

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	5828.80	21	5886.67	41	5750.00	61	5726.09	81	5726.09	101	6000.00
2	5861.46	22	6141.02	42	5750.00	62	5750.00	82	5750.00	102	6000.00
3	5747.38	23	5712.73	43	5750.00	63	5750.00	83	5750.00	103	6000.00
4	5679.77	24	5750.00	44	5750.00	64	5750.00	84	5750.00	104	5999.28
5	5241.76	25	5750.00	45	5750.00	65	5750.00	85	5750.00	105	5836.75
6	5399.44	26	5750.00	46	5750.00	66	5750.00	86	5750.00	106	6429.91
7	5400.00	27	5750.00	47	5750.00	67	5750.00	87	6000.00	107	5426.04
8	5400.00	28	5750.00	48	5750.00	68	5750.00	88	6000.00	108	5495.75
9	5400.00	29	5750.00	49	5750.00	69	5750.00	89	6000.00	109	5529.29
10	5400.00	30	5750.00	50	5750.00	70	5726.09	90	6000.00	110	5562.83
11	5376.09	31	5750.00	51	5750.00	71	5712.73	91	6000.00	111	5596.37
12	5976.09	32	5750.00	52	5750.00	72	5750.00	92	6000.00	112	5629.92
13	6000.00	33	5175.00	53	5750.00	73	5750.00	93	6000.00	113	5663.46
14	6000.00	34	5175.00	54	5750.00	74	5750.00	94	6000.00	114	5697.00
15	6000.00	35	5175.00	55	5712.73	75	5750.00	95	6000.00	115	5723.71
16	6000.00	36	5175.00	56	6034.44	76	5750.00	96	6000.00	TOTAL 661,194.60 S.F.	
17	6000.00	37	5175.00	57	5601.09	77	5750.00	97	6000.00		
18	6000.00	38	5175.00	58	5750.00	78	5750.00	98	6000.00		
19	6000.00	39	5137.73	59	5750.00	79	5750.00	99	6000.00		
20	6000.00	40	5726.09	60	5750.00	80	5750.00	100	6000.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION	30999	0.712
TRACT B	LANDSCAPE / OPEN SPACE	1090	0.025
TRACT C	LANDSCAPE / OPEN SPACE	1090	0.025
TRACT D	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	118272	2.715
TRACT E	LANDSCAPE / OPEN SPACE	16760	0.385
TRACT F	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT G	LANDSCAPE / OPEN SPACE / RETENTION	18168	0.417
TRACT H	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT I	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE CHANNEL	115541	2.652
TOTAL OPEN SPACE AREA		306080	7.027

