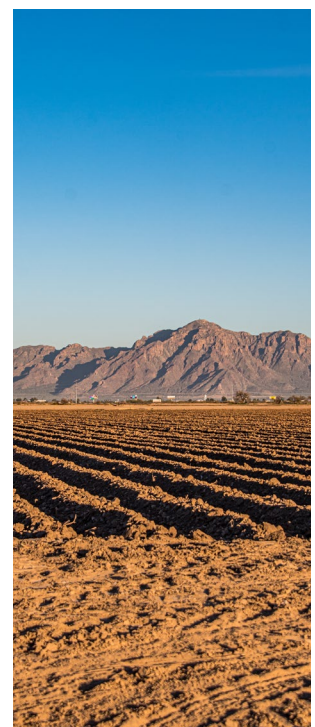


# Murphy and Farrell

## Citizen Participation Plan

Southeast corner of Murphy Road and Farrell Road

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**Prepared :**  
September 8, 2022

**Submitted to:**  
City of Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

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# 1. Introduction

This document outlines the outreach as it relates to the Murphy and Farrell project in accordance with Chapter 18.140.050 and is designed to provide effective, early and continuous public participation.

## 2. Notification Method

As identified by the Pinal County Assessors Map, property owners within a six hundred foot (600') radius of the property line boundary, registered neighborhoods, homeowners associations, and other interested parties were notified in compliance with all provisions of the City of Maricopa Zoning Ordinance. See **Exhibit 1: 600' Buffer Notification Area Map** and **Exhibit 2: 600' Buffer List of Property Owners**.

## 3. Required Neighborhood Meeting

A neighborhood meeting letter notification including instructions on how to participate was sent to all parties within the mailout radius as required by City Ordinance at least 15 days prior to the meeting. See **Exhibit 3: Notification Letter** for a copy of the notification letter that was sent to the surrounding property owners.

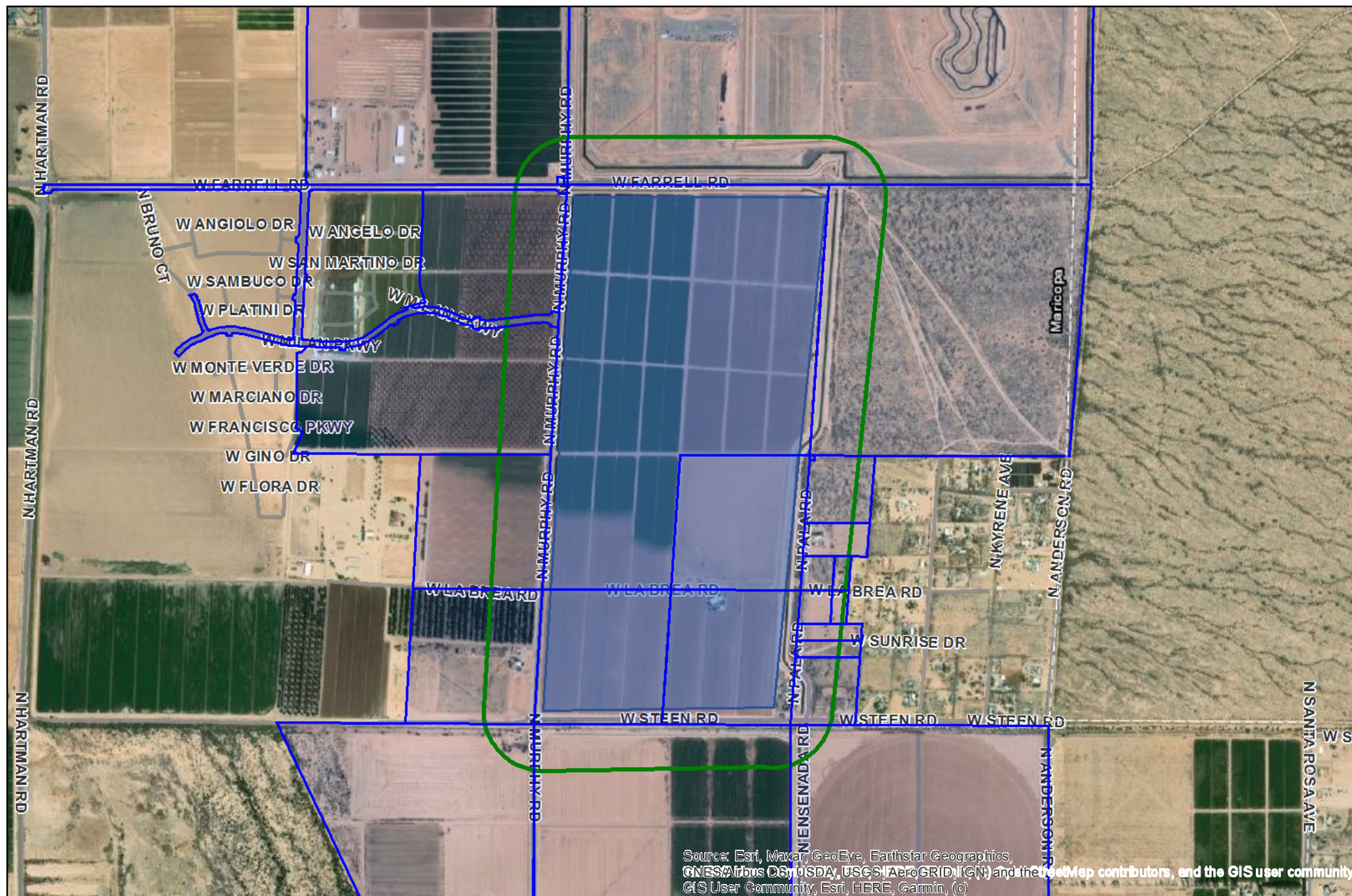
In accordance with City requirements, two neighborhood meeting notification signs were posted on the property to notify interested parties. The sign is waterproof and has a minimum size of 36 inches by 48 inches with all information clearly listed in an organized and readable manner.

The neighborhood meeting was held on September 7, 2022 at 6:00 pm where fourteen (14) members of the community attended. The Team presented an overview of the Site and answered questions from attendees.

### 3.1 Questions/Comments

1. What is the timing and scope of improvements planned for Steen Road? Multiple Neighbors expressed a desire for Steen Road to be paved for improved access to their existing homes on the east side of our proposed site.
  - a. Response: Timing for improvements for Steen Road is currently unknown and will be completed as part of future development of Area 2.
2. What is the timing and scope of improvements planned for the drainage channel improvements? (Attendees indicated the drainage channel area along the east side of Area 2.)
  - a. Response: Timing for improvements for the drainage channels are currently unknown and will be completed as part of future development of Area 2.

