

Pecan Groves GPA Site Context Study

1. Property Location

The Property is located at the northwest corner of Steen Road and Murphy Road in the City of Maricopa, Arizona and identified as Parcel Numbers 502060400 and 502060410 on the Pinal County Assessor’s Map (Exhibit A, Vicinity Map).

Legal Description

The property is described as; the southeast quarter of Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

2. Existing Conditions

Property Physical Character

Pecan Groves currently consists of agricultural fields and undeveloped desert land. The Property is located north of Steen Road and west of Murphy Road within the incorporated limits of the City of Maricopa and is bounded to the north by the agricultural fields and to the south by Steen Road. The east is bounded by Murphy Road and agricultural fields to the west. The Property is identified as Parcel Numbers 502060400 and 502060410 in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Exhibit A, Vicinity Map).

Historical Land Uses

Aerial photographs from HistoricAerials.com and Google Earth were reviewed, as well as other sources. These aerial photographs depicted the Property and adjacent properties as agricultural and undeveloped desert land. A single family residence was constructed on the Property in 1949 and on the adjacent property to the north in 2002. There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the Property with significant historical background or historical credentials.

Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the parcel boundaries and there is no information indicating any other geological constraints on the Property. The United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Soil Survey “Pinal County, Arizona, Western Part”, updated June 5, 2020, provides a reasonable overview of the general

soils types that are anticipated to be predominant on the parcel. Per the NRCS Soil Survey, the predominant soil type for the Property is Casa Grande fine sandy loam. This soil has high risk of corrosion to concrete and corrosion to steel; with a low shrink-swell potential.

Drainage

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 (Reference 1), indicate the Property falls within Zone “X” and Zone “A”

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 indicates that the site falls within Federal Emergency Management Agency (FEMA) Zone X and Special Flood Hazard Zone Area (SFHA) Zone A.

- Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”
- Zone “A” is defined by FEMA as, “Areas subject to inundation by the 1-percent-annual-chance flood event. No Base Flood Elevations are determined.”

Wood Patel prepared a CLOMR for the Santa Cruz Wash Regional Flood Control Project for the City and has quantified a combined regional and localized offsite flows of 4,602 cfs approaching the site from the south. The City has proposed improvements, including South Side 2 Canal, a channel that will fully contain and convey the offsite flows approaching the site south of Steen Road and away from the site, removing the Zone A delineation. Therefore, no independent solution is needed from the Pecan Groves project to address offsite flows since it is assumed to be constructed after the City improvements have been put in place. The drainage channel south of Steen Road is noted on the conceptual street section provided within the companion PAD document for reference.

As required by the City, the site may be subject to a Community Facilities District (CFD) or other type of contribution that will allow financing of the installation, operation and maintenance of the drainage easements that will benefit this community, to be determined and coordinated during the development process.

It is important to note that although the site is currently located in a SFHA, the anticipated schedule for construction will not advance until regional drainage improvements for engineered channelization of the South Side 2 canal are completed.

These improvements will remove the portions of the Pecan Groves site currently impacted by the Zone A flood hazard, and remap the entirety of the Pecan Groves property as a Zone X. The annotated FIRM panel demonstrating the anticipated changes to flood hazard mapping and delineations can be found in the CLOMR excerpts presented in Appendix A of the Preliminary Drainage Report. Refer to the Preliminary Drainage Report for further details.

Surrounding Uses

The properties surrounding the Property are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped land planned for Maricopa 40, a master planned community, agricultural land, and one single family residence.	PAD, CI-2	Low Density Residential, Medium Density Residential, Commercial
South	Undeveloped land planned for Eagle Shadows, a master planned community.	CR-3 PAD	Medium Density Residential
East	Single family residential and agricultural land.	PAD	Master Planned Community
West	Undeveloped land planned for Cortona, a master planned community.	CR-3 PAD	Master Planned Community

Pecan Groves is composed of residential lots with a commercial corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding master planned communities and significant growth planned in this area of Maricopa. The communities planned in the immediate surrounding area are as follows:

Community	Direction	Zoning	General Plan
Cortona	Directly west and approximately 1/4 of one mile to the north of the Property.	CR-3 PAD	Master Planned Community
Maricopa 40	Directly north of the Property.	PAD	Medium Density Residential, Commercial
Red Valley Ranch	Approximately one mile northeast of the Property.	CR-3 PAD	Master Planned Community
Hartman Ranch	Approximately 1/4 of one mile to the southeast of the Property.	CR-3 PAD	Master Planned Community
Eagle Shadow - The Sanctuary	Approximately 1/4 of one mile south of the Property.	CR-3 PAD	Medium Density Residential

The nearest schools are Desert Wind Middle School and Santa Cruz Elementary School, located within an approximately 3-4 mile radius of the Property. Maricopa High School is located approximately 10 miles from the Property. Maricopa High School No. 2 is located on the southwest corner of Murphy and Farrell Roads, approximately one mile from the Property.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 3 mile radius of the Property.

Additional neighborhoods, parks, schools, community centers, and commercial are readily available nearby within the City of Maricopa located to the northwest of the Property (Exhibit G, Proximity Exhibit).

Existing Roadway & Circulation Conditions

Pecan Groves proposes one new access point on Murphy Road, a minor arterial located along the eastern boundary of the Property and one access on Steen Road, a minor arterial located along the southern boundary of the Property. La Brea Road is an existing dirt road that run east-west along the northern boundary of the Property.

Given the proposed development location it is expected that the majority of traffic will access the Property from the Maricopa-Casa Grande Highway. Some traffic destined to Maricopa's City Center might travel north and access Maricopa using Honeycutt Road. The Maricopa-Casa Grande Highway ("MCGH") is an east-west road located approximately 5.22 miles south of the Property. The Arizona Department of Transportation ("ADOT") federal functional system classifies MCGH as a minor arterial that serves as a direct route from Gila Bend to Maricopa where it terminates at its junction with John Wayne Parkway ("SR 347"), a minor north-south road that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa. MCGH can be accessed via Murphy Road heading south from Pecan Groves.

Interstate 10 ("I-10") is located approximately 17 miles northeast of the Property. Interstate 8 ("I-8") is located approximately 24 miles southwest of the Property and provides access to San Diego and Southern California (Exhibit F, One Mile Radius Surrounding Area Map).

3. Existing Zoning and General Plan Land Use

The Property is currently within the Maricopa General Plan's Low Density Residential land use category which allows for a density of up to 2.0 du/ac. This Major General Plan Amendment is in progress to amend the existing land use designation to Medium Density Residential (2-6 du/ac) and Commercial to facilitate the proposed development (Exhibit C, Existing General Plan; Exhibit D, Proposed General Plan).

The Property is zoned Industrial Zone (CI-2). Rezoning to PAD is currently in progress for compatibility with development in the surrounding area and to allow for flexibility regarding the proposed land uses and applicable development standards detailed below to facilitate the proposed development.

4. Service Information

Water Facilities

The Property is located within the Global Water Resources service area with coordination currently in progress to serve the Property. The closest existing waterline is a 16-inch line at the intersection of Farrell Road and Hartman Road that will be extended to the development. A proposed off-site water system will connect the proposed on-site system of 8-inch lines to the existing waterline at the intersection of Farrell Road and Hartman Road. Details for the proposed off-site water system are being discussed with Global Water Resources to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off-site waterline sizes will be outlined during final design. Please refer to the will serve letter and preliminary water report provided for additional information.

Wastewater Facilities

The Property is located within the Global Water Resources service area and coordination is currently in progress to serve the Property. The closest existing sewer line is a 24-inch at the intersection of Farrell Road and Hartman Road about 1.8 miles away.

Within Pecan Grove, a system of 8 and 12-inch lines are proposed to direct sewer flows from the east of the development to the west. Details for the proposed off site wastewater system are being discussed with Global to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off site waterline sizes will be outlines during final design.

