SUB21-05 Exhibit B: Preliminary Plat

PRELIMINARY PLAT
FOR
HOGENES FARMS

A PORTION OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PROJECT DATA

A.P.N.	A PORTION OF 510-12-0050
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY (MPC), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	231.99 ACRES
NET AREA:	221.17 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)
NO. OF LOTS:	
40' x 115'	289
45' x 115'	304
65' x 120'	219
TOTAL	812
GROSS DENSITY:	3.5 DU/AC
OPEN SPACE AREA:	75.93 ACRES (34.3% OF NET)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSION ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
6. 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.
7. 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 232 GROSS ACRES LOCATED SON THE NORTHWEST CORNER OF MCDAVID ROAD AND GREEN ROAD. THIS PROJECT WILL CONSIST OF 812 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.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONES X, SHADED X, AE, AND AO AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBERS 04021C0730F AND 04021C0740F FOR PINAL COUNTY DATED JUNE 16, 2014.

FLOOD ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

FLOOD ZONE AE IS DEFINED AS: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

FLOOD ZONE AO IS DEFINED AS: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

BENCHMARK

PINAL COUNTY CONTROL NETWORK POINT #208227, A G.L.O. MONUMENT WITH SECTIONAL INFORMATION STAMPED, AT THE INTERSECTION OF SCHNEPF ROAD & HASH KNIFE DRAW ROAD, BEING THE SOUTHEAST CORNER OF SECTION 33, T.2 S., R.8 E., PINLA COUNTY.

ELEVATION = 1523.01' (NAVD 88' DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 0 DEGREES 10 MINUTES 26 SECONDS EAST, AS SHOWN ON ALTA, LAND SURVEY SERVICES PLC, DRAWN BY: THOMAS L. ROPE, RLS 21081, JOB NO.: 19031, DATED: 5-17-19

PROJECT TEAM

DEVELOPER:
MARBELLA HOMES
18835 N THOMPSON PEAK PKWY
SCOTTSDALE, AZ 85255
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CONTACT: JOHN WITTROCK
john@marbellacustomhomes.com

LAND PLANNER:
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MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DAVID HUGHES
David.hughes@epsgroupinc.com

ENGINEER:
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TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE
chandra.mccarty@epsgroupinc.com

LANDSCAPE ARCHITECT:
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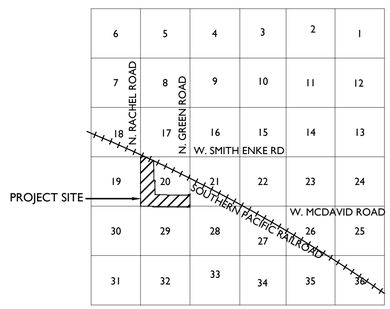
CONTACT: ALIZA SABIN, RLA LEED AP
aliza.sabin@epsgroupinc.com

VICINITY MAP

TOWNSHIP 4 SOUTH, RANGE 3 EAST

N.T.S.



LOCATION MAP

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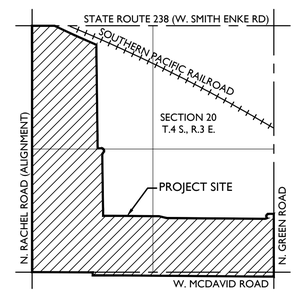
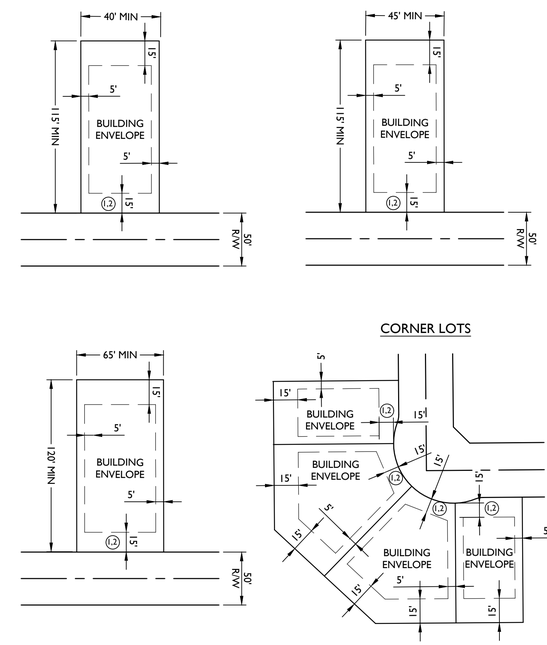


LOT DIMENSIONS



LAND USE TABLE	
GROSS ACREAGE	231.99 ACRES
AREA OF OPEN SPACE TRACTS	75.93 ACRES
AREA OF LOTS	107.15 ACRES
AREA OF STREETS	51.79 ACRES
TOTAL NUMBER OF LOTS	812 LOTS
OVERALL DENSITY	3.50 DU/AC
AVERAGE AREA PER LOT	5,748 SQ. FT.
OPEN SPACE PERCENTAGE	32.7%

MARICOPA MEADOW II DEVELOPMENT STANDARDS	
REGULATION	BASE ZONING DISTRICT REGULATIONS (RS-5 PAD)
MAXIMUM BUILDING HEIGHT	30'
FRONT YARD SETBACK (1) (2)	15'
SIDE YARD SETBACK	5'
STREET-SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MINIMUM LOT AREA	4,500 SF
MINIMUM LOT WIDTH	40'
MAXIMUM LOT COVERAGE ONE STORY TWO/THREE-STORY	 55% 50%

(1) LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.

