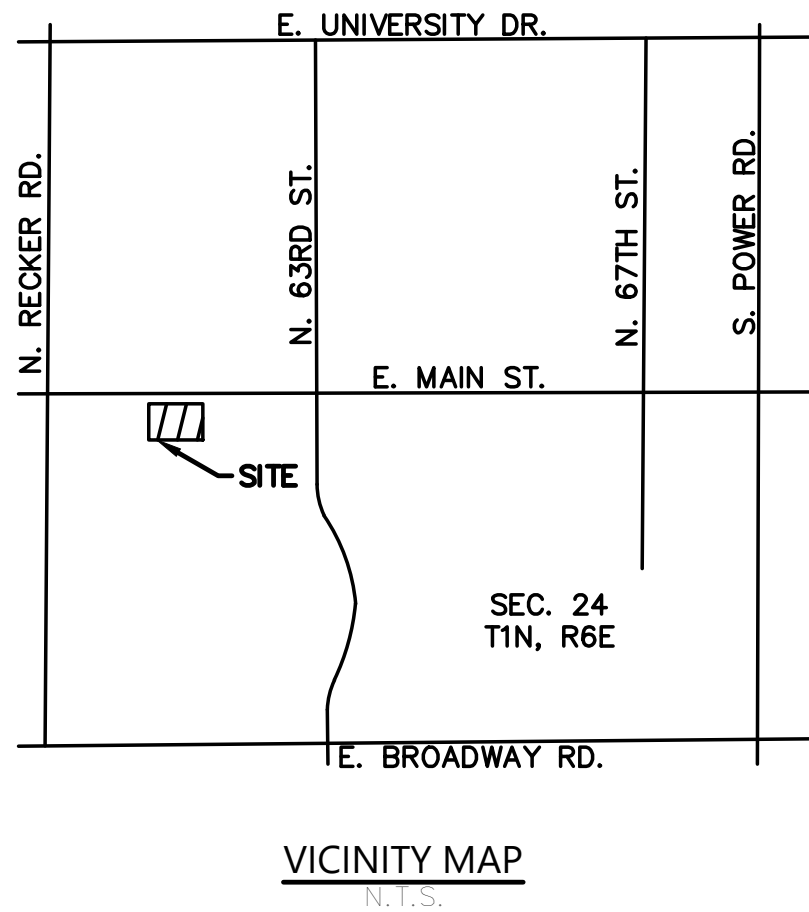
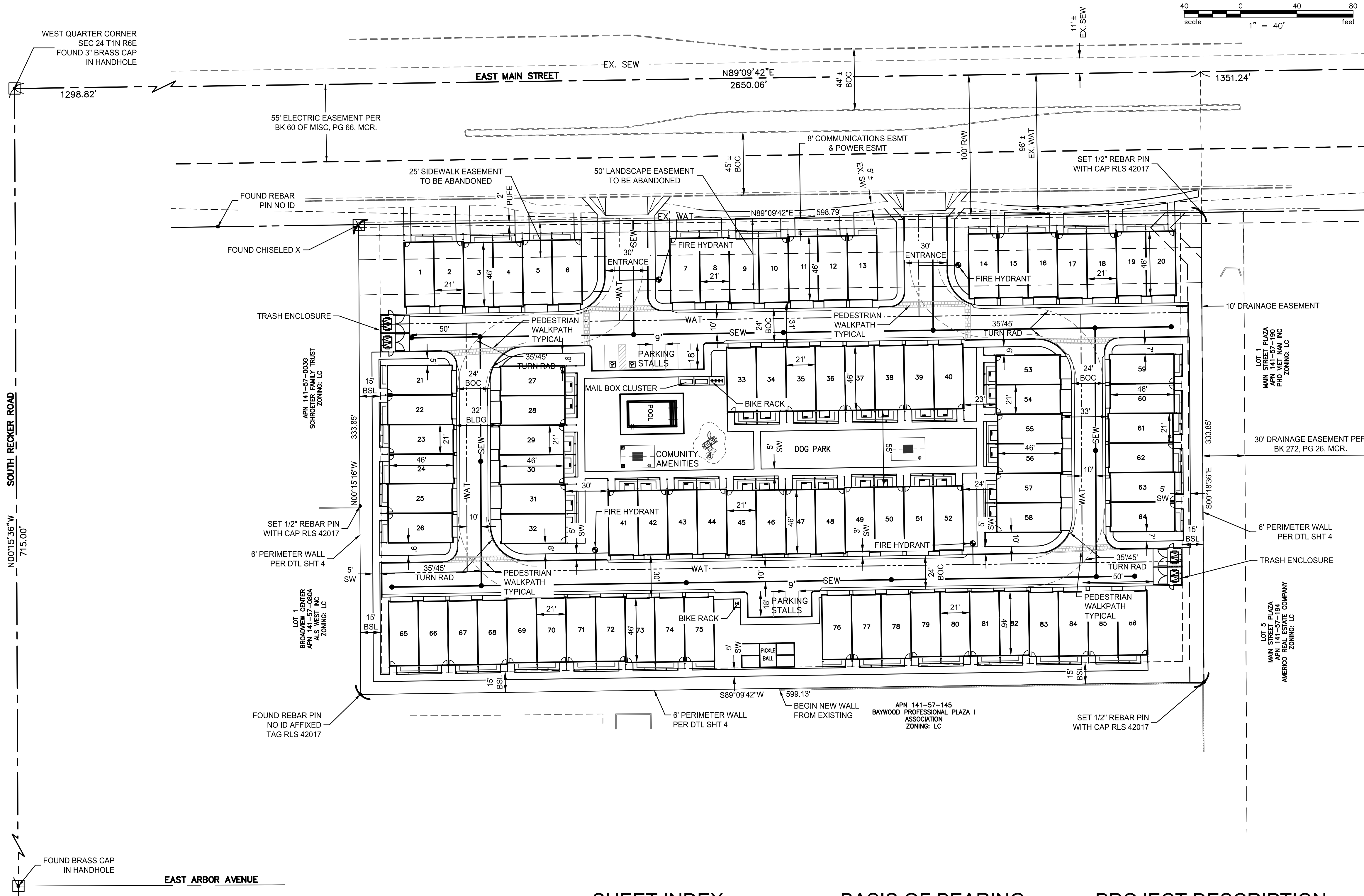


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PRELIMINARY SITE PLAN FOR VILLAS ON MAIN

SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF LOT 2, BROADVIEW CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 272 OF MAPS, PAGE 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 89°11'16" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 598.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00°17'02" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 333.85 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°11'16" WEST, A DISTANCE OF 598.80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE NORTH 00°13'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 133.86 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°13'23" WEST, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING.

