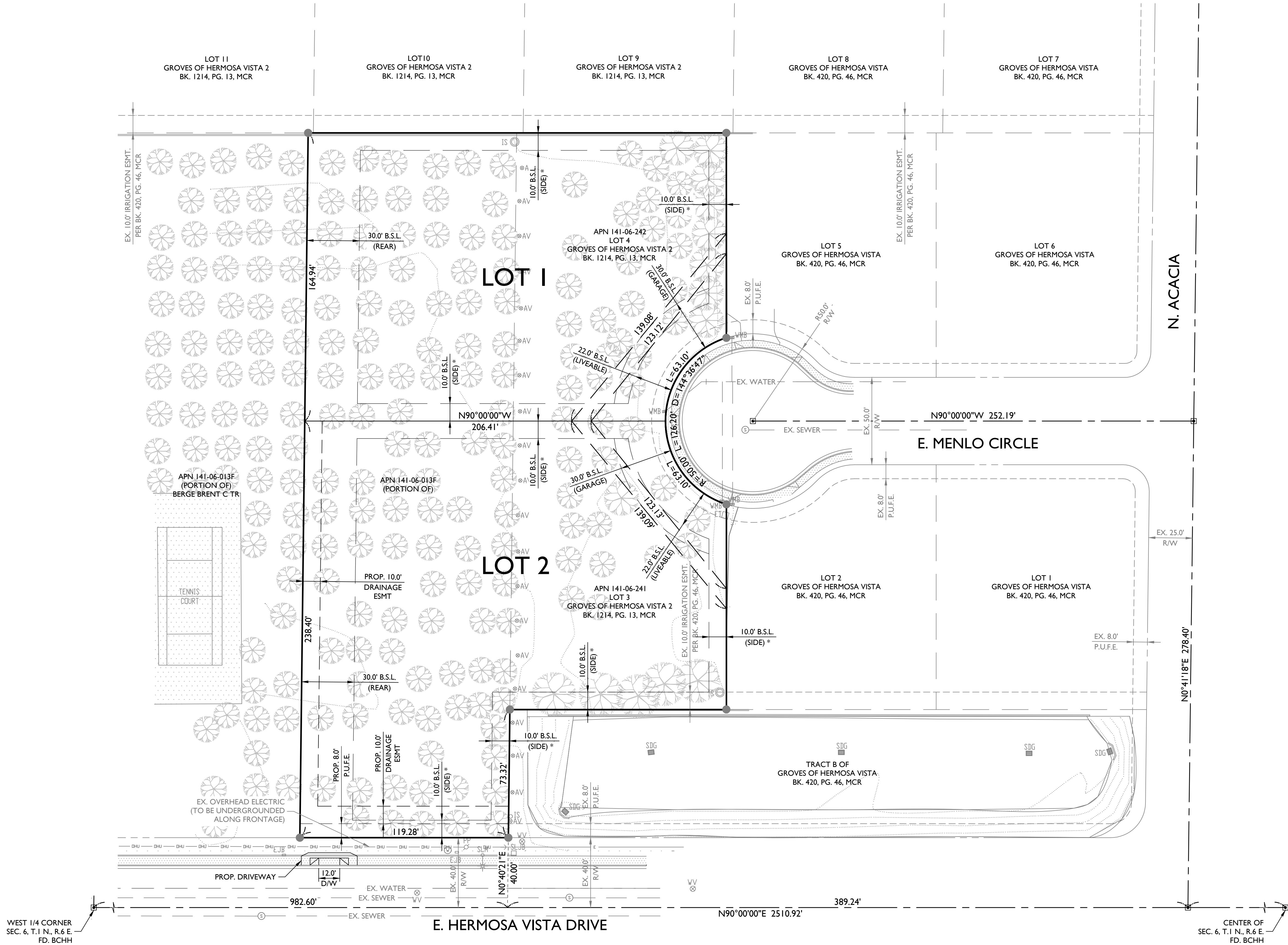


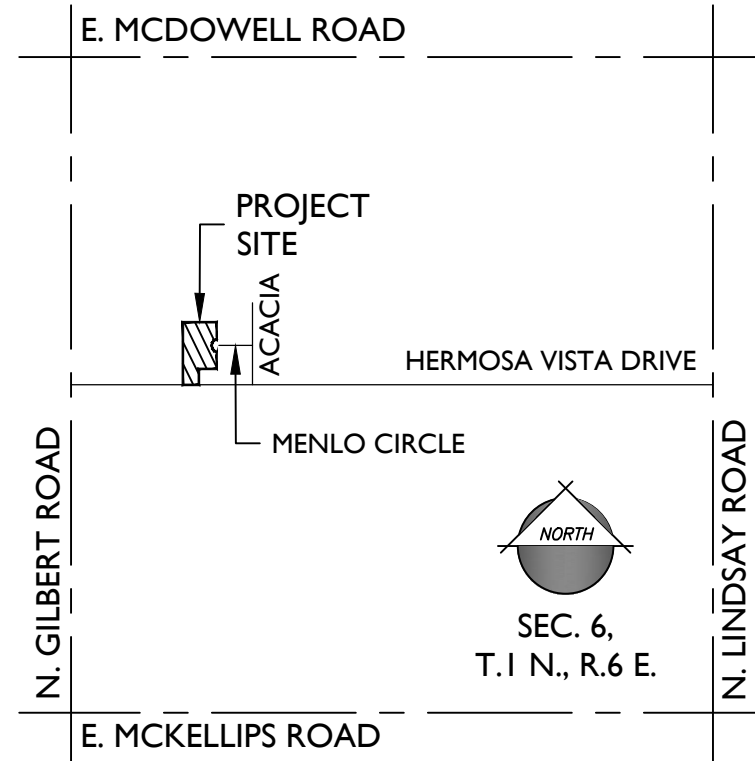
SITE PLAN FOR MENLO CIRCLE

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



VICINITY MAP

N.T.S.



PROJECT TEAM

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

PROJECT DATA

LOCATION

E/NEC OF OLD GILBERT ROAD AND
HERMOSA VISTA DRIVE
2137 - 2138 E. MENLO CIRCLE

ADDRESS

A.P.N.

141-06-241; 242; 013F (PORTION OF)
VACANT / UNDEVELOPED
NEIGHBORHOOD
RS-15

EXISTING GENERAL PLAN

EXISTING ZONING

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

GENERAL NOTES

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

SIDE YARD SETBACK NOTE

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

UTILITIES

WATER

CITY OF MESA

SEWER

CITY OF MESA

GAS

CITY OF MESA

ELECTRIC

SALT RIVER PROJECT

TELEPHONE

CENTURYLINK / COX

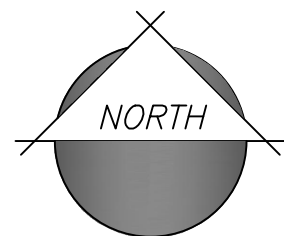
REFUSE

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



30 0 30 60
scale: 1" = 30' feet