



PLANNING AND ZONING COMMISSION STAFF REPORT

Date July 20, 2023

To Planning and Zoning Commission

From Dan Symer, AICP
Principal Planner

Subject **Haciendas 5 Rezoning**
Proposed 12-lot subdivision located one-half mile west of the southwest corner of 135th Avenue and the Dixileta Road alignment

PROPOSAL

The applicant is seeking to rezone approximately five (5) acres from the Suburban Ranch (SR-43) Zoning District to Haciendas 5 Planned Area Development (PAD) to accommodate a twelve (12) lot detached single-family subdivision.

APPLICATION INFORMATION

Case Numbers Rezone (Z18-14)

Applicant Ty Wilson of Hilgart Wilson, LLC on behalf of Silver Sky Properties, LLC,
- Pensco Trust Company

Request(s) Rezone approximately five (5) acres from Suburban Ranch (SR-43) Zoning District to Haciendas 5 Planned Area Development (PAD).

LOCATION AND CONTEXT

SUBJECT SITE

The proposed development is located approximately one-half mile west of the southwest corner of 135th Avenue and the Dixileta Road alignment, as shown in **Exhibits 2 and 3**.

CONTEXT

As indicated in **Exhibits 2 and 3**, the approximately 5.0 gross-acre site abuts the Dixileta Drive alignment (arterial roadway) on the north property line, approximately one-half mile west of the southwest corner of 135th Avenue (arterial roadway) and the Dixileta Road.

To the north of the Dixileta Road alignment is undeveloped Arizona State Trust Land which is zoned Suburban Ranch (SR-43). (**Exhibit 5**) To the east is an undeveloped parcel zoned Planned Area Development (PAD), which is intended to be developed as a future single-family development known as "Haciendas at White Peak". Further to the east is a vacant SR-43 zoned parcel, followed by 135th Avenue and then Trilogy at Vistancia. Directly south of the site is a

HACIENDAS 5: REZONE (Z18-14)

privately owned property zoned SR-43, along with the Cowley subdivision. To the west of the site is undeveloped Arizona State Trust Land currently within in Maricopa County's jurisdiction and zoned County Rural 43 (RU-43) County. Immediately to the south of the site is an existing undeveloped parcel zoned Suburban Ranch (SR-43).

APPLICANT'S PROPOSAL

The applicant is seeking to rezone the property to the Planned Area Development (PAD) to allow for the development of a 12-lot subdivision known as Haciendas 5. As proposed, the minimum lot size for the development is 8,000 square feet, which results in a density of approximately 2.4 dwelling units per acre (du/ac). Additionally, the proposed maximum building height of the development is 30 feet which is consistent with single-family districts citywide. The specific development standards for Hacienda 5 are identified within the Applicant's Standards and Guidelines Report and summarized within the Staff Analysis section below. (**Exhibit 7**)

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Undeveloped
<u>Proposed Use</u>	12-lot detached single-family subdivision
<u>Property Size:</u>	Approximately 5.0 gross acres
<u>Existing General Plan Designation:</u>	Traditional Residential (2 - 5 du/ac)
<u>Existing Zoning:</u>	Suburban Ranch (SR-43)
<u>Proposed Zoning:</u>	Planned Area Development (PAD)
<u>Existing Minimum Lot Size:</u>	43,560 square feet
<u>Proposed Minimum Lot Size:</u>	8,000 square feet

STAFF ANALYSIS

PROPERTY ENTITLEMENT HISTORY AND DEVELOPMENT

- Site was annexed into the City in May 2010, in accordance with Ordinance No. 2010-10.
- On July 6, 2010, the City Council adopted Ordinance No. 2010-14 (Case Z09-04) approving the site zoning as Suburban Ranch (SR-43) (**Exhibit 5**). The Suburban Ranch (SR-43) zoning district is to provide for low-density residential in rural areas and to provide for lots that have a minimum lot size of 43,560 square feet (one acre).

GENERAL PLAN ANALYSIS

The General Plan Land Use Map designation for the site is Traditional Residential (2 - 5 du/ac) (**Exhibit 4**). The Traditional Residential land use designation is described as areas within the City that provide for detached one and two-story single-family homes on moderately sized lots between 7,000 square feet and 18,000 square feet in a suburban lifestyle format with a variety of densities.

Consistent with the General Plan's goals and policies specified below, the proposed Planned Area Development (PAD) zoning provides a density of 2.4 du/ac that conforms to the property's General Plan Land Use designation of Traditional Residential which has a density range of 2 - 5 du/ac. In addition, the development plan specifies a minimum lot size of 8,000 square feet, which also conforms to the Traditional Residential category's character description within the General Plan. Furthermore, the proposed PAD will assist in achieving the General Plan policies by locating additional residential density and growth in Peoria which furthers a larger range of housing and lifestyle choices in areas that are adjacent to existing and/or planned infrastructure.

Conformance to General Plan Goals and Policies

As part of the General Plan analysis, Staff identified relevant General Plan goals and policies that are most pertinent to the proposal:

Smart Growth - Goals

- 1. Balanced Land Uses:** Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.
- 2. Focused Growth:** Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.
- 6. Array of Housing Options:** Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community.

Smart Growth - Policies

Balanced Land Uses

- **LUC-5:** Encourage residential developments that provide a mix of housing types and densities within a development project. Individual parcels within the development may be developed at higher or lower densities than allowed by the General Plan, provided that the net density of the entire development is within the allowed density range.

Growth and Sustainable Development

- **GS-7:** Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

Housing Stock

- **HS-1:** Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Peoria's diverse population.

It should be noted that the applicant's analysis of the General Plan's goals and policies in the application is incorporated as part of the application narrative (**Exhibit 6**).

PAD STANDARDS ANALYSIS

The applicant is proposing to rezone the property from Suburban Ranch (SR-43) Zoning District to the proposed PAD zoning district with the proposed development illustrated in **Exhibit 8**. As an alternative zone to traditional zoning districts (e.g. R1-8, R1-10, R1-12, R1-18, etc.), the PAD zone allows the land use and property development standard to be tailored to respond to a site's topographical conditions, contextual circumstances and/or otherwise promote a creative and efficient approach to land through maintaining compliance with the proposed development

standards indicated in Table 1 below, and further specified in the PAD Standards and Guidelines Report (**Exhibit 7**).

In accordance with the PAD standards of the Zoning Ordinance, the applicant is requesting the Planning and Zoning Commission to provide a recommendation to the City Council to wave the minimum ten (10) acre area requirement for the PAD. The purpose of the waiver request is to accommodate the proposed 12-lot detached single-family residential subdivision with lot sizes ranging in size between 8,074 square feet to 8,451 square feet, which is consistent with the lot sizes and configuration of the Haciendas at White PAD abutting the east property line. In addition, the configuration of the development will allow for approximately 1.5 acres of landscaped, natural, and restored desert natural open space and recreational amenities. All open space areas will be landscaped with drought-tolerant plants; and, the amenities will include a ramada, picnic table, bench seating, barbeque, and playground.

Table 1 – Summarized Proposed Development Standards

Standard	Haciendas 5 PAD
Minimum Lot Area	8,000 square feet
Minimum Lot Width	65 feet
Minimum Lot Depth	125 feet
Maximum Lot Coverage	50 percent
Maximum Building Height	30 feet
Front Yard Setback	10 feet ¹ / 20 feet ¹
Interior Yard Setback	5 feet / 10 feet minimum, total 15 feet
Rear Yard Setback	15 feet
Corner Yard Setback	5 feet minimum, total 10 feet
Walls and Fences Development Standards	
Maximum retaining wall heights between abutting lots and adjacent to streets	4 feet
Maximum retaining wall in the front setback	2 feet
<p>Note: 1. 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.</p>	

TRAFFIC

Access to the proposed development will be provided via local public street connections on the north and south end of the proposed development through the future Hacienda at White Peak subdivision. The local public street network within Haciendas at White Peak subsequently provides access to Blackstone Drive (collector roadway) and Dixileta Drive (arterial roadway), which both connect to 135th Avenue (arterial street). It should be noted that the Traffic Impact Analysis prepared for the Haciendas at White Peak contemplated the proposed roadway connections to the Haciendas 5 development.

HACIENDAS 5: REZONE (Z18-14)

WATER/SEWER

Water and sewer facilities for the proposed development will connect to the infrastructure stubs that will be provided as part of the Haciendas at White Peak development.

PUBLIC SAFETY

There are no inordinate impacts to public safety anticipated as a result of this infill development proposal.

COMMUNITY INVOLVEMENT

Public Notice

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Requirements

The Rezoning process requires that the applicant hold a neighborhood meeting. In accordance with Section 21-315 of the City Code, the applicant was required to notify all property owners within a 600-foot radius of the site and all registered HOAs within one-mile. The neighborhood meeting was held on May 9, 2022, at 6:00 p.m. at the Lake Pleasant Elementary School, located at 31501 North Westland Road. The meeting was attended by the applicant, development team, city staff, and the district councilmember. No members of the public attended the meeting.

Support / Opposition

At the time of this writing, staff has not received any communication in support or opposition to the Rezoning applications.

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan;
2. The proposed rezone is in conformance with the General Plan designation of Traditional Residential (2 - 5 du/ac);
3. The proposed PAD will facilitate a residential development that is in character and compatible with the adjacent neighborhood(s); and,
4. The applicant/owner has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the Conditions of Approval (**Exhibit 1**).

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD has participated in the review of this project and has been in contact with the applicant. Based on a PUSD single-family student generation ratio of 0.42 students per unit, this development is expected to generate approximately five (5) students. Students from this development are within

HACIENDAS 5: REZONE (Z18-14)

the boundary for Lake Pleasant Elementary School (K-8) and Liberty High School. Accordingly, the City has received communication from the Peoria Unified School District indicating that they are not concerned with the proposed development

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend approval of Case No. Z18-14 to the City Council, subject to the attached Conditions of Approval in Exhibit 1.

STAFF CONTACT

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Haciendas 5



West of the Southwest corner of Dixileta Road & 135th Avenue
Case Z18-14

The amendment to the zoning district(s) for the above-mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to the Haciendas 5 Planned Area Development Standards and Guidelines Report and Application Narrative contained within the July 20, 2023 Planning and Zoning Commission Report, except as modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.
3. The maximum number of lots shall be twelve (12) as illustrated within Exhibit 8 Preliminary Plat. The actual lot yield achieved through the preliminary and/or final platting process may be lower upon compliance with the City of Peoria's City Code and applicable engineering design standards, policies, and requirements.
4. The Developer shall submit a Final Traffic Impact Study/Analysis for review and approval at the time of the first civil plan submittal.

Z18-14 Haciendas 5

West of the Southwest Corner of Dixileta Drive and 135th Avenue



Exhibit 2 | Vicinity Map

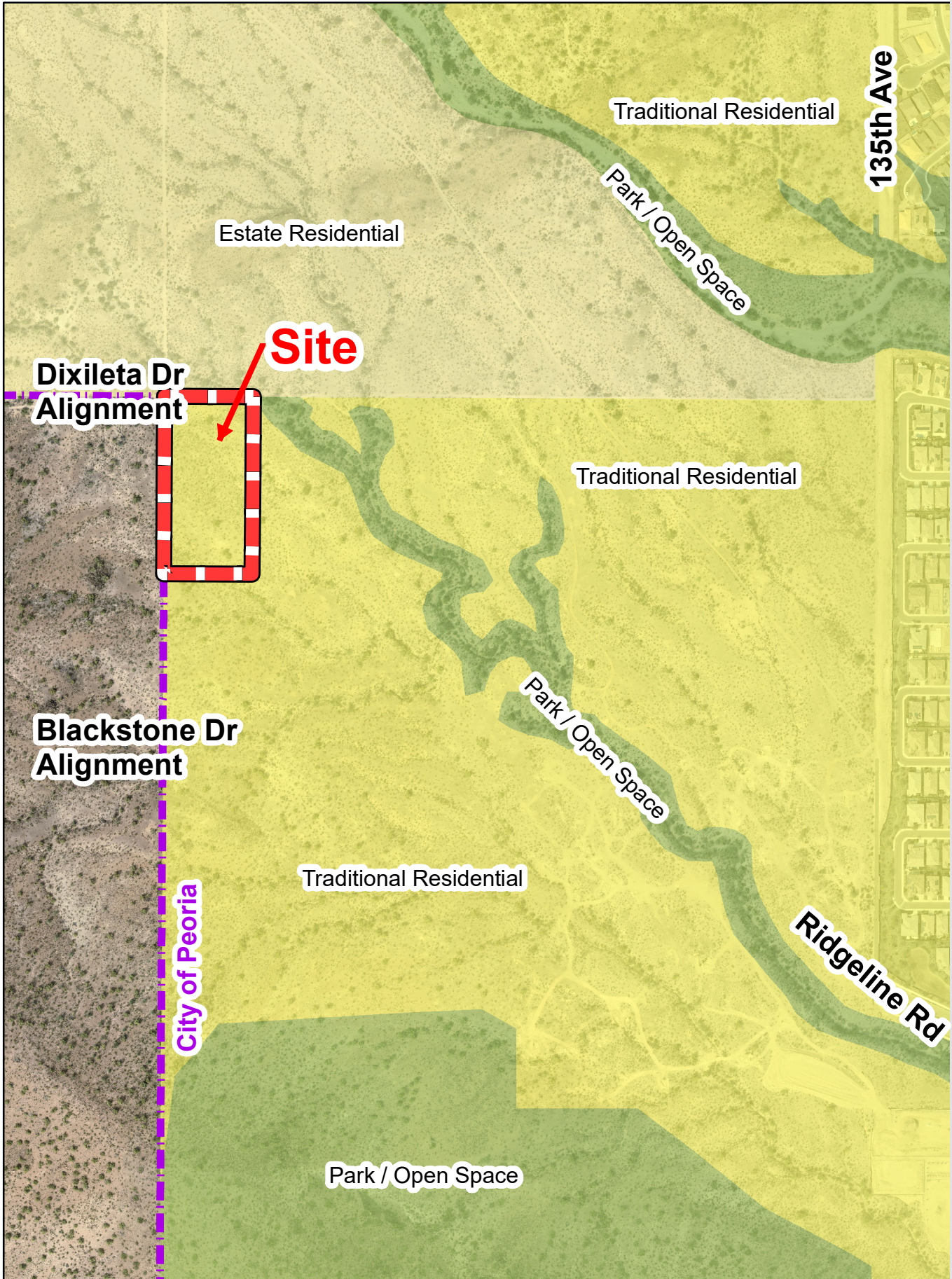
Z18-14 Haciendas 5

West of the Southwest Corner of Dixileta Drive and 135th Avenue



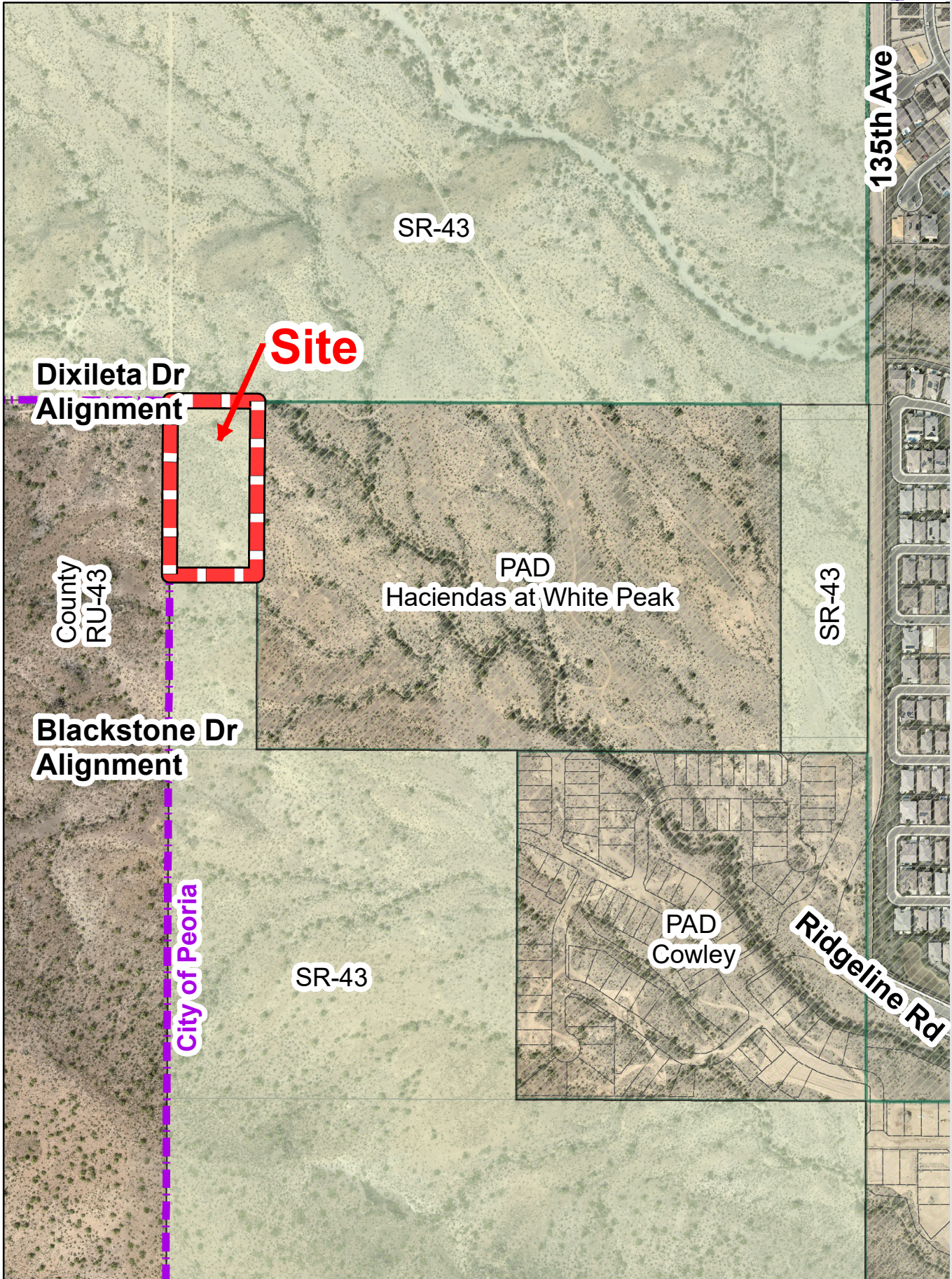
Z18-14 Haciendas 5

West of the Southwest Corner of Dixileta Drive and 135th Avenue



Z18-14 Haciendas 5

West of the Southwest Corner of Dixileta Drive and 135th Avenue



APRIL 2023



HACIENDAS 5

PLANNED AREA DEVELOPMENT NARRATIVE STATEMENT & JUSTIFICATION

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

PEORIA, ARIZONA

PREPARED FOR:

SILVER SKY PROPERTIES LLC/PENSCO TRUST CO
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Exhibit 6

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HACIENDAS 5 PAD
NARRATIVE STATEMENT/PROJECT JUSTIFICATION

A. PAD NARRATIVE STATEMENT

1. *What type of development and uses are proposed by the rezoning request?*

Approval of the requested PAD rezoning for Haciendas 5 (the "Project") will permit development of a 12-lot single-family residential subdivision on 5-gross acres. Based on the City's Single-family Residential (R1-8) zoning district with modified development standards, the minimum lot size of 8,000 square feet ("SF") will result in a Project density of 2.4 du/ac. The Project will provide 30% total open space with 11% of it activated. Nineteen percent of the total open space is natural open space, both undisturbed and re-vegetated to match the plant density and material of the adjacent undisturbed areas. Strategic planning of lot sizes, project theming and uniform design standards will result in Haciendas 5 mirroring the proposed development of Haciendas at White Peak ("Haciendas @ WP") that abuts the Project to the east.

2. *State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.*

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 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 Project is in conformance with the PlanPeoriaAZ 2040 General Plan goals and policies through focused attention on sustainability, integration and preservation of the natural environment, and quality of life as they impact land use decisions. The Project addresses the themes encompassing these goals and policies as follows:

Policy LUC-1 Promote sustainable planning concepts for growth, new development, areas in transition through active citizen participation.

Response – *In order to accommodate active citizen participation, the Developer mailed notice letters containing details of the proposed Project and hosted a neighborhood meeting to receive input from adjacent property owners and other interested parties.*

Policy LUC-3 Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

Response – *The Project lot sizes, density and development standards are generally consistent with other suburban developments in the area, which are primarily part of the large master planned project Vistancia. This area is experiencing new development activity amidst established neighborhoods.*

Policy GS-7 Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

and

Policy OSN-7 Ensure private developments provide cross-access opportunities to prevent isolated unconnected neighborhoods or commercial centers.

Response - *Haciendas 5 has been designed to utilize the adjacent planned infrastructure in Hacienda WP and the nearby region. Project access is proposed from the local streets in Hacienda WP which will connect to the regional road network planned to serve the area via 135th Avenue, Vistancia Boulevard and Lone Mountain Parkway as shown on the General Plan Circulation Plan. A joint development agreement established responsibility for future construction of 135th Avenue, Dixileta Road and other arterials to serve this area. Peoria Capital Improvement Program project number EN00757, will disperse funds to developers constructing the west half street of 135th Avenue from Dixileta Road to Lone Mountain Road to concurrently construct the east half street improvements,*

Policy RE-12 Increase opportunities for contact with nature on a smaller scale by designing urban parks and play areas to incorporate natural features.

Response - *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.*

3. *Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.*

Haciendas 5 has been designed with compatibility to the surrounding area as a primary focus. The Haciendas 5 PAD is a separate development that has an interdependent relationship with Haciendas @ WP for infrastructure and access needs. Ultimately, both projects are anticipated to function as one unified development, sharing streets, design elements, infrastructure, and amenities.

