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STAFF REPORT

CASE # SUB22-08

To: Planning and Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Meeting Date: April 25, 2022

REQUEST

Subdivision Preliminary Plat (SUB) 22-08 Anderson Farms Phase 2B: EPS Group Inc, on behalf of Lennar Homes, requests approval of the Anderson Farms Phase 1B subdivision preliminary-plat located south of the northwest corner of Bowlin Road and Hartman Road. **DISCUSSION AND ACTION.**

APPLICANT

EPS Group Inc.
Contact: Josh Hannon
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Phone: 480-503-2250
Email: Josh.hannon@epsgroupinc.com

PROPERTY OWNER

Lennar Homes
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282

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: 49.86 Gross Acres
- Parcel #: 502-03-015H
- Site Address: East of the NEC of Anderson Farms Blvd and Hartman Road.
- Existing Zoning: RS-5
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±4.7 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC

- Lot Size: 40' x 115', 45' x 120', and 50' x 120'
- No. of Lots: 234

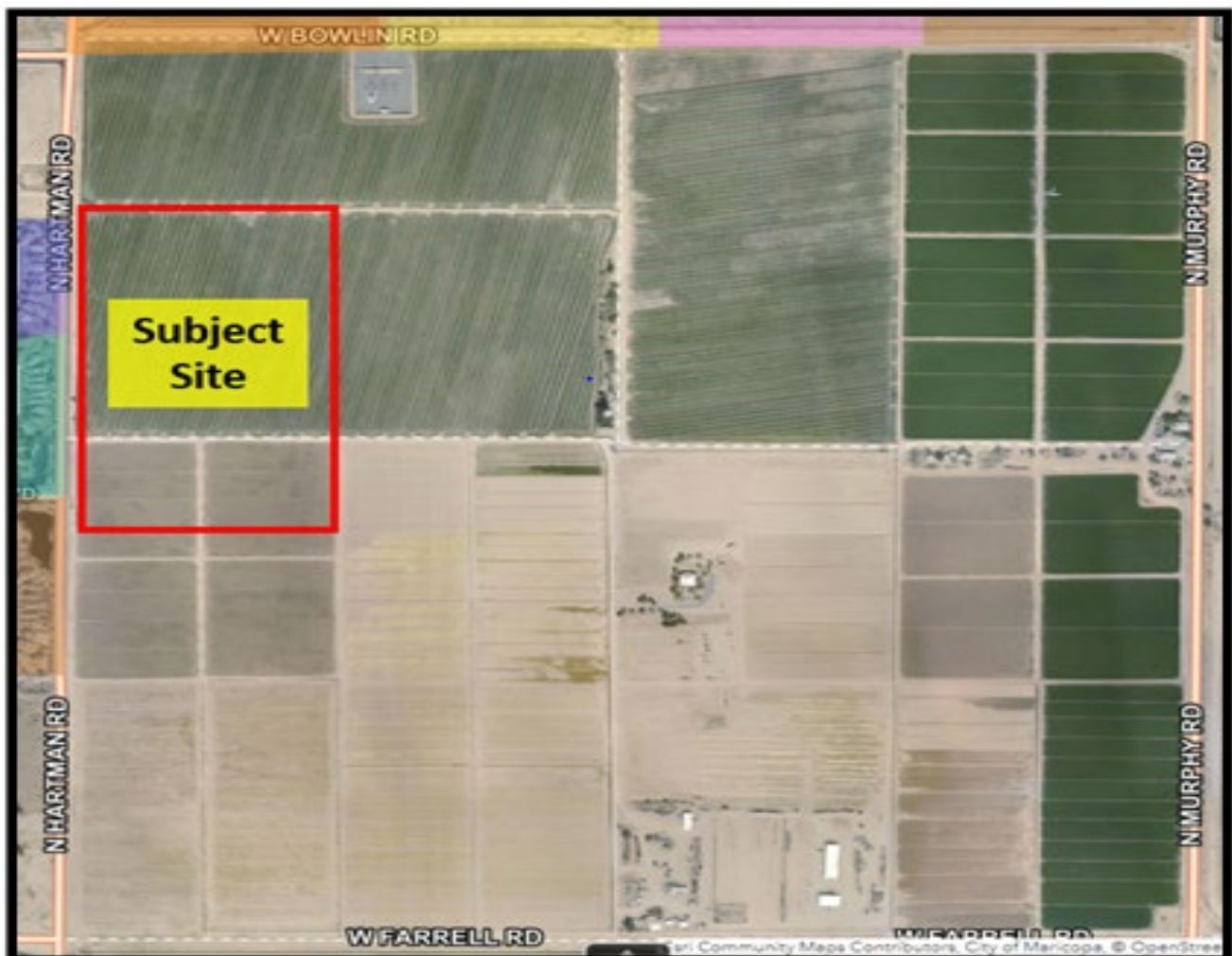
HISTORY

2018: City Approved ZON18-02 for Anderson Farms Phase 1A
 2019: Planning & Zoning Commission Approves Anderson Farms 1A Preliminary Plat
 2019: Approved ZON19-01 Anderson Farms Phase 1A to RS-5 Medium Density Residential from GR General Rural
 2021: Council Approved Anderson Farms PAD, Case # PAD21-09

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	Anderson Farms PAD	Agricultural
East	MPC	Anderson Farms PAD	Agricultural
South	MPC	Anderson Farms PAD	Agricultural
West	MPC	Single Family Residence CR-3 PAD	Sorrento Residential Development

SUBJECT SITE



ANALYSIS

EPS Group Inc., on behalf of Lannar Homes, is requesting to subdivide the portion of land into a 234 lot residential subdivision. The portion of land is approximately 49.86 gross acres, and the density at 4.7 units per acre (based on gross acres). This is phase 2B of multi-phase development with the intentions of developing a Master Planned Community (MPC), per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. 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 impacts including needed roadway, bridge, and overpass capacity, as applicable.

This particular request is for 49.86 acres with the intentions of developing the remaining section of land (340 acres of land approximate) as an MPC type community. However, due to cost constraints beyond the applicant's control, a small subdivision development is being sought for as the initial phase to the area. The applicant has accepted the obligation to develop the remaining section of land as a master planned community to adhere to the City's General Plan Land Use map, which is reflected as a condition of approval, and to work in accordance with the recorded agreement before approval of the Final Plat. A stipulation is noted to this effect.

The development proposes a new access road (Anderson Farms Boulevard) from Hartman Road, along with future connection points to the north and south by local roads (Santa Clara Avenue). Secondary east/west access points are provided to the north via (W. Gallo Lane) and south (W. Cannataro Lane). Both provide connections to future Anderson Farms development parcels.

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 Chapter 17 of the City's Subdivision Ordinance. With approval of the preliminary plat, per Chapter 17 of the City's Subdivision Ordinance, the developer will have 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 Residential Zoning District (RS-5) as approved in the Anderson Farms Planned Community District by City Council on August 7, 2019.

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 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. Satisfying the connectivity requirements as set forth in the City's Subdivision Code. Refer to Exhibit C, Landscape 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:**
The landscaping currently proposed exceeds the minimum requirement of 20% satisfying minimum requirements set forth within the city's subdivision code. Refer to Exhibit C, 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) 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 SUB22-08 Anderson Farms Phase 2B 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 SUB22-08 Anderson Farms Phase 2B** 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 #PAD21-09.
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 17.20.050-A.2, "Approval of the preliminary plat is valid for a period of two (2) years 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 2B 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. 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.
9. 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:

10. 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.
11. 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.

Fire stipulations:

12. 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.
13. 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 – Anderson Farms Phase 2B Project Narrative

Exhibit B – Anderson Farms Phase 2B Preliminary Plat

Exhibit C – Anderson Farms Phase 2B Landscape Plan

-- End of staff report --

Anderson Farms Phase 2B

Preliminary Plat Narrative

E/NEC of Hartman Road and Anderson Farms Boulevard

1st Submittal: February 1, 2022

Developer

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

Consultant

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

Introduction

Anderson Farms Phase 2B is a proposed subdivision by the developer, Lennar, which is located on the southeast corner of Hartman Road and Anderson Farms Boulevard on approximately 49.86 gross acres in the City of Maricopa. Lennar requests the approval of the Preliminary Plat for the proposed single family residential community. The proposed preliminary plat has a total of 234 lots with three different lot sizes at a proposed density of 4.7 dwelling units per gross acre.

Anderson Farms Phase 2B Project Data	
A.P.N.	Portion of 502-03-015L
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Existing Zoning District	RS-5 PAD (PAD21-09)
Gross Area	49.86 Acres
Net Area	47.63 Acres
No. of Lots	
40 x 115'	112
45' x 120'	62
50' x 120'	60
Total	234
Gross Density	4.7 DU/Acre
Open Space Tract Area	8.78 Acres (18.4% of Net Area)
Useable Open Space Area	5.82 Acres (66.3% of Total Open Space Area)
Internal Local Streets	Public

Current and Proposed Zoning

The subject site is current zoned General Rural (GR), but Lennar currently has an application in review with the City to rezone the property RS-5 PAD as a part of the overall Anderson Farms PAD (PAD 21-09). 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 underlying RS-5 district of the PAD is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet. The proposed development standards as a part of the Anderson Farms PAD are as follows:

Anderson Farms Development Standards (PAD21-09)	
Minimum Lot Area	4,500 S.F.
Minimum Lot Width	40'
Maximum Building Height	30'
Front Setback	15' ^{(1) (2)}
Interior Side Setback	5'
Street Side Setback	5'
Rear Setback	15'

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

Surrounding Land Uses

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

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
South	Master Planned Community	RS-5 PAD (PAD21-09)	Agricultural
North	Master Planned Community	RS-5 PAD (PAD21-09)	Future Anderson Farms Phase 1A
East	Master Planned Community	RS-5 PAD (PAD21-09)	Agricultural
West	Master Planned Community	RS-5	Future Anderson Farms Phase 1A & 1B
Site	Master Planned Community	RS-5 PAD (PAD21-09)	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 attached preliminary plat consists of 234 residential lots of three different lot size of 40' by 115' (112), 45' by 120' (62) and 50' by 120' (60). The overall gross density for the proposed development is approximately 4.7 dwelling units per acre. There is also an estimated 8.78 acres of open space within the proposed development which is approximately 66% of the project's net acreage, and 5.82 acres of the total open space is useable open space for the residents of the community.

