

NOTES

- ALL ROADWAYS TO BE PRIVATE STREETS.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED WATER ON NORTHEAST MINI PRESSURE ZONE.
- RETENTION WILL BE PROVIDED BY PROPOSED BASINS. RETENTION BASINS WILL ONLY RETAIN FIRST FLUSH.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
- A 30 FOOT PUBLIC UTILITY EASEMENT WILL BE PROVIDE ALONG THE SOUTHWEST CORNER OF THE SITE TO CONNECT TO FUTURE ADOT FORCE MAIN AND WATERLINE.
- RIGHT-OF-WAY ALONG LEHI ROAD TO BE DEDICATED PER PLAN AND ADJACENT HALF STREET CONSTRUCTED WITH CURB AND GUTTER PER PLAN.

THE GROVE AT LEHI

2650 E LEHI ROAD

PRELIMINARY PLAT/SITE PLAN

A PROPOSED SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE EAST HALF (E 1/2) OF SECTION THIRTY-ONE (31) TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SUCH SECTION 31;

THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1022.88 FEET;

THENCE SOUTH 36 DEGREES 14 MINUTES 39 SECONDS WEST A DISTANCE OF 533.99 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF (W1/2E1/2) OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, ON SAID EAST LINE A DISTANCE OF 116.56 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 1220.89 FEET;

THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS EAST A DISTANCE OF 68.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARIZONA STATE ROUTE 202L;

THENCE ALONG SUCH RIGHT OF WAY LINE, NORTH 39 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 465.88 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY LINE, NORTH 38 DEGREES 14 MINUTES 24 SECONDS EAST A DISTANCE OF 480.93 FEET;

THENCE CONTINUING ON SUCH RIGHT OF WAY LINE, NORTH 37 DEGREES 50 MINUTES 22 SECONDS EAST A DISTANCE OF 483.35 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY LINE, NORTH 46 DEGREES 19 MINUTES 57 SECONDS EAST A DISTANCE OF 278.90 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 1210.39 FEET;

THENCE SOUTH 32 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 60.82 FEET;

THENCE NORTH 61 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 103.27 FEET;

THENCE NORTH 68 DEGREES 13 MINUTES 33 SECONDS EAST A DISTANCE OF 98.36 FEET;

THENCE NORTH 74 DEGREES 48 MINUTES 25 SECONDS EAST A DISTANCE OF 63.04 FEET TO THE EAST LINE OF SECTION 31;

THENCE SOUTH 01 DEGREES 00 MINUTES 46 SECONDS WEST, ON THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 481.19 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 560.51 FEET;

THENCE SOUTH 30 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 54.66 FEET;

THENCE SOUTH 32 DEGREES 09 MINUTES 23 SECONDS WEST A DISTANCE OF 83.37 FEET;

THENCE SOUTH 33 DEGREES 28 MINUTES 09 WEST A DISTANCE OF 73.91 FEET;

THENCE SOUTH 35 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 84.90 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 17 SECONDS EAST A DISTANCE OF 718.37 FEET TO THE EAST LINE OF SECTION 31;

THENCE SOUTH 01 DEGREES 00 SECONDS 46 SECONDS WEST, ON THE EAST LINE OF SUCH SECTION 31, A DISTANCE OF 374.08 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION CONVEYED TO RICHARD H. PEARCE, C.P.A., P.C., AN ARIZONA PROFESSIONAL CORPORATION AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN 2006-198922 OF OFFICIAL RECORDS AND RE-RECORDED IN 2009-296791 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, BEING A PK NAIL WITH TAG RLS #24532, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 31, BEING A CALCULATED POSITION HOLDING DISTANCES REFERENCED ON TWO FOUND WITNESS CORNER MONUMENTS, BEARS NORTH 01 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 2647.93 FEET (BASIS OF BEARING);

THENCE, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, NORTH 01 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 626.02 FEET TO THE POINT OF BEGINNING;

THENCE, DEPARTING SAID EAST LINE, NORTH 89 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF 573.94 FEET TO THE CENTERLINE OF LEHI ROAD;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 31 DEGREES 42 MINUTES 21 SECONDS EAST, A DISTANCE OF 169.91 FEET;

PARCEL DESCRIPTION (CONTINUED)

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 35 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 49.58 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 39 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF 52.75 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 43 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 54.64 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 46 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 57.02 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 51 DEGREES 14 MINUTES 55 SECONDS EAST, A DISTANCE OF 58.29 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 55 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 59.43 FEET;

THENCE, COINCIDENT WITH SAID CENTERLINE OF LEHI ROAD, NORTH 59 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 9.23 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF DOCKET 2001-0162276 M.C.R.;

THENCE, DEPARTING SAID CENTERLINE OF LEHI ROAD AND COINCIDENT WITH SAID NORTHEASTERLY BOUNDARY, SOUTH 32 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 11.93 FEET;

THENCE, DEPARTING SAID NORTHEASTERLY BOUNDARY OF DOCKET 2001-0162276 M.C.R., NORTH 61 DEGREES 29 MINUTES 45 SECONDS EAST, A DISTANCE OF 103.27 FEET;

THENCE NORTH 68 DEGREES 13 MINUTES 33 SECONDS EAST, A DISTANCE OF 98.36 FEET;

THENCE NORTH 74 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 63.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE, COINCIDENT WITH SAID EAST LINE, SOUTH 01 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 481.19 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION CONVEYED TO LEHI MEADOWS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN 2006-202228 OF OFFICIAL RECORDS AND RE-RECORDED IN 2006-825234 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1011.49 FEET TO A POINT ON THE APPROXIMATE CENTER OF PAVEMENT OF LEHI ROAD;

THENCE NORTH 36 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 482.75 FEET ALONG SAID CENTER OF PAVEMENT;

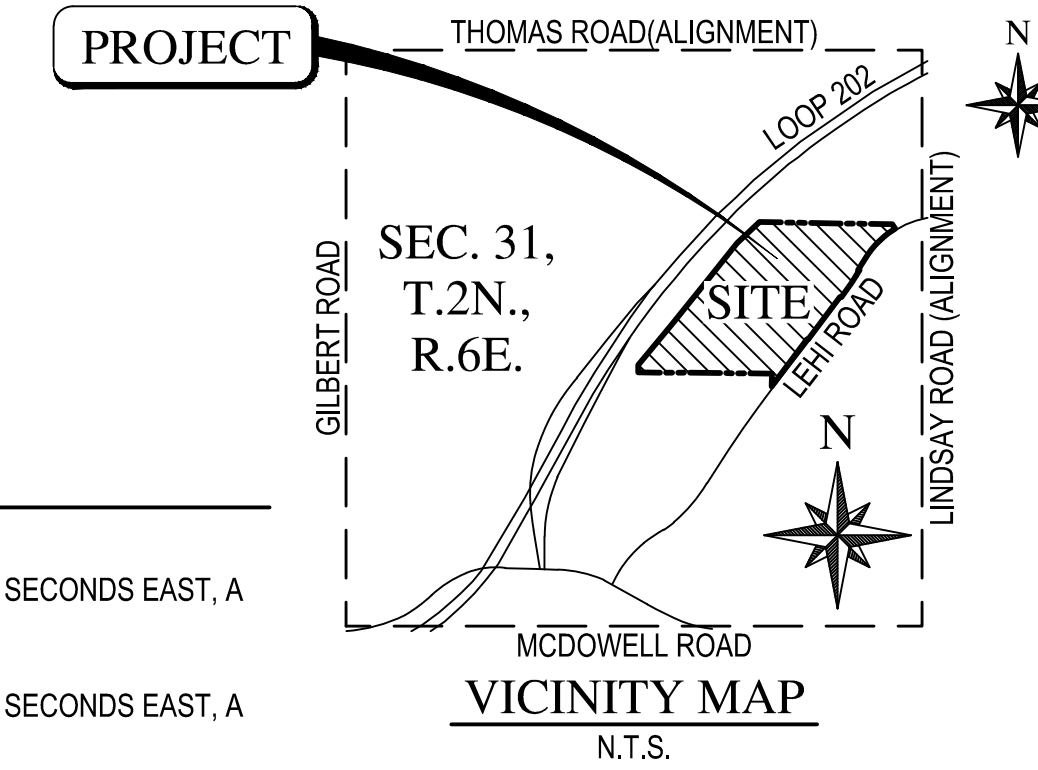
THENCE SOUTH 88 DEGREES 59 MINUTES 17 SECONDS EAST, A DISTANCE OF 732.54 FEET TO THE EAST LINE OF AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 01 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 374.08 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE PROPERTY SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED IN 2002-607419 OF OFFICIAL RECORDS; AND

