISE ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 FAX 480.768.8609
WWW.SUNRISEENG.COM

MATTAMY ARIZONA, LLC

TAVERA
PRELIMINARY PLAT
COVER SHEET

JOB NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
05027	CFM	SLF		1 of 5	COV



LOT TABLE - PARCEL 2

LOT	SQ FT	ACRES
1	4,746	0.11
2	4,750	0.11
3	6,713	0.15
4	10,131	0.23
5	6,074	0.14
6	4,500	0.10
7	4,500	0.10
8	4,500	0.10
9	4,939	0.11
10	4,874	0.11
11	5,700	0.13
12	5,485	0.13
13	4,481	0.10
14	4,500	0.10
TOTAL	75,714	1.74

TRACT TABLE - PARCEL 2

TRACT	SQ FT	ACRES	DESCRIPTION
A	22,380	0.51	PRIVATE STREET & PUE
B	9,548	0.22	OPEN SPACE
C	21,776	0.50	OPEN SPACE
D	823	0.02	OPEN SPACE
TOTAL	54,507	1.25	

LOT TABLE - PARCEL 1

LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
1	6,229	0.14	16	4,500	0.10	31	4,500	0.10	46	4,500	0.10	61	4,500	0.10	76	4,500	0.10
2	5,589	0.13	17	5,124	0.12	32	4,500	0.10	47	4,500	0.10	62	4,500	0.10	77	4,500	0.10
3	4,962	0.11	18	8,629	0.20	33	4,500	0.10	48	4,500	0.10	63	4,500	0.10	78	4,500	0.10
4	4,566	0.11	19	7,943	0.18	34	4,500	0.10	49	4,500	0.10	64	4,500	0.10	79	4,500	0.10
5	4,500	0.10	20	4,731	0.11	35	4,500	0.10	50	4,500	0.10	65	4,500	0.10	TOTAL	377,496	8.65
6	4,500	0.10	21	4,500	0.10	36	4,522	0.10	51	4,500	0.10	66	4,500	0.10			
7	4,500	0.10	22	4,500	0.10	37	4,544	0.10	52	4,500	0.10	67	4,500	0.10			
8	4,500	0.10	23	4,500	0.10	38	4,500	0.10	53	4,500	0.10	68	4,500	0.10			
9	4,481	0.10	24	4,500	0.10	39	4,500	0.10	54	4,500	0.10	69	4,500	0.10			
10	4,863	0.11	25	4,853	0.11	40	4,500	0.10	55	4,500	0.10	70	4,500	0.10			
11	4,500	0.10	26	8,143	0.19	41	4,500	0.10	56	4,500	0.10	71	4,500	0.10			
12	4,500	0.10	27	8,299	0.19	42	4,500	0.10	57	4,500	0.10	72	4,500	0.10			
13	4,500	0.10	28	4,927	0.11	43	4,882	0.11	58	4,500	0.10	73	4,500	0.10			
14	4,500	0.10	29	4,500	0.10	44	5,903	0.14	59	4,500	0.10	74	4,499	0.10			
15	4,500	0.10	30	4,500	0.10	45	4,500	0.10	60	4,500	0.10	75	4,500	0.10			

TRACT TABLE - PARCEL 1

TRACT	SQ FT	ACRES	DESCRIPTION
A	115,422	2.65	PRIVATE STREET & PUE
B	13,518	0.31	OPEN SPACE
C	2,576	0.06	OPEN SPACE
D	62,112	1.43	OPEN SPACE
E	6,112	0.14	OPEN SPACE
F	2,888	0.07	OPEN SPACE
G	2,888	0.07	OPEN SPACE
H	2,852	0.07	OPEN SPACE
I	3,140	0.07	OPEN SPACE
J	3,140	0.07	OPEN SPACE
K	2,824	0.07	OPEN SPACE
L	2,824	0.07	OPEN SPACE
TOTAL	220,097	5.05	

REV NO	COMMENT	DATE

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SUNRISE ENGINEERING
3152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.0600 • FAX 480.768.0699
www.sunrise-eng.com

MATTAMY ARIZONA, LLC

TAVERA
PRELIMINARY PLAT
LOT LAYOUT

JOB NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
20827	CTM	SLT		2 of 5	LL