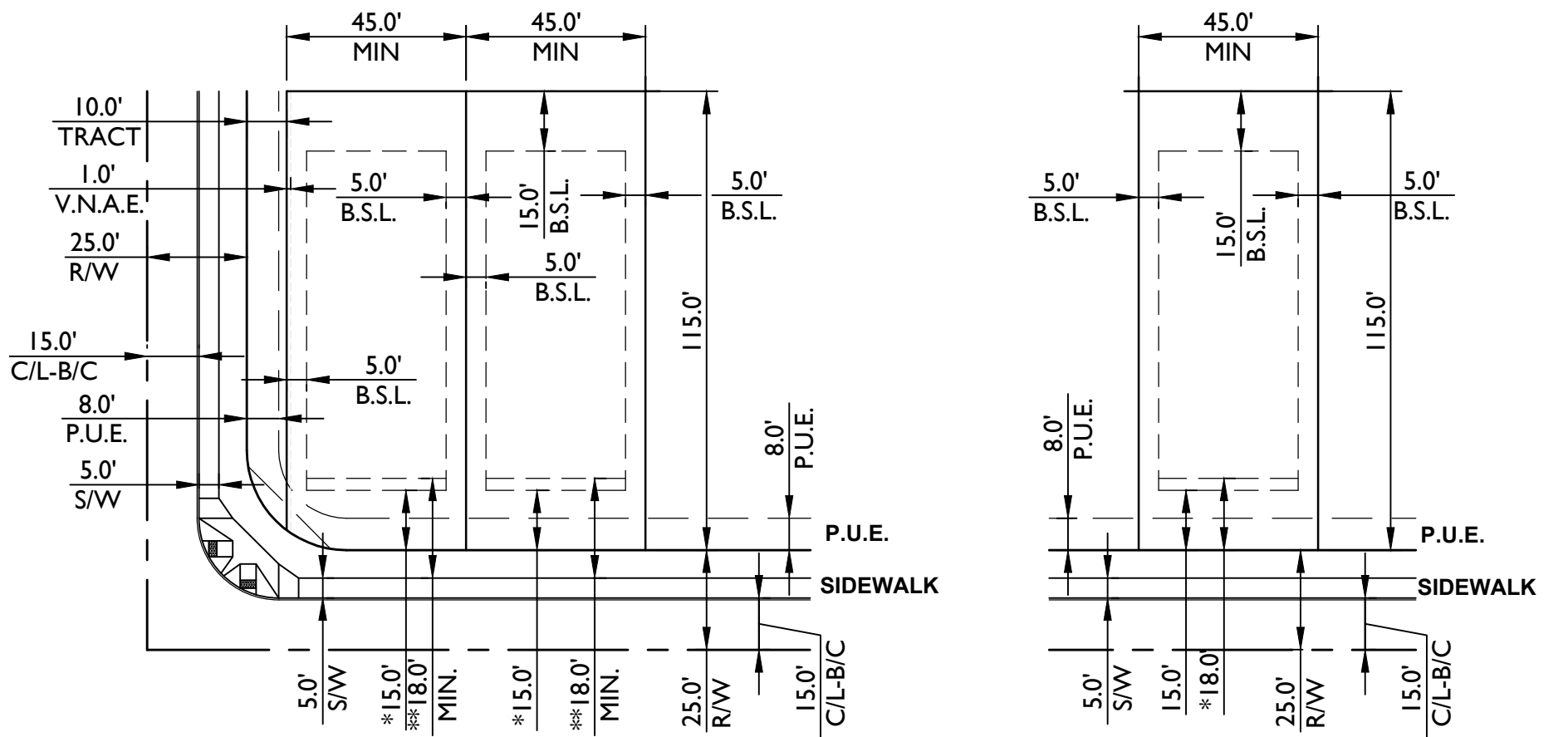
RS-5 DEVELOPMENT STANDARDS

MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	45' MIN
MAXIMUM LOT COVERAGE	35% - 1 STORY 50% - 2 / 3 STORY
MAXIMUM BUILDING HEIGHT	30'
BUILDING SETBACKS	
FRONT	15' (1) (2)
INTERIOR SIDE	5'
STREET SIDE	5' (WITH ADJACENT 10' TRACT)
REAR	15'

- NOTES:
- (1) - FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - (2) - FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5)

NTS



- NOTES:
- * FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - ** FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

NW COR SEC 33
FND BRASS CAP
IN HANDHOLE

W. BOWLIN ROAD

SORRENTO PARCEL 3
CAB F. SID. 87' P.C.R.
ZONING: CR-3

N00°32'46"E 2639.89'

N. HARTMAN ROAD

W. LEONESSA AVE

N 89°35'50" E 195.01'

S 0°24'10" E 50.00'

