

Lot #	Area	Lot #	Area						
1	6000.00	26	6158.15	51	5750.00	76	5750.00	101	5750.00
2	6000.00	27	6116.74	52	5750.00	77	5726.09	102	5750.00
3	6000.00	28	6074.52	53	5750.00	78	5726.09	103	5750.00
4	6000.00	29	5860.81	54	5750.00	79	5750.00	104	5750.00
5	6000.00	30	6210.76	55	5726.09	80	5750.00	105	5750.00
6	6000.00	31	5860.21	56	5726.09	81	5726.09	106	5750.00
7	6000.00	32	6000.00	57	5750.00	82	5750.00	107	5750.00
8	6000.00	33	6000.00	58	5750.00	83	5750.00	108	5750.00
9	5976.09	34	6000.00	59	5750.00	84	5750.00	109	5750.00
10	5976.09	35	6000.00	60	5750.00	85	5750.00	110	5750.00
11	6000.00	36	6000.00	61	5750.00	86	5750.00	111	5726.09
12	6000.00	37	6000.00	62	5750.00	87	5750.00	TOTAL 658,441.04 SF	
13	6000.00	38	6000.00	63	5750.00	88	5750.00		
14	6000.00	39	6000.00	64	5750.00	89	5750.00		
15	5997.21	40	6000.00	65	5750.00	90	5750.00		
16	8711.92	41	6000.00	66	5726.09	91	5750.00		
17	8378.20	42	6000.00	67	5726.09	92	5750.00		
18	6512.89	43	6000.00	68	5750.00	93	5750.00		
19	6426.84	44	6000.00	69	5750.00	94	5750.00		
20	6510.13	45	6000.00	70	5750.00	95	5750.00		
21	6362.88	46	6000.00	71	5750.00	96	5726.09		
22	6323.79	47	6000.00	72	5750.00	97	5726.09		
23	6282.38	48	6000.00	73	5750.00	98	5750.00		
24	6240.97	49	6000.00	74	5750.00	99	5750.00		
25	6199.56	50	5750.00	75	5750.00	100	5750.00		

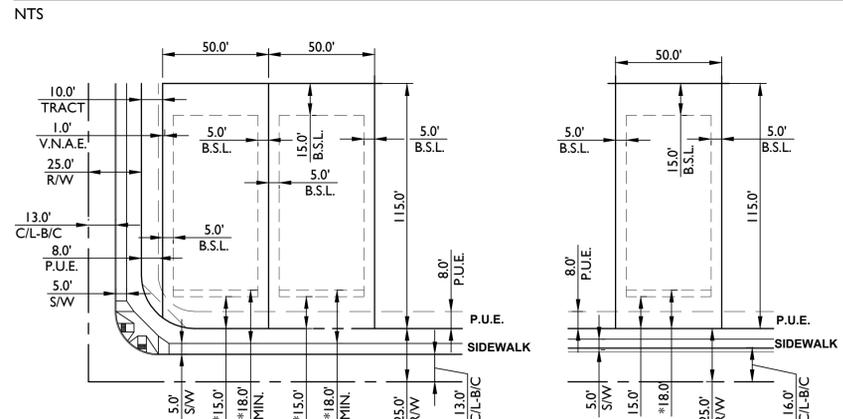
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / DRAINAGE CHANNEL	15900	0.37
B	LANDSCAPE / OPEN SPACE / DRAINAGE CHANNEL / RETENTION / TRAIL	101818	2.34
C	LANDSCAPE / OPEN SPACE	2080	0.05
D	LANDSCAPE / OPEN SPACE	2080	0.05
E	LANDSCAPE / OPEN SPACE	2080	0.05
F	LANDSCAPE / OPEN SPACE / RETENTION / TRAIL	59241	1.36
G	LANDSCAPE / OPEN SPACE / RETENTION / TRAIL	125809	2.89
H	LANDSCAPE / OPEN SPACE	1090	0.03
I	LANDSCAPE / OPEN SPACE	1090	0.03
TOTAL TRACT AREA		311188	7.17

