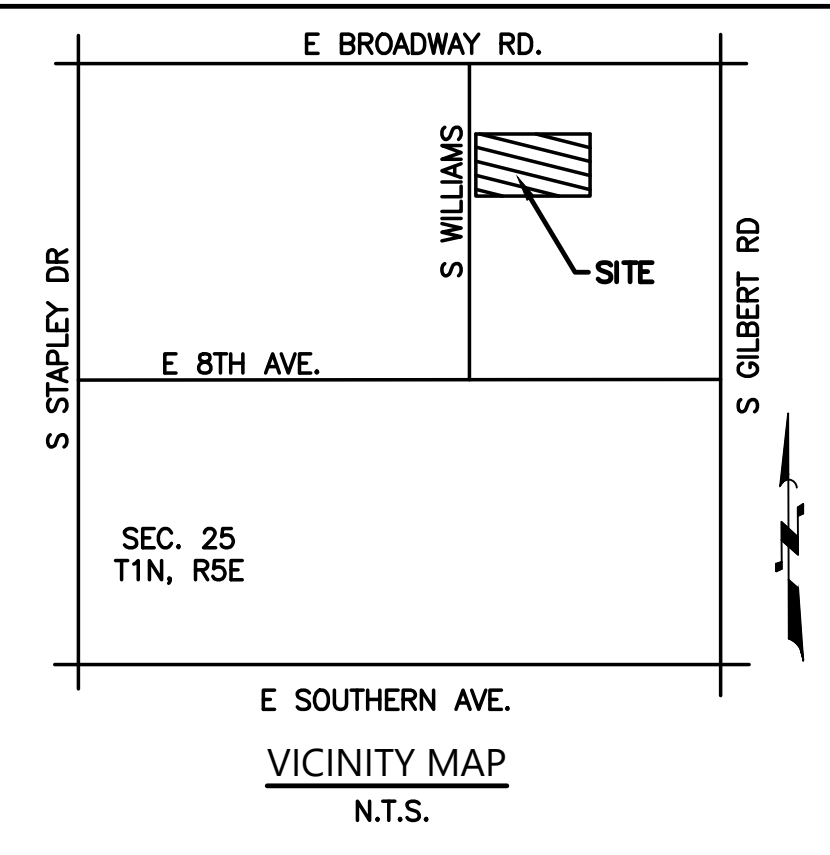
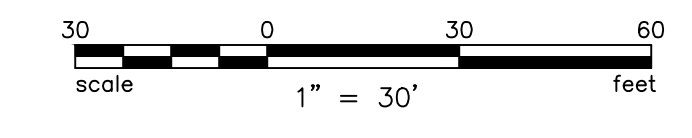
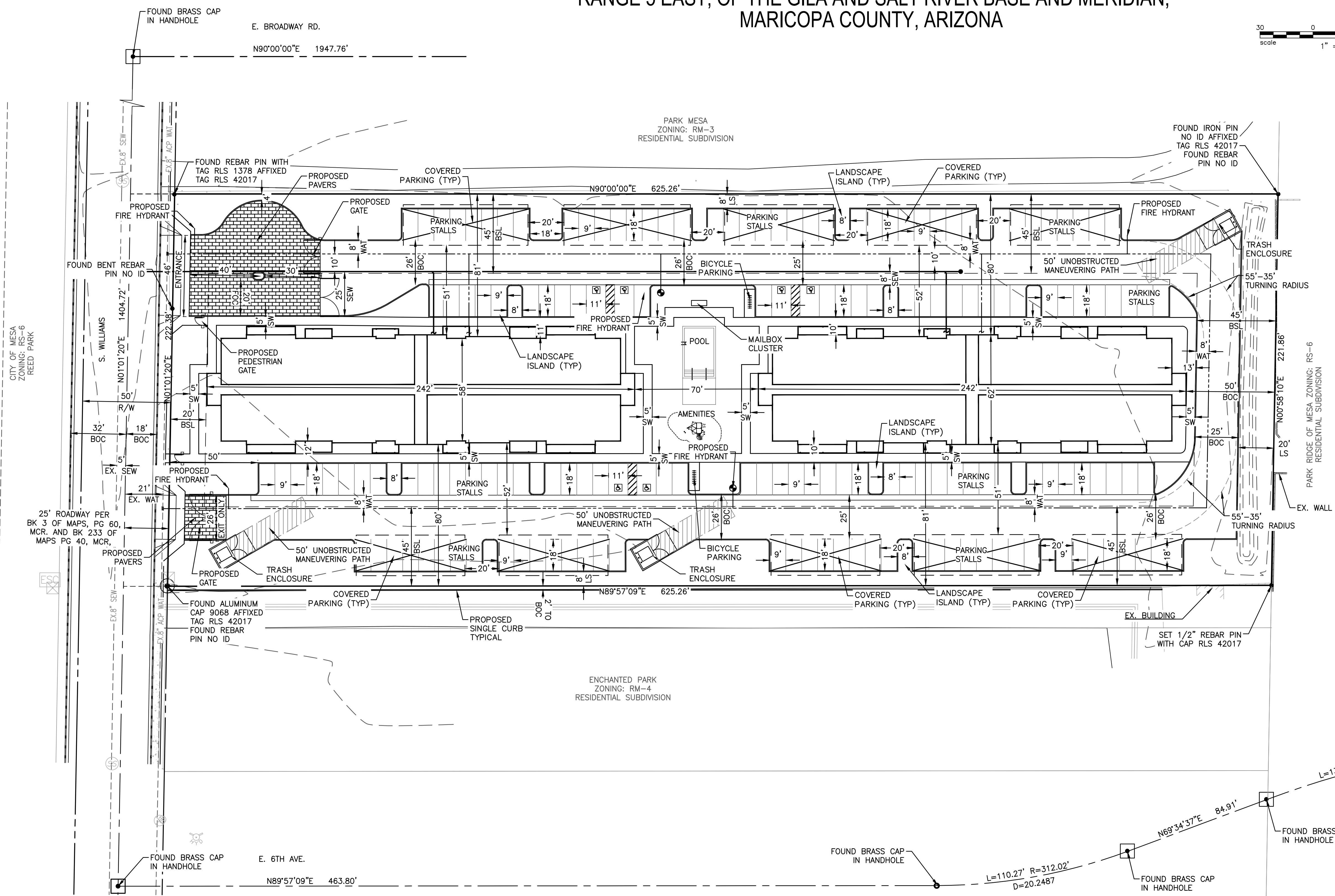


FINAL SITE PLAN FOR RESIDENCE AT REED PARK

A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446



APPLICANT
RIDGWAY INVESTMENTS LLC
3214 NORTH UNIVERSITY AVENUE STE 117
PROVO, UTAH, 84604
PHONE: 480-236-6483
CONTACT: RYAN HATCH

ENGINEER
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480-734-1446
CONTACT: DAVID M. BOHN

PROJECT DESCRIPTION
A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 72 APARTMENTS STYLE UNITS.

TOTAL GROSS AREA= 3.31 ACRES
TOTAL NET AREA= 3.18 ACRES

SERVICE PROVIDERS

WATER	CITY OF MESA
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

LEGEND

	BOUNDARY LINE
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	R/W LINE
	EASEMENT LINE
	SECTION LINE
	WATER LINE
	SEWER LINE
	PROPOSED FIRE HYDRANT
	REBAR PIN (AS NOTED)
	BRASS CAP (AS NOTED)
	BRASS CAP IN HANDHOLE
	EXISTING FIRE HYDRANT
	EXISTING JUNCTION BOX
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WALL
	EXISTING WATER LINE
	EXISTING SEWER LINE

FINAL SITE PLAN
RESIDENCE AT REED PARK
537 & 539 S. WILLIAMS, MESA, AZ 85204

DATE: 002020100500
DRAWN BY: PJ
CHECKED: DB

1/16TH QUARTER CORNER
SEC 25 T1N R5E
FOUND BRASS CAP
IN HANDHOLE

N89°59'01"E 1168.40'

L=137.34' R=562.11'
D=13.9990

69°34'37"E 84.91'

L=110.27' R=312.02'
D=20.2487

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
48533
DAVID M. BOHN
ARIZONA U.S.A.
EXP. RES. 09/30/2020

JOB NO.
002020100500

Prelim Site Plan

SHEET NO.
1

1 OF 1

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH 65 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 2:
THE NORTH 137 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 3:
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EXCEPT THE NORTH 137 FEET;
EXCEPT THE SOUTH 105 FEET.

