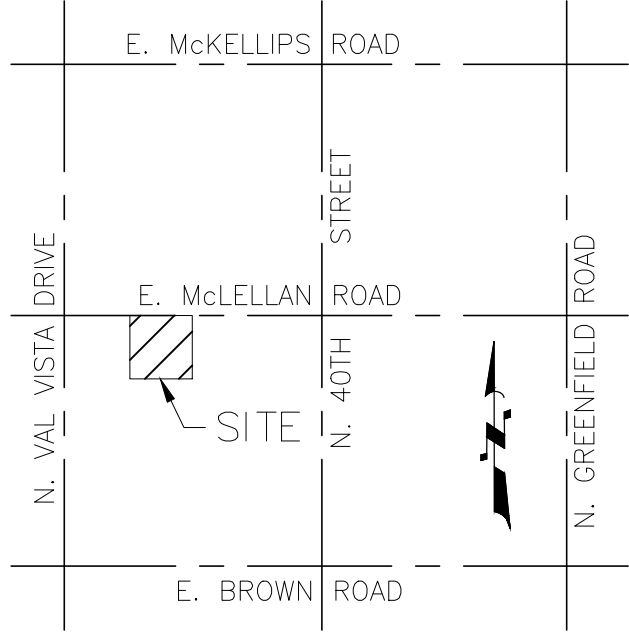


PRELIMINARY PLAT FOR "LEMON LANE

**3725 EAST MCLELLAN ROAD MESA, AZ 85205
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 09, T-1-N,
R-6-E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



VICINITY MAP

N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT FOREVER 7, LLC, AN ARIZONA LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "LEMON LANE", LOCATED IN SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT FOREVER 7 LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY FOREVER 7 LLC OR THE SUCCESSORS OR ASSIGNS OF FOREVER 7 LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY FOREVER 7 LLC OR THE SUCCESSORS OR ASSIGNS OF FOREVER 7 LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

FOREVER 7 LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

FOREVER 7 LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT B IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

FOREVER 7 LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH FOREVER 7 LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

FOREVER 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2023.

FOREVER 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED PERSONAL APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREIN, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

DATE MY COMMISSION EXPIRES

DESCRIPTION	AREA (SF)	AREA (AC)	USE
Tract A (road)	41,549	0.954	ROAD/UTILITY
Tract B (play)	50,451	1.158	DRAINAGE/RECREATION
Tract C (ldsc)	7,525	0.173	LANDSCAPE/DRAINAGE
Tract D (ldsc)	7,621	0.175	LANDSCAPE/DRAINAGE
Tract E (road)	5,777	0.133	ROAD/UTILITY
Lot 1	40,048	0.919	RESIDENCE
Lot 2	41,666	0.957	RESIDENCE
Lot 3	43,545	1.000	RESIDENCE
Lot 4	41,412	0.951	RESIDENCE
Lot 5	45,625	1.047	RESIDENCE
Lot 6	43,093	0.989	RESIDENCE
Lot 7	41,021	0.942	RESIDENCE
TOTAL AREA =	409,333	9.397	

SITE SUMMARY TABLE				
APN	GROSS AREA	NET AREA	# LOTS	ZONING
141-31-022D	6.80	6.08	3	R-35 PAD
141-31-107	1.01	0.90	1	R-35 PAD
141-31-108	1.23	1.10	1	R-35 PAD
141-31-109	0.21	0.19	1	R-35 PAD
141-31-110	0.15	0.13	1	R-35 PAD
TOTAL	9.40	8.41	7	R-35 PAD

BASIS OF BEARING

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
NORTH 89 DEGREES 27 MINUTES 26 SECONDS EAST

BENCHMARK

FOUND BRASS TAG ON TOP OF HEADWALL AT SOUTHWEST CORNER OF VAL VISTA AND BROWN ROAD.
ELEVATION = 1309.71 (NAVDB8 DATUM)

SITE BENCHMARK: FOUND BRASS CAP FLUSH AT CENTERLINE OF MCLELLAN ROAD AND NORTHEAST CORNER OF PROPERTY. ELEVATION = 1326.70 (NAVDB8 DATUM).

