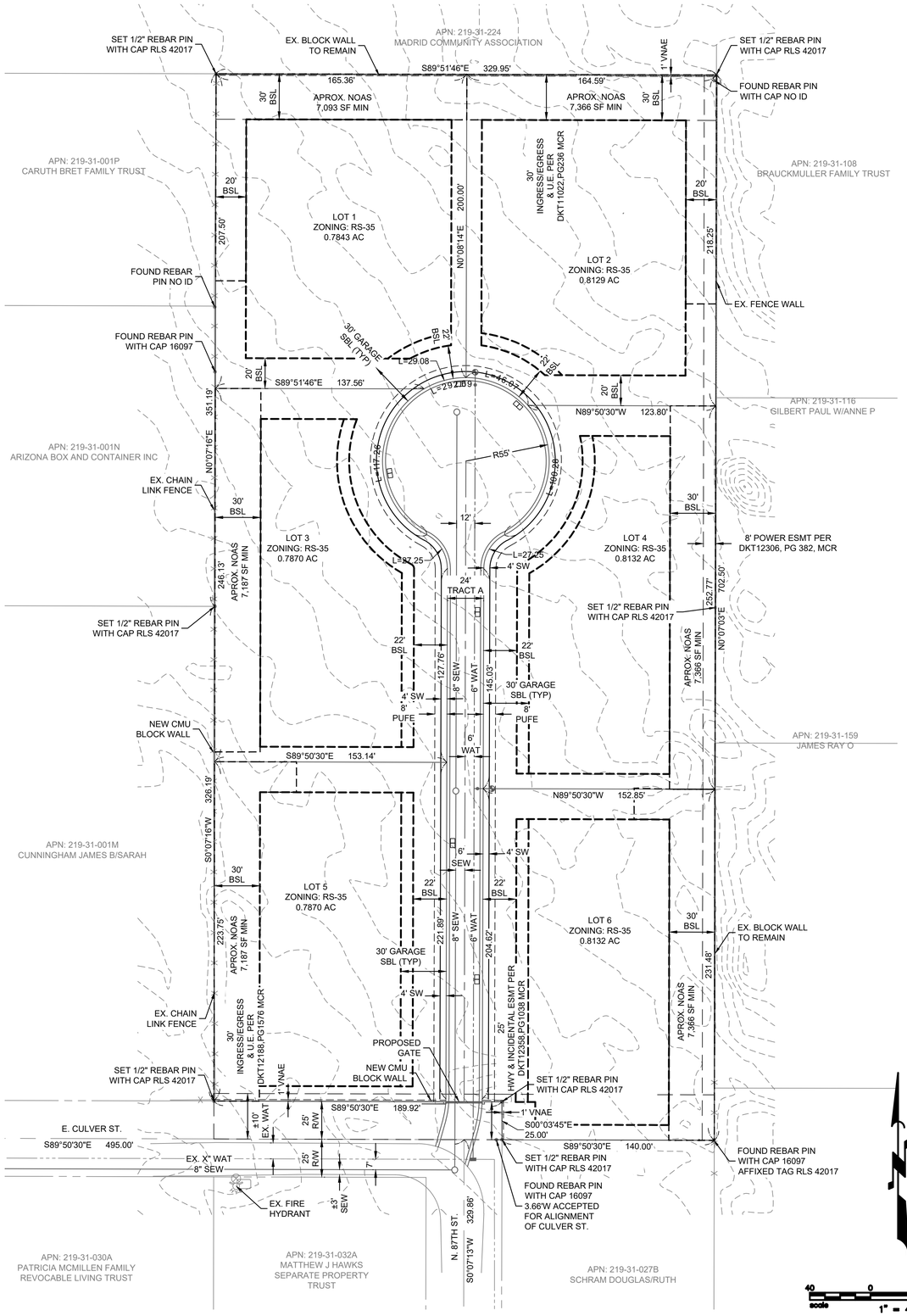
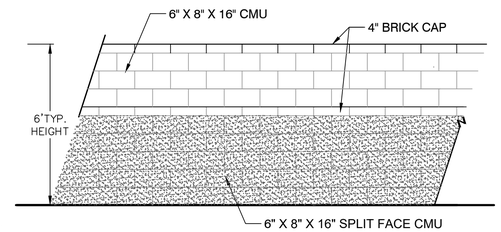
PRELIMINARY SITE PLAN
FOR
CULVER GARDEN ESTATES

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





PERIMETER DECORATIVE WALL - W-101

3/8" = 1'-0"

FLOOD NOTE

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. 04013C2285L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 04013C (CITY OF SURPRISE).

