

# SITE PLAN / REZONE APPLICATION 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

## PROJECT NARRATIVE

THIS "LEMON LANE" DEVELOPMENT PROJECT INVOLVES THE SUBDIVISION OF AN EXISTING 9.4 ACRE PARCEL INTO 7 LARGE RESIDENTIAL LOTS. THIS NEW SUBDIVISION HAS BEEN DESIGNED WITH A PRIVATE LOOPED STREET AND A NEW PRIVATE GATED ENTRANCE OFF OF E. MCLELLAN ROAD FOR ACCESS TO ALL SEVEN LOTS. THERE IS A PROPOSED CENTRAL PARK WITH TENNIS, PLAY GROUND, AND SPORT COURT AMENITIES FOR THE BENEFIT OF THE SUBDIVISION RESIDENTS. THE NEW SUBDIVISION WILL REQUIRE A RE-PLAT OF THE RECENTLY RECORDED MARIPOSA ESTATES UNIT 2 SUBDIVISION PLAT.

THE 9.4 ACRE PROPERTY WAS RECENTLY ZONED RS-35 PAD. THE PAD OVERLAY WAS REQUIRED TO ACCOMMODATE THE PROPOSED GATED ENTRANCE AND PRIVATE STREETS. THE NEW RS-35 PAD IS SUBMITTED TO ACCOMMODATE THE NEW GATED ENTRANCE, PRIVATE STREETS, AND THE PROPOSED 8-FT PERIMETER WALL.

## WATER AND SEWER SERVICES NARRATIVE

PUBLIC WATER AND SEWER LINES ARE EXISTING IN E. MCLELLAN ROAD. A NEW 8" PUBLIC WATER AND SEWER LINE WILL BE INSTALLED FOR THE 7 LOT SUBDIVISION. THE WATER LINE WILL BE AN 8-INCH LOOPED SYSTEM AROUND THE CENTER AMENITY TRACT WITH A SINGLE 8-INCH WATER CONNECTION TO THE EXISTING 12-INCH WATERLINE IN MCLELLAN.

## PARKING

THE NEW PRIVATE LOOPED ROAD FOR "LEMON LANE" IS DESIGNATED WITH A WIDTH OF 30' (BACK OF CURB). PARING IS ALLOWED ON ONE SIDE OF THE STREET AT THIS WIDTH. EACH LOT WILL HAVE A MINIMUM OF A THREE CAR GARAGE PLUS AVAILABLE PARKING WITHIN THE INDIVIDUAL DRIVEWAYS.

