

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6000.00	26	6158.15	51	5750.00	76	5750.00	101	5750.00
2	6000.00	27	6116.74	52	5750.00	77	5726.09	102	5750.00
3	6000.00	28	6074.52	53	5750.00	78	5726.09	103	5750.00
4	6000.00	29	5860.81	54	5750.00	79	5750.00	104	5750.00
5	6000.00	30	6210.76	55	5726.09	80	5750.00	105	5750.00
6	6000.00	31	5860.21	56	5726.09	81	5726.09	106	5750.00
7	6000.00	32	6000.00	57	5750.00	82	5750.00	107	5750.00
8	6000.00	33	6000.00	58	5750.00	83	5750.00	108	5750.00
9	5976.09	34	6000.00	59	5750.00	84	5750.00	109	5750.00
10	5976.09	35	6000.00	60	5750.00	85	5750.00	110	5750.00
11	6000.00	36	6000.00	61	5750.00	86	5750.00	111	5726.09
12	6000.00	37	6000.00	62	5750.00	87	5750.00	TOTAL 658,441.04 SF	
13	6000.00	38	6000.00	63	5750.00	88	5750.00		
14	6000.00	39	6000.00	64	5750.00	89	5750.00		
15	5997.21	40	6000.00	65	5750.00	90	5750.00		
16	8711.92	41	6000.00	66	5726.09	91	5750.00		
17	8378.20	42	6000.00	67	5726.09	92	5750.00		
18	6512.89	43	6000.00	68	5750.00	93	5750.00		
19	6426.84	44	6000.00	69	5750.00	94	5750.00		
20	6510.13	45	6000.00	70	5750.00	95	5750.00		
21	6362.88	46	6000.00	71	5750.00	96	5726.09		
22	6323.79	47	6000.00	72	5750.00	97	5726.09		
23	6282.38	48	6000.00	73	5750.00	98	5750.00		
24	6240.97	49	6000.00	74	5750.00	99	5750.00		
25	6199.56	50	5750.00	75	5750.00	100	5750.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / DRAINAGE CHANNEL	15900	0.37
B	LANDSCAPE / OPEN SPACE / DRAINAGE CHANNEL / RETENTION / TRAIL	101818	2.34
C	LANDSCAPE / OPEN SPACE	2080	0.05
D	LANDSCAPE / OPEN SPACE	2080	0.05
E	LANDSCAPE / OPEN SPACE	2080	0.05
F	LANDSCAPE / OPEN SPACE / RETENTION / TRAIL	59241	1.36
G	LANDSCAPE / OPEN SPACE / RETENTION / TRAIL	125809	2.89
H	LANDSCAPE / OPEN SPACE	1090	0.03
I	LANDSCAPE / OPEN SPACE	1090	0.03
TOTAL TRACT AREA		311188	7.17