Residential development in the surrounding area, existing and planned, is consistent with the proposed Project. Surrounding development is also suburban style, single-family detached subdivisions zoned PAD or PCD with typical lot sizes of 7,000 to 9,000 SF. Local streets are both public and private. These family-oriented communities offer a similar lifestyle with common recreational amenities and integrated trail systems within preserved open space and drainage areas. Preserved open space and washes are a signature element common to this area. East and north of the Project is the 7,100-acre Vistancia master planned community. With multiple neighborhoods, Vistancia provides a broad range of housing opportunities and lifestyles offering housing choices consistent with what the Project will provide. The property to the west and south of the Project is primarily undeveloped State Trust Land and zoned for 1-acre lots, being zoned SR-43 in Peoria and RU-43 in the County. As State Trust Land it may be sold and developed in the future.

Haciendas 5 Surrounding Properties

Location	Municipal Planning Area	Zoning	General/Comprehensive Plan Land Use Designation	Current Land Use
North	Peoria	SR-43	Estate Residential Residential	Undeveloped (State Trust Land)
East	Peoria	PAD	Traditional Residential	Undeveloped (future single-family residential)
South	Peoria	SR-43	Traditional Residential	Undeveloped
West	Surprise	RU-43 ¹	Neighborhood ²	Undeveloped (State Trust Land)

¹Maricopa County zoning

²City of Surprise General Plan designation

4. *Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.*

Current and planned development in the area is suburban-style residential development zoned PAD and Suburban Ranch (SR-43) rural zoning is no longer appropriate. Vistancia and surrounding projects to the east, north and south are extending urban services to the area. Given the small size of this parcel, PAD zoning to match the neighboring PAD, Haciendas @ WP, is the most appropriate.

5. *Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.*

Compatibility between the proposed Project and the adjoining development on the east, Haciendas @ WP, comes in the form of shared architecture and theming design standards; a common landscape palette; consistent perimeter wall design including offsets and retaining wall heights; and it is anticipated that the housing product and driveway design standards will be the same. These consistent design elements will allow the two properties to be developed as a single community.

The Project is also designed to be compatible with the abutting undeveloped State Trust Land to the west by creating a re-vegetated natural open space area as a buffer between the natural desert environment and the homes.

6. *Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.*

The Project and surrounding area are currently natural desert rangeland that generally drains to the southwest at approximately 0.7%. Since the infrastructure for the Project is being obtained and accessed from abutting Haciendas @ WP the Project grading must tie into it at similar elevations in order to meet City of Peoria Engineering Design Standards. The Zoning Ordinance designates this area as part of the Desert Lands Conservation Overlay (DLCO) which requires preserved natural open space. Given the Project's small parcel size and existing topography, preserving undisturbed open space while meeting required grading constrained the ability to provide sufficient undisturbed natural open space area. The City staff provided flexibility in meeting the required natural open space through re-vegetation of open space area combined with preserved undisturbed open space in order to meet the DLCO requirements.

7. *Other than the requested rezoning approval, what other approval processes are required to*

accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

The requested Zoning Ordinance waiver to minimum PAD acreage is necessary to accomplish the Project as proposed as the property is less than 10-acres. Assuming the zoning change and PAD minimum size waiver are approved, the successful completion of preliminary plat, final plat, and improvement plans are required for the Project to be developed as proposed.

Requested Waiver from Section 21-602.B.1 - PAD Minimum Acreage Requirement

The Project is requesting a waiver to the PAD regulation to be a minimum ten (10) acres in size. Per **Section 21-602.B.2** of the **City of Peoria Zoning Ordinance**, the minimum acreage for all PADs shall be between ten (10) and six-hundred (600) acres in size unless the applicant can show that the minimum PAD requirements should be waived because the waiver would be in the public interest and that one or more of four conditions exist.

- a. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

Response: The abutting State Trust Land limits the ability to incorporate the 5-acre Project into other property to the west or north and increase its size. Approving a PAD on this property will enable it to be developed as an extension of the abutting PAD despite being separate projects and meet the intent of the PAD district.

- b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this Section and will contribute to the amenities of the area.

Response: The recently approved Haciendas @ WP PAD is immediately abutting the Project. Haciendas 5 is a separate development that has an interdependent relationship with Haciendas @ WP for infrastructure and access needs. All access and infrastructure serving Haciendas 5 will come from internal roadways, and water and sewer lines within Haciendas @ WP. The two projects are intended to function as one unified development, meeting the intent of the minimum PAD requirement.

- c. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

Response: The Project's size and location limits feasible development by itself. Its 5-acre size renders it undesirable for development under the existing SR-43 zoning. Its location at the current limits of planned development activity with undeveloped State Trust Land lying on the north and west provide significant constraints to develop a standalone project. The flexibility offered by PAD zoning will enable it to be developed as part of Haciendas @ WP. The two projects are anticipated to be developed as a single project and to do so both need similar development standards and design elements which are afforded through PAD zoning for the Project.

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
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Exhibit 7

Development Team

Property Owner:

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TABLE OF CONTENTS

- 1. Introduction 1
- 2. Project Phasing and Development Schedule 1
- 3. Legal Description 1
- 4. Conceptual Development Plan 1
- 5. Permitted Principal, Conditional, and Accessory Uses 2
- 6. Project Development Standards 3
 - Architecture and Theming 3
 - Open Space and Amenities 3
 - Lighting 3
 - Screening, Fencing & Walls 4
 - Roadway Standards 4
 - Driveway Design 4
- 7. Signage Standards 4
- 8. Landscaping Standards 4
- 9. Streets, Utilities, Services and Public Facilities Standards 5

Tables

- Table 1 PAD Development Standards
- Table 2 Walls and Fences Development Standards

Exhibits

- 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..

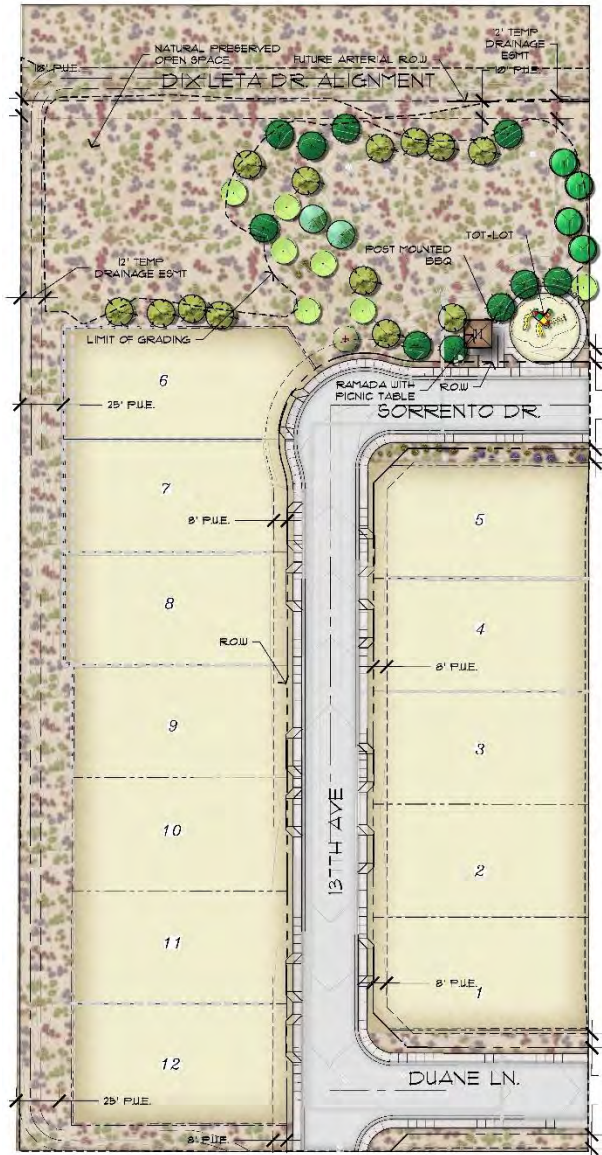
3. Legal Description

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;

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;

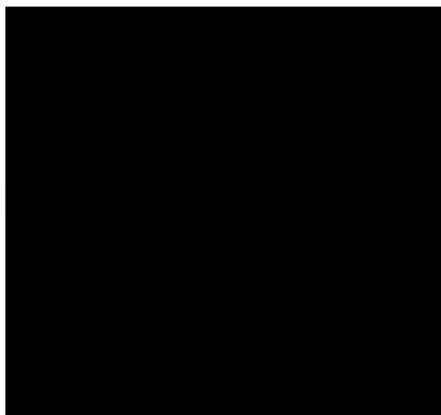
THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 330.02 FEET TO THE WEST LINE OF SAID SECTION 27;

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.

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

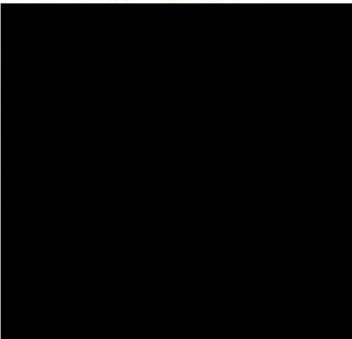


L2

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

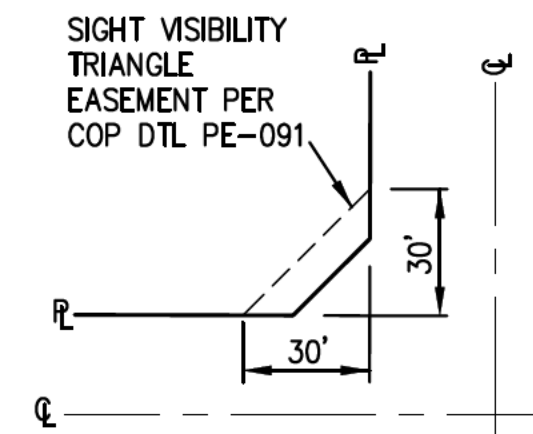
HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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

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.

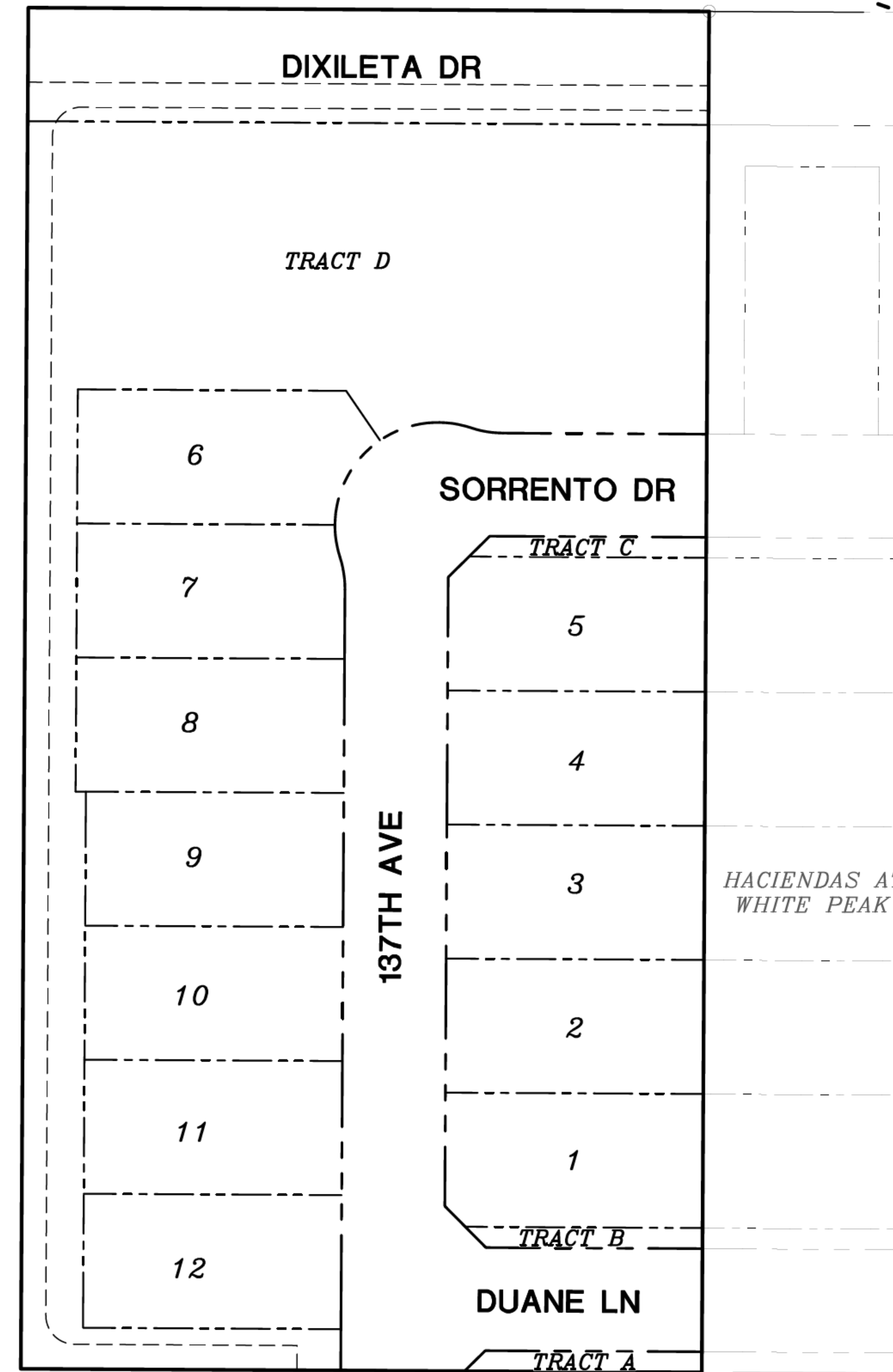
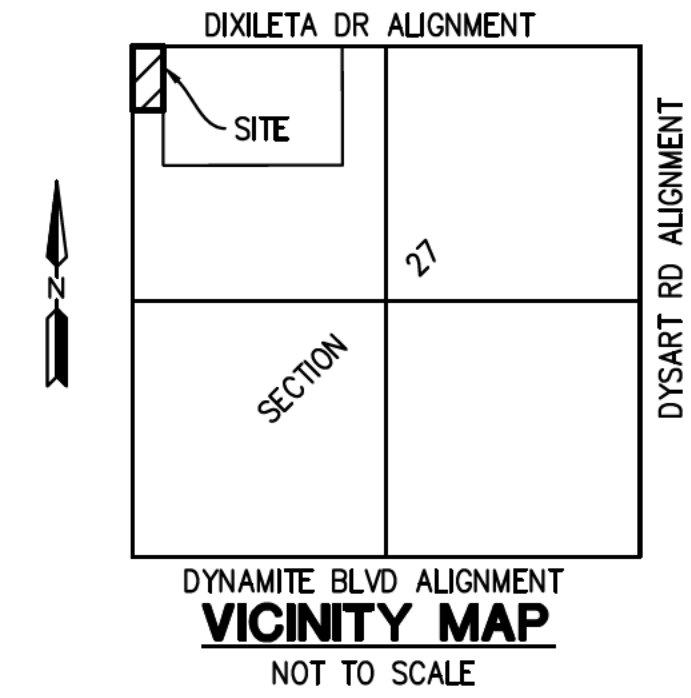


30' HIGH VISIBILITY RESTRICTION (TYP)
 SCALE = NTS

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.

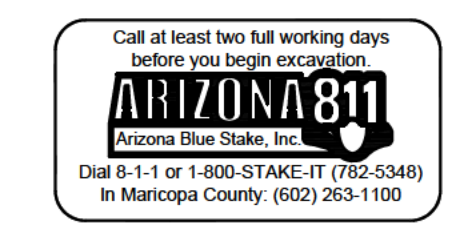
REV:

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

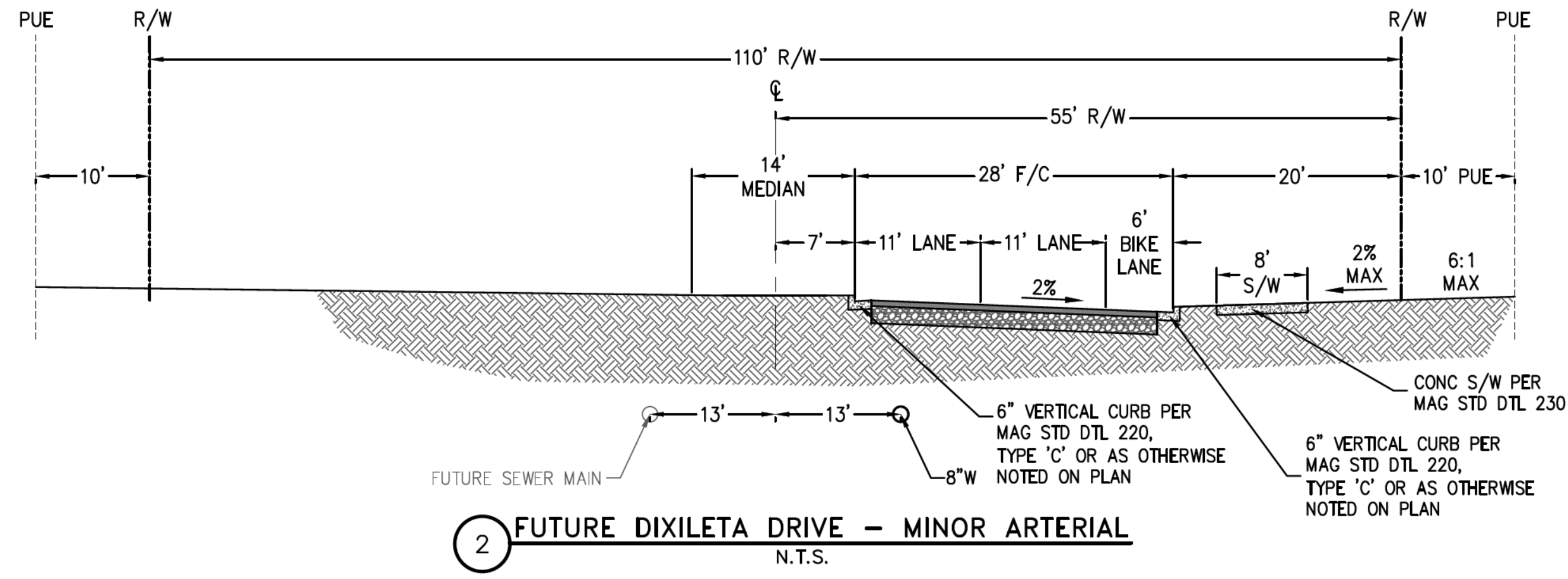
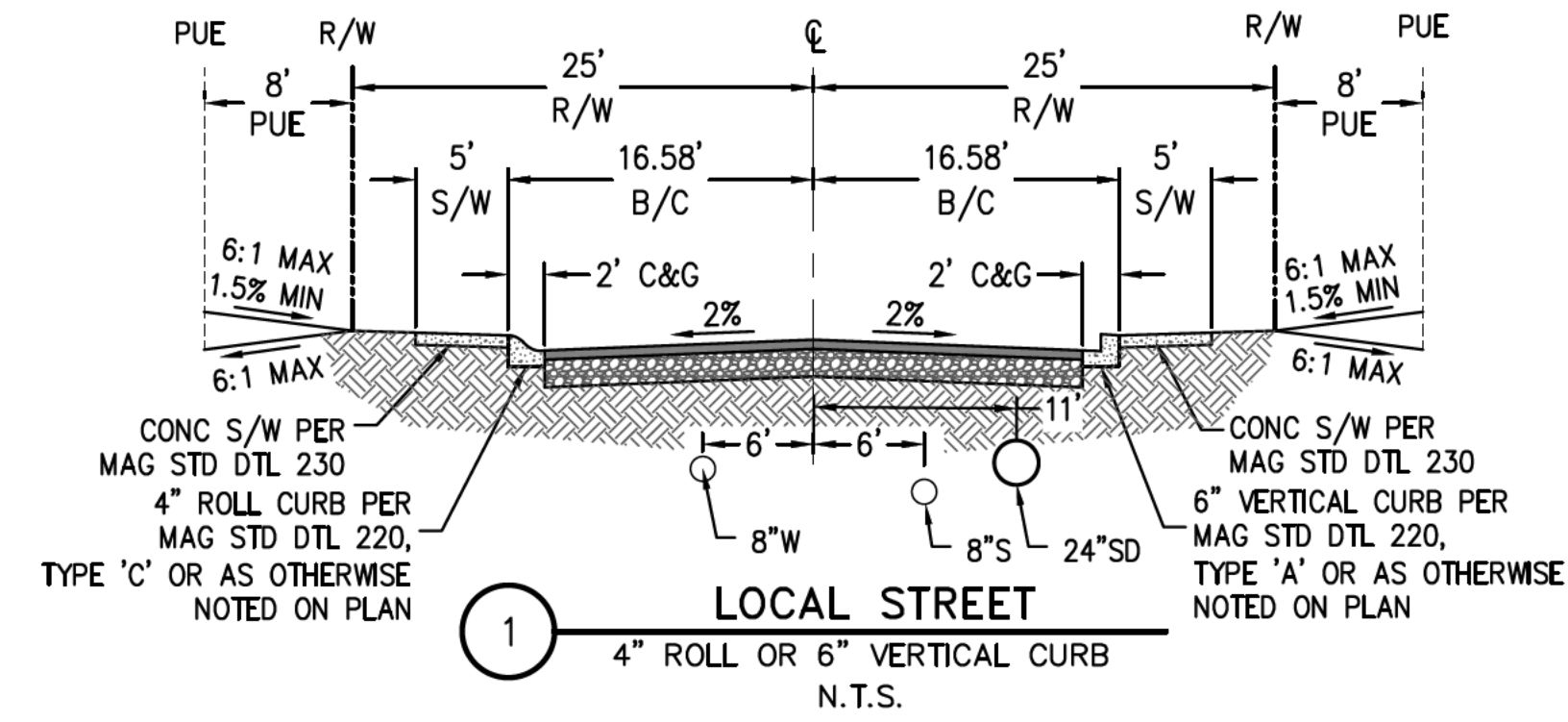
SITE SUMMARY TABLE	
ZONING	R1-8 PAD
OVERALL GROSS AREA (ACRES)	5.00
OVERALL NET AREA (ACRES)	3.76
TOTAL NUMBER OF LOTS: SINGLE FAMILY	12
TOTAL OPEN SPACE (ACRES)	1.50
TOTAL PERCENTAGE OF OPEN SPACE (NET)	30.00%
TOTAL NET (*) RIGHT-OF-WAY TRACT (ACRES)	0.82
TOTAL OFFSITE RIGHT-OF-WAY (ACRES)	0.42
MINIMUM 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

