

HILLSTONE VILLAS
23rd AVE & BASELINE RD
PHOENIX, ARIZONA

LOCATION	Site is located at the Northwest corner of 23 rd Ave & Baseline Rd, Phoenix, Arizona
ACRES	±12.285
LOTS	55 Platted & Engineered Lots 45' x 115' 4.48 DUA
SETBACKS	5' & 5' Side Yard
APPROVED ZONING	R1-6 / City of Phoenix
SUGGESTED PRICE	\$3,600,000 \$65,454/Platted & Engineered Lot \$1,454/LFF
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow 30-days thereafter.
UTILITIES	Water City of Phoenix Sewer City of Phoenix Electric Salt River Project
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This is a rare infill opportunity to purchase Platted & Engineered Lots on the Baseline Corridor close to employment, transportation corridors, shopping, schools & parks. Site is planned as a Gated Community . Site is Preliminary Platted and Zoned, and expected to have Final Engineered Subdivision Plat approval by December 1, 2023. City of Phoenix Laveen East Single Family Impact Fees: \$11,062/Lot



W Baseline Rd

W Baseline Rd

S 19th Ave



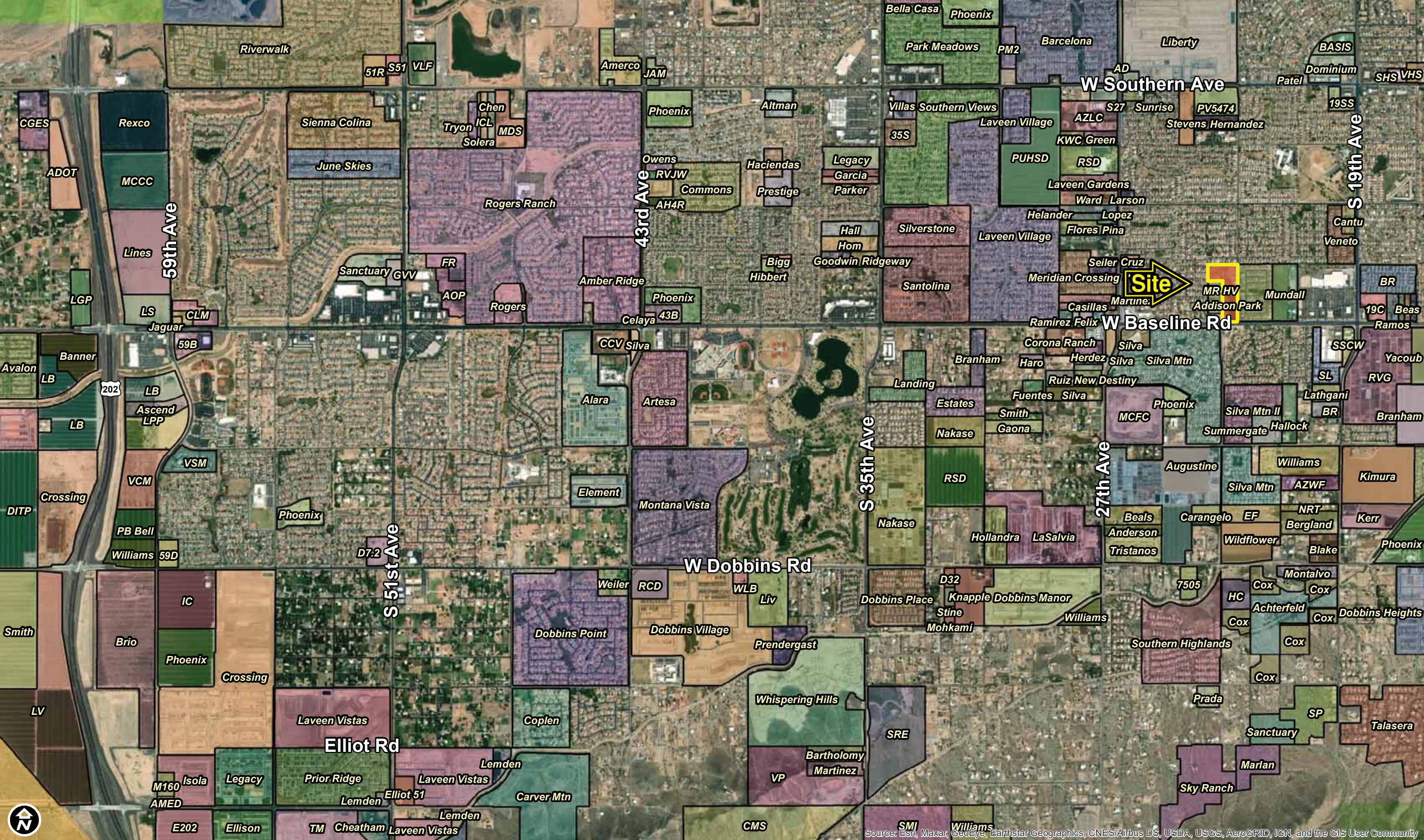
HILLSTONE VILLAS
PLANNED FOR 55 LOTS | 45' x 115'
23rd AVE & BASELINE RD
PHOENIX, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



