

# PRELIMINARY SITE PLAN

## FOR

# COUNTRY CLUB APARTMENTS

### CITY OF MESA ARIZONA

A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### SOLID WASTE NOTES

SOLID WASTE TRASH ENCLOSURES SHALL BE IN CONFORMANCE WITH C.O.M. SOLID WASTE STD DTL M-62.01 THRU M-62.04.02

### 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		EXISTING STORM MANHOLE
	RIGHT OF WAY (R/W)		EXISTING WATER VALVE
	EASEMENT LINE		EXISTING BOLLARD
	CENTER LINE		EXISTING UTILITY POLE
	PROPOSED CURB		EXISTING DOWN GUY WIRE
	PROPOSED SIDEWALK		EXISTING CATCH BASIN
	VALLEY GUTTER		EXISTING GAS LINE MARKER
	WATER LINE		EXISTING SWITCH CABINET
	SEWER LINE		EXISTING TRANSFORMER
	STORM DRAIN LINE		EXISTING JUNCTION BOX
	EXISTING CURB		EXISTING LIGHT POLE
	EXISTING WATER		EXISTING STREET SIGN
	EXISTING SEWER		EXISTING IRRIGATION CONTROL VALVE
	FIRE HYDRANT		EXISTING VAULT
	WATER VALVE		CLEANOUT
	BRASS CAP (OR AS NOTED)		MANHOLE
	REBAR (AS NOTED)		
	CHISELED "X"		
	CONCRETE NAIL (AS NOTES)		
	LOT NUMBER		

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

### 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: (APN NO. 137-21-007B)

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET EAST AND 155 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH, 10.11 FEET;

THENCE EAST, 616.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE NORTH, 10.12 FEET;

THENCE WEST, 616.33 FEET TO THE POINT OF BEGINNING;

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 830.53 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.11 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.11 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (APN NO. 137-21-015A)

THE NORTH 155 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WESTERLY 50 FEET THEREOF; AND

EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, SAID POINT LYING 50 FEET EAST OF THE NORTHWEST CORNER THEREOF;

THENCE EAST 10 FEET ALONG SAID NORTH LINE;

THENCE SOUTHWESTERLY TO A POINT WHICH LIES 10 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER, OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 675.42 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 145.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 45 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 21.24 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD;

THENCE SOUTH 45 DEGREES 04 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

APN: 137-21-015A, 137-21-007H, 137-21-007B

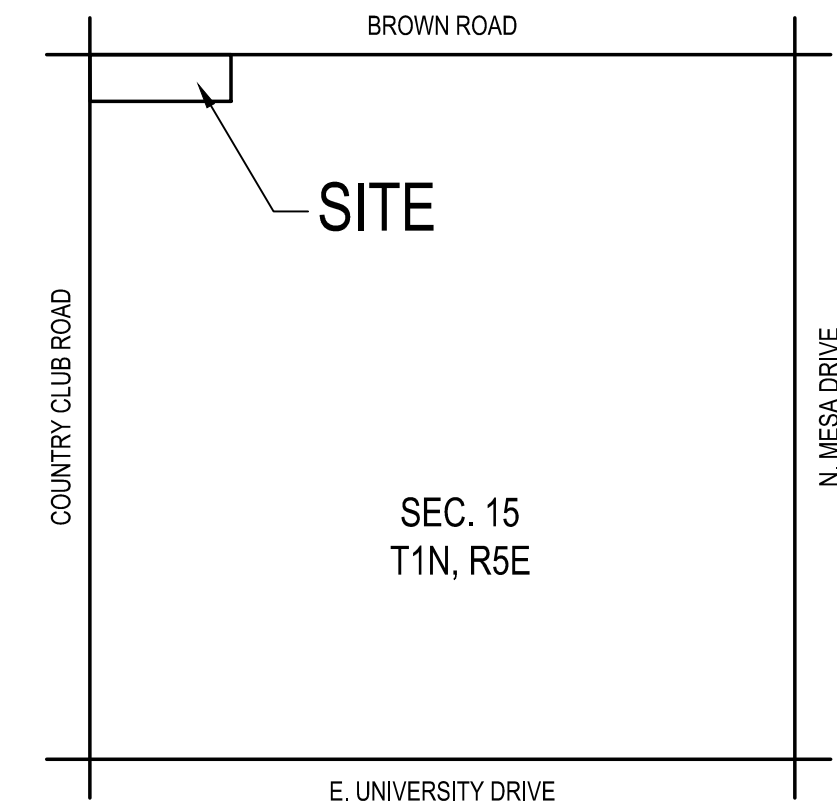
### FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2265	M	11/04/15	X	N/A

