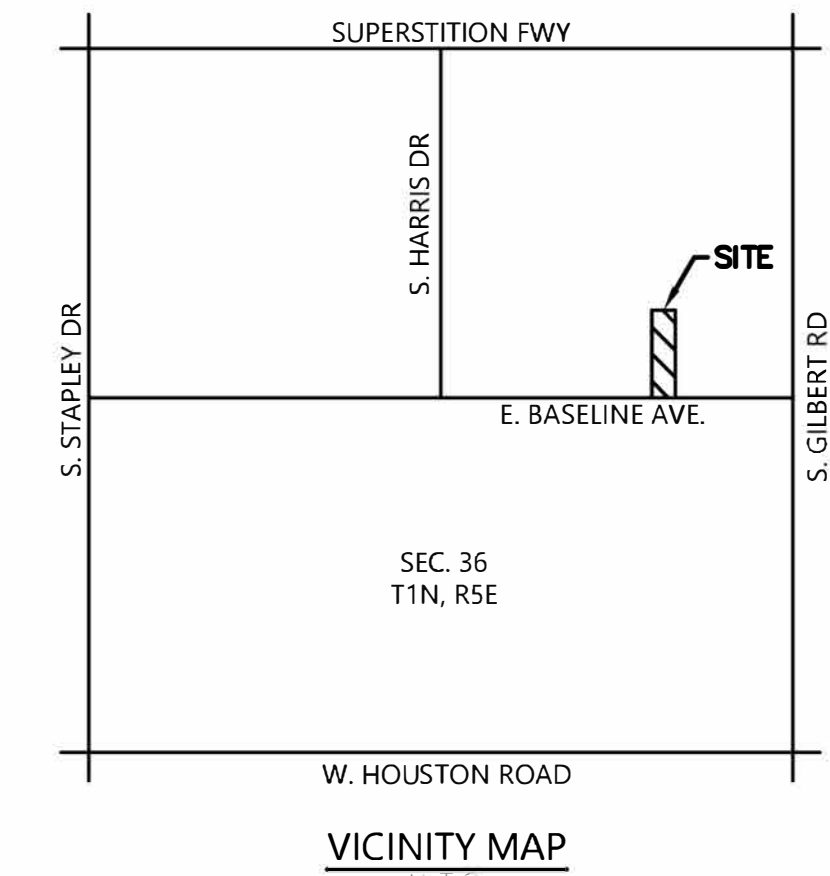


SITE PLAN FOR VILLAS ON BASELINE

A PORTION OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



APPLICANT

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

ENGINEER

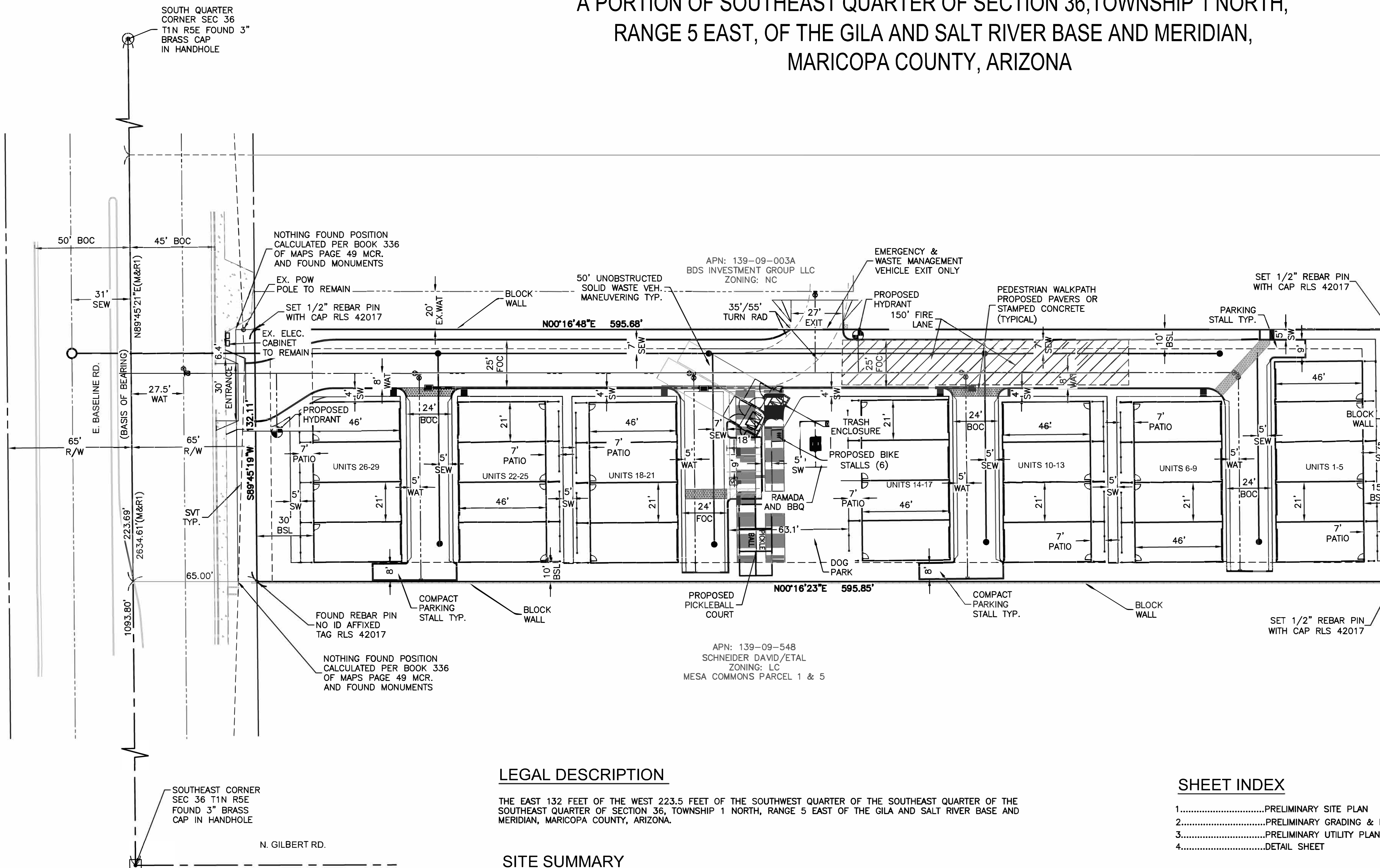
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480-734-1446
CONTACT: DAVID M. BOHN