SITE SUMMARY

GROSS SITE AREA:	= 144,396 SF (3.31 ACRES)
NET SITE AREA:	= 138,836 SF (3.18 ACRES)
EXISTING ZONING:	= RM-4 PAD
PROPOSED ZONING:	= RM-4 PAD
PROPOSED NO. UNITS:	= 72
PROPOSED NO. BLDGS:	= 2 TOTAL
ALLOWABLE DENSITY:	= 30 DU/AC
PROPOSED DENSITY:	= 72 DU / 3.18 AC
	= 22.64 DU/AC
ALLOWABLE LOT COVERAGE:	= 70%
PROPOSED LOT COVERAGE:	= 97,185 SF = 70.0%
MAXIMUM BLDG COVERAGE:	= 55%
PROPOSED BLDG COVERAGE:	= 27,660 SF = 19.9%

REQUIRED OPEN SPACE:	= 150 SF/UN = 10,800 SF = 7.77%
PROVIDED OPEN SPACE:	= 47,732.36 SF = 34.38% = 663 SF/DU
PARKING REQUIRED:	= 2.1 SPACES PER UNIT
	= 2.1 * 72 UNITS
	= 151.2 = 152 TOTAL STALLS
	= 163 TOTAL STALLS
	= 2.26 STALLS PER UNIT
PARKING PROVIDED:	
ADA PARKING REQUIRED:	= 6 STALLS PER 151 TO 200 PARKING STALLS
COVERED PARKING PROVIDED:	= 1 STALL PER UNIT = 72 STALLS
COVERED PARKING REQUIRED:	= 72 STALLS
BICYCLE PARKING PROVIDED:	= 1 PER 10 PARKING STALLS: MIN 3
	= 152 * 0.1 = 15.2 = 16 SPACES
BICYCLE PARKING REQUIRED:	= 16 TOTAL BICYCLE PARKING SPACES

MZO SECTION 11-5-A.1.D

TOTAL FRONT / STREET FACING SIDE YARD = 4,447 SF

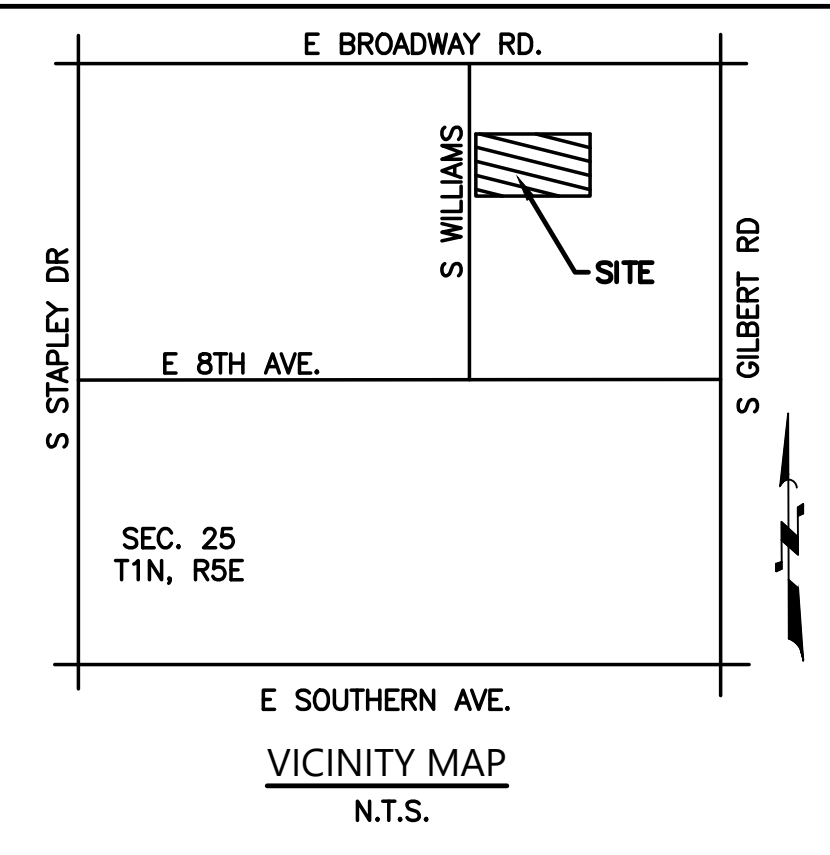
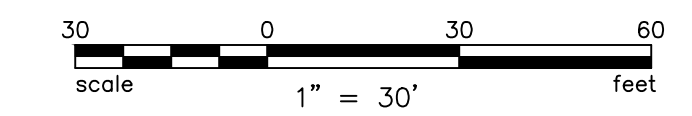
TOTAL PAVED AREA = 1,852 SF

TOTAL PERCENT COVERED = 41.6%

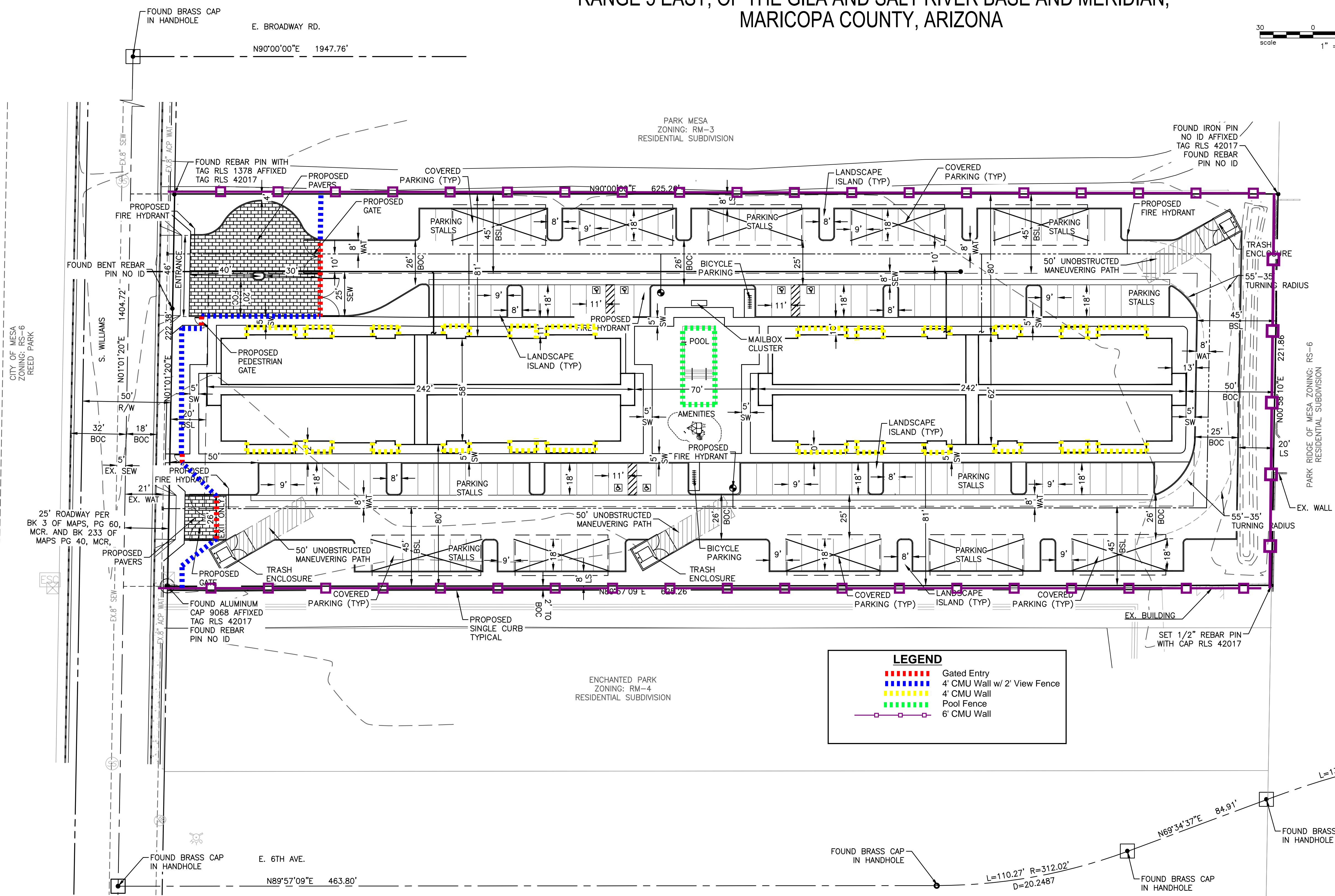
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PRELIMINARY SITE PLAN FOR RESIDENCE AT REED PARK

A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



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SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

LEGEND

	BOUNDARY LINE
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	R/W LINE
	EASEMENT LINE
	SECTION LINE
	WATER LINE
	SEWER LINE
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	REBAR PIN (AS NOTED)
	BRASS CAP (AS NOTED)
	BRASS CAP IN HANDHOLE
	EXISTING FIRE HYDRANT
	EXISTING JUNCTION BOX
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING SEWER LINE

LEGEND

	Gated Entry
	4' CMU Wall w/ 2' View Fence
	4' CMU Wall
	Pool Fence
	6' CMU Wall

LEGAL DESCRIPTION

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 THE NORTH 65 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

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COVERED PARKING PROVIDED:	= 76 STALLS
BICYCLE PARKING REQUIRED:	= 1 PER 10 PARKING STALLS: MIN 3
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	= 16 TOTAL BICYCLE PARKING SPACES

MZO SECTION 11-5-A.1.D

TOTAL FRONT / STREET FACING SIDE YARD = 4,447 SF

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TOTAL PERCENT COVERED = 41.6%

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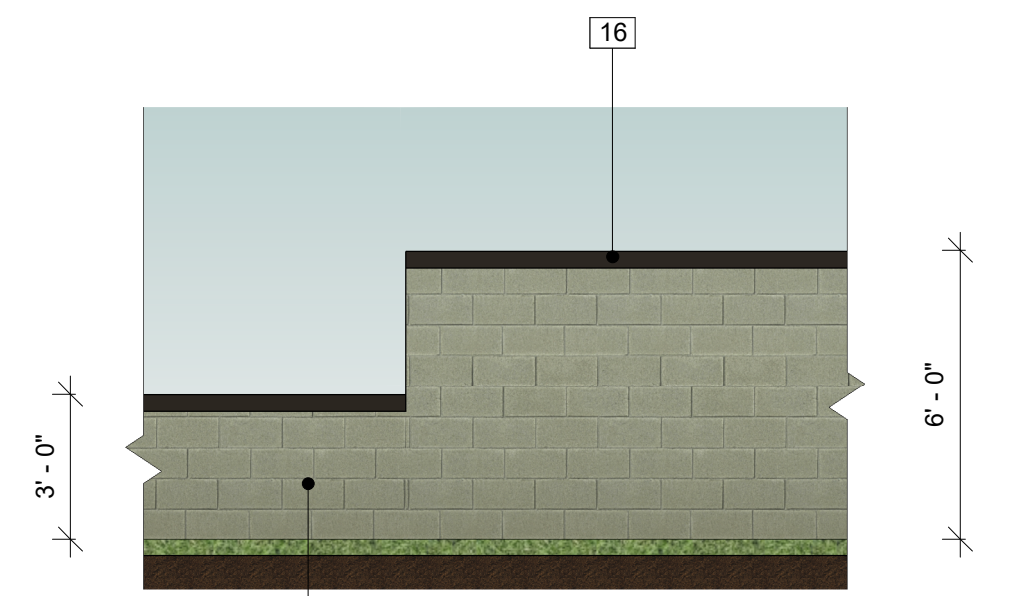
REVISIONS

