

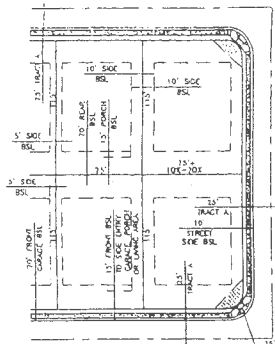
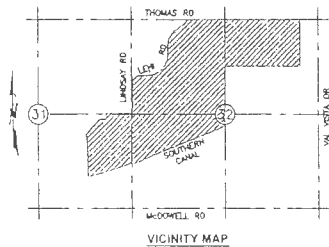
TENTATIVE PLAT OF LEHI CROSSING

LOCATED IN PARTS OF SECTIONS 31 AND 32, T24N, R6E OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

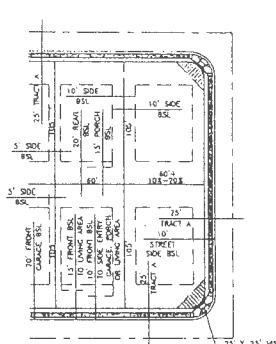
SWC of Thomas Road & Val Vista Drive
Lehi Crossing
QS-57A, C & 49D
PS05 - 120(3)
Z06-84

TRACT TABLE

TRACT	ACRES	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	UNCLASSIFIED	OTHER
TRACT A	24.36	X	X	X	X		
TRACT B	2.28	X	X	X	X		
TRACT C	1.71	X	X	X	X		
TRACT D	2.80	X	X	X	X		
TRACT E	1.37	X	X	X	X		
TRACT F	17.31	X	X	X	X		
TRACT G	4.06	X	X	X	X		
TRACT H	0.17	X	X	X	X		
TRACT I	1.38	X	X	X	X		
TRACT J	1.31	X	X	X	X		
TRACT K	0.10	X	X	X	X		
TRACT L	2.52	X	X	X	X		
TRACT M	2.03	X	X	X	X		
TRACT N	0.77	X	X	X	X		
TRACT O	0.84	X	X	X	X		
TRACT P	1.06	X	X	X	X		
TRACT Q	2.36	X	X	X	X		
TRACT R	2.62	X	X	X	X		
TRACT S	0.19	X	X	X	X		
TRACT T	1.16	X	X	X	X		
TRACT U	1.67	X	X	X	X		
TRACT V	1.84	X	X	X	X		
TRACT W	2.13	X	X	X	X		
TRACT X	2.81	X	X	X	X		
TRACT Y	0.19	X	X	X	X		
TRACT Z	0.80	X	X	X	X		
TRACT AA	0.19	X	X	X	X		
TRACT BB	0.14	X	X	X	X		
TRACT CC	0.59	X	X	X	X		



PARCEL A SERIES



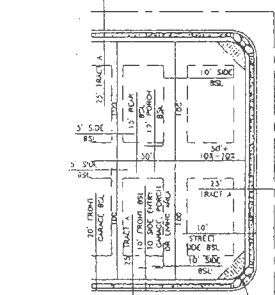
PARCEL B SERIES

R1-15 PAD DEVELOPMENT STANDARD

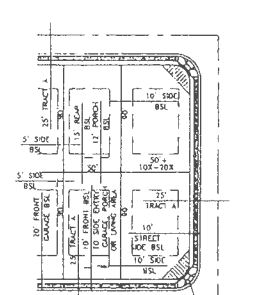
DEVELOPMENT STANDARD	PROPOSED	REQUIRED BY CITY CODE
LOT WIDTH	25'	115'
LOT DEPTH	125'	170'
LOT COVERAGE	45% MAX	35% MAX
FRONT SETBACK	15' TO SIDE ENTRY GARAGE OR PORCH OR LIVING AREA	20' TO GARAGE
REAR SETBACK	20' UNABLE 12' PORCH	25'
SIDE YARD SETBACK	5' AND 10'	7' MIN, 17' TOTAL
STREET SIDE YARD SETBACK	10' BETWEEN UNITS	10'
BUILDING HEIGHT	30' FOR 2 STORES	30' FOR 2 STORES
MINIMUM LOT SIZE	8,825 SQ. FT.	15,000 SQ. FT.

R1-9 PAD DEVELOPMENT STANDARD

DEVELOPMENT STANDARD	PROPOSED	REQUIRED BY CITY CODE
LOT WIDTH	60'	80'
LOT DEPTH	105'	100'
LOT COVERAGE	48% MAX	40% MAX
FRONT SETBACK	10' TO SIDE ENTRY GARAGE OR PORCH AND 15' LIVING AREA	25'
REAR SETBACK	20' UNABLE 12' PORCH	25'
SIDE YARD SETBACK	5' AND 10'	7' MIN, 17' TOTAL
STREET SIDE YARD SETBACK	10' BETWEEN UNITS	10'
BUILDING HEIGHT	30' FOR 2 STORES	30' FOR 2 STORES
MINIMUM LOT SIZE	6,300 SQ. FT.	9,000 SQ. FT.



PARCEL C SERIES



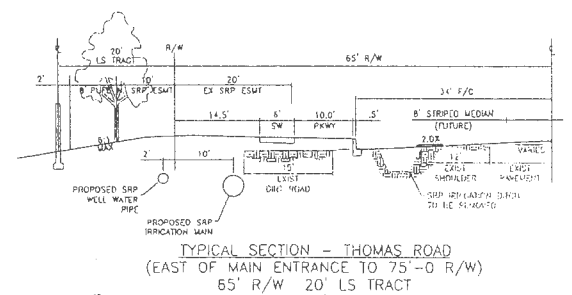
PARCEL D SERIES

R1-9 PAD DEVELOPMENT STANDARD

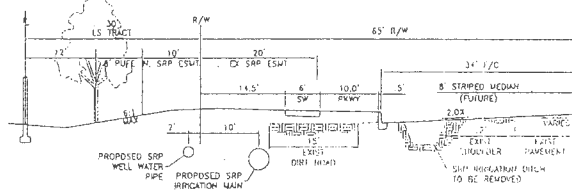
DEVELOPMENT STANDARD	PROPOSED	REQUIRED BY CITY CODE
LOT WIDTH	50'	60'
LOT DEPTH	100'	100'
LOT COVERAGE	50% MAX	40% MAX
FRONT SETBACK	10' TO SIDE ENTRY GARAGE OR PORCH OR LIVING AREA	25'
REAR SETBACK	15' UNABLE 12' PORCH	25'
SIDE YARD SETBACK	5' AND 10'	7' MIN, 17' TOTAL
STREET SIDE YARD SETBACK	10' BETWEEN UNITS	10'
BUILDING HEIGHT	30' FOR 2 STORES	30' FOR 2 STORES
MINIMUM LOT SIZE	5,000 SQ. FT.	9,000 SQ. FT.

