

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES:

1. 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.
2. 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.
3. ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
4. ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
5. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT PER CASE # PAD-21-08.

UTILITIES AND SERVICES:

WATER: GLOBAL WATER RESOURCES
 WASTEWATER: GLOBAL WATER RESOURCES
 ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
 GAS: SOUTHWEST GAS CORPORATION
 FIRE: CITY OF MARICOPA FIRE DEPARTMENT
 POLICE: CITY OF MARICOPA POLICE DEPARTMENT

50206035C
 MARICOPA 240 LLC
 ZONED: CR-3 PAD



502060420
 HALL GARY L & SHIRLEY
 ZONED: CI-2

502060400
 HALL GARY L & SHIRLEY
 ZONED: CI-2

502060410
 HALL GARY L & SHIRLEY
 ZONED: CI-2

50207002F
 ECHEVERRIA RUDOLPH
 LEE & R RAMSEY TRS
 ZONED: CR-3 PAD

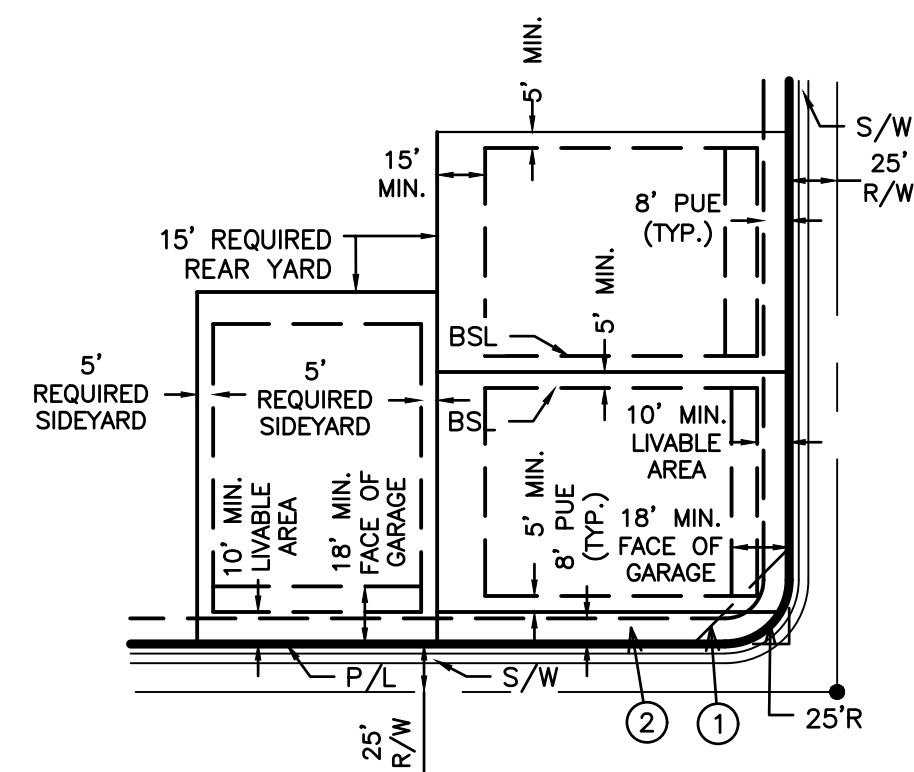
KEY MAP

SCALE: 1" = 100'



MARICOPA 40 - SITE DATA		
GROSS AREA	1,761,227 SF	40.43 AC
*NET AREA	1,612,279 SF	37.01 AC
RESIDENTIAL AREA	1,690,477 SF	38.81 AC
FUTURE RETAIL AREA	70,750 SF	1.62 AC
ARTERIAL RIGHT OF WAY	78,198 SF	1.80 AC
LOCAL ROW	297,669 SF	6.83 AC
ASSESSOR PARCEL NUMBER (APN#)	50206035B	
LOT MIX		
40' X 115'	137 LOTS	74%
45' X 120'	47 LOTS	26%
TOTAL NUMBER OF LOTS	184 LOTS	100%
**RESIDENTIAL DENSITY	4.74 DU/AC	
APPROXIMATELY SMALLEST LOT AREA	4,581 SF	
APPROXIMATELY LARGEST LOT AREA	10,676 SF	
TOTAL TRACT AREA / RESIDENTIAL O.S. %	8.96 AC	23%
USEABLE OPEN SPACE / USEABLE % OF GROSS O.S.	8.77 AC	98%
*NET AREA = GROSS AREA - ARTERIAL RIGHT-OF-WAY - RETAIL AREA		
**RESIDENTIAL DENSITY = TOTAL LOTS / RESIDENTIAL AREA		

