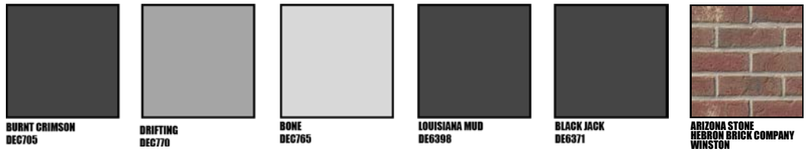
FRONT ELEVATION

CLUBHOUSE
POOL BUILDING

WOODS ASSOCIATES ARCHITECTS



POOL ELEVATION

WOODS ASSOCIATES ARCHITECTS

CLUBHOUSE
POOL BUILDING

BURNT CRIMSON
DEC705

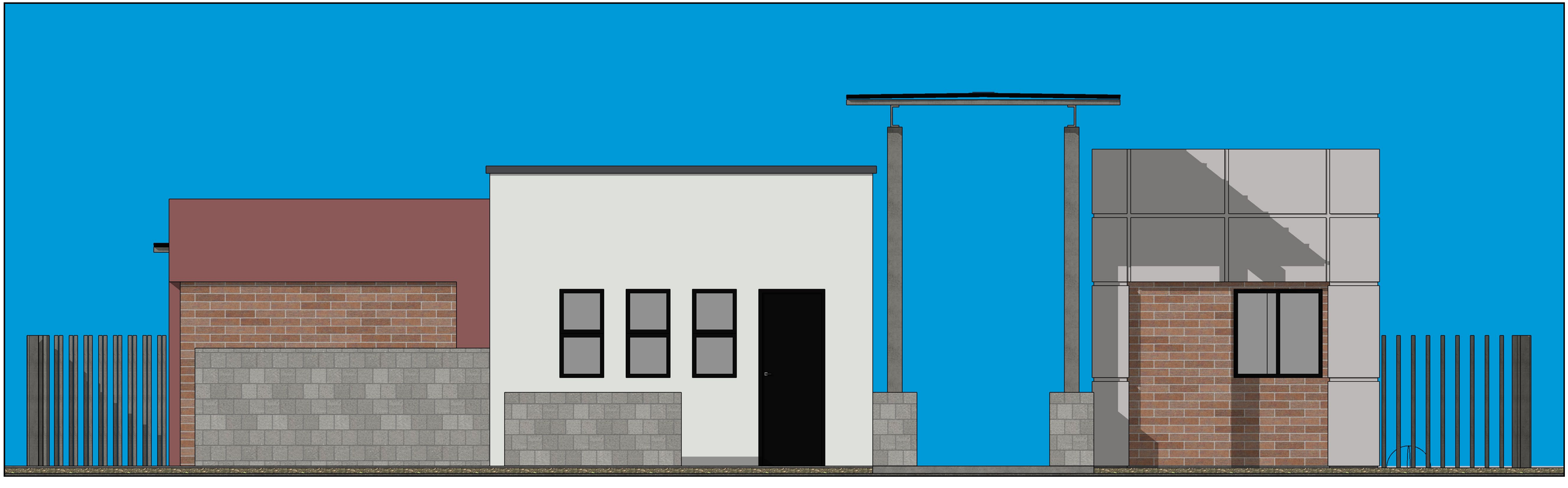
DRIFTING
DEC770

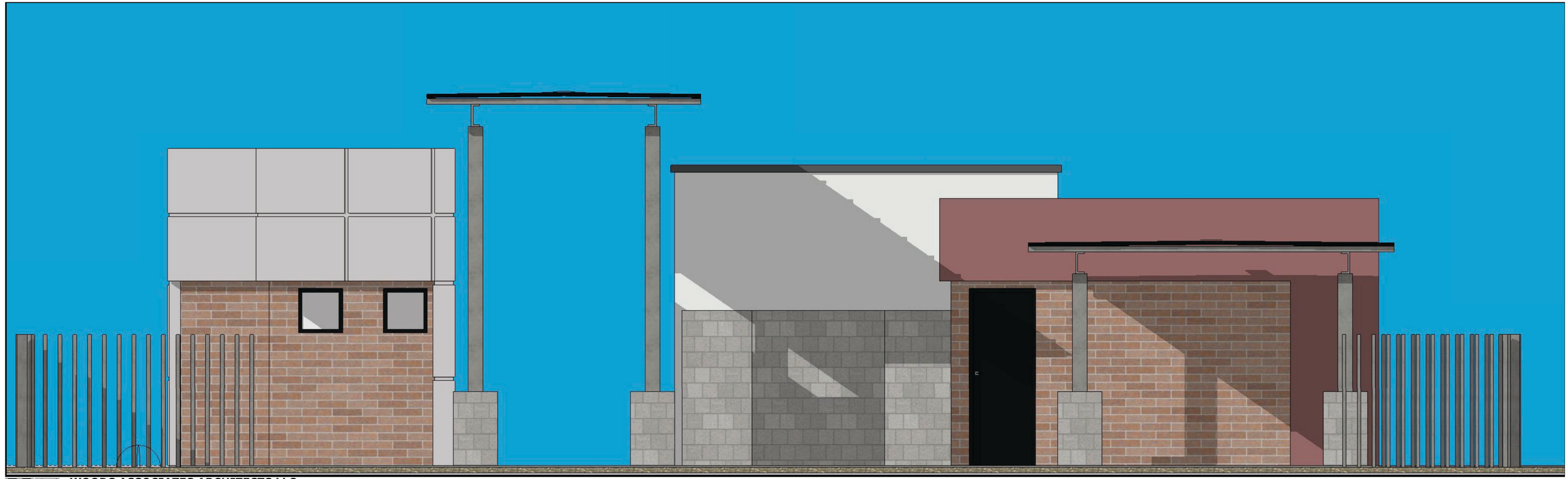