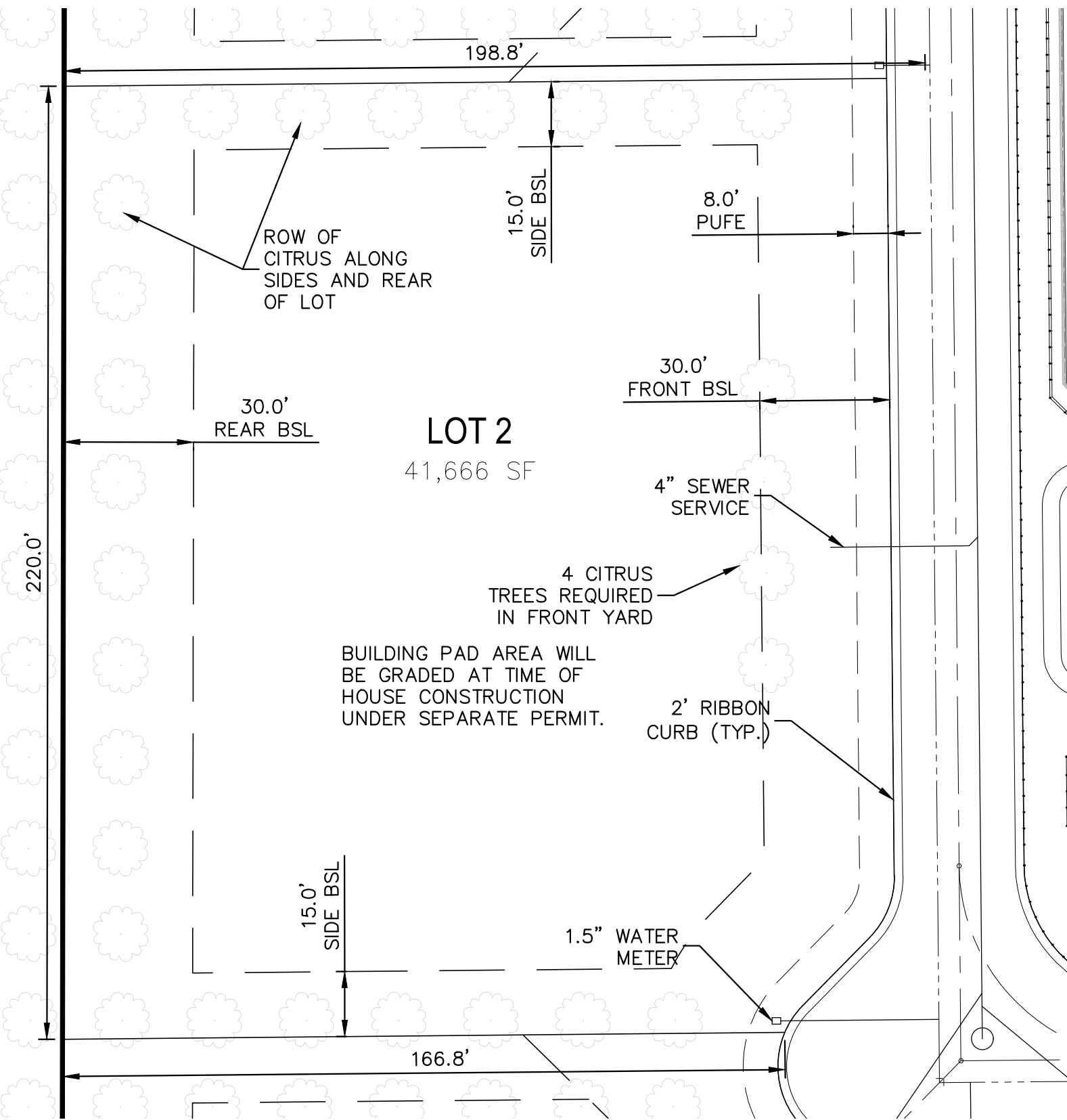
## GRADING AND DRAINAGE NARRATIVE

THE EXISTING SITE IS A LARGE CITRUS GROVE WITH A SINGLE RESIDENTIAL HOME. THE CITRUS GROVE IS FLOOD IRRIGATED AND RETAINS THE 100-YR STORM EVENT WITHIN THE EXISTING IRRIGATION BERMS. THE PROPOSED DEVELOPMENT CONSISTS OF A 7 LOT CUSTOM HOME SUBDIVISION WITH FLOOD IRRIGATION. THE SUBDIVISION IS WITHIN THE CITRUS SUB AREA AND REQUIRE CITRUS TREES AROUND THE PERIMETER OF EACH LOT. THE LOTS ARE ALL DESIGNED TO BE FLOOD IRRIGATED TO SUPPORT THE HEALTHY GROWTH OF THE CITRUS TREES. AS SUCH, THERE IS NATURALLY ON-LOT RETENTION DUE TO THE REQUIRED BERMS FOR FLOOD IRRIGATION. THE SUBDIVISION RETENTION CALCULATIONS DO NO ACCOUNT FOR THIS ON-LOT RETENTION WITHIN THE DRAINAGE DESIGN.

THE RETENTION VOLUME FOR THE SUBDIVISION IS PROVIDED IN TRACTS B, C, AND D. TRACT B HAS A DEPTH OF 2-FT AND DRAINS TO THE EXISTING CATCH BASIN IN MCLELLAN ROAD VIA A NEW 8-INCH STORM DRAIN WITH A 6-INCH ORIFICE PLATE. TRACTS C AND D HAVE A BASIN DEPTH OF 0.75-FT WHICH DEWATERS VIA NATURAL INFILTRATION AND EVAPORATION. TRACTS C AND D ARE WITHIN THE FLOOD IRRIGATION AREA FOR THE CITRUS TREES ALONG MCLELLAN ROAD.

THE LAND TOPOGRAPHY FALLS TO THE SOUTHWEST CORNER OF THE SITE. DRAINAGE BLOCKS WITHIN THE PERIMETER WALL WILL BE SET 12-INCHES ABOVE THE NATURAL GRADE TO ALLOW FOR STORMS LARGER THAN THE 100-YR DESIGN EVENT TO PASS ALONG THE HISTORIC OUTFALL. THE FINISHED FLOORS WILL ALL BE SET ABOVE THE STREET OUTFALL TO ENSURE THE HOMES WILL BE PROTECTED FROM THE 100-YR STORM EVENT. A PRELIMINARY GRADING AND DRAINAGE PLAN HAS BEEN PREPARED ALONG WITH SUPPORTING CALCULATIONS AS PART OF THIS REZONE / SITE PLAN APPLICATION.