DEVELOPMENT STANDARDS*	
MIN. LOT AREA	3,200 SF
MIN. LOT WIDTH	40'
MAX. BUILDING HEIGHT	30'
MAX. LOT COVERAGE	60%
MINIMUM SETBACKS	
FRONT	10' TO LIVABLE AREA FROM PROPERTY LINE; 18' FROM FACE OF GARAGE TO PROPERTY LINE
REAR	15'
SIDE	5'
STREET SIDE	5'
*DEVELOPMENT STANDARDS PER THE APPROVED MARICOPA 40 PAD (PAD21-08)	



FRONT 10' TO LIVABLE AREA FROM PROPERTY LINE
 18' TO FRONT FACING GARAGE FROM PROPERTY LINE
 REAR 15'
 LOT COVERAGE 60%

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
 N.T.S.

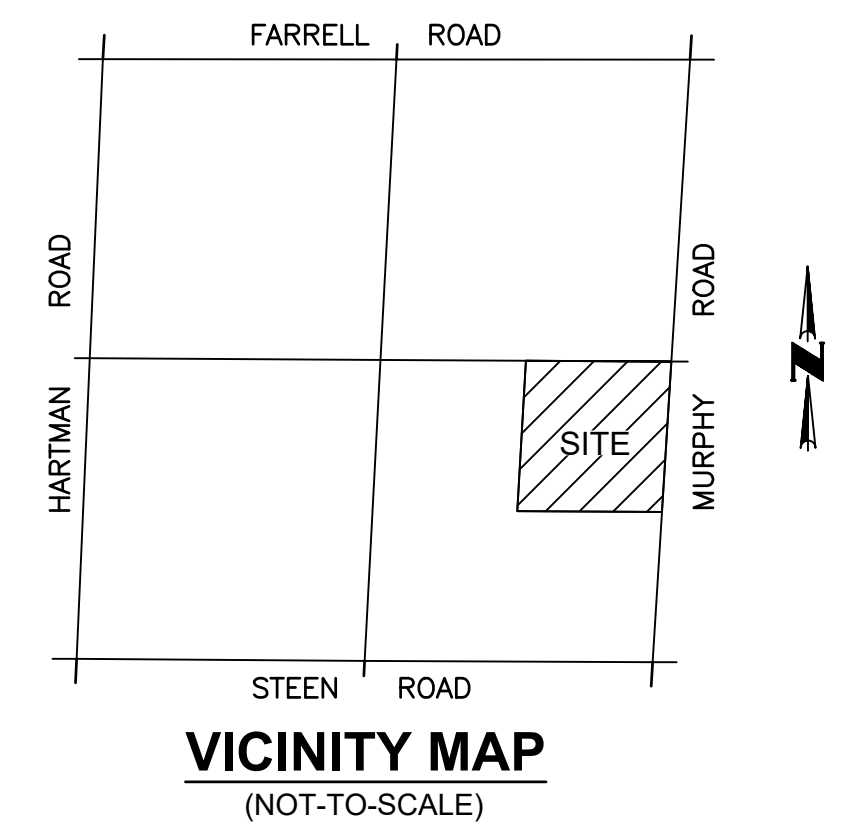
- NOTES:**
- SIDE AND REAR SETBACKS ARE MEASURED FROM THE PROPERTY LINES.
 - 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA FROM PROPERTY LINE.
 - 18' FROM FACE OF GARAGE TO PROPERTY LINE.
 - ① 21'x21' SITE VISIBILITY TRIANGLE AT CORNER LOTS
 - ② 10' CORNER LANDSCAPE TRACT

PRELIMINARY PLAT FOR MARICOPA 40

A PORTION OF LAND LOCATED IN SECTION 4, TOWNSHIP 5S, RANGE 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
 EMMERSON HOLDINGS, LLC
 14555 N. SCOTTSDALE ROAD #330
 SCOTTSDALE, AZ 85254
 PHONE: (480) 368-5205
 CONTACT: CHASE EMMERSON

CVL DESIGN TEAM
 CVL CONSULTANTS, INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4765
 CONTACT: JULIE VERMILLION



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

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- SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS / TYPICAL LOT DETAIL
- SHEET 02 - CROSS SECTION DETAILS / CENTERLINE DATA TABLES / LOT AREA TABLE / TRACT TABLE
- SHEET 03-05 - PRELIMINARY PLAT

