

Arden Trails PAD

City of Maricopa, AZ



July | 2022

PAD 22-15

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Development Team

Applicant: TerraWest Communities
2222 W Pinnacle Peak Rd, Ste. 140
Phoenix, AZ 85027
Tel: 602.374.2777
Contact: Shannon Francoeur
Contact: Michael Cronin

Property Owner: JEN Arizona 63 LLC
2222 W Pinnacle Peak Rd, Ste. 140
Phoenix, AZ 85027
Tel: 602.374.2777
Contact: TerraWest Communities

Civil Engineer: EPS Group, Inc.
1130 N Alma School Road, Ste 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: Dan 'Ox' Auxier

Planner: EPS Group, Inc.
1130 N Alma School Road, Ste 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: Josh Hannon

Landscape Architect: Anderson Design
815 N First Avenue, Ste 3
Phoenix, AZ 85003
Tel: 602.682.6070
Contact: Brett H. Anderson

Attorney: Gammage & Burnham
40 N Central Avenue, 20th Floor
Phoenix, Arizona 85004
Tel: 602.256.0566
Contact: Susan Demmitt



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Introduction

TerraWest Communities (“applicant”) is a leading developer in the Phoenix metropolitan area. Arden Trails (“Property”) represents an opportunity to bring additional diverse housing stock to the City of Maricopa, one of the prime, growth markets in the Phoenix area. Arden Trails is located in the City of Maricopa, AZ (“City”), generally at the southwest corner of Steen Road and the Anderson Road alignment, in the southeast corner of the City, with phenomenal views of the natural landscape within the Gila River Indian Reservation. This request will create a new Planned Area Development (“PAD”) zoning district and define the new PAD allowing multiple types of residential neighborhoods with an integrated open space network.

Purpose & Intent

The purpose of the request is to create a unique and cohesively planned area to suit the growing need for single family residential homes. Arden Trails will include several integrated residential neighborhoods with active and passive open space areas and trail connections. The design concept of the neighborhoods will pay homage to the essence of the region’s agricultural composition.

High-quality desert living that balances environmental sustainability & Maricopa community values with product diversification

Request

The request is to adopt PAD zoning for Arden Trails to allow for development of integrated single-family neighborhoods that are part of a larger master plan setting. The Arden Trails PAD consists of the western 308.35 acres of the existing Hartman Ranch PAD (City of Maricopa Case Nos. PAD 05.14 and ZON 05.12) and is requesting new PAD zoning for the Arden Trails property in order to allow it to be developed as a stand-alone master-planned community under single ownership (APN: 502-06-010C). A separate application has been filed requesting a minor amendment to the Hartman Ranch PAD to remove the Arden Trails property. The Arden Trails PAD maintains the intent and underlying development concept that was approved with the 2008 Hartman Ranch PAD, but updates that zoning to conform to the City’s current codes and regulations. The proposed Arden Trails PAD will rezone the Property to PAD with underlying RS-5 zoning for the majority of the Property and dual RS-5/RM zoning for Parcel 10. The Arden Trails PAD allows a maximum of 1318 dwelling units across 12 development parcels. Additionally, the Arden Trails PAD will include a trail corridor and public street system, along with integrated private passive and active open spaces for the future residents of the community.

In addition to the planned residential enclaves within the community, the development plan includes two primary amenities and multiple minor amenity areas distributed throughout the Property, allowing the open space areas to be readily accessible to the residents of Arden Trails. The land plan provides a connected open space network for the residential community. Additionally, Parcel 12 is being reserved for a CGESD elementary school site. Refer to Exhibit A and Exhibit C for the Illustrative Site Plan and the proposed Arden Trails PAD Zoning plan.

Existing Conditions

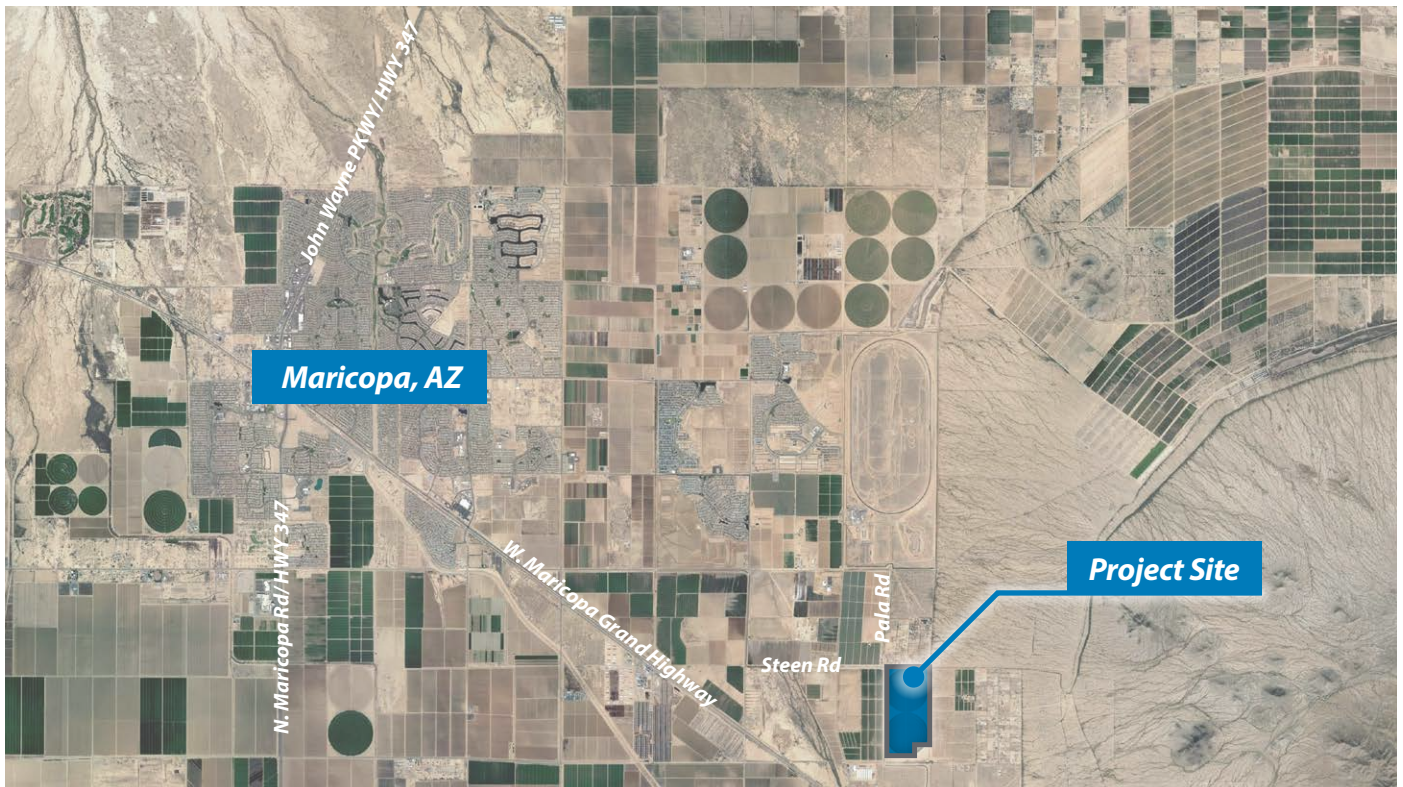
Site Location and Conditions

The Property is generally located at the southwest corner of Steen Road and the Anderson Road alignment.

The land plan has been designed to accommodate a drainage easement along the northern to collect and convey offsite drainage impacting the project from the northeast. There is an MSIDD easement on the western property line. These areas will also be designed to function as open space to enhance the feeling of openness in Arden Trails. The easement widths

will be established in accordance with the drainage requirements of Maricopa and Pinal County, who serves as the Floodplain Administrator. A drainage canal will be constructed along the entirety of the northern border of the Property, adjacent to Steen Road.

Portions of the Property are identified as being located within flood Zones A and X. The areas within the existing flood zone will be processed through FEMA as part of a future phase to remove them from the flood zone in a CLOMR/LOMR.



Existing General Plan

The majority of the site falls under Master Planned Community in the General Plan. There are portions of the site designated as Low Density Residential and Mixed Use as well; however, the Hartman Ranch PAD supersedes the General Plan. See Exhibit D: Existing General Plan for more information.

Surrounding Zoning and Land use

Surround zoning includes CR-2 (residential) to the north, CR-3 (residential) to the east and west, and Transitional in the southeast corner. See Exhibit B: Existing and Surrounding Zoning for more information.

General Plan Conformance

Background

The proposed land plan, as part of the PAD request, places the majority of the neighborhoods within the existing area designated as Master Planned Community on the General Plan map. While portions of the southern part of the site are not designated as Master Planned Community in the General Plan, the current

zoning (PAD) supersedes the necessity to amend the General Plan (as directed by City Staff during the pre-application process). Based on the entire PAD submittal, the PAD comports to the direction of the current General Plan.

The following are a few of the goals and objectives of the City's General Plan that support the rezoning of the property to a new PAD:

Objective B1.2.1: Proactively manage future development and partner with developers to create distinctive communities.

Arden Trails PAD: This community provides the City with an organized and meaningful development pattern over a large quantity of land as opposed to smaller, individualized parcels that coningle but have no relation to each other.

Objective B1.2.2: Establish entryways, gateways, streetscapes, and other features that distinctively delineate various village neighborhoods.

Arden Trails PAD: This community will have meaningful entry designs that pay homage to the rich agricultural history of the area.

Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths, and other people-oriented amenities.

Arden Trails PAD: This community incorporates linear open spaces to connect a variety of primary and secondary open space amenities throughout the community.

Objective 1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Arden Trails PAD: This community is adjacent to the Hartman Ranch PAD/ master planned residential community and will contribute to the suburban fabric with high-quality residential communities where families of multiple demographics and generations will find their homes.

Objective G1.d.1.1: Work with HOAs to dedicate land or provide easements where planned trails cross or run adjacent to established communities.

Arden Trails PAD: This community is designed to incorporate a trail easement to connect the community to the greater Maricopa trail network. The site plan envisions the trail bisecting the site as a major connection element for the community's amenity network.

G2.1.9: Support economic development goals with quality parks and recreation amenities to attract and retain high-skilled employers and employees seeking a full-service community.

Arden Trails PAD: The Arden Trails community envisions a robust HOA owned and maintained amenity network include two primary amenity areas (>2 acres each) and several secondary amenity areas (>0.5 acres) dispersed throughout the community for Arden Trails residents to use and enjoy.

Permitted Uses

The Arden Trails PAD proposes underlying RS-5 zoning for the majority of the Property and dual RS-5 and RM zoning for Parcel 10. In accordance with the school donation agreement executed with Casa Grande Elementary School District, Parcel 12 is identified as a school site in the PAD. Parcel 12 will be approved for underlying RS-5 zoning to permit the development of single family homes if the district does not develop a school on this parcel. The development standards identified in Table 3 and other deviations to the development standards allowed in the PAD will control future single family development on Parcel 12. Permitted uses for all development parcels within Arden Trails will conform to the uses allowed pursuant to the City of Maricopa Zoning Code, Table 18.35.020 "Land Use Regulations – Residential Districts." Parcel 10 may be developed with traditional Single Unit Detached or Single Unit Attached housing, which includes traditional single-family detached, cluster homes, townhomes, duplex units, or alley-loaded homes. Multiple-Unit Dwellings are also allowed within Parcel 10. Community amenities, such as parks, trails and open space, are allowed anywhere within the Arden Trails PAD. Refer to Exhibit A: Illustrative Site Plan and Exhibit E: Phasing Plan for more information regarding location and phasing of uses.



Density Transfer & Dimensional Standard Flexibility

The Development Standards tables within the Arden Trails PAD (see Tables 1, 2, 3 and 4 below) allocate various lot sizes to the individual development parcels. In response to market conditions and buyer demands, shifts in density and reallocation of lot sizes may be necessary throughout the development of the Property. In order to easily accommodate changing real estate market and demographic conditions, the following specific modifications will be considered Minor Amendments to the Arden Trails PAD, pursuant to the provisions in Section 18.180.060 of the City of Maricopa Zoning Code:

1. Changes to the number of units within an individual development parcel provided that overall maximum unit count for Arden Trails does not change.
2. Changes to the proposed lot size for an individual development parcel, including changes to the overall lot size mix or distribution for Arden Trails as a whole, provided that the overall maximum unit count for Arden Trails does not change.

Changes to proposed phasing (see Exhibit E) may be made in the sole discretion of the developer and will not require an amendment to the Arden Trails PAD, including the order of phasing for development parcels and the phasing boundaries.

Development Standards

Arden Trails proposes to utilize the RS-5 District development standards with limited modifications to accommodate more product diversity. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing, generally on lots of at least 5,000 square feet. Up to twenty-five percent of lots within Parcels 1-9 and 11-12 of Arden Trails may be less than 5,000 square feet, but no lots shall be less than 4,400 square feet. The proposed RS-5 development standards for the various proposed lot sizes are included in Tables 2 and 3 below.

Parcel 10 includes dual zoning categories of RS-5 and RM. If Parcel 10 is developed with traditional Single Unit Detached homes, the development standards in Tables 2 or 3 may be utilized. For higher density or non-traditional product types, the RS-5 and RM District development standards with limited modifications, as noted in Tables 4 and 5, apply to Parcel 10.

In the event of a conflict between the Development Standards in Tables 2, 3, 4 and 5 below and the City of Maricopa Zoning Code, the Arden Trails PAD Development Standards prevail. In the event that the Arden Trails PAD is silent on a specific development standard, the City of Maricopa Zoning Code prevails.

PAD Design Elements

In accordance with Chapter 18.60 of the Maricopa City Code, to provide justification for the deviations within the PAD, this PAD will achieve a minimum of 7 Design Element Points based on the project's acreage. Additionally, because the PAD requests a reduction in lot area and setbacks, 2 additional Design Element Points are required for a total of 9 points. The following reflect how this PAD intends to achieve the required point total:

Architecture, Landscaping, and Open Space (4 points):

- Provide landscape open spaces visible from arterial street and residential street view. (1 point)
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1 point)
- Add Additional Amenities interior to the project. (2 points)

Streets, Connectivity and Parking (4 points):

- Provide street patterns that minimize the impact of sequential garages, e.g., culs-de-sac, short block lengths, eyebrows, etc. (2 points)
- Include a pedestrian or bicycle through connection in at least 90% of any new cul-de-sac. (2 points)

Community (1 point):

- Promote human comfort by providing shaded areas, courtyards, colonnades and other areas as site amenities. (1 point)

Total PAD Design Element Points: 9

Table 1 - Project Site Data

Project Data	
Current Land Use	Agriculture/Undeveloped
Existing Zoning District	CR-3 PAD
Proposed Zoning District	RS-5 and RM PAD
Gross Area	308.53 AC
Net Area	284.32 AC
Gross Open Space	61.7 AC Minimum
Net Open Space	51.2 AC Minimum
Gross Open Space Percentage	20% Minimum

Proposed Maximum Parcel Yields (and proposed underlying zoning)	Units
Parcel 1 (RS-5)	95
Parcel 2 (RS-5)	112
Parcel 3 (RS-5)	128
Parcel 4 (RS-5)	96
Parcel 5 (RS-5)	136
Parcel 6 (RS-5)	111
Parcel 7 (RS-5)	97
Parcel 8 (RS-5)	67
Parcel 9 (RS-5)	133
Parcel 10 (RS-5 or RM)	220
Parcel 11 (RS-5)	62
Parcel 12 (RS-5)*	61
Total Yield	1318
Proposed Gross Density	4.27 du/ac

*Note: In accordance with the school donation agreement executed with Casa Grande Elementary School District, Parcel 12 is identified as a school site in the PAD. Parcel 12 will be approved for underlying RS-5 zoning to permit the development of single family homes if the district does not develop a school on this parcel. The development standards identified in Table 3 and other deviations to the development standards allowed in the PAD will control future single family development on Parcel 12.

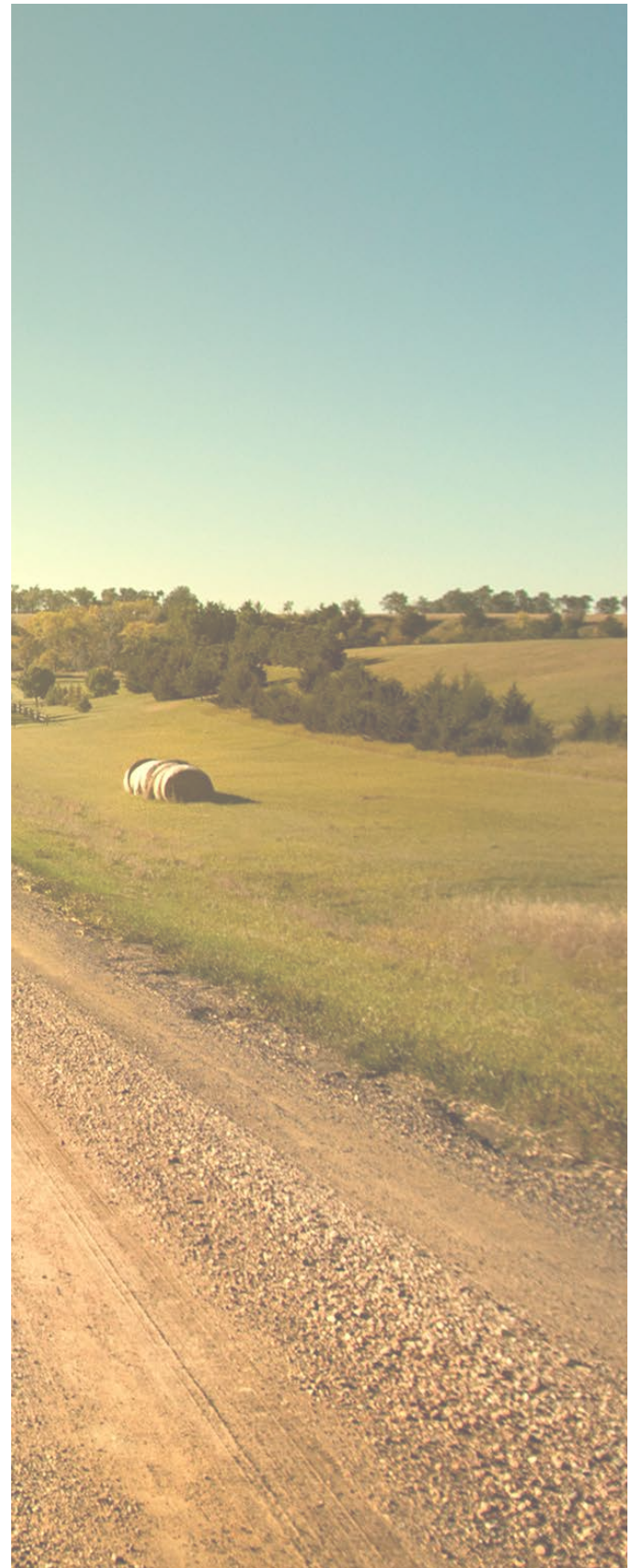


Table 2 - 40' and 45' Lot Standards

Lot Size	40'x110'		45'x115'	
Parcel Numbers	2, 6		3, 5, 9	
	RS-5	Proposed (RS-5)	RS-5	Proposed (RS-5)
Building Height	30'	30'	30'	30'
Minimum Lot Area	5,000 SF	4,400 SF¹	5,000 SF	5,175 SF
Minimum Lot Width	50'	40'²	50'	45'³
Minimum Front Building/Garage*	15'/18'	15'/18'	15'/18'	15'/18'
Minimum Side Yards	5'	5'	5'	5'
Minimum Rear Yard	15'	15'	15'	15'
Street Side Yard	5'	5' ^{**}	5'	5' ^{**}
Maximum Lot Coverage - 1-story	55%	55%	55%	55%
Maximum Lot Coverage - 2-/3-story	50%	50%	50%	50%

Table 3 - 50' and 55' Lot Standards

Lot Size	50'x120'		55'x120'	
Parcel Numbers	4, 7, 11, 12		1, 8	
	RS-5	Proposed (RS-5)	RS-5	Proposed (RS-5)
Building Height	30'	30'	30'	30'
Minimum Lot Area	5,000 SF	6,000 SF	5,000 SF	6,600 SF
Minimum Lot Width	50'	50'	50'	55'
Minimum Front Building/Garage*	15'/18'	15'/18'	15'/18'	15'/18'
Minimum Side Yards	5'	5'	5'	5'
Minimum Rear Yard	15'	15'	15'	15'
Street Side Yard	5'	5' ^{**}	5'	5' ^{**}
Maximum Lot Coverage - 1-story	55%	55%	55%	55%
Maximum Lot Coverage - 2-/3-story	50%	50%	50%	50%

* Street-facing garage entrances shall be no less than a distance of 18' from the back of walk

** For all lots under 10,000 square feet, a minimum 10-foot landscape tract or no-build easement must be provided on the street side of a corner lot, in addition to the minimum interior side setback required.

