

FINAL SITE PLAN FOR GARDENS AT MERIDIAN

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS WEST (AN ASSUMED BEARING), ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 517.66 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 69 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 53 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 81.11 FEET;

THENCE SOUTH 65 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 97.61 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 252.00 FEET;

THENCE SOUTH 83 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 88.30 FEET;

THENCE SOUTH 10 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 320.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST SOUTHERN AVENUE;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 550.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 69 DEGREES 50 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 142.60 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PARCELS AS CONDEMNED IN FINAL ORDER OF CONDEMNATION, RECORDED IN DOCUMENT NO. 2004-28286 AND AMENDMENT RECORDED IN DOCUMENT NO. 2011-H2594.

TWO PARCELS OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING ALSO PART OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 05-049398 MGR.

SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THE NORTH 15 FEET OF THE SOUTH 55 FEET OF THE WEST 359.55 FEET OF THE EAST 414.55 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25.

PARCEL NO. 2: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 55 FEET AND THE WEST LINE OF THE EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE WESTERLY 55 FEET ALONG SAID NORTH LINE OF THE SOUTH 55 FEET TO A POINT; THENCE IN NORTHEASTERLY DIRECTION TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 55 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING;

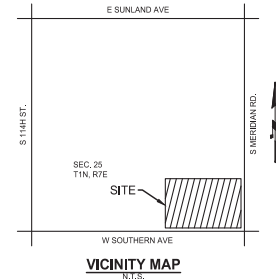
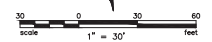
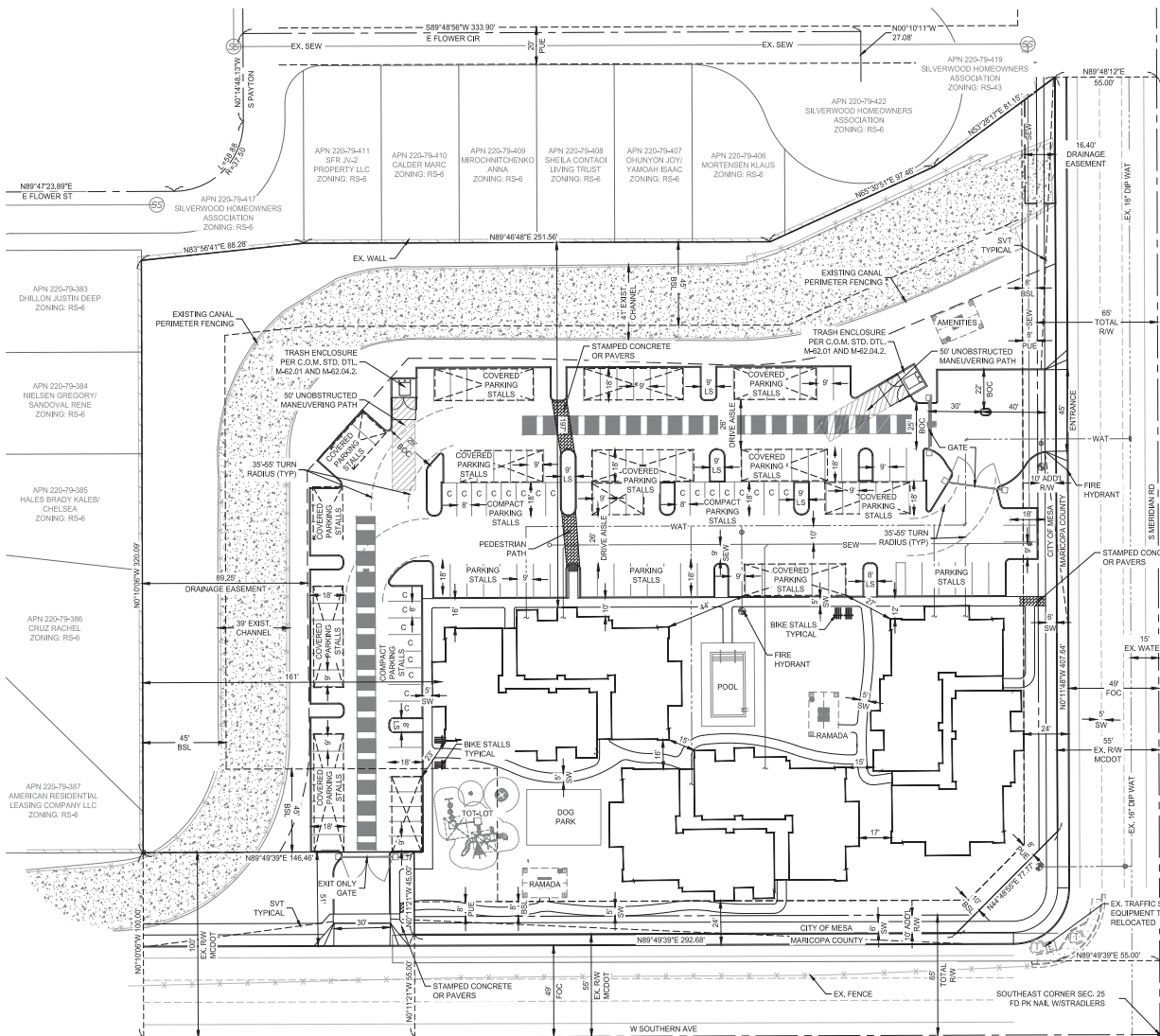
EXCEPT FROM PARCEL NO. 1 AND PARCEL NO. 2, BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE WEST LINE OF EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE WESTERLY 35 FEET ALONG SAID NORTH LINE OF THE SOUTH 40 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION, TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 35 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY (RW)
- EASEMENT LINE
- CENTER LINE
- PROPOSED CURB
- SIDEWALK LINE
- CHAIN LINK FENCE
- WATER LINE
- SEWER LINE
- ELECTRICAL LINE
- STORM DRAIN LINE
- UNDERGROUND TANK
- EXISTING CURB
- EXISTING WATER
- EXISTING SEWER
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN



