

Haciendas at White Peak Planned Area Development

East of the Northeast corner of 139th
Avenue and Ridgeline Road

Prepared by Withey Morris, PLC

1st Submittal: December 21, 2017

2nd Submittal: June 4, 2018

Case No. Z17-32

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 09/05/2019

City Council Approval Date: 10/01/2019

Planner: Amanda Beck

Administrative Approval Date: 03/16/2020

Development Team

Property Owner:

White Peak, LLC

Jack Jakub

David MacKenney

1195 S. Western Skies Drive

Gilbert, AZ 85296

jjakub8640@aol.com

dmackenney@alphacomcommunications.net

Office: (602) 370-6228

Legal Counsel:

Withey Morris, PLC

Jason Morris

2525 E. Arizona Biltmore Circle, Suite A-212

Phoenix, AZ 85016

jason@witheymorris.com

Office: (602) 230-0600

Civil Engineer:

HILGARTWILSON, LLC

Zach Hilgart, PE

2141 E. Highland Avenue, Suite 250

Phoenix, AZ 85016

zhilgart@hilgartwilson.com

Office: (602) 490-0535

Traffic Engineer:

United Civil Group

Keith Winney, PE

2803 N. 7th Avenue

Phoenix, AZ 85007

kWinney@unitedcivilgroup.com

Office: (602) 265-6155

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

1.	Introduction.....	4
2.	Legal Description and Parcel Number	4
3.	Consistency with General Plan.....	4
4.	General Site Information and Existing Site Conditions	6
5.	Surrounding Land Uses and Conditions	6
6.	Preliminary Development Plan	6
7.	Permitted Principal, Conditional and Accessory Uses	7
8.	Project Phasing and Development Schedule	7
9.	Adequate School Facilities	8
10.	Development Standards.....	8
11.	Single-family Design Guidelines and Standards.....	10
12.	Project Signage Standards.....	10
13.	Landscaping Standards and Screening Techniques	10
14.	Desert Lands Conservation Ordinance (DLCO)	11
15.	Infrastructure / Utilities.....	11

<u>Exhibits:</u>	<u>Tab</u>
-------------------------	-------------------

Aerial Vicinity Map.....	A
Legal Description.....	B
Conceptual Site Plan.....	C
Conceptual Landscape and Amenities Plan.....	D
Conceptual Wall Plan	E

Haciendas at White Peak

Introduction

Haciendas at White Peak Planned Area Development (“Haciendas”) is a single-family detached residential subdivision on the vacant 60 gross/55.9 net acre site (“Property”) which is located east of the northeast corner of 139th Avenue and Dixileta Parkway. (See Exhibit A, *Aerial Vicinity Map*) The development proposal seeks to rezone the Property from Suburban Ranch (SR-43) to Planned Area Development (PAD) zoning for a total of 152 lots (2.5 du/ac gross density) with approximately 23 acres (or 38%) of total open space which will be developed by a future home builder as the market demands. This zoning request is consistent with the General Plan land use designation of Residential Low (2-5, target 3 dwelling units per acre).

The proposed land use is commensurate with the approved development patterns in the general vicinity, including the Trilogy at Vistancia and Trilogy West master planned communities and the recently approved Sonoran Place developments which are located just east of the Property. The conceptual zoning plan establishes the general residential framework that supports the evolving needs of the community. Due to the topography and special geography of the Property (including an existing wash that runs through the west portion of the site), Haciendas embraces the natural layout of the wash corridor by providing diversity of the proposed lot sizes and their configuration.

Lastly, the project upon final design will incorporate distinctive building elements, a comprehensive wall theme, and landscaped entry streets in order to create a unique identity for Haciendas at White Peak.

Legal Description and Parcel Number

The legal description for Haciendas at White Peak is attached at Exhibit B. The property is located east of the northeast corner of 139th Avenue and Dixileta Parkway, and more specifically described as Maricopa County Assessor’s parcel number 503-52-038G.

Consistency with General Plan

The General Plan designates the Property as Residential Low (2-5 dwelling units per acre with a target density of 3 dwelling units per acre). The subject request seeks to provide a single-family community which adheres to the above-referenced General Plan land use designation and corresponds to the residential uses with similar development standards that have been approved in the immediate area. The development is proposing a compatible density of 2.5 dwelling units to the acre. This land use designation denotes areas where detached, single-family residential developments are desirable. The density range (2.0 – 5.0 du/ac, target density of 3.0 du/ac) is intended to provide for areas of low density while maintaining a detached single-family suburban residential character.

As way of background, the Property was annexed and approved for SR-43 zoning by the City of Peoria (“city”) in 2010 as part of a larger 640-acre area. Ownership of the total 640-acre area has included several entities however, the long-time owner of this Property has decided to proceed forward by making a significant investment with a single-family development that will suit the needs of this area. Haciendas offers a creative approach to a traditional single-family living with respect to quality design standards, open space,

diversity of lot sizes and programmed areas with amenities that reflect the policies and recommendations of the PAD zoning district and the Single-family Residential design guidelines. In general, the project proposes the following concepts:

- Creation of two residential neighborhoods with varied lot sizes that are internally linked with local street, landscaping and open space corridors that complement the natural terrain and washes which traverse Haciendas.
- Two distinct lot sizes that range from approximately 6,000 sq.ft. (min. 53' wide lots) to 8,000 sq.ft. (min. 65' wide lots). These lot characteristics best correspond with the City's current R1-6 and R1-8 zoning districts.
- Improved site layout in order to create a more appealing streetscape with roadway design techniques that serve as traffic calming measures including the use of cul-de-sacs, curvilinear streets, short block length with limited straight streets and a "y"-intersection at the northeastern edge of Haciendas.
- Integration and protection of existing topography and natural desert features into the development plan which include natural decomposed granite trail systems, and preserved wash areas.
- Conservation of two natural open space wash corridors that traverse the site from north to south and from the western boundary to the north/south wash.
- Preservation and strategic placement of native plant species to further the native desert environment and character of the existing area.
- Two (2) defined main entryways from Ridgeline Road (alignment) that will include a thematic design, lush landscaping within the medians located between drive isles, stamped concrete/pavers, pedestrian connection and enhanced monument signage.
- Exceeds the minimum required useable open space by greater than 6% with over 9 acres of useable open space provided. This is in addition to a generous amount of natural open space retained throughout the entire development.
- Commitment to development standards that protect scenic views, preserving native vegetation and physical features present on-site.
- Vehicular and pedestrian future connections to the adjacent vacant properties along the western and eastern perimeter to create nodal residential neighborhood traffic patterns.

