

September 21, 2020

McDavid Estates

Located west of the intersection of
W. McDavid Road and John Wayne
City of Maricopa, Arizona

Planned Area Development (PAD) Zoning Narrative

Case Number : PAD20-01



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03381-01

Planned Area Development (PAD) Zoning Narrative

for McDavid Estates

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1. Purpose and Intent

On behalf of Maricopa 64 Partners, Coe & Van Loo Consultants is proposing a single-family and mixed-use community with public streets located in the northeast corner of the intersection of W. McDavid Road and N. Loma Drive, in the City of Maricopa's Heritage Overlay District (Exhibit A, Vicinity Map). This request proposes two phases of single-family residential which may consist of a typical lot mix of 40' x 115' and/or 45' x 115' lots with the opportunity to potentially incorporate more diverse and innovative detached and attached housing product 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 mixed use parcel to offer flexibility and diversity to the area. The mixed use parcel offers the opportunity for detached and attached single-family and multi-family residential product with the potential for townhomes, cluster housing and live-work type units or office/neighborhood commercial uses which will be determined by the end user. Flexibility is the key component to the successful integration of these housing product options in order to create a sustainable community that meets the future needs of McDavid Estates residents.

Single-family residential use is a good land use solution for the two largest phases of this unique triangular shaped site due to the market conditions of the area and other constraints which make it poorly suited for an entirely industrial, commercial or multi-family residential development. First and foremost, the site's location directly across the street from Maricopa High School 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 school sites 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. Furthermore, the access to the site is now circuitous rather than direct due to the recent SR-347 overpass improvement, which shifted access to Honeycutt Avenue vs. Edwards Avenue. Close proximity to SR-347 would be a key criterion for industrial, commercial and multi-family residential uses, and this site is unable to meet that criterion due to the new transportation patterns resulting from the recently constructed SR-347 overpass. Fortunately, the site is very well suited for its majority single-family residential use, due to its location across from Maricopa High School and within 1-mile of both Maricopa Wells Middle School and Maricopa Elementary School, and its location adjacent to the Maricopa Meadows master-planned community.

Developing the property comes with unique challenges, for example, the need to accommodate off-site drainage from the south in addition to its own on-site and off-site drainage requirements. Also, the Site is triangular in shape which is inefficient when planning for development. The site is adjacent to the railroad, which also limits access. However, our PAD application addresses these challenges and establishes the framework for a successful single-family residential community within Maricopa's Heritage District. The purpose of this request is to submit, process, and obtain approval for a major general plan amendment, and PAD rezoning, for the development of this unique site with a single-family residential and mixed use community.

Two requests are being filed concurrently with this PAD. The first request seeks a Major General Plan Amendment ("GPA") to change approximately 63.06 acres of the Site from the existing E ("Employment") land use designation to M ("Medium Density Residential") (2-6 du/ac), and approximately 3.04 acres from PI ("Public/Institutional") land use to MU ("Mixed Use"). The second companion request seeks to rezone the approximate 10.43 acre property from the current GR ("General Rural Zone"), and approximately 52.63 acres of the larger southern parcel from CI-2 ("Industrial Zone") to Planned Area Development ("PAD"), and finally approximately 3.04 acres of the southern parcel from CI-2 ("Industrial Zone") to Planned Area Development ("PAD") to allow this property to be developed as a compatible and appropriate single-family residential and mixed use community.

The purpose of the proposed PAD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. Maricopa 64 Partners is proposing a high-quality single family residential and mixed use neighborhood through this Major General Plan Amendment, Planned Area Development application. Access to the development will be provided from McDavid Road along the southern boundary of the Site (Exhibit B, Land Use Plan).

The community offers adequate 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 around the entire perimeter of the site.

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, including a noise mitigating wall adjacent to the Union Pacific Railroad with a 15'-20' open space buffer, as well as other required site improvements.

This community will provide a distinct up-scale living environment for its residents. 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.

2. Site Location

The property is located northeast of the intersection of W. McDavid Road and N. Loma Drive in Maricopa, Arizona.

Legal Descriptions

The proposed McDavid Estates community is located on two parcels of land within the City of Maricopa, containing approximately 66.10 acres. The parcels are identified on the Pinal County Assessor's map as parcels 510-17- 011G and 510-17-005B. (Exhibit A, Vicinity Map).

The smaller northern parcel is described as; That portion of the Northeast quarter of the Southwest quarter of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying South of the 200 foot wide Southern Pacific Railroad right-of-way as delineated on that certain Records of Survey recorded in Book 21 of Surveys, page 238, records of Pinal County, Arizona.

The larger southern parcel is described as; Lots 1 and 3, of MCDAVID BUSINESS PARK MINOR LAND DIVISION, according to Record of Survey recorded in Recording No. 2011- 047327, records of Pinal County Arizona, being a portion of the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

3. Existing Conditions

Site Physical Character

The Site consists of two contiguous parcels of land totaling approximately 66.10 acres. The combined parcels create a site that is triangular in shape. The majority of the Site is currently vacant, unused and undeveloped. There is an existing lift station on the Site. Ground cover consists of mostly bare soil desert landscape. The Site is identified as being located within Flood Zone AE, which are areas that have a 1% probability of flooding every year. An existing Union Pacific Railroad line is located along the eastern boundary of the Site. Adjacent to the southeast corner of the Site, both Orbitel Communications and Diamond Communications own parcels of land with several existing cell towers placed throughout the area. As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map, the Site elevation is noted as 1,160 to 1,175 feet above mean sea level with a general downslope to the northwest at approximately 1% slope (Exhibit A, Vicinity Map).

Site Constraints

The two major challenges of this site are the floodplain (which is being alleviated by the recent Entellus study remapping) and its location adjacent to the railroad tracks – conditions not uncommon to other successful residential communities in the City. We will mitigate both factors by providing a landscape buffer along the railroad tracks, in turn, creating recreation opportunities for the community's residents.

Geological Constraints

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

The Site has three soil classifications. The soil located in the western section of the Site 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 located 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.

Drainage

Preliminary results from a floodplain delineation study prepared for the Site and surrounding areas by Entellus show that the existing floodplain areas can be significantly reduced. However, there is still a significant cost to mitigate these measures. Off-site flows are to be conveyed through a 90 foot drainage way along the western boundary which runs parallel to Loma Drive, and a 50' drainage way along the eastern boundary which runs parallel to the railroad (Exhibit B, Land Use Plan).

Historical Land Uses

There are no records or evidence indicating the presence of Historical Land Uses within the Site nor are there any known sites on the property with significant historical background or historical credentials. Based on various aerial photographs, as well as other sources, the site has not been previously utilized.

Surrounding Uses

As previously stated, 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 (Exhibit G, Adjacent Property Ownership Map).

Beyond the perimeter of the GPA 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-mile radius of McDavid Estates.

Maricopa Fire Department Stations 574 & 575 are located within a 1-2 mile radius of the Site.

Additional neighborhoods, parks, schools, major streets, and retail is located generally within the City of Maricopa to the north and northwest of the site (Exhibit I, Proximity Exhibit).

Existing Roadway & Circulation Conditions

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 (Exhibit H, One Mile Radius Surrounding Area Map).

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.

4. Existing Zoning and General Plan Land Use

The Site consists of two parcels of land currently vacant and undeveloped, zoned GR (General Rural) and CI-2 (“Industrial”). (Exhibit E, Existing Zoning map). The

existing City of Maricopa land use designations for McDavid Estates includes E (Employment) and PI (Public/Institutional). (See Exhibit C, Existing General Plan map).

5. Service Information

Existing Utilities and 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 in order to meet current and new development needs and create sustainable neighborhoods in the future.

Water Facilities

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.

Wastewater Facilities

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.

"OTHER" UTILITIES TABLE

Utility	Provider
Cable TV/Telephone	Orbitel Communications/CenturyLink
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

6. Land Use Analysis

Proposed General Plan Amendment Description

As stated previously in Section 1 of this narrative, the applicant proposes to amend the General Plan as part of this project.

It is proposed that the entire property will be developed to include approximately 95% Residential use, with the remaining approximately 5% proposed as Mixed Use. The Mixed Use area is located in the southeastern area of the Site along McDavid Road (Exhibit D, Proposed General Plan).

Proposed PAD Zoning

Planned Area Development Zoning (PAD) is the requested zoning for McDavid Estates for the approximately 66.10 acre Site. The Site has an approximate net developable acreage of 62.10 acres (excluding easements, see attached ALTA survey).

Housing types may include single-family housing for the majority of the development with the opportunity to incorporate more diverse and innovative housing product such as alley loaded lots or z-lots for a portion of the community. A mixed use parcel is provided to offer flexibility and diversity to the area and offers the opportunity for detached and attached single-family and multi-family residential product with the potential for townhomes, cluster housing and live-work type units or office/ neighborhood commercial uses which will be determined by the end user. Flexibility is the key component to the successful integration of these housing product options in order to create a sustainable community that meets the future needs of the area (Exhibit F, Proposed Zoning map).

The McDavid Estates PAD will set forth several defining elements to ensure the development of a high quality neighborhood and overall design compatibility to the area:

- Implement the Heritage District Design Guidelines to develop a strong identity as a mixed use urban core for the City which reflects the rich culture and historical character of Maricopa;
- Encourage diverse, and attractive redevelopment to support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape while also respecting the existing character;

- Encourage investment in adequate public facilities through quality redevelopment and improvements;
- Offer additional housing opportunities for residents seeking to live and work in an urban environment; and
- Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments (Exhibit F, Proposed Zoning map).

Proposed Land Use

Medium Density Residential (M) is the requested General Plan Land Use Designation for approximately 63.06 acres of the Site, and Mixed Use (MU) for the remaining approximate 3.04 acres of the Site (Exhibit D, Proposed General Plan map).

The residential unit count for McDavid Estates is estimated in the range of 265-300, which is well within the Medium Density designation's recommended density. Housing products have yet to be determined and will be addressed concurrent with the Preliminary Plat application and approval.

Public Benefit of Proposed Land Use

Based on feedback from City residents as well as the Housing Plan, the City of Maricopa has a high demand for diverse and attainable housing within close proximity to the urban core of Maricopa. Maricopa 64 Partners is proposing a single family residential and mixed use community consisting of single-level housing that may include 40'-45' wide detached traditional lots, alley loaded lots, z-lots or cluster housing which will be within walking distance to retail, education, employment, etc. Market analysis has revealed that there is a lack of housing-units on smaller lots, and cluster developments which would be well-suited for families, single individuals, young people and/or seniors. Residential use in this location provides a natural transition between the commercial and adjacent single-family residential areas while providing more housing options for a mixture of economic classes.

