



**FRONT ELEVATION**



**CLUBHOUSE  
POOL BUILDING**



**BURNT CRIMSON**  
DEC705



**DRIFTING**  
DEC770



**BONE**  
DEC765



**LOUISIANA MUD**  
DEC698



**BLACK JACK**  
DEC6371



**ARIZONA STONE**  
HEBRON BRICK COMPANY  
WINSTON



**POOL ELEVATION**



**CLUBHOUSE  
POOL BUILDING**



**BURNT CRIMSON**  
DEC705



**DRIFTING**  
DEC770



**BONE**  
DEC765



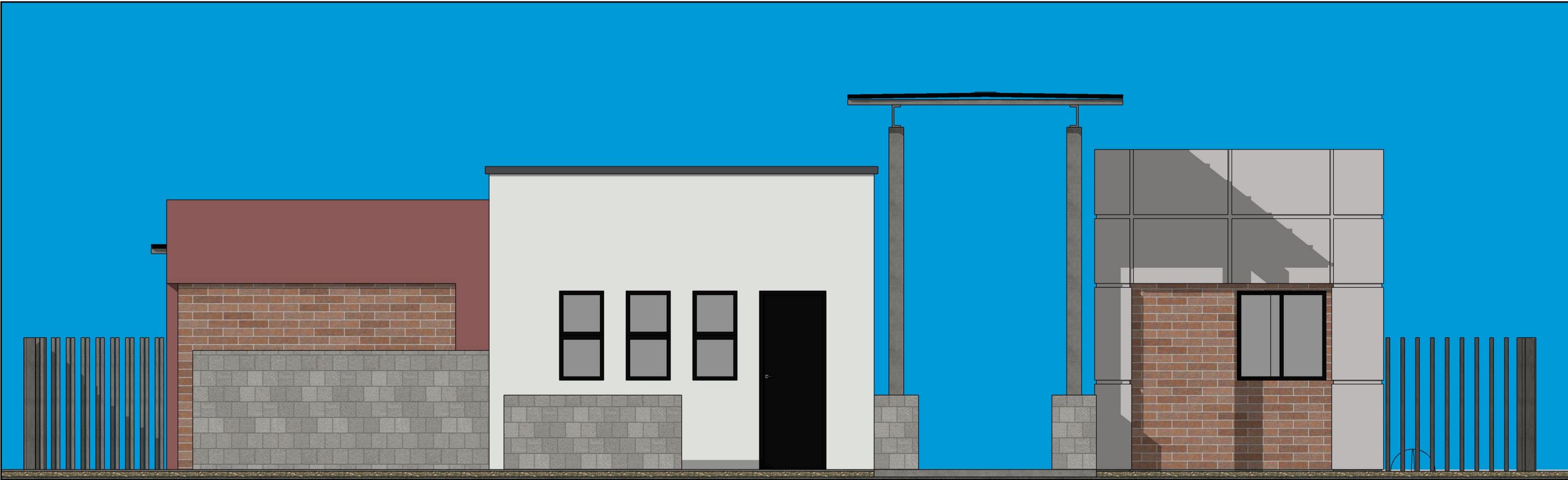
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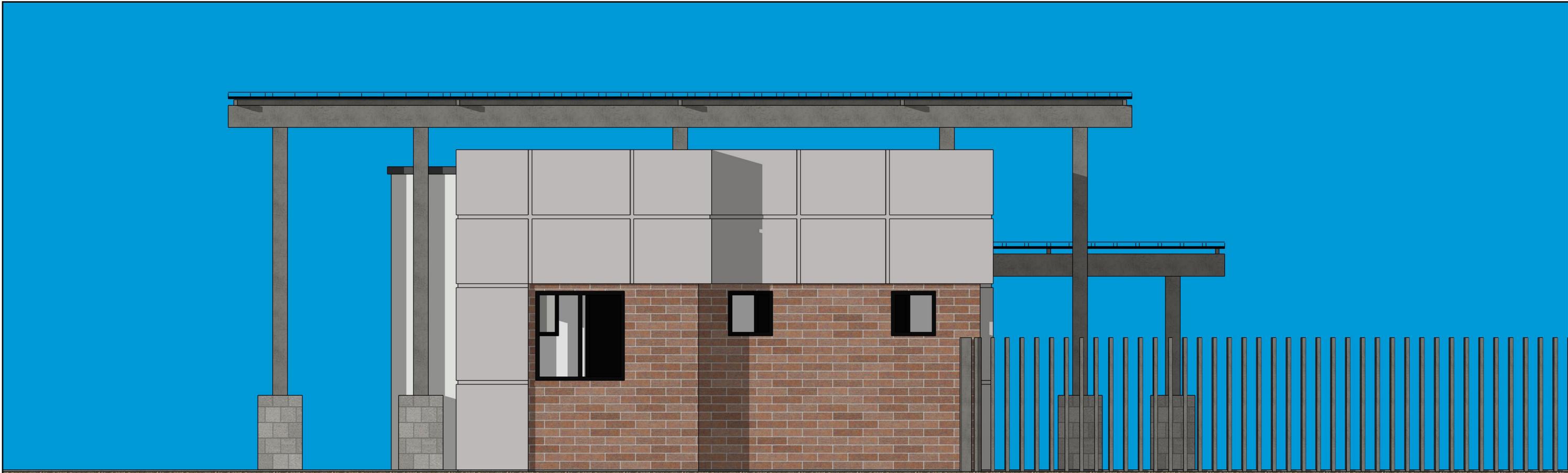
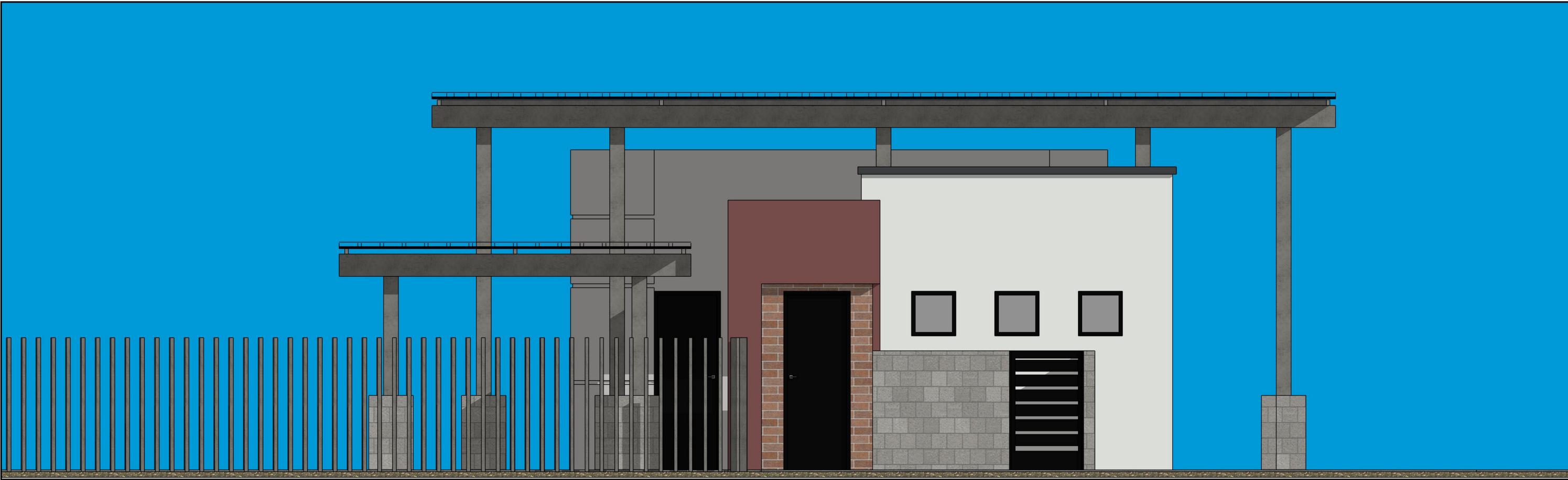


