

PRELIMINARY PLAT
for
ZEN ON RECKER

1925 S. RECKER ROAD, MESA, AZ. 85206
Northeast Corner of Baseline Road and Recker Road

A PORTION OF THE SW 1/4 OF SECTION 36, T1N, R6E
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

DEVELOPMENT STANDARDS: RM-2 DISTRICT (WITH PAD OVERLAY)

Table with 3 columns: STANDARD, TABLE, PROPOSED. Rows include Minimum Lot Area, Minimum Lot Width, Minimum Lot Depth, Maximum Density, Minimum Lot Area (per DU), Minimum Height, Minimum Yards, Front (Baseline), Front (Recker), Interior Side, Rear.

PROJECT NARRATIVE

Mission Statement:

This is an upscale gated development of 76 townhouses within waking distance of the Superstition Springs Center and Park & Ride that is designed to provide affordable housing of diversity in a variety of safe, healthy places for people to live in a close-knit neighborhood of character and personality through quality design and development.

76 Townhouse Units

All townhouses are 2-stories and 25' tall max. This development shall be built in one phase.

Table with 2 columns: Description, Quantity. Rows include Parking spaces required (2.1 per unit), Reserved in garages, Reserved in driveways, Unreserved Guest Parking (8 required), Parking spaces provided (2.5 per unit), Bike parking required (1/10 of pkg spaces), Bike parking provided.

Existing Zoning (Rezoning Required)

AG

Proposed Zoning

RM-2 with PAD Overlay

Height Limit

Allowed under RM-2: 2-stories at 30'
Proposed under PAD: 2-stories at 25'

Lot Coverage (% of net lot area)

Table with 2 columns: Allowed, Proposed. Rows include 45% = 109,794 sf, (20) 4-plexes at 4,310 sf each = 80,200sf, (1) Amenity Building = 971 sf, (1) Ramada = 224 sf, Total Covered Footprint 35.8% = 87,395 sf.

Minimum Open Space (sq ft/unit)

Table with 2 columns: Required, Proposed. Rows include 200 sf @ 76 units = 15,200 sf, 387 sf @ 76 units = 29,412 sf. Note: open space calculation does not include setback areas.

SHEET INDEX

Table with 2 columns: SHEET, COVER SHEET. Rows include SHEET PP1, SHEET PP2, SHEET PP3.

FLOOD PLAIN STATEMENT

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE 'X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP. ZONE 'X' HAS BEEN DETERMINED TO BE AN AREA THAT LIES OUTSIDE OF THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN. COMMUNITY - PANEL NUMBER: 04013 C 2990 M EFFECTIVE DATE: November 4, 2015

