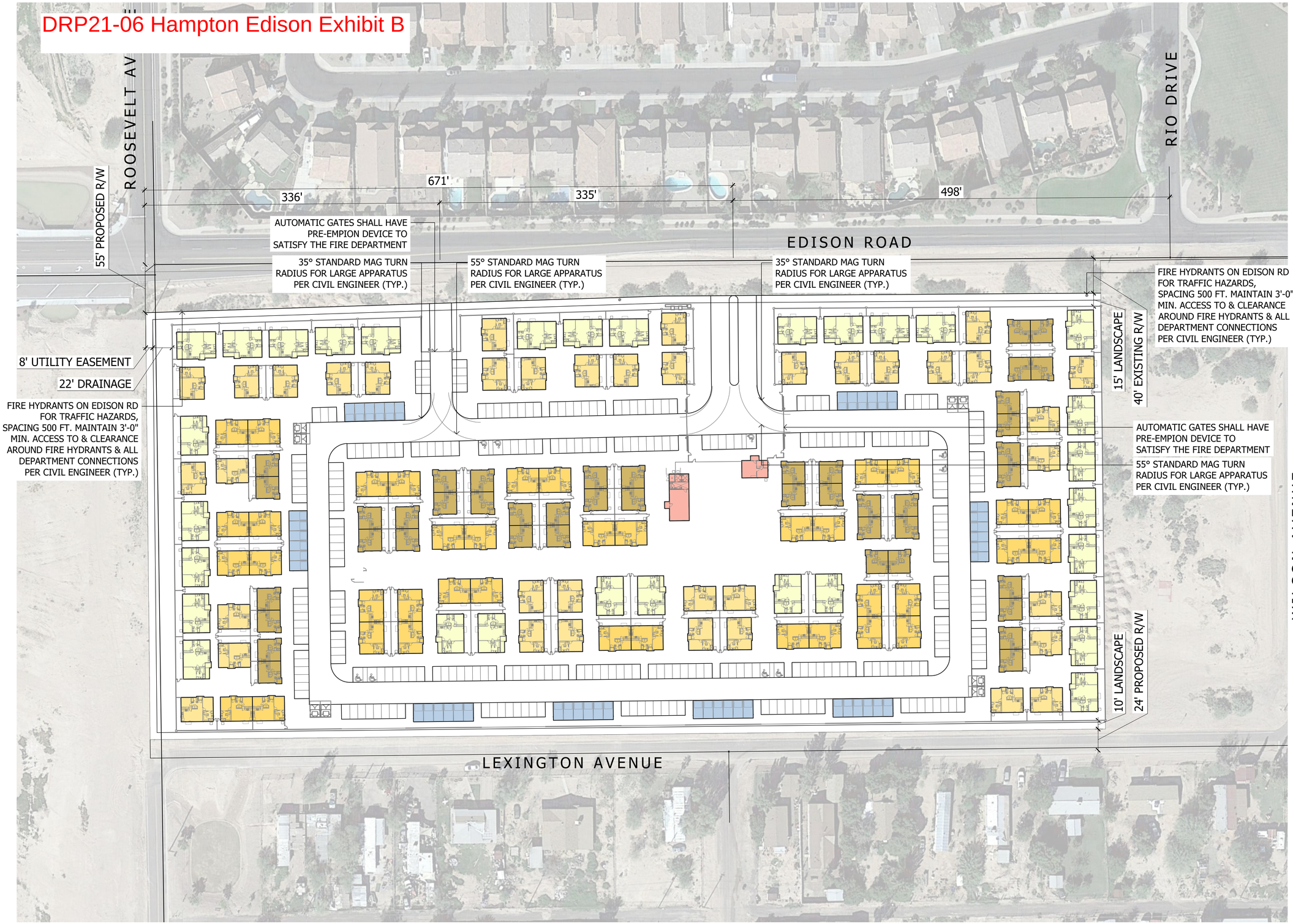
DRP21-06 Hampton Edison Exhibit B



Site Data		
Gross Acreage	14.03 AC.	10.76 DU/AC
Net Acreage	12.40 AC.	12.18 DU/AC
*Net Developable Acreage	12.07 AC.	12.51 DU/AC
Private Open Space	1.09 AC.	8.8%
Common Open Space	4.62 AC.	37.3%
Total Open Space	**5.71 AC.**	**46.0%**
One Bedroom Unit	44 Units	29.1%
Two Bedroom Unit	76 Units	50.3%
Two Bedroom Attached Unit	*38 Units*	*50.0%*
Two Bedroom Detached Unit	*38 Units*	*50.0%*
Three Bedroom Unit	31 Units	20.5%
Total	**151 Units**	**12.51 DU/AC**

Parking Data		
Parking Required		
One Bedroom Units	x 1.5 Spaces/DU	66 Spaces
Two Bedroom Units	x 2.0 Spaces/DU	152 Spaces
Three Bedroom Units	x 2.5 Spaces/DU	78 Spaces
Guest Parking	x 0.2 Spaces/DU	30 Spaces
Parking Provided		
Description	**Required**	**Provided**
ADA Parking Spaces	175 Spaces	9 Spaces
Parking Spaces		117 Spaces
Garage Parking Space		48 Spaces
Covered Parking Spaces	151 Spaces	154 Spaces
Total	**326 Spaces**	**328 Spaces**

*Net Acreage minus utility and drainage easement along western boundary

HAMPTON EDISON

Conceptual Site Plan Option 2

Plan Scale 1:50' 50' 100' 150' Date:05-26-2021

ABLASTUDIO.COM

ABLA

PRELIMINARY SITE PLAN
HAMPTON EDISON
MARICOPA, ARIZONA 85139
LOCATED IN A PORTION SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES:
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

THE LANDLORD HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING PRIVATE DRIVES, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

THIS PROJECT IS LOCATED IN THE ARIZONA WATER COMPANY SERVICE AREA.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED WITH THIS PLAN.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.

REFER TO LANDSCAPE PLANS FOR WALL AND GATE DETAILS

NO PARKING SIGNS SHALL BE PLACED ALONG DRIVE AISLES IN LOCATIONS WHERE PARKING STALLS ARE NOT PRESENT.

REAR YARDS TO BE LANDSCAPED BY DEVELOPER AT A LATER TIME. REAR YARD LANDSCAPE NOT A PART OF OVERALL DEVELOPEMT LANDSCAPE PACKAGE.

HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE SUBMITTED AS PART OF THE PROJECT'S IMPROVEMENT PLANS.

CONSTRUCTION PLANS SHALL BE SUBMITTED TO GLOBAL WATER COMPANY, IN ADDITION TO THE CITY OF MARICOPA.

UTILITY CONNECTIONS IN R/W SHALL BE PER THE UTILITY PROVIDER'S DETAILS.

TRENCHING AND BACKFILL, AND PAVEMENT REPLACEMENT IN R/W SHALL BE PER CITY REQUIREMENTS.

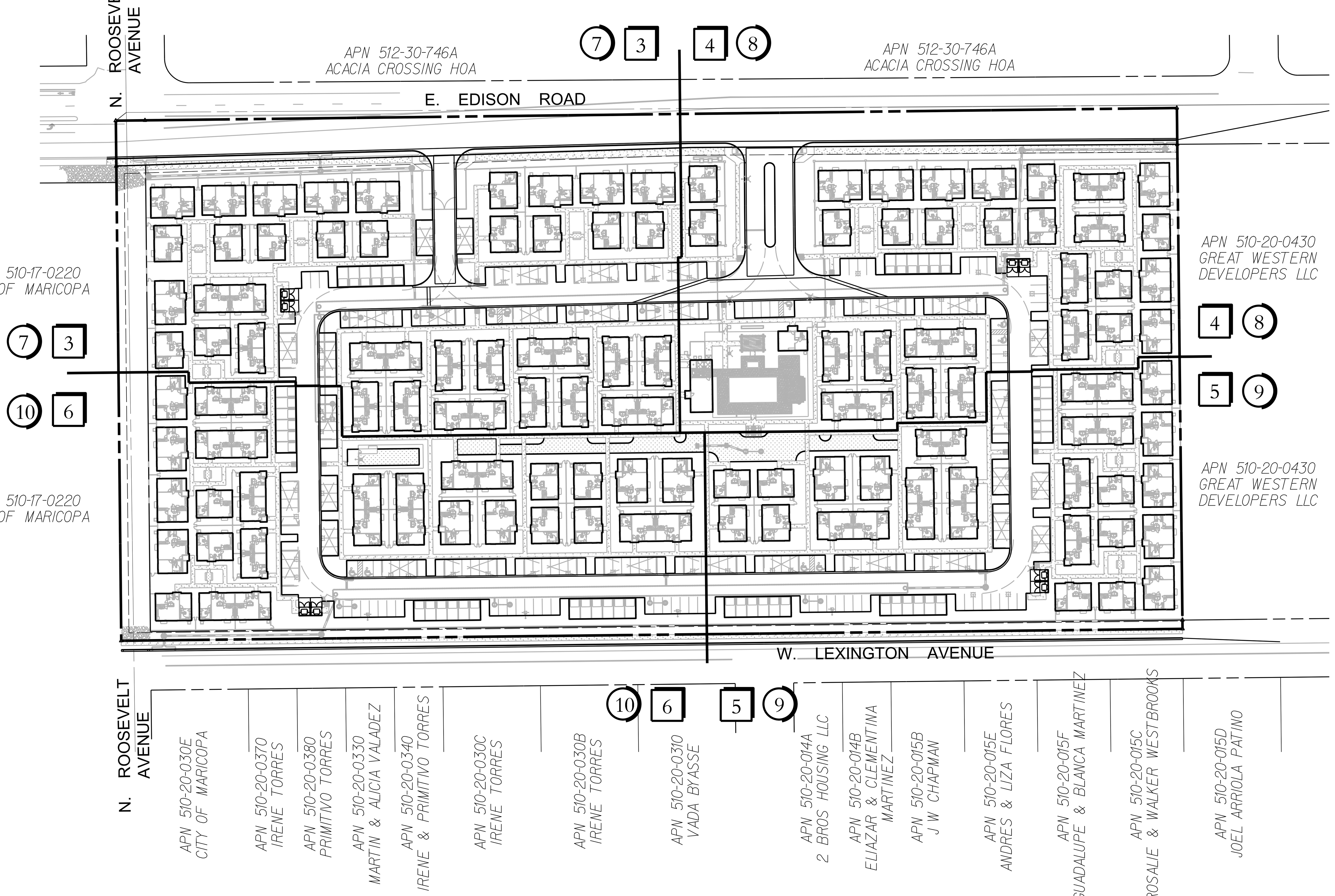
AUTOMATIC GATES SHALL HAVE PRE-EMPTION DEVICE TO SATISFY THE FIRE DEPT.

