



Stonefield

Surprise, AZ

*(Exclusively Available)*

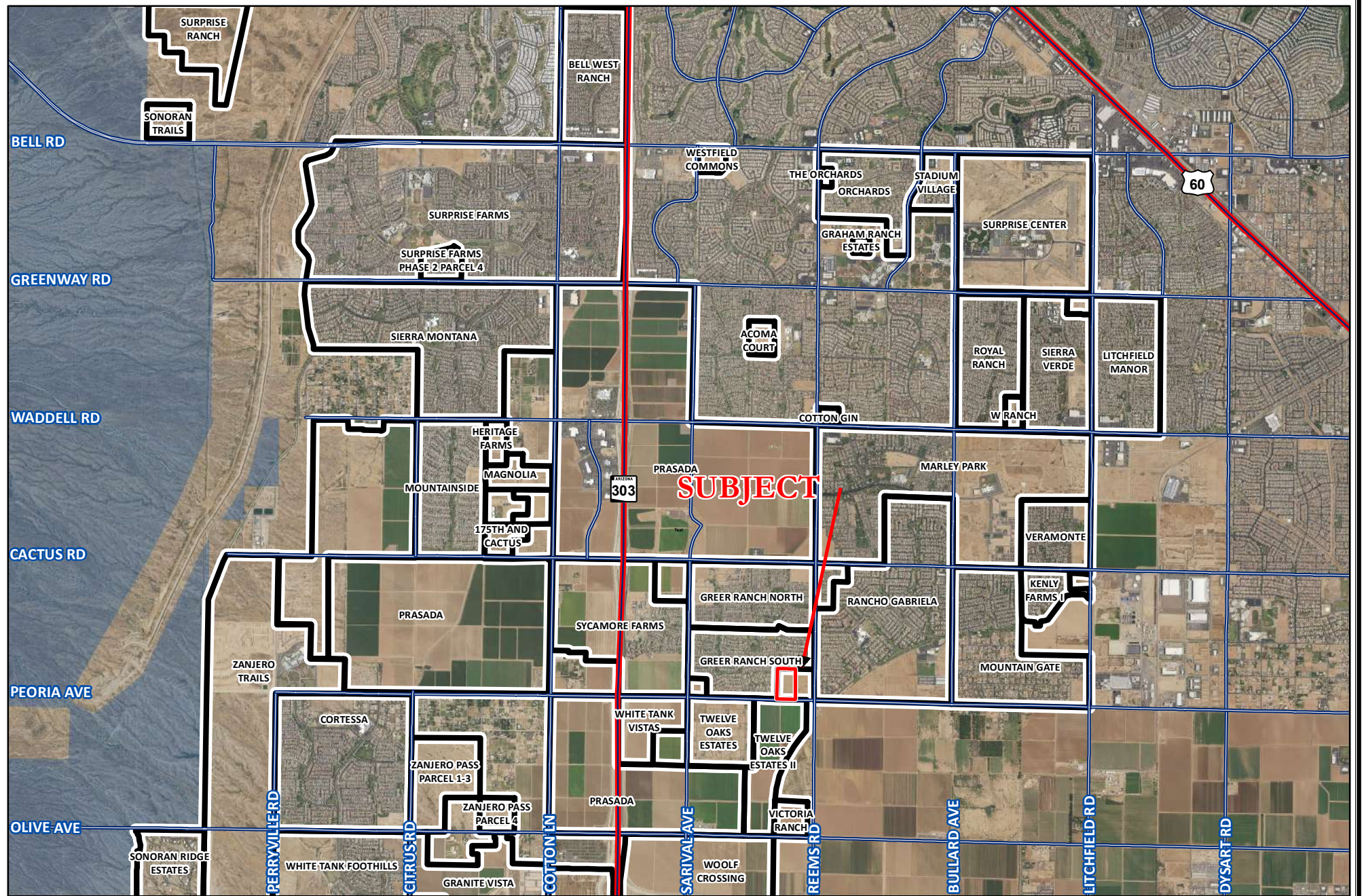


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## Project Details

<b>Location:</b>	Northwest of Peoria Avenue and Reems Road Surprise, AZ
<b>Parcels:</b>	Portion of 501-40-008K
<b>Lots:</b>	40 – 55'x115' Final Platted Lots 20 – 65'x115' Final Platted Lots
<b>Setbacks:</b>	Side Yard: 5' and 5' Rear Yard: 15' Front Yard: 12' for side yard garage and livable area, 22' for front facing garages
<b>Price:</b>	Please call for price
<b>Terms:</b>	Submit
<b>Utilities:</b>	Water: City of Surprise (Epcor) Sewer: City of Surprise Electricity: APS
<b>Impact Fees:</b>	\$8,536 per lot (SPA 1)
<b>Comments:</b>	Preliminary Plat is approved. Seller anticipates Final Plat approval by February 2020. Homes will be required to have sprinklers. Lots 15-20 shall be one-story. No offsite development work. Peoria Avenue is built with water and sewer too.





