

# PRELIMINARY PLAT FOR ANDERSON FARMS PHASE 2

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

LINE	LENGTH	BEARING
L1	50.00'	N89°58'54"W
L2	50.00'	N89°58'54"W
L3	52.52'	N72°08'53"W
L4	50.00'	N17°28'34"E
L5	50.04'	N01°07'58"W
L6	40.00'	S00°24'10"E

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	113.38'	60.00'	97.25'	108°15'59"
C2	12.70'	40.00'	12.65'	018°11'42"
C3	39.27'	25.00'	35.36'	090°00'00"
C4	39.27'	25.00'	35.36'	090°00'00"
C5	39.27'	25.00'	35.36'	090°00'00"
C6	39.27'	25.00'	35.36'	090°00'00"
C7	39.63'	25.00'	35.61'	090°49'07"
C8	31.65'	25.00'	29.58'	072°32'33"
C9	66.07'	275.00'	65.91'	013°45'55"
C10	26.81'	325.00'	26.80'	004°43'32"
C11	30.43'	25.00'	28.58'	069°44'02"
C12	39.81'	25.00'	35.73'	091°14'04"
C13	12.70'	40.00'	12.65'	018°11'42"
C14	79.84'	60.00'	74.08'	076°14'41"
C15	10.73'	1460.00'	10.73'	000°25'16"

**LEGEND**

- PROPERTY CORNER
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- UBE USE BENEFIT EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- 6-INCH VERTICAL CURB DRIVEWAY