3-FT CLEARANCE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS AND ALL FIRE DEPARTMENT CONNECTIONS (FDC).

SHEET LEGEND:
2 PRELIMINARY GRADING PLAN

6 PRELIMINARY UTILITY PLAN

N.T.S.



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 2 IN BLOCK 3, NORTH MARICOPA, ACCORDING TO BOOK 3 OF MAPS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHERN 38.00 FEET FOR RIGHT-OF-WAY KNOWN AS EDISON ROAD IN MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE RECORDED IN RECORDING NO. 2012-077122.

PARCEL NO. 2;

LOT 3 IN BLOCK 3, NORTH MARICOPA, ACCORDING TO BOOK 3 OF MAPS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHERN 38.00 FEET FOR RIGHT-OF-WAY KNOWN AS EDISON ROAD IN MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE RECORDED IN RECORDING NO. 2012-077122.

PARCEL NO. 3;

LOTS 1, 2 AND 3 IN BLOCK 6, NORTH MARICOPA, ACCORDING TO BOOK 3 OF MAPS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHERN 38.00 FEET FOR RIGHT-OF-WAY KNOWN AS EDISON ROAD IN MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE RECORDED IN RECORDING NO. 2012-077122.

PARCEL NO. 4;

THAT PORTION OF RIGHT-OF-WAY PREVIOUSLY KNOWN AS TAFT AVENUE BETWEEN LOT 1 IN BLOCK 6 AND LOT 3 IN BOOK 3, NORTH MARICOPA, ACCORDING TO BOOK 3 OF MAPS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHERN 38.00 FEET FOR RIGHT-OF-WAY KNOWN AS EDISON ROAD IN MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE RECORDED IN RECORDING NO. 2012-077122.

APN: 510-20-044, 510-20-045, 510-20-047 AND 510-20-046

LEGEND
Symbol	Description	Symbol	Description
	PROPERTY / BOUNDARY LINE		PROPOSED MANHOLE
1183	EXISTING CONTOUR ELEVATION		PROPOSED HYDRANT
			PROPOSED VALVE
LP	EXISTING LIGHT POLE		PROPOSED MONUMENT
ET	INDICATES EXISTING ELECTRIC TRANSFORMER		SUBDIVISION CORNER
EB	EXISTING ELECTRIC BOX	1	25' X 25' SITE TRIANGLE
WM	EXISTING WATER METER		TAPPING SLEEVE & VALVE
BWV	EXISTING BACKFLOW PREVENTER VALVE	PUE/SWE	PUBLIC UTILITY/SIDEWALK EASEMENT
T	EXISTING BURIED TELEPHONE CONDUIT	VNAE	VEHICULAR NON-ACCESS EASEMENT
E	EXISTING BURIED ELECTRIC CONDUIT	B/C	BACK OF CURB
8"W WV	EXISTING WATER LINE, VALVE & SIZE	LS	LANDSCAPE
FH	EXISTING FIRE HYDRANT	(TYP)	TYPICAL
8"S	EXISTING SEWER LINE & SIZE	C&G	CURB & GUTTER
8"W	PROPOSED WATER	S/W	SIDEWALK
8"S	PROPOSED SEWER	R/W	RIGHT-OF-WAY
4"FM	PROPOSED FORCE MAIN		

Basin Percolation Rates
BASIN	Design Rate of Bleedoff	Basin Volume Provided	Dry-Up Time	Drywells Needed (36 hrs)	Drywells Used	NOTES:
	(cfs)	(cf)	(hr)	#	#	
A	0.1	7098	19.7	0.55	1	USE 1 DRYWELL
Tank 1	0.1	70650	196.3	5.45	6	USE 6 DRYWELL
Tank 2	0.1	46315	128.7	3.57	4	USE 4 DRYWELL

RETENTION PROVIDED

Basin Volume - Basin C

Elevation	Area	Average Area	TOTAL	TOTAL
FT	SF	SF	CF	AF
1	470			0.00
2	1255	863	863	0.02
3	2320	1788	2650	0.06
4	3790	3055	5705	0.13
		TOTAL	**5705**	**CF**

Underground Storage Tank - 1

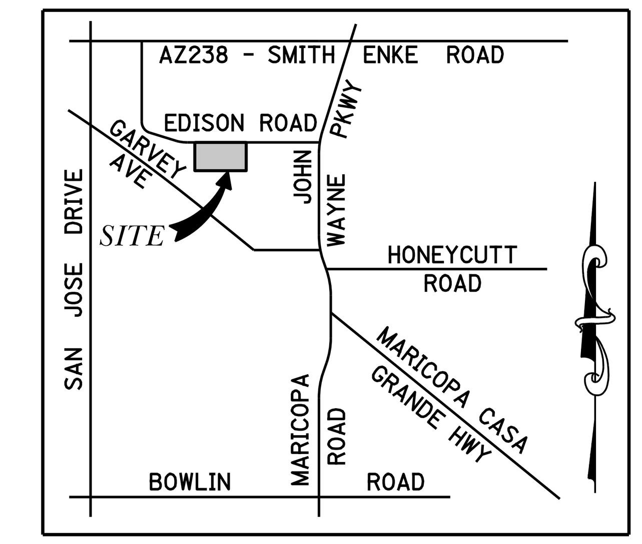
Diameter	X-section Area	Length	TOTAL
FT	SF	LF	CF
10	78.5	900	70650
		TOTAL:	**70650 CF**

Underground Storage Tank - 2

Diameter	X-section Area	Length	TOTAL
FT	SF	LF	CF
10	78.5	590	46315
		TOTAL:	**46315 CF**

RETENTION REQUIRED (100-Yr 2-hr)

Sub-Area	Area	C-Value	P	Volume	Volume
	(SF)	Post	inches	CF	AF
1	4396	0.94	2.65	913	0.02
2	23970	0.94	2.65	4976	0.11
3	13507	0.94	2.65	2804	0.06
4	170939	0.94	2.65	35484	0.81
5	26351	0.94	2.65	5470	0.13
6	123526	0.94	2.65	25642	0.59
7	74037	0.94	2.65	15369	0.35
8	59807	0.94	2.65	12415	0.29
9	71065	0.94	2.65	14752	0.34
10	15231	0.94	2.65	3162	0.07
Total	**582829**			**120986**	**2.78**



VICINITY MAP
N.T.S.

DEVELOPER:
PARAGON DEVELOPMENT GROUP, LLC
2241 E. PECOS ROAD, SUITE 1
CHANDLER, AZ 85251
CONTACT: BRUCE DUNN
PHONE: (480) 236-3936
EMAIL: BRUCE_DUNN@PARAGONARIZONA.COM

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

SURVEYOR:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, AZ 85251
CONTACT: JIM LOFTIS
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

LANDSCAPE ARCHITECT:
ABLA
310 E. RIO SALADO PKWY
TEMPE, ARIZONA 85281
CONTACT: ALEX FISH/MARK PANZA
PHONE: (480) 530-0077
EMAIL: ALEX.FISH@ALBASTUDIO.COM

PROJECT DESCRIPTION:
THIS PROJECT IS PROPOSED AS SINGLE FAMILY RESIDENTIAL FOR RENT DEVELOPMENT WITH A DENSITY OF 11.29 UNITS/AC.. THE PROJECT PROPOSES A TOTAL OF 151 UNITS WITH PRIVATE DRIVES, AND PRIVATE WATER, SEWER, AND FIRE.

BENCHMARK:
ADOT ALUMINUM CAP IN HANDHOLE
ELEV. = 1171.75 (NAVD '88)
PER PINAL COUNTY CONTROL NETWORK
DATED 03/08/2007

BASIS OF BEARING:
BASIS OF BEARING IS ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, T.4S., R.3E. BEING N89°36'41"E WITH A DISTANCE OF 2677.13 FEET.