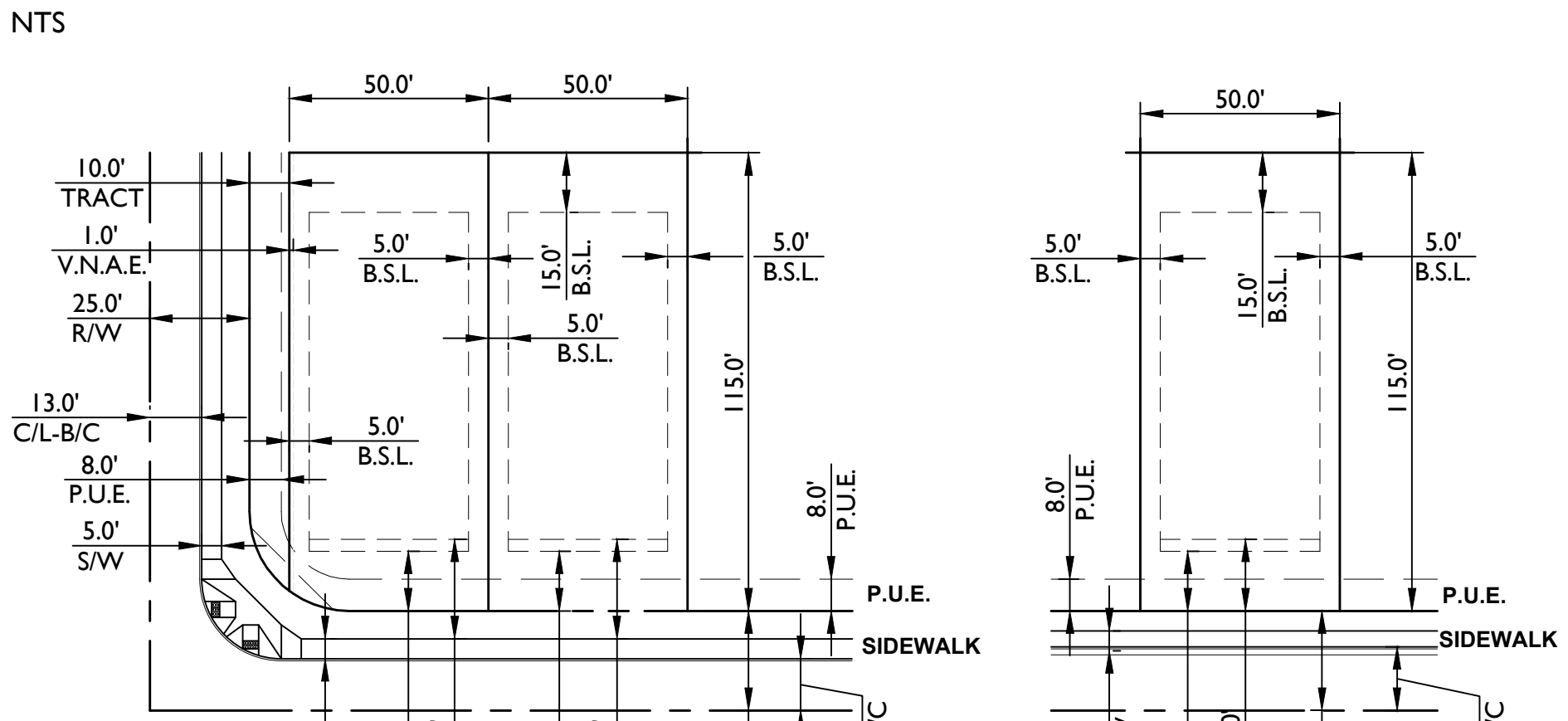
RS-5 DEVELOPMENT STANDARDS

MINIMUM LOT AREA 5,000 SQ. FT.
MINIMUM LOT WIDTH 50'
MAXIMUM LOT COVERAGE 55% - 1 STORY
50% - 2 / 3 STORY