SERVICE PROVIDERS

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

APPLICANT

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

ENGINEER

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

SITE SUMMARY

GROSS SITE AREA:	259809 S.F. (5.96 ACRES)
NET SITE AREA:	199,954 S.F. (4.59 ACRES)
EXISTING ZONING:	LC
PROPOSED ZONING:	RM-3-U (PAD OVERLAY)
PROPOSED NO. UNITS:	86
PROPOSED NO. BLDGS:	11 TOTAL
ALLOWABLE DENSITY:	30 DU/AC
PROPOSED DENSITY:	= 86 DU / 4.59 AC
	= 18.74 DU/AC
ALLOWABLE BLDG COVERAGE:	= 129,972 SF = 65%
PROPOSED BLDG COVERAGE:	= 82,388 SF = 41.2%
ALLOWABLE LOT COVERAGE:	= 139,968 SF = 70%
PROPOSED LOT COVERAGE:	= 97,524 SF = 48.8%
MINIMUM OPEN SPACE:	= 150 SF/DU = 12,900 SF = 6.45%

PROVIDED OPEN SPACE:	PRIVATE COMMUNITY
	= 12,516 SF + 69,773 SF = 41.2%
	= 145.5 SF/DU + 811.3 SF/DU = 956.8 SF/DU
PARKING REQUIRED:	2.1 SPACES PER UNIT
	2.1 * 86 UNITS
	= 180.6 = 181 TOTAL STALLS
PARKING PROVIDED:	=2 GARAGE STALLS*86= 172
	+ 13 OPEN STALLS = 185 TOTAL
	=2.15 STALLS PER UNIT

SHEET INDEX

-PRELIMINARY SITE PLAN
-DETAIL SHEET
-OPEN SPACE & DETAIL SHEET

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°15'36"W. (ASSUMED BEARING)

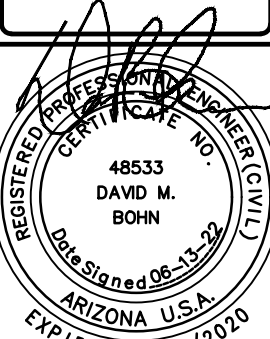
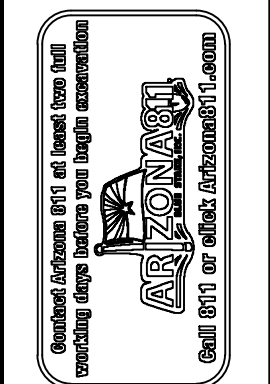
PROJECT DESCRIPTION

A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 86 TOWNHOME UNITS.
TOTAL GROSS ACREAGE = 5.97 AC
TOTAL NET ACREAGE = 4.59 AC

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

PRELIMINARY SITE PLAN
VILLAS ON MAIN
6147 E. MAIN ST. MESA, AZ 85205

Job No.: 00202110110
Drawn By: PJ
Checked: DB



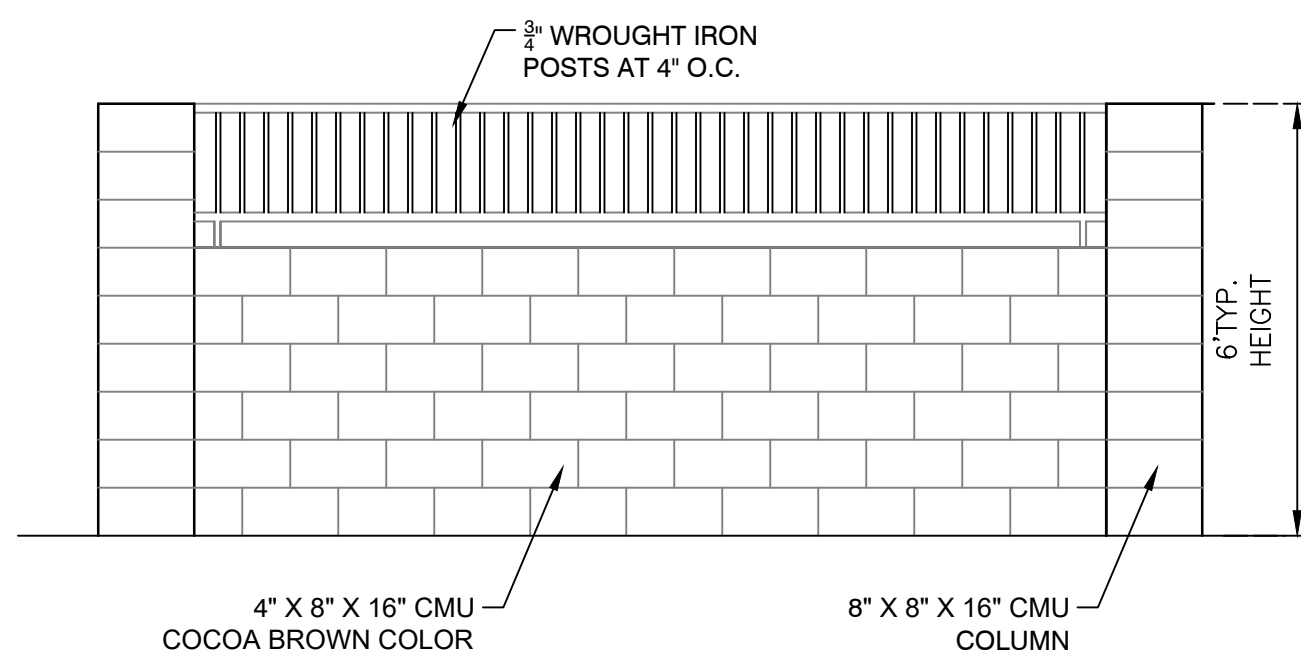
JOB NO.
00202110110
PRELIMINARY SITE PLAN
SHEET NO.
1
OF 3

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3 SPLIT FACE FREE STANDING WALL

1 1/2" = 1'-0"

