

APRIL 2023



HACIENDAS 5

PLANNED AREA DEVELOPMENT STANDARDS & GUIDELINES REPORT

SEC OF LITCHFIELD ROAD (ALIGNMENT)
& DIXILETA DRIVE (ALIGNMENT)

PEORIA, ARIZONA

PREPARED FOR:

SILVER SKY PROPERTIES LLC/PENSCO TRUST CO
4900 NORTH SCOTTSDALE ROAD, SUITE 3000
SCOTTSDALE, ARIZONA 85251

Exhibit 7

Development Team

Property Owner:

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4900 North Scottsdale Road, Suite 3000
Scottsdale, Arizona 85251
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Office: (602) 490-0535

Landscape Architect:

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matt@collaborativev.com
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- Exhibit 1 – Vicinity Map
- Exhibit 2 – Legal Description
- Exhibit 3 – Conceptual Development Plan: Conceptual Preliminary Plat, Conceptual Landscape Plan & Conceptual Wall Plan

1. Introduction

Haciendas 5 (referred to as the “Project”, “Property”, or “Site”) is a requested Planned Area Development (“PAD”) consisting of a 12-lot single-family detached residential development on 5-gross acres located at the southeast corner of Litchfield Road/139th Avenue and Dixileta Drive alignments (See **Exhibit 1 - Vicinity Map**). The Project is located directly west and abutting the approved PAD development known as Haciendas at White Peak (referred to as Haciendas @ WP).

The PlanPeoriaAZ 2040 General Plan Land Use designation for the Project is Traditional Residential, which allows for moderate sized lots with detached single-family homes. The density range is 2.0 to 5.0 dwelling units per acre with lot sizes typically ranging between 7,000 SF and 18,000 square feet (“SF”) and supports R1-8 and PAD zoning districts. In accordance with the Traditional Residential land use designation, Haciendas 5 supports a suburban lifestyle while maintaining a detached single-family home character with a proposed density of 2.4 du/acre and a minimum lot area of 8,000 SF.

The Haciendas 5 PAD is a separate development that has an interdependent relationship with Haciendas @ WP for infrastructure and access needs. The two PAD’s are intended to operate as one unified development. Therefore, it is anticipated that the Project will be developed subsequently or simultaneously with Haciendas @ WP.

The proposed rezoning of the Property from the Suburban Ranch District (SR-43) to PAD, is based on the City’s Single-family Residential (R1-8) zoning district with modified development standards that are compatible with and intended to provide consistency with adjacent projects. The Haciendas 5 development is proposed to provide lots with a minimum size of 65’ x 125’.

2. Project Phasing and Development Schedule

Haciendas 5 cannot develop until such time that Haciendas @ WP (the development abutting the east property line) develops and provides access and infrastructure to the area. The Haciendas 5 property will be developed in one phase..

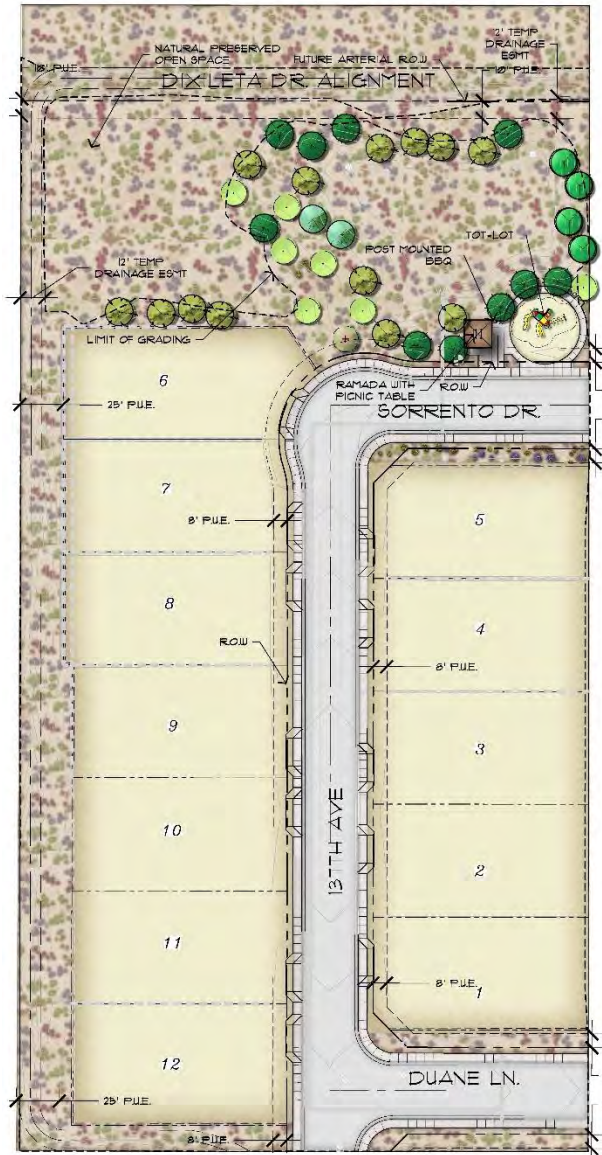
3. Legal Description

See **Exhibit 2 - Legal Description**, for a description of the Property.

4. Conceptual Development Plan

The requested PAD zoning for Haciendas 5 will permit development of a 12-lot single-family residential subdivision on 5-gross acres, see the **Preliminary Plat** in **Exhibit 3**. The minimum lot size is 65’x125’ and 8,000 SF in area with an overall density of 2.4 du/ac. All lots are accessed by a 50’ wide local public street. All local street access will be provided through direct connections to the internal local roadways of Haciendas @ WP to the east. Strategic planning of lot sizes, project theming and uniform design standards will result in Haciendas 5 mirroring the proposed development of Haciendas @ WP.

The family-oriented Project will provide 30% total open space with approximately 11% of it activated. Proposed recreational amenities include a tot lot with a ramada, seating and a BBQ grill. Approximately nineteen percent of the total project gross area is natural open space, both undisturbed preserved area and re-vegetated area. The Project open space and recreation amenities are designed to transition seamlessly from a play structure accessible from the street to revegetated natural open space to preserved, undisturbed natural open space which offers an opportunity to experience nature within the neighborhood and appreciate it on a daily basis. Refer to the **Conceptual Landscape Plan** in **Exhibit 3** for a depiction of the proposed landscaping and amenities, and below excerpt.



5. Permitted Principal, Conditional, and Accessory Uses

The Project's permitted, conditional and accessory uses shall be in conformance with Single Family Residential, Sections 21-415 through 21-419 and 21-421 through 21-422 of the Peoria Zoning Code.

6. Project Development Standards

The PAD Development Standards for Haciendas 5 are listed in **Table 1** below. The Project shall comply with all regulations within the City of Peoria Zoning Ordinance and Community Design Guidelines, except as otherwise modified within the PAD.

Table 1 PAD Development Standards

Development Standard	Haciendas 5 PAD Standard
Minimum Lot Area (sq. ft.)	8,000
Minimum Lot Width (ft.)	65
Minimum Lot Depth (ft.)	125
Maximum Lot Coverage (%)	50%
Maximum Building Height (ft.)	30
Front Yard Setback (ft.) *	10/20
Interior Yard Setback (ft.) (min./total)	5 /10, total 15
Rear Yard Setback (ft.)	15
Corner Yard Setback (ft.)	5 / total 10

* The front setback shall be 10 feet to the building facade or side entry garage, and 20 feet to the face of a front-facing garage

Architecture and Theming

It is anticipated that the Project will incorporate unique building designs, high-quality materials, and distinctive architectural features that are compatible with the other architectural elements of nearby and adjacent developments. The **Conceptual Landscape Plan** and **Conceptual Wall Plan** in **Exhibit 3** incorporates design elements, landscape palette, and theme walls/fences that are designed to be compatible with adjacent developments, including the anticipated design features of Haciendas @ WP development that abuts the Project to the east.

Development of the subdivision improvements, amenities, and dwelling units shall conform to the Peoria Community Design Guidelines, as amended, and subsection Screening, Fencing & Walls.

Open Space and Amenities

The Project will provide 1.5 acres of total open space, including undisturbed preserved natural open space, re-vegetated natural open space, and open space with amenities. Amenities will include a ramada with picnic table, barbeque grill and play equipment. Activated open space makes up approximately 11% of the total open space. Natural open space makes up approximately 19% of the total open space with approximately 45% of it undisturbed preserved area and 55% of it revegetated area. See **Exhibit 3 – Conceptual Landscape Plan** for a depiction of the conceptual landscape plan and open space layout.

Lighting

Project lighting will be in accordance with the City of Peoria Subdivision Regulations and Community Design Guidelines (20-78-3.II.B.2). All lighting shall meet the City of Peoria Dark Sky Ordinance, Chapter 20, Sections 20-60 through 20-67.

Screening, Fencing & Walls

The walls of Haciendas 5 will be designed to match the walls of Haciendas @ WP, and also in accordance with the City of Peoria Zoning Ordinance, Subdivision Regulations, and Community Design Guidelines(except as otherwise modified below). Development of the walls will be consistent with **Exhibit 3 – Conceptual Wall Plan**. Generally, the walls will be solid decorative type, constructed of painted concrete masonry units (CMUs) accented with split face CMU banding and columns. Tubular steel view fence will be located on walls abutting open space areas. All of the walls will be painted or integral color with a two-toned desert palette consistent with the surrounding development. Theme walls shall exceed the minimum requirements by incorporating various materials and providing color accents, and masonry pillars with caps.

To limit the disturbance required of natural features within the Project and to address the natural terrain, the maximum retaining wall heights for the development shall not exceed 4.0-feet as illustrated on the **Preliminary Plat** and **Conceptual Wall Plan** in **Exhibit 3**.

Table 2 below addresses how the walls will deviate from the City of Peoria standards:

Table 2 Walls and Fences Development Standards

Walls and Fences Development Standards	
Development Standard	Haciendas 5 PAD
Walls and fences shall be in accordance with the Peoria Community Design Guidelines	No Amendment
Maximum retaining wall heights between abutting lots and adjacent to streets.	4 feet
Maximum retaining wall in the front setback	2 feet

7. Signage Standards

All signage shall comply with the City of Peoria Sign Code.

8. Landscaping Standards

Landscaping for the Project shall be in conformance with the City of Peoria Landscape Requirements as prescribed in Sections 21-815 through 21-822 of the Zoning Code, and landscape subdivision tracts between a side property line and the right-of-way shall have a minimum width of 10 feet. The Project landscaping shall include all materials identified as salvageable on the Native Plant Preservation Plan in accordance with the Desert Lands Conservation Overlay, as amended. Modifications to the conceptual Landscape Plan that conforms with the Zoning Ordinance may be administratively approved by City Staff.

