October 11, 2021

Maricopa 40

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

Citizen Participation Final Report

Case Numbers: GPA21-06 & PAD21-08

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03701-01

Citizen Participation Final Report

for

Maricopa 40

October 11, 2021

Developer

Emmerson Enterprises
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

Case Numbers: GPA21-06 & PAD21-08

Contents

1. Project Summary 1

2. Notification Summary 4

4. Summary of Public Notification Techniques. 4

5. Notification Map & Mailing List. 5

6. Sign Posting and Publication 5

7. Neighborhood Meeting Minutes 5

Exhibits

Vicinity Map. . . . . .Exhibit A

Conceptual Land Use Plan. . . . . .Exhibit B

Notification Letter & School Notification Letter . . . . . .Exhibit C

Newspaper Notice . . . . . .Exhibit D

Sign Posting . . . . . .Exhibit E

Sign Posting Locations . . . . . .Exhibit F

Existing 600’ Adjacent Ownership Aerial Map & Generated Map . . . . . .Exhibit G

600’ Notification Mailing List & Labels . . . . . .Exhibit H

Neighborhood Meeting Summary . . . . . Exhibit I

This report outlines the details of the process used by the applicant to involve the public in pursuit of Planned Area Development and Minor General Plan Amendment applications pursuant to the City of Maricopa's ("City") Zoning Code Article 502, "Common Procedures."

1. Project Summary

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ±1.5-acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the "Property") in Maricopa, Arizona (the "City"). This unique community meets the desires of current and future homebuyers while reflecting the area's historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") land use designation with ±1.5-acres of Commercial land use.

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrell Roads. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential

uses, which could also pose a safety hazard for nearby students. As described above, the proposed residential community with a small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a minimum 30' wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. A separate phase is planned for a ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. Design features, including the use of various complimentary building materials and architectural focal points will emphasize the project's western-agrarian theme inspired by Maricopa's Heritage District. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in the formal PAD document to ensure the development of a high quality neighborhood and overall design compatibility to the area.

2. Notification Summary

The following table summarizes the notification efforts executed for the project and the associated dates:

Notification	Date
Newspaper Publication in the Casa Grande Dispatch	September 11, 2021
Newspaper Publication in the Maricopa Monitor	September 17, 2021
Notification Letter	September 22, 2021
Sign Posting	September 22, 2021
Neighborhood Meeting	October 7, 2021
Citizen Participation Report Submitted	October 11, 2021
Planning and Zoning Commission Hearing	October 25, 2021
City Council Hearing	November 16, 2021

A mailing list and notification map of the notified individuals is attached along with the letters, exhibits and affidavits for each notification mailing, site posting and newspaper publication. In addition, the sign-in sheet and minutes from the neighborhood meeting are provided with this report.

4. Summary of Public Notification Techniques

The notification letter was mailed on September 22, 2021 to all landowners within a minimum 600' radius of the site and the Maricopa Unified School District (Exhibit C, Notification Letter & School Notification Letter).

Notice of the meeting was published in the Casa Grande Dispatch on September 11, 2021 and the Maricopa Monitor on September 17, 2021 (Exhibit D, Newspaper Notices).

A sign was posted on the site with the similar notification information on September 22, 2021. Photos of the posted sign are attached to this report (Exhibit E, Sign Posting and Exhibit F, Sign Posting Locations).

5. Notification Map & Mailing List

A map indicating the area of notification (Exhibit G, Existing 600' Adjacent Ownership Aerial Map & Generated Map) and the list of property owners that were notified (Exhibit H, 600' Notification Mailing List & Labels) are provided for reference.

All property owners within the area of notification and the Maricopa Unified School District were sent a notification letter with the neighborhood meeting and public hearing information on September 22, 2021. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

6. Sign Posting and Publication

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication was determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch on September 11, 2021 and in the Maricopa Monitor on September 17, 2021. The sign was posted on September 22, 2021. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are provided in this report.

7. Neighborhood Meeting Minutes

A neighborhood meeting was held at 6:00 pm on Thursday, October 7, 2021 at the Copper Sky Recreation Complex location at 44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138. The sign-in sheet and meeting minutes are provided with this report (Exhibit I, Neighborhood Meeting Summary).

Two members from the public were in attendance, Joe and Lori Stuart. Joe and Lori Stuart did not provide comments or concerns. Lori Stuart has made it known that she is in full support of this project.

The applicant will continue to inform City staff of the status of the citizen participation efforts through to ordinance adoption by the City Council.

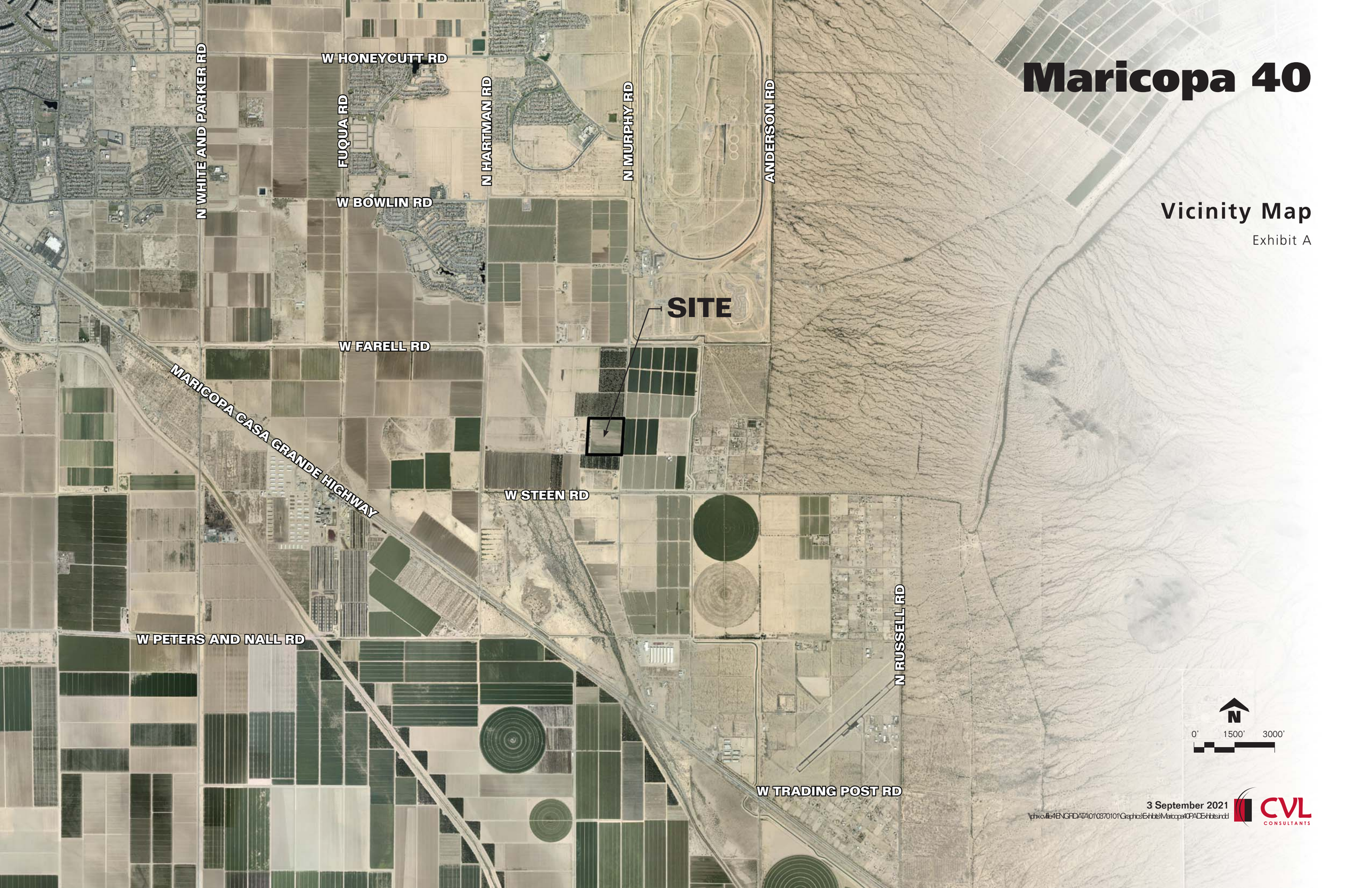
Exhibit A

Vicinity Map

Maricopa 40

Vicinity Map

Exhibit A



3 September 2021

\\phx-vfile41\ENGRDATA\01\0370101\Graphics\Exhibits\Maricopa40PADExhibits.indd

CVL CONSULTANTS

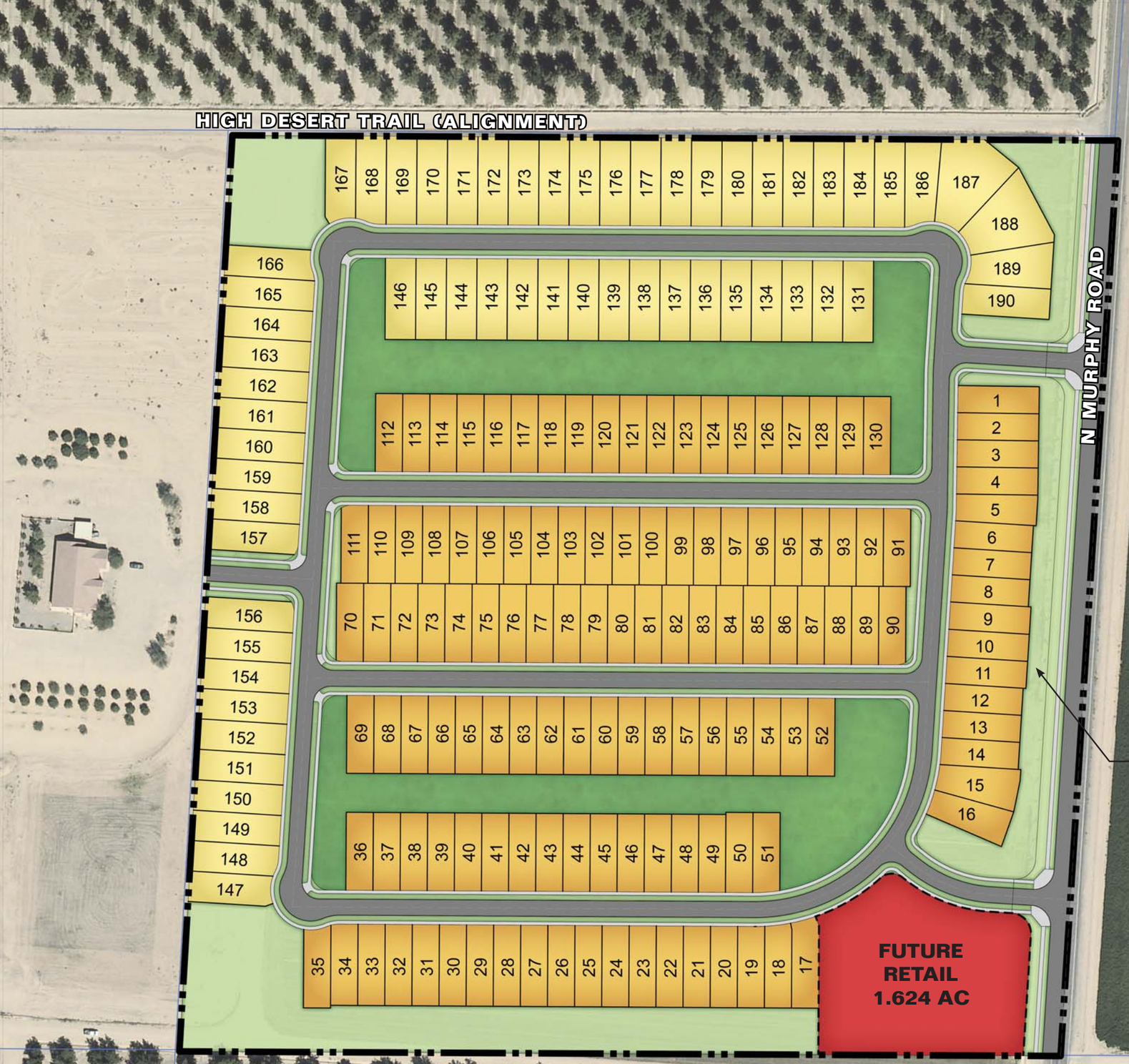
Exhibit B

Conceptual Land Use Plan

Maricopa 40

Conceptual Land Use Plan

Exhibit B



Conceptual Site Data	
Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	**190 lots**
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

3 September 2021

\\phxcvfile4\ENGRDATA\01\0370101\Graphics\Exhibits\Maricopa40PADExhibits.indd

CVL CONSULTANTS

Exhibit C

Notification Letter & School Notification Letter

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 22, 2021

Subject: Maricopa 40 - Planned Area Development and Minor General Plan Amendment Request (Case #s GPA21-06 & PAD21-08). This +/- 40 acre site is generally located at the southwest corner of High Desert Trail and Murphy Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Enterprises. The applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

Maricopa 40 is the proposed PAD and minor GPA area containing approximately 40 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by High Desert Trail on the north; Murphy Road on the east; the La Brea Road alignment on the south; and a combination of vacant land and unsubdivided residential property on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**
  October 7, 2021 at 6:00 pm
  Multipurpose Room A, Copper Sky
  Recreation Complex
  44345 M.L.K. Jr. Boulevard
  Maricopa, Arizona 85138

- **Planning & Zoning Commission**
  October 25, 2021 at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

- **City Council**
  November 16, 2021 at 7:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD and minor GPA request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Corin Hooper, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Corin.Hooper@maricopa-az.gov with the subject: Case #s GPA21-06 & PAD21-08, Project Name: Maricopa 40 - Planned Area Development and Minor General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

Julie Vermillion
Assistant Project Manager
CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 22, 2021

Subject: Maricopa 40 Minor General Plan Amendment and Planned Area Development Request
Case #s GPA21-06 & PAD21-08

Project Narrative
On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ±1.5-acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the "Property") in Maricopa, Arizona (the "City"). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area's historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") land use designation with ±1.5-acres of Commercial land use. (Refer to Exhibits B and C, Existing General Plan and Proposed General Plan).