R1-9 PAD DEVELOPMENT STANDARD

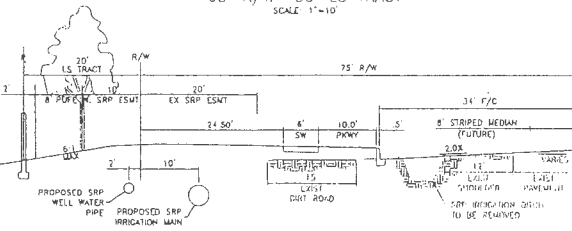
DEVELOPMENT STANDARD	PROPOSED	REQUIRED BY CITY CODE
LOT WIDTH	50'	60'
LOT DEPTH	92'	100'
LOT COVERAGE	55% MAX	40% MAX
FRONT SETBACK	10' TO SIDE ENTRY GARAGE OR PORCH OR LIVING AREA	25'
REAR SETBACK	15' UNABLE 12' PORCH	25'
SIDE YARD SETBACK	5' AND 10'	7' MIN, 17' TOTAL
STREET SIDE YARD SETBACK	10' BETWEEN UNITS	10'
BUILDING HEIGHT	30' FOR 2 STORES	30' FOR 2 STORES
MINIMUM LOT SIZE	1,500 SQ. FT.	9,000 SQ. FT.



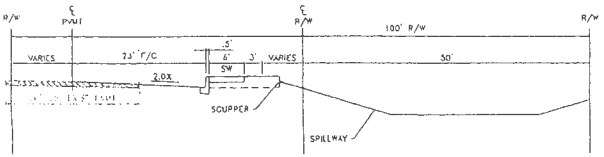
TYPICAL SECTION - THOMAS ROAD
(EAST OF MAIN ENTRANCE TO 75'-0 R/W)
65' R/W 20' LS TRACT
SCALE: 1" = 10'



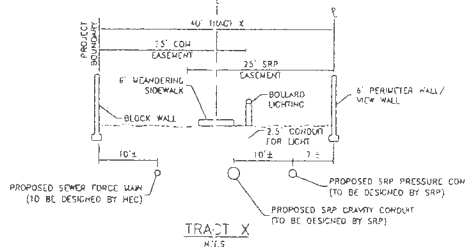
TYPICAL SECTION - THOMAS ROAD
(WEST OF MAIN ENTRANCE TO LEHI ROAD)
65' R/W 30' LS TRACT
SCALE: 1" = 10'



TYPICAL SECTION - THOMAS ROAD
(EASTERN 125'-0 OF PARCEL E - COMMERCIAL LOCATION)
75' R/W 20' LS TRACT
SCALE: 1" = 10'



TYPICAL SECTION - LEHI ROAD
LOOKING NORTH
SCALE: 1" = 10'



RESIDENTIAL STREET (PRIVATE)
(SPEED LIMIT 25 MPH)
N.L.S.

LOT DATA TABLE

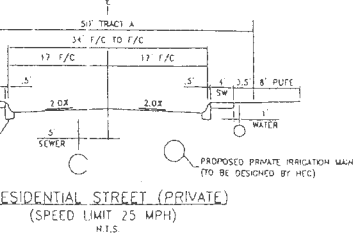
PARCEL	PROPOSED ZONING	TOTAL LOTS	NET TOTAL ACRES	DENSITY
A	R1-15 PAD	201 LOTS	28.07 AC	2.57 DU/AC
B	R1-9 PAD	241 LOTS	68.53 AC	3.63 DU/AC
C	R1-9 PAD	268 LOTS	68.95 AC	4.00 DU/AC
D	R1-9 PAD	234 LOTS	57.02 AC	4.10 DU/AC
REGIONAL TOTAL		952 LOTS	270.57 AC	3.52 DU/AC
C-1 LIMITED COMMERCIAL			16.00 AC	

BASIS OF BEARING
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, BEING NORTH 89 DEGREES 53 MINUTES 08 SECONDS WEST (ASSUMED).

BENCHMARK
CITY OF MESA BENCHMARK
CHISELED SQUARE TOP OF CURB
SOUTHWEST CORNER
MCDOWELL ROAD AND UHDSAY ROAD
1371.75 CITY OF MESA DATUM

SHEET INDEX

DES. NO./TION	SHEET NO.
COVER SHEET	1
LEGAL DESCRIPTION	1
INDEX SHEET	3
LOT DIMENSIONS	4 - 15
CONCEPTUAL GRADING	16 - 19
CONCEPTUAL UTILITIES	20 - 23



RESIDENTIAL STREET (PRIVATE)
(SPEED LIMIT 25 MPH)
N.L.S.

DEVELOPER: WILLIAM LYON OWENS
1684 S. STAR CANYON DR
GILBERT, AZ 85235
PHONE (480) 807-5671
CONTACT: WALT ARNESCH

PLANNER: MESA, AZ 85206
1684 S. STAR CANYON DR
GILBERT, AZ 85235
PHONE (480) 807-5671
CONTACT: CREC DAVIS

ENGINEER: MEC ENGINEERING, L.L.C.
3740 E. SOUTHERN AVE.
SUITE 215
MESA, AZ 85206
PHONE (480) 218-8831
CONTACT: TED NORTHRUP, PE

UTILITIES: WATER: CITY OF MESA
SEWER: CITY OF MESA
GAS: CITY OF MESA
ELECTRIC: S.P.
TELEPHONE: CITY OF MESA
REFUSE: CITY OF MESA
CABLE TV: CITY OF MESA