BONE
DEC765

LOUISIANA MUD
DE6398

BLACK JACK
DE6371

ARIZONA STONE
REBRON BRICK COMPANY
WINSTON





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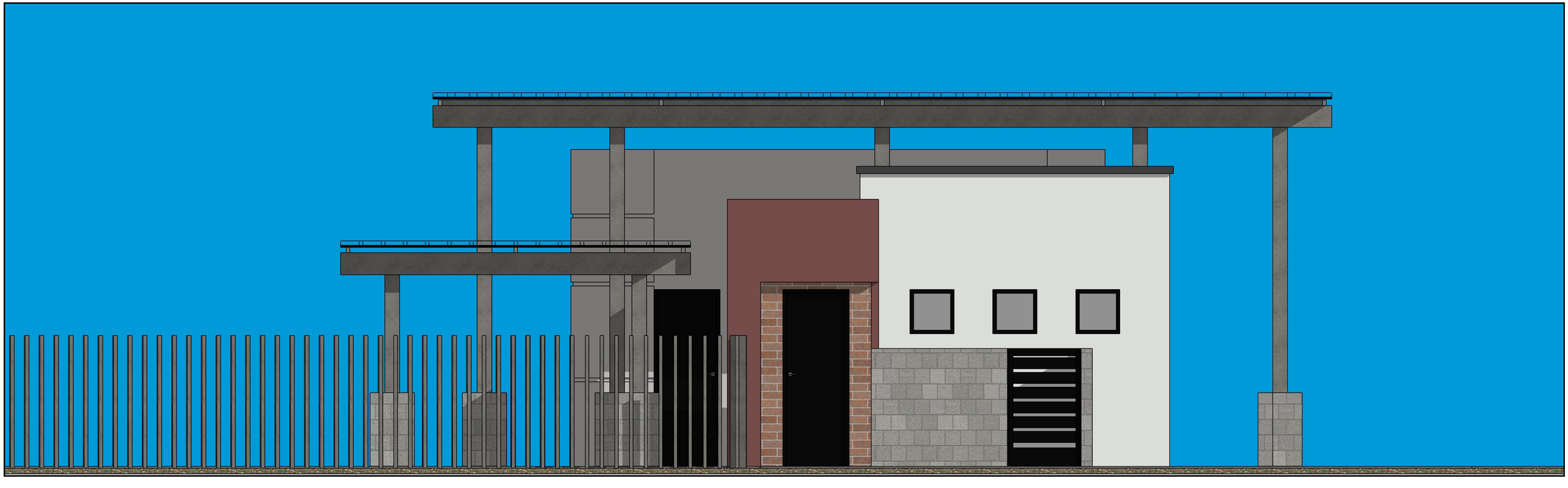
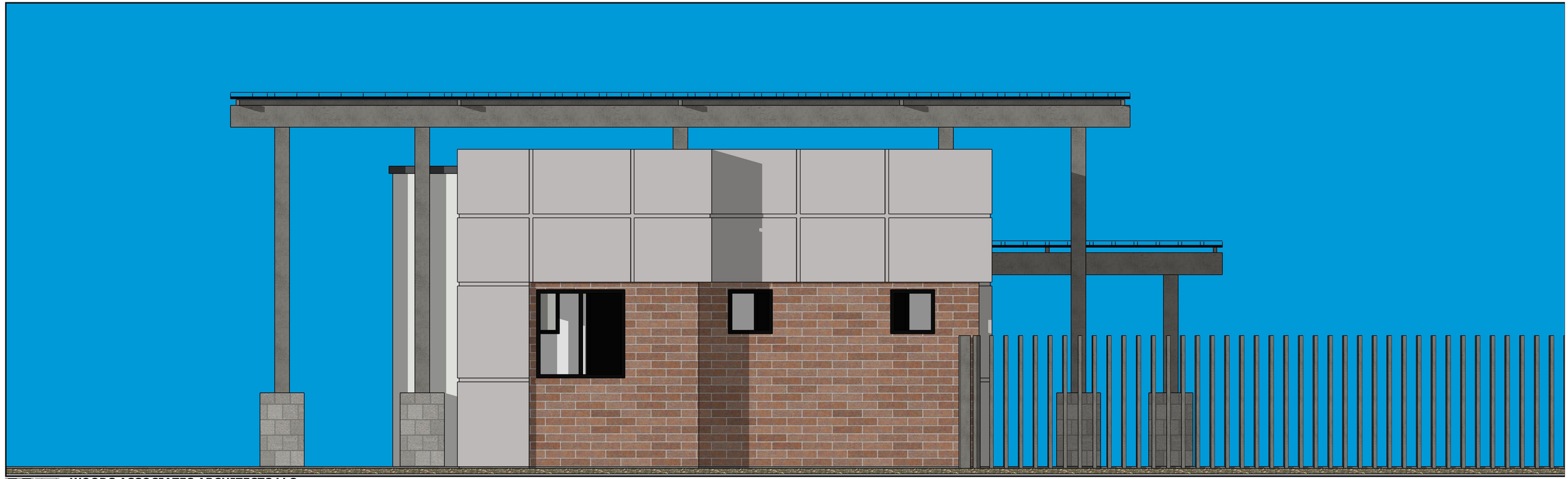
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672

