

LEGAL DESCRIPTION

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

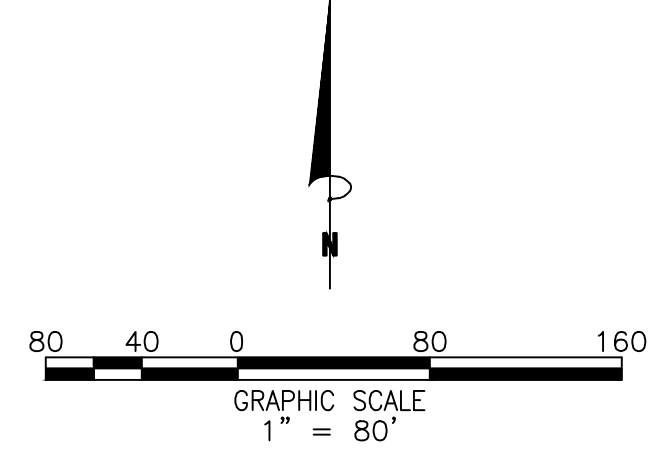
THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1642.04 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

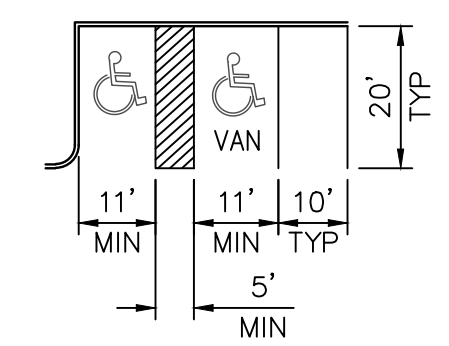
THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,208,693 SQ.FT. OR 27.7478 ACRES, MORE OR LESS.

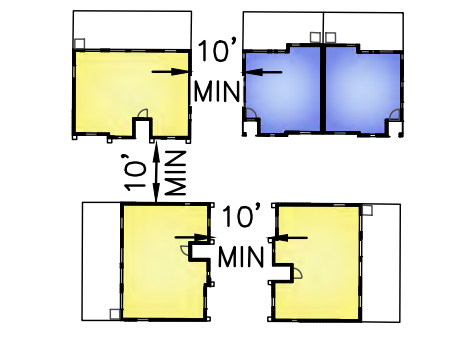


LEGEND

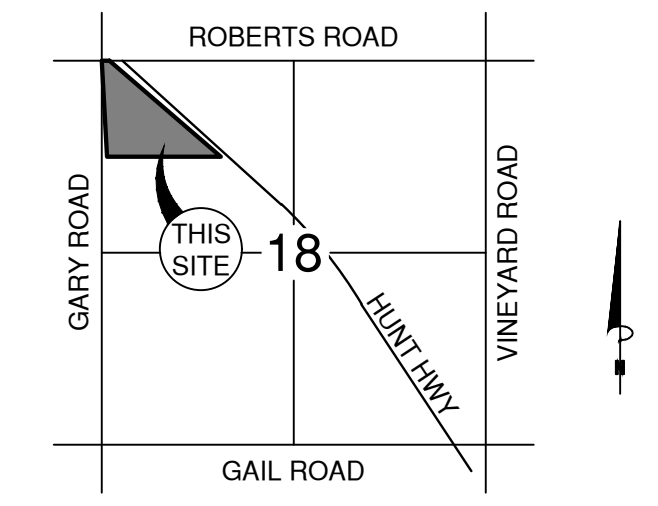
- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- GARAGES
- RESERVED PARKING



TYPICAL PARKING DETAIL NTS



TYPICAL BUILDING SPACING NTS



VICINITY MAP NTS

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CIVIL

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PHONE: (620) 888-7000

MR PARKING SUMMARY			
	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	30	1.5	45
1 BEDROOM W/GARAGE	16	1.5	24
2 BEDROOM	38	2.0	76
2 BEDROOM W/ GARAGE	52	2.0	104
3 BEDROOM	17	2.0	34
REQUIRED MIN			283
REQUIRED GUEST PARKING (1 SPACE PER 10 UNITS)			16
TOTAL PARKING REQUIRED			299
MR PARKING PROVIDED			
COVERED PARKING (NON-ADA)			89
COVERED PARKING (ADA)			1
UNCOVERED PARKING (NON-ADA)			120
UNCOVERED PARKING (ADA)			8
ATTACHED GARAGES			68
RESERVED DRIVEWAY SPACES			68
RESERVED DRIVEWAY ACCESS SPACES			48
DETACHED GARAGES			4
OVERALL PARKING PROVIDED			406

SITE DATA	
GROSS AREA	18.43
NET AREA	16.87
GROSS DU/AC	8.30
NET DU/AC	9.07
COMMERCIAL GROSS AREA	9.32
COMMERCIAL NET AREA	8.49

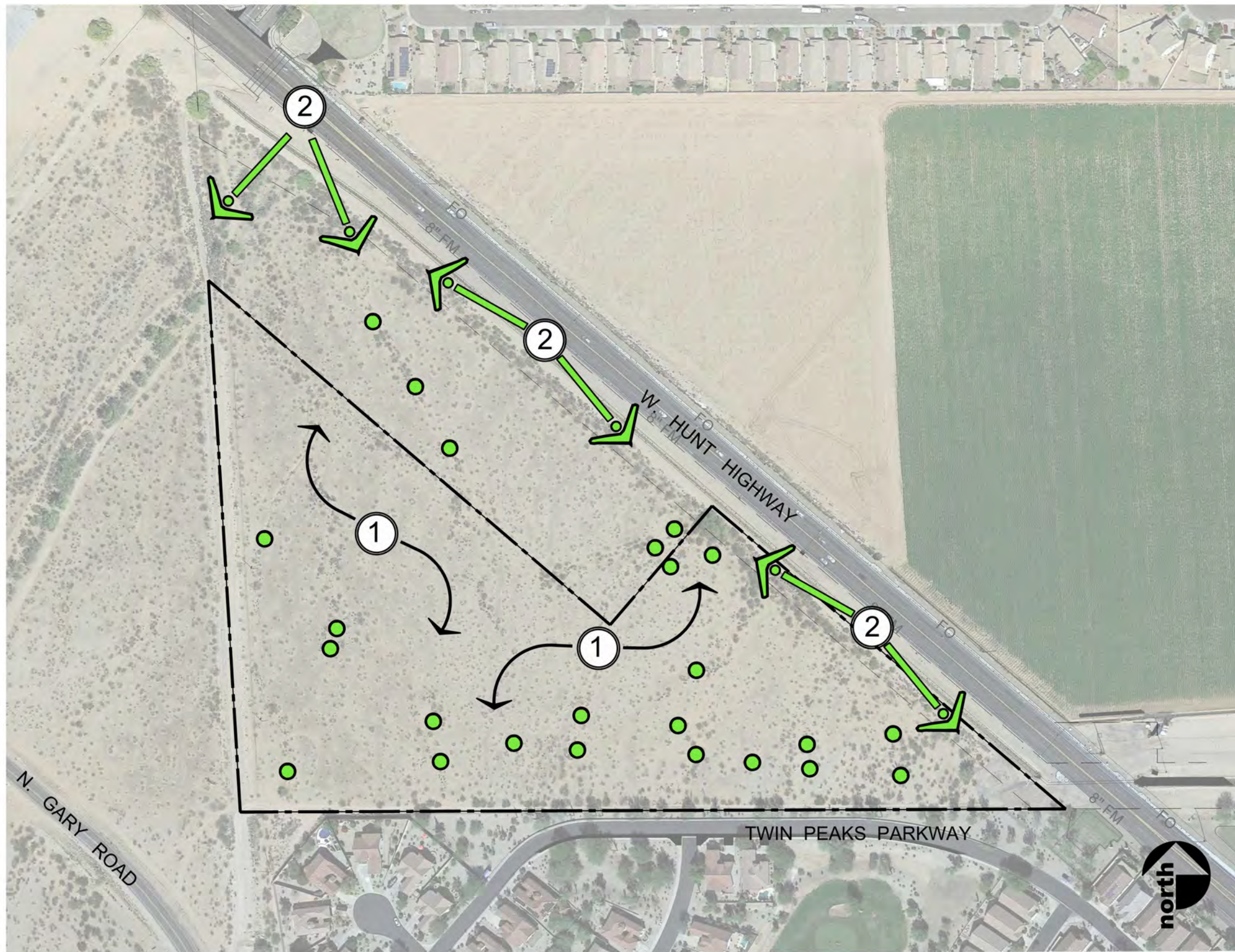
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PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DAB DESIGN	DAB DRAWN
DMF	CHKD

