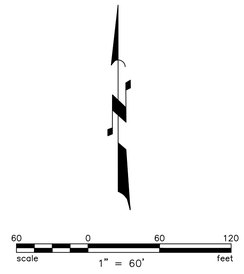
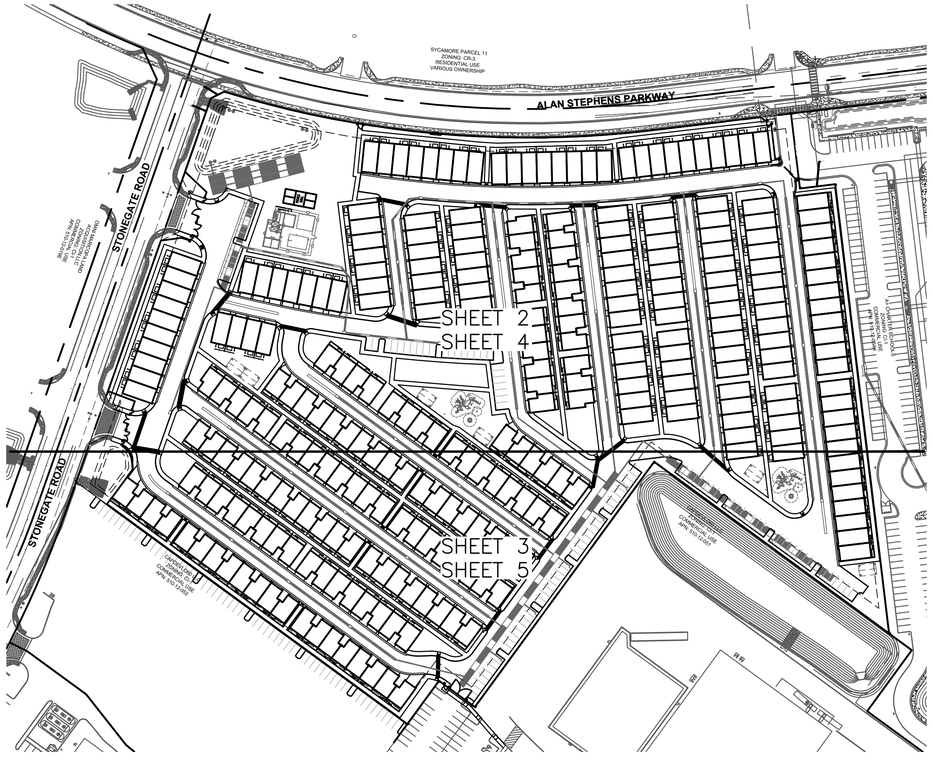
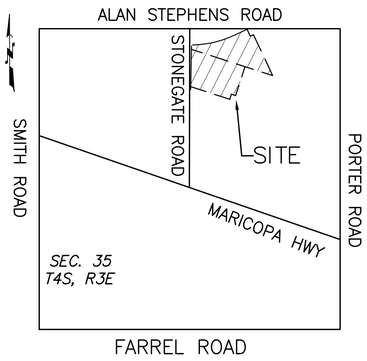
PRELIMINARY SITE AND UTILITY PLAN
FOR
VILLAS AT STONEGATE
A PORTION OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA







VICINITY MAP
N.T.S

OWNER
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

APPLICANT
FIG DEVELOPMENT
295 W. CENTER STREET
PROVO, UT 84601
PHONE: 801.372.2077
CONTACT: GARRETT SEELY

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:	318	
ALLOWABLE DENSITY:	20.0 DU/AC (RH OPTION)	
PROPOSED DENSITY:	= 318 DU / 16.10 AC = 19.75 DU/AC	
ALLOWABLE LOT COVERAGE:	50%	
PROPOSED BLDG COVERAGE:	= 275,913 SF = 39.4%	
REQUIRED OPEN SPACE:	= 140,226 SF = 20%	
PROPOSED OPEN SPACE:	= 186,154 SF = 26.6% MIN	
UNIT PRODUCT MIX:	175 TOWNHOMES = 44'X21' 143 TOWNHOMES = 36'x24'	
PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNIT = 795 TOTAL STALLS	
PARKING PROVIDED:	= 636 GARAGE STALLS + 162 OPEN STALLS = 798 TOTAL PROVIDED = 2.51 STALLS PER UNIT	

SHEET INDEX

COVER SHEET.....1
PRELIMINARY SITE PLAN.....2–3
PRELIMINARY UTILITY PLAN.....4–5
VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT.....6
OPEN SPACE EXHIBIT.....7

PROJECT DESCRIPTION
A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 318 TOWNHOME–STYLE UNITS.