(2) 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

LEGEND

●	PROPERTY CORNER
	FIRE HYDRANT (FH)
O	MANHOLE
ESMT	EASEMENT
IEE	INGRESS & EGRESS EASEMENT
IE	IRRIGATION EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/S	PRIVATE STREET TRACT
PUE	PUBLIC UTILITY EASEMENT
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
	PROPERTY BOUNDARY
	STREET CENTERLINE
	STREET RIGHT-OF-WAY
	PUE
	LOT LINE
	SEWER LINE
	WATER LINE
	1' VEHICULAR NON-ACCESS EASEMENT

SERVICE PROVIDERS	
DESCRIPTION	COMPANY
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
SEWER	GLOBAL WATER - PALO VERDE UTILITIES COMPANY, LLC
GAS	SOUTHWEST GAS
ELECTRIC	ED3
TELEPHONE	CENTURY LINK / COX COMM.
REFUSE	ALLIED WASTE / WASTE MANAGEMENT
CABLE TV	CENTURY LINK / COX COMM.
SCHOOL DISTRICT	MARICOPA UNIFIED SCHOOL DISTRICT #20
FIRE	RURAL / METRO FIRE DEPARTMENT
POLICE / SECURITY	PINAL COUNTY SHERIFF

SHEET INDEX

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SHEET 9	PP09	STREET SECTIONS
SHEET 10	PP10	PHASING PLAN

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Project:
Hogenes Farms
Pinal County, AZ
Cover Sheet

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JUNE 15, 2021 - 3RD PRELIMINARY PLAT SUB.

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In Maricopa County: (602)263-1100

Designer: DH
Drawn by: JAJ

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 44325
CHANDRA R. McCARTY
Date Signed 06-07-21
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Job No.
19-0292
PP01

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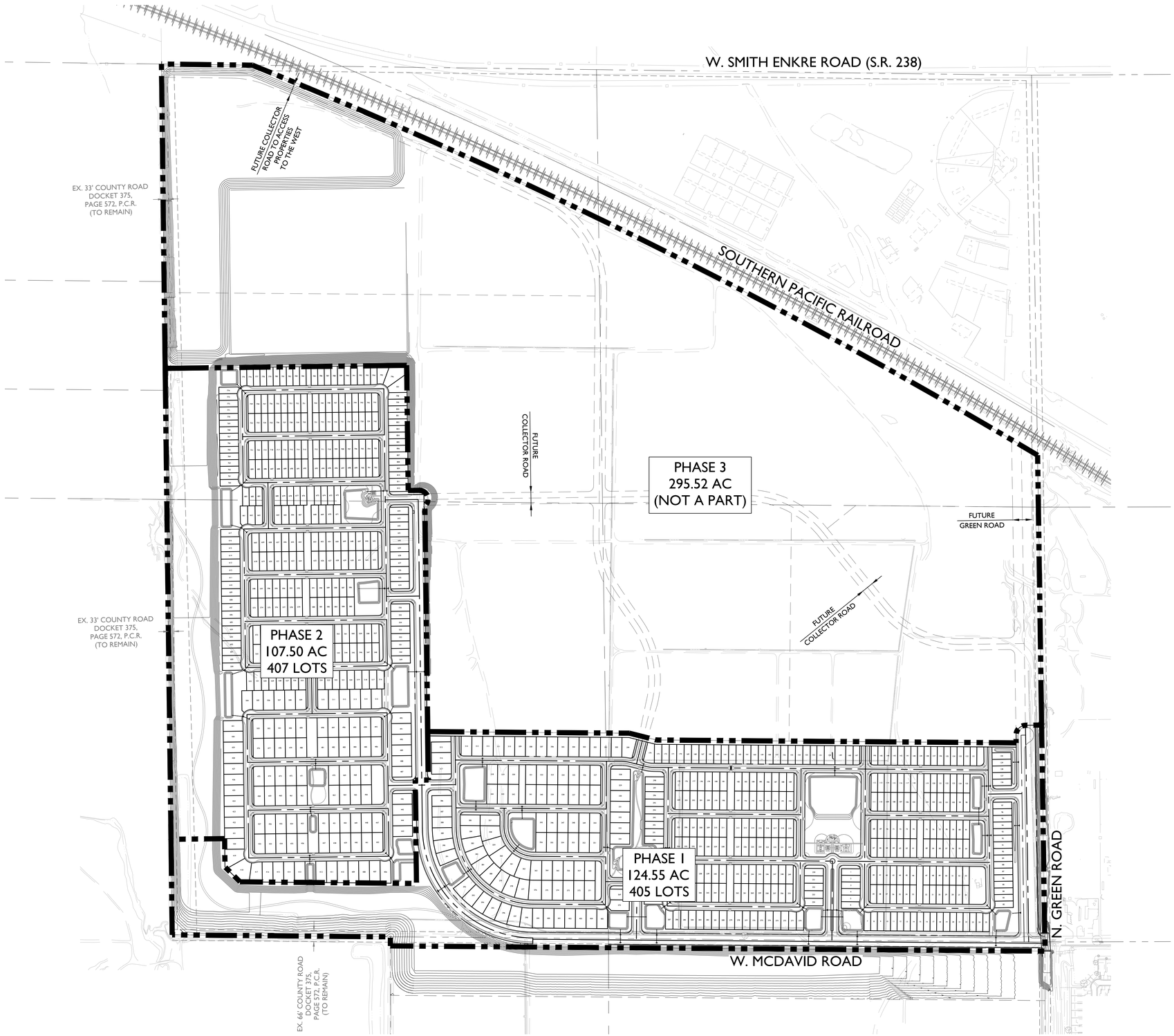

PHASING SUMMARY

PHASE 1

NO. OF LOTS	
40' x 115'	148
45' x 115'	148
65' x 120'	109
TOTAL	405

PHASE 2

NO. OF LOTS	
40' x 115'	141
45' x 115'	156
65' x 120'	110
TOTAL	407

PHASE 3

NO. OF LOTS	T.B.D.