Subject  
Master Planned Communities  
Major Roads  
Highways

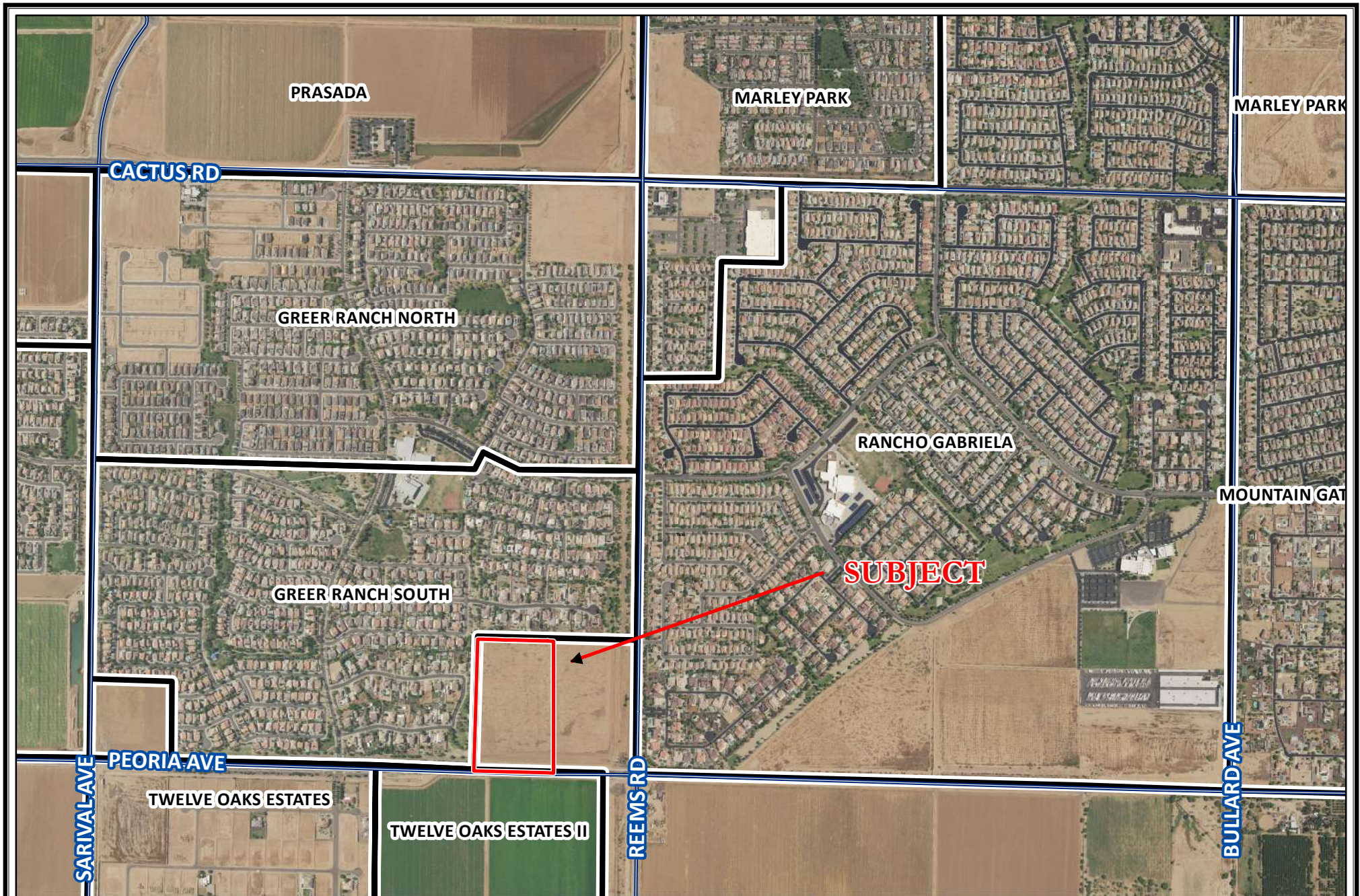
Land Use

Reservation  
State Land  
Federal Land



McArthur Land Company  
2155 W. Pinnacle Peak Rd. Suite 201  
Phoenix, AZ  
(480) 478-0877  
JMcArthur@McLandCo.com  
www.McLandCo.com









55'-Lots  
65'-Lots

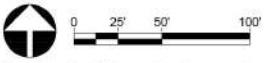
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## FIGURE 10: CONCEPTUAL DEVELOPMENT PLAN

📍 SURPRISE, ARIZONA  
📅 2019-05-21  
# 18003634  
👤 PL STONEFIELD, LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



