

**MINOR GENERAL PLAN AMENDMENT
NARRATIVE REPORT FOR
“VILLAS AT STONEGATE – GPA21-07”**

Located in Maricopa, Arizona.



Prepared By:

BFH GROUP, LLC
3707 E. Southern Avenue
Maricopa, AZ 85206
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.

Job # 00202110090
Prepared: FEBRUARY 2022

**NARRATIVE REPORT
FOR “VILLAS AT STONEGATE”**

TABLE OF CONTENTS	PAGE
1. APPLICATION REQUEST	3
2. SITE CONTEXT STUDY	3
3. LAND USE ANALYSIS	6
4. IMPACTS OF THE MINOR AMENDMENT	12
5. OPERATIONAL ASPECTS OF USE	14
6. PROPOSED INFRASTRUCTURE	14
7. DEVELOPMENT SCHEDULE	15
8. CONCLUSION	16

Appendix A:

- Exhibit A – Aerial Photo
- Exhibit B – Parcel Map
- Exhibit C – Preliminary Site Plan

1. APPLICATION REQUEST

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative for the Minor General Plan Amendment submittal and approval. Per request by the applicant, the purpose of the narrative is to request for a Minor General Plan Amendment Approval for the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

2. SITE CONTEXT STUDY

A. LOCATION. As mentioned above, the proposal is to develop a 16.10 gross acre townhome-style multi-family residential development with proposed lush landscape, tree-lined frontage, and amenities that will complement the adjacent neighborhood. The property is located on the east side of Stonegate Road and just south of Alan Stephens Parkway. It is currently vacant undeveloped land not being used. See Vicinity Map below for general location and parcel layout:



B. SURROUNDING PROPERTIES. Immediately north of the proposed site is an existing subdivision called Sycamore Parcel 11, owned and maintained by several property owners and HOA, all zoned CR-3. To the south and east of the site, is undeveloped commercial land owned and maintained by CAPDEVLO60 LLC, zoned CI-1. To the immediate west is more vacant land of similar commercial zoning CI-1 owned by Maricopa Stonegate LLC and Omni Maricopa Land Acquisition LLC. Coordination efforts shall be initiated with neighbors to harmonize this development with surrounding property owners. See TABLE 1 below as well as Figure 1 for existing General Plan Land Use designations:

SURROUNDING PROPERTY DESIGNATIONS			
LOCATION	GENERAL PLAN	ZONING	LAND USE
SITE	EMPLOYMENT	CI-1	VACANT LAND
NORTH	MASTER PLANNED COMMUNITY	CR-3 (SINGLE FAMILY RESIDENTIAL)	SINGLE FAMILY RESIDENTIAL
SOUTH	EMPLOYMENT	CI-1	COMMERCIAL
EAST	MIXED USE	CI-1	CHARTER SCHOOL
WEST	MIXED USE / EMPLOYMENT	PAD (ZONING CASE PAD20-05)	VACANT LAND

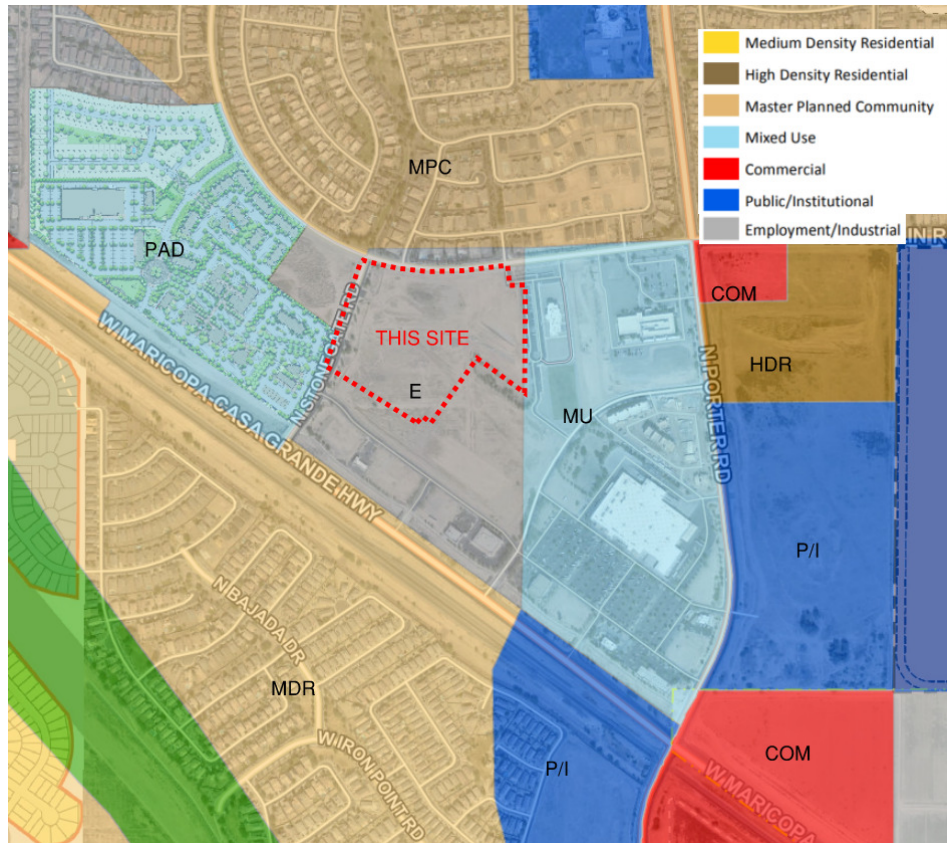


FIGURE 1: EXISTING GENERAL LAND USE DESIGNATION

C. CIRCULATION & ACCESS. The two main accesses to the property will be proposed at Stonegate Road. This roadway is considered public and fully improved, thus right-of-way to the property is already allocated. The main access points will be considered ingress / egress access. The main access points will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A gated Emergency Access Only point is proposed at Alan Stephens Parkway via the existing 40' right of way.

D. EXISTING CHARACTER AND SITE CONDITIONS

As mentioned previously, the site is currently vacant and undeveloped. There are various existing buildings further south of the site along Maricopa Highway as well as further east along Porter Road. There are existing homes in residential subdivisions to the north. Quite a few access points were constructed along Stonegate Road as well as Alan Stephens Parkway, several of which will be utilized for this development. Other than temporary retention basins, the remainder of the property is undeveloped.

E. TOPOGRAPHY AND DRAINAGE

The grade of the property is gradual from the southeast to the northwest. This poses a challenge with the drainage since typically the drainage and retention will be most efficient within open space areas. In the case of this grading for this site, the site outfall will be found at the northwest corner at the intersection of Alan Stephens Parkway and Stonegate Road.

Currently, the site does not reside within any special hazard flood areas and is entirely within Flood Zone X per FEMA flood zone designation. It is not anticipated that there will be any need to for review or approval through FEMA, County, or City for Flood Plain Permits.

The site is bound by an existing roadway infrastructure with an existing storm drain system implemented. It is expected that the developer will be responsible to maintain the grading and drainage of both Alan Stephens Parkway and Stonegate Road with their corresponding runoff. Although the property is part of a much larger master-planned development, it is apparent that it will need to retain onsite the 100 yr event as defined by the City of Maricopa engineering standards as well. Grading design and retention calculations will be shown on the Preliminary Grading Plan as well as the Drainage Report.

3. LAND USE ANALYSIS

A. EXISTING AND PROPOSED LAND USE

The property is surrounded on three sides by undeveloped commercial land which remains vacant. According to the General Plan, the land use proposed for the subject property is E – “Employment”, which is defined as, “The Employment land use category is a broad designation to accommodate numerous types of development. Preferred uses include lighter industrial use such as light manufacturing and business park development, professional offices, medical facilities, etc.” Land to the north, is designated as MPC-Master Planned Community, and land to the east is designated as MU-Mixed Use. To the west is designated as Planned Area Development – PAD and MU. The General Plan defined Employment as:

Purpose: The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. *Residential uses are not intended in this designation.*

Employment sites are to be integrated, through design, buffering, and siting, with adjacent residential or other activities. Typical developments have their own driveways, parking areas, identification signs and landscaping. Developments with more than one building share a common architectural theme, as well a landscape theme, identification signs, parking and driveways.