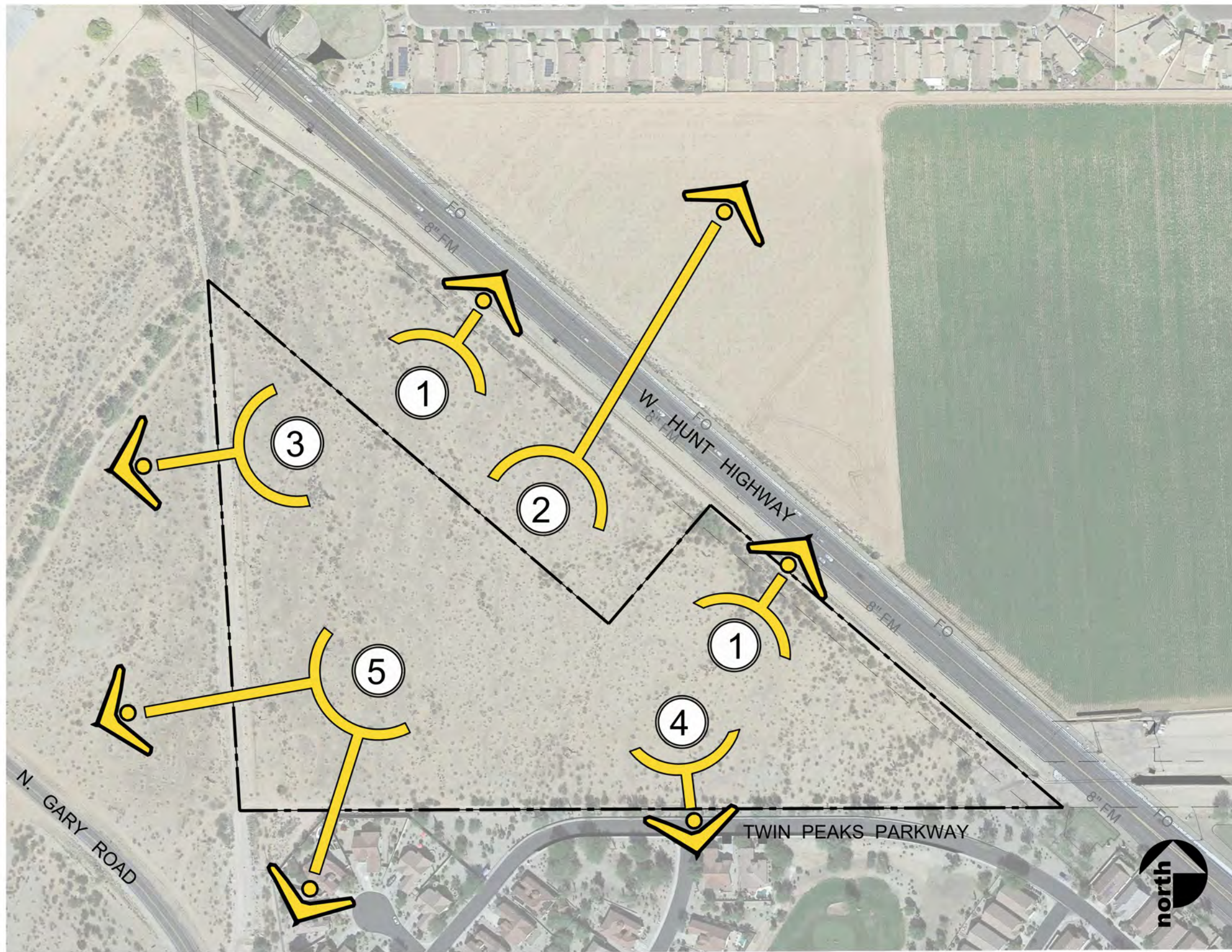
SCALE: H: V:
JOB No. 050949-01-001
DATE: 7/21/2023



VEGETATION


- EXISTING SAGUARO
- ① PRIMARILY HEAVILY DEGRADED SPARSE CREOSOTE (*Larrea tridentata*)
- ② ROADSIDE RIPARIAN- SLIGHTLY DENSER VEGETATION: DESERT BROOM (*Baccharis sarothroides*), CREOSOTE (*Larrea tridentata*), WITH OCCASIONAL FOOTHILLS PALO VERDE (*Parkinsonia microphylla*), BLUE PALO VERDE (*Parkinsonia florida*), and MESQUITE (*Prosopis velutina*).


HUNT HIGHWAY-SOUTH VEGETATION ANALYSIS





VIEWS


- ① FOREGROUND VIEWS OF HUNT HIGHWAY


- ② LONG DISTANCE VIEWS TO TONTO FOREST MOUNTAINS

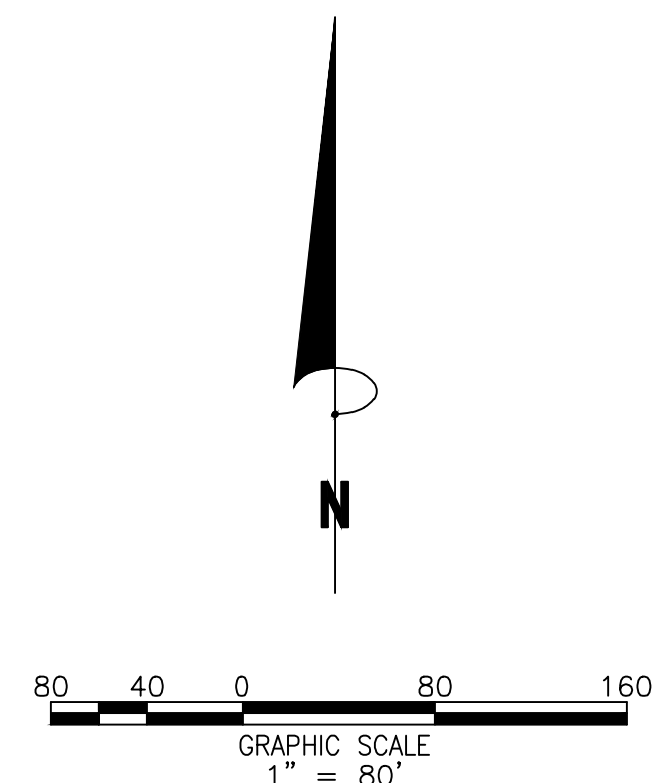

- ③ FOREGROUND AND MIDGROUND VIEWS TO WALMART AND OTHER COMMERCIAL


- ④ FOREGROUND VIEWS TO ADJACENT SOLERA DEVELOPMENT


- ⑤ FOREGROUND AND MIDGROUND VIEWS TO SANTAN FOOTHILLS SMALL PEAKS AND WATER RESERVOIR



HUNT HIGHWAY-SOUTH VISUAL ANALYSIS



LEGEND

	NET BOUNDARY (16.86 AC)	
	OPEN SPACE REQUIRED MR PAD:	
	OPEN SPACE TOTAL	
	18% OF NET ACREAGE (16.86) = 16.86 x 0.18	= 3.03 AC
	ACTIVE OPEN SPACE	
	7% OF NET ACREAGE (16.86) = 16.86 x 0.07	= 1.18 AC
	COMMON OPEN SPACE PROVIDED:	= 3.97 AC
	ACTIVE OPEN SPACE PROVIDED:	= 2.13 AC
	PRIVATE OPEN SPACE PROVIDED	= 2.47 AC
	PERIMETER LANDSCAPE PROVIDED:	= 0.56 AC
	TOTAL OPEN SPACE PROVIDED	= 9.14 AC / 54.2% NET

OPEN SPACE EXHIBIT
HUNT HIGHWAY SOUTH
 PINAL COUNTY
 SAN TAN VALLEY, AZ

PROJECT NUMBER

EXHIBIT ONLY

PLAN STATUS

DATE	DESCRIPTION
7/19/23	1ST SUBMITTAL
MAB DESIGN	JGP DRAWN
	DMF CHKD

SCALE H: 1"=80'
V:

JOB No. 050949-01-001
DATE : 7/19/2023

1

SHEET 1 OF 1

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

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Fax 1-877-943-0443

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PNI-Arizona Republic

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MESA, AZ 85204

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Order # 0005808783 # of Affidavits 1

P.O #

Issues Dated:

08/29/23

STATE OF WISCONSIN } SS.
COUNTY OF BROWN }

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

29 TH day of
AUGUST 2023

Notary Public

My Commission expires: 9/19/25

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF SEPTEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-040-23 - PUBLIC HEARING/ACTION: - VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R07E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

PZ-PD-013-23 - PUBLIC HEARING/ACTION: - VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

DATED ON THIS 22nd DAY OF AUGUST 2023 by Pinal County Planning & Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N FLORENCE, FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON SEPTEMBER 14, 2023

Contact for this matter: Ryan Green
E-mail Address: Ryan.Green@pinal.gov
Phone # (520) 866-6294 Fax # (520) 866-6442

Pub: Aug 29, 2023

VICKY FELTY
Notary Public
State of Wisconsin

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PULTE HOME COMPANY LLC
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SCOTTSDALE, AZ 85260

TFP LLC
MAIL RETURN

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SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

HUNT RETAIL INVESTMENTS LL...
12340 SARATOGA SUNNYVALE ...
SARATOGA, CA 95070

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

BYPG HOLDINGS LLC
14747 N NORTHSIGHT BLVD ST...
SCOTTSDALE, AZ 85260

HUNT RETAIL INVESTMENTS LL...
12340 SARATOGA SUNNYVALE ...
SARATOGA, CA 95070

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

MPT OF SAN TAN VALLEY FCER...
1000 URBAN CENTER DR STE 5...
VESTAVIA, AL 35242

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

DRC & D PROPERTIES LP
373 MERRILEE PL
DANVILLE, CA 94526

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

JOHNSON RANCH COMMUNITY...
MAIL RETURN

HOME DEPOT USA INC
PO BOX 105842
ATLANTA, GA 30348

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN

**Hancock- Hunt Highway
Rezoning Request ((PZ-PD-013-23 AND PZ-040-23)
Pinal County, AZ
Summary of Neighborhood Meeting
August 14, 2023**

The meeting began at 6:00 p.m.

Attendees from the Development team included: Sean Lake, and Vanessa MacDonald, Pew & Lake, PLC (applicant); Steve Kunzweiler from Hancock Communities and Chris Haines, representing the Property Owner. Pinal County Supervisor Jeffrey McClure was also in attendance, along with over fifty (50) neighbors. The meeting was also broadcast by the HOA over Zoom, and there were 25 Zoom participants.