Conclusion

This preliminary plat approval 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.99'	N79°22'16"W
L2	61.35'	N89°58'54"W
L3	15.68'	N89°58'54"W
L4	58.00'	N00°01'06"E
L5	3.06'	N38°38'29"W
L6	33.78'	N00°01'06"E
L7	66.00'	N00°01'06"E
L8	33.78'	N00°01'06"E
L9	50.00'	N89°58'54"W
L10	24.88'	N89°35'50"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	42.38'	250.00'	42.33'	009°42'45"
C2	43.96'	25.00'	38.51'	100°44'53"
C3	26.70'	17.00'	24.04'	090°00'00"
C4	10.16'	32.00'	10.12'	018°11'42"
C5	81.74'	68.00'	76.91'	068°52'38"
C6	102.25'	68.00'	92.89'	086°09'30"
C7	10.16'	32.00'	10.12'	018°11'42"
C8	26.70'	17.00'	24.04'	090°00'00"
C9	26.70'	17.00'	24.04'	090°00'00"
C10	10.16'	32.00'	10.12'	018°11'42"
C11	85.65'	68.00'	80.10'	072°10'03"
C12	85.65'	68.02'	80.11'	072°09'01"
C13	10.16'	32.00'	10.12'	018°11'29"
C14	10.16'	32.00'	10.12'	018°11'42"
C15	85.65'	68.01'	80.10'	072°09'32"
C16	39.27'	25.00'	35.36'	090°00'00"
C17	39.27'	25.00'	35.36'	090°00'01"
C18	10.73'	1460.00'	10.73'	000°25'16"

LEGEND

- PROPERTY CORNER
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE

RS-5 PAD DEVELOPMENT STANDARDS (PAD21-09)

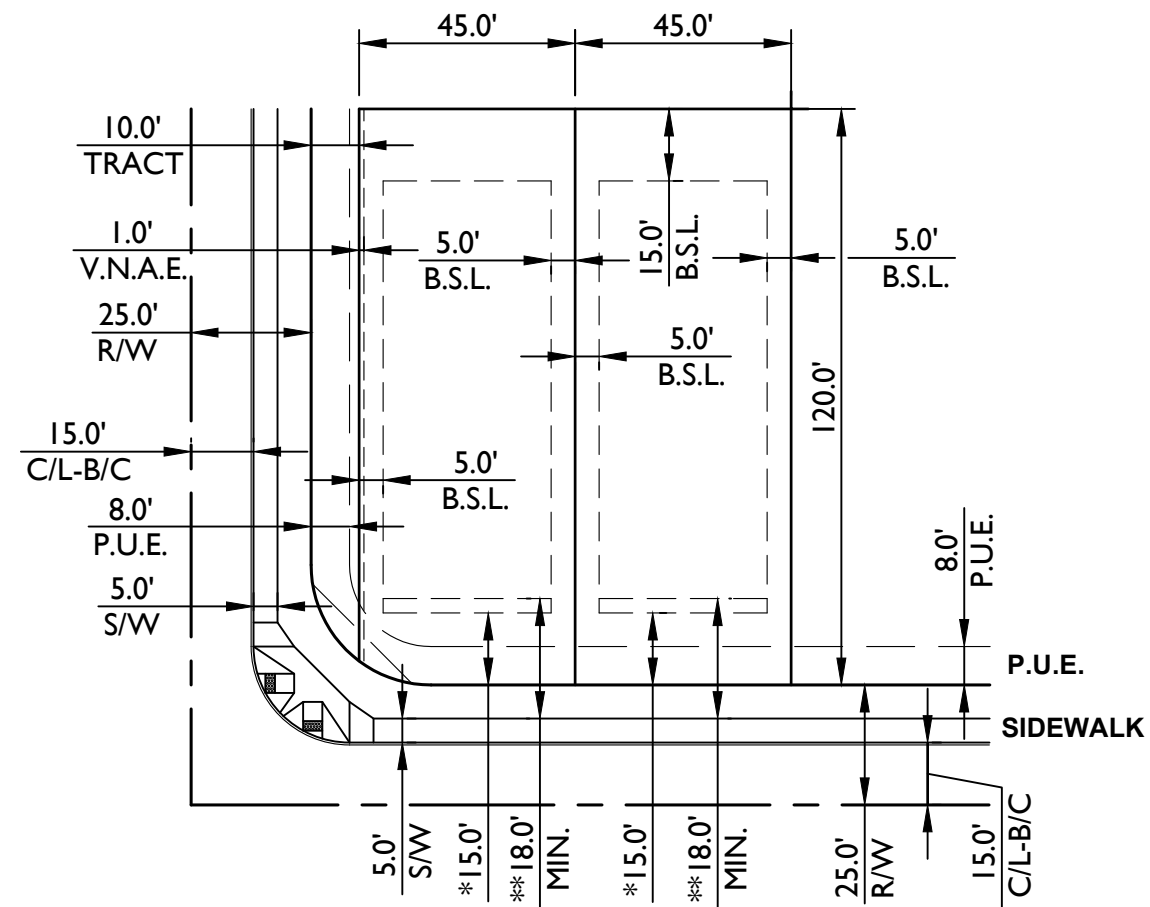
MINIMUM LOT AREA	4,500 SQ. FT.
MINIMUM LOT WIDTH	40'
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	30'
BUILDING SETBACKS	
FRONT	15' (1) (2)
INTERIOR SIDE	5'
STREET SIDE	5'
REAR	15'

NOTES:

- (1) - LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
- (2) - STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

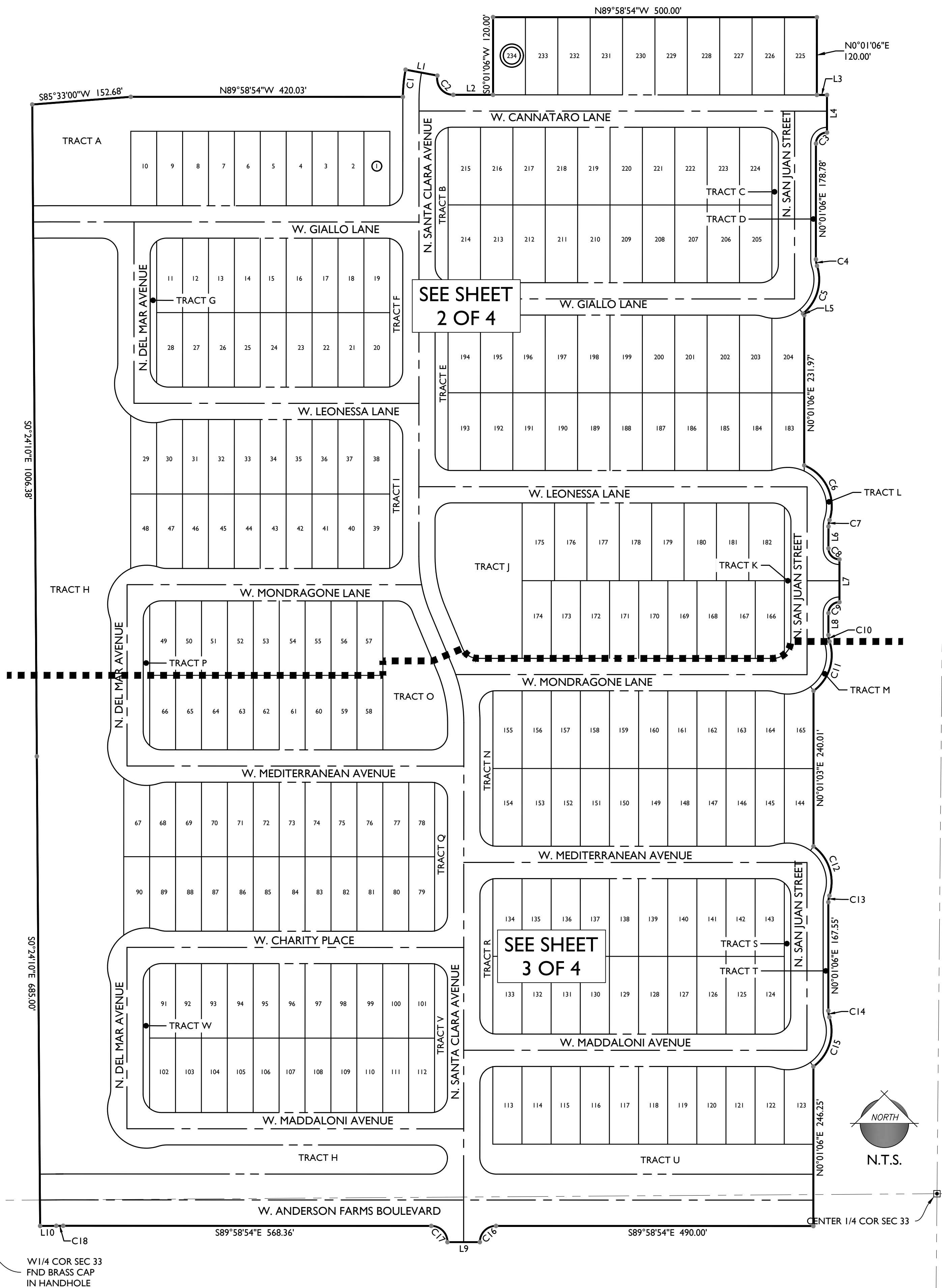
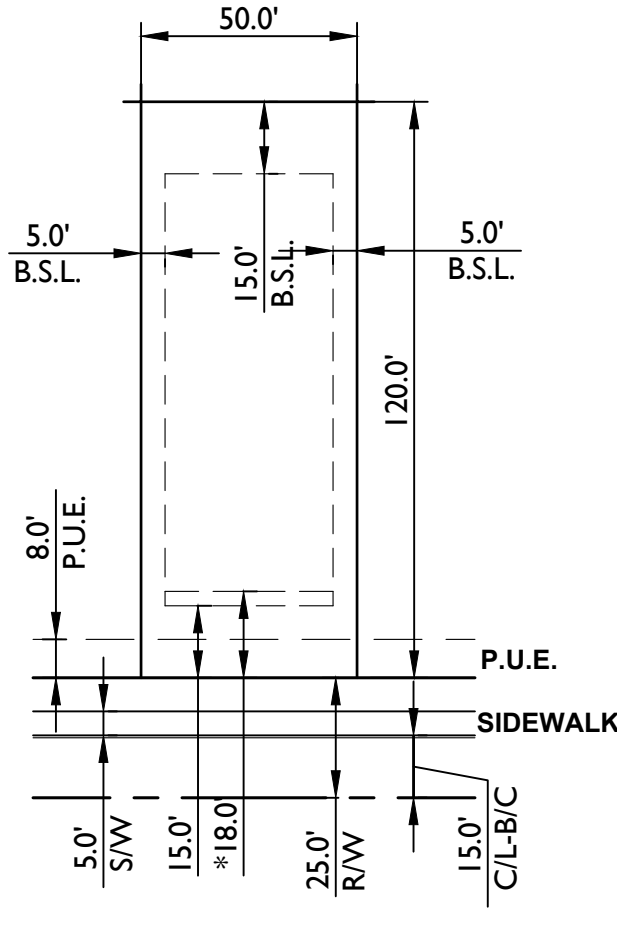
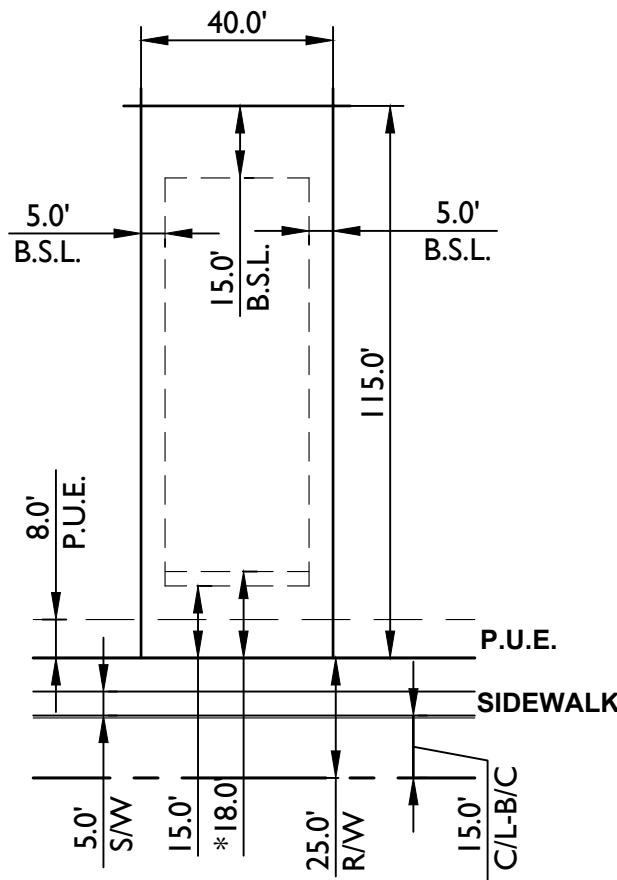
TYPICAL LOT DIAGRAM (DEVELOPMENT STANDARDS RS-5 PAD)

