



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
JULY 26, 2016

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL

In accordance with Title 38, Chapter 3, Article 3.1, Arizona Revised Statutes, a majority of the City Council may attend the regular meeting of the Buckeye Planning and Zoning Commission but there will be no voting taking place by the City Council. Council members may participate in the discussion of any item on the agenda.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request to (623)349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. [TDD (623)234-9507]

City of Buckeye
Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

Workshop: None
Regular Meeting: 6:00 pm

Consent agenda:

1. The Chair will call all the item numbers on the consent agenda.
2. The Planning Manager will summarize the consent agenda.
3. An item may be removed from the consent agenda prior to approval at the request of any member of the Commission present at the meeting or by staff. Items removed from the consent agenda shall be considered on the regular agenda.
4. The Chair may then call for a vote of the entire consent agenda.

Continuance agenda:

1. The Chair will call the item number.
2. The Planning Manager will summarize the reason for continuance and the continuance date.
3. The Chair may then call for a vote on the item.

Regular agenda:

1. The Chair will call the item number.
2. A planning staff member will summarize the case.
3. The applicant or representative may speak in support of the application.
4. Other persons in favor of the application may be heard.
5. Those opposed to the application may be heard.
6. The applicant may be heard in rebuttal.
7. All questions must be addressed to the Chair in order to present general discussion between those in favor of the application and those opposed to it.
8. The Chair may then call for a vote on the item.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Thomas Marcinko	Jeffrey Nagy	Preston Hundley	Carol Kempiak <i>Chairperson</i>	Clayton Bedoya	Reverend Gregory Clemmons	Nick Hudec <i>Vice Chairperson</i>
Vacant <i>(Alternate)</i>	Jesse Knight <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Deanna Kupcik <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	John Pringle <i>(Alternate)</i>	Duane Mitry <i>(Alternate)</i>
Council Liaison: Councilmember Craig Heustis						

1.	CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL	
2.	APPROVAL OF MINUTES FROM JUNE 28, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING	Action required: <i>Motion</i>
3.	CONSENT AGENDA	
3A.	<p>Subject: PLZ-16-00054- Verrado East District-Phase 1- Preliminary Plat</p> <p>Applicant: Kurt Jones, Tiffany & Bosco, PA for DMB Associates</p> <p>Location: Northwest corner of 197th Avenue and Indian School Road within the Verrado Community Master Plan (CMP) – approx. 43.7 acres</p> <p>Request: Preliminary Plat for 156 single-family lots and two (2) non-residential parcels in the Planned Community (PC) Zoning District</p> <p>Recommendation: Approve with stipulations</p> <p>Presented by: Sean Banda, Planner II</p>	<p>Action required: <i>Public Meeting, Discussion, and Motion</i></p>
4.	CONTINUANCE AGENDA <i>No Items</i>	
5.	REGULAR AGENDA	
5A.	<p>Subject: PLZ-16-00055 Marwest Annexation</p> <p>Applicant: George Quinif, Peak Group LLC for Marwest Enterprises, LLC</p> <p>Location: Southwest corner Culver Street and Perryville Road – approx. 2.0 acres</p> <p>Request: Annexation</p> <p>Recommendation: Approve</p> <p>Presented by: Adam Copeland, Principal Planner</p>	<p>Action required: <i>Public Hearing, Discussion, and Motion</i></p>

6.	COMMENTS FROM THE PUBLIC Alternates and members of the audience may comment on non-agenda items. However, State Open Meetings Law does not permit the Commission to discuss items not specifically on the agenda.	<i>Action required:</i> <i>None</i>
7.	REPORT FROM STAFF	<i>Action required:</i> <i>None</i>
8.	COMMENTS FROM THE PLANNING AND ZONING COMMISSION	
9.	ADJOURNMENT	<i>Action required:</i> <i>Motion</i>



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 28, 2016

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Carol Kempiak called the meeting to order at 6:00 p.m.

Members present: Commissioner Thomas Marcinko, Commissioner Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate John Pringle

Members absent: Commissioner Preston Hundley, Alternate Jesse Knight, Alternate Duane Mitry, Alternate Deanna Kupcik

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM MAY 24, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Clemmons and seconded by Commissioner Bedoya to approve the minutes of the May 24, 2016 Planning and Zoning Commission regular meeting as presented. Motion carried.

3. CONSENT AGENDA

No Items

4. CONTINUANCE AGENDA

No Items

5. REGULAR AGENDA

5A. Old Jones Ford Site (PLZ-16-00063)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Vice Chair Hudec asked why there would be no action taken at the City Council meeting on July 5th. Mr. Copeland stated that due to state statutes, there is a waiting period before the next action can take place.

Mr. Clemmons asked if all stipulations have been met in relation to this annexation. Mr. Copeland informed the Commission that there are no stipulations attached to this annexation.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval to Council. Motion carried.

5B. Hickman's Jackson Ave MHP (PLZ-16-00053)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Applicant John Nash, of Hickman's Family Farms, informed the Commission that the homes that will be placed on the property will be Clayton Homes of Buckeye.

Mr. Hudec requested clarification of the landscape and possibly extending further out from the property. Mr. Copeland stated that there are no current plans for expansion of the landscape, but is something that may be open for review in the future. Mr. Hudec inquired of the secondary access point

to the property. Mr. Copeland informed the Commission that the second access point on the north end of the property will be intended for emergency access, and the primary access will be from Jackson Avenue.

Mr. Clemmons asked if the stipulations were in order. Mr. Copeland stated that staff and the applicant are in agreement with all stipulations.

Mr. Bedoya brought to staffs attention, that stipulation (cc) is a repeat of stipulation (c) and should be removed. Stipulation (cc) was removed and renumbered ending with (nn). Mr. Bedoya requested clarification between stipulations (nn) and (ff), referring to storage. Mr. Copeland clarified that a storage shed is interpreted as indoor storage.

Mr. Nagy asked what these homes would be used for. Applicant, Mr. Watson, informed the Commission that the residences are designed for a couple or single person employed with Hickman's.

Mr. Marcinko inquired of the diversity of each of the homes. Mr. Copeland stated that there will flexibility with the homes and will be working with the architecture. Mr. Marcinko asked what the density would be for this property. Mr. Copeland stated that the downtown density is flexible with supportable infrastructure. Mr. Marcinko referred to one of the exhibits and the number of power drops existing, and brought to the Commissions attention, the potential for a high density. Ms. Kempiak asked if the homes would be septic or connected to the sewer system. Mr. Copeland stated that the homes would be permanent structures and connected to the existing City water and sewer systems.

Mr. Clemmons inquired of the structure directly north of the property. Mr. Copeland stated that there is an abandoned fuel station, a drive-thru convenience store, and a commercial building. Mr. Clemmons asked who would be responsible for landscape maintenance of the property. Mr. Watson informed the Commission that landscape maintenance would be provided by Hickman's.

Adjacent property resident, Ms. Rodriguez spoke of her concerns.

Adjacent property owner, Charlene Powers, spoke of her support for this project.

Mr. Clemmons asked to have Code Compliance inspect the neighboring western property that has been neglected.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve as presented with the modified numbering of stipulations. Motion carried.

6. COMMENTS FROM THE PUBLIC

None.

7. REPORT FROM STAFF

None.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

None.

9. ADJOURNMENT

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to adjourn at 6:48 p.m. Motion carried.

Carol Kempiak, Chairperson

ATTEST:

Keri Hernandez, Administrative Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 28th day of June, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBERS: PLZ-16-00054
TITLE: Verrado East District-Phase 1-Preliminary Plat
MEETING DATE: July 26, 2016
AGENDA ITEM: 3A

Applicant: Kurt Jones, Tiffany & Bosco, PA
Owner: DMB Associates
Request: Preliminary Plat for 156 single-family lots and two (2) non-residential parcels in the Planned Community (PC) Zoning District
Location: Located on the northwest corner of 197th Avenue and Indian School Road within the Verrado Community Master Plan (CMP)
Site size: Approximately 43.7 acres
Density: 3.5 du/acre
Public input: None known
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. This is a request for a 43.7 acre preliminary plat for 156 lots in the Verrado East District northwest corner of 197th Avenue and Indian School Road.
2. The applicant has chosen to develop the parcel within this phase using a Verrado Community Master Plan (CMP) development option (land use designation) called Residential Low/Medium.

AREA CONTEXT:

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	EXISTING USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Master Planned Community	PC, Planned Community
North	Undeveloped	Master Planned Community	PC, Planned Community
South	EPCOR Pump Station/Pasqualetti Mountain Ranch	Low Density Residential	PC, Planned Community RU-43 (Maricopa County)
East	Undeveloped Approved Parkview Plaza	Master Planned Community	PC, Planned Community
West	Undeveloped/ Verrado High School	Master Planned Community	PC, Planned Community

Annexation and Relevant Case History

3. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
4. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999
5. PLZ-15-00183- Adopt Resolution No. 16-16 PLZ-15-00183 - Verrado East District Vacating (abandoning) Right-of-Way on March 1, 2016

PUBLIC PARTICIPATION SUMMARY:

6. The applicant sent out a “Notice of Application” to all property owners within 300 feet of all property lines of the subject property.

BACKGROUND:

7. The subject property is a part of the Verrado Community Master Plan (CMP), within an area called the East District. The East District primarily consists of the Verrado High School facility and eastern boundary of Victory District on the west and the proposed Fry' commercial center and Jackrabbit Trail on the east. The subject property is planned around a central neighborhood park with a block-like design with cul-de-sacs opening onto smaller open space areas. Additionally, this phase is planned to have a majority of residential lots, but there is one commercial lot (Parcel 1) directly located at the northwest corner of the future 197th Avenue and Indian School Road. This parcel is wedged between the existing EPCOR wastewater facility and the future commercial uses to the east in the Fry's center.
8. This plat has Verrado CMP approved street sections with strategically placed sidewalks on one side of the street that will provide linkages between open space, nearby school facility and future commercial uses.

ANALYSIS:

Land Use Allocations

9. Conformance with General Plan: The City of Buckeye 2007 General Plan designates this property as Master Planned Community. Verrado is developing consistent with this general plan designation.
10. Land Use: The property is zoned Planned Community and is governed by a Community Master Plan (CMP), which was adopted in 1999 with an accompanying development agreement. This Preliminary Plat lies within the approved Verrado CMP area.
11. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
12. The approved Master Plan Land Use Budget allows a total of 14,080 residential units, 1,000 Resort Rooms, and 4,234,550 square feet of Commercial/Mixed-Use space. Per the approved CMP all parks will be privately owned and maintained unless otherwise dedicated to the City of Buckeye. This application meets all requirements of the

approved Verrado CMP. The proposed plat is consistent with the Verrado CMP and required Planning Unit Plans.

Setback and Lot Data

Table 3: Parcel 4.420-Verrado CMP Land Use Designation – Residential Low/Medium

Total Area	20.27 acres
Density	4.34 units/acre
Lots:	88
Minimum Lot Size	4,500 square feet
Standard Lot Size	45'x120' or 5,400 square feet
Maximum Building Height:	30'
Front Living	12'
Side-Loaded Garage	10'
Front-Loaded Garage	18'
Min. Rear	15'
Min. Side	0';10' aggregate; Where a side yard setback is provided, it must be a minimum of 5'

Table 4: Parcel 4.430-Verrado CMP Land Use Designation – Residential Low/Medium

Total Area	15.87 acres
Density	4.28 units/acre
Lots:	68
Minimum Lot Size	4,500 square feet
Standard Lot Size	55'x120'/125' or 6,600 square feet
Maximum Building Height:	30'
Front Living	12'
Side-Loaded Garage	10'
Front-Loaded Garage	18'
Min. Rear	15'
Min. Side	0';10' aggregate; Where a side yard setback is provided, it must be a minimum of 5'

Schools

- The subject property is located within three (3) school districts (Litchfield Elementary School District, Saddle Mountain Elementary School District and Agua Fria Union High School District). The Verrado High School is located just west of the subject property.

Circulation

14. All street widths and designs conform to the approved Verrado CMP, Master Circulation Plan, and updated Planning Unit Circulation and Streets Plan. The City Engineer and Fire Department have reviewed and approved the proposed street sections. A Map of Dedication (MOD) was approved by City Council on March 1, 2016 for the commercial plaza (Village Grove) just east of the subject property for additional Rights-of Way (ROWs) that help with circulation to this preliminary plat (namely Indian School Road, 197th Avenue and Park Street).

Open Space/Recreation

15. Open Space/Recreation within this Preliminary Plat consists of a main neighborhood park, along with strategically placed smaller open space areas. The future residents will be able to access nearby County trail systems to the east and west. The Verrado CMP which has regional parks, neighborhood parks, trails, County Trail access, golf and other open space and recreational amenities.

Landscaping

16. A preliminary landscape plan is provided to illustrate general landscape buffer and common themes throughout the site. Landscaping is included in all tract areas and adjacent to the perimeter streets. All final landscaping will be required to be reviewed and approved in accordance with Planning Unit Environmental Design Plan for Verrado East District according to the Verrado CMP.

Infrastructure

17. Water: EPCOR Water Company will be the water provider once the Developer constructs the necessary infrastructure. The water distribution system will be extended into this proposed plat from Zone 3 South reservoirs, located adjacent to the Raven Golf Course. A Master Water Plan was previously approved for the East District.
18. Sewer: EPCOR Water Company provides for sewer service to the site. The wastewater distribution systems will be extended from the existing Tuthill sewer trunk line that ultimately directs wastewater to the existing wastewater reclamation facility on McDowell and the Tuthill Road Alignment. A Master Wastewater Plan was previously approved for the East District.