EXCEPT ANY PORTION LYING WITHIN THE PROPERTY SET FORTH IN QUIT CLAIM DEED RECORDED IN 2007-1359235 OF OFFICIAL RECORDS AND RE-RECORDED AS 2009-907677 OF OFFICIAL RECORDS.

SAID DESCRIPTION MAY BE MODIFIED UPON COMPLIANCE WITH REQUIREMENTS SET FORTH HEREIN.



THE GROVE AT LEHI			
LAND USE SUMMARY TABLE			
EXISTING ZONING	RS-43		
PROPOSED ZONING	RS-15 PAD		
OVERALL GROSS AREA	1,809,714	SQ.FT.	41.55 AC
OVERALL NET AREA	1,740,124	SQ.FT.	39.95 AC
NEIGHBORHOOD OPEN SPACE AREA	381,622	SQ.FT.	8.76 AC
SINGLE FAMILY DETACHED RESIDENTIAL AREA	1,084,508	SQ.FT.	24.90 AC
NUMBER OF SINGLE FAMILY LOTS	108		
GROSS SINGLE FAMILY DETACHED RESIDENTIAL DENSITY	2.6	DU/GROSS AC	
TOTAL LOTS	108		

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON JUNE 19, 2020.

PROJECTION	ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEOID 2018

CONTROL POINT	1CK1
PID	AJ3676
LATITUDE	33°27'49.71967" N
LONGITUDE	111°47'09.71635" W
ELLIPSOID HEIGHT	365.784 (METERS)
DESCRIPTION	ALUMINUM CAP ON STAINLESS STEEL ROD IN CONCRETE

MODIFIED TO GROUND AT N: 899899.392 E: 744596.695, USING A SCALE FACTOR OF 1.0001552913.

HORIZONTAL ADJUSTMENT (+) 0.172' NORTHING; (-) 0.007' EASTING
HORIZONTAL ROTATION NONE



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OWNER / DEVELOPER

RESERVE 100, LLC
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: (480) 892-4492
CONTACT: TOM LEMON

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DR, SUITE 219
MESA, ARIZONA 85204
PHONE: (480) 834-3300
FAX: (480) 834-3320
CONTACT: STEVEN MCKEE, P.E.

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A NAIL WITH TAG ON TOP OF CURB LOCATED ON THE SOUTHWEST CURB RETURN OF LINDSAY ROAD AND MCDOWELL ROAD, HAVING AN ELEVATION OF 1322.04 FEET, CITY OF MESA NAVD 88 DATUM.

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

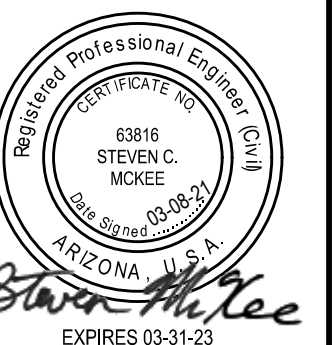
CIVIL SHEET INDEX

- 1 - COVER SHEET
- 2 - INDEX SHEET
- 3 - DETAIL SHEET
- 4-7 - SITE PLAN

TOTAL SHEETS - 7

THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
 2650 E LEHI ROAD
 COVER SHEET

REV	DESCRIPTION	DATE



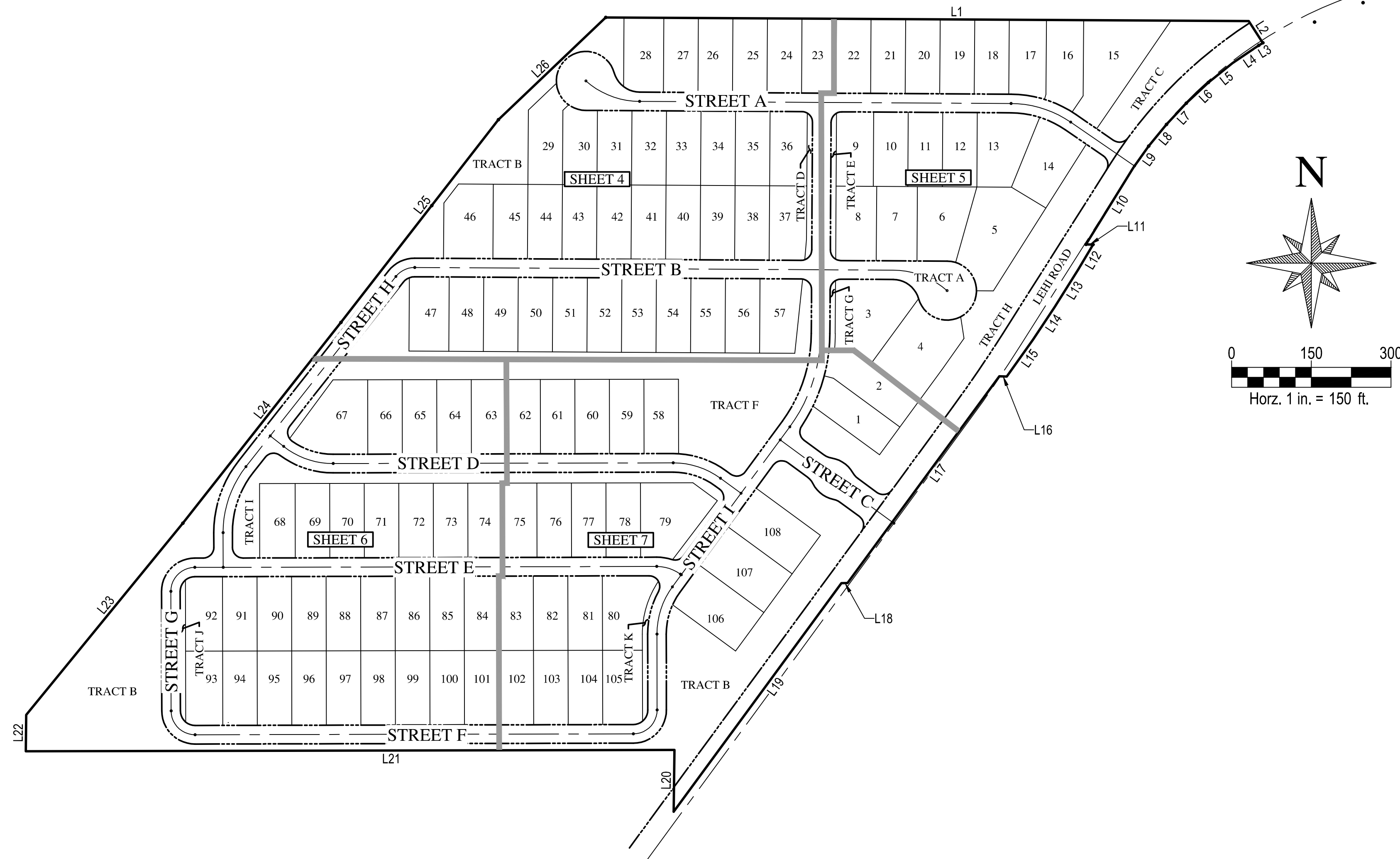
SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	03/07/2021
JOB NUMBER	205160
SHEET	1 OF 7