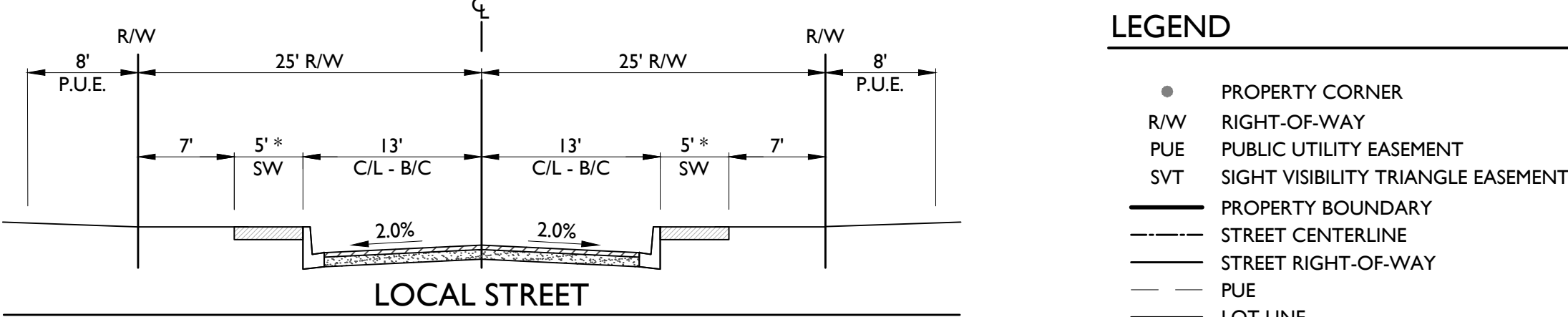
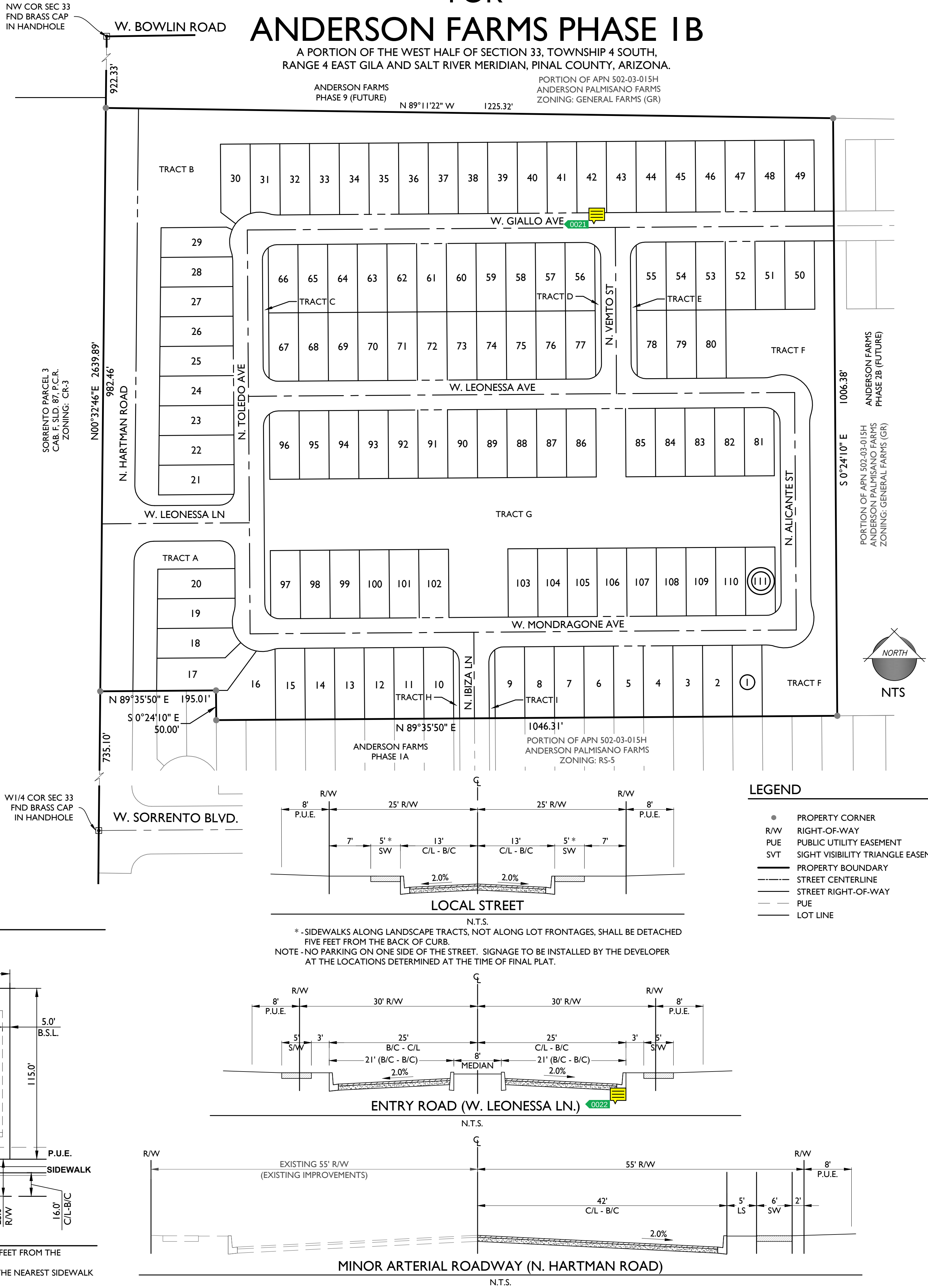
MAXIMUM BUILDING HEIGHT 30'
BUILDING SETBACKS
FRONT 15' (1) (2)
INTERIOR SIDE 5'
STREET SIDE 5' (WITH ADJACENT 10' TRACT)
REAR 15'