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning). Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrell Roads. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. As described above, the proposed residential community with a small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a minimum 30' wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. A separate phase is planned for a ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

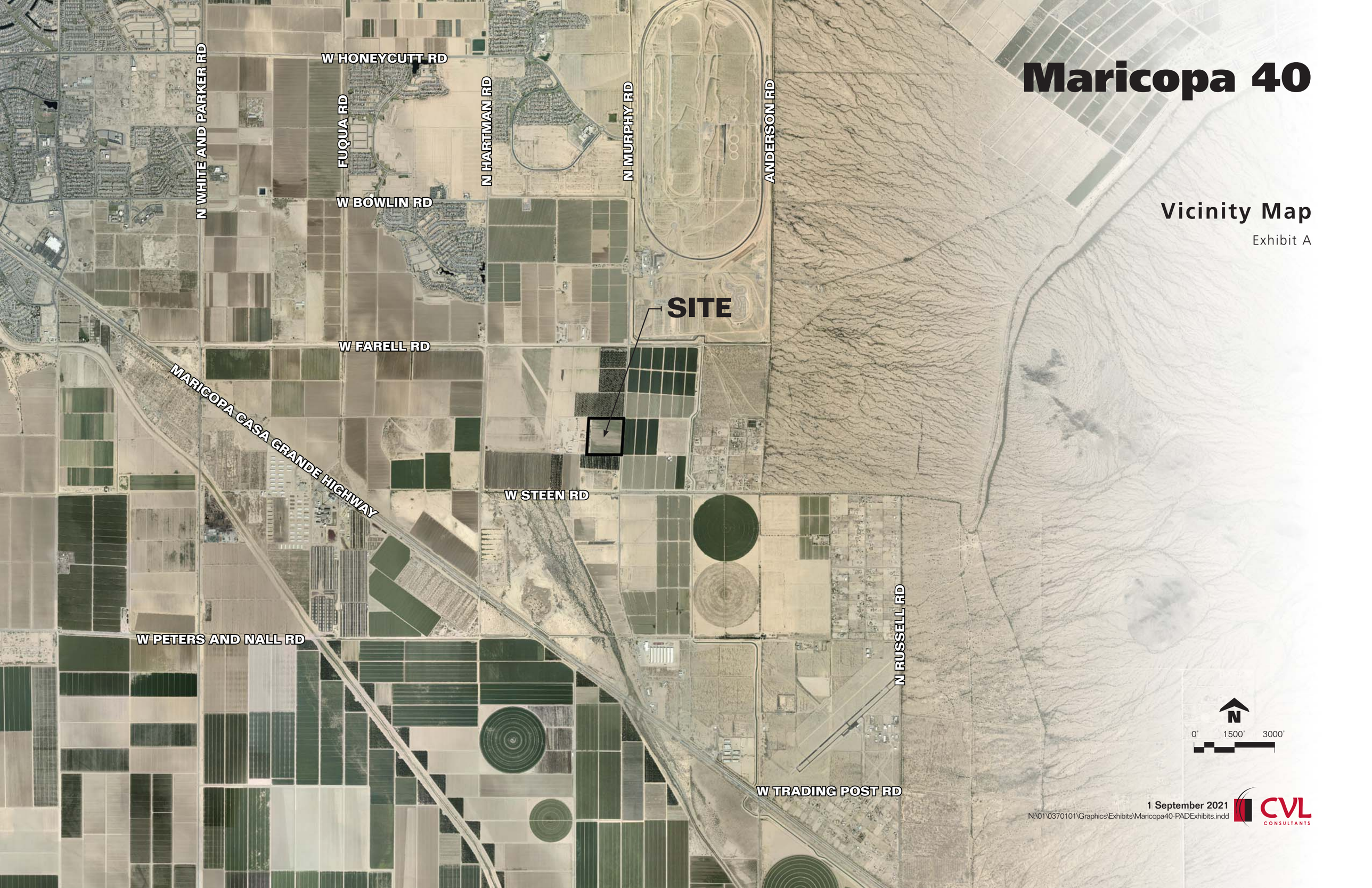
The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. Design features, including the use of various complimentary building materials and architectural focal points will emphasize the project's western-agrarian theme inspired by Maricopa's Heritage District. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in the formal PAD document to ensure the development of a high quality neighborhood and overall design compatibility to the area.

Maricopa 40

Vicinity Map

Exhibit A



1 September 2021

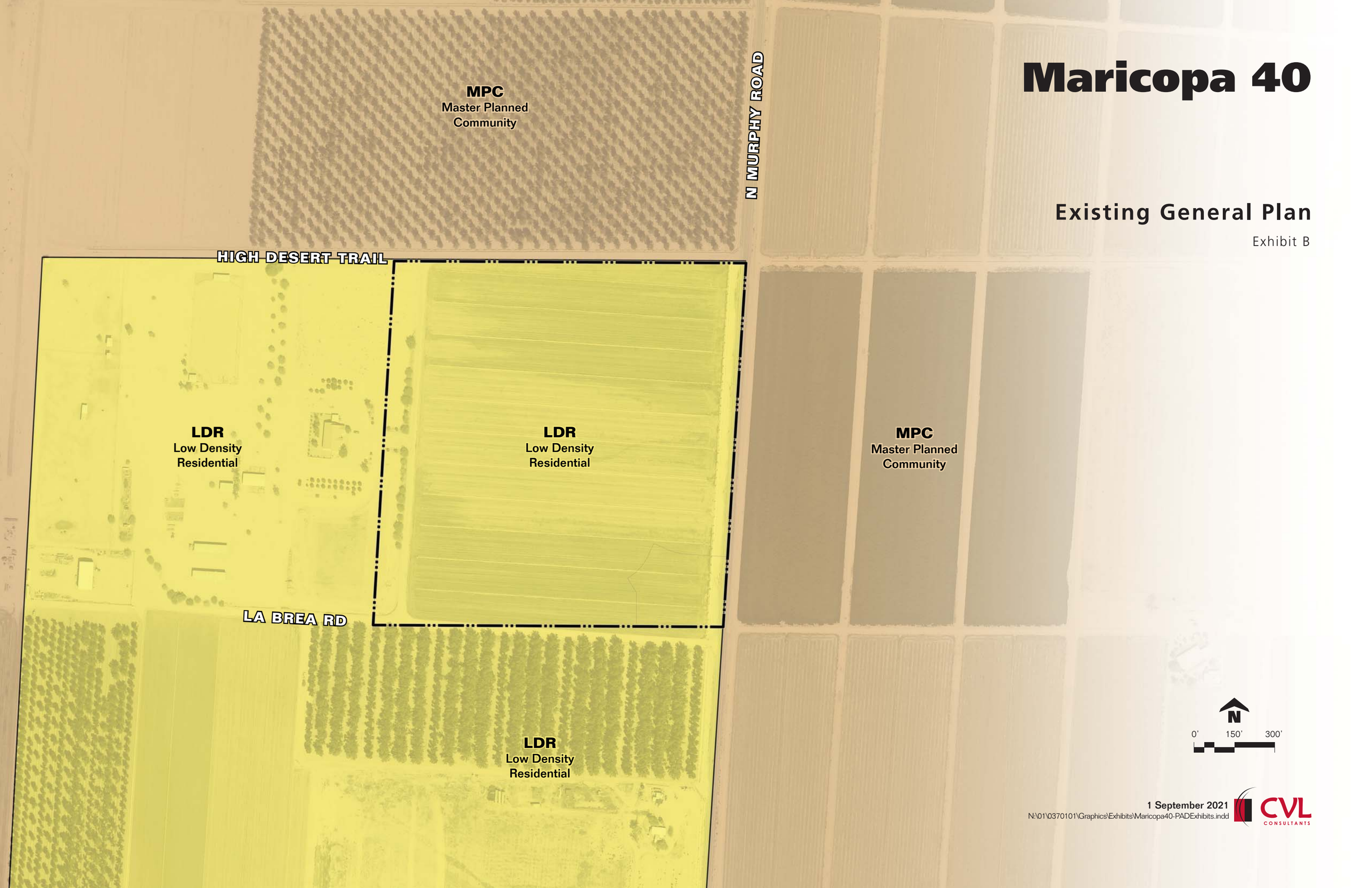
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Existing General Plan

Exhibit B



1 September 2021

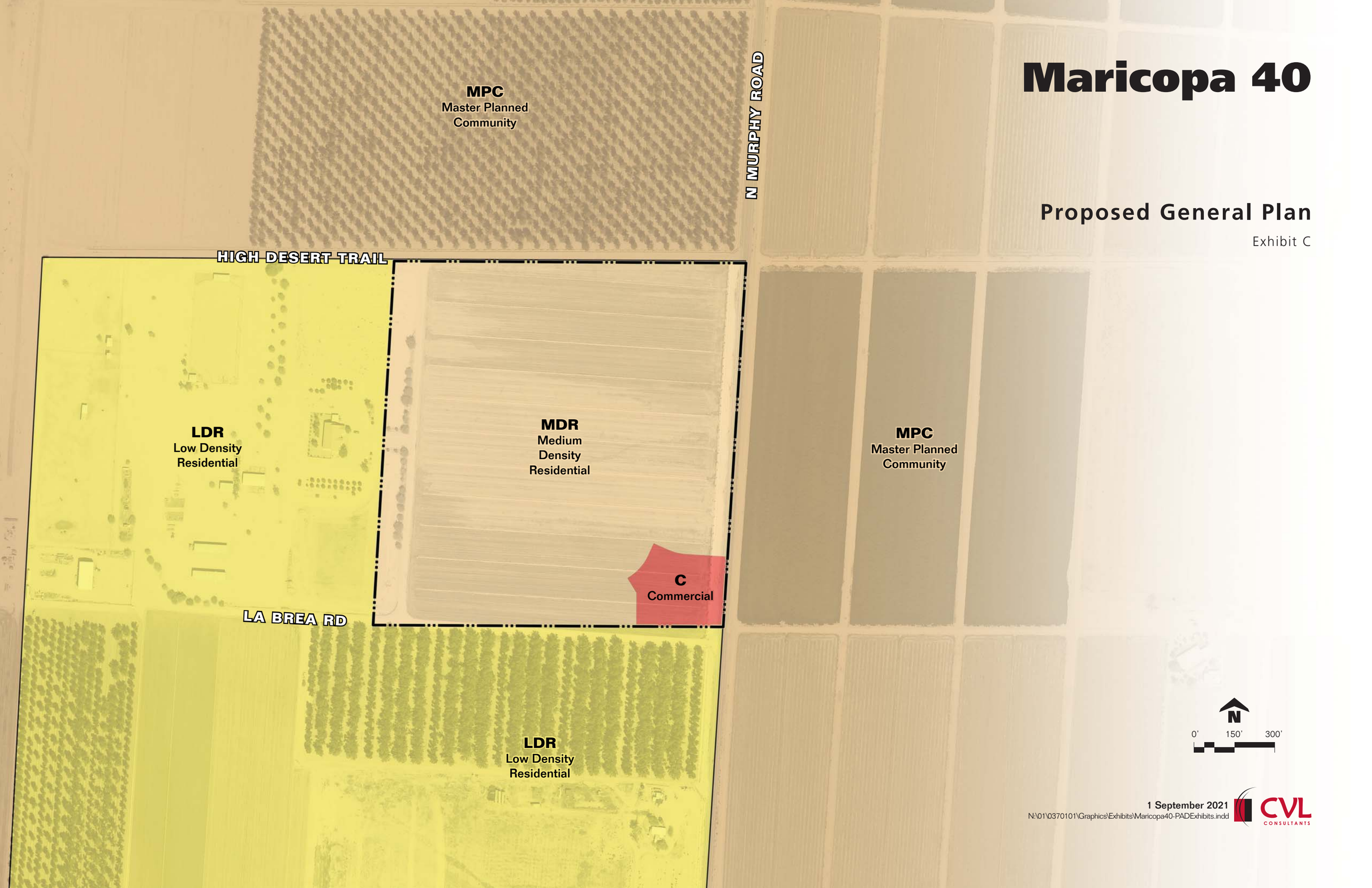
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Proposed General Plan

Exhibit C



1 September 2021

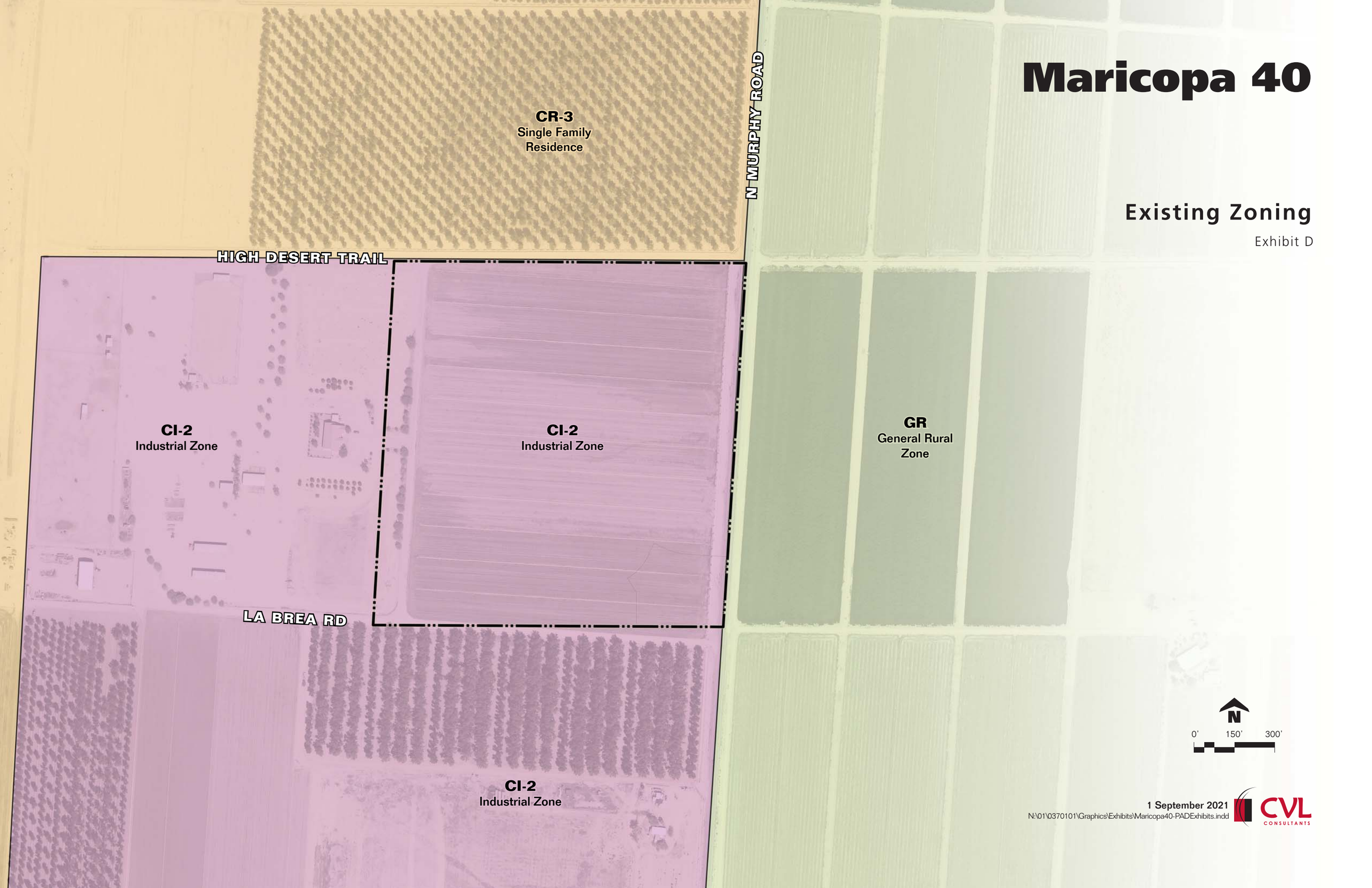
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Existing Zoning

Exhibit D



1 September 2021

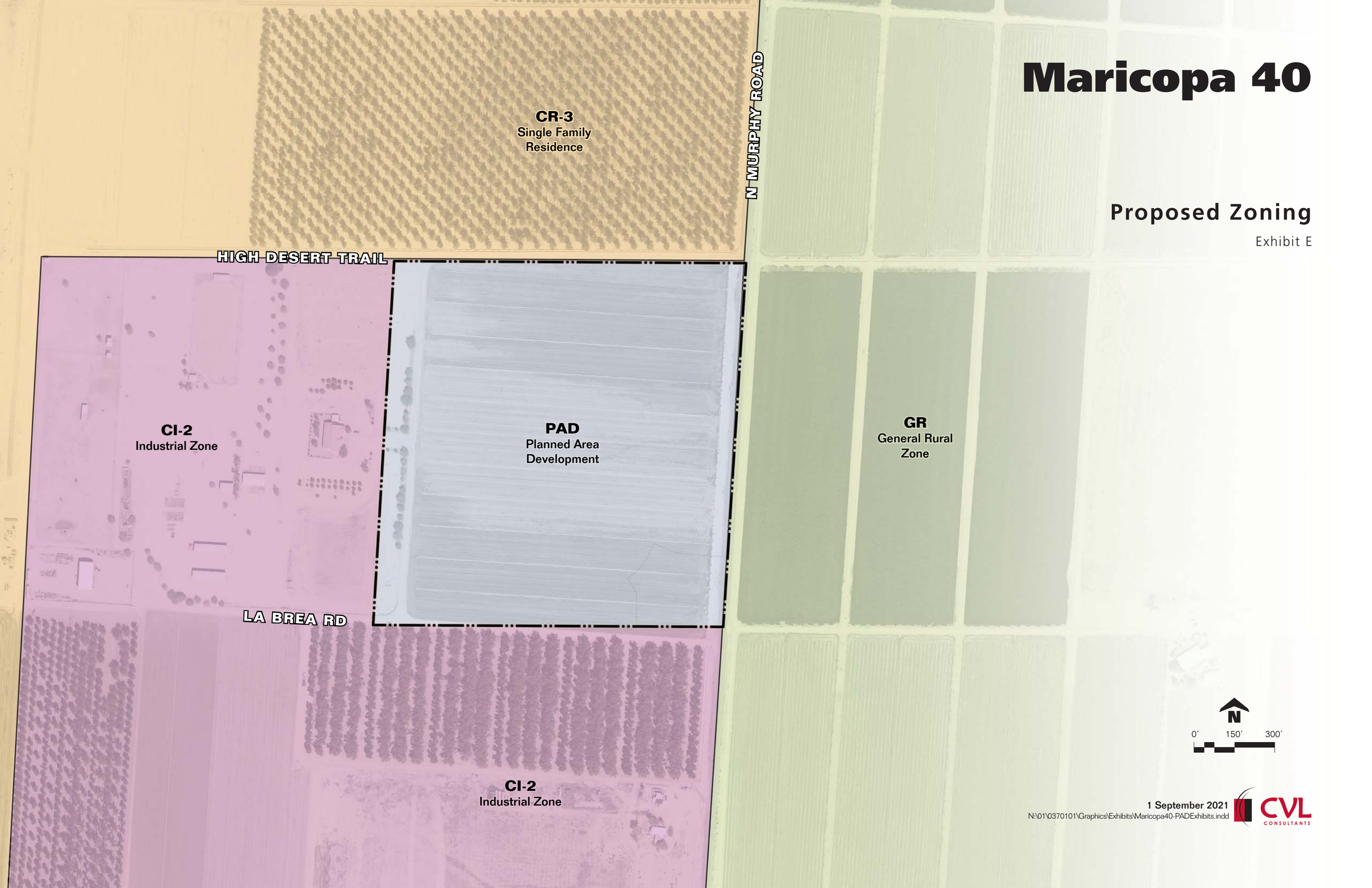
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Proposed Zoning

Exhibit E



1 September 2021

N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 22, 2021

Dr. Tracey Lopeman, Superintendent
Maricopa Unified School District
44150 West Maricopa Casa Grande Highway,
Maricopa, Arizona 85138

Subject: Maricopa 40 - Planned Area Development and Minor General Plan Amendment Request (Case #s GPA21-06 & PAD21-08). This +/- 40 acre site is generally located at the southwest corner of High Desert Trail and Murphy Road within the City of Maricopa incorporated limits.

