



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
APRIL 22, 2025
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

- 2.A** [Approval of minutes from the April 8, 2025 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

- 3.A** [Yuma and Apache Multi-Family - Site Plan \(Case No. PLZSP-24-0031\) - Conduct a public meeting and approve a site plan for a proposed 200-unit multi-family build-to-rent style residential community located at the southeast corner of Yuma Road and Apache Road, subject to conditions a\) through q\).](#)
Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093
- 3.B** [Miller and I-10 - Planned Area Development Major Amendment \(Case No. PLZZ-24-0012\) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the Miller and I-10 Planned Area Development Overlay comprised of](#)

approximately 29.2 net acres located at the southeast corner of Miller Road and Interstate 10, subject to conditions a) through t).

Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093

- 3.C [Prose Verrado - Site Plan - PLZSP-24-0023: Conduct a public meeting and approve the site plan for a proposed 394-unit multi-family residential community subject to conditions a\) through ee\).](#)

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. **COMMENTS FROM THE PUBLIC**

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. **PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS**

6. **PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. **ADJOURNMENT**

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/22/25	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 04/17/25	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the April 8, 2025 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[4.08.2025.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 8, 2025

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chair Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel,

Members absent: Alternate Ryan Belshee, Alternate Douglas McDonald

Staff present: Planning Manager Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE MARCH 25, 2025 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA

3A. VISTAS AT BUCKEYE – PRELIMINARY PLAT (PLZS-24-0004)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. Commissioner Kupcik asked if the bill that would restrict cities from requiring more than minimum setbacks was signed by the governor. Mr. Galica was unaware of the status of that particular bill. Commissioner Trupiano asked for clarification of the property in relation to the cemetery. Mr. Galica referred to the exhibit, indicating the project is across 231st Avenue, west of the cemetery. Commissioner Kupcik asked if the property was agricultural, could the water rights be transferred to the city. Mr. Galica informed the Commission that the water rights are handled through the Arizona Department of Water Resources.

Commissioner Puppe asked for clarification on the density of this project. Mr. Galica confirmed that the density of the project is 3.3 dwelling units per acre.

A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler approve subject to conditions 'a – dd' as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Ken Galica reminded the Commission of the Parks and Trails Master Plan draft comments due to Community Services department.

Mr. Galica indicated that there are items confirmed for the next Planning and Zoning Commission regular meeting on April 22, 2025.

Ken introduced the newest addition to the Planning team, Planning Intern Bailey Pechinski.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Trupiano reminded the Commission and public of the upcoming Spring event at Sundance Park.

7. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 6:17 p.m.

Ted Burton, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 8th day of April 2025. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/22/25	AGENDA ITEM: 3.A. Yuma and Apache Multi-Family - Site Plan - PLZSP-24-0031
DATE PREPARED: 04/17/25	DISTRICT NO.: Council District 3
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Yuma and Apache Multi-Family - Site Plan (Case No. PLZSP-24-0031) - Conduct a public meeting and approve a site plan for a proposed 200-unit multi-family build-to-rent style residential community located at the southeast corner of Yuma Road and Apache Road, subject to conditions a) through q).

SUMMARY

PROJECT DESCRIPTION:

Mark Reddie of RVi Planning + Landscape Architecture, on behalf of property owner Sage Creek Festival LLC and developer Dominion, is requesting approval of a site plan for a 200-unit build-to-rent style multi-family residential community on 17.18 net acres located at the southeast corner of Yuma Road and Apache Road. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed project will provide additional housing options for current and prospective Buckeye residents.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZSP-24-0031_-_Yuma___Apache_MF_Site_Plan_-_Staff_Report_-_PZ20250422.docx](#)
[Exhibit A - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Vicinity Map - PZ20250422.pdf](#)
[Exhibit B - PLZSP-24-0031 - Yuma & Apache MF Site Plan - GP Land Use - PZ20250422.pdf](#)
[Exhibit C - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Zoning - PZ20250422.pdf](#)
[Exhibit D - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Narrative - PZ20250422.pdf](#)
[Exhibit E - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Site Plan - PZ20250422.pdf](#)
[Exhibit F - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Elevations - PZ20250422.pdf](#)
[Exhibit G - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Color Palette - PZ20250422.pdf](#)
[Exhibit H - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Landscape - PZ20250422.pdf](#)
[Exhibit I - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Walls - PZ20250422.pdf](#)
[Exhibit J - PLZSP-24-0031 - Yuma & Apache MF Site Plan - Site Lighting - PZ20250422.pdf](#)



SITE PLAN

Report to the Planning & Zoning Commission

CASE NUMBER: PLZSP-24-0031

TITLE: Yuma & Apache Multi-Family Site Plan

MEETING DATE: April 22, 2025

Applicant/Owner: Mark Reddie of RVi Planning + Landscape Architecture on behalf of Sage Creek Festival LLC (owner) and Dominion (developer)

Request: Site Plan approval of Yuma & Apache (also known as Sidney Village), a 200-unit multi-family build-to-rent style residential community

District: 3

Location: Southeast Corner of Yuma Road and Apache Road (Exhibits A, B, and C)

Site size: Approximately 17.18 net acres

Density: Proposed: 10.04 du/acre

Allowed: 14.52 du/acre per Commercial Center (CC) zoning

Public input: No comments have been received to date

Recommendation: Approval, subject to conditions a) through q)

PROJECT DESCRIPTION:

1. Mark Reddie of RVi Planning + Landscape Architecture, on behalf of owner Sage Creek Festival LLC and developer Dominion, is requesting approval of a Site Plan for a 200-unit build-to-rent style multi-family residential community on 17.18 acres located at the southeast corner of Yuma Road and Apache Road. The applicant's site plan narrative is included for reference as Exhibit D.
2. The proposed multi-family build-to-rent community will be comprised of 95 two-story duplex residential buildings, 10 one-story single-unit accessible residential buildings, and one amenity clubhouse/leasing office building. The proposed unit mix includes 100 three-bedroom units (50%) and 100 four-bedroom units (50%), for a total of 200 dwelling units. See Exhibit E – Site Plan.
3. Dominion is an experienced developer of quality, affordable housing with a portfolio that spans across many states including Arizona. The proposed product - three- and four-bedroom rental units - is unique and will help to fulfill a largely unmet need in the current rental market. The project will be subsidized through the Low Income Housing Tax Credit Program or LIHTC. To be eligible for LIHTC in Arizona, the development must be a residential rental property and meet one of the following requirements:
 - a. At least 20% or more of the residential units in the development are both rent-restricted and occupied by individuals whose income is 50% or less of the area median gross income (AMGI) established by the United States Department of Housing and Urban Development (HUD); or
 - b. At least 40% or more of the residential units in the development are rent-restricted and occupied by individuals whose income is 60% or less of the AMGI established by HUD.

AREA CONTEXT:

4. Table 1: Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Commercial Center (CC)
North (across Yuma Road)	Acacia Crossing (single-family residential development)	Neighborhood	Planned Residential (PR)
South	Desert Moon Estates (single-family residential development)	Neighborhood	Planned Residential (PR)

East	Vacant - future Sundance Apartments (multi-family residential)	Neighborhood	Commercial Center (CC)
West (across Apache Road)	Bungalows at Yuma and Apache (build-to-rent multi-family residential)	Business Commerce	Commercial Center (CC) with Planned Area Development (PAD) Overlay
	Leaf Verde RV Resort	Neighborhood	Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

5. Site Plan applications do not require notification according to Article 8 of the Development Code. No public comment concerning the site plan request has been received to date.

BACKGROUND:

6. *January 2003:* The subject property was annexed as part of a larger annexation and zoned Commercial Center (CC) by City Council's adoption of Ordinances No. 59-02 and 60-02, respectively.

ANALYSIS:

Conformance with the General Plan

7. The General Plan land use designation of the property is Neighborhood, intended to denote areas expected to develop with a range of residential development at varying densities. Neighborhood development may include single-family units (attached and detached) and multi-family units (including apartments and condominiums). Other integrated land uses that support neighborhood functions and contribute to neighborhood health and livability (neighborhood scaled shops, parks and recreational facilities, religious institutions, small offices, educational institutions, etc.) may also be included. Circulation in this land use designation should prioritize walkability and bikeability in addition to vehicular access.
8. The proposed multi-family development of the property is compatible with the Neighborhood land use designation. The project will also increase housing options for current and prospective Buckeye residents.
9. The site plan furthers the following General Plan goals and policies:

- a. Policy G-1.4 Residential densities greater than 8 dwelling units per acre in the Neighborhood land use designation may be sited as transitional uses adjacent to major collector streets or higher classification, non-residential uses and single-family residential uses in excess of 6 dwelling units per acre.
- b. Policy G-2.3 Multi-family development should take access from arterial streets.
- c. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.
- d. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

Land Use and Zoning

- 10. The property's Commercial Center (CC) zoning is designed to accommodate a variety of commerce and specialized development. Multi-family residential is permitted within CC zoning at a density of 14.52 dwelling units per acre (3,000 square feet per dwelling unit required). The proposed multi-family build-to-rent community with a density of 10.04 dwelling units per acre is consistent with CC zoning.
- 11. The proposed use is also compatible with the proposed Sundance Apartments project to the east, a garden-style multi-family development which shares the same zoning. The Sundance Apartments site plan has been approved, but the project is not yet constructed.

Site Design, Architecture, and Landscaping/Open Space

- 12. The project complies with all development standards required within the CC district, including setbacks, building heights, lot coverage, and building separation.
- 13. The project features a contemporary architectural style with a color palette (Exhibit G) comprised of neutral grays and browns, white, and cool blue tones with warm stone accents. Each one- and two-story residential building type features movement (horizontal and vertical articulation), multiple color schemes, and material variety that is compliant with Development Code requirements. Street elevations indicate variation in rooflines and/or color schemes along Yuma Road and Apache Road, providing visual interest along the perimeter of the project. See Exhibit F for color elevations of all proposed buildings.
- 14. Site lighting, as indicated in Exhibit J, is provided throughout the site along pedestrian pathways, within amenity areas, and adjacent to parking areas.
- 15. The landscaping design of the project, as shown in Exhibit H, incorporates a variety of low water use plant species distributed throughout the development within common areas or amenity spaces, along the site perimeter, adjacent to pedestrian paths, within parking islands, and within private backyards. Each dwelling unit is provided with a private rear yard at least as wide as the unit width and averaging ten feet in depth. 31% of the site

area is open space, and just over 15% of the site contains usable or amenitized open space, exceeding code requirements.

16. Amenities as described in the narrative and indicated in Exhibit H include, but are not limited to:
 - a. Centrally located community clubhouse with offices, meeting space, and restrooms
 - b. Centrally located 1,200 square foot pool, bathing deck, and shade ramada
 - c. Two shaded playground areas designed for different age groups, with a shade ramada between them
 - d. Two secondary amenity areas just north and south of the main amenity which provide over 4,000 square feet of natural turf and shade ramadas
 - e. Additional multi-purpose turf/lawn areas dispersed throughout the site for lawn games, picnicking, and informal play
 - f. Private bus shelter located at the primary entry off of Apache Road
17. The location and design of theme walls, view fences, partial view fences, and pedestrian gates are shown in Exhibit I. The perimeter of the project features the theme wall design which is broken up with partial view fencing between units for added visual interest and articulation along the street frontages.

Access, Circulation, and Parking

18. The proposed primary access will be from Apache Road and will provide full turn movement. A secondary emergency access, to be shared with the future Sundance Apartments project to the east, is provided along the southern edge of the project.
19. The developer will construct the half-street right-of-way and improvements required for Yuma Road and Apache Road. The conditions of approval under “Streets” provide more detail as to the proposed improvements, timing, etc. required for this project. A concurrent TIA was submitted and reviewed with the Site Plan.
20. The parking spaces provided meet the requirements of the Development Code. 200 spaces of the 443 total provided parking spaces will be covered.
21. All buildings and amenities within the project will be connected by pedestrian pathways. A total of four pedestrian pathways with pedestrian gates connect to the public sidewalks along Yuma Road and Apache Road.

Utilities & Infrastructure

22. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements required to serve the proposed development, as determined by the preliminary water and sewer reports.

23. The project will accommodate drainage in accordance with the preliminary drainage report.
24. Refuse collection will be provided by a private provider. Dumpster enclosures are evenly distributed across the site in a loop pattern for collection trucks, providing convenient waste disposal for residents.

Phasing

25. The project is intended to be built in a single phase.

Emergency Services

26. The property will be serviced by the City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #702, located approximately two miles from the subject property, near the intersection of Rainbow Road and Durango Street. The nearest police station is located approximately three miles west of the property at the City's Sundance Crossings municipal facility located near the intersection of Yuma Road and Dean Road.

School Impact

27. The property is located within the Buckeye Elementary School Districts (BESD) and Buckeye Union High School (BUHSD). Inca Elementary School is located approximately one mile east of the project site. Youngker High School is located approximately one mile south of the project site. Because the existing zoning allows for residential use, no adequate school facilities process is required, though the project team will continue to work with each school district as needed to accommodate impacts of students generated from the project.
28. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Development Services, including Planning, Civil Engineering/Survey, and Building
 - b. Engineering (Traffic)
 - c. Fire
 - d. Police
 - e. Public Works

RECOMMENDATION:

29. Staff recommends the Planning & Zoning Commission approve PLZSP-24-0031, a request for Site Plan approval of Yuma & Apache Multi-Family (also known as Sidney Village), a

200-unit multi-family residential community, subject to conditions a) through q), for the following reasons:

- Furthers goals of the Buckeye General Plan;
- Conforms to the Buckeye Development Code; and
- No outstanding issues from reviewing departments.

Project Specific

- a) Except as modified by the following conditions of approval, development of the property shall be in general conformance with:
- i. Site Plan Cover Sheet and Site Plan (Sheets A0.0 and A1.0), consisting of two pages, dated March 6, 2025, and stamp received March 20, 2025;
 - ii. Exterior Elevations (Sheet A3.1 through A3.6), consisting of six pages, dated February 12, 2025, and stamp received February 13, 2025;
 - iii. Exterior Elevations (Sheets A3.7 through A3.10), consisting of four pages, dated March 6, 2025, and stamp received March 11, 2025;
 - iv. Street Elevations (Sheets A4.1 through A4.2), consisting of two pages, dated February 12, 2025, and stamp received February 13, 2025;
 - v. Color and Material Palette and Paint Scheme Site Plan (Sheets A4.0 and A1.3), consisting of two pages, dated February 12, 2025, and stamp received February 13, 2025;
 - vi. Conceptual Landscape Plan (Sheet L0.2), consisting of one page, dated March 6, 2025, and stamp received March 11, 2025;
 - vii. Conceptual Wall Plan and Details (Sheets L0.3 and L0.4), consisting of two pages, dated March 6, 2025, and stamp received March 11, 2025; and
 - viii. Conceptual Electrical Site Lighting Plan, Photometric Plan, and Lighting Cut-Sheets (Sheets E1.0, E2.0, E3.0, and E4.0), consisting of four pages, dated December 4, 2024, and stamp received February 13, 2025.
- b) The City and the Applicant are aware of constraints within the downstream trunk sewer line. The applicant has analyzed the downstream sewer by metering flows at various locations and computer modeling as per the City of Buckeye (COB) Engineering Design Standards (EDS) Section 4-1.101.P. The Final Sewer Report: Sundance Apartments prepared by HKS Engineering has identified a capacity issue consisting of approximately 1,211 lineal feet of pipe between Nodes 2 and 3 of the City of Buckeye Public Wastewater System. The developer will be responsible for an equitable portion of the costs associated with the design and construction of the required improvements necessary to accommodate the impact of the development. This may include, but not be limited to, sewer main lines, sewer manholes, pavement restoration, related infrastructure required

to meet local and regional standards. If the Wastewater System improvement project has not commenced before building permits or certificates of occupancy are otherwise available, neither will be withheld on the basis of the improvement project being completed.

General

- c) All projects are required to meet the most currently adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recently adopted Maricopa Association of Governments (MAG) standards and specifications at the time of 1st submittal for final construction documents.
- d) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's 504-22-013L.
- e) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
- f) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.
- g) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- h) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Drainage

- i) Underground Retention is required to retain the 100-year, 6-hour storm event for the development. See COB EDS 5-1.803.A.

Streets

- j) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Yuma and Apache Road based on City of Buckeye standards.
- k) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for

functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

- l) It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.
- m) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
- n) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval. This will include the traffic signal at Yuma Road and Apache Road. If other developments do not install this traffic signal, this development shall be responsible for design and construction of the traffic signal prior to certificate of occupancy (CofO).
- o) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

Water / Wastewater

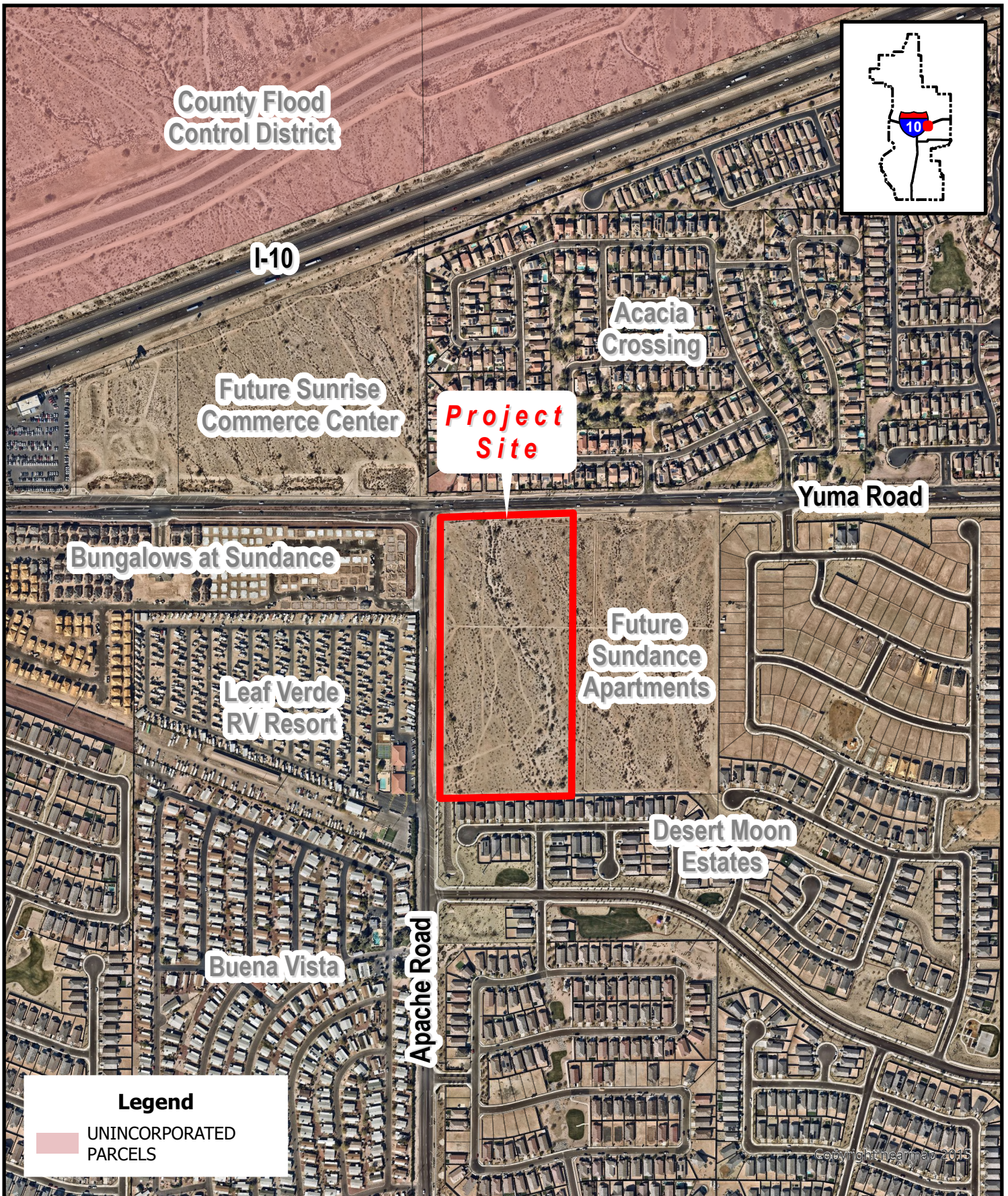
- p) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- q) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

ATTACHMENTS:

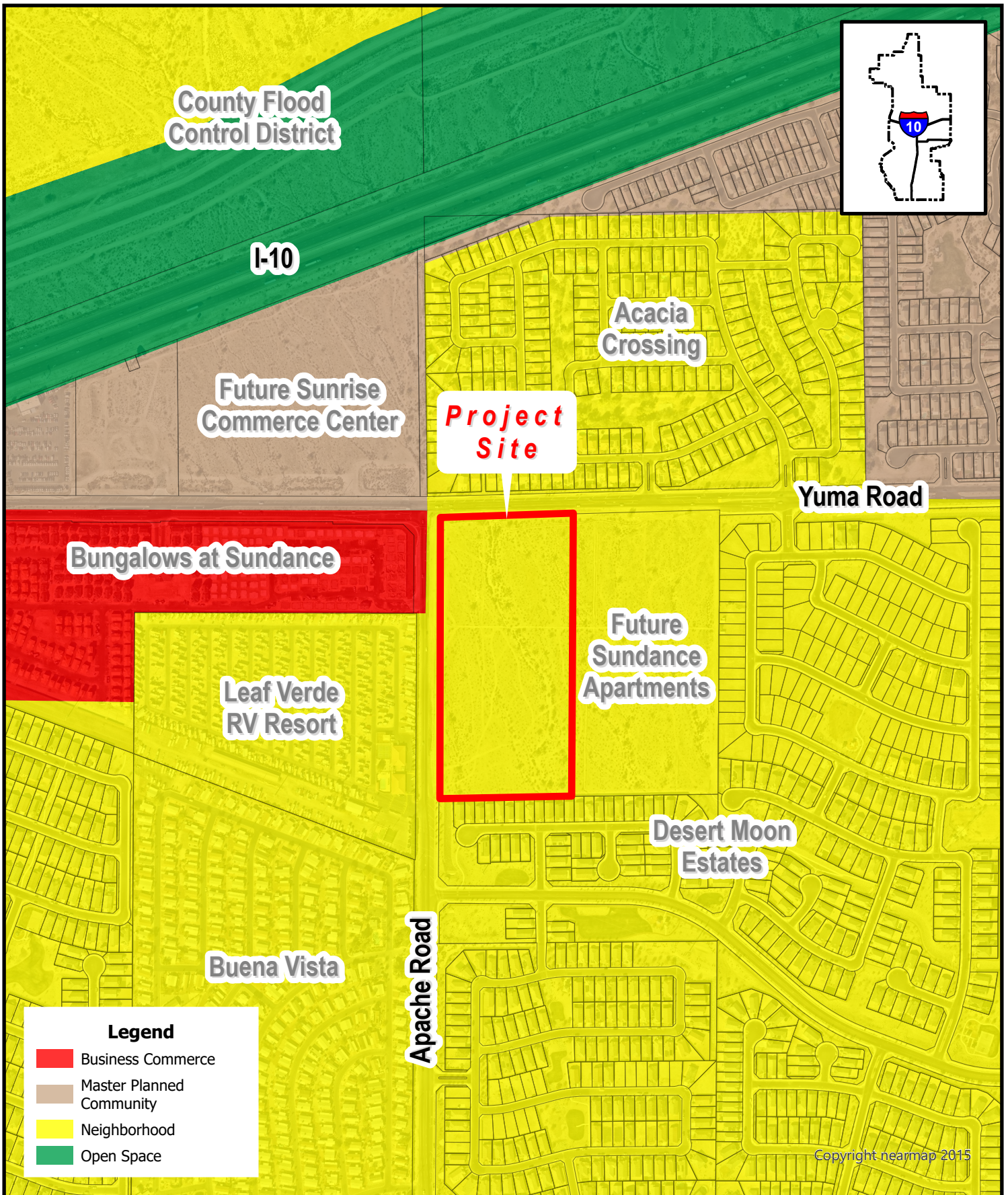
Exhibit A – Vicinity Map
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Map
Exhibit D – Site Plan Narrative (for reference only)
Exhibit E – Site Plan
Exhibit F – Color Elevations
Exhibit G – Color Palette
Exhibit H – Conceptual Landscape Plan
Exhibit I – Wall Plan and Details
Exhibit J – Site Lighting Plans

Prepared By:
Mandy Woods, AICP, CFM, Principal Planner

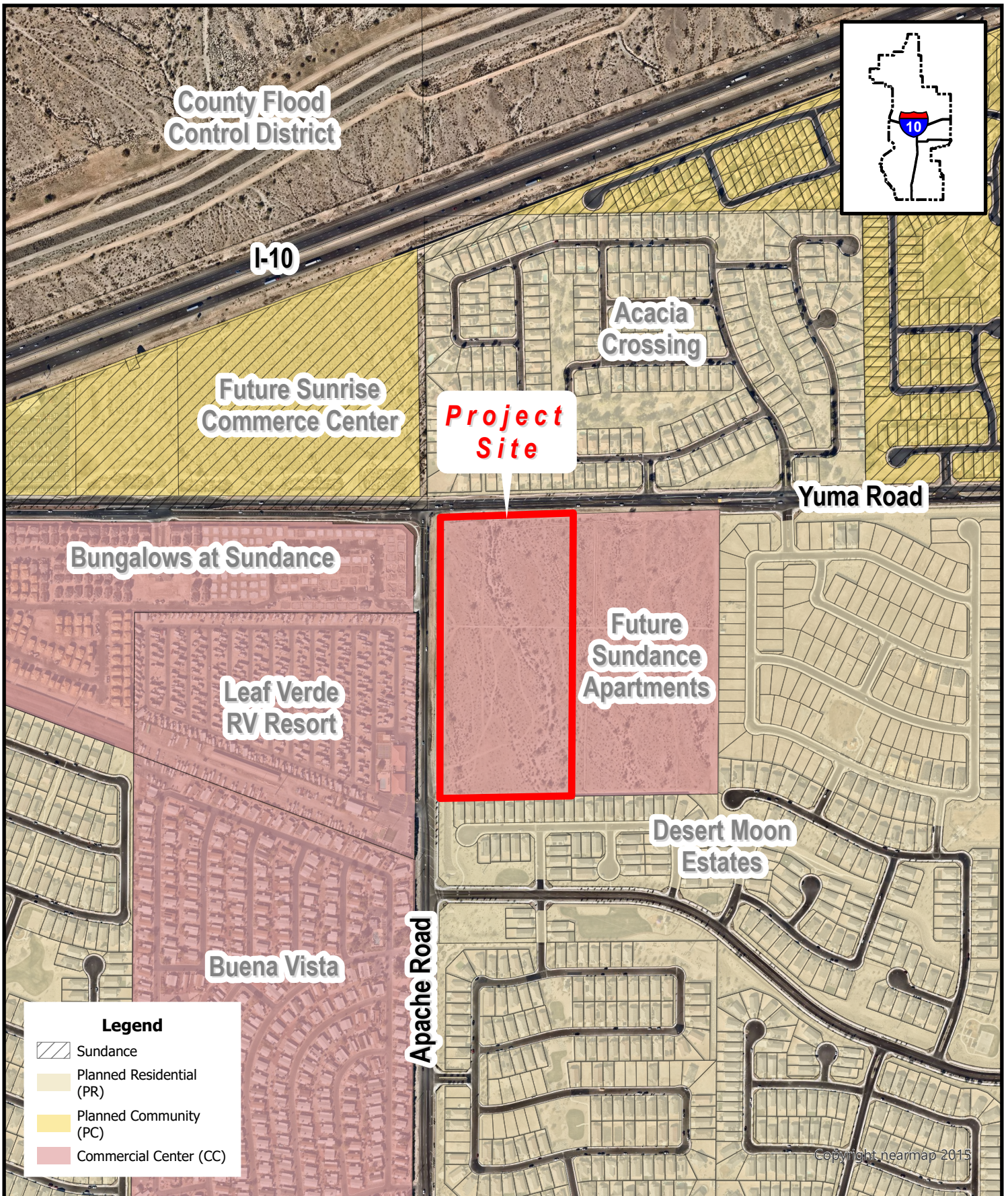
Reviewed By:
Ken Galica, Planning Manager



VICINITY MAP



GENERAL PLAN LAND USE MAP



ZONING MAP

PLZSP-24-0031

Yuma & Apache Multi-Family Site Plan
Council District #3



YUMA & APACHE MULTI-FAMILY SITE PLAN REVIEW NARRATIVE

SECOND SUBMITTAL: FEBRUARY, 2025

1R PLZSP-24-0031



PRESENTED BY:



TODD+
ASSOCIATES



TABLE OF CONTENTS

1. INTRODUCTION.....1

2. PURPOSE OF REQUEST1

3. EXISTING SITE CONDITIONS.....1

 General Plan and Designation.....1

 Existing Zoning1

4. SITE PLAN OVERVIEW.....2

5. OPEN SPACE AND AMENITIES.....2

6. CIRCULATION3

 Vehicular Circulation.....3

 Pedestrian Circulation3

7. GRADING & DRAINAGE AND UTILITIES.....4

8. BUCKEYE POLICE AND FIRE SERVICE4

9. SCHOOL DISTRICTS.....4

10. PHASING.....4

11. CONCLUSION.....5

APPLICANT TEAM

APPLICANT

RVi Planning + Landscape Architecture

Mark Reddie

4900 N. Scottsdale Road, Suite 1200

Scottsdale, AZ 85251

Phone: 480.586.2349

Email: mreddie@rviplanning.com

PROJECT ARCHITECT / SITE PLANNER

Todd + Associates

Scott Garvin

4019 North 44th Street

Phoenix, AZ 85018

Phone: 602.952.8280

Email: sgarvin@toddassoc.com

CIVIL ENGINEER

Atwell

Ramzi Georges

4900 North Scottsdale Road, Suite 1500

Scottsdale, AZ 85251

Phone: 480.586.2105

Email: rgeorges@atwell.com

1. INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of Dominion, is pleased to submit this Site Plan Review request for a residential development on an approximately 20-acre vacant property located within the City of Buckeye at the Southeast corner of Yuma Road and Apache Road. The proposed development request is for Site Plan Review for a Build to Rent residential detached and duplex community with one and two-story, 3-bedroom and 4-bedroom rental homes designed in a Neighborhood configuration on a single lot. Density for the project is projected to be approximately 10.4 dwelling units per gross acre (du/ac). The proposed development will include various lifestyle amenities, landscaping and open spaces that will provide for a quality residential rental community to support the growing population within the City of Buckeye.

2. PURPOSE OF REQUEST

The Applicant requests the following to the City of Buckeye:

Site Plan review, to include the site plan, landscape plan, conceptual building elevations, grading and drainage plan, utility plans, etc.

3. EXISTING SITE CONDITIONS

The subject site is currently vacant with relatively flat topography. To the north is single-family residential development with Yuma Road separating the two properties. To the west is an RV Park and multi-family residential development currently under construction, with Apache Road separating the properties. To the south is single-family residential currently under development. To the east is vacant land planned for a multi-family residential development currently in the planning and design stage. There is a 20' temporary drainage easement along the southern perimeter of the site, but this may go away with development of the property. There is also a 50' shared access easement that will be used for emergency access for this property as well as the property to the east.

General Plan and Designation

The Imagine Buckeye 2040 General Plan, 2nd Amendment identifies the site as within the Neighborhood Land Use designation, which allows for a broad range of residential development including low to high density. Neighborhood development may include single-family units (attached or detached), and multi-family units, such as apartments and condominiums. As a duplex multi-family project, the proposed development is in full conformance with the Neighborhood General Plan designation.

Existing Zoning

The property is currently zoned Commercial Center (CC) which is identified as an Obsolete Zoning District within the Buckeye Development Code. The CC District permits multi-family residential development by right, so no rezoning is necessary for the project. Zoning surrounding the site includes Community Commercial (CC) to the east and west and Planned Residential (PR) to the north and south.

4. SITE PLAN OVERVIEW

The Yuma and Apache Multi-Family Development is a proposed detached and duplex Built to Rent multi-family residential community comprised of approximately 200 one and two-story residential units with a mix of 3-bedroom and 4-bedroom homes. The unit mix proposed includes 100 three-bedroom units and 100 four-bedroom units, with 5 of each building type being single-story and designated as accessible units. See Table 1: Unit Distribution for details on the mix of units within the development. The projected overall density is approximately 10.4 du/ac gross, and 11.8 du/ac net. Each unit will have a private backyard in addition to common open spaces throughout the development for the use and enjoyment of all residents.

The project will meet all development standards required within the CC zoning district. The two-story units will include a building height of approximately 29-feet, well below the allowed 45-foot building height. Perimeter landscape setbacks will include 25' along Yuma Road and Apache Road, ensuring an appropriate landscape transition between the major streets and the development. A 50' shared emergency vehicle access easement will be provided along the southern perimeter, with an additional 15' landscape setback immediately north of the shared access easement. A ten-foot building setback (rear building setback) will be provided along the eastern perimeter and will include a mix of private outdoor backyards and common open space areas.

Parking will meet/exceed City requirements of 2.0 spaces per unit plus 0.2 guest spaces per unit, for a minimum requirement of 440 spaces. A minimum of 200 carport shaded spaces will be provided, allowing for one shaded parking space per unit. Accessible parking stalls will also be provided to meet City code. Internal circulation and access locations will meet fire code requirements for spacing, drive aisle width and turning radius throughout the development.

Table 1. Unit Distribution		
Units	Count	% of Total
3 bedroom 1-story	5	2.5%
4 bedroom 1-story	5	2.5%
3 bedroom 2-story	95	47.5%
4 bedroom 2-story	95	47.5%
Total	200	100%

5. OPEN SPACE AND AMENITIES

The development will provide for a variety of open spaces and amenities for the use and enjoyment of all residents and visitors. A minimum of 30% of the overall development will be provided as open space per the requirements of the Development Code. Additionally, a minimum of 15% of the site will be designated as active open space in accordance with the requirements of the Development Code. Details on amenities within the active open space areas are provided within the landscape plans.

At the primary entry to the community off Apache Road is the clubhouse and leasing office, which will provide offices, meeting space, restrooms, and other indoor amenities for residents and visitors. There will also be a private bus shelter located at the primary entry. Behind the clubhouse is the main amenity complex, including a 1,200 square foot pool, bathing deck, and shade ramada, two playground areas designed for different age groups, several multi-purpose lawn areas, including a mix of natural turf and artificial turf for informal play and lawn games, a second shade ramada, landscaping and pedestrian corridors.

Within the central portion of the project both north and south of the main amenity are two secondary amenities, including natural turf areas that are over 4,000 square feet each, both of which also include a shade ramada, landscaping and sidewalk connectivity. These can be used for additional informal play areas, lawn games, lounging and picnicking. Additionally, there are several smaller natural turf areas dispersed throughout the development within the perimeter areas to provide smaller, more intimate active and passive open space amenities and provide an open feel to the community.

Each residential unit will include a private outdoor backyard with an average of 10-feet deep and across the length of the unit, providing for additional private outdoor open space for every resident. Each backyard will include a tree to provide greenery and shade as an added amenity.

Finally, landscaping, including trees, shrubs and groundcover will be provided throughout the entire development, including in common open spaces, street frontages, site perimeter, parking islands, and private backyards with a variety of low water use plant species.

6. CIRCULATION

Vehicular Circulation

Primary access to the site will be at the midpoint of the project from Apache Road where a median break and full turn movement will be provided. This main entry will include a prominent entry feature with a landscaped median that creates a sense of arrival into the development. The entry leads to a distinctive leasing office and clubhouse building that will establish the overall theme and character for the development. A looped private circulation drive will be provided around the development, allowing for efficient circulation throughout the overall project.

A secondary emergency only access will be provided at the southeast corner of the site, connecting to the shared access easement along the southern perimeter of the property, which also provides for emergency access for the property to the east. This location has been coordinated with City staff, including planning, transportation, and fire reviewers to ensure it meets all code requirements. It should be noted that this project will not provide direct access to Yuma Road and has coordinated with the City and the developer to the east to ensure their project does not provide for a joint-access driveway along Yuma Road with this property.

Parking is provided to meet and exceed the requirements per the Development Code, including a total of 443 parking spaces provided (440 required) and evenly distributed around the loop drive. The parking layout includes 200 shaded units, and 243 standard surface units. This will ensure all residents have parking allocated close to their unit, including one shaded space designated and reserved for each unit.

To minimize the impact of the waste disposal containers, enclosures will be located and situated to promote site safety and functionality for the collection vehicles, while oriented away from the front doors of residential units as best possible.

Pedestrian Circulation

Pedestrian paths and connections will be provided throughout the site, connecting residents to their unit, the community clubhouse, open space and amenity areas, parking, as well as to the public sidewalks along Yuma Road. The pedestrian plan creates a comprehensive and connected system, ensuring all pedestrians can easily circulate throughout the development.

7. GRADING & DRAINAGE AND UTILITIES

Grading is based on matching existing drainage conditions while considering the proposed site plan. The site's location is in FEMA Flood Zone X and not in a floodplain. There is offsite runoff that crosses Yuma Road via multiple storm drain culverts from the developments to the north of the site. The offsite runoff is intercepted on the southern side of Yuma Road through new storm drains and is routed along the northern and western project boundaries, conveying the runoff to the site's historic discharge location along the southern boundary of the site. The 100-year storm event is retained onsite within several retention facilities including basins and underground retention vaults. The retained volume will be designed to dissipate the stored runoff by drywells within 36 hours. The finished floors will be designed to be above the calculated 100-year water surface elevations during final design.

The site will have separate domestic and fire line water looped systems. Both water system loops will have two connections: one connection to Yuma Road (connecting to an existing 8-inch water line) and second connection to the existing 16-inch water line in Apache Road. The proposed sewer system will discharge out of the site within the fire lane located along the southern property boundary. The proposed sewer system is an 8-inch main and will traverse the property to the east through an existing Public Utility Easement and continues until it reaches the ROW of Mohave Street within the Desert Moon Estates subdivision. An existing cleanout in Mohave Street will be replaced with a new manhole at the point of connection in the existing system.

8. BUCKEYE POLICE AND FIRE SERVICE

The City of Buckeye will provide law enforcement services and fire & medical services for the development. The closest fire station is Station # 702, located approximately 2 miles east at 1911 S. Rainbow Road at the has an existing Fire Station located at the corner of Rainbow Road and Durango Street. The closest police station is located approximately 4 miles south of the site at 100 North Apache Road at the corner of Apache Road and Eason Street.

9. SCHOOL DISTRICTS

The property is located within the Buckeye Elementary School District #33. The closest school is Inca Elementary School located approximately 1 mile east of the site at 23601 W. Durango Street at Watson Road and Durango Street. The property is within the Buckeye Union High School District, with the closest High School being Youngkers High School, located approximately 1 mile from the site at 3000 S. Apache Road at the corner of Apache Road and Lower Buckeye Road. The Applicant will reach out to the school districts to inform them of the proposed development plans and potential students that will be generated from the project.

10. PHASING

The project will be developed within a single phase; however, the developer will want to provide for phased Certificates of Occupancy as the project is constructed to allow the rental of unit within certain areas of the project as the overall development is being built-out. This will be coordinated with the City through the permitting and inspection process.

11. CONCLUSION

The proposed development will bring a quality addition to the area and establish a unique, in demand residential development to support the continued growth in the City of Buckeye. The community design, product types, architecture, landscaping, and open space plan are cohesively designed to create a quality development that will enhance the livability of residents to this area. The proposed plans meet or exceed all development regulations per the City's Development Code and possesses the elements of a viable and sustainable place in which to live within the City of Buckeye.

CIVIL:

- 01 PRELIMINARY GRADING & DRAINAGE COVERSHEET
02 PRELIMINARY GRADING & DRAINAGE
03 PRELIMINARY GRADING & DRAINAGE
01 PRELIMINARY UTILITY PLAN COVERSHEET
02 PRELIMINARY WATER & FIRE PLAN
03 PRELIMINARY WATER & FIRE PLAN
04 PRELIMINARY SEWER PLAN
05 PRELIMINARY SEWER PLAN

LANDSCAPE:

- L0.1 CONCEPTUAL LANDSCAPE PLAN
L0.2 ILLUSTRATIVE LANDSCAPE PLAN
L0.3 WALL PLAN
L0.4 WALL DETAILS

ARCHITECTURAL:

- A1.1 Site Plan
A1.2 Fire Site Plan
A1.3 Paint Color Site Plan
A2.0 Clubhouse Floor Plan
A2.1 Building 1 Floor Plan
A2.2 Building 2 Floor Plan
A2.3 Building 3 Floor Plan
A2.4 Building 4 Floor Plan
A3.1 Clubhouse Elevations
A3.2 Clubhouse Elevations
A3.3 Clubhouse Color Elevations
A3.4 Clubhouse Color Elevations
A3.5 Building 1 Elevations
A3.6 Building 2 Gable Elevations
A3.7 Building 2 Hip Elevations
A3.8 Building 3 Elevations
A3.9 Palette A Gable Elevations
A3.10 Palette A Hip Elevations
A3.11 Palette B Elevations
A3.12 Palette C Elevations
A3.13 Palette D Elevations
A4.1 Yuma Street Elevations
A4.2 Apache Street Elevations
A4.3 Yuma Site Elevation E
A4.4 Yuma Site Elevation N
A4.5 Yuma Site Elevation W

ELECTRICAL:

- E1.0 ELECTRICAL SITE LIGHTING PLAN
E2.0 ELECTRICAL SITE PHOTOMETRIC PLAN
E3.0 ELECTRICAL SITE LIGHTING CUT-SHEETS
E4.0 ELECTRICAL SITE LIGHTING CUT-SHEETS

DATA

ASSESSOR'S PARCEL NUMBER 504-22-013L
REGULATORY AGENCY BUCKEYE, AZ

SITE AREA:

GROSS SITE AREA +/- 19.92 AC
NET SITE AREA +/- 17.18 AC

LOT COVERAGE:

REQUIRED 50% MAX.
PROVIDED (BUILDINGS & CANOPIES): 215,316 SF = 28.77%

ZONING:

EXISTING ZONING: CC
PROPOSED ZONING: CC

DENSITY:

DENSITY ALLOWED (NET): NA
DENSITY PROVIDED (GROSS): +/- 10.04 DU/AC
DENSITY PROVIDED (NET): +/- 11.64 DU/AC

BUILDING HEIGHT:

BUILDING HEIGHT ALLOWED: 45'
BUILDING HEIGHT PROVIDED: 29'

SETBACKS:

ARTERIAL LANDSCAPE SETBACK: 25'
COLLECTOR/LOCAL LANDSCAPE SETBACK: 15'
FRONT BUILDING SETBACK (APACHE): 20'
SIDE BUILDING SETBACK (YUMA): 20'
SIDE BUILDING SETBACK (SOUTH): 15'
REAR BUILDING SETBACK (EAST): 0'

OPEN SPACE:

COMMON OS REQUIRED: 30%
PARK SPACE / ACTIVATED OS: 120,000 SF (15% REQ.): 15.67%
PASSIVE OS TOTAL (115,013 SF): 15.36%
TOTAL OS PROVIDED: 31.03%

SITE PLAN STANDARD NOTES

- Site Plan approval is valid for a period of two (2) years. Requests for a single, one (1) year time extension must be in writing to the Director prior to the expiration.
- The property owner(s) and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- Where applicable, no structures may be built on slopes of 15% or greater.
- Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
- The Property Owner/Developer shall make provisions in their design to accommodate off-site storm water, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations cannot be altered.
- All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements within the right-of-way.
- Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
- Collector, arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
- Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
- At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
- The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.
- The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the

water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

- To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
- The Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
- Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
- Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (1/2) of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- All landscaped areas within the public rights of way shall be delegated to the adjacent property owner, homeowners' association or other property maintenance association, and shall be designed and seeded by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only within

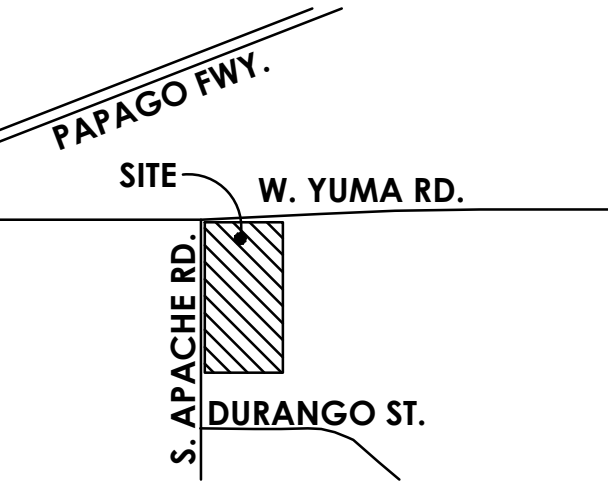
the city right of way; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

- Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than two (2) feet above the surface.
- Landscaping within the public-right-of-way will require:

- All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
- All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
- Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
- Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
- Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
- Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
- Linear Root barriers shall be used along public improvements that are only on one (1) side of a tree.
- Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18 feet over any public roadway, Seven (7) feet over any public sidewalk.

VICINITY

VICINITY MAP



NOTES

© 2025 Todd & Associates, Inc., all rights reserved. These documents are permitted to be used by authorized parties for the Work of this project only. No other use or reproduction, in any form or by any means, is permitted unless authorized in writing by Todd & Associates, Inc., the copyright owner.

NOTE:
This project has been designed for Dominion as a "for rent" community, individual ownership of the units was not part of the design criteria for this project. Todd & Associates, Inc. assumes no responsibility or liability in change of ownership from original design intent.

"NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION"
This contract allows the Owner to certify and approve billings and estimates within 30 days after the billing and estimates are received from the contractor.