9. Desert Lands Conservation Overlay

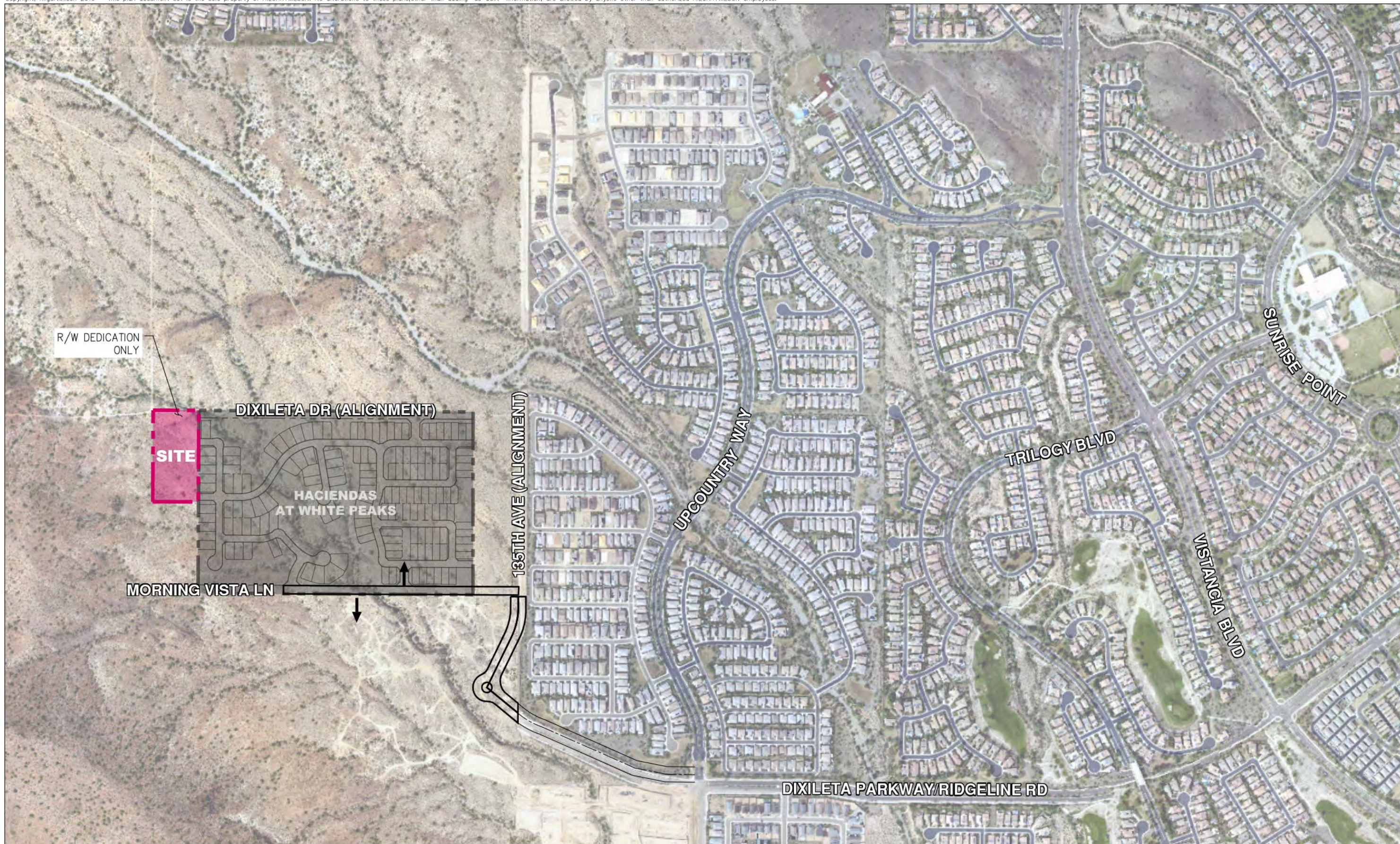
Development of the subdivision shall conform to the Desert Lands Conservation Overlay standards of Section 21-725 through 21-734 ,as amended and indicated below.

Natural Open Space: The minimum total Natural Open Space shall conform to the requirements of Section 21-729. A minimum of 15% of the gross site area is required to be Natural Open Space and 18.6% (40,510 SF) of the site of Natural Open Space is provided, with 45% (18,295 SF) undisturbed area and 55% (22,215 SF) revegetated area with landscape plant material and densities to match the adjacent undisturbed areas.

10. Streets, Utilities, Services and Public Facilities Standards

- A. **Streets:** Access to Project from existing public right-of-way and street improvements will be provide through the Haciendas @ WP to the east, and is dependent upon Haciendas @ WP development. Right-of-way and public street and related infrastructure improvements within the Project shall be dedicated, designed and constructed in compliance with the applicable City of Peoria requirements and guidelines at the time of development by the developer.
- B. **Water & Wastewater Infrastructure:** Infrastructure to serve the Project will be connected to the Haciendas @ WP infrastructure, and is dependent upon Haciendas @ WP development. Water & Wastewater Infrastructure to serve the Project shall be designed and constructed in compliance with the applicable City of Peoria requirements and guidelines at the time of development by the developer.
- C. **Stormwater/Drainage:** Infrastructure and related improvement to serve the Project shall be designed and constructed in compliance with the applicable City of Peoria requirements and guidelines at the time of development by the developer.
- D. **All Other Development Standards and Regulations:** Except as indicated in **Table 2** and as shown on the **Preliminary Plat** in **Exhibit 3**, Project shall comply with all development standards and regulations of the Peoria Zoning Ordinance and the City Code, as amended. Where there is a conflict between the requirements of the Zoning Ordinance and City Code, as amended, and **Table 2** or the **Preliminary Plat** the development standards indicated in **Table 2** and the **Preliminary Plat** shall govern.

EXHIBITS



R/W DEDICATION ONLY

SITE

DIXILETA DR (ALIGNMENT)

HACIENDAS AT WHITE PEAKS

MORNING VISTA LN

135TH AVE (ALIGNMENT)

UPCOUNTRY WAY

TRILOGY BLVD

VISTANCIA BLVD

SUNRISE POINT

DIXILETA PARKWAY/RIDGELINE RD



HACIENDAS 5
PEORIA, AZ
VICINITY MAP

300 150 0 300
SCALE: 1" = 300'



1866
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

EXHIBIT 2

HACIENDAS 5 LEGAL DESCRIPTION

PARCEL NO 1:

THE NORTH HALF OF THE WESTERLY 10 ACRES OF THE HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, 330.02 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 27, 1319.84 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 330.02 FEET TO THE WEST LINE OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 27, 1,319.98 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 2:

AN EASEMENT FOR INGRESS AND EGRESS GRANTED IN WARRANTY DEED RECORDED FEBRUARY 25, 1998 AS 98-0142109 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27;

EXCEPT THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; AND

ALSO EXCEPT THE WESTERLY 10 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, DESCRIBED AS FOLLOWS:

EXHIBIT 2

THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID SECTION 27;

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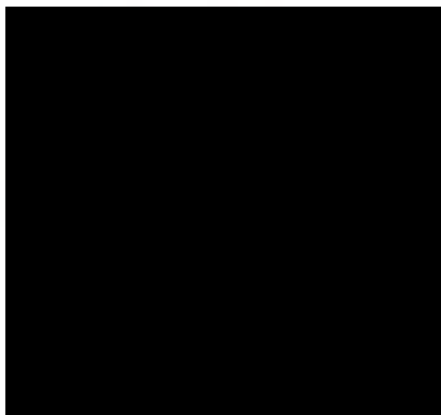
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The above described parcel contains a computed area of 217,787 sq. ft. (5.000 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1866
Date: October 2018



NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST FOUND 2" ALUMINUM CAP, DOWN 0.20', STAMPED "MARICOPA COUNTY T5N R1W S21 S22 S28 S27 RLS 21782" DATED 2002

NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, FOUND BENT 2.5" GLO BRASS CAP STAMPED "GENERAL LAND OFFICE S22 S27 1/4" DATED 1922

DIXILETA DRIVE ALIGNMENT

(BASIS OF BEARING)
N89°41'06"W 2639.54'

LITCHFIELD ROAD ALIGNMENT

S00°19'12"W 2639.90'

N00°19'12"E 659.98'

S00°18'31"W 659.93'

2309.60'

L1

P.O.B.

WHITE PEAK LLC
APN: 503-52-038G

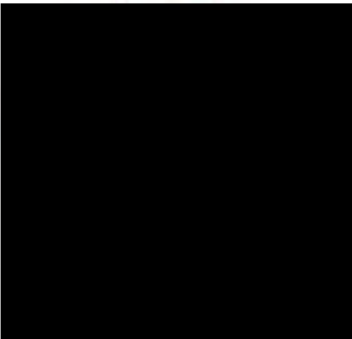


L2

SOUND PROPERTIES LLC
APN: 503-52-038M

1979.92'

WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST FOUND 2" GLO BRASS CAP, UP 1.0', STAMPED "GENERAL LAND OFFICE 1/4 S28 S27" DATED 1922



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°41'06"E	329.94'
L2	N89°41'37"W	330.07'

P.O.B. = POINT OF BEGINNING

PAGE 3 OF 3

PROJ.NO.:	1866
DATE:	OCT 2018
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	KJP

HACIENDAS 5
BOUNDARY
PEORIA, ARIZONA
EXHIBIT 2

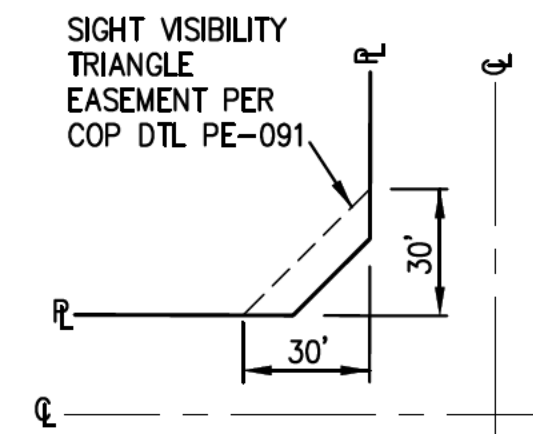
HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE NORTH HALF OF THE WESTERLY 10 ACRES OF THE HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
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25' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
 THIS EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES PER MARICOPA COUNTY RECORDS BOOK 668, PAGE 2 WILL BE ABANDONED AT TIME OF FINAL PLAT.

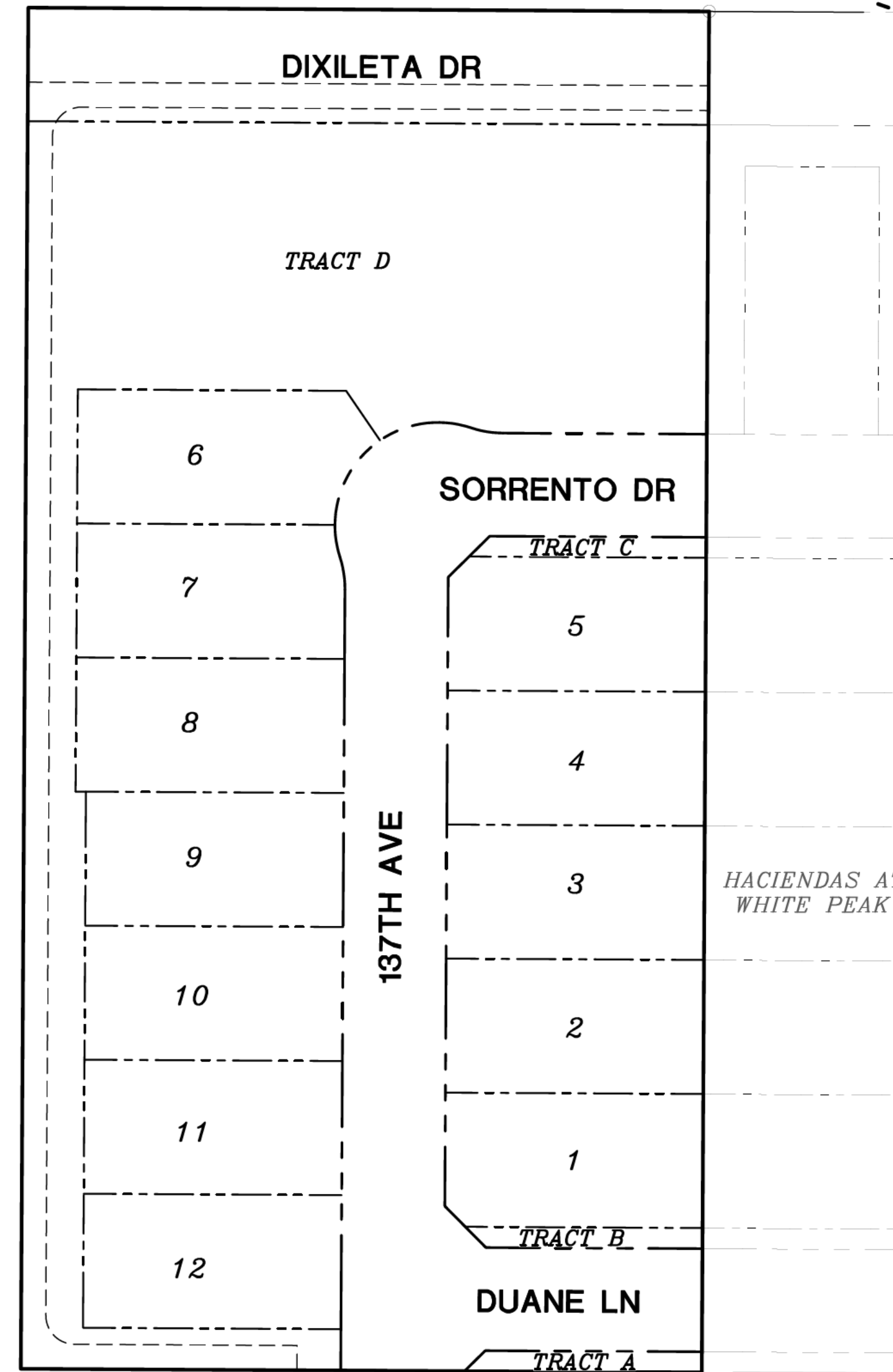
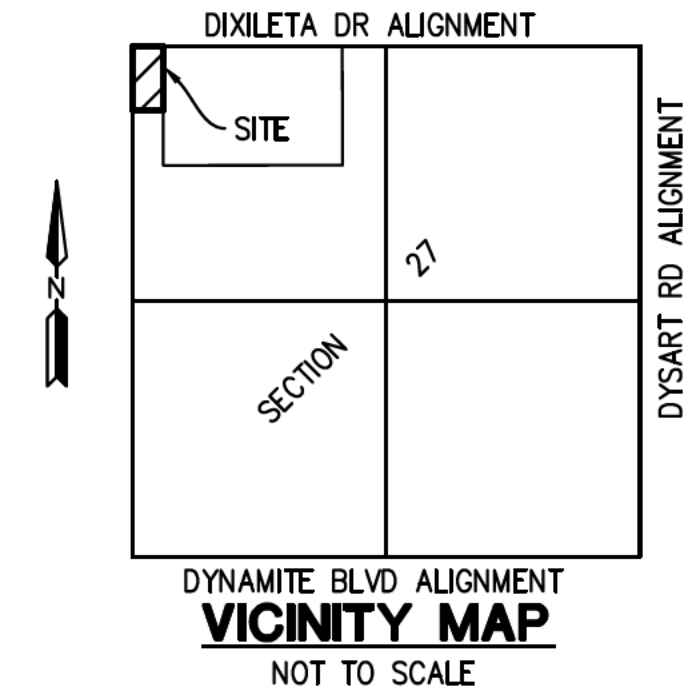