SERVICE PROVIDERS

WATER	CITY OF MARICOPA
SEWER	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
FIRE	CITY OF MARICOPA

LEGAL DESCRIPTION

PARCEL 1.

LOT 18A OF MINOR LAND DIVSION OF LOT 18 OF A REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO SURVEY OF RECORD AT FEE NO 2020–035333, RECORDS OF PINAL COUNTY.

PARCEL 2.

LOT 17 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO THE PLAT RECORDED IN CABINET H, SLIDE 053, IN THE OFFICIAL RECORDS OF PINAL COUNTY ARIZONA.

BASIS OF BEARING

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

NOT APPROVED FOR CONSTRUCTION

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

REVISIONS:

COVER SHEET

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	–
Drawn By:	PJ
Checked:	DB

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
48533
DAVID M. BOHN
Signed 09/30/2022
ARIZONA U.S.A.
EXPIRES 09/30/2023

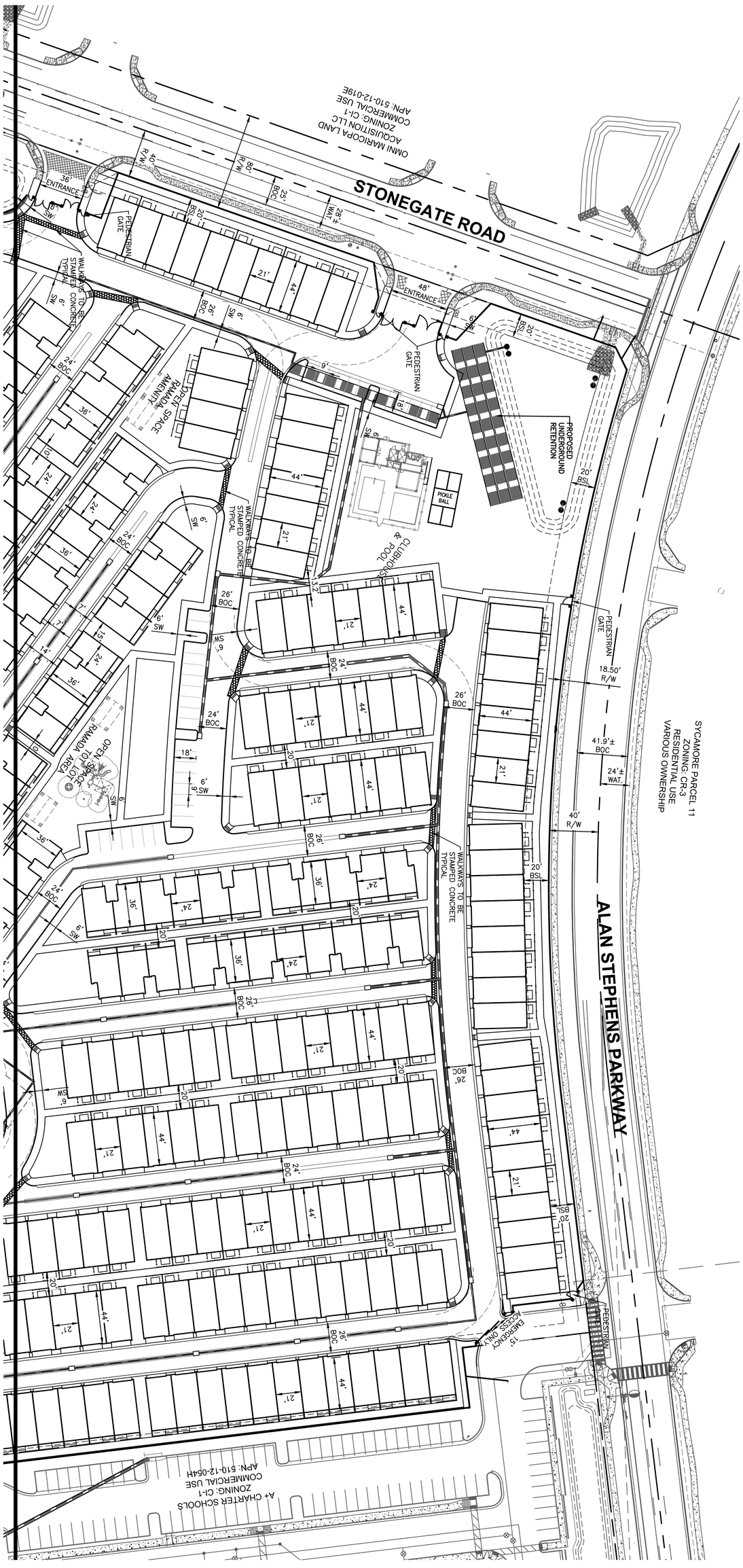
JOB NO.
202110090

SHEET NO.
1

1 OF 7

C:\Users\David\SHARED DRIVE\2021\202021100090FG STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\(081522)(202021001009OPSP.dwg, 08/20/2022 1:32:35 PM

C:\Users\David\SHARED DRIVE\2021\002021100901FIG STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\002021001090PSP.dwg, 08/20/2022 1:34:06 PM