The wastewater systems have been designed according to the Global Water Resources' design standards for wastewater collection systems. Please refer to the will serve letter and preliminary wastewater report provided for additional information.

Utilities Table

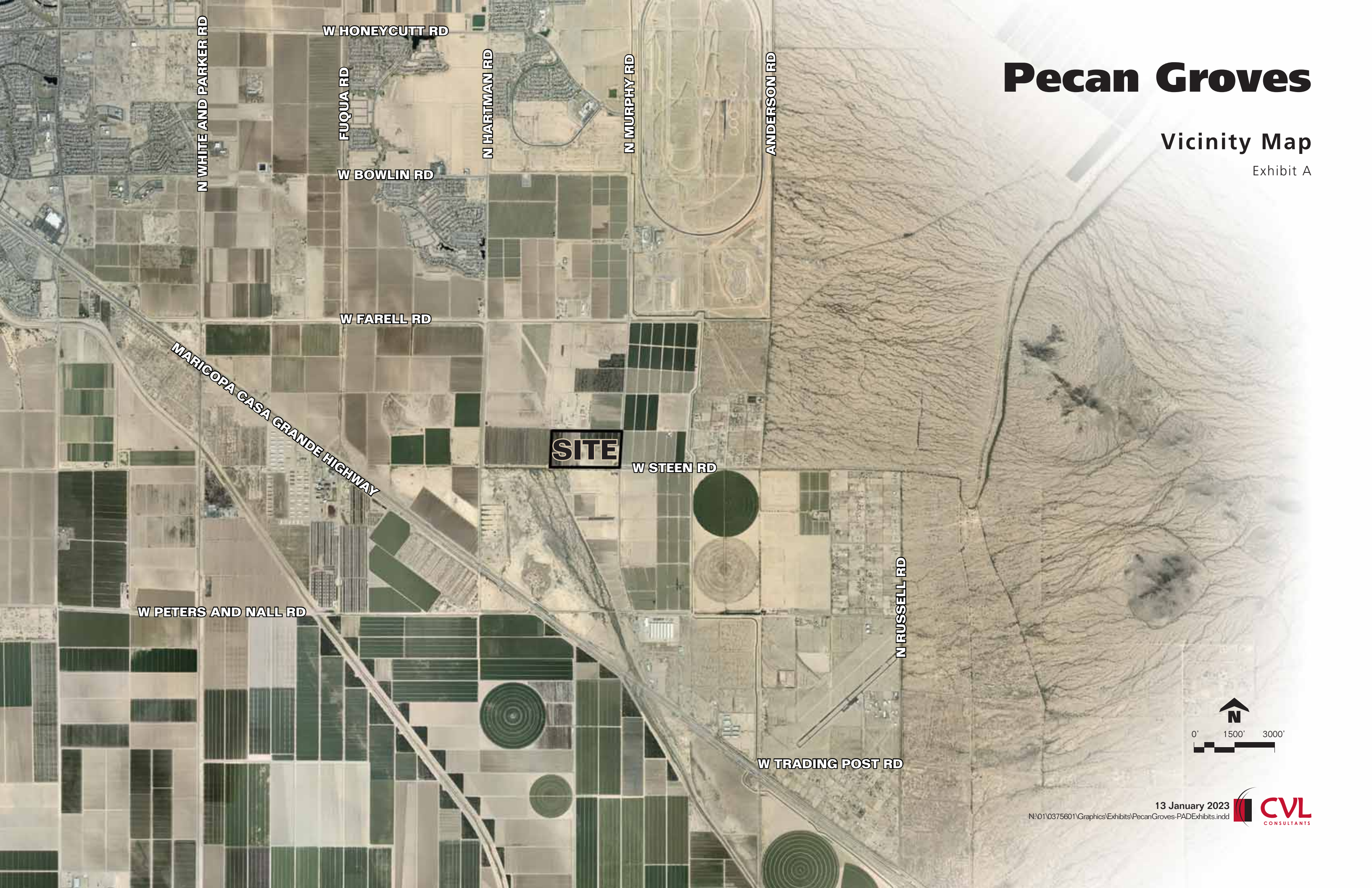
The following outlines the utility service providers:

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

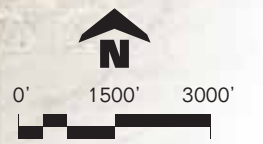
Pecan Groves

Vicinity Map

Exhibit A



SITE



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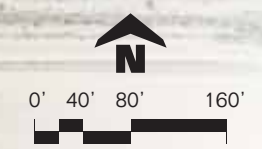
Pecan Groves

Conceptual Land Use Plan

Exhibit B



Conceptual Site Data	
Gross Area	80.45 acres
Residential Area	75.23 acres
Future Commercial Area	5.22 acres
Lot Mix	
Single Family - 40' x 115'	± 203 lots
Single Family - 45' x 120'	± 85 lots
Single Family - 60' x 125'	± 41 lots
Total Yield	329 lots
Residential Density	4.37 du/ac
Residential Open Space (min. 20%)	± 15.05 acres
<p>Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.</p>	
<p>Note:</p> <ul style="list-style-type: none"> • Minimum 30' landscape buffer is provided along Murphy & Steen Roads. 	



N MURPHY ROAD

W STEEN ROAD

FUTURE DRAINAGE EASEMENT SOUTH OF STEEN ROAD

COLLECTOR ROAD

COLLECTOR ROAD

FUTURE COMMERCIAL

Pecan Groves

Existing General Plan

Exhibit C

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD (ALIGNMENT)

MPC
Master Planned
Community

LDR
Low Density
Residential

SITE

LDR
Low Density
Residential

MPC
Master Planned
Community

W STEEN ROAD

MDR
Medium
Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community



N MURPHY ROAD

13 January 2023

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Pecan Groves

Proposed General Plan

Exhibit D

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD (ALIGNMENT)

