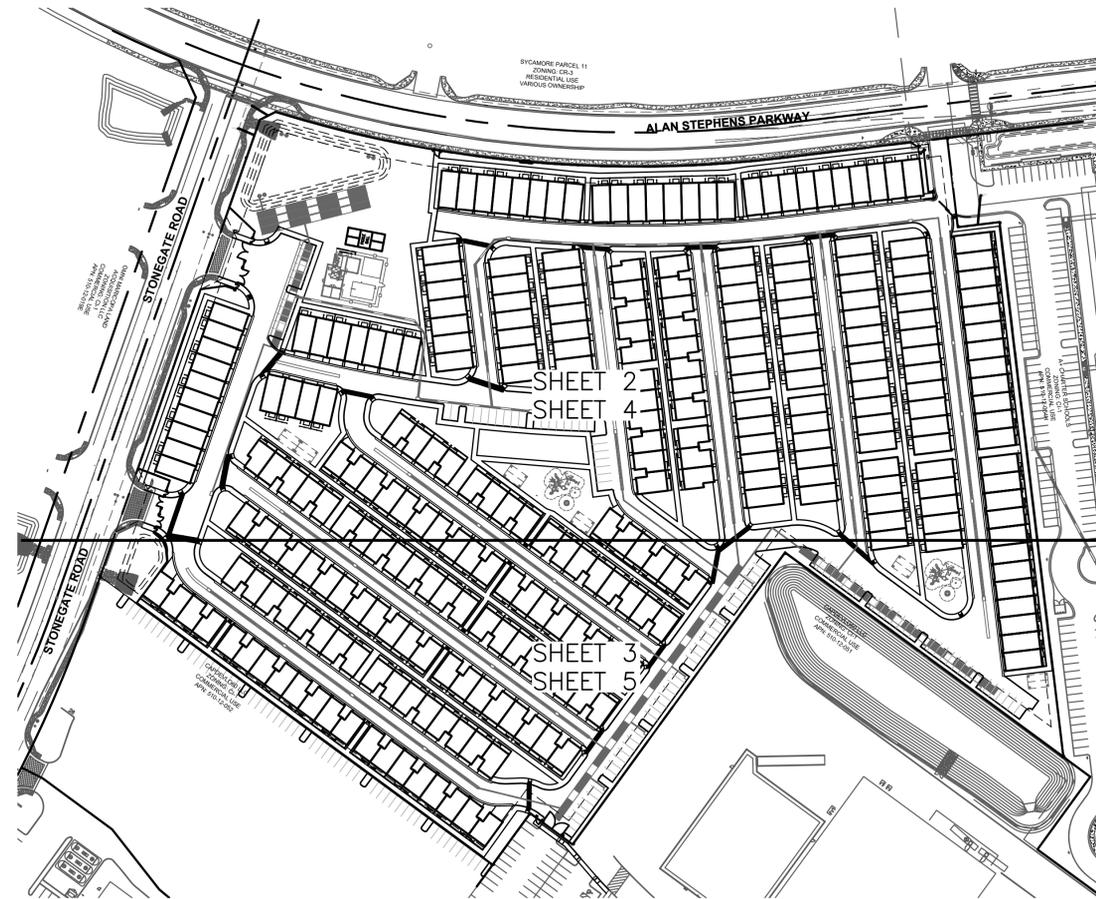
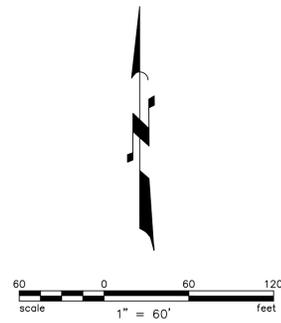


PRELIMINARY SITE AND UTILITY PLAN FOR VILLAS AT STONEGATE

A PORTION OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA



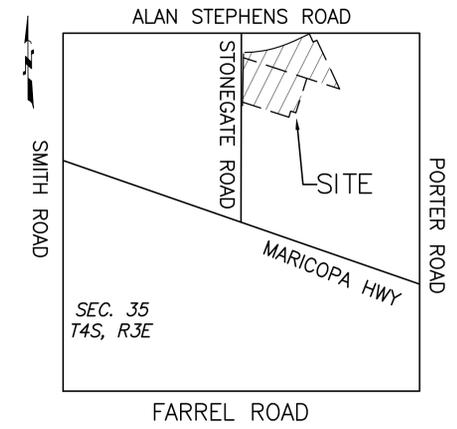
LEGAL DESCRIPTION

PARCEL 1.
LOT 18A OF MINOR LAND DIVISION OF LOT 18 OF A REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO SURVEY OF RECORD AT FEE NO 2020-035333, RECORDS OF PINAL COUNTY.

