

PRELIMINARY PLAT HOGENES FARMS - PHASE I

A PORTION OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PROJECT DATA

A.P.N.
CURRENT USE:
GENERAL PLAN LAND USE:

A PORTION OF 510-12-0050
AGRICULTURAL
MASTER PLANNED COMMUNITY (MPC), MEDIUM DENSITY
RESIDENTIAL (MDR), EMPLOYMENT (E)

EXISTING ZONING:
PROPOSED ZONING:

CL-2
RS-5 PAD

GROSS AREA:
NET AREA:

98.56 ACRES
88.47 ACRES
(EXCLUDES ARTERIAL & COLLECTOR R/W)

NO. OF LOTS:
40' x 115'
45' x 115'
50' x 120'
TOTAL

154
147
105
406

GROSS DENSITY:

4.1 DU/AC

OPEN SPACE AREA:

26.04 ACRES (29.4% OF NET)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- 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.
- 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 99 GROSS ACRES LOCATED SON THE NORTHWEST CORNER OF MCDAVID ROAD AND GREEN ROAD. THIS PROJECT WILL CONSIST OF 406 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.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONES X, SHADED X, AE, AND AO AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBERS 04021C0730F AND 04021C0740F FOR PINAL COUNTY DATED JUNE 16, 2014.

FLOOD ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

FLOOD ZONE AE IS DEFINED AS: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

FLOOD ZONE AO IS DEFINED AS: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

BENCHMARK

PINAL COUNTY CONTROL NETWORK POINT #208227, A G.L.O. MONUMENT WITH SECTIONAL INFORMATION STAMPED, AT THE INTERSECTION OF SCHNEFF ROAD & HASH KNIFE DRAW ROAD, BEING THE SOUTHEAST CORNER OF SECTION 33, T.2 S., R.8 E., PINLA COUNTY.

ELEVATION = 1523.01' (NAVD 88' DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 0 DEGREES 10 MINUTES 26 SECONDS EAST, AS SHOWN ON ALTA, LAND SURVEY SERVICES PLC, DRAWN BY: THOMAS L. ROPE, RLS 21081, JOB NO.: 19031, DATED: 5-17-19

PROJECT TEAM

DEVELOPER:
MARBELLA HOMES
18835 N THOMPSON PEAK PKWY
SCOTTSDALE, AZ 85255
TEL: (602)-469-8050
CONTACT: JOHN WITTROCK
john@marbellacustomhomes.com

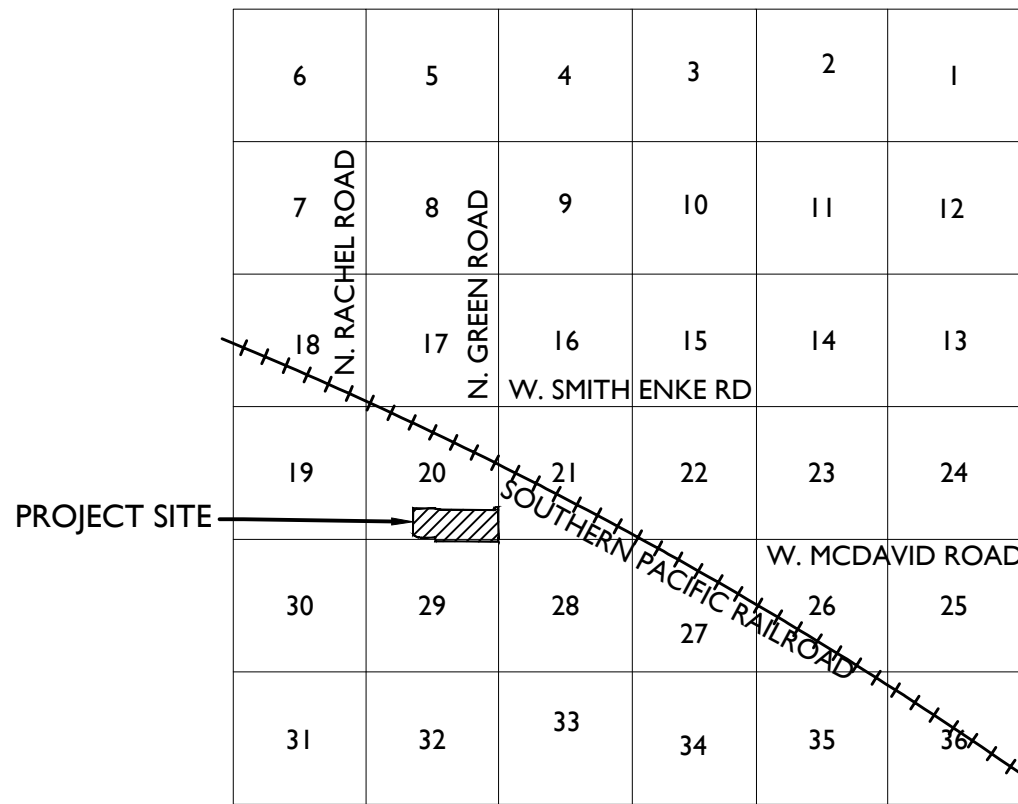
LAND PLANNER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DAVID HUGHES
David.hughes@epsgroupinc.com

ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE
chandra.mccarty@epsgroupinc.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ALIZA SABIN, RLA LEED AP
aliza.sabin@epsgroupinc.com

VICINITY MAP

TOWNSHIP 4 SOUTH, RANGE 3 EAST



LAND USE TABLE

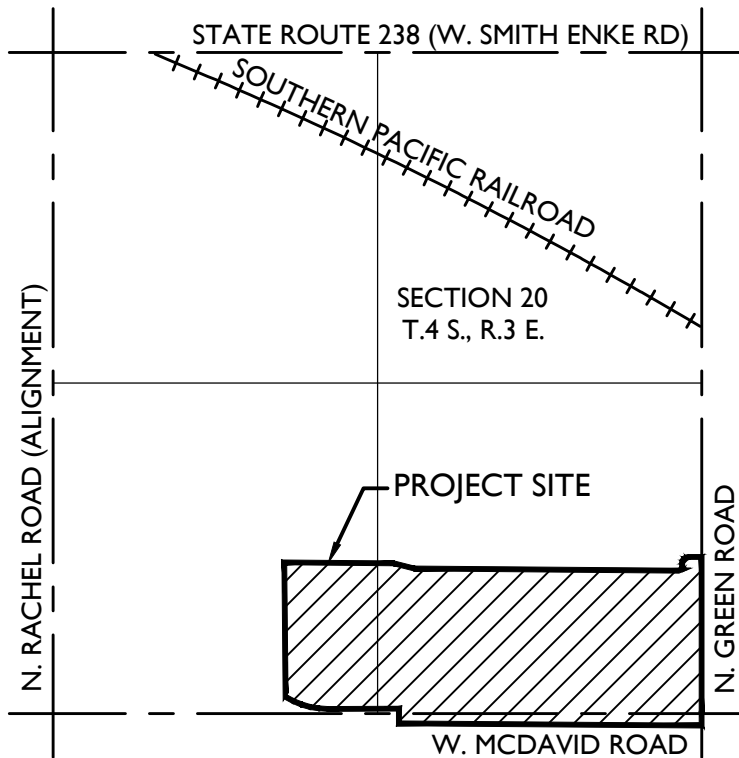
GROSS ACREAGE	98.56 ACRES
AREA OF OPEN SPACE TRACTS	26.04 ACRES
AREA OF LOTS	48.79 ACRES
AREA OF STREETS	23.73 ACRES
TOTAL NUMBER OF LOTS	406 LOTS
OVERALL DENSITY	4.1 DU/AC
AVERAGE AREA PER LOT	5,235 SQ. FT.
OPEN SPACE PERCENTAGE	26.4%

