

# FINAL SITE PLAN FOR APACHE GARDENS

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

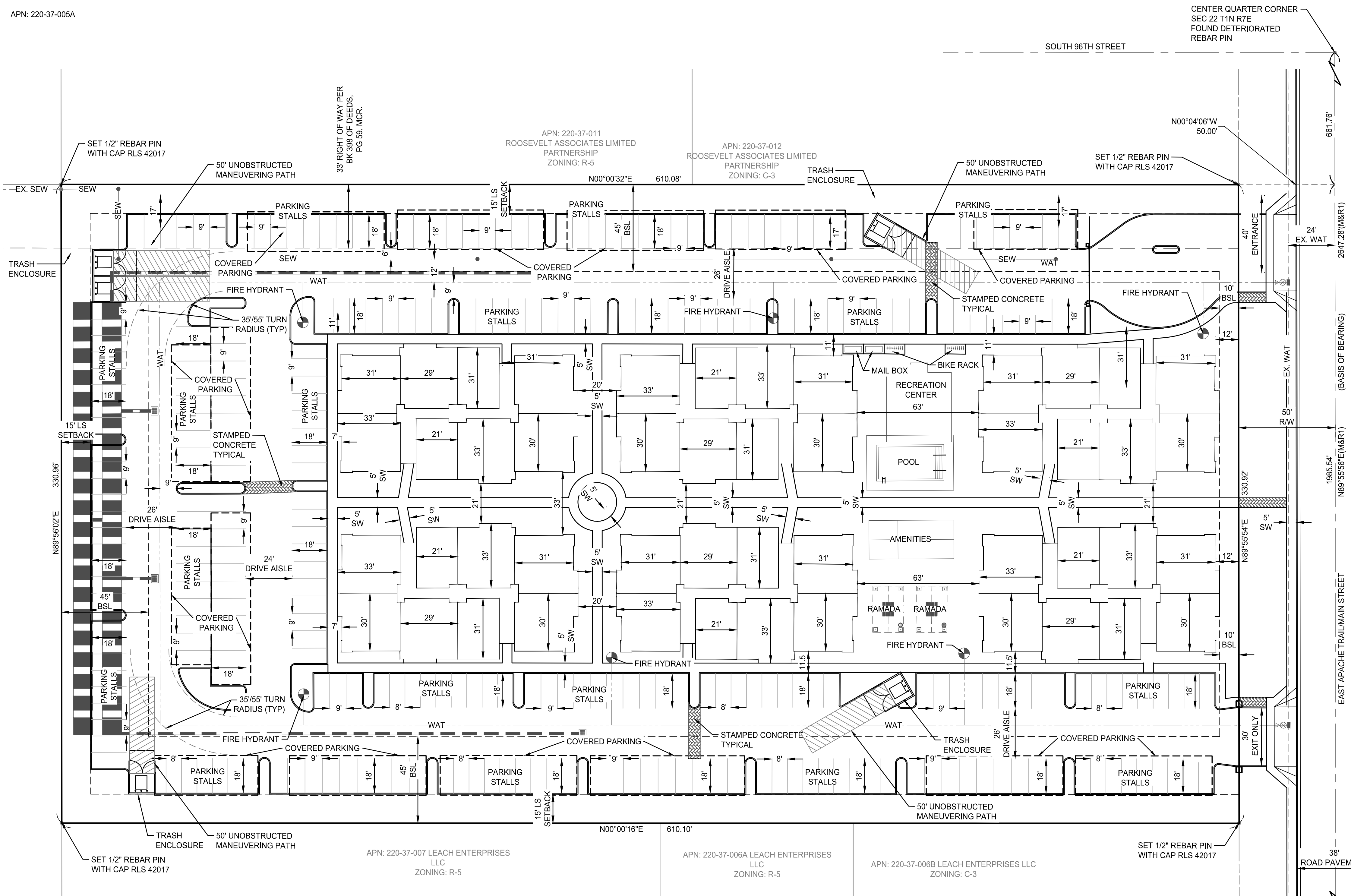
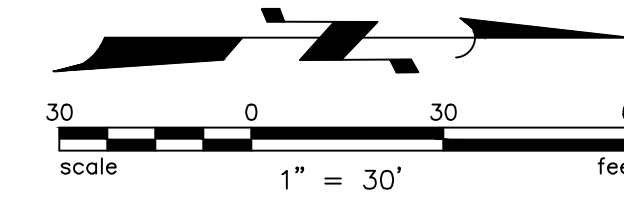
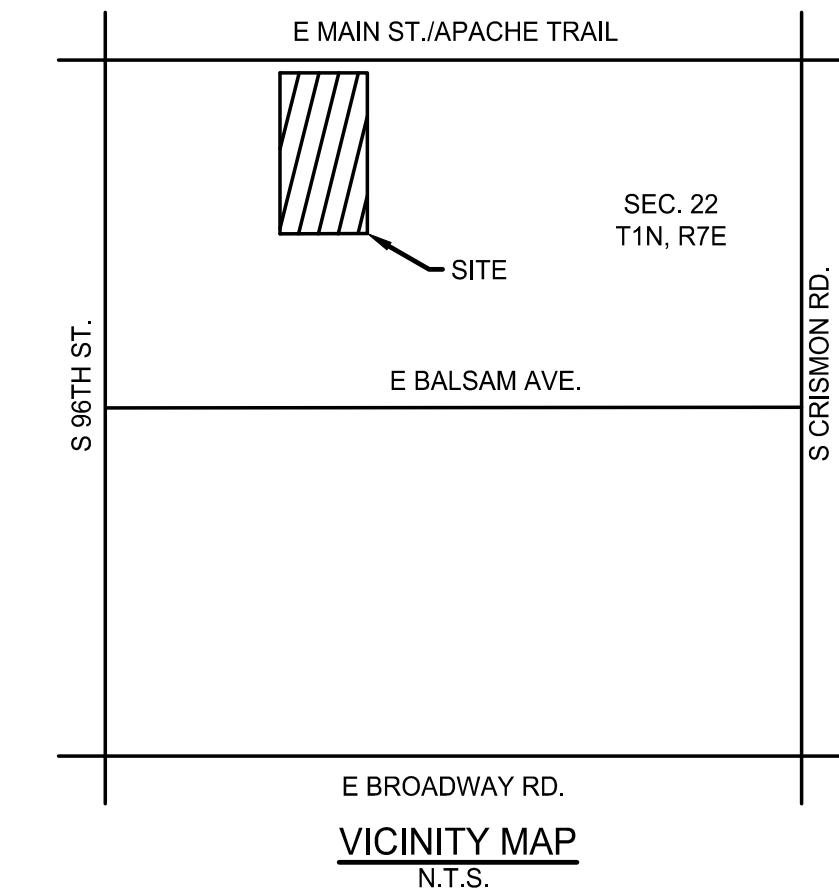
## LEGAL DESCRIPTION