OWNER/DEVELOPER
BFH HOLDINGS, LLC
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

ENGINEER
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3707 EAST SOUTHERN AVENUE
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PROJECT DATA TABLE

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- DETAIL SHEET

PROJECT DATA TABLE

PROJECT LOCATION: 1138 S. MERIDIAN RD., MESA AZ
CURRENT ZONING: RS-43
PROPOSED ZONING: R64-PAD
APARTMENT UNITS: 72 UNITS
3 BEDROOM: 18 UNITS
2 BEDROOM: 38 UNITS
1 BEDROOM: 18 UNITS

GROSS AREA: 246,113 SF = 5.65 ACRES
NET AREA: 162,359 SF = 3.71 ACRES
PROPOSED DENSITY: 17.18 UNITS/ACRE (GROSS)
ALLOWABLE DENSITY: 20 UNITS/ACRE (MAX)
OPEN SPACE REQ'D: 175 SF PER UNIT
OPEN SPACE PROVIDED: 97,707 SF TOTAL
ALLOWABLE LOT COVERAGE: 46.4%
BUILDING HEIGHT: MAX HEIGHT 40'
LAND USE: HIGH DENSITY RESIDENTIAL
PROPOSED BLDG COVERAGE: 10.8% PROPOSED
MAXIMUM BLDG COVERAGE: 50%

PARKING CALCULATIONS

REQUIRED PARKING:
CITY OF MESA ZONING CODE:
2.1 STALLS PER UNIT = 151.2 (152) STALLS TOTAL

PARKING PROVIDED:
STANDARD STALLS (9'x18') = 128
COMPACT STALLS (8'x18') = 24 = 15.8% OF REQ'D (20% ALLOWABLE)
COVERED SPACES = 73
TOTAL PARKING SPACES PROVIDED = 152 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 UNLESS SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

BICYCLE PARKING PROVIDED:
1 BIKE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES
152 SPACES / 10 = 15.2 = 16 BIKE SPACES

BICYCLE PARKING PROVIDED:
16 TOTAL SPACES
C = COMPACT PARKING (8'x18')

PROJECT DESCRIPTION

A PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 72 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 5.65 AC
TOTAL NET ACREAGE = 4.19 AC

SERVICE PROVIDERS

WATER: ARIZONA WATER COMPANY
SEWER: CITY OF MESA
POLICE: CITY OF MESA
FIRE: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT

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

PRELIMINARY SITE PLAN
GARDENS AT MERIDIAN
1138 S. MERIDIAN RD., MESA, AZ 85206

JOB NO.
00202210130
SHEET NO.
1
OF 4

NOT APPROVED FOR CONSTRUCTION