Additionally, the land uses proposed in this request for a Major General Plan Amendment support the City's Strategic Plan elements of Economic Sustainability, providing Quality of Life and Managing the Future.

Amending the designation of the Site to Medium Density Residential and Mixed Use is a significant improvement over the prior industrial use. The site's location directly across the street from Maricopa High School 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 school sites due to these safety concerns. Furthermore, the access to the site is now circuitous rather than direct due to the recent SR-347 overpass improvement, which shifted access to Honeycutt Avenue vs. Edwards Avenue. The site is very well suited for residential use, due to its location across from Maricopa High School and within 1-mile of both Maricopa Wells Middle School and Maricopa Elementary School, and its location adjacent to the Maricopa Meadows master-planned community.

The proposed project will add to and extend the City’s recreational amenities with additions of open space, parks, and pedestrian trails (Exhibit M, Open Space Master Plan).

7. Development Standards

The Site’s development standards in the comparison table below shall apply in the Proposed PAD zoning district. The table compares the development standards of the proposed PAD and the existing zoning districts.

Development Standards							
Proposed Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Max. Density	Max. Floor Area Ratio	Max. Building Height	Min. Building Height
PAD for Single-Family Residential	3,200 SF	40'	60%	6 du/ac	–	30'	–
PAD for Mixed Use	None	None	–	24 du/ac	1.2	40'	2 stories

Proposed Zoning District	Min. Setbacks				Max. Front Setback	1st Floor Ceiling Height
	Front*	Interior Side	Street Side	Rear		
PAD for Single-Family Residential	10*	5'	5'	15'	–	–
PAD for Mixed Use	10'	None	10'	20'	20'	12'

Notes:

*- Street facing garage entrances shall be no less than a distance of 18 feet from the garage door to the sidewalk or to the back of curb, when a sidewalk is not provided.

The following development standards and requirements shall be maintained or exceeded without deviation from any of the applicable City of Maricopa zoning, engineering, and subdivision standards, design review standards, requirements or provisions for the proposed PAD district. Any development standard not listed within this PAD shall be regulated by the current City of Maricopa Zoning Code.

- Accessory Use Standards
- Lighting Standards
- Roadway Standards
- Parking Requirements
- Signage Standards
- Landscape Requirements

Permitted Uses

The table below prescribes the land use regulations for the McDavid Estates PAD. The regulations are established by letter designations as follows:

- “P” designates permitted uses.
- “A” designates use classifications that are permitted after review and approval of an Administrative Use Permit.
- “C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning & Zoning Commission.
- “(#)” numbers in parentheses refer to specific limitations listed at the end of the table.
- “X” designates uses that are not permitted.

Permitted Uses		
Uses	Proposed PAD for Single-Family Residential	Proposed PAD for Mixed Use
Agricultural		
Animal and Crop Production		
<i>Urban Agriculture</i>	P	P
Residential		
Single Unit		
<i>Single Unit Detached</i>	P	P
<i>Single Unit Attached</i>	P	P
Guest Quarters	P	P
Multiple Unit Dwelling	X	P
Group and Residential Care Homes	A	A
Family Day Care		
<i>Small</i>	A	C
<i>Large</i>	X	C

Senior and Long-term Care	X	C
Mobile Home Parks	X	X
Supportive Housing	C	C
Transitional Housing	C	C
Public and Semi-Public		
Community Assembly	C	A
Cultural Facilities	X	A
Day Care Facility	C	P
Educational Facility, Public/Private	C	A
Government Buildings	X	P
Hospitals and Clinics		
<i>Clinic</i>	X	A
Parks and Recreation Facilities, Public/Private	P/C	P
Public Safety Facility	P	P
Social Service Facility	X	P
Religious Facility	C	A
Commercial		
Animal Sales, Care and Services		
<i>Animal Sales and Grooming</i>	X	P
<i>Small Animal Day Care</i>	X	P
Banks and Financial Institutions		
<i>Banks and Credit Unions</i>	X	P
<i>Non-Institutional Banking</i>	X	C
<i>Business Services</i>	X	P
Commercial, Entertainment and Recreation		
<i>Golf Courses and Resorts</i>	C	C
<i>Convenience Market</i>	A(1)	A
<i>Small Scale Facility</i>	X	A
<i>Theaters</i>	X	C
<i>Club or Lodge</i>	X	A
Eating and Drinking Establishments		
<i>Bars and Lounges</i>	X	A
<i>Restaurants, Full Service</i>	X	P
<i>Restaurants, Limited Service (including Fast Food)</i>	X	P
<i>Restaurant, Take Out Only</i>	X	P
Food and Beverage Sales		
<i>Convenience Market</i>	X	P
<i>General Market</i>	X	P(3)
<i>Liquor Store</i>	X	C(2)
<i>Specialty Food Sales and Facilities</i>	X	P
<i>Instructional Services</i>	X	P(4)

<i>Live-Work Quarters</i>	X	P(4)
Lodging		
<i>Hotel and Motels</i>	X	P
<i>Maintenance and Repair Services</i>	X	P(2)
<i>Mobile Food Vendor</i>	X	A
Office		
<i>Business and Professional</i>	X	P
<i>Medical and Dental</i>	X	P
<i>Walk-In Clientele</i>	X	P
Personal Services		
<i>General Personal Services</i>	X	P
<i>Restricted Personal Services</i>	X	X
Retail Services		
<i>General Retail, Small Scale</i>	X	P
<i>General Retail, Large Scale</i>	X	X
Industrial		
Artists Studio and Production	X	P
Bus/Rail Passenger Facility	X	P
Transportation, Communication, Utility		
Communication Facilities		
<i>Antennas and Transmission Towers</i>	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.	P
<i>Facilities within Buildings</i>	X	P
Recycling Facility		
<i>Recycling Collection Facility</i>	X	P
Utilities		
<i>Minor</i>	P	P
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 410.01, Accessory Uses	
Temporary Uses	Require a Temporary Use Permit, unless exempt; see Section 410.26, Temporary Uses	
Nonconforming Uses	Article 406, Nonconforming Uses & Structures	

Note:

1. Liquor sales are prohibited.
2. Small-scale, less than 1,000 square feet.
3. Less than 40,000 square feet.
4. Non-Residential uses on ground floors only unless approved by the decision-making body.

Community Character

McDavid Estates will be composed of a mixture of residential housing styles and supporting mixed use development along with active and passive amenity areas. This proposal implements flexible land planning, allowing for single family lots while encouraging opportunities for innovative housing product and site design by the end user. This approach will provide potential diverse housing opportunities and create a remarkable community for the City of Maricopa and future residents of McDavid Estates. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities, mixed use opportunities and allows for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, McDavid Estates will focus on the following defining elements to establish the community's character:

- Maximize opportunities for views and access to community open spaces and amenities.
- Use of shape, colors, material selections, craftsmanship, and decorative details for building design and architectural themes.
- Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas planned with careful consideration to location, species, design and placement.
- Well thought out open space amenity areas using location, variety, and design concepts.
- Community signage, entry monumentation and amenities: location, design concepts, colors, and materials.
- Streetscape: including perimeter walls, view walls, and landscaping thoughtfully placed to maximize exposure of open space and common areas.

The character of McDavid Estates, as established by the above-mentioned design elements, will enhance the appearance and features of the project site and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

Architectural Design Guidelines

The City of Maricopa Housing Plan has shown a need for more diverse housing product within the city. This project area lends itself well to providing for this need. The product type is to conform to the needs expressed in City of Maricopa Housing Plan, particularly since there are few new or undeveloped residential sites with both close proximity to key City amenities and services and since few communities offer 40' wide lots, which help make housing more affordable relative to larger lots. Specific product type and elevations will be provided at the time of Preliminary Plat submittal and approval process.

The end user of McDavid Estates will provide a high quality housing product and land planning that will compliment the City's land use goals. The community will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the community's goal of providing a range of housing opportunities for all lifestyles and economic needs. Housing could range from the smaller 40' lots to a blended neighborhood with more innovative housing products that could include alley loaded lots, cluster homes, z-lots, and others based on market demand. With goals to provide a quality housing product and careful land planning, the ultimate design will compliment and enhance the surrounding area.

The intent of the McDavid Estates architecture design guidelines is to promote diversity and provide flexibility by offering a variety of architectural styles, materials, and color palettes. To implement this goal, a minimum of three (3) standard floor plans with two (2) roof materials, three (3) roof colors, two (2) roof styles, three (3) color scheme combinations, and three (3) different elevations per floor plan shall be provided.

Building Form

- Two-story houses shall, utilize offset massing (vertical articulation) to achieve distinction between stories and building mass. Design of creative private outdoor spaces is highly encouraged to achieve this objective.
- The second-story portion of the dwellings on corner lots shall have a distinctive building mass (vertical articulation).



- Two-story dwellings located on corner lots shall include a window or a projection, offset, or recess of the building wall on the facade facing the side street.
- High quality architecture that is characteristic of Western, Agrarian or Spanish styles or architecture that follows innovative architectural trends.
- Orientation of homes should consider solar access, as well as climatic and other environmental conditions.
- Visually interesting homes containing variations in building form, volume, massing, heights, roof styles and color and materials.
- Front yard staggered setbacks are encouraged for appealing horizontal articulation.

Garages and Driveways



- A mix of garage orientations (i.e. significantly recessed front facing, side-entry, tandem) shall be considered to deemphasize garage dominance.
- If a front-facing garage projects out from the porch or livable areas of the dwelling, the applicant shall provide portals, low courtyard walls with pilasters, or other de-emphasizing techniques for approval by the City, that extend forward of the garage face.
- Lighting shall be placed at the front face of the garage or other appropriate location for security.
- Utilizing non-conventional sectional garage door style is encouraged to provide additional diversity and to better enhance the architectural themes.
- Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- Homes are encouraged to have garage forward of livable or covered porch.

Covered Patios and Porches

- Covered patios and porches shall be incorporated into residential architecture wherever utilized.
- Patio and porch columns must be constructed of same materials as the rest of the home, including the roof tile and roof slope or designed in a manner that compliments the existing architecture of the home.
- In the event a rear patio cover is not provided, the homebuilder should position the home on the lot in a manner that could allow a minimum eight-foot deep patio cover for a future addition.
- The design of front porches and building additions must match the scale and architectural detail of the dwelling.
- Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.



Location

- If proposed, two-story dwellings backing onto arterial and collector roads should provide additional articulation and staggered setbacks to create visual interest from the roadway.
- The same front elevation and color palette cannot be used on adjoining dwellings or dwellings that face each other or across the street.
- Avoid building more than three two-story plans in a row.

