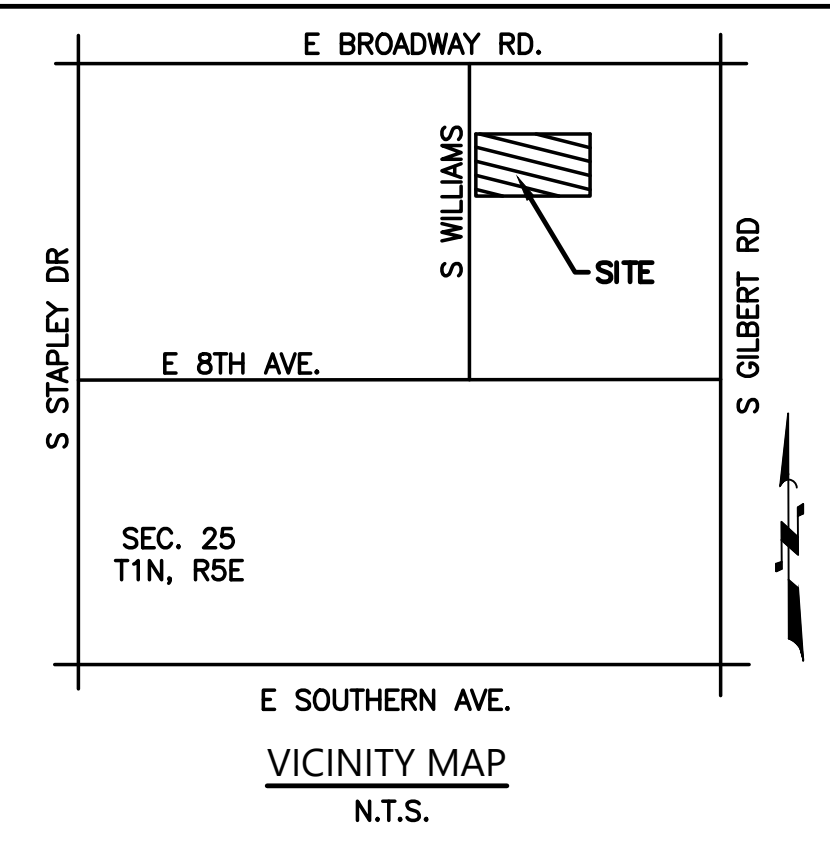
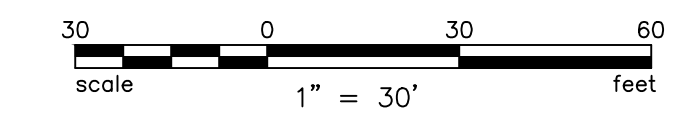
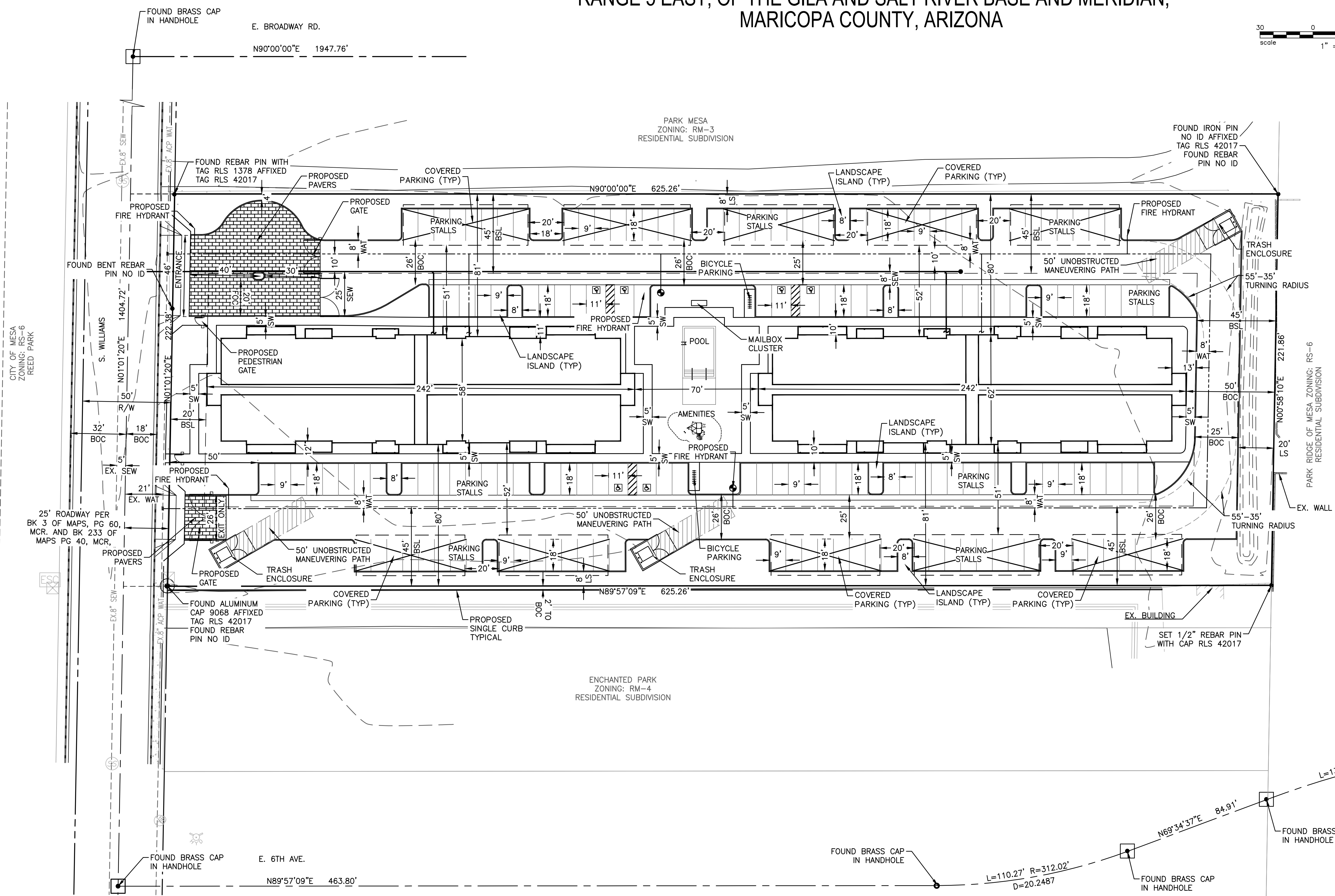