A new residential community of quality-built, detached single-family homes with a variety of open space areas will add to the attractive housing options that are available in the area and enhance employment attractiveness. The proposed PAD zoning is a suitable alternative from the standard zoning district (e.g. R1-6, R1-8) because this application is tailored to respond to existing environmental conditions and contextual roadway circumstances in the area. Haciendas promotes a creative and efficient approach to land development which is ideal at this location given the significant size of the Property, the existing local topography and the provision of two different neighborhoods which create diversity of lot sizes and open spaces. Haciendas features a centralized open space and amenity areas to engage residents, pedestrian-friendly pathways, efficient landscape techniques, and a common theme to complement the character of the community. This proposal also incorporates land use and design principles that blend well with future residential uses that are planned to the east and west of the Property as well as the native desert surroundings. Haciendas implements the City's goals by providing an enhanced living environment that offers a diverse home product within this well-appointed area.

General Site Information and Existing Site Conditions

Haciendas at White Peak is undeveloped, vegetated desert property which has moderately steep terrain with contours and ranging from 1,455 feet at the northwest corner to 1,430 feet at the southeast corner. Natural washes exist on the site which are considered to be potential Waters of the United States (WOTUS). A Preliminary Jurisdictional Determination is being processed with the Army Corps of Engineer to identify these washes and their potential disturbance. The combined WOTUS area is anticipated to be 0.60 acres, with disturbance being limited to less than 0.5 acres. As such, the site will be documented under a 404 Nationwide Permit. The WOTUS washes and drainage corridors are anticipated to be undisturbed where possible to complement the site design.

Surrounding Land Uses and Conditions

Immediately north of Haciendas at White Peak is vacant State Land property. There are also vacant 5 acre and 10 acre parcels that are zoned SR-43 which flank the Property's western and eastern perimeter just north of Dixileta Parkway. Additionally, immediately south of the Property and the future Dixileta Parkway (a major arterial roadway) is vacant SR-43 zoned property.

This PAD proposal is similar to both the approved and developed single-family residential properties in the general area. With regard to developed properties that are within close proximity to the Property, the Trilogy at Vistancia Community is located just east of the 135th Avenue alignment and includes a mixture of lot sizes that range between 5,000 sq.ft. and 12,000 sq.ft. Additionally, there is a 40-acre parcel located at the southeast corner of Dixileta Parkway and 131st Avenue alignment that was made part the overall Trilogy community which was approved in 2004 for (84) single-family lots (or 2.74 du/ac) with typical lot sizes that are between 5,300 sq.ft. to 6,670 sq.ft., including a minimum 48-foot lot width.

In September 2017, City Council unanimously approved the rezoning of a nearby 40 acre vacant site located at the southeast corner of Dysart Road and Dixileta Parkway from SR-43 to PAD (subject to conditions) for Sonoran Place. This development was approved for (122) single-family homes (or 3.08 du/ac) with typical lot sizes ranging between 6,600 sq.ft. and 8,400 sq.ft., including a minimum of 55-foot lot width. Haciendas furthers the area's expectations for quality-built homes as described in more detail below, and is commensurate with the natural desert environment, the underlying land use designation for the Property and the residential character of the general area.

Preliminary Development Plan

The property owner, White Peak, LLC, proposes to add value to the area's quality of living by rezoning the Property from SR-43 (Suburban Ranch District) to PAD (Planned Area Development) with the underlying R1-6 and R1-8 (Single-family Residential) zoning district in order to accommodate a detached, single-family residential subdivision (referred to as, "Haciendas at White Peak") which is comprised of 152 lots (approximately 2.5 du/ac of density). The proposal to develop this Property through the use of meaningful design principles and careful attention to open space/amenities will create a seamless transition between the native desert features and the character of homes that currently exist in close proximity to the area.

The plan also provides for approximately 8 acres (or approximately 13%) of dedicated, useable open space, coupled with approximately 9 acres of the community that will retained as Natural Open Space including the preservation of the existing wash corridor. The overall plan is in harmony with the City's Design Review Guidelines and the Desert Lands Conservation Overlay Master Plan. See **Exhibit C**, Conceptual Site Plan.

Brief Overview of Development Proposal:

Proposed Use: Detached, Single-family Residences (non-gated)
Property Size: 60 gross/ 55.9 net acres
Density Proposed: 2.5 du/ac
Number of Lots: 152 lots

Total Open Space: Approximately 19 acres / 33%
Natural Open Space: Approximately 9 acres (undisturbed) / 16%
Approximately 2 acres (revegetated) / 3%

Useable Open Space: Approximately 8 acres (includes trail corridor NOS allowance)/ 13%

Residential amenities such as a private park and/or recreation areas which may include a shaded ramada, picnic tables, barbeque grill, contemporary playground facilities and turf area for passive recreation activities may be incorporated in the project. Further, the landscape tracts and open space areas have been strategically placed throughout the site to activate the existing natural desert features of the land and maximize the community benefit. A robust pedestrian pathway will be interwoven throughout the natural open space linking all areas of the community together. These areas will be owned and maintained by a homeowners' association. Additionally, the proposal includes over 16 percent natural open space with walking trails throughout the open space portions of the site with a potential for future trail connections to neighboring parcels. See **Exhibit D**, Conceptual Landscape and Amenities Plan.