Planning and Zoning Board
Approved: April 28, 2021

TRACT AREA TABLE			
TRACT NAME	SQUARE FEET	ACRES	USE
TRACT A	273,994	6.29	PRIVATE STREET
TRACT B	176,566	4.05	OPEN SPACE, RETENTION, PUF
TRACT C	21,396	0.49	OPEN SPACE, RETENTION, PUF
TRACT D	2,701	0.06	OPEN SPACE, PUF
TRACT E	2,646	0.06	OPEN SPACE, PUF
TRACT F	89,148	2.04	OPEN SPACE, RETENTION, PUF, AMENITY
TRACT G	1,227	0.03	OPEN SPACE, PUF
TRACT H	54,694	1.26	OPEN SPACE, RETENTION, PUF
TRACT I	28,136	0.65	OPEN SPACE, RETENTION, PUF
TRACT J	2,545	0.06	OPEN SPACE, PUF
TRACT K	2,554	0.06	OPEN SPACE, PUF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°40'39"E	1,210.39'
L2	S32°49'05"E	48.89'
L3	S59°18'43"W	9.23'
L4	S55°48'29"W	59.43'
L5	S51°14'52"W	58.29'
L6	S46°47'09"W	57.02'
L7	S43°04'46"W	54.64'
L8	S39°24'51"W	52.75'
L9	S35°26'39"W	49.58'
L10	S31°42'18"W	169.91'
L11	S89°02'28"E	13.44'
L12	S30°40'55"W	54.66'
L13	S32°09'23"W	83.37'
L14	S33°28'09"W	73.91'
L15	S35°27'40"W	84.90'
L16	N88°58'17"W	14.17'
L17	S36°16'57"W	482.79'
L18	S89°53'12"W	11.50'
L19	S36°14'52"W	533.69'
L20	N00°42'06"E	116.32'
L21	S89°53'10"W	1,220.91'
L22	N00°39'37"E	68.32'
L23	N39°14'24"E	465.90'
L24	N38°12'16"E	481.00'
L25	N37°51'10"E	483.24'
L26	N46°21'03"E	278.93'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	41°07'39"	154.00'	110.54'	57.77'	108.19'
C2	34°09'30"	200.00'	119.23'	61.45'	117.48'
C3	52°04'57"	45.00'	40.91'	21.99'	39.51'
C4	41°07'40"	154.00'	110.54'	57.77'	108.18'
C5	38°21'14"	150.00'	100.41'	52.17'	98.55'
C6	36°21'52"	150.00'	95.20'	49.27'	93.61'
C7	90°00'00"	45.00'	70.69'	45.00'	63.64'
C8	36°21'56"	75.00'	47.60'	24.63'	46.81'
C9	90°00'00"	45.00'	70.69'	45.00'	63.64'
C10	90°00'00"	45.00'	70.69'	45.00'	63.64'
C11	38°21'14"	200.00'	133.88'	69.56'	131.39'
C12	35°55'45"	300.00'	188.12'	97.27'	185.06'
C13	36°21'56"	150.00'	95.20'	49.27'	93.61'



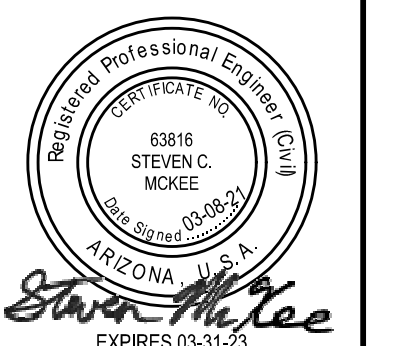
LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY
		SHEET MATCH LINE
	1500	EXISTING MAJOR CONTOUR ELEVATION
	1501	EXISTING MINOR CONTOUR ELEVATION
	CL	CENTER LINE
	EG	EXISTING GROUND
	T/L	TRACT LINE
	P.U.E.	PUBLIC UTILITY EASEMENT
	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
	M/L	MONUMENT / SECTION LINE
	R/W	RIGHT OF WAY
	PL	PROPERTY LINE

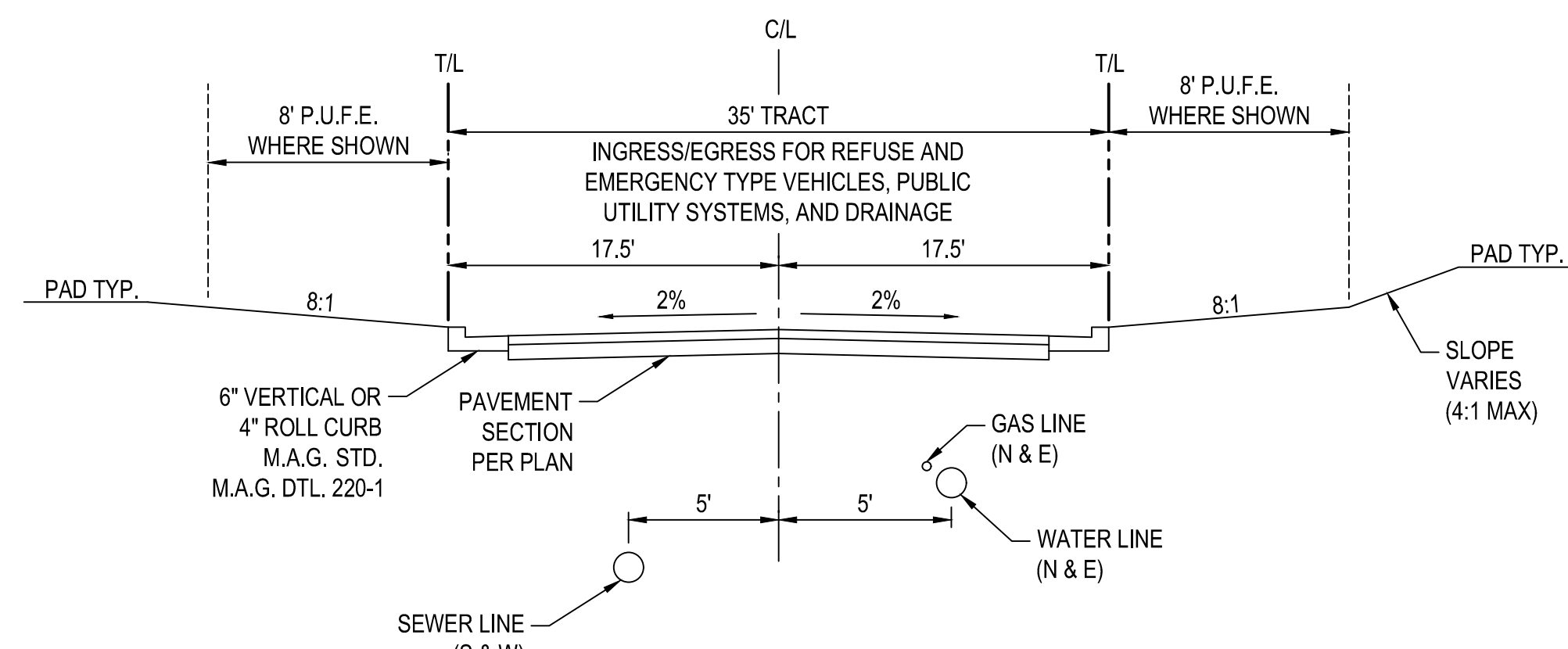
THE GROVE AT LEHI - BOUNDARY & INDEX MAP

THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
2650 E LEHI ROAD
INDEX SHEET

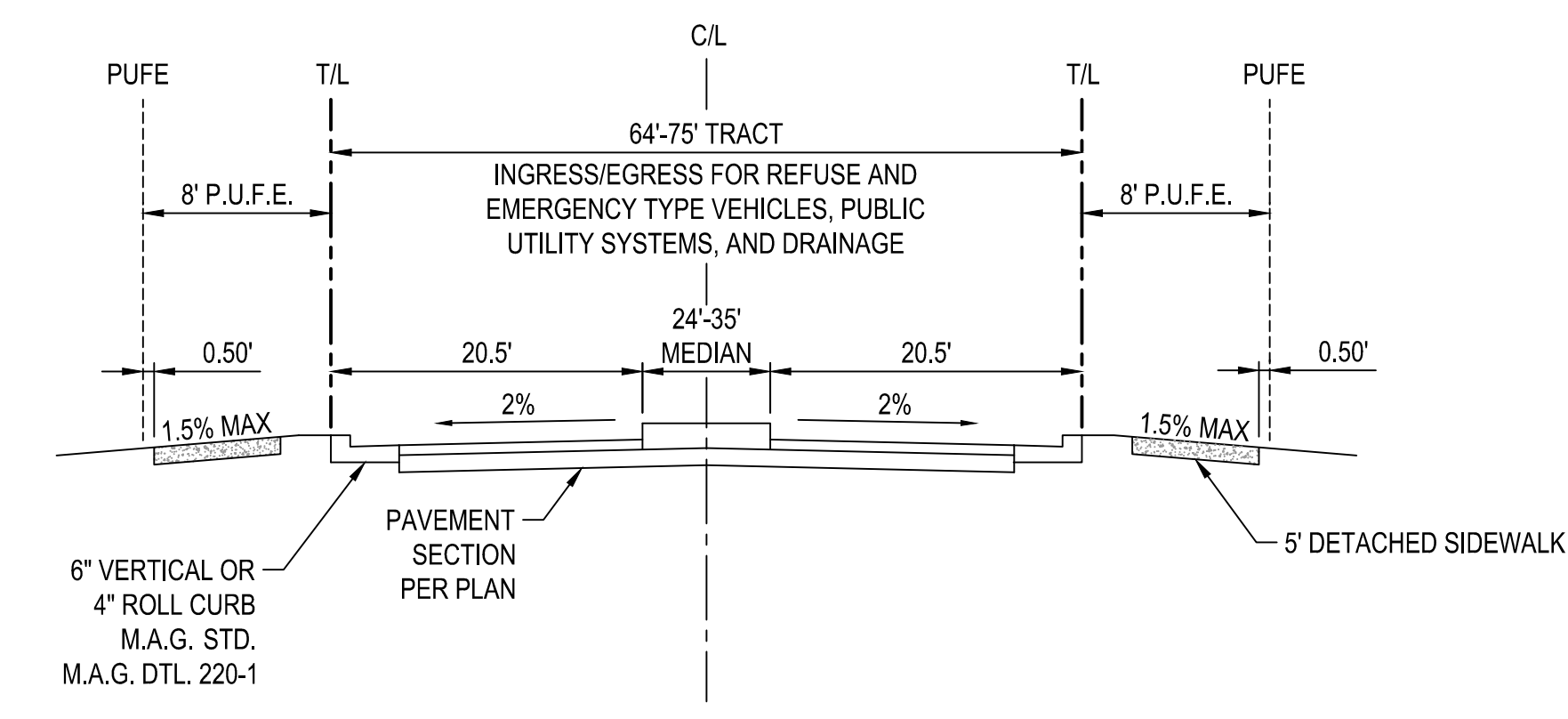
REV	DESCRIPTION	DATE



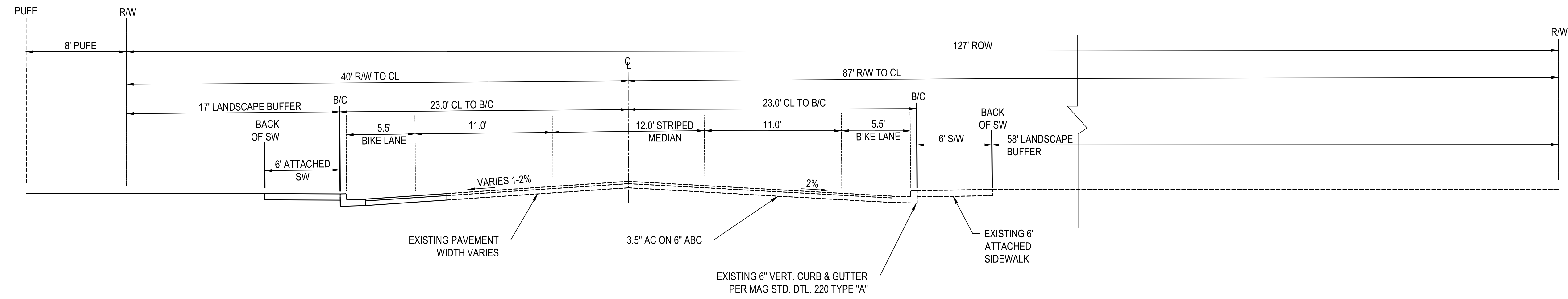
SCALE (HORIZ.)	1" = 150'
SCALE (VERT.)	N/A
DATE	03/07/2021
JOB NUMBER	205160
SHEET	2 OF 7



