



HOGENES FARMS PAD MARCH 2021

Final Submittal: June 9, 2021

Hogenes Farms

PLANNED AREA DEVELOPMENT NARRATIVE

Submitted by:

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INTRODUCTION

On behalf of Hogenes Farms LTD Partnership (“Owner”), Brian Hegardt TRS 15 - Hogenes Farms (“Developer”) is proposing a mixed-use master planned community with public streets on a 528 +/- acre property located at the northwest corner of W. McDavid Road and N. Green Road (“Property”), in the City of Maricopa, AZ (“City”). The request will be to utilize the City’s Planned Area Development (“PAD”) zoning district for the overall development. Refer to **Exhibit A** for the Aerial Vicinity Map. The initial phases will be primarily single family residential homes with subsequent phases to include non-residential uses as described herein.

PURPOSE & INTENT

The purpose of the request is to rezone approximately 528 +/- acres of the existing CI-2 (Industrial Zone) zoning to the City’s PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The City’s zoning ordinance states that the specific purpose of the Planned Area Development (PAD) District is to provide opportunities for creative development approaches that will achieve superior community design, environmental preservation, and public benefit, in comparison to subdivision and development under Base District regulations. The intent is to accommodate, encourage, and promote innovatively designed developments involving a mixture of residential and/or non-residential land uses, which form an attractive and harmonious unit of the community. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of portions of a major wash corridor and development of public streets, along with private passive and active open spaces for the future residents of the community. Future extensions of the PAD will include the mixture of employment and commercial type uses.

REQUEST

With the initial phases of the overall 528 +/- acre proposed PAD developing with the RS-5 zoning district for residential subdivisions, the request is to rezone the Property consistent with the City’s General Plan land use designations, Master Plan Community and Medium Density Residential. The PAD zoning allows for large-scale developments that include a true variety of residential products along with supporting commercial and employment land uses to meet the daily needs of the residents. Refer to **Exhibit B** for the proposed zoning. This initial PAD is approximately 232 acres and planned for approximately 812 single-family residential lots at approximately 3.5 dwelling units to the acre (“du/ac”) utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The RS-5 zoning district is a medium density residential designation that allows for housing types including single unit detached and attached housing generally on lots of at least 5,000 square feet. Up to 25 percent of the lots in a subdivision may be below the minimum lot size, but no lot shall be less than 4,500 square feet. The proposed amended development standards are consistent with this zoning designation.

The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community. Major drainage ways will be preserved and/or

channelized and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.

This proposal seeks to develop a series of residential subdivisions of several different lot sizes. These neighborhoods are positioned along the north side of the extension of McDavid Road and along the west side of the loop being proposed for McDavid Road in the western end of the PAD. The remainder of the phases will be primarily residential neighborhood extensions from Phases 1 and 2 with potential commercial or industrial uses along the northeast portion of the Property along N. Green Road meeting the requirements of the City's zoning code for minimum number of uses (Sec. 18.60.030). Refer to *Exhibit C* for the Conceptual Land Use Plan.

EXISTING CONDITIONS

Site Location & Conditions

The Property is located at the northwest corner of W. McDavid Road and N. Green Road in Maricopa, Arizona.

The Property consists of one (1) large agricultural parcel consisting of farmland and natural drainage ways. Portions of the Property are identified as being located within Flood Zone AO and X. An existing Union Pacific Railroad line ("railroad") is located along the northern boundary of the overall Property.

Legal Descriptions

The proposed Hogenes Farms community is located on one (1) parcel of land within the City of Maricopa, containing approximately 528 +/- acres. Please refer to *Exhibit D* for the legal description of the proposed PAD portion of the larger parcel. The proposed initial phase of the PAD will encompass approximately 232 acres of the 528 +/- total acres.

Existing General Plan

A majority of the Property is designated as Master Planned Community ("MPC") with a smaller portion along the north side of the proposed Phase 2 plan being a Medium Density Residential designation. The MPC designation provides for large-scale (160+ acres) developments that include a true variety of residential products along with supporting commercial and employment land uses to meet the daily needs of the residents. Density allowances are flexible if including a Village Center or 3.0-10.0 du/ac.

The northern portion of the Property is designated as Medium Density Residential that provides a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation, and cultural places, including schools, churches, and neighborhood facilities. The MDR land use designation allows for a density of 2.0 - 6.0 du/ac. Refer to *Exhibit E*, Existing General Plan Land Use Map.

Later phases include the Employment land use designation which is generally along the railroad tracks on the north end of the Property and along the northwest corner of the Property.

SURROUNDING ZONING & LAND USES

As previously stated, the railroad is adjacent to northern end of the overall Property. The Owner owns the property north of the railroad tracks with more of the farmland operations located in that area. To the west are vacant properties consisting of natural desert landforms with major drainage ways. To the south is an extension of the Owners agricultural land use and property.

East and southeast of the Property are developed properties including residential subdivisions (Maricopa Meadows), schools and planned future residential development (McDavid Estates PAD). The Property is zoned CI-2, Industrial Zone, along with other properties to the north, northeast and west zoned with the same zoning district. The properties directly east and south are zoned GR, General Rural, with the developed residential subdivisions to the southeast zoned CR-3, Single Family Residence. Refer to *Exhibit F*, City Zoning Map.

GENERAL PLAN CONFORMANCE

Background

The Property is designated a combination of Master Planned Community and Medium Density Residential designations for the initial phases of the PAD rezoning request. Other portions of the overall larger property are designated Employment to the northwest and along the railroad tracks. The initial phases of the PAD proposal plans to develop primarily in the Master Planned Community and Medium Density Residential land use designated areas.

General Conformance

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

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

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

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

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

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

Objective 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.

Objective G3.a.2.1: The Design of communities and neighborhoods abutting or including washes shall integrate the wash corridors as a functional design component and include

amenities and trails to accommodate pedestrians, runners, cyclists, (and equestrians when designated as such) to access schools, neighborhoods, and commercial uses.

Objective G3.a.2.4: Washes should be designed to provide direct and frequent access from trails to abutting neighborhoods and roadways.

PERMITTED USES & DEVELOPMENT STANDARDS

The proposal is to utilize the RS-5 District development standards for the initial residential subdivisions.

Permitted Uses - Phase 1

Phase 1 will develop with the permitted uses within the RS-5 zoning district of the City of Maricopa Zoning Code.

Permitted Uses - Phase 2

Phase 2 will develop with the permitted uses within the RS-5 zoning district of the City of Maricopa Zoning Code.

Permitted Uses - Phase 3

Phase 1 will develop with the permitted uses within the RS-5, along with the potential for Neighborhood Commercial (“NC”), General Commercial (“GC”), General Office (“GO”), Shopping Center (“SC”), Light Industrial (“LI”) and Industrial Park (“IP”) zoning districts of the City of Maricopa Zoning Code.

Development Standards Table

Proposed Amended Development Standards - Residential

The requested PAD requests to create three (3) different lot size categories within RS-5 zoning category of the PAD. They are as follows:

Parcel	Lot Sizes	# Lots	%
1	40x115	148	18%
2	45x115	148	18%
3	65x120	109	14%
4	65x120	141	14%
5	45x115	156	19%
6	40x115	110	17%
Total:		812	100%

Hogenes Farms - Amended Development Standards Table

DEVELOPMENT STANDARDS TABLE							
	RS-5	NC	GC	GO	SC	LI	IP
Lot Standards							
Minimum Lot Area (s.f.)	4,500	5,000	10,000	10,000	20,000	10,000	20,000
Minimum Lot Width (ft.)	40	25	50	75	100	100	100
Minimum Lot Depth (ft.)	N/A	75	100	100	100	100	100
Maximum Density (units/net ac)	N/A	20	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage	55% - 1 story 50% - 2 story	N/A	N/A	N/A	N/A	N/A	N/A
Maximum FAR	N/A	N/A	N/A	N/A	N/A	N/A	1.2
Maximum Building Height	30	40	40	40	40	40	40
Minimum Building Height	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1 st Floor Ceiling Height, Non-	N/A	12	N/A	12	12	15	15
Front (ft.)	15 (2)	10	20	20	20	25	25
Interior Side (ft.)	5	0	0	0	0	0	0
Interior Side to Residential (ft.)	N/A	N/A	N/A	20	N/A	N/A	N/A
Street Side (ft.)	5	10	20	20	20	20	20
Rear (ft.)	15	20	30	30	40	15	15
Maximum Front Setback (ft.) *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Outdoor Living Area (sf/unit)	N/A	100	N/A	N/A	N/A	N/A	N/A
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.

Parking Regulations

Per City of Maricopa Zoning Code.

Architectural Design Guidelines

The initial phases of the residential uses will comply with the City's Single Family Design Guidelines.

As this proposed PAD is the initial phase to the overall larger PAD with non-residential uses, the following additional design elements from Table 18.60.060(C) will be implemented as part of the residential development within the PAD:

- Provide landscape open spaces visible from arterial street and residential street view (1)
- Single-story or combination 1 and 2 story homes on all corner lots (1)
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1)
- Add additional amenities interior to the project (1)
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities (1)
- Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques (1)
- Maintain washes in a natural state with native vegetation and topography (2)
- Maintain the site's natural topography and features (only applicable to sites with topography changes greater than 5% across the site) (2)

LANDSCAPE & OPEN SPACE

Walls & Fences

Screen walls and/or vegetation screening will be placed in appropriate areas of the development. The proposed entry monuments, wall themes, landscape palette and design will achieve a superior community design consistent with the intent and purpose of the PAD zoning district. Refer to **Exhibit G** for the design theme for the walls, entry features and landscaping. Refer to **Exhibit H** for the proposed PAD Open Space Plan.

