

NARRATIVE REPORT FOR “VILLAS AT STONEGATE”

Located in Maricopa, Arizona.

Preliminary Plat Application

BFH *Group*
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SUB22-40

**PRELIMINARY PLAT NARRATIVE REPORT
FOR “VILLAS AT STONEGATE” SUB22-40**

TABLE OF CONTENTS	PAGE
1. INTRODUCTION	3
2. LOCATION AND DESCRIPTION OF SURROUNDING AREA	3
3. COMPLIANCE WITH GENERAL PLAN & ZONING	4
4. CIRCULATION AND ACCESS.....	7
5. PROPOSED INFRASTRUCTURE MASTERPLAN	8
6. DRAINAGE AND TOPOGRAPHY	10
7. CONCLUSION	11

Appendix A:

- Exhibit A – Vicinity Map
- Exhibit B – Aerial Photo
- Exhibit C – Parcel Map
- Exhibit D – Zoning Map
- Exhibit E – Preliminary Plat

1. INTRODUCTION

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative for the Preliminary Plat approval for the Villas at Stonegate development. Per request by the applicant, the purpose of the narrative is to request for a Preliminary Plat Approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southeast corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 293 townhome style units with a proposed gross density of 18.20 du/ac. The proposed development is envisioned to provide a more practical use of the existing vacant land. The proposed property has already received Planning and Zoning and City Council approvals for rezoning modification, Minor General Plan Amendment permitting the Land Use designation to change from E-Employment to HDR-High Density Residential, and most recently, Design Review approval. Preliminary Plat approval is the sequential step in the development process for the Villas at Stonegate, and ultimately Final Plat. The proposed development is intended to offer for-sale units that will provide spacious 3 bedroom 2 bathroom townhomes of varying styles with lavish landscaping and resident amenities. This development will be critical to help answer the continued demand for housing supply in the City of Maricopa with a more reasonably affordable housing product.

2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

As mentioned above, the proposal is to develop a 16.10 gross acre townhome-style multi-family residential development with lush landscape, tree-lined frontage, and amenities that will complement the adjacent neighborhood. The property is located on the west side of Stonegate Road and just south of Alan Stephens Parkway. It is currently vacant undeveloped land except for several existing pavement street tie ins.

Immediately north of the proposed site is an existing subdivision called Sycamore Parcel 11, owned and maintained by several property owners and HOA, all zoned CR-3. To the south and east of the site, is undeveloped commercial land owned and maintained by CAPDEVLO60 LLC, zoned CI-1 (PAD Overlay). To the immediate west is more vacant land of similar commercial zoning CI-1 owned by Maricopa Stonegate LLC and Omni Maricopa Land Acquisition LLC.

Coordination efforts shall be initiated with neighbors to harmonize this development with surrounding property owners.

See Table 1 and corresponding Figures below providing the existing General Plan Land Use and Zoning:

TABLE 1: SURROUNDING PROPERTY DESIGNATIONS			
LOCATION	GENERAL PLAN	ZONING	LAND USE
SITE	HIGH DENSITY RESIDENTIAL HDR	RH	MULTI-FAMILY RESIDENTIAL
NORTH	MASTER PLANNED COMMUNITY	CR-3 (SINGLE FAMILY RESIDENTIAL)	SINGLE FAMILY RESIDENTIAL
SOUTH	EMPLOYMENT	CI-1	COMMERCIAL
EAST	MIXED USE	CI-1	CHARTER SCHOOL
WEST	MIXED USE / EMPLOYMENT	PAD (ZONING CASE PAD20- 05)	VACANT LAND

The two main accesses to the property will be proposed at Stonegate Road. This roadway is considered public and fully improved, thus right-of-way to the property is already allocated. The main access point on the north will be considered ingress / egress access, while the access point on the south will be right in only. The main access points will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A gated Emergency Access Only point is proposed at Alan Stephens Parkway via the existing 40' right of way.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

As of May 3, 2022, the current General Plan Land Use Element designation for the proposed development is High Density Residential (HDR). The General Plan defined HDR as:

Purpose: The High Density Residential designation provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support



facilities would serve residents. Such high density uses may be appropriate in the Mixed Use category. The density range of this land use category is 6.0 or more dwelling units per acre. The proposed site of 293 townhomes is unique and an absolute enhancement to the area as a buffer to the existing and proposed commercial to the existing residential subdivision(s) to the north.

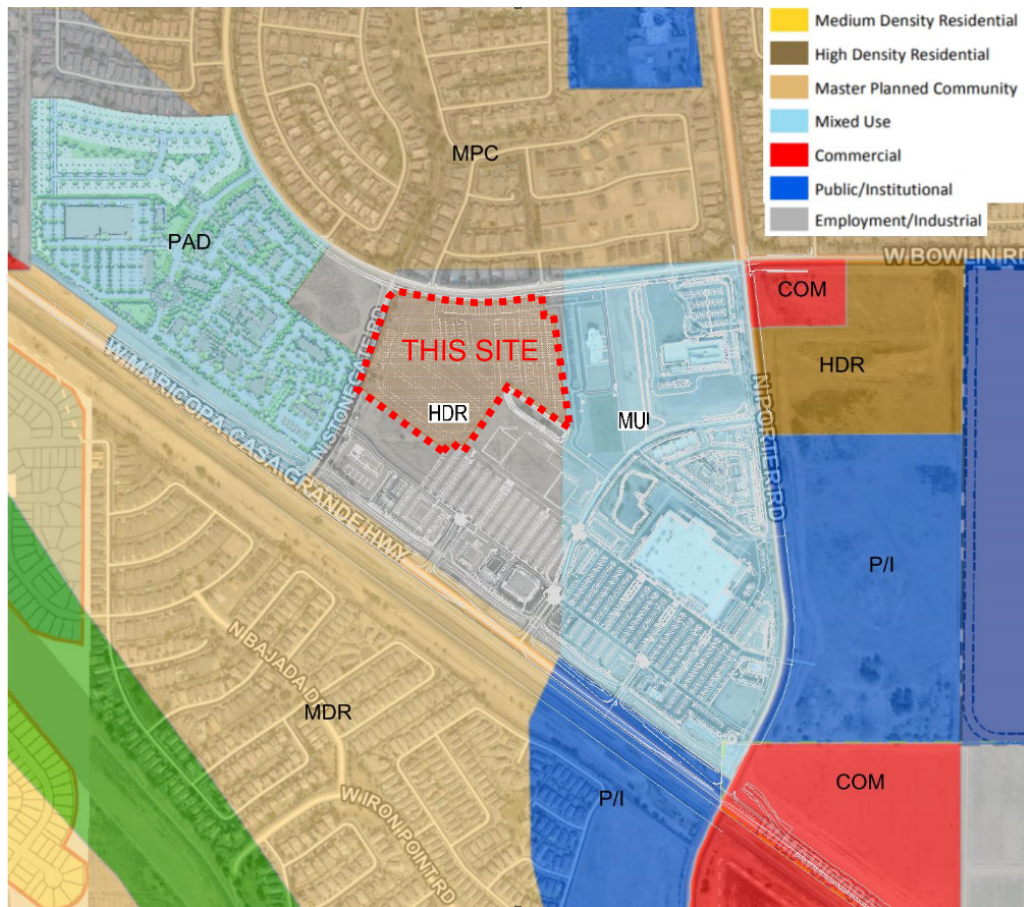


FIGURE 3: EXISTING GENERAL PLAN LAND USE AND SURROUNDING AREA

As of the same date; May 3, 2022, the current zoning designation for the proposed development is High Density Residential (RH). The City of Maricopa Zoning Code defined RH as:

This District is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards (12 to 20 units per net acre). The density range and development standards accommodate attached single residences, CHAPTER 16: MARICOPA ZONING CODE 2-8 townhomes, condominiums, garden apartments and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single unit residential

uses and forms. In addition to residential uses, this District allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and assisted living and transitional supportive housing that are appropriate in a high-density multi-unit environment.

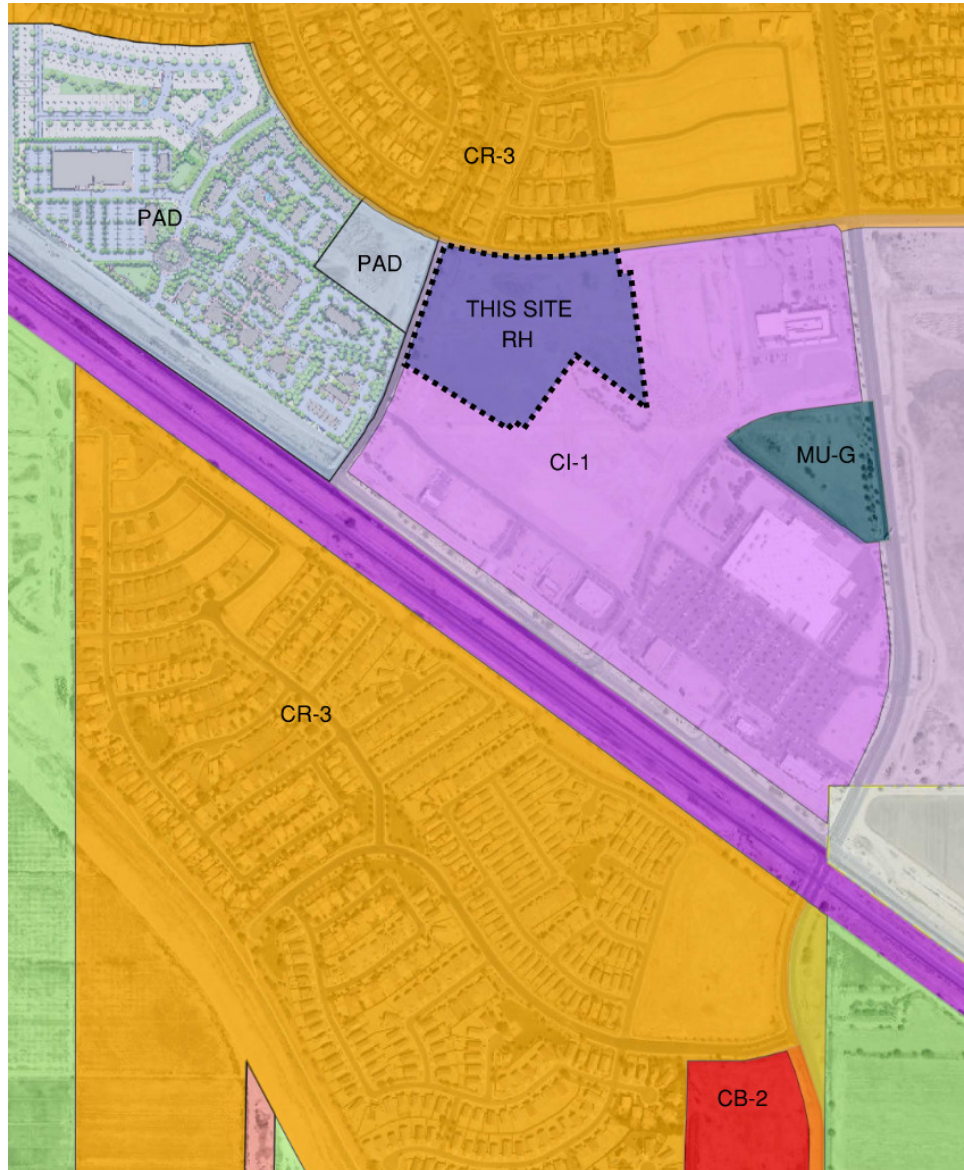


FIGURE 4: CURRENT ZONING

The Villas at Stonegate Site Plan and Preliminary Plat follow the Development Standards for RH zoning as provided in Table 202.04, more specifically, the proposed density is 18.20, building coverage is 38.4%, minimum building separation is 10 feet or greater and all perimeter setbacks are adhered to. The Villas at Stonegate development is in compliance with the zoning standards as set forth in the City of Maricopa Zoning Code.

The preliminary plat proposed 293 platted townhome units offering two different style townhome units with all three bedroom 2 (or 2.5) bath with 2 car garages. The development will integrate interconnected sidewalks and amenities that all residents within the community can enjoy including, but not limited to: recreation center, community pool, dog park, ramadas, tot-lots, etc. The community center will serve as a management office, but will also offer a fitness center and business center for the residents to enjoy. The Site Plan boasts a robust amount of open space that is broken out with both private and public areas. Each unit will offer its own private patio to the dwelling where the residents can spend mornings and afternoons enjoying the beautiful Arizona weather and views exclusive to the City of Maricopa.

Per the City of Maricopa Zoning Ordinance the required parking stalls for a multi-family development of this caliber is a minimum 2.5 stalls per unit for three-bedroom units. The preliminary plat associated with this application proposes 2 stalls in each garage as well as an additional 162 open parking stalls; 795 provided. This would be a proposed rate of 2.51 stalls per unit and complies with this standard. Parking is dispersed throughout the site and are strategically placed to take advantage of the proximity to adjacent amenities. Parking stall dimensions will be 9 feet wide and 18 feet deep with a 24 foot minimum drive aisle.

4. CIRCULATION AND ACCESS

Stonegate Road and Alan Stephens Parkway are intended to remain “as is” with minor improvements that may include curb cuts, sidewalk, and landscaping along its frontage. There are two main ingress / egress access points to the proposed property on Stonegate Road and an emergency only access point on Alan Stephens Parkway. All access points will be coordinated with the City to provide gate access for all emergency vehicles, maintenance, and solid waste collection. No significant improvements along Stonegate Road and Alan Stephens Parkway are anticipated at this time.

