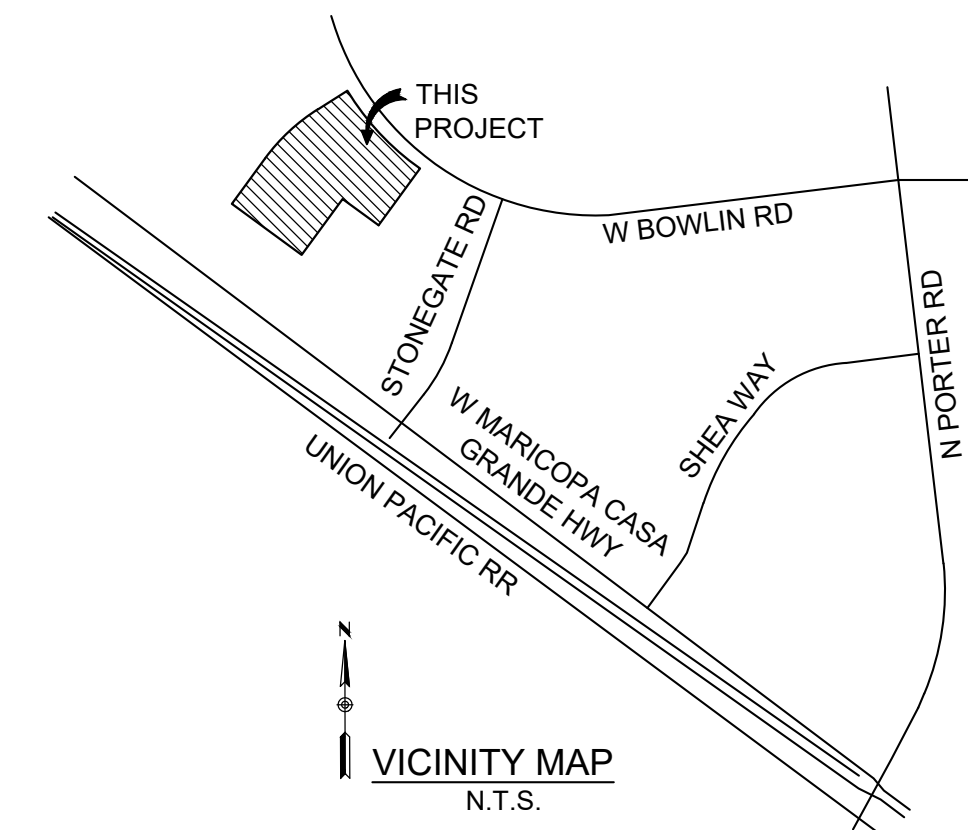


PRELIMINARY SITE PLAN FOR ROERS STONEGATE

"MARICOPA, ARIZONA"



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

EXISTING LEGEND

	SECTION LINE
	PROPERTY LINE
	PARCEL LINE
	EXISTING EASEMENT
	DECORATIVE RAIL FENCE
	BARBED WIRE FENCE
	OVERHEAD UTILITY LINE
	UNDERGROUND SEWER LINE
	MONUMENT AS NOTED
	POWER POLE
	GUY ANCHOR
	STREET LIGHT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	TELEPHONE PEDESTAL
	SIGN
	MAILBOX
	CACTUS
	CONCRETE
	TOWNSHIP
	RANGE
	RECORD BEARING AND OR DISTANCE
	MEASURED BEARING AND OR DISTANCE
	CALCULATED BEARING AND OR DISTANCE
	PROFESSIONAL LAND SURVEYOR
	ASSESSOR PARCEL NUMBER
	WATER LINE

PROPOSED LEGEND

	SEWER PLUG/ WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	WATER METER
	FIRE HYDRANT
	TAPPING SLEEVE AND VALVE
	VALVE
	STORM DRAIN HEADWALL
	DRYWELL
	SIGN
	CONC. SIDEWALK
	LIGHT POLE
	SURVEY MONUMENT
	ASPHALT PAVING
	8" S SEWER LINE
	8" W WATER LINE
	RETAINING WALL
	STORM DRAIN PIPE
	IRRIGATION SLEEVE

PINAL COUNTY GENERAL NOTES:

- DEVELOPER SHALL OBTAIN A PINAL COUNTY RIGHT-OF-WAY USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE COUNTY RIGHT-OF-WAY. CONTACT THE PINAL COUNTY PUBLIC WORKS INSPECTION SECTION AT LEAST SEVEN (7) DAYS PRIOR TO WORK.
- DRAINAGE REPORT AND GRADING & DRAINAGE PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT PINAL COUNTY DRAINAGE ORDINANCE AND DRAINAGE MANUAL.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE SUBMITTED TO PINAL COUNTY PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. (IF APPLICABLE, SITES OF 1 ACRE OR MORE).
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EARTH MOVING PERMIT FROM PINAL COUNTY AIR QUALITY DEPARTMENT AND THE EPA, AND FOR COMPLYING WITH THEIR REQUIREMENTS FOR DUST CONTROL.
- ANY WORK DONE IN A DRAINAGE CHANNEL OR WASH MUST COMPLY WITH STATE AND FEDERAL REGULATIONS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE PINAL COUNTY DESIGN MANUAL AND APPLICABLE MAG STANDARD SPECIFICATIONS AND DETAILS.
- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR BLUE STAKE MARKING AS CONSTRUCTION IS IN PROGRESS.
- NO TRENCH TO BE LEFT OPEN/UNCOVERED AFTER WORKING HOURS.
- TRAFFIC CONTROL AND BARRICADING SHALL BE ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND/OR PINAL COUNTY REQUIREMENTS.
- ANY WORK ON ARTERIAL OR COLLECTOR ROADS SHALL REQUIRE AN OFF-DUTY PINAL COUNTY SHERIFF'S OFFICER FOR TRAFFIC CONTROL. CONTACT SHALL BE MADE THROUGH THE PCSO REPRESENTATIVE.
- ALL RETENTION BASINS MUST DRAIN THE DESIGN STORM RUNOFF VOLUME WITHIN 36 HOURS. THE OWNER IS RESPONSIBLE FOR ANY BASIN FAILING TO MEET THE REQUIREMENT AND MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE WITH THIS CRITERIA AS WELL AS PINAL COUNTY STANDARDS AND DRAINAGE ORDINANCE.
- ALL DRY WELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY OWNERS WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRY WELL'S SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELLS. THE OWNER SHALL BE RESPONSIBLE FOR REGISTERING THE DRYWELLS WITH ADEQ. DRY WELL GRATE ELEVATION SHALL BE A MINIMUM 0.3' FT. ABOVE THE BOTTOM OF RETENTION BASIN (TO ALLOW FOR SILT ACCUMULATION).
- AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES WHILE WORK IS IN PROGRESS. DEVIATION FROM THE PLANS SHALL NOT BE ALLOWED WITHOUT AN APPROVED PLAN REVISION.
- ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE COUNTY ENGINEER AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

SHEET INDEX

01	COVER SHEET
02	PRELIMINARY SITE PLAN

OWNER/DEVELOPER

ROERS MARICOPA APARTMENTS LLC
 TWO CARLSON PARKWAY, # 400
 PLYMOUTH, MN 55447
 PHONE: (651) 395-0684
 CONTACT: KEVIN STURGEON
 EMAIL: KEVIN.STURGEON@ROERSCOMPANIES.COM

CIVIL ENGINEER

ATWELL
 4800 N SCOTTSDALE ROAD, SUITE #1600
 SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 690-7527
 CONTACT: RAMZI GEORGES, P.E., CFM,
 EMAIL: RGEORGES@ATWELL-GROUP.COM

ARCHITECT

KAAS WILSON
 1301 AMERICAN BLVD E, STE 100
 GLOOMINGTON, MN 55425
 PHONE: (612) 237-5886
 CONTACT: ENIRCO WILLIAMS, AIA NCARB
 EMAIL: ENRICO@KAASWILSON.COM

BENCHMARK

BENCHMARK IS A FOUND 3" NGS BRASS CAP FLUSH ON RAILROAD HEADWALL SOUTHWEST OF THE INTERSECTION OF PORTER ROAD AND MARICOPA - CASA GRANDE HIGHWAY.
 NGS POINT DESIGNATION G422.
 ELEV: 1199.66 FEET (NAVD88)