SITE DATA:
APN:	510-20-0440, 510-20-0450, 510-20-0460 & 510-20-0470
SITE AREA:	13.37 ACRES (GROSS) 12.41 ACRES (NET)
GUEST PARKING (NON ADA):	260
GUEST PARKING (ADA):	9
GARAGE PARKING:	48
RESIDENT PARKING TOTAL:	317
ZONING:	MU-H
NO. OF UNITS:	151
DENSITY:	11.29 DU/AC (GROSS)
LOT COVERAGE:	28.42 AC (BUILDING AREA/GROSS AREA)
USUABLE OPEN SPACE (RECREATION):	1.41 AC

FLOODPLAIN INFORMATION:
COMMUNITY NUMBER: 040077
PANEL NUMBER: 0741
PANEL DATE: 06/16/2014
SUFFIX: F
FIRM DATE: 06/16/2014
FIRM ZONE: AO
BASE FLOOD ELEV.: 1165.2
NOTE: SITE TO BE REMOVED FROM FLOODPLAIN PER THE HERITAGE STUDY COMPLETED BY ENTELLUS

SETBACKS & ZONING INFO (ZONING MU-H):
SEE SHEET 2

UTILITIES:
TELEPHONE	- CENTURYLINK/COX/ORBITAL
ELECTRIC	- ELECTRIC DISTRICT NO 3
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- CENTURYLINK/COX
SEWER	- GLOBAL WATER
WATER	- MARICOPA CONSOLIDATED DOMESTIC WATER DISTRICT
POLICE	- CITY OF MARICOPA
FIRE	- MARICOPA FIRE DEPT.
SANITATION	- CITY OF MARICOPA

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PIMP01	COVER SHEET, KEYMAP, NOTES
PIMP02	ZONING NOTES
PIMP03-06	PRELIMINARY SITE PLAN
PIMP07-10	PRELIMINARY GRADING PLAN
PIMP13-14	PRELIMINARY UTILITY PLAN

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REVISIONS

HAMPTON EDISON
MARICOPA, ARIZONA 85139
COVER SHEET

Registered Professional Engineer (Civil) CERTIFICATE NO. 45652 MATTHEW J. MANCINI 5/19/21 Date Signed ARIZONA, U.S.A.
EXPIRES: 12/31/2021

3engineering planning civil engineering surveying

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CAD TECH: PHILLIE V.
DESIGNER: M. MANCINI
ENGINEER: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 5/19/21

PROJECT NO. 5198

SHEET NO.
PIMP01

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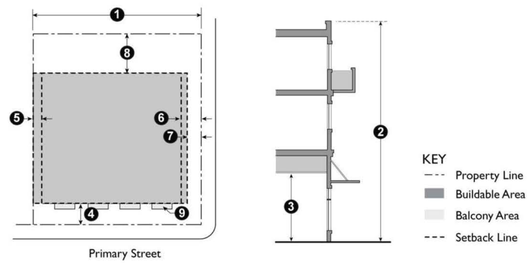
SETBACKS & ZONING INFO
(ZONING MU-H):

TABLE 303.03: DEVELOPMENT STANDARDS - MIXED USE – HERITAGE OVERLAY DISTRICTS



Use	Type MU-H	Additional Standards	#
Lot and Density Standards			
Minimum Lot Area (s/f)	7,000		
Minimum Lot Width (ft.)	50		1
Maximum Density (Units/net acre)	24		
Maximum Floor Area Ratio (FAR)	1.2	(A)	
Building Form and Location			
Maximum Building Height (ft.)	40		2
Minimum Building Height (stories)	2		
1st Floor Ceiling Height, Non-residential Uses (ft. clear)	12		3
Minimum Setbacks (ft.)			
Front	10		4
Interior Side, Residential Uses Only	5	(B)	5
Interior Side	0	(B)	5
Street Side	10	(C)	7
Rear	20	(B)	8
Maximum Front Setback (ft.)	20	(D)	
Location of Parking	Y	(E)	
Other Standards			
Building Design	Y	(F)	
Outdoor Living Area (s/f per unit)	100	(G)	9
Outdoor Storage	N	(H)	
Sewer Service and Adequate Public Facility	Y	(I)	
Participation Agreements			
Transitions	Y	(J)	
Transparency for Ground-floor Frontages, Non-Residential Uses	Y	(K)	
Additional Standards			
Accessory Structures		Section 401.02, Accessory Building or Structures	
Exceptions to Height Limits		Section 401.08, Exceptions to Height Limits	
Fences and Walls		Section 401.09, Fences and Freestanding Walls	
Landscaping		Section 404, Landscaping	
Lighting		Article 405, Lighting	
Off-Street Parking and Loading		Article 407, On-Site Parking and Loading	
Outdoor Storage		Section 401.10, Outdoor Storage	
Projections into Required Setbacks		Section 401.04, Building Projections into Yards	
Screening		Section 401.11, Screening	
Signs		Article 409, Signs	
Swimming Pools		Section 401.12, Swimming Pools and Spas	
Visibility at Driveways		Section 401.15, Visibility at Intersections and Driveways	

A. **Increased FAR for Mixed Use Buildings.** The maximum allowable FAR may be increased by up to 25 percent for buildings that contain a mix of residential and non-residential uses through the provision of one or more of the following elements beyond what is otherwise required, subject to Conditional Use Permit approval:

1. Car-share or electric car facilities;

2. Additional public gathering space or contribution to a city parks fund supporting new or improved public parks within walking distance;

3. Provision of off-site improvements. This may include off-site amenities and/or infrastructure (other than standard requirements and improvements) such as pedestrian or right-of-way improvements, public safety facilities, libraries, senior centers, community meeting rooms, or child care; and

4. Provision of green roofs, solar panels, and other green building measures.

B. **Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require additional privacy considerations, the following minimum setbacks apply to any new building wall containing windows and facing an interior side or rear yard. When the site is adjacent to a Residential Use, the project must comply with whichever standard results in the greater setback. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.

feet farther than the maximum setback line, if at least 40 percent of the building facade is at the setback line.

c. *Residential Uses.* For buildings or portions of buildings that are in residential use, open porches located at or within the maximum setback shall count toward meeting the requirement if such porches are at least 10 feet wide and six feet deep.

E. **Location of Parking.** On-site parking areas shall be set back a minimum of 25 feet from streets. Exceptions may be granted for short-term customer parking and drop-off spaces and for pre-existing uses.

F. **Building Design and Signage.** In the MU-H Overlay District, the Heritage District Design Guidelines apply and all additions, new development, and rehabilitation of existing structures and commercial business are subject to review and recommendation of compliance by the Heritage District Advisory Committee to determine whether the Guidelines have been met. In addition, the exterior design of all buildings, including all facades and all signage, shall be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest.

G. **Outdoor Living Areas.** As part of the open space required by the Subdivision Ordinance, private or common areas for outdoor living shall be provided for upper-level residential units. Outdoor living areas include balconies, decks, common open space, and rooftop open space.

1. ***Minimum Dimensions.***

a. *Private Open Space.* Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.

b. *Common Open Space and Rooftop Open Space.* Common open spaces and rooftop open spaces with a minimum horizontal dimension of 20 feet shall count towards the open space calculation.

2. ***Minimum Area Required - Private Open Space.***

a. 100 square feet per unit.

b. The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit meets the applicable standard, or as acceptable by the Zoning Administrator to meet the intent of this ordinance.

H. **Outdoor Storage.** Outdoor storage areas for non-residential uses shall be only for retail and live/work uses and shall comply with the following requirements.

1. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.

2. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.

3. For all other walls containing windows, a setback of at least five feet shall be provided.

C. **Reduced Street Side Setback.** Along local streets only, the street side setback may be reduced to five feet from the lot line if the setback area is completely landscaped.

D. **Maximum Building Setbacks.** The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in Table 303.03. The following additional provisions apply:

1. ***Corner Properties.*** Where a property fronts on two or more streets, the maximum setback shall be met according to the following provisions.

a. *Frontage on Two Primary Streets.* New buildings on sites with frontage on two streets may be constructed to the maximum setback line on both frontages.

b. *Frontage on Three or More Streets.* Properties with frontage on three or more streets must build to the maximum setback lines of at least two of the streets.

2. ***Sites with More than One Building.*** Where there is more than one building on a site, the maximum setback standard must be met for at least 50 percent of the combined ground-level, street-facing facades of all buildings.

3. ***Building Additions.*** For any addition to a building that increases the width of a street-facing facade, 100 percent of the addition must be located on or within the maximum setback until the maximum setback standard for the entire building is met, or as otherwise recommended by the Zoning Administrator to meet the intent of this Code.

4. ***Exceptions to Building Placement Requirements.*** The following exceptions to the build-to requirement are permitted.

a. *Articulated Building Street Face.* Where a portion of the building is set back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one square foot per linear foot of building frontage.

b. *Outdoor Eating Areas.* Where an outdoor eating area will be installed on the street frontage, a portion of the building may be set back up to 12

1. ***Area.*** Five percent of the gross floor area of the use or 200 square feet, whichever is less.

2. ***Hours.*** Outdoor storage during business hours only.

I. **Sewer Service and Adequate Pubic Facility Participation Agreements.** Sites within the MU-H Overlay District shall be permitted to develop or redevelop only after the Owner agrees in writing to participate in paying its proportionate share of public facility improvement costs, including sanitary sewer services, in a manner acceptable to the City Engineer.