- NOTES:
- FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - FOR RS-5 DISTRICTS, 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.

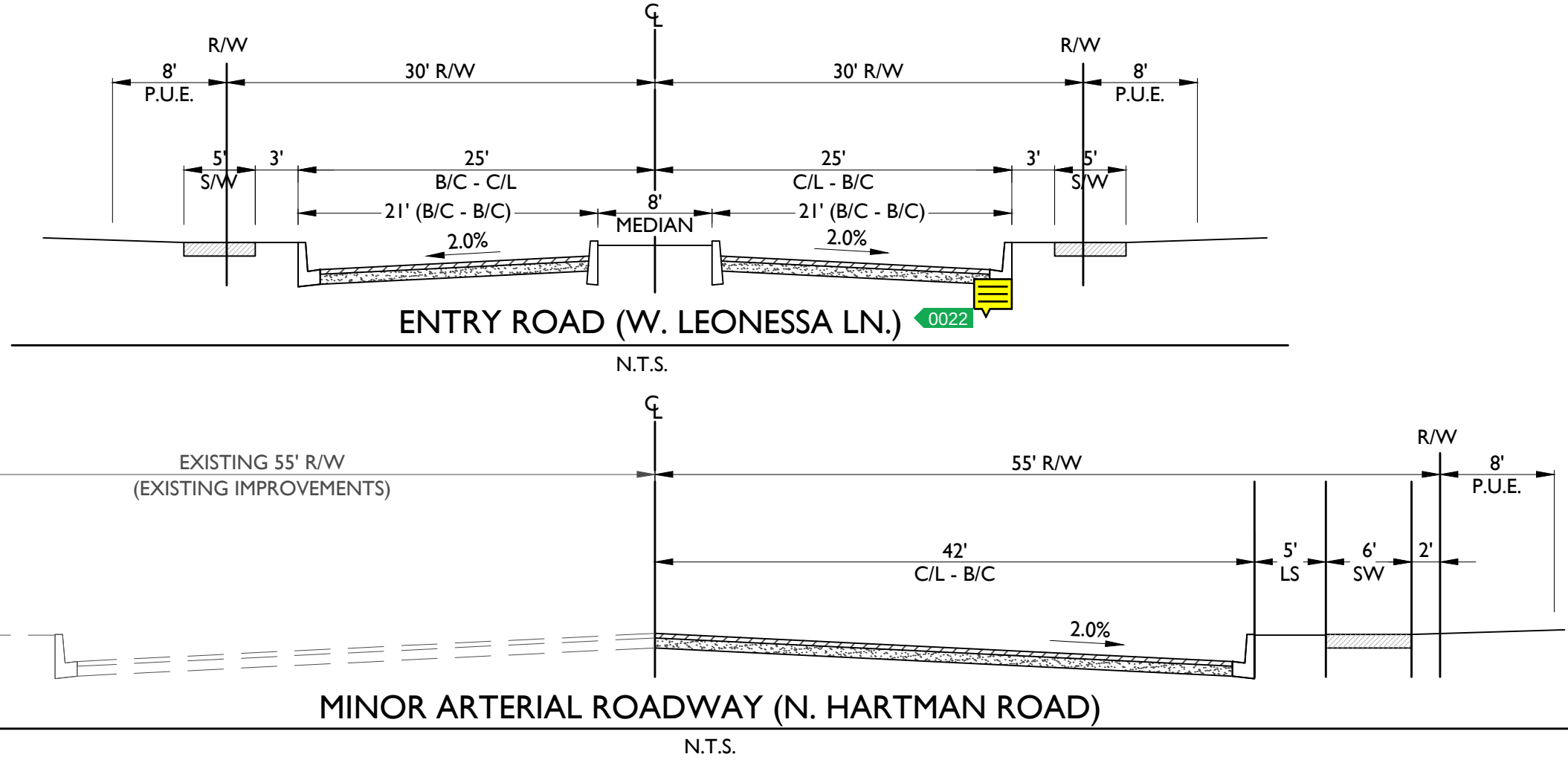
TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5)