NOT APPROVED FOR CONSTRUCTION

SHEET NO. 2 OF 7	JOB NO. 2021100901	CALL TWO WORKING DAYS BEFORE YOU DIG (602) 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)	Job No. — Drawn By PJ Checked DB	PRELIMINARY SITE PLAN PROJECT: VILLAS AT STONEGATE CITY OF MARICOPA, AZ	REVISIONS:

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

MATCH SHEET 2

STONEGATE ROAD

CAPDEVLO80 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-052

CAPDEVLO80 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-051

OPEN SPACE
RAMADA
AMENITY

PROP. SEWER

PROP. WATER

WALKWAYS TO BE STAMPED CONCRETE TYPICAL

PROPOSED UNDERGROUND RETENTION

EMERGENCY ONLY GATE

PEDESTRIAN GATE

NOT APPROVED FOR CONSTRUCTION

40 0 40 80
scale
1" = 40'
feet

C:\Users\David\SHARED DRIVE\2021\X0202110090FG STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\X0202110010090PSP.dwg, 08/20/2022 1:34:38 PM

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

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.: –
Drawn By: PJ
Checked: DB

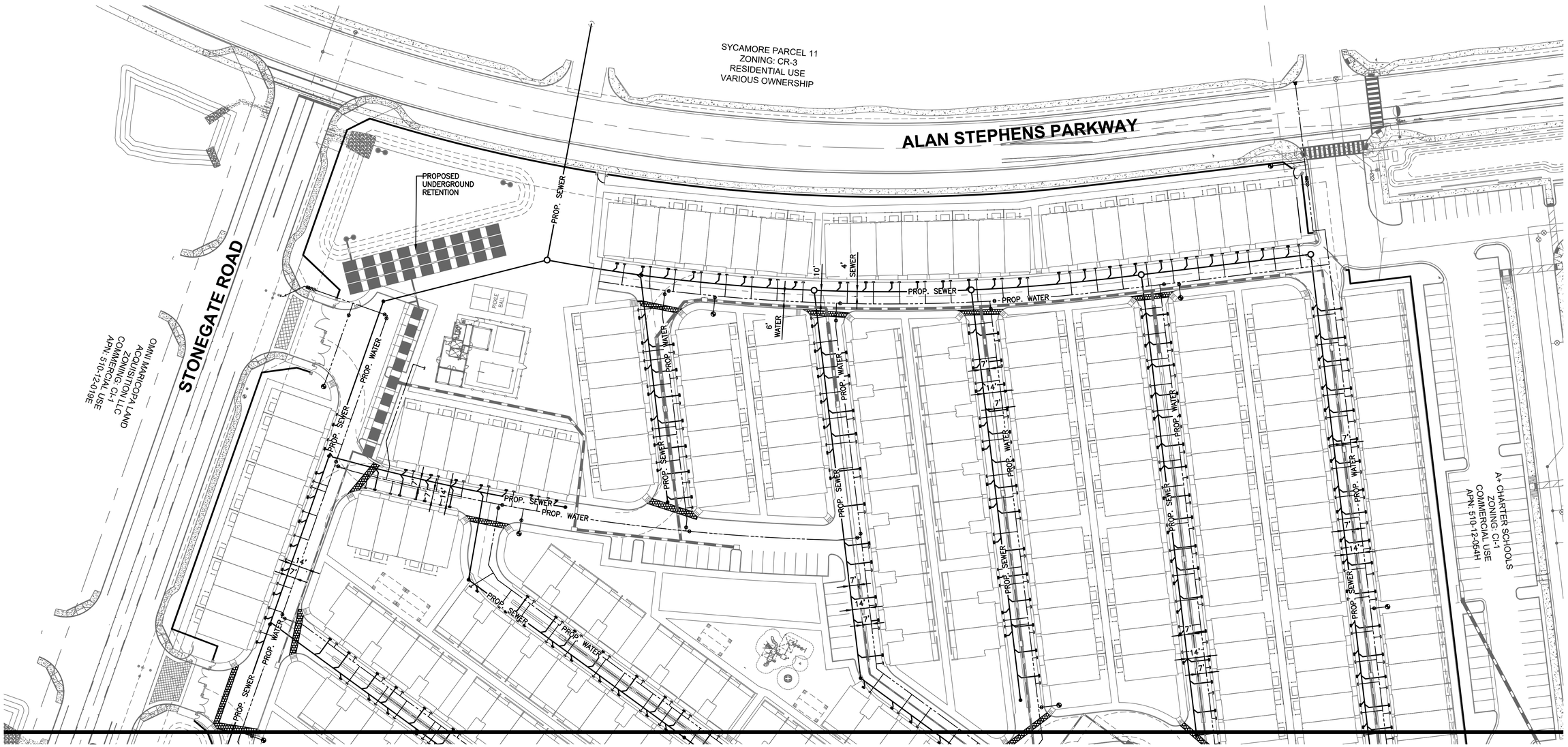
CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
48533
DAVID M. BOHN
Date Signed 08-20-22
ARIZONA, U.S.A.
EXP/RES 09/30/2023
CIVIL