PROJECT

BTR at SEC Yuma & Apache

Buckeye, Arizona

Project No. 24-2041-00
Project Log No. PLZSP-24-0031

Date March 6, 2025

Planning Phase

Site Plan Re-Submittal

Client:
Dominium
9000 E Pima Center Pkwy Suite 350
Scottsdale, AZ 85258
(623) 265-6830p
602-456-5555 f



CONTACT



CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

CONSULTANTS

Architectural:

Todd & Associates, Inc.
4019 N. 44th St.
Phoenix, AZ 85018
(602) 952-8280
Scott Garvin
Email: sgarvin@toddassoc.com

Civil:

Atwell
4900 North Scottsdale Road, Suite 1500
Scottsdale, AZ 85251
Phone: (480) 586-2105
Ramzi Georges
Email: rgeorges@atwell.com

Landscape:

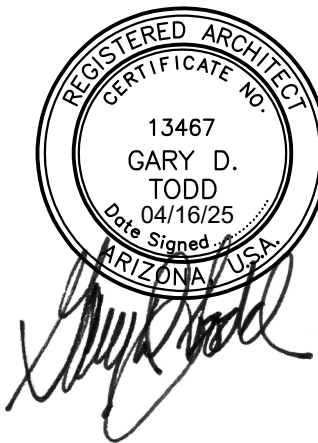
Todd & Associates, Inc.
4019 N. 44th St.
Phoenix, AZ 85018
(602) 952-8280
Chris Jones
Email: cjones@toddassoc.com

Electrical:

NP Engineering, Inc.
4115 North 15th Ave.
Phoenix, AZ 85015
Phone: (602) 265-1559
Richard Panopio
Email: richp@npengineering.com

REVISIONS

Rev.	Date:	Description:
△		
△		
△		
△		
△		



BTR at SEC Yuma & Apache

PROJECT NO. 24-2041-00
DATE March 6, 2025
Site Plan Re-Submittal

TODD +
ASSOCIATES



Planning Phase

SITE DATA

ASSESSOR'S PARCEL NUMBER 504-22-013L
REGULATORY AGENCY BUCKEYE, AZ

SITE AREA:

GROSS SITE AREA +/- 19.92 AC
NET SITE AREA +/- 17.18 AC

LOT COVERAGE:

REQUIRED 50% MAX.
PROVIDED (BUILDINGS & CANOPIES): 215,316 SF = 28.77%

ZONING:

EXISTING ZONING: CC
PROPOSED ZONING: CC

DENSITY:

DENSITY ALLOWED (NET): NA
DENSITY PROVIDED (GROSS): +/- 10.04 DU/AC
DENSITY PROVIDED (NET): +/- 11.64 DU/AC

BUILDING HEIGHT:

BUILDING HEIGHT ALLOWED: 45'
BUILDING HEIGHT PROVIDED: 29'

SETBACKS:

ARTERIAL LANDSCAPE SETBACK: 25'
COLLECTOR/LOCAL LANDSCAPE SETBACK: 15'
FRONT BUILDING SETBACK (APACHE): 20'
SIDE BUILDING SETBACK (YUMA): 20'
SIDE BUILDING SETBACK (SOUTH): 15'
REAR BUILDING SETBACK (EAST): 0'

OPEN SPACE:

COMMON OS REQUIRED: 30%
PARK SPACE / ACTIVATED OS: 120,000 SF (15% REQ.): 15.67%
PASSIVE OS TOTAL (115,013 SF): 15.36%
TOTAL OS PROVIDED: 31.03%

UNIT MIX:

UNIT TYPE	DUs	MIX	BEDS
3-BR (1-STORY)	5	2.25 %	15
4-BR (1-STORY)	5	2.25 %	20
3-BR (2-STORY)	95	47.5 %	285
4-BR (2-STORY)	95	47.5 %	380
TOTAL	200	100.0 %	700

ACCESSIBLE UNITS:

UNIT TYPE	TARGET RATIO	REQ.	PROV.
3BR/2BA	100 x .05	5	5
4BR/2BA	100 x .05	5	5
TOTAL	200 x .05	10	10

HEARING IMPAIRED UNITS:

UNIT TYPE	TARGET RATIO	REQ.	PROV.
3BR/2BA	100 x .02	2	2
4BR/2BA	100 x .02	2	2
TOTAL	200 x .02	4	4

PARKING:

PARKING DIMENSIONS REQUIRED: 9' X 20'			
UNIT TYPE	DUs	RATIO	P.S. REQ.
3/4-BR	200	2.0/DU	400
GUEST	200	0.2/DU	40
TOTAL			440

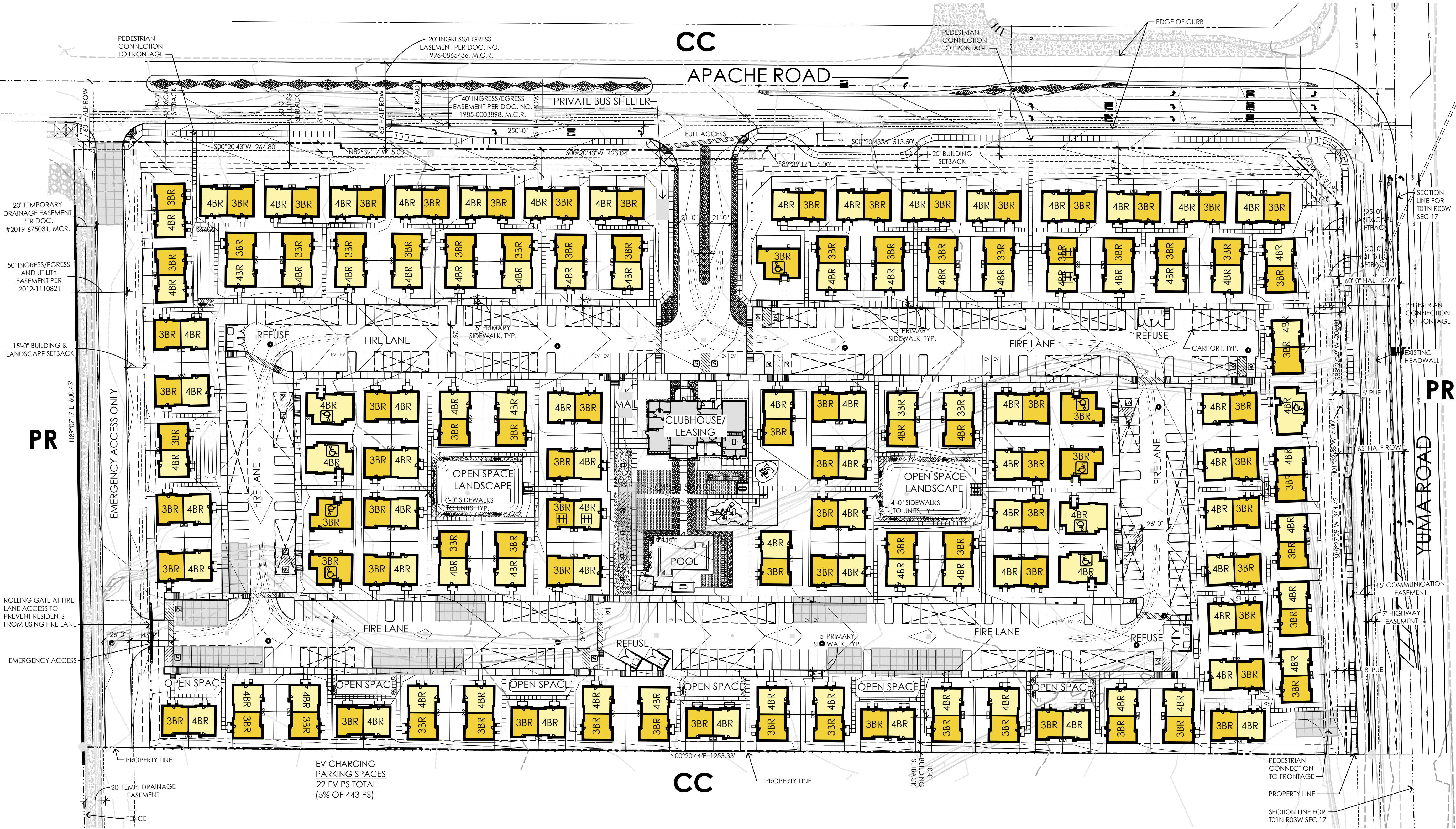
PARKING PROVIDED (INCLUDING ACCESSIBLE)	TOTAL
SURFACE	243
CARPORT	200
TOTAL PARKING PROVIDED	443
INCLUDES 22 ELECTRIC VEHICLE SPACES (5%)	(2.22 P.S./ DU)

PARKING - ACCESSIBLE	REQ. RATIO	REQ.	PROV.
PER TABLE 7-9	501- 800 PS PROV.	16	15
PER IBC	200 DU x .05 + 4 AMENITY	14	15
PER IBC (CARPORTS)	200 PS/200 DU = 1.0	(10)	(10)
PER IBC (VAN ACCESSIBLE)	14 ACC.PS/6	(3)	(15)

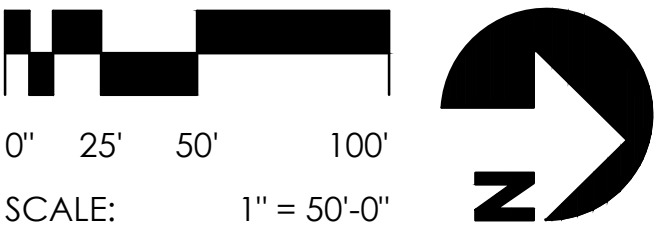
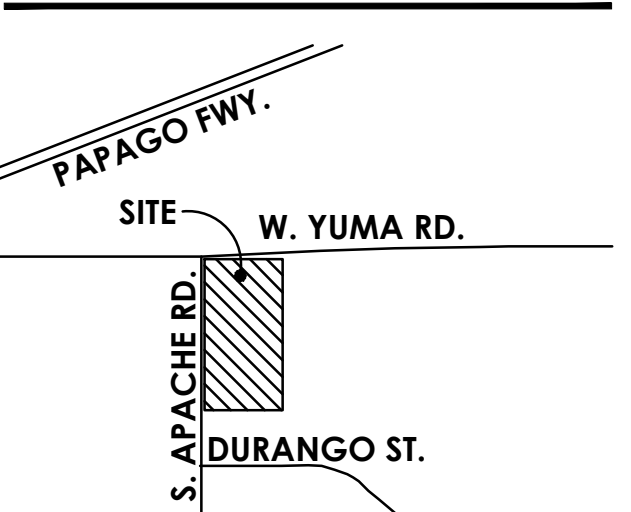
LEGEND:

	FIRE TURNING RADIUS	WB-50
	ACCESSIBLE PARKING	TYP.: MIN. 8'-6" x 18'-0" w/ 5' AISLE VAN: MIN. 8'-6" x 18'-0" w/ 8' AISLE
	ACCESSIBLE DU - 1ST FLOOR	
	HEARING IMPAIRED UNIT	

A1.0

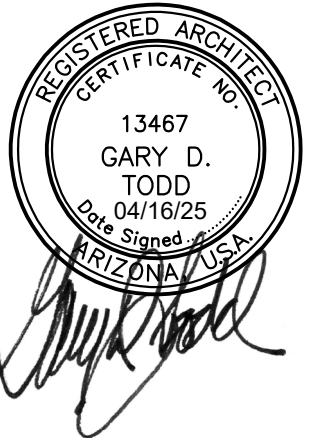


VICINITY MAP



- ASSUMPTIONS:
1. ASSUMES THE SITE'S RETENTION WILL BE PROVIDED BY SURFACE OR UNDERGROUND BASINS.
 2. ASSUMES HOSE LAY DISTANCE FROM FIRE ACCESS ROAD TO ANY PORTION OF THE EXTERIOR WALLS OF ANY BUILDING BEYOND 150' WILL REQUIRE A STANDPIPE.
 3. ADDRESSES AND UNIT NUMBERS WILL BE ASSIGNED BY THE CITY AT THE ADDRESS MAP SUBMITTAL.

*EV PARKING SPACES INSTALLED WITH ELECTRICAL PANEL CAPACITY, CONDUIT, WIRE AND CHARGE PEDIMENTS INSTALLED DURING CONSTRUCTION TO SUPPORT IMPLEMENTATION OF EV CHARGING WITH 208/240-VOLT (OR GREATER), 40-AMPERE (OR GREATER) CIRCUITS.





① EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



2 FRONT ELEVATION
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



2 FRONT ELEVATION
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



① SIDE ELEVATION
1/4" = 1'-0"



② FRONT ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ REAR ELEVATION
1/4" = 1'-0"

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



1 SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



1 SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk



1 SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2041-00

DOMINIUM

Apts - BTR @ SEC Yuma & Apache

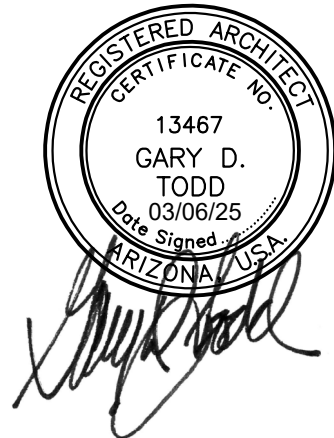
Buckeye, AZ

SITE PLAN RE-SUBMITTAL

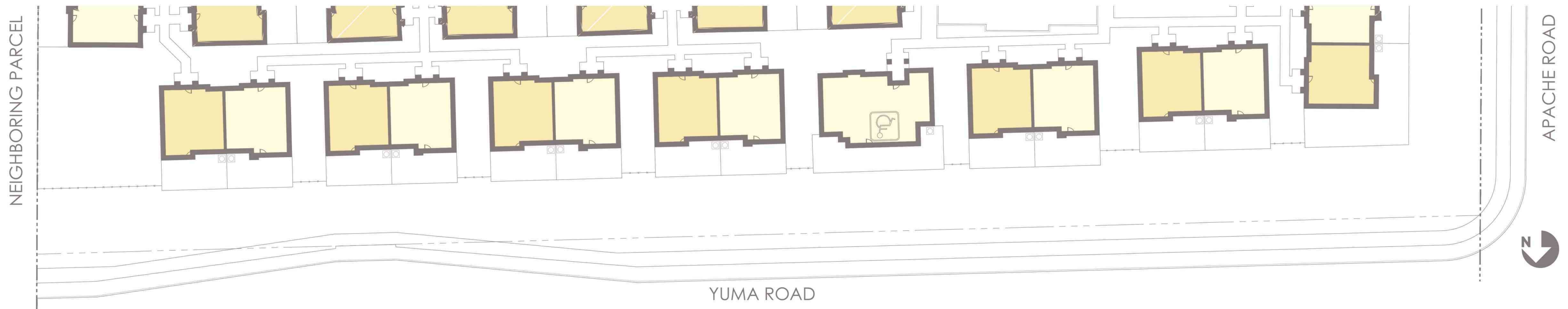
March 6, 2025

PALETTE C HIP ELEVATIONS

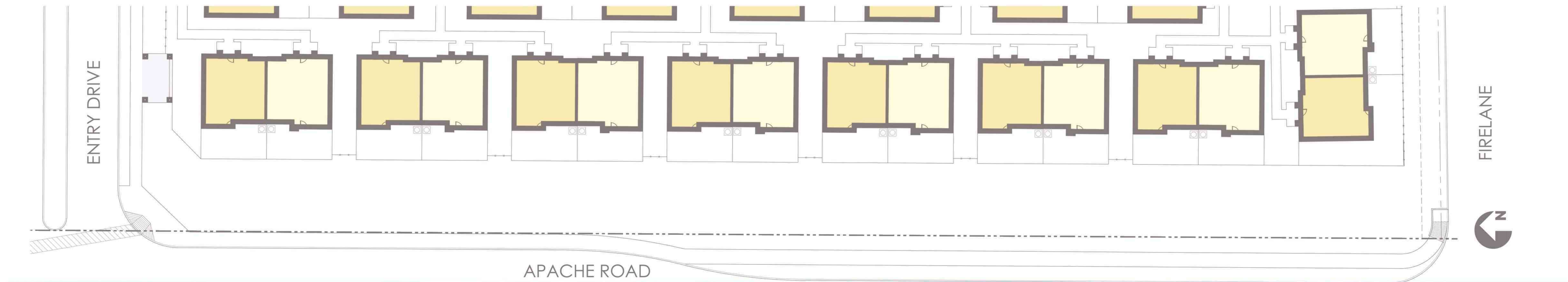
Preliminary Not For Construction



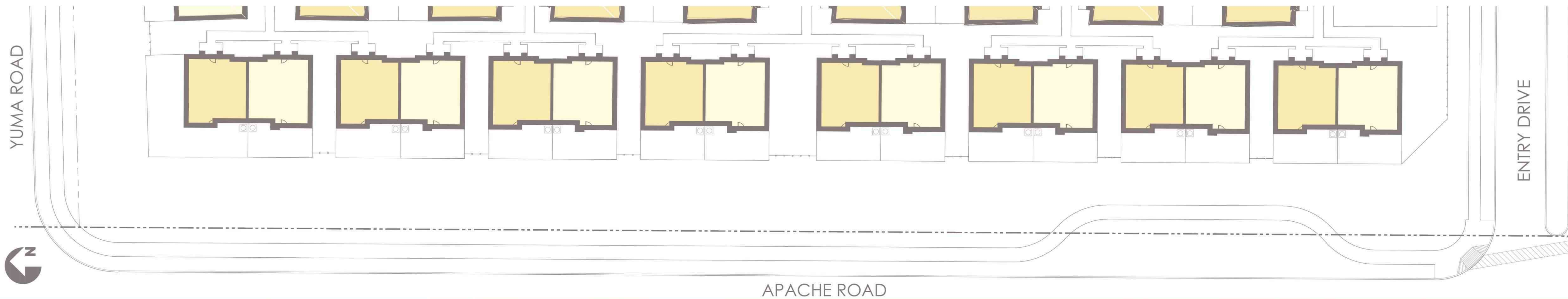
A3.10



SITE ELEVATIONS ALONG YUMA ROAD

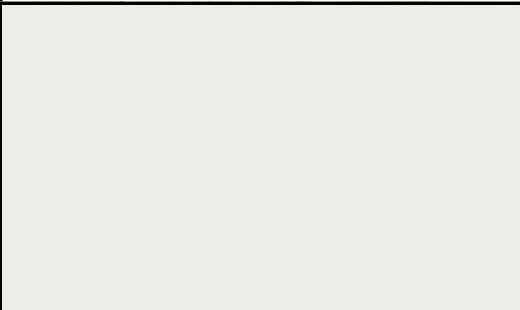
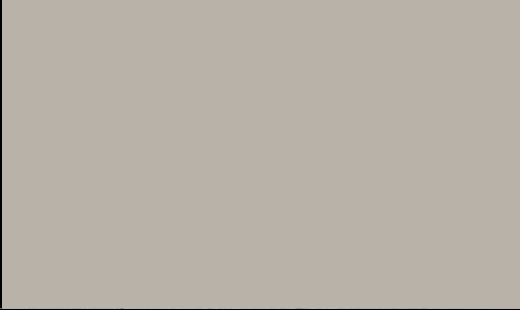
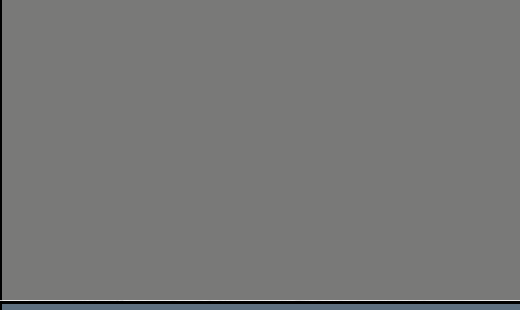
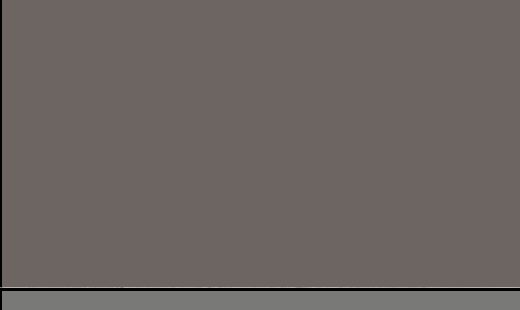
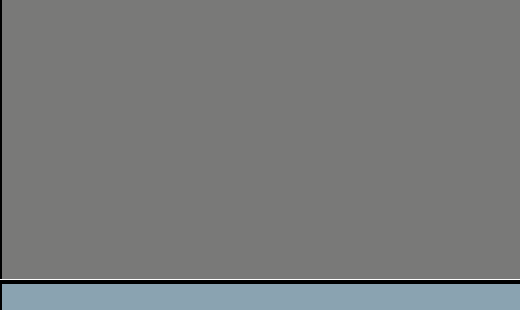
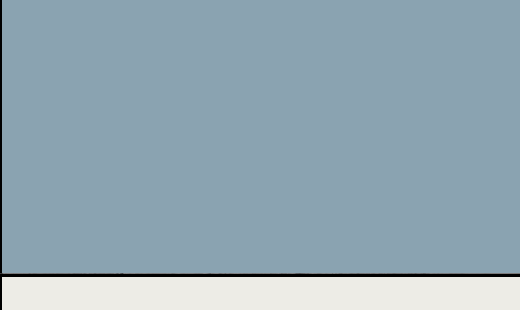
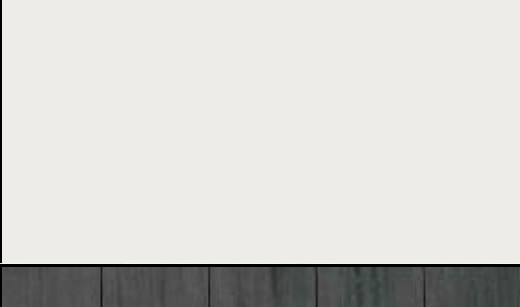


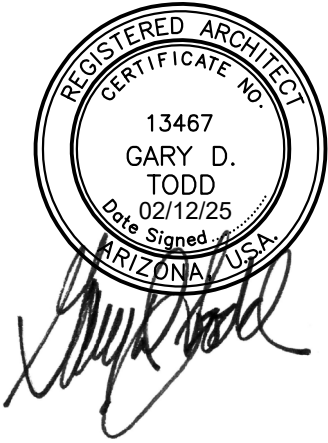
SITE ELEVATIONS ALONG APACHE ROAD (SOUTH)

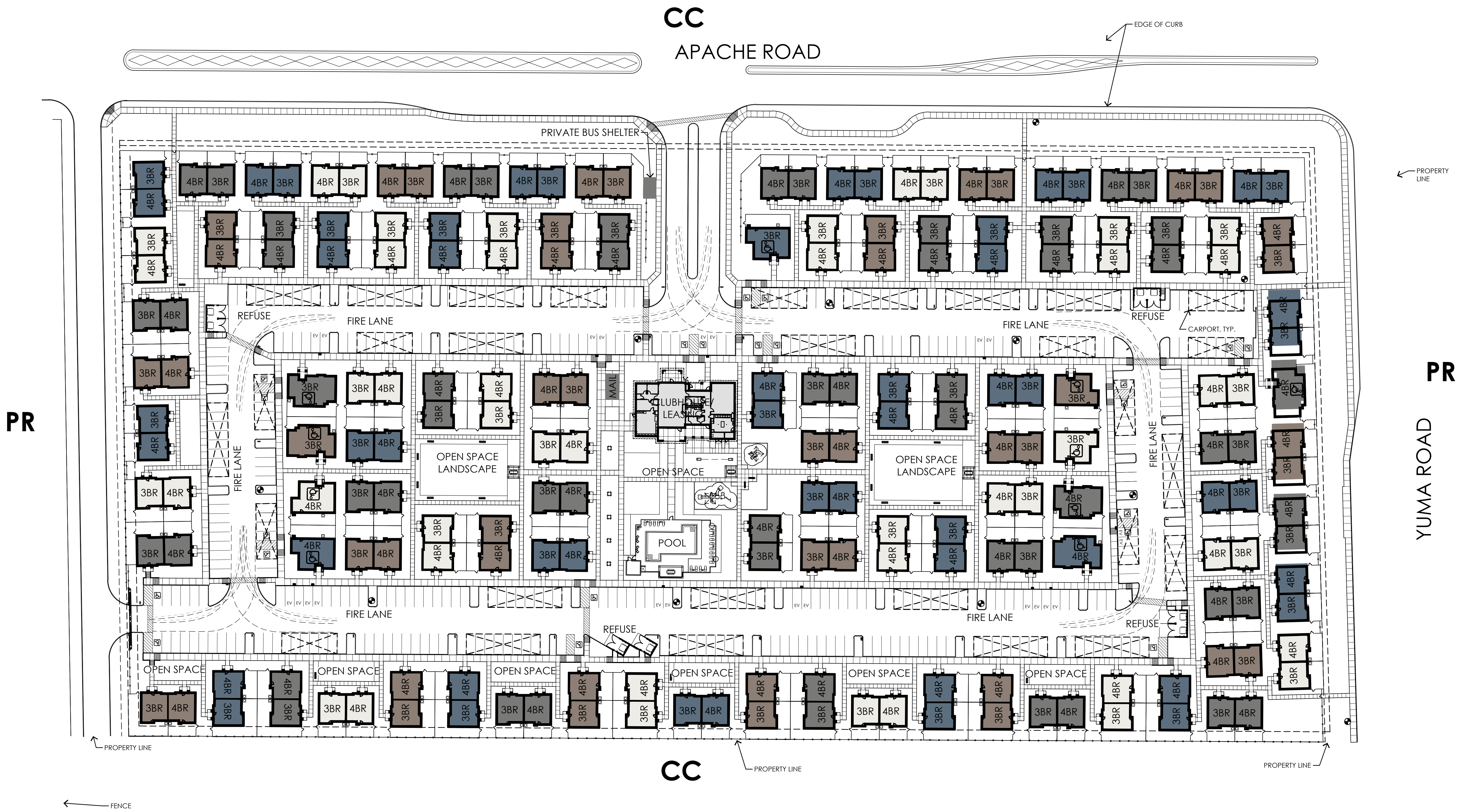


SITE ELEVATIONS ALONG APACHE ROAD (NORTH)

MATERIAL SCHEDULE

	SWATCH	MATERIAL
A		PRIMARY STUCCO COLOR Sherwin Williams - Pure White (SW7005)
B		PRIMARY STUCCO COLOR Sherwin Williams - Requisite Gray (SW7023)
C		SECONDARY STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
D		SECONDARY STUCCO COLOR Sherwin Williams - Distance (SW6243)
E		SECONDARY STUCCO COLOR Sherwin Williams - Folkstone (SW6005)
F		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Westchester Gray (SW2849)
G		FACIA / ACCENT STUCCO COLOR Sherwin Williams - Favorite Jeans (SW9147)
I		FACIA STUCCO COLOR Sherwin Williams - Pure White (SW7005)
J		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Dark Charcoal
K		CONCRETE ROOF TILE Eagle Roofing Products - Profile: Flat Color: Concord Blend
L		STONE VENEER Eldorado Stone - Pattern: Cliffstone Color: Boardwalk





PROJECT NO. 24-2041-00
**APARTMENTS
BTR @ SEC
YUMA
& APACHE**
BUCKEYE, AZ

CLIENT

SEAL

CONTACT

3R PLZSP-24-0031 RECEIVED MAR 11 2024 WD



TODD + ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2023 Todd & Associates, Inc.

PHASE

DATA

2025-03-06

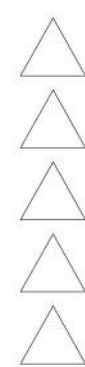
SITE PLAN
SUBMITTAL

Proj Mgr. BM

Dwn By: RB

Rev. Date:

Description:

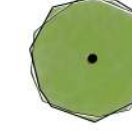
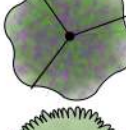
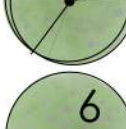


ILLUSTRATIVE
LANDSCAPE PLAN

L0.2



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SYMBOL	BOTANICAL / COMMON NAME	REMARKS
TREES			TREES			ACCENTS		
	ACACIA ANEURA / MULGA	30'H X 20'W		ULMUS PARVIFOLIA / LACEBARK ELM	40'H X 40'W		ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS	2'H X 2'W
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	30'H X 30'W	TREES SHRUBS	BOUGAINVILLEA X 'ROSENKA' / ROSENKA BOUGAINVILLEA	4'H X 4'W		FEROCACTUS WISLZENI / FISH HOOK BARREL CACTUS	3'H X 2'W
	CHILOPSIS LINEARIS 'SWEET BUBBA' / SWEET BUBBA DESERT WILLOW	20'H X 25'W		CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	3'H X 4'W		FOQUIERIA SPLENDENS / OCOTILLO	8'H X 8'W
	CORYMBIA PAPUANA / GHOST GUM	50'H X 30'W		ENCELIA FARINOSA / BRITTLEBUSH	4'H X 3'W		HESPERALOE FUNIFERA / GIANT HESPERALOE	6'H X 6'W
	NELTUNA GLANDULOSA / HONEY MESQUITE	30'H X 40'W		EREMOPHILA HYGROPHANA / EMU BUSH	3'H X 4'W		HESPERALOE PARVIFLORA / RED YUCCA	4'H X 6'W
	OLNEYA TESOTA / DESERT IRONWOOD	30'H X 30'W		ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	2'H X 3'W		HESPERALOE PARVIFLORA 'FLAVA' / YELLOW YUCCA	4'H X 5'W
	OLNEYA TESOTA / SALVAGED IRONWOOD	NA		JUSTICIA CALIFORNICA / CHUPAROSA	4'H X 4'W		OPUNTIA SANTA-RITA / SANTA RITA PRICKLY PEAR	6'H X 6'W
	PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	30'H X 40'W		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' / CIMARRON BLUE RANGER	4'H X 5'W	GRASSES 	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	3'H X 4'W
	QUERCUS FUSIFORMIS 'JOAN LIONETTI' / JOAN LIONETTI TEXAS LIVE OAK	40'H X 40'W		RUELLIA PENINSULARIS / DESERT RUELLIA	4'H X 4'W	GROUND COVER 	CONVOLVULUS CNEORUM / BUSH MORNING GLORY	3'H X 4'W
	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	15'H X 10'W		RUSSELLIA EUISETIFORMIS / FIRECRACKER PLANT	4'H X 4'W		DALEA GREGGII / TRAILING INDIGO BUSH	3'H X 6'W
	TARA CACALACO 'SMOOTHIE' / SMOOTHIE THORNLESS CASCALOTE	15' X 20'W		SALVIA CLEVELANDII / CLEVELAND SAGE	3'H X 4'W		EREMOPHILA GLABRA 'MINGENOW GOLD' / OUTBACK SUNRISE EMU BUSH	2'H X 6'W
			SPHAERALCEA AMBIGUA 'PAPAGO PINK' / DESERT GLOBEMALLOW	3'H X 4'W		LANTANA CAMARA 'GOLD MOUND' / GOLD MOUND LANTANA	3'H X 4'W	
			TECOMA X 'MNSTABE' / SIERRA APRICOT® YELLOW BELLS	4'H X 4'W		LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1'H X 6'W	
			TECOMA X 'SPARKY' / SPARKY YELLOW BELLS	4'H X 4'W		LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1'H X 5'W	
			ACCENTS 	AGAVE DESMETIANA / SMOOTH AGAVE	4'H X 4'W		MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1'H X 6'W
				AGAVE VICTORIAE-REGINAE / QUEEN VICTORIA AGAVE	1'H X 2'W		SALVIA ROSMARINUS 'PROSTRATUS' / PROSTATE ROSEMARY	2'H X 8'W
				ALOE VERA / MEDICINAL ALOE	2'H X 4'W		SPHAGNETICOLA TRILOBATA / YELLOW DOT	1'H X 10'W
				DASYLIIRON WHEELERI / GREY DESERT SPOON	4'W X 4'W			

NOTE: 60% OF TREES WILL BE 24" BOX OR LARGER, 35% OF TREES WILL BE 36" BOX OR LARGER, AND 5% OF TREES WILL BE 48" BOX OR LARGER. PLANTS TO BE SELECTED FROM PROVIDED LIST

LANDSCAPE QUANTITY CALCULATIONS

DESCRIPTION	QTY	REQUIRED PLANTINGS	PROVIDED PLANTINGS
OPEN SPACE	77,488 SF	131 TREES	131 TREES
BUILDING PERIMETER	12,384 LF	1548 SHRUBS & G.C.S	1548 SHRUBS & G.C.S
ACTIVE OPEN SPACE	71,342 SF	119 TREES	119 TREES
STREET FRONTAGE	79,118 SF	595 SHRUBS & G.C.S	595 SHRUBS & G.C.S
PARKING ISLAND	10,650 SF	102 TREES	102 TREES
SITE PERIMETER	16,314 SF	655 SHRUBS & G.C.S	655 SHRUBS & G.C.S
UNIT BACKYARDS	79,392 SF	50 TREES	50 TREES
		150 SHRUBS & G.C.S	150 SHRUBS & G.C.S
		41 TREES	41 TREES
		205 SHRUBS & G.C.S	205 SHRUBS & G.C.S
		200 TREES	200 TREES
		0 SHRUBS & G.C.S	0 SHRUBS & G.C.S
		643 TREES	643 TREES
		3,153 SHRUBS & G.C.S	3,153 SHRUBS & G.C.S
TOTAL			

N

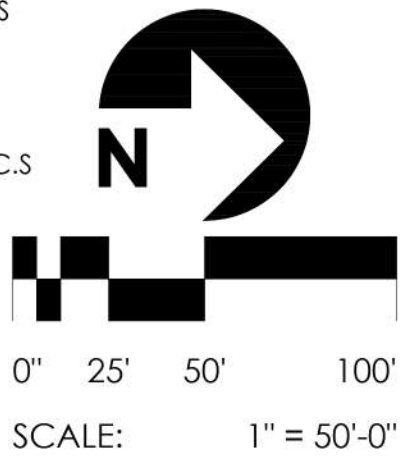
0"

25'

50'

100'

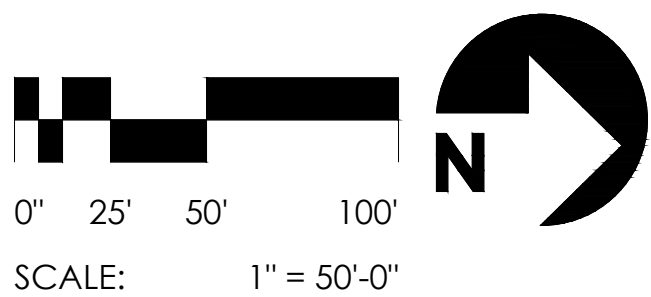
SCALE: 1" = 50'-0"





WALL LEGEND

- THEME WALL
- PARTIAL VIEW FENCE
- VIEW FENCE
- POOL FENCE & GATE
- WALL BY OTHERS
- BUILDER WALL (NOT SHOWN)
- FIRE ACCESS GATE
- PEDESTRIAN GATE



PROJECT NO. 24-2041-00
**APARTMENTS
BTR @ SEC
YUMA
& APACHE**
BUCKEYE, AZ

3R PLZSP-24-0031 RECEIVED MAR 11 2024 WD

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

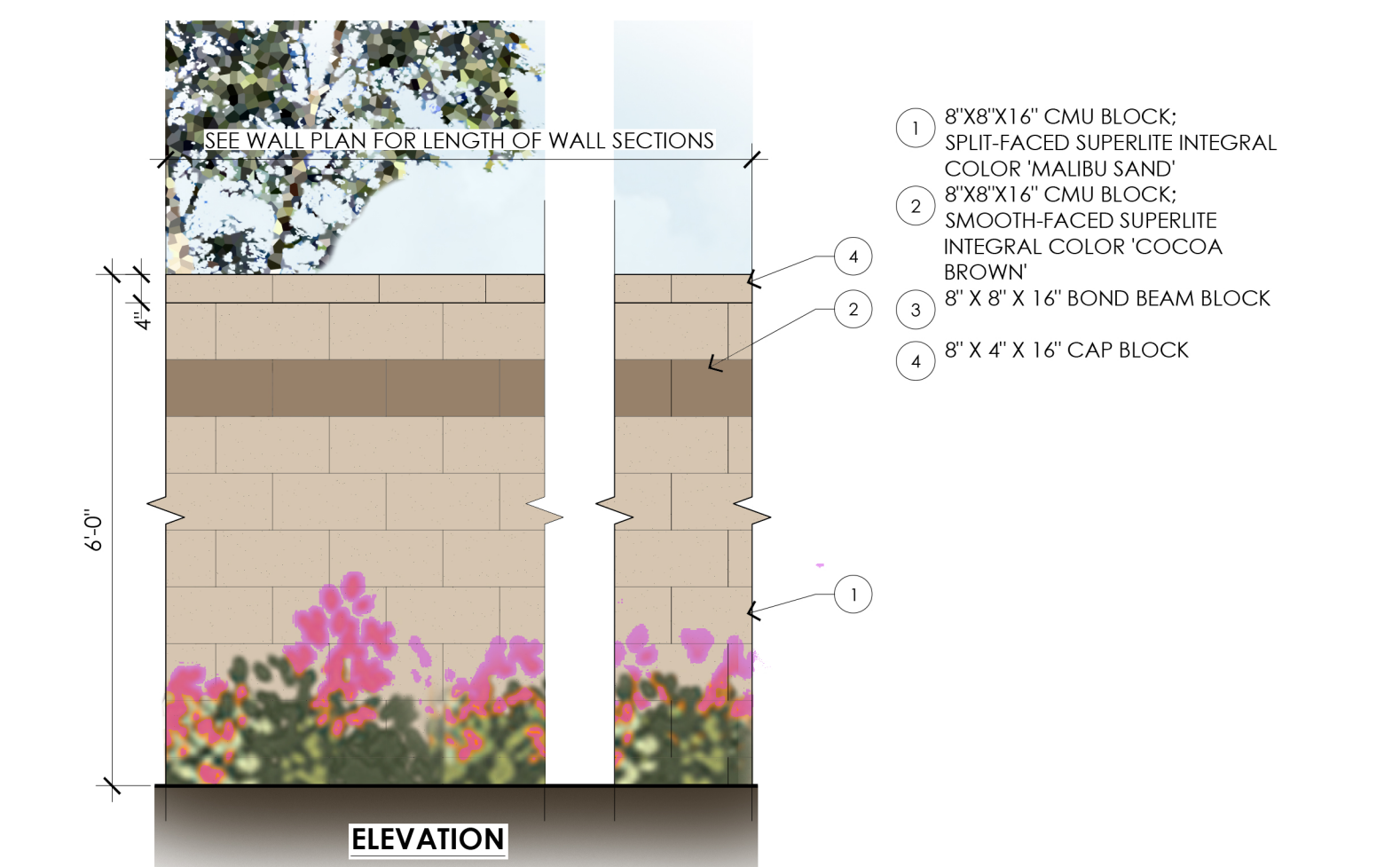
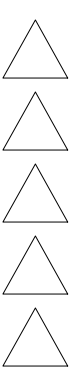
Copyright 2023 Todd & Associates, Inc.

2025-03-06
SITE PLAN
SUBMITTAL

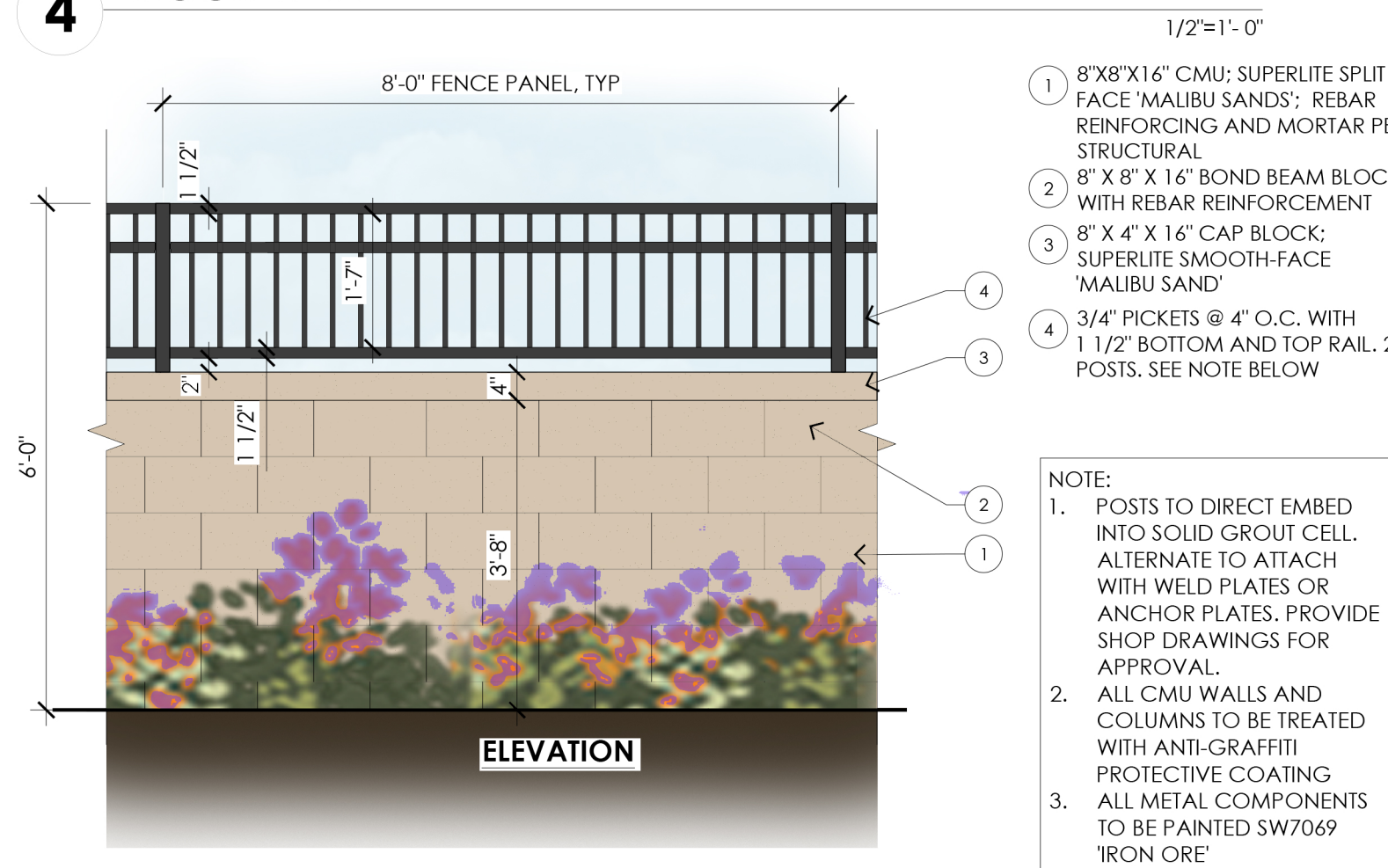
Proj Mgr: BM
Dwn By: RB
Rev. Date: Description:

- △
- △
- △
- △
- △

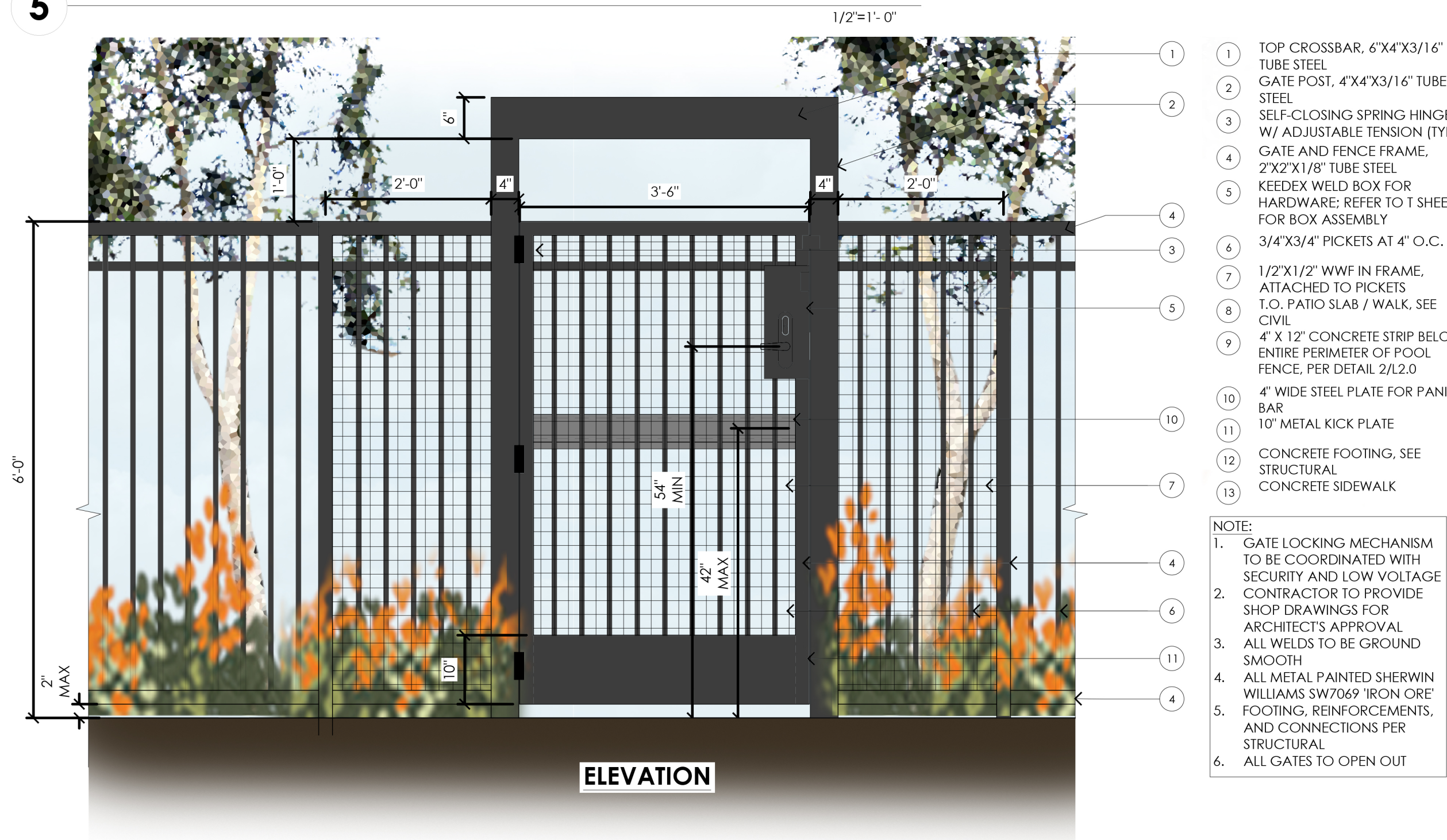
WALL
PLAN
L0.3



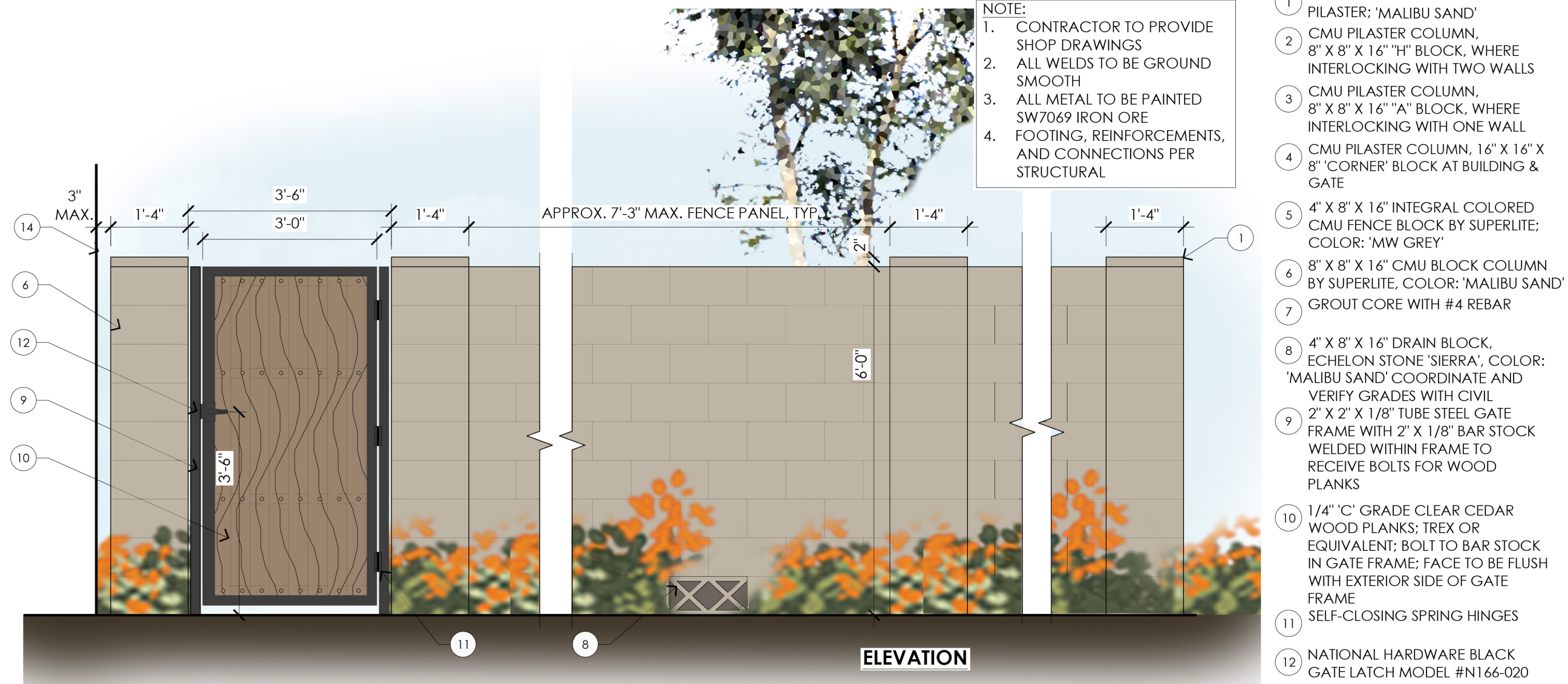
4 BLOCK WALL



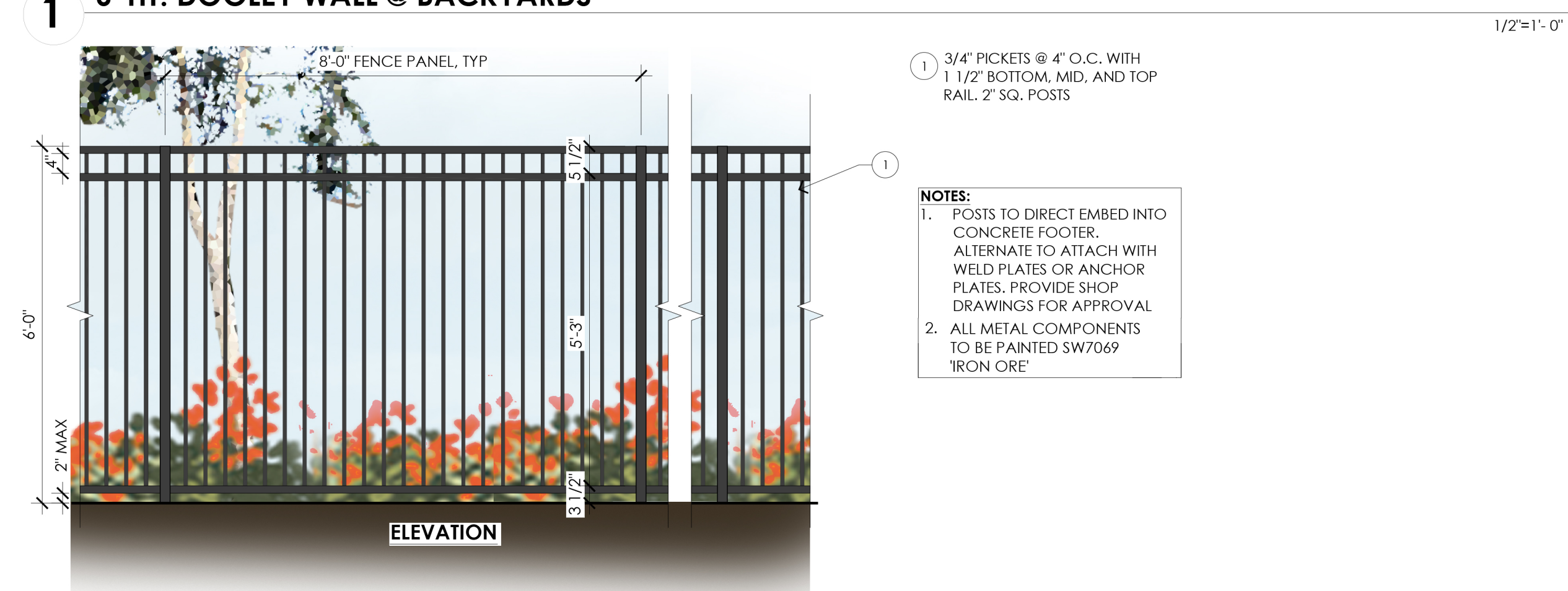
5 PARTIAL VIEW FENCE AND SOLID WALL



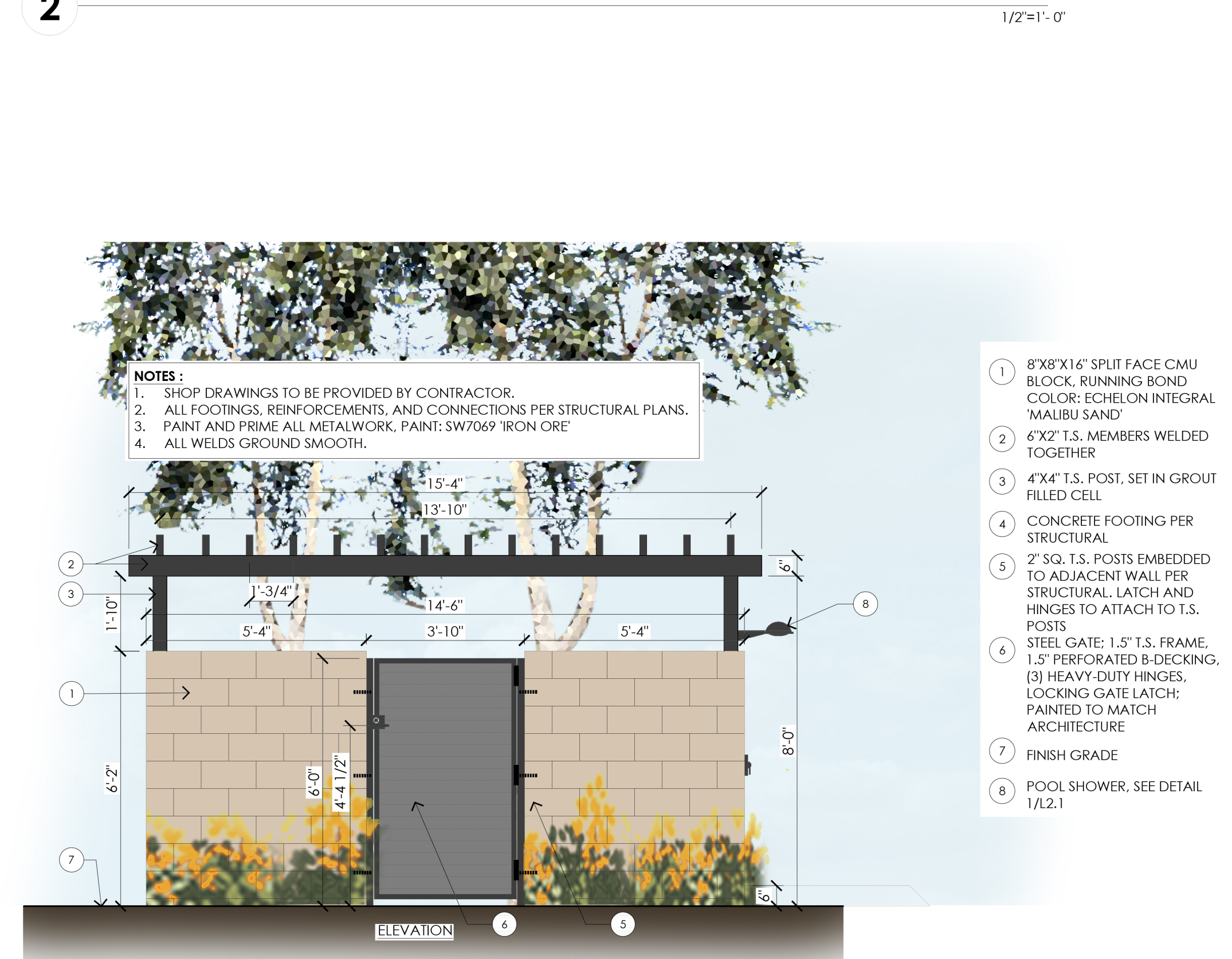
6 POOL FENCE & GATE



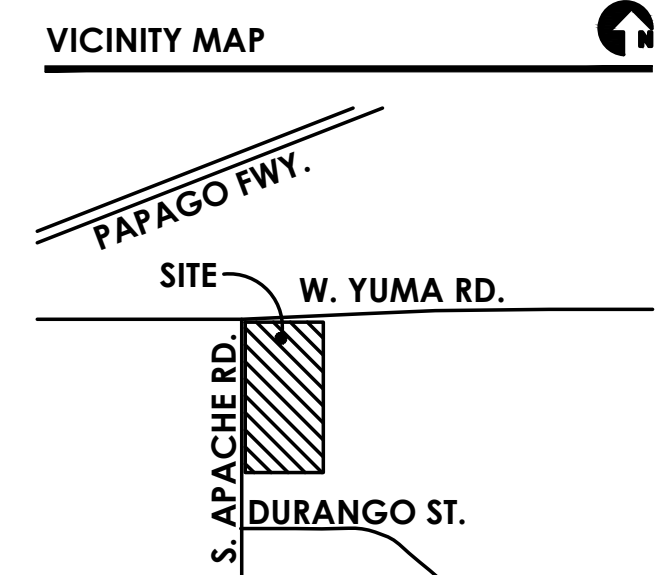
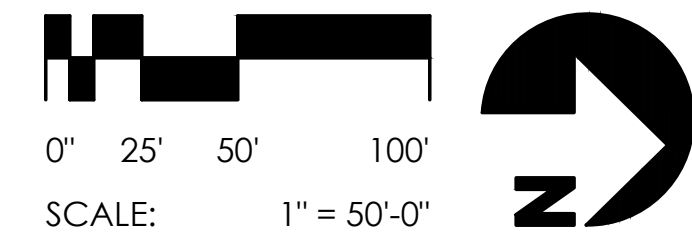
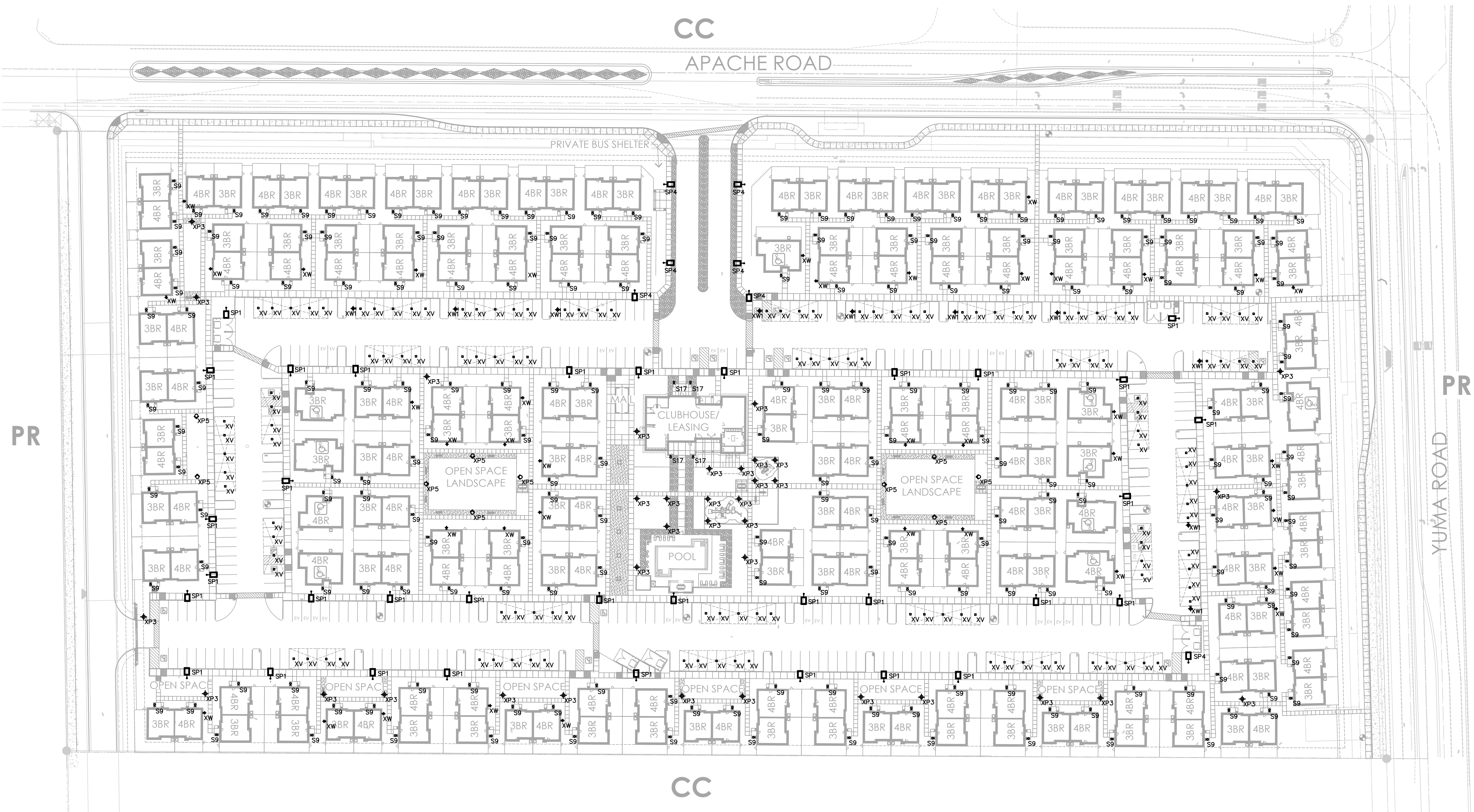
1 6' HT. DOOLEY WALL @ BACKYARDS



2 FULL VIEW FENCE



3 POOL MECHANICAL ROOM





TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

City Tracking #: PLZSP-24-0031 TAI #: 24-2041-00



Apts - BTR @ SEC Yuma & Apache
Buckeye, AZ
SITE PLAN SUBMITTAL
December 4, 2024

ELECTRICAL SITE
LIGHTING PLAN





NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 24-066

E1.0

SLIMFC57Y

37, 57 and 62 Watt SLIM Wall packs are designed to cover the footprint of most traditional wall packs. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 10.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Type	Constant Current	Watts	57W
120V	0.48A	Color Temp	3000K (Warm)
208V	0.26A	Color Accuracy	75 CRI
240V	0.24A	L70 Lifespan	100,000 Hours
277V	0.21A	Lumens	5,233 lm
Input Watts	41.9W	Efficacy	124.9

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations. Wall Mount Only.

IP Rating:

Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

Construction

Footprint:
Designed to replace RAB HID WP2 wall packs, both in size and footprint template, so upgrading to LED is easy and seamless

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing and door frame

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Full Cutoff:

Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

Recommended Mounting Height:

Up to 25 ft

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

Reflector:

Specular thermoplastic

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Long-life, high-efficiency, micro-power, surface mount LEDs binned and mixed for uniform light output and color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.48A, 208V: 0.26A, 240V: 0.24A, 277V: 0.21A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.38% at 120V, 6.14% at 277V

Need help? Tech help line: (888) 722-1000 | Email: sales@rablighting.com | Website: www.rablighting.com

Copyright © 2024 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 3

SWOOP SWP1212HO

Vandal Resistant

SWP1212HO Series High Output LED

WALL / CEILING LED

Fixture Type: XV

Date:

Job Name:

Approved By:

Catalog Number: SWP1212HO

UL Listing

Buy American

Specifications

Description

The Swoop SWP1212HO series features a durable, color-impregnated, polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in many challenging environments.

Bezel

One piece injection molded UV stabilized polycarbonate mechanically interlocked to lens. Minimum wall thickness shall be 0.140". Color is molded through entire part for scratch resistant finish.

Lens

One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.140" wall thickness. Available in Clear or Opal and secured to base plate with (4) concealed captive stainless steel screws. XWP and YWP models come with a chemically etched, scratch resistant surface painted lens.

Reflector

Die formed, shaped for maximum efficiency and finished with high gloss electrostatically applied white polyester powder coat.

Drivers

0-10V dimming to 1%, 10% or Non-Dimming Driver is also available.

LED

Nichia NFSL757G series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L₇₀ projected life of over 130,000 hours at 50°C.

Buy American

Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

UL Listing

U.L., C.U.L. Wet Location Listing standard.

Warranty

Lifetime warranty, Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.
10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.

Note

Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Dimensional Data

	A	B	C
SWP1212HO	12.34	12.34	8.30
XWP1212HO With Trim	12.34	12.34	8.30
YWP1212HO With Trim	12.34	12.34	8.30

A

B

C

Luminaire LED

One Lithonia Way, Cary, NC 27513 | 1.800.705.SERV (3787) | www.luminaireled.com

© 2021 Acuity Brands Lighting, Inc. All rights reserved.

LUMINAIRE-LED-SWOOP-SWP1212HO-LED-REAR-OUTPUT Rev. 06/24/21 Page 1 of 5

SLIM12Y

TYPE: XW1

RAB

Technical Specifications (continued)

Performance

Equivalent to 70W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Dimensions

6.0" 152mm

6.3" 160mm

3.9" 99mm

Features

Full cutoff, fully shielded LED wall pack

Can be used as a downlight or uplight

Contractor friendly features for easy installation

100,000-hour LED Life

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	Y			
	12 = 12W	Black = 3000K Cool	Black = Bronze	Black = 120-277V, 0-10V Dimming	Blank = No Option
	18 = 18W	N = 4000K Neutral	W = White	/D10 = 120-277V, 0-10V Dimming	/PC = 120V Button
	26 = 26W	Y = 3000K Warm		/D10 = 120-277V, 0-10V Dimming	/PC2 = 277V Button
					/LC = Lightcloud® Controller

Need help? Tech help line: (888) 722-1000 | Email: sales@rablighting.com | Website: www.rablighting.com

Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 2 of 2

SWOOP SWP1212HO

Vandal Resistant

SWP1212HO Series High Output LED

Ordering Information

Example: SWP1212HO MIN1 40W 27K 120 CLP WHT

Series*	Trim	Drivers*	Wattage* (Nominal)	CCT*	Voltage*
SWP1212HO	Vandal Resistant Marine L8000 Surface Mount Square-High Output	XWP Cross Trim for Swoop Series YWP Eyelid Trim for Swoop Series	MIN1 Dimming to 1% MIN10 Dimming to 10% NOCOM Non-Dimming Driver	50W	27K 2700K 120 120 Volt 30K 3000K 277 277 Volt 35K 3500K 347 347 Volt 40K 4000K 347 347 Volt 50K 5000K

Lens*

CLP Clear Prismatic
OP Opal

Finish*

BLK Black
WHT White
BRZ Bronze
GRY Gray
CUST Custom Color. Consult Factory

Options

Emergency*

EMB310 Self contained, 90 minute emergency battery pack. (0°C (32°F) to 55°C (131°F), 1200 Lumens

EMB310T20 Self contained, 90 minute emergency battery pack. (0°C (32°F) to 55°C (131°F), Meets CA Title 20 standards, 1200 Lumens

EMB122R1 Remote inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 30°C (86°F)

EMB25R1 Remote inverter that will operate a 250W maximum load for 90 min. 20°C (68°F) to 30°C (86°F)

EMB375R1 Remote inverter that will operate a 375W maximum load for 90 min. 20°C (68°F) to 30°C (86°F)

Filing

GLR¹ Fuse and Fuse Holder

Photocell

PC¹ Photoelectric Switch

Sensors*

OCC Microwave occupancy sensor mounted behind the lens. On/Off operation only

OCC20 Microwave occupancy sensor. 50% of LED's constantly on and 50% sensor on/off

OCC20R Microwave occupancy sensor mounted behind the lens. All LED's sensor on to dim to 50%, 30%, 20%, or 10%, field selectable low levels. Factory standard preset of 50% dimming level and 20 minute time out

Ordering Notes

1. Not available with DALI
2. Not available with MWOLT
3. Not available with MWOLT or 347
4. Not available with EMB20R, EMB122R, EMB250R
5. Not available with LC2

Accessories: Order as separate catalog number:

TKSD TORQ™ Screwdriver Bit

Initial shipment includes one (1) TKSD per fixture

Luminaire LED

One Lithonia Way, Cary, NC 27513 | 1.800.705.SERV (3787) | www.luminaireled.com

© 2021 Acuity Brands Lighting, Inc. All rights reserved.

LUMINAIRE-LED-SWOOP-SWP1212HO-LED-REAR-OUTPUT Rev. 06/24/21 Page 3 of 5

NP ENGINEERING INC.

4115 N. 15TH AVE

PHOENIX, AZ 85015

(602) 265-1559

PROJECT NO. 24-066

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/22/25	AGENDA ITEM: 3.B. Miller and I-10 - Planned Area Development Major Amendment - PLZZ-24-0012
DATE PREPARED: 04/17/25	DISTRICT NO.: Council District 3
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Miller and I-10 - Planned Area Development Major Amendment (Case No. PLZZ-24-0012) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the Miller and I-10 Planned Area Development Overlay comprised of approximately 29.2 net acres located at the southeast corner of Miller Road and Interstate 10, subject to conditions a) through t).

SUMMARY

PROJECT DESCRIPTION:

Carolyn Oberholzer, Bergin, Frakes, Smalley & Oberholtzer, on behalf of owner Amerco Real Estate Company, is requesting a Major Amendment to the existing Miller & I-10 Planned Area Development (PAD) Overlay which includes approximately 29.2 net acres located at the southeast corner of Miller Road and Interstate 10. The proposed amendment modifies and modernizes the previously-approved list of permitted uses, development standards, and signage standards.

The existing PAD Overlay (Case No. PLZ-13-00071, approved in 2015) modifies the General Commerce (GC) base zoning district permitted uses by limiting development of the site to commercial/retail/food service, hotel/lodging, automotive/transportation, and multi-family residential/mixed-use. The proposed Major Amendment modifies this use list, removing multi-family residential and proposing a new land use plan with associated uses that better suits the current market and desired character of this commercial gateway into the City. The proposed land use plan includes two proposed development units:

- Miller Road Development Unit - approximately 19.2 acres intended for customer-facing commercial uses, such as medical uses, office, retail, hotels, etc. The full list is provided in the analysis portion of the attached staff report.
- Yuma Road Development Unit - approximately 10 acres intended for mini-storage, vehicle sales and rental, and/or retail sales.

Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

Approval of this Major Amendment to the existing Miller and I-10 Planned Area Development Overlay will support the development of a portion of the site by a known user (U-Haul Moving and Storage) and will allow for the opportunity to attract other commercial users appropriate for this significant gateway into the City.

FUTURE ACTION:

Following Planning and Zoning Commission's recommendation, the case is anticipated to be scheduled on the May 20, 2025 City Council public hearing agenda for consideration of approval.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZZ-24-0012_-_Miller___I-10_PAD_-_Staff_Report_-_PZ20250422.docx](#)

[Exhibit A - PLZZ-24-0012 - Miller & I-10 PAD - Vicinity - PZ20250422.pdf](#)

[Exhibit B - PLZZ-24-0012 - Miller & I-10 PAD - GP Land Use - PZ20250422.pdf](#)

[Exhibit C - PLZZ-24-0012 - Miller & I-10 PAD - Zoning - PZ20250422.pdf](#)

[Exhibit D - PLZZ-24-0012 - Miller & I-10 PAD - Narrative - PZ20250422.pdf](#)

[Exhibit E - PLZZ-24-0012 - Miller & I-10 PAD - Land Use Plan - PZ20250422.pdf](#)

[Exhibit F - PLZZ-24-0012 - Miller & I-10 PAD - CPR - PZ20250422.pdf](#)



REZONE

Report to the Planning & Zoning Commission

CASE NUMBER: PLZZ-24-0012
TITLE: Miller & I-10 Planned Area Development Major Amendment
MEETING DATE: April 22, 2025

Applicant/Owner: Carolyn Oberholzer, Bergin, Frakes, Smalley & Oberholtzer, on behalf of Amerco Real Estate Company (owner)

Request: Major Amendment to an existing Planned Area Development (PAD) Overlay

District: 3

Location: Southeast Corner of Miller Road and I-10 (Exhibits A, B, and C)

Site size: Approximately 32.5 gross acres (29.2 net acres)

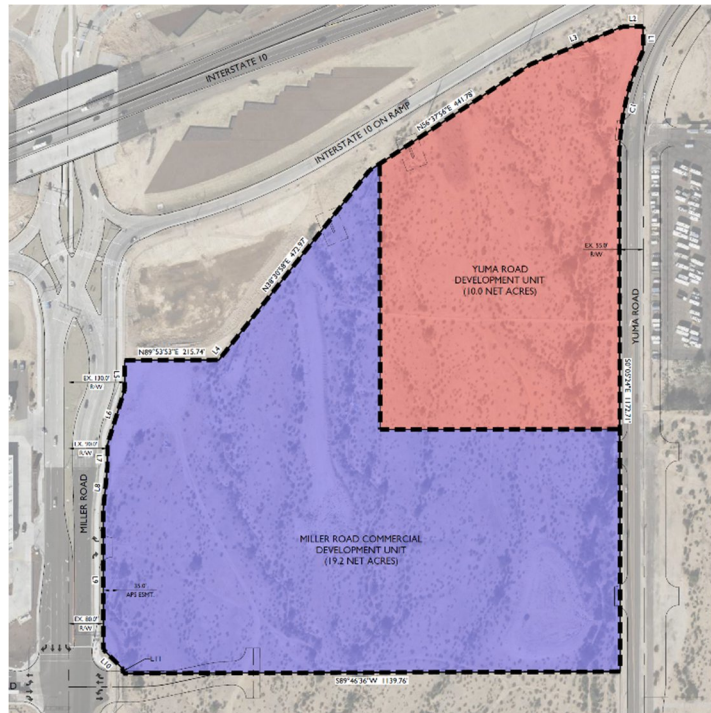
Density: N/A

Public input: No comments in support or opposition of the proposal have been received to date

Recommendation: Conduct a Public Hearing and Recommend approval to Mayor and City Council, subject to conditions a) through t)

PROJECT DESCRIPTION:

1. Carolyn Oberholzer, Bergin, Frakes, Smalley & Oberholtzer, on behalf of owner Amerco Real Estate Company, is requesting a Major Amendment to the existing Miller & I-10 Planned Area Development (PAD) Overlay which includes approximately 29.2 net acres located at the southeast corner of Miller Road and Interstate 10. The proposed amendment modifies and modernizes the previously approved list of permitted uses, development standards, and signage standards.
2. The applicant's PAD narrative is included as Exhibit D. The existing PAD Overlay (Case No. PLZ-13-00071, approved in 2015) modifies the General Commerce (GC) base zoning district permitted uses by limiting development of the site to commercial/retail/food service, hotel/lodging, automotive/transportation, and multi-family residential/mixed-use.
3. The proposed Major Amendment modifies this use list, removing multi-family residential and proposing a new land use plan with associated uses that better suits the current market and desired character of this commercial gateway into the City. The land use plan (see pages 12-13 of Exhibit D, Exhibit E, and snipped image to the right) includes two proposed development units, as follows:
 - a. Miller Road Development Unit: approximately 19.2 acres intended for customer-facing commercial uses, such as medical uses, office, retail, hotels, etc. The full list is provided in the analysis portion of this report.
 - b. Yuma Road Development Unit: approximately 10 acres intended for mini-storage, vehicle sales and rental, and/or retail sales.
4. Following Planning & Zoning Commission's recommendation, the case is anticipated to be included on the May 20, 2025 City Council public hearing agenda for consideration of approval.



AREA CONTEXT:

5. Table 1: Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Business Commerce	General Commerce (GC) with a PAD Overlay
North (across I-10)	Mueller, Inc. and vacant land owned by the Flood Control District of Maricopa County	Open Space (I-10 area); Neighborhood	Maricopa County Intermediate Commercial (C-2) and Maricopa County Rural-43 (RU-43)
South	Vacant	Business Commerce	General Commerce (GC)
East (across Yuma Road)	Existing storage use (Purely Storage) and vacant land	Business Commerce	General Commerce (GC) Maricopa County Rural-43 (RU-43)
West (across Miller Road)	Miller Commerce Center (fuel centers, convenience uses, hotel, quick service restaurants, etc.)	Business Commerce	General Commerce (GC) and Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the Major PAD Amendment request, was held on March 19, 2025 at 6:00 P.M. at the Buckeye Elementary School District Administration Office at 25555 W Durango Street. As required by the Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on February 28, 2025, at least 15 days prior to the date of the meeting.
7. Attendees included representatives from the applicant's project team (including anticipated site user U-Haul), City staff, and three Council members. No residents attended the neighborhood meeting. Outside of the neighborhood meeting, staff has not received any written or verbal feedback from the public pertaining to this request.
8. All required notifications were completed at least 15 days in advance of the Planning & Zoning Commission public hearing date, as follows.

Notification Element	Date
Legal Notice published in the West Valley Arizona Republic	April 2, 2025

Site Posting	April 2, 2025
Mailing Notice to Property Owners Within 500'	April 7, 2025

9. The project team documented in Exhibit F (Citizen Participation Report) that there are no identified outstanding citizen concerns that would impact the proposed PAD amendment request.

BACKGROUND:

10. *February 1989:* The subject property was annexed into the City of Buckeye and initial City zoning assigned.
11. *February 2015:* The subject property was rezoned from General Commerce (GC) to General Commerce (GC) with a PAD Overlay through the adoption of Ordinance No. 02-15, creating the original Miller & I-10 PAD.
12. *May 20, 2025 (anticipated):* City Council is scheduled to consider adoption of an ordinance approving the Major Amendment to the PAD Overlay for this subject property.

ANALYSIS:

Conformance with the General Plan

13. The existing land use designation of the subject property is Business Commerce, which denotes areas that comprise both community and regional commercial development. This designation may also support professional offices and business parks. Development in Business Commerce may vary in intensity. Uses should have access to major roads and transit and should provide connections to Neighborhood areas, while also creating opportunities for walkability.
14. The modified permitted uses list proposed by the Major Amendment to the PAD Overlay, as detailed in the “Land Use and Zoning” section of this report, below, is compatible with the Business Commerce land use designation.
15. The Major Amendment to the Miller & I-10 PAD furthers the following General Plan goals and policies:
 - a. Policy G-1.8 The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.
 - b. Policy G-9.3 The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-

employment uses or encroachment by uses that would limit future uses on these sites.

- c. Policy G-9.6 The City of Buckeye should take advantage of its transportation assets for highway-related retail and hospitality uses.

Land Use and Zoning

- 16. The proposed land use plan (pages 12-13 of Exhibit D and Exhibit E) provides two development units. The final size of each development unit will be established at the time of subdivision and/or Site Plan applications.
 - a. The Miller Road Commercial Development Unit, intended for customer-facing commercial uses such as medical, office, retail, and hotels, will occupy the Miller Road frontage and a majority of the site. This development unit may range from 17.2 to 21.2 acres in size.
 - b. The Yuma Road Development Unit, intended for lower intensity commercial uses such as mini-storage and vehicle sales/rental, is located at the northeastern corner of the site with frontage on Yuma Road and I-10 to the north. This development unit may range from 8 to 12 acres in size.
- 17. The PAD Overlay prescribes land uses and development standards by each development unit, as described below. Staff supports the significantly tailored list of uses, which removes heavy impact uses otherwise allowed in General Commerce (GC) zoning, and all modified standards, for the following reasons:
 - a. The changes offer more predictability of site development.
 - b. The proposal will allow for a portion of the site to develop in the short-term by a known user (U-Haul Moving and Storage).
 - c. The proposal allows for the opportunity to attract other commercial users appropriate for this significant gateway area into the City, including but not limited to a potential hospital.
- 18. For reference, the existing Miller & I-10 PAD permits only the following uses, which will be modified if the proposed Major Amendment is approved:
 - a. Commercial/retail/food service – personal and professional services, convenience retail, fast food, and full-service restaurants
 - b. Hotel/lodging – limited service and extended stay
 - c. Automotive/transportation – automotive parts sales and automotive repair
 - d. Multi-family residential/mixed use – 15 dwelling units per acre maximum density
- 19. The following uses are prohibited by the existing Miller & I-10 PAD and will remain prohibited by the proposed Major Amendment:
 - a. Adult entertainment

- b. Assembly yards
 - c. Automotive junkyards
 - d. Heavy industrial
 - e. Heavy manufacturing
 - f. Landfills
 - g. Large dairy operations
 - h. Large distribution centers
 - i. Outdoor recycling centers
 - j. Waste/salvage yards
20. The Miller Road Development Unit is intended for commercial uses that involve more customer interfacing.
- a. Permitted uses within this development unit are limited to:
 - i. Office, business or professional
 - ii. Hospital
 - iii. Retail, general
 - iv. Animal hospital
 - v. Shopping center/plaza mall
 - vi. Clinic/health care facility
 - vii. Art gallery or museum, private
 - viii. Hotel or motel
 - ix. Veterinary clinic
 - x. Religious assembly
 - b. Development standards include:
 - i. Minimum lot area, minimum lot width, minimum lot coverage, minimum building separation, and minimum front setback standards follow General Commerce (GC) standards.
 - ii. The remaining setback standards are unchanged from the existing Miller & I-10 PAD.
 - iii. The proposed maximum building height (60 feet, not including mechanical screening) is unchanged from the existing Miller & I-10 PAD, except that an exception for hospital uses only has been added (up to 120 feet in height).
 - iv. The existing Miller & I-10 PAD prescribes a required 10 percent of open space; the Major Amendment now proposes a minimum of 20 percent of site enhancement landscaping area for this development unit, which is more appropriate for commercial development and aligns with the Development Code standards for minimum commercial landscaping.

21. The Yuma Road Development Unit is intended to support the development of an anticipated mini-storage user, U-Haul Moving and Storage.
 - a. Permitted uses within this development unit are limited to:
 - i. Mini-storage, indoor
 - ii. Mini-storage, outdoor
 - iii. Retail sales
 - iv. Vehicle sales and rental
 - v. Warehouse
 - b. Development standards include:
 - i. Minimum lot area, minimum lot width, minimum lot coverage, minimum building separation, and minimum front setback standards follow General Commerce (GC) standards.
 - ii. The remaining setback standards, maximum building height, and minimum open space (now called site enhancement landscaping) are unchanged from the existing Miller & I-10 PAD.
22. The existing Miller & I-10 PAD included two freeway pylon signs 80 feet in height (one anticipated as a digital billboard with 672 square feet in sign area), five tenant monument signs, and one entry feature/center identification sign. In addition, the existing Miller & I-10 PAD included an exhibit showing proposed signage locations, requirements for signage, a freestanding signage matrix (indicating types, functions, locations, quantities, heights, sizes, illumination, and materials), and conceptual sign renderings. The previous narrative still indicated a future Comprehensive Sign Plan would be required, in addition to the imagery and standards provided within the PAD.
23. For simplicity, the Major Amendment removes the signage exhibits, standards, and the freestanding signage matrix. Two freeway pylon signs are still indicated, one per development unit, and both will provide on-site advertising only and follow Development Code standards (up to 65 feet in height and 250 square feet in sign area). A future Comprehensive Sign Plan will be required, which will determine remaining sign types, materials, design, illumination, colors, dimensions, and locations.
24. The PAD narrative includes representative imagery for anticipated use types. These images are included to assure quality but are not binding in terms of architectural style. All proposed developments will adhere to the design standards and guidelines as prescribed within the Development Code.

Future Development & Infrastructure

25. Submittal and approval of future Site Plan and subdivision (most likely Minor Subdivision) applications will be required. At the time of each Site Plan submittal, staff will ensure that

the proposed development is consistent with the approved PAD Overlay and features high quality design that meets all Development Code requirements. With the exception of U-Haul Moving and Storage (anticipated to occupy the Yuma Road Development Unit), no other end users are known at this time.

26. No formal phasing plan is prescribed by the PAD narrative.
27. The site is located within the City of Buckeye sewer and water service areas. The future developers will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined as part of future Site Plan processes.
28. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #706 located at 25821 W Magnolia Street, approximately two miles from the subject property. The nearest police station is located in the City's Sundance Crossings complex near Yuma Road and Dean Road, approximately four miles from the site.
29. The extent of required drainage improvements will be determined as part of future Site Plan processes.
30. The land use plan indicates an anticipated full access point off Miller Road aligning with Pima Road as well as a right-in/right-out entry off Miller Road north of Pima Road and three other potential ingress/egress points off Yuma Road. Final locations of these access points and turn movements and other internal circulation details will be determined as part of future Site Plan processes. The extent of required roadway improvements will be determined through a Traffic Impact Analysis (TIA) during the future Site Plan reviews.
31. Because the proposed Major Amendment to the PAD Overlay will not permit residential development, the project will not generate students or have an impact on school districts.
32. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Development Services, including Planning and Civil Engineering/Survey
 - b. Fire
 - c. Police
 - d. Public Works
 - e. Traffic Engineering

RECOMMENDATION:

33. Staff recommends the Planning & Zoning Commission conduct a public hearing and recommend approval of a Major Amendment to the Miller & I-10 Planned Area Development (PAD) Overlay (Case PLZZ-24-0012) to the Mayor and City Council, subject to conditions a) through t), for the following reasons:

- The Amendment furthers goals of the Buckeye General Plan;
- The Amendment conforms to the Buckeye Development Code or proposes alternate standards that will result in high quality development occurring on the subject site; and
- There are no outstanding issues from reviewing departments.

General

- a) Development of the property shall be in general conformance with the document titled, "Miller and I-10 Planned Area Development Major Amendment," consisting of 16 pages, dated March 7, 2025, and stamp received March 20, 2025, except as modified by the following conditions of approval.
- b) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels of the project.
- c) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
- d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Project Specific

- f) Development construction documents shall comply with the City of Buckeye most recent adopted Engineering Design Standards at the time of 1st submittal for final construction documents.
- g) Additional Engineering comments regarding grading, drainage, streets, water and wastewater may be provided during subsequent project submittals.
- h) The City has reviewed the plan and rezone for concept only. The site is subject to modifications once City comments are provided at site plan submittal. Project shall comply with current City of Buckeye Engineering Standards and requirements.
- i) All signage conceptually identified within the PAD shall require approval of a Comprehensive Sign Plan.

Transportation/Traffic

- j) Prior to submittal of Final Civil Plans and Construction Documents and any permitting, a Master Traffic Impact Analysis for the entire site is required to be submitted and

approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings. Updates to the Master study or Traffic Impact Statements will be required for each parcel/pad development.

- k) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
- l) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.
- m) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.
- n) All medians required for controlling restricted site access, such as right-in/right-out or $\frac{3}{4}$, shall be constructed with this development.
- o) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
- p) ITS conduits (2 7-way micro-ducts) must be installed along Yuma Road per City standards, including any necessary splice boxes.
- q) Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3.

Streets

- r) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Miller Road and Durango Street based on City of Buckeye standards.