*** Front Setbacks to be measured from back of walk

- 1) Lots less than 5,000 SF are permitted for 40' wide lots only (additional allowances for Parcel 10 described in Tables 3 and 4)
- 2) Lot width of less than or equal to 40' allowed for up to 25% of total units if 24.5% gross OS is provided (not including Parcel 10)
- 3) Lot width of less than or equal to 45' allowed for up to 50% of total units if 22% gross OS is provided (not including Parcel 10)

Table 4 - Parcel 10 Single Family Attached and Multi-resident/ Common Lot Standards

	Single Family Attached	Multi-Residence - Common Lot Standards
Lot Size		
Proposed Zoning	Proposed (RM)	Proposed (RM)
Building Height	36'	36'
Minimum Lot Area	1,300 SF²	7,000 SF
Minimum Lot Width	20'	60'
Minimum Front Yard	10'; 7' for porch	20'
Minimum Side Yards	5'/0'	5'/5'
Minimum Rear Yard	>15' or <5'¹	20'
Street Side Yard	5' ^{**}	20'
Maximum Density	12 DU/AC	12 DU/AC
Maximum Lot Coverage - 1-story	55%	50%
Maximum Lot Coverage - 2-/3-story	50%	50%

Table 5 - Parcel 10 Cluster Standards

Lot Size	Cluster
Code Reference (Current/Proposed)	Proposed (RS-5)
Building Height	30'
Minimum Front Yard*	10'; 7' for porch
Minimum Side Yards	5
Minimum Rear Yard	>15' or 0' for detached garage on alley or private autocourt¹
Street Side Yard	5' ^{**}
Maximum Number of Units per Individual Cluster	8
Maximum Lot Coverage - 1-story	55%
Maximum Lot Coverage - 2-/3-story	50%

* Street-facing garage entrances shall be no less than a distance of 18' from back of walk

** For all lots under 10,000 square feet, a minimum 10-foot landscape tract or no-build easement must be provided on the street side of a corner lot, in addition to the minimum interior side setback required.

- 1) A 3' setback for maneuvering and pedestrian safety may be required. See MCC Title 17, Subdivisions, for minimum alley dimensions
- 2) Townhomes are permitted to have lots as small as 1,300 SF; minimum unit width shall be 22'

Parking Regulations

Table 6 - Residential Parking Standards

Residential Use Type	Minimum Parking Requirement
Single Unit Detached	2 covered spaces per dwelling
Single Unit Attached	2 covered spaces per dwelling
Second Dwelling Unit (ADU)	1 Additional Space
Duplex	2.1 spaces per dwelling unit
Cluster	2.1 spaces per dwelling unit
Multiple-Unit Dwelling	Guest - 0.2 space per unit Studio - 1 space per unit 1 Bedroom - 1.5 spaces per unit 2 Bedroom - 2 spaces per unit 3 Bedroom - 2.5 spaces per unit 4 bedroom - 3 spaces per unit

Parking Standards not addressed in the above table shall be calculated per City of Maricopa Zoning Code.



Architectural Design Guidelines

Single-Family residential home product design will comply with the City's Single Family Design Guidelines. These guidelines allow for quality design features and sufficient diversity for the homebuilders to comply with the City's standards while creating neighborhoods with unique design features. These design guidelines will complement the landscape theme of Arden Trails and create a cohesively designed community that is consistent with current, high quality residential design features found in modern homes.

Development Phasing

The proposed phasing for Arden Trails is conceptual and may be adjusted to meet market demands. The proposed phasing for Arden Trails is non-regulatory and may be modified as necessary to meet market demands without requiring a PAD amendment. Refer to Exhibit E for conceptual project phasing.



Landscape and Open Space

Community Theme

Promote historical agricultural roots by the use of modern design elements;

Create social spaces through the use of placemaking; and

Create a healthy community by providing sports courts, open grass fields, shaded walks, protected play areas, trails and exercise stations

Walls and Fences

Screen walls, partial view fencing and rail fencing will be placed throughout the development for proper containment of private and public spaces. This includes privacy walls for homeowner's rear yards and two-rail fencing at park spaces for safety. Walls are designed to accompany the project theme and reinforce a consistent community design. Refer to Exhibits I, J, and L for the design theme of the walls and entry features.

Conceptual Signage Design

Community signage will conform to the overall community theme and include temporary and permanent monuments and signs.

Temporary directional signage may be used throughout the community to direct potential homeowners to model homes and community amenities. This may include, but not limited to, ladder signage, homebuilder signs and lot ID signs.

Permanent community signage will include the primary entry monument along W. Steen Road, see Exhibit K and may include secondary signage along W. Peters and Nall Road, individual neighborhood monuments and park signage, as well as, required regulatory signage.

Open Space Design

Arden Trails is envisioned as a well-planned community that features a network of walking trails with exercise stations, centralized parks and localized neighborhood parkettes, and abundant community open spaces that are all crafted to create a community that emphasizes the outdoor experience for the homeowners. The overall community open space programming along with the unique theme create a strong sense of community for Arden Trails. Refer to Exhibit G for Open Space Plan.

At the center of Arden Trails is a 5.14 acre open space featuring a themed park that will have agricultural design elements along with creative play elements. Amenities may include two pickleball courts, dual swings, outdoor dining spaces, barbecues, event/sports lawns, seating and abundant shade elements to complete the extensive central park active and passive programming.

In addition to this central park, a 2.48 acre secondary park is contemplated to have additional play elements, full size basketball court, barbecues, outdoor dining spaces, seating and additional lawn space and shade elements. Refer to Exhibit N for Conceptual Park Layouts

Arden Trails will also feature several active parkettes which may include play areas, sports lawns, shade elements, barbecues and outdoor dining spaces. These pocket parks are thoughtfully placed at neighborhood entries and connected via the community trail system. Refer to Exhibit M for Landscape Theme and Details.

All community open space will be owned and maintained by the HOA.

Pedestrian Linkages Plan

Arden Trails includes a cohesive pedestrian circulation plan, see Exhibit H. A 10' wide community trail corridor, see Exhibit O (additional detail shown in Figures 1, 4, & 5), provides the central spine for circulation and links the community to the central park, secondary park and several neighborhood parks. Exercise stations are located along the community trail and neighborhood walks to promote a healthy community. Neighborhood 5' walks tie to the community trail to link homes to the community open spaces.

Site Access & Circulation

W. Steen Road: Steen Road is currently a dirt road on the north side of the Property. 33 feet of existing public access easement has previously been dedicated to Pinal County on the south side of the centerline along the Property frontage. The City of Maricopa classifies Steen Road as a minor arterial road. As such, the City of Maricopa will require a dedication of 54' of ROW and the construction of a minimum of 38' of pavement as directed by the City engineers and defined in the modified collector section (Figure 5 - Modified Collector with Trail - 54' ROW).

The MSIDD East Main Canal exists on the west side of the Property. The MSIDD East Main Canal and easement will remain in place. The siphon structure for the MSIDD East Main Canal at Steen Road will need to be extended further to the south to accommodate the Steen Road improvements. When improvement plans are prepared for Arden Trails, the developer will coordinate with the MSIDD to ensure that their easements and existing facilities are respected or altered in a way that is acceptable to MSIDD.

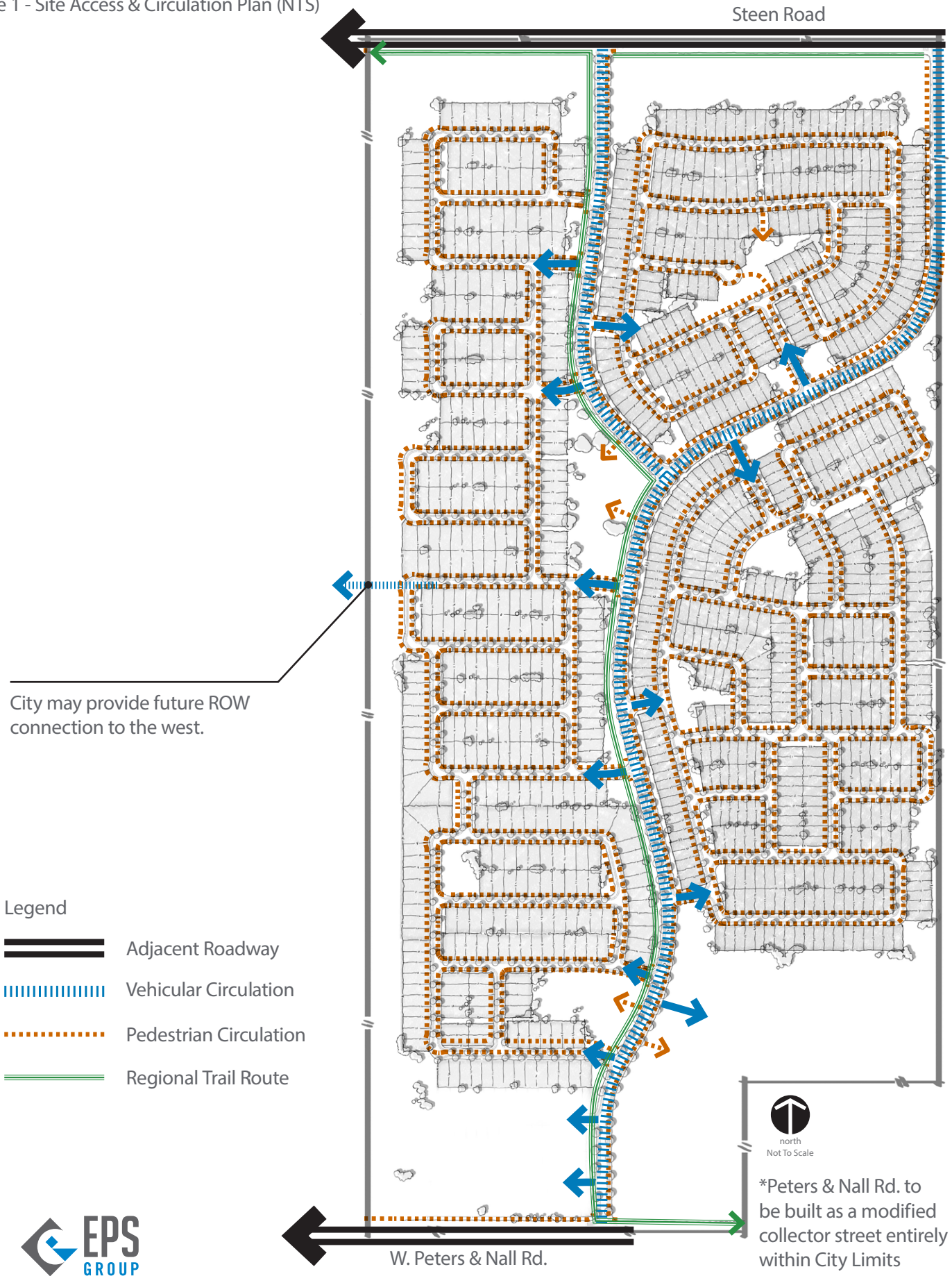
W. Peters and Nall Road: Peters and Nall Road is an existing two-lane (one lane in each direction) unpaved road on the south side of the Property. 33 feet of existing public access easement has previously been dedicated to Pinal County on the north side of the centerline along the Property frontage. The City of Maricopa classifies Peters and Nall Road as a minor arterial street. As such, the City of Maricopa will require a dedication of 49' of ROW and the construction of a minimum of 38' of pavement as directed by the City engineers and defined in the modified collector section (Figures 5 and 6 - Modified Collector with Trail - 54' ROW, Modified Collector - 49' ROW).

The MSIDD East Main Canal crosses Peters and Nall Road at the Southwest corner of the Project. The existing siphon crossing will need to be extended or reconstructed to accommodate the improvements to Peters and Nall Road. There is also a concrete ditch located along the Property's southern border, along Peters and Nall Road. This ditch appears to be a tailwater ditch that is conveying excess irrigation from the Project and may be removed with the development of this Project.

Anderson Road: Anderson Road is a dirt road with a 33' access easement on the east side of the project. This easement will be abandoned as part of the plat. No public Right-of-Way (ROW) has been dedicated for Anderson Road. In accordance with pre-application meetings with the City of Maricopa, the current Anderson Road alignment has been shifted to function as a collector road within Arden Trails, connecting Steen Road to Peters and Nall Road. It will be designed as a 60' collector street with no lots fronting on it. See Figure 3, below, as reference to the 60' collector street section.





Site Access & Circulation Plan

Figure 1 - Site Access & Circulation Plan (NTS)



City may provide future ROW connection to the west.

Legend

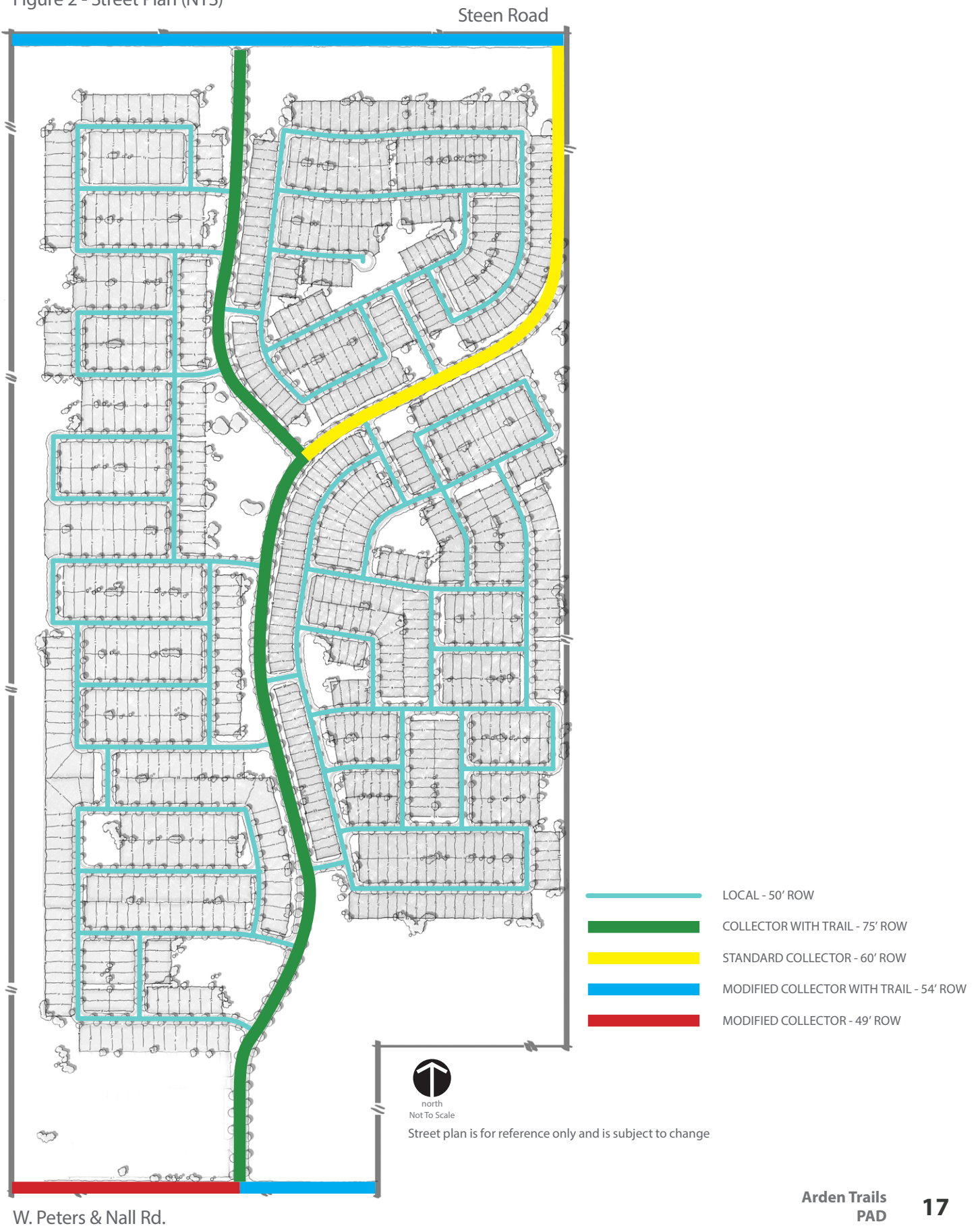
-  Adjacent Roadway
-  Vehicular Circulation
-  Pedestrian Circulation
-  Regional Trail Route



