



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
F: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # SUB21-42

To: Planning and Zoning Commission
From: Rick Williams, Planning and Zoning Manager
Meeting Date: April 25, 2022

REQUEST

Subdivision Preliminary Plat (SUB21-42): A request by CVL Consultants Inc, on behalf of Emmerson Holdings, LLC, is requesting approval of the Maricopa 40 subdivision preliminary-plat. The property is generally located one quarter mile north of the southeast corner of Steen Road and Murphy Road. **DISCUSSION AND ACTION.**

APPLICANT

CVL Consultants, Inc
4550 N. 12th Street
Phoenix, AZ, 85014
Phone: 480-285-4765
Contact: Julie Vermillion
Email: j.vermillion@cvlci.com

PROPERTY OWNER

Emmerson Holdings, LLC
14555 N. Scottsdale Road #330
Scottsdale, AZ 85254
Contact: Chase Emmerson

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Gross Acreage: 40.43 Acres
- Parcel #: 502-060-35B
- Site Address: N/A
- Existing Zoning: Planned Area Development.
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: Single-family Residential – 4.7du/ac
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 40' x 115' and 45' x 120'.
- No. of Lots: Maximum Lots 184 units

HISTORY

- 2021 - Zoned Maricopa 40 PAD (PAD21-08) November 16, 2021

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Single-family Residential (CR-3)	Cortona (Master Planned Community)
South	Industrial (CI-2)	Low Density Residential (Vacant)
East	General Rural (GR)	Master Planned Community
West	Industrial (CI-2)	Low Density Residential (Vacant)

SUBJECT SITE



ANALYSIS

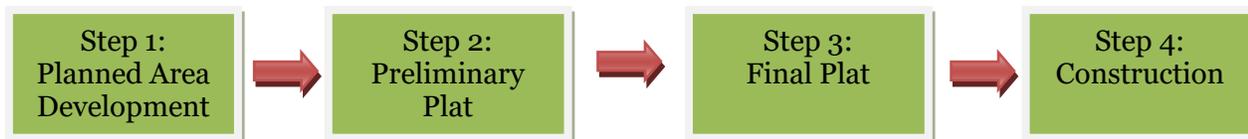
Maricopa 40 is proposed as a new single-family residential community planned for approximately 184 homes on two typical lot sizes with a 1.62-acre commercial site. The development of the property is in line with the General Plan Land Use which designates the land as a Master Planned Community. The proposed land use distribution includes a net total acreage of 42.50-acres with approximately 40.43-acres of land being designated for single-family residential development.

Primary access to the development will be provided via two access points onto Murphy road, a minor arterial to the east. Local streets with 50-foot right-of-way are proposed for the community per City of Maricopa standards.

As established in the approved PAD, the development will provide a mix of 40’ and 45-foot wide lots that conform to the approved PAD development standards. The subdivision design will include neighborhood streets with detached sidewalks, neighborhood parks, and trail connectivity. Refer to Attachment A, B, and C for project narrative and plat exhibits.

The open space plan includes a community park that will include both active and passive recreation amenities specific to the community. Amenities included in the park consists of picnic areas, play areas, and walking trails. In total, Maricopa 40 proposes a total of 8.96-acres, or, 23% of open space which exceeds the City's minimum requirements.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to the city policies, standards, codes, and requirements. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within the city's subdivision process (see flowchart process below). If approved, the developer will be granted the opportunity to pursue subsequent development steps.



In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city's development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions meet minimum requirement as set forth in the approved PAD, case # PAD21-08.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the city's subdivision code, Refer to Exhibit C.

3. Pedestrian Connectivity: The project proposes a well-connected pathway system through the subdivision that will link the community park and the two additional neighborhood parks together, thus satisfying the connectivity requirements as set forth in the city's Subdivision Code. Refer to Exhibit C, Landscape Plan.

4. Residential Design Guidelines:

The Maricopa 40 PAD doe not contain specific design guidelines for future residential development. Therefore, the developer will be required to obtain the approval of Residential Design Review applications, prior to building plan submittal, ensuring that future development of the community meets the established theming standards contained in the approved Maricopa 40 PAD and the City's Single-family Residential Design Guidelines.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum requirement of 20% satisfying minimum requirements set forth within the city's subdivision code. Refer to Exhibit C, Landscape Plan.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

8. Preliminary Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and found it acceptable to all operational and improvements necessary to provide an acceptable level of service (LOS), per the city's Subdivision Code.

CONCLUSION

Staff finds the submittal items of SUB21-42, Maricopa 40 Preliminary Plat to be substantially compliant with the approved Maricopa 40 PAD, the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends **Approval of SUB21-42, Maricopa 40 Preliminary Plat** subject to the following conditions:

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the approved PAD, case #PAD21-12.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-A.2, "Approval of the preliminary plat is valid for a period of two (2) years from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required, the City Council.
5. All Off-site improvements for the Maricopa 40 subdivision shall be constructed concurrently with development of adjacent parcels unless separate phasing is approved by the City Engineer and Zoning Administrator.
6. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
7. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval, along with address assignments.
9. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions." A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.

Transportation stipulations:

10. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.
11. With the improvement plans of the Final Plat, safety at crosswalks are required where streets intersect the planned trail system. Improvement plans shall provide curb extensions for improved pedestrian visibility as approved by the City Engineer.

Building stipulations:

12. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
13. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire stipulations:

14. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Preliminary Landscape Plan

-- End of staff report --

October 29, 2021

Maricopa 40

Located southwest of High Desert
Trail and Murphy Road
City of Maricopa, Arizona

Preliminary Plat Narrative



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-03701-01

Preliminary Plat Narrative

for

Maricopa 40

October 29, 2021

Developer

Emmerson Holdings, LLC
14555 N. Scottsdale Road #330
Scottsdale, AZ 85254
Attn: Chase Emmerson

**Planning/Civil Engineering
Consultant:**

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

Contents

1. Introduction	1
2. Proposed Development Plan	1
3. Development Standards	2
4. Open Space, Trails and Amenities	2
5. Existing Conditions	3
Surrounding Uses	4
6. Utilities and Services	4
7. Community Services	4
8. Drainage	5
9. Water Facilities	5
10. Wastewater Facilities	6
11. Conclusion	6

1. Introduction

The Maricopa 40 project site is an approximate 40.43-acre property generally located at the southwest corner of High Desert Trail and Murphy Road (the Property) in Maricopa, Arizona (City).

The purpose of this request is to submit, process, and obtain approval for a preliminary plat. The preliminary plat submittal package is in conformance with the Maricopa 40 Planned Area Development (PAD), anticipated for approval under case PAD21-08 by the City of Maricopa on November 16, 2021.

2. Proposed Development Plan

Maricopa 40 is proposed as a new single family residential community planned for 184 single-family homes on two typical lot sizes with a \pm 1.62-acre retail site and quality open space and amenities, as approved by the Maricopa 40 PAD (PAD21-08). The preliminary plat provides 8.96 acres or approximately 23% of the development as open space.

Access to the Property will be provided from two access points onto Murphy Road, a minor arterial to the east. Local streets with 50' right-of-way are proposed for the community per City of Maricopa standards.

The tables below detail the site data and lot mix for Maricopa 40:

Site Data					
Typical Lot Sizes	Yield	Gross Area	Residential Density	Open Space	
40' x 115' 45' x 120'	184 lots	40.43 ac	4.74 du/ac	8.96 ac	23%

Lot Mix		
Lot Width	Yield	Mix %
40'	137 lots	74%
45'	47 lots	26%
Total	184 lots	100%

As established in the preceding tables, a lot mix of 40' x 115' and 45' x 120' is proposed. The design intent remains consistent with the conceptual lotting plan approved as part of the Maricopa 40 PAD (PAD21-08) and is in conformance with the approved PAD lot sizes, development standards, open space and total unit count.

The signage, street pattern and landscape theme established by the Maricopa 40 PAD remain as part of the proposed preliminary plat submittal package, including the detached sidewalks and neighborhood parks planned for recreation amenities including benches, a play structure, shade structures, and trail connectivity throughout.

The community complies with all PAD approved aesthetic components, including wall elevations, trail system, landscaping, open space and entry monumentation.

3. Development Standards

The table below details the development standards set for the community by the Maricopa 40 PAD (PAD21-08):

Development Standards	
	PAD21-08
Min. Lot Area	3,200 sf
Min. Lot Width	40'
Max. Building Height	30'
Lot Coverage	60%
Min. Front Yard Setback	10' / 18'*
Min. Rear Yard Setback	15'
Min. Side Yard Setback	5'
Min. Street Side Yard Setback	5'

*10' to livable area from property line; 18' from face of garage to property line.

4. Open Space, Trails and Amenities

Maricopa 40 proposes a variety of amenitized open space areas, including a park and amenity areas with significant recreational facilities and neighborhood play areas. The landscape design concept for Maricopa 40 is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins are included and accessible via meandering sidewalks that connect directly to internal detached roadway sidewalks.

Trails and community sidewalks throughout the community provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community. This park area includes useable open space with various amenities such as pedestrian walking paths, picnic ramada structures with tables and seating, BBQs, turf areas, and useable play equipment. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures.

Landscape tracts are included outside of corner lots that side to the street, with a typical width of 10', providing ample room for plant materials. Large landscape buffers are provided along Murphy Road. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. The primary entry monument offers ample landscaping and pedestrian connection designed to provide a sense of place and connectivity between the retail use and the residential portion of the community. Please refer to the preliminary landscape plans provided for additional information.

The ownership, control and maintenance of landscaping, open space and recreation facilities, including the detached portion of sidewalks, will be conveyed to and held in common by homeowners association(s) (HOA).

5. Existing Conditions

Maricopa 40 is located north of La Brea Road, south of High Desert Trail and west of Murphy Road within the incorporated limits of the City of Maricopa. The Property consists of approximately 40 acres identified as Parcel Number 50206035B in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The Property is currently undeveloped land that decreases in elevation from the northeast corner to the southwest corner of the parcel. The total elevation change is approximately 4 feet, dropping from 1,223 feet above mean sea level (MSL) near the southwest corner of the development to about 1,227 feet MSL at the northeast corner of the development.

Surrounding Uses

The properties surrounding the Property are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped agricultural land planned for Cortona, a master planned community.	CR-3 PAD	Master Planned Community
South	Single family residential and agricultural land.	CI-2	Low Density Residential
East	Single family residential and agricultural land.	GR	Master Planned Community
West	Single family residential and agricultural land.	CI-2	Low Density Residential

6. Utilities and Services

Utility services are readily available for the community. The following outlines the utility providers:

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

7. Community Services

The nearest schools are Desert Wind Middle School and Santa Cruz Elementary School, located within an approximately 2-3 mile radius of the Property. Maricopa High School is located approximately 9 miles from the Property. Maricopa High School No. 2 is proposed to be developed in July 2022 on the southwest corner of Murphy and Farrell Roads, approximately 1/2 of one mile from the Property.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 2 mile radius of the Property.