**RS-5 PAD DEVELOPMENT STANDARDS (PAD24-02)**

**DREAM SERIES (LOTS 93-152, 164-184, 269-350)**

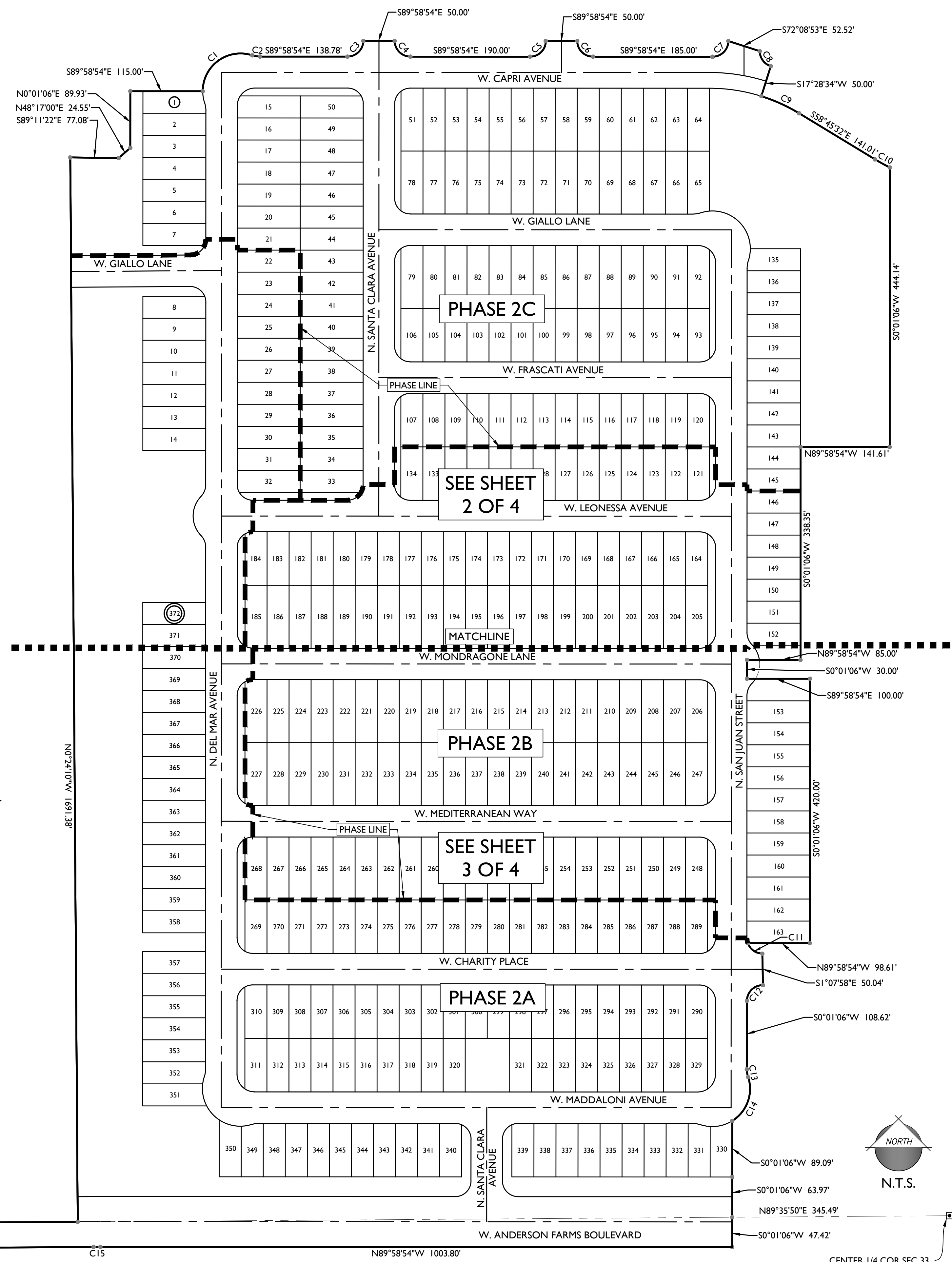
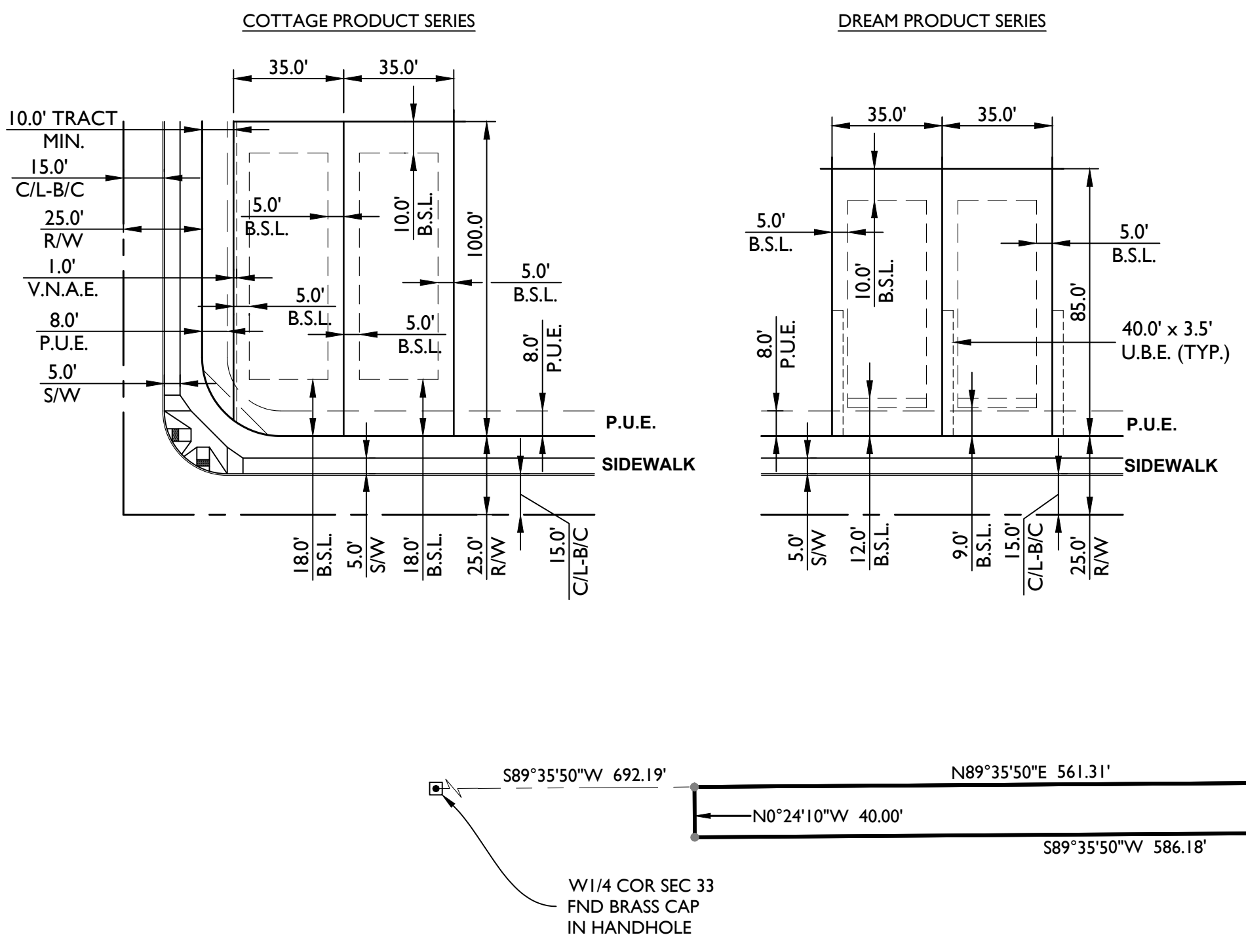
MINIMUM LOT AREA	2,890 SQ. FT.
MINIMUM LOT WIDTH	35'
MINIMUM BUILDING SETBACKS	
FRONT (LIVABLE)	12'
FRONT (PORCH)	9'
INTERIOR SIDE	5'
STREET SIDE	5'
REAR	10'