Although the Employment General Plan designation does not intend to provide residential uses, it does take residential uses into consideration as part of their buffering and integration. The site is a proposed 318 townhome style development that will provide attainable housing for not only residents that intend to live, work and play in the City of Maricopa, but also those that will happily commute to the Phoenix Metro area. The development boasts high quality three-bedroom, two-bathroom residential townhomes that are intended to serve a variety of living experiences including, but not limited to: young families, retirees, as well as single adult professionals. As indicated by the proposed layout, there will be remaining vacant land to the south. While the end-user has not been identified as of the date of this narrative, it is understood that the use of the property to the south will incorporate a commercial/employment use that will support the proposed *Villas at Stonegate* development. Although the proposed site is encircled by more commercial, office, retail, and/or industrial type land uses, this is seen as a mutually beneficial relationship between the proposed site and surrounding area. The increase of residents immediately adjacent to this area will only increase the surrounding properties needs and uses as residents will occupy the offices and industrial

buildings with jobs and businesses, and they will make purchases at the stores and retail shops that are conveniently located close by. This will only improve the business infrastructure in this area and draw more business to it. As is typical, an HDR-High Density Residential land use is the perfect buffer, as would be in this proposed site, to the adjacent medium density residential developments. See Figure 2 – Proposed General Plan Land Use Map.

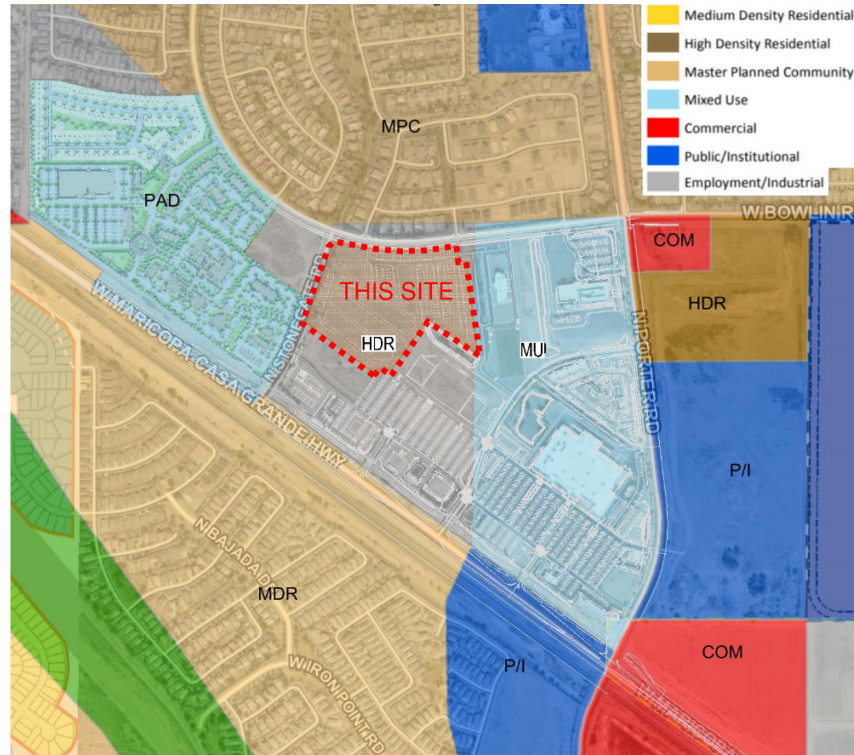


FIGURE 2: PROPOSED GENERAL PLAN LAND USE

B. EXISTING AND PROPOSED ZONING

The property is currently zoned CI-1 per the City of Maricopa – See Figure 3 – Zoning Map. CI-1 zoning designation is intended for light industrial and warehouse-type uses. Based on previous discussion with City staff, current City zoning ordinance, and based on the proposed development, it is proposed by the developer that RH zoning standards would be more ideal for this site. It is the intention for the developer to propose rezoning for Site Plan Approval for this property to be developed as a multi-family residential use with 318 proposed units and is willing to work with the City staff to succeed on this path. It is intended by the applicant to also submit concurrently a

request to rezone the property from CI-1 to RH. The proposed development is a multi-family townhome-style residential development with 318 proposed dwelling units. See Figure 3: Existing Zoning Map and Figure 4: Proposed Zoning Use Map below:

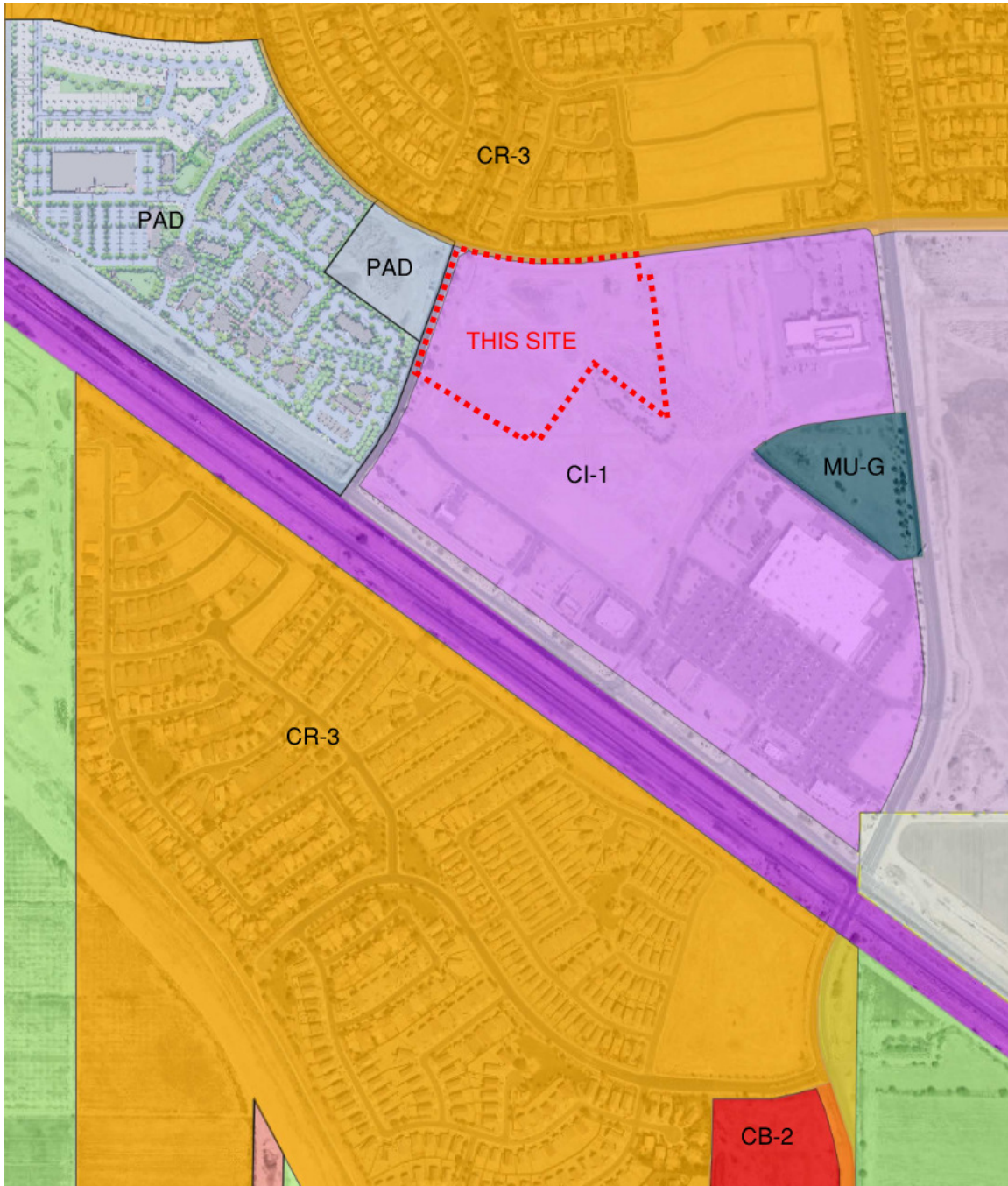


FIGURE 3: EXISTING ZONING MAP

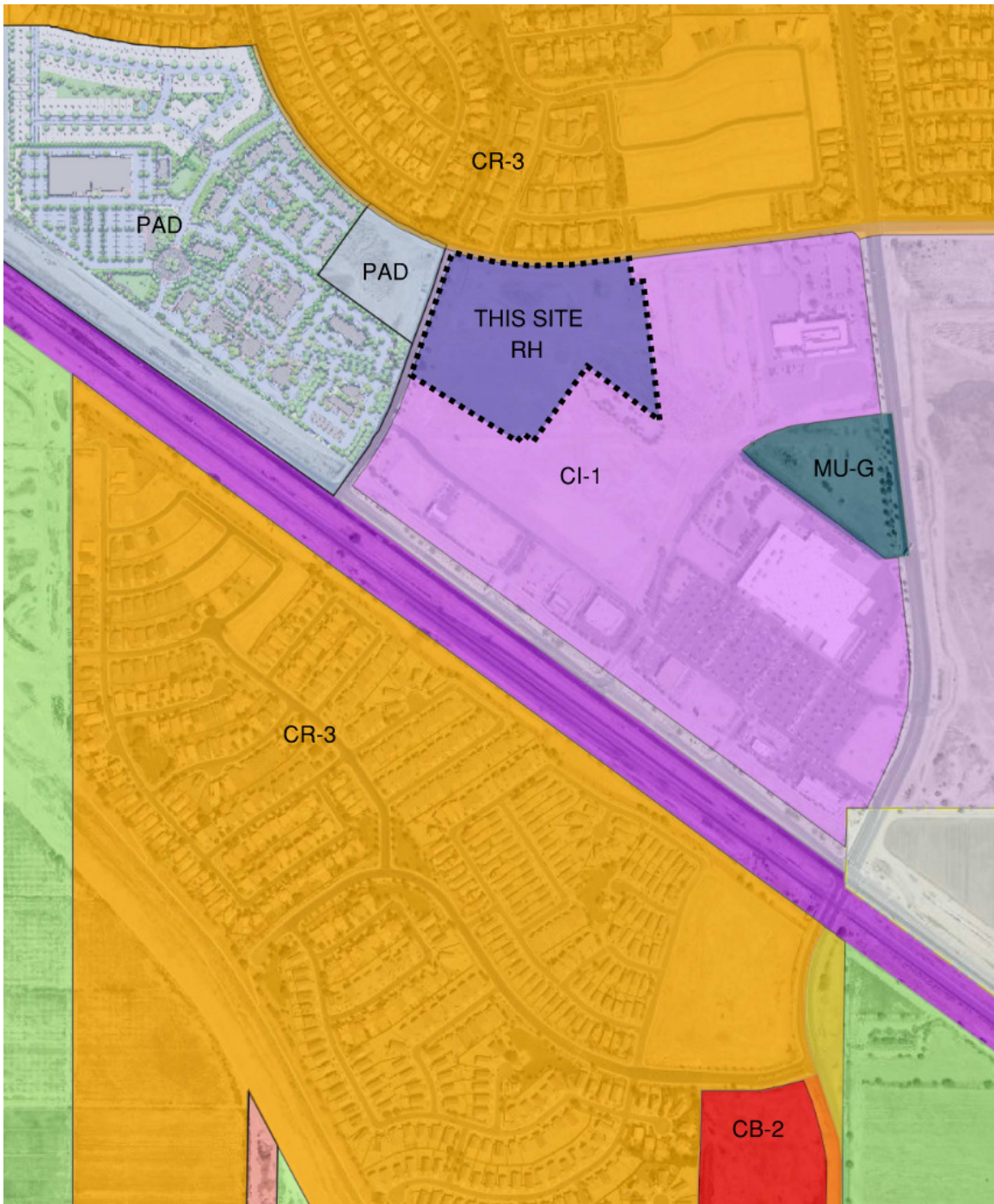


FIGURE 4: PROPOSED ZONING MAP

Based on review of the area, both the current zoning and General Plan Land Use, a residential development is a more agreeable use for this property than the existing Employment Use. When considering the proximity of the site with respect to the developed area, a commercial development of this size and in this location has and

would continue to struggle significantly. The location is ideal as it sits adjacent to existing developments, south of existing single family residential and east of a planned multi-family development, and acts as a buffer between those developments and the existing / future commercial. The site provides a unique townhome style product that is much needed within the City and this area. In a report called Maricopa Housing Needs Assessment, a statistic showed that the housing stock for the City of Maricopa consisted of 99% of all housing was single family detached homes. This statistic is unusual since most communities comparable to the City of Maricopa's size and caliber have more housing diversity. Fewer options for current and future residents will reduce the likelihood of consistent and continual growth since one style housing solution does not appeal to the masses. The recommended housing solution of this report was summarized as follows:

Most of the housing challenges documented in this study can be addressed by increasing housing diversity. This includes introducing townhomes, apartments, condos, and perhaps smaller family into the mix. Increasing housing diversity will provide a greater range of affordability, meet the needs of more household types, and provide more choice. It will accommodate the housing needs of young adults, single people, older adults, and the existing workforce, fostering a multi-generational and diverse community.

Development of *Villas at Stonegate* will help the City accomplish this goal in spades. The property has sat vacant for many decades, unutilized collecting trash and debris. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Villas at Stonegate* will continue to support the City of Maricopa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. IMPACTS OF THE MINOR AMENDMENT

There are several goals within the City's General Plan Land Use element that support the proposal of high density acting as a buffer between commercial / industrial and medium to low density residential:

GROWTH AREA ELEMENT

Objective A2.1 Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Objective A2.1 Response: As the City of Maricopa continues to grow, the housing environment will continue to evolve and will need to accommodate for the diversity in housing products. It is becoming more and more apparent with the new generational workforce as well as a growing retirement generation that there is a significant demand for high quality rental housing options. It is also important to mention that the subject property is located on the back side of the masterplan and not strategically located where a business would prefer along the frontage. More housing of this nature in this area will support the existing commercial as well as promote further commercial/ employment / industrial growth as well.

LAND USE ELEMENT

Objective B1.1.2 Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans and General Plan land uses.

Objective B1.1.2 Response: Considering the recent changes and in-store consumer reduction to the retail and commercial demand, much of the land that was once designated for this purpose is no longer needed and is in dire need to be repurposed. As recent events have further confirmed with the health pandemic, it is growing more common to work from home and possibly shop from home compounding how essential it is to proactively rezone properties that can contribute future consumers / users / employees to a local business hub as is intended in the Employment Land Use area.

Objective B1.1.4 Develop a walkable community with commercial nodes and amenities for residents.

Objective B1.1.4: One of the goals of this development, and is consistent with the associated developer, is to provide a connectivity element that promotes a more walkable community. To

make this development more successful not only as a standalone project, but also as an intricate cog in the wheel associated with the overall development, it is intended to promote accessibility for the residents to the commercial element of the area. That being said, it is imperative to promote interconnectivity within the development as well.

Objective B1.2.1 Proactively manage future development and partner with developers to create distinctive communities.

Objective B1.2.1: As has been discussed with staff in the pre-application meeting, the proposed development will be unique and different than anything they have seen from other developments. The architectural elements are modern, yet resonate a vintage chic. Although units will share walls, they will feel as though they stand alone with their own two car garage patios and spacious 3 bedrooms. The developer will work hand in hand with the City of Maricopa to ensure that what is approved is distinguished above the rest in this area.

HOUSING ELEMENT

Objective B2.1 Partner with developers to identify innovative strategies for providing housing diversity for all ages and income levels.

Objective B2.1 Response: The current Employment General Plan designation does not prefer residential development. As mentioned in response to Objective A2.1 above, housing diversity demand is increasing as the City of Maricopa grows. More and more residents are seeking options other than home ownership. It is important to note, that according to the City's Incorporated Land Use Composition – Table 7, it appears that only 0.31% or approximately 107 acres are employed for High Density purposes. When considering the pent up demand that has yet to be met and the future demand from not only the Millennial Generation, but also the retirement of the Baby Boomer Generation, a high density community, such as Villas at Stonegate, would help meet and already sweltering demand.

Per the City of Maricopa Zoning Ordinance the required parking stalls for a multi-family development of this caliber is a minimum 2.5 stalls per unit for three-bedroom units and 2.0 stalls for two-bedroom units. The site plan associated with this application proposes 2 stalls in each garage as well as an additional 82 open parking stalls; 718 provided. This would be a proposed rate of 2.26 stalls per unit and complies with this standard. The bedroom unit mix is

currently undetermined at this time, however the parking count will be adjusted to reflect adequate spaces per unit.

5. OPERATIONAL ASPECTS OF USE

Stonegate Road and Alan Stephens Parkway are intended to remain “as is” with minor improvements that may include curb cuts, sidewalk, and landscaping along its frontage. All access points to the proposed property on Stonegate Road and Alan Stephens Parkway will be coordinated with the City and will more than likely be gated. No significant improvements along Stonegate Road and Alan Stephens Parkway are anticipated at this time.

The site is a proposed multi-family residential community. It is expected to be gated at the entrances, but ultimately may not be, with view fence along Stonegate Road and Alan Stephens Parkway as well as potentially patio gates from each residence. A CMU block wall will be located along the east and south.