Additional neighborhoods, parks, schools, community centers, and retail are readily available nearby within the City of Maricopa located to the northwest of the Property

8. Drainage

The Property is currently an undeveloped agricultural field and generally drains from the east to the west. 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”

- 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 is currently preparing a regional floodplain solution that will remove the minor portion of the Property from the currently effective Zone A floodplain. A CLOMR has been submitted to FEMA by Wood Patel for review and comment. Once the CLOMR is approved, the regional solution will be constructed. Once constructed, the channelization efforts will be followed up with a subsequent LOMR which will be submitted to local agencies and FEMA for review and comment. As detailed in the attached drainage report, the off-site flows that currently impact the site will be intercepted and routed by the proposed Santa Cruz Wash channel as part of Wood Patel’s regional floodplain solution. Construction of the Santa Cruz and Santa Rosa Regional Drainage Channels are anticipated to remove the Zone A floodplain designation currently impacting the southeast corner of the Property.

The Property is protected from additional off-site flows from the east agricultural fields by the existing Murphy Road. Murphy Road will be improved adjacent to the proposed development, and the additional runoff generation will be captured and retained in on-site retention basins. Please refer to the attached drainage report for additional information.

9. Water Facilities

The Property is located within the water service area of Global Water Resources. 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 attached preliminary water report for additional information.

10. Wastewater Facilities

The Property is located within the wastewater service area of Global Water Resources. The closest existing sewer line is a 24-inch at the intersection of Farrell Road and Hartman Road about 1.8 miles away. Within Maricopa 40, a system of 8-inch line is proposed to direct sewer flows from the west of the project to the east (Murphy Road). Within Murphy Road, flows will continue north to Farrell Road then west in Farrell Road to the existing sewer line located at the intersection of Hartman Road and Farrell Road. Sizing for the off-site sewer system is ongoing with Global to determine the appropriate size line to serve this project and other adjacent proposed projects and will be completed 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 attached preliminary wastewater report for additional information.

11. Conclusion

The preliminary plat for Maricopa 40 upholds the intent of the zoning and land use designated for this site while activating this undeveloped property as a new and attractive community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of the Maricopa 40 community.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

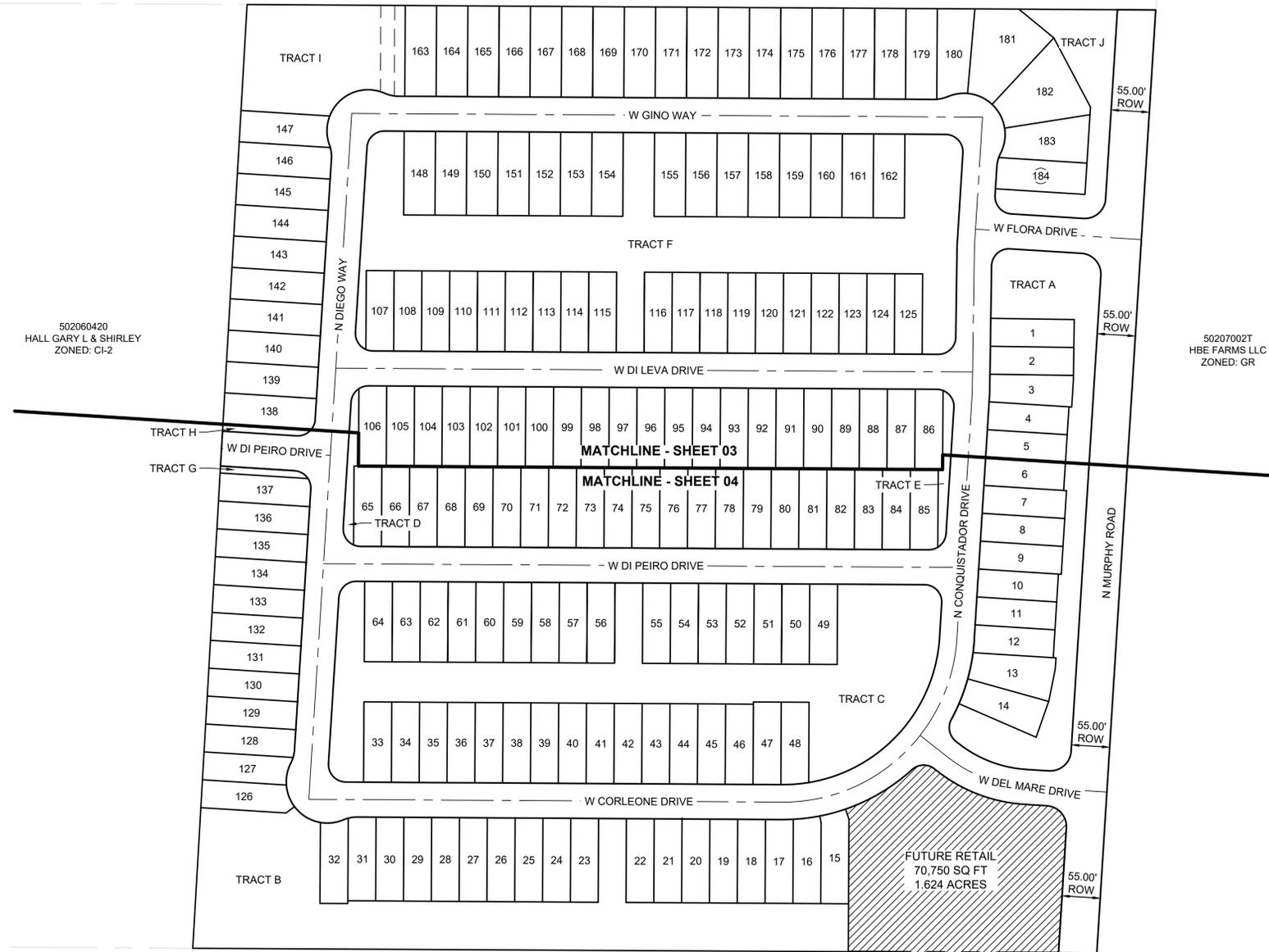
NOTES:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
4. ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
5. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT PER CASE # PAD-21-08.

UTILITIES AND SERVICES:

WATER: GLOBAL WATER RESOURCES
 WASTEWATER: GLOBAL WATER RESOURCES
 ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
 GAS: SOUTHWEST GAS CORPORATION
 FIRE: CITY OF MARICOPA FIRE DEPARTMENT
 POLICE: CITY OF MARICOPA POLICE DEPARTMENT

50206035C
 MARICOPA 240 LLC
 ZONED: CR-3 PAD



502060420
 HALL GARY L & SHIRLEY
 ZONED: CI-2

50207002T
 HBE FARMS LLC
 ZONED: GR

502060400
 HALL GARY L & SHIRLEY
 ZONED: CI-2

502060410
 HALL GARY L & SHIRLEY
 ZONED: CI-2

50207002F
 ECHEVERRIA RUDOLPH
 LEE & R RAMSEY TRS
 ZONED: CR-3 PAD

KEY MAP

SCALE: 1" = 100'



**PRELIMINARY PLAT
 FOR
 MARICOPA 40**

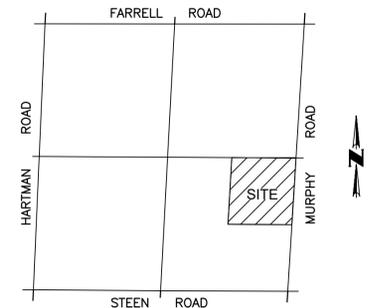
A PORTION OF LAND LOCATED IN SECTION 4, TOWNSHIP 5S, RANGE 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER / DEVELOPER

EMMERSON HOLDINGS, LLC
 14555 N. SCOTTSDALE ROAD #330
 SCOTTSDALE, AZ 85254
 PHONE: (480) 368-5205
 CONTACT: CHASE EMMERSON

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4765
 CONTACT: JULIE VERMILLION



VICINITY MAP
 (NOT-TO-SCALE)

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (P.U.E./S.W.E.) INDICATES PUBLIC UTILITY AND SIDEWALK EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS / TYPICAL LOT DETAIL
- SHEET 02 - CROSS SECTION DETAILS / CENTERLINE DATA TABLES / LOT AREA TABLE / TRACT TABLE
- SHEET 03-05 - PRELIMINARY PLAT



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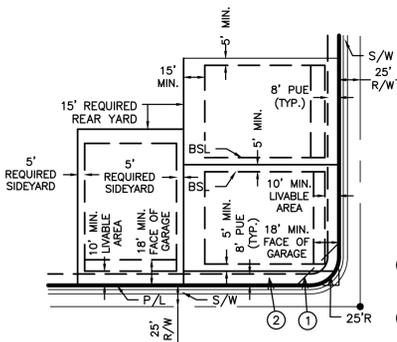
CELEBRATING 60 YEARS
 4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
 Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET
 01 OF 04**

CVL JOB #: 1-01-0370101

DATE PREPARED: 1/20/22



**TYPICAL LOT LAYOUT
 AND BUILDING SETBACKS**
 N.T.S.

- NOTES:**
- SIDE AND REAR SETBACKS ARE MEASURED FROM THE PROPERTY LINES.
 - 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA FROM PROPERTY LINE.
 - 18' FROM FACE OF GARAGE TO PROPERTY LINE.
 - ① 21'x21' SITE VISIBILITY TRIANGLE AT CORNER LOTS
 - ② 10' CORNER LANDSCAPE TRACT

FRONT 10' TO LIVABLE AREA FROM PROPERTY LINE
 18' TO FRONT FACING GARAGE FROM PROPERTY LINE
 REAR 15'
 LOT COVERAGE 60%

MARICOPA 40 - SITE DATA		
GROSS AREA	1,761,227 SF	40.43 AC
*NET AREA	1,612,279 SF	37.01 AC
RESIDENTIAL AREA	1,690,477 SF	38.81 AC
FUTURE RETAIL AREA	70,750 SF	1.62 AC
ARTERIAL RIGHT OF WAY	78,198 SF	1.80 AC
LOCAL ROW	297,669 SF	6.83 AC
ASSESSOR PARCEL NUMBER (APN#)	50206035B	
LOT MIX		
40' X 115'	137 LOTS	74%
45' X 120'	47 LOTS	26%
TOTAL NUMBER OF LOTS	184 LOTS	100%
**RESIDENTIAL DENSITY	4.74 DU/AC	
APPROXIMATELY SMALLEST LOT AREA	4,581 SF	
APPROXIMATELY LARGEST LOT AREA	10,676 SF	
TOTAL TRACT AREA / RESIDENTIAL O.S. %	8.96 AC	23%
USEABLE OPEN SPACE / USEABLE % OF GROSS O.S.	8.77 AC	98%
*NET AREA = GROSS AREA - ARTERIAL RIGHT-OF-WAY - RETAIL AREA		
**RESIDENTIAL DENSITY = TOTAL LOTS / RESIDENTIAL AREA		

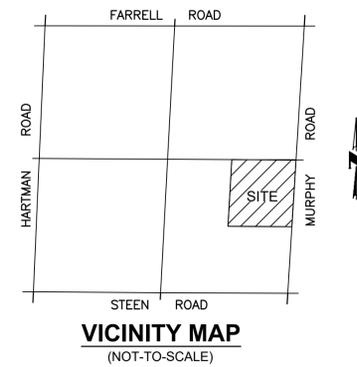
DEVELOPMENT STANDARDS*	
MIN. LOT AREA	3,200 SF
MIN. LOT WIDTH	40'
MAX. BUILDING HEIGHT	30'
MAX. LOT COVERAGE	60%
MINIMUM SETBACKS	
FRONT	10' TO LIVABLE AREA FROM PROPERTY LINE; 18' FROM FACE OF GARAGE TO PROPERTY LINE
REAR	15'
SIDE	5'
STREET SIDE	5'
*DEVELOPMENT STANDARDS PER THE APPROVED MARICOPA 40 PAD (PAD21-08)	