BASIS OF BEARING

BASIS OF BEARING IS N89°08'46"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

SITE PLAN NOTES:

- SIGNS ARE APPROVED BY SEPARATE PERMIT
- DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC
- WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT
- PARKING WILL BE PAVED
- PARKING WILL BE WITHIN 600 FEET OF BUILDING
- LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS.
- FIRE APPARATUS ACCESS AND FIRE LANES SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 503 AND APPENDIX D.
- FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 SECTION 3312 AND APPENDIX C.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25;
 THENCE SOUTH 89° 59' 13" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SECTION 25 A DISTANCE OF 1316.07 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;
 THENCE SOUTH 00° 15' 01" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89° 59' 13" EAST ALONG THE SOUTH LINE OF THE NORTH 70.00 FEET OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 406.00 FEET;
 THENCE SOUTH 00° 15' 01" WEST A DISTANCE OF 425.00 FEET;
 THENCE SOUTH 89° 59' 53" EAST A DISTANCE OF 251.79 FEET;
 THENCE SOUTH 00° 16' 42" WEST A DISTANCE OF 7.46 FEET;
 THENCE SOUTH 00° 17' 26" WEST A DISTANCE OF 502.06 FEET;
 THENCE SOUTH 89° 57' 45" WEST A DISTANCE OF 657.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;
 THENCE NORTH 00° 15' 01" EAST A DISTANCE OF 935.05 FEET TO THE POINT OF BEGINNING.

UNDERGROUND UTILITY NOTE

THE UTILITIES DEPICTED HEREON ARE BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO CONTACT ARIZONA 811 OR A PRIVATE UTILITY LOCATOR 48 HOURS PRIOR TO ANY ONSITE CONSTRUCTION AND FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

UTILITY CONFLICT NOTICE			
UTILITY	NAME	CONTACT INFO	DATE SUBMITTED
SOUTHWEST GAS	CHRISTINA BERTRAND	(877)860-6020	XX.XX.2024
COX COMMUNICATIONS	ANNIE SANDOVAL	(623)328-2431	XX.XX.2024
KINDER MORGAN			XX.XX.2024
ED3	MICHAEL BRISTOL	(520)424-9311	XX.XX.2024
ORBITAL COMMUNICATIONS	JOHN SCHURZ	(520)568-8890	XX.XX.2024
GLOBAL WATER RESOURCES	EMILY CAMPBELL	(480)999-4536	XX.XX.2024

*CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

SITE STATISTICS	
PARCEL NUMBER	512-41-7270
CURRENT ZONING	PAD - PLANNED AREA DEVELOPMENT
PROPOSED USE	PAD - PLANNED AREA DEVELOPMENT
SETBACK	
FRONT (ALAN STEPHENS PKWY)	20' (25' PROVIDED)
SIDE	15'
REAR (SOUTH PROPERTY LINE)	15'
BUILDING HEIGHT	3 STORIES = 46'-3" MAX HEIGHT
TOTAL UNITS	216
DENSITY	216 UNITS/ 9.56 ACRES = 23 UNITS/ACRE
F.A.R.	0.72
OPEN SPACE PROVIDED	118,420 SF OR 28% OF NET SITE
OPEN SPACE REQUIRED	20%

PARKING CALCULATIONS	
TWO BEDROOM UNITS	2.0x96 = 192 STALLS
THREE BEDROOM UNITS	2.5x96 = 135 STALLS
FOUR BEDROOM UNITS	3x24 = 135 STALLS
GUEST PARKING	1x216/0.2 = 43 STALLS
TOTAL PARKING REQUIRED	505 STALLS/216 TOTAL UNITS (2.34 STALLS PER UNIT)
20% REDUCTION FOR SUSTAINABLE DESIGNS: 505 X 0.8 = 404 (±1.87/DU)	
SURFACE	166
COVERED SURFACE	238
TOTAL PARKING PROVIDED	404 (1.87 SPACE/UNIT)
BICYCLE PARKING (MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACES PROVIDED. 404 VEHICLE/10 P.S. = 41 REQUIRED)	42 PROVIDED
ELECTRIC VEHICLE CHARGING STATIONS (AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS. 425 P.S.X0.05 = 21.3 REQUIRED)	XX PROVIDED