Windows and Doors

- Deep-set, pop-out, or distinct architectural treatment around windows and doors along with other architectural projections and recesses shall be required on all sides of the building.
- Front doors shall be visible from the front or street side lot line.
- Windows and doors should be aligned and sized to bring order to the building façade.
- Windows and doors should be sufficiently recessed to create façade patterns that add variety and interest to the design of the home.
- The front elevation shall feature a pedestrian scaled entry.



Colors and Materials



- As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan.
- Architectural details related to color, type and application of materials and building form should be coordinated for all elevations of a home to achieve harmony and continuity of design.
- A change in building material on a structure should reflect a change in the plane of the structure.

- Materials applied to any building elevation should wrap around onto adjoining walls of the structure to a visually appropriate terminating point so as to provide design continuity and a finished appearance.
- A variation of colors in roof and façade treatment in residential development is encouraged, provided the color variations maintain harmony and consistency with the overall continuity.
- The use of bright or intense primary colors should be moderated, and permitted only in areas where their use would not overwhelm surrounding development or create an uncoordinated or cluttered looking development.
- Color should be used to accent entry-ways and special architectural features of a home.

Roof Architecture



- New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street.
- When appropriate to the style of a home, a variety of simple roof forms, including gable, shed and hip, used alone or in combination, are encouraged for all new development in order to add visual interest and diversity to the City’s “roof horizon” and to avoid the repetitive roof styles.
- Chimneys, roof flashings, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the roof surfaces, unless being used expressly as a trim or accent element.
- Solar panels on rooftops are encouraged to be consistent with the roof pitch and to appear as an integral part of overall roof design.
- Distinct roofing materials shall be provided for each standard plan and elevation.
- Roof mounted HVAC and evaporative cooler equipment shall be prohibited and such equipment shall be properly screened from public view. Vents and flues should be located to occur on the least prominent side of the ridgeline whenever possible and shall be painted to match the color of the roof.

Architectural Features

- All home model designs shall provide a similar level of architectural detailing on all sides.
- The design of front porches and building additions must match the scale and architectural detail of the dwelling.

Crime Prevention through Environmental Design

- Front building entrances should be accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside should be well lit and visible from the street, parking area or neighboring units.
- Buildings should be sited so that the windows and doors of one unit are visible from another. All four facades should have windows.



Mixed Use Development

- Ensure quality development that provides consistency with the residential phases of the community.
- All architecture included as part of the mixed use parcel is intended to appear as an integrated part of the overall site design concept and buildings will compliment the architectural style of the McDavid Estates community.



Note: Images included in this proposal are referenced from public documents for illustrative purposes only. Housing product will be determined by the end user.

8. Landscaping, Open Space and Pedestrian Circulation

Open Space Concept

As indicated on the Pedestrian Circulation Plan (Exhibit L) and Open Space Master Plan (Exhibit M), generous amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation, exercise station, and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the Site. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the McDavid Estates community. All in agreement with the applicant's concept of a quality Planned Area Development (PAD) and in compliance with the City's requirements and standards.

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

Pedestrian Circulation and Multi-Use Trails

The multi-use trail system within this PAD connects the internal open space areas within the development and also creates pedestrian linkages with residential and commercial developments throughout the surrounding area. Trails within the development will also connect to the community open space network and the urban trail system. Part of the regional trail system runs along the northeast boundary of the development adjacent to the Union Pacific Railroad, where an easement will be provided (Exhibit L, Pedestrian Circulation Plan).

9. Conclusion

Maricopa 64 Partners is excited to partner with the City of Maricopa on McDavid Estates. The City's Heritage District Plan was a key factor driving Maricopa 64 Partners' interest in the Site, and they hope to play a part in fulfilling the City's vision for the District. Additionally, we intend to help create more options for housing within the City, as promoted in the City's Housing Plan.

Given the unique strengths and challenges of the Project Site and surrounding areas, Maricopa 64 Partners believes that traditional detached single-family housing on small lots is best suited for the majority of the Site, along with a commercial corner near the existing cell tower sites. Access to the site is not direct due to the new SR-347 overpass, which greatly limits its suitability for industrial uses. Also, since the Site is located across the street from Maricopa High School, industrial development is particularly not suitable since it would create traffic and environmental safety concerns.

Maricopa 64 Partners believes that smaller lots will help create more diverse and affordable single-family housing in close proximity to three nearby schools (Maricopa High School, Maricopa Wells Middle School and Maricopa Elementary School – all within a mile of the site). As stated previously the far SEC of the site is adjacent to several cell towers and is best suited for some type of commercial use. Other than burdensome access, the two other challenges of this site are the floodplain (which is being alleviated by the recent Entellus study remapping) and its location adjacent to the Union Pacific railroad tracks – conditions not uncommon to other successful residential communities within the City. We have adequately addressed these factors by providing a buffer along the railroad tracks, which will also create recreation opportunities for the community's residents.

The development team feels that this request for a Major General Plan Amendment and PAD rezone is consistent with the goals and objectives of the adopted General Plan for the City of Maricopa, and requests your support.

W AZ 238

W SMITH ENKE RD

McDavid Estates

Vicinity Map

Exhibit A

N LOMA RD

W EDISON RD

347

BUTTERFIELD PKWY

SITE

N GREEN RD (ALIGNMENT)

N JOHN WAYNE PKWY

W MCDAVID RD

UNION PACIFIC RAILROAD

HOGENES BLVD

N TAFT AVE

EDWARDS AVE

MARICOPA-CASA GRANDE HWY

W HONEYCUTT AVE



8 July 2020

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McDavid Estates

Conceptual Land Use Plan

Exhibit B

Conceptual Site Data Table	
Single Family Development Area	±63.06 AC
Mixed Use Area	±3.04 AC
Total Site Area	66.10 AC
Lot Mix Table	
Single Family 40' x 115'	176 Lots
Single Family 45' x 115'	93 Lots
Total Yield	269 Lots
Site Residential Density	4.27 DU/AC
Total Open Space (25%)	±16.91 AC

Legend	
	40' x 115'
	45' x 115'
	Mixed Use
	Existing Lift Station
	Drainage Channel
	OS & Parks
	Project Boundary



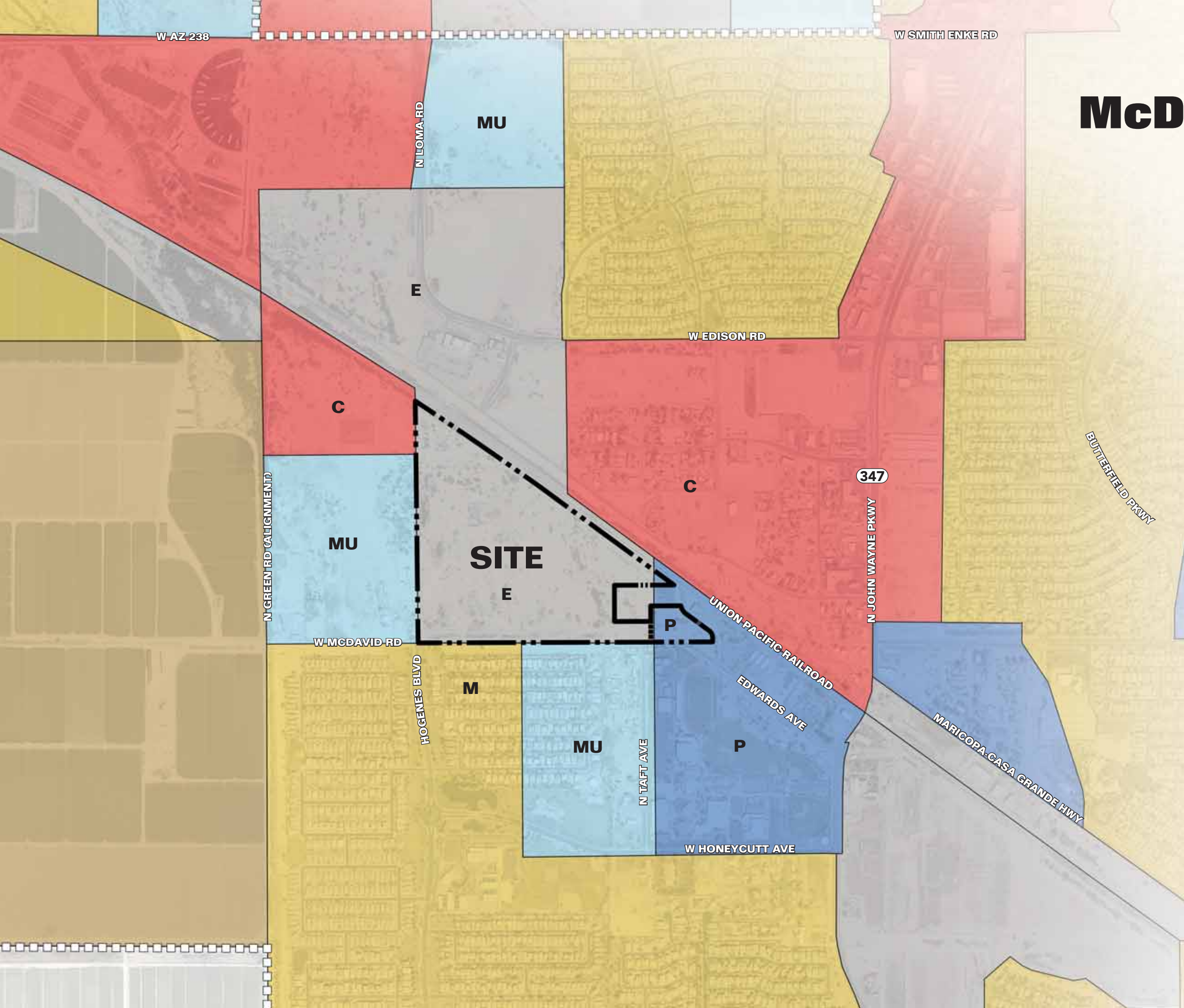
THE INFORMATION PORTRAYED IN THIS CONCEPTUAL ARTIST'S RENDERING IS SUBJECT TO CHANGE.