W1/4 COR SEC 33
FND BRASS CAP
IN HANDHOLE

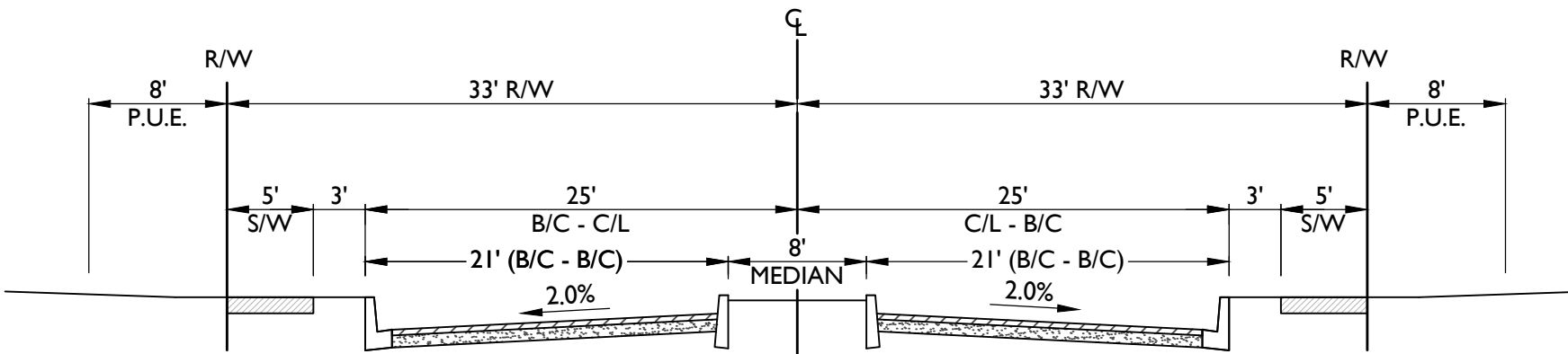
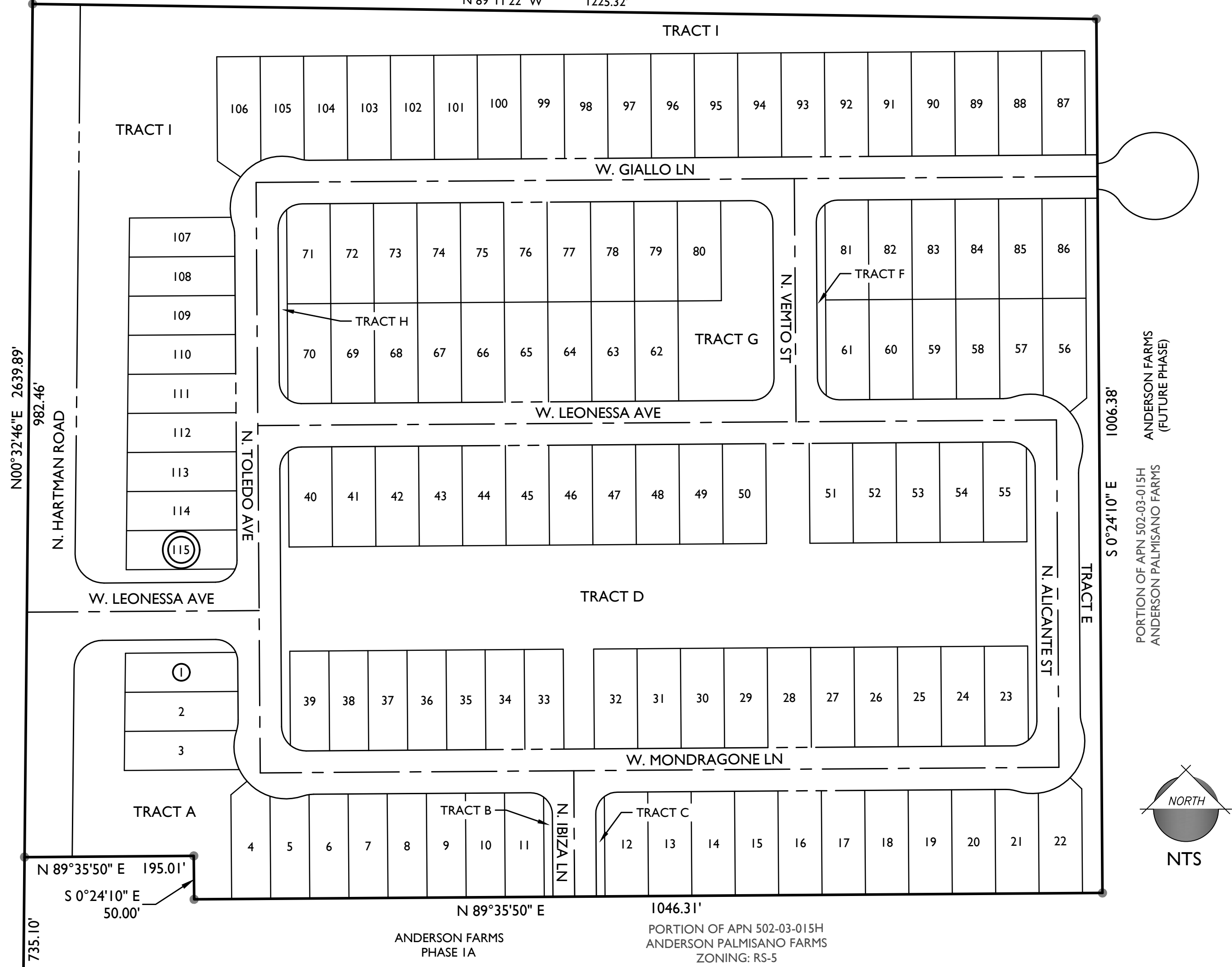
W. SORRENTO BLVD.