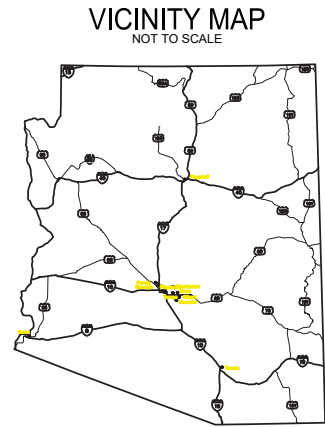
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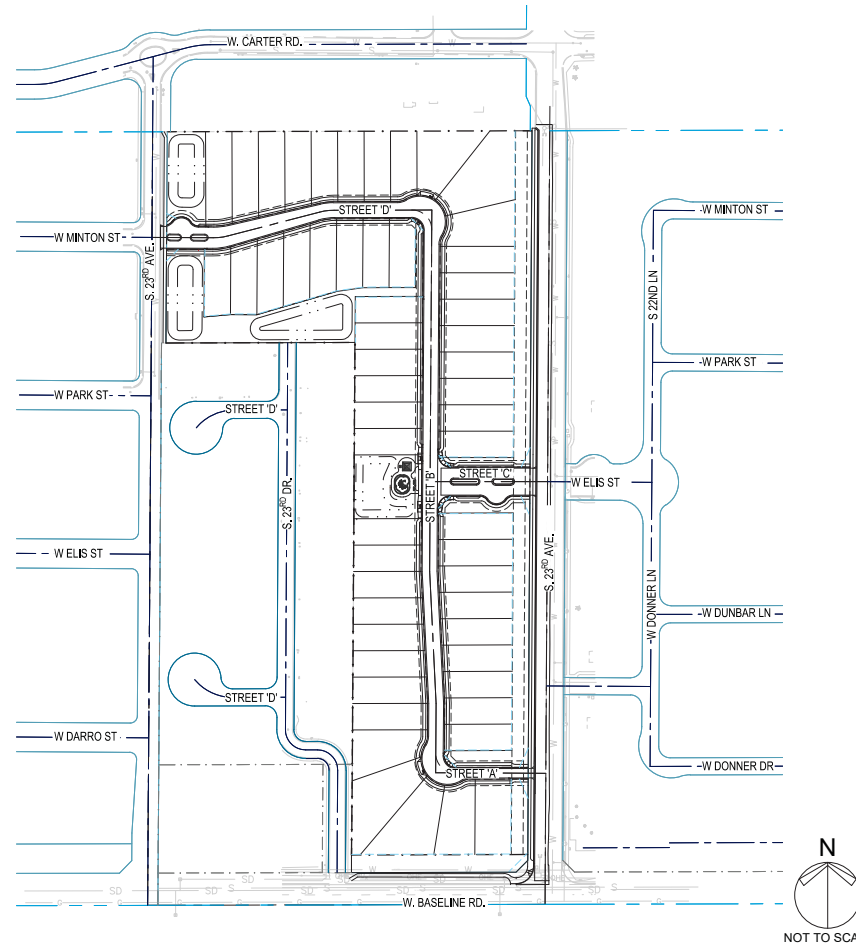
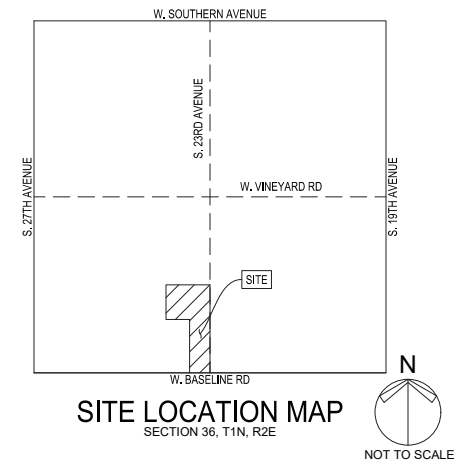
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PRELIMINARY SITE PLAN

