## **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

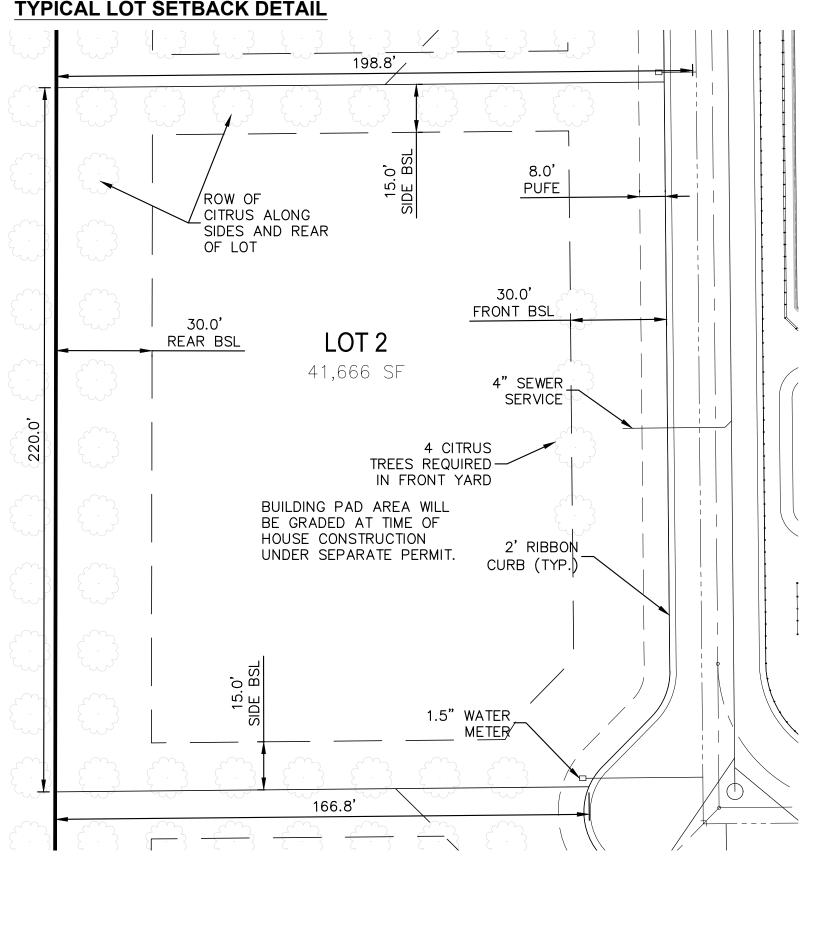
THE NEW PRIVATE LOOPED ROAD FOR "LEMON LANE" IS DESIGNATED WITH A WIDTH OF 30' (BACK OF CURB). PARING IS ALLOWED ON ONE SIDE OF THE STREET AT THIS WIDTH. EACH LOT WILL HAVE A MINIMUM OF A THREE CAR GARAGE PLUS AVAILABLE PARKING WITHIN THE INDIVIDUAL DRIVEWAYS.

