
CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, January 17, 2019
5:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

December 20, 2018

5. BUSINESS ITEMS

1. Training on new voting system

Planning Commission will receive training on the new voting system installed in the Council Chambers.

6. PUBLIC HEARING ITEMS

1. PL-18-0229 Verde Trails Unit 1 Preliminary Plat amendment

A request by Ms. Amy Weidman, Silver Fern Companies LLC, on behalf of Evergreen-Hillcrest LLC, for approval to amend the Verde Trails Unit I Preliminary Plat. The plat includes approximately 213 acres located at the southwest corner of 107th Avenue and Broadway Road. The proposed amendment provides for a street and sidewalk connection between the approved Verde Trails Unit I Parcel 8 and reconfigures a cul-du-sac to a through street to provide connectivity to Wier Avenue in Parcel 11. The amendment eliminates one lot in Parcel 8 and adds one lot in Parcel 11.

Staff Contact: Ken Galica

2. PL-18-0230 Verde Trails Unit II, Parcel 7 Preliminary Plat

A request by Ms. Amy Weidman, Silver Fern Companies LLC, on behalf of Evergreen-Hillcrest LLC, for approval of the Verde Trails Parcel 7 Preliminary Plat. The plat includes approximately 16.1 acres located south of the southwest corner of 107th Avenue and Broadway Road. The proposed plat subdivides the 16.1 acres into 70 single-family residential lots, common open space, and landscape areas.

Staff Contact: Ken Galica

3. PL-18-0268 Verde Trails Unit II Preliminary Plat

A request by Ms. Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer, on behalf of the Tobin Living Trust, for approval of the Verde Trails Unit 2 Preliminary Plat. The plat includes approximately 35.5 acres located approximately ¼-mile east of the southeast corner of Avondale Boulevard and Broadway Road. The proposed plat subdivides the 35.5 acres into 146 single-family residential lots, common open space, and landscape areas.

Staff Contact: Ken Galica

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

Next meeting is February 21, 2019

10. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.

CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, December 20, 2018
6:00 P.M.

I. CALL TO ORDER

Vice Chair Van Leuven called the Regular Meeting to order at approximately 6:02 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Vice Chair
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Pearlette Ramos, Commissioner (arrived at 6:26 p.m.)
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT

Jodie Novak, Planning Manager
Ken Galica, Lead Planner
Byron Easton, Senior Planner
Rick Williams, Senior Planner
Nicholle Harris, City Attorney

III. OPENING STATEMENT

Vice Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

Vice Chair Van Leuven invited a motion to approve the minutes. Commissioner Thompson moved to accept the minutes from the October 18, 2018 regular meeting as presented. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Vice Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Not yet present
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 5 to 0 vote.

V. SCHEDULED PUBLIC APPEARANCES

None

VI. WITHDRAWALS AND CONTINUANCES:

None

VII. PUBLIC HEARING ITEMS:

1. PL-18-0153 - Rio Bonita (General Plan Amendment)

This is a public hearing before the Planning Commission to review Application PL-18-0153 Rio Bonita, a request by Mr. Shaine T. Alleman with Tiffany & Bosco, P.A., for a Minor General Plan Amendment on approximately 19.5 acres located at the northwest corner of Indian School and El Mirage roads. The Minor General Plan Amendment request is from Local Commercial to Medium/High Density Residential land use. The Medium/High Density Residential land use designation allows for single-family attached, detached, and townhomes or condominiums, patio homes, and casita housing choices with a density range between 4 to 12 dwelling units per acre. Staff Contact: Rick Williams

Rick Williams, Senior Planner, noted that the first two items on the agenda are related to each other. The first is a minor General Plan amendment, and the second is a rezone. Both would require separate public hearings and motions.

Mr. Williams explained that the request is to amend the 2030 General Plan Land Use Map for a 19.5-acre portion of the 25.5 acres located on the corner of El Mirage and Indian School Road. The rezone to Planned Area Development (PAD) is subject to the entire 25.5 acres and is designed to allow for 219 single-family lots as well as 5.9 acres of community commercial on the hard corner. The subject site is bordered by the Rio Crossing residential community to the north; unincorporated Maricopa County residential development to the west; Corte Sierra residential community to the southwest; C-2 commercial, Mirabella Apartments and the Valley Golf Center to the south; and vacant undeveloped land to the east. The surrounding zoning is Commercial to the east along with by A-1; a special use district, C-2 and R1-4 to the south; Maricopa County land to the west; and the Rio Crossing development to the

north. The site was annexed in 2000 and rezoned to PAD shortly thereafter. That PAD contained 117 residential acres and 25 commercial acres. Rio Crossing was completed in 2004, and the commercial site has sat vacant.

Mr. Williams noted that the entirety of the current zoning on the 25.5-acre site is Local Commercial. The request is to amend a 19.5-acre portion of the site to Medium High Density Residential, leaving Local Commercial on the remaining acreage. The conceptual drawing shows four retail commercial buildings. No user has been identified yet and the concept can be modified to suit their needs upon review through the City. Two main entrances are available, one each off El Mirage and Indian School Roads. The 219 residential lots will offer attached, alley-loaded housing product. Over 36% open space is featured for the residential development. The entrances will be wide and feature lush landscaping. Residential setbacks from drive aisles and parking will be more than adequate. The development will have a community pool, dog park and interconnected trail system. Guest parking will exceed requirements and be distributed throughout the community.

Mr. Williams reviewed the architectural style, noting that the future development standards are contained within the PAD, and that future architectural design will be required to proceed through the City's residential design review process. The proposed design makes use of a vibrant use of colors, roofline variations, and a mixture of materials that create movement in the façade. Architectural elements will be required on all four sides.

Mr. Williams summarized that the request is consistent with the goals and objectives of the 2030 General Plan. The density of 11.9 dwelling units per acre is at the upper end of the Medium High Density category and is consistent with attached housing projects of this nature. The proposal advances the goals and objectives of the North Avondale Specific Plan. It exceeds the open space and landscaping requirements by 10% to 15%. The product is unique to the City of Avondale. Both school districts are aware of the proposals and have expressed their support of both applications.

Mr. Williams said all required site postings and legal advertisements were met. Owners within 1,000 feet were notified by postcard. A neighborhood meeting on November 7, 2018 at Corte Sierra Elementary School was attended by the HOA President of Rio Crossing. He asked questions and expressed support of the project. Four people visited the aVOICE website, but no comments were left. No additional correspondence has been received by staff. Staff recommends approval of the application to amend the General Plan, and the application to rezone the site to PAD, subject to the conditions detailed in the staff report.

Commissioner Thompson inquired whether a traffic study has been done in relation to this project. Mr. Williams responded that an associated traffic report produced several conclusions. The City Engineer has determined that no additional travel lanes

are required; however, a right turn lane southbound on El Mirage Road and a deceleration lane into the project would be. Those additions will be constructed at the time of the half-street improvements. A bus bay turnout will also be constructed on Indian School Road at the same time through a separate instrument.

Commissioner Osborne inquired about sidewalks on Indian School Road. Mr. Williams said curbs, gutters, sidewalks, and streetlights will be part of any half-street improvements along both thoroughfares, including Indian School Road, even though it is a Maricopa County road.

Commissioner Amos asked whether both the City of Avondale and Maricopa County would have to approve the plan submittal for the road improvements. Mr. Williams confirmed that they would.

Vice Chair Van Leuven invited the Applicant to speak. Mr. Shaine T. Alleman with Tiffany & Bosco, P.A., 2525 E. Camelback Road, Phoenix, said the development will be market driven, but a wide net will be cast for builders and commercial users. There is more interest currently in the smaller commercial developments. Vice Chair Van Leuven queried whether there are any restrictions on the types of businesses that would be allowed there. Mr. Williams explained that the underlying zoning is C-2, however, there may be some uses that may not be appropriate in the location. Mr. Alleman noted that check cashing, day labor agencies and sexually oriented businesses are among the uses that have been excluded.

Vice Chair Van Leuven opened the public hearing.

Ms. Patty West, 12387 Devonshire, Avondale, inquired about the number of stories and the easement planned for the development. Mr. Williams said the building will be two stories in height. Mr. Alleman said the setback will be 40 feet from the northern property boundary. Ms. Novak added that the actual design of the site plan and building elevations will come through a separate process that is worked out through the City staff. The Zoning Ordinance does contain minimum requirements. Mr. Williams noted that property owners within 1,000 feet will be notified again when the preliminary plat comes in.

Vice Chair Van Leuven inquired whether Rio Crossing has both single and two-story structures. Mr. Williams said there is a combination of both.

Commissioner Amos expressed appreciation for the addition of townhouse products, but questioned whether the five-acre commercial corner will be absorbed, considering there are so many others in the City remain vacant. Ms. Novak stated that the planning staff evaluated the proposed acreage and noted that similar small corner commercial sites associated with residential have been successful. A new niche has emerged for smaller commercial centers that provide services for the surrounding

neighborhood. Mr. Alleman added that the current sales and absorption rate in the area suggests that a commercial site of the proposed size would be optimal.

Commissioner Amos said flat roofs can cause maintenance problems and she would pass them up if she was in the market for a townhouse.

Upon acknowledging no further requests to speak, Vice Chair Van Leuven closed the public hearing.

Vice Chair Van Leuven invited a motion. Commissioner Osborne moved to accept the findings and recommend APPROVAL of application PL-18-0153, a request to amend the General Plan 2030 Land Use Map for approximately 19.5 acres of land from Medium Density Residential to Medium High Density Residential. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Vice Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Not yet present
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 5 to 0 vote.

2. **PL-18-0152 - Rio Bonita (Rezoning)**

This is a public hearing before the Planning Commission to review Application PL-18-0152 Rio Bonita, a request by Mr. Shaine T. Alleman with Tiffany & Bosco, P.A., to Rezone approximately 25.5 acres located at the northwest corner of Indian School and El Mirage roads. The request is to Rezone from Planned Area Development (PAD) for Community Commercial (C-2) to PAD for Community Commercial (C-2) on 6 acres and Single-Family Residential on 19 acres to allow 221 attached single-family residences (townhomes). Staff Contact: Rick Williams

Vice Chair Van Leuven opened the public hearing. Upon hearing no requests to speak, he closed the public hearing.

Vice Chair Van Leuven invited a motion. Commissioner Osborne moved to accept the findings and recommend APPROVAL of application PL-18-0152, a request to rezone approximately 25.5 acres of land from Rio Vista PAD to Rio Bonita PAD subject to four conditions of approval. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Vice Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Not yet present
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 5 to 0 vote.

3. **PL-18-0197 - Verde Trails II**

This is a public hearing before the Planning Commission to review Application PL-18-0197 Verde Trails II, a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer, to Rezone approximately 39.4 acres located one-quarter (1/4) mile east of the southeast corner of Avondale Boulevard and Broadway Road. The request is to Rezone from Rural Residential (RR-43) to Planned Area Development (PAD) for Single-Family Residential with up to 146 homes. Staff Contact: Ken Galica

Ken Galica, Lead Planner, presented a rezoning proposal for the expansion of the Verde Trails community. To the east and south of the subject site is Verde Trail I, which is in planned and in construction document review. Other existing surrounding land uses are in Maricopa County and rural in nature. The planned Lakin Ranch development is to the west across Avondale Boulevard. The property is undergoing annexation concurrent with the rezoning request and the final step of that process is scheduled on February 4.

Mr. Galica noted that the predominant land use designation in the area is Medium Density Residential, which allows for 2.5 to 4 dwelling units per acre. In conformance with that designation, the Applicant is proposing 146 single family detached lots in two sizes: one at 5,750 square feet and one at 6,325. This phase is designed to be fully integrated with Verde Trails I. About 23% open space is provided overall within the entire Verde Trails development, including 16% for this single phase. When homes are to be built, they will have to go through the design review process and adhere to City requirements. The theming will be consistent with Verde Trails I.

Mr. Galica stated that the proposal conforms to the General Plan. Development standards are consistent with recent trends in the area. Staff will ensure, through the design review process, that house products are visually interesting and create a nice aesthetic along the streetscape. The developer will be responsible for completing all adjacent offsite and onsite infrastructure. Staff recommends approval of the PAD rezoning subject to three conditions listed in staff reports.

Commissioner Ramos inquired about Littleton school district's approval. Mr. Galica explained that the developer and Littleton Elementary School District have entered into a donation agreement where the developer will provide a financial donation to the District for every home constructed in the community. The District can then use that money to increase capacity elsewhere. Staff understands that both sides have agreed to the arrangement though it has yet to be formally executed.

Vice Chair Van Leuven invited the Applicant to address the Commission. Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer, 4343 E. Camelback Road, Phoenix, said the Applicant is in favor of the stipulations and looks forward to getting the project built early next year.

Vice Chair Van Leuven opened the public hearing. Upon acknowledging no requests to speak, he closed the public hearing.

Vice Chair Van Leuven invited a motion. Commissioner Thompson moved to accept the findings and recommend APPROVAL of application PL-18-0197, a request to rezone property to PAD for detached single family residential community subject to three conditions of approval as listed in the staff report. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Vice Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 6 to 0 vote.

4. **PL-18-0200 - Vertical Bridge/E-Z Towing (T-Mobile)**

This is a public hearing before the Planning Commission to review Application PL-18-0200 Vertical Bridge/E-Z Towing (T-Mobile), a request by Gary Cassel with Clearblue Services LLC/Vertical Bridge LLC, for a Conditional Use Permit (CUP) for a 70-foot tall monopalm wireless service facility on property located east of the southeast corner of Dysart Road and Riley Drive; on the E-Z Towing & Recovery site. Staff Contact: Byron Easton

Byron Easton, Senior Planner, said the monopalm is proposed for the southeast corner of the E-Z Towing & Recovery site. The tow yard itself is surrounded by a 10-foot perimeter wall. In addition to that there will be an eight-foot chain link fence with

privacy slatting around the monopalm itself. The site itself is approximately 3.72 acres, and the lease area is 900 square feet. The majority of the surrounding zoning includes A-1, C-2, and C-3. The proposed setback more than exceeds the setback required to edge of the closest residential zone, which is 500 feet away.

Mr. Easton noted that the monopalm is of a common design for the area. Several real palms are in the vicinity. The tower is co-locatable. All public notification requirements were met. The development conforms to the General Plan and is compatible with adjacent land uses. Sufficient circulation is available at the tow yard. Space will be designated for one service vehicle. Staff recommends approval subject to two conditions of approval.

Commissioner Amos asked whether the addition of two real palm trees was considered in this situation. Mr. Easton responded that it was considered, but the common method of placing them near the monopalm would cause watering problems. Other locations on the site were considered but there were no other suitable places to put them. Staff determined that real trees would not be pertinent to this project.

Vice Chair Van Leuven invited the Applicant to speak. Gary Cassel with Clearblue Services LLC/Vertical Bridge LLC, 407 S Price Rd, Tempe, said he had nothing else to add to the presentation. Commissioner Ramos inquired about environmental impact considerations. Ms. Novak said the Federal Communication Commission does not allow communities to evaluate wireless communications facilities based on environmental or health considerations.

Commission Ramos inquired about this tower's proximity to adjacent towers. Mr. Easton said applicants first look to see if there are co-locatable towers elements within their search ring area. If there are, the company would be required to use that one. Staff verifies findings.

Vice Chair Van Leuven opened the public hearing. Upon acknowledging no requests to speak, he closed the public hearing.

Vice Chair Van Leuven invited a motion. Commissioner Amos moved to accept the findings and recommend APPROVAL of application PL-18-0200, a request for a Conditional Use Permit for a wireless service facility located at 901 E. Riley Drive, east of the southeast corner of Dysart Road and Riley Drive within the E-Z Towing & Recovery Tow Yard, subject to two recommended conditions of approval. Commissioner Ramos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Acting Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 6 to 0 vote.

VIII. DISCUSSION ITEMS

None

IX. OTHER BUSINESS

None

X. PLANNING STAFF REPORT

Ms. Novak announced that City Council is actively in the process of appointing new members to various boards and commissions, and that new members may join the Planning Commission in January. The next meeting is scheduled for January 17, 2019.

XI. COMMISSION COMMENTS AND SUGGESTIONS

None

XII. ADJOURNMENT

Vice Chair Van Leuven entertained a motion to adjourn the regular meeting. Commissioner Osborne moved to adjourn. Commissioner Ramos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Acting Chair	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Pearlette Ramos	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at approximately 6:52 p.m.

FOR SPECIAL ACCOMMODATIONS

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.

Staff Signature

Date

Planning Commission Date: January 17, 2019

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015

RECOMMENDATION: **APPROVAL SUBJECT TO CONDITIONS**

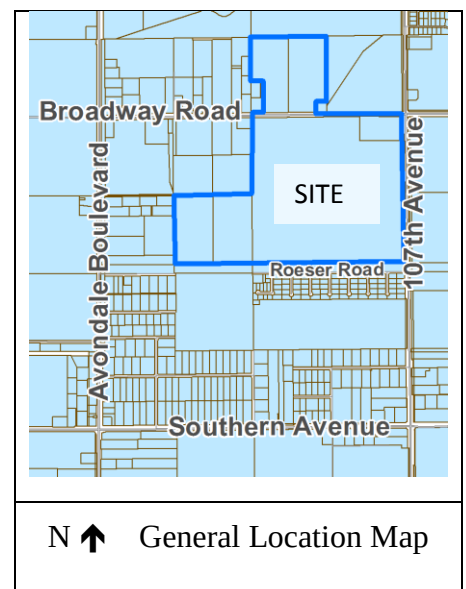
SUBJECT: Consideration of Application PL-18-0229 Verde Trails Unit I, a request to amend the approved Preliminary Plat for Verde Trails Unit I

PARCEL SIZE: Approximately 213 net acres

LOCATION: Southwest corner of 107th Avenue and Broadway Road (Exhibits A, B, and C)

APPLICANT: Ms. Amy Weidman, Silver Fern Companies, LLC (480) 820-8590

OWNER: Mr. Doug Leventhal, Evergreen-Hillcrest, LLC (602) 808-8600



BACKGROUND:

The subject property (Exhibits A and C), which is currently vacant and in agricultural use, is comprised of approximately 213 net acres generally located at the southwest corner of 107th Avenue and Broadway Road. The property is part of the larger 310-acre Verde Trails Planned Area Development (PAD) zoning, formerly known as Hillcrest, originally approved by City Council in 2007. Council approved a zoning amendment and Preliminary Plat in May and August 2018, respectively. The Preliminary Plat does not include the 97 acres of Verde Trails located south of Roeser Road, since most of this land will be part of the future State Route 30 freeway.

The Verde Trails PAD and approved Preliminary Plat allocate several different land uses across the subject property, as follows:

- 95.1 acres; minimum 45' wide, 5,175 square foot standard single-family lots
- 55.0 acres; minimum 50' wide, 6,000 square foot standard single-family lots

- 19.9 acres; minimum 68' wide, 8,100 square foot standard single-family lots
- 16.2 acres; minimum 58' wide, 6,900 square foot standard single-family lots
- 14.8 acres; minimum 40' wide, 2,200 square foot auto-court/cluster lots
- 6.6 acres for a commercial parcel
- 4.4 acres for the community's central park

The PAD and approved Verde Trails Unit I Preliminary Plat reserved an approximately 16.1-acre site (i.e. "Parcel 7" at the southwest corner of 107th Avenue and Wier Avenue) for a Littleton Elementary School District (LESD) school site. The PAD also contained language that, in the event that LESD opted not to develop this site with a school, the developer would be allowed to develop the parcel with additional 45' wide, 5,175 square foot single-family lots. LESD decided against developing a school on the site and entered into a donation agreement with the developer in lieu of providing the site to the district.

In total, the approved Preliminary Plat allowed for development of 675 detached single-family residential lots, excluding Parcel 6 (2,200 square foot cluster home lots to be planned at a later date) and Parcel 7 (for additional 5,175 square foot lots in lieu of the school site, as noted previously).

The majority of the subject property features a General Plan Land Use Map (Exhibit B) designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The northeast corner of the site, located at the southwest corner of 107th Avenue and Broadway Road, is designated as Local Commercial. The Local Commercial designation provides for the daily needs of goods and services for people residing in surrounding areas, and may include retail, office, and service type uses. Lastly, the portion of the site surrounding the commercial parcel is designated High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre. The property's approved Planned Area Development (PAD) zoning supersedes the current General Plan designations that are applied to the site.

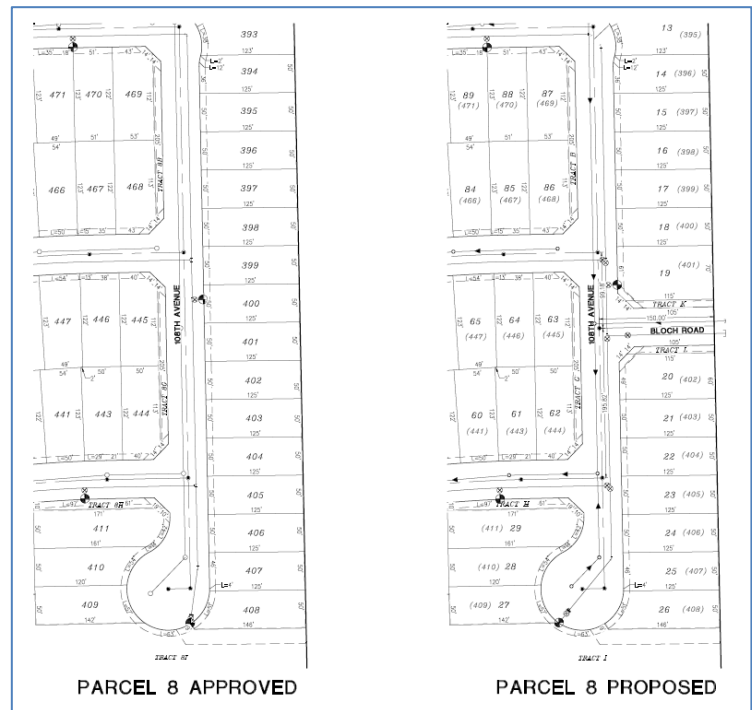
Directly south of the subject property is the Terra Mobile Ranchettes community, an 83-lot single-family residential subdivision located in the City of Avondale and zoned Manufactured Home Park (MH). The property is surrounded on the north and west by properties located in unincorporated Maricopa County and on the east by properties located either within the City of Phoenix or unincorporated Maricopa County. Existing land uses on these sides are mostly rural in nature and include a combination of large scale agricultural/farming operations and large lot, single-family residences with livestock privileges. The approximately 35 acres located west of the northwest corner of Unit I is the proposed Verde Trails Unit II site, currently located in Maricopa County and in process for annexation and rezoning. The Verde Trails Unit II will further expand the overall Verde Trails development by providing for approximately 146 additional single-family detached lots and open space amenities that are fully integrated with Verde Trails Unit I.

DETAILS OF REQUEST:

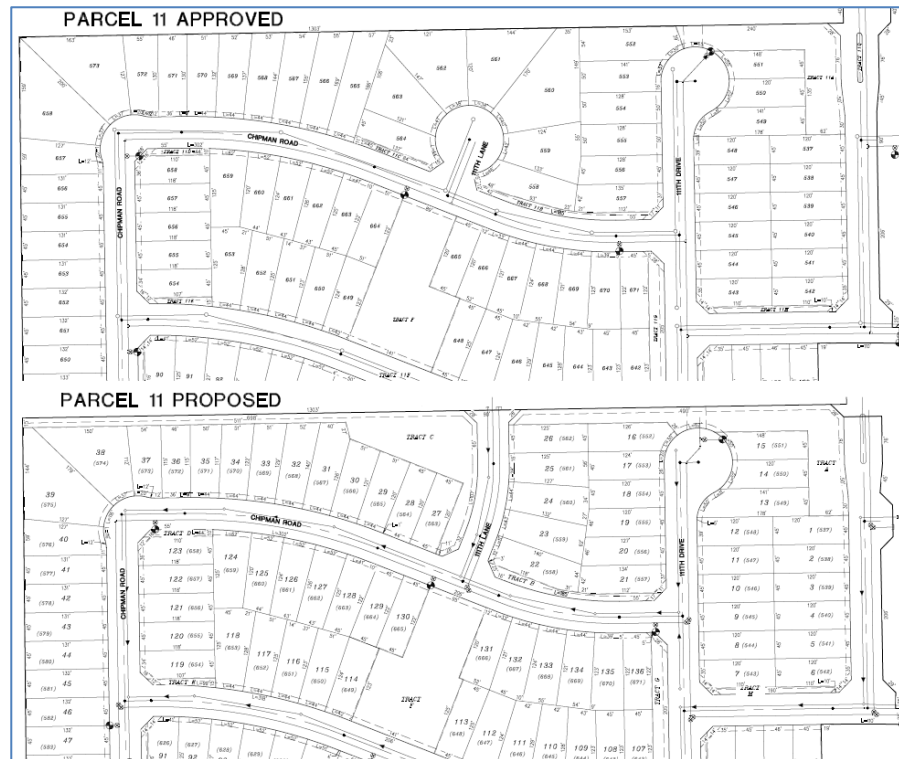
On behalf of property owner Evergreen-Hillcrest, LLC, the applicant is requesting approval of an amendment to the approved Verde Trails Unit I Preliminary Plat (Exhibits E, F, and G). The purpose of the amendment is to improve both pedestrian and vehicular connectivity between the residential lots

approved as part of the Verde Trails Unit I Preliminary Plat and new lots being planned adjacent to the Unit I site.

As previously noted, LESD is not pursuing development of an elementary school on Verde Trails Unit I Parcel 7. The approved Verde Trails PAD zoning allows for Parcel 7 to be platted with additional 5,175 square foot (45'x115') lots to accommodate development of detached single-family residential lots. A Preliminary Plat is being processed to allow 70 additional lots on Parcel 7. This proposed amendment to the Unit I Preliminary Plat is needed to allow for a street and sidewalk connection between the approved Verde Trails Unit I Parcel 8 and the planned Verde Trails Unit I Parcel 7. Specifically, as illustrated in the graphic to the right, the proposed amendment eliminates one lot in Parcel 8 to allow a new Bloch Road extension east into Parcel 7.



As also noted above, the developer of Verde Trails Unit I is pursuing annexation and rezoning for a 35-acre property abutting the northwest corner of the Verde Trails I development, a property that is being called Verde Trails Unit II. Approval of the Verde Trails II PAD zoning will allow for expansion of the overall Verde Trails development by allowing an additional 146 single-family homes. The proposed Unit I amendment reconfigures 111th Lane, previously planned as a cul-du-sac, into a through street and sidewalk that will connect to Wier Avenue and ultimately into the Unit II development (see graphic, right). Lots in the vicinity of this new connection have been reconfigured and an additional lot has been added in order to recapture the lot that was lost in Parcel 8.



PUBLIC INPUT:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents contacted Staff regarding the proposed Preliminary Plat Amendment.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the catchment areas of the Littleton Elementary School District and the Tolleson Union High School District.

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in the future Verde Trails development will have the opportunity to choose which school they will attend within the LESD system. Quentin Elementary School, generally located at the northwest corner of 107th Avenue and Lower Buckeye Road, is geographically closest to the Verde Trails property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both the LESD and TUHSD have provided the City with signed certificates (Exhibit H). Dr. Roger Freeman, Superintendent for the LESD, has indicated that LESD does not have existing capacity but that a "donation agreement is in place to mitigate the impact of added enrollment." Mr. Jeremy Calles, Chief Financial Officer for the TUHSD, indicates that TUHSD has adequate school facilities to accommodate the projected number of new students within the school district's attendance area that will be generated by the proposed development.

ANALYSIS:

The purpose of the proposed amendment is to increase both vehicular and pedestrian connectivity within the community, a key goal of both the General Plan 2030 and Single-Family Residential Design Manual. While some adjustments to lot and open space tract configurations are necessary to accommodate the proposed new street and sidewalk connections, both the total lot count and usable open space within the community remains consistent with the previous approval. The end result is a community that will be more safely connected, reducing the need for future residents to travel circuitous routes in order to reach destinations within other parts of the Verde Trails master development. Furthermore, the proposed amendment is in conformance with the Verde Trails PAD, the Subdivision Ordinance, and the Zoning Ordinance.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Maintain community safety for businesses and residents.

Conclusion:

Staff recommends approval of this request for the following reasons:

- The proposed Preliminary Plat amendment is in conformance with the Verde Trails PAD (Planned Area Development) zoning.
- The proposed Preliminary Plat amendment is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- The proposal achieves City objectives related to vehicular and pedestrian connectivity.

REQUIRED ACTION:

Review this item and determine if the proposed Preliminary Plat amendment is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Verde Trails PAD, and Single-Family Residential Design Manual.

RECOMMENDED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of Application PL-18-0229, a request to amend the approved Preliminary Plat for Verde Trails Unit 1, subject to two (2) Staff recommended conditions of approval.

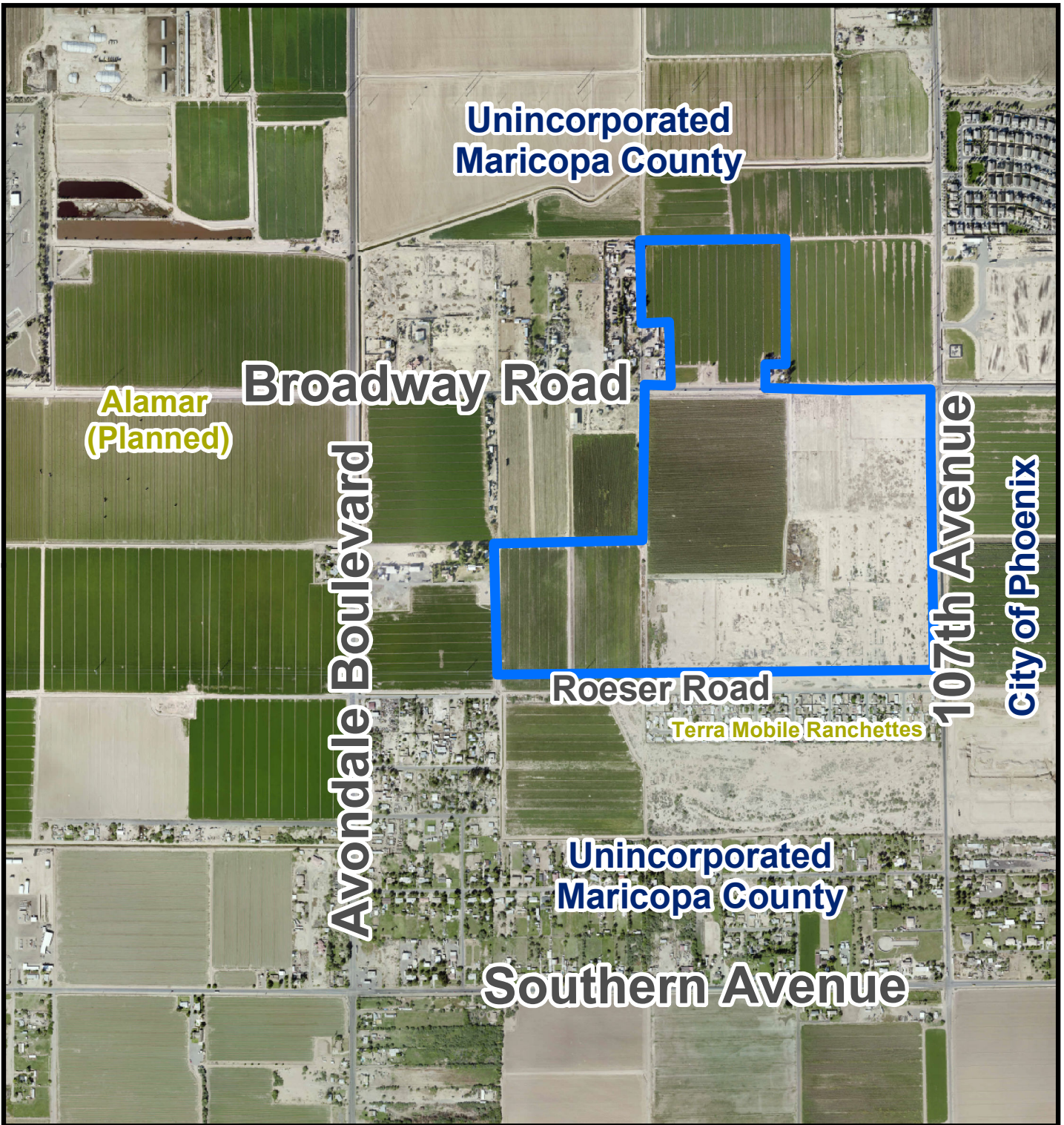
CONDITIONS OF APPROVAL:

1. The Preliminary Plat for Verde Trails Unit I shall be amended to improve vehicular and pedestrian connectivity as reflected in the following documents:
 - a. The Verde Trails Preliminary Plat amendment to Parcels 8 and 11, date stamped November 12, 2018 and attached to Staff Report, Exhibit F.
 - b. The Verde Trails Preliminary Landscape/Open Space Plan amendment, date stamped November 12, 2018 and attached to Staff Report, Exhibit G.
2. All conditions of the August 13, 2018 City Council approval of the Verde Trails Unit I Preliminary Plat (Application PL-18-0083) shall remain in full force and effect, except as modified by this amendment.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Photograph
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Vicinity Map
Exhibit D – Summary of Related Facts
Exhibit E – Applicant's Preliminary Plat Amendment Narrative
Exhibit F – Proposed Preliminary Plat Amendment
Exhibit G – Proposed Amendment Landscape and Open Space Plan

Exhibit H – Certificates of Adequate School Facilities (Littleton ESD and Tolleson Union HSD)

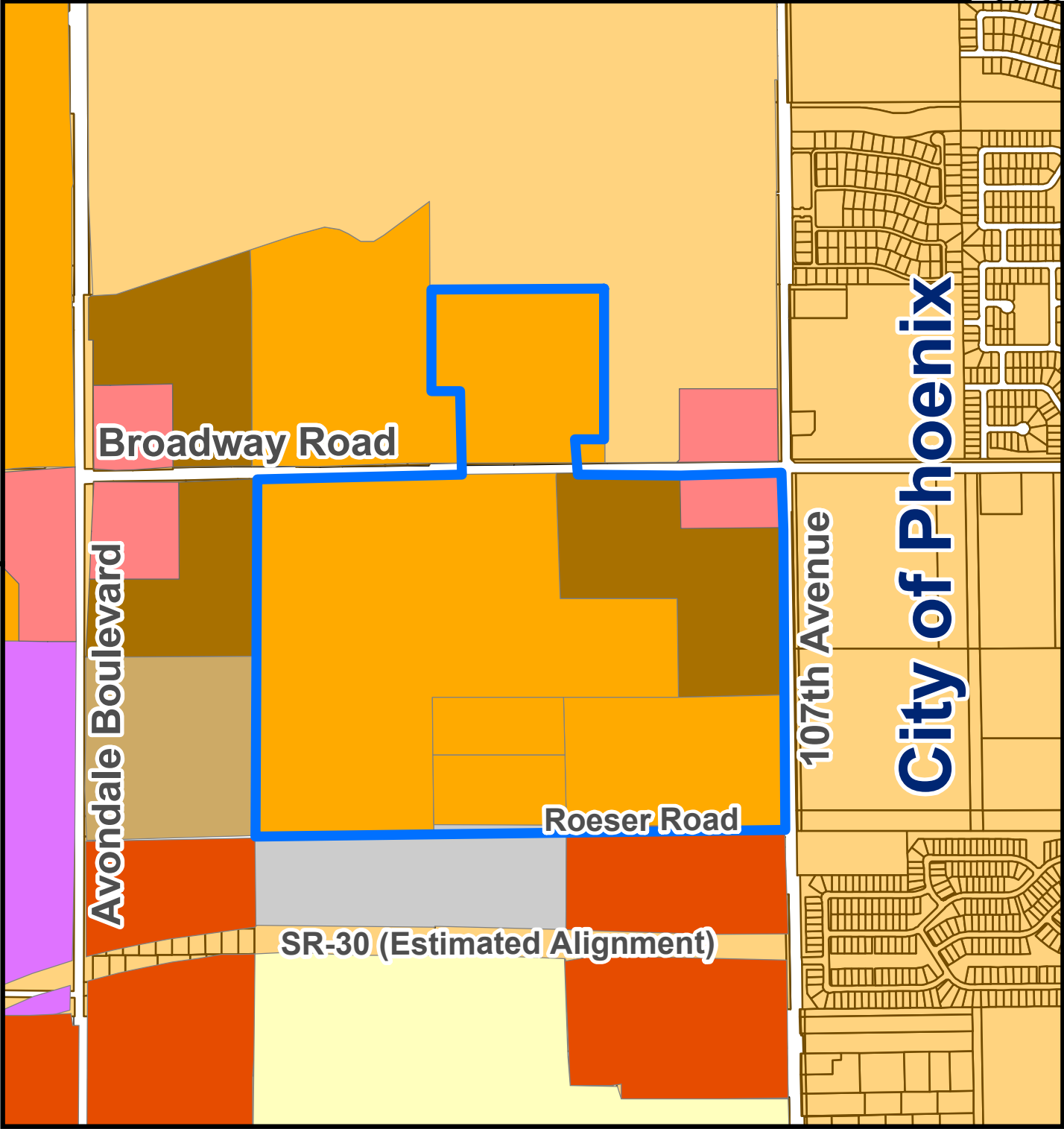


Aerial Photograph



 Verde Trails Unit I

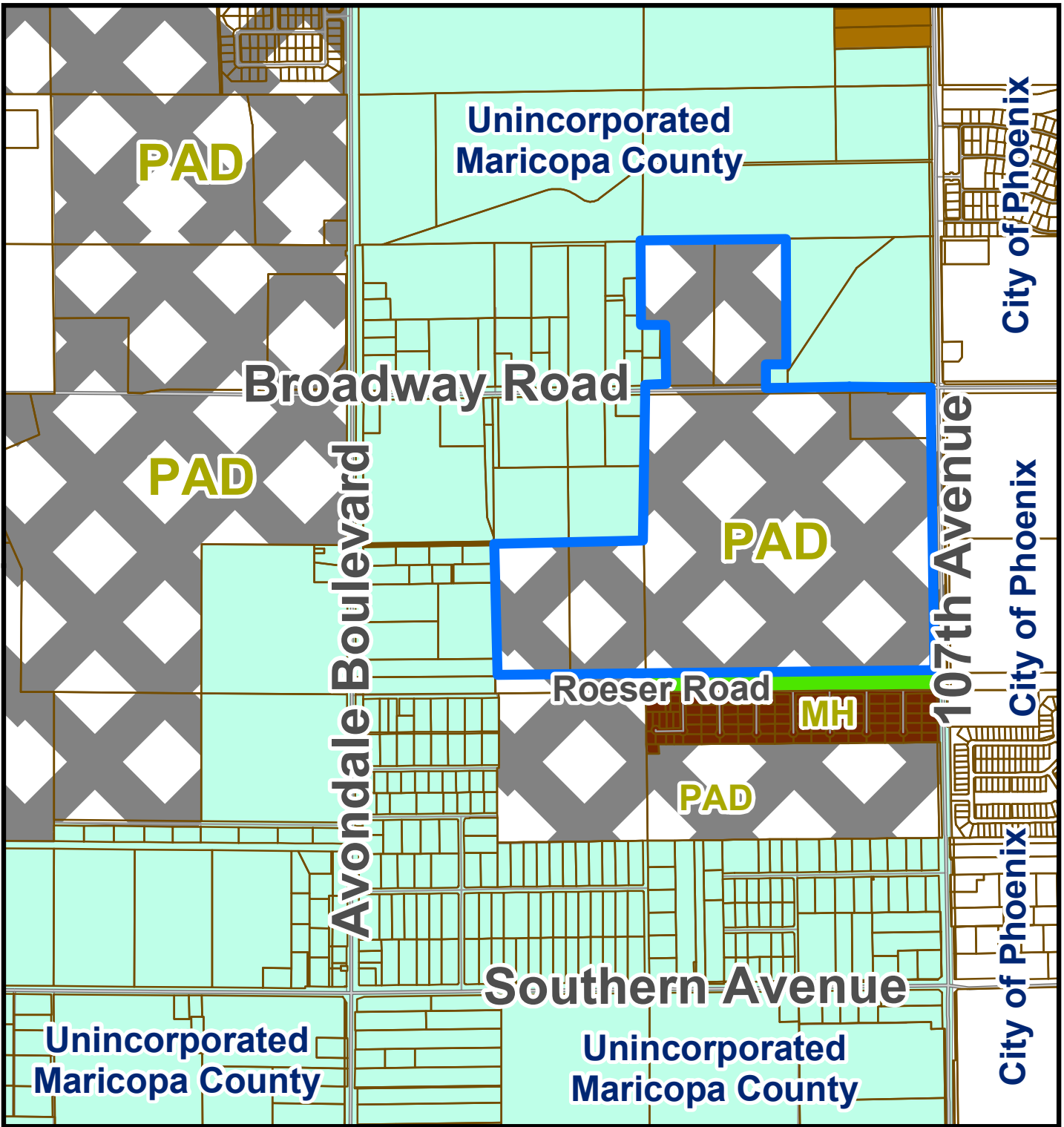




General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|---------------------|
| Medium Density Residential | Rural Low Density Residential | Freeway Commercial |
| Estate Low Density Residential | Medium/High Density Residential | Office/Professional |
| High Density Residential | Local Commercial | |
| Mixed Use | | |
- Verde Trails Unit I





Zoning Vicinity Map



Verde Trails Unit I



*SUMMARY OF RELATED FACTS
APPLICATION PL-18-0229*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 220 gross acres; 213 net acres
LOCATION	SWC of 107 th Avenue and Broadway Road
PHYSICAL CHARACTERISTICS	Relatively flat, with frontage on 107 th Avenue and Broadway Road.
EXISTING LAND USE	Agricultural
EXISTING ZONING	Planned Area Development (PAD)
ZONING HISTORY	Southeastern portion was annexed in 1984 and zoned R-5; the remainder was zoned County Rural-43 and annexed in November 2007. The entire site was zoned Hillcrest Planned Area Development (PAD) in November of 2007. A Major Amendment to the PAD, revising lot sizes and development standards, was approved by the City Council on May 21, 2018.
DEVELOPMENT AGREEMENT	A Pre-Annexation Development Agreement (PADA) with Evergreen-Hillcrest, LLC, was approved in November 2007 and has subsequently been amended five times. The primary functions of the PADA are to spell out the developer's responsibility for reimbursing the City for the City's acquisition of the Rigby Water Company and assign responsibilities to the construction of off-site public infrastructure adjacent to the proposed Hillcrest/Verde Trails development.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Unincorporated properties, zoned Maricopa County Rural-43. The majority of the properties to the north are currently in agricultural/farming use, with some sporadic residential use occurring north of Broadway Road.
EAST	Avondale's eastern planning boundary terminates at 107 th Avenue south of Van Buren Street. Properties east of 107 th Avenue are located either in unincorporated Maricopa County, zoned Rural-43, or within the City of Phoenix. Current land use of property to the east is agricultural.
SOUTH	Terra Mobile Ranchettes, a fully developed 83-lot single-family residential manufactured home community located within the City of Avondale and zoned Mobile Home Park (MH).
WEST	Unincorporated properties zoned either Maricopa County (MC) Rural-43 or R1-18 (Residential, 18,000 SF/Lot). Current use of these properties is a mix of agricultural/farming and large lot, rural residential uses.

<i>GENERAL PLAN</i>
The majority of the subject property is designated as Medium Density Residential. The northeast corner of the site, located at the southwest corner of 107 th Avenue and Broadway Road, is designated as Local Commercial. The portion of the site surrounding the commercial parcel is designated High Density Residential.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is Quentin Elementary School, located within the Sanctuary neighborhood at the northwest corner of Lower Buckeye Road and 107 th Avenue
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Broadway Road	
Classification	Minor Arterial
Existing half street ROW	40 feet
Standard half street ROW	50 feet
Existing half street improvements	1 travel lane
Standard half street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.
107th Avenue	
Classification	Minor Arterial
Existing half street ROW	33 feet
Standard half street ROW	50 feet
Existing half street improvements	1 travel lane
Standard half street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.

<i>UTILITIES</i>
There are currently no water lines in Broadway Road or 107th Avenue adjacent to the site. 16" water lines will be required to be installed by the developer in both streets. There are currently no sewer lines adjacent to the site. The developer will construct new sewer lines in Broadway Road from Avondale Boulevard and in the Roeser Road alignment from Avondale Boulevard.