1. The City Engineer may require financial guarantees in the form of bonds or letters of credit or allow payment of fees in lieu to participate in paying the proportional cost of adequate public facilities to serve the site proposed for development.

2. The City Engineer may approve interim solutions, such as on-site waste water treatment facilities, in lieu of providing sanitary sewer service, should Pinal County Health Department permit such interim solution.

3. All requests for improvements to existing residential properties within the MU-H Overlay District that do not include a commitment or assurance to participate in a proportionate share of the public facility improvements shall conform to the Base Zoning District development standards for setbacks, lot coverage and other requirements.

a. The Hearing Officer may approve a waiver to encroach into the required setback area or exceed the lot coverage established for the Base Zoning District for additions and improvements which: 1) conform to the Heritage District Design Guidelines; 2) comply with current Pinal County Health requirements for improving existing septic systems to accommodate the proposed improvements; 3) meet outdoor screening and storage requirements of this Code; and 4) comply with the minimum development standards of the most comparable residential zone of this Code based on existing lot size and dimensions. The GR District development standards shall be applied for all existing lot or parcel greater than 35,000 square feet.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

SNOB3A38

HAMPTON EDISON
MARICOPA, ARIZONA 85139
ZONING NOTES

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
Date Signed 5/19/21
ARIZONA, U.S.A.
EXPIRES: 12/31/2021

3 engineering
planning civil engineering surveying
ENGINEER: M. MANCINI
DESIGNER: M. MANCINI
CAD TECH: PHILIP Y.
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6370 E. THOMAS ROAD
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PHONE: (602) 334-4387
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WWW.3ENGINEERING.COM

DATE: 5/19/21

PROJECT NO.
5198

SHEET NO.
PIMP02
2 of 14

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ROOSEVELT AVENUE

EDISON ROAD

APN 512-30-746A
ACACIA CROSSING HOA

NW COR. BLOCK PLAT PER BK 3 OF MAPS, PG. 8 & FEE NO. 2010-007297 P.C.R.

CENTER SEC 21 FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE

S51°53'23"W 13.76' (TIE LINE)

SET BRASS CAP MAG 120-TYPE B

FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE

TIE-IN TO EX. C&G & S/W

SET 1/2" REBAR W/ CAP RLS 26404

EX. FIRE HYDRANT TO RELOCATED

EX. EDGE OF PAVEMENT TO BE REMOVED

EX. POWER POLE TO REMOVED

POWERLINES TO BE PLACED UNDERGROUND IN NEW PUE

EX. R/W TO BE ABANDONED

8.00' PUE

APN 510-17-0220
CITY OF MARICOPA

12'± EX. OHE

N89°36'41"E 2676.99'

1158.40'

N89°19'01"E 1059.55'

N88°09'21"E 590.53'

560.52'

M.A.G. STD DTL 237-2

GATE

COVERED PARKING

4 PARKING STALLS

GARAGE

3 PARKING STALLS

TRASH/REFUSE ENCLOSURE

FIRE TURNING RADII (55'/35')

PRIVATE DRIVE

DRIVE LANE

ADA RAMP (TYP.)

5 PARKING STALLS WITH 2 ADA

6 PARKING STALLS

7 PARKING STALLS

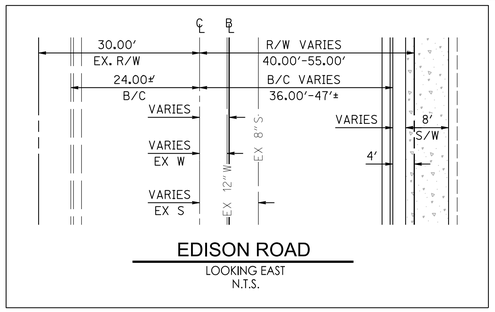
8 PARKING STALLS

UNIT 125 UNIT 126 UNIT 127 UNIT 128 UNIT 129 UNIT 130 UNIT 131 UNIT 132 UNIT 133 UNIT 134 UNIT 135 UNIT 136 UNIT 137 UNIT 138 UNIT 139 UNIT 140 UNIT 141 UNIT 142 UNIT 143 UNIT 144 UNIT 145 UNIT 146 UNIT 147 UNIT 148 UNIT 149

UNIT 72 UNIT 73 UNIT 74 UNIT 75 UNIT 76 UNIT 77 UNIT 78 UNIT 79 UNIT 80 UNIT 81 UNIT 82 UNIT 83 UNIT 84 UNIT 85 UNIT 86 UNIT 87 UNIT 88 UNIT 89 UNIT 90 UNIT 91 UNIT 92 UNIT 93 UNIT 94 UNIT 95

MATCHLINE - SEE SHEET PIMP04

MATCHLINE - SEE SHEET PIMP06



EDISON ROAD
LOOKING EAST
N.T.S.

SCALE: 1"= 20'
0' 10' 20' 40'

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PRELIMINARY SITE PLAN

Registered Professional Engineer
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
5/19/21
Date Signed
ARIZONA, U.S.A.

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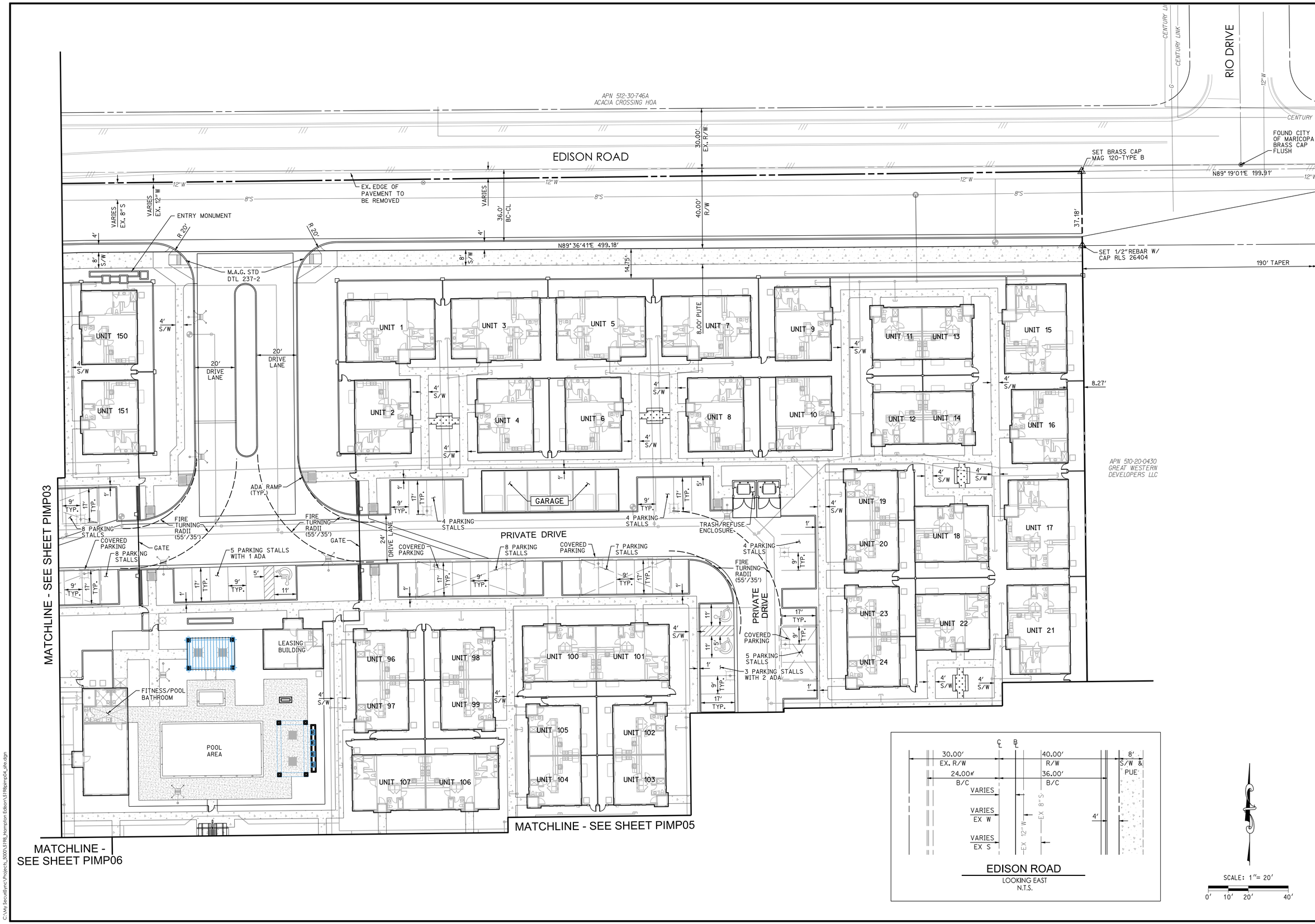
SHEET NO.
PIMP03
3 of 14