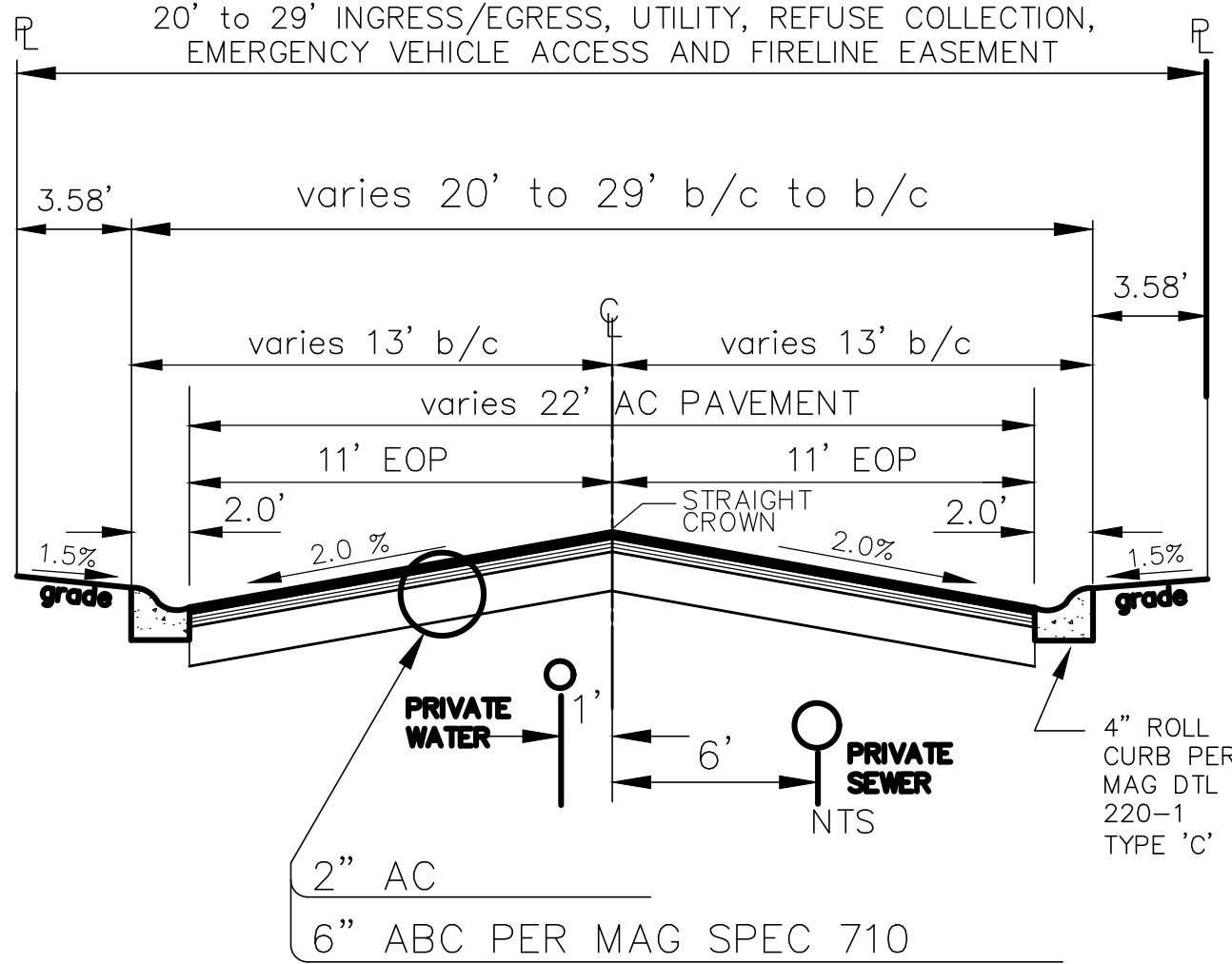
PARCEL AREAS

Table with 3 columns: BLDG, 4-PLEX, Area (sf). Rows include BLDG 1 through BLDG 15.

BUILDING TOTAL 95,961.57 sf

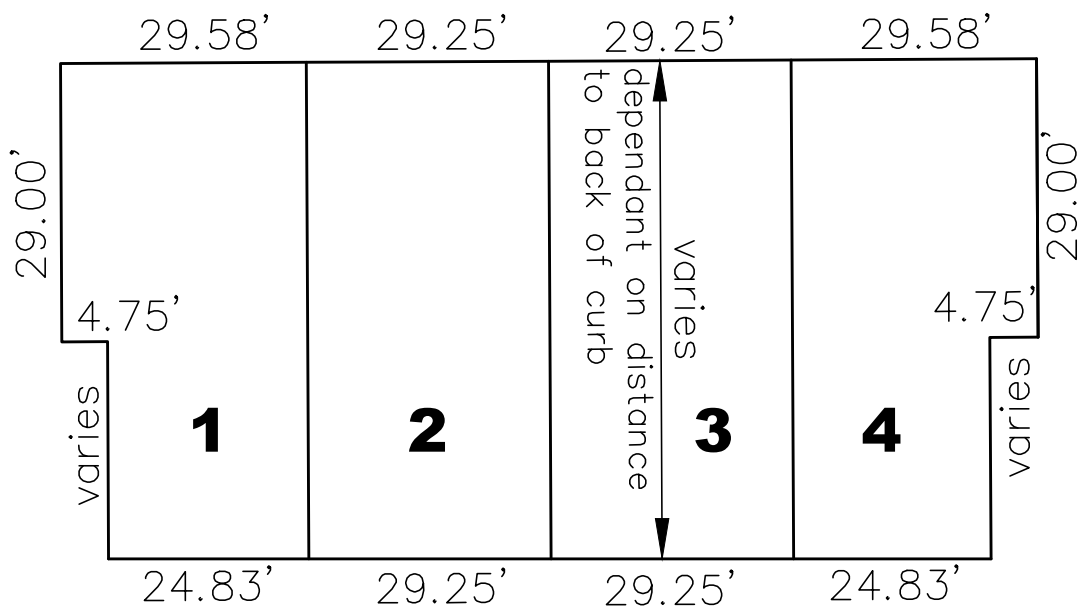
Table with 2 columns: Description, Area (sf). Rows include TRACT 'A' PRIVATE INGRESS/EGRESS, UTILITY, REFUSE, EMERGENCY EASEMENT, LANDSCAPE TRACT 'B', LANDSCAPE TRACT 'C'.