## TYPICAL LOT SETBACK DETAIL

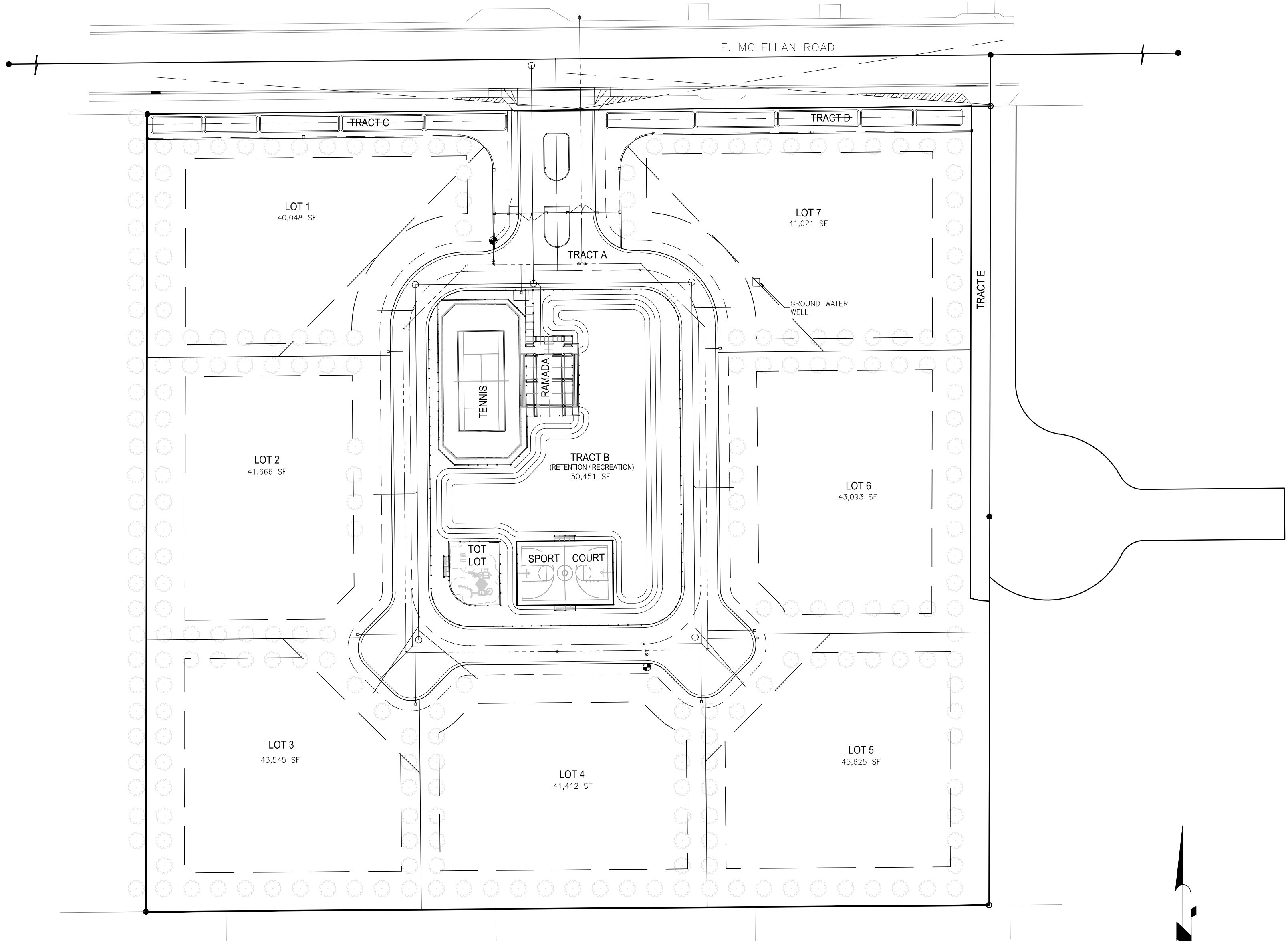


## SHEET INDEX

SHEET #	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	CONCEPTUAL LANDSCAPE PLAN
4	CONCEPTUAL WALL PLAN
5	CONCEPTUAL WALL ENTRY & GATE
6	CONCEPTUAL RAMADA DETAILS
7	CONCEPTUAL LANDSCAPE SECTIONS
8	PRELIMINARY PLAT
9	PRELIMINARY GRADING & DRAINAGE PLAN
10	PRELIMINARY UTILITY PLAN

## UTILITIES

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



## OWNER/DEVELOPER

FOREVER 7, LLC  
1725 S. COUNTRY CLUB DR.  
MESA, ARIZONA 85210  
CONTACT: CHRIS ZAHARIS  
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## ENGINEERING / APPLICANT

VISTA DESIGN GROUP  
2715 E. HERMOSA VISTA DRIVE  
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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.