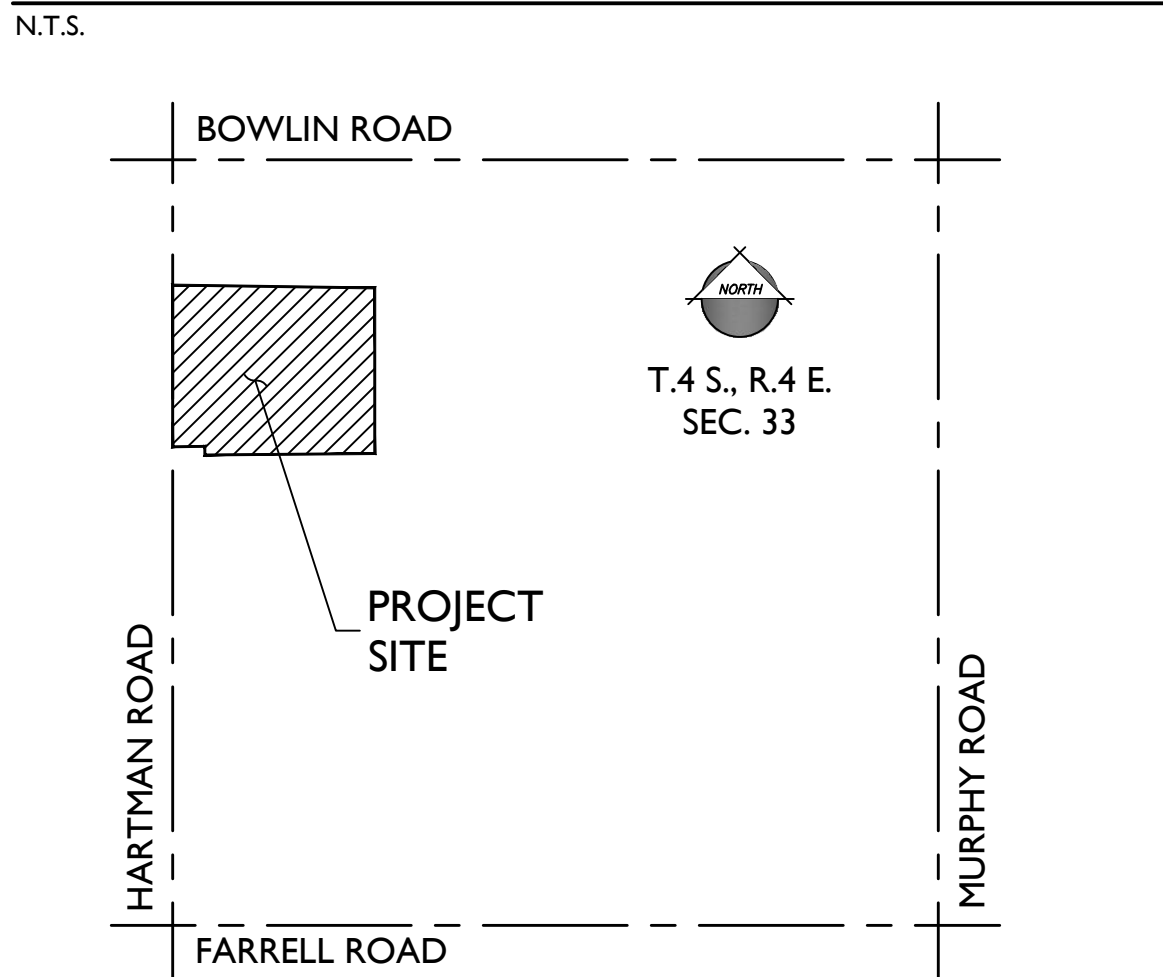
- NOTES:
- * FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - ** FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.