MEETING, L.L.C.
3740 E. SOUTHERN AVE.
SUITE 215
MESA, ARIZONA 85206
PHONE (480) 218-8831
FAX (480) 830-1888

COVER SHEET
LEHI CROSSING
MESA, ARIZONA

PROJECT: 6077-28-11100-37-001

11333
R/W
07/01

LOT NO. 6077
FILE NO. 60777001
TP01
SHEET NO. 1 OF 23

APPROVED PLANS
CITY COUNCIL

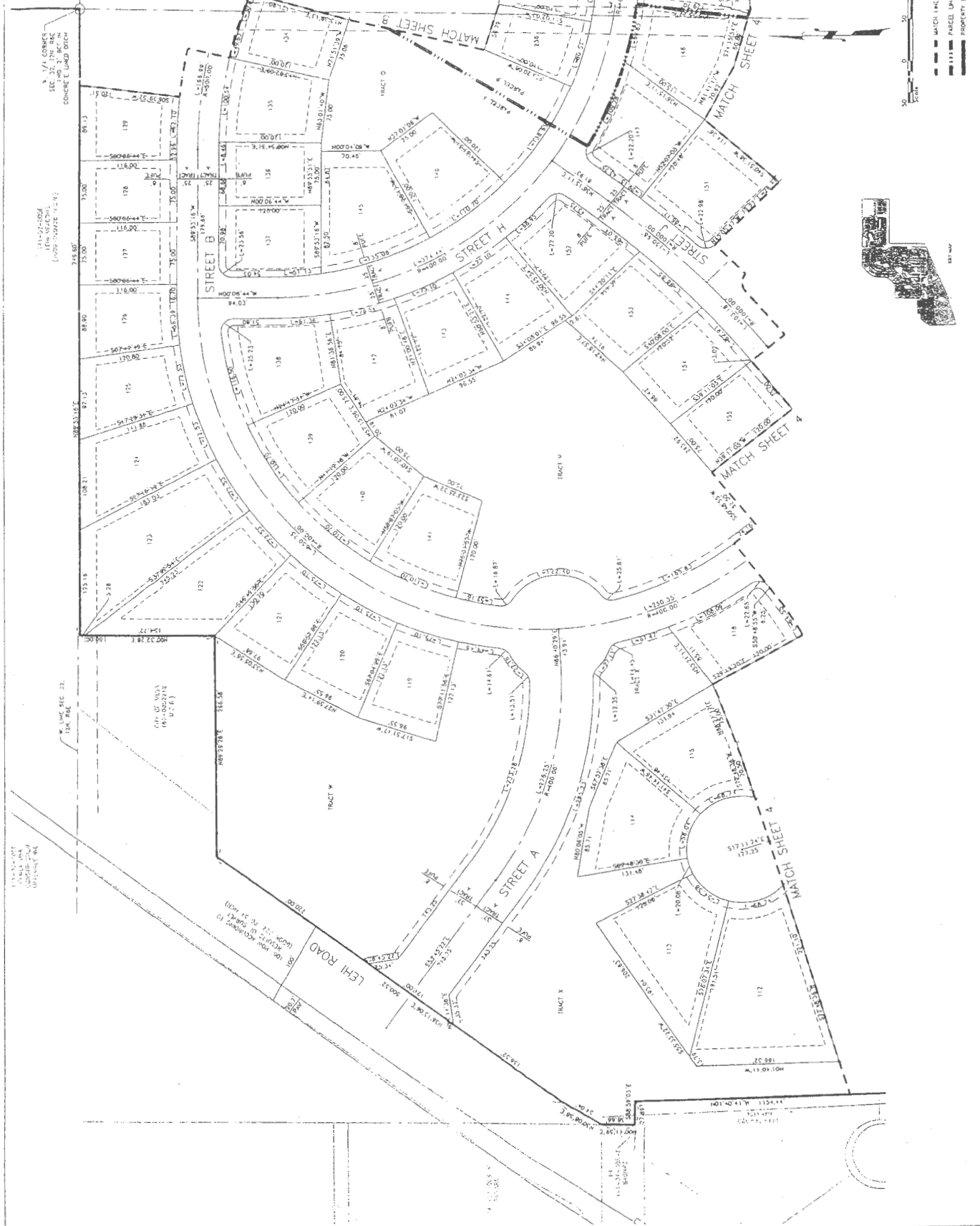
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6077 LEHI CROSSING