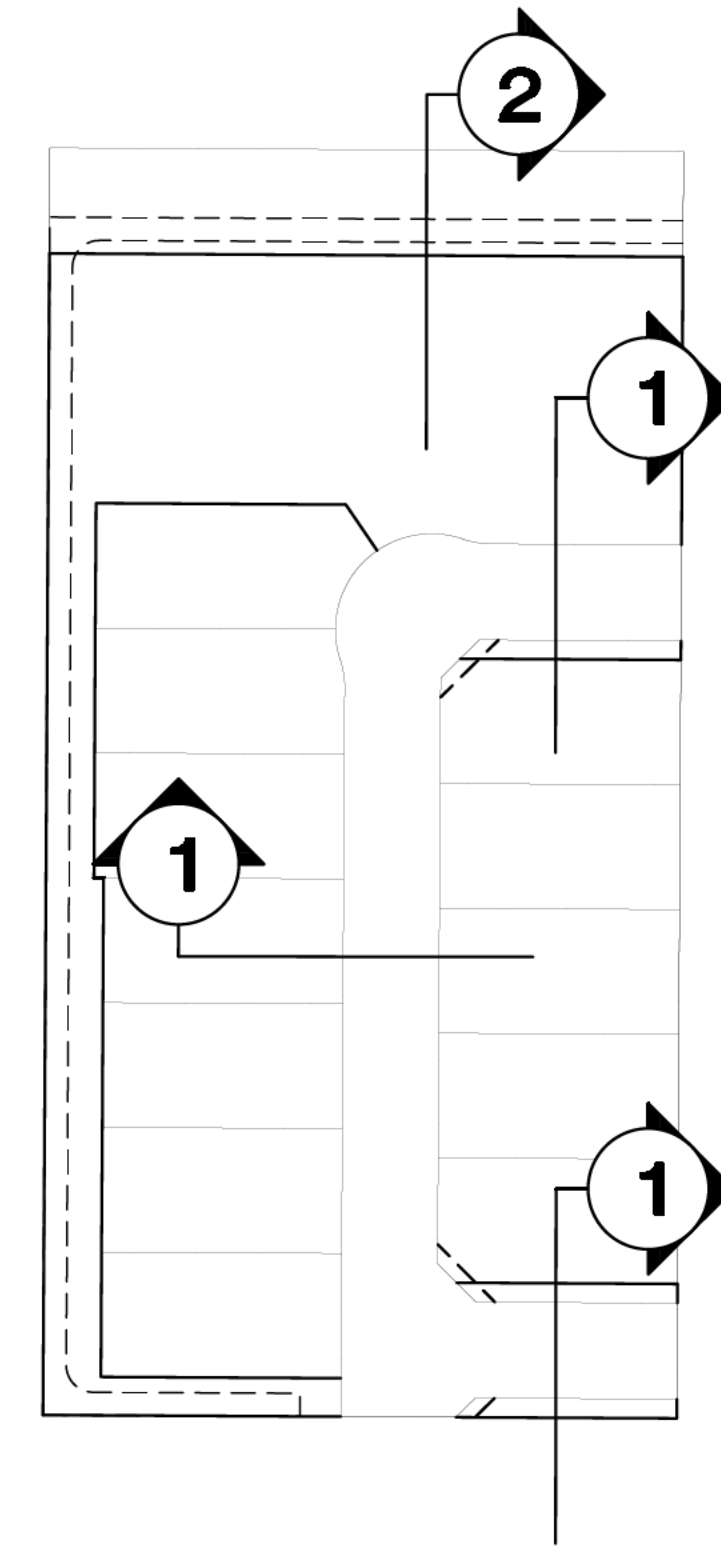
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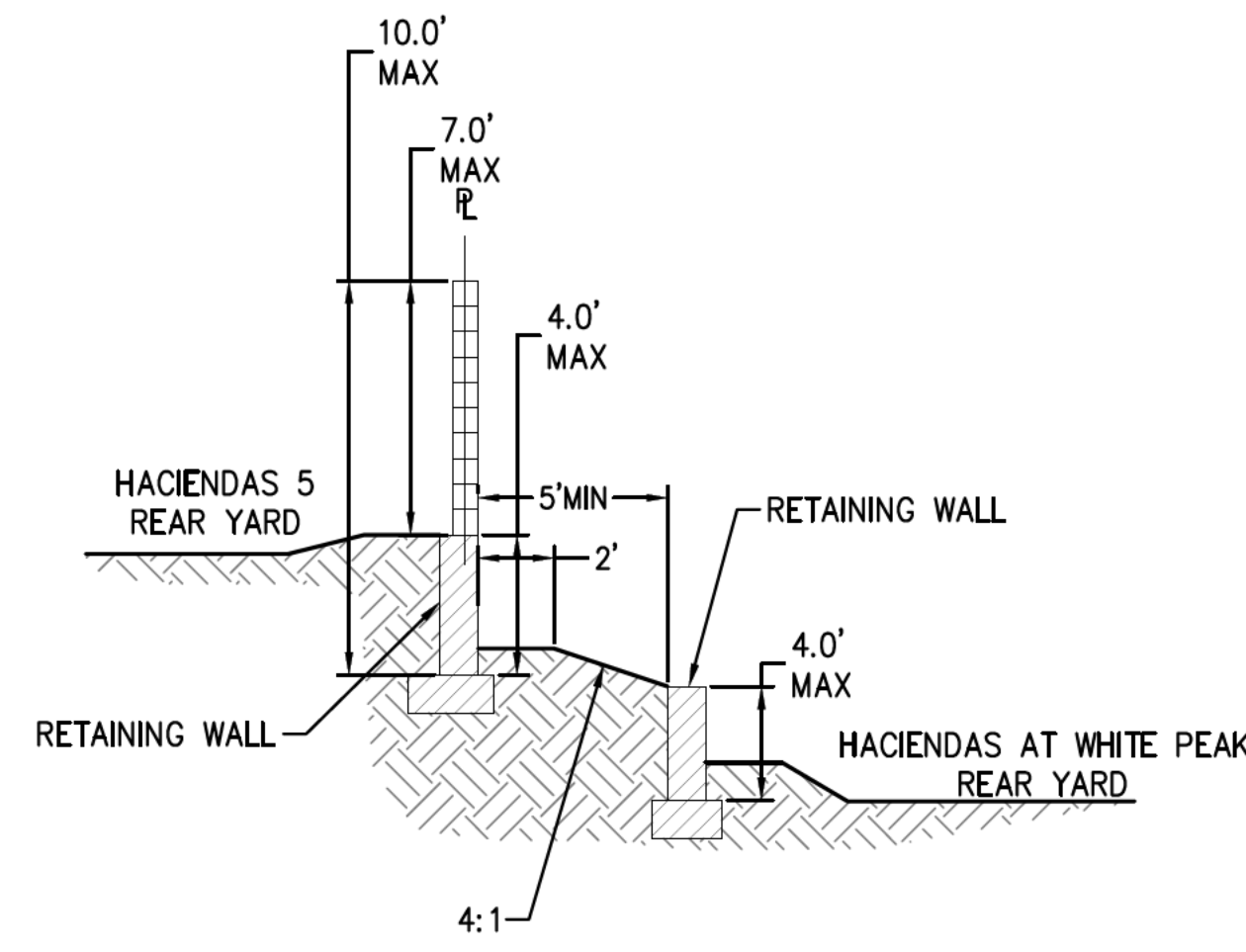
NOTE: DIXILETA DRIVE NOT TO BE CONSTRUCTED WITH THIS PLAT

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

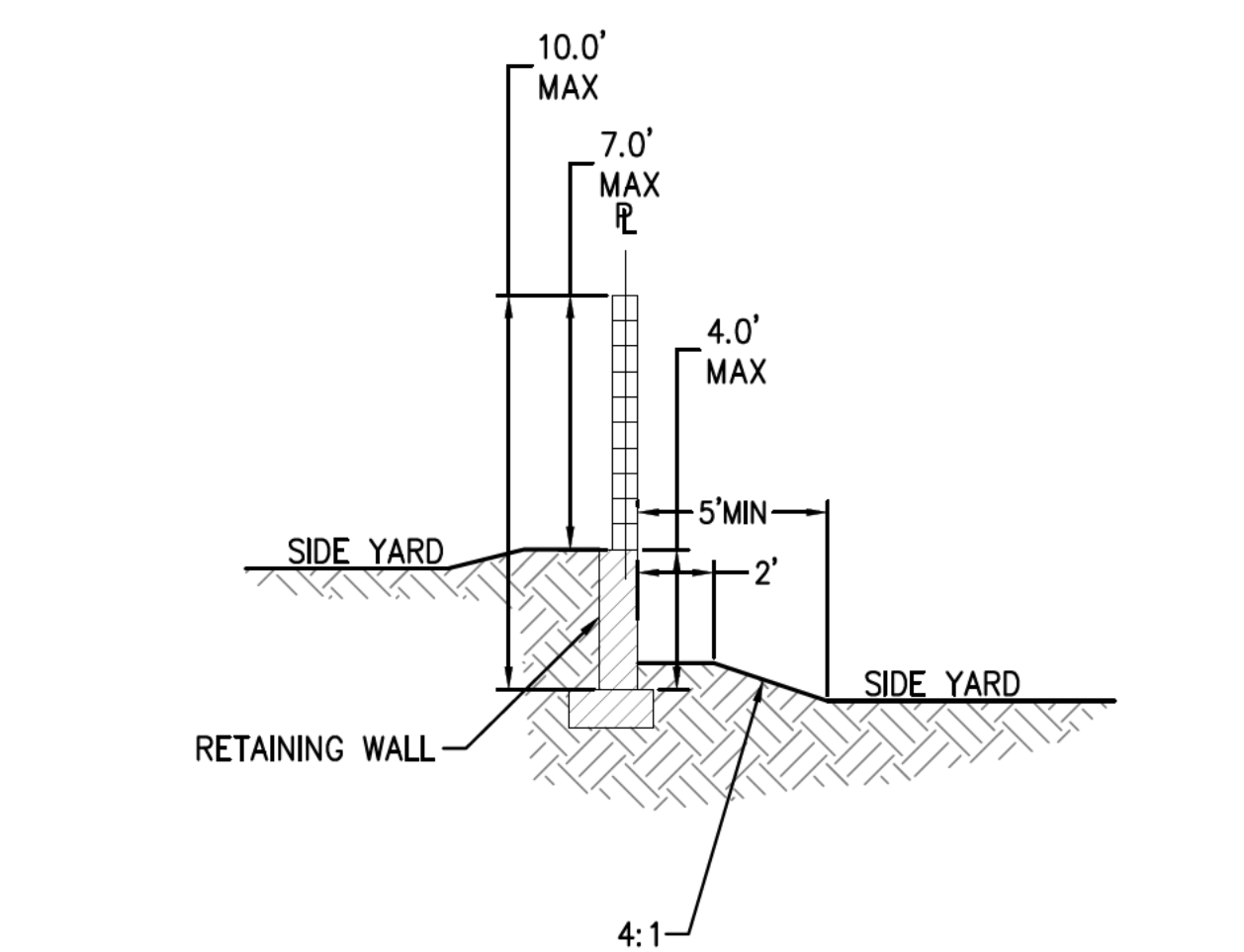
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.



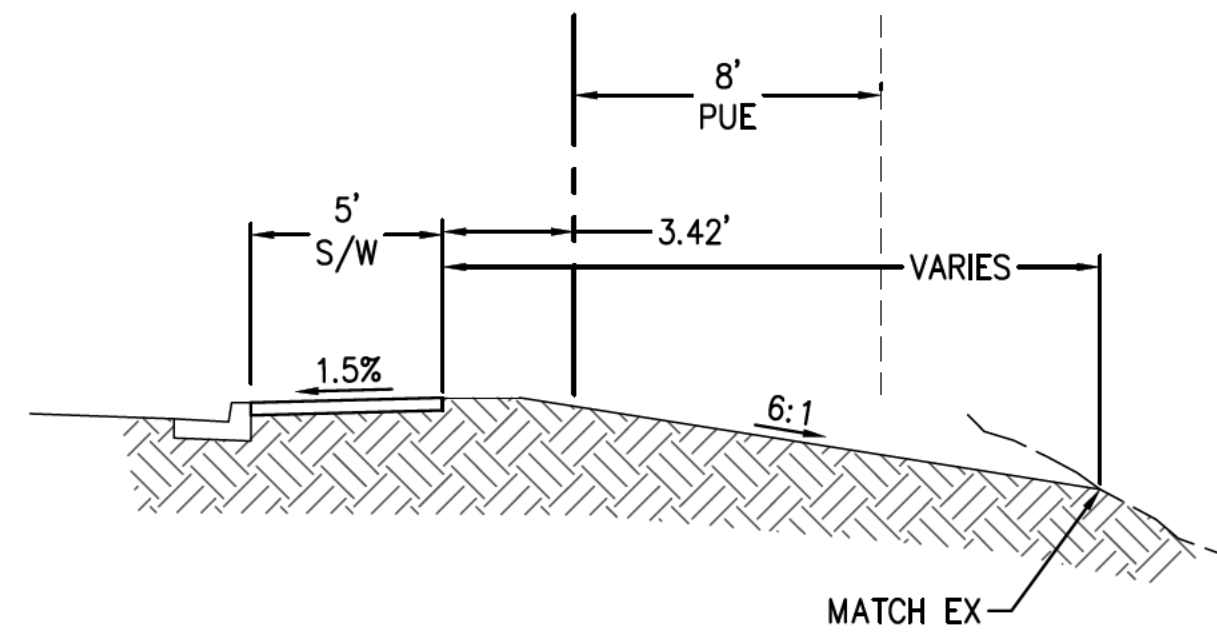
KEYMAP
1"=100'



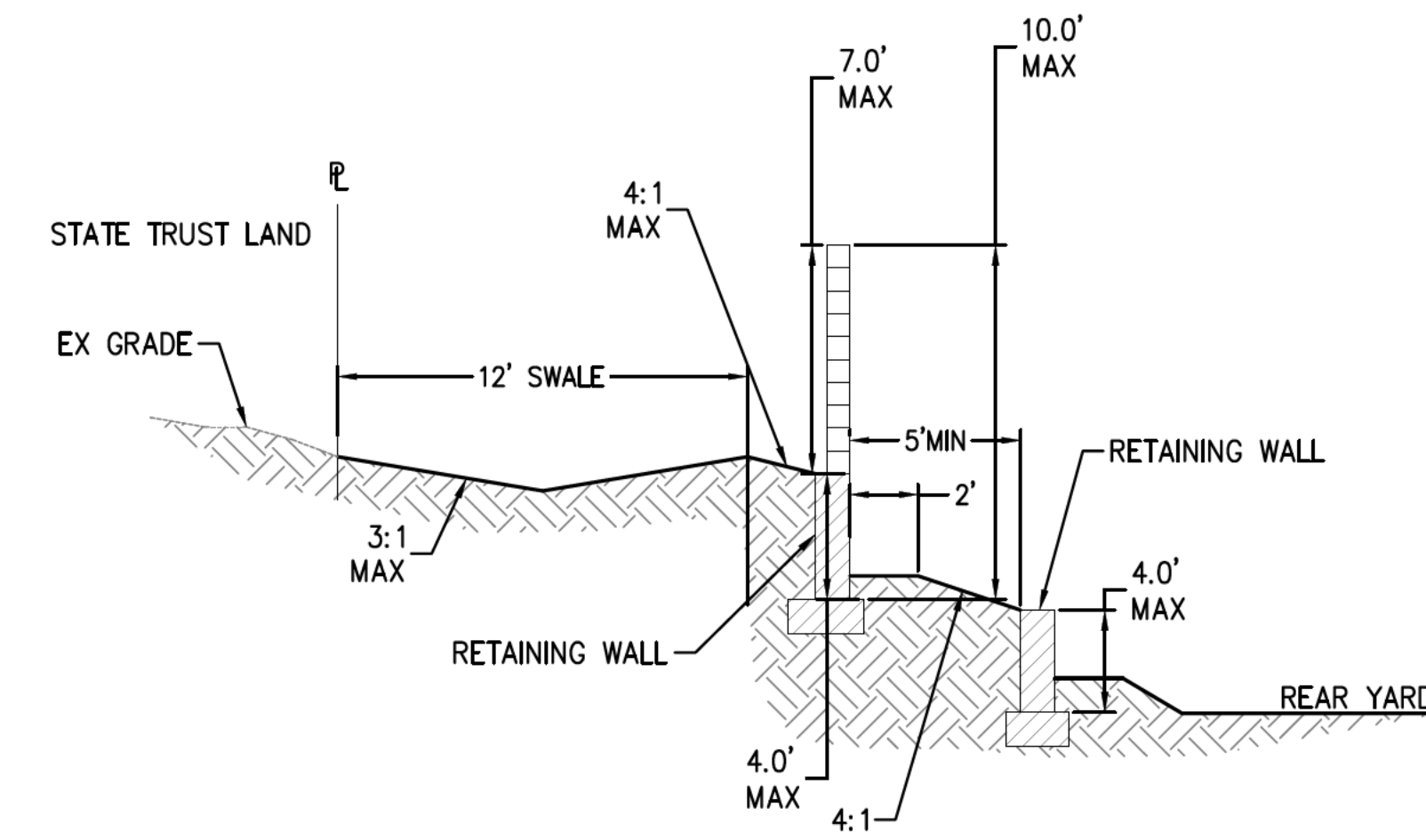
A DOUBLE RETAINING WALL SECTION
REAR YARD TO REAR YARD
N.T.S.



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 | MANAGEMENT
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

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

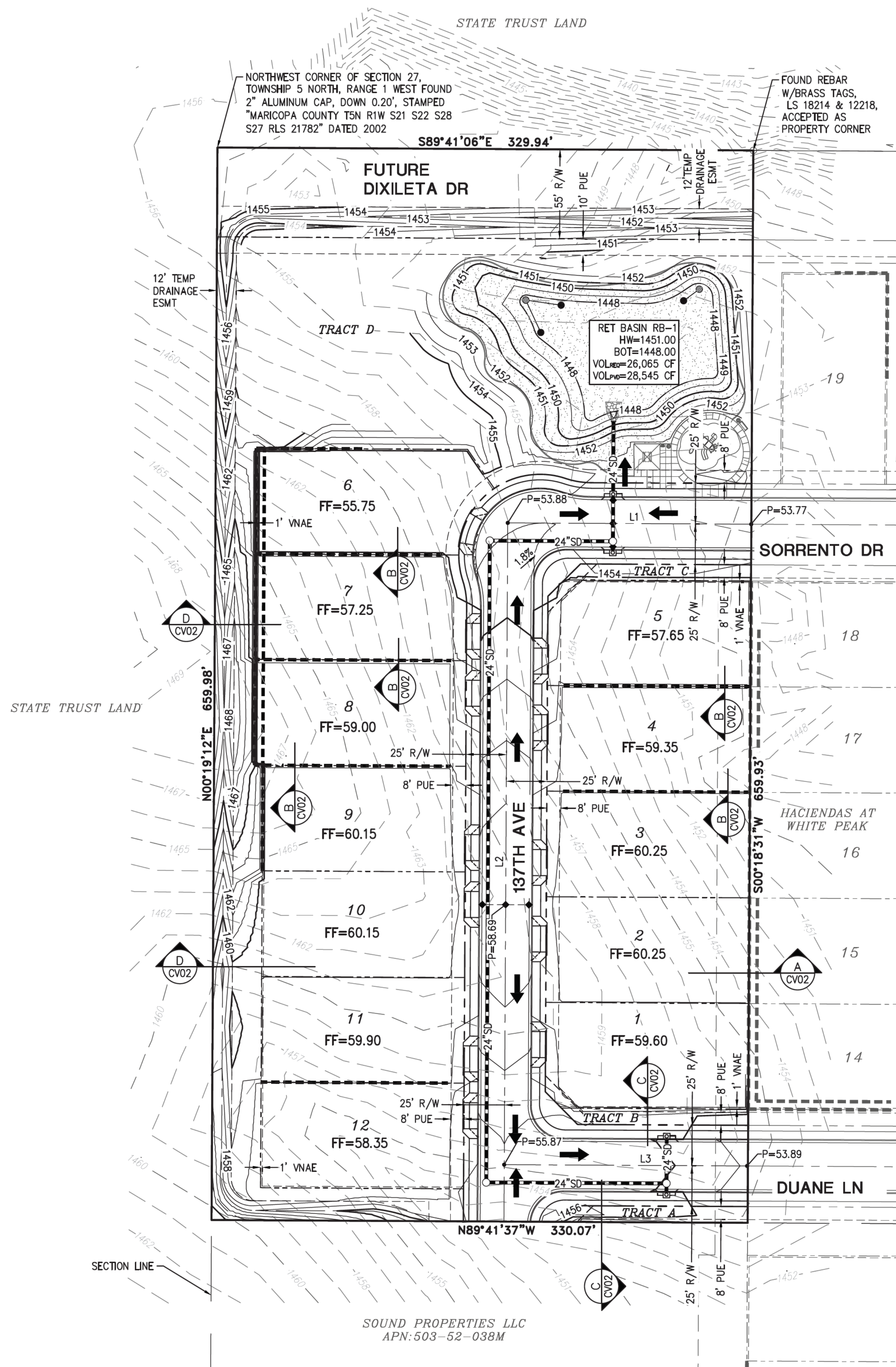
DWG. NO.
CV02
SHT. 2 OF 5



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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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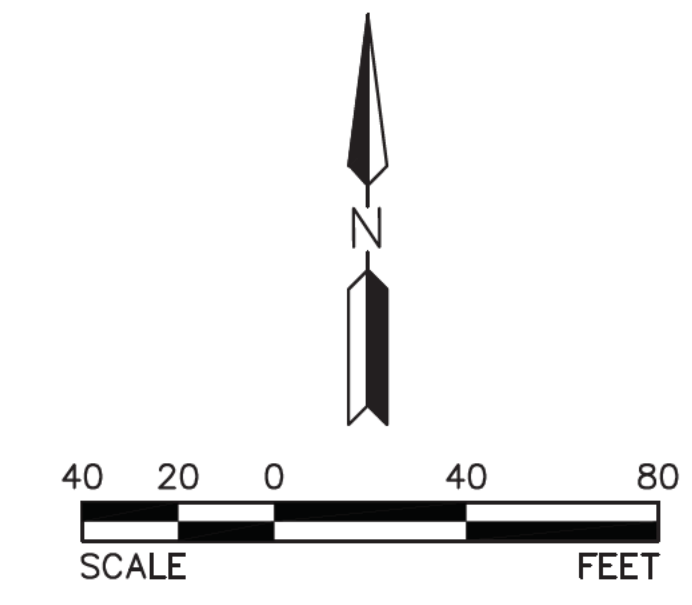
REV.:

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 GRADING

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

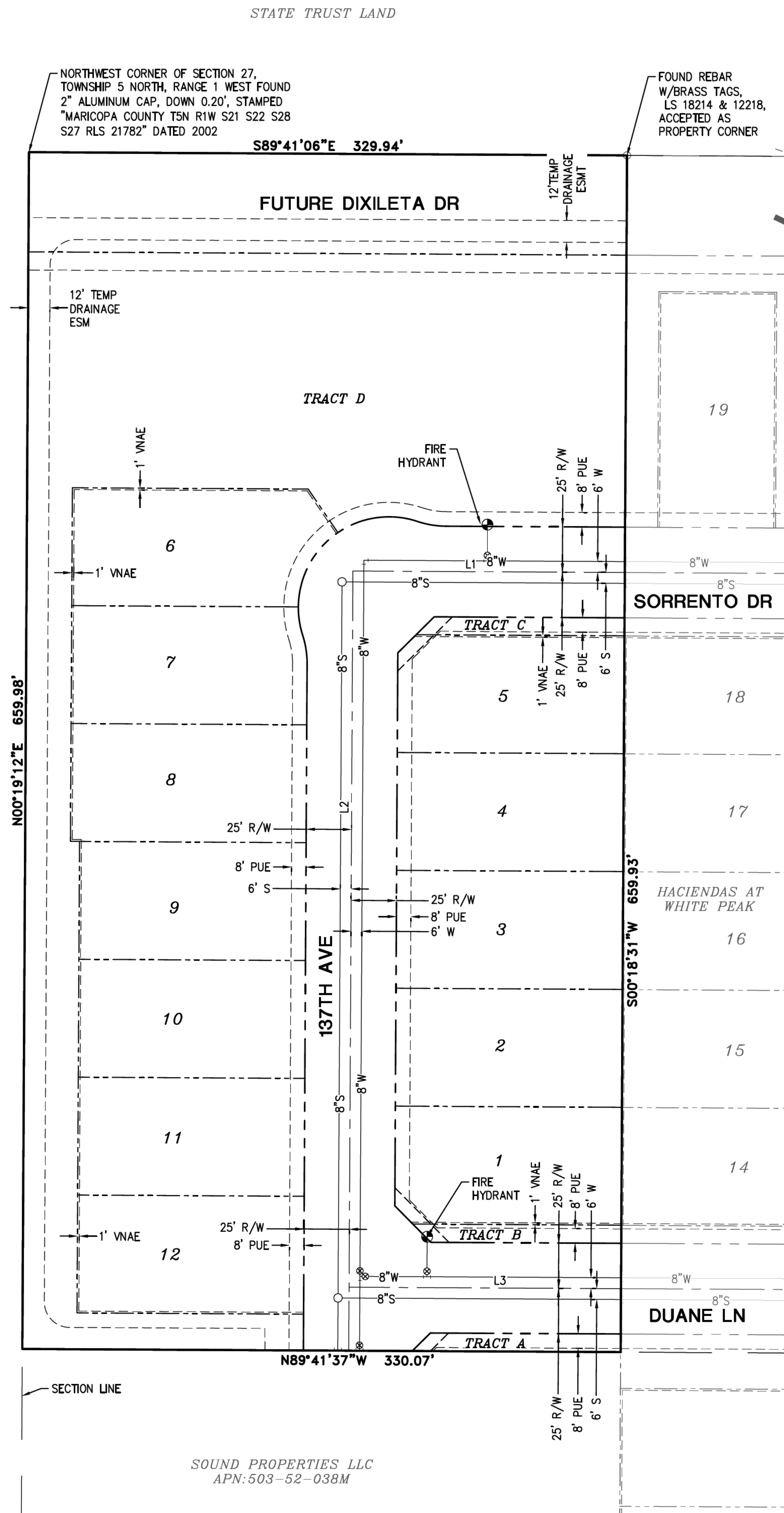


Call at least two full working days before you begin excavation.

ARIZONA 811
 Arizona One-Stop-Call
 Dial 8-1-1 or 1-800-STAKE-11 (776-5348)
 In Maricopa County: (602) 263-1100

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



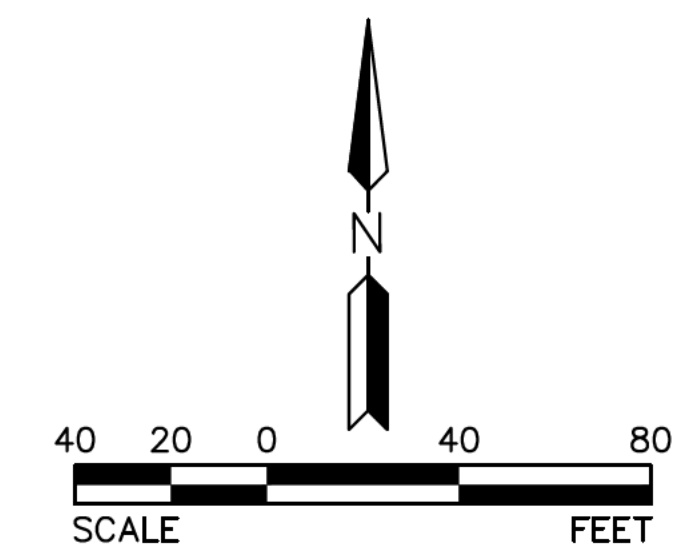
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 ENGINEER | PLAN | SURVEY | MANAGE
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436
 www.hilgartwilson.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

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





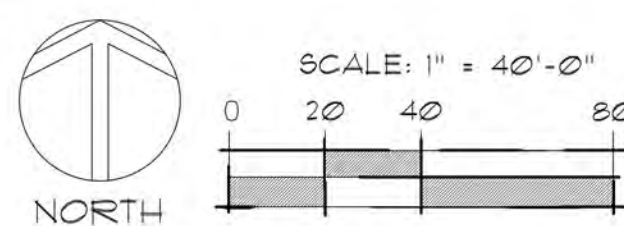
PLANT SCHEDULE

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.



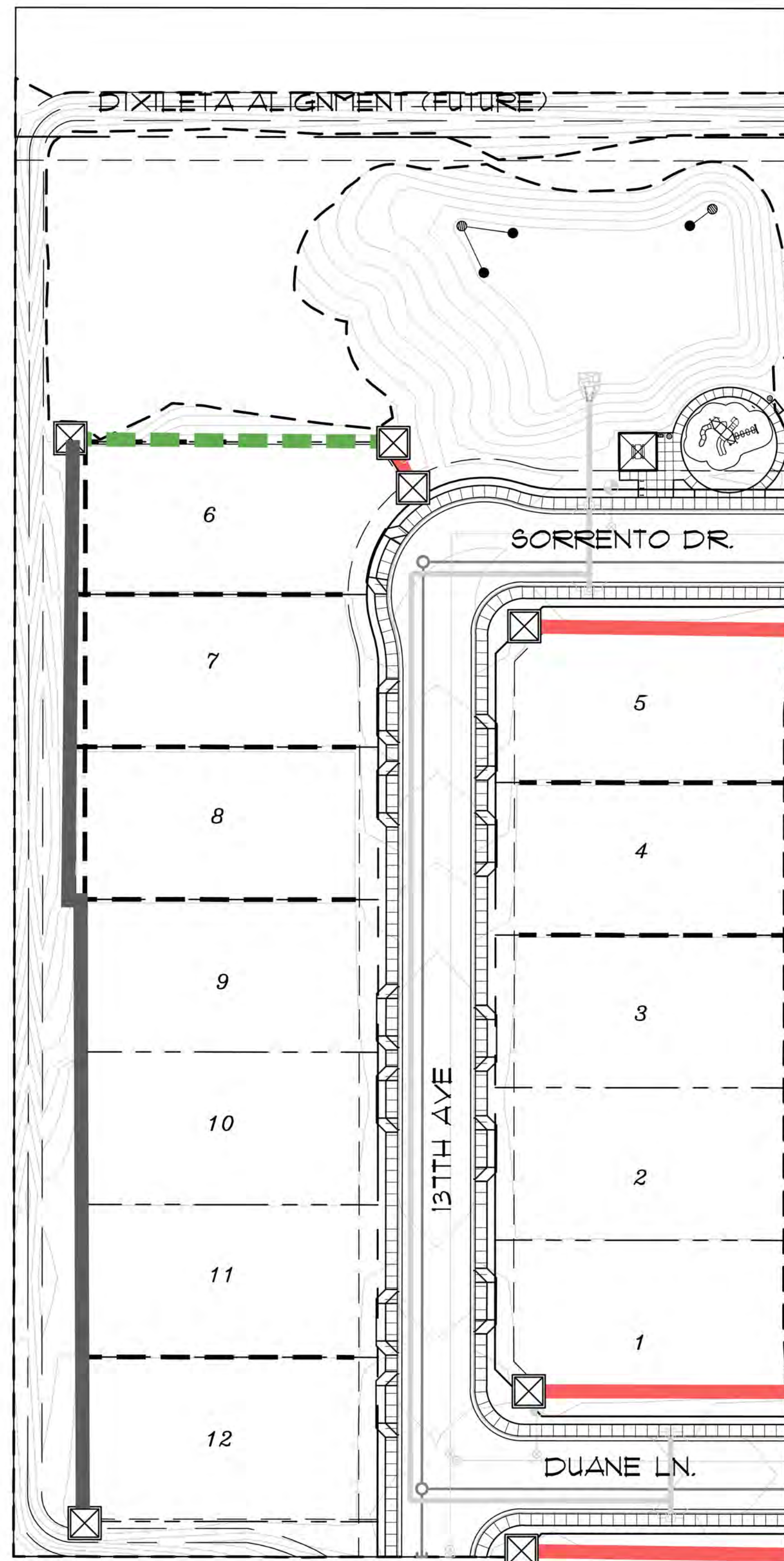
SITE SUMMARY TABLE

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 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	28,545 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 Landscape 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

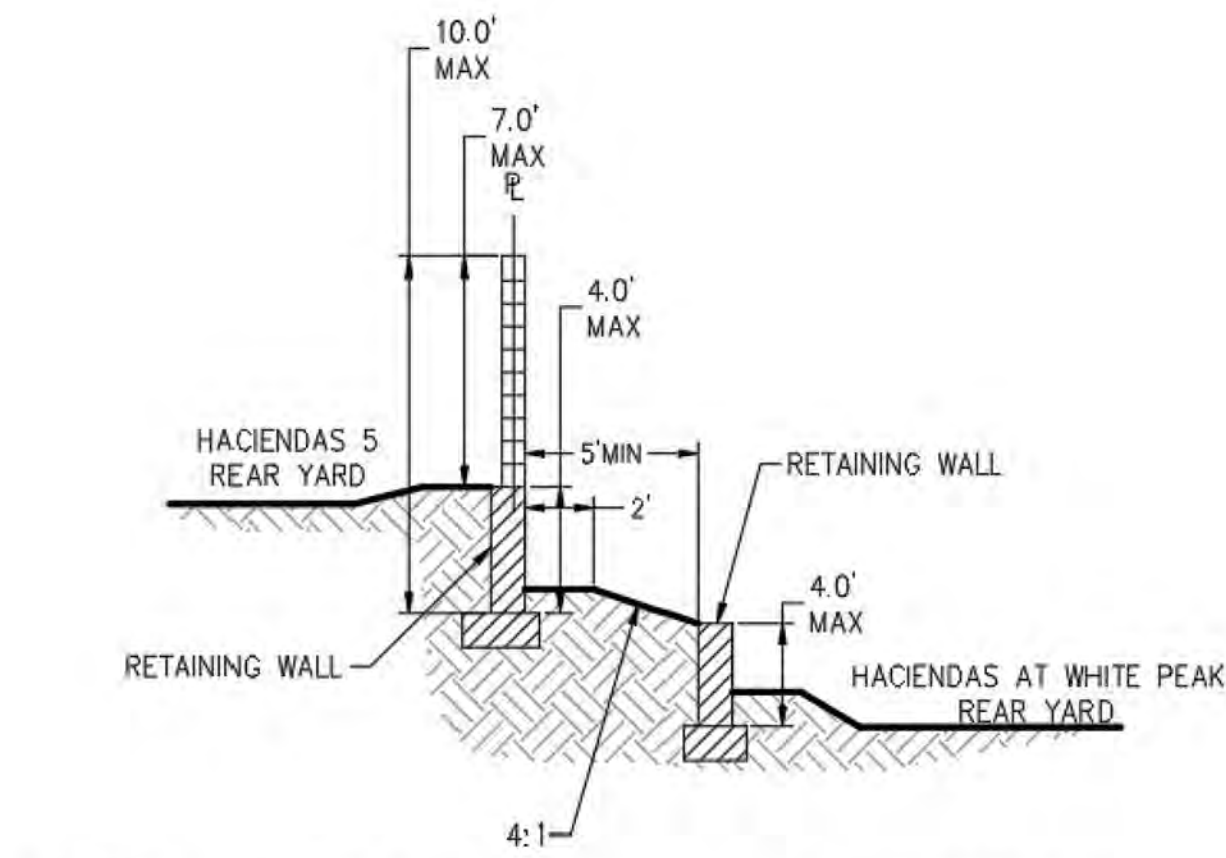
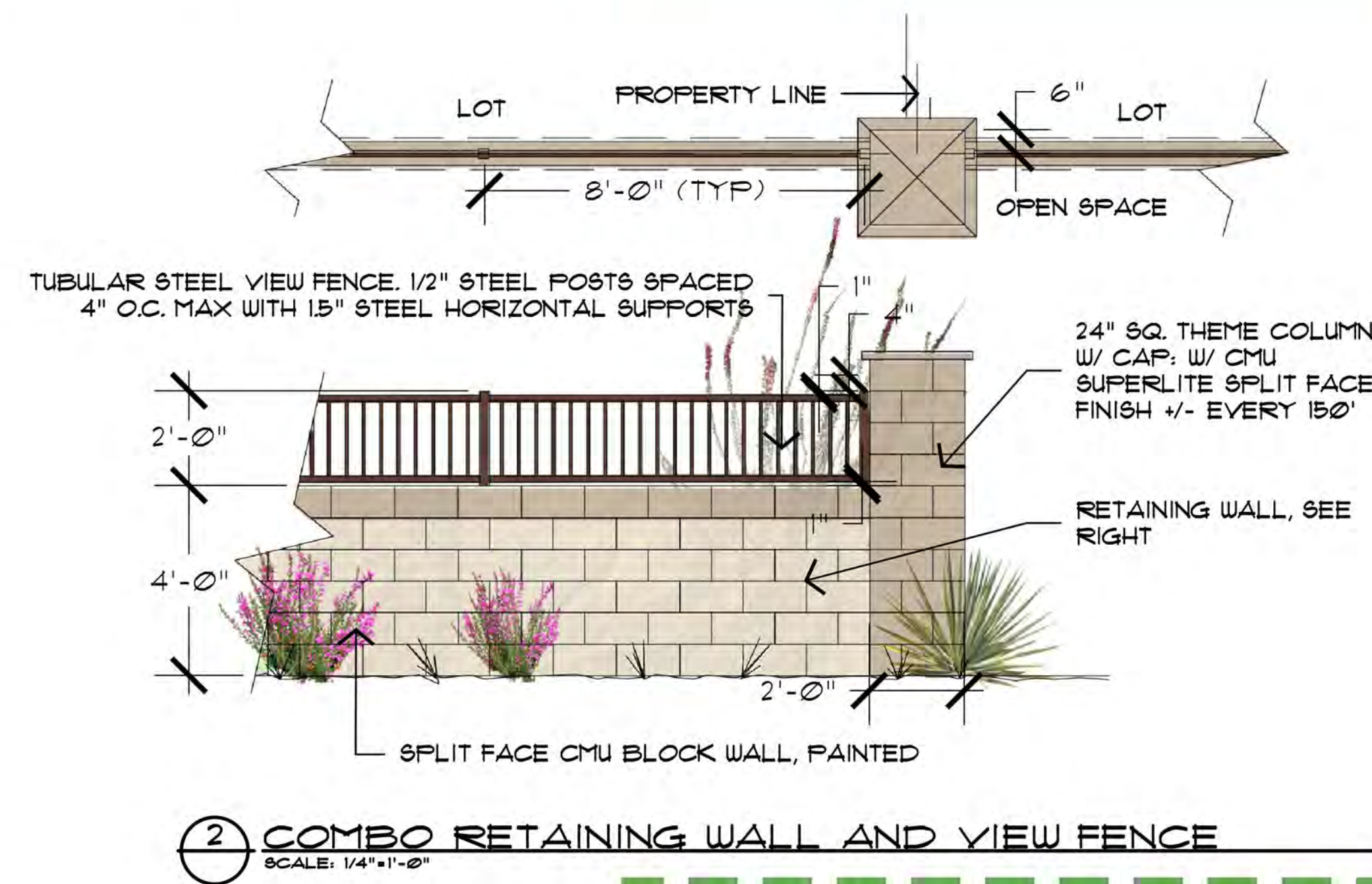
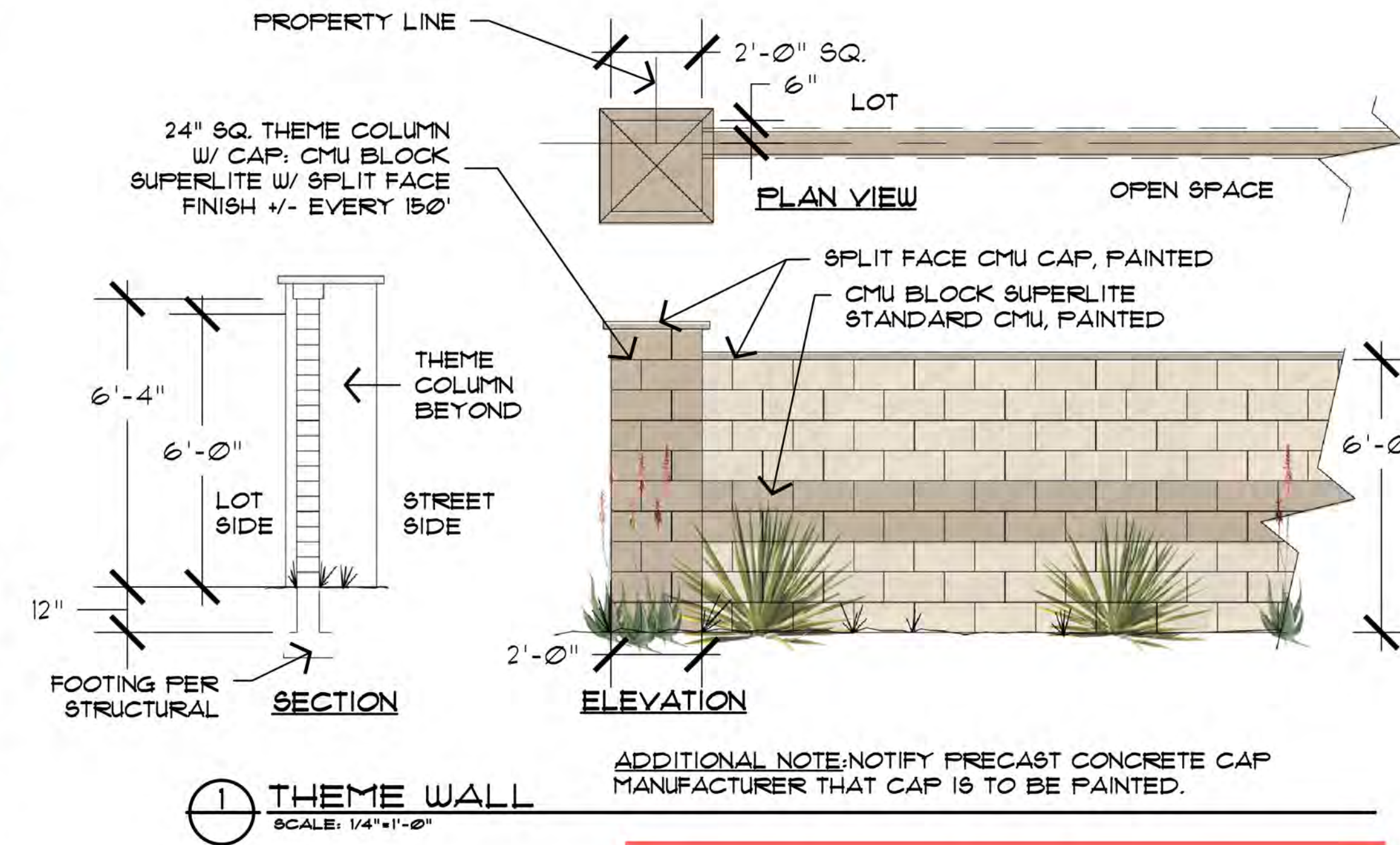
CONCEPTUAL LANDSCAPE PLAN HACIENDAS 5



