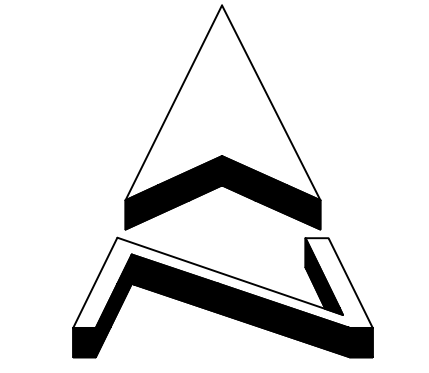


OWNERS

APN 141-21-005X & Y
JOHN BABIARZ
2558 E LEHI RD
MESA, ARIZONA 85213

APN 141-21-005R
KASER CITRUS INC
10930 PIKE 123
FRANKFORD MO 63441

APN 141-21-005P
FREEMAN ARTHUR L/ANITA TR
2717 E LEHI RD
MESA AZ 85213

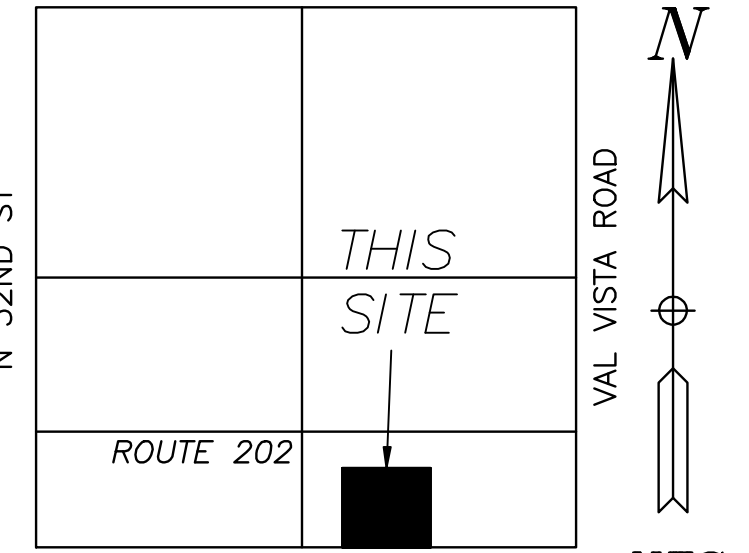


SCALE 1" = 30'

30 15 0 15 30

LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP

N.T.S.

SITE DATA

APN: 141-21-005 P, R, Q, S, X, & Y
GROSS AREA: 347,218 S.F.
7.971 ACRES
NET AREA (65' ROW): 299,279 S.F.
6.870 ACRES
ZONING: AG
TOTAL LOTS = 89
TOTAL PARKING = 251

OPEN SPACE CALCULATIONS

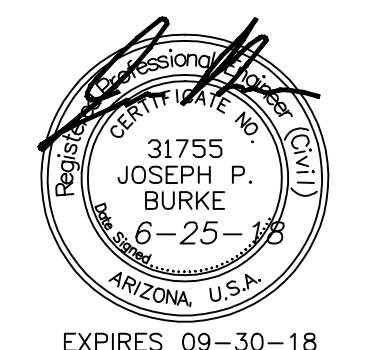
GROSS AREA: 347,218 S.F.
NET AREA (65' ROW): 299,279 S.F.
OPEN SPACE AREA: 109,241 S.F.
OPEN SPACE %: 36.50%

BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH
89°53'07" WEST AS SHOWN HEREON.

LEGEND

- DRYWELL
- DRAIN PIPE
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- WATER SERVICE
- ⊙ SEWER MANHOLE
- 8"-S — 8" SEWERLINE
- 8"-W — 8" WATERLINE



EXPIRES 09-30-18

DATE



ALLEN
CONSULTING
ENGINEERS, INC.