- s) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Water/Wastewater

- t) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

ATTACHMENTS:

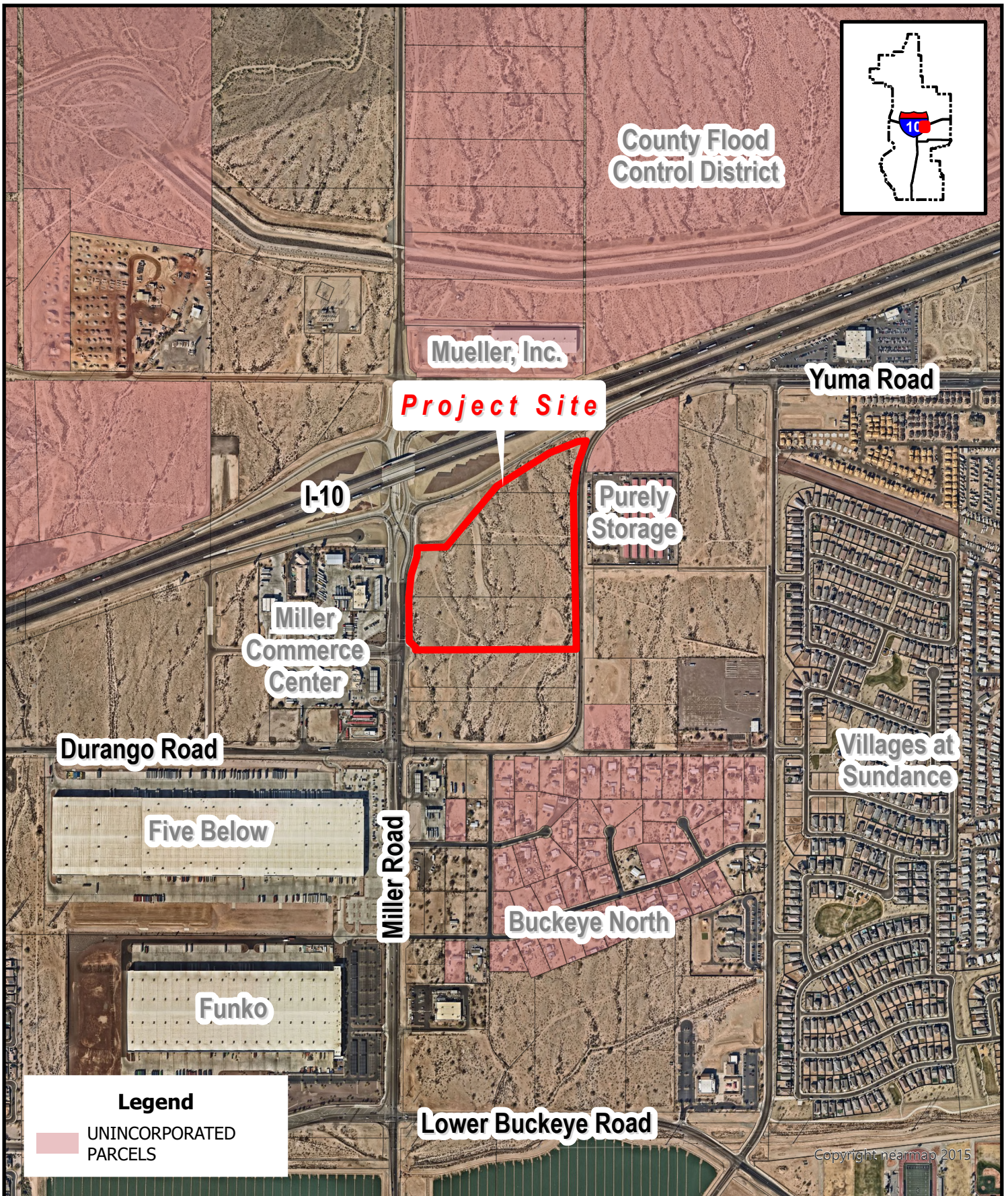
- Exhibit A – Vicinity Map
- Exhibit B – General Plan Land Use Map
- Exhibit C – Zoning Map
- Exhibit D – Planned Area Development Narrative
- Exhibit E – Land Use Plan
- Exhibit F – Citizen Participation Report

Prepared By:

Mandy Woods, AICP, CFM, Principal Planner

Reviewed By:

Ken Galica, Planning Manager

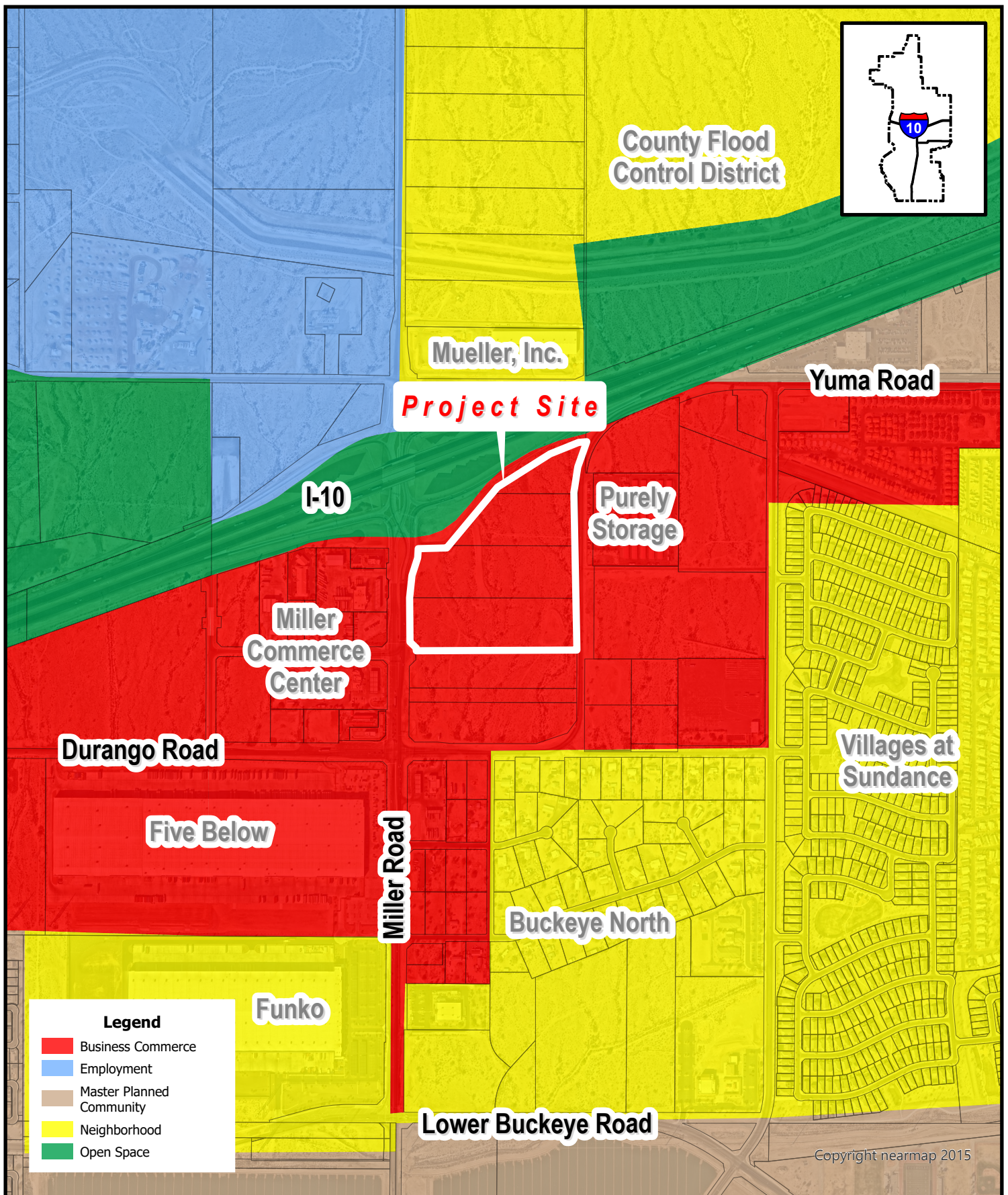


VICINITY MAP

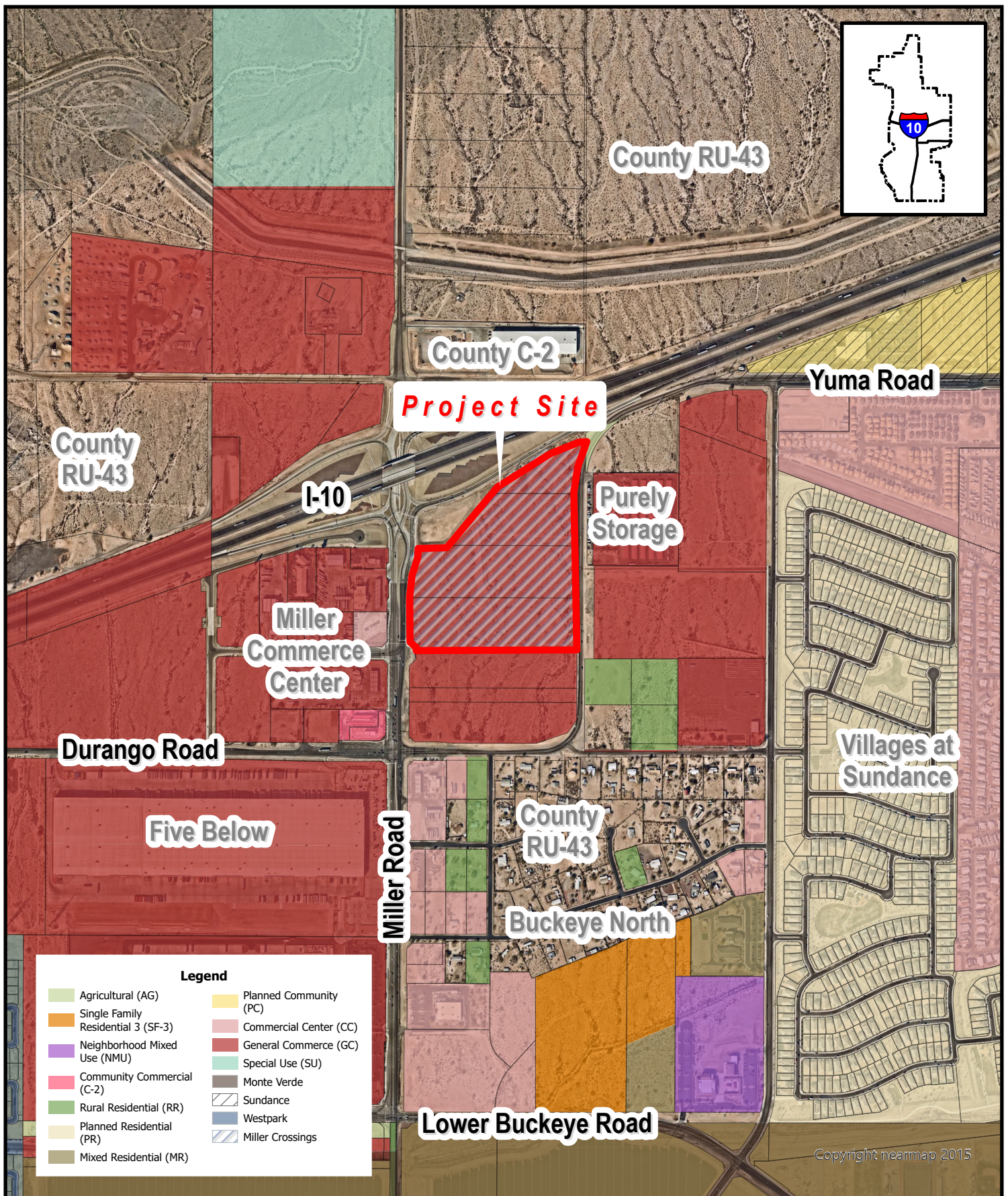


PLZZ-24-0012
Miller & I-10 PAD Amendment
Council District #3





GENERAL PLAN LAND USE MAP



ZONING MAP

PLZZ-24-0012

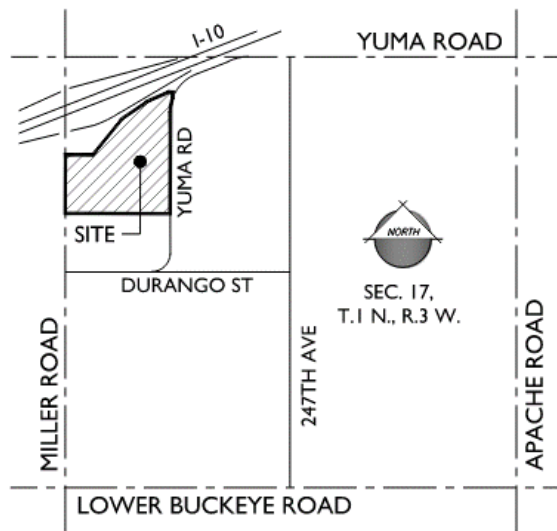
Miller & I-10 PAD Amendment
Council District #3



Miller and I-10

Planned Area Development Major Amendment Project Narrative CASE No. PLZZ-24-0012

First Submittal: November 8, 2024
Second Submittal: February 7, 2025
Third Submittal: March 7, 2025



DEVELOPER

Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004
Contact: Parul Butala
Tel: 480-467-9779

CONSULTANT

Bergin, Frakes, Smalley & Oberholtzer
4343 E Camelback Rd Suite 210
Phoenix, AZ 85018
Contact: Carolyn Oberholzer
Phone: (602) 888-7860
Email: coberholtzer@bfsolaw.com



Table of Contents

1. Introduction and Purpose of Request	3
2. Existing Conditions.....	3
3. Current General Plan Designation and Zoning	4
4. Relationship to Surrounding Properties	4
5. Land Uses.....	5
6. Development Standards & Design Guidelines.....	6
7. Roadway Circulation	7
8. Grading and Drainage	7
9. Landscape Standards	7
10. Comprehensive Signage Plan.....	8
11. Public Utilities and Services	8
12. Conclusion.....	8
13. Exhibits.....	8
Exhibit A – Context Map	9
Exhibit B – Site Aerial Map.....	10
Exhibit C – Assessor’s Parcel Map.....	11
Exhibit D – Conceptual Land Use Plan	12
Exhibit E – Conceptual Land Use Plan (Aerial)	13
Exhibits F1-F3 – Design Standard Examples Exhibit.....	14

1. Introduction and Purpose of Request

Amerco Real Estate Company acquired the property located on the southeast corner of Miller Road and Interstate 10 in the City of Buckeye in January of 2017, and proposes a major amendment to the approved Miller & I-10 Planned Area Development (PAD) to clarify and update the permitted land uses within the General Commerce PAD and modernize the development standards within the existing Miller & I-10 PAD. The site is Maricopa County Assessor Parcel Numbers (APN) 504-63-007Z, -549A, -550, and -551A, and is approximately 32.5 gross acres in size. This proposal will adjust the land uses to provide for flexibility in land uses, with guardrails, and will remove the permitted multi-family use that had been permitted for this location at a density of 15 DU/AC, which does not align with the established character of the area as a commerce-oriented major freeway corridor.

Amerco intends to develop a U-Haul Moving and Storage on the northeast portion of the property along Yuma Road, reserving the Miller Road arterial frontage for major medical and commercial uses. There is consistent and strong job-growth in Buckeye, which is translating to positive net migration trends that have had a sustained impact over the last decade in Buckeye that has triggered a very strong growth trend for both new single-family and multi-family residential construction. In 2024, the Homebuilders' Association of Central Arizona (HBACA) reported that Buckeye issued 2,197 single-family residential building permits. Amerco acquired the Property in 2017; since then, more than 19,000 single-family residential permits have been issued, averaging over 2,400 permits per year. U-Haul tracks one-way transactions and for 2024, Phoenix was in 3rd among all US Cities for arriving U-Haul customers behind Dallas and Charlotte (www.myuhaulstory.com). With master-planned communities dominating the Buckeye market, the respective homeowners' associations are stewards of neighborhoods without external clutter and heavily restrict areas for storage on individual properties. This has created the need for more local storage opportunities and thus, the time is ripe to develop this site.

In tandem with its own plans, Amerco has been working with major commercial and medical developers to provide for a coordinated development of both properties into a cohesively planned center that capitalizes on freeway adjacency and emergency services. The development of this property will facilitate infrastructure and other improvements as well as expand commercial and medical opportunities for residents in an established and mature area of the City where resources and infrastructure are in place to facilitate orderly and efficient growth.

Project Data	
A.P.N.	504-63-007Z, -549A, -550, -551A
Related Case No.'s	PLZ-13-00071
Current Land Use	Vacant / Natural Desert
Existing General Plan	Business Commerce
Existing Zoning District	General Commerce PAD
Proposed Zoning District	General Commerce PAD
Gross Area	32.5 acres
Net Area	29.20 acres

2. Existing Conditions

The subject property has access to both Miller and Yuma Roads, and is currently vacant, fronting on the I-10 freeway, and is natural desert which has been disturbed around the perimeter and with dirt roads

through the site. ADOT has placed infrastructure directly north of the property as part of their I-10 ramp improvements, and there is a controlled drainage discharge location via detention basin at the northeast corner of the site. These controlled flows will be channelized along the eastern boundary of the site as development occurs within the PAD property boundaries. There will be no impact to the existing ADOT retention basin. Native vegetation is prevalent along existing wash courses from flows generated on the site. An overhead electric power line easement runs along the property's north border, which will remain in place.

3. Current General Plan Designation and Zoning

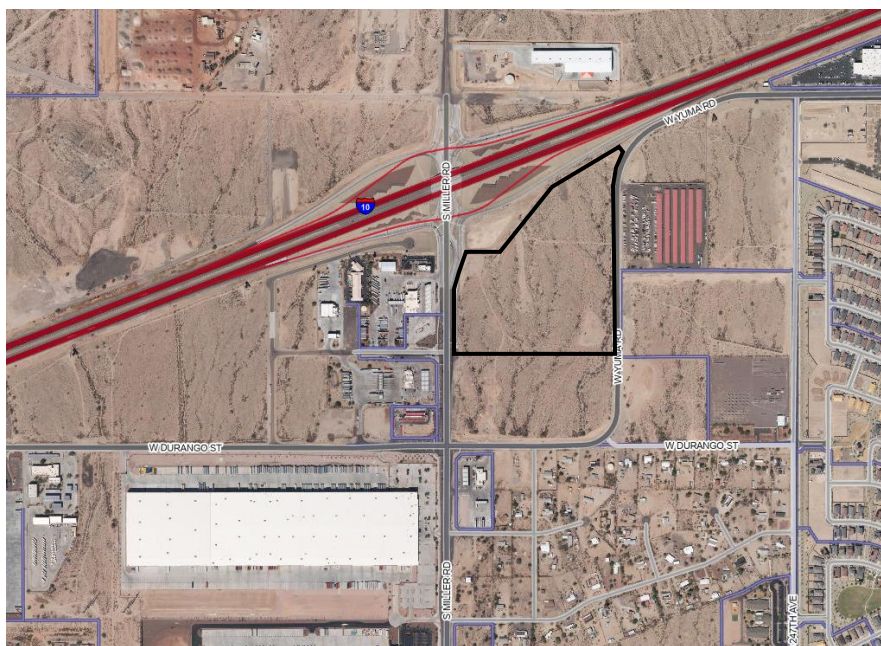
This proposal is consistent with the subject property's General Plan designation of Business Commerce. The existing zoning of the property is General Commerce (GC) with a PAD overlay which was approved by City of Buckeye City Council on February 3, 2015, as PLZ-13-00071. GC is an obsolete zoning district in the current City of Buckeye Development Code, but by code permits a variety of land uses which were not specified within original PAD. This amendment request is to clarify the permitted land uses and modernize the development standards to respond to market demand for major medical, commercial and storage uses.

4. Relationship to Surrounding Properties

The surrounding land uses are convenience retail and automotive/trucking service to the west, a self-storage facility and natural desert to the east, natural desert to the south, and Interstate 10 and a Mueller Supply Company facility to the north.

North: Interstate 10 / Mueller Supply Company, Inc. (C-2 Maricopa County)
South: Natural Desert (GC)

East: Self-Storage / Natural Desert (GC)
West: Love's Travel Stop / Burger King (GC)



The proposed development has been designed to be compatible with the existing surrounding developments.

5. Land Uses

The original Miller & I-10 PAD (PLZ-13-00071) has four approved land uses which are associated with specific parcels on the development plan: Commercial/Retail/Food Service, Hotel/Lodging, Automotive/Transportation, and Multi-Family/Mixed-Use. This proposal will replace these four land use categories with two development units (Yuma Road Development Unit and Miller Road Commercial Development Unit) and a list of permitted uses taken from the current City of Buckeye Development Code ('Development Code'). The PAD will establish limits to the location of the permitted uses within each development unit. The location and configuration of the two development units are represented in the 'Conceptual Land Use Plan' enclosed with this PAD. The Yuma Road Development Unit is located on the northeast portion of the site with frontage along Yuma Road and is bounded to the north by Interstate 10. This Development Unit will be limited to a minimum of 8 net acres and maximum of 12 net acres. The Miller Road Commercial Development Unit will occupy the remainder of the site. The final Development Units acreage will be established at the time of plat and site plan applications, at which time the Zoning Administrator or designee will verify that the proposed Development Unit boundaries are in substantial conformance with this PAD.

The following is a table of the permitted uses within the Miller & I-10 PAD to be principally permitted in the Yuma Road Development Unit and Miller Road Commercial Development Unit. Uses not specifically permitted are prohibited except for analogous uses to those permitted, as determined by the Zoning Administrator. Accessory uses will be permitted as provided for in the Development Code specific to each permitted use.

Miller & I-10 PAD Land Uses	
Yuma Road Development Unit	
Warehouse	Vehicle Sales and Rental
Retail Sales	Mini-Storage, Indoor
Mini-Storage, Outdoor	
Miller Road Commercial Development Unit	
Office, business or professional	Hospital
Retail, General	Animal hospital
Shopping center/plaza mall	Clinic/health care facility
Art gallery or museum, private	Hotel or motel
Veterinary clinic	Religious assembly

This PAD amendment will continue to specifically prohibit the following uses in all Development Units:

- Adult entertainment (Sexually oriented businesses)
- Assembly Yards
- Automotive Junkyards
- Heavy Industrial
- Heavy Manufacturing
- Landfills
- Large Dairy Operations
- Large Distribution Centers
- Outdoor Recycling Centers
- Waste/Salvage Yards

6. Development Standards & Design Guidelines

The proposed amendment request shall modernize the development plan to work more efficiently with the proposed land uses and surrounding properties and to facilitate the potential location of a major hospital and medical center on the Property. The Yuma Road Development Unit provides for storage-oriented uses in a location that does not rely on freeways access and reserves the balance of the site for the Miller Road Commercial Development Unit to maximize accessibility for the higher traffic uses. To ensure an appropriate built environment in each development unit, except where otherwise provided in this PAD, development within the Miller Road Commercial Development Unit will comply with the applicable portions of *Article 5.8 Commercial Building Standards and Guidelines* of the Development Code and development within the Yuma Road Development Unit will adhere to the applicable portions of *Article 5.9 Industrial Building Standards and Guidelines* in the Development Code. Building and site design shall be reviewed and approved through the City of Buckeye site plan approval process. Conceptual and non-binding examples for the project theming for the Development Units are provided in the 'Design Examples Exhibit' to indicate the quality and character of the proposed development. These examples shall not be used as a basis in any future entitlement approval and are provided to show representative examples of design intent that will still be subject to Article 5 requirements. The Miller & I-10 PAD will be developed when and how market conditions dictate. Therefore, no specific site plan has been generated for the project at this time, only a conceptual land use plan to illustrate vehicular access points and potential development options. The PAD overlay zoning designation shall allow for the needed flexibility to meet the unknown future market demands.

The proposed development plan for Miller & I-10 PAD shall be developed in conformance with the following development standards which will allow for an urban-form commercial development intentionally developed with use-adjacencies that benefit from reduced setbacks:

Miller & I-10 PAD Development Standards Table			
Regulation	General Commerce per Development Code	Yuma Road Development Unit	Miller Road Commercial Development Unit
Minimum Lot Area	One (1) acre unless part of an approved subdivision, in which case there shall be no minimum lot size.	No change	No change
Minimum Lot Width	100 feet	No change	No change
Maximum Lot Coverage	50%	No change	No change
Minimum Front Setback	20 feet	No change	No change
Minimum Interior Side Setback	50 feet	20 feet ¹	20 feet ¹
Minimum Street Side Setback	50 feet	20 feet ¹	20 feet ¹
Minimum Rear Setback	50 feet	20 feet ¹	20 feet ¹
Maximum Building Height	<i>Sites less than 20 acres:</i> 45 feet <i>Sites greater than 20 acres:</i> 55 feet at setback line and an increase of one foot in height for	60 feet not including mechanical screening ¹	60 feet* not including mechanical screening

	every three feet in additional setback to a maximum of 120 feet in height		
Minimum Building Separation	25 feet	No change	No change
Minimum Building & Parking Setback from Internal Drives	Not Specified	10 feet ¹	10 feet ¹
Minimum Site Enhancement Landscaping Area	Not Specified	10% of net area	20% of net area

*Hospital uses shall have a maximum allowable height of 120', not including mechanical screening

Bold indicates a change from the Development Code

¹ - Indicates a standard unmodified from the existing PAD (PLZ-13-00071)

7. Roadway Circulation

The property is bounded by Miller Road to the west, Interstate 10 to the north, and Yuma Road to the east. To provide adequate access throughout both the Miller Road Commercial Development Unit and Yuma Road Development Unit, the site will have five separate vehicular access openings. Further, along Yuma Road, access will be aligned with the adjacent existing roadways/driveways to the east of the site, when possible. Also, access will be extended to connect to Pima Road to the west, which will provide circulation between the site and the existing development around it. Access points and potential ingress and egress are conceptually shown in the 'Conceptual Land Use Plan' for reference and will ultimately be determined at the site plan phase of the development in conjunction with an approved Traffic Impact Study.

8. Grading and Drainage

As each development unit is developed, they will be required to adequately address their specific grading and drainage needs, in conjunction with all other PAD development. The grading and drainage of each development unit shall adhere to the applicable design standards of the City of Buckeye.

9. Landscape Standards

The original PAD required a minimum of 10% of the overall PAD's net area to be site enhancement landscaping. This proposed amendment shall change previous references in the PAD from "open space" to "site enhancement landscaping" to match the current Development Code. The Yuma Road Development Unit will maintain the PAD's original requirement of 10% of net area for site enhancement landscaping, while the Miller Road Commercial Development Unit will have a minimum of 20%. These landscaped areas will be used to enhance the overall aesthetic character of the PAD project area and promote pedestrian circulation and connectivity between the various land uses and physical developments within the PAD area as it is built out. Pedestrian "parkways" will be utilized to connect the major land uses within the PAD area, incorporating seating nodes, landscape theming, and crosswalks, where appropriate on Miller Road Commercial Development Unit. Right-of-Way landscaping and the landscaping of each development unit will adhere to the applicable standards and plant palette, per the Development Code at the time of site plan approval. Each individual development will be required to provide 'open space amenities' within its development plan. These may be in the form of outdoor shaded

seating areas, ramadas, water features, garden places, etc. A 'Native Plant Inventory' plan will also be required with each individual development, at the time of site plan submittal to the City.

10. Signage

The original PAD approved two 85' freeway pylon signs, with one pylon having a 672 SF digital display for offsite advertising, as well as five (5) Tenant Monument Signs (one located at each primary vehicular access point into the PAD project area) and one Entry Feature/Center Identification located at the northeast corner of Miller Road and Pima Street. In lieu of the deviations in the prior PAD, this PAD amendment is scaling back the freeway pylons to be as permitted in the Buckeye Development Code by eliminating the off-site advertising digital display allowance and instead, will provide for two freeway pylon signs at the Code-permitted 65' with 250 sq. ft of sign area, each. One freeway pylon will be located in the Yuma Road Development Unit and the other in the Miller Road Commercial Development Unit. In addition to the two (2) freeway pylons, there will be four (4) 25' Multi-Tenant Monument Signs (one each located at primary vehicular access points into the PAD project area), and one (1) eight (8) foot Entry Feature / Center Identification located at the northeast corner of Miller Road and Pima Street. Both the Multi-Tenant Monument Sign and Entry Feature / Center Identification shall have a max sign area of 72'. These changes will bring the signage in the PAD more in line with the current City of Buckeye signage design guidelines and will be illustrated in a future Comprehensive Sign Plan submittal with the first site plan for the Property.

11. Public Utilities and Services

This application request will not adversely affect municipal and private facilities and services. The request will not have an adverse effect on existing or future public and private open space, recreation, schools (no residential uses are permitted) or library facilities. The following list identifies public and private services for the Miller & I-10 PAD development:

Water:	City of Buckeye	Solid Waste:	City of Buckeye
Wastewater:	City of Buckeye	Police:	City of Buckeye
Power:	Arizona Public Service (APS)	Fire/Medical:	City of Buckeye
Gas:	Southwest Gas		

12. Conclusion

Approval of the proposed Miller & I-10 PAD amendment shall facilitate the development of a new, vibrant commercial project in the City of Buckeye, offering a variety of commercial services and employment opportunities for families and individuals, and remove land uses that are in conflict with the intensity of uses and location. We look forward to working with City of Buckeye and progressing forward with this exciting project. The development team respectfully requests your favorable consideration and approval of this PAD amendment application and associated documents.

13. Exhibits

Exhibit A – Context Map
Exhibit B – Site Aerial Map
Exhibit C – Assessor's Parcel Map
Exhibit D – Conceptual Land Use Plan
Exhibit E – Conceptual Land Use Plan (Aerial)
Exhibits F1-F3 – Design Standard Examples Exhibit

Exhibit A – Context Map

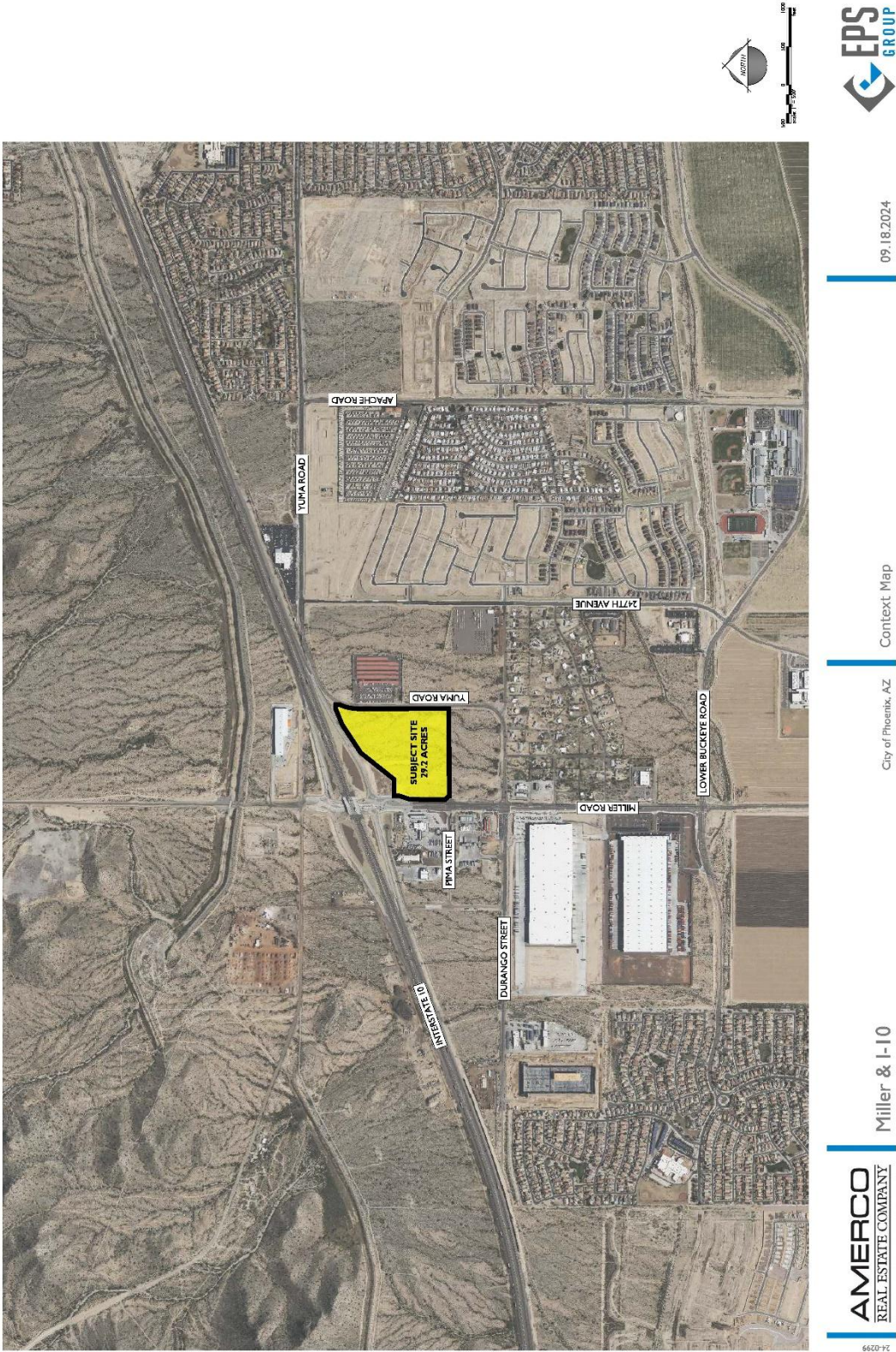
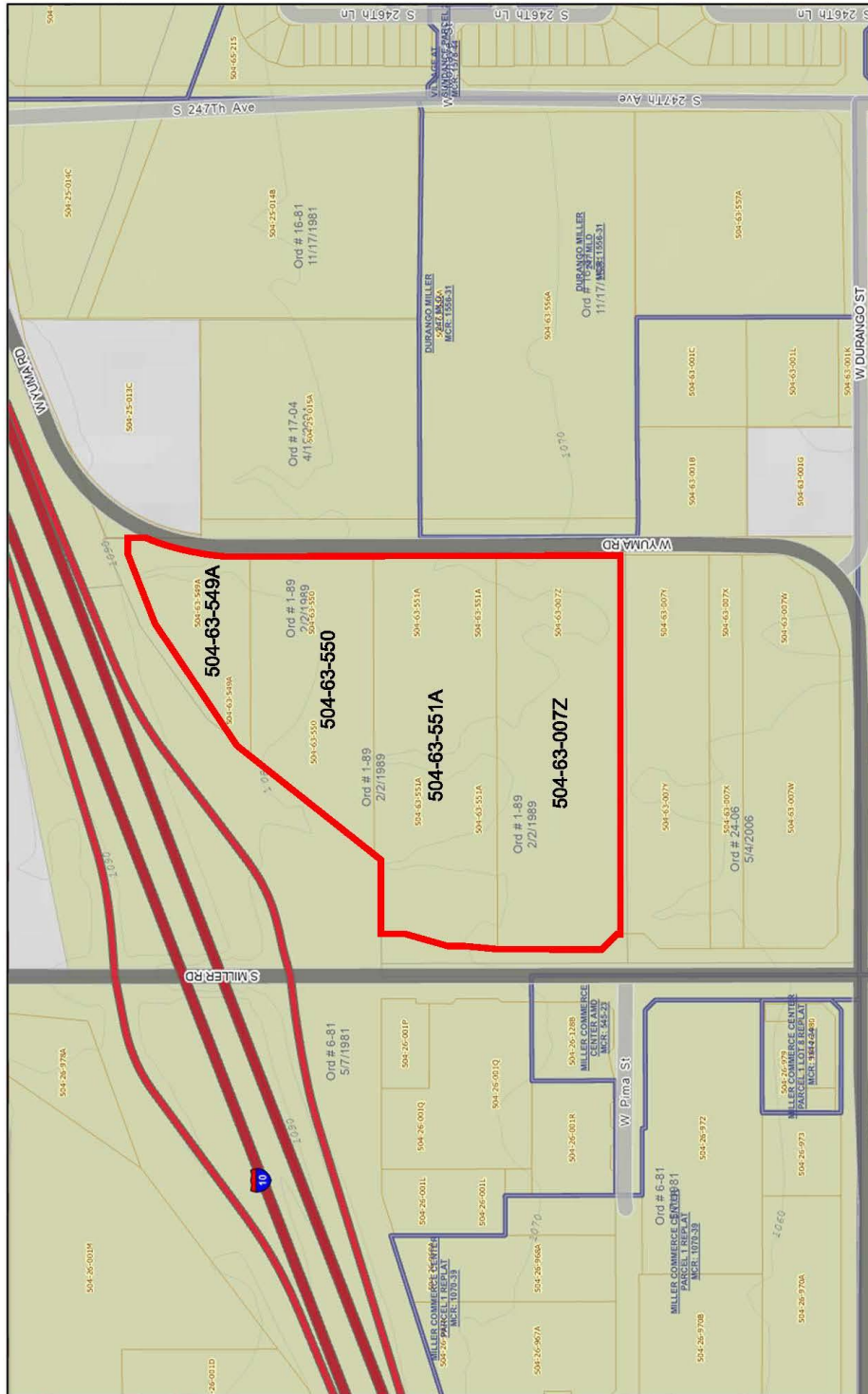


Exhibit B – Site Aerial Map





1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Marijuana County GIO, Marijuana County Assessor's Office

2024 - Maricopa County Assessor's Office

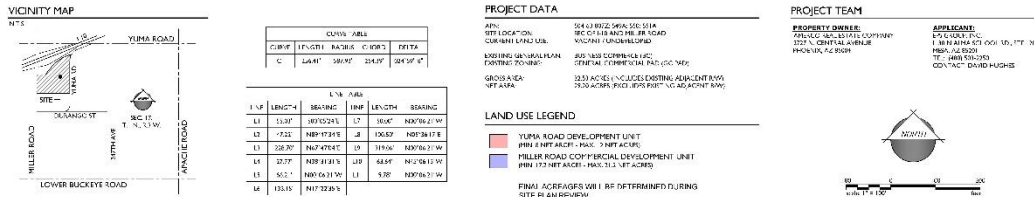
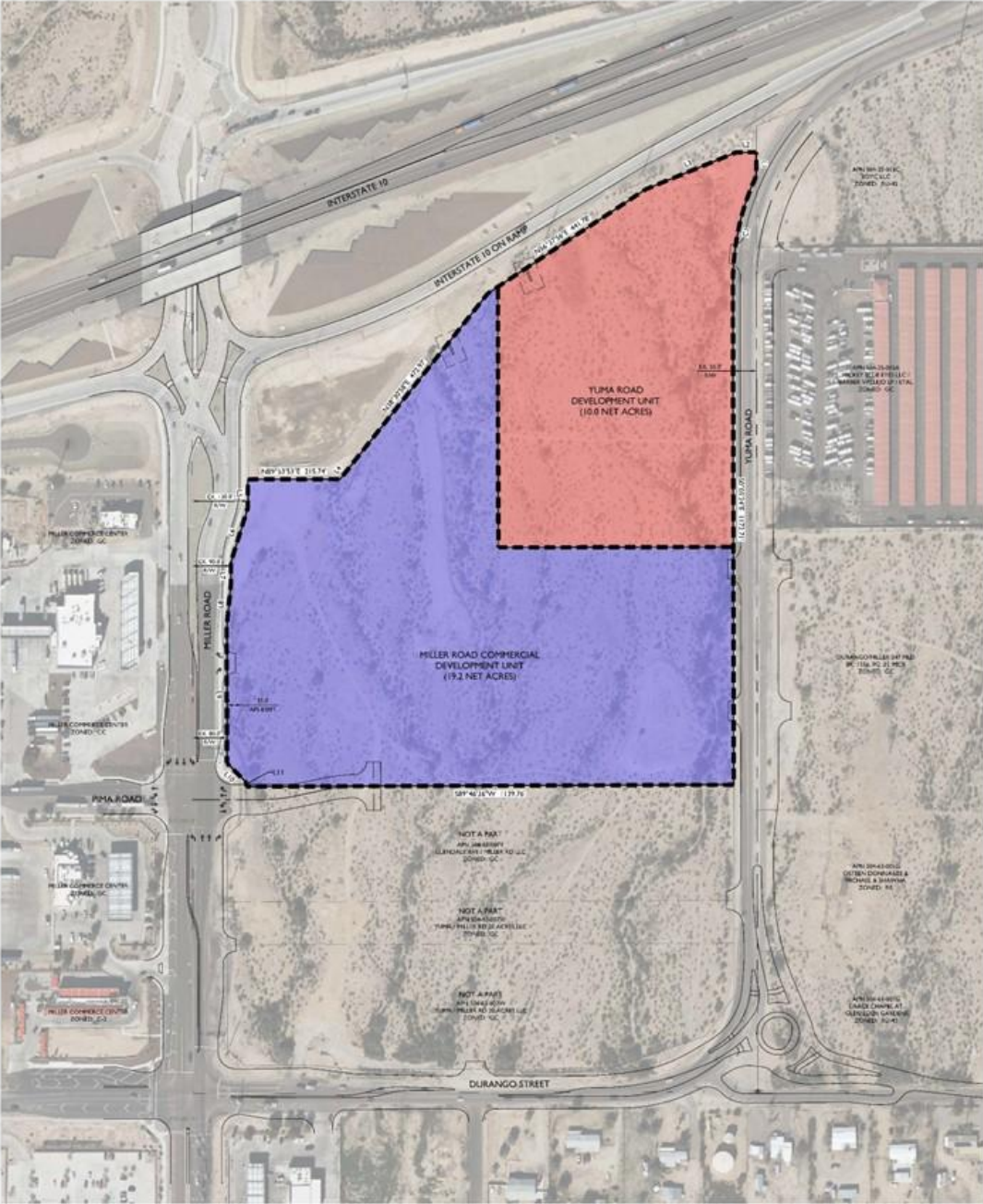


Exhibit E – Conceptual Land Use Plan (Aerial)



CURVE TABLE				
CURVE	LENGTH	ANGLE	CHORD	DELTA
C1	256.47'	107.93°	256.47'	107.93°

LINE TABLE				
LINE	LENGTH	BEARING	LINE	LENGTH
L1	11.07'	S89°52'14"E	L7	76.36'
L2	41.02'	N47°47'31"E	L8	198.03'
L3	108.79'	N47°47'31"E	L9	5.93'
L4	27.77'	N28°31'21"E	L10	43.84'
L5	64.21'	N89°53'17"W	L11	9.78'
L6	103.12'	N47°22'23"W		

PROJECT DATA
APN: 984-002-001, 984-002-002
SITE LOCATION: SEC. 10 & 11 AND MILLER ROAD
CURRENT LAND USE: VACANT / UNDEVELOPED
EXISTING GENERAL PLAN: BUSINESS COMMERCIAL (B2)
EXISTING ZONING: GENERAL COMMERCIAL (P2) (C-100)
GROSS AREA: 33.00 ACRES (INCLUDES EXISTING ADJACENT & W/)
NET AREA: 33.00 ACRES (EXCLUDES EXISTING ADJACENT & W/)

LAND USE LEGEND
YUMA ROAD DEVELOPMENT UNIT
(10.8 NET ACRES) (P2) (C-100)
MILLER ROAD COMMERCIAL DEVELOPMENT UNIT
(19.2 NET ACRES) (P2) (C-100)
FINAL ACRES WILL BE DETERMINED DURING
SITE PLAN REVIEW

PROJECT TEAM
PROPERTY OWNER: SPACIO REAL ESTATE COMPANY
333 N. CENTRAL AVENUE
PHOENIX, AZ 85004
APPLICANT: SPACIO REAL ESTATE COMPANY
150 N. YUMA ROAD, AD. 111, 126
PHOENIX, AZ 85004
TEL: 602.955.1000
CONTACT: DAVID HUGHES



03.07.2025

Miller & I-10

City of Buckeye, AZ

Conceptual Land Use Plan



64202-112

Exhibit F1 – Design Standard Examples Exhibit

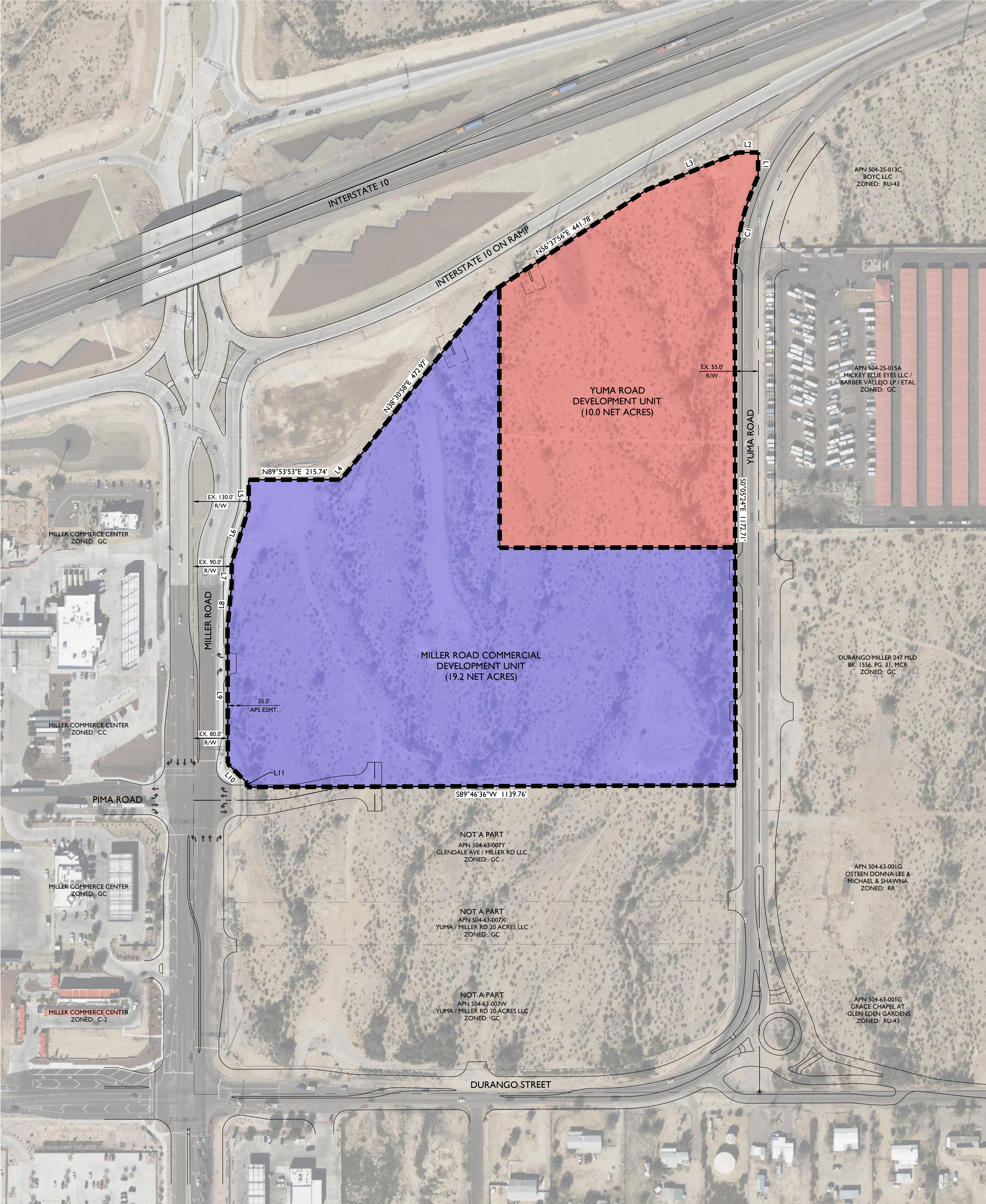


Exhibit F2 – Design Standard Examples Exhibit

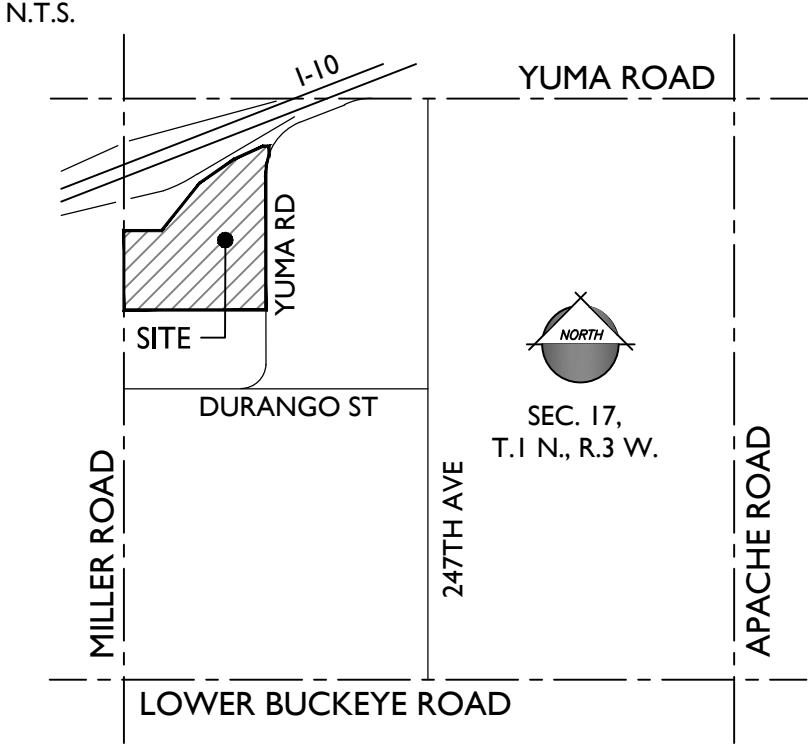


Exhibit F3 – Design Standard Examples Exhibit





VICINITY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	256.41'	587.93'	254.39'	024°59'18"

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	55.03'	S00°05'24"E	L7	50.00'	N00°06'21"W
L2	47.22'	N89°47'34"E	L8	100.50'	N05°36'17"E
L3	228.70'	N67°47'04"E	L9	319.06'	N00°06'21"W
L4	27.77'	N38°31'31"E	L10	63.64'	N45°06'13"W
L5	66.21'	N00°06'21"W	L11	9.78'	N00°06'21"W
L6	133.15'	N17°22'35"E			

PROJECT DATA

APN:	504-63-007Z; 549A; 550; 551A
SITE LOCATION:	SEC. OF I-10 AND MILLER ROAD
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	BUSINESS COMMERCE (BC)
EXISTING ZONING:	GENERAL COMMERCIAL PAD (GC PAD)
GROSS AREA:	32.53 ACRES (INCLUDES EXISTING ADJACENT R/W)
NET AREA:	29.20 ACRES (EXCLUDES EXISTING ADJACENT R/W)

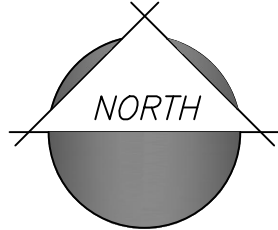
LAND USE LEGEND

- YUMA ROAD DEVELOPMENT UNIT (MIN. 8 NET ACRES - MAX. 12 NET ACRES)
- MILLER ROAD COMMERCIAL DEVELOPMENT UNIT (MIN. 17.2 NET ACRES - MAX. 21.2 NET ACRES)

FINAL ACREAGES WILL BE DETERMINED DURING SITE PLAN REVIEW.