3. How many units are proposed?
  - a. Response: The overall unit proposed unit count is 1,642 units, but DR Horton is only going proposing to develop Area 1 which allows 479 units.
4. Where are the street access points for the proposed community?
  - a. Response: Both initial access points for Area 1 are to Murphy Road with a single access to Farrell Road that will be developed with Farrell at a later date. Area 2 has one collector road access to Murphy Road and one collector road access to Steen Road.
5. Will there be any traffic signals?
  - a. Response: No traffic signals are proposed.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the Map contributors, and the GIS user community  
 GIS User Community, Esri, HERE, Garmin, (c)

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



## Exhibit 2: 600' Buffer List of Property Owners

Print using Adobe® Reader®'s "Actual size" setting

JEN ARIZONA 63 LLC  
2222 W PINNACLE PEAK RD ST...  
PHOENIX, AZ 85027

PARK IT ENTERPRISES LLC  
3502 E EQUESTRIAN TRL  
PHOENIX, AZ 85044

MARICOPA UNIFIED SCHOOL D...  
44150 W MARICOPA CASA GRA...  
MARICOPA, AZ 85138

DAWN RIDER LLC  
8501 N SCOTTSDALE RD STE 1...  
SCOTTSDALE, AZ 85253

MARICOPA CONSOLIDATED DO...  
PO BOX 209  
MARICOPA, AZ 85139

CITY OF MARICOPA  
39700 W CIVIC CENTER PLZ  
MARICOPA, AZ 85138

DAWN RIDER LLC  
8501 N SCOTTSDALE RD STE 1...  
SCOTTSDALE, AZ 85253

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

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

HYMAN KURT  
PO BOX 701  
MARICOPA, AZ 85139

CRESCENT BAY LAND FUND 1 ...  
7377 E DOUBLETREE RANCH R...  
SCOTTSDALE, AZ 85258

OZORIO ROSA E GARCIA  
15383 N SADDLEBACK VISTA A...  
MARICOPA, AZ 85138

RAJKARAN RUPESH  
6848 W DALE LN  
PEORIA, AZ 85383

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

GARCIA NABOR  
15159 N PALA RD  
MARICOPA, AZ 85138

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

ANDERSON OCIE V TR  
35840 W FARRELL RD  
MARICOPA, AZ 85138

GARCIA NABOR  
15159 N PALA RD  
MARICOPA, AZ 85138

MARICOPA 80 LLC  
7373 N SCOTTSDALE RD STE B...  
PARADISE VALLEY, AZ 85253

MARICOPA 40 LLC  
7373 N SCOTTSDALE RD STE B...  
PARADISE VALLEY, AZ 85253

LARIMORE DAVID  
PO BOX 1156  
MARICOPA, AZ 85139

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

CASTILLO JUAN CARLOS & FEL...  
14476 N RUSSELL RD  
MARICOPA, AZ 85138

VOLKSWAGEN OF AMERICA DB...  
3800 HAMLIN RD 100  
AUBURN HILLS, MI 48326

REYES LAZARO B  
15325 N PALA RD  
MARICOPA, AZ 85139

ANDERSON PALMISANO FARM...  
35840 W FARRELL RD  
MARICOPA, AZ 85138

v 1/1 4/8/2022 2:40:29 PM

**NOTIFICATION LEGISLATIVE**

RE: PAD22-08 Murphy and Farrell. This site is generally located at southeast corner of Murphy Road and Farrell Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by ABLA for Murphy and Farrell at the above-mentioned property. The meeting dates in regards to this request are as follows:

**Neighborhood Meeting**  
**Date: September 7<sup>th</sup>, 2022 @ 6:00 p.m.**  
**Facility: Maricopa Library & Cultural Center**  
**Facility Address: 18160 N. Maya Angelou Dr. Maricopa, AZ 85138**

<p><b>Planning and Zoning Commission</b>  <b>Date: September 26<sup>th</sup>, 2022@ 6:00 p.m.</b>  <b>City Hall</b>  <b>39700 W. Civic Center Plaza</b>  <b>Maricopa, AZ 85138</b></p>	<p><b>City Council</b>  <b>Date: October 18<sup>th</sup>, 2022 @ 6:00 p.m.</b>  <b>City Hall</b>  <b>39700 W. Civic Center Plaza</b>  <b>Maricopa, AZ 85138</b></p>
--	---

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail/certified mail/delivery confirmation mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov) subject PAD22-08 Murphy and Farrell.

Sincerely,

Alex Fish

**\*Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

MURPHY AND FARRELL NEIGHBORHOOD MEETING

SIGN-IN

DATE: 09/07/2022

NAME	ADDRESS	ZIP CODE
LUZ Adriana Macias	15110 N SADDLEBACK VISTA AV	85138
Alvora Uriarte	15250 N. Saddleback Vista	85138
Rocano Urzante	15290 N. SADDLEBACK VISTA	85138
KURT MYMAN	34290 W. STEEN RD	85138
Gracie Severo	15360 N. Saddleback vista Ave	85138
Felipe Severo	15360 N. Saddleback vista Ave	85138
Anna Zavala	4910 N. TAM ST	85251
Nicole Perkins	33850 W Steen Rd	85138
Tristan Perkins	33880 W Steen Rd	85138
Yareli	34180 W la brea Rd	85138
Maria Macias	34165 W la brea Rd	85138
Carlos Maselli	34209 W. La Brea Rd	85138
Lauro Torres	15576 N. Anderson Rd	85138
Rosa Garcia	15383 N. Saddleback vista ave	85138
Derek Scheerer	39700 Civic Center Plaza	85138



**NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING  
AND PUBLIC MEETING  
PLANNED AREA DEVELOPMENT PAD22-08**

**Neighborhood Meeting**

September 7<sup>th</sup> @ 6:00 PM  
Maricopa Library & Cultural Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting  
(PUBLIC HEARING)**

September 26<sup>th</sup> @ 6:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting**

October 18<sup>th</sup> @ 6:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

HBE Farms, LLC/ R.L. Echeverria Survivor's Trust, represented by Alex Fish of ABLA, is proposing to modify the existing zoning designation from General Rural Zone (GR) to Planned Area Development (PAD) using a combination of RS-3 PAD, RS-4 PAD, RS-5 PAD, RM PAD, RH PAD and NC on an approximately 325.93 gross acre property (the "Site") located at the southeast corner of Murphy Road and Farrell Road in Maricopa, Pinal County, Arizona. The proposed PAD rezoning request to allow for a series of single-family subdivisions and neighborhoods that are planned as part of a larger master plan.

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Planned Area Development.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov). Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

**NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING  
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CASA GRANDE VALLEY NEWSPAPERS INC.  
200 W. 2ND ST.  
CASA GRANDE AZ 85122  
(520) 836-7461  
Fax (520) 836-2944

ORDER CONFIRMATION

Salesperson: CHRISTINA RODRIGUEZ Printed at 08/19/22 10:37 by crodr

-----  
Acct #: 14895 Ad #: 148817 Status: New

ABLA Start: 08/23/2022 Stop: 08/23/2022  
310 E. RIO SALADO PARKWAY Times Ord: 1 Times Run: \*\*\*  
TEMPE AZ 85281 LGL 1.00 X 7.80 Words: 309

Total LGL 8.00  
Class: 925 PUBLIC NOTICES  
Rate: PCG Cost: 68.41  
# Affidavits: 1

Ad Descrpt: PAD22-08  
Descr Cont: NEWSPAPER NOTICE  
Given by: \*

Contact: ALEX FISH P.O. #:  
Phone: (480) 530-0077 Created: crodr 08/18/22 17:11  
Fax#: Agency: Last Changed: crodr 08/19/22 10:36  
Email: @ablastudio.com

-----  
PUB ZONE EDT TP RUN DATES  
CGCG A 96 S 08/23  
CGIT A 96 S 08/23  
-----

PAYMENTS:  
-- 08/19/2022 68.41 VI \*\*\*\*\*4087 08494G[477789620]  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

200 W. 2ND ST.  
CASA GRANDE AZ 85122  
(520) 836-7461  
Fax (520) 836-2944

ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ

Printed at 08/19/22 10:37 by crodr

-----  
Acct #: 14895

Ad #: 148817

Status: New

NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD  
MEETING, PUBLIC HEARING  
AND PUBLIC MEETING  
PLANNED AREA DEVELOP-  
MENT PAD22-08  
Neighborhood Meeting  
September 7th @ 6:00 PM  
Maricopa Library & Cultural Cen-  
ter  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138  
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Maricopa, AZ 85138