PROJECT: PRELIMINARY SITE PLAN
RESIDENCE AT REED PARK
537 & 539 S. WILLIAMS, MESA, AZ 85204

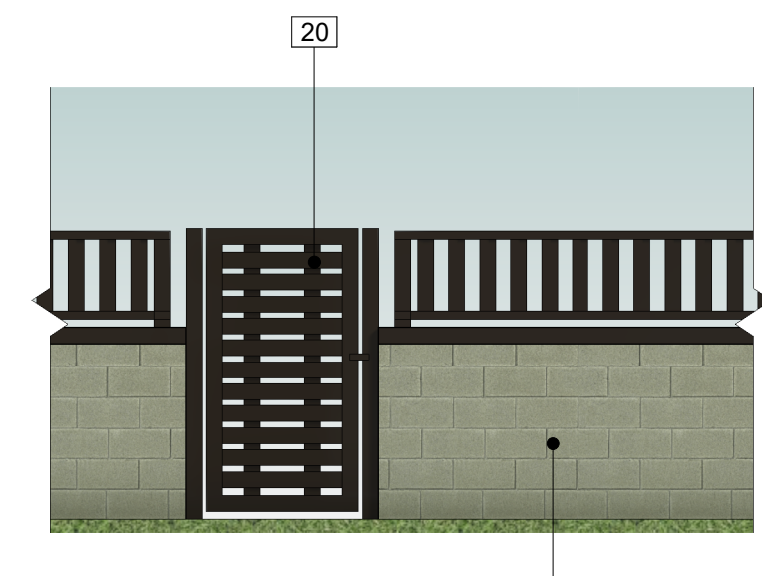
JOB NO: 00202010050
Prelim Site Plan
SHEET NO. 1
1 OF 1

REGISTERED PROFESSIONAL ENGINEER
 48533
 DAVID M. BOHN
 ARIZONA U.S.A.
 EXP. RES. 09/30/2025

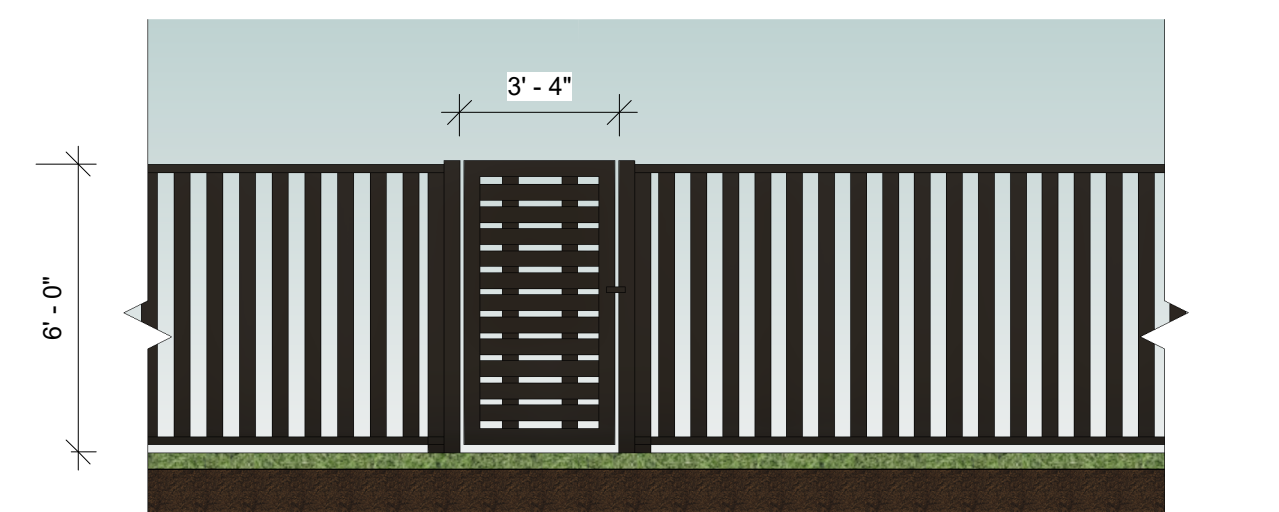
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SITE WALLS

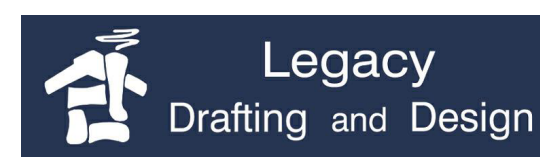


VIEW WALL



POOL FENCE

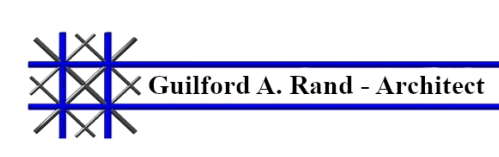
MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE



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801.735.6314 | greg@legacyhomedesign.com
legacyhomedesign.com



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Provo, UT 84604



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801.362.0343 | archcoalition@hotmail.com

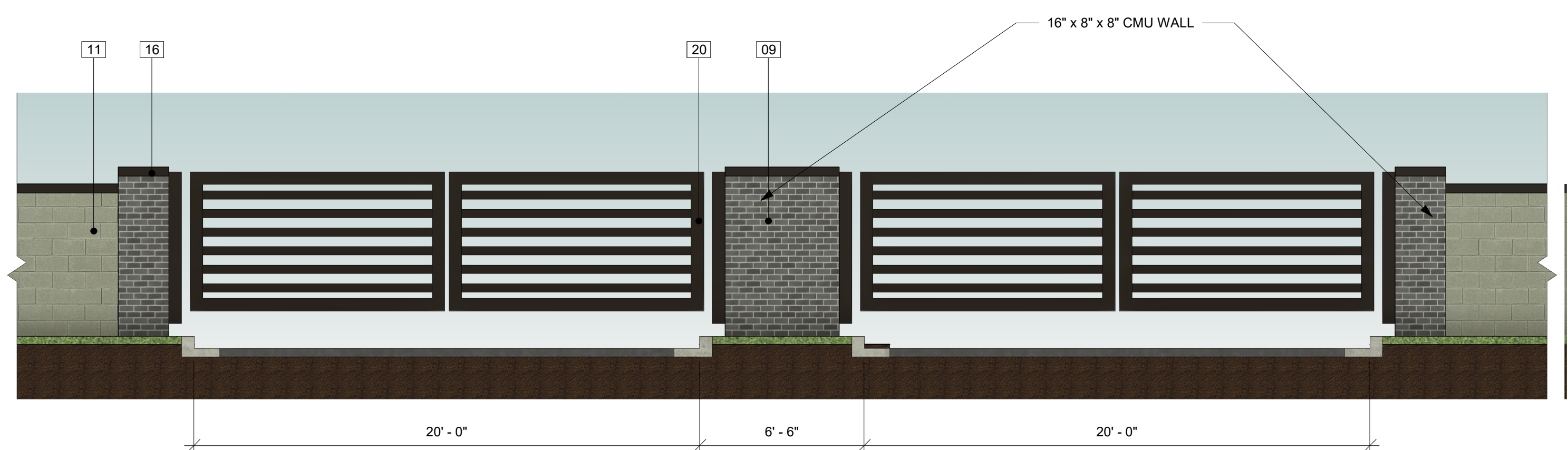
WALL LEGEND

REED PARK, MESA, AZ

SQUARE FOOTAGE

3/16/2023

A1



FRONT GATE

MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE

Legacy
Drafting and Design

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RIDGEWAY
INVESTMENTS

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Provo, UT 84604

Guilford A. Rand - Architect

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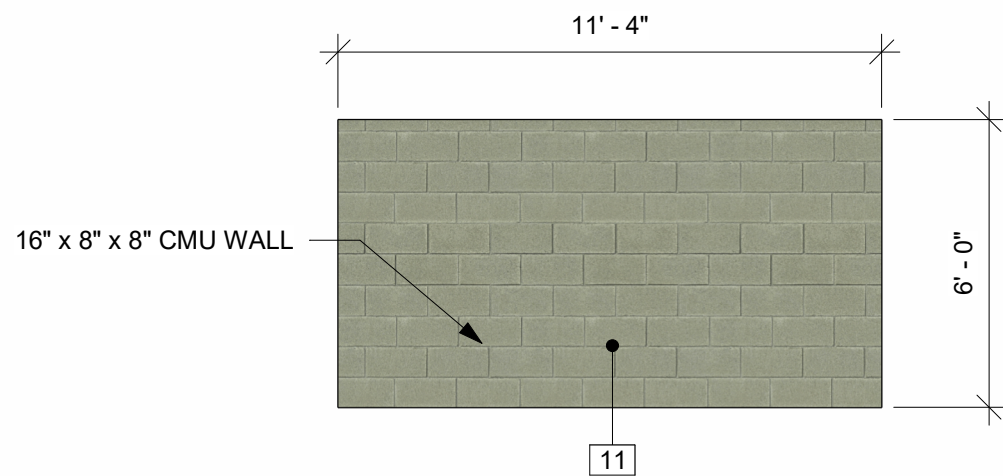
WALL LEGEND