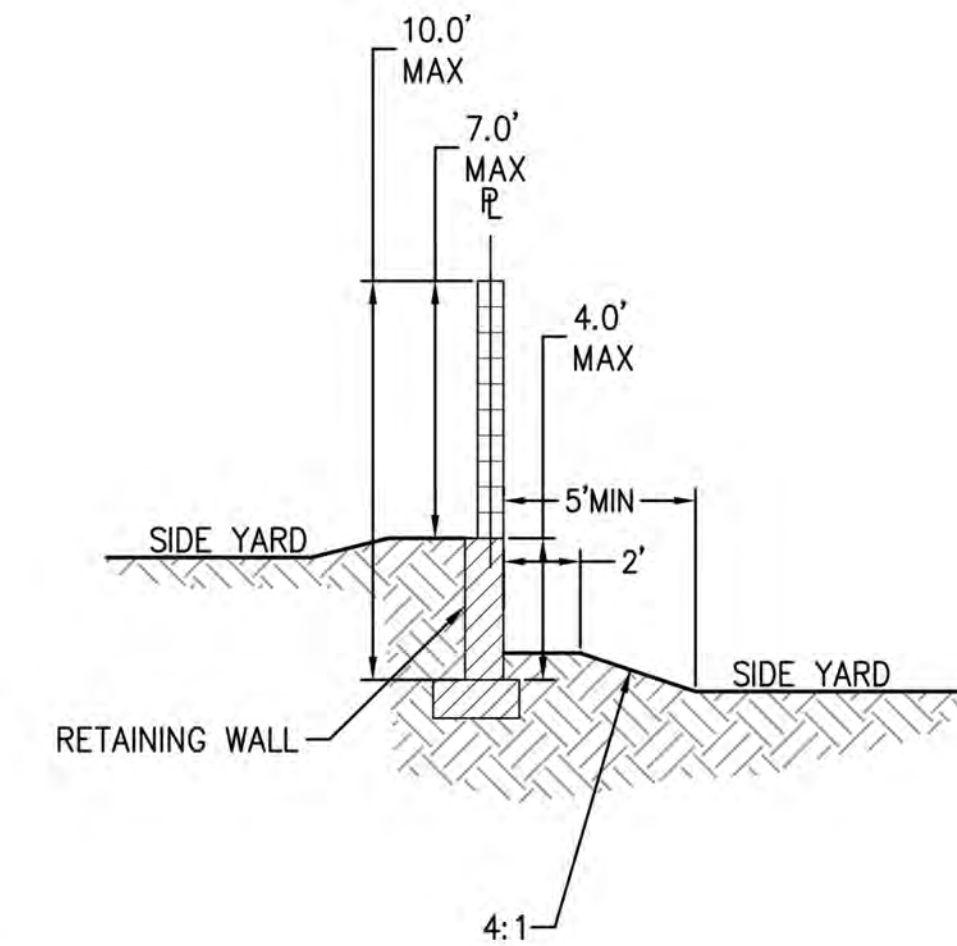
WALL SCHEDULE

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)

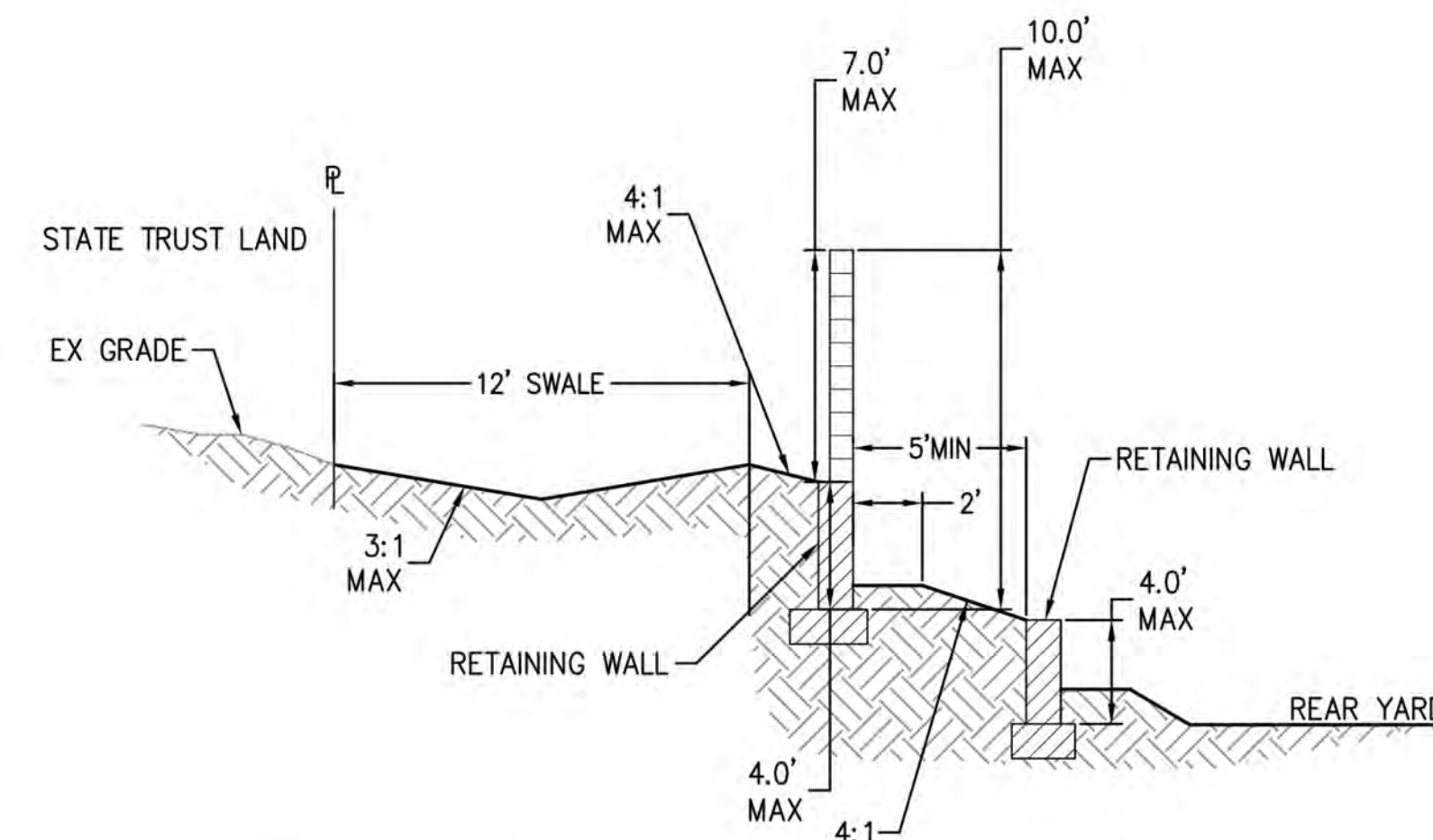
NOTE: ALL PROPOSED WALLS TO MEET MARICOPA COUNTY AND CITY OF PEORIA CODES.



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

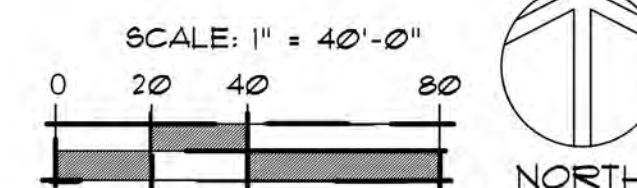


B **SINGLE RETAINING WALL SECTION**
SIDE YARD TO SIDE YARD
N.T.S.



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

CONCEPTUAL WALL PLAN HACIENDAS 5

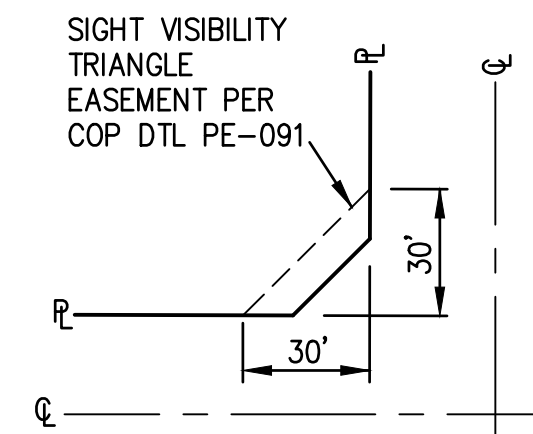


LEGAL DESCRIPTION

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: 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.

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.



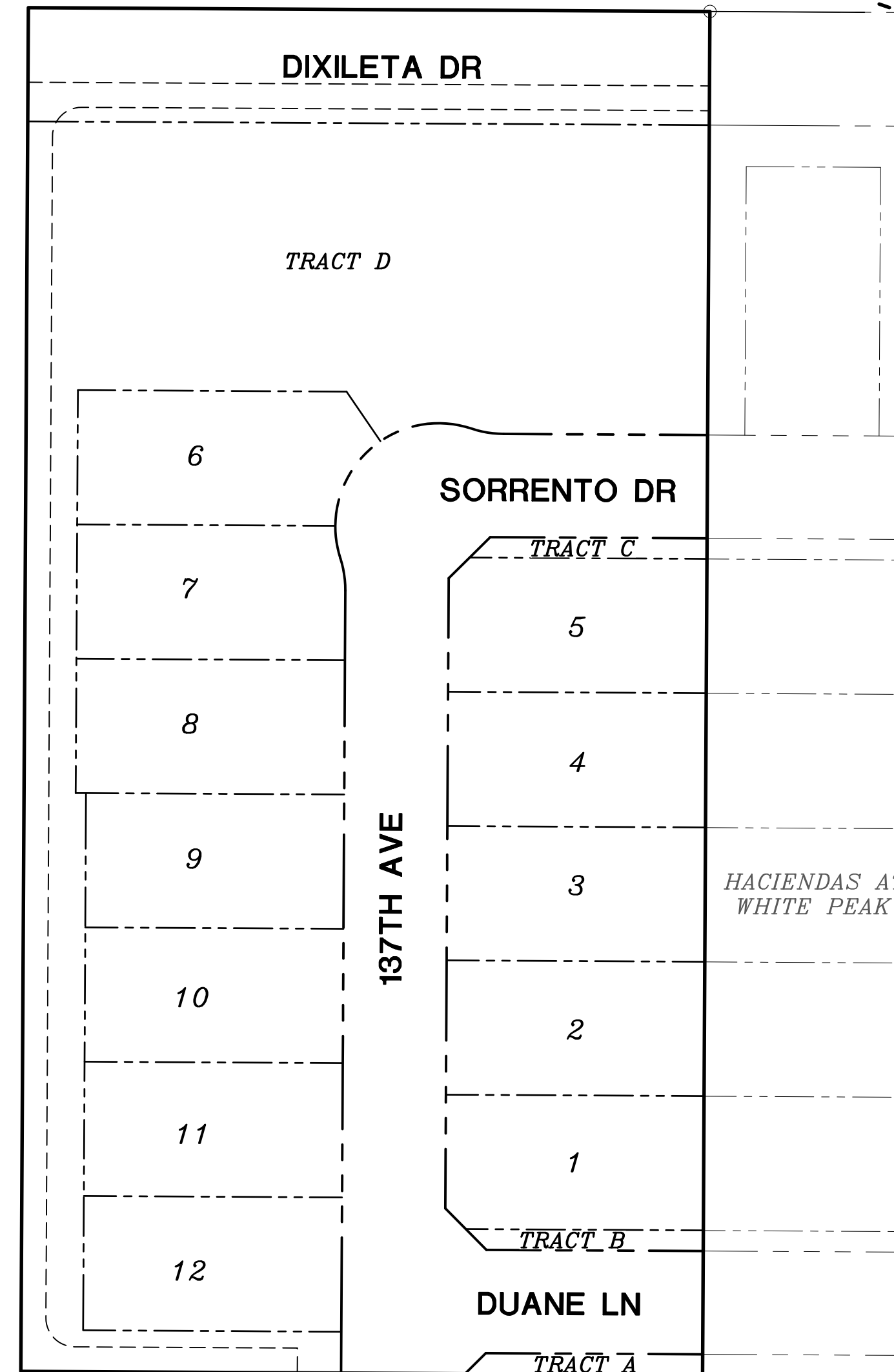
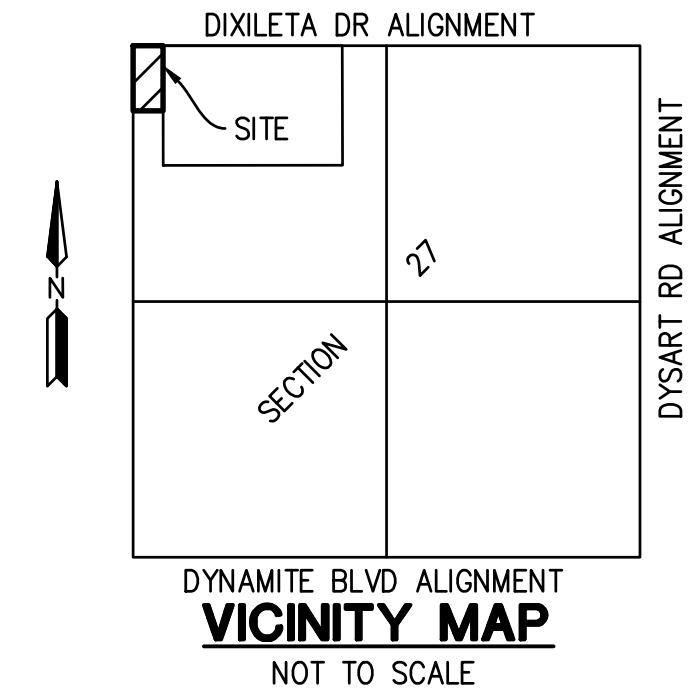
30' HIGH VISIBILITY RESTRICTION (TYP)

SCALE = NTS

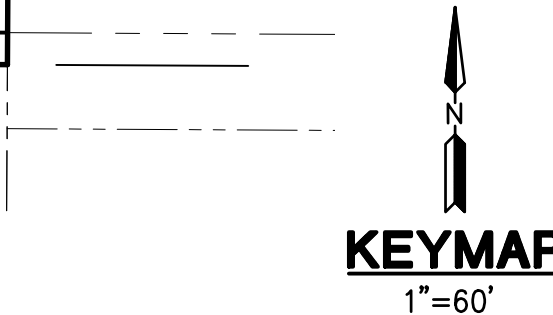
PRELIMINARY PLAT FOR HACIENDAS 5 PEORIA, ARIZONA

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



STATE TRUST LAND



SOUND PROPERTIES LLC
 APN: 503-52-038M

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	

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.

PRELIMINARY NOT FOR CONSTRUCTION

HACIENDAS 5

S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA

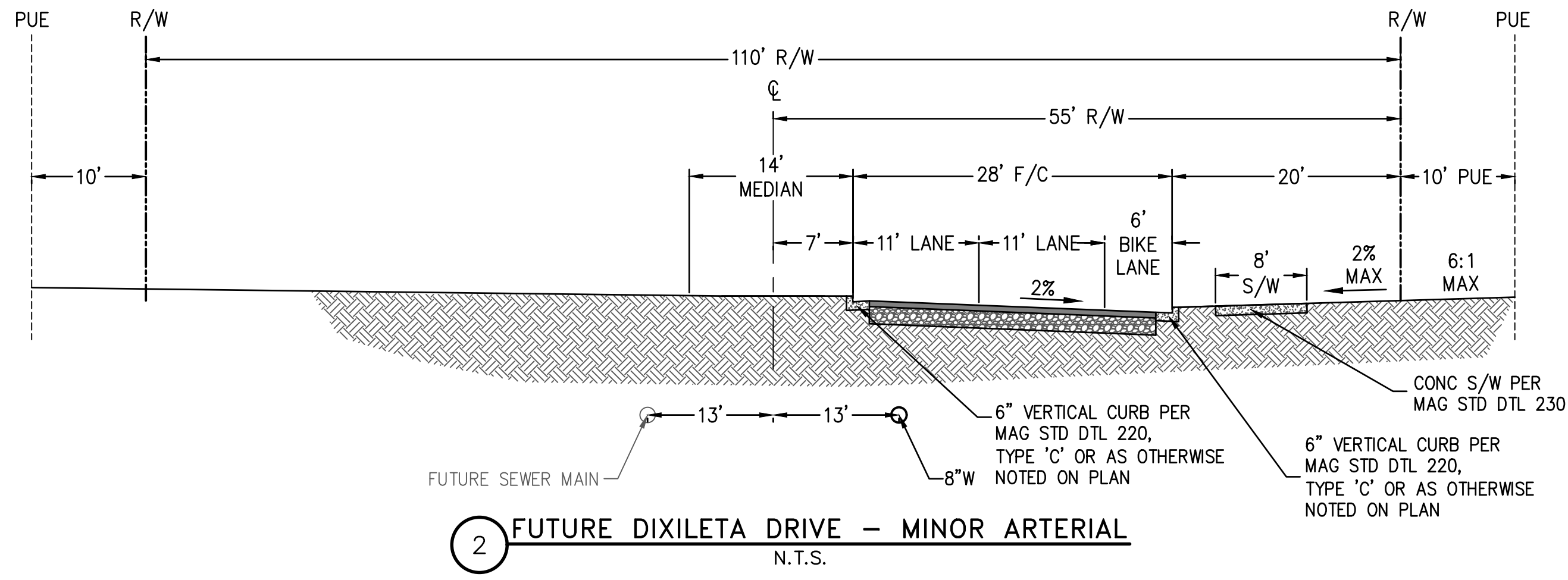
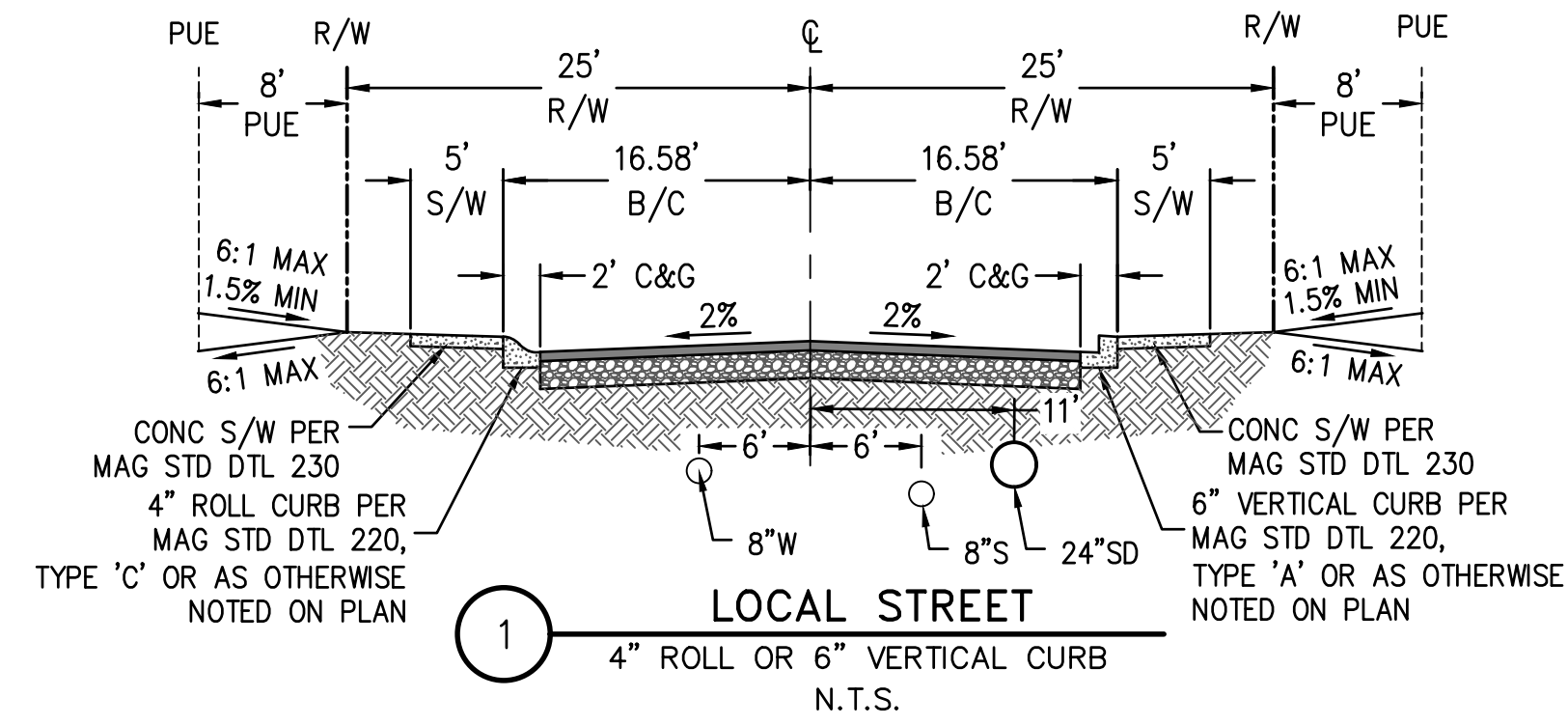
PRELIMINARY PLAT