Exhibit E

Verde Trails Unit I Preliminary Plat Amendment Narrative

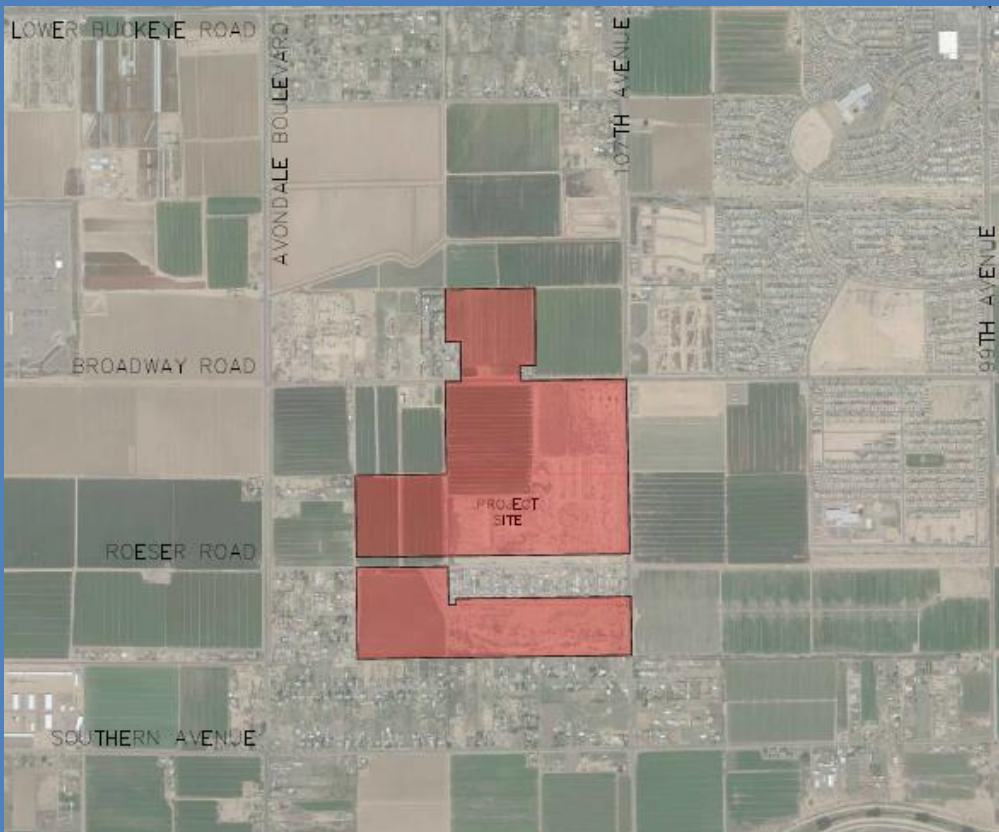


VERDE TRAILS UNIT I PRELIMINARY PLAT AMENDMENT

107th Avenue and Broadway Road
Avondale, Arizona

PRELIMINARY PLAT NARRATIVE

Case # PL-18-0083



November 2018

Prepared For:
**Hillcrest Residential 1,
LP**
17700 Pacesetter Way,
Suite 100
Scottsdale, AZ 85255

Prepared by:
HILGARTWILSON
2141 E. Highland Ave.
Suite 250
Phoenix, AZ 85016
Phone: (602) 490-0535

HW Project No. 1377.03

VERDE TRAILS UNIT I PRELIMINARY PLAT AMENDMENT

Preliminary Plat Narrative

Table of Contents

1.0 INTRODUCTION3

2.0 PROJECT BACKGROUND3

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2.2 WATER SYSTEM3

2.3 WASTEWATER SYSTEM4

1.0 INTRODUCTION

The Verde Trails Unit I Preliminary Plat was approved by the City Council on August 15, 2018. Since that time, the developer of Verde Trails Unit I has started the PAD process for an approximate 39-acre parcel of land adjacent to the west side of Verde Trails Unit I. This new development is now known as Verde Trails Unit II.

The developer is also in the process of preparing a preliminary plat for Parcel 7 of Unit I. Parcel 7 was proposed to be a school in the PAD, but was allowed to be developed to a residential subdivision if the School District decided to not build a school on this parcel. Since the PAD approval, the School District made the decision to not build a school on this parcel.

With the impacts of the Parcel 7 conversion to a residential subdivision and the addition of Verde Trails Unit II, the City requested revisions to Parcel 8 and Parcel 11 in Unit I to provide roadway access to the new developments. Because of this, the City of Avondale is requesting a Preliminary Plat Amendment for Verde Trails Unit I.

The addition of an entry road into Parcel 11 in line with the entry road into Unit II created some revisions to the lotting and open space in Parcel 11. The proposed lotting revisions in Parcel 11 include the extension of 111th Lane to tie into Wier Avenue to the north, the lots fronting the eastern edge of 111th Lane, the lots immediately west of 111th Lane and lots directly across from the intersection of 111th Lane and Chipman Road. The lot revisions on Chipman Road adjacent to the amenity area were made to provide better visibility into the amenity area from the 111th Lane entry, while also reducing headlight intrusion into a home. Due to the minor lotting shift, the amenity area had to be redesigned to better accommodate drainage and the neighborhood trail.

2.0 PROJECT BACKGROUND

2.1 ROADWAY SYSTEM

The traffic circulation pattern within Parcel 8 was modified with the addition of a new roadway along the east boundary of the parcel to connect to a proposed roadway in Parcel 7. Lots were required to be moved in order to add this road. Exhibits are included to show the approved lotting and the revised lotting.

The traffic circulation pattern within Parcel 11 was modified with the addition of a new roadway along the north boundary of the parcel to align with a proposed roadway in Unit II. Parcel 11 had a cul de sac road that was revised to a through street that intersects Wier Avenue in alignment with the proposed roadway in Unit II. Lots were required to be moved in order to add this road. Exhibits are included to show the approved lotting and the revised lotting.

2.2 WATER SYSTEM

The site plan revisions will provide additional water connections between the parcels. The Preliminary Water Report for Parcel 7 and the Preliminary Water Report for Unit II provide water system analyses that show the revisions will satisfy the City's requirements.

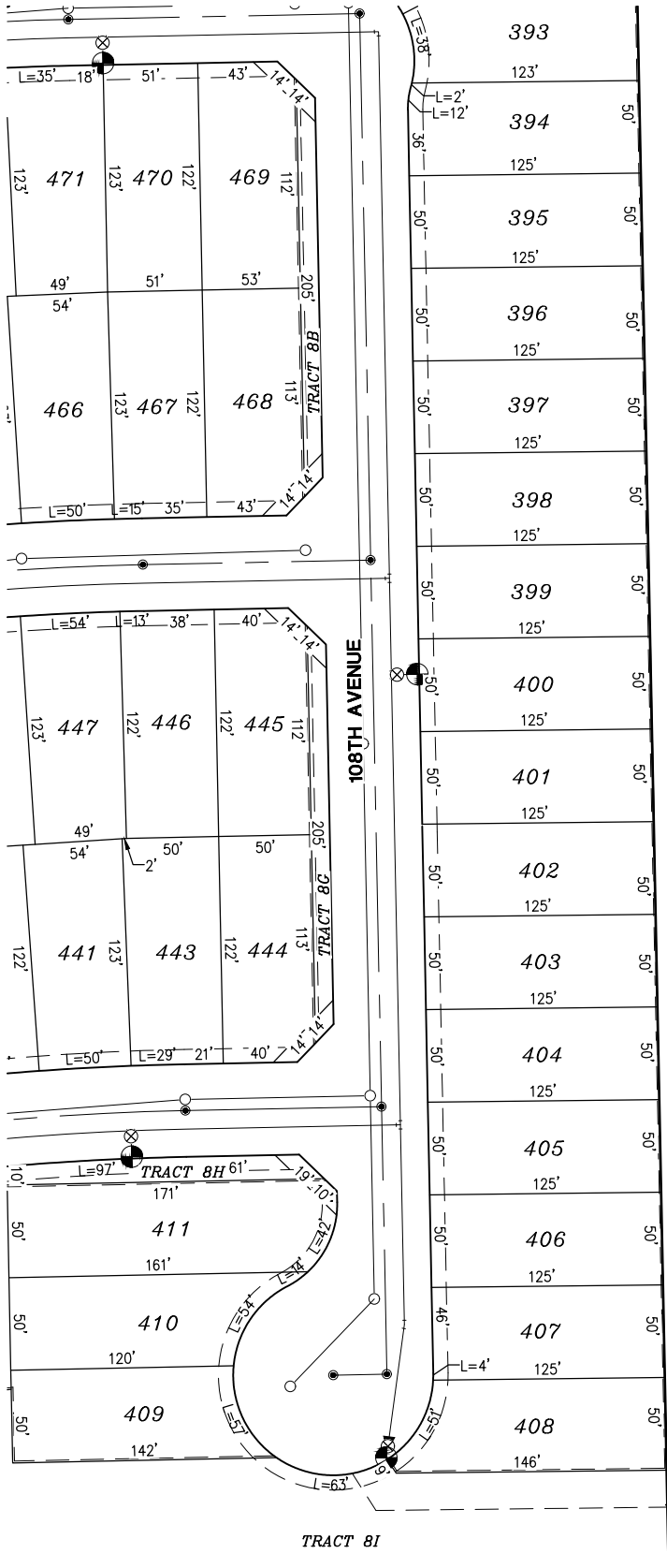
2.3 WASTEWATER SYSTEM

The site plan revisions will provide additional sewer connections between the parcels. The Preliminary Wastewater Report for Parcel 7 and the Preliminary Wastewater Report for Unit II provide sewer system analyses that show the revisions will satisfy the City's requirements.

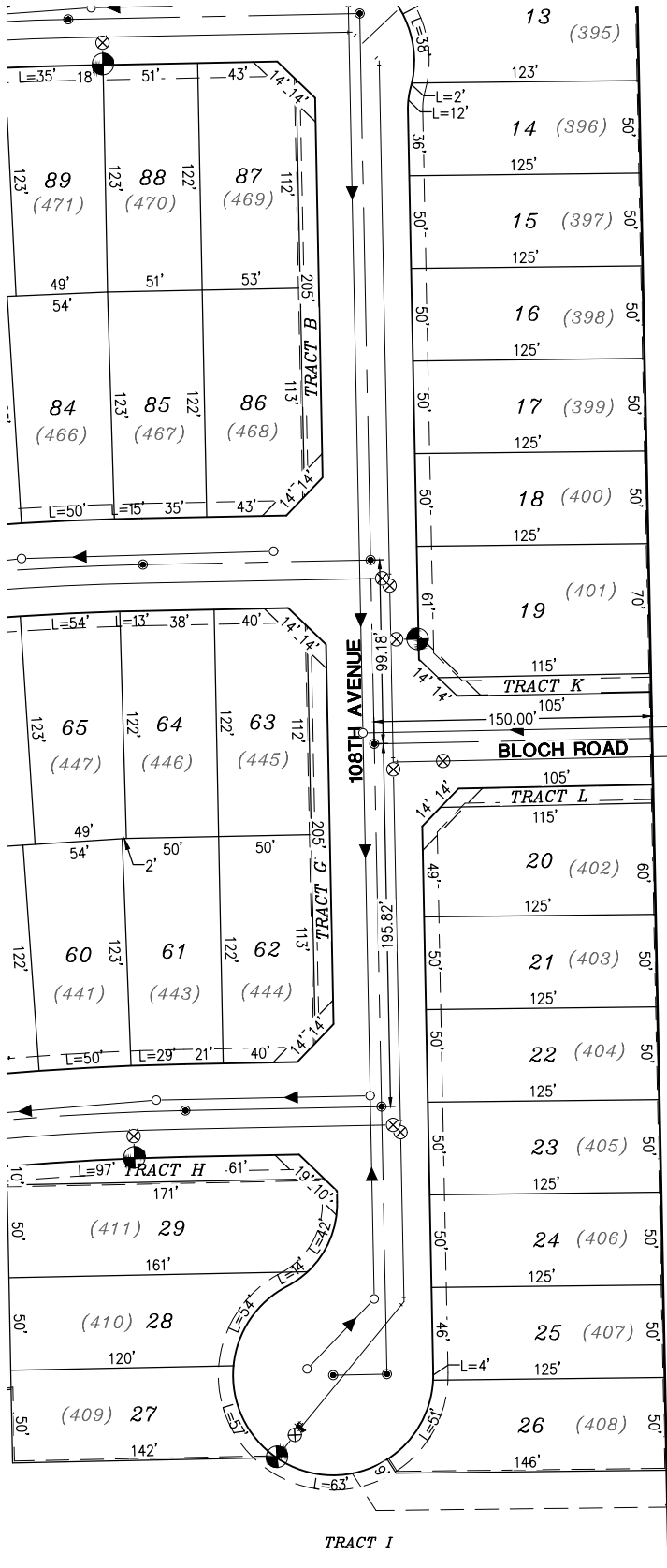
Exhibit F

Verde Trails Unit I
Amended Preliminary Plat

Received November 12, 2018

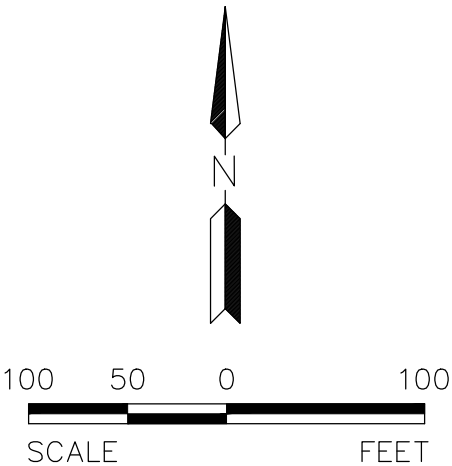


PARCEL 8 APPROVED



PARCEL 8 PROPOSED

TRACT TABLE			
TRACT	APP. AREA (ACRES)	PROP. AREA (ACRES)	USE
TRACT 8A	1.1064	1.1064	LAND. & DRAIN.
TRACT 8B	0.0494	0.0494	LANDSCAPE
TRACT 8C	0.0569	0.0569	LANDSCAPE
TRACT 8D	0.0681	0.0681	LANDSCAPE
TRACT 8E	0.0584	0.0584	LANDSCAPE
TRACT 8F	0.3698	0.3698	LAND. & DRAIN.
TRACT 8G	0.0494	0.0494	LANDSCAPE
TRACT 8H	0.0476	0.0476	LANDSCAPE
TRACT 8I	4.5660	4.5660	LAND. & DRAIN.
TRACT 8J	0.0407	0.0407	LANDSCAPE
TRACT 8K	N/A	0.0253	LANDSCAPE
TRACT 8L	N/A	0.0253	LANDSCAPE
TOTAL	6.4127	6.4633	



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

VERDE TRAILS
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRE-PLAT AMENDMENT (PARCEL 8)

PROJ. NO.: 1377

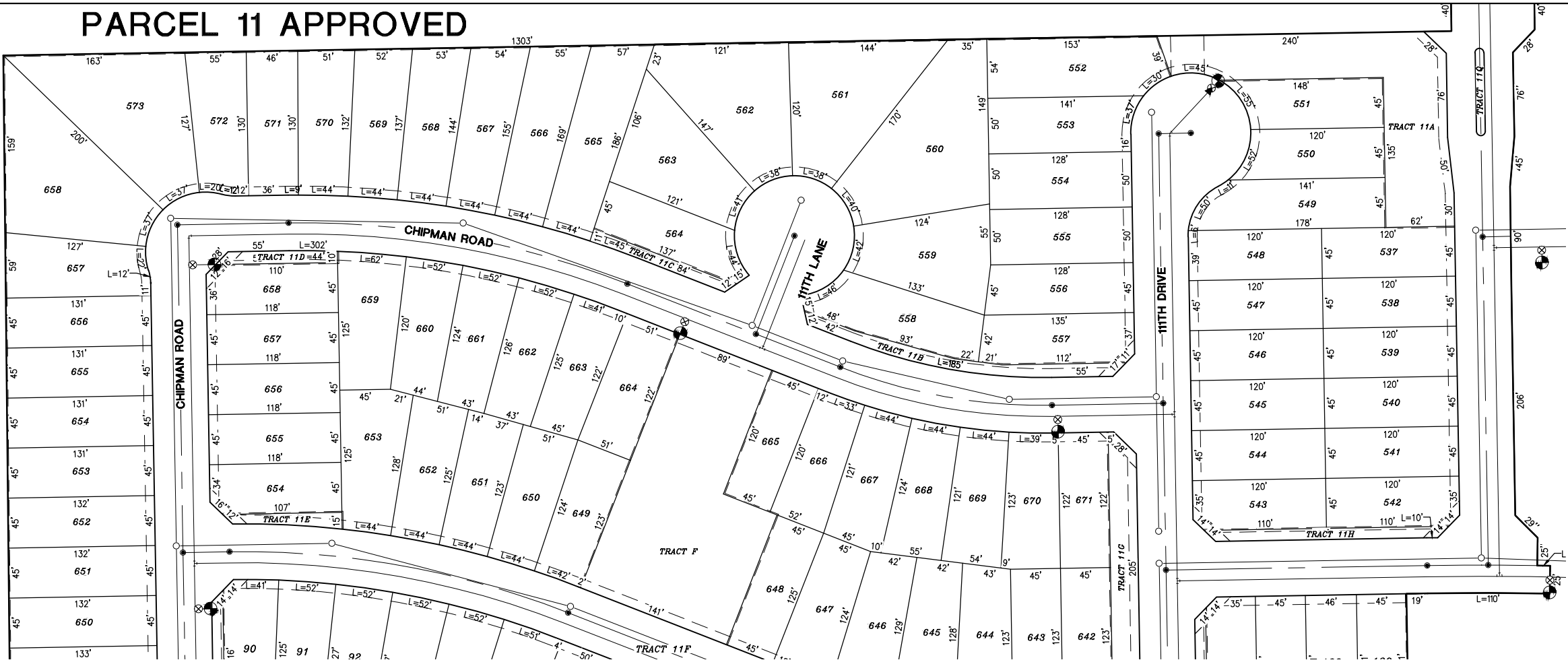
DATE: NOV 2018

SCALE: 1"=100'

DRAWN BY: DF

CHECKED BY: PH

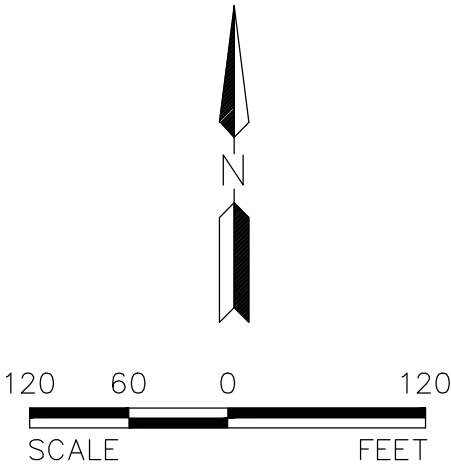
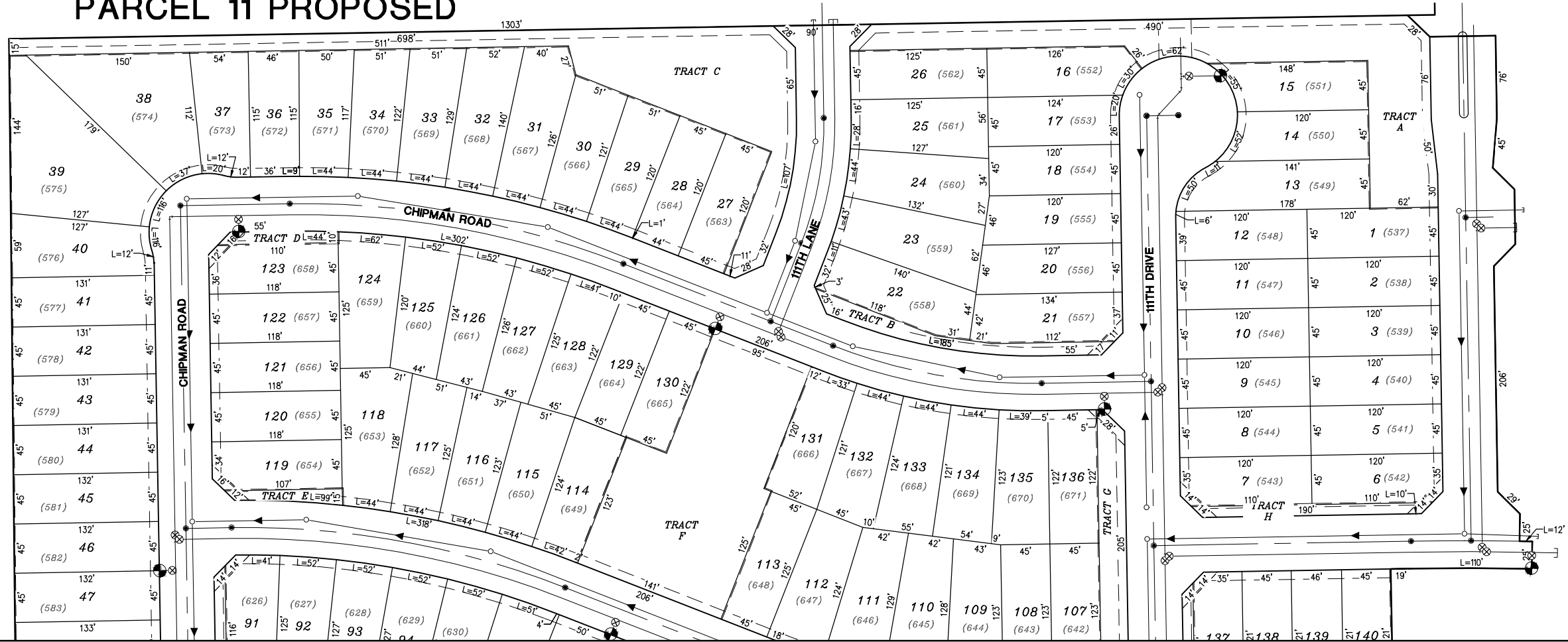
PARCEL 11 APPROVED



TRACT TABLE			
TRACT	APP. AREA (ACRES)	PROP. AREA (ACRES)	USE
TRACT 11A	0.4099	0.5623	LAND. & DRAIN.
TRACT 11B	0.0745	0.0810	LANDSCAPE
TRACT 11C	0.0311	0.6322	LANDSCAPE
TRACT 11D	0.0266	0.0266	LANDSCAPE
TRACT 11E	0.0254	0.0254	LANDSCAPE
TRACT 11F	0.6489	0.6627	LAND. & DRAIN.
TRACT 11G	0.1314	0.1314	LANDSCAPE
TRACT 11H	0.0482	0.0482	LANDSCAPE
TRACT 11I	0.0494	0.0494	LAND. & DRAIN.
TRACT 11J	0.0505	0.0505	LANDSCAPE
TRACT 11K	0.3740	0.3740	LANDSCAPE
TRACT 11L	0.1314	0.1314	LANDSCAPE
TRACT 11M	0.0230	0.0230	LANDSCAPE
TRACT 11N	5.2269	5.2269	LAND. & DRAIN.
TRACT 11O	0.0256	0.0256	LANDSCAPE
TRACT 11P	0.0307	0.0299	LAND. & DRAIN.
TRACT 11Q	0.0141	* REMOVED	LANDSCAPE
TOTAL	7.3216	8.0805	

* ELIMINATED TRACT IN 111TH AVENUE

PARCEL 11 PROPOSED



VERDE TRAILS

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRE-PLAT AMENDMENT (PARCEL 11)

PROJ. NO.: 1377
DATE: NOV 2018
SCALE: 1"=120'
DRAWN BY: DF
CHECKED BY: PH

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

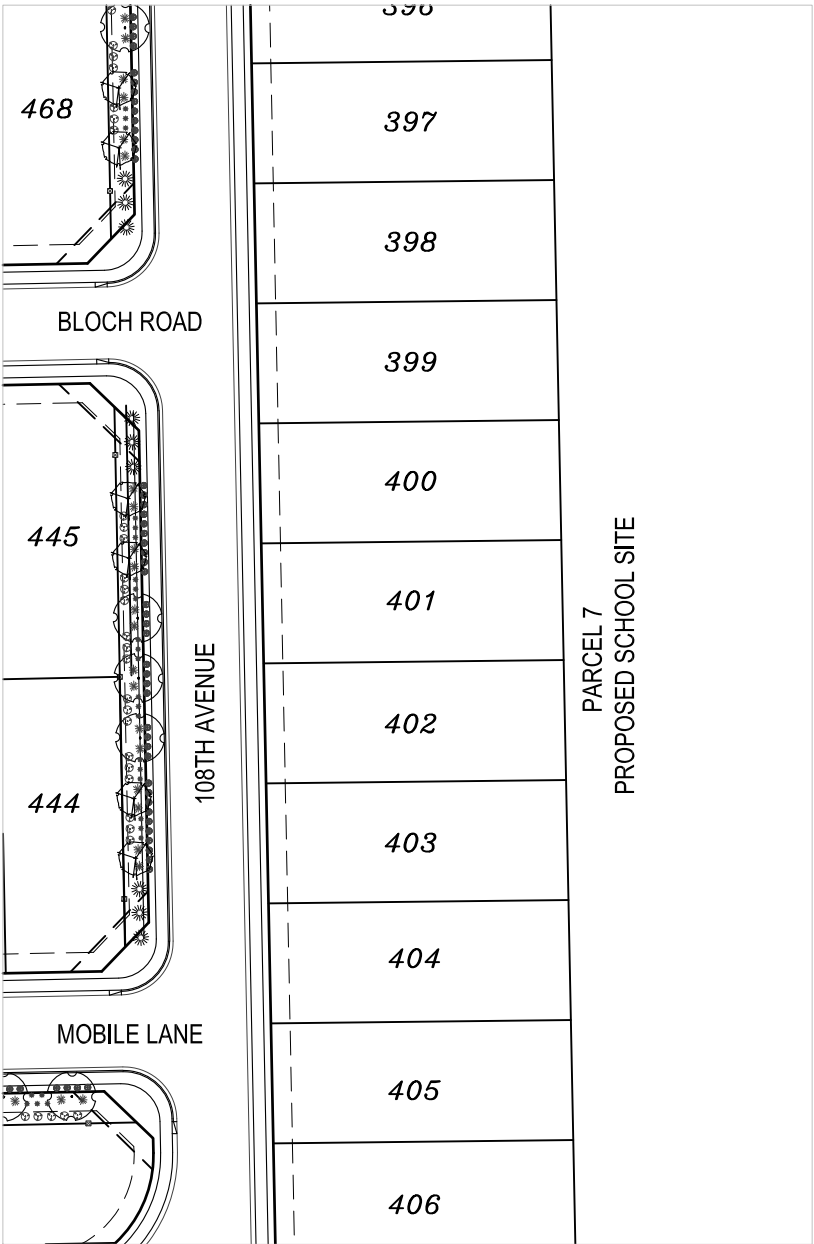
Exhibit G

Verde Trails Unit I Amended Landscape and Open Space Plan

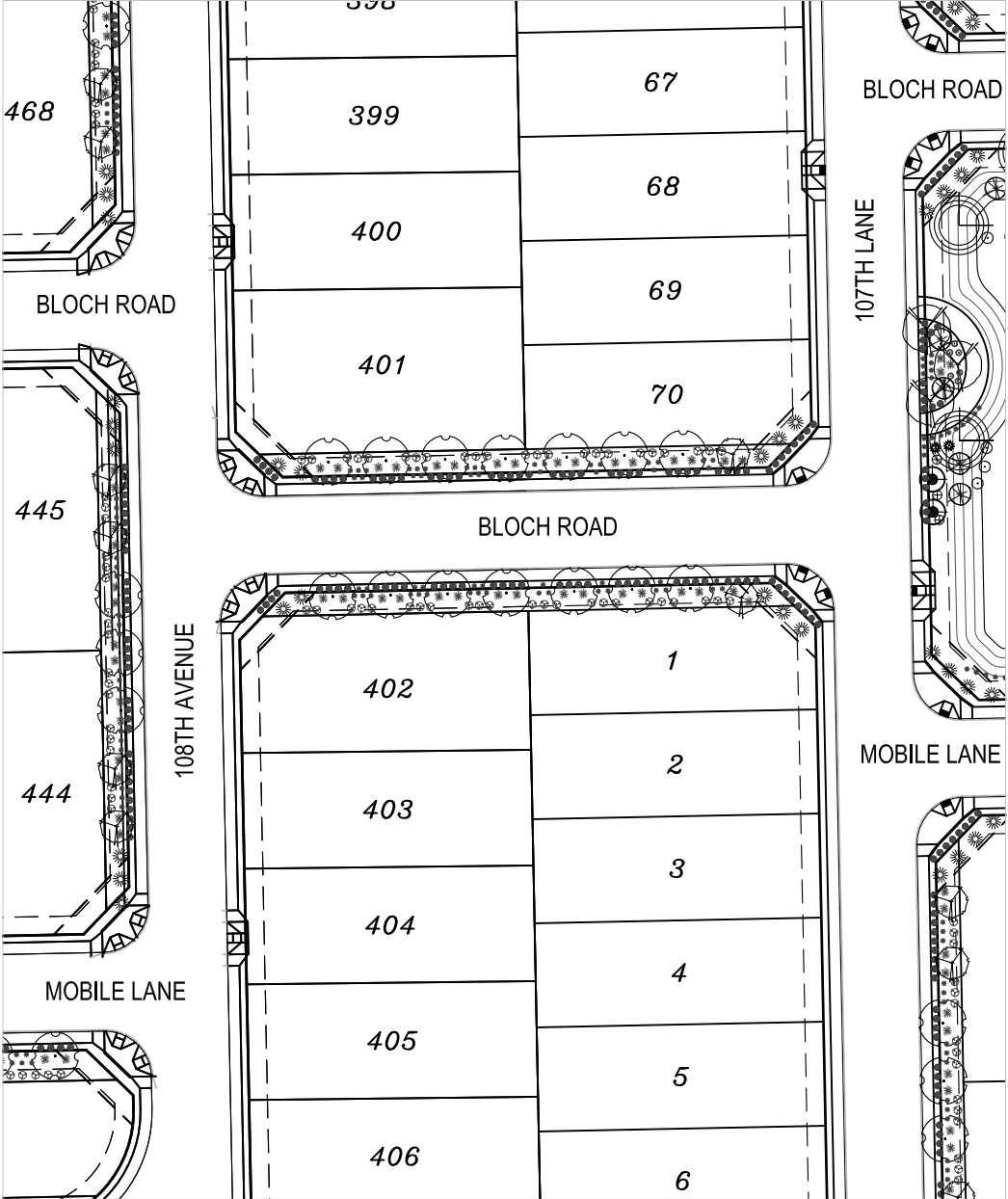
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME
TREES	
	Cercidium x 'Desert Museum' Desert Museum Palo Verde
	Caesalpinia cacalaco 'Smoothie'
	Thornless Cascalote
	Chilopsis linearis Desert Willow
	Eucalyptus papuana Ghost Gum Eucalyptus
	Olea europaea 'Wilsoni' Fruitless Olive
	Prosopis spp. Thornless Mesquite Species
	Ulmus parvifolia Chinese Elm
SHRUBS	
	Bougainvillea 'La Jolla' 'La Jolla' Bougainvillea
	Caesalpinia pulcherrima Red Bird of Paradise
	Calliandra eriophylla Fairy Duster
	Dodonea viscosa Hopseed Bush
	Encelia farinosa Brittle Bush
	Eremophila maculata 'Valentine'
	Lantana x 'New Gold' 'New Gold' Lantana
	Larrea tridentata Creosote
	Leucophyllum langmaniae 'Rio Bravo'
	Ruellia brittoniana Britton's Wild Petunia
	Ruellia brittoniana 'Katie' Dwarf Ruellia
	Ruellia peninsularis Baja Ruellia
	Simmondsia chinensis Jojoba
	Tecoma alata Orange Jubilee
	Tecoma stans x Yellow Bells Yellow Bells

ACCENTS	
	Agave americana var. Marginata' Variegated Century Plant
	Agave weberi Weber's Agave
	Agave desmettiana Smooth Agave
	Aloe barbadensis Aloe Vera
	Dasylirion quadrangulatum Toothless Desert Spoon
	Dasylirion wheeleri Desert Spoon
	Echinocactus grusonii Golden Barrel Cactus
	Hesperaloe funifera Giant Hesperaloe
	Hesperaloe parviflora Red Yucca
	Muhlenbergia capillaris 'Regal Mist'
	Muhlenbergia lindheimeri 'Autumn Glow'
	Muhlenbergia rigens Deer Grass
GROUNDCOVERS	
	Acacia redolens Trailing Acacia
	Eremophila glabra 'Mingenew Gold' 'Mingenew Gold' Trailing Emu
	Lantana montevidensis Trailing Lantana
GRASS	Midiron Sod



PARCEL 8 (APPROVED)

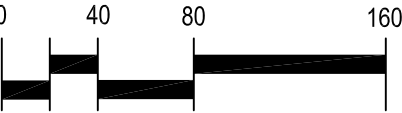


PARCEL 8 (PROPOSED)

LOCATION MAP



NORTH



SCALE: 1"=80'

Received
November 12,
2018

PLANT LEGEND

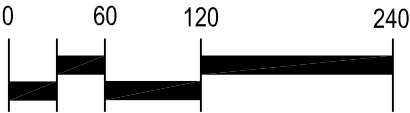
SYMBOL	SCIENTIFIC NAME COMMON NAME
TREES	
	Cercidium x 'Desert Museum' Desert Museum Palo Verde
	Caesalpinia cacalaco 'Smoothie'
	Thornless Cascalote
	Chilopsis linearis Desert Willow
	Eucalyptus papuana Ghost Gum Eucalyptus
	Olea europaea 'Wilsoni' Fruitless Olive
	Prosopis spp. Thornless Mesquite Species
	Ulmus parvifolia Chinese Elm
SHRUBS	
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	Caesalpinia pulcherrima Red Bird of Paradise
	Calliandra eriophylla Fairy Duster
	Dodonea viscosa Hopseed Bush
	Encella farinosa Brittle Bush
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	Simmondsia chinensis Jojoba
	Tecoma alata Orange Jubilee
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	Agave weberi Weber's Agave
	Agave desmettiana Smooth Agave
	Aloe barbadensis Aloe Vera
	Dasylirion quadrangulatum Toothless Desert Spoon
	Dasylirion wheeleri Desert Spoon
	Echinocactus grusonii Golden Barrel Cactus
	Hesperaloe funifera Giant Hesperaloe
	Hesperaloe parviflora Red Yucca
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	Eremophila glabra 'Mingenew Gold' 'Mingenew Gold' Trailing Emu
	Lantana montevidensis Trailing Lantana
	Midiron Sod

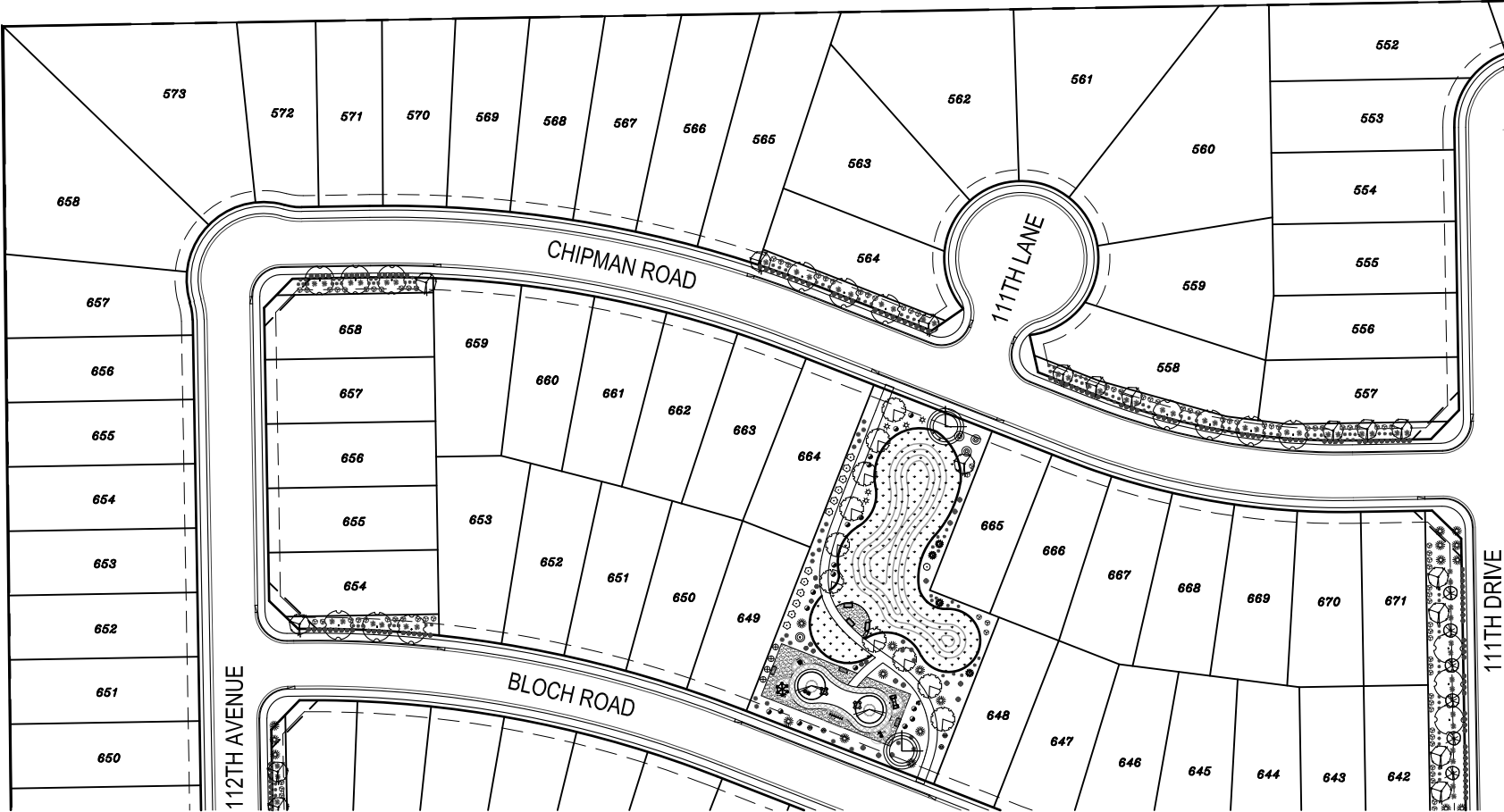
LOCATION MAP



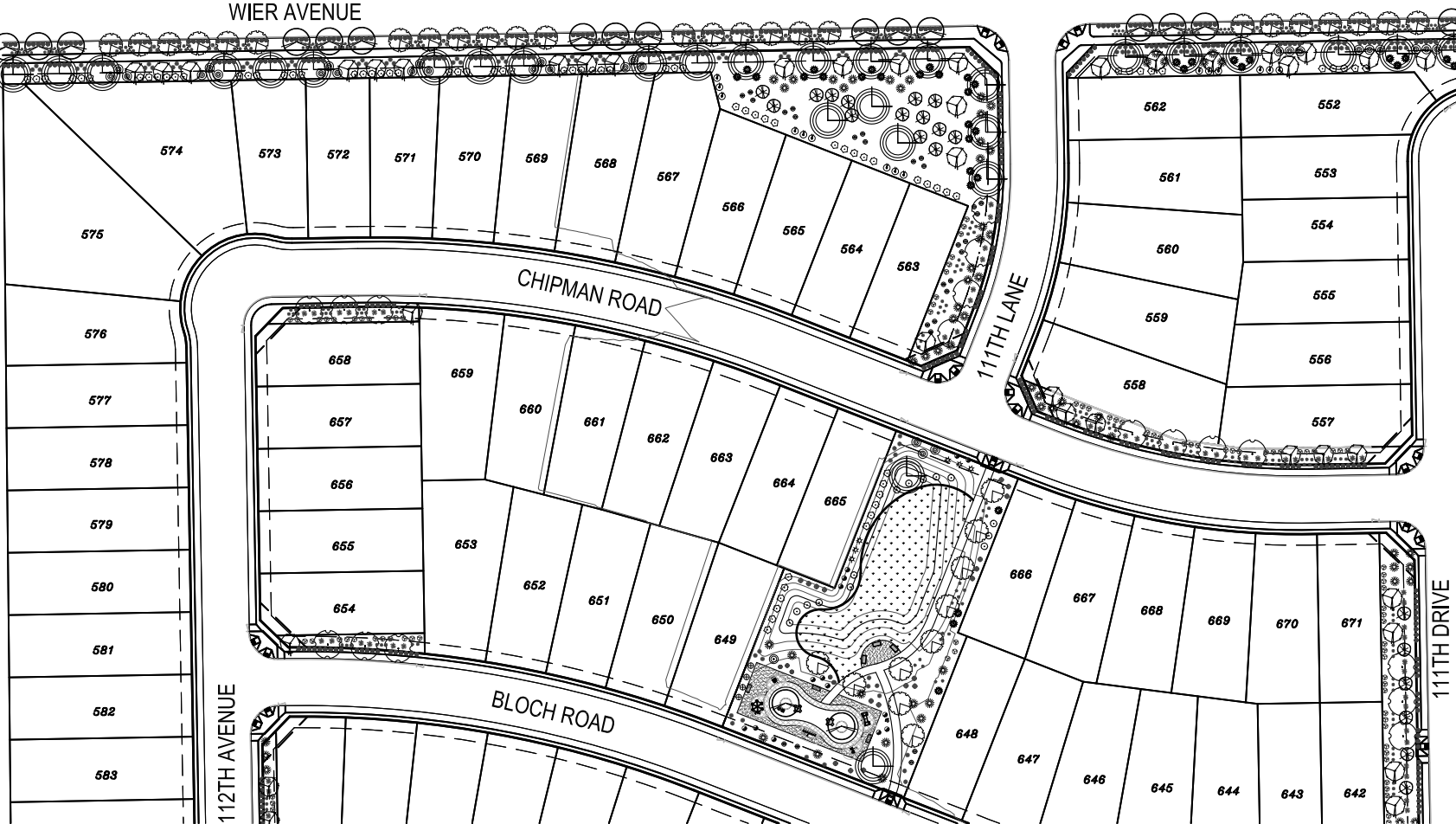
NORTH



SCALE: 1"=120'



PARCEL 11 (APPROVED)



PARCEL 11 (PROPOSED)

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Preliminary Plat has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Verde Trails (aka "Hillcrest") Project Manager: Tim Brislin, Harvard Investments
Request: Preliminary Plat Acreage/Parcel Size: 220 acres
Current Density Allowed: Max. 3.25 du/ac Density Proposed: Max. 3.25 du/ac
Total number of residential units proposed: Max. 715

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☐ No ☒

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Anticipated impact on enrollment would be 1/4 to 1/3 of prototypical school plant and exceed available space

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☒ No ☐

If answered yes, please explain below:

Donation agreement is in place to mitigate impact of added enrollment.

