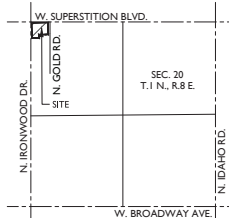


# PRELIMINARY PLAT FOR IRONWOOD STATION

RE-PLAT OF PART OF "APACHE ADDITION ACRES" BOOK 5 OF MAPS, PAGE 32,  
RECORDS OF PINAL COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF  
SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER  
MERIDIAN CITY OF APACHE JUNCTION, PINAL COUNTY, ARIZONA

VICINITY MAP



NTS

## PROJECT TEAM

**DEVELOPER:**  
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1635 N. GREENFIELD RD., STE 115  
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TEL: (480) 553-7236  
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**CIVIL ENGINEER, LANDSCAPE  
ARCHITECT, PLANNER:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., STE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: BRIAN NICHOLLS  
email: [brian.nicholls@epsengineering.com](mailto:brian.nicholls@epsengineering.com)

## PROJECT DATA

APN:	101-15-031A -030A -029- 028A -032
EXISTING GENERAL PLAN:	COMMERCIAL
PROPOSED GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (10 DU/AC MAX)
EXISTING ZONING:	HIGHER DENSITY RESIDENTIAL (40 DU/AC MAX)
PROPOSED ZONING:	RS-20M
	B-1
	RM-2 PD
GROSS / NET ACRES:	± 7.01 ACRES
LOT SIZE:	TOWNHOMES
NO. OF UNITS:	96 UNITS
DENSITY:	13.7 DU/AC OF NET
OPEN SPACE:	2.28 ACRES (32.6%) OF NET

