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STAFF REPORT

CASE # SUB21-28

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Development Services Director
Meeting Date: January 10, 2022

REQUEST

Subdivision Preliminary Plat (SUB) 21-28: CVL Consultants, on behalf of Ashton Woods Arizona LLC, requests approval of Palomino Ridge subdivision preliminary-plat. The property is generally located at the northeast corner of Hogenes Blvd and McDavid Road. **DISCUSSION AND ACTION.**

APPLICANT

CVL Consultants
4550 N. 12th Street
Phoenix AZ, 85014

Phone: 602-285-4765
Contact: Julie Vermillion
Email: jvermillion@cvlci.com

PROPERTY OWNER

Ashton Woods Arizona, LLC
8655 E. Via De Ventura, Suite F250
Scottsdale, AZ 85258
Attn: Mari Flynn
Phone: 480-202-6541

COUNCIL PRIORITIES CONSIDERED

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Gross Acreage: 63 Acres
- Parcel #: 510-17-011G and 005B
- Site Address: N/A
- Existing Zoning: Planned Area Development (PAD)
- General Plan Land Use: Medium Density Residential (M)
- Proposed Density: ±4.06 Dwelling Units per Acre (DU/AC)
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 40' x 115' and 45' x 115'
- No. of Lots: 172 lots (40' wide) – 67%
84 lots (45' wide) – 33%

HISTORY

- 2003 - Zoned CI-2 Industrial and GR General Rural, Pinal County case # PZ-05-03.
- 2020 - Rezoned from CI-2 Industrial Zone to Planned Area Development (PAD) Zoning District, case # PAD21-01.

SURROUNDING USES

Direction	Existing Zoning	Existing Use	Direction
North	Industrial Zone (CI-2)	S.P.R.R.	North
South	Single Family Residence (CR-3 PAD)	Maricopa Meadows	South
East	Industrial Zone (CI-2)	Century Link	East
West	General Rural (GR)	Rural Residential	West

SUBJECT SITE



ANALYSIS

CVL Consultants on behalf of Ashton Woods Arizona LLC, is requesting to subdivide the above portion of land into 256 lot residential subdivision. The portion of land is approximately 63 gross acres, and the proposed density is 4.06 units per acre. In 2020 this project received general plan amendment approval from Employment (E) designation to Medium Density Residential (M), GPA20-03 and rezoning approval from CI-2 Industrial Zone to Planned Area Development (PAD) Zoning District, PAD20-01.

The development proposes two access points off of McDavid Rd, which can be accessed from N. Maricopa Rd and N. John Wayne Pkwy. The development will have a mix of 40 and 45 wide lots that conform to the approved PAD development standards. The subdivision design will include detached

sidewalks, neighborhood streets, neighborhood parks, and trail connectivity. Refer to Attachment A and B for project narrative and plat exhibits.

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. 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 process (see flowchart process below). If approved, the developer will be granted 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 approved PAD, case # PAD20-01.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the city's subdivision code, Refer to Exhibit C.

3. Pedestrian Connectivity: The project proposes 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. Satisfying the connectivity requirements as set forth in the city's Subdivision Code. Refer to Exhibit D, Landscape Plan.

4. Residential Design Guidelines:

The PAD for the project has developed its own Architectural Design Guidelines which were approved in 2020 as part of the rezoning request. Any housing product shall be reviewed under the guidelines of the PAD prior to permit issuance.

5. Conceptual Landscaping:

31% landscaping is currently proposed exceeding the minimum required of 22%, and satisfying minimum requirements set forth within the city's subdivision code. Refer to Exhibit D, Landscape Plan.

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 (see Exhibit B, p.2) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

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 (LOS), per the city's Subdivision Code.

CONCLUSION

Staff finds the submittal items of SUB21-28 Palomino Ridge 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 **Approval of SUB21-28 Palomino Ridge Preliminary Plat** 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. This development shall be subject to the approved PAD, case #PAD20-01.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 14-4-5 (D)(1), "Approval of the preliminary plat is valid for a period of twelve (12) months from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
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 or in accordance with a Development Agreement.
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.
7. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval, along with address assignments.
9. 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 or funerary objects that are excavated or removed. In the event that 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.
10. The property owner, or representative/developer, shall uphold 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.

Transportation stipulations:

11. 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.
12. 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.

Building stipulations:

13. 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.
14. 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:

15. 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.
16. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage and reviewed with the improvement plans.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Perspective View

Exhibit D – Preliminary Landscape Plan

-- End of staff report --

August 16, 2021

Palomino Ridge

(McDavid Estates)

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

Preliminary Plat Narrative



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-14-03381-04

Preliminary Plat Narrative

for

Palomino Ridge (McDavid Estates)

August 16, 2021

Owner

Ashton Woods Arizona, LLC

Ashton Woods Arizona, LLC
8655 East Via De Ventura, Suite F250
Scottsdale, Arizona 85258
Attn: Mari Flynn
480-202-6541

Planning/Civil Engineering Consultant

Coe and Van Loo II L.L.C.

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

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1. Introduction

The Palomino Ridge (McDavid Estates) project site is an approximate 63.05-acre property generally located at the northeast corner of McDavid Road and Loma Drive (“the Project”) in the City of Maricopa, Arizona (“City”).

The purpose of this request is to submit, process, and obtain approval for a preliminary plat for the Project. The preliminary plat submittal package is in conformance with the McDavid Estates Planned Area Development (PAD), approved by the City of Maricopa under case PAD20-01 on October 20, 2020.

2. Proposed Development Plan

The Project is proposed as a single family detached residential neighborhood containing approximately 63.05 acres. The intent for Project is to develop a single family residential neighborhood yielding a total of 256 lots as approved by the McDavid Estates PAD (PAD20-01). Additionally, the preliminary plat provides 19.50 acres or approximately 31% of the development as open space.

Access to the Project will be provided from two access points onto McDavid Road, a minor arterial to the south. McDavid Road is a three-lane minor arterial roadway along the southern boundary of the Project. Local streets with 50’ right-of-way are proposed for the Project per City of Maricopa standards.

The tables below detail the site data and lot mix for Palomino Ridge (McDavid Estates):

Site Data					
Typical Lot Sizes	Yield	Gross Area	Gross Density	Open Space	
40' x 115' 45' x 115'	256 lots	63.05 ac	4.06 du/ac	19.50 ac	31%

Lot Mix		
Lot Width	Yield	Mix %
40'	172 lots	67%
45'	84 lots	33%
Total	256 lots	100%

As established in the preceding tables, a lot mix of 40' x 115' and 45' x 115' is proposed. The design intent remains consistent with the conceptual lotting plan approved as part of the McDavid Estates PAD (PAD20-01) and is in conformance with the approved PAD lot sizes, development standards, open space and total unit count. The signage, street pattern and landscape theme established by the McDavid Estates PAD remain as part of the proposed preliminary plat submittal package, including the detached sidewalks and neighborhood parks planned for recreation amenities including benches, play structures, ramadas, and trail connectivity throughout.

The Project complies with all PAD approved aesthetic components, including wall elevations, trail system, landscaping, open space and entry monumentation.

3. Development Standards

The table below details the development standards set for the Project by the approved McDavid Estates PAD (PAD20-01):

Development Standards	
	PAD20-01
Min. Lot Area	5,000 sf
Min. Lot Width	42'
Max. Building Height	30'
Lot Coverage	60%
Min. Front Yard Setback	10' / 18'*
Min. Side Yard Setback	5'
Min. Rear Yard Setback	15'

*10' to livable area from property line; 18' from face of garage to back of sidewalk or curb.

4. Open Space, Trails and Amenities

A generous amounts of open space related to entrance features, retention and drainage facilities, play structures, recreation and amenity areas, buffers, and pedestrian circulation trails, is provided throughout the Project. The Project provides three distinct amenity areas designed with consideration to accessibility and proximity to residents at each of the three corners of the Project. The Project will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the community.

The multi-use trail system within the Project connects the internal open space tracts and creates pedestrian linkages with the surrounding area. Part of the regional trail system runs along the northeast boundary of the development adjacent to the Union Pacific Railroad and a trail head is provided for connection to the north of the Project.

A combination of desert, xeriscape treatments along the storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned to provide varied open spaces and recreational opportunities. Please refer to the preliminary landscape plans provided for additional information.

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

5. Existing Conditions

The Project consists of two contiguous parcels of land totaling approximately 63.05 acres. The combined parcels create a site that is triangular in shape. The majority of the Project site is currently vacant, unused and undeveloped. There is an existing lift station and well site within the Project. Ground cover consists of mostly bare soil desert landscape. An existing Union Pacific Railroad line is located along the northeastern boundary of the Project. Adjacent to the southeast corner of the Project, both Orbitel Communications and Diamond Communications own parcels of land with several existing cell towers placed throughout the area.

The surrounding properties are as follows:

- The Union Pacific Railroad (UPRR) is adjacent to the Project along its northeastern boundary.
- Along the southern boundary of the Project 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 Project.
- West of the property is agricultural and vacant/undeveloped land and various residential properties.

6. Utilities and Services

Utility services are readily available for the Project. The following outlines the utility providers:

Utility	Provider
Water	Santa Cruz Water Company (Phases 1 & 2) Maricopa Consolidated Domestic Water District (Phase 3)
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

7. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
School	Maricopa Unified School District
Police	City of Maricopa Police Department
Fire	City of Maricopa Fire Department

8. Drainage

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Maps (FIRM), panel numbers 04021C0735F and 04021C0741F, Maps Revised June 16, 2014 [6][7], indicate that the site falls within Zone “X” and Zone “AE”.

- Zone “X” is defined by FEMA as: “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.”
- Zone “AE” is defined by FEMA as: “Areas inundated by the 1% annual chance flood for which BFEs have been determined.”

The site is inundated in some locations by a FEMA floodplain (Vekol Wash Tributary), and will require a CLOMR. The CLOMR will be submitted alongside this preliminary plat.

Preliminary results from a floodplain delineation study prepared for the Project 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 50 foot drainage way along the

western boundary which runs parallel to the Loma Drive alignment, along with a 50' drainage way along the northeastern boundary which runs parallel to the railroad.

Please refer to the drainage report provided for additional information.

9. Water Facilities

The majority of the Project 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 Project 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.

As part of the formal final plat submittal CVL will prepare a water report for the Project in conformance with all applicable design standards.

10. Wastewater Facilities

An existing lift station is located within the Project. Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Project. 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.

As part of the formal final plat submittal CVL will prepare a sewer report for the Project in conformance with all applicable design standards.

11. Phasing

The Project is proposed to be developed in three phases as set forth on the preliminary plat and described below:

- Phase 1 will include a typical lot size of 40' x 115' and approximately 167 lots. Offsite improvements include the full 55' half street on McDavid Road adjacent to Phase 1.

- Phase 2 will include a typical lot size of 45' x 115' and approximately 59 lots. Offsite improvements include the full 55' half street on McDavid Road adjacent to Phase 2.
- Phase 3 will include a typical lot size of 45' x 115' and approximately 30 lots. Phase 3 contains the portion of the Project currently located within the Maricopa Consolidated Domestic Water District (MCDWID) service area.