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SHEET NO.
PIMP04
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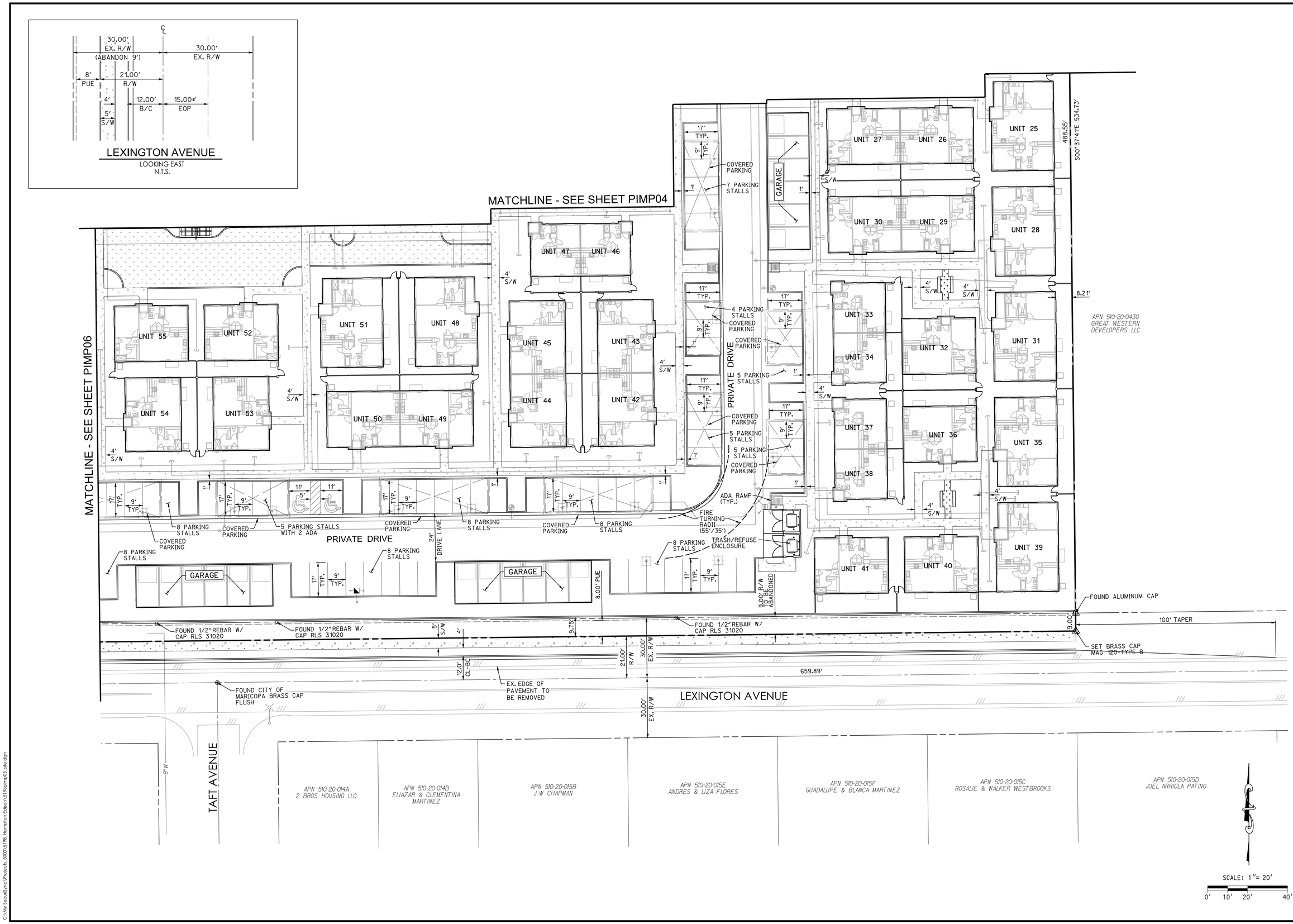

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PIMP05
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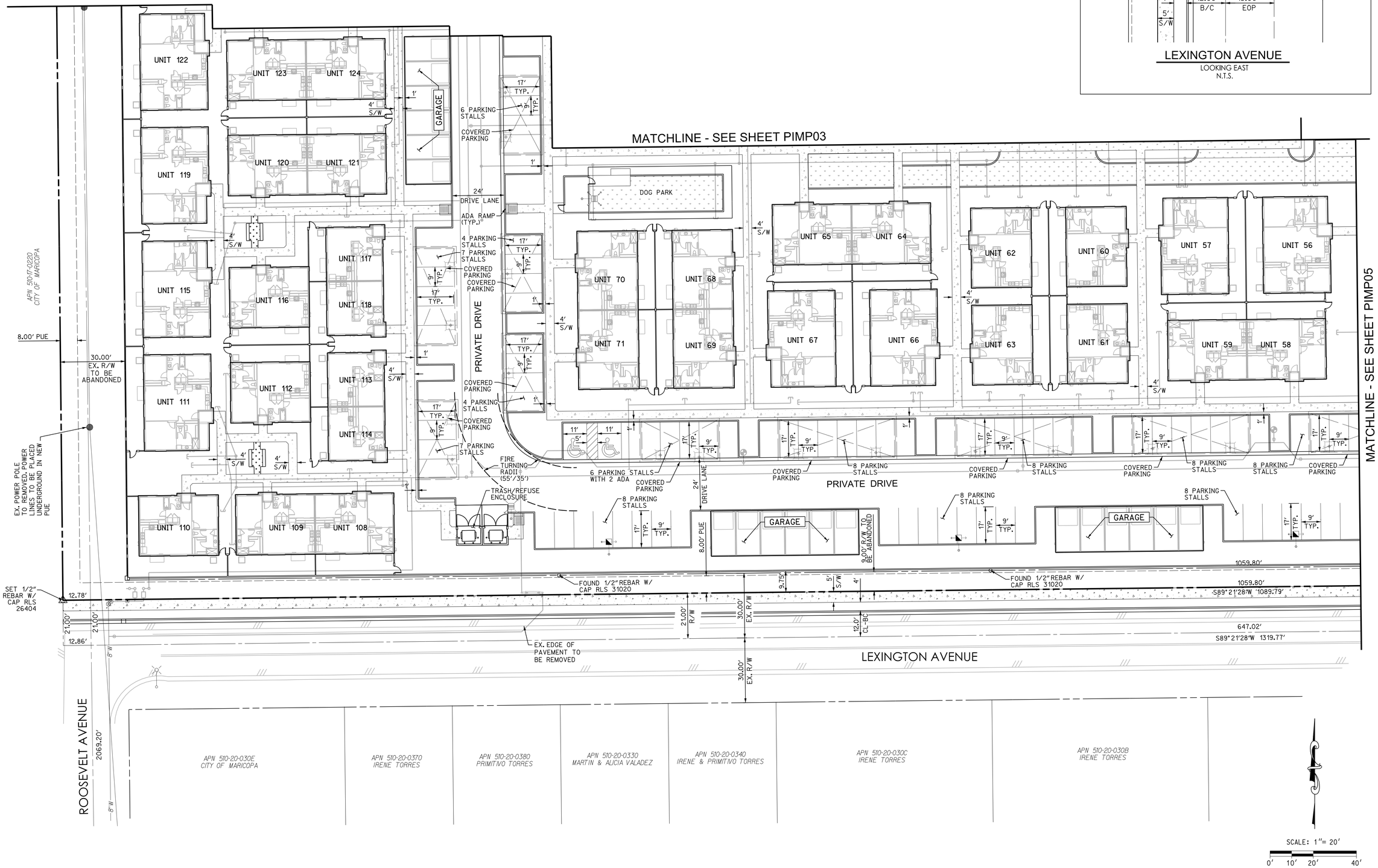

