

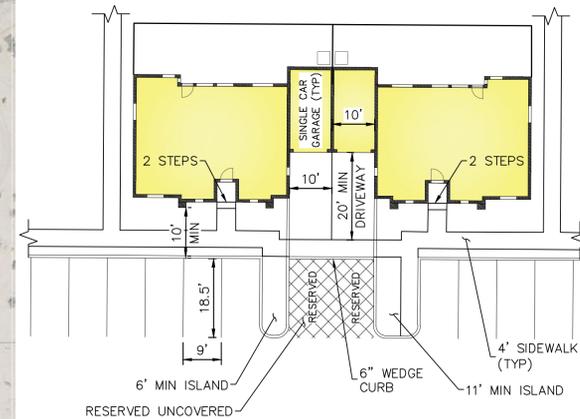
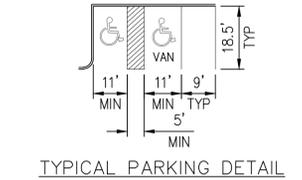
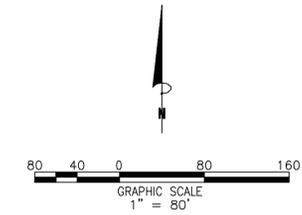
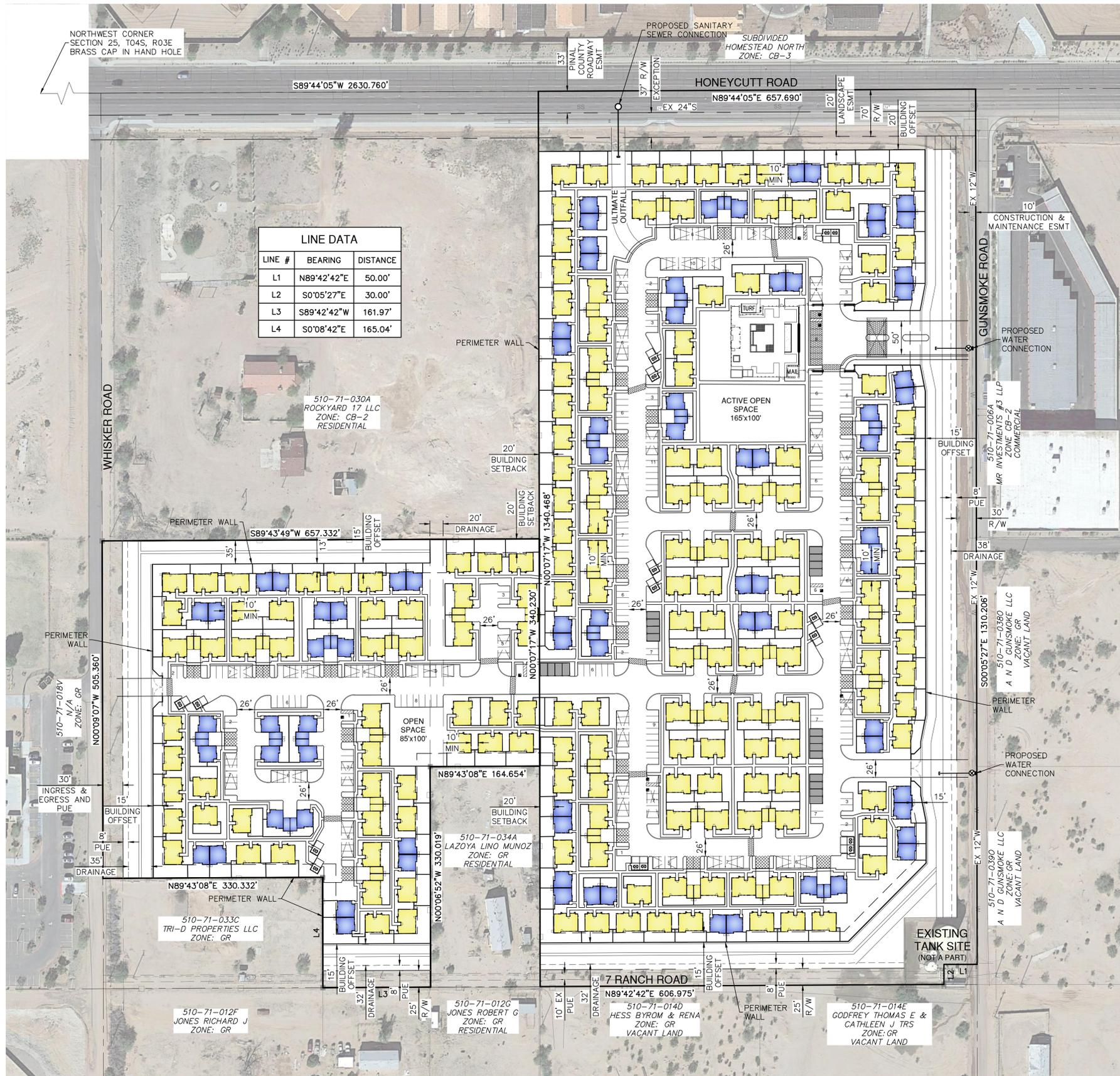
DEVELOPER
 HANCOCK COMMUNITIES, LLC
 4040 E. CAMELBACK RD. SUITE 215
 PHOENIX, AZ 85018
 (480) 285-1300
 CONTACT: GREG HANCOCK
 EMAIL: GREG@HANCOCK-AZ.COM