Permitted Principal, Conditional and Accessory Uses

All permitted principal, conditional, and accessory uses shall be maintained as described within Section 21-415 "Single Family Residential Districts" of the City's zoning ordinance for the proposed PAD district. Accessory buildings shall be subject to the limitations contained in Section 21-422 of the Peoria Zoning Ordinance and as otherwise set forth in the Peoria City Code.

Project Phasing and Development Schedule

While the Project may be constructed in a single phase, two phases are being provided to provide flexibility to meet market demand. The initial phase will include the R1-6 lots located on the eastern portion of the site plan. This phase will include extension of water, sewer, and roadway in Ridgeline Road (alignment) to provide access and utilities to the westernmost entrance. The second phase will include the R1-8 lots located on the western portion of the Project. This phase will include the continuation of water, sewer, and roadway from Ridgeline Road (alignment) to the western boundary of the Project.

Adequate School Facilities

The applicant will work closely with the Peoria Unified School District in order to ensure that there are adequate school facilities to accommodate future students that may be generated by future residents of this project.

Development Standards

Haciendas at White Peak development standards shall be as follows:

Table 1- Project Development Standards Summary

Development Standard	Project	Standard
Minimum Lot Area (sq.ft.)	6,000 (R1-6)	8,000 (R1-8)
Minimum Lot Width (ft.)	53' (R1-6)	65' (R1-8)
Minimum Lot Depth (ft.)	115'	115'
Maximum Lot Coverage (%)	50%	50%
Maximum Building Height (ft.)	30'	30'
Front Yard Setback (ft.) *	10'/20'	10'/20'
Interior Yard Setback (ft.) (min./total)	5' / 8', total 13'	5' / 10', total 15'
Rear Yard Setback (ft.)	15'	15'
Corner Yard Setback (ft.)	5' / total 10'	5' / total 10'
Maximum number of Flag lots	5%	5%

* 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.

Lighting

Project lighting will be in accordance with the City of Peoria Subdivision Regulations and Design Review Manual (20-78-3.II.B.2) All lighting shall meet the Dark Sky Ordinance.

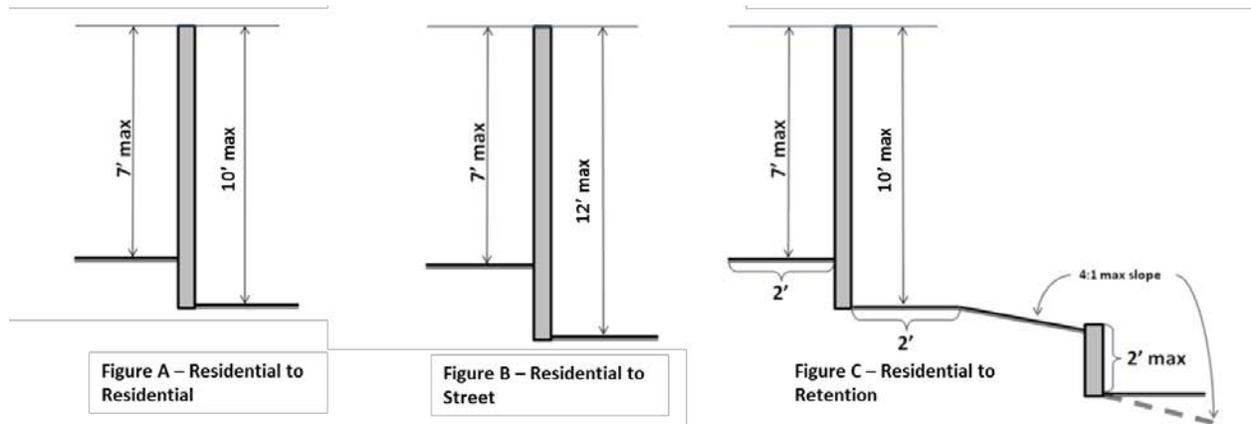
Screening, Fencing and Walls

The walls of Haciendas at White Peak will be in accordance with the City of Peoria Zoning Ordinance, Subdivision Regulations, and Design Review Manual (except as otherwise modified below). Development of the walls will be consistent with the attached **Exhibit D**, Conceptual Wall Plan. Generally, the walls will be solid decorative type, constructed of painted concrete masonry units (CMU's) accented with split face CMU banding and columns. Walls adjacent to arterial and collector streets will undulate every other lot a minimum of two (2) feet. All of the walls will be painted or integral color with a two-toned desert palette consistent with the surrounding development. There will also be enhanced monument entry signage and stamped asphalt at both vehicular entries which will be consistent with the thematic character of Haciendas at White Peak.

More specifically, perimeter walls of the Property will consist of solid masonry and partial view walls. The walls adjacent to arterial streets shall exceed the minimum requirements by providing color accents, wrought iron, decorative pilasters and masonry pillars with caps. Perimeter walls adjacent to local internal streets will exceed the minimum requirements by providing color accents, wrought iron, decorative pilasters and masonry pillars with caps. Walls adjacent to retention areas, trails, parks, and useable open space areas will incorporate various materials including wrought iron view fencing.

To limit the disturbance required of natural washes and desert within the Project and to design to the natural terrain, the maximum retained heights for the development shall not exceed the standards as illustrated in **Figures A-C** below. The following table illustrates how the walls will deviate from and exceed the City of Peoria standards:

	Haciendas at White Peak PAD	City of Peoria Zoning Ordinance
Minimum wall undulations every other lot along arterials and collectors	2 feet	3 feet
Walls along arterial streets shall include minimum enhancements	3	2
Walls along collector and local streets shall include minimum enhancements	2	1
Maximum retaining wall heights for abutting lots.	4 feet	2 feet



Roadway Standards

Access to the single-family subdivision will be provided via two entry roadways extending off Ridgeline Road which will connect to 135th Avenue. The 90-foot wide right-of-way dedication and construction of Ridgeline Road will be built with the first phase of development. These main project entries each have raised medians with landscaping. Internal roadways will be made as public streets subject to the City’s local street cross-section. Further, there will be at least four interior local street stub-outs provided along the eastern (2) and western (2) edge of the project in order to connect Haciendas with future residential subdivisions. Haciendas will also dedicate an additional 55-feet along the northern property boundary (beginning at a point that is immediately east of the existing wash at the western edge of the Property) for future roadway purposes.