Dear Dr. Lopeman:

The purpose of this letter is to inform you that Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Enterprises. The applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

Maricopa 40 is the proposed PAD and minor GPA area containing approximately 40 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by High Desert Trail on the north; Murphy Road on the east; the La Brea Road alignment on the south; and a combination of vacant land and unsubdivided residential property on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

A list of the meeting/hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**
  October 7, 2021 at 6:00 pm
  Multipurpose Room A, Copper SkyRecreation Complex
  44345 M.L.K. Jr. Boulevard
  Maricopa, Arizona 85138

- **Planning & Zoning Commission**
  October 25, 2021 at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

- **City Council**
  November 16, 2021 at 7:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

We are seeking the School District's support regarding this Planned Area Development and Minor General Plan Amendment. You may reach me at the contact information provided below, or you may contact Corin Hooper, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Corin.Hooper@maricopa-az.gov with the subject: Case #s GPA21-06 & PAD21-08, Project Name: Maricopa 40 - Planned Area Development and Minor General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

Julie Vermillion
Assistant Project Manager
CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 22, 2021

Subject: Maricopa 40 Minor General Plan Amendment and Planned Area Development Request
Case #s GPA21-06 & PAD21-08

Project Narrative
On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ±1.5-acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the "Property") in Maricopa, Arizona (the "City"). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area's historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") land use designation with ±1.5-acres of Commercial land use. (Refer to Exhibits B and C, Existing General Plan and Proposed General Plan).

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning). Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrell Roads. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. As described above, the proposed residential community with a small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a minimum 30' wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. A separate phase is planned for a ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

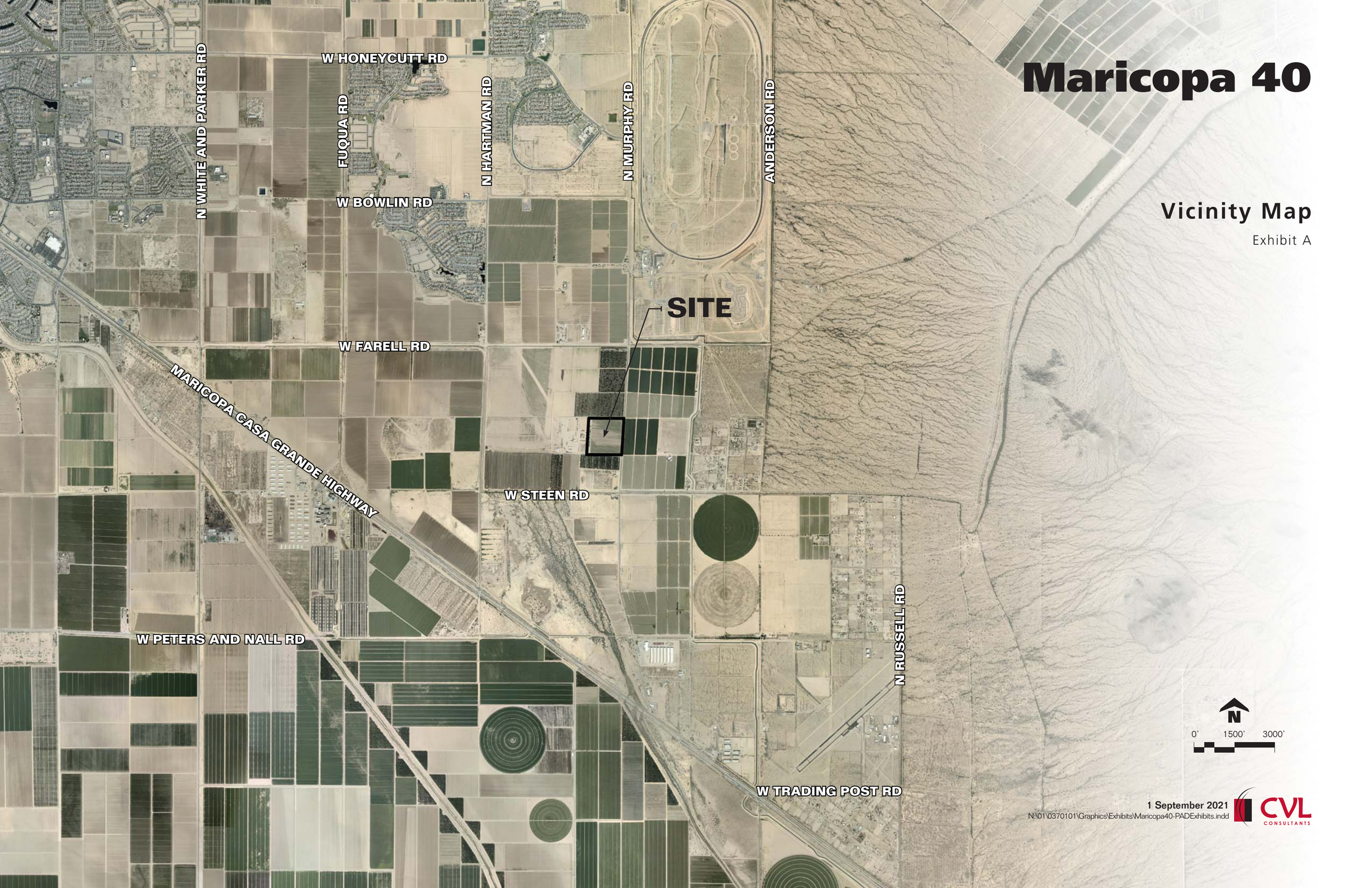
The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. Design features, including the use of various complimentary building materials and architectural focal points will emphasize the project's western-agrarian theme inspired by Maricopa's Heritage District. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in the formal PAD document to ensure the development of a high quality neighborhood and overall design compatibility to the area.

Maricopa 40

Vicinity Map

Exhibit A



1 September 2021

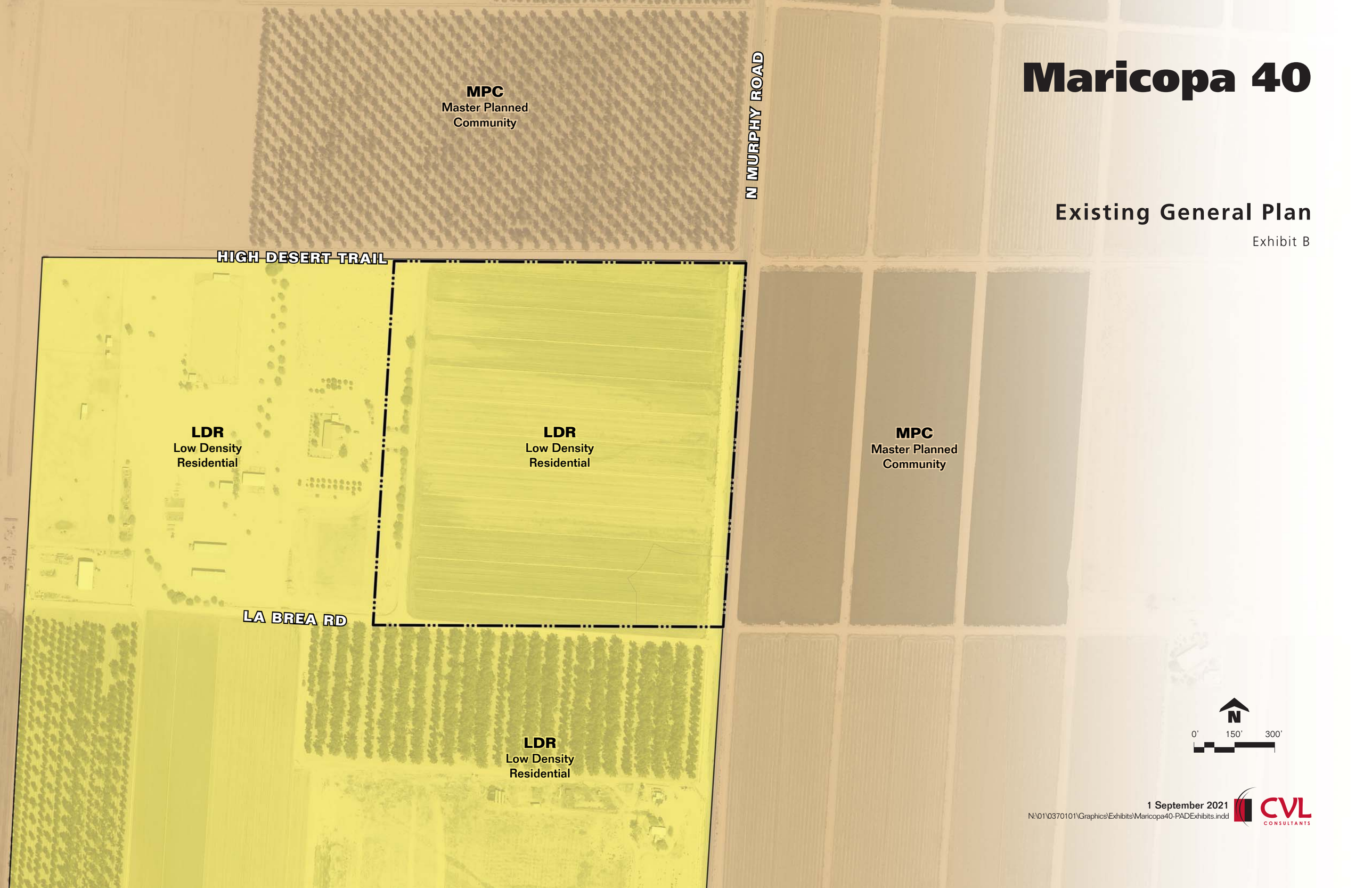
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Existing General Plan

Exhibit B



1 September 2021

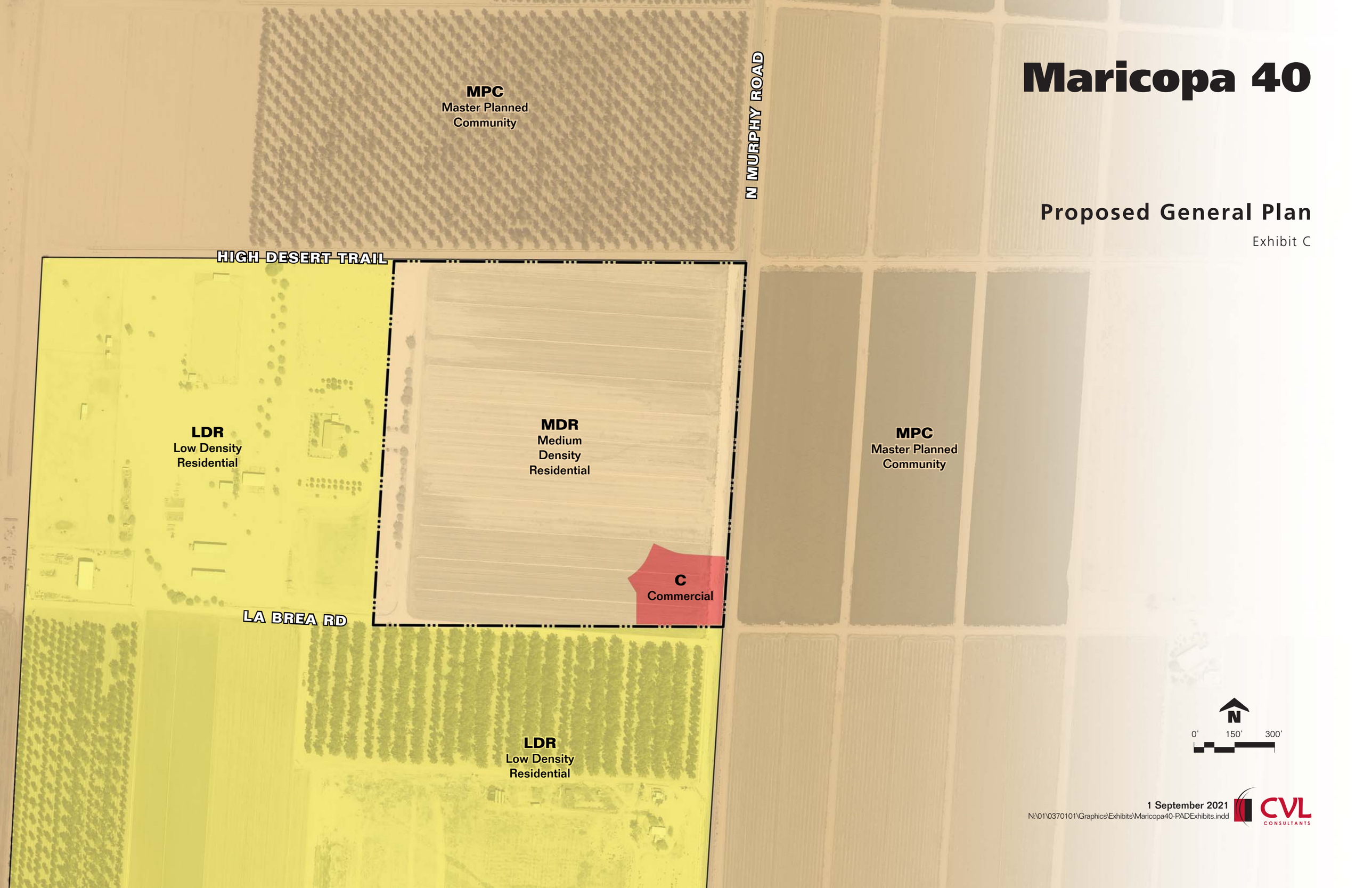
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Proposed General Plan