TOTAL PARCEL AREA 244,246.44 sf

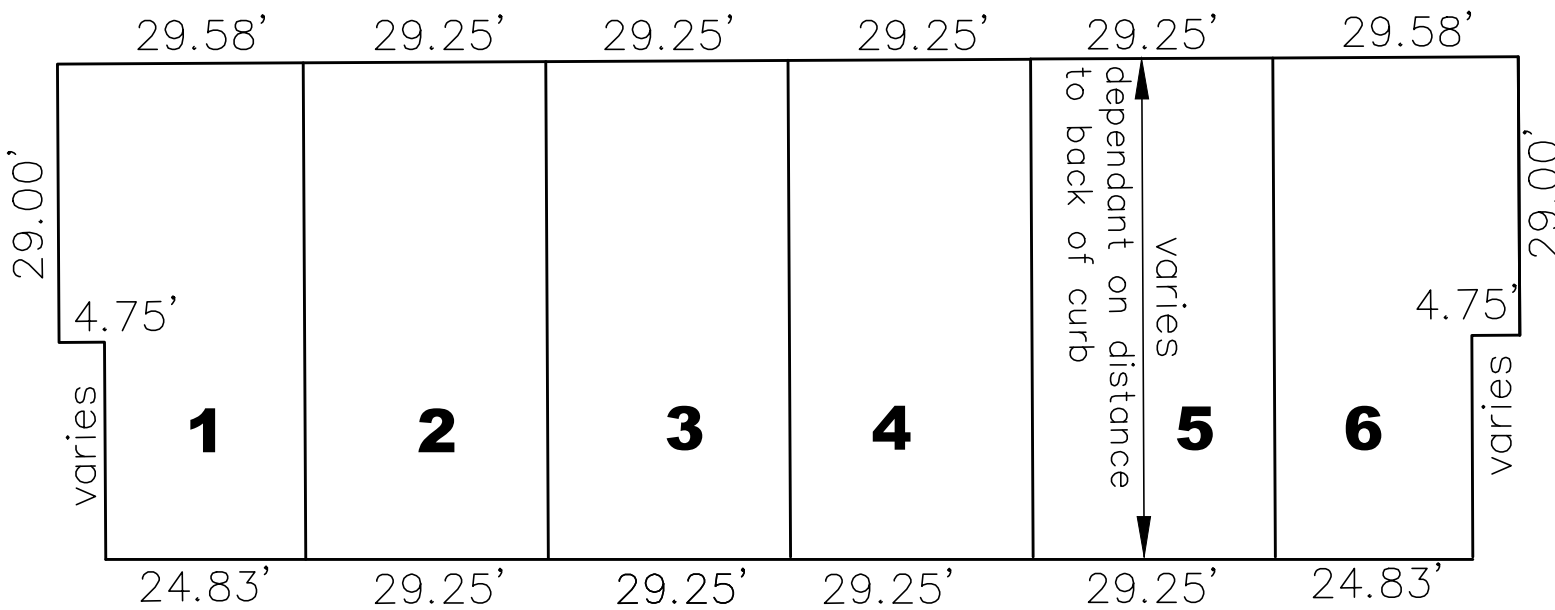


TYPICAL SECTION

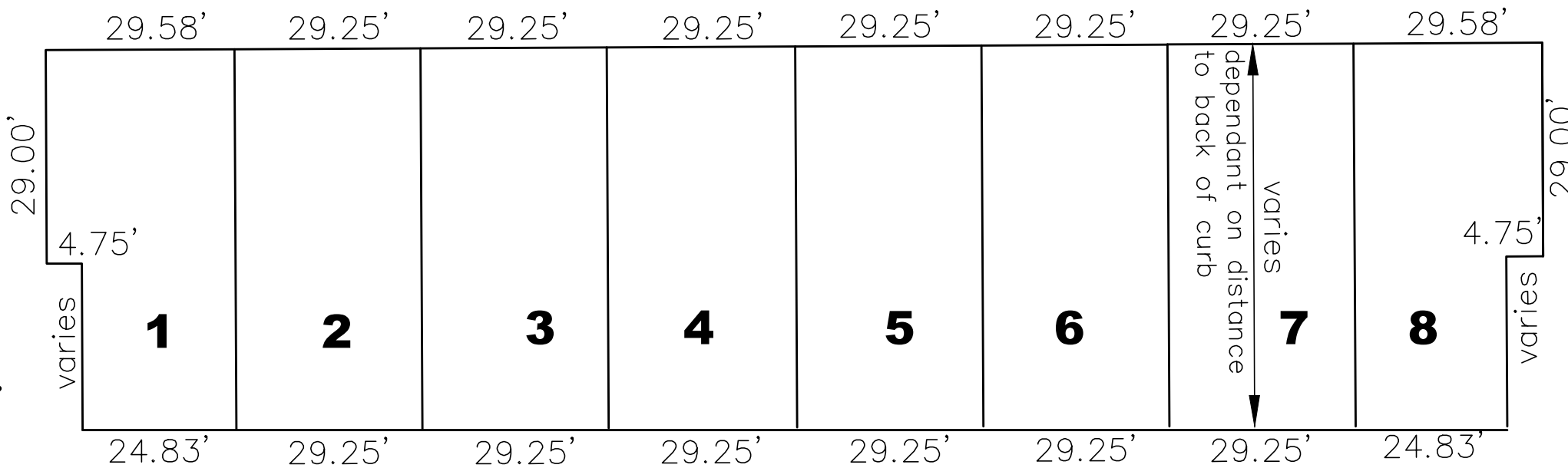
PRIVATE DRIVE
LOOKING EAST AND NORTH



TYPICAL 4 PLEX UNIT



TYPICAL 6 PLEX UNIT



TYPICAL 8 PLEX UNIT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 10 MINUTES EAST ALONG THE SOUTH LINE OF TRACT 4 OF SANTA MARGUERITA CITRUS GROVES NO. 1, ACCORDING TO THE PLAT RECORDED IN BOOK 44 OF MISCELLANEOUS, PAGE 221, A DISTANCE OF 207.75 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 10 MINUTES WEST, A DISTANCE OF 186 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 4;