PROJECT TEAM

PROPERTY OWNER: AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, AZ 85004	APPLICANT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., STE 120 MESA, AZ 85201 TEL: (480) 503-2250 CONTACT: DAVID HUGHES
---	---



100 0 100 200
scale: 1" = 100' feet

Miller & I-10 PAD

PLZZ-24-0012

Citizen Participation Report

Submitted: April 7, 2025

Project Overview:

Zoning Case PLZZ-24-0012 is a request to amend a Planned Area Development (“PAD”) on approximately 32.5 acres located at the southeast corner of Miller Road & I-10, also known as Maricopa County Assessor Parcel Numbers 504-63-007Z, -549A, -550, and -551A (collective, the “Property”). This PAD Amendment requests to change the existing Miller & I-10 PAD to expand the permitted commercial uses and omit multi-family residential.

Citizen Participation Plan:

Per the requirements of the Buckeye Development Code, a Citizen Participation Plan was prepared and submitted in conjunction with the rezone application materials. That Plan is included as **Attachment A: Citizen Participation Plan** to this report.

The following outreach has occurred through the rezoning process for case no. PLZZ-24-0012:

1. Letter - Notice of Neighborhood Meeting:

Property owners within 500 feet of the PAD were notified by mail on February 28, 2025 of a neighborhood meeting to provide information about this application. The neighborhood meeting was held at 6:00 p.m. on March 19, 2025 at the Buckeye Elementary School District Administration Office at 25555 W. Durango Street, Buckeye, AZ 85326. There have been no responses to the notification or other inquiries from the public on this application.

A summary of this meeting is provided as **Attachment B: Neighborhood Meeting Summary** of this Report.

2. Public Hearing Notice:

The applicant provided notice to the public for the scheduled hearing dates for the case by three methods:

- Public hearing notices posted on the site at two locations on April 7, 2025 (see **Attachment C: Site Posting Affidavit**)
- Published legal advertisement in the West Valley Arizona Republic on April 2, 2025 (see **Attachment D: Legal Ad Affidavit**)
- A mailed notice letter sent to property owners located within 500 ft. of the property on April 3, 2025 (see **Attachment E: Affidavit of Mailing Notice**)

Through the public outreach of the Project, the applicant has not identified any outstanding citizen concerns that would impact the proposed rezone for the Miller & I-10 PAD amendment.

Attachment A

Citizen Participation Plan

Miller & I-10 PAD

Submitted: February 7, 2025

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for Miller & I-10, a proposed major PAD amendment to a commercial center located on the southeast corner of Interstate 10 and Miller Road. The applicant is requesting a major PAD amendment to approximately 32.5 gross acres.

This amendment request is to modify the approved land uses and arrangement of the approved land use plan within the Miller & I-10 PAD. The purpose of the request is to facilitate new commercial development with PAD zoning within the City of Buckeye.

This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
1130 N. Alma School, Suite 120
Mesa, AZ 85201
(480) 503-2250 (office)
(480) 355-0616 (direct)
David.Hughes@epsgroupinc.com

Pre-Application Meeting:

A pre-application meeting with the City of Buckeye's Development Services staff was held on Thursday, March 28, 2024.

Action Plan:

In order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list will be developed for citizens and agencies who are located within 500 feet of the subject project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held at a location in the area to be identified later.

- a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes will be provided to the City of Buckeye Planner assigned to this project and are attached to this Plan.
3. Notice of public hearing shall be provided at least 15 calendar days prior to any public hearings in the following manner:
 - a. A public hearing notice to be published in a newspaper of general circulation within the City of Buckeye;
 - b. A public hearing notice to be sent to all property owners within 500 feet of all property lines of the subject property; and
 - c. A public hearing notice to be posted on the property on a 3-foot by 3-foot sign.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Buckeye.)

Schedule:

Pre-Application Meeting: March 28, 2024

Application Submittal: November 8, 2024

Neighborhood Meeting: T.B.D.

Notification Mailed: T.B.D. (15 days from meeting)

Second Submittal: T.B.D.

Submittal of Final Citizen Participation Report: T.B.D.

Notice of Planning & Zoning Commission Public Hearing: T.B.D. (15 days from public hearing)

Newspaper ad published: T.B.D.

Notification mailed: T.B.D.

Sign Posted: T.B.D.

Planning and Zoning Commission Hearing (Rezone): T.B.D.

Notice of City Council Public Hearing¹: T.B.D. (15 days from public hearing)

Newspaper ad published: T.B.D.

Notification mailed: T.B.D.

Sign Posted: T.B.D.

City Council hearing (Rezone): T.B.D.

Attachments:

DRAFT Neighborhood Meeting Notice

Notification Area 500' Map

Property Owners within 500' Mailing List

Public Notice Sign Pictures and Affidavit (to be attached later)

Newspaper Affidavits of Publication (to be attached later)

¹ Planning and Zoning Commission and City Council hearing notifications may be combined if both hearings occur within 45 days of the notification publish date.

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

February 28, 2025

Dear Neighbor,

You are receiving this letter to invite you to attend a neighborhood meeting regarding an application our office filed for a major amendment to an existing Planned Area Development (PAD) (Case #PLZZ-24-0012) for a 32.5 acre Property located at the southeast corner of I-10 and Miller Road in Buckeye, AZ. This notice is being sent to you because either your property is located within 500 feet of the PAD, or you are a Homeowners' Association within 500 feet of the property. The neighborhood meeting will provide you with an opportunity to convey any questions, issues, or concerns regarding this application.

PROPOSAL OVERVIEW: The application proposes to modify the approved PAD to expand on the permitted commercial uses, and omit multi-family residential from the project. Please refer to the enclosed Conceptual Land Use plan for further detail.

MEETING INFORMATION: March 19, 2025 at 6:00 p.m.
Buckeye Elementary School District Office
25555 Durango Street
Buckeye, AZ 85326

OWNER:
Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004

CONTACT PERSON:
Carolyn Oberholtzer
Bergin, Frakes, Smally &
Oberholtzer
4343 E. Camelback Rd, Ste 210
Phoenix, AZ 85018
Phone: 602.888.7860
coberholtzer@bfsolaw.com

CITY CONTACT:
Mandy Woods
City of Buckeye
Development Services Dept.
945 N. 215th Ave, Ste 137
Buckeye, AZ 85326
Phone: 623.640.6093
swoods@buckeyeaz.gov

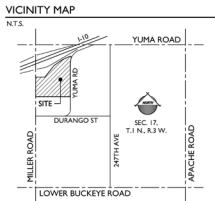
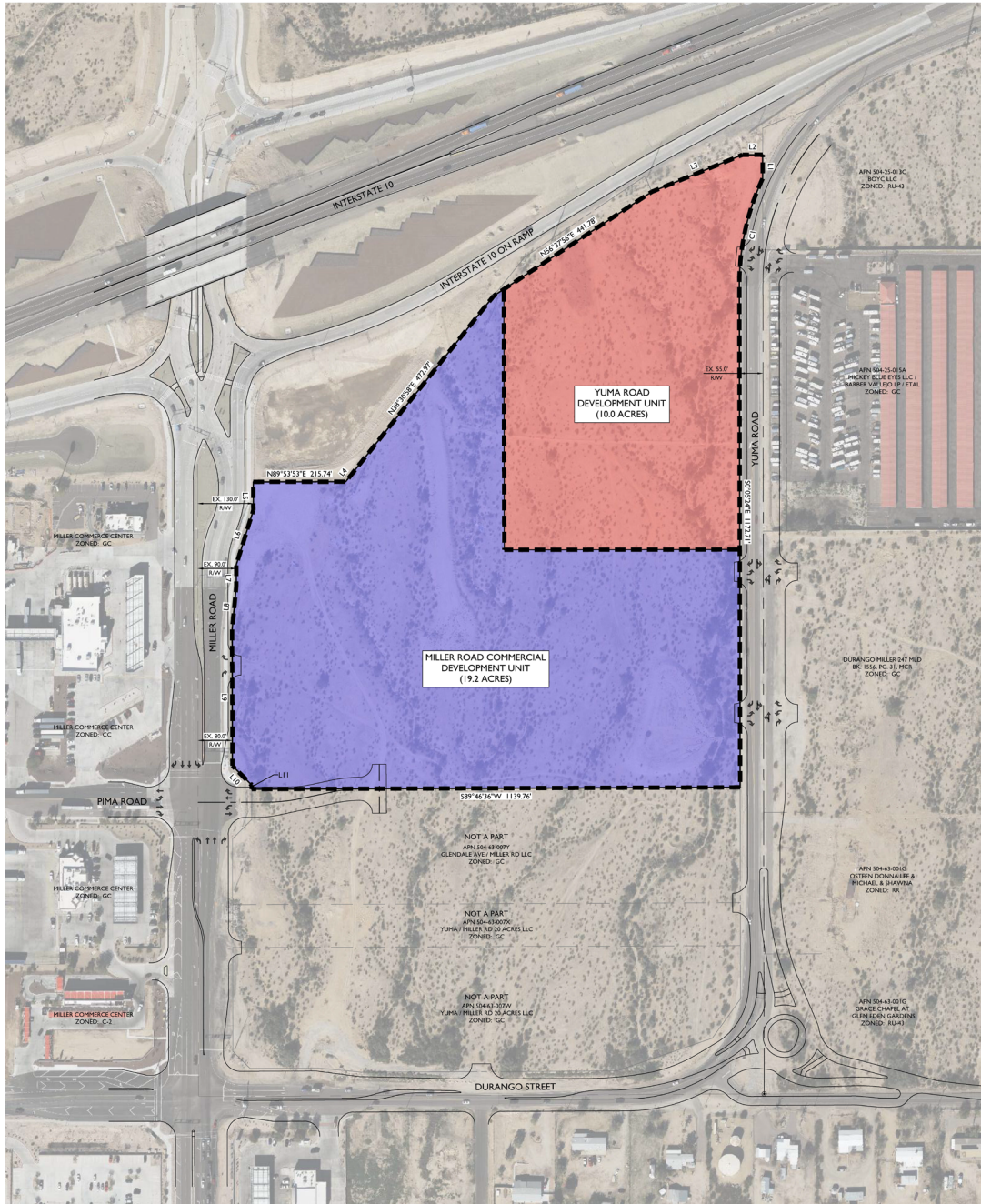
THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR A PUBLIC HEARING.

Thank you,



Carolyn K. Oberholtzer, Esq.

Enclosure
Conceptual Land Use Plan



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	234.41'	187.95'	234.39'	52°43'18"

LINE TABLE				
LINE	LENGTH	BEARING	LINE	BEARING
L1	55.03'	S00°03'24"E	L7	50.00' N00°06'21"W
L2	47.22'	N89°47'34"E	L8	100.50' N05°36'17"E
L3	228.70'	N67°47'04"E	L9	319.06' N00°06'21"W
L4	27.77'	N38°31'31"E	L10	63.84' N45°06'13"W
L5	66.21'	N00°06'21"W	L11	9.78' N00°06'21"W
L6	133.15'	N17°22'35"E		

PROJECT DATA

APN: 504-43-0017, 504A, 505, 551A
 SITE LOCATION: SEC 19, T1S, R1E AND MILLER ROAD
 CURRENT LAND USE: VACANT / UNDEVELOPED
 EXISTING GENERAL PLAN: BUSINESS COMMERCE (BC)
 EXISTING ZONING: GENERAL COMMERCIAL PAD (GC PAD)
 GROSS AREA: 33.23 ACRES (INCLUDES EXISTING ADJACENT R/W)
 NET AREA: 29.20 ACRES (EXCLUDES EXISTING ADJACENT R/W)

LAND USE LEGEND

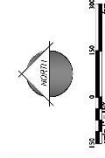
- YUMA ROAD DEVELOPMENT UNIT (10.0 ACRES)
- MILLER ROAD COMMERCIAL DEVELOPMENT UNIT (19.2 ACRES)

PROJECT TEAM

PROPERTY OWNER:
 AMERCO REAL ESTATE COMPANY
 2727 N. CENTRAL AVENUE
 PHOENIX, AZ 85004

APPLICANT:
 EPS GROUP, INC.
 1150 N. ALMA SCHOOL RD., STE 120
 MESA, AZ 85201
 TEL: (480) 593-2359
 CONTACT: DAVID HUGHES

24
 66207-79



AMERCO
REAL ESTATE COMPANY

Miller & I-10

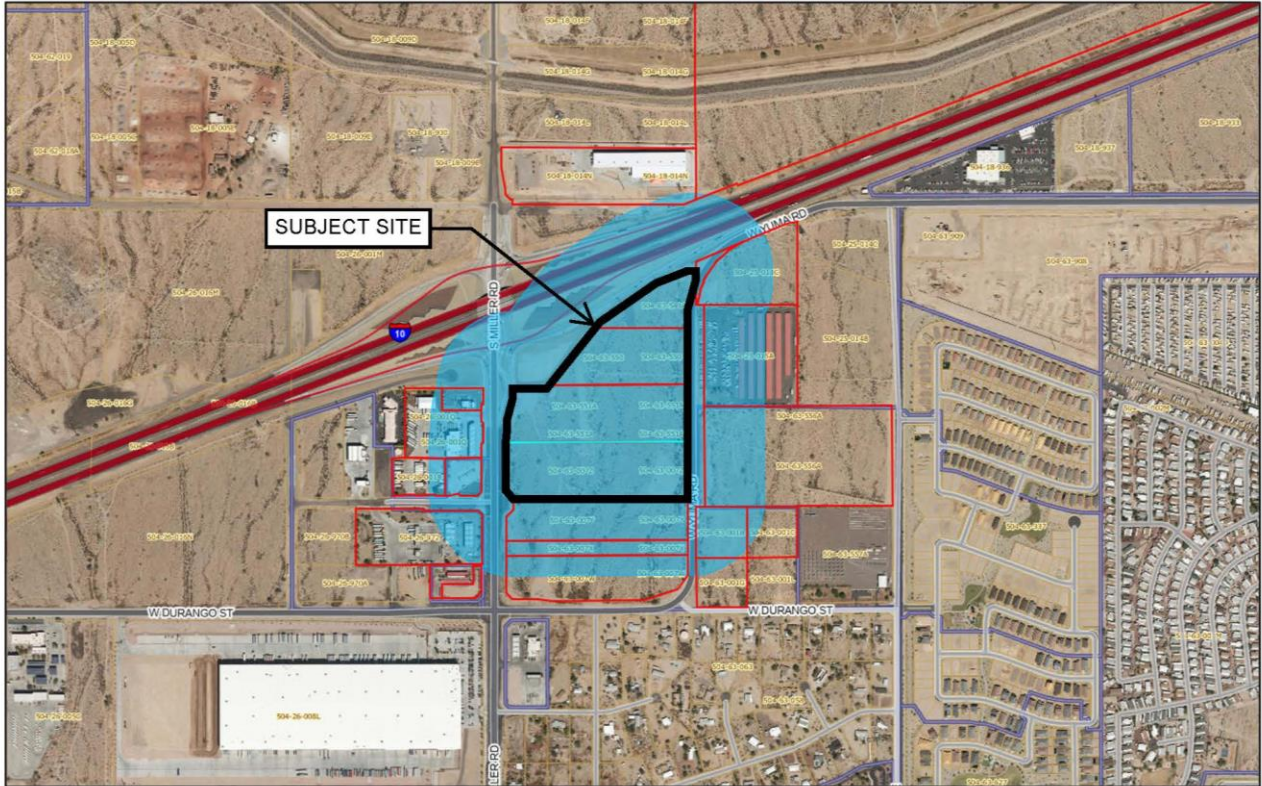
City of Phoenix, AZ

Site Aerial Map

09.18.2024



500' Buffer Map



A.P.N.	PROPERTY OWNERS WITHIN 500 FEET	MAILING ADDRESS	CITY	STATE	ZIP CODE
504-18-011C	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
504-18-014N	MUELLER SUPPLY COMPANY INC	1915 HUTCHINS AVE	BALLINGER	TX	76821
504-25-013C	BOYC LLC	20701 N SCOTTSDALE RD 107	SCOTTSDALE	AZ	85255
504-25-015A	MICKEY BLUE EYES LLC/BARBER VALLEJO LP/ETAL	20371 IRVINE AVE STE 100	NEWPORT BEACH	CA	92660
504-25-549	BUCKEYE CITY OF	530 E MONROE AVE	BUCKEYE	AZ	85326
504-26-001P	SUTHERLAND JAMES DAVID TR	26882 HIGHWOOD CR	LAGUNA HILLS	CA	92563
504-26-001Q	LOVES TRAVEL STOPS & COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-001R	LOVES COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-128B	LOVES TRAVEL STOPS & COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-972	QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101
504-26-979	CADET 23 LLC	960 W BEHREND DR STE 1	PHOENIX	AZ	85027
504-26-980	AR-PI MILLER LLC	10000 N 31ST AVE STE D405	PHOENIX	AZ	85051
504-63-001B	OSTEEN DONNA LEE & MICHAEL & SHAWNA	4515 W SIERRA	GLENDALE	AZ	85304
504-63-001C	OSTEEN MICHAEL D/SHAWNA L	4515 W SIERRA ST	GLENDALE	AZ	85304
504-63-001G	GRACE CHAPEL AT GLEN EDEN GARDENS	PO BOX 248	CORNVILLE	AZ	86325
504-63-007W	YUMA/MILLER RD 20 ACRES LLC	9375 E SHEA BLVD 100	SCOTTSALE	AZ	85260
504-63-007X	YUMA/MILLER RD 20 ACRES LLC	9375 E SHEA BLVD 100	SCOTTSALE	AZ	85260
504-63-007Y	GLENDALE AVE/MILLER RD LLC	7181 E CAMELBACK RD UNIT 401	SCOTTSDALE	AZ	85251
504-63-007Z	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-549A	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-550	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-551A	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-556A	YUMA ROAD OWNER LP	19700 S VERMONT AVE STE 101	TORRANCE	CA	90502

Affidavit of Mailing Notice

Case Number: PLZZ-24-0012

Project Name: Miller and I-10 Planned Area Development

Applicant Name: Carolyn Oberholtzer (Adam Pruett, contact)

Location: SEC Miller Road & I-10

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: Adam D. Pruett

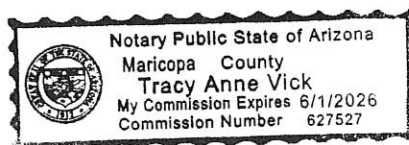
Digitally signed by Adam D. Pruett
Date: 2025.03.07 14:53:47 -07'00'

SUBSCRIBED AND SWORN before me this 7 day of March, 2025, by:

Tracy Anne Vick
Notary Public

My Commission Expires:

6-1-2026



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

February 28, 2025

Dear Neighbor,

You are receiving this letter because your property is located within 500 feet or you are a Homeowners' Association within 500 feet a proposed commercial development. An application for a major amendment to an existing Planned Area Development (PAD) approval has been filed with the City of Buckeye Development Services Department (Case #PLZZ-24-0012). This notice is being sent to you as an invitation to a Neighborhood Meeting to provide you with an opportunity to convey any questions, issues, or concerns regarding this application.

PROPOSAL OVERVIEW: This amendment is to modify the approved land uses and the configuration of the previously approved land use plan within the existing 32.5-acre *Miller & I-10 PAD*. Please refer to the attached site plan for further detail.

MEETING INFORMATION: March 19, 2025 at 6:00 p.m.
Buckeye Elementary School District Office
25555 W. Durango Street
Buckeye, AZ 85326

DEVELOPER:
Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004

CONTACT PERSON:
Carolyn Oberholtzer
Bergin, Frakes, Smalley &
Oberholtzer
4343 E. Camelback Rd, Ste 210
Phoenix, AZ 85018
Phone: 602.888.7860
coberholtzer@bfsolaw.com

CITY CONTACT:
Mandy Woods
City of Buckeye
Development Services Dept.
945 N. 215th Ave, Ste 137
Buckeye, AZ 85326
Phone: 623.640.6093
swoods@buckeyeaz.gov

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR A PUBLIC HEARING.

Thank you,



Carolyn K. Oberholtzer, Esq.

Enclosure
Conceptual Site Plan



A.P.N.	PROPERTY OWNERS WITHIN 500 FEET	MAILING ADDRESS	CITY	STATE	ZIP CODE
504-18-011C	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
504-18-014N	MUELLER SUPPLY COMPANY INC	1915 HUTCHINS AVE	BALLINGER	TX	76821
504-25-013C	BOYC LLC	20701 N SCOTTSDALE RD 107	SCOTTSDALE	AZ	85255
504-25-015A	MICKEY BLUE EYES LLC/BARBER VALLEJO LP/ETAL	20371 IRVINE AVE STE 100	NEWPORT BEACH	CA	92660
504-25-549	BUCKEYE CITY OF	530 E MONROE AVE	BUCKEYE	AZ	85326
504-26-001P	SUTHERLAND JAMES DAVID TR	26882 HIGHWOOD CR	LAGUNA HILLS	CA	92563
504-26-001Q	LOVES TRAVEL STOPS & COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-001R	LOVES COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-128B	LOVES TRAVEL STOPS & COUNTRY STORES INC	15 W 6TH ST STE 2400	TULSA	OK	74119
504-26-972	QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101
504-26-979	CADET 23 LLC	960 W BEHREND DR STE 1	PHOENIX	AZ	85027
504-26-980	AR-PI MILLER LLC	10000 N 31ST AVE STE D405	PHOENIX	AZ	85051
504-63-001B	OSTEEN DONNA LEE & MICHAEL & SHAWNA	4515 W SIERRA	GLENDALE	AZ	85304
504-63-001C	OSTEEN MICHAEL D/SHAWNA L	4515 W SIERRA ST	GLENDALE	AZ	85304
504-63-001G	GRACE CHAPEL AT GLEN EDEN GARDENS	PO BOX 248	CORNVILLE	AZ	86325
504-63-007W	YUMA/MILLER RD 20 ACRES LLC	9375 E SHEA BLVD 100	SCOTTSDALE	AZ	85260
504-63-007X	YUMA/MILLER RD 20 ACRES LLC	9375 E SHEA BLVD 100	SCOTTSDALE	AZ	85260
504-63-007Y	GLENDALE AVE/MILLER RD LLC	7181 E CAMELBACK RD UNIT 401	SCOTTSDALE	AZ	85251
504-63-007Z	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-549A	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-550	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-551A	AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE 500	PHOENIX	AZ	85004
504-63-556A	YUMA ROAD OWNER LP	19700 S VERMONT AVE STE 101	TORRANCE	CA	90502

Attachment B

Neighborhood Meeting Summary for

Miller & I-10 PAD

PLZZ-24-0012

March 19, 2025 at 6:00 p.m.

A neighborhood meeting for case PLZZ-24-0012 to rezone approximately 32.5 acres located at the southeast corner of Miller Road & I-10 was held on Wednesday, March 19, 2025 at 6:00 p.m. The application is for a Major Planned Area Development (“PAD”) Amendment to amend the existing Miller & I-10 PAD to expand the permitted commercial uses and omit multi-family residential. Notice was mailed to property owners within 500 feet of the Property in accordance with Section 8.2.6.C of the Development Code. Proof of notice and a summary of the meeting is included within **Attachment A: Citizen Participation Plan** of the Citizen Participation Report.

The meeting was held at the Buckeye Elementary School District Administration Office located at 25555 W. Durango Street, Buckeye, AZ 85326. No members of the public were in attendance. The development was present as well as two staff members and three elected officials. A copy of the sign-in sheet is included as Exhibit A of this summary.

Members of the development team present include:

Carolyn Oberholtzer – BFSO Law

Adam Pruett – BFSO Law

Lauren Trobaugh – BFSO Law

Jonathan Collins – Amerco Real Estate Company, U-Haul

Erica Marquez – U-Haul

City Officials and staff present:

Councilman Beard – District 3

Councilman Heustis – District 5

Councilman Younker – District 1

Mandy Woods – Principal Planner

Jenene Van Leeuwen – Neighborhood Services Coordinator

With no members of the public in attendance, Ms. Oberholtzer walked through the exhibit boards on display and application materials with Councilmen Beard and Huestis, then later with Councilman Youngker. The exhibit boards are included as Exhibit B of this report.

EXHIBIT A – NEIGHBORHOOD MEETING SIGN-IN SHEET

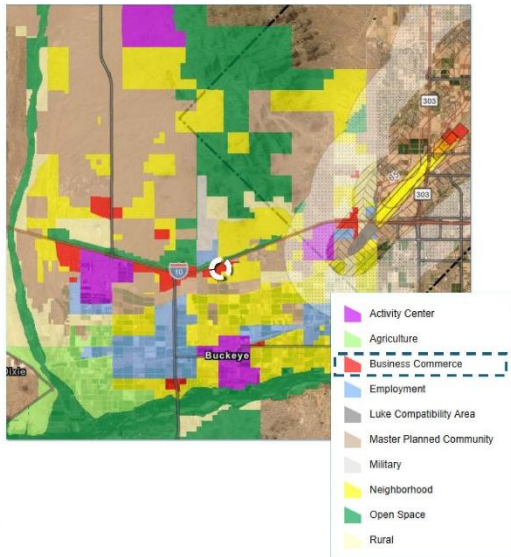
Neighborhood Meeting Sign-In Sheet

Amerco Buckeye
 PAD Case No. PLZZ-24-0012
 Neighborhood Meeting – March 19, 2025 (6:00pm-7:00pm)
 City of Buckeye
 Buckeye Elementary School District Office
 25555 Durango Street Buckeye, AZ 85326

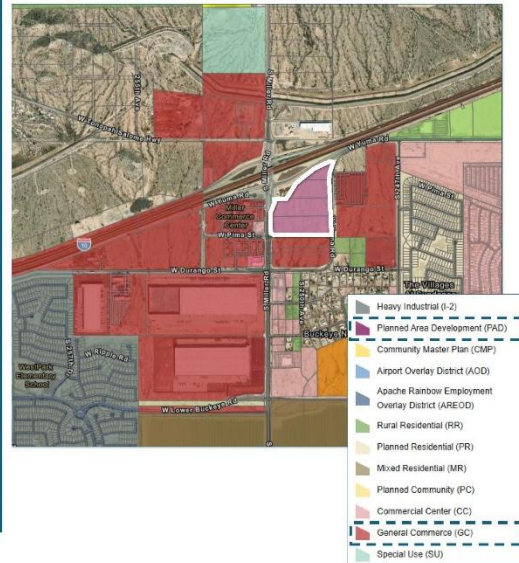
Name	Address	City & Zip Code	Phone/E-Mail
Erica V. Marquez	11142 N. 165th Ave	Surprise 85388	575-744-1142 erica_marquez@akubank.com
Janeene Van Leuwen	530 E. Monroe City Hall	Buckeye 85396	avanleuwen@buckeyeaz.gov 602-680-6528
Mandy Woods	City Hall East	Buckeye	602-640-6093 SWOODS@buckeyeaz.gov
Craig Heustis	City of Buckeye Mayor	Buckeye	
Jordan Collins	Vice Mayor 455 E. Broadway	Tonopah	602-791-9326 jordan.collins@cityofbuckeye.com

Miller and I-10 Planned Area Development Amendment

GENERAL PLAN LAND USE PLAN – BUSINESS COMMERCE



CURRENT ZONING – GENERAL COMMERCE WITH PAD OVERLAY

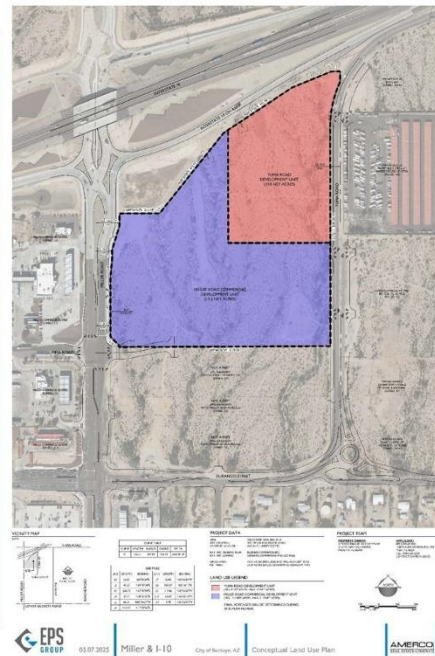


Miller and I-10 Planned Area Development Amendment

EXISTING LAND USE PLAN



PROPOSED LAND USE PLAN



Miller and I-10 Planned Area Development Amendment

Case Number PLZZ-24-0012

Current Land Uses

Permitted Uses	
Commercial / Retail / Food Service	9 acres
Hotel / Lodging	8.5 acres
Automotive / Transportation	5 acres
Multifamily Residential / Mixed Use (15 du/ac)	7 acres

Proposed Land Uses

Yuma Road Development Unit (8-12 net acres)	
Warehouse	Vehicle Sales and Rental
Retail Sales	Mini-Storage, Indoor
Mini-Storage, Outdoor	
Miller Road Commercial Development Unit (17.2 - 21.2 net acres)	
Office, business or professional	Hospital
Retail, General	Animal hospital
Shopping center/plaza mall	Clinic/health care facility
Art gallery or museum, private	Hotel or motel
Veterinary clinic	Religious assembly

Miller and I-10 Planned Area Development Amendment

Case Number PLZZ-24-0012

Miller & I-10 PAD Development Standards Table

Regulation	General Commerce per Development Code	Yuma Road Development Unit	Miller Road Commercial Development Unit
Minimum Lot Area	One (1) acre unless part of an approved subdivision, in which case there shall be no minimum lot size.	No change	No change
Minimum Lot Width	100 feet	No change	No change
Maximum Lot Coverage	50%	No change	No change
Minimum Front Setback	20 feet	No change	No change
Minimum Interior Side Setback	50 feet	20 feet	20 feet
Minimum Street Side Setback	50 feet	20 feet	20 feet
Minimum Rear Setback	50 feet	20 feet	20 feet
Maximum Building Height	Sites less than 20 acres: 45 feet Sites greater than 20 acres: 55 feet at setback line and an increase of one foot in height for every three feet in additional setback to a maximum of 120 feet in height	60 feet not including mechanical screening	60 feet* not including mechanical screening
Minimum Building Separation	25 feet	No change	No change
Minimum Building & Parking Setback from Internal Drives	Not Specified	10 feet	10 feet
Minimum Site Enhancement Landscaping Area	Not Specified	10% of net area	20% of net area

* Hospital use may be up to 120 feet in height

Miller and I-10 Planned Area Development Amendment

Case Number PLZZ-24-0012

CONCEPTUAL ARCHITECTURAL STYLES



Attachment C

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-24-0012

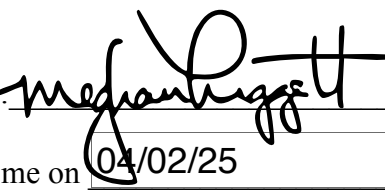
Project Name: _____

Applicant Name: BFSO Law

Location: SEC I-10 and Miller Rd.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: 

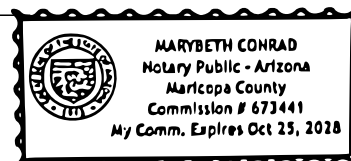
SUBSCRIBED AND SWORN before me on 04/02/25

Notary Public:



My Commission Expires:

10-25-28



City of Buckeye

PUBLIC HEARING

PLANNING & ZONING COMMISSION: April 22, 2025 at 6:00 PM

CITY COUNCIL: May 20, 2025 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326

REQUEST: Major Planned Area Development ("PAD")
Amendment for approximately 32.5± acres located at the
southeast corner of Miller Road & I-10

PROPOSAL: The application proposes to modify the approved
PAD to expand on the permitted commercial uses and omit
multi-family residential

GENERAL LOCATION: Southeast Corner of Miller Road & I-10

SIZE: ± 32.5 Acres

Case #: PLZZ-24-0012

APPLICANT/CONTACT: Adam Pruett

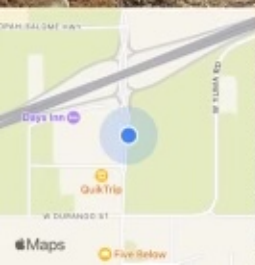
PHONE: 602-899-0318

Development Services Department: Mandy Woods

Phone: 623-640-6093

Posting Date: 4/2/25

April 2, 2025 at 7:08 AM
+33 431225, -112.590662
S Miller Rd
Buckeye AZ 85326
United States



City of Buckeye

PUBLIC HEARING

PLANNING & ZONING COMMISSION: April 22, 2025 at 6:00 PM

CITY COUNCIL: May 20, 2025 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326

REQUEST: Major Planned Area Development ("PAD")
Amendment for approximately 32.5± acres located at the
southeast corner of Miller Road & I-10

PROPOSAL: The application proposes to modify the approved
PAD to expand on the permitted commercial uses and omit
multi-family residential

GENERAL LOCATION: Southeast Corner of Miller Road & I-10

SIZE: ± 32.5 Acres

Case #: PLZZ-24-0012

APPLICANT/CONTACT: Adam Pruett

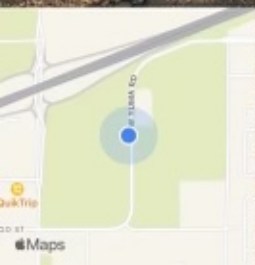
PHONE: 602-899-0318

Development Services Department: Mandy Woods

Phone: 623-640-6093

Posting Date: 4/2/25

April 2, 2025 at 6:48 AM
+33 431741 -112 586789
27207-27645 W Yuma Rd
Buckeye AZ 85326
United States



Attachment D

AFFIDAVIT OF PUBLICATION

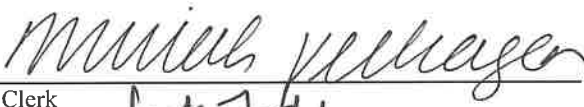
Caleb Weeks
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix AZ 85018

STATE OF WISCONSIN, COUNTY OF BROWN

The West Valley Republic, a publication of the Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/02/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/02/2025



Legal Clerk



Notary, State of WI, County of Brown

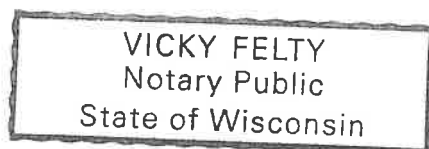
9/19/25

My commission expires

Publication Cost:	\$120.74	
Tax Amount:	\$0.00	
Payment Cost:	\$120.74	
Order No:	11162448	# of Copies:
Customer No:	1391531	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 22, 2025, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-24-0012)

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 20, 2025, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-24-0012)

Case No. PLZZ-24-0012: Request by Bergin, Frakes, Smalley & Oberholtzer PLLC, for the approval of a Major PAD Amendment to modify the approved land uses and the configuration of the previously approved land use plan within the existing 32.5-acre Miller & I-10 PAD also known as Maricopa County Assessor Parcel Numbers 504-63-007Z, -549A, -550, and -551A generally located at the southeast corner of Miller Road & I-10. The application proposes to modify the approved PAD to expand on the permitted commercial uses and omit multi-family residential.

For additional information, please see below contact information for the City of Buckeye and the Applicant:

Mandy Woods, Principal Planner, City of Buckeye: (623) 640-6093

Adam Pruett, Development Manager: Bergin, Frakes, Smalley & Oberholtzer PLLC
Phone (602) 899-0318

WEST VALLEY REPUBLIC

MIDWEEK, 04.02.25 | Z1 SECTION S | AZCENTRAL.COM/LOCAL

PART OF THE USA TODAY NETWORK

The science of sunsets

The rarest kind of sunsets
and where to see them

COMMUNITY NEWS PAGE 3



INSIDE TODAY ALSO FIND MORE ONLINE AT AZCENTRAL.COM/LOCAL

Fun-loving teen
seeks forever family

WEDNESDAY'S CHILD, PAGE 5

Waymo rolls out its
next-gen vehicles

COMMUNITY NEWS, PAGE 5

New fingerprint rule
for Canadians in Az.

COMMUNITY NEWS, PAGE 6

A colorful sunset spreads above the desert in New River. PROVIDED BY LINDA L. STEWART

Classifieds

To Advertise, visit our website: **classified.azcentral.com**

- Public Notices/Legals email: **legal.advertising@pni.com**
- Business & Services email: **servicedirectory@arizonarepublic.com**
- To post job openings, visit: **classified.azcentral.com/jobs**



TO ADVERTISE

Visit Our Website:

classified.azcentral.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. Arizona Republic reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. Arizona Republic shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Professional Service
all your needs...

Home Improvement

Block Fence & Gates
Lowest Prices
30 Yrs Exp. *Roc #057163*
Serving Entire Valley
You'll Like Us the Best!
602-789-6929

Carpentry A - Z
AFFORDABLE QUALITY
35+ Years Experience
Not a Licensed Contractor
(623) 693-2142

AZ GEORGE HOME REMODELING LLC
Licensed, Bonded & Insured
Complete Home Remodels.
Kitchen & Bath, Baseboard, Doors,
Windows, Wood & Tile Flooring,
Painting Interior/Exterior
602-500-1487 ROC #317869

GEORGE HANDYMAN
Plumbing - Electric
Tile/Hardwood Flooring
Door & Window Install
Wood Framing Trim & Baseboard
Paint - Drywall Repair
Granite & Cabinets
Shower Door Install
602.367.1188 Lic#50008479

Your Source
Public Notices
for the latest...

Govt Bids & Proposals

NOTICE OF REQUEST FOR PROPOSALS RFP 25-01
VENDOR SELF SERVICE BID NO. 42500078

NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENDALE, ARIZONA WILL RECEIVE BIDS FOR FURNISHING THE FOLLOWING:

RFP 25-01 City of Glendale
Landscaping Services

THE BID DOCUMENT IS AVAILABLE ON THE CITY'S VENDOR SELF SERVICE (VSS) HOME PAGE AT: [HTTPS://GLENDALEAZVENDORS.MUNISELFSERVICE.COM/VENDORS/VBIDS/DEFAULT.ASPX](https://glenendaleazvendors.muniselfservice.com/vendors/vbids/default.aspx)

BIDDER MUST BE REGISTERED AS A VENDOR TO ACCESS AND SUBMIT A BID. REGISTRATION CAN BE DONE THROUGH THE VENDOR REGISTRATION LINK LOCATED AT: [HTTPS://GLENDALEAZVENDORS.MUNISELFSERVICE.COM/VENDORS/DEFAULT.ASPX](https://glenendaleazvendors.muniselfservice.com/vendors/default.aspx)

EACH BID SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND

Govt Bids & Proposals

INSTRUCTIONS CONTAINED THEREIN.

EACH BID SHALL BE RECEIVED THROUGH THE VENDOR SELF SERVICES (VSS) PORTAL ON OR BEFORE 2:00 PM LOCAL TIME, APRIL 30, 2025.

THE CITY OF GLENDALE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS AND TO WAIVE INFORMALITIES.

CITY OF GLENDALE
BY: KEVIN R. PHELPS
CITY MANAGER
Pub: April 2, 2025

Homes

Govt Public Notices

NOTICE
City of Avondale
Request for Statements of Qualification
NFS 25-064

2025 On-Call Housing Rehabilitation Prequalified Contractors List
Notice is hereby given that the City of Avondale is issuing this Request for Statements of Qualification seeking Annual Statements of Qualifications ("SOQ") from qualified, licensed firms ("Vendors") interested in providing professional home rehabilitation, maintenance, and demolition contracting services (the "Services"). All questions must be in writing and shall be submitted through OpenGov.

Responses must be received by 5:00 p.m. (Phoenix Local Time) on March 31, 2026, and must be submitted through email ProcurementOffice@avondaleaz.gov. Vendors must view or download all attached forms prior to submitting SOQ through the OpenGov Website

address: <https://procurement.opengov.com/portal/avondaleaz>. Request for Qualifications Packets will

Govt Public Notices

be available online after Monday, April 1, 2025, for download at <https://procurement.opengov.com/portal/avondaleaz>. Information regarding the Request for Qualifications may be obtained by contacting the Senior Buyer, Graciela Torrecillas, at 623-333-2029 or by email at ProcurementOffice@avondaleaz.gov.

The City of Avondale will endeavor to ensure every way possible that disadvantaged business enterprises (DBE) shall have every opportunity to participate in providing materials/services without being discriminated against on grounds of race, religion, sex, age, or natural origin. DBE businesses are encouraged to submit on this solicitation.
Published: April 2, 3, 10, 2025

Submit a Legal Public Notice
azcentral.com/public-notices

Govt Public Notices

Divorce Notice
Superior Court of Arizona Maricopa County
Héctor Vigil Fernández, you are hereby notified that a divorce action has been filed against you at mention court. If you don't respond by 05/10/2025 The court may proceed in your absence and grant a divorce case number 2024-000258
March 28, April 2, 9, 16 2025
LAZS0264713

ORDINANCE NO. 025-10
AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING ZONING TEXT AMENDMENT ZTA24-04 FOR AMENDING THE ZONING ORDINANCE AS FOLLOWS: CHAPTER 35 (UNIFIED DEVELOPMENT CODE), ARTICLE 6 (ADMINISTRATION & PROCEDURES), SECTION 35.6.202 (COMMON PROCEDURES) AND SECTION 35.6.204 (PUBLIC NOTICE) AND SECTION 35.6.207 (AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (REZONING AND TEXT AMENDMENTS)) AND ESTABLISH SECTION 35.6.215 (HOUSING NEEDS ASSESSMENT AND ANNUAL REPORT); PROVIDING FOR SEVERABILITY, SETTING FORTH AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law including publication of such notice in The Arizona Republic on February 5, 2025; and the City of Glendale Planning Commission held a public hearing on February 27, 2025 in zoning text amendment case ZTA24-04 in the manner prescribed by law for the purpose of amending various sections of the Zoning Ordinance; and WHEREAS, the City of Glendale Planning Commission has recommended to the mayor and the council approval of the zoning text amendment; as aforesaid and the mayor and the council desire to accept such recommendation and amend various sections of the zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows: SECTION 1. That the Zoning Ordinance of the City of Glendale, Arizona, Section 35.6.202, 35.6.204, 35.6.207, and 35.6.215 is hereby amended to read as follows:

35.6.202 - Common Procedures.
The preparation and filing of applications for land use permits, entitlements, amendments and other matters pertaining to this UDC shall comply with the following common procedures, unless an exception to the common procedure is expressly identified in subsequent sections of this UDC. Subsequent sections include additional provisions that are unique to each type of application, including staff and review board assignments and approval criteria.

A. Pre-Application. Prior to application for any general plan amendment, rezoning request, special district, conditional use permit, subdivision plat, variance, appeal, design review, or any other review or permit process, a preapplication review with the Development Services Department will be required. The purpose of the preapplication review is:

- To familiarize the Development Services Department with the request;
- To determine application requirements and familiarize the applicant with the review process and procedures;
- To identify land use and development policies which may affect the outcome

of the request;
c. To permit a cursory technical review at a conceptual stage to identify conflicts in objectives and to identify potential solutions for those conflicts; and
d. To identify the requirements for citizen participation and familiarize the applicant with related issues.

B. Complete Application
1. Completed applications shall be submitted to the Development Services Department on a form and in such a manner as established by the Development Services Department shall publish an application schedule, which prescribes the necessary deadline for submitting specified application types in advance of being reviewed by the appropriate decision making body pursuant to this UDC or the A.R.S. Complete Application.

2. In accordance with A.R.S. §9-835, the Development Services Department shall publish an application schedule, which prescribes the necessary deadline for submitting specified application types in advance of being reviewed by the appropriate decision making body pursuant to this UDC or the A.R.S. Complete Application.

3. The Development Services Department will evaluate an application for completeness. An application shall contain an application form, any information specifically required by this ordinance, such additional information specified by the Development Services Director or designee, and when required, a fee. An application must be made by the property owner or his authorized agent. An applicant will be notified within ten (10) working days if the application is incomplete. If incomplete, no review or public hearing will be scheduled, and the applicant will be issued an official written notice containing comprehensive and specific list of deficiencies. Once the notice is issued, the application review will be suspended until resubmittal. Upon resubmittal, it will be determined whether the deficiencies have been resolved and the application determined complete within ten (10) working days. If an application fee has been paid, such fee will be refunded if the application continues to be incomplete thirty (30) days after an initial incomplete submittal.

4. When an application is determined to be complete, it will be scheduled for a review or public hearing as required by this UDC. If the review authority (Commission, Board, City Council, or staff) determines additional information is required to adequately evaluate an application, any such additional information shall be submitted by the applicant not later than sixty (60) days from notification of the application unless a specific date is otherwise established by the review authority. Failure to provide additional information in the time specified will result in the application being deemed incomplete, the file closed and no refund of application fees made.