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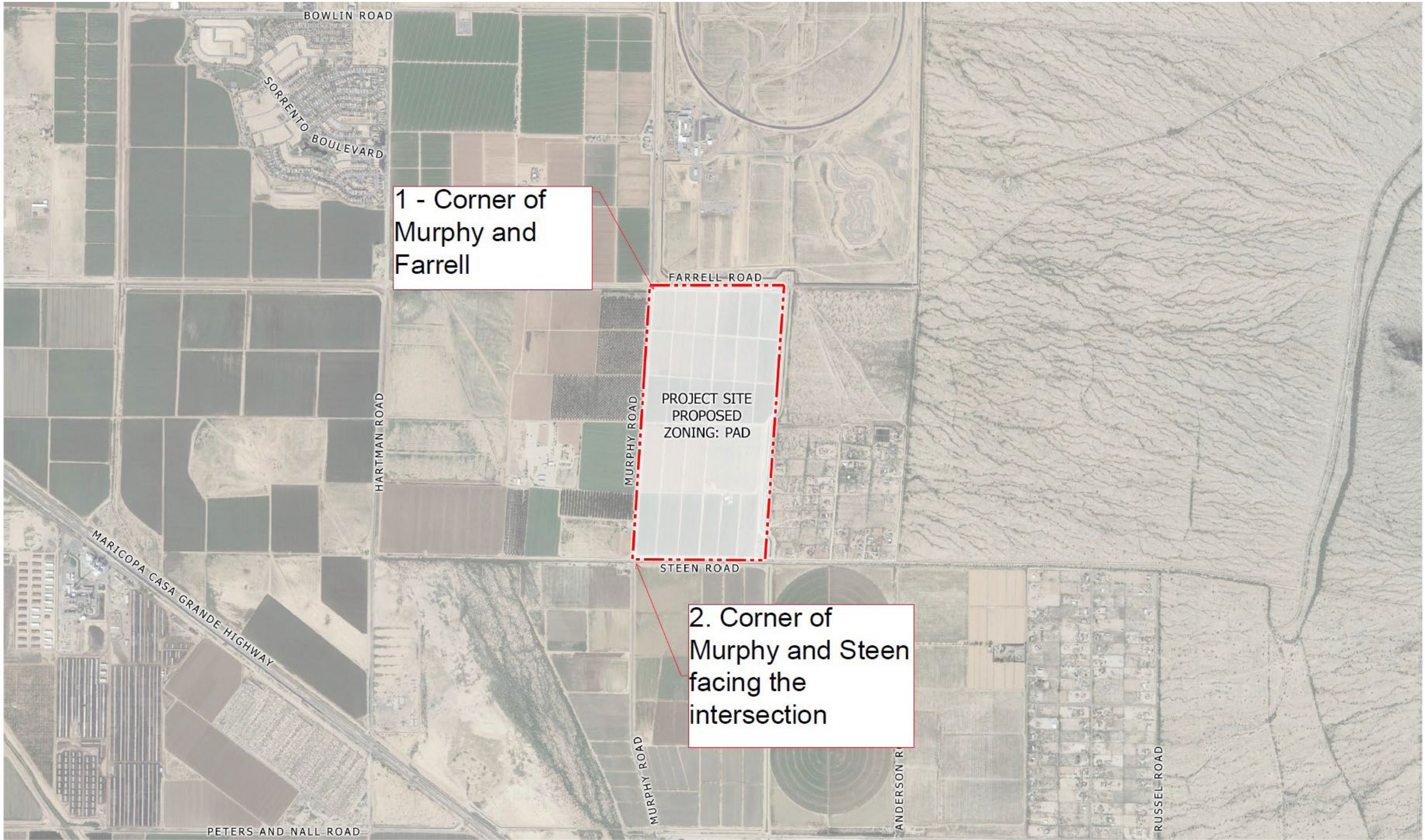
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PAD, RM PAD, RH PAD and NC  
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Attn: Derek Scheerer at 39700 W  
Civic Center Plaza, Maricopa, AZ  
85138 or email at Derek.Scheer-  
er@maricopa-az.gov. Please in-  
clude name, address, telephone  
number and signature. For ques-  
tions, contact the Planning and  
Zoning Division at (520) 568-  
9098.

August 17, 2022

No. of publications: 1; date of  
publication: Aug. 23, 2022.



1 - Corner of  
Murphy and  
Farrell

PROJECT SITE  
PROPOSED  
ZONING: PAD

2. Corner of  
Murphy and Steen  
facing the  
intersection





# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Murphy and Farrell, in the City of Maricopa, on 08/22/22.

See attached photo exhibit.

For applicant:

ABLA

Dynamite Signs

Sign Company Name

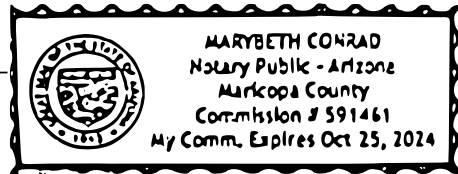
Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 08/22/22 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

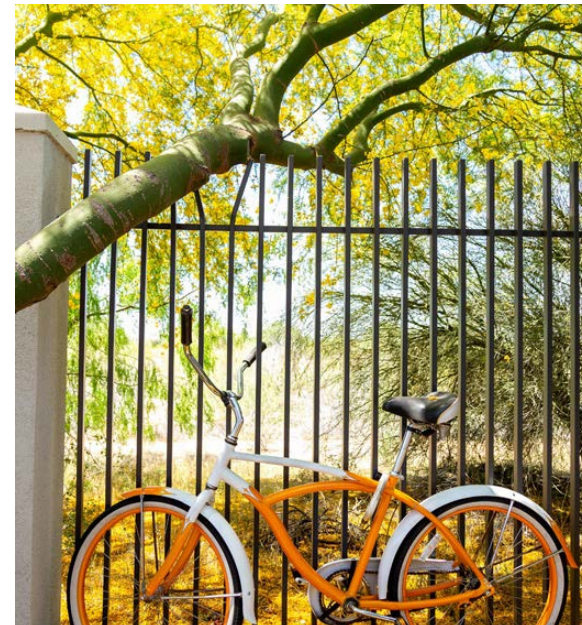
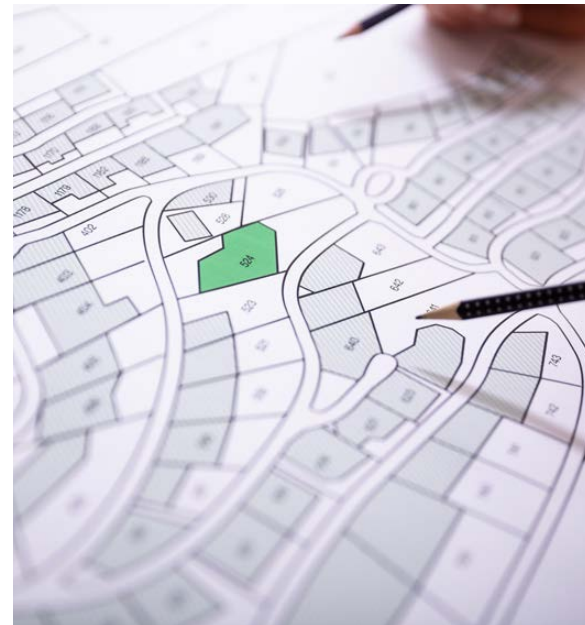
Marybeth Conrad  
Notary Public