THENCE NORTH 468.06 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 4, WHICH BEARS SOUTH 89 DEGREES 00 MINUTES WEST, A DISTANCE OF 186 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 4; THENCE SOUTH 89 DEGREES 00 MINUTES WEST, ALONG SAID NORTH LINE A DISTANCE OF 206 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 466.94 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 185 FEET THEREOF.

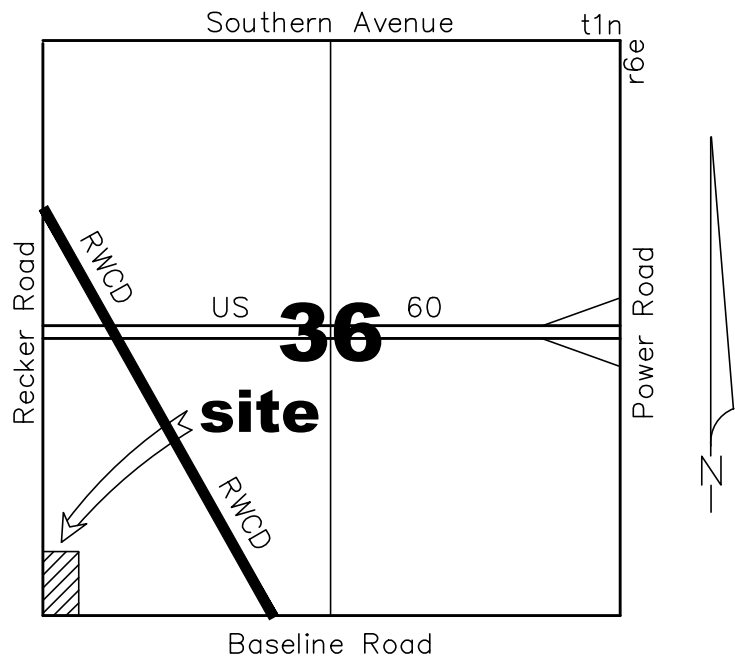
PARCEL NO. 2: THE EAST 186.00 FEET OF TRACT 4, SANTA MARGUERITA CITRUS GROVES NUMBER 1, A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 499.94 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 36;