30' HIGH VISIBILITY RESTRICTION (TYP)
 SCALE = NTS

PRELIMINARY PLAT FOR HACIENDAS 5 PEORIA, ARIZONA

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE TRUST LAND



SOUND PROPERTIES LLC
 APN:503-52-038M

KEYMAP
 1"=60'

ENGINEER

HILGARTWILSON
 2141 EAST HIGHLAND AVENUE, SUITE 250
 PHOENIX, AZ 85016
 PH: 602-490-0535
 FAX: 602-368-2436
 CONTACT: TYLER WILSON, PE

DEVELOPER

SILVER SKY PROPERTIES, LLC
 C/O TRENTON MANAGEMENT COMPANY
 2415 E. CAMELBACK ROAD, SUITE 700
 PHOENIX, ARIZONA 85016
 (602) 346-5091

BENCHMARK

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST FOUND 2" ALUMINUM CAP, DOWN 0.20' STAMPED "MARICOPA COUNTY T5N R1W S21 S22 S28 S27 RLS 21782" DATED 2002 PER GDACS MAP FILED IN BOOK 1032, PAGE 6 RECORDS OF MARICOPA COUNTY, ARIZONA
 ELEVATION: 1455.149
 DATUM: NAVD88

BASIS OF BEARING

S89°41'06"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE ALTA SURVEY DONE BY LAND SURVEYING SERVICES PLC, SIGNED 1/23/14, BETWEEN THE MONUMENTS AS SHOWN HEREON

PROJECT DESCRIPTION

A PAD PROPOSED 12 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAPS 04013C0815L & 04013C1230L, PANEL NUMBERS 0815 & 1230 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

- | | |
|----------------------------|--------------------------------|
| WATER | CITY OF PEORIA |
| SEWER | CITY OF PEORIA |
| ELEC. | SALT RIVER PROJECT |
| GAS | SOUTHWEST GAS |
| TELEPHONE | CENTURY LINK |
| CABLE TV | COX |
| POLICE | PEORIA POLICE DEPARTMENT |
| FIRE | PEORIA FIRE DEPARTMENT |
| ELEMENTARY SCHOOL DISTRICT | PEORIA UNIFIED SCHOOL DISTRICT |
| HIGH SCHOOL DISTRICT | PEORIA UNIFIED SCHOOL DISTRICT |

SHEET INDEX

- | | |
|------|-----------------------------|
| CV01 | COVER SHEET |
| CV02 | STANDARDS, DETAILS & TABLES |
| PP01 | PRELIMINARY PLAT PLAN |
| PP02 | PRELIMINARY GRADING PLAN |
| PP03 | PRELIMINARY UTILITY PLAN |

CONDITIONS OF APPROVAL

APPROVAL OF THIS PROJECT IS DEPENDENT ON APPROVAL OF HACIENDAS AT WHITE PEAK P18-13. PERMITS FOR THIS PARCEL MUST FOLLOW HACIENDAS AT WHITE PEAKS.

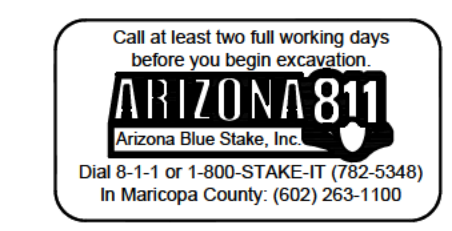
REV:

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436
 www.hilgartwilson.com

PRELIMINARY NOT FOR CONSTRUCTION

HACIENDAS 5
 S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA
PRELIMINARY PLAT

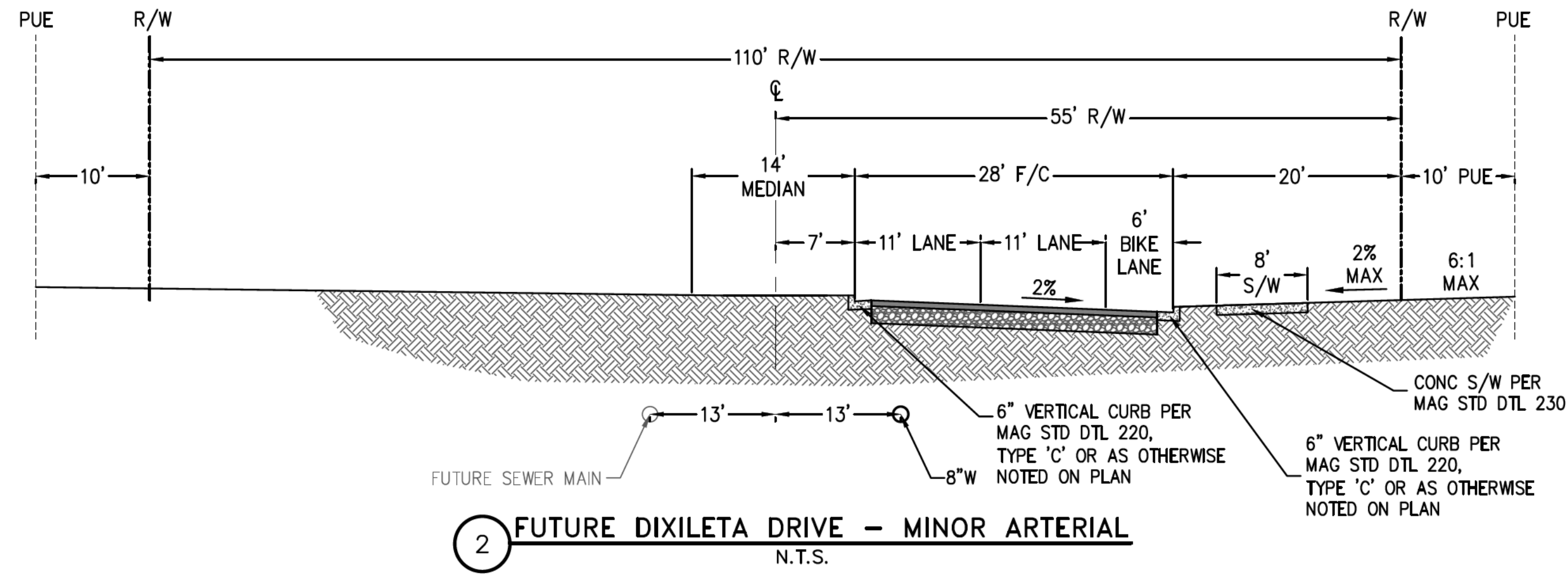
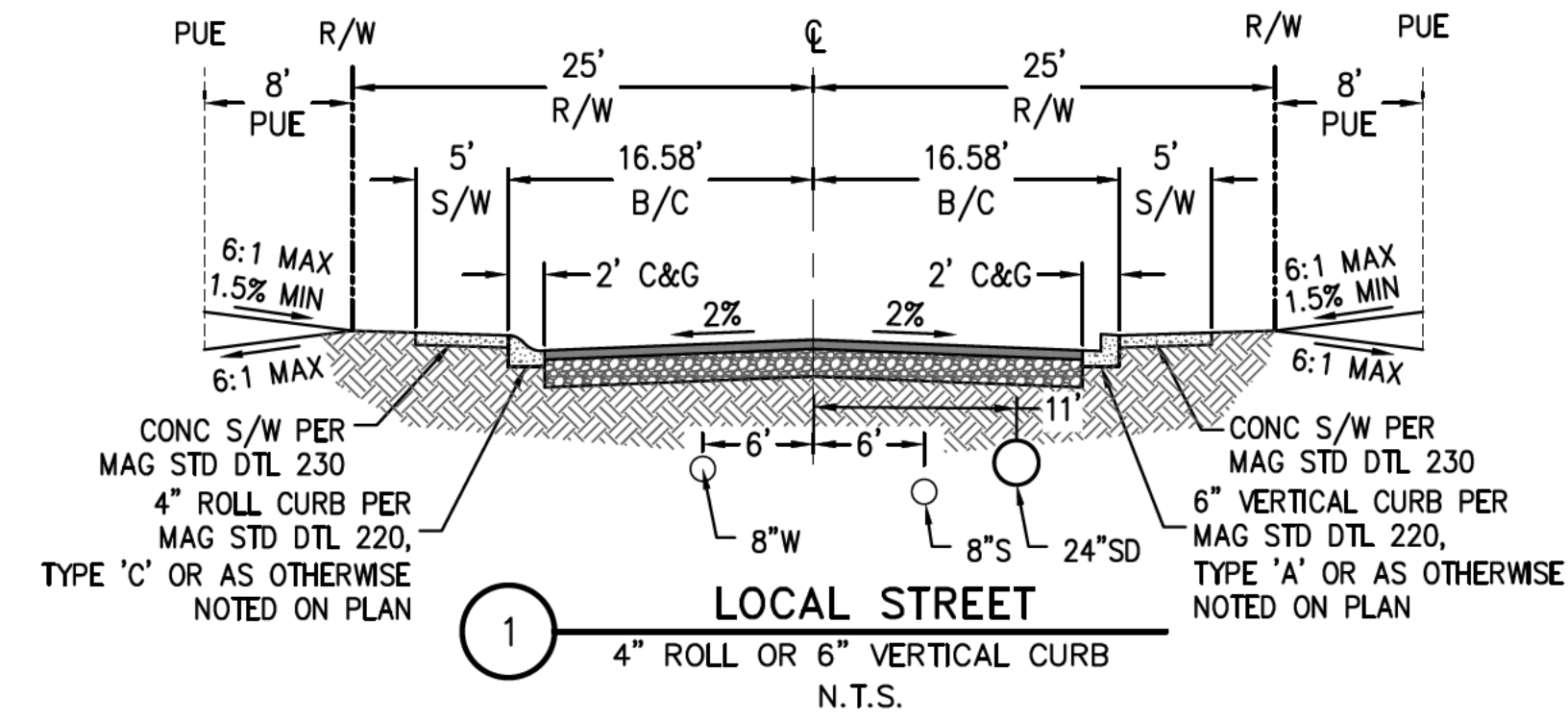
SITE SUMMARY TABLE	
ZONING	R1-8 PAD
OVERALL GROSS AREA (ACRES)	5.00
OVERALL NET AREA (ACRES)	3.76
TOTAL NUMBER OF LOTS: SINGLE FAMILY	12
TOTAL OPEN SPACE (ACRES)	1.50
TOTAL PERCENTAGE OF OPEN SPACE (NET)	30.00%
TOTAL NET (*) RIGHT-OF-WAY TRACT (ACRES)	0.82
TOTAL OFFSITE RIGHT-OF-WAY (ACRES)	0.42
MINIMUM LOT SIZE (SF)	8,074
AVERAGE LOT SIZE (SF)	8,213
MAXIMUM LOT SIZE (SF)	8,451
MINIMUM LOT WIDTH (FT)	65'
MINIMUM LOT DEPTH (FT)	125'
DENSITY (DU/AC): PER GROSS AREA	2.40
TAX ASSESSORS PARCEL NUMBER	503-52-038J
(*) NET EXCLUDES DIXILETA DRIVE	