N.T.S.



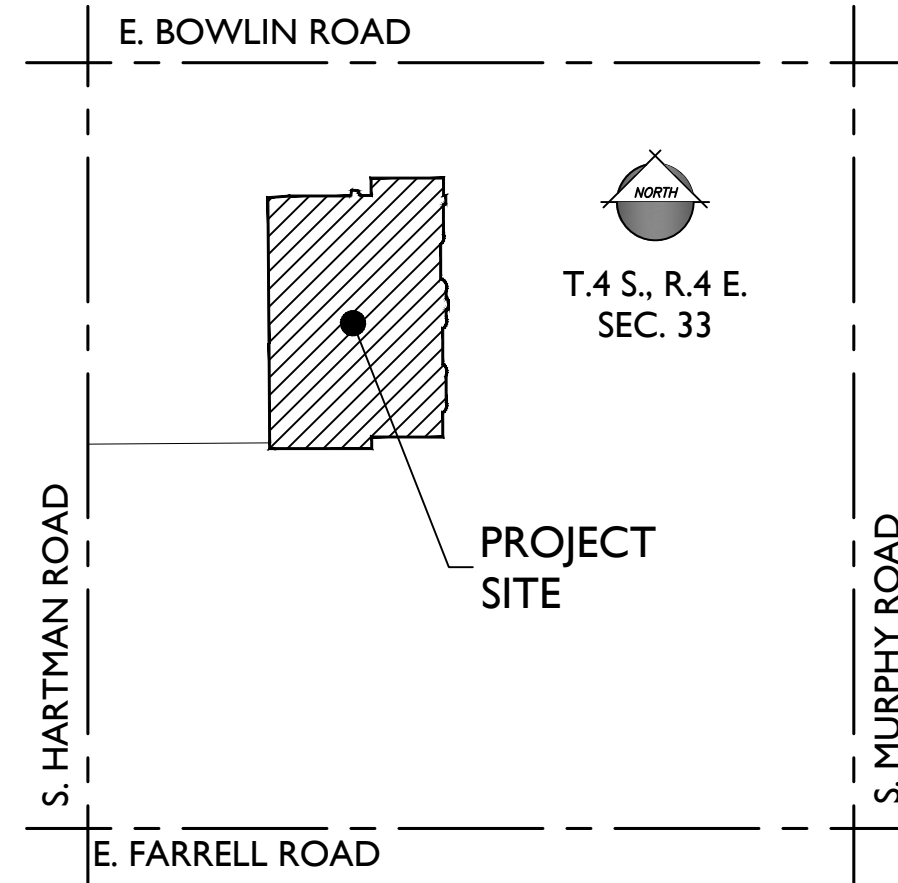
NOTES:

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VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
LENNAR ARIZONA INC
1665 W. ALAMEDA DR, SUITE 130
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Todd.Skoro@lennar.com

ENGINEER:
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1130 N ALMA SCHOOL RD., SUITE 120
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TEL: (480)-503-2250
CONTACT: ERIC WINTERS, PE
Eric.Winters@epsgruoinc.com

LANDSCAPE ARCHITECT:
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PLANNER:
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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 PAD (PAD21-09)
GROSS AREA:	± 49.86 ACRES
NET AREA:	± 47.63 ACRES (EXCLUDES COLLECTOR R/W)
NO. OF LOTS:	
40' x 115'	112
45' x 120'	62
50' x 120'	60
TOTAL	234
GROSS DENSITY:	4.7 DU/AC
OPEN SPACE TRACT AREA:	8.78 ACRES (18.4% OF NET AREA)
USEABLE OPEN SPACE AREA:	5.82 ACRES (66.2% OF TOTAL OPEN SPACE AREA)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION 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 GROUNDED. 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 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 GROUNDED. 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 48.93 ACRES LOCATED ON THE EAST OF THE NORTHEAST CORNER OF ANDERSON FARMS BOULEVARD AND HARTMAN ROAD. THIS PROJECT WILL CONSIST OF 234 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

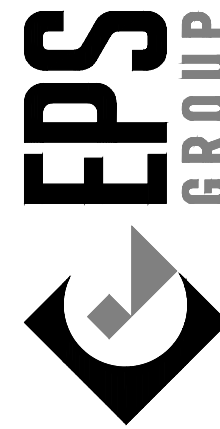
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, BEING NORTH 89°08'55" EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

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; 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.

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



Anderson Farms Phase 2B

City of Maricopa

Cover Sheet

Project:

Revisions:

JANUARY 19, 2022 - 1ST PRELIMINARY PLAT SUB.



Call at least two full working days before you begin excavation.

DESIGNED BY: JH

DRAWN BY: JAJ

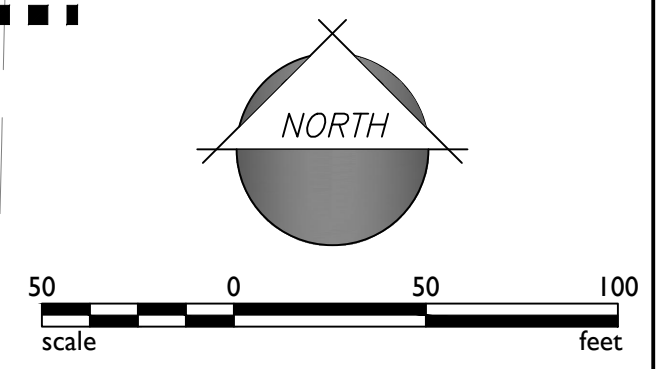


Job No.
21-0141

CS01

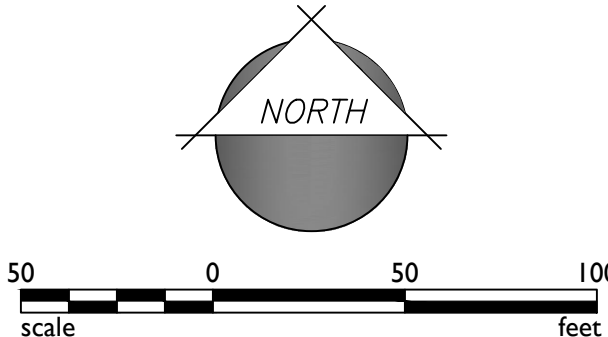
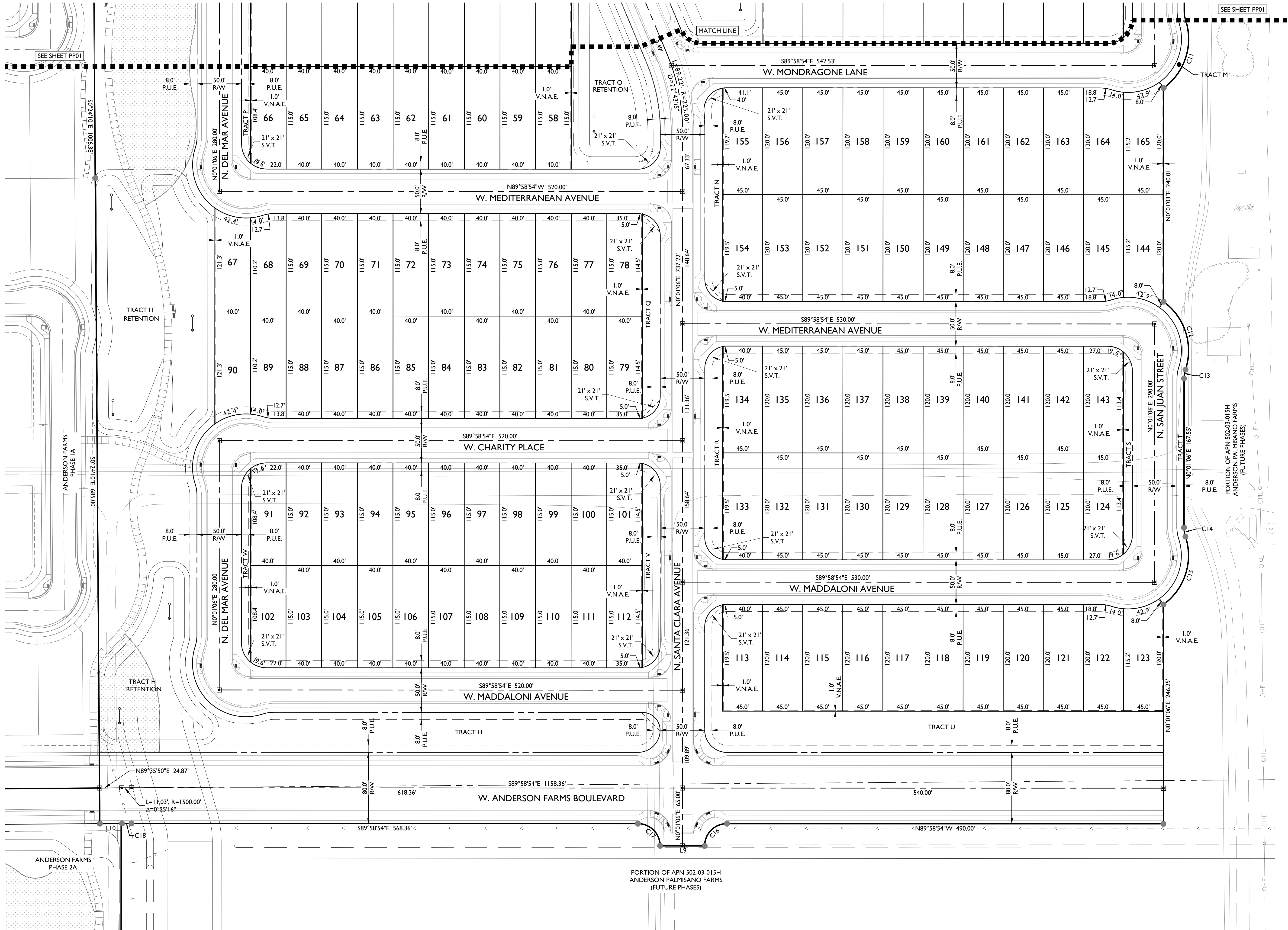
Sheet No.
1
of 4