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 6/25/18

School District: Littleton ESD # 65

District Superintendent: DR. ROGER FREEMAN

Phone #: 623-478-5611

E-mail: freeman.roger@littletonaz.org

Signature: [Signature]

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Hillcrest has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Hillcrest Assigned Planner: Ken Galica
Request: PAD Amendment Acreage/Parcel Size: Approx. 307 acres
Zoning: Existing PAD Proposed (if applicable): PAD
Density Allowed: _____ Density Proposed (if applicable): _____

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

☒ Yes

No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

No

Date Reviewed: 12/11/17
School District: TOLLESON UNION
Authorized District Representative Name/Title: JEREMY CALLES, CFO
Phone #: 623-479-4003
E-mail: JEREMY.CALLES@TUSD.ORG
Signature: [Signature]

Planning Commission Date: January 17, 2019

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015

RECOMMENDATION: **APPROVAL SUBJECT TO CONDITIONS**

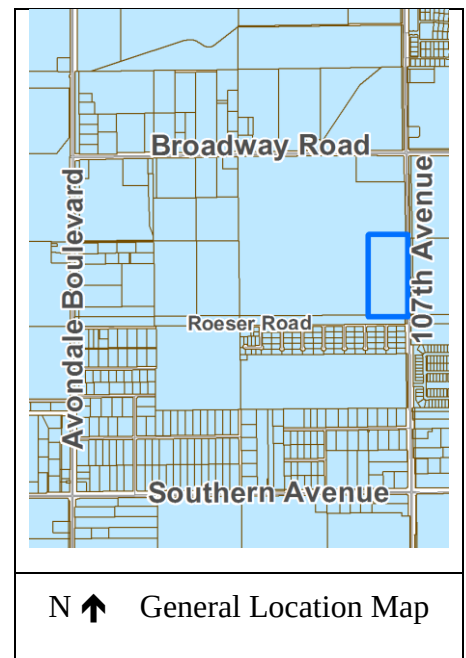
SUBJECT: Consideration of Application PL-18-0230 Verde Trails Unit I Parcel 7, a request for Preliminary Plat approval

PARCEL SIZE: Approximately 16.1 net acres

LOCATION: South of the southwest corner of 107th Avenue and Broadway Road (Exhibits A, B, and C)

APPLICANT: Ms. Amy Weidman, Silver Fern Companies, LLC (480) 820-8590

OWNER: Mr. Doug Leventhal, Evergreen-Hillcrest, LLC (602) 808-8600



BACKGROUND:

The subject property (Exhibits A and C), which is currently vacant and in agricultural use, is comprised of approximately 16.1 net acres generally located south of the southwest corner of 107th Avenue and Broadway Road. The property is part of the larger 310-acre Verde Trails Planned Area Development (PAD), formerly known as Hillcrest, originally approved by the City Council in 2007, and amended by action of the City Council on May 21, 2018. A Preliminary Plat for Verde Trails Unit I, in conformance with the approved PAD zoning, was approved by City Council in August 2018. Per the approved Preliminary Plat, the subject property is known as Verde Trails Unit I Parcel 7.

The PAD zoning and approved Verde Trails Unit I Preliminary Plat reserved Parcel 7 for a future Littleton Elementary School District (LESD) school site. However, the PAD also contained language that, if LESD opted not to develop this site with a school, the developer would be allowed to develop the parcel with additional 45' wide, 5,175 square foot single-family lots. LESD decided not to develop a school on the site and entered into a donation agreement with the developer in lieu of providing the site to the district. Since LESD will not be constructing a school on the property, the applicant is proposing a Preliminary

Plat for Parcel 7 to develop the site with additional single-family residential lots as allowed by the PAD zoning.

The majority of the subject property features a General Plan Land Use Map (Exhibit B) designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. The northern quarter of the 16.1-acre property is designated High Density Residential (HDR). The HDR designation accommodates development of patio homes, apartments, condominiums, and/or townhomes at a density of 12 to 30 dwelling units per acre. The property's approved Planned Area Development (PAD) zoning supersedes the current General Plan designations that are applied to the site, allowing for development of the entire property with detached single-family residences.

The subject site is surrounded on two sides by other parcels within the Verde Trails Unit I master planned community. To the north, across the alignment of Wier Avenue, Verde Trails Unit I Parcel 6 will accommodate future development of high-density single-family homes, such as cluster homes, on minimum 2,200 square foot lots. Directly west, Verde Trails Unit I Parcel 8 will be comprised of 99 single-family lots with a minimum area of 6,000 square feet (50'x120'), along with open space amenities for residents within the community.

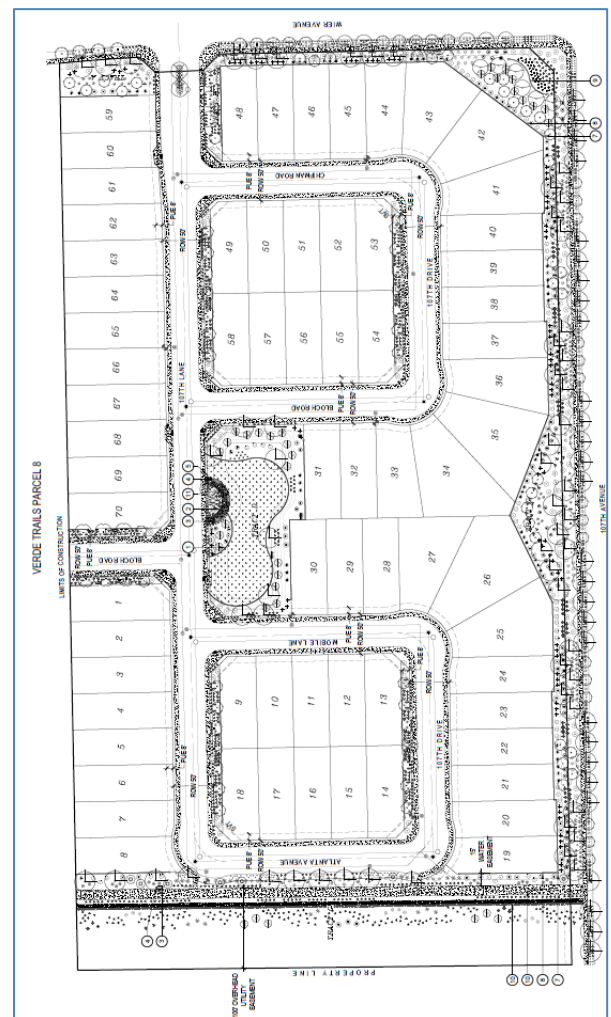
South of the subject property is Terra Mobile Ranchettes, a fully developed 83-lot single-family residential manufactured home community zoned Manufactured Home Park (MH). Properties to the east, across 107th Avenue, are located within the jurisdiction of the City of Phoenix or Maricopa County and are predominantly used for farming.

DETAILS OF REQUEST:

On behalf of property owner Evergreen-Hillcrest, LLC, the applicant is requesting approval of a Preliminary Plat (Exhibits E and F) to allow for development of Parcel 7 with 70 lots featuring a minimum lot area of 5,175 square feet (45'x115'). Rear lot lines of lots backing to 107th Avenue are staggered at regular intervals to create movement in the community's theme wall and add to the aesthetic of the streetscape.

Parcel 7 will feature access from Wier Avenue, the collector roadway that will serve all of Verde Trails. Additionally, a local street connection into Verde Trails Unit I Parcel 8 is proposed pending approval of the Preliminary Plat Amendment considered separately this evening.

As illustrated in the graphic on the right (Exhibit G), in addition to the 70 lots noted above, common open space and landscape areas will be provided in Parcel 7 totaling approximately 3.4 acres or 20.9 percent. Tract D, a 0.6-acre open space tract, will feature a large turf



open play area and open-air outdoor chess tables, adding another unique amenity to the overall master development that already will feature a large central park and a multitude of themed parkettes throughout. Future residents of Parcel 7 will have access to all amenities contained within the full master planned development and vice versa.

PUBLIC INPUT:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to elementary schools based upon geographical location. As such, elementary age students living in the future Verde Trails development will have the opportunity to choose which school they will attend within the LESD system. Quentin Elementary School, generally located at the northwest corner of 107th Avenue and Lower Buckeye Road, is geographically closest to the Verde Trails property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both the LESD and TUHSD have provided the City with signed certificates (Exhibit H). Dr. Roger Freeman, Superintendent for the LESD, has indicated that LESD does not have existing capacity but that a "donation agreement is in place to mitigate the impact of added enrollment." It should also be noted that LESD had the option, but declined, to purchase Parcel 7 to construct a new elementary school within the Verde Trails community. Mr. Jeremy Calles, Chief Financial Officer for the TUHSD, indicates that TUHSD has adequate school facilities to accommodate the projected number of new students within the school district's attendance area that will be generated by the proposed development.

ANALYSIS:

The proposed Preliminary Plat is in conformance with the Verde Trails PAD zoning as well as the City's Subdivision Ordinance, Zoning Ordinance and Single-Family Residential Design Manual. The 70 lots proposed will join the 675 previously approved single-family residential lots to create a 745-lot single-family residential subdivision (creating 891 total lots in conjunction with Verde Trails Unit II).

The planned 45'x115' lots adhere to the requirements of the Verde Trails PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium Density Residential land use category.

Open space proposed for the development (21 percent) exceeds PAD requirements. The proposed open space, which includes a half-acre parkette, combines with the open spaces provided in the remainder of Verde Trails Unit I to provide a significant variety of amenities in order to encourage multi-generational use. A trail along the south edge of the property is provided, continuing the trail provided in Parcel 8 directly to the west and parcels beyond. Residents of Verde Trails Parcel 7 will have full access to the

amenities in other portions of Verde Trails. All trails and amenity areas noted above feature pedestrian-scale lighting to encourage evening use. Landscape themes, wall designs, entry monuments, and all site furnishings will match other portions of Verde Trails to create a seamless aesthetic throughout the entirety of the master planned community. All open space within the development will be owned and maintained by the future Verde Trails HOA.

The development will be served by public streets. Access to Parcel 7 will be from Wier Avenue, the primary collector street serving the Verde Trails master planned community. A secondary access point into Parcel 7 is provided via Bloch Road, connecting into Verde Trails Unit I Parcel 8 (pending approval of the separate Preliminary Plat Amendment). All water, sewer and street improvements required for the new development will be completed by the developer unless otherwise specified in the Development Agreement.

Floor plans and elevations for single-family house product will require City administrative approval. As with all new residential development, the City will expect any proposed products to meet all requirements of the City's Design Manual to reduce garage dominance and create visually interesting streetscapes.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Create and support diverse recreation and education opportunities

STRATEGIC GOAL: Provide multi-generational recreation events and programs.

Conclusion:

Staff recommends approval of this request for the following reasons:

- The proposed Preliminary Plat is in conformance with the Verde Trails PAD (Planned Area Development).
- The proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.

REQUIRED ACTION:

Review this item and determine if the proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Verde Trails PAD, and Single-Family Residential Design Manual.

RECOMMENDED MOTION:

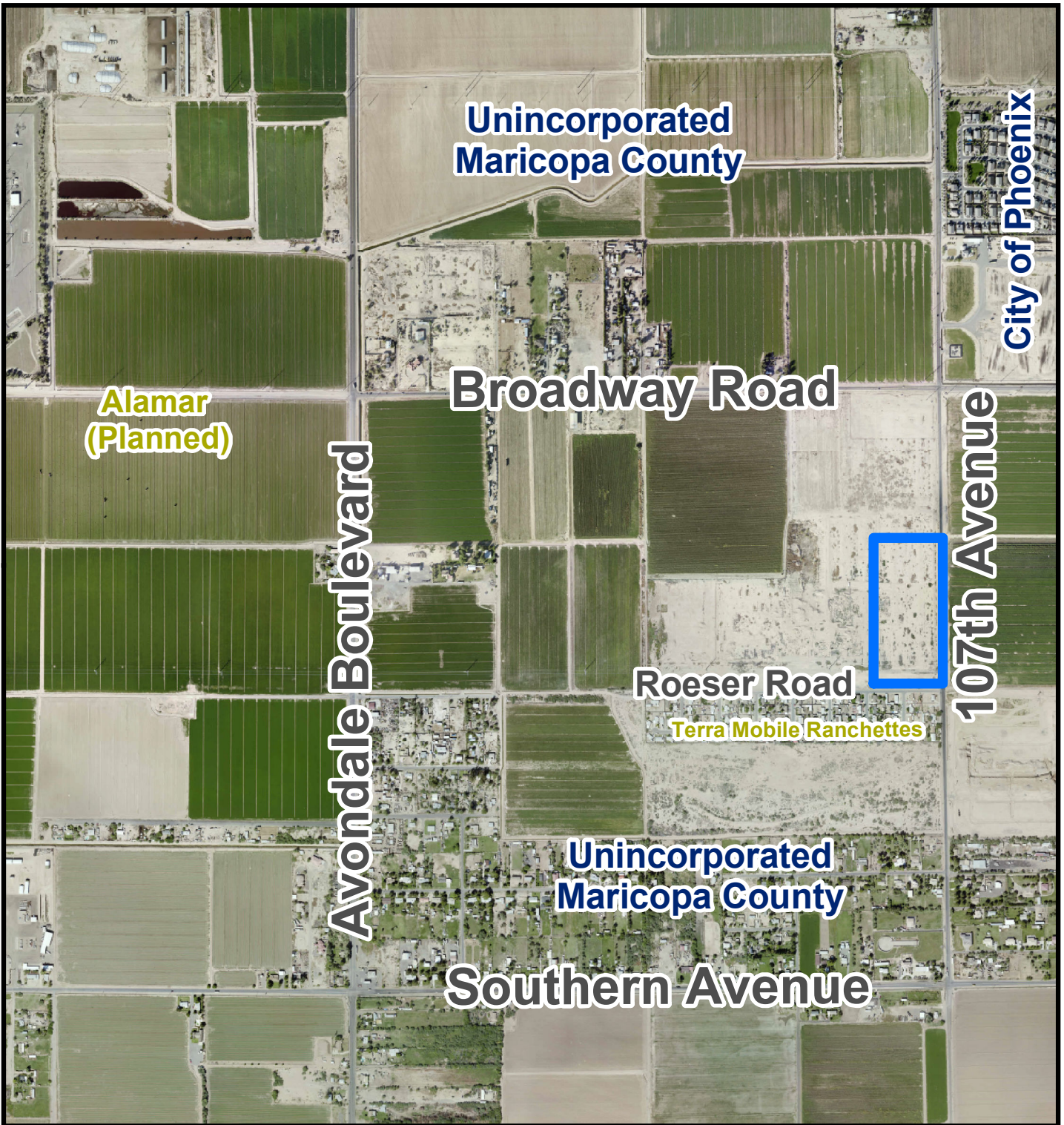
I move that the Planning Commission accept the findings and recommend **APPROVAL** of Application PL-18-0230, a request for Preliminary Plat approval for Verde Trails Unit I Parcel 7, subject to four (4) Staff recommended conditions of approval.

CONDITIONS OF APPROVAL:

1. Development of Verde Trails Unit I Parcel 7 shall conform to the following documents, except as modified by these conditions of approval:
 - a. The Verde Trails Unit I Parcel 7 Preliminary Plat narrative date stamped November 14, 2018 and attached as staff report Exhibit E.
 - b. The Verde Trails Unit I Parcel 7 Preliminary Plat date stamped December 18, 2018 and attached as staff report Exhibit F.
 - c. The Verde Trails Conceptual Landscape, Amenity, and Wall Plan date stamped December 11, 2018 and attached as staff report Exhibit G.
2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in 2 years from the date of approval unless a Final Plat has been approved and recorded.
3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. To the extent allowed by law, all Type 1 and Irrigation Grandfathered Groundwater Rights shall be properly extinguished, and the resulting Assured Water Supply credits pledged to the City of Avondale's account at the Arizona Department of Water Resources prior to recordation of the Final Plat.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Photograph
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Vicinity Map
Exhibit D – Summary of Related Facts
Exhibit E – Applicant's Preliminary Plat Narrative
Exhibit F – Proposed Preliminary Plat
Exhibit G – Proposed Conceptual Landscape, Amenity, and Wall Plan
Exhibit H – Certificates of Adequate School Facilities (Littleton ESD and Tolleson Union HSD)

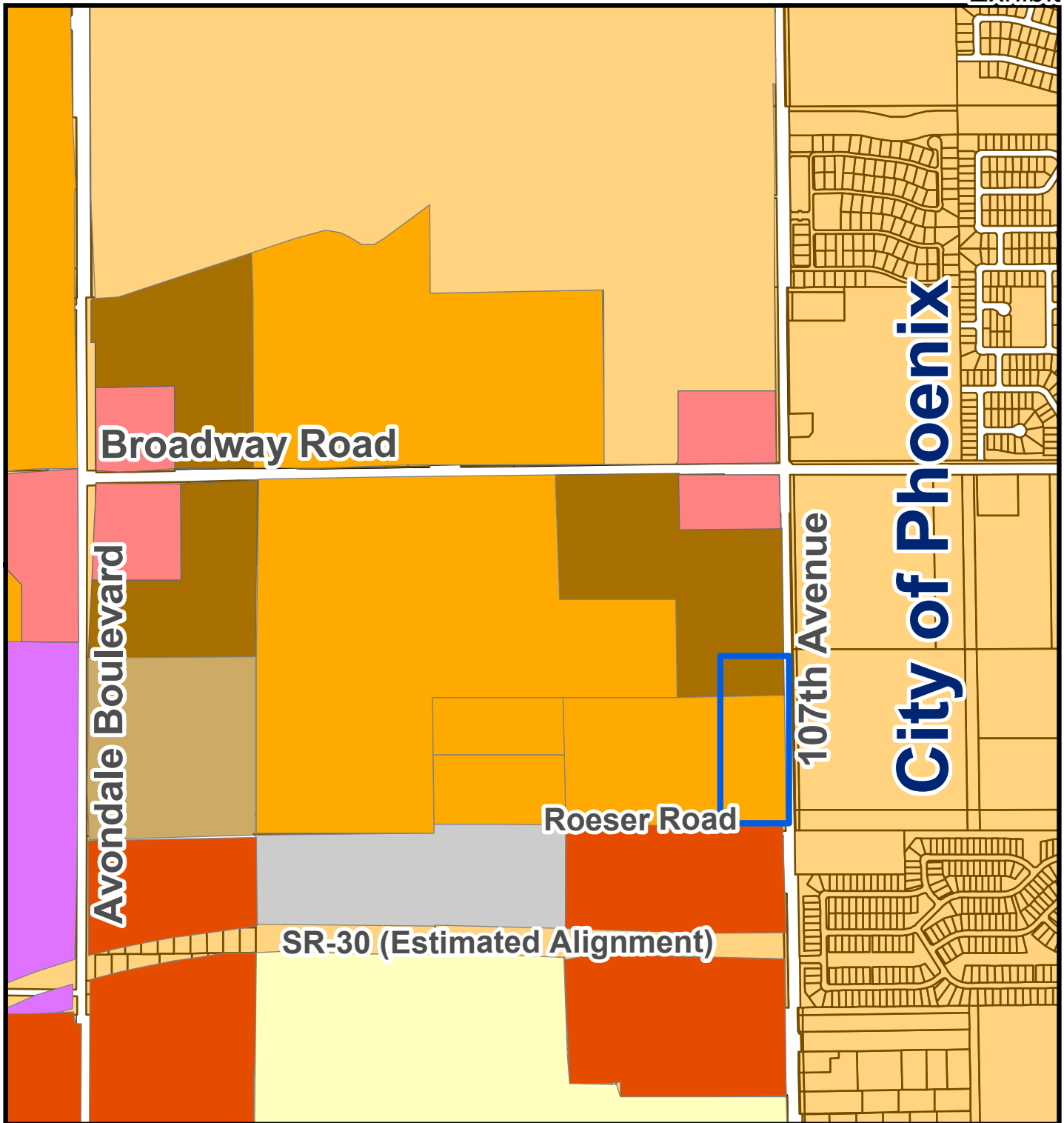


Aerial Photograph



 Verde Trails Parcel 7



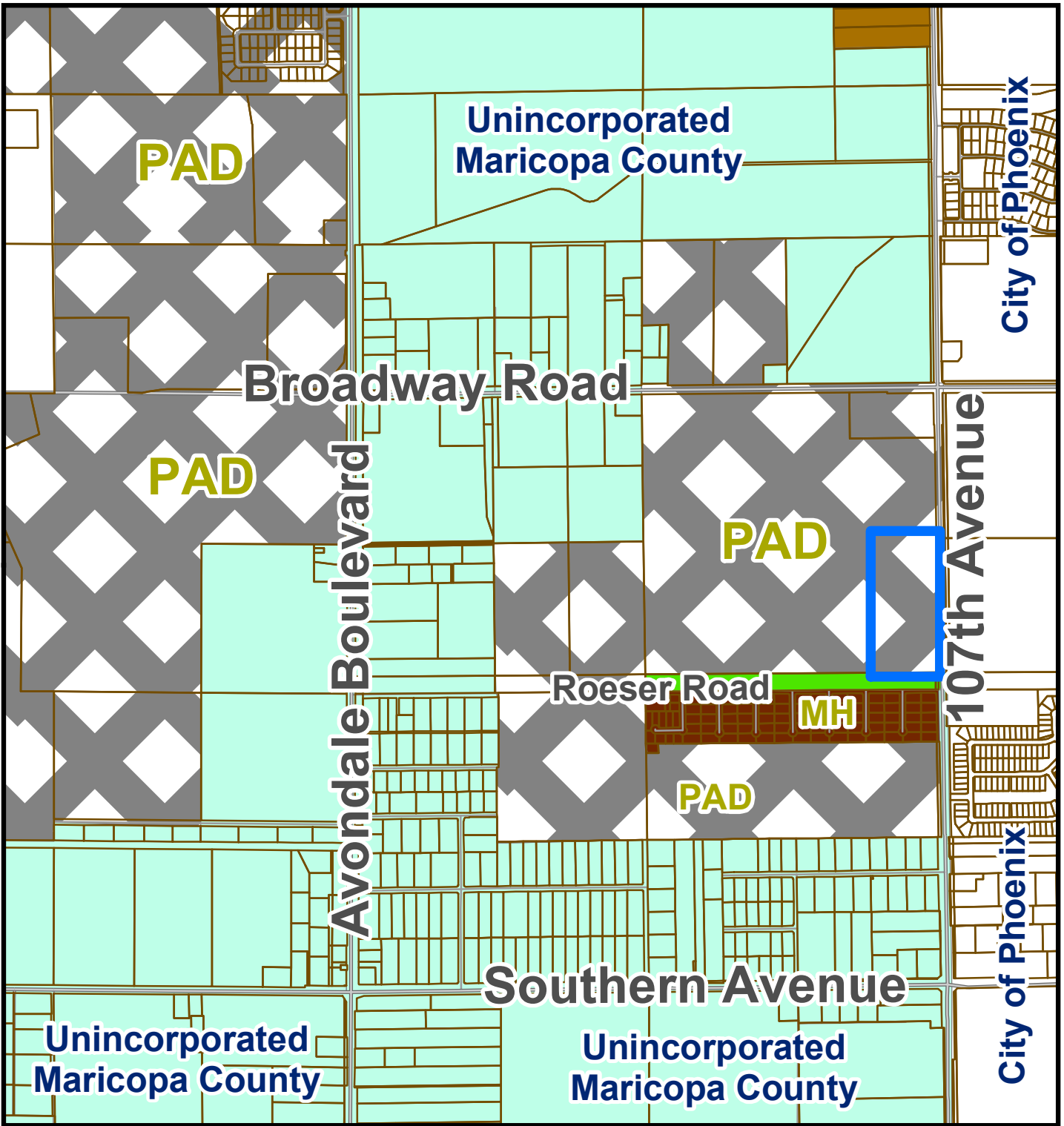


General Plan Land Use Map

- | | | |
|--|---|---|
|  Medium Density Residential |  Rural Low Density Residential |  Freeway Commercial |
|  Estate Low Density Residential |  Medium/High Density Residential |  Office/Professional |
|  High Density Residential |  Local Commercial | |
| |  Mixed Use | |

 **Verde Trails Parcel 7**





Zoning Vicinity Map



Verde Trails Parcel 7



*SUMMARY OF RELATED FACTS
APPLICATION PL-18-0230*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 16.1 net acres
LOCATION	South of the southwest corner of Broadway Road and 107 th Avenue (SWC of future 107 th Avenue and Wier Avenue intersection)
PHYSICAL CHARACTERISTICS	Relatively flat, with frontage on 107 th Avenue.
EXISTING LAND USE	Agricultural
EXISTING ZONING	Planned Area Development (PAD)
ZONING HISTORY	Southeastern portion was annexed in 1984 and zoned R-5; the remainder was zoned County Rural-43 and annexed in November, 2007. The entire site was zoned Hillcrest Planned Area Development (PAD) in November of 2007. A Major Amendment to the PAD, revising lot sizes and development standards, was approved by the City Council on May 21, 2018.
DEVELOPMENT AGREEMENT	A Pre-Annexation Development Agreement (PADA) with Evergreen-Hillcrest, LLC, was approved in November 2007 and has subsequently been amended five times. The primary functions of the PADA are to spell out the developer's responsibility for reimbursing the City for the City's acquisition of the Rigby Water Company and assign responsibilities to the construction of off-site public infrastructure adjacent to the proposed Hillcrest/Verde Trails development.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Verde Trails Unit I Parcel 6, zoned Planned Area Development (PAD). The Verde Trails PAD allows for high density single-family development such as cluster homes on Parcel 6. No plans have been submitted for development of that parcel to date.
EAST	Avondale's eastern planning boundary terminates at 107 th Avenue south of Van Buren Street. The property east of Parcel is located in unincorporated Maricopa County, zoned Rural-43, or within the City of Phoenix, and used for agricultural purposes.
SOUTH	Terra Mobile Ranchettes, a fully developed 83-lot single-family residential manufactured home community located within the City of Avondale and zoned Mobile Home Park (MH).
WEST	Verde Trails Unit I Parcel 8, zoned Planned Area Development (PAD). The Verde Trails PAD and approved Verde Trails Unit I Preliminary Plat will allow for development of Parcel 8 with 99 single-family detached residences on lots with a minimum area of 6,000 square feet (50'x120').

<i>GENERAL PLAN</i>
The majority of the subject property is designated as Medium Density Residential with the northern quarter of the site designated as High Density Residential. The northeast corner of the site, located at the southwest corner of 107 th Avenue and Broadway Road, is designated as Local

Commercial. The portion of the site surrounding the commercial parcel is designated High Density Residential. ***The property's valid Planned Area Development (PAD) zoning supersedes the General Plan designations that are applied to the site.***

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is Quentin Elementary School, located within the Sanctuary neighborhood at the northwest corner of Lower Buckeye Road and 107 th Avenue
HIGH SCHOOL	La Joya Community High School

STREETS	
107 th Avenue	
Classification	Arterial (Maricopa County)
Existing half street ROW	33 feet
Standard half street ROW	65 feet
Existing half street improvements	1 travel lane
Standard half street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.
Wier Avenue	
Classification	Minor Collector
Existing half street ROW	0 feet
Standard half street ROW	40 feet
Existing half street improvements	None
Standard half street improvements	1 travel lane in each direction, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.

UTILITIES
Water to Parcel 7 will be provided via a new 16" line in 107 th Avenue, a new 12" line in Wier Avenue, and a new 8" line in Bloch Road. All lines will be constructed by the developer of Verde Trails.
Sewer to Parcel 7 will be provided via a new 8" line in Block Road constructed by the developer of Verde Trails.

Exhibit E

Verde Trails Parcel 7 Preliminary Plat Narrative

Received
November
14, 2018

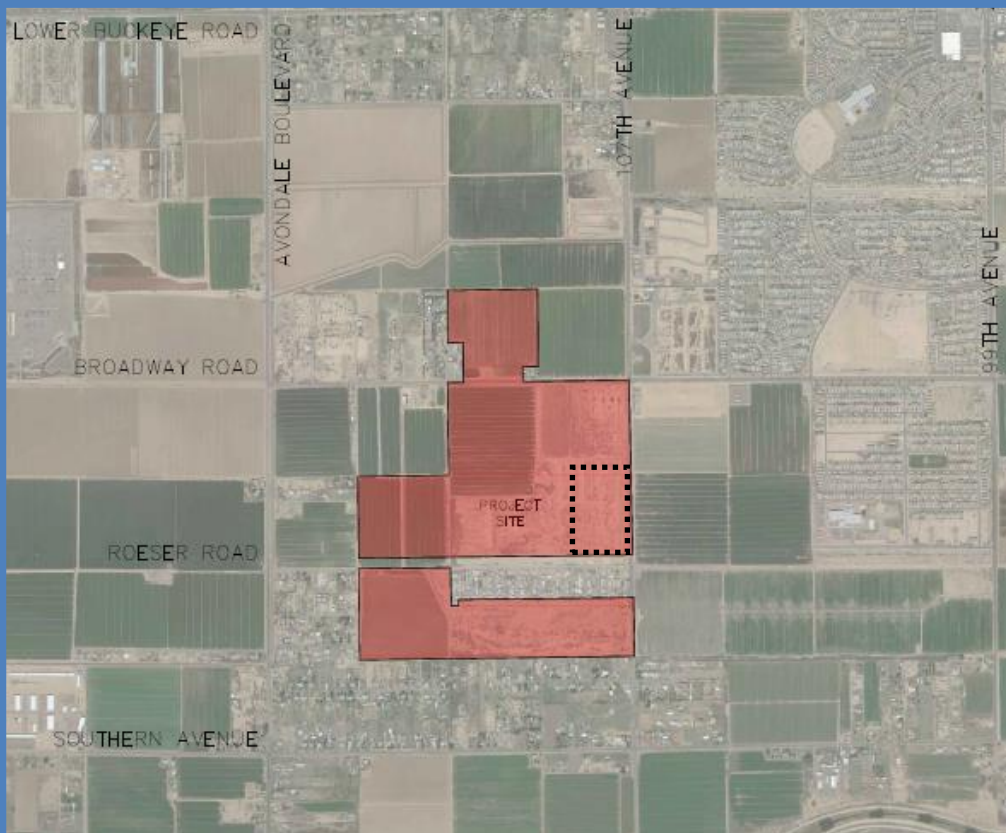


VERDE TRAILS UNIT I PARCEL 7

107th Avenue and Broadway Road
Avondale, Arizona

PRELIMINARY PLAT NARRATIVE

Case # PL-18-0230



November 2018

Prepared For:
**Hillcrest Residential 1,
LP**
17700 Pacesetter Way,
Suite 100
Scottsdale, AZ 85255

Prepared by:
HILGARTWILSON
2141 E. Highland Ave.
Suite 250
Phoenix, AZ 85016
Phone: (602) 490-0535

HW Project No. 1377.04

VERDE TRAILS UNIT I – PARCEL 7

Preliminary Plat Narrative

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Figure 2 – Proposed Land Use Plan
Figure 3 – Water System Improvements
Figure 4 – Wastewater System Improvement

1.0 INTRODUCTION

Verde Trails is a 310-acre Master Planned Community. The name, Verde Trails, pays homage to the site's proximity to the Agua Fria River, Salt River and Gila River, as well as the Tres Rios Wetlands. Verde Trails Unit I (Project) is a 220-acre part of the overall Community that is comprised of a variety of land uses. The Project is located at 107th Avenue and Broadway Road. A preliminary plat for this project was approved in August 2018 (PP-07-3).

Parcel 7 was included in the Verde Trails Unit 1 preliminary plat as a proposed school. However, the approved PAD would allow this parcel to be developed as a residential subdivision per District 5175 with 45'x115' lots. The School District has decided to not construct a school on this parcel, so the developer is proposing to develop a residential subdivision.

2.0 PRELIMINARY PLAT SUMMARY

2.1 PROPOSED LAND USES

The Project is a single family residential subdivision comprised of 70 lots over 16.5-acres. The neighborhood residential districts incorporate various product types and market segments, providing a variety of home options with varying architectural styles throughout Verde Trails. The Project is comprised of 45'x115' lots.

2.2 AMENITIES

The Project incorporates an amenity package with a parkette that provide both passive and active recreation opportunities and a connective trail system, which provides active recreation opportunities for all age groups within the community. A highly amenitized neighborhood park is within walking distance from Parcel 7 located central to the community, adjacent to the main collector spine road (Wier Avenue).

Parcel 7 is connected to the Project's extensive trail system, allowing for future connections to regional trails or trails from adjacent developments. The trail system includes a combination of sidewalks, trails and multi-use trails.

The walls and monumentation at Verde Trails are designed to convey the contemporary desert theme throughout the community by consistent use of materials and simple detailing. Theme walls are provided along perimeter roadways and the main internal collector spine, as well as at high visibility areas internal to the site. Integral color masonry with a ground face block (Trenwyth Trendstone or equivalent) and split faced masonry block combination accent band along the top will be used on the theme walls. The accent band along the theme wall represents the linear open space and trail system that runs through the entire length of the Verde Trails community. Piers will be constructed of the ground face block (Trenwyth Trendstone or equivalent) to match the accent band and have a decorative four inch (4") precast concrete cap. Theme walls along homes that back to Broadway Road and 107th Avenue shall incorporate a three foot (3') wall stagger to provide variation in the horizontal plane. View fences will be provided along open space areas as rear lot fencing, where appropriate. The view wall consists of a combination of integral color masonry and metal fencing and only piers at the end of wall runs will incorporate a decorative cap. The view fencing will meet all

applicable pool codes. In conditions when a wall lies on the perimeter of the Verde Trails property directly adjacent to another parcel, a six foot (6') property wall constructed of integral color masonry will be provided.

The major entry monument into the Verde Trails community is located at the intersection of 107th Avenue and Wier Avenue on the southwest corner adjacent to Parcel 7. The curved wall matches the theme wall in style and color and includes extruded steel letters with powder coated finish to display the project name. Enhanced landscape, consistent with the theme outlined earlier, will assist with creating a grand entry and provide an overall sense of arrival into the community. Specimen trees will be placed to frame the monument and create neighborhood character.

The overall planting design for Verde Trails is designed to enhance the lush desert theme, utilizing a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest. All plant materials used within public right-of-way shall conform to the Arizona Department of Water Resources (ADWR) low water use plant list. All plant material will be low maintenance and irrigated by an automatic irrigation system. While adhering to low water use principles, the plant palette reflects a lush feeling appropriate for the river corridor, which is dominated by masses of Palo Verde and Acacia bosques. The landscape design focuses on enhanced desert plantings that provide ample shade, variation in color throughout the year and textural elements.

3.0 PROJECT BACKGROUND

3.1 SURROUNDING LAND USES

The adjacent land to the east is located in unincorporated Maricopa County and consists of mostly agricultural land zoned Rural-43. The land immediately to the south of Parcel 7 is zoned MH. The land to the north and west of Parcel 7 is situated in the Verde Trails Unit I project.

There are several master planned communities in the immediate vicinity in various stages of planning and development. To the north and west, these communities include Del-Rio Ranch, Shadow Ridge, and Lakin Ranch, which is located due west of the Project on the west side of Avondale Boulevard. Fleming Farms is a 67-acre planned community located due north of the Project, just south of Lower Buckeye Road. To the northeast, planned communities in the City of Phoenix include Sunset Farms and Country Place.

3.2 ROADWAY SYSTEM

The traffic circulation pattern within the Project is easily accessed from Wier Avenue off of 107th Avenue and through Parcel 8. The onsite local street sections shall be within a 50-foot right-of-way and 5-foot minimum sidewalks will be built along both sides of the street within the internal roadways.

The collector street, Wier Avenue, will be fully improved with an earlier phase to provide service to Parcel 7. 107th Avenue half-street improvements will be designed and constructed with Parcel 7. MCDOT will be responsible for the maintenance of 107th Avenue, so 65-feet of right of way will be provided and dedicated to the County. The

MCDOT street section includes 15-feet of width for landscaping. Because of this, the City will only require a 15-foot wide landscape tract along 107th Avenue.

The roadway construction phasing is supported by a Traffic Impact Analysis submitted with the PAD. Per the approved PAD, it is understood that improvements adjacent to Parcel 7 are to be constructed with Parcel 7.

3.3 WATER SYSTEM

The Project will have a looped water system consisting of internal 8-inch waterlines, an 8-inch waterline from Parcel 8, a 12-inch waterline in Wier Avenue, and a 16-inch waterline in 107th Avenue. The line sizes are confirmed by the approved Master Water Report as well as the Preliminary Water Report for Parcel 7 for the internal water system. See Figure 3 for the proposed water distribution system.

The Project waterline sizes have been modeled in the approved Master Water Report to match the Avondale Master Water Report.

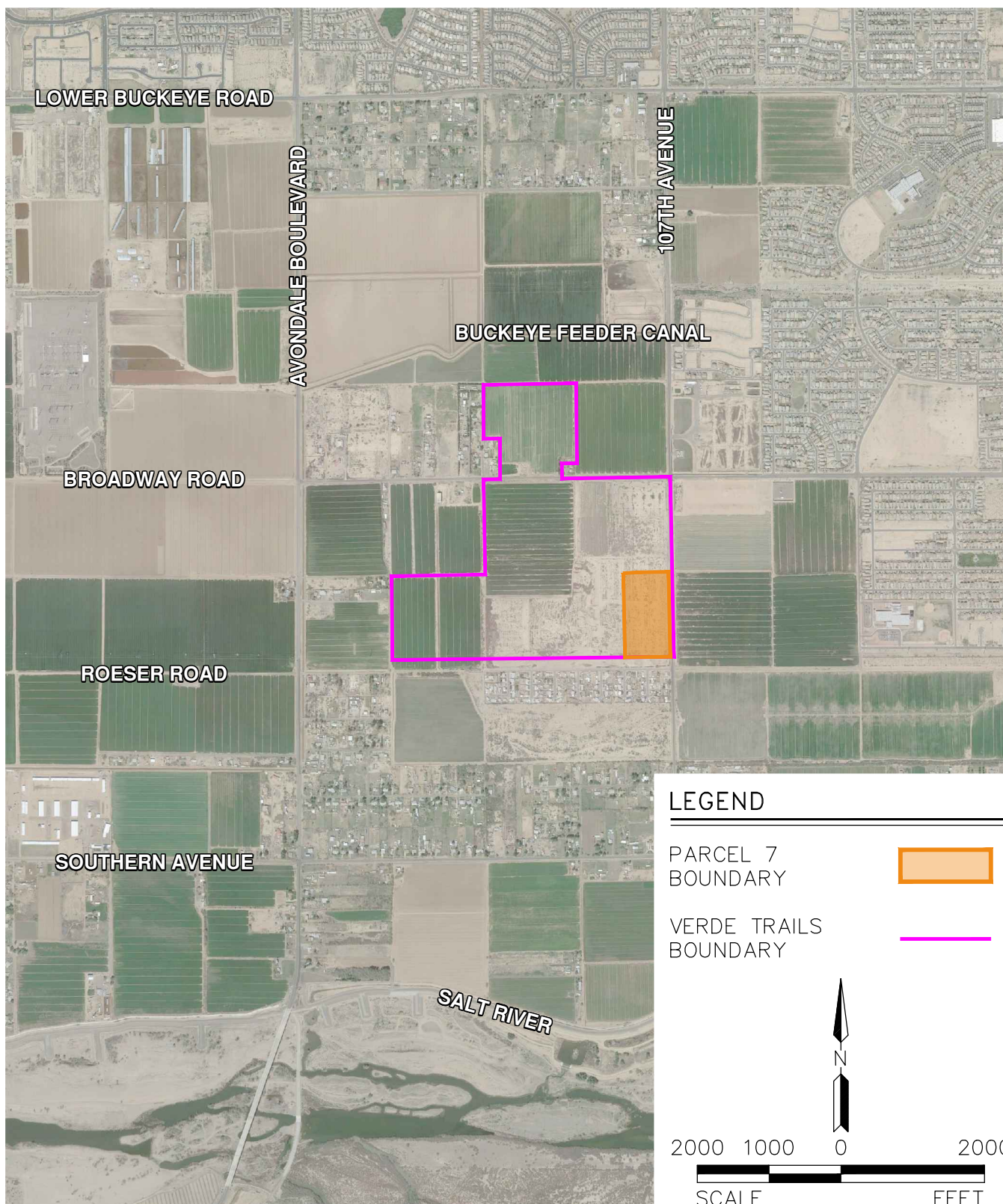
3.4 WASTEWATER SYSTEM

Parcel 7 will have an internal network of 8-inch sewer lines that will connect to a proposed 8-inch sewer in Parcel 8 and an approximate ¼-mile of 10-inch sewer line in Parcel 11. The line sizes are confirmed by the approved Master Wastewater Report as well as the Preliminary Wastewater Report specific to Parcel 7. See Figure 4 for the proposed wastewater collection system.

The Project sewer sizes have been modeled in the approved Master Wastewater Report to match the Avondale Master Wastewater Report.