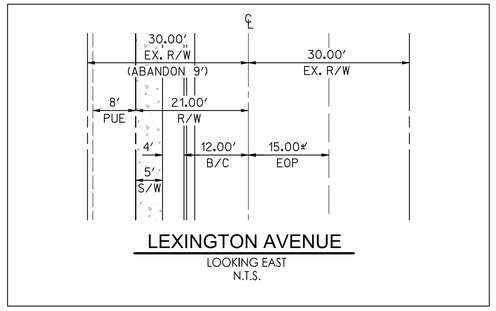

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SHEET NO.
PIMP06
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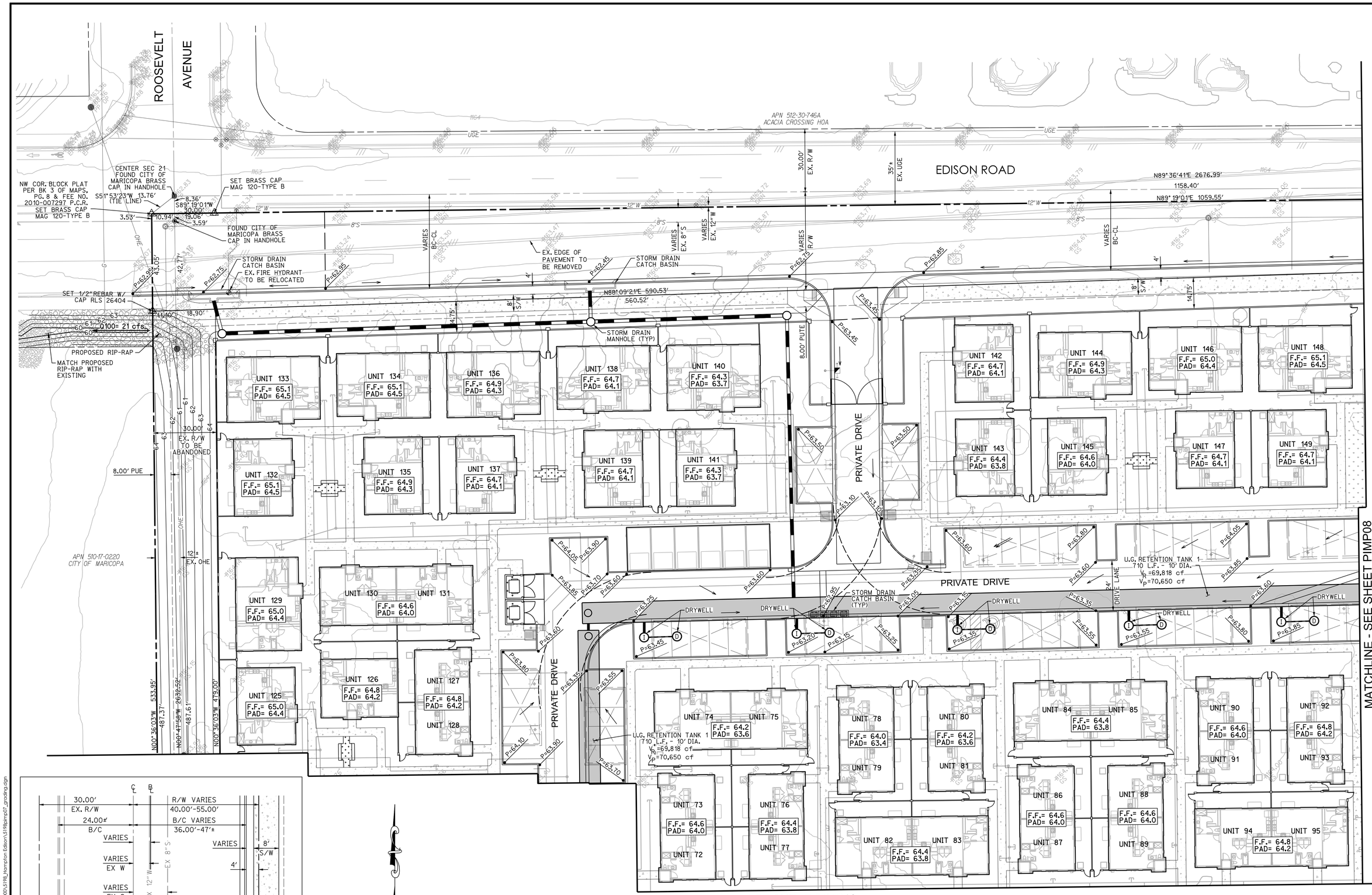

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PROJECT NO.
5198

SHEET NO.
PIMP07
7 of 14

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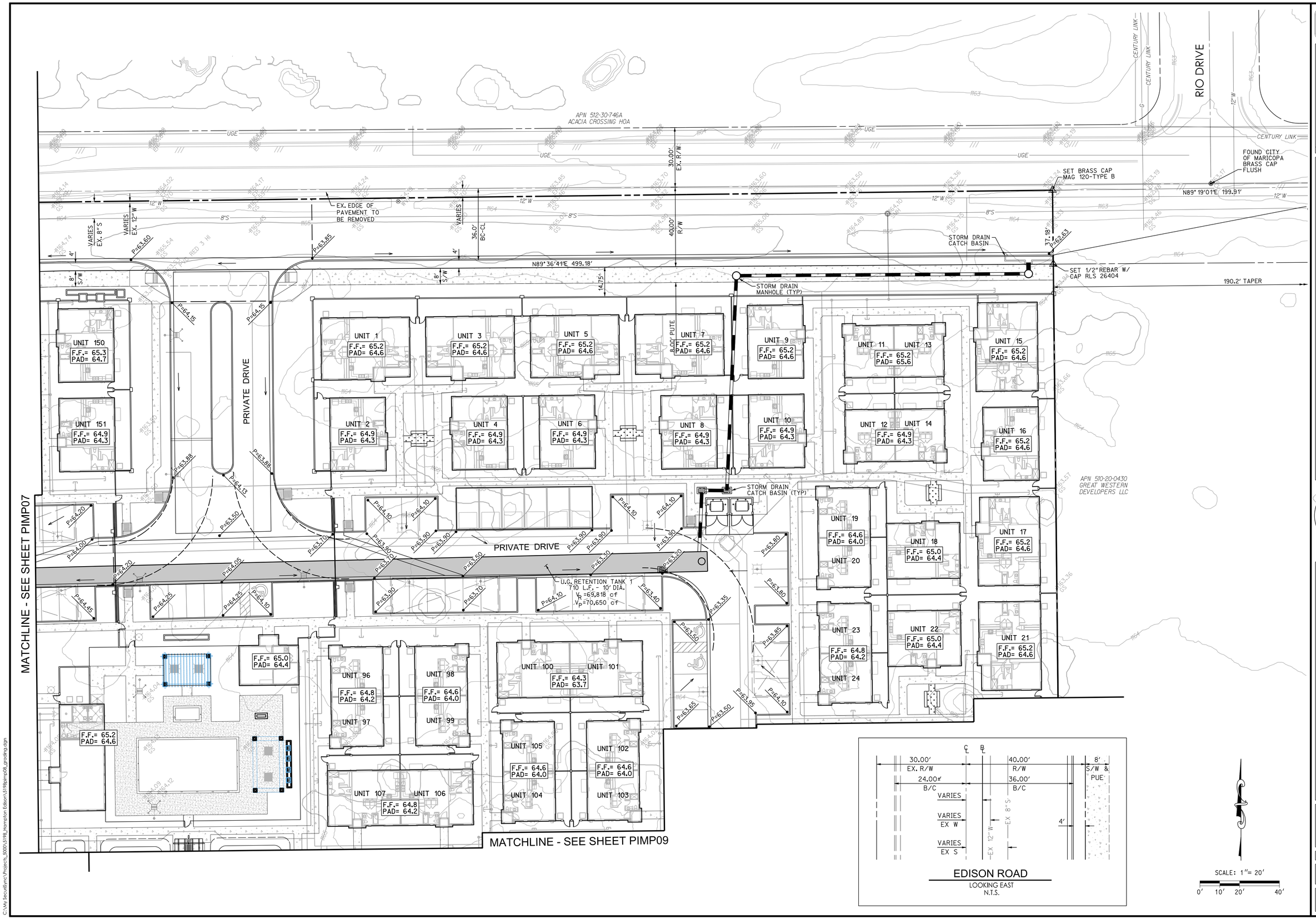

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5198

SHEET NO.
PIMP08
8 of 14

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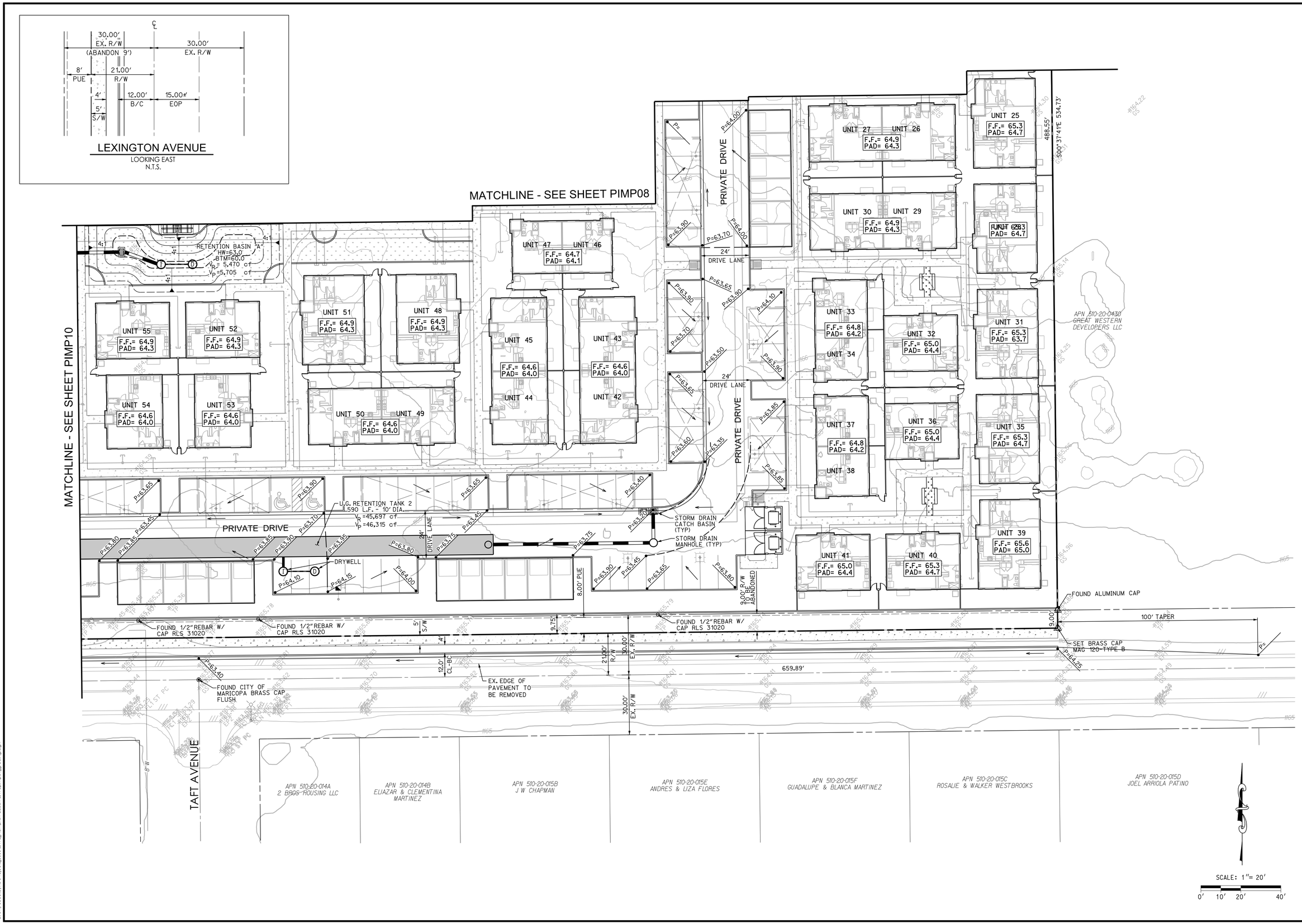