12. Conclusion

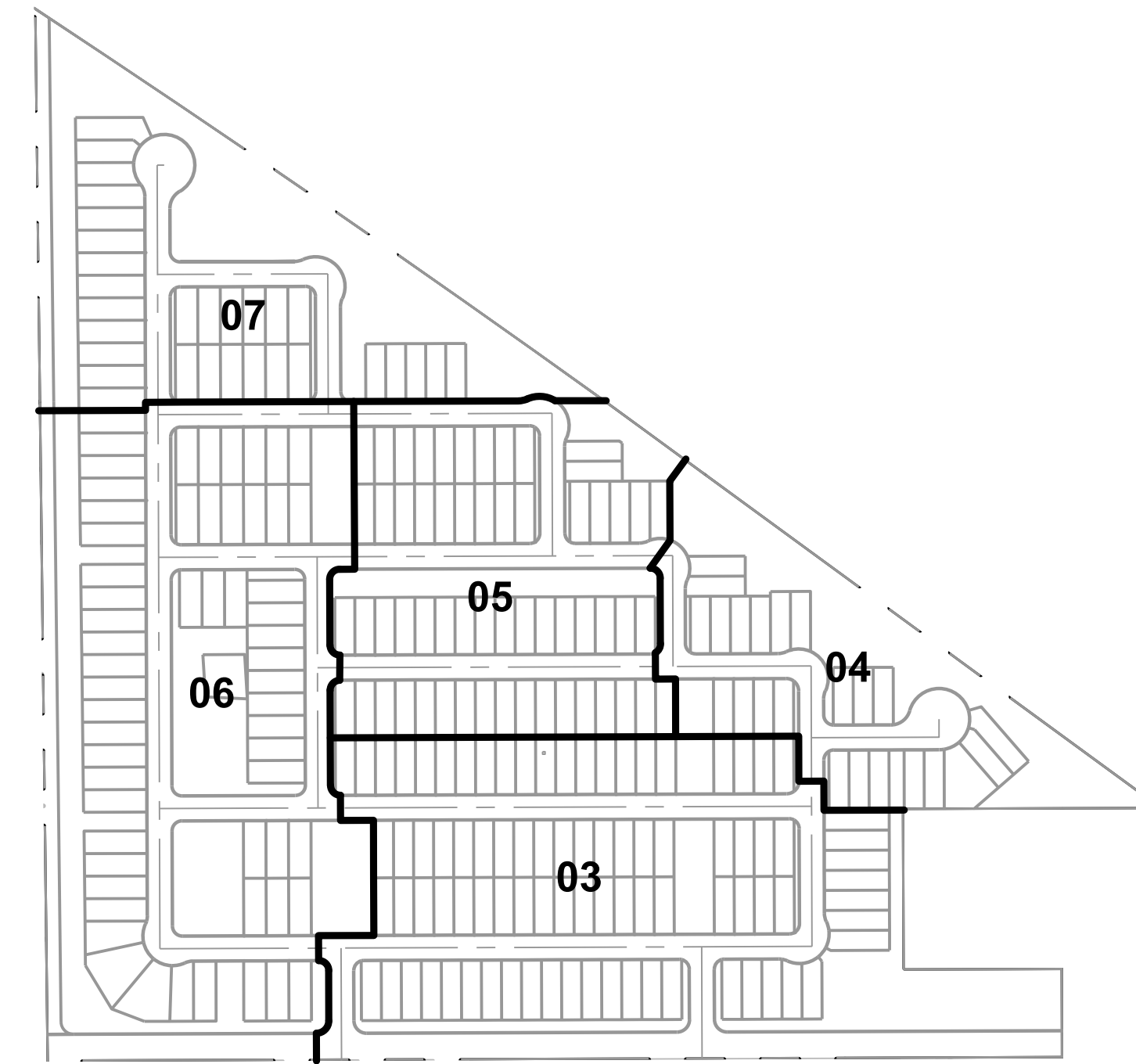
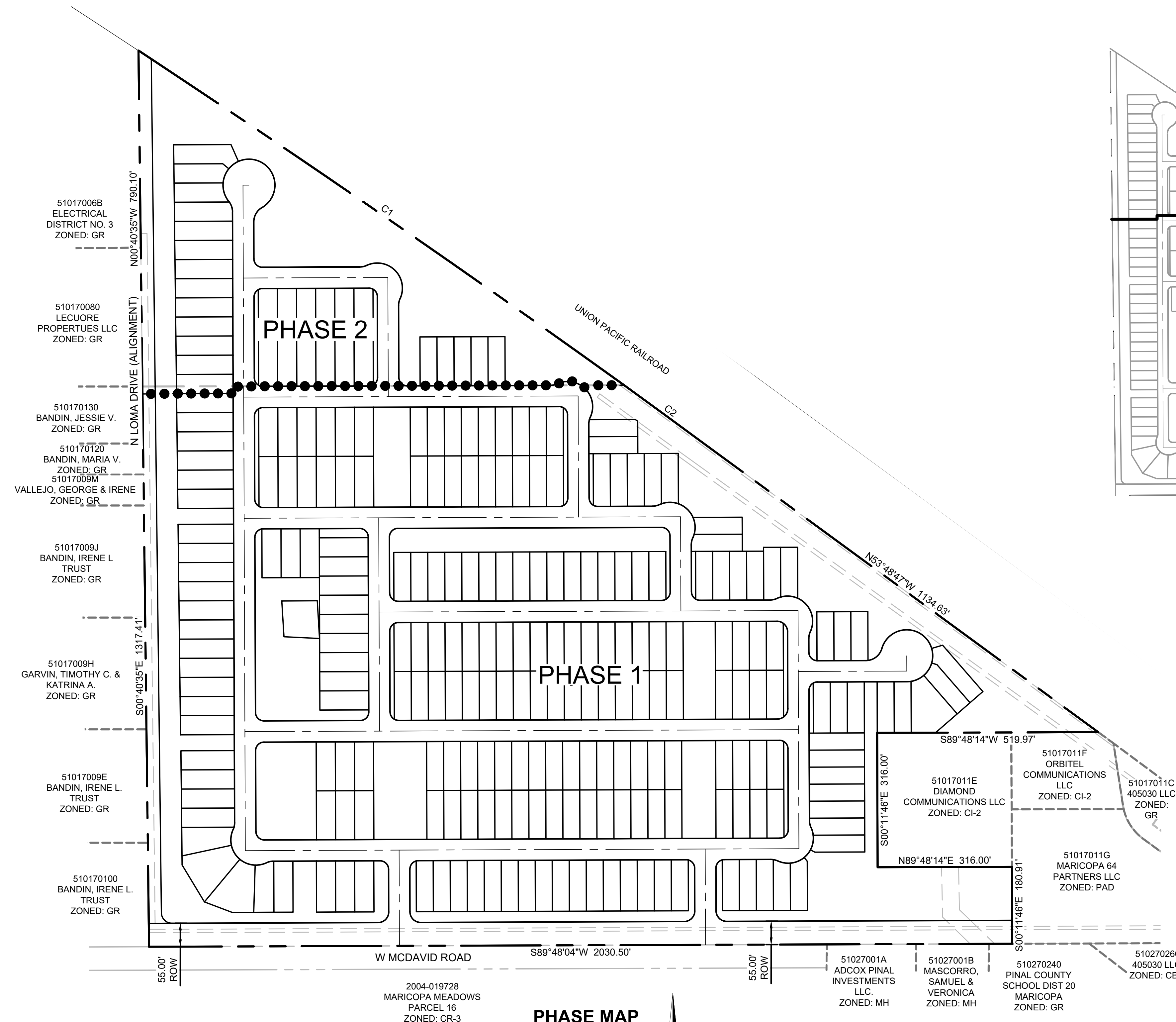
The preliminary plat for Palomino Ridge (McDavid Estates) upholds the intent of the zoning and land use designated for this site while activating this undeveloped property as a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of the Palomino Ridge (McDavid Estates) community.

PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

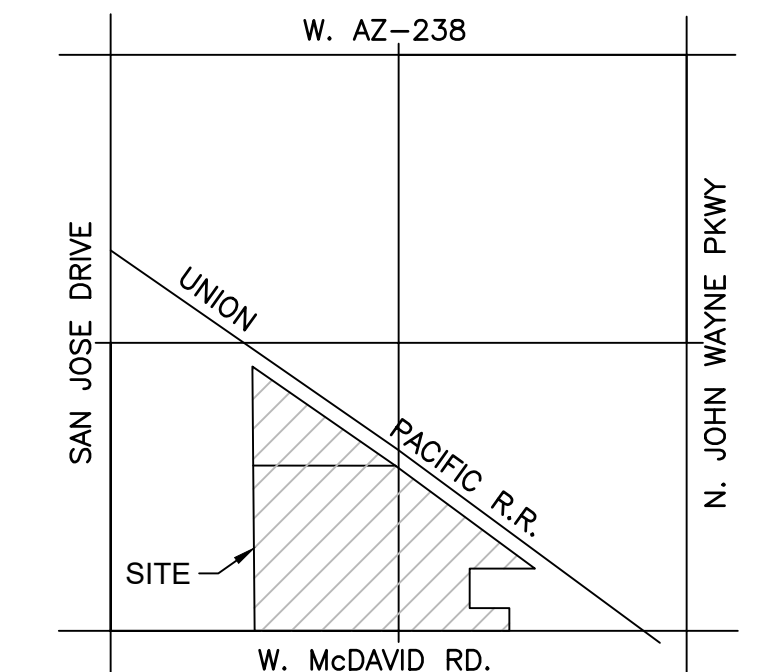
A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
ASHTON WOODS ARIZONA, L.L.C.
8655 EAST VIA DE VENTURA,
SUITE F-250
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PHONE: (602) 285-4765



SHEET INDEX MAP
N.T.S.



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PHASE LINE
- ① INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- ←○← SEWER LINE
- ←○← WATER LINE
- ⊕ FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / KEY MAP / PHASE MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS / TYPICAL LOT DETAIL
- SHEET 02 - CROSS SECTION DETAILS / CENTERLINE DATA TABLES / LOT AREA TABLE / TRACT TABLE
- SHEET 03-07 - PRELIMINARY PLAT

GROSS AREA	2,746,618 SF	63.05 AC
*NET AREA	2,631,903 SF	60.42 AC
PERIMETER RIGHT OF WAY	114,714 SF	2.63 AC
LOCAL ROW	492,968 SF	11.32 AC
ASSESSOR PARCEL NUMBERS (APN#)	51017011G, 51017005B	
LOT MIX		
40' X 115'	172 LOTS	67%
45' X 115'	84 LOTS	33%
TOTAL NUMBER OF LOTS	256 LOTS	100%
GROSS DENSITY	4.06 DU/AC	
APPROXIMATELY SMALLEST LOT AREA	4,490 SF	
APPROXIMATELY LARGEST LOT AREA	9,774 SF	
EXISTING LIFT STATION (TRACT R)	48,296 SF	1.11 AC
EXISTING WELL SITE (PORTION OF TRACT D)	0,025 SF	0.001 AC
**TOTAL TRACT AREA / GROSS OPEN SPACE %	19.50 AC	31%
**USEABLE OPEN SPACE / USEABLE % OF GROSS O.S.	18.93 AC	97%

*NET AREA = GROSS AREA - PERIMETER RIGHT-OF-WAY
**EXCLUDES EXISTING LIFT STATION & WELL SITE

PHASE	PROPOSED LOT SIZE	PROPOSED YIELD	GROSS AREA	PROPOSED DENSITY	TRACT AREA	O.S. %
1	40' X 115'	167 LOTS	52.55 AC	4.30 DU/AC	14.17 AC	27%
	45' X 115'	59 LOTS				
2	45' X 115'	30 LOTS	10.50 AC	2.86 DU/AC	5.33 AC	51%
	TOTAL	256 LOTS				

MIN. LOT AREA	3,200 SF
MIN. LOT WIDTH	40'
MAX. BUILDING HEIGHT	30'
MAX. LOT COVERAGE	60%

FRONT	10' TO LIVABLE AREA FROM PROPERTY LINE; 18' FROM FACE OF GARAGE TO SIDEWALK OR BACK OF CURB
REAR	15'
SIDE	5'
STREET SIDE	5'

*DEVELOPMENT STANDARDS PER THE APPROVED MCDAVID ESTATES PAD (PAD20-01)

LEGAL DESCRIPTION

THAT PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PARCEL CONTAINS 63.05 ACRES, MORE, OR LESS.

