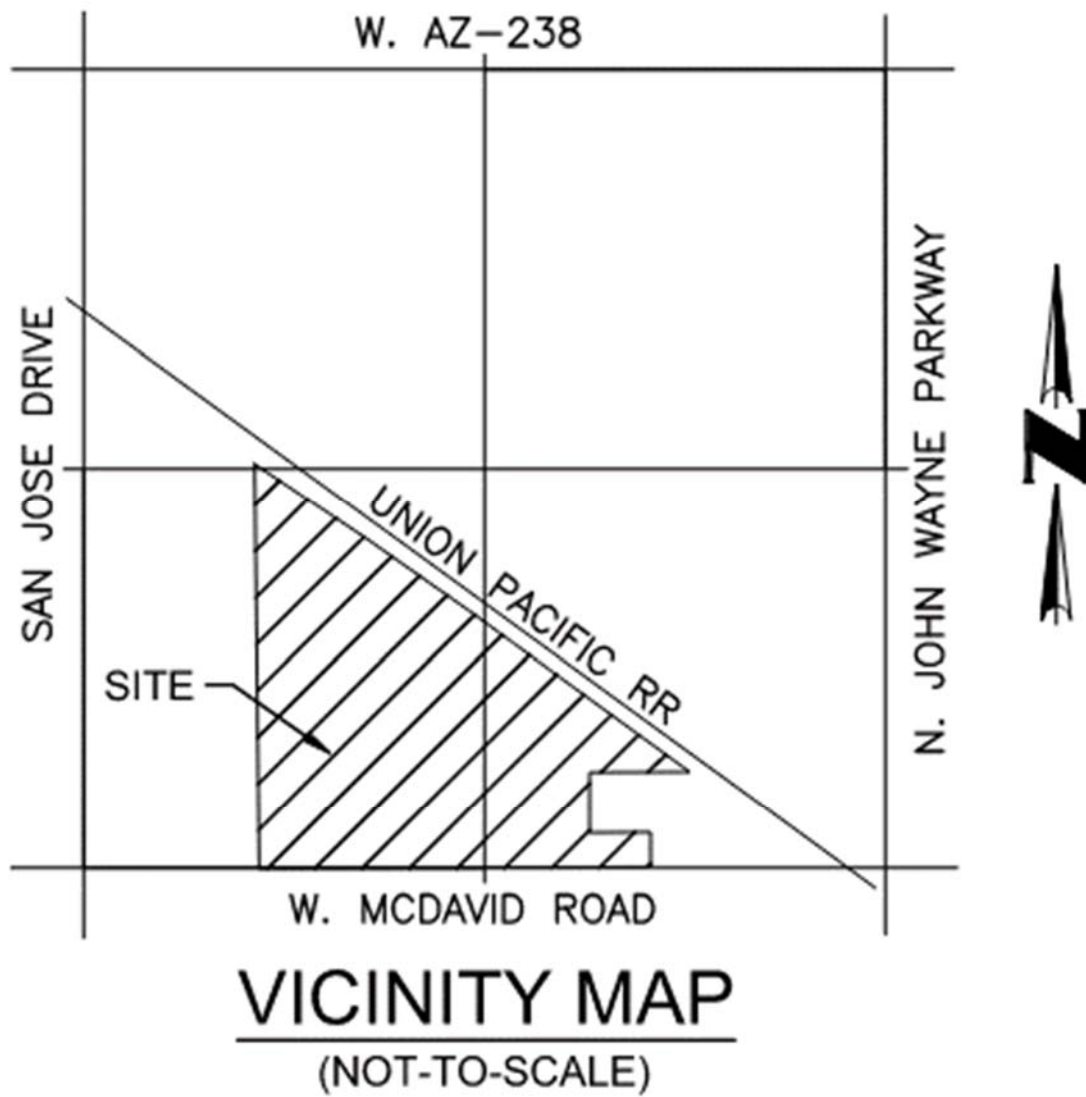


Palomino Ridge

Located at the northwest corner of McDavid Rd. and Hogenes Blvd.

City tracking number SUB 21-51





Description of Proposal

This FINAL PLAT is for a portion of land located in the South Half of Section 21, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona also being located within the City of Maricopa. The proposed PLAT includes approximately 63.053 acres of land to be subdivided into 226 lots for single family residences with a minimum lot size 4,600 square feet. This Plat dedicates all rights of ways associated with the proposed subdivision to the City of Maricopa for public use. This Plat dedicates all tracts in this subdivision to the HOA for private use, and all easements associated with the proposed subdivision as noted.