P-DE-02

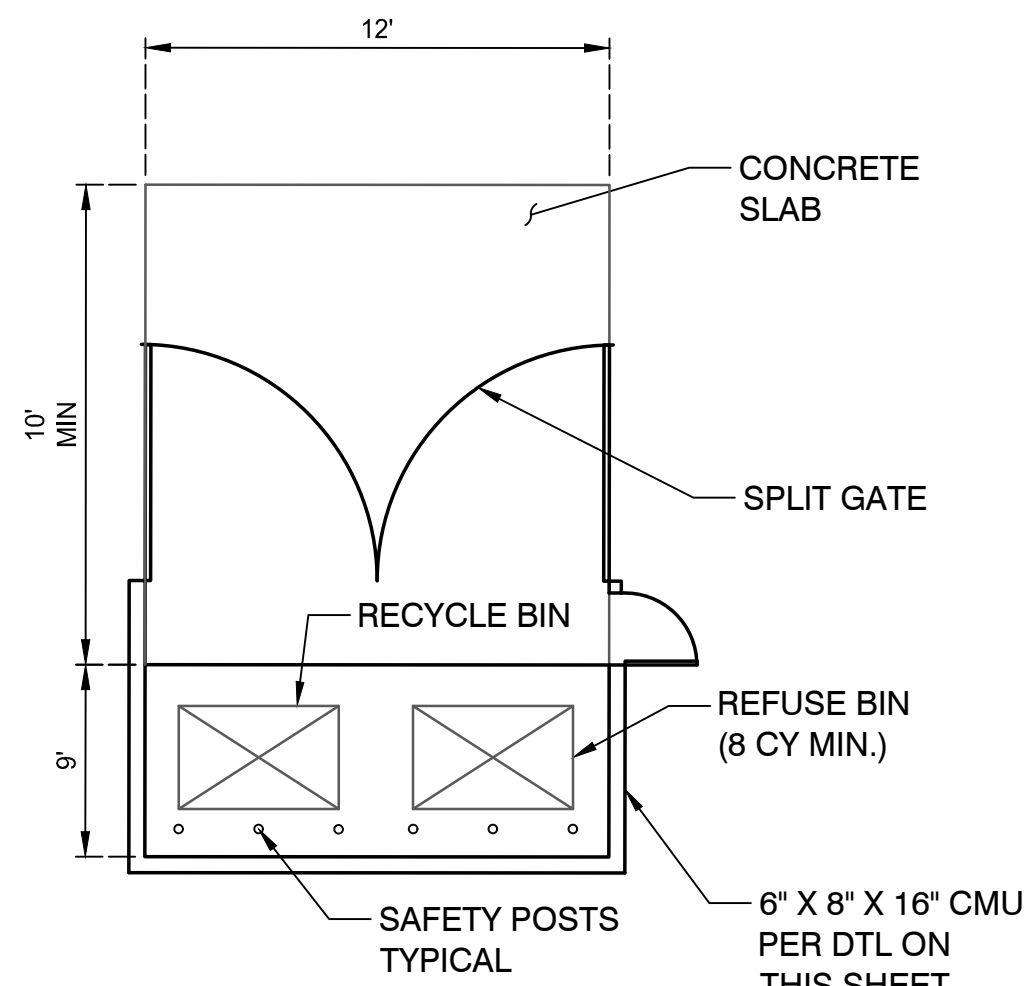


PARTIAL VIEW WALL - W-102

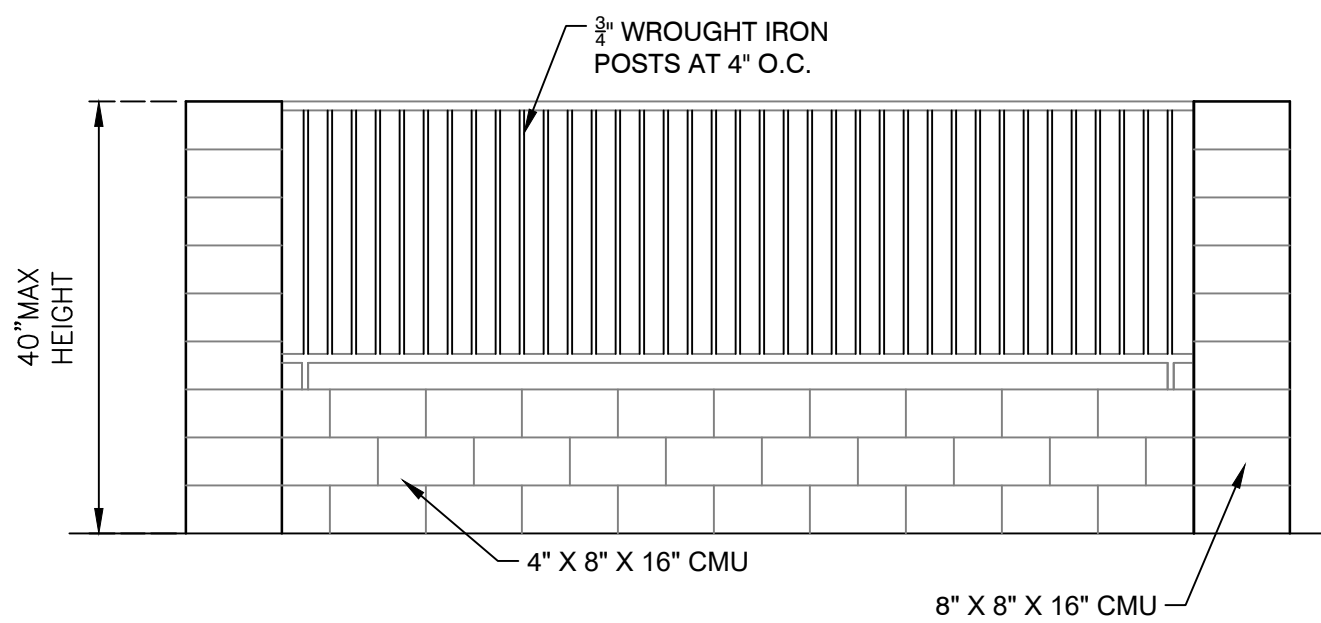
3/8" = 1'-0"

PERIMETER DECORATIVE WALL - W-101

3/8" = 1'-0"