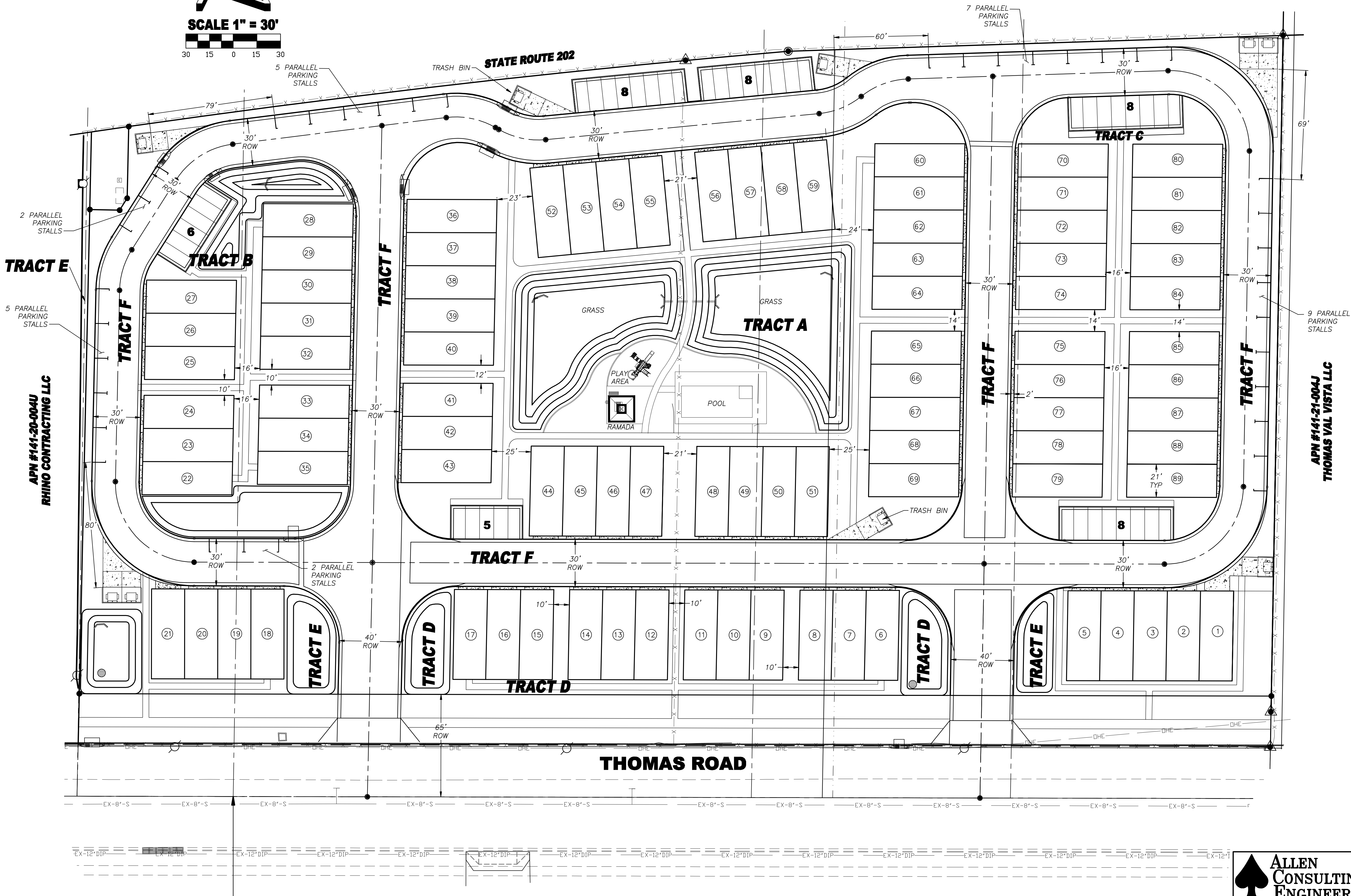
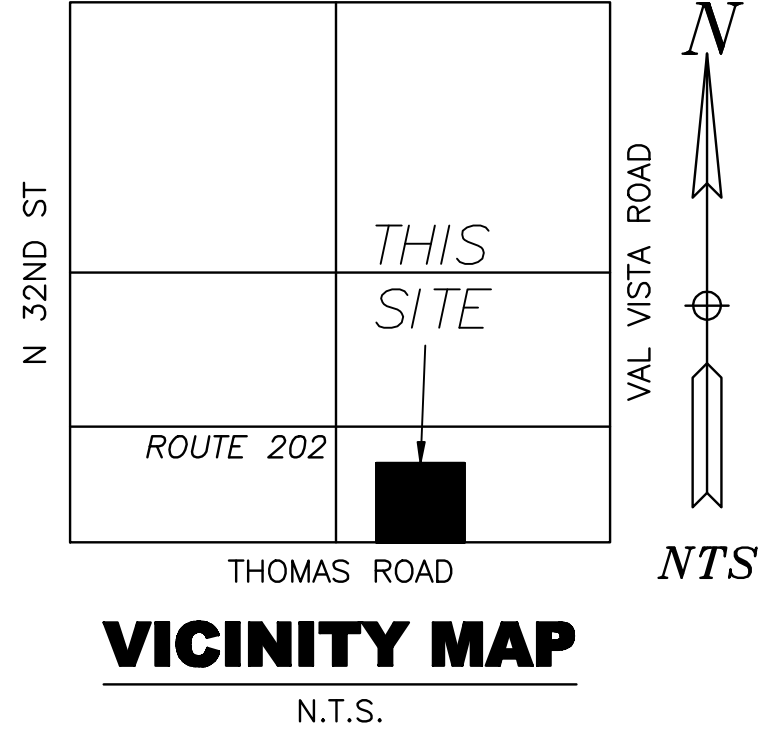
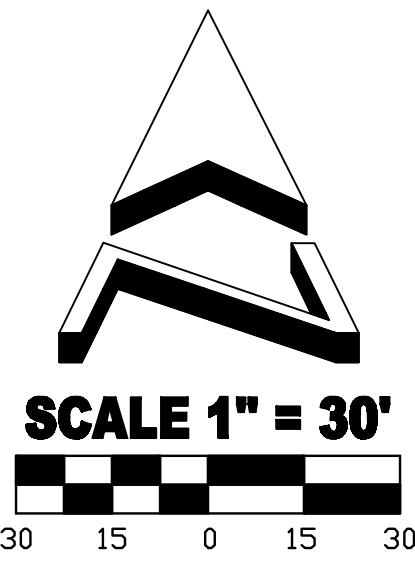
4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

LEHI COVE
VAL VISTA & 202
PRELIMINARY SITE PLAN

JOB NUMBER	95853	SHEET	1	OF	1
DRAWING	PRELIM-SITE	CHECKED BY		DATE	06-25-18
DRAFTSMAN					

LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

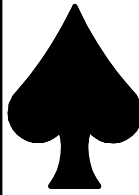


PARKING DATA

GARAGE PARKING = 178 SPACES
REGULAR PARKING = 43 SPACES
PARALLEL PARKING = 30 SPACES
TOTAL PARKING = 251 SPACES

LEGEND

— PARALLEL PARKING STALL



**ALLEN
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LEHI COVE
VAL VISTA & 202
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JOB NUMBER	95853	SHEET	1	OF	1
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