

PRELIMINARY PLAT
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

SITE DATA

EXISTING ZONING	LC-AF, GC-AF & SR43	
PROPOSED ZONING	(RM-2-PAD-AF)	
EXISTING GENERAL PLAN DES.	NEIGHBORHOOD SUBURBAN	
BUILDING DATA	8 BLDGS OF 4 =	32
	7 BLDGS OF 6 =	42
	2 BLDGS OF 8 =	16
		90
TOTAL	RM-2	
DEVEL. STANDARDS REQUIRED	(PAD)	
DEVEL. STANDARDS PROPOSED	15 DU/AC	
GROSS DENSITY REQUIRED	13.0 DU/AC	
GROSS DENSITY PROPOSED	7200 SF	
MINIMUM LOT SIZE	2,904 SF	
MIN LOT AREA PER DWELLING	36 FEET	
MINIMUM LOT WIDTH	94 FEET	
MINIMUM LOT DEPTH		
MINIMUM SETBACKS	REQUIRED	PROPOSED
	FRONT	30'
	SIDE	0'
	REAR	30'
	ADJACENT TO CANAL	30'
		20'
PARKING	REQUIRED (2.1 per unit)	205
	PROVIDED (2.5 per unit)	247
BIKE PARKING	REQUIRED (1 OF TOTAL PARKING)	21
	PROVIDED	24

TRACT AREAS

BLDG 1	4-PLEX	5,103.23 sf
BLDG 2	4-PLEX	5,103.23 sf
BLDG 3	4-PLEX	5,103.23 sf
BLDG 4	6-PLEX	7,751.40 sf
BLDG 5	6-PLEX	7,751.40 sf
BLDG 6	6-PLEX	7,751.40 sf
BLDG 7	4-PLEX	5,103.23 sf
BLDG 8	4-PLEX	5,103.23 sf
BLDG 9	4-PLEX	5,103.23 sf
BLDG 10	6-PLEX	7,751.40 sf
BLDG 11	8-PLEX	10,698.58 sf
BLDG 12	6-PLEX	7,751.40 sf
BLDG 13	6-PLEX	7,751.40 sf
BLDG 14	8-PLEX	10,698.58 sf
BLDG 15	4-PLEX	5,103.23 sf
BLDG 16	6-PLEX	7,751.40 sf
BLDG 17	4-PLEX	5,103.23 sf
BUILDING TOTAL		116,482.80 sf
TRACT 'A' PRIVATE INGRESS/EGRESS, UTILITY, REFUSE, EMERGENCY EASEMENT		48,387.43 sf
LANDSCAPE TRACT 'B'		90,534.31 sf
LANDSCAPE TRACT 'C'		11,063.63 sf
LANDSCAPE TRACT 'D'		38,229.55 sf