COMMUNITY CLUBHOUSE/POOL BLD





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COMMUNITY CLUBHOUSE/POOL BLD

WOODS ASSOCIATES ARCHITECTS

4-PLEX AND 6-PLEX
TOWNHOMES

BURNT CRIMSON
DEC705

DRIFTING
DEC770

BONE
DEC765

LOUISIANA MUD
DE6398

BLACK JACK
DE6371

ARIZONA STONE
HEBRON BRICK COMPANY
WINSTON

PAITO ELEVATION
15' LANDSCAPE BETWEEN
PATIOS

WOODS ASSOCIATES ARCHITECTS

6-PLEX
TOWNHOMES

BURNT CRIMSON
DEC705

DRIFTING
DEC770

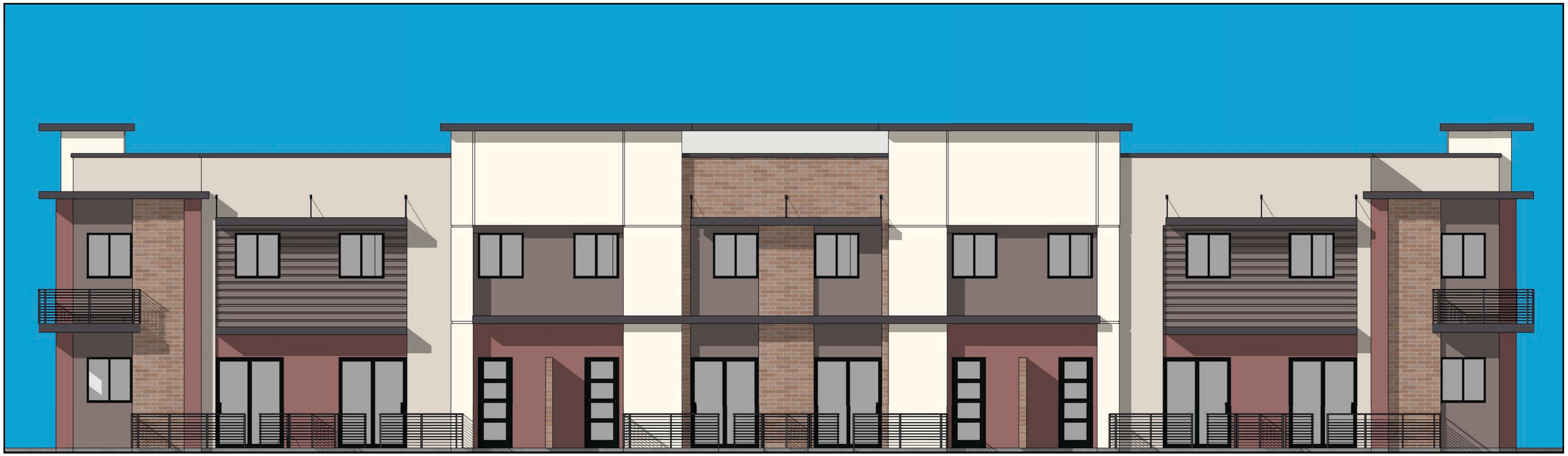
BONE
DEC765

LOUISIANA MUD
DE6398

BLACK JACK
DE6371

ARIZONA STONE
HEBRON BRICK COMPANY
WINSTON

PAITO ELEVATION



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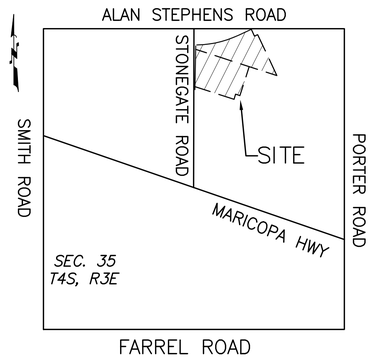
(480) 962-7672

TOWNHOMES 6 PLEX

WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672

TOWNHOMES 6 PLEX

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

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)

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 293 TOWNHOME-STYLE UNITS.

SERVICE PROVIDERS

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

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

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

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

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'
PARKING REQUIRED:	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

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: AEA
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 10-06-22
ARIZONA U.S.A.
EXPIRES 09/30/2023

JOB NO.
202110090

SHEET NO.
1

1 OF 7

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SYCAMORE PARCEL 11
ZONING: CR-3
RESIDENTIAL USE
VARIOUS OWNERSHIP

ALAN STEPHENS PARKWAY

STONEGATE ROAD

OMNI MARICOPA LAND ACQUISITION LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-019E

A+ CHARTER SCHOOLS