*Peters & Nall Rd. to be built as a modified collector street entirely within City Limits

Street Plan

Figure 2 - Street Plan (NTS)



Collector Street Sections

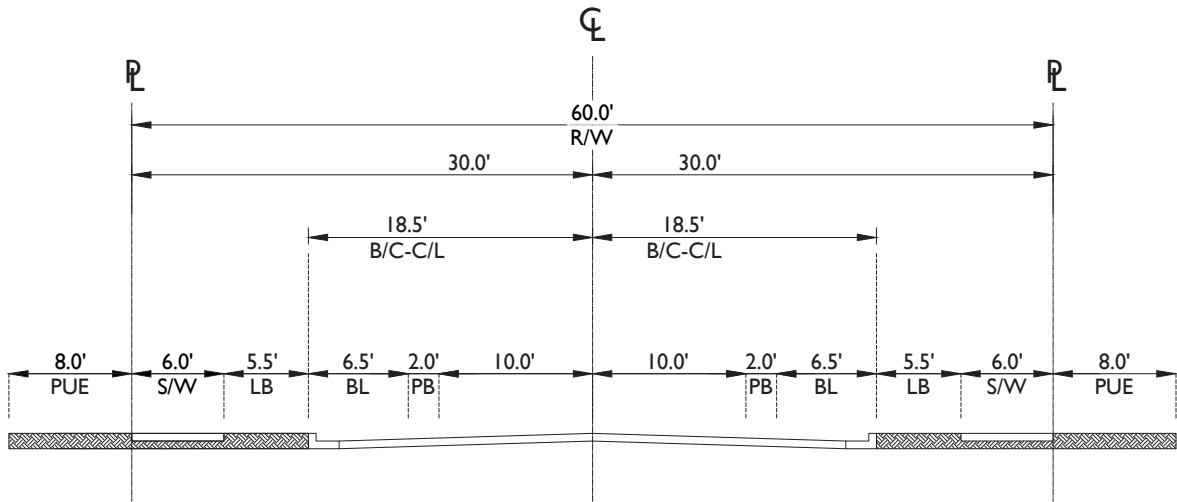


Figure 3 - COLLECTOR STREET - 60' ROW

NOTES:

1. STANDARD MAG 60' ROW PER DETAIL MAR-205-I

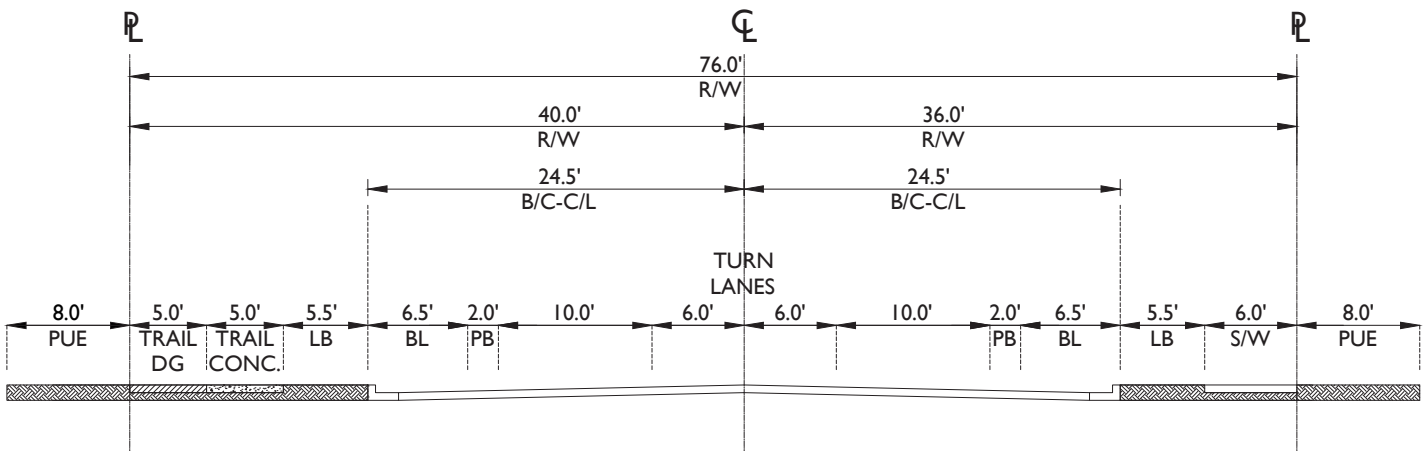


Figure 4 - COLLECTOR STREET WITH TRAIL - 76' ROW

NOTES:

1. STANDARD MAG 70' ROW WITH 6' WALK REPLACED ON WEST SIDE WITH 10' TRAIL CORRIDOR (5' CONCRETE TRAIL + 5' DECOMPOSED GRANITE)

Collector Street Sections (Cont.)

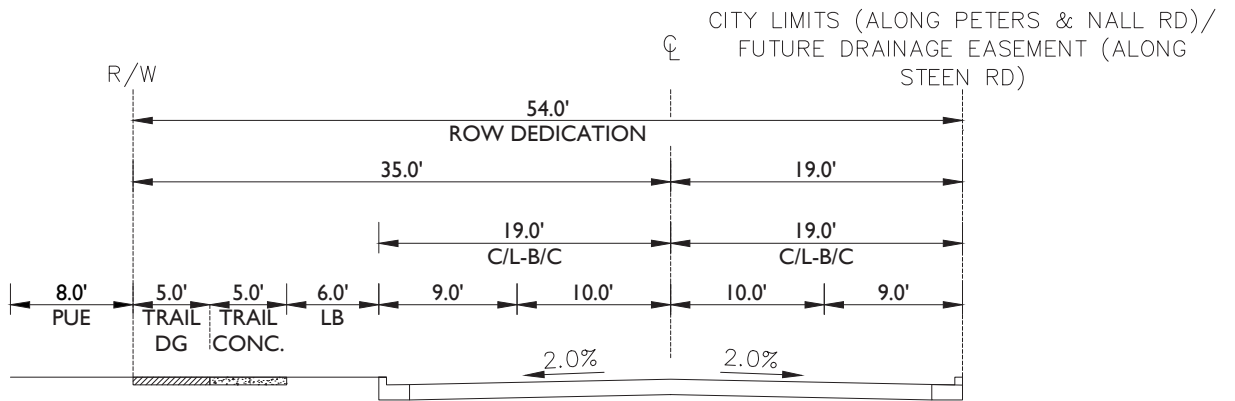


Figure 5 - MODIFIED COLLECTOR STREET WITH TRAIL - 54' ROW

NOTES:

1. MODIFIED SECTION AS REQUESTED BY CITY OF MARICOPA WITH 10' TRAIL CORRIDOR (5' CONCRETE TRAIL + 5' DECOMPOSED GRANITE) INSTEAD OF 5' WALKS

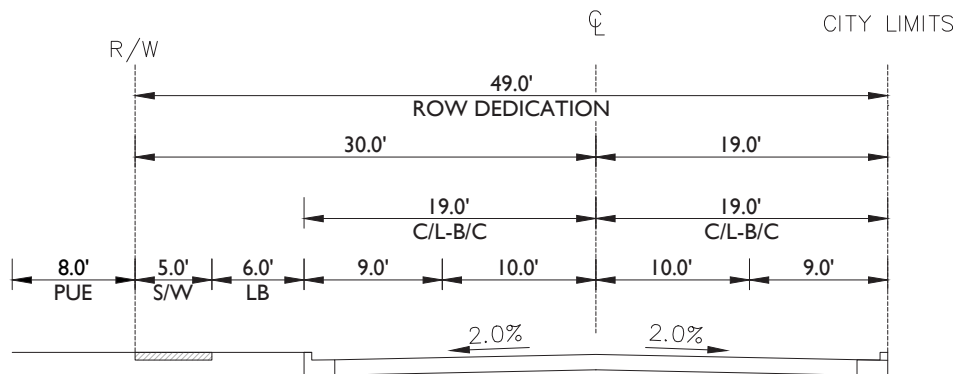


Figure 6 - MODIFIED COLLECTOR STREET - 49' ROW

NOTES:

1. MODIFIED SECTION AS REQUESTED BY CITY OF MARICOPA ENGINEERING

Local Street Section

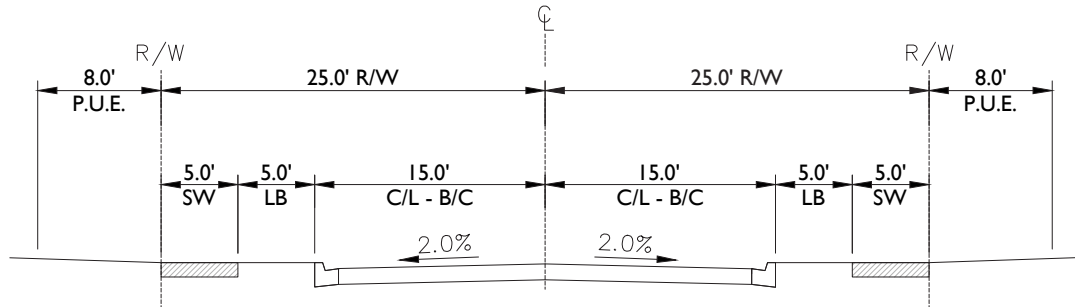


Figure 7 - LOCAL STREET - 50' ROW

NOTES:

1. CROWN AT CENTER OF PAVEMENT SECTION

Public Utilities & Services

Sewer

- i. Sewer Provider: The project lies in the service area of Global Water – Palo Verde Utilities Company, LLC.
- ii. Nearest Connection: There is an existing 18" sewer line west of the intersection of Hartman Road and Farrell Road (approximately 14,700' northwest of the Project). No sewer line is currently directly adjacent to the Project.

The Project has an Infrastructure Coordination and Finance Agreement (ICFA) in place with Global Water that obligates Global Water to provide sewer service to the Project and to extend sewer service to the northwest corner of the site at the time of development. Portions of the sewer from its existing location at Hartman Road and Farrell Road are anticipated to be constructed as a part of the Cortona subdivision and the remainder will be constructed by Global Water (if not constructed by other downstream developments).

The Cortona subdivision is planning to construct an 18" sewer line within Farrell Road approximately half a mile to the east of Hartman, then south through Cortona to the southeast corner of Cortona. In the event the Cortona Subdivision does not move forward, this sewer line will be constructed by Global Water as part of the ICFA. The Cortona Parcel 3 Sewer Plans show the tie in point which is west of Manhole 58. The invert of the tie in point is 1211.45 feet. The tie in is located approximately 8,389 feet away from the Steen Road access point into the Project. The invert at this location of the Project will be approximately 1228.45 feet.

There is approximately 40-feet of fall from the access point along Steen Road to the Cortona tie in point. Flow from the site will ultimately travel west in Farrell Road by connecting with the existing infrastructure at the 18" sewer stub. The Project's sewer system will be able to meet the development standards of Global Water Resources. Global Water would then extend this sewer line south to Steen Road and then east within Steen Road to the MSIDD East Main Canal to be used by the Project.

This project will then be obligated to extend the sewer line along its Steen Road frontage to Anderson Road.

The onsite sewer system will consist of pipes ranging from 8" diameter PVC placed at a minimum slope of 0.35% to 15" diameter PVC placed at a minimum slope of 0.18%. The system will be designed to handle the peak flow generated by the Project and future upstream developments according to Global Water's master plan.

- iii. Capacity: Global Water Resources has confirmed that it has sufficient capacity to accommodate the project. A Will Serve Letter request was sent to Global Water Resources and they responded that the site is within their jurisdictional boundaries. A will serve letter has been obtained from Global Water – Palo Verde Utilities Company LLC.

Water

- i. Water Provider: The project lies in the service area of Global Water – Santa Cruz Water Company, LLC.
- ii. Nearest Connection: There is an existing 16" water line west of the intersection of Hartman Road and Farrell Road (approximately 14,700' northwest of the Project). No water line is currently directly adjacent to the Project.

The Project has an Infrastructure Coordination and Finance Agreement (ICFA) in place with Global Water that obligates Global Water to provide water service to the Project and to extend water service to the northwest corner of the site at the time of development. Portions of the water from its existing location at Hartman Road and Farrell Road are anticipated to be constructed as a part of the Cortona subdivision and the remainder will be constructed by Global Water (if not constructed by other downstream developments).

The Cortona subdivision is planning to construct a 16" water line within Farrell Road to the intersection with Murphy Road and then south to the southeast corner of Cortona. In the event the Cortona Subdivision does not move forward, this waterline will be constructed by Global Water as part of the ICFA. Additionally, a second water line will be extended along the western border of Cortona. The construction timeline of this water line is still being determined. The onsite water distribution system will consist of pipes ranging from 8" diameter to 12" diameter. The water distribution system, as proposed, is anticipated to provide sufficient water and pressure to meet the domestic and fire flow requirements of the project.

- iii. Water Quality: Meets quality requirements established by the Arizona Department of Water Resources (ADWR).
- iv. Capacity/Pressure Availability: Global Water Resources has confirmed that it has sufficient capacity to accommodate the project. A will serve letter has been obtained from The Global Water – Santa Cruz Water Company, LLC. Please see document 12-1 Will Serve Letters for reference.
- v. Certificate of Assured Water Supply (CAWS): Global Water Resources is a designated water supplier and has a 100-year assured water supply.

Dry Utilities

Each of the following utility companies have utilities in the vicinity of the project and will have the ability to provide service to the Project:

a. Electrical District #3 (Electric)

- i. The Project is located within Electrical District #3's (ED3) electric service area.
- ii. A will serve letter has been obtained from ED3.
- iii. The project is in the ED3 service area. Utility Mapping received by ED3 shows there are existing overhead service lines along all four project borders. The western border only has service lines along the northern half of the project. The service lines for Anderson Road and Peters and Nall Road are not directly adjacent to the property line but are on the opposite side of the roads centerline. Any overhead lines within the Project that are 12kV or less will have to be converted as a part of this project.

c. CenturyLink (Communications)

- i. The project is located within the service area of CenturyLink.
- ii. A Will Serve Letters have been received from CenturyLink (formerly Lumen).
- iii. There are Local Copper UG Route and Local Copper Aerial Route distribution facilities along Anderson Road, the projects eastern border. There are existing Copper UG Route distribution facilities along Steen Road, the projects northern border. Peters and Nall Road contains Local Copper Aerial Route as well as underground distribution facilities.
- iv. Any overhead lines within the Project will have to be converted as a part of this project.

b. Southwest Gas

- i. The project is located within the service area of Southwest Gas (SWG). Utility Mapping shows distribution facilities within Steen Road, Peters and Nall Road, and Anderson Road. The projects western border is the only border that does not appear to have distribution facilities. Extensions and construction of additional distribution facilities are anticipated for the project.
- ii. A Will Serve Letter has been obtained from SWG.

Miscellaneous

- a. Railroad Tracks / Freeway or other Noise issues. The Maricopa-Casa Grande Highway is approximately 1 mile south of the project's southern boundary. The Ak-Chin Regional airport is 1.5 miles southeast of the project. There are railroad tracks approximately 1.5 miles south of the project's southern boundary.

Conclusion

Arden Trails PAD represents an opportunity to bring additional diverse housing stock to the City of Maricopa, one of the prime, growth markets in the Phoenix area. Arden Trails' location, with views of the natural landscape in the Gila River Indian Reservation, is an ideal place to develop suburban residential neighborhoods geared toward families and community values. This request will create a new Planned Area Development ("PAD") zoning district and define the new PAD allowing multiple types of residential neighborhoods with an integrated open space network.

In addition to the planned residential enclaves within the PAD, the proposal is to provide for two (2) primary amenities and multiple minor amenity areas distributed throughout the Property, allowing the open space areas to be readily accessible to the residents of Arden Trails. The land plan provides a connected open space network for the residential community. The mixed density designation will allow for multi-family and single family residential options.

Arden Trails will also be reserving an elementary school site for the Casa Grande Elementary School District, in accordance with the School Donation agreement that has been executed with the District.

The proposed uses generally comply with the existing land uses and the general plan. Moreover, the development of these parcels expands the City's tax base within an underutilized area of the City. Support for the Arden Trails PAD translates to positive growth for the City of Maricopa.

Arden Trails PAD

City of Maricopa, AZ



July | 2022

PAD 22-15

1st Submittal - 7.18.2022

2nd Submittal - 10.21.2022



Project Data	
Current Land Use	Agriculture/Undeveloped
Existing Zoning District	CR-3 PAD
Proposed Zoning District	RS-5 and RM PAD
Gross Area	308.53 AC
Net Area	284.32 AC
Gross Open Space	61.7 AC Minimum
Net Open Space	51.2 AC Minimum
Gross Open Space Percentage	20% Minimum

Proposed Maximum Parcel Yields (and proposed underlying zoning)	Units
Parcel 1 (RS-5)	95
Parcel 2 (RS-5)	112
Parcel 3 (RS-5)	128
Parcel 4 (RS-5)	96
Parcel 5 (RS-5)	136
Parcel 6 (RS-5)	111
Parcel 7 (RS-5)	97
Parcel 8 (RS-5)	67
Parcel 9 (RS-5)	133
Parcel 10 (RS-5 or RM)	220
Parcel 11 (RS-5)	62
Parcel 12 (RS-5)*	61
Total Yield	1318
Proposed Gross Density	4.27 du/ac

Proposed development plan is a conceptual site plan only and subject to change

*Note: In accordance with the school donation agreement executed with Casa Grande Elementary School District, Parcel 12 is identified as a school site in the PAD. Parcel 12 will be approved for underlying RS-5 zoning to permit the development of single family homes if the district does not develop a school on this parcel. The development standards identified in Table 3 and other deviations to the development standards allowed in the PAD will control future single family development on Parcel 12.