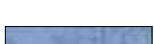

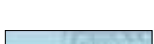



0' 60' 120' 240'

McDavid Estates

Existing General Plan

Exhibit C



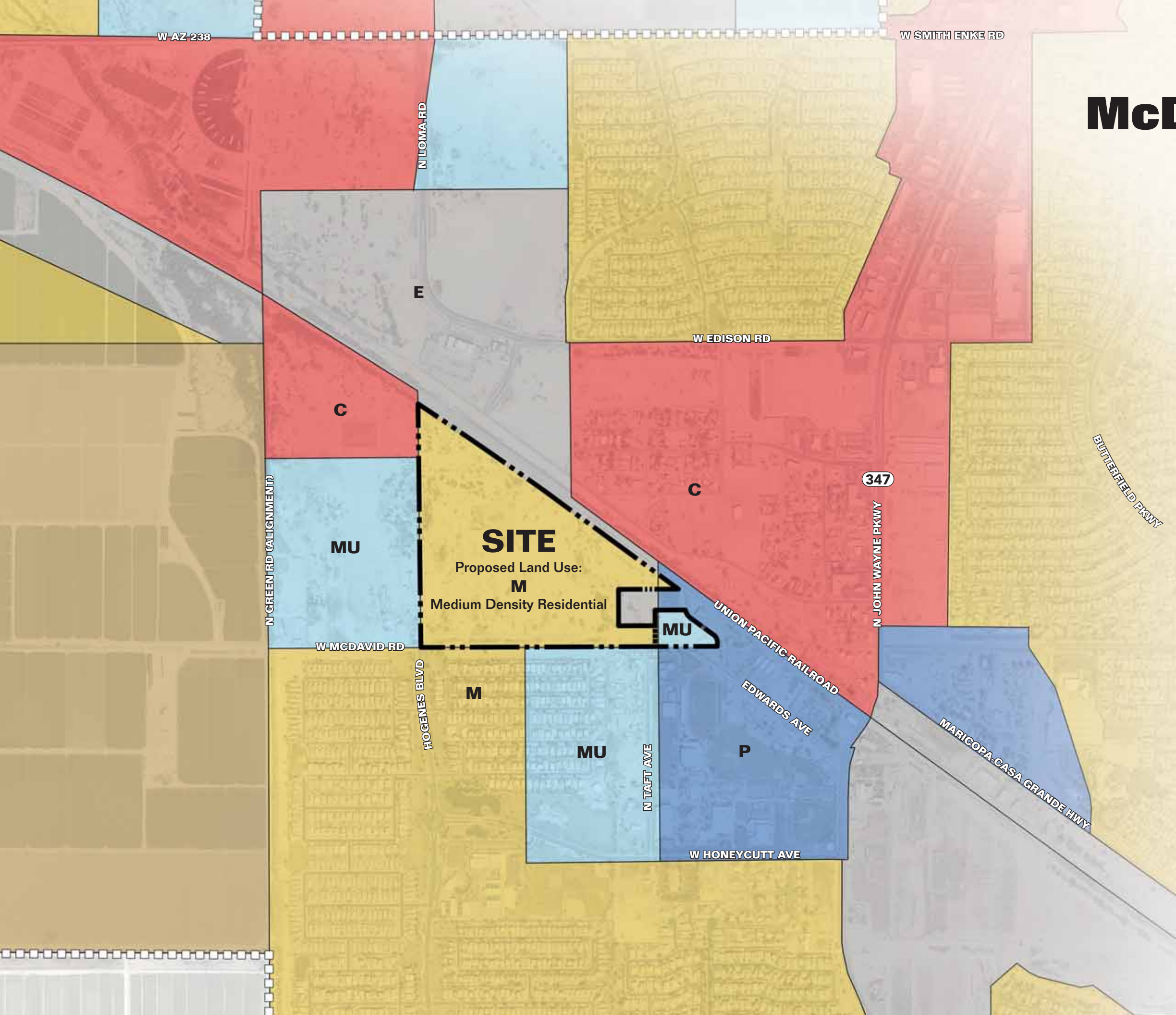
Legend		
	C	Commercial
	M	Medium Density Residential
	MPC	Master Planned Community
	P	Public/Institutional
	OS	Park/Open Space
	MU	Mixed Use
	E	Employment
		Project Boundary
		City Boundary






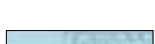





McDavid Estates

Proposed General Plan

Exhibit D



Legend		
	C	Commercial
	M	Medium Density Residential
	MPC	Master Planned Community
	P	Public/Institutional
	OS	Park/Open Space
	MU	Mixed Use
	E	Employment
		Project Boundary
		City Boundary



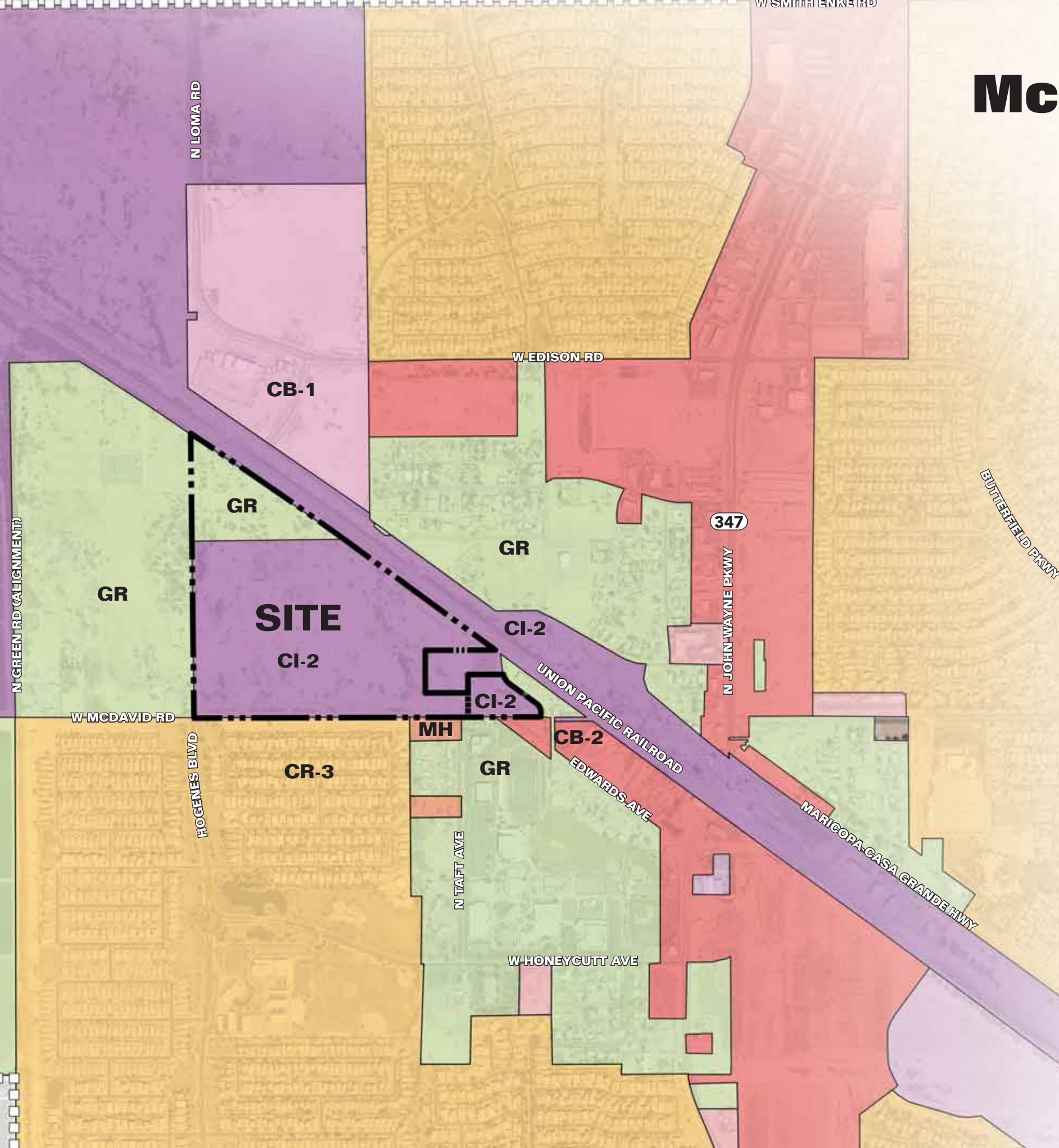
W AZ 238

W SMITH ENKE RD

McDavid Estates

Existing Zoning

Exhibit E



Legend

	GR	General Rural
	CR-3	Single Family Residence
	CR-5	Multiple Residence
	MH	Manufactured/ Mobile Home
	LI	Light Industrial
	CI-1	Light Industry & Warehouse
	CI-2	Industrial
	CB-1	Local Business
	CB-2	General Business
		Project Boundary
		City Boundary