HILGARTWILSON
 PROJ NO.: 1866
 DATE: APR 2023
 SCALE: N.T.S.
 DRAWN: HW
 DESIGNED: HW
 APPROVED: TW

DWG. NO.
CV01
 SHT. 1 OF 5

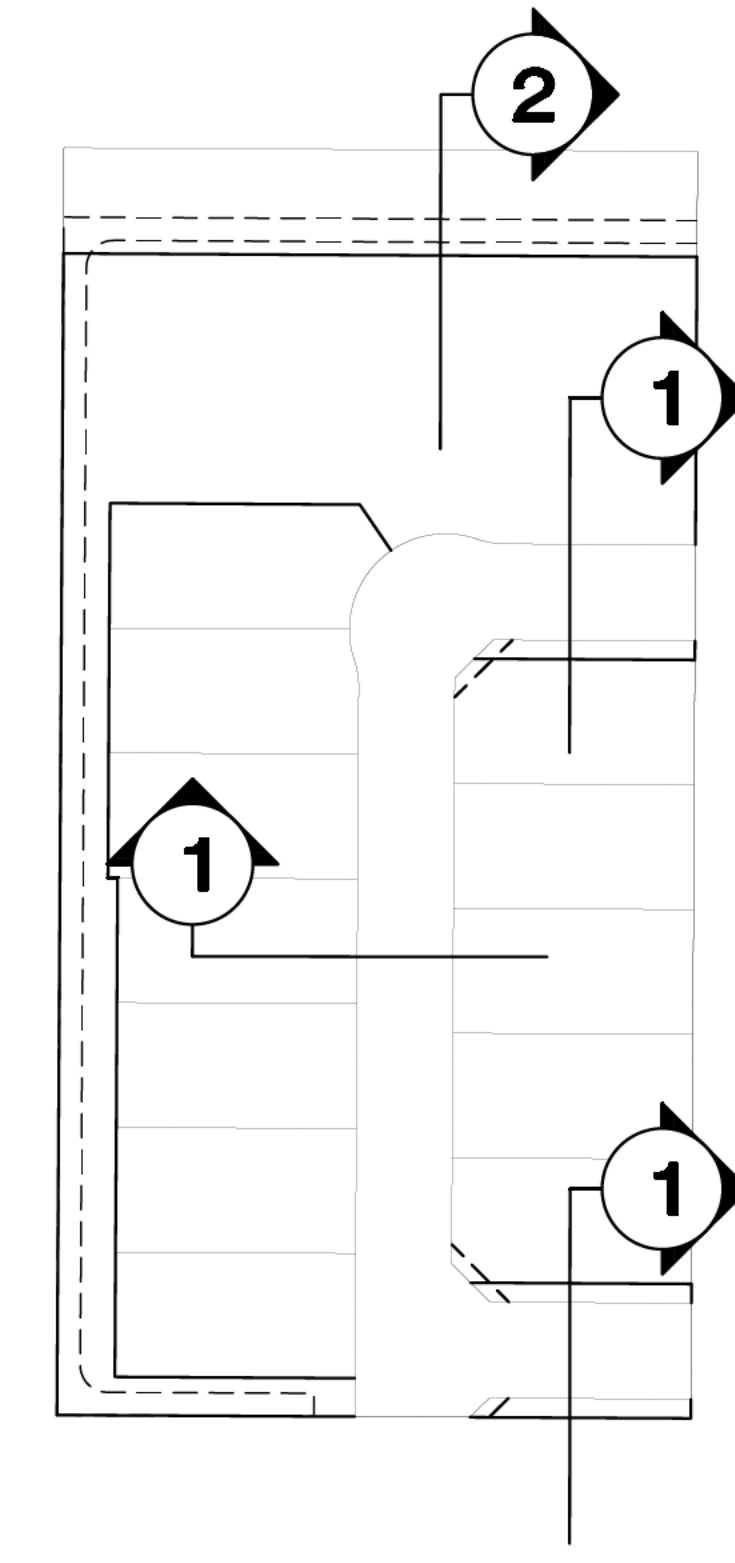
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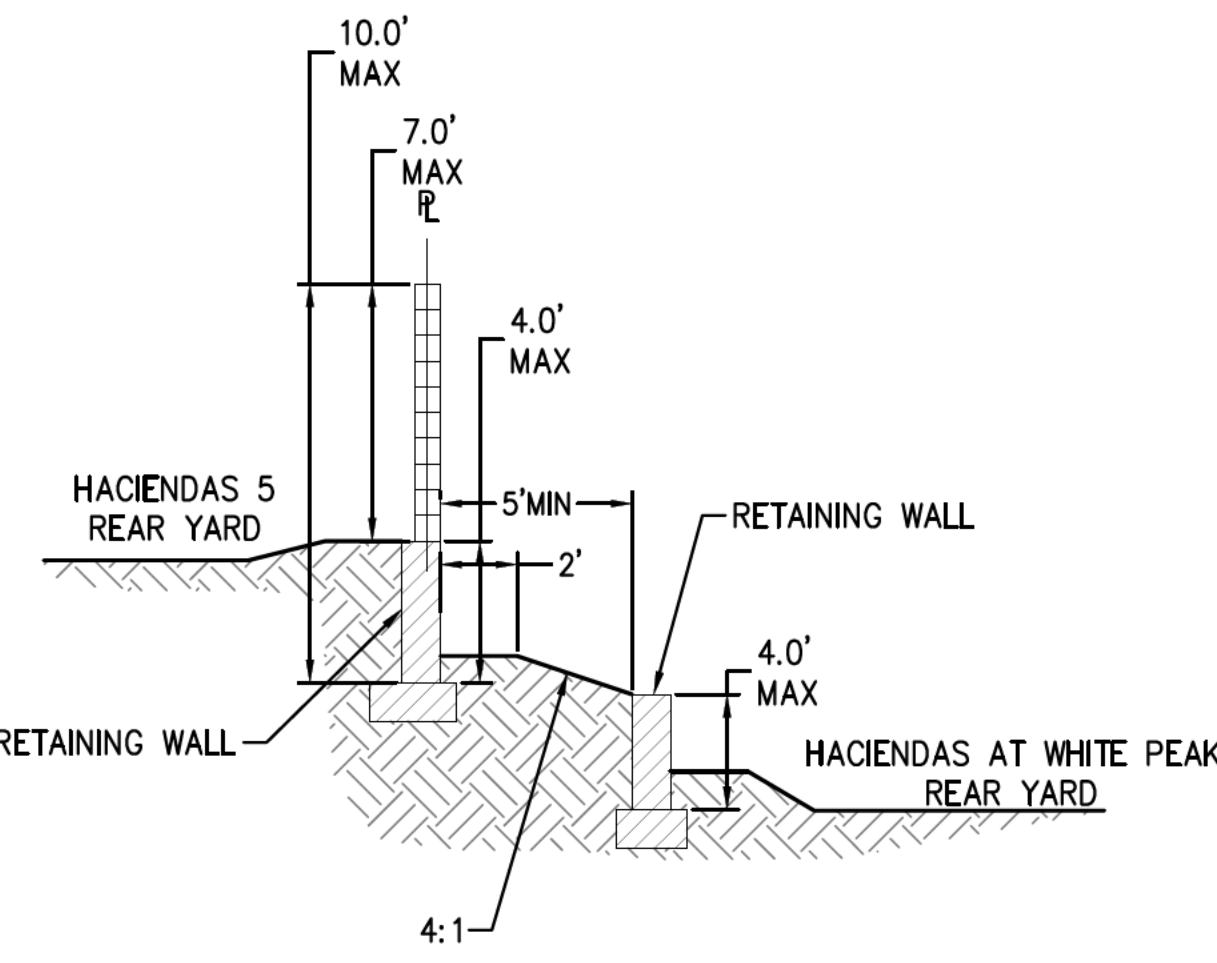
NOTE: DIXILETA DRIVE NOT TO BE CONSTRUCTED WITH THIS PLAT

TRACT TABLE			
TRACT	AREA (ACRES)	OPEN SPACE %	USE
TRACT A	0.0253	0.51%	COMMON AREA
TRACT B	0.0253	0.51%	COMMON AREA
TRACT C	0.0250	0.50%	COMMON AREA
TRACT D **	1.4039	28.08%	COMMON AREA & DRAINAGE
** TRACT D UNDISTURBED NATURAL OPEN SPACE	0.4200	8.4%	COMMON AREA & DRAINAGE
** TRACT D RE-VEGETATED NATURAL OPEN SPACE	0.5100	10.2%	COMMON AREA & DRAINAGE

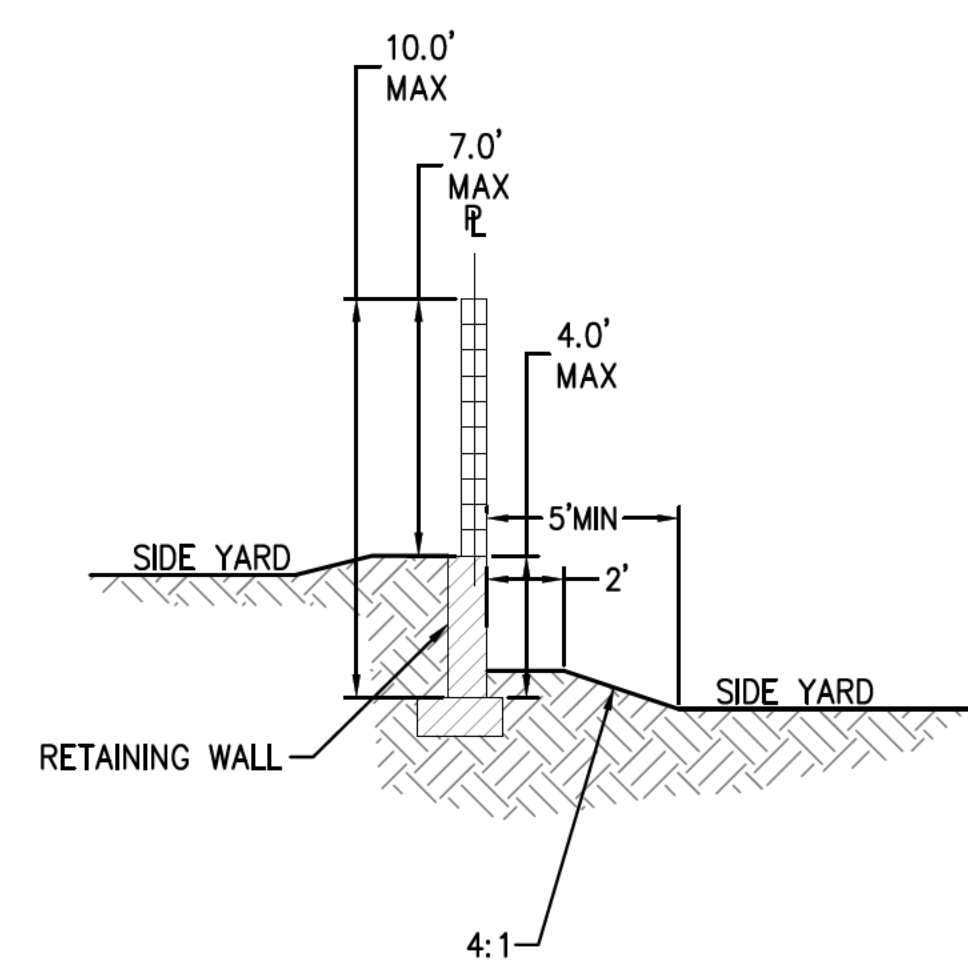
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.



