

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

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 WHICH IS 165.12 FEET SOUTH OF THE NORTH LINE OF THE
SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
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 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.

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

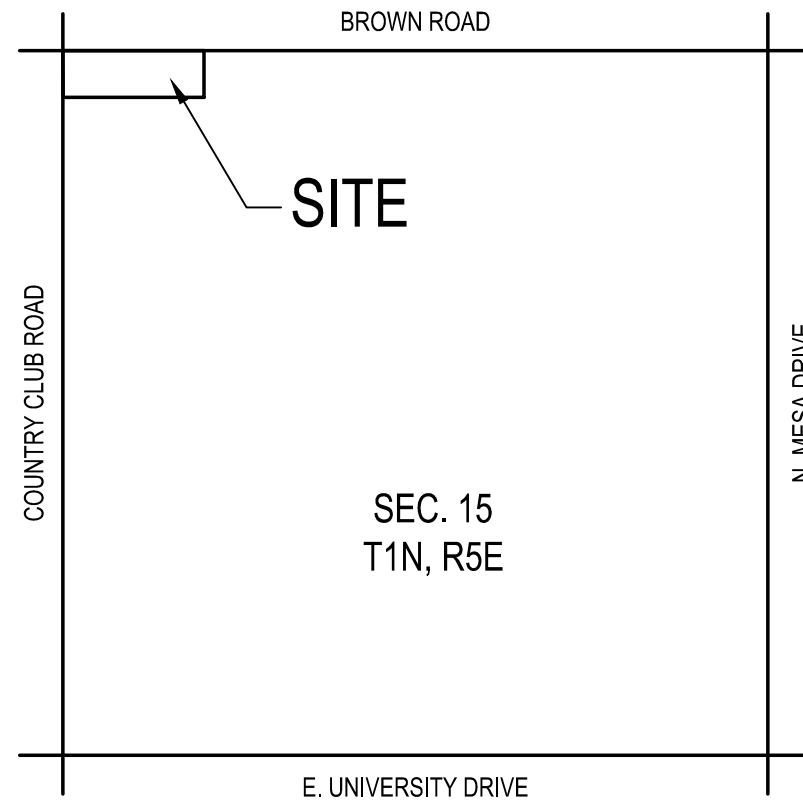
SERVICE PROVIDERS

WATER CITY OF MESA
SEWER CITY OF MESA
POLICE CITY OF MESA
FIRE CITY OF MESA
ELECTRIC SALT RIVER PROJECT

LEGEND

BOUNDARY LINE
RIGHT OF WAY (R/W)
EASEMENT LINE
CENTER LINE
PROPOSED CURB
SIDEWALK LINE
VALLEY GUTTER
WATER LINE
SEWER LINE
STORM DRAIN LINE
EXISTING CURB
EXISTING WATER
EXISTING SEWER
FIRE HYDRANT
WATER VALVE
BRASS CAP (OR AS NOTED)
REBAR (AS NOTED)
CHISELED "X"
CONCRETE NAIL (AS NOTES)
LOT NUMBER

EXISTING STORM MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD
EXISTING UTILITY POLE
EXISTING DOWN GUY WIRE
EXISTING CATCH BASIN
EXISTING GAS LINE MARKER
EXISTING SWITCH CABINET
EXISTING TRANSFORMER
EXISTING JUNCTION BOX
EXISTING LIGHT POLE
EXISTING STREET SIGN
EXISTING IRRIGATION
CONTROL VALVE
EXISTING VAULT
CLEANOUT
MANHOLE



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

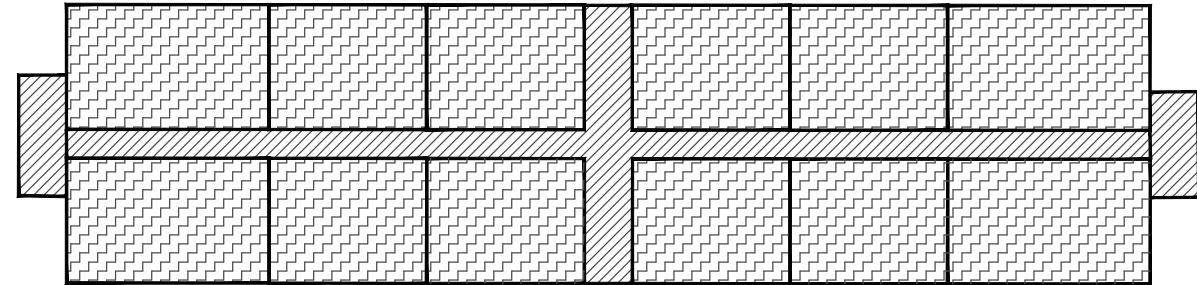
PROJECT DATA TABLE

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

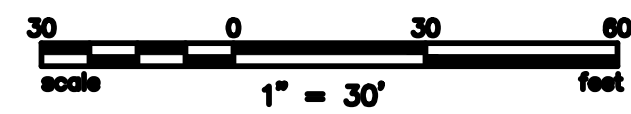
GROSS AREA: 137,904.9 S.F. = 3.17 ACRES
NET AREA: 100,188.0 S.F. = 2.30 ACRES
ALLOWABLE DENSITY: 30.0 UNITS/ACRE MAX
PROPOSED DENSITY: 17.67 UNITS/ACRE
ALLOWABLE LOT COVERAGE: 70.0% MAX
PROPOSED LOT COVERAGE: 64.8% PROPOSED
BUILDING HEIGHT: LESS THAN 40'
PROPOSED BLDG COVERAGE: 16.22% PROPOSED
LAND USE: 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
THERE TO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL
SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE
FURNISHED.