TOTAL NO. OF LOTS	812

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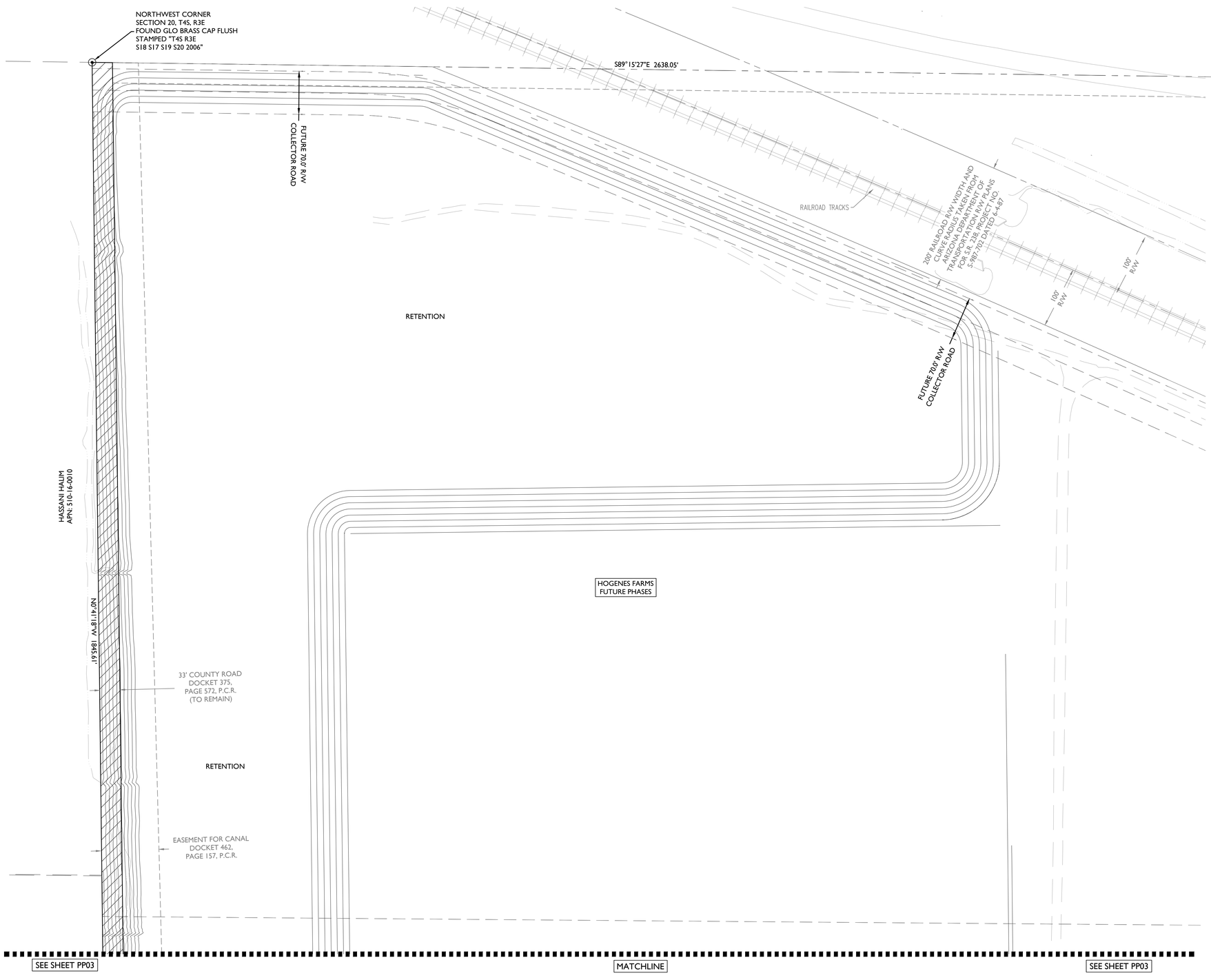

KEY MAP

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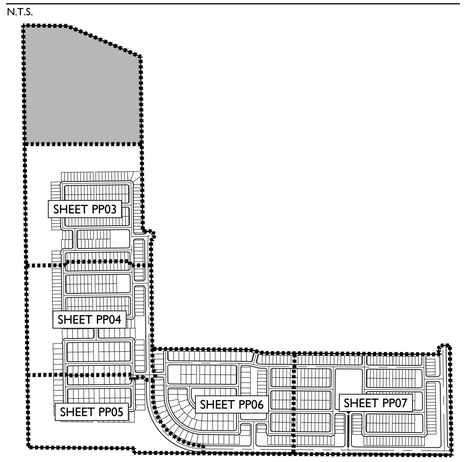

NOTES

EXISTING COUNTY ROAD PER DOCKET 375, PAGE 572, P.C.R. TO REMAIN AS ACCESS TO PROPERTIES NORTHWEST OF PHASE 2.

