

Planning and Zoning Board  
Approved: 2-26-20

# PRELIMINARY PLAT SOSSAMAN & UNIVERSITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

**OWNER**  
LAVIGNA INVESTMENT CORPORATION  
1223 S. CLEARVIEW AVE #103  
MESA, ARIZONA 85209  
PH: 480.222.5800

**ENGINEER**  
VINEYARD GROUP, LLC  
1223 S. CLEARVIEW AVE, #103  
MESA, ARIZONA 85209

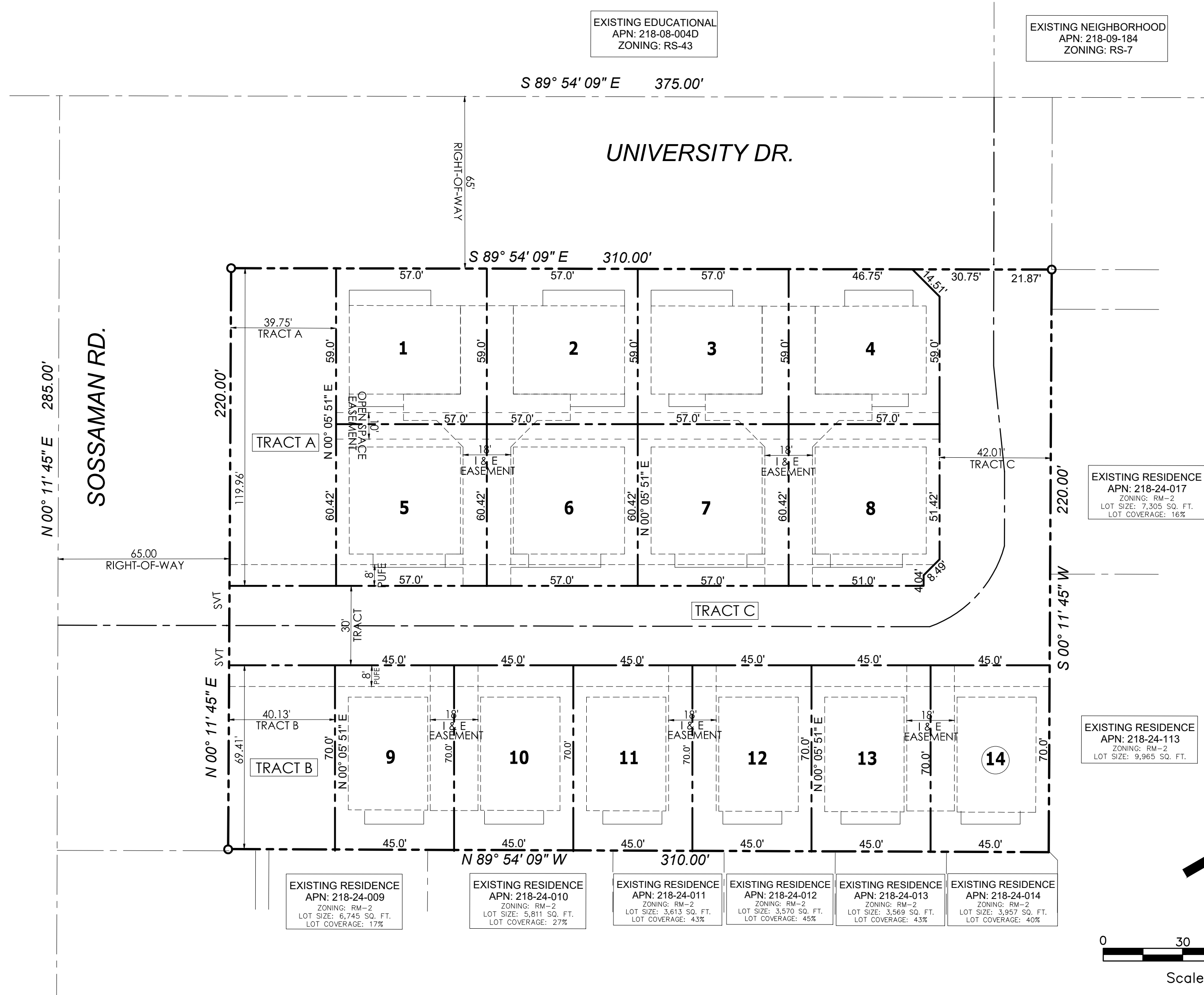
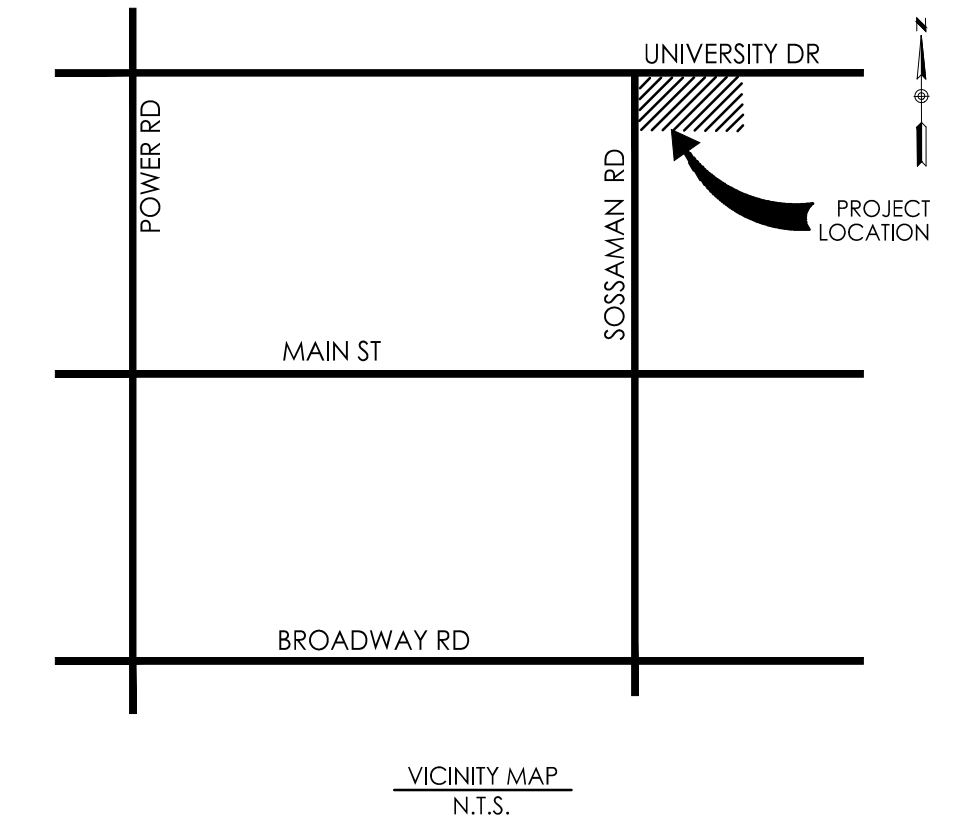
CAMERON MACDONALD, PE  
PH: 480.720.4030