MPC
Master Planned
Community

MDR
Medium
Density
Residential

SITE

MDR
Medium
Density
Residential

MPC
Master Planned
Community

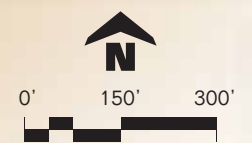
C
Commercial

W STEEN ROAD

MDR
Medium
Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

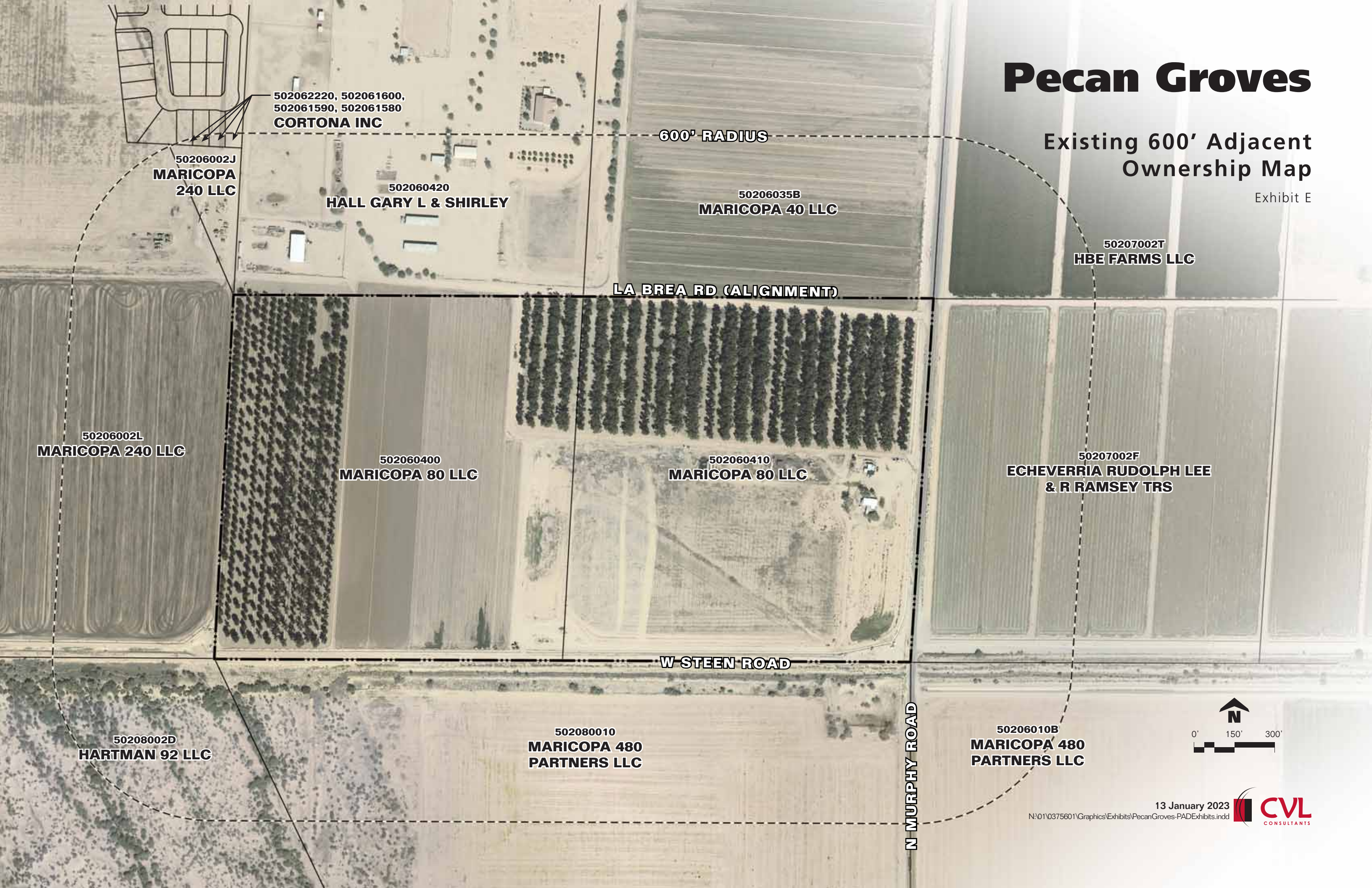


N MURPHY ROAD

Pecan Groves

Existing 600' Adjacent Ownership Map

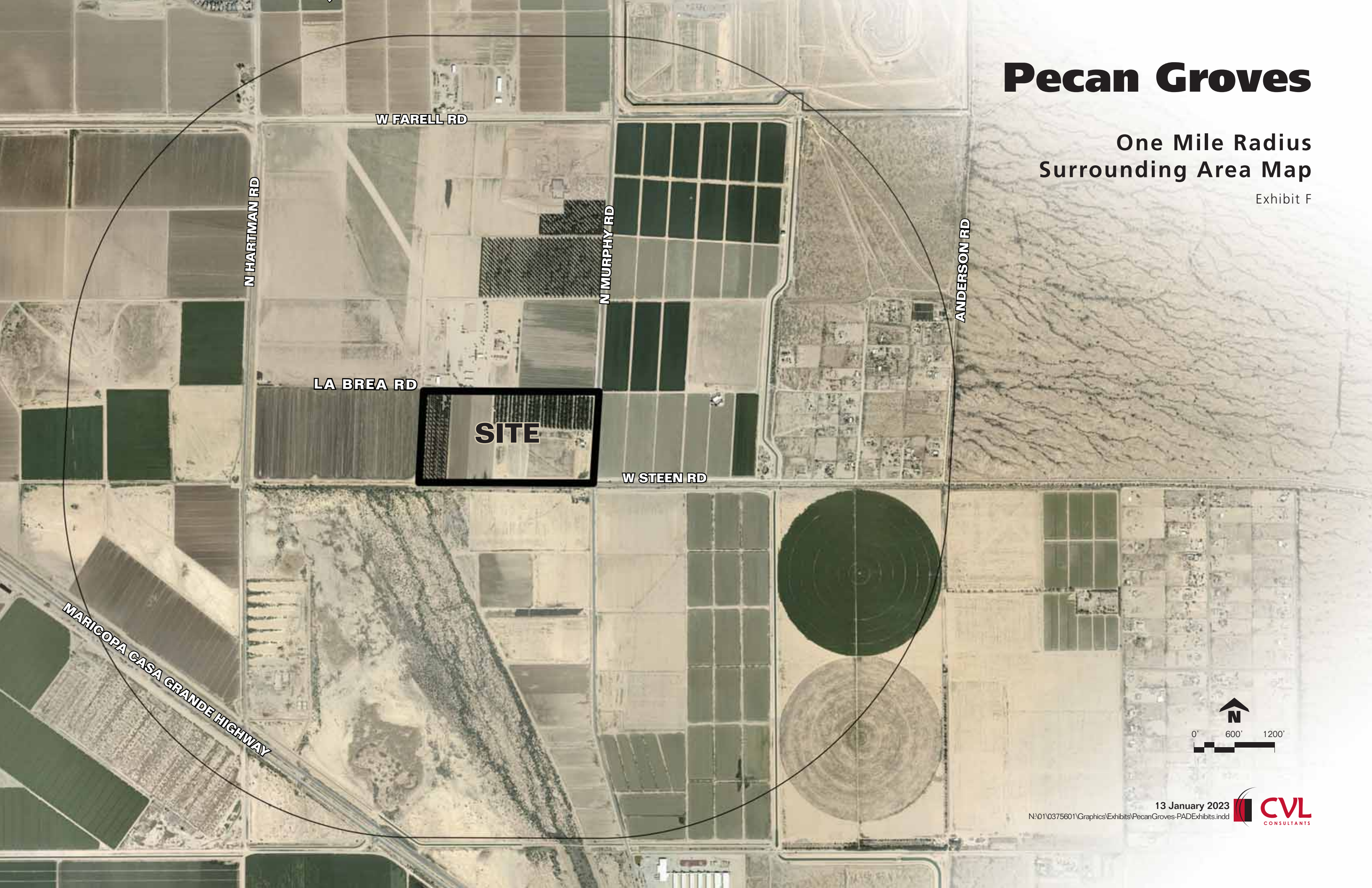
Exhibit E