NORTH

80 0 80 160
scale: 1" = 80' feet

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PP02

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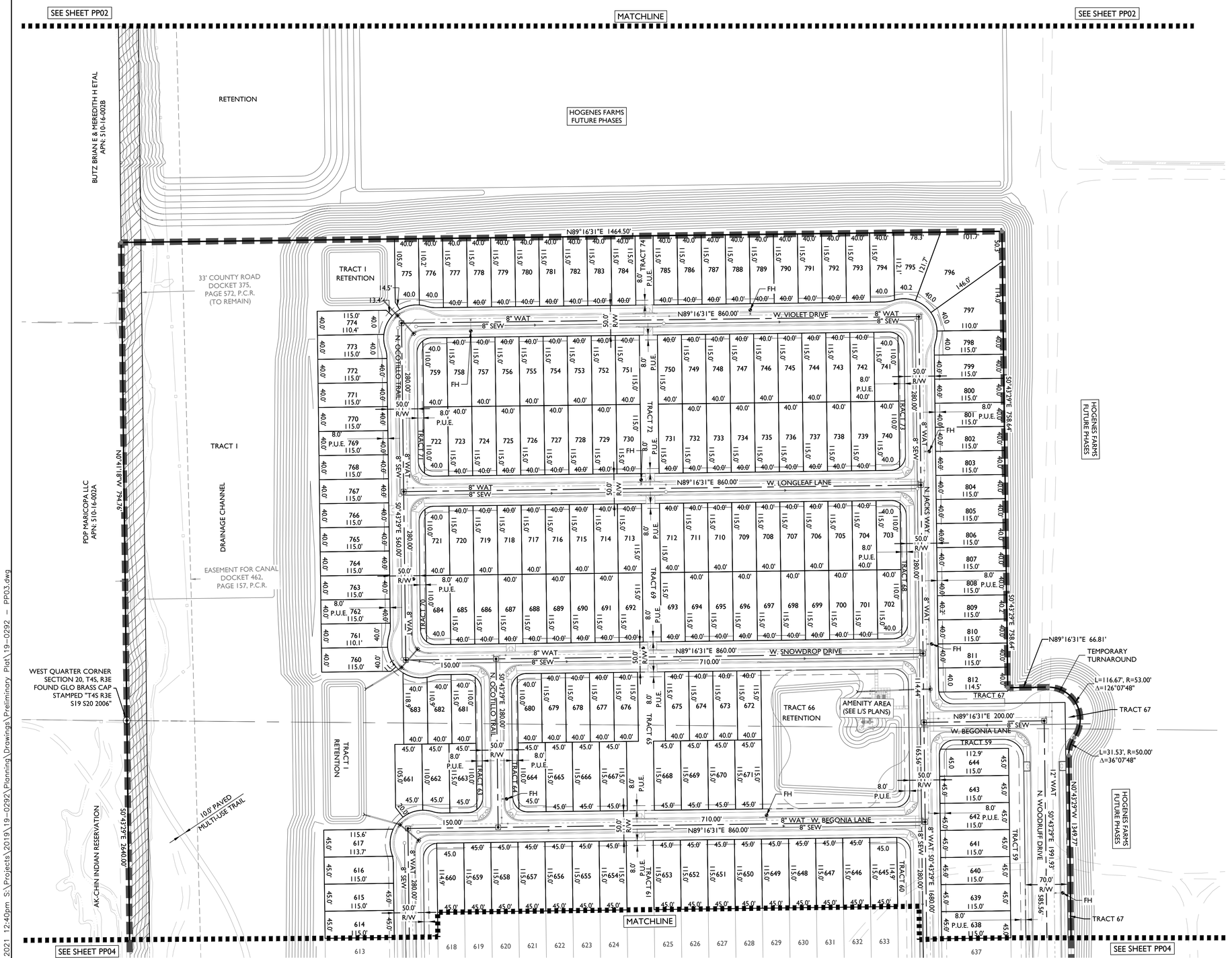

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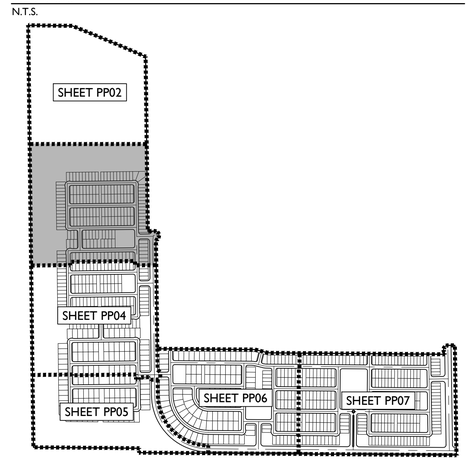

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NORTH

scale: 1" = 80'