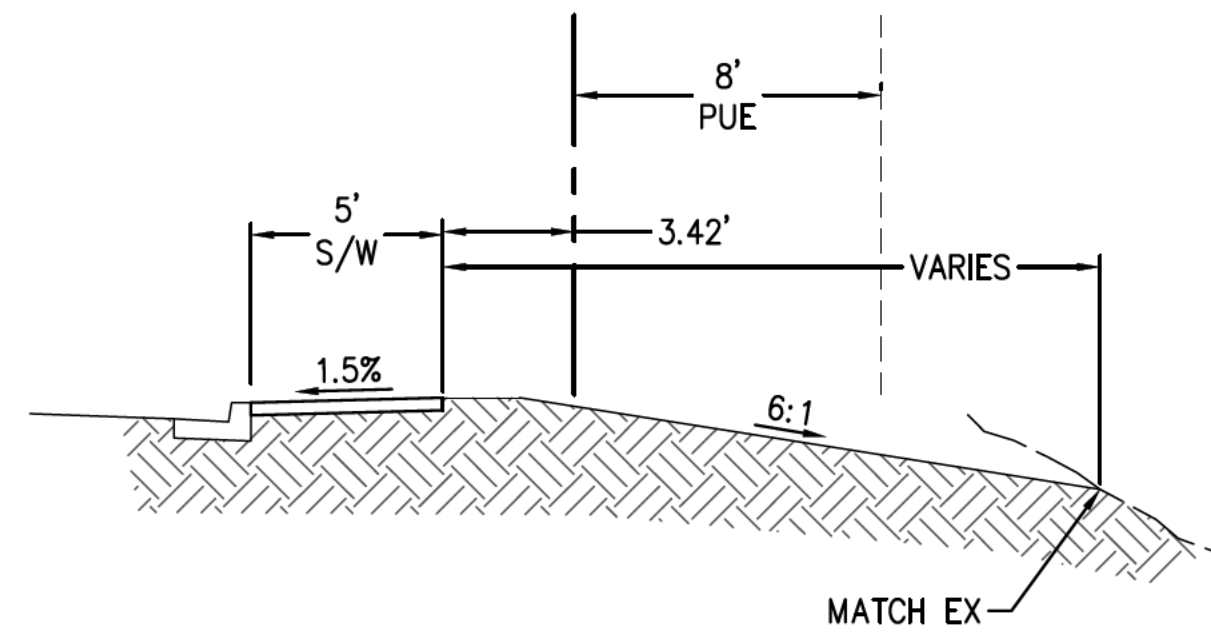
KEYMAP
1"=100'



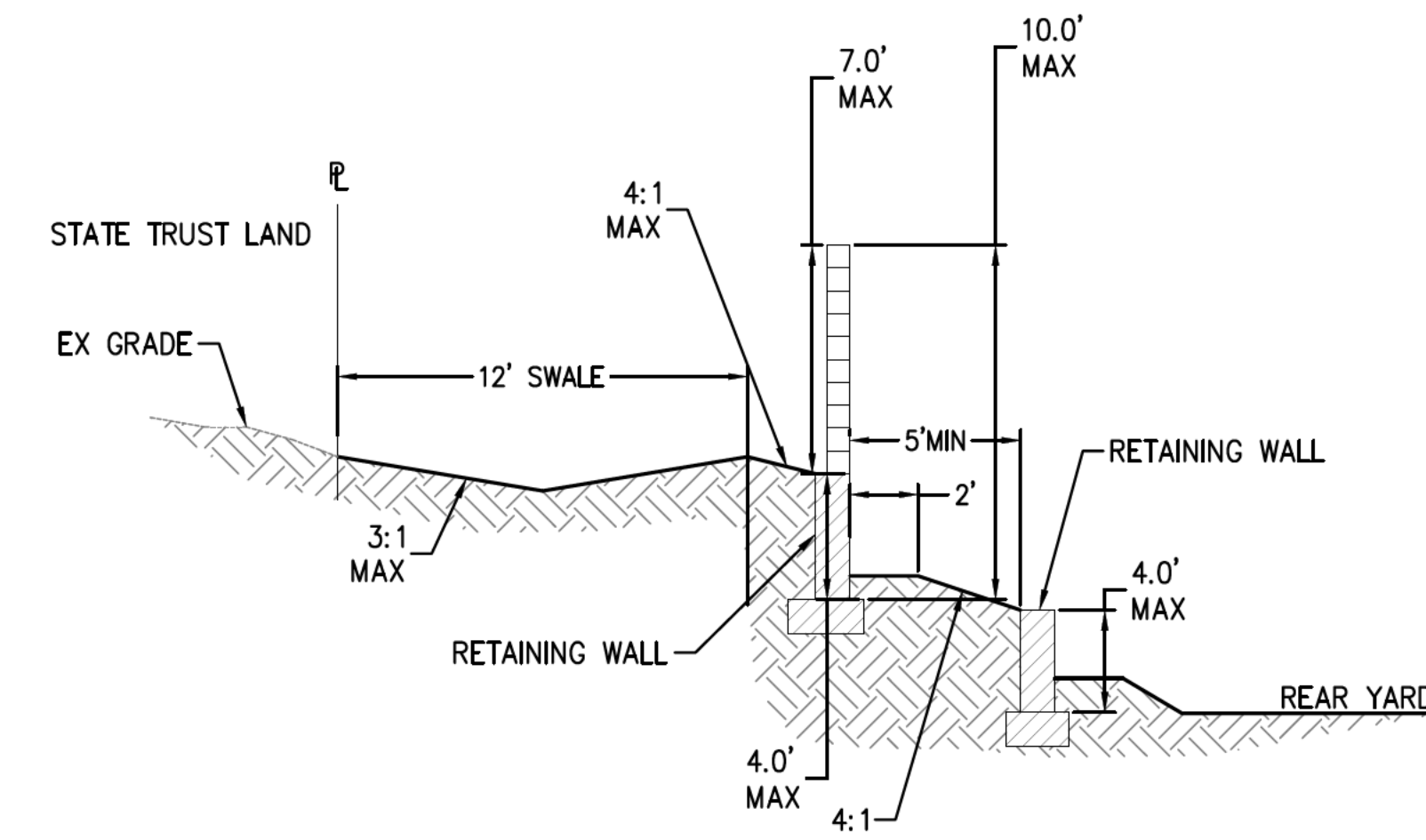
A DOUBLE RETAINING WALL SECTION
REAR YARD TO REAR YARD
N.T.S.



B SINGLE RETAINING WALL SECTION
SIDE YARD TO SIDE YARD
N.T.S.



C STREET SECTION
STREET TO EXISTING
SCALE: NTS



D DOUBLE RETAINING WALL SECTION
REAR YARD TO EXISTING
N.T.S.

REV: _____
HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

PRELIMINARY
NOT FOR
CONSTRUCTION

HACIENDAS 5
S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
PEORIA, ARIZONA
PRELIMINARY PLAT

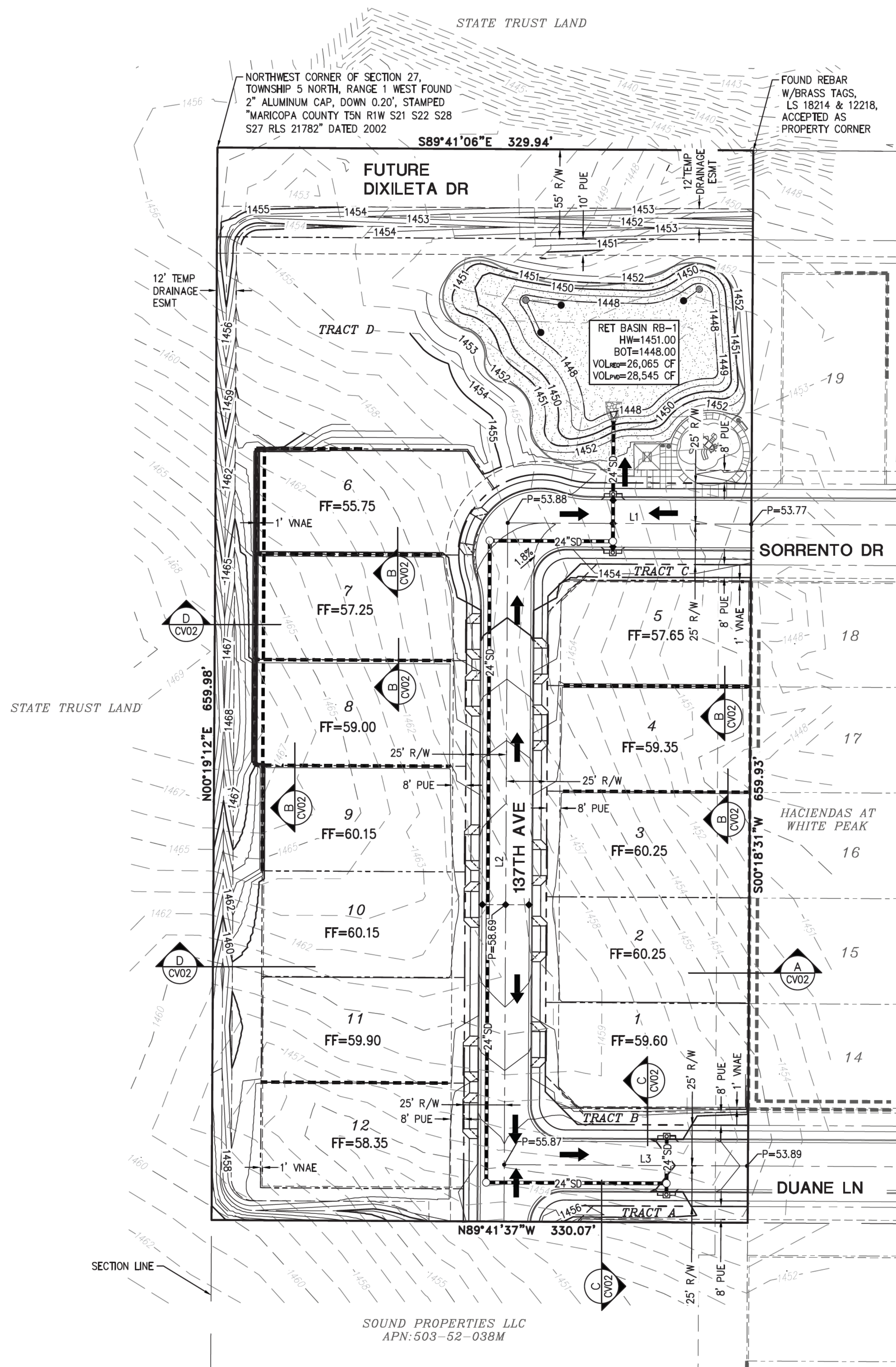
HILGARTWILSON
PROJ NO.: 1866
DATE: APR 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: TW
DWG. NO.
CV02
SHT. 2 OF 5



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°41'07"E	299.98'
L2	N00°19'12"E	429.95'
L3	N89°41'37"W	458.17'

LEGEND	
	BOUNDARY LINE
	CENTER LINE
	RIGHT-OF-WAY
	PARCEL LINE
	EASEMENT
	SIGHT VISIBILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	VEHICLE NON-ACCESS EASEMENT
	CONSTRUCTION NOTE
	30'X30' SIGHT VISIBILITY TRIANGLE
	FIRE HYDRANT
	WATERLINE & VALVE
	SEWER LINE & MANHOLE
	RETAINING WALL