Speaking from a Power Point presentation (attached to this summary) Mr. Lake discussed the following:

1. The commitments that have been made between the developer and the neighbors.
2. The entitlement history of the Property.
3. The existing vs. proposed zoning.
4. The old Conceptual Site Plan
5. The new Conceptual Site Plan. Mr. Lake paid specific attention to: the amount of acreage det aside for future commercial development; the reduction in number of units in the new site plan; setbacks on the southern boundary of the project, the addition of a traffic light at the main entry to the project at Hunt Highway and the access to the proposed development.
6. Parking numbers were provided to demonstrate the abundance of parking planned for the community.
7. Amenity areas
8. Wall Plan and wall proposed for southern boundary.
9. Representative imagery of other Hancock Communities.

Mr. Lake also discussed the rezoning process in Pinal County and indicated that the proposed development would be considered by the Pinal County Planning & Zoning Board in September, and by the Board of Supervisors after that.

Mr. Lake then opened the meeting to Questions and Comments from attendees. (NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting. Where multiple individuals addressed the same topic, they have been grouped together into one question or comment and a single response is provided. This is done for brevity and to eliminate redundancies.)

The questions and comments posed by attendees are shown below in **bold** text, with Mr. Lake's answers shown in *italics*.

1. I am worried about the traffic on Gary Road that will be generated by this project in addition to the apartment project that will be going up.

RESPONSE: We have worked with a Traffic Engineer to determine the amount of traffic that will be generated by this project and others within the vicinity. We have been assured that the traffic will be managed appropriately. The Traffic Engineer also works closely with the County to ensure that the County standards are being met and that mitigation measures, where required, will be implemented. We are installing a traffic light at the main entry to our project at Hunt Highway, which will help disperse traffic and allow sufficient timing for safe exit from the Solera community. To be clear, there will be more traffic than there is from a vacant lot, but it will be managed effectively on both Hunt Highway and Gary Road.

2. I am also concerned with the noise on Gary Road that will be generated as people drive from this community out on to Gary Road. Are there noise mitigating techniques that can help with the noise at the southwestern gate?

RESPONSE: We will be providing an 8-foot boundary wall on the southern boundary of the project in addition to tree plantings in this area. We believe that the wall and the trees combined will provide noise buffering.

3. How come you are building only one traffic light?

RESPONSE: The traffic study considers the number of units in the proposed development as well as the spacing from other stoplights. Our traffic study noted that only one light is required for this development.

4. How come your community gets the stoplight and not ours?

RESPONSE: For two reasons—first, because we are paying for it. Second, the entry to your community at Tumbleweed Lane is too close to where our light will be to provide comfortable spacing. Our light will be about halfway between Tumbleweed and Gary Road on Hunt Highway, which is spacing that the County is comfortable with.

5. What type of trees will you be planting?

RESPONSE: We are not sure of the specific trees. We will specify fast-growing trees that are low-water use and non-invasive. We can provide those details to you later, if you'd like. .

6. Will the open space in along the southern boundary be secured?

RESPONSE: The opens space on the southern boundary will be on the Hancock side of the boundary wall, and so it will be behind the 8-foot block wall.

7. Will Hancock own and be responsible for the sidewalks along Hunt Highway?

RESPONSE: As is typical in development, we will install the sidewalks along Hunt Highway and will later dedicate them to the County since they will technically be in the County right-of-way.

8. Does your community have a golf cart path that we will be able to use to go to Walmart?

RESPONSE: No. That is not something we've planned for this community.

9. Will children be able to play in the open space areas?

RESPONSE: Yes. This is an all-ages community, and we will not restrict who can play in the open space. The tot lot is in the middle of the development so most kids will play there, but we won't restrict the use of the open space for the residents.

10. What is the anticipated timeline for development?

RESPONSE: We will be considered at the Planning & Zoning Commission in September, with Board of Supervisor hearings after that, so we should be done with entitlements by the end of the year. Approval of Construction documents will take anywhere from 6 to 8 months, and building permits need to be issued after that. So we are looking at breaking ground at the end of 2024.

11. What do you think the rental rates will be?

RESPONSE: It is hard to predict what rental rates will be in a couple of years since they are market-driven. However, this product currently rents for \$2.40 per square foot. So current rents are from \$1,800 to \$3,000 per month.

12. I'd like to thank you for being here and for the commitments that you've made to the neighborhood. I like the new plan and think it is better than the first one. Thank you for listening to us and our concerns. (applause)

RESPONSE: You're welcome. Thank you for being here and providing input.

There being no new items for discussion, Mr. Lake adjourned the meeting at 7:00. After the meeting several smaller conversations took place between the applicant and interested neighbors. Those conversations are not summarized here.



HUNT HIGHWAY SOUTH (PZ-PD-013-23 AND PZ-040-23)

August 14, 2023

Neighborhood Meeting



Aerial Map

- 27.7 acres



Agreement:

- ✓ Add 8+ acres of Commercial along Hunt Hwy
- ✓ Extend Sidewalk from Tumbleweed Lane to Future Commercial
- ✓ 8' split face fence along south side
- ✓ Reduction of total homes by 90 units
- ✓ Residential will be Gated Community
- ✓ Add Traffic Signal to Hunt to improve safety for ALL
- ✓ No Homes Backing up to three Solera Homes
- ✓ Single Story Homes only
- ✓ All homes on south side shall have 1 tree install in rear yard.
- ✓ Larger Rear yard buffer on south side of 25'
- ✓ Adding Access to Gary Road
- ✓ Salvage existing wrought iron fence with HOA

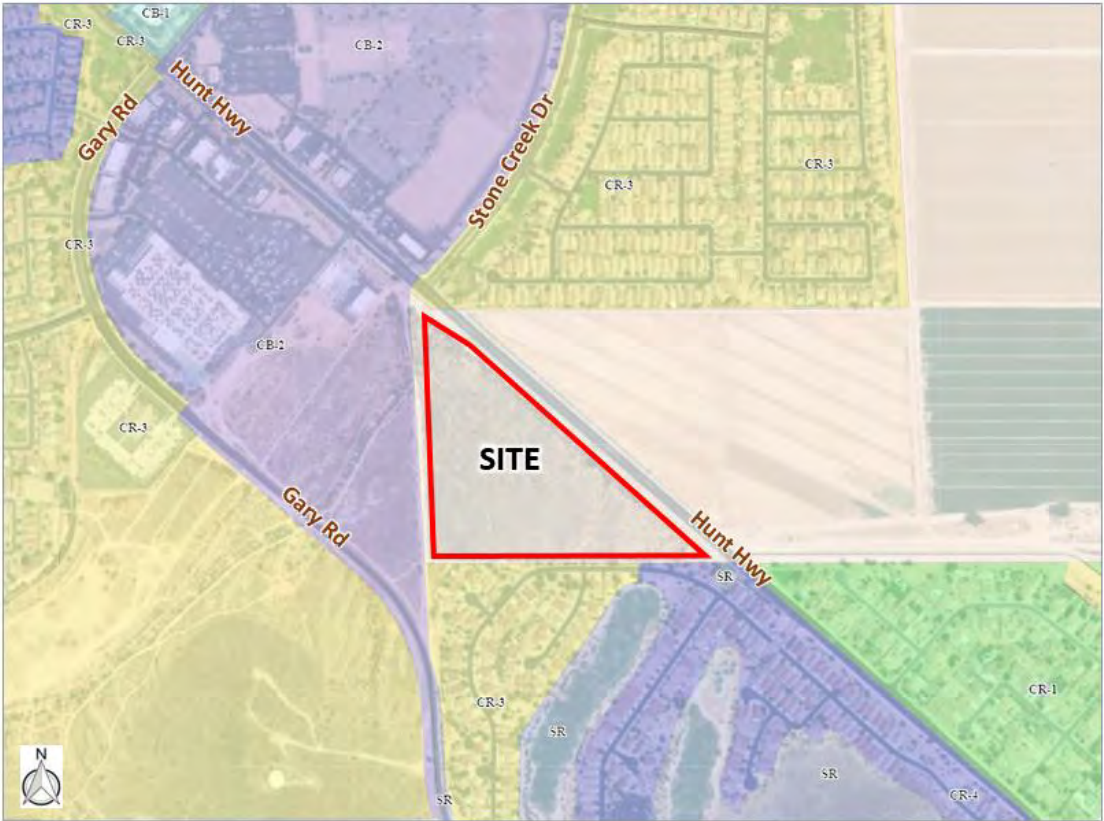
Requests:

- ✓ Change the Land Use from MLDR to HDR- **COMPLETE**
- ✓ Change Area Plan Map from Suburban Neighborhood to Urban Transitional- **COMPLETE**
- Change Zoning from GR to MR PAD (18.43 acres) and C-2 (9.32 acres)

