SITE PLAN / REZONE APPLICATION "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

TRACT A

(RETENTION / RECREATION)

41,412 SF

LOT

E. MCLELLAN ROAD

LOT 7

43.093 SF

LOT 5

E. McKELLIPS ROAD E. McLELLAN I E. BROWN ROAD

OWNER/DEVELOPER

1725 S. COUNTRY CLUB DR. MESA, ARIZONA 85210 CONTACT: CHRIS ZAHARIS PHONE: 602-622-4252

VISTA DESIGN GROUP

HTS IN SSSLY ROUP, LLC OR BE MADE TTEN GROUP.

ENGINEERING TANTS

CIVIL |

MESA, ARIZONA 85213 PHONE: 602-686-7166

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,

SITE DATA

141-31-110 9.397 AC. (409,333 SF) 8.443 AC. (367,784 SF) NET AREA:

7 / 9.397 = 0.74 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 35% 50%

* WALL HEIGHT 8 FT (PROPOSED)

* PAD EXCEPTION REQUEST

SETBACKS

REAR YARD:

MINIMUM PROPOSED YARDS FRONT YARD: INTERIOR SIDE:

10 FT 30 FT (AGGREGATE OF 2 SIDES) 10 FT

VICINITY MAP N.T.S. **ENGINEERING / APPLICANT**

FOREVER 7, LLC

EMAIL: CZAHARIS@EMPIRE-CAT.COM EMAIL: JCOX@VDG-LLC.COM

2715 E. HERMOSA VISTA DRIVE CONTACT: JARED COX, P.E.

ARIZONA; EXCEPT THE NORTH 25 FEET THEREOF.

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

PRIVATE ROAD AREA: 0.988 AC. (41,549 SF) # OF LOTS: GROSS DENSITY:

NET DENSITY: 7 / 8.443 = 0.83 UNITS/ACRE

MIN LOT DEPTH: 150 FT MAX BLDG COVERAGE: MAX LOT COVERAGE:

INTERIOR SIDE TOTAL: SIDE STREET:

30 FT



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

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.

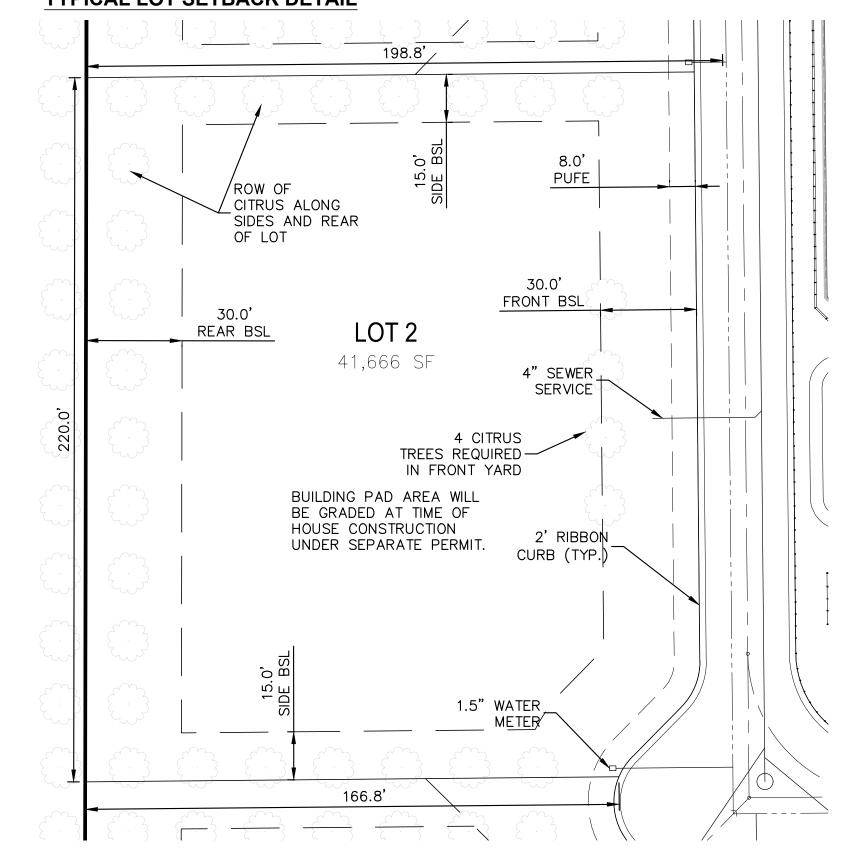
GRADING AND DRAINAGE NARRATIVE

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

COVER SHEET SITE PLAN CONCEPTUAL LANDSCAPE PLAN CONCEPTUAL WALL PLAN CONCEPTUAL WALL ENTRY & GATE CONCEPTUAL RAMADA DETAILS CONCEPTUAL LANDSCAPE SECTIONS PRELIMINARY PLAT