OWNER
 APN: 510-71-011G & 510-71-033B
 WEST 20 LLC/ROCKYARD 17 LLC
 PO BOX 4997
 SCOTTSDALE, AZ 85261

CIVIL ENGINEER
 BOWMAN CONSULTING GROUP
 CONTACT: MATT CAWLEY, P.E.
 1295 W WASHINGTON STREET
 SUITE: 108
 TEMPE, AZ 85281
 EMAIL: MCAWLEY@BOWMANCONSULTING.COM
 PHONE: (480) 629-8830

LAND USE ATTORNEY
 PEW & LAKE, PLC
 CONTACT: D.J. STAPLEY
 1744 S VAL VISTA DR, STE 217
 MESA, AZ 85204
 EMAIL: DJSTAPLEY@PEWANDLAKE.COM
 PHONE: (480) 461-4670

LANDSCAPE ARCHITECT
 WESTLAND RESOURCES, INC.
 CONTACT: RICK SCHONFELD, RLA
 4001 E PARADISE FALLS DR
 TUCSON, AZ 85712
 EMAIL: RSCHONFELD@WESTLANDRESOURCES.COM
 PHONE: (520) 206-8585



| MULTI-FAMILY UNITS AND PARKING | | | | |
|---------------------------------------|-----------------|-------|---------------------------|------------------------|
| | NUMBER OF UNITS | MIX % | PARKING REQUIRED PER UNIT | TOTAL PARKING REQUIRED |
| 1 BEDROOM | 80 | 32% | 1.5 | 120 |
| 2 BEDROOM | 173 | 68% | 2.0 | 346 |
| TOTALS | 253 | 100% | | 466 |
| GUEST PARKING (0.2/UNIT) | | | | 51 |
| TOTAL PARKING REQUIRED | | | | 517 |
| TOTAL PARKING PROVIDED | | | | 568 |
| ATTACHED GARAGES | | | | 88 |
| DRIVEWAY | | | | 88 |
| RESERVED UNCOVERED PARKING | | | | 58 |
| PARKING REQUIRED FOR NON GARAGE UNITS | | | | 336 |
| PARKING PROVIDED FOR NON GARAGE UNITS | | | | 334 |

NOTE: PARKING PROVIDED INCLUDES GARAGES
 BUILDING HEIGHT: 15'6"
 CL LENGTH 4,862 LF

| UTILITY PROVIDERS | |
|-------------------|------------------------------|
| ELECTRIC | CENTURYLINK |
| TELEPHONE | SOUTHWEST GAS |
| NATURAL GAS | COX COMMUNICATIONS |
| CABLE TV | SEVEN RANCHES DOMESTIC WATER |
| WATER | PALO VERDE UTILITIES COMPANY |
| SEWER | |

| SITE DATA | |
|--------------|----------------------------|
| GROSS ACRES | 27.79 |
| NET ACRES | 24.96 |
| USABLE NET | 22.04 |
| GROSS DU/AC | 9.10 |
| NET DU/AC | 10.14 |
| USABLE DU/AC | 11.48 |
| APN # | 510-71-011G 510-71-033B |
| LOT COVERAGE | 24% |

| OPEN SPACE CALCULATIONS | |
|----------------------------------|---------|
| OPEN SPACE REQUIRED (20% OF NET) | 4.99 AC |
| OPEN SPACE PROVIDED | 7.96 AC |
| ACTIVE OPEN SPACE REQUIRED | |
| ACTIVE OPEN SPACE PROVIDED | 2.26 AC |
| PRIVATE BACKYARDS | 3.82 AC |

Bowman
 CONSULTING

Bowman Consulting Group, Ltd.
 1285 West Washington, Ste 108
 Tempe, Arizona 85281
 Phone: (480) 629-8830
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

DEVELOPMENT PLAN
HANCOCK - GUNSMOKE
 MARICOPA, AZ
 PINAL COUNTY

PROJECT NUMBER



PLAN STATUS

| DATE | DESCRIPTION |
|------------|-------------|
| DAB DESIGN | DAB DRAWN |
| BPL | CHKD |

SCALE: H: V:
 JOB No. 050892-01-001
 DATE: 3/24/2021
 SHEET 1 OF 1

HANCOCK
 COMMUNITIES