## SITE DATA

APN'S:	141-31-022D, 141-31-107, 141-31-108, 141-31-109, AND 141-31-110
PRE-SUBMITTAL:	PRS22-00616 (6/17/2022)
COM Q.S. MAP:	67B
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	

## SETBACKS

MINIMUM PROPOSED YARDS	
FRONT YARD:	30 FT
INTERIOR SIDE:	10 FT
INTERIOR SIDE TOTAL:	30 FT (AGGREGATE OF 2 SIDES)
SIDE STREET:	10 FT
REAR YARD:	30 FT



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

JOB NUMBER 22002  
DRAWING CS01  
DATE 12/05/2022  
SHEET 1 OF 10

CIVIL ENGINEERING CONSULTANTS  
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REVISION	DATE
A	
B	
C	

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SITE PLAN  
FOR  
LEMON LANE

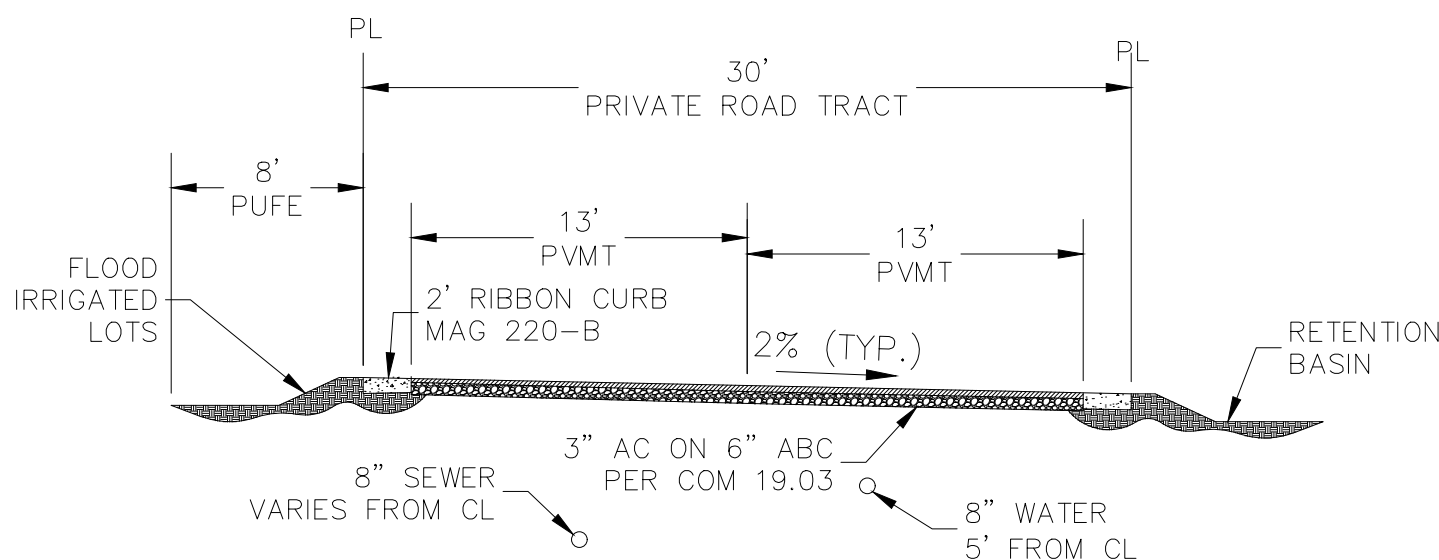
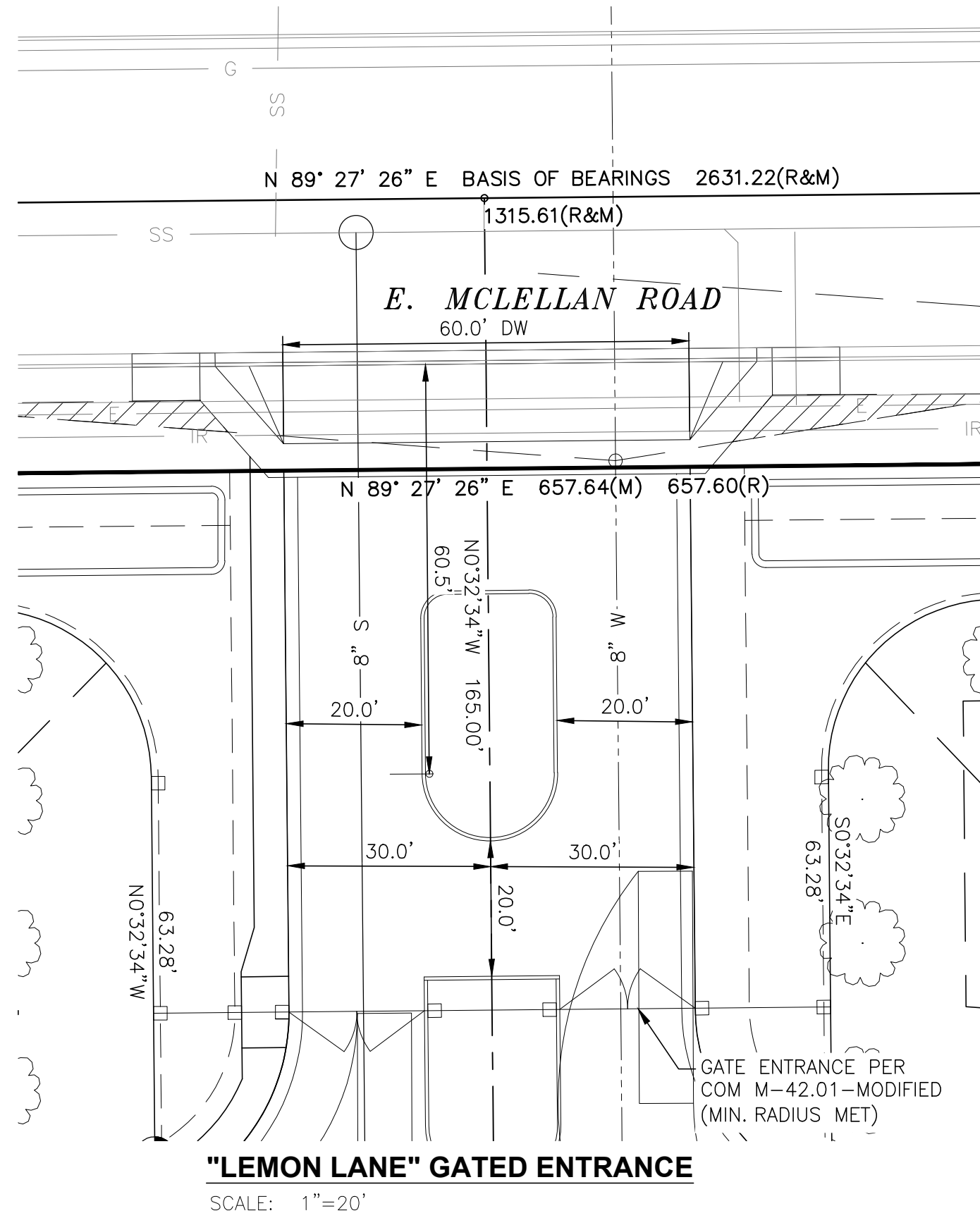


SOLID WASTE - GATE ENTRANCE REQUIREMENTS

- GATED COMMUNITIES REQUIRE THAT A REMOTE (3) AND A PERMANENT GATE CODE BE PROVIDED TO THE CITY OF MESA SOLID WASTE DEPARTMENT THAT ALLOWS INGRESS/EGRESS ACCESS FOR ALL GATES PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ACCESS SHALL CONTINUE TO BE PROVIDED SO THAT SOLID WASTE SERVICE MAY CONTINUE TO BE PROVIDED TO THE SITE.
- REMINDER - GATES THE DEVELOPER INSTALLS MUST COMPLY WITH THE CITY'S SOLID WASTE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, EXIT ONLY GATES AND REMOTE CONTROL SERVICE, AND SUCH GATES MUST BE OPERATIONAL PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THAT PARTICULAR COMMUNITY. THE CITY MAY DELAY OR DENY ANY CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE DEVELOPER WILL CONSTRUCT ON THE PROPERTY IF THE DEVELOPER FAILS TO COMPLY WITH THE CITY'S SOLID WASTE REQUIREMENTS AND ALL OTHER APPLICABLE LAWS.