RS-5 DEVELOPMENT STANDARDS

MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	50'
MAXIMUM LOT COVERAGE	55% - 1 STORY 50% - 2 / 3 STORY
MAXIMUM BUILDING HEIGHT	30'
BUILDING SETBACKS	
FRONT	15' (1) (2)
INTERIOR SIDE	5'
STREET SIDE	5' (WITH ADJACENT 10' TRACT)
REAR	15'

- NOTES:
- FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5)

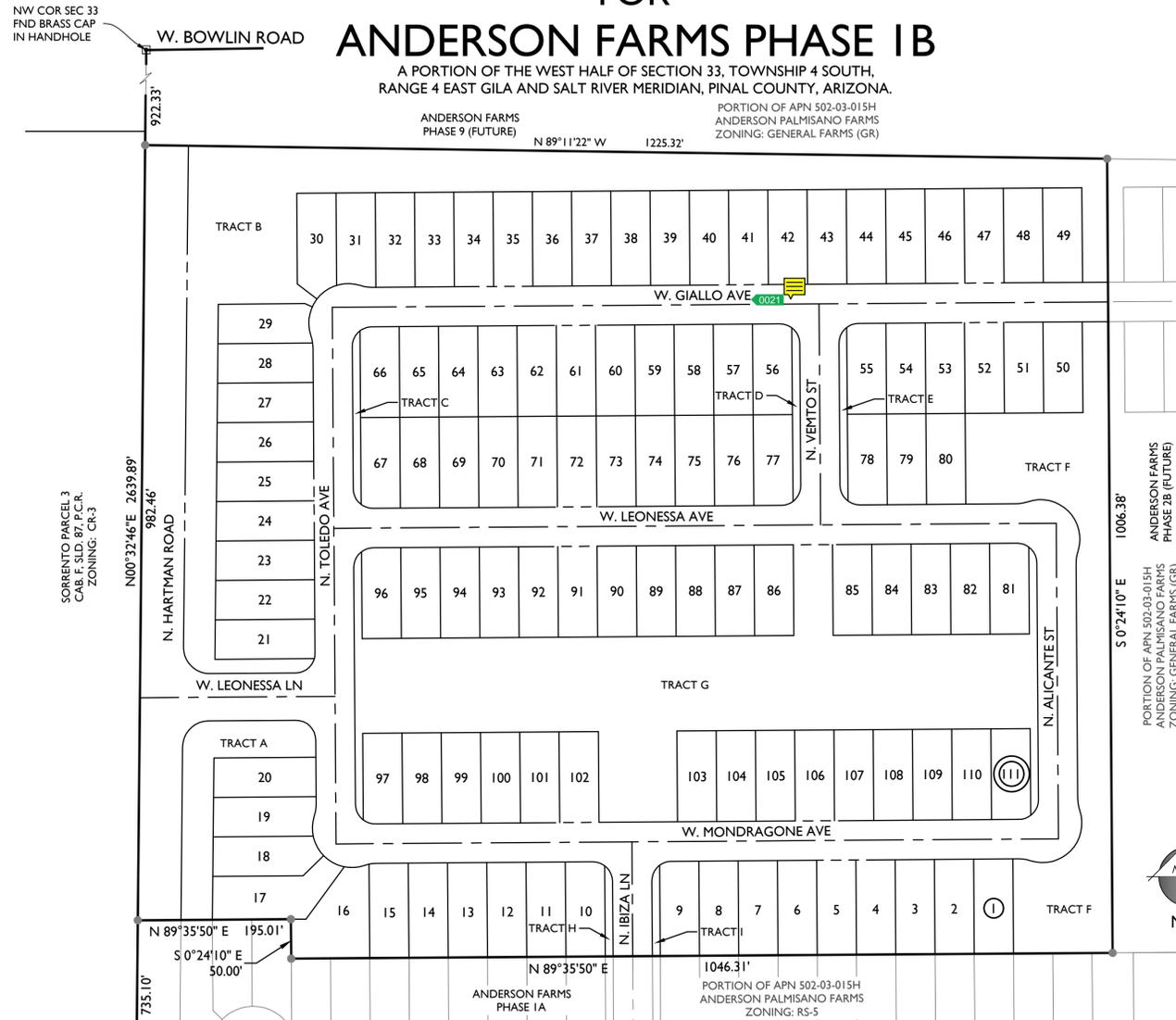


- NOTES:
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 - FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

