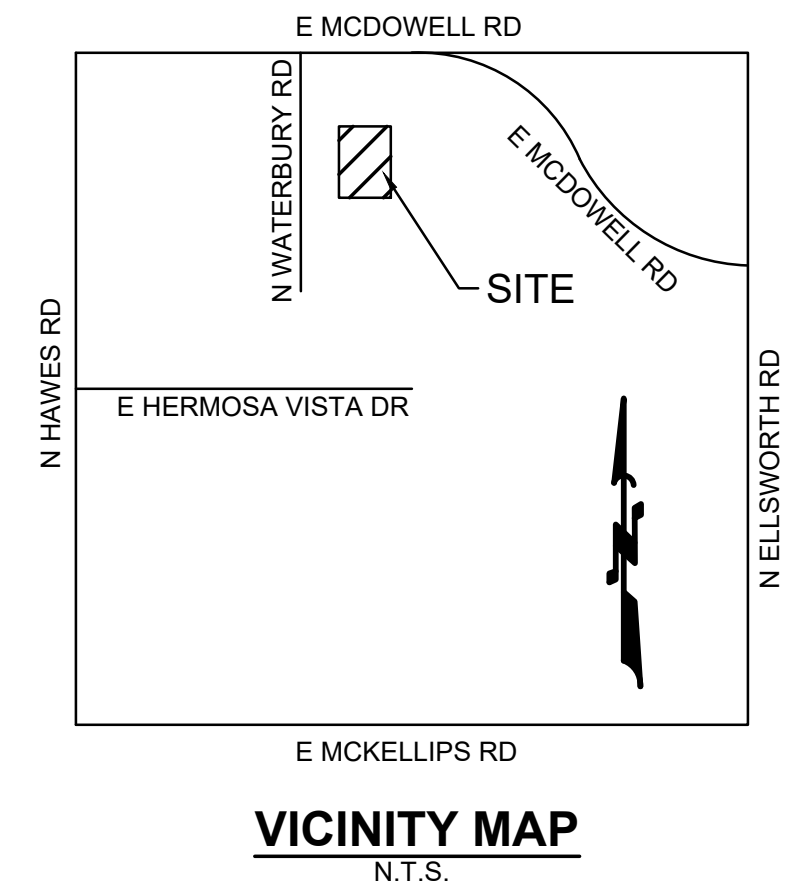


# PRELIMINARY PLAT FOR CULVER GARDEN ESTATES

## A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

PARCEL NO. 2:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

APN: 219-31-001F AND 219-31-001Q

5.22 TOTAL ACRES

### GENERAL NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY OF EAST LEHI ROAD.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
- ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
- A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
- GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- FIRE HYDRANT SPACING: THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 300 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 5,000 SQUARE FEET UNDER THE ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE IV.
- NO PARKING SHALL BE ALLOWED ON EITHER SIDE OF THE ROAD.

### BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING S89°40'42"E. (ASSUMED BEARING).

### BENCHMARK

BRASS TAG FOUND AT THE TOP OF CURB NE CORNER OF INTERSECTION OF HAWES & MCDOWELL, ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ELEVATION= 1756.74' (NAVD 88 DATUM)

### FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1190E WITH A DATE IDENTIFICATION OF DECEMBER 04, 2007. COMMUNITY 040080 (CITY OF CASA GRANDE).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1190E WITH A DATE IDENTIFICATION OF DECEMBER 04, 2007. COMMUNITY 040080 (CITY OF CASA GRANDE).

ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

### FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1240	L	10/16/13	X	N/A

### SHEET INDEX:

SHEET 1 ..... COVER SHEET  
SHEET 2 ..... PRELIMINARY PLAT

### AREA TABLE

LOT	TOTAL LOT AREA	50% LOT AREA	BUILDABLE AREA	NOAS AREA
LOT 1	34166.27 SF (0.78 ACRES)	17,083 SF	17,083 SF	NOAS = 0.163 AC = 7,093 SF MIN
LOT 2	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN
LOT 3	34283.03 SF (0.79 ACRES)	17,142 SF	17,142 SF	NOAS = 0.165 AC = 7,187 SF MIN
LOT 4	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN
LOT 5	34283.03 SF (0.79 ACRES)	17,142 SF	17,142 SF	NOAS = 0.165 AC = 7,187 SF MIN
LOT 6	35409.20 SF (0.81 ACRES)	17,705 SF	17,705 SF	NOAS = 0.169 AC = 7,366 SF MIN

TRACT A = 18428.25 SF (0.42 ACRES)

\* THIS REPRESENTS THE TOTAL MAXIMUM AREA ALLOWED TO BE DISTURBED FOR EACH LOT INCLUDING DRIVEWAYS, SIDEWALKS AND COURTYARDS. EACH LOT IS SUBJECT TO, BUT NOT LIMITED TO DRAINAGE EASEMENTS, BUILDING SETBACKS, PUBLIC UTILITY AND FACILITIES EASEMENTS, OPEN SPACE CORRIDOR EASEMENTS AND OTHER RESTRICTIONS WHICH COULD REDUCE THE BUILDABLE AREA BELOW THE 50% NUMBER SHOWN.

### NATURAL OPEN SPACE NOTE:

CULVER GARDENS WILL MAINTAIN A MINIMUM OF 10% NATURAL OPEN SPACE AS DEFINED IN THE CITY OF MESA SUBDIVISION REGULATIONS DESERT UPLANDS DEVELOPMENT STANDARDS, CITY CODE 9-6-5. ALL NOAS AREAS IS DEFINED ON THE PRELIMINARY PLAT AND IS EQUIVALENT TO 10% MINIMUM OF THE OVERALL SITE AREA. IT IS IMPORTANT TO NOTE THAT THE NOAS AS DEFINED BY THE PRELIMINARY PLAT IS SUBJECT TO CHANGE IN PROXIMITY AND CONFIGURATION, BUT NOT IN MINIMUM AREA AND AS DEFINED BY CITY CODE.

10% GROSS AREA = 0.522 AC = 22,738 SF MIN TO BE DEDICATED AS NOAS ON FINAL PLAT

TEN PERCENT MINIMUM NOAS ALLOWS A MAXIMUM BUILDING ENVELOPE PER LOT OF 60% BASED UPON NATURAL AREA OPEN SPACE PRESERVED WITHIN THE SUBDIVISION. MAXIMUM BUILDING ENVELOPES ARE DEFINED FOR EACH INDIVIDUAL LOT.