FINAL SITE PLAN FOR RESIDENCE AT REED PARK

A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



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



APPLICANT
 RIDGEWAY INVESTMENTS LLC
 3214 NORTH UNIVERSITY AVENUE STE 117
 PROVO, UTAH, 84604
 PHONE: 480-236-6483
 CONTACT: RYAN HATCH

ENGINEER
 BFH GROUP
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480-734-1446
 CONTACT: DAVID M. BOHN

PROJECT DESCRIPTION
 A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
 CONSISTING OF 72 APARTMENTS STYLE UNITS.

TOTAL GROSS AREA= 3.31 ACRES
 TOTAL NET AREA= 3.18 ACRES

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
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	R/W LINE
	EASEMENT LINE
	SECTION LINE
	WATER LINE
	SEWER LINE
	PROPOSED FIRE HYDRANT
	REBAR PIN (AS NOTED)
	BRASS CAP (AS NOTED)
	BRASS CAP IN HANDHOLE
	EXISTING FIRE HYDRANT
	EXISTING JUNCTION BOX
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WALL
	EXISTING WATER LINE
	EXISTING SEWER LINE

FINAL SITE PLAN
RESIDENCE AT REED PARK
 537 & 539 S. WILLIAMS, MESA, AZ 85204

Job No: 00202010050
 Drawn By: PJ
 Checked: DB

NOT APPROVED FOR CONSTRUCTION

DAVID M. BOHN
 PROFESSIONAL ENGINEER
 ARIZONA U.S.A.
 EXP. RES. 09/30/2025

JOB NO.
 00202010050
 Prelim Site Plan
 SHEET NO.
1
 1 OF 1

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE NORTH 65 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 2:
 THE NORTH 137 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 3:
 THE SOUTH ONE HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

EXCEPT THE NORTH 137 FEET;
 EXCEPT THE SOUTH 105 FEET.