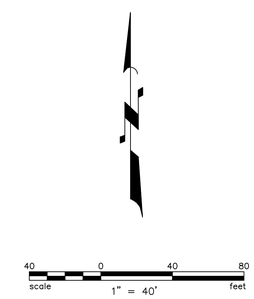
JOB NO.
202110090

SHEET NO.
3

3 OF 7



MATCH SHEET 5



NOT APPROVED FOR CONSTRUCTION

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

REVISIONS:

PRELIMINARY UTILITY PLAN

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	–
Drawn By:	PJ
Checked:	DB

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

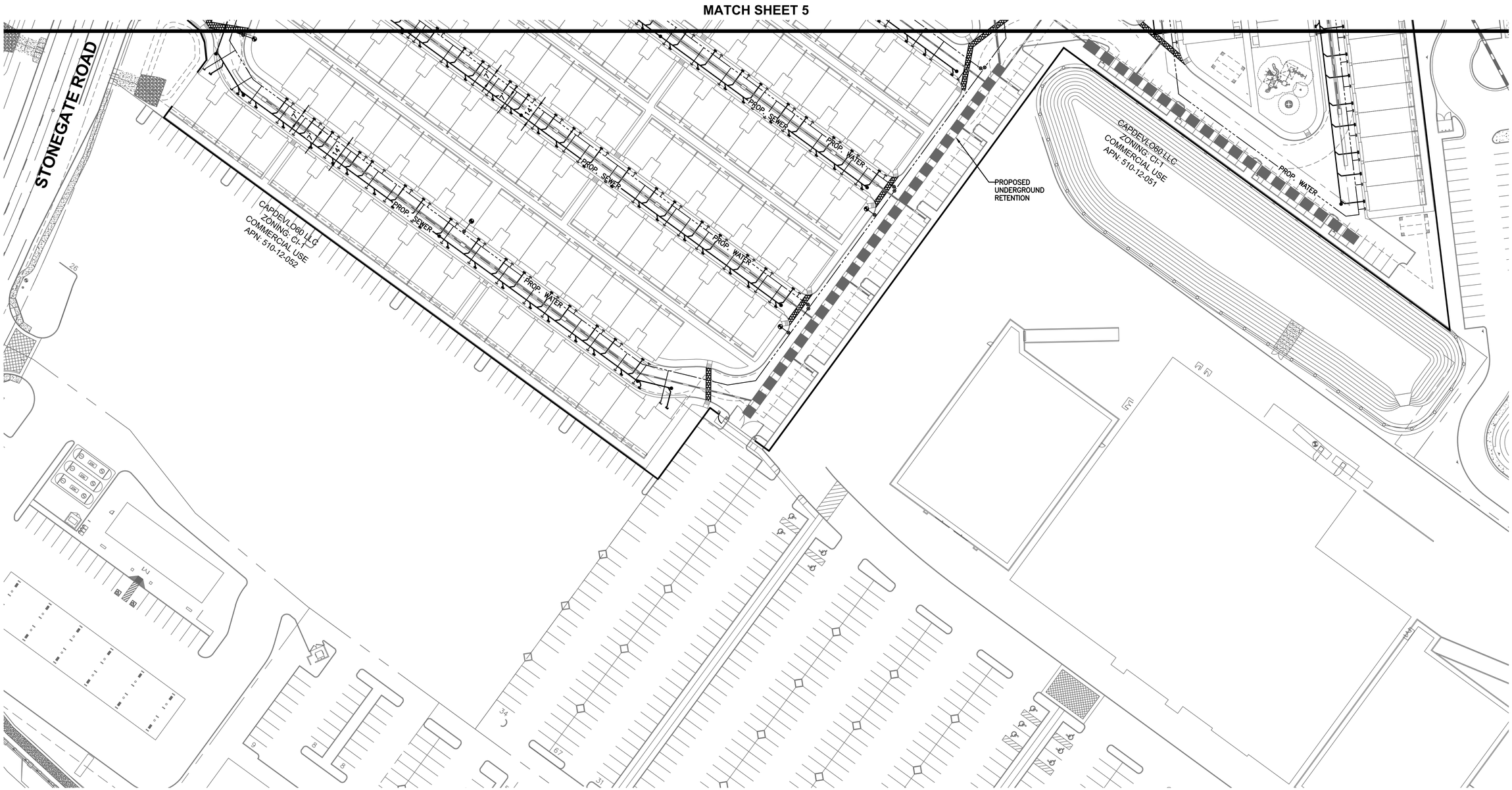
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 48533
DAVID M. BOHN
Date Signed 08-20-22
ARIZONA U.S.A.
EXPIRES 09/30/2023