80 0 80 160 feet

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Drawn by: JAJ

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PP03

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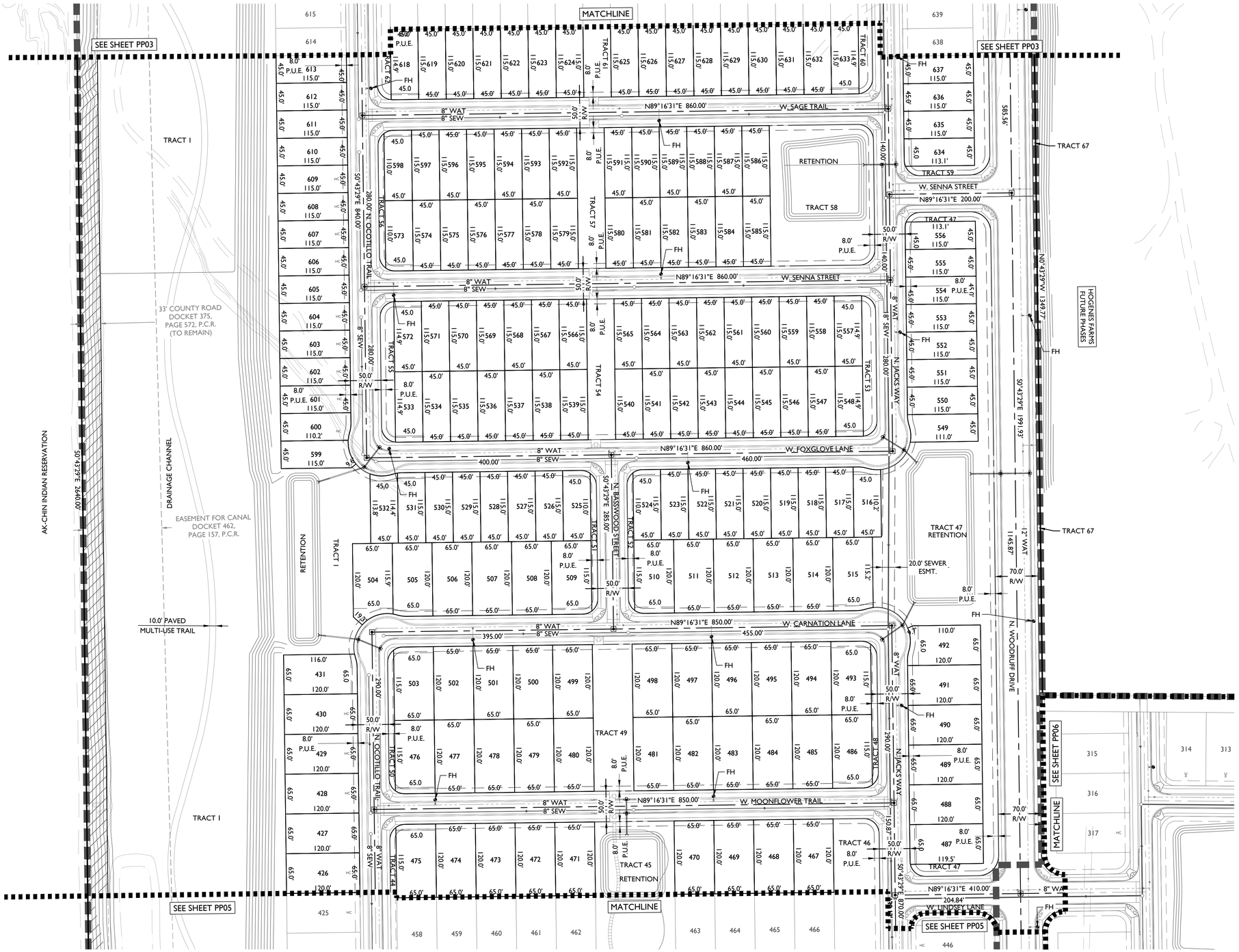

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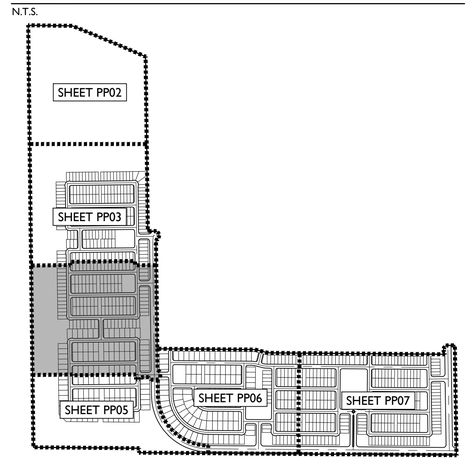