COVER SHEET
 PRELIMINARY SITE PLAN
 ROERS STONEGATE
 CITY OF MARICOPA, ARIZONA



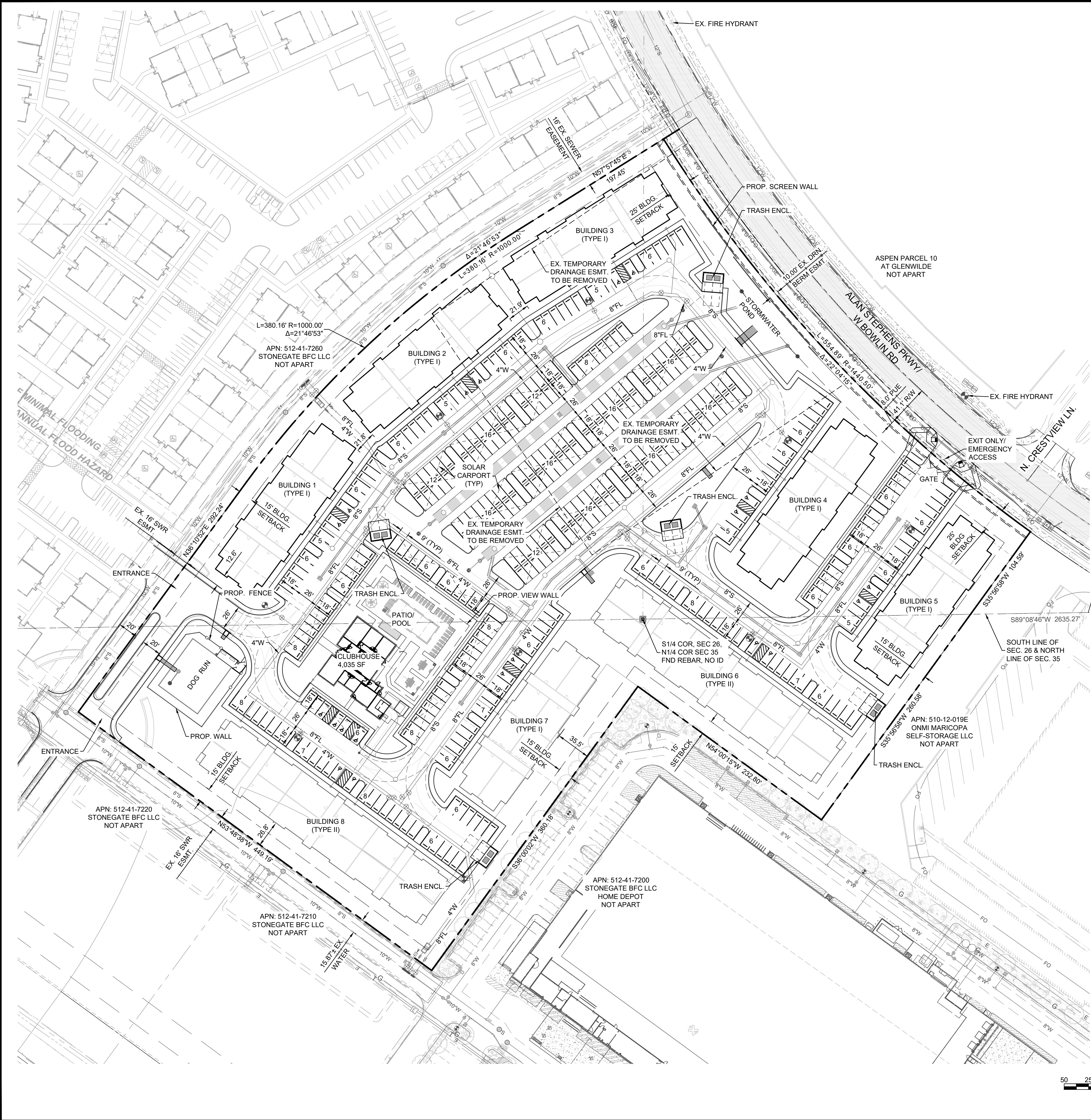
REVISIONS:	