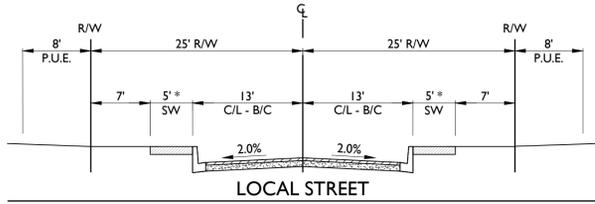
PRELIMINARY PLAT FOR ANDERSON FARMS PHASE 1B

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

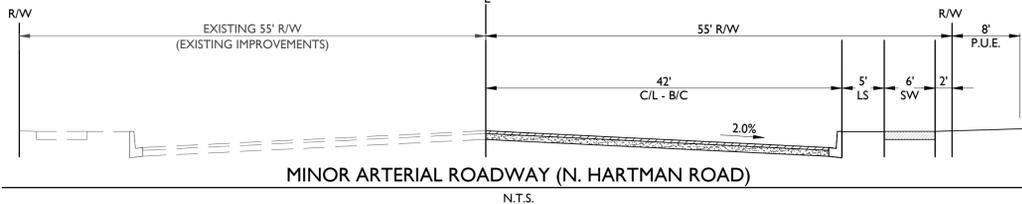
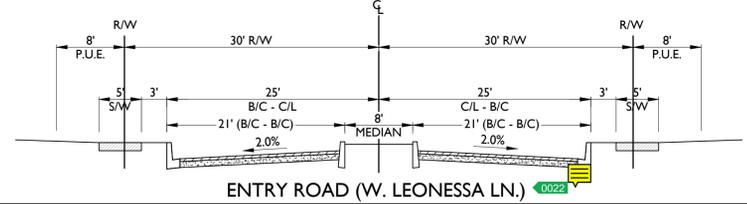
ANDERSON FARMS PHASE 9 (FUTURE) N 89°11'22" W 1225.32'
 PORTION OF APN 502-03-015H ANDERSON PALMISANO FARMS ZONING: GENERAL FARMS (GR)



W 1/4 COR SEC 33 FND BRASS CAP IN HANDHOLE

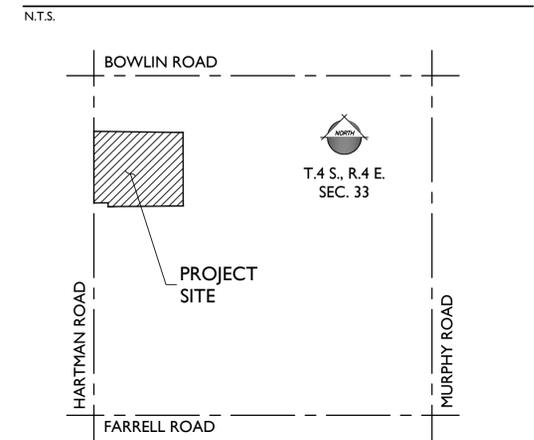


* SIDEWALKS ALONG LANDSCAPE TRACTS, NOT ALONG LOT FRONTAGES, SHALL BE DETACHED FIVE FEET FROM THE BACK OF CURB.
 NOTE - NO PARKING ON ONE SIDE OF THE STREET. SIGNAGE TO BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS DETERMINED AT THE TIME OF FINAL PLAT.