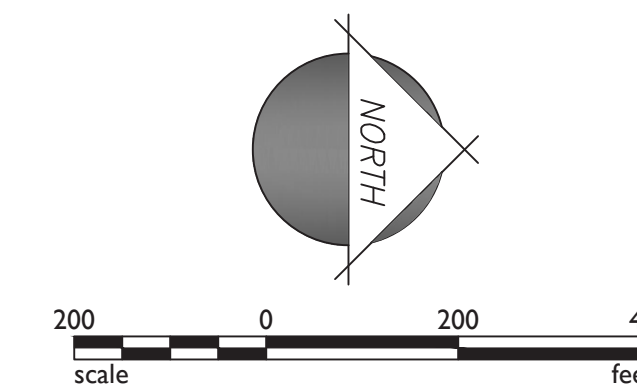
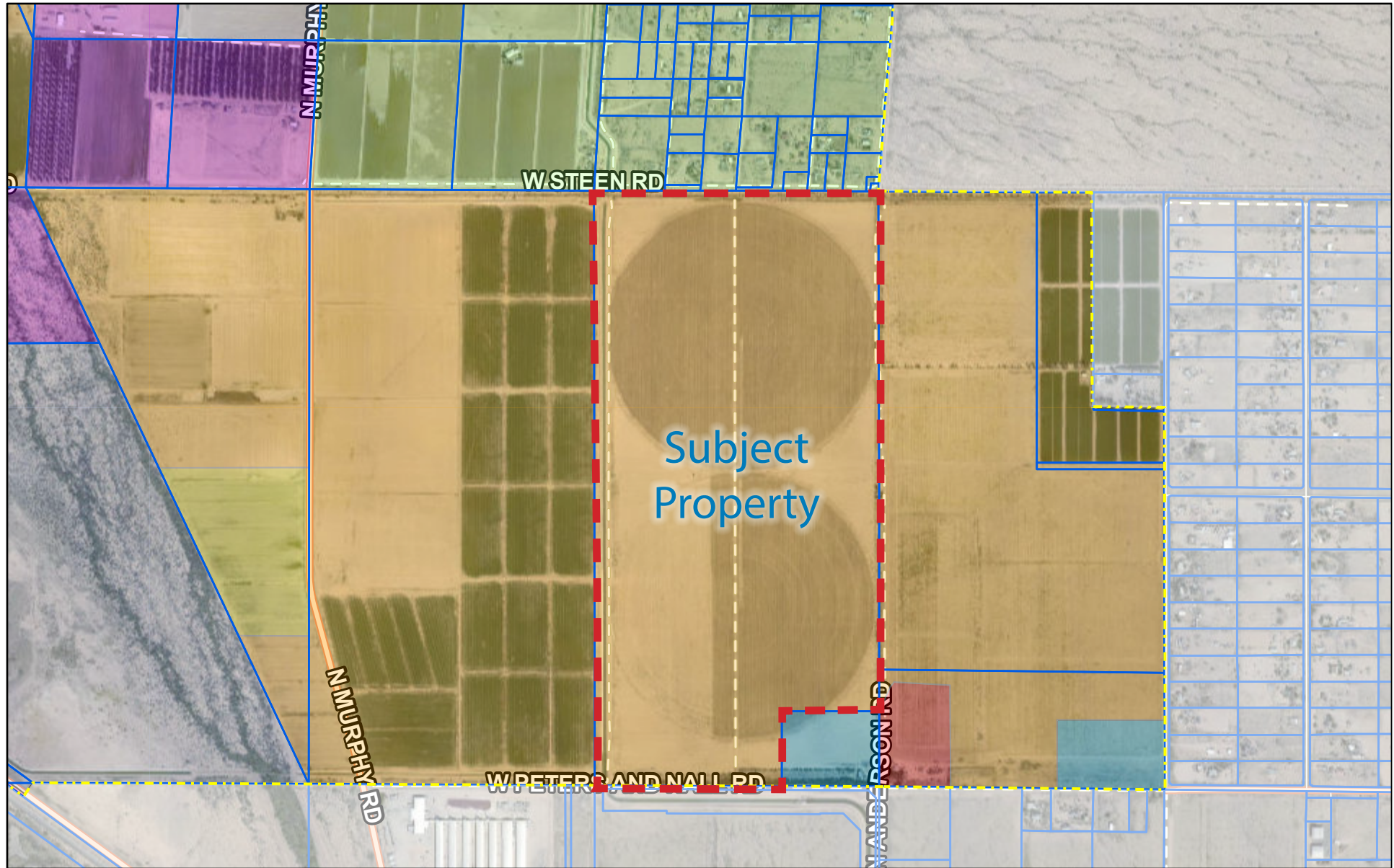


Exhibit B: Existing and Surrounding Zoning



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City Limits

County Tax Parcels

Zoning

CB-2 : General Business Zone

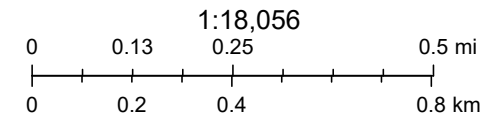
CI-2 : Industrial Zone

CR-2 : Single Family Residence

CR-3 : Single Family Residence

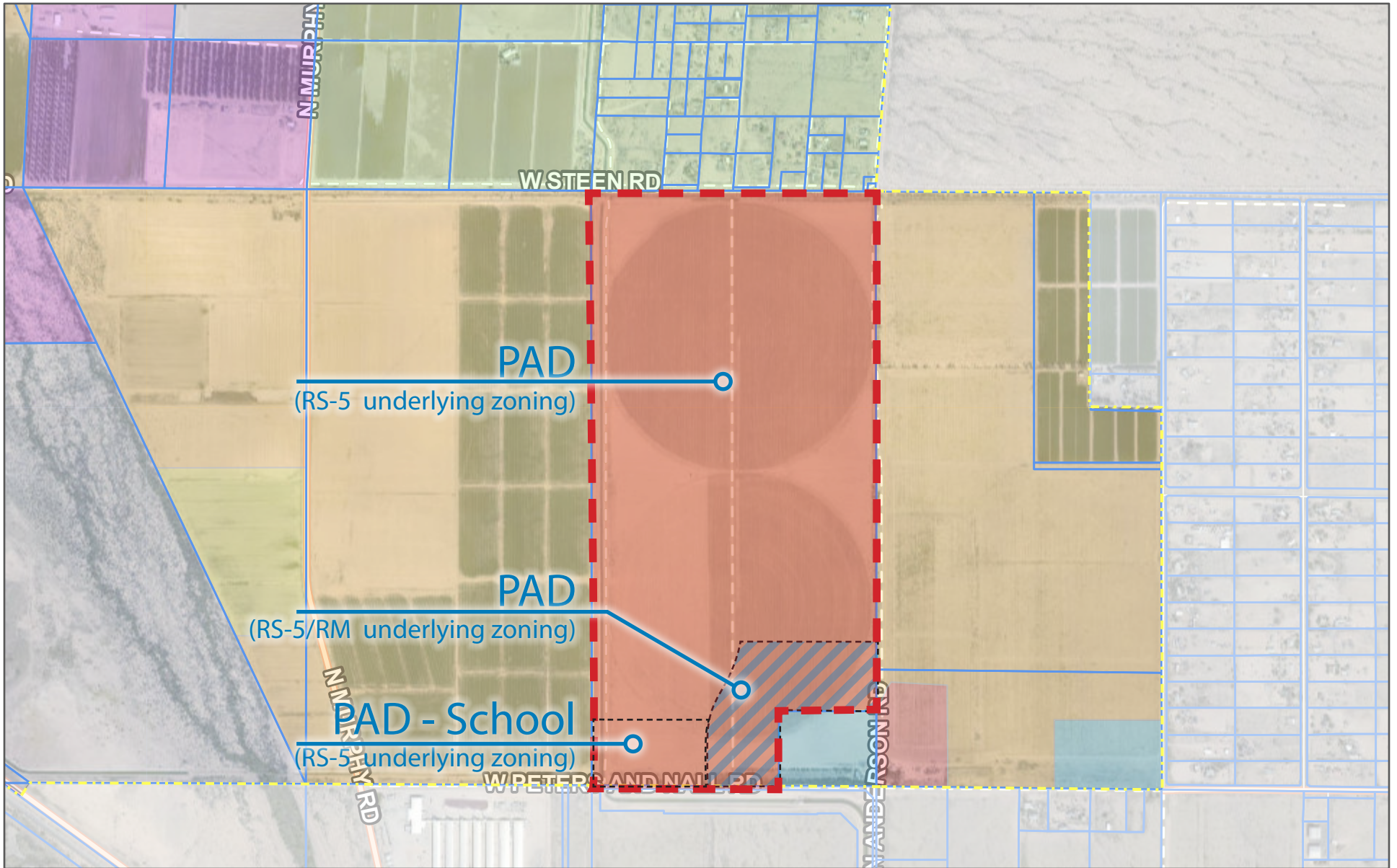
GR : General Rural Zone

TR : Transitional Zone





Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MAG



Exhibit C: Arden Trails PAD Zoning









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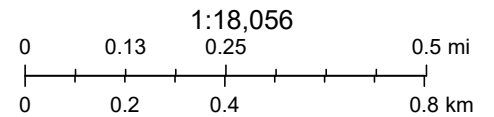
-  City Limits
-  County Tax Parcels

Zoning

-  CB-2 : General Business Zone
-  CI-2 : Industrial Zone

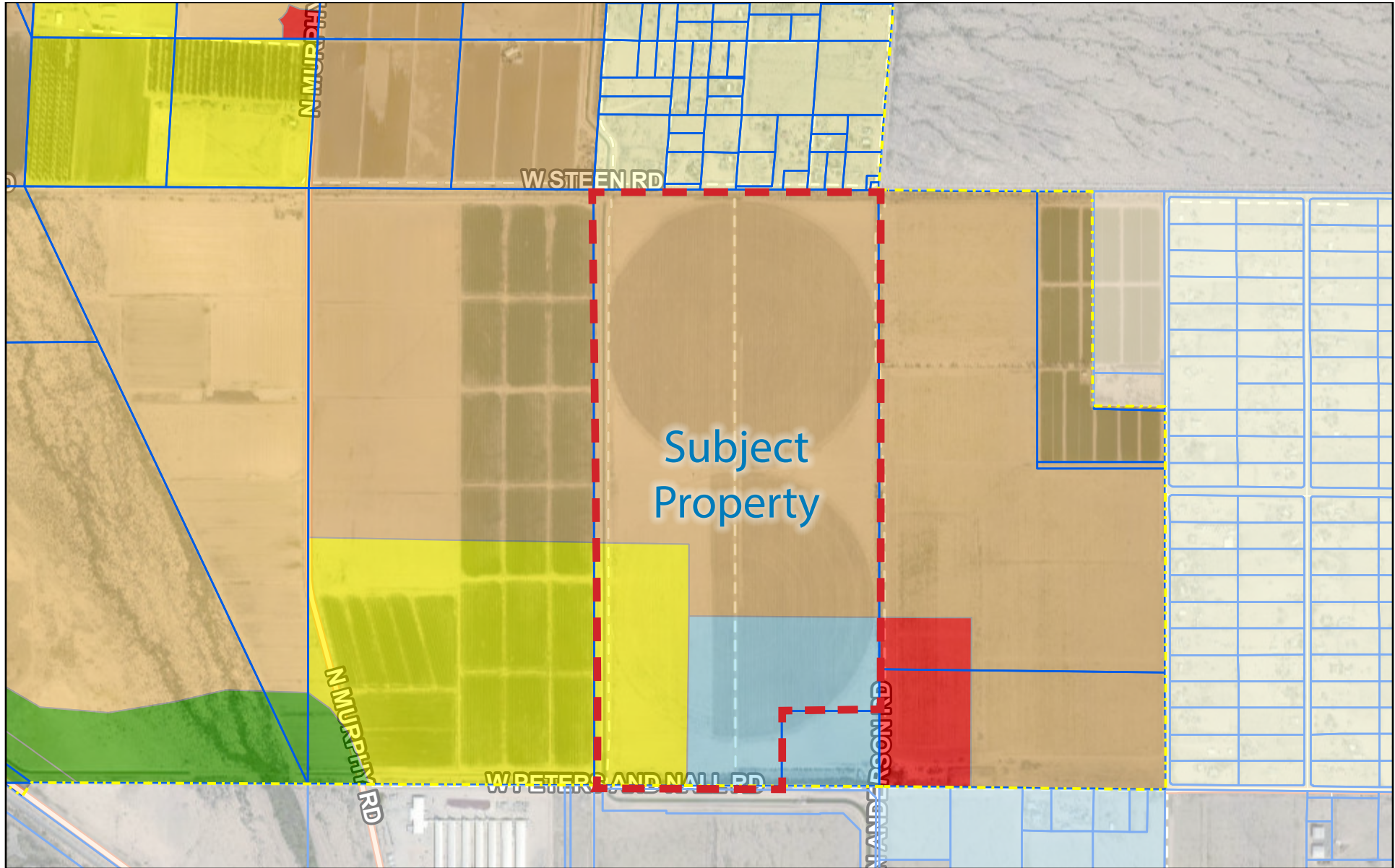
-  CR-2 : Single Family Residence
-  CR-3 : Single Family Residence
-  GR : General Rural Zone

-  TR : Transitional Zone
-  RS-5 PAD
-  RM PAD



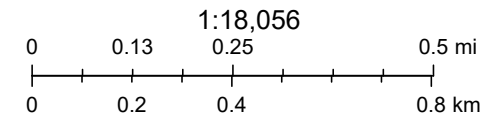
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MAG

Exhibit D: Existing General Plan



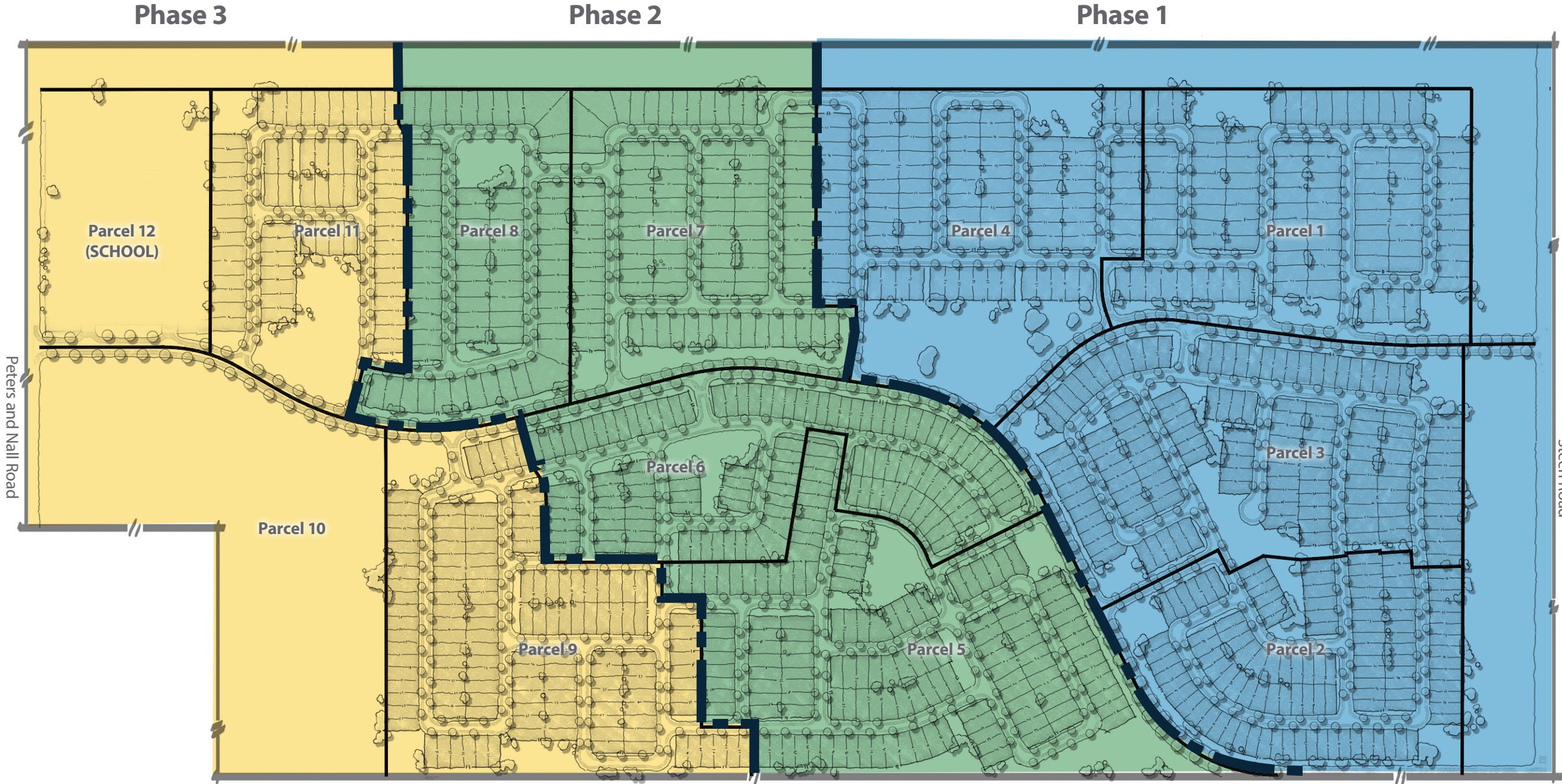
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- | | | |
|--------------------|-------------------------------------|--|
| City Limits | General Plan Future Land Use | Medium Density Residential (2-4 du/ac) |
| County Tax Parcels | Rural | Master Planned Community |
| | Low Density Residential (1-2 du/ac) | Mixed Use |



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MAG

Exhibit E: Phasing Plan



Phase 1 - Parcels 1, 2, 3, 4
Phase 2 - Parcels 5, 6, 7, 8
Phase 3 - Parcels 9, 10, 11, 12