Relationship to surrounding properties

The Union Pacific Railroad (UPRR) is adjacent to McDavid Estates along its eastern boundary. East of the railroad; the Estrella Gin Business Park which consists of three large lots, two of the lots are vacant; with the Maricopa Fire/Medical Department Station 575 is located on the third lot. A small residential subdivision called North Maricopa, Maricopa Assembly of God, and the Maricopa Stanfield Justice Court, are located further to the east.

Along the southern boundary of the Site; is the residential subdivision Maricopa Meadows Parcel 16, and the Pinal County School District 20 Maricopa.

Orbitel Communications and Diamond Communications own parcels of land, adjacent to the southeast corner of the Site.

West of the property is agricultural and vacant/undeveloped land, the Electrical District No. 3 of Pinal County, property owned by Lecoure Properties, The Hope Women's Center, and residential properties

Location and Accessibility

Just east of the Site is John Wayne Parkway (SR 347), a major north-south state highway in central Arizona that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa. SR 347 begins at SR 84 and extends north through the City of Maricopa, where it meets SR 238 and eventually connects to Interstate 10. According to the City of Maricopa Transportation Plan and Arizona Department of Transportation (ADOT) Statewide Functional System map, SR 347 is designated as a Principal Arterial

Access is provided to the Site via McDavid/Edwards Road. McDavid Road is a three-lane minor arterial roadway along the southern boundary of the Site. Based on new transportation improvements connected with the recently constructed SR-347 overpass, the best access to SR-347 will be via Hogenes Boulevard, heading south from McDavid Estates, and then east along Honeycutt Avenue to the connection with SR-347.

Loma Road is a dirt road that runs along the western boundary of the Site and appears to dead-end just before just south of the railroad. Maricopa-Casa Grande Highway (Hwy 238) is an east-west state highway located approximately 2 miles north of the Site. According to the Arizona



Department of Transportation (ADOT) federal functional system SR 238 is classified as a minor arterial and serves as a direct route from Gila Bend to Maricopa where it terminates at the SR 347 junction.

Interstate 10 (I-10) is located approximately 16 miles northeast of the Site. Interstate 8 (I-8) is located approximately 30 miles southwest of the Site and provides access to San Diego and Southern California.

Circulation System

The site will be serviced by two entry roads that tie into McDavid Rd. from the north. A 55' public right of way will be dedicated for the north half of McDavid Road along the frontage of the project. The site will consist of local roads, dedicated to the public within 50' rights of ways. Every road will have a 5' detached sidewalk on both sides with a 4' landscape area between the back of curb and the sidewalk. There will be pedestrian paths through the common open space areas and connecting the public roads to the amenity areas.

Development schedule

Construction is expected to begin in January of 2024.

Community facilities and services

The community will have multiple open space areas with trails and sidewalks providing pedestrian access to all locations. Residential amenities will be provided in several locations for the use and benefit of all the residents in the community. The amenities will include play structures for children, ramadas and picnic tables with open space for activities.

Public utilities and services

Water:

The majority of the Site is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. The northern 10.4 acre triangular portion of the Site is currently located within the Maricopa Consolidated Domestic Water District (MCDWID) service area. SCWC has master planned and installed the majority of infrastructure to serve Maricopa's expansive growth. In total, SCWC has CC&N's covering approximately 30 square miles of property within Maricopa's city limits, of which, approximately 12 square miles has been developed. In accordance with a regional master water infrastructure plan, SCWC has constructed a substantial potable water system to support this area.

Sewer:

An existing lift station located on the Site. Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Site. In accordance with the regional master plan, Global Water has constructed a substantial wastewater



system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

Dry utilities available onsite are Orbitel Communications/Century Link for TV and telephone, Southwest Gas for natural gas, and is located in Electric district number 3.

Trash collection: Waste Management

Fire protection: City of Maricopa Fire Department

Police: City of Maricopa Police Department

CLOMR

A CLOMR has been processed to remove floodways from the site and redirect offsite flows around and through the site as required. As of September 28, 2023 the CLOMR was approved by FEMA.

Attached For Reference

- A. Approved copy of the Preliminary Plat
- B. PAD 20-01 site plan with Zoning table
- C. PAD 20-01 conditions and stipulations
- D. Owners authorization
- E. NOI Storm water discharges