TOTAL PARCEL AREA 301,412.39 sf

SHEET INDEX

SHEET PP1	COVER SHEET
SHEET PP2	PRELIMINARY PLAT
SHEET PP3	PRELIMINARY PLAT

FLOOD PLAIN STATEMENT

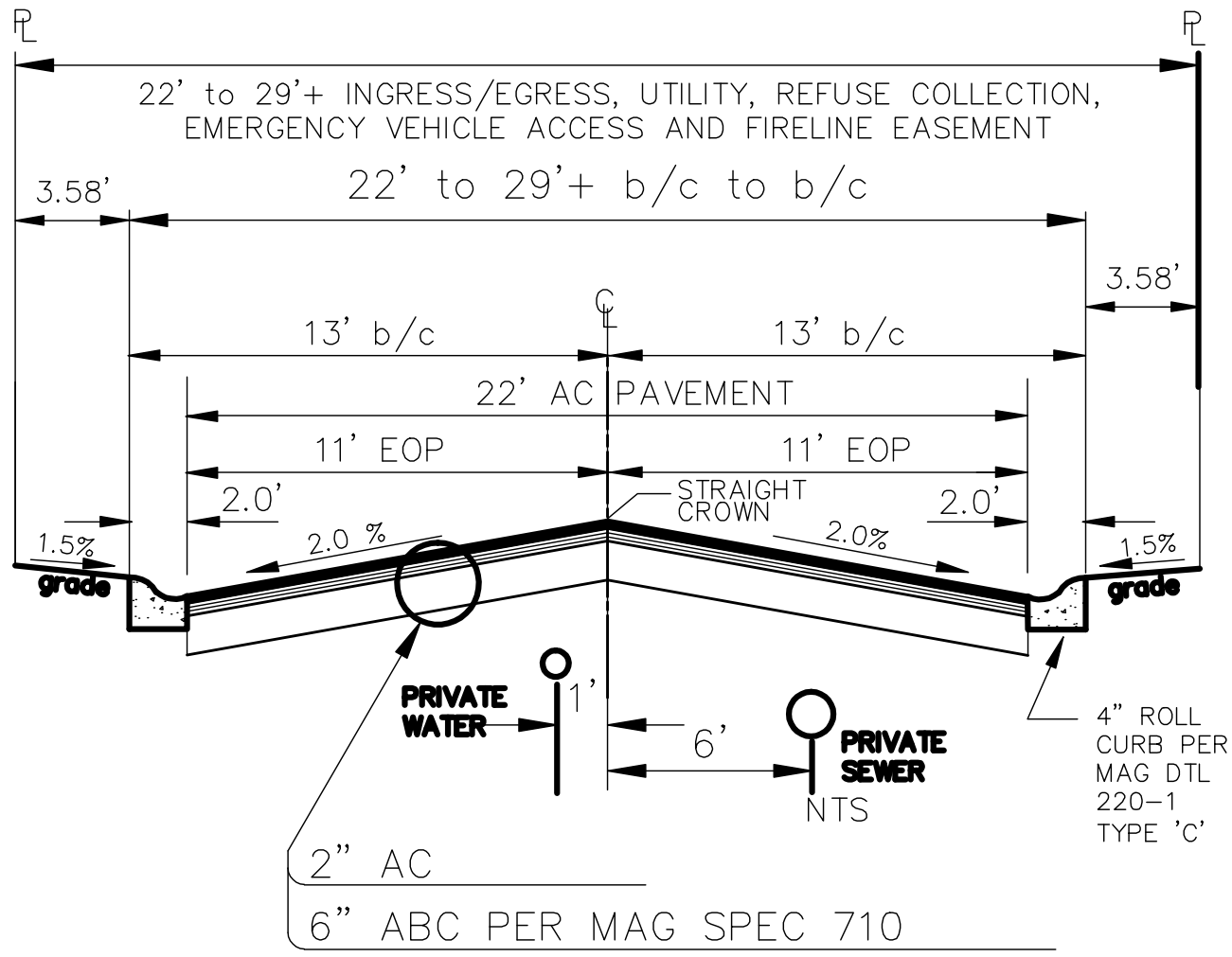
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE 'X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP. ZONE 'X' HAS BEEN DETERMINED TO BE AN AREA THAT LIES OUTSIDE OF THE 100 YEAR AND 500 YEAR FLOODPLAIN. COMMUNITY - PANEL NUMBER: 04013 C 2990 M EFFECTIVE DATE: November 4, 2015

OWNER

PACIFIC RIM PROPERTY INVESTMENTS, LTD.

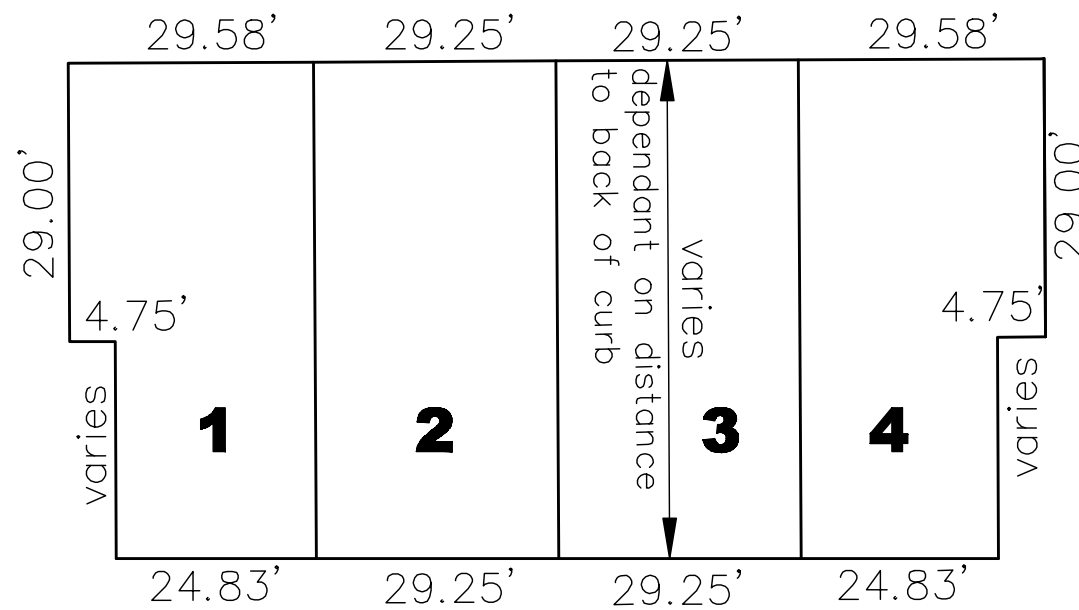
23645 N. 83rd Place
Scottsdale, AZ. 85255
602-456-1917