### **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**

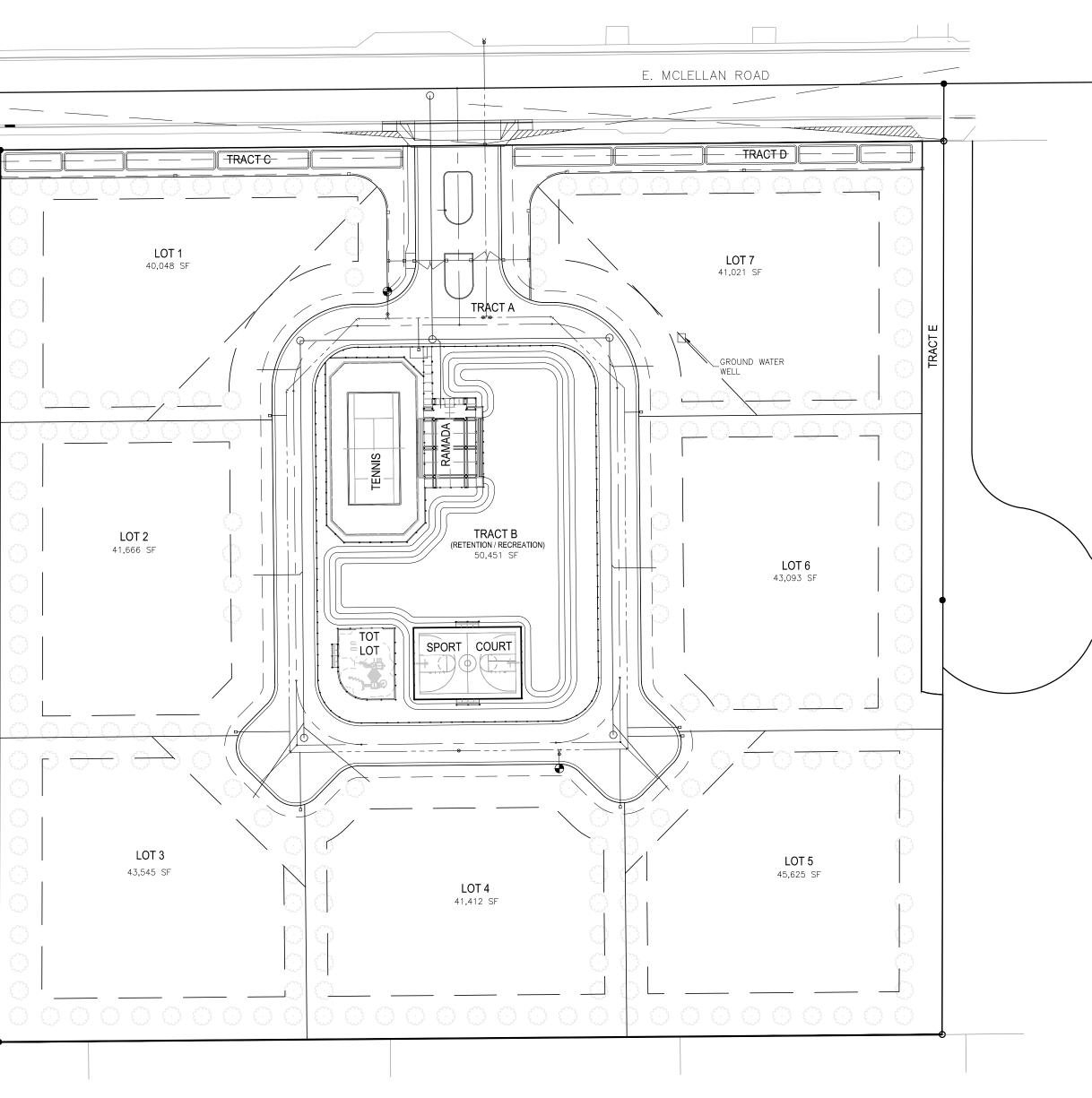
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## SHEET INDEX

<u>sheet #</u>	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

# **SITE PLAN / REZONE APPLICATION** FOR **"LEMON LANE**

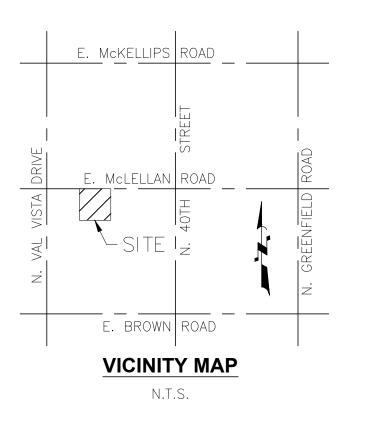
**3725 EAST MCLELLAN ROAD MESA, AZ 85205** LOCATED IN THE SOUTHWEST QUARTER OF SECTION 09, T-1-N, R-6-E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



## UTILITIES

SEWER WATER GAS ELECTRIC IRRIGATION COMMUNICATIONS CENTRYLINK

CITY OF MESA CITY OF MESA CITY OF MESA SALT RIVER PROJECT R.W.C.D. COMMUNICATIONS COX COMMUNICATIONS



## **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 EMAIL: JCOX@VDG-LLC.COM

**ENGINEERING / APPLICANT** VISTA DESIGN GROUP 2715 E. HERMOSA VISTA DRIVE MESA, ARIZONA 85213 CONTÁCT: JARED COX, P.E. PHONE: 602-686-7166

REVISION

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

## 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:

PRE-SUBMITTAL: COM Q.S. MAP: EX. ZONING: PROPOSED ZONING:

GROSS AREA: NET AREA: PRIVATE ROAD AREA: # OF LOTS: GROSS DENSITY: NET DENSITY:

EXISTING BLDG HEIGHT: ~25 FT MIN LOT AREA: MIN INTERIOR LOT WIDTH: 130 FT MIN LOT DEPTH: MAX BLDG COVERAGE: MAX LOT COVERAGE:

- \* WALL HEIGHT
- \* PAD EXCEPTION REQUEST

#### SETBACKS

MINIMUM PROPOSED YARDS FRONT YARD: INTERIOR SIDE: INTERIOR SIDE TOTAL: SIDE STREET: REAR YARD:

141-31-022D, 141-31-107, 141-31-108, 141-31-109, AND 141-31-110 PRS22-00616 (6/17/2022) 67B RS-35 WITH PAD OVERLAY

RS-35 WITH PAD OVERLAY

9.397 AC. (409,333 SF) 8.443 AC. (367,784 SF) 0.988 AC. (41,549 SF)

7 / 9.397 = 0.74 UNITS/ACRE7 / 8.443 = 0.83 UNITS/ACRE

PROPOSED BLDG HEIGHTS: 30 FT (PER TABLE 11-5-3 Z.O.) 35,000 SF 150 FT

35% 50%

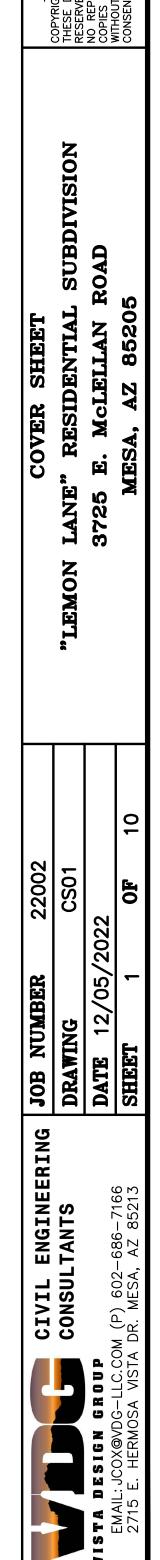
30 FT

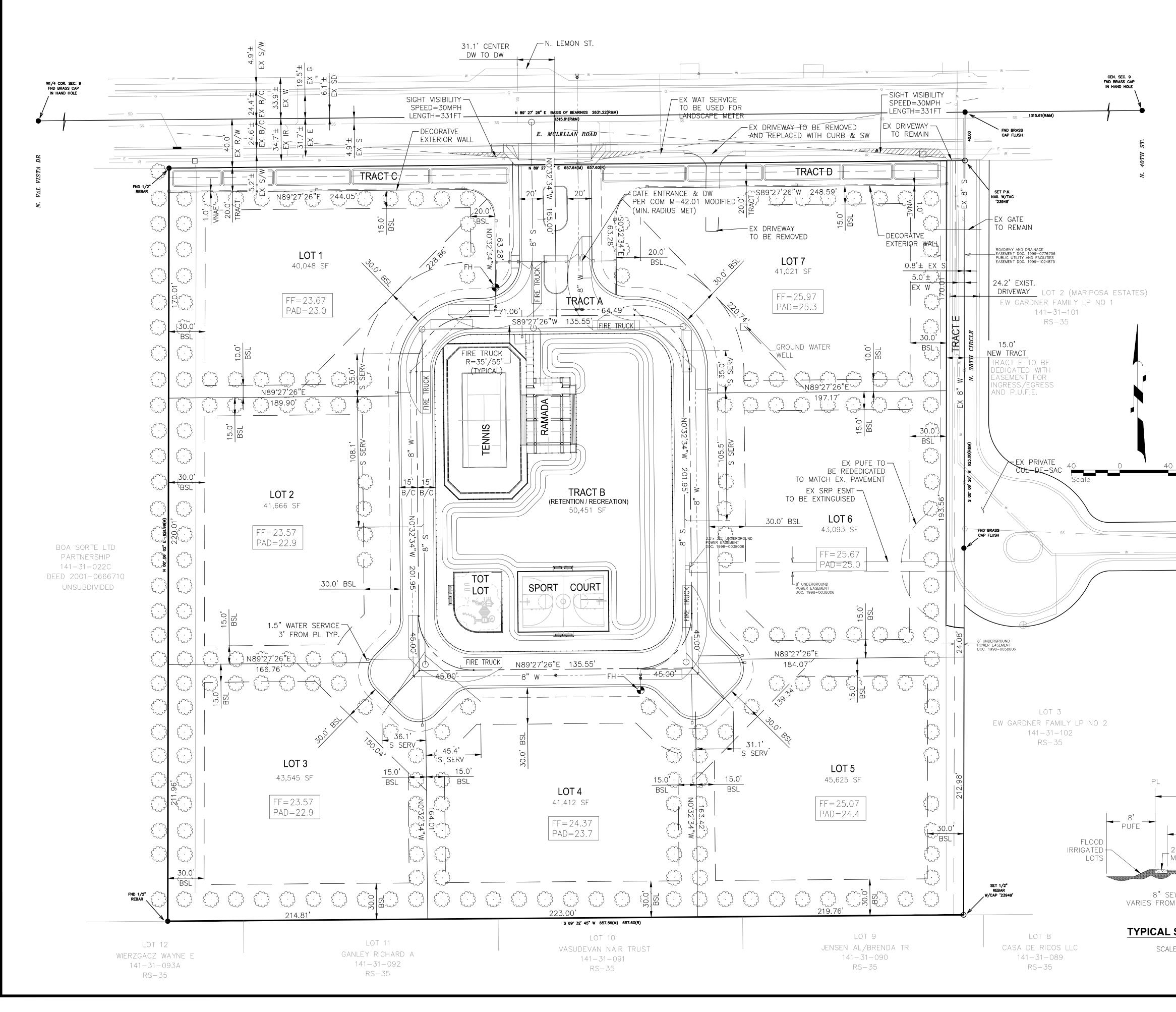
8 FT (PROPOSED)

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









# SITE PLAN FOR LENON LANE