MARICOPA MEADOW II DEVELOPMENT STANDARDS

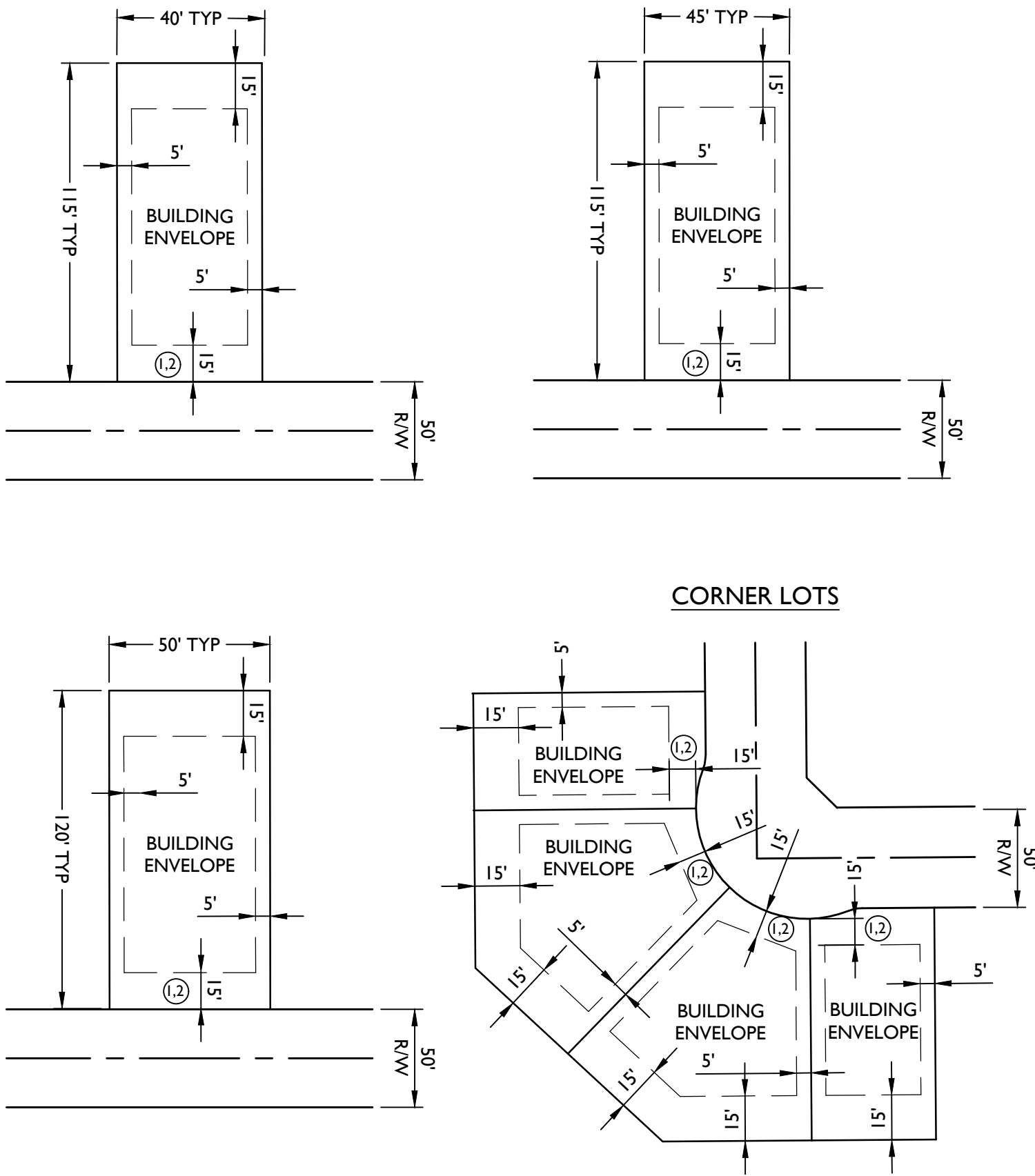
REGULATION	BASE ZONING DISTRICT REGULATIONS (RS-5 PAD)
MAXIMUM BUILDING HEIGHT	30'
FRONT YARD SETBACK ① ②	15'
SIDE YARD SETBACK	5'
STREET-SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MINIMUM LOT AREA	4,500 SF
MINIMUM LOT WIDTH	40'
MAXIMUM LOT COVERAGE ONE STORY TWO/THREE-STORY	55% 50%

- ① LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
- ② 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

LOCATION MAP



LOT DIAGRAMS



LEGEND

- PROPERTY CORNER
- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- IEE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- P/S PRIVATE STREET TRACT
- PUE PUBLIC UTILITY EASEMENT
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT

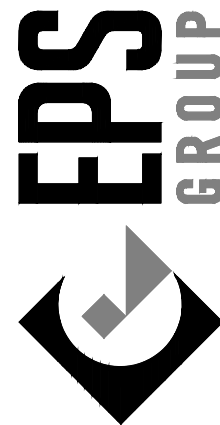
SERVICE PROVIDERS

DESCRIPTION	COMPANY
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
SEWER	GLOBAL WATER - PALO VERDE UTILITIES COMPANY, LLC
GAS	SOUTHWEST GAS
ELECTRIC	ED3
TELEPHONE	CENTURY LINK / COX COMM.
REFUSE	ALLIED WASTE / WASTE MANAGEMENT
CABLE TV	CENTURY LINK / COX COMM.
SCHOOL DISTRICT	MARICOPA UNIFIED SCHOOL DISTRICT #20
FIRE	RURAL / METRO FIRE DEPARTMENT
POLICE / SECURITY	PINAL COUNTY SHERIFF

