

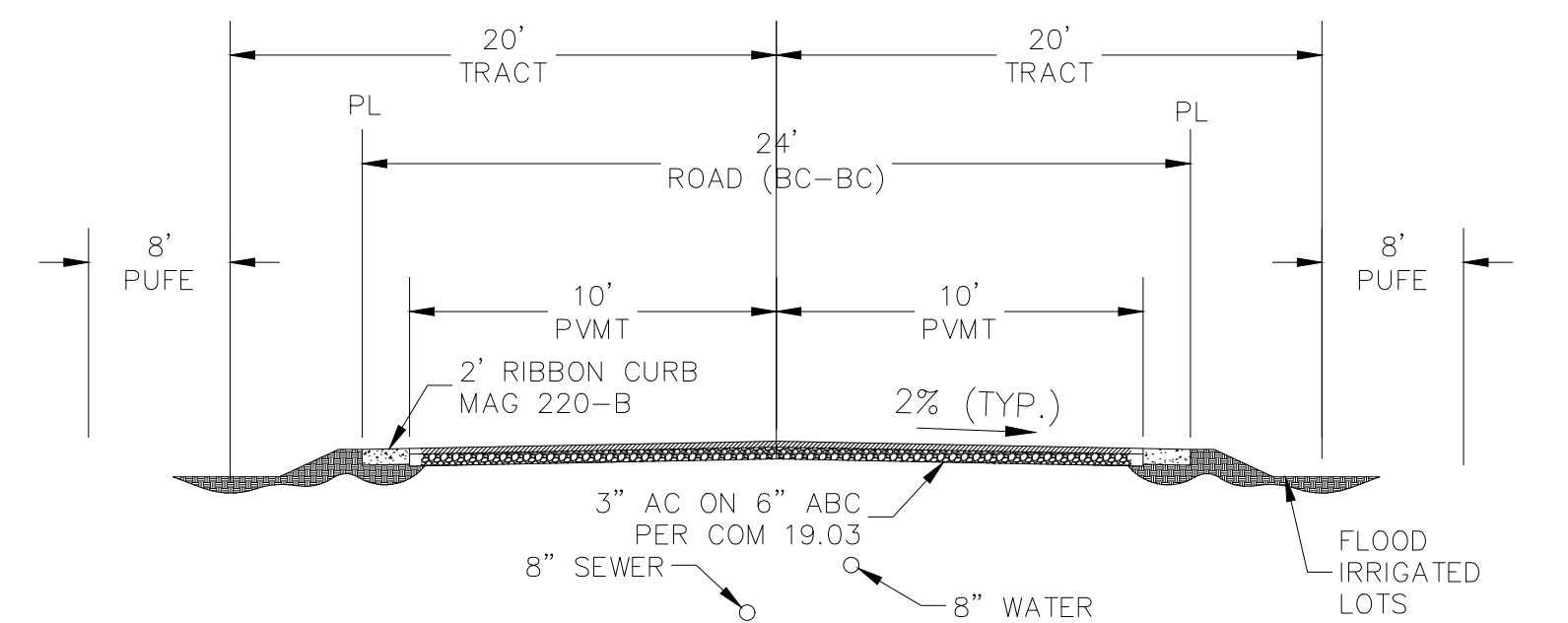
Professional Engineer Seal for Jared Scott, License No. 38112, State of Arizona, dated 1/19/21.

[illegible]

"MARIPOSA ESTATES, UNIT 2" IS A TWO LOT SUBDIVISION THAT WILL CREATE A LANDSCAPE TRACT E AND ROADWAY TRACT B. TRACT B IS ADJACENT TO AN EXISTING 24' WIDE PRIVATE DRIVE WITH A 40' WIDE SHARED INGRESS/EGRESS EASEMENT ACROSS BOTH PROPERTIES. THIS NEW SUBDIVISION ALONG WITH TRACT E AND TRACT B WILL BE INCORPORATED INTO THE HOME OWNER'S ASSOCIATION OF THE ORIGINAL 4 LOT MARIPOSA ESTATES SUBDIVISION.

MINIMUM PROPOSED YARDS FOR "MARIPOSA ESTATES, UNIT 2" SUBDIVISION

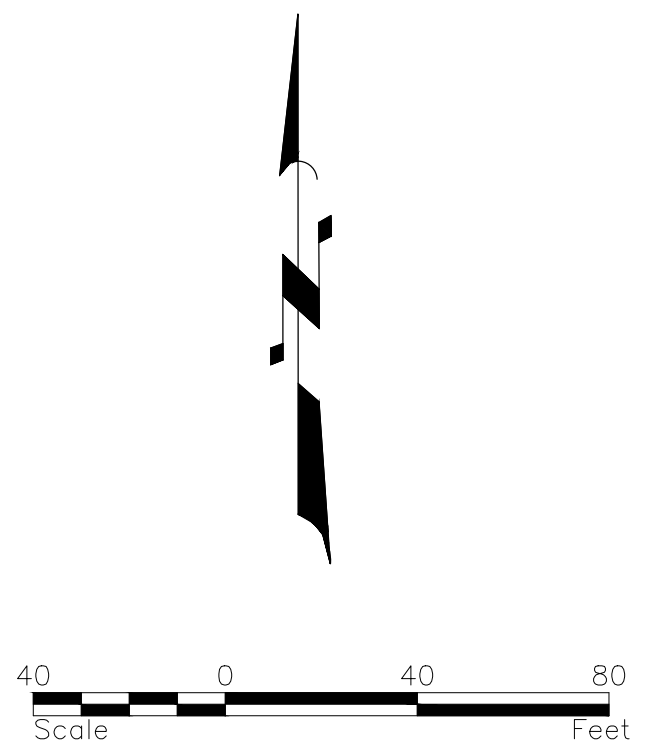
FRONT YARD:	30 FT (MATCHES EXISTING SUBDIVISION)
INTERIOR SIDE YARD:	10 FT
INTERIOR SIDE TOTAL:	30 FT (AGGREGATE OF 2 SIDES)
SIDE STREET:	10 FT
REAR YARD:	30 FT
MAX BLDG COVERAGE:	35%
MAX LOT COVERAGE:	50%



EXISTING PRIVATE DRIVE SECTION


SCALE: NTS

DESCRIPTION	AREA (SF)	AREA (AC)
Tract B (road)	9,181	0.211
Tract E (ldsc)	6,468	0.148
Lot 7	44,006	1.010
Lot 8	53,513	1.228
TOTAL AREA =	113,168	2.598



"HERITAGE GROVE" & "MARIPOSA ESTATES, UNIT 2"
HERITAGE GROVE PRELIMINARY PLAT
3725 E. MCLELLAN ROAD
MESA, AZ 85205

JOB NUMBER	DRAWING	PL01-ME
	DATE	01/19/2021
	SHEET	6 OF 6



VISTA DESIGN GROUP
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