**BLACK JACK**  
DEC371



**ARIZONA STONE**  
HEBRON BRICK COMPANY  
WINSTON







4-PLEX and 6-PLEX



**4-PLEX AND 6-PLEX  
TOWNHOMES**



BURNT CRIMSON  
DEC705



DRIFTING  
DEC770



BONE  
DEC765



LOUISIANA MUD  
DEC698



BLACK JACK  
DEC371



ARIZONA STONE  
HERON BRICK COMPANY  
WINSTON

**PAITO ELEVATION  
15' LANDSCAPE BETWEEN  
PATIOS**



**6-PLEX  
TOWNHOMES**



**BURNT CRIMSON**  
DEC705



**DRIFTING**  
DEC770



**BONE**  
DEC705



**LOUISIANA MUD**  
DE6398

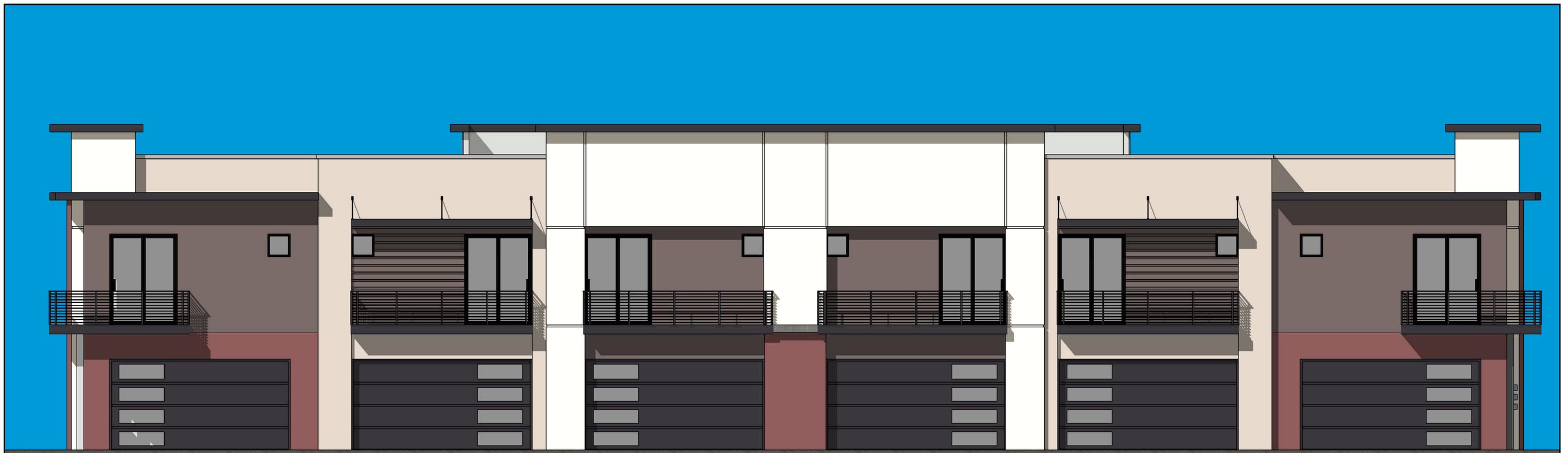
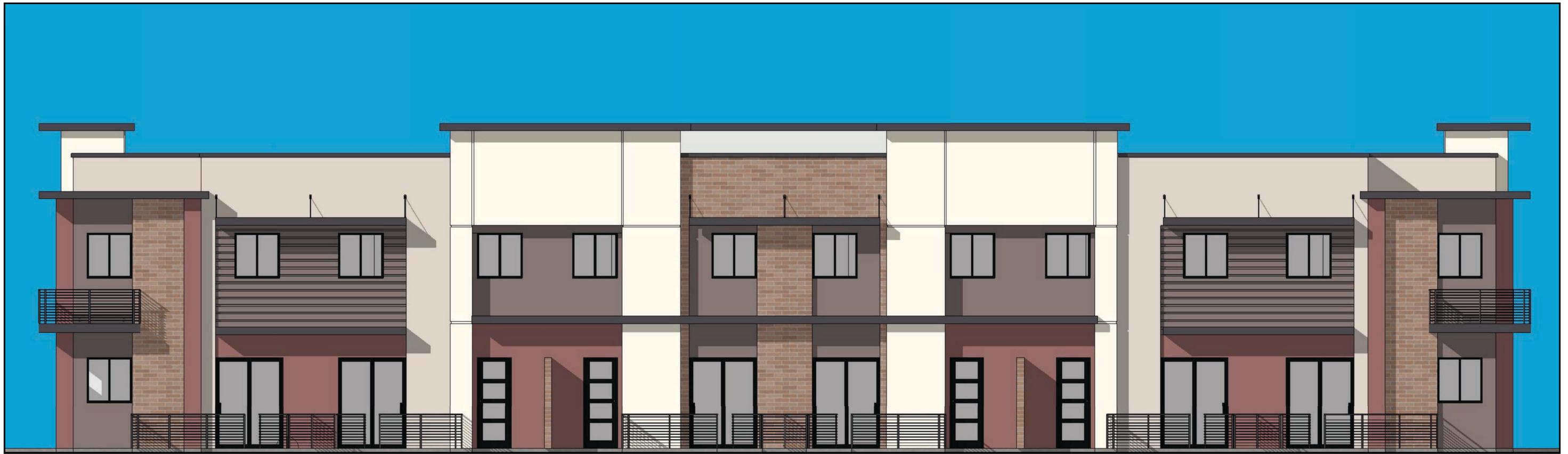


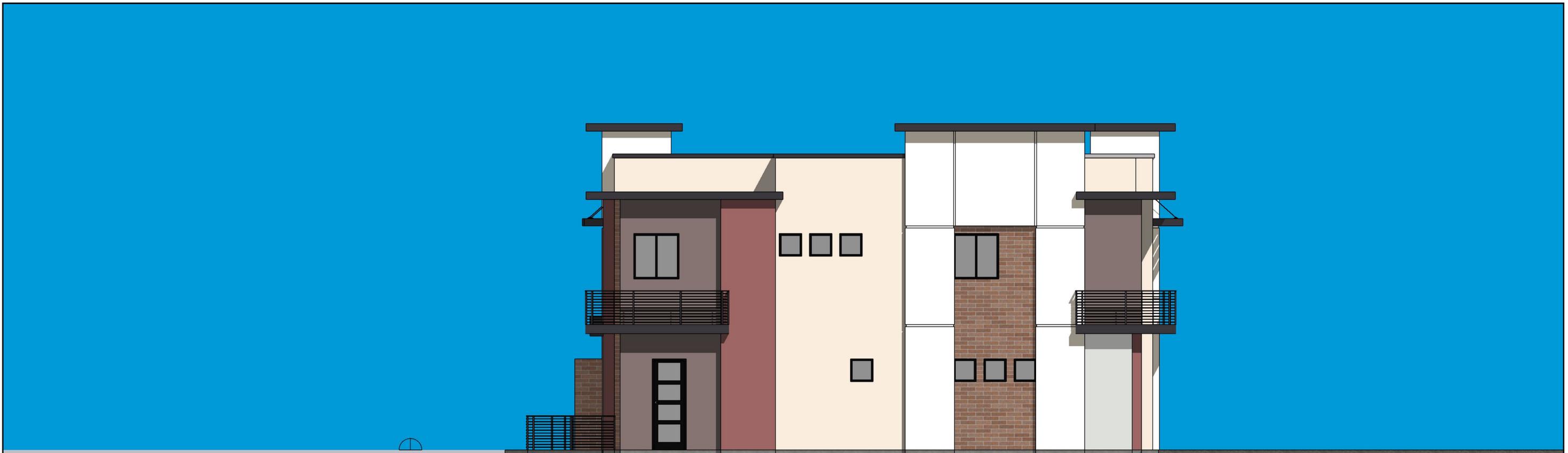
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HERON BRICK COMPANY  
WINSTON

