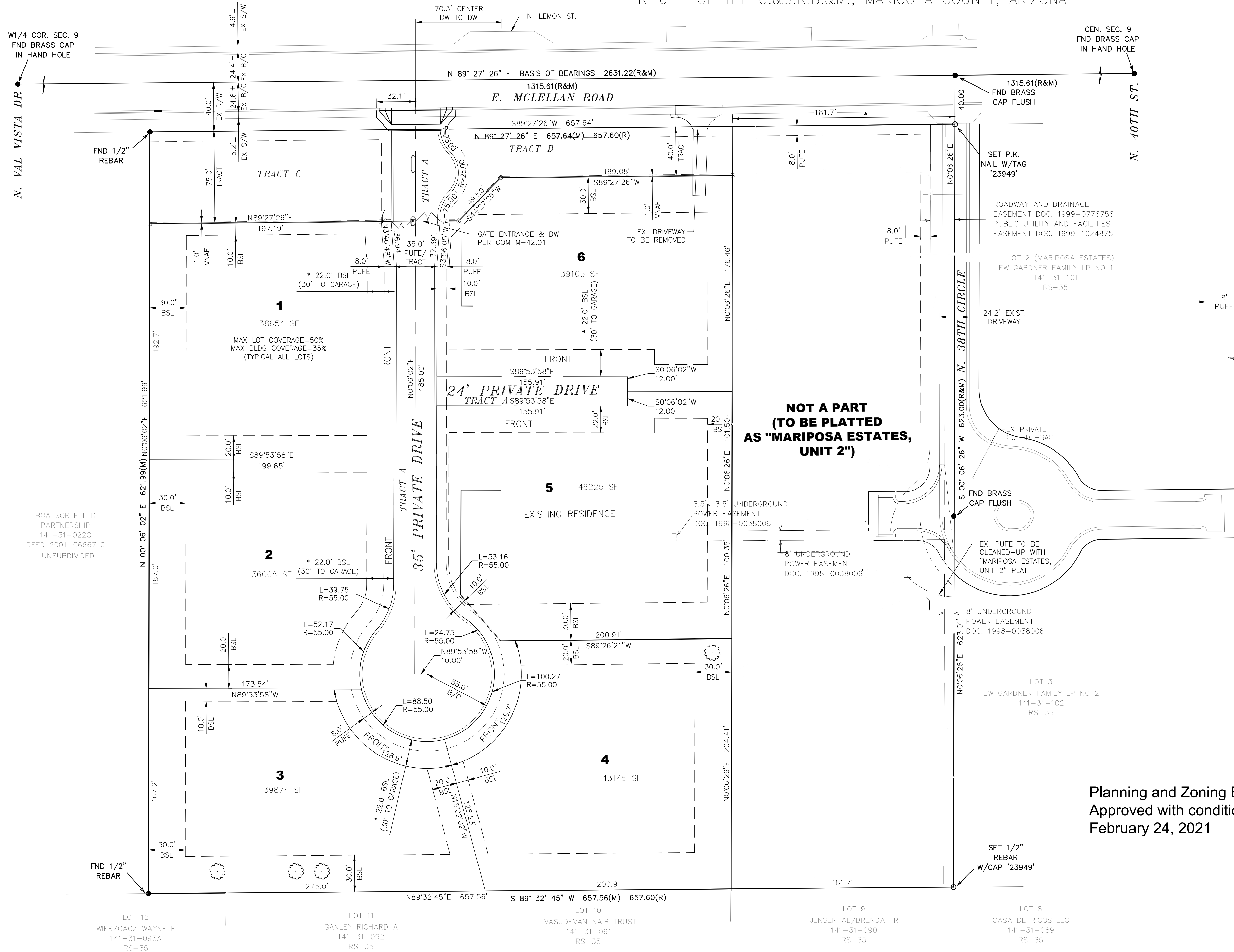
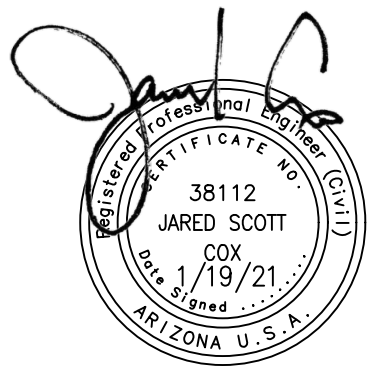


A PRELIMINARY PLAT OF "HERITAGE GROVE"