APPENDIX A

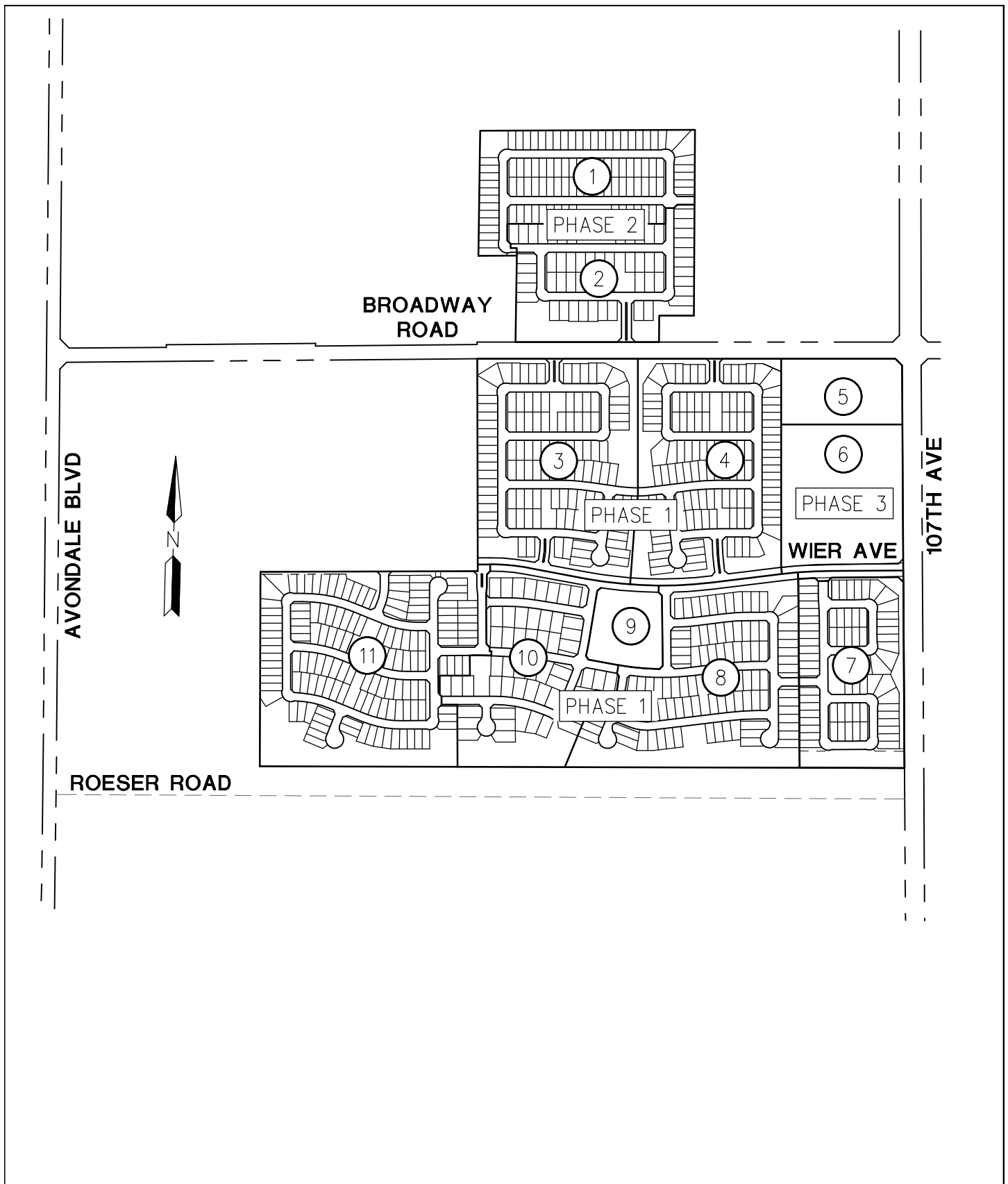
FIGURES



PROJ.NO.:	1377
DATE:	AUG 2018
SCALE:	1" = 2,000'
DRAWN BY:	SL
CHECKED BY:	AT

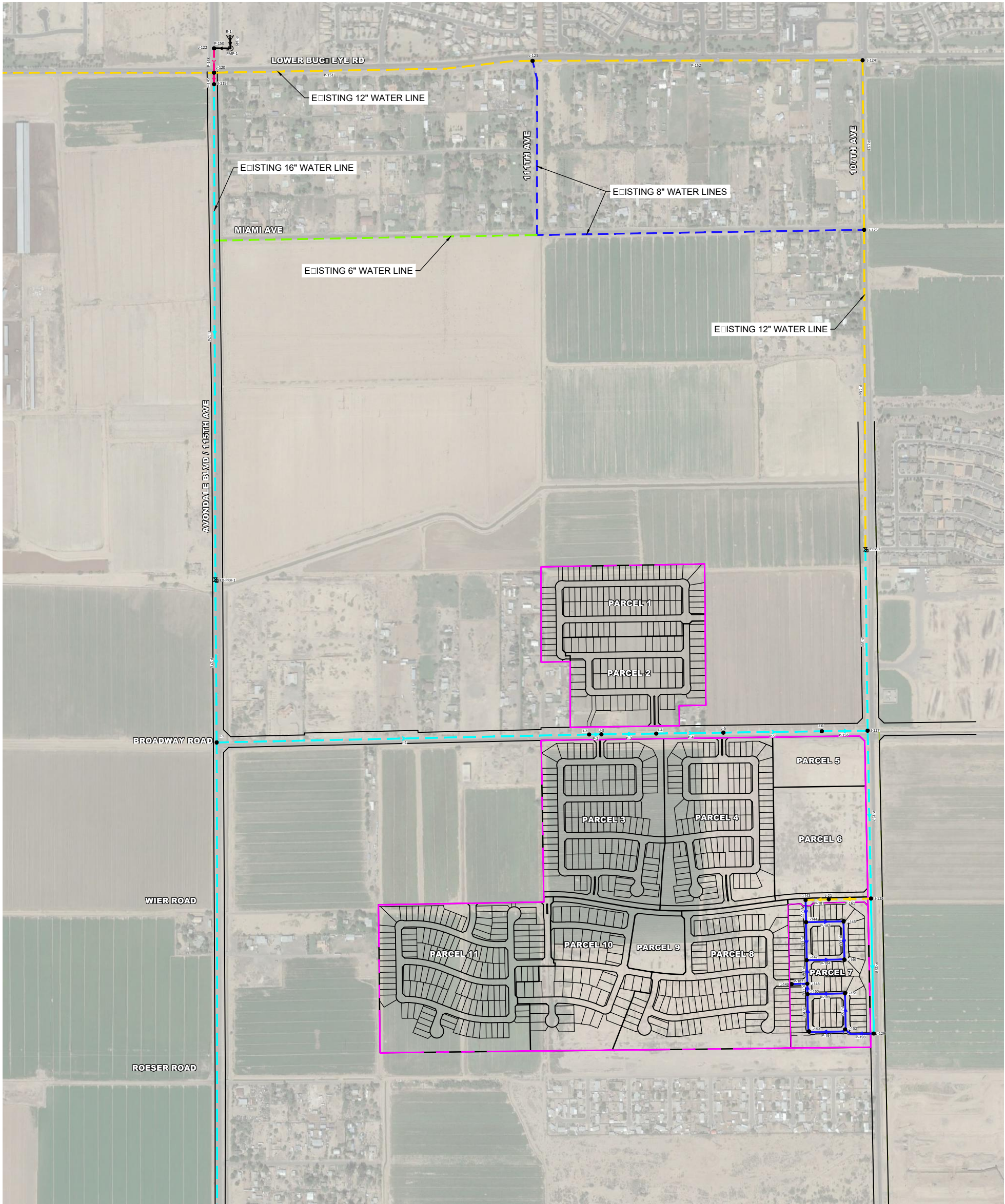
VERDE TRAILS – PARCEL 7 BROADWAY ROAD & 107TH AVENUE AVONDALE, ARIZONA
FIG 1: VICINITY MAP


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



PROJ.NO.: 1377	VERDE TRAILS BROADWAY RD & 107TH AVE AVONDALE, ARIZONA PROPOSED LAND USE PLAN - FIGURE 2	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2018		
SCALE: 1"=800'		
DRAWN BY: DF		
CHECKED BY: PH		

U:\1300\1377\REPORTS\WATER\PARCEL 7\Exhibits\18-0823_1377 Verde Trails_Model (Narrative).dwg 8/29/2018 3:16 PM

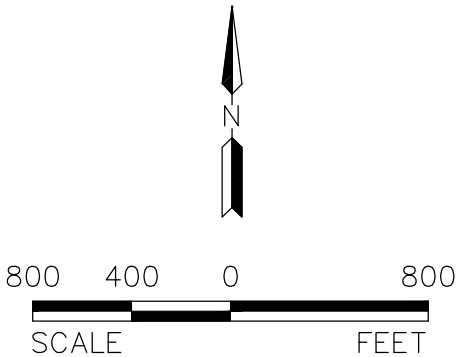


LEGEND

- VERDE TRAILS BOUNDARY
- PARCEL 7 BOUNDARY
- PROPOSED WATER LINE
- EXISTING WATER LINE
- JUNCTION
- RESERVOIR
- PUMP
- PRESSURE REDUCING VALVE

PIPE DIAMETER LEGEND

- 6.0 INCHES
- 8.0 INCHES
- 12.0 INCHES
- 16.0 INCHES
- 24.0 INCHES



PROJ. NO.:	1377
DATE:	AUGUST 2018
SCALE:	1" = 800'
DRAWN BY:	MS
CHECKED BY:	MI

VERDE TRAILS – PARCEL 7
107TH AVENUE & WIER ROAD
AVONDALE, ARIZONA

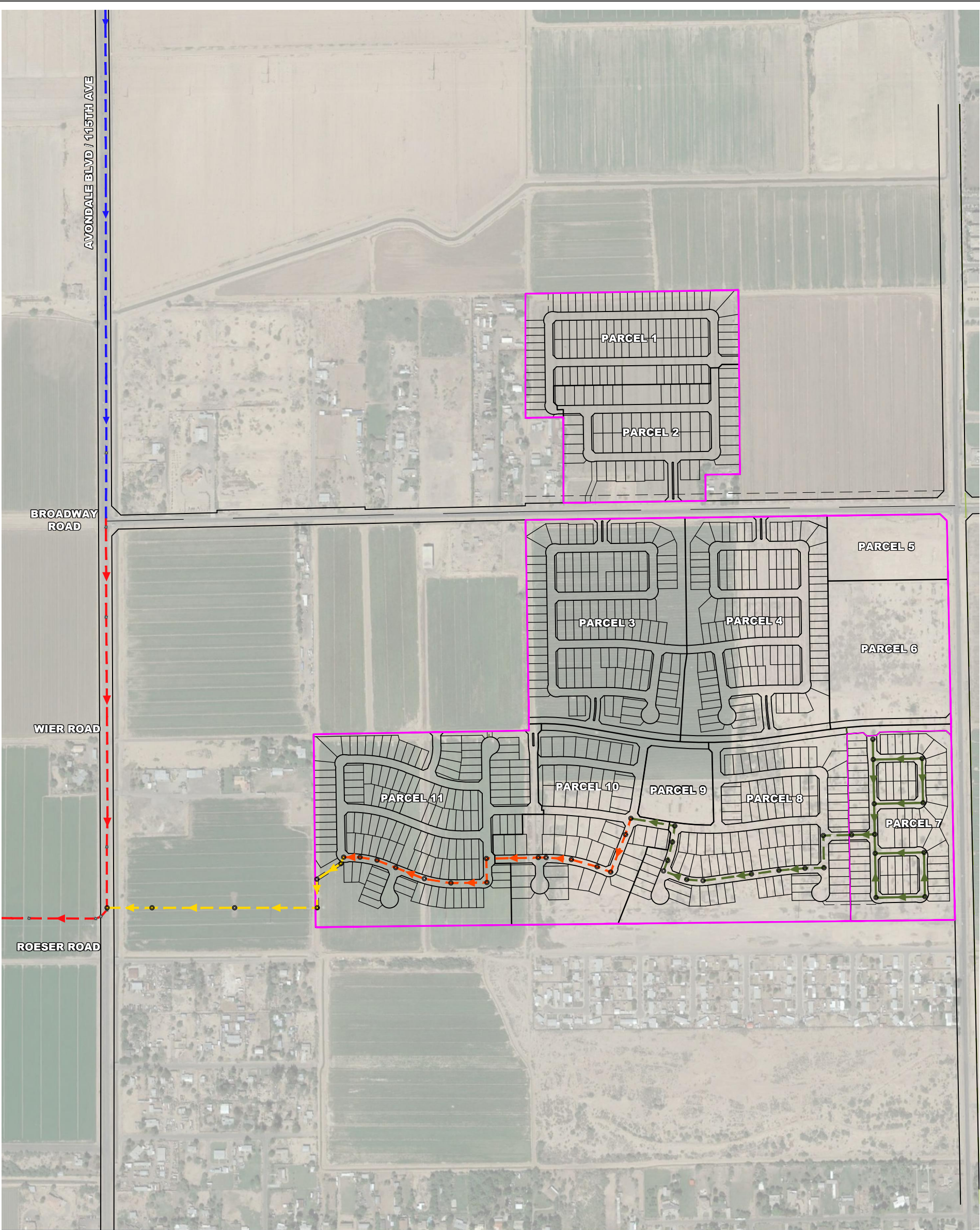
FIG 3: WATER SYSTEM IMPROVEMENTS



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

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U:\1300\1377\REPORTS\SEWER\PARCEL 7\Exhibits\1377 FIG 4 - Wastewater System Improvements - Pcd 7 (Narrative).dwg 8/29/2018 3:10 PM



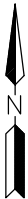
LEGEND

- VERDE TRAILS BOUNDARY
- PARCEL 7 BOUNDARY
- PROPOSED GRAVITY MAIN
- EXISTING GRAVITY MAIN
- SEWER MANHOLE

NOTE: OFFSITE GRAVITY MAINS IN PARCELS 8 THROUGH 11 NOT SHOWN FOR CLARITY.

COLOR CODING LEGEND
CONDUIT: DIAMETER (IN)

- <= 8.0
- <= 10.0
- <= 12.0
- <= 15.0
- <= 30.0
- <= 36.0



600 300 0 600
SCALE FEET

PROJ. NO.:	1377
DATE:	AUGUST 2018
SCALE:	1"=600'
DRAWN BY:	MS
CHECKED BY:	MI

VERDE TRAILS – PARCEL 7
107TH AVENUE & WIER ROAD
AVONDALE, ARIZONA

FIG 4: WASTEWATER SYSTEM IMPROVEMENTS

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

Exhibit F

Verde Trails Parcel 7
Proposed Preliminary Plat

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN NORTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00°08'28" WEST, 2620.61 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°08'28" WEST, 1298.74 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°51'32" EAST, 4487.16 FEET TO THE POINT OF BEGINNING, BEING A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2560.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°33'13" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°13'11", AN ARC LENGTH OF 99.18 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 47°07'44" EAST, 27.80 FEET;

THENCE NORTH 87°43'37" EAST, 60.01 FEET;

THENCE NORTH 43°51'09" EAST, 28.28 FEET;

THENCE NORTH 88°51'09" EAST, 386.00 FEET;

THENCE SOUTH 46°08'51" EAST, 42.43 FEET;

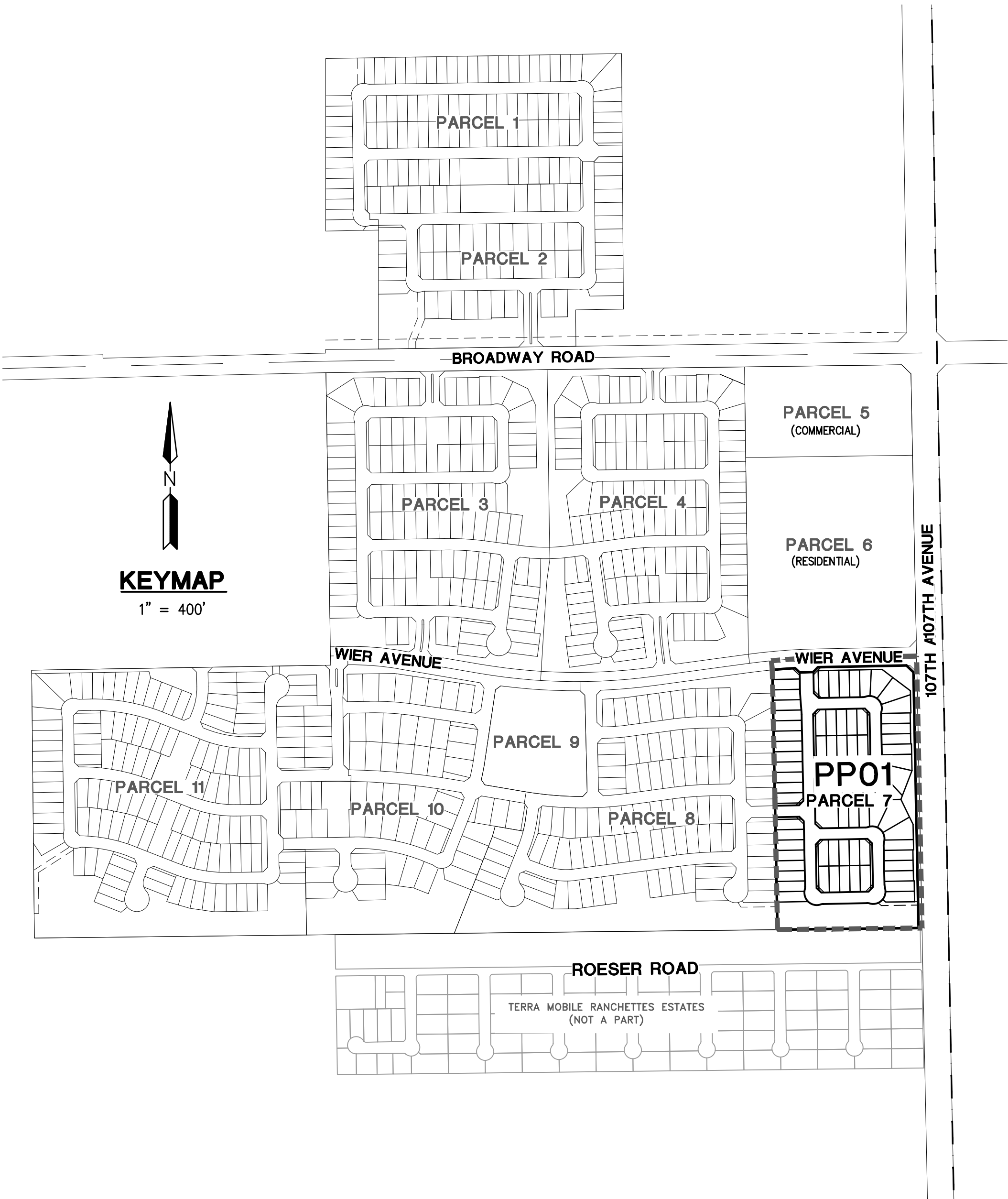
THENCE SOUTH 01°08'51" EAST, 1115.07 FEET ALONG THE WEST RIGHT-OF-WAY OF 107TH AVENUE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY, SOUTH 89°21'06" WEST, 615.02 FEET ALONG THE NORTH RIGHT-OF-WAY OF ROESER ROAD;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°08'51" WEST, 1132.14 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR VERDE TRAILS PARCEL 7 AVONDALE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE: THE REQUIRED 30' LANDSCAPE BUFFER IS PERMITTED TO BE REDUCED TO A MINIMUM OF 15' ADJACENT TO THE COUNTY DEDICATED MINOR ARTERIAL RIGHT-OF-WAY FOR 107TH AVENUE. THE OVERALL LANDSCAPE AREA PROVIDED FROM BACK OF CURB TO PROPERTY WALL MUST BE A MINIMUM OF 43'. THIS IS THE EQUIVALENT TO A 30' LANDSCAPE BUFFER ADJACENT TO A CITY DEDICATED MINOR ARTERIAL ROADWAY.

LAND USE TABLE

EXISTING ZONING	PAD
TOTAL GROSS AREA	16.68 AC
TOTAL NET AREA	16.12 AC
TOTAL NUMBER OF LOTS	70 LOTS
NET DENSITY	4.34 DU/AC
TOTAL TRACT AREA	3.38 AC
NET OPEN SPACE PERCENTAGE	20.9 %
MINIMUM LOT AREA	5175 SF
MAXIMUM LOT AREA	10892 SF

SHEET INDEX

CV01 COVER SHEET
DT01 DETAILS & TABLES
PP01 PRELIMINARY PLAT

UTILITY PROVIDERS	
SEWER	AVONDALE
WATER	AVONDALE
FIRE	AVONDALE
ELECTRIC	SRP
NATURAL GAS	SW GAS
TELEPHONE	COX COMMUNICATIONS

ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE 250
PHOENIX, AZ 85016
PHONE: 602.490.0535
FAX: 602.368.2436
CONTACT: PAUL HAAS, PE
EMAIL: PHAAS@HILGARTWILSON.COM

OWNER/DEVELOPER

HILLCREST RESIDENTIAL 1, LP
17700 PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 348-1118
FAX: (480) 348-8976
CONTACT: TIM BRISLIN

BASIS OF BEARING

BASIS OF BEARING IS N00°08'28"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF AVONDALE BENCHMARK: "BWAY 107 2006"
3" NGS BRASS CAP SET FLUSH
85+/- EAST OF 107TH AVE
315+/- NORTH OF BROADWAY ROAD
ELEV.= 973.93(NAVD88 DATUM)

PROJECT DESCRIPTION

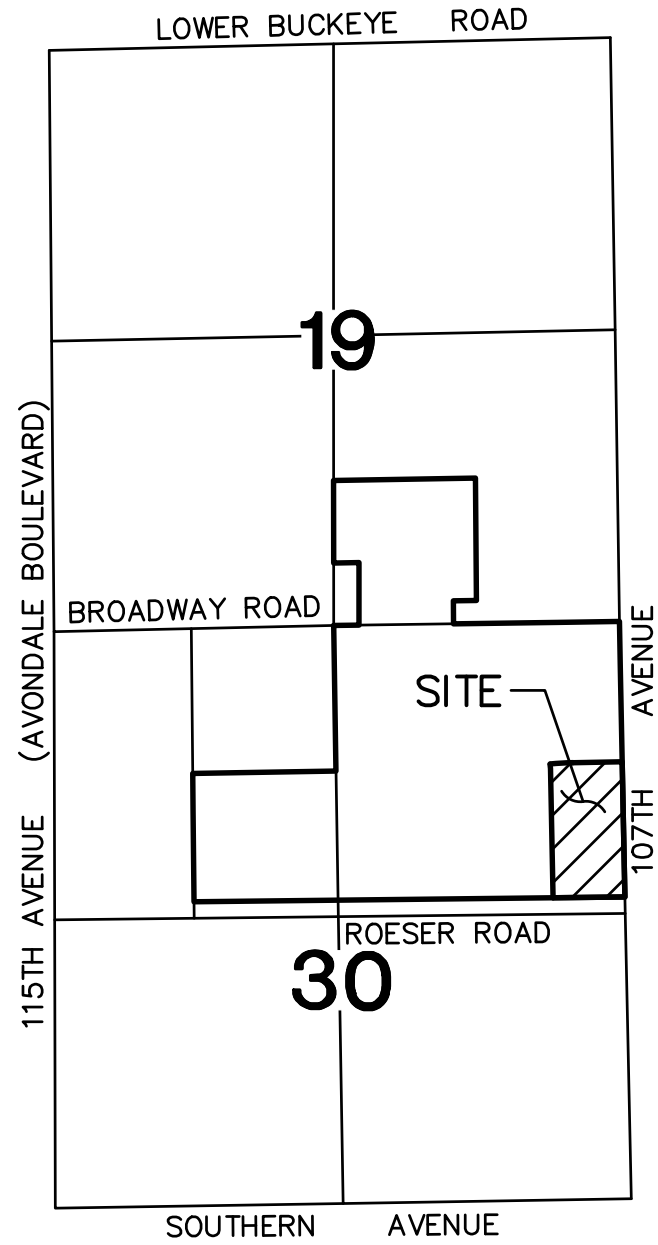
CURRENT ZONING AS A PLANNED AREA DEVELOPMENT OVERLAY, WITH A SINGLE FAMILY RESIDENTIAL PRELIMINARY PLAT IN THE PAD ZONING DISTRICT

FLOODPLAIN 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.

AND
SHADED ZONE "AE" WITH A DEFINITION OF: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE STUDY BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BASE FLOOD ELEVATION DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2170M, PANEL NUMBER 2170 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

VERDE TRAILS SUMMARY TABLE							
PARCEL NUMBER	AREA NET (AC)	NUMBER OF UNITS	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	REMARKS	DISTRICT
7	16.12	70	5175	45'	115'	SINGLE FAMILY	5175



VICINITY MAP
NOT TO SCALE

REV.:

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



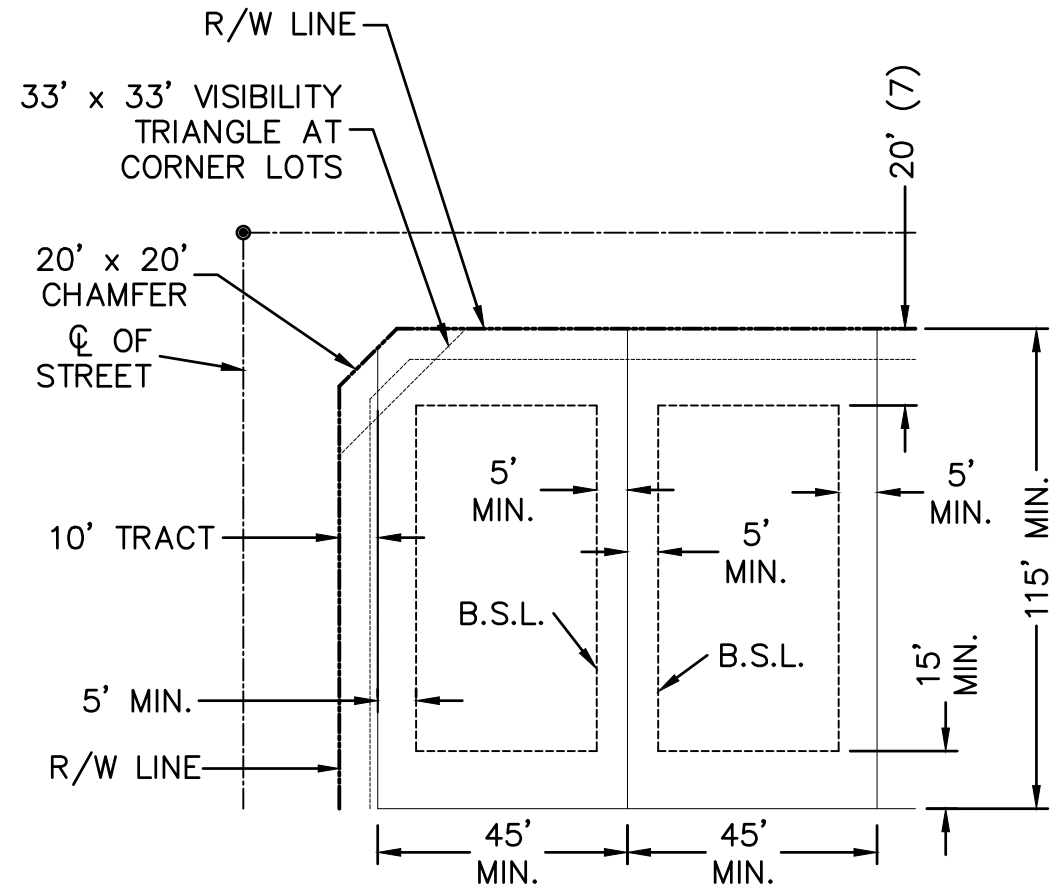
VERDE TRAILS PARCEL 7

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRELIMINARY PLAT - COVER SHEET

HILGARTWILSON	PROJ NO.:	1377
	DATE:	NOV 2018
	SCALE:	
	DRAWN:	RH
DESIGNED:		JB
APPROVED:		PH
DWG. NO.		
CV01		
SHT. 1 OF 3		

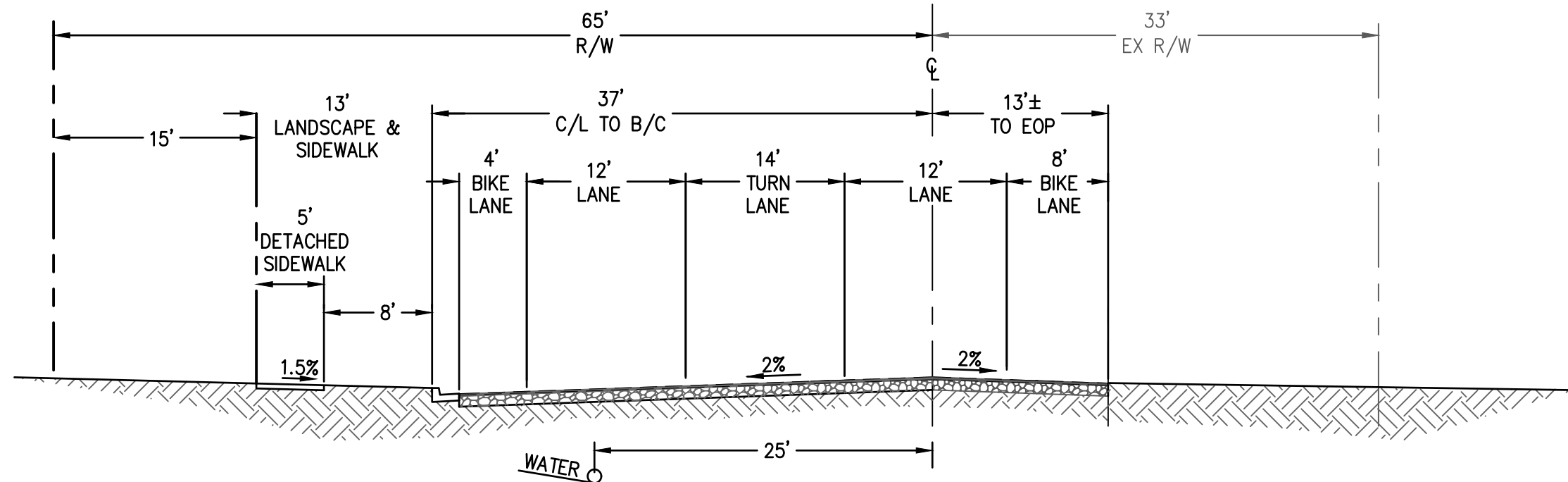
Received
December 18, 2018



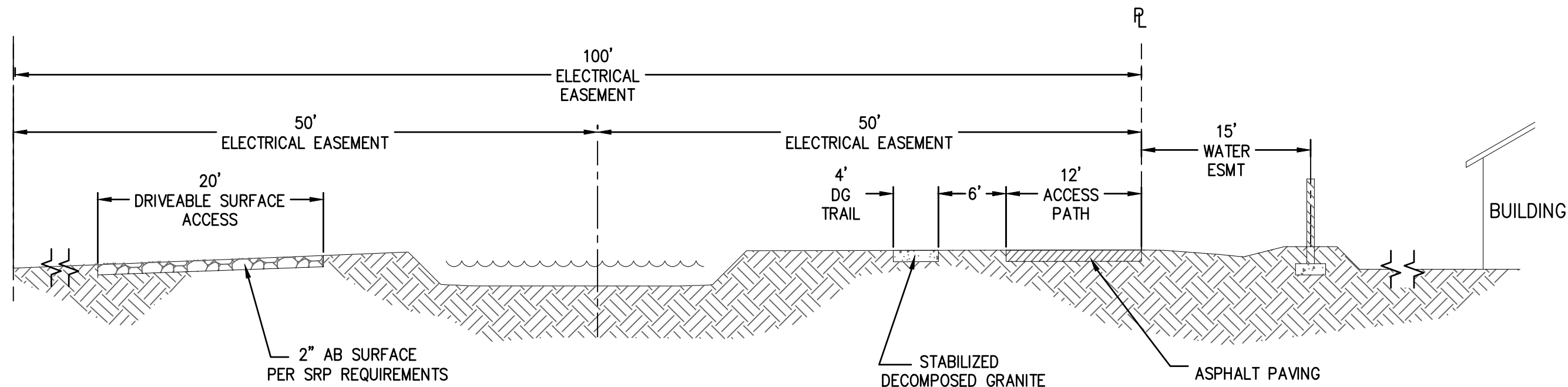
TYPICAL LOT SETBACKS 5175 DISTRICT
SCALE = N.T.S.

NOTES:

- (1) A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5'/5' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE. FOR ATTACHED PRODUCT, A 0' TO PROPERTY LINE WILL BE ALLOWED AND THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD. MINIMUM SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS TO BE PER FIRE CODE.
- (2) FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENCROACH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
- (3) NOT REQUIRED WHEN ADJACENT TO A 10' LANDSCAPE TRACT.
- (4) MINIMUM FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET WHEN PROVIDING A SIDE-ENTRY GARAGE.
- (5) MINIMUM 10' SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS.
- (6) A MINIMUM 5' FRONT SETBACK MEASURED FROM PRIVATE ACCESS WAY TO LIVABLE, FACE OF GARAGE OR SIDE ENTRY GARAGE.
- (7) MEASURED FROM BACK OF SIDEWALK: 20' TO FACE OF GARAGE, 12' TO LIVABLE AREA, AND 10' TO SIDE-ENTRY GARAGE OR NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS LOW MASONRY WALLS, WROUGHT IRON GATES, AND ARBORS. VARIATION ALLOWS INCORPORATION OF SIDE-ENTRY GARAGES, FORWARD LIVING SPACE, AND FEATURES THAT WILL ENHANCE ARCHITECTURAL DIVERSITY.
- (8) THE MINIMUM LOT DEPTHS AND WIDTHS ON THE DETAILS ARE TYPICAL. THE MINIMUM DEPTHS AND WIDTHS ON SOME LOTS MAY BE LESS THAN TYPICAL, BUT THE MINIMUM AREA WILL BE MET.



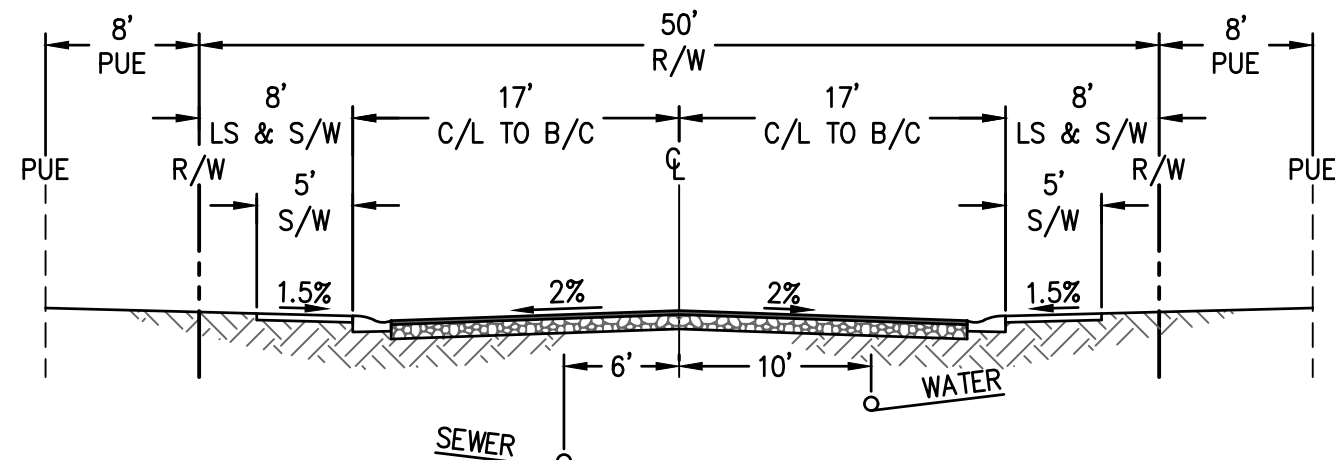
MINOR ARTERIAL
107TH AVENUE
(LOOKING NORTH)
SCALE: N.T.S.



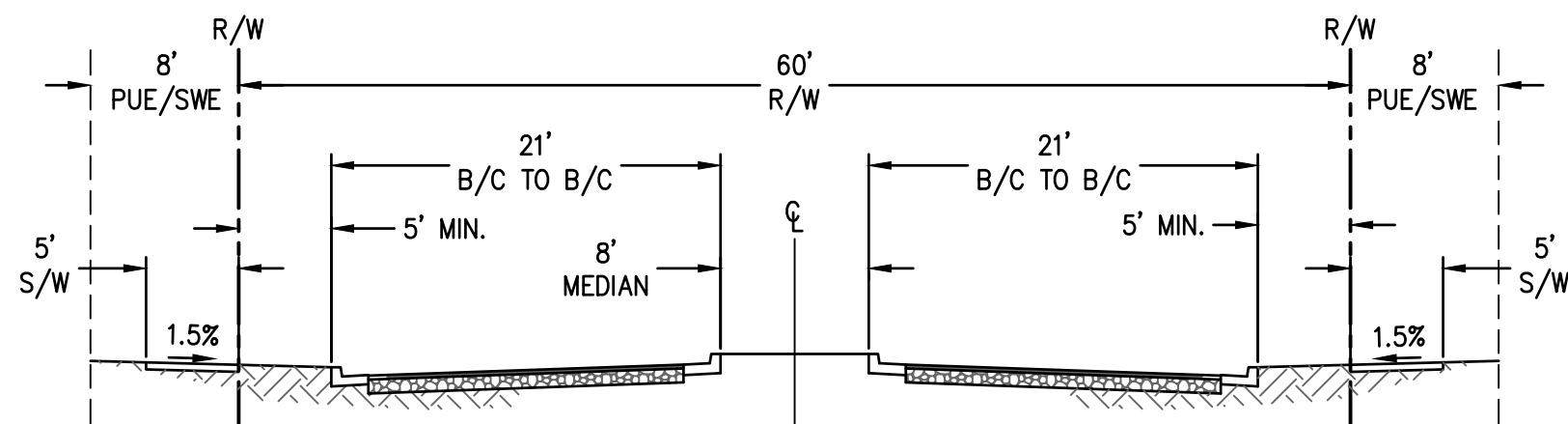
500kv POWERPOLE SECTION
SCALE: NTS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5540	0.127	LOT : 21	5715	0.131	LOT : 41	7554	0.173	LOT : 61	5476	0.126
LOT : 2	5580	0.128	LOT : 22	5715	0.131	LOT : 42	8756	0.201	LOT : 62	5570	0.128
LOT : 3	5580	0.128	LOT : 23	5715	0.131	LOT : 43	8055	0.185	LOT : 63	5580	0.128
LOT : 4	5580	0.128	LOT : 24	5819	0.134	LOT : 44	5571	0.128	LOT : 64	5580	0.128
LOT : 5	5580	0.128	LOT : 25	8797	0.202	LOT : 45	5355	0.123	LOT : 65	5580	0.128
LOT : 6	5580	0.128	LOT : 26	10892	0.250	LOT : 46	5355	0.123	LOT : 66	5580	0.128
LOT : 7	5551	0.127	LOT : 27	7668	0.176	LOT : 47	5355	0.123	LOT : 67	5580	0.128
LOT : 8	5582	0.128	LOT : 28	5335	0.122	LOT : 48	5355	0.123	LOT : 68	5580	0.128
LOT : 9	5182	0.119	LOT : 29	5355	0.123	LOT : 49	5182	0.119	LOT : 69	5580	0.128
LOT : 10	5175	0.119	LOT : 30	5355	0.123	LOT : 50	5175	0.119	LOT : 70	5539	0.127
LOT : 11	5175	0.119	LOT : 31	5355	0.123	LOT : 51	5175	0.119			
LOT : 12	5175	0.119	LOT : 32	5355	0.123	LOT : 52	5175	0.119			
LOT : 13	5183	0.119	LOT : 33	5823	0.134	LOT : 53	5182	0.119			
LOT : 14	5182	0.119	LOT : 34	9833	0.226	LOT : 54	5182	0.119			
LOT : 15	5175	0.119	LOT : 35	9818	0.225	LOT : 55	5175	0.119			
LOT : 16	5175	0.119	LOT : 36	7142	0.164	LOT : 56	5175	0.119			
LOT : 17	5175	0.119	LOT : 37	5850	0.134	LOT : 57	5175	0.119			
LOT : 18	5182	0.119	LOT : 38	5715	0.131	LOT : 58	5182	0.119			
LOT : 19	5962	0.137	LOT : 39	5715	0.131	LOT : 59	5355	0.123			
LOT : 20	5786	0.133	LOT : 40	5715	0.131	LOT : 60	5373	0.123			

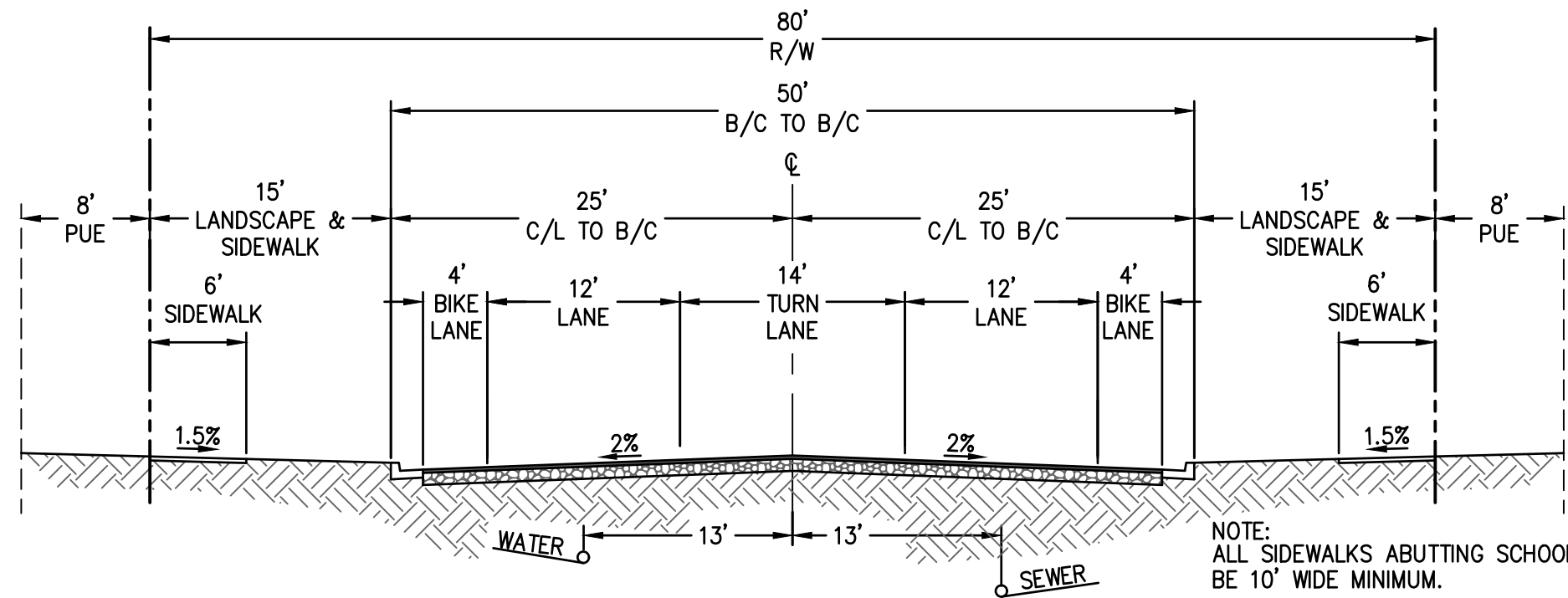
TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.1205	LANDSCAPE & DRAINAGE
TRACT B	0.0459	LANDSCAPE
TRACT C	0.0459	LANDSCAPE
TRACT D	0.5961	LANDSCAPE & DRAINAGE
TRACT E	0.0459	LANDSCAPE
TRACT F	0.0459	LANDSCAPE
TRACT G	2.4328	LANDSCAPE & DRAINAGE
TRACT H	0.0253	LANDSCAPE
TRACT I	0.0253	LANDSCAPE



LOCAL STREET
SCALE N.T.S.



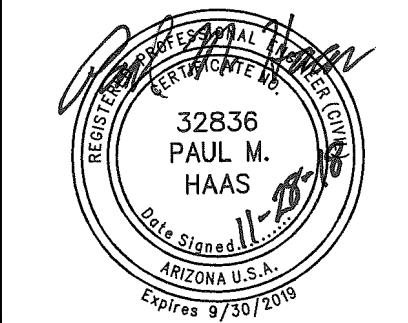
ENHANCED LOCAL ENTRY STREET
SCALE: N.T.S.



WIER AVENUE
SCALE N.T.S.

REV:

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PHOENIX, AZ 85016
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VERDE TRAILS PARCEL 7
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
DETAILS AND TABLES

HILGARTWILSON
PROJ NO.: 1377
DATE: NOV 2018
SCALE:
DRAWN: RH
DESIGNED: JB
APPROVED: PH

DWG. NO.
DT01
SHT. 2 OF 3

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USLIFE TITLE CO
OF AZ
TR 530
PN 101-42-001E
ZONED COUNTY

USLIFE TITLE CO
OF AZ TR 530
APN 101-39-005F
ZONED COUNTY

USLIFE TITLE CO
OF AZ TR 530
APN 101-39-005E
ZONED RU-43

USLIFE TITLE CO OF AZ TR 530
APN 101-39-005J
ZONED RU-43

MHALE FAMILY LLLP
APN 101-39-005F
ZONED RU-43

MHALE FAMILY LLLP
APN 101-39-005H
ZONED RU-43

MHALE FAMILY LLLP
APN 101-39-005D
ZONED RU-43

- NOTES:
- ① 33'X33' SIGHT VISIBILITY TRIANGLE
 - * LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

VERDE TRAILS
PHASE 1
PARCEL 6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°51'09"W	483.32'
L2	N01°08'51"W	2505.66'
L3	N01°08'51"W	1046.56'
L5	N88°51'09"E	296.00'
L6	N88°51'09"E	296.00'
L7	N88°51'09"E	296.00'
L8	N88°51'09"E	296.00'
L9	S01°08'51"E	280.00'
L10	S01°08'51"E	280.00'
L11	S46°08'51"E	42.43'
L12	S43°51'09"W	28.28'
L13	N87°43'37"E	60.01'
L14	S47°07'44"E	27.80'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	N01°08'51"W	280.00'
L16	N01°08'51"W	280.00'
L17	N01°08'51"W	138.41'
L18	N01°08'51"W	60.15'
L19	N01°08'51"W	102.29'
L20	N01°08'51"W	185.71'

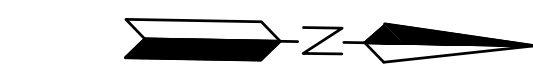
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2600.00'	5°33'42"	252.38'
C2	2560.00'	2°13'11"	99.18'

NEW WORLD PROPERTIES
APN 101-39-008C
ZONED RU-43

NEW WORLD PROPERTIES
APN 101-39-008D
ZONED RU-43

NORTHEAST CORNER
SECTION 30, T1N, R1E
FOUND BRASS
CAP IN HAND HOLE

NEW WORLD PROPERTIES INC
APN 101-39-008G
ZONED S-1



REV:

HILGARTWILSON
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VERDE TRAILS PARCEL 7

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1377
DATE: DEC 2018
SCALE: 1"=50'
DRAWN: RH
DESIGNED: JB
APPROVED: PH
DWG. NO.
PP01
SHT. 3 OF 3

Exhibit G

Verde Trails Parcel 7 Proposed Landscape, Amenity, and Wall Plan

LANDSCAPE GENERAL NOTES

- ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. CALIPER FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT MATURITY.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS.

LANDSCAPE THEME STATEMENT AND
GENERAL DESCRIPTION OF OPEN SPACES

THE CONCEPTUAL LANDSCAPE PLAN FOR VERDE TRAILS BUILDS A STRONG FOUNDATION AND VISION FOR THE COMMUNITY, PROVIDING ENHANCED OPEN SPACE CONNECTIVITY, A CENTRALIZED NEIGHBORHOOD PARK, A TOTAL OF FIVE (5) PARKETTES, AND AN EXPANSIVE COMMUNITY TRAIL SYSTEM.

THE OVERALL PLANTING DESIGN FOR VERDE TRAILS IS DESIGNED TO ENHANCE THE LUSH DESERT THEME, UTILIZING A VARIETY OF LOW WATER USE TREES, SHRUBS AND GROUNDCOVERS TO PROVIDE SHADE AND VISUAL INTEREST. ALL PLANT MATERIALS USED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE PLANT LIST. STREET TREES WILL INCLUDE OLIVE, EVERGREEN OAK, DESERT WILLOW, AND MESQUITE AS REQUIRED BY THE CITY OF AVONDALE'S STREET TREE MASTER PLAN. ALL PROPOSED PLANT MATERIAL WILL BE LOW MAINTENANCE AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. TURF IS PROVIDED, WHERE APPROPRIATE, FOR ACTIVE RECREATION IN THE NEIGHBORHOOD PARK, PARKETTES, ALONG THE TRAIL CORRIDORS, AND FOR RETENTION PURPOSES.