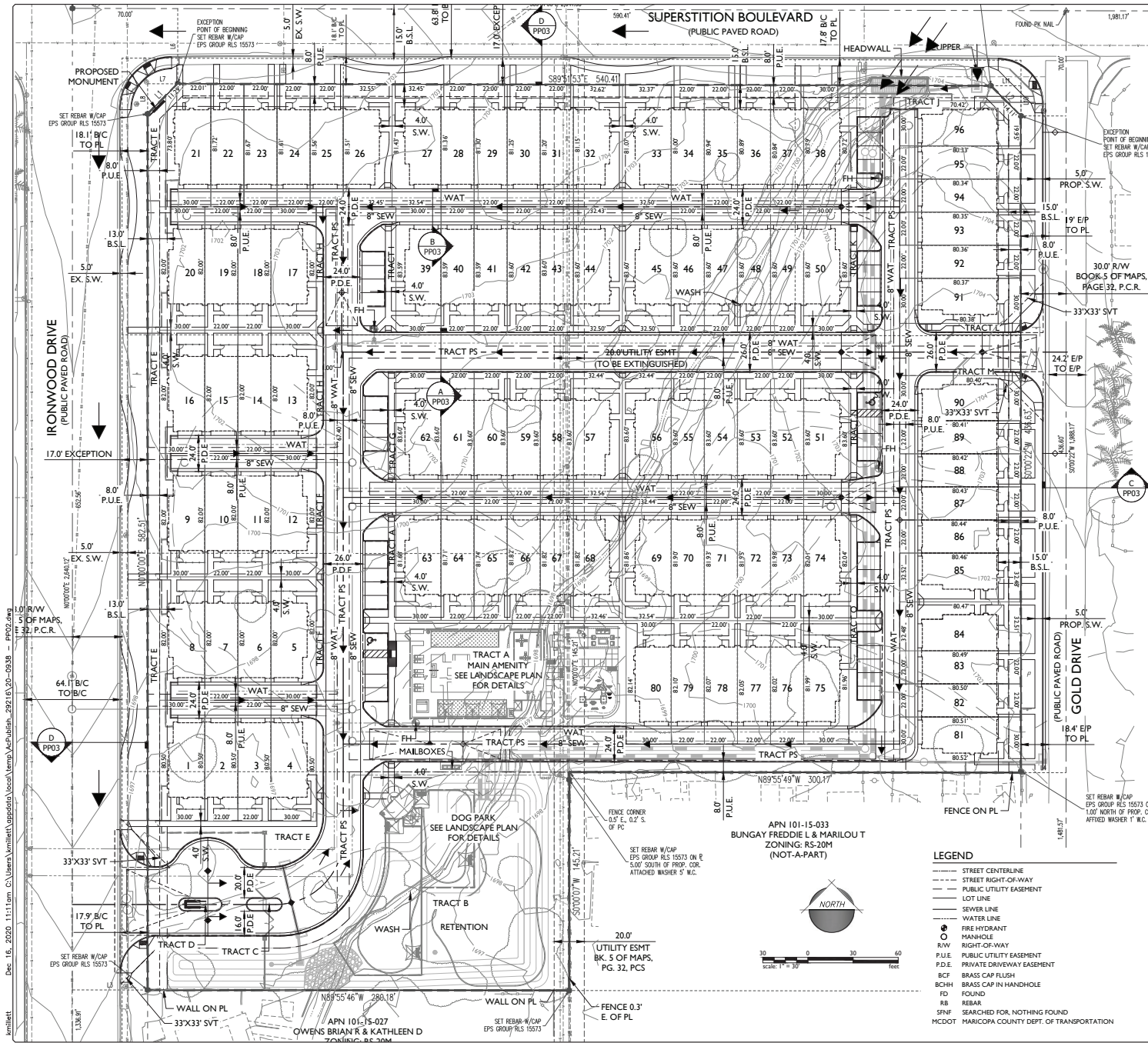
## GENERAL NOTES

- [illegible]

## SHEET INDEX

SHEET ONE	PP01	PRELIMINARY PLAT
SHEET TWO	PP02	PRELIMINARY PLAT (CONTEXT)
SHEET THREE	PP03	CROSS SECTIONS
SHEET FOUR	PP04	DATA TABLES AND DETAILS

20-0938



Development Standards	RM-2 Standards	Proposed Standards
Minimum Lot Area (sf.)	1,980	1,980
Maximum Density (dwelling units per acre)	22	13.7
Minimum Lot Width (ft.)	60	22
Minimum Building Setback (Ironwood Drive) (ft.)	10	13
Minimum Building Setback (Superstition Boulevard) (ft.)	20	15
Minimum Building Setback (Gold Drive) (ft.)	20	15
Minimum Interior Front Setback (main structure) (ft.)	20	15
Minimum Interior Side Setback (main structure) (ft.)	10	0
Minimum Interior Street Side Setback (all structures) (ft.)	10	5
Minimum Interior Rear Setback (ft.)	20	14.5
Minimum Setback from front patio to property line (Superstition Boulevard) (ft.)	20	8.3
Minimum Setback from front patio to property line (Gold Drive) (ft.)	20	7.8
Planting Strip width along ROW (ft.)	10	8
Maximum Lot Coverage	50%	50%
Building Height (ft.)	40	40
Parking Spaces	138	231
Private Street Width (ft.)	28	26
Private Alley Width (ft.)	28	24

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 10, BLOCK 2, OF APACHE ADDITION ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 32.

EXCEPT THE NORTH 36.3 FEET THEREOF; AND

EXCEPT THE WEST 17 FEET OF THE SOUTH 108.9 FEET OF SAID LOT 10.

PARCEL NO. 2:

THE NORTH 36.3 FEET OF LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 2, OF APACHE ADDITION ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 32.

EXCEPT THE WEST 17 FEET THEREOF.

PARCEL NO. 3:

LOTS 12 THROUGH 17 INCLUSIVE, THE NORTH HALF OF LOT 11, BLOCK 2, OF APACHE ADDITION ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 32.

EXCEPTING THEREFROM THAT PORTION AS DEEDED TO THE CITY OF APACHE JUNCTION RECORDED IN DOCKET 1336, PAGE 64 DESCRIBED AS FOLLOWS:

THE WEST 17 FEET OF SAID LOTS 12 AND 13; AND

THE WEST 17 FEET OF THE NORTH HALF OF SAID LOT 11; AND

THE NORTH 17 FEET OF SAID LOTS 13 THROUGH 16 INCLUSIVE; AND ALSO

EXCEPT THAT PORTION OF SAID LOT 13 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE JUNCTION, PINAL COUNTY, ARIZONA;

THENCE EAST ALONG THE NORTH LINE OF SECTION 20 A DISTANCE OF 70 FEET TO A POINT;

THENCE SOUTH ALONG A LINE PARALLEL TO AND 70 FEET DISTANT TO THE WEST LINE OF SECTION 20 A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST ALONG A LINE PARALLEL TO AND 50 FEET DISTANT TO THE NORTH LINE OF SECTION 20 A DISTANCE OF 30 FEET TO A POINT;