RECOMMENDATION:

19. Staff recommends the Planning and Zoning Commission motion to **approve PLZ-16-00054** with stipulations **(a-II)**:

- Conformance with the City of Buckeye General Plan
 - Conformance with the Verrado Community Master Plan
 - No outstanding issues from reviewing departments
- a. Development of this project shall be in conformance with the Preliminary Plat entitled “Verrado East District-Phase I” consisting of twelve (12) sheets, dated June 15, 2016 and stamped received June 16, 2016, except as modified by the following stipulations.
 - b. Development of the property shall be in general conformance to the project narrative report entitled “Verrado East District-Phase I-Preliminary Plat Narrative” consisting of five (5) pages, dated May 23, 2016 and stamped received June 16, 2016, except as modified by the following stipulations.
 - c. The developer or homebuilder shall notify future homeowners that they are located within the state-defined “territory in the vicinity of a military airport”. Such notification shall be recorded on all Final Plats and be included in the Public Report. The language for this notice is available from the Planning Division.
 - d. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director; satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development.
 - e. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval
 - f. The preliminary plat may be divided up into separate final plats. There is no minimum or maximum lot requirement to be considered a final plat in conformance with the preliminary plat as to lot layout and street design.
 - g. The number of residential units/lots depicted on the on the preliminary plat shall not increase greater than ten (10) percent than what was depicted on the preliminary plat to be considered to be in conformance with the preliminary plat.
 - h. The two non-residential development parcels will need to have a Verrado CMP Development Option shown on the final plat.

- i. Any change to the Development Option or changes to lot or product type within any final plat of any portion of the preliminary plat are acceptable provided overall number of lots proposed in the preliminary plat is not exceeded by 10%.
- j. The proposed local street access points and linear frontage of the proposed right-of-way can be modified at the final plat. As reviewed and approved by the City Engineer. The Development Services Director reviews and approves any changes as conforming to the preliminary plat.
- k. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- l. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
- m. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
- n. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- o. The City is subject to the Phase 2 Stormwater permitting. All land disturbance that is one acre or larger or part of a common plan or sale that is one acre or larger shall obtain permit coverage under the AZPDES Construction General Permit and submit a copy of ADEQ's "Authorization to Discharge" to the City.
- p. Zero lot lines, Z-lots, court homes, cluster homes, condominiums, patio homes, townhomes and non-traditional housing units are not considered a single family structure and all other housing units by their design, construction or location, present access issues for Fire Department response and are required to be protected throughout with an approved automatic sprinkler system.
- q. Install missing fire hydrant located at the intersection of 198th Avenue and Glenrosa Avenue.

- r. Emergency access road off 197th Avenue to the Water Booster Station and new Sewer Pump Station will need to meet the City of Buckeye Fire and Engineering design standards. If two points of access are not provided, then a WB-50 turnaround will be required at the farthest building point.
- s. Additional access points for future phases will require Fire Marshal approval, prior to the final plat.
- t. All Floodplain designation notes are to be corrected.
- u. A Conversion of the Project Benchmark to NVD88 Datum shall be provided.
- v. All miscellaneous typographical errors and misplaced line work is to be corrected.
- w. Block numbers shall be included on Index Map.
- x. This subdivision shall provide two points of access. The Heatherbrae Drive connection to an accessible 197th Avenue is required.
- y. Allowance for a second point of access for the existing booster station on Indian School Road shall be provided.
- z. Roadway sections shall comply with the most recently amended version of the Verrado Community Master Plan.
- aa. Overall Parcel tables are subject to correction based on summations of individual lot areas.
- bb. Phasing of public infrastructure shall be approved by the City Engineer.
- cc. Prior to Final Plat recordation, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye. EDS-8.8.8(1.2)
- dd. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

- ee. All street (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.
- ff. All street names shall be subject to final approval by the City of Buckeye and shall conform to the Maricopa County grid alignment.
- gg. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted by a traffic impact analysis approved by the City Engineer.
- hh. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.
- ii. All existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground.

Option – Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) can be deducted from the depth of the perimeter landscape tracts.
- jj. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Basis of Design Report, which provides sizing calculations for all on-site and off-site sewers.
- kk. Prior to Final Plat approval, the Property Owner/Developer shall submit to the City for review and approval a Water Basis of Design Report.
- ll. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.

ATTACHMENTS:

- Vicinity Map
- Applicant's Narrative

- Preliminary Plat

Prepared By:

Sean Banda, Planner II

Reviewed By:

Terri Hogan, AICP, Planning Manager



Verrado East District

Preliminary Plat

Preliminary Plat Narrative

4/07/2016

Background

Verrado is planned and designed as a sustainable community with a strong identity and vision that integrates diverse residential neighborhoods with commercial uses and is responsive to the market. The Verrado Community Master Plan (“CMP”) provides the framework for market-driven product and neighborhood design while preserving and celebrating the natural features of the Property. Verrado’s first residential phases were designed as more traditional near-town neighborhoods on gently sloping terrain, which created an opportunity for integrated neighborhoods designed around neighborhood parks and integrated access between each of the neighborhoods. A recently approved plat for Phase 1 of the Highlands District, west of the Victory District consists of slopes ranging from 2.5% to 6%. The Highlands neighborhood character transitions the near town neighborhoods generally based on the formal neighborhood patterns of Main Street District to a more organic, desert foothills nature with private or semi-private neighborhood enclaves in the mountain foothills neighborhoods. Another recently approved plat was the Marketside Residential neighborhoods, located just north of McDowell Road and west of Verrado Way. This district is planned to be semi-urban (or urban transitional) in character due to its relationship to the proposed Marketside retail, commercial and medical uses across McDowell Road and flanking both sides of Verrado Way with a higher density of residential uses. Verrado continues to refine and develop great neighborhoods surrounding great open spaces. The proposed East District residential preliminary plat addresses the future residential development between the commercial parcels at the corner of Jackrabbit Trail and Indian School Road and the Verrado High School site.

Pre-Annexation Development Agreement and Community Master Plan

The Pre-Annexation and Development Agreement (“PADA”) and Community Master Plan (“CMP”) for Verrado were approved by the Town Council in November of 1999 encompassing 8,800 acres. In January 2004, the Town Council amended the CMP to include an additional sixteen (16) acres. Currently, the CMP, as amended, allows for 14,080 residential dwelling units, 1,000 resort rooms, and more than 4.2 million square feet of commercial/mixed-use space throughout the entire development. Verrado is divided into Planning Units and provides for a master Land Use Budget to determine where the residential density and commercial/mixed-use intensity can locate within the community.

Current General Plan Designation

Verrado is designated as a Master Planned Community on the Town's General Plan. In addition, because of the major washes that traverse Verrado, the General Plan land use map has several 'Floodway Transitional Areas' designated within the community. The updated Planning Unit Drainage Plan and Update to Master Drainage Plan submittal addresses any drainage issues related to this land use designation.

Current Zoning Designation

Verrado is zoned Planned Community ("PC"). Verrado entitlements consist of the Pre-Annexation and Development Agreement, recorded 11/26/1999 (the "Development Agreement") and the Community Master Plan ("CMP"), approved November 17, 1999.

Current Condition of the Site

East District was the original area of the staging and offices of the old Caterpillar training grounds. The metal shed like structures that were near the intersection of Indian School Road and Jackrabbit Trail have been removed. The majority of the eastern portion of the East District has been scarred by the tractor use during the years Caterpillar operated within Maricopa County. Other than the high school development on the west end and the water treatment facility along the north side of Indian School Road, the East District is primarily vacant land. A recently constructed drainage channel and trail was built along the west side of Jackrabbit Trail by the Maricopa County Flood Control District.

East District Residential Preliminary Plat

The East District Residential Preliminary Plat ("EDRPP") is intended to be the initial phase of residential development for this portion of Verrado. The East District has been planned several times in an attempt to respond to market conditions. The future commercial corner at the immediate northwest corner of Jackrabbit Trail and Indian School Road has been planned and approved for a major grocer, in-line retail stores and commercial pad development. This preliminary plat will create a 156 lot single family residential subdivision between the commercial development on the east and the high school on the west, as well as a commercial parcel at the northwest corner of Indian School Road and 197th Avenue.

This subdivision intends to compete with the single family home submarket to the east and outside of Verrado. The two (2) lot sizes 45' by 120' and 55' by 120' are current lot sizes that meet the demands of the west valley home buyer. This initial phase has the ability to be increased in size with adjacent surrounding property from the remainder of the East District. The design of the subdivision provides for a main entrance to the plat off of Indian School Road.

The entry roadway terminates at the subdivisions main park located in the center of the 156 lots. An open space setback is provided to the lots backing to Indian School Road. To the east of the main entry roadway is an existing walled in water treatment facility (EPCOR Water). Open space and landscaped tracts are provided at the entry roadway directly off of Indian School Road. The smaller lots are located closest to Indian School Road. A balance of the two lot sizes are located in and around the subdivisions central park with secondary open spaces intermixed throughout the subdivision. A large detention basin open space is provided in the southeast corner of the subdivision to handle a significant portion of the subdivisions drainage and provide a buffer from the future lots to the EPCOR Water facility. This open space will not be programmed.

An additional commercial lot will be created with this plat. The northwest corner of the retail road and Indian School Road is a remainder parcel created by 197th Avenue along the western end of the commercial site and the existing EPCOR Water facility. This parcel will access to the retail road to its east and not impact the residential subdivision with commercial traffic.

Proposed Development Options

Verrado's CMP has a listing of land use designations. The land use designations are titled 'development options' for residential and commercial mixed-use. The proposed commercial lot intends to Commercial/ Mixed-Use Medium land use option. The residential lots will utilize the Residential Low/Medium land use option. This land use option requires a minimum lot size of 4,500 square feet.

Verrado's Design Guidelines

Verrado's Design Guidelines are flexible in nature to meet product and market demand provided they meet the minimum design guidelines prescribed by the City. An existing set of design guidelines are approved within the original planning for East District. Minor updates may be needed for the Planning Unit Environmental Design Plan ("PUEDP") for this subdivision. The presence of the high school, the County trail system and direct access to the I-10 and Loop 303 from this area of Verrado may continue to generate smaller lots and dense single family neighborhoods that compliments the future commercial center and high school uses.

Roadways and Circulation

The EDRPP will have two (2) main points of access with the first phase. The main roadway off of Indian School Road will be a local residential street as will the roadway on the east side of the plat from 197th Avenue. 197th Avenue and the future Park Street to the north will be the local and minor collector roads within Verrado's East District. The remainder of the roadways will be local residential roadways. The Verrado CMP allows for roadway sections that have sidewalks on one side of the road. The local streets within this phase of the East District will

have several street segments whereby there will be sidewalks on one side of the road. The sidewalks are strategically placed and provide for logical connections to the open spaces and central park within the plat.

Water Management Plan

EPCOR Water is the water service provider for Verrado. The water distribution system will be extended into Verrado East District along Indian School Road. Water storage is provided by the Zone 3 South reservoirs, located adjacent to the Raven Golf Course. An amendment to the Planning Unit Water Plan and Update to the Master Water Plan was previously approved for the East District plat.

Wastewater Management Plan

EPCOR Water is the wastewater service provider for Verrado. East District will utilize internalized sewer lines that will drain to a proposed wastewater pumping station to be located immediately east of the existing water treatment facility. This wastewater pumping station will utilize an existing wastewater force main within Indian School Road to convey wastewater to the Tuthill Trunk Sewer, which flows to the Verrado Water Reclamation Facility, located north of McDowell Road just west of the Tuthill Road alignment. An amendment to The Planning Wastewater Plan and Update to the Master Wastewater Plan was previously approved for the East District.

Fire Protection

The proposed EDRPP is northwest of the Verrado fire station at the southwest corner of Thomas Road and Verrado Way. This fire station will provide immediate emergency service to the proposed plat and future commercial center. The Fire Department and developer are working to locate a communication tower site within the East District to ensure effective communications in the remote northeastern portions of the City.

Police Protection

The fire station at the southwest corner of Thomas Road and Verrado Way is a joint fire/police facility. The police have used a portion of the facility to give Verrado full police and fire protection coverage. This facility was a part of the original development agreement requiring Verrado to provide these facilities to the community.

Impact on Local Schools

A new elementary school recently opened near the northwest corner of Thomas Road and Verrado Way within Verrado. An existing elementary and middle school are open in Verrado's first phase, as well as a high school adjacent to the EDRPP.

Parks, Open Space and Trails

Sidewalks within the proposed plat connect to the 8' wide sidewalk along the north side of Indian School Road. The sidewalk along Indian School Road will connect to regional County trails in the Acacia Wash to the west and the trail within the drainage channel to the east of the commercial site. The commercial center will also provide connections to this regional trail system. Significant open space and play fields are located adjacent to East District within the Verrado High School site. There may be a potential larger park facility in the future adjacent to high school and East District.

Summary

The proposed EDRPP intends to create a residential plat that competes with surrounding County and nearby cities lot size market. This plat is strategically located in Verrado's East District, which is somewhat separated physically from the main developed areas of Verrado. Indian School Road is the current main roadway that connects Verrado to all points east including the recently completed Loop 303 freeway. The market for the 45' and 55' wide lots will allow for an entry level housing segment to develop with Verrado's market brand.

Schedule

The schedule anticipates a summer 2016 preliminary plat approval and a fall (October) final plat approval for this first phase of residential development in Verrado's East District.