SITE ACCESS & CIRCULATION

Circulation

Maricopa-Casa Grande Highway (Hwy 238) is an east-west state minor arterial highway located approximately 2 miles northeast of the Property that provides 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 Property. Interstate 8 (I-8) is located approximately 30 miles southwest of the Property and provides access to San Diego and Southern California. The Property is located south and west of the 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.

Access

McDavid Road is a current three-lane minor arterial roadway developed east of the Green Road alignment providing access to existing residential, commercial, civic, and educational

development within the City east of the Property. The future Green Road alignment, along the Property's eastern border is designated as a Principal Arterial.

Access to the Property will be provided at the future intersection of McDavid Rd. and Green Rd. The construction of the west leg of McDavid Road, west of the Green Road alignment, will serve as the PAD's main thoroughfare to access the residential subdivisions. There is an existing County road that runs east/west along the McDavid Road alignment to the southwest corner of the Property. There is also a 33 foot wide county roadway designation along the entire west side of the Property that provides for legal access to the three (3) remaining privately held parcels to the west. If needed for access, the future phases of the PAD will include a secondary access road to the vacant, privately owned parcels to the west. In addition, Green Road will become another main roadway alternative for the future phases of this PAD. Refer to *Exhibit I* for the PAD Circulation Plan.

PUBLIC UTILITIES & SERVICES

Existing Utilities & Services

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The City is in the process of expanding these services where needed to meet current and new development needs and create sustainable neighborhoods in the future.

Existing Water Facilities

Majority of the Property is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. 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.

The onsite water infrastructure for Hogenes Farms LTD Partnership shall be designed to provide water efficiently, reliably, and safely to the development. The system shall convey water for both domestic and emergency uses. The onsite water infrastructure shall also be looped to provide redundancy and improve the system's performance, while also preserving water quality. There is an existing 12" water stub in McDavid Road, east of Green Road that will provide the primary connection. An additional point of connection may be made to an existing 16" waterline in Smith Enke Road with a proposed waterline in Green Road that would cross the railroad tracks north of the project site. Water stubs to the south shall also be included with the Project's design, to provide access for future development.

Existing Wastewater Facilities

Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Property. 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.

The proposed onsite wastewater infrastructure for Hogenes Farms LTD Partnership will convey all wastewater from the project to a proposed lift station near the northwest corner of the

first phase of development. A force main will then convey wastewater from the lift station to an existing sewer line in McDavid Road east of Green Road.

Dry utilities in the area are Orbital Communications/CenturyLink for cable TV/telephone, Electrical District Number 3 for electrical and Southwest Gas Corporation for gas service.

Drainage

The project site is subject to effective FEMA Special Flood Hazard Areas (SFHA) of floodplains of differing categories. The various floodplains are a result of the Vekol Wash and Smith Wash watersheds and runoff from the 100-year event, though smaller storm events from the expanse of the Vekol and Smith watersheds are acknowledged to discharge flows to the development site. The Property is in flood zones 'AE' (A flood zone of channelized flow, 1' to 3' depth), and 'AO' (A mapped flood zone of 1' to 3' depth). The flood zones are identified on Flood Insurance Rate Maps (F.I.R.M.) numbers 04021C0730F (Panel 730 of 2575) and 04021C0740F (Panel 740 of 2575), each map dated June 16, 2014. The flood hazard of the project site is also identified on publicly available reference on the Pinal County GIS website. A CLOMR (Conditional Letter of Map Revision) and LOMR (Letter of Map Revision), based on effective conditions, will be required with development of the project site which will remove residential area from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance.

Design of the site will use best available data for offsite flowrates and other hydrologic and hydraulic existing conditions which have been developed in the City of Maricopa and Pinal County Heritage District Study by Entellus. This study will be used to provide for the open space requirements to manage the offsite storm water compatible with pre-development conditions.

The development will conform to the requirements of storm water retention on-site, typically the 100-year 2-hour storm event but will request relaxed retention requirements of a lesser required provision of either the first flush or pre-versus-post conditions. This lesser-required retention request will focus on areas that will overtop or bleed-off in close proximity to an open space conveying offsite flows. Additional detail will be provided with the project's preliminary plat. Please refer to the drainage report submitted with this application.

Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the Property boundaries and there is no information indicating any other geological constraints on the Property.

The Property has three soil classifications. The soil located in the western section of the Property is classified as the Casa Grande fine sandy loam with slopes that generally range from zero (0) to three (3) percent. This deep, well drained slowly permeable soil formed in old alluvium. This soil typically has a brown to reddish-brown sandy loam or sandy clay loam surface horizon from 0-30 cm deep. The soil located in the eastern area of the site is classified as marana silty clay loam. This deep well drained soil is typically found on stream terraces. Slopes in that area are generally zero (0) to one (1) percent. Casa Grande clay loam is the third and final type of soil classification found on the property and is in a small area of the site along the southern boundary. This soil classification has slopes that range from zero (0) to one (1) percent.

Site constraints

The two major challenges for the Property are the floodplain and existing natural drainage features and its location adjacent to the railroad tracks. The drainage ways will be re-designed in the future platting of the Property. Natural vegetation and a more organic design will allow for future pedestrian trails within the drainage ways to make these areas more aesthetically pleasing and usable open space for the future residents. The future phases of the PAD will address the railroad track proximity to the property through the potential use of landscaping and berming.

Historical land uses

There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the property with significant historical background or historical credentials.

Beyond the perimeter of the Property

The nearest schools are the Maricopa High School, Maricopa Wells Middle School, and the Maricopa Elementary School. All three schools are located within a 1-2-mile radius of this proposed PAD.

Maricopa Fire Department Stations 574 & 575 are located within a 1-2-mile radius of the Property. Additional neighborhoods, parks, schools, major streets, and retail are located generally within the City of Maricopa to the east, north and northeast of the site.

DEVELOPMENT PHASING

This initial PAD is approximately 232 acres and planned for approximately 812 single-family residential lots at approximately 3.5 dwelling units to the acre (“du/ac”). The proposal is to develop Phase 1 and Phase 2 in the south and southwestern portions of the overall 528 +/- acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD.

There are six (6) core neighborhoods within the initial two (2) phases of the PAD. These may be phased at the preliminary plat or final plat level. Phasing will move west from Green and McDavid Roads. Sub-phases of each development parcel will occur through the City’s platting process. Improvements will also be determined and made at that time. This proposal seeks to develop a series of residential subdivisions of several different lot sizes. These neighborhoods are position along the north side of the extension of McDavid Road and along the west side of the loop being proposed for McDavid Road in the western end of the PAD. Refer to *Exhibit J* for the PAD Phasing Plan.

CONCLUSION

The requested rezoning creates another master planned community west of Green Road at the McDavid Road intersection with future residential enclaves. East and southeast of Green Road are existing and proposed residential neighborhoods in planned communities, parks, commercial, civic, and educational facilities. The proposed PAD is a logical extension of

residential development within the City. The proposal will extend McDavid Road west to provide direct access for the new residents to access the parks, schools, goods, and services Maricopa has to offer to the east and northeast. The proposal provides for six (6) residential enclaves and sets up an open space, drainage, circulation, and land use plan for the remainder of the property. The development agreement will commit to future land planning of the remaining portion of the Property for residential and non-residential uses, Green Road construction and extension over the railroad tracks. The proposed rezoning request will provide the necessary flexibility to adapt to current and future single-family residential markets. The rezoning provides for multiple lot sizes with the flexibility not affecting the density or maximum number of dwelling units proposed for the Property. The overall goal is to reach a sustainable density threshold that allows for the development of a first-class residential and future mixed-use community.