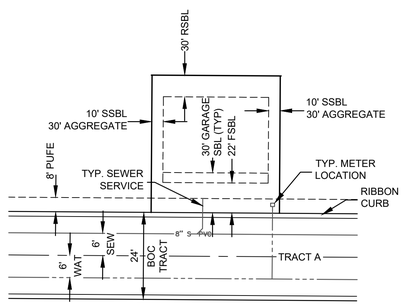
ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

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

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY (R/W)
- EASEMENT LINE
- CENTER LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- SURVEY MONUMENT
- SEWER LINE
- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- EXISTING ROAD
- EXISTING WATER
- EXISTING SEWER
- EXISTING FENCE
- EXISTING BLOCK WALL
- EXISTING ELECTRICAL BOX
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING WATER METER



TYPICAL LOT DETAIL

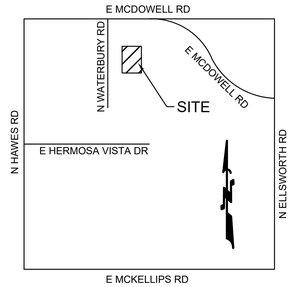
N.T.S.

SERVICE PROVIDERS

WATER	CITY OF MESA
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SRP

LOT AREAS:

LOT 1 = 34166.27 SF (0.78 ACRES): NOAS = 0.163 AC = 7,093 SF MIN
LOT 2 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
LOT 3 = 34283.03 SF (0.79 ACRES): NOAS = 0.165 AC = 7,187 SF MIN
LOT 4 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
LOT 5 = 34283.03 SF (0.79 ACRES): NOAS = 0.165 AC = 7,187 SF MIN
LOT 6 = 35409.20 SF (0.81 ACRES): NOAS = 0.169 AC = 7,366 SF MIN
TRACT A = 18428.25 SF (0.42 ACRES)



VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 6 SINGLE FAMILY RESIDENTIAL LOTS.

TOTAL GROSS ACREAGE = 5.22 AC

APPLICANT

BFH HOLDING
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

ENGINEER

BFH GROUP
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

SHEET INDEX

1.....PRELIMINARY SITE PLAN
2.....PRELIMINARY GRADING PLAN
3.....PRELIMINARY UTILITY PLAN

SURVEYOR

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

NATURAL OPEN SPACE NOTE:

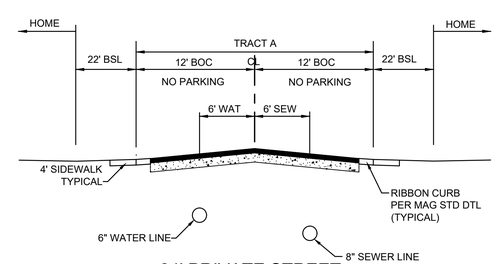
CULVER GARDENS WILL MAINTAIN A MINIMUM OF 10% NATURAL OPEN SPACE AS DEFINED IN THE CITY OF MESA SUBDIVISION REGULATIONS DESERT UPLANDS DEVELOPMENT STANDARDS, CITY CODE 9-6-5. ALL NOAS AREA IS DEFINED ON THE PRELIMINARY PLAT AND IS EQUIVALENT TO 10% MINIMUM OF THE OVERALL SITE AREA. IT IS IMPORTANT TO 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.

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% DISTURBANCE AREAS NOT TO EXCEED 50% PER LOT



24' PRIVATE STREET

TYPICAL CROSS SECTION
(LOOKING NORTH)
N.T.S.

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

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT: CULVER GARDEN ESTATES
CULVER STREET, MESA, AZ 85207

Job No. 00202110010
Drawn By: PJ
Checked: DB

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 48533 DAVID M. BOHN Date Signed 07-10-24 ARIZONA, U.S.A.

JOB NO.
00202110010

PRELIMINARY SITE PLAN

SHEET NO.
1

1 OF 3

S:\BFH\2022\00202110010BFH CULVER MLS\DWG\CIVIL\PRELIMINARY\PRELIMINARY\2024-06-08\20221001O-PSP.dwg, 07/10/2024