Exhibit C



1 September 2021

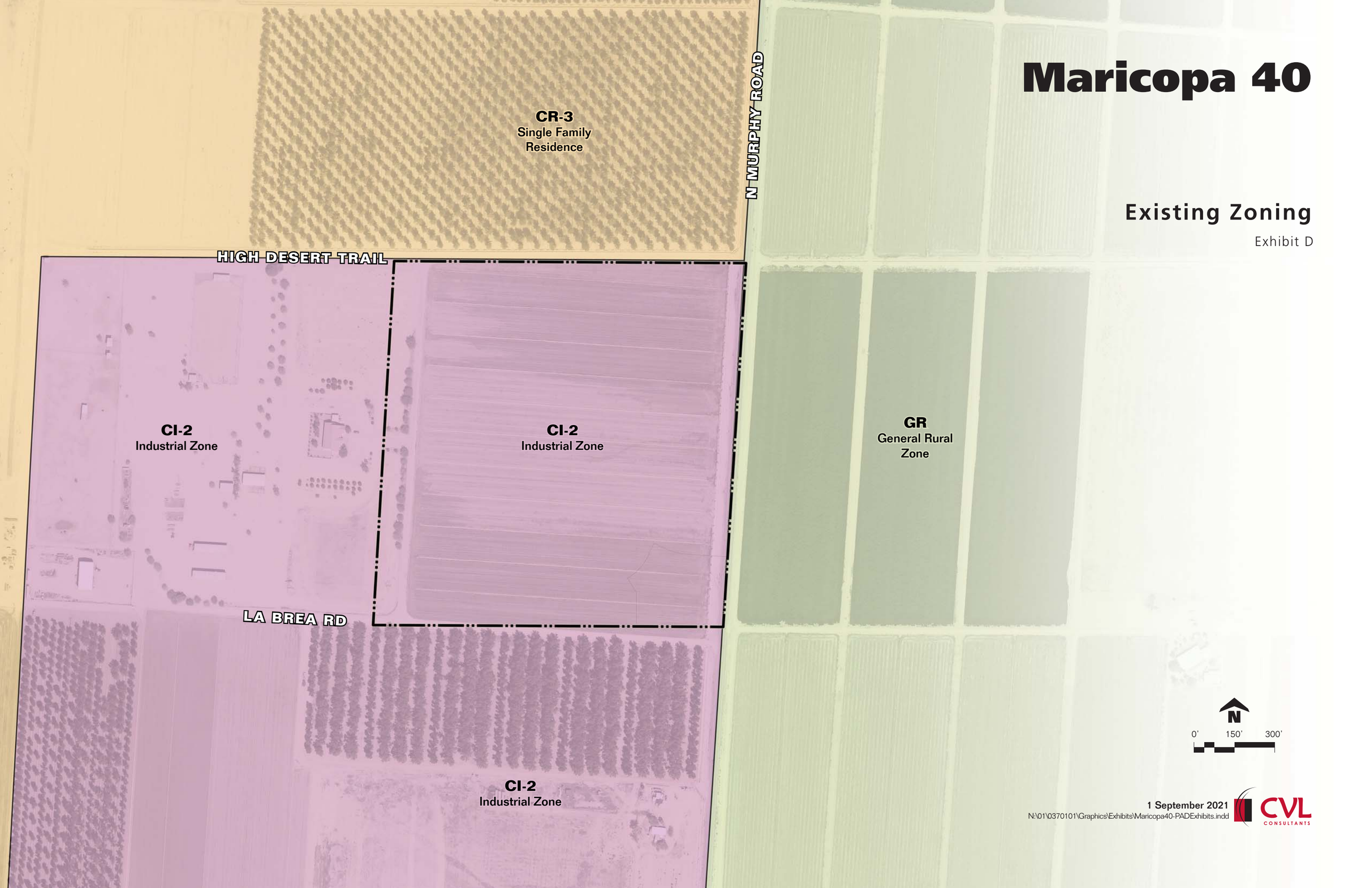
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Existing Zoning

Exhibit D



1 September 2021

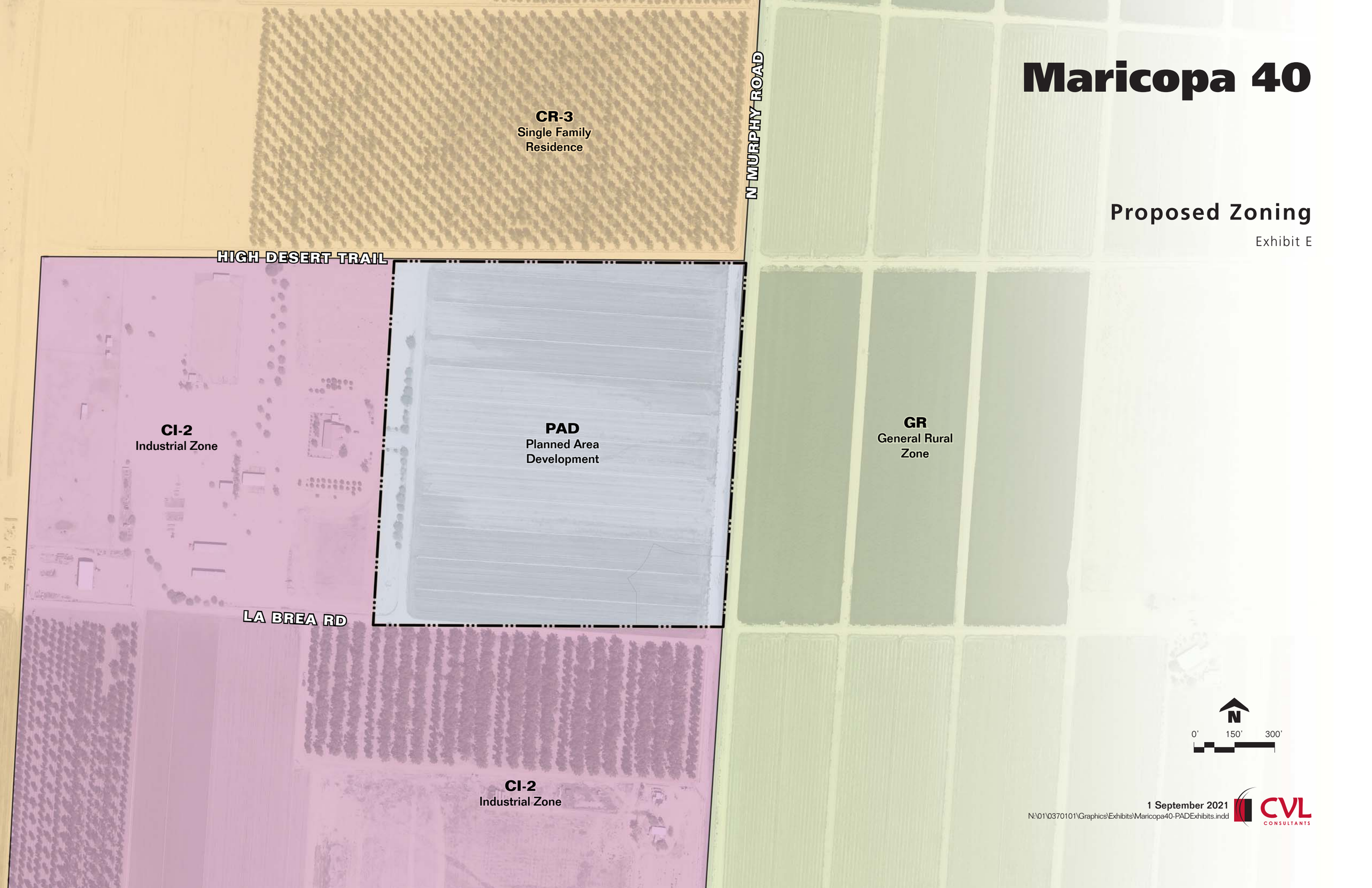
N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Maricopa 40

Proposed Zoning

Exhibit E



1 September 2021

N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

Exhibit D

Newspaper Notice

CASA GRANDE VALLEY NEWSPAPERS INC
200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1| Memo Bill Period	2| Advertiser/Client Name
09/2021	COE & VAN LOO CONSULTANTS, INC

23| Total Amount Due	*Unapplied Amount	3| Terms of Payment
64.13		

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00

4| Page Number	5| Memo Bill Date	6| Billed Account Number	7| Advertiser/Client Number
1	09/09/21	9892 CHRIS.	**9892**

8\| Billed Account Name and Address

COE & VAN LOO CONSULTANTS, INC.
ATTN: JULIE VERMILLION
4550 N. 12TH STREET
PHOENIX AZ 85014

Amount Paid:

Comments:

Ad #: 119619

Please Return Upper Portion With Payment

10| Date	11| Newspaper Reference	12|13|14| Description-Other Comments/Charges	15| SAU Size / 16| Billed Units	17| Times Run / 18| Rate	19| Gross Amount	|20| Net Amount
09/11/21	119619	PAD21-08 MINOR AMENDME	1.0X 7.26	1		
	PCG	NOTICE OF PUBLIC MEETI	7.50	63.00	63.00	64.13
		09/11				
		CGCG CGIT				
	AZTPT	AZ TPT TAX		1.13		

PAID

Statement of Account - Aging of Past Due Amounts

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23| Total Amount Due
0.00	0.00	0.00	0.00		64.13

CASA GRANDE VALLEY NEWSPAPERS INC.
(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24| Invoice	25| Advertiser Information			
	1| Billing Period	6| Billed Account Number	7| Advertiser/Client Number	2| Advertiser/Client Name
119619	09/2021	9892	9892	COE & VAN LOO CONSULTAN

STATE OF ARIZONA
} ss.
COUNTY OF PINAL

Affidavit of Publication

NOTICE OF PUBLIC MEETING AND HEARING
for
Planned Area Development Case # PAD21-08
& Minor General Plan Amendment Case # GPA21-06
Neighborhood Meeting
Neighborhood Meeting
October 7, 2021 at 6:00 pm
Multipurpose Room A, Copper Sky Recreation Complex
44345 M.L.K. Jr. Boulevard
Maricopa, Arizona 85138
Planning and Zoning Commission
October 25, 2021 at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
City Council
November 16, 2021 at 7:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be will be held at the above referenced date, time and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention, Corin Hooper, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature.

Dated: September 2, 2021
No. of publications: 1; date of publication: Sep. 11, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

09/11/2021

CASA GRANDE DISPATCH

By _____
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 13th
day of September A.D., 2021

Catherine Ortiz

Notary Public in and for the County of Pinal, State of Arizona

Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

CASA GRANDE VALLEY NEWSPAPERS INC
200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1| Memo Bill Period	2| Advertiser/Client Name
09/2021	COE & VAN LOO CONSULTANTS, INC

23| Total Amount Due	*Unapplied Amount	3| Terms of Payment
64.26		

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00

4| Page Number	5| Memo Bill Date	6| Billed Account Number	7| Advertiser/Client Number
1	09/09/21	9892 CHRIS.	**9892**

8\| Billed Account Name and Address

COE & VAN LOO CONSULTANTS, INC.
ATTN: JULIE VERMILLION
4550 N. 12TH STREET
PHOENIX AZ 85014

Amount Paid:

Comments:

Ad #: 119625

Please Return Upper Portion With Payment

10| Date	11| Newspaper Reference	12|13|14| Description-Other Comments/Charges	15| SAU Size 16| Billed Units	17| Times Run 18| Rate	19| Gross Amount	20| Net Amount
09/17/21	119625	PAD21-08 MINOR AMENDME	1.0X 7.26	1		
	PNMAR	NOTICE OF PUBLIC MEETI	7.50	63.00	63.00	64.26
		09/17				
		CGIT CGM3				
	AZTPT	AZ TPT TAX		1.34		

PAID

Statement of Account - Aging of Past Due Amounts

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23| Total Amount Due
0.00	0.00	0.00	0.00		64.26

CASA GRANDE VALLEY NEWSPAPERS INC.
(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24| Invoice	25| Advertiser Information			
	1| Billing Period	6| Billed Account Number	7| Advertiser/Client Number	2| Advertiser/Client Name
119625	09/2021	9892	9892	COE & VAN LOO CONSULTAN

Maricopa Legal

NOTICE OF PUBLIC MEETING AND HEARING
for
Planned Area Development Case # PAD21-08
& Minor General Plan Amendment Case # GPA21-06
Neighborhood Meeting
Neighborhood Meeting
October 7, 2021 at 6:00 pm
Multipurpose Room A, Copper Sky Recreation Complex
44345 M.L.K. Jr. Boulevard
Maricopa, Arizona 85138
Planning and Zoning Commission
October 25, 2021 at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
City Council
November 16, 2021 at 7:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be will be held at the above referenced date, time and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

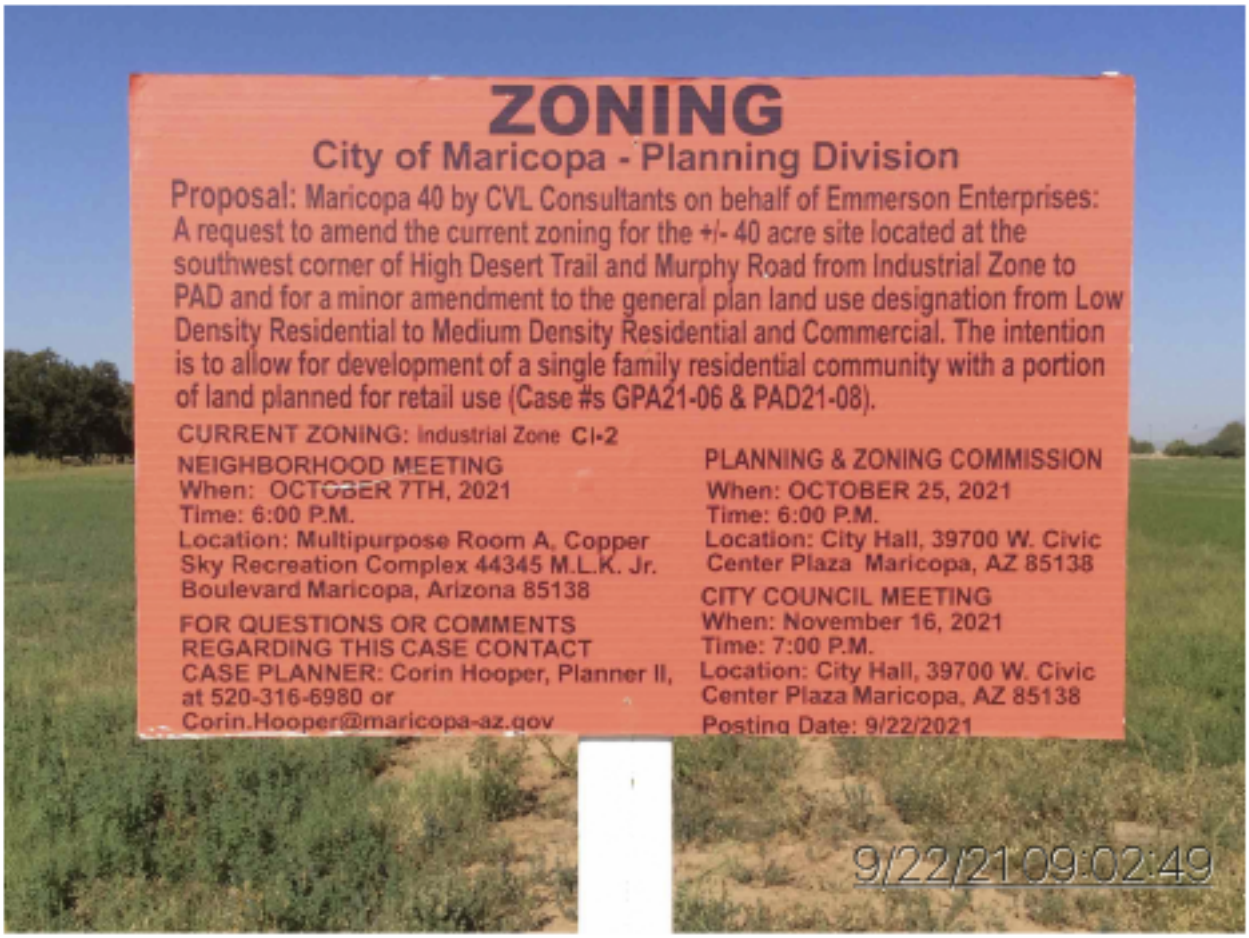
The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention, Corin Hooper, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature.

Dated: September 2, 2021

No. of publications: 1; date of publication: Sep. 17, 2021.