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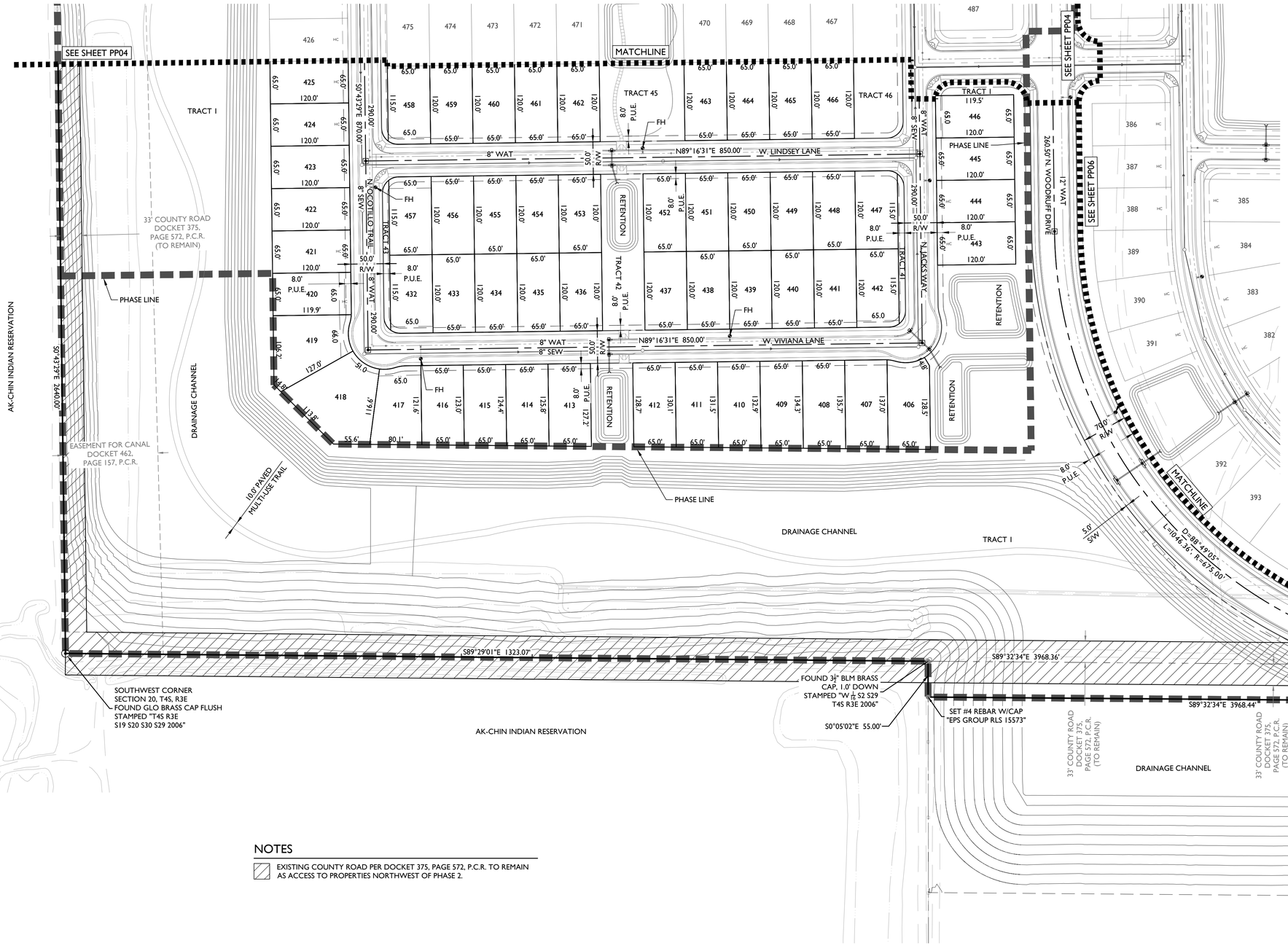

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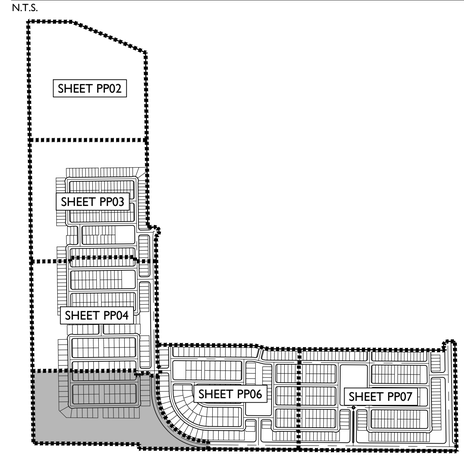

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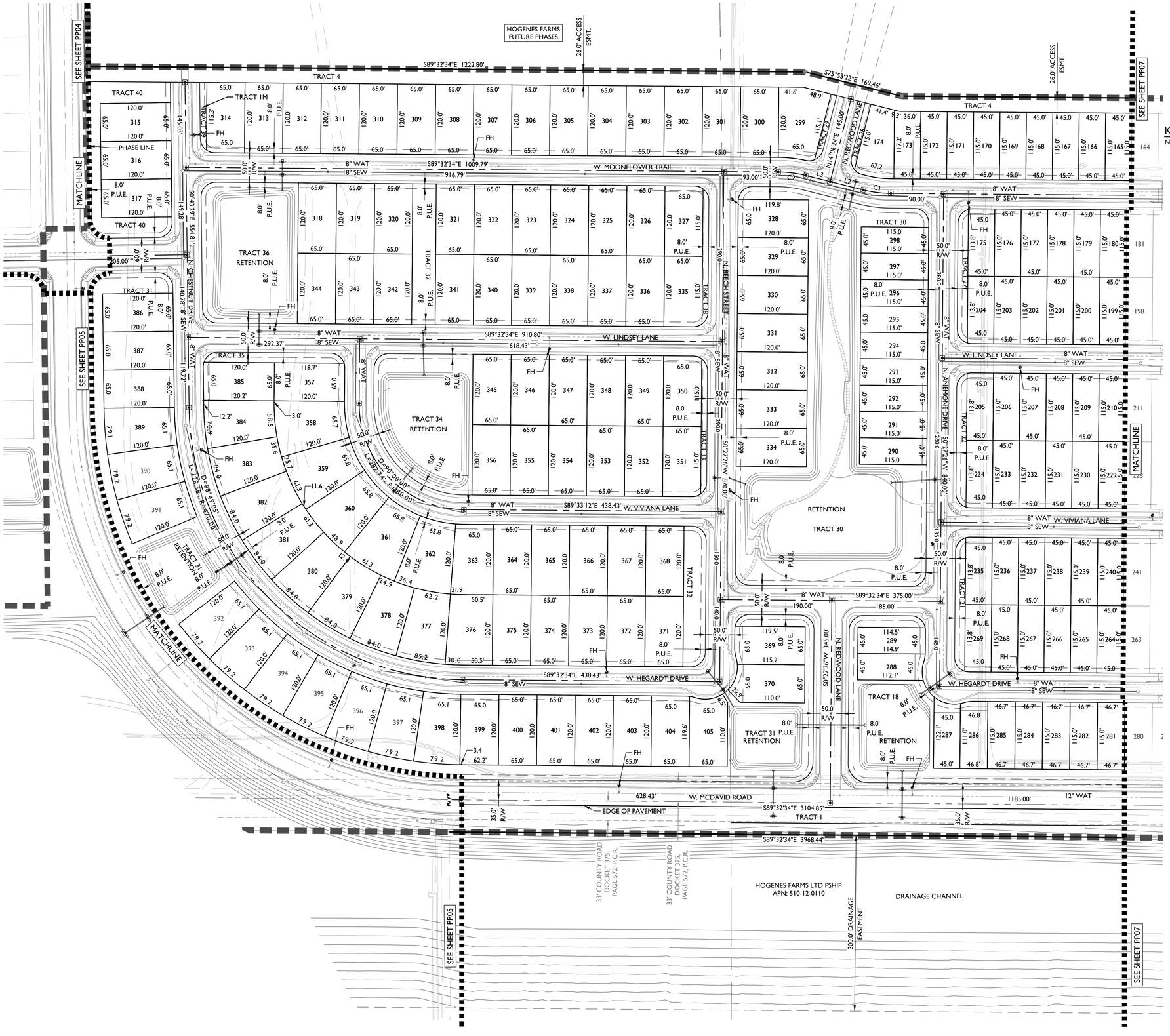