REED PARK, MESA, AZ

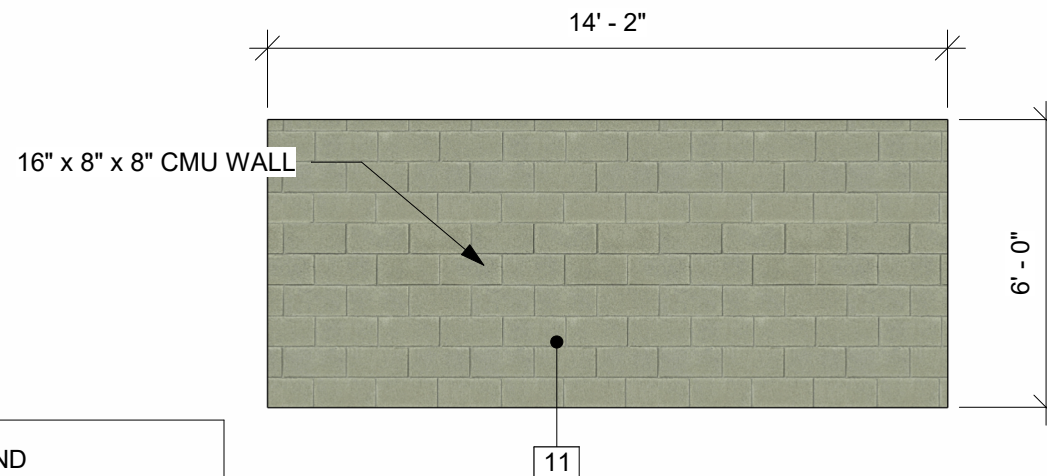
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3/16/2023

A2

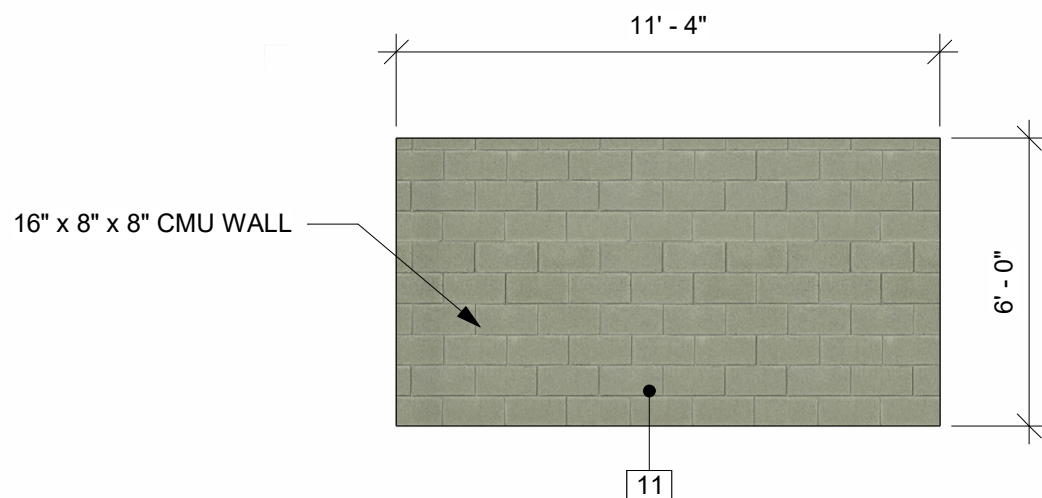


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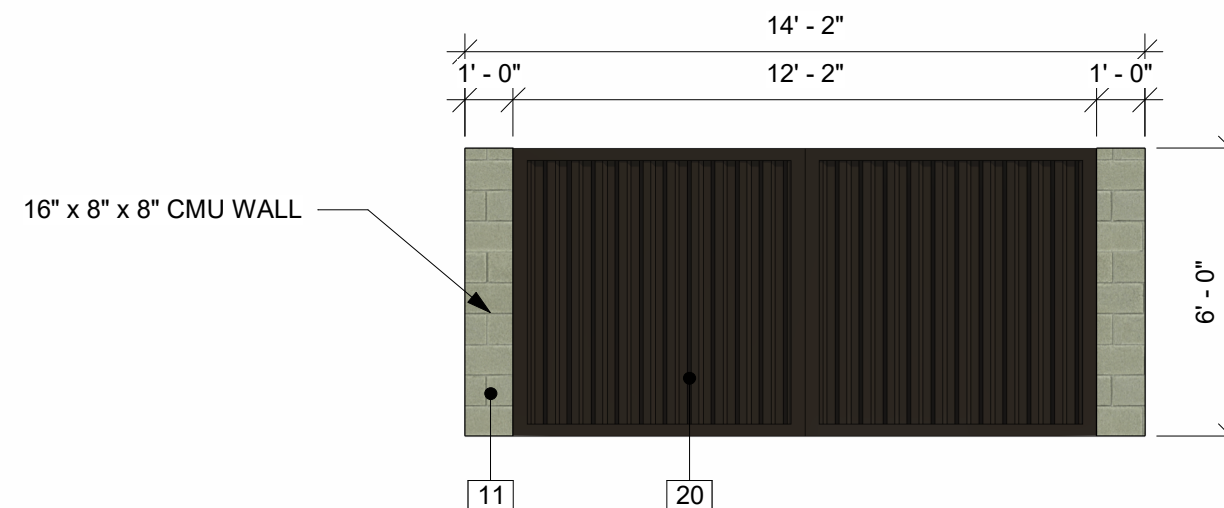


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
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20	METAL - DARK ANODIZED BRONZE

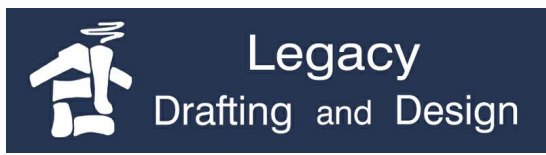


RIGHT ELEVATION



FRONT ELEVATION

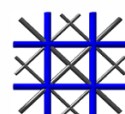
SQUARE FOOTAGE



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Provo, UT 84604



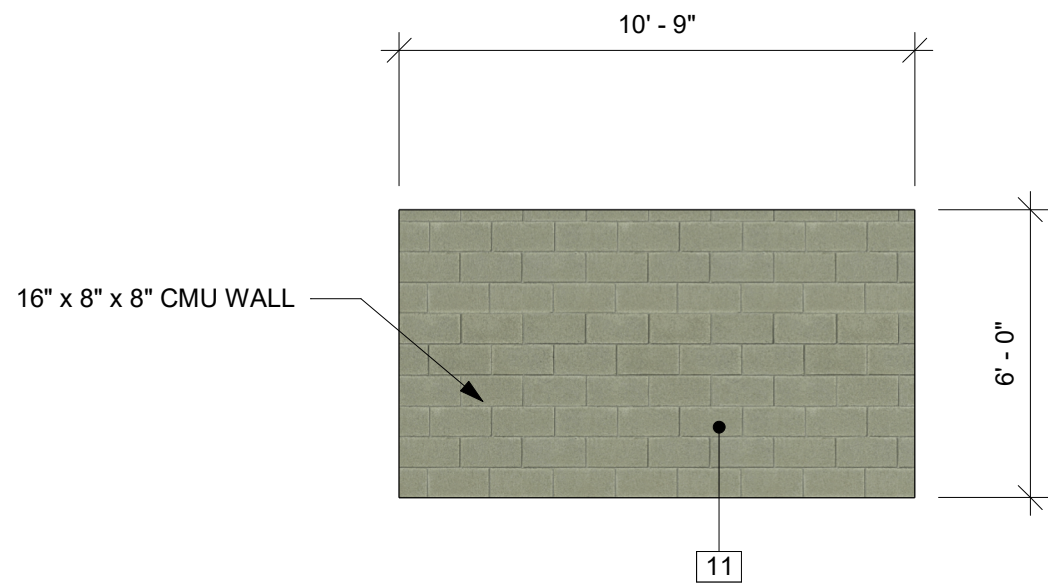
Guilford A. Rand - Architect

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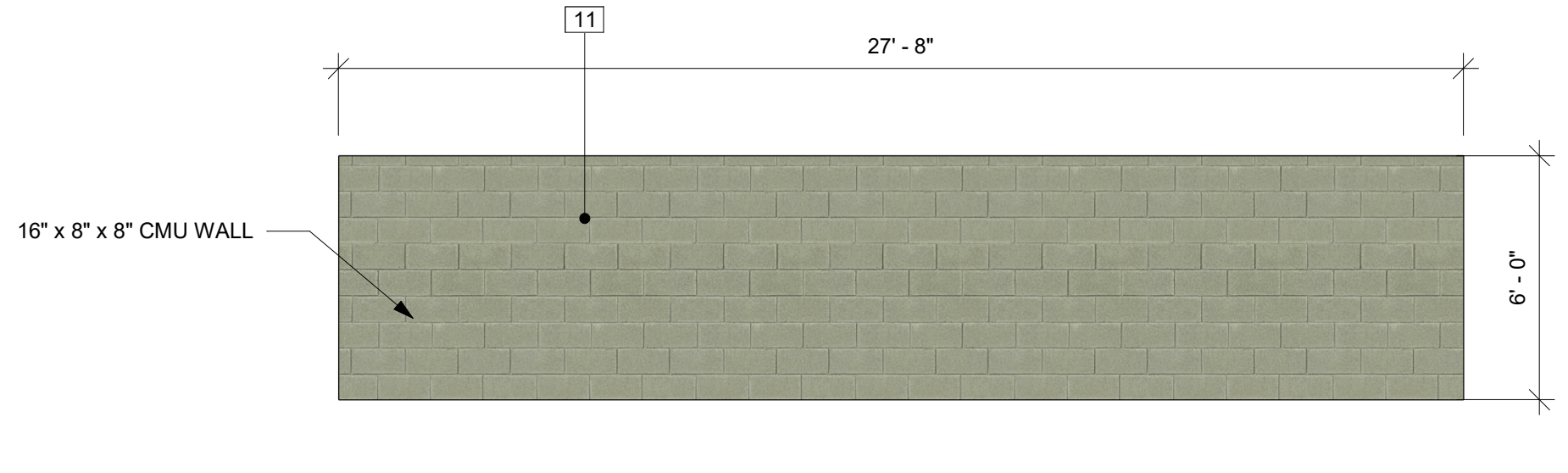
**DUMPSTER ENCLOSURE
SINGLE BIN
REED PARK, MESA, AZ**