Jan 19, 2022 3:44pm \\EPS-M16-FS01\SHARED\$\Projects\2021\21-0141\Planning\Drawings\Preliminary Plat\Phase 2B\21-0141 - PP01.dwg



21-0141 - Anderson Farms Phase 2B

Jan 19, 2022 3:45pm \\EPS-M16-FS01\SHARED\$\Projects\2021\21-0141\Planning Drawings\Preliminary Plat\Phase 2B\21-0141 - PP02.dwg jjuarez



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www.epsgroupinc.com

Anderson Farms Phase 2B
City of Maricopa

Preliminary Plat

Project:
ANJANUARY 19, 2022 - 1ST PRELIMINARY PLAT SUB.

Revisions:
Call at least two full working days before you begin excavation.

Valid for use in Maricopa County (002263-1100)

Designer: JH
Drawn by: JAJ

Job No.
21-0141
PP02
Sheet No.
3
of 4

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	49072	1.127
B	LANDSCAPE / OPEN SPACE	4533	0.104
C	LANDSCAPE / OPEN SPACE	2159	0.050
D	LANDSCAPE / OPEN SPACE	2401	0.055
E	LANDSCAPE / OPEN SPACE	4533	0.104
F	LANDSCAPE / OPEN SPACE	4333	0.099
G	LANDSCAPE / OPEN SPACE	2059	0.047
H	LANDSCAPE / OPEN SPACE / RETENTION	204241	4.689
I	LANDSCAPE / OPEN SPACE	4333	0.099
J	LANDSCAPE / OPEN SPACE / RETENTION	29115	0.668
K	LANDSCAPE / OPEN SPACE	2138	0.049
L	LANDSCAPE / OPEN SPACE	1382	0.032
M	LANDSCAPE / OPEN SPACE	1270	0.029
N	LANDSCAPE / OPEN SPACE	4568	0.105
O	LANDSCAPE / OPEN SPACE / RETENTION	18164	0.417
P	LANDSCAPE / OPEN SPACE	2038	0.047
Q	LANDSCAPE / OPEN SPACE	4333	0.099
R	LANDSCAPE / OPEN SPACE	4533	0.104
S	LANDSCAPE / OPEN SPACE	2138	0.049
T	LANDSCAPE / OPEN SPACE	2812	0.065
U	LANDSCAPE / OPEN SPACE	25952	0.596
V	LANDSCAPE / OPEN SPACE	4333	0.099
W	LANDSCAPE / OPEN SPACE	2038	0.047
TOTAL TRACT AREA		382478	8.780

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.99'	N79°22'16"W
L2	61.35'	N89°58'54"W
L3	15.68'	N89°58'54"W
L4	58.00'	N00°01'06"E
L5	3.06'	N38°38'29"W
L6	33.78'	N00°01'06"E
L7	66.00'	N00°01'06"E
L8	33.78'	N00°01'06"E
L9	50.00'	N89°58'54"W
L10	24.88'	N89°35'50"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	42.38'	250.00'	42.33'	009°42'45"
C2	43.96'	25.00'	38.51'	100°44'53"
C3	26.70'	17.00'	24.04'	090°00'00"
C4	10.16'	32.00'	10.12'	018°11'42"
C5	81.74'	68.00'	76.91'	068°52'38"
C6	102.25'	68.00'	92.89'	086°09'30"
C7	10.16'	32.00'	10.12'	018°11'42"
C8	26.70'	17.00'	24.04'	090°00'00"
C9	26.70'	17.00'	24.04'	090°00'00"
C10	10.16'	32.00'	10.12'	018°11'42"
C11	85.65'	68.00'	80.10'	072°10'03"
C12	85.65'	68.02'	80.11'	072°09'01"
C13	10.16'	32.00'	10.12'	018°11'29"
C14	10.16'	32.00'	10.12'	018°11'42"
C15	85.65'	68.01'	80.10'	072°09'32"
C16	39.27'	25.00'	35.36'	090°00'00"
C17	39.27'	25.00'	35.36'	090°00'01"
C18	10.73'	1460.00'	10.73'	000°25'16"

Lot Table	
Lot #	Area
1	4599.16
2	4600.00
3	4600.00
4	4600.00
5	4600.00
6	4600.00
7	4600.00
8	4600.00
9	4600.00
10	4600.00
11	4576.09
12	4600.00
13	4600.00
14	4600.00
15	4600.00
16	4600.00
17	4600.00
18	4600.00
19	4599.16
20	4599.16
21	4600.00
22	4600.00
23	4600.00
24	4600.00
25	4600.00
26	4600.00
27	4600.00
28	4562.73
29	4526.42
30	4541.28
31	4600.00
32	4600.00
33	4600.00
34	4600.00
35	4600.00
36	4600.00

Lot Table	
Lot #	Area
37	4600.00
38	4599.16
39	4599.16
40	4600.00
41	4600.00
42	4600.00
43	4600.00
44	4600.00
45	4600.00
46	4600.00
47	4583.72
48	4452.35
49	4562.73
50	4600.00
51	4600.00
52	4600.00
53	4600.00
54	4600.00
55	4600.00
56	4600.00
57	4600.00
58	4600.00
59	4600.00
60	4600.00
61	4600.00
62	4600.00
63	4600.00
64	4600.00
65	4600.00
66	4562.73
67	4526.42
68	4541.28
69	4600.00
70	4600.00
71	4600.00
72	4600.00