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-054H

PICKLE BALL

CLUBHOUSE & POOL

OPEN SPACE RAMADA AMENITY

OPEN SPACE TOT LOT SPACE RAMADA AREA

PEDESTRIAN GATE

EMERGENCY ACCESS ONLY

ENTRANCE

WALKWAYS TO BE STAMPED CONCRETE TYPICAL

PARKING STALLS (TYP)

N63°12'53"E 20.76'

N83°09'14"E 196.24'

N06°50'46"W 105.48'

N83°06'14"E 49.54'

N06°50'53"W 632.56'

N19°21'13"E 568.31'

D=24.03
L=604.06 R=1440.00

MATCH SHEET 3

scale 1" = 40' (40 0 40 80 feet)

BFH Group
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MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.: –
Drawn By: AEA
Checked: DB

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SHEET NO.
2

2 OF 7

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MATCH SHEET 2

STONEGATE ROAD

CAPDEVLO60 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-052

CAPDEVLO60 LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-051

PEDESTRIAN GATE

WALKWAYS TO BE STAMPED CONCRETE TYPICAL

EMERGENCY ONLY GATE

PARKING STALLS (TYP)

OPEN RAMADA AMENITY

N53°49'32"W 573.43'

N53°49'32"W 406.64'

N36°10'28"E 424.52'

N53°49'32"W 62.00'

N36°10'28"E 75.00'

N36°50'33"W 632.56'

scale 1" = 40'

40 0 40 80 feet

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PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.: –
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3

3 OF 7

SYCAMORE PARCEL 11
ZONING: CR-3
RESIDENTIAL USE
VARIOUS OWNERSHIP

ALAN STEPHENS PARKWAY

STONEGATE ROAD

OMNI MARICOPA LAND ACQUISITION LLC
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-019E

A+ CHARTER SCHOOLS
ZONING: CI-1
COMMERCIAL USE
APN: 510-12-054H

PROPOSED UNDERGROUND RETENTION

CLUBHOUSE & POOL

OPEN SPACE RAMADA AMENITY

OPEN SPACE TOT LOT RAMADA AREA

PROP. SEWER

PROP. WATER

N63°12'53"E 20.76'

18.50' R/W

41.9'± BOC

24'± WAT.