PRELIMINARY PLAT FOR MARICOPA 40

A PORTION OF LAND LOCATED IN SECTION 4, TOWNSHIP 5S, RANGE 4E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

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CONTACT: JULIE VERMILLION



LEGEND

	PROJECT BOUNDARY
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
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	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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CVL CONSULTANTS
CELEBRATING 60 YEARS
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4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management



SHEET 03 OF 04
CVL JOB #: 1-01-0370101

DATE PREPARED: 1/20/22

50206035C
MARICOPA 240 LLC
ZONED: CR-3 PAD

MATCH LINE
(SEE SHEET 04)

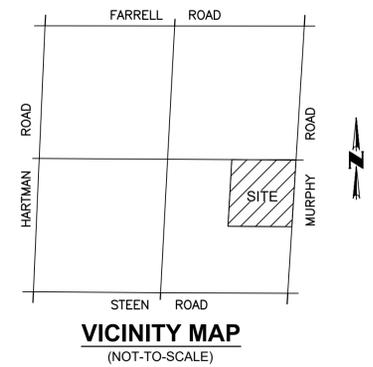
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PRELIMINARY PLAT FOR MARICOPA 40

A PORTION OF LAND LOCATED IN SECTION 4, TOWNSHIP 5S, RANGE 4E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
EMMERSON HOLDINGS, LLC
14555 N. SCOTTSDALE ROAD #330
SCOTTSDALE, AZ 85254
PHONE: (480) 368-5205
CONTACT: CHASE EMMERSON

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4765
CONTACT: JULIE VERMILLION



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (P.U.E./S.W.E.) INDICATES PUBLIC UTILITY AND SIDEWALK EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS / TYPICAL LOT DETAIL
- SHEET 02 - CROSS SECTION DETAILS / CENTERLINE DATA TABLES / LOT AREA TABLE / TRACT TABLE
- SHEET 03-05 - PRELIMINARY PLAT



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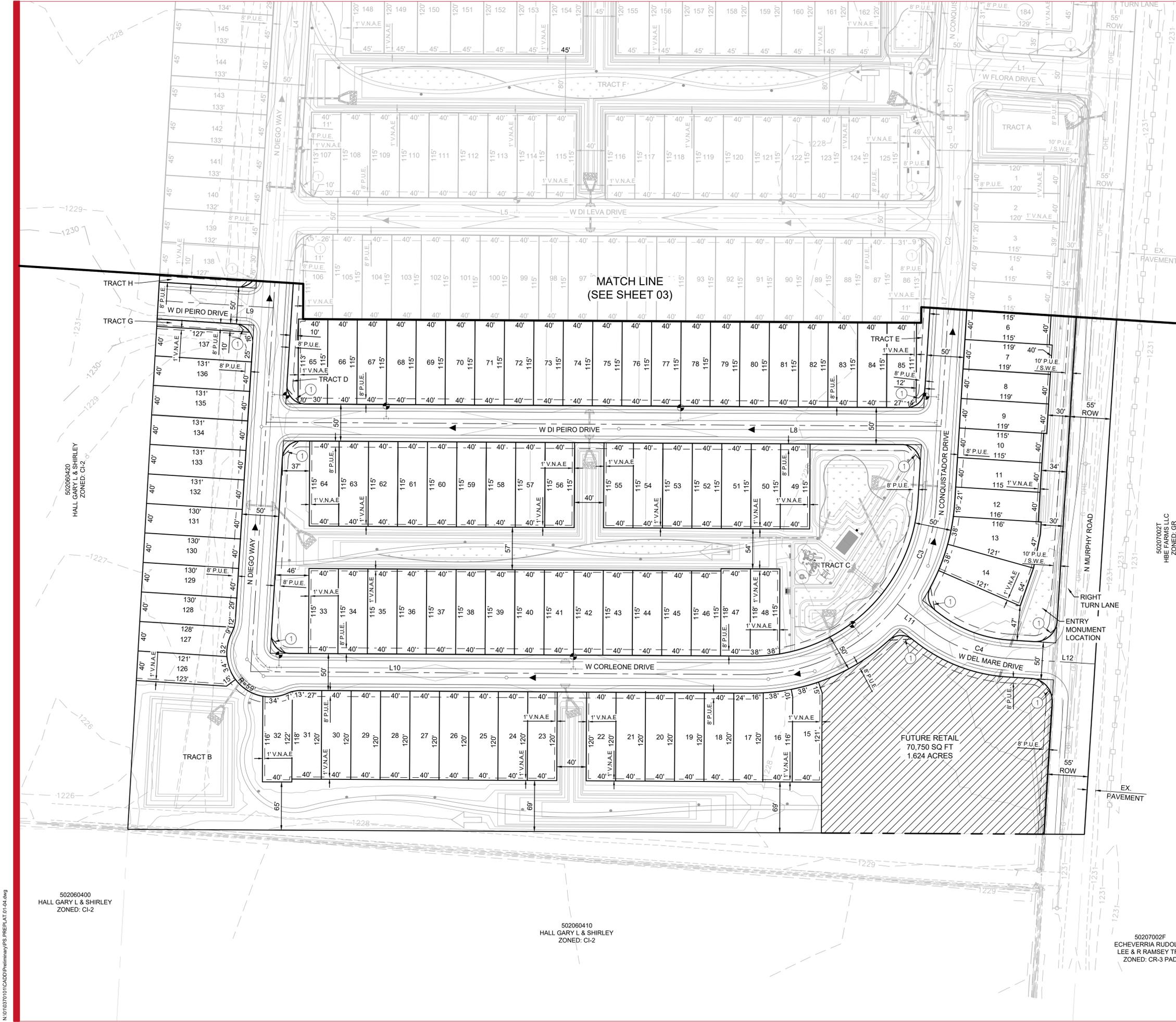
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SHEET
04 OF 04

CVL JOB #: 1-01-0370101

DATE PREPARED: 1/20/22



502060400
HALL GARY L & SHIRLEY
ZONED: CI-2

502060410
HALL GARY L & SHIRLEY
ZONED: CI-2

50207002F
ECHEVERRIA RUDOLPH
LEE & RAMSEY TRS
ZONED: CR-3 PAD

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Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

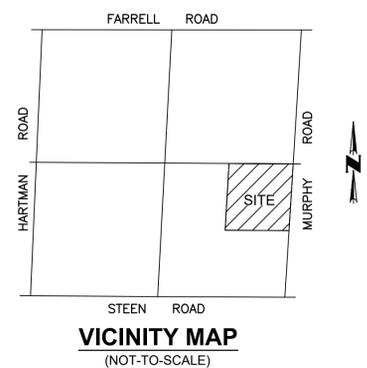
NWC OF MURPHY ROAD AND DEL MARE DRIVE

OWNER / DEVELOPER
 EMMERSON HOLDINGS, LLC.
 14555 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ 85254 CONTACT:
 CHASE EMMERSON
 CHASE@FINALPLAT.COM

CVL DESIGN TEAM
 COE AND VAN LOO II L.L.C.
 4550 N. 12TH STREET
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 PHONE: (602) 285-4723
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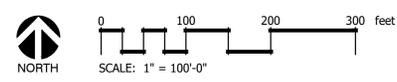
SEE SHEETS LS.102 - LS.105



SHEET INDEX

SHEET	DESCRIPTION
LS.101	COVER SHEET
LS.102	PRELIMINARY AMENITY PLAN
LS.103	PRELIMINARY WALL PLAN
LS.104	PRELIMINARY HARDSCAPE PLAN
LS.105	PRELIMINARY LANDSCAPE PLAN
LS.106	PRELIMINARY AMENITY ENLARGEMENT
LS.107	PRELIMINARY AMENITY ENLARGEMENT
LS.108	PRELIMINARY AMENITY ENLARGEMENT
LS.109	PRELIMINARY DETAILS
LS.110	PRELIMINARY DETAILS
LS.111	PRELIMINARY DETAILS

SHEET KEY



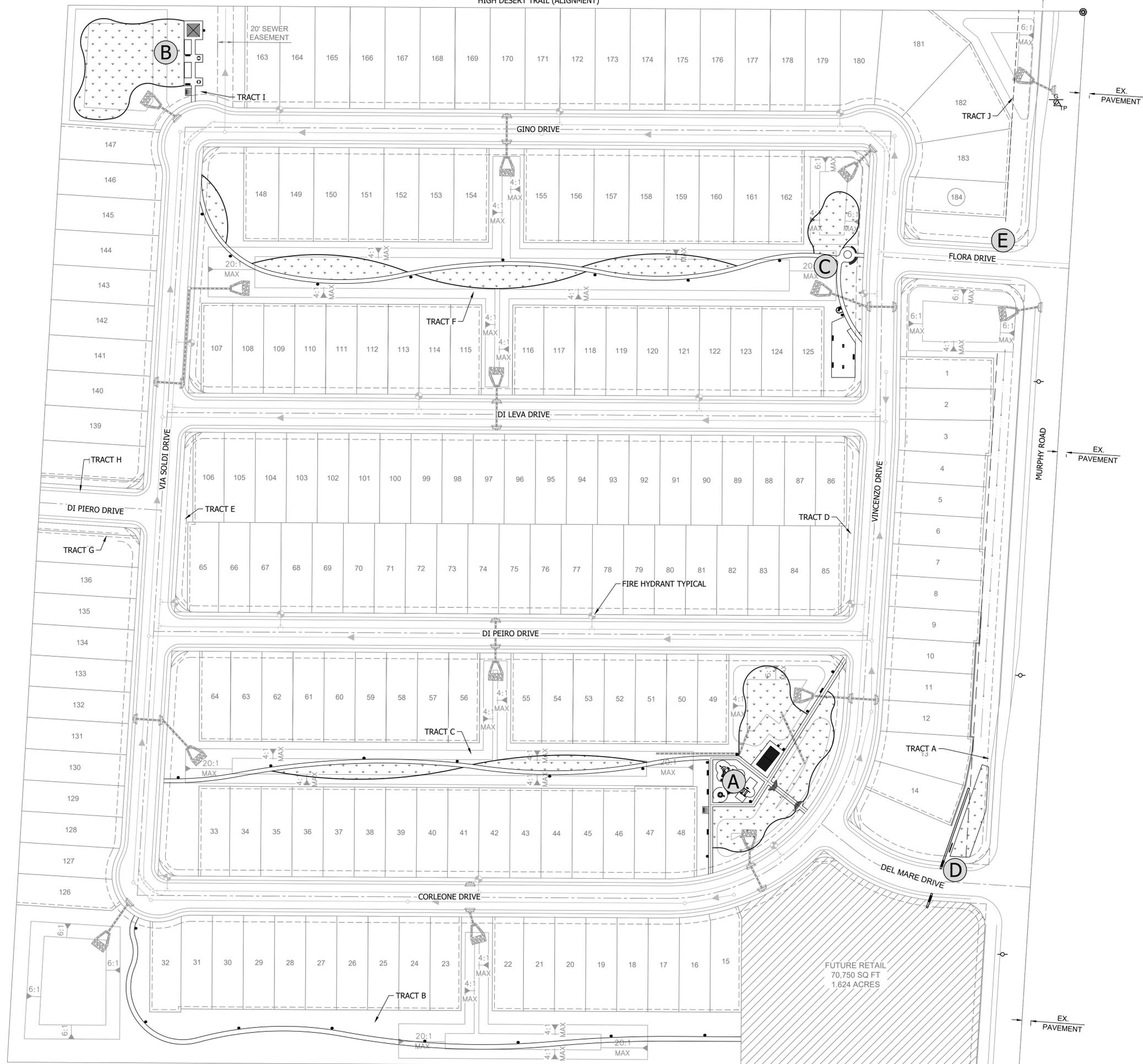
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COVER SHEET