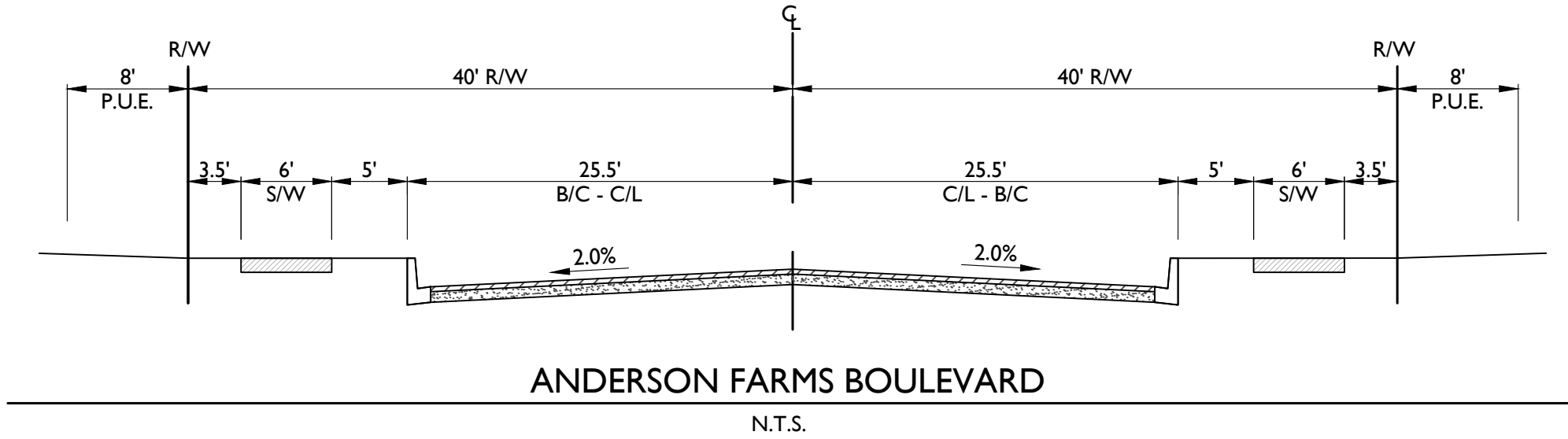
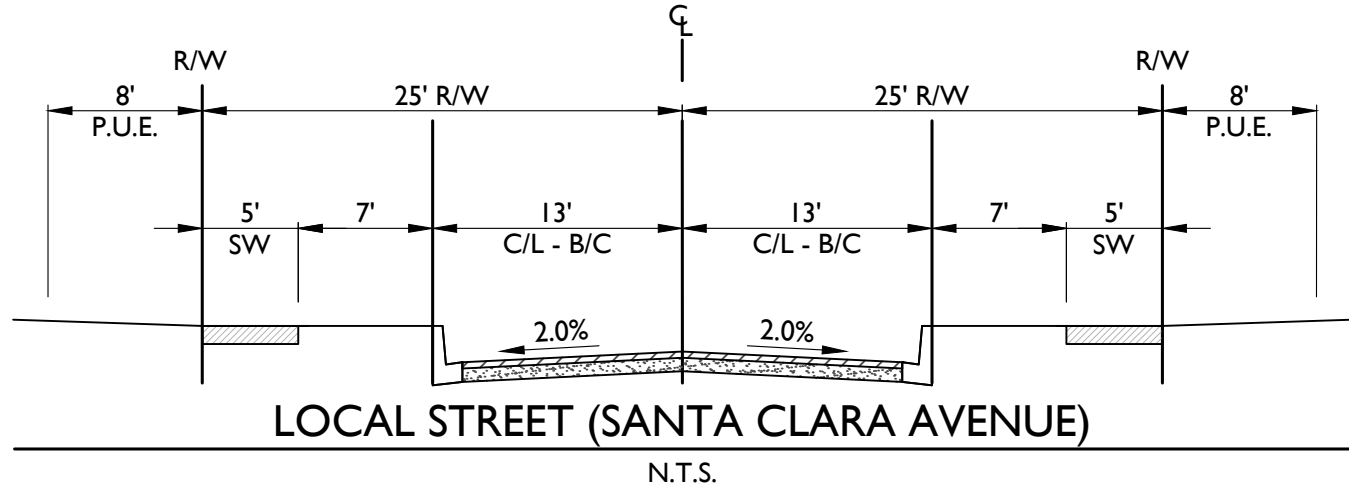
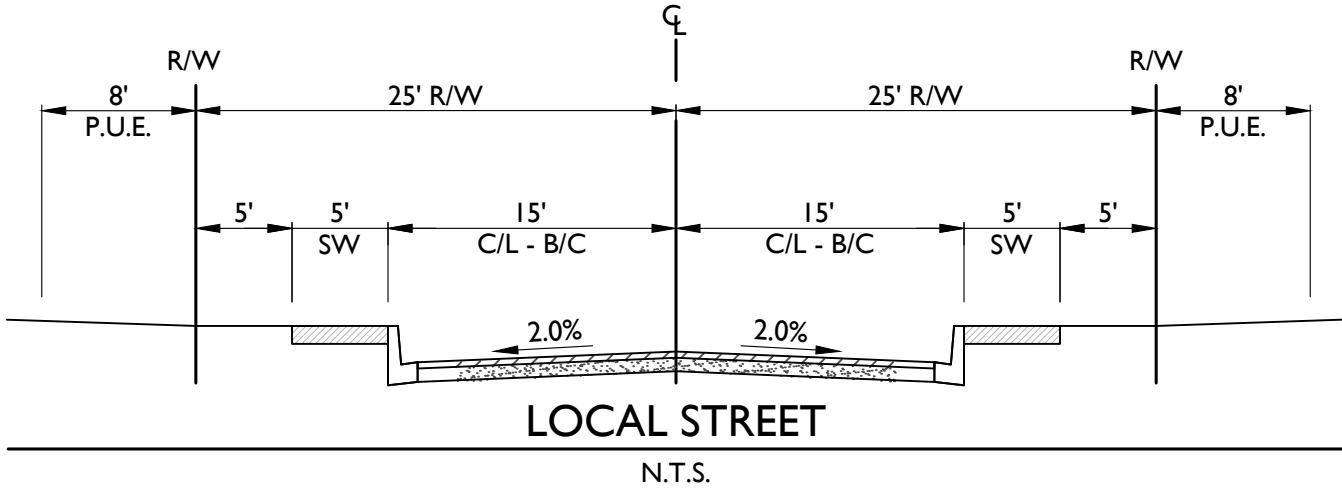
Lot Table	
Lot #	Area
73	4600.00
74	4600.00
75	4600.00
76	4600.00
77	4600.00
78	4599.16
79	4599.16
80	4600.00
81	4600.00
82	4600.00
83	4600.00
84	4600.00
85	4600.00
86	4600.00
87	4600.00
88	4600.00
89	4541.28
90	4526.42
91	4562.73
92	4600.00
93	4600.00
94	4600.00
95	4600.00
96	4600.00
97	4600.00
98	4600.00
99	4600.00
100	4600.00
101	4599.16
102	4562.73
103	4600.00
104	4600.00
105	4600.00
106	4600.00
107	4600.00
108	4600.00

Lot Table	
Lot #	Area
109	4600.00
110	4600.00
111	4600.00
112	4599.16
113	5399.16
114	5400.00
115	5400.00
116	5400.00
117	5400.00
118	5400.00
119	5400.00
120	5400.00
121	5400.00
122	5341.28
123	5344.09
124	5362.73
125	5400.00
126	5400.00
127	5400.00
128	5400.00
129	5400.00
130	5400.00
131	5400.00
132	5400.00
133	5399.16
134	5399.16
135	5400.00
136	5400.00
137	5400.00
138	5400.00
139	5400.00
140	5400.00
141	5400.00
142	5400.00
143	5362.73
144	5343.97

Lot Table	
Lot #	Area
145	5341.28
146	5400.00
147	5400.00
148	5400.00
149	5400.00
150	5400.00
151	5400.00
152	5400.00
153	5400.00
154	5399.16
155	5399.59
156	5400.00
157	5400.00
158	5400.00
159	5400.00
160	5400.00
161	5400.00
162	5400.00
163	5400.00
164	5341.28
165	5343.71
166	5362.73
167	5400.00
168	5400.00
169	5400.00
170	5400.00
171	5400.00
172	5400.00
173	5400.00
174	5400.00
175	6000.00
176	6000.00
177	6000.00
178	6000.00
179	6000.00
180	6000.00

Lot Table	
Lot #	Area
181	6000.00
182	6562.73
183	5837.81
184	5998.72
185	6000.00
186	6000.00
187	6000.00
188	6000.00
189	6000.00
190	6000.00
191	6000.00
192	6000.00
193	5999.16
194	5999.16
195	6000.00
196	6000.00
197	6000.00
198	6000.00
199	6000.00
200	6000.00
201	6000.00
202	6000.00
203	5941.28
204	5979.21
205	5962.73
206	6000.00
207	6000.00
208	6000.00
209	6000.00
210	6000.00
211	6000.00
212	6000.00
213	6000.00
214	5999.16
215	5999.16
216	6000.00

Lot Table	
Lot #	Area
217	6000.00
218	6000.00
219	6000.00
220	6000.00
221	6000.00
222	6000.00
223	6000.00
224	5976.09
225	6000.00
226	6000.00
227	6000.00
228	6000.00
229	6000.00
230	6000.00
231	6000.00
232	6000.00
233	6000.00
234	6000.00
TOTAL 1,209,016.59 SQ. FT.	



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

EPS

GROUP

Anderson Farms Phase 2B

City of Maricopa

Project:

Revisions:

ANJANARY 19, 2022 - 1ST PRELIMINARY PLAT SUB.

Call at least two full working days
before you begin excavation.

ARIZONA

800-974-6646 (AZ 800-974-6646)
in Maricopa County: (602)263-1100

Designer: JH

Drawn by: JAJ

Professional Engineer (PE)
CERTIFICATE NO.
44744
ERIC D.
WINTERS
Expires 01-19-2025

Job No.
21-0141

PP03

Sheet No.
4
of 4

Anderson Farms - Phase 2B

Maricopa, Arizona



Preliminary Landscape Design Package

Submitted: November 22, 2021
January 19, 2022

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

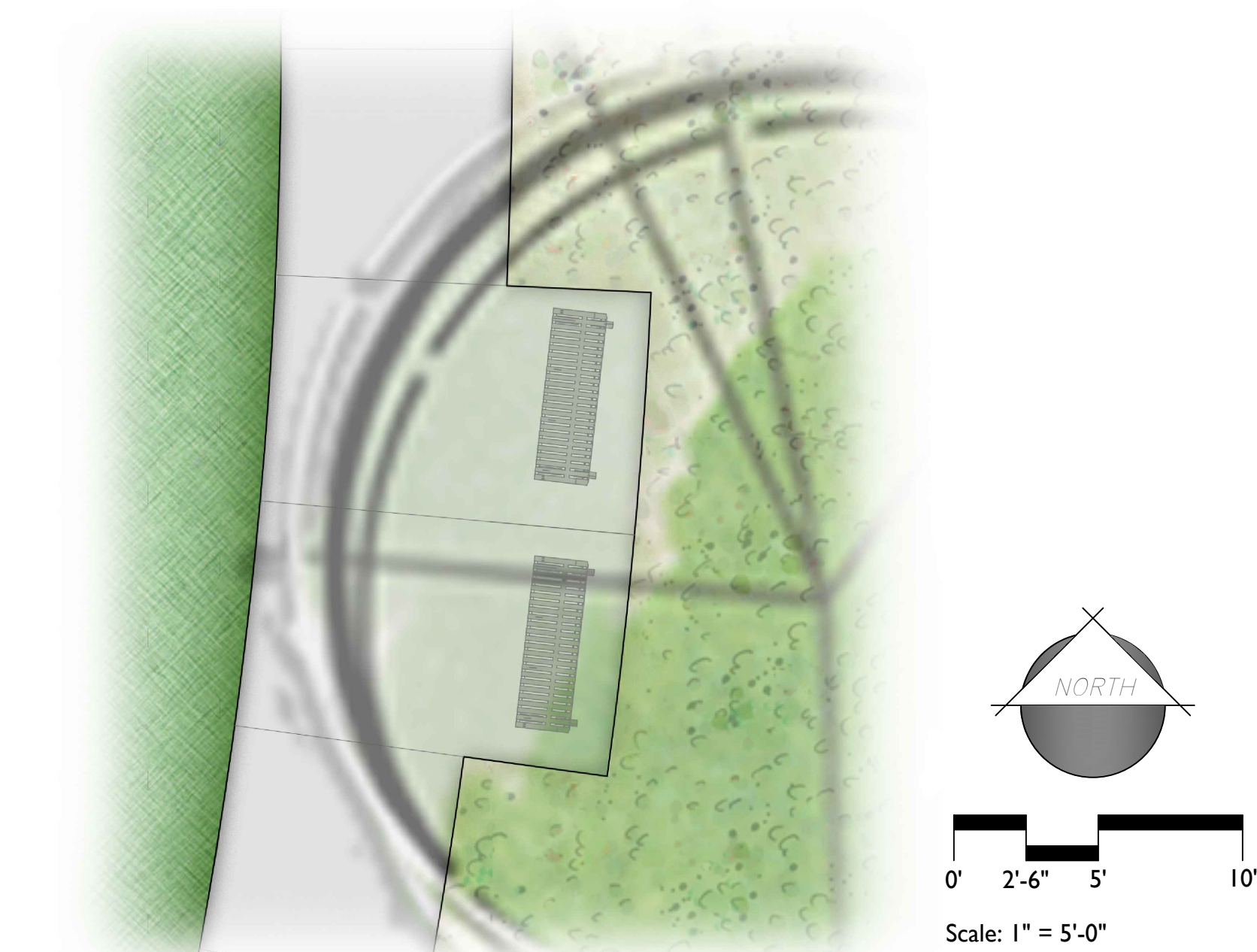
PLANNER:
EPS GROUP, INC.