HILLSTONE VILLAS 23rd AVE, & BASELINE RD PHOENIX, ARIZONA



SITE PLAN NOTES:

- ☒ "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
- ☒ "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
- ☒ "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- ☒ "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- ☒ "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."
- ☒ "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
- ☒ "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
- ☒ "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."
- ☒ "BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."
- ☒ "ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN."
- ☐ "GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF ____ AND ____."
- ☒ PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:
- ☒ I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

DATE

BASIS OF BEARING:

BASED ON A LOCAL COORDINATE SYSTEM AND THE ADJACENT PLAT "PREVALENT AT MADISON RANCH" BY SUNRISE ENGINEERING - JOB NO. 06014, JOSEPH R. DAVIS RLS 42014 RECORDED IN BOOK 1398, PAGE 23, MCR BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T 1 N, R 2 E. HELD NORTH 89°51' 13" EAST (MEASURED) FROM THE SOUTHWEST CORNER OF SAID SECTION 36 BEING MARKED BY A BRASS CAP IN HAND HOLE LYING WITHIN THE INTERSECTION OF 27TH AVENUE AND BASELINE ROAD TO THE SOUTH QUARTER CORNER OF SAID SECTION 36 MARKED BY A FOUND BRASS CAP IN HAND HOLE LYING WITHIN THE INTERSECTION OF 23RD AVENUE & BASELINE ROAD.

BENCHMARK:

PROJECT BENCHMARK:

3" SALT RIVER VALLEY WATER USERS ASSOCIATION (SRVVUA) BRASS CAP IN THE NORTHWEST CORNER OF IRRIGATION BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 23RD AVENUE & SOUTHERN AVENUE. PID 293 ON THE CITY OF PHOENIX BENCHMARK LIST.

ELEVATION = 1072.686 (NGVD29) BASIS OF SITE ELEVATIONS AND TOPO MAPPING SHOWN

TEMPORARY BENCHMARK:

CITY OF PHOENIX BRASS CAP IN HAND HOLE LOCATED IN THE MEDIAN AREA AT THE INTERSECTION OF 23RD AVENUE & BASELINE ROAD AVENUE.

ELEVATION = 1117.729 (NGVD29) BASIS OF SITE ELEVATIONS AND TOPO MAPPING SHOWN.

UTILITIES:

- POLICE - CITY OF PHOENIX
- FIRE PROTECTION - CITY OF PHOENIX
- TELEPHONE - CENTURY LINK/VERIZON-MCI
- ELECTRIC - SRP
- SEWER - CITY OF PHOENIX
- WATER - CITY OF PHOENIX
- GAS - SOUTHWEST GAS
- CABLE TV - COX CABLE

SITE DATA

EXISTING ZONING: S-1
 PROPOSED ZONING: R-1
 SITE AREA: 12.285 ACRES
 TOTAL DISTURBED AREA: 12.285 ACRES
 PROJECT DENSITY: 4.31 DU/ACRE
 APN: 105-86-014C, 105-86-014E

PROJECT NARRATIVE/DESCRIPTION:

DEVELOP DRAINAGE, PAVEMENT, WATER, AND SEWER INFRASTRUCTURE TO SUPPORT A 55 UNIT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH OPEN SPACE, AMENITIES, AND LANDSCAPING.

DRAINAGE STATEMENT:

THIS SITE IS NOT IN A SPECIAL FLOOD ZONE AREA. OFFSITE FLOWS DO NOT AFFECT THIS SITE. RETENTION PROVIDED IS FOR THE 100-YR 2-HR STORM.