NOTES:

- 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 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.
- ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
- ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
- PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT PER CASE # PAD20-01.

UTILITIES AND SERVICES:

WATER: SANTA CRUZ WATER COMPANY - PHASE 1
MARICOPA CONSOLIDATED DOMESTIC WATER DISTRICT - PHASE 2

WASTEWATER: GLOBAL WATER RESOURCES

ELECTRIC: ELECTRICAL DISTRICT NUMBER 3

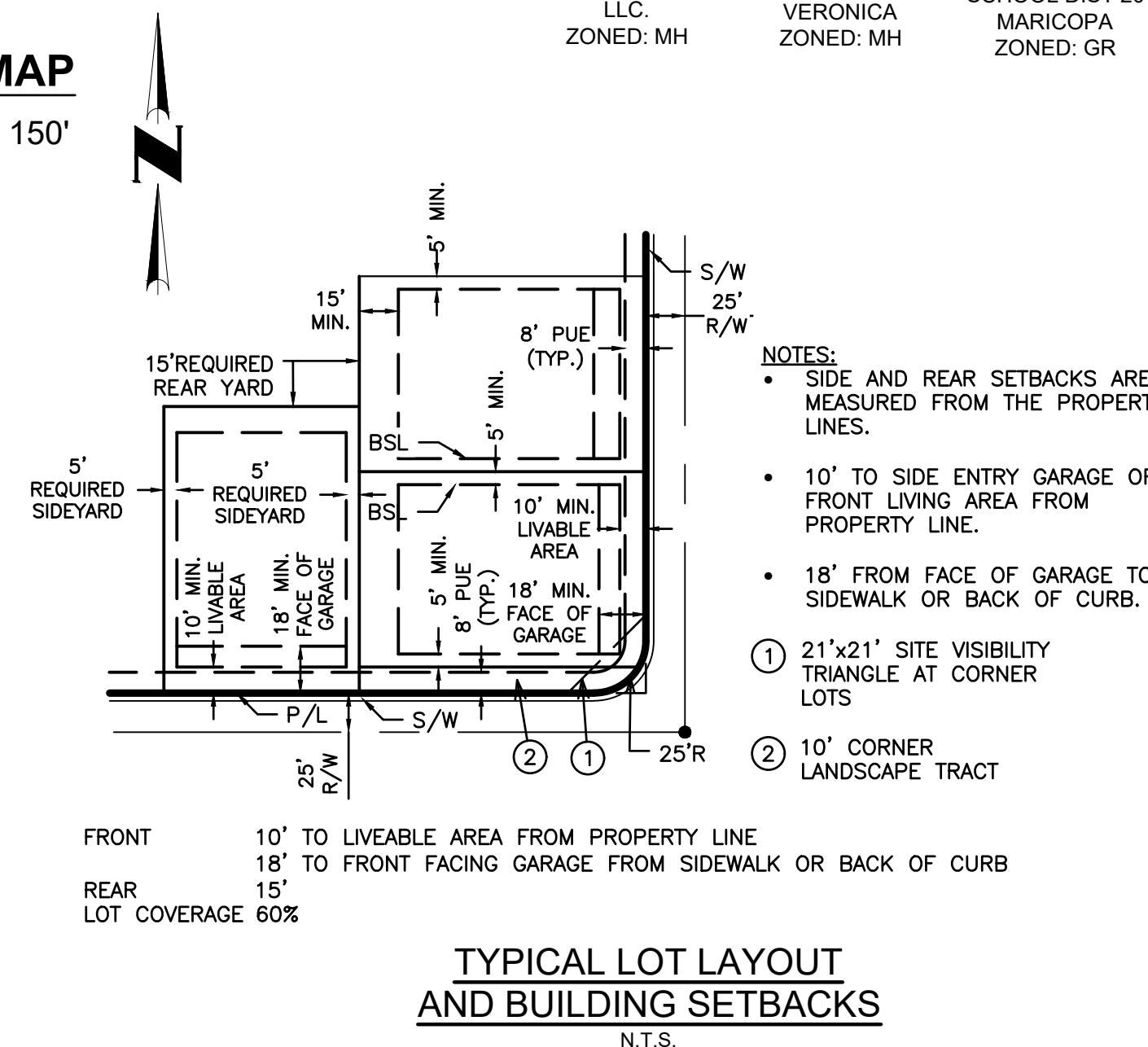
GAS: SOUTHWEST GAS CORPORATION

FIRE: CITY OF MARICOPA FIRE DEPARTMENT

POLICE: CITY OF MARICOPA POLICE DEPARTMENT

PHASE MAP

SCALE: 1" = 150'



TYPICAL LOT LAYOUT AND BUILDING SETBACKS
N.T.S.



4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering / Water Systems / Wastewater Treatment / Land Planning / Energy / Land Survey / Landscape Architecture / Construction Management



SHEET
01 OF 07
CVL JOB #: 1-14-03381-04

DATE: 08-16-21

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	4,599	46	4,600	91	4,600	137	4,804	182	5,734	227	5,996
2	4,599	47	4,600	92	4,600	138	4,804	183	5,751	228	6,013
3	4,599	48	4,600	93	4,600	139	5,919	184	5,768	229	6,030
4	4,599	49	4,600	94	4,600	140	5,200	185	5,785	230	6,047
5	4,599	50	4,600	95	4,591	141	5,199	186	5,802	231	6,063
6	4,599	51	4,600	96	4,791	142	5,199	187	5,819	232	6,080
7	4,599	52	4,600	97	4,799	143	5,199	188	5,835	233	6,097
8	4,599	53	4,600	98	4,799	144	5,199	189	5,852	234	6,114
9	4,599	54	4,600	99	4,799	145	5,061	190	5,869	235	6,130
10	4,599	55	4,600	100	4,799	146	4,912	191	5,886	236	6,091
11	4,599	56	4,600	101	4,799	147	4,662	192	5,913	237	5,353
12	4,599	57	4,600	102	4,799	148	4,562	193	5,929	238	5,436
13	4,599	58	4,577	103	4,799	149	4,800	194	5,946	239	6,629
14	4,599	59	4,576	104	4,799	150	4,801	195	5,963	240	5,171
15	4,599	60	4,600	105	4,600	151	4,800	196	5,980	241	5,179
16	4,599	61	4,600	106	4,600	152	4,800	197	5,167	242	5,178
17	4,599	62	4,600	107	4,600	153	4,801	198	5,176	243	5,177
18	4,599	63	4,600	108	4,600	154	4,801	199	5,177	244	5,176
19	4,591	64	4,600	109	4,600	155	4,801	200	5,178	245	5,167
20	4,592	65	4,600	110	4,600	156	4,801	201	5,178	246	5,166
21	4,601	66	4,600	111	4,600	157	4,801	202	5,179	247	5,174
22	4,601	67	4,600	112	4,600	158	4,801	203	5,395	248	5,173
23	4,601	68	4,600	113	4,591	159	4,801	204	5,396	249	5,172
24	4,601	69	4,600	114	4,584	160	4,801	205	5,397	250	5,171
25	4,601	70	4,600	115	4,606	161	4,801	206	5,398	251	5,161
26	4,601	71	4,600	116	4,950	162	4,801	207	5,399	252	4,599
27	4,601	72	4,600	117	4,958	163	4,801	208	5,391	253	4,600
28	4,601	73	4,600	118	4,958	164	4,801	209	5,175	254	4,600
29	4,601	74	4,600	119	4,917	165	4,801	210	5,175	255	4,600
30	4,601	75	4,600	120	4,645	166	4,801	211	5,174		
31	4,601	76	4,600	121	4,490	167	4,800	212	5,175		
32	4,601	77	4,600	123	4,591	168	5,405	213	5,175		
33	4,601	78	4,600	124	4,600	169	5,403	214	5,175		
34	4,601	79	4,591	125	4,600	170	5,402	215	5,176		
35	4,601	80	4,591	126	4,600	171	5,402	216	5,176		
36	4,601	81	4,600	127	4,892	172	5,242	217	5,176		
37	4,601	82	4,600	128	4,653	173	9,406	218	5,176		
38	4,601	83	4,600	129	4,601	174	9,774	219	5,176		
39	4,591	84	4,600	130	4,601	175	6,430	220	5,176		
40	4,599	85	4,599	131	4,600	176	5,602	221	5,175		
41	4,599	86	4,600	132	5,960	177	5,622	222	5,175		
42	4,599	87	4,600	133	4,932	178	5,636	223	5,175		
43	4,600	88	4,600	134	9,664	179	5,650	224	5,175		
44	4,600	89	4,600	135	4,807	180	5,704	225	5,175		
45	4,600	90	4,600	136	4,794	181	5,717	226	5,175		

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.422	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY / PARKING
TRACT B	0.049	LANDSCAPE TRACT
TRACT C	0.049	LANDSCAPE TRACT
TRACT D	0.106	OPEN SPACE / LANDSCAPE TRACT / EXISTING WELL SITE
TRACT E	0.400	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT F	0.048	LANDSCAPE TRACT
TRACT G	0.902	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT H	0.050	LANDSCAPE TRACT
TRACT I	3.451	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 50' DRAINAGE TRACT
TRACT J	0.027	LANDSCAPE TRACT
TRACT K	0.025	LANDSCAPE TRACT
TRACT L	1.967	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 30' DRAINAGE TRACT
TRACT M	0.460	OPEN SPACE / LANDSCAPE TRACT
TRACT N	2.271	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 50' DRAINAGE TRACT
TRACT O	0.050	LANDSCAPE TRACT
TRACT P	0.467	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT Q	1.109	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT R	0.166	EXISTING LIFT STATION
TRACT S	0.055	LANDSCAPE TRACT
TRACT T	0.659	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT U	0.748	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT V	0.861	OPEN SPACE / LANDSCAPE TRACT / TRAIL
TRACT W	4.682	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY / 50' DRAINAGE TRACT
TRACT X	0.049	LANDSCAPE TRACT
TRACT Y	0.049	LANDSCAPE TRACT
TRACT Z	0.549	OPEN SPACE / LANDSCAPE TRACT / TRAIL