My Commission expires: 10-25-24

# Murphy and Farrell

## Neighborhood Meeting Presentation

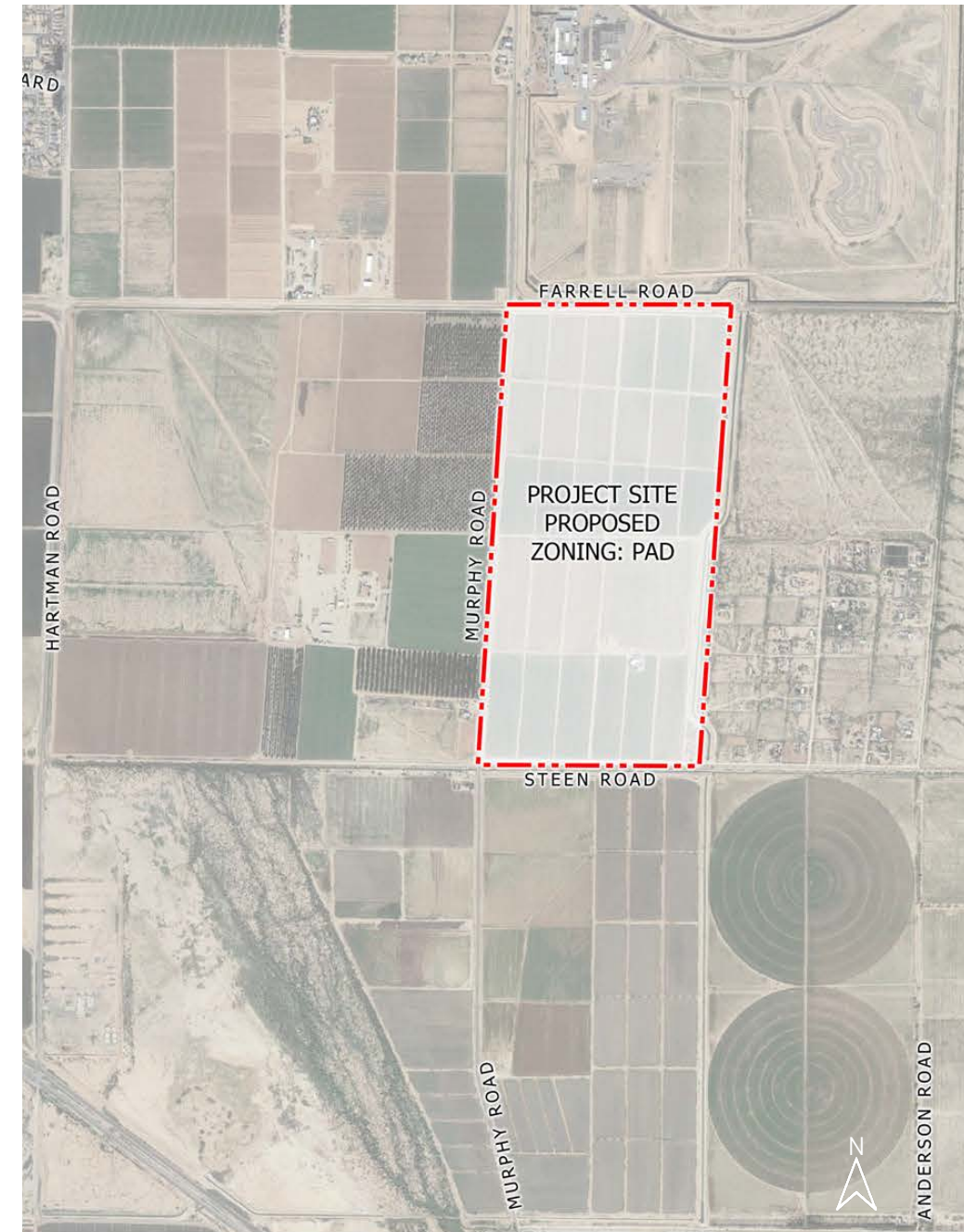


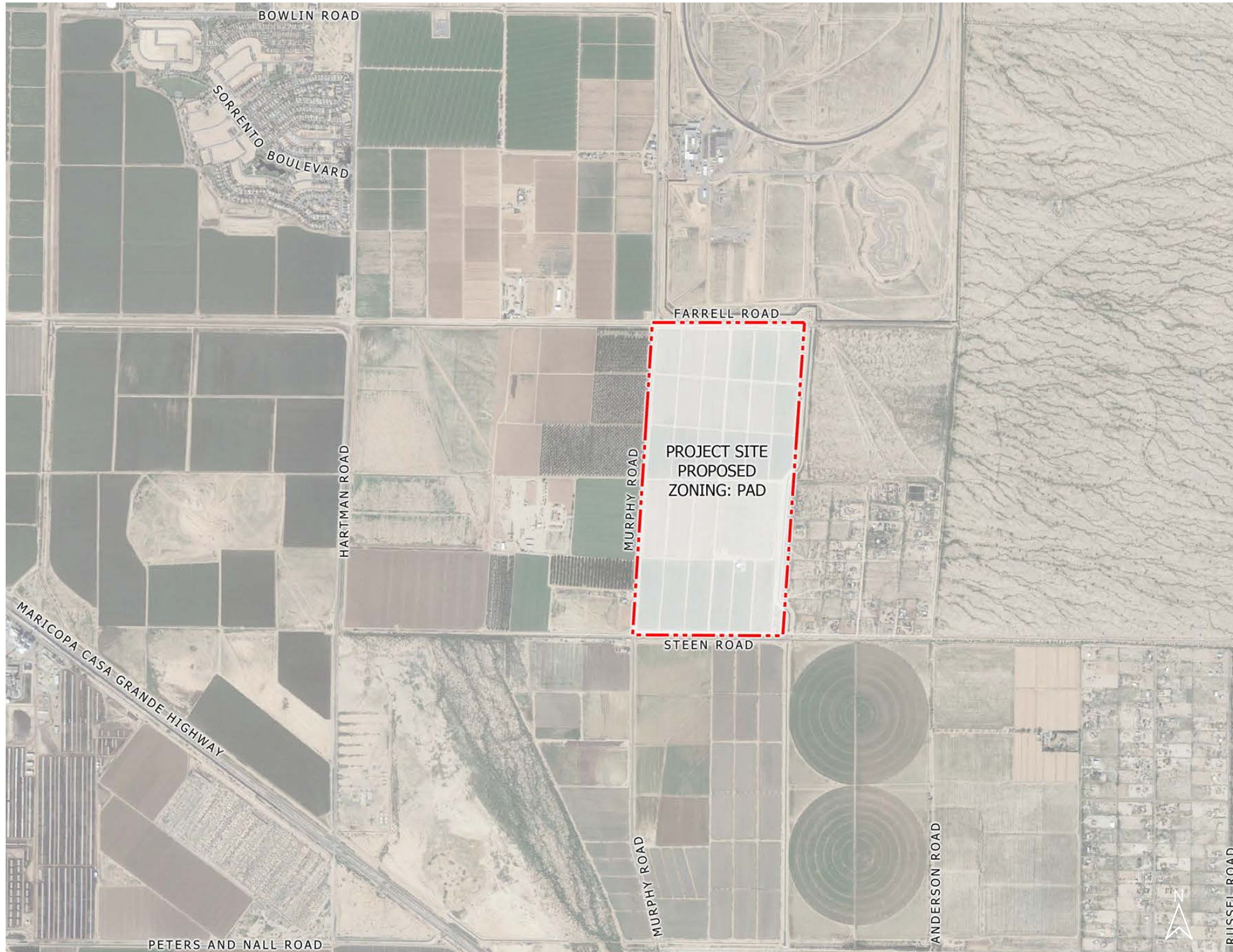
Presented:  
September 7, 2022



# OVERVIEW

- Vicinity Map
- Existing and Proposed Zoning Map
- General Plan Map
- Conceptual Master Plan
- Conceptual Entry Feature
- Open Space Plan
- Conceptual Amenity Park Plan
- Conceptual Pocket Park
- Conceptual Paseo Amenity Trail