The property will be managed by either onsite or offsite property management. Either the property management or an established HOA will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

6. PROPOSED INFRASTRUCTURE

Domestic water and sewer will be provided by the City of Maricopa. Refuse is by private contract. Police is provided by the City of Maricopa. Fire is the City of Maricopa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Maricopa
Police Protection	Maricopa
School District	City of Maricopa School District
Water	Maricopa
Wastewater	Maricopa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor

As noted, Stonegate Road and Alan Stephens Parkway are fully developed except for sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to Stonegate Road and Alan Stephens Parkway except for tying into the existing water and sewer, and access. As part of the improvements to the site, the existing drainage pattern may be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Maricopa engineering and design standards. At time of the formal preliminary Site Plan Application, a full Preliminary Drainage Report shall be provided for approval.

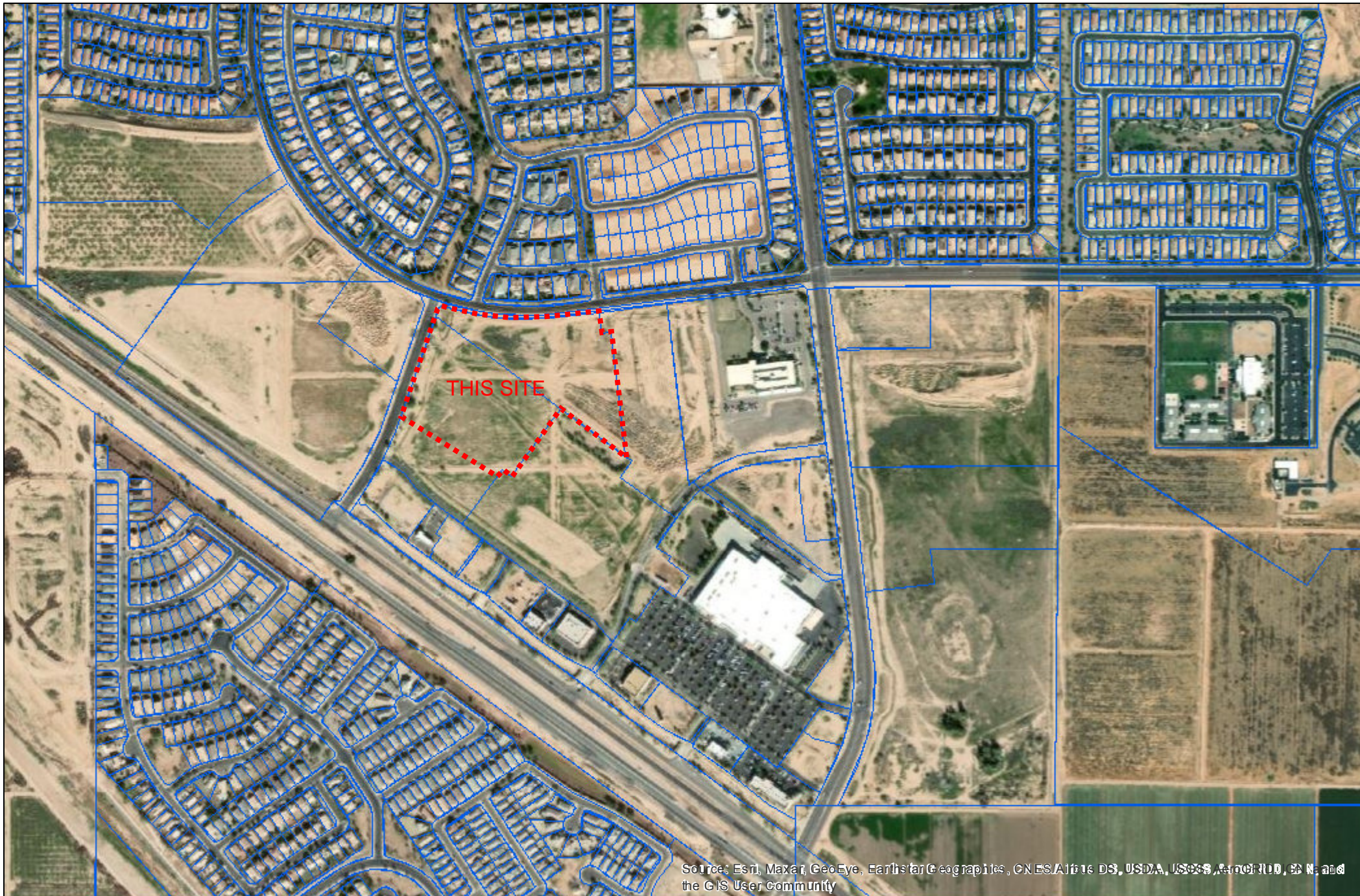
7. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

8. CONCLUSION

The *Villas at Stonegate* is ideal for a multi-family development. There is a significant demand in the area for affordable housing in the City of Maricopa and inadequate supply. According to the master-developer of the adjacent property, more housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. As has been thoroughly discussed throughout this narrative, the proposed Minor General Plan Amendment in conjunction with the corresponding rezoning of this property will not only enhance the area it affects, but will also positively impact the economic viability of the local business and employers, both current and future. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

APPENDIX A



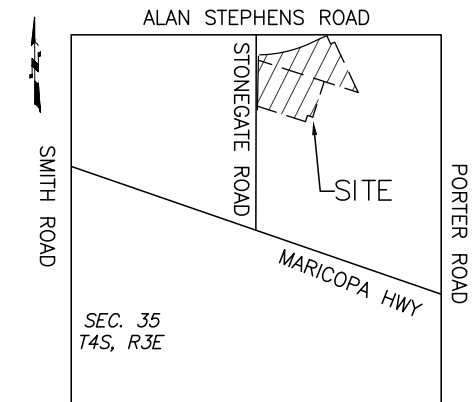
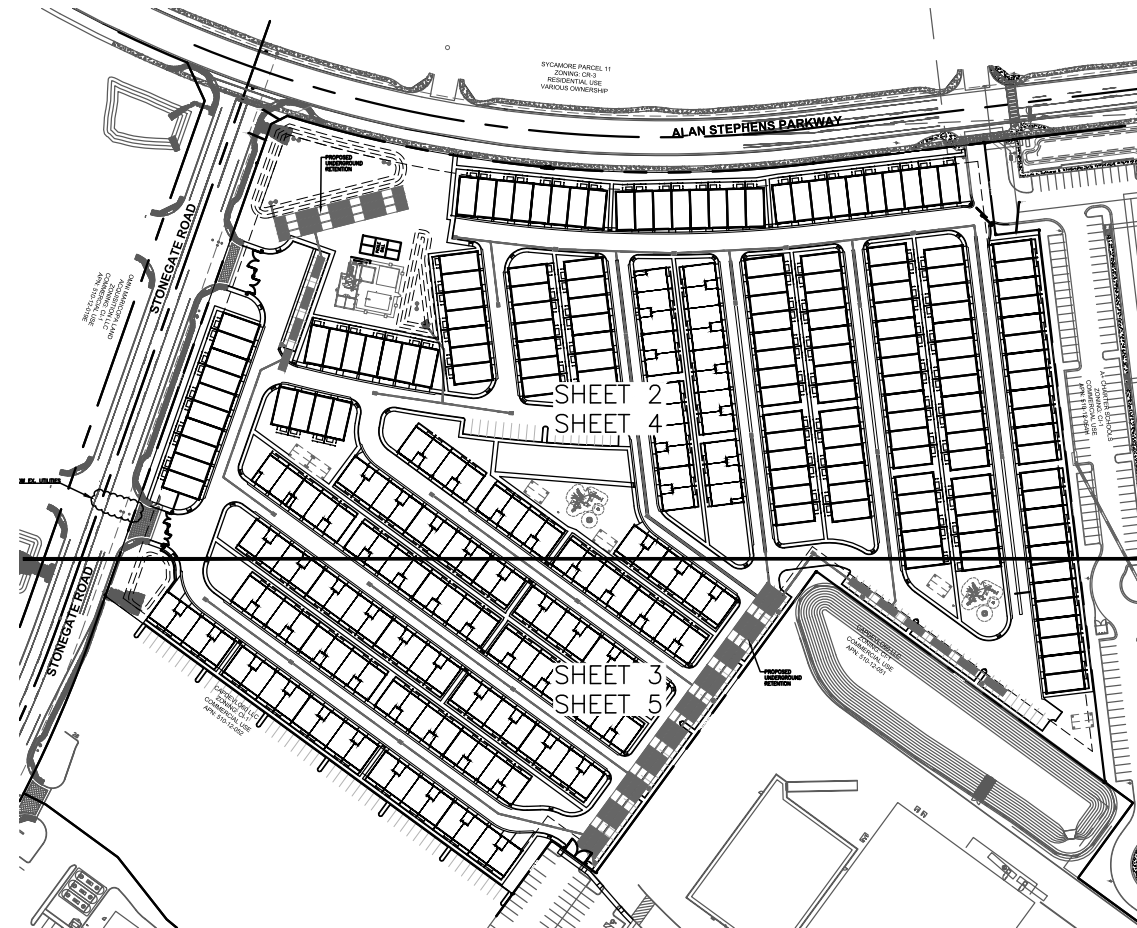
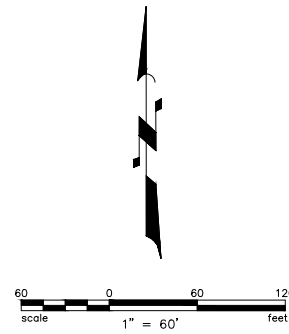
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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