PRELIMINARY UTILITY PLAN

PRELIMINARY GRADING & DRAINAGE PLAN

UTILITIES

40,048 SF

LOT 3

43,545 SF

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

SITE PLAN **FOR** LEMON LANE



SOLID WASTE - GATE ENTRANCE REQUIREMENTS

- 1. 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.
- 2. 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:

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%

LOT 8

CASA DE RICOS LLC

141-31-089

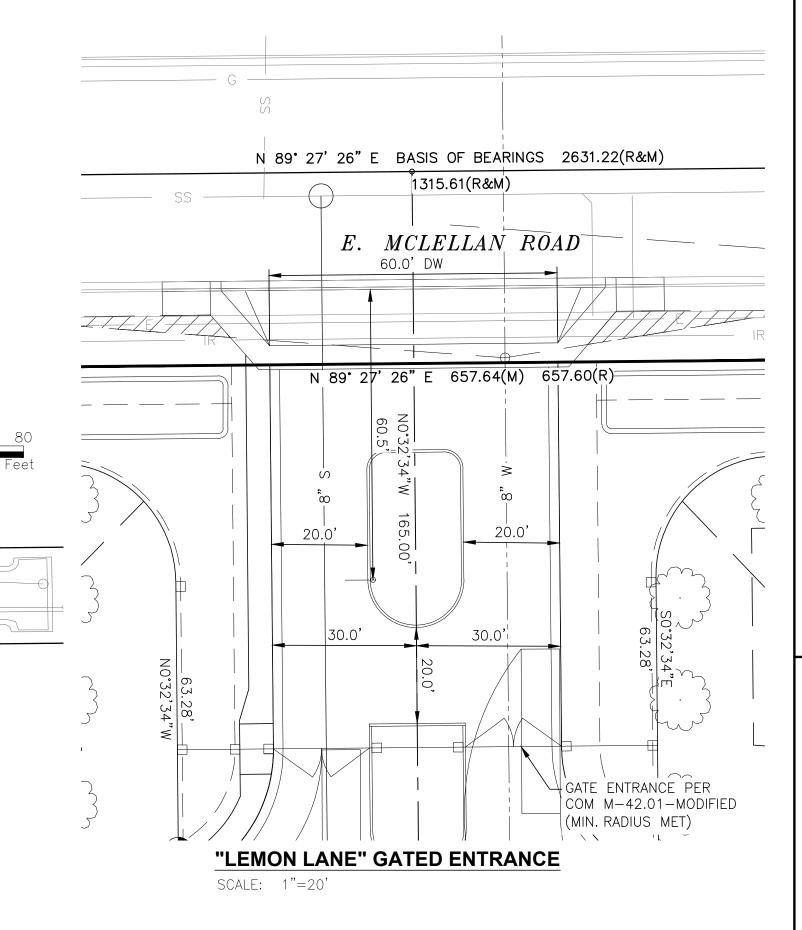
RS-35

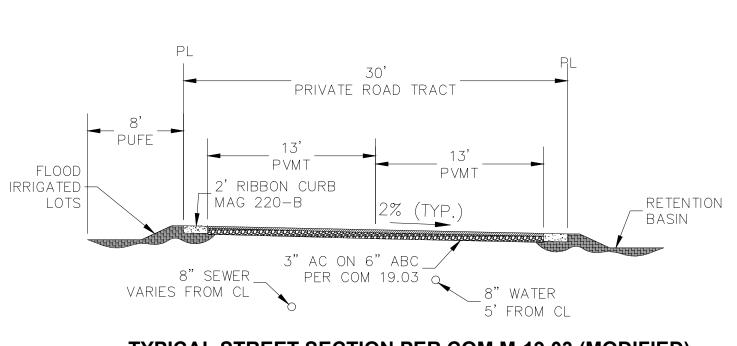
LOT 9

JENSEN AL/BRENDA TR

141-31-090

RS-35





TYPICAL STREET SECTION PER COM M-19.03 (MODIFIED)	

SCALE: 1"=8'

DESCRIPTION	AREA (SF) AREA (AG	
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
		1