EXHIBIT A

Aerial Vicinity Map

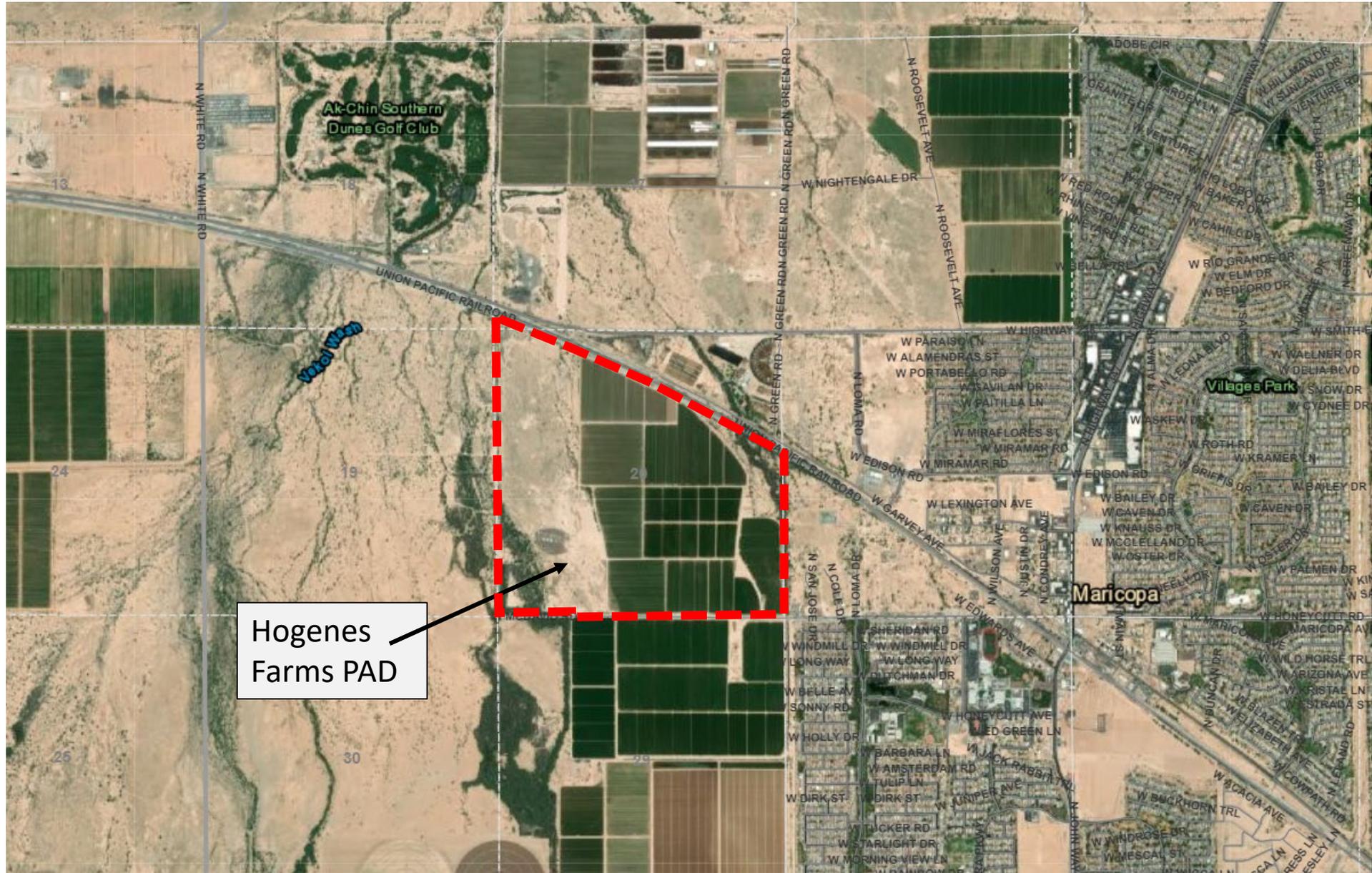
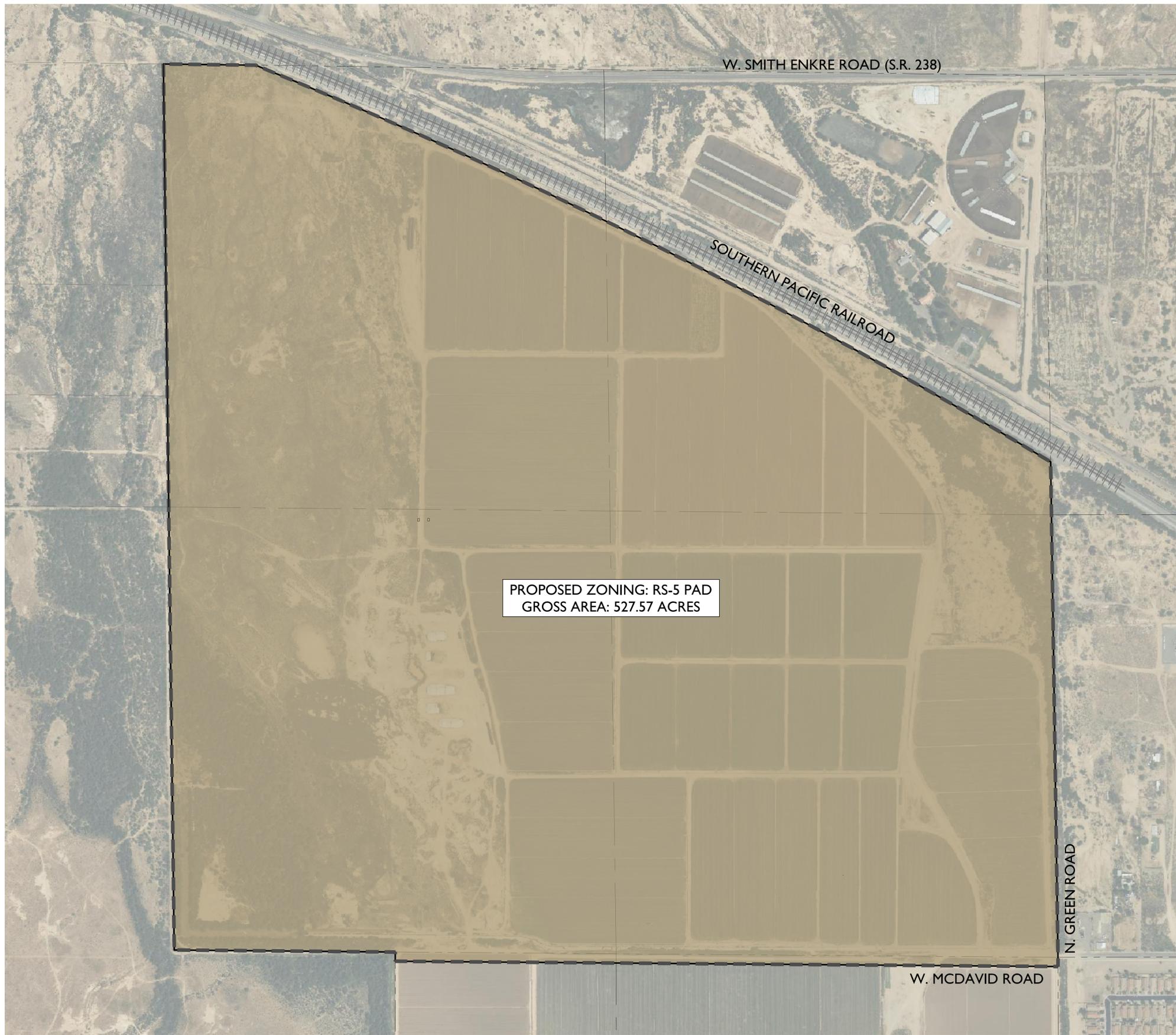


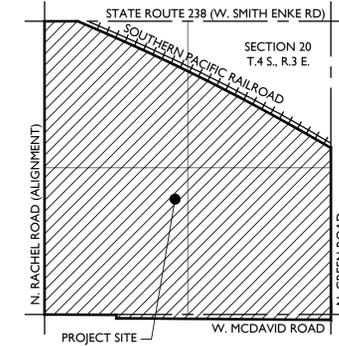
EXHIBIT B



PROPOSED ZONING EXHIBIT FOR HOGENES FARMS

A PORTION OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP



N.T.S.

PROJECT TEAM

<p>DEVELOPER: MARBELLA HOMES 18835 N THOMPSON PEAK PKWY SCOTTSDALE, AZ 85255 TEL: (480)-420-3355 CONTACT: JOHN WITTRICK john@marbellacustomhomes.com</p>	<p>LAND USE ATTORNEY: TIFFANY & BOSCO, P.A. 2525 E. CAMELBACK RD., 7TH FL. PHOENIX, AZ 85016 TEL: (602)-452-2729 CONTACT: KURT JONES, AICP kajones@tblaw.com</p>	<p>ENGINEER: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., STE. 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE Dan.auxier@epsgruoinc.com</p>
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PROJECT DATA

A.P.N.:	510-12-0050
EXISTING GENERAL PLAN:	MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	527.57 ACRES

1130 N Alma School Road
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WWW.EPSGROUPINC.COM



Hogenes Farms
Pinal County, AZ

Proposed Zoning Exhibit

Project:

Revisions:

JANUARY 5, 2021 - 1ST ZONING SUBMITTAL
MARCH 19, 2021 - 2ND ZONING SUBMITTAL
JUNE 8, 2021 - 3RD ZONING SUBMITTAL



Designer: DH
Drawn by: JAJ

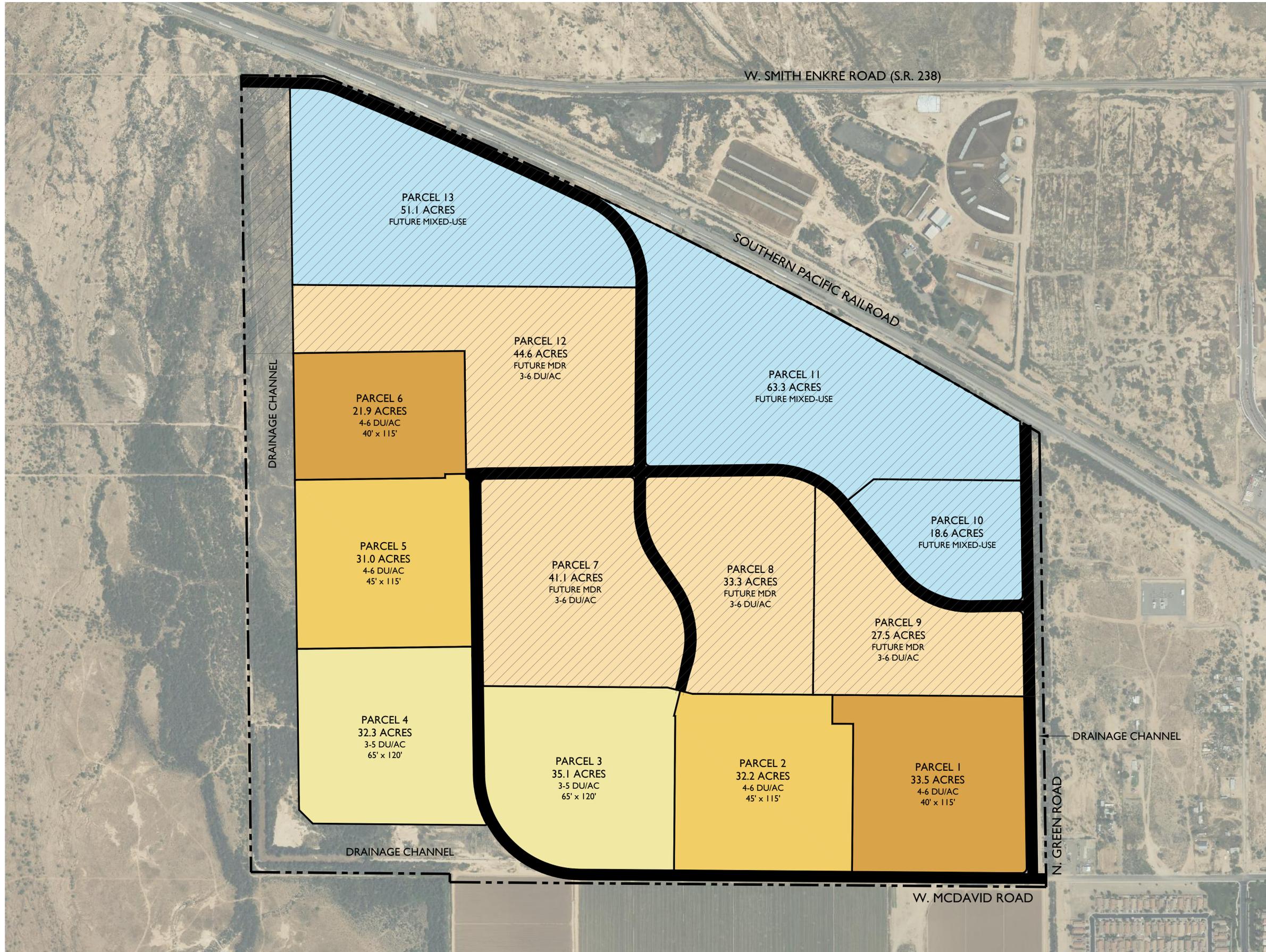
Preliminary
Not For
Construction
Or
Recording

Job No.
19-0292

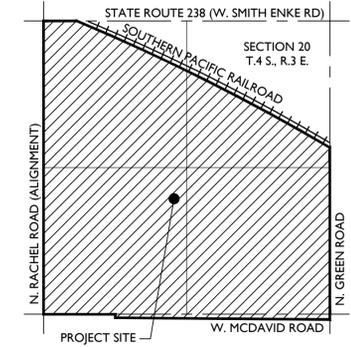
ZONING

Sheet No.
1
of **1**

EXHIBIT C



VICINITY MAP



PROJECT TEAM

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PROJECT DATA

A.P.N.:	510-12-0050
EXISTING GENERAL PLAN:	MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	527.57 ACRES

LEGEND

- BOUNDARY
- COLLECTOR ROAD
- 40' x 115' PARCEL
- 45' x 115' PARCEL
- 65' x 120' PARCEL
- MEDIUM DENSITY RESIDENTIAL (3-6 DU/AC)
- MIXED USE
- FUTURE PARCELS

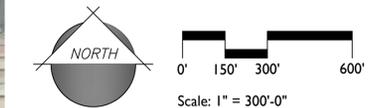


EXHIBIT D

EXHIBIT "A"

File No.: **NCS-956890-PHX1**

Policy No.: **956890**

Real property in the City of Maricopa, County of Pinal, State of Arizona, described as follows:

PARCEL NO. 1:

ALL THAT PORTION OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH OF THE RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

EXCEPT ONE-HALF OF ALL MINERALS, OILS, GASES AS RESERVED IN DEED RECORDED IN DOCKET 72, PAGE 27, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTH 55 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) SOUTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL RENTALS, LEASE MONIES, OPTION MONIES, ROYALTIES OR OTHER INCOME FROM OIL, GAS, MINERALS AND OTHER HYDROCARBONS IN OR UNDER THE ABOVE DESCRIBED REAL PROPERTY, AS RESERVED IN DEED FROM RAYMOND H. LACY AND MABELLE E. LACY, HUSBAND AND WIFE, TO WAYNE P. MCDAVID AND BLANCHE R. MCDAVID, HIS WIFE, RECORDED APRIL 21, 1952 IN DOCKET 59 AT PAGE 567, RECORDS OF PINAL COUNTY, ARIZONA. (AFFECTS THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29).

PARCEL NO. 3:

AN EASEMENT FOR DRAINAGE CHANNEL PURPOSES OF 300 FEET ALONG THE SOUTH LINE OF PARCEL NO. 2 ABOVE.

NOTE: ABOVE LEGAL DESCRIPTION TO BE INSURED AS TO PARCEL NO. 3 ABOVE TO BE PROVIDED PRIOR TO CLOSE OF ESCROW.

APN: 510-12-0050 8 and 510-12-0110 0 and 510-12-0100 1

EXHIBIT E

City of Maricopa General Plan Land Use Map

PLANNING MARICOPA

shaping our community

Click to see full screen maps   

Future Land Use

Circulation

Parks, Trails, and Open Space

Public Services and Facilities

Growth Areas



LEGEND

General Plan Land Use:

Land Use	Medium Density Residential
Abbreviation	MDR
Description	The Medium Density Residential category provides a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural places, including schools, churches and neighborhood facilities.

General Plan Land Use:	
Land Use	Employment
Abbreviation	E
Description	The Employment land use category is a broad designation to accommodate numerous types of development. Preferred uses include lighter industrial use such as light manufacturing and business park development, professional offices, medical facilities, etc.

General Plan Land Use:

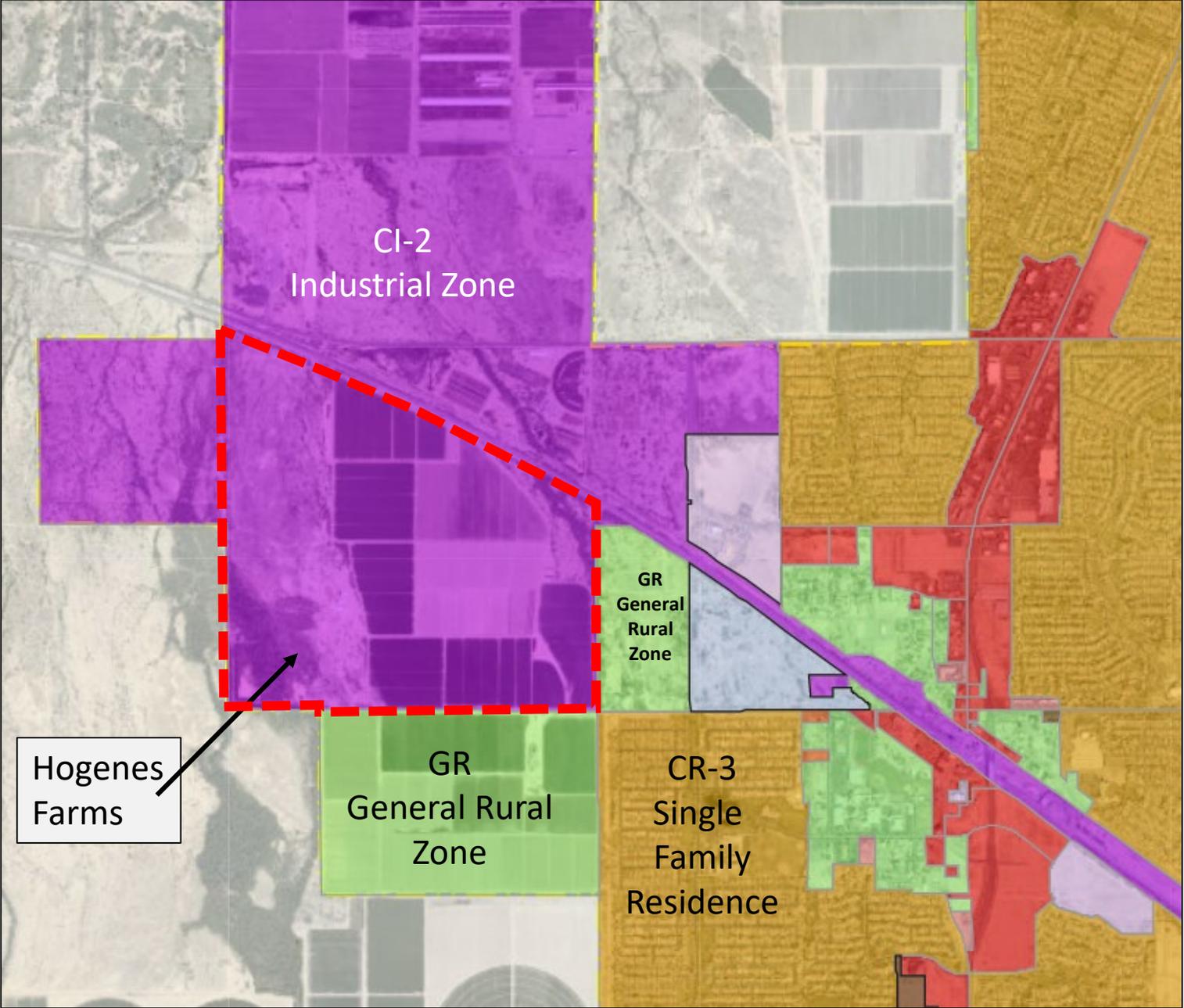
Land Use	Master Planned Community
Abbreviation	MPC
Description	The Master Planned Community designation provides for large-scale (160+ acres) developments that include a true variety of residential products along with supporting commercial and employment land uses to meet the daily needs of the residents.