VICINITY MAP
N.T.S

OWNER	APPLICANT
BFH GROUP 3707 EAST SOUTHERN AVENUE MESA, ARIZONA, 85206 PHONE: 480.734.1446 CONTACT: DAVID M. BOHN	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)
EXISTING ZONING:	CI-1 PAD OVERLAY
PROPOSED 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 2.0 SPACES PER 2 BEDROOM UNIT
PARKING PROVIDED:	= 636 GARAGE STALLS + 82 OPEN STALLS = 718 TOTAL PROVIDED = 2.26 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

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)

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

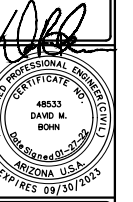
REVISIONS:

COVER SHEET
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

PROJECT:

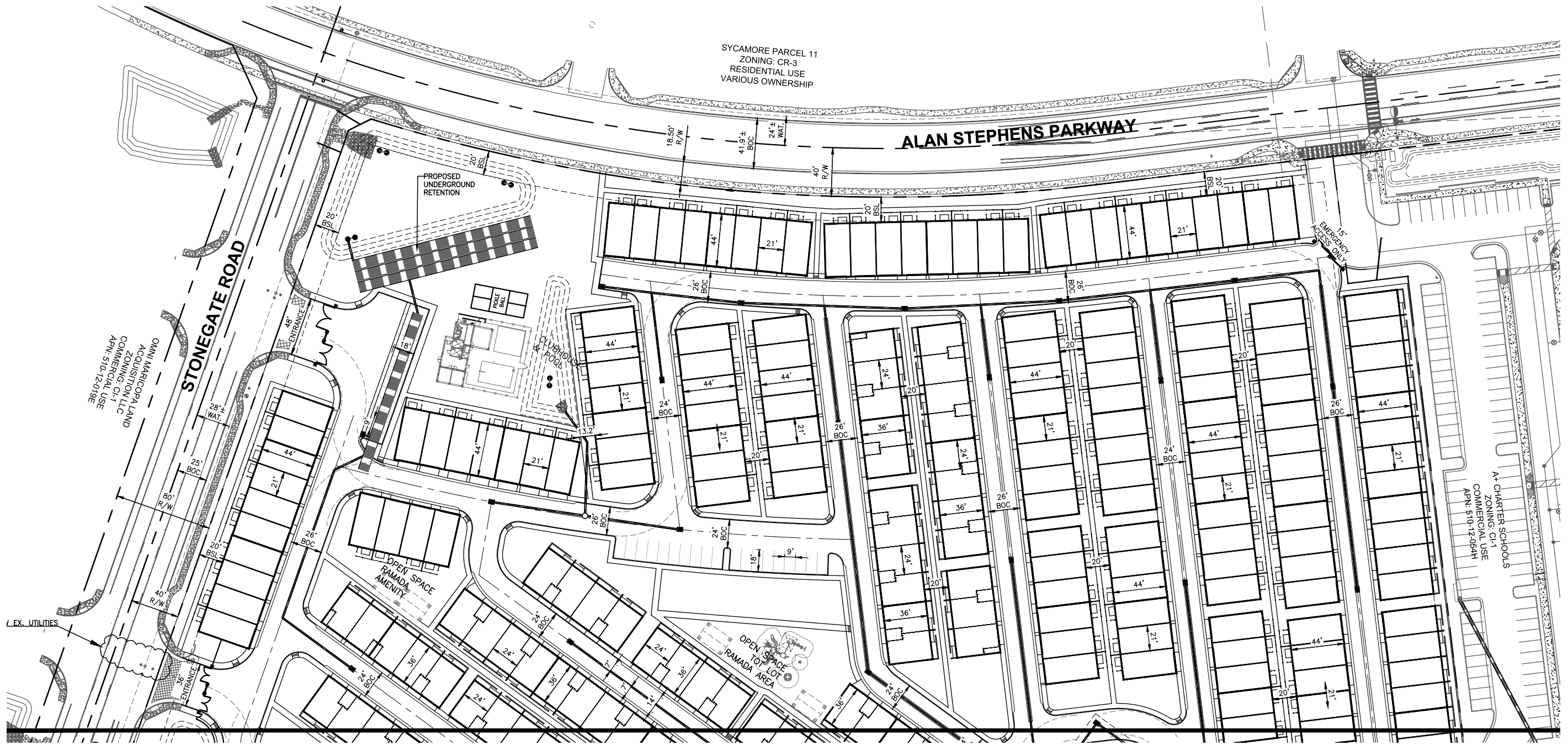
Job No.:
Drawn By: P.J.
Checked: DB

CALL US FOR MORE DAYS
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



JOB NO.
202110090

SHEET NO.
1
1 OF 7



MATCH SHEET 3

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

ALAN STEPHENS PARKWAY

STONEGATE ROAD

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

PROPOSED
UNDERGROUND
RETENTION

CLUBHOUSE
& POOL

OPEN SPACE
RAMADA
AMENITY

OPEN SPACE
TOT LOT
RAMADA AREA

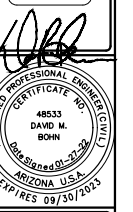
A+ CHARTER SCHOOLS
ZONING: C-1-1
COMMERCIAL USE
APN: 510-12-064H

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

PRELIMINARY SITE PLAN
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:
Drawn By: P.J.
Checked: DB