5/24/2023

A1

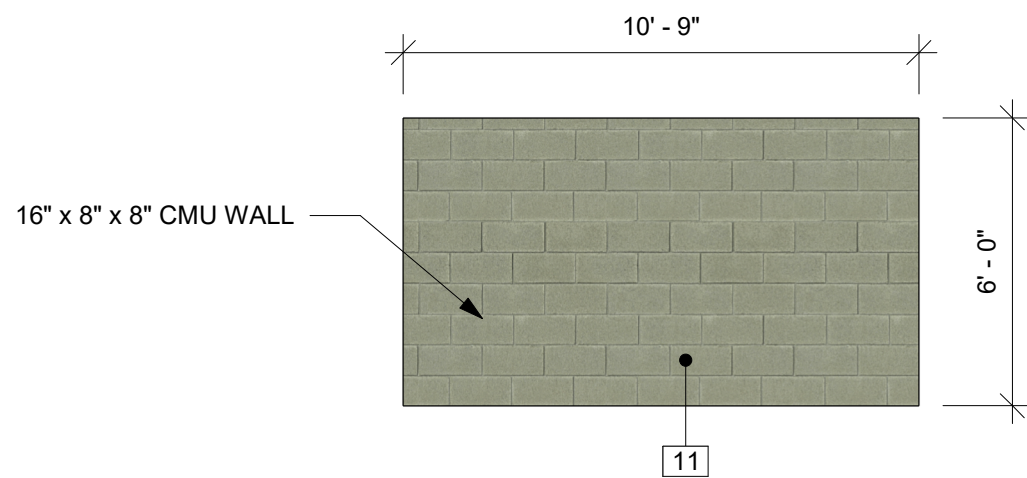


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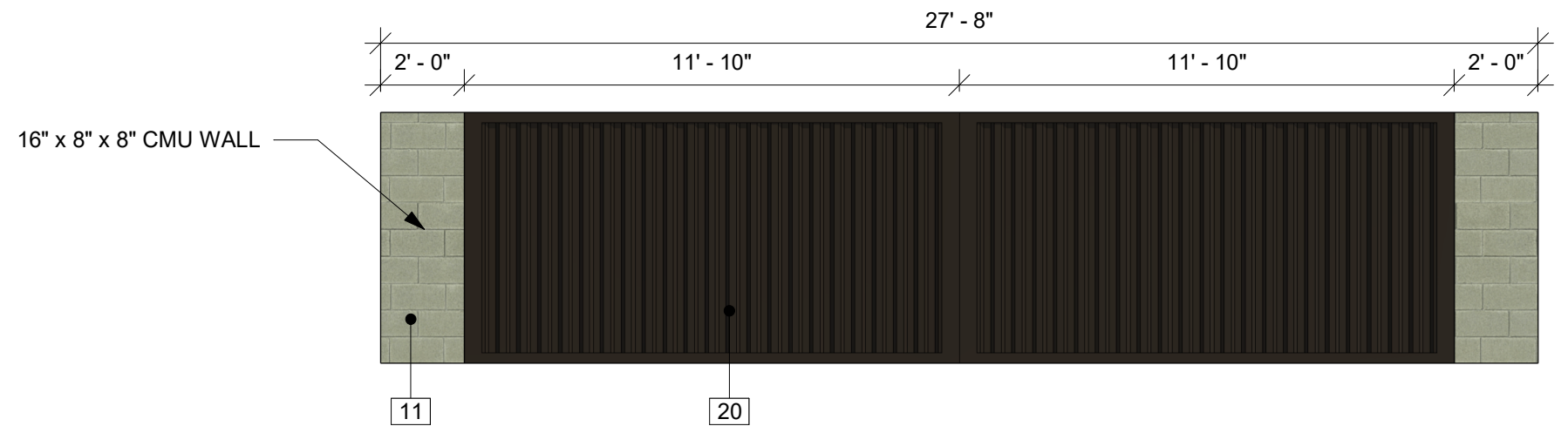


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
20	METAL - DARK ANODIZED BRONZE



RIGHT ELEVATION



FRONT ELEVATION

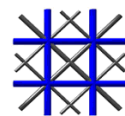
SQUARE FOOTAGE



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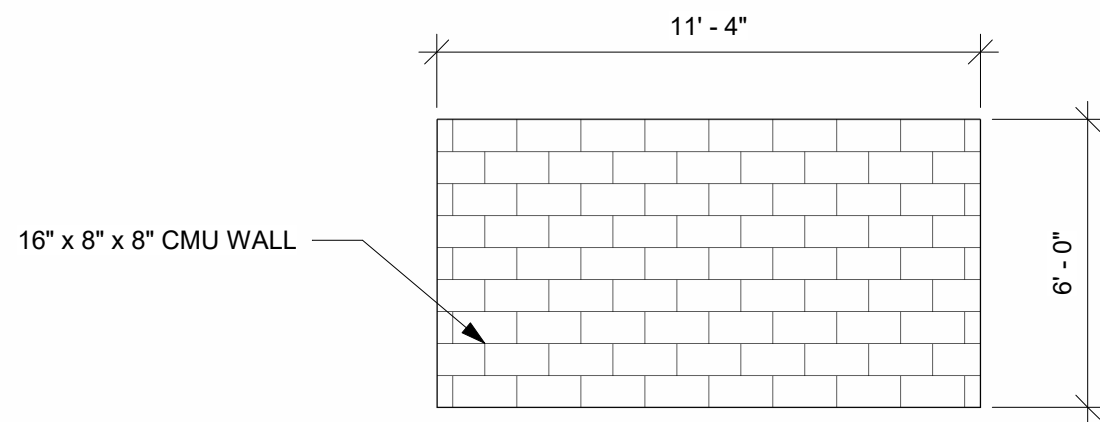
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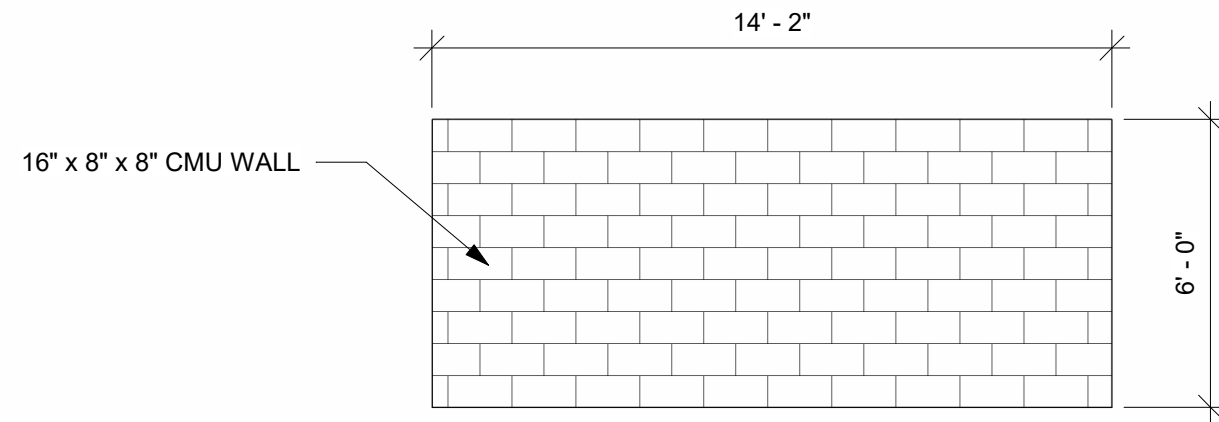
DUMPSTER ENCLOSURE
DOUBLE BIN
REED PARK, MESA, AZ

