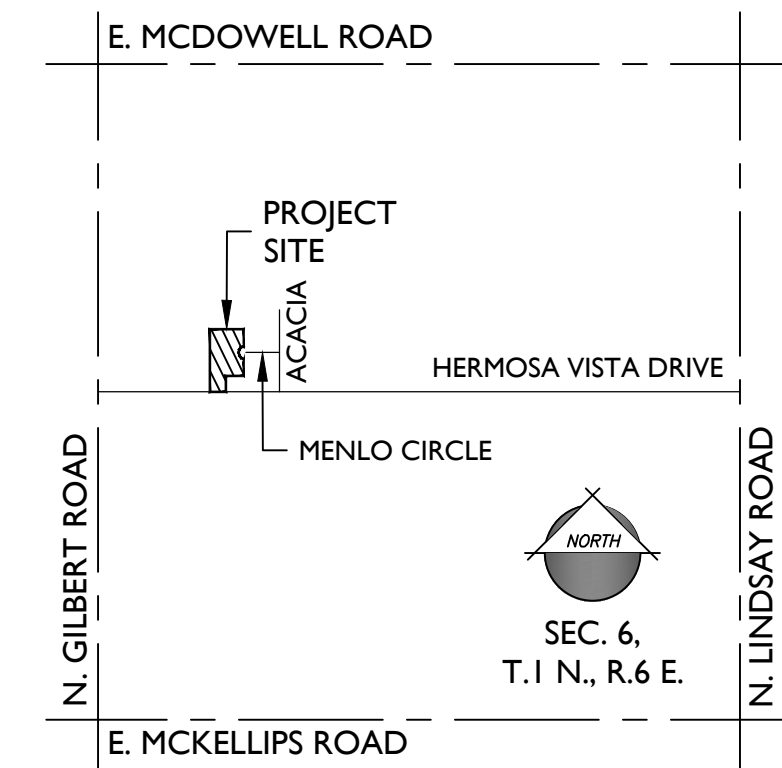


dhughes Jan 21, 2021 2:47am \\Eps-m16-fs01\shared\$\Projects\2020\20-1554\Planning\Drawings\Preliminary Plat\20-1554 - PP01.dwg

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, T.1 N., R.6 E., OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



N.T.S.



DEVELOPER/OWNER:
MICHAEL STEPHAN
P.O. BOX 12760
SCOTTSDALE, AZ 85267
TEL: (480)-542-1220
CONTACT: MICHAEL STEPHAN
email@michaelstephan.com

ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgruoinc.com

LOCATION

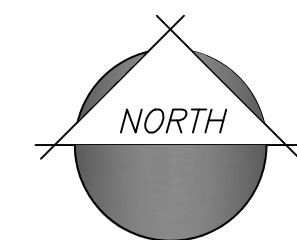
LOCATION	E/NEC OF OLD GILBERT ROAD AND HERMOSA VISTA DRIVE
ADDRESS	2137 - 2138 E. MENLO CIRCLE
A.P.N.	141-06-241; 242; 013F (PORTION OF)
CURRENT LAND USE	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN	NEIGHBORHOOD
EXISTING ZONING	RS-15
GROSS AREA	± 2.08 ACRES (INCLUDES ADJACENT HALF RIGHT-OF-WAY OF HERMOSA VISTA DRIVE)
NET AREA	± 1.97 ACRES (EXCLUDES ADJACENT HALF RIGHT-OF-WAY OF HERMOSA VISTA DRIVE)
NO. OF LOTS	2
GROSS DENSITY	0.96 DU/AC
NET DENSITY	1.01 DU/AC

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

* MINIMUM SIDE YARD SETBACK SHALL BE 7 FEET, AND THE AGGREGATE SIDE YARD SETBACK SHALL BE 20 FEET.

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURYLINK / COX

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	38,407	0.8817
2	47,505	1.0906
TOTAL	85,912	1.9723



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Menlo Circle
2137 - 2138 E. Menlo Circle
Mesa, AZ

Project:

Revisions:

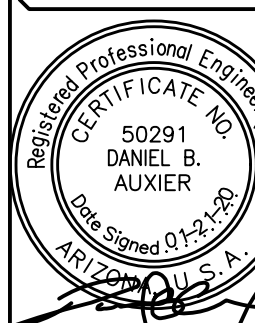
DECEMBER 7, 2020 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 31, 2020 - 2ND PRELIMINARY PLAT SUB.
JANUARY 21, 2020 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin counseling.

ARIZONA 811
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5)
In Maricopa County: (602)263-1166

Designer: DCH
Drawn by: DCH



Job No.
20-1554

CS01

Sheet No.
1
of 1