The site is a proposed multi-family residential community that will be provide elaborate gates at the entrances along Stonegate Road and proposes view fence along Stonegate Road and Alan Stephens Parkway as well as patio gates from each residence. The perimeter fencing will include a combination of CMU decorative block along the initial courses with wrought iron view fence above. A decorative 6’ CMU block wall will be located along the east and south adjacent

to the existing / proposed commercial and school. This is to not only increase the security and privacy of the residents from the commercial usage, but also to reduce the additional noise that may infiltrate the development.

The two main accesses to the property will be proposed at Stonegate Road. There are no proposed access points along Alan Stephens Parkway. Each roadway is considered public and fully improved, thus right-of-way to the property is already allocated. An emergency only access point is proposed at Alan Stephens Parkway via the existing 40' right of way. The main access points Stonegate Road will be considered ingress / egress access, but the southern access point will be right in only. The main access points will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A tertiary access point located at the southeast corner of the property will be used only for emergency and maintenance vehicular access only.

5. PROPOSED INFRASTRUCTURE MASTERPLAN

Domestic water and sewer will be provided by the Global Water. Refuse is by private contract. Police is provided by the City of Maricopa. Fire is the City of Maricopa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Maricopa
Police Protection	Maricopa
School District	City of Maricopa School District
Water	Global Water
Wastewater	Global Water
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor

WATER. It is understood by the developer that there is an existing 12" PVC waterline located within Alan Stephens Parkway as well as an existing waterline within Stonegate Road. There are several stubs that connect to the property, generally located at the existing entrances. There are several existing fire hydrants located along Alan Stephens Parkway as well as Stonegate Road. It is intended for the developer to propose at least two connections for water in order to loop the system. Determination of the tie in locations will be dependent on how the site will ultimately layout, but it is anticipated that a minimum of one connection will be located within both streets. It is intended to mitigate, as much as possible, the need to disrupt the streets with these connections and the developer intends to connect at the existing stubs whenever possible.

SEWER. Based on records found thus far, it is understood that there are no sewer mains within Alan Stephens Parkway nor Stonegate Road. There are two existing systems located adjacent to the property however. One is immediately north, which is an 8" PVC sewer line located within Stonegate Road in the Sycamore Parcel 11 subdivision. The other is found to the south within the existing southern access road that traverses the commercial developments closer to Maricopa Highway. Considering the existing topography of the property grades from the south to the north, it is the intent of the developer to connect to the 8" sewer main within Sycamore Parcel 11 subdivision. Connection to the south would be unfeasible due to the grade difference and direction of flow.

OPEN SPACE AND AMENITIES. Villas at Stonegate will offer its residents a robust open space and amenity package with interconnecting sidewalks and lush landscape that will invite connection and a community pride. The amenity package boasts a community recreation center with fitness room and office center at the main entrance. Attached to the recreation center will be a resort-style pool, cabanas and outdoor space for families to spend the day relaxing alongside the pool. Other amenities that are spread throughout the development include pickleball courts, ramadas with barbecues, a dog park, and tot-lots. These amenities are distributed throughout the development for all to share and enjoy.

PROPERTY MANAGEMENT & HOA. It is expected that the amenities and open space, tracts, private streets, etc. will be managed and maintained by onsite property management and the home owner's association. Property management will provide daily connection and service for the residents during normal business hours. This is intended to facilitate the regular daily needs or concerns for residents in a development of this caliber. Ultimately, it is yet to be determined

what entity will manage and maintain the property at full build-out, but it will be in place prior to the first certificate of occupancy.

As noted, Stonegate Road and Alan Stephens Parkway are fully developed except for sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to Stonegate Road and Alan Stephens Parkway except for tying into the existing water and sewer, and access. As part of the improvements to the site, the existing drainage pattern may be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Maricopa engineering and design standards.

6. DRAINAGE AND TOPOGRAPHY

The grade of the property is gradual from the southeast to the northwest. This poses a challenge with the drainage since typically the drainage and retention will be most efficient within open space areas. In the case of this grading for this site, the site outfall will be found at the northwest corner at the intersection of Alan Stephens Parkway and Stonegate Road.

Currently, the site does not reside within any special hazard flood areas and is entirely within Flood Zone X per FEMA flood zone designation. It is not anticipated that there will be any need to for review or approval through FEMA, County, or City for Flood Plain Permits.

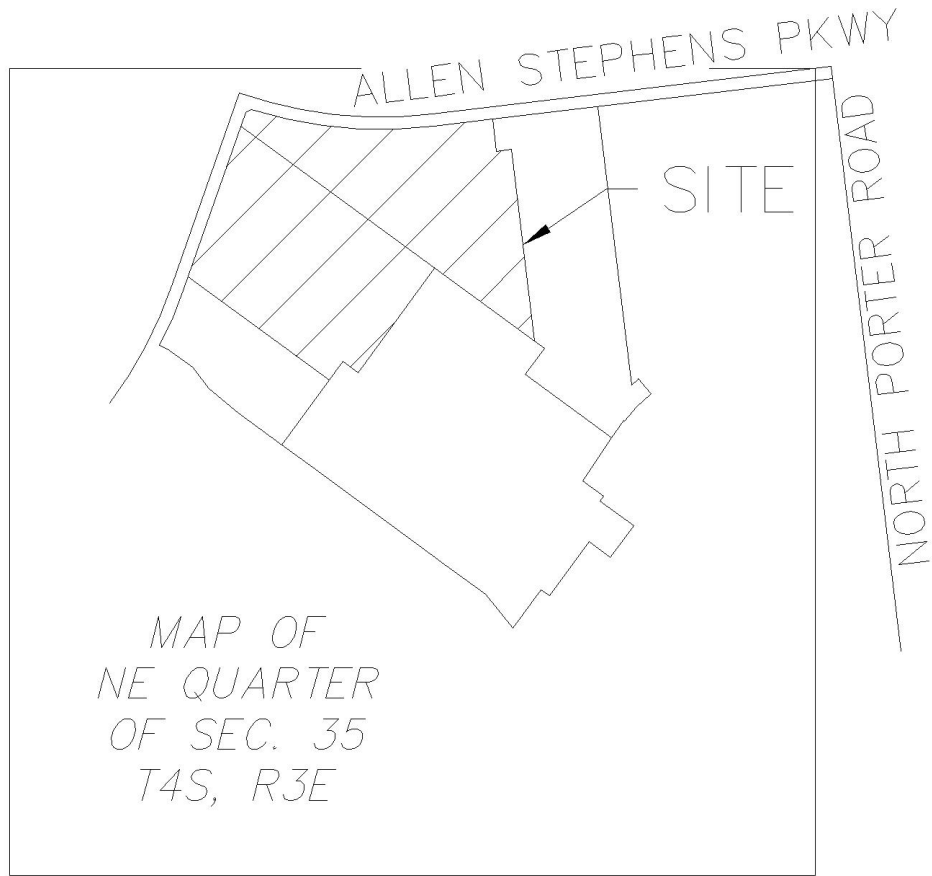
The site is bound by an existing roadway infrastructure with an existing storm drain system implemented. It is expected that the developer will be responsible to maintain the grading and drainage of both Alan Stephens Parkway and Stonegate Road with their corresponding runoff. Although the property is part of a much larger master-planned development, it is apparent that it will need to retain onsite the 100 yr event as defined by the City of Maricopa engineering standards as well. Grading design and retention calculations will be shown on the Preliminary Grading Plan as well as the Drainage Report. Overall, there appears to be no significant offsite impacts that will affect the site or be affected by the proposed improvements.