Contact: Anthony Miachika

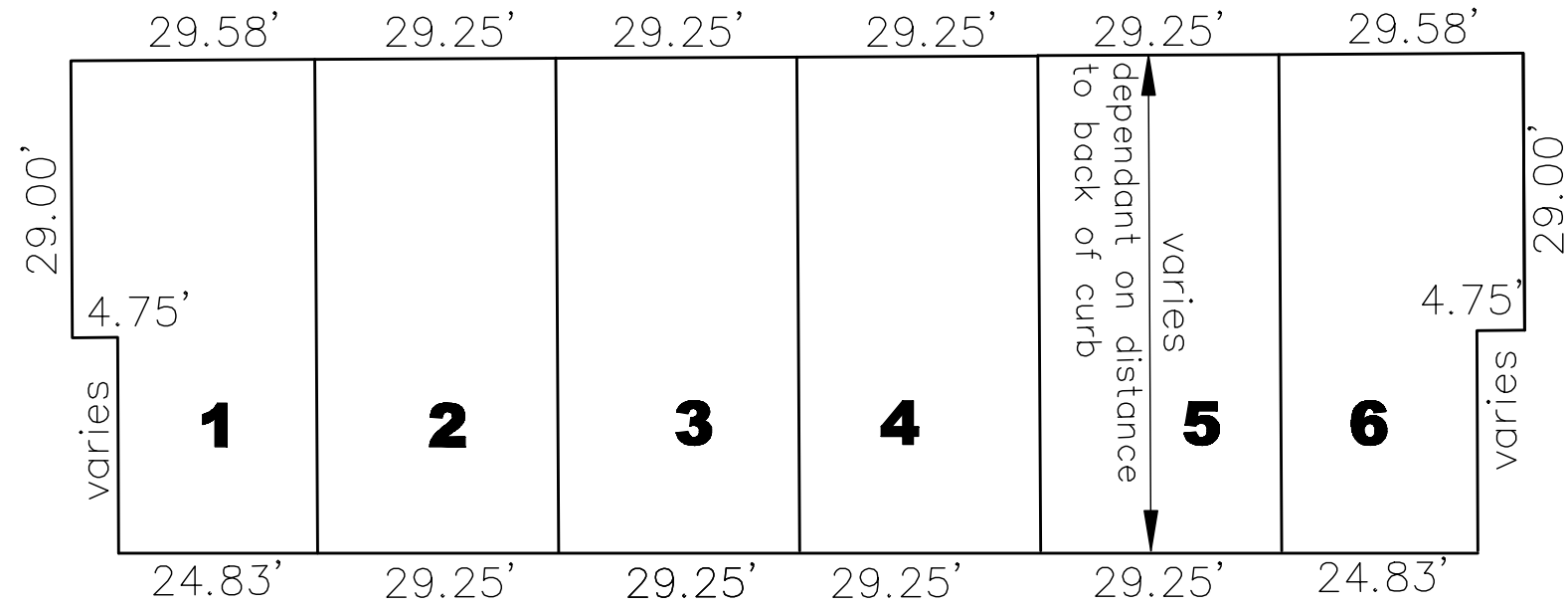


TYPICAL SECTION

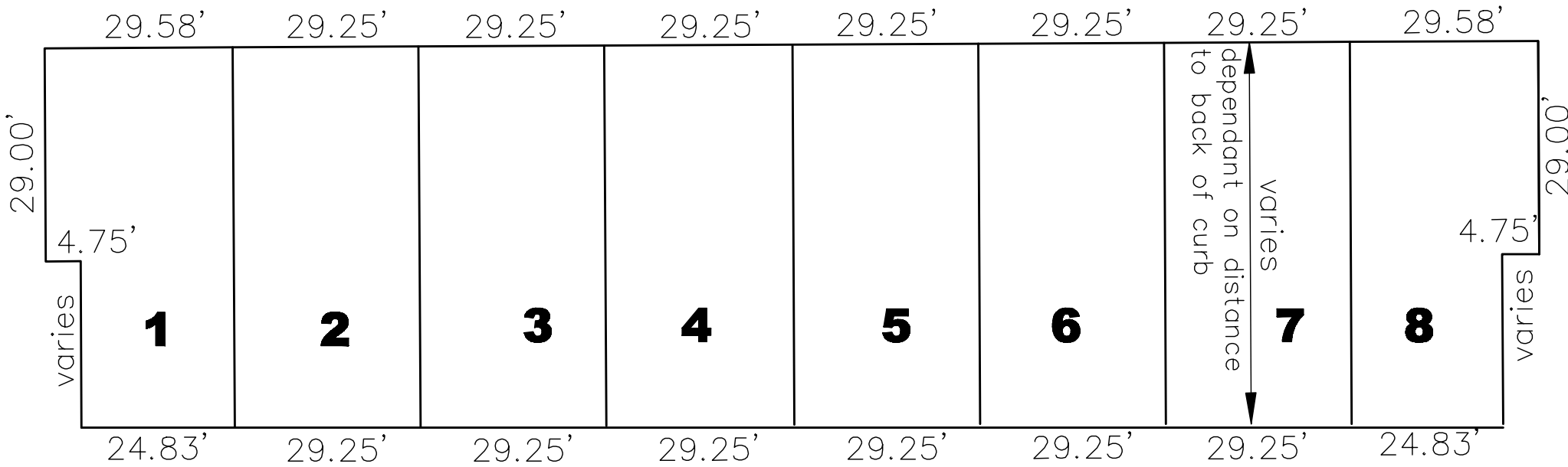
PRIVATE DRIVE
LOOKING EAST AND NORTH



TYPICAL 4 PLEX UNIT



TYPICAL 6 PLEX UNIT



TYPICAL 8 PLEX UNIT

LEGAL DESCRIPTION

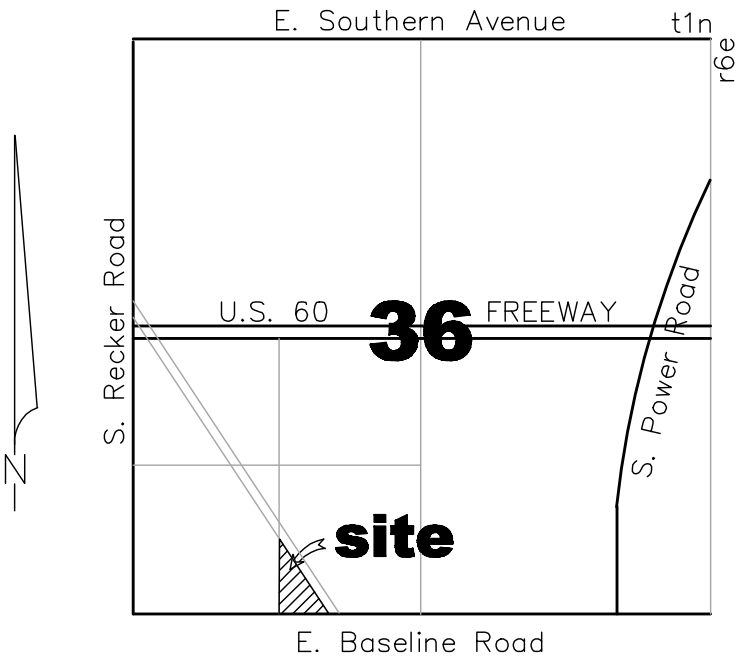
PARCEL NO. 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

TRACTS 1 AND 2, SANTA MARGUERITA CITRUS GROVE NO. 1, AS PER SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221;

EXCEPT THOSE PORTIONS CONVEYED TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RECORDED IN RECORDING NO. 84-005732 AND THE CITY OF MESA, RECORDED IN RECORDING NO. 84-553613 AND IN RECORDING NO. 92-213027.