VERRADO™

BUCKEYE, ARIZONA

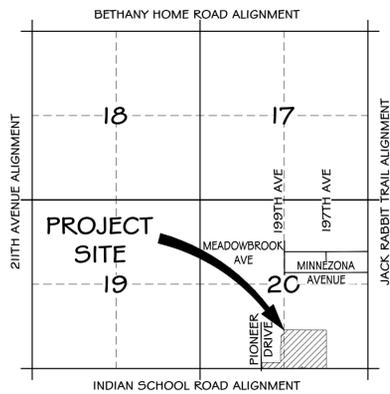
EAST DISTRICT - PHASE 1

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

3	2	1	6	5	4
10	11	12	7	8	9
15	14	13	18	17	16
22	23	24	19	20	21
27	26	25	30	29	28
34	35	36	31	32	33

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2130 OCT 16, 2013	L	OCT 16, 2013	X	NA

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

GENERAL NOTES

- THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE VERRADO COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE INTO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS DOCUMENT NO. 99-1071208 (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO.
- THIS PRELIMINARY PLAT SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SET FORTH IN THE APPROVED POTABLE WATER AND MASTER WASTEWATER PLANS PLANNING UNIT V, BOTH DATED 1/9/2015.
- WASTEWATER DISPOSAL FOR THE DEVELOPMENT WILL BE PROVIDED AT ON-SITE WATER RECLAMATION FACILITY "WRF" LOCATED NORTH OF MCDOWELL ROAD IN THE SE 1/4 OF SECTION 31, TOWNSHIP 2N, RANGE 2W. THE WASTEWATER WILL BE TREATED TO STATE AND COUNTY EFFLUENT REUSE WATER QUALITY STANDARDS FOR USE AS GOLF COURSE IRRIGATION. AN ON-SITE RECHARGE FACILITY WILL BE CONSTRUCTED FOR RECHARGE OF EXCESS EFFLUENT. BOTH THE "WRF" AND RECHARGE FACILITIES ARE OWNED, OPERATED AND MAINTAINED BY EPCOR WATER INC., A PRIVATE WATER COMPANY.
- POTABLE WATER FOR THE DEVELOPMENT IS PROVIDED BY EPCOR WATER INC. FROM BOTH THE CENTRAL ARIZONA PROJECT SURFACE WATER TREATMENT PLANT AND DISTRIBUTION SYSTEM AND ON-SITE AND OFF-SITE PRODUCTION WELLS. IF NECESSARY TO MEET POTABLE DRINKING WATER STANDARDS, A BLENDING FACILITY OR WATER TREATMENT FACILITY IS LOCATED ON-SITE NORTH OF INDIAN SCHOOL ROAD IN THE SE 1/4 OF SECTION 20, TOWNSHIP 2N, RANGE 2W.
- THE DEVELOPER HAS APPLIED TO THE ARIZONA DEPARTMENT OF WATER RESOURCES FOR A CERTIFICATE OF ASSURED WATER SUPPLY FOR THE PROJECT.
- MARKETSIDESIDE DISTRICT RESIDENTIAL - PHASE I HAS BEEN SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THE COVENANT FOR COMMUNITY FOR VERRADO RECORDED IN DOCUMENT NUMBER 2003-0531387, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME, AND PRIOR TO DEVELOPMENT WILL BE SUBJECT TO THE COMMUNITY CHARTER FOR VERRADO RECORDED IN DOCUMENT NUMBER 2002-1008906, M.C.R.. ALL LOTS IN THESE PARCELS WILL BECOME MEMBERS OF THE HOME OWNER'S ASSOCIATION ESTABLISHED BY THE COMMUNITY CHARTER FOR VERRADO.
- THIS PRELIMINARY PLAT IS INTENDED TO COVER THE MARKETSIDESIDE DISTRICT RESIDENTIAL - PHASE I. ALL OTHER PARCELS WILL HAVE TO BE SUBMITTED UNDER SEPARATE PRELIMINARY PLAT OR SITE PLAN SUBMITTALS AS REQUIRED BY THE CITY OF BUCKEYE.
- ALL SETBACKS SHALL CONFORM WITH THE VERRADO COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE IN TO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS DOCUMENT NO. 99-1071208 (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO.



OVERALL DEVELOPMENT

PARCEL 4.420 SUMMARY	
DESCRIPTION	ACRES
LOT AREA	11.02
ROW AREA	2.28
SIDEWALK TRACT AREA	0.57
RETENTION TRACT AREA	6.18
OPEN SPACE TRACT	0.28
TOTAL (AC)=	20.32

PARCEL 4.430 SUMMARY	
DESCRIPTION	ACRES
LOT AREA	10.38
ROW AREA	2.35
SIDEWALK TRACT AREA	0.44
RETENTION TRACT AREA	2.64
OPEN SPACE TRACT	0.22
TOTAL (AC)=	16.03

PROJECT SUMMARY	
DESCRIPTION	ACRES
PARCEL 4.420	15.94
PARCEL 4.430	23.43
PARCEL 1	1.00
EXCEPTION PARCEL	0.70
PARCEL 2	0.39
INDIAN SCHOOL ROAD, TRACTS	2.31
TOTAL (AC)=	43.76

CMP DEVELOPMENT OPTIONS			
DESCRIPTION	PARCEL 4.420	PARCEL 4.430	TOTALS
RESIDENTIAL	LOW/MEDIUM	LOW/MEDIUM	
NUMBER OF LOTS	88	68	156
STANDARD LOT SIZE	45'x120'	55'x120' / 125'	
STANDARD LOT AREA	5400 SF	6600 SF	
MINIMUM LOT WIDTH	45.00	55.00	
MINIMUM LOT DEPTH	120.00	120.00	
SMALLEST LOT AREA	5400.00	6600.00	6000
LARGEST LOT AREA	6600.00	6977.00	6789
AVERAGE LOT AREA	5455	6648	6052
DENSITY (UNITS/ACRE)	4.34	4.27	4.30

ENGINEER

LAND DEVELOPMENT TEAM, LLC
3420 EAST SHEA BLVD SUITE 156
PHOENIX, AZ 85028
PH: (602) 300-3513
FAX: (602) 396-5701
CONTACT: JONATHAN STANSEL, P.E.
EMAIL: JStansel@LD-Team.com

OWNER/DEVELOPER

DMB WHITE TANK, LLC
7600 E DOUBLETREE RANCH RD
SUITE 100
SCOTTSDALE, AZ 85258
PH: (480) 367-7000
FAX: (480) 367-7719
CONTACT: DAVID NILSEN
EMAIL: DNilsen@DMBInc.com

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	INDEX MAP
SHEET 3-6	PRELIMINARY PLAT
SHEET 7-8	FIRE TRUCK TURN EXHIBIT
SHEET 9	STREET SECTIONS
SHEET 10	LOT # TRACT SUMMARY
SHEET 11	PRELIMINARY CONCEPTUAL GRADING AND DRAINAGE PLAN

SURVEYOR

SURVEY INNOVATION GROUP, INC.
16414 NORTH 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PH: (480) 922-0780
FAX: (480) 234-3877
CONTACT: JASON SEGNERI, RLS
EMAIL: JasonS@sigSurveyaz.com

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, THE RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE "RESULT OF SURVEY VERRADO" RECORDED IN BOOK 602, PAGE 30, MCR SAID LINE BEAR N00°10'17"E.

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF JACKRABBIT TRAIL AND INDIAN SCHOOL ROAD, SOUTHEAST CORNER OF SECTION 20, TOWNSHIP OF 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN.

ELEVATION=1160.26
DATUM=NGVD '29.

SOURCE: REFERENCE MARK 3033 AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 04013C2055 F, REVISED JULY 19, 2001.

MANAGING ENGINEER / SURVEYOR	PROJECT COORDINATOR	DESIGN LAYOUT DRAFTED	CHECKED	FIELD SURVEY	DRAFTED	CHECKED	DRAWING SCALES	AS NOTED
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PRELIMINARY
PLAT



VERRADO™
BUCKEYE, ARIZONA
EAST DISTRICT
PHASE - 1

COB PROJECT PLAN STICKER

REVISIONS:

- 1
- 2
- 3

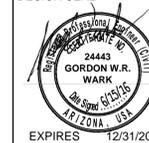
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NOT APPROVED FOR
CONSTRUCTION
OR RECORDING

AS-BUILT SEAL

DESIGN SEAL



EXPIRES 12/31/2016

ORIGINAL PLAN DATE
06/15/16

LATEST REVISION DATE
00/00/00

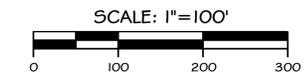
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14DMB230

SHEET NUMBER
1 OF 11

2ND SUB

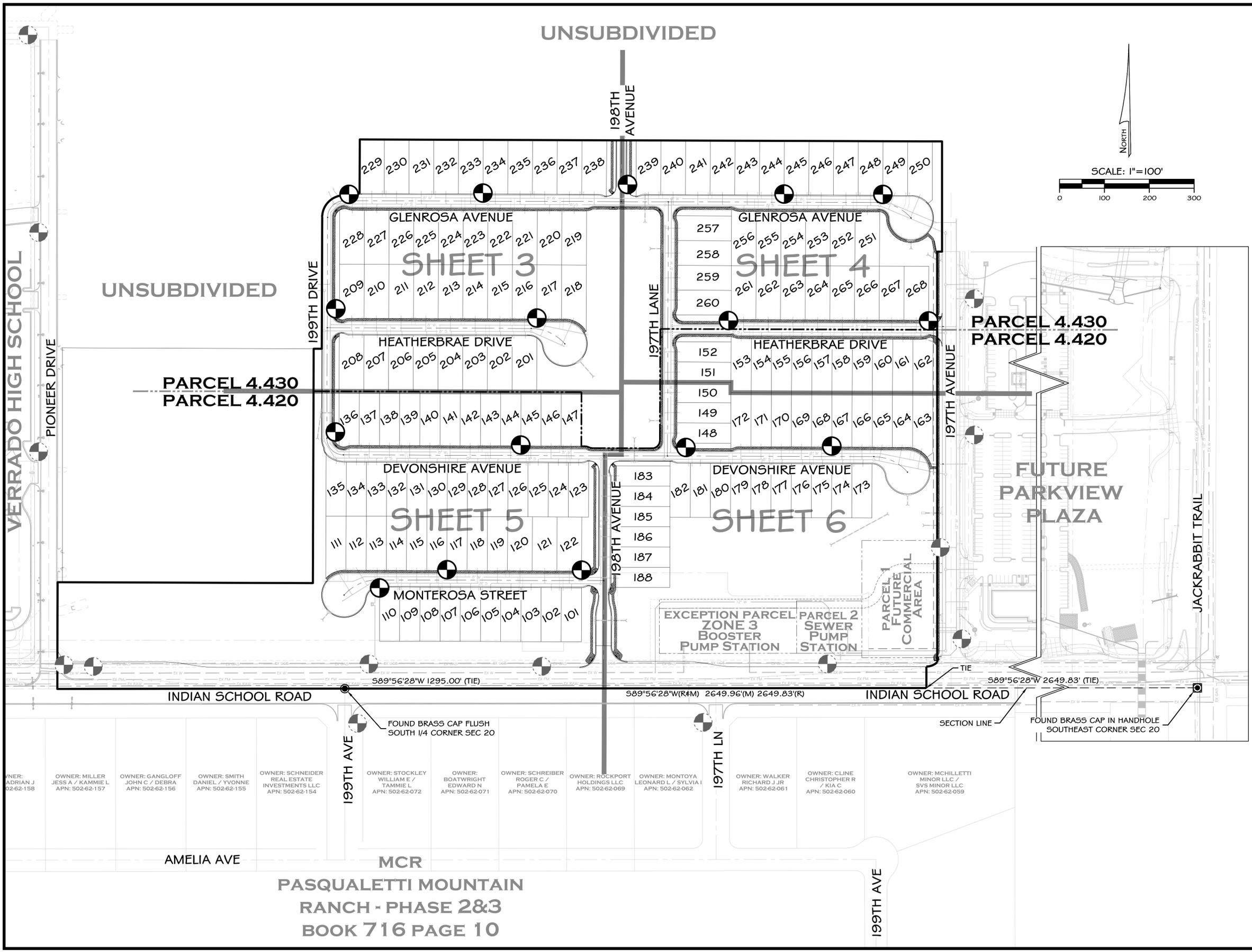
PLZ-16-00054

UNSUBDIVIDED



LEGEND

-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT



VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 INDEX MAP AND NOTES

REVISIONS:

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2	
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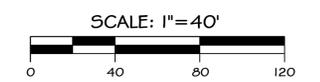
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NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL	DESIGN SEAL		SUBMITTAL: 2ND SUB
ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00		
PROJECT NUMBER 14DMB230	SHEET NUMBER 2 OF 11	COB PLAN TRACKING # PLZ-16-00054	

- OWNER: ADRIAN J APN: 502-62-158
- OWNER: MILLER JESSA / KAMMIE L APN: 502-62-157
- OWNER: GANGLOFF JOHN C / DEBRA APN: 502-62-156
- OWNER: SMITH DANIEL / YVONNE APN: 502-62-155
- OWNER: SCHNEIDER REAL ESTATE INVESTMENTS LLC APN: 502-62-154
- OWNER: STOCKLEY WILLIAM E / TAMMIE L APN: 502-62-072
- OWNER: BOATWRIGHT EDWARD N APN: 502-62-071
- OWNER: SCHREIBER ROGER C / PAMELA E APN: 502-62-070
- OWNER: ROCKPORT HOLDINGS LLC APN: 502-62-069
- OWNER: MONTOYA LEONARD L / SYLVIA I APN: 502-62-062
- OWNER: WALKER RICHARD J JR APN: 502-62-061
- OWNER: CLINE CHRISTOPHER R / KIA C APN: 502-62-060
- OWNER: MCHILLETI MINOR LLC / SVS MINOR LLC APN: 502-62-059

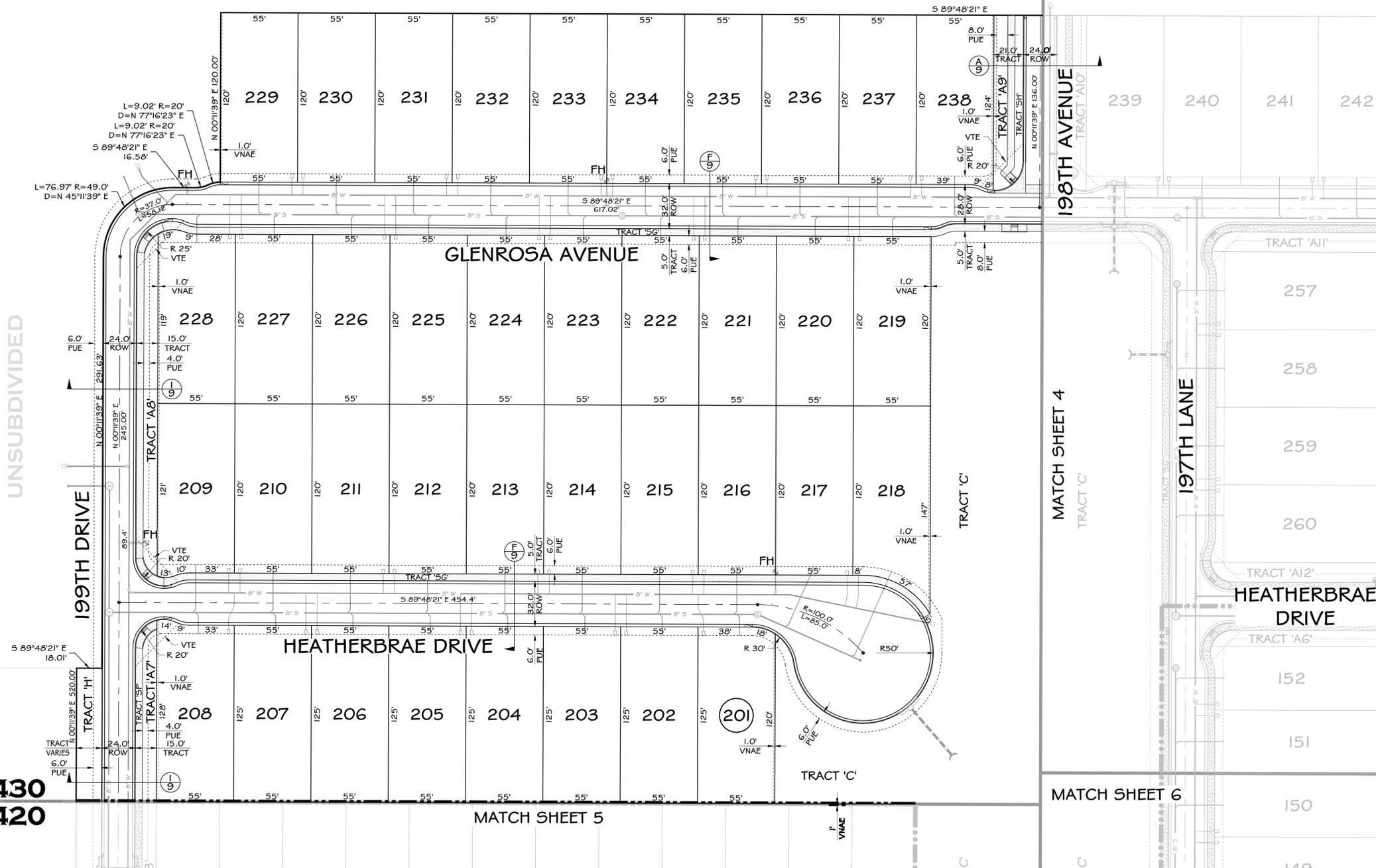
PASQUALETTI MOUNTAIN RANCH - PHASE 2&3
 BOOK 716 PAGE 10