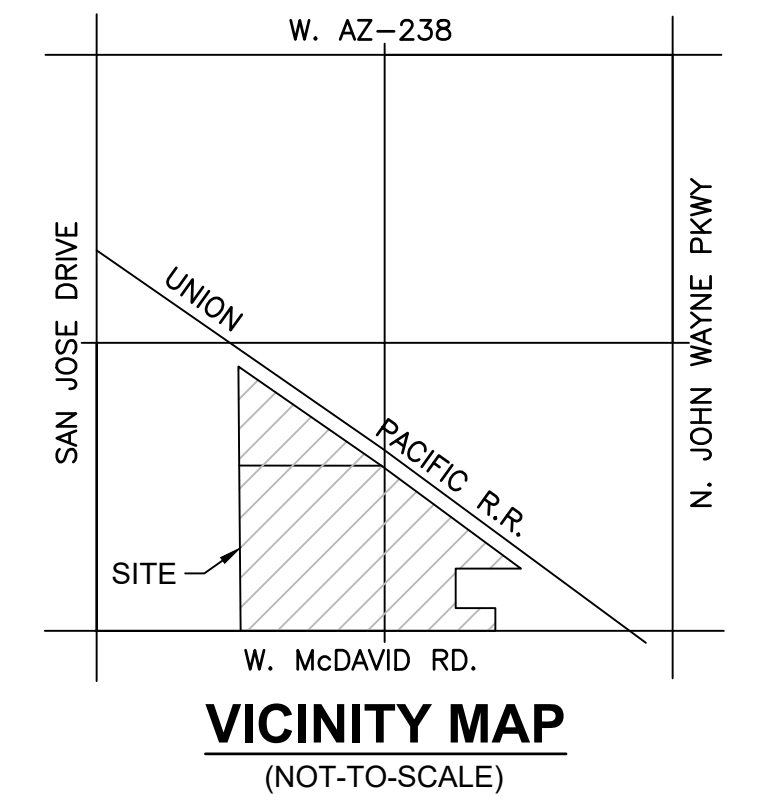
LINE TABLE		
NO.	LENGTH	BEARING
L1	1564.80'	N00°12'01"W
L2	340.00'	N89°47'59"E
L3	280.02'	N00°12'01"W
L4	786.55'	N89°47'59"E
L5	285.00'	N00°12'01"W
L6	1026.52'	N89°47'59"E
L7	501.56'	N00°12'01"W
L8	221.54'	S00°12'32"E
L9	985.67'	N89°47'59"E
L10	1302.22'	N89°47'59"E
L11	255.20'	N89°48'14"E
L12	560.01'	N00°12'01"W
L13	1302.22'	N89°47'59"E
L14	225.03'	N00°12'01"W
L15	36.00'	N00°11'46"W

PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
ASHTON WOODS ARIZONA, L.L.C.
8655 EAST VIA DE VENTURA,
SUITE F-250
SCOTTSDALE, AZ 85258
CONTACT: MARI FLYNN
PHONE: (480) 202-6541

CVL DESIGN TEAM
COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: (602) 285-4765



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- - - - - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- - - - - 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PHASE LINE
- ① INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- ⊕ FIRE HYDRANT

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES / KEY MAP / PHASE MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS / TYPICAL LOT DETAIL
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- SHEET 03-07 - PRELIMINARY PLAT



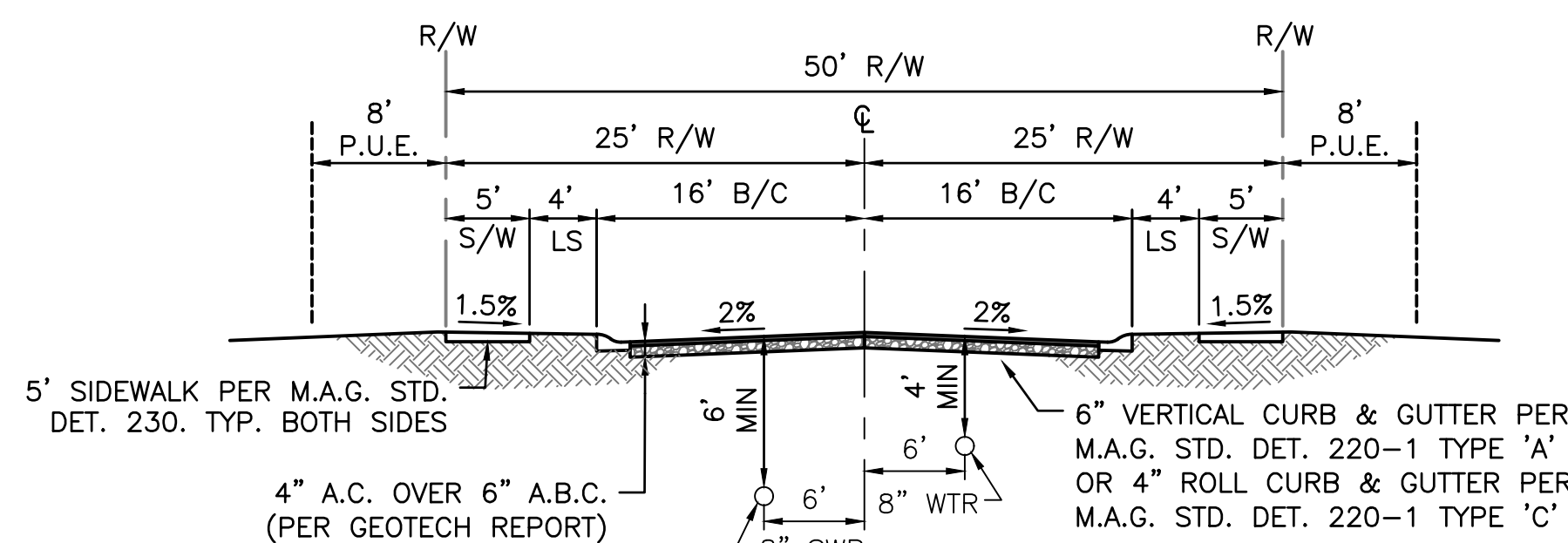
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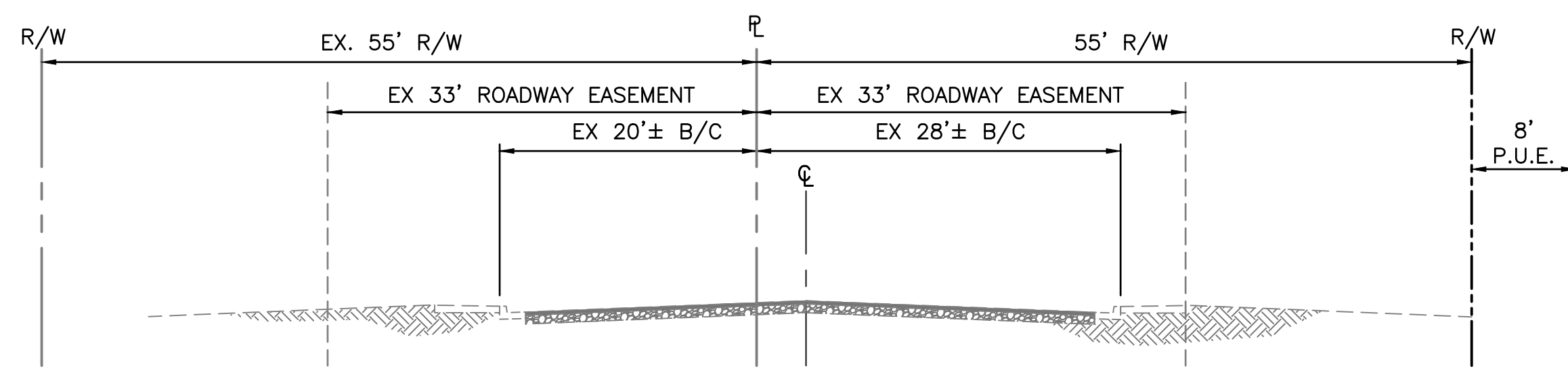
**SHEET
02 OF 07**
CVL JOB #: 1-14-03381-04

DATE: 08-16-21



GEOTECH INFORMATION:
PROTEX
THE PT XPERTS, LLC
PROJ NO: 11508
DATE: MAY 19, 2021

LOCAL ROAD SECTION
LOOKING NORTH AND WEST - N.T.S.



MINOR ARTERIAL STREET SECTION
WEST McDAVID ROAD
LOOKING WEST - N.T.S.