DEVELOPMENT REFERENCE:

DEVELOPER: HILLSTONE HOMES, LLC
 2440 W MISSION LANE, # 15
 PHOENIX, AZ 85021
 CONTACT: LOU TURNER
 EMAIL: LTURNER@HILLSTONEHOMES.COM
 PHONE: 602.595.5120

APPLICANT/ENGINEER: PARADIGM DESIGN
 4250 N. DRINKWATER BLVD., STE. 120
 SCOTTSDALE, AZ 85251
 CONTACT: SCOTT EISENHART
 EMAIL: SEISENHART@PARADIGMAE.COM
 PHONE: 602.374.3946

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

4250 N Drinkwater Blvd, Suite 120
Scottsdale, AZ 85251
(602) 374-4066

Grand Rapids | Phoenix | Traverse City
www.paradigmae.com

LAWRENCE S. EISENHART
AZ REGISTRATION - #70243
EXP. 12/31/22

PROJECT

**HILLSTONE VILLAS,
PHOENIX, AZ**

CLIENT

**HILLSTONE HOMES
LOU TURNER**

2310 W. BASELINE RD
PHOENIX, AZ 85041

602-595-5120
2440 W. MISSION LANE #15
PHOENIX, AZ 85021

RELEASE DATE

DATE	DESCRIPTION

PROJECT

2112127PH

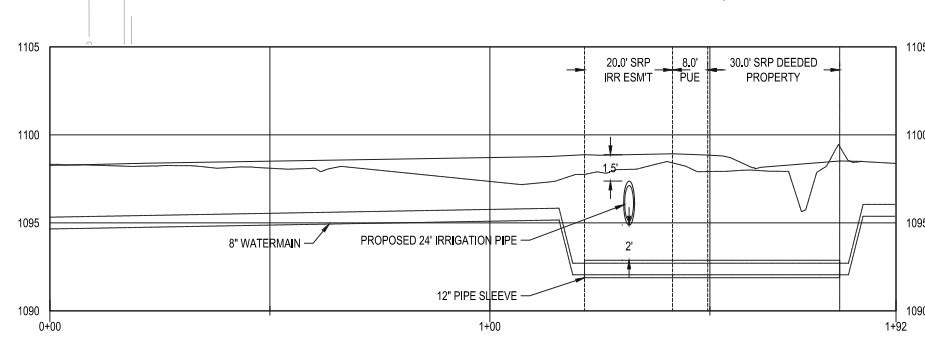
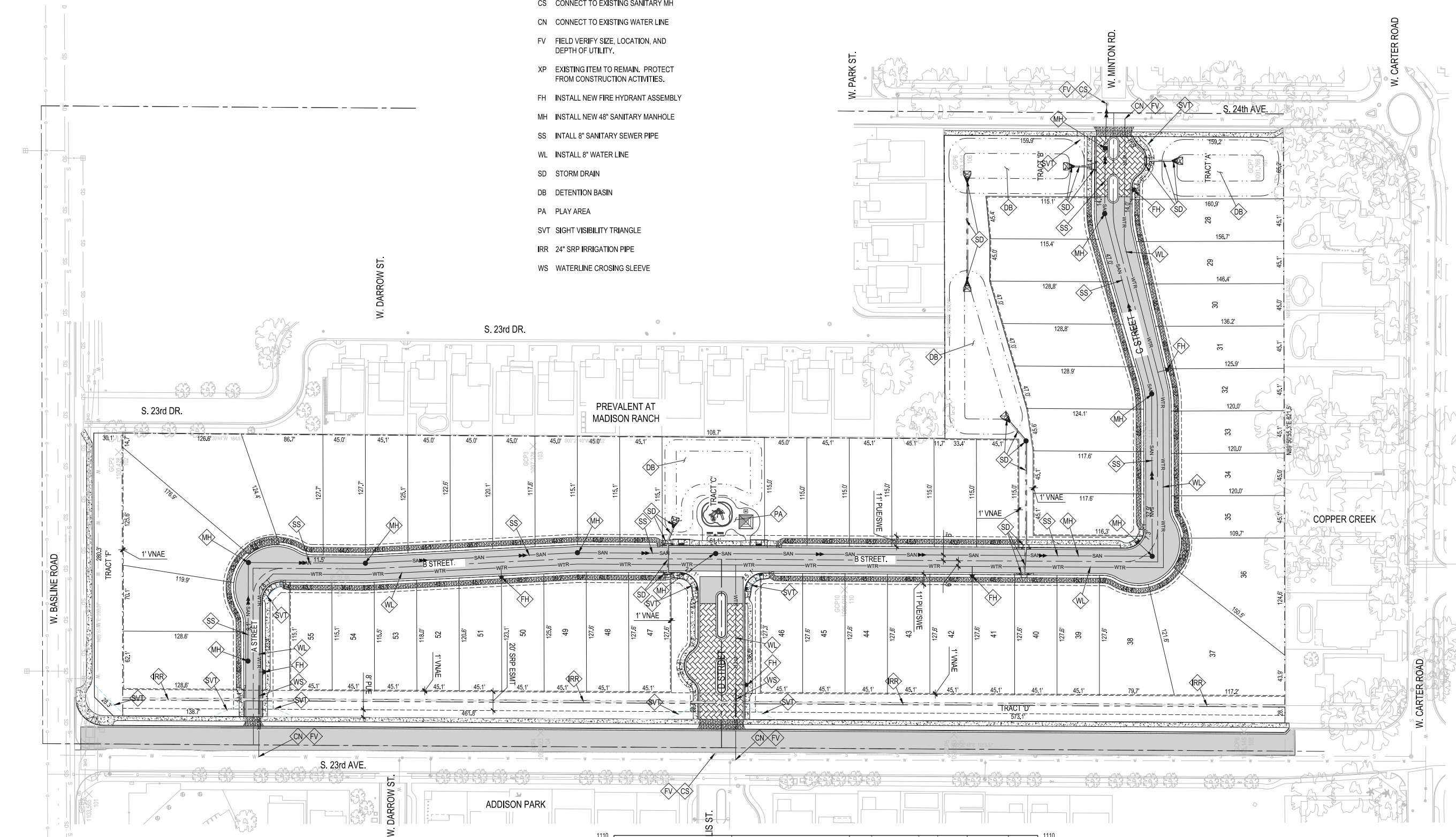
SHEET