Hogenes Farms PAD

Maricopa

EXHIBIT F

City of Maricopa Zoning Map



Hogenes Farms

CI-2
Industrial Zone

GR
General
Rural
Zone

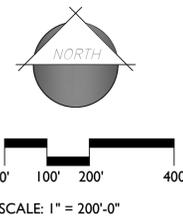
GR
General Rural
Zone

CR-3
Single
Family
Residence

EXHIBIT G

LEGEND

- A** MAIN AMENITY AREA
-RAMADA
-BBQ PICNIC AREA
-TOT LOT
-SPORT COURT
-CORN HOLE
-ACTIVE OPEN SPACE
- B** SECONDARY AMENITY
-RAMADA
-TOT LOT
- C** ENTRY MONUMENT
- D** SEATING NODE



WALLS LEGEND

SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL
	BUILDER WALL



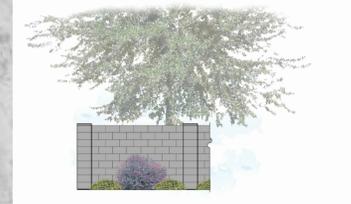
PRIMARY THEME WALL & COLUMN



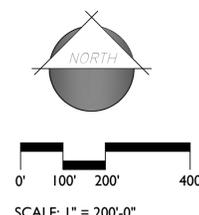
SECONDARY THEME WALL & COLUMN



PARTIAL VIEW WALL



BUILDER WALL

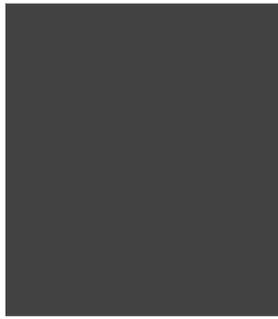




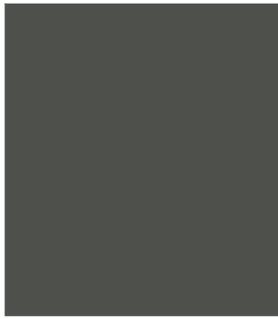
MONUMENT CMU FACE
'Malibu Sand' Trendstone by Superlite, OAE



STONE VENEER
'Shale Grey' Industrial Edge by Coronado, OAE



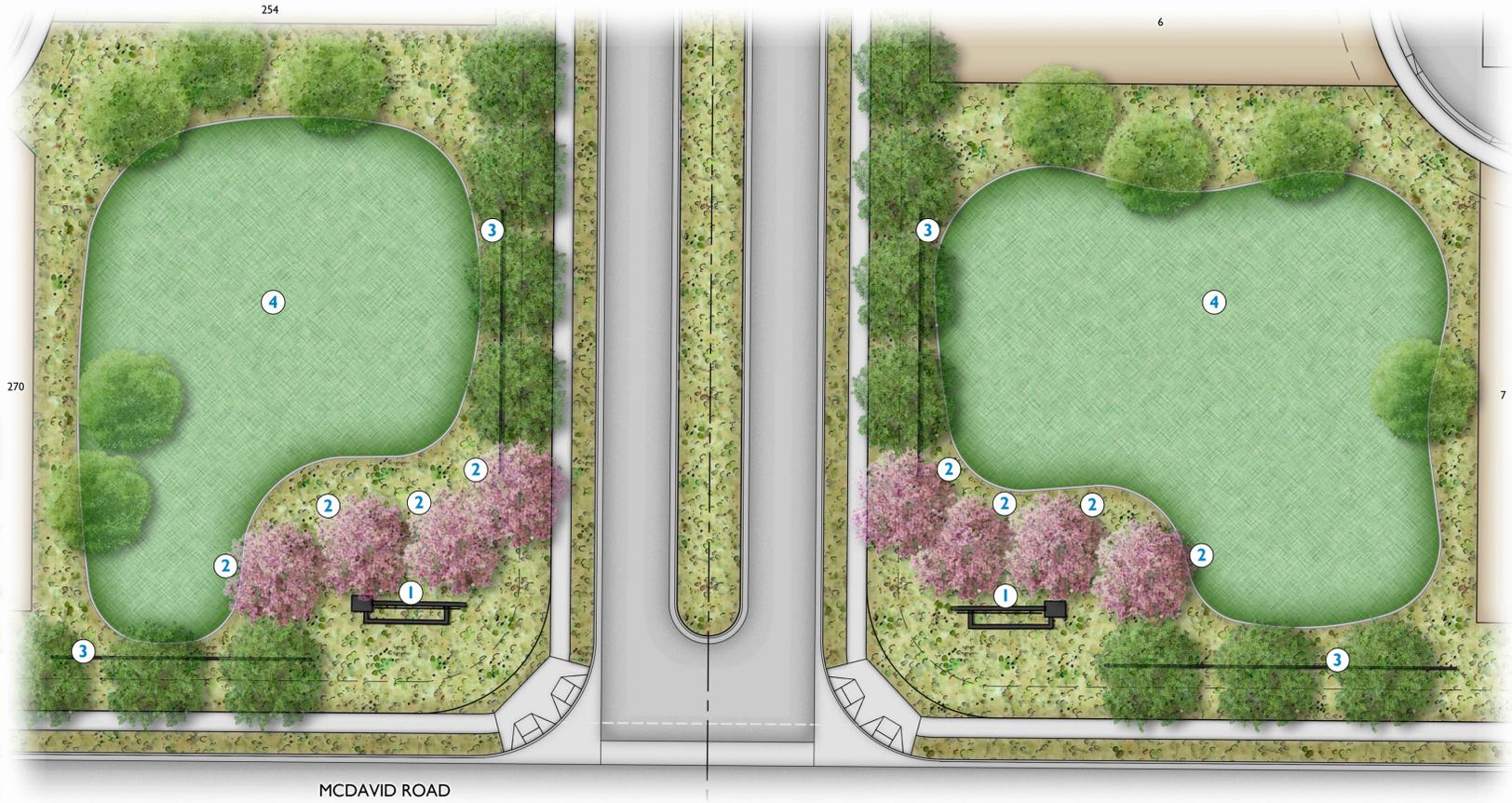
PRECAST CONCRETE CAP
Dark Gray 'Iron Oxide' 860 by Davis Colors, OAE



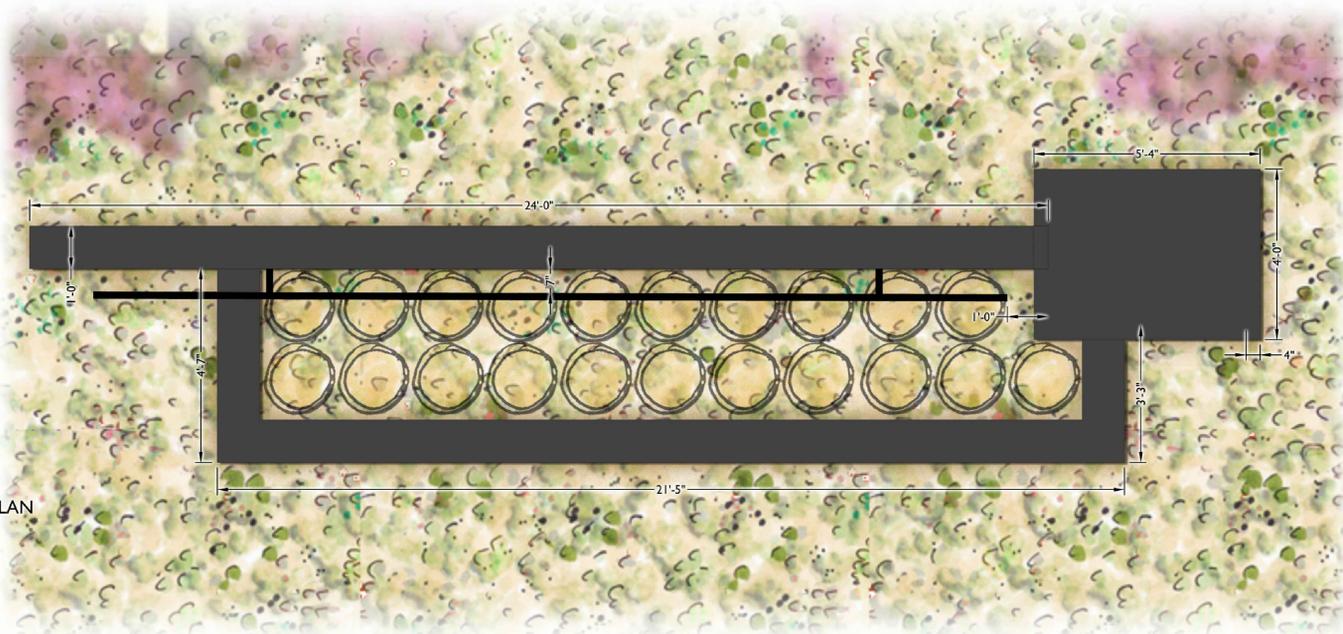
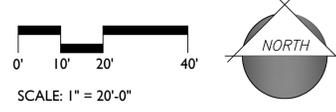
COLOR A (SMOOTH CMU)
DEA176 - 'Iron River' by Dunn-Edwards, OAE