PARCEL NO. 3: THE WEST 382.05 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1193.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE RIGHT OF WAY FOR THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTH 89 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, SANTA MARGUERITA CITRUS GROVES NO. 1, ACCORDING TO PLAT OF SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS, PAGE 221, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1193.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE RIGHT OF WAY FOR THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTH 28 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 436.20 FEET;

THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACTS 5 AND 6, A DISTANCE OF 985.22 FEET TO A POINT, 33.0 FEET EAST OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTH 382.30 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

APN

141-54-005G
141-54-004C
141-54-004K
141-54-004C

SITE ADDRESS

1925 S. Recker Road
Mesa, AZ. 85206

ZONED

AG
AGRICULTURAL

GROSS SITE AREA

292,870.03 square feet
or
6.723 acres

NET SITE AREA

244,246.44 square feet
or
5.607 acres

LEGEND

Table with 2 columns: Symbol, Description. Rows include S (Existing Sewer Line), W (Existing Water Line), E (Existing Electric), OHE (Existing Overhead Electric), G (Existing Gas Line), T (Existing Underground Telephone), C (Existing Cable Line), IRR (Existing Irrigation), EX (Existing Property Line), BW (Existing Block Wall), X (Existing Barbed Wire Fence), CH (Existing Chainlink Fence), SD (Existing Storm Drain Pipe), SIG (Existing Sign), WV (Existing Water Valve), FH (Existing Fire Hydrant), PP (Existing Power Pole), GW (Existing Guy Wire), MB (Existing Mailbox), WM (Existing Water Meter), AVR (Existing Air/Vacuum Release Valve), BV (Existing Blowoff Valve), CS (Existing Conc Standpipe), TP (Existing Telephone Box), SM (Existing Sewer Manhole), PIV (Existing Post Indicator Valve), EB (Existing Electrical Box), BOV (Proposed Blowoff Valve), RED (Proposed Reducer), TB (Proposed Thrust Block), SC (Section Corner), CL (Center Line), ROW (Right-of-Way Line), FC (Found Corner 1/2" Rebar), SC (Set Corner 1/2" Rebar), BC (Brass Cap Flush), BC (Brass Cap in Hand Hole), R (Recorded), M (Measured), C (Calculated), BSL (Building Setback Line), P.U.E. (Public Utility Easement), I&E (Ingress & Egress Easement), ROW (Right of Way), S.V.E. (Sight Visibility Easement), V (Visitor Parking Space), CP (Car Pool Parking Space), D (Delivery Parking), H (Handicap Parking Designation).

BEI

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS

email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone 480-899-5143

PRELIMINARY PLAT
for
ZEN ON RECKER

1925 S. RECKER ROAD, MESA, AZ. 85206

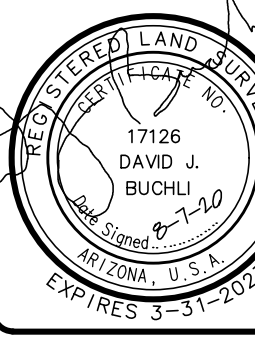
JOB NO.
2018-23

SCALE:
1"=20'