2022.1.20



EXP. 12/31/2022
LS.101
 1 of 11



Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

OWNER / DEVELOPER
 EMMERSON HOLDINGS, LLC.
 14555 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ 85254 CONTACT:
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CVL DESIGN TEAM
 COE AND VAN LOO II L.L.C.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 CONTACT: COLIN HANSON
 PHONE: (602) 285-4723
 EMAIL: CHANSON@CVLCL.COM

- A "THE BACKYARD" PARK**
 15330 N CONQUISTADOR DRIVE
 - TOT LOT WITH INTEGRATED SHADE PLAY AREA (AGES 5- 12)
 - SHADE RAMADA WITH TABLES AND SEATING
 - BENCHES, BIKE RACK, & BBQ GRILL
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - SIDEWALKS BETWEEN OPEN SPACE
 - PARK SIGNAGE
- B "THE PORCH" PARK**
 35450 W GINO WAY
 - SHADE RAMADA
 - OPEN TURF AREA (ALL AGE GROUPS)
 - SHADE TREES
 - BENCHES, BIKE RACK, & BBQ GRILL
 - GAME TABLES (16 & ABOVE)
 - PARK SIGNAGE
- C "THE VIEWPOINT"**
 15510 N CONQUISTADOR DR
 - ACCENT PORTAL WALLS
 - FOCAL POINT TREE PLANTER
 - SIDEWALKS BETWEEN OPEN SPACE
 - OPEN PLAY TURF (ALL AGE GROUPS)
 - BENCHES
 - BEAN BAG TOSS (ALL AGE GROUPS)
 - EXERCISE STATION
 - SHADE TREE GROVE
 - PARK SIGNAGE
- D PRIMARY ENTRY EXPERIENCE**
 - ACCENT TURF
 - OVERHEAD PEDESTRIAN TRELIS
 - ACCENT PLANTING WITH VINES
 - SIGNAGE AND BRANDING
- E SECONDARY ENTRY EXPERIENCE**
 - MINOR SIGNAGE AND BRANDING

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PRELIMINARY AMENITY PLAN
 2022.1.20

SCALE: 1" = 60'-0"
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PRELIMINARY
 EXP. 12/31/2022

LS.102
 2 of 11

Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

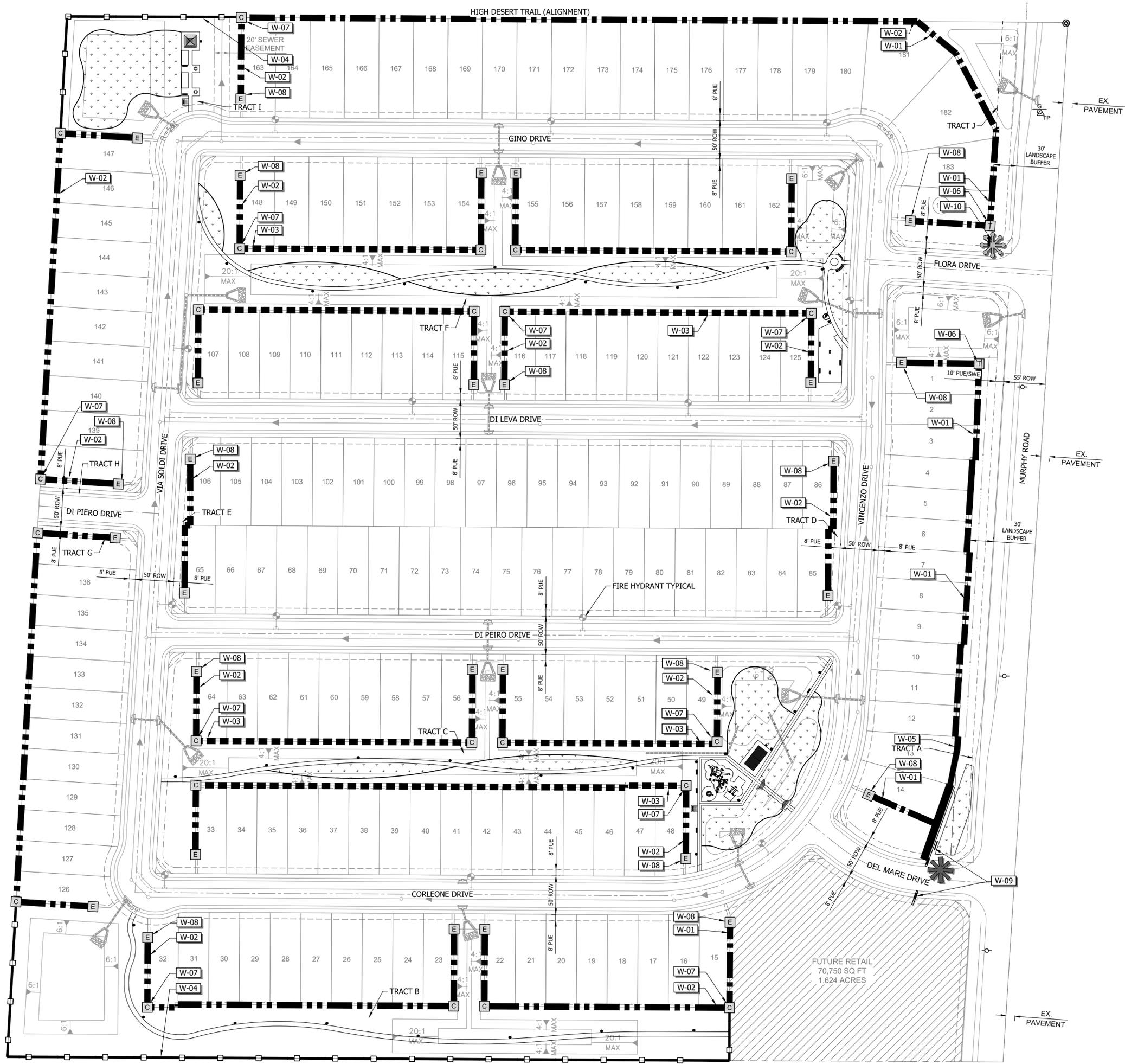
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 1455 N. SCOTTSDALE RD.
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 PHOENIX, AZ 85014
 CONTACT: COLIN HANSON
 PHONE: (602) 285-4723
 EMAIL: CHANSON@CVLCL.COM

WALL SCHEDULE :

SYMBOL	DESCRIPTION	QTY	DETAIL
	W-01 PRIMARY THEME WALL	1,279 LF	1/LS.109
	W-02 SECONDARY THEME WALL	5,012 LF	2/LS.109
	W-03 PARTIAL VIEW FENCE	2,718 LF	3/LS.109
	W-04 FULL VIEW FENCE	1,579 LF	4/LS.109
	W-05 ENTRY ACCENT WALL	103 LF	1/LS.110
	W-06 THEME CORNER COLUMN	2	1/LS.109
	W-07 SECONDARY CORNER COLUMN	23	2/LS.109
	W-08 END COLUMN	30	2/LS.109
	W-09 PRIMARY ENTRY EXPERIENCE	1	1/LS.110
	W-10 SECONDARY ENTRY MONUMENT	2	1/LS.110



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PRELIMINARY WALL PLAN
 2022.1.20
 SCALE: 1" = 60'-0"
 N:\01\0370101\CADD\Preliminary\LS.PRE.WALLS.dwg

PRELIMINARY
 LS.103
 3 of 11
 EXP. 12/31/2022



Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

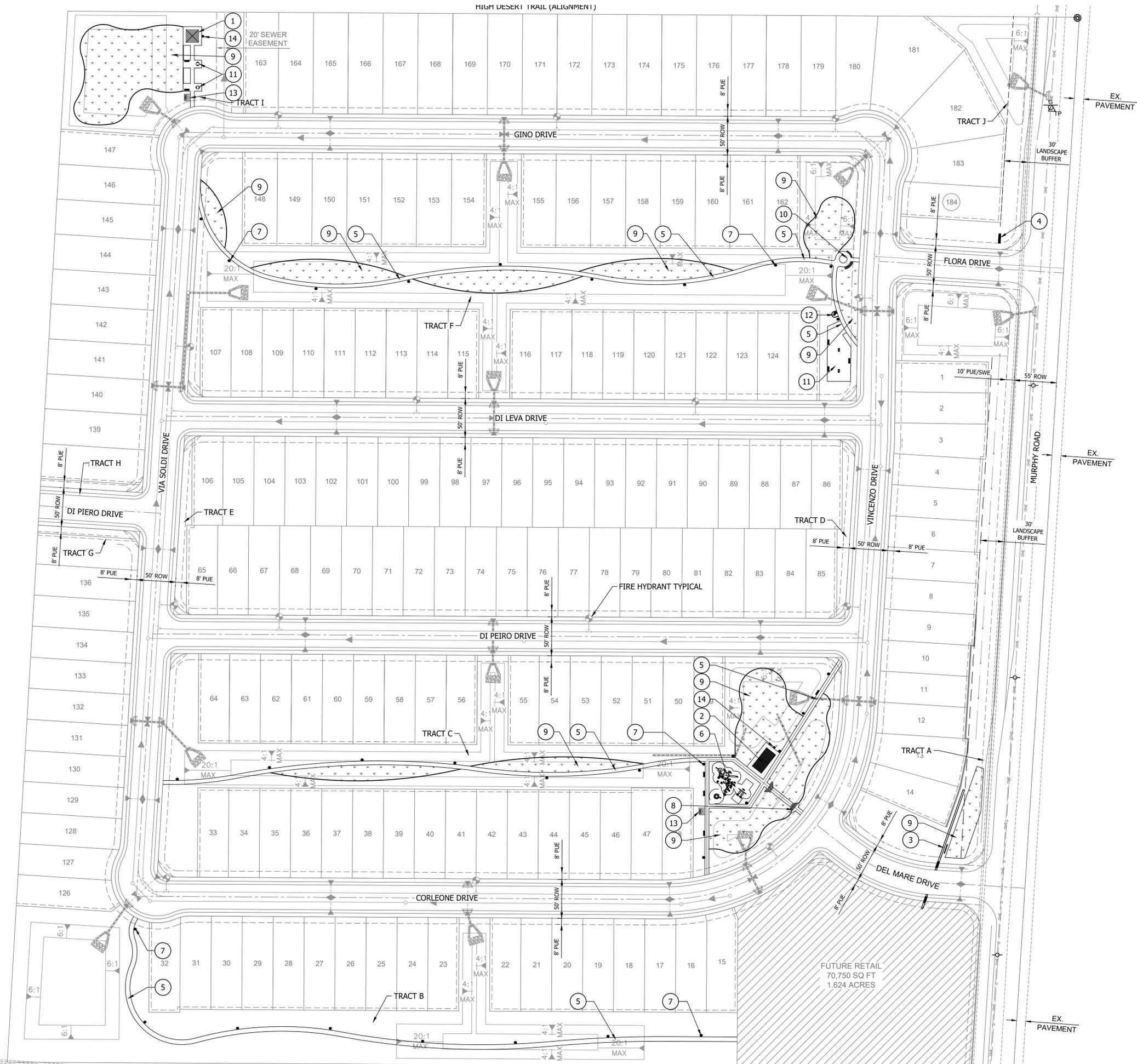
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 COE AND VAN LOO II L.L.C.
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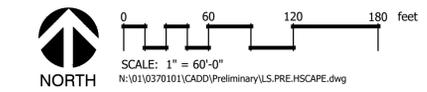
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RAMADA TYPICAL
2	RAMADA AT "THE BACKYARD"
3	PRIMARY ENTRY MONUMENT
4	SECONDARY MONUMENT SIGN
5	CONCRETE SIDEWALK
6	TOT LOT PLAY AREA (AGES 5-12)
7	SITE LIGHTING - SPECIFICATIONS TO BE PROVIDED AT FINAL DESIGN BY ELECTRICAL ENGINEER
8	STEPS TO BOTTOM OF BASIN
9	TURF - REFER TO LANDSCAPE PLAN
10	OPEN SPACE NODE WITH PORTAL WALLS
11	SEATING NODE WITH SHADE TREES AND OUTDOOR GAMES
12	EXERCISE STATION
13	BICYCLE RACK
14	BARBECUE GRILL