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





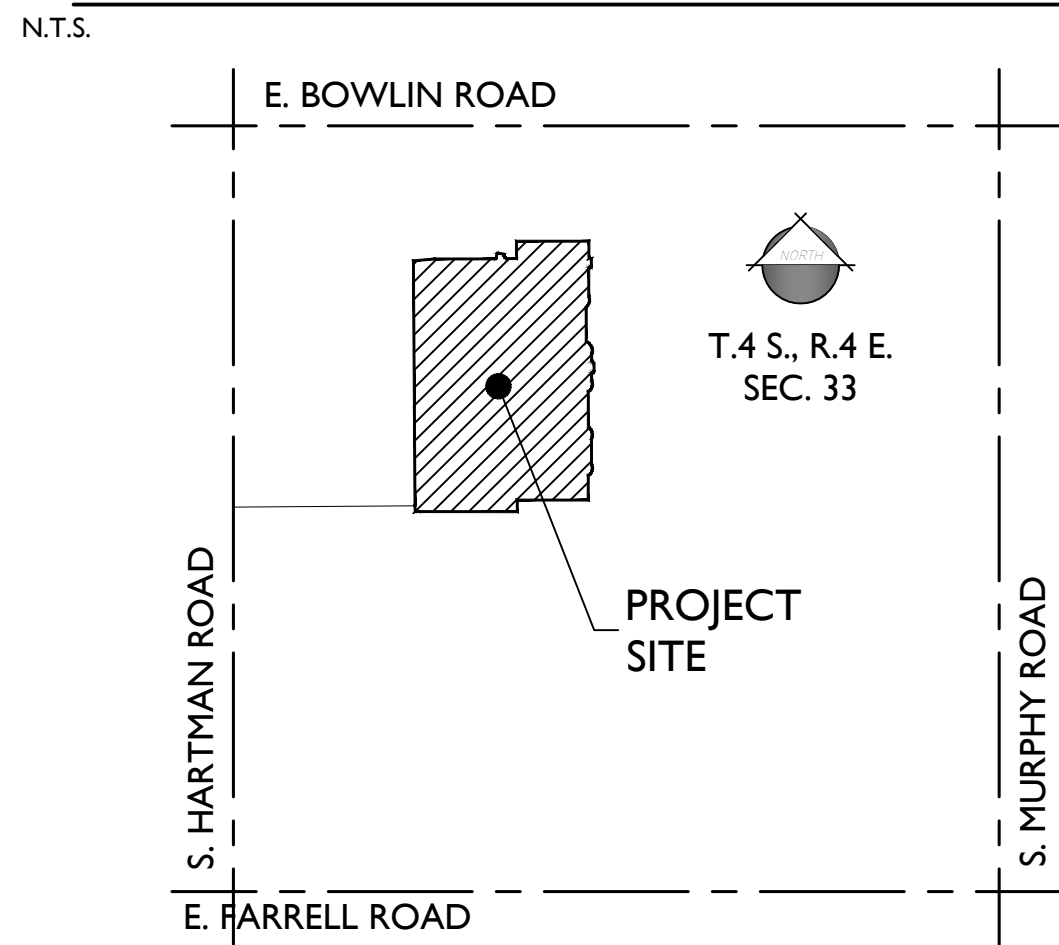
SEATING NODE ENLARGEMENT

Scale: 1" = 5'-0"

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 PAD (PAD21-09)
GROSS AREA:	± 49.86 ACRES
NET AREA:	± 47.63 ACRES (EXCLUDES COLLECTOR R/W)
NO. OF LOTS:	
40' x 115'	112
45' x 120'	62
50' x 120'	60
TOTAL	234
GROSS DENSITY:	4.7 DU/AC
OPEN SPACE TRACT AREA:	8.78 ACRES (18.4% OF NET AREA)
USEABLE OPEN SPACE AREA:	5.81 ACRES (66.2% OF TOTAL OPEN SPACE AREA)

VICINITY MAP



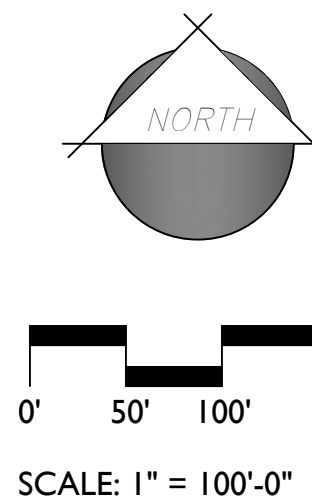
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga Acacia	24" Box
	Caesalpinia cacalaco	Cascalote-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

SHRUBS/ACCENTS	COMMON NAME	SIZE
	'La Jolla' Bougainvillea	5 Gal
	Baja Fairy Duster	5 Gal
	Red Bird of Paradise	5 Gal
	Little John	5 Gal
	Brittlebush	5 Gal
	Blue Bells	5 Gal
	Sandpaper Verbena	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	1 Gal
	Chuparosa	1 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruellia	5 Gal
	Coral Fountain	5 Gal
	Autumn sage	5 Gal
	Desert Cassia	5 Gal
	Jojoba	5 Gal
	Compact Jojoba	5 Gal
	Sunrise Esperanza	5 Gal

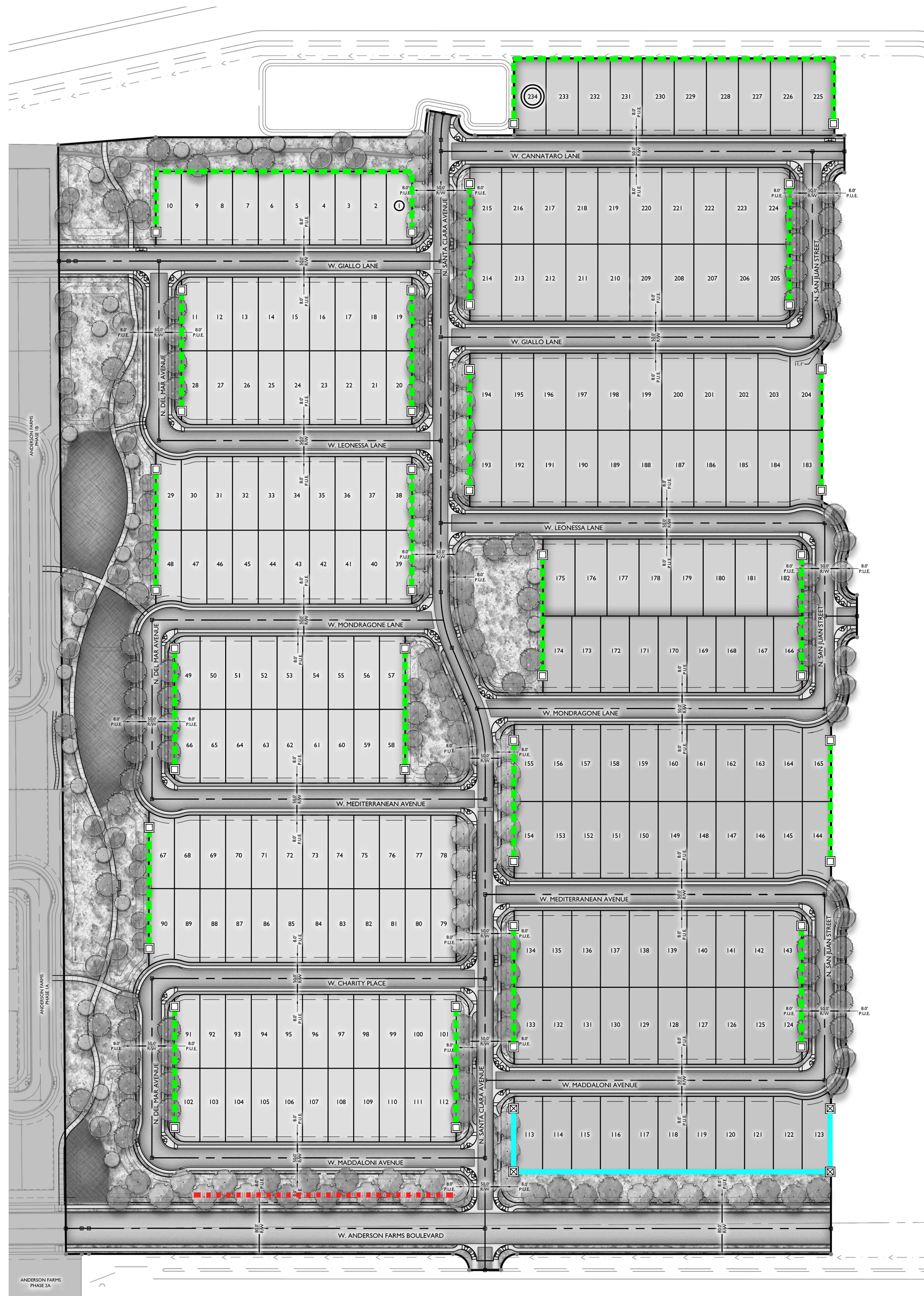
GROUNDCOVERS	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Trailing Indigo Bush	1 Gal
	Bush Morning Glory	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal

TURF & INERT MATERIALS	COMMON NAME	SIZE
	'Midiron' Hybrid Bermuda	Sod
	3/4" Screened Decomposed Granite	
	Apache Brown or Equal, 2" Depth Min.	