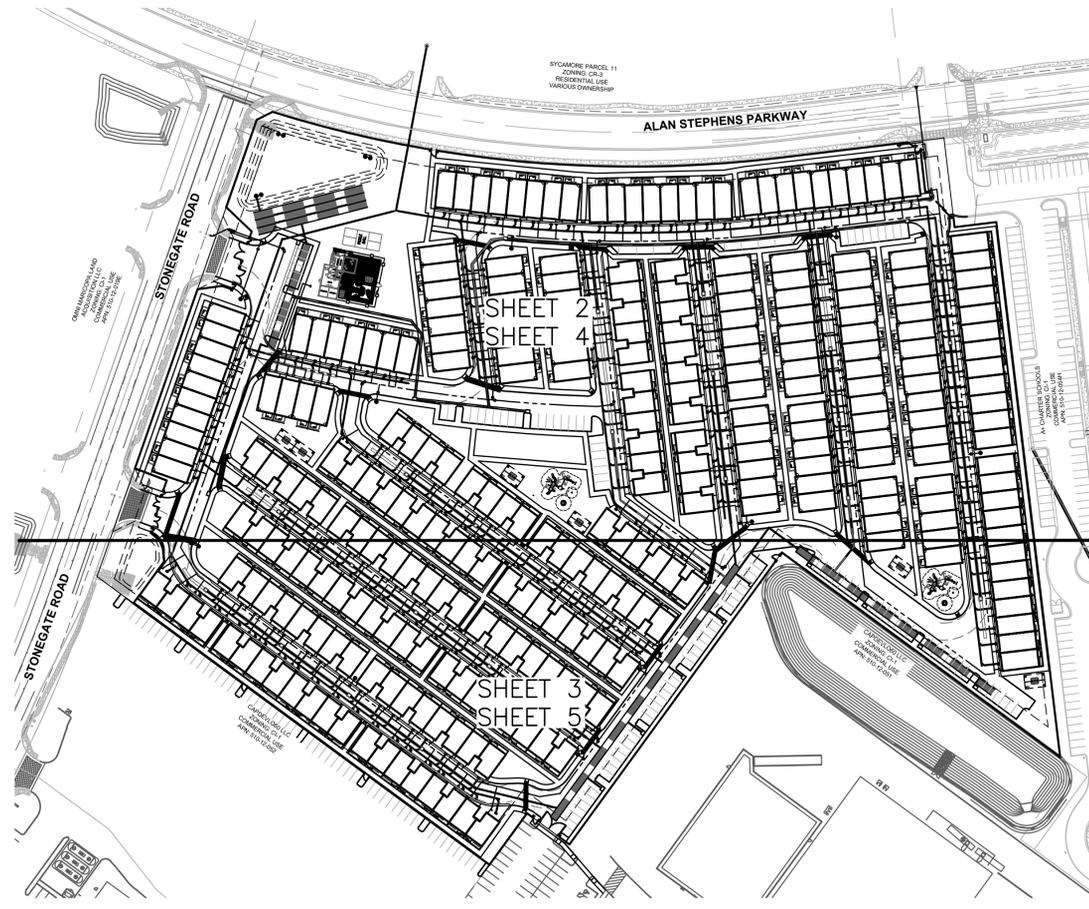
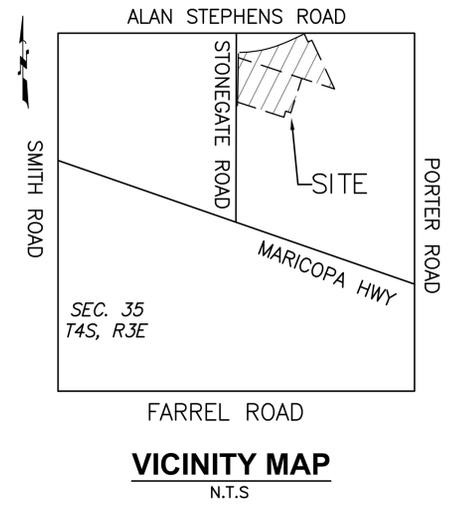
**PAITO ELEVATION**





# 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)

### PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 293 TOWNHOME-STYLE UNITS.

### SERVICE PROVIDERS

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

### ENGINEER

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

### APPLICANT

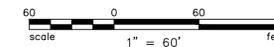
BFH GROUP  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446  
CONTACT: DAVID M. BOHN

### SHEET INDEX

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### 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:	293	
ALLOWABLE DENSITY:	20.0 DU/AC (RH OPTION)	
PROPOSED DENSITY:=	293 DU / 16.10 AC	
	= 18.20 DU/AC	
ALLOWABLE LOT COVERAGE:	50%	
PROPOSED BLDG COVERAGE:	= 254,222 SF = 38.4%	
REQUIRED OPEN SPACE:	= 140,226 SF = 20% MIN.	
PROPOSED OPEN SPACE:	= 183,138 SF = 27.7%	
UNIT PRODUCT MIX:	153 TOWNHOMES = 44'x21'	
	140 TOWNHOMES = 36'x24'	
PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNIT	
	= 732.5 = 733 TOTAL STALLS	
PARKING PROVIDED:	= 586 GARAGE STALLS + 178 OPEN STALLS	
	= 764 TOTAL PROVIDED	
	= 2.61 STALLS PER UNIT	



REVISIONS:	

COVER SHEET
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ
PROJECT:
DATE:
DRAWN BY:
CHECKED BY:

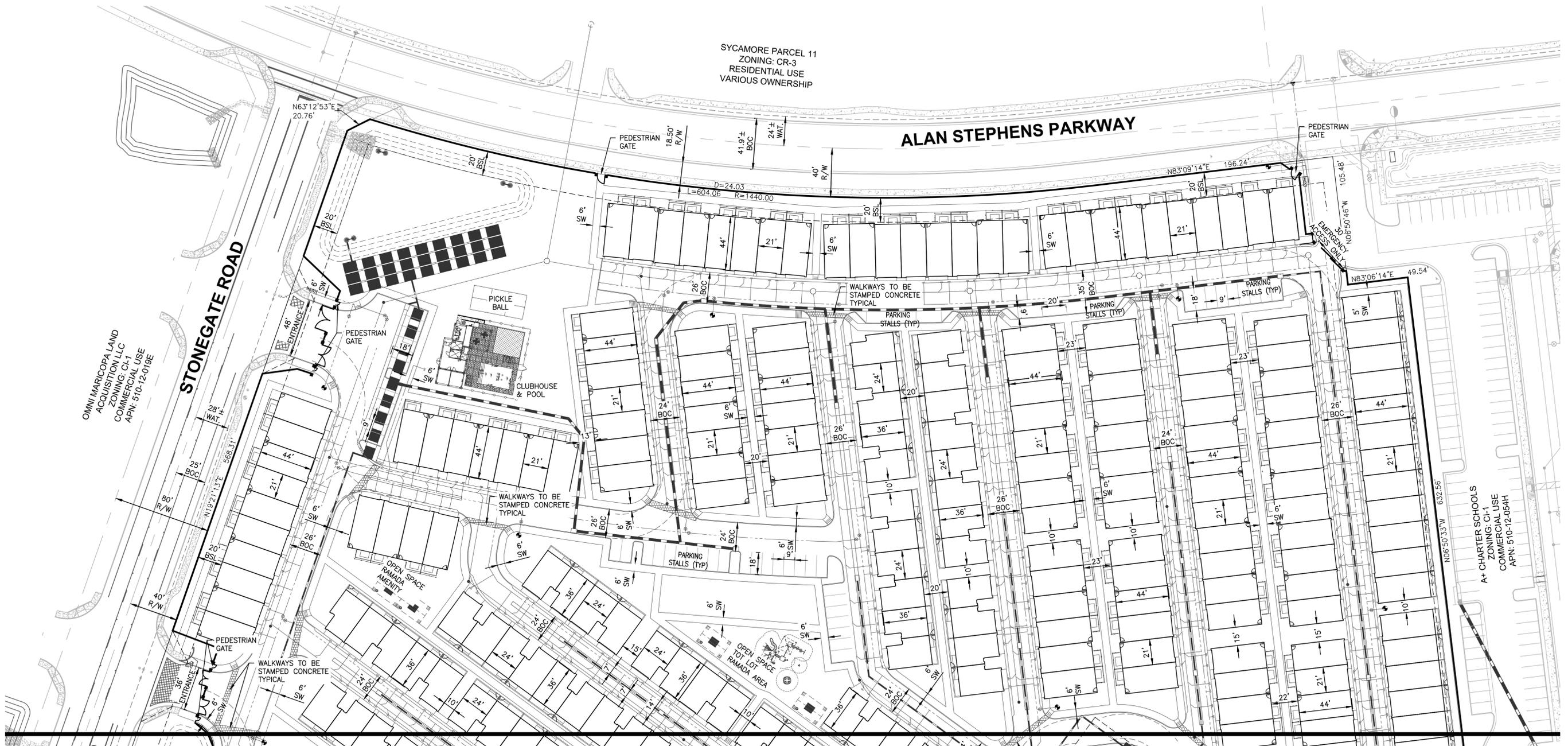
CALL THE WORKING DAYS BEFORE YOU DIE  
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**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