VERDE TRAILS IS DESIGNED TO HAVE AN EXTENSIVE TRAIL SYSTEM INCLUDING OVER 2.5 MILES OF OFF-STREET TRAILS. ALL NEIGHBORHOOD TRAILS ARE A MINIMUM OF SIX FEET (6') IN WIDTH AND THE MULTI-USE TRAIL, LOCATED WITHIN THE POWERLINE CORIDOR WITHIN A FIFTY FOOT (50') EASEMENT, IS A MINIMUM OF TWELVE FEET (12') IN WIDTH WITH A PARALLLEL FOUR FOOT (4') DECOMPOSED GRANITE TRAIL. PEDESTRIAN SCALE WAYFINDING LIGHTING WILL BE PROVIDED ALONG ALL TRAILS AT A TYPICAL SPACING OF ONE HUNDRED FOOT (100') INCREMENTS.

NOTE: THE REQUIRED 30' LANDSCAPE BUFFER IS PERMITTED TO BE REDUCED TO A MINIMUM OF 15' ADJACENT TO THE COUNTY DEDICATED MINOR ARTERIAL RIGHT-OF-WAY FOR 107TH AVENUE. THE OVERALL LANDSCAPE AREA PROVIDED FROM BACK OF CURB TO PROPERTY WALL MUST BE A MINIMUM OF 43'. THIS IS THE EQUIVALENT TO A 30' LANDSCAPE BUFFER ADJACENT TO A CITY DEDICATED MINOR ARTERIAL ROADWAY.

OPEN SPACE CALCULATIONS

A.) TOTAL OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	3.62 ACRES	22% OF NET SITE AREA
B.) TOTAL OPEN SPACE LOCATED OUTSIDE OF RETENTION BASINS, NOT INCLUDING RIGHT-OF-WAY:	3.19 ACRES	20% OF NET SITE AREA
C.) TOTAL OF USABLE OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	2.03 ACRES	13% OF NET SITE AREA

VERDE TRAILS PARCEL 7

CITY OF AVONDALE, AZ

PROJECT TEAM:

DEVELOPER | HILLCREST RESIDENTIAL 1, LP

17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PH: 480.348.1118
CONTACT: TIM BRISLIN
EMAIL: tbrislin@harvardinvestments.com

CIVIL ENGINEER | HILGART WILSON, LLC

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CONTACT: PAUL HAAS
EMAIL: phaas@hilgartwilson.com

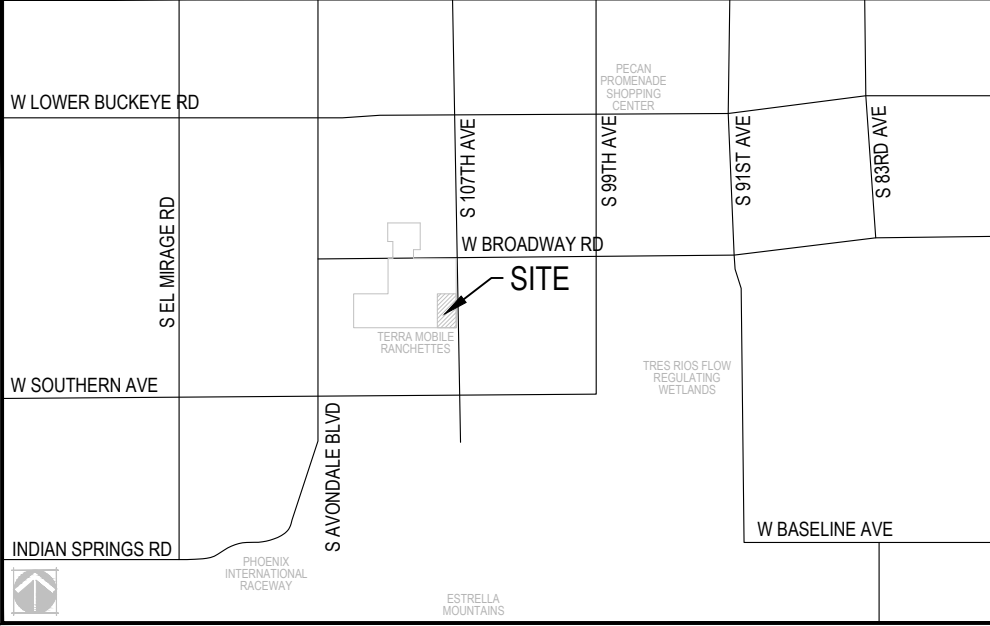
LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: CHRISTIAN SOBECKI
EMAIL: csobecki@norris-design.com

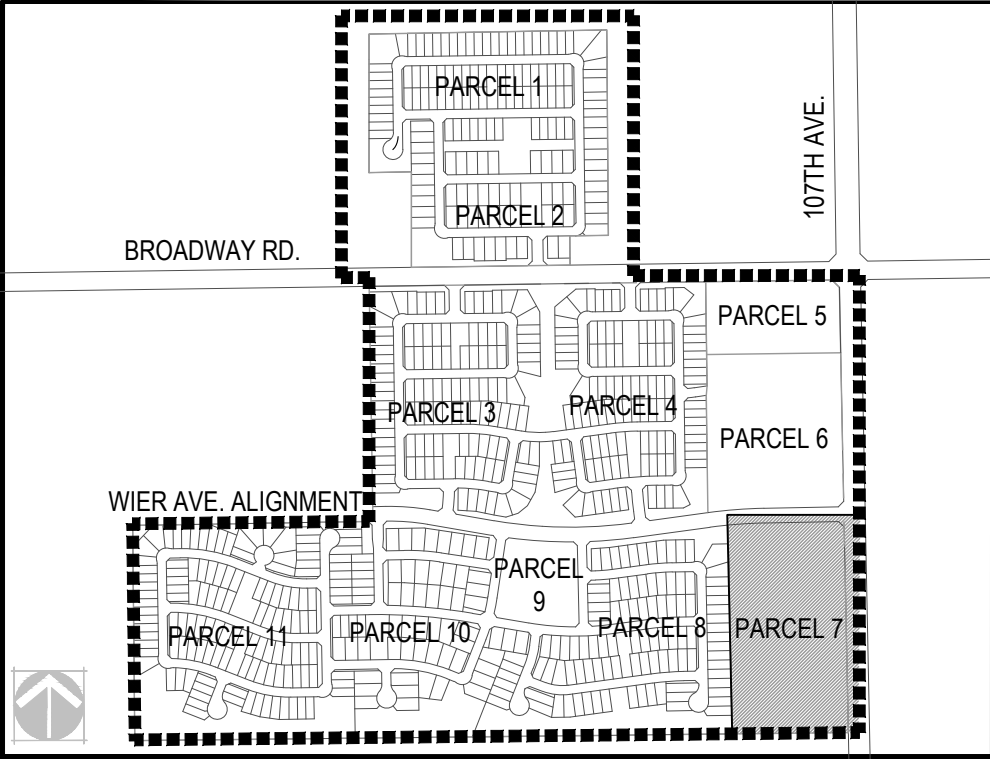
SHEET INDEX

SHEET #	DESCRIPTION	(08/28/18) ISSUED FOR: PRELIMINARY PLAT APPLICATION	(11/14/18) ISSUED FOR: RESUBMITTAL	(12/10/18) ISSUED FOR: RESUBMITTAL
LA-100	LANDSCAPE COVER	X	X	X
LA-101	LANDSCAPE PLAN	X	X	X
LA-102	WALL PLAN	X	X	X
LA-201	HARDSCAPE DETAILS	X	X	X
LA-202	HARDSCAPE DETAILS	X	X	X
LA-301	CONCEPTUAL FINISHES & COLORS	X	X	X
LA-401	LANDSCAPE MAINTENANCE SCHEDULE	X	X	X

VICINITY MAP



KEY MAP



OWNER:

HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



DATE:

1st Submittal:

08.28.2018

2nd Submittal:

11.14.2018

3rd Submittal:

12.10.2018

SHEET TITLE:
LANDSCAPE
COVER

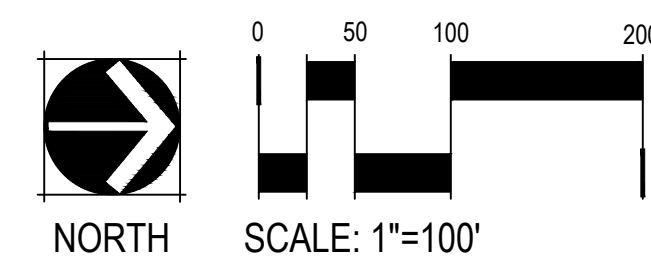
LA-100

Received December 11,
2018

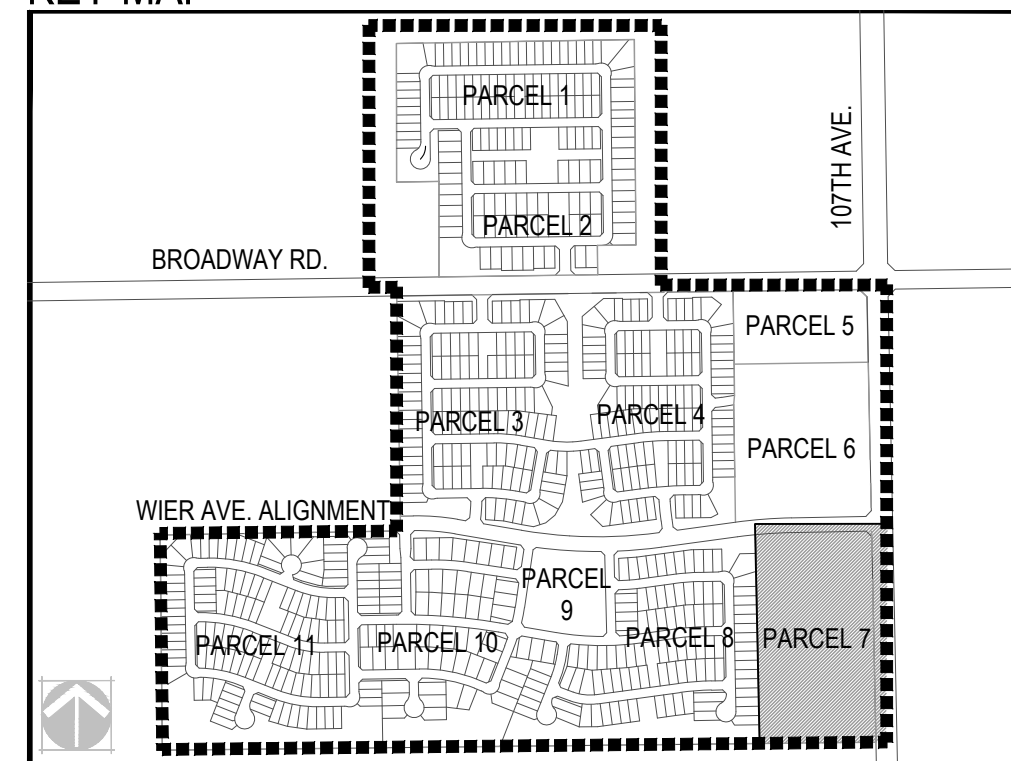
VERDE TRAILS PARCEL 8



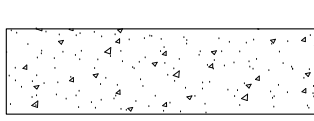
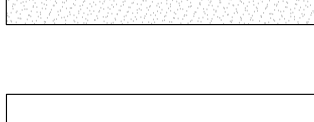
CONCEPTUAL LANDSCAPE PLAN



KEY MAP



PAVING SCHEDULE

	PEDESTRIAN CONCRETE PER MAG 230 COLOR: STANDARD GREY FINISH: SMOOTH QTY: 46,220 SF
	STABILIZED DECOMPOSED GRANITE COLOR: EXPRESS BROWN QTY: 5,160 SF
	DECOMPOSED GRANITE COLOR: EXPRESS BROWN SIZE: 3/4" SCREENED, 2" MIN DEPTH LOCATED IN ALL LANDSCAPE AREAS

KEYNOTES

- ① CONCRETE HEADER
- ② STEEL EDGER
- ③ BENCH - SEE DETAIL 1/ LA-201
- ④ TRASH RECEPTACLE - SEE DETAIL 2/ LA-201
- ⑤ PET WASTE STATION - SEE DETAIL 3/ LA-201
- ⑥ NOT USED
- ⑦ COMMUNITY THEME WALL COLUMN - SEE DETAIL 1/ LA-102
- ⑧ COMMUNITY THEME WALL - SEE DETAIL 1/ LA-102
- ⑨ PRIMARY ENTRY MONUMENT - SEE DETAIL 1/ LA-202
- ⑩ MULTI-USE TRAIL
- ⑪ CHESS TABLE - SEE DETAIL 4/ LA-201

PLANT LEGEND

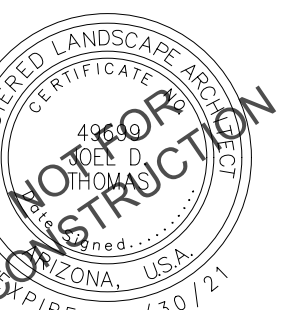
SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	CALIPER	QTY.
TREES				
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box	2" MIN	5
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	24" Box	2" MIN	9
	Chilopsis linearis Desert Willow	24" Box	2" MIN	69
	Eucalyptus papuana Ghost Gum Eucalyptus	24" Box	2" MIN	14
	Olea europaea 'Wilsoni' Fruitless Olive	24" Box	2" MIN	21
	Prosopis spp. Thornless Mesquite Species	24" Box	2" MIN	86
	Ulmus parvifolia Chinese Elm	24" Box	2" MIN	12
TREES TOTAL:				216
SHRUBS				
	Bougainvillea 'La Jolla' 'La Jolla' Bougainvillea	5 GAL.		130
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.		9
	Calliandra eriophylla Fairy Duster	5 GAL.		108
	Dodonea viscosa Hopseed Bush	5 GAL.		55
	Encella farinosa Brittle Bush	5 GAL.		40
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL.		40
	Lantana x 'New Gold' 'New Gold' Lantana	1 GAL.		75
	Larrea tridentata Creosote	5 GAL.		30
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 GAL.		293
	Ruellia brittoniana Britton's Wild Petunia	5 GAL.		6
	Ruellia brittoniana 'Katie' Dwarf Ruellia	1 GAL.		376
	Ruellia peninsularis Baja Ruellia	5 GAL.		83
	Simmondsia chinensis Jojoba	5 GAL.		51
	Tecoma alata Orange Jubilee	5 GAL.		52
	Tecoma stans x Yellow Bells Yellow Bells	5 GAL.		77
SHRUBS TOTAL:				1,425
ACCENTS				
	Agave americana var. 'Marginata' Variegated Century Plant	5 GAL.		20
	Agave weberi Weber's Agave	5 GAL.		12
	Dasylirion quadrangulatum Toothless Desert Spoon	5 GAL.		98
	Dasylirion wheeleri Desert Spoon	5 GAL.		10
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.		34
	Hesperaloe funifera Giant Hesperaloe	5 GAL.		74
	Hesperaloe parviflora Red Yucca	5 GAL.		95
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 GAL.		331
	Muhlenbergia lindheimeri 'Autumn Glow' Lindheimer's Muhly	5 GAL.		159
	Muhlenbergia rigida 'Nashville' Purple Muhly	5 GAL.		128
ACCENTS TOTAL:				961
GROUNDCOVERS				
	Acacia redolens Trailing Acacia	1 GAL.		34
	Eremophila glabra 'Mingenev Gold' 'Mingenev Gold' Trailing Emu	1 GAL.		114
	Lantana montevidensis Trailing Lantana	1 GAL.		616
GROUNDCOVERS TOTAL:				764
	Midiron Sod			12,350 Ff'



VERDE TRAILS PARCEL 7
AVONDALE, ARIZONA

OWNER:

HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



DATE:

1st Submittal:	08.28.2018
2nd Submittal:	11.14.2018
3rd Submittal:	12.10.2018

SHEET TITLE:
LANDSCAPE
PLAN

CHECKED BY: XX
DRAWN BY: XX

VERDE TRAILS PARCEL 7
AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



DATE:
1st Submittal:
08.28.2018
2nd Submittal:
11.14.2018
3rd Submittal:
12.10.2018

SHEET TITLE:
WALL
PLAN

LA-102

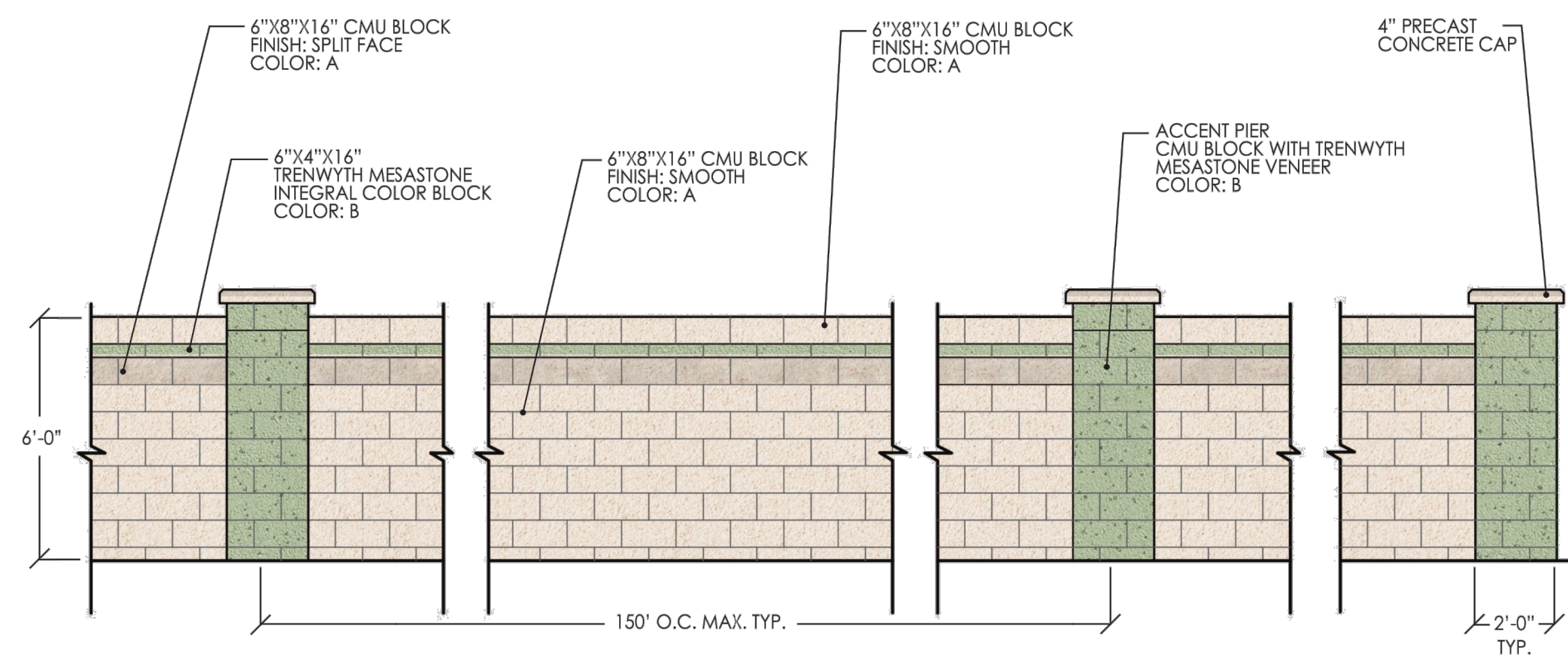
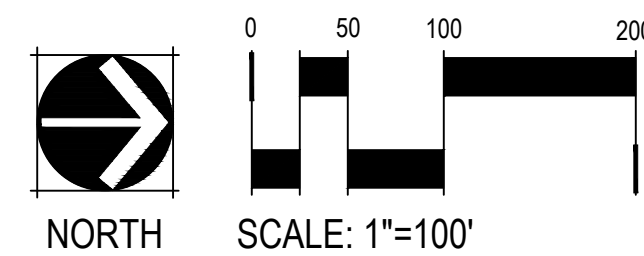
VERDE TRAILS PARCEL 8



LEGEND

	THEME WALL SEE DETAIL 1, THIS SHEET	QTY: 2,978 LF
	ACCENT PIER SEE DETAIL 1, THIS SHEET	QTY: 25
	PRIMARY ENTRY MONUMENT SEE DETAIL 1, LA-202	QTY: 1

WALL PLAN



1 THEME WALL

NOTE: THEME WALLS MUST INCLUDE A CHANGE IN HORIZONTAL PLANE APPROXIMATELY EVERY 150' LINEAR FEET AND/OR AN ACCENT PIER WILL BE PROVIDED. THEME WALLS IN END TRACT LOCATIONS WILL PROVIDE AN ACCENT PIER AT THE END OF WALL RUNS.

SCALE: 1/4" = 1'-0"



MANUFACTURED BY: WABASH VALLEY
MODEL: WI1112C - FAUX WOOD
COLOR: WHEAT (BENCH), HUNTER (FRAMEWORK) - SEE MATERIALS BOARD
QUANTITY: 3



MANUFACTURED BY: WABASH VALLEY
MODEL: GREEN VALLEY - 32 GALLON RECYCLE SLAT RECEPTACLE W/ LINER - GV300G
COLOR: CEDAR (RECYCLED PLASTIC), HUNTER (FRAME) - SEE MATERIALS BOARD
QUANTITY: 2



MANUFACTURED BY: DOGIPOT
MODEL: #1003-L
COLOR: GREEN
QUANTITY: 1

1 BENCH

NTS

2 TRASH RECEPTACLE

NTS

3 PET STATION

NTS



MANUFACTURED BY: CONCRETE CLASSICS
MODEL: #210 FIXED TABLE SET
QUANTITY: 2

4 CHESS TABLE

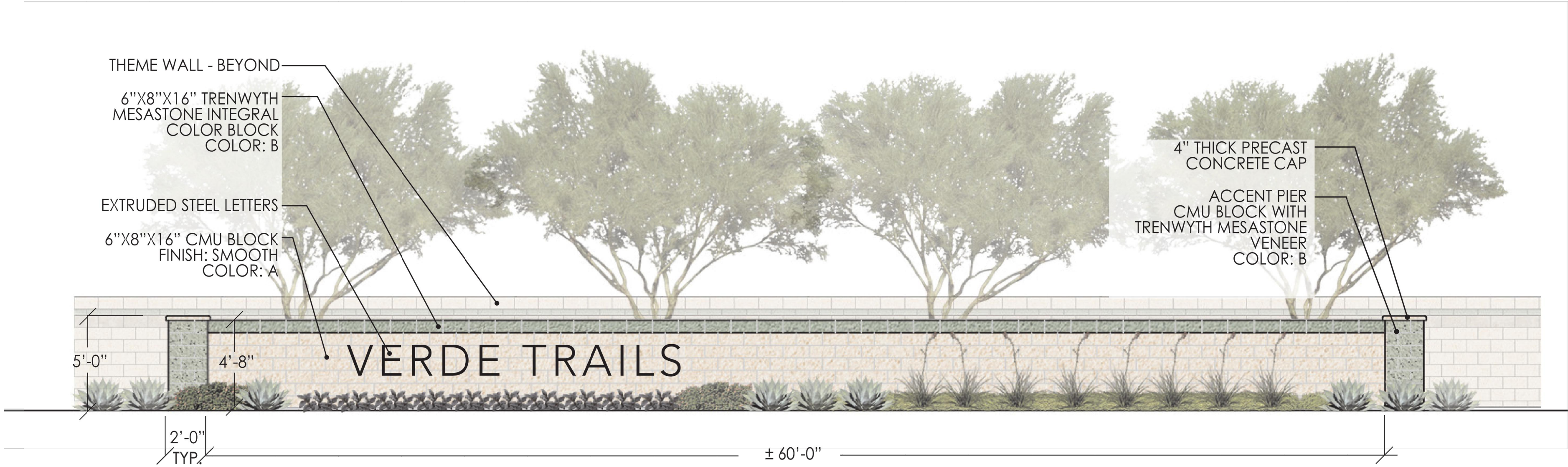
NTS

OWNER:
HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



DATE:
1st Submittal:
08.28.2018
2nd Submittal:
11.14.2018
3rd Submittal:
12.10.2018

SHEET TITLE:
HARDSCAPE
DETAILS



NOTE: SEE WALL PLAN (SHEET LA-102) FOR LOCATIONS

1 PRIMARY ENTRY MONUMENT - ELEVATION

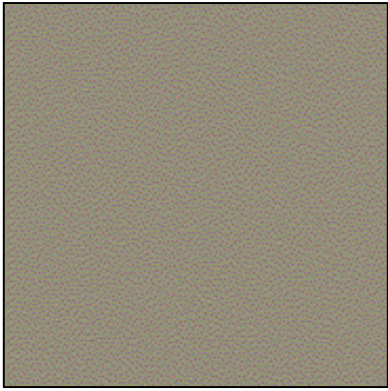
SCALE: 1/4" = 1'-0"



WILLOW GREEN



MISSION WHITE



OUTBACK
DAVIS COLOR: #677

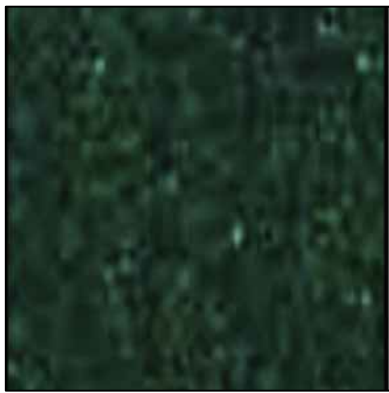


3/4" SCREENED EXPRESS BROWN

1 CMU BLOCK

2 PRECAST CONCRETE CAP

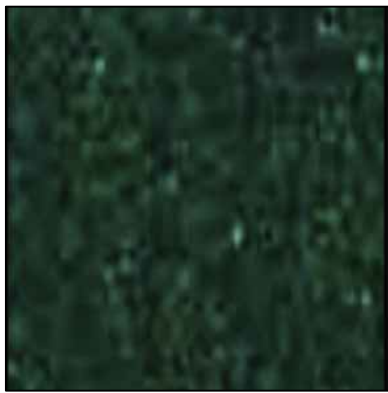
3 DECOMPOSED GRANITE



HUNTER



WHEAT



HUNTER



CEDAR

4 BENCH

5 TRASH RECEPTACLE



DATE:
1st Submittal: 08.28.2018
2nd Submittal: 11.14.2018
3rd Submittal: 12.10.2018

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE/ CAL.	EMITTER ALLOCATION	MAINTENANCE NOTES
TREES					
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Chilopsis linearis	Desert Willow	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Eucalyptus papuana	Ghost Gum Eucalyptus	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Olea europaea 'Wilsonii'	Fruitless Olive	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Prosopis spp.	Thornless Mesquite Species	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Ulmus parvifolia	Chinese Elm	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
SHRUBS					
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 GAL.	1.0 GPH EMITTER	PRUNE TO SHAPE AND CONTROL SPREAD
	Caesalpinia pulcherrima	Red Bird of Paradise	5 GAL.	1.0 GPH EMITTER	PRUNE SEVERELY DURING WINTER TO CONTROL HEIGHT AND SPREAD
	Calliandra eriophylla	Fairy Duster	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. INFREQUENTLY PRUNE TO SHAPE IF NECESSARY.
	Dodonea viscosa	Hopseed Bush	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. PRUNE TO SHAPE IF NECESSARY.
	Encelia farinosa	Brittle Bush	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. PRUNE TO SHAPE IF NECESSARY.
	Eremophila maculata 'Valentine'	Valentine Emu Bush	5 GAL.	1.0 GPH EMITTER	SHEAR LIGHTLY IN SUMMER OR WINTER IF NECESSARY. CONTROL GROWTH BY REGULATING IRRIGATION RATE.
	Lantana x 'New Gold'	Gold Lantana	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
	Larrea tridentata	Creosote	5 GAL.	1.0 GPH EMITTER	LIGHTLY PRUNE TO SHAPE IF NECESSARY. MAY SHEAR TO GROUND TO REJUVINATE VIGOR.
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 GAL.	1.0 GPH EMITTER	LIGHTLY PRUNE TO SHAPE IN EARLY SPRING, IF NECESSARY.
	Ruellia brittoniana	Britton's Wild Petunia	5 GAL.	1.0 GPH EMITTER	PRUNE TO SHAPE WHEN NECESSARY, ANY TIME OF THE YEAR.
	Ruellia brittoniana 'Katie'	Dwarf Ruellia	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
	Ruellia peninsularis	Baja Ruellia	5 GAL.	1.0 GPH EMITTER	PRUNE OCCASIONALLY TO INCREASE CANOPY DENSITY.
	Simmondsia chinensis	Jojoba	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. LIGHTLY PRUNE TO SHAPE, IF NECESSARY.
	Tecoma alata	Orange Jubilee	5 GAL.	1.0 GPH EMITTER	PRUNE HARD IN WINTER TO CONTROL HEIGHT AND TO REINFORCE UPRIGHT CHARACTER.
	Tecoma stans x Yellow Bells	Yellow Bells	5 GAL.	1.0 GPH EMITTER	PRUNE HARD IN WINTER TO CONTROL HEIGHT AND TO REINFORCE UPRIGHT CHARACTER.

ACCENTS					
	Agave americana var. 'Marginata'	Variegated Century Plant	5 GAL.	0.5 GPH EMITTER	REMOVE OFFSHOOTS WHEN NECESSARY.
	Agave weberi	Weber's Agave	5 GAL.	0.5 GPH EMITTER	NO MAINTENANCE REQUIRED.
	Dasylirion quadrangulatum	Toothless Desert Spoon	5 GAL.	0.5 GPH EMITTER	REMOVE OLDER AND DEAD/DYING LEAVES.
	Dasylirion wheeleri	Desert Spoon	5 GAL.	0.5 GPH EMITTER	DO NOT SHEAR. REMOVE SENESCENT LEAVES.
	Echinocactus grusonii	Golden Barrel Cactus	5 GAL.	0.5 GPH EMITTER	NO MAINTENANCE REQUIRED.
	Hesperaloe funifera	Giant Hesperaloe	5 GAL.	0.5 GPH EMITTER	DO NOT SHEAR. REMOVE OLD FLOWER STALKS IN JUNE.
	Hesperaloe parviflora	Red Yucca	5 GAL.	0.5 GPH EMITTER	DO NOT SHEAR. REMOVE OLD FLOWER STALKS IN SUMMER.
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 GAL.	2.0 GPH EMITTER	SHEAR TO GROUND IN WINTER AND REMOVE THATCH.
	Muhlenbergia lindheimeri 'Autumn Glow'	Lindheimer's Muhly	5 GAL.	2.0 GPH EMITTER	SHEAR TO GROUND IN LATE WINTER OR EARLY SPRING AND REMOVE THATCH.
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 GAL.	2.0 GPH EMITTER	SHEAR TO GROUND IN LATE WINTER AND REMOVE THATCH.
GROUNDCOVERS					
	Acacia redolens	Trailing Acacia	1 GAL.	1.0 GPH EMITTER	NO PRUNING NECESSARY.
	Eremophila glabra 'Mingenew Gold'	Gold Emu Bush	1 GAL.	1.0 GPH EMITTER	SHEAR LIGHTLY AFTER FLOWERING IN EARLY MAY IF NECESSARY. CONTROL GROWTH BY REGULATING IRRIGATION SCHEDULE.
	Lantana montevidensis	Trailing Lantana	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
NATURAL TURF					
	Midiron Sod				SEE MONTHLY MAINTENANCE SCHEDULE.

DRIP IRRIGATION SCHEDULE FOR ESTABLISHED PLANTS

		SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS:				WATER TO GIVEN DEPTH:
		SPRING MAR - MAY	SUMMER MAY - OCT	FALL OCT - DEC	WINTER DEC - MAR	
TREES	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	30 - 60 Days	24" - 36"
	HIGH WATER USE	7 - 12 Days	7 - 10 Days	7 - 12 Days	14 - 30 Days	24" - 36"
SHRUBS	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	30 - 45 Days	18" - 24"
	HIGH WATER USE	7 - 10 Days	5 - 7 Days	7 - 10 Days	10 - 14 Days	18" - 24"
GROUNDCOVERS	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	21 - 45 Days	8" - 12"
	HIGH WATER USE	7 - 10 Days	2 - 5 Days	7 - 10 Days	10 - 14 Days	8" - 12"
CACTI & SUCCULENTS		21 - 45 Days	14 - 30 Days	21 - 45 Days	If Needed	8" - 12"

NOTE:
ALL PLANT AND TURF IRRIGATION INFORMATION WAS TAKEN FROM WATERUSEITWISELY.COM

TURF IRRIGATION SCHEDULE

SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS					WATER TO GIVEN DEPTH:
	SPRING MAR-MAY	SUMMER MAY-OCT	FALL OCT-DEC	WINTER DEC-MAR	
WARM SEASON GRASS - BERMUDA	4 - 14 Days	3 - 6 Days	6 - 21 Days	15 - 30 Days	6" - 10"
COOL SEASON GRASS - RYE	3 - 7 Days	None	3 - 10 Days	7 - 14 Days	6" - 10"

LANDSCAPE MAINTENANCE INTENT

THE PLANT PALETTE FOR VERDE TRAILS WAS SELECTED FOR THE NATURAL CHARACTERISTICS OF EACH SPECIES. THE SIZE, TEXTURE, SEASONAL COLOR, AND SHAPE OF EACH PLANT ARE ALL INTEGRAL ELEMENTS TO THE LANDSCAPE DESIGN. TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED AND NATURAL CHARACTERISTICS OF THE PLANTS ARE PRESERVED, THE PROVIDED LANDSCAPE MAINTENANCE PROGRAM MUST BE IMPLEMENTED. IT IS RECOMMENDED THAT WHEN PRUNING OR TRIMMING INDIVIDUAL PLANTS, TO DO SO ONLY ONCE A YEAR AND AT THE SAME TIME ANNUALLY. EACH PLANT SHOULD BE PRUNED OR TRIMMED TO MAINTAIN ITS NATURAL FORM AND SHAPE WHICH WILL ENSURE SUFFICIENT FLOWERING DURING EACH SPECIES' FLOWERING SEASON, WHILE PROVIDING ENOUGH TIME BETWEEN PRUNING FOR THE PLANT TO REJUVENATE AND FLOURISH. BY IMPLEMENTING THIS LANDSCAPE MAINTENANCE PROGRAM, ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUNDCOVERS SHOULD BE REDUCED WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH. PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT. WHEN PRUNING TREES OR SHRUBS, NEVER REMOVE MORE THAN 1/3RD OF THE VEGETATION UNLESS OTHERWISE SPECIFIED.

MONTHLY MAINTENANCE SCHEDULE

JANUARY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO.
FEBRUARY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO / PRE-EMERGENT TO CONTROL WEEDS IN SPRING/EARLY SUMMER. APPLY ONCE FEB 25 - MARCH 5. PRUNE BOUGAINVILLEA, FAIRY DUSTER, HOPSEED BUSH, CREOSOTE, RIO BRAVO SAGE, BRITTON'S WILD PETUNIA, BAJA RUELLIA, AND JOJOBA IF NECESSARY. SHEAR REGAL MIST MUHLY, LINDHEIMER'S MUHLY, AND DEER GRASS MID FEBRUARY.
MARCH
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. PRUNE LANTANA TO 6" DIAMETER EARLY MARCH.
APRIL
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW GRASS AT $\frac{3}{4}$ " OR LESS TO ENCOURAGE TRANSITION FROM RYE TO SPRING BERMUDA GRASS.
MAY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW GRASS TO $\frac{1}{2}$ " OR LESS WITH A REEL LAWN MOWER UNTIL OVERSEED DIES.
JUNE
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW WHEN NEEDED. REMOVE THATCH WHEN ABOVE $\frac{1}{2}$ ". AERIFY IF NECESSARY FOR FOUR WEEKS. REMOVE SPENT FLOWER STALKS ON RED YUCCA AND GIANT HESPERALOE TO BASE OF PLANT; DO NOT PRUNE/SHEAR FOLIAGE.
JULY
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW AS NECESSARY.
AUGUST
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW AS NECESSARY AT MAXIMUM RECOMMENDED HEIGHT TO REDUCE STRESS DURING SUMMER MONTHS.
SEPTEMBER
LAWN MAINTENANCE: BERMUDA GRASS - DO NOT FERTILIZE. MOW TO MAXIMUM RECOMMENDED HEIGHT TO REDUCE STRESS DURING SUMMER MONTHS. TURN OFF IRRIGATION TO TURF ONE WEEK PRIOR TO SCALPING.
OCTOBER
LAWN MAINTENANCE: REINTRODUCTION OF PERENNIAL RYE GRASS - DURING THE FIRST WEEK OF OCTOBER DETHATCH AND SCALP BERMUDA GRASS. REPAIR AND ADJUST ROTOR HEADS IF NECESSARY. PLANT PERENNIAL RYE GRASS. USE RATE OF 15 POUNDS TO 1,000 SQUARE FEET FOR QUANTITY OF SEED. ONLY FERTILIZE AFTER FIRST MOWING.
NOVEMBER
LAWN MAINTENANCE: PERENNIAL RYE GRASS - WHEN OVERSEEDDED RYE GRASS IS MINIMUM OF 2", MOW THE RYE GRASS NO LESS THAN 1.5". LOWER MOWER HEIGHT ONCE GRASS IS ESTABLISHED, OR WHEN EACH PLANT HAS AT LEAST 3 BLADES.
DECEMBER
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. APPLY PRE-EMERGENT (SURFLAN) IN ALL DECOMPOSED GRANITE PLANTING AREAS FOR WEED CONTROL.

NOTES:
TRIM ALL TREES ONCE DURING THE SPRING MONTHS TO THIN CANOPY AND SHAPE. SOME SPECIES MAY REQUIRE ADDITIONAL PRUNING DURING SUMMER AND FALL MONTHS IF OVERGROWN. MAINTAIN ACCENT PLANTS ON AN INDIVIDUAL BASIS, AS REQUIRED. RAKE AND RE-DISPERSE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH. DO NOT SHEAR OR REMOVE HEALTHY LEAVES OF ACCENT PLANTS.

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Preliminary Plat has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Verde Trails (aka "Hillcrest") Project Manager: Tim Brislin, Harvard Investments
Request: Preliminary Plat Acreage/Parcel Size: 220 acres
Current Density Allowed: Max. 3.25 du/ac Density Proposed: Max. 3.25 du/ac
Total number of residential units proposed: Max. 715

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☐ No ☒

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Anticipated impact on enrollment would be 1/4 to 1/3 of prototypical school plant and exceed available space

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☒ No ☐

If answered yes, please explain below:

Donation agreement is in place to mitigate impact of added enrollment.

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 6/25/18

School District: Littleton ESD # 65

District Superintendent: DR. ROGER FREEMAN

Phone #: 623-478-5611

E-mail: freeman.roger@littletonaz.org

Signature: [Signature]

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Hillcrest has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Hillcrest Assigned Planner: Ken Galica
Request: PAD Amendment Acreage/Parcel Size: Approx. 307 acres
Zoning: Existing PAD Proposed (if applicable): PAD
Density Allowed: _____ Density Proposed (if applicable): _____

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

☒ Yes

No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

No

Date Reviewed: 12/11/17
School District: TOLLESON UNION
Authorized District Representative Name/Title: JEREMY CALLES, CFO
Phone #: 623-479-4003
E-mail: JEREMY.CALLES@TUSD.ORG
Signature: [Signature]

Planning Commission Date: January 17, 2019

PREPARED BY: Ken Galica, Division Lead Planner (623) 333-4019

REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015

RECOMMENDATION: **APPROVAL SUBJECT TO CONDITIONS**

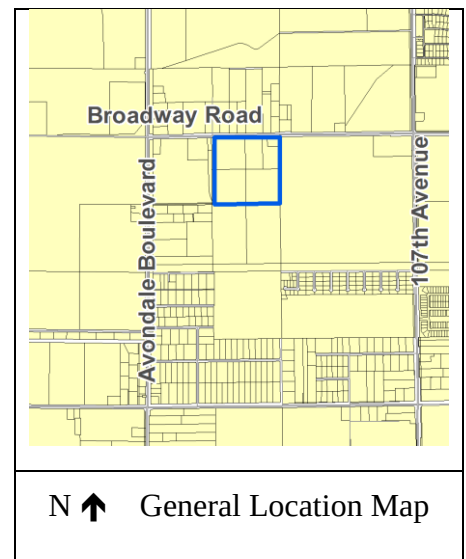
SUBJECT: Consideration of Application PL-18-0268 Verde Trails Unit II, a request for Preliminary Plat approval

PARCEL SIZE: Approximately 35.5 net acres

LOCATION: Approximately 1/4 mile east of the southeast corner of Avondale Boulevard and Broadway Road (Exhibits A, B, and C)

APPLICANT: Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC (602) 888-7860

OWNER: Tobin Living Trust



BACKGROUND:

The 35.5 net acre subject property is located approximately one-quarter (1/4) mile east of the southeast corner of Avondale Boulevard and Broadway Road (Exhibit A). The property is currently in the jurisdiction of Maricopa County and zoned RU-43 (Rural-43), Exhibit C. The site is undeveloped and currently used for farming.

The process of annexing the subject property into the City of Avondale is underway. City Council approved proceeding with annexation on November 19, 2018. A public hearing for the proposed annexation is scheduled to occur at the January 14, 2019 City Council meeting, with final approval expected to occur by adoption of an Ordinance at the Council's February 4, 2019 meeting. Upon annexation, the property will be eligible for City water, sewer, police, and fire services. An application to rezone the property to Planned Area Development (PAD) received a unanimous recommendation of

approval from the Planning Commission on December 20, 2018 and is scheduled to be heard by the Council on February 4, 2019, immediately following the annexation hearing.

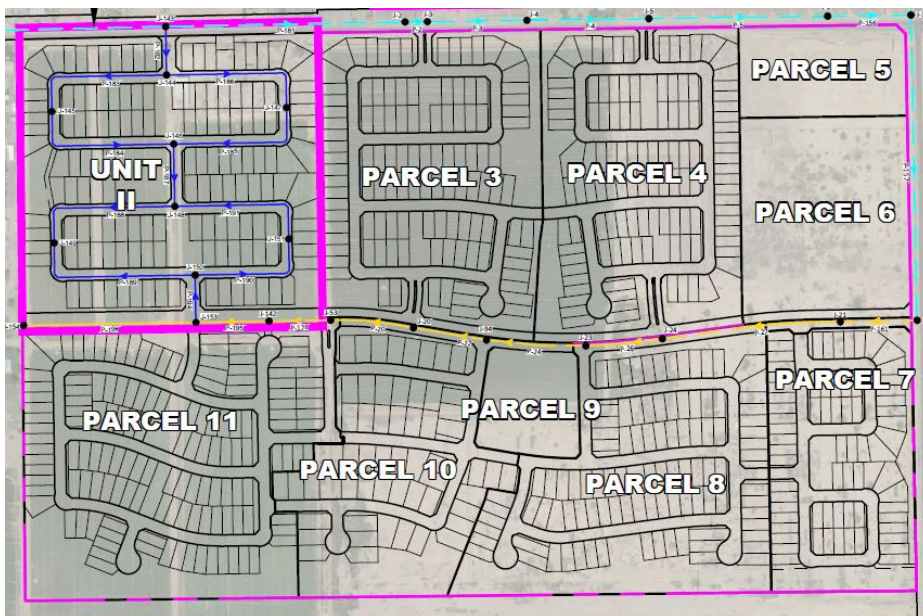
The property is designated by the General Plan 2030 Land Use Map (Exhibit B) as Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5. Because the proposed Verde Trails II PAD and Preliminary Plat will accommodate a single-family residential community with a density of 3.7 units per acre, no General Plan Amendment is necessary to process this Preliminary Plat request.