PARCEL 2.
LOT 17 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO THE PLAT RECORDED IN CABINET H, SLIDE 053, IN THE OFFICIAL RECORDS OF PINAL COUNTY ARIZONA.

BASIS OF BEARING

THE MONUMENT LINE OF STONEGATE ROAD BETWEEN A FOUND 3" BRASS CAP FLUSH AT THE INTERSECTION OF STONEGATE ROAD AND ALAN STEPHENS PARKWAY AND A FOUND 3" BRASS CAP FLUSH LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N19°21'12"E. (ASSUMED BEARING)



VICINITY MAP N.T.S.

OWNER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

APPLICANT

FIG DEVELOPMENT
295 W. CENTER STREET
PROVO, UT 84601
PHONE: 801.372.2077
CONTACT: GARRETT SEELY

SITE SUMMARY

GROSS SITE AREA:	701,130 S.F. (16.10 ACRES)
NET SITE AREA:	662,241 S.F. (15.20 ACRES)
ZONING:	RH
PROPOSED NO. UNITS:	318
ALLOWABLE DENSITY:	20.0 DU/AC (RH OPTION)
PROPOSED DENSITY:	= 318 DU / 16.10 AC = 19.75 DU/AC

ALLOWABLE LOT COVERAGE:	50%
PROPOSED BLDG COVERAGE:	= 275,913 SF = 39.4%
REQUIRED OPEN SPACE:	= 140,226 SF = 20%
PROPOSED OPEN SPACE:	= 186,154 SF = 26.6% MIN
UNIT PRODUCT MIX:	175 TOWNHOMES = 44'x21' 143 TOWNHOMES = 36'x24'

PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNIT = 795 TOTAL STALLS
PARKING PROVIDED:	= 636 GARAGE STALLS + 162 OPEN STALLS = 798 TOTAL PROVIDED = 2.51 STALLS PER UNIT

SHEET INDEX

COVER SHEET.....	1
PRELIMINARY SITE PLAN.....	2-3
PRELIMINARY UTILITY PLAN.....	4-5
VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT.....	6
OPEN SPACE EXHIBIT.....	7

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 318 TOWNHOME-STYLE UNITS.

SERVICE PROVIDERS

WATER	CITY OF MARICOPA
SEWER	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
FIRE	CITY OF MARICOPA

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3707 EAST SOUTHERN AVENUE
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PHONE: 480.734.1446

COVER SHEET	VILLAS AT STONEGATE CITY OF MARICOPA, AZ
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JOB NO. 202110090