DESIGNED BY:
DJB

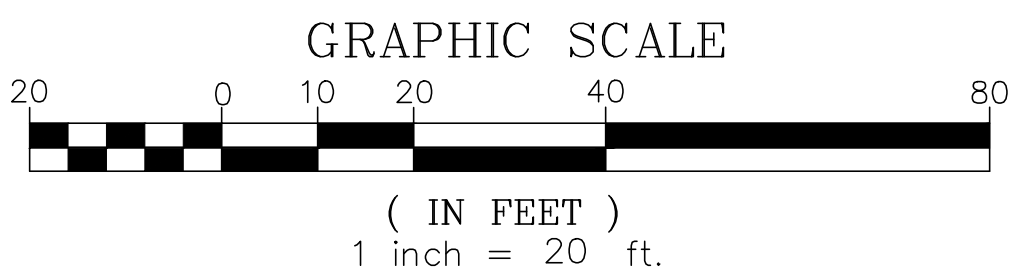
DRAWN BY:
DJB

DATE:
8-7-2020

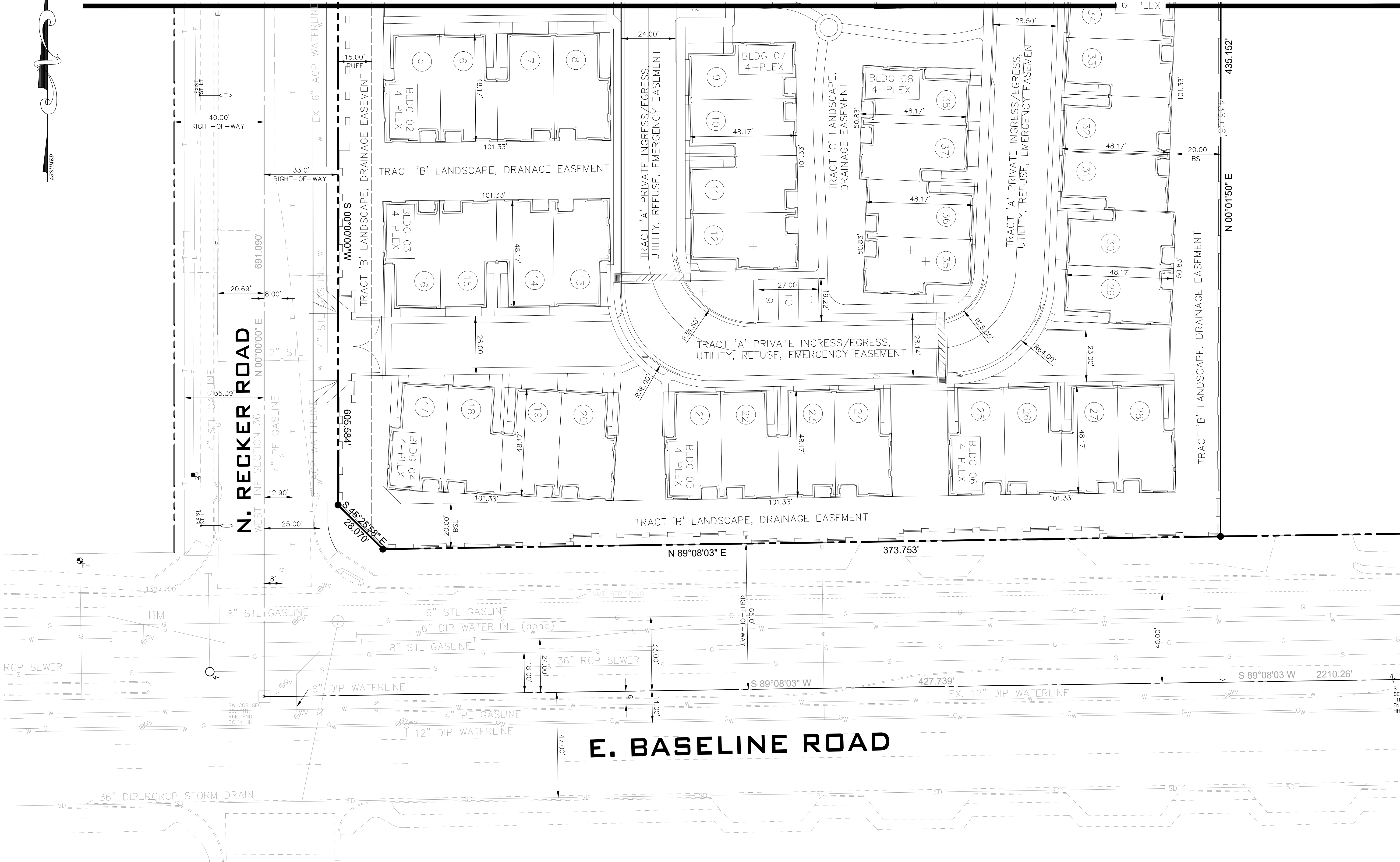


SHEET
PP1 OF 3

PRELIMINARY PLAT



MATCHLINE SEE SHEET 2 OF 3



**B
E
I**

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS

email: davebuchi@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone 480-899-5143