THENCE SOUTH ALONG A LINE PARALLEL TO THE 50 FEET DISTANT TO THE WEST LINE OF SECTION 20 A DISTANCE OF 30 FEET TO A POINT;

THENCE PROCEEDING IN A NORTHEASTERLY DIRECTION TO THE TRUE POINT OF BEGINNING; AND ALSO

EXCEPT THAT PORTION OF SAID LOT 16, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE JUNCTION, PINAL COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 70 FEET TO A POINT;

THENCE WEST ALONG A LINE PARALLEL TO AND 70 FEET DISTANT TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH ALONG A LINE PARALLEL TO AND 30 FEET DISTANT TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 30 FEET TO A POINT;

THENCE WEST ALONG A LINE PARALLEL TO AND 50 FEET DISTANT TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 20 FEET TO A POINT;

THENCE PROCEEDING IN A SOUTHEASTERLY DIRECTION TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

LOT 18, BLOCK 2, OF APACHE ADDITION ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 32.

- LEGEND**
- STREET CENTERLINE
  - STREET RIGHT-OF-WAY
  - PUBLIC UTILITY EASEMENT
  - LOT LINE
  - SEWER LINE
  - WATER LINE
  - FIRE HYDRANT
  - MANHOLE
  - RIGHT-OF-WAY
  - PUBLIC UTILITY EASEMENT
  - PRIVATE DRIVEWAY EASEMENT
  - BCF BRASS CAP FLUSH
  - BOH BRASS CAP IN HANDHOLE
  - FO FOUND
  - RE REBAR
  - SNF SEARCHED FOR, NOTHING FOUND
  - MCOT MARICOPA COUNTY DEPT. OF TRANSPORTATION

SHEET INDEX	
SHEET ONE	PP01
SHEET TWO	PP02
SHEET THREE	PP03
SHEET FOUR	PP04
PRELIMINARY PLAT (CONTEXT)	
CROSS SECTIONS	
DATA TABLES AND DETAILS	

1130 N Alma School Road  
Suite 200  
Glendale, AZ 85141  
T: 480.503.2250 F: 480.503.2258  
www.eppsgroupinc.com

**EPS GROUP**

**IRONWOOD STATION**  
APACHE JUNCTION, AZ

Preliminary Plat (Context)

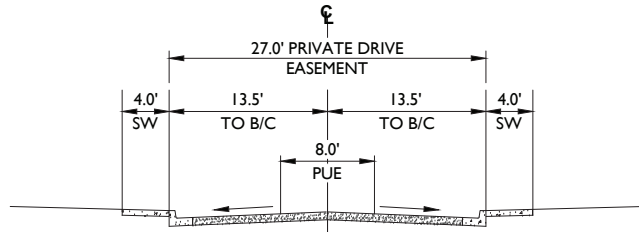
Project: 20-0938  
Revisions:  
Revised By: KPM  
Drawn By: KPM

APPROVED FOR SUBMITTAL PERMIT PLAT  
APPROVED BY: 2020-12-03  
APPROVED BY: 2020-12-03

DESIGNED BY: KPM  
DRAWN BY: KPM

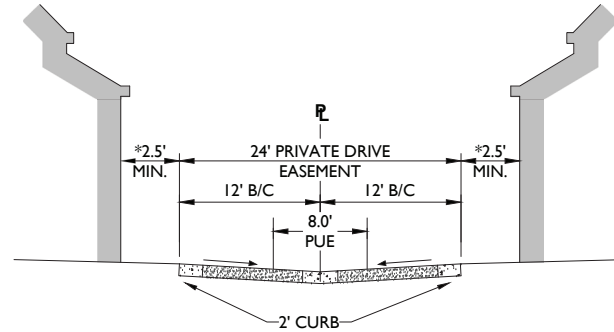
20-0938  
PP02

Sheet No. 2 of 4



PRIVATE STREET TRACT  
N.T.S.