\\P:\C:\\_Civil\291015006 - Peoria Reems\000\Pre\Initial\5006-PPCV.dwg May 22, 2019 modison.grayson  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE  
OF AND UNPAID RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

### ZONING INFORMATION

EXISTING ZONING:  
PLANNED AREA DEVELOPMENT (PAD)

PROPOSED ZONING  
19.44 ACRES  
RM-6 PAD ZONING

### ADJACENT ZONING:

WEST: SINGLE FAMILY SUBDIVISION(501-40-076), PAD  
EAST: VACANT(501-40-008J), C-2  
SOUTH: VACANT(501-41-006N), R1-35  
NORTH: SINGLE FAMILY SUBDIVISION(501-40-076), PAD

### BASIS OF BEARINGS

PER ALTA/NSPS LAND TITLE SURVEY BY HUBBARD ENGINEERING DATED  
01/24/19 THE BASIS OF BEARINGS IS DEFINED AS THE FOLLOWING:  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3  
NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA.  
MEASURED BEARING=N89°06'16"W

### SITE DESCRIPTION

THE PROJECT CONSISTS OF 60 LOT SINGLE FAMILY SUBDIVISION. THE 19.44  
ACRE SITE IS PROPOSED TO BE ZONED RM-6 (PAD). THIS IS AN IN-FILL  
PROJECT WITH EXISTING DEVELOPMENT TO THE NORTH AND WEST OF THE SITE.  
THERE EXISTS UNDEVELOPED VACANT FARMLAND TO THE EAST AND SOUTH OF  
THE SITE. THE PROPOSED LOTS VARY IN WIDTH PER THE MODIFIED CASE  
ZONING STIPULATIONS, INTERNAL LOCAL STREETS AND WET UTILITIES WILL BE  
LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT OF WAY. OPEN SPACE  
TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO THE BENEFIT OF  
THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

### CERTIFICATE OF ASSURED

### WATER SUPPLY NOTE

PRIOR TO APPROVAL OF FINAL PLAT, A  
CERTIFICATE OF ASSURED WATER SUPPLY  
SHALL BE ISSUED BY ADWR.

### FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C660L, DATED  
OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" & "A".  
ZONE "X" IS DEFINED AS AREAS OF 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. FLOOD ZONE "A" IS A SPECIAL  
FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE  
FLOOD. IN ZONE "A", NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

AREA CALCULATIONS	
RM-6 (PAD)	
GROSS ACRES	19.44
ROW - OFFSITE	0.88
ROW - INTERNAL	3.04
DEVELOPABLE AREA	15.53
LOT QUANTITIES	60
LOT ACREAGE	9.93
GROSS DENSITY	3.09
NET DENSITY	3.86
OPENSACE ACREAGE	5.59
GROSS OPENSACE	28.75%
NET OPENSACE	36.01%

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION  
19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH  
QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST, 2,640.42 FEET;

THENCE NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST, 1,479.85 FEET ALONG THE SOUTH LINE OF SAID  
SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS,  
PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST, 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE  
OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST, 1,154.98 FEET ALONG SAID EAST LINE TO A  
NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST, 776.64 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 01 DEGREE 04 MINUTES 50 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00  
FEET;

THENCE NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST. 776.64 FEET ALONG SAID NORTH LINE TO THE POINT OF  
BEGINNING.