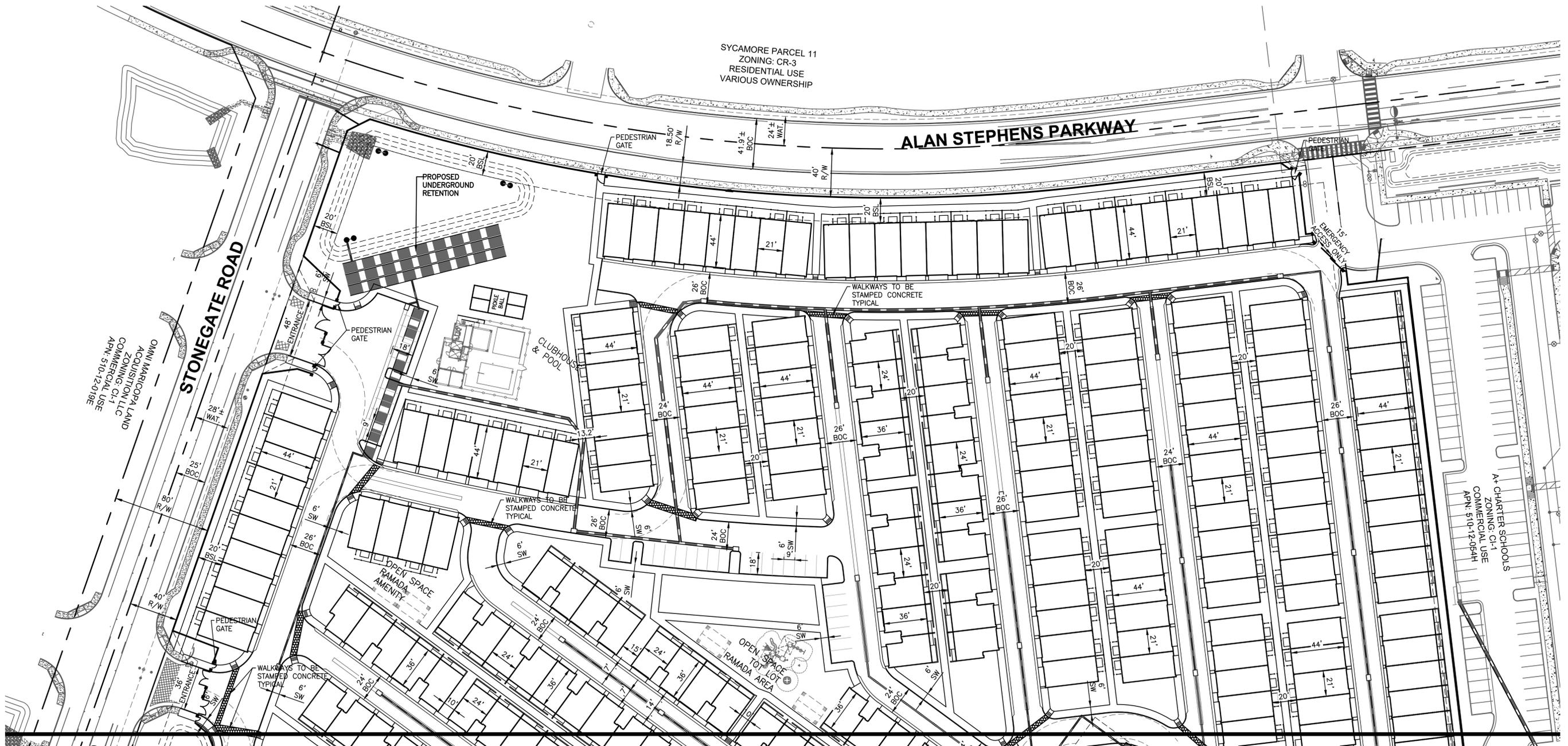
SHEET NO. 1

1 OF 7

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REGISTERED PROFESSIONAL ENGINEER
48533
DAVID M. BOHN
ARIZONA U.S.A.
EXP. RES. 09/30/2023

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MATCH SHEET 3

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PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