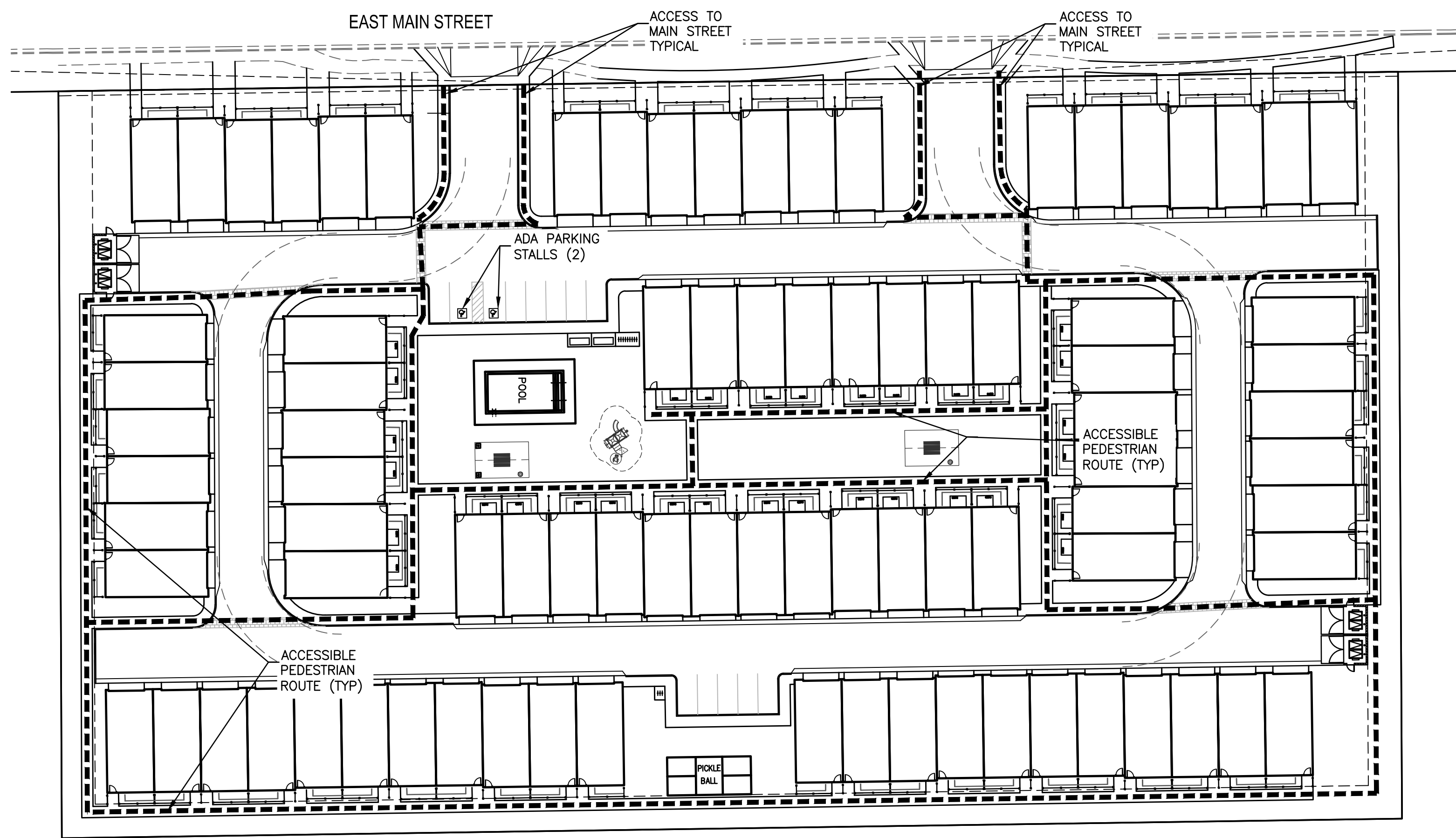
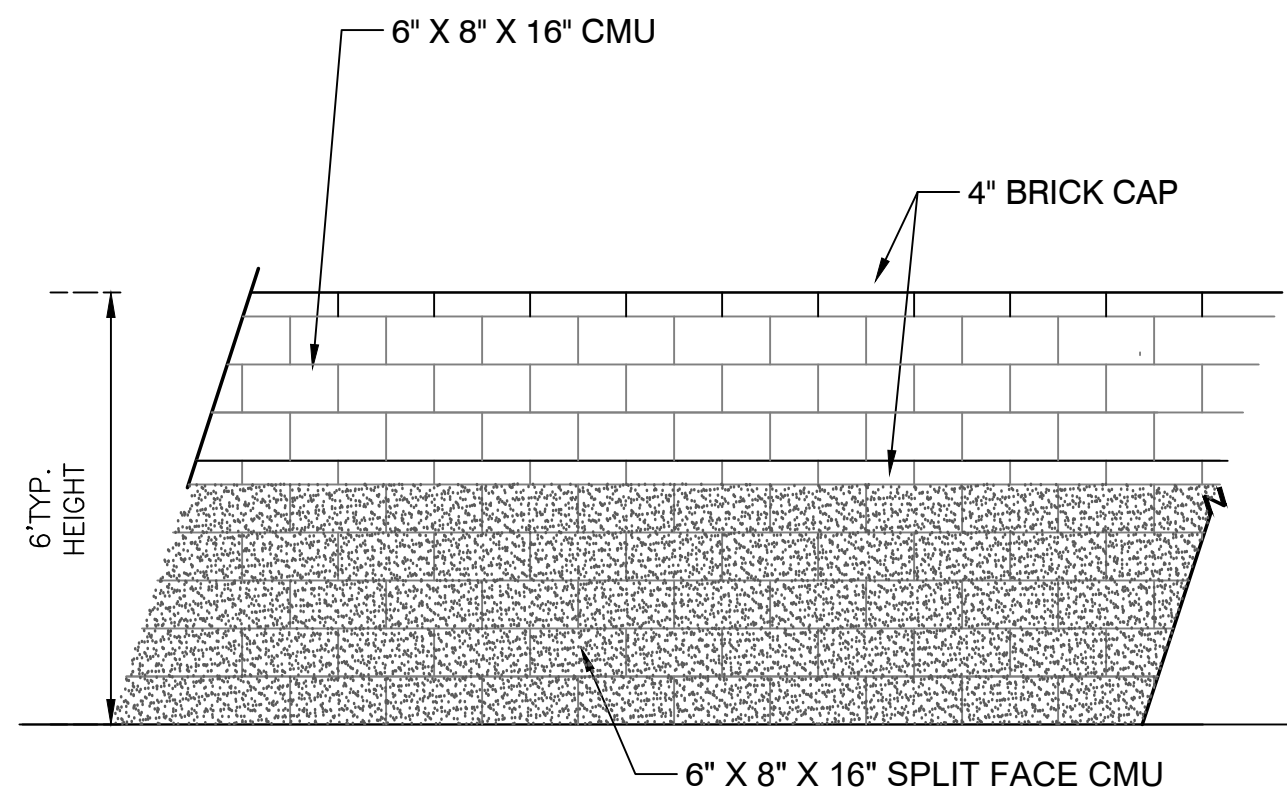