The property is surrounded on the south and east by Verde Trails Unit I, an approved master planned community zoned PAD. Verde Trails Unit I is comprised of 745 single-family residential lots (pending approval of a Preliminary Plat for Parcel 7 being considered separately), a 6.6-acre commercial site at the southwest corner of 107th Avenue and Broadway Road, and a 14.8-acre parcel south of the southwest corner of 107th Avenue and Broadway Road reserved for future development of a single-family “cluster-home” type product. The master developer of Verde Trails Unit I, Harvard Investments, will also be the developer of Verde Trails Unit II.

Properties to the north, across Broadway Road, and to the west, are unincorporated and zoned Maricopa County Rural-43. The majority of the properties to the north are over 1-acre in area and developed with single-family residential homes and related accessory structures. Properties to the west are used for a mix of agricultural/farming and large lot, rural residential uses.

DETAILS OF REQUEST:

On behalf of property owner Evergreen-Hillcrest, LLC, the applicant is requesting approval of a Preliminary Plat (Exhibits E and F) to allow for development of the Verde Trails Unit II property with 146 single-family residential lots. Rear lot lines of lots backing to Broadway Road are staggered at regular intervals to create movement in the community’s theme wall and add to the aesthetic of the streetscape. As shown on the graphic to the right, the community is designed to be fully integrated into the Verde Trails master planned community, with pedestrian and vehicular connectivity provided so that there are no distinguishing breaks between the previously approved Verde Trails I and proposed Verde Trails II sections. The proposed Preliminary Plat (Exhibit F) includes four lot types:

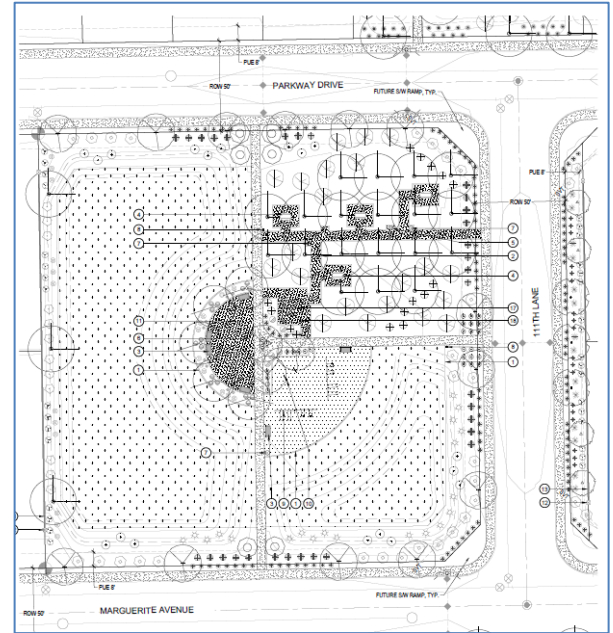


- 78 lots with a minimum area of 5,750 square feet, featuring minimum widths of 50’ and minimum depths of 115’

- 68 lots with a minimum area of 6,325 square feet, featuring minimum widths of 55' and minimum depths of 120'

Verde Trails Unit II will feature access from the arterial Broadway Road to the north as well as from Wier Avenue, a new collector street to be constructed immediately to the south. Minimum landscape setbacks of 30' from Broadway Road and 15' from Wier Avenue will be provided to enhance the streetscape and buffer lots that back up to these roadways. The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development.

A Landscape, Amenity, and Wall Plan is included with this application (Exhibit G). A total of 6.84 acres of open space is provided, equating to approximately 19 percent of the site area, exceeding Zoning Ordinance requirements and meeting PAD requirements. A significant portion of this open space takes the form of usable, amenitized/programmed open space that connects to other planned open spaces in Verde Trails I by a series of trails that crisscross the planned community. Foremost amongst the open spaces planned in Verde Trails II is a 1.3-acre parkette (see graphic, right) that will feature turf areas for open play, shaded picnic tables, benches, grills, and playground equipment such as swing sets, tetherball stations, and other accessories. Future residents of Unit II will have access to all amenities contained within the full Verde Trails master planned development (and vice versa); a common HOA will maintain amenities across the full project boundary.



PUBLIC INPUT:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in the future Verde Trails development will have the opportunity to choose which school they will attend within the LESD system. Quentin Elementary, generally located at the northwest corner of Lower Buckeye Road and 107th Avenue within the Sanctuary neighborhood, is geographically closest to the Verde Trails property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

LESD has indicated that they do not have adequate capacity to accommodate the future enrollment generated by this development but that the developer and District have entered into a donation agreement to assist the District in providing that additional capacity. The District also indicated that they do not desire a school site on the subject property.

TUHSD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Nora Gutierrez stating that the district has adequate capacity and no school site within the development is needed.

The signed certificates from LESD and TUHSD are included for reference (Exhibit H).

ANALYSIS:

The proposed Preliminary Plat is in conformance with the proposed Verde Trails II PAD that is currently moving through the approval process as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The 146 lots proposed will join the 675 previously approved Verde Trails I single-family residential lots to create an 821-lot single-family residential subdivision (891 lots with approval of the Preliminary Plat for Verde Trails Unit I Parcel 7).

The planned 50'x115' and 55'x115' lots adhere to the requirements of the Verde Trails II PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium Density Residential land use category.

Open space proposed for the development (19 percent) meets PAD zoning requirements. The proposed open space, which includes a 1.3-acre parkette, in conjunction with the open spaces provided in the remainder of Verde Trails Unit I, provide a significant variety of amenities in order to encourage multi-generational use. A north/south trail corridor runs through the site to provide safe pedestrian and cyclist connections to the approved trail system in Verde Trails Unit I Parcel 11, and beyond. Residents of Unit II will have full access to the amenities in other portions of the full Verde Trails community. All trails and amenity areas noted above feature pedestrian-scale lighting to encourage evening use. Landscape themes, wall designs, entry monuments, and all site furnishings will match other portions of Verde Trails to create a seamless aesthetic throughout the entirety of the master planned community. All open space within the development will be owned and maintained by the future Verde Trails HOA.

The development will be served by public streets. Access to Unit II will be from Broadway Road, an arterial street located immediately north of the property. Secondary access to the site will come from Wier Avenue, the primary collector street serving the Verde Trails master planned community. All water, sewer and street improvements required for the new development will be completed by the developer.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Design Manual to reduce garage dominance and create visually interesting streetscapes.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Create and support diverse recreation and education opportunities
STRATEGIC GOAL: Provide multi-generational recreation events and programs.

Conclusion:

Staff recommends approval of this request for the following reasons:

- The proposed Preliminary Plat is in conformance with the proposed Verde Trails II PAD (Planned Area Development) currently moving through the approval process.
- The proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- The proposal achieves City objectives related to provision of open space, trails, and parks.

REQUIRED ACTION:

Review this item and determine if the proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Verde Trails PAD, and Single-Family Residential Design Manual.

RECOMMENDED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of Application PL-18-0268, a request for Preliminary Plat approval for Verde Trails Unit II, subject to five (5) Staff recommended conditions of approval.

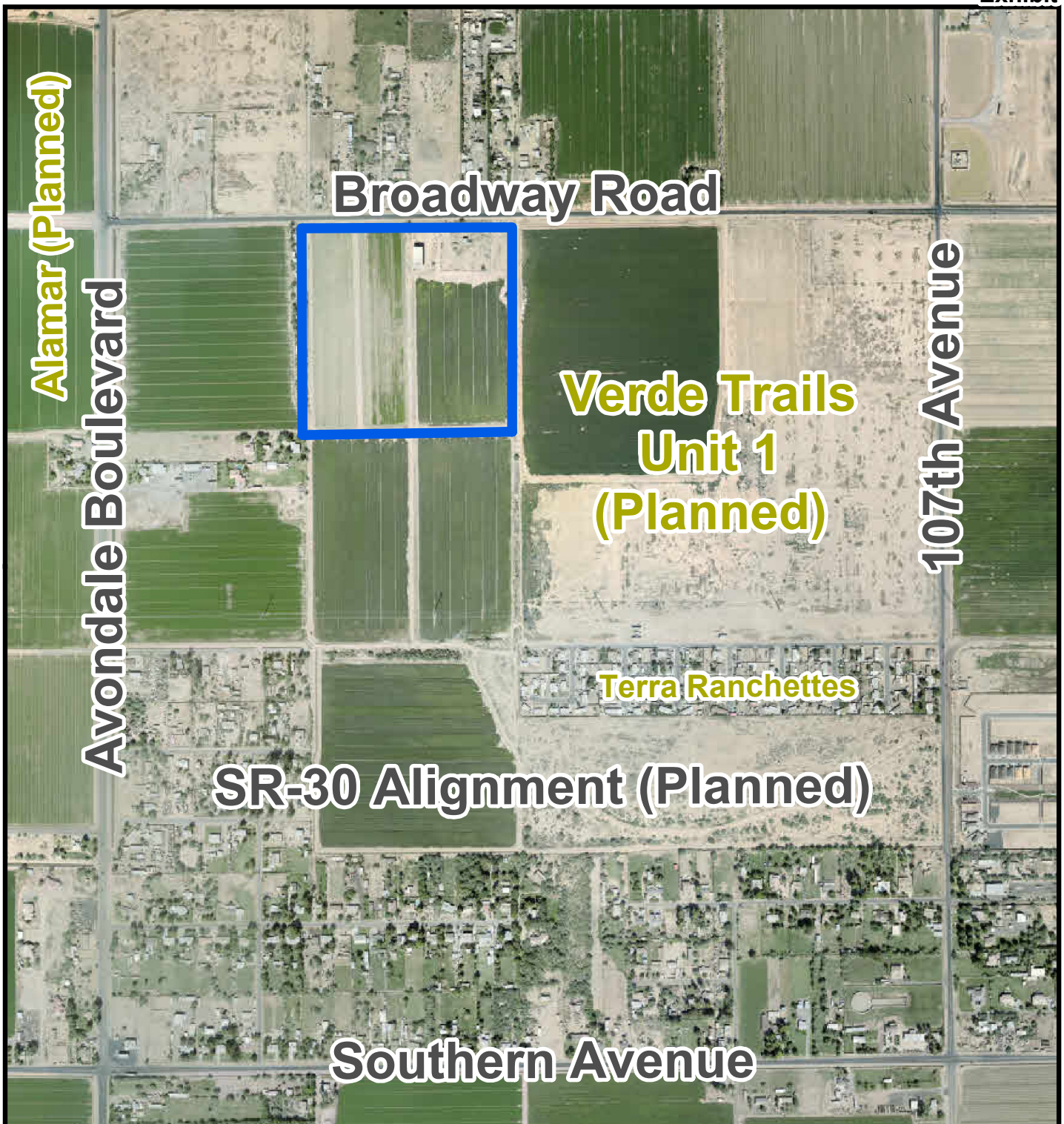
CONDITIONS OF APPROVAL:

1. Development of Verde Trails Unit II shall conform to the following documents, except as modified by these conditions of approval:
 - a. The Verde Trails Unit II Preliminary Plat narrative date stamped November 14, 2018 and attached as staff report Exhibit E.
 - b. The Verde Trails Unit II Preliminary Plat date stamped December 18, 2018 and attached as staff report Exhibit F.
 - c. The Verde Trails Conceptual Landscape, Amenity, and Wall Plan date stamped December 10, 2018 and attached as staff report Exhibit G.
2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in 2 years from the date of approval unless a Final Plat has been approved and recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. To the extent allowed by law, all Type 1 and Irrigation Grandfathered Groundwater Rights shall be properly extinguished and the resulting Assured Water Supply credits pledged to the City of Avondale's account at the Arizona Department of Water Resources prior to recordation of the Final Plat.
5. In the event that Verde Trails II develops prior to Wier Avenue being constructed with Verde Trails I, a secondary access into the development will be required in accordance with Fire Code requirements.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Photograph
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Vicinity Map
Exhibit D – Summary of Related Facts
Exhibit E – Applicant's Preliminary Plat Narrative
Exhibit F – Proposed Preliminary Plat
Exhibit G – Proposed Conceptual Landscape, Amenity, and Wall Plan
Exhibit H – Certificates of Adequate School Facilities (Littleton ESD and Tolleson Union HSD)

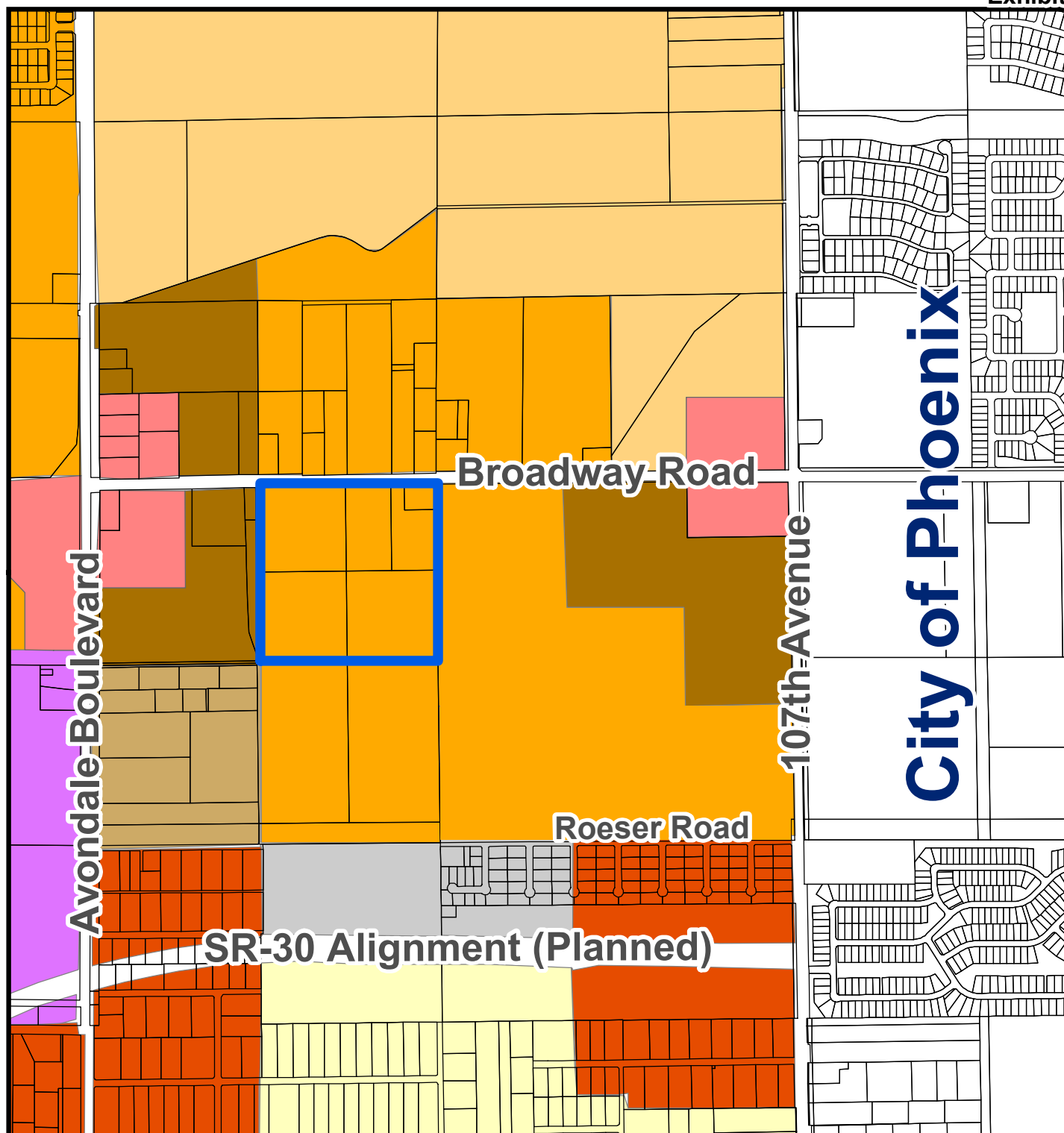


Aerial Photograph

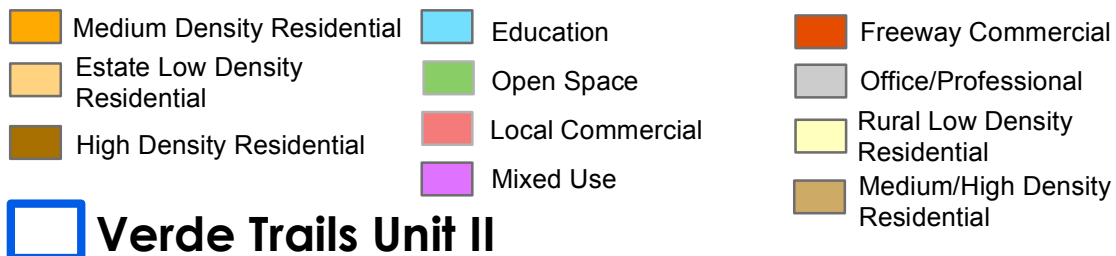


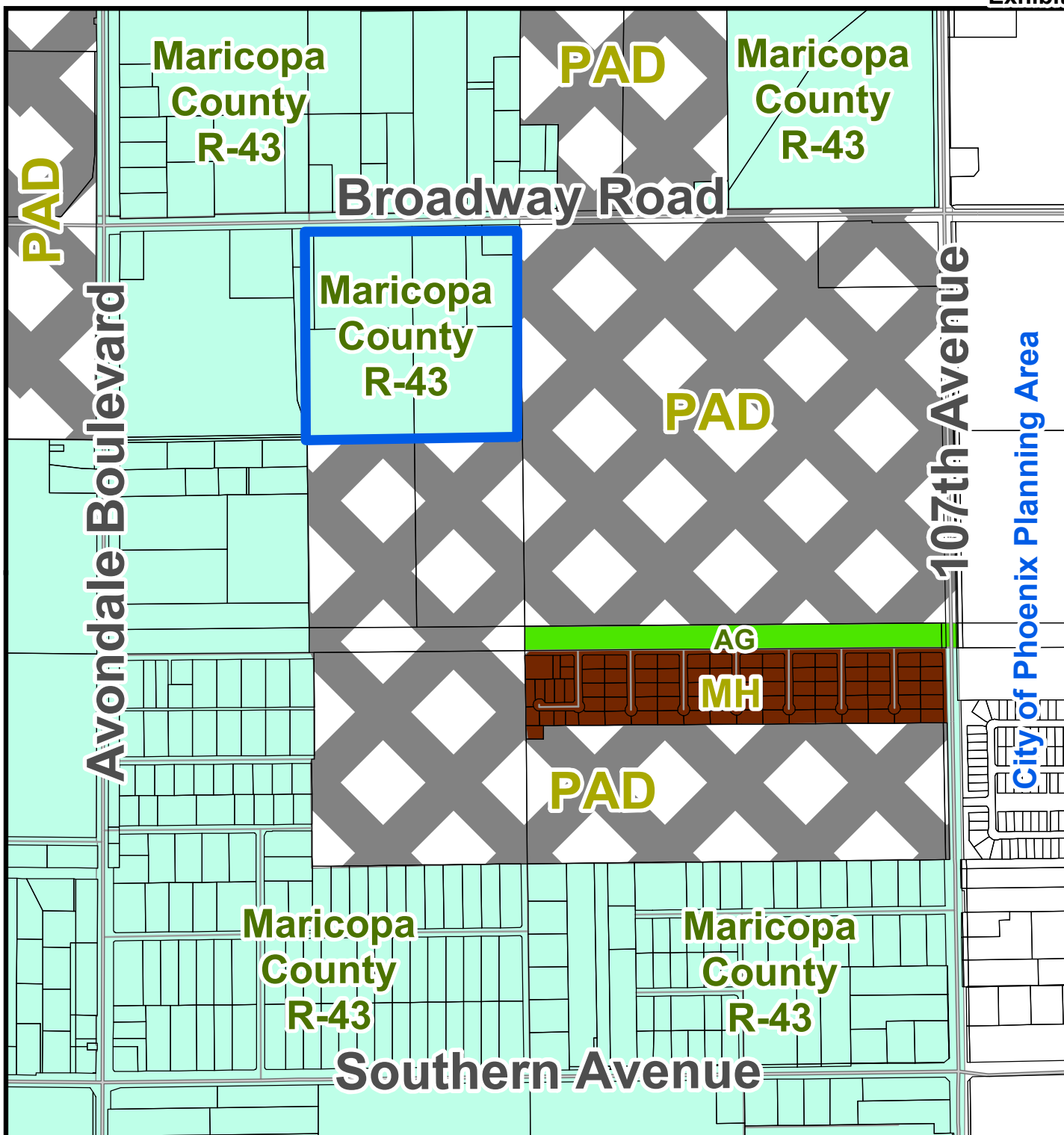
 Verde Trails Unit II





General Plan Land Use Map





Zoning Vicinity Map



 Verde Trails II



*SUMMARY OF RELATED FACTS
APPLICATION PL-18-0268*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 35.45 net acres
LOCATION	Approximately 1/4 mile east of the southeast corner of Avondale Boulevard and Broadway Road
PHYSICAL CHARACTERISTICS	Relatively flat farmland with frontage on Broadway Road
EXISTING LAND USE	Agricultural
EXISTING ZONING	Maricopa County RU-43 (Rural 43)
JURISDICTION	The subject property is currently in the jurisdiction of Maricopa County. A request to annex the property is currently being processed concurrent with this rezoning request and is tentatively scheduled for final City Council approval on February 4, 2019.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Unincorporated properties, zoned Maricopa County Rural-43. The majority of the properties to the north are over 1-acre in area and developed with single-family residential homes and related accessory structures.
EAST AND SOUTH	Verde Trails Unit I, an approved master planned community zoned PAD (Planned Area Development). Verde Trails Unit I is comprised of 745 single-family residential lots (pending approval of a Preliminary Plat for Parcel 7), a 6.6-acre commercial site at the southwest corner of 107 th Avenue and Broadway Road, and a 14.8-acre parcel south of the southwest corner of 107 th Avenue and Broadway Road reserved for future development of a single-family “cluster-home” type product. The developer of Verde Trails Unit I also plans to develop the Verde Trails II property.
WEST	Unincorporated properties zoned Maricopa County RU-43. Current use of these properties is a mix of agricultural/farming and large lot, rural residential uses.

<i>GENERAL PLAN</i>	
The subject property is designated as Medium Density Residential. The Medium Density Residential (MDR) General Plan designation allows for development of detached single-family residential uses at a suburban density of 2.5 to 4.0 dwelling units per acre.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student’s choice (No defined school). The closest district school is Quentin Elementary School, generally located at the northwest corner of 107 th Avenue and Lower Buckeye Road. The Verde Trails development included a potential elementary school site at the southwest corner of Wier

Exhibit D

	Avenue and 107 th Avenue, however the district declined to purchase that site for construction of a new school.
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Broadway Road	
Classification	Minor Arterial
Existing half street ROW	40 feet
Standard half street ROW	50 feet
Existing half street improvements	1 travel lane
Standard half street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.
Wier Avenue	
Classification	Minor Collector
Existing full street ROW	0 feet
Standard full street ROW	80 feet
Existing half street improvements	None
Standard half street improvements	1 travel lane in each direction, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.

<i>UTILITIES</i>
There are currently no water lines in Broadway Road adjacent to the site. A 16" water line will be installed in Broadway Road as part of the Verde Trails I development which will also serve the Verde Trails II property. There are currently no sewer lines adjacent to the site. A sewer line will be installed by the developer of Verde Trails I that will connect from the existing sewer in Avondale Boulevard into Verde Trails through a sewer easement south of the Verde Trails II property. Verde Trails II will utilize a connection to this new sewer line across Wier Avenue.

Exhibit E

Verde Trails Unit II
Preliminary Plat Narrative



VERDE TRAILS UNIT II

107th Avenue and Broadway Road
Avondale, Arizona

PRELIMINARY PLAT NARRATIVE

Case # PL-18-0268



Received
November 14,
2018

November 2018

Prepared For:
**Hillcrest Residential 1,
LP**
17700 Pacesetter Way,
Suite 100
Scottsdale, AZ 85255

Prepared by:
HILGARTWILSON
2141 E. Highland Ave.
Suite 250
Phoenix, AZ 85016
Phone: (602) 490-0535

HW Project No. 1377.04

VERDE TRAILS UNIT II

Preliminary Plat Narrative

Table of Contents

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2.0	PRELIMINARY PLAT SUMMARY.....	1
2.1	PROPOSED LAND USES	1
2.2	AMENITIES	1
3.0	PROJECT BACKGROUND	2
3.1	SURROUNDING LAND USES.....	2
3.2	ROADWAY SYSTEM.....	2
3.3	WATER SYSTEM	3
3.4	WASTEWATER SYSTEM	3

Appendices

Appendix A – Figures

Figures

- Figure 1 – Vicinity Map
- Figure 2 – Proposed Land Use Plan
- Figure 3 – Water System Improvements
- Figure 4 – Wastewater System Improvement

1.0 INTRODUCTION

Verde Trails Unit II is a 39.4-acre proposed residential subdivision adjacent to Verde Trails Unit I. Verde Trails Unit I is a 220-acre part of the overall Master Planned Community that is comprised of a variety of land uses; a preliminary plat for this project was approved in August 2018 (PP-07-3). The name, Verde Trails, pays homage to the site's proximity to the Agua Fria River, Salt River and Gila River, as well as the Tres Rios Wetlands.

Verde Trails Unit II (Project) is located in an un-annexed area of Maricopa County and is zoned Rural-43. The Project is currently going through annexation into the City of Avondale, a rezoning to a Planned Area Development, and will be developed under the same development standards as the Verde Trails Master Planned Community. The Project is located east of Avondale Boulevard between Broadway Road and Wier Avenue. The Project is proposed to consist of two Neighborhood Residential Districts which include 6000 District and 6325 District that will consist of 50'x155' and 55'x115' lots, respectively.

2.0 PRELIMINARY PLAT SUMMARY

2.1 PROPOSED LAND USES

The Project is a single family residential subdivision comprised of 146 lots over 39.4-acres. The neighborhood residential districts incorporate various product types and market segments, providing a variety of home options with varying architectural styles. The Project is comprised of 50'x115' and 55'x115' lots.

2.2 AMENITIES

The Project incorporates an amenity package with a parkette that provide both passive and active recreation opportunities and a connective trail system, which provides active recreation opportunities for all age groups within the community. A highly amenitized neighborhood park is within walking distance from the Project that is located in Verde Trails Unit I, adjacent to the main collector spine road (Wier Avenue).

The Project is connected to the Verde Trail's extensive trail system, allowing for future connections to regional trails or trails from adjacent developments. The trail system includes a combination of sidewalks, trails and multi-use trails.

The walls and monumentation at Verde Trails are designed to convey the contemporary desert theme throughout the community by consistent use of materials and simple detailing. Theme walls are provided along perimeter roadways and the main internal collector spine, as well as at high visibility areas internal to the site. Integral color masonry with a ground face block (Trenwyth Trendstone or equivalent) and split faced masonry block combination accent band along the top will be used on the theme walls. The accent band along the theme wall represents the linear open space and trail system that runs through the entire length of the Verde Trails community. Piers will be constructed of the ground face block Trenwyth Trendstone or equivalent) to match the accent band and have a decorative four inch (4") precast concrete cap. Theme walls along homes that back to Broadway Road and 107th Avenue shall incorporate a three foot (3') wall stagger to provide variation in the

horizontal plane. View fences will be provided along open space areas as rear lot fencing, where appropriate. The view wall consists of a combination of integral color masonry and metal fencing and only piers at the end of wall runs will incorporate a decorative cap. The view fencing will meet all applicable pool codes. In conditions when a wall lies on the perimeter of the Verde Trails property directly adjacent to another parcel, a six foot (6') property wall constructed of integral color masonry will be provided.

The major entry monument into the Verde Trails community is located at the intersection of 107th Avenue and Wier. The main entry into the Project will be off of Broadway Road and will have a minor entry monument that will match the other minor entry monuments in Verde Trails Unit I. The minor entry will have a curved wall that matches the theme wall in style and color and includes extruded steal letters with powder coated finish to display the project name.

The overall planting design for Verde Trails is designed to enhance the lush desert theme, utilizing a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest. All plant materials used within public right-of-way shall conform to the Arizona Department of Water Resources (ADWR) low water use plant list. All plant material will be low maintenance and irrigated by an automatic irrigation system. While adhering to low water use principles, the plant palette reflects a lush feeling appropriate for the river corridor, which is dominated by masses of Palo Verde and Acacia bosques. The landscape design focuses on enhanced desert plantings that provide ample shade, variation in color throughout the year and textural elements.

3.0 PROJECT BACKGROUND

3.1 SURROUNDING LAND USES

The adjacent land to the north and west is located in unincorporated Maricopa County and consists of mostly agricultural land zoned Rural-43. The land immediately to the south and east of is situated in the Verde Trails Unit I project.

There are several master planned communities in the immediate vicinity in various stages of planning and development. To the north and west, these communities include Del-Rio Ranch, Fleming Farms, and Alamar, which is located due west of the Project on the west side of Avondale Boulevard. To the northeast, planned communities in the City of Phoenix include Sunset Farms and Country Place.

3.2 ROADWAY SYSTEM

The traffic circulation pattern within the Project is easily accessed from Broadway Road and Wier Avenue off of 107th Avenue. The onsite local street sections shall be within a 50-foot right-of-way and 5-foot minimum sidewalks will be built along both sides of the street within the internal roadways.

Broadway Road half-street improvements and Wier Avenue full street improvements will be constructed adjacent to the Project with the onsite improvements.

3.3 WATER SYSTEM

The Project will have a looped water system consisting of internal 8-inch waterlines, connecting to a 12-inch waterline in Wier Avenue and a 16-inch waterline in Broadway Road. The line sizes are confirmed by the approved Verde Trails Master Water Report as well as the Preliminary Water Report for Unit II for the internal water system. See Figure 3 for the proposed water distribution system.

The Project waterline sizes have been modeled in the approved Master Water Report to match the Avondale Master Water Report.

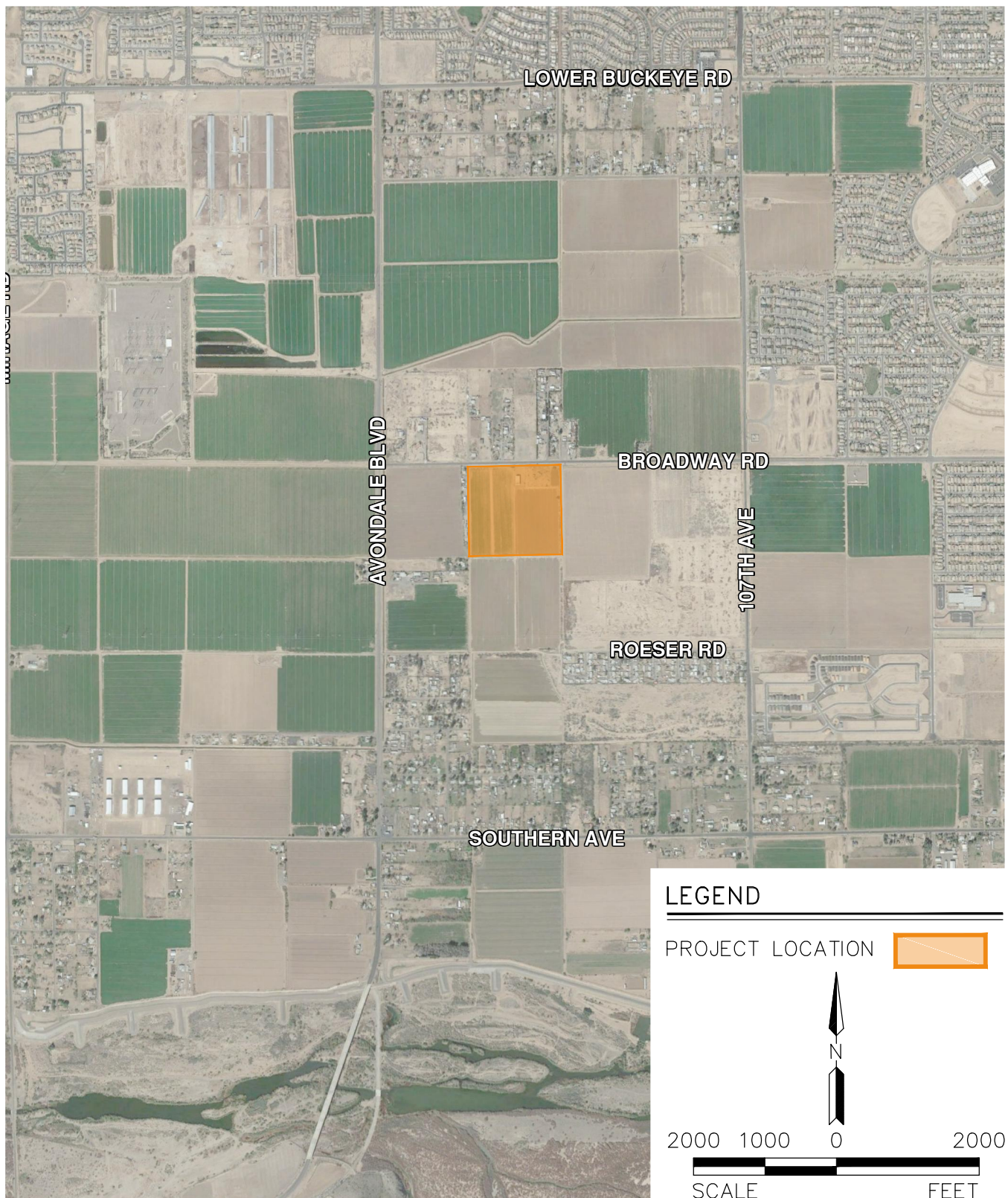
3.4 WASTEWATER SYSTEM

The Project will have an internal network of 8-inch sewer lines that will connect to a proposed 8-inch sewer in Parcel 11. The line sizes are confirmed by the approved Verde Trails Master Wastewater Report as well as the Preliminary Wastewater Report specific to Unit II. See Figure 4 for the proposed wastewater collection system.

The Project sewer sizes have been modeled in the approved Master Wastewater Report to match the Avondale Master Wastewater Report.

APPENDIX A

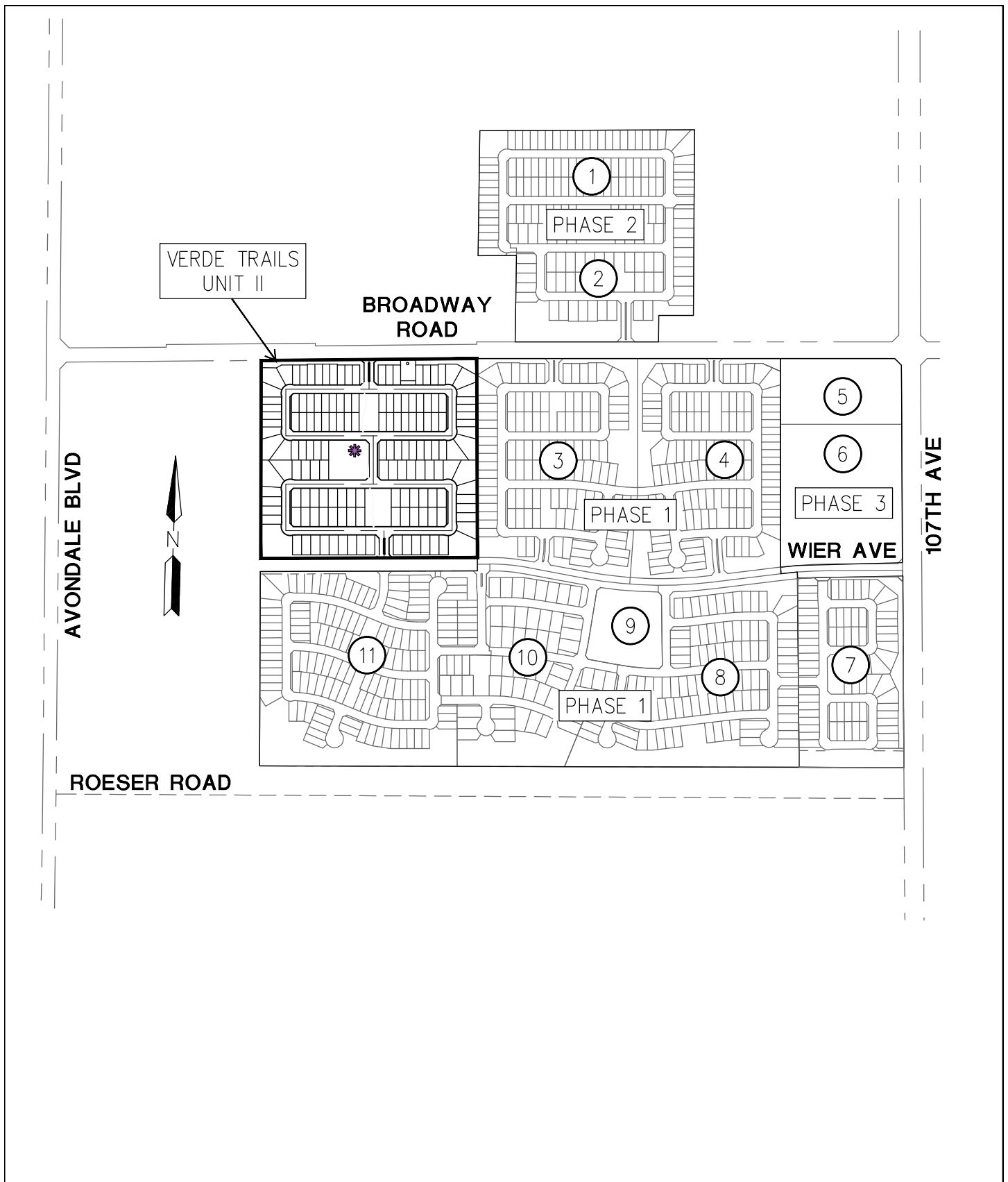
FIGURES



PROJ.NO.:	1377
DATE:	AUG 2018
SCALE:	1" = 2,000'
DRAWN BY:	SL
CHECKED BY:	AT

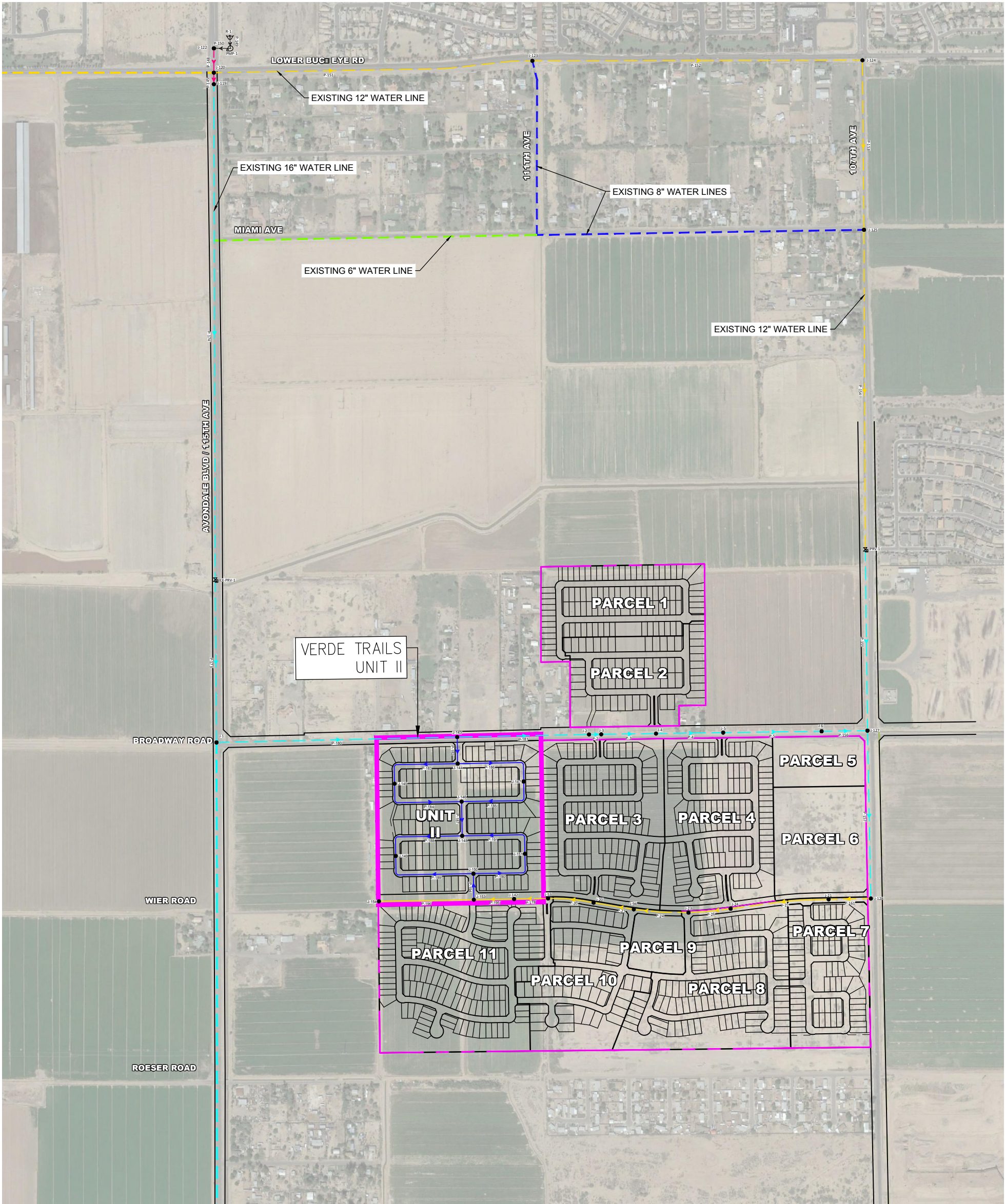
VERDE TRAILS – TOBIN
AVONDALE, ARIZONA
FIG 1: VICINITY MAP

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



PROJ.NO.: 1377	VERDE TRAILS – UNIT II BROADWAY RD & 107TH AVE AVONDALE, ARIZONA FIGURE 2	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT 2018		
SCALE: 1"=800'		
DRAWN BY: DF		
CHECKED BY: PH		

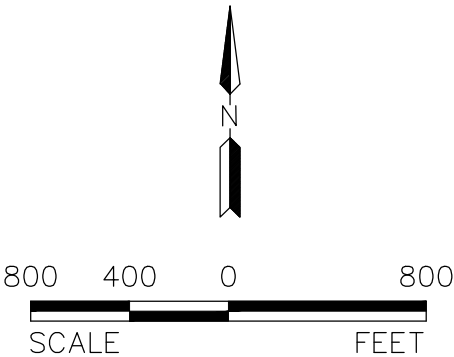
U:\1300\1377\REPORTS\WATER\WaterCAD\UNIT II (TOBIN PROPERTY)\18-0907_1377 Verde Trails Water Model (Unit II) fig 3.dwg 10/30/2018 5:54 PM



LEGEND

- PROJECT BOUNDARY
- PARCEL BOUNDARY
- PROPOSED WATER LINE
- EXISTING WATER LINE
- JUNCTION
- RESERVOIR
- PUMP
- PRESSURE REDUCING VALVE

PIPE DIAMETER LEGEND	
	6.0 INCHES
	8.0 INCHES
	12.0 INCHES
	16.0 INCHES
	24.0 INCHES



PROJ. NO.:	1377
DATE:	SEPTEMBER 2018
SCALE:	1" = 800'
DRAWN BY:	MS
CHECKED BY:	MI

VERDE TRAILS – UNIT II
BROADWAY ROAD & AVONDALE BOULEVARD
AVONDALE, ARIZONA

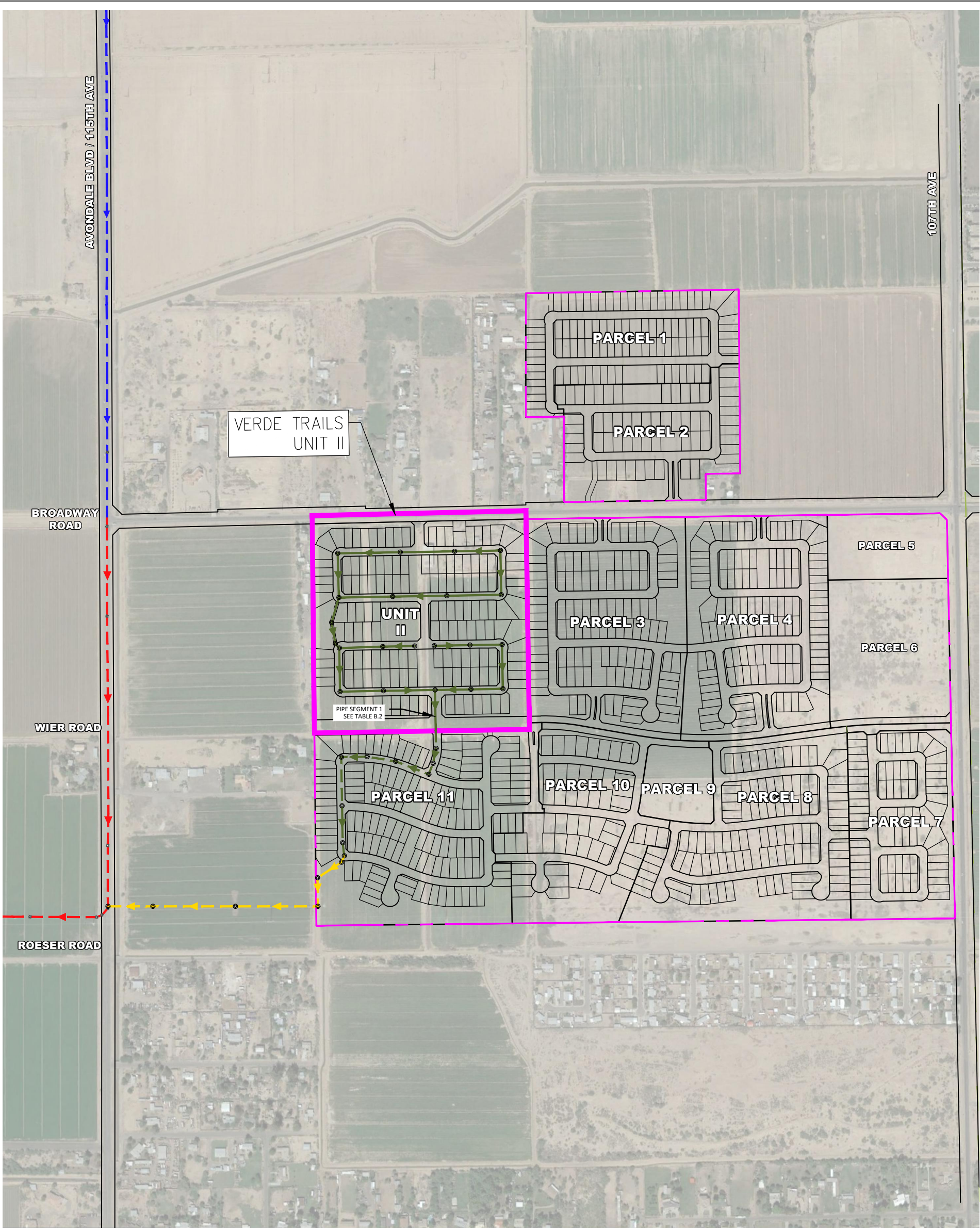
FIG 3: WATER SYSTEM IMPROVEMENTS



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

U:\1300\1377\REPORTS\SEWER\UNIT II (70BIN)\Exhibits\1377 FIG 2 - Wastewater System Improvements - Unit II.dwg 10/30/2018 6:01 PM

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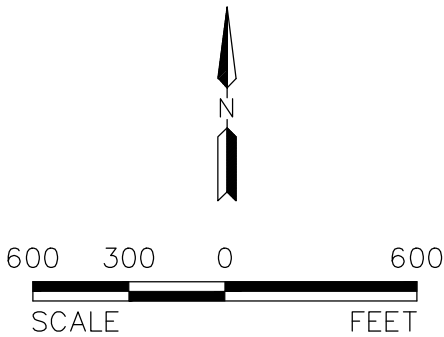


LEGEND

- VERDE TRAILS BOUNDARY
- UNIT II BOUNDARY
- PROPOSED GRAVITY MAIN
- EXISTING GRAVITY MAIN
- SEWER MANHOLE

NOTE: OFFSITE GRAVITY MAINS IN PARCEL 11 NOT SHOWN FOR CLARITY.