JOB NO.  
202110090

SHEET NO.  
**1**

1 OF 7

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

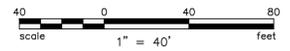
ALAN STEPHENS PARKWAY

STONEGATE ROAD

MATCH SHEET 3

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

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



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

**PRELIMINARY SITE PLAN**  
**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ

PROJECT:  
JOB NO.:  
DRAWN BY: AEA  
CHECKED: DB

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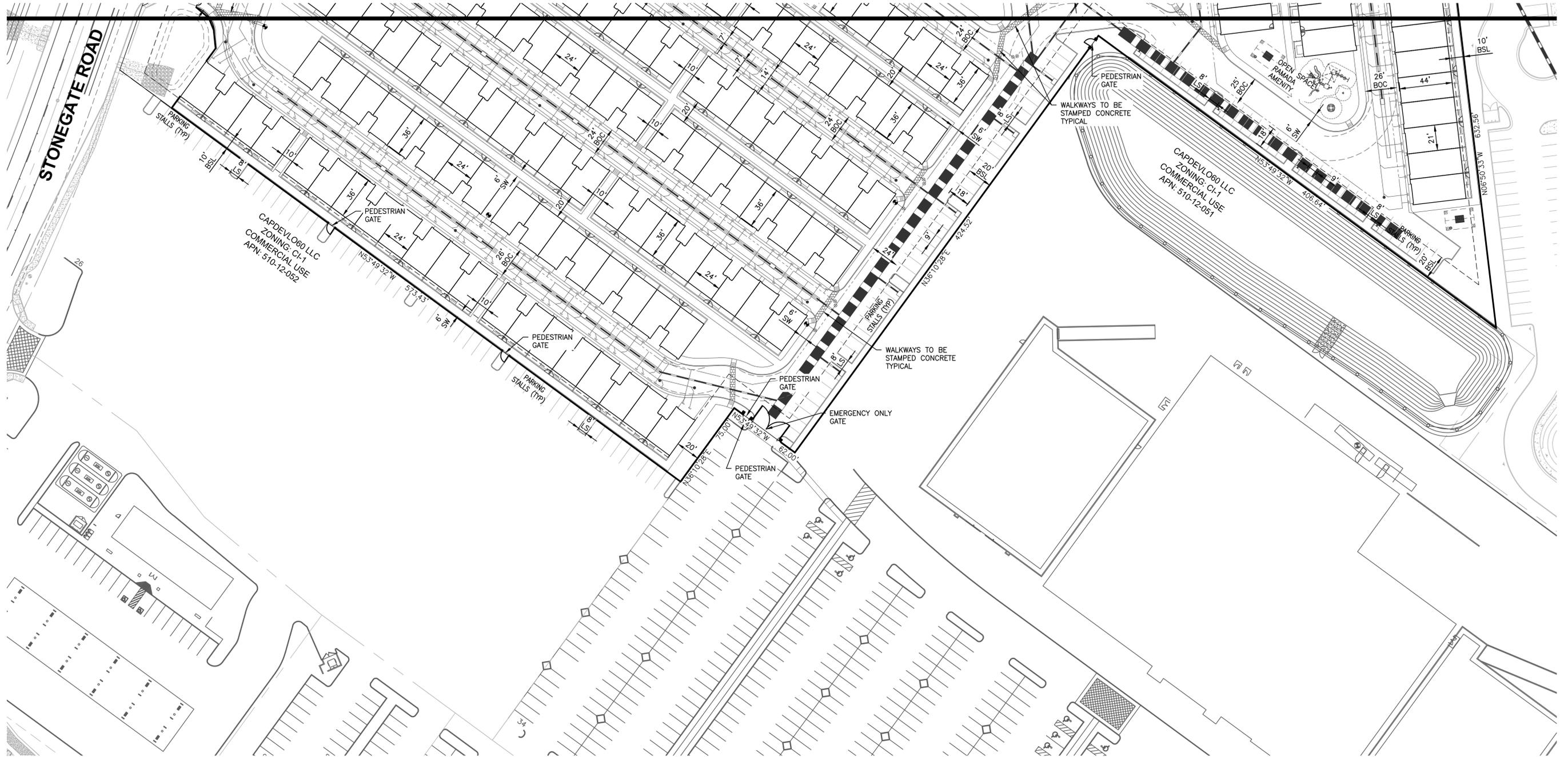