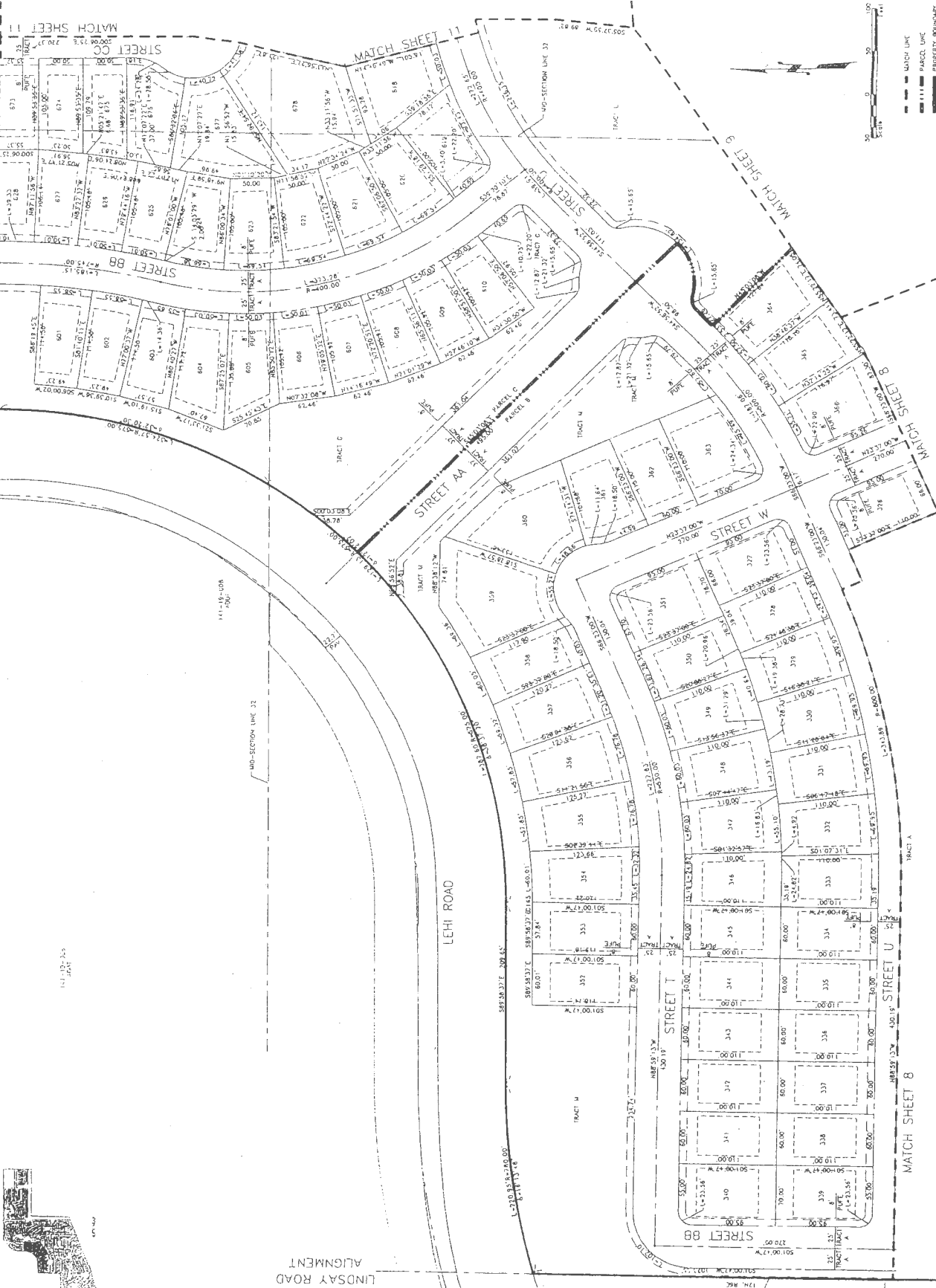
708-908



17/19/18
 CITY COUNCIL



02/18/21
 CITY COUNCIL



MATCH SHEET 12
 MATCH SHEET 11
 MATCH SHEET 9
 MATCH SHEET 8
 MATCH SHEET 7
 MATCH SHEET 6
 MATCH SHEET 5
 MATCH SHEET 4
 MATCH SHEET 3
 MATCH SHEET 2
 MATCH SHEET 1

TRACT A
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 TRACT G
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 TRACT Z

LEHI ROAD
 STREET AA
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 STREET FF
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 STREET JJ
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 STREET PP
 STREET QQ
 STREET RR
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 STREET TT
 STREET UU
 STREET VV
 STREET WW
 STREET XX
 STREET YY
 STREET ZZ