PRELIMINARY PLAT
FOR
ANDERSON FARMS PHASE 1B

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 4 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

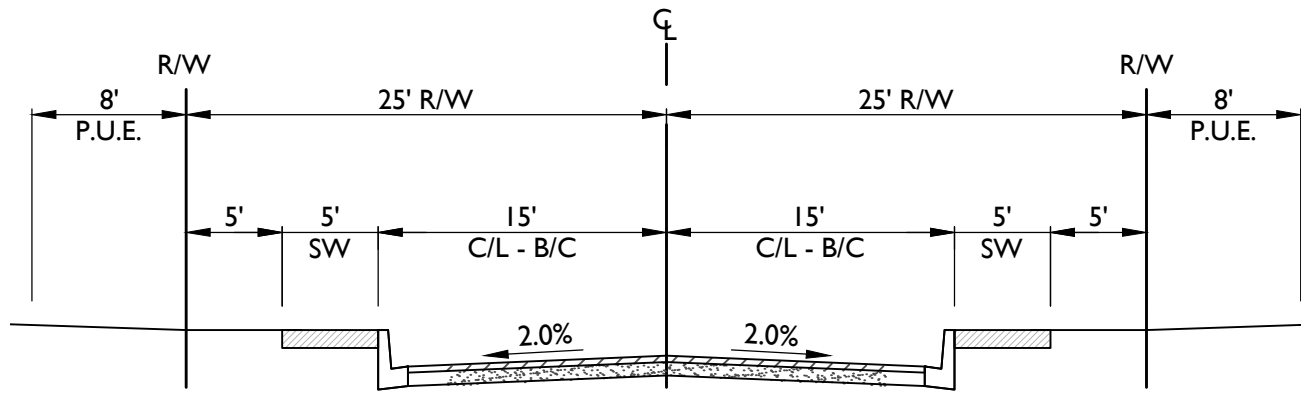
ANDERSON FARMS (FUTURE PHASE) N 89°11'22" W 1225.32'

PORTION OF APN 502-03-015H
ANDERSON PALMISANO FARMS



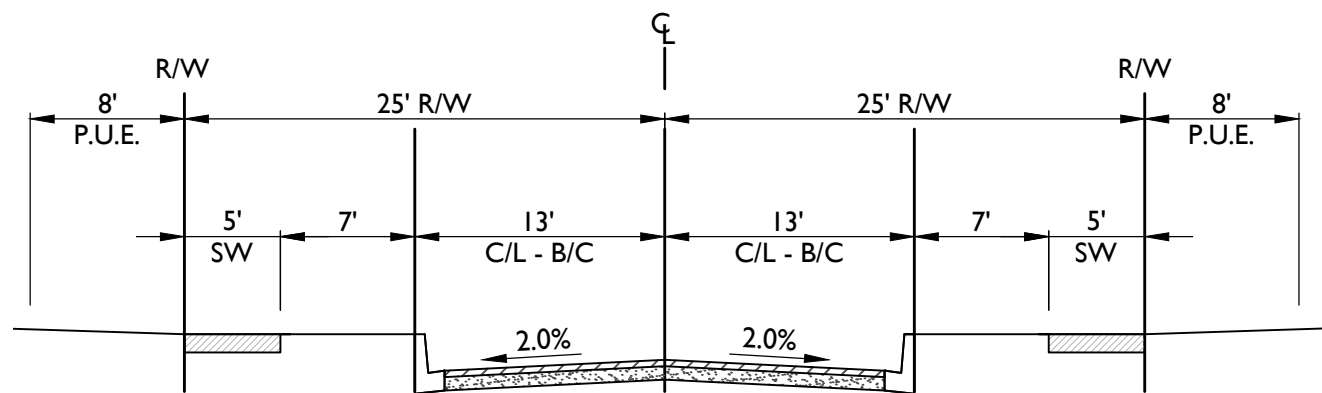
ENTRY ROAD (W. LEONESSA LN.)