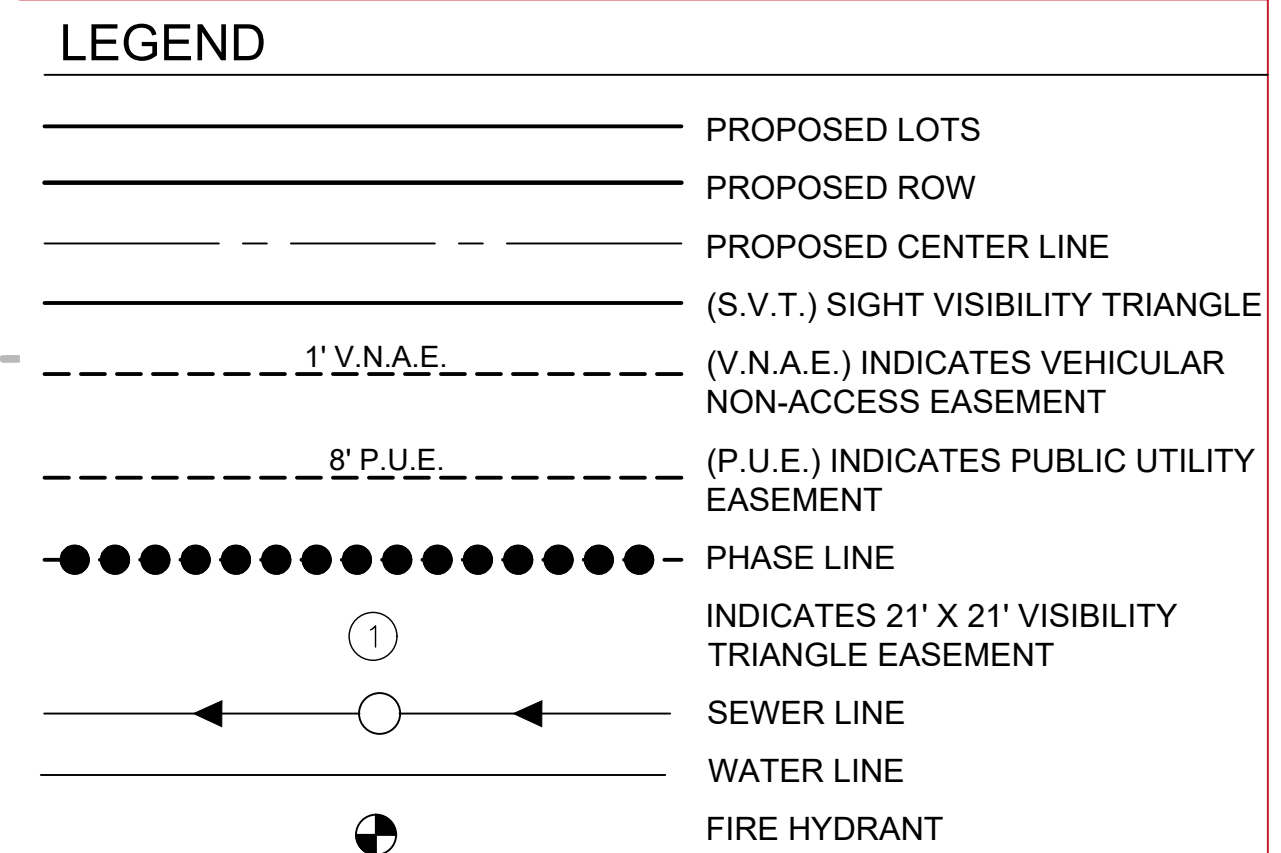
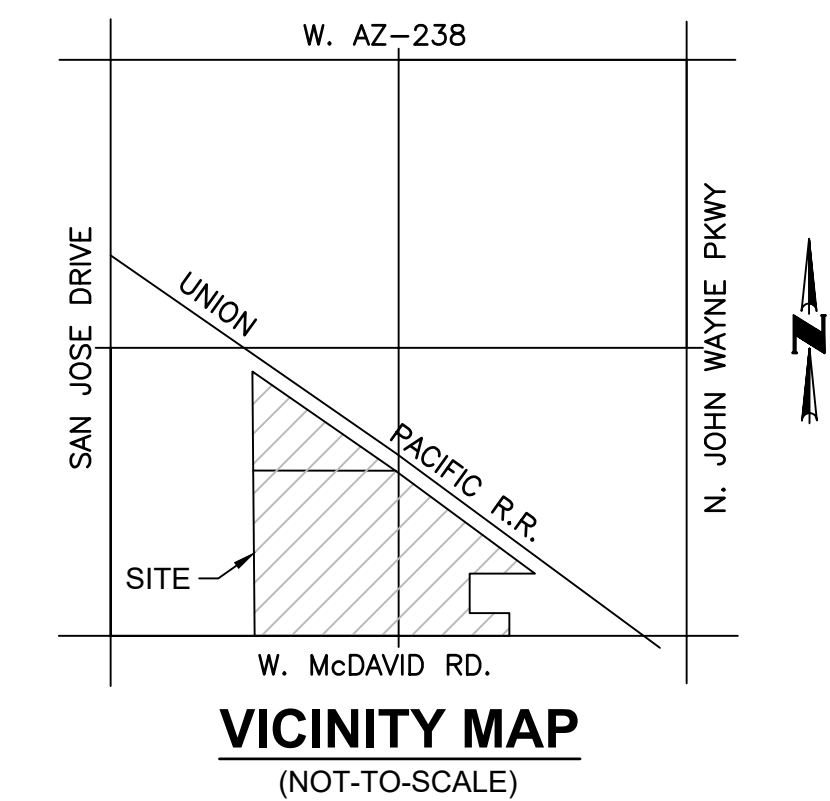
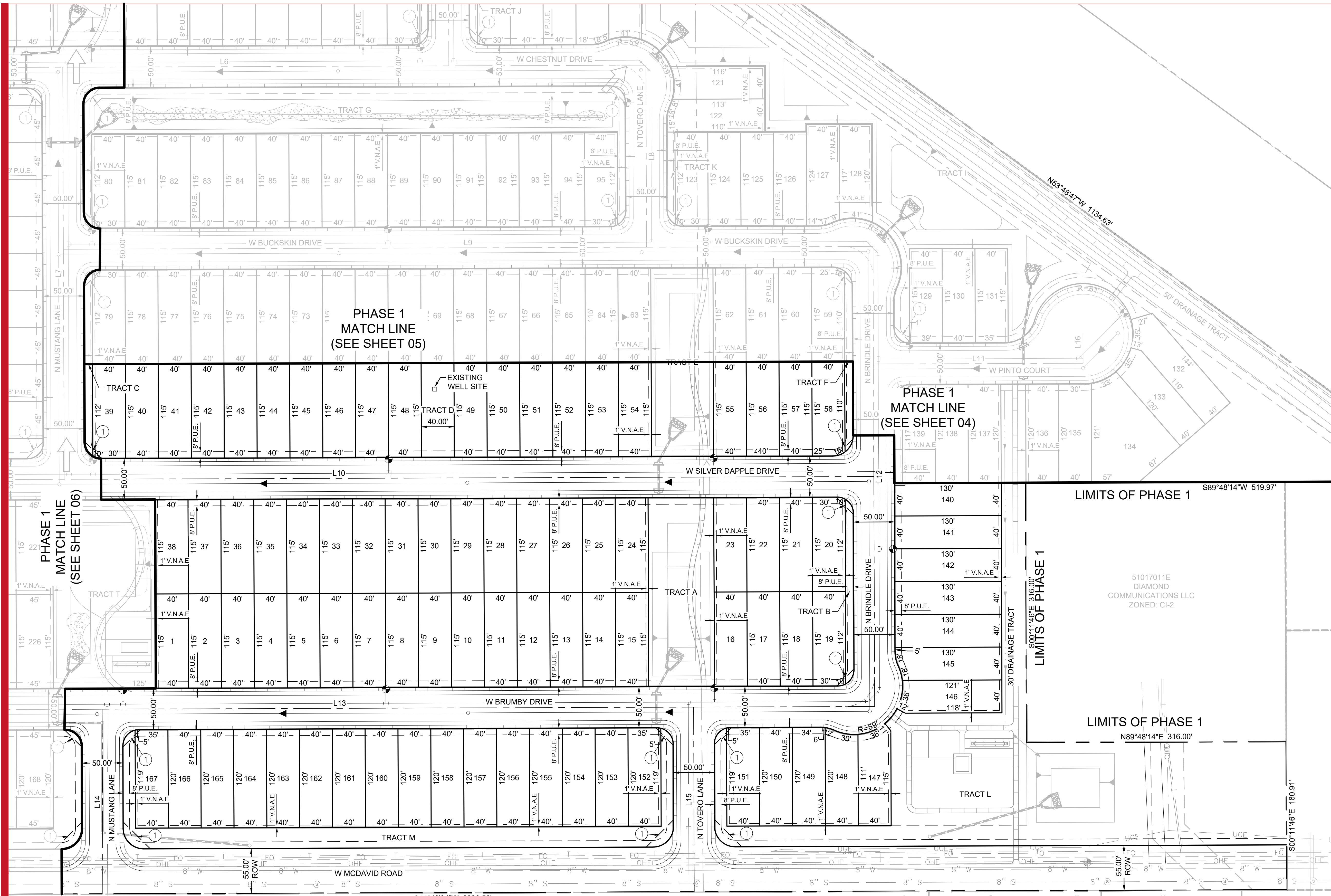
BOUNDARY CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1387.48'	34153.74'	002°19'39"	693.84'	1387.39'	N55°26'28"W
C2	246.94'	34253.74'	000°24'47"	123.47'	246.94'	N53°48'51"W

PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
ASHTON WOODS ARIZONA, L.L.C.
8655 EAST VIA DE VENTURA,
SUITE F-250
SCOTTSDALE, AZ 85258
CONTACT: MARI FLYNN
PHONE: (480) 202-6541

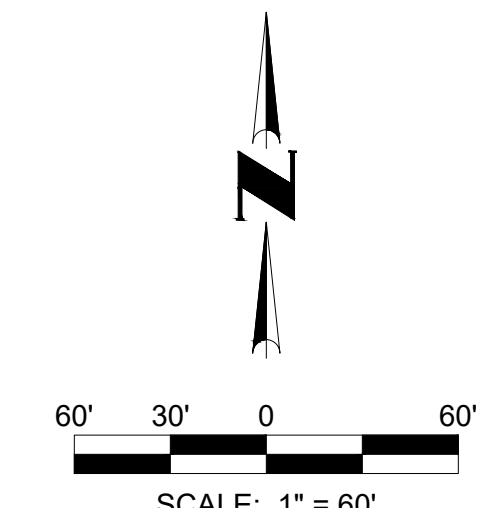
CVL DESIGN TEAM
COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: (602) 285-4765



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SHEET 03 OF 07
CVL JOB #: 1-14-03381-04

DATE: 08-16-21

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PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