COVER SHEET

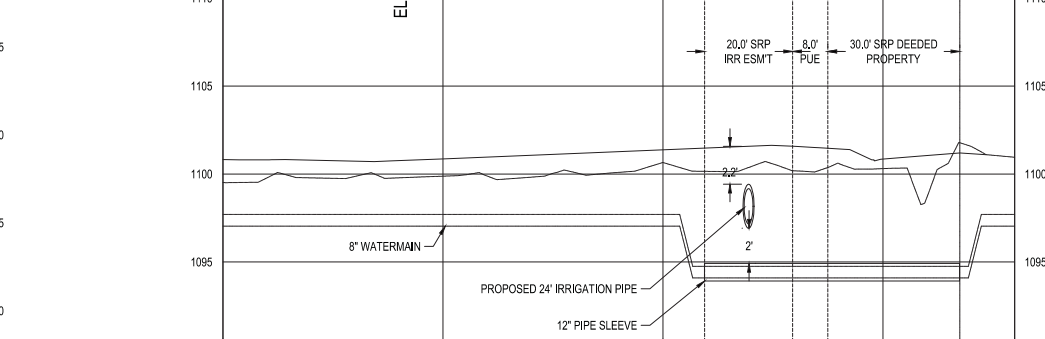
C-001

GENERAL KEYNOTES:

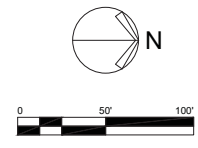
- CS CONNECT TO EXISTING SANITARY MH
- CN CONNECT TO EXISTING WATER LINE
- FV FIELD VERIFY SIZE, LOCATION, AND DEPTH OF UTILITY.
- XP EXISTING ITEM TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITIES.
- FH INSTALL NEW FIRE HYDRANT ASSEMBLY
- MH INSTALL NEW 48" SANITARY MANHOLE
- SS INTALL 8" SANITARY SEWER PIPE
- WL INSTALL 8" WATER LINE
- SD STORM DRAIN
- DB DETENTION BASIN
- PA PLAY AREA
- SVT SIGHT VISIBILITY TRIANGLE
- IRR 24" SRP IRRIGATION PIPE
- WS WATERLINE CROSSING SLEEVE