Pecan Groves

One Mile Radius Surrounding Area Map

Exhibit F



W FARELL RD

N HARTMAN RD

N MURPHY RD

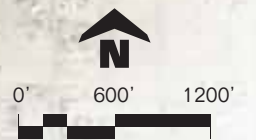
ANDERSON RD

LA BREA RD

SITE

W STEEN RD

MARICOPA CASA GRANDE HIGHWAY



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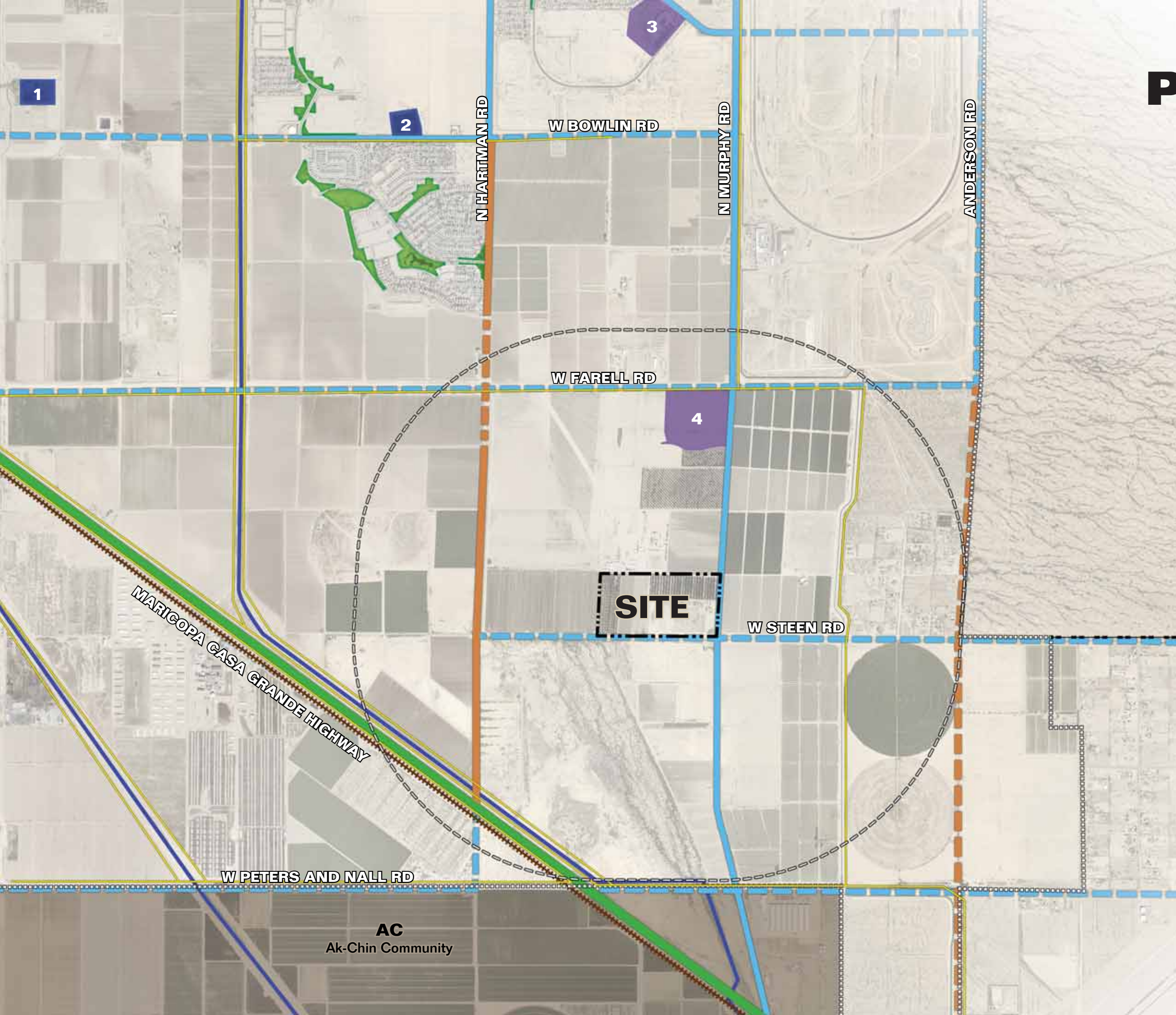
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Pecan Groves

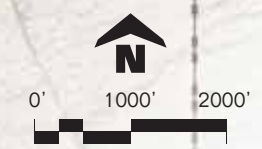
Proximity Exhibit

Exhibit G



Legend

- 1** Maricopa Police Department
- 2** Maricopa Fire Department Station 572
- 3** Desert Wind Middle School
- 4** Desert Sunrise High School
- Private Parks and Open Space
- 1 Mile Radius
- Project Boundary
- Parkway
- Principal Arterial
- Principal Arterial (Unpaved)
- Minor Arterial
- Minor Arterial (Unpaved)
- Proposed/ Existing Trail System
- Wash
- Railroad
- City Boundary