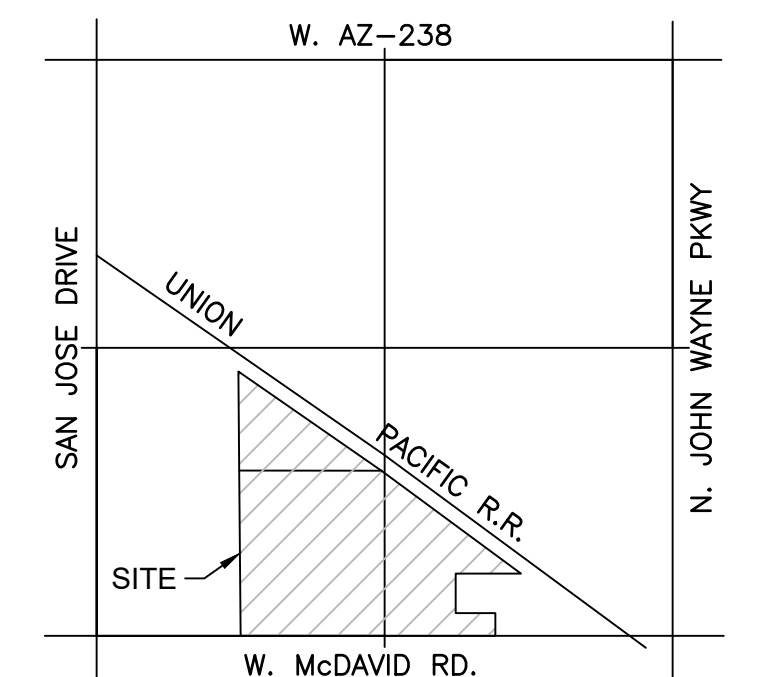
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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- WATER LINE
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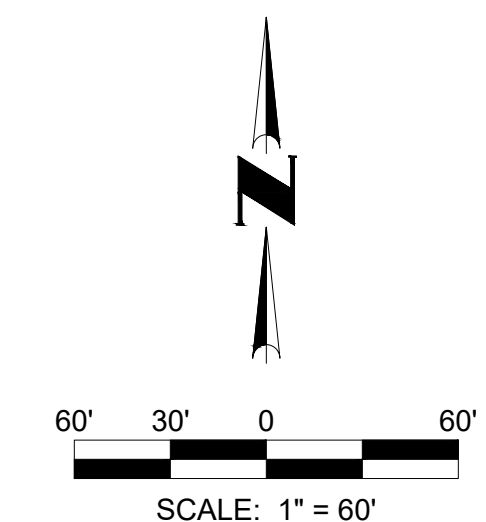
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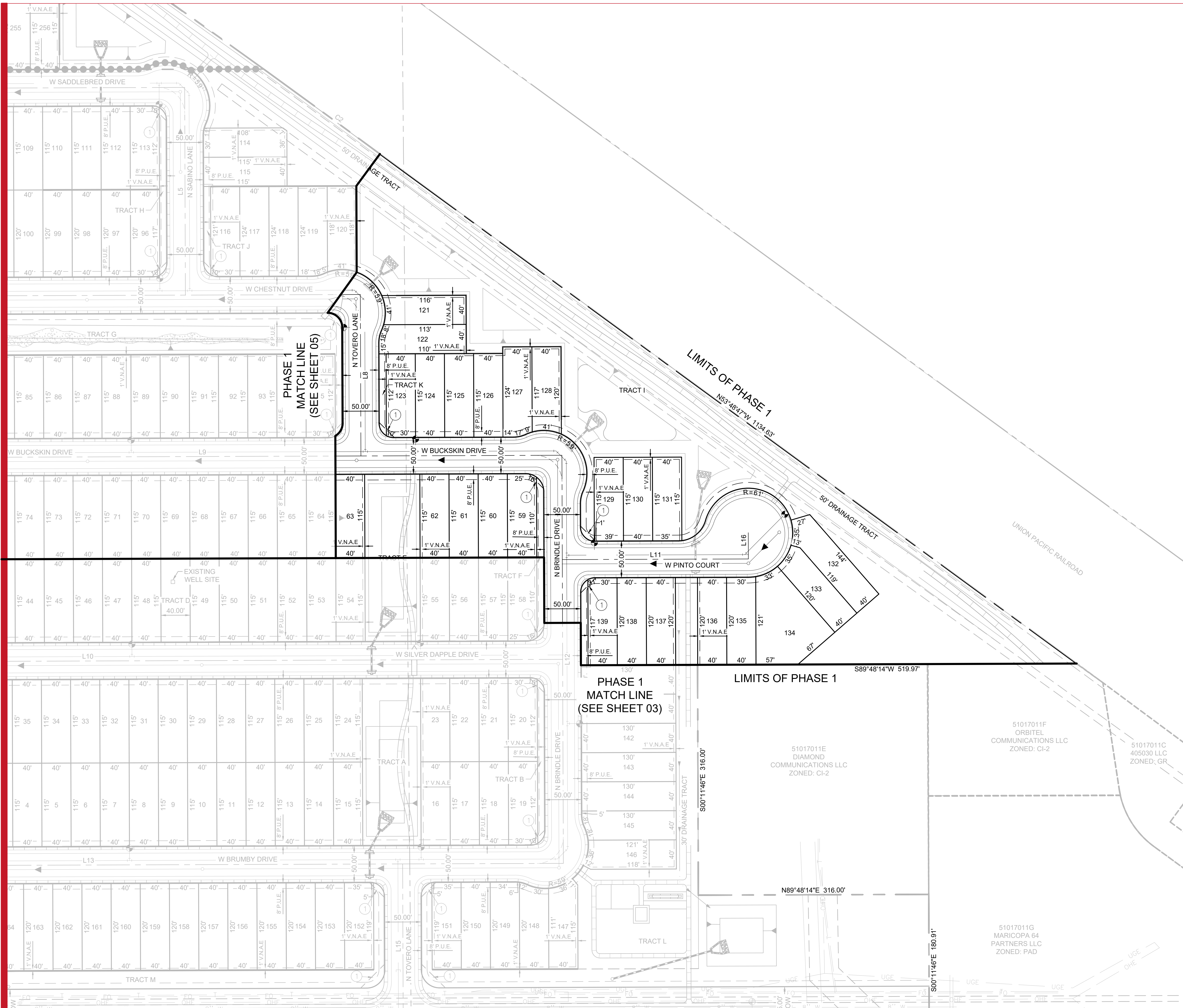


SHEET
04 OF 07

CVL JOB #: 1-14-03381-04

DATE: 08-16-21

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PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

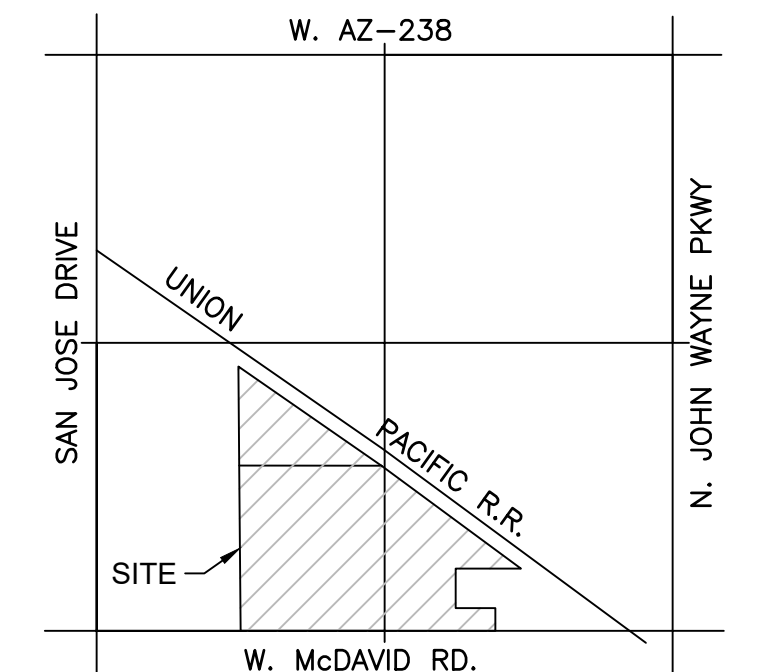
A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

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VICINITY MAP
(NOT-TO-SCALE)

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- WATER LINE
- FIRE HYDRANT

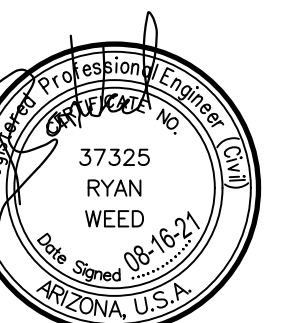
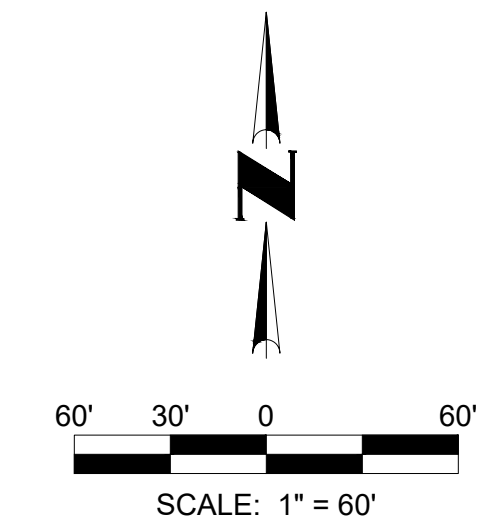
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- SHEET 03-07 - PRELIMINARY PLAT



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SHEET
05 OF 07
CVL JOB #: 1-14-03381-04

DATE: 08-16-21

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PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

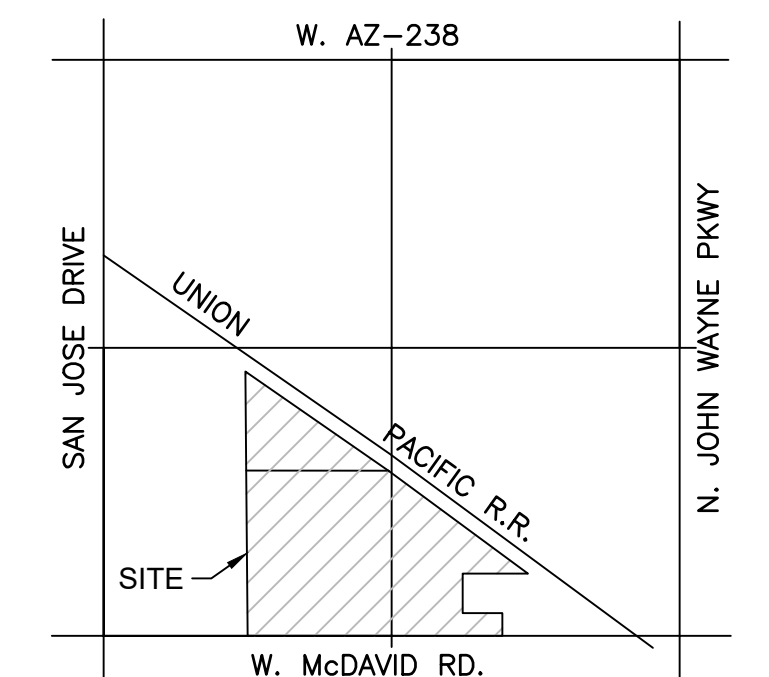
A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH,
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VICINITY MAP
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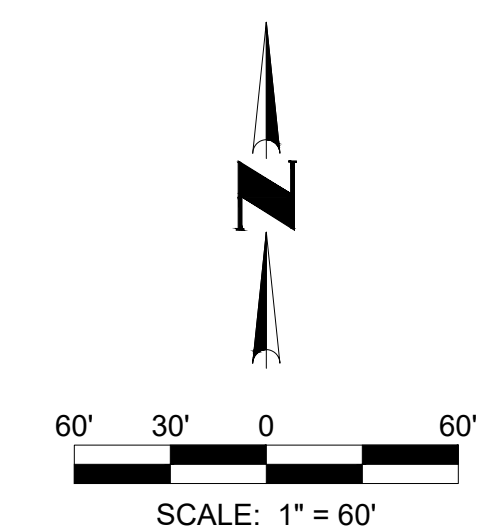
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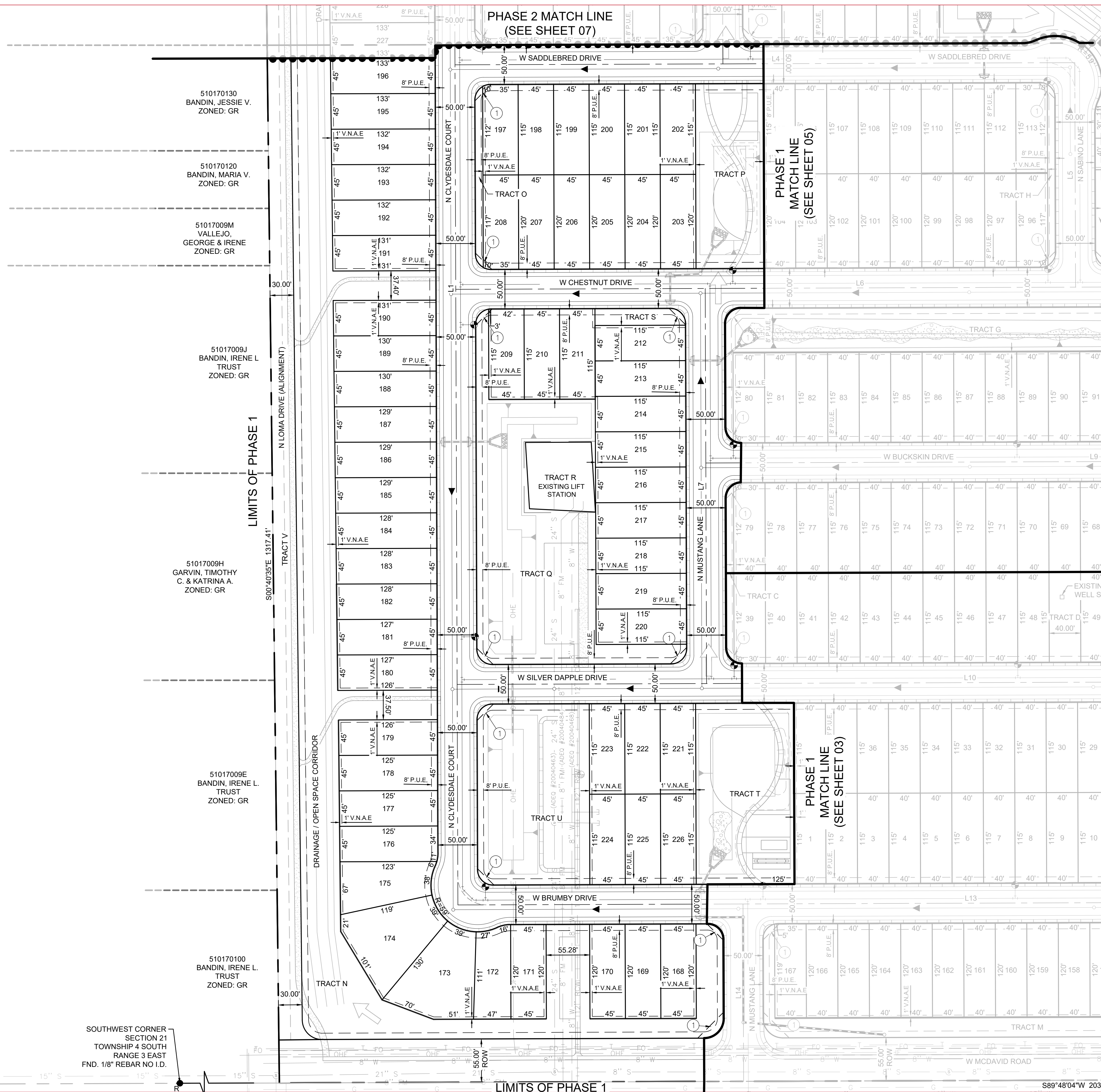
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06 OF 07