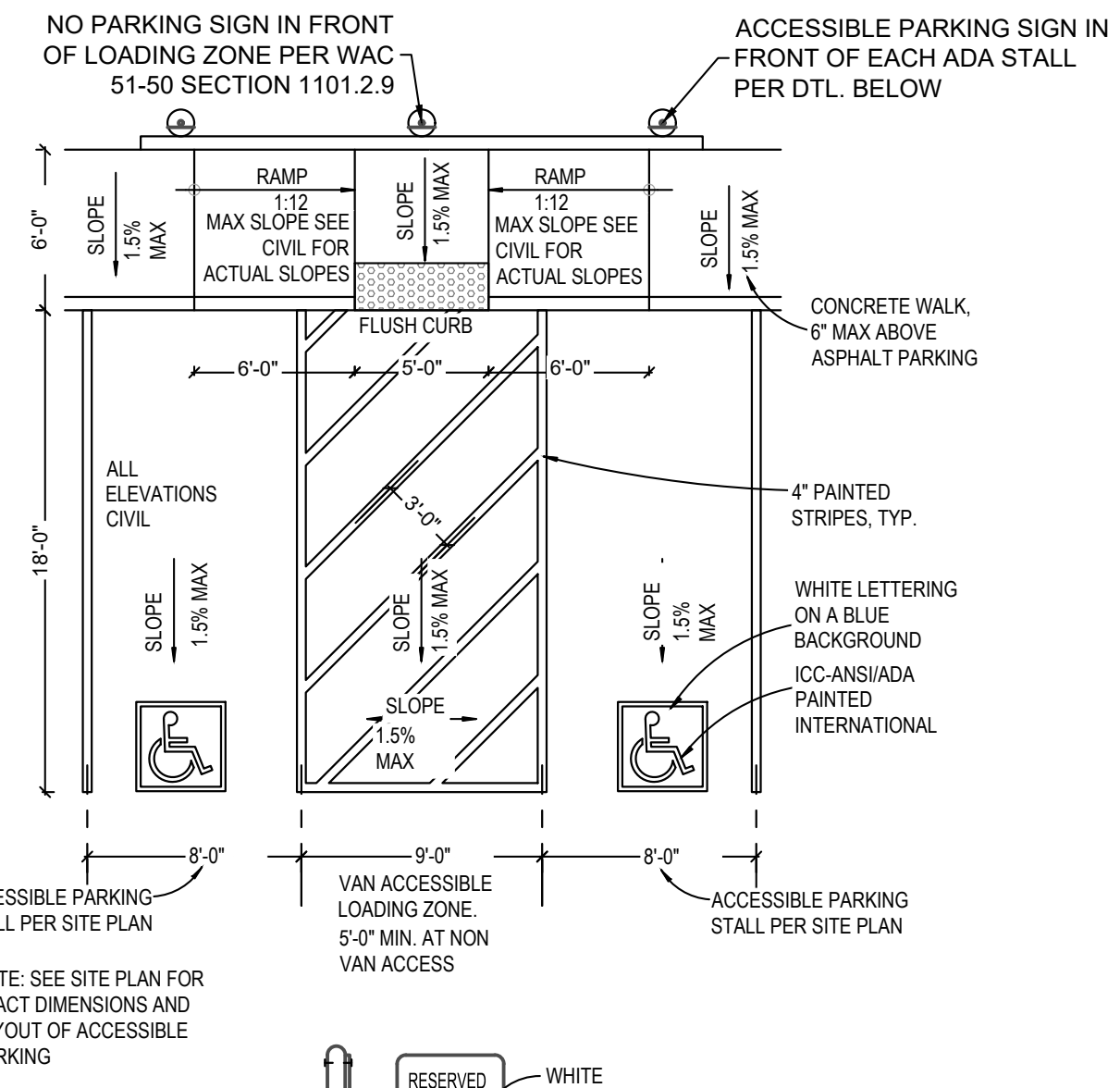
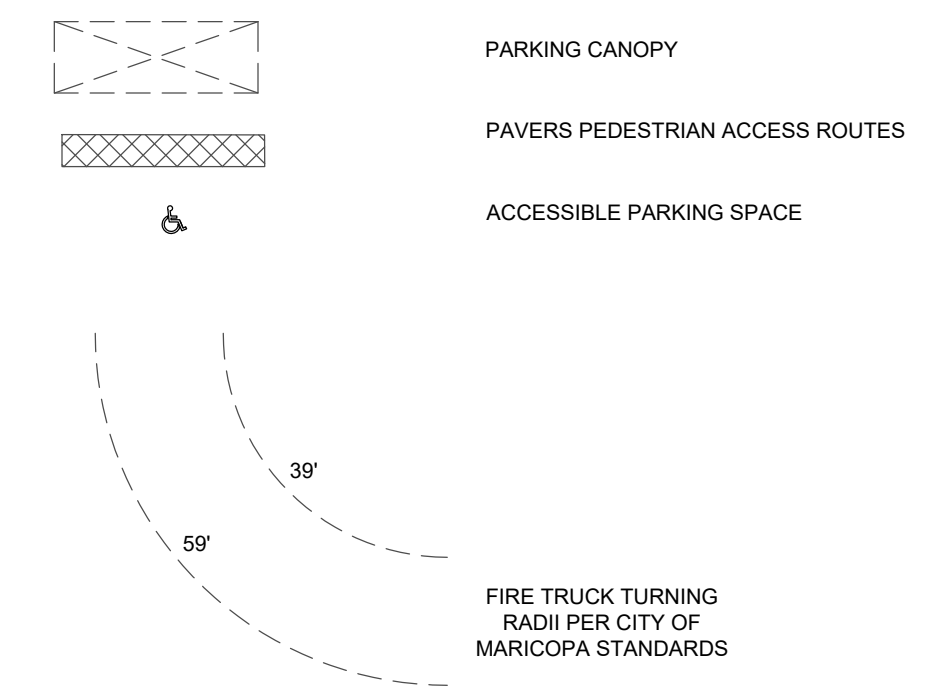
PM.	AG
DR.	TLC
JOB NO.	23007911
FILE NO.	23007911_PRELIM-SP