To allow for the Hunt Highway South commercial and residential development

Zoning Map

Existing

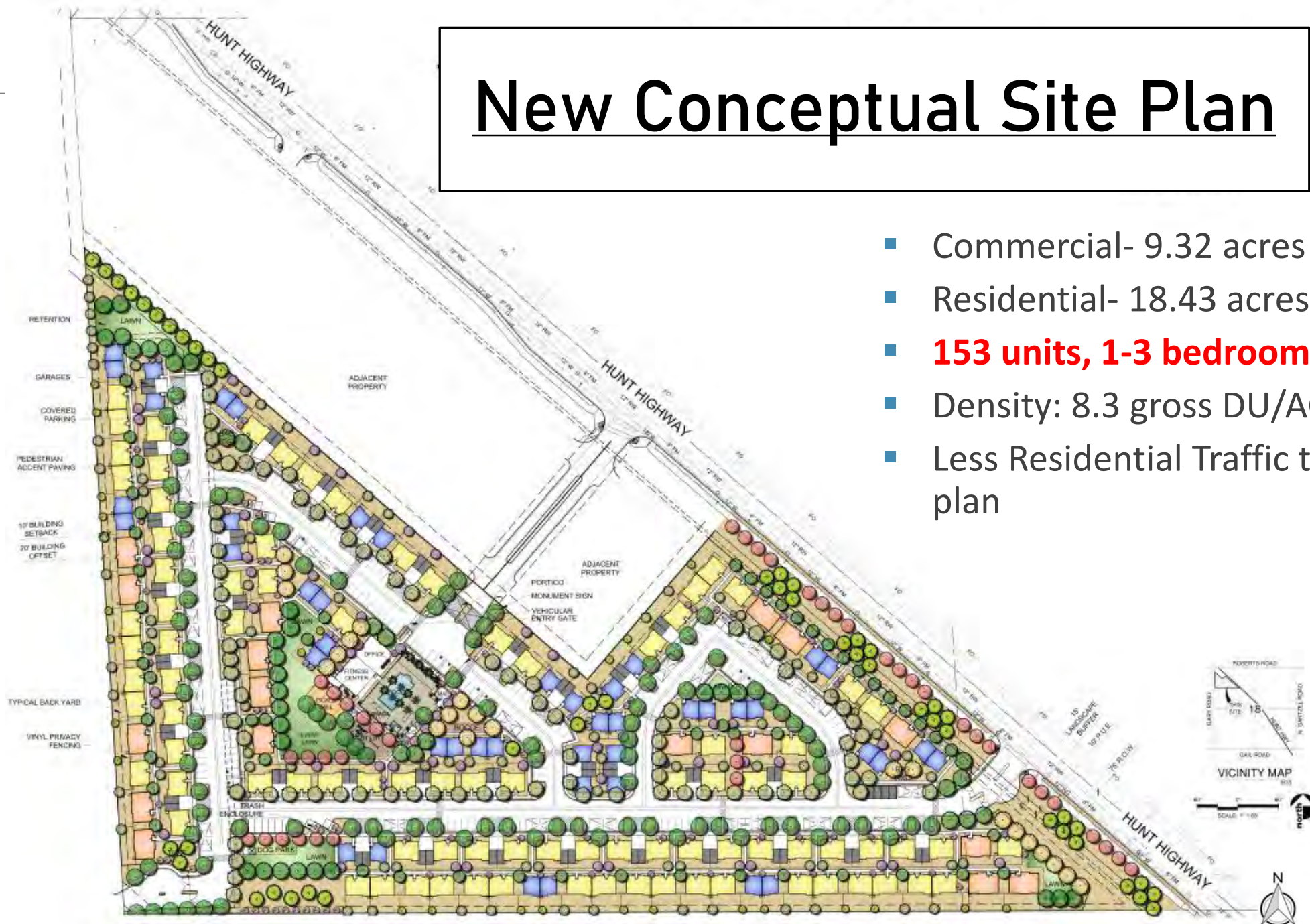


Proposed



New Conceptual Site Plan

- Commercial- 9.32 acres
- Residential- 18.43 acres
- **153 units, 1-3 bedroom (90 less)**
- Density: 8.3 gross DU/AC
- Less Residential Traffic than previous plan



New Site Details

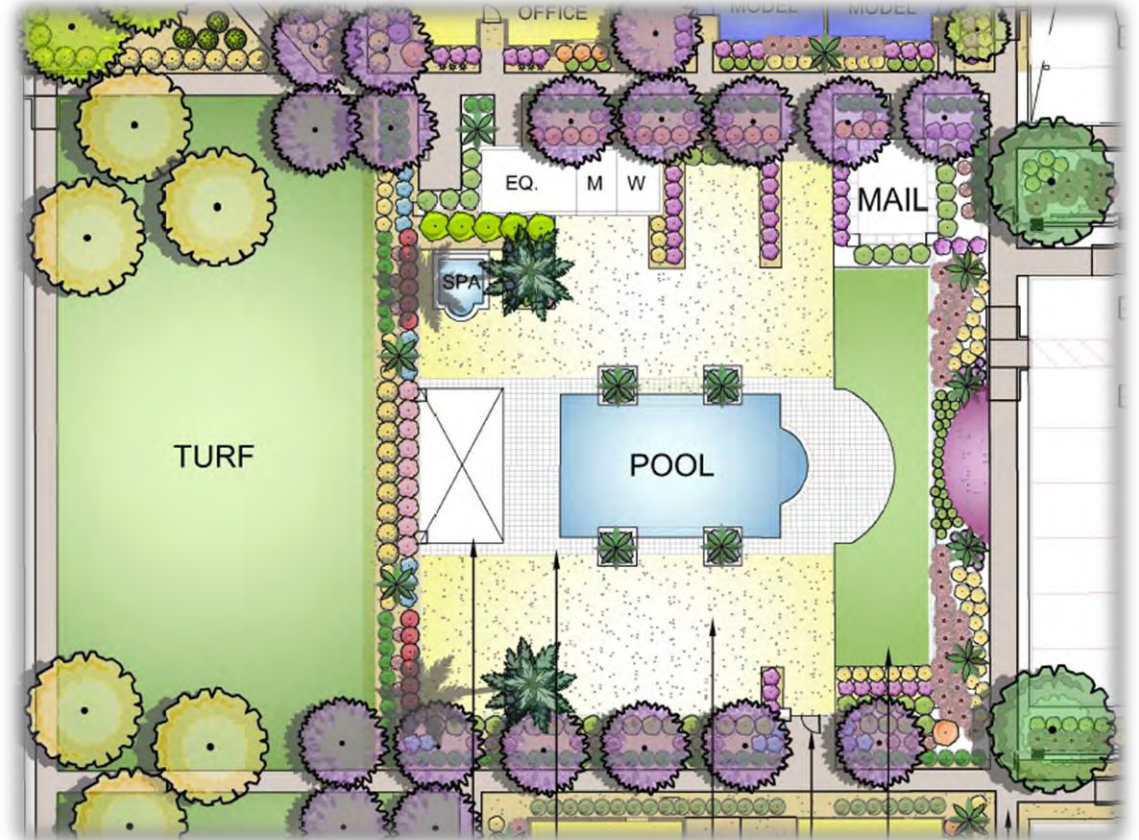
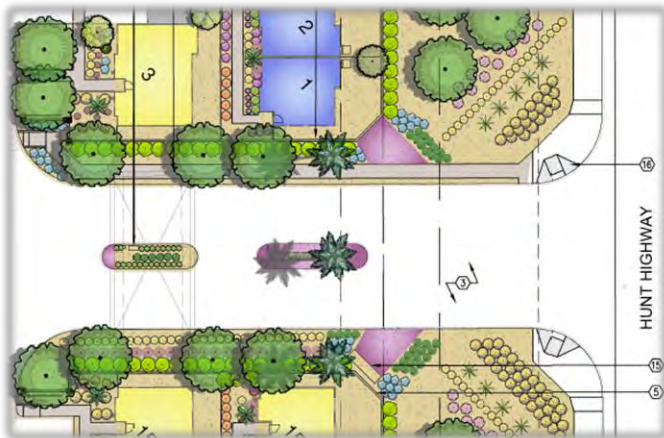


Parking Standards	Required Per Code	Required Per Code
1 Bedroom	1.5	69
2 Bedroom	2	180
3 Bedroom	2.5	34
Other/Guest	1/10 units	16
Total Required		299

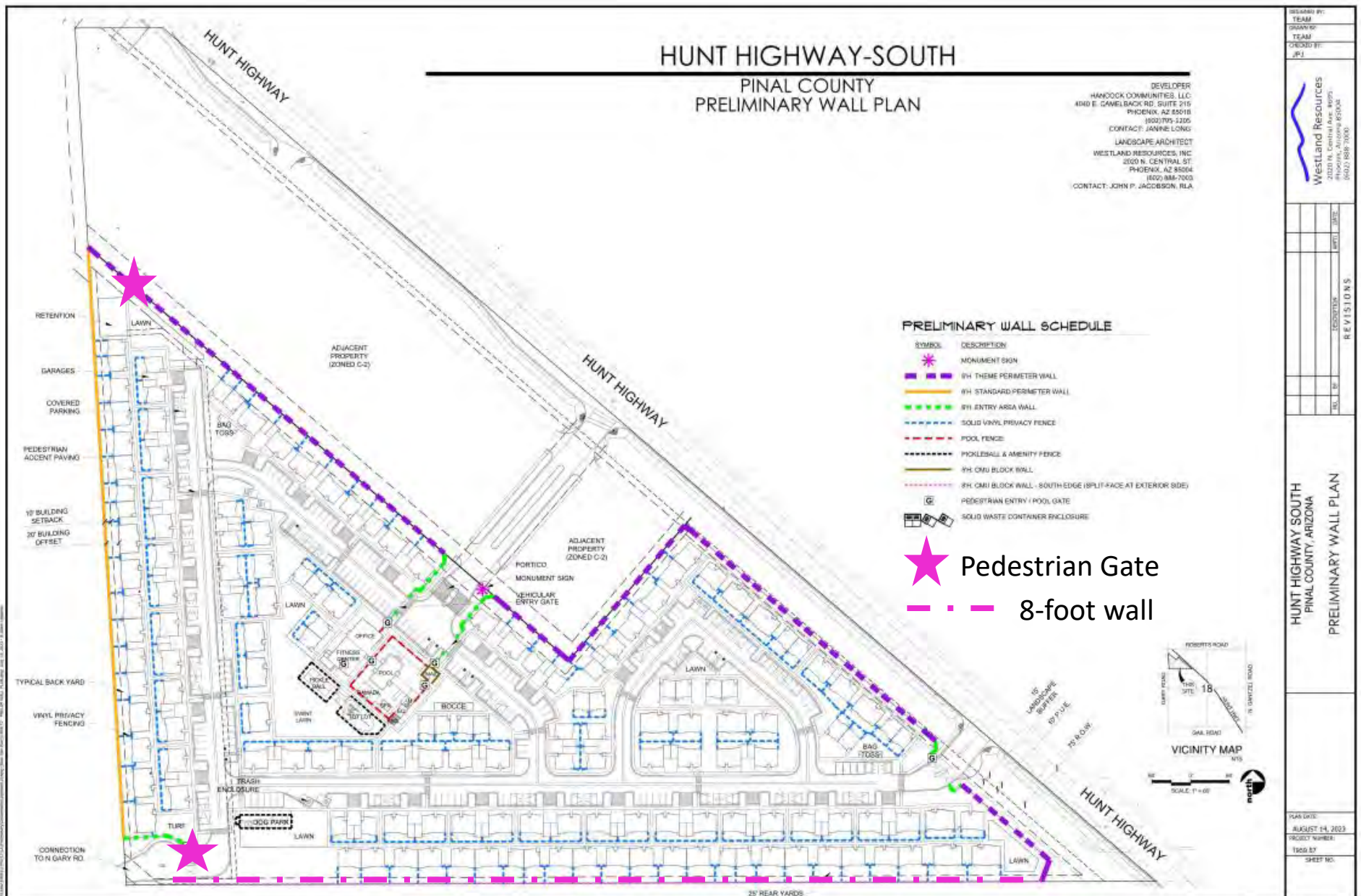
Parking Provided	Ct.
Covered	90
Uncovered	128
Driveways	116
Garages	72
Total	406