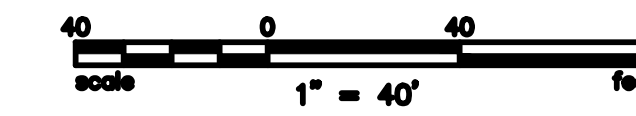
### FLOOD NOTE

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. 04013C2265M WITH A DATE IDENTIFICATION OF NOVEMBER 04, 2015, COMMUNITY 040048 (CITY OF MESA).

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.



VICINITY MAP  
N.T.S.



### DEVELOPER

ENZO AND JAX LLC  
66 S. DOBSON RD. UNIT 116  
MESA, AZ 85202

### ENGINEER

BFH GROUP  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446  
CONTACT: DAVID M. BOHN

### SHEET INDEX

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN

### PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 56 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 3.17 AC  
TOTAL NET ACREAGE = 2.30 AC

### PROJECT DATA TABLE

PROPERTY LOCATION: 333 W. BROWN ROAD  
CURRENT ZONING: RM-4  
PROPOSED ZONING: RM-4 PAD  
APARTMENT UNITS: 56 UNITS TOTAL  
3 BEDROOM: 12 UNITS  
2 BEDROOM: 32 UNITS  
1 BEDROOM: 12 UNITS

GROSS AREA: 137,904.9 S.F. = 3.17 ACRES  
NET AREA: 100,188.0 S.F. = 2.30 ACRES  
ALLOWABLE DENSITY: 30.0 UNITS/ACRE MAX  
PROPOSED DENSITY: 17.67 UNITS/ACRE  
ALLOWABLE LOT COVERAGE: 70.0% MAX  
PROPOSED LOT COVERAGE: 64.8% PROPOSED  
BUILDING HEIGHT: LESS THAN 40'  
PROPOSED BLDG COVERAGE: 16.22% PROPOSED  
LAND USE: HIGH DENSITY RESIDENTIAL  
MINIMUM OPEN SPACE: 150 SF / DU = 8,400 SF  
PROPOSED OPEN SPACE: 39,169.50 SF = 699.46 SF/DU

### PARKING CALCULATIONS

REQUIRED PARKING: CITY OF MESA ZONING CODE:  
2.1 STALLS PER UNIT = 117.6 = 118 STALLS TOTAL  
PARKING PROVIDED:  
GENERAL SPACES (9'X18' OR 9'X16' TYP) = 118  
TOTAL PARKING SPACES PROVIDED = 113 SPACES  
CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

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

REVISIONS:


PRELIMINARY SITE PLAN  
COUNTRY CLUB APARTMENTS  
333 W BROWN RD, MESA, AZ 85201

202310060  
202310060

ARIZONA  
Call 811 or click Arizona811.com

48535  
DAVID M.  
BOHN  
Professional Engineer  
No. 12750  
Arizona State Board of Engineers and Architects  
ARIZONA U.S.A.