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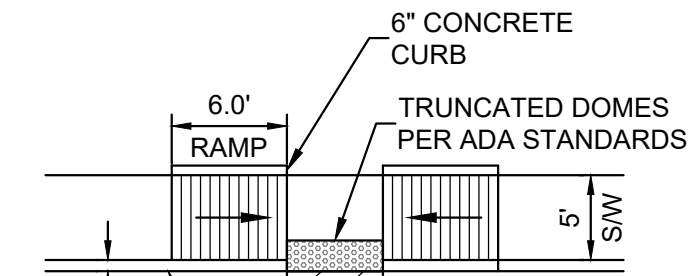
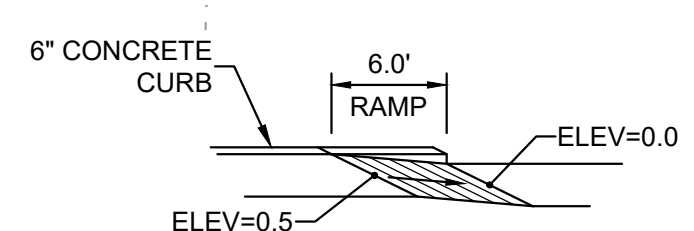
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LEGEND

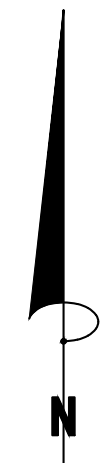
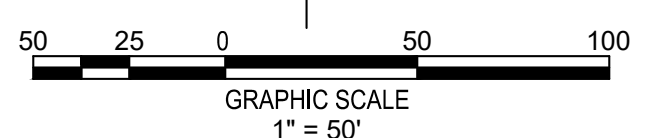


NE COR SEC 35, T4S, R3E, FND CONC. NAIL, FLUSH NO ID



RAMP DETAIL A N.T.S.

RAMP DETAIL B N.T.S.



BUILDING SIGN NOTE: BUILDING SIGNS SHALL BE LOCATED ON THE UPPER RIGHT CORNER OF THE BUILDING FACE. SIZE AND LOCATION TO BE DETERMINED BY THE FIRE MARSHALL.

GATES NOTE: GATES SHALL BE A MINIMUM CLEAR WIDTH OF 20 FEET AND ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. THE PRIMARY DEVICE SHALL BE AN APPROVED TOMAR SYSTEM PRE-EMPTION DEVICE AND SECONDARY KNOX GATE KEY PEDESTAL.