Exhibit E

Sign Posting


ZONING
City of Maricopa - Planning Division
Proposal: Maricopa 40 by CVL Consultants on behalf of Emmerson Enterprises: A request to amend the current zoning for the +/- 40 acre site located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).
CURRENT ZONING: Industrial Zone CI-2
NEIGHBORHOOD MEETING
When: OCTOBER 7TH, 2021
Time: 6:00 P.M.
Location: Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard Maricopa, Arizona 85138
FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: Corin Hooper, Planner II, at 520-316-6980 or Corin.Hooper@maricopa-az.gov
PLANNING & ZONING COMMISSION
When: OCTOBER 25, 2021
Time: 6:00 P.M.
Location: City Hall, 39700 W. Civic Center Plaza Maricopa, AZ 85138
CITY COUNCIL MEETING
When: November 16, 2021
Time: 7:00 P.M.
Location: City Hall, 39700 W. Civic Center Plaza Maricopa, AZ 85138
Posting Date: 9/22/2021
9/22/21 09:02:49

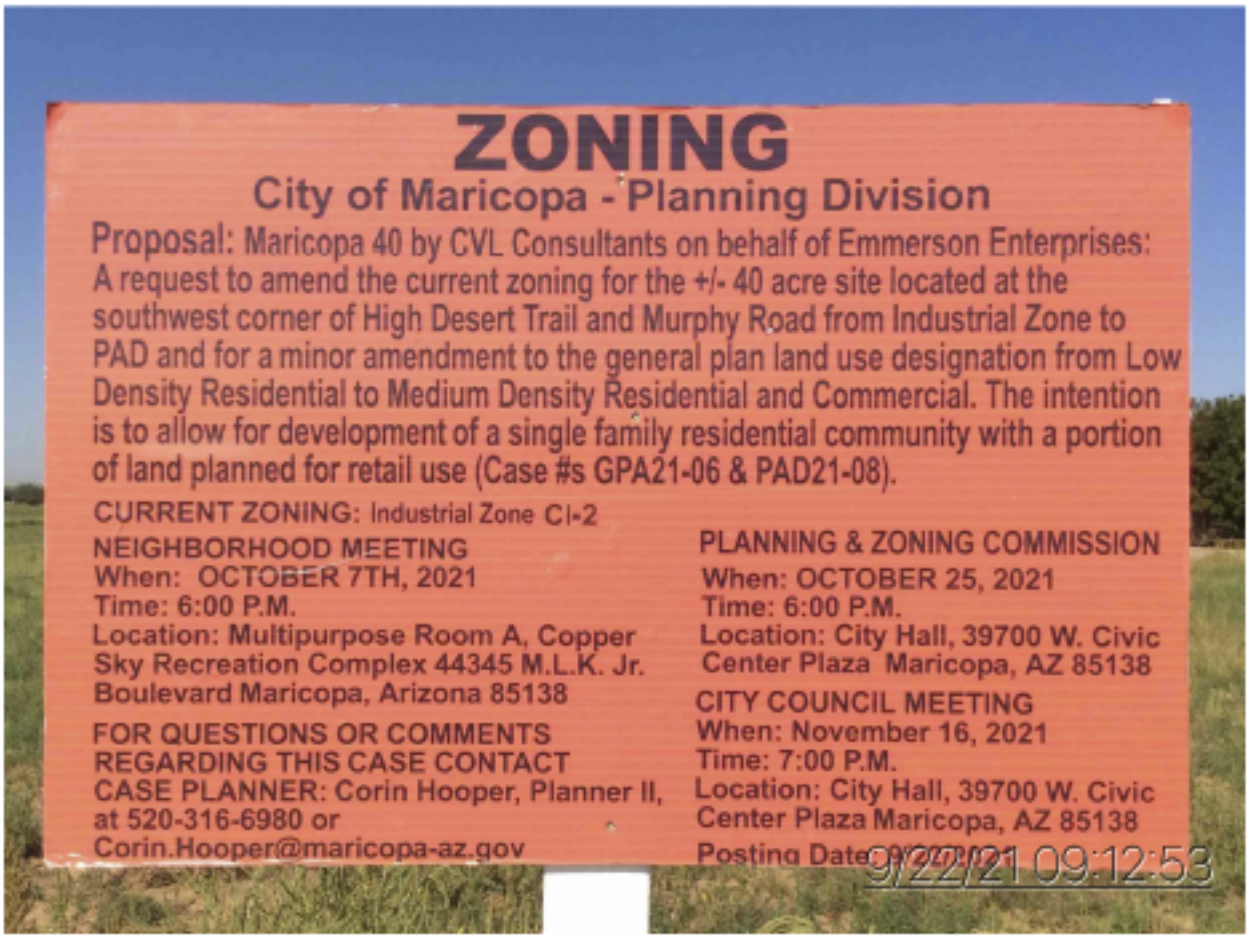
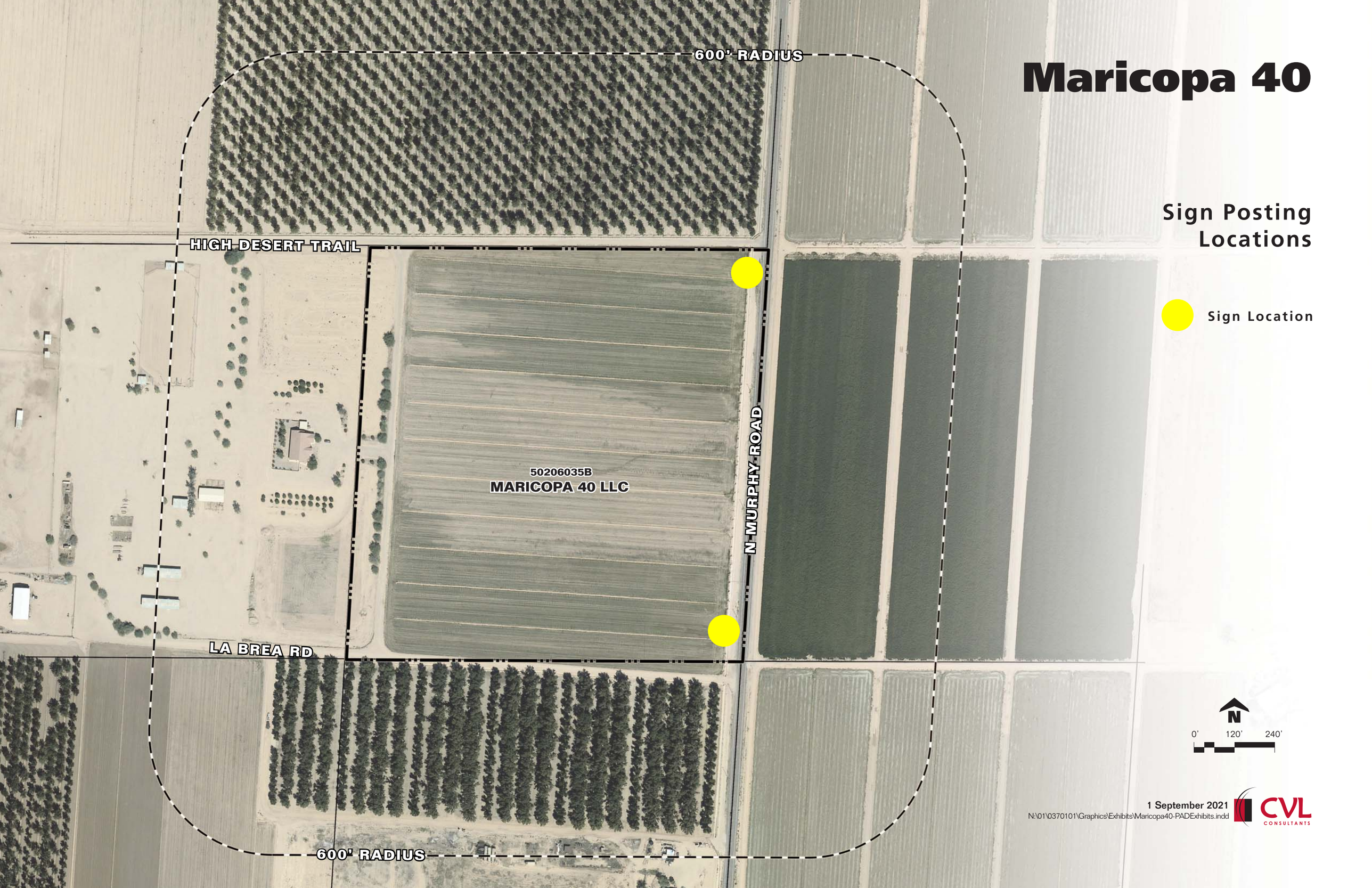

ZONING
City of Maricopa - Planning Division
Proposal: Maricopa 40 by CVL Consultants on behalf of Emmerson Enterprises: A request to amend the current zoning for the +/- 40 acre site located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).
CURRENT ZONING: Industrial Zone CI-2
NEIGHBORHOOD MEETING
When: OCTOBER 7TH, 2021
Time: 6:00 P.M.
Location: Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard Maricopa, Arizona 85138
FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: Corin Hooper, Planner II, at 520-316-6980 or Corin.Hooper@maricopa-az.gov
PLANNING & ZONING COMMISSION
When: OCTOBER 25, 2021
Time: 6:00 P.M.
Location: City Hall, 39700 W. Civic Center Plaza Maricopa, AZ 85138
CITY COUNCIL MEETING
When: November 16, 2021
Time: 7:00 P.M.
Location: City Hall, 39700 W. Civic Center Plaza Maricopa, AZ 85138
9/22/21 09:12:53

Exhibit F

Sign Posting Locations

Maricopa 40

Sign Posting Locations



1 September 2021

N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

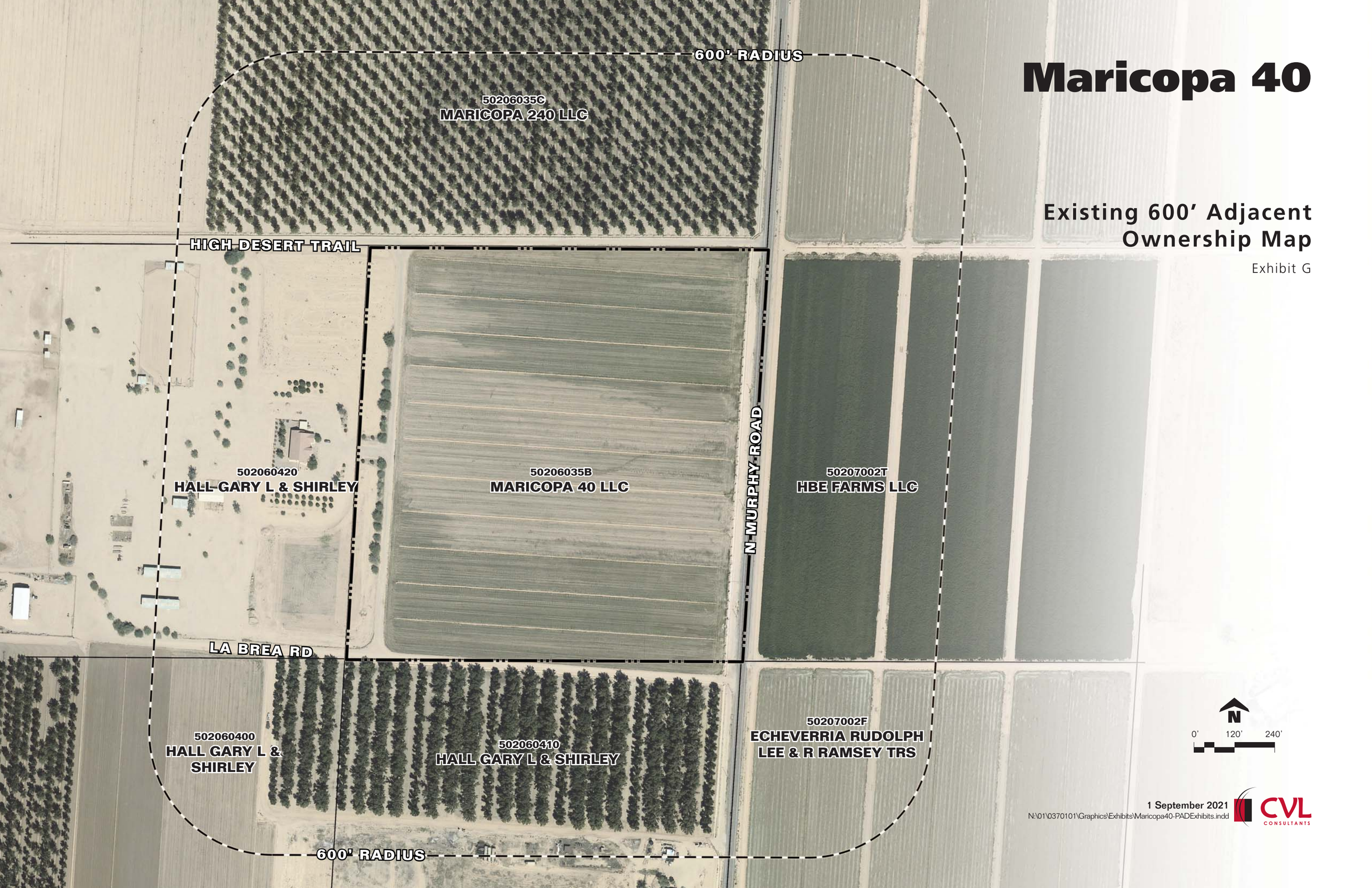
Exhibit G

Existing 600’ Adjacent Ownership Aerial Map & Generated Map

Maricopa 40

Existing 600’ Adjacent Ownership Map

Exhibit G



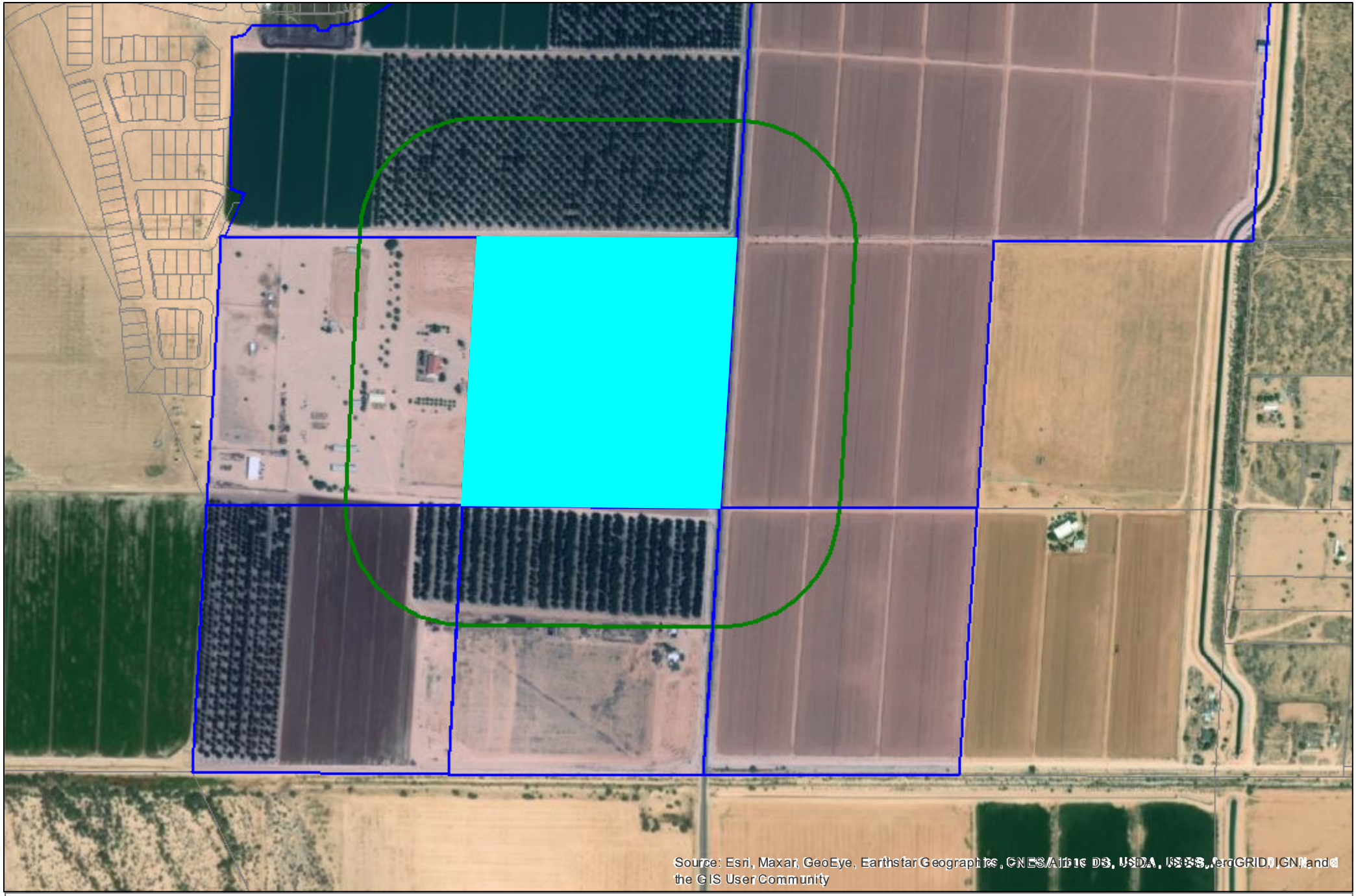
1 September 2021

N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd

CVL CONSULTANTS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Community Development Status Viewer