A STREET CROSSING



D STREET CROSSING



NOT FOR CONSTRUCTION

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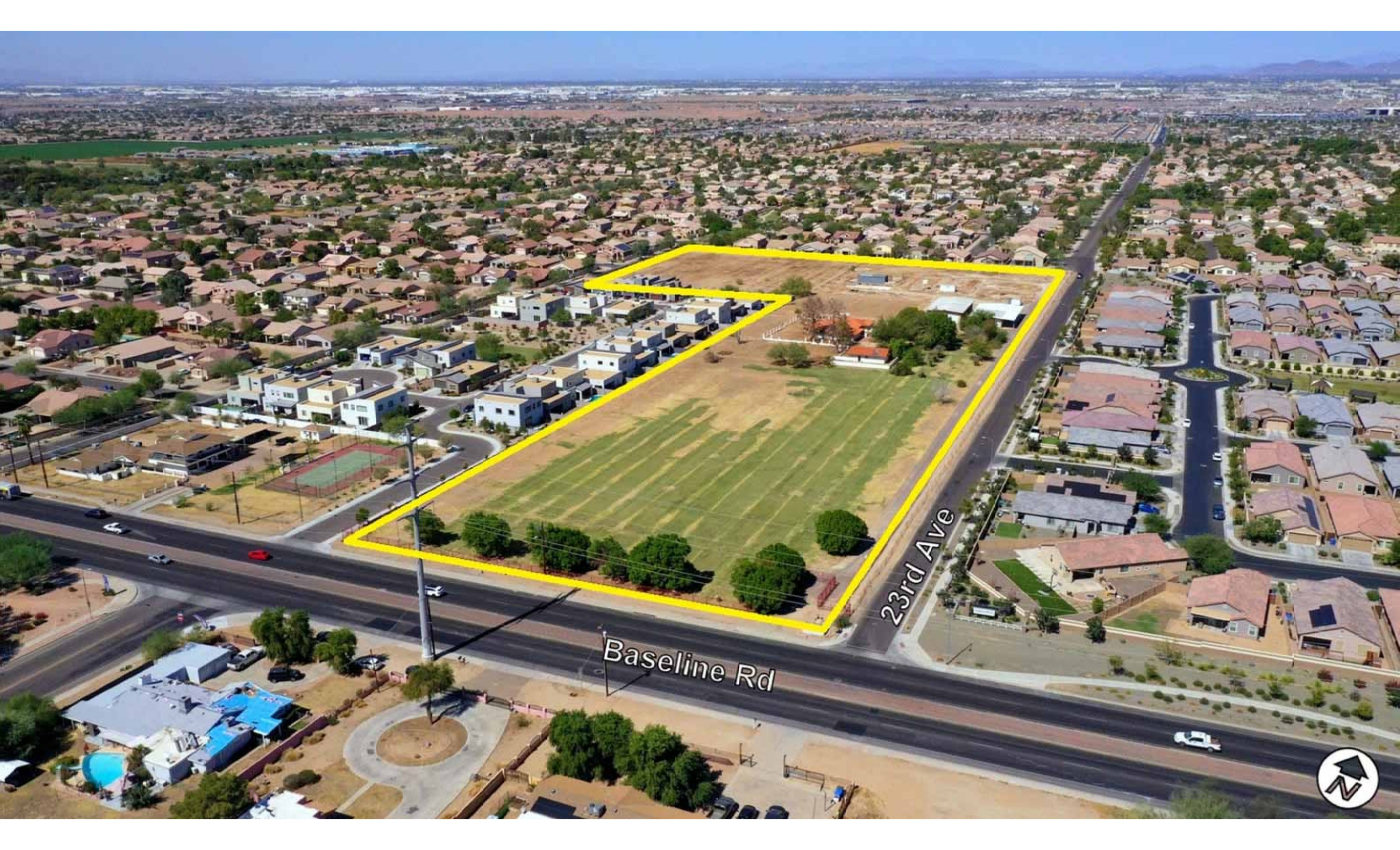
602-595-5120
 2440 W. MISSION LANE #15
 PHOENIX, AZ 85021