NTS



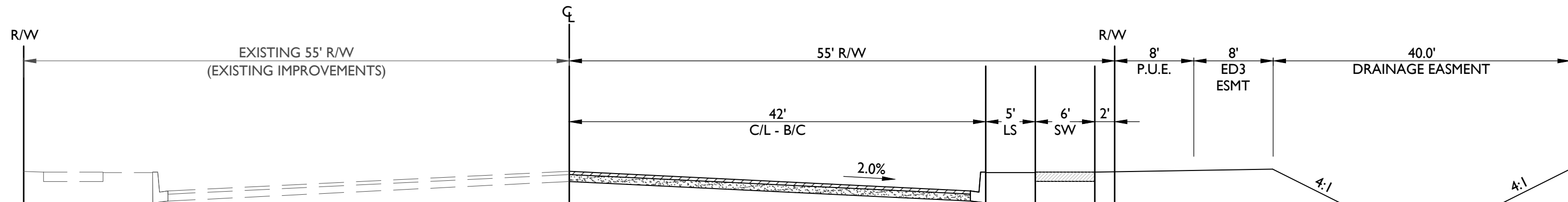
LOCAL STREET

NTS



LOCAL STREET (IBIZA LN)

NTS

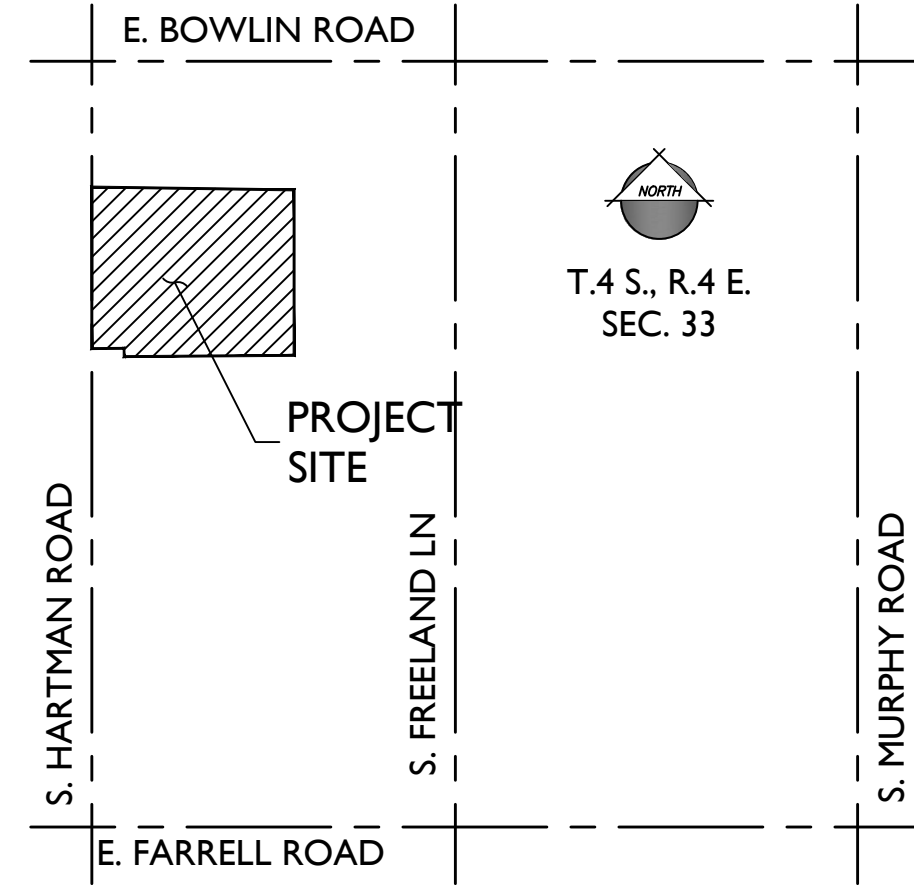


MINOR ARTERIAL ROADWAY (N. HARTMAN ROAD)

NTS

VICINITY MAP

NTS



PROJECT TEAM

DEVELOPER:
LENNAR ARIZONA INC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282
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CONTACT: TODD SKORO
Todd.Skoro@lennar.com

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1130 N ALMA SCHOOL RD., SUITE 120
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MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
Josh.Hannon@epsgruoinc.com

PROJECT DATA

A.P.N.	A PORTION OF 502-03-015H
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	RS-5
GROSS AREA:	± 28.65 ACRES
NET AREA:	± 27.41 ACRES (EXCLUDES ARTERIAL R/W)
NO. OF LOTS:	27
45' x 115'	88
50' x 115'	115
TOTAL	
GROSS DENSITY:	± 4.0 DU/AC
OPEN SPACE TRACT AREA:	± 7.03 ACRES (25.6% OF NET)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSION ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
6. THE OVERHEAD UTILITY LINES AND ELECTRIC LINE LESS THAN 69 KV ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUND. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
