



CITY OF EL MIRAGE

DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ Planning & Zoning Commission Meeting: _____ City Council Meeting: _____

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: Oakridge Farms Acreage: 7.8[±]
 Property Address/Location: Southwest of Int. of Greenway Road & Dysart Road
 Assessor's Parcel Number: 501-33-908; -907

APPLICANT / OWNER INFORMATION:

Applicant: <u>David Bohn - BFH Group</u>	Owner: <u>FIG Development</u>
Address: <u>3707 E. Southern Avenue</u>	Address: <u>295 W. Center St.</u>
City/ST/Zip: <u>Mesa, AZ 85206</u>	City/ST/Zip: <u>Provo, UT 84601</u>
Phone: <u>480.734.1446</u>	Phone: <u>801.372.2077</u>
Email: <u>davidb@thebfhgroup.com</u>	Email: <u>garrett@figdev.com</u>
Signature: <u>[Signature]</u>	Signature: _____

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ } SS
 BEFORE ME THIS _____ DAY OF _____, 2020,
 _____ PERSONALLY APPEARED BEFORE ME, THE
 UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO
 BE FIG DEVELOPMENT, LLC, THE LEGAL OWNER OF THE PROPERTY
 PLATTED HEREON, AND ACKNOWLEDGE THAT
 _____ AS _____, EXECUTED THIS
 INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL
 SEAL.

BY: _____ EXPIRES: _____
 NOTARY PUBLIC

DEDICATION

STATE OF _____ }
 COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS: THAT FIG DEVELOPMENT, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "OAKRIDGE FARMS", A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "OAKRIDGE FARMS", A RESIDENTIAL MULTI-FAMILY SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, INGRESS AND EGRESS EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT. FIG DEVELOPMENT, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A THROUGH F" ARE HEREBY DECLARED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. AN EASEMENT FOR DRAINAGE AND PUBLIC UTILITY IS HEREBY DEDICATED OVER TRACTS "A THROUGH F".

A PUBLIC UTILITIES EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER TRACT A.

TRACT A IS HEREBY DEDICATED TO AND OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS.

ALL WATER AND SANITARY SEWER LINES AND APPURTENANCES WITHIN THE SUBDIVISION ARE PRIVATE UNLESS OTHERWISE NOTED. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE SANITARY SEWER AND WATER MAINS, SERVICES AND APPURTENANCES.

THE CITY OF EL MIRAGE IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS A-F. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF EL MIRAGE AT SUCH TIME THAT THE HOA FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. AS LONG AS THE HOA IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

IN WITNESS THEREOF: FIG DEVELOPMENT, LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS MEMBER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2020.

BY: _____

ITS: _____
 OWNER/AUTHORIZED SIGNER

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

 CITY ENGINEER

THIS PLAT IS IN FULL COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____. THE FINAL PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____.

 PLANNING AND ZONING COMMISSION CHAIRPERSON

 PLANNING DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS _____ DAY OF _____, 20____.

 MAYOR

ATTEST:

 CITY CLERK

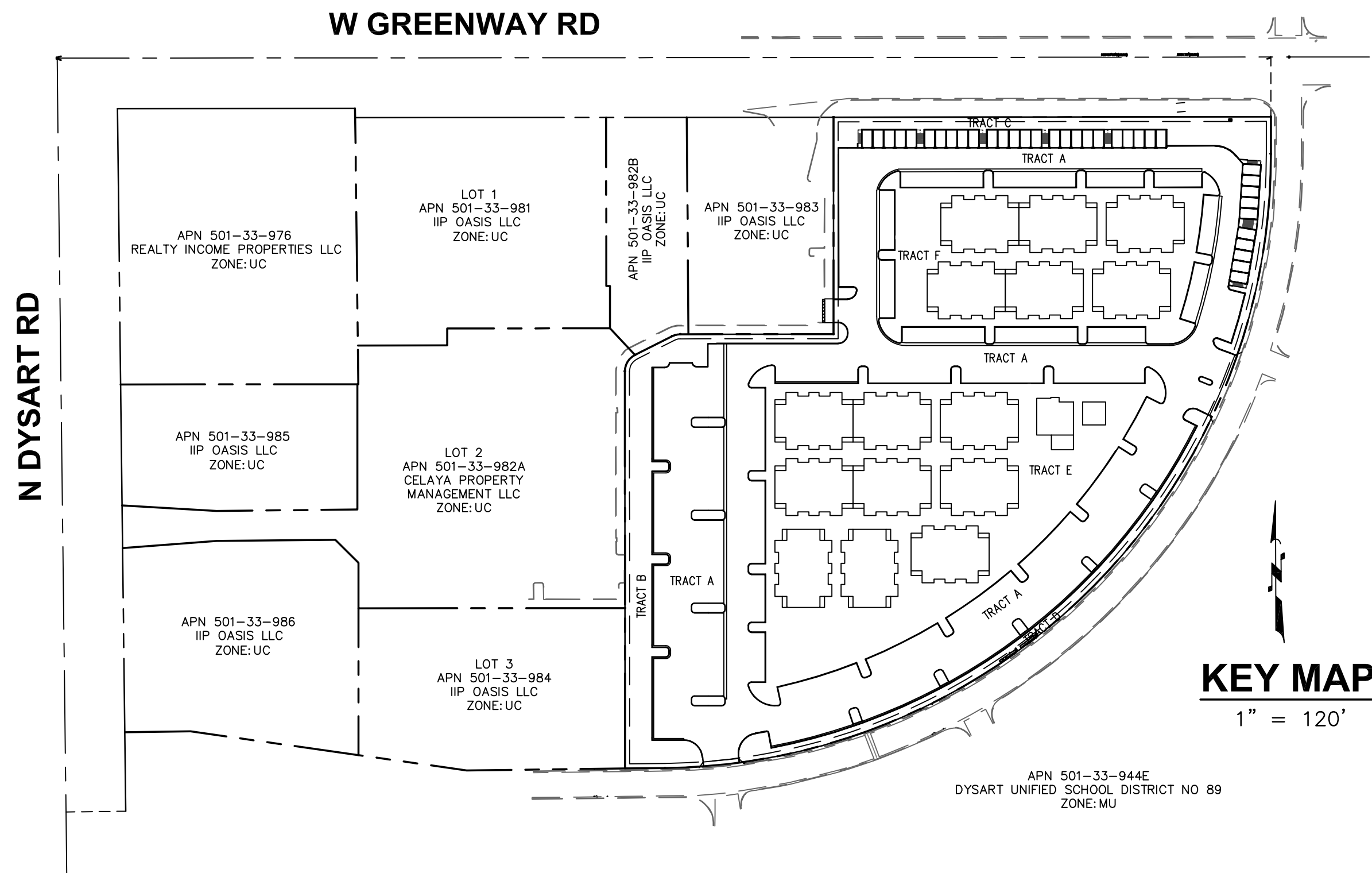
TRACT TABLE SUMMARY

NAME	USE	AREA SF
TRACT 'A'	INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENT	147,309
TRACT 'B'	OPEN SPACE / LANDSCAPING DRAINAGE, PUBLIC UTILITY ESMT	19,150
TRACT 'C'	OPEN SPACE / LANDSCAPING DRAINAGE, PUBLIC UTILITY ESMT	14,503
TRACT 'D'	OPEN SPACE / LANDSCAPING DRAINAGE, PUBLIC UTILITY ESMT	7,763
TRACT 'E'	OPEN SPACE / LANDSCAPING DRAINAGE, RECREATION PUBLIC UTILITY ESMT	55,634
TRACT 'F'	OPEN SPACE / LANDSCAPING DRAINAGE, RECREATION PUBLIC UTILITY ESMT	24,950

FINAL PLAT FOR OAKRIDGE FARMS

EL MIRAGE, ARIZONA

A PORTION OF NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

1" = 120'

FINAL PLAT NOTES

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCINGS, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF EL MIRAGE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30-INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES IN HEIGHT OR BELOW 84-INCHES ARE PERMITTED.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. DYSART ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF EL MIRAGE.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.

SHEET INDEX

- COVER SHEET
- FINAL PLAT

OWNER

FIG DEVELOPMENT
 295 W. CENTER STREET
 PROVO, UT 84601
 PHONE: 801.372.2077
 ATTN: GARRETT SEELY

ENGINEER

BFH GROUP
 3707 E. SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446
 ATTN: DAVID M. BOHN

SURVEYOR

HARVEY LAND SURVEYING, INC.
 P.O. BOX 10772
 CASA GRANDE, ARIZONA, 85130
 PHONE: 520.876.4786
 ATTN: COLIN D. HARVEY

SERVICE PROVIDERS

ELECTRIC : APS
 WATER : CITY OF EL MIRAGE
 SEWER : CITY OF EL MIRAGE
 POLICE : CITY OF EL MIRAGE
 FIRE PROTECTION : CITY OF EL MIRAGE

PROJECT DATA TABLE

PROPERTY LOCATION:
 12945 W. GREENWAY ROAD
 EL MIRAGE, AZ 85335
 ZONING: URBAN CORRIDOR (UC)
 APARTMENT UNITS - 3-STORY 1, 2 BEDROOM
 194 UNITS TOTAL
 GROSS DENSITY: 24.28 UNITS / ACRE
 LOT SIZE: 2,000 SF MIN. / 4,500 SF TYP
 LOT COVERAGE: 18.8% PROPOSED
 LAND USE: HIGH DENSITY RESIDENTIAL
 GROSS FOOTAGE: 347,985 S.F. / 7.99 ACRES
 OPEN SPACE: 123,075 S.F. / 2.83 ACRES
 % OPEN SPACE: 35.4%

PROJECT DESCRIPTION

"OAKRIDGE FARMS" IS A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 194 UNITS. THIS SITE IS ZONED UC. THE STREETS IN THIS SUBDIVISION ARE TO BE PRIVATE ROADS. AMENITIES WILL BE PROVIDED ON SITE AND MAINTAINED BY THE HOA.