### OWNERS

BFH HOLDINGS LLC  
222 N. STAPLEY DRIVE  
ATTN: DAVID BOHN  
EMAIL: DAVIDB@THEBFHGROUP.COM  
PH: 480.734.1446

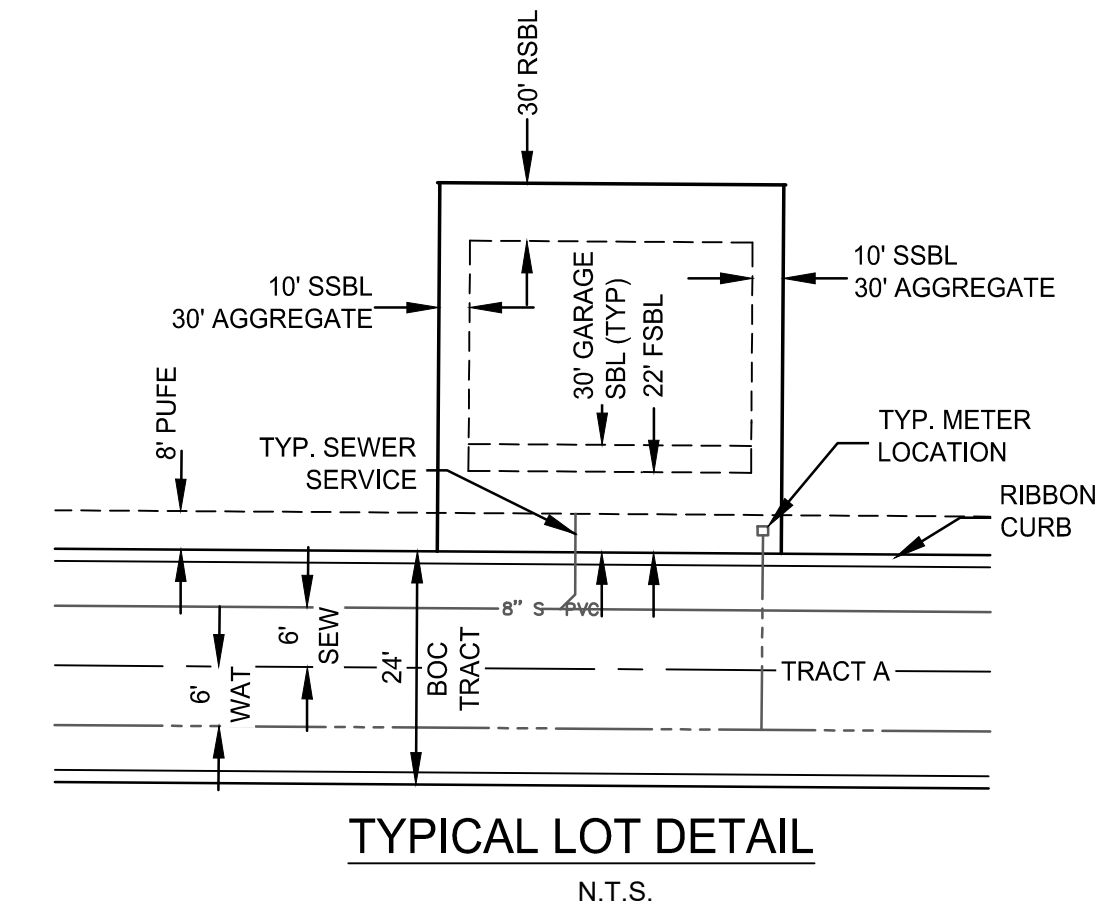
### SURVEYOR

HARVEY LAND SURVEYING, INC.  
P.O. BOX 10772  
CASA GRANDE, ARIZONA, 85130  
PHONE: 520.876.4786  
CONTACT: COLE HARVEY

### SITE SUMMARY

GROSS SITE AREA: 227,167 S.F. (5.22 ACRES)  
NET SITE AREA: 227,167 S.F. (5.22 ACRES)  
EXISTING ZONING: RS-35  
PROPOSED ZONING: RS-35 PAD  
PROPOSED NO. LOTS: 6  
ALLOWABLE DENSITY: = 1.24 DU / AC  
PROPOSED DENSITY: = 6 DU / 5.22 AC  
= 1.15 DU/AC

MAXIMUM LOT COVERAGE: = 50%  
MAXIMUM BUILDING HEIGHT: = 30 FT  
MINIMUM YARDS:  
FRONT = 22 FT  
INTERIOR SIDE = 10 FT (MIN. EITHER SIDE)  
INTERIOR SIDE = 30 FT (MIN. AGGREGATE OF 2 SIDES)  
STREET SIDE = 10 FT  
REAR = 30 FT  
MAXIMUM BLDG COVERAGE: = 35%  
DESERT UPLANDS STANDARDS: DISTURBANCE AREAS NOT TO EXCEED 50% PER LOT

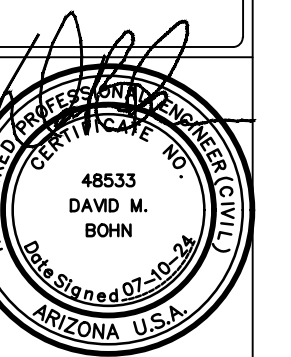
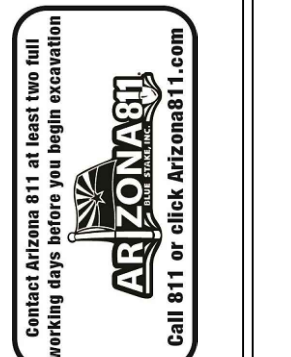