Driveway Design

The project will incorporate a diverse driveway design in front of the homes by providing either (1) a combination of concrete/decorative paver patterns or (2) total paver driveways in order to meet the intent of the Peoria Design Review Standards. In short, the streets and roadways will be in accordance with the City of Peoria Subdivision Regulations and Zoning Stipulations.

Open Space & Amenities

The central open space surrounding the natural wash corridor will remain undisturbed with pedestrian trails intermingling with the natural landscape where possible to provide residents with a unique natural amenity. Based upon the final layout of the subdivision, the specific techniques to be used in these areas will be determined during the preliminary and final plat review and approval process. A variety of active and passive recreational areas and resident amenities will create a close sense of community by bringing residents together. All of these amenities will be designed to engage residents and visitors to share in a variety of recreational activities year-round. A minimum of 460,668 square-feet of open space shall be provided for this residential community which may incorporate open space elements such as the following:

- Tree lined primary entrances into the community
- Open-space with strategically located areas of turf for play and retention
- Lush landscaping with earth mounding
- Ramadas and picnic tables in park settings
- Exercise stations
- Pedestrian furniture
- Dog run pathway
- A 5-foot wide multi-use pedestrian pathway woven throughout the community

Single-family Design Guidelines & Standards

It is the purpose and intent of the provisions defined within this PAD to promote the development of a dynamic single-family residential development. Development of the Property shall comply with the provisions governed by the Zoning Ordinance, unless specifically listed. If there are conflicts between specific provisions of this PAD and the Zoning Ordinance or design guidelines, the terms of this PAD shall apply. Haciendas at White Peak PAD shall also comply with the City's Design Review Manual. In addition, this subdivision will incorporate unique building design, high-quality materials and distinctive architectural features. The proposed building design, landscaping palette, entry wall monumentation, complementary wall/gate them and amenity space areas will provide a distinct living environment that creates a sense of place. Both the interior and exterior of the homes will incorporate a variety of up-scale finishes to provide a comfortable lifestyle and create a strong identity for the project which complements the surrounding properties.

Project Signage Standards

Subject to the City's approval including the height, placement, and area requirements as prescribed in Section 21-827 of the Zoning Ordinance, the project signage and gate design will be in conformance with the conceptual wall plan.

Landscaping Standards and Screening Techniques

Landscaping for the project shall be subject to the City's approval as prescribed in Section 21-815 of the Zoning Ordinance. Plant materials shall be selected from a final plant palette approved by the City. Accent materials shall be low-water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The landscape plan will be designed in conjunction with the Master Drainage Plan for the Haciendas at White Peak in conformance with the conceptual landscape plan.

The landscape standards shall establish a minimum acceptable standard for the integration of the built environment into the natural landscape while providing a comfortable, accessible and aesthetically pleasing community. Shade trees shall be provided and are limited to those specified in the conceptual plans; however, additional types of trees may be approved by City staff. Proposals for additional plant materials may also be reviewed and administratively approved by City staff.

Desert Lands Conservation Ordinance (DLCO)

The Project's location is within an area of Peoria impacted by the Desert Lands Conservation Ordinance (DLCO). The DLCO establishes a special overlay zoning district, which applies to specific resources and environmental conditions north of Pinnacle Peak Road. The main conservation features throughout the Project are two primary washes. Generally, the washes begins/end, on-site, near the northwestern and southeastern Project boundaries. The site plan has been carefully designed with the intention of leaving the washes as undisturbed as possible. The wash provides natural drainage for the site, diverse vegetation, and overall aesthetic appeal to the Project. Allowing the washes to remain undisturbed also benefits animal life that is reliant upon the area for food, shelter, and passage. For additional details, please reference the Master Conservation Report, Desert Lands Conservation Report and the Desert Conservation Overlay (Exhibit F) included with this submittal.

Infrastructure / Utilities

(Please see attached documents)

- Grading / Drainage / Retention
- Water / Wastewater Analysis
- Traffic Study
- A.L.T.A.

Grading / Drainage / Retention

The area surrounding the Property is currently natural desert rangeland that generally drains to the southeast. No engineered stormwater controls currently exist to direct offsite runoff away from the site. According to FEMA Flood Insurance Rate Map 04013C1230L, revised October 16, 2013, the site is located entirely within shaded Zone X. FEMA defines shaded Zone X as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The offsite flows impacting the Project are generated further upstream and conveyed predominately through the various washes traversing the mountainous terrain. Some of the offsite flow impacting the site is also conveyed via sheet flow. These flows reaching the northern and western boundaries of the site via sheet flow will be captured and conveyed in proposed channels that will follow the northern and western boundaries of the Property. Runoff in these channels will be conveyed around the site and will ultimately outfall into its existing drainage path downstream. The distinct washes traversing the site will remain predominantly undisturbed and will continue to convey offsite flows through the site.

The Haciendas at White Peak development plan will be prepared in compliance with applicable City of Peoria drainage design criteria and other required drainage laws. Since the Property will be designed with appropriate drainage controls and stormwater retention, and the historic outfall points will be maintained, no adverse impacts to downstream properties or infrastructure are anticipated as a result of development.

Water and Wastewater

Sewer Service

Sewer service will be provided by the City of Peoria. Based upon a total of 152 single-family residential units, the Project is anticipated to generate an average daily demand of approximately 16,000 gallons per day. A sewerline will be installed from Trilogy West to the point of need for this Project. .