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

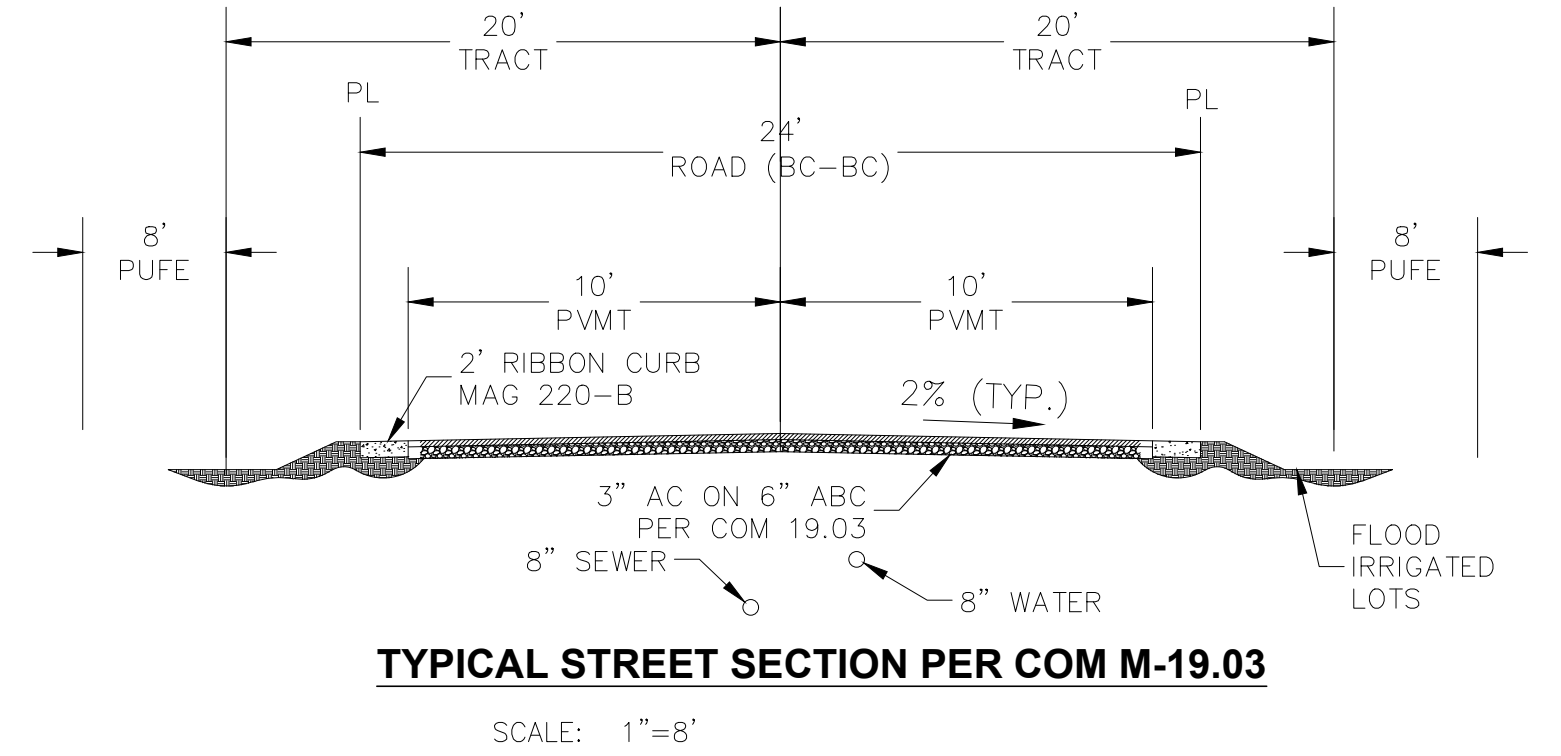


SETBACKS NOTES

MINIMUM PROPOSED YARDS FOR "HERITAGE GROVE" SUBDIVISION

FRONT YARD:	22 FT
* FRONT YARD:	30 FT (TO GARAGE)
INTERIOR SIDE YARD:	10 FT
INTERIOR SIDE TOTAL:	30 FT (AGGREGATE OF 2 SIDES)
SIDE STREET:	10 FT
REAR YARD:	30 FT

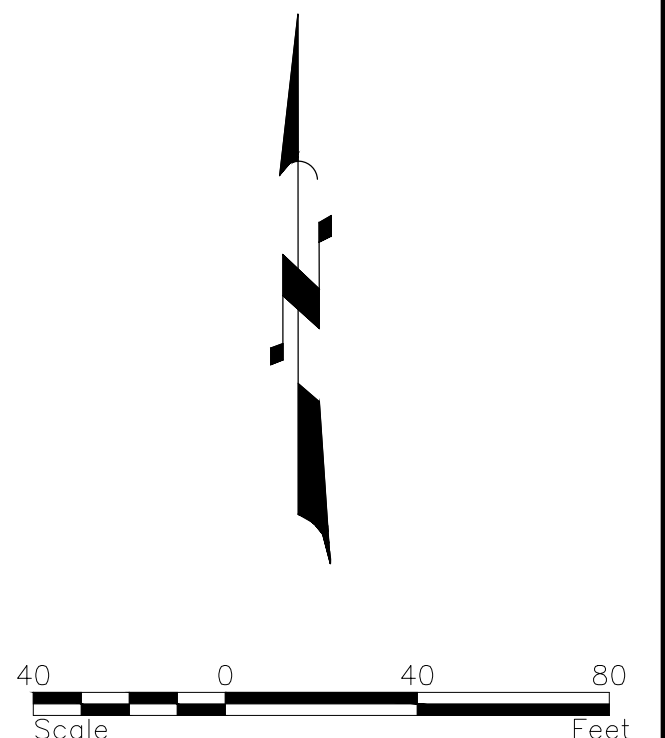
MAX BLDG COVERAGE: 35%
MAX LOT COVERAGE: 50%



AREA LOT TABLE

DESCRIPTION	AREA (SF)	AREA (AC)
Tract A (road)	28,212	0.648
Tract C (ldsc)	14,788	0.339
Tract D (ldsc)	10,154	0.233
Lot 1	38,654	0.887
Lot 2	36,008	0.827
Lot 3	39,874	0.915
Lot 4	43,145	0.990
Lot 5	46,225	1.061
Lot 6	39,105	0.898
TOTAL AREA =	296,165	6.799

Planning and Zoning Board
Approved with conditions
February 24, 2021



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

JOB NUMBER 19006
DRAWING PLO1-HG
DATE 01/19/2021
SHEET 5 OF 8

CIVIL ENGINEERING
CONSULTANTS
VISTA DESIGN GROUP
VISTA DESIGN GROUP
EMAIL: JCOX@VISTA-LLC.COM (P) 602-686-7166
2715 E. HERMOSA VISTA DR. MESA, AZ 85213

DATE
REVISION
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38112
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1/19/21
ARIZONA U.S.A.