APN: 510-12-004H
ZONING: C-1
COMMERCIAL USE
A+ CHARTER SCHOOLS

Drawn By: PJ
Checked: DB

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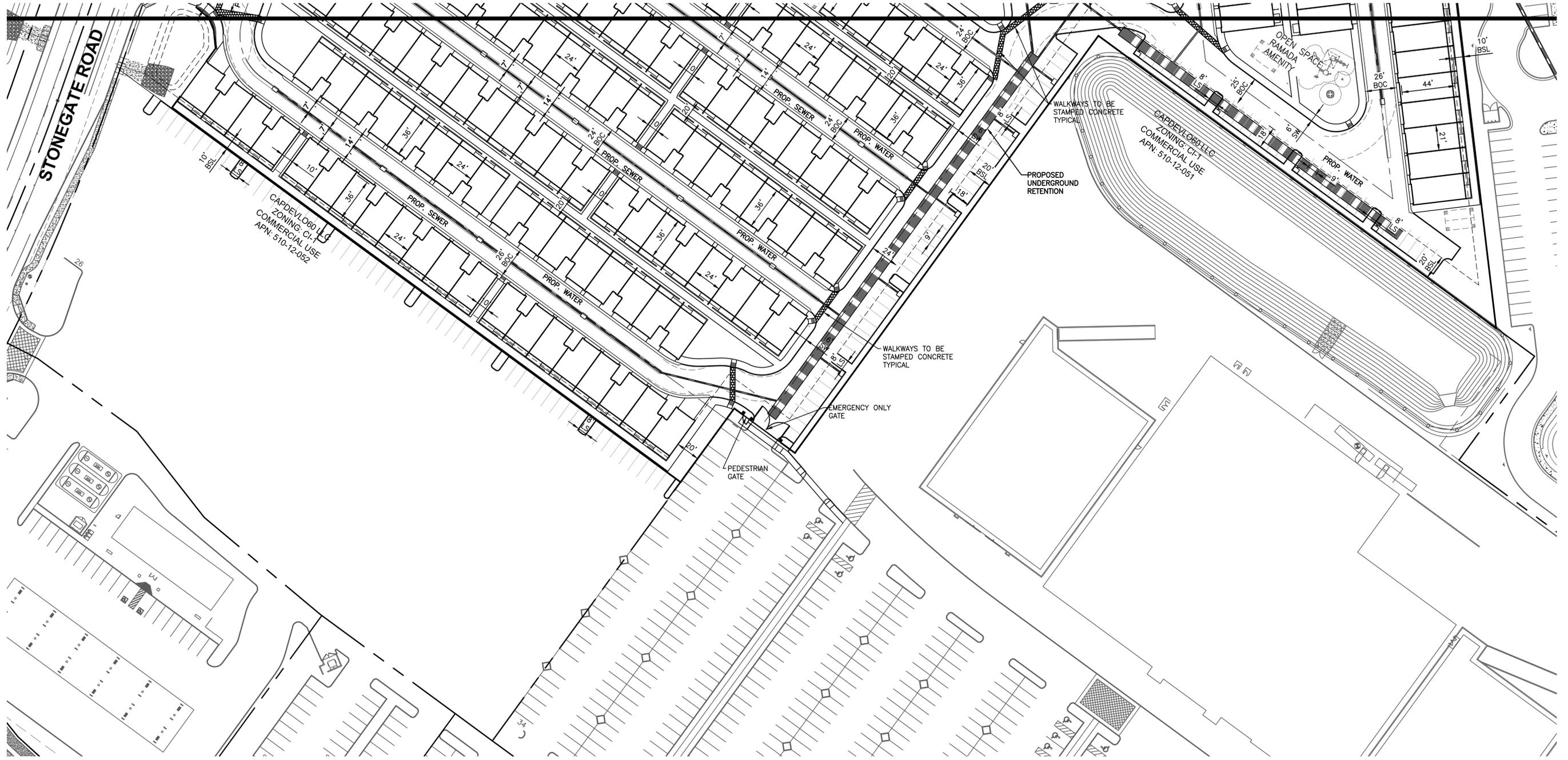
DAVID M. BOHN
REGISTERED PROFESSIONAL ENGINEER
48533
ARIZONA U.S.A.
EXP. RES. 09/30/2023

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SHEET NO.
2

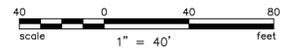
2 OF 7

MATCH SHEET 2



CAPDEVLO60 LLC
ZONING: C17
COMMERCIAL USE
APN: 510-12-052

CAPDEVLO60 LLC
ZONING: C17
COMMERCIAL USE
APN: 510-12-051



BFHgroup
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MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

