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**STAFF REPORT**

**CASE # SUB21-12**

**To:** Planning and Zoning Commission  
**From:** Corin Hooper, Planner II, Development Services  
**Through:** Rodolfo Lopez, Director, Development Services  
**Meeting Date:** October 25, 2021

**REQUEST**

**Subdivision Preliminary Plat (SUB) 21-12.** A request by EPS Group on behalf of Lennar requests approval of an amendment to the Anderson Farms Phase 1B preliminary plat to modify some of the 50-foot-wide lots to 45 feet wide and increase the total lot count from 111 to 115 located at the southeast corner of Bowlin Road and Hartman Road. **DISCUSSION AND ACTION.**

**APPLICANT**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
Tel: 480-355-0616

**PROPERTY OWNER (DEVELOPER)**

Owner:  
Anderson Palmisano Farms  
35840 W. Farrell Rd.  
Maricopa, AZ 85138  
  
Developer:  
Lennar  
1665 W Alameda Dr, Suite 130,  
Tempe, AZ 85282  
Tel: 602-921-6520

**COUNCIL PRIORITIES CONSIDERED**

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

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- Site Gross Acreage: 28.65 Acres
- Parcel #: 502-03-015H
- Site Address: N/A
- Existing Zoning: Single Family Residential (RS-5) Zoning:
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±4.0 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 40' x 115', 50' x 115'
- No. of Lots: 115

**HISTORY**

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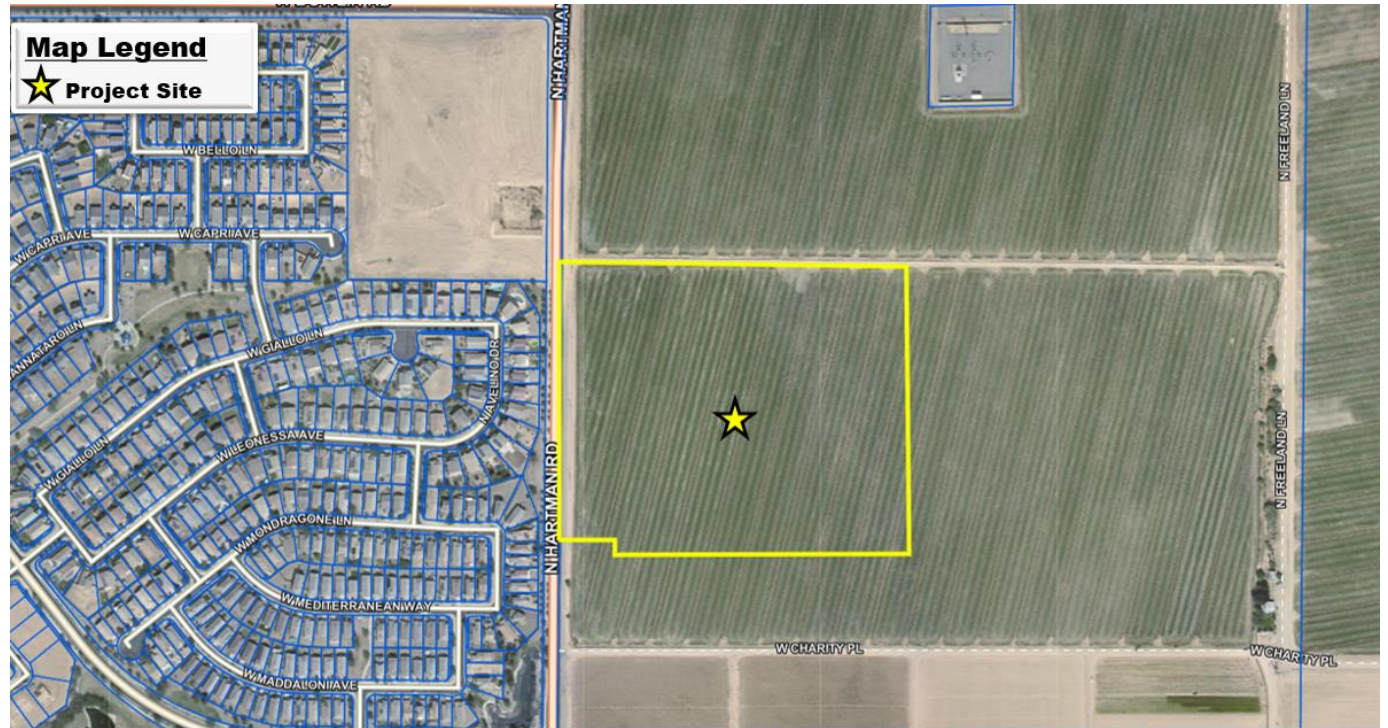
- 2018 – City Approved ZON18-02 for Anderson Farms Phase 1A
- 2019 – Planning and Zoning Commission Approves Anderson Farms 1A Preliminary Plat
- 2019 – Anderson Farms Phase 1A to RS-5 Medium Density Residential from GR General Rural
- 2021 – Anderson Farms Phase 1A SUB21-12 Amendment Pending

**SURROUNDING USES**

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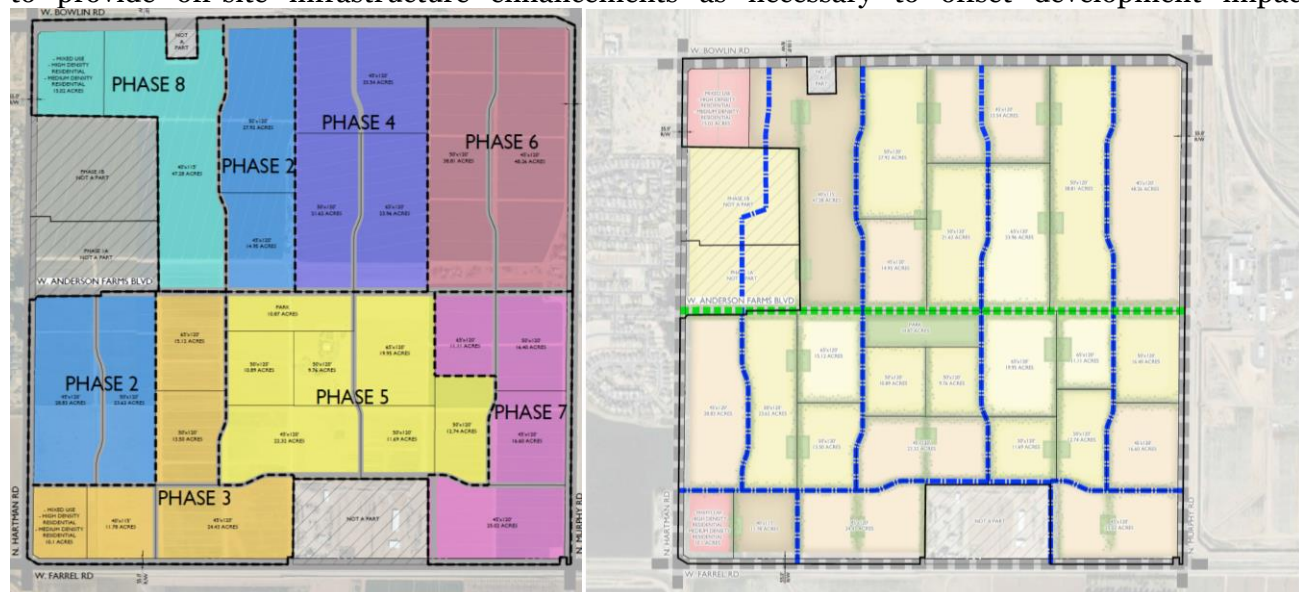
<b>Direction</b>	<b>General Plan Land Use</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Master Planned Community (MPC)	General Rural (GR)	Commercial
East	Master Planned Community (MPC)	General Rural (GR)	Master Planned Community
South	Master Planned Community (MPC)	Medium Density Residential (RS-5)	Master Planned Community
West	Employment, Ak Chin Reservation	Single Family Residential (CR-3)	Master Planned Community (Sorrento Residential Development)

**SUBJECT SITE**



**ANALYSIS**

EPS Group Inc. on behalf of Lennar, is requesting to amend a preliminary plat to redesign a previously approved 111 lots for Anderson Farms Phase 1B, as pertains to SUB19-02. The amendment proposes that the development expand the number of approved lots to incorporate 115 lots, as accomplishable through the redivision of some of the 50-foot wide lots to 45-foot lots. As the portion of land is approximately 28.65 acres, with a density of 4.0 dwelling units per acre. Phase 1B is a part of a multi-phased development with the intentions of creating a Master Planned Community (MPC). Per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that can include a variety of residential products. Residential areas are to include adequate open space, schools, churches, and neighborhood facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impact.

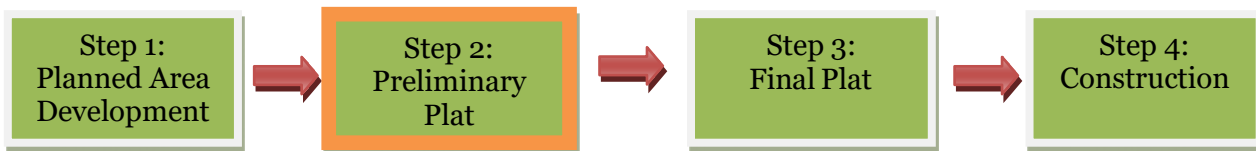


Anderson Farms Phase 1B is the second phase of the Anderson Farms subdivision, following Anderson

Farms Phase 1A. There will be sufficient road infrastructure planned between the two. Anderson Farms Phase 1A and 1B will have connectivity both along Hartman and N Ibiza Lane. Per the previously approved Anderson Farms Phase 1A, the development proposes a new access road (Leonessa Lane) from Hartman Road along with future connection points to the east by local road (Giallo Lane) and trails. The dedication of a 55 foot right-of-way and improvements on Hartman Road have been deemed necessary. This includes 1 southbound lane, the inclusion of curb, gutter, sidewalk and landscape.

Although Phase 1B is not in the floodplain, a more recent study by EPS Group has shown that flow of water is expected to reach this area. Therefore, a construction of channel around phases (1A and 1B) will be built. This Channel will become redundant in the future as the regional solution comes in place and it will be available to re-grade and use it for parks, paths, trails if desired.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to the city policies, standards, codes, and requirements. The preliminary plat amendment permits the update of a previous action. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within the City’s Subdivision Ordinance, Article 17.20. With approval of the preliminary plat, per Subdivision Ordinance, will grant the opportunity to pursue subsequent development steps.