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SHEET 01 OF 04
 CVL JOB #: 1-01-0370101

DATE PREPARED: 11/03/21

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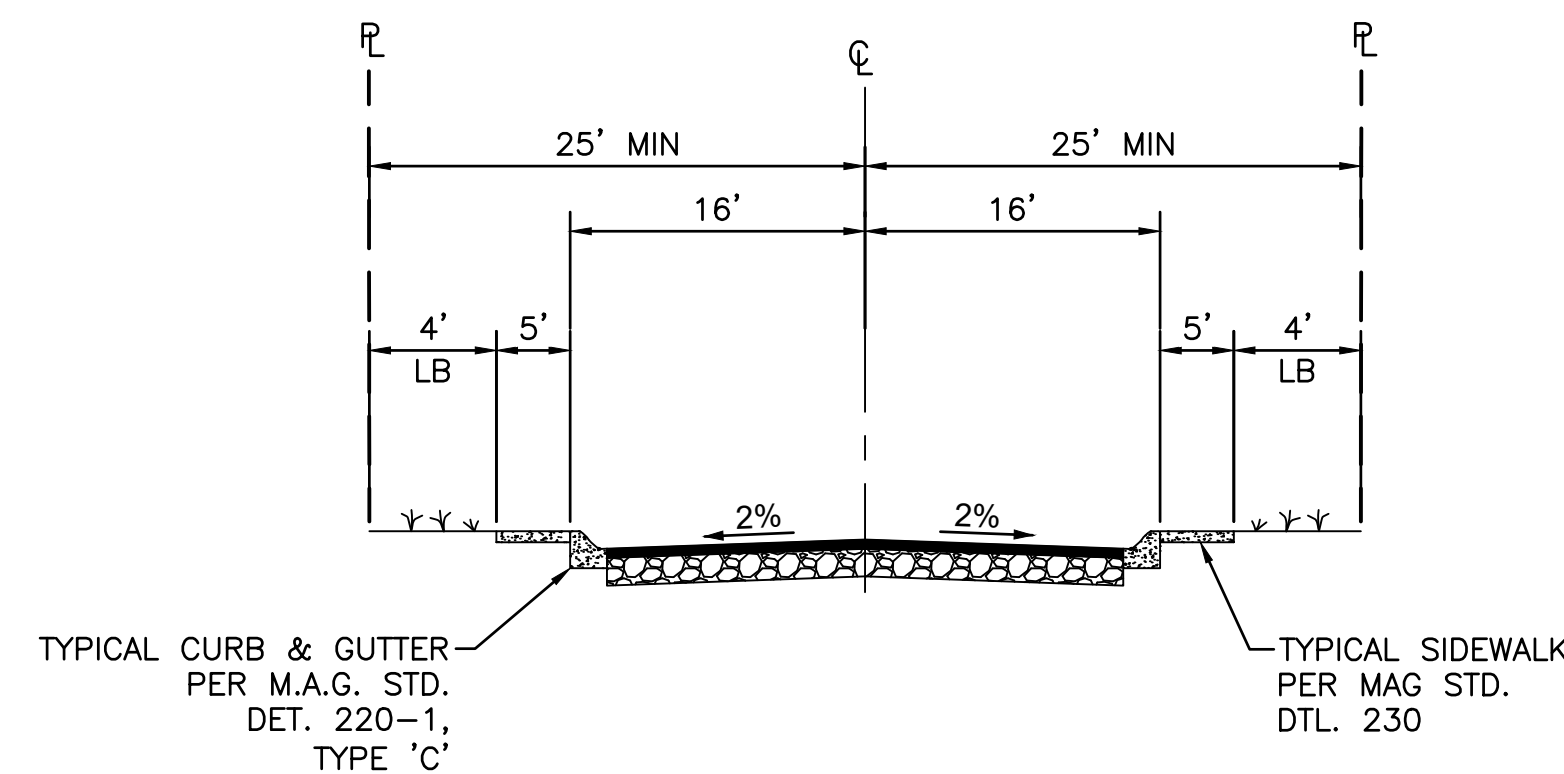
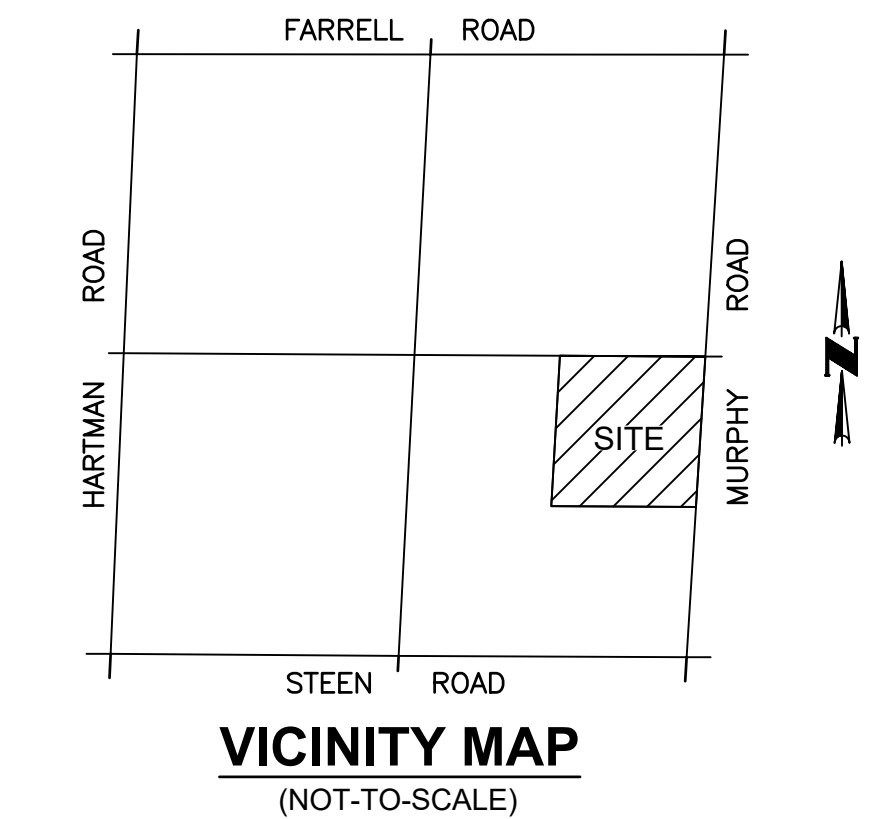
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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	4,800	35	4,600	69	4,600	103	4,600	137	5,234	171	5,850
2	4,800	36	4,600	70	4,600	104	4,600	138	5,916	172	5,850
3	5,063	37	4,600	71	4,600	105	4,600	139	5,950	173	5,850
4	4,601	38	4,600	72	4,600	106	4,581	140	5,960	174	5,850
5	4,599	39	4,600	73	4,600	107	4,598	141	5,970	175	5,850
6	4,597	40	4,600	74	4,600	108	4,604	142	5,980	176	5,850
7	4,760	41	4,600	75	4,600	109	4,604	143	5,990	177	5,850
8	4,760	42	4,600	76	4,600	110	4,604	144	6,000	178	5,850
9	4,760	43	4,600	77	4,600	111	4,604	145	6,009	179	5,850
10	4,597	44	4,600	78	4,600	112	4,604	146	6,005	180	6,097
11	4,598	45	4,600	79	4,600	113	4,604	147	5,702	181	10,676
12	4,603	46	4,600	80	4,600	114	4,604	148	5,400	182	9,864
13	6,108	47	4,737	81	4,600	115	4,604	149	5,400	183	6,820