40' R/W

20' BSL

D=24.03
L=604.06 R=1440.00

N83°09'14"E 196.24'

105.48'

N06°50'46"W

N83°06'14"E 49.54'

N06°50'33"W 632.56'

28'± WAT.

25' BOC

80' R/W

N19°21'13"E 568.31'

5' WAT

5' SEW

7' WAT

14'

12' WAT

MATCH SHEET 5

40 0 40 80
scale
1" = 40'
feet

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.:	–
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4

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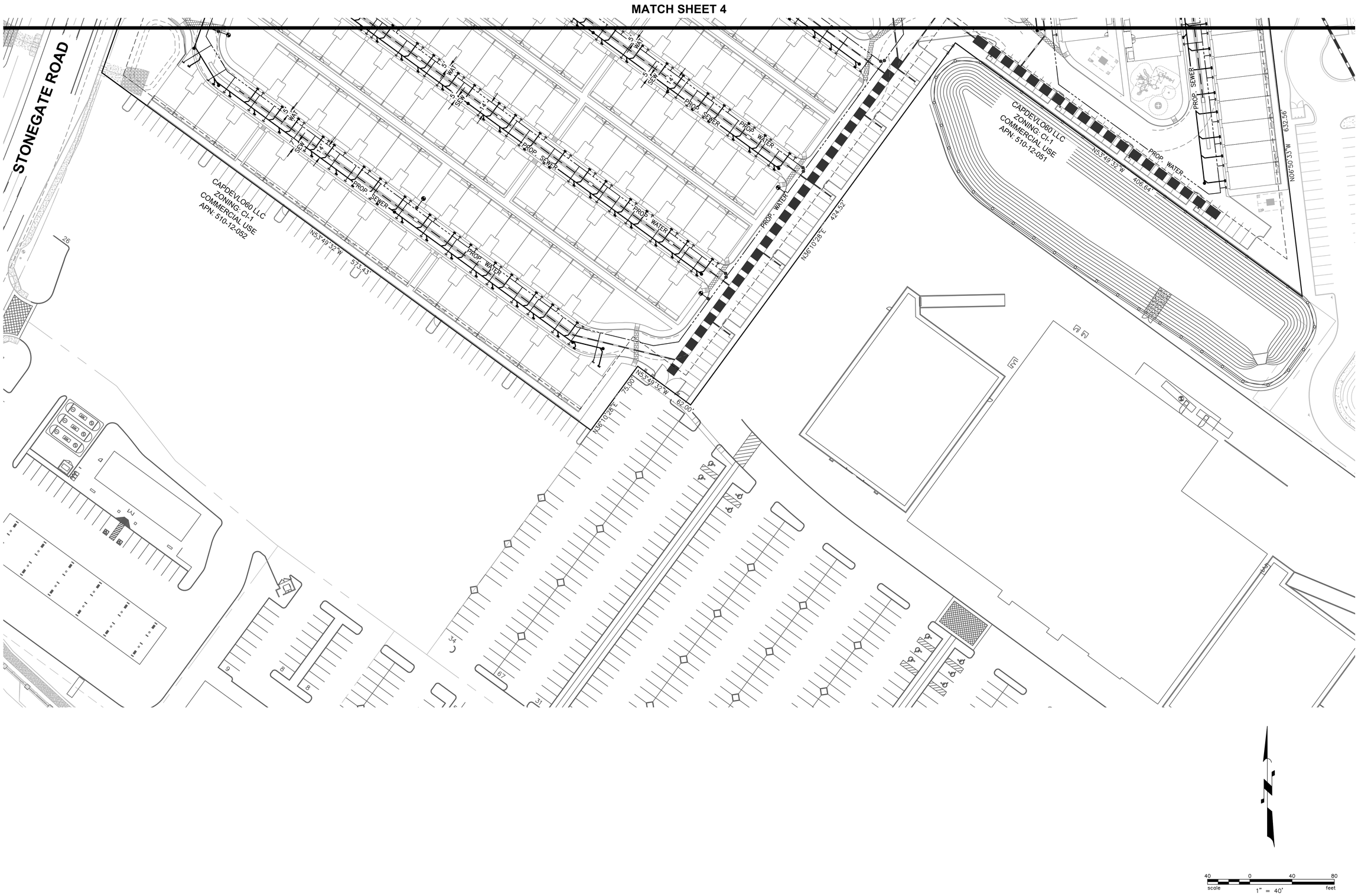

