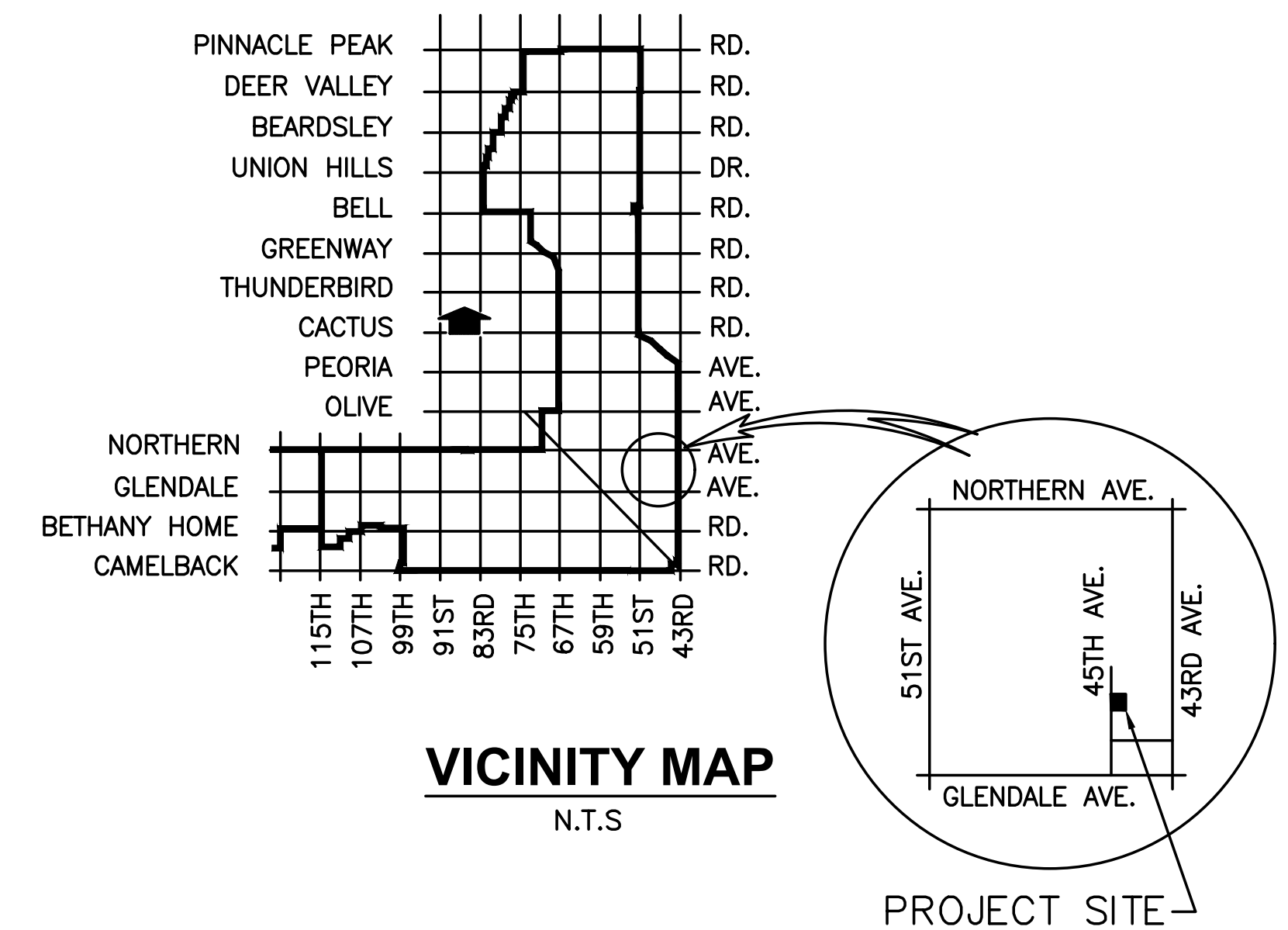


# SITE PLAN FOR VILLAS AT 45TH

7127 N 45TH AVE., GLENDALE, ARIZONA, 85301  
A PORTION OF SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,  
RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
N.T.S.

## PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF TOWNHOMES.

TOTAL GROSS ACREAGE = 3.01 AC  
TOTAL NET ACREAGE = 2.90 AC

## 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:

NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT NORTH 198' THEREOF.