CVL JOB #: 1-14-03381-04

DATE: 08-16-21



SOUTHWEST CORNER
SECTION 21
TOWNSHIP 4 SOUTH
RANGE 3 EAST
FND. 1/8" REBAR NO I.D.

PRELIMINARY PLAT FOR PALOMINO RIDGE (MCDAVID ESTATES)

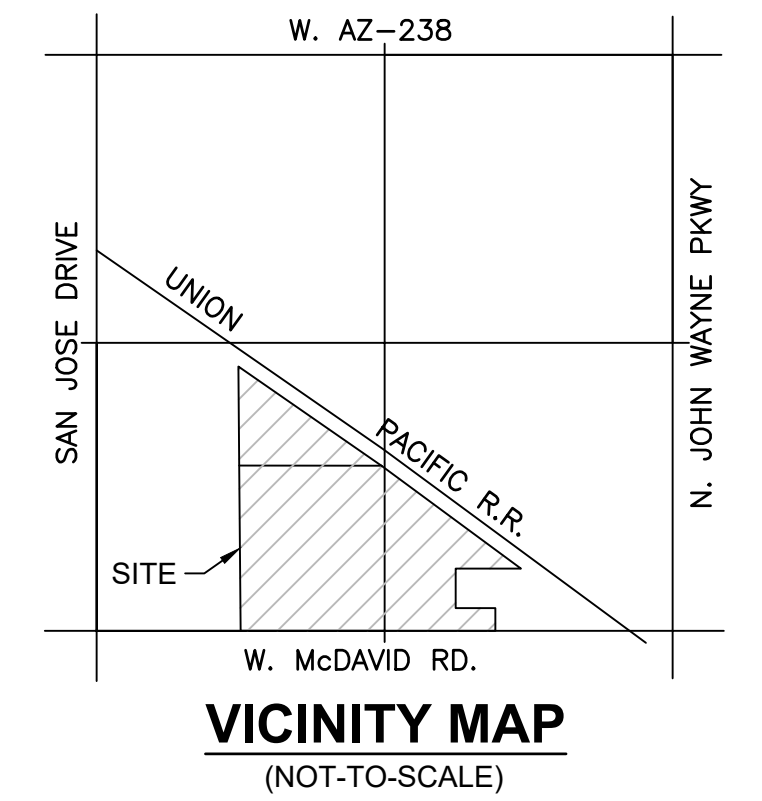
A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER

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PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: (602) 285-4765



LEGEND

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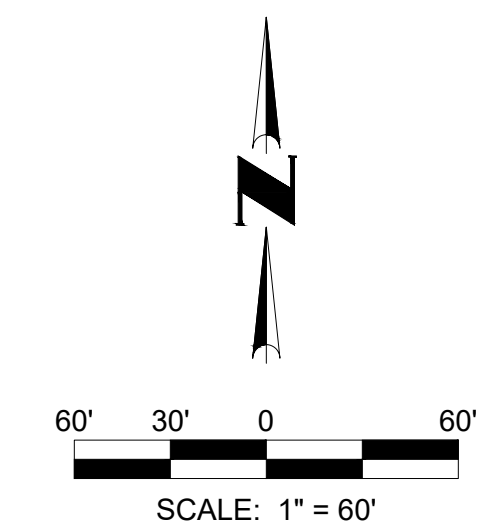
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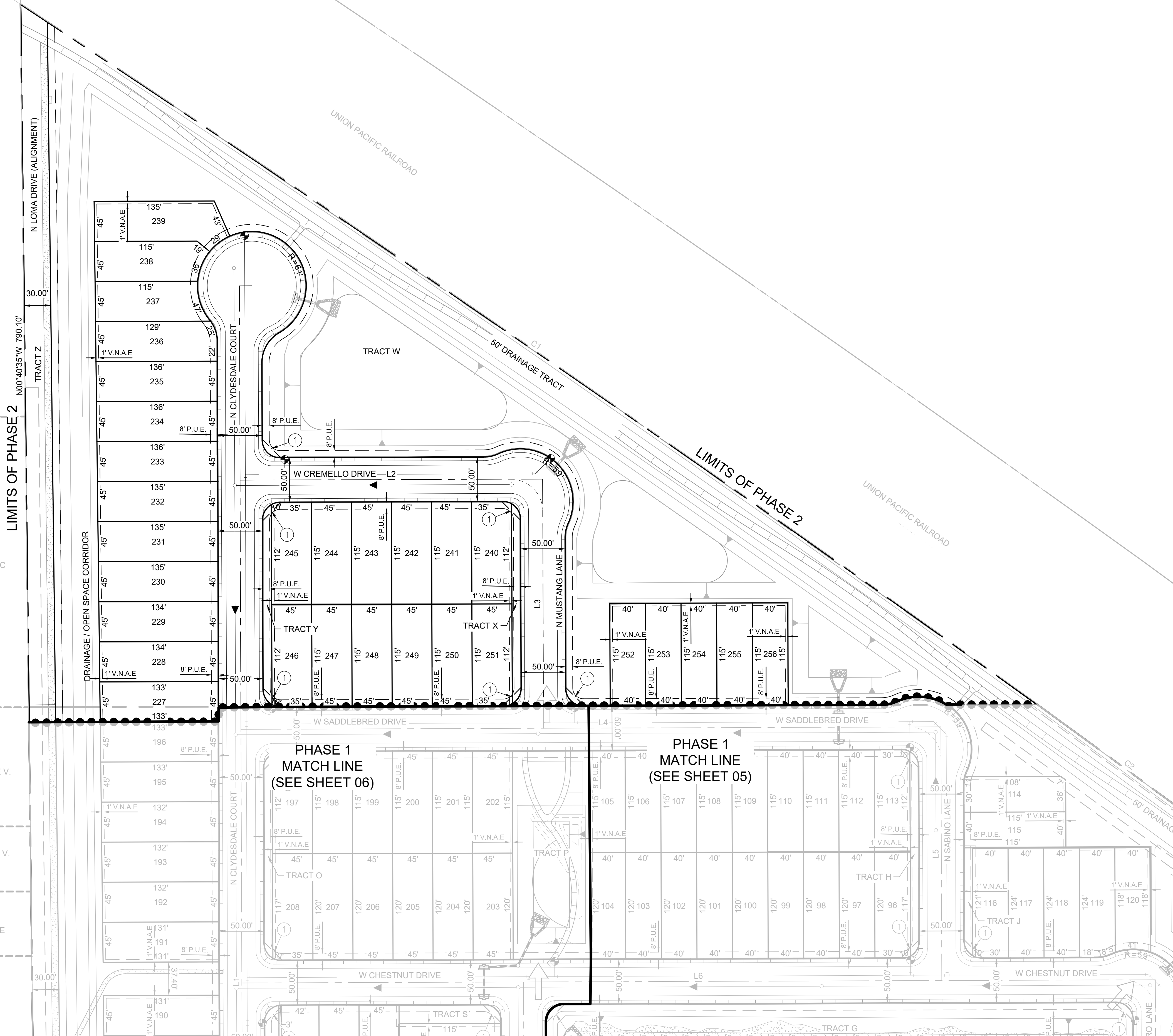
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SHEET
07 OF 07
CVL JOB #: 1-14-03381-04

DATE: 08-16-21

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51017006B
ELECTRICAL
DISTRICT NO. 3
ZONED: GR