In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city’s development regulations for residential subdivisions:

1. **Lot size, dimensions and setbacks:**  
The proposed lot size and dimensions meet minimum requirement as set forth in the Zoning Code, Section 18.35 Residential Districts, and the Zone of RS-5 as requested via ZON19-01, approved by Council on August 7, 2019.
2. **Wall Boundary Design:**  
Theme wall, view fence and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the City’s Subdivision Code.
3. **Pedestrian Connectivity:** The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City’s Planning Maricopa General Plan.
4. **Residential Design Guidelines:**  
The applicant/developer is requesting that any product design review is deferred to the City’s Single-Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.
5. **Conceptual Landscaping:**  
25.6% landscaping is currently proposed succeeding the minimum required of 22%.
6. **Preliminary Drainage Report:**  
The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.
7. **Road Design:**



Roadway design proposed in the preliminary plat adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance. In the case of Leonessa Lane, the review provides flexibility for entry design features. Final roadway improvement plans shall be reviewed and approved as part of the next development step, final plat application. Safety enhancements at the intersection of roadways and trails are also under close review for improved pedestrian visibility and traffic calming to the satisfaction of the City Engineer.

The preliminary roadway design proposes:

- 50-foot ROW for local roads (neighborhood)
- 60-foot ROW for entry road, and
- 110-foot ROW for Minor Arterial Roadway

## **8. Preliminary Traffic Report:**

The Engineering Division has reviewed the Traffic Impact Analysis and found it acceptable to all operational and improvements necessary to provide an acceptable level of service, per Subdivision Code.

## **9. Technical Advisory Committee Review:**

A notification was emailed for the Technical Advisory Committee.

## **CONCLUSION**

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Staff finds the submittal items of SUB21-12 Anderson Farms Phase 1B Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends the approval of SUB21-12, the amendment to SUB19-02 subject to the following conditions:

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application for phase 1B. This development shall be subject to the Zoning Code, 18.35 Residential Districts.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code, Section 17.20.050.D.2. "Approval of a preliminary plat by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended upon reapplication and review by the commission and verification that the development is in compliance with all current applicable codes of the city for an additional two years."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and if required, the City Council.
5. All off-site improvements in Phase 1B shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator.
6. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat. This includes maintenance of a trail toward northwest section of Anderson Farms Phase 1B intended to provide communal access to mixed use developed as Anderson Farms Phase 8.

7. Phase 1B development shall account for the remainder of open space required for phase 1A including the minimum required for RS-5 zoning designation to meet average of 22%. Phase 1A has a stated 18.6% with Phase 1B accommodating for 25.6%, meeting the codified requirements.
8. Prior to City Council approval of the preliminary plat, the developer shall address all remaining Planning and Engineering Comments, if any.
9. C, C & R's shall be resubmitted at the time of final platting for final review and approval by staff.
10. Proposed street names shall be resubmitted at the time of final platting for final review and approval.
11. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions." A person can be guilty of a class 5 felony if he/she intentionally possess, sells, or transfers any human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
12. The applicant/property owner shall sign a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City's voter approved General Plan Land Use Plan, Planning Maricopa. This agreement shall be signed and recorded prior to the Final Plat approval of the proposed subdivision. Phase 1B is to be constructed following the construction of Phase 1A.

#### Transportation Stipulations:

1. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.
2. With the improvement plans of the Final Plat, safety at crosswalks are required where streets intersect the planned trail system. Improvement plans shall provide curb extensions for improved pedestrian visibility and traffic calming as approved by the City Engineer.
3. Leonessa Lane shall require ROW to extend to the back of sidewalk and provide adequate landscape strips for tree plantings in accordance with the landscape plan. Sidewalks encroaching in the Public Utility Easement (PUE) will not be accepted in the final improvement plans.

#### Building stipulations

4. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
5. The development and operation of the proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

#### Fire stipulations:

6. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
7. The City Engineer shall determine any potential restrictions on parking to accommodate for emergency vehicle flow. These determinations shall be made during the final plat submittal stage.

**ATTACHMENTS**

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Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --



**Anderson Farms – Phase 1B**

**Preliminary Plat Amendment Narrative (SUB21-12)**

**S/SEC of Bowlin Road and Hartman Road**

1<sup>st</sup> Submittal: May 5, 2021

2<sup>nd</sup> Submittal: July 27, 2021

**Developer**

Lennar  
 1665 W. Alameda Drive, Suite 130  
 Tempe, AZ 85282  
 Tel: 602.921.6520  
 Contact: Todd Skoro

**Consultant**

EPS Group, Inc.  
 1130 N. Alma School Road, Suite 120  
 Mesa, AZ 85201  
 Tel: 480.355.0616  
 Contact: David Hughes

**Introduction**

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 28.6 gross acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. A preliminary plat (SUB19-02) of 111 single-family residential lots was approved by the City of Maricopa’s Planning and Zoning Commission on August 12, 2019. This request is to amend the Anderson Farms Phase 1B preliminary plat to modify some 50-foot-wide lots to 45 feet wide and increase the total lot count to 115.

Project Data	
<b>A.P.N.</b>	Portion of 502-03-015H
<b>Current Land Use</b>	Agricultural
<b>Existing General Plan Land Use Designation</b>	Master Planned Community
<b>Current Zoning District</b>	RS-5
<b>Gross Area</b>	+/- 28.65 Acres
<b>Net Area</b>	+/- 27.41 Acres
<b>No. of Lots</b>	
45’ x 115’	27
50’ x 115’	88
<b>Total</b>	115
<b>Gross Density</b>	4.0 DU/Acre
<b>Open Space Tract Area</b>	+/- 7.03 Acres (25.6% of Net Area)
<b>Useable Open Space Area</b>	+/- 4.52 Acres (64.3% of Total Open Space Area)
<b>Internal Local Streets</b>	Public

**Current and Proposed Zoning**

The Site is current zoned RS-5. This is a zoning district consistent with Land Use Map in the City of Maricopa’s General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet.





**Surrounding Land Uses**

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north and east sides, and the future Anderson Farms Phase 1A single family subdivision to the south. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

<b>Surrounding Existing Use and Zoning Designations</b>			
	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>North</b>	Master Planned Community	General Rural	Agricultural
<b>South</b>	Master Planned Community	RS-5	Future Anderson Farms Phase 1A
<b>East</b>	Master Planned Community	General Rural	Agricultural
<b>West</b>	Master Planned Community	CR-3	Sorrento Residential Development
<b>Site</b>	Master Planned Community	General Rural	Agricultural

**Development Plan**

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The amended preliminary plat consists of 115 residential lots of two different lot size of 45’ by 115’ and 50’ x 115’. The overall gross density for the proposed development is approximately 4.0 dwelling units per acre. There is also an estimated 7.03 acres of open space within the proposed development which is approximately 25.6% of the project’s net acreage, and 4.52 acres of the total open space is useable open space for the residents of the community.

**Conclusion**

This preliminary plat amendment process is the next step in the development process to put this site to a contributing use and will initiate the development of single-family residential development that is in compliance with the City’s land use designation for the site. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area. We look for to working closely with the City to gain all necessary approvals to build a successful project.

# PRELIMINARY PLAT

## FOR

# ANDERSON FARMS PHASE IB

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

ANDERSON FARMS (FUTURE PHASE) N 89°11'22" W 1225.32' PORTION OF APN 502-03-015H ANDERSON PALMISANO FARMS

Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	5828.80	21	5886.67	41	5750.00	61	5726.09	81	5726.09	101	6000.00
2	5861.46	22	6141.02	42	5750.00	62	5750.00	82	5750.00	102	6000.00
3	5747.38	23	5712.73	43	5750.00	63	5750.00	83	5750.00	103	6000.00
4	5679.77	24	5750.00	44	5750.00	64	5750.00	84	5750.00	104	5999.28
5	5241.76	25	5750.00	45	5750.00	65	5750.00	85	5750.00	105	5836.75
6	5399.44	26	5750.00	46	5750.00	66	5750.00	86	5750.00	106	6429.91
7	5400.00	27	5750.00	47	5750.00	67	5750.00	87	6000.00	107	5426.04
8	5400.00	28	5750.00	48	5750.00	68	5750.00	88	6000.00	108	5495.75
9	5400.00	29	5750.00	49	5750.00	69	5750.00	89	6000.00	109	5529.29
10	5400.00	30	5750.00	50	5750.00	70	5726.09	90	6000.00	110	5562.83
11	5376.09	31	5750.00	51	5750.00	71	5712.73	91	6000.00	111	5596.37
12	5976.09	32	5750.00	52	5750.00	72	5750.00	92	6000.00	112	5629.92
13	6000.00	33	5175.00	53	5750.00	73	5750.00	93	6000.00	113	5663.46
14	6000.00	34	5175.00	54	5750.00	74	5750.00	94	6000.00	114	5697.00
15	6000.00	35	5175.00	55	5712.73	75	5750.00	95	6000.00	115	5723.71
16	6000.00	36	5175.00	56	6034.44	76	5750.00	96	6000.00		
17	6000.00	37	5175.00	57	5601.09	77	5750.00	97	6000.00		
18	6000.00	38	5175.00	58	5750.00	78	5750.00	98	6000.00		
19	6000.00	39	5137.73	59	5750.00	79	5750.00	99	6000.00		
20	6000.00	40	5726.09	60	5750.00	80	5750.00	100	6000.00		
										<b>TOTAL</b>	<b>661,194.60 S.F.</b>