* - SIDEWALKS ALONG LANDSCAPE TRACTS, NOT ALONG LOT FRONTAGES, SHALL BE DETACHED FIVE FEET FROM THE BACK OF CURB.
NOTE - NO PARKING ON ONE SIDE OF THE STREET. SIGNAGE TO BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS DETERMINED AT THE TIME OF FINAL PLAT.



VICINITY MAP



PROJECT TEAM

PROPERTY DEVELOPER:
MARBELLA HOMES
18835 N. THOMPSON PEAK PKWY
SUITE 215
SCOTTSDALE, AZ 85255
TEL: (480)-420-3355
CONTACT: BRIAN HEGARDT

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAVID HUGHES

PROJECT DATA

A.P.N. PORTION OF 502-03-015H
CURRENT USE: AGRICULTURAL
GENERAL PLAN LAND USE: MASTER PLANNED COMMUNITY
EXISTING ZONING: GENERAL RURAL (GR)
PROPOSED ZONING: RS-5

GROSS AREA: ± 28.65 ACRES
NET AREA: ± 27.41 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)

LOT SIZE: 50' x 115'
TOTAL LOTS: 111

GROSS DENSITY: ± 3.9 DU/AC

OPEN SPACE TRACT AREA: ± 7.17 ACRES (26% OF NET)
USEABLE OPEN SPACE AREA: ± 5.88 ACRES (82% OF TOTAL OPEN SPACE AREA)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THE OVERHEAD UTILITY LINES AND ELECTRIC LINE LESS THAN 69 KV ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDED. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: 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.
- THE EXISTING IRRIGATION FACILITIES NOT SCHEDULED TO BE ABANDONED, ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDED. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: 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 28.6 ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 111 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.

UTILITIES

SEWER GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY ED3
GAS SOUTHWEST GAS
TELEPHONE QWEST COMMUNICATIONS
CABLE ORBITEL COMMUNICATIONS
POLICE CITY OF MARICOPA
FIRE MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE WASTE MANAGEMENT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

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.

Project: Anderson Farms Phase 1B
City of Maricopa, Arizona

Revisions:

MARCH 6, 2019 - 1ST PRELIMINARY PLAT SUB.	
JUNE 19, 2019 - 2ND PRELIMINARY PLAT SUB.	

Call at least two full working days before your registration deadline.