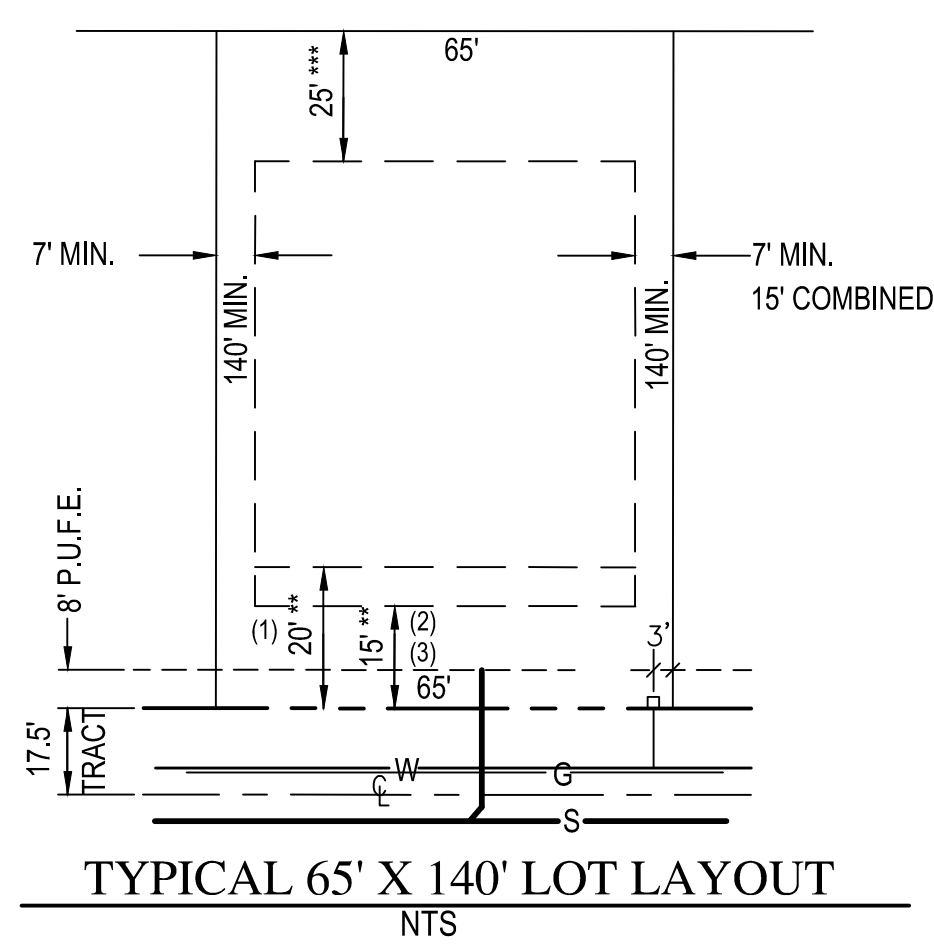
TYPICAL PRIVATE STREET - SECTION A
 INTERIOR STREETS
 CROWNED SECTION
 NTS



TYPICAL ENTRY ROAD - SECTION B
 ENTRY ROAD



PROPOSED LEHI ROAD STREET SECTION
 2 LANES WITH CENTER TURNING LANE &
 BIKE LANES-SECTION C
 (LOOKING NORTH)
 NTS



- *SIDEYARD SETBACKS:**
- 7' AND 7', 15' TOTAL SETBACK (MINIMUM AGGREGATE OF 2 SIDES)
- **FRONT YARD SETBACKS:**
- 20' MIN. SETBACK FROM FRONT PROPERTY LINE TO FACE OF FRONT FACING GARAGE DOOR.
 - 15' MIN. SETBACK FROM FRONT PROPERTY LINE TO SIDE OF SIDE TURN GARAGE
 - 15' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.
- ***REARYARD SETBACKS:**
- 25' MIN. SETBACK TO LIVABLE SPACE/PORCH/COVERED REAR PATIO.



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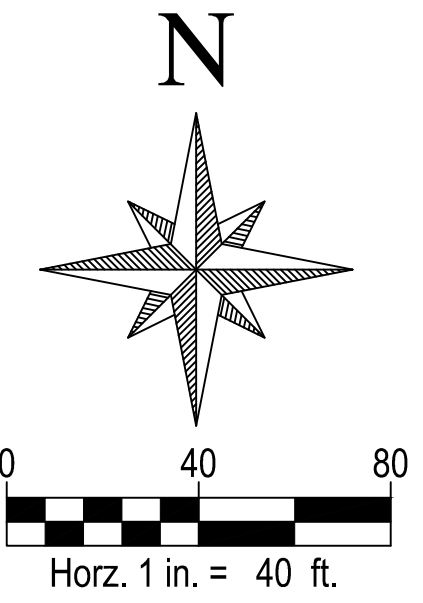
THE GROVE AT LEHI
 PRELIMINARY PLAT/SITE PLAN
 2650 E LEHI ROAD
 DETAIL SHEET

REV	DESCRIPTION	DATE



SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 03/07/2021
 JOB NUMBER 205160
 SHEET 3 OF 7

CEMEX CONSTRUCTION MATERIALS SOUTH LLC
APN: 141-02-005H



SEE SHEET 2 FOR CENTERLINE CURVE TABLE.

WOOD PATEL

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Call us at least two full working days before you begin excavation.

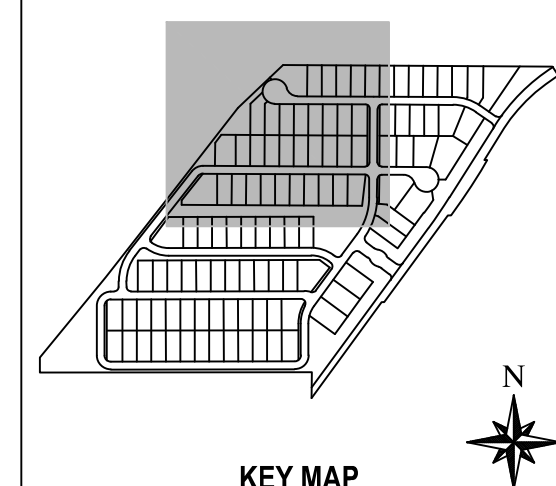
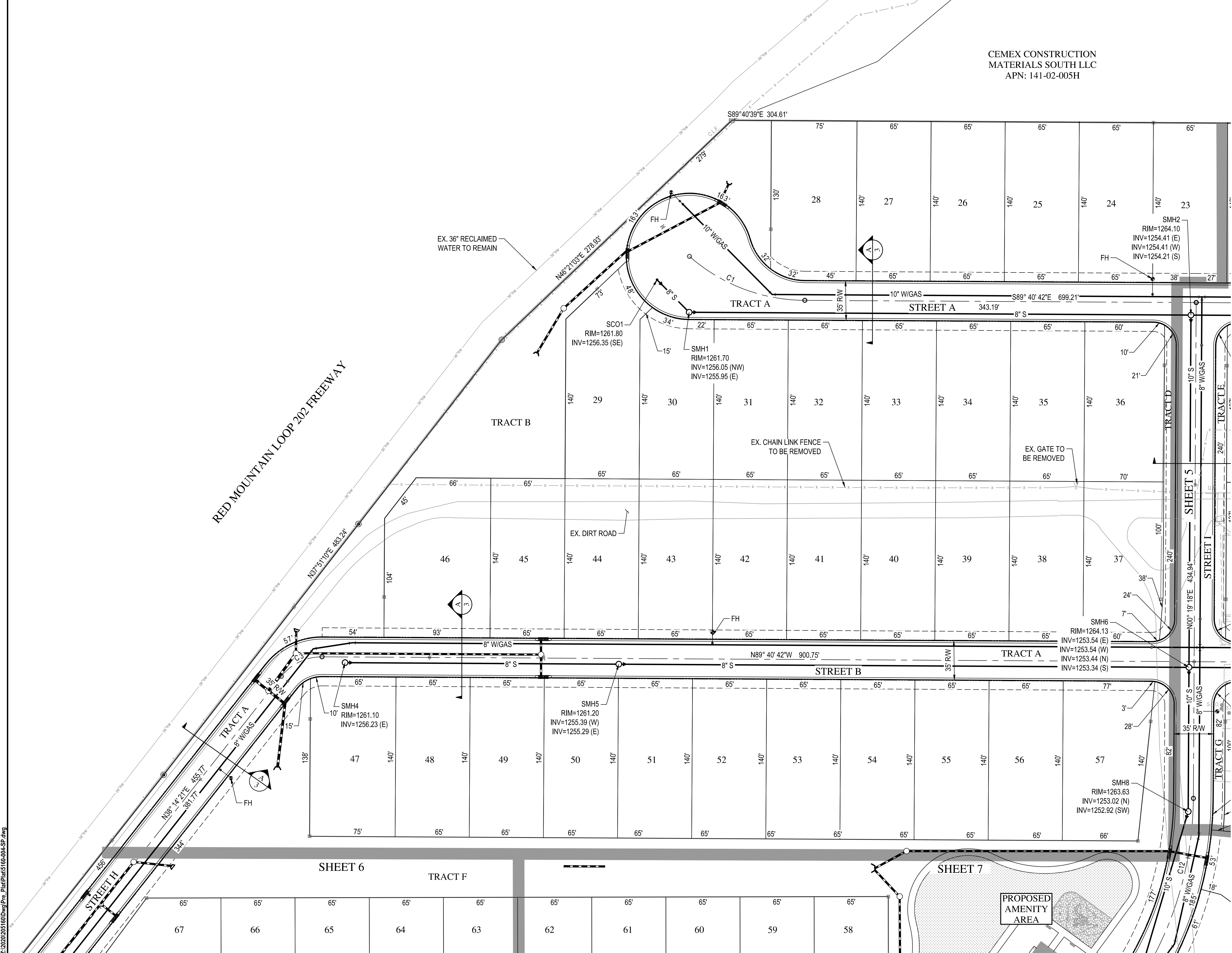
THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
2650 E LEHI ROAD
SITE PLAN