5. The City shall approve or deny the application within one hundred eighty (180) days of determining the application complete with the following exceptions:
a. Staff may grant a one-time extension of not more than thirty (30) days for extenuating circumstances; or
b. Staff may grant extensions in thirty (30) days increments at the request of the applicant.
c. Zoning applications for land in a designated district of historical significance pursuant to A.R.S. § 9-462.01, a

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 22, 2025, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-24-0012)

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 20, 2025, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-24-0012)

Case No. PLZZ-24-0012: Request by Bergin, Frakes, Smalley & Oberholtzer PLLC, for the approval of a Major PAD Amendment to modify the approved land uses and the configuration of the previously approved land use plan within the existing 32.5-acre Miller & I-10 PAD also known as Maricopa County Assessor Parcel Numbers 504-63-007Z, -549A, -550, and -551A generally located at the southeast corner of Miller Road & I-10. The application proposes to modify the approved PAD to expand on the permitted commercial uses and omit multi-family residential.

For additional information, please see below contact information for the City of Buckeye and the Applicant:

Mandy Woods, Principal Planner, City of Buckeye: (623) 640-6093

Adam Pruett, Development Manager: Bergin, Frakes, Smalley & Oberholtzer PLLC
Phone (602) 899-0318

Attachment E

Affidavit of Mailing Notice

Case Number: PLZZ-24-0012

Project Name: Miller and I-10 Planned Area Development

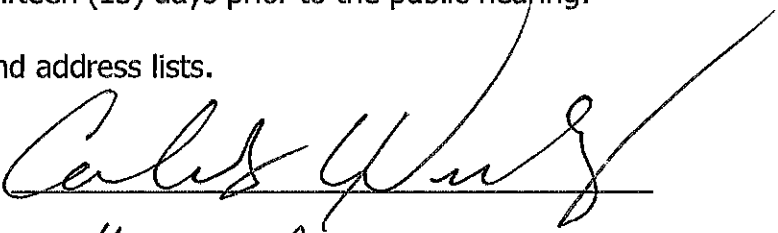
Applicant Name: Carolyn Oberholtzer

Location: SEC Miller Road & I-10

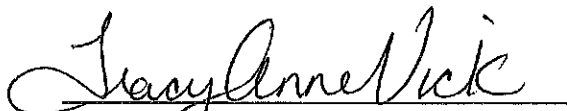
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing.

See attached copies of all sent letters and address lists.

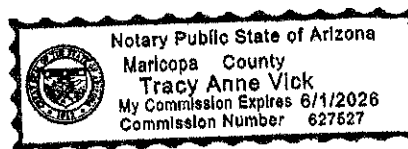
Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 4th day of April, 2025, by:


Notary Public

My Commission Expires:

June 1, 2026



April 7, 2024

SENT VIA REGULAR U.S. MAIL

Re: Public Hearings for a Major Amendment to the Miller & I-10 Planned Area Development (PAD) generally located at the southeast corner of Miller Road and I-10, Case #PLZZ-24-0012

Dear Property Owner or Association Representative,

This letter is to inform you of public hearings for a Major Planned Area Development (“PAD”) Amendment for approximately 32.5± acres located at the southeast corner of Miller Road & I-10, also known as Maricopa County Assessor Parcel Numbers 504-63-007Z, -549A, -550, and -551A (collective, the “Property”). Our firm represents Amerco Real Estate Company and is seeking to amend the existing Miller & I-10 PAD to expand the permitted commercial uses and omit multi-family residential. The Conceptual Land Use plan for the Property is enclosed with this letter and the scheduled hearing dates for this application are as follows:

PLANNING AND ZONING COMMISSION**Date: Tuesday, April 22, 2025****Time: 6:00 P.M.****Location: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326****CITY COUNCIL****Date: Tuesday, May 20, 2025****Time: 6:00 P.M.****Location: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326**

If you wish to provide input on this matter, you may attend the Planning and Zoning Commission Hearing or City Council meetings. Alternatively, you can provide input, comments or questions directly to Adam Pruett, Development Manager with Bergin, Frakes, Smalley & Oberholtzer PLLC at apruett@bfsolaw.com or 602-899-0318. You may also contact City of Buckeye Mandy Woods, Principal Planner, at 623-640-6093 or by email at swoods@buckeyeaz.gov subject “PLZZ-24-0012 – SEC of Miller & I-10 PAD Amendment request.”

Sincerely,



Adam D. Pruett
Development Manager

Enclosure(s) – Conceptual Land Use Plan

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/22/25	AGENDA ITEM: 3.C. Prose Verrado - Site Plan - PLZSP-24-0023
DATE PREPARED: 04/17/25	DISTRICT NO.: No. 5
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT:	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Prose Verrado - Site Plan - PLZSP-24-0023: Conduct a public meeting and approve the site plan for a proposed 394-unit multi-family residential community subject to conditions a) through ee).

SUMMARY

PROJECT DESCRIPTION:

Kevin Conner, triARC Architecture and Design, on behalf of developer Alliance Residential Company and property owner Banner Health, is requesting approval of a Site Plan for Prose Verrado, a 394-unit multi-family residential community on 17.21 acres located at the northeast corner of Verrado Way and Fillmore Street. The proposed market rate multi-family community will be comprised of 16 three-story buildings, each including 24 units, 5 two-story “carriage” buildings featuring two units located above ground floor garages, and one amenity clubhouse/leasing office building. The proposed unit mix includes 250 one-bedroom units (63 percent) and 144 two-bedroom units (37 percent), for a total of 394 units. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The project will contribute to the vibrancy of The Landing, providing residential density needed in support of planned commercial uses and establishing a high quality, contemporary, and urban aesthetic.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZSP-24-0023 - Prose Verrado Site Plan - Staff Report - PZ 4-22-25.docx](#)
[Exhibit A - Aerial Vicinity Map.pdf](#)
[Exhibit B - Zoning Map.pdf](#)
[Exhibit C - General Plan Land Use Map.pdf](#)
[Exhibit D - Site Plan Narrative.pdf](#)
[Exhibit E - Proposed Site Plan.pdf](#)
[Exhibit F - Proposed Conceptual Landscape Plan.pdf](#)
[Exhibit G - Proposed Building Elevations and Material Palette.pdf](#)
[Exhibit H - Proposed Site Lighting and Photometric Plans.pdf](#)
[Exhibit I - Proposed Floor Plans.pdf](#)



SITE PLAN

Report to the Planning & Zoning Commission

CASE NUMBER: PLZSP-24-0023

TITLE: Prose Verrado Site Plan

MEETING DATE: April 22, 2025

Applicant/Owner: Kevin Conner, triARC Architecture and Design, on behalf of property owner Banner Health and developer Alliance Residential Company

Request: Site Plan approval of Prose Verrado, a proposed 394-unit multi-family residential community

District: 5

Location: Northeast Corner of Verrado Way and Fillmore Street (Exhibits A, B, and C)

Site size: Approximately 17.21 net acres

Density: 22.9 units per net acre, in conformance with The Mix on Roosevelt Planned Area Development (PAD)

Public input: No comments have been received to date

Recommendation: Approval, subject to conditions a) through ee)

PROJECT DESCRIPTION:

1. Kevin Conner, triARC Architecture and Design, on behalf of developer Alliance Residential Company and property owner Banner Health, is requesting approval of a Site Plan for Prose Verrado, a 394-unit multi-family residential community on 17.21 acres located at the northeast corner of Verrado Way and Fillmore Street (Exhibits A, B, and C). The applicant's site plan narrative is included for reference as Exhibit D.
2. Alliance Residential Company, based in Scottsdale, is one of the largest private multifamily developers in the country. Founded in 2001, Alliance has delivered over 100,000 residential units nationwide, focusing on luxury urban and suburban living.
3. The proposed market rate multi-family community will be comprised of 16 three-story buildings, each including 24 units, 5 two-story "carriage" buildings featuring two units located above ground floor garages, and one amenity clubhouse/leasing office building. The proposed unit mix includes 250 one-bedroom units (63 percent) and 144 two-bedroom units (37 percent), for a total of 394 units. See Exhibit E – Site Plan.
4. Departing from conventional suburban design, which often features buildings set back behind expansive parking areas, the proposed layout positions buildings along Verrado Way and Fillmore Street close to the public sidewalk. This creates a strong, near-continuous urban edge that activates the streetscape and enhances the vibrancy of The Landing. Architectural height is emphasized, with buildings reaching 39 feet—taller than typical three-story structures—to reinforce the intended urban character. In support of this approach, perimeter walls are intentionally set behind building facades, allowing for a direct and engaging relationship between residential units and the sidewalk—evoking the street-level presence of classic brownstones and walk-up apartments found in established urban neighborhoods.
5. Vehicular access to the Prose community is provided through three points. The primary entry, located along Fillmore Street at the southern edge of the site, accommodates both residents and visitors and allows full turning movements in all directions. The access will be gated beyond an area dedicated to visitor parking. Two additional access points are located near the northeast and northwest corners of the site, connecting through the adjacent Mix on Roosevelt commercial center. These gated secondary entries are equipped with radio frequency identification (RFID) technology and are intended primarily for resident and emergency vehicle ingress, while remaining open to all vehicles for egress.
6. A comprehensive on-site pedestrian circulation network is designed to provide safe and convenient connections between residential buildings, parking areas, open spaces, and

the public sidewalks along Fillmore Street and Verrado Way, which will be constructed by the developer. Additionally, three gated pedestrian access points link the community directly to the adjacent Mix on Roosevelt commercial center. These connections are strategically located to reduce potential conflicts between pedestrians and vehicles, enhancing overall walkability and safety.

7. In accordance with the Buckeye Development Code, the proposed unit mix of one- and two-bedroom apartments requires a minimum of 560 parking spaces. The site plan exceeds this requirement, providing a total of 690 spaces, including 96 enclosed garage spaces, 398 covered spaces with canopy structures, and 196 standard uncovered spaces.
8. A total of 16.5 percent of the net site area, or 2.84 acres, is dedicated to active, usable open space (See Exhibit F). Amenities within the project include a 5,644 square foot clubhouse featuring a fitness center, club room, and business center, a resort style pool and spa with an outdoor kitchen and areas for lounging, a covered children's playground and picnic ramada, and a dog park with shaded seating.
9. Landscaping will be provided across 34.2 percent of the net site area—approximately 5.9 acres—serving both functional and aesthetic roles. It enhances the streetscapes along Verrado Way and Fillmore Street, offers shaded pedestrian connections between buildings, amenities, parking areas, and the adjacent Mix on Roosevelt commercial center, and softens the visual impact of surface parking while contributing to vehicle shade. The landscape plan includes 440 drought-tolerant trees and 2,129 shrubs, all selected to harmonize with the planting palette of the neighboring Mix on Roosevelt development.
10. In accordance with the property's PAD zoning and location within The Landing, the proposed architecture (Exhibit G) reflects a contemporary design aesthetic, characterized by neutral earth tones, brown brick veneer, and metal accents that together convey an upscale, modern appearance. The building façades are thoughtfully articulated, featuring vertical variation through roofline shifts and architectural elements that extend above the primary parapet, as well as horizontal modulation achieved through recesses and projections—effectively avoiding monotony and creating visual interest across all elevations. Project walls, the community clubhouse, and accessory structures such as shade ramadas are all designed to complement the architecture of the primary buildings.
11. Exterior lighting (Exhibit H) is designed to comply with dark sky regulations and code provisions limiting the trespass of visible light while still ensuring safe nighttime use of open space areas and parking areas. Lighting fixtures which complement the architecture have been selected.

AREA CONTEXT:

12. Table 1: Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Natural Desert	Buckeye Gateway Activity Center (e.g. The Landing)	The Mix on Roosevelt Planned Area Development (PAD) – Residential Subarea
North	Natural Desert	Buckeye Gateway Activity Center	The Mix on Roosevelt Planned Area Development (PAD) – Commercial Subarea
East	Summit Church, Natural Desert (Verrado Highstreet Multi-Family planned)	Buckeye Gateway Activity Center	Commercial Center (CC), Multi-Family 2 (MF-2)
South	Natural Desert	Buckeye Gateway Activity Center	Greenlight Verrado Planned Area Development (PAD) – Mix of Multi-Family Residential and Commercial Uses
West	Roosevelt Commons Shopping Center (under construction), Palo Verde Energy Education Center	Buckeye Gateway Activity Center	Commercial Center (CC) and Business Park (BP)

PUBLIC PARTICIPATION SUMMARY:

13. The Buckeye Development Code does not require notice of applications or neighborhood meetings for site plan applications. No public comment has been received to date.

BACKGROUND:

14. March 1985: The subject property was annexed as part of a larger annexation covering a total of 593 acres by City Council’s adoption of Ordinance 2-85.
15. November 2024: The subject property and parcel immediately to the north were rezoned from Planned Residential (PR) to “The Mix on Roosevelt” Planned Area Development by City Council’s approval of Ordinance 28-24. The approved PAD facilitates development of the site with a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components. The property subject to this site plan application is the approved PAD’s residential subarea.

ANALYSIS:

Conformance with the General Plan

16. The General Plan land use designation of the property is Activity Center, specifically the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City's eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and several master planned communities, including Verrado to the north. It is anticipated that this activity center area will be an employment, educational, and entertainment hub serving the greater West Valley region and will offer diverse living opportunities. Development in this activity center is also held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City.
17. The proposed multi-family development of the property and close placement of multi-story residential buildings along both Verrado Way and Fillmore Street, with minimal setbacks contributing to a more urban streetscape design, is compatible with the vision for The Landing. The project will also increase housing options for prospective residents, including employees and students, reducing commute times and traffic congestion for residents who may have the ability to walk to nearby shopping, employment, and educational institutions.
18. The site plan furthers the following General Plan goals and policies:
 - a. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.
 - b. Policy G-8.2 Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.
 - c. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.
 - d. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

Land Use and Zoning

19. The proposed site plan is in direct conformance with the property's approved The Mix on Roosevelt PAD zoning, including the conceptual site plan and building elevation exhibits included within that zoning document. All development and design standards identified within the PAD are met by this proposal.

Site Design, Architecture, and Landscaping/Open Space

20. The proposed site plan is designed to create an urban feel and aesthetic along Verrado Way and Fillmore Street. This is achieved through the placement of three-story, 39-foot-tall buildings along both street frontages, creating a near continuous street edge. Multiple pedestrian connections from the buildings to the adjacent public sidewalks are provided to encourage residents to walk to existing as well as future businesses in proximity to the site.
21. With regard to architectural design, the use of multiple high-quality materials, varied rooflines, and facade articulation further promotes an urban aesthetic and creates a sense of cohesion to the similarly well-designed Mix on Roosevelt commercial center planned directly to the north. The proposed designs provide for great planar movement through frequent use of projecting and recessed wall sections and architectural elements.
22. Landscaping along the project's street frontages will contribute to creation of a walkable, mixed-use project by providing vital shading of sidewalks. Internally, trees are used to shade buildings and create comfortable outdoor spaces for resident use.
23. Usable open spaces feature a range of amenities designed to appeal to a variety of age groups.
24. Proposed site lighting is compliant with the City's development code and dark sky best practices.

Access, Circulation, and Parking

25. Vehicular access and circulation have been reviewed and approved by the City's Traffic Engineering and Fire Departments. As more thoroughly described earlier in this report, primary vehicular access to the project site will be provided via a full access driveway from Fillmore Street, with two additional, secondary accesses for resident and emergency responder use provided through the adjacent Mix on Roosevelt commercial site. Adequate queuing space is provided at the main entry, behind the call box, to ensure vehicles do not stack onto Fillmore Street.
26. Trail and sidewalk connectivity is a key component of this project, with pedestrian pathways linking the residential buildings, open space amenities, and parking areas to the future commercial directly to the north. Sidewalks along Verrado Way and Fillmore Street will be enhanced with landscaping, creating an interconnected system of trails, sidewalks, and public spaces that further the Development Code and General Plan goals of providing accessible, safe, and appealing public realms

27. Per standard City policy, the developer will complete half-street improvements to Verrado Way and Fillmore Street adjacent to the site to each street's ultimate section.
28. Parking provided on site exceeds minimum requirements by 130 spaces or approximately 23 percent.

Utilities and City Services

29. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development.
30. The property will be served by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.3 miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 1.7 miles from the site.
31. As with all commercial and multi-family development, the project will be served by a private garbage hauler. Dumpster enclosures are distributed throughout the site to afford all residents convenient access.

Phasing

32. Development of the project is not expected to be phased.

School Impact

33. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School (LESD) Districts. As part of the project's rezoning process, the applicant sent notice of the development plans to each district. A donation agreement between the developer and BUHSD is currently in process as requested by the district. LESD has indicated they anticipate having adequate capacity to accommodate students from this development and have not requested any developer contribution.

City Review

34. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Fire
 - b. Public Works
 - c. Police
 - d. Development Services, including Planning, Civil Engineering/Survey, and Building
 - e. Engineering (Traffic)

RECOMMENDATION:

35. Staff recommends the Planning & Zoning Commission approve application PLZSP-24-0023, a request for Site Plan approval for Prose Verrado, a 394-unit multi-family residential community, subject to conditions a) through ee), for the following reasons:

- Furthers goals of the Buckeye General Plan and contributes to a vibrant Buckeye Gateway Activity Center (The Landing) with residential density and contemporary design appropriate to the Activity Center;
- Conforms to the Buckeye Development Code and approved The Mix on Roosevelt Planned Area Development zoning; and
- No outstanding issues from reviewing departments.

Planning Division Conditions – Standard/General

- a) Except as modified by these conditions of approval, development of the site shall substantially conform to the following plans:
 1. Site Plan (Sheet A-010), received on April 7, 2025
 2. Conceptual Landscape, Wall, and Pedestrian Circulation Plan and Site Details (Sheets L-0, L-1, L-2, L-3, L-3.1, L-3.2, L-3.3, L-3.4, L-3.5, L-3.6, L-3.7, L-4.1, L-4.2, L-4.3, L-4.4, L-4.5, and L-4.6), received on March 13, 2025
 3. Building Elevations (Sheets A-214B, A-215B, A-221B, A-232B and A-411B) received on April 2, 2025 and Color/Material Palette (Sheet MB-1) received on March 13, 2025
 4. Site Lighting and Photometric Plans (Sheets E-1 through E-6, inclusive), received on March 13, 2025
 5. Floor Plans (Sheets A-210, A-211, A-212, A-221, A-231, and A-410), received on March 13, 2025
 6. Fire Access Plan (Sheet FA1), received on March 13, 2025
 7. Preliminary Grading and Drainage Plan (Sheet PG1), received on March 13, 2025
 8. Preliminary Utility Plan (Sheet PU1), received on April 7, 2025
- b) The approved site plan will expire on April 22, 2027, two years from the date of approval, if a building permit has not been issued for the project.
- c) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- d) All transformers and similar utility boxes shall be painted to match the nearest building wall.

Planning Division Conditions - Project Specific

- e) Prior to permit issuance, approval of a Minor Subdivision dedicating additional right-of-way for site driveway and deceleration/turn lanes along with any easements needed in support of the proposed site plan and final engineering documents will be required.

- f) Design and color of any permanently affixed exterior furniture will be subject to approval by the City during final construction document review.
- g) Final construction documents for the project shall include a design of an enclosure/screen to be utilized at any SES location visible from off property.

Engineering Conditions – Project Specific

- h) Development construction documents shall comply with the City of Buckeye adopted Engineering Design Standards at the time of 1st submittal for final construction documents.
- i) Project shall coordinate with adjacent property owners on Fillmore Street improvements. If Fillmore Street is not to be constructed by adjacent property owners, this development is responsible to design, construct adjacent half-street improvements with median, and if applicable providing a fee in lieu for median improvements determined to not be constructed with half-street improvements.
- j) Development shall be responsible for adjacent right-of-way and median landscape improvements along Fillmore Street and Verrado Way. If the Verrado Way Median Capital Improvement Project does complete proposed improvements prior to development of this parcel, the Verrado Way median may not be required. Landscaping for Verrado Way shall comply with the City of Buckeye Arterial Gateway Guide.
- k) Project shall design and construct the sewer main within Fillmore Street if the adjacent development does not complete the replacement sewer main to accommodate planned sewer flows of proposed development along Fillmore Street. Sewer within Fillmore shall be accepted by the City prior to issuance of the Certificate of Occupancy. If the adjacent development does complete the replacement sewer main, the proposed development will be responsible for a portion of the construction costs due to each development contributing to the upsizing of the existing sewer main.
- l) Prior to issuance of civil permits, water allotment for proposed development shall be obtained. Documentation shall be provided within the associated final water report.
- m) Prior to issuance of civil permits, sewer allotment for proposed development shall be obtained. Documentation shall be provided within the associated final sewer report.
- n) Civil construction improvements shall comply with the City approved Traffic Impact Analysis.

Engineering Conditions – Standard/General Conditions

- o) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's 502-35-851.

Engineering Conditions – Standard Street Conditions

- p) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Verrado Way and Fillmore Street based on City of Buckeye standards.
- q) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Engineering Conditions – Standard Water/Wastewater Conditions

- r) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation/Traffic – Standard and Site Specific Conditions

- s) Prior to submittal of Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings, unless otherwise approved by the City Engineer.
- t) Any changes to the site plan that are necessary based on the TIA will be required to submit a site plan amendment and all construction documents and civil plans should also reflect any of the required changes based on the approved TIA. Any such changes will be considered a minor change to the existing site plan approvals and shall be approved by the City.

- u) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
- v) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O as determined by the TIA. This includes Fillmore Street/Verrado Way. If no other project has constructed the warranted traffic signal, this development will be responsible for design and construction of the traffic signal and intersection improvements prior to C of O.
- w) All regional traffic signals required by this project shall be constructed by this project prior to C of O as determined by the TIA. This may have a reimbursable component from the regional signal fees collected by the City from other parcels subject to City Engineer review and approval.
- x) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
- y) ITS conduits (2 7-way micro-ducts) must be installed along Verrado Way per City standards, including any necessary splice boxes.

Fire Department Conditions – Standard/General

- z) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- aa) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

Public Works Conditions – Standard/General

- bb) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.
- cc) The following requirements apply to landscaping within public right-of-way:

1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.'
 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- dd) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- ee) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Map
- Exhibit C – General Plan Land Use Map
- Exhibit D – Site Plan Narrative (for reference only)

Exhibit E – Site Plan

Exhibit F – Conceptual Landscape Plan (includes wall, open space and site details)

Exhibit G – Color Elevations and Material Palette

Exhibit H – Site Lighting and Photometric Plans

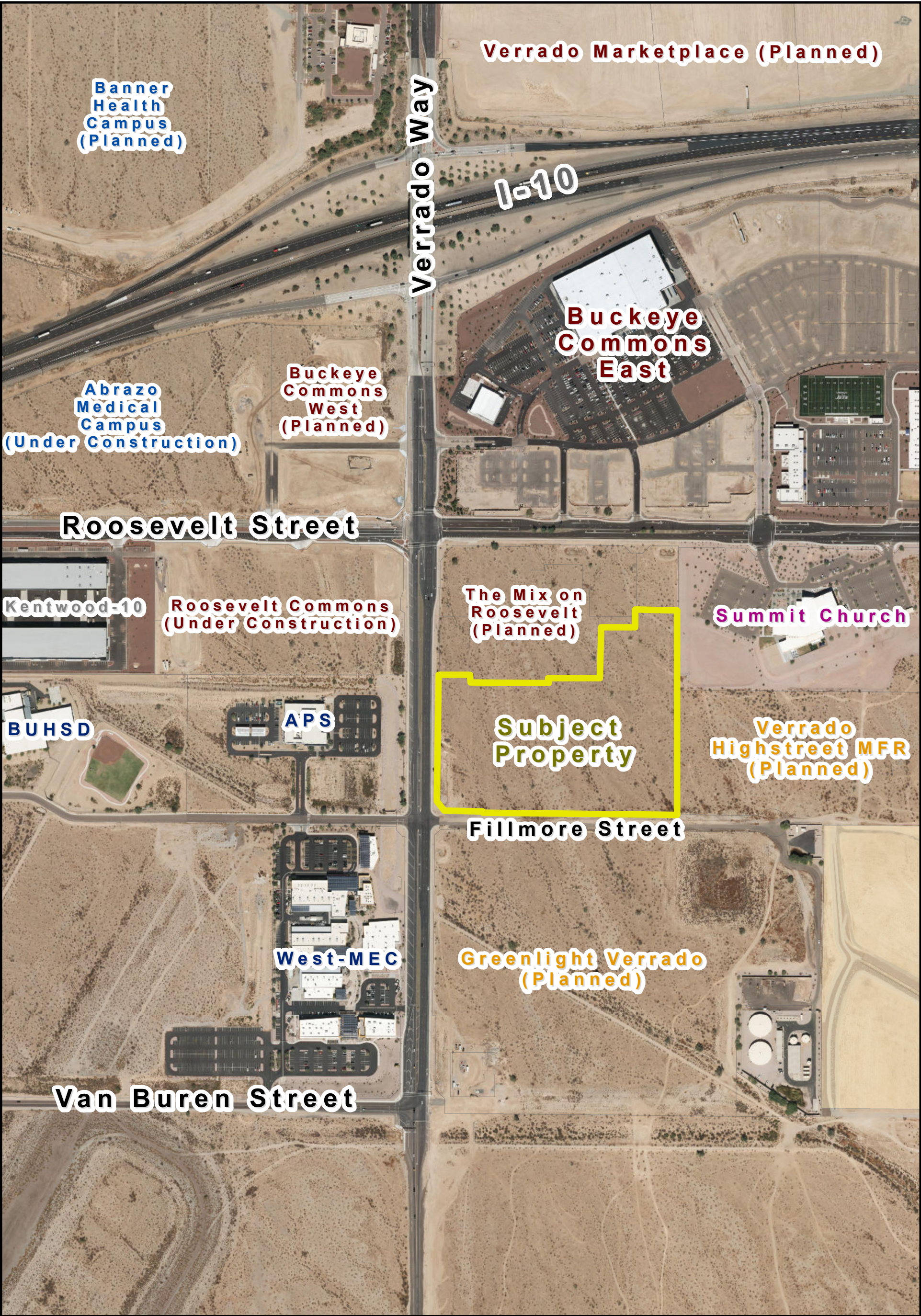
Exhibit I – Floor Plans

Prepared By:

Ken Galica, Planning Manager

Reviewed By:

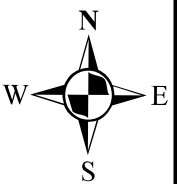
Adam Copeland, Deputy Director of Planning

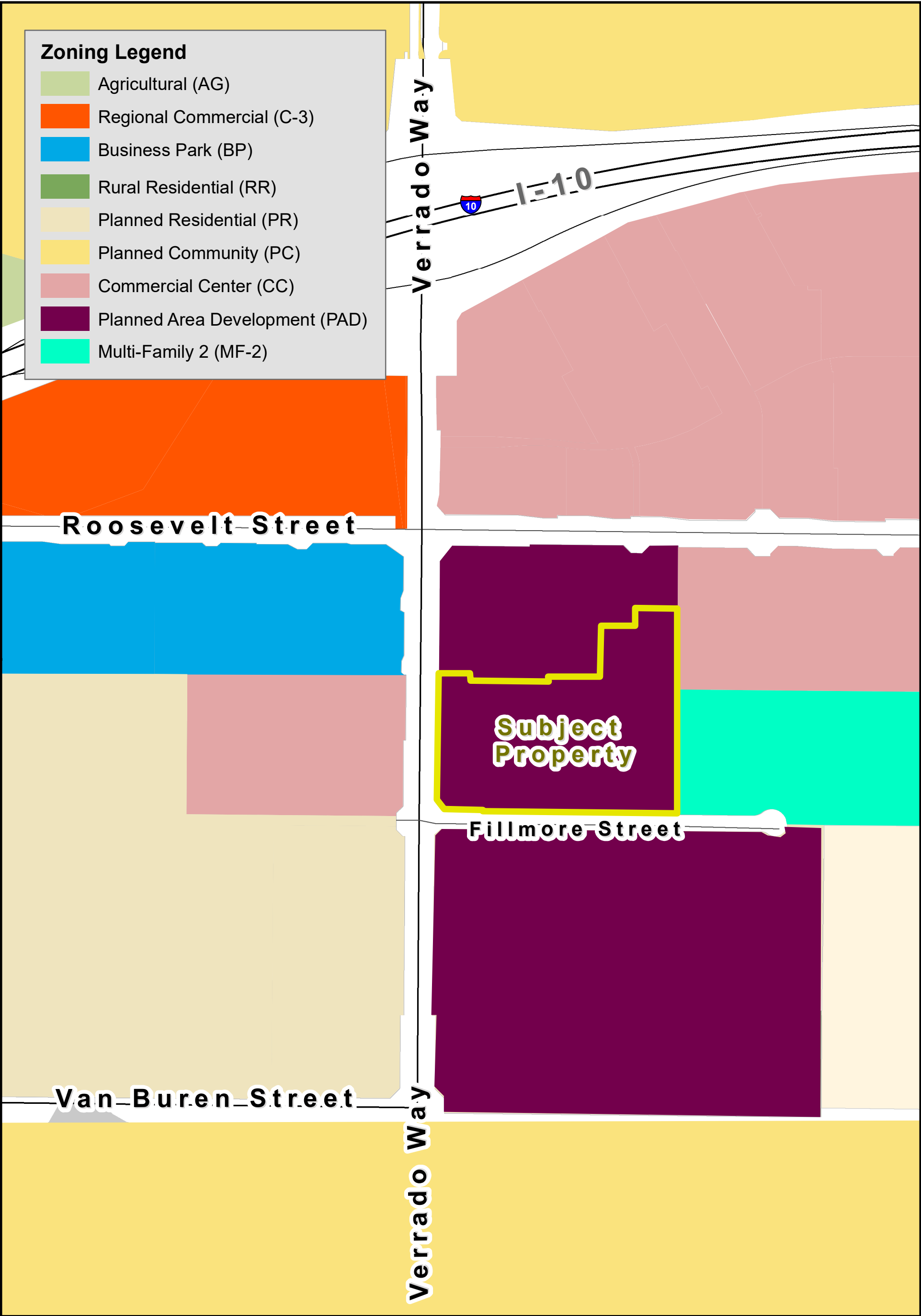


VICINITY MAP

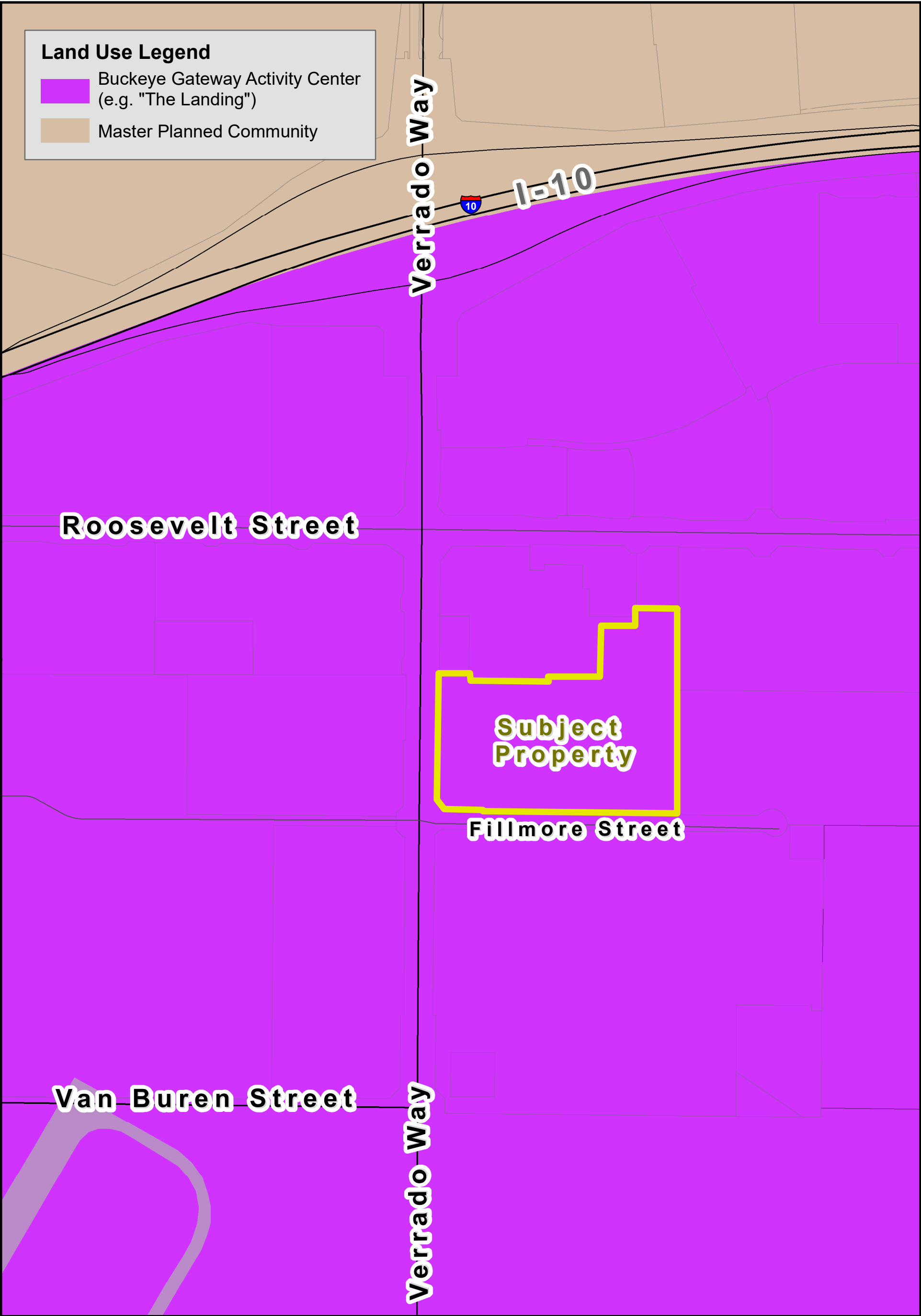
PLZSP-24-0023

Prose Verrado - Site Plan
Council District #5





ZONING MAP



GENERAL PLAN LAND USE



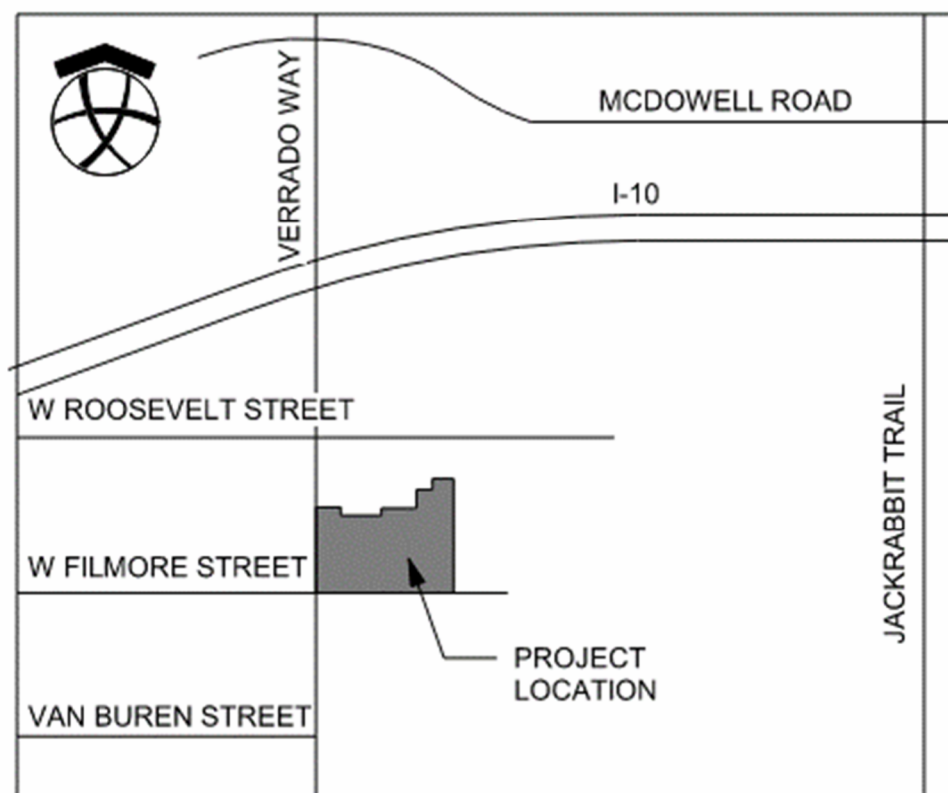
01/30/2025

Prose Verrado
NEC Verrado Way & Fillmore Street
Buckeye, AZ 85326

REF: The Mix on Roosevelt – PLZZ-23-00018, PLLZM-23-00079, PLZSP-24-0023

PROJECT LOCATION

N.T.S.





Site Plan Submittal Project Narrative

This site plan submittal consists of the multifamily residential portion of the mixed-use development "The Mix on Roosevelt." This project proposes a 17.27 acre, 394 unit apartment complex with a mix of three-story residential buildings, two-story residential carriage buildings, and one-story residential garages on the currently undeveloped southern portion of Maricopa County Parcel 502-35-003F.

The project is designed to be visually cohesive with the adjacent commercial property, using a similar color and material palette. Styling is modern, but warm and comfortable, and includes varying materials and articulated facades. Stucco wall field colors will be tans, beiges, greys and generally capped with a contrasting color dark brown wall cornice. Select wall openings and windows will be accented with horizontal stucco pop-outs or shade canopies of the same dark brown cornice color. Additionally, portions of the site walls will take cues from the commercial project integral color CMU. Buildings will also feature a warm yet modern brick veneer applied to various heights. This color palette is designed to compliment the adjacent commercial property while providing an individual character. The residential frontage, including taller buildings at Verrado Way and Filmore Street, will help create an urban edge, interfacing with the sidewalk and resident entry amenity along Verrado. Decorative paving will be used at vehicle entry points. Landscape materials will be arranged in distinct patterns to highlight important entry points, walkways, or areas designed for leisure and recreation. This strategic placement will not only enhance the visual appeal, but also guide visitors and residents to focal points and create an intuitive flow, enriching the overall experience of the environment.

Site improvements include regionally appropriate landscaping, screened refuse enclosures, parking screen walls and covered parking, pool, spa, clubhouse, fitness center, pet park, play park, pedestrian shade structures and pedestrian connections to the public and to the adjacent commercial property. Proposed percentage of open space greater than 15%.

The project will not be phased, however it will be constructed on a separate schedule from the adjacent commercial property. The multifamily construction will be sequenced to allow completion of the property clubhouse and nearest adjacent residential buildings, site, and amenities first.

The project is in the City of Buckeye Water and wastewater service areas. Refuse will be serviced by a City of Buckeye licensed hauler. Police and fire services will be available to the property and access provided via automatic security gates and required gate access overrides.

Thank you for your time in reviewing this project.

A handwritten signature in blue ink that reads "Kevin Conner".

Kevin Conner, Project Manager/ Project Architect,
triARC Architecture & Design

LEGAL DESCRIPTION

EXISTING (X):
Lot 5 of the Minor Subdivision for The Mix" recorded in Book 1835, Page 23, Records of Maricopa County, Arizona, lying within the Southwest quarter of Section 6, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

PROPOSED (P):
COMMENCING at the West quarter corner of said Section 6, marked by a found 3 inch Town of Buckeye brass cap in hand hole, down 0.5 feet, from which the Southwest corner, marked by a found 3 inch City of Buckeye brass cap in hand hole, down 0.5 feet, thereof bears South 00°26'05" West, 2844.85 feet;
THENCE South 00°26'05" West, 661.19 feet on the westerly boundary of said Southwest quarter;
THENCE leaving said westerly boundary, South 89°33'55" East, 85.00 feet, being the POINT OF BEGINNING;
THENCE South 89°23'49" East, 153.58 feet;
THENCE South 00°25'57" West, 33.93 feet;
THENCE South 89°24'40" East, 343.45 feet;
THENCE North 00°35'00" East, 30.33 feet;
THENCE South 89°25'00" East, 238.73 feet;
THENCE North 00°35'00" East, 230.00 feet;
THENCE South 89°25'01" East, 152.45 feet;
THENCE North 00°35'15" East, 81.85 feet;
THENCE South 89°25'00" East, 190.65 feet;
THENCE South 00°20'39" West, 927.38 feet;
THENCE North 89°25'31" West, 609.64 feet;
THENCE North 00°34'29" East, 10.00 feet;
THENCE North 89°25'31" West, 441.60 feet;
THENCE North 44°29'43" West, 56.64 feet;
THENCE North 00°26'05" East, 182.18 feet;
THENCE North 89°33'55" West, 5.00 feet;
THENCE North 00°26'05" East, 109.64 feet;
THENCE North 08°14'09" East, 110.51 feet;
THENCE North 00°26'05" East, 170.10 feet to the POINT OF BEGINNING.
The above described parcel contains a computed area of 749,666 sq. ft. (17.2100 acres) more or less.
Being subject to any easements, restrictions, rights-of-way of record or otherwise.
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN: 502-35-003F

KEYED NOTES

- 1A TYP. PARKING SPACE ADJACENT TO CURB OR SIDEWALK; 9'-6" x 18'-0". SEE DETAIL 5/A-011.
- 1B TYP. (VAN) ACCESSIBLE PARKING SPACE; 8'-0"x18'-0" WITH 8'-0" WIDE ACCESS AISLE. PROVIDE PAVEMENT MARKINGS AND SIGNAGE PER DETAIL 3/A-011.
- 1C TYP. ACCESSIBLE PARKING SPACE; 11'-0" x 18'-0" WITH 5'-0" WIDE ACCESS AISLE. SEE DETAIL 3/A-011.
- 2A 6' TALL WROUGHT IRON VIEW FENCE. SEE LANDSCAPE
- 2B 6' TALL PARTIAL VIEW WALL - 3' TALL WROUGHT IRON VIEW FENCE OVER 3' TALL SOLID MASONRY WALL. SEE LANDSCAPE
- 2C 6' TALL WROUGHT IRON POOL FENCE. SEE LANDSCAPE
- 2D 6' TALL SOLID MASONRY SITE WALL. SEE LANDSCAPE
- 2E CARPORT LOCATION. SEE DETAIL 9/A-011.
- 2F INTERSECTION DRIVEWAY SIGHT DISTANCE LINE. ALL STRUCTURES AND LANDSCAPING WITHIN TRIANGLE TO BE MAINTAINED AT MAX. 2' TALL.

KEYED NOTES

- 2H 30'x30' SIGHT VISIBILITY TRIANGLE AT INTERSECTIONS. ALL STRUCTURES AND LANDSCAPING WITHIN TRIANGLE TO BE MAINTAINED AT MAX. 2' TALL.
- 2J LEGAL DESCRIPTION POINT OF BEGINNING.
- 2K WEST QUARTER CORNER: SECTION 6, T1N, R2W FOUND 3" TOWN OF BUCKEYE BRASS CAP IN HAND HOLE DOWN 0.5'
- 2L SOUTHWEST CORNER: SECTION 6, T1N, R2W FOUND 3" CITY OF BUCKEYE BRASS CAP IN HAND HOLE DOWN 0.5'.
- 3A POOL AMENITY. SEE LANDSCAPE.
- 3C NON-COMBUSTIBLE COVERED RAMADA.
- 4A VEHICULAR GATE WITH KNOX BOX. SEPARATE FIRE DEPT SUBMITTAL & PERMIT REQUIRED.
- 4B NEW FULL ACCESS VEHICULAR ENTRY DRIVE.
- 4F CAMPUS MAP & KEYPAD FOR VEHICULAR GATE ACCESS.

KEYED NOTES

- 4G RESIDENT AND EMERGENCY SERVICES ONLY SECONDARY VEHICULAR ENTRY. RF/ RFID ACCESS CONTROL ONLY. CROSS ACCESS PROVIDED UNDER SEPARATE DOCUMENT MCR 20240697623.
- 5C TYP. EXISTING UNDERGROUND SEWER LINE TO REMAIN. SEE CIVIL.
- 5D NEW RIGHT TURN DECEL LANE - SEE CIVIL.
- 5E NEW BUS BAY - SEE CIVIL.
- 6A MASONRY REFUSE ENCLOSURE. SEE DETAILS 13 & 18/A-011
- 8B NEW FIRE HYDRANT. SEE CIVIL.
- 9B NEW ASPHALT PAVING, TYP. U.N.O.
- 10 ACCESSIBLE GARAGE SPACE.
- 11 PEDESTRIAN CONNECTION TO PUBLIC WAY.
- 12 FIRE TRUCK TURNING RADIUS; 35'-0" RADIUS INSIDE AND 55'-0" RADIUS OUTSIDE.
- 14 PLAY AREA WITH SHADE RAMADA, SEE LANDSCAPE.

KEYED NOTES

- 18 MAILBOX & CONCIERGE PACKAGE LOCKER LOCATION AT CLUBHOUSE. SEE CLUBHOUSE FLOOR PLAN SHEET FOR DETAILS.
- 19 LIGHT FIXTURE - TYP PER ELECTRICAL PLANS.
- 31 MONUMENT SIGNAGE BY OTHERS. ALL SIGNAGE SHALL BE DESIGNED, SUBMITTED AND PERMITTED BY THE CITY SEPARATELY.
- 32 RESIDENT PET AMENITY. SEE LANDSCAPE PLANS.
- 41 PEDESTRIAN ENTRY AMENITY - SEE LANDSCAPE.
- 42 PEDESTRIAN CONNECTION AND GATE CONNECTING TO RETAIL PROJECT.
- 47 TYP. ELECTRIC VEHICLE PARKING STATIONS DENOTED WITH "EV", "CEV", OR "FEV". SEE PROJECT DATA.
- 51 PAVERS AND CONCRETE BANDS AT VEHICULAR ENTRIES. SEE LANDSCAPE PLANS.
- 53 PAINT STRIPED TURN AROUND SPACE, WITH NO PARKING SIGNAGE.
- 54 UNRESERVED PARKING SPACE.