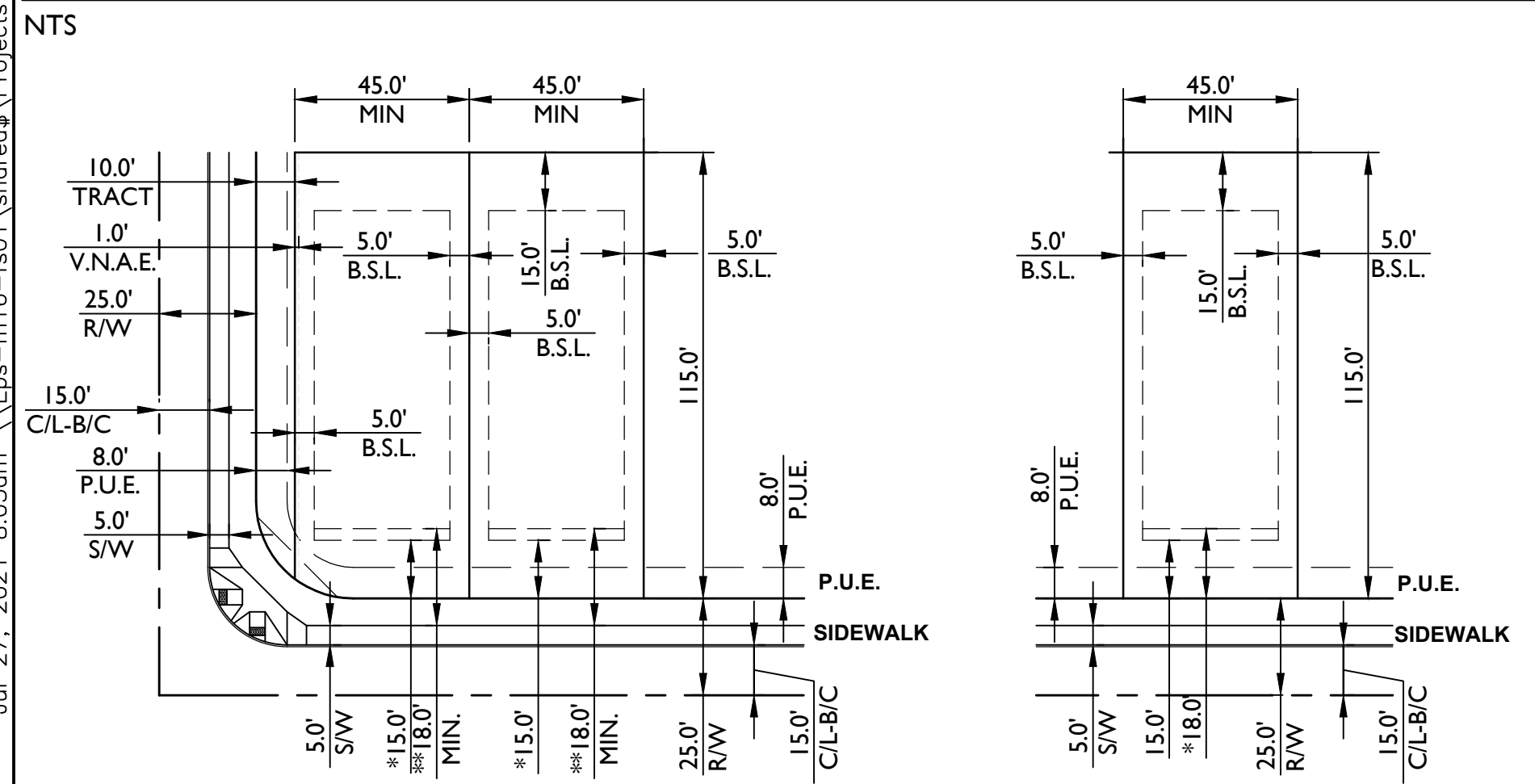
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION	30999	0.712
TRACT B	LANDSCAPE / OPEN SPACE	1090	0.025
TRACT C	LANDSCAPE / OPEN SPACE	1090	0.025
TRACT D	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	118272	2.715
TRACT E	LANDSCAPE / OPEN SPACE	16760	0.385
TRACT F	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT G	LANDSCAPE / OPEN SPACE / RETENTION	18168	0.417
TRACT H	LANDSCAPE / OPEN SPACE	2080	0.048
TRACT I	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE CHANNEL	115541	2.652
TOTAL OPEN SPACE AREA		306080	7.027

### RS-5 DEVELOPMENT STANDARDS

MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	45' MIN
MAXIMUM LOT COVERAGE	55% - 1 STORY 50% - 2 / 3 STORY
MAXIMUM BUILDING HEIGHT	30'
BUILDING SETBACKS	
FRONT	15' (1) (2)
INTERIOR SIDE	5'
STREET SIDE	5' (WITH ADJACENT 10' TRACT)
REAR	15'

- NOTES:
- (1) - FOR RS-4 AND RS-5 DISTRICTS, LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
  - (2) - FOR RS-5 DISTRICTS, 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.

### TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5)

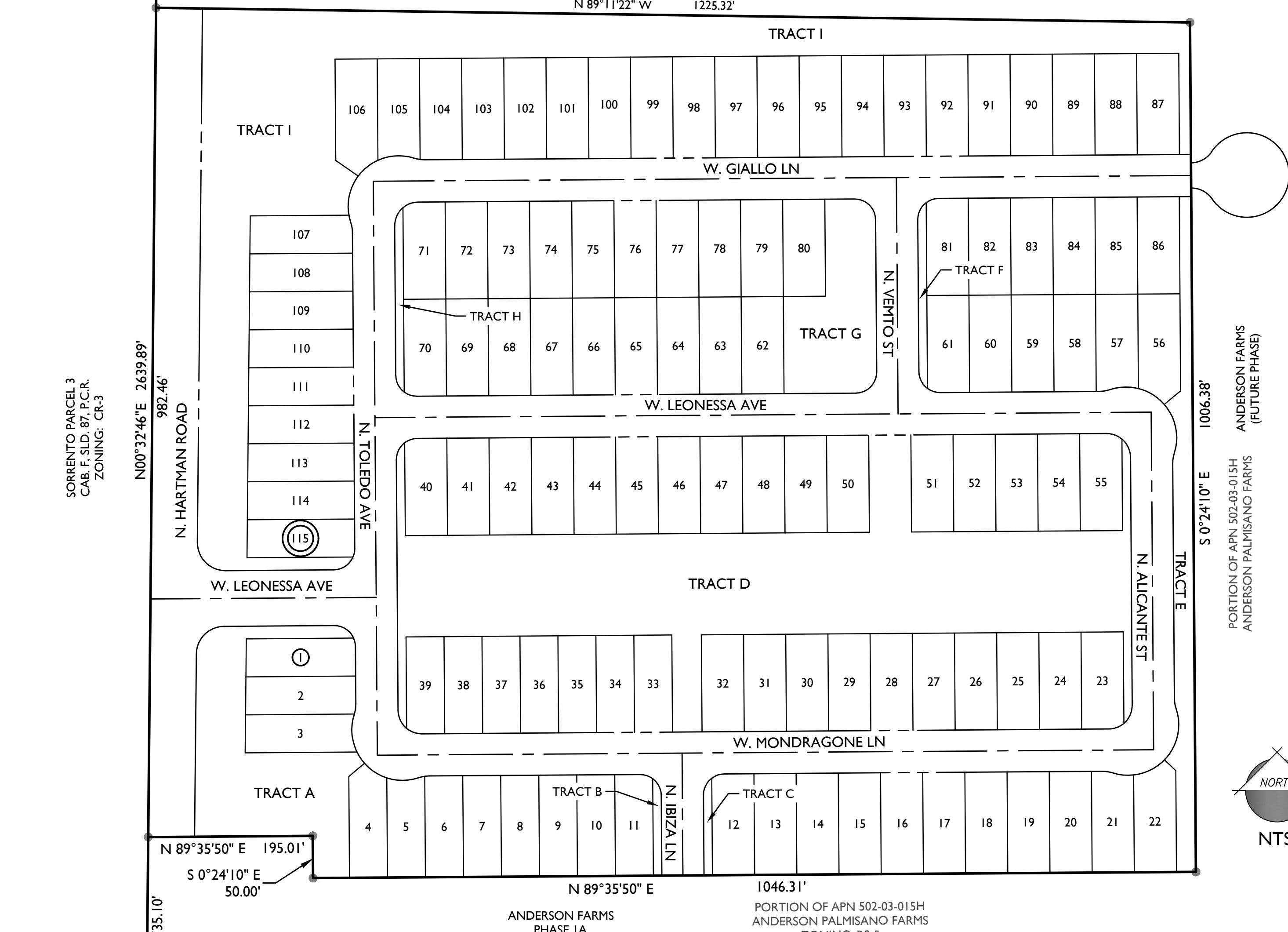


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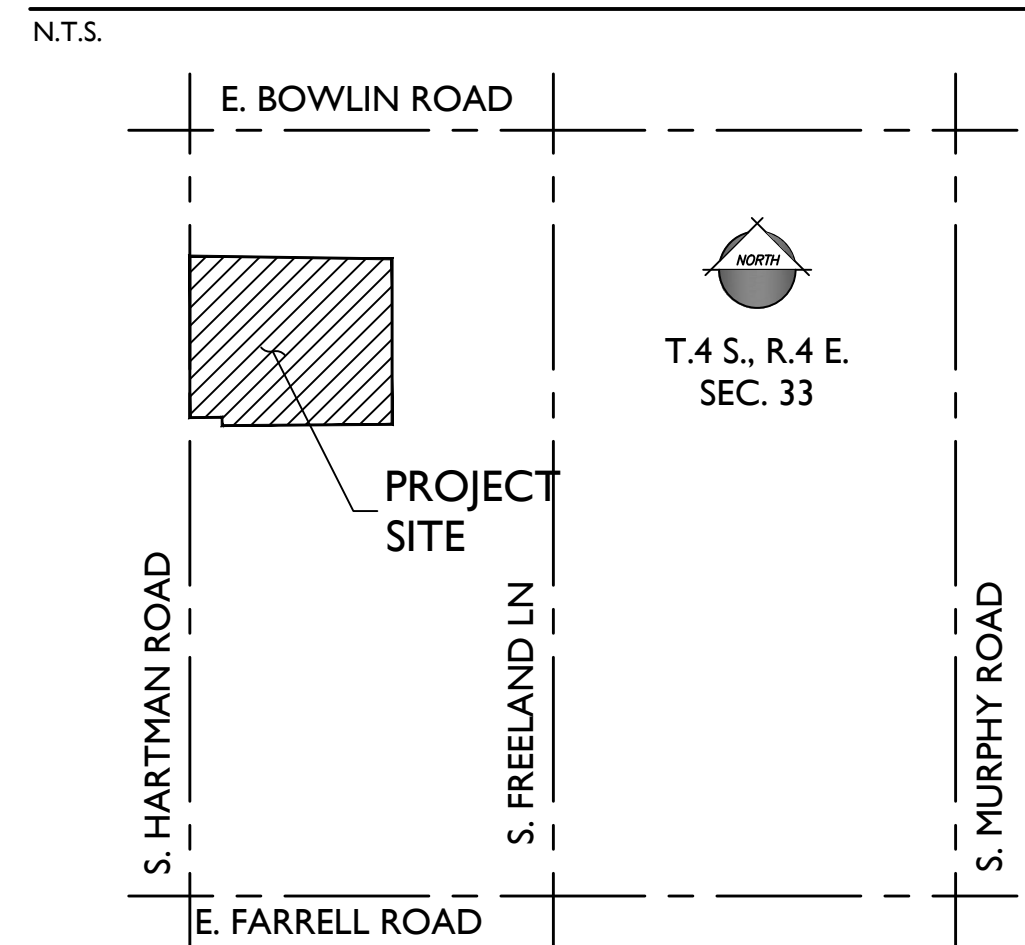
NW COR SEC 33  
FND BRASS CAP  
IN HANDHOLE

SORRENTO PARCEL 3  
CAB. F. SLD. 87' P.C.R.  
ZONING: CR-3

W 1/4 COR SEC 33  
FND BRASS CAP  
IN HANDHOLE



### VICINITY MAP



### PROJECT TEAM

<b>DEVELOPER:</b> LENNAR ARIZONA INC 1665 W. ALAMEDA DR, SUITE 130 TEMPE, AZ 85201 TEL: (602)-921-6520 CONTACT: TODD SKORO Todd.Skoro@lennar.com	<b>ENGINEER:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ERIC WINTERS, PE Eric.Winters@epsgruoinc.com
<b>LANDSCAPE ARCHITECT:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ALIZA SABIN, RLA Aliza.Sabin@epsgruoinc.com	<b>PLANNER:</b> EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JOSH HANNON Josh.Hannon@epsgruoinc.com

### PROJECT DATA

A.P.N.	A PORTION OF 502-03-015H
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	RS-5
GROSS AREA:	± 28.65 ACRES
NET AREA:	± 27.41 ACRES (EXCLUDES ARTERIAL R/W)
NO. OF LOTS:	
45' x 115'	27
50' x 115'	88
<b>TOTAL</b>	<b>115</b>
GROSS DENSITY:	± 4.0 DU/AC
OPEN SPACE TRACT AREA:	± 7.03 ACRES (25.6% OF NET)

### GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE; FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS ARE PUBLIC STREETS AND WILL BE CONSTRUCTED TO CITY OF MARICOPA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THE OVERHEAD UTILITY LINES AND ELECTRIC LINE LESS THAN 69 KV ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDING. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE EXISTING IRRIGATION FACILITIES NOT SCHEDULED TO BE ABANDONED, ON OR ADJACENT TO THIS SITE MUST BE UNDER GROUNDING. THE FOLLOWING NOTE MUST BE ADDED TO THE COVER SHEET: THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.