NOTES:
 1. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
 2. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
 FH = FIRE HYDRANT

LEGEND

AE	ACCESS EASEMENT
EX	EXISTING
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHTS OF WAY
SLE	SEWER LINE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VTE	VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WLE	WATER LINE EASEMENT
L=	LENGTH
R=	RADIUS
D=	DELTA ANGLE



PARCEL 4.430
PARCEL 4.420

VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY PLAT

REVISIONS:

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NOT APPROVED FOR CONSTRUCTION OR RECORDING

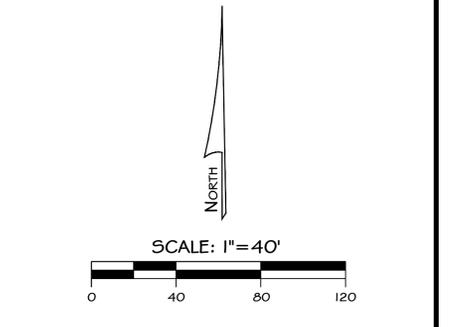
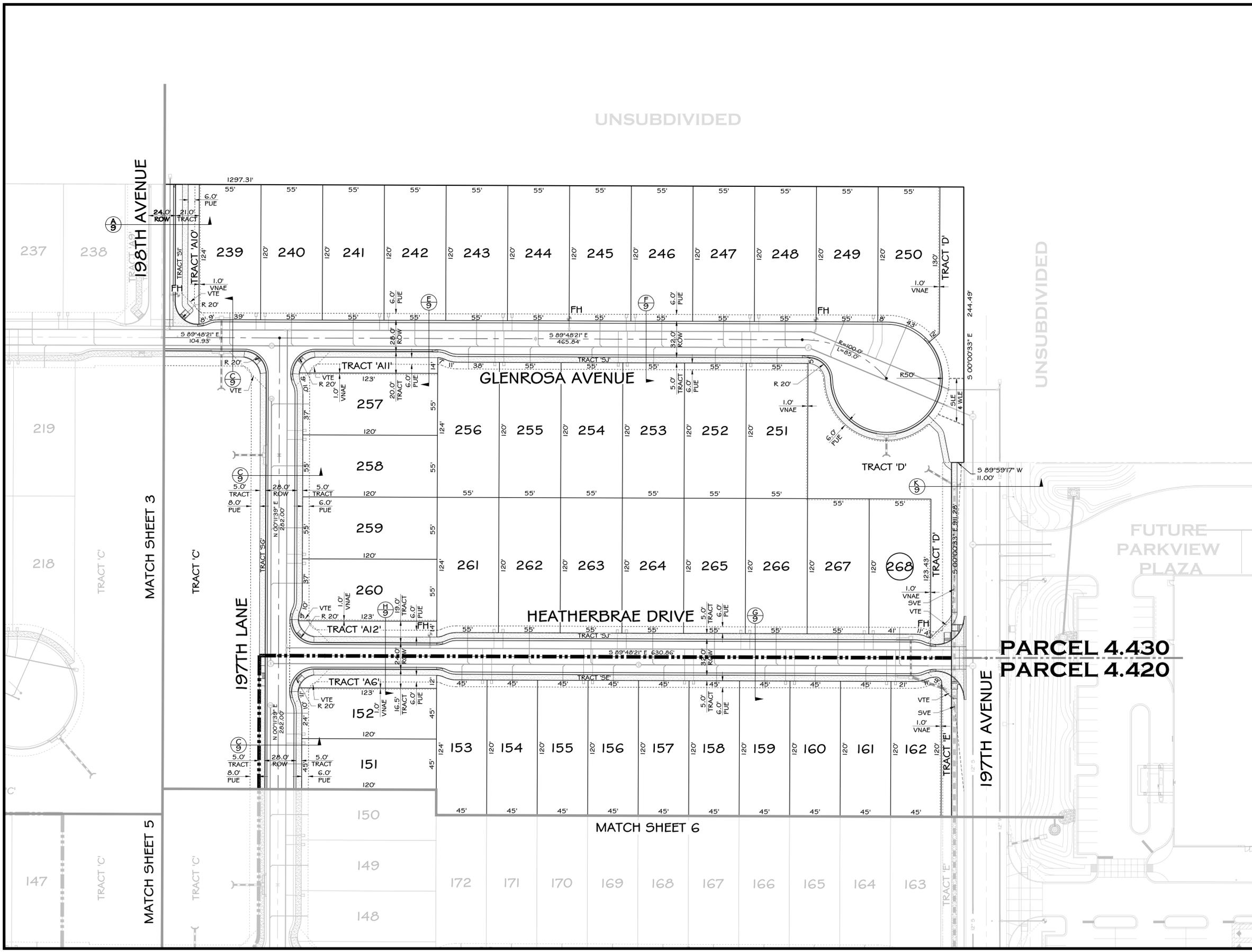
AS-BUILT SEAL DESIGN SEAL

24443 GORDON W.R. WARK
 06/15/16 12/31/2016
 ARIZONA, USA

EXPIRES 12/31/2016

ORIGINAL PLAN DATE: 06/15/16 LATEST REVISION DATE: 00/00/00
 PROJECT NUMBER: 14DMB230 SHEET NUMBER: 3 OF 11

2ND SUB
 PLZ-16-00054



NOTES:
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LEGEND

AE	ACCESS EASEMENT
EX	EXISTING
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHTS OF WAY
SLE	SEWER LINE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VTE	VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WLE	WATER LINE EASEMENT
L=	LENGTH
R=	RADIUS
D=	DELTA ANGLE

VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY PLAT

REVISIONS:

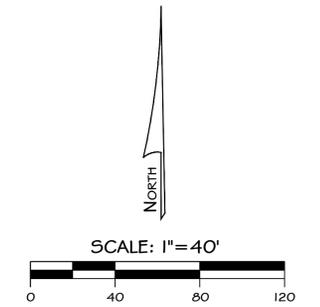
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NOT APPROVED FOR CONSTRUCTION OR RECORDING

2ND SUB

AS-BUILT SEAL	DESIGN SEAL		SUBMITTAL: 2ND SUB
ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00		
PROJECT NUMBER 14DMB230	SHEET NUMBER 4 OF 11	COB PLAN TRACKING # PLZ-16-00054	



NOTES:
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LEGEND

AE	ACCESS EASEMENT
EX	EXISTING
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHTS OF WAY
SLE	SEWER LINE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VTE	VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WLE	WATER LINE EASEMENT
L=	LENGTH
R=	RADIUS
D=	DELTA ANGLE

VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY PLAT

REVISIONS:

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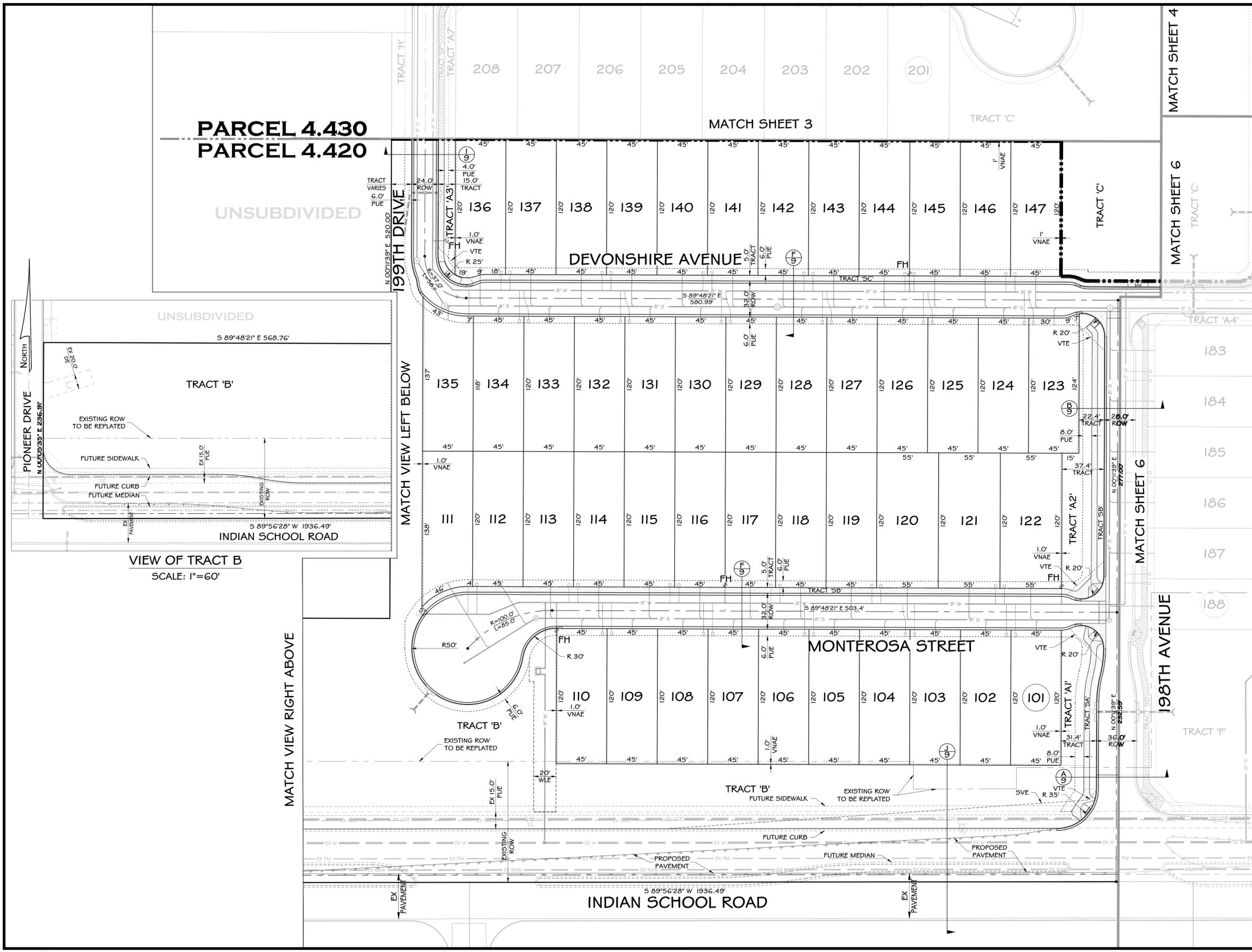
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AS-BUILT SEAL DESIGN SEAL

ORIGINAL PLAN DATE	LATEST REVISION DATE
06/15/16	00/00/00
PROJECT NUMBER	SHEET NUMBER
14DMB230	5 OF 11

2ND SUB

PLZ-16-00054



PARCEL 4.430
PARCEL 4.420

UNSUBDIVIDED

UNSUBDIVIDED

TRACT 'B'

VIEW OF TRACT B
 SCALE: 1"=60'

MATCH VIEW RIGHT ABOVE

MATCH VIEW LEFT BELOW

INDIAN SCHOOL ROAD

MONTEROSA STREET

DEVONSHIRE AVENUE

198TH AVENUE

199TH DRIVE

MATCH SHEET 4

MATCH SHEET 6

MATCH SHEET 6

MATCH SHEET 3

208 207 206 205 204 203 202 201

183

184

185

186

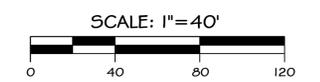
187

188

TRACT 'C'