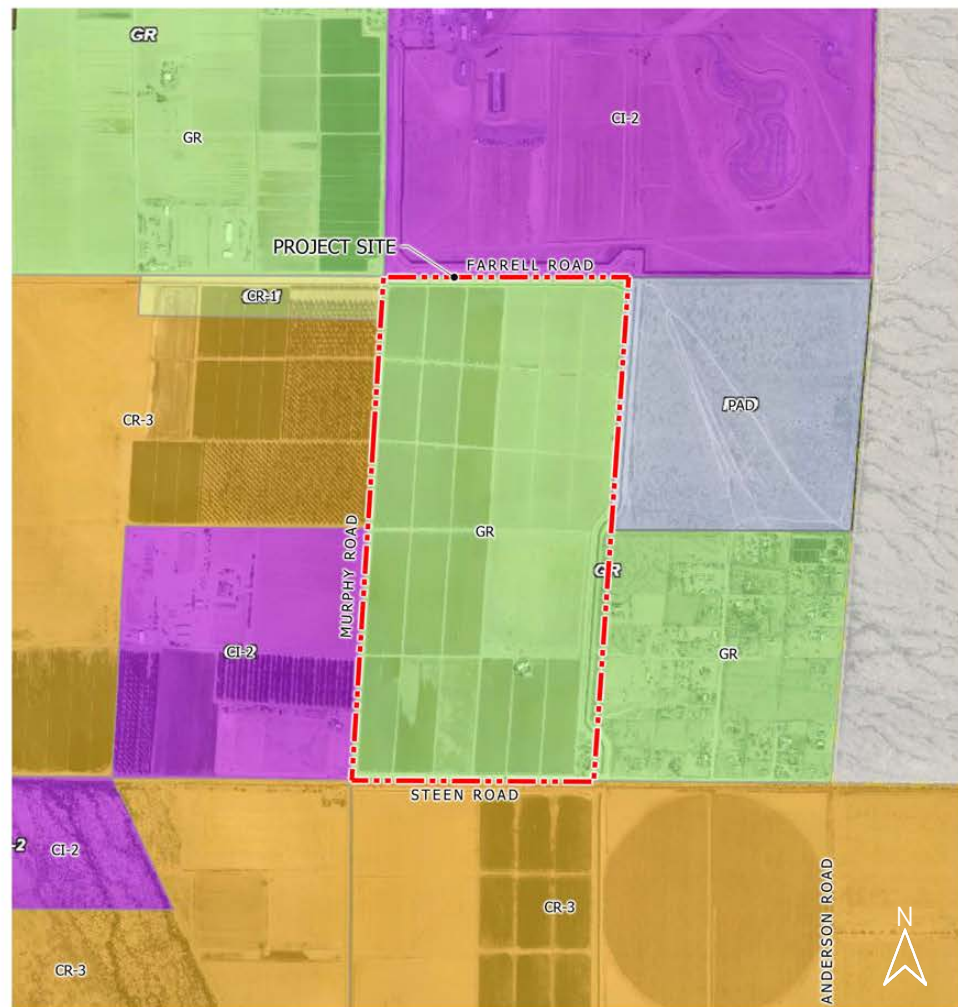




## SITE

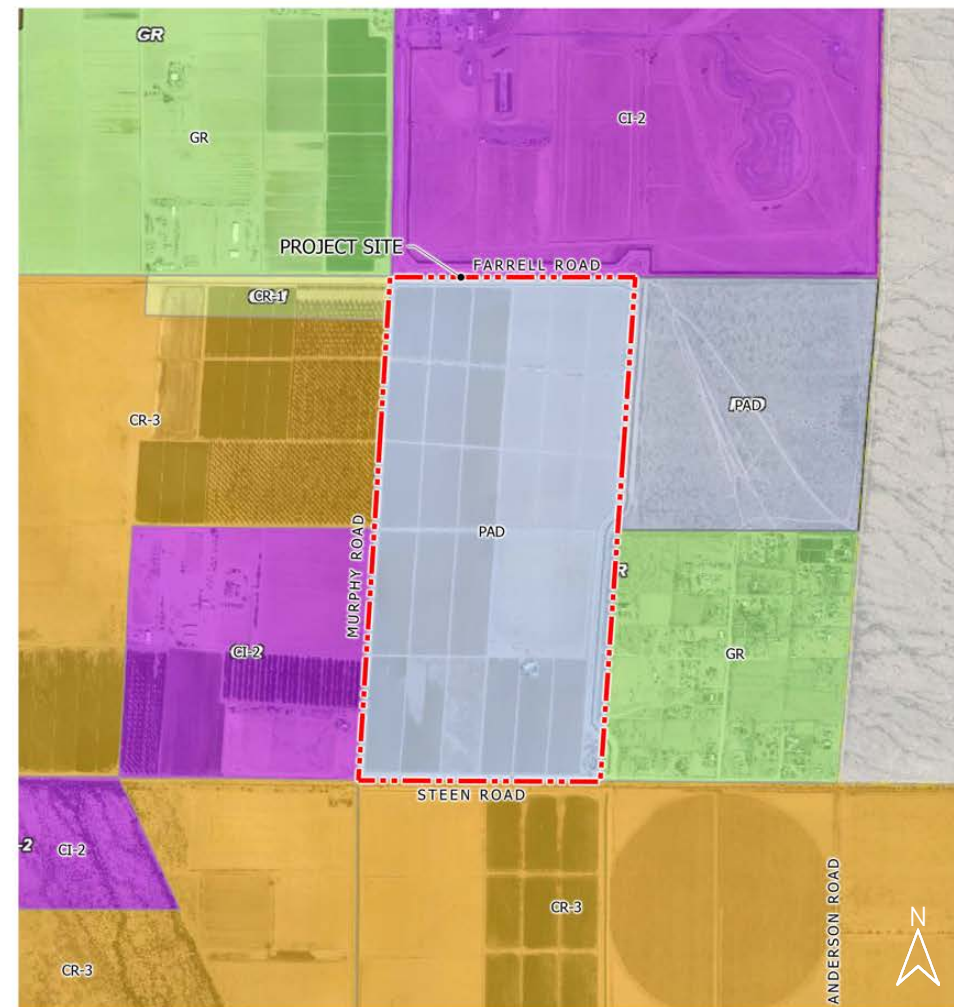
- Located at the southeastern corner of Murphy and Farrell Road, to the south across from the Volkswagen proving grounds.
- Site is 325.93 acres.
- The Site offers an opportunity to develop a variety of residential products that will support commercial and employment land uses.

Murphy & Farrell  
Planned Area Development Amendment



EXISTING ZONING

<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> CI-2	INDUSTRIAL ZONE	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> PAD	PLANNED AREA DEVELOPMENT
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> CR-1	SINGLE FAMILY RESIDENCE		
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> CR-3	SINGLE FAMILY RESIDENCE		
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> GR	GENERAL RURAL ZONE		