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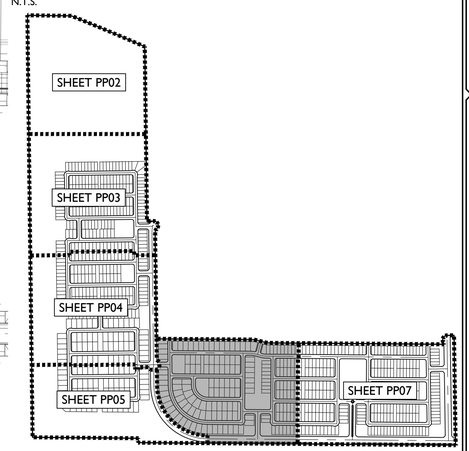

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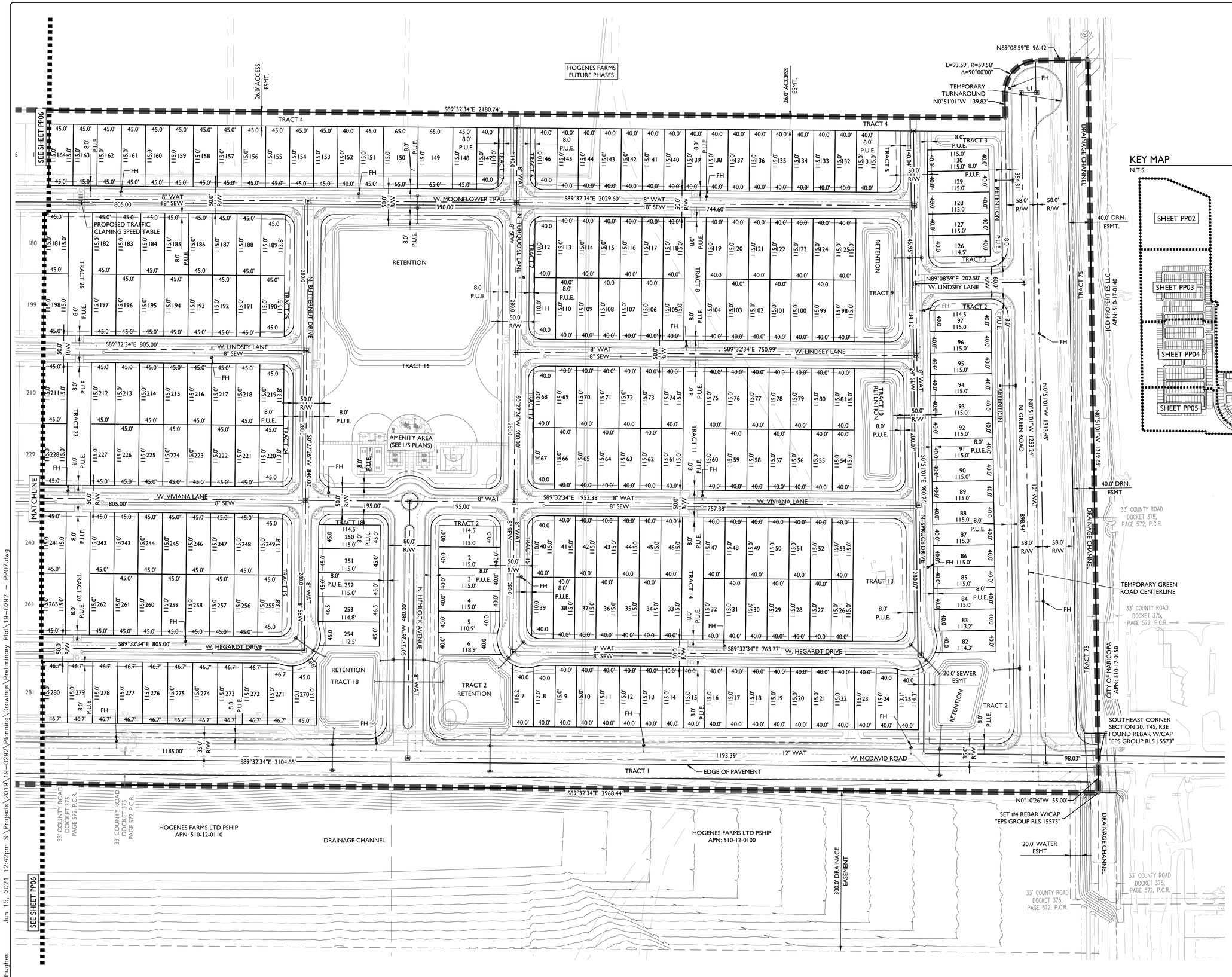