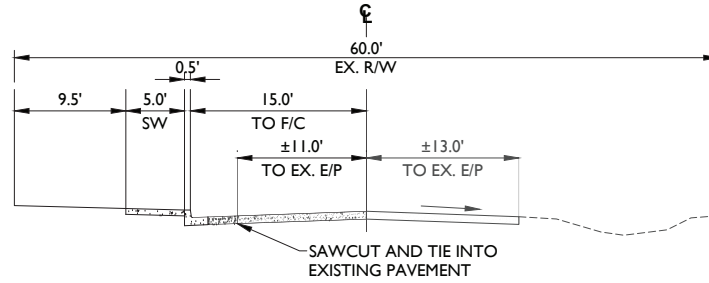
A-A



PRIVATE DRIVEWAY EASEMENT (ALLEY)  
N.T.S.

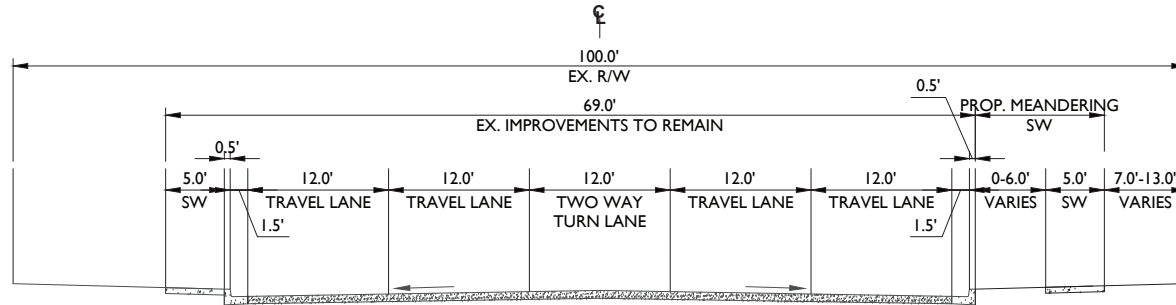
\* 3-FT. TO FACE OF GARAGE

B-B



GOLD DRIVE (NORTHBOUND)  
N.T.S.

C-C



SUPERSTITION BOULEVARD (EASTBOUND) & IRONWOOD DRIVE (NORTHBOUND)  
N.T.S.

D-D

## SHEET INDEX

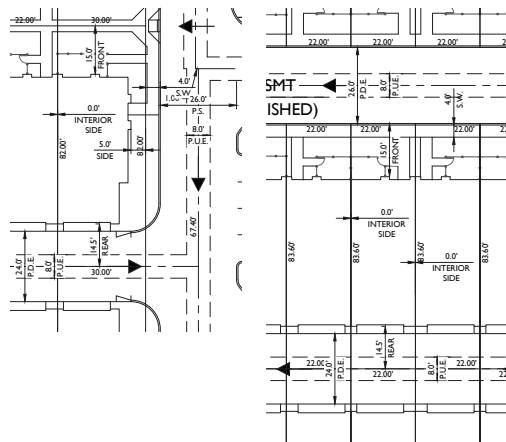
SHEET ONE  
SHEET TWO  
SHEET THREE  
SHEET FOUR

PP01  
PP02  
PP03  
PP04

PRELIMINARY PLAT (CONTEXT)  
CROSS SECTIONS  
DATA TABLES AND DETAILS

### TYPICAL LOT DETAIL

TRACT AREA TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	OPEN SPACE, PARKING, AMENITY	13784.47	0.31
B	OPEN SPACE, AMENITY, DRAINAGE	288252.08	6.59
C	OPEN SPACE, ENTRY GATE	198.60	0.00
D	OPEN SPACE, ENTRY GATE	243.62	0.01
E	OPEN SPACE	6975.33	0.16
F	OPEN SPACE	664.42	0.02
G	OPEN SPACE, PARKING	14832.32	0.03
H	OPEN SPACE	663.18	0.02
I	OPEN SPACE, PARKING	16232.03	0.04
J	OPEN SPACE, PARKING, DRAINAGE	23979.73	0.05
K	OPEN SPACE, PARKING	1453.53	0.03
L	OPEN SPACE	378.13	0.01
M	OPEN SPACE	163.66	0.00
N	OPEN SPACE, PARKING	1555.05	0.03
O	OPEN SPACE, PARKING	2846.49	0.06
PS	PRIVATE STREET	43609.85	1.00
TOTAL		106893.32	2.42



SHEET INDEX		
SHEET ONE	PP01	PRELIMINARY PLAT
SHEET TWO	PP02	PRELIMINARY PLAT (CONTEXT)
SHEET THREE	PP03	CROSS SECTIONS
SHEET FOUR	PP04	DATA TABLES AND DETAILS