RELEASE DATE

DATE	DESCRIPTION

PROJECT
 2112127PH
SHEET
 OVERALL SITE PLAN
 C-100

Monday, September 11, 2023 at 10:38am 2:21:12 (PH) Hillstone Villas/Drawings - 2112127PH/02/25/Primary Drawings/2112127PH.dwg esenhart



Baseline Rd

23rd Ave



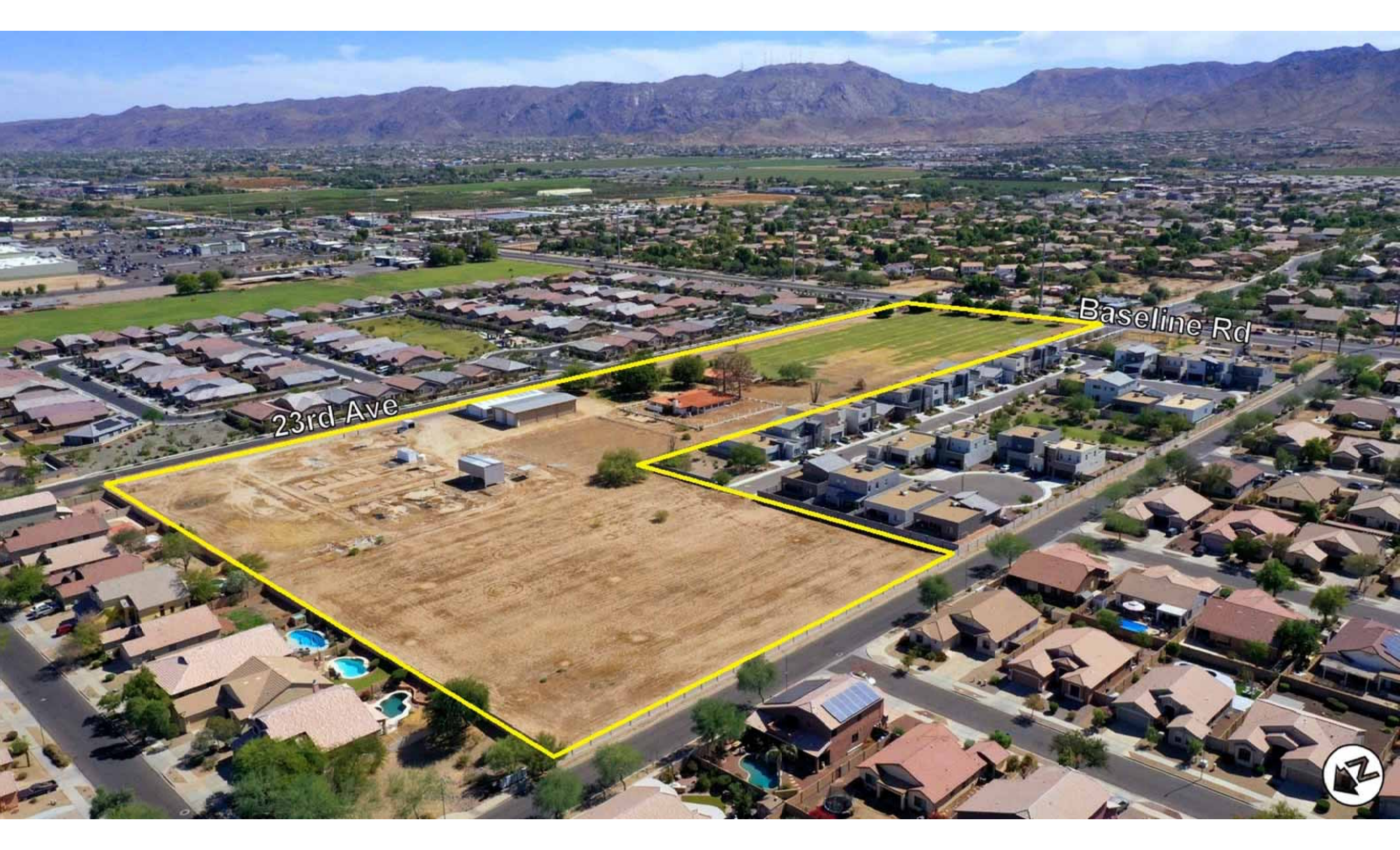


23rd Ave

Baseline Rd



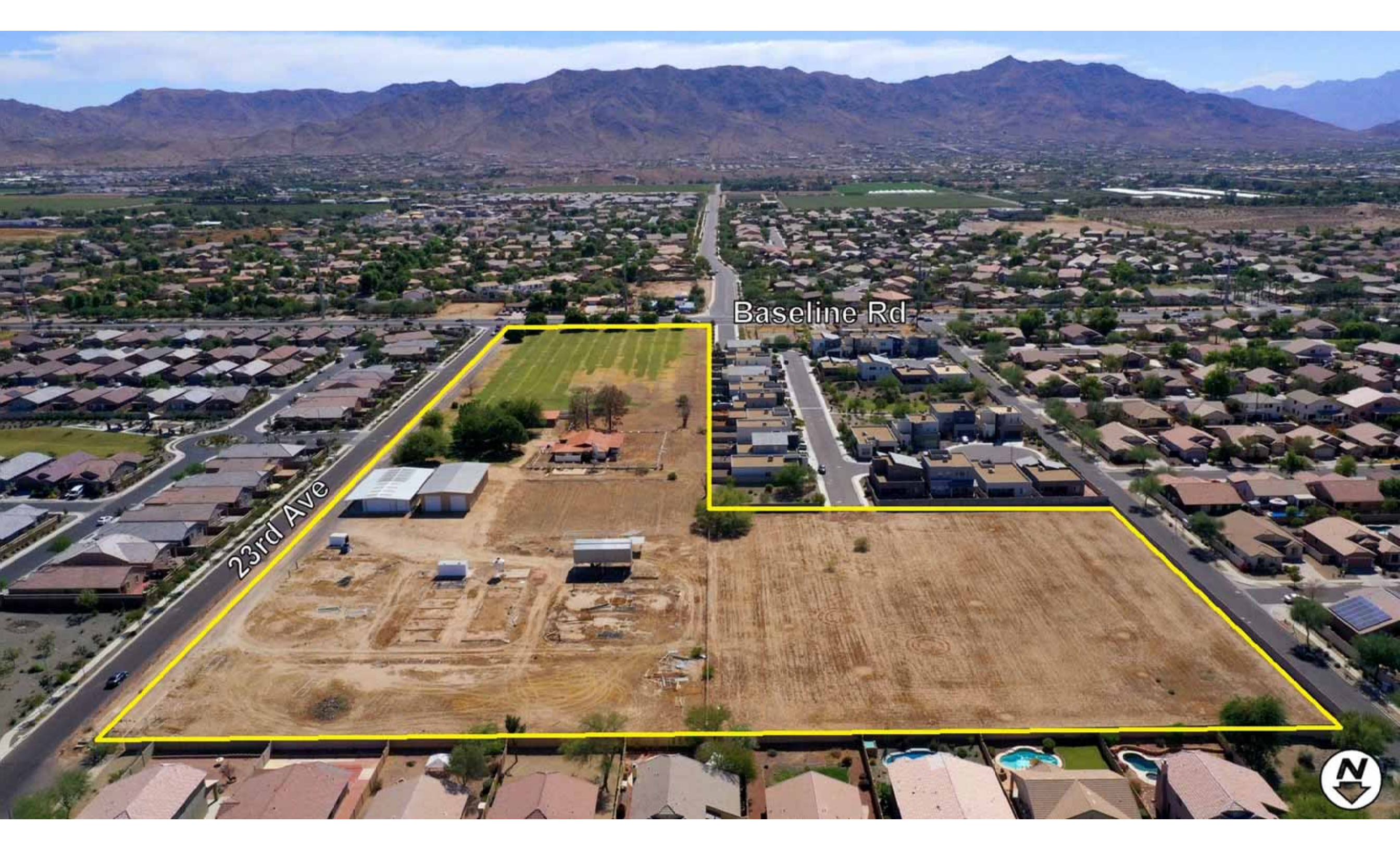




23rd Ave

Baseline Rd





Baseline Rd

23rd Ave





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