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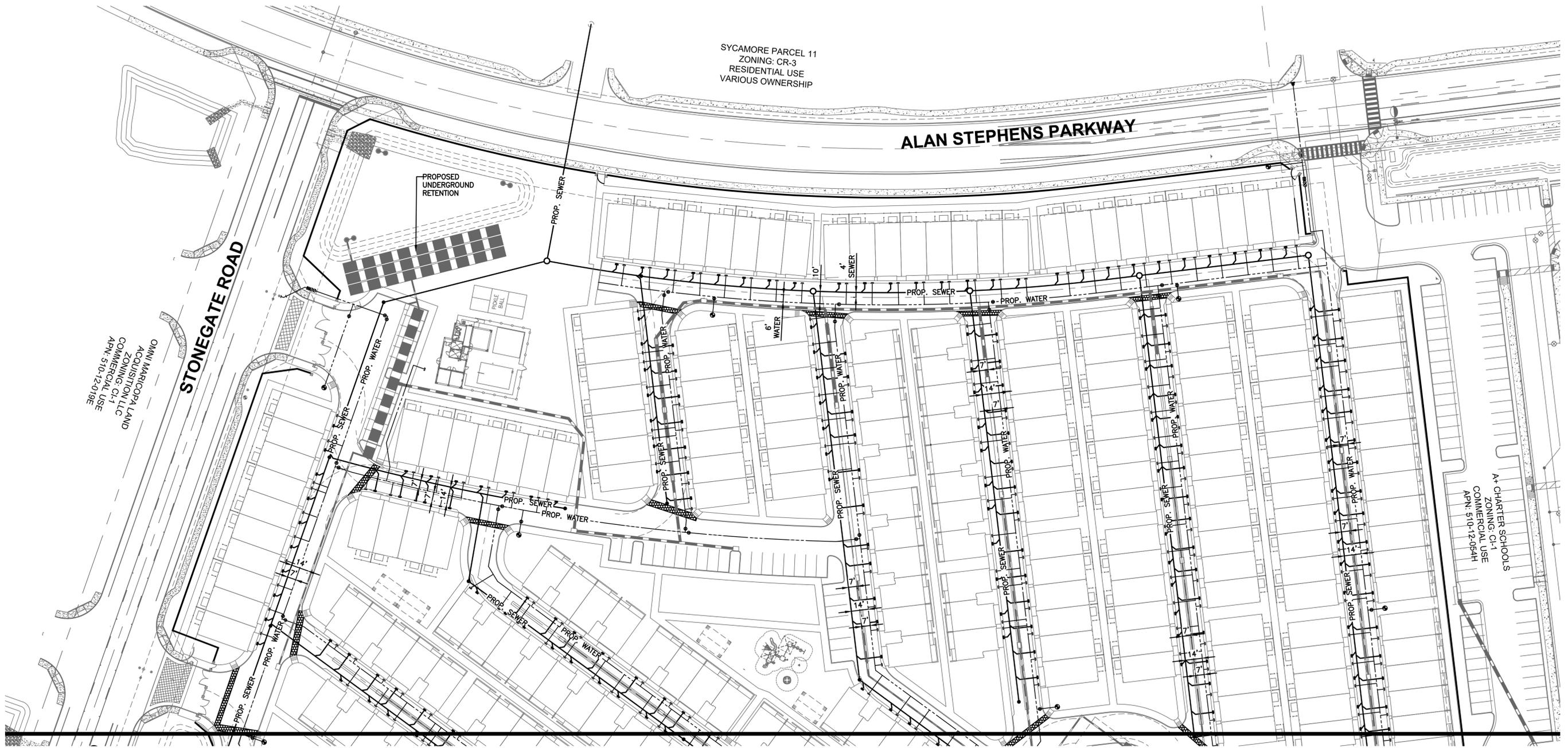
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3 OF 7

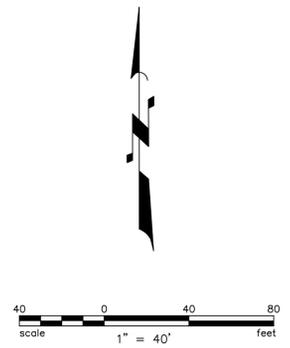
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MATCH SHEET 5