TOTAL AREA = 409,333 9.397

AREA TABLE

SUBDIVISION ROAD

W1/4 COR. SEC. 9 FND BRASS CAP IN HAND HOLE	6.9 + 4.9 +	31.1' CENTER N. LEMON ST. DW TO DW	W	W	W ————————————————————————————————————
SD SS	0.0° R/W EX B/C EX B/C S4.7'+ S4.7'+ S4.7'+ EX EX EX EX S6.66	SIGHT VISIBILITY SPEED=30MPH LENGTH=331FT DECORATVE EXTERIOR WALL SS DECORATVE EXTERIOR WALL SS DECORATVE SS DECORATVE EXTERIOR WALL	EX WAT SERVICE TO BE USED FOR LANDSCAPE METER SS EX DRIVEWAY AND REPLACE	SIGHT VISIBILITY SPEED=30MPH LENGTH=331FT EX DRIVEWAY TO REMAIN	SS1315.61(R&M) FND BRASS CAP FLUSH
AND 1/2" FND 1/2" REBAR	TRAC	T-C	GATE ENTRANCE & DW \$89.27.26		SET P.K.
* * * *	N89°27'26"E 244.05'	20.0' 165.00 63.3' SO.3'	PER COM M-42.01 MODIFIED O O O O O O O O O O O O O O O O O O O	BSL 15.0.	SET P.K. NAIL W/TAG '23949' EX GATE TO REMAIN
	LOT 1 40,048 SF	S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S3.28 S4.28 S5.28 S5.28 S6	20.0' BSL LO	EXTERIOR WALL	ROADWAY AND DRAINAGE EASEMENT DOC. 1999-0776756 PUBLIC UTILITY AND FACILITIES EASEMENT DOC. 1999-1024875
7.170.07 1.70.04	FF=23.67 PAD=23.0	TRACT A 71.06' 71.06' 135.55' FIRE TRUC	PAD PAD	25.97 =25.3	DRIVEWAY LOT 2 (MARIPOSA EW GARDNER FAMILY LP NO 141-31-101 RS-35
£} - £ €}	0.0°,	FIRE TRUCK R=35'/55'		JND WATER 10.0, BSL	15.0' NEW TRACT TRACT E TO BE
	N89°27'26"E N89.90' (1) (1) (1) (1)	TYPICAL) (TYPICAL)	35. S.	N89°27′26″E 197.17′	DEDICATED WITH EASEMENT FOR INGRESS/EGRESS AND P.U.F.E.
	15.0' BSL BSL BSL BSL S SERV	TENNIS RAMADA	N0.35.7.7.8.0N- 	0.0.0.3 BSL BSL	O(Ream)
€ 3 = 1/E		15' 15' TRACT B	S 201.95'-M	EX PUFE TO BE REDEDICATED TO MATCH EX. PAVEMENT EX SRP ESMT D BE EXTINGUISED	EX PRIVATE CUL DE -SAC Scale
E. (C.)	73 41,666 SF FF=23.57 PAD=22.9	(RETENTION / RECREATION) 50,451 SF	30.0' B 35'x 35' UNDERGROUND POWER EASEMENT OC. 1998-0038006		FND BRASS CAP FLUSH
BOA SORTE LTD PARTNERSHIP 141-31-022C DEED 2001-0666710 UNSUBDIVIDED	30.0' BSL	TOT SPORT COURT		FF = 25.67 PAD = 25.0 8' UNDERGROUND POWER EASEMENT DOC. 1998-0038006	
	1.5" WATER SERVICE	SPORT COURT	FIRE TRUCK	DOC. 1998-0038006	
	3' FROM PL TYP. N89°27'26"E3 [] 166.76'	FIRE TRUCK N89°27'26"E 135.55'		27'26"E	8' UNDERGROUND POWER EASEMENT DOC. 1998-0038006
					LOT 3
	10T 2	36.1' S SERV 45.4' S SERV	31.1' S SERV		EW GARDNER FAMILY LP NO 2 141-31-102 RS-35
£	$\frac{43,545}{FF} = \frac{5}{23.57}$	15.0' BSL LOT 4 41,412 SF	15.0° 15.0° BSL	LOT 5 45,625 SF FF= 25.07	
	PAD=22.9	FF=24.37 PAD=23.7		PAD=24.4 (30.0')	FLOOD IRRIGATED
E	0.0' SL				SET 1/2" REBAR W/CAP '23949'
FND 1/2" REBAR		223.00' S 89° 32′ 45″ W 657.56(M) 657	(Na) (1) (1) (1) (1) (1)	219.76' (2)	

LOT 11

GANLEY RICHARD A

141-31-092

RS - 35

LOT 12

141-31-093A

RS-35

WIERZGACZ WAYNE E

LOT 10

VASUDEVAN NAIR TRUST

141-31-091

RS-35