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

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 FEET THEREOF.

APN: 220-37-005A



## DEVELOPER

BFH HOLDINGS, LLC  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206

## ENGINEER

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

## PROJECT DATA TABLE

PROPERTY LOCATION: 0705 EAST MAIN STREET  
CURRENT ZONING: R-5 & C-3  
PROPOSED ZONING: RM-4 PAD  
APARTMENT UNITS: 144 UNITS TOTAL  
3 BEDROOM: 36 UNITS  
2 BEDROOM: 72 UNITS  
1 BEDROOM: 36 UNITS  
GROSS AREA: 235,002.6 S.F. = 5.39 ACRES  
NET AREA: 201,903.1 S.F. = 4.63 ACRES  
ALLOWABLE DENSITY: 30.0 UNITS/ACRE MAX  
PROPOSED DENSITY: 26.72 UNITS/ACRE  
ALLOWABLE LOT COVERAGE: 70.0% MAX  
PROPOSED LOT COVERAGE: 69.8% PROPOSED  
BUILDING HEIGHT: LESS THAN 40'  
PROPOSED BLDG COVERAGE: 19.6% PROPOSED  
LAND USE: HIGH DENSITY RESIDENTIAL  
OPEN SPACE REQ'D: 150 SF PER UNIT  
OPEN SPACE PROVID: 452 SF PER UNIT

## BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING S89°55'54"E. (ASSUMED BEARING)

## BENCHMARK

A BRASS TAG FOUND TOP OF CURB OF THE MEDIAN ON THE WEST SIDE AT THE INTERSECTION OF CRIMSON ROAD & APACHE TRAIL, LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1573.32' (NAVD 88 DATUM)

## PARKING CALCULATIONS

REQUIRED PARKING: CITY OF MESA ZONING CODE:  
2.1 STALLS PER UNIT = 144 \* 2.1  
= 302.4 (303) STALLS TOTAL

PARKING PROVIDED:  
GENERAL SPACES (9'X18', 8.5'X18' OR 8'X18' TYP) = 289  
COVERED PARKING: 122  
UNCOVERED PARKING: 167  
TOTAL PARKING SPACES PROVIDED = 289 SPACES

## PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 144 APPARTAMENT UNITS.

TOTAL GROSS ACREAGE = 5.39 AC  
TOTAL NET ACREAGE = 4.63 AC

## SHEET INDEX

SHEET 1.....SITE PLAN  
SHEET 2.....DETAIL SHEET

## 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                    |  | CLEANOUT                 |
|  | PROPOSED CURB                    |  | MANHOLE                  |
|  | SIDEWALK LINE                    |  | NATURAL GROUND ELEVATION |
|  | R/W LINE                         |  | GRADE BREAK              |
|  | EASEMENT LINE                    |  | GRADE CHANGE             |
|  | SECTION LINE                     |  |                          |
|  | OTHERS PROPERTY                  |  |                          |
|  | REBAR PIN (AS NOTED)             |  |                          |
|  | (M) MEASURED BEARINGS/DISTANCES  |  |                          |
|  | (R#) RECORDED BEARINGS/DISTANCES |  |                          |
|  | STORM DRAIN LINE                 |  |                          |
|  | UNDERGROUND TANK                 |  |                          |
|  | CATCH BASIN                      |  |                          |
|  | ELEV. AT BC                      |  |                          |
|  | SLOPE                            |  |                          |
|  | EXISTING CONTOUR LINES           |  |                          |

FINAL SITE PLAN  
APACHE GARDENS  
MULTI - FAMILY  
9705 E MAIN STREET MESA, ARIZONA, 85207

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

Job No.: 00202110180  
Drawn By: PJ  
Checked: DB

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

DAVID M. BOHN  
Professional Engineer  
No. 48533  
Arizona State Board of Engineers and Architects  
Expires 09/30/2025

JOB NO.  
00202110180  
PRELIM  
SITE PLAN  
SHEET NO.  
1  
1 OF 2

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