Water Service

Water service will be provided by the City of Peoria. Based upon a total of 152 single-family residential units, the Project is anticipated to generate an average daily flow of approximately 38,000 gallons per day. A waterline will be installed from the Project boundary to the existing lines in or adjacent to Trilogy West. This will ultimately connect to the existing 12-inch waterline in Upcountry Way. Based upon communication with the City, it is understood that water supply is currently not available for this Project until the completion of the Lone Mountain Waterline by the City. This is anticipated to be completed in the summer of 2019.

Utility Service Providers

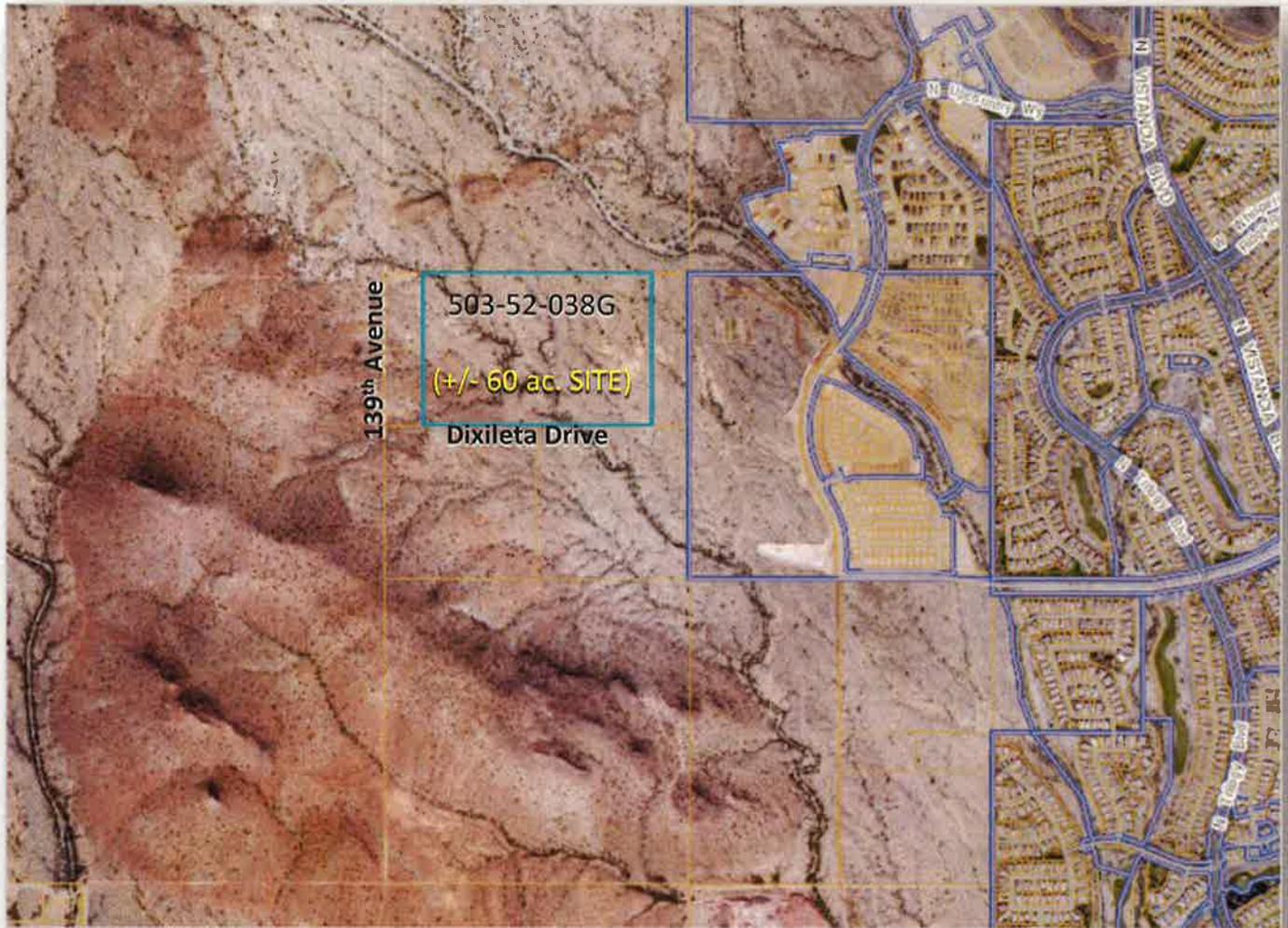
The following providers are anticipated to serve the needs of the community:

Electricity	Arizona Public Service
Natural gas	Southwest Gas
Telephone	Century Link
Cable	Cox/Zona Communications
Refuse	City of Peoria
Law Enforcement, Emergency, and Fire Protection	City of Peoria
Educational Facilities	District No. 11 of the Peoria Unified School District

Tab. A



Property Site Map



East of Northeast Corner of 139th Avenue & Dixileta Drive
Parcel #503-52-038G

Tab B



Property Legal Description

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;