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Exhibit H

600’ Notification Mailing List & Labels

600' Notification List		
Parcel Identification Number	**Property Owner Name**	**Address**
50206035B	MARICOPA 40 LLC	14555 N SCOTTSDALE RD STE 330, SCOTTSDALE, AZ 85254
502060420	HALL GARY L & SHIRLEY	15382 N MURPHY RD, MARICOPA, AZ 85139
502060410	HALL GARY L & SHIRLEY	15382 N MURPHY RD, MARICOPA, AZ 85139
50206035C	MARICOPA 240 LLC	14555 N SCOTTSDALE RD STE 330, SCOTTSDALE, AZ 85254
50207002F	ECHEVERRIA RUDOLPH LEE & R RAMSEY TRS	34621 W LA BREA RD, MARICOPA, AZ 85138
502060400	HALL GARY L & SHIRLEY	39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
50207002T	HBE FARMS LLC	34621 W LA BREA RD, MARICOPA, AZ 85138

ECHEVERRIA RUDOLPH LEE & ...
34621 W LA BREA RD
MARICOPA, AZ 85138

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85139

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85139

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85138

HBE FARMS LLC
34621 W LA BREA RD
MARICOPA, AZ 85138

MARICOPA 40 LLC
14555 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85254

MARICOPA 240 LLC
14555 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85254

Exhibit I

Neighborhood Meeting Summary

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

MEETING MINUTES

October 7, 2021

Meeting:	Maricopa 40 (GPA21-06 & PAD21-08) – Neighborhood Meeting
Location:	Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138
Date:	Thursday, October 7, 2021
Start Time:	6:00 p.m. Estimated Ending Time: 7:00 p.m.
Attendees:	Members of the Development Team in attendance: Julie Vermillion – CVL Consultants Members of the public in attendance: Joe and Lori Stuart - 15382 North Murphy Road, Maricopa, Arizona 85138

The neighborhood meeting for the companion Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications currently in progress for the Maricopa 40 community was held at 6:00 pm on Thursday, October 7, 2021 at the Copper Sky Recreation Complex located at 44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40, located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a 190-lot single-family residential community with a portion of land planned for retail use.

The meeting minutes are as follows:

1. The in person meeting at Copper Sky Recreation Complex opened to the public at 6:00 pm with a member of the development team available to share information related to the companion applications and answer any questions. Two members from the public were in attendance, Joe and Lori Stuart.
2. A Power Point presentation detailing the project contained open dialogue and opportunities for discussion between the representative and Joe and Lori Stuart throughout. Exhibits illustrating the conceptual site plan, circulation, character, landscaped areas, trails and amenities proposed by the community were displayed in the presentation. A copy of this presentation is attached for reference.
3. The presentation ended and a sign-in sheet with handouts were provided to Joe and Lori Stuart for the opportunity to write their questions, comments and concerns regarding the project if desired. A copy of the sign-in sheet is attached for reference.

4. Joe and Lori Stuart left the meeting room at approximately 6:30 pm. The meeting was adjourned at 7:00 pm.
5. Joe and Lori Stuart did not provide comments or concerns. Lori Stuart made it known that she is in full support of this project.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: October 7, 2021

Attachments: Sign-In Sheet, Power Point Presentation.

MARICOPA 40

NEIGHBORHOOD MEETING

Sign-in Sheet

Date and Time:	Thursday, October 7, 2021 at 6:00 p.m.
Location:	Multipurpose Room A, Copper Sky Recreation Complex
Address:	44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138

Name	Address	Phone Number	Email
Joe + Lori Stuart		602-376-0113	LStuart5@msn.com

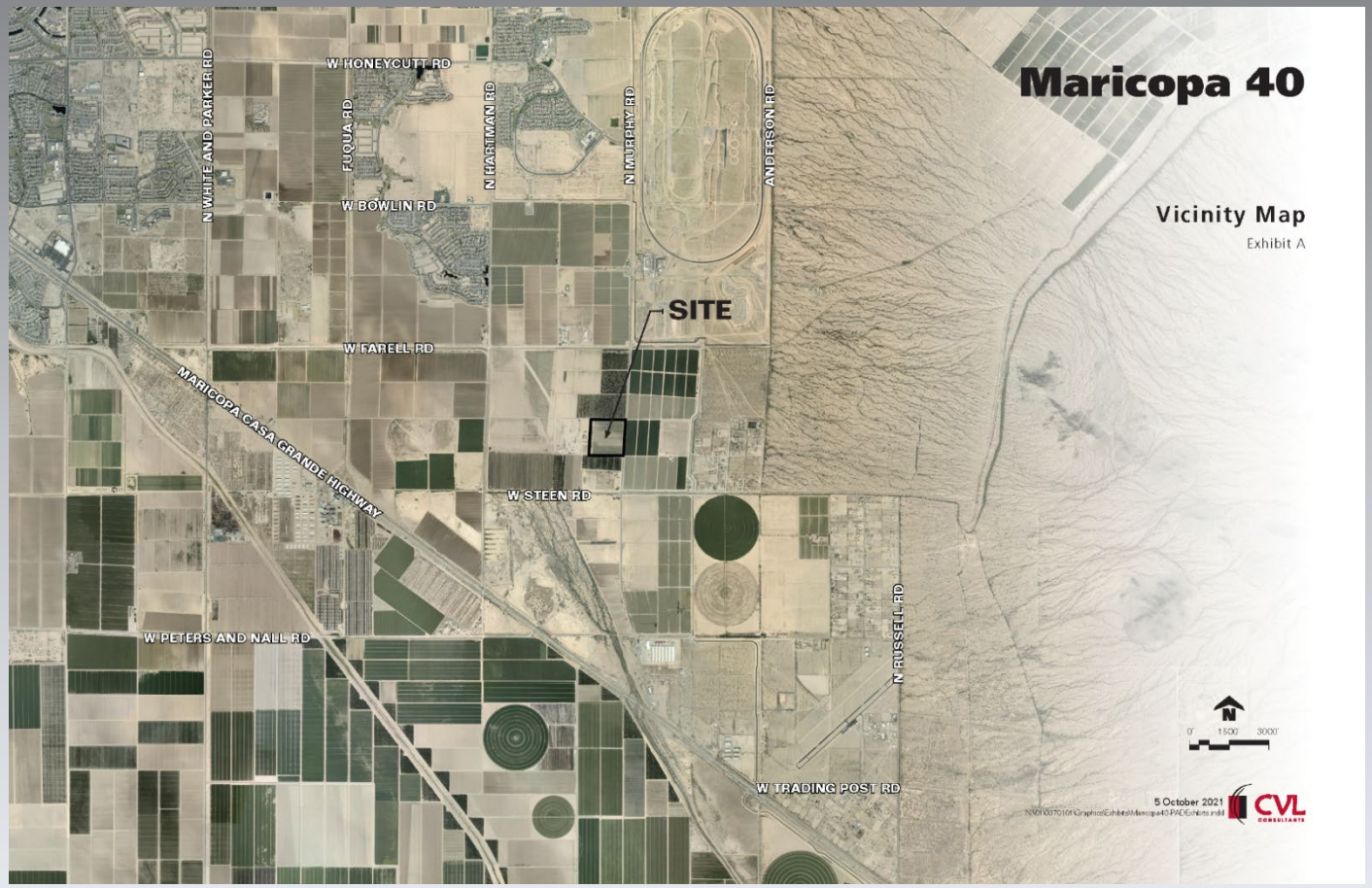
Maricopa 40
Minor GPA & PAD

Neighborhood Meeting

October 7, 2021

6:00 pm – 7:00 pm

CVL CONSULTANTS



Vicinity Map

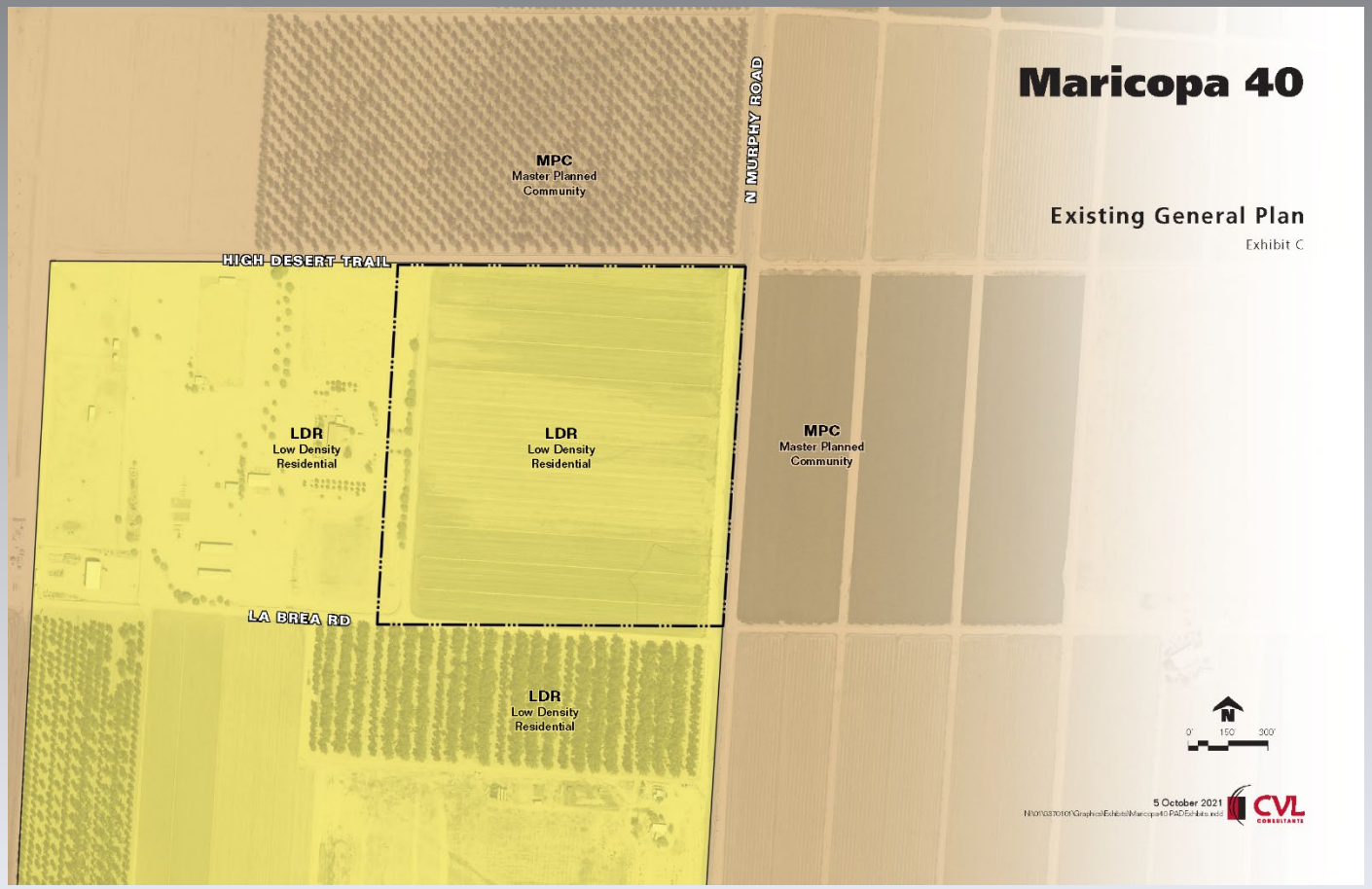
Located southwest of High Desert Trail & Murphy Road in the City of Maricopa, Arizona.

CVL CONSULTANTS

Aerial Map

Surrounding properties include a single family residence to the west, undeveloped land entitled for a master planned community to the north, and agricultural land to the east and south.