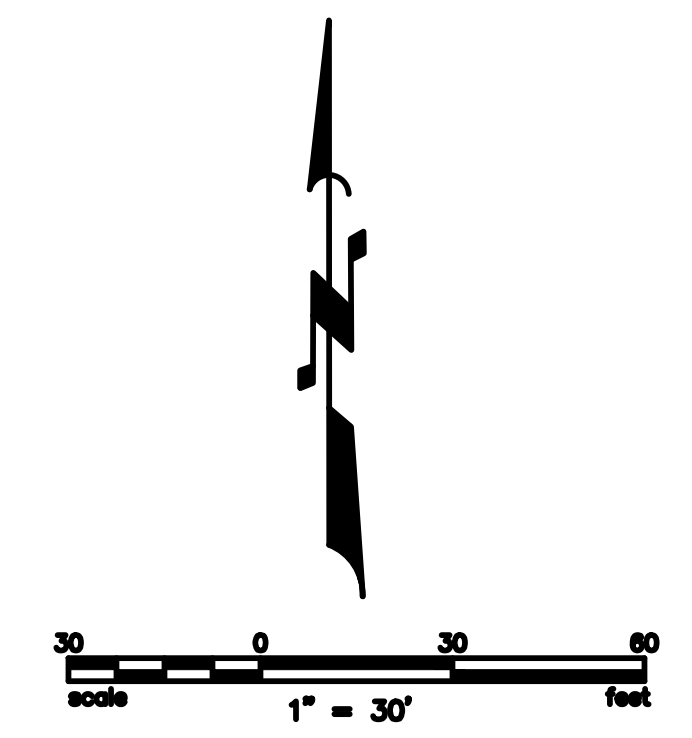
JOB NO.  
202310060

PRELIMINARY  
SITE PLAN

SHEET NO.  
1

1 OF 3

C:\Users\jdoivd\OneDrive\Team Drive\2023\02023\0060COUNTRY CLUB APTS\DWG\CIVIL\PRELIMINARY SITE PLAN\2024-01-11\202210040-FSP.dwg, 02/01/2024, 3:48:10 PM

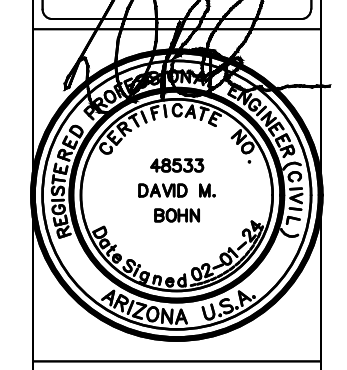


REVISIONS:


**PRELIMINARY GRADING & DRAINAGE PLAN**  
 PROJECT: **COUNTRY CLUB APARTMENTS**  
 333 W BROWN RD, MESA, AZ 85201

JOB NO. 202310060  
 PRELIMINARY GRADING & DRAINAGE PLAN

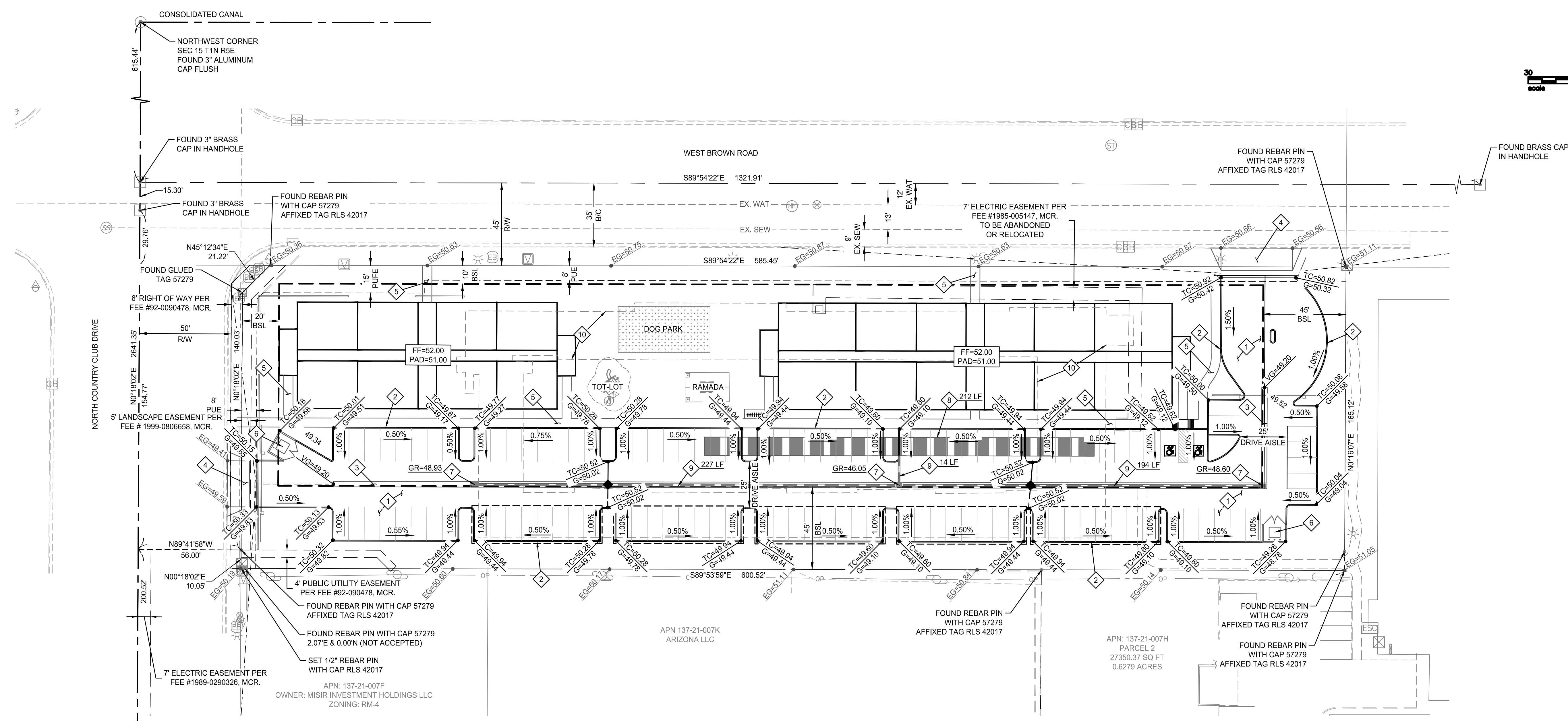
Contact Arizona 811 at least two full working days before you begin excavation  
 Call 811 or click Arizona811.com



JOB NO. 202310060  
 PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO. **2**  
 2 OF 3

C:\Users\davidb\_thebhgroup\Team Drive\2023\020223\0060COUNTRY CLUB APTS\DWG\CIVIL\PRELIMINARY SITE PLAN\2024-01-11\202210040-FGDP.dwg, 02/01/2024, 3:48:51 PM



**RETENTION CALCULATION**

$V_R = A * C * (D/12)$   
 $A = 2.27 \text{ ACRES}$   
 $C = 0.84$   
 $D = 2.16"$   
 $V_R = 2.27 \text{ ACRES} * 0.84 * (2.16/12)$   
 $V_R = 16.529 \text{ CF}$   
 $V_p = 16,650 \text{ CF, } 10\% \text{ EXCESS}$