7. THE EXISTING IRRIGATION FACILITIES NOT SCHEDULED TO BE ABANDONED, ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUND. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.

NARRATIVE STATEMENT

THIS PROJECT REQUEST IS FOR PRELIMINARY PLAT REVIEW TO CONSTRUCT A HIGH QUALITY RESIDENTIAL COMMUNITY ON APPROXIMATELY 28.6 ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 115 SINGLE FAMILY RESIDENTIAL UNITS. THIS PROJECT IS A QUALITY COMMUNITY THAT IS ATTRACTIVELY DESIGNED, WILL BE LUSHLY LANDSCAPED, AND PROVIDES A NEW AND DIVERSE OPPORTUNITY FOR HOME OWNERSHIP IN THE CITY OF MARICOPA.

UTILITIES

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ED3
GAS	SOUTHWEST GAS
TELEPHONE	QWEST COMMUNICATIONS
CABLE	ORBITEL COMMUNICATIONS
POLICE	CITY OF MARICOPA
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

BASIS OF BEARING

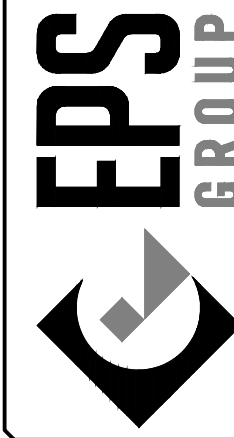
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

FLOOD ZONE SHADED X IS DEFINED AS:
AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgruoinc.com



Anderson Farms Phase 1B
City of Maricopa

COVER SHEET

Project:

Revisions:

MAY 5, 2021 - 1ST PRELIMINARY PLAT SUB.
JULY 27, 2021 - 2ND PRELIMINARY PLAT SUB.