SHEET INDEX

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SHEET 4	PP04	DATA TABLES
SHEET 5	PP05	STREET SECTIONS

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Hogenes Farms - Phase I

City of Maricopa
Pinal County, AZ

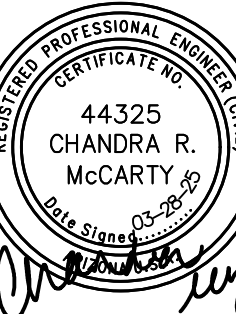
Cover Sheet

Project:

Revisions:



Designer: DH
Drawn by: JAJ



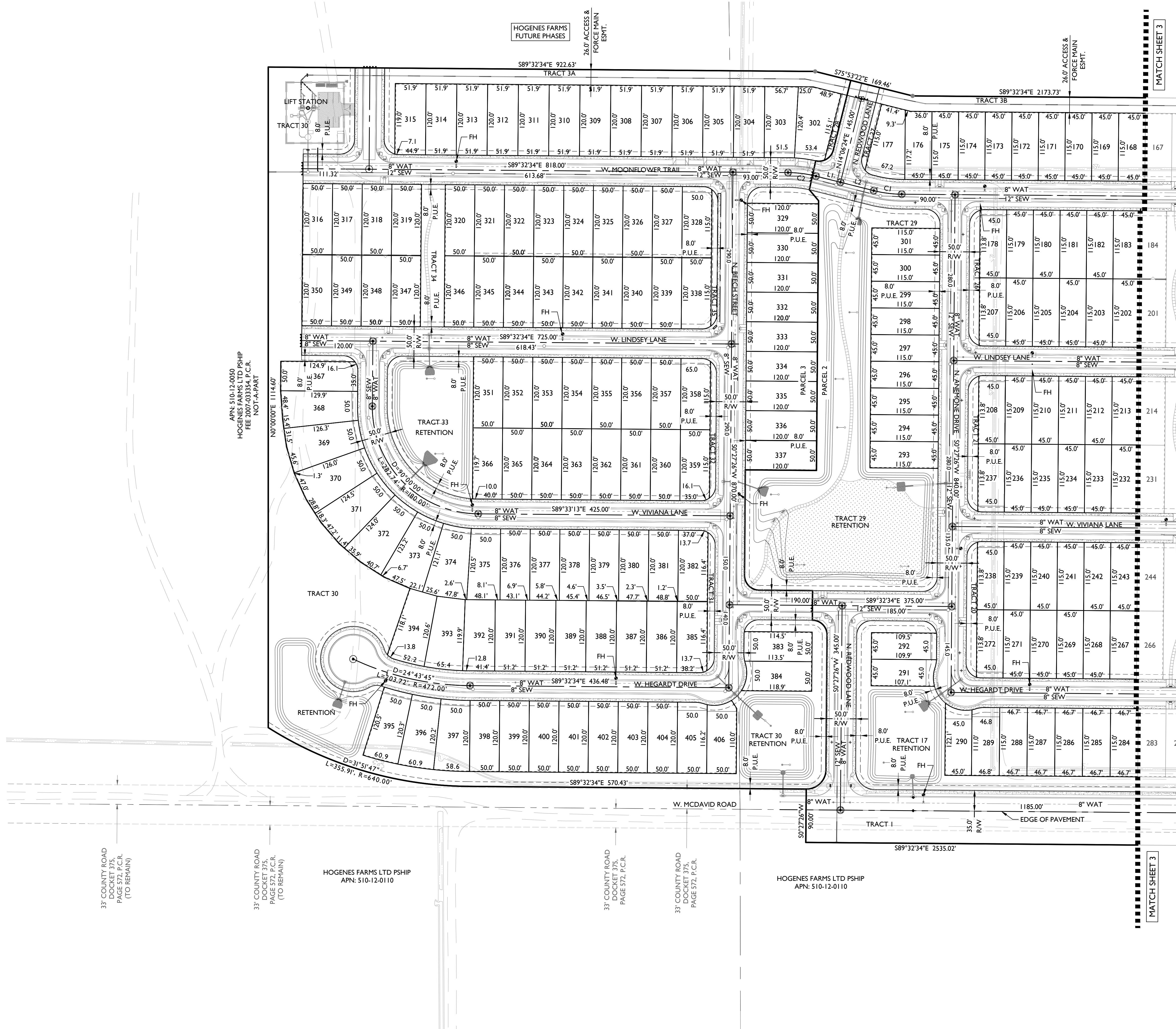
Job No.