### LAND SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: ADRIAN BURCHAM, PLS

### LAND PLANNER

RVI PLANNING  
120 S. ASH AVE  
TEMPE, AZ 85281  
PHONE: (480) 994-0994  
CONTACT: MARK REDDIE

# PRELIMINARY PLAT FOR STONEFIELD SUBDIVISION

A PORTION OF SECTION 19, TOWNSHIP 3 NORTH,  
RANGE 1 WEST  
SURPRISE, ARIZONA

### CIVIL ENGINEER

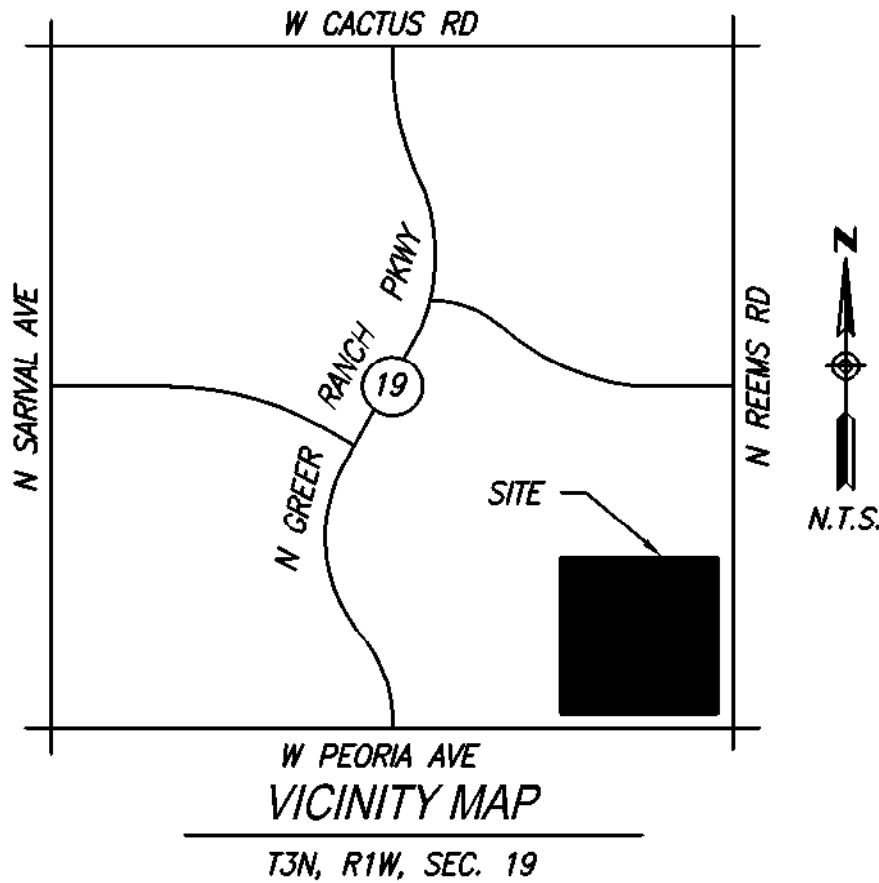
KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET  
SUITE 300  
PHOENIX, ARIZONA 85020  
PHONE: (602) 944-5500  
FAX: (602) 944-7423  
CONTACT: ANDREW JUPP, PE

### OWNER/DEVELOPER

PINNACLE LAND DEVELOPMENT,  
LLC/PL STONEFIELD LLC  
7440 E PINNACLE PEAK ROAD #142  
SCOTTSDALE, AZ. 85255  
TELEPHONE: 480-401-0800  
CONTACT: RANDY CLARNO

### LANDSCAPE ARCHITECT/

KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET  
SUITE 300  
PHOENIX, ARIZONA 85020  
PHONE: (602) 944-5500  
FAX: (602) 944-7423  
CONTACT: ANNE DEBOARD, PLA



### LEGEND

	PROPOSED CL/SECTION LINE
	PROPOSED SWALE
	PROPERTY BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED 8" SEWER
	PROPOSED 8" WATER (3' COVER)
	FUTURE INFRASTRUCTURE
	FUTURE CURB
	PROPOSED CURB
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED RETAINING WALL
	SIDEWALK RAMP
	PROP. STORM DRAIN
	PROP. CATCH BASIN
	EXISTING CATCH BASIN
	FLOOD PLAIN LIMITS
	HIGH WATER ELEVATION
	SU-40 FIRE TURNING RADIUS

R=40.5'  
R=16.5'

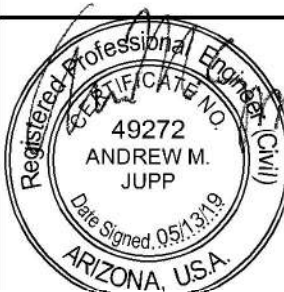
ABBREVIATION	MEANING
AC	ACRES
B/C	BACK OF CURB
CFS	CUBIC FEET PER SECOND
COP	CITY OF PHOENIX
COS	CITY OF SURPRISE
CY	CUBIC YARDS
DTL	DETAIL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FUT	FUTURE
G	GUTTER
HWE	HIGHWATER ELEVATION
IRR	IRRIGATION
LFF	LOWEST FINISHED FLOOR
MAG	MARICOPA ASSOCIATED GOVERNMENTS
P	PAVEMENT
PAD	LOT PAD ELEVATION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
Q100	100 YEAR FLOW
R/W	RIGHT-OF-WAY
S/W/E	SIDEWALK EASEMENT
SF	SQUARE FEET
STD	STANDARD
SVT	SIGHT VISIBILITY TRIANGLE
SW	SIDEWALK
SY	SQUARE YARDS
TC	TOP OF CURB
TYP.	TYPICAL
VNAE	VEHICULAR NON ACCESS EASEMENT



Kimley»Horn

SCALE (H): 1"=40'  
SCALE (V): NONE  
DESIGNED BY: MHG  
DRAWN BY: TTC  
CHECKED BY: AMJ  
DATE: MAY 2019

STONEFIELD  
PRELIMINARY PLAT COVER  
SURPRISE, ARIZONA



Exp. Date 03/31/21  
PROJECT NO.  
291015006  
DRAWING NAME  
5006-PPCV  
01 of 13