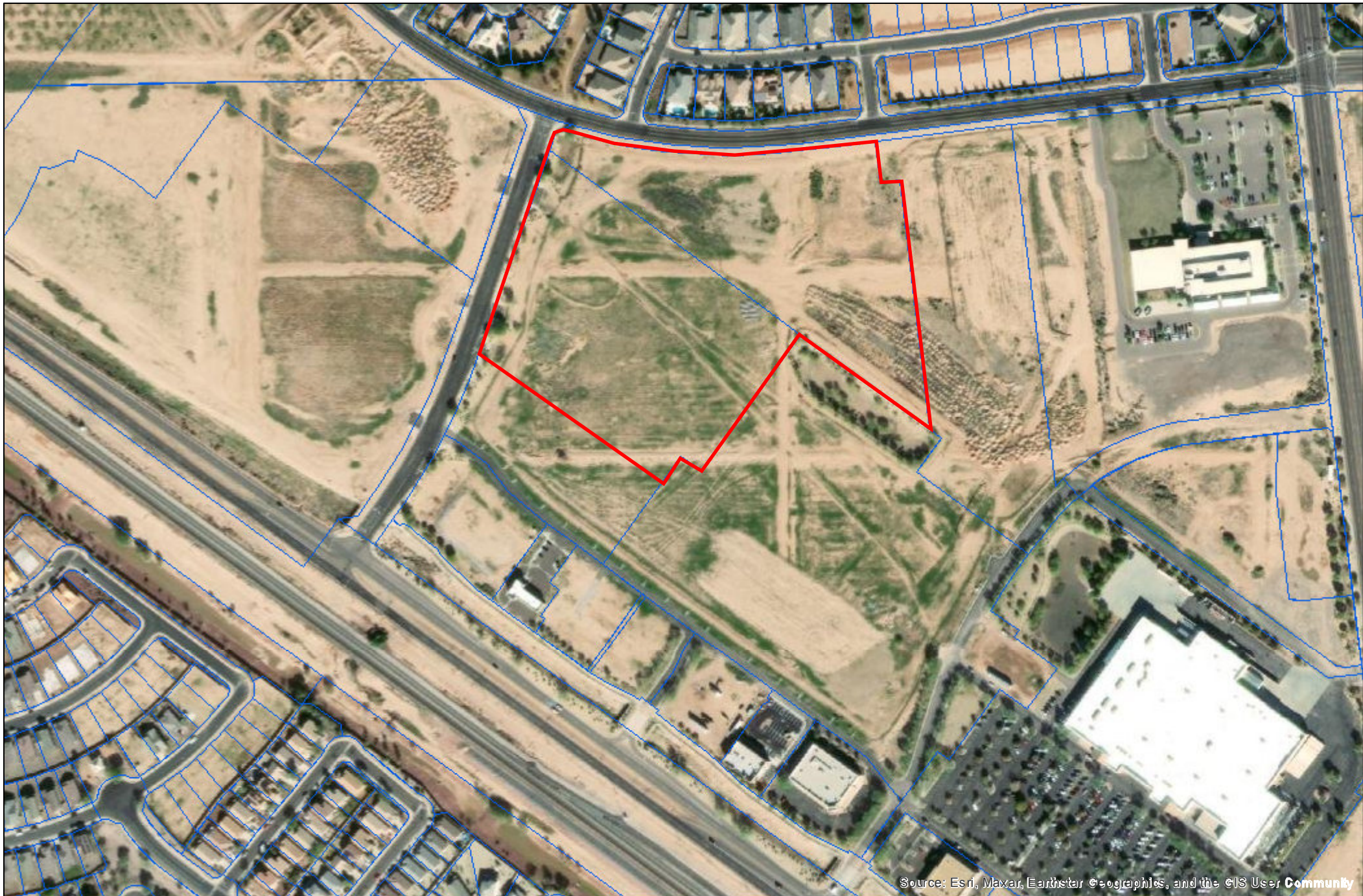
7. CONCLUSION

The *Villas at Stonegate* is ideal for a multi-family development. The preliminary plat is the precursor before the Final Plat approval that will permit the developer to sell the units to individual end users. There is a significant demand in the area for affordable housing in the City of Maricopa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