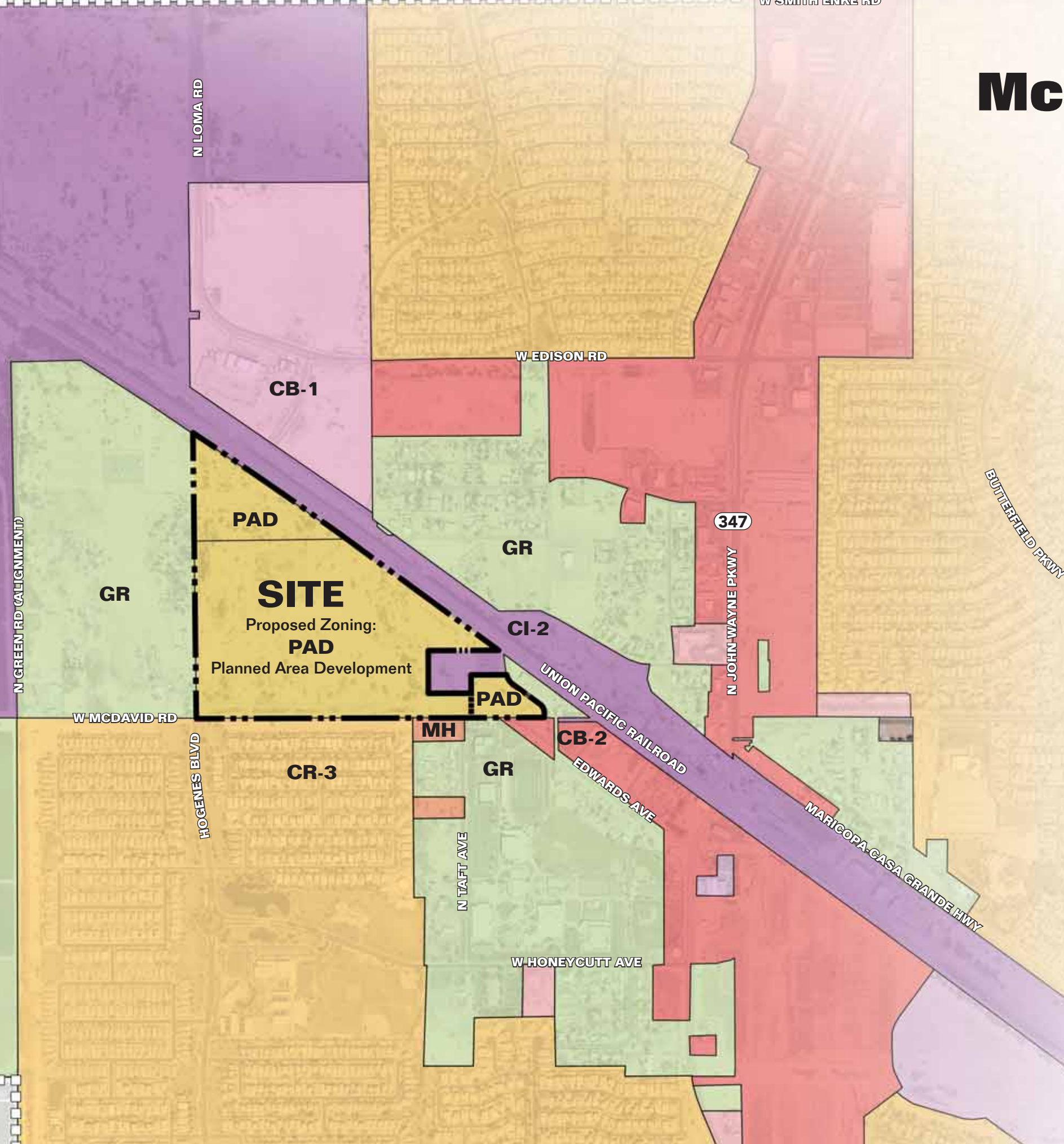
W AZ 238

W SMITH ENKE RD

McDavid Estates

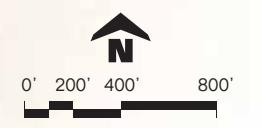
Proposed Zoning

Exhibit F



Legend

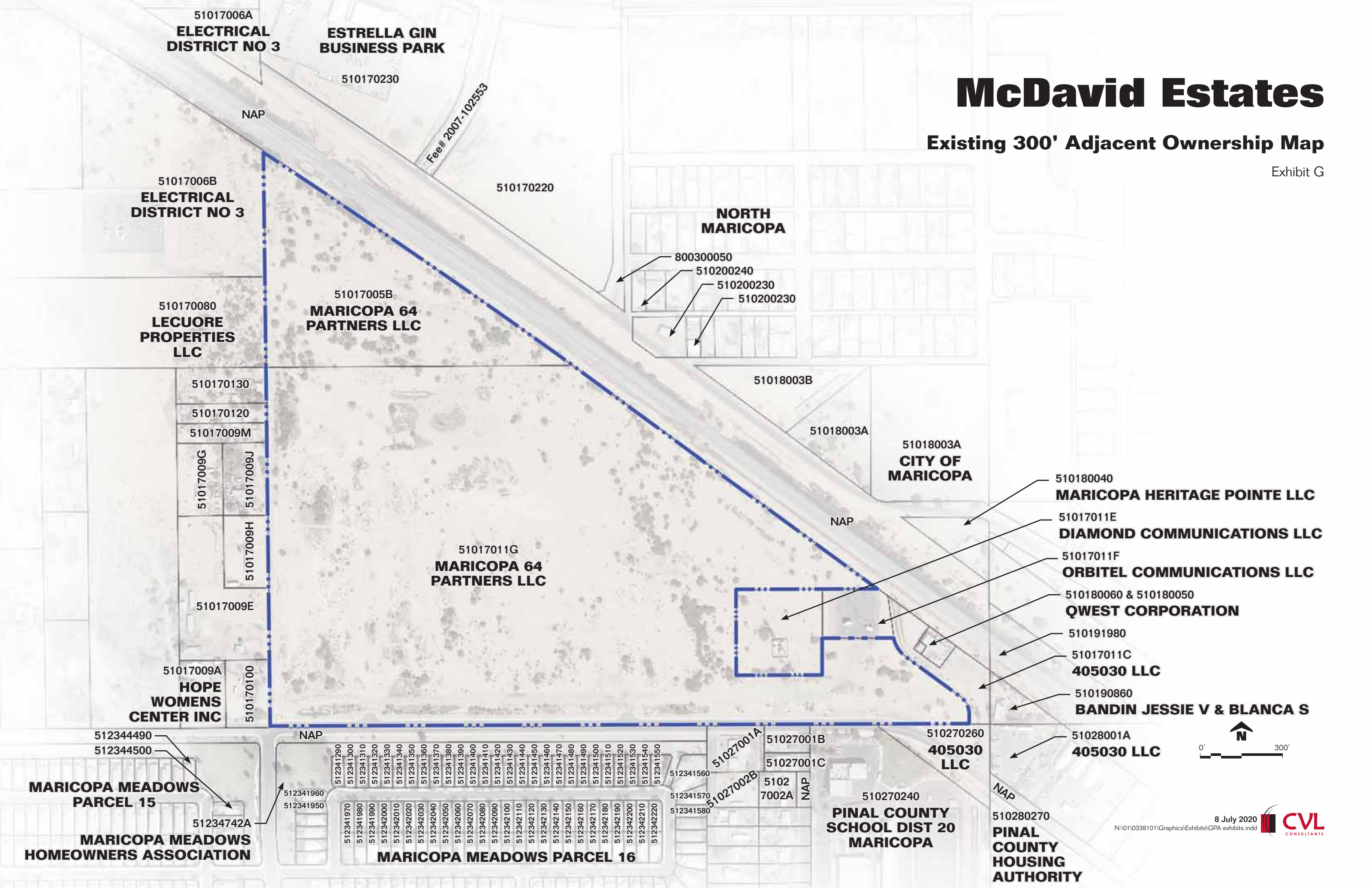
	PAD	Planned Area Development
	GR	General Rural
	CR-3	Single Family Residence
	CR-5	Multiple Residence
	MH	Manufactured/ Mobile Home
	LI	Light Industrial
	CI-1	Light Industry & Warehouse
	CI-2	Industrial
	CB-1	Local Business
	CB-2	General Business
		Project Boundary
		City Boundary