LOT DIMENSIONS
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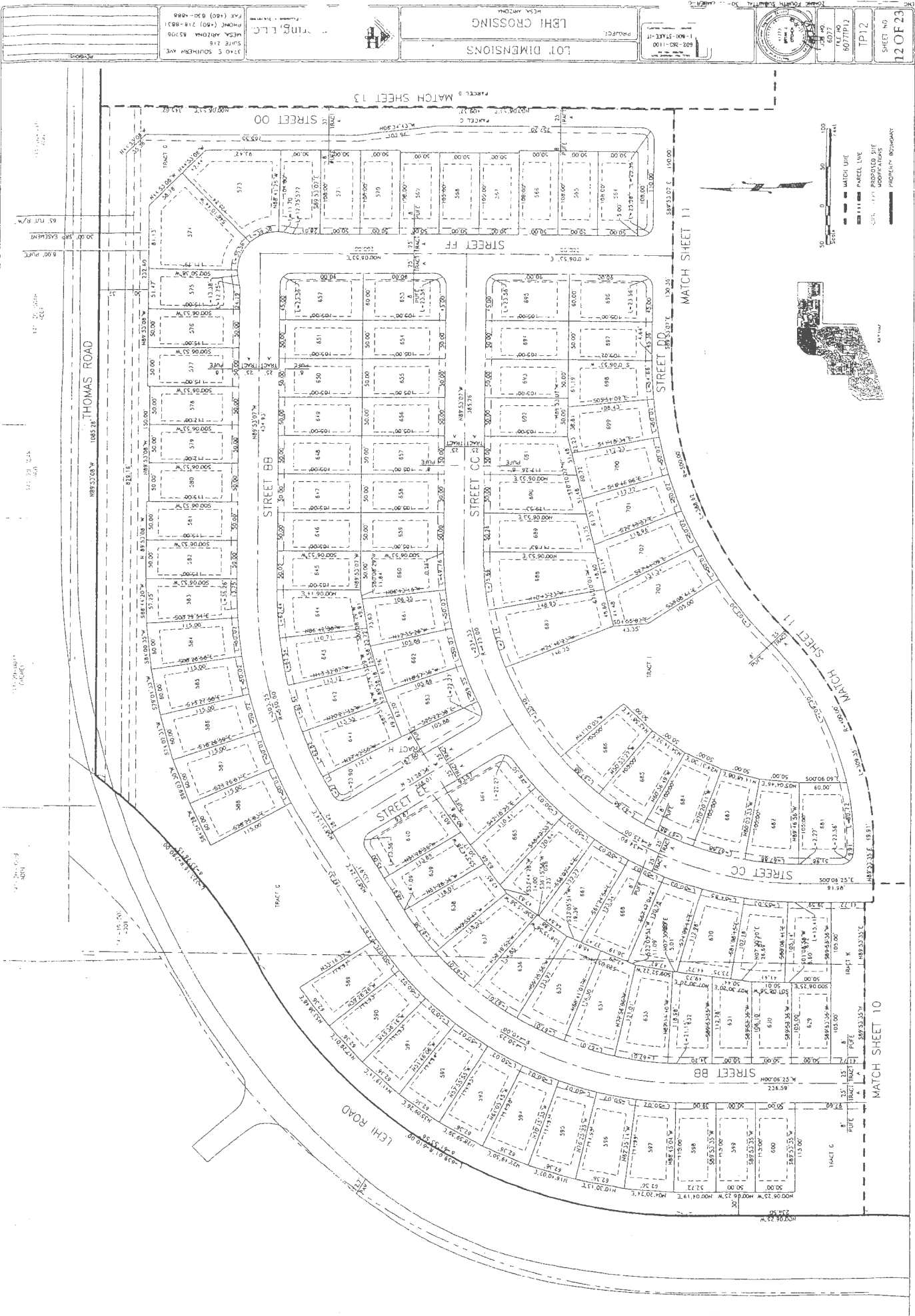
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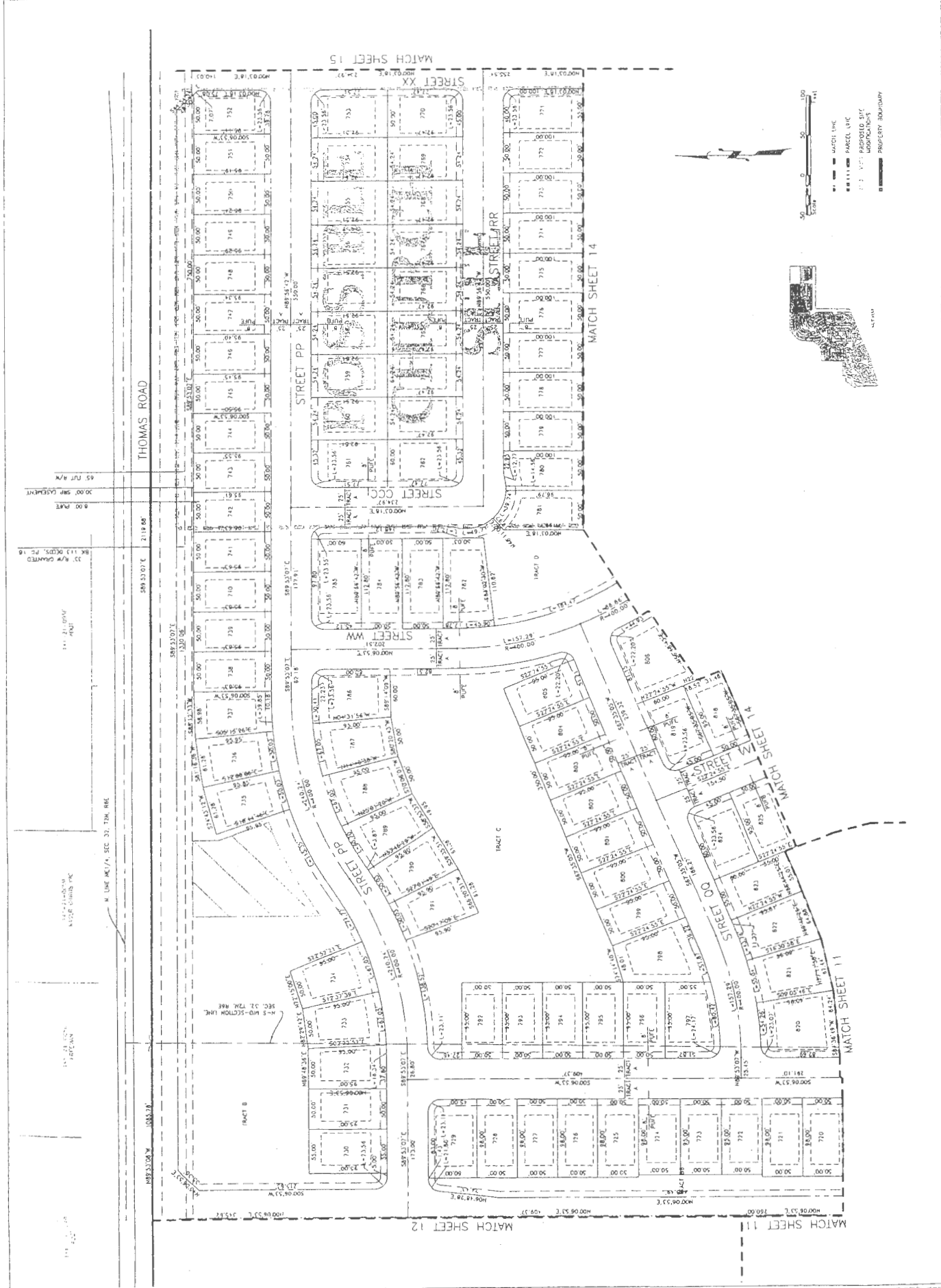
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LOT DIMENSIONS
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 MATCH SHEET 2
 MATCH SHEET 1