3/27/2023

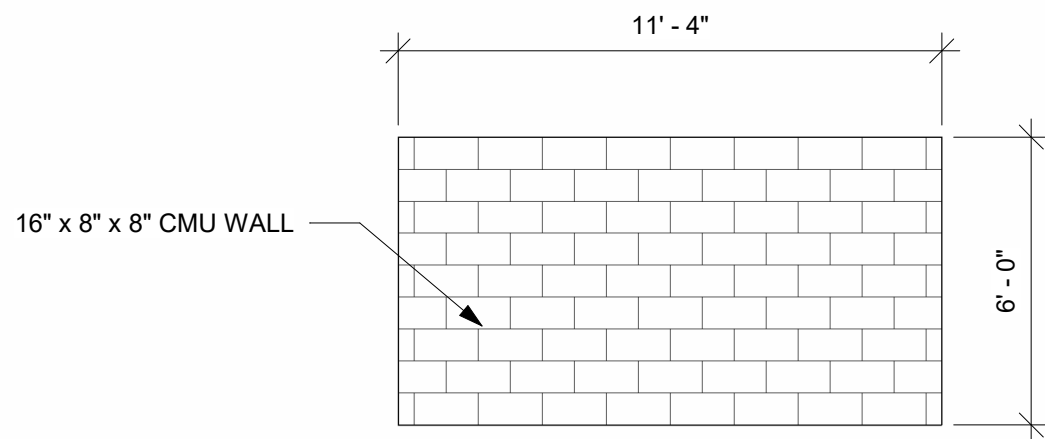
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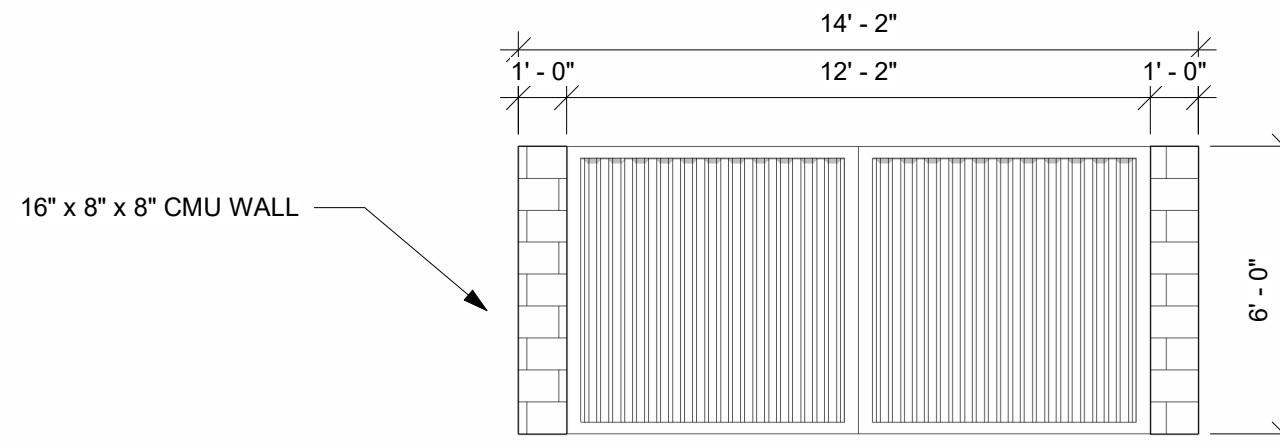
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BACK ELEVATION

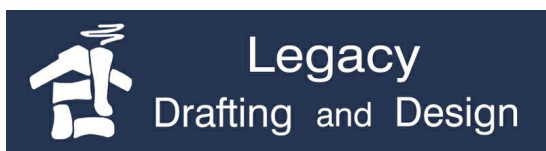


RIGHT ELEVATION



FRONT ELEVATION

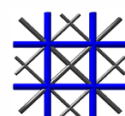
SQUARE FOOTAGE



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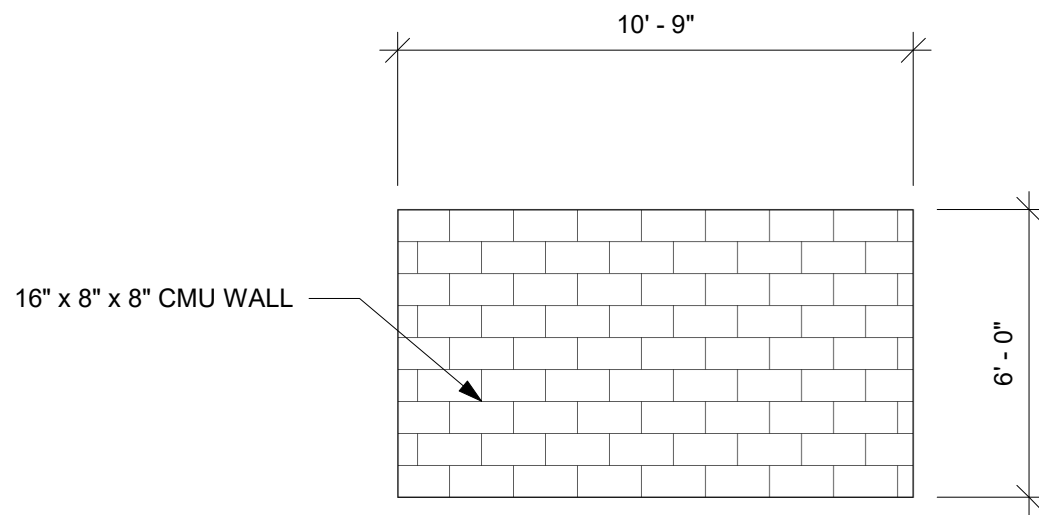
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DUMPSTER ENCLOSURE

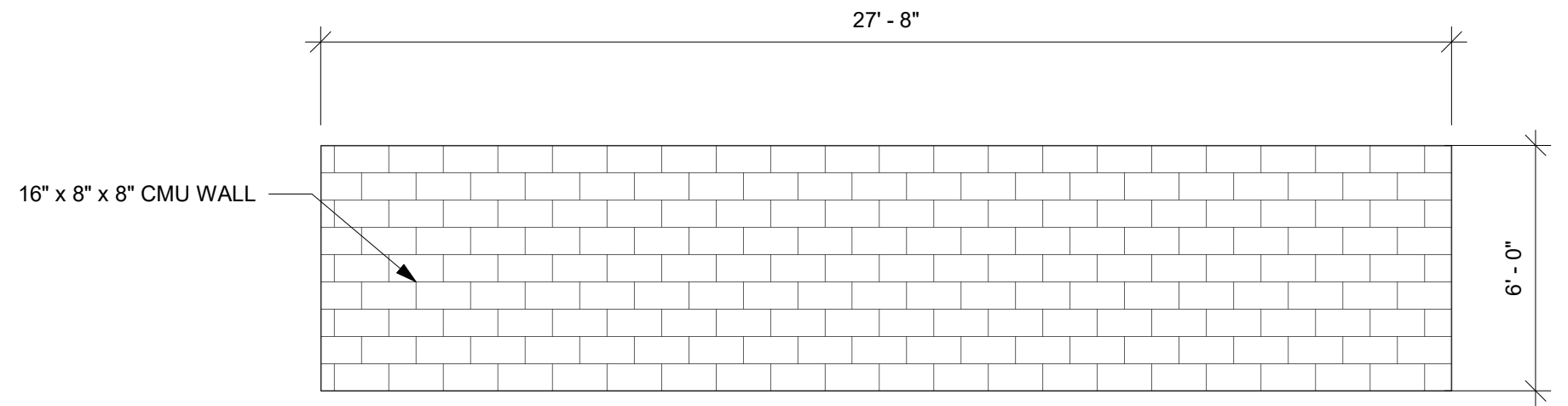
REED PARK, MESA, AZ

5/24/2023

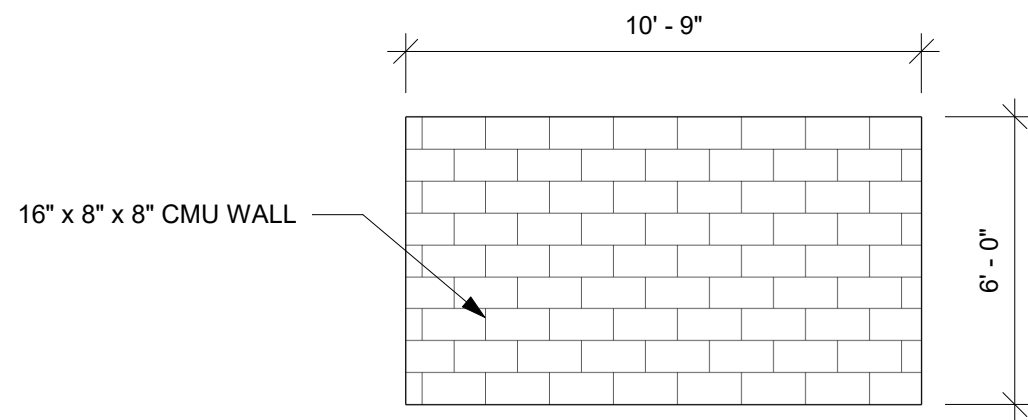
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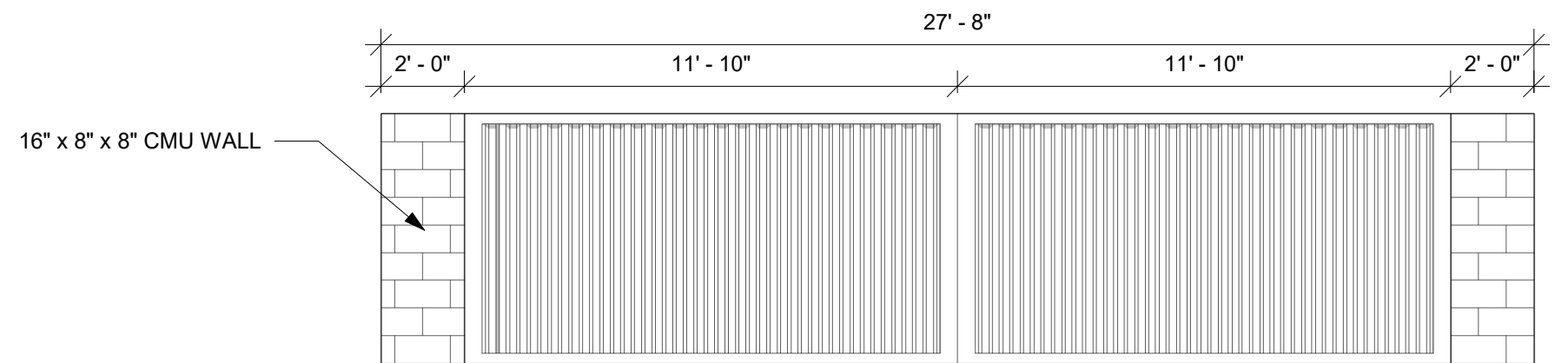
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