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PRELIMINARY HARDSCAPE PLAN
 2022.1.20



PRELIMINARY

LS.104
 4 of 11

EXP. 12/31/2022



Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

OWNER / DEVELOPER
 EMMERSON HOLDINGS, I.L.C.
 14555 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ 85254
 CHASE EMMERSON
 CHASE@FINALPLAT.COM

CVL DESIGN TEAM
 COE AND VAN LOO II L.L.C.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 CONTACT: COLIN HANSON
 PHONE: (602) 285-4723
 EMAIL: CHANSON@CVLCL.COM

CONCEPT PLANT SCHEDULE

-  **STREET TREES**
 ACACIA ANEURA / MULGA
 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
 PISTACIA CHINENSIS / CHINESE PISTACHE
 QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
 QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
 ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM
-  **ACCENT TREE**
 CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE
 CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW
 PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE
 SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL
 VITEX AGNUS-CASTUS / CHASTE TREE
-  **SHADE TREE**
 EBENOPSIS EBANO / TEXAS EBONY
 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
 PARKINSONIA FLORIDA / BLUE PALO VERDE
 PISTACIA CHINENSIS / CHINESE PISTACHE
 PROSOPIS X 'PHOENIX' TM / PHOENIX THORNLESS MESQUITE
 QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
-  **NOT SHOWN**
-  **LANDSCAPE PLANTING AREAS**
 AGAVE AMERICANA / CENTURY PLANT
 AGAVE DESMETTIANA / SMOOTH AGAVE
 ALOE X 'BLUE ELF' / BLUE ELF ALOE
 DASYLIRION QUADRANGULATUM / MEXICAN GRASS TREE
 DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH
 EREMOPHILA GLABRA CARNOSEA 'WINTER BLAZE' TM / WINTER BLAZE EMU BUSH
 EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH
 EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' / EMU BUSH
 EUPHORBIA RIGIDA / YELLOW SPURGE
 HESPERALOE FUNIFERA / MEXICAN FALSE YUCCA
 HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA
 HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA
 LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
 LANTANA X 'SUNBURST' / SUNBURST LANTANA
 LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE
 LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
 LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE
 LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE
 MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
 MUHLENBERGIA RIGENS / DEER GRASS
 MUHLENBERGIA RIGIDA 'NASHVILLE' TM / PURPLE MUHLY
 PEDILANTHUS MACROCARPUS / SLIPPER
 TECOMA X 'GOLD STAR' / GOLD STAR TECOMA
 TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS
 VAQUELINIA CALIFORNICA / ARIZONA ROSEWOOD
-  **TURF**
 CYNODON DACTYLON / BERMUDA GRASS

SHRUBS AND GROUNDCOVER
 ALL SHRUBS AND GROUNDCOVER PLANT MATERIAL SHALL BE A MIX OF NATIVE AND NON NATIVE DESERT ADAPTED PLANT MATERIAL. THE MAJORITY SHALL BEING DESERT PLANT MATERIAL FROM THE ARIZONA DEPARTMENT OF WATER RECLAMATION LOW WATER USE PLANT LIST. PLANTING DENSITIES FOR SHRUB AND GROUNDCOVER MATERIAL SHALL BE IN COMPLIANCE WITH THE CITY OF MARICOPA LANDSCAPE STANDARDS AND ZONING ORDINANCES:
 SUBDIVISION ORDINANCE SECTION 14-6-5
 ZONING CODE ARTICLE 404
 PLANNING AND ZONING TREE GUIDE
 RIGHT OF WAY LANDSCAPE STANDARDS

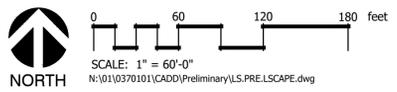
INERTS
 ALL LANDSCAPE AND PLANTING AREAS TO BE COVERED WITH DECOMPOSED GRANITE AT A MINIMUM DEPTH OF 2" FOR DUST CONTROL.



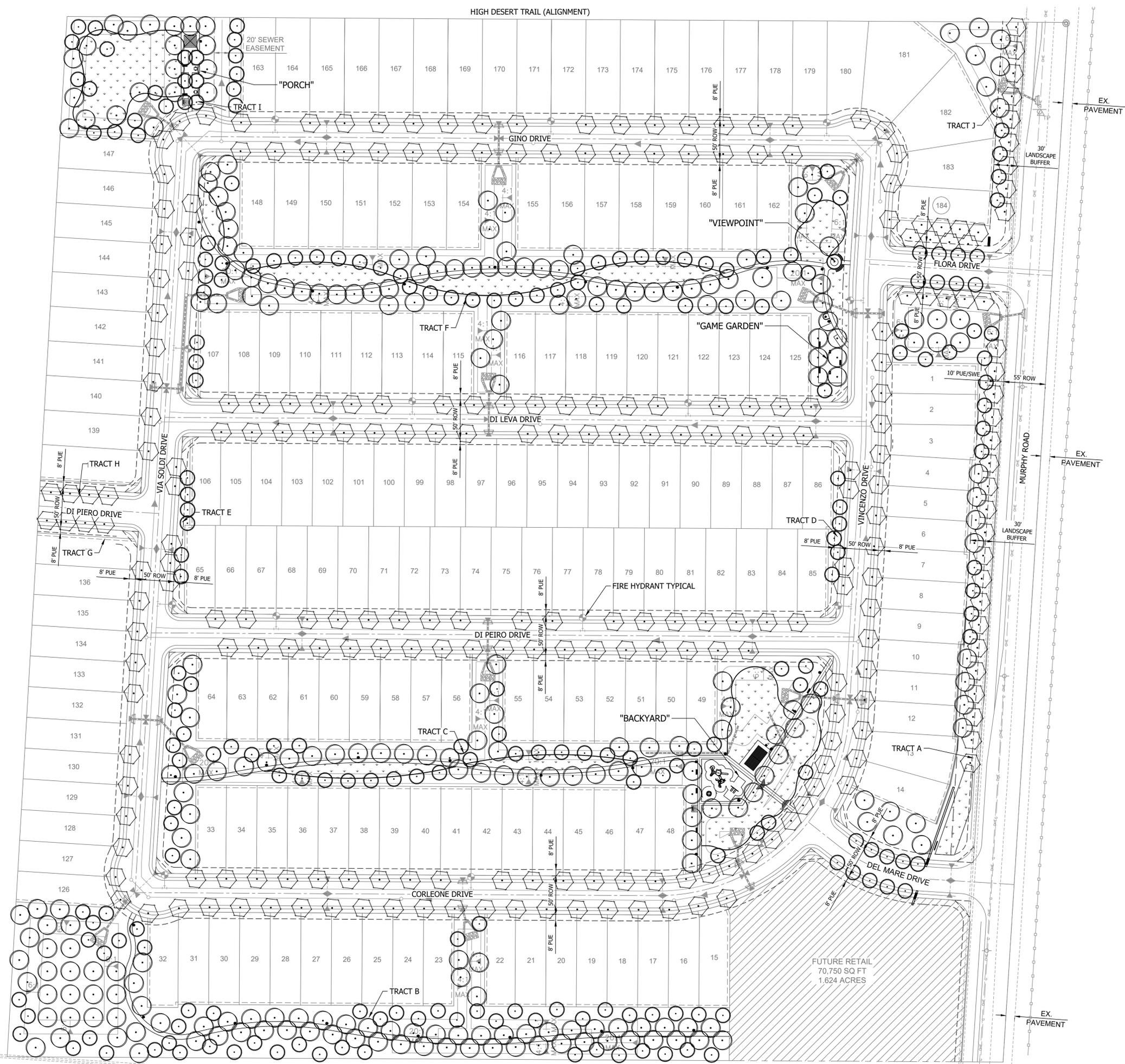
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PRELIMINARY LANDSCAPE PLAN