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PROJECT NO. 5198

SHEET NO. PIMP09
9 of 14

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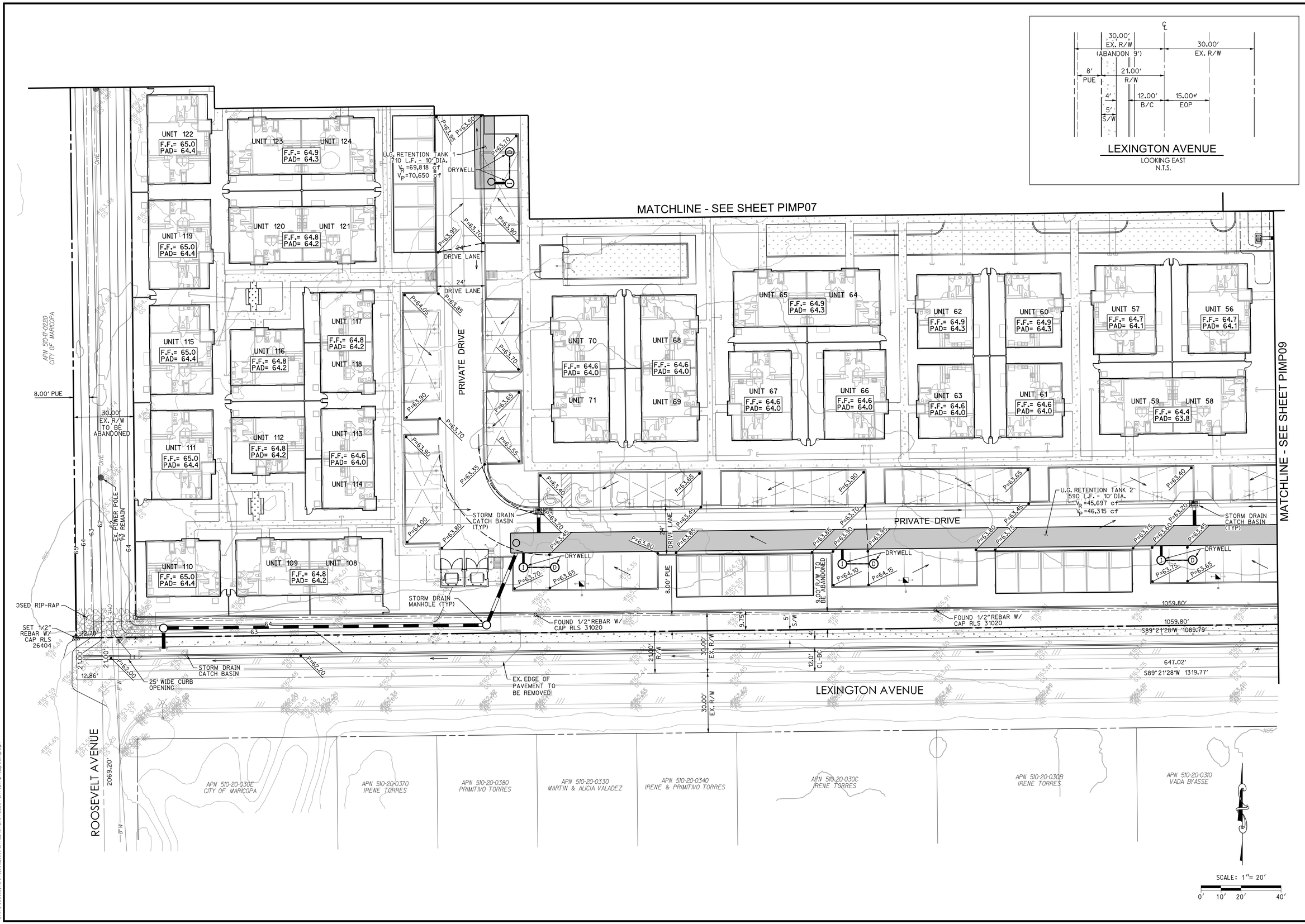

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5198

SHEET NO.
PIMP10
10 of 14

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NOTE:
WATER, SEWER AND FIRE LINE SIZING TO BE COMPLETED AT FINAL DESIGN.

ROOSEVELT AVENUE

EDISON ROAD

APN 512-30-746A
ACACIA CROSSING HOA

UGE

CENTER SEC 21 FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE

NW COR. BLOCK PLAT PER BK 3 OF MAPS, PG. 8 & FEE NO. 2010-007297 P.C.R.

SET BRASS CAP MAG 120-TYPE B

S51°53'23"W 13.76' (TIE LINE)

8.36'
S89°19'01"W 30.00'
19.08'
3.53'
10.94'
3.59'

SET BRASS CAP MAG 120-TYPE B

FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE

EX. FIRE HYDRANT TO BE RELOCATED

SET 1/2" REBAR W/ CAP RLS 26404

11.10'
18.90'
43.05'
42.77'

EX. POWER POLE TO REMOVED

30.00' EX. R/W TO BE ABANDONED

8.00' PUE

APN 510-17-0220
CITY OF MARICOPA

12'± EX. OHE

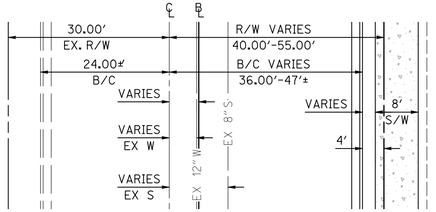
N00°36'03"W 533.95'
487.37'
N00°47'58"W 2632.52'
487.61' EX. POWER POLE TO BE REMOVED
N00°36'03"W 479.00'

12" W
8" S
VARIES BC-CL
EX. EDGE OF PAVEMENT TO BE REMOVED
VARIES EX. 8" S
VARIES EX. 12" W
VARIES R/W
30.00' EX. R/W
35'± EX. UGE
N89°36'41"E 2676.99'
1158.40'
N89°19'01"E 1059.55'
FIRE HYDRANT (TYP)
4'
8' S/W
N88°09'21"E 590.53'
560.52'
8.00' PUTE

FIRE HYDRANT (TYP)
VALVE (TYP)
PRIVATE DRIVE
24' DRIVE LANE
VALVE (TYP)
FIRE HYDRANT (TYP)
PRIVATE DRIVE
24' DRIVE LANE

MATCHLINE - SEE SHEET PIMP12

MATCHLINE - SEE SHEET PIMP14



EDISON ROAD
LOOKING EAST
N.T.S.

SCALE: 1"= 20'
0' 10' 20' 40'

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MARICOPA, ARIZONA 85139

PRELIMINARY UTILITY PLAN

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CERTIFICATE NO. 45652
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Date Signed 5/19/21
ARIZONA, U.S.A.

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PROJECT NO.
5198

SHEET NO.
PIMP11
13 of 14

NOTE:
WATER, SEWER AND FIRE LINE SIZING TO BE COMPLETED AT FINAL DESIGN.

APN 512-30-746A
ACACIA CROSSING HOA

UGE

CENTURY LINK

RIO DRIVE

12" W

30.00' EX. R/W

FOUND CITY OF MARICOPA BRASS CAP FLUSH

SET BRASS CAP MAG 120-TYPE B

N89° 19'01"E 199.91'

VARIES EX. 8" S

VARIES EX. 12" W

8" S

VARIES

36.0' BC-CL

EX. EDGE OF PAVEMENT TO BE REMOVED

40.00' R/W

CONNECTION TO EXISTING SEWER LINE

FIRE HYDRANT (TYP)

37.18'

4'

N89° 36'41"E 499.18'

8' S/W

SET 1/2" REBAR W/ CAP RLS 26404

190.2' TAPER

8.00' PUE

FIRE HYDRANT (TYP)

FIRE HYDRANT (TYP)

FIRE HYDRANT (TYP)

VALVE (TYP)

VALVE (TYP)

PRIVATE DRIVE

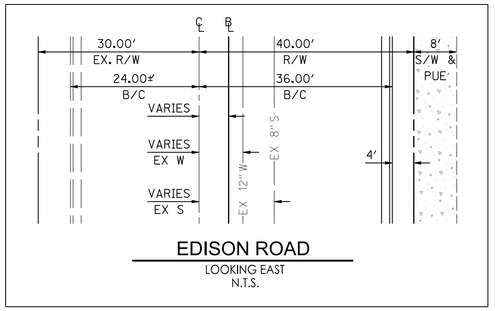
24' DRIVE LANE

PRIVATE DRIVE

APN 510-20-0430
GREAT WESTERN DEVELOPERS LLC

MATCHLINE - SEE SHEET PIMP11

MATCHLINE - SEE SHEET PIMP13



EDISON ROAD
LOOKING EAST
N.T.S.