CALL US FOR MORE DAYS
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



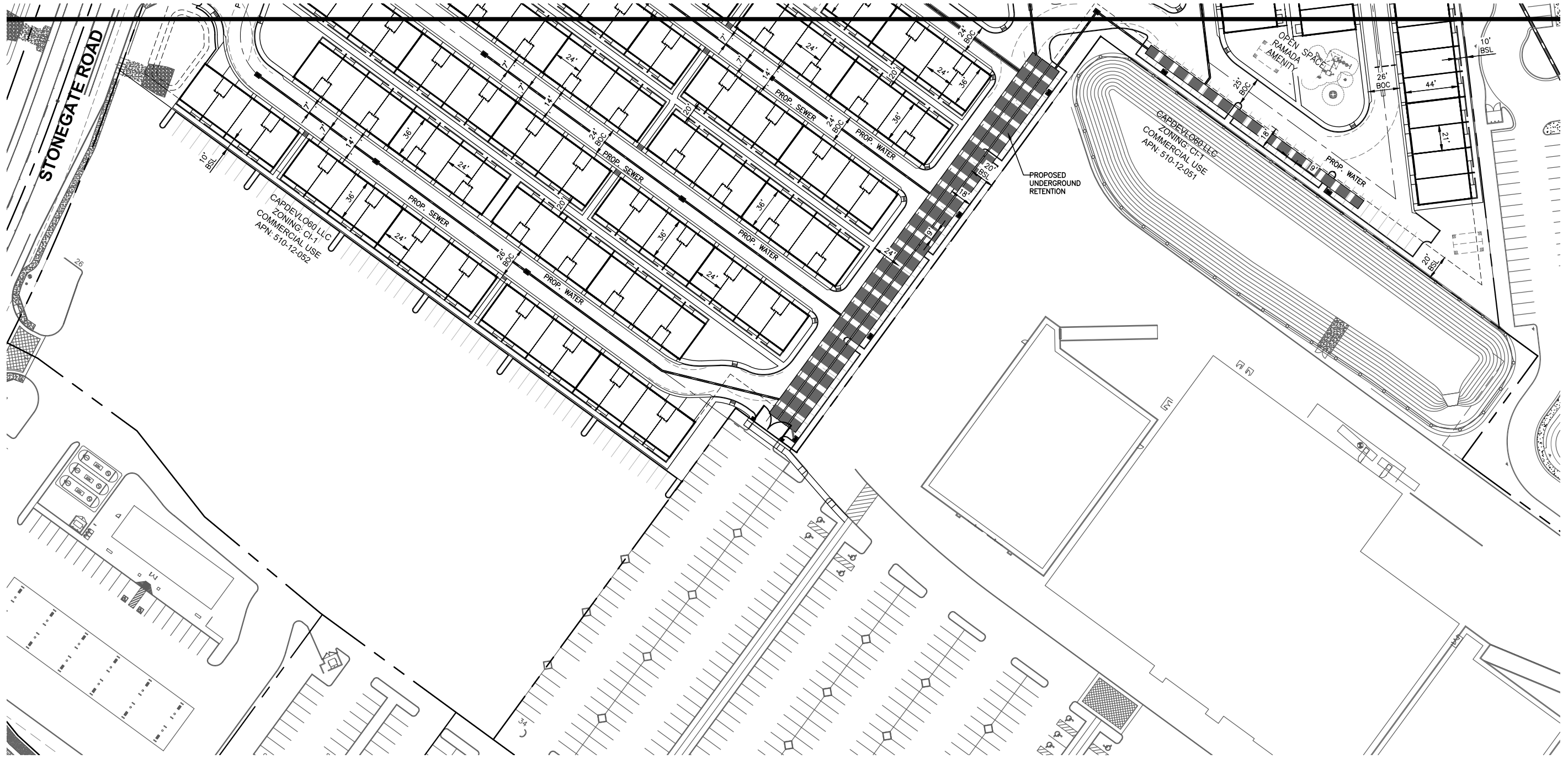
JOB NO.
202110090

SHEET NO.
2

2 OF 7

NOT APPROVED FOR CONSTRUCTION

MATCH SHEET 2



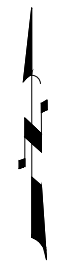
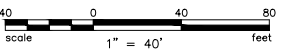
CAPDEVILLO LLC
 ZONING: C1-1
 COMMERCIAL USE
 APN: 510-12-052

CAPDEVILLO LLC
 ZONING: C1-1
 COMMERCIAL USE
 APN: 510-12-051

STONEGATE ROAD

OPEN RAMADA AMENITY

PROPOSED UNDERGROUND RETENTION



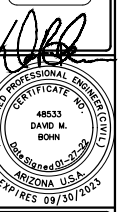
BFH Group
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN
VILLAS AT STONEGATE
 CITY OF MARICOPA, AZ

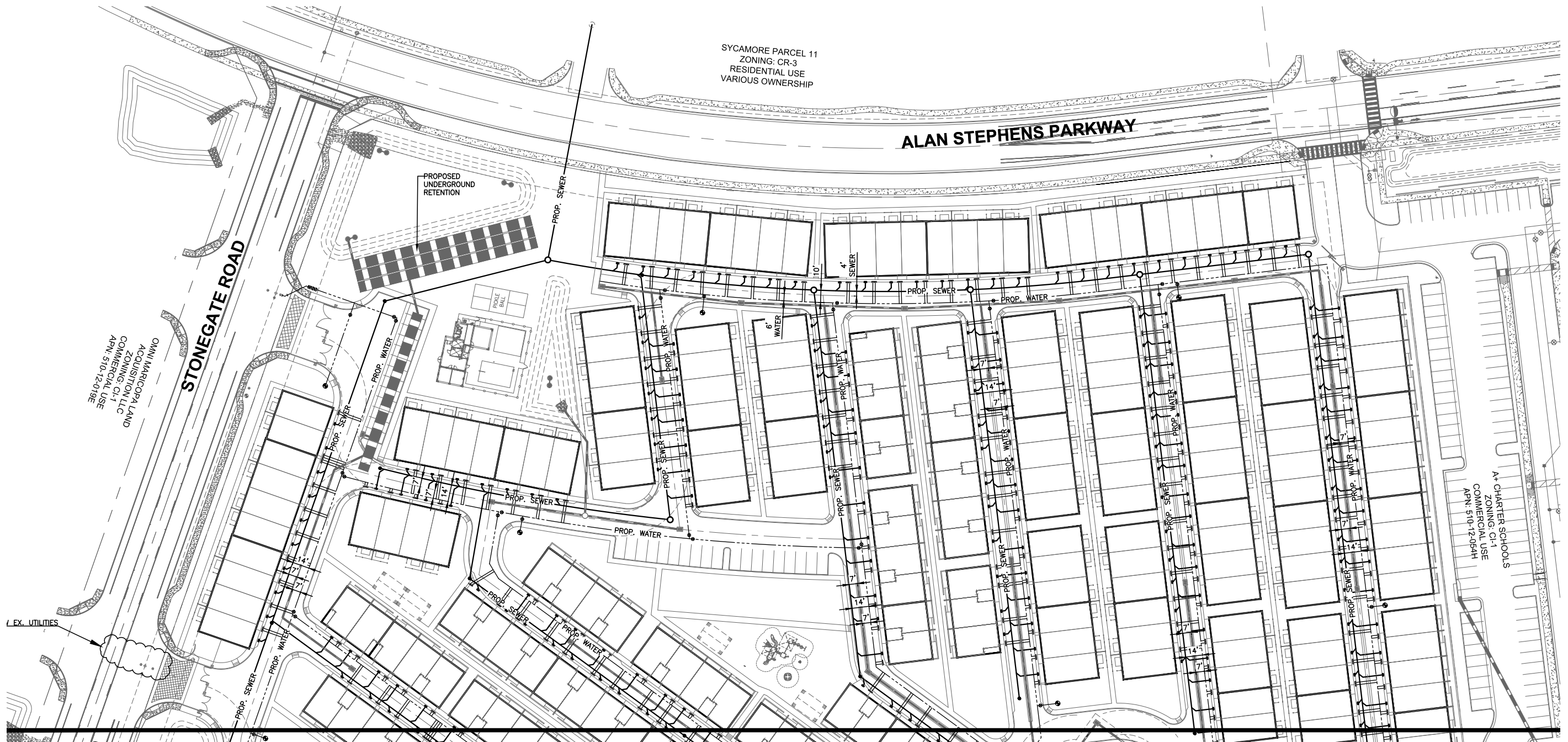
Job No.:	
Drawn By:	PJ
Checked:	DB

CALL US FOR MORE DAYS
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)



NOT APPROVED FOR CONSTRUCTION

JOB NO.	202110090
SHEET NO.	3
	3 OF 7

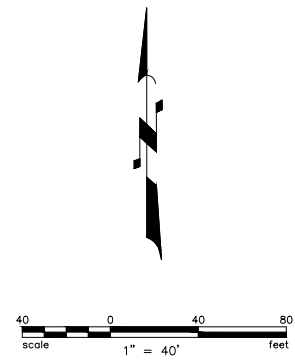


MATCH SHEET 5

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

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

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



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

REVISIONS:

PRELIMINARY UTILITY PLAN
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	
Drawn By:	PJ
Checked:	DB