14	5,533	48	4,688	82	4,600	116	4,604	150	5,400	184	5,789
15	5,208	49	4,600	83	4,600	117	4,604	151	5,400		
16	4,894	50	4,600	84	4,600	118	4,604	152	5,400		
17	4,802	51	4,600	85	4,584	119	4,604	153	5,400		
18	4,800	52	4,600	86	4,595	120	4,604	154	5,400		
19	4,800	53	4,600	87	4,600	121	4,604	155	5,400		
20	4,800	54	4,600	88	4,600	122	4,604	156	5,400		
21	4,800	55	4,600	89	4,600	123	4,604	157	5,400		
22	4,800	56	4,600	90	4,600	124	4,604	158	5,400		
23	4,800	57	4,600	91	4,600	125	4,604	159	5,400		
24	4,800	58	4,600	92	4,600	126	5,064	160	5,400		
25	4,800	59	4,600	93	4,600	127	4,913	161	5,400		
26	4,800	60	4,600	94	4,600	128	5,183	162	5,400		
27	4,800	61	4,600	95	4,600	129	5,196	163	5,850		
28	4,800	62	4,600	96	4,600	130	5,204	164	5,850		
29	4,800	63	4,600	97	4,600	131	5,212	165	5,850		
30	4,800	64	4,600	98	4,600	132	5,219	166	5,850		
31	4,793	65	4,593	99	4,600	133	5,227	167	5,850		
32	4,683	66	4,600	100	4,600	134	5,235	168	5,850		
33	4,600	67	4,600	101	4,600	135	5,243	169	5,850		
34	4,600	68	4,600	102	4,600	136	5,251	170	5,850		