SURVEYOR NOTES

- FIELDWORK WAS COMPLETED IN THE MONTH OF SEPTEMBER, 2019.
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

LEGAL DESCRIPTION

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

PARCEL NO. 1:

LOT 6, MIRAGE OASIS, ACCORDING TO THE PLAT RECORDED IN BOOK 976 OF MAPS, PAGE 17 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2008-0226969, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT TO PARCEL NO. 1 ABOVE AS SET FORTH IN RECIPROCAL ACCESS EASEMENT AGREEMENT IN RECORDED IN RECORDING NO. 2009-0768147, RECORDS OF MARICOPA COUNTY, ARIZONA.

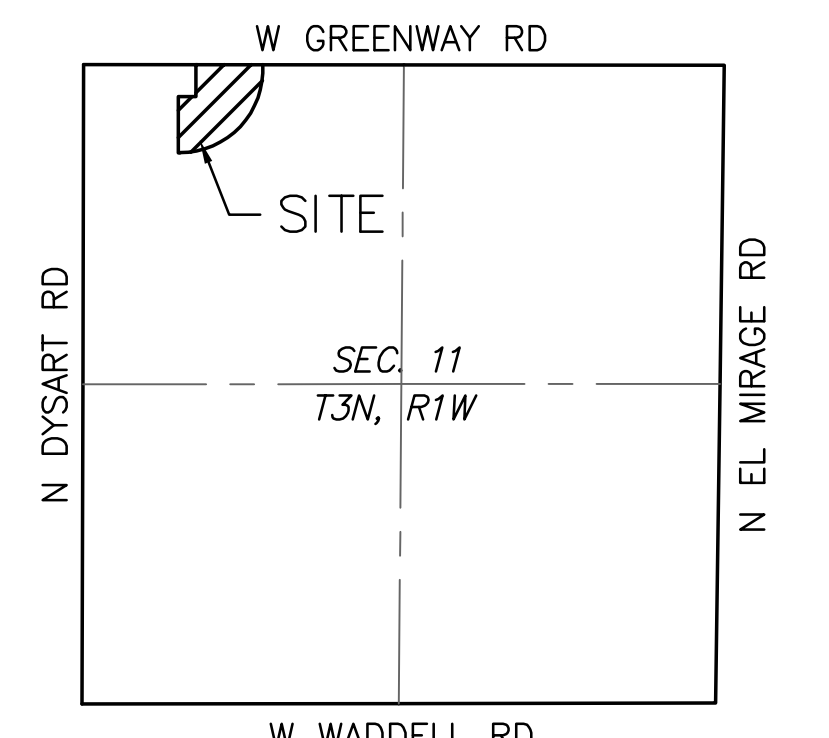
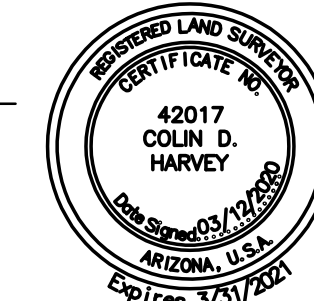
PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN RECORDING NO. 20041290781, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATION STATEMENT

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

COLIN D. HARVEY DATE
 ARIZONA R.L.S. 42017



VICINITY MAP

N.T.S

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°40'25"W. (ASSUMED BEARING)

BENCHMARK

THE NORTHEAST CORNER OF SECTION 10 TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID POINT ALSO BEING GDAC POINT NUMBER 3082B-1 DESCRIBED AS A FOUND BRASS CAP IN A HANDHOLE 0.5', STAMPED "CITY OF SURPRISE".
 ELEVATION = 1166.317' (NAVD 88 DATUM)

DEVELOPMENT / MAINTENANCE

THE SITE SHALL BE DEVELOPED AND CONSTRUCTED BY FIG DEVELOPMENT, INC. UPON TERMINATION OF CONSTRUCTION, A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED THAT WILL OPERATE THE PROPERTY AND MAINTAIN ALL PRIVATE ACCESSWAY, OPEN SPACE, AMENITIES, ETC. IT IS ANTICIPATED THAT THE PROPERTY SHALL BE DEVELOPED AND CONSTRUCTED IN ONE PHASE.

FLOOD NOTE

THIS SUBDIVISION IS LOCATED IN THE ONE HUNDRED YEAR FLOODPLAIN AS DEFINED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "AE" SHADED AND "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C1680L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013 COMMUNITY 040041 (CITY OF EL MIRAGE).

ZONE "X" UNSHADED IS LABELED AS ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

ZONE "AE" SHADED IS LABELED AS: AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETERMINED. ZONE AH - AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY AN AREA OF PONDING), FOR WHICH BFES HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.