FEMA CLASSIFICATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEICTED ON FLOOD INSURANCE RATE (FIRM) MAP NUMBER 0413C2260L, REVISED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

NOTES:

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. 9-1-1 INCLUDES THE PUFES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPE AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF WAY ALONG E. MCLELLAN ROAD AND N. 38TH STREET.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THE HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND/OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCHES ABOVE STREET GRADES IN THESE AREAS.

- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED IN THE PROJECTS CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- TRACT A SHALL BE DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS; THE CONTROLLED VEHICULAR ACCESS EASEMENT AND BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATE INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB AS SPECIFIED IN SECTION 11-19-5 OF THE ZONING ORDINANCE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT WILL BE RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION.

OWNER/DEVELOPER

FOREVER 7, LLC

1725 S. COUNTRY CLUB DR.
MESA, ARIZONA 85210
CONTACT: CHRIS ZAHARIS
PHONE: 602-622-4252
EMAIL: CZAHARIS@EMPIRE-CAT.COM

ENGINEERING / APPLICANT

VISTA DESIGN GROUP

2715 E. HERMOSA VISTA DRIVE
MESA, ARIZONA 85213
CONTACT: JARED COX, P.E.
PHONE: 602-686-7166
EMAIL: JCOX@VDG-LLC.COM

LEGAL DESCRIPTION

THE EAST 657.60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 25 FEET THEREOF.

SHEET INDEX

SHEET # DESCRIPTION
1 COVER SHEET
2 PRELIMINARY PLAN

SITE DATA

APN'S: 141-31-022D, 141-31-107, 141-31-108, 141-31-109, AND 141-31-110
PRS22-00616 (6/17/2022)
67B
PRE-SUBMITTAL: RS-35 WITH PAD OVERLAY
COM O.S. MAP: RS-35 WITH PAD OVERLAY
EX. ZONING: RS-35 WITH PAD OVERLAY
PROPOSED ZONING: RS-35 WITH PAD OVERLAY

GROSS AREA: 9.397 AC. (409,333 SF)
NET AREA: 8.443 AC. (367,784 SF)
PRIVATE ROAD AREA: 0.988 AC. (41,549 SF)
OF LOTS: 7
GROSS DENSITY: 7 / 9.397 = 0.74 UNITS/ACRE
NET DENSITY: 7 / 8.443 = 0.83 UNITS/ACRE

EXISTING BLDG HEIGHT: ~25 FT
PROPOSED BLDG HEIGHTS: 30 FT (PER TABLE 11-5-3 Z.O.)
MIN LOT AREA: 35,000 SF
MIN INTERIOR LOT WIDTH: 130 FT
MIN LOT DEPTH: 150 FT
MAX BLDG COVERAGE: 35%
MAX LOT COVERAGE: 50%

* WALL HEIGHT 8 FT (PROPOSED)

* PAD EXCEPTION REQUEST

Contact Arizona 811 at least two full
working days before you begin excavation

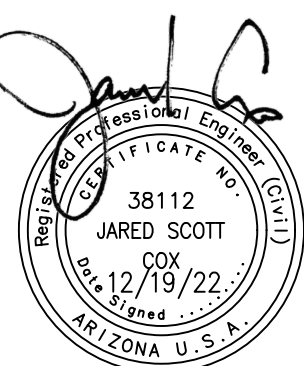


Call 811 or click Arizona811.com

UTILITY CONFLICT REVIEW

- THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED WITH THE UTILITY AND DESIGN ENGINEER.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OF UTILITY RELOCATION.

