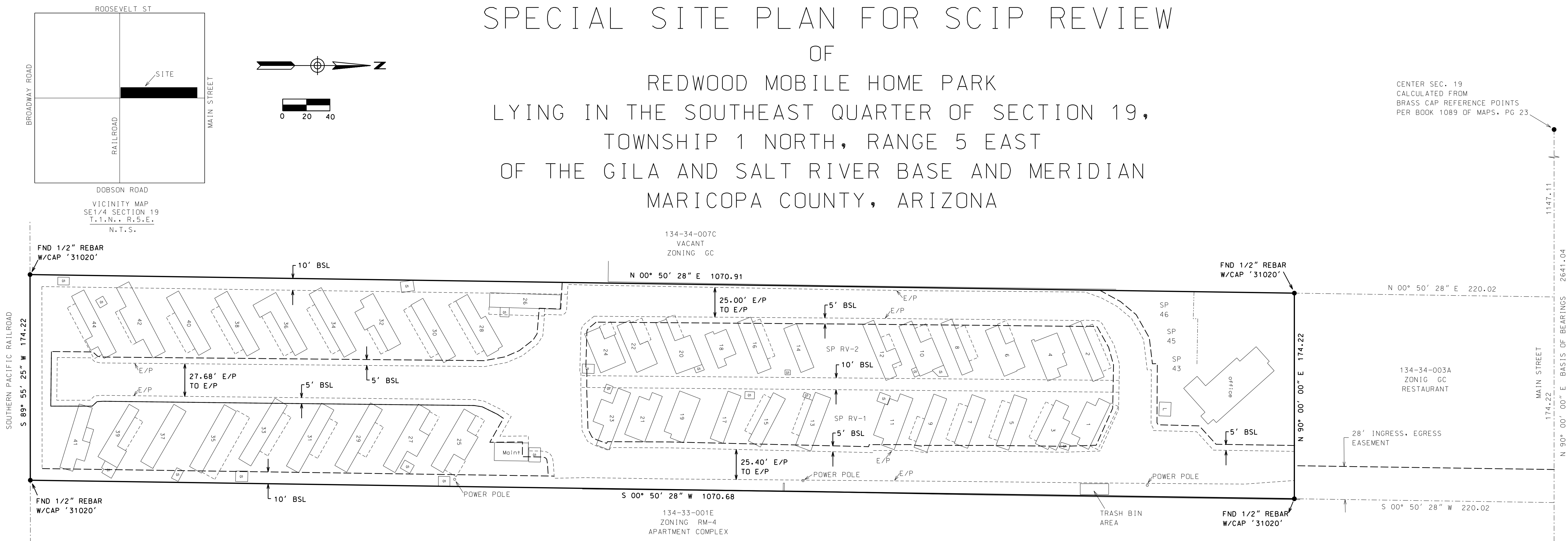


SPECIAL SITE PLAN FOR SCIP REVIEW
OF
REDWOOD MOBILE HOME PARK
LYING IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



SITE DATA:

EXISTING ZONING: GC
SITE ACREAGE: 4.2821 ACRES
SPACES EXISTING: 46 MANUFACTURED HOME SPACES 2 RV SPACES
SITE DENSITY: 11.21 SPACES PER ACRE

LEGAL DESCRIPTION

THE EAST 165.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA:

EXCEPT THE NORTH 230 FEET; AND
EXCEPT THE SOUTH 33 FEET

AND

THE EAST 9.20 FEET OF THE WEST 165.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA:
EXCEPT THE NORTH 220.00 FEET; AND
EXCEPT THE SOUTH 33.00 FEET FOR RIGHT OF WAY FOR THE SOUTHERN PACIFIC RAILROAD.

ALONG WITH:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 28.00 FEET OF THE NORTH 220.00 FEET OF THE EAST 165.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA
ENGINEER / SURVEYOR

SET BACKS / SEPARATION DISTANCES
(SUGGESTED BY CITY OF MESA FOR NOMINAL REVIEW)

SETBACKS TO REAR ALONG PERIMETER BOUNDARY = 10 FEET
SPACE #S 31, 34, 35, 41 AND 42 HAVE LESS THAN THE 10 FEET

SETBACKS TO REAR (BACK TO BACK UNITS) = 10 FEET

CREATED A 10 FOOT WIDE SETBACK AREA SPLITTING THE BLOCK AREA WHERE THE UNITS ARE BACK TO BACK.

SPACE #S 2, 4 AND 12 FALLS WITHIN THE 10 FOOT AREA, BUT MAINTAINS 10 FOOT MINIMUM BACK TO BACK WITH REAR OF OTHER UNITS.

FRONT SETBACK FROM EDGE OF EXISTING PAVEMENT = 5 FEET

THE EDGE OF ASPHALT WAS SURVEYED AND DRAWN TO BE THE BEGINNING OF THE FRONT SETBACK, WHERE THE CITY OF MESA HAS SUGGESTED WE EXAMINE A 5 FOOT NOMINAL FRONT SETBACK.

OVER HALF OF THE CURRENT UNITS FALL WITHIN THIS 5 FEET NOMINAL SETBACK.

SEPARATION DISTANCES BETWEEN ADJACENT UNITS:

MESA HAS SUGGESTED THE DISTANCE BETWEEN ADJACENT STRUCTURES = 6 FEET, REDUCED TO 3 FEET FOR AWNING

ONLY THE DISTANCE BETWEEN SP # 24 AND SP # 22 DOES NOT MEET THESE MINIMUMS WHERE THE DISTANCE IS 4.75 FEET IN BETWEEN MH UNITS. OF NOTE THE DISTANCE BETWEEN SP#1 AND SP#3 IS RIGHT AT 6 FOOT.

SPACES NOT SHOWN WITH UNITS (SURVEY DATE: SEPTMEMBER 15TH, 2016)

5TH WHEEL IN SPACE #S 43, 46, RV-1 AND RV-2, WHILE SP # 45 CONTAINED NO UNIT AT THE TIME.

CENTER SEC. 19
CALCULATED FROM
BRASS CAP REFERENCE POINTS
PER BOOK 1089 OF MAPS, PG 23

134-34-003A
ZONIG GC
RESTAURANT

E1/4 COR. SEC. 19
CALCULATED FROM
BRASS CAP REFERENCE POINTS
PER BOOK 1089 OF MAPS, PG 23

OWNER

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ENGINEER / SURVEYOR

BASEPLANS USA
1876 EAST WATSON DRIVE
TEMPE AZ. 85283
TEL: 480-784-4452
EMAIL: baseplans@msn.com

PROPERTY ADDRESS

2207 W. MAIN ST.
MESA AZ. 85201

APN# 134-34-003B



BasePlans U.S.A.

1876 E. WATSON DR.
TEMPE, AZ. 85283
480-784-4452

SITE PLAN

SITE PLAN for REDWOOD MOBILE HOME PARK
SCIP REVIEW BA 16-045

SCALE 1"= 40'

JOB NO. 382-01

SHEET 1 OF 1