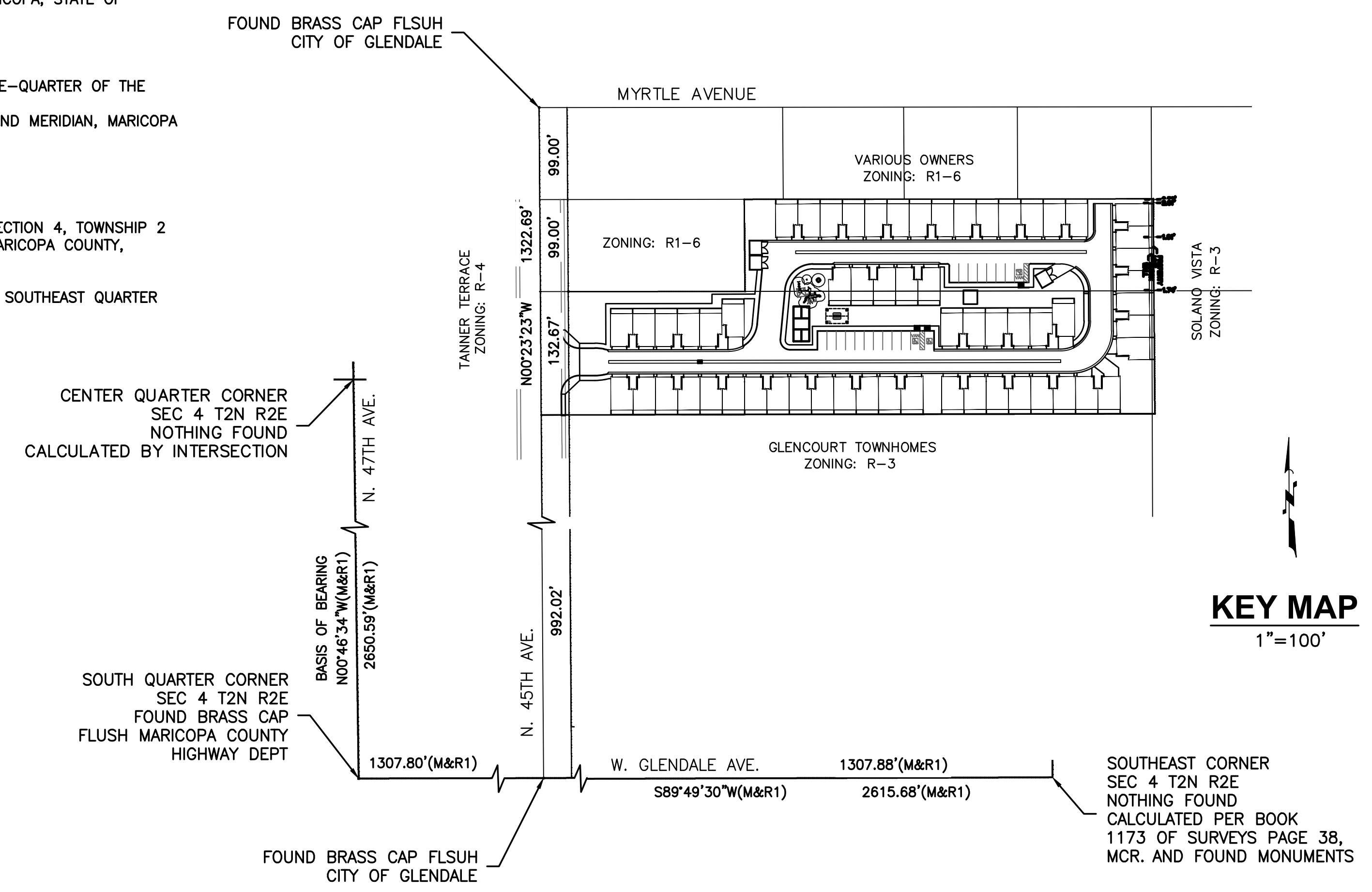
PARCEL NO. 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 99 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE EAST 660 FEET;  
THENCE SOUTH 99 FEET;  
THENCE WEST 660 FEET;  
THENCE NORTH 99 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 220 FEET THEREOF.



**KEY MAP**  
1"=100'

## DEVELOPER

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

## SHEET INDEX

- 1.....COVER SHEET
- 2.....SITE PLAN

## BENCHMARK

A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF 43RD AVENUE & ORANGEWOOD, ALSO BEING THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1179.611' (NAVD 29 DATUM)

## BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°46'34"W. (ASSUMED BEARING)

## 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)
0413C	1720	L	10/16/13	X	N/A

## LEGEND

- EASEMENT
- RIGHT OF WAY (R/W)
- BOUNDARY LINE
- CENTER LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STREET LIGHT
- EXISTING ELECTRIC LINE
- EXISTING POWER POLE
- SEWER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER LINE
- ⊗ WATER VALVE
- STORM DRAIN PIPE
- DRYWELL
- NG NATURAL GRADE
- EP EXISTING PAVEMENT
- EG EXISTING GUTTER PAVEMENT
- P CONCRETE
- C TOP OF CURB
- TC GRATE
- GR GRADE BREAK
- GB FINISHED GRADE
- FG GUTTER
- G SD STORM DRAIN
- INV INVERT

## GENERAL SITE PLAN NOTES

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE
- PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

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

NOT APPROVED FOR CONSTRUCTION

COVER SHEET

PROJECT: VILLAS AT 45TH MULTI-FAMILY MARICOPA COUNTY

7127 N. 45TH AVE., GLENDALE, ARIZONA, 85301

JOB NO. 00202010090

SP01

SHEET NO. 1

1 OF 2