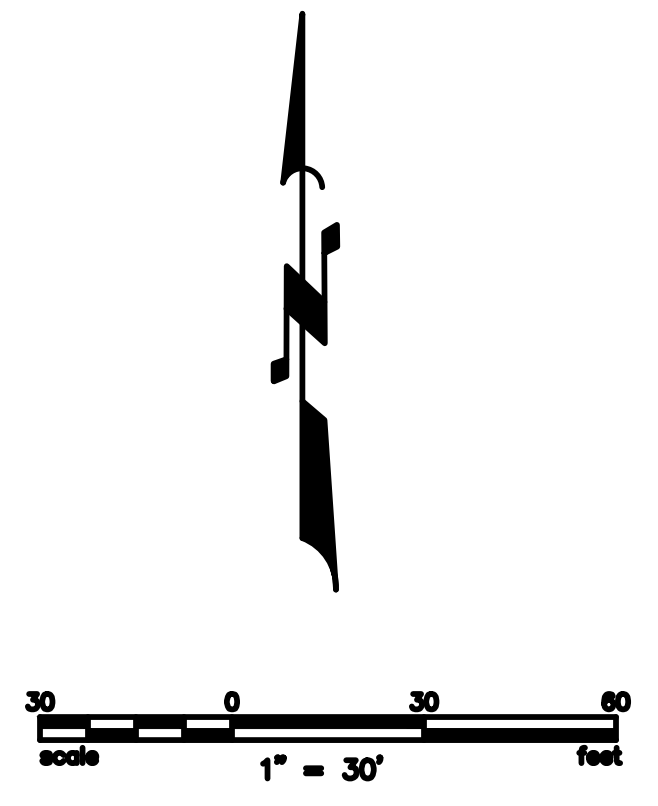
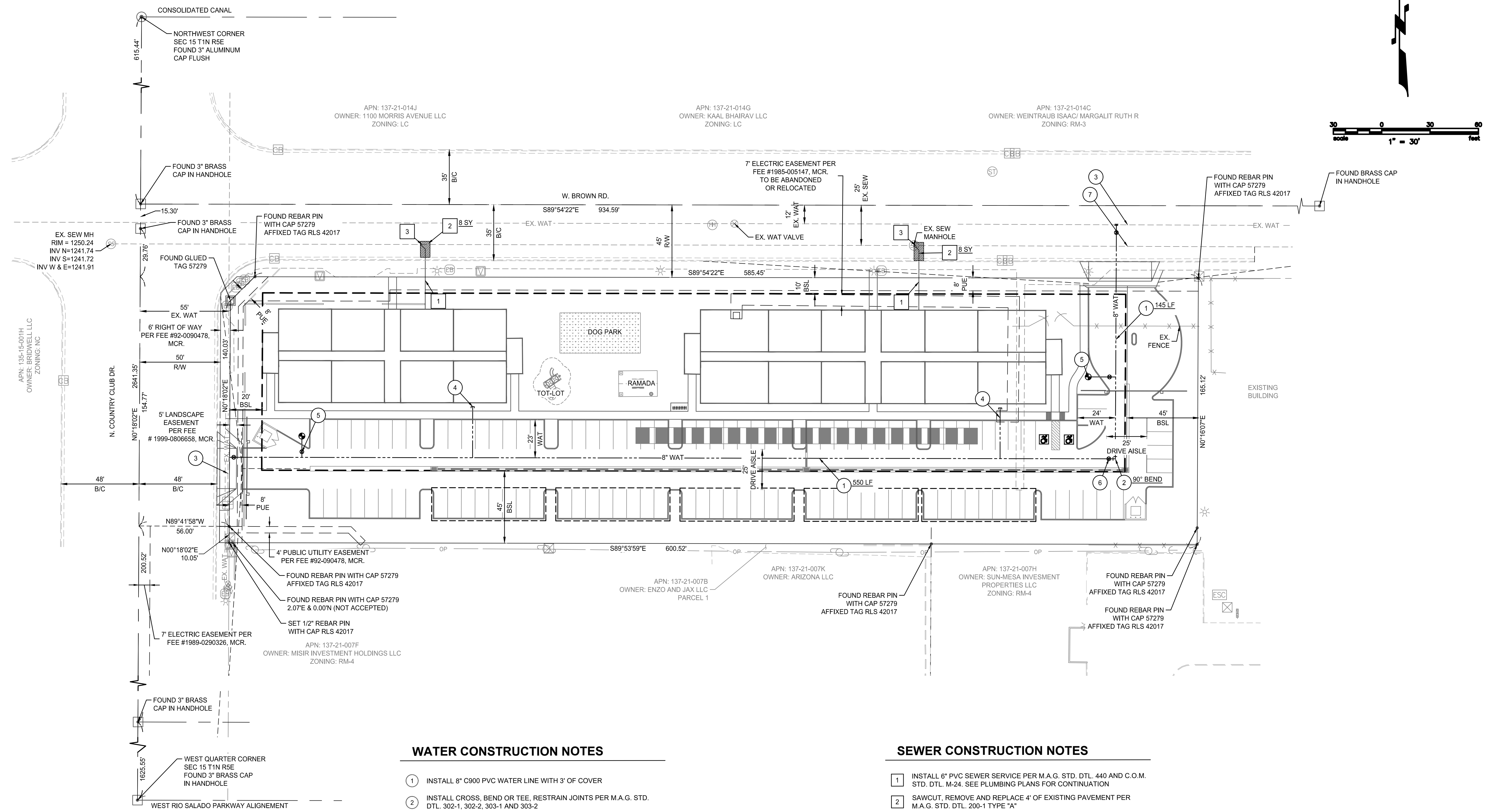
\*VOLUME PROVIDED WILL BE PROVIDED IN STORMTECH UNDERGROUND RETENTION SYSTEM