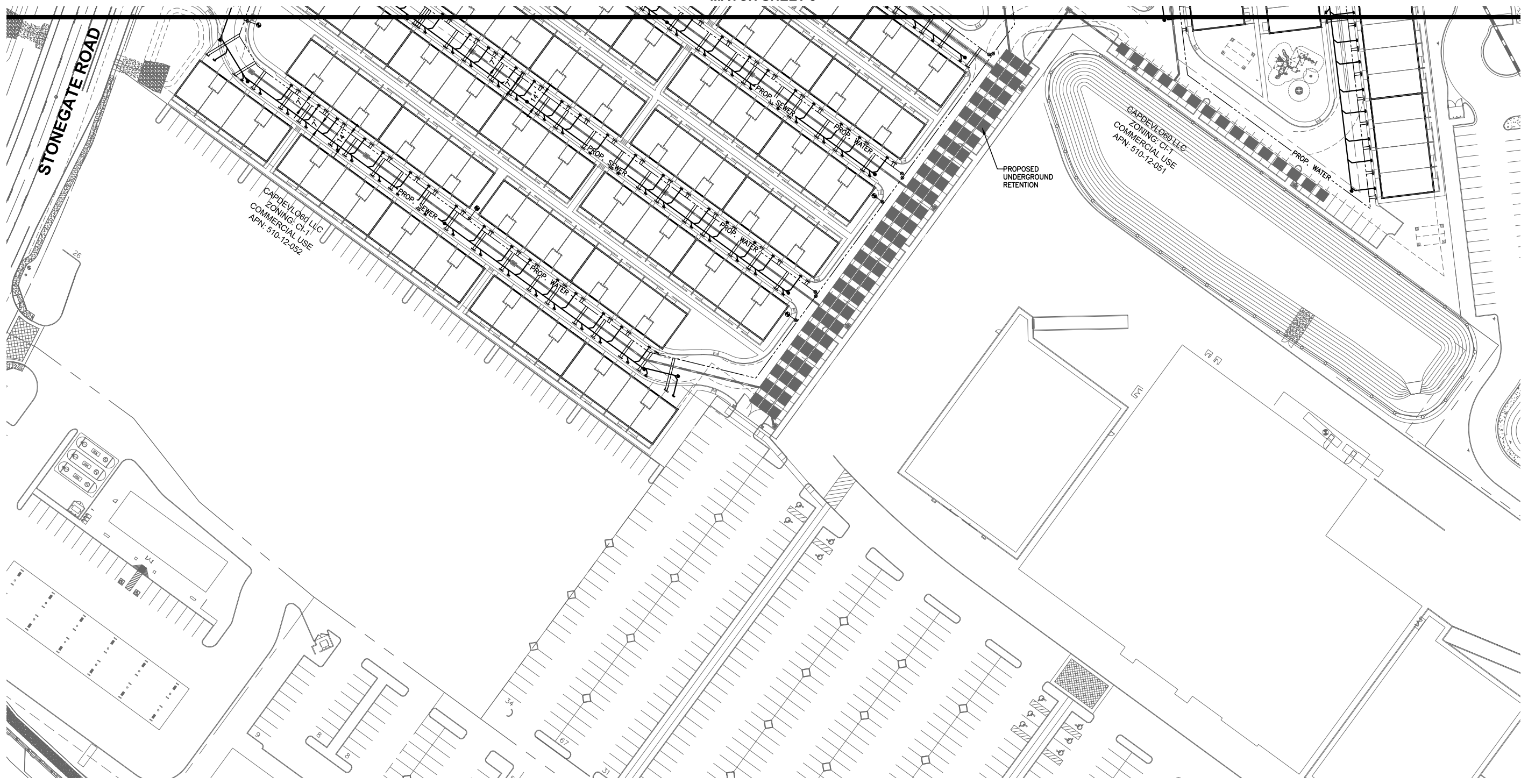
CALL BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



NOT APPROVED FOR CONSTRUCTION

JOB NO.	202110090
SHEET NO.	4
4 OF 7	

MATCH SHEET 5

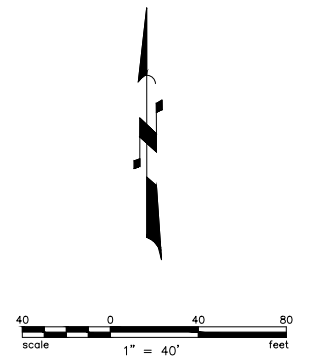


CAPDEVLO80 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-052

CAPDEVLO80 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-051

PROPOSED UNDERGROUND RETENTION

STONEGATE ROAD



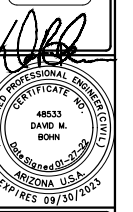
BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY UTILITY PLAN
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

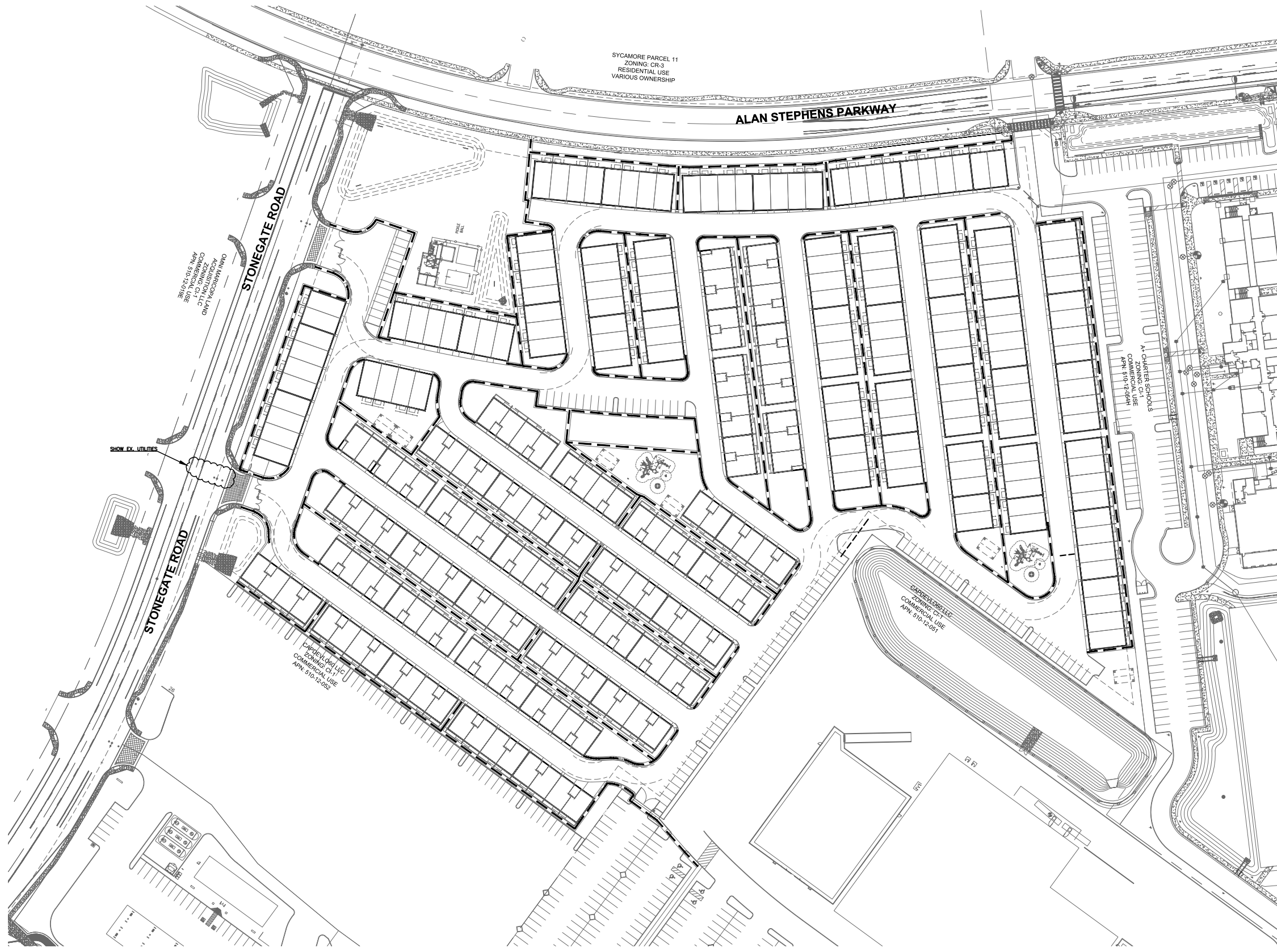
Job No.:	
Drawn By:	PJ
Checked:	DB

CALL BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



NOT APPROVED FOR CONSTRUCTION

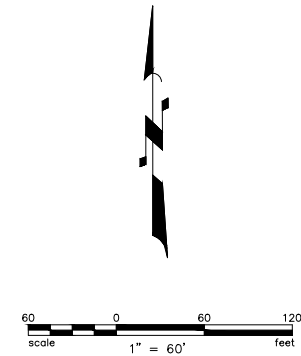
JOB NO.	202110090
SHEET NO.	5
	5 OF 7



LEGEND

--- PEDESTRIAN ROUTE

35' AND 55' VEHICLE TURNING RADII



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.: -
Drawn By: P.J.
Checked: DB