### NARRATIVE STATEMENT

THIS PROJECT REQUEST IS FOR PRELIMINARY PLAT REVIEW TO CONSTRUCT A HIGH QUALITY RESIDENTIAL COMMUNITY ON APPROXIMATELY 28.6 ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF BOWLIN ROAD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 115 SINGLE FAMILY RESIDENTIAL UNITS. THIS PROJECT IS A QUALITY COMMUNITY THAT IS ATTRACTIVELY DESIGNED, WILL BE LUSHLY LANDSCAPED, AND PROVIDES A NEW AND DIVERSE OPPORTUNITY FOR HOME OWNERSHIP IN THE CITY OF MARICOPA.

### UTILITIES

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ED3
GAS	SOUTHWEST GAS
TELEPHONE	QWEST COMMUNICATIONS
CABLE	ORBITEL COMMUNICATIONS
POLICE	CITY OF MARICOPA
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

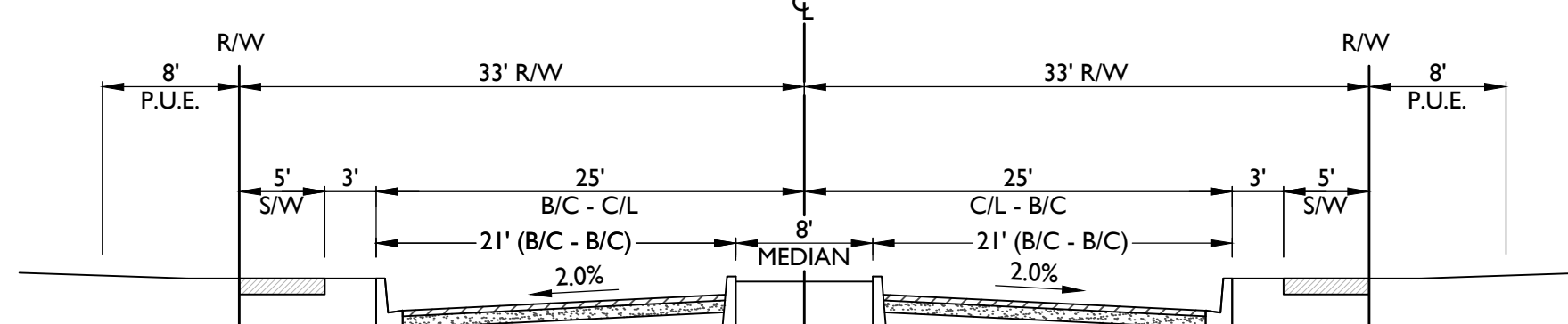
### BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

### FLOOD ZONE

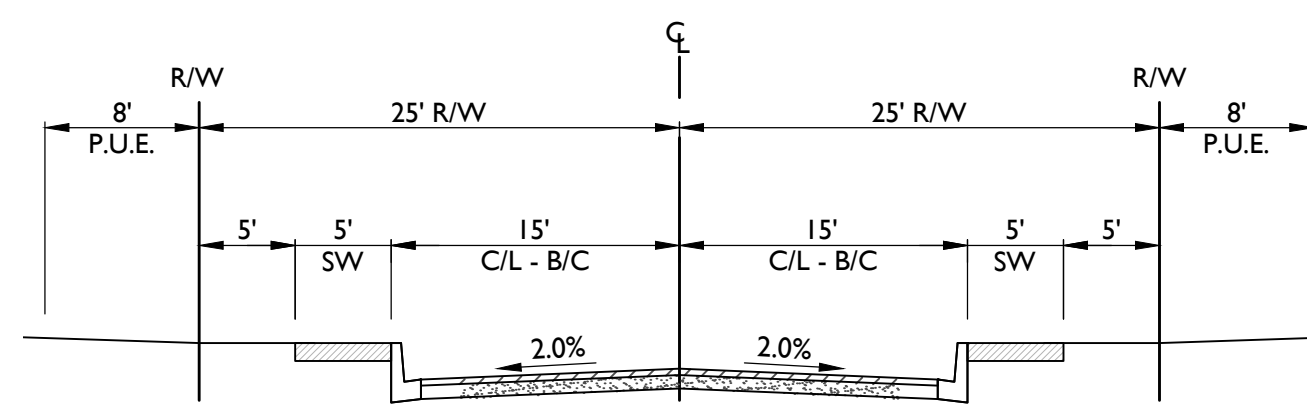
THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

FLOOD ZONE SHADED X IS DEFINED AS: AREAS OF THE 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.



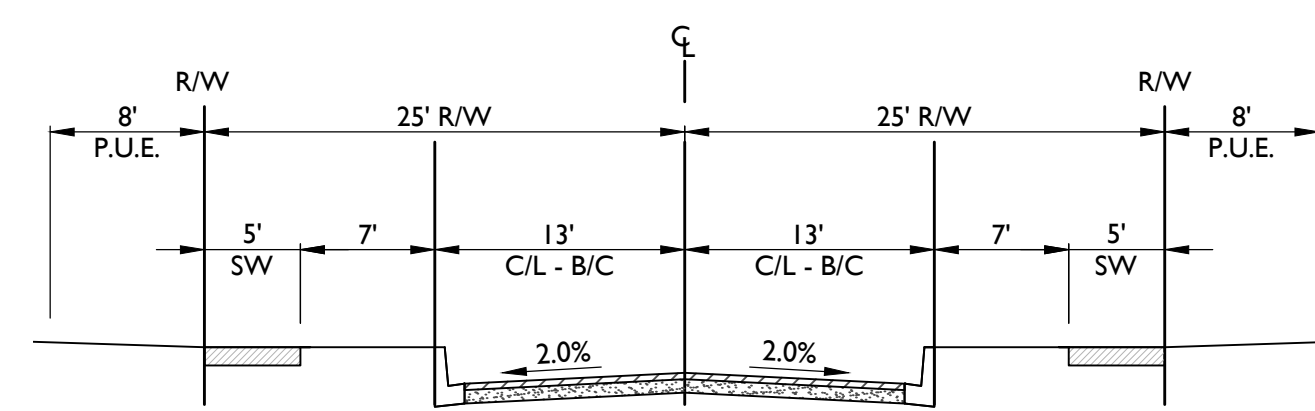
ENTRY ROAD (W. LEONESSA LN.)

N.T.S.



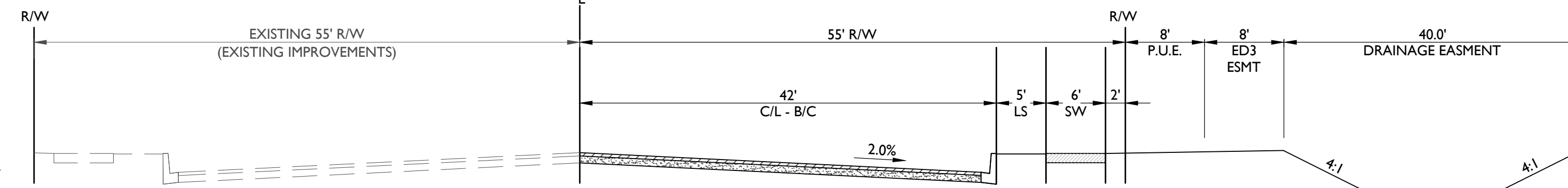
LOCAL STREET

N.T.S.



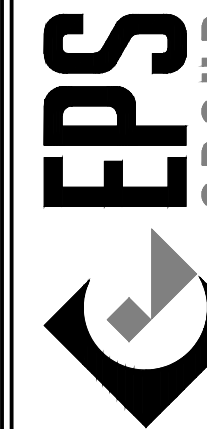
LOCAL STREET (IBIZA LN)

N.T.S.



MINOR ARTERIAL ROADWAY (N. HARTMAN ROAD)

N.T.S.