19-0292

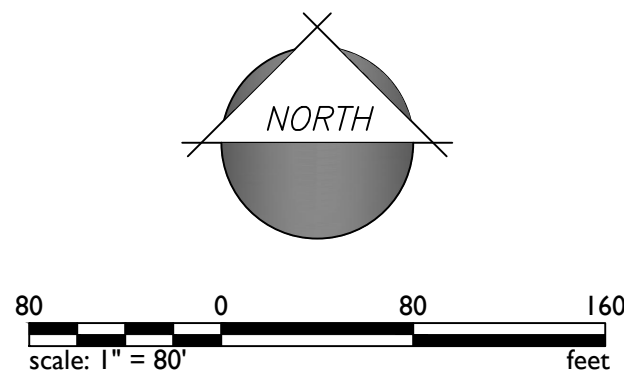
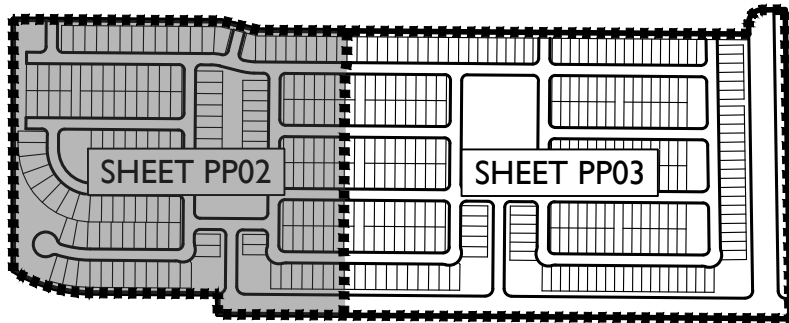
PP01

Sheet No.

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KEY MAP
N.T.S.



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EPS
GROUP

Project:

Revisions:

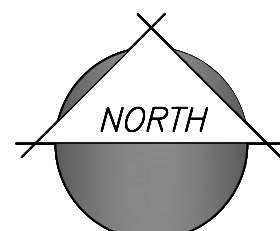
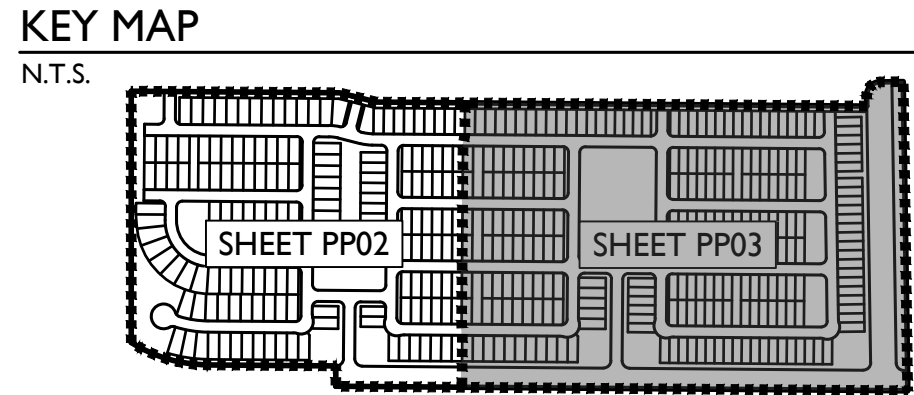
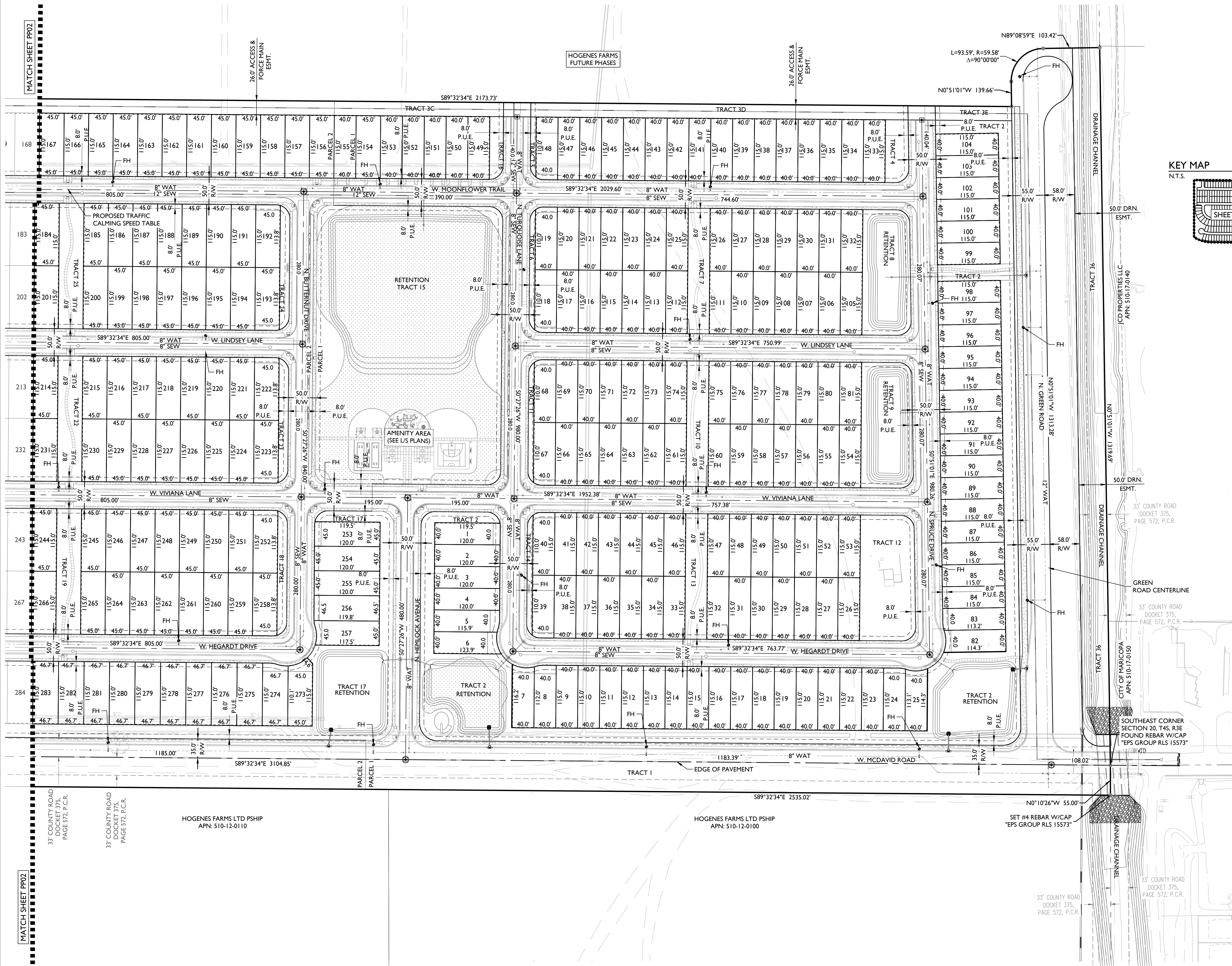
Call at least two full working days before you begin construction

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
No. 51141 or 1-800-STATE-1112 (511-2112)
in Maricopa County, 000203-1100

Designer: DH
Drawn by: JAJ

44325
CHANDRA R.
McCARTY, PE
Civil Engineer 03-2019

Job No.
19-0292
PP02
Sheet No.
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Hogenes Farms - Phase I
City of Maricopa
Pinal County, AZ

Preliminary Plat

Project:

Revisions:

No.	Description	By	Date
1	Initial Design	DH	04/07/2025

Call at least two full working days before any construction begins.

ARIZONA

Professional Engineer
No. 10101 or 1000 STAFF (1000-0000)
in Maricopa County, AZ (0000-0000)