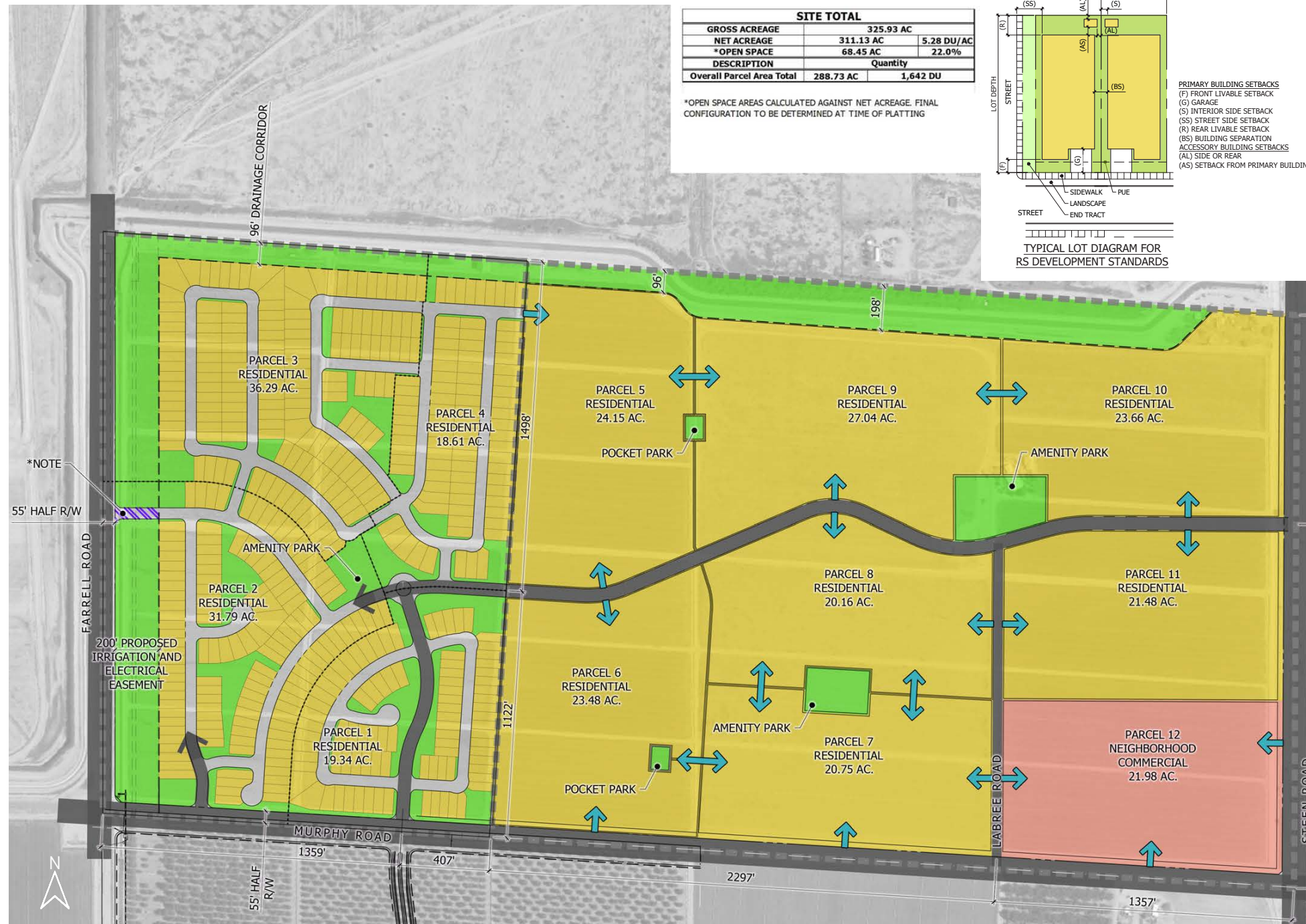


PROPOSED ZONING

<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> CI-2	INDUSTRIAL ZONE	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> PAD	PLANNED AREA DEVELOPMENT
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> CR-1	SINGLE FAMILY RESIDENCE		
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> CR-3	SINGLE FAMILY RESIDENCE		
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> GR	GENERAL RURAL ZONE		

## PURPOSE & INTENT

- Purpose of PAD is to modify the General Rural Zoning to PAD in order to create a community of single-family homes for first time buyers
- This allows for the development of a series of single-family subdivisions and neighborhoods that are planned as part of a larger master plan.



# CONCEPTUAL MASTER PLAN

- PAD requests to create numerous residential zoning district to allow for flexibility in lot sizes and product types .
- DR Horton is proposing three (3) different lot size categories for Area 1.
- Area 2 will be developed in the future. This area may include commercial uses or a type of multi-family residential due to NC zoning southwest of Site.
- Maximum proposed dwelling units: 1,642 D.U.

Murphy & Farrell  
 Planned Area Development Amendment



PLAN VIEW

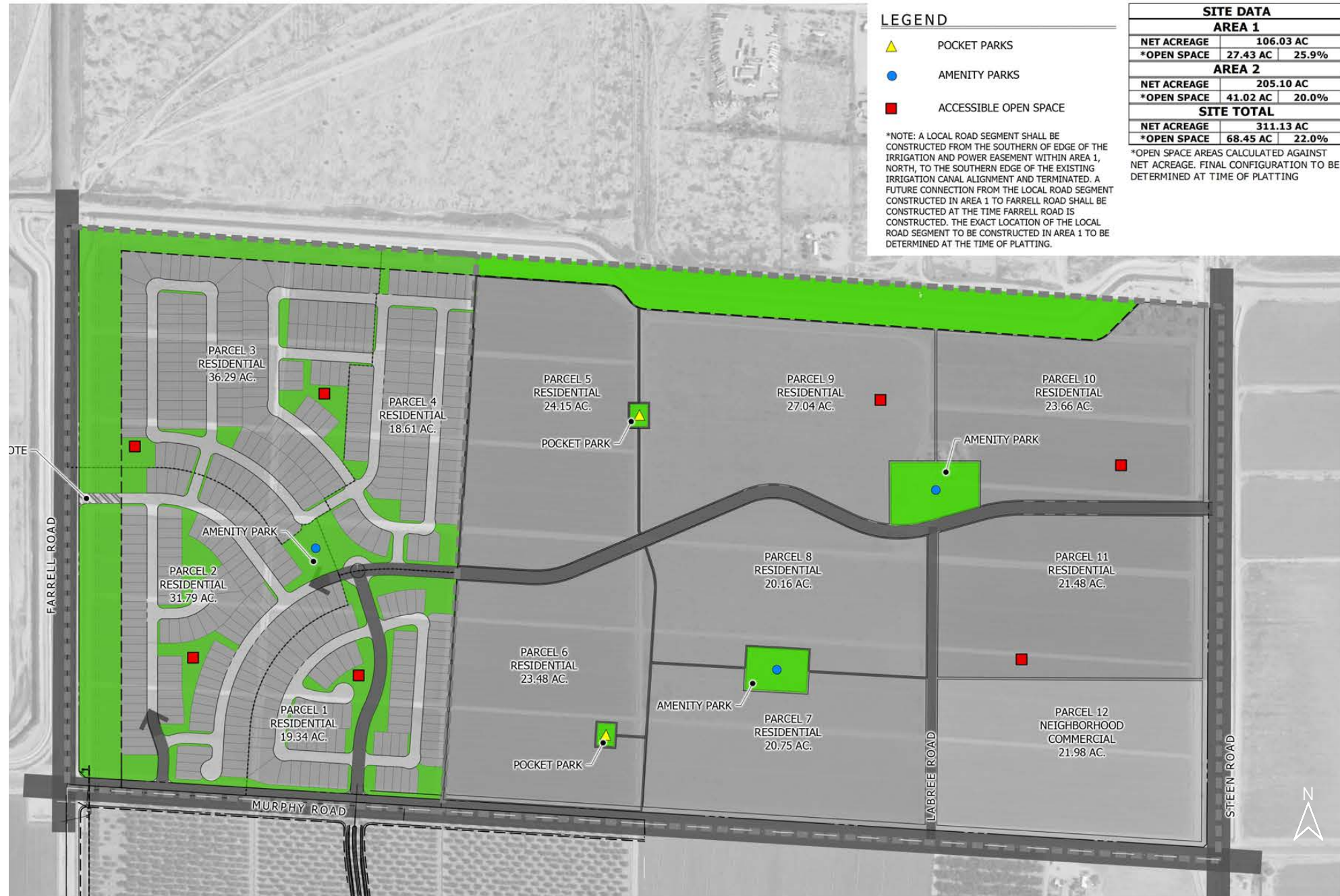
DISCLAIMER  
 THIS CONCEPTUAL GRAPHIC IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS GRAPHIC IS A CONCEPTUAL ILLUSTRATION OF HOW THIS PROJECT MAY LOOK. ACTUAL CONCEPTUAL ILLUSTRATIONS AND FINAL ILLUSTRATION MAY VARY DURING DEVELOPMENT AND ARE SUBJECT TO CHANGE

KEYNOTES

- ① THEME WALL
- ② DOUBLE CROSS BUCK FENCE
- ③ SLUMP BLOCK COLUMN
- ④ PRIMARY ENTRY FEATURE WITH RAISED STEEL PLANTERS FOR TURF AND LANDSCAPE, STUCCO SIGNWALL WITH PRECAST CAP, AND ACCENT SLUMP BLOCK COLUMN
- ⑤ GROVE TREES



Conceptual Entry Feature



# OPEN SPACE PLAN

- The Site includes a system of tree shaded paths and trails which provide connections to the planned parks and open space areas.
- Pocket Park may include open play turf, benches, picnic tables, a shade structure, or a children’s play area.
- Amenity Park may include open play turf, a basketball court, shade structure, picnic tables, barbeque areas, or a children’s play area.