Exhibit 8



HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: N.T.S.
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO.
	CV01
	SHT. 1 OF 5

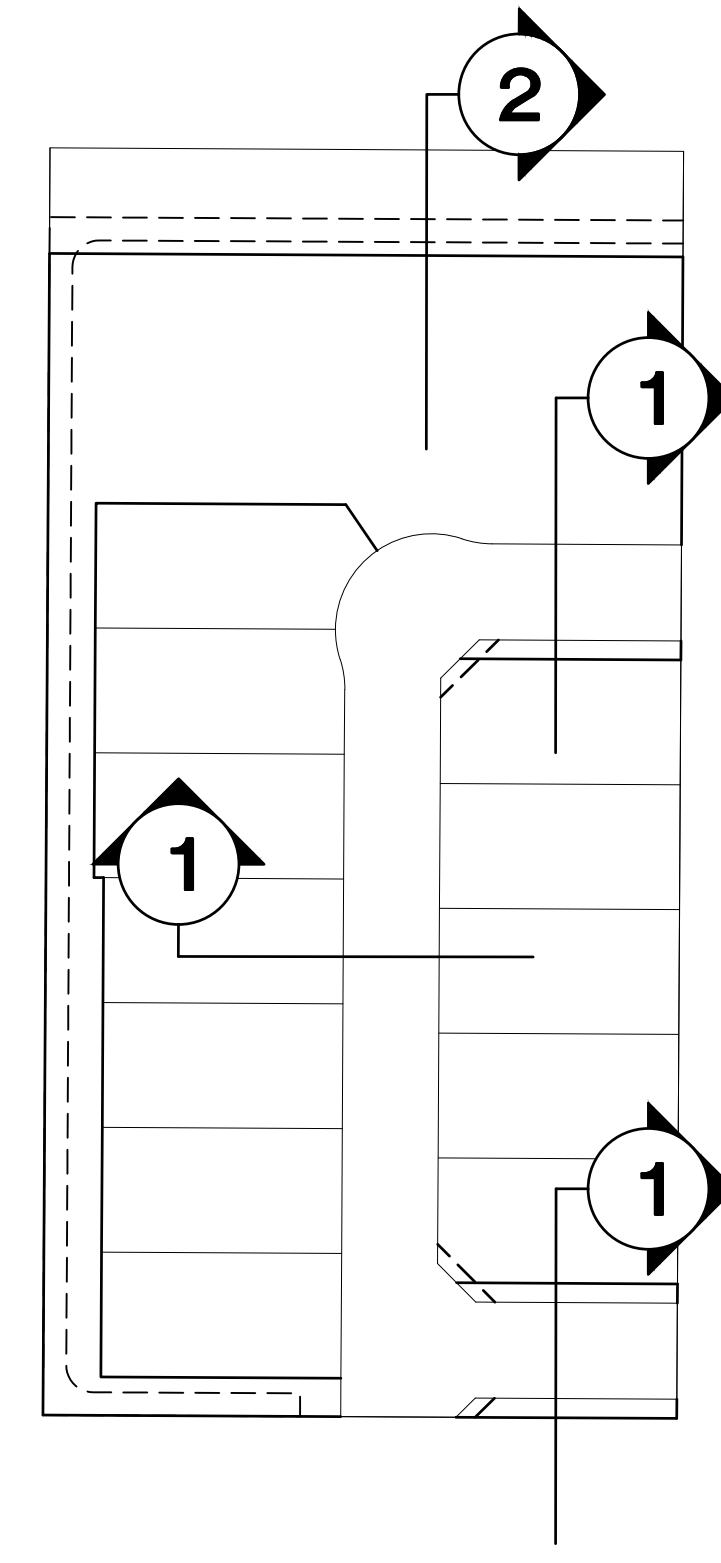
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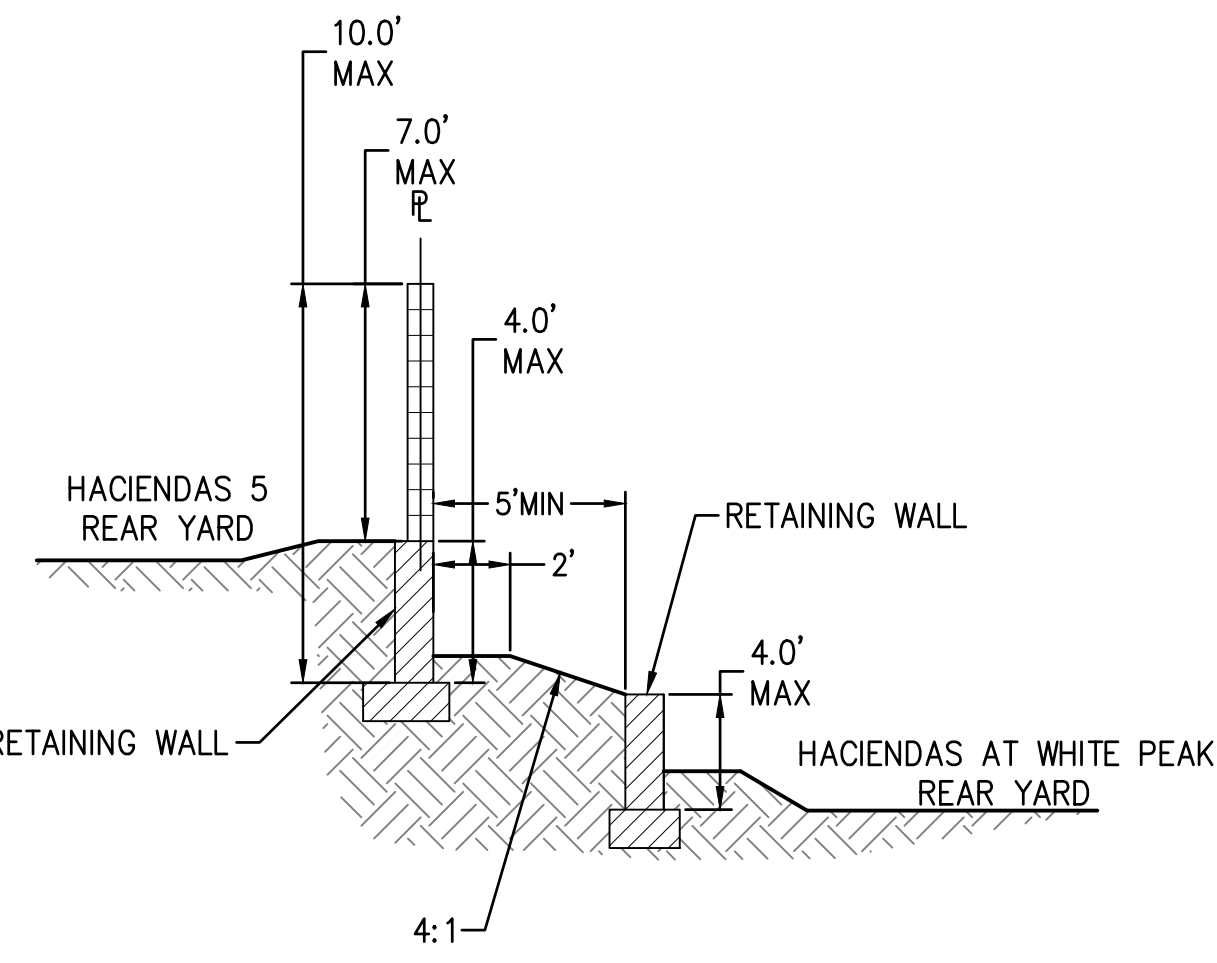
NOTE: DIXILETA DRIVE NOT TO BE CONSTRUCTED WITH THIS PLAT

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

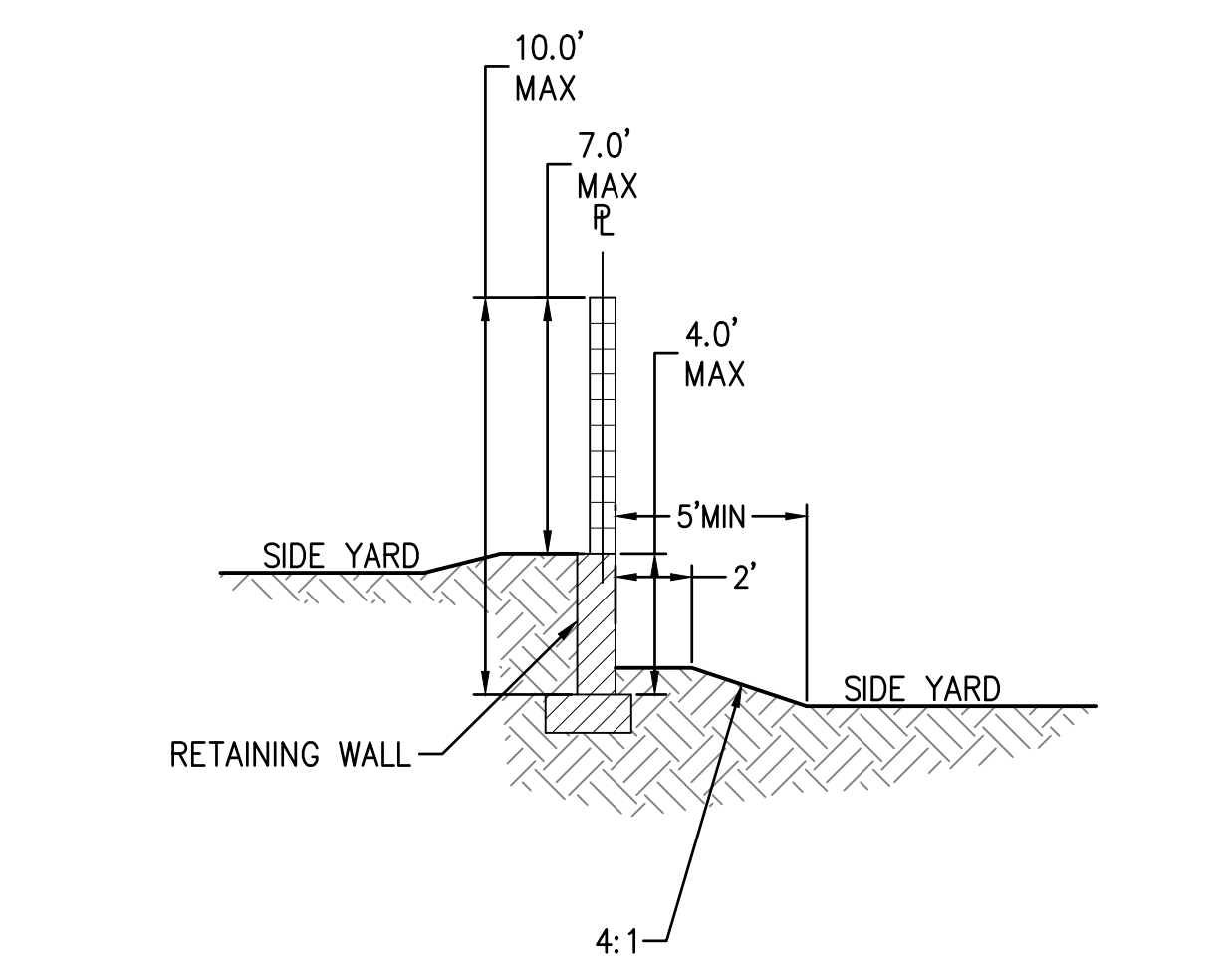
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.



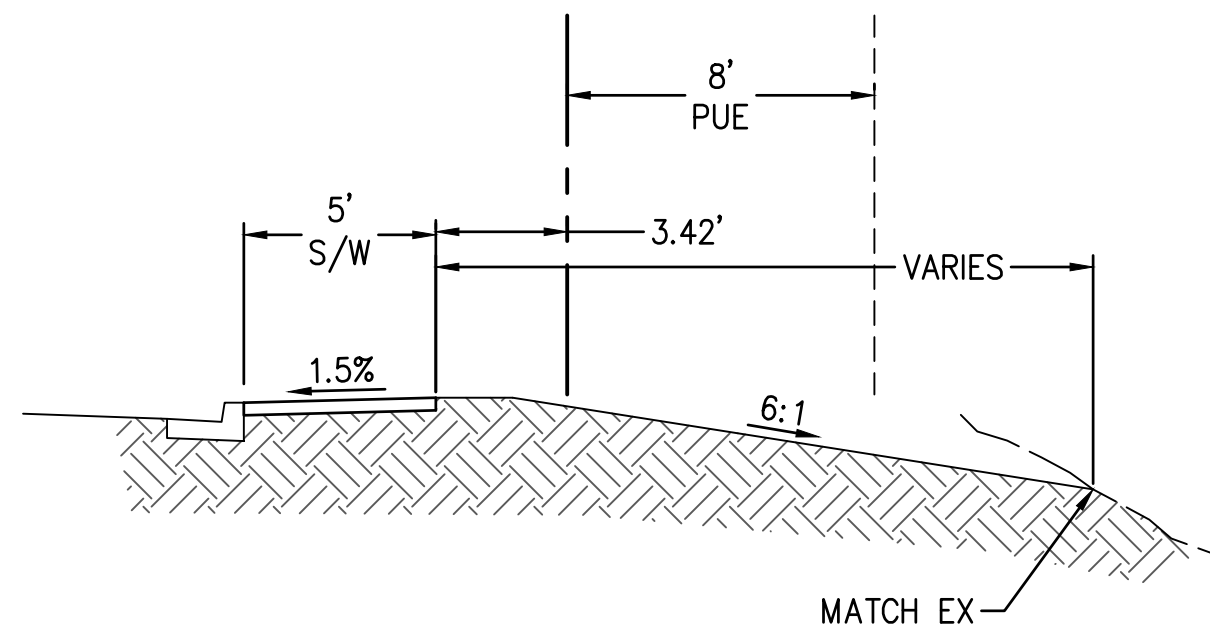
KEYMAP
1"=100'



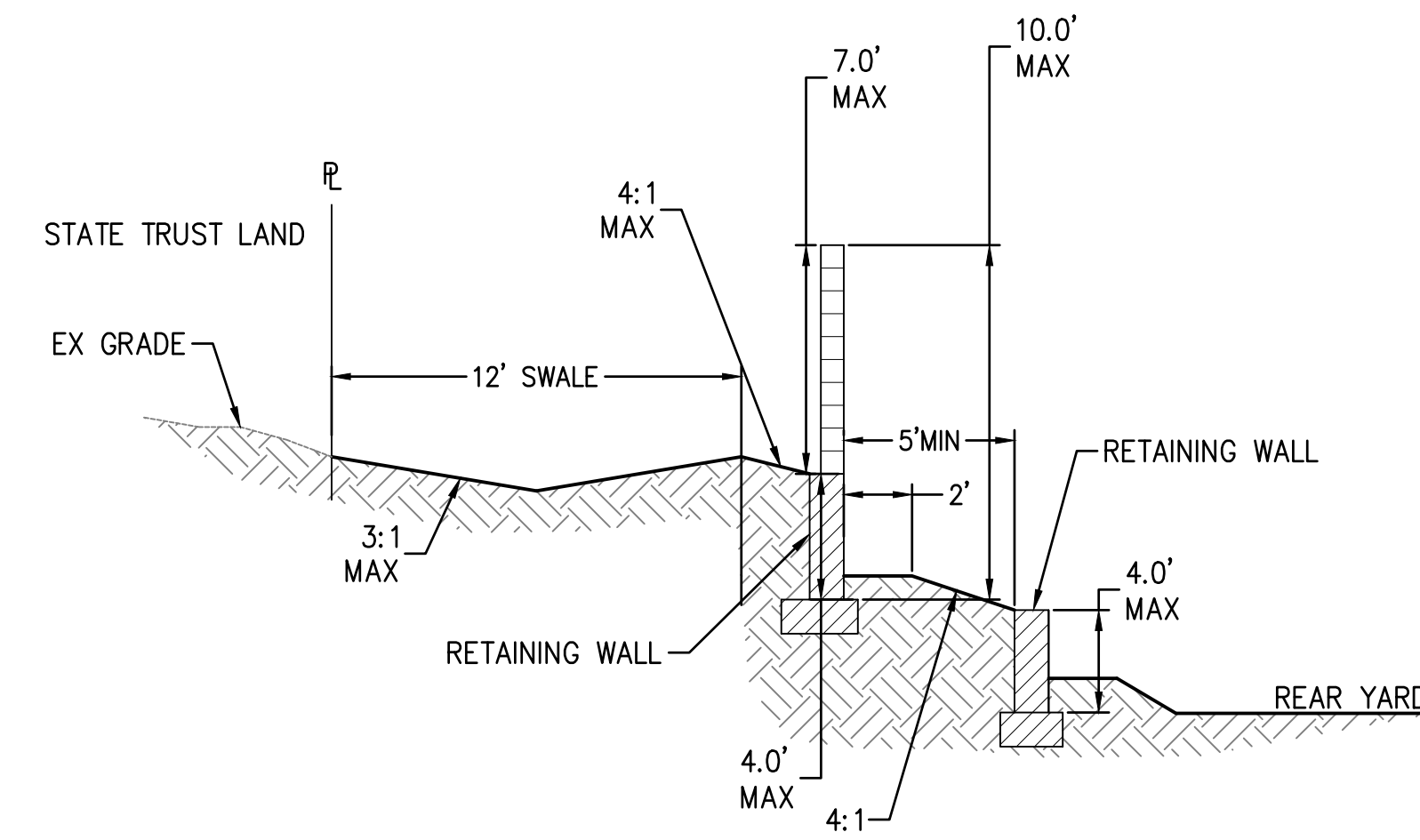
A DOUBLE RETAINING WALL SECTION
REAR YARD TO REAR YARD
N.T.S.



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: _____

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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

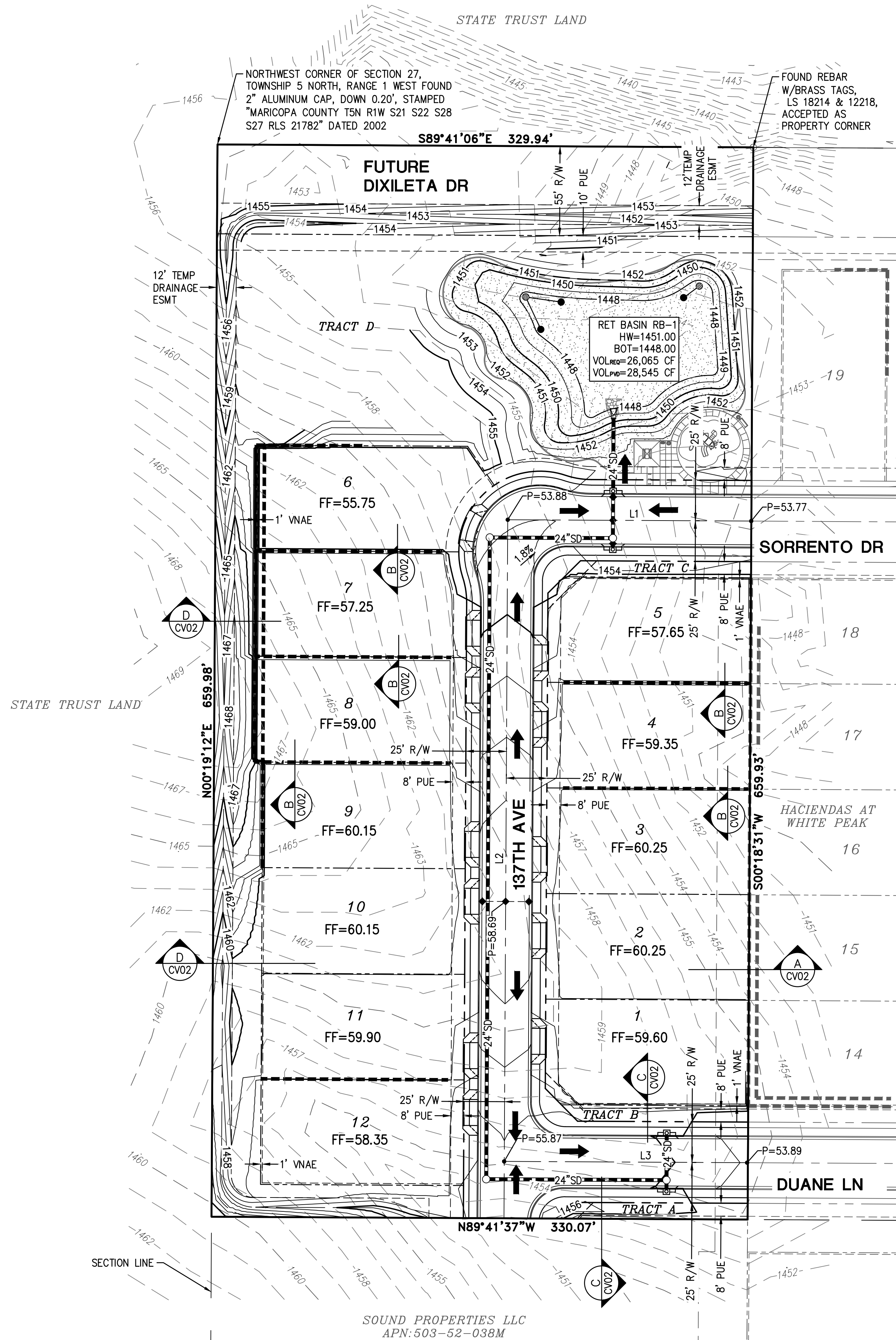
DWG. NO.
CV02
SHT. 2 OF 5



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L2	N00°19'12"E	429.95'
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LEGEND	
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	CENTER LINE
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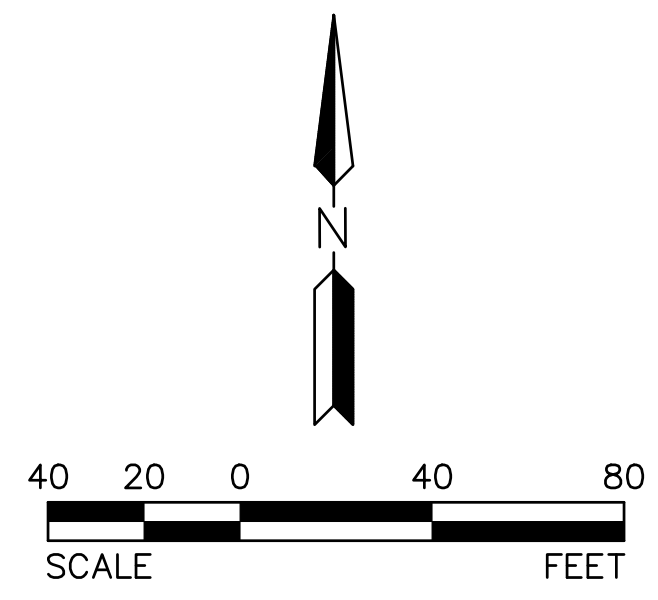