0018/121
 CITY ENGINEER



0018121
 CIVIL ENGINEER



CITY COUNCIL
 12/18/00

340 E. SOUTHWEST AVE
 SUITE 218
 PHOENIX, ARIZONA 85008
 PHONE (480) 218-0831
 FAX (480) 930-1088

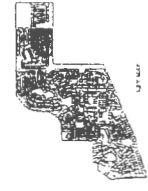
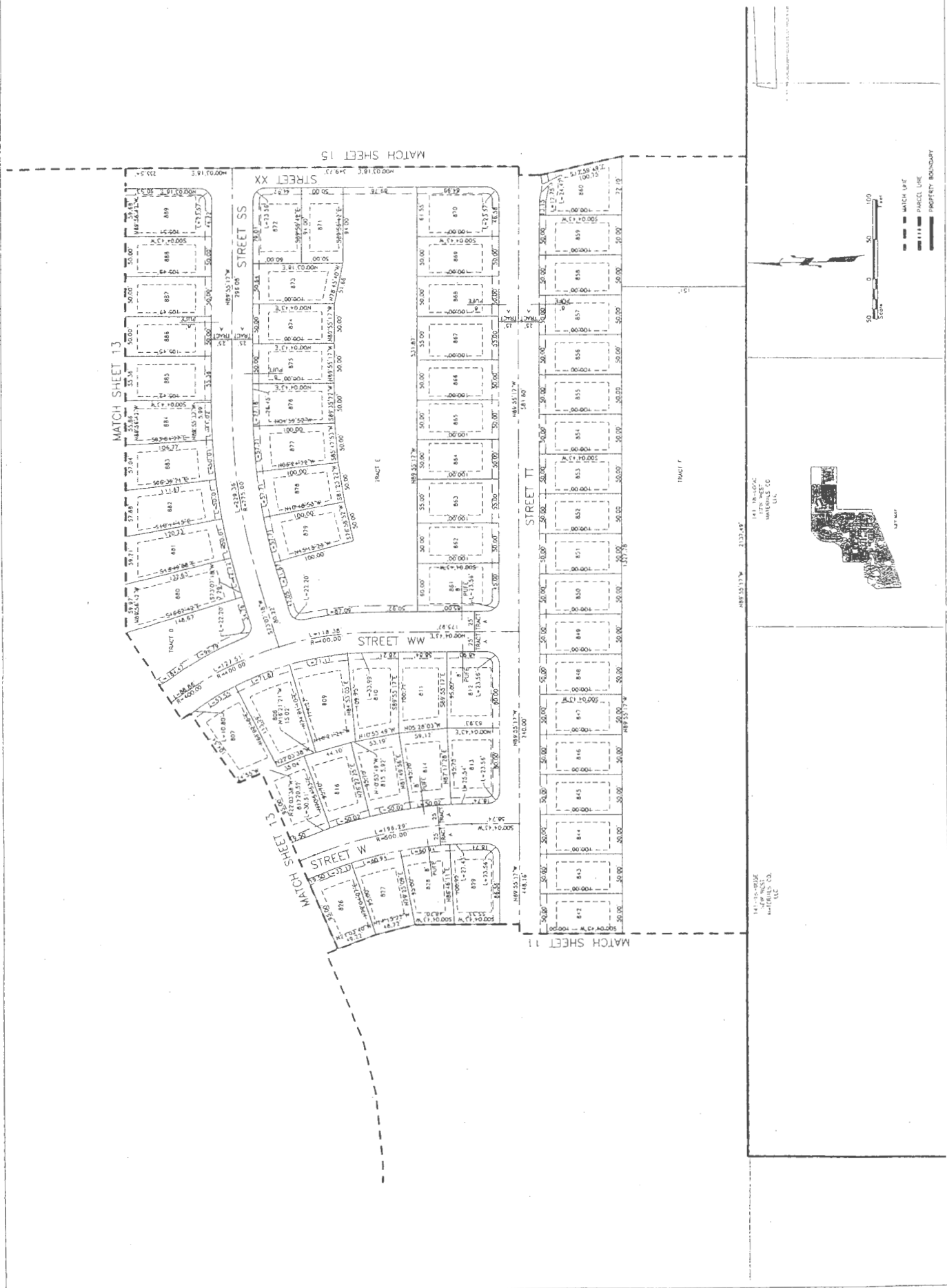


LEHI CROSSING
 LOT DIMENSIONS

PRODUCT
 1-800-STREET-11
 602-282-1100



APP NO.
 6077
 6077P1A
 TPI4
 SHEET NO.
 14 OF 23



PREPARED BY
 CITY COUNCIL

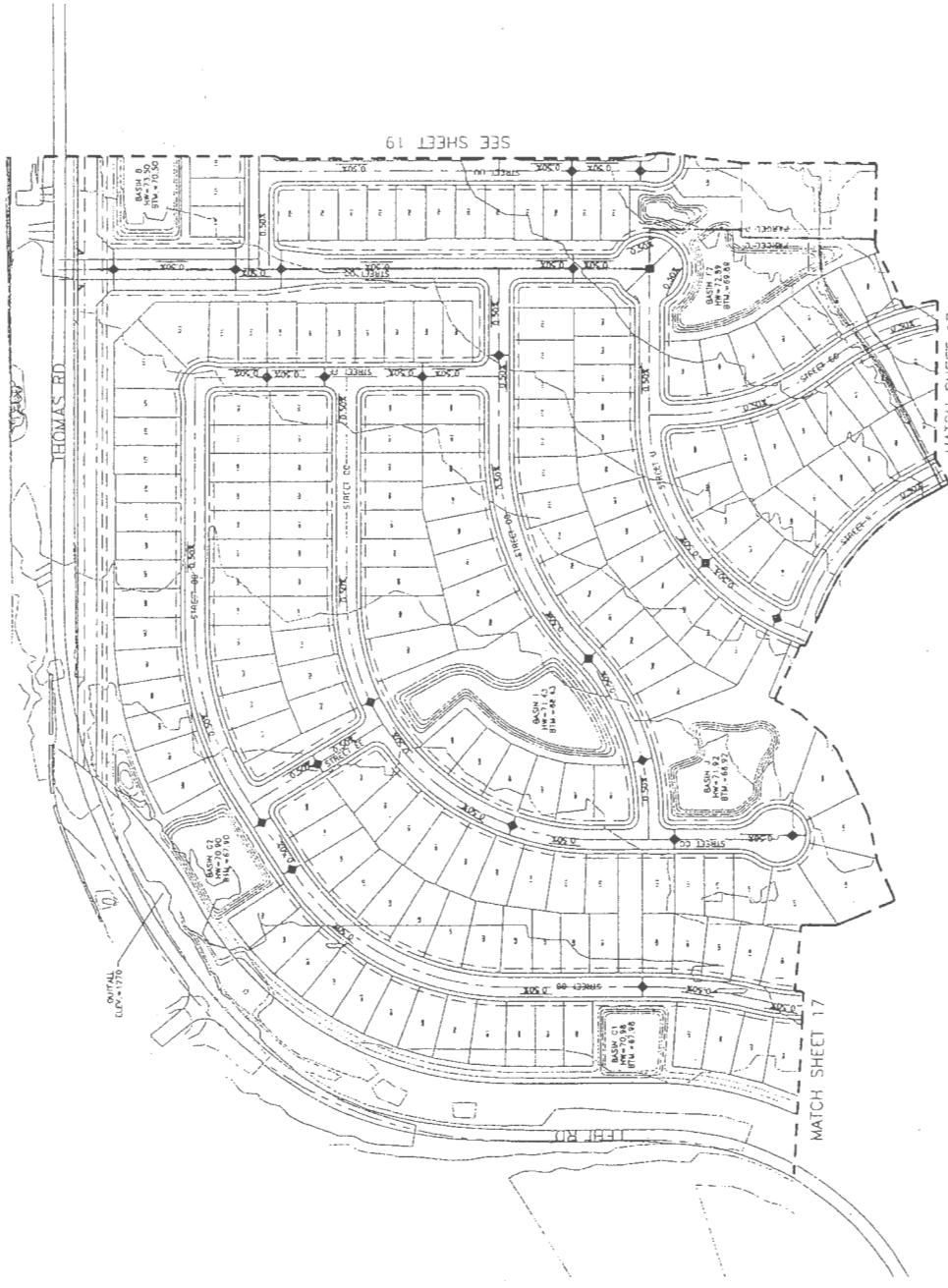
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6077 LEHI CROSSING