JOB NO.  
202110090

SHEET NO.  
**2**

2 OF 7

MATCH SHEET 2



STONEGATE ROAD

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

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

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

REVISIONS:


**PRELIMINARY SITE PLAN**  
**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ

Job No: 202110090  
Drawn By: AEA  
Checked: DB

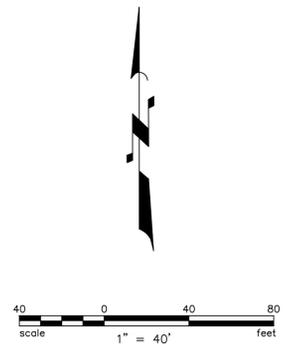
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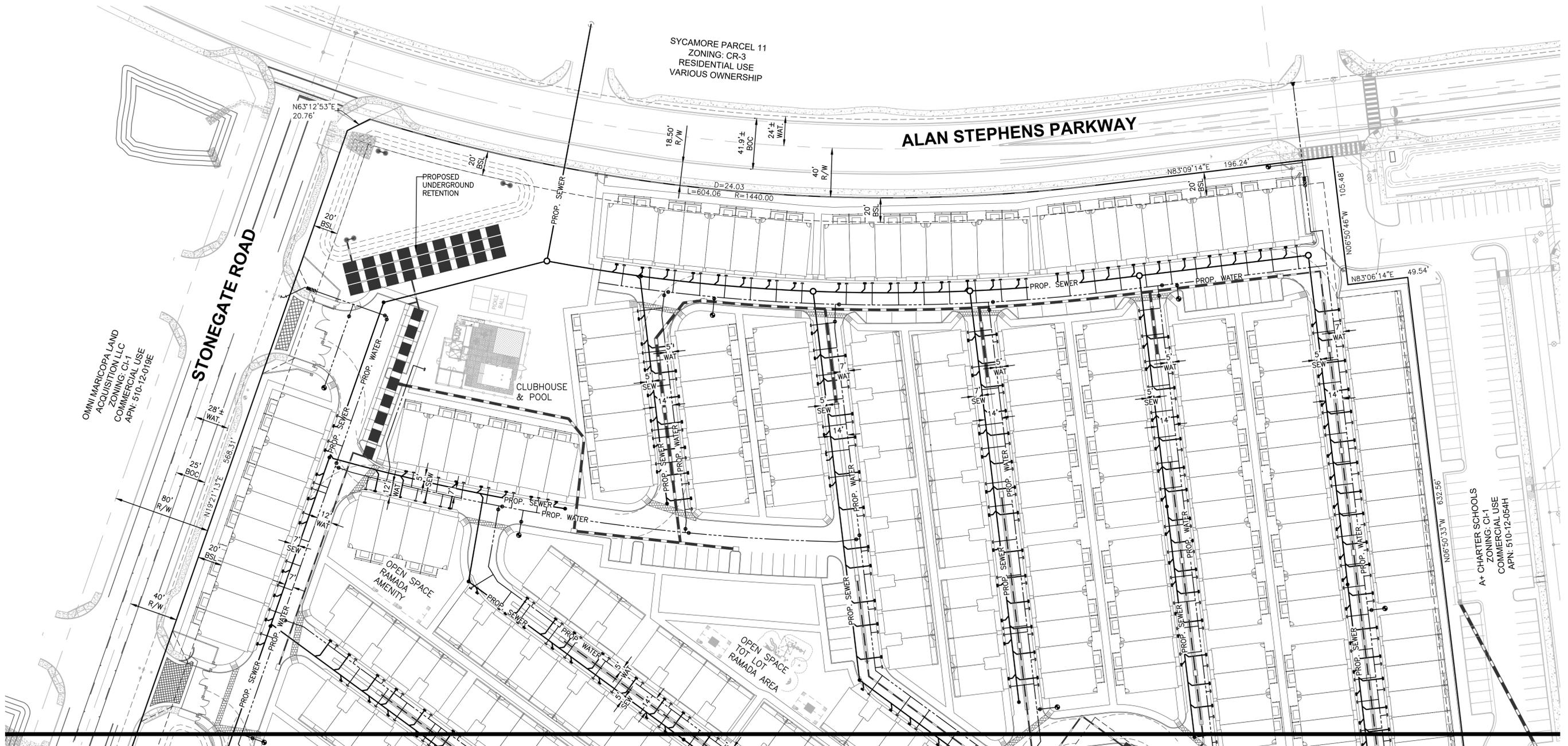
SHEET NO.  
**3**