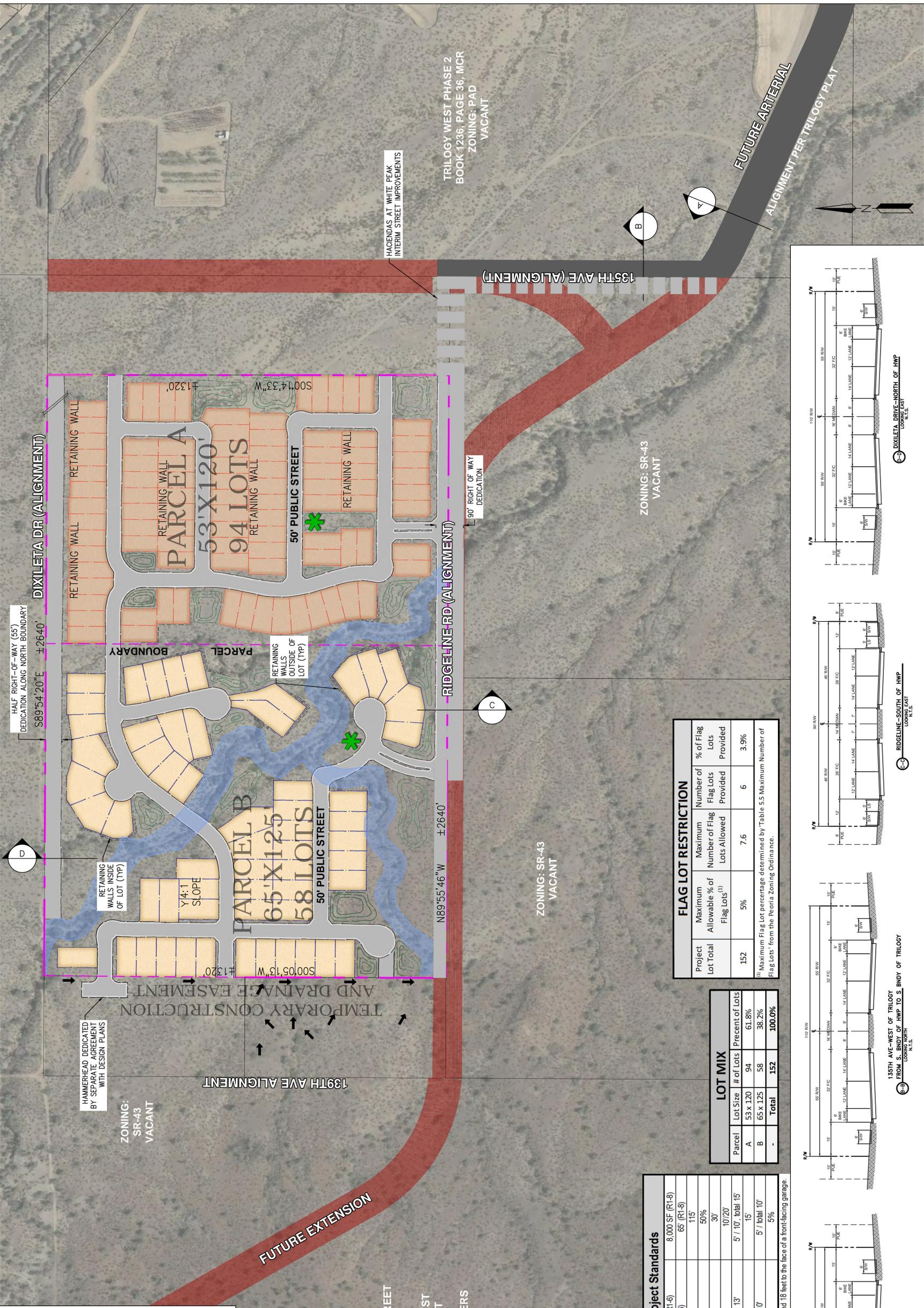
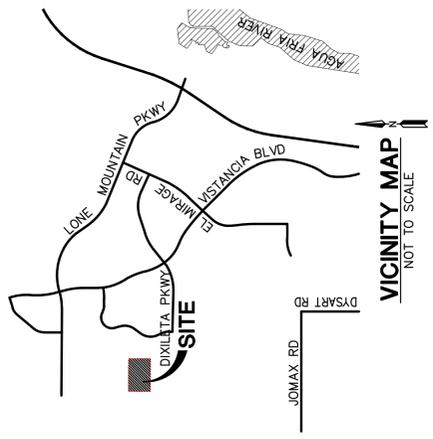
Thence South 89 degrees 54 minutes 20 seconds East, along the North line of said Section 27, 330.02 feet;

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.

Tab C



- HACIENDAS AT WHITE PEAK STREET IMPROVEMENT.
- FUTURE ROADWAY TRILOGY WEST CONTRIBUTION IN LIEU PAYMENT
- STREET IMPROVEMENT BY OTHERS

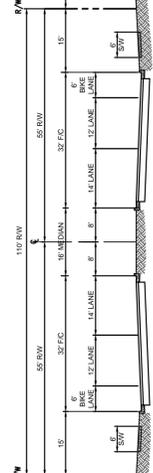
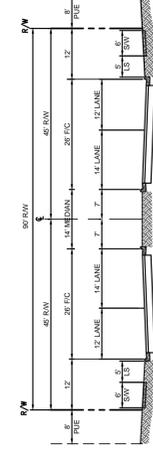
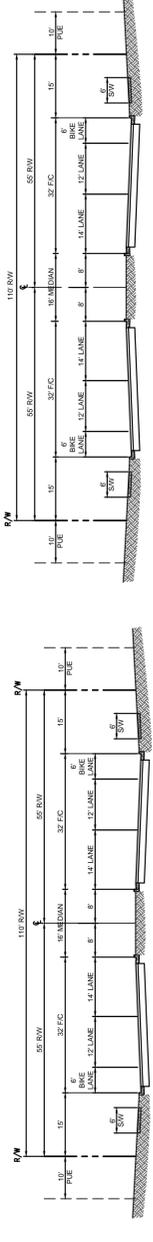
SITE SUMMARY TABLE	
GROSS ACREAGE:	60.0 ACRES
EXISTING ZONING:	SR-43
EXISTING GP LAND USE:	Low Density Residential (2-5 du/ac)
PROPOSED ZONING:	R1-6
PROPOSED GP LAND USE:	Low Density Residential (2-5 du/ac)
PROPOSED ZONING:	R1-8
PROPOSED GP LAND USE:	Low Density Residential (2-5 du/ac)
NUMBER OF LOTS:	152
PROPOSED DENSITY:	2.5

Development Standards	Project Standards
Minimum Lot Area (sq. ft.)	6,000 SF (R1-6)
Minimum Lot Width (ft.)	53 (R1-6)
Minimum Lot Depth (ft.)	115
Maximum Lot Coverage (%)	50%
Maximum Building Height (ft.)	30'
Front Yard Setback (ft.) *	10/20'
Rear Yard Setback (ft.) (min./total)	5' / 8' total 13'
Corner Yard Setback (ft.)	5' / total 10'
Maximum number of Flag lots	5%

LOT MIX		
Parcel	Lot Size	# of Lots
A	53 x 120	94
B	65 x 125	58
-	Total	152
		Percent of Lots
		61.8%
		38.2%
		100.0%

FLAG LOT RESTRICTION				
Project Lot Total	Maximum Allowable % of Flag Lots ⁽¹⁾	Maximum Number of Flag Lots Allowed	Number of Flag Lots Provided	% of Flag Lots Provided
152	5%	7.6	6	3.9%

⁽¹⁾ Maximum Flag Lot percentage determined by Table 5.5 Maximum Number of Flag Lots¹ from the Peoria Zoning Ordinance.