Designer: DH
Drawn by: JAJ

44325
CHANDRA R.
McCARTY, PE
No. 10101 or 1000 STAFF (1000-0000)
in Maricopa County, AZ (0000-0000)

Job No.
19-0292
PP03
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Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	4799.16	21	4600.00	41	4600.00	61	4600.00	81	4600.00	101	4600.00	121	4600.00	141	4600.00	161	5175.00	181	5175.00	201	5175.00	221	5175.00	241	5175.00	261	5175.00	281	5375.10	301	5175.00	321	6000.00
2	4800.00	22	4600.00	42	4600.00	62	4600.00	82	4450.08	102	4600.00	122	4600.00	142	4600.00	162	5175.00	182	5175.00	202	5175.00	222	5172.15	242	5175.00	262	5175.00	282	5375.10	302	7486.15	322	6000.00
3	4800.00	23	4600.00	43	4600.00	63	4600.00	83	4591.42	103	4600.00	123	4600.00	143	4600.00	163	5175.00	183	5175.00	203	5175.00	223	5172.15	243	5175.00	263	5175.00	283	5375.10	303	6462.18	323	6000.00
4	4800.00	24	4591.24	44	4600.00	64	4600.00	84	4600.00	104	4600.00	124	4600.00	144	4600.00	164	5175.00	184	5175.00	204	5175.00	224	5175.00	244	5175.00	264	5175.00	284	5375.10	304	6233.04	324	6000.00
5	4764.99	25	4450.20	45	4600.00	65	4600.00	85	4600.00	105	4600.00	125	4600.00	145	4600.00	165	5175.00	185	5175.00	205	5175.00	225	5175.00	245	5175.00	265	5175.00	285	5375.10	305	6233.04	325	6000.00
6	4688.97	26	4600.00	46	4600.00	66	4600.00	86	4600.00	106	4600.00	126	4600.00	146	4600.00	166	5175.00	186	5175.00	206	5175.00	226	5175.00	246	5175.00	266	5175.00	286	5375.10	306	6233.04	326	6000.00
7	4460.91	27	4600.00	47	4600.00	67	4576.09	87	4600.00	107	4600.00	127	4600.00	147	4600.00	167	5175.00	187	5175.00	207	5172.15	227	5175.00	247	5175.00	267	5175.00	287	5375.10	307	6233.04	327	6000.00
8	4581.50	28	4600.00	48	4600.00	68	4576.09	88	4600.00	108	4600.00	128	4600.00	148	4576.09	168	5175.00	188	5175.00	208	5172.15	228	5175.00	248	5175.00	268	5175.00	288	5375.10	308	6233.04	328	5976.09
9	4600.00	29	4600.00	49	4600.00	69	4600.00	89	4600.00	109	4600.00	129	4600.00	149	4600.00	169	5175.00	189	5175.00	209	5175.00	229	5175.00	249	5175.00	269	5175.00	289	5351.06	309	6233.04	329	6000.00
10	4600.00	30	4600.00	50	4600.00	70	4600.00	90	4600.00	110	4600.00	130	4600.00	150	4600.00	170	5175.00	190	5175.00	210	5175.00	230	5175.00	250	5175.00	270	5175.00	290	5085.93	310	6233.04	330	6000.00
11	4600.00	31	4600.00	51	4600.00	71	4600.00	91	4600.00	111	4600.00	131	4600.00	151	4600.00	171	5175.00	191	5175.00	211	5175.00	231	5175.00	251	5175.00	271	5175.00	291	4803.44	311	6233.04	331	6000.00
12	4600.00	32	4600.00	52	4600.00	72	4600.00	92	4600.00	112	4600.00	132	4600.00	152	4600.00	172	5175.00	192	5172.15	212	5175.00	232	5175.00	252	5172.15	272	5172.15	292	4949.10	312	6233.04	332	6000.00
13	4600.00	33	4600.00	53	4600.00	73	4600.00	93	4600.00	113	4600.00	133	4600.00	153	4600.00	173	5175.00	193	5172.15	213	5175.00	233	5175.00	253	5399.16	273	5239.63	293	5175.00	313	6233.04	333	6000.00
14	4600.00	34	4600.00	54	4600.00	74	4600.00	94	4600.00	114	4600.00	134	4600.00	154	5175.00	174	5175.00	194	5175.00	214	5175.00	234	5175.00	254	5400.00	274	5275.88	294	5175.00	314	6233.04	334	6000.00
15	4600.00	35	4600.00	55	4600.00	75	4600.00	95	4600.00	115	4600.00	135	4600.00	155	4600.00	175	5175.00	195	5175.00	215	5175.00	235	5175.00	255	5400.00	275	5375.10	295	5175.00	315	6230.73	335	6000.00
16	4600.00	36	4600.00	56	4600.00	76	4600.00	96	4600.00	116	4600.00	136	4600.00	156	5175.00	176	5184.85	196	5175.00	216	5175.00	236	5175.00	256	5579.76	276	5375.10	296	5175.00	316	6000.00	336	6000.00
17	4600.00	37	4600.00	57	4600.00	77	4600.00	97	4600.00	117	4600.00	137	4600.00	157	5175.00	177	6588.35	197	5175.00	217	5175.00	237	5172.15	257	5249.57	277	5375.10	297	5175.00	317	6000.00	337	6000.00
18	4600.00	38	4600.00	58	4600.00	78	4600.00	98	4600.00	118	4576.09	138	4600.00	158	5175.00	178	5172.15	198	5175.00	218	5175.00	238	5172.15	258	5172.15	278	5375.10	298	5175.00	318	6000.00	338	5976.09
19	4600.00	39	4576.09	59	4600.00	79	4600.00	99	4600.00	119	4576.09	139	4600.00	159	5175.00	179	5175.00	199	5175.00	219	5175.00	239	5175.00	259	5175.00	279	5375.10	299	5175.00	319	6000.00	339	6000.00
20	4600.00	40	4576.09	60	4600.00	80	4600.00	100	4600.00	120	4600.00	140	4600.00	160	5175.00	180	5175.00	200	5175.00	220	5175.00	240	5175.00	260	5175.00	280	5375.10	300	5175.00	320	6000.00	340	6000.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.59'	S75°53'36"E
L2	57.86'	S75°53'36"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	47.65'	200.00'	47.53'	013°38'58"
C2	47.65'	200.00'	47.53'	013°38'58"