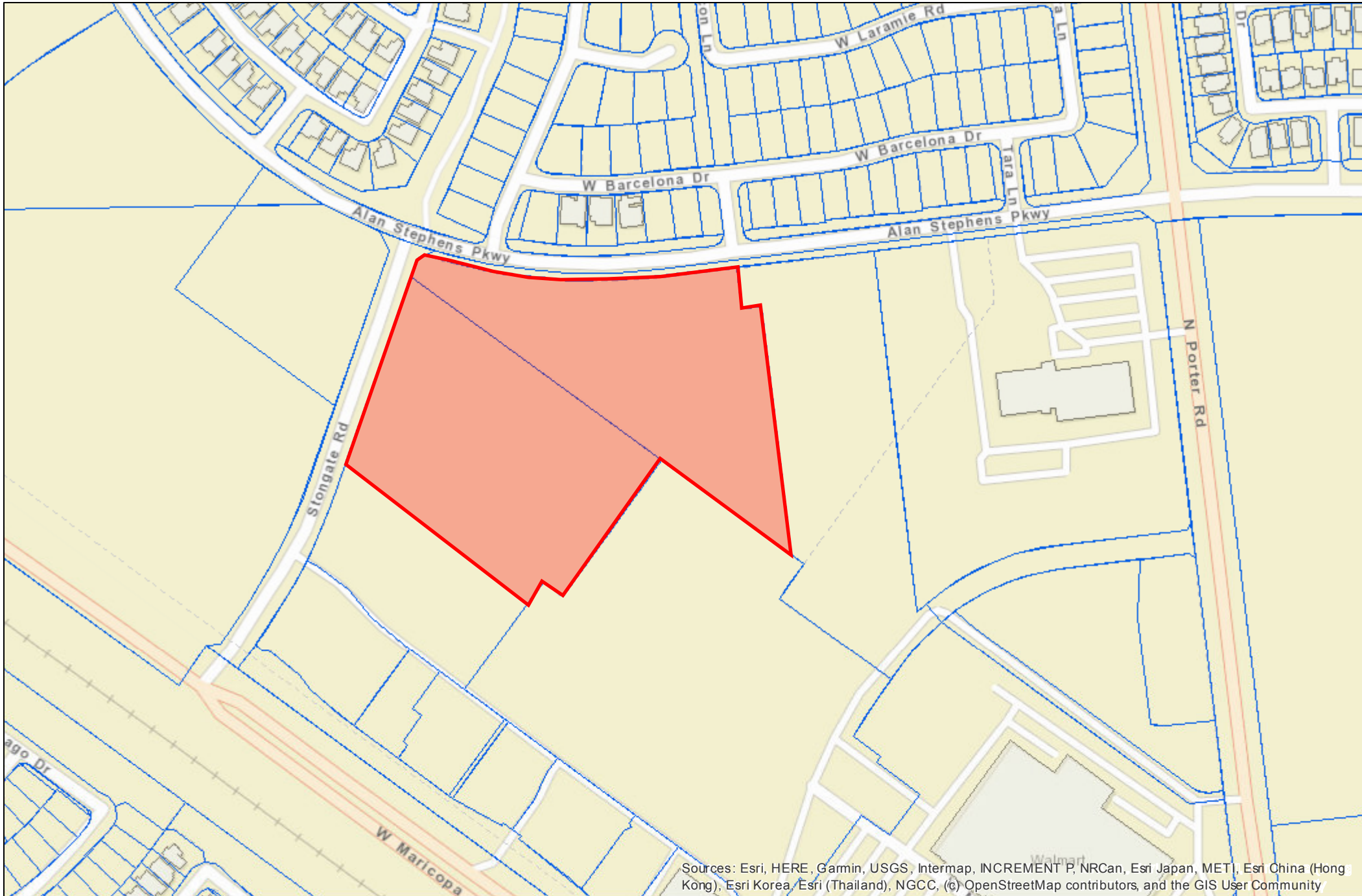
APPENDIX A

EXHIBIT A: VICINITY MAP



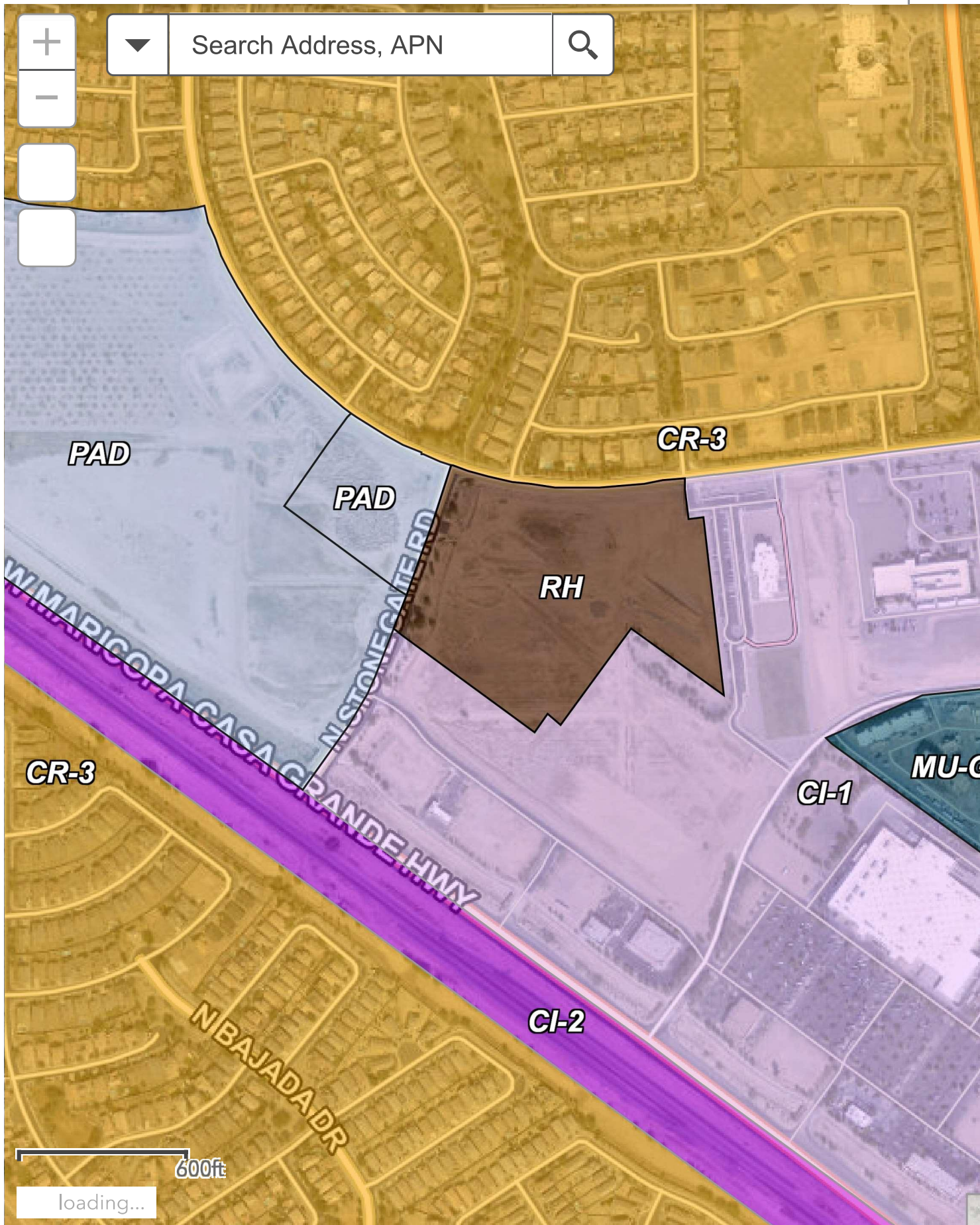


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Zoning



LEGAL DESCRIPTION

A PARCEL OF LAND 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF ALAN STEPHENS PARKWAY AND STONEGATE ROAD ACCORDING TO A MAP OF DEDICATION FOR ALAN STEPHENS PARKWAY ON FILE IN CABINET E . SLIDE 163, AND A SPECIAL WARRANTY DEED OF DEDICATION FOR STONEGATE ROAD ON FILE IN FEE NUMBER 2008-005496, IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE ALONG THE MONUMENT LINE OF STONEGATE ROAD, SOUTH 19 DEGREES, 21 MINUTES, 12 SECONDS WEST, A DISTANCE OF 622.33 FEET;