SITE SUMMARY

GROSS SITE AREA:	= 144,396 SF (3.31 ACRES)
NET SITE AREA:	= 138,836 SF (3.18 ACRES)
EXISTING ZONING:	= RM-4 PAD
PROPOSED ZONING:	= RM-4 PAD
PROPOSED NO. UNITS:	= 72
PROPOSED NO. BLDGS:	= 2 TOTAL
ALLOWABLE DENSITY:	= 30 DU/AC
PROPOSED DENSITY:	= 72 DU / 3.18 AC
	= 22.64 DU/AC
ALLOWABLE LOT COVERAGE:	= 70%
PROPOSED LOT COVERAGE:	= 97,185 SF = 70.0%
MAXIMUM BLDG COVERAGE:	= 55%
PROPOSED BLDG COVERAGE:	= 27,660 SF = 19.9%

REQUIRED OPEN SPACE:	= 150 SF/UN = 10,800 SF = 7.77%
PROVIDED OPEN SPACE:	= 47,732.36 SF = 34.38% = 663 SF/DU
PARKING REQUIRED:	= 2.1 SPACES PER UNIT
	= 2.1 * 72 UNITS
	= 151.2 = 152 TOTAL STALLS
PARKING PROVIDED:	= 163 TOTAL STALLS
	= 2.26 STALLS PER UNIT
ADA PARKING REQUIRED:	= 6 STALLS PER 151 TO 200 PARKING STALLS
ADA PARKING PROVIDED:	= 1 STALL PER UNIT = 72 STALLS
COVERED PARKING REQUIRED:	= 72 STALLS
COVERED PARKING PROVIDED:	= 1 PER 10 PARKING STALLS: MIN 3
BICYCLE PARKING REQUIRED:	= 152 * 0.1 = 15.2 = 16 SPACES
BICYCLE PARKING PROVIDED:	= 16 TOTAL BICYCLE PARKING SPACES

MZO SECTION 11-5-A.1.D

TOTAL FRONT / STREET FACING SIDE YARD = 4,447 SF

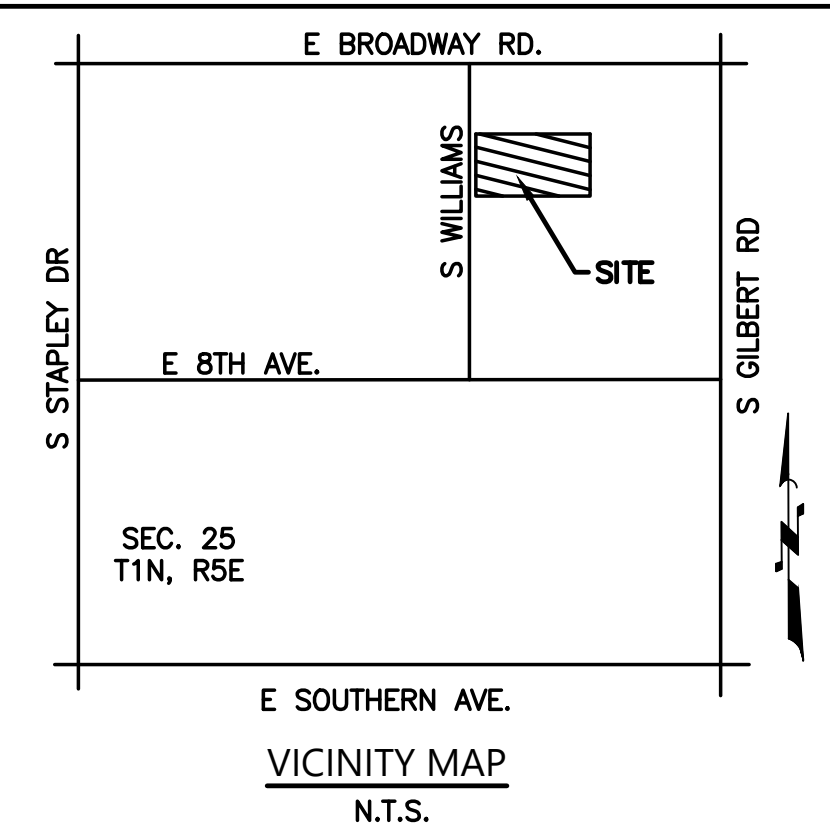
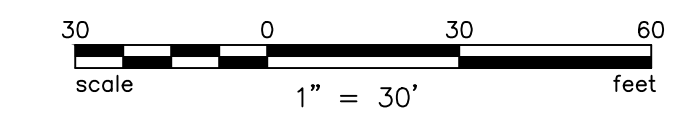
TOTAL PAVED AREA = 1,852 SF