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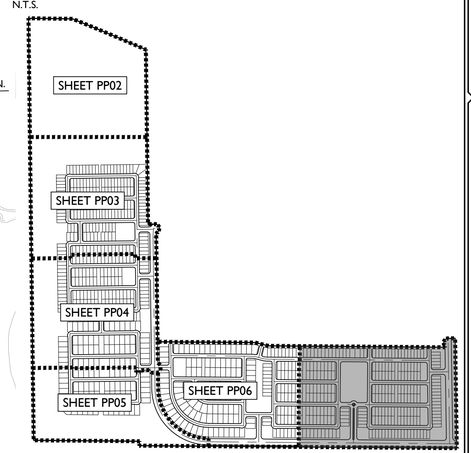

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PP07

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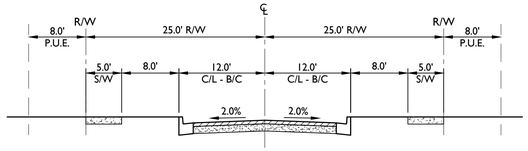
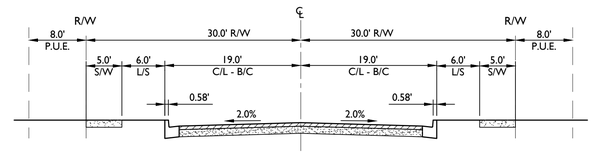


LOCAL STREET

N.T.S.



RESIDENTIAL COLLECTOR

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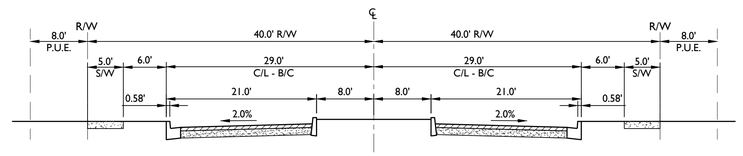

RESIDENTIAL COLLECTOR WITH MEDIAN

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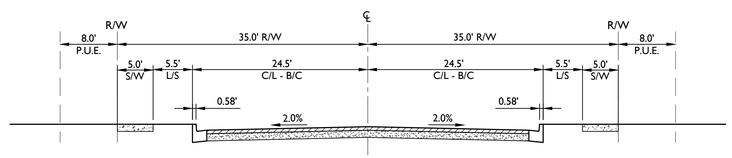
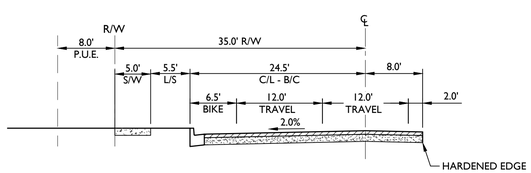


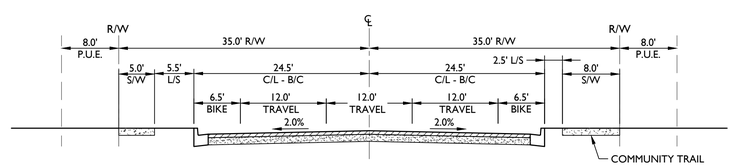
N. WOODRUFF DRIVE

N.T.S.



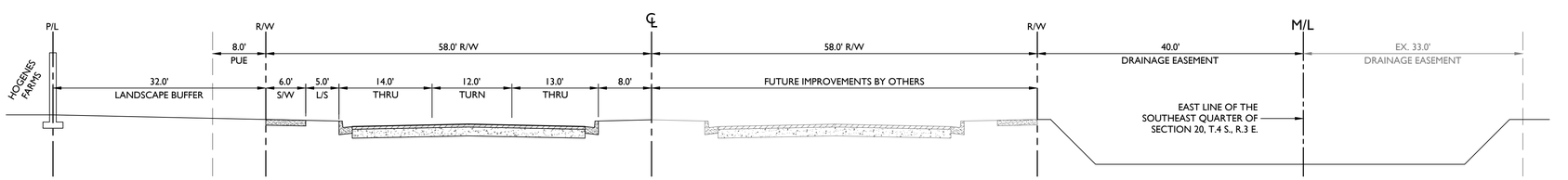
W. MCDAVID ROAD (PHASE I IMPROVEMENTS)

N.T.S. LOOKING EAST



W. MCDAVID ROAD (ULTIMATE BUILD-OUT)

N.T.S. LOOKING EAST



N. GREEN ROAD

N.T.S. LOOKING NORTH

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

Hogenes Farms
Pinal County, AZ
Street Sections

Revisions:

JANUARY 27, 2021 - 1ST PRELIMINARY PLAT SUB.
APRIL 15, 2021 - 2ND PRELIMINARY PLAT SUB.
JUNE 15, 2021 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Blue Stakes, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: DH
Drawn by: JAJ

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
44325
CHANDRA R. McCARTY
Date Signed 06-15-21

Job No.
19-0292

PP09

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19-0292

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