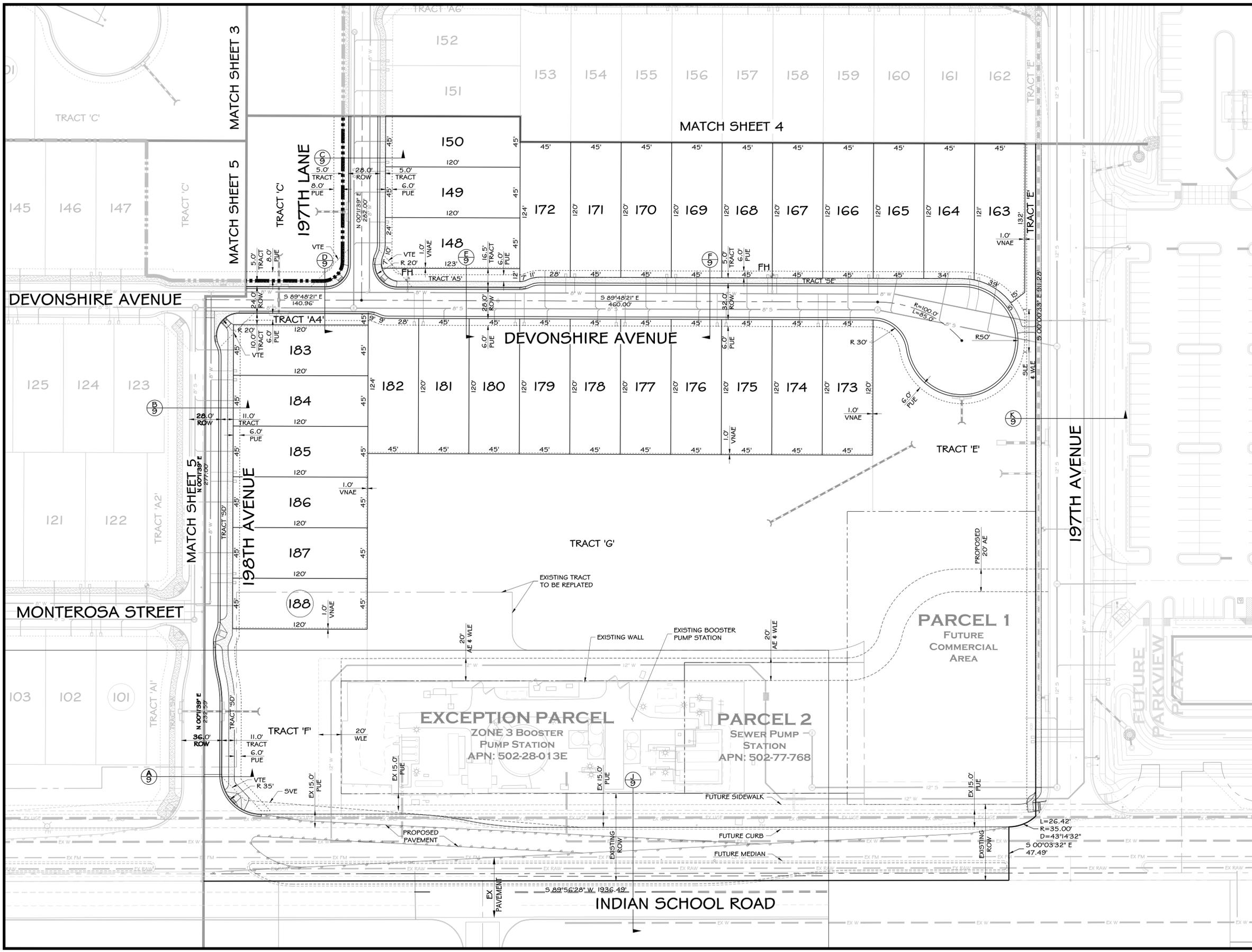
TRACT 'C'

TRACT 'A4'



- NOTES:
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 2. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
 FH = FIRE HYDRANT

- LEGEND
- AE ACCESS EASEMENT
 - EX EXISTING
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHTS OF WAY
 - SLE SEWER LINE EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - VTE VISIBILITY TRIANGLE EASEMENT
 - VNAE VEHICULAR NON ACCESS EASEMENT
 - WLE WATER LINE EASEMENT
 - L= LENGTH
 - R= RADIUS
 - D= DELTA ANGLE



VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY PLAT

REVISIONS:

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COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
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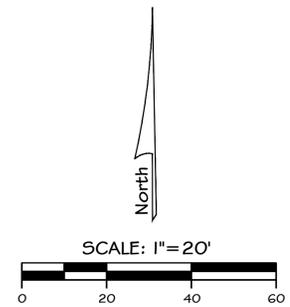
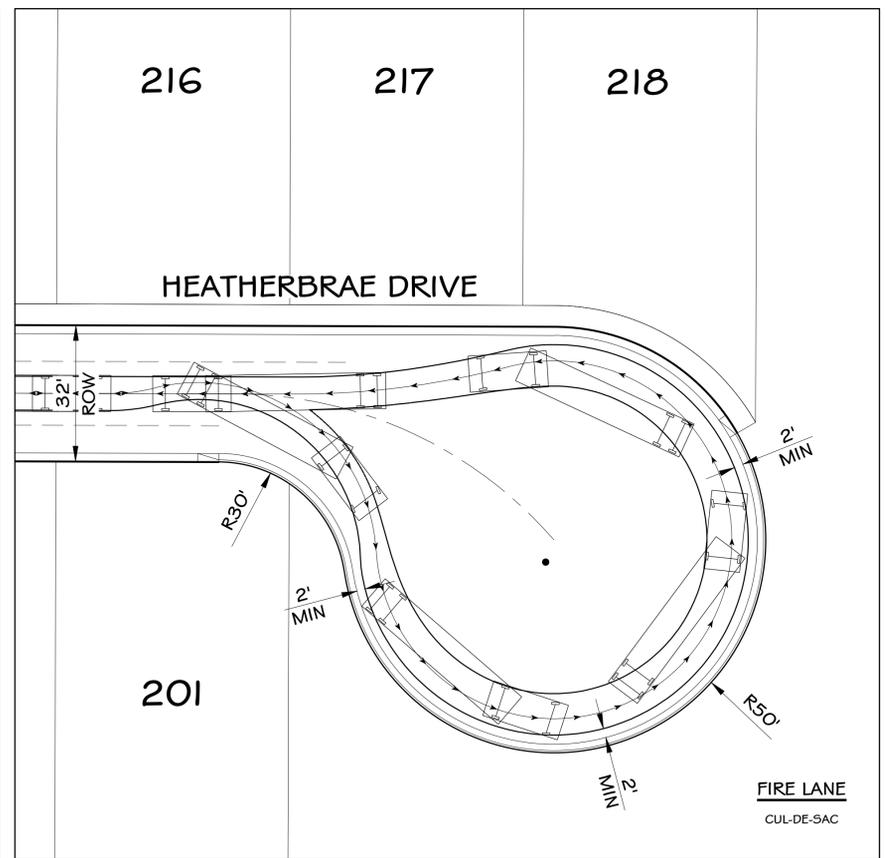
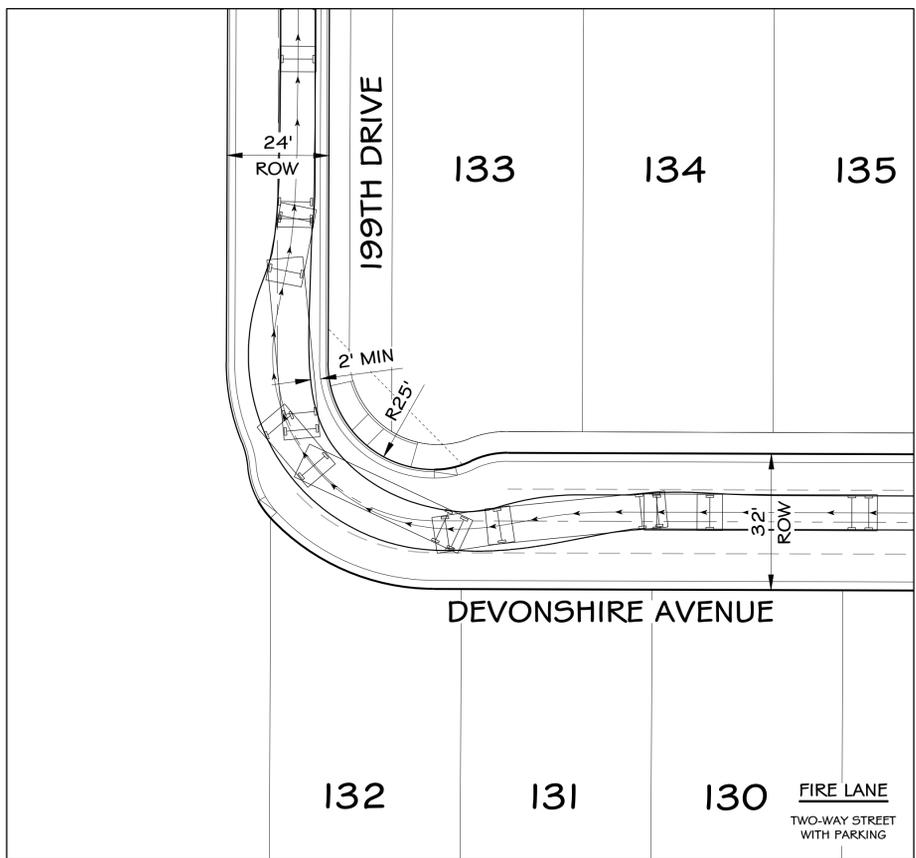
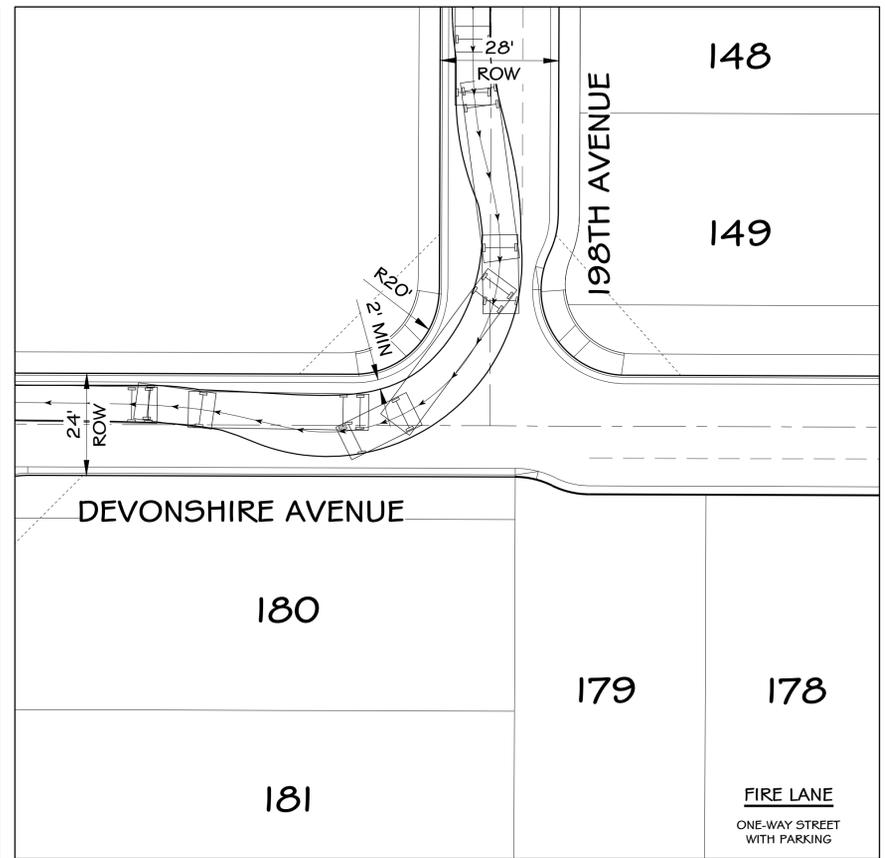
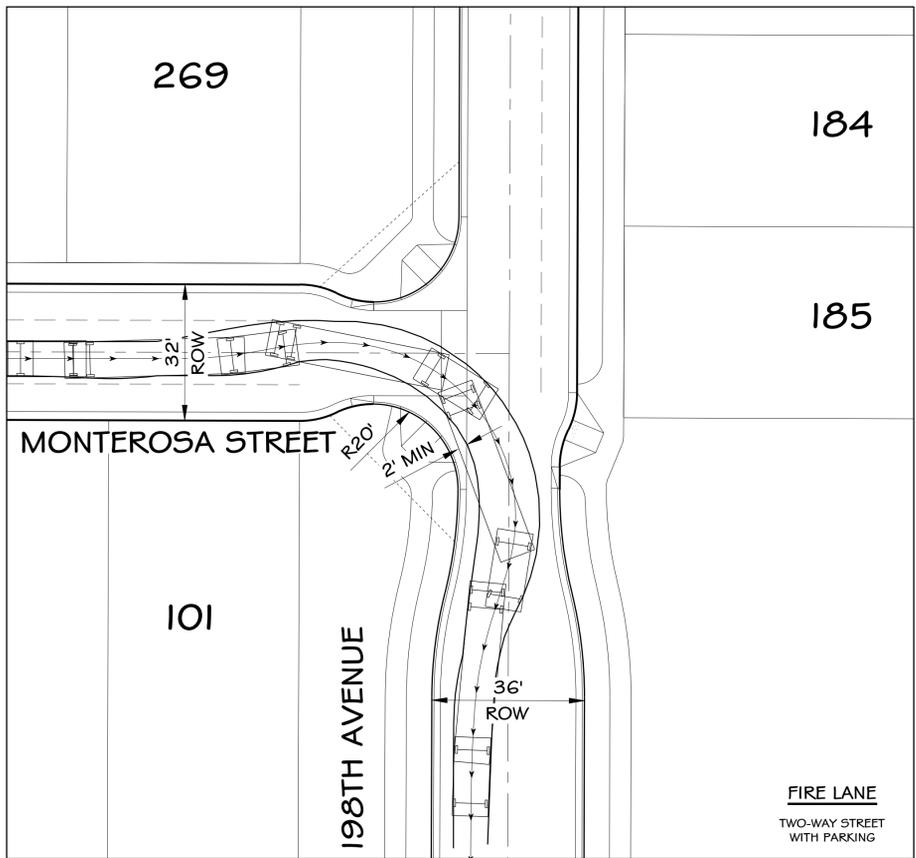
NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL	DESIGN SEAL
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EXPIRES 12/31/2016

ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 14DMB230	SHEET NUMBER 6 OF 11

SUBMITTAL: **2ND SUB**
 COB PERMIT TRACKING # **PLZ-16-00054**



FIRE LANE NOTES
 FIRE TRUCK DESIGN VEHICLE IS WB-50.
 MINIMUM TURNING RADIUS USED IS 42 FEET.
 GOAL IS TO KEEP STREET PARKING INTACT.
 AS MUCH AS POSSIBLE, WHERE CLEARANCE IS NOT POSSIBLE WITH PARKING, NO PARKING SIGN AND NECK-DOWNS WILL BE INSTALLED.