**COTTAGE SERIES (LOTS 1-92, 153-163, 185-268, 351-372)**

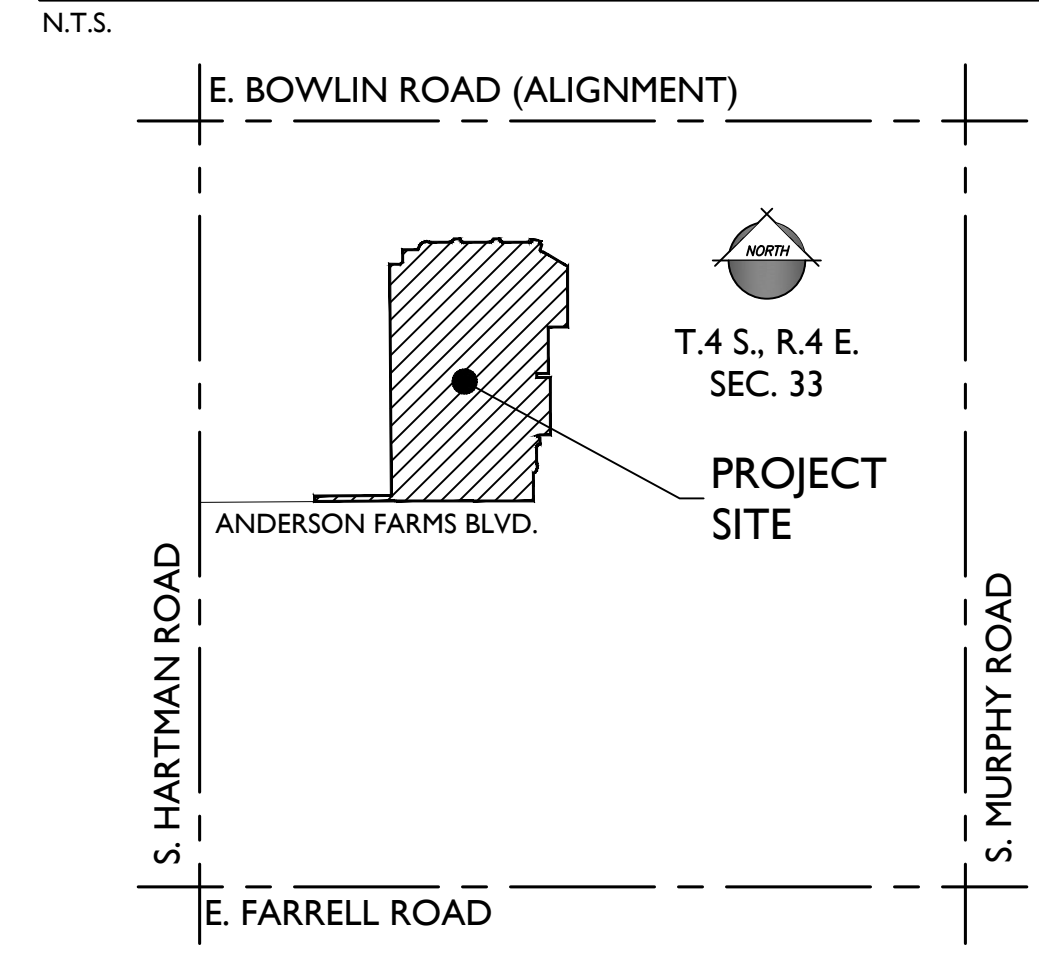
MINIMUM LOT AREA	3,380 SQ. FT.
MINIMUM LOT WIDTH	35'
MINIMUM BUILDING SETBACKS	
FRONT (GARAGE)	18'
INTERIOR SIDE	5'
STREET SIDE	5'
REAR	10'

**TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5 PAD)**

N.T.S.



**VICINITY MAP**



**PROJECT TEAM**

<b>DEVELOPER:</b> LENNAR ARIZONA, LLC. AN ARIZONA LIMITED LIABILITY COMPANY 1665 W. ALAMEDA DR. SUITE 130 TEMPE, AZ 85282 TEL: (480)-702-8766 CONTACT: VICKY MORRIS vicky.morris@lennar.com	<b>ENGINEER:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ERIC WINTERS, PE Eric.Winters@epsgruoinc.com
<b>LANDSCAPE ARCHITECT:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ALIZA SABIN, RLA Aliza.Sabin@epsgruoinc.com	<b>PLANNER:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JOSH HANNON Josh.Hannon@epsgruoinc.com

**PROJECT DATA**

A.P.N.	A PORTION OF 502-03-015N
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	RS-5 PAD (PAD21-09)
GROSS AREA:	± 50.79 ACRES
NET AREA:	± 48.36 ACRES (EXCLUDES COLLECTOR R/W)
NO. OF LOTS:	
35' x 85'	163
35' x 100'	209
TOTAL	372
GROSS DENSITY:	7.32 DU/AC
OPEN SPACE TRACT AREA:	8.95 ACRES (18.5% OF NET AREA)
USEABLE OPEN SPACE AREA:	5.43 ACRES (61% OF TOTAL OPEN SPACE AREA)

**GENERAL NOTES**

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION 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 SET OF PLANS 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 50.79 ACRES LOCATED EAST OF THE NORTHEAST CORNER OF ANDERSON FARMS BOULEVARD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 372 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	ORBITEL COMMUNICATIONS
POLICE	CITY OF MARICOPA
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

**BASIS OF BEARING**

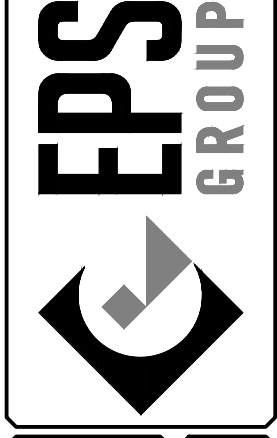
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