TRASH ENCLOSURE DETAIL
PER C.O.M. M-62.02.1; -.04.1; -.04.2

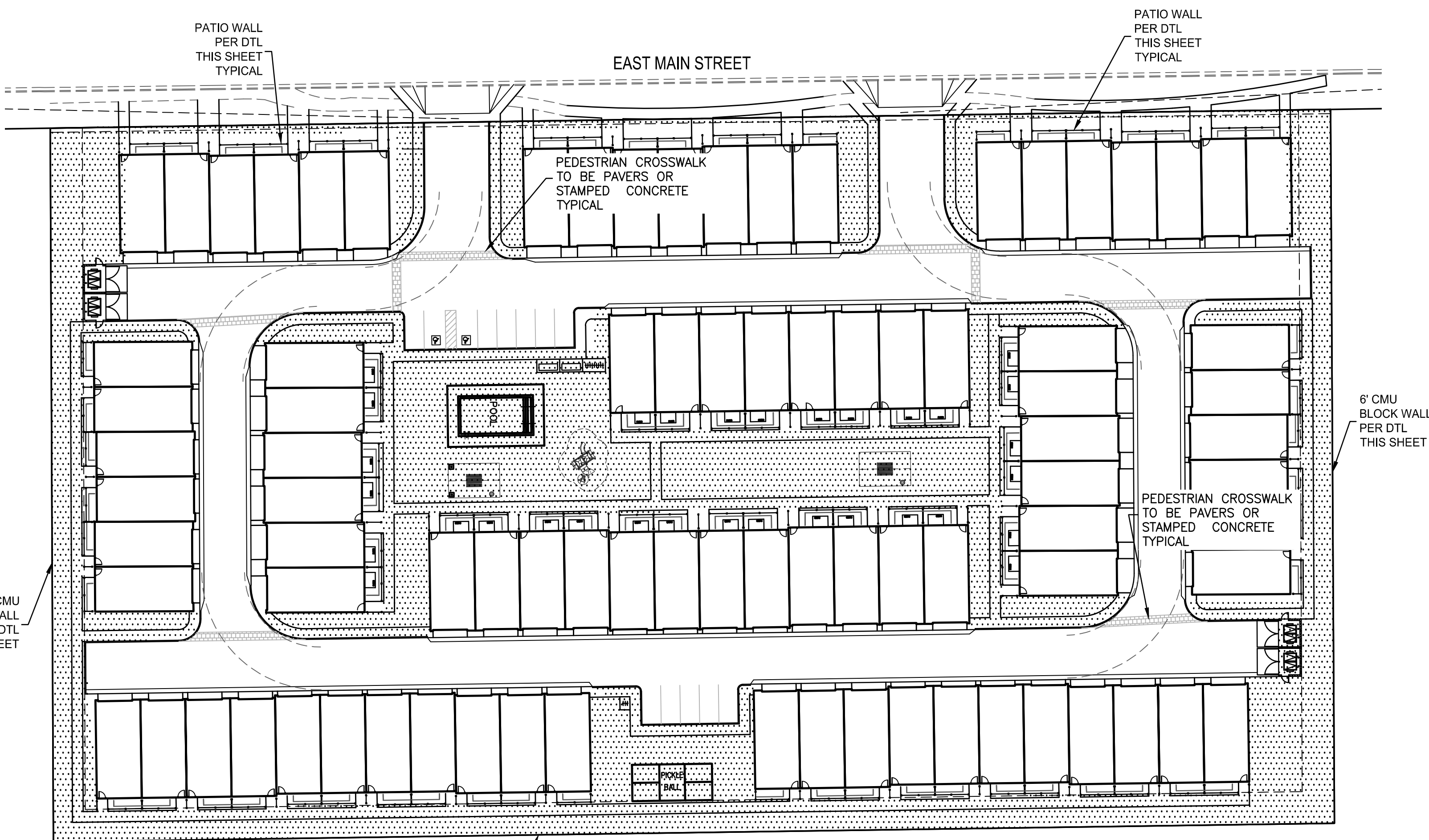


PATIO WALLS - W-105

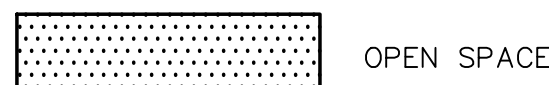
3/8" = 1'-0"