FIRE LANE LEGEND

- FIRE TRUCK OUTSIDE EDGE OF WHEEL TRACTS
- FIRE TRUCK DIRECTION OF TRAVEL
- LIMITS OF STREET PARKING
- CURB & GUTTER

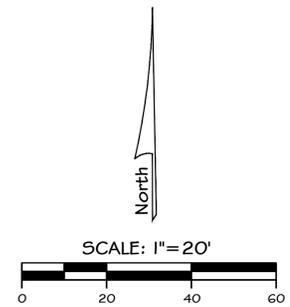
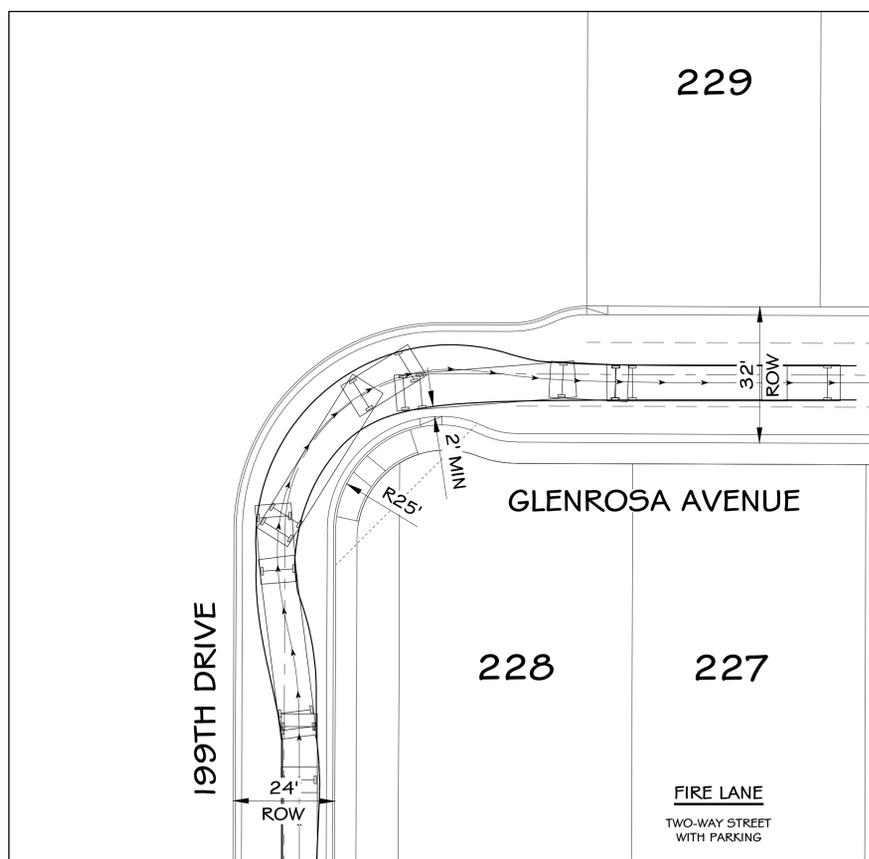
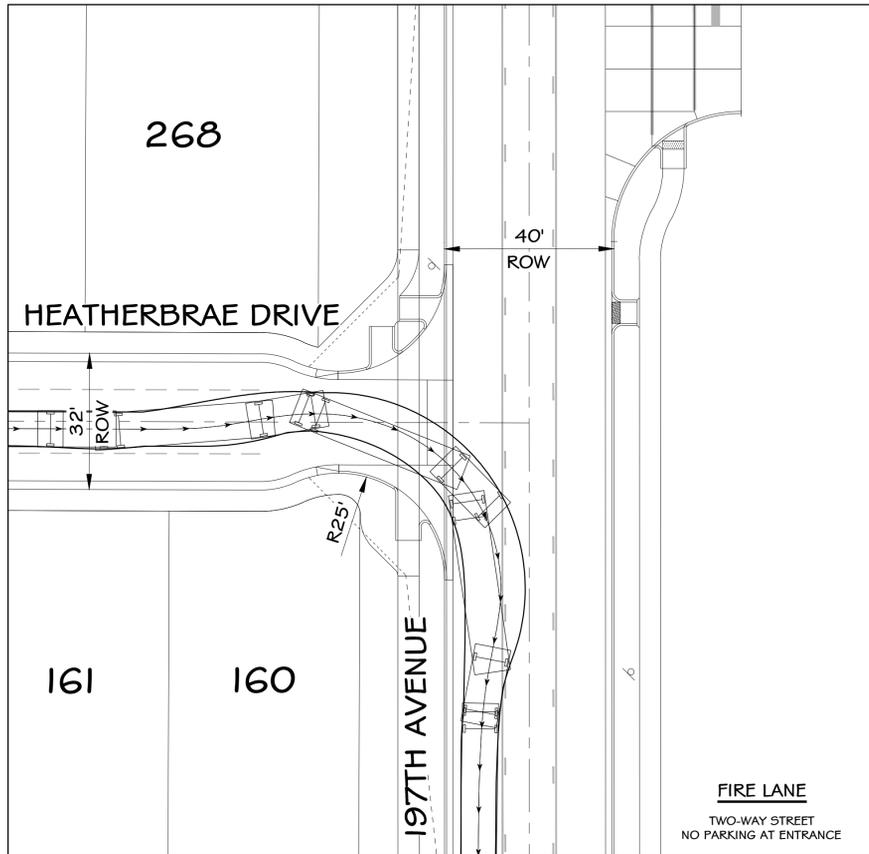
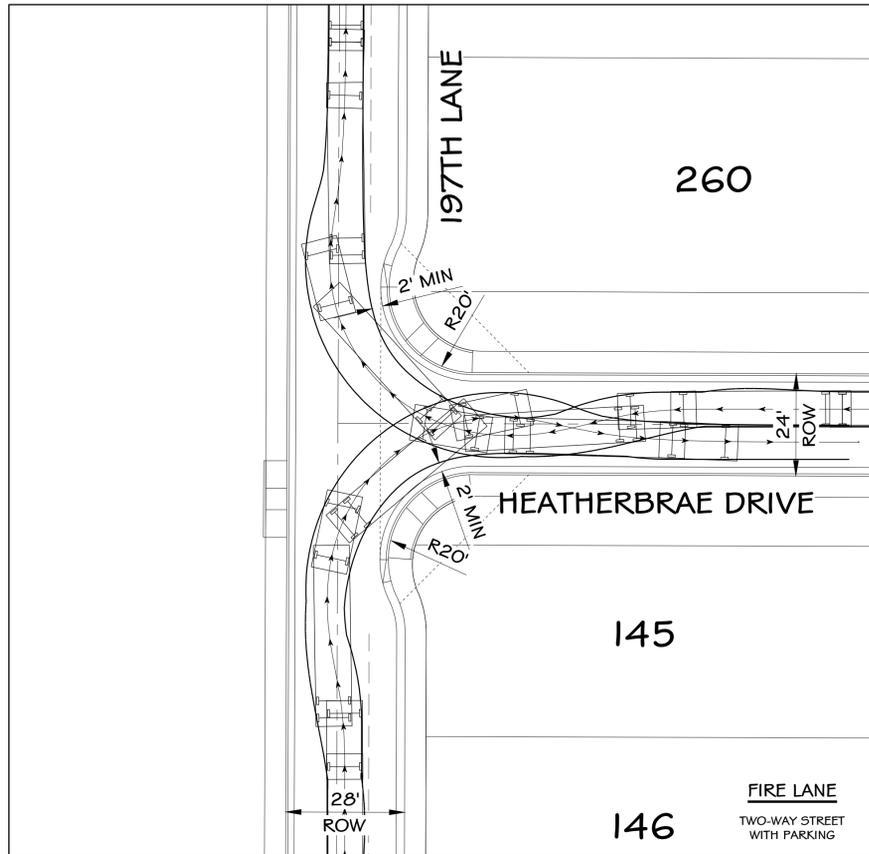
VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 FIRE LANE EXHIBIT

REVISIONS:

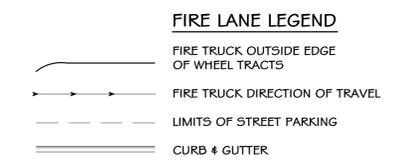
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COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT APPROVED FOR CONSTRUCTION OR RECORDING	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 14DMB230	SHEET NUMBER 7 OF 11

SUBMITTAL: **2ND SUB**
 COB PERMIT # **PLZ-16-00054**



FIRE LANE NOTES
 FIRE TRUCK DESIGN VEHICLE IS WB-50.
 MINIMUM TURNING RADIUS USED IS 42 FEET.
 GOAL IS TO KEEP STREET PARKING INTACT.
 AS MUCH AS POSSIBLE, WHERE CLEARANCE IS NOT POSSIBLE WITH PARKING, NO PARKING SIGN AND NECK-DOWNS WILL BE INSTALLED.



VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 FIRE LANE EXHIBIT

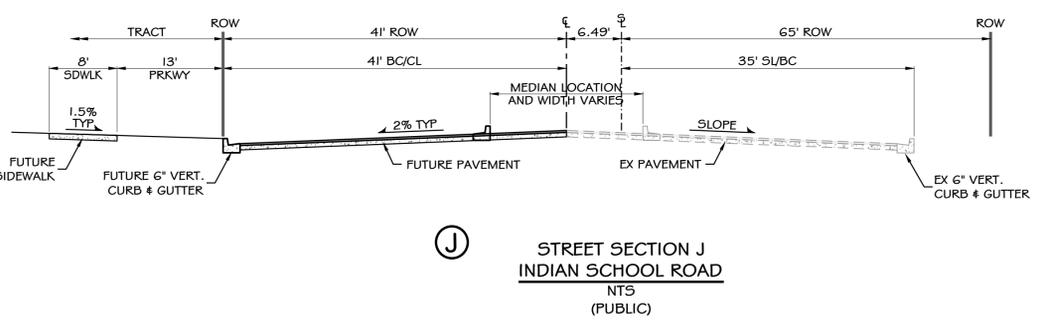
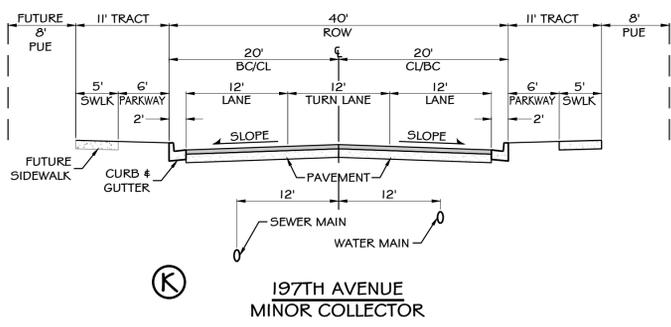
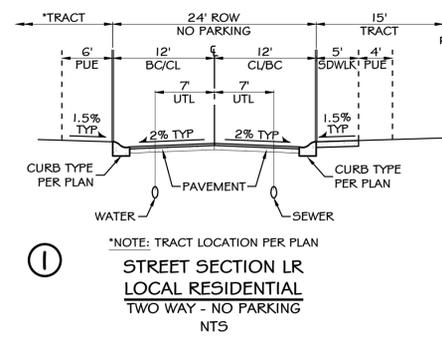
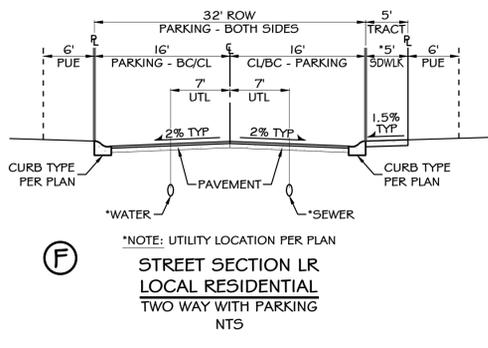
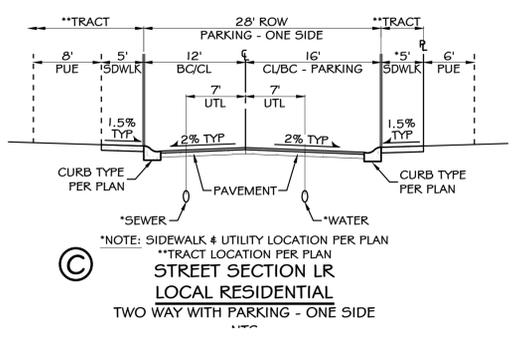
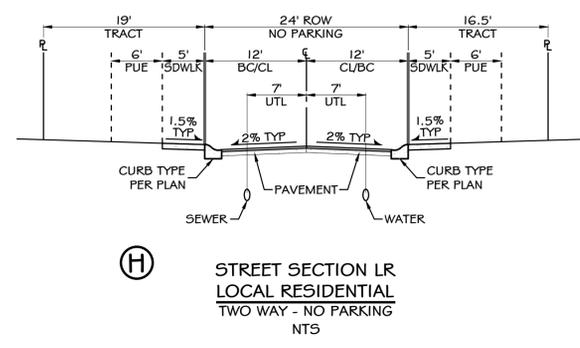
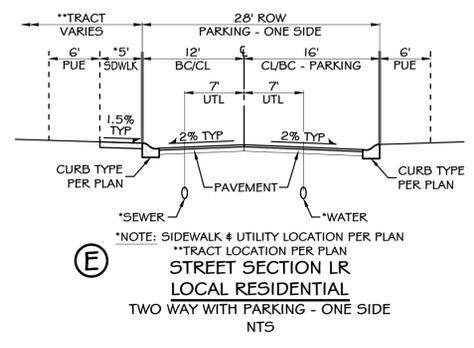
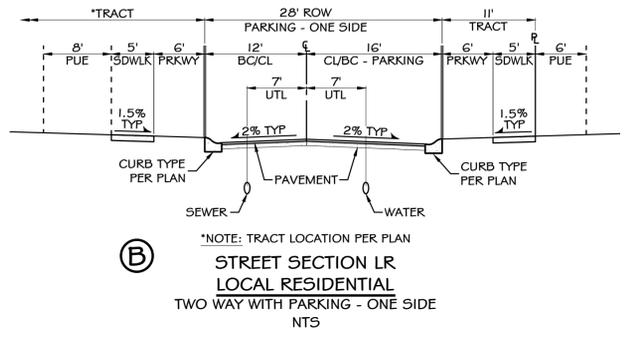
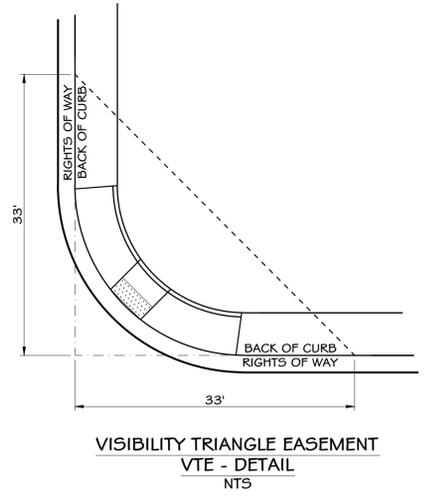
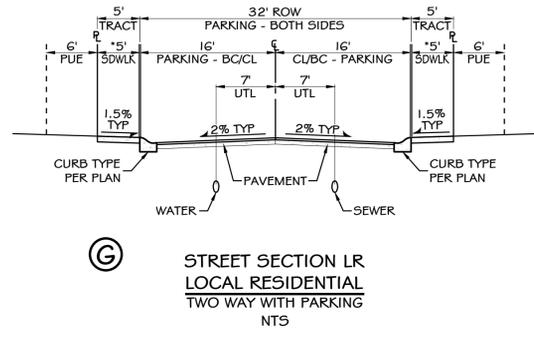
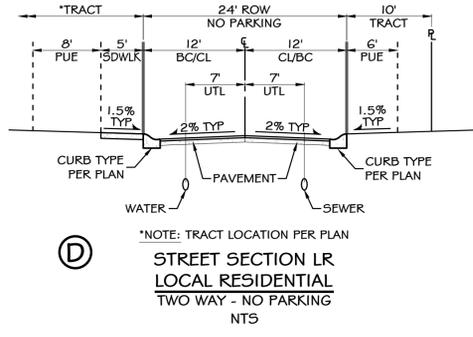
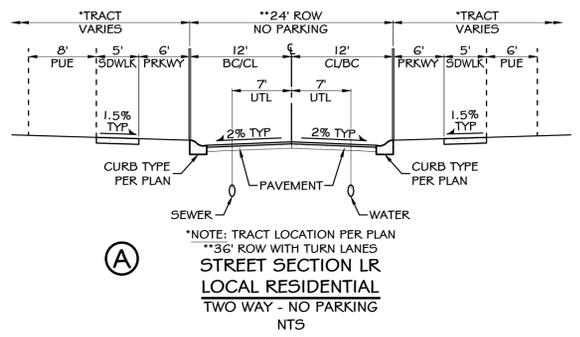
REVISIONS:

1	
2	
3	

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT APPROVED FOR CONSTRUCTION OR RECORDING	
	2ND SUB

ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 14DMB230	SHEET NUMBER 8 OF 11

SUBMITTAL: **2ND SUB**
 COB PLAN TRACKING #
 COB PERMIT # **PLZ-16-00054**



VERRADO™
 BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY STREET SECTIONS

REVISIONS:
 1
 2
 3

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL
 DESIGN SEAL
 24443 GORDON W.R. WARK
 EXPIRES 12/31/2016

ORIGINAL PLAN DATE: 06/15/16
 LATEST REVISION DATE: 00/00/00

PROJECT NUMBER: 14DMB230
 SHEET NUMBER: 9 OF 11

2ND SUB
 PLZ-16-00054

PARCEL 4.430 LOT AREAS	
LOT No.	SQ FEET
201	6848
202	6875
203	6875
204	6875
205	6875
206	6875
207	6875
208	6929
209	6643
210	6600
211	6600
212	6600
213	6600
214	6600
215	6600
216	6600
217	6600
218	6977
219	6600
220	6600
221	6600
222	6600
223	6600
224	6600
225	6600
226	6600
227	6600
228	6647
229	6600
230	6600
231	6600
232	6600
233	6600
234	6600
235	6600
236	6600
237	6600
238	6631
239	6631
240	6600
241	6600
242	6600
243	6600
244	6600
245	6600
246	6600
247	6600
248	6600
249	6600
250	6930
251	6600
252	6600
253	6600
254	6600
255	6600
256	6632
257	6632
258	6600
259	6600
260	6632
261	6632
262	6600
263	6600
264	6600
265	6600
266	6600
267	6600
268	6618
TOTAL =	452031

PARCEL 4.420 LOT AREAS	
LOT No.	SQ FEET
101	5400
102	5400
103	5400
104	5400
105	5400
106	5400
107	5400
108	5400
109	5400
110	5400
111	5629
112	5400
113	5400
114	5400
115	5400
116	5400
117	5400
118	5400
119	5400
120	6600
121	6600
122	6600
123	5425
124	5400
125	5400
126	5400
127	5400
128	5400
129	5400
130	5400
131	5400
132	5400
133	5400
134	5400
135	5596
136	5448
137	5400
138	5400
139	5400
140	5400
141	5400
142	5400
143	5400
144	5400
145	5400
146	5400
147	5400
148	5440
149	5400
150	5400
151	5400
152	5440
153	5432
154	5400
155	5400
156	5400
157	5400
158	5400
159	5400
160	5400
161	5400
162	5451
163	5885
164	5404
165	5400
166	5400
167	5400
168	5400
169	5400
170	5400
171	5400
172	5432
173	5400
174	5400
175	5400
176	5400
177	5400
178	5400
179	5400
180	5400
181	5400
182	5435
183	5400
184	5400
185	5400
186	5400
187	5400
188	5400
TOTAL =	480017

PARCEL 4.420	
RETENTION TRACT AREAS	
TRACT NAME	SQ FEET
TRACT B	161600
TRACT F	84761
TRACT G	21525
TRACT E	1179
TOTAL =	269066

PARCEL 4.430	
RETENTION TRACT AREAS	
TRACT NAME	SQ FEET
TRACT H	1700
TRACT C	96353
TRACT D	16729
TOTAL =	114782

PARCEL 4.420	
OPEN SPACE TRACT AREAS	
TRACT NAME	SQ FEET
TRACT A1	2663
TRACT A2	4524
TRACT A3	1148
TRACT A4	1199
TRACT A5	1363
TRACT A6	1363
TOTAL =	12259

PARCEL 4.430	
OPEN SPACE TRACT AREAS	
TRACT NAME	SQ FEET
TRACT A7	2326
TRACT A8	1210
TRACT A9	1210
TRACT A10	1670
TRACT A11	1670
TRACT A12	1670
TOTAL =	9756

PARCEL 4.420	
SIDEWALK TRACT AREAS	
TRACT NAME	SQ FEET
TRACT 5A	1609
TRACT 5B	5746
TRACT 5C	5586
TRACT 5D	4569
TRACT 5E	7124
TOTAL =	24635

PARCEL 4.430	
SIDEWALK TRACT AREAS	
TRACT NAME	SQ FEET
TRACT 5F	671
TRACT 5G	9056
TRACT 5H	1308
TRACT 5I	1308
TRACT 5J	6626
TOTAL =	18969

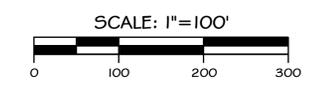
RIGHTS OF WAY AREAS	
DESCRIPTION	SF
PARCEL 4.420 - ROW	99125
PARCEL 4.430 - ROW	102581
TOTAL (AC)=	201706

PARCEL AREAS	
DESCRIPTION	ACRES
PARCEL 4.420	15.94
PARCEL 4.430	23.43
TOTAL (AC)=	39.36

VERRADO™

BUCKEYE, ARIZONA
 EAST DISTRICT - PHASE 1
 PRELIMINARY PLAT

REVISIONS:	
1	
2	
3	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT APPROVED FOR CONSTRUCTION OR RECORDING	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 14DMB230	SHEET NUMBER 10 OF 11
SUBMITTAL: 2ND SUB	
COB PERMIT # PLZ-16-00054	



LEGEND

- STORM DRAIN PIPE / CATCH BASIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- DRAINAGE FLOW
- RETENTION BASIN

NOTE: SEE CONCEPT DRAINAGE REPORT

BASIN INFORMATION

- BASIN B RETVOL=5.99 ACFT 4' DEEP
- BASIN Bx RETVOL=0.31 ACFT 3' DEEP
- BASIN C RETVOL=5.87 ACFT 4' DEEP
- BASIN D RETVOL=0.22 ACFT 4' DEEP
- BASIN E RETVOL=0.53 ACFT 4' DEEP
- BASIN F RETVOL=0.52 ACFT 4' DEEP
- BASIN G RETVOL=12.56 ACFT 13' DEEP

VERRADO™
BUCKEYE, ARIZONA
EAST DISTRICT - PHASE 1
PRELIMINARY GRADING
AND DRAINAGE PLAN

REVISIONS:

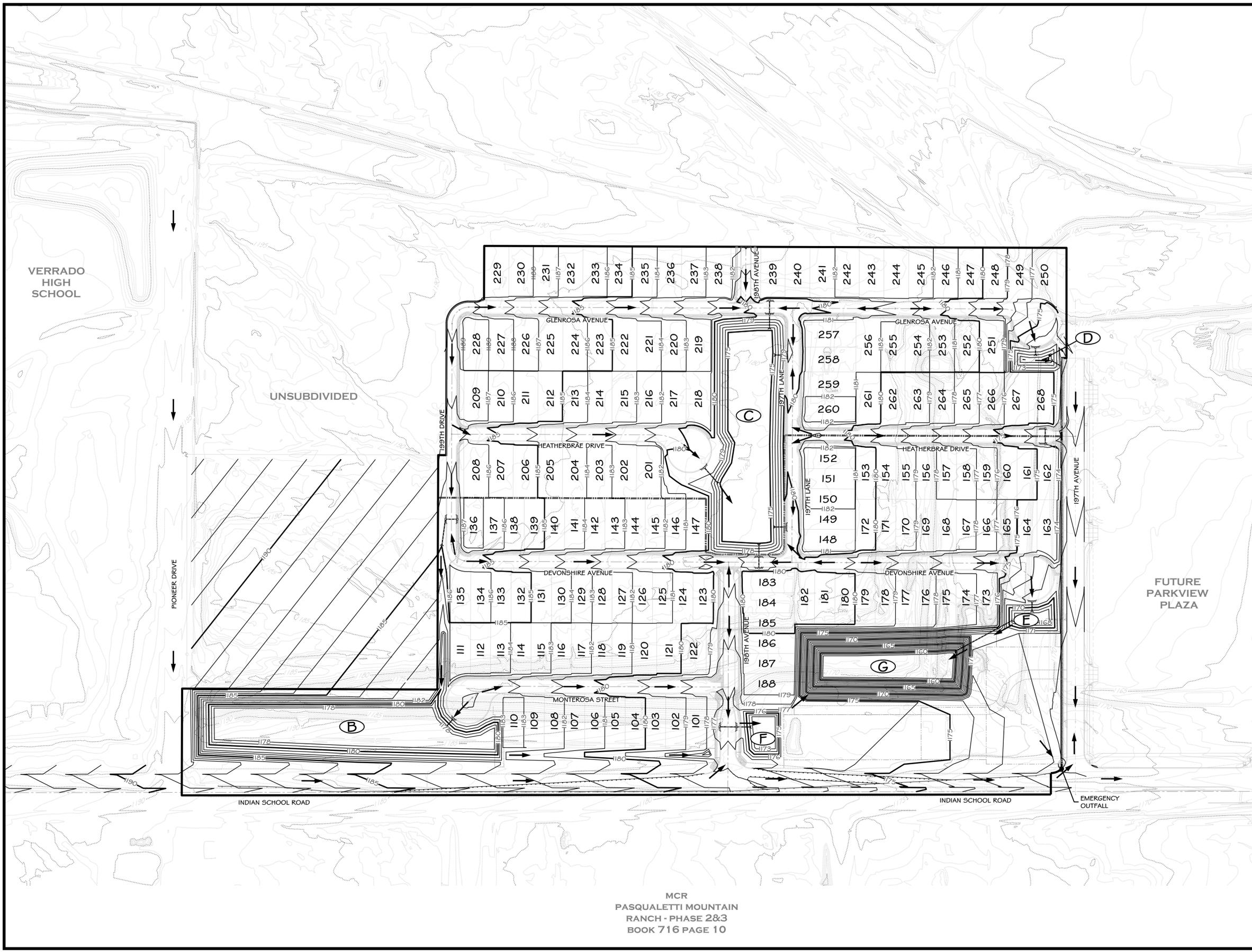
1	
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COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL

NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL	DESIGN SEAL		SUBMITTAL: 2ND SUB
ORIGINAL PLAN DATE 06/15/16	LATEST REVISION DATE 00/00/00		
PROJECT NUMBER 14DMB230	SHEET NUMBER 11 OF 11	COB PLAN TRACKING #	PLZ-16-00054

MCR
 PASQUALETTI MOUNTAIN
 RANCH - PHASE 2&3
 BOOK 716 PAGE 10



VERRADO HIGH SCHOOL

UNSUBDIVIDED

FUTURE PARKVIEW PLAZA

EMERGENCY OUTFALL



ANNEXATION

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00055
TITLE: Marwest Annexation
MEETING DATE: July 26, 2016
AGENDA ITEM: 5A

Applicant: George Quinif, Peak Group LLC
Owner: Marwest Enterprises LLC
Request: Annexation
Location: Southwest Corner Culver Street and Perryville Road
Site size: Approximately Two Acres
Public input: None known
Recommendation: Approve

PROJECT DESCRIPTION

1. This is a request for annexation of two parcels that total approximately two acres located at the southwest corner of Perryville Road and Culver Street.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Regional Commercial	No Zoning - Adjacent Zoning CC (Commercial Center)
Surrounding Properties	Vacant	Regional Commercial	CC

BACKGROUND:

2. Several roadways were established in the area in the 1970’s. The portion of Latham Street that has been abandoned was never built, but Culver Street was built and intersected with Perryville Road.
3. In 2014 ADOT built a new traffic interchange at I-10 and Perryville Road Access to Culver Street from Perryville Road was severed. The applicant requested the two abandonments through the County Board of Supervisors and they were granted. The portions of the roadways that were abandoned were never incorporated into the City of Buckeye.



ANALYSIS:

Annexation Context

4. The property is within a County Island surrounded by City of Buckeye incorporated areas. When a property is within an area considered a County Island, there are no length and width requirements that need to be adhered to in order to annex the property.
5. The property will be within the City of Buckeye water and sewer service area.