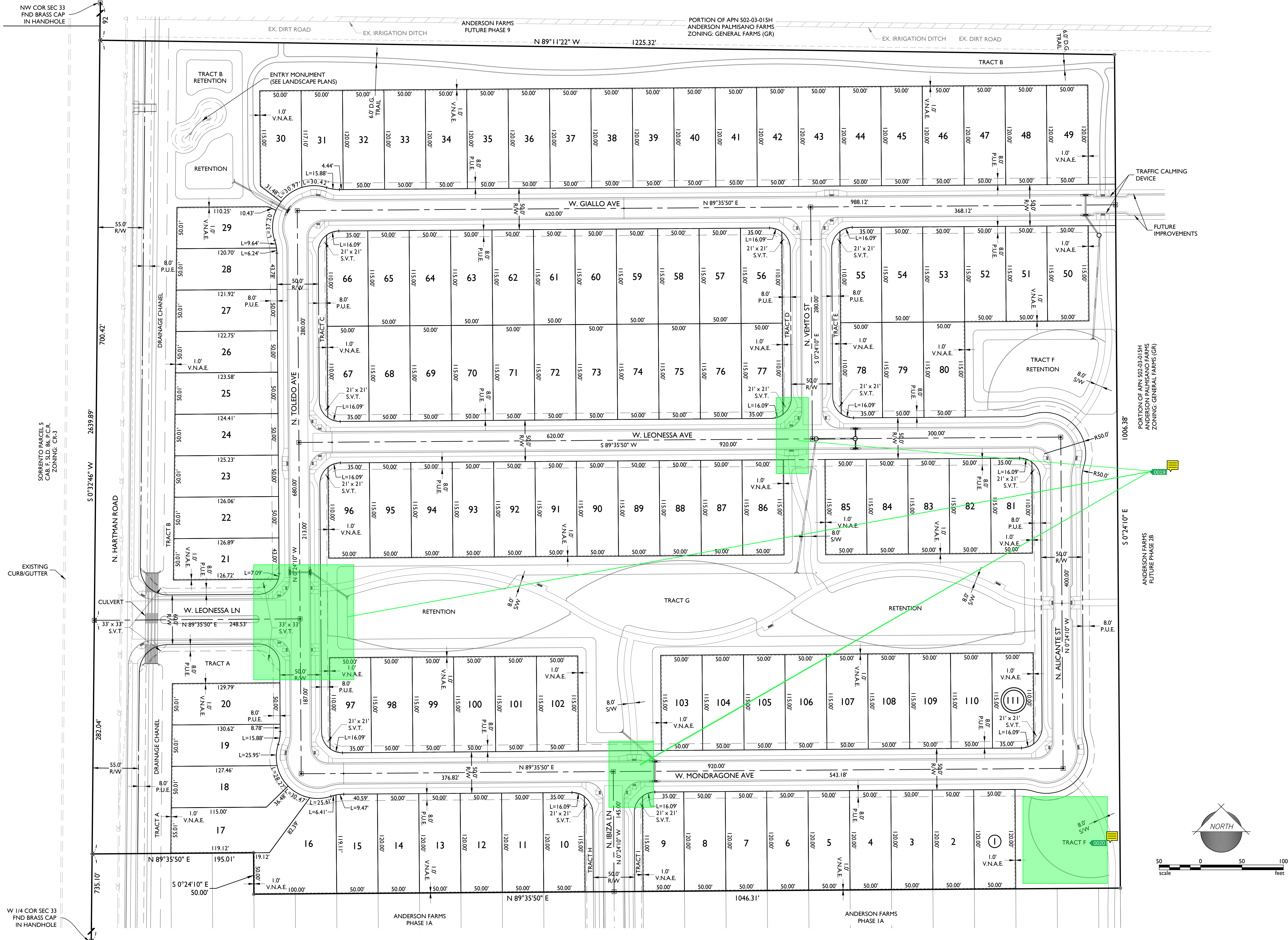
ARIZONA
State Seal
Notary Public
Daniel B. Auxier
Notary Seal
Notary Commission Expires 09-28-2024

Designer: DCH
Drawn by: DCH

Job No. 17-497.1
CS01
Sheet No. 1 of 2

17-497.1

Jun 19, 2019 11:05am S:\Projects\2017\17-497\Planning\Preliminary Plat\Phase 1B\Exhibits\17-497.1 - PP01.dwg dhughes



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Anderson Farms Phase 1B

City of Maricopa, Arizona

PRELIMINARY PLAT

Project:

Revisions:

Revised	By	Description

MARCH 8, 2019 - 1ST PRELIMINARY PLAT SUB.
JUNE 19, 2019 - 2ND PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.

ARIZONA
STATE ENGINEERING BOARD
In Maricopa County: (602)263-1100

Designer: DCH
Drawn by: DCH

Professional Engineer Seal:
DANIEL B. AUKER
50291
Arizona State Engineering Board

Job No.
17-497.1
PP02
Sheet No.
2 of 2