- LEGEND
- PROPERTY CORNER
 - R/W RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
 - PROPERTY BOUNDARY
 - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - PUE
 - LOT LINE

VICINITY MAP



PROJECT TEAM

PROPERTY DEVELOPER:
 MARBELLA HOMES
 18835 N. THOMPSON PEAK PKWY
 SUITE 215
 SCOTTSDALE, AZ 85255
 TEL: (480)-420-3355
 CONTACT: BRIAN HEGARDT

CONSULTANT:
 EPS GROUP, INC.
 2045 S. VINEYARD, SUITE 101
 MESA, AZ 85210
 TEL: (480)-503-2250
 FAX: (480)-503-2258
 CONTACT: DAVID HUGHES

PROJECT DATA

A.P.N.	A PORTION OF 502-03-015H
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	GENERAL RURAL (GR)
PROPOSED ZONING:	RS-5
GROSS AREA:	± 28.65 ACRES
NET AREA:	± 27.41 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)
LOT SIZE:	50' x 115'
TOTAL LOTS:	111
GROSS DENSITY:	± 3.9 DU/AC
OPEN SPACE TRACT AREA:	± 7.17 ACRES (26% OF NET)
USEABLE OPEN SPACE AREA:	± 5.88 ACRES (82% OF TOTAL OPEN SPACE AREA)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THE OVERHEAD UTILITY LINES AND ELECTRIC LINE LESS THAN 69 KV ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDED. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE EXISTING IRRIGATION FACILITIES NOT SCHEDULED TO BE ABANDONED, ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDED. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.

NARRATIVE STATEMENT

THIS PROJECT REQUEST IS FOR PRELIMINARY PLAT REVIEW TO CONSTRUCT A HIGH QUALITY RESIDENTIAL COMMUNITY ON APPROXIMATELY 28.6 ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 111 SINGLE FAMILY RESIDENTIAL UNITS. THIS PROJECT IS A QUALITY COMMUNITY THAT IS ATTRACTIVELY DESIGNED, WILL BE LUSHLY LANDSCAPED, AND PROVIDES A NEW AND DIVERSE OPPORTUNITY FOR HOME OWNERSHIP IN THE CITY OF MARICOPA.

UTILITIES

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ED3
GAS	SOUTHWEST GAS
TELEPHONE	QWEST COMMUNICATIONS
CABLE	ORIBTEL COMMUNICATIONS
POLICE	CITY OF MARICOPA
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

FLOOD ZONE SHADED X IS DEFINED AS:
 AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T: 480-503-2250 | F: 480-503-2258
 www.epsgroupinc.com

EPS GROUP

Anderson Farms Phase 1B
 City of Maricopa, Arizona

COVER SHEET

Project: Anderson Farms Phase 1B
 Revisions: [Table with 2 columns: Description, Date]
 MARCH 6, 2019 - 1ST PRELIMINARY PLAT SUB.
 JUNE 19, 2019 - 2ND PRELIMINARY PLAT SUB.

Call it first time but working days before you begin recording

ARIZONA
 REGISTERED PROFESSIONAL ENGINEER
 50291
 DANIEL B. AUKIER
 10/15/2018

Designer: DCH
 Drawn by: DCH

Job No.
17-497.1
 CS01
 Sheet No.
1 of 2

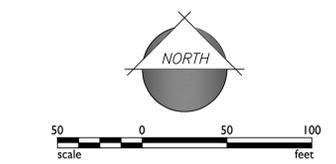
17-497.1

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SORRENTO PARCELS
CAB F. SLD. 86. P.C.R.
ZONING: CR-3

W 1/4 COR SEC 33
FND BRASS CAP
IN HANDHOLE



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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Anderson Farms Phase 1B
City of Maricopa, Arizona
PRELIMINARY PLAT

Project: Anderson Farms Phase 1B - 1ST PRELIMINARY PLAT SUB.

Revisions:

DATE	DESCRIPTION
JUNE 19, 2019	2ND PRELIMINARY PLAT SUB.



Designer: DCH
Drawn by: DCH



Job No.
17-497.1

PP02

Sheet No.
2 of 2