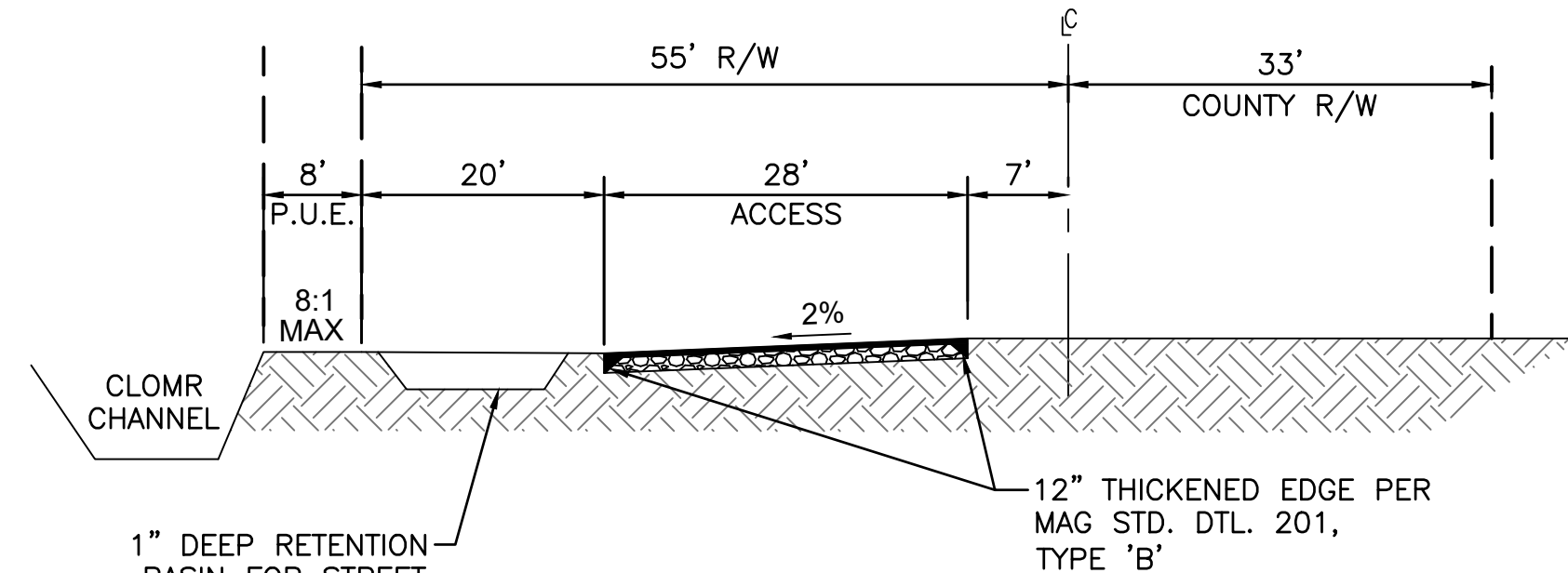
TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.015	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT B	2.108	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT C	2.110	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT D	0.064	LANDSCAPE TRACT
TRACT E	0.067	LANDSCAPE TRACT
TRACT F	2.330	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT G	0.028	LANDSCAPE TRACT
TRACT I	0.760	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY / SEWER EASEMENT
TRACT J	0.448	OPEN SPACE / LANDSCAPE TRACT / RETENTION

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	239.00'	S86°24'33"E
L2	180.88'	N03°35'27"E
L3	907.06'	N89°39'38"W
L4	984.11'	S03°35'27"W
L5	915.74'	S89°39'38"E
L6	197.71'	N00°49'36"E
L7	349.69'	N03°35'27"E
L8	917.08'	N89°39'38"W
L9	156.53'	N86°24'33"W
L10	680.88'	S89°39'38"E
L11	50.90'	S51°51'09"E
L12	117.74'	S86°24'33"E

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	9.65'	200.00'	002°45'51"	4.83'	9.65'	N02°12'32"E
C2	9.65'	200.00'	002°45'51"	4.83'	9.65'	N02°12'32"E
C3	378.51'	250.00'	086°44'55"	236.20'	343.38'	N46°57'55"E
C4	120.62'	200.00'	034°33'23"	62.21'	118.80'	S69°07'51"E



LOCAL STREET TYPICAL SECTION
N.T.S.