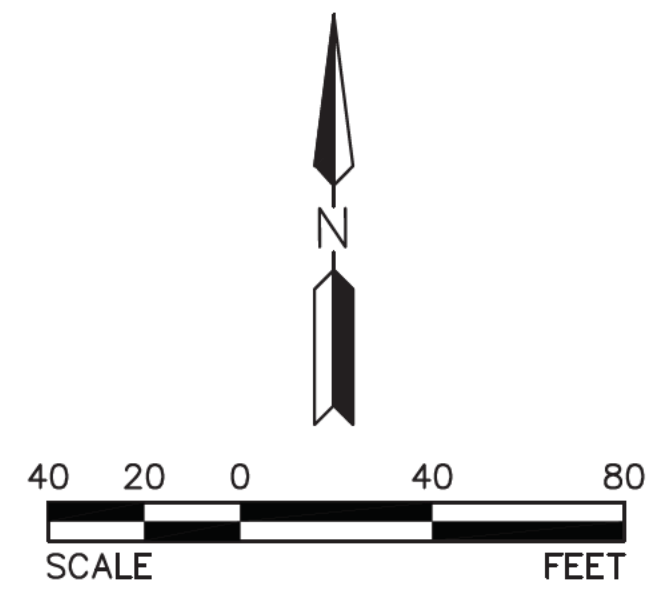


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PRELIMINARY
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HACIENDAS 5
 S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA
PRELIMINARY GRADING

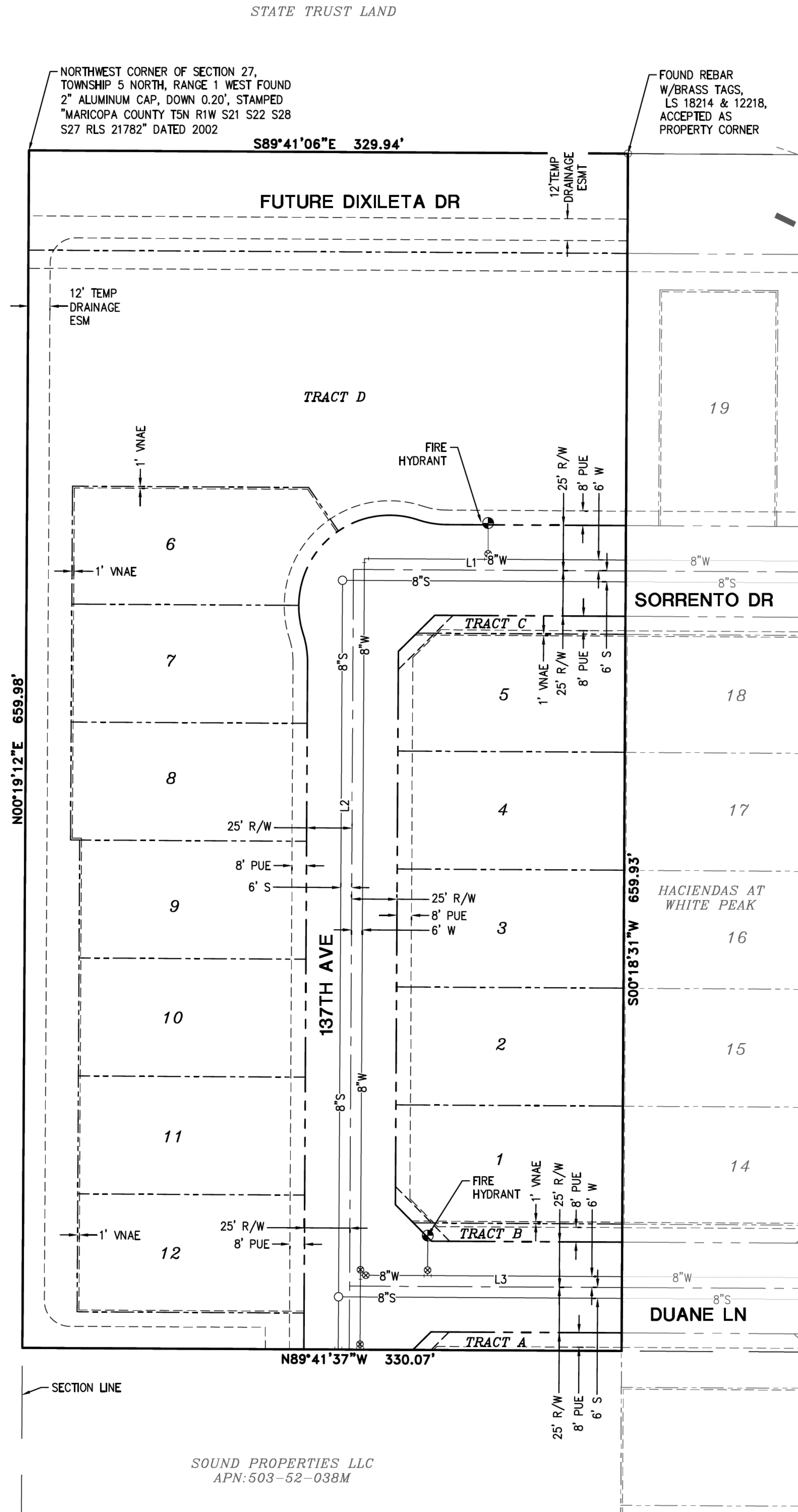
HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: 1"=40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO.
	PP02
	SHT. 4 OF 5



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°41'07"E	299.98'
L2	N00°19'12"E	429.95'
L3	N89°41'37"W	458.17'

LEGEND	
	BOUNDARY LINE
	CENTER LINE
	RIGHT-OF-WAY
	PARCEL LINE
	EASEMENT
	SIGHT VISIBILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	VEHICLE NON-ACCESS EASEMENT
	CONSTRUCTION NOTE
	30'X30' SIGHT VISIBILITY TRIANGLE
	FIRE HYDRANT
	WATERLINE & VALVE
	SEWER LINE & MANHOLE
	RETAINING WALL



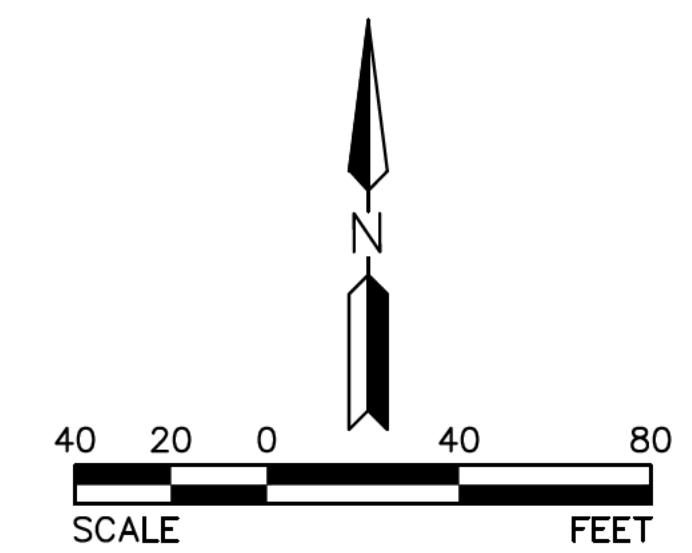
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PRELIMINARY
 NOT FOR CONSTRUCTION

HACIENDAS 5
 S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA
PRELIMINARY UTILITY

HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: 1"=40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO. PP03
	SHT. 5 OF 5





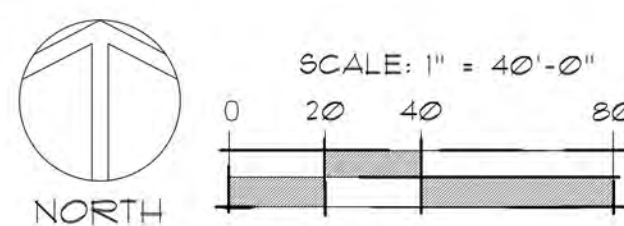
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	QTY	COMMENTS
TREES/PALMS					
	Acacia aneura	Mulga	24" Box/15" Cal.	10	Standard Trunk Dense Canopy
	Caesalpinia cacalaco	Caecalote	24" Box/15" Cal.	4	Multi Trunk Dense Canopy
	Fraxinus velutina	Arizona Ash	24" Box/15" Cal.	13	Standard Trunk Dense Canopy
	Tipuana tipu	Tipu Tree	24" Box/15" Cal.	2	Standard Trunk Dense Canopy
	Parkinsonia microphylla	FootHills Palo Verde		7	Standard Trunk Dense Canopy
	Oleaya tesota	Ironwood	Salvaged	1	Standard Trunk Dense Canopy
ACCENTS					
	Hesperaloe parviflora	Giant Hesperaloe	5-Gal	14	As Per Plan
	Carnegiea gigantea	Saguaro	Salvaged	19	No Scars or Bores
	Dasyllirion quadrangulatum	Toothless Spoon	5-Gal	32	As Per Plan
	Dasyllirion wheeleri	Desert Spoon	5-Gal	40	As Per Plan
	Ferocactus wislizeni	Fishhook Barrel Cactus	Salvaged	2	Size Per Plan
	Fouquieria splendens	Ocotillo	Salvaged	1	Per Inventory Plan
	Muhlenbergia capillaris	Pink Muhly Grass	5-Gal	32	As Per Plan
SHRUBS					
	Calliandra californica	Baja Fairy Duster	5-Gal	53	As Per Plan
	Dodonaea viscosa	Purple Hopseed Bush	5-Gal	16	As Per Plan
	Eremophila hygrophana	Bluebells	5-Gal	50	As Per Plan
	Leucophyllum frutescens	Heavenly Cloud Sage	5-Gal	67	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	45	As Per Plan
	Tecoma stans	Orange Jubilee	5-Gal	12	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	11	As Per Plan
	Eremophila glabra	Outback Sunrise	1-Gal	112	As Per Plan
GROUND COVERS					
	Lantana hybrid	Dallas Red Lantana	1-Gal	46	As Per Plan
	Lantana hybrid	New Gold Lantana	1-Gal	35	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	50	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - Size: 3/4" Color: Mahogany or Approved Equal 2" depth in all planting areas (Typ.) - 164 @ 12 SQ. FT.				

GENERAL NOTES

- Turf (Law) is limited to a maximum of 20% of the site area.
- A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 15 trees for every required (15) gallon tree.
- All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
- Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
- The Developer shall be responsible to install/maintain all landscaping within the Right-of-Way.
- A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.

NOTE:
ROOT BARRIERS TO BE PROVIDED FOR ALL TREES ADJACENT TO ANY PUE ALONG 13TH AVE, DUANE LN, LITCHFIELD RD, SORRENTO DR AND DIXILETA.