SEWER	CITY OF MESA
WATER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
IRRIGATION	R.W.C.D.
COMMUNICATIONS	CENTRYLINK
COMMUNICATIONS	COX COMMUNICATIONS



CIVIL ENGINEERING
CONSULTANTS

VISTA DESIGN GROUP
EMAIL: JCOX@VDG-LLC.COM (P) 602-686-7166
2715 E. HERMOSA VISTA DR, MESA, AZ 85213

PRELIMINARY PLAT - COVER SHEET
"LEMON LANE" RESIDENTIAL SUBDIVISION
3725 E. MCLELLAN ROAD
MESA, AZ 85205

JOB NUMBER 22002
DRAWING CS01
DATE 12/19/2022
SHEET 1 OF 2

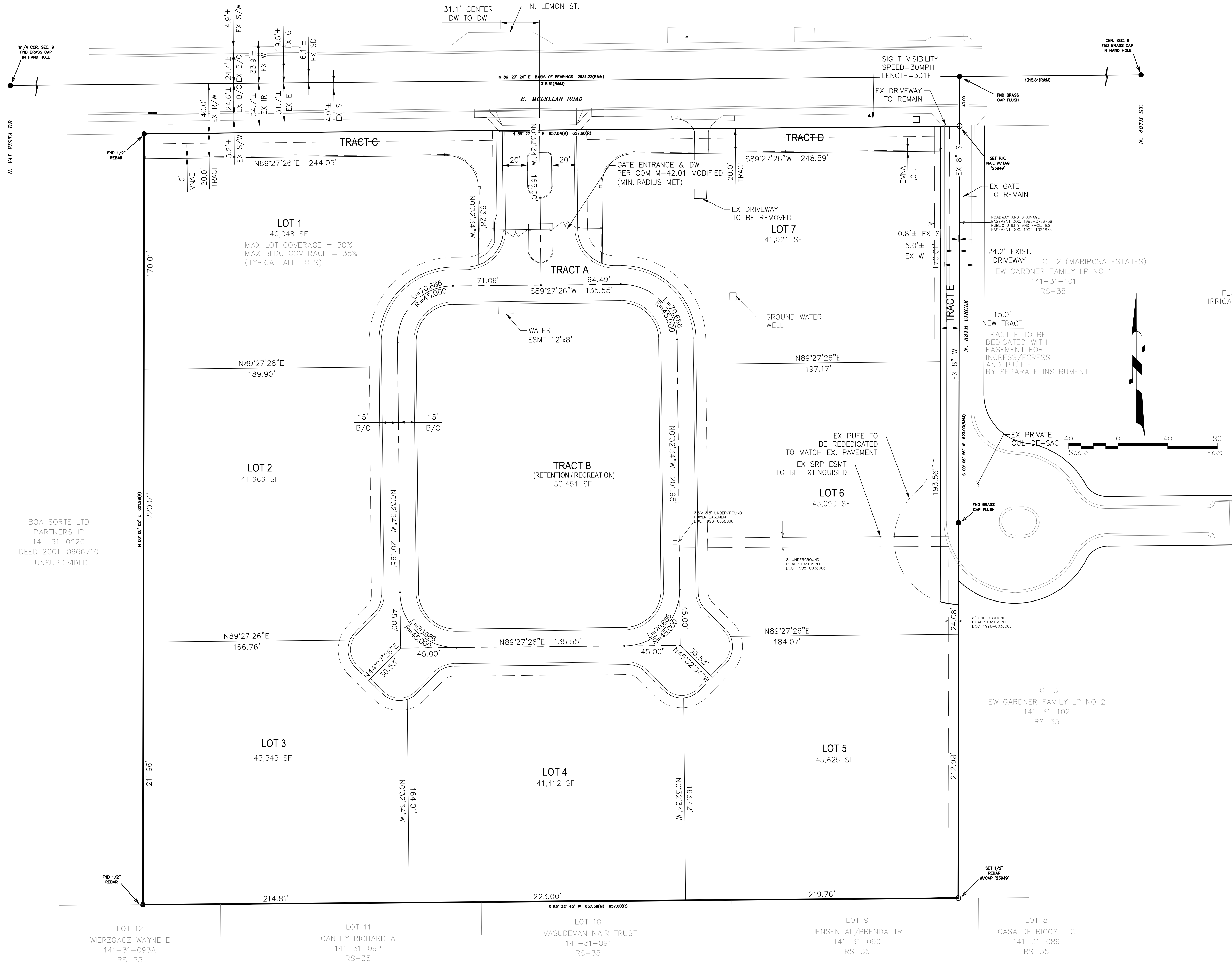
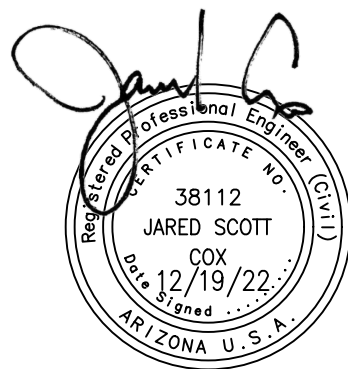
DATE