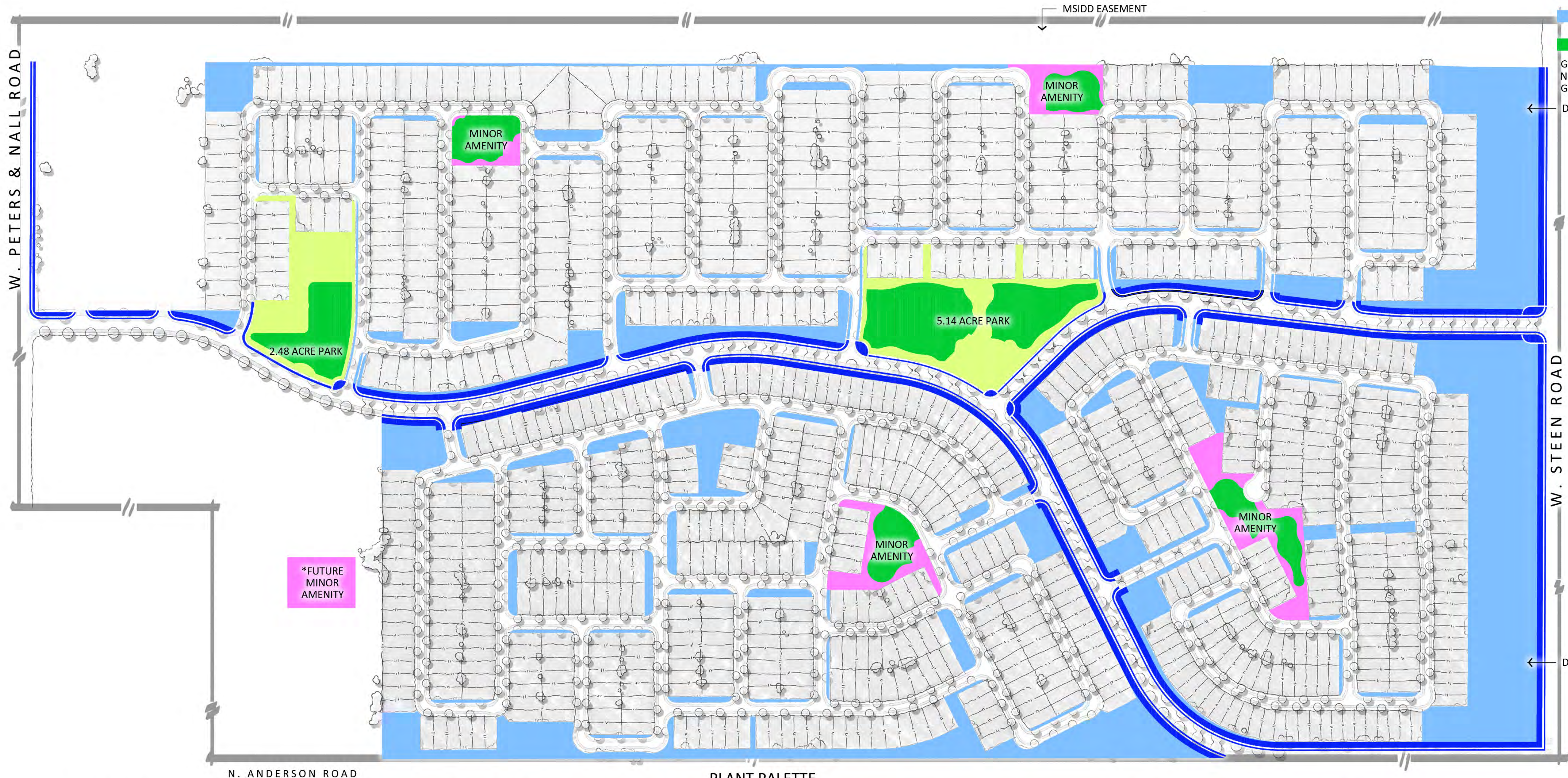
Phasing plan is for reference only and is subject to change

Exhibit F: Concept Landscape Plan

CONCEPT PLANTING LEGEND

- SYMBOL DESCRIPTION
- MAJOR LANDSCAPE AMENITIES
- MINOR LANDSCAPE AMENITIES
- PARKWAY PLANTING
- OPEN SPACE PLANTING
- TURF

GROSS OPEN SPACE: 61.7 AC MINIMUM
 NET OPEN SPACE: 51.2 AC MINIMUM
 GROSS OPEN SPACE PERCENTAGE: 20% MINIMUM



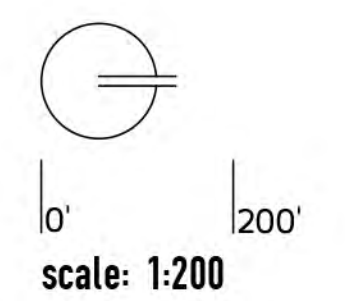
PLANT PALETTE

<p>Extra Large Shrubs</p> <ul style="list-style-type: none"> Bougainvillea 'Rosenka' Bougainvillea Caesalpinia pulcherrima Red Bird of Paradise Callistemon viminalis 'CV01' Slim Slim Dwarf Bottlebrush Chamaerops humilis Mediterranean Fan Palm Dodonaea viscosa Hopbush Hyptis emoryi Desert Lavender Tecoma alata 'Orange Jubilee' Orange Jubilee Tecoma x 'Bells of Fire' Bells of Fire Vauquelinia californica Arizona Rosewood <p>Large Shrubs</p> <ul style="list-style-type: none"> Cassia artemisioides Silver Cassia Justicia californica Yellow Chuparosa Larrea tridentata Creosote Leucophyllum langmaniae Lynn's Legacy Sage Simmondsia Chinensis Jojoba 	<p>Medium Shrubs</p> <ul style="list-style-type: none"> Bougainvillea Torch Glow Torch Glow Bougainvillea Encelia farinosa Brittlebush Eremophila glabra spp. carnosa Winter Blaze Eremophila hygrophana Blue Bells Blue Bells Leucophyllum frutescens 'Compacta' Compact Texas Sage Nerium oleander 'Little Red' Oleander 'Little Red' Nerium oleander 'Petite Pink' Oleander 'Petite Pink' Perovskia atriplicifolia Russian Sage Rosmarinus officinalis Rosemary 'Collingwood Ingram' Simmondsia Chinensis 'Vista' Compact Jojoba Ruellia brittoniana Ruellia 	<p>Small Shrubs</p> <ul style="list-style-type: none"> Ambrosia deltoidea Triangle Leaf Bursage Bougainvillea x Alexandra Alexandra Bougainvillea Callistemon viminalis 'Little John' Little John Bottle Brush Carissa grandiflora 'Green Carpet' Natal Plum Olea europaea 'Little Ollie' Little Ollie Dwarf Olive Russelia equistiformis Coral Fountain Teucrium chamaedrys Germander Teucrium majoricum 'Mediterranean Carpet' Germander 	<p>Groundcovers</p> <ul style="list-style-type: none"> Eremophila prostrata Outback Sunrise Eremophila Hymenoxys acaulis Angelita Daisy Lantana montevidensis Purple Trailing Lantana Lantana sp. 'New Gold' Lantana Rosmarinus officinalis 'Prostratus' Trailing Rosemary Setcreasea pallida Purple Heart Teucrium chamaedrys 'prostratum' Prostrate Germander Wedelia trilobata Wedelia 	<p>Cacti/ Accents</p> <ul style="list-style-type: none"> Agave americana 'Marginata' Century Plant Agave 'Blue Glow' Blue Glow Agave Agave bovicornuta Cow's Horn Agave geminiflora Twin Flowered Agave Agave ovatifolia Whale's Tongue Agave Agave parryi 'truncata' Parry's Agave Agave salmiana x ferox Large Leaf Agave Agave sisalana Sisal Agave Agave weberi Weber's Agave Aloe barbadensis Medicinal Aloe Aloe hyb. 'Blue Elf' Blue Elf Aloe Bouteloua gracilis Blond Ambition Calmagrostis x acutiflora 'Karl Foerster' Dasyliroton quadrangulatum Mexican Grass Tree 	<p>Trees</p> <ul style="list-style-type: none"> Dasyliroton wheeleri Desert Spoon Hesperaloe funifera Giant Hesperaloe Hesperaloe parviflora 'Brakelights' Red Yucca Hesperaloe sp. Pink Parade Pink Parade Hesperaloe Muhlenbergia capillaris 'Regal Mist' Pennisetum setaceum 'Rubrum' Purple Fountain Grass Opuntia santa rita Purple Prickly Pear Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear Pachycereus marginatus Mexican Fence Post Cactus Dwarf Elephant Food Yucca pallida Pale Leaf Yucca Yucca rostrata Beaked Yucca 	<p>Trees</p> <ul style="list-style-type: none"> Acacia aneura Mulga Acacia Bauhinia lunarioides Anacacho Orchid Tree Caesalpinia cacalaco 'Smoothie' Thornless Cascalote Chilopsis linearis Desert Willow - Purple Citrus sp. Naval Orange Havardia mexicana Mexican Ebony Jacaranda mimosifolia Jacaranda Olea europaea 'Wilsonii' Olive 	<p>Trees</p> <ul style="list-style-type: none"> Oleyna tesota Ironwood Parkinsonia hyb. 'Desert Museum' Palo Verde Phoenix dactylifera Date Palm Pistacia atlantica x integerrima Red Push Pistache Pistacia lentiscus Prosopis hybrid Thornless Mesquite Quercus virginiana 'Cathedral' Oak Sophora secundiflora Texas Mountain Laurel Ulmus parvifolia 'Allee' Elm
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PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

Concept Landscape Plan

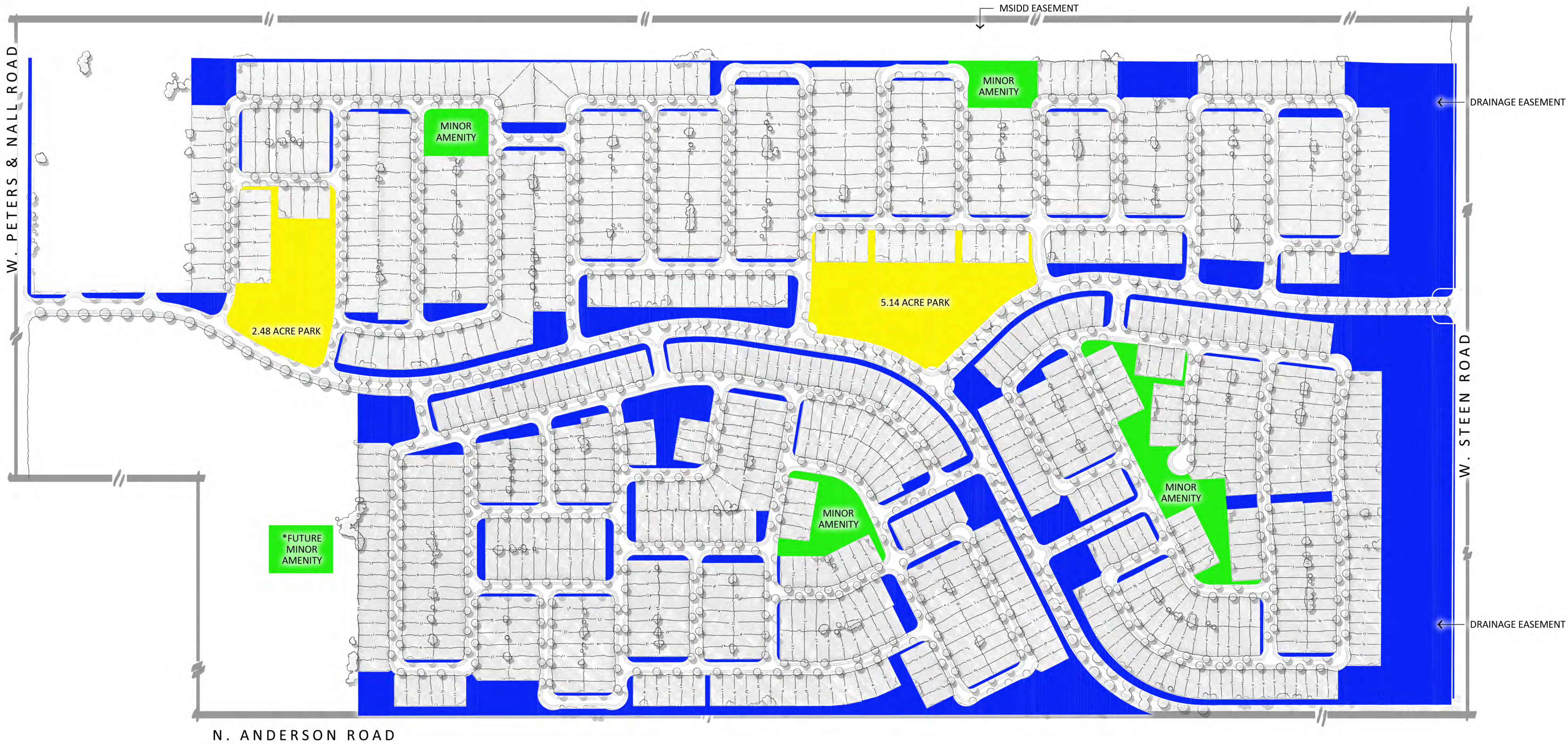
Arden Trails



anderson

815 n. 1st avenue, suite 3
 phoenix, az 85003

date: 10.19.22



OPEN SPACE LEGEND

SYMBOL	DESCRIPTION
	MAJOR LANDSCAPE AMENITIES
	MINOR LANDSCAPE AMENITIES
	LANDSCAPED AREAS

GROSS OPEN SPACE: 61.7 AC MINIMUM
 NET OPEN SPACE: 51.2 AC MINIMUM
 GROSS OPEN SPACE PERCENTAGE: 20% MINIMUM

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

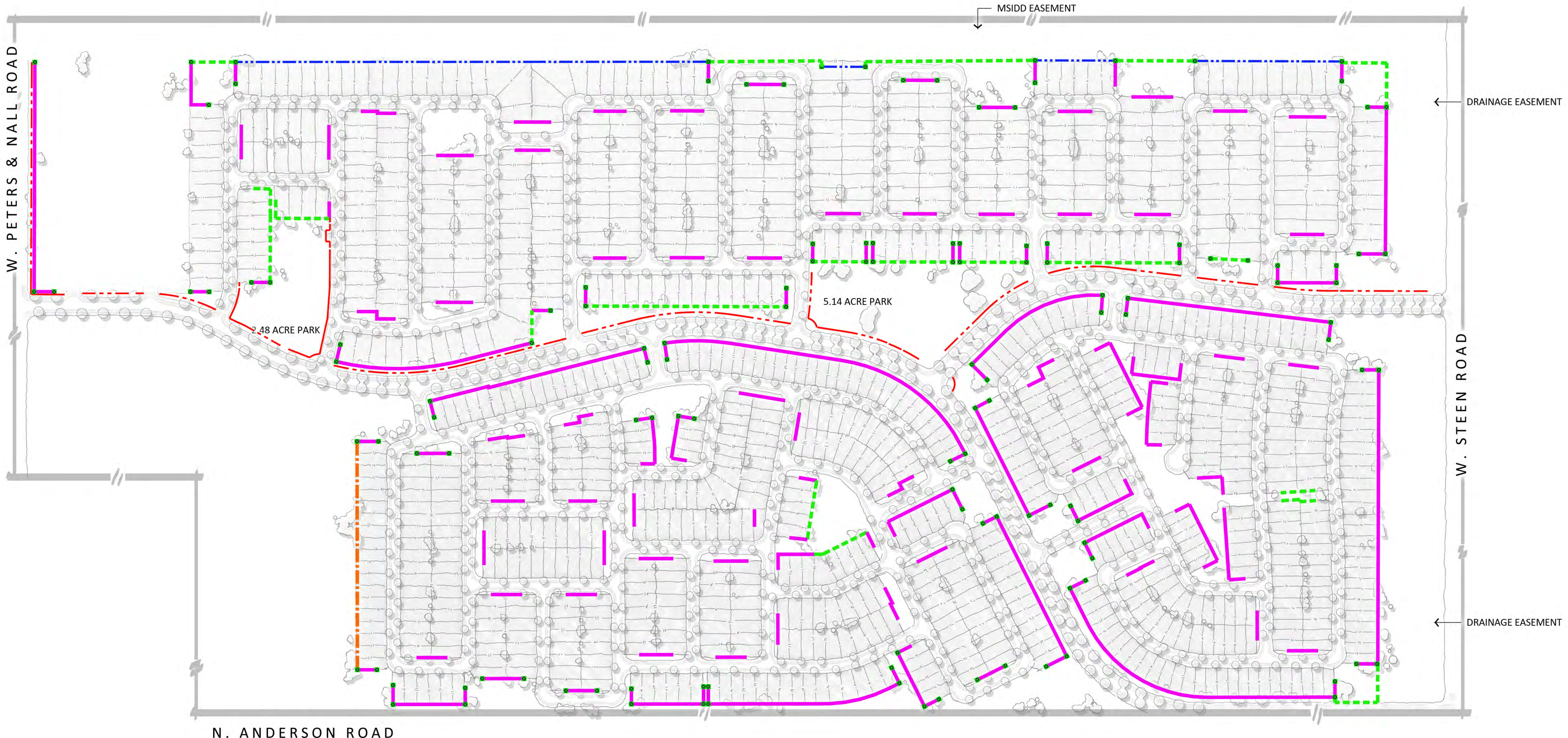


SYMBOL	DESCRIPTION
	6'-0" DETACHED SIDEWALK (COLLECTOR STREETS)
	10'-0" TRAIL
	5'-0" DETACHED SIDEWALK (LOCAL STREETS)
	EXERCISE STATIONS
	BOLLARD LIGHTING



BOLLARD LIGHTING

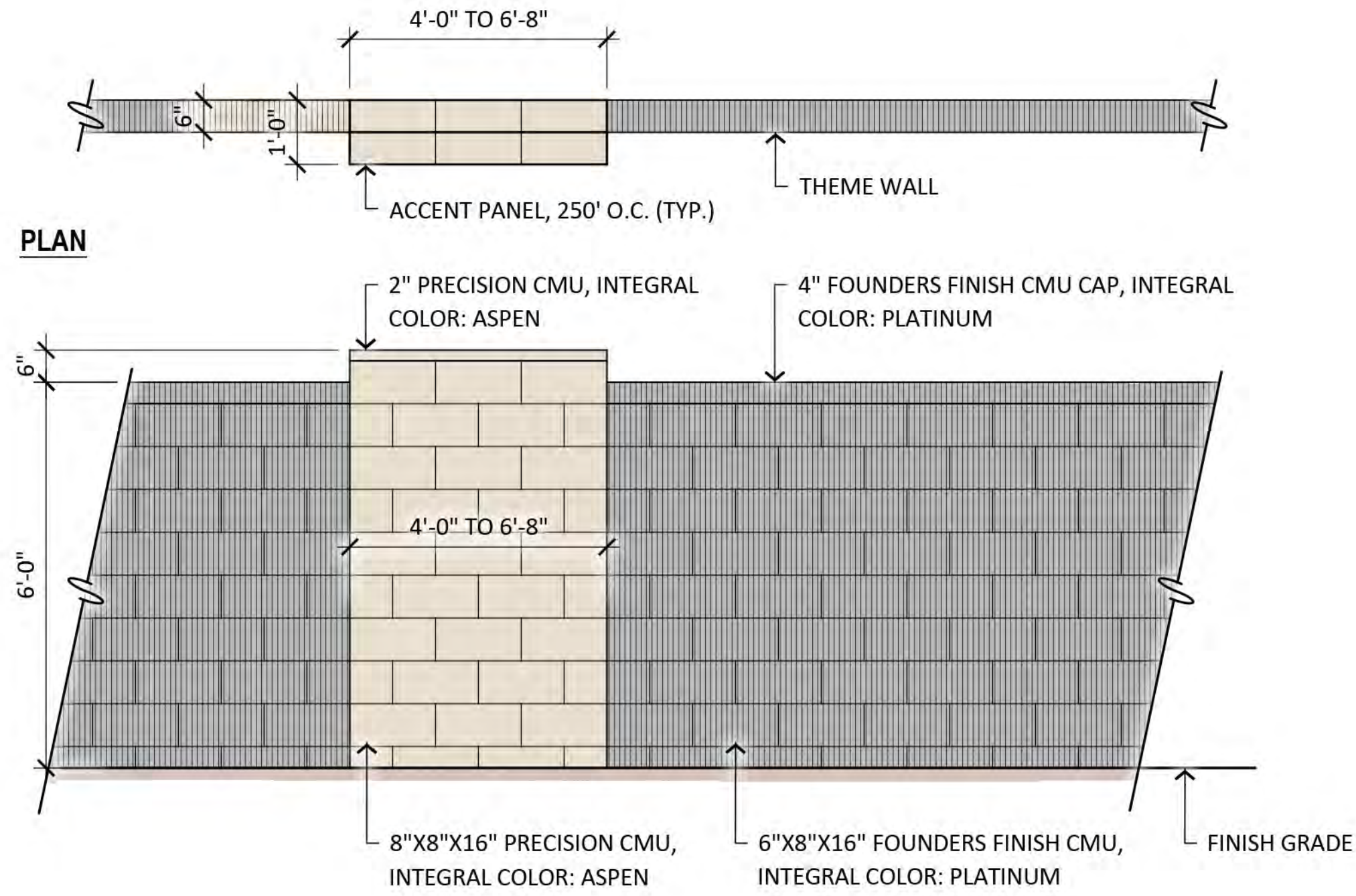
PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