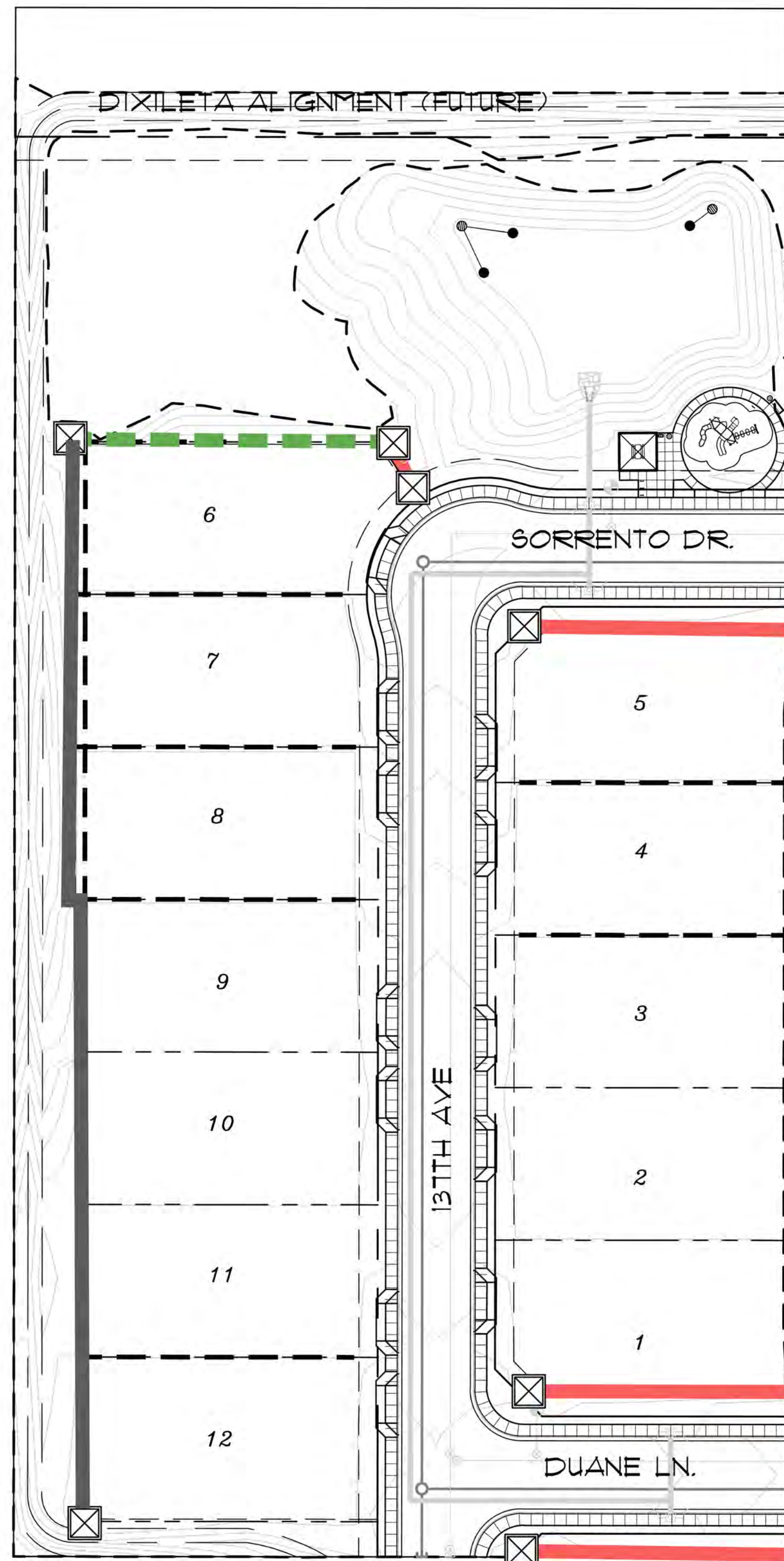
SITE SUMMARY TABLE

ZONING	RI-8 PAD	
NUMBER LOTS (SINGLE FAMILY)	12	
OVERALL GROSS AREA (ACRES)	5.00 AC	
OVERALL NET AREA (ACRES)	3.76 AC	
TOTAL OPEN SPACE	65,340 SF	1.50 AC
OPEN SPACE %	30% (30% REQUIRED)	
COMMON AREA (OASIS AREA) (TRACT D)	24,830 SF	.57 AC
COMMON AREA (OASIS AREA) %	11.4% PROVIDED (10% REQUIRED)	
NATURAL OPEN SPACE (TRACT D)	40,510 SF	0.929 AC
NATURAL OPEN SPACE %	18.6% PROVIDED (15% REQUIRED)	
UNDISTURBED NATURAL OPEN SPACE	18,295 S.F. PROVIDED	
RE-VEGETATED NATURAL OPEN SPACE	22,215 SF	.51 AC
TOTAL OFF SITE ROW (ACRES)	0.42 AC	
TOTAL NET ROW (EXCLUDES DIXILETA)	0.82 AC	
TAX ASSESSORS PARCEL NUMBER	503-52-038J	
AVERAGE LOT SIZE	8,213 SF	
MIN LOT SIZE	8,074 SF	
MAX LOT SIZE	8,451 SF	
DENSITY (GROSS)	2.40 DU/AC	
MIN. LOT WIDTH	65'	
MIN. LOT DEPTH	125'	

PRELIMINARY PLANT PLANTING DATA SHEET

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. Street Frontage Areas (14-35-4.A.1)		
1. Adjacent to (Future) Arterial Streets (10 feet)	3,307 sq.ft	3,307 sq.ft
2. Adjacent to Collector Streets (8 feet)**	0 sq.ft	0 sq.ft
3. Adjacent to Local Streets (8 feet)**	4,208 sq.ft	3,331 sq.ft
**Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention/Detention Areas (14-35-4.A.6)	26,065 sq.ft	26,545 sq.ft
C. Usable Open Space Areas (Design Review Manual 20-10-12.C)		
1. Lots less than 10,000 square feet (9% of gross project area)	20,130 sq.ft	28,884 sq.ft
PLANT QUANTITIES		
Street Frontage Landscaping Areas (14-35-4.A.2)		
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	22 trees	0 trees
E. Shrubs: 3 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	66 shrubs	68 shrubs
Drainage Retention / Detention + Usable Open Space Areas (14-35-4.A.1)		
F. Trees: 1 per 1,000 square feet	48 trees	37 trees
G. Shrubs: 5 per 1,000 square feet	240 shrubs	439 shrubs
Note: Usable Open Space areas may occupy the same areas as drainage (i.e. improved basins). Does not include undisturbed Natural Open Space square footage in plant calculations.		
TOTALS		
Total Landscaping Areas (A + (B + C))	32,743 sq. ft	64,012 sq. ft
Total Usable Open Space Percent	9%	1125%
Total Trees (D + F)	70 trees	37 trees
Total 24" Box Trees (50% of total required trees)	35 trees	30 trees
Total Shrubs (E + G)	340 shrubs	507 shrubs

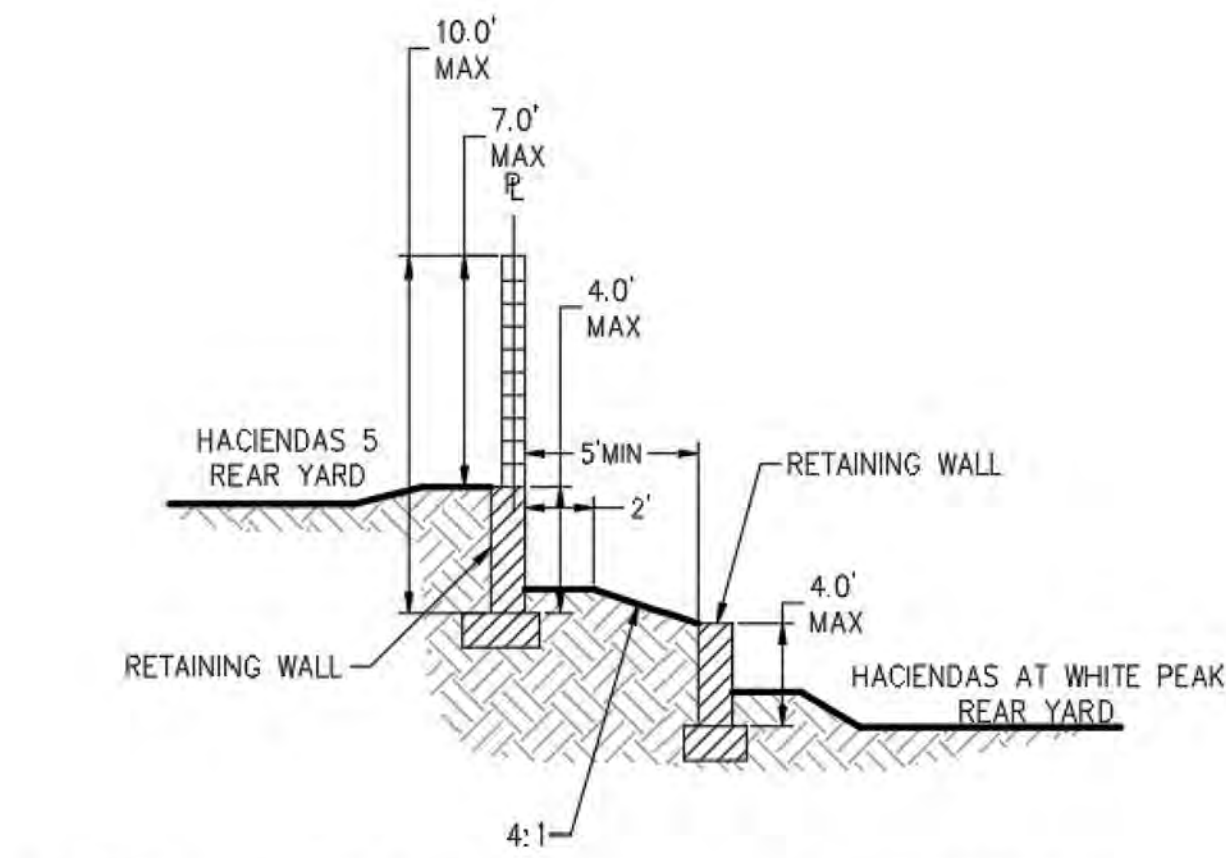
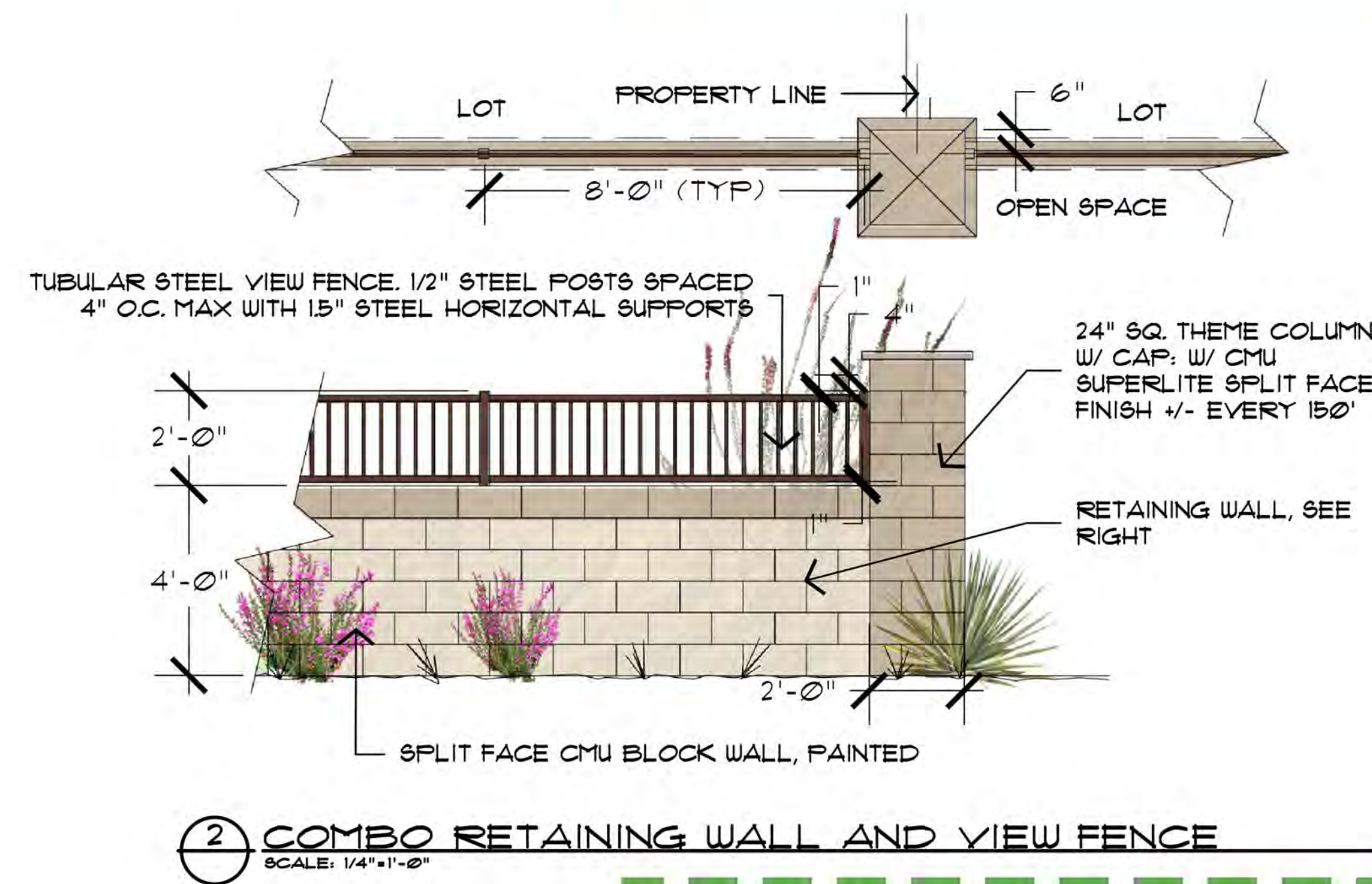
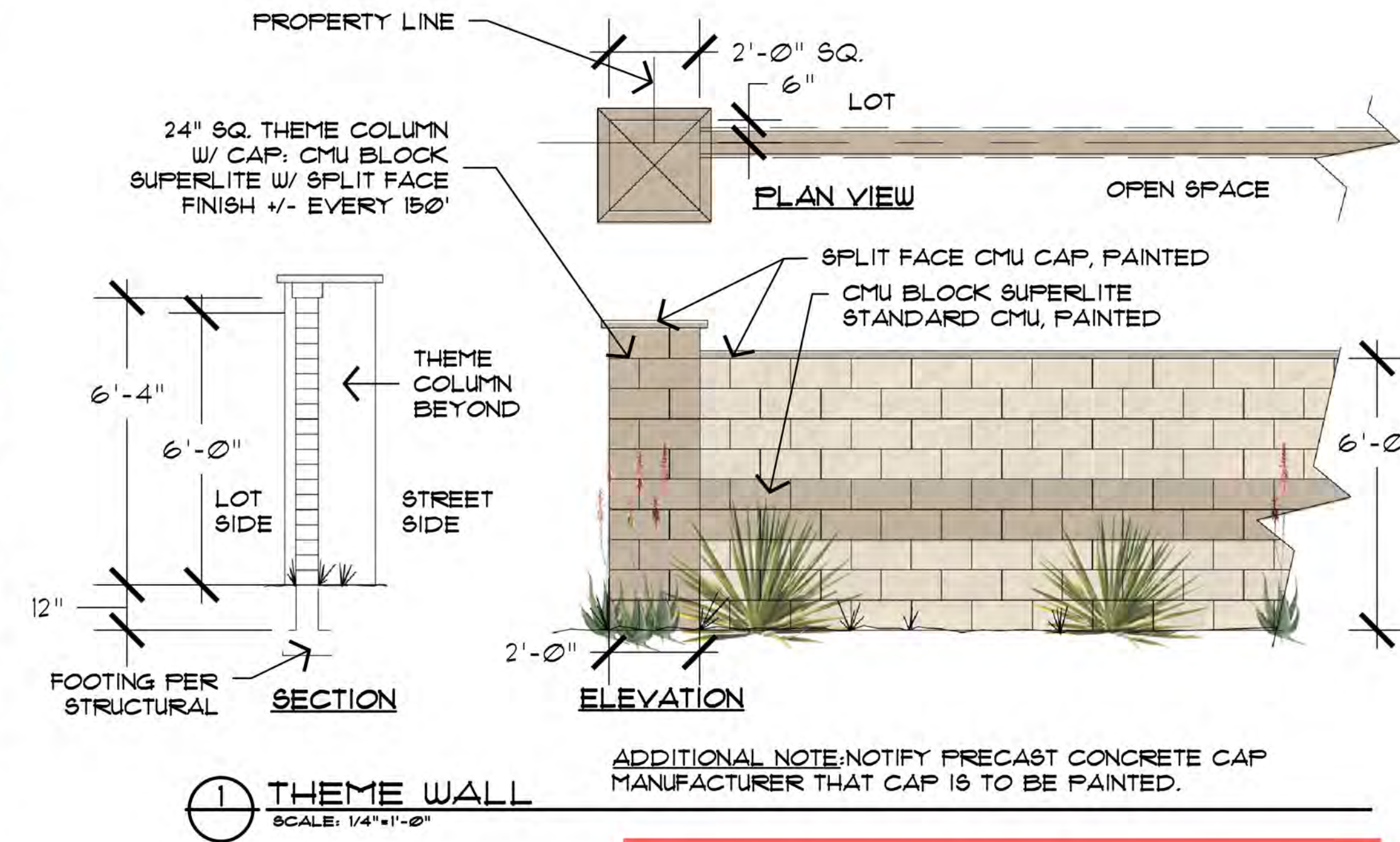
CONCEPTUAL LANDSCAPE PLAN HACIENDAS 5