REV	DATE	DESCRIPTION



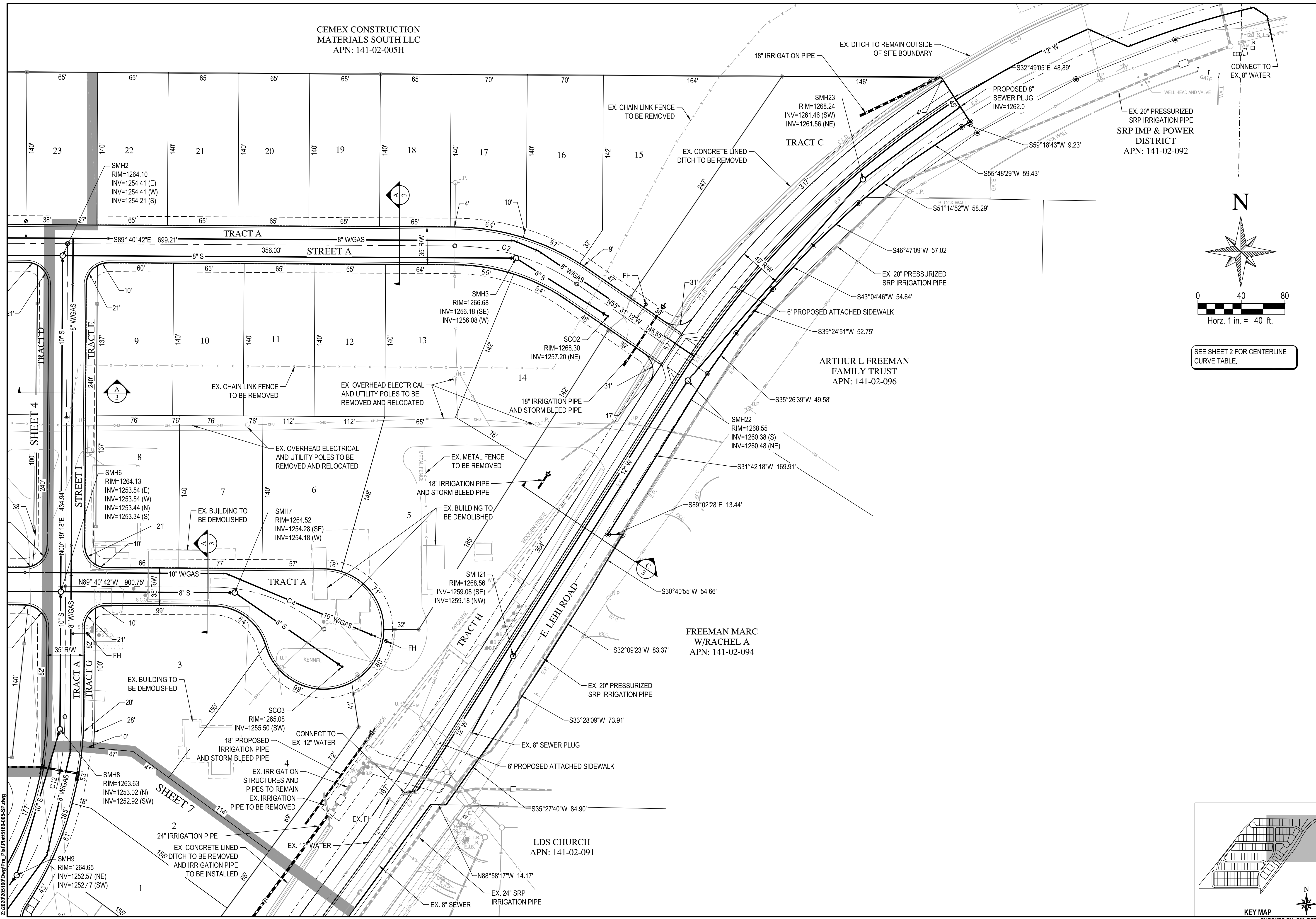
Steven C. McKee
Professional Engineer
No. 6316
State of Arizona
Expires 03-31-25

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 03/07/2021
JOB NUMBER 205160
SHEET 4 OF 7

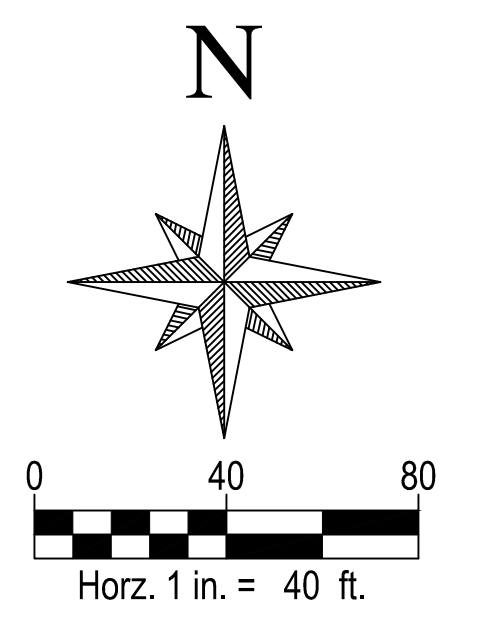


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CHECKED BY: DM DESIGNED BY: SM DRAFTED BY: CWLL



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SEE SHEET 2 FOR CENTERLINE CURVE TABLE.