Amenities

- Amenities:
 - Pool/spa Amenity Area
 - Ramada sitting area
 - Fire pit and TV
 - Turf lawn areas
 - Play equipment
 - Gathering areas/shaded/trees
 - Outdoor seating
 - Shaded pedestrian paths



Wall Plan



HUNT HIGHWAY-SOUTH PINAL COUNTY PRELIMINARY WALL PLAN

DEVELOPER
HANCOCK COMMUNITIES, LLC
4840 E. CAMELBACK RD, SUITE 215
PHOENIX, AZ 85018
(602)795-1205
CONTACT: JANINE LONG

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC
2020 N. CENTRAL ST
PHOENIX, AZ 85004
(602) 882-7000
CONTACT: JOHN P. JACOBSON, RLA

DESIGNED BY:
TEAM
DRAWN BY:
TEAM
CHECKED BY:
JPL

Westland Resources
2020 N. Central Ave. #900
PHOENIX, AZ 85004
(602) 882-7000

PRELIMINARY WALL SCHEDULE

SYMBOL	DESCRIPTION
★	MONUMENT SIGN
—●—●—●—	8' THEME PERIMETER WALL
—●—●—●—	8' STANDARD PERIMETER WALL
—●—●—●—	8' ENTRY AREA WALL
—●—●—●—	SOLID VINYL PRIVACY FENCE
—●—●—●—	POOL FENCE
—●—●—●—	PICKLEBALL & AMENITY FENCE
—●—●—●—	8' CMU BLOCK WALL
—●—●—●—	8' CMU BLOCK WALL - SOUTH EDGE (SPLIT FACE AT EXTERIOR SIDE)
G	PEDESTRIAN ENTRY / POOL GATE
☐	SOLID WASTE CONTAINER ENCLOSURE

★ Pedestrian Gate
- - - 8-foot wall



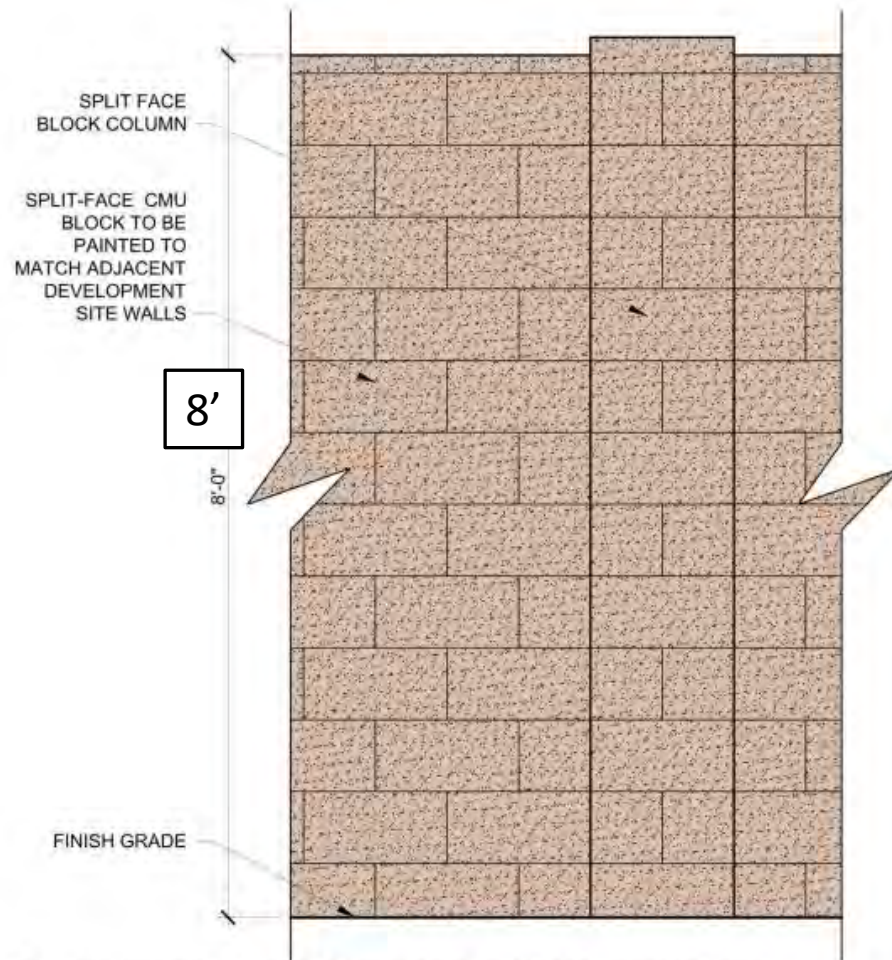
REVISIONS

NO.	BY	DATE	DESCRIPTION

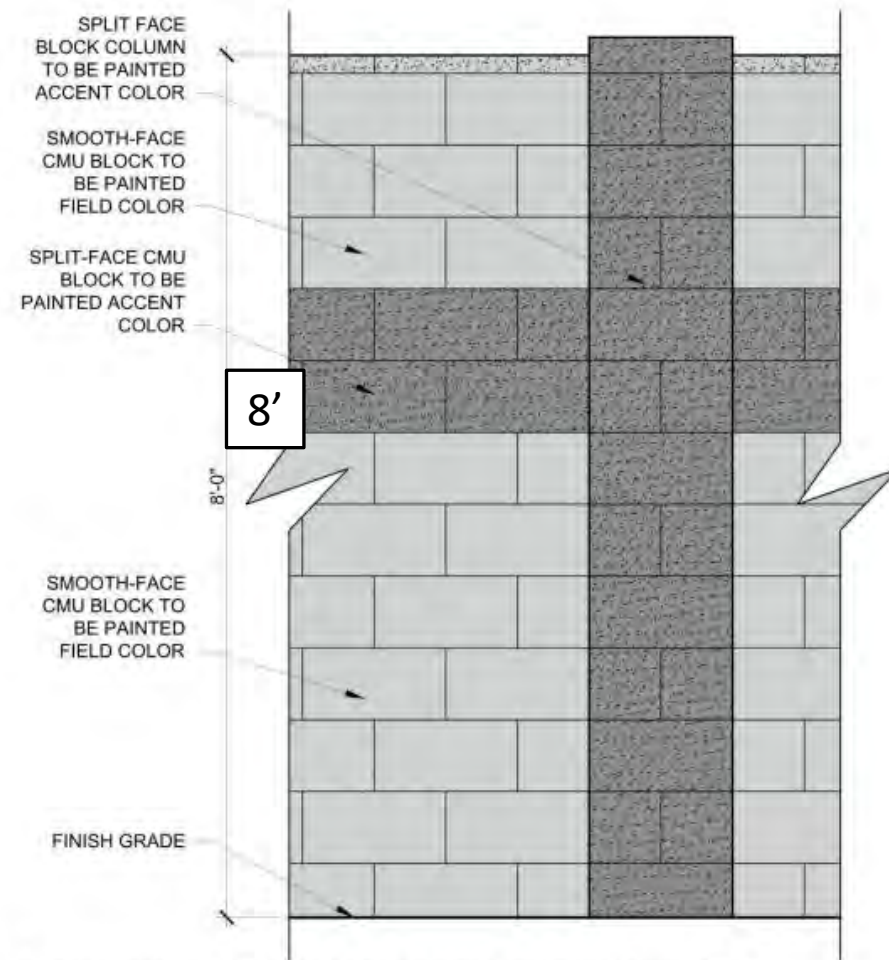
HUNT HIGHWAY SOUTH
PINAL COUNTY, ARIZONA
PRELIMINARY WALL PLAN

PLAN DATE:
AUGUST 14, 2023
PROJECT NUMBER:
1860-07
SHEET NO.:

Southern Boundary Wall Elevation (to be approved by HOA)



3 PERIMETER WALL & PIERS AT SOUTH EDGE - ELEVATION (EXTERIOR SIDE)
SCALE: 1" = 1'-0"



4 PERIMETER WALL & PIERS AT SOUTH EDGE - ELEVATION (INTERIOR SIDE)
SCALE: 1" = 1'-0"



Amenity Areas

Design Themes: Homes



Representative Design Concept- Entry



Questions?