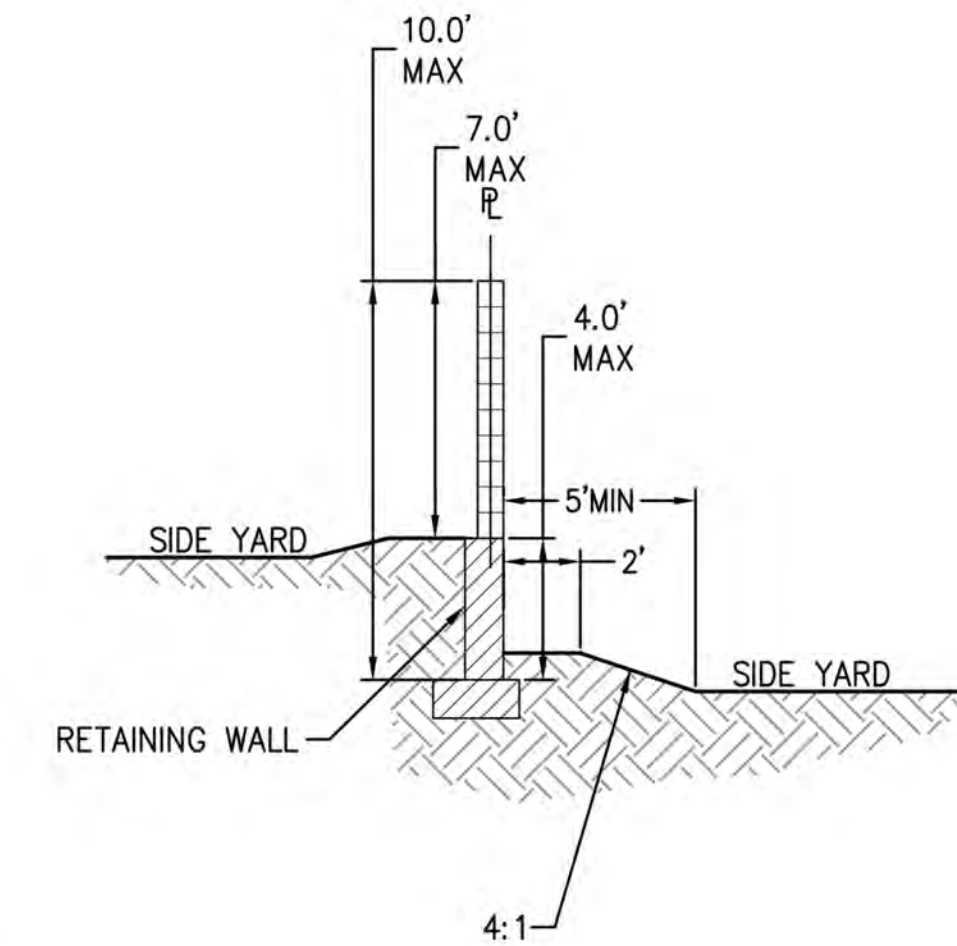
WALL SCHEDULE

SYMBOL	DESCRIPTION
	PROPOSED THEME WALL LOCATION (REFERENCE DETAIL 1)
	PROPOSED COMBO RETAINING WALL AND VIEW FENCE LOCATION (REFERENCE DETAIL 2)
	PROPOSED STANDARD MASONRY WALL LOCATION
	PROPOSED THEME COLUMN (REFERENCE DETAIL 1)

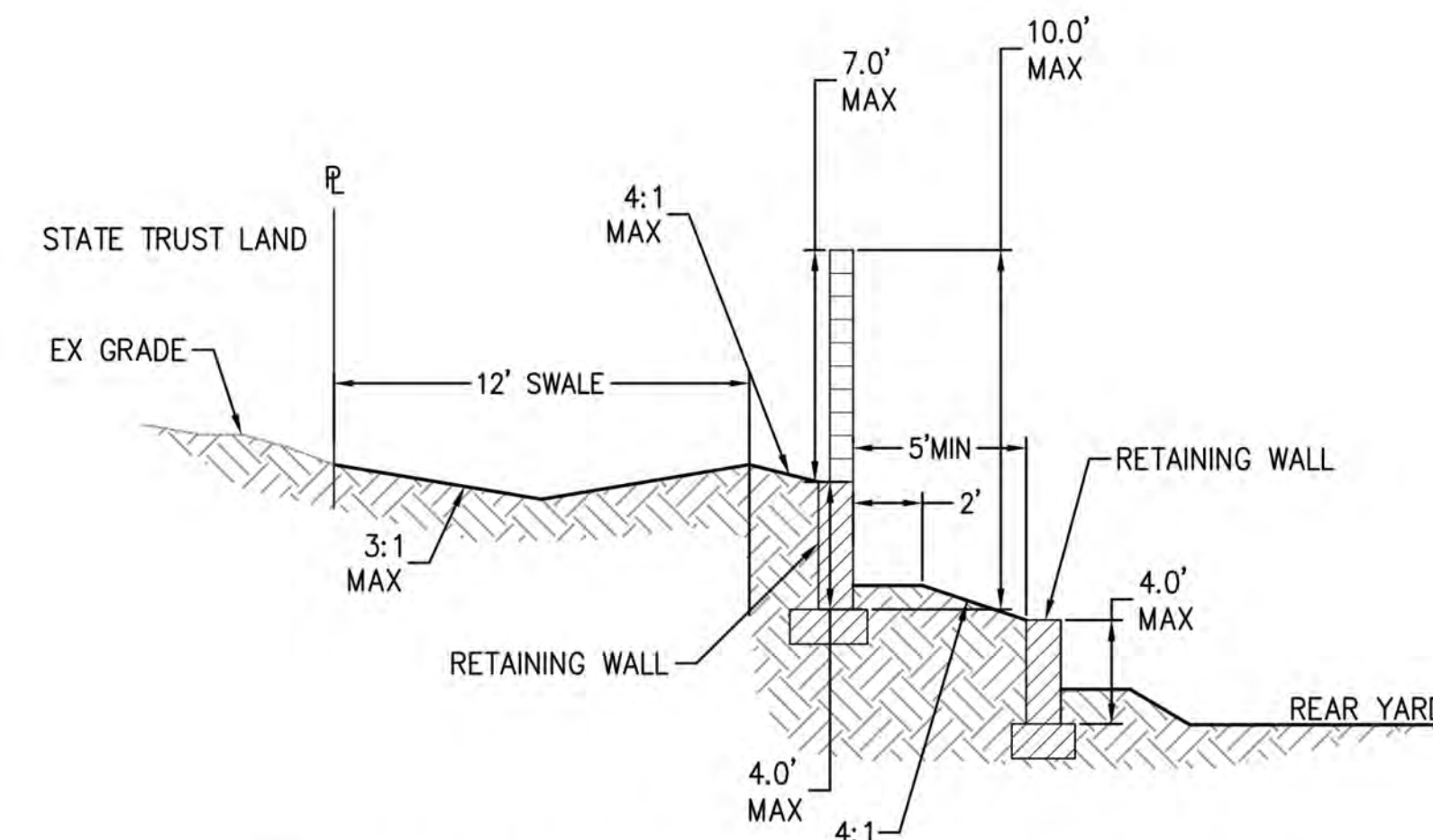
NOTE: ALL PROPOSED WALLS TO MEET MARICOPA COUNTY AND CITY OF PEORIA CODES.



A **DOUBLE RETAINING WALL SECTION**
REAR YARD TO REAR YARD
N.T.S.



B **SINGLE RETAINING WALL SECTION**
SIDE YARD TO SIDE YARD
N.T.S.



D **DOUBLE RETAINING WALL SECTION**
REAR YARD TO EXISTING
N.T.S.

CONCEPTUAL WALL PLAN HACIENDAS 5