THE HACIENDAS AT WHITE PEAK PEORIA, AZ CONCEPTUAL SITE PLAN 10B

SCALE: 1" = 150'
JUNE 2018 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

1866

This plan is conceptual and subject to change through the planning and development process.
U:\1800\1866\1866.01 - White Peak, LLC\PLANNING\LAND USE & SITE PLANS\1866 - CSP-10B.dwg 6/27/2018 11:07 AM

Tab D



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CALIFER	QTY	COMMENTS
	<i>Acacia aneura</i>	Mulga	24" Box/15" Cal.	41	Standard Truck
	<i>Casalpinia casahuate</i>	Cascadote	15 Gal/1" Cal.	50	Dense Canopy
	<i>Cercidium hybrid</i>	Desert Museum	24" Box/10" Cal.	63	Multi-Trunk
	<i>Ebenopsis alba</i>	Texas Ebony	24" Box/15" Cal.	28	Dense Canopy
	<i>Fraxinus velutina</i>	Arizona Ash	15 Gal/1" Cal.	15	Dense Canopy
	<i>Olneya tesota</i>	Desert Ironwood	Salvaged	6	Standard Truck
	<i>Prosopis x Rio Salado</i>	Rio Salado Mesquite	24" Box/15" Cal.	50	Refer to NPI
	<i>Quercus virginiana</i>	Southern Live Oak	15 Gal/1" Cal.	44	Multi-Trunk
	<i>Tipuana tipu</i>	Tipu Tree	24" Box/15" Cal.	61	Dense Canopy
	<i>Parkinsonia microphylla</i>	Foothills Palo Verde	Salvaged	31	Dense Canopy
	<i>Blue Palo Verde</i>	Blue Palo Verde	Salvaged	1	Refer to NPI
	<i>Weber Agave</i>	Weber Agave	15-Gal	32	As Per Plan
	<i>Giant Heperaloe</i>	Giant Heperaloe	5-Gal	311	As Per Plan
	<i>Carnegiea gigantea</i>	Saguaro	Salvaged	123	Refer to NPI
	<i>Dasylirion quadrangulum</i>	Toothless Spoon	5-Gal	86	As Per Plan
	<i>Dasylirion wheeleri</i>	Desert Spoon	5-Gal	35	As Per Plan
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	10" Dia.	93	As Per Plan
	<i>Ferocactus wislizeni</i>	Fishhook Barrel Cactus	Salvaged	42	Refer to NPI
	<i>Fouquieria splendens</i>	Cocotillo	Salvaged	10	Refer to NPI
	<i>Heperaloe parviflora</i>	Brakelights Red Yucca	5-Gal	14	As Per Plan
	<i>Phakelipha capitata</i>	Pink Milky Grass	5-Gal	214	As Per Plan
	<i>Calliandra californica</i>	Baja Palm Duster	5-Gal	404	As Per Plan
	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5-Gal	180	As Per Plan
	<i>Eremophila polyphana</i>	Bluebell	5-Gal	208	As Per Plan
	<i>Leucophyllum frutescens</i>	Heavenly Cloud Sage	5-Gal	280	As Per Plan
	<i>Ruellia paniculata</i>	Baja Ruellia	5-Gal	233	As Per Plan
	<i>Tecoma x Bells of Fire</i>	Bells of Fire	5-Gal	36	As Per Plan
	<i>Orange Jubilee</i>	Orange Jubilee	5-Gal	165	As Per Plan
	<i>Yellow Bell</i>	Yellow Bell	5-Gal	228	As Per Plan
	<i>Dallas Red Lemnana</i>	Dallas Red Lemnana	1-Gal	225	As Per Plan
	<i>New Gold Lemnana</i>	New Gold Lemnana	1-Gal	225	As Per Plan
	<i>Lemnana monnevidensis</i>	Purple Trailing Lemnana	1-Gal	141	As Per Plan
	<i>Weddella trilobata</i>	Weddella	1-Gal	13	As Per Plan

GROUND COVERS

SYMBOL	DESCRIPTION	QTY	COMMENTS
	Decomposed Granite - Size: 4" Minus	155,210 SQ. FT.	36-inch box trees (can be substituted at a rate of 1.5 required 15-gallon trees)
	Express Brown or Approved Equal	155,210 SQ. FT.	2-inch depth in all planting areas (Typ.)
	Stabilized Decomposed Granite - Minimum 20" Corridor	33,572 SQ. FT.	Size: 1/4" Minus Color: Express Brown or Approved Equal
	Hybrid Mid Iron Bermuda Sod	23,341 SQ. FT.	Size: 1/4" Minus Color: Express Brown or Approved Equal
	Concrete Header	5,926 L.F.	With Concrete Header