McDavid Estates

Existing 300' Adjacent Ownership Map

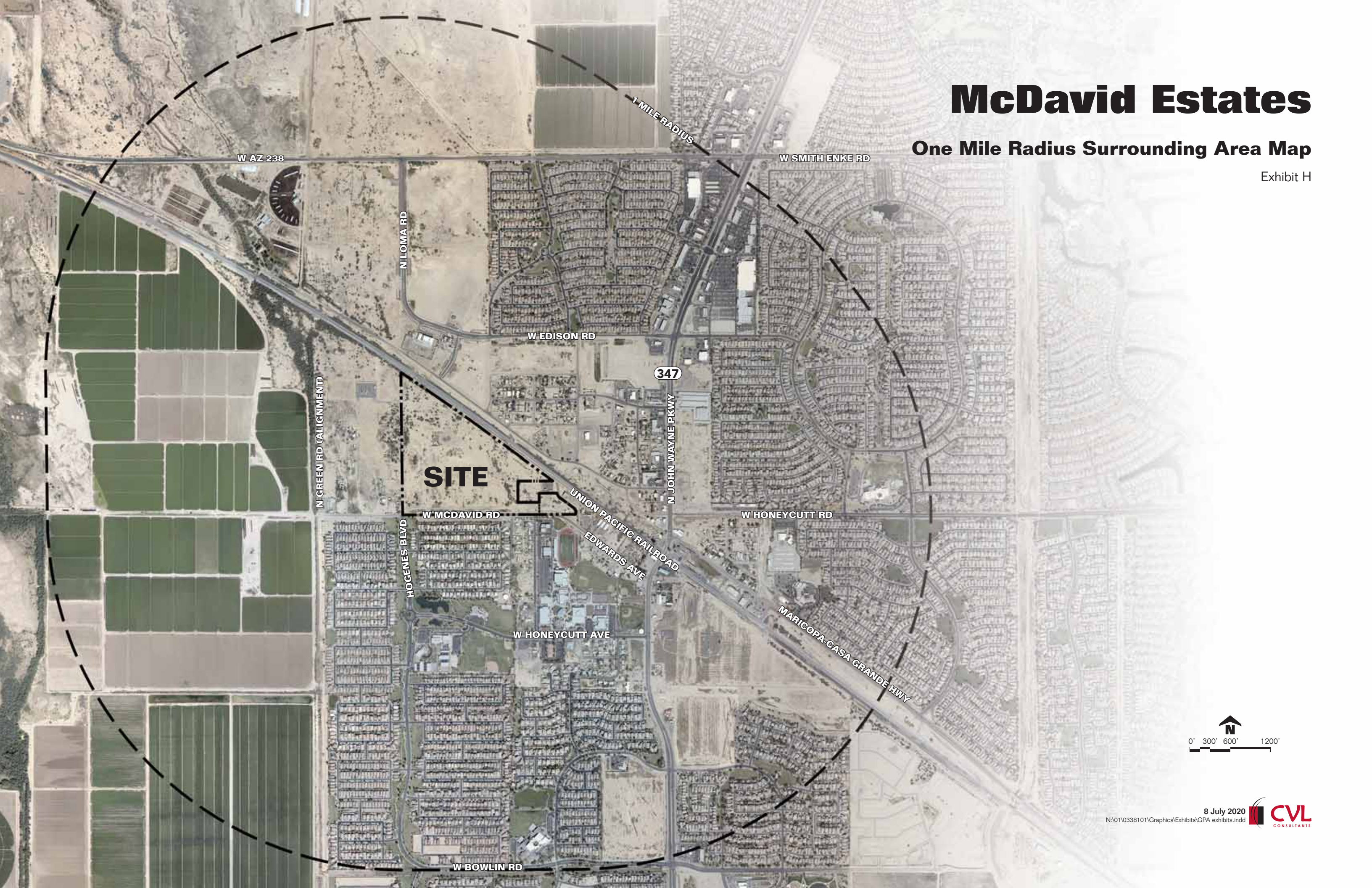
Exhibit G



McDavid Estates

One Mile Radius Surrounding Area Map

Exhibit H



SITE

1 MILE RADIUS

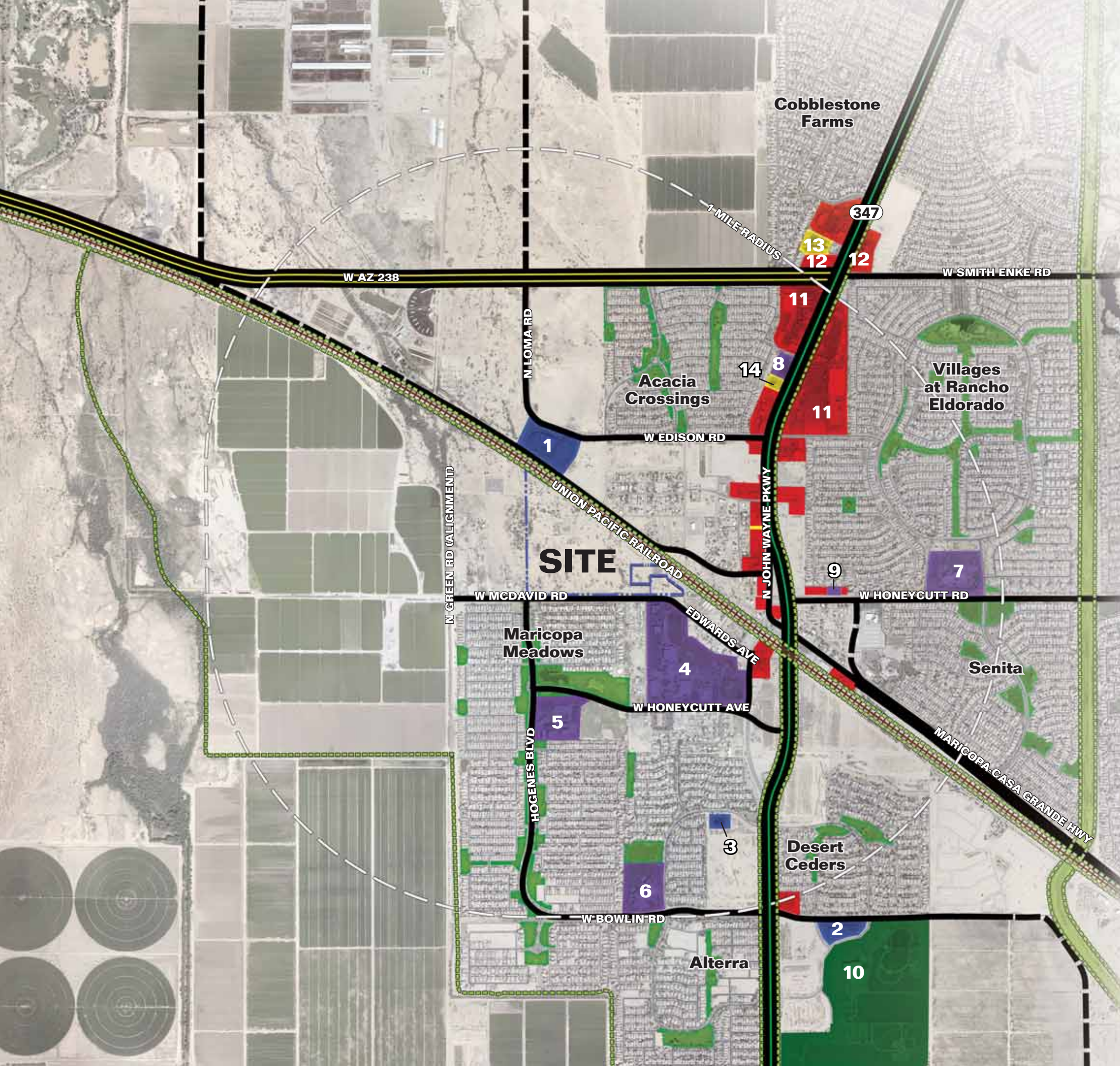
347



McDavid Estates

Proximity Exhibit

Exhibit I



Legend

FIRE AND POLICE	
1	Maricopa Fire/Medical Department Station 575
2	Maricopa Police Department Copper Sky Substation
3	Maricopa Fire/Medical Department Station 574
EDUCATION	
4	Maricopa High School
5	Maricopa Wells Middle School
6	Maricopa Elementary School
7	Butterfield Elementary School
8	Student Choice High School Maricopa
9	Holsteiner Agricultural School
PARK AND RECREATIONAL OPEN SPACE	
10	Private Parks and Open Space Copper Sky Recreational Center with Park, Dog Park, Skate Plaza, and Ballfields Parks/Open Space Designated Land Use
COMMERCIAL & SHOPPING	
11	Shopping Center with Grocery, Bank, Restaurants, Gas Station
12	Shopping Center with Pharmacy Other Commercial
MEDICAL AND DENTISTRY	
13	Maricopa Professional Village
14	Urgent Care
CIRCULATION AND TRAILS	
— — — — —	1 Mile Radius
— · — · — · —	Project Boundary
— — — — —	Freeway
— — — — —	Parkway
— — — — —	Principal Arterial II
— — — — —	Minor Arterial
— — — — —	Minor Arterial - Dirt Road or Alignment
— · — · — · —	Proposed/Existing Trails
— + — + — + —	Railroad



McDavid Estates

Flood Insurance Rate Map

Exhibit J

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 (EL. 987) Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A-A Cross section line
23-23 Transsect line

97°07'30".32"22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 12
6000000 FT 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
DX5510 Bench mark (see explanation in Notes to Users section of this FIRN panel)
M1.5 River Mile

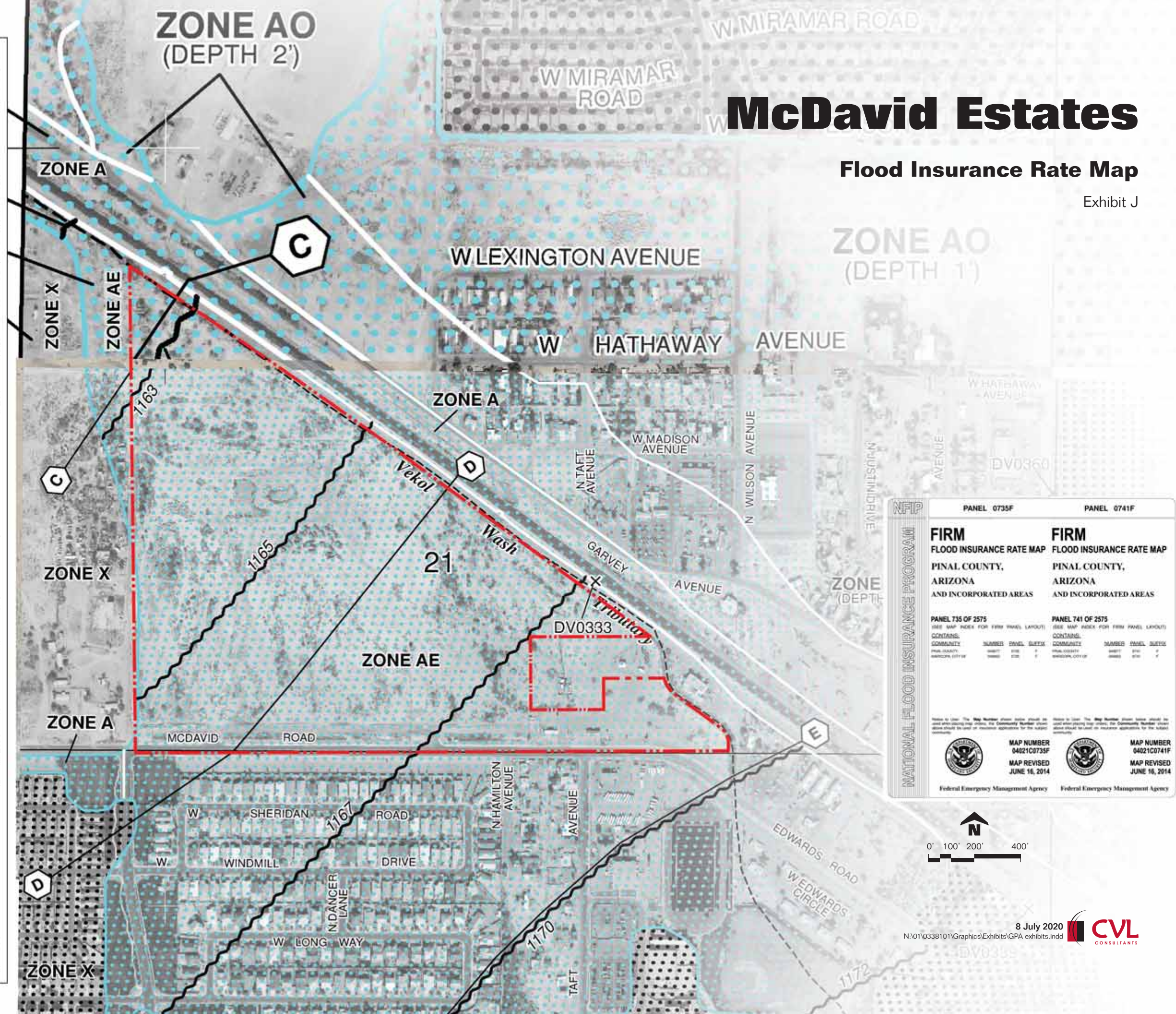
MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
December 4, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
June 16, 2014 - to add Base Flood Elevations, to update corporate limits, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, and to change Special Flood Hazard Areas.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