3 OF 7

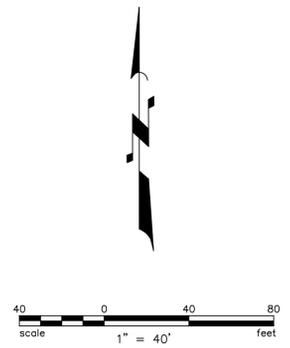


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MATCH SHEET 5



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

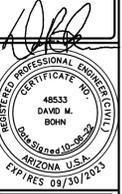
REVISIONS:

**PRELIMINARY UTILITY PLAN**  
**VILLAS AT STONEGATE**  
 CITY OF MARICOPA, AZ

PROJECT:

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

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 (OUTSIDE MARICOPA COUNTY)



JOB NO.  
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SHEET NO.  
**4**

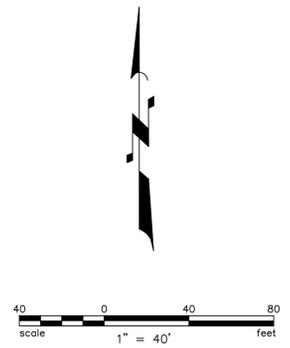
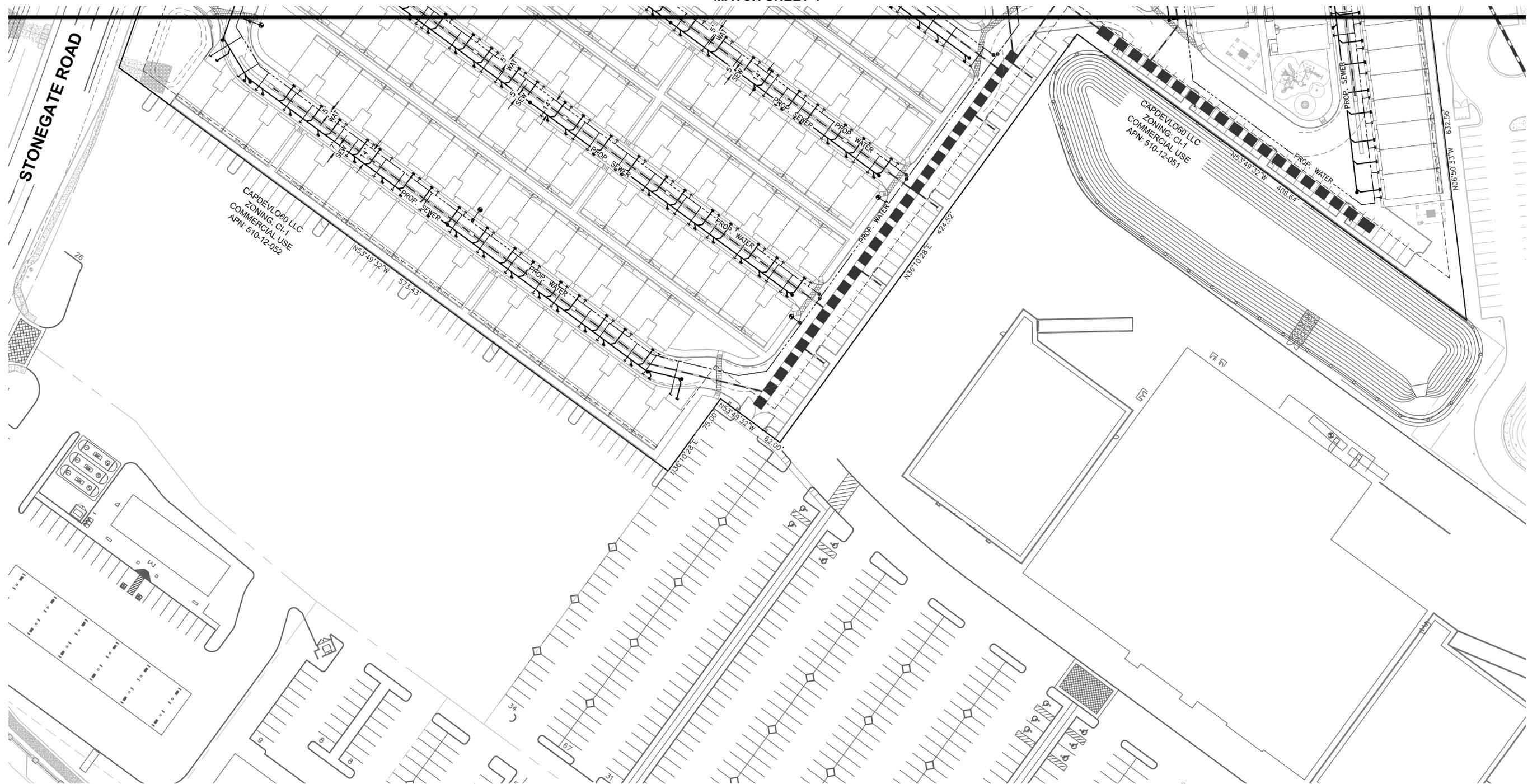
4 OF 7