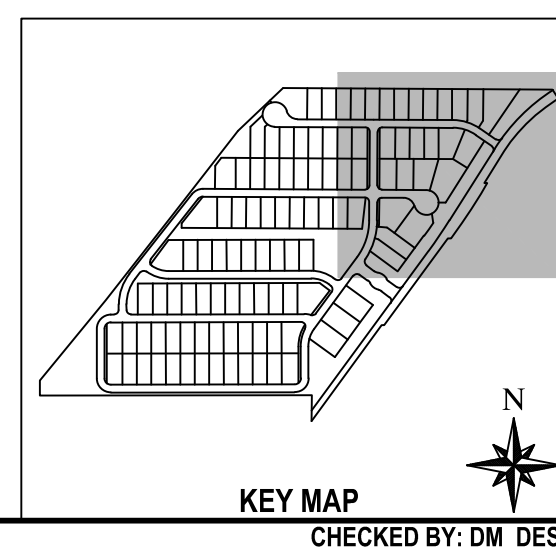
THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
2650 E LEHI ROAD
SITE PLAN

REV	DESCRIPTION	DATE

Professional Engineer Seal for Steven C. McKee, License No. 15231, State of Arizona.

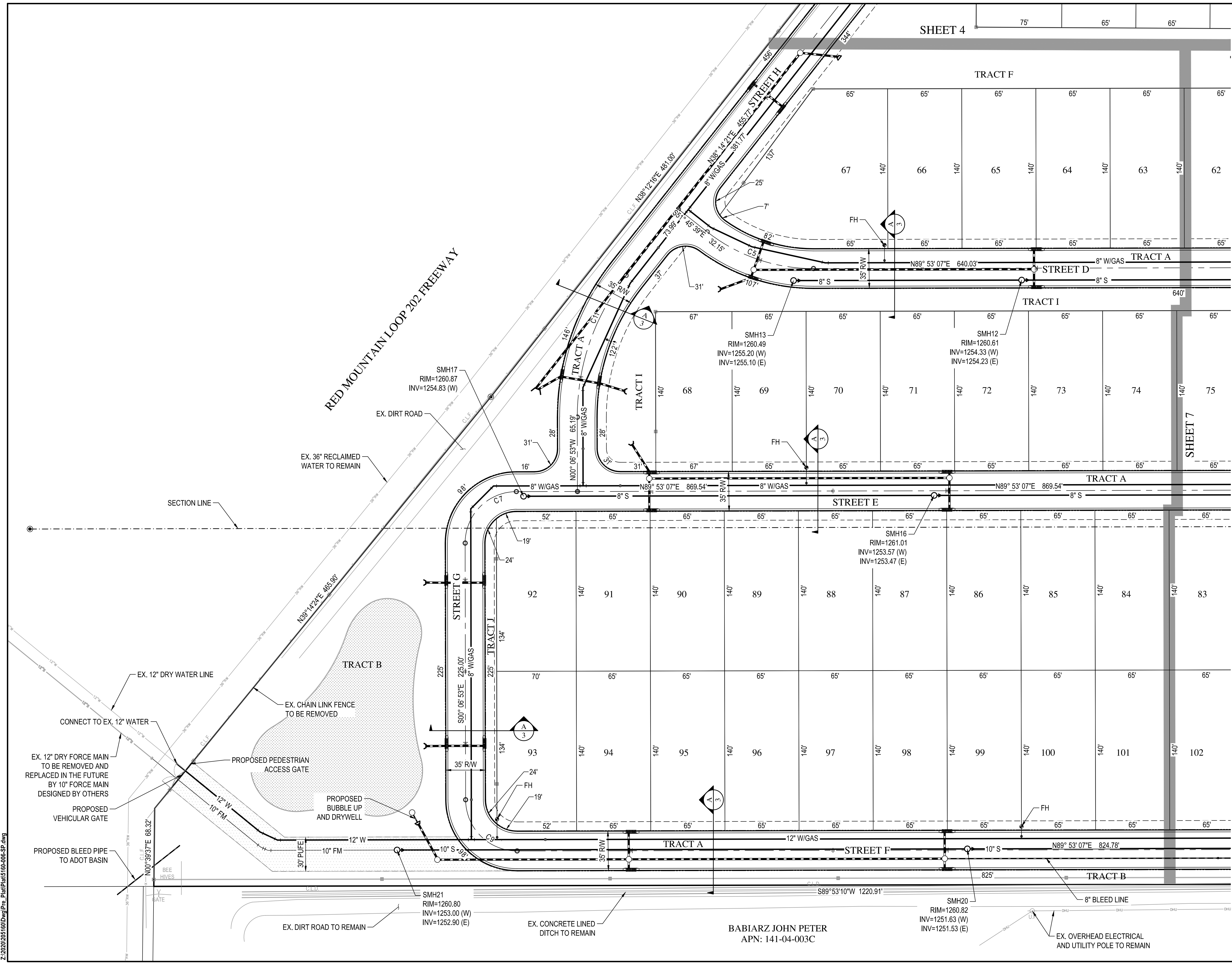
Steven C. McKee
Professional Engineer
No. 15231
State of Arizona

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 03/07/2021
JOB NUMBER 205160
SHEET 5 OF 7

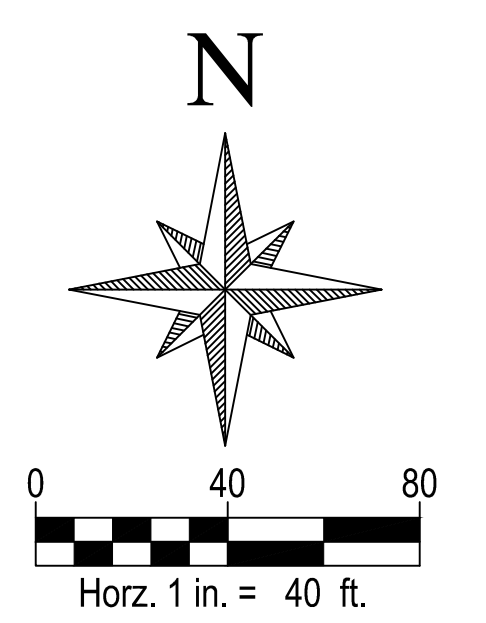


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CHECKED BY: DM DESIGNED BY: SM DRAFTED BY: CWLL



SHEET 4 75' 65' 65'



SEE SHEET 2 FOR CENTERLINE CURVE TABLE.



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 www.woodpatel.com



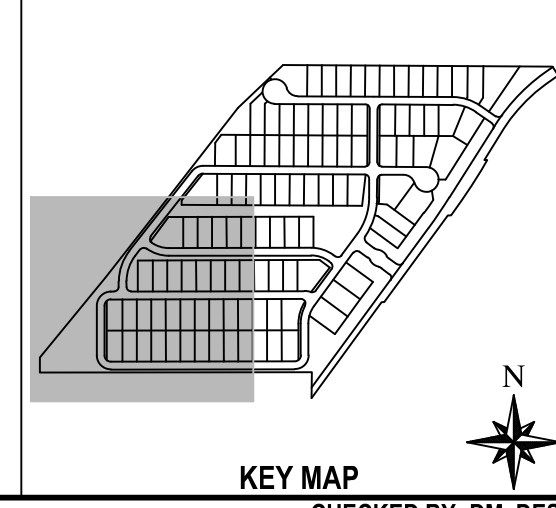
THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
 2650 E LEHI ROAD
 SITE PLAN

REV	DATE	DESCRIPTION

Professional Engineer Seal for Steven C. McKee, License No. 15056, State of Arizona.