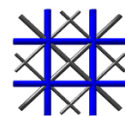
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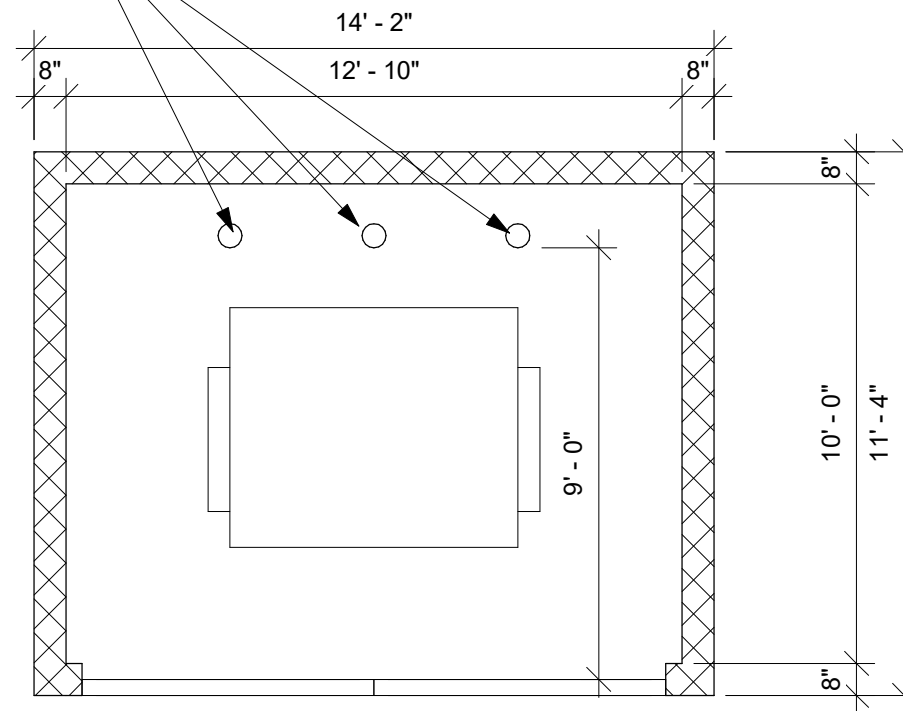
DUMPSTER ENCLOSURE

REED PARK, MESA, AZ

3/27/2023

A4

6" DIAMETER, 6' TALL STEEL POSTS



GROUND LEVEL

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

5/24/2023

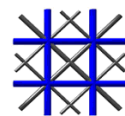
A2



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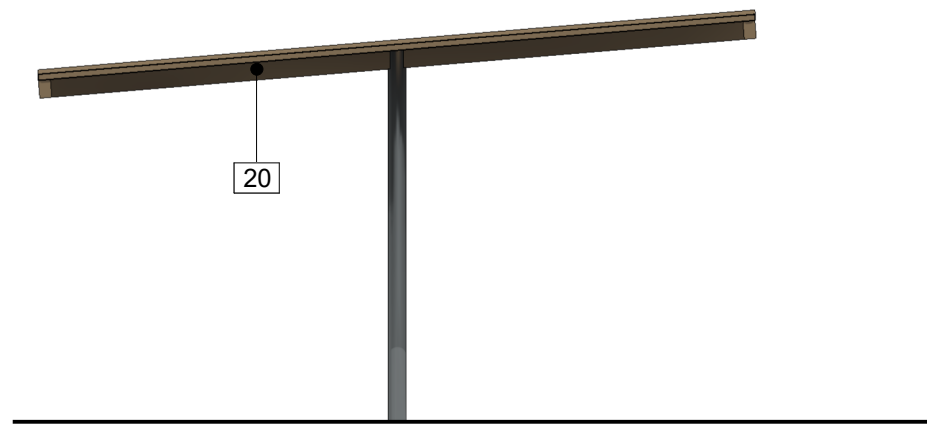


Guilford A. Rand - Architect

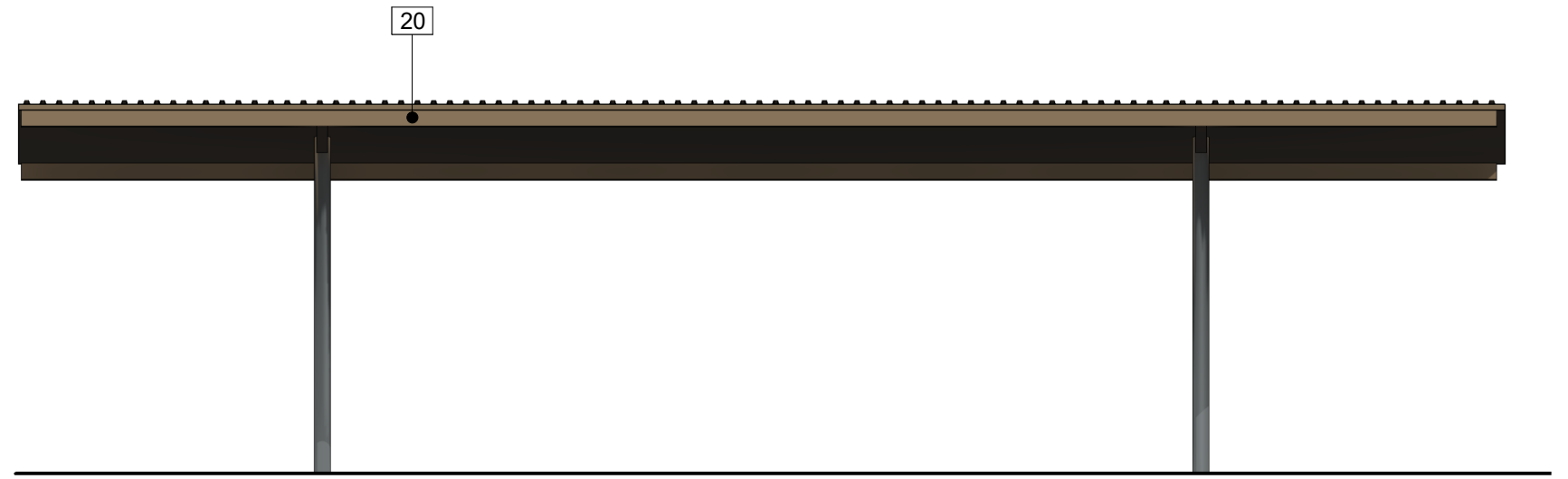
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DUMPSTER ENCLOSURE

REED PARK, MESA, AZ

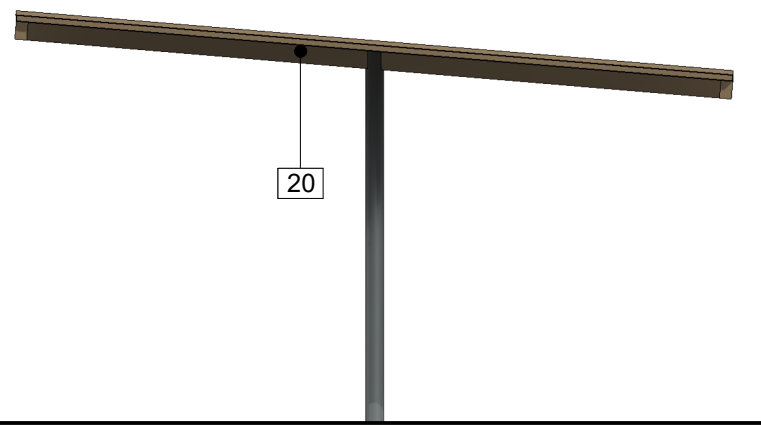


LEFT ELEVATION

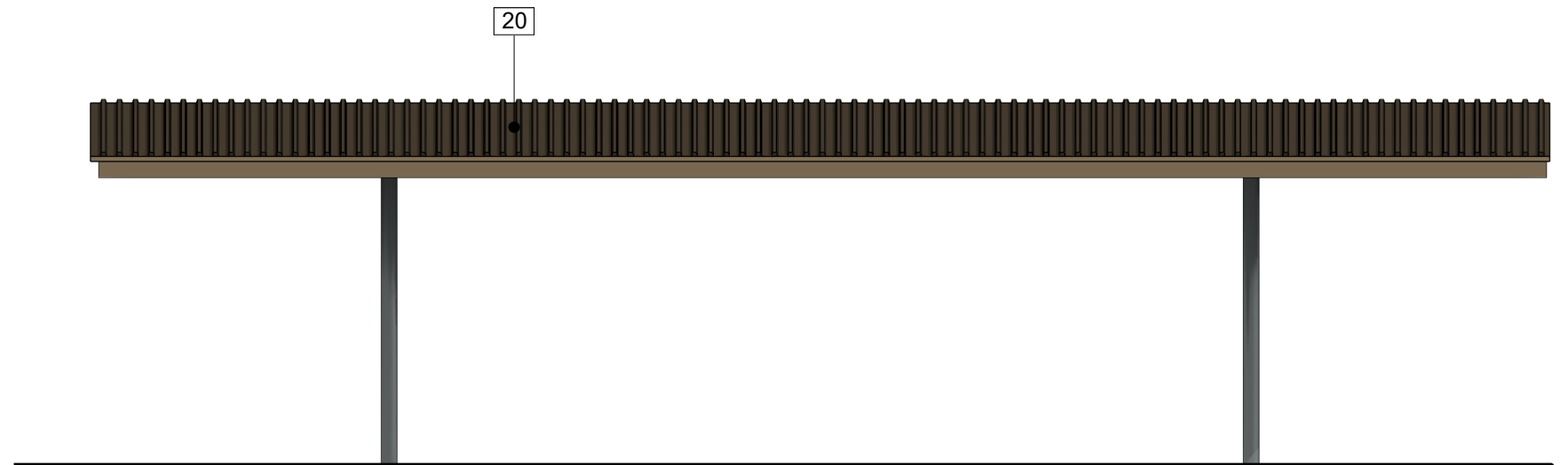


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
20	METAL - DARK ANODIZED BRONZE