TOTAL PERCENT COVERED = 41.6%

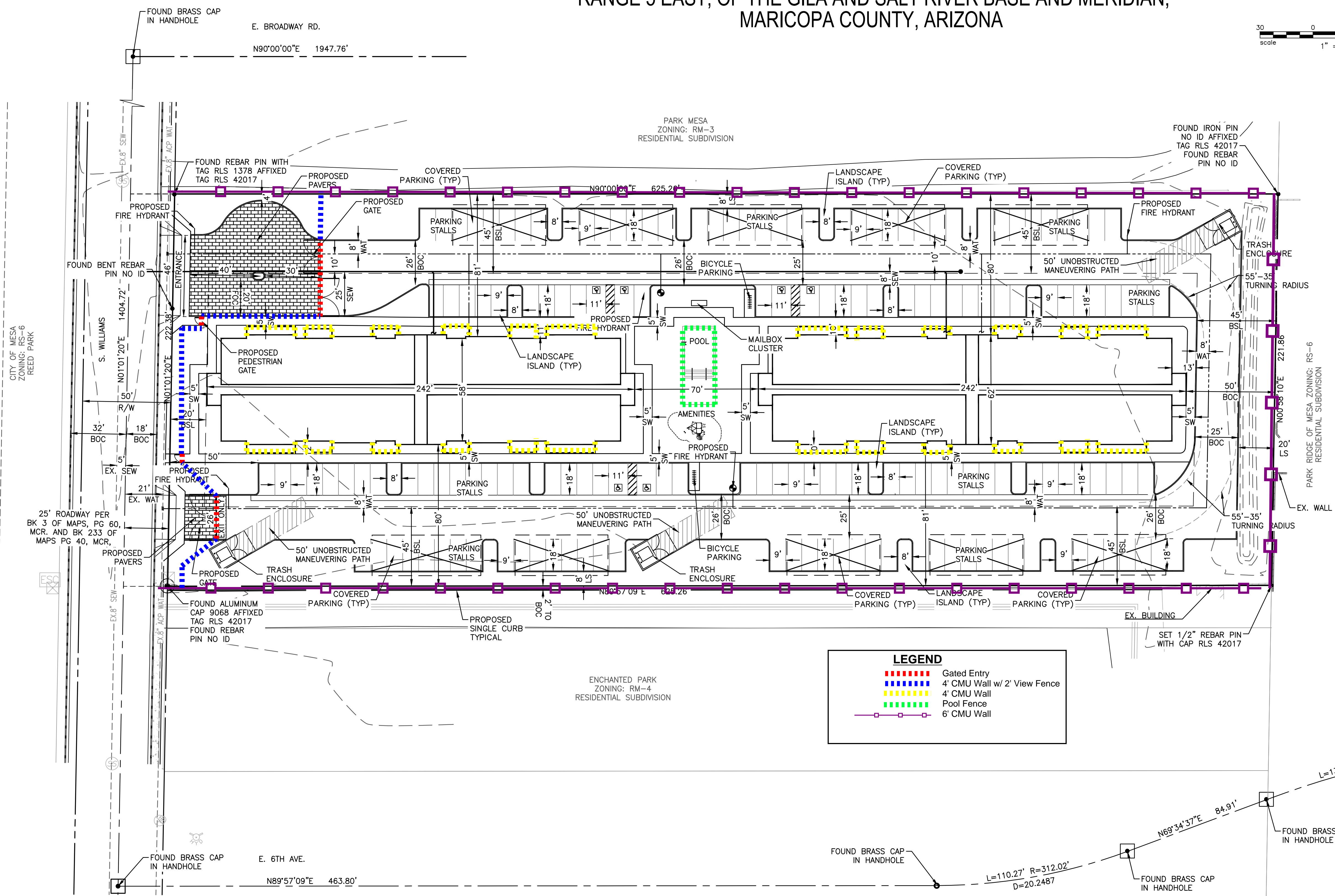
C:\Users\David.L\OneDrive\Documents\Projects\Reed Park\2020\00202010050\REED PARK\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN_2023-01-02.dwg, 06/09/2023 12:59:31 PM

PRELIMINARY SITE PLAN FOR RESIDENCE AT REED PARK

A PORTION OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



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



APPLICANT
RIDGWAY INVESTMENTS LLC
3214 NORTH UNIVERSITY AVENUE STE 117
PROVO, UTAH, 84604
PHONE: 480-236-6483
CONTACT: RYAN HATCH

ENGINEER
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480-734-1446
CONTACT: DAVID M. BOHN

PROJECT DESCRIPTION
A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 72 APARTMENTS STYLE UNITS.