SYMBOL	DESCRIPTION	DETAIL
	PERIMETER THEME WALL	DETAIL 1, WALL DETAILS 1
	COMBO VIEW FENCE WALL	DETAIL 2, WALL DETAILS 1
	6'-0" CMU WALL	DETAIL 1, WALL DETAILS 2
	TWO-RAIL FENCE	DETAIL 3, WALL DETAILS 2
	BUILDER WALL	
	THEME COLUMN	DETAIL 2, WALL DETAILS 2

GENERAL WALL NOTES
 1. PERIMETER THEME WALL SHALL HAVE ACCENT PANELS 250' O.C. (TYP.)
 PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

Exhibit J: Wall Details

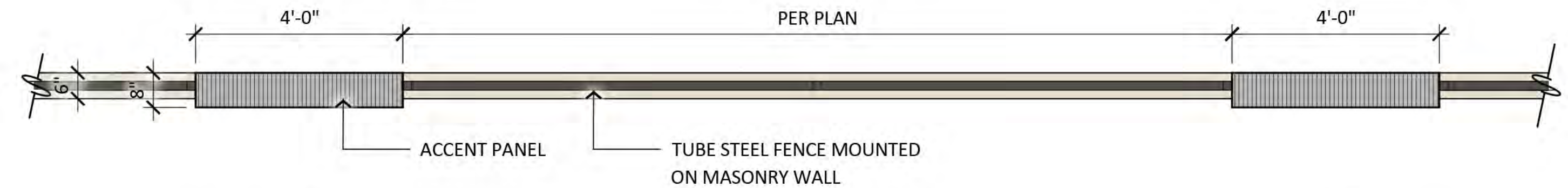


ELEVATION

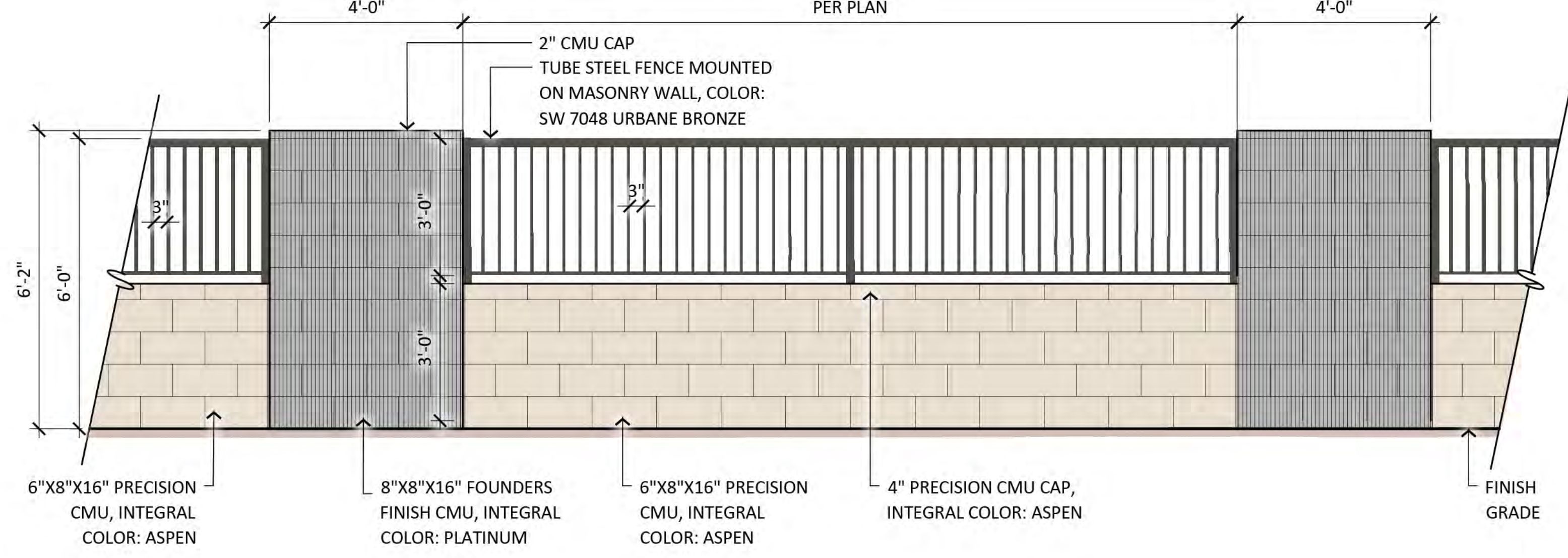
1 Perimeter Theme Wall

SCALE: 1/2"=1'-0"

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



PLAN



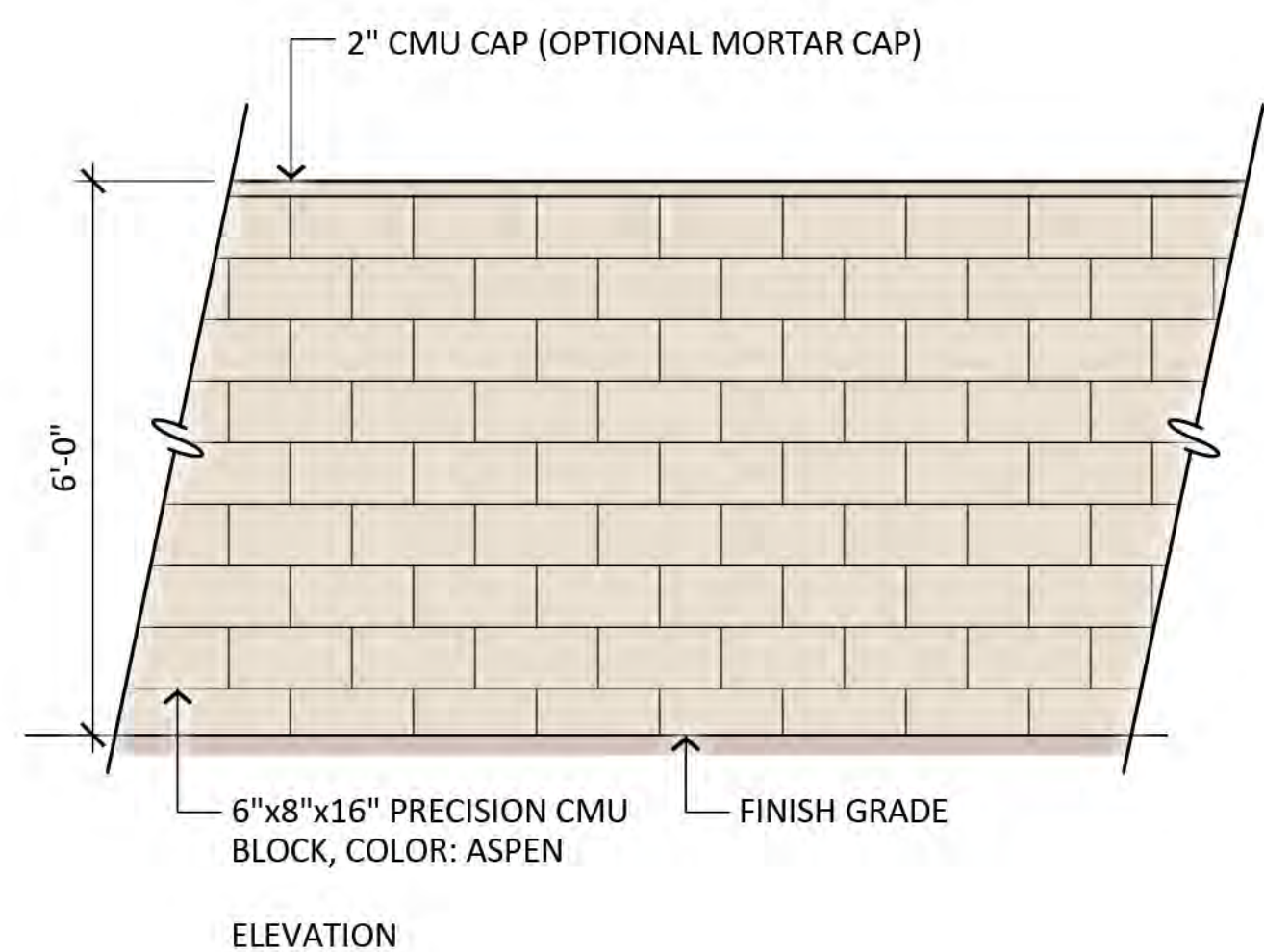
ELEVATION

2 Combo View Fence Walls

SCALE: 1/2"=1'-0"

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

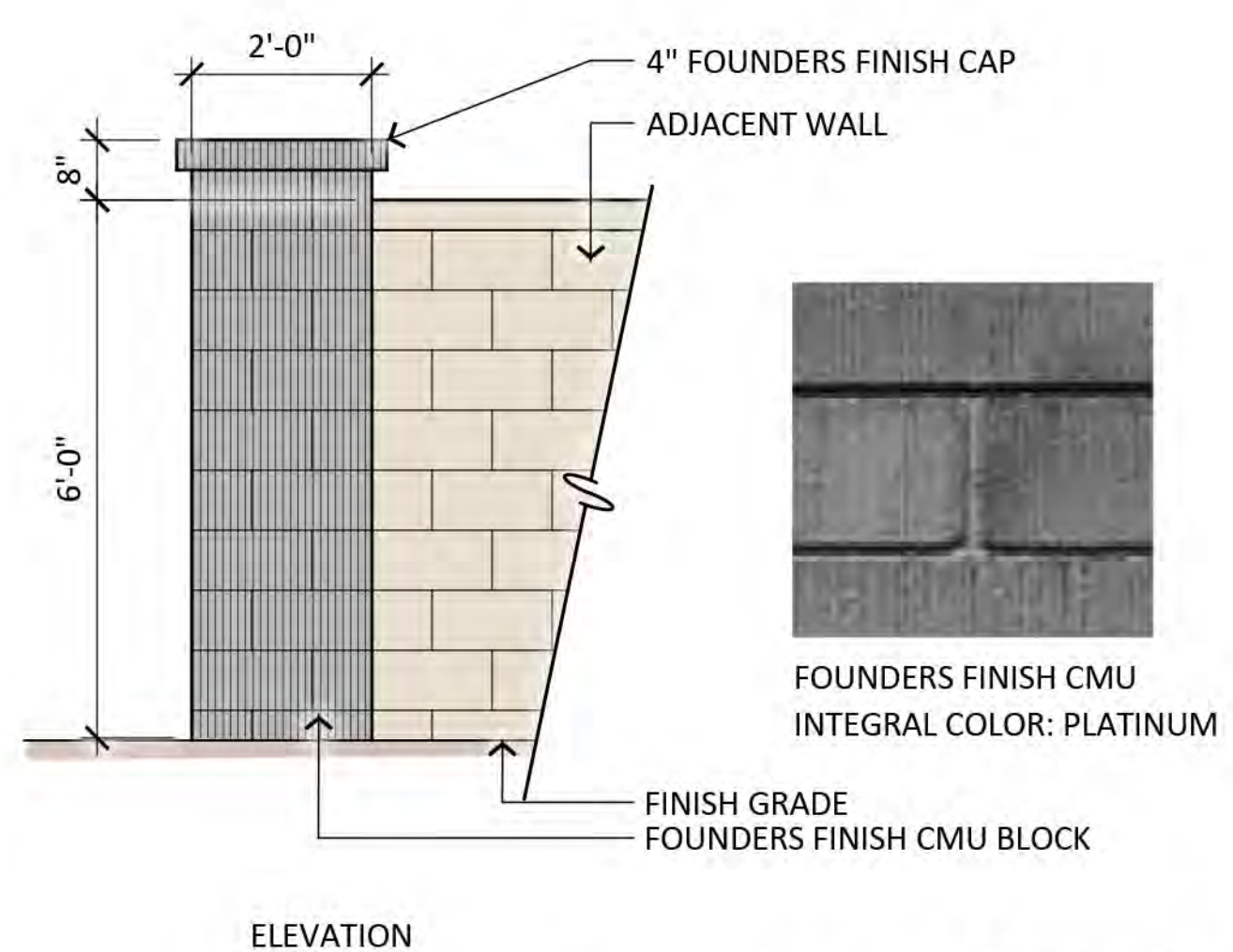
Exhibit J: Wall Details



PRECISION CMU
INTEGRAL COLOR: ASPEN

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL
LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

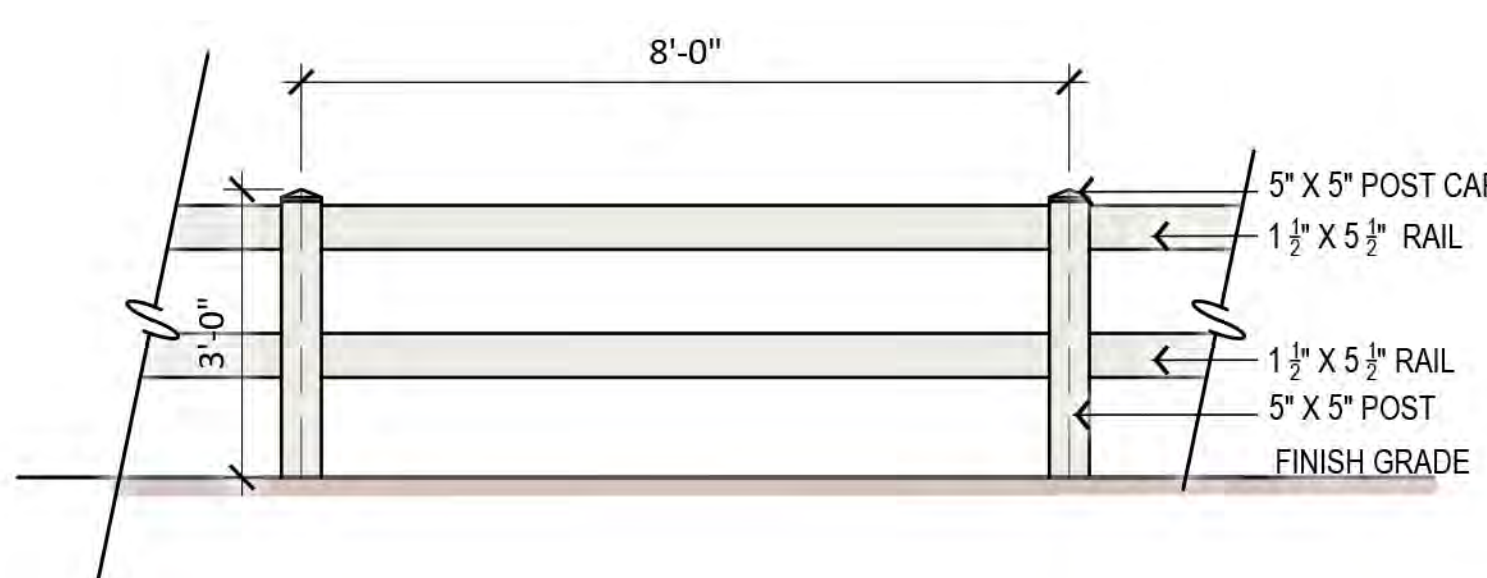
1 6'-0" CMU Wall
SCALE: 1/2"=1'-0"



FOUNDERS FINISH CMU
INTEGRAL COLOR: PLATINUM

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL
LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