RIGHT ELEVATION



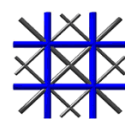
FRONT ELEVATION



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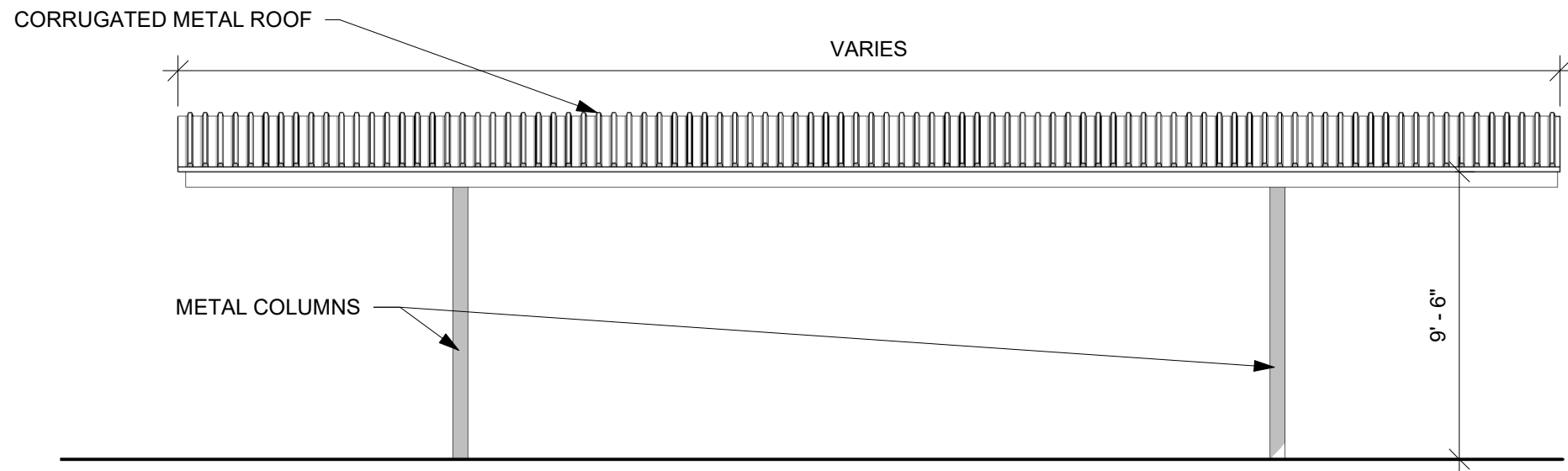
COVERED PARKING
CANOPY

REED PARK, MESA, AZ

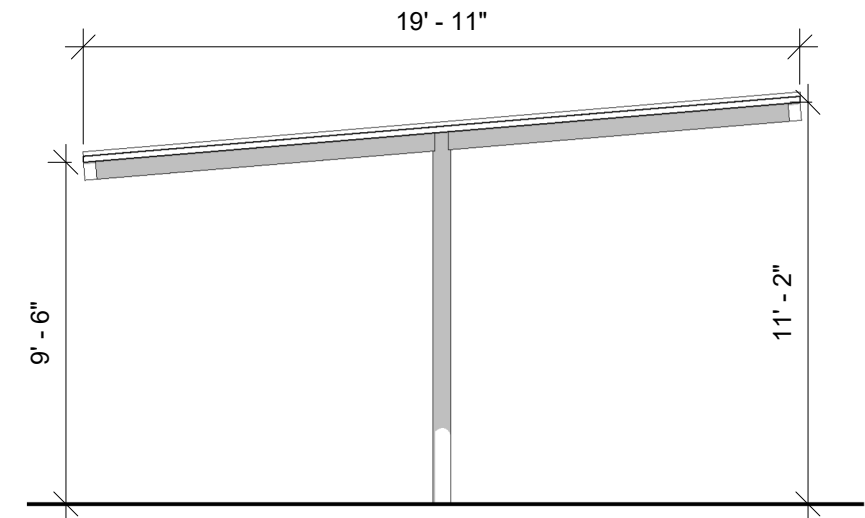
SQUARE FOOTAGE

10/28/2022

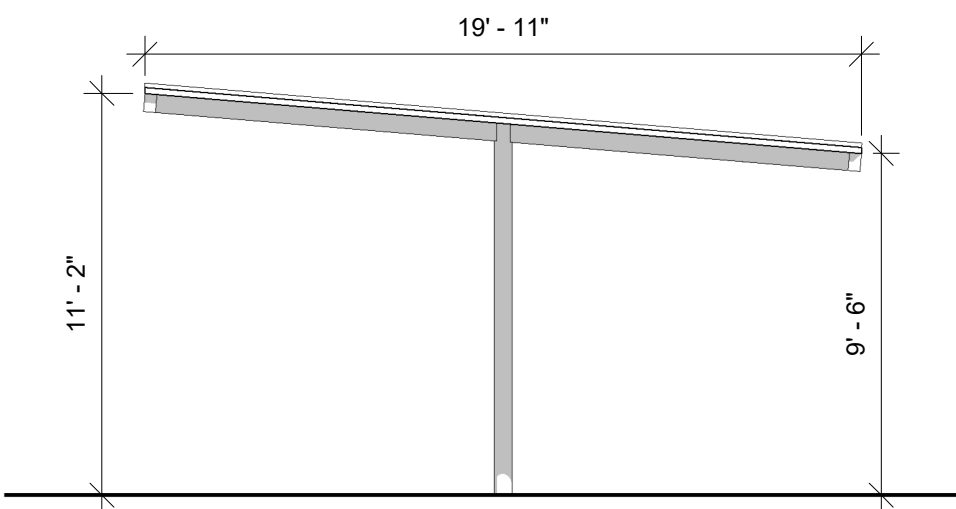
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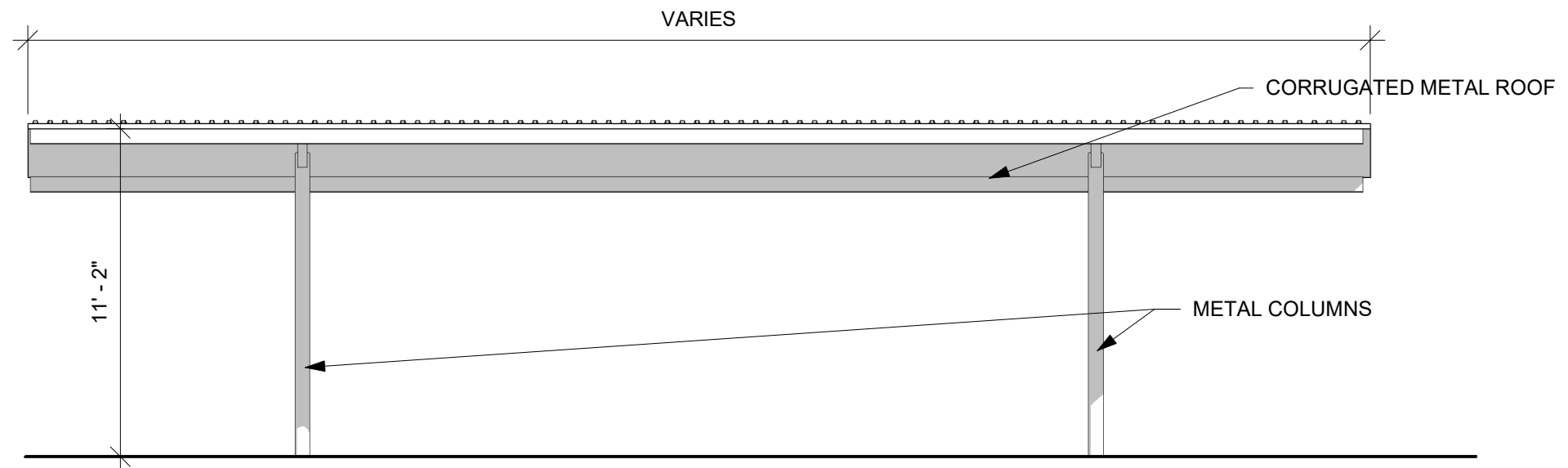
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

SQUARE FOOTAGE

10/28/2022

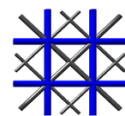
A2



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COVERED PARKING
CANOPY

REED PARK, MESA, AZ