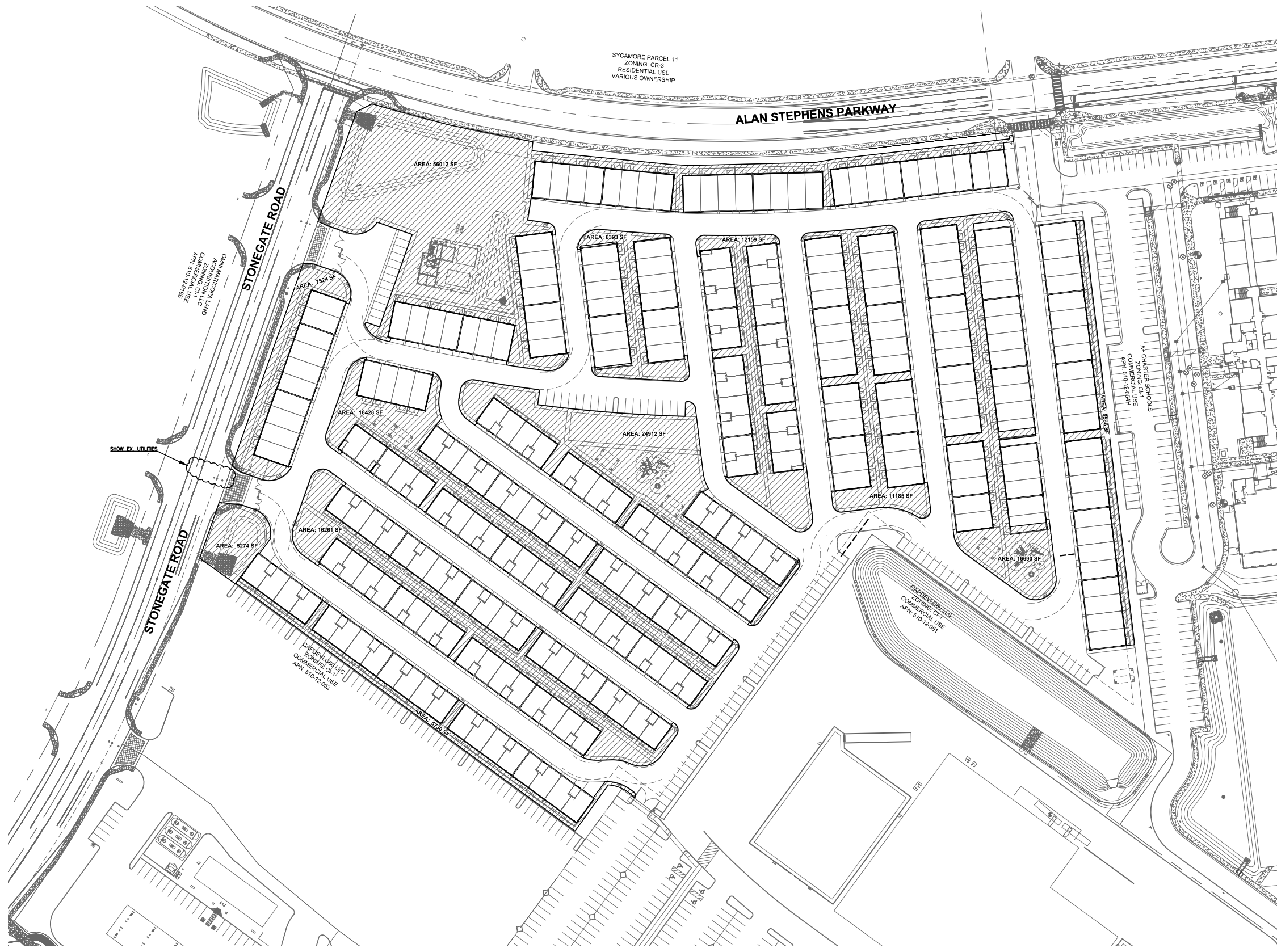
CALL US FOR MORE DAYS
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



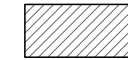
JOB NO.
202110090

SHEET NO.
6
6 OF 7

NOT APPROVED FOR CONSTRUCTION



LEGEND



OVERALL OPEN SPACE
AREA= 186,154 SF
27% OF OVERALL PROPERTY

PRIVATE OPEN SPACE(PATIO) = 38,478 SF
OPEN SPACE WITHOUT PATIO = 147,676 SF
21% OF OVERALL PROPERTY

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

OPEN SPACE EXHIBIT

VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No: _____
Drawn By: P.J.
Checked: DB

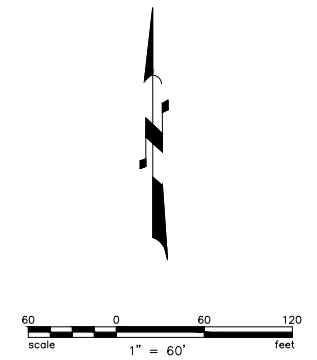
CALL US FOR MORE DAYS
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



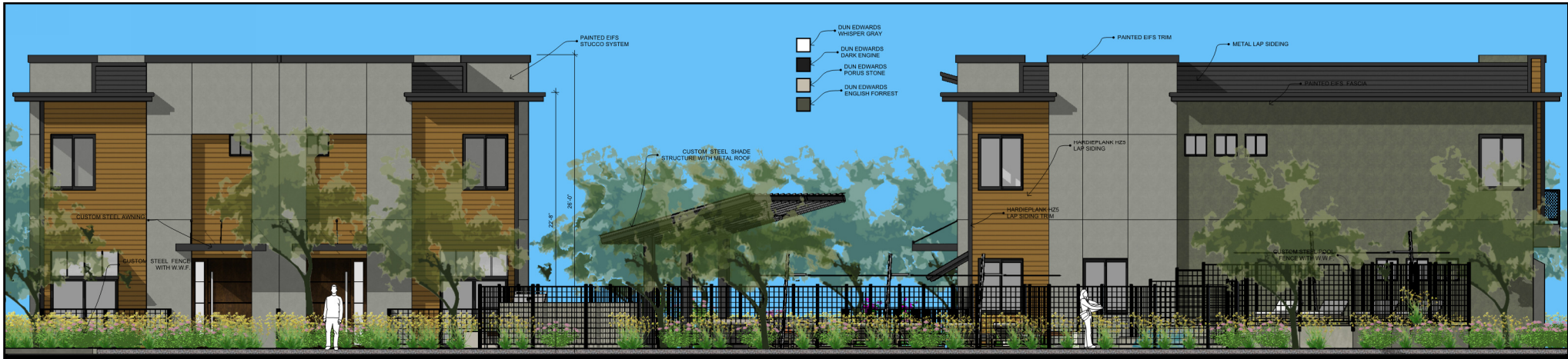
JOB NO.
202110090

SHEET NO.
7

7 OF 7



NOT APPROVED FOR CONSTRUCTION



END UNIT ELEVATION

04/14/21



END UNIT ELEVATION

04/14/21

VILLAS AT STONEGATE



FRONT PATIO ENTRY ELEVATION

2/21/21



REAR GARAGE ELEVATION

2/21/21



VILLAS AT STONEGATE



PERSPECTIVE PATIO RENDERING



PERSPECTIVE GARAGE ENTRY RENDERING

<p>WHITE PICKET FENCE DET648</p>  <p>*MAIN STUCCO *GARAGE DOOR AND TRIM</p>	<p>GREY FLANNEL DE6319</p>  <p>*ACCENT STUCCO *HARDEE BOARD SIDING</p>	<p>ANCHOR GRAY DE6328</p>  <p>*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM</p>	<p>WOLVERINE DET610</p>  <p>*STUCCO ACCENT *HARDEE BOARD SIDING</p>	<p>COVER OF NIGHT DE6329</p>  <p>*STUCCO DETAIL ACCENT *AWNINGS</p>
--	---	---	--	--

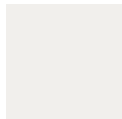




VILLAS AT STONEGATE



REAR PATIO ELEVATION



FRONT GARAGE ELEVATION

<p>WHITE PICKET FENCE DET648</p>  <p>*MAIN STUCCO *GARAGE DOOR AND TRIM</p>	<p>GREY FLANNEL DE6319</p>  <p>*ACCENT STUCCO *HARDEE BOARD SIDING</p>	<p>ANCHOR GRAY DE6328</p>  <p>*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM</p>	<p>WOLVERINE DET610</p>  <p>*STUCCO ACCENT *HARDEE BOARD SIDING</p>	<p>COVER OF NIGHT DE6329</p>  <p>*STUCCO DETAIL ACCENT *AWNINGS</p>
--	---	---	--	--

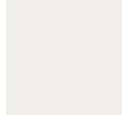



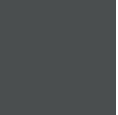
VILLAS AT STONEGATE



SIDE ELEVATION



SIDE ELEVATION

WHITE PICKET FENCE DET648	GREY FLANNEL DE6319	ANCHOR GRAY DE6328	WOLVERINE DET610	COVER OF NIGHT DE6329
				
*MAIN STUCCO *GARAGE DOOR AND TRIM	*ACCENT STUCCO *HARDEE BOARD SIDING	*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM	*STUCCO ACCENT *HARDEE BOARD SIDING	*STUCCO DETAIL ACCENT *AWNINGS

VILLAS AT STONEGATE