N. MURPHY ROAD SECTION
N.T.S.

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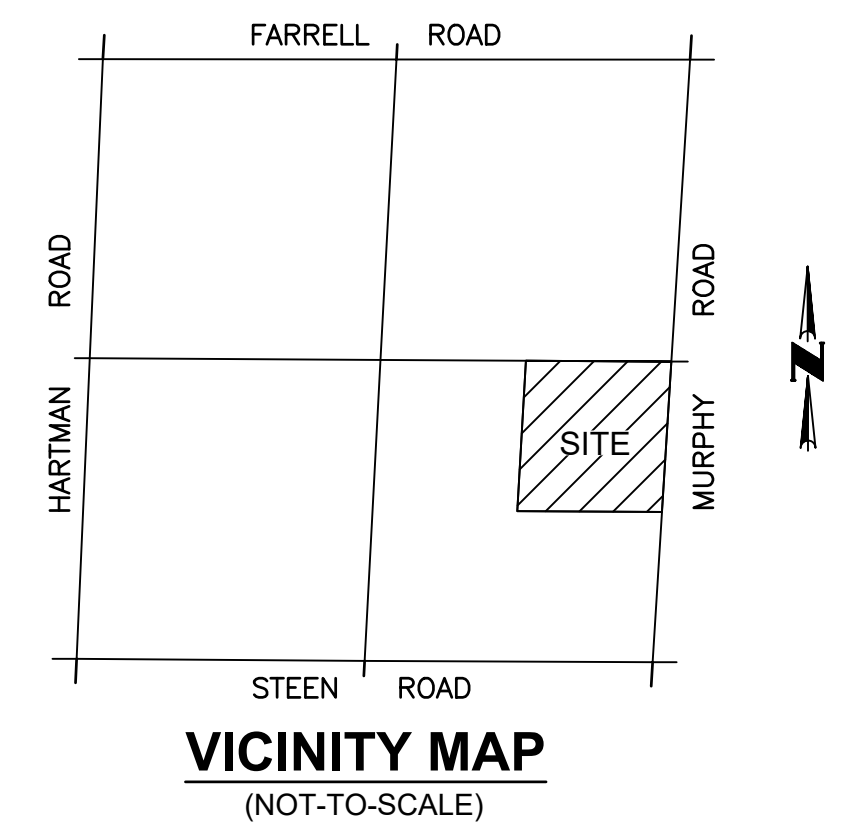
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