Contact:

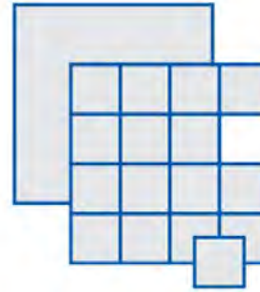
Pew & Lake, PLC
1744 S. Val Vista, Suite 217
Mesa, AZ 85204
Ph: 480-461-4670
Fx: 480-461-4676

Sean B. Lake

Email: sean.lake@pewandlake.com

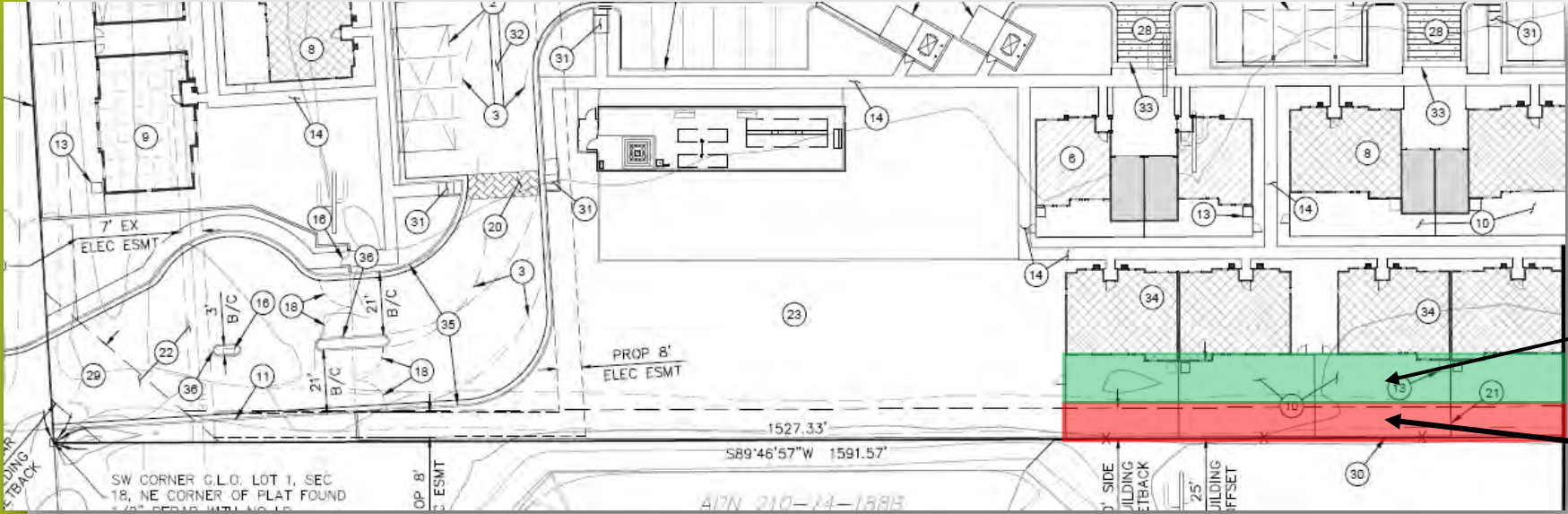
Vanessa MacDonald

Email: vanessa.macdonald@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

New Setback Details



Southern Boundary Setbacks

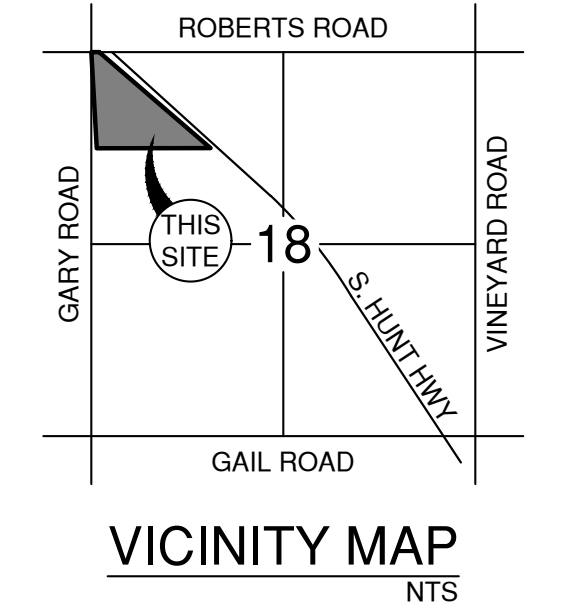
25-foot building offsets

15-foot backyards

10-feet from boundary wall to back fence

PLANNED AREA DEVELOPMENT FOR HUNT HIGHWAY SOUTH SAN TAN VALLEY, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY



LEGAL DESCRIPTION

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1642.04 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,208,693 SQ.FT. OR 27.7478 ACRES, MORE OR LESS.

LEGEND

	HANDICAP PARKING		SECTION LINE
	DRYWELL OR CATCH BASIN		CENTER LINE
	ELECTRIC BOX		RIGHT OF WAY LINE
	FIBER OPTIC MARKER		EASEMENT LINE AS NOTED
	BLOW-OFF VALVE		SUBJECT PROPERTY
	FIRE HYDRANT		FENCE
	GAS VALVE		SEWER LINE
	LIGHT POLE		WATER LINE
	STORM DRAIN MANHOLE		RECLAIMED WATER LINE
	TELEPHONE RISER		GAS LINE
	TELEPHONE JUNCTION BOX		TELEPHONE LINE
	TV JUNCTION BOX		BACK OF CURB
	WATER VALVE		RIGHT OF WAY
	SAGUARO		PUBLIC UTILITY EASEMENT
	DETACHED GARAGES		EASEMENT
	COVERED PARKING		RESERVED PARKING
	TRASH ENCLOSURE		ONE BEDROOM
			TWO BEDROOM
			THREE BEDROOM

DEVELOPMENT PLAN NOTES

- HUNT HIGHWAY IS DENOTED AS A REGIONAL SIGNIFICANT ROUTE.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ALLIANCE LAND SURVEY LLC, DATED 11/13/2019.
- PROPERTY MANAGEMENT WILL OWN, CONTROL AND MAINTAIN THE LANDSCAPING, RECREATIONAL FACILITIES, OPEN AREAS, REFUSE DISPOSAL, STREETS AND PRIVATE UTILITY SYSTEMS.
- ONSITE STORM WATER WILL RETAIN THE 100 YEAR 6 HOUR STORM WATER IN UNDERGROUND RETENTION.
- OFFSITE DRAINAGE WILL BE ROUTED TO THE AN EXISTING CONCRETE BOX CULVERT AT THE NORTHWEST CORNER OF THE SITE DISCHARGING UNDER HUNT HIGHWAY.
- LANDSCAPE PLANS WILL INDICATE LOCATION, TYPE, HEIGHT, AND MATERIALS FOR PROPOSED WALLS, FENCES, AND SIGNS.

DESIGNATED FLOOD ZONE		
ZONE	FLOOD MAP NUMBER	EFFECTIVE DATE
X	04021C0475E	12/04/2007

UTILITIES AND SERVICE				
UTILITY AND SERVICE	PROVIDER	CONTACT	EMAIL	PHONE
WATER/SEWER	EPCOR	FRANK METZLER	FMETZLER@EPCOR.COM	(480) 254-5507
IRRIGATION	NEW MAGMA IRRIGATION & DRAINAGE DISTRICT	MAAIKE M. HOUGH, P.E.	MHOUGH@GCAIROINC.COM	(480) 921-4080
GAS	CITY OF MESA	KATHY CAMPOS	KATHY.CAMPOS@MESAAZ.COM	(480) 644-4273
ELECTRIC	SALT RIVER PROJECT	GARRETT DONALDSON	GARRETT.DONALDSON@SRPNET.COM	(602) 236-3039
TELEPHONE	CENTURYLINK	MARK GRABOWSKI	MGRABOWSKI@TERRATECHLLC.NET	(623) 312-6665
CABLE TV	COX COMMUNICATION	TBD	CONSTRUCTION@COX.COM	(800) 234-3993
POLICE	PINAL COUNTY SHERIFFS DEPARTMENT	MARK LAMB	PCSOPSU@PINALCOUNTYAZ.GOV	(520) 866-5111
FIRE	RURAL METRO	TIM SOULE	TSOULE@RURALMETROFIRE.COM	(800) 645-9413
SCHOOLS	PINAL COUNTY SCHOOL DISTRICT	JILL BROUSSARD	JILL.BROUSSARD@PINALCOUNTYAZ.COM	(520) 866-6565
SOLID WASTE DISPOSAL	RIGHT AWAY DISPOSAL	TBD	TBD	(480) 983-9100

PROJECT CONSULTANT TEAM

DEVELOPER
HANCOCK COMMUNITIES, LLC
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PHOENIX, AZ 85018
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OWNER
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SCOTTSDALE, AZ 85260
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ARCHITECT
BARDUSON ARCHITECTS
CONTACT: STEVE BARDUSON
3702 EAST KACHINA DRIVE
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EMAIL: STEVE@BARDUSON.COM

CIVIL ENGINEER
BOWMAN
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1600 N. DESERT DRIVE SUITE 210
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PHONE: (480) 346-1425