COLOR CODING LEGEND CONDUIT: DIAMETER (IN)	
	<= 8.0
	<= 10.0
	<= 12.0
	<= 15.0
	<= 30.0
	<= 36.0



PROJ. NO.:	1377
DATE:	SEPTEMBER 2018
SCALE:	1"=600'
DRAWN BY:	MS
CHECKED BY:	MI

VERDE TRAILS – UNIT II BROADWAY ROAD & AVONDALE BOULEVARD AVONDALE, ARIZONA
FIG 4: WASTEWATER SYSTEM IMPROVEMENTS



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

Exhibit F

Verde Trails Unit II
Proposed Preliminary Plat

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LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 88°42'23"EAST, 2544.30 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°56'08" EAST, 1324.60 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°01'53" WEST, 1303.45 FEET;

THENCE NORTH 00°35'16" WEST, 1317.28 FEET;

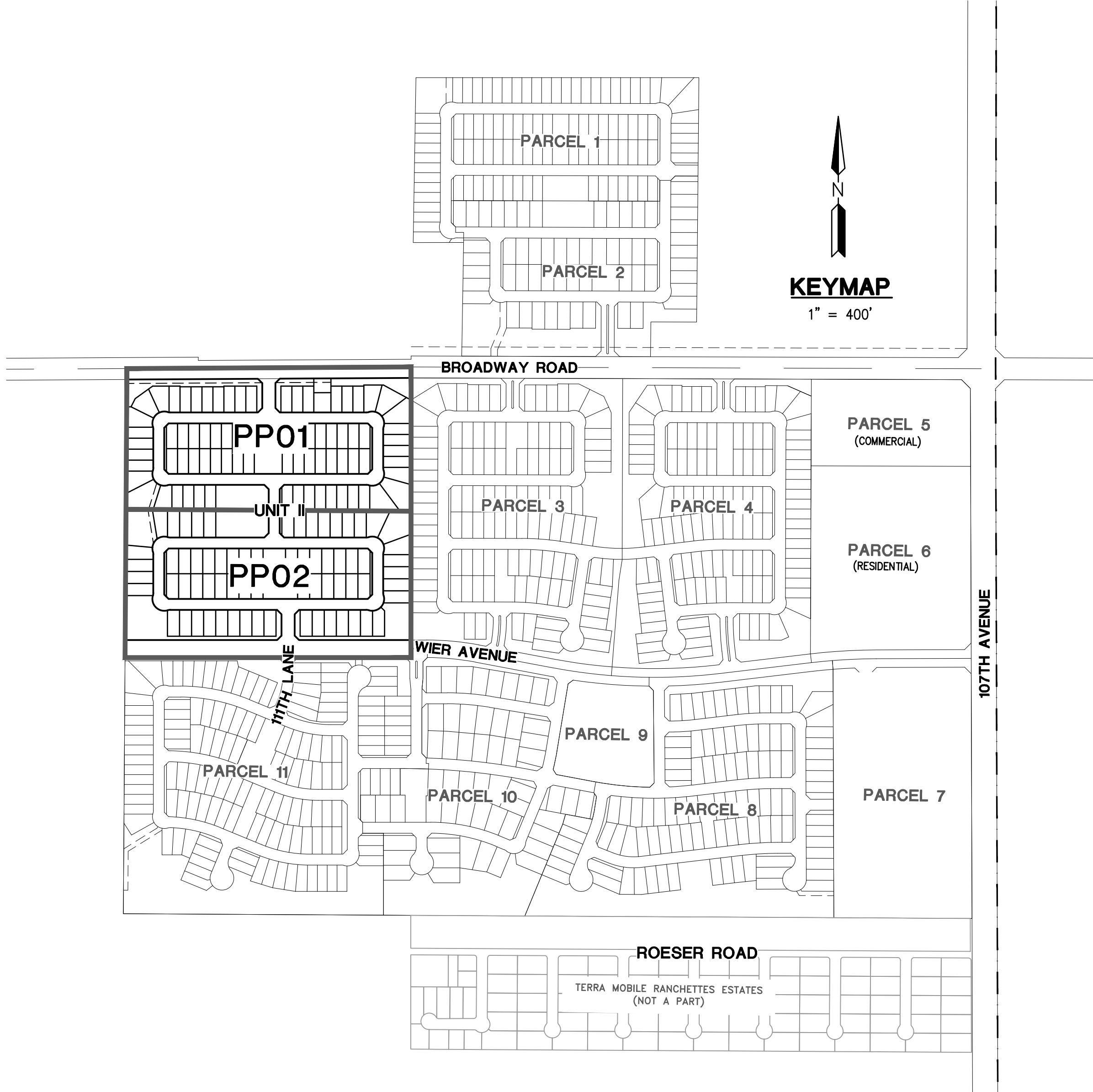
THENCE ALONG THE NORTH LINE OF THE NORTHWEST OF SAID SECTION 30, NORTH 88°42'23" EAST, 1295.47 FEET TO THE POINT OF BEGINNING.

NOTE:

THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.

PRELIMINARY PLAT FOR VERDE TRAILS - UNIT II

AVONDALE, ARIZONA



ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE 250
PHOENIX, AZ 85016
PHONE: 602.490.0535
FAX: 602.368.2436
CONTACT: PAUL HAAS, PE
EMAIL: PHAAS@HILGARTWILSON.COM

OWNER

TOBIN LIVING TRUST
323 W. EL CAMINITO DRIVE
PHOENIX, AZ 85021
PHONE: (602) 944-3057

DEVELOPER

HILLCREST RESIDENTIAL 1, LP
17700 PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 348-1118
FAX: (480) 348-8976
CONTACT: TIM BRISLIN

BASIS OF BEARING

BASIS OF BEARING IS N00°08'28"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF AVONDALE BENCHMARK: "BWAY 107 2006"
3" NGS BRASS CAP SET FLUSH
85+/- EAST OF 107TH AVE
315+/- NORTH OF BROADWAY ROAD
ELEV.= 973.93(NAVD88 DATUM)

PROJECT DESCRIPTION

PROPOSED ZONING AS A PLANNED AREA DEVELOPMENT OVERLAY, WITH A SINGLE FAMILY RESIDENTIAL PRELIMINARY PLAT IN THE PAD ZONING DISTRICT

FLOODPLAIN 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.

AND
SHADED ZONE "AE" WITH A DEFINITION OF: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE STUDY BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BASE FLOOD ELEVATION DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2170M, PANEL NUMBER 2170 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

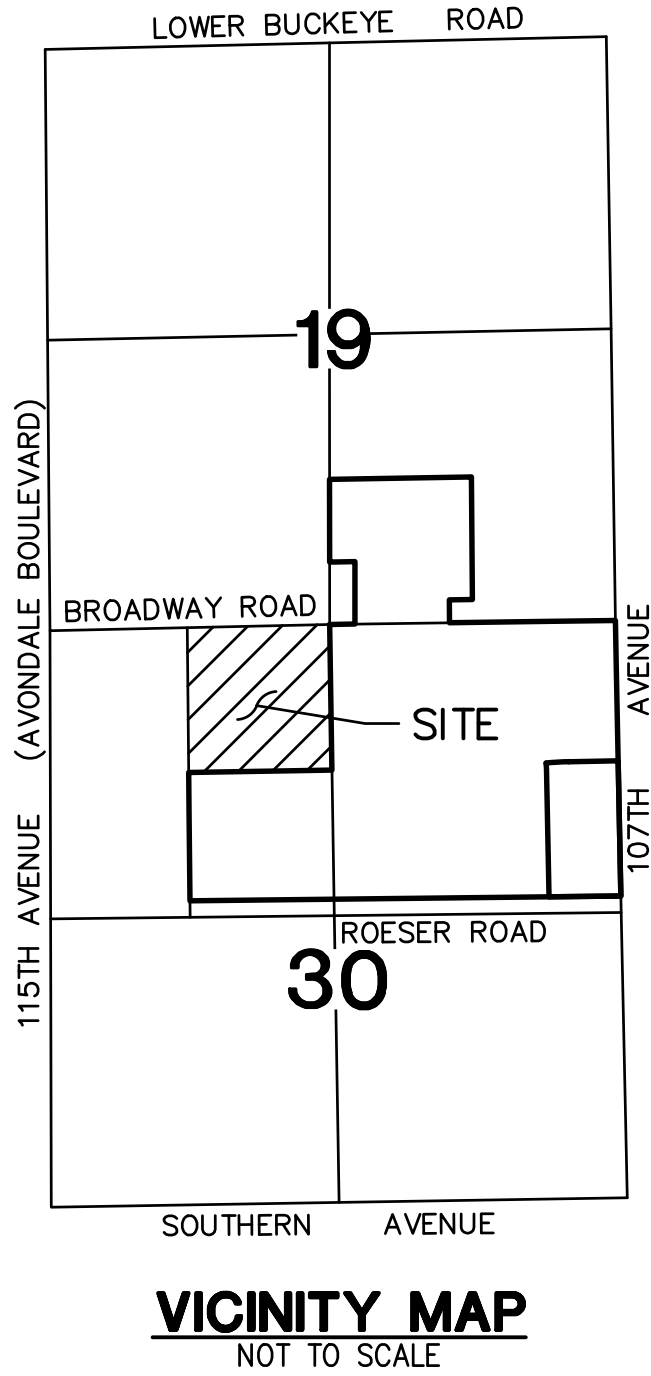
SHEET INDEX

CV01 COVER SHEET
DT01 DETAILS & TABLES
PP01-PP02 PRELIMINARY PLAT

UTILITY PROVIDERS	
SEWER	AVONDALE
WATER	AVONDALE
FIRE	AVONDALE
ELECTRIC	SRP
NATURAL GAS	SW GAS
TELEPHONE	COX COMMUNICATIONS

LAND USE TABLE

EXISTING ZONING	PAD
TOTAL GROSS AREA	37.91 AC
TOTAL NET AREA	35.45 AC
TOTAL NUMBER OF LOTS	146 LOTS
GROSS DENSITY	3.85 DU/AC
NET DENSITY	4.12 DU/AC
TOTAL TRACT AREA	6.84 AC
NET OPEN SPACE PERCENTAGE	19%
MINIMUM LOT AREA	5700 SF
MAXIMUM LOT AREA	16220 SF



Received December 18, 2018

VERDE TRAILS - UNIT 2 TOBIN PARCEL SUMMARY TABLE						
PARCEL NUMBER	AREA NET (AC)	NUMBER OF UNITS	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	REMARKS
UNIT 2 TOBIN PARCEL	35.45	78	5750	50	115	SINGLE FAMILY
		68	6325	55	115	SINGLE FAMILY

REV.:

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



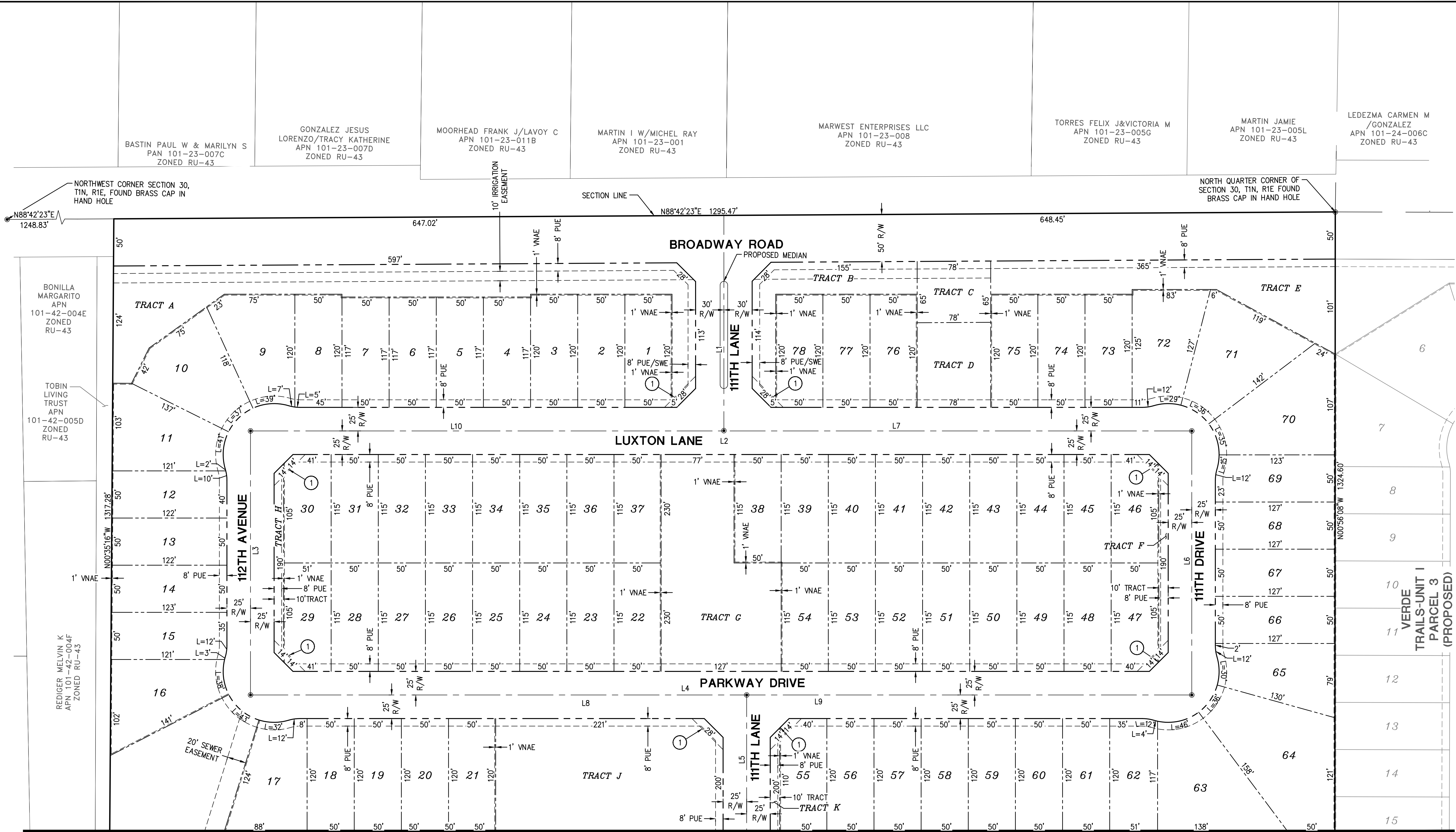
VERDE TRAILS - UNIT II

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

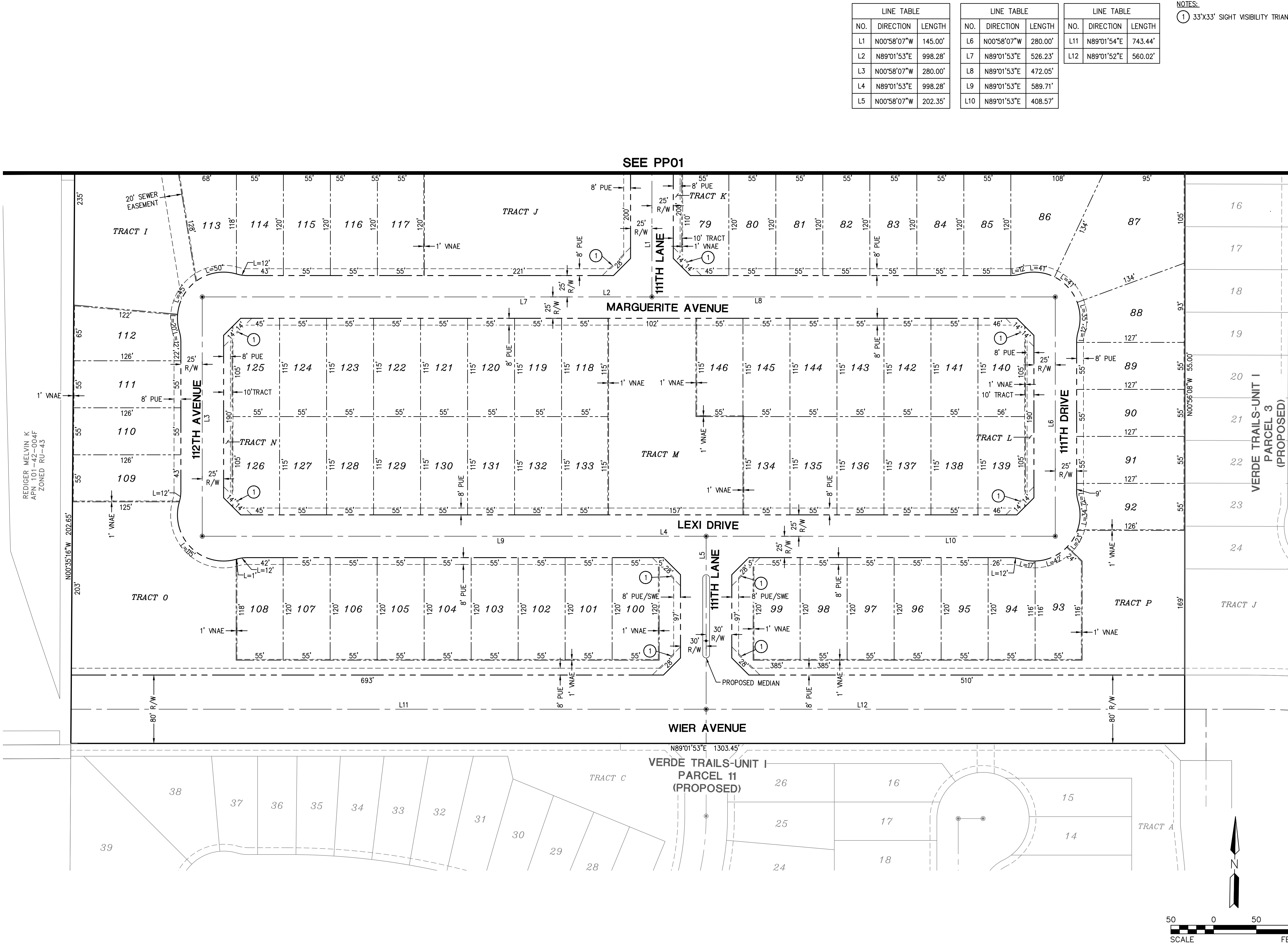
PRELIMINARY PLAT - COVER SHEET

HILGARTWILSON	PROJ NO.:	1377
	DATE:	NOV 2018
	SCALE:	AS SHOWN
	DRAWN:	JT
DESIGNED:		JB
APPROVED:		PH
DWG. NO.		
CV01		
SHT. 1 OF 4		

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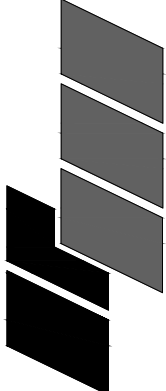
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°58'07"W	145.00'
L2	N89°01'53"E	998.28'
L3	N00°58'07"W	280.00'
L4	N89°01'53"E	998.28'
L5	N00°58'07"W	202.35'

LINE TABLE		
NO.	DIRECTION	LENGTH
L6	N00°58'07"W	280.00'
L7	N89°01'53"E	526.23'
L8	N89°01'53"E	472.05'
L9	N89°01'53"E	589.71'
L10	N89°01'53"E	408.57'

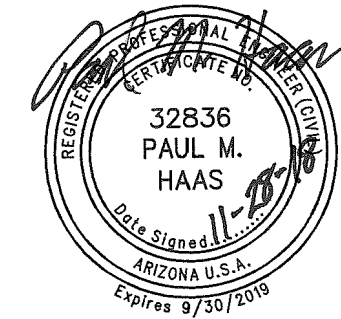
LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N89°01'54"E	743.44'
L12	N89°01'52"E	560.02'

NOTES:
① 33'X33' SIGHT VISIBILITY TRIANGLE

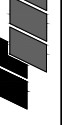
REV:



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



VERDE TRAILS - UNIT II
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
PRELIMINARY PLAT



HILGARTWILSON

PROJ NO.: 1377
DATE: DEC 2018
SCALE: 1"=50'
DRAWN: JT
DESIGNED: JB
APPROVED: PH

DWG. NO.
PP02
SHT. 4 OF 4

Exhibit G

Verde Trails Unit II Proposed Landscape, Amenity and Wall Plan

LANDSCAPE GENERAL NOTES

- ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. CALIPER FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT MATURITY.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS.

LANDSCAPE THEME STATEMENT AND
GENERAL DESCRIPTION OF OPEN SPACES

THE CONCEPTUAL LANDSCAPE PLAN FOR VERDE TRAILS UNIT II BUILDS THE STRONG FOUNDATION AND VISION FOR THE OVERALL VERDE TRAILS COMMUNITY, PROVIDING ENHANCED OPEN SPACE, A CENTRALIZED PARKETTE, A COMMUNITY TRAIL SYSTEM AND CONNECTIVITY TO VERDE TRAILS UNIT I.

PEDESTRIAN AND BICYCLE CIRCULATION IS PROVIDED WITHIN VERDE TRAILS UNIT II BY USE OF A CONTINUOUS NORTH/SOUTH CORRIDOR WHICH UTILIZES A SYSTEM OF SIDEWALKS AND SEGMENTS OF THE SIX FOOT (6') WIDE NEIGHBORHOOD TRAIL. THIS NORTH/SOUTH TRAIL CORRIDOR PROVIDES RESIDENTS A FLUID AND DIRECT PATH BETWEEN BROADWAY ROAD AND WIER AVENUE, AS WELL AS ACCESS THROUGH VERDE TRAILS PARCEL 11 SOUTH TO THE MULTI-USE TRAIL. THIS STRONG CENTRAL OPEN SPACE SPINE WITH TRAIL CORRIDOR ALLOWS FOR CONNECTIVITY BETWEEN VERDE TRAILS UNIT II AND VERDE TRAILS PARCEL 11 AND PROVIDES A SECOND NORTH/SOUTH NON-VEHICULAR CONNECTION FOR THE VERDE TRAILS COMMUNITY. CONNECTIVITY EAST TO PARCEL 3, THE GAMES AND GATHERING PARKETTE AND THE MAIN NEIGHBORHOOD GREENWAY (ALL LOCATED IN VERDE TAILS UNIT I) IS ACHIEVED THROUGH TRAIL ACCESS PROVIDED AT THE SOUTHEAST CORNER OF VERDE TRAILS UNIT II.

IN AREAS WHERE AMBIENT LIGHT IS INSUFFICIENT, PEDESTRIAN SCALE WAYFINDING LIGHTING WILL BE PROVIDED ALONG THE NEIGHBORHOOD TRAIL AT A TYPICAL SPACING OF ONE HUNDRED FOOT (100') INCREMENTS. IN AREAS WHERE THE WAYFINDING LIGHTING IS INSUFFICIENT, A COMBINATION OF BOLLARDS AND/OR PATH LIGHTING IN SHORTER INCREMENTS MAY BE NECESSARY TO ENSURE THAT WAYFINDING LIGHTS, AS REFERENCE POINTS, ARE VISIBLE FROM ONE TO THE NEXT.

THE CENTRALLY LOCATED PARKETTE, WHICH IS JUST OVER ONE (1) ACRE IN SIZE, IS LOCATED CONVENIENTLY TO ALL RESIDENTS WITHIN VERDE TRAILS UNIT II AND IS LOCATED ALONG THE NEIGHBORHOOD TRAIL NETWORK. THE PARKETTE IS THEMED 'PICNIC & PLAY' AND PROVIDES TRADITIONAL PASSIVE AND ACTIVE AMENITIES FOR RESIDENTS OF ALL AGES AND ACTIVITY LEVELS.

THE OVERALL PLANTING DESIGN FOR VERDE TRAILS UNIT II IS DESIGNED TO ENHANCE THE LUSH DESERT THEME, UTILIZING A VARIETY OF LOW WATER USE TREES, SHRUBS AND GROUNDCOVERS TO PROVIDE SHADE AND VISUAL INTEREST. ALL PLANT MATERIALS USED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE PLANT LIST. STREET TREES WILL INCLUDE OLIVE, EVERGREEN OAK, DESERT WILLOW, AND MESQUITE AS REQUIRED BY THE CITY OF AVONDALE'S STREET TREE MASTER PLAN. ALL PROPOSED PLANT MATERIAL WILL BE LOW MAINTENANCE AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. TURF IS PROVIDED, WHERE APPROPRIATE, FOR ACTIVE RECREATION IN THEPARKETTE, ALONG THE TRAIL CORRIDORS, AND FOR RETENTION PURPOSES.

OPEN SPACE CALCULATIONS

A.) TOTAL OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	6.84 ACRES	19% OF NET SITE AREA
B.) TOTAL OPEN SPACE LOCATED OUTSIDE OF RETENTION BASINS, NOT INCLUDING RIGHT-OF-WAY:	2.71 ACRES	8% OF NET SITE AREA
C.) TOTAL OF USABLE OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	3.03 ACRES	9% OF NET SITE AREA

CHECKED BY: MEJM
DRAWN BY: SSOR

Received
December 10,
2018

VERDE TRAILS UNIT II

CITY OF AVONDALE, AZ

PROJECT TEAM:

DEVELOPER | HILLCREST RESIDENTIAL 1, LP

17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PH: 480.348.1118
CONTACT: TIM BRISLIN
EMAIL: tbrislin@harvardinvestments.com

CIVIL ENGINEER | HILGART WILSON, LLC

2141 EAST HIGHLAND AVENUE, SUITE 250
PHOENIX, AZ 85016
PH: 602.490.0535
CONTACT: PAUL HAAS
EMAIL: phaas@hilgartwilson.com

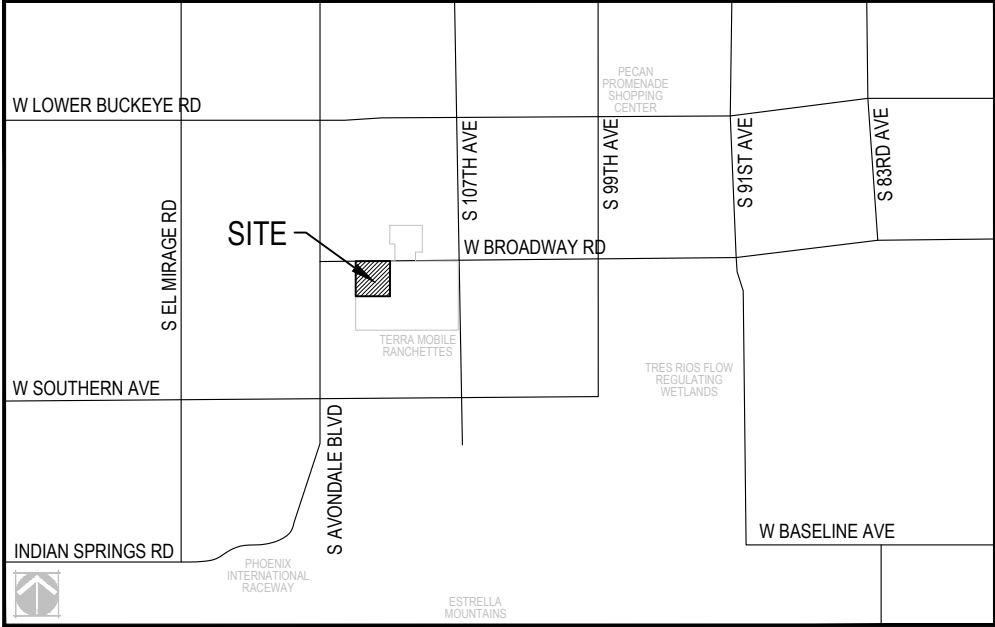
LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: CHRISTIAN SOBECKI
EMAIL: csobecki@norris-design.com

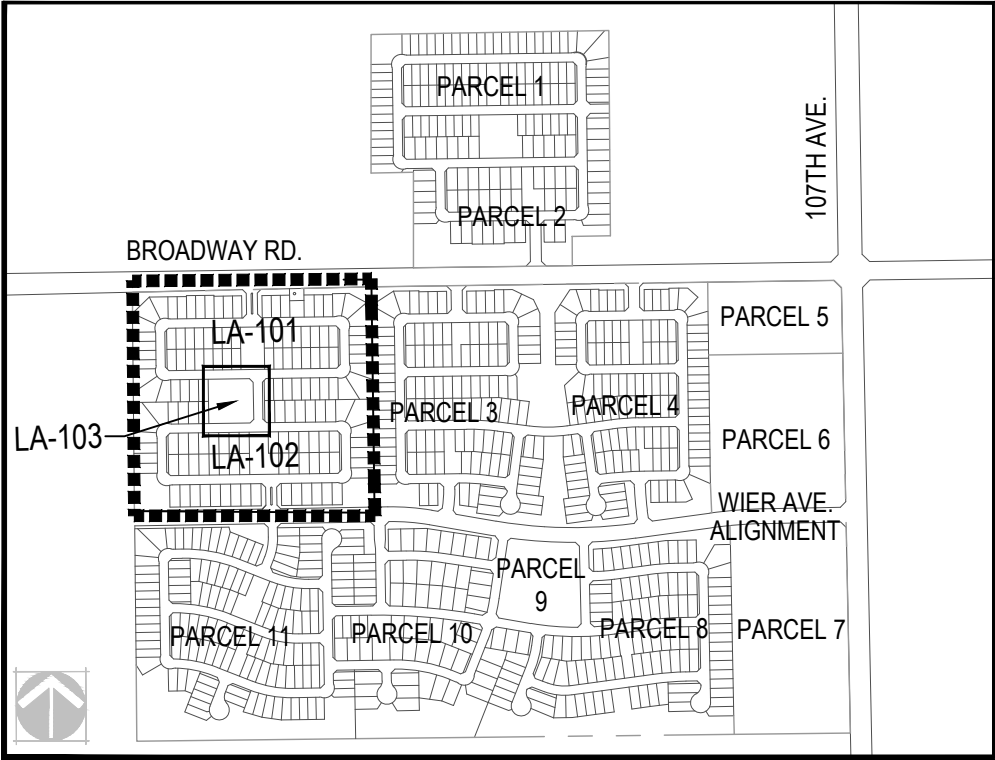
SHEET INDEX

SHEET #	DESCRIPTION	(09/17/18) ISSUED FOR: PRELIMINARY PLAT APPLICATION	(11/12/18) ISSUED FOR: PRELIMINARY PLAT APPLICATION
LA-100	LANDSCAPE COVER	X	X
LA-101	LANDSCAPE PLAN	X	X
LA-102	LANDSCAPE PLAN	X	X
LA-103	LANDSCAPE PLAN ENLARGEMENT	X	X
LA-201	HARDSCAPE DETAILS	X	X
LA-202	MATERIALS	X	X
LA-301	WALL PLAN	X	X
LA-401	LANDSCAPE MAINTENANCE SCHEDULE	X	X

VICINITY MAP



KEY MAP



VERDE TRAILS UNIT II AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118
tbrislin@harvardinvestments.com

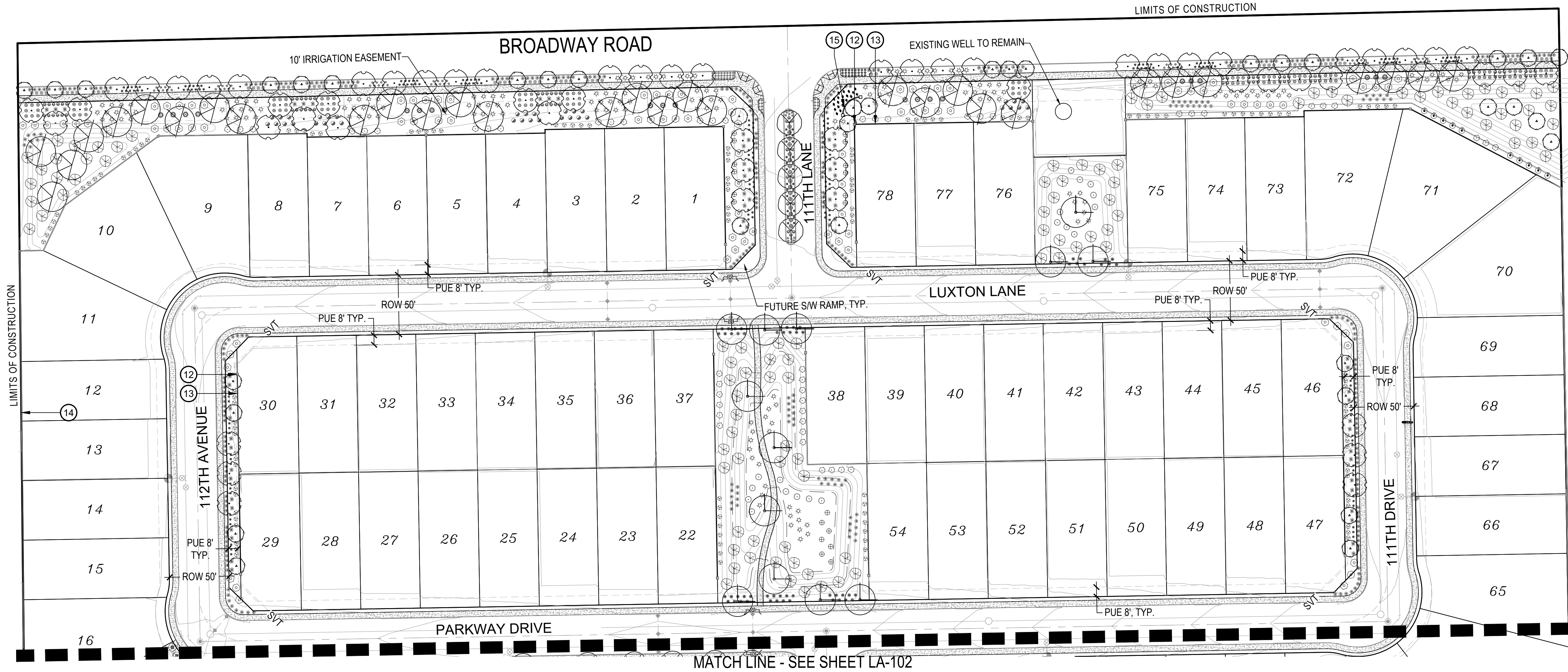


DATE:
1st Submittal:
09.17.2018
2nd Submittal:
11.12.2018
3rd Submittal:
12.05.2018

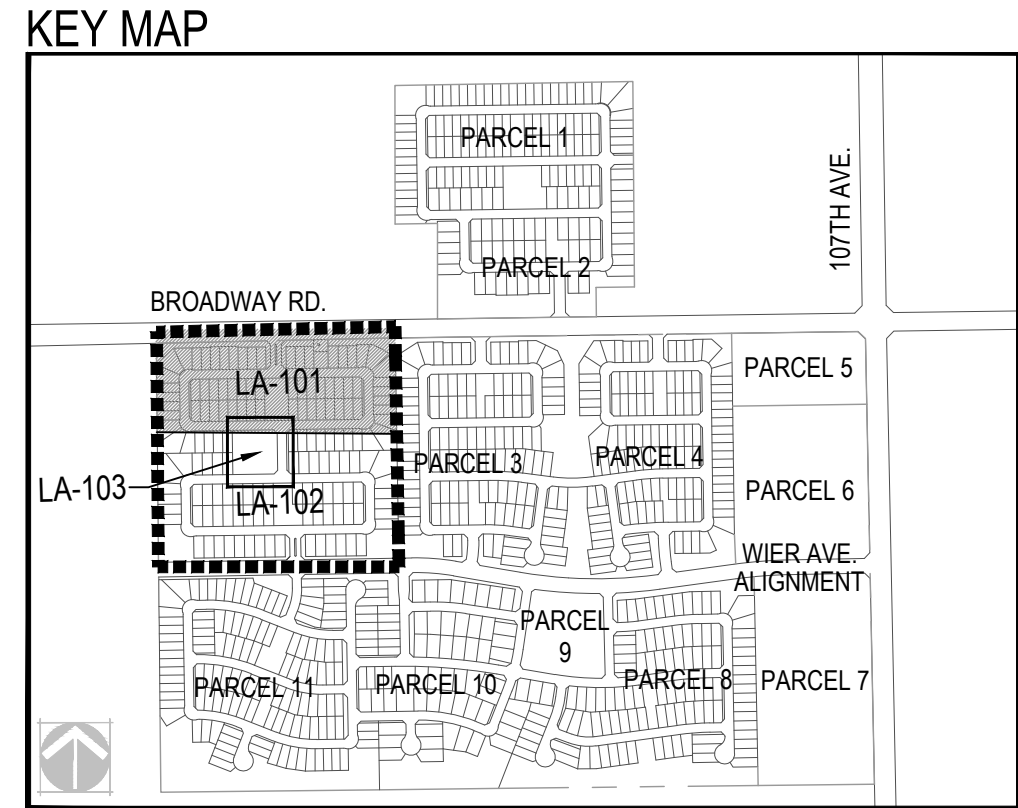
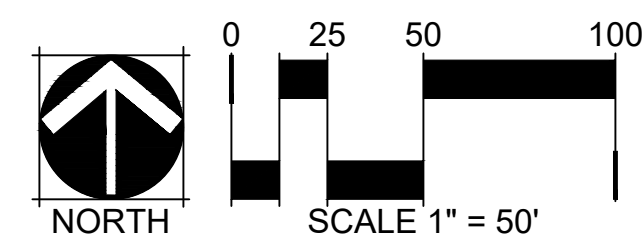
SHEET TITLE:

LANDSCAPE
COVER

LA-100



CONCEPTUAL LANDSCAPE PLAN



PAVING SCHEDULE

	CONCRETE SIDEWALK PER MAG 230 COLOR: STANDARD GREY FINISH: SMOOTH QTY: 77,385 SF
	STABILIZED DECOMPOSED GRANITE COLOR: EXPRESS BROWN QTY: 3,225 SF
	DECOMPOSED GRANITE COLOR: EXPRESS BROWN SIZE: 3/4" SCREENED, 2" MIN DEPTH LOCATED IN ALL LANDSCAPE AREAS
	PLAYSOFT PLAYGROUND MULCH MANUFACTURED BY: PIONEER QTY: 2,645 SF
	4"-8" SANTA FE GOLD RIP RAP MANUFACTURED BY: PIONEER QTY: 12,750 SF

KEYNOTES

- ① CONCRETE HEADER, TYP.

② STEEL EDGE, TYP.

③ BENCH - SEE DETAIL 1/ LA-201, TYP.

④ PICNIC TABLE - SEE DETAIL 2/ LA-201, TYP.

⑤ GRILL - OPEN - SEE DETAIL 3/ LA-201, TYP.

⑥ BIKE RACK - SEE DETAIL 4/ LA-201

⑦ TRASH RECEPTACLE - SEE DETAIL 5/ LA-201, TYP.

⑧ PET WASTE STATION - SEE DETAIL 6/ LA-201, TYP.

⑨ SWINGS - SEE DETAIL 7/ LA-201, TYP.
- ⑩ PLAYGROUND ACCESSORY - SEE DETAIL 8/ LA-201, TYP.

⑪ TETHERBALL - SEE DETAIL 9/ LA-201, TYP.

⑫ ACCENT PIER - SEE DETAIL 1/ LA-301, TYP.

⑬ COMMUNITY THEME WALL - SEE DETAIL 1/ LA-301, TYP.

⑭ PROPERTY WALL - SEE DETAIL 2/ LA-301, TYP.