RESIDENTIAL PLANTING DATA

Item	Required	Provided
Along arterial streets (10 feet wide)	1,328	55,776
1 tree per 25 linear feet		266
5 shrubs per 25 linear feet		1,328
Along collector or local streets (8 feet wide)	5312	298
1 tree per 25 linear feet		1,566
5 shrubs per 25 linear feet		7,880
Useable Open Space		Required
Lots less than 10,000 square feet (9% of gross project area)	235,224	355,975
Lots 10,000 - 18,000 square feet (7% of gross project area)	235	252
Lots greater than 18,000 square feet (5% of gross project area)	1,176	1,294
1 tree per 1,000 square feet		Required
5 shrubs per 1,000 square feet		Provided
PAD / PCD Special Requirements (if required)		
X tree per X square feet		
X shrub per X square feet		
Totals	Required	Provided
Landscape Areas	291,000	441,693
36-inch box trees (can be substituted at a rate of 1.5 required 15-gallon trees)	N/A	0
2-inch box trees (a minimum of 50% of the required total number of trees)	250	293
15-gallon trees (a maximum of 50% of the required total number of trees)	250	246
Number of Trees	501	539
Number of Shrubs (five gallon minimum)	2,504	2,860

The following Single-Family Planting Data and General Notes should be completed and provided on the Preliminary and Final Landscape Plan. The Landscape and Irrigation General Notes from the Peoria Infrastructure Design Guidelines shall be provided with Final Landscape Plan. Requirements are in the Zoning Ordinance 815-822, Design Review Manual Chapter 3.

Street Frontage Area (linear feet) 1,328 Along collector or local streets (8 feet wide) 5,312

Useable Open Space
 Lots less than 10,000 square feet (9% of gross project area)
 Lots 10,000 - 18,000 square feet (7% of gross project area)
 Lots greater than 18,000 square feet (5% of gross project area)

PAD / PCD Special Requirements (if required)
 X tree per X square feet
 X shrub per X square feet

Totals
 Landscape Areas
 36-inch box trees (can be substituted at a rate of 1.5 required 15-gallon trees)
 2-inch box trees (a minimum of 50% of the required total number of trees)
 15-gallon trees (a maximum of 50% of the required total number of trees)
 Number of Trees
 Number of Shrubs (five gallon minimum)

General Notes

Turf (lawn) is limited to a maximum of 20% of the site area.
 A development may substitute a 36" box or larger instead of a 15-gallon tree at a rate of 1.5 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.
 On-site landscaped areas shall consist of street frontage landscaping, required retention, and useable open space areas. The required amount of useable open space shall be determined per the Design Review Manual.
 Single-family residential subdivisions may provide an average of the frontage requirement along arterial roads to accommodate wall undulation.
 Retention basins and floodway areas, when improved with passive and active amenities as described in the Design Review Manual, may count towards the total required Useable Open Space requirements.
 Drainage facilities shall be completely landscaped with plantings and ground surface materials. Such landscaping shall provide for erosion protection while allowing for the efficient utilization of the structure.
 If the development includes a mixture of lot sizes beyond the ranges described above, the percentage of Useable Open Space required shall be based on the percentage of lots in each category.
 Street Frontage Area must be wide enough to accommodate minimum tree requirements in a viable manner outside the PUE.

Collaborative V
Design Studio Inc.
 7116 East 1st Avenue,
 Suite 103
 Scottsdale, Arizona 85251
 office: 480-347-0590
 Fax: 480-656-6012

CONCEPTUAL LANDSCAPE
HACIENDAS AT WHITE PEAK

HILGARTWILSON
 ENGINEERS | PLANNERS | SURVEYORS | MANAGERS

Tab E

DIXILETA DRIVE ALIGNMENT (STATE LAND)



DIXILETA PARKWAY (FUTURE ARTERIAL)

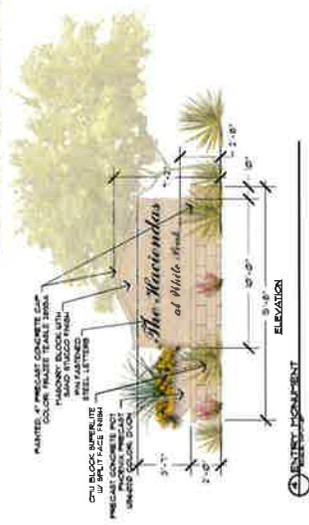
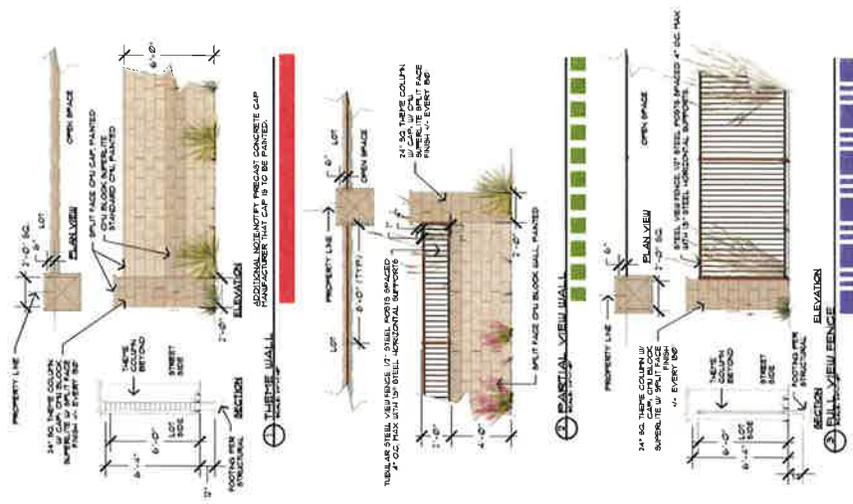
WALL SYMBOL	SCHEDULE DESCRIPTION
[Red line]	PROPOSED THEME WALL LOCATION (REFERENCE DETAIL 1)
[Green line]	PROPOSED PARTIAL VIEW FENCE LOCATION (REFERENCE DETAIL 2)
[Blue line]	PROPOSED FULL VIEW FENCE LOCATION (REFERENCE DETAIL 3)
[Grey line]	PROPOSED STANDARD MASONRY WALL LOCATION
[Box with 'X']	PROPOSED THEME COLUMN (REFERENCE DETAIL 1)

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

CONCEPTUAL WALL PLAN

HACIENDAS AT WHITE PEAK

WHITE PEAK, LLC



MAY 31 2019

EXHIBIT D