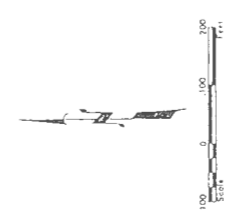
18-907



APPROVED PLANS
 CITY COUNCIL
 DATE: 12/18/00



MATCH LINE
 BOUNDARY
 PROPERTY ENCLAVE



APPROVED BY
 CITY COUNCIL
 12/18/09



LEGEND
 WATER LINE
 SEWER LINE & MANHOLE
 ROADWAY &
 FIRE HYDRANT
 MATCH LINE
 PARCEL LINE
 PROPERTY BOUNDARY

NOTE:
 WATER LINE TO BE 8" UNLESS OTHERWISE NOTED.
 SEWER TO BE 8" PIPE & 4" TO 3/4" UNLESS OTHERWISE NOTED.

APPROVAL PLAN
 CITY COUNCIL

12/18/09
 RES. VES 2



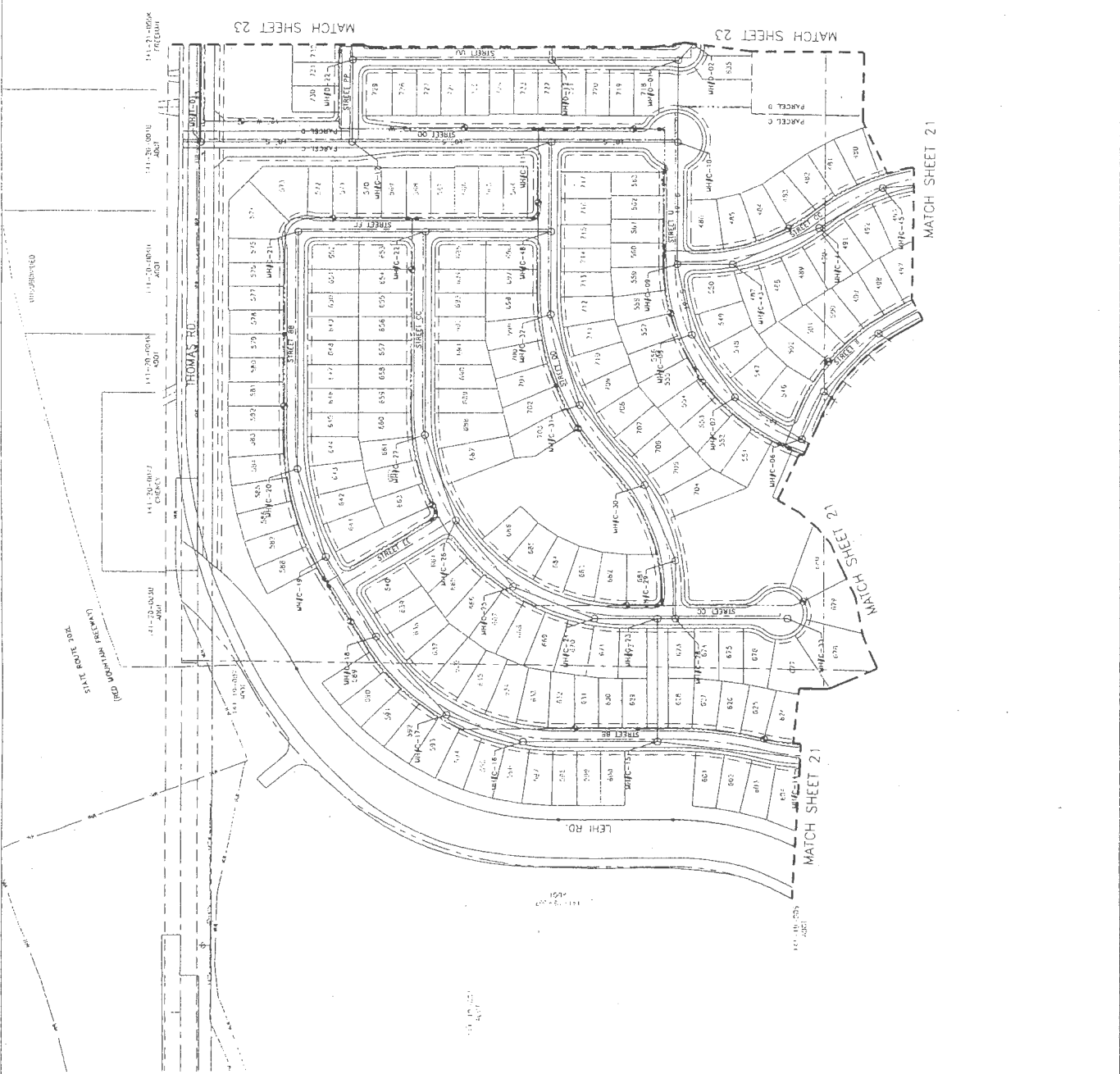
APPROVED FOR
CITY COUNCIL
DATE: 12/18/00



NOTE:
WATER LINE TO BE 8" UNLESS
OTHERWISE NOTED.
SEWER TO BE 3" PVC @ 5'-0" DIA
UNLESS OTHERWISE NOTED.