8550 East Lake Road — San Tan Valley, Arizona 85143

PRELIMINARY PLAT
for
ZEN ON RECKER
1925 S. RECKER ROAD, MESA, AZ. 85206

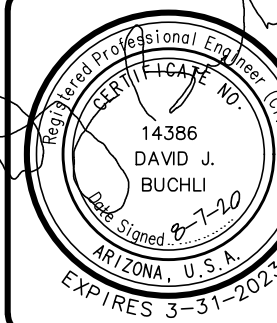
JOB NO.
2019-06

SCALE:
1"=20'

DESIGNED BY:
DJB

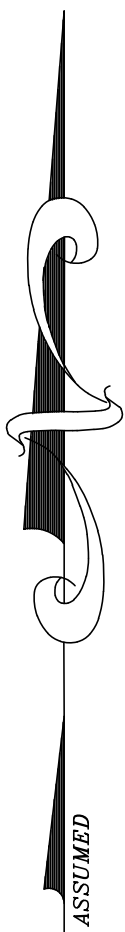
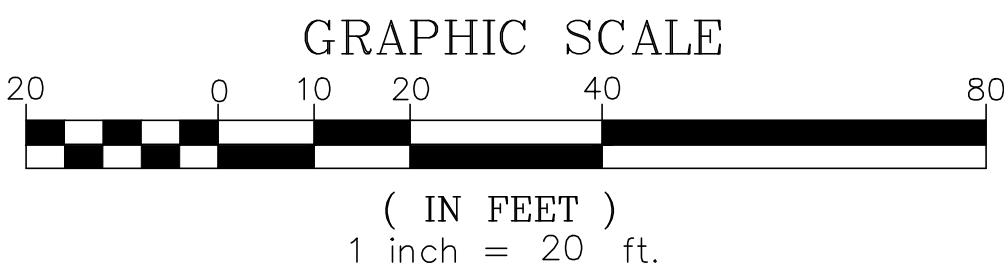
DRAWN BY:
DJB

DATE:
8-7-2020



SHEET
PP2 OF 3

PRELIMINARY PLAT



B
E
I

BUCHLI ENGINEERS, INC.

CIVIL ENGINEERS

email: davebuchi@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone 480-899-5143

8550 East Lake Road — San Tan Valley, Arizona 85143

PRELIMINARY PLAT

for

ZEN ON RECKER

1925 S. RECKER ROAD, MESA, AZ. 85206

JOB NO.

2019-06

SCALE:

1"=20'

DESIGNED BY:

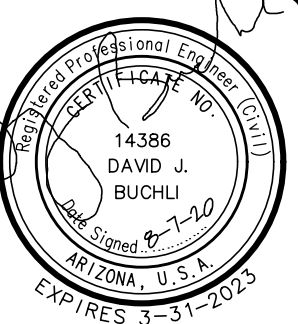
DJB

DRAWN BY:

DJB

DATE:

8-7-2020



SHEET

PP3 OF 3

ADOT RIGHT-OF-WAY
CORNER 1/2 REBAR

N. RECKER ROAD

N 00°00'00" E 691.090'

N 00°00'00" E 1682.67'

RIGHT-OF-WAY

EX. 6" ACP WATERLINE

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTILITY, REFUSE, EMERGENCY EASEMENT

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTILITY, REFUSE, EMERGENCY EASEMENT

S 88°52'30" W 382.050'

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTILITY, REFUSE, EMERGENCY EASEMENT

TRACT 'C' LANDSCAPE,
DRAINAGE EASEMENT

TRACT 'C' LANDSCAPE,
DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTILITY, REFUSE, EMERGENCY EASEMENT

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'B' LANDSCAPE, DRAINAGE EASEMENT

TRACT 'A' PRIVATE INGRESS/EGRESS,
UTILITY, REFUSE, EMERGENCY EASEMENT

N 00°17' W 191.983'

W 119.948'

101.33'

MATCHLINE SEE SHEET 2 OF 4