2022.1.20



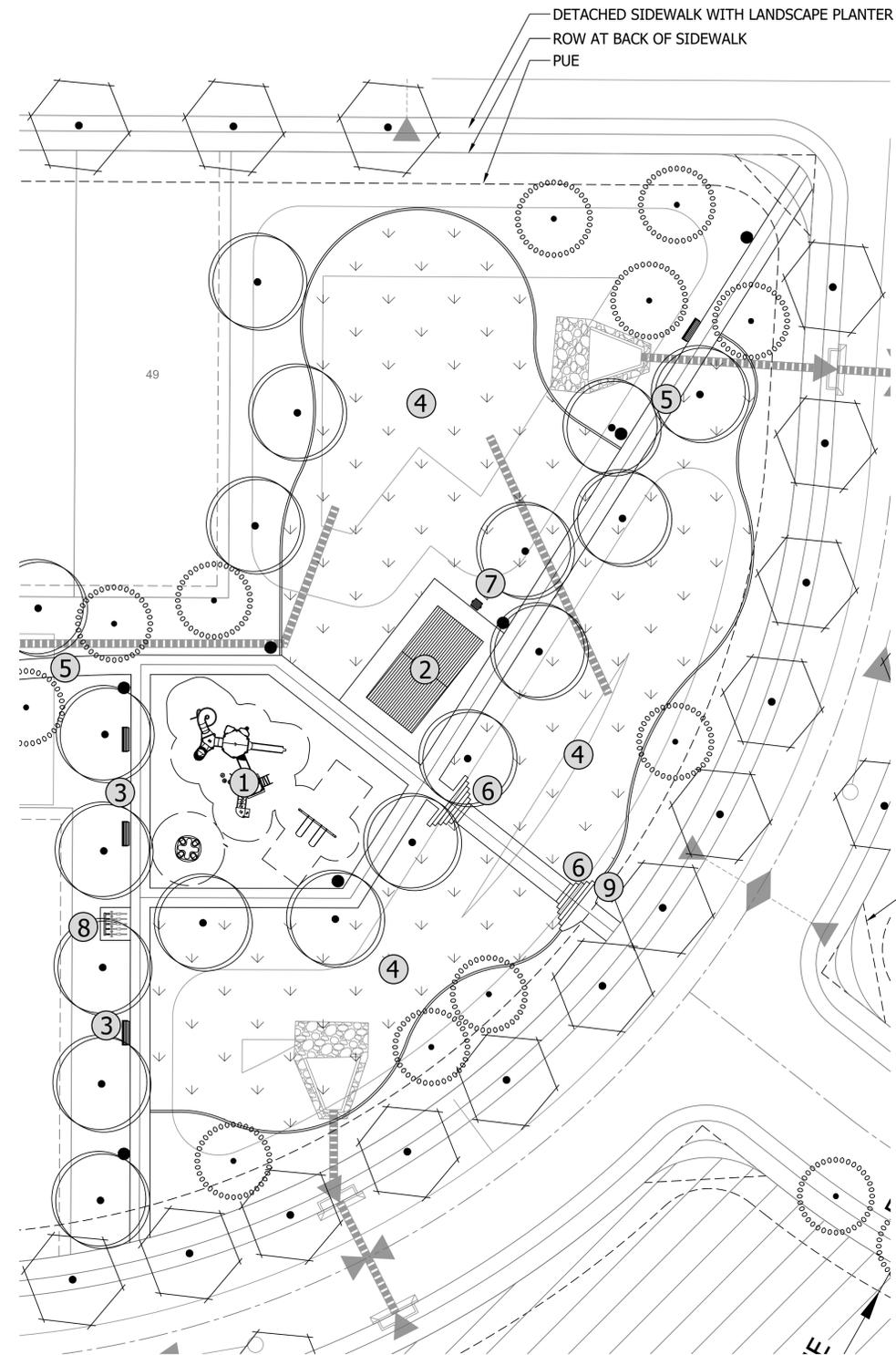
LS.105
5 of 11



Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE



A "THE BACKYARD" - PARK

- ① TOT LOT WITH INTEGRATED SHADE (AGES 5-12)
- ② SHADE RAMADA WITH TABLES AND SEATING
- ③ BENCHES
- ④ OPEN PLAY TURF AREA (ALL AGE GROUPS)
- ⑤ SIDEWALK BETWEEN OPEN SPACE
- ⑥ STEPS TO BOTTOM OF BASIN
- ⑦ BARBECUE GRILL
- ⑧ BICYCLE RACK
- ⑨ PARK SIGNAGE

OWNER / DEVELOPER
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 14555 N. SCOTSDALE RD.
 SCOTSDALE, AZ 85254 CONTACT:
 CHASE EMMERSON
 CHASE@FINALPLAT.COM

CVL DESIGN TEAM
 COE AND VAN LOO II L.L.C.
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 PHOENIX, AZ 85014
 CONTACT: COLIN HANSON
 PHONE: (602) 285-4723
 EMAIL: CHANSON@CVLCL.COM

CONCEPT PLANT SCHEDULE

STREET TREES
 ACACIA ANEURA / MULGA
 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
 PISTACIA CHINENSIS / CHINESE PISTACHE
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TURF
 CYNODON DACTYLON / BERMUDA GRASS

SHRUBS AND GROUND COVER
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ZONING CODE ARTICLE 404
 PLANNING AND ZONING TREE GUIDE
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INERTS
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PRELIMINARY AMENITY ENLARGEMENT
 2022.1.20

PRELIMINARY
 SCALE: 1" = 60'-0"
 N:\01\0370101\CADD\ Preliminary\LS.PRE.LSCAPE.dwg
 EXP. 12/31/2022
LS.106
 6 of 11

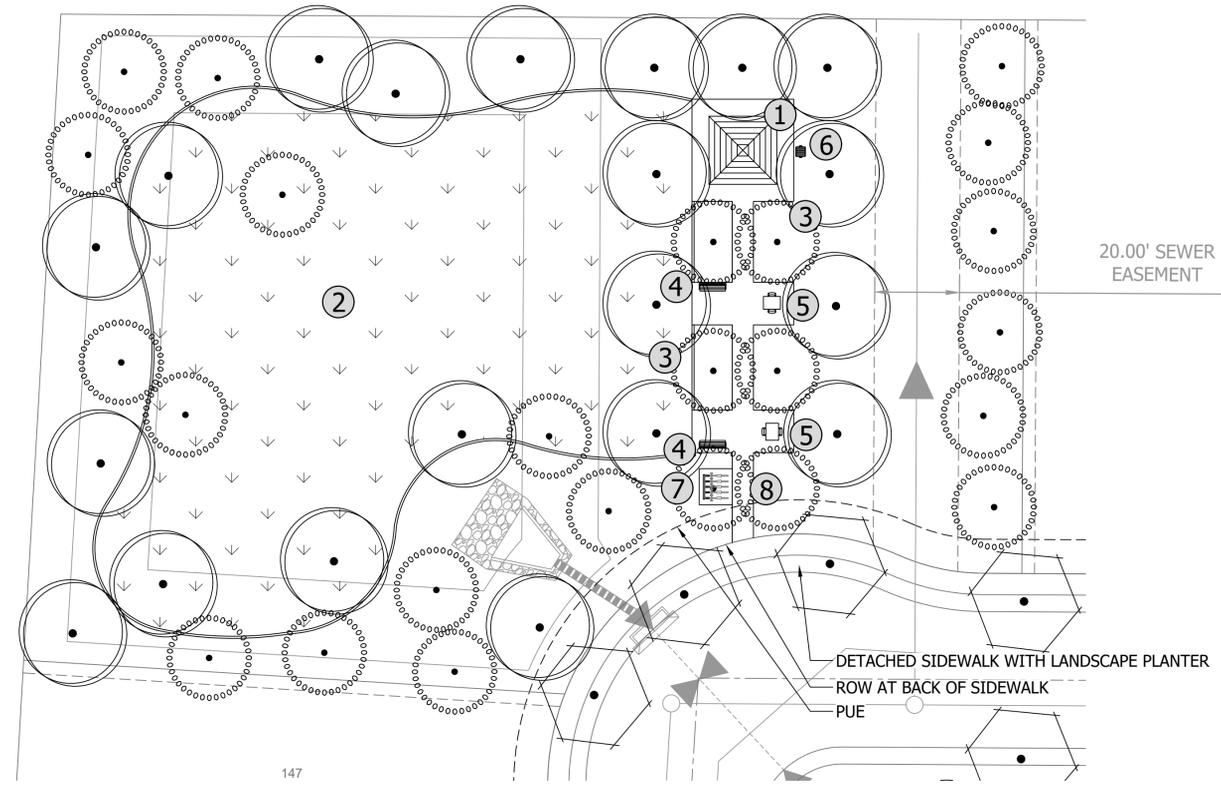
Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

OWNER / DEVELOPER
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 SCOTTSDALE, AZ 85254
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- B "THE PORCH" - PARK**
- ① SHADE RAMADA
 - ② OPEN TURF AREA (ALL AGE GROUPS)
 - ③ SHADE TREES
 - ④ BENCHES
 - ⑤ GAME TABLES (16 & ABOVE)
 - ⑥ BARBEQUE GRILL
 - ⑦ BICYCLE RACK
 - ⑧ PARK SIGNAGE

CONCEPT PLANT SCHEDULE

	<p>STREET TREES ACACIA ANEURA / MULGA GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS VIRGINIANA / SOUTHERN LIVE OAK QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM</p>
	<p>ACCENT TREE CAESALPINIA 'CACALACO SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL VITEX AGNUS-CASTUS / CHASTE TREE</p>
	<p>SHADE TREE EBENOPSIS EBANO / TEXAS EBONY GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST PARKINSONIA FLORIDA / BLUE PALO VERDE PISTACIA CHINENSIS / CHINESE PISTACHE PROSOPIS X 'PHOENIX' TM / PHOENIX THORNLESS MESQUITE QUERCUS VIRGINIANA / SOUTHERN LIVE OAK</p>
	<p>LANDSCAPE PLANTING AREAS AGAVE AMERICANA / CENTURY PLANT AGAVE DESMETTIANA / SMOOTH AGAVE ALOE X 'BLUE ELF' / BLUE ELF ALOE DASYLIRION QUADRANGULATUM / MEXICAN GRASS TREE DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH EREMOPHILA GLABRA CARNOSA 'WINTER BLAZE' TM / WINTER BLAZE EMU BUSH EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' / EMU BUSH EUPHORBIA RIGIDA / YELLOW SPURGE HESPERALOE FUNIFERA / MEXICAN FALSE YUCCA HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA LANTANA X 'SUNBURST' / SUNBURST LANTANA LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY MUHLENBERGIA RIGENS / DEER GRASS MUHLENBERGIA RIGIDA 'NASHVILLE' TM / PURPLE MUHLY PEDILANTHUS MACROCARPUS / SLIPPER TECOMA X 'GOLD STAR' / GOLD STAR TECOMA TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS VAQUELINIA CALIFORNICA / ARIZONA ROSEWOOD</p>
	<p>TURF CYNODON DACTYLON / BERMUDA GRASS</p>

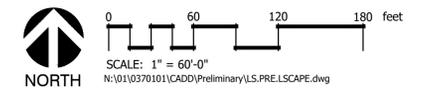
SHRUBS AND GROUND COVER
 ALL SHRUBS AND GROUND COVER PLANT MATERIAL SHALL BE A MIX OF NATIVE AND NON NATIVE DESERT ADAPTED PLANT MATERIAL. THE MAJORITY SHALL BEING DESERT PLANT MATERIAL FROM THE ARIZONA DEPARTMENT OF WATER RECLAMATION LOW WATER USE PLANT LIST. PLANTING DENSITIES FOR SHRUB AND GROUND COVER MATERIAL SHALL BE IN COMPLIANCE WITH THE CITY OF MARICOPA LANDSCAPE STANDARDS AND ZONING ORDINANCES: SUBDIVISION ORDINANCE SECTION 14-6-5
 ZONING CODE ARTICLE 404
 PLANNING AND ZONING TREE GUIDE
 RIGHT OF WAY LANDSCAPE STANDARDS

INERTS
 ALL LANDSCAPE AND PLANTING AREAS TO BE COVERED WITH DECOMPOSED GRANITE AT A MINIMUM DEPTH OF 2" FOR DUST CONTROL.