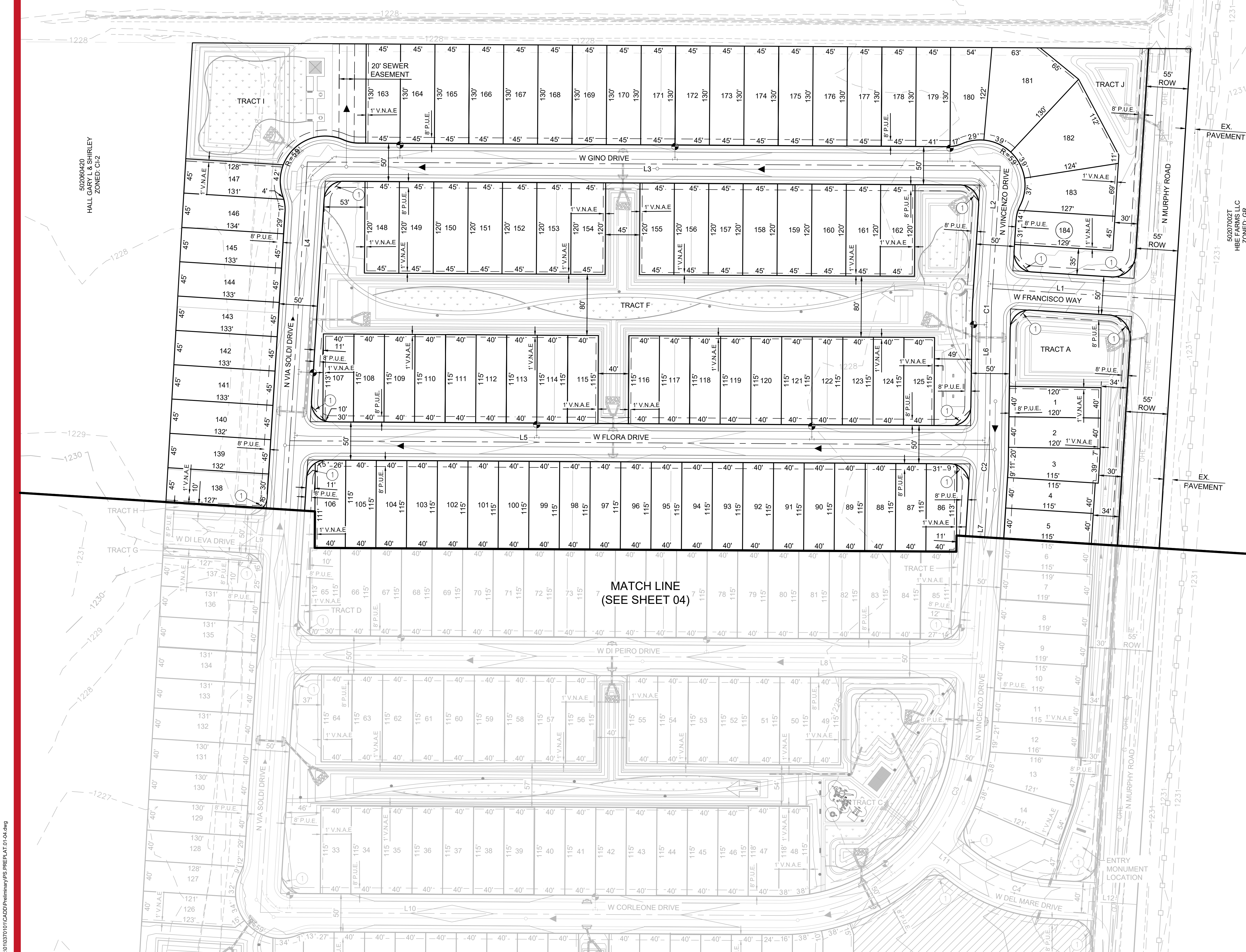
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50206035C
MARICOPA 240 LLC
ZONED: CR-3 PAD