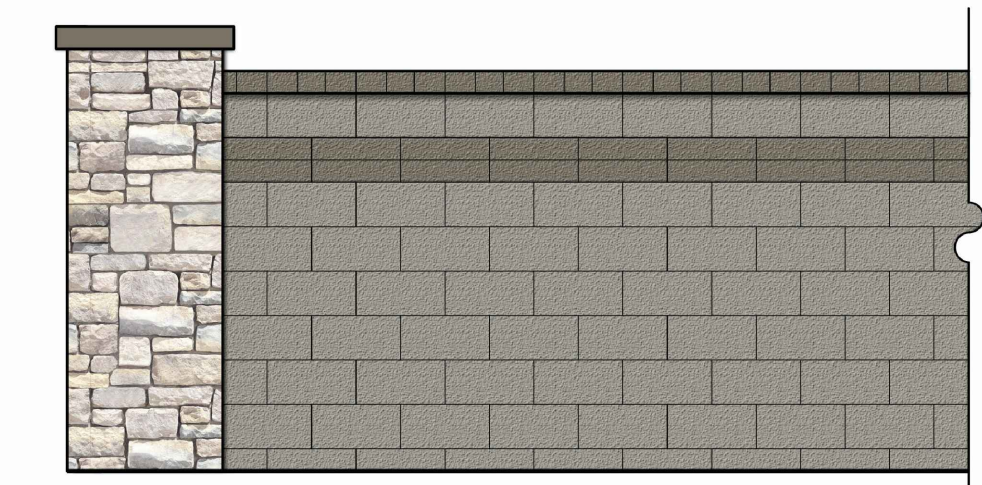
KEYNOTES

- 1 CONCRETE SIDEWALK / TRAIL (LIGHTED)
- 2 SEATING NODE
- 3 STABILIZED DECOMPOSED GRANITE TRAIL

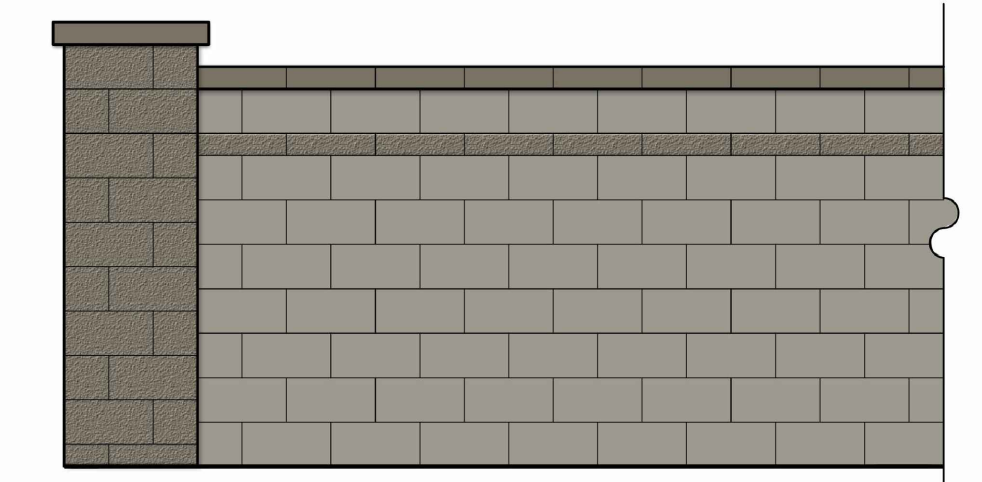


WALLS LEGEND

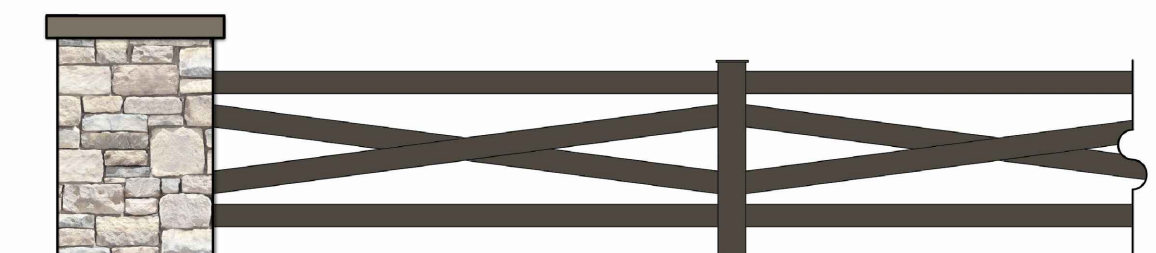
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	RAIL FENCE



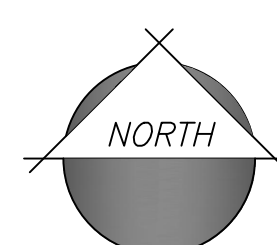
PRIMARY THEME WALL



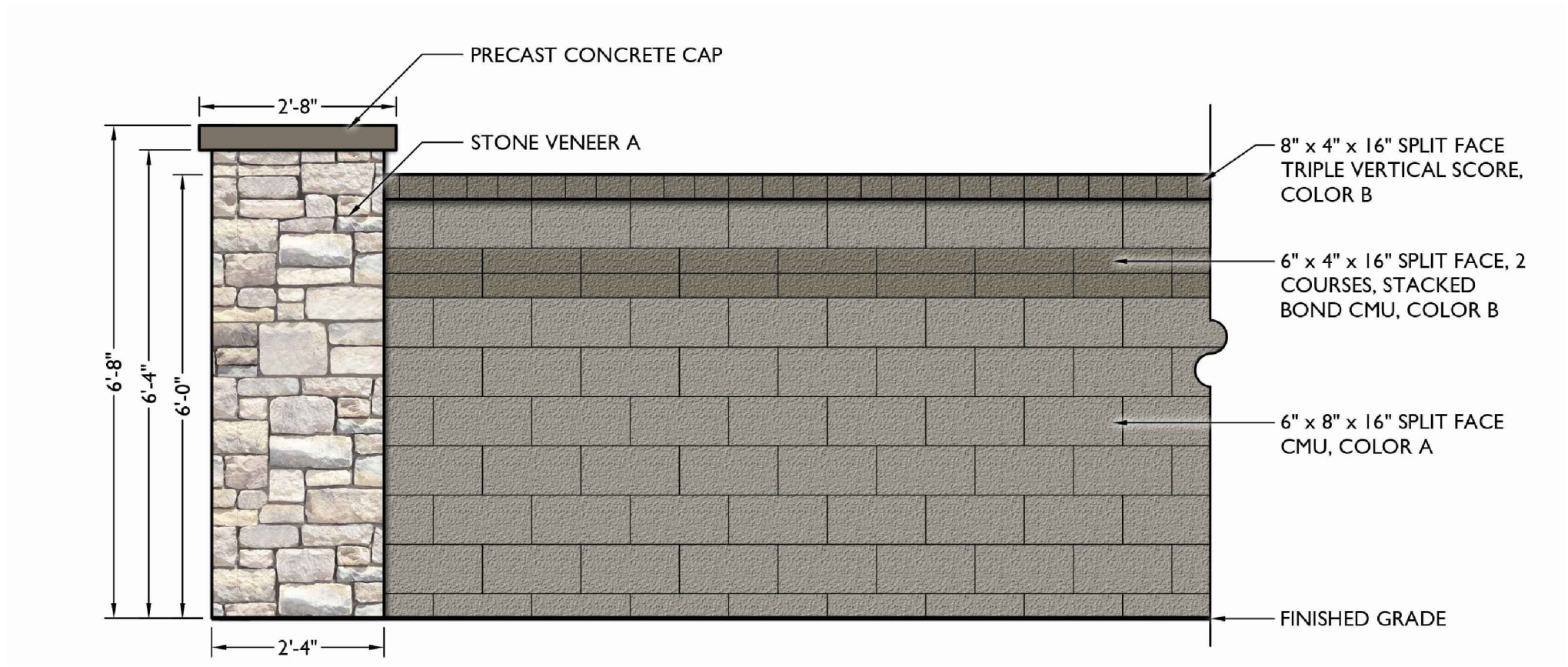
SECONDARY THEME WALL



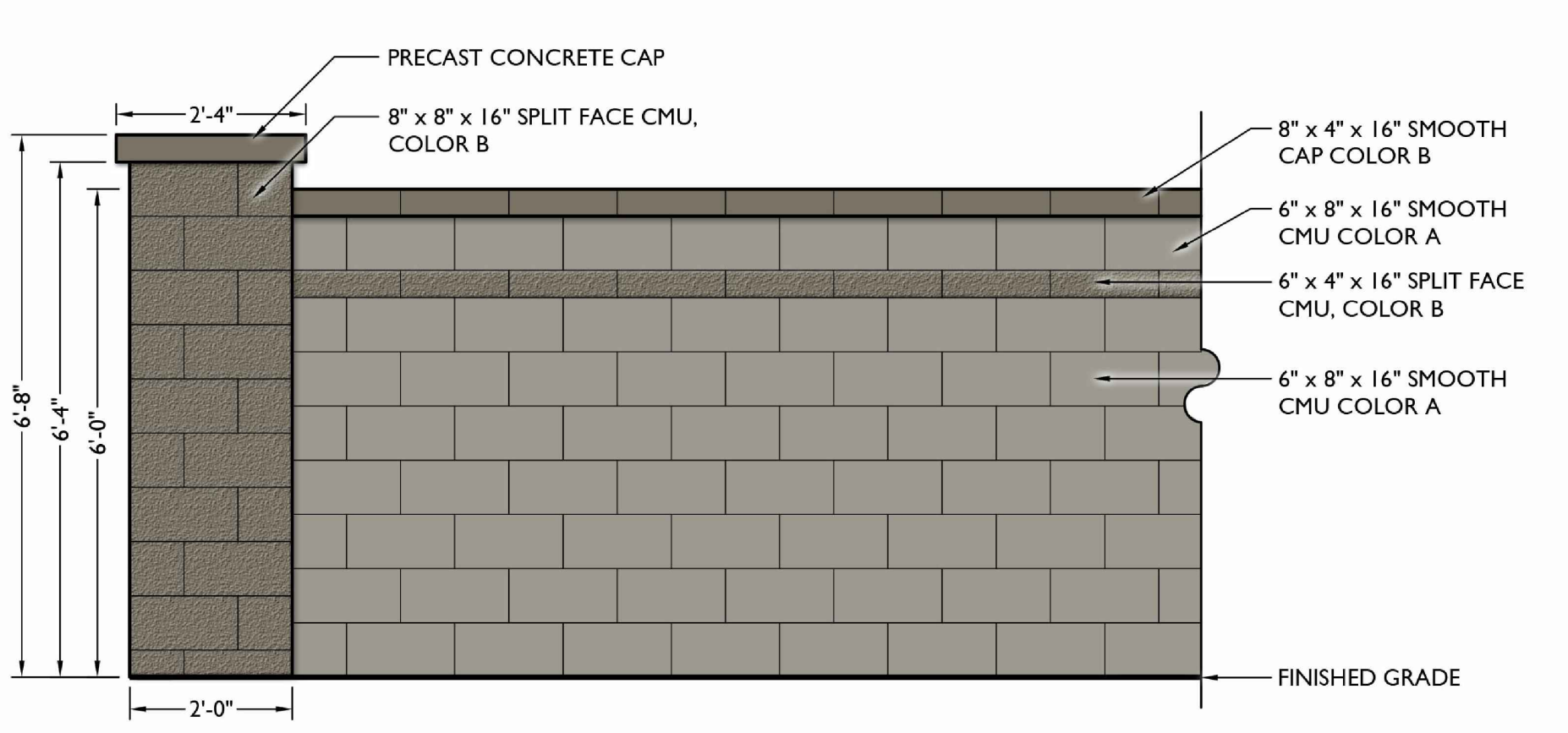
RAIL FENCE



SCALE: 1" = 100'-0"