THENCE DEPARTING SAID LINE, SOUTH 70 DEGREES, 38 MINUTES, 48 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STONEGATE ROAD, ALSO BEING COINCIDENT WITH THE WEST LINE OF LOT 17, ACCORDING TO THE FINAL PLAT OF RECORD FOR 'MARIKOPIA POWER CENTER THE WELLS,' ON FILE AT THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN CABINET H, SLIDE 53, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID FINAL PLAT, NORTH 19 DEGREES, 21 MINUTES, 12 SECONDS EAST, A DISTANCE OF 568.32 FEET;

THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 63 DEGREES, 12 MINUTES, 52 SECONDS EAST, A DISTANCE OF 20.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 17 DEGREES, 11 MINUTES, 08 SECONDS EAST, A RADIAL DISTANCE OF 1,440.00 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24 DEGREES, 01 MINUTE, 55 SECONDS, A DISTANCE OF 603.99 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, NORTH 83 DEGREES, 09 MINUTES, 13 SECONDS EAST, A DISTANCE OF 196.23 FEET TO THE NORTHEAST CORNER OF LOT 18A ACCORDING TO A MINOR LAND DIVISION OF LOTS 18 AND 20 OF MARIKOPIA POWER CENTER WELLS ON FILE IN THE OFFICE OF THE PINAL COUNTY, ARIZONA RECORDER , IN FEE NUMBER 2020-021061 ;

THENCE ALONG THE EAST LINE OF SAID LOT 18A, SOUTH 06 DEGREES, 50 MINUTES, 47 SECONDS EAST, A DISTANCE OF 105.48 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 83 DEGREES, 06 MINUTES, 13 SECONDS EAST, A DISTANCE OF 49.54 FEET;

THENCE CONTINUE ALONG SAID LINE, SOUTH 06 DEGREES, 50 MINUTES, 34 SECONDS EAST, A DISTANCE OF 632.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18A;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 18A, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 406.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 OF SAID MARIKOPIA POWER CENTER WELLS FINAL PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 17, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 424.53 FEET;

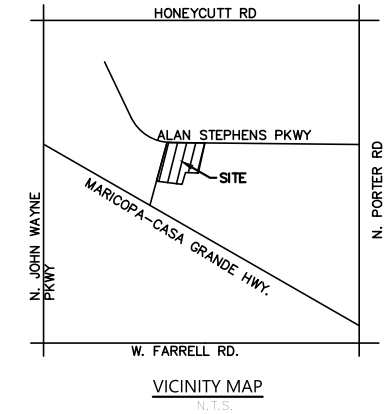
THENCE CONTINUE ALONG SAID LINE, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 62.00 FEET;

THENCE CONTINUE ALONG SAID LINE, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 75.00 FEET;

THENCE DEPARTING SAID LINE NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 573.42 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR VILLAS AT STONEGATE

NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



SHEET INDEX

- 1..... COVER SHEET
- 2 & 3. FINAL PLAT
- 4 & 5. TABLE & DETAILS

OWNER

CAPDEVLO60, LLC
790 NW 107TH AVE #400
MIAMI, FL 33172
PHONE: 801.489.3215
CONTACT: MCKAY MORLEY

NOTE: OWNER INFORMATION WAS OBTAINED FROM COUNTY ASSESSOR AT THE TIME OF THE SURVEY AND MAY NOT REPRESENT CURRENT OWNERSHIP

APN

APN:
PARCEL 1: 510-120-54J NET AREA: 7.1588 AC
PARCEL 2: 510-120-520 NET AREA: 8.0459 AC

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'
 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

BASIS OF BEARING

THE MONUMENT LINE OF STONEGATE ROAD BETWEEN A FOUND 3" BRASS CAP FLUSH AT THE INTERSECTION OF STONEGATE ROAD AND ALAN STEPHEN 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)

BENCHMARK

A "BENCH MARK DISK SET IN A LIGHT STRUCTURE" AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF S 360 AND A PID OF DU1047, SAID POINT BEING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. ELEVATION = 1206.28' (NAVD 88 DATUM)

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04021C	745	F	06/16/14	X	N/A



INDEX MAP
SCALE 1:80

C:\Users\lgordim\OneDrive\Documents\Projects\2021\03\202110090909\Team Share\2021\03\202110090909\PRELIM\PLAT\11622\PRELIM PLAT-01.dwg, 11/19/2022 9:07:34 PM

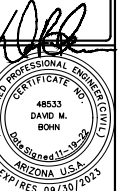
BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

COVER SHEET
VILLAS AT STONEGATE
CITY OF MARIKOPIA, AZ
PROJECT:

Job No.:	
Drawn By:	AEA
Checked:	DB

CALL BEFORE YOU DIG
800-4-A-DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARIKOPIA COUNTY)