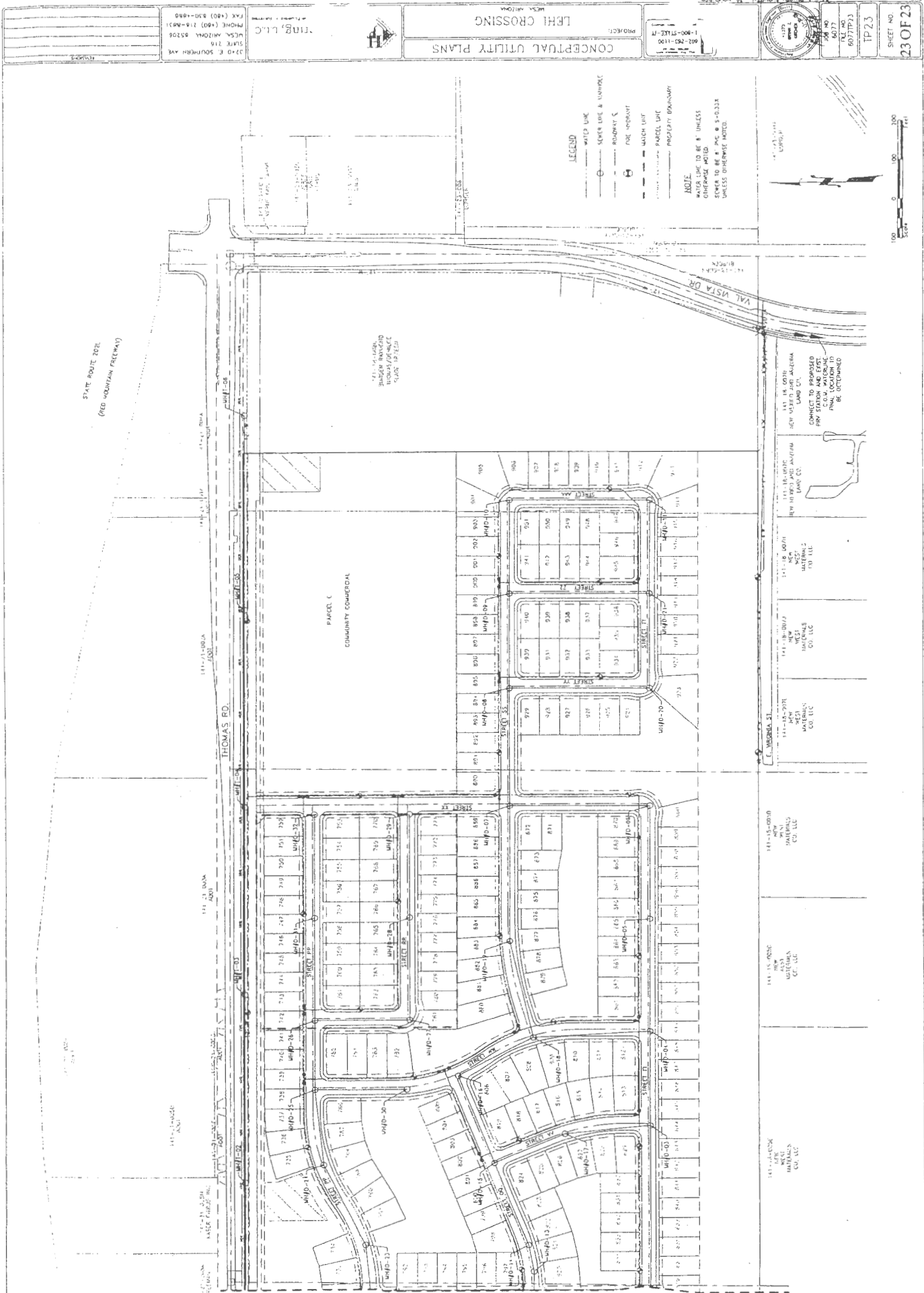
- LEGEND
- WATER LINE
 - SEWER LINE & MANHOLE
 - ROADWAY
 - FIRE PROTECT
 - MATCH LINE
 - PARCEL LINE
 - PROPERTY BOUNDARY

 MING, L.L.C. 3740 E. SOUTHVIEW AVE SUITE 218 MESA, ARIZONA 85204 PHONE (480) 218-0911 FAX (480) 830-1088	LEHI CROSSING PROJECT	CONCEPTUAL UTILITY PLANS		SHEET NO TP 22 22 OF 23
--	---------------------------------	---------------------------------	--	--------------------------------------



MATCH SHEET 22

MATCH SHEET 22



Scale: 1" = 100'



LEGEND

- Water Line
- Sewer Line & Manhole
- Gas Line
- Proposed Boundary
- Parcel Line
- Proposed Structure
- Existing Structure
- Utility Pole
- Utility Valve
- Utility Manhole
- Utility Access Point
- Utility Easement
- Utility Right-of-Way
- Utility Right-of-Way Extension
- Utility Right-of-Way Termination
- Utility Right-of-Way Intersection
- Utility Right-of-Way Offset
- Utility Right-of-Way Encroachment
- Utility Right-of-Way Encroachment Extension
- Utility Right-of-Way Encroachment Termination
- Utility Right-of-Way Encroachment Intersection
- Utility Right-of-Way Encroachment Offset
- Utility Right-of-Way Encroachment Encroachment

NOTE
 WATER LINE TO BE 8" UNLESS OTHERWISE NOTED.
 SEWER TO BE 8" PVC OR 6" S-3024 UNLESS OTHERWISE NOTED.

141-18-0071 NEW MATERIALS CO. LLC
 141-18-0072 NEW MATERIALS CO. LLC
 141-18-0073 NEW MATERIALS CO. LLC
 141-18-0074 NEW MATERIALS CO. LLC
 141-18-0075 NEW MATERIALS CO. LLC
 141-18-0076 NEW MATERIALS CO. LLC
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 141-18-0097 NEW MATERIALS CO. LLC
 141-18-0098 NEW MATERIALS CO. LLC
 141-18-0099 NEW MATERIALS CO. LLC
 141-18-0100 NEW MATERIALS CO. LLC

APPROVED BY
 CITY COUNCIL
 DATE: 12/18/00

LEHI CROSSING
 CONCEPTUAL UTILITY PLANS
 LPHI CROSSING
 INC., L.L.C.
 1300 E. SOUTH AVENUE
 SUITE 216
 WILSON, ARIZONA 85375
 PHONE (480) 716-8025
 FAX (480) 830-0868

TP23
 SHEET NO.
 23 OF 23