MATCH SHEET 4

STONEGATE ROAD

CAPDEVLO80 LLC  
ZONING: C1-1  
COMMERCIAL USE  
APN: 510-12-052

CAPDEVLO80 LLC  
ZONING: C1-1  
COMMERCIAL USE  
APN: 510-12-051



**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.:	202110090
Drawn By:	AEA
Checked:	DB

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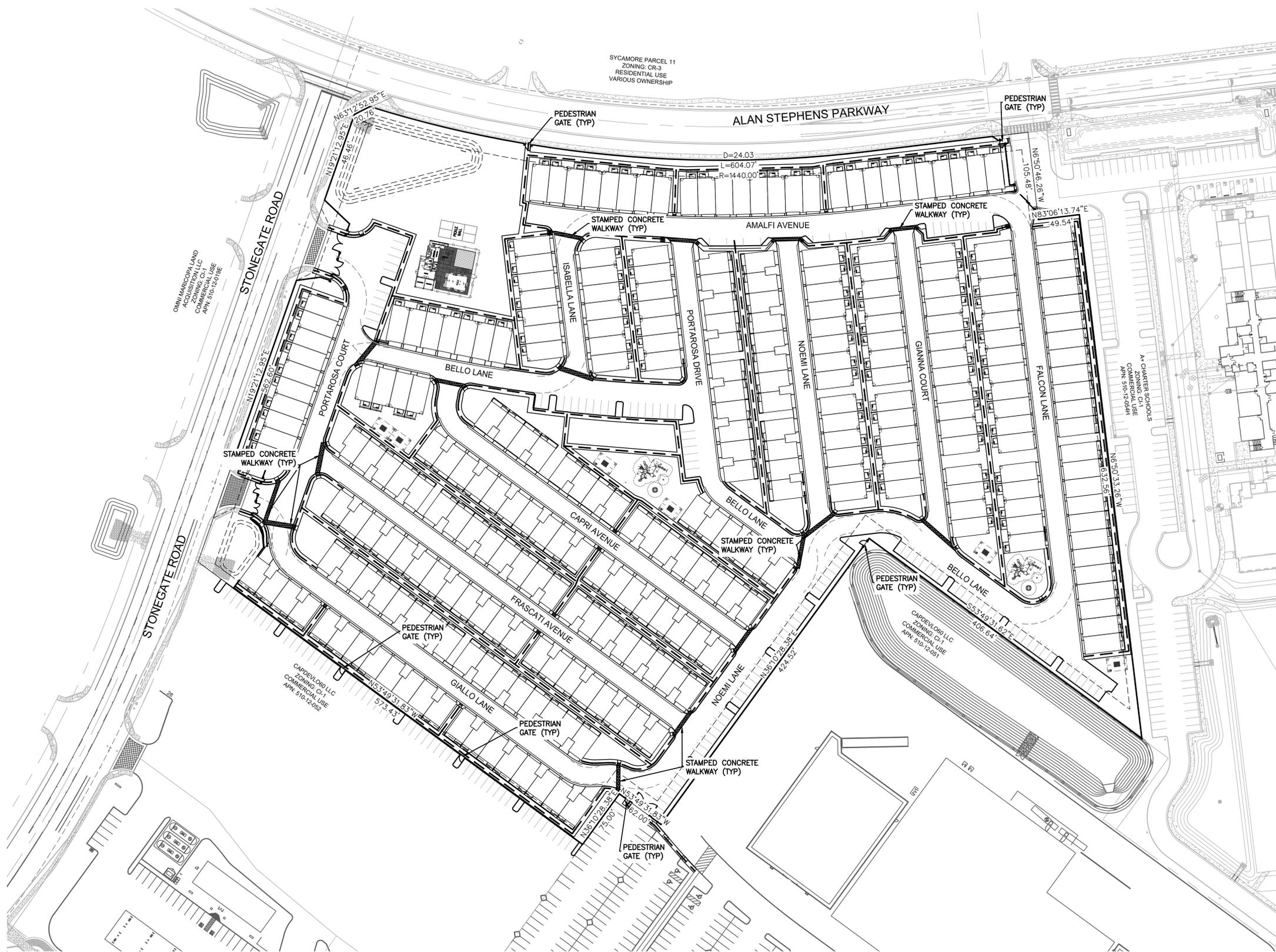


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SHEET NO.  
**5**

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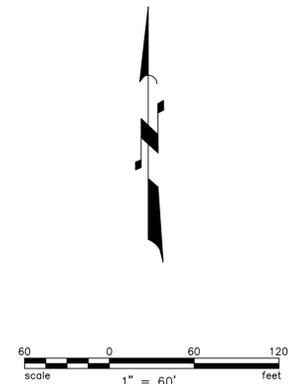
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**LEGEND**

--- PEDESTRIAN ROUTE

35' AND 55' VEHICLE TURNING RADII



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PHONE: 480.734.1446

REVISIONS:

**VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT**  
PROJECT: **VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ

Job No.:	
Drawn By:	AEA
Checked:	DB

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