Murphy & Farrell  
Planned Area Development Amendment

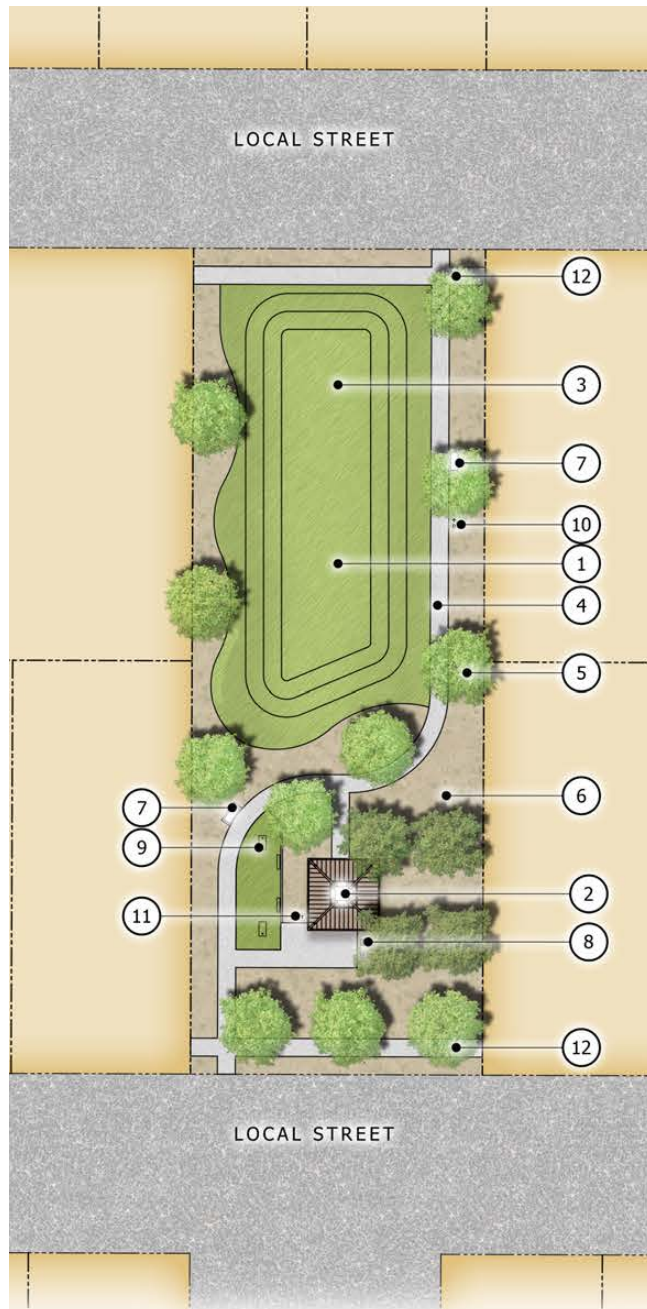


**LEGEND OF POTENTIAL FEATURES**

- ① RETENTION BASIN
- ② 5' SIDEWALK CONNECTION
- ③ CANOPY SHADE TREES
- ④ TOT LOT
- ⑤ BENCH
- ⑥ MULTI USE TURF SPORTS FIELD
- ⑦ BAG TOSS
- ⑧ COVERED PLAY STRUCTURE (AGES 5-12)
- ⑨ BAG TOSS
- ⑧ OUTDOOR DINING, AND BBQ AREA
- ⑨ COMMUNITY GARDEN
- ⑩ SHADE STRUCTURE WITH PICNIC TABLES
- ⑪ TRASH RECEPTACLE
- ⑫ DOG WASTE STATION

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLANS SUBMITTAL.

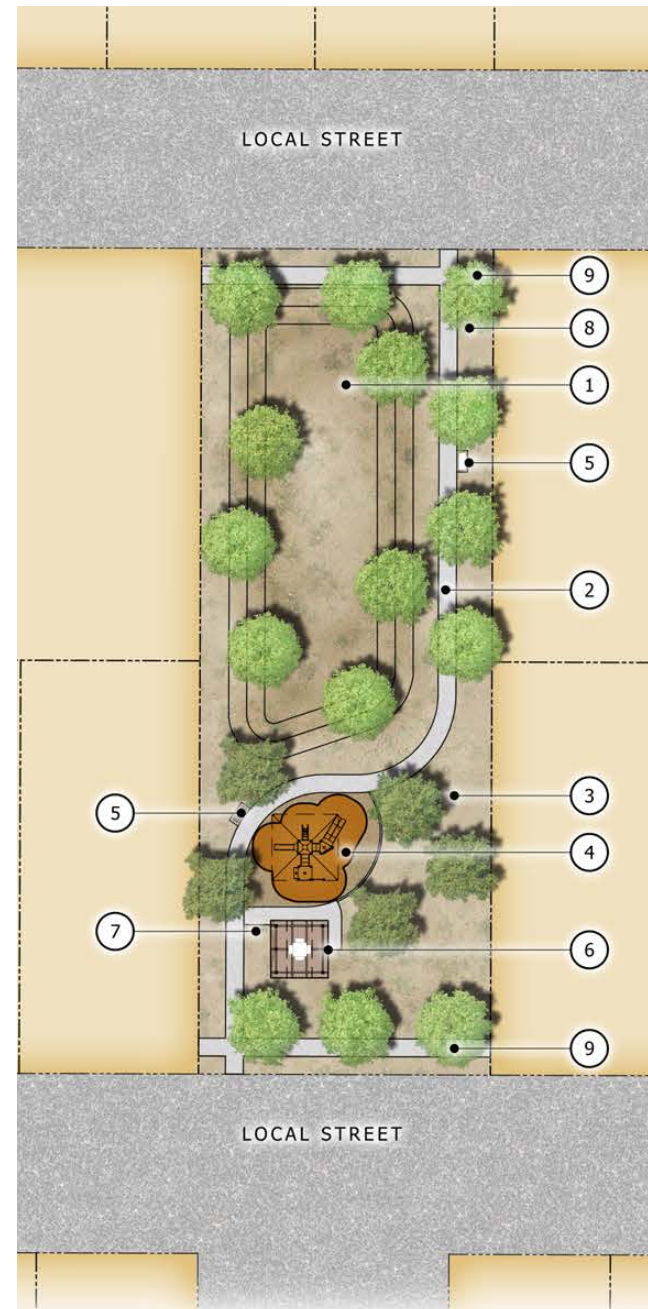




**LEGEND OF POTENTIAL FEATURES**

- ① SMALL TURF LAWN
- ② SHADE STRUCTURE WITH PICNIC TABLE
- ③ RETENTION BASIN
- ④ 5' SIDEWALK CONNECTION
- ⑤ CANOPY SHADE TREES
- ⑥ UNDERSTORY PLANTING
- ⑦ PARK BENCH
- ⑧ CHARCOAL BBQ GRILLS
- ⑨ BAG TOSS
- ⑩ DOG WASTE STATION
- ⑪ TRASH RECEPTACLE
- ⑫ 5' DETACHED SIDEWALK