PARCEL NO. 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 499.94 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE NORTH 89 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, SANTA MARGUERITA CITRUS GROVES, NO. 1, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221; RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1193.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE RIGHT-OF-WAY FOR THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;
THENCE NORTH 28 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 436.20 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACTS 5 AND 6, A DISTANCE OF 985.22 FEET TO A POINT 33.0 FEET EAST OF THE WEST LINE OF SAID SECTION 36;
THENCE SOUTH 382.30 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 858.01 FEET THEREOF.
APN: 141-54-001A, 141-54-002D, 141-54-006E



VICINITY MAP

APN

141-54-001A
141-54-002D
141-54-006E

SITE ADDRESS

6136 E. Baseline Road
Mesa, AZ. 85206

BENCH MARK

BRASS TAG TOP OF CURB NORTHEAST CORNER OF RECKER ROAD AND BASELINE ROAD.

ELEVATION: 1327.10 CITY OF MESA DATUM: NAVD88

GROSS SITE AREA

341,678.61 square feet
or
7.844 acres

NET SITE AREA

301,412.39 square feet
or
6.919 acres

LEGEND

— S —	EXISTING SEWER LINE	□ BOV	EXISTING ELECTRICAL BOX
— W —	EXISTING WATER LINE	▲ RED	PROPOSED BLOWOFF VALVE
— E —	EXISTING ELECTRIC	▲ TB	PROPOSED REDUCER
— OHE —	EXISTING OVERHEAD ELECTRIC	□	PROPOSED THRUST BLOCK
— G —	EXISTING GAS LINE	—	SECTION CORNER
— T —	EXISTING UNDERGROUND TELEPHONE	—	SECTION LINE
— C —	EXISTING CABLE LINE	—	CENTER LINE
— IRR —	EXISTING IRRIGATION	—	RIGHT-OF-WAY LINE
—	EXISTING PROPERTY LINE	—	FOUND CORNER 1/2" Rebar
—	EXISTING BLOCK WALL	—	SET CORNER 1/2" Rebar
— X —	EXISTING BARBED WIRE FENCE	—	BRASS CAP FLUSH
—	EXISTING CHAINLINK FENCE	—	BRASS CAP IN HAND HOLE
—	EXISTING STORM DRAIN PIPE	—	RECORDED
—	EXISTING SIGN	—	MEASURED
—	EXISTING WATER VALVE	—	CALCULATED
—	EXISTING FIRE HYDRANT	—	BUILDING SETBACK LINE
—	EXISTING POWER POLE	—	PUBLIC UTILITY EASEMENT
—	EXISTING GUY WIRE	—	INGRESS & EGRESS EASEMENT
—	EXISTING MAILBOX	—	RIGHT OF WAY
—	EXISTING WATER METER	—	SIGHT VISIBILITY EASEMENT
—	EXISTING AIR/VACUUM RELEASE VALVE	—	VISITOR PARKING SPACE.
—	EXISTING BLOWOFF VALVE	—	CAR POOL PARKING SPACE.
—	EXISTING CONC STANDPIPE	—	DELIVERY PARKING
—	EXISTING TELEPHONE BOX	—	HANDICAP PARKING DESIGNATION.
—	EXISTING SEWER MANHOLE	—	
—	EXISTING POST INDICATOR VALVE	—	

BEI

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS

email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone: 480-899-5143

PRELIMINARY PLAT
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

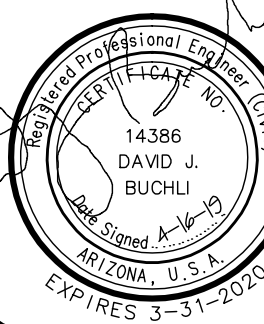
JOB NO.
2018-03

SCALE:
1"=20'