**SITE DATA**  
APN: 218-24-001H  
TOTAL NET AREA: 68,101 square feet  
CURRENT ZONING: RS-9  
PROPOSED ZONING: RSL-2.5

DENSITY (NET): 8.9 (DU/AC)  
OPEN SPACE: 7,585 S.F / 0.178 AC  
LOT COVERAGE: 35.7%

**LEGEND**

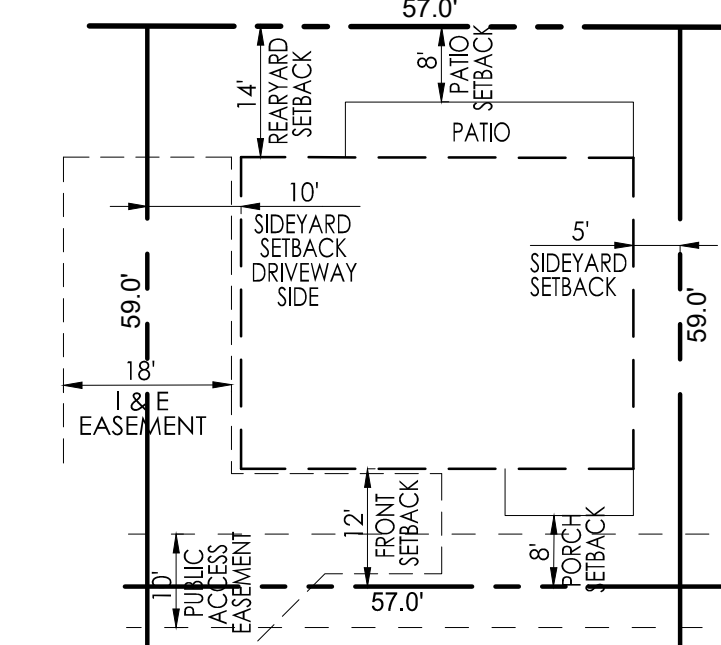
- LOT LINE
- CENTERLINE
- EASMENT



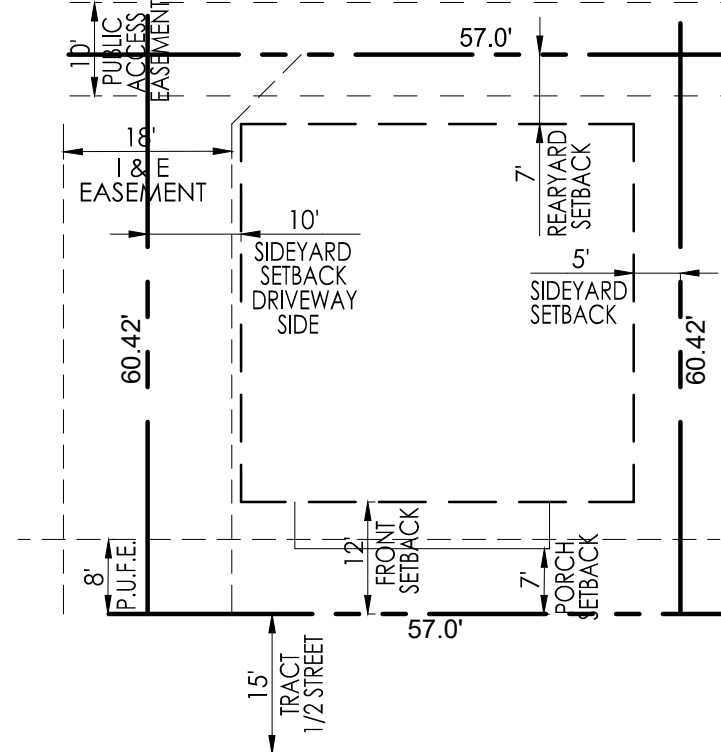
Lot #	Area (SF)	Area (AC)
Lot 1	3,363 S.F.	0.077 AC.
Lot 2	3,363 S.F.	0.077 AC.
Lot 3	3,363 S.F.	0.077 AC.
Lot 4	3,281 S.F.	0.075 AC.
Lot 5	3,445 S.F.	0.079 AC.
Lot 6	3,445 S.F.	0.079 AC.
Lot 7	3,445 S.F.	0.079 AC.
Lot 8	3,440 S.F.	0.079 AC.
Lot 9	3,152 S.F.	0.072 AC.
Lot 10	3,156 S.F.	0.072 AC.
Lot 11	3,160 S.F.	0.073 AC.
Lot 12	3,165 S.F.	0.073 AC.
Lot 13	3,169 S.F.	0.073 AC.
Lot 14	3,181 S.F.	0.073 AC.

TRACT	Area (SF)	Area (AC)
TRACT A	4,609 S.F.	0.106 AC.
TRACT B	2,653 S.F.	0.061 AC.
TRACT C	14,421 S.F.	0.331 AC.

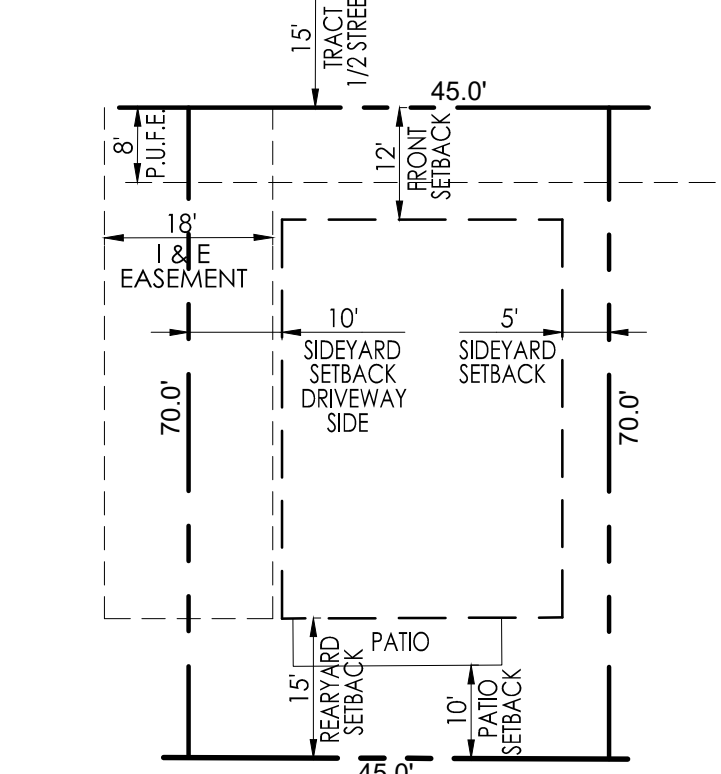
**TYPICAL LOT A**



**TYPICAL LOT B**



**TYPICAL LOT C**



**LEGAL DESCRIPTION**

THE NORTH 275 FEET OF THE WEST 365 FEET OF THE NORTH 706.60 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 55.00 FEET; AND