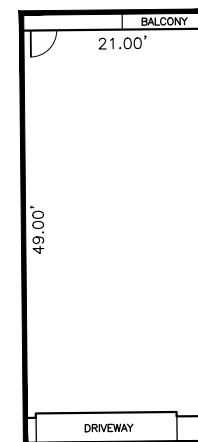
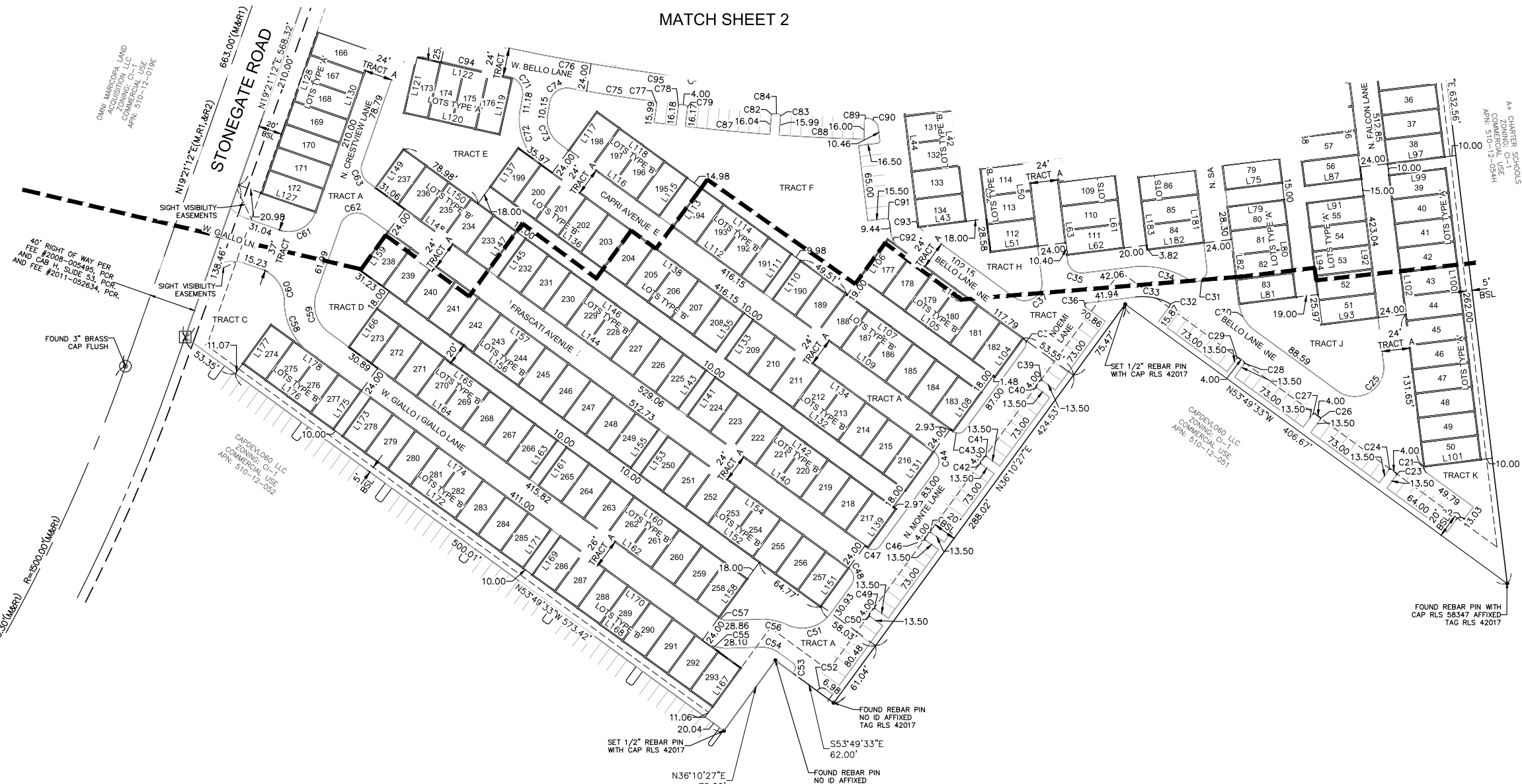


JOB NO.
202110090

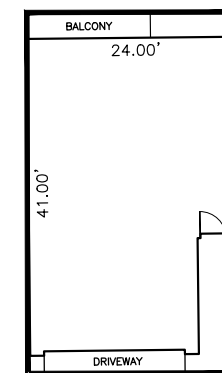
SHEET NO.
1

1 OF 5

MATCH SHEET 2



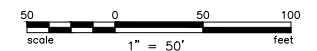
LOT TYPE 'A'



LOT TYPE 'B'

TYPICAL LOT DETAILS

N.T.S.



PRELIMINARY PLAT

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

PROJECT:

Job No.:
 Drawn By: AEA
 Checked: DB

CALL BEFORE YOU DIG
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)



JOB NO.
 202110090

SHEET NO.
 3

3 OF 5

C:\Users\lgordim..._thefhgroup\Team Share\2021\00202110090F06 VILLAS AT STONEGATE\DWG\CIVIL\PRELIMINARY\PRELIMINARY PLAT\11602\PRELIM PLAT-02.dwg, 11/19/2022 8:57:04 PM

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	13.11	10.00	75.13	12.19
C2	37.68	21.00	102.80	32.82
C3	11.22	8.00	80.33	10.32
C4	16.04	10.00	91.92	14.38
C5	1.77	2.00	50.66	1.71
C6	1.77	2.00	50.64	1.71
C7	13.84	10.00	79.28	12.76
C8	15.74	12.00	75.15	14.64
C9	1.97	2.00	56.57	1.90
C10	2.60	2.50	59.60	2.48
C11	13.54	10.00	77.60	12.53
C12	15.71	10.00	90.00	14.14
C13	3.14	2.00	90.00	2.83
C14	3.42	2.00	97.98	3.02
C15	29.61	19.76	85.83	26.91
C16	8.87	5.00	101.62	7.75
C17	8.12	40.00	11.62	8.10
C18	6.03	3.00	115.15	5.06
C19	18.33	40.00	26.25	18.17
C20	2.34	5.00	26.80	2.32
C21	4.10	5.00	46.98	3.99
C22	8.35	5.00	95.74	7.42
C23	3.14	2.00	90.00	2.83
C24	3.14	2.00	90.00	2.83
C25	59.01	25.00	135.25	46.24

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C26	3.14	2.00	90.00	2.83
C27	3.14	2.00	90.00	2.83
C28	3.14	2.00	90.00	2.83
C29	3.14	2.00	90.00	2.83
C30	26.24	32.00	46.98	25.51
C31	22.49	10.00	128.84	18.04
C32	3.47	2.00	99.27	3.05
C33	29.45	50.00	33.74	29.02
C34	51.52	76.00	38.84	50.54
C35	18.85	12.00	90.00	16.97
C36	4.78	2.00	136.98	3.72
C37	34.82	15.00	133.02	27.51
C38	9.42	6.00	90.00	8.49
C39	3.14	2.00	90.00	2.83
C40	3.14	2.00	90.00	2.83
C41	3.14	2.00	90.00	2.83
C42	3.14	2.00	90.00	2.83
C43	11.00	7.00	90.00	9.90
C44	15.71	10.00	90.00	14.14
C45	3.14	2.00	90.00	2.83
C46	3.14	2.00	90.00	2.83
C47	11.00	7.00	90.00	9.90
C48	15.71	10.00	90.00	14.14
C49	3.14	2.00	90.00	2.83
C50	3.14	2.00	90.00	2.83

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C51	41.44	30.00	79.14	38.22
C52	7.85	5.00	90.00	7.07
C53	7.85	5.00	90.00	7.07
C54	17.25	26.00	38.01	16.94
C55	22.56	34.00	38.01	22.15
C56	23.70	50.00	27.15	23.47
C57	6.63	10.00	38.01	6.51
C58	52.95	55.03	55.13	50.93
C59	38.32	30.00	73.18	35.76
C60	37.67	30.00	71.95	35.24
C61	37.70	24.00	90.00	33.94
C62	27.97	15.00	106.82	24.09
C63	19.16	15.00	73.18	17.88
C64	37.01	25.00	84.81	33.72
C65	48.79	31.06	90.00	43.93
C66	40.91	30.00	78.13	37.81
C67	3.14	2.00	90.00	2.83
C68	3.14	2.00	90.00	2.83
C69	4.57	2.00	130.89	3.64
C70	28.53	30.00	54.49	27.47
C71	23.04	15.00	88.02	20.84
C72	55.54	50.00	63.64	52.73
C73	28.88	26.00	63.64	27.42
C74	23.62	15.00	90.21	21.25
C75	73.61	1734.00	2.43	73.61