**BFH**  
222 N. STAPLEY DRIVE  
MESA, ARIZONA, 85203  
PHONE: 480.734.1446

REVISIONS:


**PRELIMINARY PLAT**  
**CULVER GARDEN ESTATES**  
 PROJECT: CULVER STREET, MESA, AZ 85207

Job No.	00202110110
Drawn By	PJ
Checked By	DB



JOB NO.  
00202110110

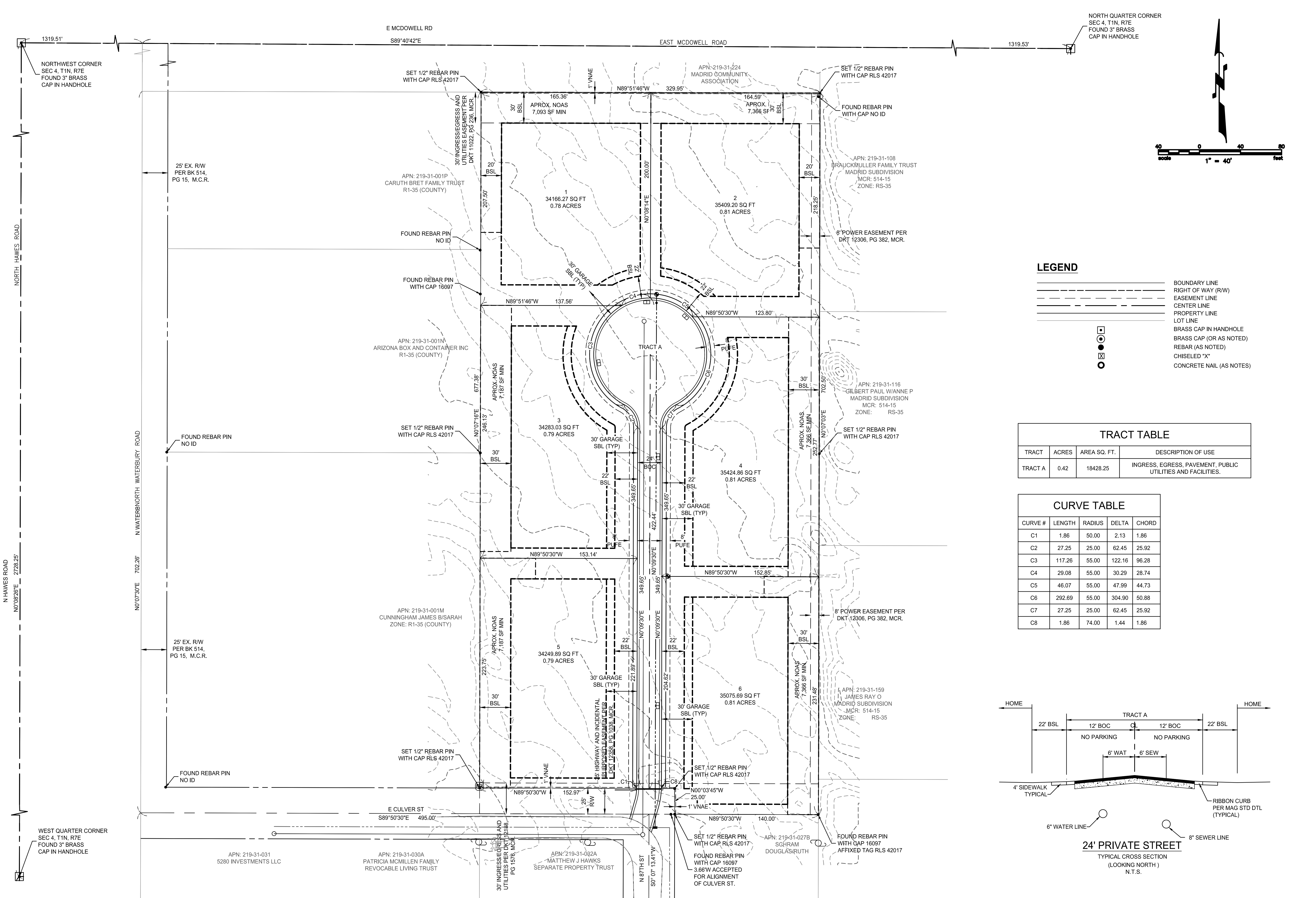
PRELIMINARY  
PLAT

SHEET NO.