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1744 S VAL VISTA DR, STE 217
MESA, AZ 85204
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PHONE: (480) 461-4670

LANDSCAPE ARCHITECT
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2020 N CENTRAL AVE, SUITE 695
PHOENIX, AZ 85004
EMAIL: JJACOBSON@WESTLANDRESOURCES.COM
PHONE: (602) 888-7000



PROJECT DATA

SITE DATA/LAND USE TABLE	
ASSESSOR PARCEL NUMBER	210-18-2260
EXISTING ZONING	GR
PROPOSED ZONING	C-2 MR (PAD)
OVERAL ACREAGE (AC)	27.74
PAD RESIDENTIAL GROSS ACREAGE (AC)	18.43
PAD RESIDENTIAL NET ACREAGE (AC)	16.87
COMMERCIAL GROSS ACREAGE (AC)	9.32
COMMERCIAL NET ACREAGE (AC)	8.49
OVERALL PAD DENSITY (DU/AC) 153 UNITS/18.43 AC	8.30
LOT COVERAGE	24%
DWELLING UNIT TYPE	
1 BEDROOM	30
1 BED WITH GARAGE	16
2 BEDROOM	38
2 BED WITH GARAGE	52
3 BEDROOM	17
TOTAL NUMBER OF DWELLING UNITS	153

MR PARKING SUMMARY			
	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	30	1.5	45
1 BEDROOM W/GARAGE	16	1.5	24
2 BEDROOM	38	2.0	76
2 BEDROOM W/ GARAGE	52	2.0	104
3 BEDROOM	17	2.0	34
REQUIRED MIN.			283
REQUIRED GUEST PARKING (1 SPACE PER 10 UNITS)			16
TOTAL PARKING REQUIRED			299
MR PARKING PROVIDED			
COVERED PARKING (NON-ADA)			89
COVERED PARKING (ADA)			1
UNCOVERED PARKING (NON-ADA)			120
UNCOVERED PARKING (ADA)			8
ATTACHED GARAGES			68
RESERVED DRIVEWAY SPACES			68
RESERVED DRIVEWAY ACCESS SPACES			48
DETACHED GARAGES			4
OVERALL PARKING PROVIDED			406

RESIDENTIAL/COMMERCIAL DEVELOPMENT STANDARDS TABLE				
	REQUIRED MR	PROPOSED MR W/PAD OVERLAY	REQUIRED C-2	PROPOSED C-2
ZONING	MR	MR PAD	C-2	C-2
MINIMUM LOT AREA	7,000	7,000	3,500	3,500
MINIMUM LAND AREA/DWELLING (SF)	1,750	5,246	NONE	NONE
MINIMUM LOT WIDTH	50'	50'	NONE	NONE
MINIMUM FRONT SETBACK	25'	20'/25'	20'	20'
MINIMUM REAR SETBACK	25'	25'	25'	25'
MINIMUM SIDE SETBACK	10'	10'	15'	15'
MAXIMUM BUILDING HEIGHT	36'	30'	40'	40'
MINIMUM DISTANCE BETWEEN MAIN AND DETACHED ACCESSORY BUILDINGS	20'	10'	NONE	NONE

*FRONT SETBACK BETWEEN RESIDENTIAL AND COMMERCIAL

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER SHEET
02	PLANNED AREA DEVELOPMENT
03	PLANNED AREA DEVELOPMENT
04	PLANNED AREA DEVELOPMENT
05	PLANNED AREA DEVELOPMENT
06	PLANNED AREA DEVELOPMENT
07	PLANNED AREA DEVELOPMENT
08	SITE DETAILS

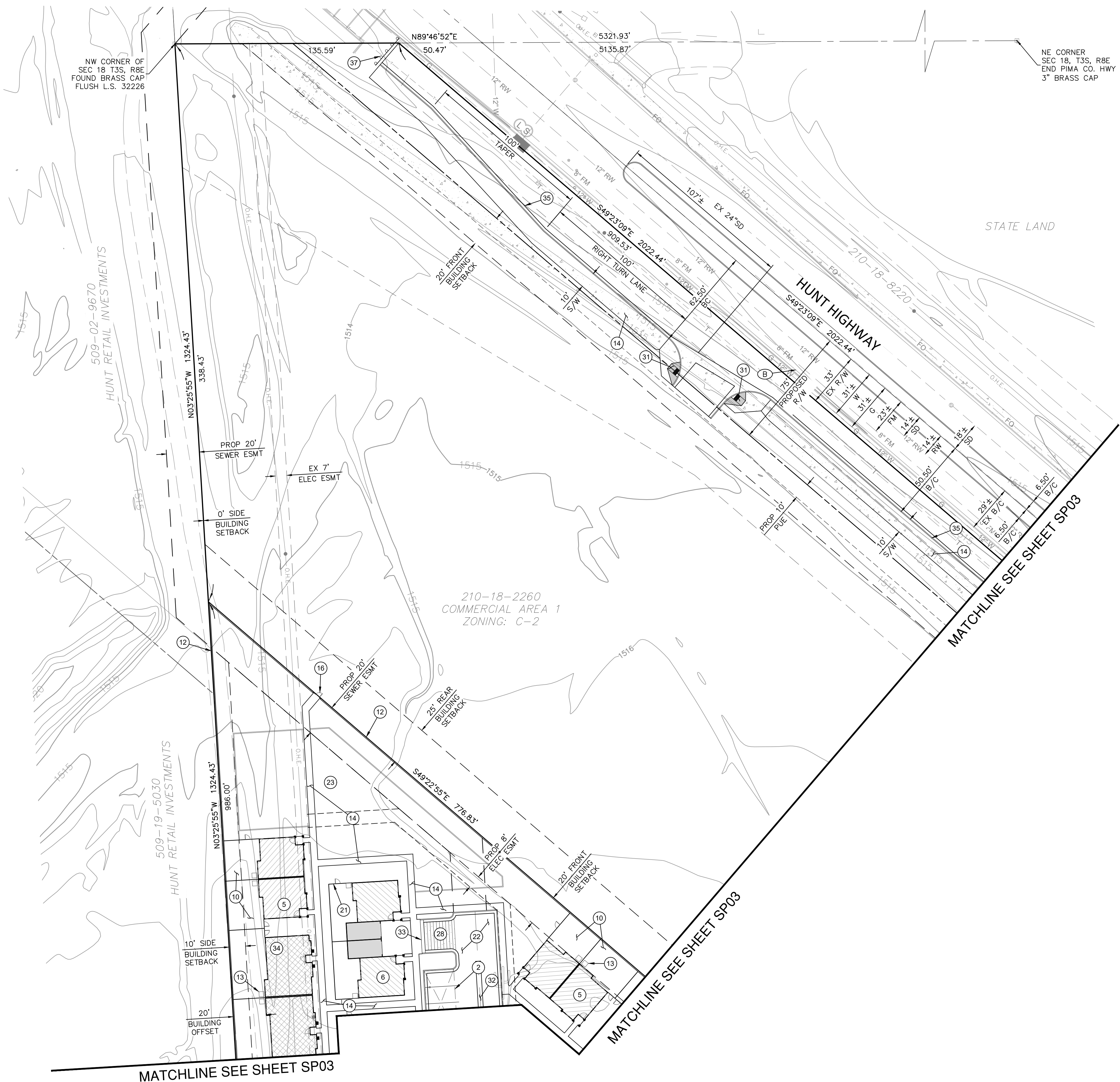
OPEN SPACE REQUIRED MR PAD:
OPEN SPACE TOTAL
18% OF NET ACREAGE (16.86) = 16.86 x 0.18 = 3.03 AC
ACTIVE OPEN SPACE
7% OF NET ACREAGE (16.86) = 16.86 x 0.07 = 1.18 AC
OPEN SPACE PROVIDED MR PAD:
ACTIVE OPEN SPACE = 92,889 SF / 2.13 AC
COMMON OPEN SPACE = 173,148 SF / 3.97 AC
PRIVATE OPEN SPACE = 107,513 SF / 2.47 AC
TOTAL OPEN SPACE = 373,550 SF / 8.58 AC
OPEN SPACE REQUIRED C-2:
OPEN SPACE TOTAL = 9.34 x 0.18 = 1.68 AC



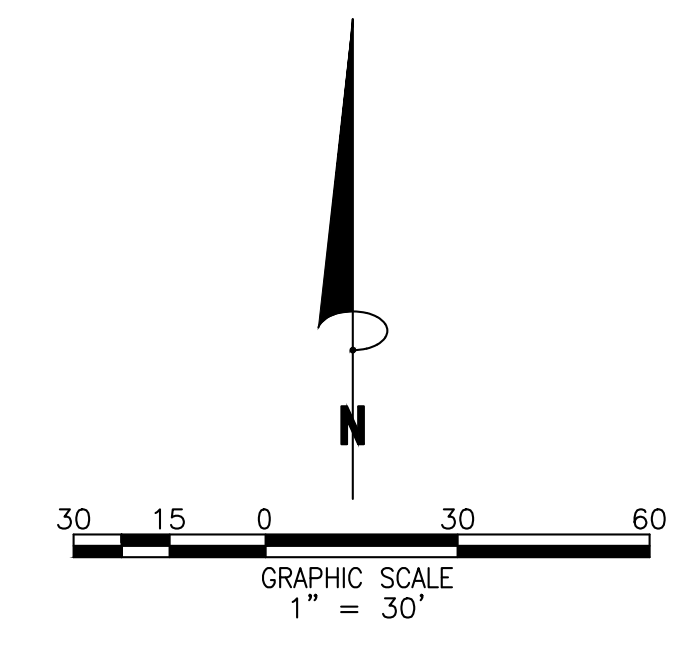
Bowman
Bowman Consulting Group Ltd
1600 N. Desert Drive Ste 210
Tempe, Arizona 85281
Phone: (480) 624-8830
www.bowmanconsulting.com
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COVER SHEET
HUNT HIGHWAY SOUTH
SAN TAN VALLEY, AZ
PINAL COUNTY