Project:	21-0141 - 1ST PRELIMINARY PLAT SUB.
Revisions:	
Design:	JH
Drawn by:	JA

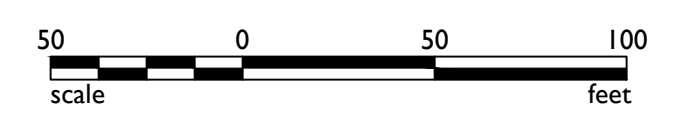
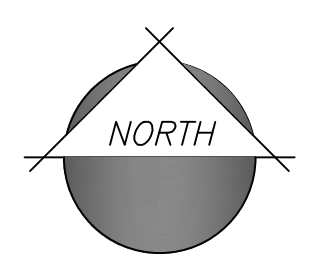
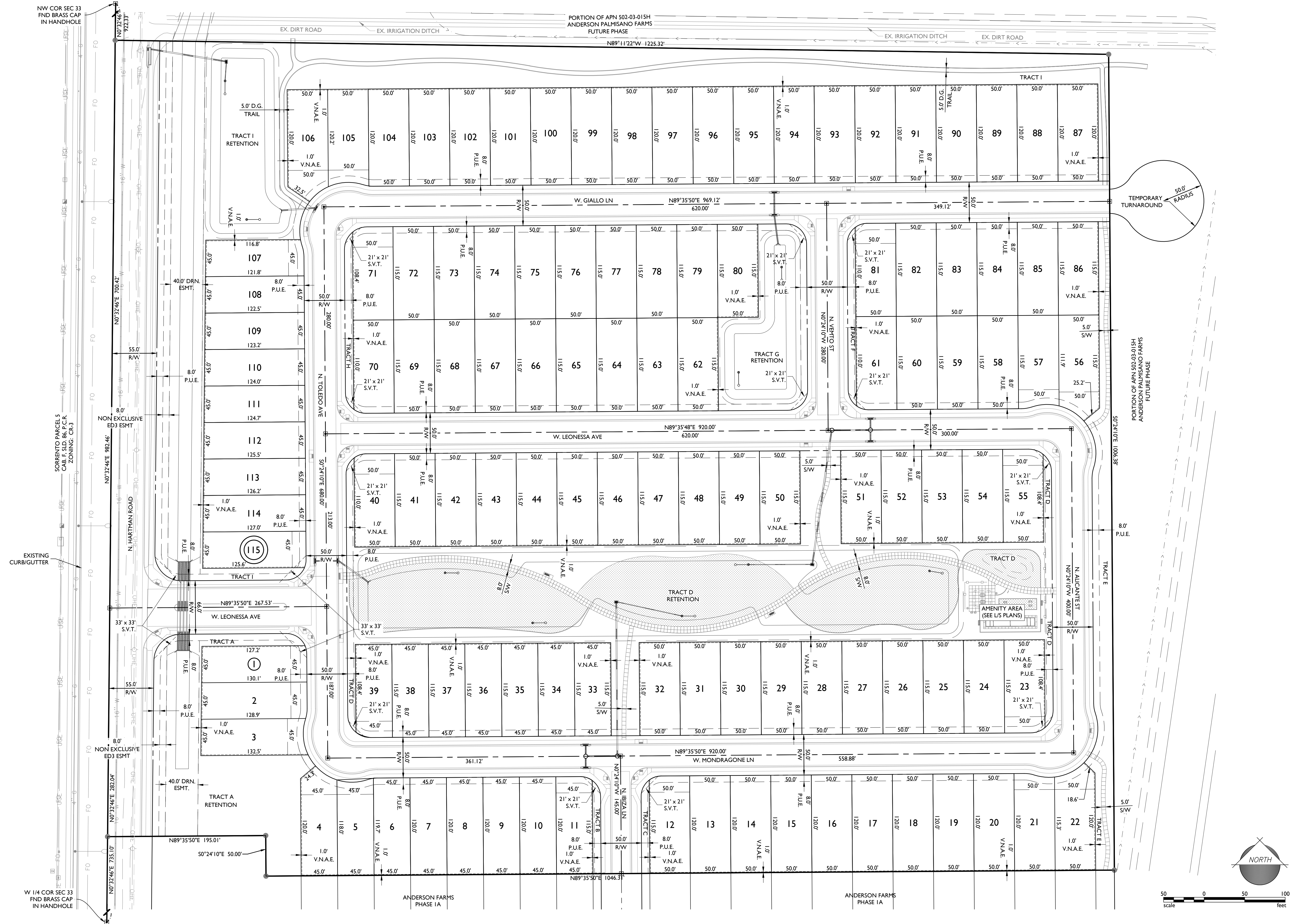


Job No.  
**21-0141**  
CS01

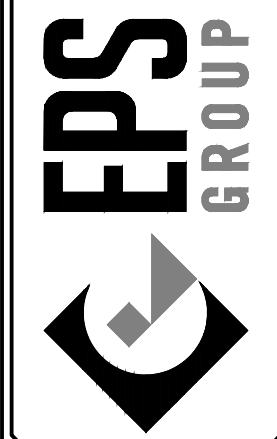
Sheet No.  
**1**  
of **2**

21-0141

Jul 27, 2021 8:03am \\Eps-m16-fs01\shared\Projects\2021\21-0141\Planning\Drawings\Preliminary Plat\21-0141 - PP01.dwg ewinters



1130 N. Alma School Rd., Ste. 120  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



Anderson Farms Phase IB  
City of Maricopa  
PRELIMINARY PLAT

Project: Anderson Farms Phase IB  
Revisions:  
MAY 5, 2021 - 1ST PRELIMINARY PLAT SUB.  
JULY 27, 2021 - 2ND PRELIMINARY PLAT SUB.

Call to find out how we can help you before you begin your project.  
ARIZONA  
Professional Engineer  
44744  
ERIC D. WINTERS  
DESIGNER  
JH  
DRAWN BY  
JAJ

Job No.  
21-0141  
PP02  
Sheet No.  
2  
of 2



# Anderson Farms - Phase 1B

Maricopa, Arizona



## Preliminary Landscape Design Package

Submitted: May 5, 2021  
Resubmitted: July 26, 2021

**DEVELOPER:**  
**LENNAR**

1665 W. Alameda Drive #130  
Tempe, AZ 85282  
(602) 921-6520  
Contact: Todd Skoro  
todd.skoro@lennar.com

**LANDSCAPE ARCHITECT:**  
**EPS GROUP, INC.**

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
(480) 503-2250  
Contact: Aliza Sabin, RLA, LEED AP  
aliza.sabin@epsgroupinc.com

**PLANNER:**  
**EPS GROUP, INC.**

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
(480) 503-2250  
Contact: Josh Hannon  
josh.hannon@epsgroupinc.com

**CIVIL ENGINEER:**  
**EPS GROUP, INC.**

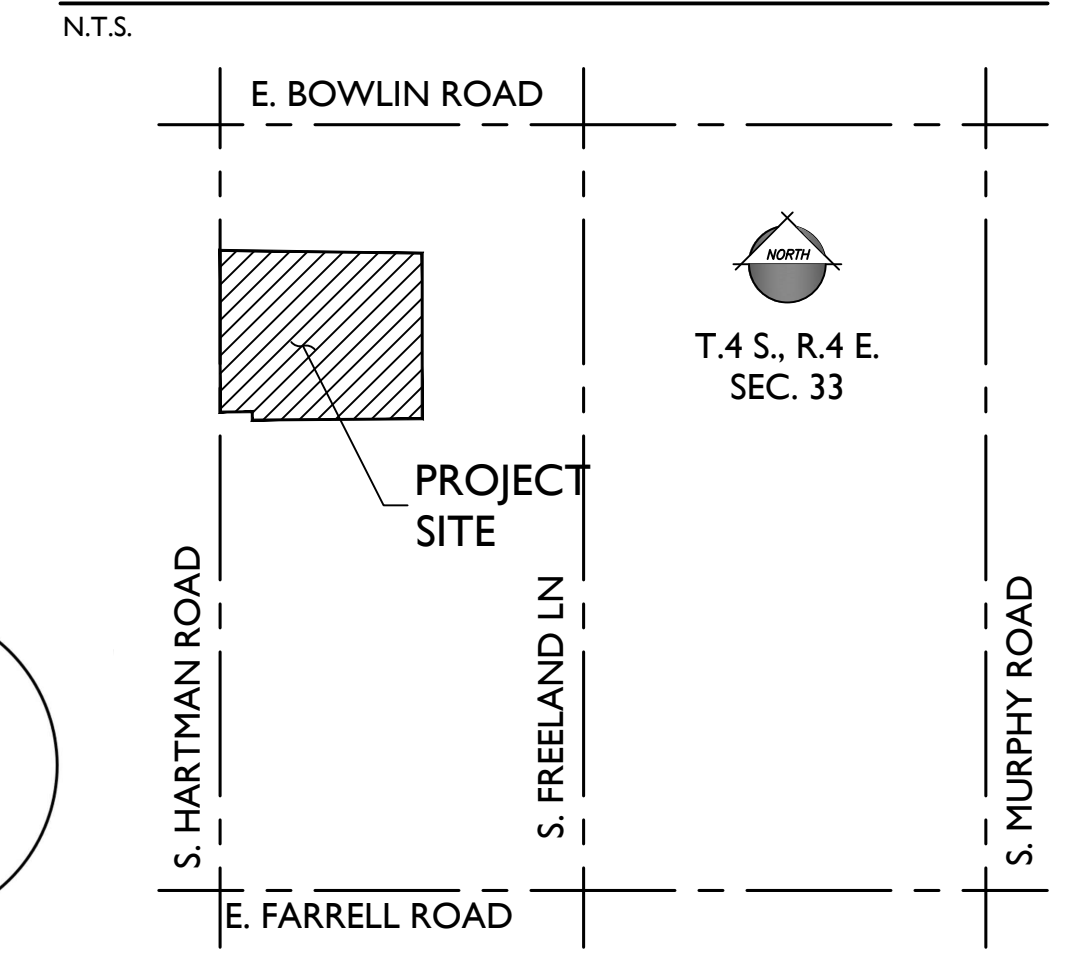
1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
(480) 503-2250  
Contact: Eric Winters, P.E.  
eric.winters@epsgroupinc.com







VICINITY MAP



PROJECT DATA

A.P.N. A PORTION OF 502-03-015H  
 CURRENT USE: AGRICULTURAL  
 GENERAL PLAN LAND USE: MASTER PLANNED COMMUNITY  
 EXISTING ZONING: GENERAL RURAL (GR)  
 PROPOSED ZONING: RS-5

GROSS AREA: ± 28.65 ACRES  
 NET AREA: ± 27.41 ACRES  
 (EXCLUDES ARTERIAL & COLLECTOR R/W)

LOT SIZE:  
 45' x 115' 27  
 50' x 115' 88  
 TOTAL LOTS: 115

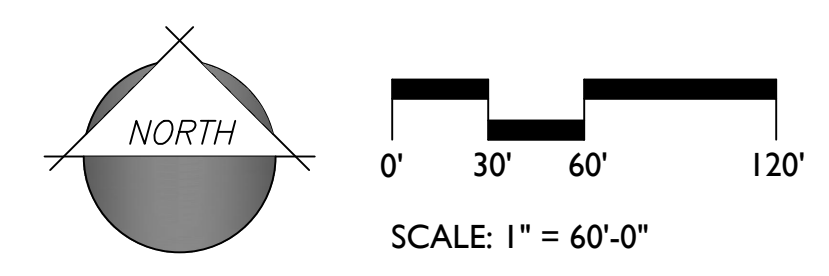
GROSS DENSITY: ± 40 DU/AC  
 OPEN SPACE TRACT AREA: ± 7.03 ACRES (25.6% OF NET)