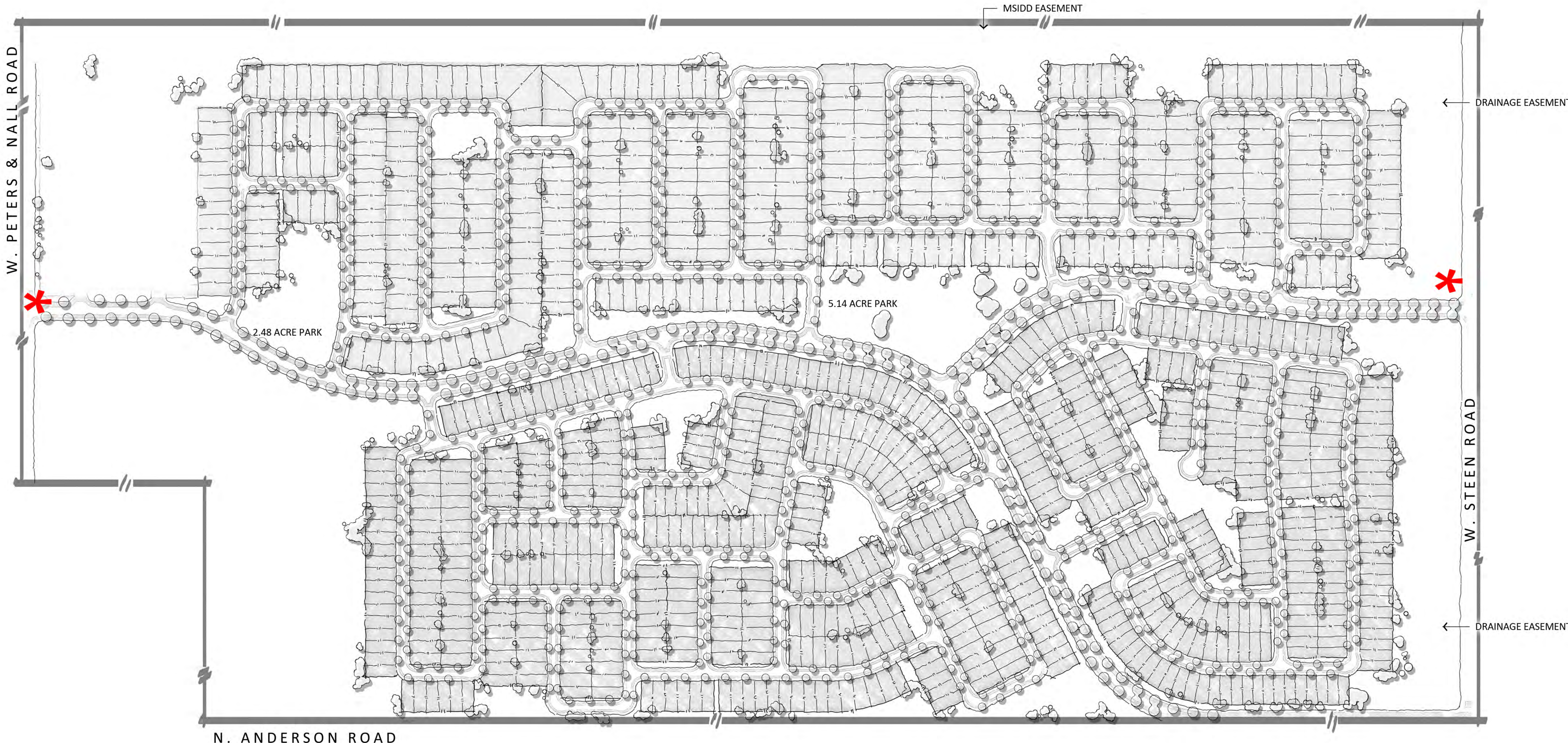
2 Theme Column
SCALE: 1/2"=1'-0"



PAINT COLOR:
PURE WHITE SW 7005

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL
LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

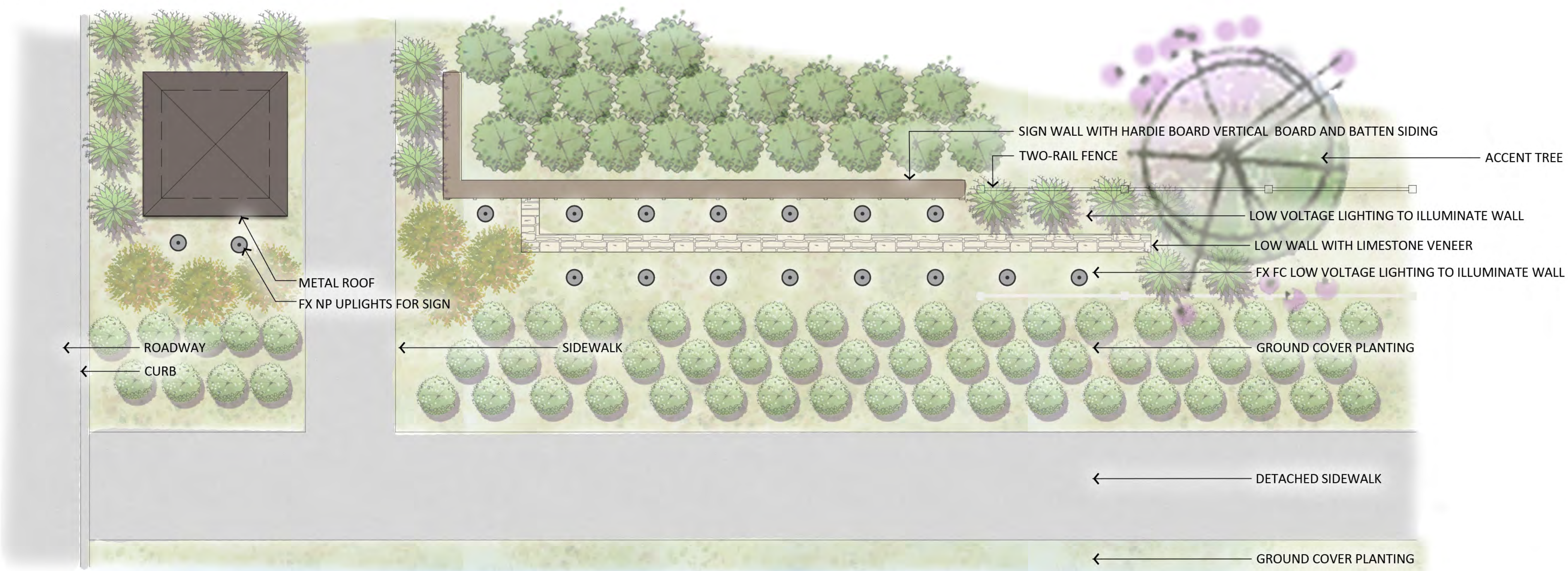
3 Vinyl Two-Rail Fence
SCALE: 1/2"=1'-0"



SIGN LEGEND		
SYMBOL	DESCRIPTION	DETAIL
*	ENTRY SIGN	DETAIL 1, ENTRY MONUMENT

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

Exhibit L: Entry Monumentation



PLAN



ELEVATION



HARDIE BOARD VERTICAL BOARD AND BATTEN SIDING



METAL ROOF



FX NP UPLIGHT



SPLIT LIMESTONE VENEER

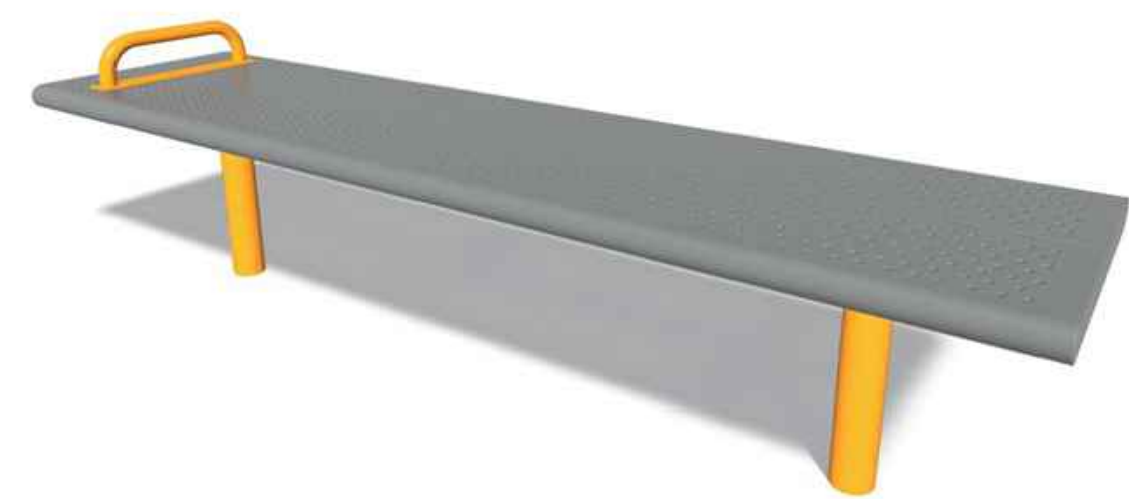


FX FC LOW VOLTAGE LIGHTING

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

1 Entry Feature
SCALE: 1/4"=1'-0"

Exhibit M: Landscape Theme and Details



1 Sit-Up/Push-Up Bench
SCALE: not to scale



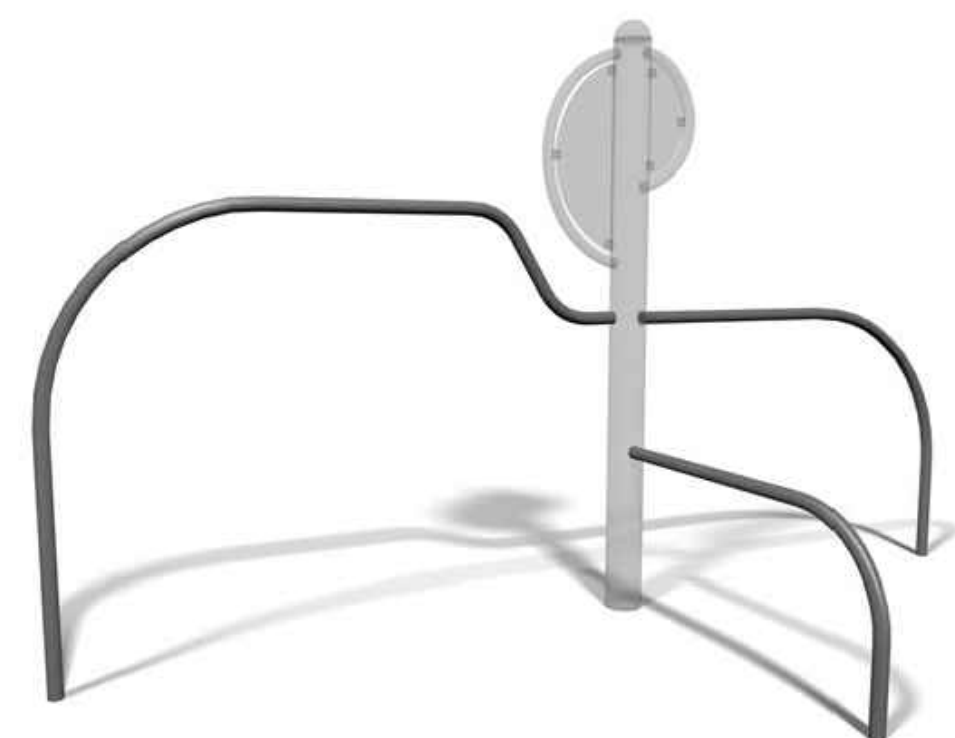
2 Angled Balance Beam
SCALE: not to scale



3 Vertical Cargo Net
SCALE: not to scale



4 Parallel Bars
SCALE: not to scale



5 Assisted Row/Push-up
SCALE: not to scale



6 Peg Bridge
SCALE: not to scale



7 Pull-Up / Dip Station
SCALE: not to scale



8 Rope Climb
SCALE: not to scale

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

Exercise Stations

Arden Trails

anderson

815 n. 1st avenue, suite 3
phoenix, az 85003

date: 10.19.22

Exhibit M: Landscape Theme and Details



1 Play Ground Theme Images
SCALE: not to scale

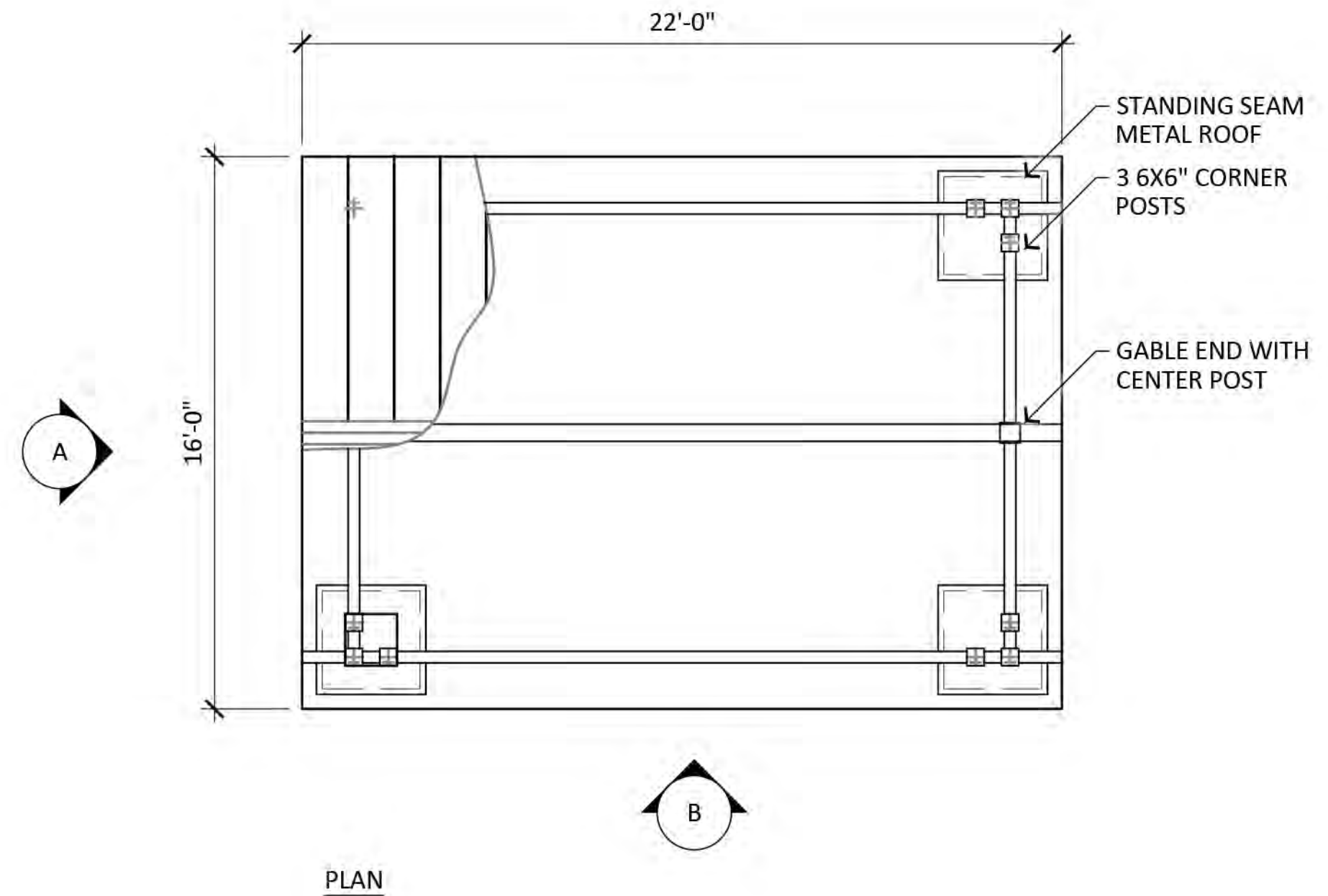
Playground
Character

Arden Trails

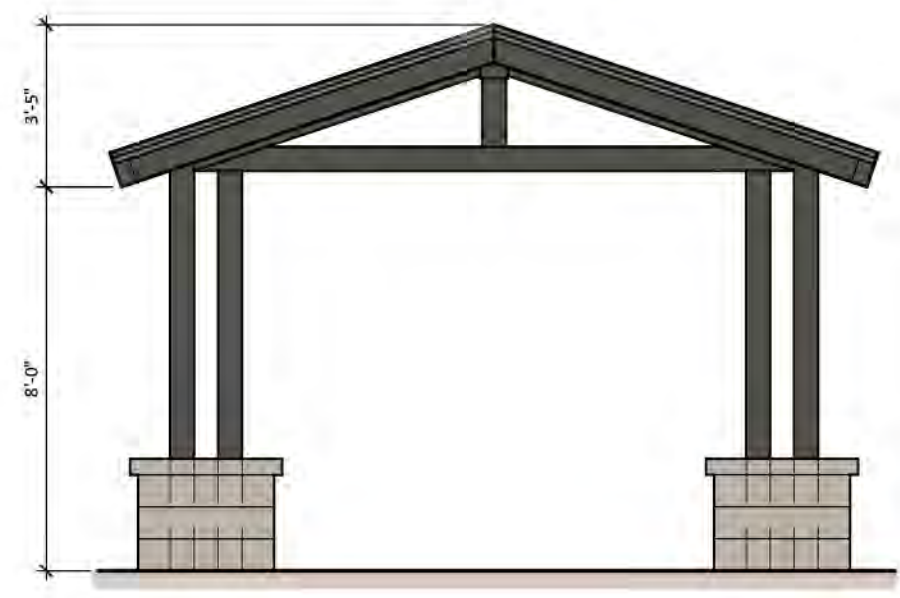
anderson
815 n. 1st avenue, suite 3
phoenix, az 85003
date: 10.19.22

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL
LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.