OMNI MARICOPA LAND
ACQUISITION, LLC
ZONING: C1-1
COMMERCIAL USE
APN: 510-12-019E

SYCAMORE PARCEL 11
ZONING: CR-3
RESIDENTIAL USE
VARIOUS OWNERSHIP

A+ CHARTER SCHOOLS
ZONING: C1-1
COMMERCIAL USE
APN: 510-12-054H

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4 OF 7

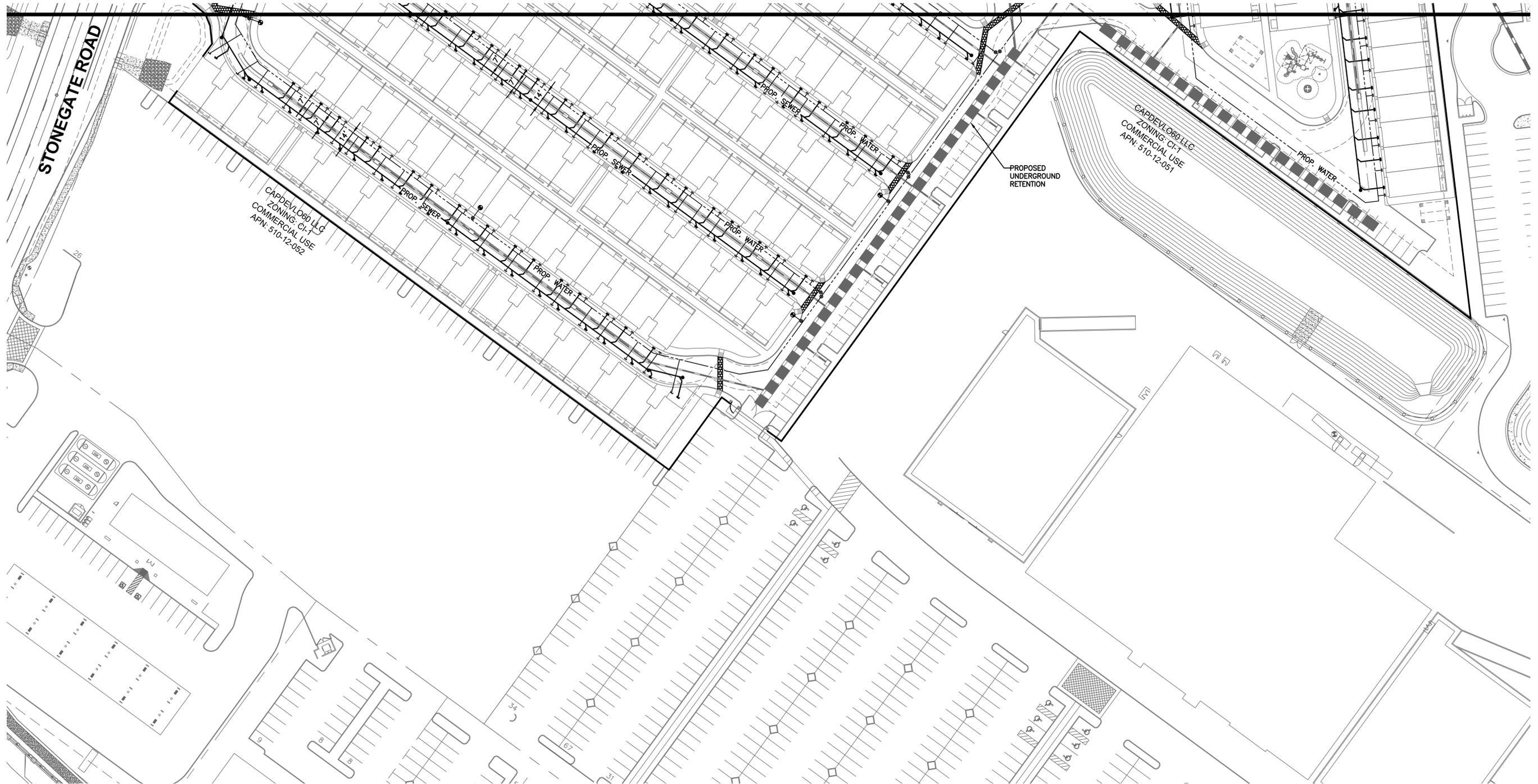
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Drawn By: PJ
Checked: DB

PRELIMINARY UTILITY PLAN
PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

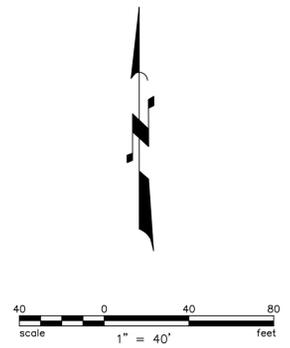
REVISIONS:

BFHgroup
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MESA, ARIZONA, 85206
PHONE: 480.734.1446

MATCH SHEET 5



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BFHgroup
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

REVISIONS:

PRELIMINARY UTILITY PLAN

VILLAS AT STONEGATE
 CITY OF MARICOPA, AZ

Job No.:	1
Drawn By:	PJ
Checked:	DB

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(OUTSIDE MARICOPA COUNTY)