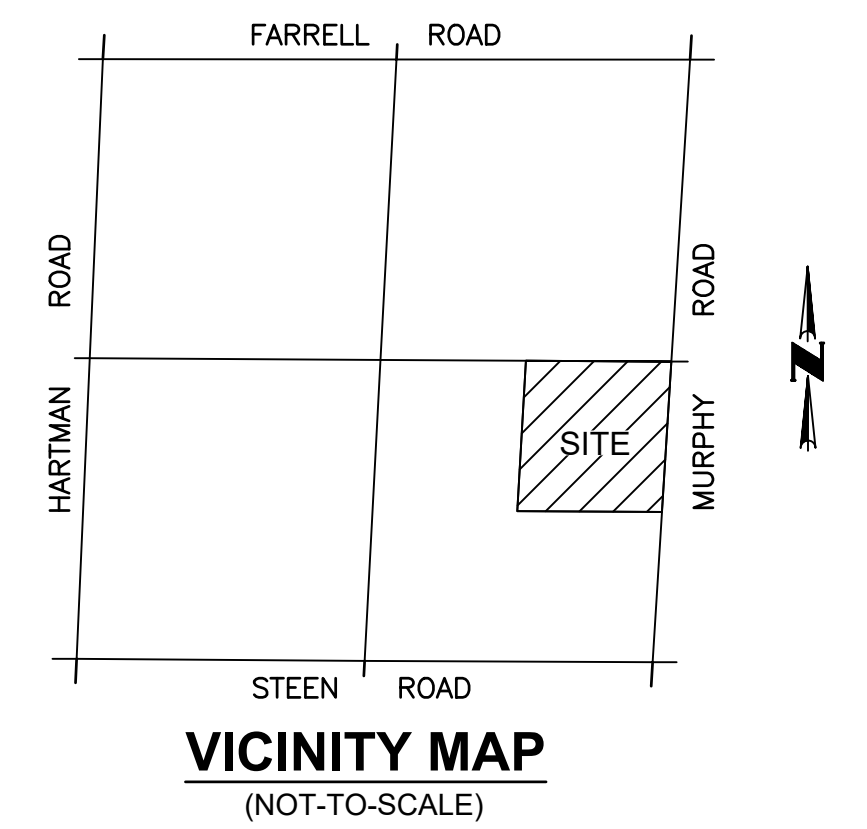
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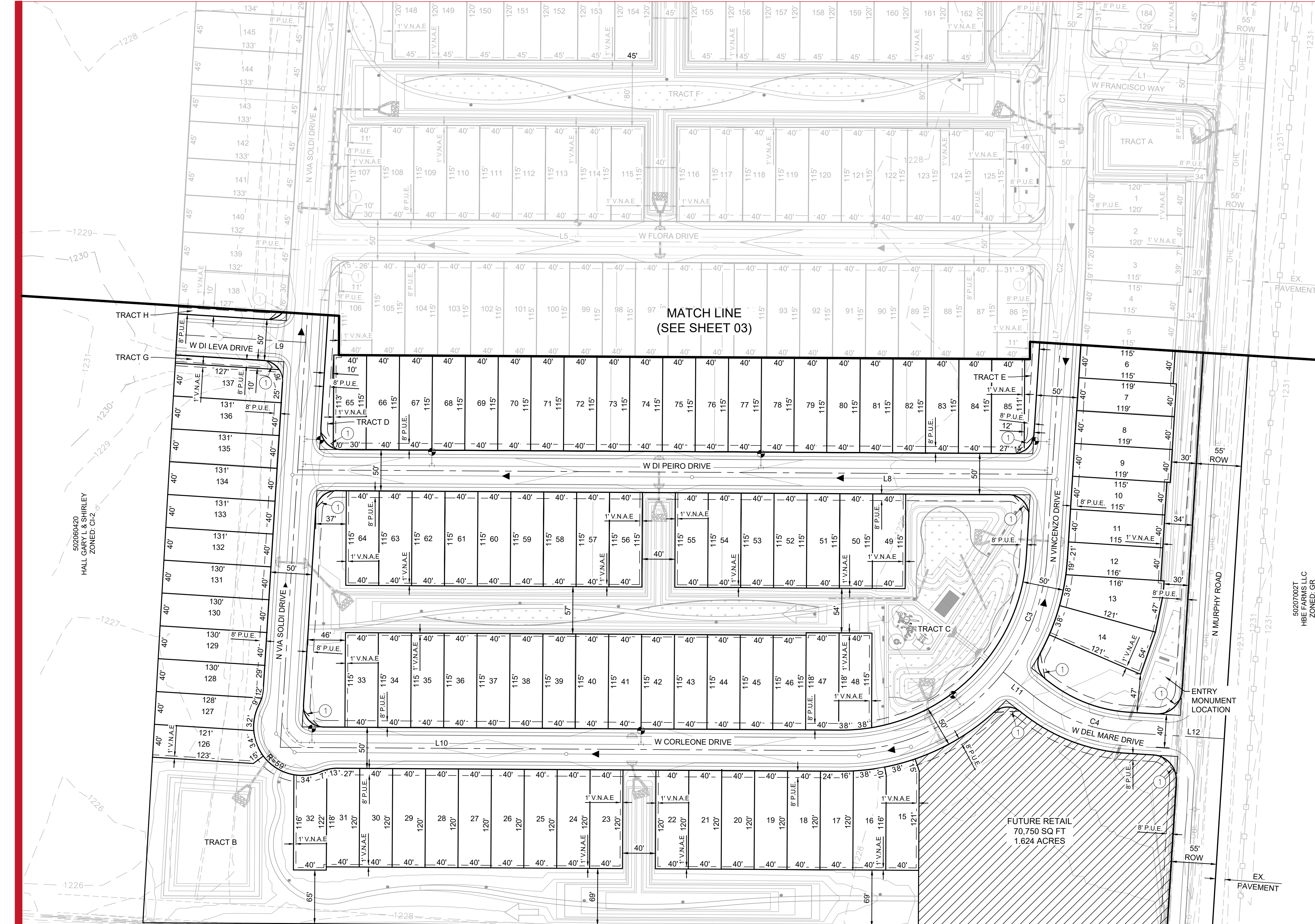
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