KEYNOTES

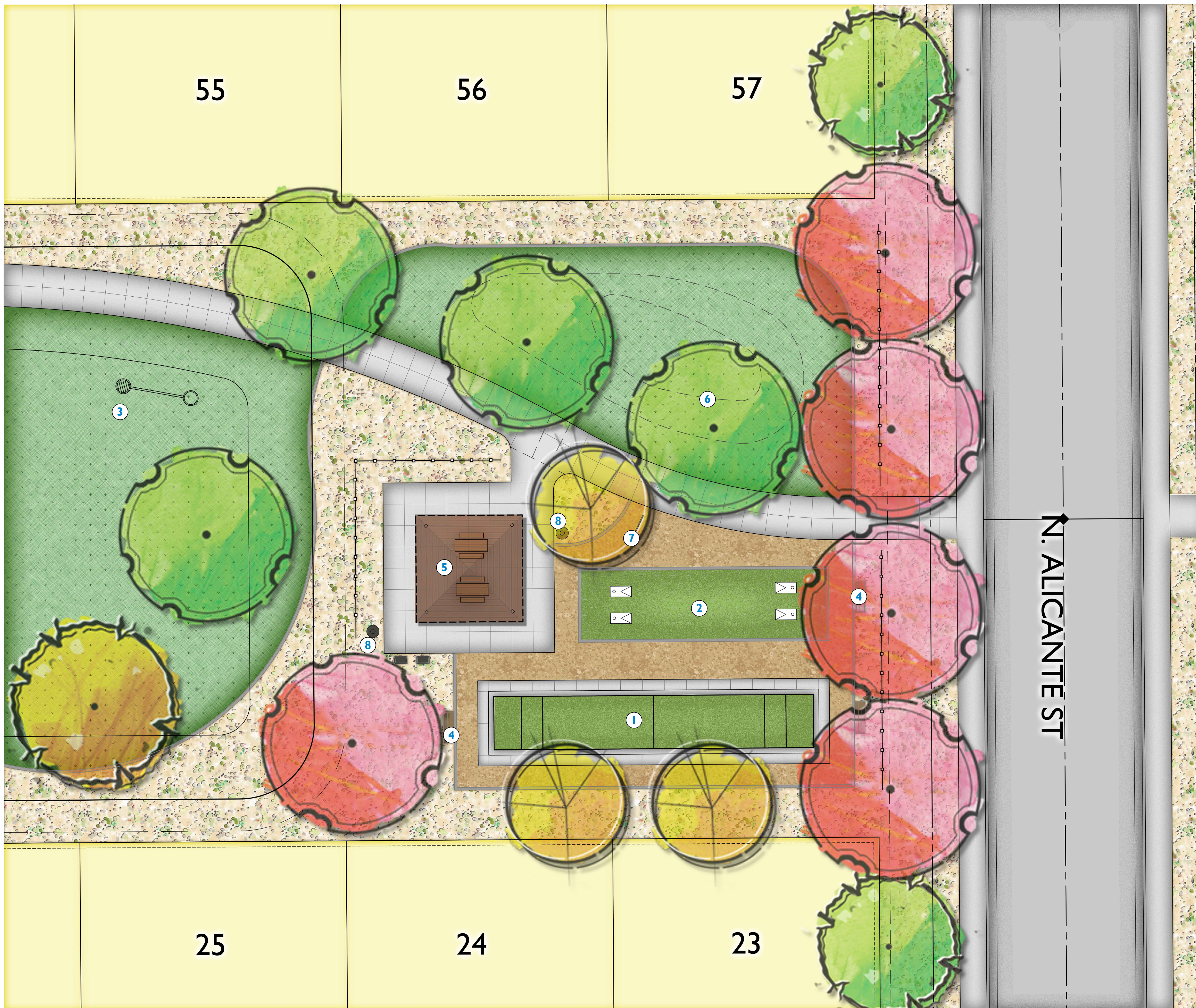
- 1 CONCRETE SIDEWALK / TRAIL (LIGHTED)
- 2 DECOMPOSED GRANITE TRAIL (LIGHTED)
- 3 TURF
- 4 AMENITY
- 5 SEATING NODE

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Acacia aneura	Mulga Acacia	24" Box
	Caesalpinia cacalaco	Casalote-Smoothie	24" Box
	Eucalyptus Papuana	Ghost Gum	20" Matched
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
<b>SHRUBS/ACCENTS</b>			
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Encelia farinosa	Brittlebush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Glandularia rigida	Sandpaper Verbena	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	1 Gal
	Justicia californica	Chuparosa	1 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Salvia greggii	Autumn sage	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal
<b>GROUNDCOVERS</b>			
	Acacia redolens Desert Carpet	Prostrate Acacia	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officianlis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagnetocola trilobata	Yellow Dot	1 Gal
<b>TURF &amp; INERT MATERIALS</b>			
	Hybrid Bermuda Sod	Midiron	
	3/4" Screened Decomposed Granite	Apache Brown or Equal, 2" Depth Min.	







### KEYNOTES

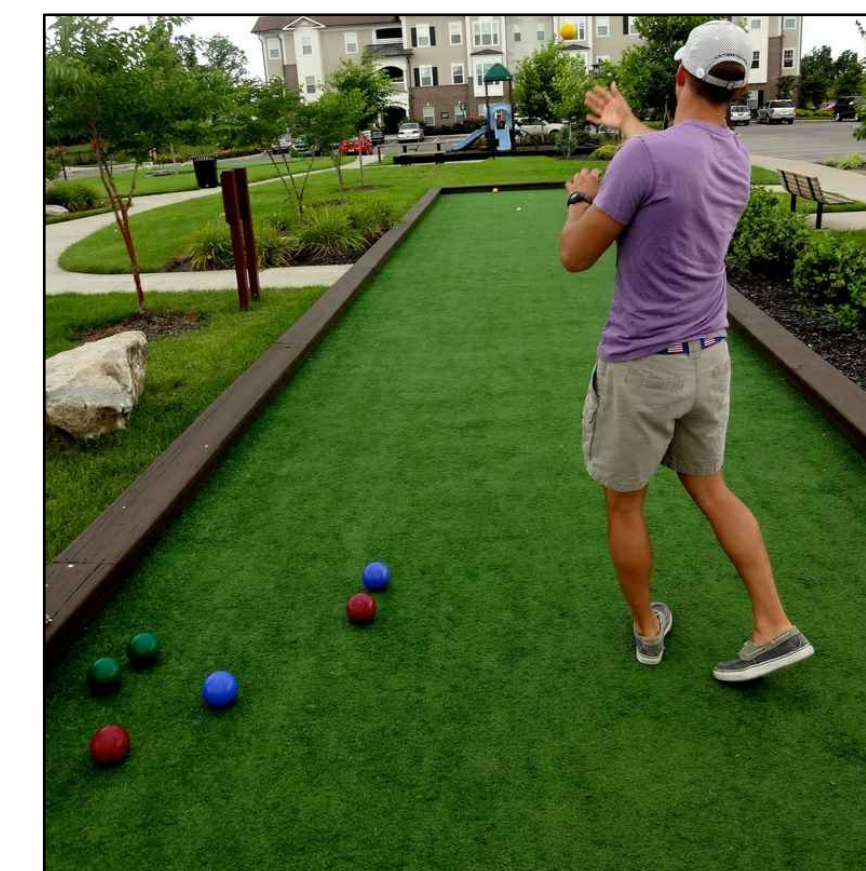
- ① BOCCIE BALL COURT
- ② CORNHOLE
- ③ TURF
- ④ LANDSCAPE BENCH
- ⑤ SHADE STRUCTURE
- ⑥ ACTIVE TURF
- ⑦ BIKE RACK
- ⑧ TRASH CAN



RAMADA (WITH DECORATIVE COLUMN)



CORNHOLE



BOCCIE



TURF PLAY

### PLANT LEGEND

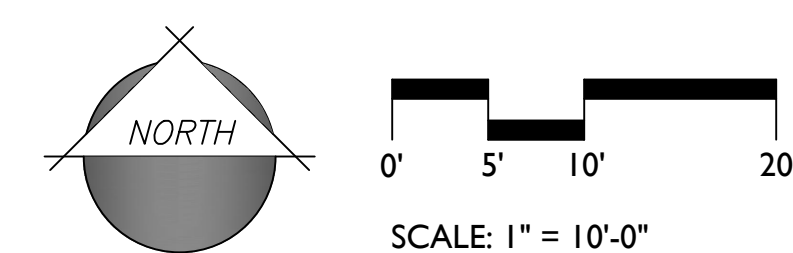
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	<i>Acacia aneura</i>	Mulga Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote-Smoothie	24" Box
	<i>Eucalyptus Papuana</i>	Ghost Gum	20' Matched
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Pisctacia X 'Red Push'</i>	Red Push Pistacia	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>SHRUBS/ACCENTS</b>			
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	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis 'Little John'</i>	Little John	5 Gal
	<i>Encelia farinosa</i>	Brittlebush	5 Gal
	<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells	5 Gal
	<i>Glandularia rigida</i>	Sandpaper Verbena	5 Gal
	<i>Gossypium harknessii</i>	San Marcos Hibiscus	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	1 Gal
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	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 Gal
	<i>Nerium oleander 'Petite Pink'</i>	Dwarf Pink Oleander	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Russelia equisetiformis</i>	Coral Fountain	5 Gal
	<i>Salvia greggii</i>	Autumn sage	5 Gal
	<i>Senna nemophila</i>	Desert Cassia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Simmondsia chinensis 'Vista'</i>	Compact Jojoba	5 Gal
	<i>Tecoma x 'Sunrise'</i>	Sunrise Esperanza	5 Gal

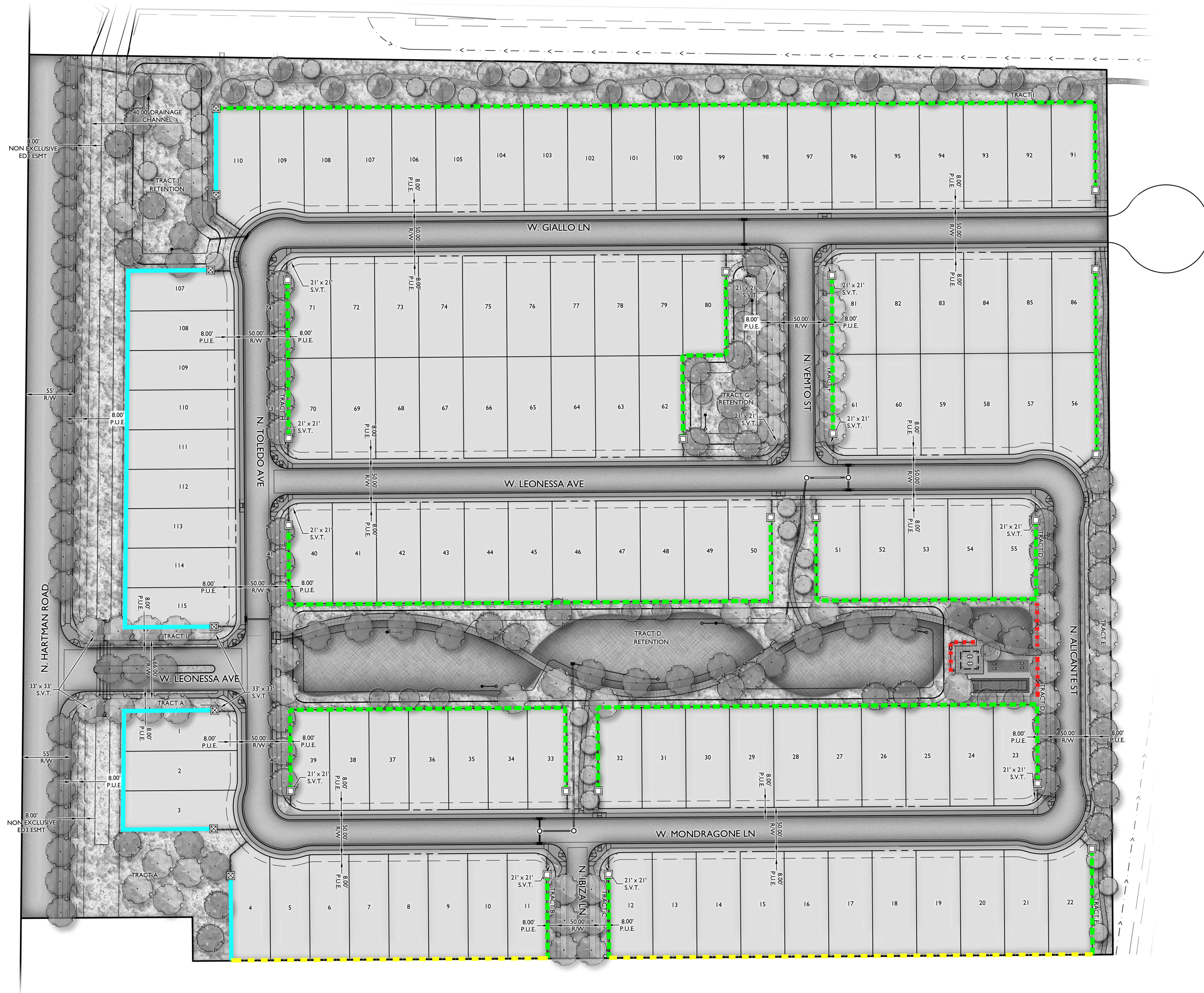
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>GROUNDCOVERS</b>			
	<i>Acacia redolens Desert Carpet</i>	Prostrate Acacia	1 Gal
	<i>Dalea greggii</i>	Trailing Indigo Bush	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Trailing Rosemary	1 Gal
	<i>Sphagneticola trilobata</i>	Yellow Dot	1 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME
<b>TURF &amp; INERT MATERIALS</b>		
	Hybrid Bermuda Sod	Midiron
	3/4" Screened Decomposed Granite	Apache Brown or Equal, 2" Depth Min.