510170080
LECUORE
PROPERTIES LLC
ZONED: GR

510170130
BANDIN, JESSIE V.
ZONED: GR

510170120
BANDIN, MARIA V.
ZONED: GR

51017009M
VALLEJO,
GEORGE & IRENE
ZONED: GR

Palomino Ridge

Perspective Entry Monument



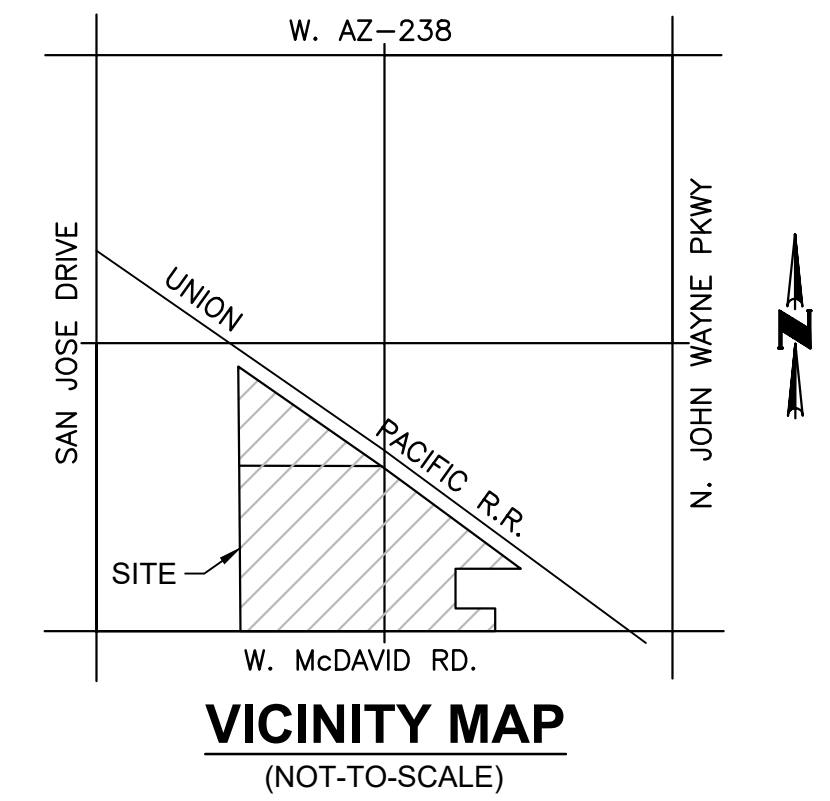
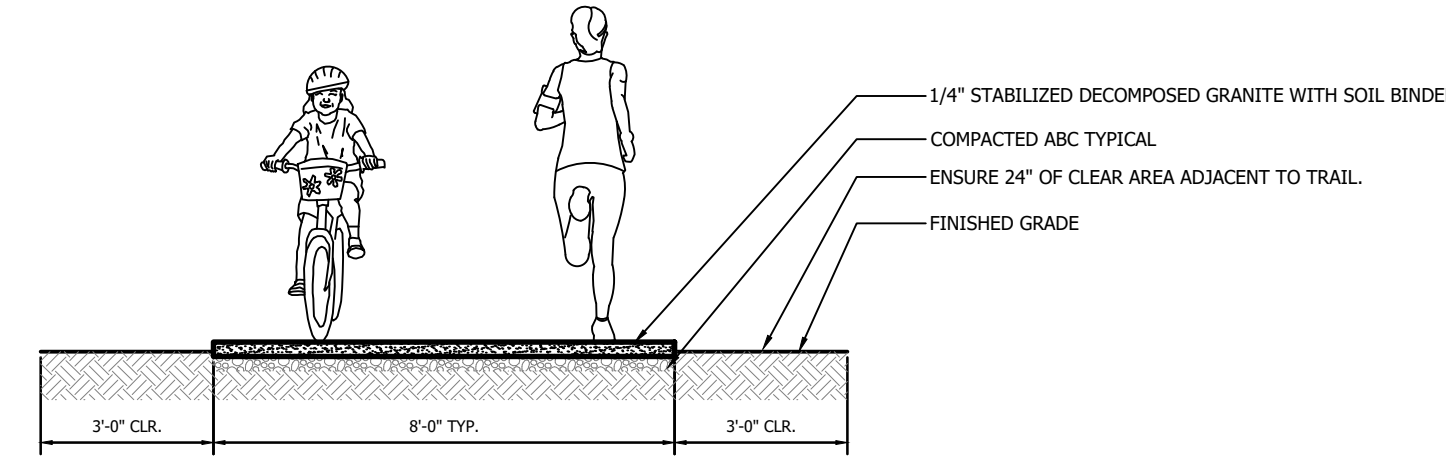
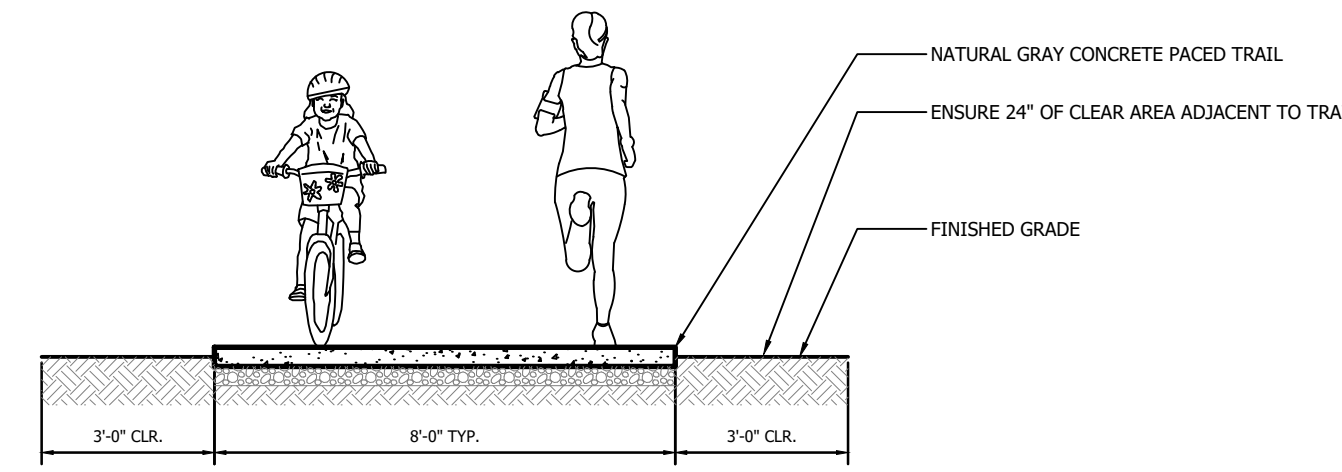
OPEN SPACE EXHIBIT FOR PALOMINO RIDGE (MCDAVID ESTATES)

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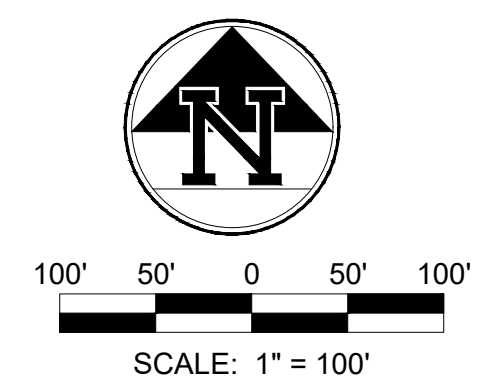
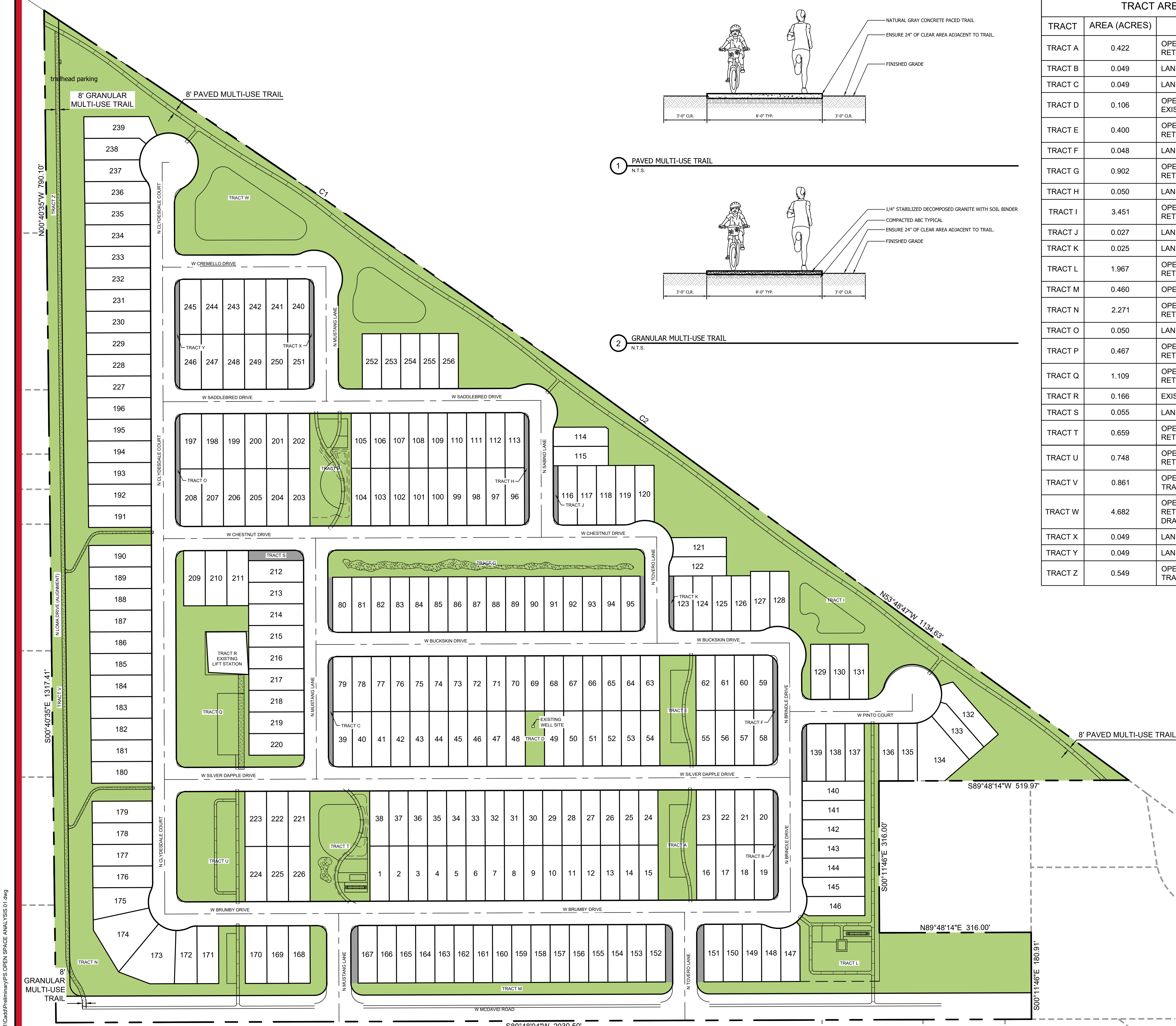
CVL DESIGN TEAM
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TRACT AREA TABLE		
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TRACT C	0.049	LANDSCAPE TRACT
TRACT D	0.106	OPEN SPACE / LANDSCAPE TRACT / EXISTING WELL SITE
TRACT E	0.400	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT F	0.048	LANDSCAPE TRACT
TRACT G	0.902	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT H	0.050	LANDSCAPE TRACT
TRACT I	3.451	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 50' DRAINAGE TRACT
TRACT J	0.027	LANDSCAPE TRACT
TRACT K	0.025	LANDSCAPE TRACT
TRACT L	1.967	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 30' DRAINAGE TRACT
TRACT M	0.460	OPEN SPACE / LANDSCAPE TRACT
TRACT N	2.271	OPEN SPACE / LANDSCAPE TRACT / RETENTION / 50' DRAINAGE TRACT
TRACT O	0.050	LANDSCAPE TRACT
TRACT P	0.467	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT Q	1.109	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT R	0.166	EXISTING LIFT STATION
TRACT S	0.055	LANDSCAPE TRACT
TRACT T	0.659	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY
TRACT U	0.748	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT V	0.861	OPEN SPACE / LANDSCAPE TRACT / TRAIL
TRACT W	4.682	OPEN SPACE / LANDSCAPE TRACT / RETENTION / AMENITY / 50' DRAINAGE TRACT
TRACT X	0.049	LANDSCAPE TRACT
TRACT Y	0.049	LANDSCAPE TRACT
TRACT Z	0.549	OPEN SPACE / LANDSCAPE TRACT / TRAIL



LEGEND

- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - USABLE OPEN SPACE (18.93 ACRES)
 - UNUSABLE OPEN SPACE (0.57 ACRES)
- TOTAL ACREAGE: 19.50 ACRES
(31% OF GROSS AREA)



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