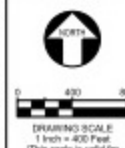


Attachment 5: Preliminary Plat MPA19-001, PLN19-011, GNP19-001, PLN19-016

Phase	Total Area (sq ft)	Total Area (ac)	Open Space Area (sq ft)	Open Space Area (ac)	Percent Open Space
1A	1,828,112	41.84	1,706,521	38.37	28.0%
1D	1,048,113	23.94	300,300	6.69	24.9%
2	6,414,875	147.25	1,596,364	35.69	24.9%
3	11,840,868	267.00	5,880,422	132.85	49.7%
4	7,475,211	171.98	3,976,761	89.50	53.2%
5	4,138,850	93.60	1,551,881	34.54	37.5%
1 - Subtotal	37,800,670	854.62	18,694,763	420.45	49.7%
Unsubdivided	10,450,880	235.96	0	0	0.0%
Total	47,711,880	1,090.58	18,694,763	420.45	38.7%

EXISTING PHASE 1 SF + 1.17 UNITS PER SF =	218
EXISTING PHASE 2 SF + 1.17 UNITS PER SF =	270
PROPOSED PHASE 3 SF + 1.17 UNITS PER SF =	362
PROPOSED PHASE 4 SF + 1.17 UNITS PER SF =	268
PROPOSED PHASE 5 SF + 1.17 UNITS PER SF =	64
TOTAL SF - 1.17 UNITS	1,284
TOTAL MP - 213 UNITS	1,284

3A - 87' x 88' x 130' (10,888 sq ft)
3B - 84' x 75' x 130' (12,138 sq ft)
3C - 100' x 87' x 130' (10,888 sq ft)
3D - 75' x 100' x 130' (10,888 sq ft)
3E - 81' x 87' x 130' (10,888 sq ft)



--- EXISTING W/ CONTOUR
--- PROJECT PHASE BOUNDARY
--- SUB-PHASE BOUNDARY
--- EXISTING LOT/ROW LINE
--- NO PARCEL # AND OWNER INFO
--- EASEMENT LINE

3A - 34' x 100' x 100' (34,000 sq ft)
3B - 30' x 200' x 200' (120,000 sq ft)
64 PHASE 3 LOTS
645 TOTAL PHASE 3 - SLOTS

PARCEL ID	PARCEL NUMBER	OWNER(S)
1	100-41-0801	HECOTE THORN
2	100-41-0802	HECOTE THORN
3	100-41-0803	HECOTE THORN
4	100-44-0804	FARM
5	100-44-0805	ARIZONA BCO DEK
6	100-44-0806	ARIZONA BCO DEK
7	100-11-0807	CITY OF PRESCOTT
8	100-44-0808	KAWN
9	100-44-0809	KAWN
10	100-44-0810	KAWN



PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5 P.A.D.

SHEET NUMBER	DESCRIPTION
1	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
2	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
3	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
4	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
5	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
6	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
7	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
8	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
9	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5
10	PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5

LOCATION MAP (N.T.S.)	
[Map showing project location within the Granite Dells Estates area]	

DESCRIPTION OF PROJECT	
PRELIMINARY PLAT FOR GRANITE DELLS ESTATES PHASES 3, 4, & 5, A PORTION OF SECTION 34 AND 35, TOWNSHIP 12 NORTH, RANGE 12 WEST, COUNTY OF YAVAPAI, ARIZONA. THE EXISTING 239 ACRES WILL BE A 239-ACRE TRACT OF UNDEVELOPED LAND.	

SITE DATA	
ACCESSION PARCELS NUMBERED 100-41-0801 THROUGH 100-44-0810, AND 100-11-0807.	
PHASE 3 IS NET USE AREA - 100 ACRES.	
PHASE 4 IS OPEN SPACE - 200 ACRES (N.T.S.).	
PHASE 5 IS A CORNER AT THE NET USE AREA - 100 ACRES.	
PHASE 10 IS CORNER AT THE NET USE AREA - 100 ACRES.	

ZONING	
ZONING: RESIDENTIAL SINGLE-FAMILY (RS-100) AND RESIDENTIAL SINGLE-FAMILY (RS-150).	
PROPOSED ZONING: RS-100 AND RS-150.	

UTILITIES AND SERVICES	
ELECTRICITY: ARIZONA PUBLIC SERVICE COMPANY (APSC) SERVICE.	
GAS: ARIZONA PUBLIC SERVICE COMPANY (APSC) SERVICE.	
WATER: ARIZONA PUBLIC SERVICE COMPANY (APSC) SERVICE.	
SEWER: CITY OF PRESCOTT SEWER TREATMENT PLANT.	
FIRE: CITY OF PRESCOTT FIRE DEPARTMENT.	

LOCAL DESCRIPTION	
PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 12 NORTH, RANGE 12 WEST, COUNTY OF YAVAPAI, ARIZONA.	

BENCHMARK	
CITY OF PRESCOTT CATHEDRAL BENCHM.	

OWNER	
GRANITE DELLS ESTATES PROPERTIES S.L. INC.	
PROJECT CONTACT: MICHAEL FARM, 1401 INDUSTRIAL WAY, PRESCOTT, AZ 86201, 928.740.2121	

ENGINEERS/SURVEYORS	
MICHAEL FARM, 1401 INDUSTRIAL WAY, PRESCOTT, AZ 86201, 928.740.2121	

DATE OF PREPARATION: 01/20/19	
[Professional Engineer Seal]	[Professional Engineer Seal]