KEYNOTES

- ① ENTRY MONUMENT
- ② ACCENT TREE
- ③ SPLIT-RAIL FENCE
- ④ TURF



② MONUMENT CONCEPT B PLAN
Scale: 1" = 20'-0"

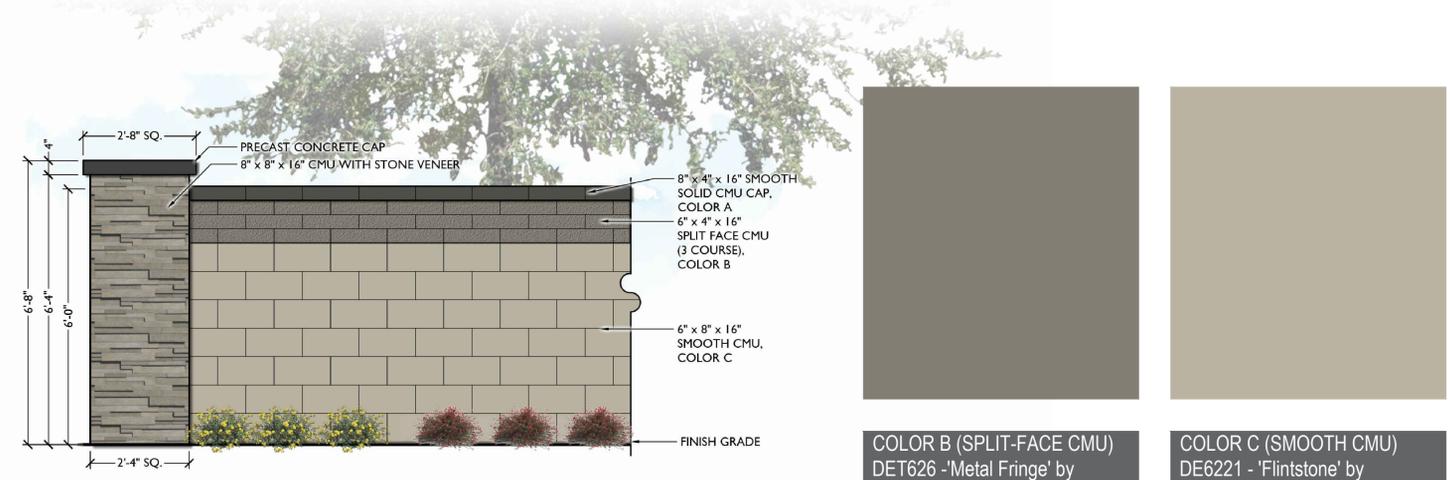


PLAN



ELEVATION

① MONUMENT CONCEPT B
Scale: 1/2" = 1'-0"



ELEVATION

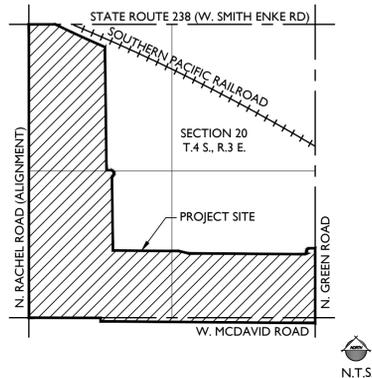
③ THEME WALL CONCEPT B ELEVATION
Scale: 1/2" = 1'-0"

Maricopa Meadows

City of Maricopa, Arizona



VICINITY MAP



Preliminary Landscape Design Package

January 21, 2021

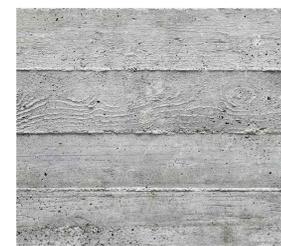
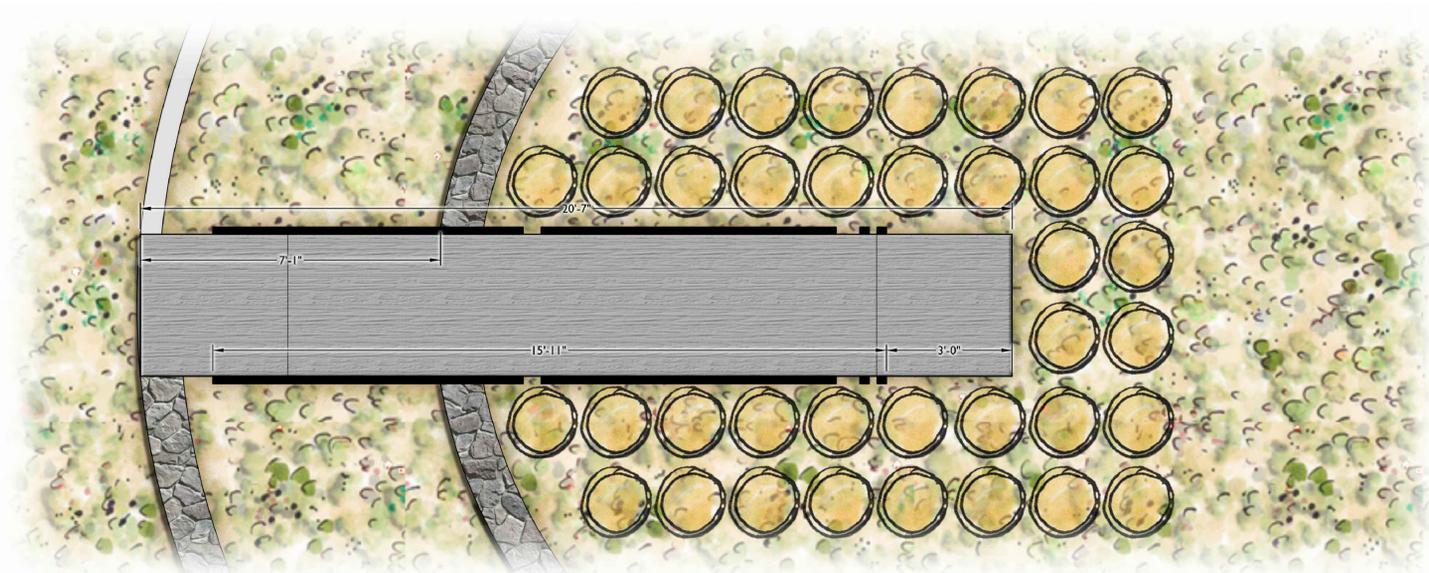
DEVELOPER:
MARBELLA HOMES
18835 N. Thompson Peak Parkway, Suite 215
Scottsdale, AZ 85255
TEL: (480) 420-3355
CONTACT: John Wittrock

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
Aliza.Sabin@epsgruoinc.com

PLANNER:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
TEL: (480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgruoinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
TEL: (480) 503-2250
CONTACT: Daniel Auxier, PE
Dan.Auxier@epsgruoinc.com





BOARD FORM CONCRETE
Standard Concrete Gray
OAE



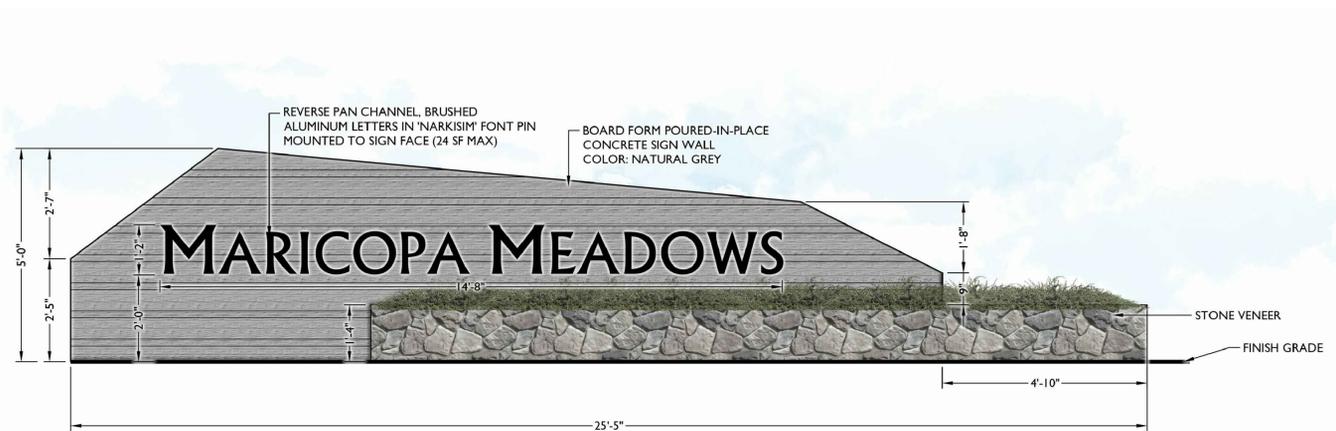
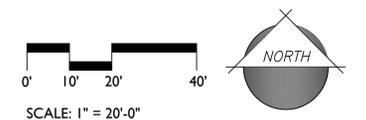
STONE VENEER
'Huron' Minnesota Fieldstone by
Coronado, OAE