HILGARTWILSON
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 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436
 www.hilgartwilson.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

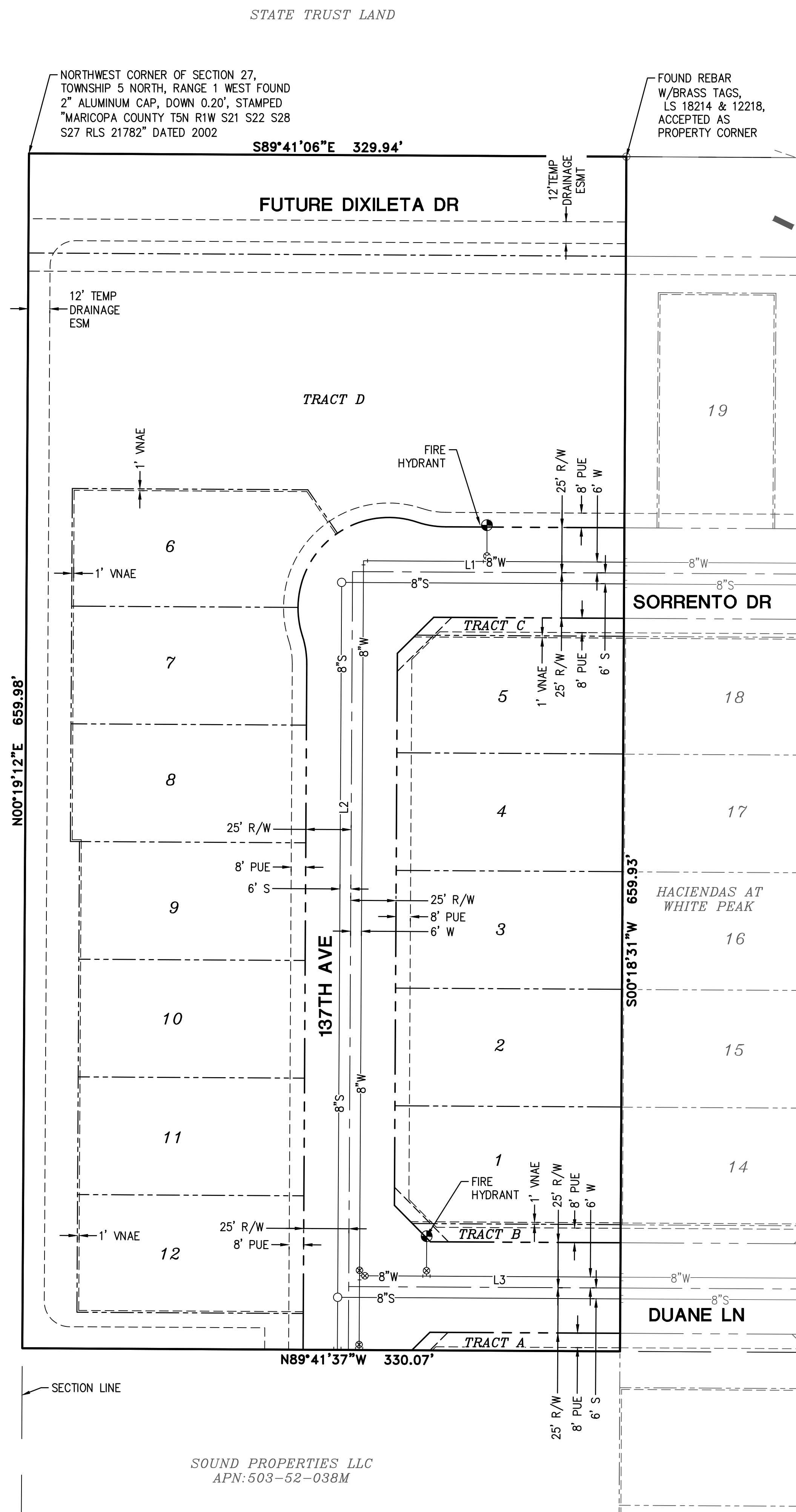
HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: 1"=40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO.
	PP02
	SHT. 4 OF 5



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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



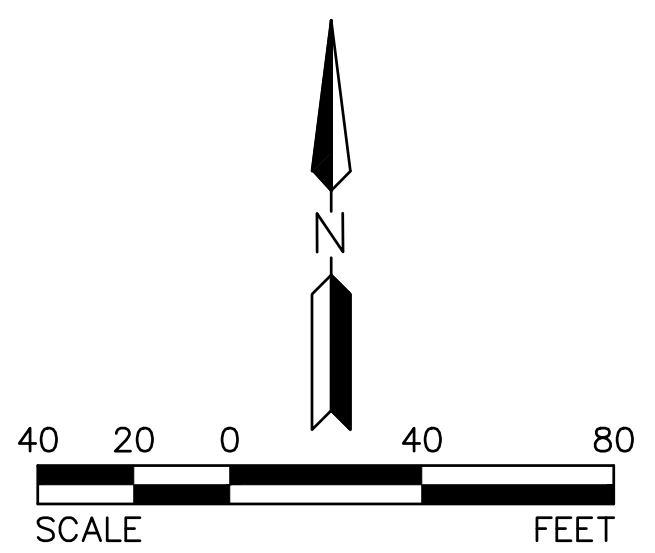
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HILGARTWILSON
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 www.hilgartwilson.com

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



May 19, 2022



HACIENDAS 5

CITIZEN PARTICIPATION PLAN

SEC OF 139TH AVE (ALIGNMENT)
& DIXILETA DRIVE (ALIGNMENT)

PEORIA, ARIZONA

PREPARED FOR:

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

Exhibit 9



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Development Team

Property Owner:

Silver Sky Properties LLC/Pensco Trust Co
c/o Mike Schwab
4900 North Scottsdale Road, Suite 3000
Scottsdale, Arizona 85251
mschwab@landadvisors.com
Office: (480) 874-4330

Civil Engineer:

HILGARTWILSON, LLC
Ty Wilson, PE
2141 E. Highland Avenue, Suite 250
Phoenix, Arizona 85016
twilson@hilgartwilson.com
Office: (602) 490-0535

Landscape Architect:

Collaborative V Design Studio Inc.
Paul Vecchia/Matt Drager
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
paulv@collaborativev.com
matt@collaborativev.com
Office: 480-347-0590

Table of Contents

Project Description.....	1
Notification Technique.....	1
Notification List	1
Parties Affected by Proposal	1
Inquiries.....	2
Response Procedures.....	2
Status Procedures.....	2

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Notification Letter

Exhibit 3 – Neighborhood Meeting Report

Exhibit 4 – Notification Area Map and Mailing List

Project Description

HILGARTWILSON, on behalf of Silver Sky Properties/Pensco Trust Co (the “Applicant”) has submitted an application to the City of Peoria (“the City”) for a rezoning of 5 acres from SR-43 (Suburban Ranch District) to Planned Area Development (PAD) with a base zoning district of R1-8. The rezone will allow for the development of 12 single-family lots. This plan will ensure those affected by this application will have an adequate opportunity to learn about and comment on the proposal. This site is located at the southeast corner of 139th Avenue (alignment) and Dixileta Drive (alignment). See **Exhibit 1, Vicinity Map**.

Notification Technique

A neighborhood meeting and notification letter, and sign postings were determined to be the appropriate public notification techniques for this project. A notification letter providing background information pertinent to the Project was mailed out to 25 surrounding property owners and other parties within the City-prescribed 600-foot notification radius out on April 14th, 2022 (see **Exhibit 2, Notification Letter**). A Neighborhood meeting detailing the Project entitlements and development plans was held on May 9th, 2022. A neighborhood meeting report summary is attached as **Exhibit 3, Haciendas 5 Neighborhood Meeting Report**. Signs will be posted on the property as required by the City.

Notification List

The notification area includes property owners within a 600-foot radius of the property. Additionally, notice letters will go out to a list of Homeowner’s Associations, Registered Neighborhoods, “Interested Properties” and “Additional Notification” addresses provided by the City. The notification letter will be mailed to:

- a) All property owners identified within the notification area map.
- b) All relevant Homeowners Associations and Registered Neighborhood Groups and their representatives as provided by the City.
- c) All those noted as Interested Parties provided by the City.
- d) All those noted on the Additional Notification list as provided by the City.

A notification area map showing parcels within the City-prescribed 600-foot radius and the corresponding mailing list is provided in **Exhibit 4, Notification Area Map and List**.

Parties Affected by Proposal

The parties affected by the rezoning application may include property owners within 600-feet of the Property as identified by the Maricopa County Assessor’s Map, and homeowners’ associations, registered neighborhood organizations and other interested individuals/companies as identified by the City of Peoria. The land to the north and west is vacant State Land, and the land to the south is undeveloped property. Directly east of the Project is the Haciendas at White Peaks PAD which Haciendas 5 will be developed closely with and depend on for access and utilities.

Being that this Project is an additional 12 lots planned to develop in accordance with the adjacent approved Haciendas at White Peaks, it is anticipated that surrounding property owners will be minimally affected.

Inquiries

Inquiries have been documented in the neighborhood meeting report summary.

Response Procedures

The Applicant shall respond to any citizens that express interest or concern. Individual meetings will be conducted upon specific request. Surrounding property owners will be notified via a second notification letter following any major changes to the development plan.

The City of Peoria will be available to answer questions regarding the review and public hearing process. Parties affected by the proposal may also make their feelings known by writing to the City of Peoria Planning and Zoning Department, 9875 N. 85th Avenue, 1st Floor Peoria, AZ 85345; the letter will be made part of the case file.

Status Procedures

The Applicant shall keep the City of Peoria informed of the status of its citizen participation efforts. A copy of the rezoning application and annexation containing the complete details of the requests shall be kept on file with the City of Peoria. Appropriate affidavits sign posting(s) concerning the future public hearings will be filed with the City of Peoria.

EXHIBIT 1

VICINITY MAP



HACIENDAS 5
 PEORIA, AZ
VICINITY MAP

300 150 0 300

SCALE: 1" = 300'



1866
 MAY 2022 NORTH

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE

EXHIBIT 2
NOTIFICATION LETTER

April 14, 2022

Subject: Haciendas 5 Rezoning

Dear Neighbor and/or Interested Party:

This letter is to inform you that our firm has applied for a Planned Area Development (PAD) zone change with the City of Peoria in order to develop Haciendas 5, a 5-acre, 12-lot single-family subdivision located ½ mile to the west of the Vistancia Master Planned Community, at the southwest corner of the Dixileta Drive alignment and 135th Avenue alignment. See the attached **Vicinity Map**.

Haciendas 5 (“Project”) is a proposed 12-lot single-family residential development located directly adjacent on the west of a proposed 147-lot single-family development known as Haciendas at White Peak (“Haciendas WP”). The Project relies on the development of Haciendas WP for infrastructure and access needs. Based on this interdependent relationship, Haciendas 5 is intended to develop subsequently or simultaneously with Haciendas WP. The Project development standards will allow for cohesive construction between the two communities.

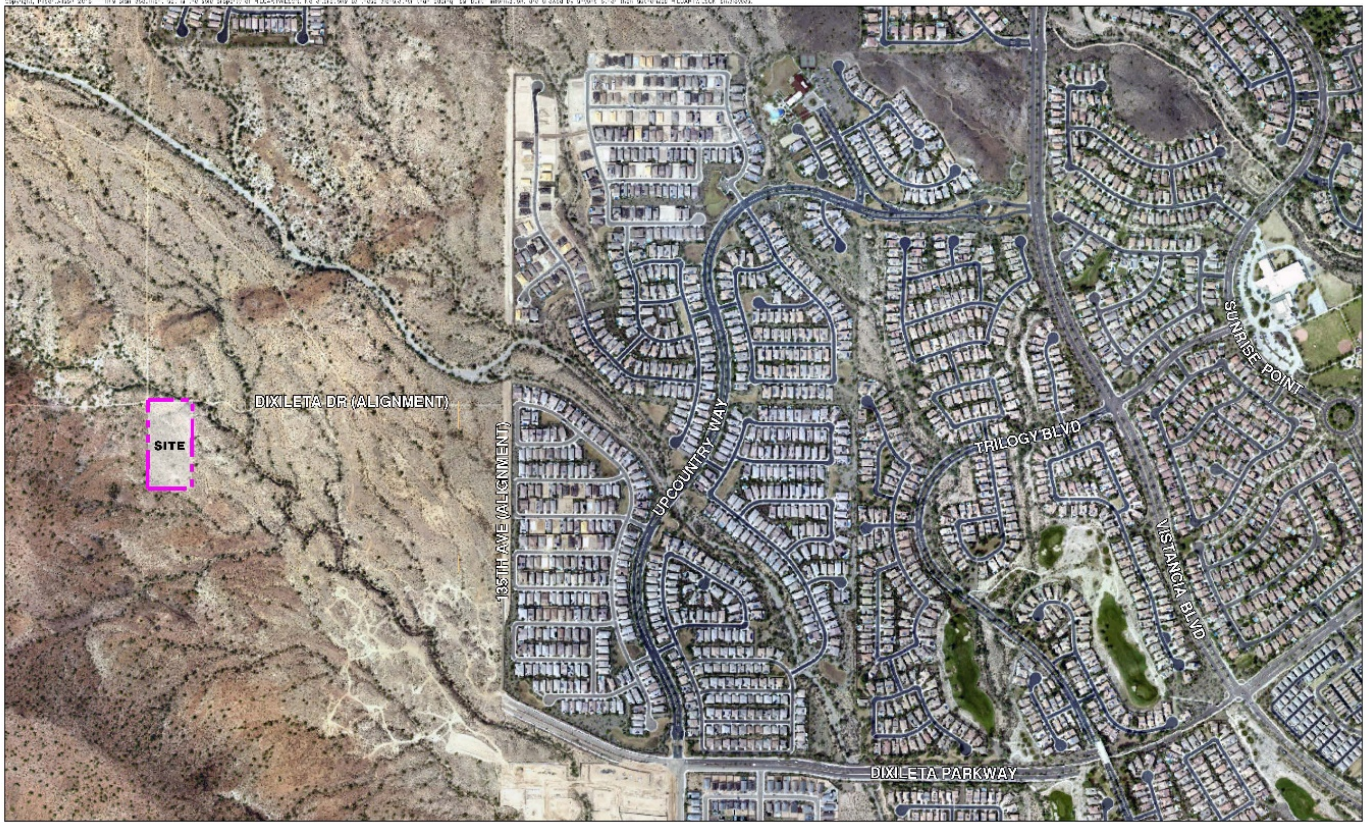
I have attached a **Conceptual Site Plan** of the Project with this letter for your review. If you would like to learn more about the project we will be hosting a neighborhood open house meeting at Lake Pleasant Elementary School located at 31501 N Westland Rd Peoria, AZ 85383 on May 9th at 6:00 pm. You are invited to attend this meeting. At this time, we will be available to assist in answering your questions and be accepting comments regarding the proposed applications. If you are unable to attend please write, email, or call me at the contact information below. You may also contact Dan Symer with the City of Peoria at (623) 773.7200.

Sincerely,



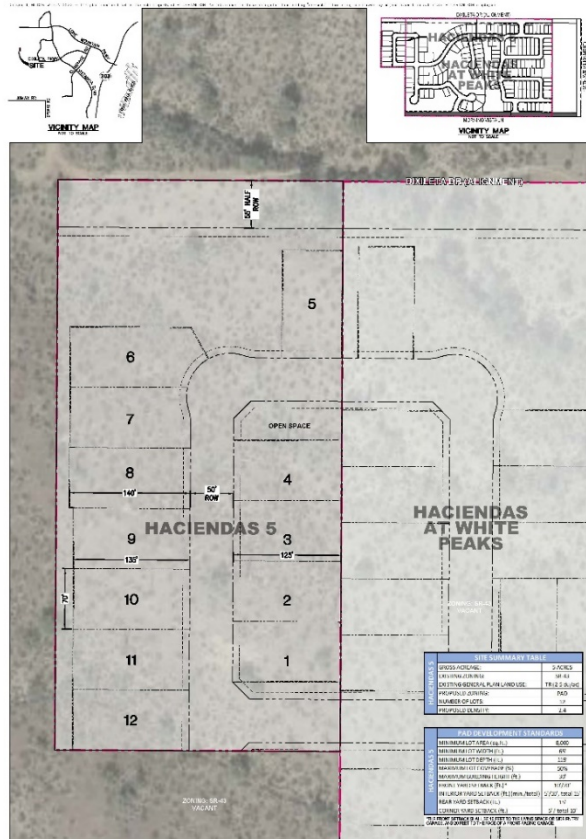
Cindy Paddock
HilgartWilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
602.490.0535
cpaddock@hilgartwilson.com

Enclosure: Vicinity Map
Conceptual Site Plan



HACIENDAS 5
PEORIA, AZ
VICINITY MAP

1866
HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGE
 APRIL 2022 NORTH



HACIENDAS 5
 PEORIA, AZ
 CONCEPTUAL SITE PLAN

SITE SUMMARY TABLE	
GROSS ACRES:	3.4633
NET DEVELOPABLE:	2.849
EXISTING RESIDENTIAL PLANNED USE:	TRF 2.0 USE
PROPOSED ZONING:	R60
NUMBER OF LOTS:	12
DEVELOPABLE ACRES:	2.8

PAD DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (SQ FT):	6,000
MINIMUM LOT WIDTH (FT):	40
MINIMUM LOT DEPTH (FT):	25
MINIMUM FRONT YARD SETBACK (FT):	20
MINIMUM SIDE/REAR YARD SETBACK (FT):	25
MINIMUM FRONT YARD SETBACK (FT) (TRF 2.0 USE):	25
MINIMUM SIDE/REAR YARD SETBACK (FT) (TRF 2.0 USE):	10
MINIMUM SIDE/REAR YARD SETBACK (FT) (R60):	20
MINIMUM SIDE/REAR YARD SETBACK (FT) (R60):	20

HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGE
 APRIL 2022 NORTH

EXHIBIT 3
NEIGHBORHOOD MEETING
REPORT

HACIENDAS 5 NEIGHBORHOOD MEETING REPORT

Report Date: 5/10/2022

Attendees: 3

The Haciendas 5 (Project) Neighborhood Meeting commenced at 6:00 PM on May 9th, 2022 with 3 participants in attendance. Cindy Paddock and Joseph Vance from HILGARTWILSON represented the development team for the Project. Attendees included Councilmember Brad Shafer, District Aide Penny Parrella, and Planner Dan Symer with the City of Peoria.

Ms. Paddock with HILGARTWILSON presented a high-level overview of the project and entitlement efforts including the proposed rezoning to R1-8 PAD and proposed preliminary plat. The presentation included current and proposed zoning, site circulation, and landscaping pertinent to the Project.

Ms. Parrella asked questions regarding the Project's relationship to the adjacent Haciendas at White Peaks (HWP), surrounding properties, access to the Project and communication with the City Planning Staff regarding concurrent project timelines for Haciendas 5 and Haciendas at White Peak. Ms. Paddock responded that the Project will rely on HWP being developed first as Haciendas 5 is dependent on them for access and utilities. Haciendas 5 is anticipated to be developed concurrent with Haciendas at White Peak.

Councilmember Shafer asked if this Project was part of HWP and if not, how the 12 lots would obtain access. Ms. Paddock responded that it would have access from HWP and that the neighboring land owners have drafted a development agreement to provide access to the area that will also serve the Project. Access will be provided from the south. Eventually, Dixileta Drive will extend west across the northern boundary of the Site. The HWP developer will pay an in-lieu fee and dedicate ROW for Dixileta Drive. Ms. Parrella asked if the Project was receiving access in coordination with Cowley to the south via Morning Vista Lane. Ms. Paddock confirmed.

Mr. Symer discussed the location of the Project in relation to Trilogy and the surrounding topography. Ms. Paddock stated that the surrounding topography made development difficult, but that the Project site itself was fairly flat and contained no washes or major constraints to development. Councilmember Shafer asked if the landscape plans account for retention and amenities. Ms. Paddock confirmed that the landscape plans included retention basins with amenities to serve the 12 lots.

Councilmember Shafer asked if the adjacent HWP had already been entitled. Mr. Symer stated that it was zoned and that the preliminary plat had been approved two weeks ago. Ms. Parrella stated that the City would be taking a summer recess and Mr. Symer said that the Project could be heard at Planning Commission in August, given a May resubmittal.

The meeting concluded at 6:43 PM.