Steve McKee
 ENGINEER 03-31-02

SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 03/07/2021
 JOB NUMBER 205160
 SHEET 6 OF 7



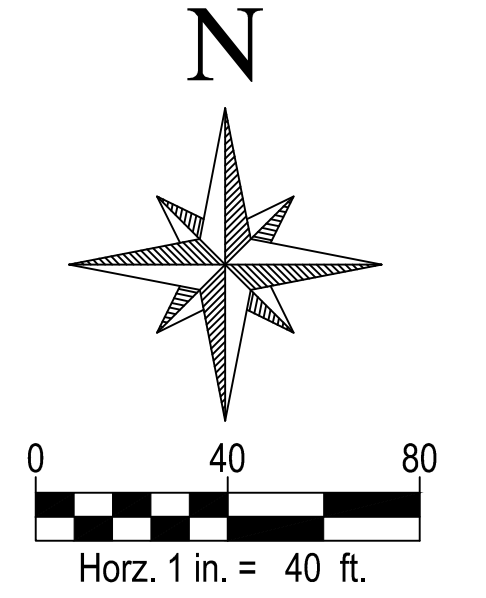
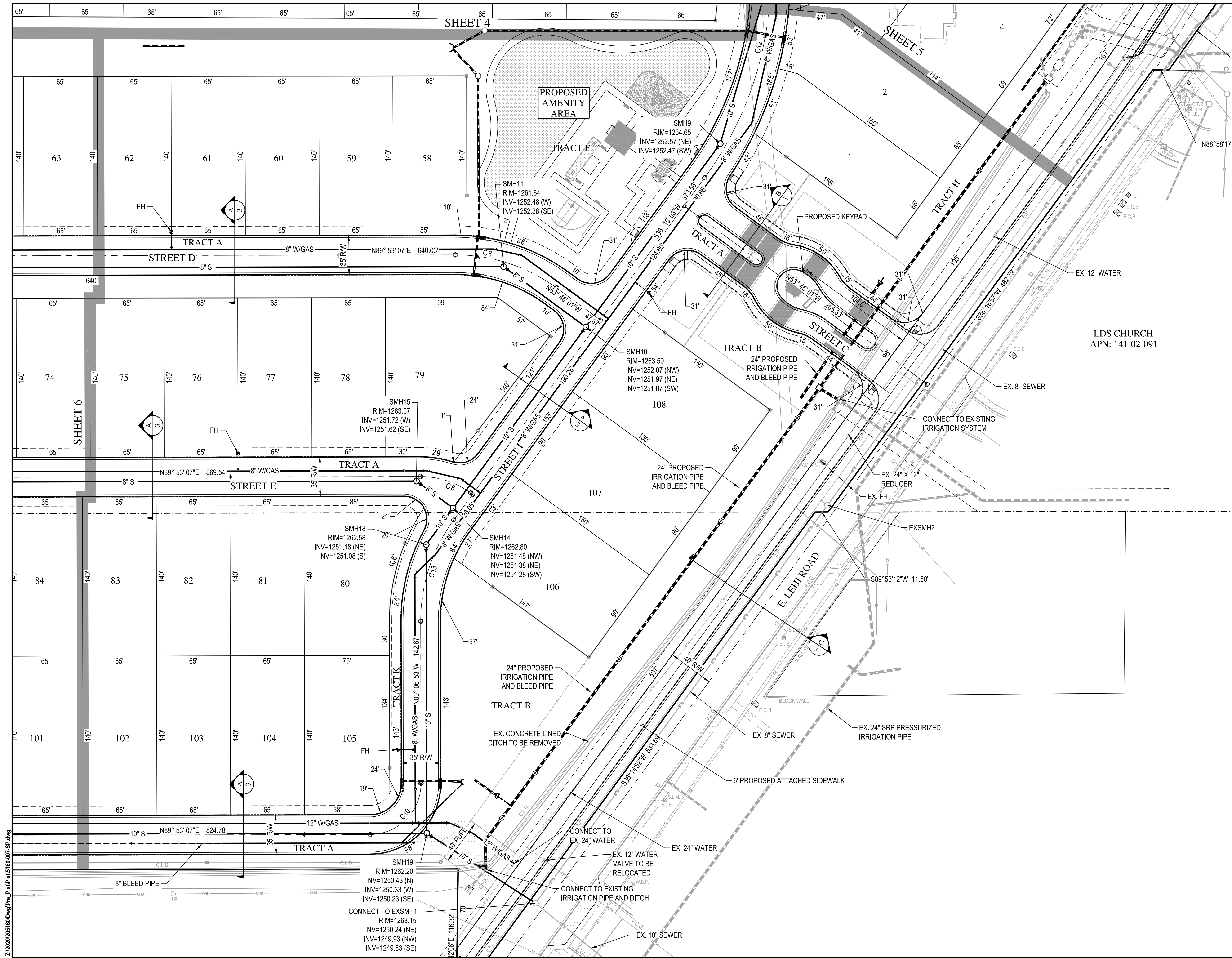
BABIARZ JOHN PETER
 APN: 141-04-003C

SMH20
 RIM=1260.82
 INV=1251.63 (W)
 INV=1251.53 (E)

SMH21
 RIM=1260.80
 INV=1253.00 (W)
 INV=1252.90 (E)

Z:\2020\205160\DWG\Pre_Plat\Plat\160-006-SP.dwg

CHECKED BY: DM DESIGNED BY: SM DRAFTED BY: CWLL



SEE SHEET 2 FOR CENTERLINE CURVE TABLE.



Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.335.8500
 www.woodpatel.com

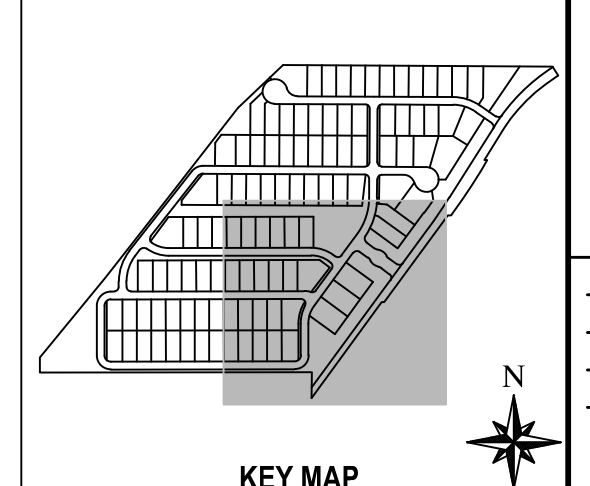


THE GROVE AT LEHI
PRELIMINARY PLAT/SITE PLAN
 2650 E LEHI ROAD
 SITE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) N/A
 DATE 03/07/2021
 JOB NUMBER 205160
 SHEET 7 OF 7



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