KEYNOTES

- ① ENTRY MONUMENT
- ② ACCENT TREE
- ③ RETAINING WALL
- ④ TURF



2 MONUMENT ENLARGEMENT PLAN
Scale: 1" = 20'-0"



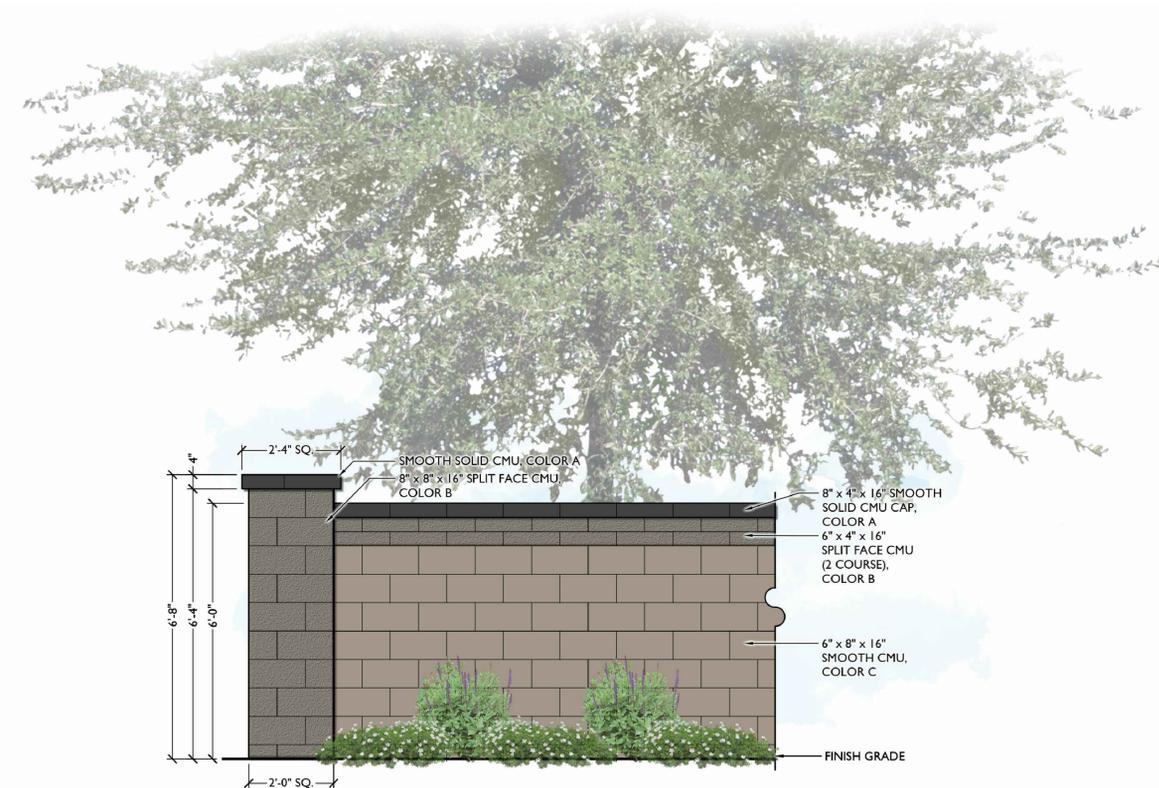
1 MONUMENT CONCEPT
Scale: 1/2" = 1'-0"





ELEVATION

1 PRIMARY THEME WALL
Scale: 1/2" = 1'-0"



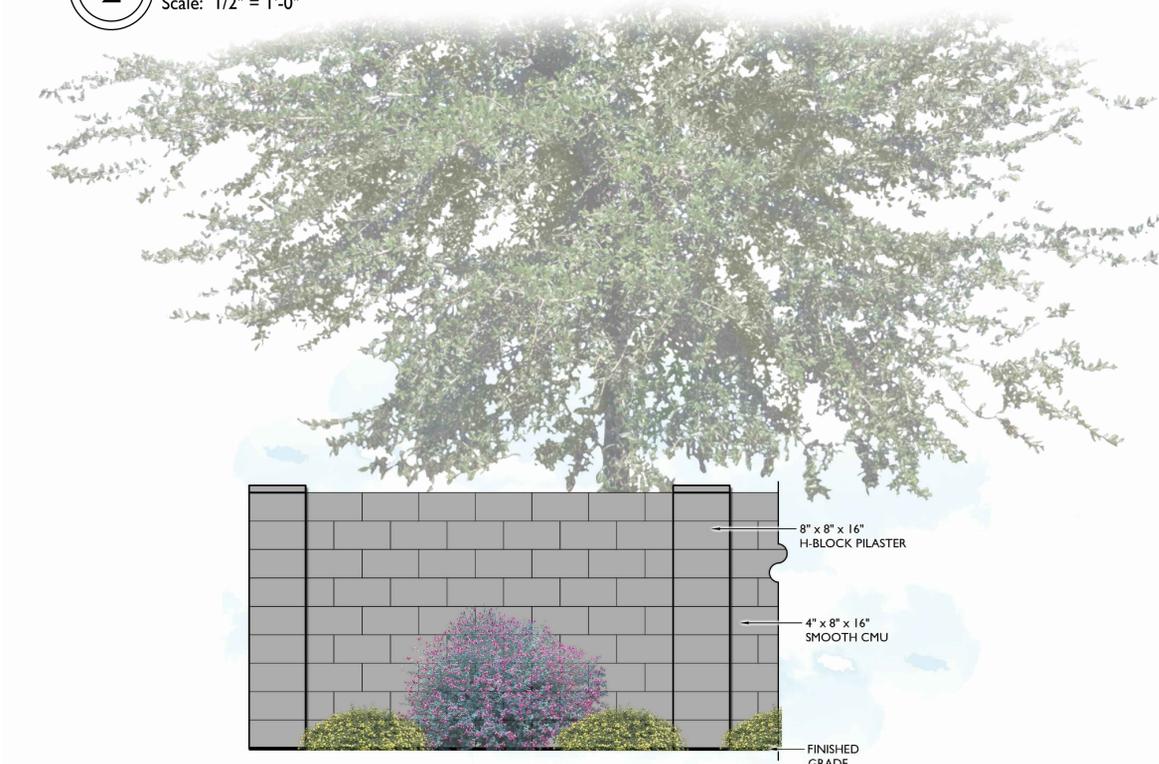
ELEVATION

2 SECONDARY THEME WALL
Scale: 1/2" = 1'-0"



ELEVATION

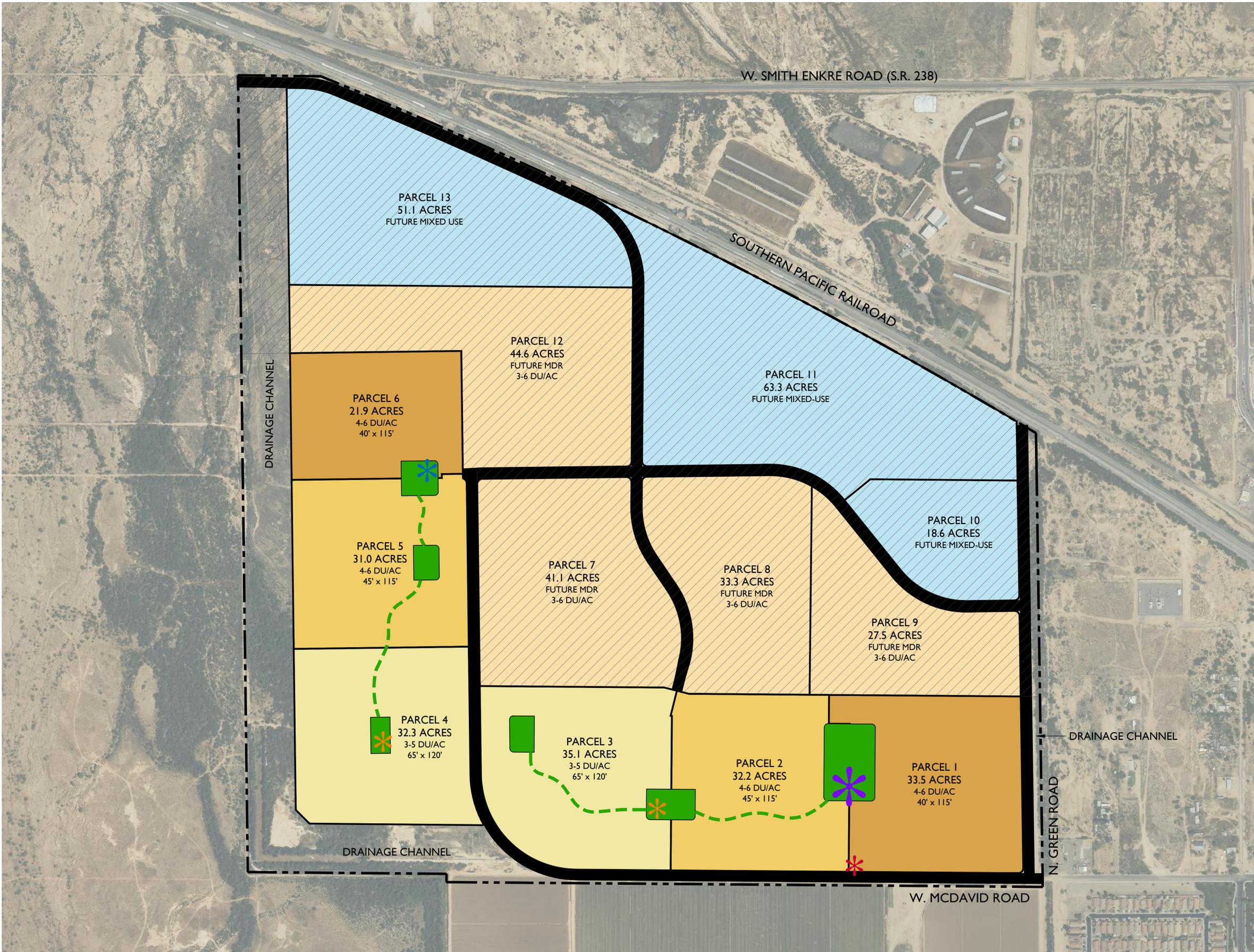
3 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