**NOTE:**  
IMAGERY SHOWN AS REPRESENTATION & INSPIRATION ONLY. DESIGN WILL BE FINALIZED DURING CONSTRUCTION DOCUMENTATION PHASE.

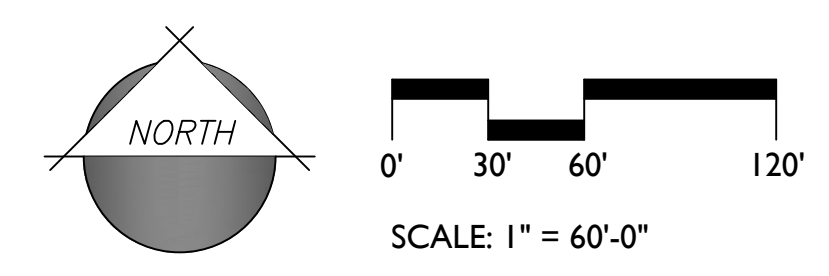
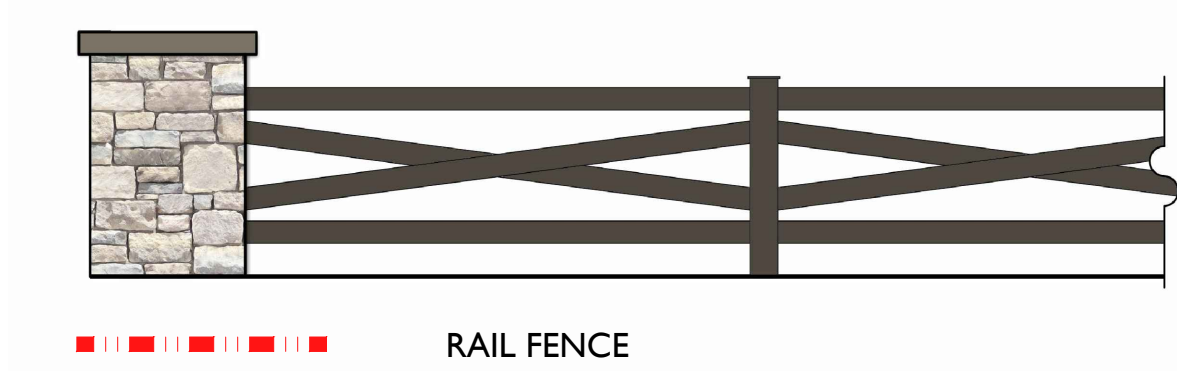
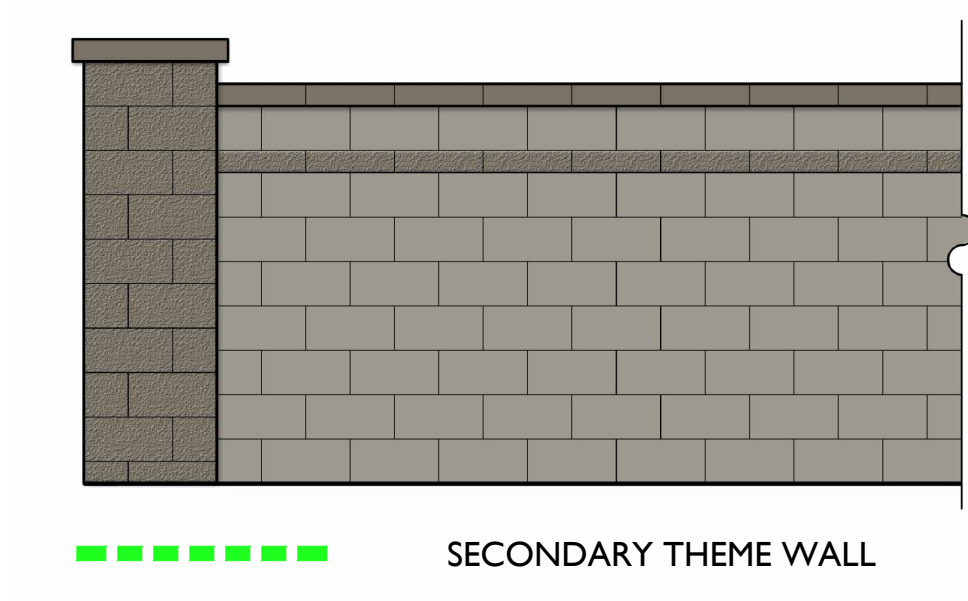
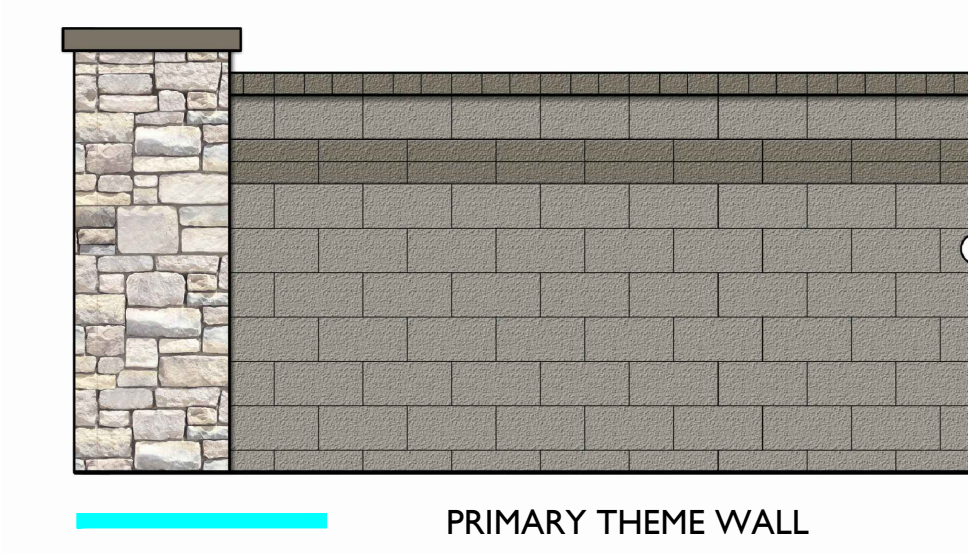