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°45'19"E. (ASSUMED BEARING)

BENCHMARK

BRASS TAG FOUND AT THE INTERSECTION OF GILBERT & BASELINE, ALSO BEING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1234.20' (NAVD 88 DATUM)



APN: 139-09-162
MAUPIN MAXINE/STARK LINDA RUTH
ZONING: RM-2
RESIDENTIAL SUBDIVISION
LOT#: 30

APN: 139-09-161
RETTINGER SARA J
ZONING: RM-2
RESIDENTIAL SUBDIVISION
LOT#: 29

APN: 139-09-160
KELLEY ERICA
ZONING: RM-2
RESIDENTIAL SUBDIVISION
LOT#: 28

APN: 139-09-159
STEELE EDWARD F/KATHY L
ZONING: RM-2
RESIDENTIAL SUBDIVISION
LOT#: 27

APN: 139-09-548
SCHNEIDER DAVID/ETAL
ZONING: LC
MESA COMMONS PARCEL 1 & 5

LEGAL DESCRIPTION

THE EAST 132 FEET OF THE WEST 223.5 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE SUMMARY

GROSS SITE AREA: 87,270 S.F. (2.04 ACRES)
NET SITE AREA: 78,682 S.F. (1.81 ACRES)
EXISTING ZONING: AC
PROPOSED ZONING: RM-4 (PAD)
PROPOSED NO. UNITS: 29
PROPOSED NO. BLDGS: 7 TOTAL
ALLOWABLE DENSITY: 30 DU/AC
PROPOSED DENSITY: = 29 DU / 2.04 AC
= 14.22 DU/AC

ALLOWABLE BLDG COVERAGE: 55%
PROPOSED BLDG COVERAGE: = 27,782 S.F. = 35.3%
ALLOWABLE LOT COVERAGE: = 55,077 SF = 70%
PROPOSED LOT COVERAGE: = 51,055 SF = 66.6%
MINIMUM OPEN SPACE: = 150 SF/DU = 4,350 SF = 5.53%

PRIVATE COMMUNITY
PROVIDED OPEN SPACE: = 4,410 SF + 17,311 SF = 27.6%
= 152 SF/DU + 597 SF/DU = 749 SF/DU

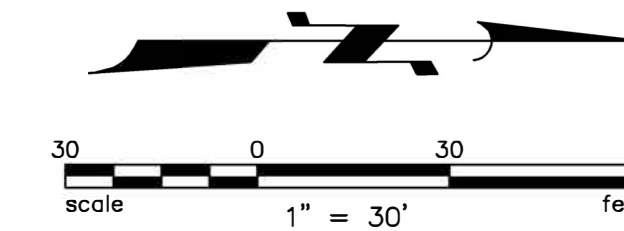
PARKING REQUIRED: 2.1 SPACES PER UNIT
2.1 * 29 UNITS
= 60.9 = 61 TOTAL STALLS

PARKING PROVIDED: = 2 * 29 UNITS + 6 OPEN STALLS
= 64 TOTAL STALLS

BICYCLE PARKING: 6 TOTAL STALLS

SHEET INDEX

- 1.....PRELIMINARY SITE PLAN
- 2.....PRELIMINARY GRADING & DRAINAGE PLAN
- 3.....PRELIMINARY UTILITY PLAN
- 4.....DETAIL SHEET



LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- OTHERS PROPERTY
- REBAR PIN (AS NOTED)
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 29 TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 2.04 AC
TOTAL NET ACREAGE = 1.81 AC

SERVICE PROVIDERS

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

NOT APPROVED FOR CONSTRUCTION

PROJECT: VILLAS ON BASELINE

1820 E. BASELINE RD., MESA, AZ 85204

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

JOB NO.
00202110120

Prelim Site Plan

SHEET NO.
1

1 OF 4