ELEVATION

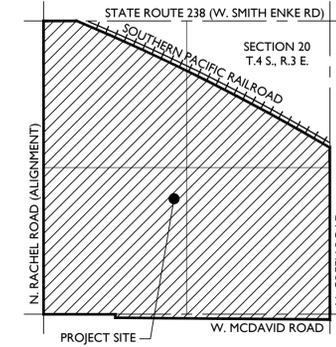
4 BUILDER WALL
Scale: 1/2" = 1'-0"

EXHIBIT H



VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER: MARBELLA HOMES 18835 N THOMPSON PEAK PKWY SCOTTSDALE, AZ 85255 TEL: (480)-420-3355 CONTACT: JOHN WITTROCK john@marbellacustomhomes.com	LAND USE ATTORNEY: TIFFANY & BOSCO, P.A. 2525 E. CAMELBACK RD., 7TH FL. PHOENIX, AZ 85016 TEL: (602)-452-2729 CONTACT: KURT JONES, AICP kajones@tflaw.com	ENGINEER: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., STE. 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE Dan.auxier@epsgruoinc.com
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PROJECT DATA

A.P.N.:	510-12-0050
EXISTING GENERAL PLAN:	MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	527.57 ACRES

LEGEND

-  MAIN AMENITY AREA
 - RAMADA
 - BBQ PICNIC AREA
 - TOT LOT
 - ADULT RECREATION
 - ACTIVE OPEN SPACE
-  SECONDARY AMENITY
 - RAMADA
 - TOT LOT
-  ENTRY MONUMENT
-  SEATING NODE

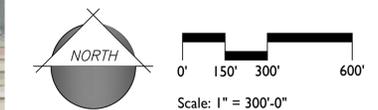
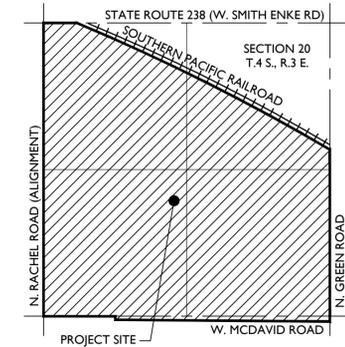


EXHIBIT I



VICINITY MAP



PROJECT TEAM

DEVELOPER: MARBELLA HOMES 18835 N THOMPSON PEAK PKWY SCOTTSDALE, AZ 85255 TEL: (480)-420-3355 CONTACT: JOHN WITTROCK john@marbellacustomhomes.com	LAND USE ATTORNEY: TIFFANY & BOSCO, P.A. 2525 E. CAMELBACK RD., 7TH FL. PHOENIX, AZ 85016 TEL: (602)-452-2729 CONTACT: KURT JONES, AICP kajones@tblaw.com	ENGINEER: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., STE. 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE Dan.auxier@epsgruoinc.com
--	--	--

PROJECT DATA

A.P.N.:	510-12-0050
EXISTING GENERAL PLAN:	MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	527.57 ACRES

LEGEND

- COLLECTOR ROAD
- COLLECTOR ROAD WITH MEDIAN
- MAJOR COLLECTOR ROAD
- FUTURE MAJOR COLLECTOR ROAD
- ACCESS EASEMENT (TO BE RETAINED)
- 10' MIN. PAVED PATH WITH WIDE SHOULDER SECTION
- 8' COMMUNITY TRAIL
- DRAINAGE CHANNEL

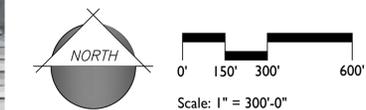
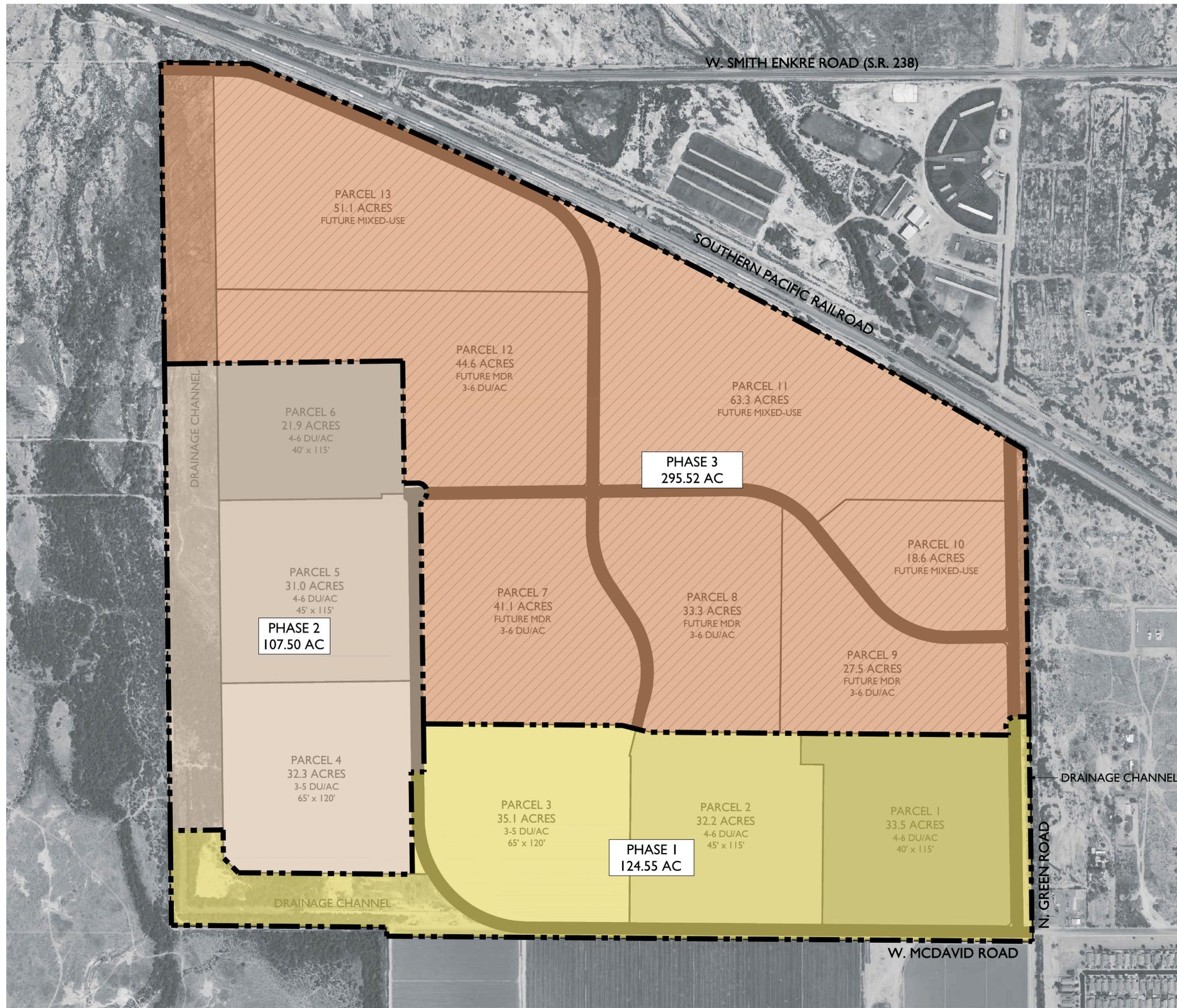


EXHIBIT J

19-0292 - Hogenes Farms

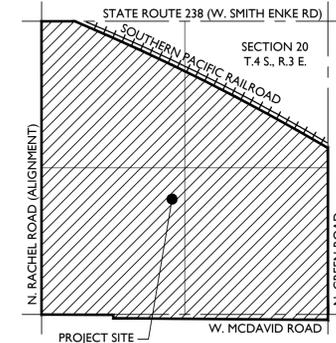
Jun 22, 2021 10:28am S:\Projects\2019\19-0292\Planning Drawings\Entitlements\19-0292 - Phasing Map.dwg



PHASING EXHIBIT FOR HOGENES FARMS

A PORTION OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP



N.T.S.

PROJECT TEAM

DEVELOPER: MARBELLA HOMES 18835 N THOMPSON PEAK PKWY SCOTTSDALE, AZ 85255 TEL: (480)-420-3355 CONTACT: JOHN WITTRICK john@marbellacustomhomes.com	LAND USE ATTORNEY: TIFFANY & BOSCO, P.A. 2525 E. CAMELBACK RD., 7TH FL. PHOENIX, AZ 85016 TEL: (602)-452-2729 CONTACT: KURT JONES, AICP kajones@tblaw.com	ENGINEER: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., STE. 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE Dan.auxier@epsgruoinc.com
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PROJECT DATA

A.P.N.:	510-12-0050
EXISTING GENERAL PLAN:	MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	RS-5 PAD
GROSS AREA:	527.57 ACRES

PHASING LEGEND

- PHASE 1 (124.55 ACRES)
- PHASE 2 (107.50 ACRES)
- PHASE 3 (295.52 ACRES)

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com



Hogenes Farms
Pinal County, AZ
Phasing Exhibit

Project

Revisions:

JANUARY 5, 2021 - 1ST ZONING SUBMITTAL
MARCH 19, 2021 - 2ND ZONING SUBMITTAL
JUNE 8, 2021 - 3RD ZONING SUBMITTAL



Designer: DH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0292

PHASING

Sheet No.
1
of 1