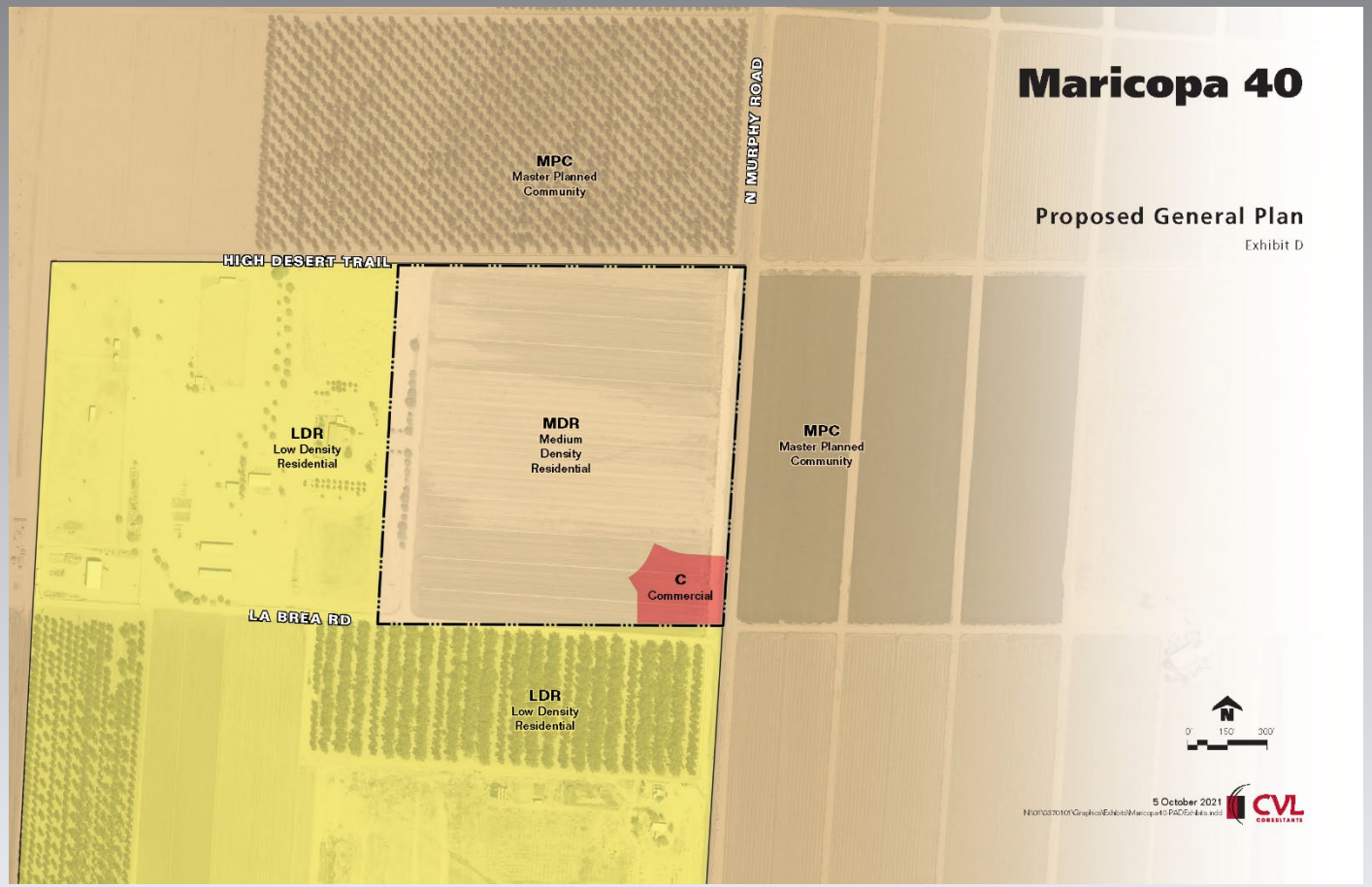
CVL CONSULTANTS



Existing General Plan

Existing Land Use: Low Density Residential

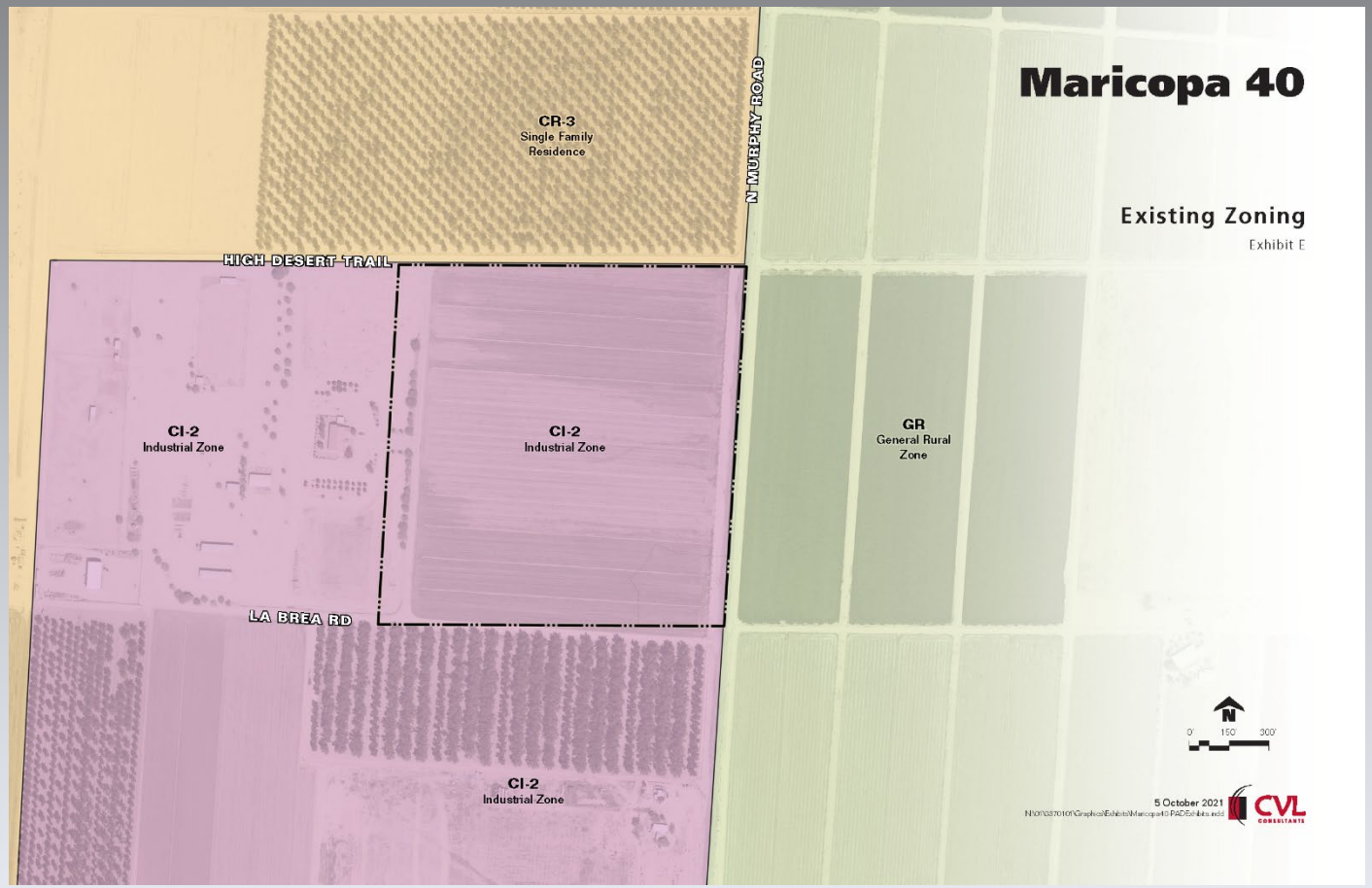
CVL CONSULTANTS



Proposed General Plan

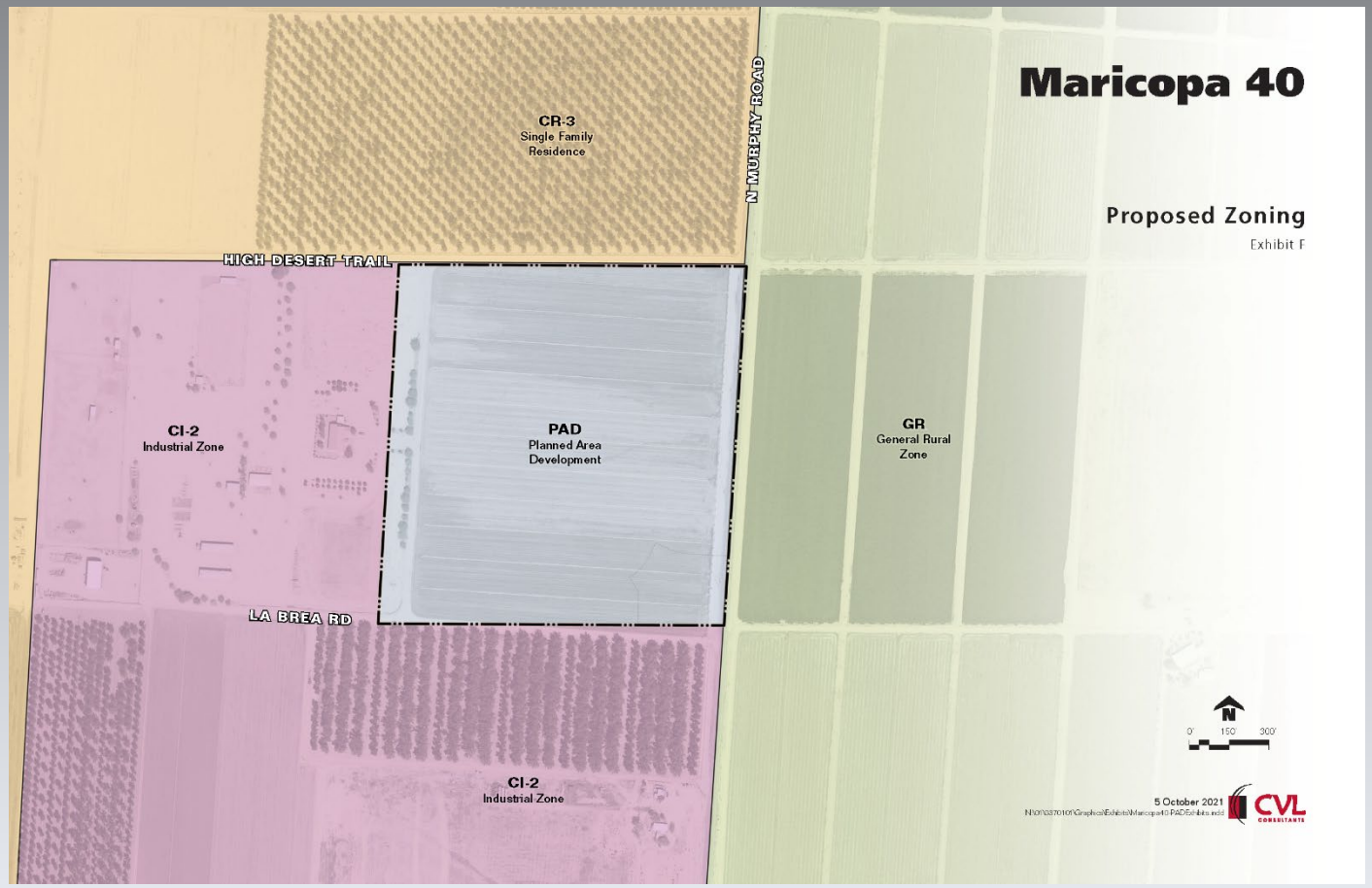
Proposed Land Use: Medium Density Residential and Commercial

CVL CONSULTANTS



Existing Zoning

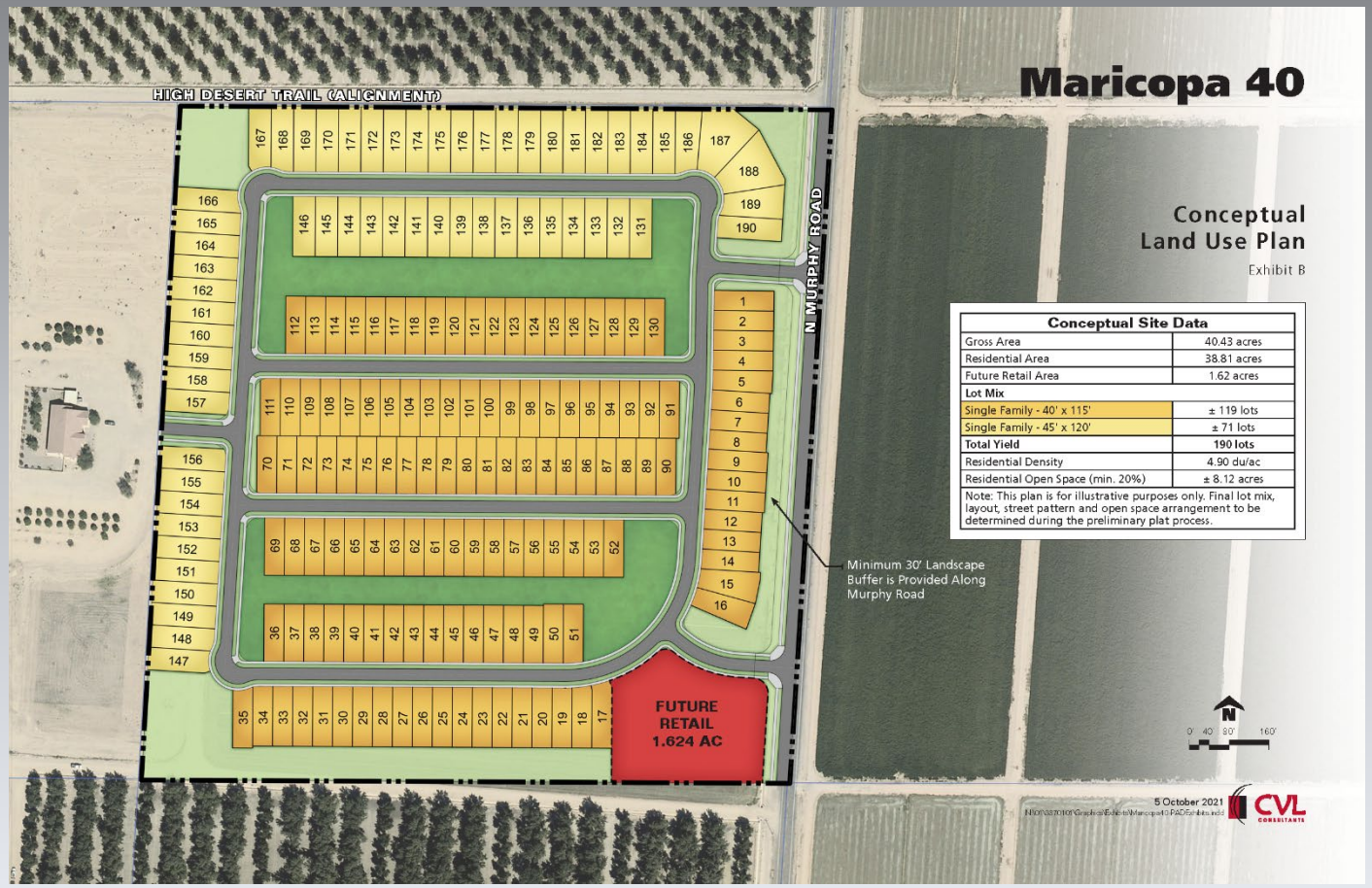
Existing Zoning: Industrial (CI-2)



Proposed Zoning

Proposed Zoning: Planned Area Development (PAD) for development of a residential community with retail corner.

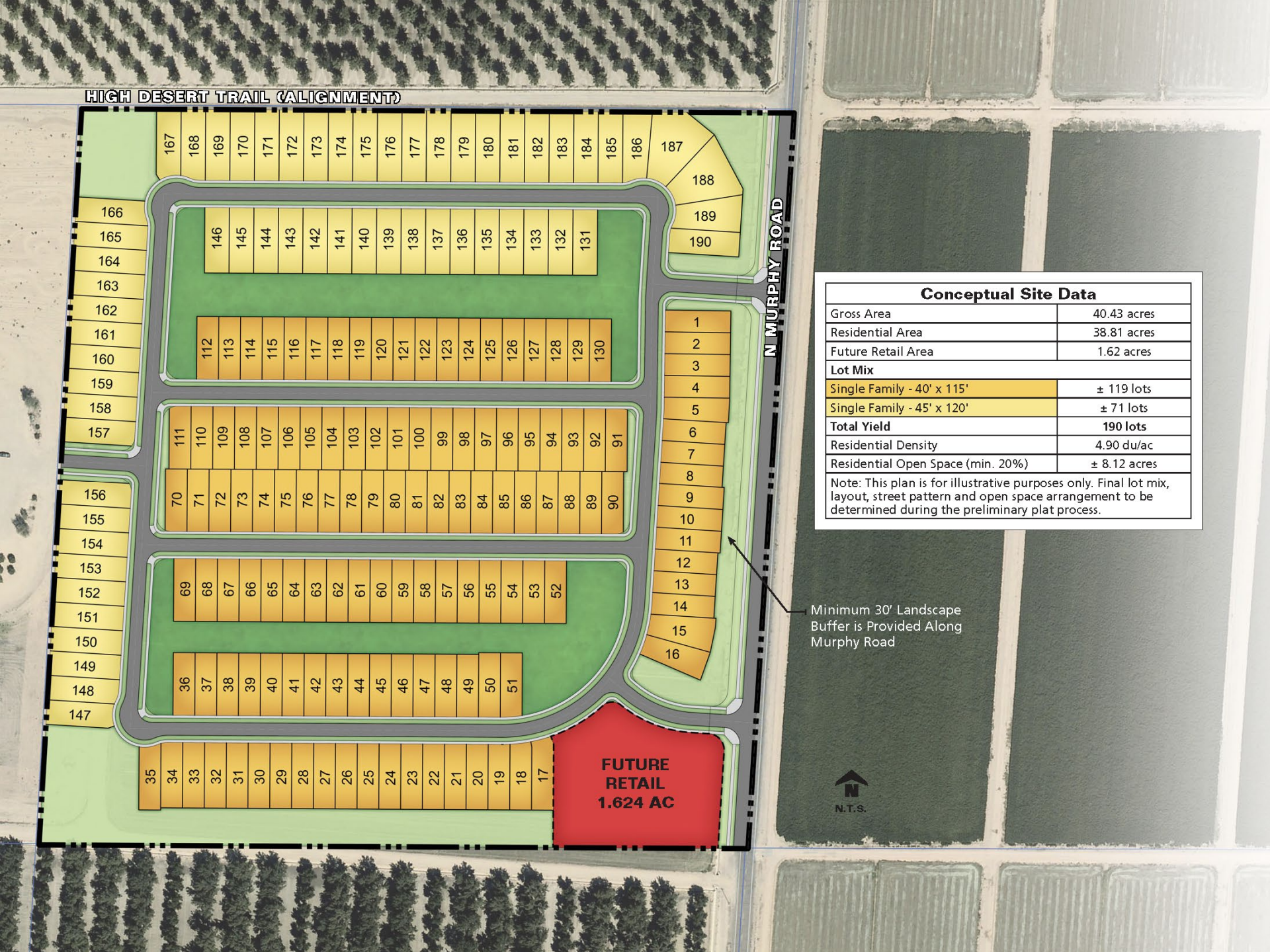
CVL CONSULTANTS



Conceptual Site Data	
Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	**190 lots**
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