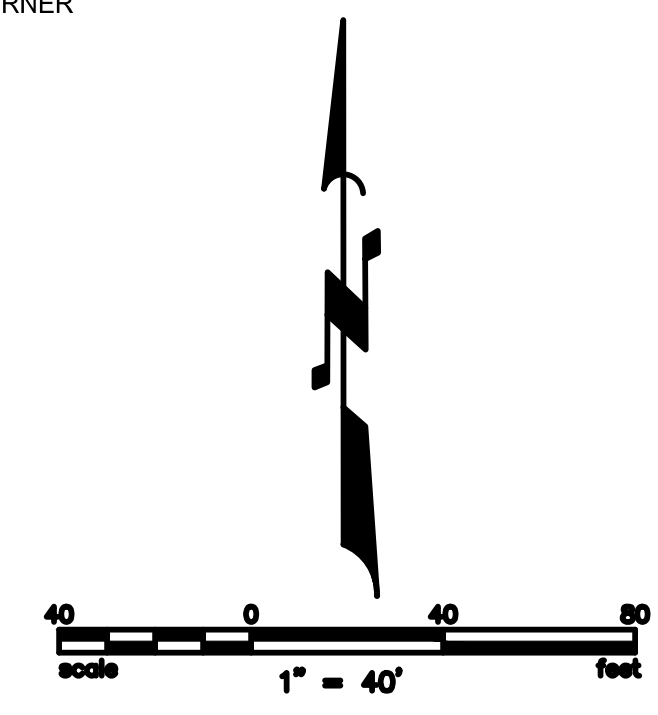
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1 OF 2

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NORTH QUARTER CORNER  
SEC 4, T1N, R7E  
FOUND 3" BRASS  
CAP IN HANDHOLE