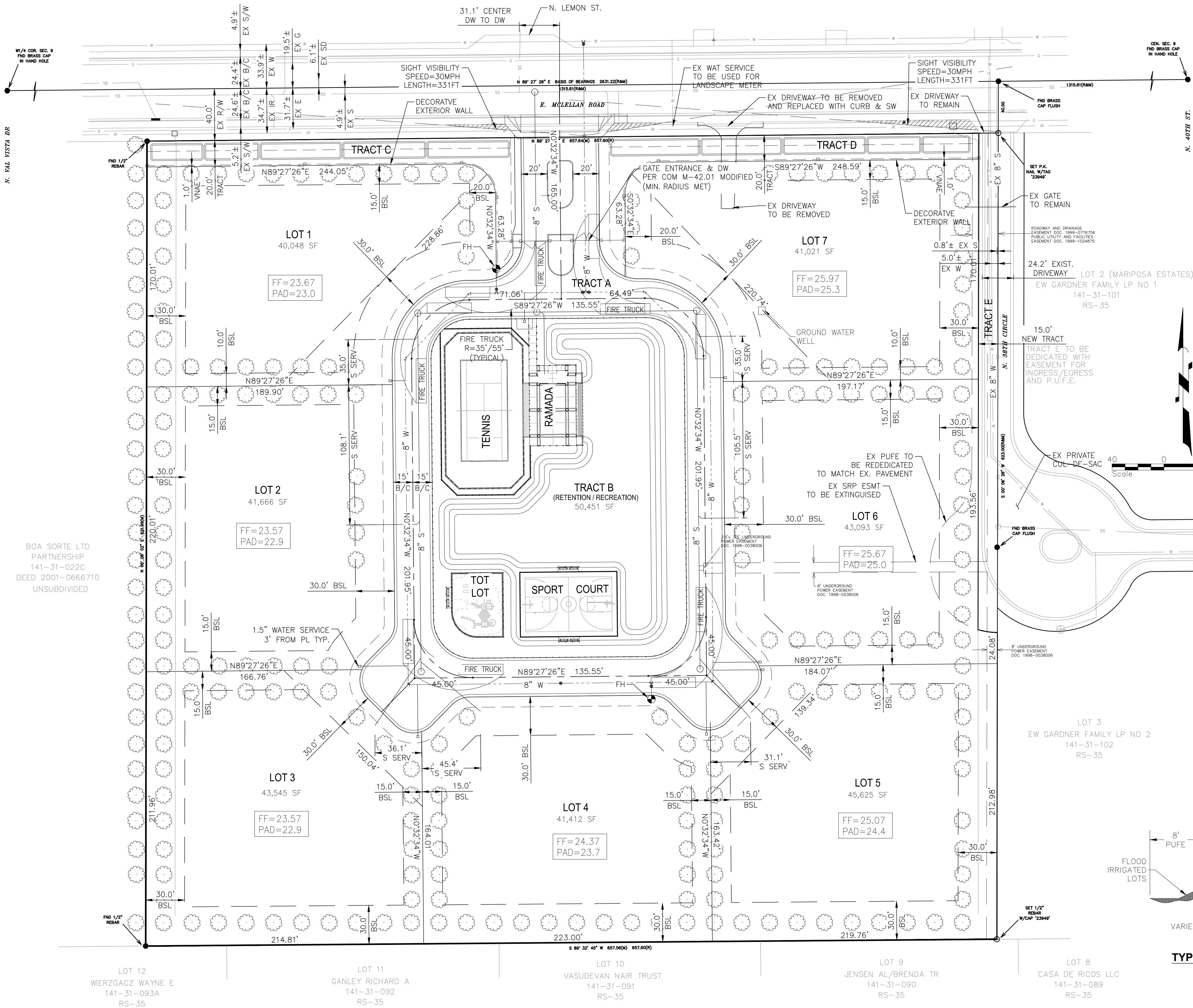
SETBACKS NOTES

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%



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
Tract D (ldsc)	7,621	0.175
Tract E (road)	5,777	0.133
Lot 1	40,048	0.919
Lot 2	41,666	0.957
Lot 3	43,545	1.000
Lot 4	41,412	0.951
Lot 5	45,625	1.047
Lot 6	43,093	0.989
Lot 7	41,021	0.942
TOTAL AREA =	409,333	9.397



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MESA, AZ 85205

JOB NUMBER 22002  
DRAWING SP01  
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SHEET 2 OF 10

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