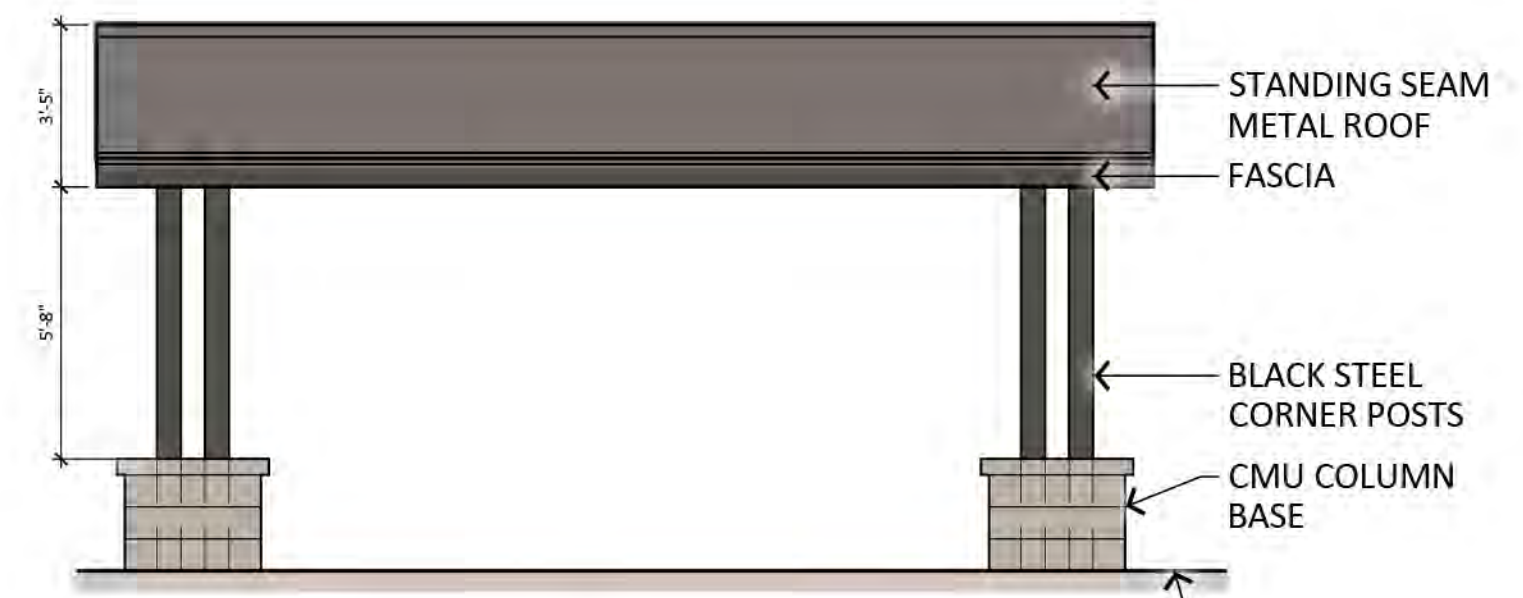
Exhibit M: Landscape Theme and Details



PLAN



FRONT ELEVATION A



SIDE ELEVATION B

1 Large Ramada
SCALE: 1/4"=1'-0"

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



BASKETBALL COURT

LIGHTING
BBQ

RAMADA WITH LIGHTING
FESTOON LIGHTS

PLAYGROUND

PLAYGROUND

EXERCISE STATION

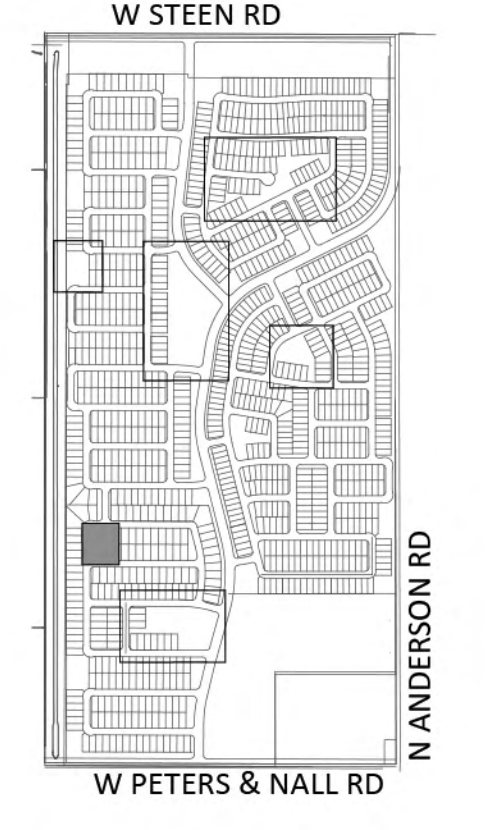
TWO-RAIL FENCE

RAIL FENCE
TRAIL
SIDEWALK

EXERCISE STATION

RAMADA WITH LIGHTING

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



Key Map Not To Scale



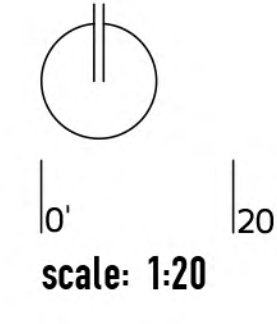
BOLLARD LIGHTING



PARK LIGHTING

Parcel 8
Neighborhood Park

Arden Trails



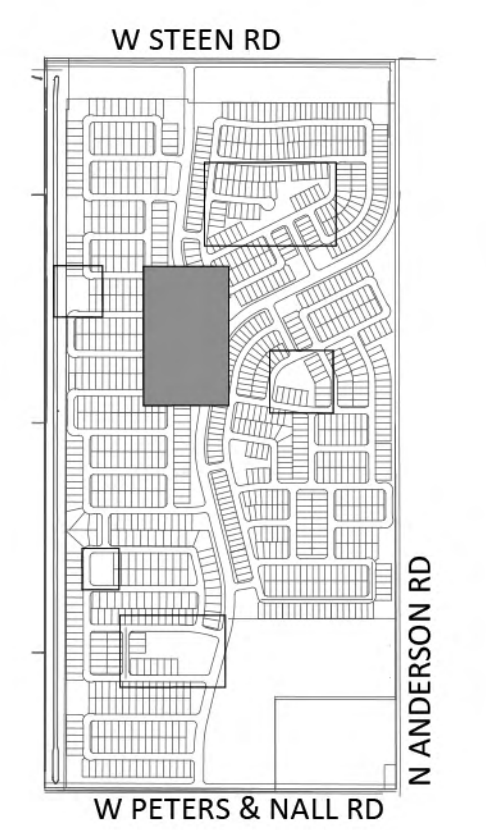
date: 10.19.22

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

Exhibit N: Conceptual Park Layouts



PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



Key Map Not To Scale



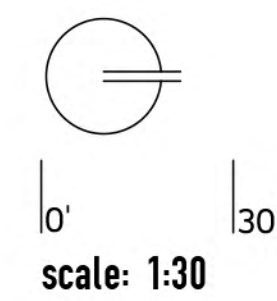
BOLLARD LIGHTING



PARK LIGHTING

Park
5.14 Acres

Arden Trails



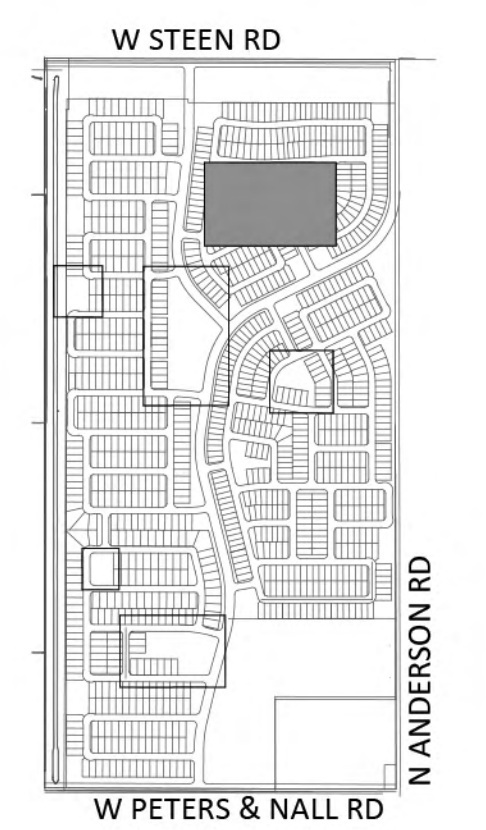
scale: 1:30

date: 10.19.22

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003



PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



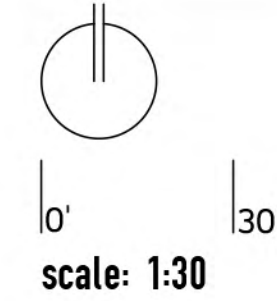
Key Map Not To Scale



PARK LIGHTING

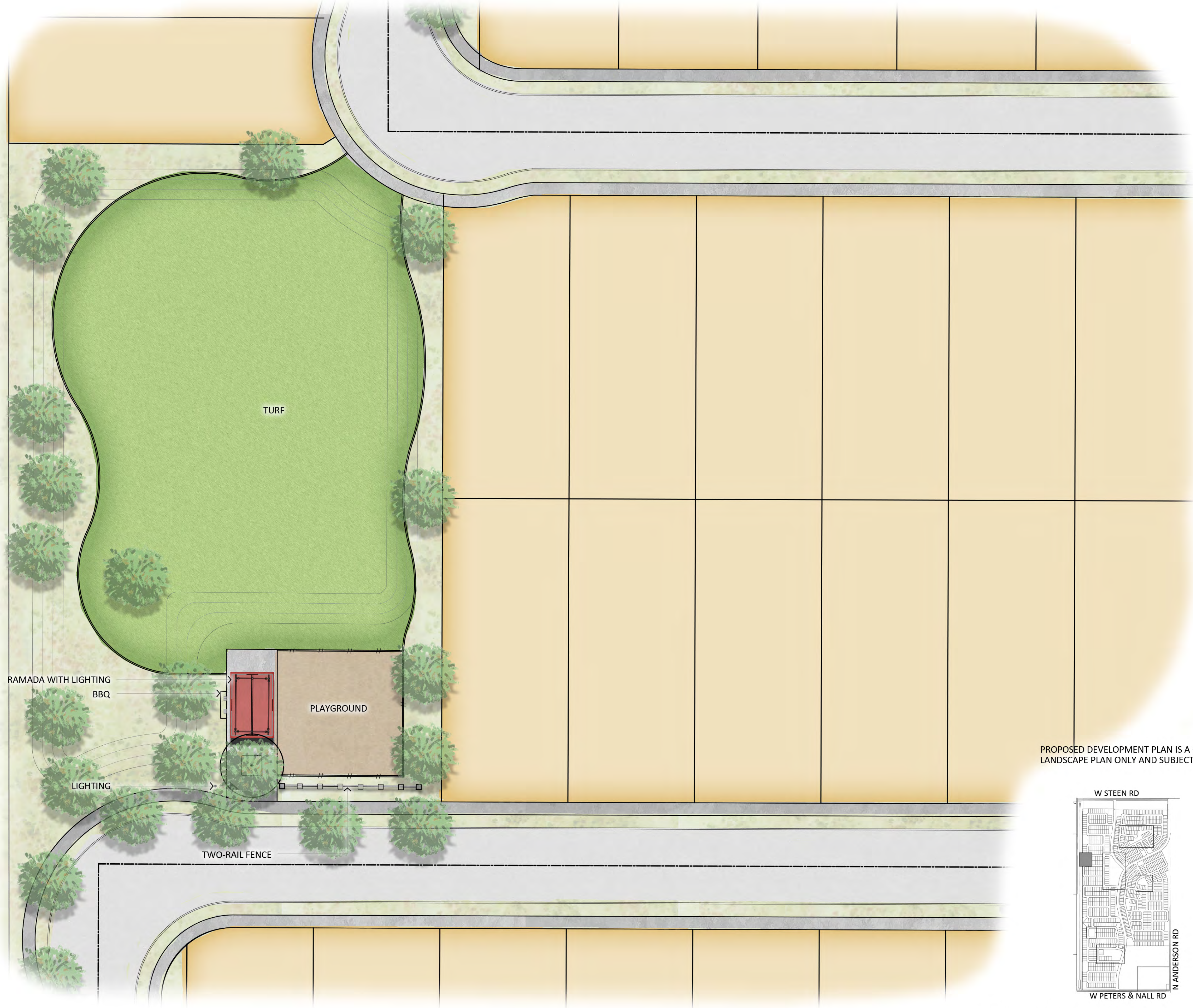
Parcel 3
Neighborhood Park

Arden Trails



date: 10.19.22

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003



PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



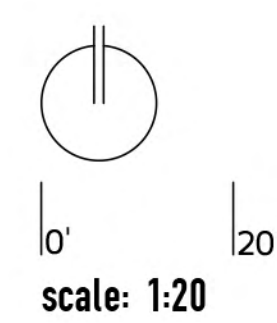
Key Map Not To Scale



PARK LIGHTING

Parcel 4
Neighborhood Park

Arden Trails



date: 10.19.22

anderson
 815 n. 1st avenue, suite 3
 phoenix, az 85003



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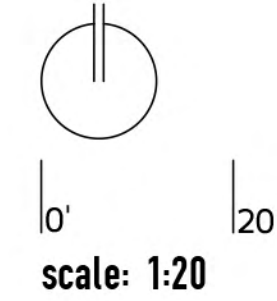
Key Map Not To Scale



PARK LIGHTING

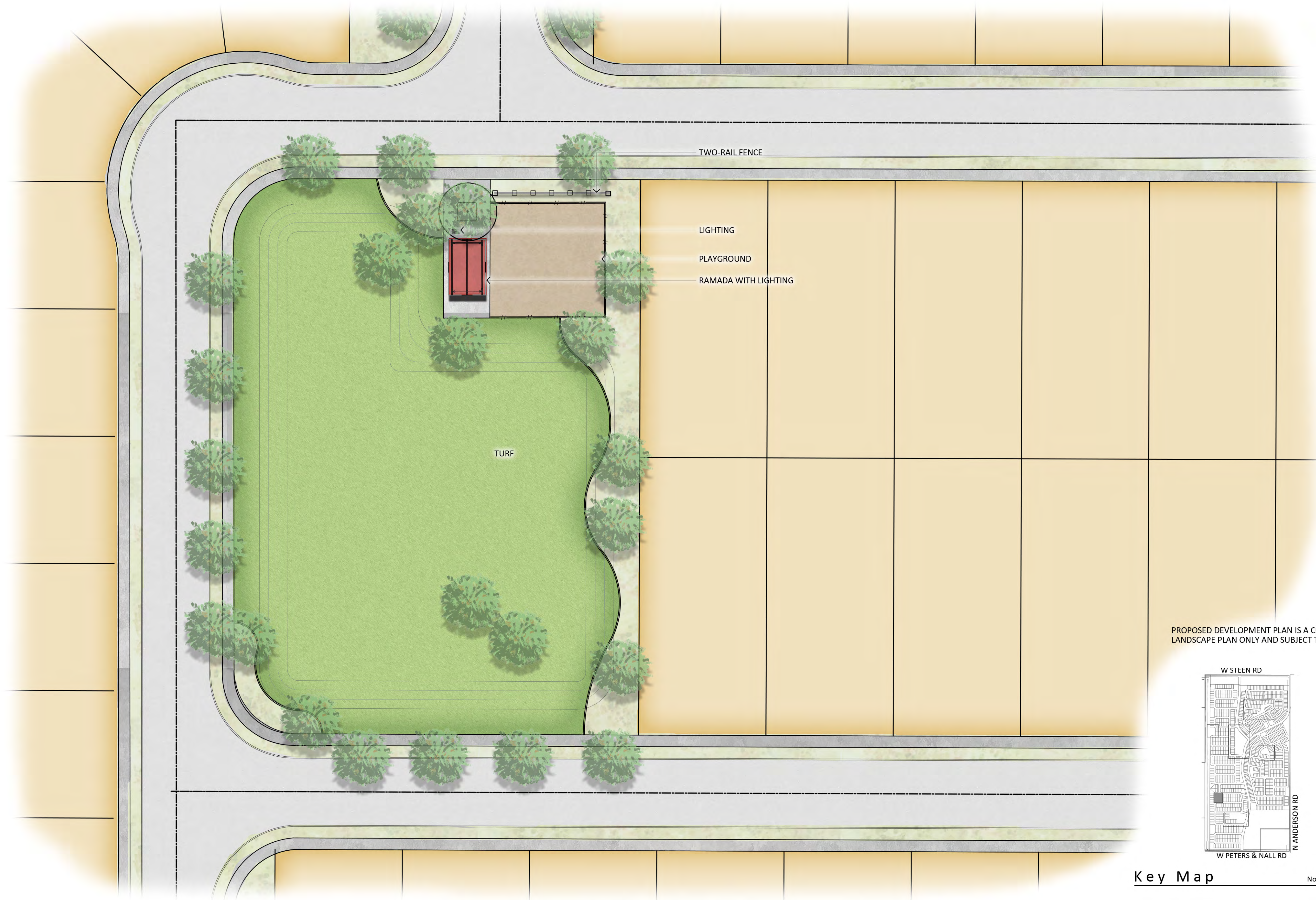
Parcel 5
Neighborhood Park

Arden Trails



date: 10.19.22

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 phoenix, az 85003



TWO-RAIL FENCE

LIGHTING

PLAYGROUND

RAMADA WITH LIGHTING

TURF

PROPOSED DEVELOPMENT PLAN IS A CONCEPTUAL LANDSCAPE PLAN ONLY AND SUBJECT TO CHANGE.



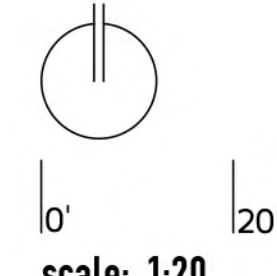
Key Map Not To Scale



PARK LIGHTING

Parcel 8
Neighborhood Park

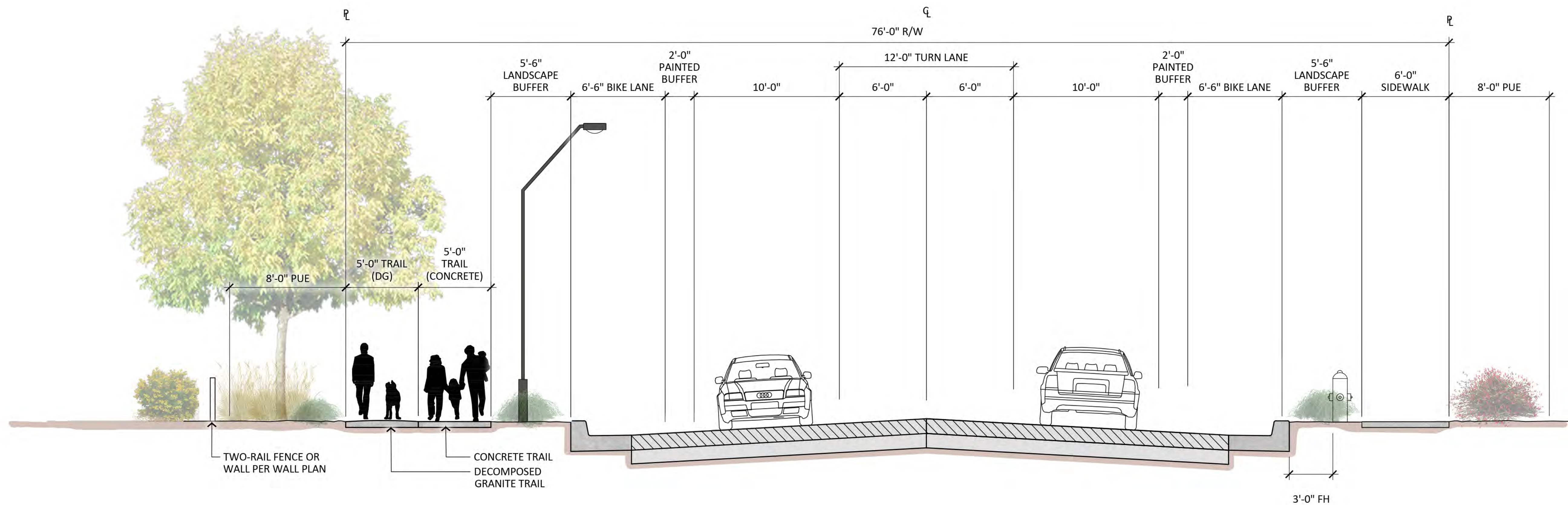
Arden Trails



scale: 1:20

date: 10.19.22

anderson
 815 n. 1st avenue, suite 3
 phoenix, az 85003



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1 Roadway Section with Trail
SCALE: 1/4"=1'-0"

Arden Trails PAD

City of Maricopa, AZ



July | 2022

PAD 22-15

1st Submittal - 7.18.2022

2nd Submittal - 10.21.2022