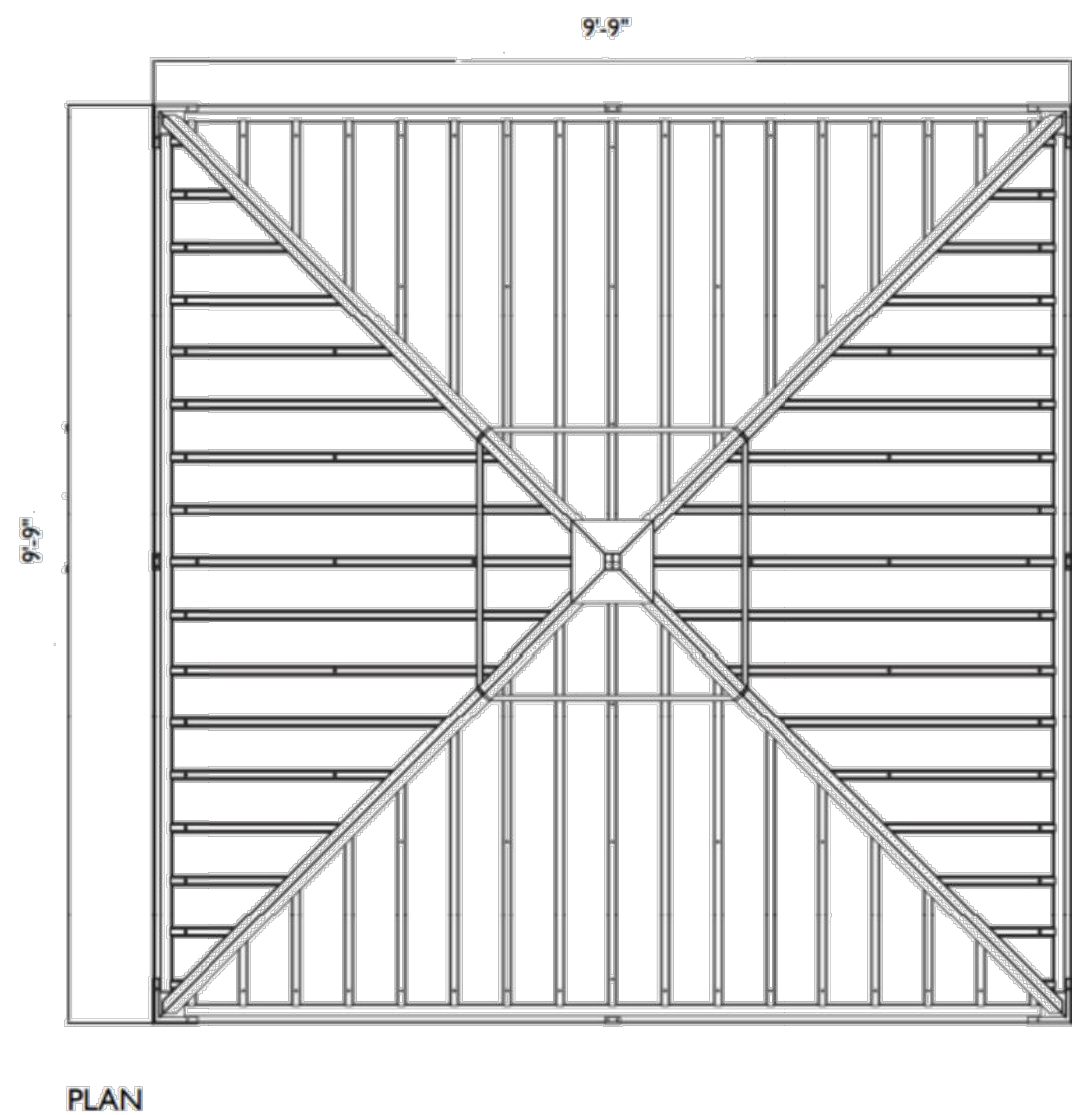
PEDESTRIAN CIRCULATION EXHIBIT



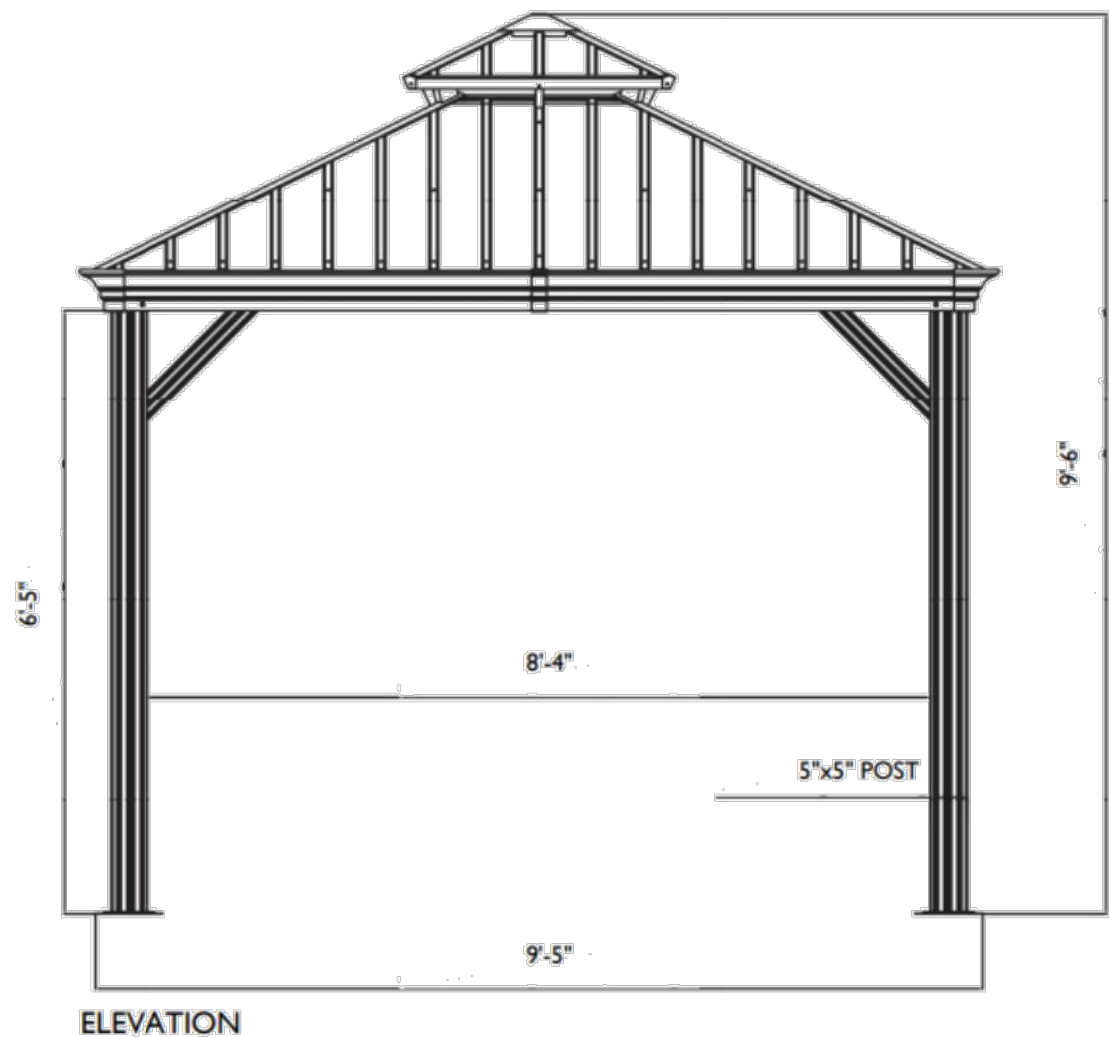
OPEN SPACE / WALL EXHIBIT