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PRELIMINARY SITE PLAN

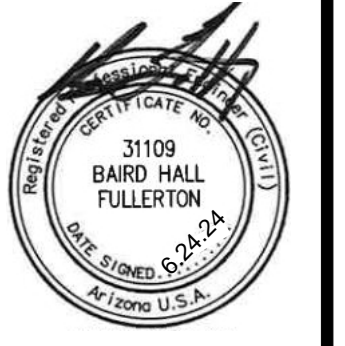
PRELIMINARY SITE PLAN ROERS STONEGATE CITY OF MARICOPA, ARIZONA



Know what's below. Call before you dig.

REVISIONS:

NO.	DATE	DESCRIPTION



PM.	AG
DR.	TLC
JOB NO.	23007911
FILE NO.	23007911_PRELIM-SP

SITE METRICS

ADDRESS/LOCATION:	MARICOPA CASA GRANDE HIGHWAY, WEST OF STONEGATE ROAD
PLAT NAME:	LOT 8
COUNTY:	PINAL COUNTY
PARCEL I.D.:	APN: 51024001W, 51012019H
PARCEL AREA:	9.56 ACRES

PLANNING/ZONING METRICS

	PROPOSED
ZONING	Planned Area Development (PAD)
BUILDING HEIGHT	46'-3"
DENSITY	216 UNITS / 9.6 ACRES = 23 UNITS/ACRE

PARKING STANDARDS (PAD)

UNIT TYPE	REQ'D STALLS/UNIT	UNITS PROVIDED	STALLS PROVIDED (w/20% SUSTAINABLE INCENTIVE PARKING REDUCTION)
2BR	2	96	134
3BR	2.5	96	135
4BR	3	24	135
TOTAL UNITS:		216	
PARKING STALL TOTALS (REQ'D):			404

PARKING STALLS (PROVIDED)

Level	Count
Level 1	404

UNIT MIX - OVERALL SITE

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
2BR				
Unit 2-0	96	964 ft ²	92,544 ft ²	44%
	96		92,544 ft ²	44%
3BR				
Unit 3-0	24	1,243 ft ²	29,825 ft ²	11%
Unit 3-1	72	1,229 ft ²	88,463 ft ²	33%
	96		118,288 ft ²	44%
4BR				
Unit 4-0	24	1,368 ft ²	32,825 ft ²	11%
	24		32,825 ft ²	11%
Grand total	216		243,657 ft²	100%

ADOH MANDATORY DESIGN STANDARDS 2021 (Unit Size)

Unit Size	Minimum RFA	Maximum RFA
2BR	800 net SF	973 net SF
3BR	1,050 net SF	1,243 net SF
4BR	1,200 net SF	1,360 net SF



PARKING STANDARDS (PAD)

UNIT TYPE	REQ'D STALLS/UNIT	UNITS PROVIDED	STALLS PROVIDED (w/20% SUSTAINABLE INCENTIVE PARKING REDUCTION)
2BR	2	96	134
3BR	2.5	96	135
4BR	3	24	135
TOTAL UNITS:		216	
PARKING STALL TOTALS (REQ'D):			404

PARKING STALLS (PROVIDED)

Level	Count
Level 1	404

PARKING STANDARDS (PAD)

PARKING STALL TOTALS (PROVIDED):	404
BICYCLE PARKING REQ'D (one bicycle space per 10 off-street vehicle parking spaces)	404/10, or 41 SPACES
BICYCLE PARKING SPACES (PROVIDED)	6 SPACE * 7 LOCATIONS, or 42 TOTAL

SITE PLAN KEY

- 1 MONUMENT SIGN
- 2 DOG PARK
- 3 POOL w/POOL DECK
- 4 OUTDOOR SEATING w/RAMADA
- 5 SITE ACCESS GATE
- 6 BICYCLE PARKING (6 SPOTS)
- 7 TRASH/RECYCLING ENCLOSURE
- 8 SOLAR CARPORT, TYP.

1 SD Site Plan
1" = 100'-0"



SITE PLAN

A2.0.0

Roers - Maricopa - Stonegate Apts.

MARICOPA CASA GRANDE HIGHWAY, WEST OF STONEGATE ROAD 06/19/24 23123