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT 1	LANDSCAPE / OPEN SPACE	139410	3.200
TRACT 2	LANDSCAPE / OPEN SPACE/ RETENTION	1134494	26.044
TRACT 3A	LANDSCAPE/OPEN SPACE/FORCE MAIN/ACCESS	22438	0.515
TRACT 3B	LANDSCAPE/OPEN SPACE/FORCE MAIN/ACCESS	25831	0.593
TRACT 3C	LANDSCAPE/OPEN SPACE/FORCE MAIN/ACCESS	8060	0.185
TRACT 3D	LANDSCAPE/OPEN SPACE/FORCE MAIN/ACCESS	17969	0.413
TRACT 3E	LANDSCAPE/OPEN SPACE/FORCE MAIN/ACCESS	3641	0.084
TRACT 4	LANDSCAPE / OPEN SPACE	4770	0.110
TRACT 5	LANDSCAPE / OPEN SPACE	1040	0.024
TRACT 6	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT 7	LANDSCAPE / OPEN SPACE	9200	0.211
TRACT 8	LANDSCAPE / OPEN SPACE/ RETENTION	19922	0.457
TRACT 9	LANDSCAPE / OPEN SPACE/ RETENTION	21392	0.491
TRACT 10	LANDSCAPE / OPEN SPACE	9200	0.211
TRACT 11	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT 12	LANDSCAPE / OPEN SPACE	22862	0.525
TRACT 13	LANDSCAPE / OPEN SPACE	9200	0.211
TRACT 14	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT 15	LANDSCAPE / OPEN SPACE/ RETENTION	172863	3.968
TRACT 16	LANDSCAPE / OPEN SPACE	2741	0.063

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT 17	LANDSCAPE / OPEN SPACE/ RETENTION	1134494	26.044
TRACT 18	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 19	LANDSCAPE / OPEN SPACE	10350	0.238
TRACT 20	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 21	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 22	LANDSCAPE / OPEN SPACE	10350	0.238
TRACT 23	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 24	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 25	LANDSCAPE / OPEN SPACE	10350	0.238
TRACT 26	LANDSCAPE / OPEN SPACE	3762	0.086
TRACT 27	LANDSCAPE / OPEN SPACE	1090	0.025
TRACT 28	LANDSCAPE / OPEN SPACE	1091	0.025
TRACT 29	LANDSCAPE / OPEN SPACE/ RETENTION	114160	2.621
TRACT 30	LANDSCAPE / OPEN SPACE/ RETENTION	159894	3.671
TRACT 31	LANDSCAPE / OPEN SPACE	2641	0.061
TRACT 32	LANDSCAPE / OPEN SPACE	2180	0.050
TRACT 33	LANDSCAPE / OPEN SPACE/ RETENTION	29511	0.677
TRACT 34	LANDSCAPE / OPEN SPACE	9600	0.220
TRACT 35	LANDSCAPE / OPEN SPACE	2180	0.050
TRACT 36	DRAINAGE CHANNEL	63793	1.464
TOTAL TRACT AREA		1134494	26.04

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Hogenes Farms - Phase I
City of Maricopa
Pinal County, AZ

Data Tables

Project:

Revisions:

Call at least two full working days before you begin construction

New 811 or 1-800-STRUT (772-5288) in Maricopa County (928)263-1100

Designer: DH
Drawn by: JAJ

Job No.
19-0292

PP04

Sheet No.
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