EXCEPT THE WEST 55.00 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0646807, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF THE NORTH 65 FEET OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2010-0551183, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

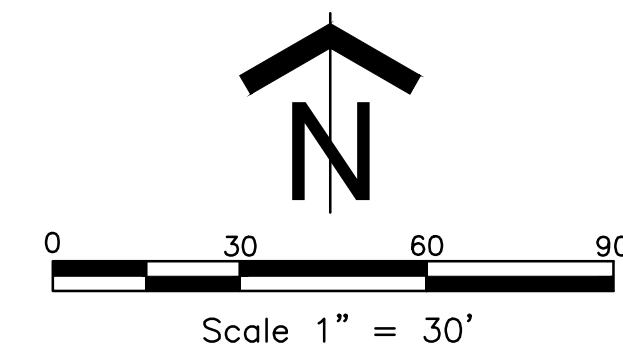
AND

THE EAST 10 FEET OF THE WEST 65 FEET OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2010-0551183, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

	REQUIRED	PROVIDED		
		LOTS 1-4	LOTS 5-8	LOTS 9-14
MAXIMUM HEIGHT (FT)	30'	30'	30'	30'
MAXIMUM NUMBER OF STORIES	2	2	2	2
MINIMUM YARDS (FT)				
FRONT - BUILDING WALL	15'	12'	12'	12'
FRONT - GARAGE (PARALLEL TO STREET)	20'	20'	20'	20'
FRONT - PORCH	10'	7'	7'	
STREET SIDE	10'	5'	5'	5'
INTERIOR SIDE: MINIMUM EACH SIDE	4'	5'	5'	5'
INTERIOR SIDE: MINIMUM AGGREGATE OF 2 SIDES	9'	15'	15'	15'
REAR	20'	14'	7'	15'
REAR - PATIO		8'		10'
MINIMUM USEABLE OPEN SPACE (SQ. FT.) PER UNIT	400 SQ. FT.	1,214 SQ. FT.	787 SQ. FT.	1,168 SQ. FT.

**GENERAL PROJECT NOTES:**

- ALL EXISTING OVERHEAD UTILITIES SHALL BE RELOCATED PER CITY OF MESA AND UTILITY COMPANY'S REQUIREMENTS.
- ALL SITE WORK SHALL ADHERE TO CITY OF MESA ENGINEERING AND DESIGN STANDARDS SECTIONS 604.3, 705.4 & 705.5.
- ALL OFFSITE PAVEMENT CUTS SHALL ADHERE TO APPROVED CITY CODE IN TITLE 9, CHAPTER 1.
- DETAILED PARKING, STRIPING AND SIGNAGE PLAN AND NO PARKING SIGNS PER COM STD. DET. M-62.08 "NO PARKING" LIMITS WILL BE PROVIDED WITH CONSTRUCTION PLAN SUBMITTAL.
- PHOTOMETRICS SHALL BE PROVIDED WITH CONSTRUCTION PLAN SUBMITTAL.



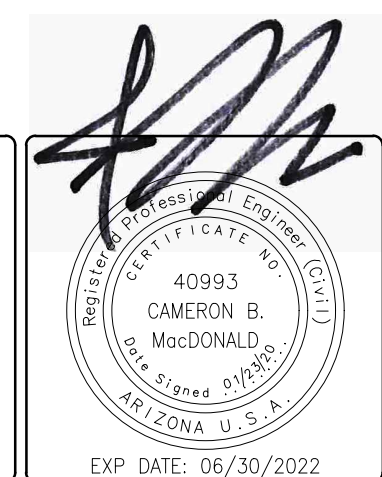
Project:

**PRELIMINARY PLAT  
SOSSAMAN & UNIVERSITY**  
MESA, ARIZONA

REVISIONS:

**VINEYARD  
GROUP**

1223 S. Clearview Ave.  
Mesa, Arizona 85209  
Phone: 480.720.4030



PROJECT NO.  
2018-06

SHEET NO.  
**1 of 1**