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PRELIMINARY AMENITY ENLARGEMENT

2022.1.20

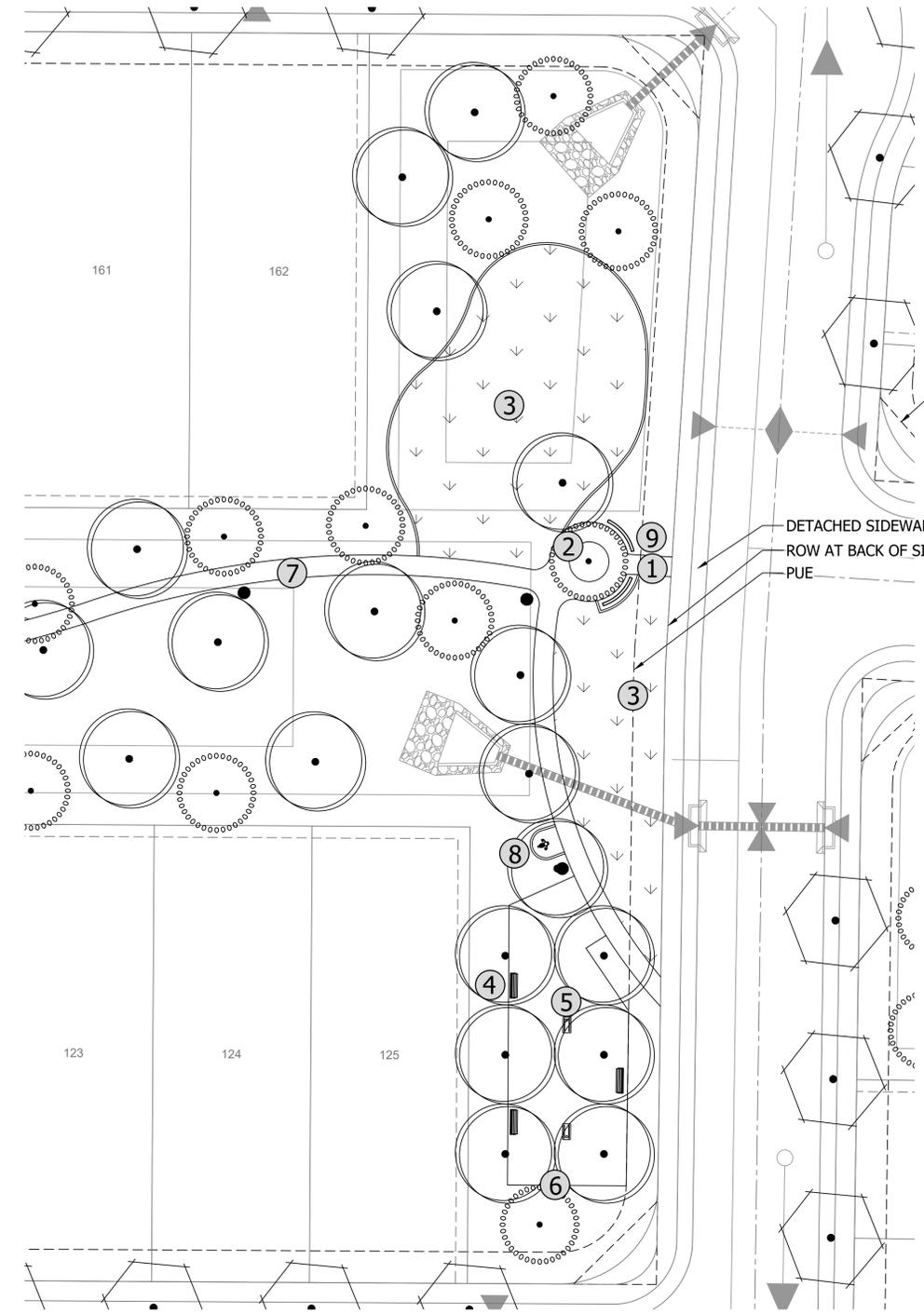


EXP. 12/31/2022
LS.107
 7 of 11

Maricopa 40

PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE



C "THE VIEWPOINT"

- 1 ACCENT PORTAL WALLS
- 2 FOCAL POINT TREE PLANTER
- 3 OPEN TURF AREA (ALL AGE GROUPS)
- 4 BENCHES
- 5 BEAN BAG TOSS (ALL AGE GROUPS)
- 6 SHADE TREE GROVE
- 7 SIDEWALK BETWEEN OPEN SPACE
- 8 EXERCISE STATION
- 9 PARK SIGNAGE

OWNER / DEVELOPER EMMERSON HOLDINGS, LLC. 14555 N. SCOTSDALE RD. SCOTSDALE, AZ 85254 CONTACT: CHASE EMMERSON CHASE@FINALPLAT.COM	CVL DESIGN TEAM COE AND VAN LOO II L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 CONTACT: COLIN HANSON PHONE: (602) 285-4723 EMAIL: CHANSON@CVLCL.COM
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CONCEPT PLANT SCHEDULE

- STREET TREES**
ACACIA ANEURA / MULGA
GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
PISTACIA CHINENSIS / CHINESE PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM
- ACCENT TREE**
CAESALPINIA 'CACALACO SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE
CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE
SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL
VITEX AGNUS-CASTUS / CHASTE TREE
- SHADE TREE**
EBENOPSIS EBANO / TEXAS EBONY
GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
PARKINSONIA FLORIDA / BLUE PALO VERDE
PISTACIA CHINENSIS / CHINESE PISTACHE
PROSOPIS X 'PHOENIX' TM / PHOENIX THORNLESS MESQUITE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- LANDSCAPE PLANTING AREAS**
AGAVE AMERICANA / CENTURY PLANT
AGAVE DESMETTIANA / SMOOTH AGAVE
ALOE X 'BLUE ELF' / BLUE ELF ALOE
DASYLIRION QUADRANGULATUM / MEXICAN GRASS TREE
DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH
EREMOPHILA GLABRA CARNOSA 'WINTER BLAZE' TM / WINTER BLAZE EMU BUSH
EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH
EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' / EMU BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
HESPERALOE FUNIFERA / MEXICAN FALSE YUCCA
HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA
HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
LANTANA X 'SUNBURST' / SUNBURST LANTANA
LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
MUHLENBERGIA RIGIDA 'NASHVILLE' TM / PURPLE MUHLY
PEDILANTHUS MACROCARPUS / SLIPPER
TECOMA X 'GOLD STAR' / GOLD STAR TECOMA
TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS
VAQUELINIA CALIFORNICA / ARIZONA ROSEWOOD
- TURF**
CYNODON DACTYLON / BERMUDA GRASS

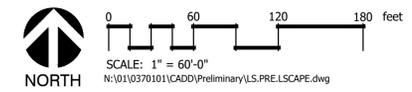
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LS.108
8 of 11



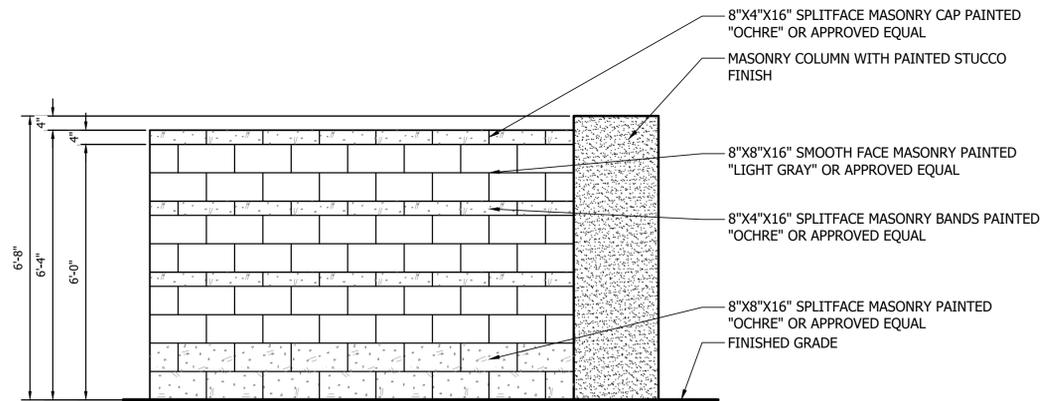
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PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

OWNER / DEVELOPER
EMMERSON HOLDINGS, LLC.
14555 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85254 CONTACT:
CHASE EMMERSON
CHASE@FINALPLAT.COM

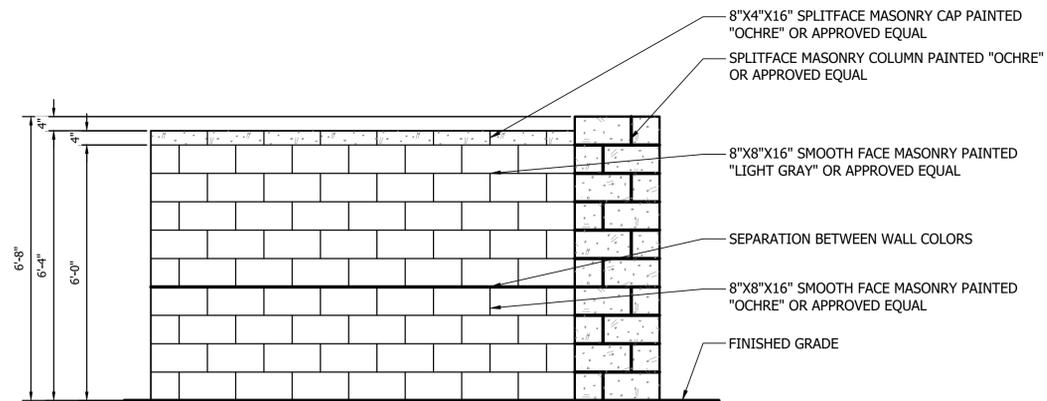
CVL DESIGN TEAM
COE AND VAN LOO II L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT: COLIN HANSON
PHONE: (602) 285-4723
EMAIL: CHANSON@CVLCL.COM



1 PRIMARY THEME WALL AND COLUMN

1/2" = 1'-0"

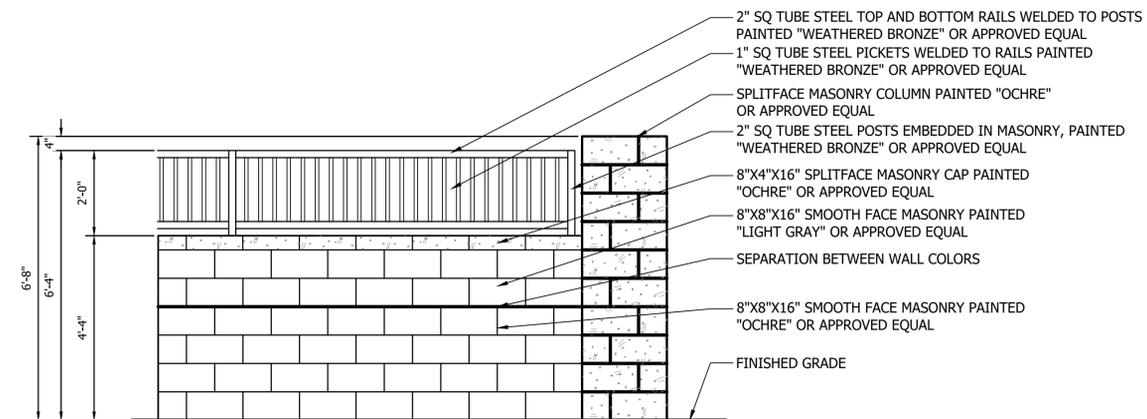
P-RE-HAR-02



2 SECONDARY THEME WALL AND COLUMN

1/2" = 1'-0"

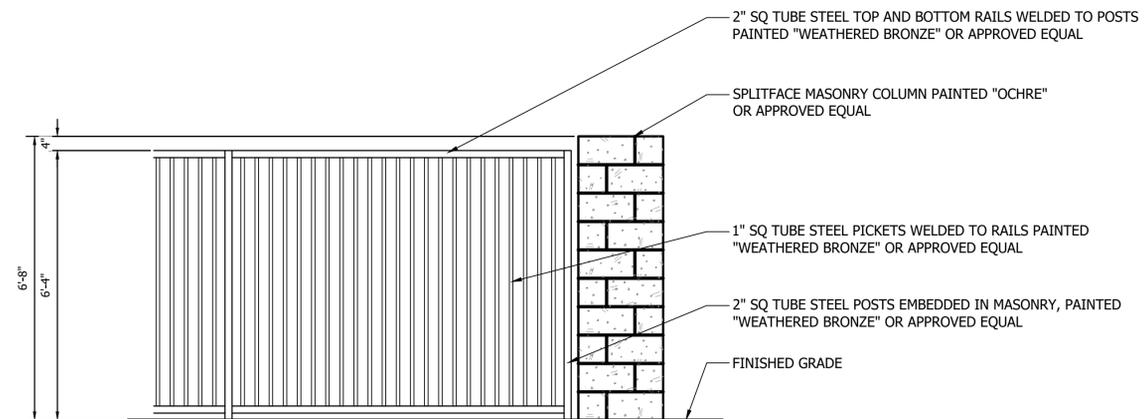
P-RE-HAR-03



3 PARTIAL VIEW FENCE AND COLUMN

1/2" = 1'-0"