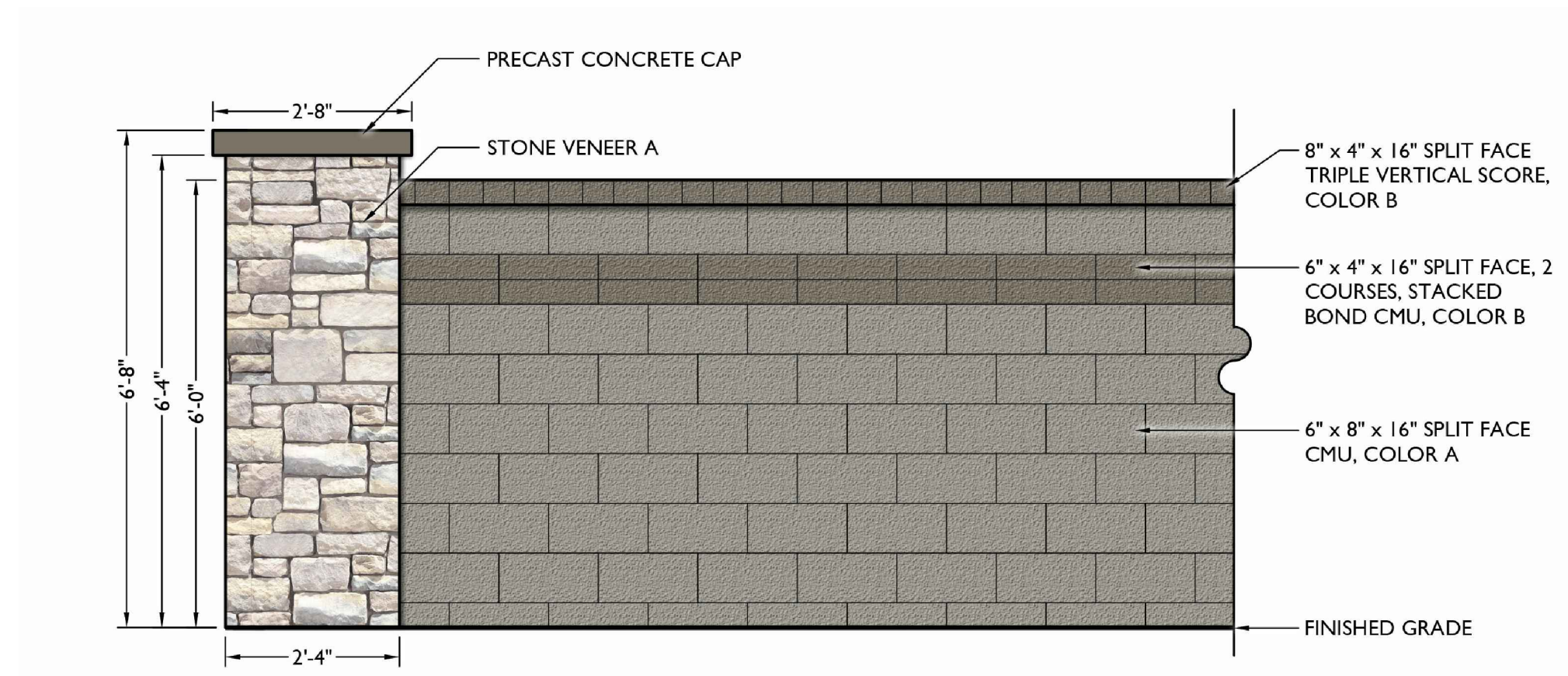


### WALLS LEGEND

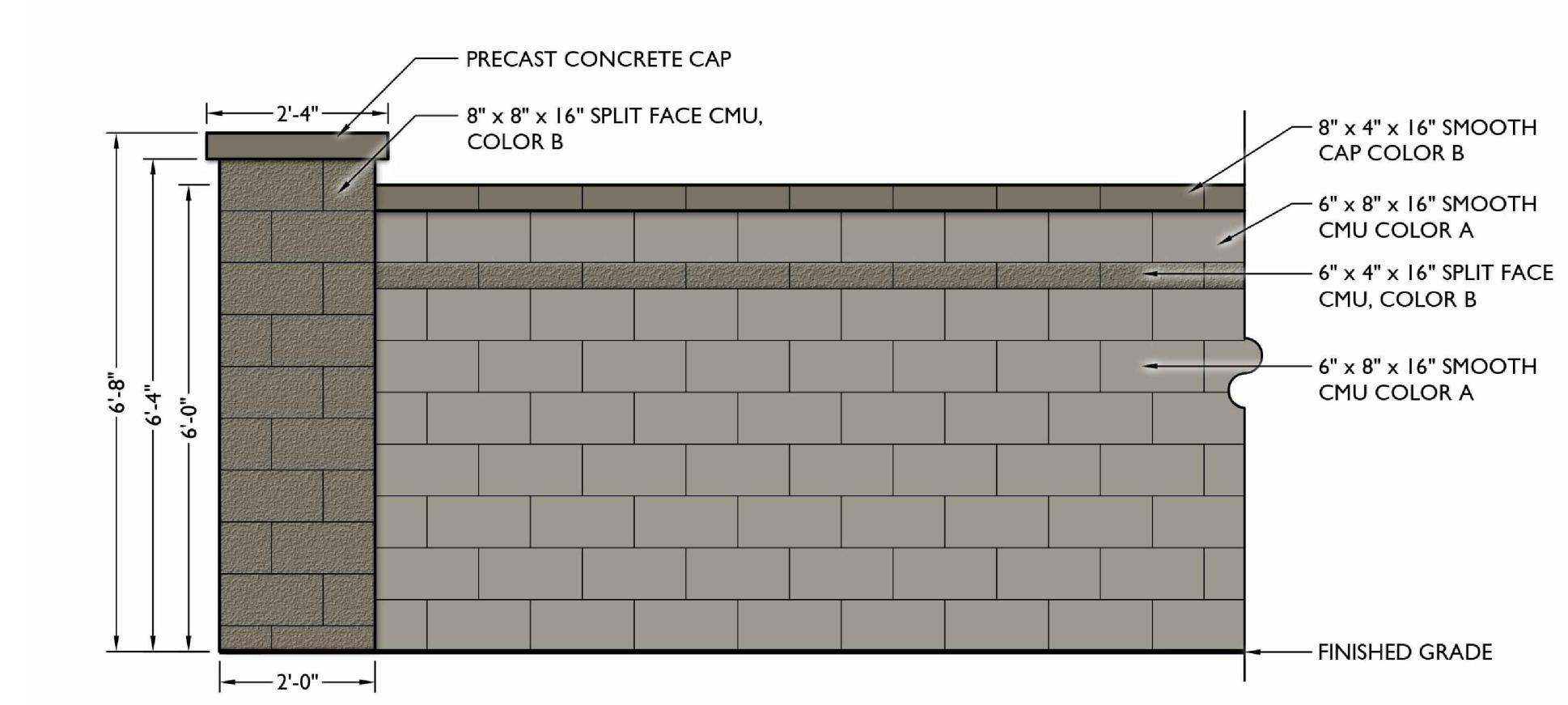
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	RAIL FENCE
	EXISTING BUILDER WALL TO REMAIN



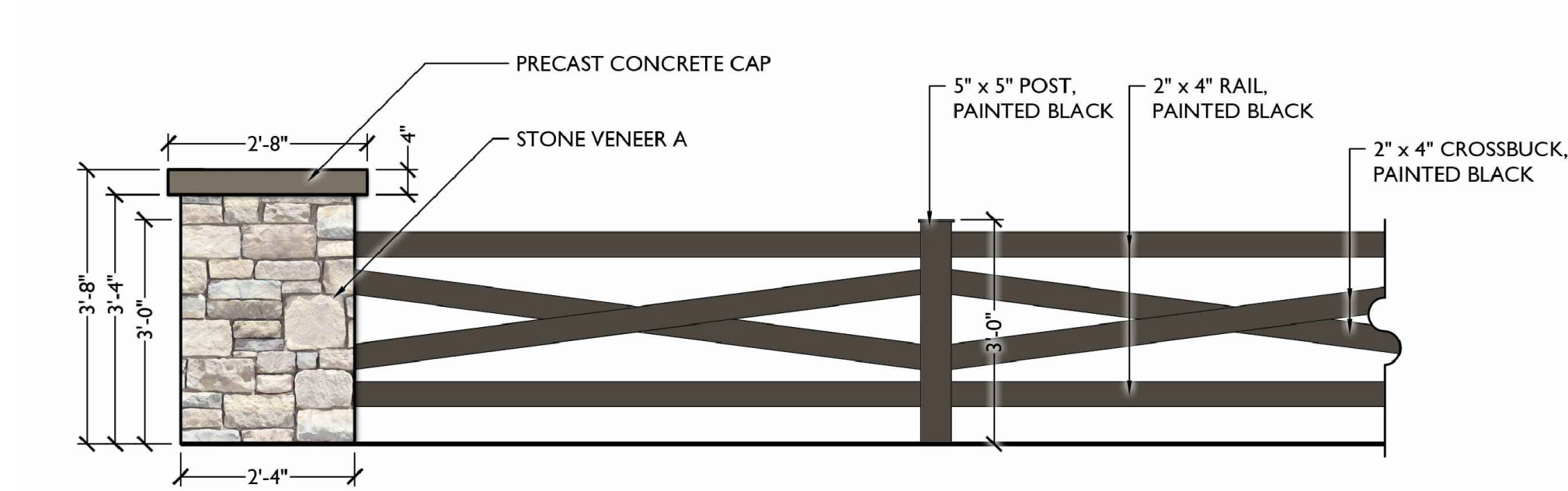




**1** PRIMARY THEME WALL  
Scale: 1/2" = 1'-0"



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



**3** RAIL FENCE  
Scale: 1/2" = 1'-0"



# MATERIALS & COLOR BOARD



LANDSCAPE BENCH  
Model: Rendezvous  
Color: Grey, By Anova, OAE



PICNIC TABLE  
Model: Rendezvous  
Color: Grey, By Anova, OAE



TRASH RECEPTACLE  
Model: Rendezvous  
Color: Grey, By Anova, OAE



COLOR A  
Color: Sherwin Williams  
SW9170 Acier OAE



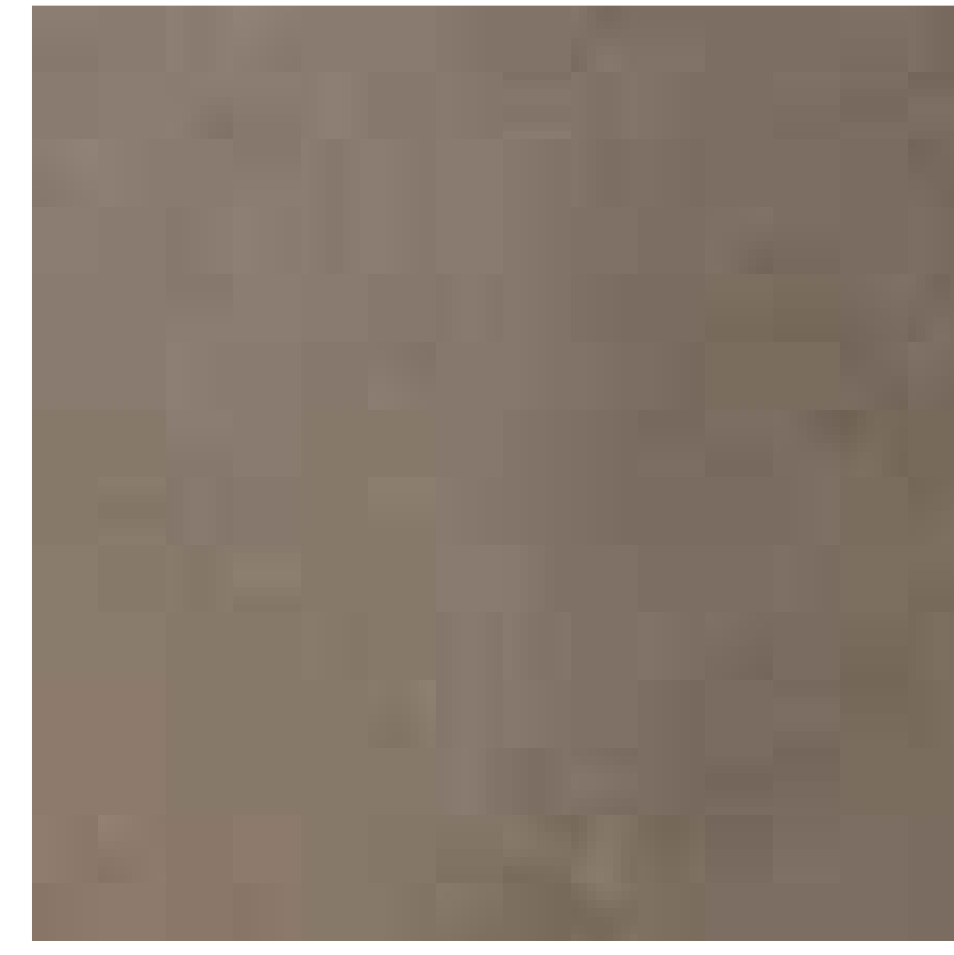
COLOR B  
Color: Sherwin Williams  
SW9614 Carriage Stone OAE



COLOR C  
Color: Sherwin Williams  
SW7020 Black Fox OAE



COLOR D  
Color: Sherwin Williams  
SW7586 Stolen Kiss OAE



CONCRETE CAP  
Color: Ostrich by Mesa Precast OAE



STONE VENEER  
Rough Cut, Color Casa Blanca  
by Eldorado Stone OAE