PROJECT NUMBER: ---
PLAN STATUS: ---
DATE: ---
DESCRIPTION: ---
DAB: --- JGP: --- DMF: ---
DESIGN: --- DRAWN: --- CHKD: ---
SCALE: H: 1"=150' V: ---
JOB No. 050949-01-001
DATE: 8/15/2023
SP01
SHEET 01 OF 08



- KEY NOTES**
- 1 REFUSE CONTAINER
 - 2 PROPOSED COVERED PARKING (TYP)
 - 3 35' INSIDE RADIUS, 55' OUTSIDE RADIUS (TYP)
 - 4 MAIL BOX LOCATION
 - 5 (2) ONE BEDROOM DUPLEX (TYP)
 - 6 (2) ONE BEDROOM UNITS WITH GARAGES (TYP)
 - 7 TWO BEDROOM UNIT (TYP)
 - 8 (2) TWO BEDROOM UNITS WITH GARAGES (TYP)
 - 9 THREE BEDROOM UNIT (TYP)
 - 10 PRIVATE BACKYARDS W/ACCESS THROUGH GATES (TYP)
 - 11 6" CURB AND GUTTER, DEPRESSED GUTTER
 - 12 6" PERIMETER WALL, SEE LANDSCAPE PLANS
 - 13 A/C UNIT IN REAR YARDS (TYP)
 - 14 CONCRETE SIDEWALK 4' WIDTH UNLESS OTHERWISE SPECIFIED
 - 15 POOL COMPLEX
 - 16 KEY SWIPE PED. ACCESS GATE
 - 17 SITE MAP MONUMENT
 - 18 INGRESS/EGRESS GATE (PROVIDE 8 SQ FT OF REFLECTIVE MATERIAL ON BOTH FACES)
 - 19 ENTRY MONUMENT
 - 20 STAMPED ASPHALT CROSSING
 - 21 REAR YARD VINYL FENCE
 - 22 ASPHALT
 - 23 OPEN SPACE
 - 24 PRIMARY PROJECT ENTRY (WIDTH 50')
 - 25 2' ROLLED CURB
 - 26 DETACHED GARAGE
 - 27 LEASING OFFICE
 - 28 PRIVATE RESERVED DRIVEWAY (TYP)
 - 29 TEMPORARY OPEN SPACE/DRIVEWAY TO BE INSTALLED WHEN GARY ROAD ACCESS IS PROVIDED
 - 30 8' BLOCK WALL, SEE LANDSCAPE PLANS
 - 31 PEDESTRIAN RAMP WITH DETECTIVE WARNING
 - 32 3' CONCRETE VALLEY GUTTER (TYP)
 - 33 6" WEDGE CURB
 - 34 (2) TWO BEDROOM DUPLEX UNIT (TYP)
 - 35 6" CURB AND GUTTER
 - 36 6" SINGLE CURB
 - 37 INSTALL TYPE 3 BARRICADE
 - (A) EXISTING IRRIGATION DITCH TO BE REMOVED
 - (B) EXISTING CURB TO BE REMOVED



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

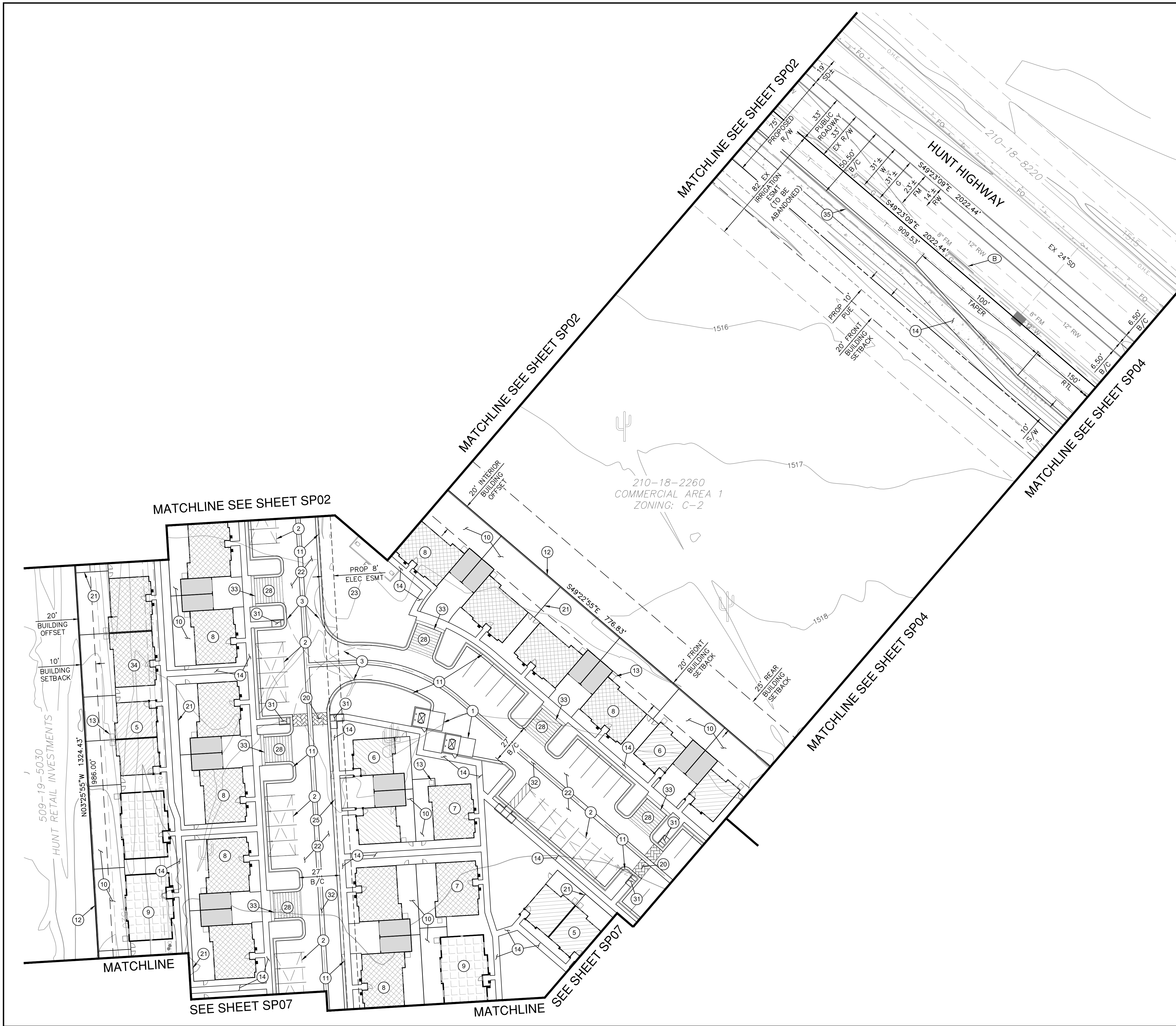
ARIZONA 811
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PROJECT NUMBER



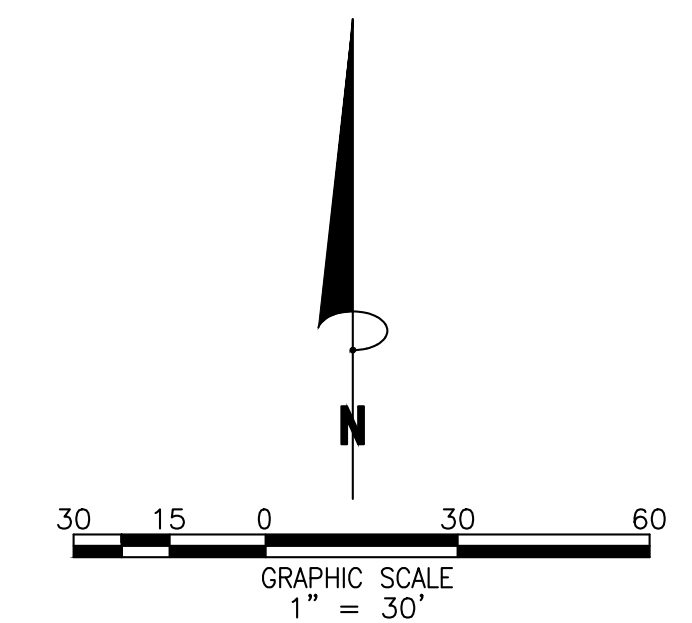
PLAN STATUS

DATE	DESCRIPTION
DAB	JGP DMF
DESIGN	DRAWN CHKD
SCALE	H: 1"=30'
	V:
JOB No.	050949-01-001
DATE :	8/15/2023



KEY NOTES

- 1 REFUSE CONTAINER
- 2 PROPOSED COVERED PARKING (TYP)
- 3 35' INSIDE RADIUS, 55' OUTSIDE RADIUS (TYP)
- 4 MAIL BOX LOCATION
- 5 (2) ONE BEDROOM DUPLEX (TYP)
- 6 (2) ONE BEDROOM UNITS WITH GARAGES (TYP)
- 7 TWO BEDROOM UNIT (TYP)
- 8 (2) TWO BEDROOM UNITS WITH GARAGES (TYP)
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SP03
SHEET 03 OF 08