P-RE-HAR-04



4 FULL VIEW FENCE AND COLUMN

1/2" = 1'-0"

P-RE-HAR-05



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**PRELIMINARY
DETAILS**
2022.1.20



LS.109
9 of 11

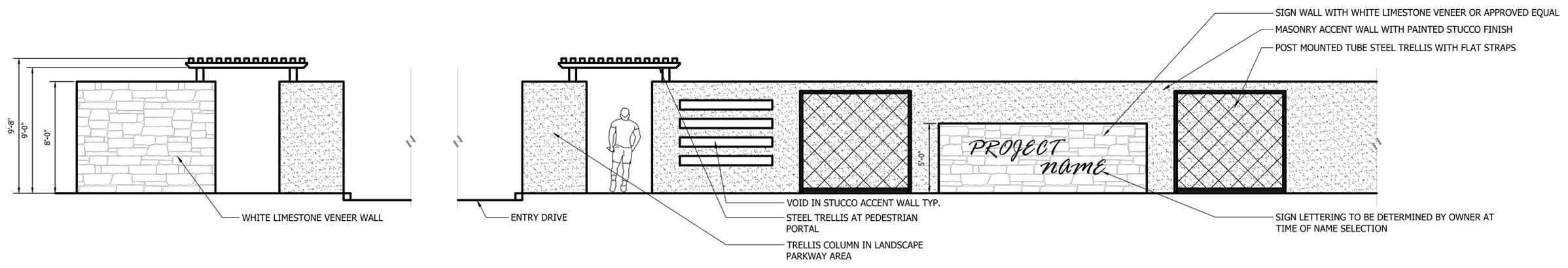
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PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

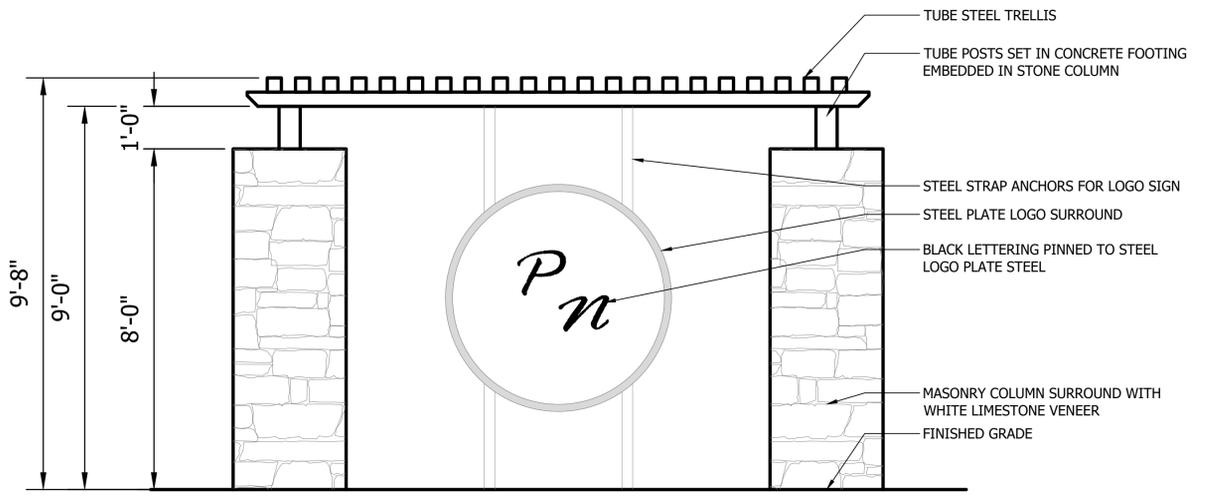
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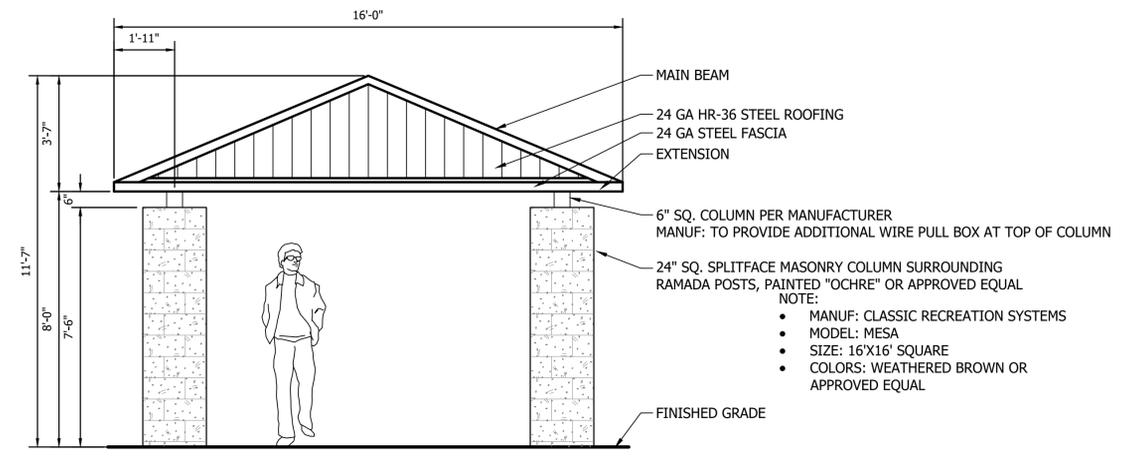
1 PRIMARY ENTRY MONUMENTATION
 1/4" = 1'-0"

P-RE-HAR-06



2 SECONDARY ENTRY MONUMENT
 1/2" = 1'-0"

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3 RAMADA - TYP
 3/8" = 1'-0"

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 CELEBRATING 60 YEARS
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 9 of 11

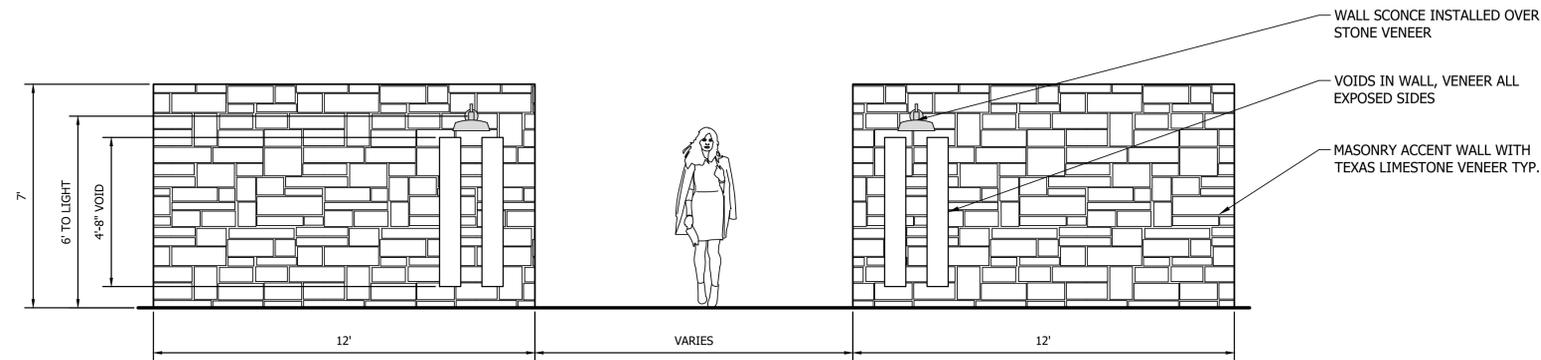
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PRELIMINARY LANDSCAPE, RECREATION AND OPEN SPACE PLAN

NWC OF MURPHY ROAD AND DEL MARE DRIVE

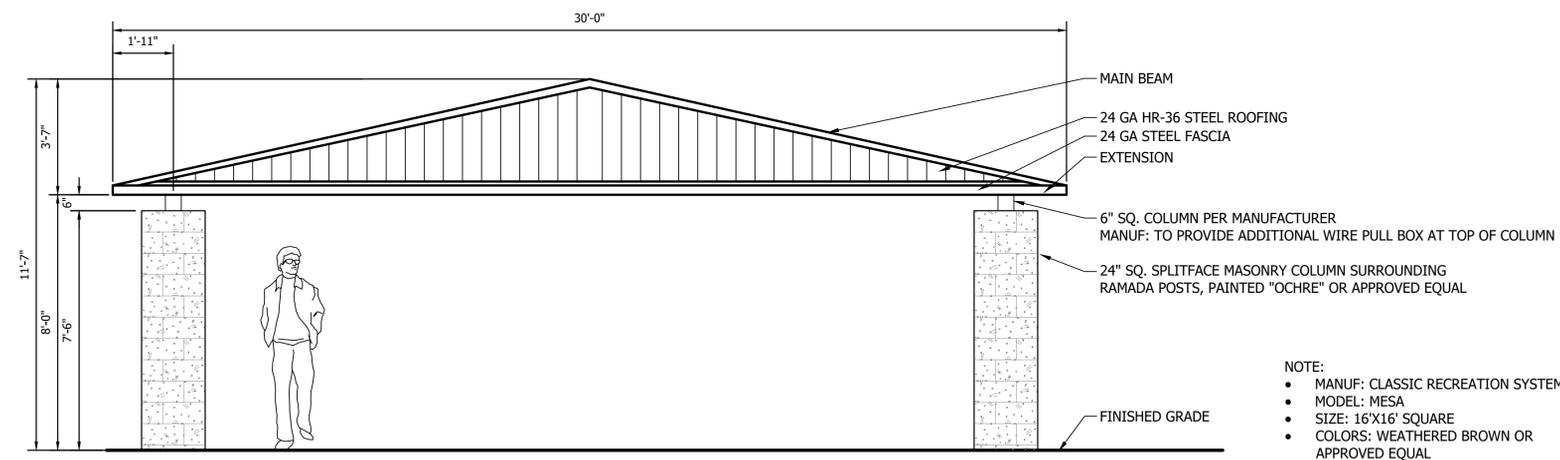
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1 PEDESTRIAN PORTAL
 3/8" = 1'-0"

P-RE-HAR-09



- NOTE:
- MANUF: CLASSIC RECREATION SYSTEMS
 - MODEL: MESA
 - SIZE: 16'X16' SQUARE
 - COLORS: WEATHERED BROWN OR APPROVED EQUAL

2 RAMADA AT "THE BACKYARD"
 3/8" = 1'-0"

P-RE-HAR-10



DESIGN INTENT IMAGE:
 FINAL STRUCTURES, LAYOUTS, COLORS, AND AMENITIES TO BE SELECTED AT FINAL DESIGN

3 PLAY STRUCTURE
 1/4" = 1'-0"

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