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PLAN

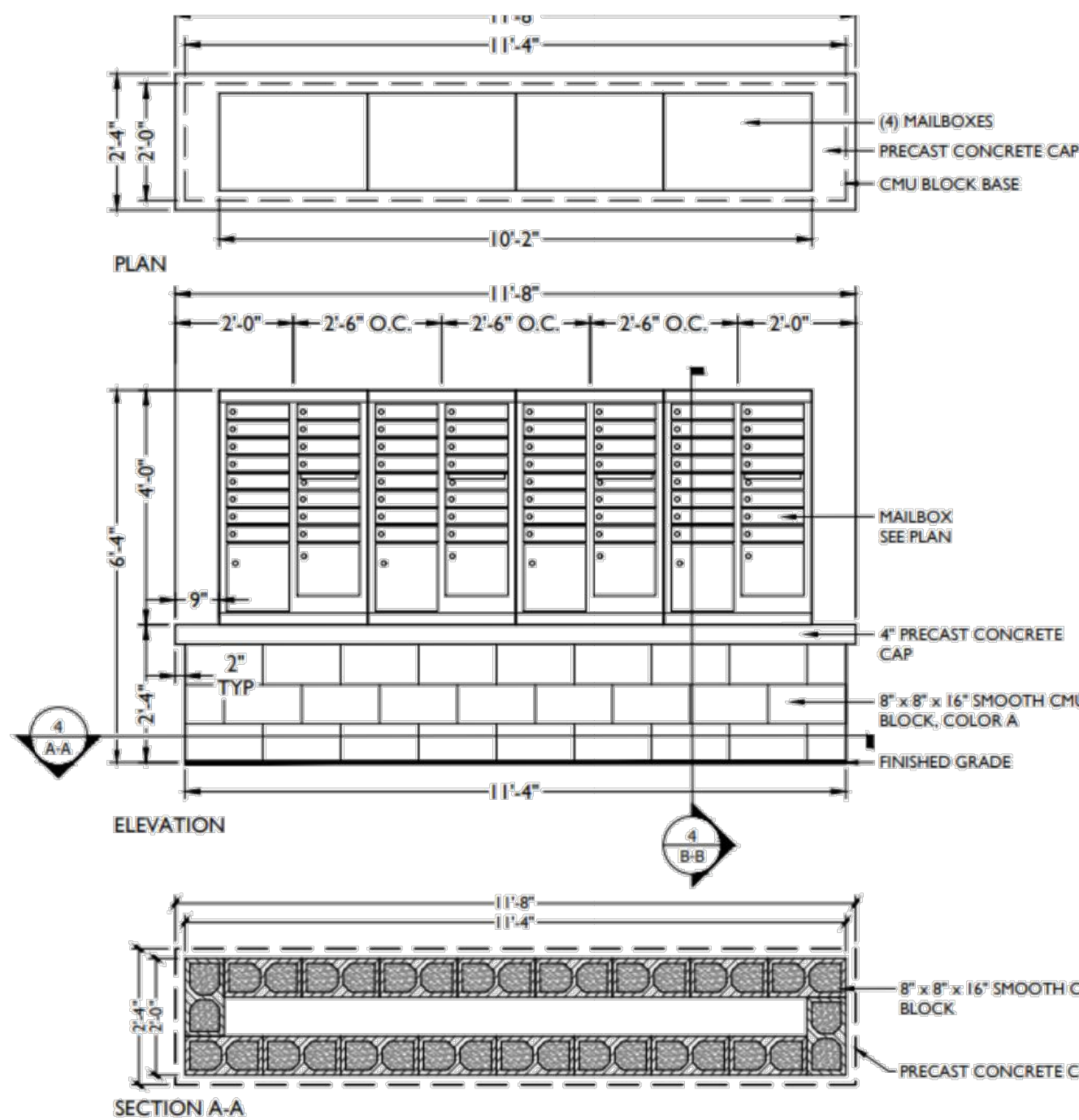
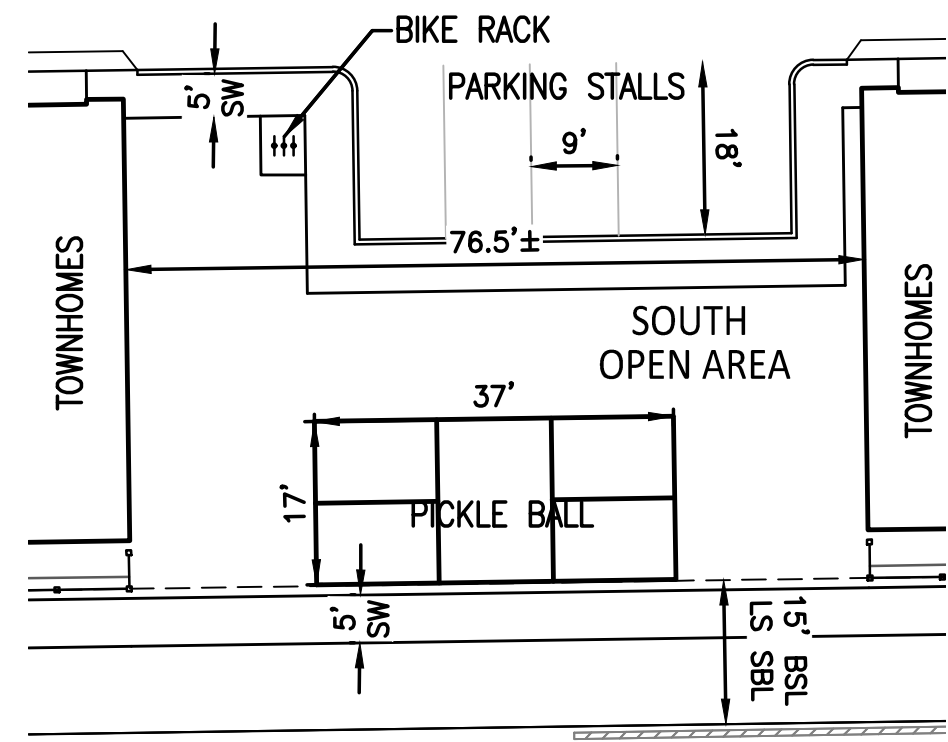
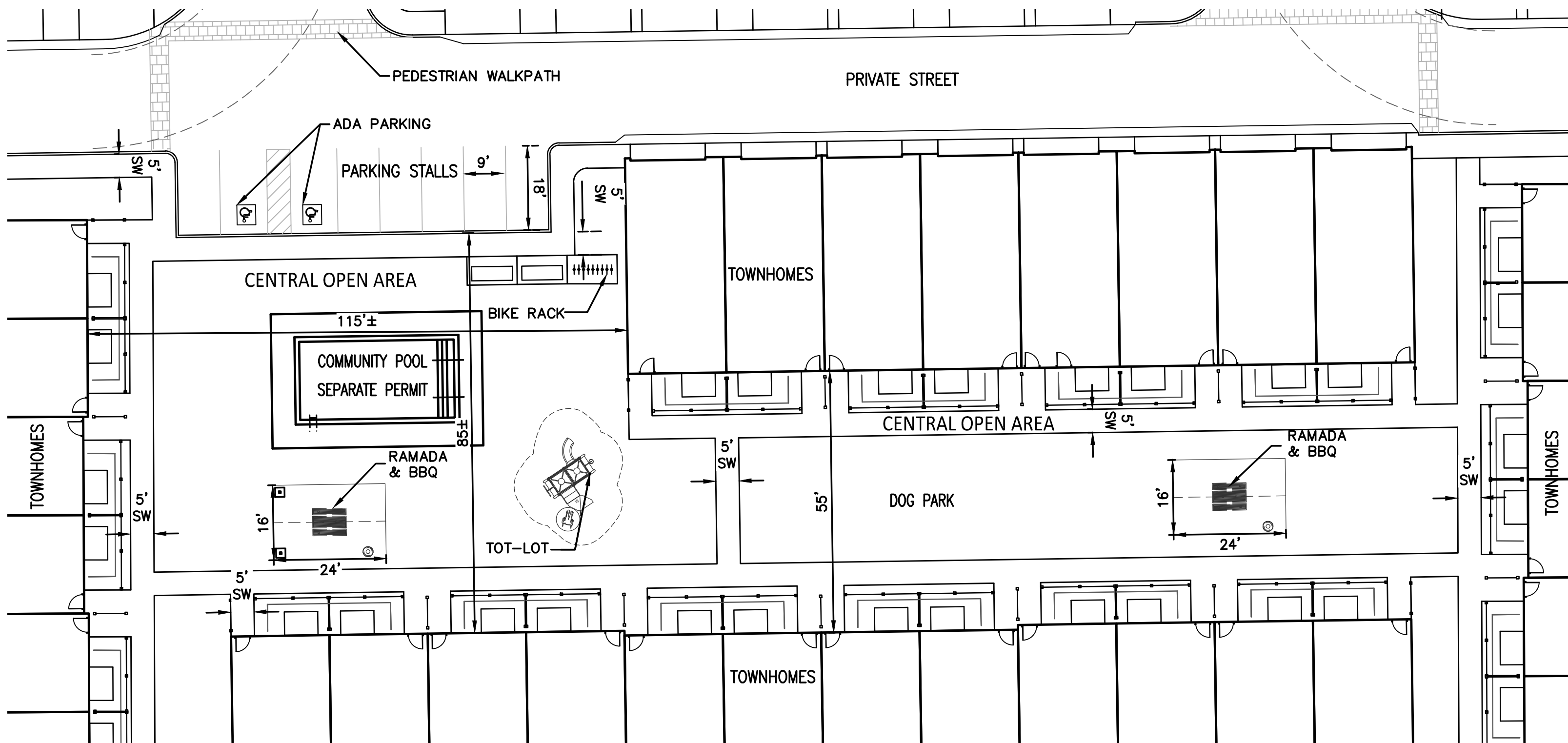