AC
Ak-Chin Community

National Flood Hazard Layer FIRMette

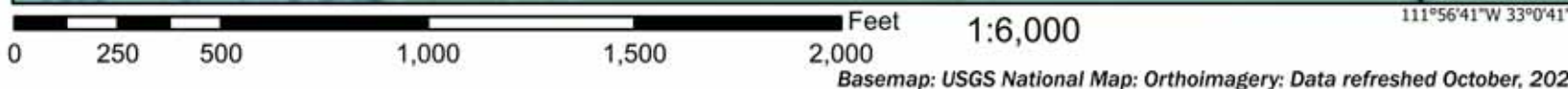
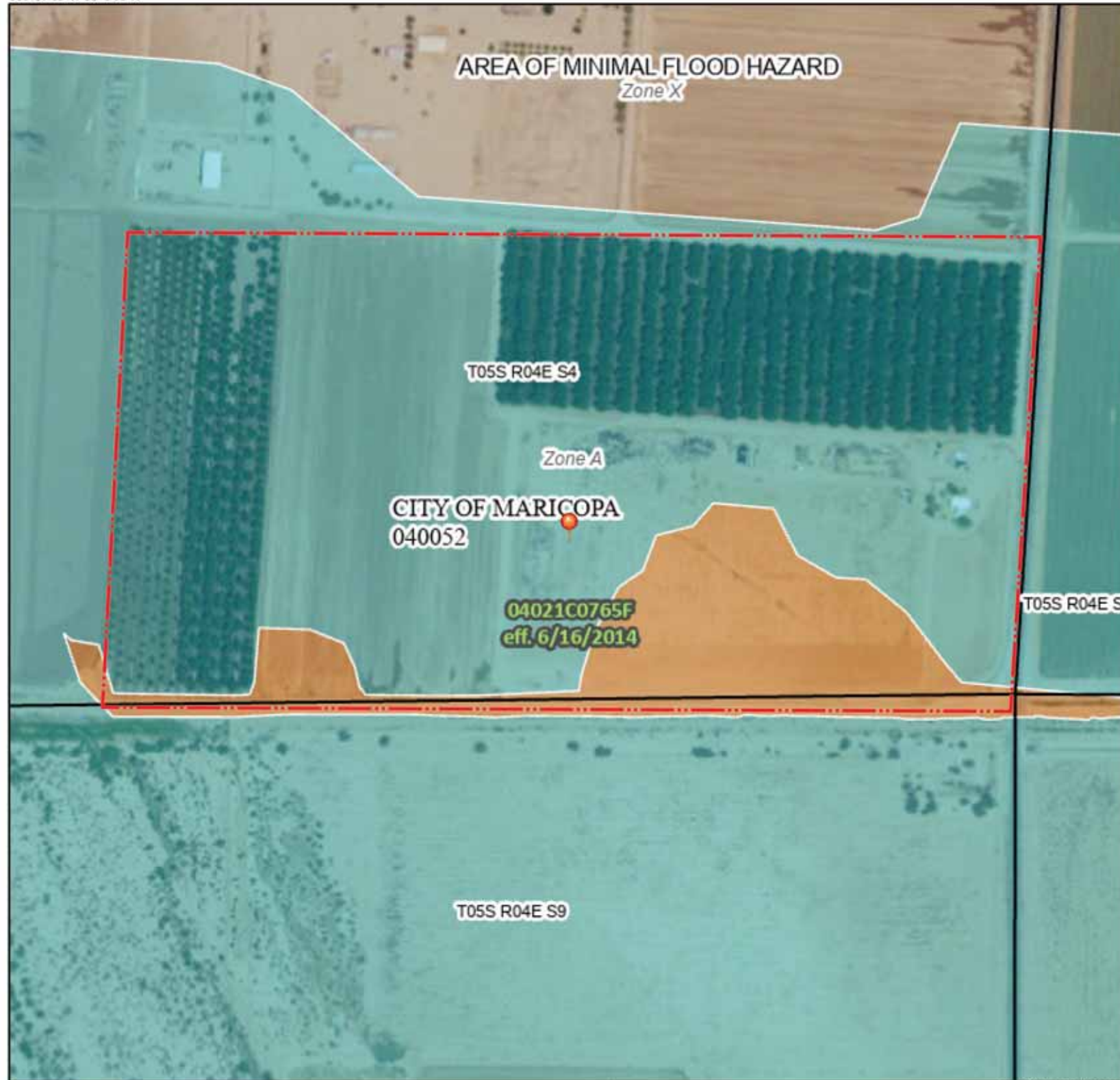


Pecan Groves

Flood Insurance Rate Map

Exhibit H

111°57'19"W 33°1'11"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature	Site Boundary

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2021 at 6:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