Designer: JH
Drawn by: JA



Job No.
21-0141

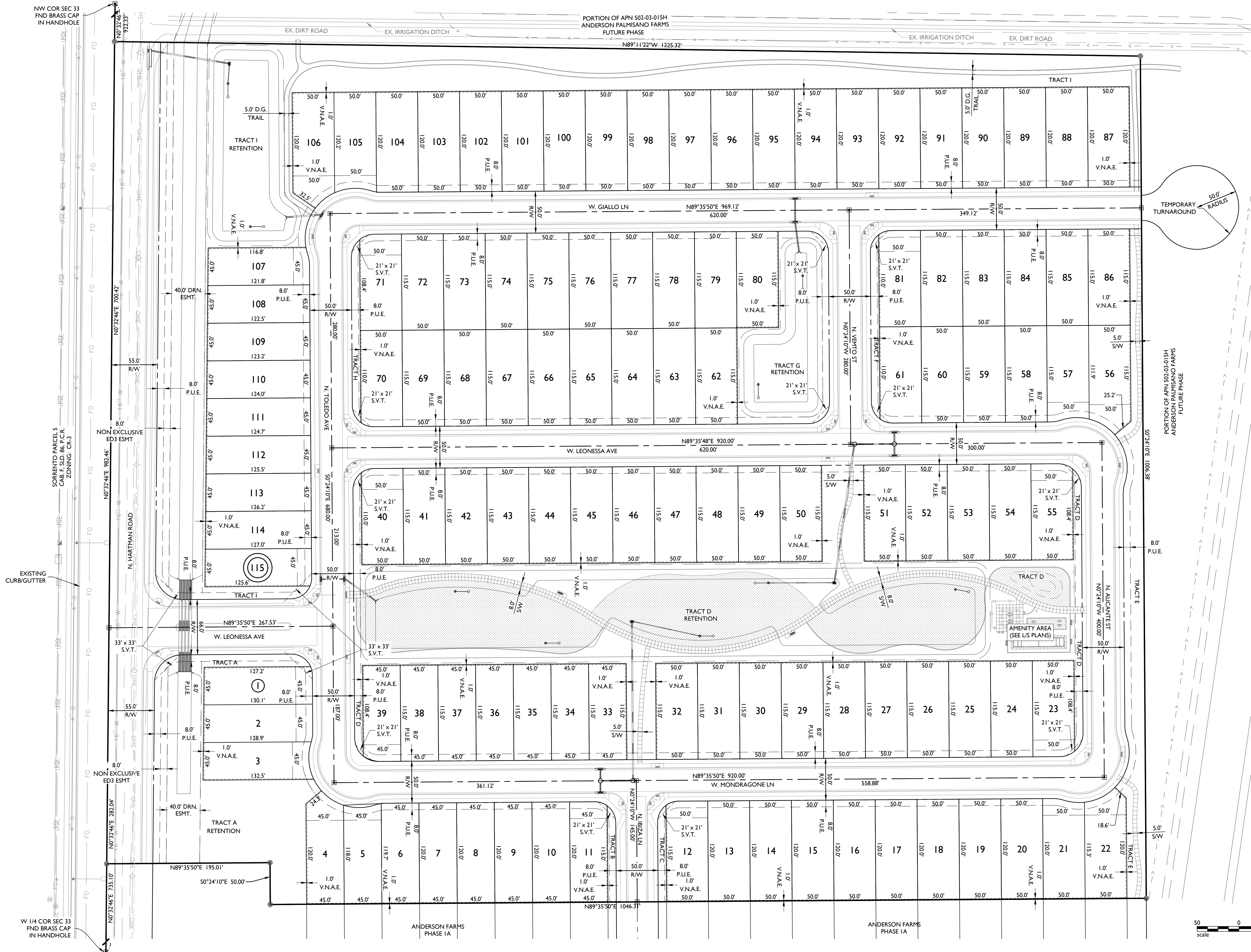
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Sheet No.
1
of 2

21-0141

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ewinters



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EPS
GROUP

Anderson Farms Phase IB
City of Maricopa

PRELIMINARY PLAT

Project:
MAY 5, 2021 - 1ST PRELIMINARY PLAT SUB.
JULY 27, 2021 - 2ND PRELIMINARY PLAT SUB.

Revisions:

Call it first two full working days
before you begin excavation.
ARIZONA
State of Arizona
Division of Water Resources
Maricopa County (900260-1100)

Designer: JH
Drawn by: JA

Professional Engineer
44744
ERIC D. WINTERS
07-27-21

Job No.
21-0141
PP02
Sheet No.
2
of 2