David M. Bohn

REGISTERED PROFESSIONAL ENGINEER
 48533
 DAVID M. BOHN
 LICENSE NUMBER 08-00202
 ARIZONA U.S.A.
 EXP. RES. 09/30/2023

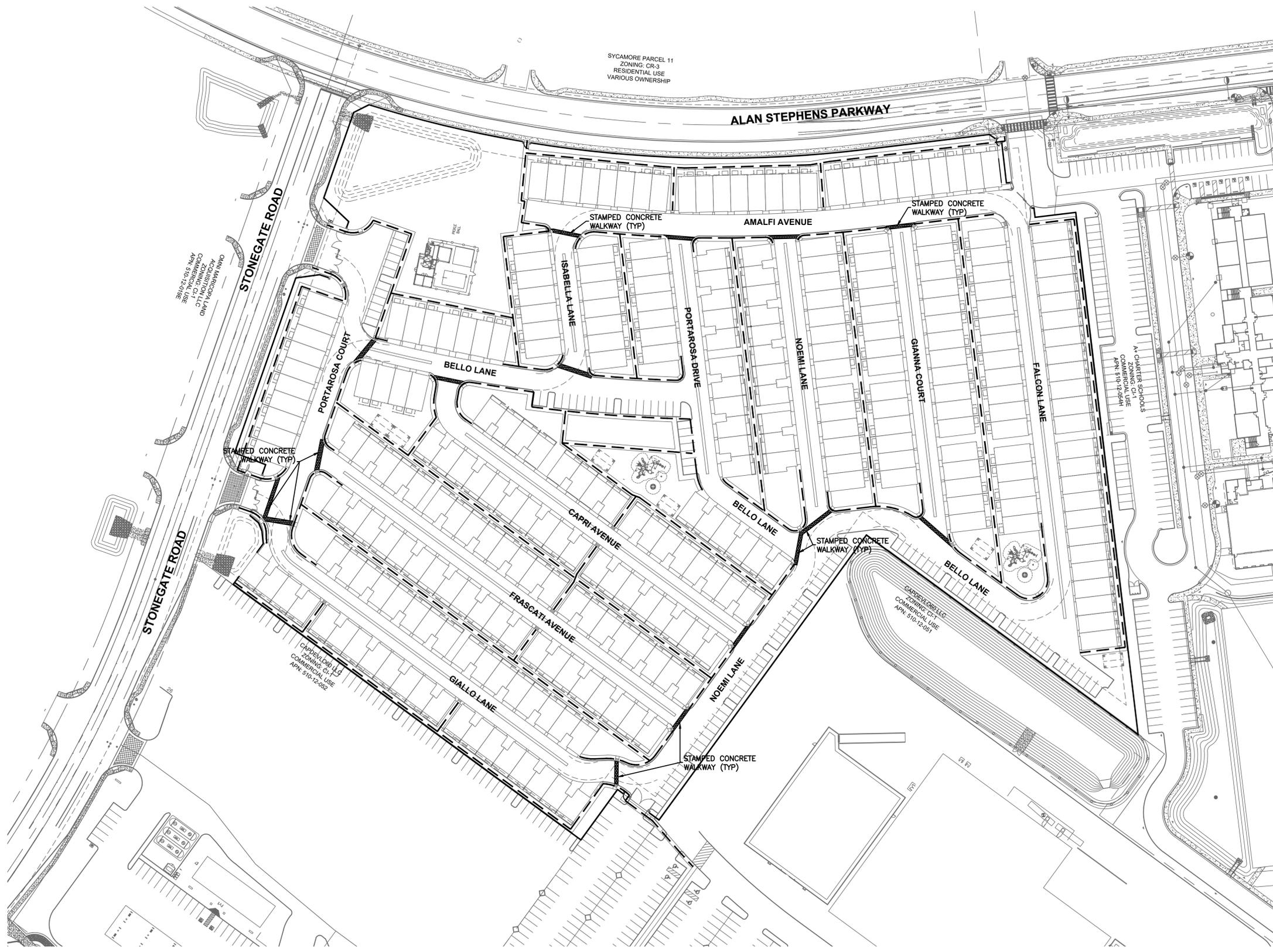
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LEGEND

--- PEDESTRIAN ROUTE

--- 35' AND 55' VEHICLE TURNING RADII

A north arrow pointing upwards and a graphic scale bar showing 0, 60, and 120 feet. Below the scale bar, the text reads '1" = 60' feet'.

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

REVISIONS:

VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT

PROJECT: **VILLAS AT STONEGATE**
 CITY OF MARICOPA, AZ

Job No: _____
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David M. Bohn
 REGISTERED PROFESSIONAL ENGINEER
 48533
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 LICENSED UNDER 32-2022
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6 OF 7