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

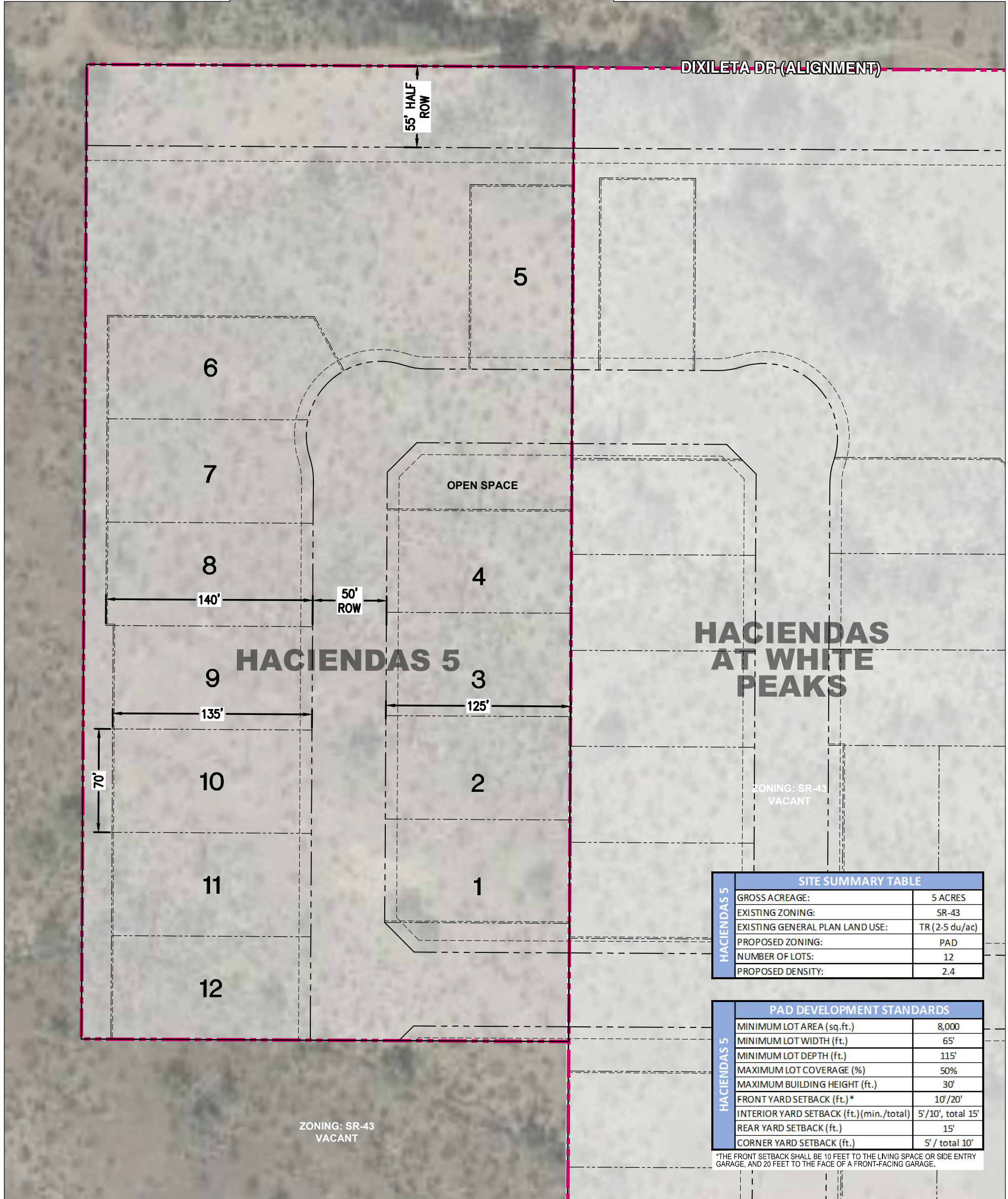
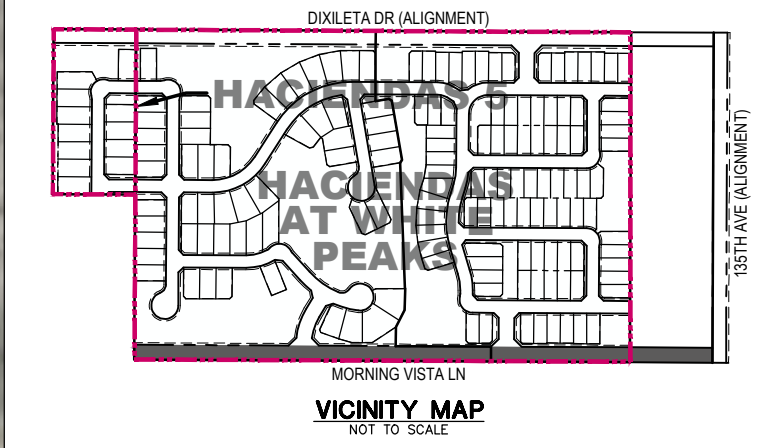
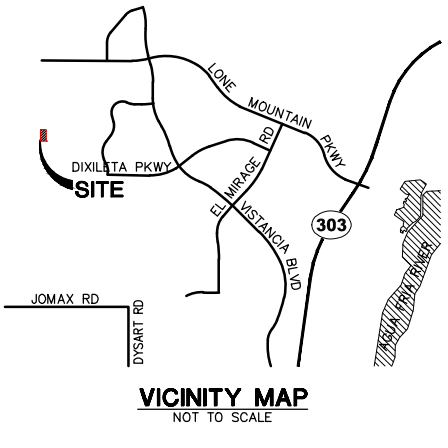
300 150 0 300

SCALE: 1" = 300'



1866
MAY 2022 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE



HACIENDAS 5 SITE SUMMARY TABLE	
GROSS ACREAGE:	5 ACRES
EXISTING ZONING:	SR-43
EXISTING GENERAL PLAN LAND USE:	TR (2-5 du/ac)
PROPOSED ZONING:	PAD
NUMBER OF LOTS:	12
PROPOSED DENSITY:	2.4

HACIENDAS 5 PAD DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (sq.ft.)	8,000
MINIMUM LOT WIDTH (ft.)	65'
MINIMUM LOT DEPTH (ft.)	115'
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 LIVING SPACE OR SIDE ENTRY GARAGE, AND 20 FEET TO THE FACE OF A FRONT-FACING GARAGE.

HACIENDAS 5
PEORIA, AZ

EXHIBIT 3
CONCEPTUAL SITE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
APRIL 1, 2022
24X36

Scale: 1" = 30'

1866

This plan is conceptual and subject to change through the planning and development process.
\\Server01\project\1800\1866\1866.02 - Silver Sky Properties LLC-Pencso Trust Co\PLANNING\GRAPHICS & EXHIBITS\1866 - HACIENDAS_5 - EXHIBIT.dwg 4/1/2022 3:13 PM

CONCEPTUAL LANDSCAPE PLAN HACIENDAS 5

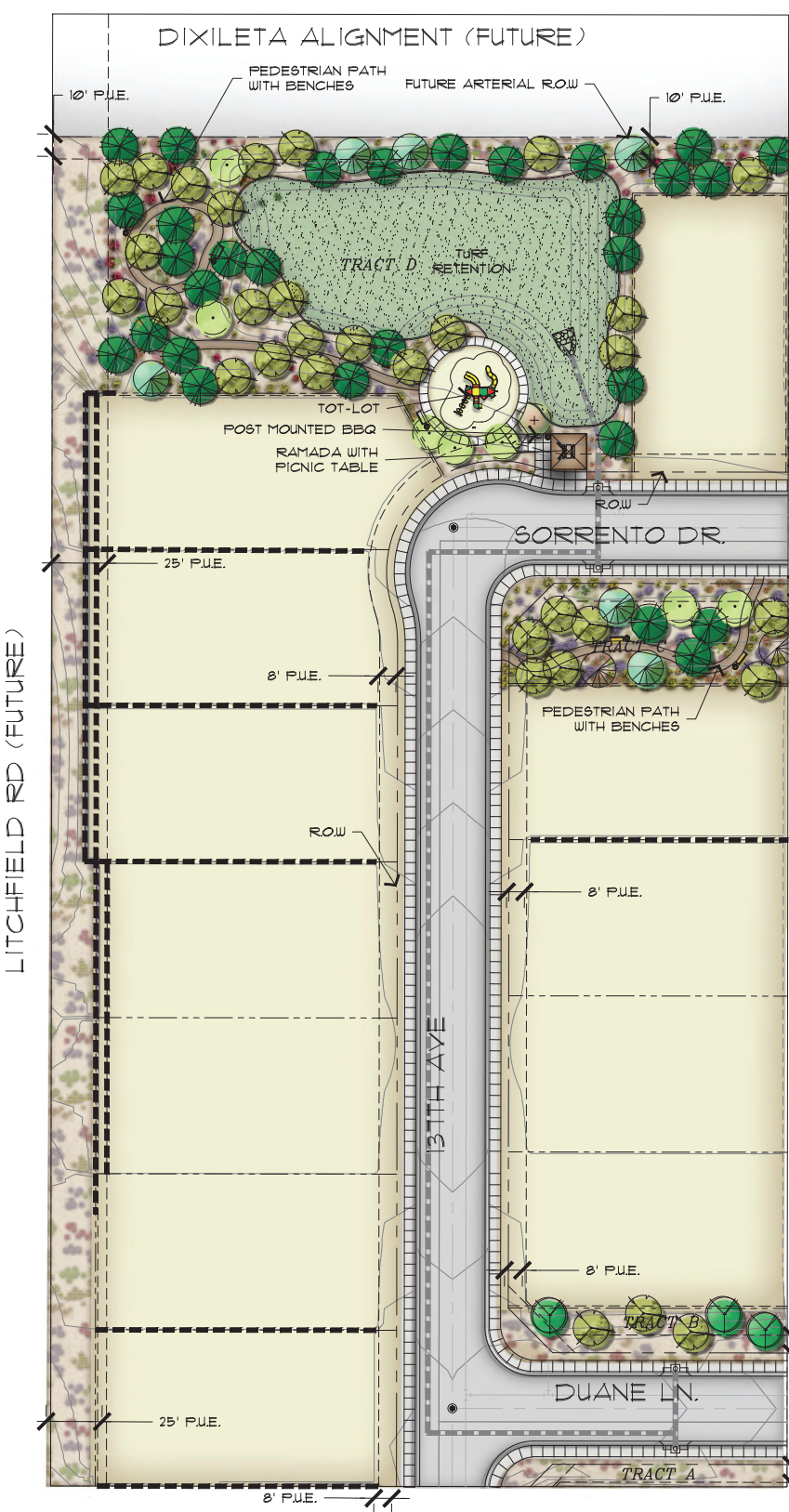
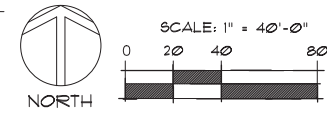
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	QTY	COMMENTS
TREES/PALMS					
	<i>Acacia aneura</i>	Mulga	24" Box/1.5" Cal.	30	Standard Trunk Dense Canopy
	<i>Caesalpinia cacalaco</i>	Cascalote	24" Box/1.5" Cal.	3	Multi Trunk Dense Canopy
	<i>Fraxinus velutina</i>	Arizona Ash	24" Box/1.5" Cal.	32	Standard Trunk Dense Canopy
	<i>Tipuana tipu</i>	Tipu Tree	24" Box/1.5" Cal.	8	Standard Trunk Dense Canopy
	<i>Parkinsonia microphylla</i>	FootHills Palo Verde	Salvaged	7	Standard Trunk Dense Canopy
	<i>Oleaya tesota</i>	Ironwood	Salvaged	1	Standard Trunk Dense Canopy
ACCENTS					
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5-Gal	6	5 Pad Min.
	<i>Carnegiea gigantea</i>	Saguaro	Salvaged	19	No Scars or Boreds
	<i>Dasyllirion quadrangulatum</i>	Toothless Spoon	5-Gal	41	As Per Plan
	<i>Dasyllirion wheeleri</i>	Desert Spoon	5-Gal	38	As Per Plan
	<i>Ferocactus wislizeni</i>	Fishhook Barrel Cactus	Salvaged	2	Size Per Plan
	<i>Fouquieria splendens</i>	Ocotillo	Salvaged	1	Per Inventory Plan
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	5-Gal	15	As Per Plan
SHRUBS					
	<i>Calliandra californica</i>	Baja Fairy Duster	5-Gal	21	As Per Plan
	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5-Gal	28	As Per Plan
	<i>Eremophylla hygrophana</i>	Bluebells	5-Gal	63	As Per Plan
	<i>Leucophyllum frutescens</i>	Heavenly Cloud Sage	5-Gal	31	As Per Plan
	<i>Ruellia peninsularis</i>	Baja Ruellia	5-Gal	28	As Per Plan
	<i>Tecoma x 'Bells of Fire'</i>	Bells of Fire	5-Gal	63	As Per Plan
	<i>Tecoma stans</i>	Orange Jubilee	5-Gal	12	As Per Plan
	<i>Tecoma stans</i>	Yellow Bells	5-Gal	30	As Per Plan
	<i>Eremophila glabra</i>	Outback Sunrise	1-Gal	81	As Per Plan
GROUND COVERS					
	<i>Lantana hybrid</i>	Dallas Red Lantana	1-Gal	45	As Per Plan
	<i>Lantana hybrid</i>	New Gold Lantana	1-Gal	89	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1-Gal	33	As Per Plan
	<i>Wedelia trilobata</i>	Wedelia	1-Gal	36	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - Size: 3/4" Color: 'Express Brown' or Approved Equal 2" depth in all planting areas (Typ.) - ±31404 SQ. FT.				
	TURF Hybrid Mid Iron Bermuda Sod - ±12551 SQ. FT. with Concrete Header - ±484 L.F.				

GENERAL NOTES

- Turf (lawn) 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 P.U.E. ALONG 13TH AVE, DUANE LN, LITCHFIELD RD, SORRENTO DR AND DIXILETA.



PRELIMINARY PLAT 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	7,892 sq.ft
**Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention/Detention Areas (14-35-4.A.6)	27,951 sq.ft	15,814 sq.ft (minus useable open space within basin)
C. Useable Open Space Areas (Design Review Manual 20-10-12.C)		
1. Lots less than 10,000 square feet (9% of gross project area)	20,190 sq.ft	25,372 sq.ft
PLANT QUANTITIES		
D. Street Frontage Landscape Areas (14-35-4.A.2)		
Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	33 trees	33 trees
Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	165 shrubs	165 shrubs
E. Drainage Retention / Detention + Useable Open Space Areas (14-35-4.A.1)		
Trees: 1 per 1,000 square feet	48 trees	48 trees
Shrubs: 5 per 1,000 square feet	240 shrubs	320 shrubs
Note: Useable 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 Landscape Areas (A + (B + C))	32,743 sq. ft	52,385 sq. ft
Total Useable Open Space Percent	9%	11.6%
Total Trees (D + F)	81 trees	81 trees
Total 24" Box Trees (50% of total required trees)	41 trees	73 trees
Total Shrubs (E + G)	340 shrubs	485 shrubs

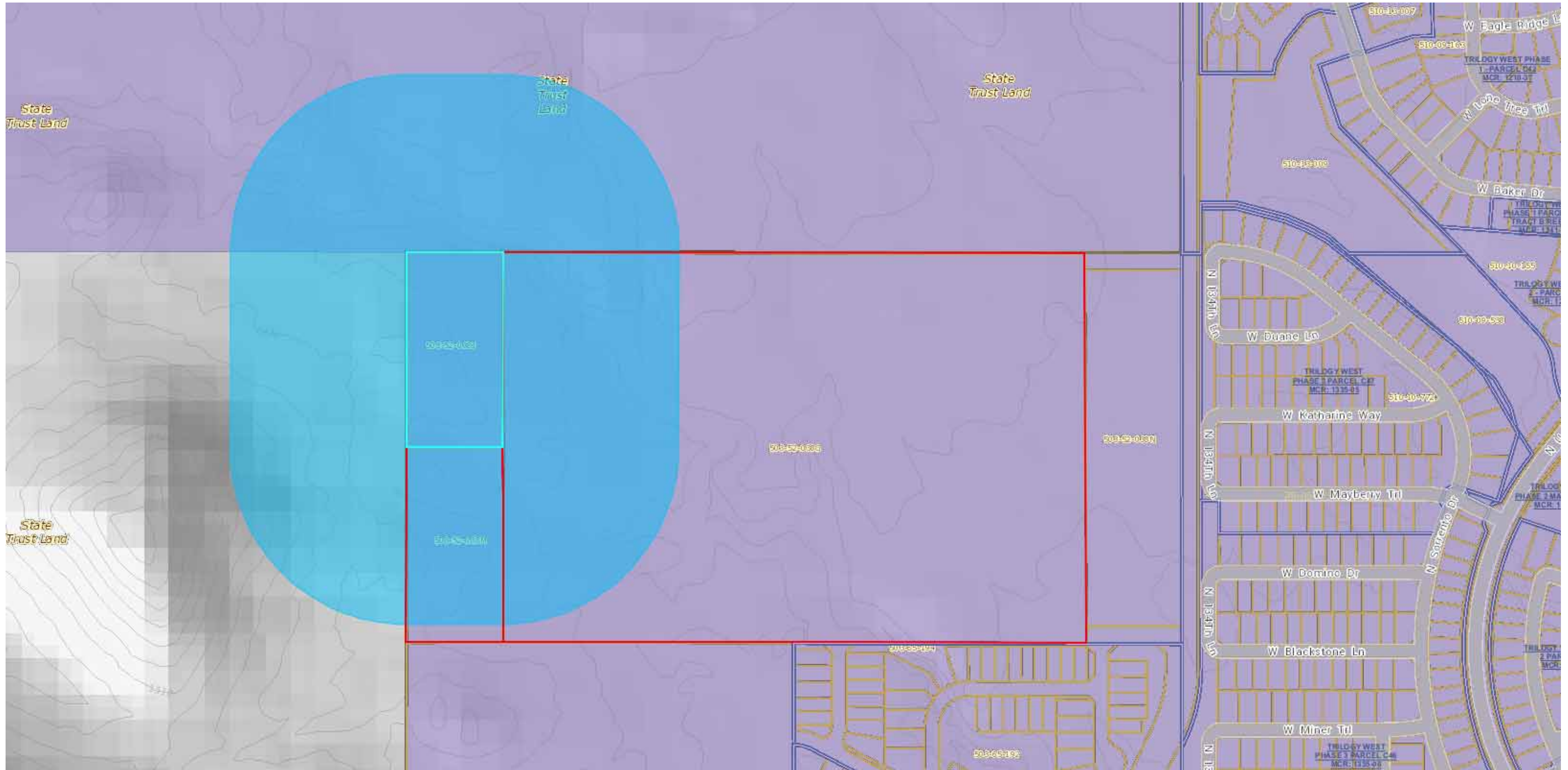
SITE SUMMARY TABLE

ZONING	PROPOSED: (R1-8) / EXISTING: SR43	
NUMBER LOTS	12	
AREA (GROSS)	217,781 SF	5.00 AC
OPEN SPACE	52,385 SF	1.20 AC
OPEN SPACE %	15%	
USABLE OPEN SPACE	25,372 SF	.58 AC
USABLE OPEN SPACE %	11.6% (9% REQUIRED)	
UNDISTURBED NATURAL OPEN SPACE	0 SF	0 AC
UNDISTURBED NATURAL OPEN SPACE %	0 (15% REQUIRED)* (REFER TO WAIVER FOR OPEN SPACE REQUIREMENT)	
RE-VEGETATED NATURAL OPEN SPACE	25,685 SF	.58 AC
RE-VEGETATED NATURAL OPEN SPACE %	11.8%	
ARTERIAL ROAD ROW	0 SF	0 AC
EXISTING ZONING	SR-43	
PROPOSED ZONING	R1-8	
DENSITY (GROSS)	2.4 DU/AC	
MIN LOT SIZE	8,750 SF	

*UNDISTURBED NATURAL OPEN SPACE TO BE CALCULATED IN ADJACENT HACIENDAS AT WHITE PEAK PER THE PROPOSED PAD VARIANCE.

EXHIBIT 4
NOTIFICATION AREA MAP AND
MAILING LIST

600-Foot Notification Map



April 2022

600 FT NOTIFICATION LIST

Parcel Number	Owner	Mailing Address
[REDACTED]	MPC WHITE PEAK L L C	[REDACTED]
[REDACTED]	SILVER SKY PROPERTIES LLC/PENSCO TRUST CO	[REDACTED]
[REDACTED]	SOUND PROPERTIES LLC	7014 W TONTO DR [REDACTED]
-	ARIZONA STATE LAND DEPARTMENT	[REDACTED]

HOA's and Interested Parties (Provided by City of Peoria on 4/8/2022)

Parcel Number	Owner	Mailing Address
-	COWLEY COMMUNITY ASSOCIATION	[REDACTED]
-	GRANITE HILLS COMMUNITY ASSOCIATION	[REDACTED]
-	SONORAN PLACE COMMUNITY ASSOCIATION	[REDACTED]
-	TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION	[REDACTED]
-	TRILOGY WEST COMMUNITY ASSOCIATION	[REDACTED]
-	VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION	[REDACTED]

HOA's and Interested Parties
(Provided by City of Peoria on 4/13/2022)

Parcel Number	Owner	Mailing Address
-	Arizona Department of Transportation - Maricopa	[REDACTED]
-	APS	[REDACTED]
-	City of Glendale Water Services Department	[REDACTED]
-	City of Peoria Utilities Department	[REDACTED]
-	City of Peoria Traffic Engineering Department	[REDACTED] 5345
-	Cox Communications	[REDACTED]
-	Crown Castle Solutions Corporation	[REDACTED]
-	CenturyLink	[REDACTED]
-	El Paso Natural Gas Company	[REDACTED]
-	MCI (Verizon Business)	[REDACTED] 6
-	Pauley Construction, LLC	[REDACTED]
-	Peoria Unified School District	[REDACTED]
-	SRP	[REDACTED]
-	Southwest Gas	[REDACTED]
-	Verizon Wireless	[REDACTED]