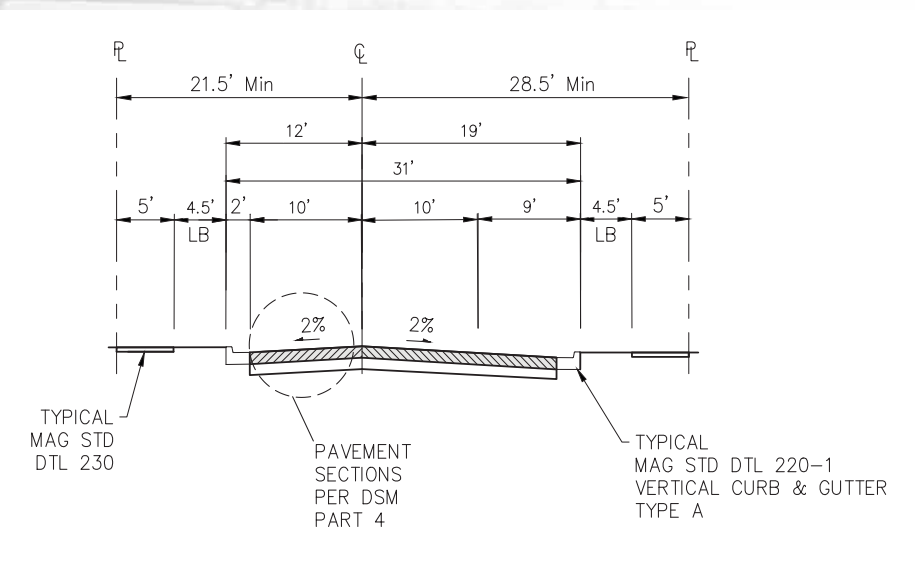
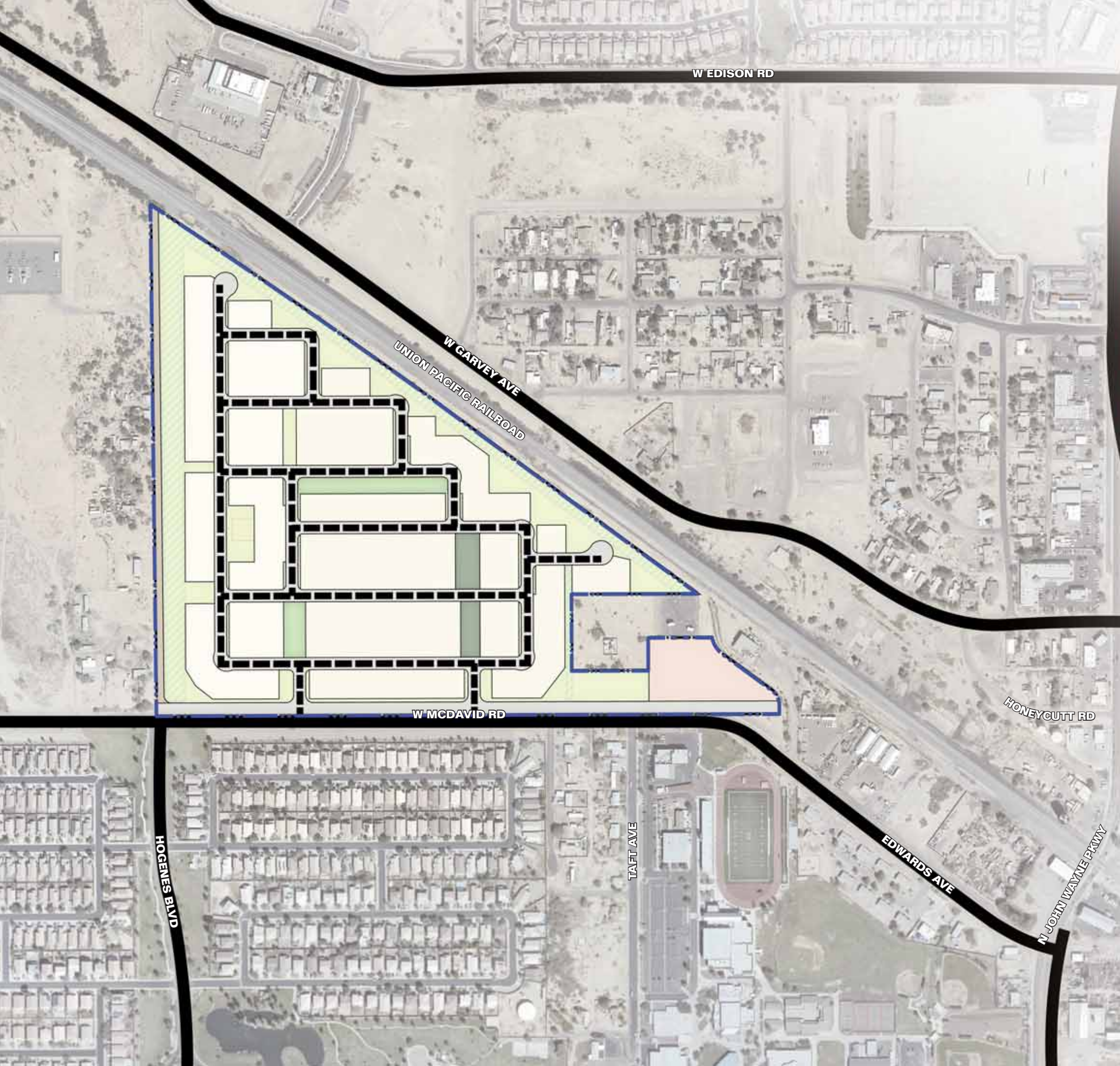
PANEL 0735F		PANEL 0741F	
FIRM FLOOD INSURANCE RATE MAP		FIRM FLOOD INSURANCE RATE MAP	
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS		PINAL COUNTY, ARIZONA AND INCORPORATED AREAS	
PANEL 735 OF 2575 <small>(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</small>		PANEL 741 OF 2575 <small>(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</small>	
<small>CONTAINS COMMUNITY NUMBER PANEL ELEVATION</small>		<small>CONTAINS COMMUNITY NUMBER PANEL ELEVATION</small>	
<small>PINAL COUNTY ARIZONA CITY OF MCDAVID CITY OF</small>		<small>PINAL COUNTY ARIZONA CITY OF MCDAVID CITY OF</small>	
<small>MAP NUMBER 04021C0735F</small>		<small>MAP NUMBER 04021C0741F</small>	
<small>MAP REVISED JUNE 16, 2014</small>		<small>MAP REVISED JUNE 16, 2014</small>	
Federal Emergency Management Agency		Federal Emergency Management Agency	








McDavid Estates

Proposed Circulation Plan

Exhibit K



Legend

-  Parkway
-  Existing Minor Arterial
-  Existing Dirt Road
-  Proposed Local Road
-  Project Boundary



McDavid Estates


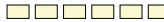





Proposed Pedestrian Circulation Plan

Exhibit L

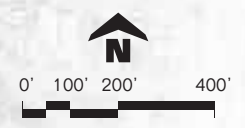
Trailhead

- Shaded Seating Area
- Parking Stalls / Turnaround
- Ownership and Maintenance to be Determined

Legend

-  **Paved Path w/ Wide Shoulder**
Per Maricopa Parks, Trails, and Open Space Map
-  **8' Paved Multi Use Trail**
-  **Multi Use Trail**
8' Decomposed Granite Trail
- Sidewalks**
 -  4' Concrete Sidewalk Adjacent to Local Streets
- Trails**
 -  6' Concrete Sidewalks in Pocket Parks and Trail Corridors
-  **Existing 6' Attached Sidewalk**
-  **Project Boundary**

Note: Trails within the development will be accessible to the city-wide trail system.



McDavid Estates

Open Space Master Plan

Exhibit M

Pocket Park, Park, and Open Space Buffer

PRIMARY TREES

¹ Cercidium praecox	Palo Brea
Dalbergia sissoo	Sissoo Tree
Pistacia chinensis	Chinese Pistache
Prosopis chilensis	Chilean Hybrid Mesquite
Ulmus Parvifolia	Evergreen Elm

ACCENT TREES

¹ Acacia farnesiana	Sweet Acacia
Caesalpinia cacalaco	Cascalote "Smoothie"
Pinus elderica	Mondel Pine

SHRUBS

Caesalpinia pulcherima	Red Bird of Paradise
Dalea frutescens	Sierra Negra Dalea
"Sierra Negra"	
Dodenea viscosa	Hop Bush "purple"
Leucophyllum frutescens	Texas Ranger "Green Cloud"
Leucophyllum langmaniae	Lynn's Legacy Sage
"Lynn's Legacy"	
Muhlenbergia rigens	Deer Grass
Tecoma stans angustata	Arizona Yellow Bells
Nerium oleander	"Petite Pink" Oleander

ACCENTS / CACTUS / VINES

¹ Agave ssp.	Agave Species
¹ Bougainvillea 'B Karst'	B Karst Bougainvillea
Dasyliiron acrotriche	Green Spoon
Hesperaloe parviflora	Red Yucca
Muhlenbergia capilaris	Regal Mist Deer Grass
Podranea ricasoliana	Pink Trumpet Vine
Yucca rigida	Blue Yucca

GROUND COVERS

Acacia redolens	Desert Carpet Acacia
Lantana montevidensis	Purple Trailing Lantana
Lantana sp. 'New Gold'	New Gold Lantana

Arterial Streetscape

PRIMARY TREES

¹ Cercidium floridum	Blue Palo Verde
Prosopis chilensis	Chilean Hybrid Mesquite
¹ Olneya tesota	Desert Ironwood
¹ Pithecellobium flexicalle	Texas Ebony

ACCENT TREES

Chilopsis linearis	Desert Willow
--------------------	---------------

SHRUBS

Calliandra californica	Baja Fairy Duster
Calliandra eriphylla	Pink Fairy Duster
Dalea frutescens	Sierra Negra Dalea
"Sierra Negra"	
Encelia farinosa	Brittle Bush
Justicia californica	Chuparosa
Leucophyllum langmaniae	Lynn's Legacy Sage
"Lynn's Legacy"	
Muhlenbergia rigens	Deer Grass
Simmondsia chinensis	Joboba
Sphaeralcea ambigua	Desert Globe Mallow
Tecoma stans angustata	Arizona Yellow Bells

ACCENTS / CACTUS / VINES

Agave geminiflora	Twin Flowered Agave
¹ Agave deserti	Desert Agave
¹ Carnegiea gigantea	Saguaro
Dasyliiron wheeleri	Desert Spoon
¹ Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Hesperaloe parviflora	Yellow Yucca
Muhlenbergia capilaris	Regal Mist Deer Grass
Pedilanthus macrocarpus	Slipper Plant

GROUND COVERS

Baileya multiradiata	Desert Marigold
Dalea greggii	Trailing Indigo Bush
Lantana montevidensis	Purple Trailing Lantana
Lantana sp. 'New Gold'	New Gold Lantana
Psilostrophe cooperi	Paper Flower
Verbena gooddingii	Desert Verbena

Open Space / Buffer

- Trail
- Seating Nodes
- 15'-20' Buffer from Railroad (Large canopy trees will be used to reduce noise nuisance from the railroad.)