**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.

1130 N. Alma School Rd., Ste. 120  
Mesa, AZ 85210  
Tel: (480)-503-2250 | Fax: (480)-503-2258  
www.epsgruoinc.com



Anderson Farms Phase 2  
City of Maricopa  
Cover Sheet

Revisions:

NO.	DATE	DESCRIPTION
1	FEBRUARY 12, 2024	1ST PRELIMINARY PLAT SUB.
2	MAY 31, 2024	2ND PRELIMINARY PLAT SUB.

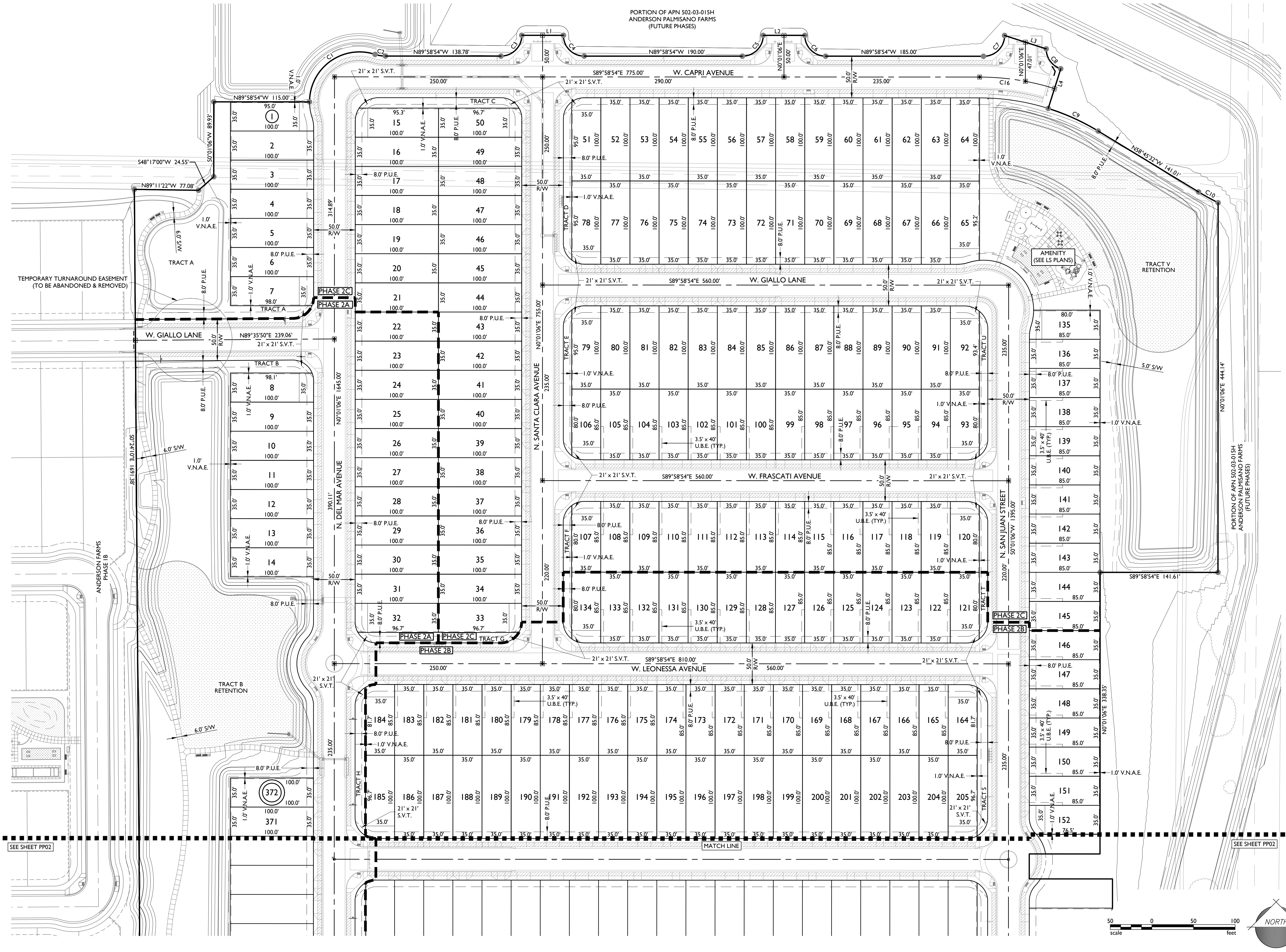
Call at least two full working days before any begin construction.  
ARIZONACERTIFIED PROFESSIONAL ENGINEER  
44744  
ERIC D. WINTERS  
DESIGNED BY: JH  
DRAWN BY: JAJ