RETENTION TABLE		
STORMTECH	VOLUME PROVIDED	VOLUME REQUIRED
STORMTECH A	16,650 CF	16,529 CF
TOTAL	16,650 CF	

**GRADING CONSTRUCTION NOTES**

1	CONSTRUCT ASPHALT PAVEMENT
2	CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DTL. 222. TYPE 'A'.
3	CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240 MODIFIED TO 3' WIDTH.
4	CONSTRUCT DRIVEWAY ENTRANCE PER C.O.M. STD. DTL. M-42.
5	CONSTRUCT 5' SIDEWALK PER M.A.G. STD. DTL. 230.
6	TRASH ENCLOSURES PER C.O.M. STD. DTL. M-62.01 THRU M-62.04.02
7	CATCH BASIN TYPE 'F' PER M.A.G. STD. DTL. 535.
8	10' UNDERGROUND RETENTION.
9	INSTALL 12" HDPE STORM DRAIN PIPE.
10	REMOVE EXISTING CONCRETE

C:\Users\jdoivd\OneDrive\Team Drive\2023\020223100600COUNTRY CLUB APES\DWG\CIVIL\PRELIMINARY PRELIMINARY SITE PLAN\_2024-01-11\202210040-FUP.dwg, 02/01/2024, 2:58:19 PM



**WATER CONSTRUCTION NOTES**

- 1 INSTALL 8" C900 PVC WATER LINE WITH 3' OF COVER
- 2 INSTALL CROSS, BEND OR TEE, RESTRAIN JOINTS PER M.A.G. STD. DTL. 302-1, 302-2, 303-1 AND 303-2
- 3 INSTALL FITTING TAPPING SLEEVE, VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380
- 4 INSTALL 4" DOMESTIC WATER SERVICE, SEE PLUMBING PLAN FOR CONTINUATION
- 5 INSTALL FIRE HYDRANT PAINTED RED SAFETY PER M.A.G. STD. DTL. 360-3 AL HYDRANTS SHALL HAVE A MARKER PER M.A.G. STD. DTL. 122
- 6 INSTALL 8" VALVE PER M.A.G. STD. DTL. 391-1
- 7 COMPLIANCE OF M.A.G. STD. DTL. 404 AND 610 AT WATER AND SEWER CROSSINGS IS REQUIRED. EXTRA PROTECTION (EPR) PER M.A.G. STD. DTL. 404-3 WHEN NEEDED. RESTRAIN JOINTS ON DIP WATER PER M.A.G. STD. DTL. 303

**SEWER CONSTRUCTION NOTES**

- 1 INSTALL 6" PVC SEWER SERVICE PER M.A.G. STD. DTL. 440 AND C.O.M. STD. DTL. M-24. SEE PLUMBING PLANS FOR CONTINUATION
- 2 SAWCUT, REMOVE AND REPLACE 4' OF EXISTING PAVEMENT PER M.A.G. STD. DTL. 200-1 TYPE "A"
- 3 LOCATE AND CONNECT TO EXISTING SEWER SERVICE WITH NECESSARY AND APPROPRIATE FITTINGS

REVISIONS:


PRELIMINARY UTILITY PLAN  
 PROJECT: COUNTRY CLUB APARTMENTS  
 333 W BROWN RD, MESA, AZ 85201

Job No. 202310060  
 Drawn By  
 Checked

Contact Arizona 811 at least two full working days before your begin excavation  
 Call 811 or click Arizona811.com