REVISION

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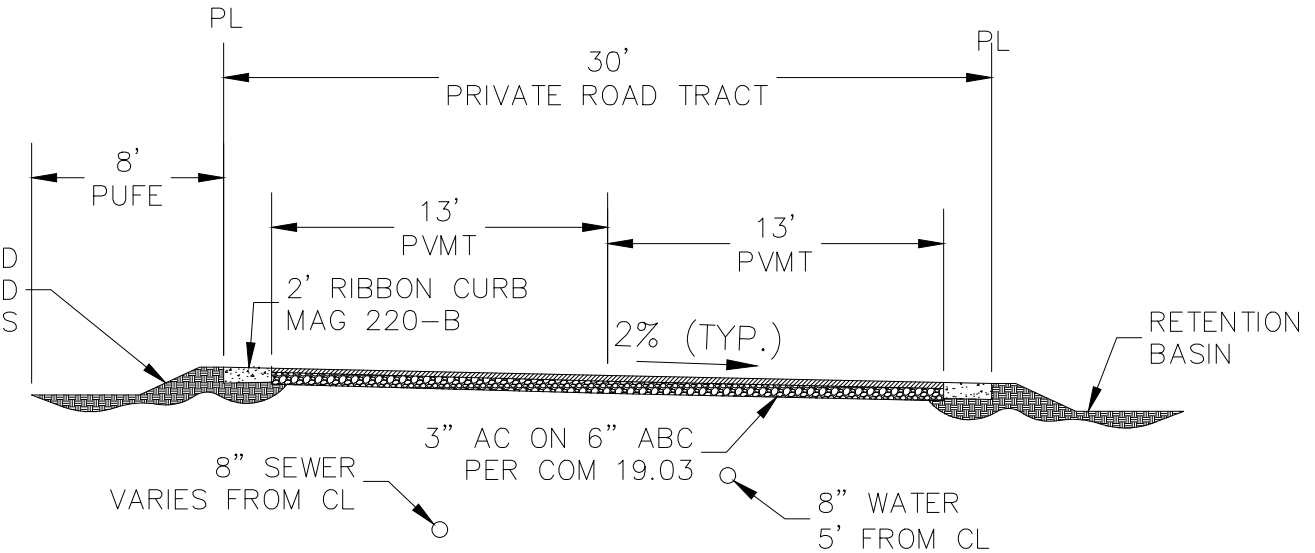
A PRELIMINARY PLAT
OF
"LEMON LANE"

3725 EAST MCLELLAN ROAD MESA, AZ 85205
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 09, T-1-N,
R-6-E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



SETBACKS NOTES

MINIMUM PROPOSED YARDS	
FRONT YARD:	30 FT
INTERIOR SIDE YARD:	10 FT
INTERIOR SIDE TOTAL:	30 FT (AGGREGATE OF 2 SIDES)
SIDE STREET:	10 FT
REAR YARD:	30 FT
MAX BLDG COVERAGE:	35%
MAX LOT COVERAGE:	50%



TYPICAL STREET SECTION PER COM M-19.03 (MODIFIED)

SCALE: 1"=8'

AREA TABLE

DESCRIPTION	AREA (SF)	AREA (AC)
Tract A (road)	41,549	0.954
Tract B (play)	50,451	1.158
Tract C (ldsc)	7,525	0.173
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