Job No.  
**21-0141**  
CS01  
Sheet No.  
**1**  
of 4

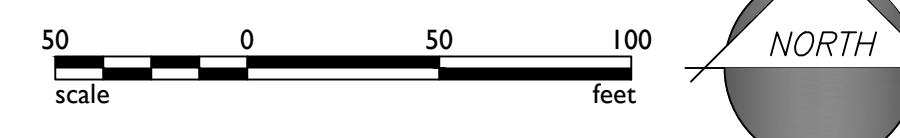
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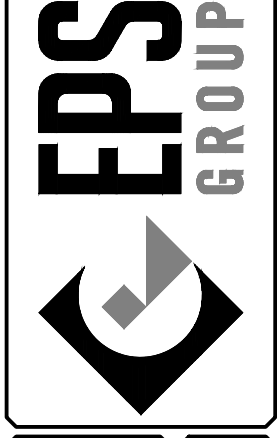


SEE SHEET PPO2

SEE SHEET PPO2



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Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
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**Anderson Farms Phase 2**  
City of Maricopa  
**Preliminary Plat**

Project: FEBRUARY 12, 2024 - 1ST PRELIMINARY PLAT SUB.  
MAY 31, 2024 - 2ND PRELIMINARY PLAT SUB.

Revisions:

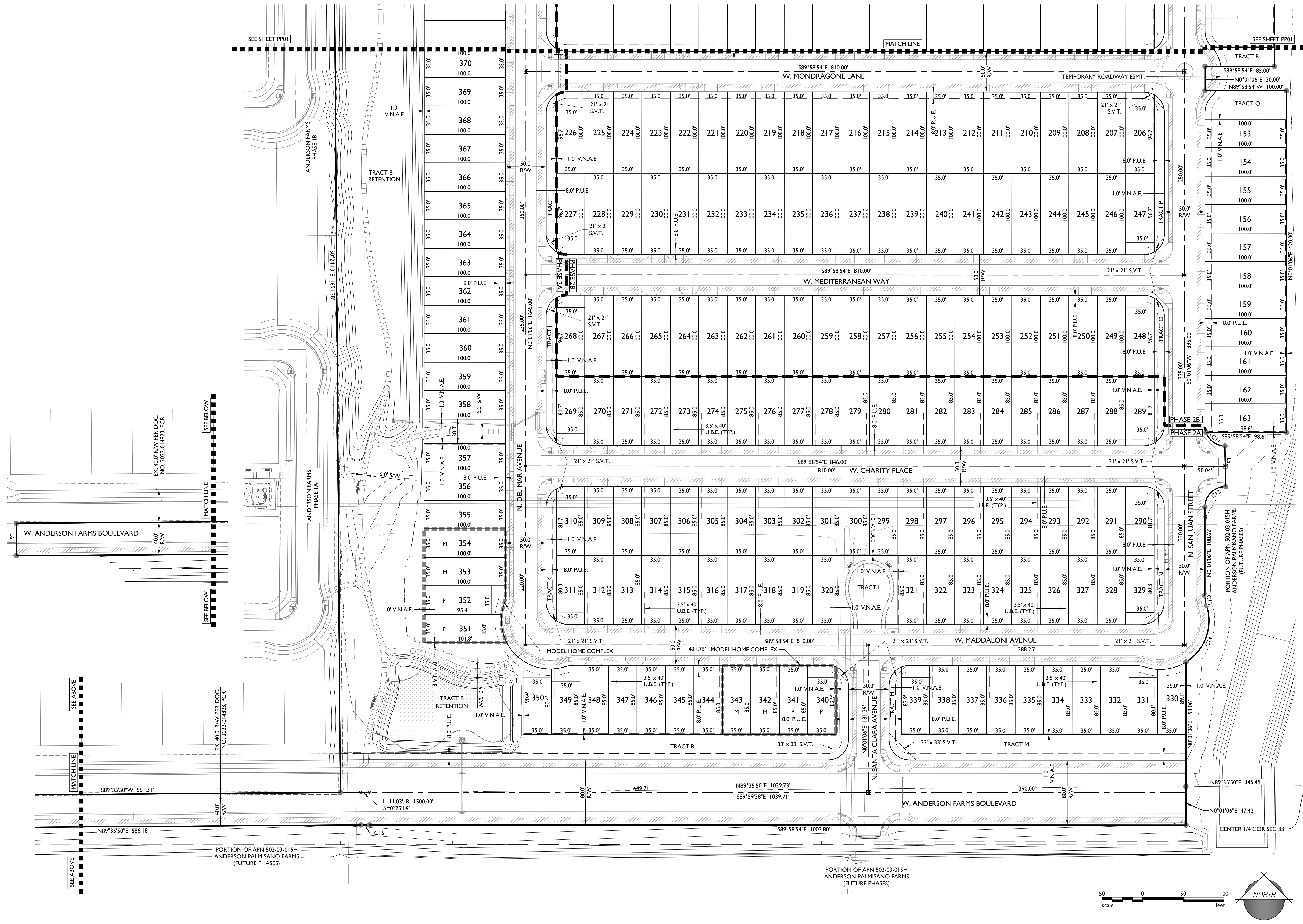

Call at least two full working days before any final acceptance.

ARIZONA CIVIL ENGINEERS & ARCHITECTS  
Professional Engineer (PE) License No. 44744  
Professional Architect (AIA) License No. 21004  