Comparable Zoning

6. Title 9 of Arizona Revised Statutes requires that a city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. The City of Buckeye Development Code Article 1, Section 1.5.2 requires that the City Council designate the zoning district(s) applicable to such territory at the time of the annexation that is most similar to the current county zoning. Since there is no zoning that exists on the property today, Maricopa County codes references the zoning after the vacation of a public way as follows:

“ARTICLE 402.3. PUBLIC WAY VACATION: Whenever any street, alley or other public way is vacated by the Board of Supervisors, the zoning districts adjoining each side of such street, alley or public way shall be considered as extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended zoning districts.”

7. The City of Buckeye CC zoning adjoins the properties and will be in place 30-days after the annexation is approved by the City Council.

RECOMMENDATION:

8. Staff recommends the Planning and Zoning Commission motion to recommend **approval** of **PLZ-16-00055** to the City Council for the following reasons:
 - Conformance with State Statute
 - Conformance with the Development Code
 - No outstanding issues from reviewing departments

EXHIBITS

Vicinity Map, Legal Description with Map

Prepared By:

Adam Copeland, Principal Planner

Reviewed By:

Terri Hogan, AICP, Deputy Director of Planning

EXHIBIT "A"

PLZ-16-00055

LEGAL DESCRIPTION OF MARWEST PROPERTY ANNEXATION NEAR PERRYVILLE ROAD & CULVER STREET

That portion of abandoned Culver Street as described in Recording Number 2015-0882656, Maricopa County Records, located in a portion of the Northeast quarter of Section 4, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a Maricopa County Department of Transportation brass cap in handhole marking the Northeast corner of said Section 4, from which a Maricopa County Department of Transportation brass cap in handhole marking the East quarter corner of said Section 4 bears South 00 degrees 13 minutes 05 seconds West 2,624.40 feet;

THENCE South 00 degrees 13 minutes 05 seconds West 1,312.20 feet along the East line of said Northeast quarter to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 4;

THENCE North 89 degrees 35 minutes 54 seconds West 361.17 feet along the South line of said Northeast quarter of the Northeast quarter to the POINT OF BEGINNING;

THENCE South 00 degrees 12 minutes 28 seconds West 30.00 feet;

THENCE North 89 degrees 35 minutes 54 seconds West 448.44 feet;

THENCE North 00 degrees 13 minutes 58 seconds East 30.00 feet to said South line of the Northeast quarter of the Northeast quarter;

THENCE continuing North 00 degrees 13 minutes 58 seconds East 30.00 feet;

THENCE South 89 degrees 35 minutes 54 seconds East 448.41 feet;

THENCE South 00 degrees 12 minutes 28 seconds West 30.00 feet to the POINT OF BEGINNING.

Comprising 0.618 acres or 26,905 square feet more or less.



EXPIRES 3/31/17

SUPERIOR
SURVEYING SERVICES, INC.

21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 6/14/16

JOB NO.: 150843

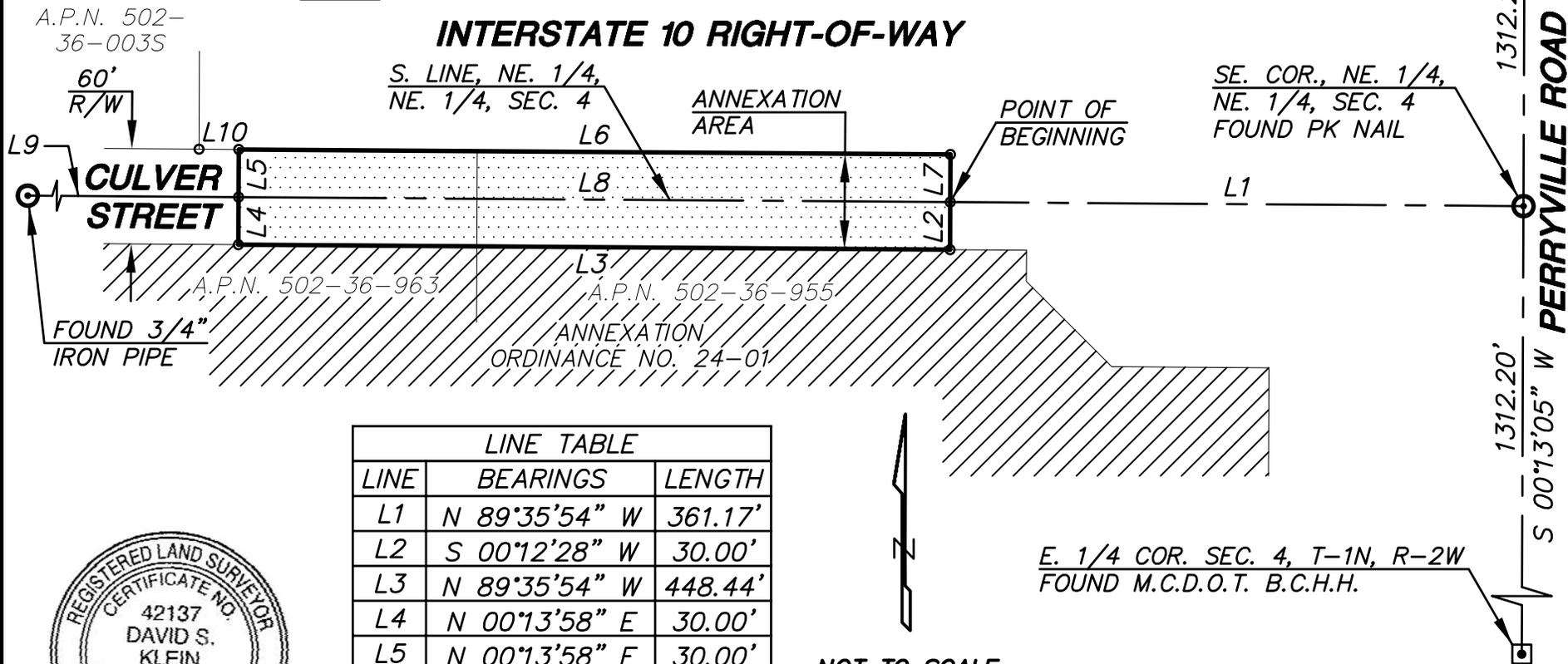
EXHIBIT "B"

PLZ-16-00055
 DEPICTION OF MARWEST PROPERTY ANNEXATION
 NEAR PERRYVILLE ROAD & CULVER STREET

NE. COR. SEC. 4,
 T-1N, R-2W
 FOUND M.C.D.O.T.
 B.C.H.H.

 CURRENT CITY LIMITS
 AREA TO BE ANNEXED

INTERSTATE 10 RIGHT-OF-WAY



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°35'54" W	361.17'
L2	S 00°12'28" W	30.00'
L3	N 89°35'54" W	448.44'
L4	N 00°13'58" E	30.00'
L5	N 00°13'58" E	30.00'
L6	S 89°35'54" E	448.41'
L7	S 00°12'28" W	30.00'
L8	N 89°35'54" W	448.42'
L9	N 89°35'54" W	509.08'
L10	S 89°35'54" E	25.00'



David S. Klein

EXPIRES 3/31/17

NOT TO SCALE


SUPERIOR
 SURVEYING SERVICES, INC.

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 Phoenix, AZ 85027
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 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

DATE: 6/14/16

JOB NO.: 150843

Project: 150843

Wed May 25 15:47:30 2016

Parcel Map Check

Parcel name: PROPERTY OFF CULVER

North: 5365.849	East : 5036.977
Line Course: S 00-12-28 W	Length: 30.00
North: 5335.849	East : 5036.869
Line Course: N 89-35-54 W	Length: 448.44
North: 5338.993	East : 4588.440
Line Course: N 00-13-58 E	Length: 30.00
North: 5368.993	East : 4588.561
Line Course: N 00-13-58 E	Length: 30.00
North: 5398.992	East : 4588.683
Line Course: S 89-35-54 E	Length: 448.41
North: 5395.849	East : 5037.082
Line Course: S 00-12-28 W	Length: 30.00
North: 5365.849	East : 5036.973

Perimeter: 1016.85 Area: 26,905 SQ. FT. 0.618 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.004 Course: N 88-21-20 W
Error North: 0.0001 East : -0.0038
Precision 1: 254,212.50



EXPIRES 3/31/17

SUPERIOR
SURVEYING SERVICES, INC.

21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 6/14/16

JOB NO.: 150843

EXHIBIT "A"

PLZ-16-00055

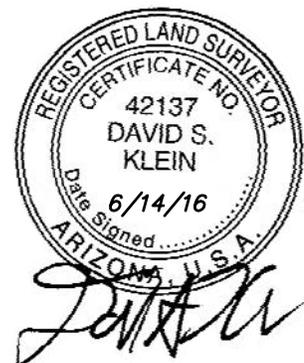
LEGAL DESCRIPTION OF MARWEST PROPERTY ANNEXATION
NEAR PERRYVILLE ROAD & LATHAM STREET

That portion of abandoned Latham Street as described in Recording Number 2014-0586288, Maricopa County Records, being more particularly described as follows:

The South 25 feet of the South half of the North half of the Southeast quarter and the North 25 feet of the North half of the South half of the Southeast quarter, all in the Northeast quarter of Section 4 - T1N, R2W, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying in the West 30 feet and the East 50 feet of the Southeast quarter of the Northeast quarter of said Section 4.

Comprising 1.422 acres or 61,950 square feet more or less.



EXPIRES 3/31/17

**SUPERIOR**
SURVEYING SERVICES, INC.

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Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 6/14/16

JOB NO.: 150843

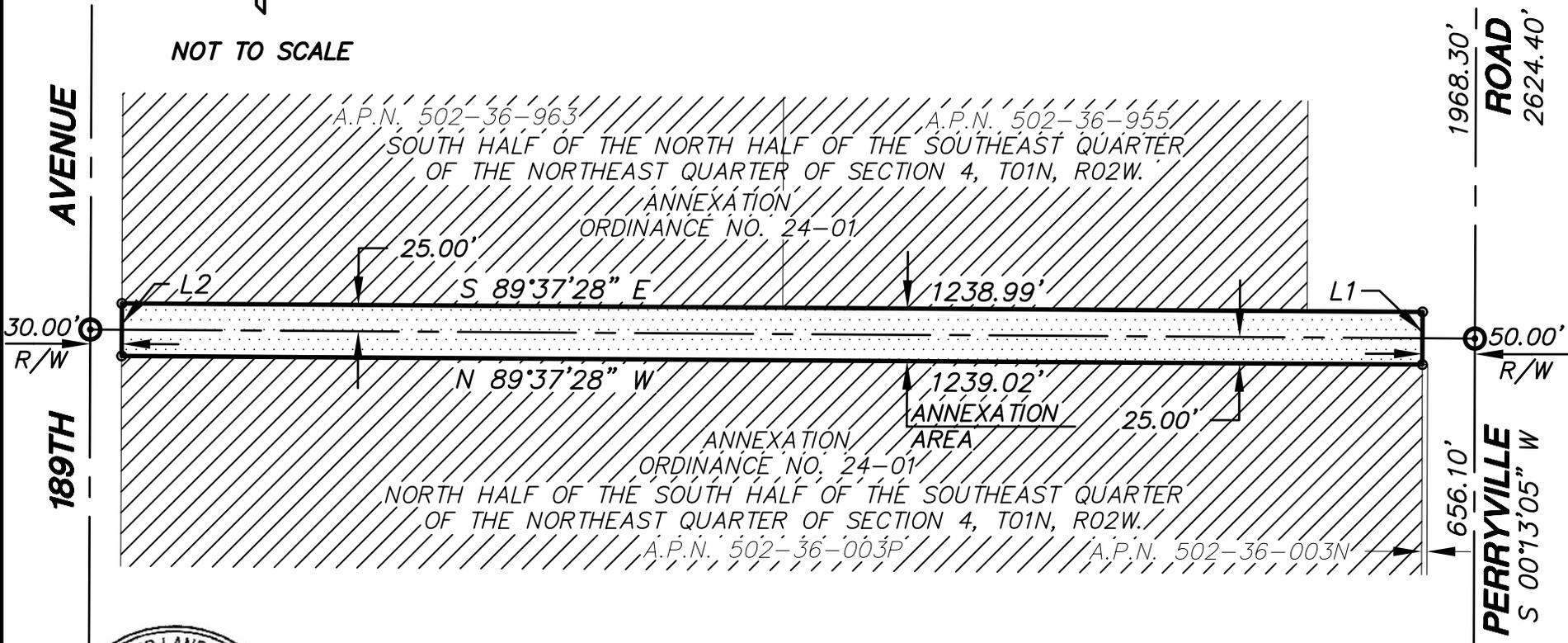
EXHIBIT "B"

PLZ-16-00055
 DEPICTION OF MARWEST PROPERTY ANNEXATION
 NEAR PERRYVILLE ROAD & LATHAM STREET

NE. COR. SEC. 4,
 T-1N, R-2W
 FOUND M.C.D.O.T.
 B.C.H.H.



NOT TO SCALE



David S. Klein

EXPIRES 3/31/17

- CURRENT CITY LIMITS
- AREA TO BE ANNEXED

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°13'05" W	50.00'
L2	N 00°14'52" E	50.00'

E. 1/4 COR. SEC. 4, T-1N, R-2W
 FOUND M.C.D.O.T. B.C.H.H.

SUPERIOR
 SURVEYING SERVICES, INC.

DATE: 6/14/16

21415 N. 23rd Avenue
 Phoenix, AZ 85027
 623-869-0223 (office)
 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

JOB NO.: 150843

Project: 150843
Parcel Map Check

Wed May 25 15:51:00 2016

Parcel name: PROPERTY OFF LATHAM

North: 4732.488 East : 5345.733
Line Course: S 00-13-05 W Length: 50.00
North: 4682.488 East : 5345.542
Line Course: N 89-37-28 W Length: 1239.02
North: 4690.610 East : 4106.549
Line Course: N 00-14-52 E Length: 50.00
North: 4740.609 East : 4106.765
Line Course: S 89-37-28 E Length: 1238.99
North: 4732.488 East : 5345.729

Perimeter: 2578.01 Area: 61,950 SQ. FT. 1.422 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.004 Course: N 88-42-50 W
Error North: 0.0001 East : -0.0041
Precision 1: 644,502.50



A handwritten signature in black ink, appearing to read "David S. Klein", written over the bottom portion of the professional seal.

EXPIRES 3/31/17



21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
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info@superiorsurveying.com

DATE: 6/14/16

JOB NO.: 150843