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C76	207.66	1710.00	6.96	207.54
C77	3.16	2.00	90.39	2.84
C78	3.14	2.00	90.00	2.83
C79	3.14	2.00	90.00	2.83
C80	34.46	18.98	104.04	29.92
C81	10.91	8.01	78.05	10.09
C82	3.25	2.00	93.00	2.90
C83	3.15	2.00	90.12	2.83
C84	3.89	1734.00	0.13	3.89
C85	99.77	1714.27	3.33	99.75
C86	20.36	12.00	97.21	18.00
C87	72.97	1752.00	2.39	72.97
C88	73.06	1752.00	2.39	73.05
C89	3.14	2.00	89.92	2.83
C90	14.25	10.00	81.62	13.07
C91	4.71	3.00	90.00	4.24
C92	16.40	20.00	46.98	15.94
C93	0.21	0.25	46.98	0.20
C94	71.92	1734.00	2.38	71.92
C95	207.66	1710.00	6.96	207.54

TRACT TABLE			
TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	3.86	168325.97	INGRESS, EGRESS, PUBLIC UTILITY, REFUSE COLLECTION, DRAINAGE EASEMENT AND EMERGENCY VEHICLE ACCESS
TRACT B	0.18	7877.96	OPEN SPACE/LANDSCAPE
TRACT C	0.32	13856.03	OPEN SPACE/LANDSCAPE
TRACT D	0.35	15444.60	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT E	0.40	17525.92	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT F	0.54	23486.00	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT G	0.15	6527.39	OPEN SPACE/LANDSCAPE
TRACT H	0.23	10017.20	OPEN SPACE/LANDSCAPE
TRACT I	0.24	10524.03	OPEN SPACE/LANDSCAPE
TRACT J	0.37	16007.07	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT K	0.35	15402.43	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT L	1.43	62145.08	OPEN SPACE/LANDSCAPE/AMENITIES

LOT TABLE		
LOT#	S.F.	AC
1	1026.77	0.02
2	1022.97	0.02
3	1029.00	0.02
4	1029.00	0.02
5	1029.00	0.02
6	1029.00	0.02
7	1025.71	0.02
8	1029.00	0.02
9	1028.35	0.02
10	1029.00	0.02
11	1029.00	0.02
12	1029.00	0.02
13	1029.00	0.02
14	1029.00	0.02
15	1027.31	0.02
16	1029.00	0.02
17	1029.00	0.02
18	1029.00	0.02
19	1029.00	0.02
20	1034.37	0.02
21	1029.00	0.02
22	1029.00	0.02
23	1029.00	0.02
24	1024.09	0.02
25	1029.28	0.02
26	1026.46	0.02
27	1029.00	0.02
28	1029.00	0.02
29	1029.00	0.02
30	1029.00	0.02

LOT TABLE		
LOT#	S.F.	AC
31	1029.00	0.02
32	1029.00	0.02
33	1029.00	0.02
34	1029.00	0.02
35	1029.00	0.02
36	1029.00	0.02
37	1029.00	0.02
38	1029.00	0.02
39	1029.00	0.02
40	1029.00	0.02
41	1029.00	0.02
42	1029.00	0.02
43	1029.00	0.02
44	1029.00	0.02
45	1029.00	0.02
46	1029.00	0.02
47	1029.00	0.02
48	1029.00	0.02
49	1029.00	0.02
50	1029.00	0.02
51	1029.00	0.02
52	1029.00	0.02
53	1029.00	0.02
54	1029.00	0.02
55	1029.00	0.02
56	1029.00	0.02
57	1029.00	0.02
58	1029.00	0.02
59	1029.00	0.02
60	1029.00	0.02

LOT TABLE		
LOT#	S.F.	AC
61	1029.00	0.02
62	1029.00	0.02
63	1029.00	0.02
64	1029.00	0.02
65	1029.00	0.02
66	1029.00	0.02
67	1029.00	0.02
68	1029.00	0.02
69	1029.00	0.02
70	1029.00	0.02
71	1029.00	0.02
72	1029.00	0.02
73	1029.00	0.02
74	1029.00	0.02
75	1029.00	0.02
76	1029.00	0.02
77	1029.00	0.02
78	1029.00	0.02
79	1029.00	0.02
80	1029.00	0.02
81	1031.63	0.02
82	1026.37	0.02
83	1029.00	0.02
84	1029.00	0.02
85	1029.00	0.02
86	1029.00	0.02
87	1029.00	0.02
88	1029.00	0.02
89	1029.00	0.02
90	1029.00	0.02

LOT TABLE		
LOT#	S.F.	AC
91	1029.00	0.02
92	1029.00	0.02
93	1029.00	0.02
94	1029.00	0.02
95	1029.00	0.02
96	1029.00	0.02
97	1029.00	0.02
98	1029.00	0.02
99	1029.00	0.02
100	1029.00	0.02
101	1029.00	0.02
102	1029.00	0.02
103	1029.00	0.02
104	1029.00	0.02
105	1029.00	0.02
106	1029.00	0.02
107	1029.00	0.02
108	1029.00	0.02
109	1029.00	0.02
110	1028.72	0.02
111	1028.98	0.02
112	984.00	0.02
113	984.00	0.02
114	984.00	0.02
115	984.00	0.02
116	984.00	0.02
117	984.00	0.02
118	984.00	0.02
119	984.00	0.02
120	984.00	0.02

LOT TABLE		
LOT#	S.F.	AC
121	984.00	0.02
122	984.00	0.02
123	984.00	0.02
124	984.00	0.02
125	984.00	0.02
126	984.00	0.02
127	984.00	0.02
128	984.00	0.02
129	984.00	0.02
130	984.00	0.02
131	984.00	0.02
132	984.00	0.02
133	984.00	0.02
134	984.00	0.02
135	1029.00	0.02
136	1029.00	0.02
137	1029.00	0.02
138	1029.00	0.02
139	1029.00	0.02
140	1029.00	0.02
141	1029.00	0.02
142	1029.00	0.02
143	1029.00	0.02
144	1029.00	0.02
145	1029.00	0.02
146	1029.00	0.02
147	1029.00	0.02
148	1029.00	0.02
149	1029.00	0.02
150	1029.00	0.02

LOT TABLE		
LOT#	S.F.	AC
151	1029.00	0.02
152	1029.00	0.02
153	1029.00	0.02
154	1029.00	0.02
155	1029.00	0.02
156	1029.00	0.02
157	1029.00	0.02
158	1029.00	0.02
159	1029.00	0.02
160	1029.00	0.02
161	1029.00	0.02
162	1029.00	0.02
163	1029.00	0.02
164	1029.00	0.02
165	1029.00	0.02
166	1029.00	0.02
167	1029.00	0.02
168	1029.00	0.02