BFH Group
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MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY UTILITY PLAN

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

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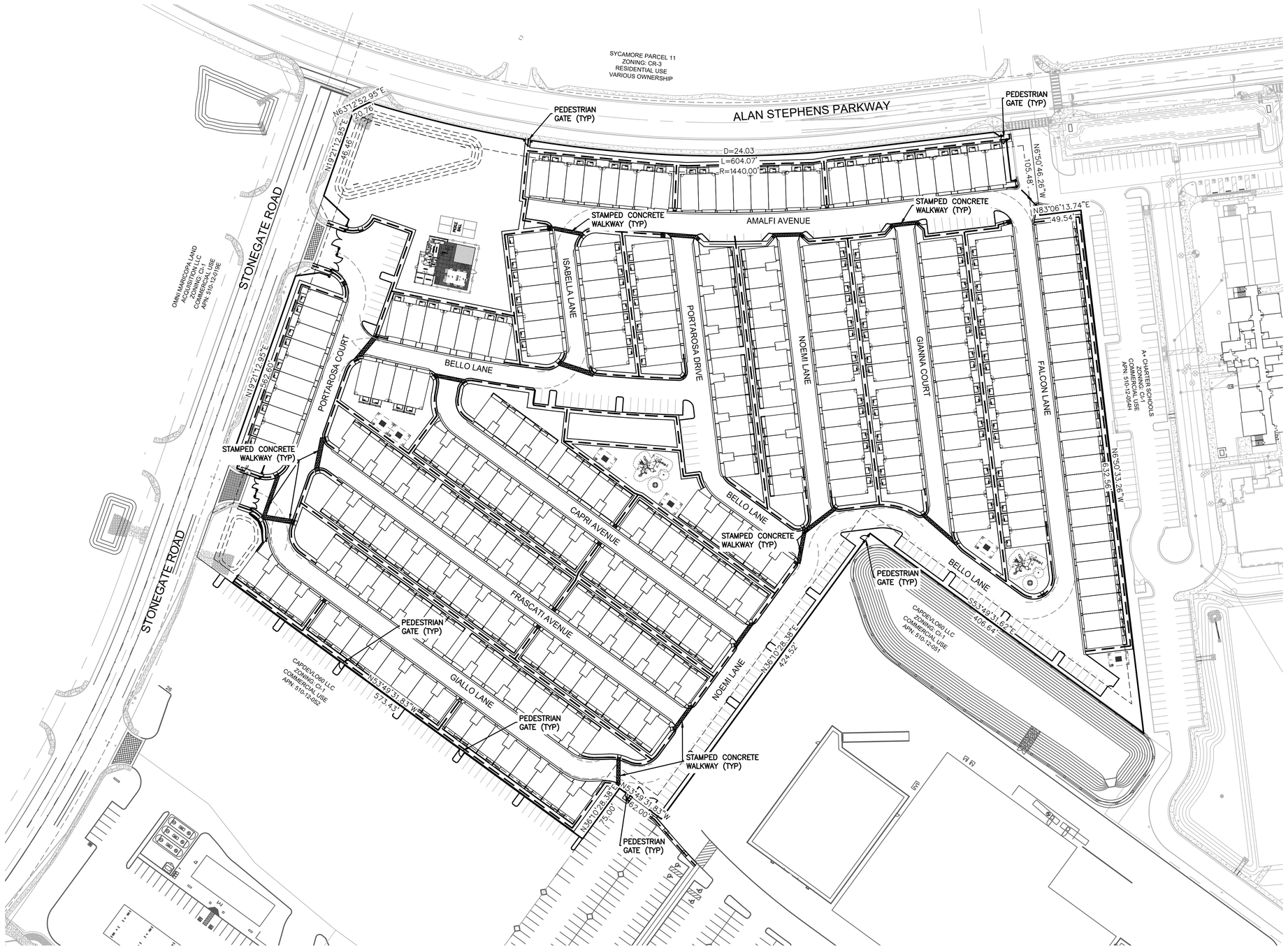

LEGEND

PEDESTRIAN ROUTE

35' AND 55' VEHICLE TURNING RADII

60 0 60 120
scale 1" = 60' feet

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MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT

PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

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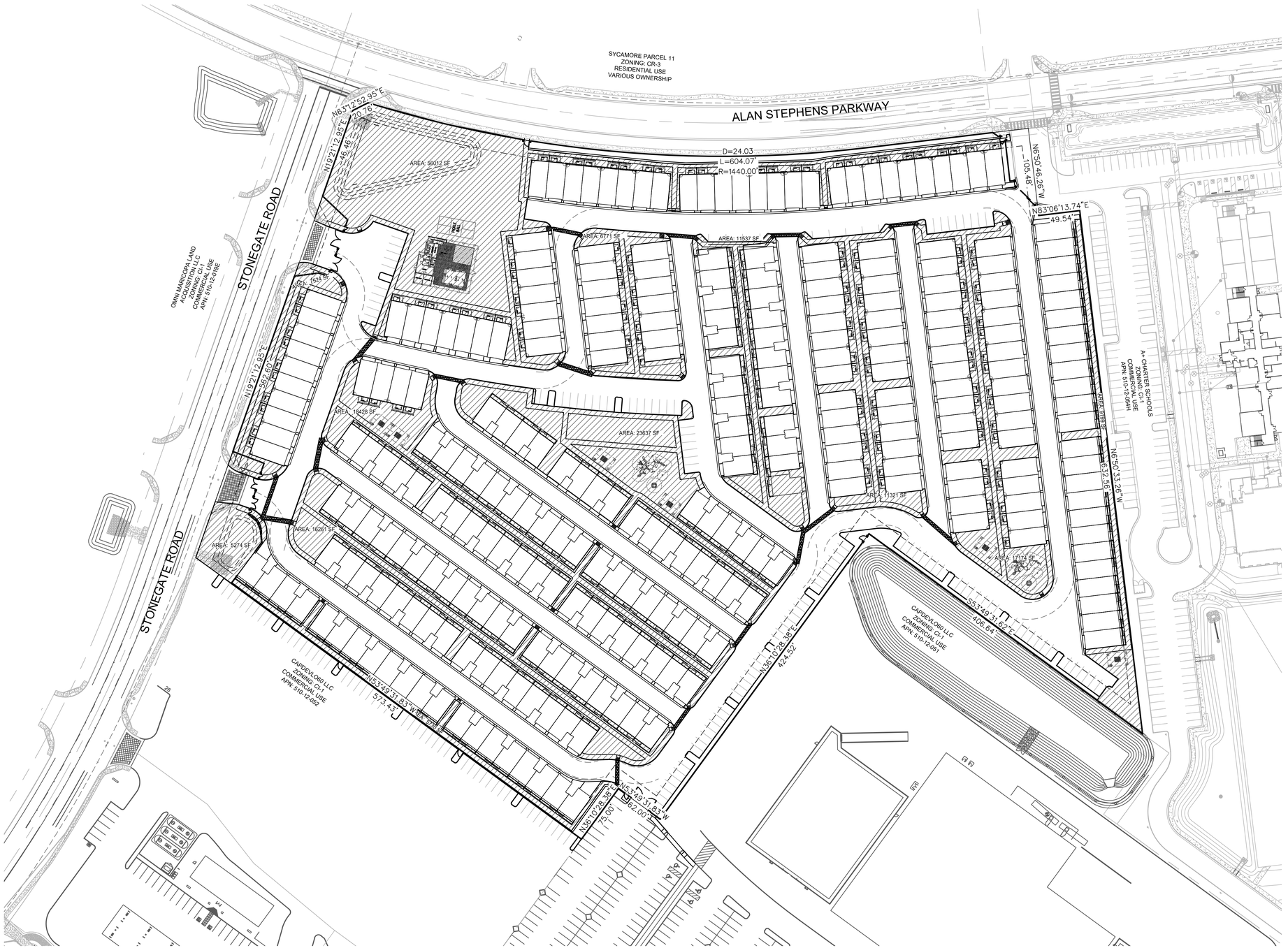

LEGEND

OVERALL OPEN SPACE
AREA= 183,138 SF
27.7% OF OVERALL PROPERTY

PRIVATE OPEN SPACE(PATIO) = 38,478 SF
OPEN SPACE WITHOUT PATIO = 144,660 SF

BFH Group
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MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

OPEN SPACE EXHIBIT

PROJECT:
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

Job No.:	-
Drawn By:	AEA
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