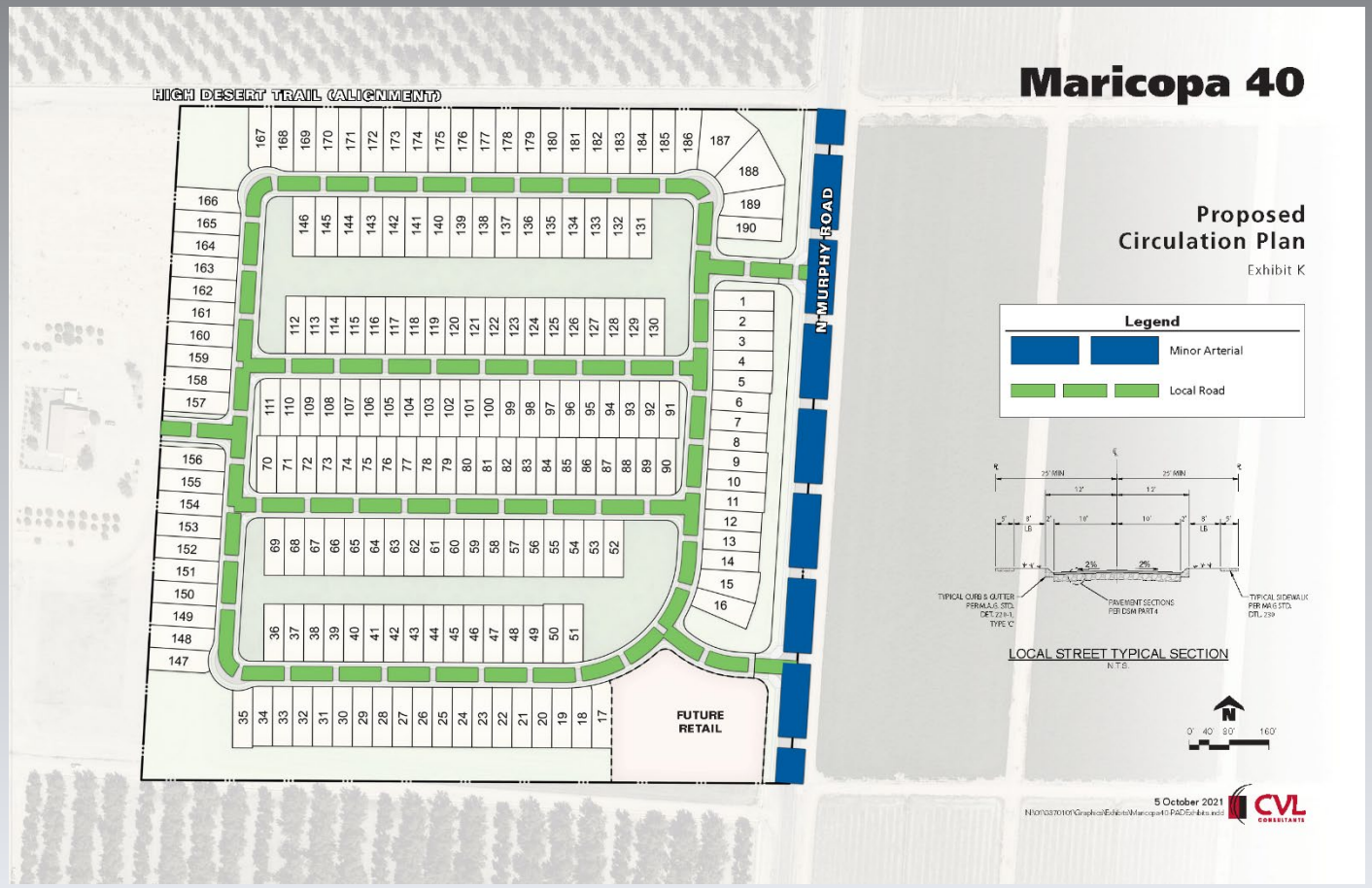
Land Use Plan

CVL CONSULTANTS



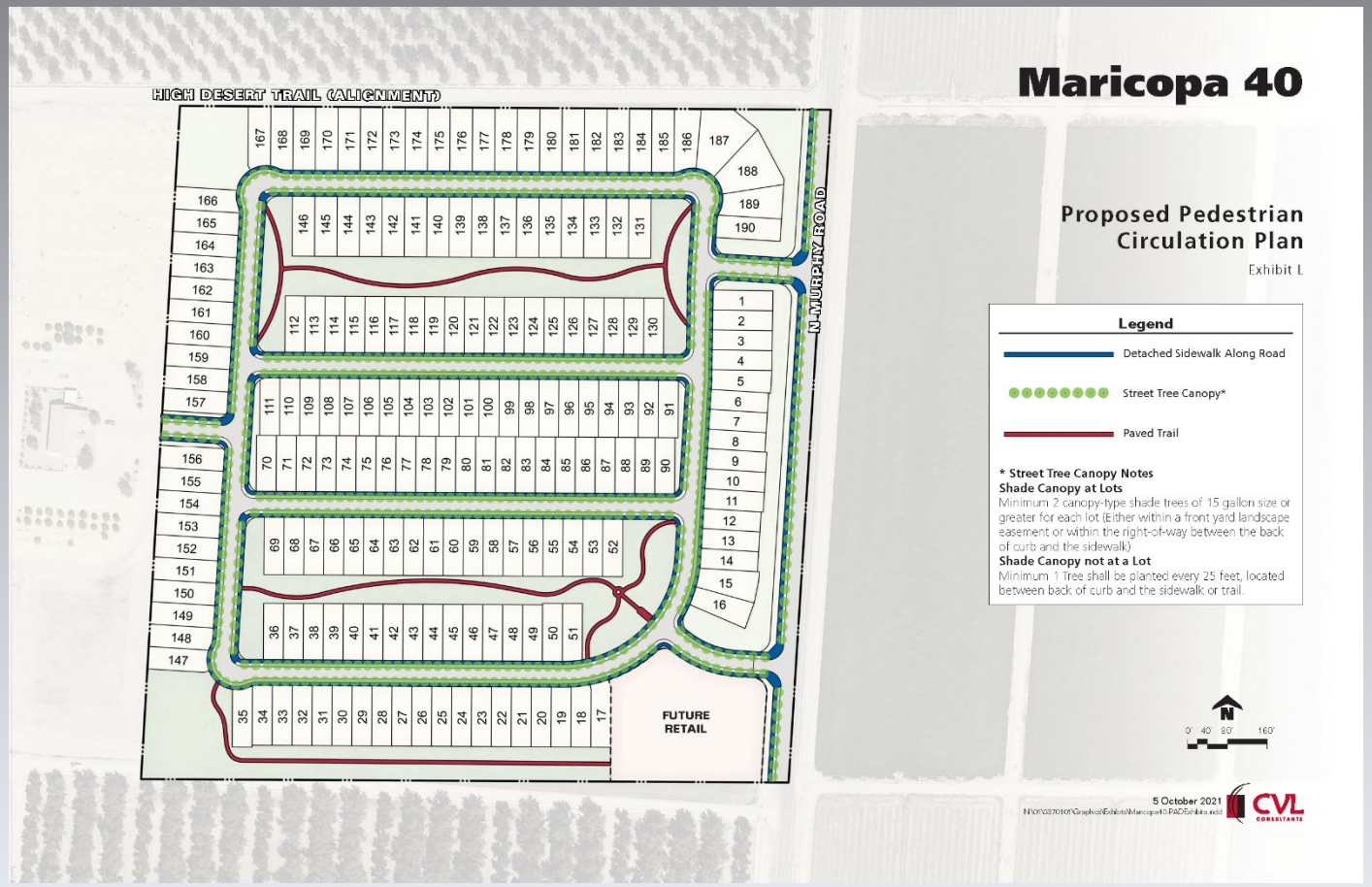
Conceptual Site Data	
Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	**190 lots**
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres

Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.



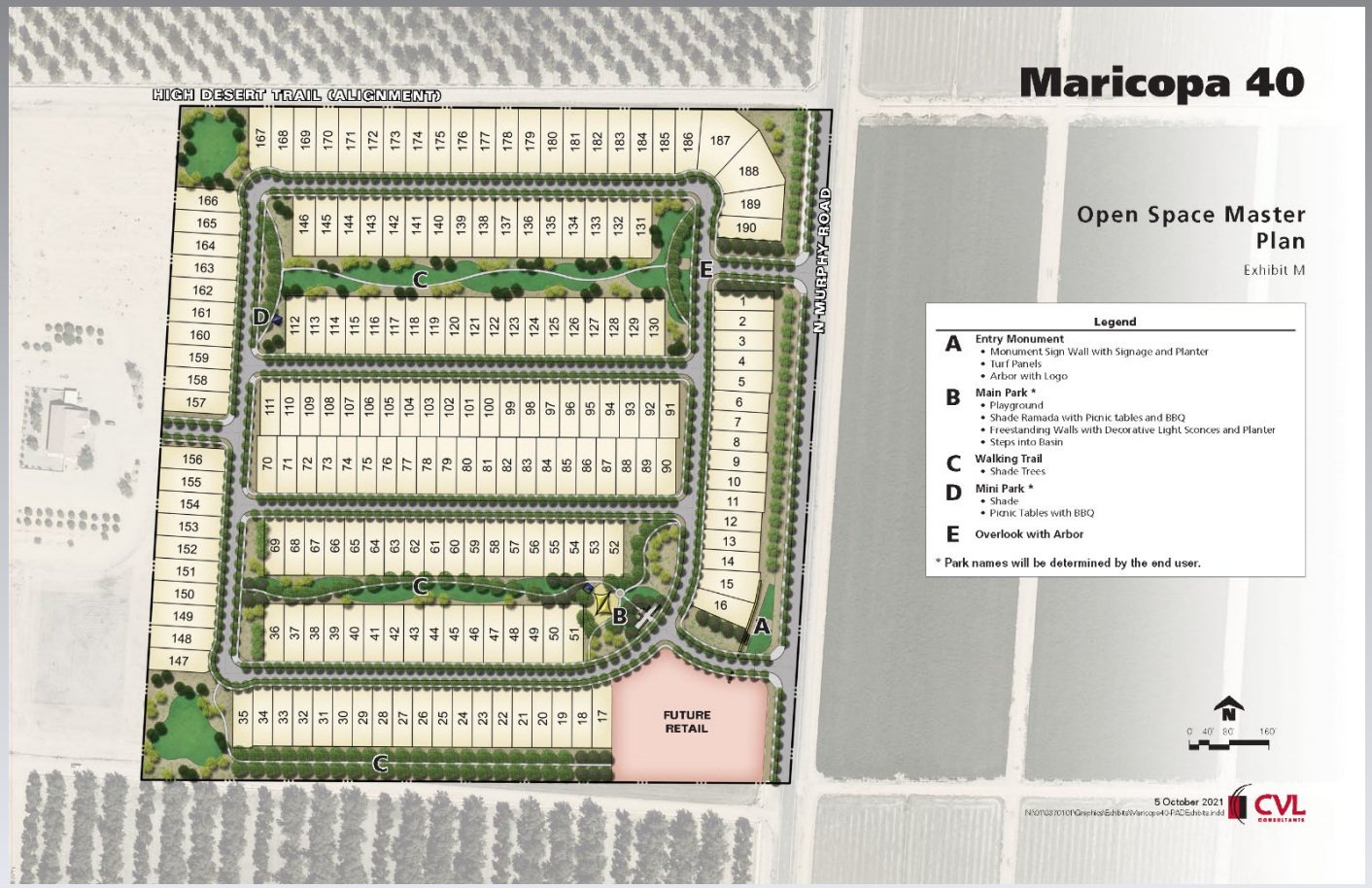
Circulation Plan

CVL CONSULTANTS



Pedestrian Circulation Plan

CVL CONSULTANTS



Open Space Master Plan

CVL CONSULTANTS

Open Space Master Plan – Detail 1 of 2

A: Entry Monument Sign Wall with Signage and Planter, Arbor with Logo, and Turf Panels.

B: Main Park with Playground, Shade Ramada with Picnic Tables and BBQ, Decorative Sconces and Planter, Steps into Basin with Turf Play Area.

C: Walking Trails with Shade Trees

CVL CONSULTANTS

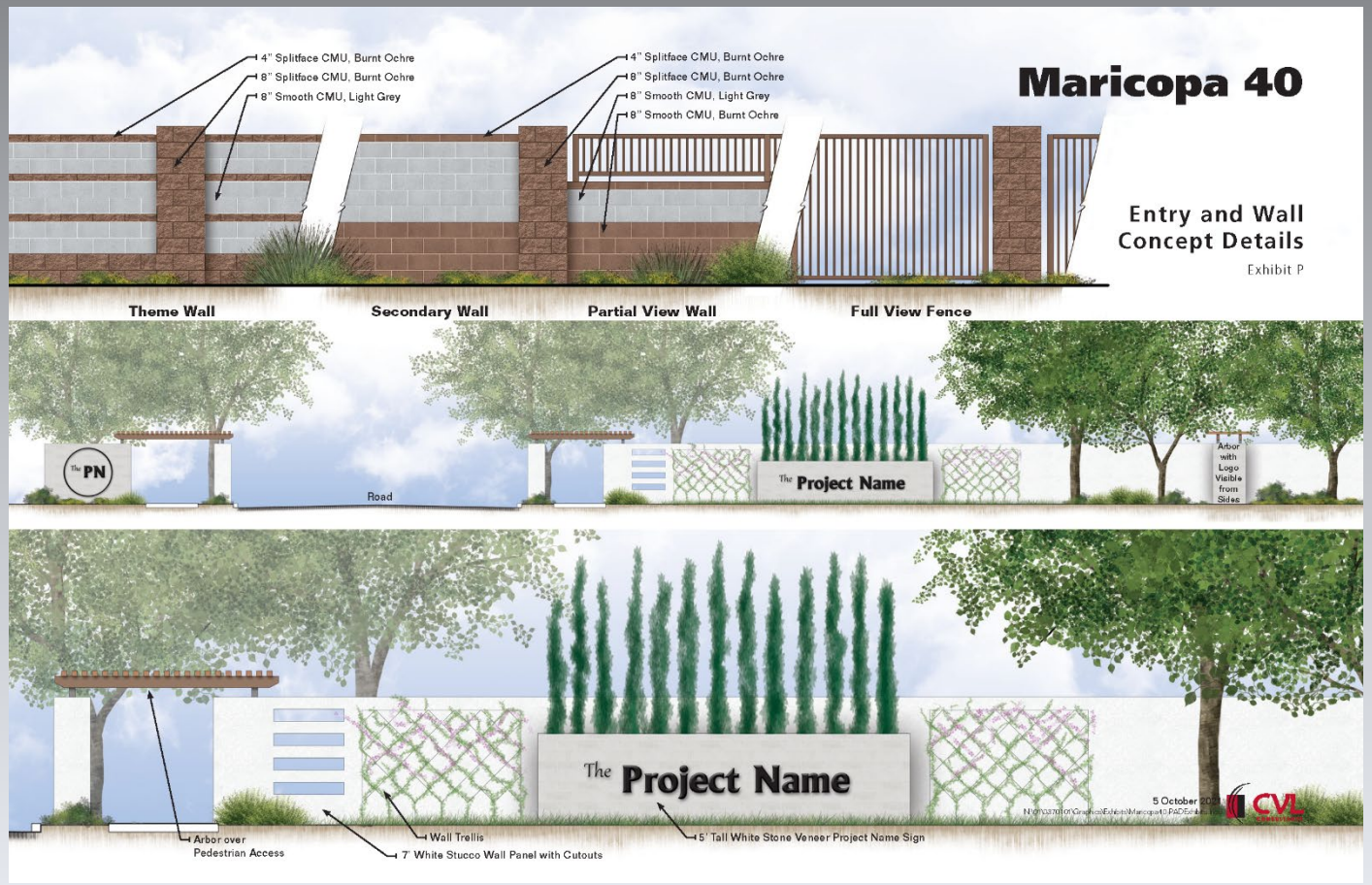
Open Space Master Plan – Detail 2 of 2

C: Walking Trail with Shade Trees

D: Mini Park with Shade, Picnic Tables, and BBQ

E: Overlook with Arbor, Walking Trail with Shade Trees

CVL CONSULTANTS



Entry and Wall Concept Details

CVL CONSULTANTS

Perspective View of Entry

CVL CONSULTANTS

Questions?

CVL CONSULTANTS