**LEGEND**

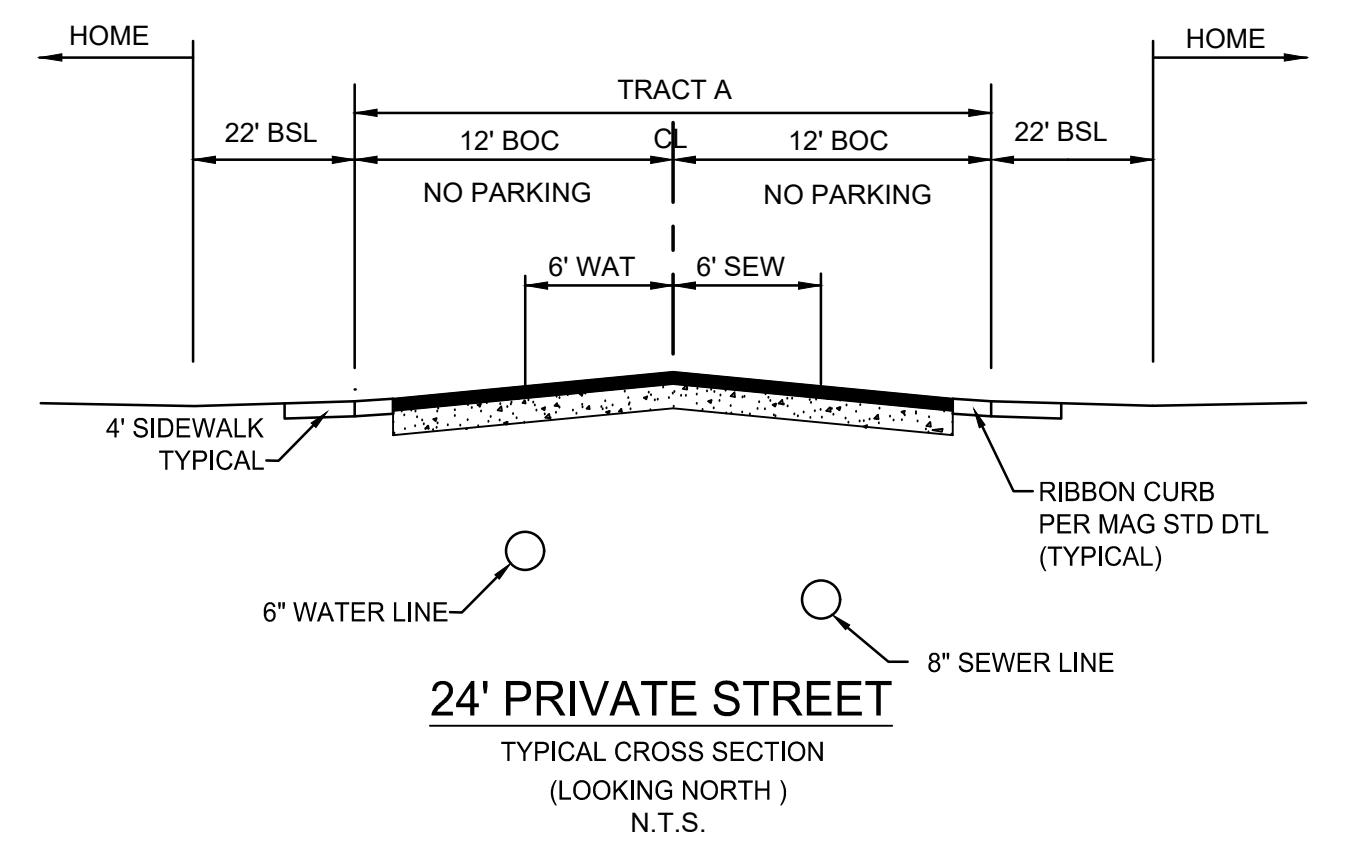
- BOUNDARY LINE
- RIGHT OF WAY (R/W)
- EASEMENT LINE
- CENTER LINE
- PROPERTY LINE
- LOT LINE
- BRASS CAP IN HANDHOLE
- BRASS CAP (OR AS NOTED)
- REBAR (AS NOTED)
- CHISELED "X"
- CONCRETE NAIL (AS NOTES)

**TRACT TABLE**

TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	0.42	18428.25	INGRESS, EGRESS, PAVEMENT, PUBLIC UTILITIES AND FACILITIES.

**CURVE TABLE**

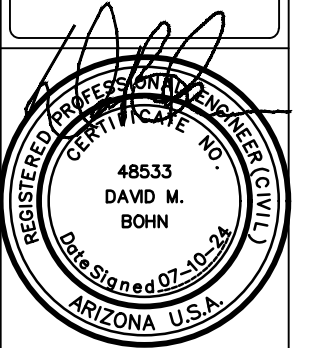
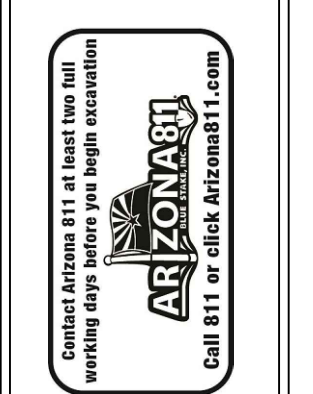
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	1.86	50.00	2.13	1.86
C2	27.25	25.00	62.45	25.92
C3	117.26	55.00	122.16	96.28
C4	29.08	55.00	30.29	28.74
C5	46.07	55.00	47.99	44.73
C6	292.69	55.00	304.90	50.88
C7	27.25	25.00	62.45	25.92
C8	1.86	74.00	1.44	1.86



**BFA**  
222 N. STAPLEY DRIVE  
MESA, ARIZONA, 85203  
PHONE: 480.734.1446

**PRELIMINARY PLAT**  
PROJECT:  
**CULVER GARDEN ESTATES**  
CULVER STREET, MESA, AZ 85207

Job No: 00202110110  
 Drawing No: P1  
 Revision: 00



JOB NO.  
00202110110  
 PRELIMINARY  
PLAT  
 SHEET NO.  
**2**  
 2 OF 2