DESIGNED BY:
DJB

DRAWN BY:
DJB

DATE:
4-16-19

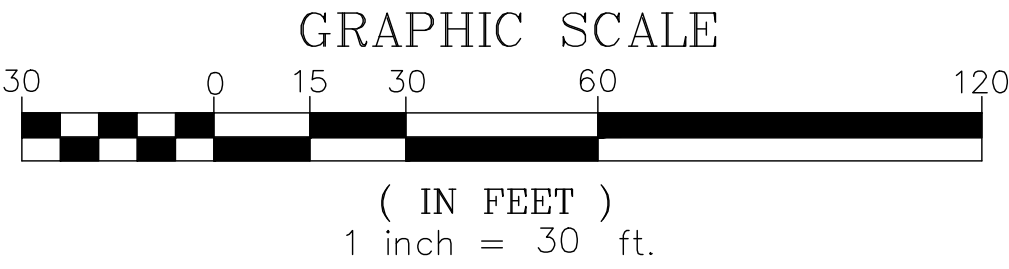


SHEET
PP1 OF 3

PRELIMINARY PLAT
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

MATCHLINE SEE SHEET 3



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BUCHLI ENGINEERS, INC.

CIVIL ENGINEERS

email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339

8550 East Lake Road - San Tan Valley, Arizona 85143 Phone 480-899-5143

PRELIMINARY PLAT
for

ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

JOB NO.

2018-03

SCALE:

1"=30'

DESIGNED BY:

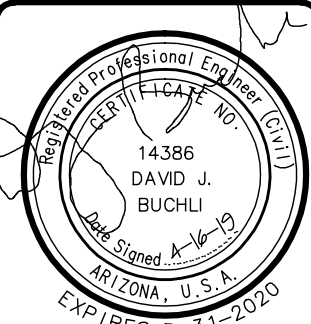
DJB

DRAWN BY:

DJB

DATE:

4-16-19



SHEET

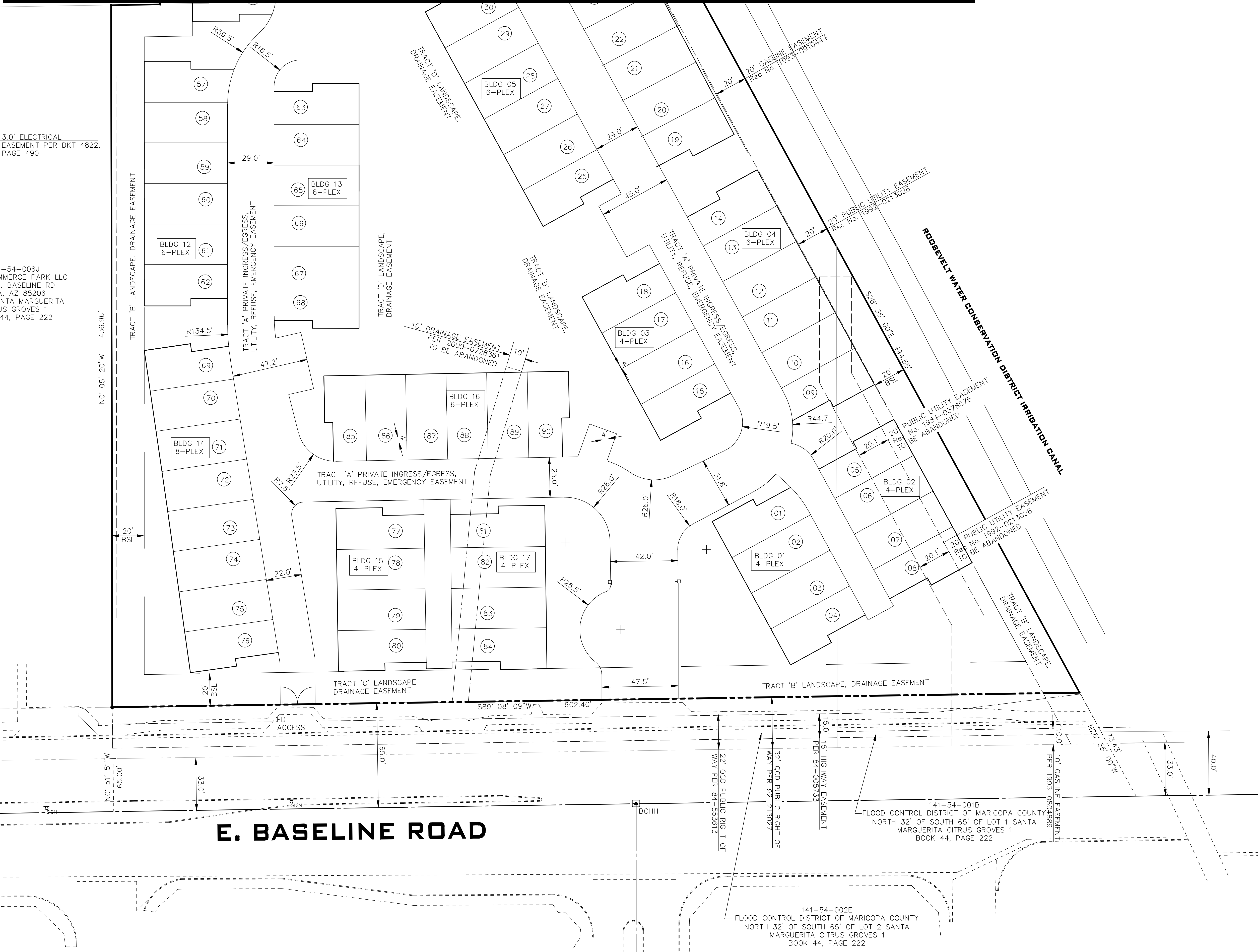
PP2 OF 3

E. BASELINE ROAD

LOT 3

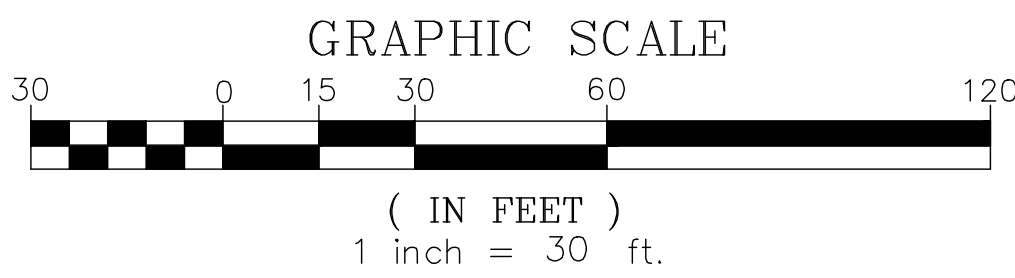
141-54-006J
DELTA COMMERCE PARK LLC
6056 E. BASELINE RD
MESA, AZ 85206
LOT 3 SANTA MARGUERITA
CITRUS GROVES 1
BOOK 44, PAGE 222

3.0' ELECTRICAL
EASEMENT PER DKT 4822,
PAGE 490



PRELIMINARY PLAT
for
ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206



B
E
I

BUCHLI ENGINEERS, INC.

CIVIL ENGINEERS

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FAX: 480-760-2339

8550 East Lake Road - San Tan Valley, Arizona 85143

PRELIMINARY PLAT
for

ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206

JOB NO.

2018-23

SCALE:

1"=30'

DESIGNED BY:

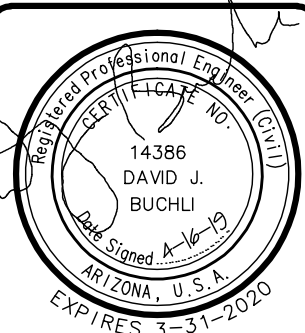
DJB

DRAWN BY:

DJB

DATE:

4-16-19



SHEET

PP3 OF **3**

LOT 7

141-54-007R
LYNN M. URRY
1849 S. RECKER RD
MESA, AZ 85206
LOT 7 SANTA MARGUERITA
CITRUS GROVES 1
BOOK 44, PAGE 222

N88° 45' 00"E

127.32'

TRACT 'B' LANDSCAPE
DRAINAGE EASEMENT

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

6' PERIMETER
BLOCK FENCE
(TYP)

N0° 00' 39"W

386.05'

141-54-006H
URRY FAMILY TRUST
1863 S. RECKER RD
MESA, AZ 85206
LOT 6 SANTA MARGUERITA
CITRUS GROVES 1
BOOK 44, PAGE 222

N89° 00' 00"E
30.54'

MATCHLINE SEE SHEET 2

ROOSEVELT WATER CONSERVATION DISTRICT IRRIGATION CANAL

6' M/S FENCE (TYP @
PERIMETER)

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTIL. REFUSE, EMERGENCY EASEMENT

TRACT 'D' LANDSCAPE,
DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTIL. REFUSE, EMERGENCY EASEMENT