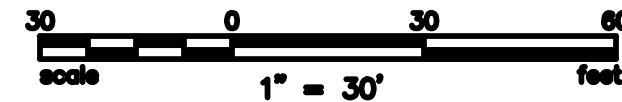
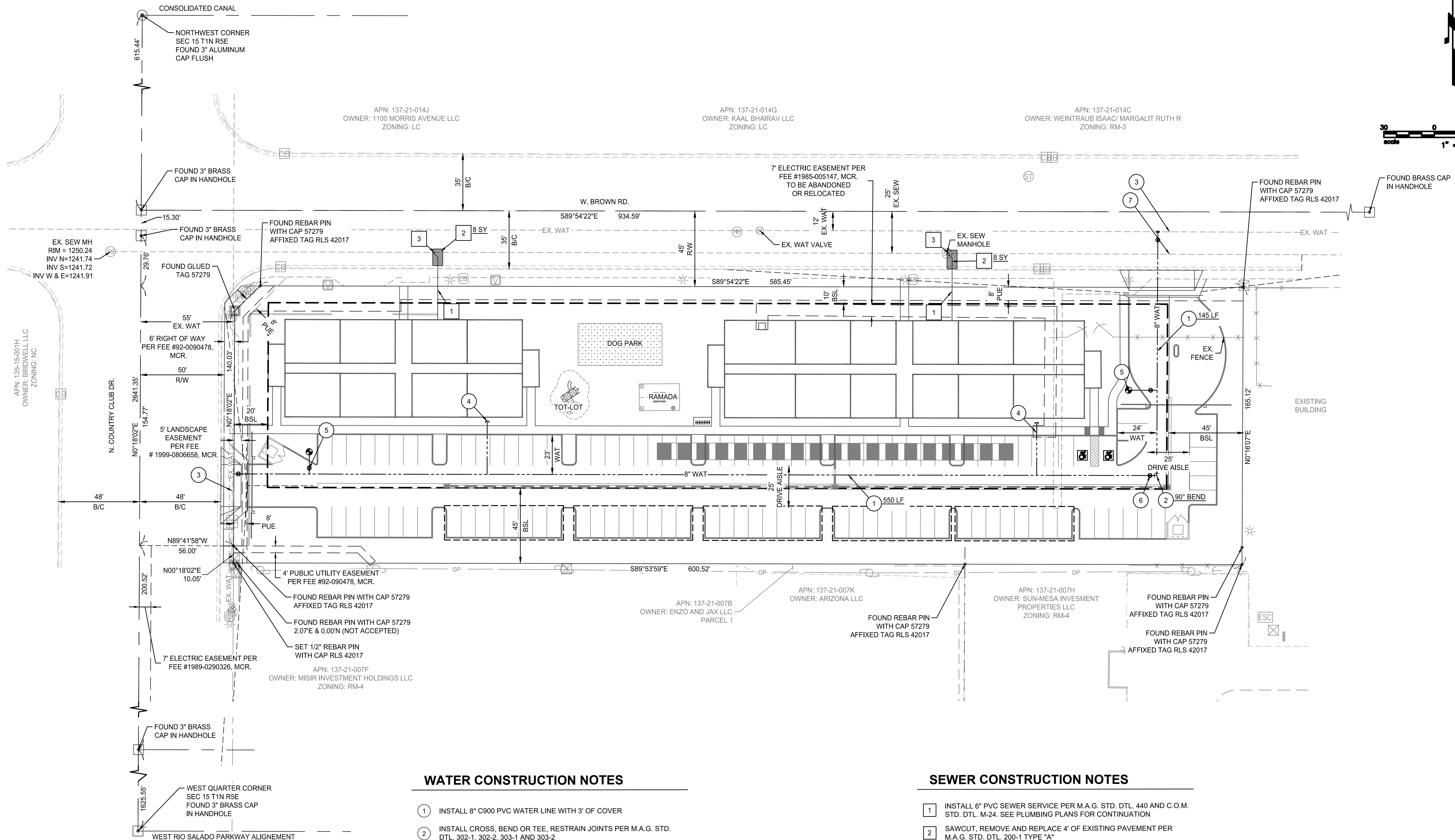
PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA



*VOLUME PROVIDED WILL BE PROVIDED IN STORMTECH UNDERGROUND RETENTION SYSTEM

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

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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



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

REVISIONS:

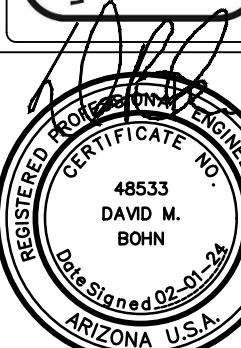
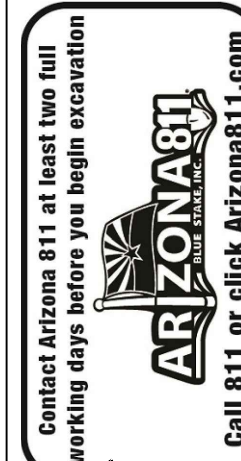
PRELIMINARY UTILITY PLAN

COUNTRY CLUB APARTMENTS

PROJECT:

333 W BROWN RD, MESA, AZ 85201

Job No. 202310060
Drawn By
Checked By



JOB NO.
202310060

PRELIMINARY
UTILITY PLAN

SHEET NO.

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