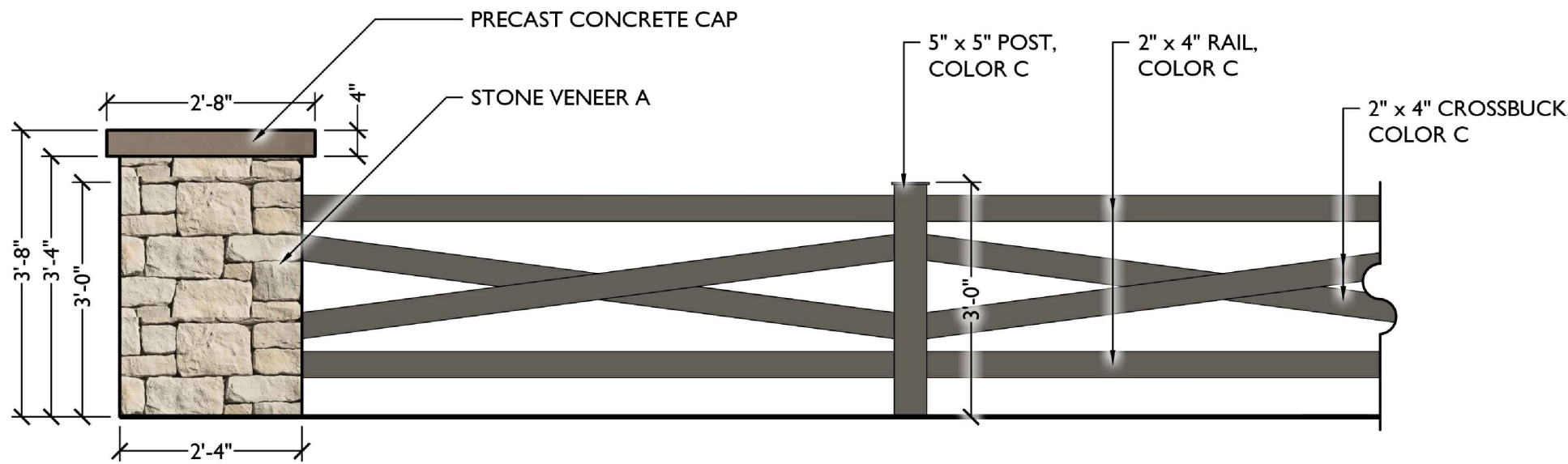
1 PRIMARY THEME WALL WITH 'TYPE A' COLUMN
Scale: 1/2" = 1'-0"



2 SECONDARY THEME WALL WITH 'TYPE B' COLUMN
Scale: 1/2" = 1'-0"

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	COLOR: ACIER SW9170 BY SHERWIN WILLIAMS OAE
COLOR B (CMU)	COLOR: CARRIAGE STONE SW9614 BY SHERWIN WILLIAMS OAE
COLOR C (CMU)	COLOR: BLACK FOX SW7020 BY SHERWIN WILLIAMS OAE
COLOR D (CMU)	COLOR: STOLEN KISS SW7586 BY SHERWIN WILLIAMS OAE
WALL PRECAST CONCRETE CAP	COLOR: OSTRICH BY MESA PRECAST OAE.
STONE VENEER	ROUGH CUT - CASA BLANCA, BY CORONADO STONE, OAE.



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

MATERIALS & COLOR BOARD



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



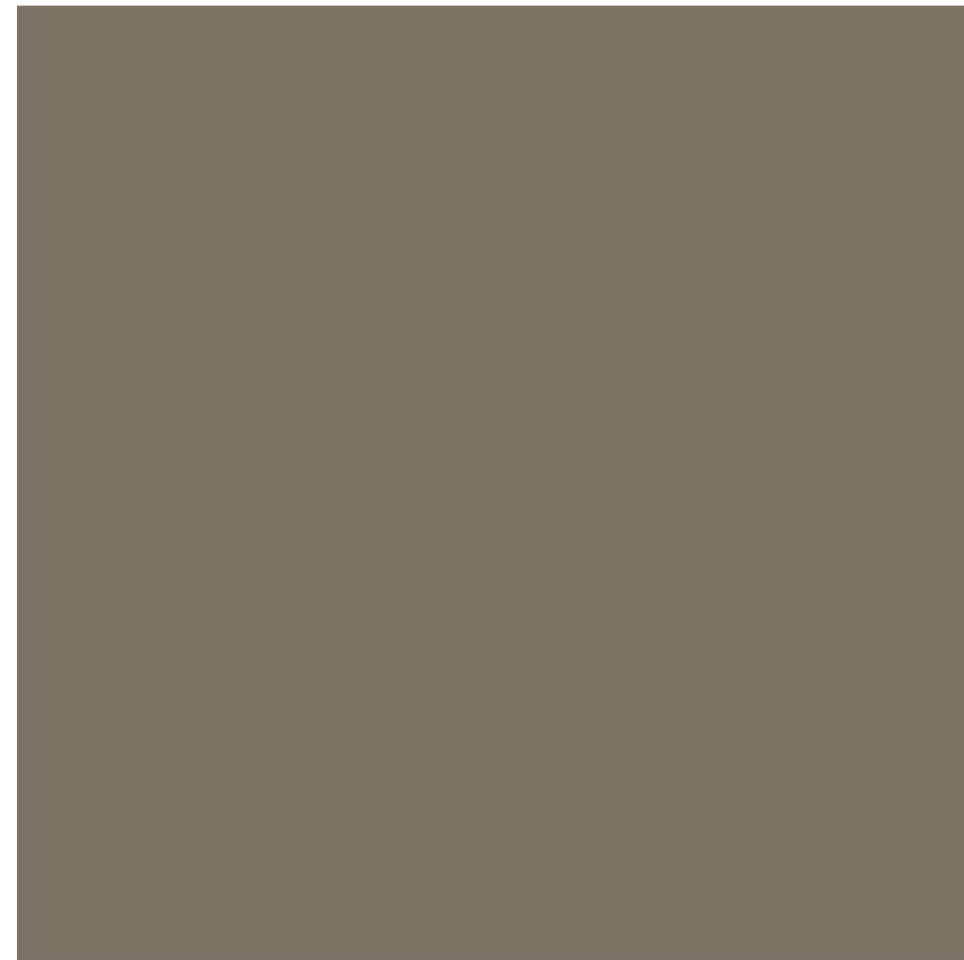
PICNIC TABLE
Model: Rendezvous
Color: Grey, By Anova, OAE



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



COLOR A
Color: Sherwin Williams
SW9170 Acier OAE



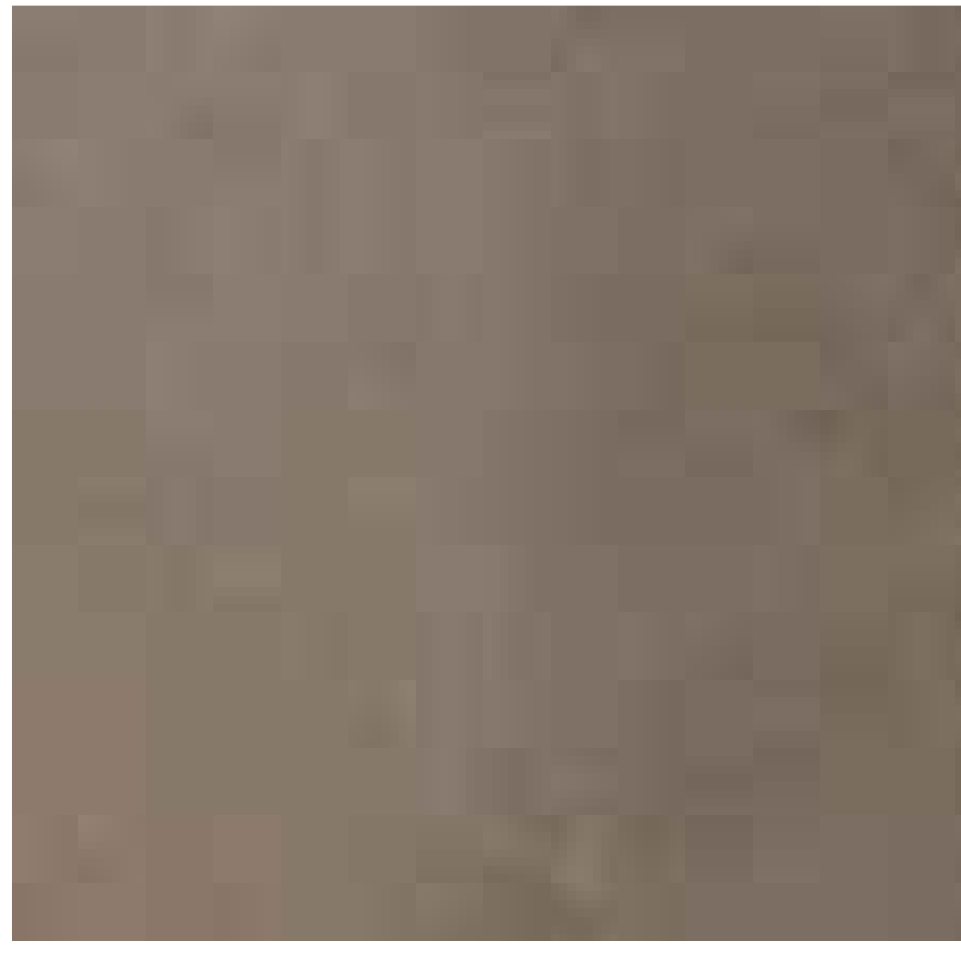
COLOR B
Color: Sherwin Williams
SW9614 Carriage Stone OAE



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