ERIC D. WINTERS  
DESIGNED BY: JH  
DRAWN BY: JAJ

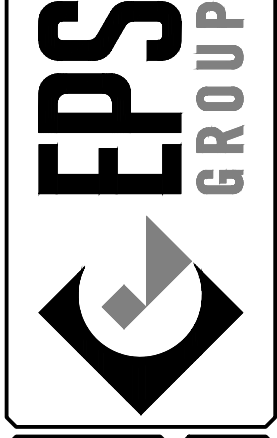
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Sheet No.  
**2**  
of 4

# 21-0141 - Anderson Farms Phase 2

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## Anderson Farms Phase 2 Preliminary Plat

Project: Anderson Farms Phase 2  
City of Maricopa

Revisions:

FEBRUARY 12, 2024 - 1ST PRELIMINARY PLAT SUB.	
MAY 31, 2024 - 2ND PRELIMINARY PLAT SUB.	

Call at least two full working days before any final action.

ARIZONA CIVIL ENGINEERS & SURVEYORS  
1841 N. WILSON ROAD, SUITE 100, GAINESVILLE, FLORIDA 32609  
In Maricopa County, (928)283-1100

Designer: JH  
Drawn by: JA

Professional Engineer Seal:  
ERIC D. WINTERS  
No. 44744  
Expires 02-28-2026

Job No. 21-0141  
PP02  
Sheet No. 3 of 4