SCALE: 1" = 20'
0' 10' 20' 40'

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SHEET NO.
PIMP12
12 of 14

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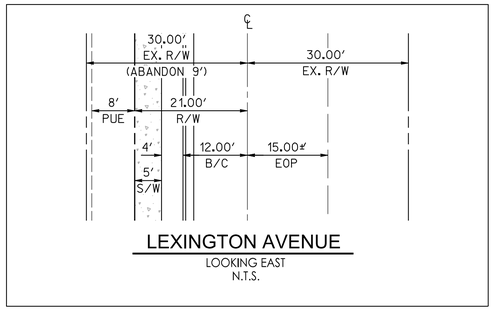

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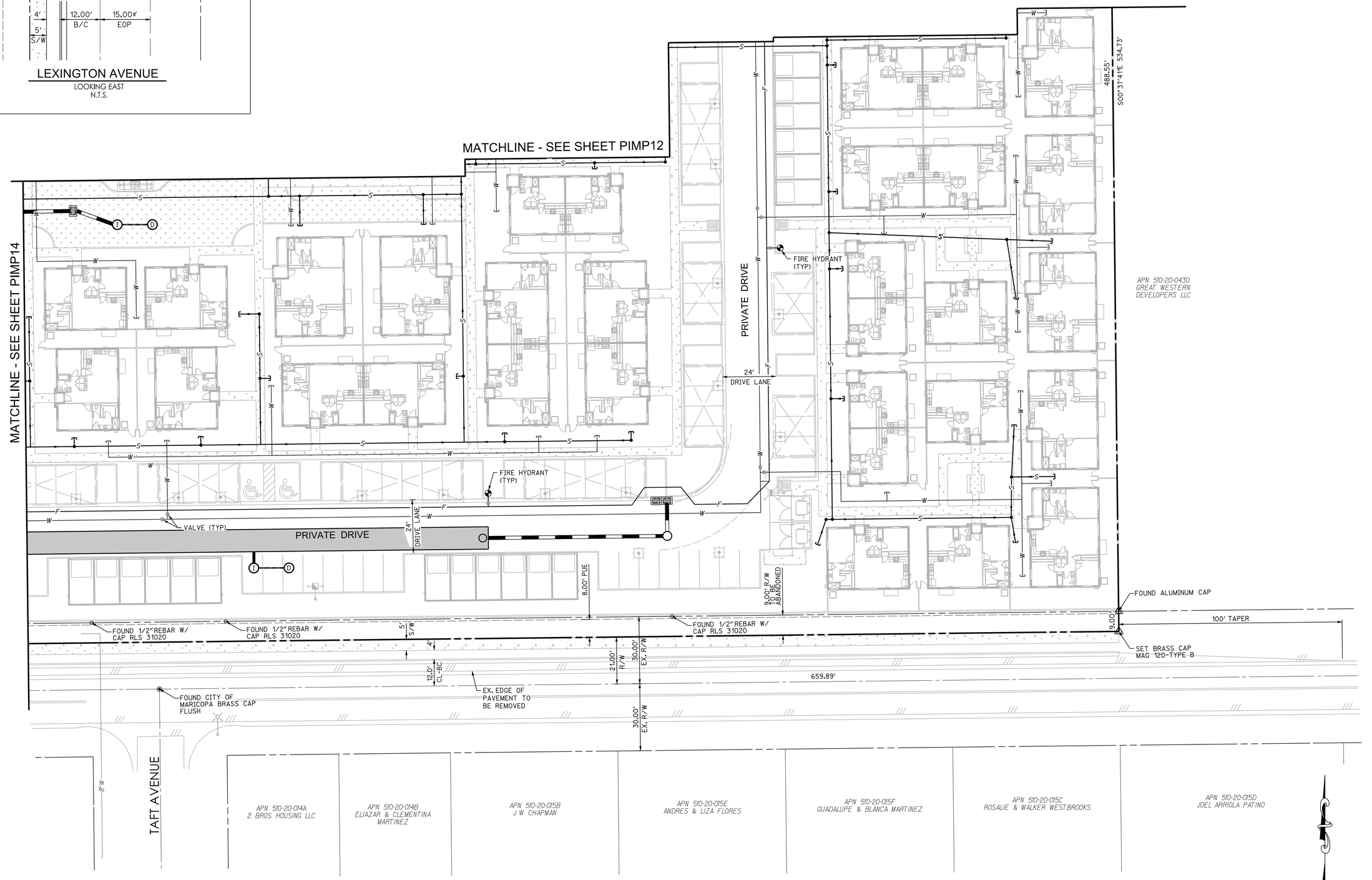

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PIMP13
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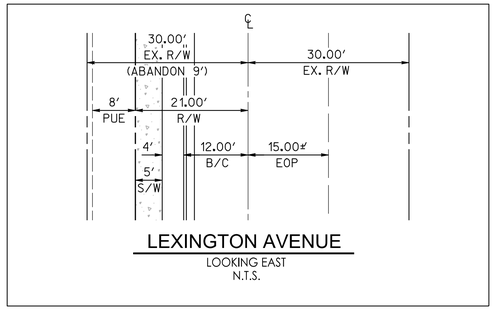

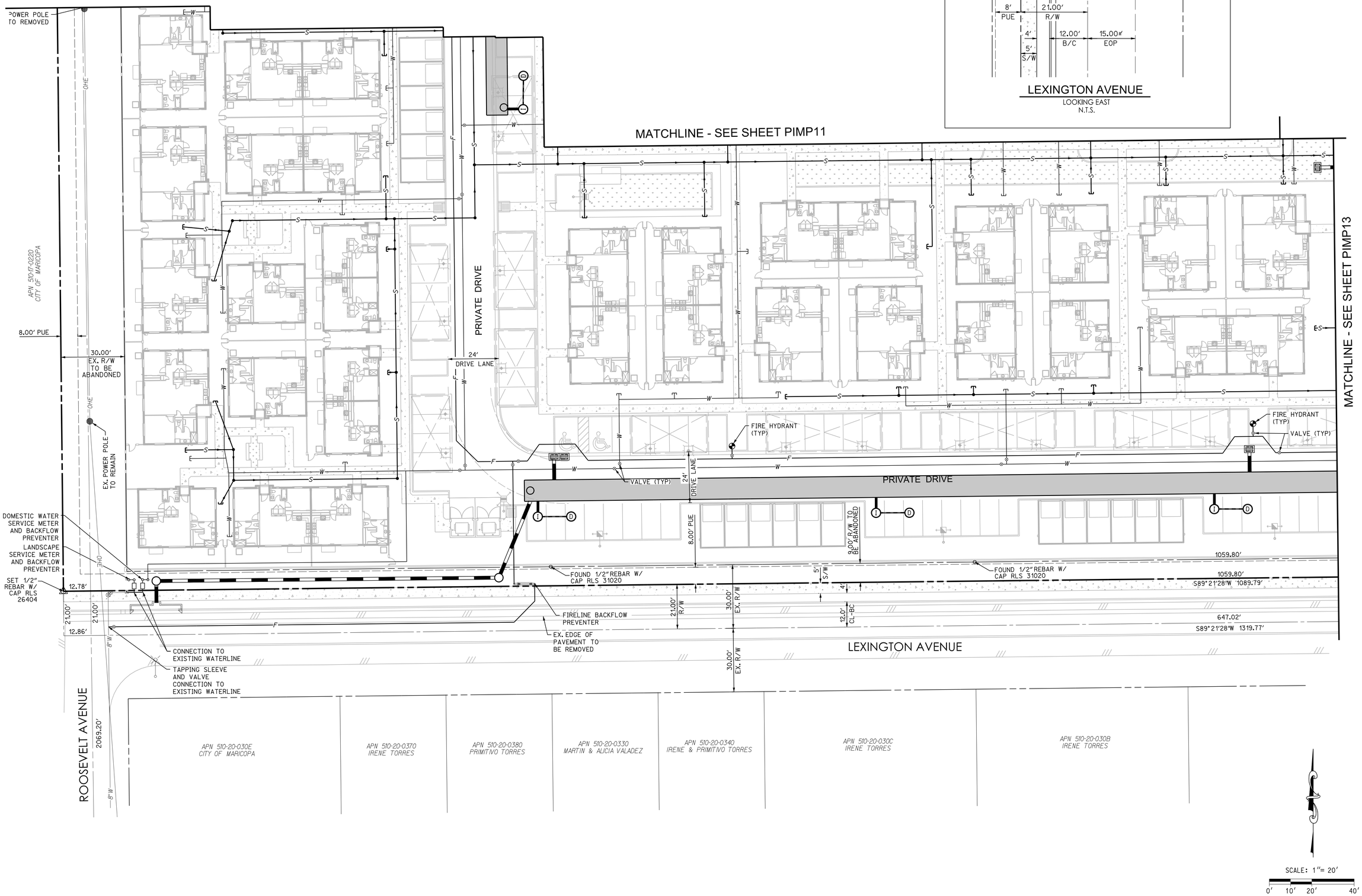

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