JOB NO.
202110090

SHEET NO.
4

4 OF 7

C:\Users\David\SHARED DRIVE\2021\0020211009OFIG STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\0020210010090PSP.dwg, 08/20/2022 1:36:26 PM



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

REVISIONS:

PRELIMINARY UTILITY PLAN

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	–
Drawn By:	PJ
Checked:	DB

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
48533
DAVID M. BOHN
Date Signed 08-20-22
ARIZONA U.S.A.
EXPIRES 09/30/2023

JOB NO.
202110090

SHEET NO.
5

5 OF 7

NOT APPROVED FOR CONSTRUCTION

C:\Users\David\SHARED DRIVE\2021\002021100 90FIG STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\002021001009 0PSP.dwg, 08/20/2022 1:36:53 PM

LEGEND

- PEDESTRIAN ROUTE
- 35' AND 55' VEHICLE TURNING RADII

60 0 60 120
scale 1" = 60' feet

NOT APPROVED FOR CONSTRUCTION

C:\Users\David\SHARED DRIVE\2021\V2021100909G STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\V2021100909PSP.dwg, 08/20/2022 1:40:51 PM

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

REVISIONS:

VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT

PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.: –
Drawn By: PJ
Checked: DB

CALL TWO WORKING DAYS BEFORE YOU DIG (602) 263-1100 1-800-STAKE-IT (OUTSIDE ARIZONA COUNTY)

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
48533
DAVID M. BOHN
Date Signed 08-20-22
ARIZONA U.S.A.
EXPIRES 09/30/2023

JOB NO.
202110090

SHEET NO.
6

6 OF 7

LEGEND

OVERALL OPEN SPACE
AREA= 186,154 SF
27% OF OVERALL PROPERTY

PRIVATE OPEN SPACE(PATIO) = 38,478 SF
OPEN SPACE WITHOUT PATIO = 147,676 SF
21% OF OVERALL PROPERTY

NOT APPROVED FOR CONSTRUCTION

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

REVISIONS:

OPEN SPACE EXHIBIT

PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	–
Drawn By:	PJ
Checked:	DB

CALL TWO WORKING DAYS BEFORE YOU DIG (602) 263-1100 1-800-STAKE-IT (OUTSIDE ARIZONA COUNTY)

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
48533
DAVID M. BOHN
Date Signed 09-20-22
ARIZONA U.S.A.
EXPIRES 09/30/2023

JOB NO.
202110090

SHEET NO.
7

7 OF 7

C:\Users\David\SHARED DRIVE\2021\V2021100909G STONEGATE ESTATES\DWG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN\081522\V2021100909PSP.dwg, 08/20/2022 1:41:27 PM