TOTAL GROSS AREA= 3.31 ACRES
TOTAL NET AREA= 3.18 ACRES

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
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	R/W LINE
	EASEMENT LINE
	SECTION LINE
	WATER LINE
	SEWER LINE
	PROPOSED FIRE HYDRANT
	REBAR PIN (AS NOTED)
	BRASS CAP (AS NOTED)
	BRASS CAP IN HANDHOLE
	EXISTING FIRE HYDRANT
	EXISTING JUNCTION BOX
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING SEWER LINE

LEGEND

	Gated Entry
	4' CMU Wall w/ 2' View Fence
	4' CMU Wall
	Pool Fence
	6' CMU Wall

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH 65 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 2:
THE NORTH 137 FEET OF THE SOUTH HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

PARCEL NO. 3:
THE SOUTH ONE HALF OF LOT TEN (10), POMEROY-SCHUELE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 60.

EXCEPT THE NORTH 137 FEET;
EXCEPT THE SOUTH 105 FEET.

SITE SUMMARY

GROSS SITE AREA:	= 144,396 SF (3.31 ACRES)
NET SITE AREA:	= 138,836 SF (3.18 ACRES)
EXISTING ZONING:	= RM-4 PAD
PROPOSED ZONING:	= RM-4 PAD
PROPOSED NO. UNITS:	= 72
PROPOSED NO. BLDGS:	= 2 TOTAL
ALLOWABLE DENSITY:	= 30 DU/AC
PROPOSED DENSITY:	= 72 DU / 3.18 AC
	= 22.64 DU/AC
ALLOWABLE LOT COVERAGE:	= 70%
PROPOSED LOT COVERAGE:	= 97,185 SF = 70.0%
MAXIMUM BLDG COVERAGE:	= 55%
PROPOSED BLDG COVERAGE:	= 27,660 SF = 19.9%

REQUIRED OPEN SPACE:	= 150 SF/UN = 10,800 SF = 7.77%
PROVIDED OPEN SPACE:	= 47,732.36 SF = 34.38% = 663 SF/DU
PARKING REQUIRED:	= 2.1 SPACES PER UNIT
	= 2.1 * 72 UNITS
	= 151.2 = 152 TOTAL STALLS
	= 163 TOTAL STALLS
	= 2.26 STALLS PER UNIT
PARKING PROVIDED:	
ADA PARKING REQUIRED:	= 6 STALLS PER 151 TO 200 PARKING STALLS
ADA PARKING PROVIDED:	= 1 STALL PER UNIT = 72 STALLS
COVERED PARKING REQUIRED:	= 76 STALLS
COVERED PARKING PROVIDED:	= 76 STALLS
BICYCLE PARKING REQUIRED:	= 1 PER 10 PARKING STALLS: MIN 3
	= 152 * 0.1 = 15.2 = 16 SPACES
BICYCLE PARKING PROVIDED:	= 16 TOTAL BICYCLE PARKING SPACES

MZO SECTION 11-5-A.1.D

TOTAL FRONT / STREET FACING SIDE YARD = 4,447 SF

TOTAL PAVED AREA = 1,852 SF

TOTAL PERCENT COVERED = 41.6%

NOT APPROVED FOR CONSTRUCTION

REVISIONS:

PROJECT: PRELIMINARY SITE PLAN
RESIDENCE AT REED PARK
537 & 539 S. WILLIAMS, MESA, AZ 85204

JOB NO: 00202010050
Prelim Site Plan

SHEET NO. 1
1 OF 1

C:\Users\David.L\OneDrive\Documents\Projects\2020\0202010050\REED PARK\DWG\CIVIL\PRELIMINARY SITE PLAN\2023-01-02\Prelim SP01.dwg, 05/22/2023 1:56:42 PM