⑮ SECONDARY ENTRY MONUMENT - SEE DETAIL 3/ LA-301

⑯ NEIGHBORHOOD TRAIL

⑰ CAFE STYLE PICNIC TABLE - SEE DETAIL 2/ LA-202

⑱ SHADE RAMADA - SEE DETAIL 1/ LA-202

PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE CALIPER	QTY.
TREES			
	Caesalpinia cocalaco 'Smoothie' Thornless Cascalote	24" Box MULTI	6
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box MULTI	25
	Chilopsis linearis Desert Willow	24" Box MULTI	81
	Eucalyptus papuana Ghost Gum Eucalyptus	24" Box 1.5" CAL. MIN.	32
	Olea europaea 'Wilsoni' Fruitless Olive	24" Box 2" CAL. MIN.	73
	Prosopis spp. Thornless Mesquite Species	24" Box MULTI	83
	Quercus virginiana Southern Live Oak	24" Box 1.5" CAL. MIN.	31
	Ulmus parvifolia Chinese Elm	24" Box 1.5" CAL. MIN.	24
TREES TOTAL:			355
SHRUBS			
	Bougainvillea 'La Jolla' 'La Jolla' Bougainvillea	5 GAL.	262
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.	86
	Calliandra eriophylla Fairy Duster	5 GAL.	99
	Dodonea viscosa Hopseed Bush	5 GAL.	112
	Lantana x 'New Gold' 'New Gold' Lantana	1 GAL.	124
	Larrea tridentata Creosote	5 GAL.	9
	Ruellia brittoniana Britton's Wild Petunia	5 GAL.	127
	Ruellia brittoniana 'Katie' Dwarf Ruellia	1 GAL.	433
	Ruellia peninsularis Baja Ruellia	5 GAL.	59
	Simmondsia chinensis Jojoba	5 GAL.	30
	Tecoma alata Orange Jubilee	5 GAL.	19
	Tecoma stans x 'Yellow Bells' 'Yellow Bells'	5 GAL.	49
SHRUBS TOTAL:			1,409
ACCENTS			
	Agave weberi Weber's Agave	5 GAL.	12
	Dasylirion quadrangulatum Toothless Desert Spoon	5 GAL.	157
	Dasylirion wheeleri Desert Spoon	5 GAL.	34
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.	20
	Hesperaloe funifera Giant Hesperaloe	5 GAL.	36
	Hesperaloe parviflora Red Yucca	5 GAL.	295
	Muhlenbergia capillaris 'Regal Mist'	5 GAL.	378
	Muhlenbergia lindheimeri 'Autumn Glow'	5 GAL.	186
	Muhlenbergia rigens Deer Grass	5 GAL.	164
	Opuntia engelmannii Texas Prickly Pear	5 GAL.	44
ACCENTS TOTAL:			1,328
GROUNDCOVERS			
	Acacia redolens Trailing Acacia	1 GAL.	280
	Eremophila glabra 'Mingenew Gold'	1 GAL.	156
	Lantana montevidensis Trailing Purple Lantana	1 GAL.	1030
GROUNDCOVERS TOTAL:			1,466
	Midiron Sod		26,490 SF

VERDE TRAILS UNIT II
AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
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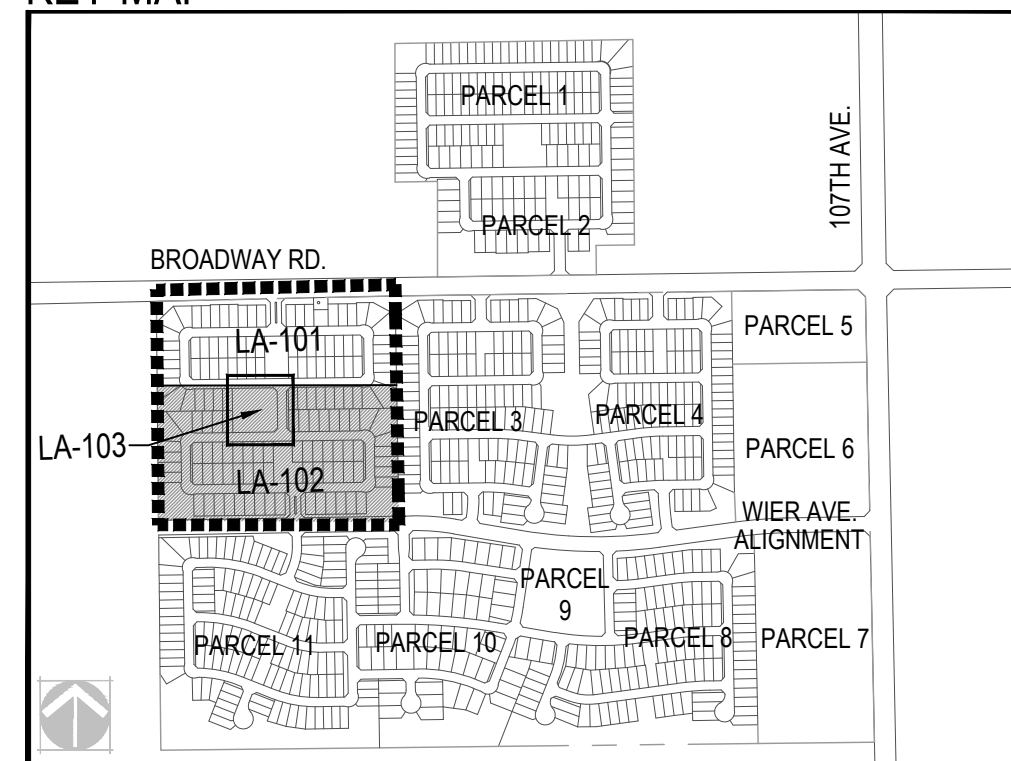
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12.05.2018

SHEET TITLE:
LANDSCAPE PLAN



CONCEPTUAL LANDSCAPE PLAN

KEY MAP



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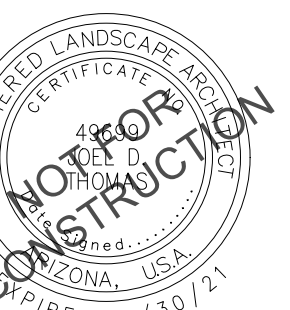
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VERDE TRAILS UNIT II AVONDALE, ARIZONA

OWNER:

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CONTACT: TIM BRISLIN
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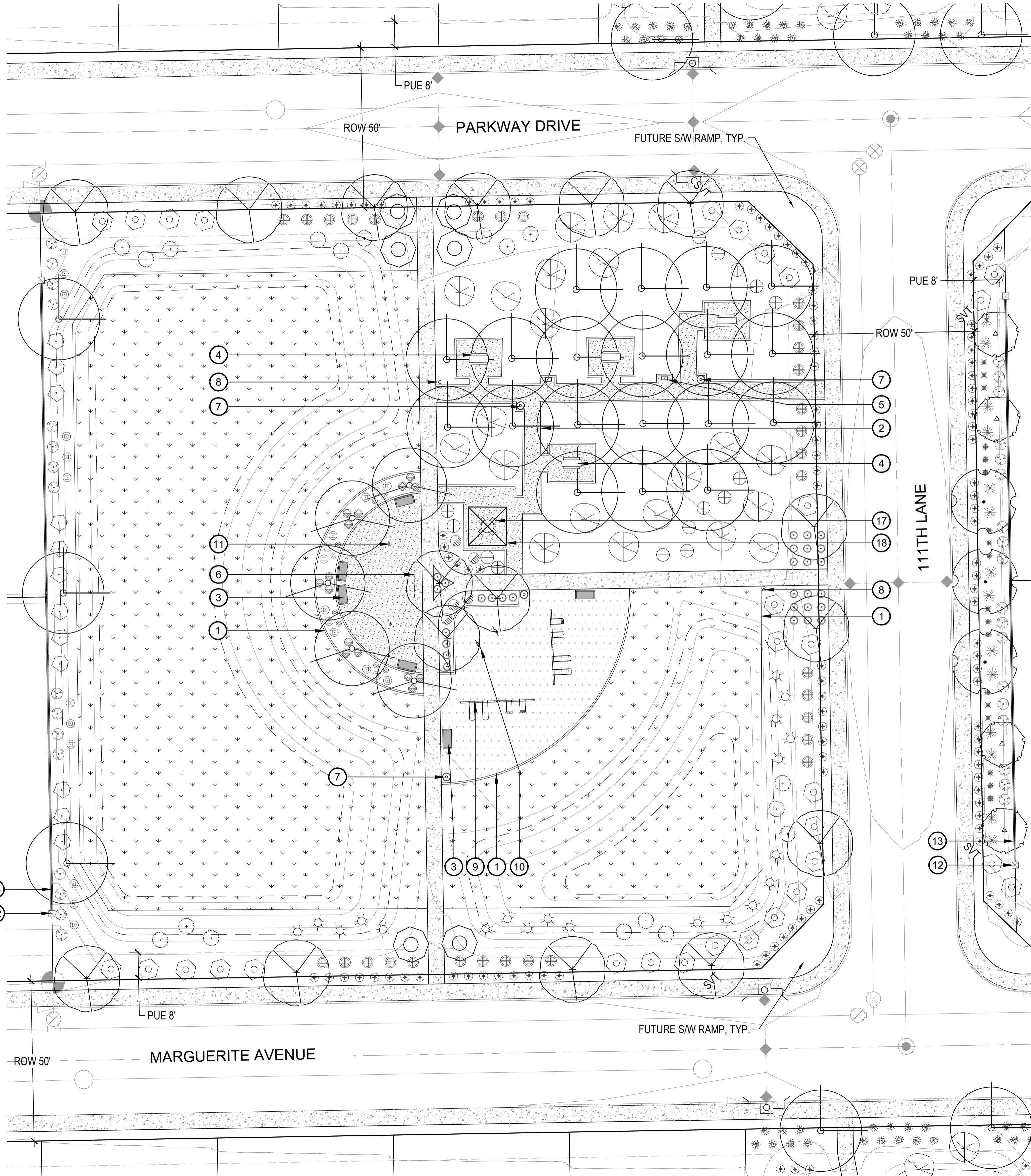
SHEET TITLE:

LANDSCAPE
PLAN

LA-102

CHECKED BY: MEJM
DRAWN BY: SSOR

CHECKED BY: MEJM
DRAWN BY: SSOR



ENLARGED LANDSCAPE PLAN

PAVING SCHEDULE

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⑭ PROPERTY WALL - SEE DETAIL 2/LA-301, TYP.

⑮ SECONDARY ENTRY MONUMENT - SEE DETAIL 3/ LA-301

⑯ NEIGHBORHOOD TRAIL

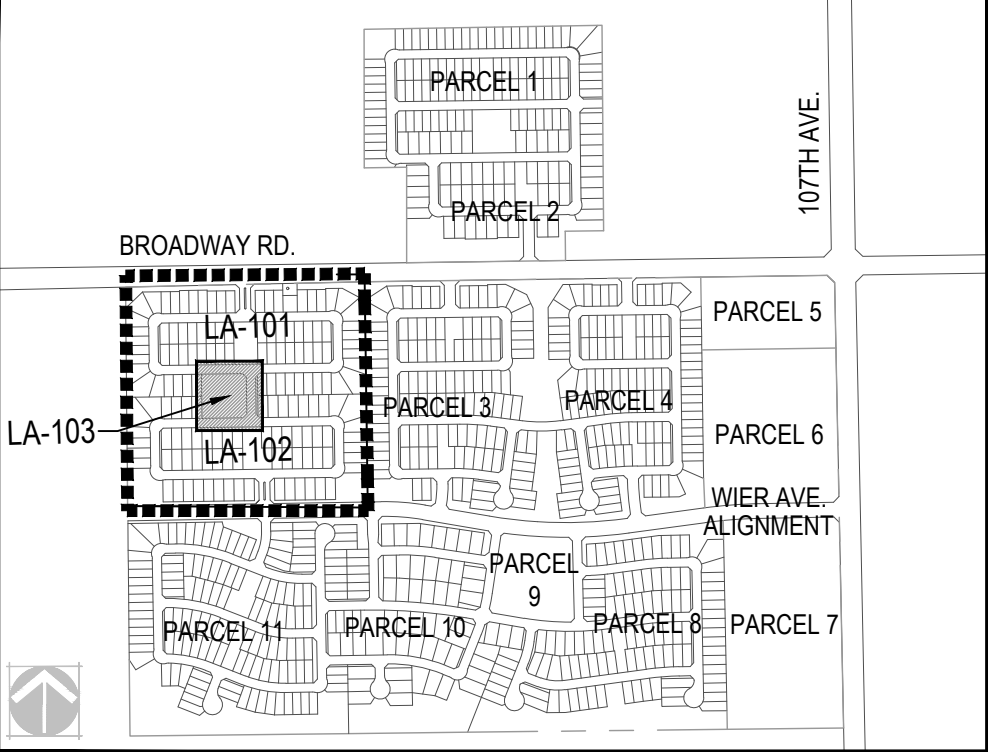
⑰ CAFE STYLE PICNIC TABLE - SEE DETAIL 2/ LA-202

⑱ SHADE RAMADA - SEE DETAIL 1/ LA-202

PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE CALIPER	QTY.
TREES			
	Caesalpinia cacalaco 'Smoothie' Thornless Cascadote	24" Box MULTI	6
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box MULTI	25
	Chilopsis linearis Desert Willow	24" Box MULTI	81
	Eucalyptus papuana Ghost Gum Eucalyptus	24" Box 1.5" CAL. MIN.	32
	Olea europaea 'Wilsonii' Fruitless Olive	24" Box 2" CAL. MIN.	73
	Prosopis spp. Thornless Mesquite Species	24" Box MULTI	83
	Quercus virginiana Southern Live Oak	24" Box 1.5" CAL. MIN.	31
	Ulmus parvifolia Chinese Elm	24" Box 1.5" CAL. MIN.	24
TREES TOTAL:			355
SHRUBS			
	Bougainvillea 'La Jolla' 'La Jolla' Bougainvillea	5 GAL.	262
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.	86
	Calliandra eriophylla Fairy Duster	5 GAL.	99
	Dodonea viscosa Hopseed Bush	5 GAL.	112
	Lantana x 'New Gold' 'New Gold' Lantana	1 GAL.	124
	Larrea tridentata Creosote	5 GAL.	9
	Ruellia brittoniana Britton's Wild Petunia	5 GAL.	127
	Ruellia brittoniana 'Katie' Dwarf Ruellia	1 GAL.	433
	Ruellia peninsularis Baja Ruellia	5 GAL.	59
	Simmondsia chinensis Jojoba	5 GAL.	30
	Tecoma alata Orange Jubilee	5 GAL.	19
	Tecoma slans x Yellow Bells Yellow Bells	5 GAL.	49
SHRUBS TOTAL:			1,409
ACCENTS			
	Agave weberi Weber's Agave	5 GAL.	12
	Dasylirion quadrangulatum Toothless Desert Spoon	5 GAL.	157
	Dasylirion wheeleri Desert Spoon	5 GAL.	34
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.	20
	Hesperaloe funifera Giant Hesperaloe	5 GAL.	36
	Hesperaloe parviflora Red Yucca	5 GAL.	295
	Muhlenbergia capillaris 'Regal Mist'	5 GAL.	378
	Muhlenbergia lindheimeri 'Autumn Glow'	5 GAL.	186
	Muhlenbergia rigens Deer Grass	5 GAL.	164
	Opuntia engelmannii Texas Prickly Pear	5 GAL.	44
ACCENTS TOTAL:			1,328
GROUNDCOVERS			
	Acacia redolens Trailing Acacia	1 GAL.	280
	Eremophila glabra 'Mingenew Gold'	1 GAL.	156
	Lantana montevidensis Trailing Purple Lantana	1 GAL.	1030
GROUNDCOVERS TOTAL:			1,466
	Midiron Sod		26,490 F ²

KEY MAP



VERDE TRAILS UNIT II AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 1, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118
tbrislin@harvardinvestments.com



DATE:
1st Submittal:
09.17.2018
2nd Submittal:
11.12.2018
3rd Submittal:
12.05.2018

SHEET TITLE:
LANDSCAPE
PLAN



MANUFACTURED BY: WABASH VALLEY
MODEL: WI1112C - FAUX WOOD
COLOR: WHEAT (BENCH), HUNTER (FRAMEWORK)

1 BENCH

NTS



MANUFACTURED BY: WABASH VALLEY
MODEL: GREEN VALLEY 6' PICNIC TABLE GV106G
COLOR: CEDAR (RECYCLED PLASTIC), GREEN (FRAME) - SEE MATERIALS BOARD

2 PICNIC TABLE TYPE II

NTS



MANUFACTURED BY: WABASH VALLEY
MODEL: GRILL-20" WIDE X 15" DEEP X 10" HIGH - GR101N

3 GRILL - OPEN

NTS



MANUFACTURED BY: WABASH VALLEY
MODEL: SERPENTINE BIKE LOOP - BRK538
COLOR: GREEN

4 BIKE RACK

NTS



MANUFACTURED BY: WABASH VALLEY
MODEL: GREEN VALLEY - 32 GALLON RECYCLE SLAT RECEPTACLE W/ LINER - GV300G
COLOR: CEDAR (RECYCLED PLASTIC), HUNTER (FRAME)

5 TRASH RECEPTACLE

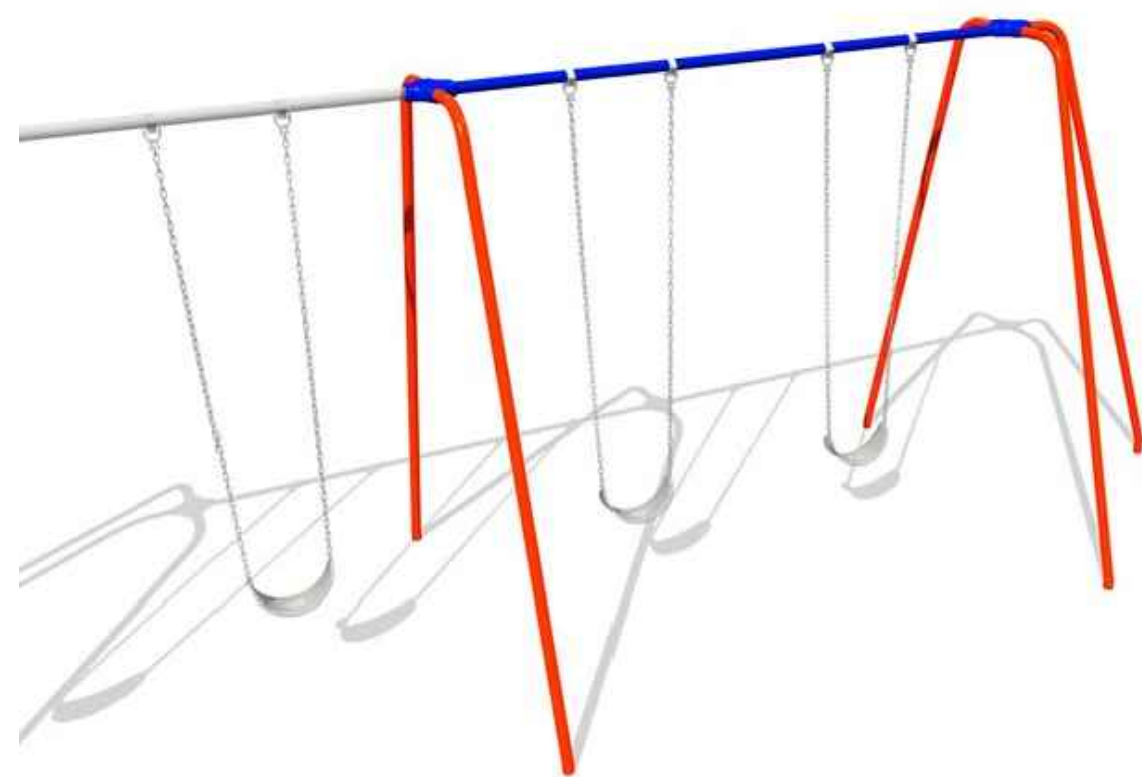
NTS



MANUFACTURED BY: DOGIPOT
MODEL: #1003-L
COLOR: GREEN

6 PET STATION

NTS



MANUFACTURED BY: LANDSCAPE STRUCTURES
MODEL: 5000 SERIES 10' HEIGHT SWING FRAME AND ADDITIONAL BAY
SEATS: BELT SEAT WITH CHAINS AND FULL BUCKET INFANT SEAT WITH CHAINS
COLOR: GREEN

NOTE: CHAINS TO BE VINYL COATED (OR EQUAL).

7 SWINGS

NTS



MANUFACTURED BY: LANDSCAPE STRUCTURES
MODEL: DIGIRIDER BEAR #233059

8 PLAYGROUND ACCESSORY

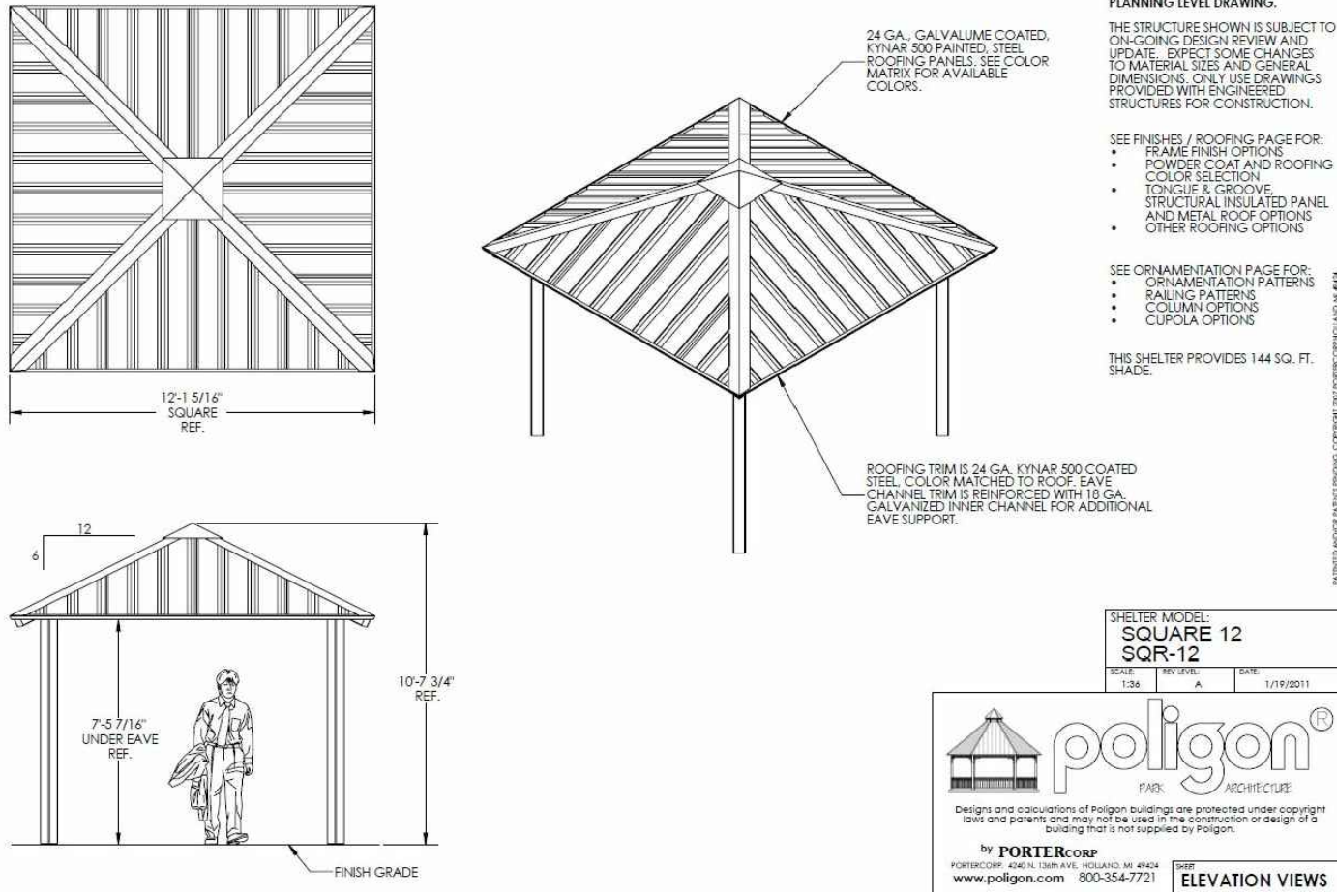
NTS



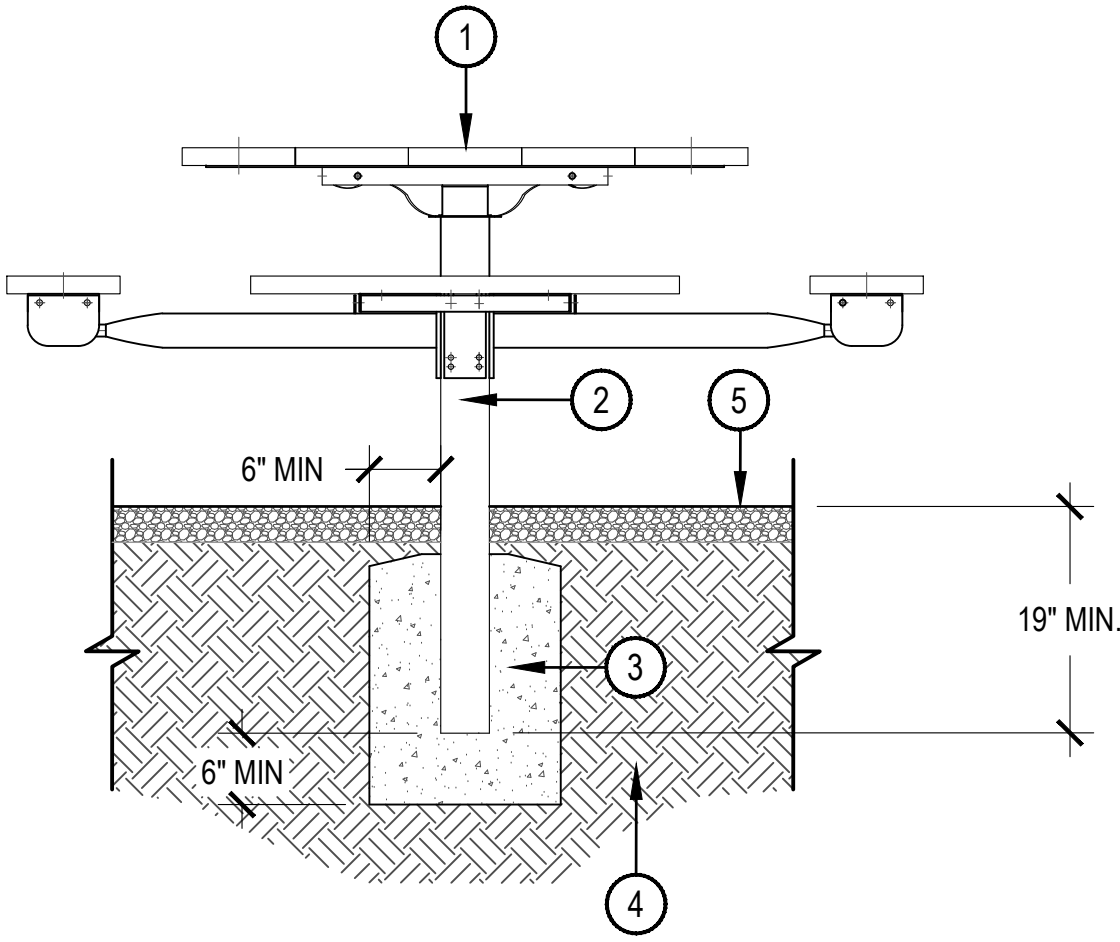
MANUFACTURED BY: BELSON OUTDOORS
MODEL: TETHER BALL WITH STEEL POST PLAYGROUND SET
COLOR: GREEN

9 TETHER BALL

NTS



MANUFACTURED BY: POLIGON
MODEL: SQUARE 12
FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN



- 1 PICNIC TABLE - SEE HARDSCAPE PLANS FOR SPECIFICATION.
- 2 STEEL POST PER MANUFACTURER'S RECOMMENDATION
- 3 CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION
- 4 COMPACTED SUBGRADE PER GEOTECH REPORT
- 5 FINISH GRADE
- 6 PICNIC TABLE MANUFACTURED BY WABASH VALLEY. MODEL: GV230G - INGROUND. COLOR: CEDAR (RECYCLED PLASTIC), GREEN (FRAME). SEE DETAIL 4/LA-201

1 SHADE RAMADA - SQUARE - 12'

NTS

2 PICNIC TABLE 3 OR 4 PERSON

SCALE: 3/4" = 1'-0"

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SHEET TITLE:
HARDSCAPE
DETAILS

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AVONDALE, ARIZONA

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SHEET TITLE:
MATERIALS

LA-203



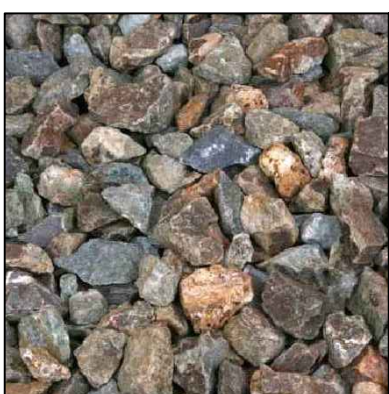
COLOR A



COLOR B



OUTBACK
DAVIS COLOR: #677

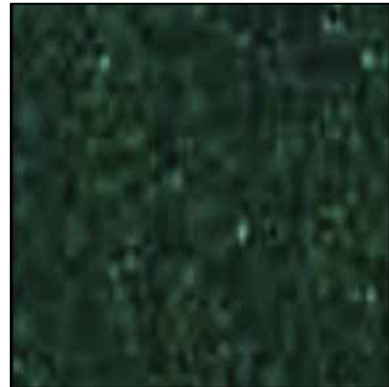


3/4" SCREENED EXPRESS BROWN

1 CMU BLOCK

2 PRECAST CONCRETE CAP

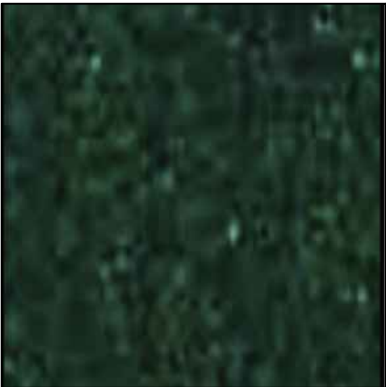
3 DECOMPOSED GRANITE



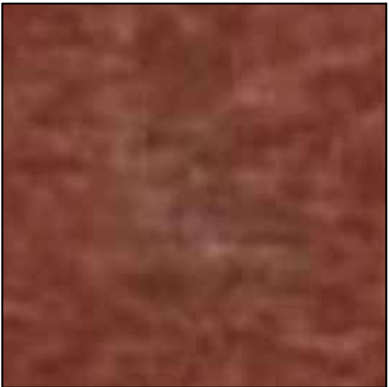
HUNTER



WHEAT



HUNTER

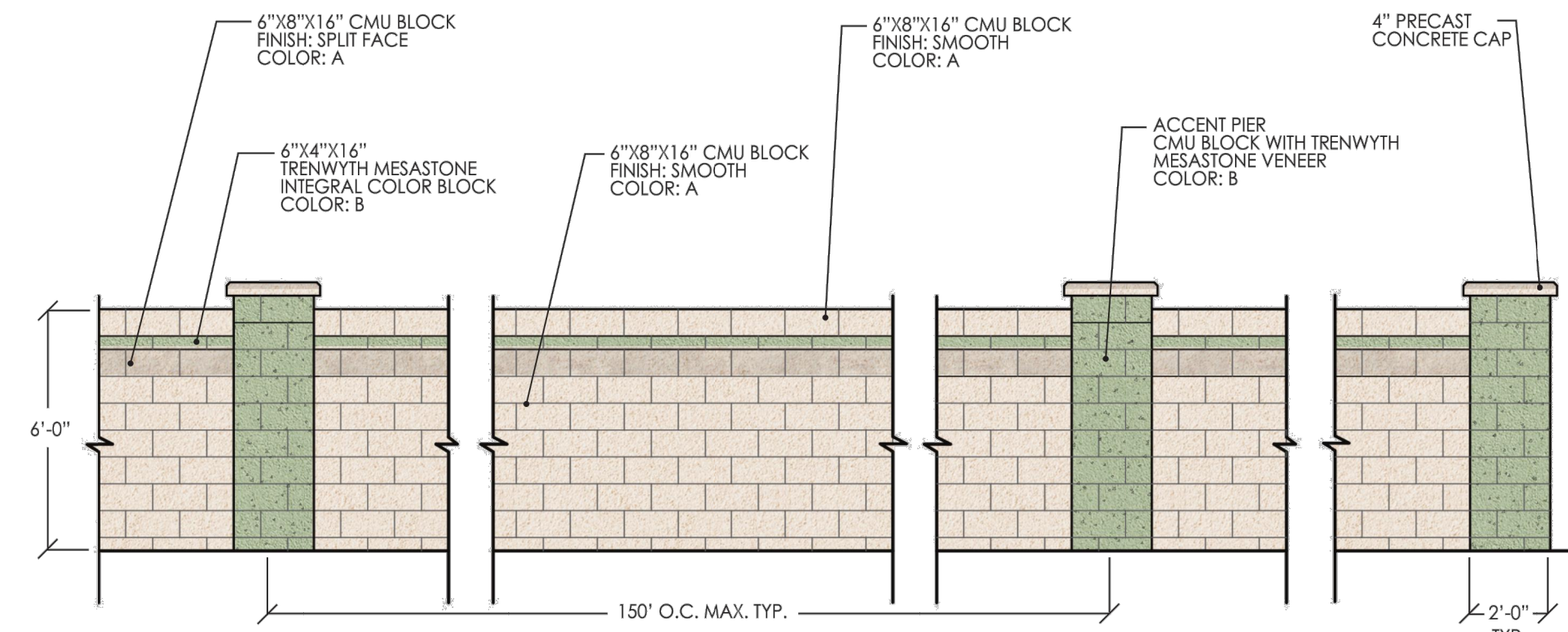


CEDAR

4 BENCH

5 TRASH RECEPTACLE

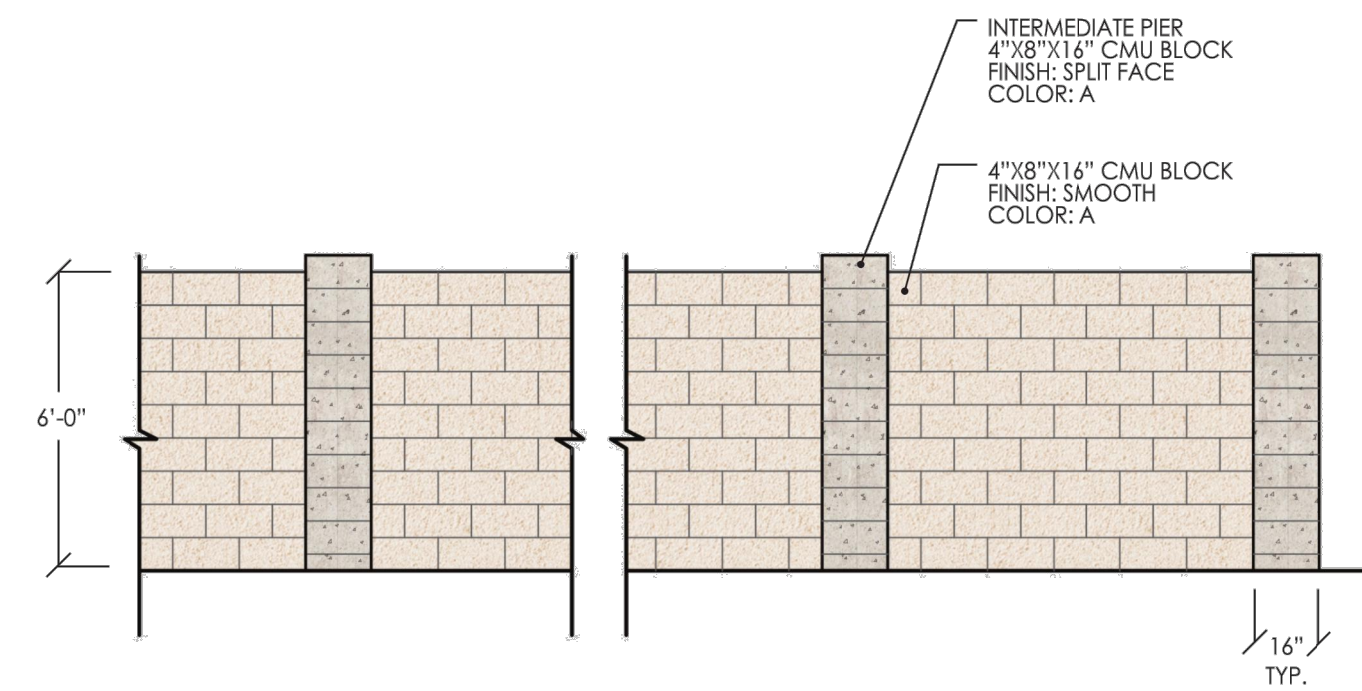
CHECKED BY: ME/JM
DRAWN BY: SS/CR



THEME WALL

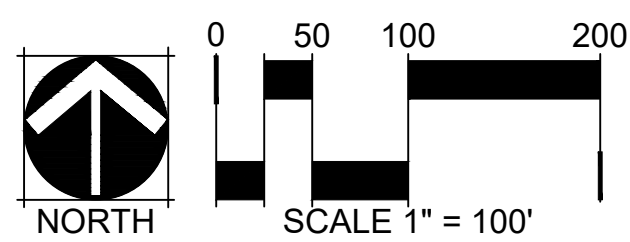
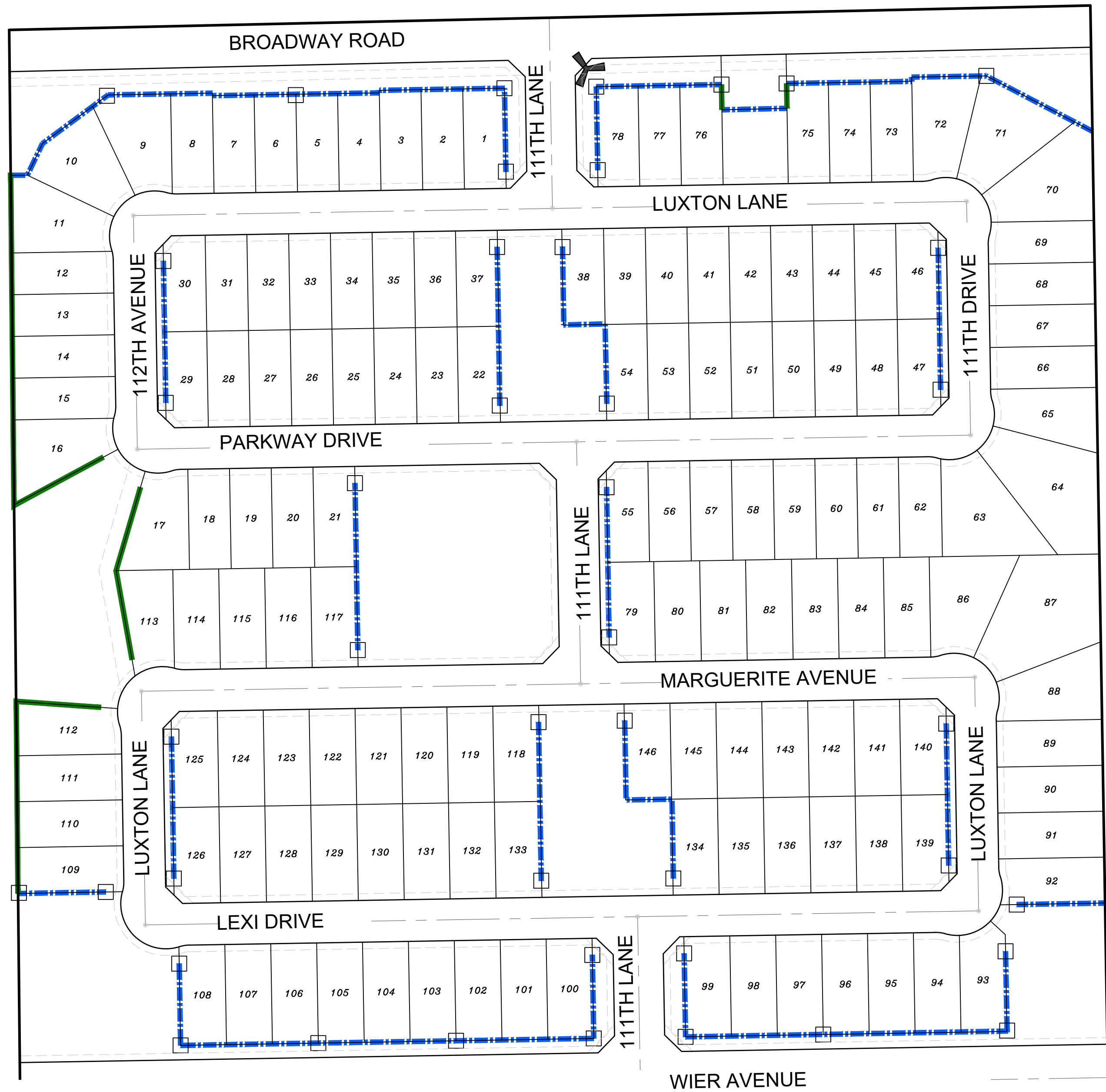
NOTE: THEME WALLS MUST INCLUDE A CHANGE IN HORIZONTAL PLANE APPROXIMATELY EVERY 150' LINEAR FEET AND/OR AN ACCENT PIER WILL BE PROVIDED. THEME WALLS IN END TRACT LOCATIONS WILL PROVIDE AN ACCENT PIER AT THE END OF WALL RUNS.

1



PROPERTY WALL

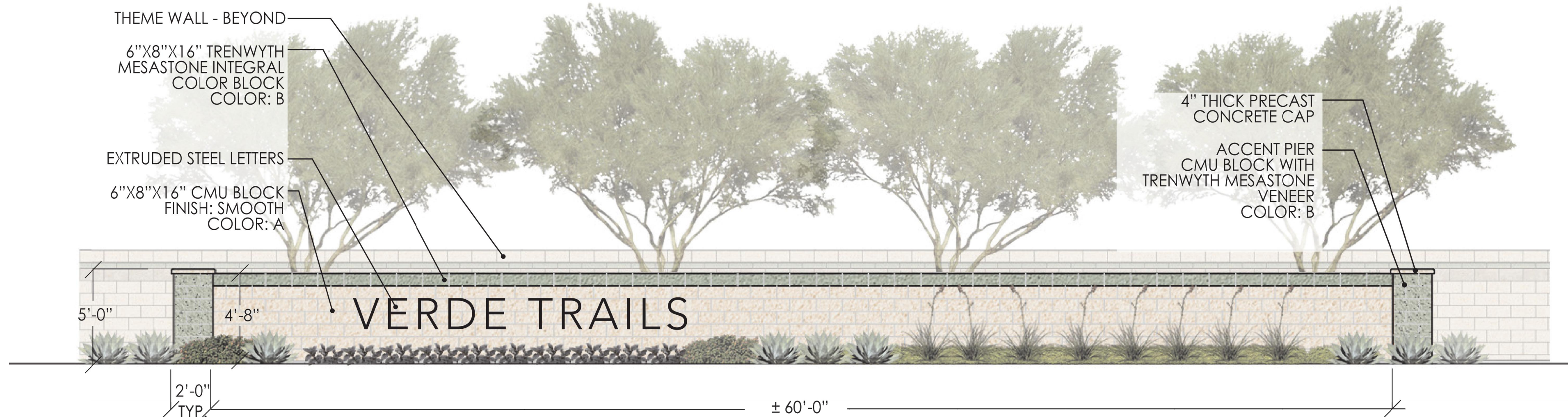
2



WALL PLAN

LEGEND

	THEME WALL SEE DETAIL 1, THIS SHEET	QTY: 4,870 LF
	PROPERTY WALL SEE DETAIL 1, THIS SHEET	QTY: 1,126 LF
	ACCENT PIER SEE DETAIL 1, THIS SHEET	QTY: 43
	SECONDARY ENTRY MONUMENT SEE DETAIL 1, LA-202	QTY: 1



3

SECONDARY ENTRY MONUMENT - ELEVATION

SCALE: 1/4" = 1'-0"

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Tobin Project Manager: Ken Galica
Request: Rezone to PAD Acreage/Parcel Size: 39.4 acres
Current Density Allowed: 1 du/ ac Density Proposed: 3.93 du.ac
Total number of residential units proposed: 155

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☐ No ☒

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Developer has entered into an impact agreement to assist in providing additional capacity

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No

If answered yes, please explain below:

See above

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 1-4-19
School District: Litchfield #65
District Superintendent: R.S. Freeman
Phone #: 623 478 5611
E-mail: r.freeman@litchfieldaz.org

Signature: [Signature]

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices



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Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☐

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

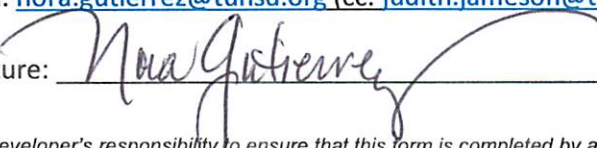
Date Reviewed: July 24, 2018

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.org (cc: judith.jameson@tuhsd.org)

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

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