ELEVATION

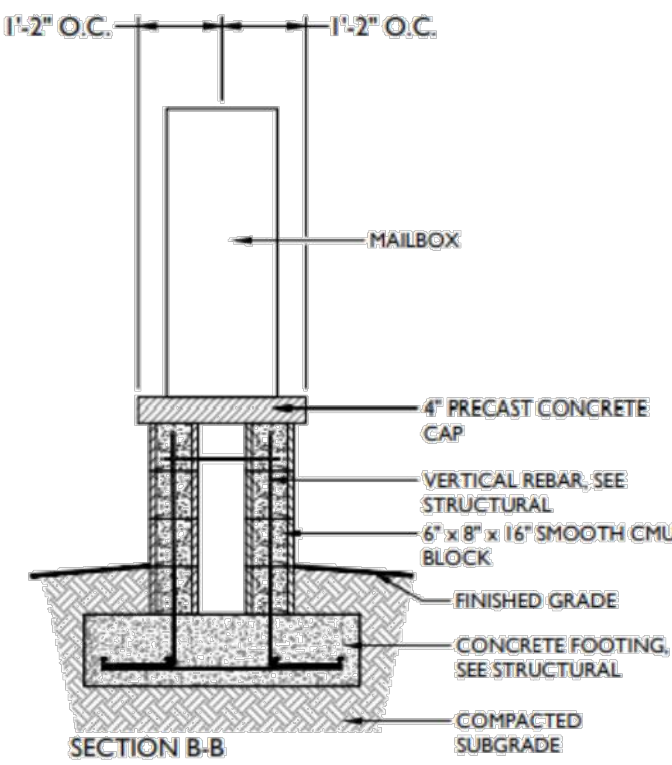
5 RAMADA 10' X 10'
Scale: NTS

3.1

OPEN SPACE EXHIBITS

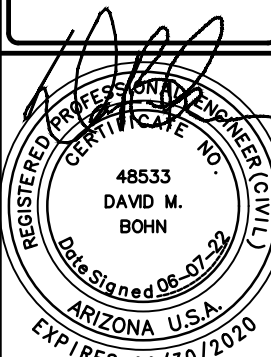
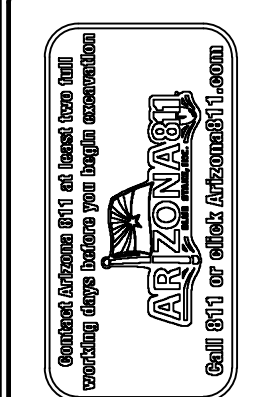


3 MAILBOX
Scale: 1/2" = 1'-0"



PRELIMINARY SITE PLAN
VILLAS ON MAIN
PROJECT:
6147 E. MAIN ST. MESA, AZ 85205

Job No.: 00202110110
Drawn By: PJ
Checked: DB



JOB NO.
00202110110

PRELIMINARY SITE PLAN

SHEET NO.
3
OF 3

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