


**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**

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.

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



 VISTA DESIGN GROUP EMAIL: info@vdtg-llc.com (P) 602-686-7166 2715 E. HERMOSA, VISTA DR. MESA, AZ 85213	CIVIL ENGINEERING CONSULTANTS		JOB NUMBER 22002		COVER SHEET		"LEMON LANE" RESIDENTIAL SUBDIVISION 3725 E. MCLELLAN ROAD MESA, AZ 85205		COPYRIGHT:		REVISION		DATE	
			DRAWING CS01						COPYRIGHT AND PROPERTY RIGHTS IN THIS DOCUMENT ARE RESERVED BY VISTA DESIGN GROUP, LLC		A			
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	SHEET 1		OF 10								A			

SITE PLAN
FOR
LEMON LANE

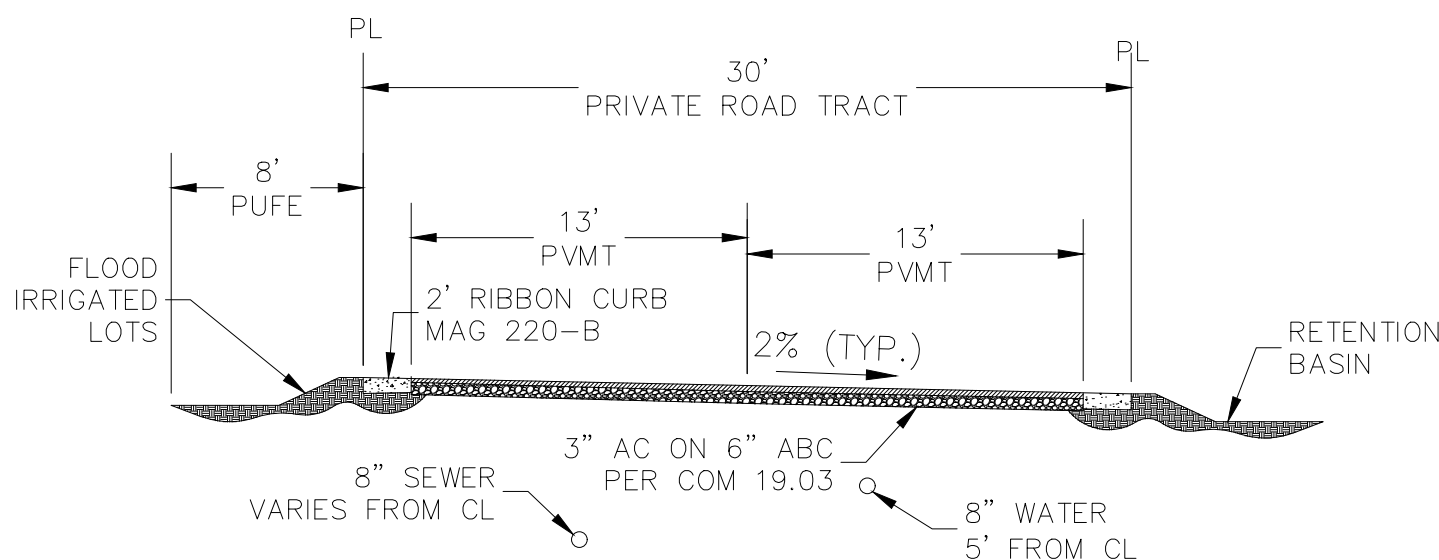
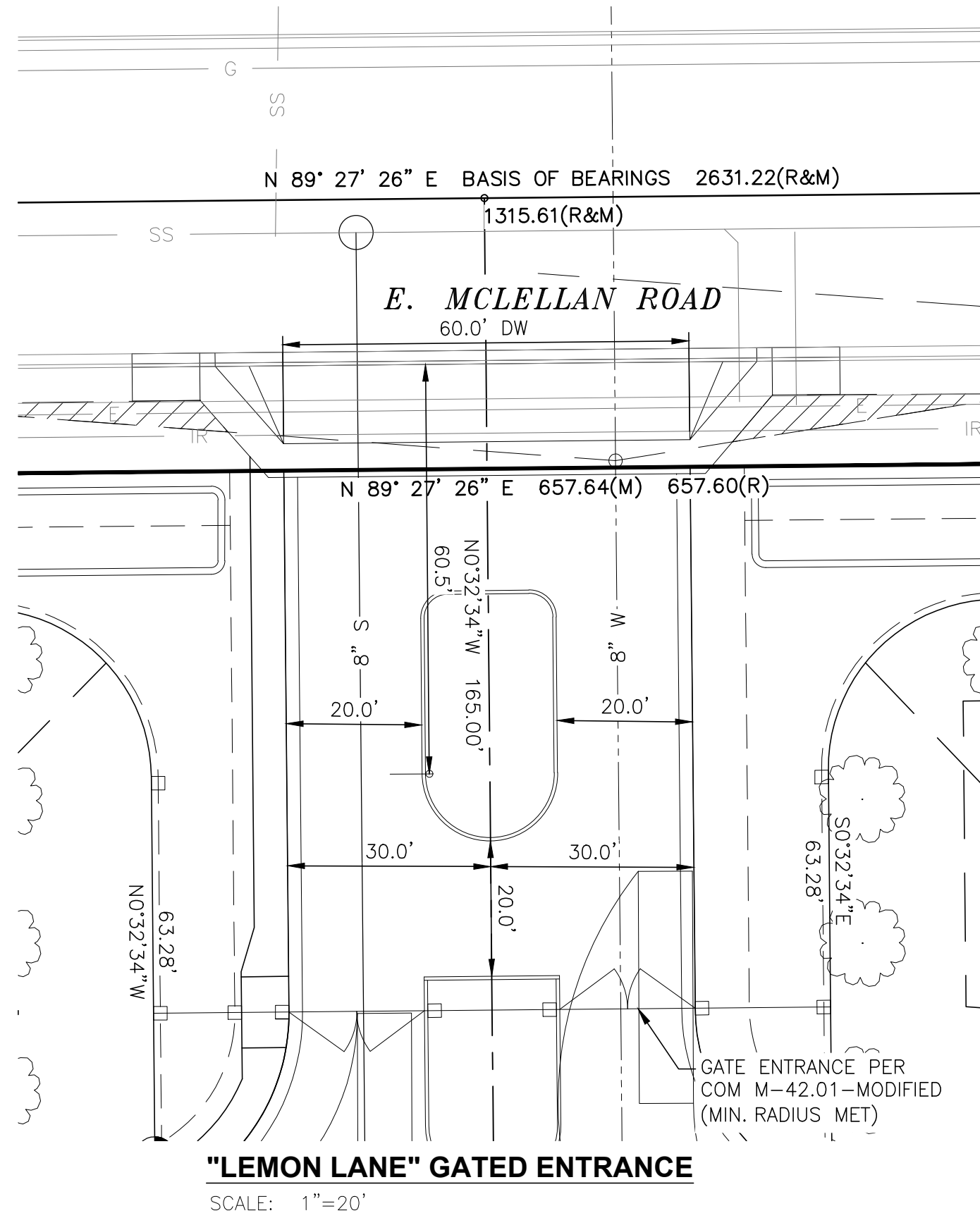


SOLID WASTE - GATE ENTRANCE REQUIREMENTS

- 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