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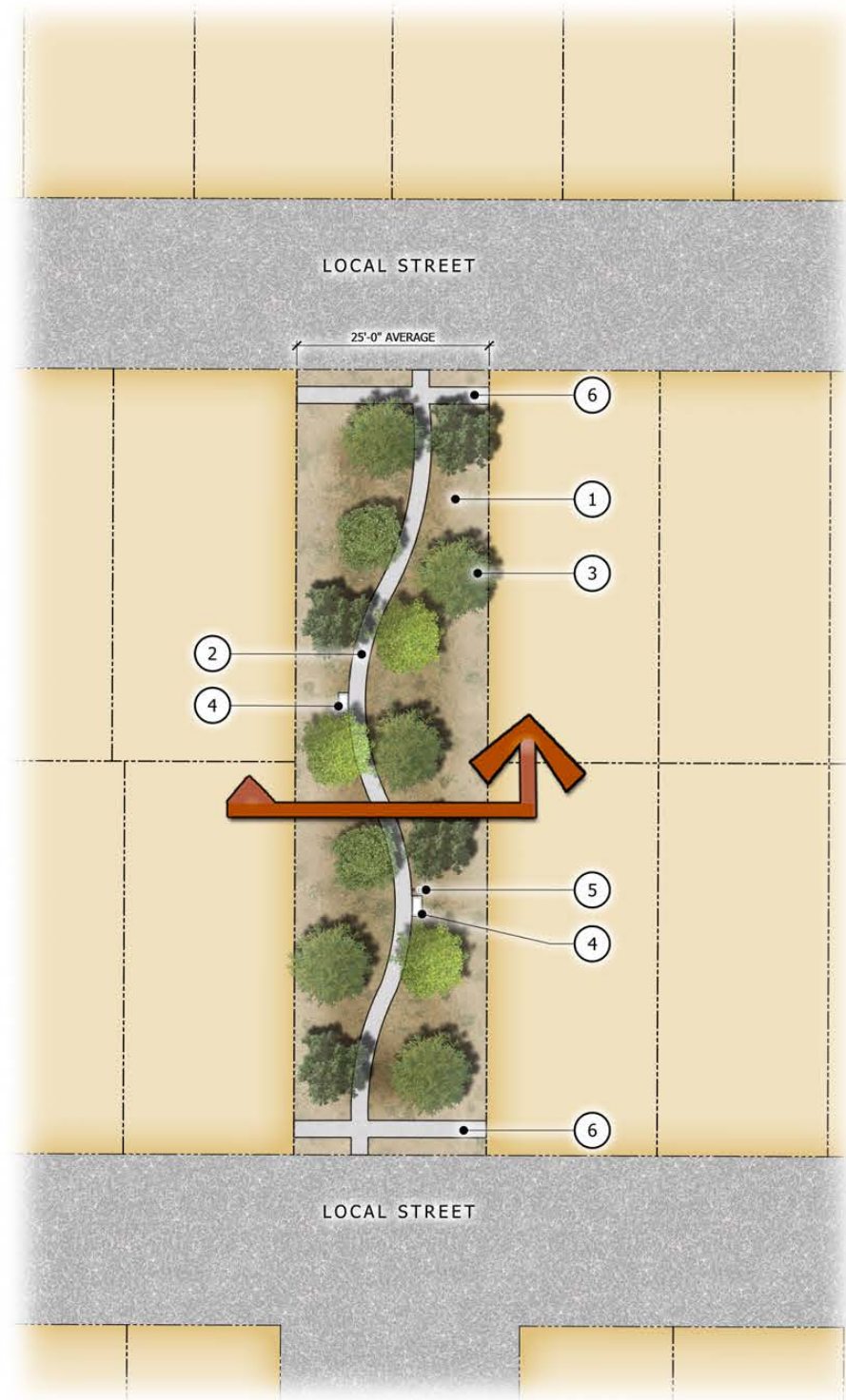
**LEGEND OF POTENTIAL FEATURES**

- ① RETENTION BASIN
- ② 5' CONCRETE SIDEWALK CONNECTION
- ③ CANOPY SHADE TREES
- ④ TOT LOT
- ⑤ BENCH
- ⑥ SHADE STRUCTURE WITH PICNIC TABLE
- ⑦ TRASH RECEPTACLE
- ⑧ DOG WASTE STATION
- ⑨ 5' DETACHED SIDEWALK

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



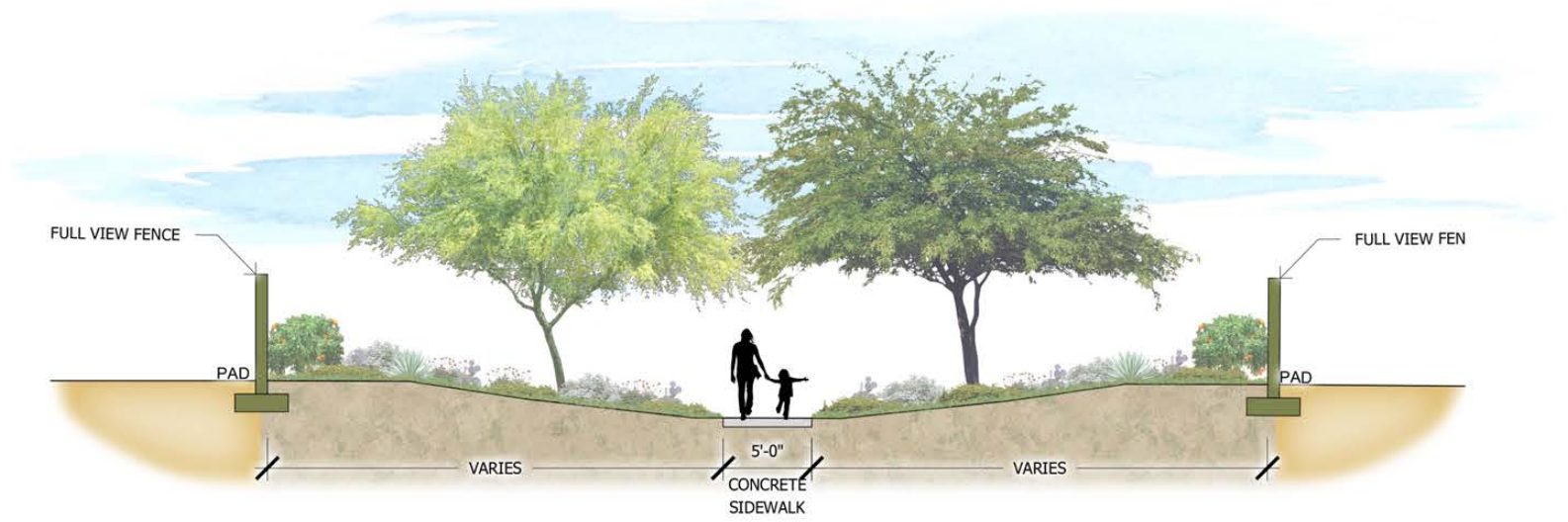




**LEGEND OF POTENTIAL FEATURES**

- ① RETENTION BASIN
- ② 5' CONCRETE SIDEWALK CONNECTION
- ③ CANOPY SHADE TREES
- ④ BENCH
- ⑤ DOG WASTE STATION
- ⑥ 5' DETACHED SIDEWALK

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLANS SUBMITTAL.



SECTION  
 Plan Scale 1:20' Date: 06-15-2022

Conceptual Paseo Amenity Trail

# QUESTIONS