Park

- Playground
- Exercise Station
- Shade Ramada
- Turf Play Area
- Seating Node
- Picnic Tables
- BBQ Grill

Pocket Park

- Turf
- Naturally Shaded Benches & Picnic Table

Arterial Streetscape

W MCDAVID RD

UNION PACIFIC RAILROAD



8 July 2020

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McDavid Estates

Open Space Lighting Plan

Exhibit N

LIGHTING EXAMPLES

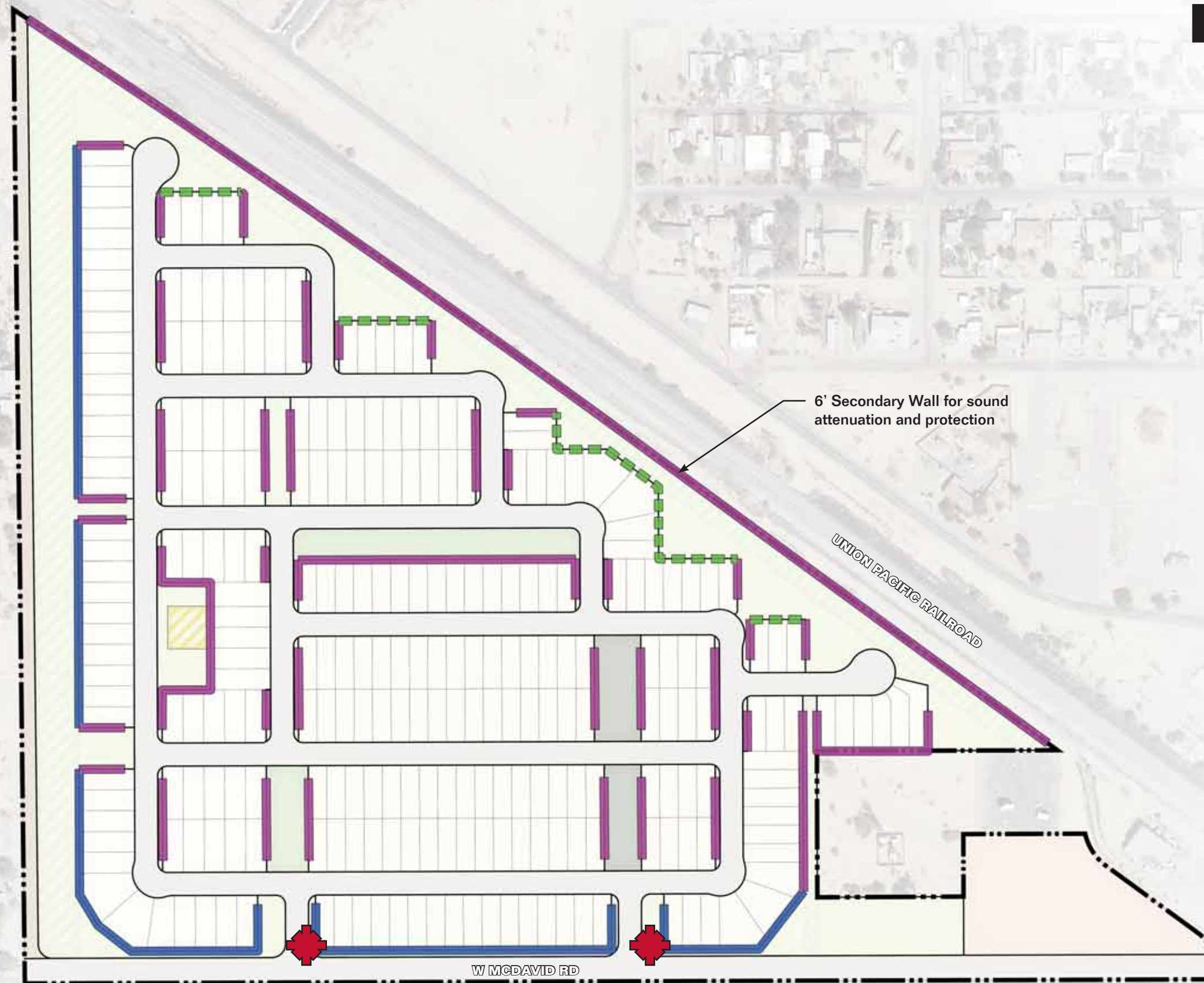


Legend	
	Commercial Lighting Zone Medium/High Light Intensity <ul style="list-style-type: none"> • 16' Light Poles • Bollard Lights • Backlight signs
	Minor Arterial Lighting Zone Medium Light Intensity <ul style="list-style-type: none"> • 20' Light Poles • Bollard Lights • Uplights at Entry
	Residential Light Zone Low Light Intensity <ul style="list-style-type: none"> • 15' Pole Max • Bollards • Low Voltage Landscape • Fully Shielded • No Uplights
	Trail Light Zone Very Low Light Intensity <ul style="list-style-type: none"> • Low Voltage Bollards at Nodes





McDavid Estates

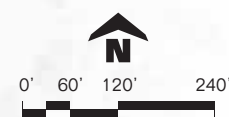
Sign, Entry and Wall Plan

Exhibit O



Legend

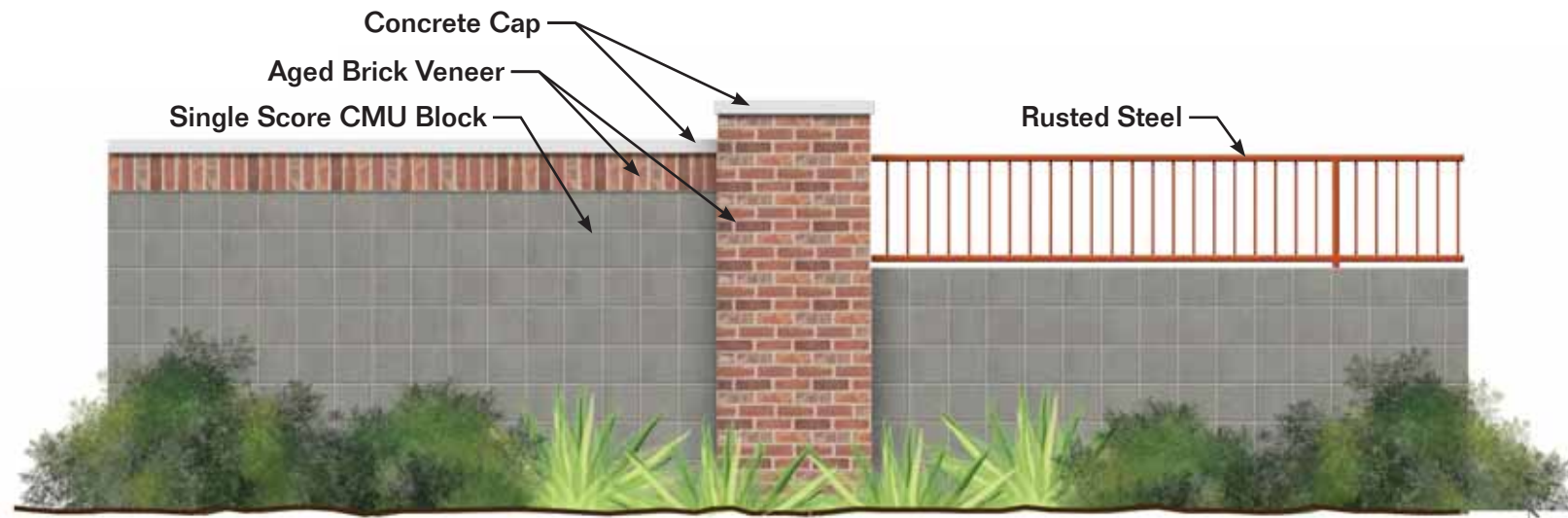
-  Entry Monument
-  Theme Wall
-  Secondary Wall
-  Partial View Wall



McDavid Estates

Entry and Wall Concept Details

Exhibit P



Primary Wall



Secondary Wall

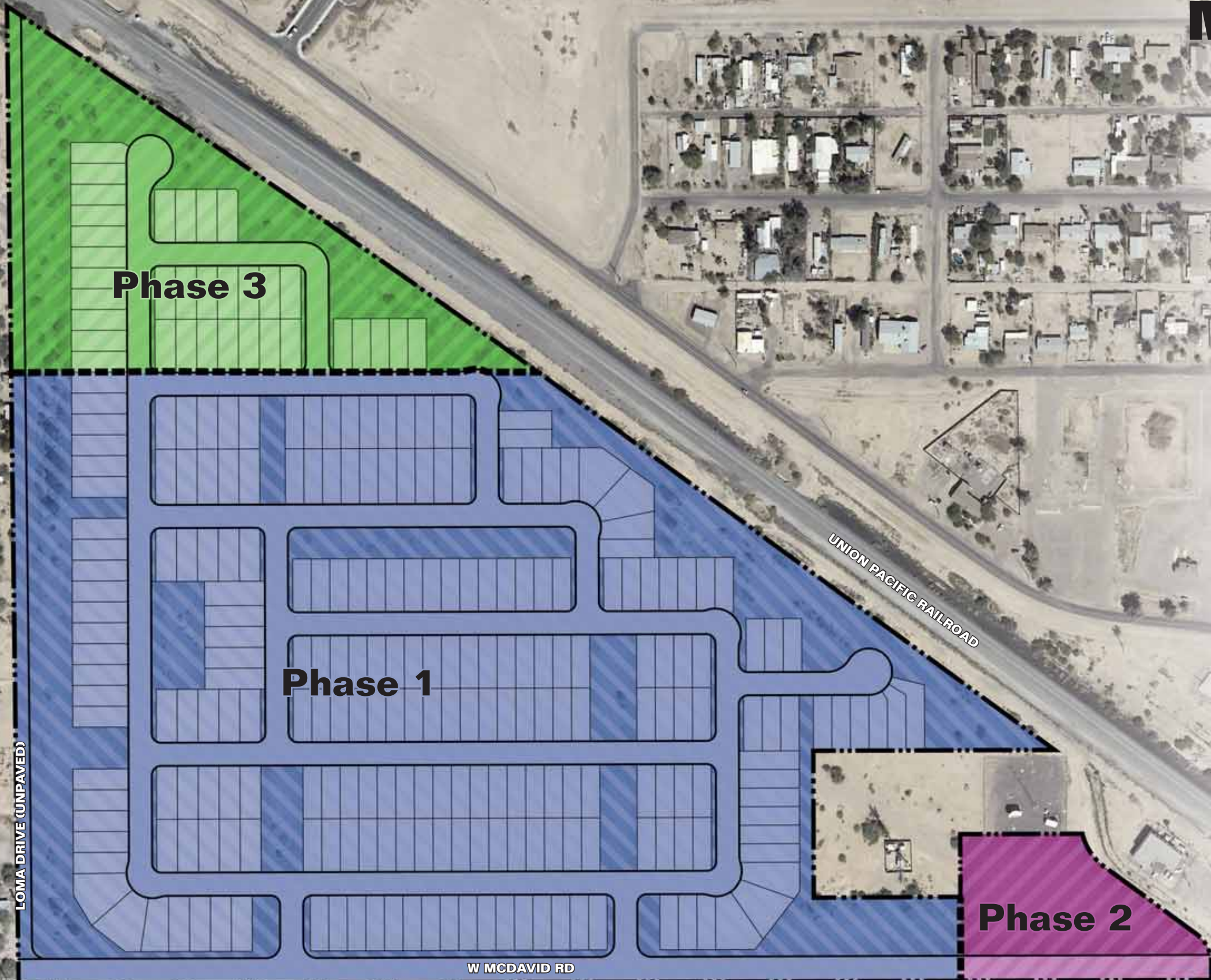


Entry Sign Elevation

McDavid Estates

Phasing Plan

Exhibit Q



Legend

- Phase 1
- Phase 2
- Phase 3
- Phase Line
- Project Boundary



McDavid Estates

Perspective Entry Monument

Exhibit R







McDavid Estates

Water Service Area Map

Exhibit S



Legend

-  Global Water (Santa Cruz Water Company)
-  Maricopa Consolidated Domestic Water Improvement District (MCDWID)
-  Water Service Area
-  Project Boundary