PROJECT DATA

SITE INFORMATION:	
PROJECT:	PROSE APARTMENTS VERRADO NEC OF N VERRADO WAY AND W FILLMORE ST, BUCKEYE, AZ 85326
PROJECT OWNER / DEVELOPER:	ALLIANCE RESIDENTIAL COMPANY 7135 E. CAMELBACK RD, SUITE 360 PHOENIX, AZ 85051 CONTACT: IAN SWIERGOL ISWIERGOL@ALLRES.CO.COM 602-778-2807
PROJECT ARCHITECT:	triARC ARCHITECTURE & DESIGN 1934 E. CAMELBACK RD, SUITE 200 PHOENIX, AZ 85016 CONTACT: JON HANNA JON@TRIARCDSIGN.COM 602-229-1100
PROJECT NARRATIVE:	NEW MULTIFAMILY PROJECT, 2 & 3 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE WITH FITNESS ROOM, POOL, TOT LOT, DOG PARK
ZONING:	PAD - PLANNED AREA DEVELOPMENT
APN:	A PORTION OF 502-35-003F (LOT 5)
SITE AREA:	NET: 17.21 AC (749,666 SF) GROSS: 19.52 AC (850,104 SF)
DENSITY:	22.9 DU/AC PROPOSED (384 UNITS / 17.21 NET AC)
OPEN SPACE:	REQUIRED: 15% OF NET SITE AREA 749,666 SF X 15% = 112,450 SF REQUIRED PROVIDED TOTAL: 123,745 SF (16.5%)
PAVING AREA:	257,576 SF (34%)
ONSITE LANDSCAPING:	REQUIRED: 20% OF NET SITE AREA 749,666 SF X 20% = 149,933 SF REQUIRED PROVIDED TOTAL: 255,480 SF (34.2%)
LOT COVERAGE:	95% ALLOWABLE 174,151 SF / 749,666 SF = 23% PROVIDED

BUILDING INFORMATION:

BUILDING HEIGHT:	
ALLOWED:	80'-0"
PROVIDED:	38'-0"
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE V-B, WOOD FRAME
FIRE SPRINKLERS:	APARTMENTS: NFPA 13R CLUBHOUSE: NFPA 13

DWELLING UNIT MIX:

1 BEDROOM =	250 (34%)
2 BEDROOM =	144 (36%)
TOTAL UNITS =	384
ACCESSIBLE UNITS:	
REQUIRED: 394 X .02 = 8 UNITS	
PROVIDED: 8 UNITS	

BUILDING MIX:

(16) BUILDING TYPE 1 (3 STORIES X 8 UNITS PER STORY)	
1 BED = 15 UNITS	
2 BED = 9 UNITS	
TOTAL = 24 UNITS PER BLDG	
(5) BUILDING TYPE 2 (2 STORIES X 2 UNITS SECOND STORY ONLY)	
1 BED = 2 UNITS	
2 BED = 0 UNITS	
TOTAL = 2 UNITS PER BLDG	

VEHICLE PARKING REQUIRED:

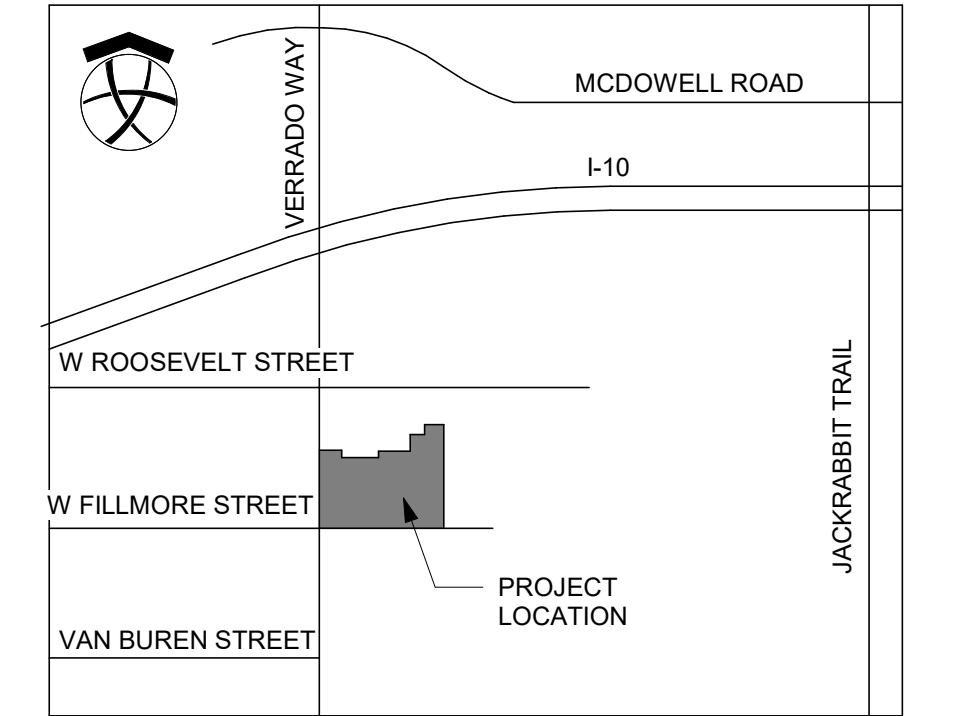
1 BEDROOM: 250 UNITS x 1.0 PS =	250 SPACES
2 BEDROOM: 144 UNITS x 1.5 PS =	216 SPACES
REQUIRED RESIDENT SPACES =	466 SPACES
GUEST: 466 SPACES / 5 =	94 SPACES
TOTAL REQUIRED =	560 SPACES (1.42 PS/UNIT)
ADA/ IBC REQUIRED: 2% OF TOTAL =	14 SPACES (INCLUDED IN TOTAL)
PARKING PROVIDED:	
SURFACE OPEN =	196 SPACES (INCLUDES 4 ADA)
SURFACE COVERED =	398 SPACES (INCLUDES 12 ADA)
GARAGE =	96 SPACES (INCLUDES 2 ADA)
TOTAL =	690 SPACES (1.75 PS/UNIT)
ACCESSIBLE PROVIDED	16 SPACES (INCLUDED IN TOTAL)

ELECTRIC VEHICLE (EV) CHARGING PROVIDED:

LEVEL 2 PHYSICAL CHARGING STATIONS	6 (EV)
LEVEL 2 CAPABLE GARAGE SPACES	29 (CEV)
CONDUIT FOR FUTURE LEVEL 2 CHARGING STATIONS	20 (FEV)
TOTAL:	55

BUILDING SETBACKS:	REQUIRED	PROVIDED
VERRADO WAY	8'-0"	8'-0"
ROOSEVELT STREET	N/A	N/A
FILLMORE STREET	8'-0"	20'-0"
EASTERN SIDE	0'-0"	13'-8"

PROJECT LOCATION



1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100

REGISTERED ARCHITECT
38494
SHANNON RAPIER
HANNA
0.04/04/2025
Signed
Shannon Rapier

PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

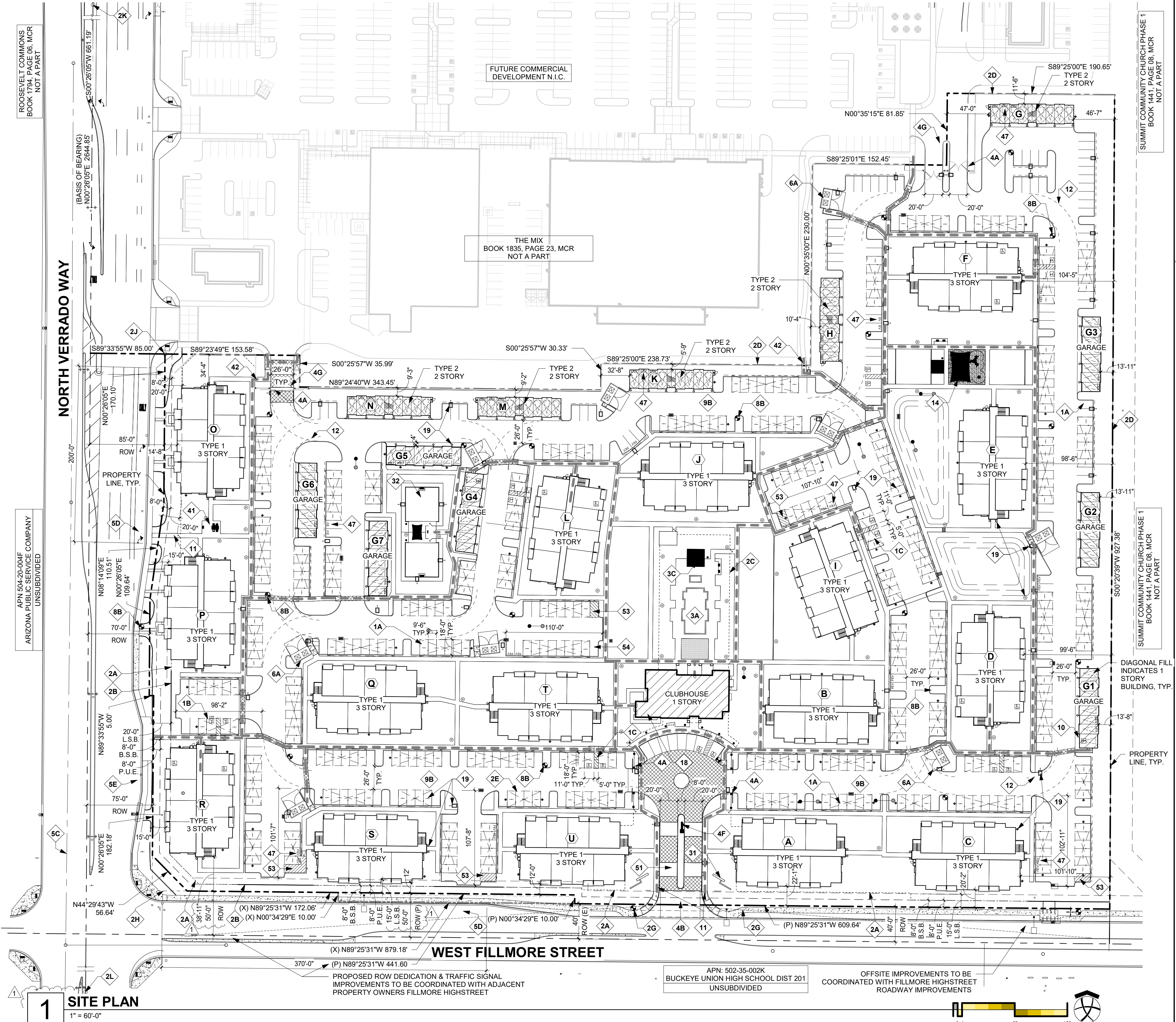
REV	DATE	DESCRIPTION
1	01/30/2025	100% COMMENTS SITE

PROJECT NUMBER
22-105

ISSUE DATE
08/09/2024

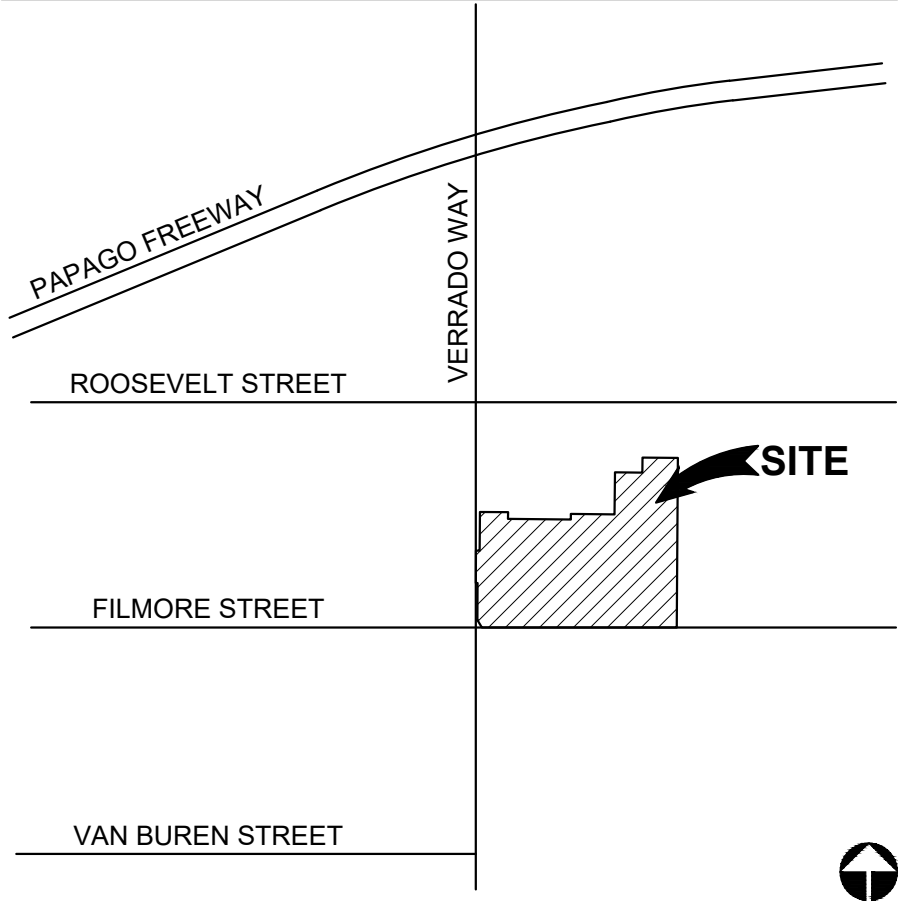
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-010



1 SITE PLAN
1" = 60'-0"

VICINITY MAP



CONCEPTUAL LANDSCAPE PLAN
FOR
PROSE VERRADO

BUCKEYE, ARIZONA

A PORTION OF 502-35-003F
SWC N. VERRADO WAY & W. ROOSEVELT ST.

KEY MAP



LANDSCAPE CALCS:

TREES PROVIDED	
TOTAL TREES:	425
REQUIRED	
24" BOX=	255 (60%)
36" BOX=	149 (35%)
48" BOX=	21 (5%)
PROVIDED	
24" BOX=	255 (60%)
36" BOX=	149 (35%)
48" BOX=	21 (5%)
PALMS=	15 (BY HEIGHT)

SHRUBS PROVIDED	
TOTAL SHRUBS/ACCENTS REQUIRED:	2,129
5 GALLON=	2,129

PROVIDED	
15 GALLON=	231
5 GALLON=	3,924
3 GALLON=	1,745
1 GALLON=	3,205

SITE DATA:

ZONING:	PAD - PLANNED AREA DEVELOPMENT
SITE AREA:	17.21 (749,666 SF) AC NET 19.52 (850,104 SF) AC GROSS
DENSITY:	22.9 DU/AC NET (394 UNITS / 17.21 NET AC)
OPEN SPACE	
REQUIRED:	149,933 S.F. (20%)
PROVIDED:	255,480 S.F. MIN. (20%)
AMENITIZED OPEN	
SPACE REQUIRED:	112,450 S.F. (15%)
PROVIDED:	123,745 S.F. (16.4%)

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	ALLIANCE RESIDENTIAL COMPANY 7135 E. CAMELBACK RD, SUITE 360 PHOENIX, AZ 85251 CONTACT: IAN SWIERGOL ISWEIRGOL@ALLRESCO.COM 602-778-2807
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECTURE MIKE DEW, PLA 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251 480.994.0994 MDEW@RVIPLANNING.COM
CIVIL ENGINEER	COLLIERS ENGINEERING & DESIGN 2141 E. HIGHLAND AVE, STE 250 PHOENIX, AZ 85016 CONTACT: TED LUTHER TED.LUTHER@COLLIERSENG.COM
ARCHITECT	thARC ARCHITECTURE & DESIGN 1934 E. CAMELBACK RD. SUITE 200 PHOENIX, AZ 85016 CONTACT: KEVIN CONNER KEVIN@TRIARCDDESIGN.COM 602-805-9288

SHEET INDEX

NUMBER	DESCRIPTION
L-0	COVER SHEET
L-1	WALL PLAN
L-2	PEDESTRIAN CIRCULATION PLAN
L-3	LANDSCAPE MASTER PLAN
L-3.1 - L-3.7	PLANTING PLANS
L-4.1 - L-4.6	DETAILS

MANAGING LANDSCAPE ARCHITECT
MIKE DEW, PLA

PROJECT COORDINATOR

DESIGN LAYOUT
TEAM

DRAFTED
TEAM

CHECKED
TEAM

FIELD SURVEY
TEAM

DRAWING SCALES
PER SHEET

LANDSCAPE PLANS

LANDSCAPE ARCHITECT INFORMATION

4900 N. Scottsdale Rd.
Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

PROJECT
PROSE VERRADO
BUCKEYE, ARIZONA

COB PROJECT PLAN STICKER

Contact Arizona BTL or visit btl.org for full
working copy and for design consultation
ARIZONA BTL
Call 811 or click ArizonaBTL.com

REVISIONS

1

2

3

SHEET #

SHEET TITLE

L-0

COVER SHEET

LANDSCAPE ARCHITECT INFORMATION

RVI

4900 N Scottsdale Rd
Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

NOT FOR CONSTRUCTION

SUBMITTAL: 2ND SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE

3/13/2025

LATEST REVISION DATE

PROJECT NUMBER

RV124004260

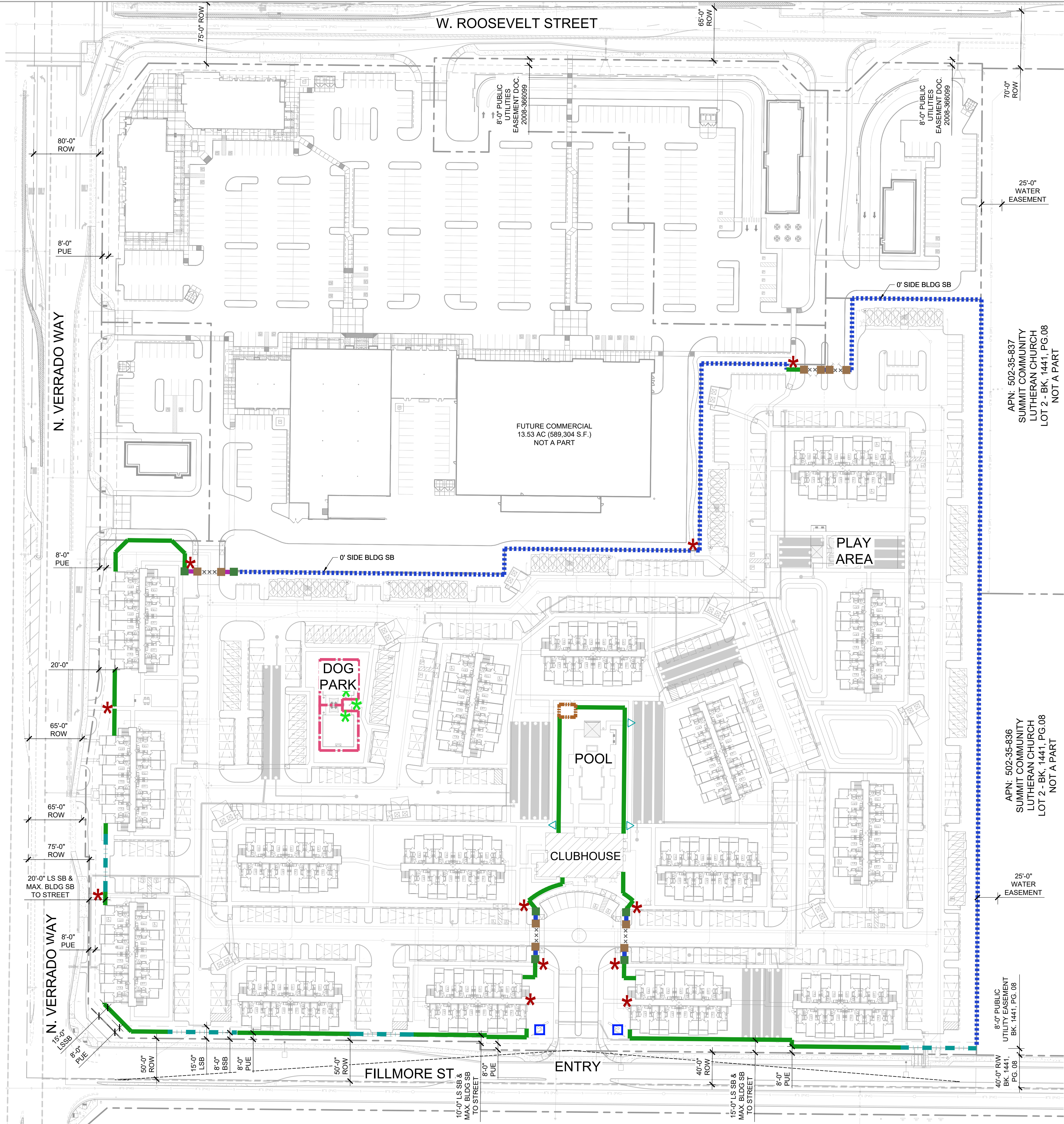
SHEET NUMBER

1 OF 17

COB PERMIT #

ENG-24-0000

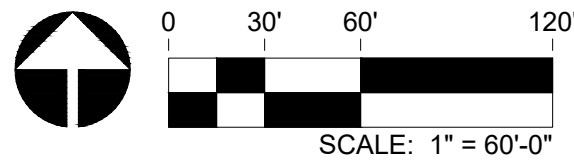
PLZSP-24-0023



SYMBOL	DESCRIPTION	DETAIL	QTY.
	6'-0" SCREEN WALL	DETAIL 1, SHEET L4.1	2,105 LF
	6'-0" PARTIAL VIEW WALL	DETAIL 3, SHEET L4.1	348 LF
	6'-0" POOL EQUIPMENT WALL		
	6'-0" VIEW FENCE/POOL FENCE	DETAIL 2, SHEET L4.1	1,545 LF
	DOG PARK FENCE	DETAIL 3, SHEET L4.3	386 LF
	PEDESTRIAN GATE	DETAIL 4, SHEET L4.1	11 EA
	DOG PARK GATE	DETAIL 5, SHEET L4.1	3 EA
	POOL GATE	DETAIL 7, SHEET L4.1	3 EA
	ENTRY MONUMENT LOCATION	MONUMENT AND SIGNAGE UNDER SEPARATE SUBMITTAL	
	VEHICULAR ENTRY	DETAIL 1 & 2, SHEET L4.2	5 SETS
	THEME COLUMN	DETAIL 4, SHEET L4.1	2 EA
	VEHICULAR GATE COLUMN	DETAIL 2, SHEET L4.2	14 EA

GENERAL WALL NOTES

1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.



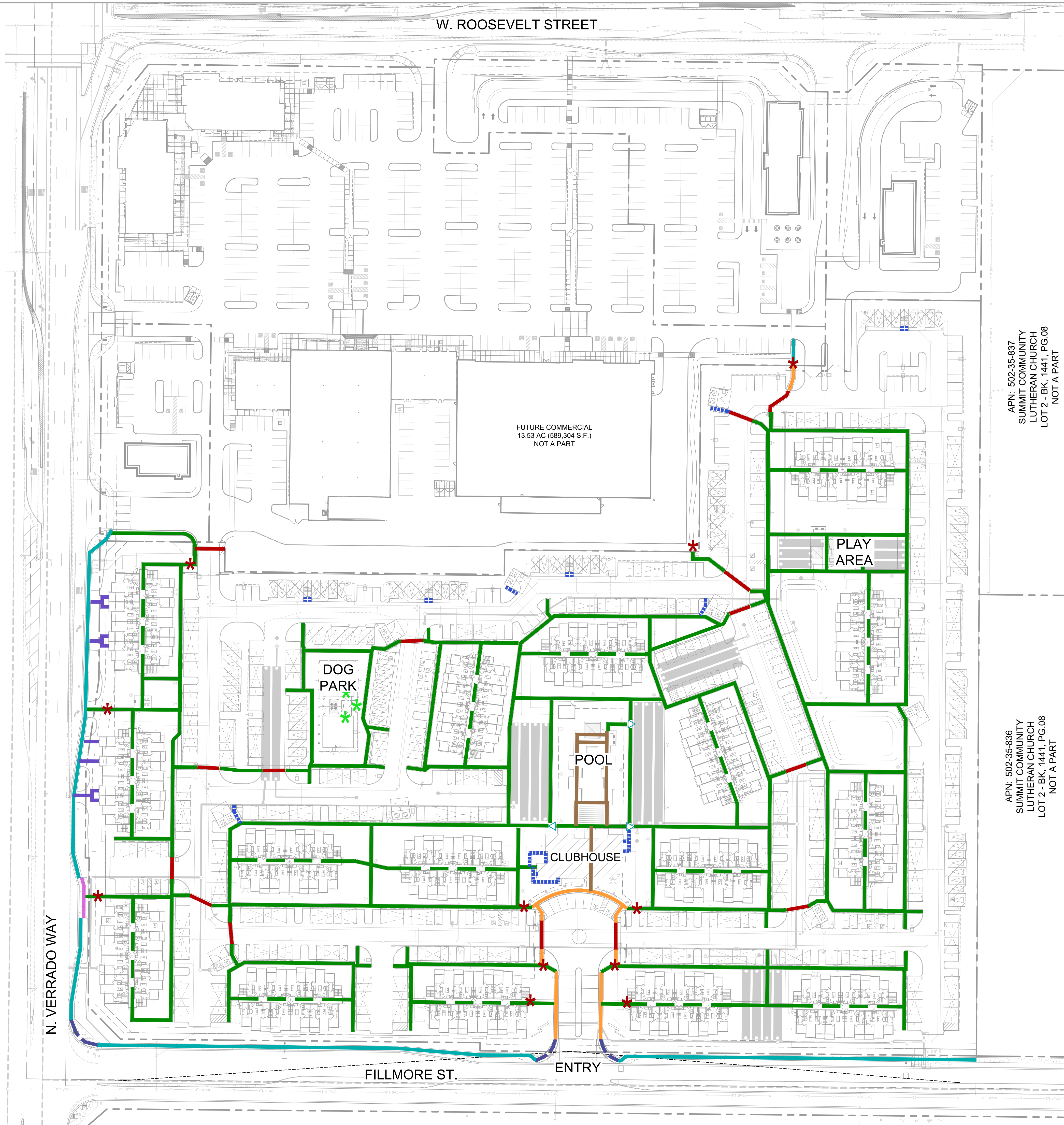
PROSE VERRADO

BUCKEYE, ARIZONA

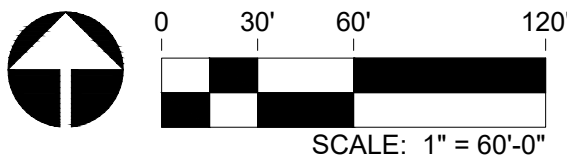


PROJECT		REVISIONS	
1		2	
3		SHEET #	
SHEET TITLE		L-1 WALL PLAN	
LANDSCAPE ARCHITECT INFORMATION			
Rvi		4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplanning.com	
COB PERMITTING APPROVED SEAL		COB ENGINEERING APPROVED SEAL	
AS-BUILT SEAL		DESIGN SEAL	
ORIGINAL PLAN DATE 3/13/2025		LATEST REVISION DATE	
PROJECT NUMBER: RV124004260		SHEET NUMBER 2 OF 17	
SUBMITTAL: 2ND SUBMITTAL		NOT FOR CONSTRUCTION	
COB PERMIT # ENG-24-0000 PLSP-24-0023			

L:\24004260\prose verrado\06 landscape architecture\02 DD\02 show\PED CIRCULATION PLAN_PV.dwg 3/12/2025 ruth.tower



PEDESTRIAN CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	INTERNAL APARTMENT PATH
	3'-0" SIDEWALK
	4'-0" SIDEWALK
	5'-0" SIDEWALK
	6'-0" SIDEWALK
	7'-0" OR MORE POOL DECK PATH OR ENTRY PAVERS
	6'-0" OFFSITE SIDEWALK
	7'-0" ~ 8'-0" OFFSITE SIDEWALK/CONCRETE PAD
	11'-0" OFFSITE SIDEWALK/CONCRETE PAD
	PARKING LOT CROSSWALK
	PEDESTRIAN GATE
	DOG PARK GATE
	POOL GATE

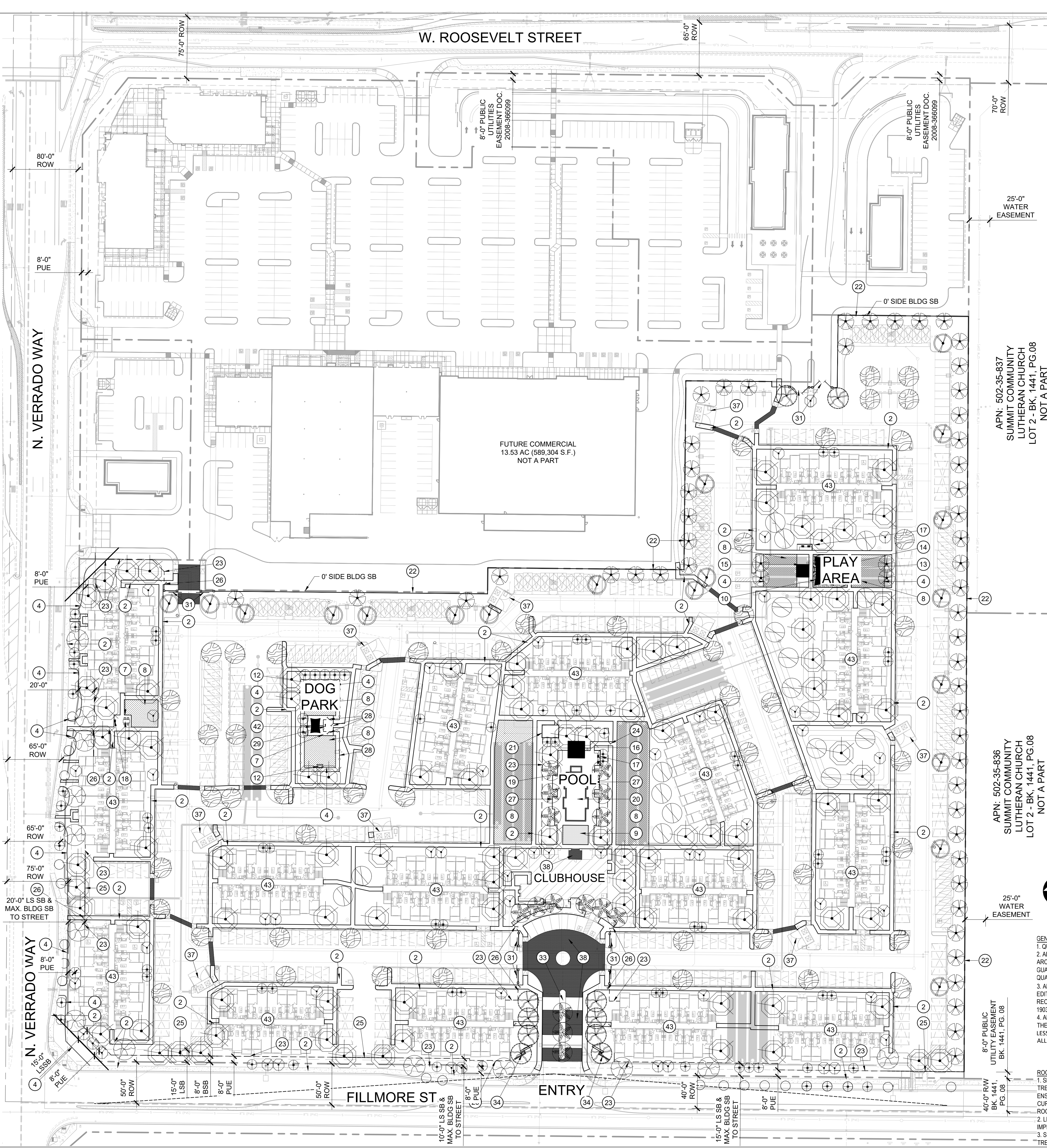


PROSE VERRADO

BUCKEYE, ARIZONA



PROJECT	
REVISIONS	
SHEET #	SHEET TITLE
L-2	PEDESTRIAN CIRCULATION PLAN
LANDSCAPE ARCHITECT INFORMATION	
RVI	
4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplanning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER: RV124004260	SHEET NUMBER 3 OF 17
COB PERMIT # ENG-24-0000 PLSP-24-0023	SUBMITTAL # 2ND SUBMITTAL



LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACCESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

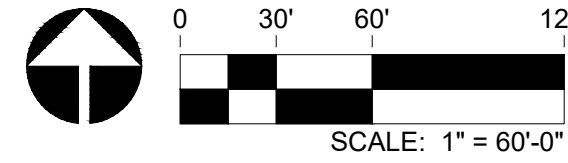
BUILDING BY ARCHITECT
- 44

PARKING CANOPY - BY OTHERS

LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
'Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20' min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12' min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
Bougainvillea 'Rosenka'	5 gal.	19	Agave angustifolia 'variegata'	3 gal	63
Bougainvillea			Variegated Agave		
Caesalpinia pulcherrima	5 gal.	133	Agave weberi	15 gal.	14
Red Bird of Paradise			Weber's Agave		
Callistemon citrinus	15 gal.	96	Bougainvillea Torch Glow	5 gal.	16
Lemon Bottlebrush			Torch Glow Bougainvillea		
Vauquelinia californica	15 gal.	94	Bouteloua gracilis	1 gal	388
Arizona Rosewood			Blond Ambition		
Dodonaea viscosa	5 gal.	37	Dasyliodon acrotrichum	5 gal.	12
Hopbush			Green Desert Spoon		
Tecoma alata 'Orange Jubilee'	5 gal.	37	Dasyliodon wheeleri	5 gal.	53
Orange Jubilee			Hesperaloe funifera	5 gal.	82
Large Shrubs	Size	Qty	Giant Hesperaloe		
Calliandra californica	5 gal.	176	Hesperaloe parviflora	3 gal.	1317
Red Fairy Duster			'Brakeights' Red Yucca		
Tecoma x 'Bells of Fire'	5 gal.	156	Hesperaloe sp. Pink Parade	3 gal.	365
Bells of Fire			Pink Parade Hesperaloe		
Leucophyllum zygophyllum 'Laredo' PPAF	5 gal.	433	Hesperaloe rigens	1 gal.	260
Laredo Texas Sage			Deer Grass		
Senna artemisioides 'Silver'	5 gal.	329	Nolina microcarpa	1 gal.	44
Silver Senna			Bear Grass		
Simmondsia Chinensis	15 gal.	27	Opuntia santa rita	5 gal.	66
Jojoba			Purple Prickly Pear		
Medium Shrubs	Size	Qty	Pedilanthus macrocarpus	5 gal.	121
Eremophila glabra spp. carnea	5 gal.	165	Slipper Plant		
Winter Blaze			Yucca pallida	5 gal.	49
Eremophila hygrophana Blue Bells	5 gal.	905	Pale Leaf Yucca		
Blue Bells			Bougainvillea 'Barbara Karst'	5 gal	27
Ericameria laevis	5 gal.	136	Bougainvillea		
Turpentine Bush			Inerts		
Ruellia brittoniana	5 gal.	133	D.G. - All Planting Areas		
Ruellia			3/4" Screened Desert Vista Brown		
Simmondsia Chinensis 'Vista'	5 gal.	123	Turf - Midiron	20,075 s.f.	
Compact Jojoba			Artificial Turf	730 s.f.	
Callistemon viminalis 'Little John'	5 gal.	470	Wood Fiber - Playground	1,673 s.f.	
Little John Bottle Brush			Concrete Header - Natural Gray		
Olea europaea 'Little Ollie'	5 gal.	134			
Little Ollie Dwarf Olive					
Groundcovers	Size	Qty			
Eremophila prostrata	1 gal	817			
Outback Sunrise Eremophila					
Lantana montevidensis	1 gal	125			
Purple Trailing Lantana					
Rosmarinus officinalis 'Prostratus'	1 gal.	1448			
Trailing Rosemary					
Setcreasea pallida	1 gal.	26			
Purple Heart					
Tracheospermum asiaticum	1 gal.	19			
Asiatic Jasmine					
Wedelia trilobata	1 gal.	78			
Wedelia					



GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

PROSE VERRADO

BUCKEYE, ARIZONA

PROJECT

REVISIONS

SHEET #

SHEET TITLE

L-3

LANDSCAPE MASTER PLAN

LANDSCAPE ARCHITECT INFORMATION

RVI

4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

NOT FOR CONSTRUCTION

SUBMITTAL 2ND SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE 3/13/2025

LATEST REVISION DATE

PROJECT NUMBER: RV24004260

SHEET NUMBER 4 OF 17

COB PERMIT # ENG-24-0000

PLSP-24-0023

LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACCESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

BUILDING BY ARCHITECT
- 44

PARKING CANOPY - BY OTHERS

LANDSCAPE PALETTE

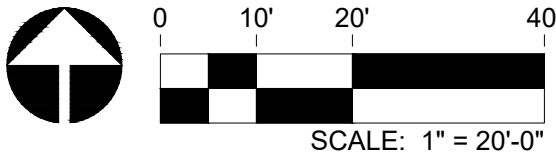
Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
'Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20" min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12" min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs			Cactus/Accents		
	Size	Qty		Size	Qty
	Bougainvillea 'Rosenka'			Agave angustifolia 'variegata'	
	Bougainvillea	5 gal. 19		Variegated Agave	3 gal 63
	Caesalpinia pulcherrima			Agave weberi	
	Red Bird of Paradise	5 gal. 133		Weber's Agave	15 gal. 14
	Callistemon citrinus			Bougainvillea Torch Glow	
	Lemon Bottlebrush	15 gal. 96		Torch Glow Bougainvillea	5 gal. 16
	Vauquelinia californica			Bouteloua gracilis	
	Arizona Rosewood	15 gal. 94		Blond Ambition	1 gal 388
	Dodonaea viscosa			Dasyliiron acrotrichum	
	Hopbush	5 gal. 37		Green Desert Spoon	5 gal. 12
	Tecoma alata 'Orange Jubilee'			Dasyliiron wheeleri	
	Orange Jubilee	5 gal. 176		Desert Spoon	5 gal. 53
Large Shrubs			Hesperaloe funifera		
	Size	Qty		Size	Qty
	Calliandra californica			Giant Hesperaloe	5 gal 82
	Red Fairy Duster	5 gal. 156		Hesperaloe parviflora	
	Tecoma x 'Bells of Fire'			'Brakeights' Red Yucca	3 gal. 1317
	Bells of Fire	5 gal. 433		Hesperaloe sp. Pink Parade	
	Leucophyllum zygothylum 'Laredo' PPAF			Pink Parade Hesperaloe	3 gal. 365
	Laredo Texas Sage	5 gal. 329		Muhlenbergia rigens	
	Senna artemisioides 'Silver'			Deer Grass	1 gal. 260
	Silver Senna	5 gal. 149		Nolina microcarpa	
	Simmondsia Chinensis			Bear Grass	1 gal. 44
	Jojoba	15 gal. 27		Opuntia santa rita	
Medium Shrubs			Purple Prickly Pear		
	Size	Qty		Size	Qty
	Eremophila glabra spp. camosa			Pedilanthus macrocarpus	5 gal. 66
	Winter Blaze	5 gal. 165		Slipper Plant	5 gal. 121
	Eremophila hygrophana Blue Bells			Yucca pallida	
	Blue Bells	5 gal. 905		Pale Leaf Yucca	5 gal. 49
	Ericameria laeifolia			Bougainvillea 'Barbara Karst'	
	Turpentine Bush	5 gal. 136		Bougainvillea	5 gal 27
	Ruellia brittoniana			Inerts	Qty
	Ruellia	5 gal. 133		D.G. - All Planting Areas	
	Simmondsia Chinensis 'Vista'			3/4" Screened Desert Vista Brown	
	Compact Jojoba	5 gal. 123		Turf - Midiron	20,075 s.f.
	Callistemon viminalis 'Little John'			Artificial Turf	730 s.f.
	Little John Bottle Brush	5 gal. 470		Wood Fiber - Playground	1,673 s.f.
	Olea europaea 'Little Ollie'			Wood Fiber - Playground	
	Little Ollie Dwarf Olive	5 gal. 134		Concrete Header - Natural Gray	
Groundcovers					
	Size	Qty		Size	Qty
	Eremophila prostrata				
	Lantana montevidensis				
	Purple Trailing Lantana				
	Rosmarinus officinalis 'Prostratus'				
	Trailing Rosemary				
	Setcreasea pallida				
	Purple Heart				
	Trachleospermum asiaticum				
	Asiatic Jasmine				
	Wedelia trilobata				
	Wedelia				

- GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.
 4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA, THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

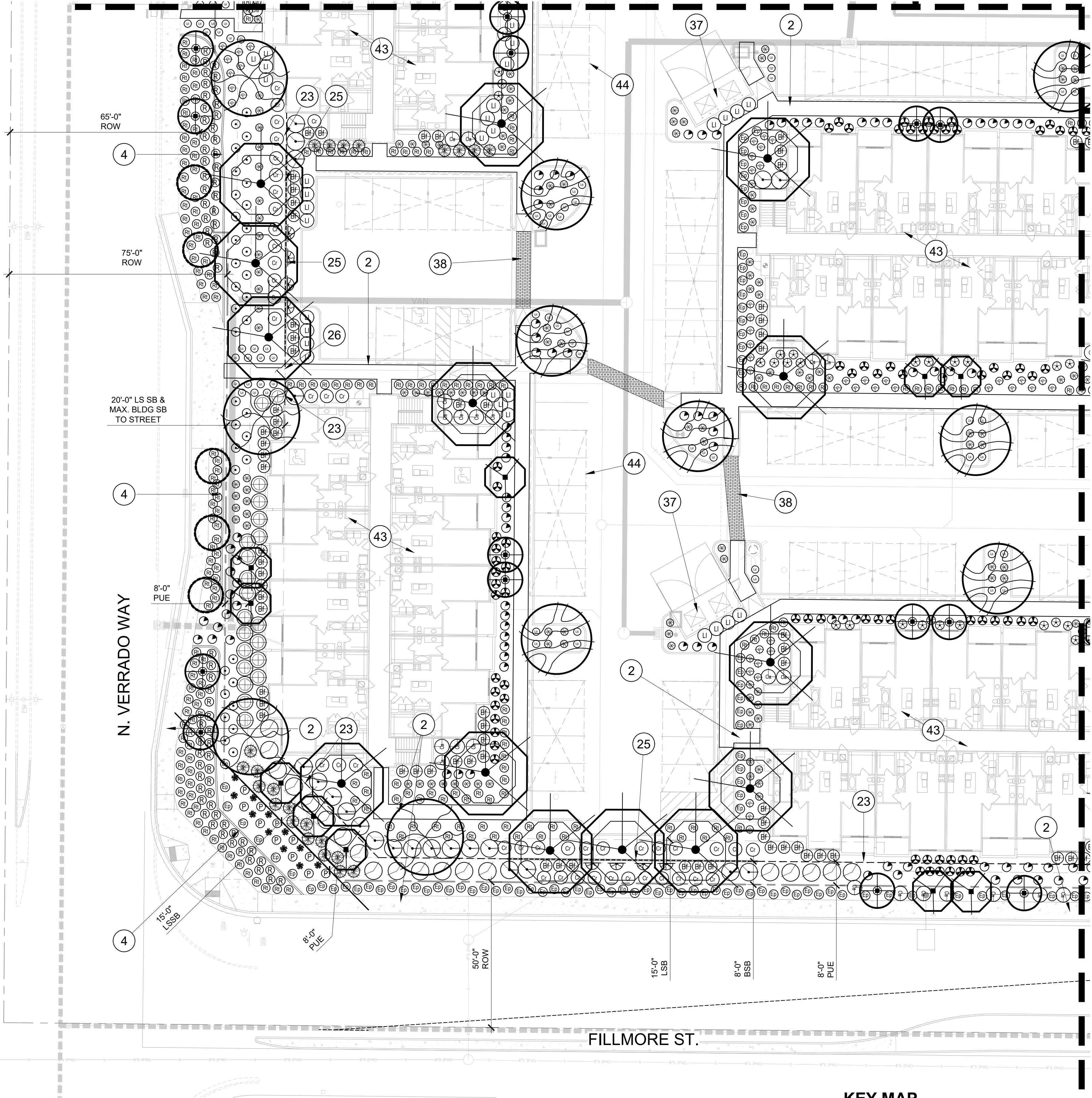
- ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
 3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

KEY MAP



MATCHLINE 'B', SEE SHEET L3.4

MATCHLINE 'A', SEE SHEET L3.2



PROSE VERRADO

BUCKEYE, ARIZONA



PROJECT	
REVISIONS	
SHEET #	
SHEET TITLE	
L-3.1 PLANTING PLAN	
LANDSCAPE ARCHITECT INFORMATION	
RVI	
4800 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER: RV124004260	SHEET NUMBER 5 OF 17
SUBMITTAL: 2ND SUBMITTAL	
COB PERMIT # ENG-24-0000 PLSP-24-0023	

LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

BUILDING BY ARCHITECT
- 44

PARKING CANOPY - BY OTHERS

LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
'Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20" min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12" min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
Bougainvillea 'Rosenka'	5 gal.	19	Agave angustifolia 'variegata'	3 gal	63
Bougainvillea			Variegated Agave		
Caesalpinia pulcherrima	5 gal.	133	Agave weberi		
Red Bird of Paradise			Weber's Agave	15 gal.	14
Callistemon citrinus	15 gal.	96	Bougainvillea Torch Glow	5 gal.	16
Lemon Bottlebrush			Torch Glow Bougainvillea		
Vauquelinia californica	15 gal.	94	Bouteloua gracilis	1 gal	388
Arizona Rosewood			Blond Ambition		
Dodonea viscosa	5 gal.	37	Dasylinon acrotrichum	5 gal.	12
Hopbush			Green Desert Spoon		
Tecoma alata 'Orange Jubilee'	5 gal.	176	Dasylinon wheeleri	5 gal.	53
Orange Jubilee			Desert Spoon		
Large Shrubs	Size	Qty	Hesperaloe funifera	5 gal	82
Calliandra californica	5 gal.	156	Giant Hesperaloe		
Red Fairy Duster			Hesperaloe parviflora	3 gal.	1317
Tecoma x 'Bells of Fire'	5 gal.	433	'Brakeights' Red Yucca	3 gal.	365
Bells of Fire			Hesperaloe sp. Pink Parade	3 gal.	260
Leucophyllum zygothylum 'Laredo' PPAF	5 gal.	329	Pink Parade Hesperaloe	1 gal.	44
Laredo Texas Sage	5 gal.	149	Opuntia santa rita	5 gal.	66
Senna artemisioides 'Silver'	5 gal.	27	Purple Prickly Pear		
Silver Senna			Pedilanthus macrocarpus	5 gal.	121
Simmondsia Chinensis	15 gal.		Slipper Plant		
Jojoba			Yucca pallida	5 gal.	49
Medium Shrubs	Size	Qty	Pale Leaf Yucca	5 gal.	27
Eremophila glabra spp. carnososa	5 gal.	165	Bougainvillea 'Barbara Karst'	5 gal	
Winter Blaze			Bougainvillea		
Eremophila hygrophana Blue Bells	5 gal.	905	Inerts		
Blue Bells			D.G. - All Planting Areas		
Ericameria laevis	5 gal.	136	3/4" Screened Desert Vista Brown		
Ericameria laevis			Turf - Midiron	20,075 s.f.	
Turpentine Bush	5 gal.	133	Artificial Turf	730 s.f.	
Ruellia brittoniana	5 gal.	123	Wood Fiber - Playground	1,673 s.f.	
Ruellia			Concrete Header - Natural Gray		
Simmondsia Chinensis 'Vista'	5 gal.	123			
Compact Jojoba	5 gal.	470			
Callistemon viminalis 'Little John'	5 gal.	134			
Little John Bottle Brush					
Olea europaea "Little Ollie"	5 gal.	817			
Little Ollie Dwarf Olive					
Groundcovers	Size	Qty			
Eremophila prostrata	1 gal	125			
Outback Sunrise Eremophila					
Lantana montevidensis	1 gal	1448			
Purple Trailing Lantana					
Rosmarinus officinalis 'Prostratus'	1 gal.	26			
Trailing Rosemary					
Setcreasea pallida	1 gal.	19			
Purple Heart					
Trachiospermum asiaticum	1 gal.	78			
Asiatic Jasmine					
Wedelia trilobata	1 gal.				
Wedelia					

GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA, THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

KEY MAP



MATCHLINE 'C', SEE SHEET L3.3

MATCHLINE 'A', SEE SHEET L3.1



N. VERRADO WAY

8'-0" PUE

20'-0"

65'-0" ROW

LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

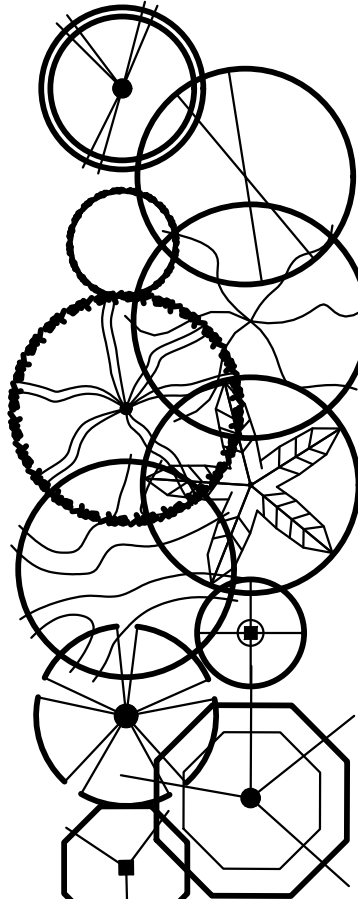
SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

BUILDING BY ARCHITECT
- 44

PARKING CANOPY - BY OTHERS

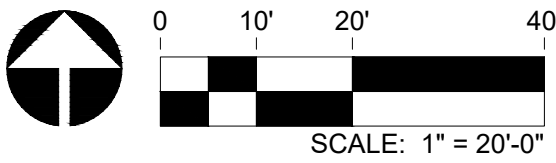
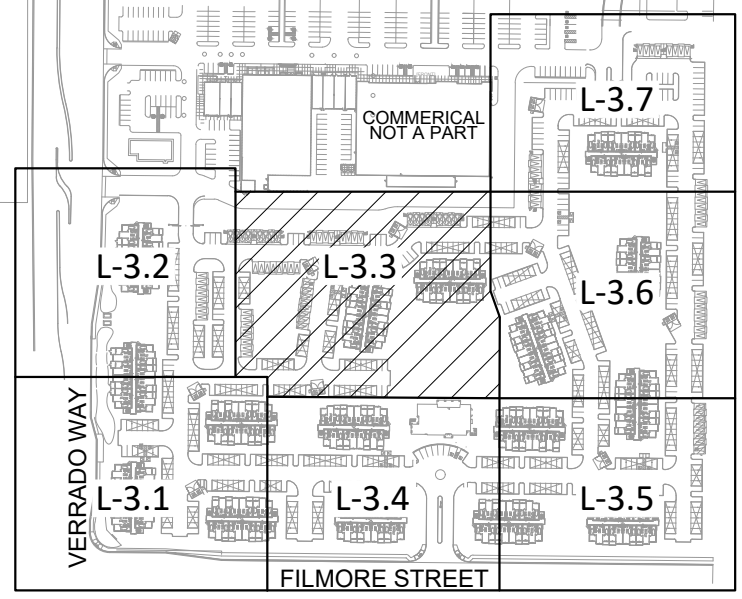
LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20" min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12" min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5"	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					



Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
Bougainvillea 'Rosenka'	5 gal.	19	Agave angustifolia 'variegata'	3 gal	63
Bougainvillea			Variegated Agave		
Caesalpinia pulcherrima	5 gal.	133	Agave weberi	15 gal.	14
Red Bird of Paradise			Weber's Agave		
Callistemon citrinus	15 gal.	96	Bougainvillea Torch Glow	5 gal.	16
Lemon Bottlebrush			Torch Glow Bougainvillea		
Vauquelinia californica	15 gal.	94	Bouteloua gracilis	1 gal	388
Arizona Rosewood			Blond Ambition		
Dodonaea viscosa	5 gal.	37	Dasyliroton acrotrichum	5 gal.	12
Hopbush			Green Desert Spoon		
Tecoma alata 'Orange Jubilee'	5 gal.	176	Dasyliroton wheeleri	5 gal.	53
Orange Jubilee			Desert Spoon		
Large Shrubs	Size	Qty	Hesperaloe funifera	5 gal.	82
Calliandra californica	5 gal.	156	Giant Hesperaloe		
Red Fairy Duster			Hesperaloe parviflora	3 gal.	1317
Tecoma x 'Bells of Fire'	5 gal.	433	'Brakelights' Red Yucca	3 gal.	365
Bells of Fire			Hesperaloe sp. Pink Parade		
Leucophyllum zygophyllum 'Laredo' PPAF	5 gal.	329	Pink Parade Hesperaloe	3 gal.	260
Laredo Texas Sage			Deer Grass	1 gal.	44
Senna artemisioides 'Silver'	5 gal.	149	Nolina microcarpa	1 gal.	66
Silver Senna			Bear Grass		
Simmondsia Chinensis	15 gal.	27	Opuntia santa rita	5 gal.	121
Jojoba			Purple Prickly Pear		
Medium Shrubs	Size	Qty	Pedilanthus macrocarpus	5 gal.	121
Eremophila glabra spp. carnososa	5 gal.	165	Slipper Plant		
Winter Blaze			Yucca pallida	5 gal.	49
Eremophila hygrophana Blue Bells	5 gal.	905	Pale Leaf Yucca		
Blue Bells			Bougainvillea 'Barbara Karst'	5 gal	27
Encarnia laetifolia	5 gal.	136	Bougainvillea		
Turpentine Bush			Inerts		
Ruellia brittoniana	5 gal.	133	D.G. - All Planting Areas		
Ruellia			3/4" Screened Desert Vista Brown		
Simmondsia Chinensis 'Vista'	5 gal.	123	Turf - Midiron	20,075 s.f.	
Compact Jojoba			Artificial Turf	730 s.f.	
Callistemon viminalis 'Little John'	5 gal.	470	Wood Fiber - Playground	1,673 s.f.	
Little John Bottle Brush			Concrete Header - Natural Gray		
Olea europaea 'Little Ollie'	5 gal.	134			
Little Ollie Dwarf Olive					
Groundcovers	Size	Qty			
Eremophila prostrata	1 gal	817			
Outback Sunrise Eremophila					
Lantana montevidensis	1 gal	125			
Purple Trailing Lantana					
Rosmarinus officinalis 'Prostratus'	1 gal	1448			
Trailing Rosemary					
Sotcrasea pallida	1 gal.	26			
Purple Heart					
Tracheospermum asiaticum	1 gal.	19			
Asiatic Jasmine					
Wedelia trilobata	1 gal.	78			
Wedelia					

KEY MAP



GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' - SEE SECTION 1903(6)(A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

MATCHLINE 'C', SEE SHEET L3.2

MATCHLINE 'G', SEE SHEET L3.6

MATCHLINE 'D', SEE SHEET L3.4

L:\24004260\prose verrado\06 landscape architecture\02 DD02 sheets\PLANTING PLAN_PV.dwg 3/12/2025 ruth tower

LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACCESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

BUILDING BY ARCHITECT
- 44

PARKING CANOPY - BY OTHERS

LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20" min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12" min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
Bougainvillea 'Rosenka'	5 gal.	19	Agave angustifolia 'variegata'	3 gal	63
Bougainvillea			Variegated Agave		
Caesalpinia pulcherrima	5 gal.	133	Agave weberi		
Red Bird of Paradise			Weber's Agave	15 gal.	14
Callistemon citrinus	15 gal.	96	Bougainvillea Torch Glow	5 gal.	16
Lemon Bottlebrush			Torch Glow Bougainvillea		
Vauquelinia californica	15 gal.	94	Bouteloua gracilis	1 gal	388
Arizona Rosewood			Blond Ambition		
Dodonea viscosa	5 gal.	37	Dasyliroton acrotrichum	5 gal.	12
Hopbush			Green Desert Spoon		
Tecoma alata 'Orange Jubilee'	5 gal.	176	Dasyliroton wheeleri	5 gal.	53
Orange Jubilee			Desert Spoon		
Large Shrubs	Size	Qty	Hesperaloe funifera	5 gal	82
Calliandra californica	5 gal.	156	Giant Hesperaloe		
Red Fairy Duster			Hesperaloe parviflora	3 gal.	1317
Tecoma x 'Bells of Fire'	5 gal.	433	'Brakelights' Red Yucca	3 gal.	365
Bells of Fire			Hesperaloe sp. Pink Parade		
Leucophyllum zygophyllum 'Laredo' PPAF	5 gal.	329	Pink Parade Hesperaloe	3 gal.	260
Laredo Texas Sage			Deer Grass	1 gal.	44
Senna artemisioides 'Silver'	5 gal.	149	Nolina microcarpa		
Silver Senna			Bear Grass	1 gal.	66
Simmondsia Chinensis	15 gal.	27	Opuntia santa rita	5 gal.	121
Jojoba			Purple Prickly Pear		
Medium Shrubs	Size	Qty	Pedilanthus macrocarpus	5 gal.	121
Eremophila glabra spp. carnososa	5 gal.	165	Slipper Plant		
Winter Blaze			Yucca pallida	5 gal.	49
Eremophila hygrophana Blue Bells	5 gal.	905	Pale Leaf Yucca		
Blue Bells			Bougainvillea 'Barbara Karst'	5 gal	27
Ericameria laevis	5 gal.	136	Bougainvillea		
Turpentine Bush			Inerts		
Ruellia brittoniana	5 gal.	133	D.G. - All Planting Areas		
Ruellia			3/4" Screened Desert Vista Brown		
Simmondsia Chinensis 'Vista'	5 gal.	123	Turf - Midiron	20,075 s.f.	
Compact Jojoba			Artificial Turf	730 s.f.	
Callistemon viminalis 'Little John'	5 gal.	470	Wood Fiber - Playground	1,673 s.f.	
Little John Bottle Brush			Concrete Header - Natural Gray		
Olea europaea "Little Ollie"	5 gal.	134			
Little Ollie Dwarf Olive					
Groundcovers	Size	Qty			
Eremophila prostrata	1 gal	817			
Outback Sunrise Eremophila					
Lantana montevidensis	1 gal	125			
Purple Trailing Lantana					
Rosmarinus officinalis 'Prostratus'	1 gal	1448			
Trailing Rosemary					
Setcreasea pallida	1 gal.	26			
Purple Heart					
Trachelospermum asiaticum	1 gal.	19			
Asiatic Jasmine					
Wedelia trilobata	1 gal.	78			
Wedelia					

- GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' - SEE SECTION 1903(6)(A), ZONING CODE.
 4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA, THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

- ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
 3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

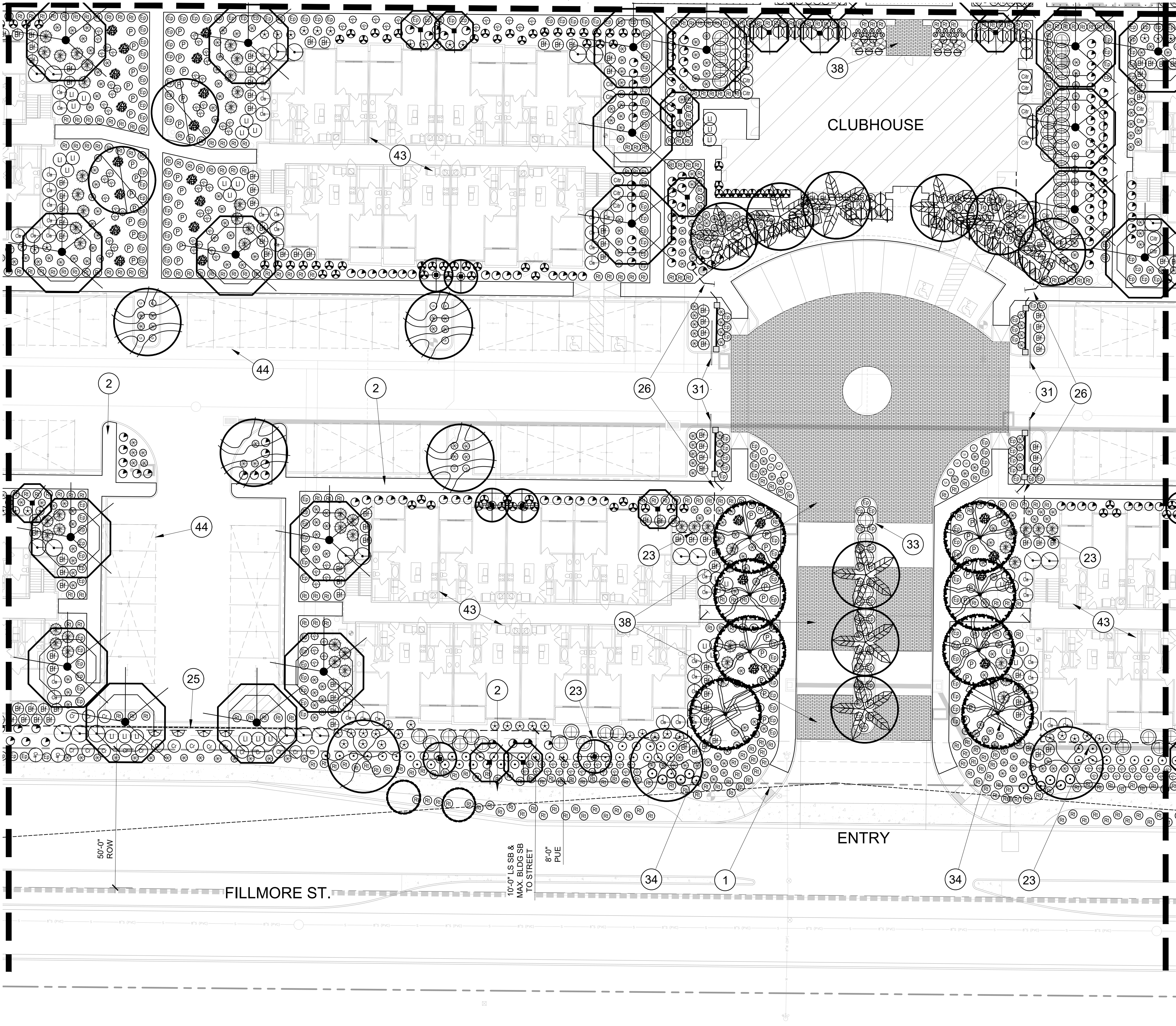
KEY MAP



MATCHLINE 'E', SEE SHEET L3.5

MATCHLINE 'B', SEE SHEET L3.1

MATCHLINE 'D', SEE SHEET L3.3



PROSE VERRADO

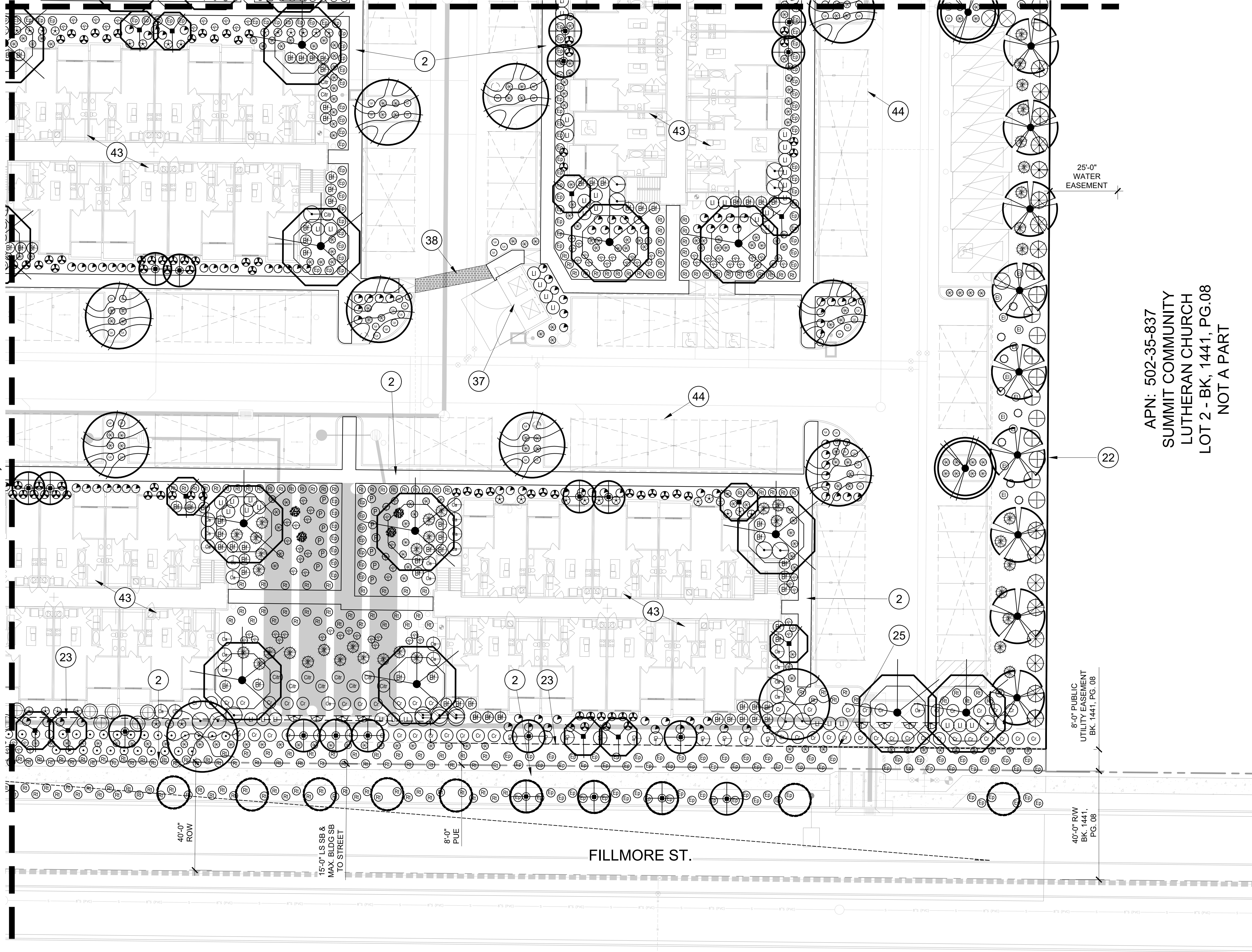
BUCKEYE, ARIZONA



PROJECT	
REVISIONS	
SHEET #	
SHEET TITLE	
L-3.4 PLANTING PLAN	
LANDSCAPE ARCHITECT INFORMATION	
RVI	
4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplanning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER RV124004260	SHEET NUMBER 8 OF 17
SUBMITTAL: 2ND SUBMITTAL	
COB PERMIT # ENG-24-0000 PLSP-24-0023	

MATCHLINE 'E', SEE SHEET L3.4

MATCHLINE 'F', SEE SHEET L3.6



APN: 502-35-837
SUMMIT COMMUNITY
LUTHERAN CHURCH
LOT 2 - BK, 1441, PG.08
NOT A PART

LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4

CONCRETE HEADER
- 5

CONCRETE TURNDOWN
- 6

ACCESSIBLE RAMP - SEE CIVIL PLANS
- 7

CONCRETE PAD
- 8

TURF
- 9

ARTIFICIAL TURF
- 10

WOOD FIBER
- 11

PET WASTE STATION, SEE DETAIL 2, L4.3
- 12

BENCH - SEE DETAIL 3, SHEET L4.3
- 13

PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14

ADA ACCESS RAMP INTO WOOD FIBER
- 15

15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16

20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17

OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18

FURNITURE - BY OTHERS
- 19

SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20

POOL - BY OTHERS DEFERRED SUBMITTAL
- 21

POOL EQUIPMENT ROOM - PER ARCHITECT
- 22

6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23

6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24

6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25

6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26

6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27

POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28

4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29

DOG WATERING STATION
- 30

THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31

VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32

VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33

VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34

ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35

EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36

EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37

LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38

PAVERS - SEE DETAIL 6, SHEET L4.3
- 39

HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40

TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41

SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42

SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43

BUILDING BY ARCHITECT
- 44

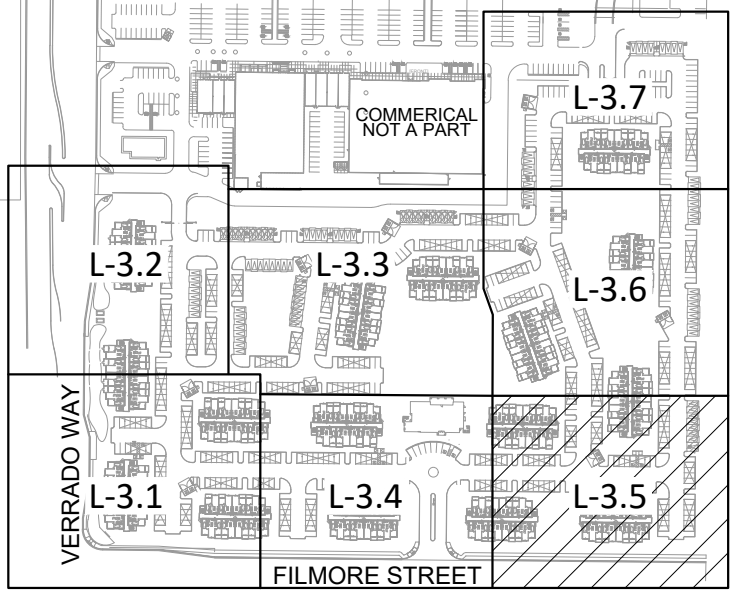
PARKING CANOPY - BY OTHERS

LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20" min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12" min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
 Bougainvillea 'Rosenka'	5 gal.	19	 Agave angustifolia 'variegata'		
 Bougainvillea			 Variegated Agave	3 gal	63
 Caesalpinia pulcherrima	5 gal.	133	 Agave weberi		
 Red Bird of Paradise	5 gal.	133	 Weber's Agave	15 gal.	14
 Callistemon citrinus	15 gal.	96	 Bougainvillea Torch Glow		
 Lemon Bottlebrush	15 gal.	94	 Torch Glow Bougainvillea	5 gal.	16
 Vauquelinia californica	15 gal.	96	 Bouteloua gracilis		
 Arizona Rosewood	5 gal.	94	 Blond Ambition	1 gal	388
 Dodonea viscosa	5 gal.	37	 Dasylinon acrotrichum		
 Hopbush	5 gal.	37	 Green Desert Spoon	5 gal.	12
 Teocoma alata 'Orange Jubilee'	5 gal.	176	 Dasylinon wheeleri		
 Orange Jubilee	5 gal.	176	 Desert Spoon	5 gal.	53
Large Shrubs	Size	Qty	 Hesperaloe funifera		
 Calliandra californica	5 gal.	156	 Giant Hesperaloe	5 gal	82
 Red Fairy Duster	5 gal.	156	 Hesperaloe parviflora		
 Teocoma x 'Bells of Fire'	5 gal.	433	 Brakeights' Red Yucca	3 gal.	1317
 Bells of Fire	5 gal.	433	 Hesperaloe sp. Pink Parade		
 Leucophyllum zygophyllum 'Laredo' PPAF	5 gal.	329	 Pink Parade Hesperaloe	3 gal.	365
 Laredo Texas Sage	5 gal.	329	 Muhlenbergia rigens		
 Senna artemisioides 'Silver'	5 gal.	149	 Deer Grass	1 gal.	260
 Silver Senna	5 gal.	149	 Nolina microcarpa		
 Simmondsia Chinensis	15 gal.	27	 Bear Grass	1 gal.	44
 Jojoba	15 gal.	27	 Opuntia santa rita		
Medium Shrubs	Size	Qty	 Purple Prickly Pear	5 gal.	66
 Eremophila glabra spp. carnea	5 gal.	165	 Pedilanthus macrocarpus		
 Winter Blaze	5 gal.	165	 Slipper Plant	5 gal.	121
 Eremophila hygrophana Blue Bells	5 gal.	905	 Yucca pallida		
 Blue Bells	5 gal.	905	 Pale Leaf Yucca	5 gal.	49
 Encarnia laetifolia	5 gal.	136	 Bougainvillea 'Barbara Karst'		
 Turpentine Bush	5 gal.	136	 Bougainvillea	5 gal	27
 Ruellia brittoniana	5 gal.	133	 Inerts		
 Ruellia	5 gal.	133	 D.G. - All Planting Areas		
 Simmondsia Chinensis 'Vista'	5 gal.	123	 3/4" Screened Desert Vista Brown		
 Compact Jojoba	5 gal.	123	 Turf - Midiron	20,075 s.f.	
 Callistemon viminalis 'Little John'	5 gal.	470	 Artificial Turf	730 s.f.	
 Little John Bottle Brush	5 gal.	470	 Wood Fiber - Playground	1,673 s.f.	
 Olea europaea 'Little Ollie'	5 gal.	134			
 Little Ollie Dwarf Olive	5 gal.	134			
Groundcovers	Size	Qty			
 Eremophila prostrata	1 gal	817	 Concrete Header - Natural Gray		
 Outback Sunrise Eremophila	1 gal	817			
 Lantana montevidensis	1 gal	125			
 Purple Trailing Lantana	1 gal	125			
 Rosmarinus officinalis 'Prostratus'	1 gal.	1448			
 Trailing Rosemary	1 gal.	1448			
 Setcreasea pallida	1 gal.	26			
 Purple Heart	1 gal.	26			
 Tracheospermum asiaticum	1 gal.	19			
Asiatic Jasmine	1 gal.	19			
Wedelia trilobata	1 gal.	78			
Wedelia	1 gal.	78			

KEY MAP



- GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION' RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
 4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

- ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT-OF-WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
 3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

PROSE VERRADO

BUCKEYE, ARIZONA



PROJECT	
REVISIONS	
SHEET # SHEET TITLE	
L-3.5 PLANTING PLAN	
LANDSCAPE ARCHITECT INFORMATION	
RVI 4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER: RV124004260	SHEET NUMBER 9 OF 17
SUBMITTAL: 2ND SUBMITTAL	
COB PERMIT # ENG-24-0000 PLSP-24-0023	

MATCHLINE 'G', SEE SHEET L3.3

MATCHLINE 'H', SEE SHEET L3.7

MATCHLINE 'F', SEE SHEET L3.5

LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4 CONCRETE HEADER
- 5 CONCRETE TURNDOWN
- 6 ACCESSIBLE RAMP - SEE CIVIL PLANS
- 7 CONCRETE PAD
- 8 TURF
- 9 ARTIFICIAL TURF
- 10 WOOD FIBER
- 11 PET WASTE STATION, SEE DETAIL 2, L4.3
- 12 BENCH - SEE DETAIL 3, SHEET L4.3
- 13 PLAY STRUCTURE - SEE DETAIL 1, SHEET L4.3
- 14 ADA ACCESS RAMP INTO WOOD FIBER
- 15 15'x15' RAMADA - SEE DETAIL 1 & 2, SHEET 4.4
- 16 20'x20' RAMADA - SEE DETAIL 1, SHEET L4.5
- 17 OUTDOOR KITCHEN - SEE DETAIL 4, SHEET L4.3
- 18 FURNITURE - BY OTHERS
- 19 SPA - BY OTHERS - DEFERRED SUBMITTAL
- 20 POOL - BY OTHERS DEFERRED SUBMITTAL
- 21 POOL EQUIPMENT ROOM - PER ARCHITECT
- 22 6'-0" SCREEN WALL - SEE DETAIL 1, SHEET L4.1
- 23 6'-0" FULL VIEW / POOL FENCE - SEE DETAIL 2, SHEET L4.1
- 24 6'-0" POOL GATE - SEE DETAIL 7, SHEET L4.1
- 25 6'-0" PARTIAL VIEW WALL - SEE DETAIL 3, SHEET L4.1
- 26 6'-0" PEDESTRIAN GATE - SEE DETAIL 4, SHEET L4.1
- 27 POOL DECKING - BY OTHERS DEFERRED SUBMITTAL
- 28 4'-8" DOG PARK FENCE/GATE - SEE DETAIL 5, SHEET L4.3
- 29 DOG WATERING STATION
- 30 THEME COLUMN - SEE DETAIL 6, SHEET L4.1
- 31 VEHICULAR ENTRY GATE - SEE DETAIL 1, SHEET L4.2
- 32 VEHICULAR ENTRY GATE COLUMN - SEE DETAIL 3, SHEET L4.2
- 33 VEHICULAR GATE KEYPAD - PER ARCHITECT
- 34 ENTRY MONUMENT - SEE DETAIL 2, SHEET L4.2
- 35 EXISTING WALL TO REMAIN - REFER TO WALL PLAN
- 36 EXISTING WALL TO BE REMOVED - REFER TO WALL PLAN
- 37 LARGE TRASH/RECYCLE RECEPTACLE - BY OTHERS
- 38 PAVERS - SEE DETAIL 6, SHEET L4.3
- 39 HOOP BIKE RACK - SEE DETAIL 3, SHEET L4.4
- 40 TRASH CAN - SEE DETAIL 3, SHEET L4.5
- 41 SHADE SAIL AT TOT LOT - SEE DETAIL 1, SHEET L4.6
- 42 SHADE SAIL AT DOG PARK - SEE DETAIL 2, SHEET L4.6
- 43 BUILDING BY ARCHITECT
- 44 PARKING CANOPY - BY OTHERS

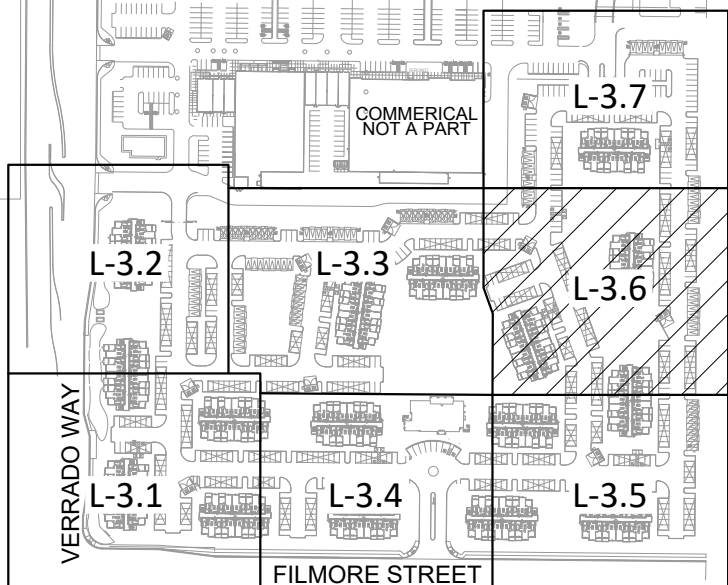
LANDSCAPE PALETTE

Trees	Size	Quantity	Height	Width	Caliper
Acacia aneura	24" Box	19	6.0-7.0'	2.0-3.0'	75-1.25"
Mulga acacia					
Chilopsis linearis	36" Box	20	8.0-10.0'	5.0-7.0'	1.75-2.2"
Desert Willow					
Cordia Blossieri	24" Box	25	3.0-4.0'	2.0-3.0'	0.75-1.0"
Anachuita					
Olea europaea	36" Box	13	8.0-10'	5.0-7.0'	n/a
Wilsonii' Olive					
Parkinsonia hyb.	36" Box	10	5.0-8.0'	3.0-4.0'	1.0-1.5"
'Desert Museum' Palo Verde					
Phoenix dactylifera	20' min. trunk	15	2.0-3.0'	2.0-3.0'	n/a
Date Palm	12' min. from base to fronds				
Pistacia chinensis	36" Box	53	12-14.0'	6.0-8.0'	3.0-4.0"
Chinese Pistache					
Pistacia lentiscus	24" Box	74	7.0-9.0'	2.5-3.5'	1.0-1.5"
Mastic Tree					
Prosopis x 'Leslie Roy'	36" Box	53	8-10.0'	7-8.0'	1.75-2.5"
Leslie Roy Mesquite PP23360	48" Box	4	10-14.0'	9-11.0'	2.75-3.5"
Quercus virginiana x fusiformis	24" Box	82	7.0-9.0'	3.0-4.0'	1.0-1.5"
'Joan Lionetti' PP27646	48" Box	17	13-15.0'	7.0-9.0'	2.75-4.0"
Sophora secundiflora	24" Box	55	3.0-4.0'	2.0-3.0'	0.75-1.0"
Texas Mountain Laurel					

Extra Large Shrubs	Size	Qty	Cactus/Accents	Size	Qty
 Bougainvillea 'Rosenka'	5 gal.	19	 Agave angustifolia 'variegata'		
 Bougainvillea			 Variegated Agave	3 gal	63
 Caesalpinia pulcherrima	5 gal.	133	 Agave weberi		
 Red Bird of Paradise	5 gal.	133	 Weber's Agave	15 gal.	14
 Callistemon citrinus	15 gal.	96	 Bougainvillea Torch Glow		
 Lemon Bottlebrush	15 gal.	94	 Torch Glow Bougainvillea	5 gal.	16
 Vauquelinia californica	15 gal.	96	 Bouteloua gracilis	1 gal	388
 Arizona Rosewood	5 gal.	37	 Blond Ambition		
 Dodonea viscosa	5 gal.	37	 Dasylirocin acrotrichum	5 gal.	12
 Hopbush	5 gal.	37	 Green Desert Spoon		
 Tecoma alata 'Orange Jubilee'	5 gal.	176	 Dasylirocin wheeleri		
 Orange Jubilee	5 gal.	176	 Desert Spoon	5 gal.	53
Large Shrubs	Size	Qty	 Hesperaloe funifera <td></td> <td></td>		
 Calliandra californica	5 gal.	156	 Giant Hesperaloe	5 gal	82
 Red Fairy Duster	5 gal.	156	 Hesperaloe parviflora		
 Tecoma x 'Bells of Fire'	5 gal.	433	 Brakeights' Red Yucca	3 gal.	1317
 Bells of Fire	5 gal.	433	 Hesperaloe sp. Pink Parade		
 Leucophyllum zygothylum 'Laredo' PPAF	5 gal.	329	 Pink Parade Hesperaloe	3 gal.	365
 Laredo Texas Sage	5 gal.	329	 Muhlenbergia rigens		
 Senna artemisioides 'Silver'	5 gal.	149	 Deer Grass	1 gal.	260
 Silver Senna	5 gal.	149	 Nolina microcarpa		
 Simmondsia Chinensis	15 gal.	27	 Bear Grass	1 gal.	44
 Jojoba	15 gal.	27	 Opuntia santa rita		
Medium Shrubs	Size	Qty	 Purple Prickly Pear	5 gal.	66
 Eremophila glabra ssp. carnososa	5 gal.	165	 Pedilanthus macrocarpus		
 Winter Blaze	5 gal.	165	 Slipper Plant	5 gal.	121
 Eremophila hygrophana Blue Bells	5 gal.	905	 Yucca pallida		
 Blue Bells	5 gal.	905	 Pale Leaf Yucca	5 gal.	49
 Ericameria laevis	5 gal.	136	 Bougainvillea 'Barbara Karst'		
 Turpentine Bush	5 gal.	136	 Bougainvillea	5 gal	27
 Ruellia brittoniana	5 gal.	133	 Inerts		
 Ruellia			 D.G. - All Planting Areas		
 Simmondsia Chinensis 'Vista'	5 gal.	123	 3/4" Screened Desert Vista Brown		
 Compact Jojoba	5 gal.	123	 Turf - Midiron		20,075 s.f.
 Callistemon viminalis 'Little John'	5 gal.	470	 Artificial Turf		730 s.f.
 Little John Bottle Brush	5 gal.	470	 Wood Fiber - Playground		1,673 s.f.
 Olea europaea 'Little Ollie'	5 gal.	134			
 Little Ollie Dwarf Olive					
Groundcovers	Size	Qty			
 Eremophila prostrata	1 gal	817	 Concrete Header - Natural Gray		
 Outback Sunrise Eremophila					
 Lantana montevidensis	1 gal	125			
 Purple Trailing Lantana					
 Rosmarinus officinalis 'Prostratus'	1 gal.	1448			
 Trailing Rosemary					
 Setcreasea pallida	1 gal.	26			
 Purple Heart					
 Trachelospermum asiaticum	1 gal.	19			
Asiatic Jasmine					
Wedelia trilobata	1 gal.	78			
Wedelia					

APN: 502-35-837
SUMMIT COMMUNITY
LUTHERAN CHURCH
LOT 2 - BK, 1441, PG.08
NOT A PART

KEY MAP



- GENERAL NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' - SEE SECTION 1903(6)(A), ZONING CODE.
 4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA, THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.

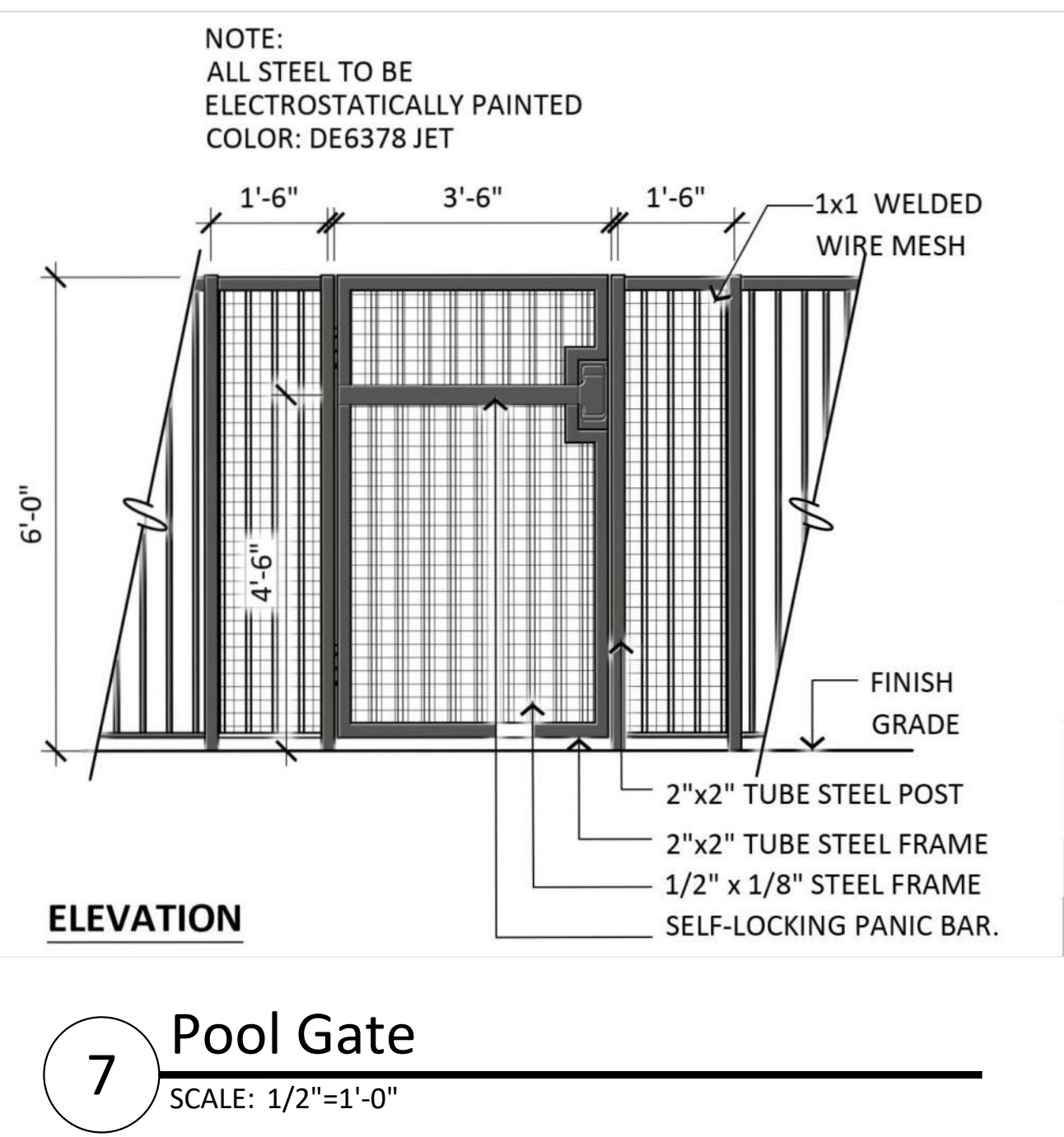
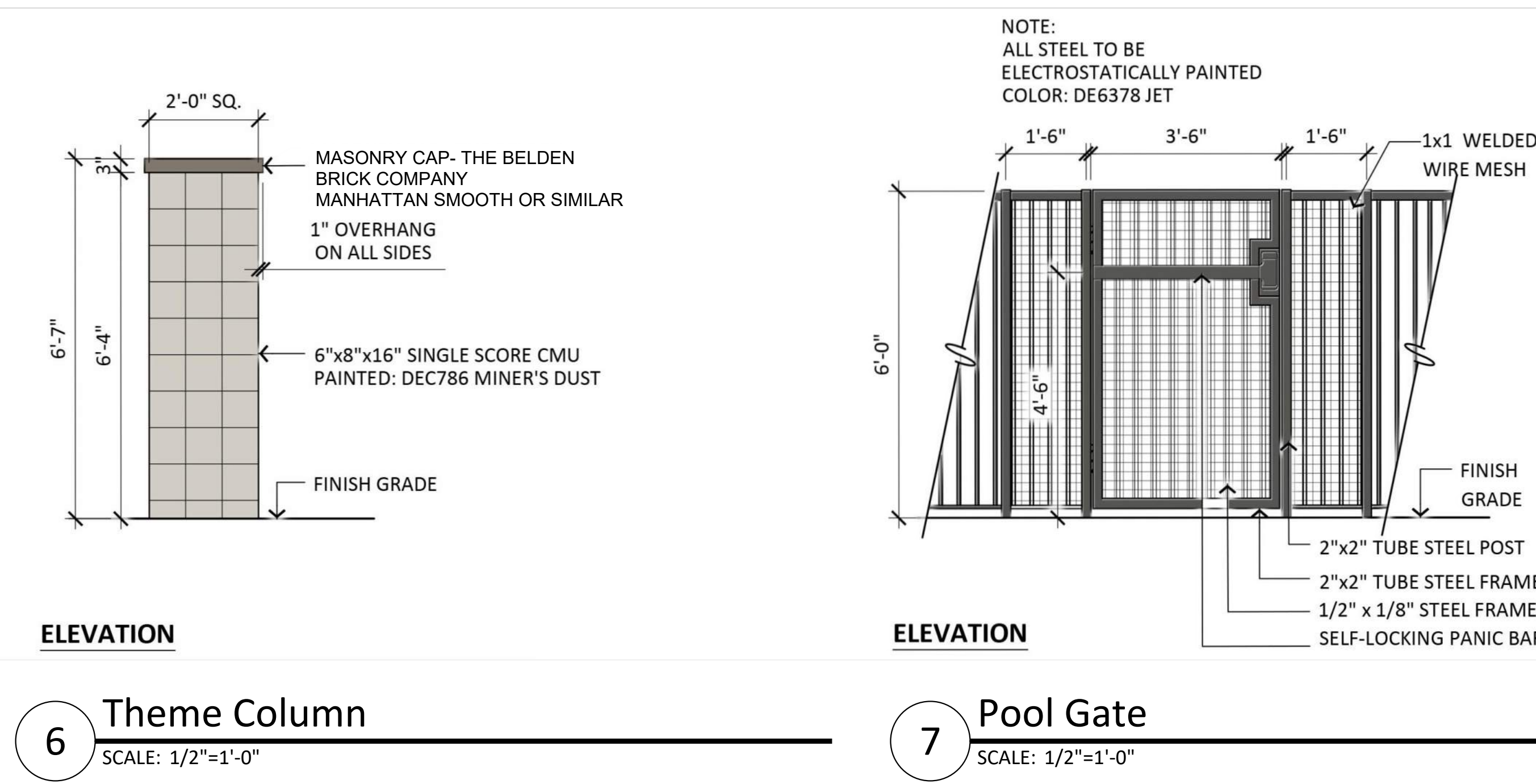
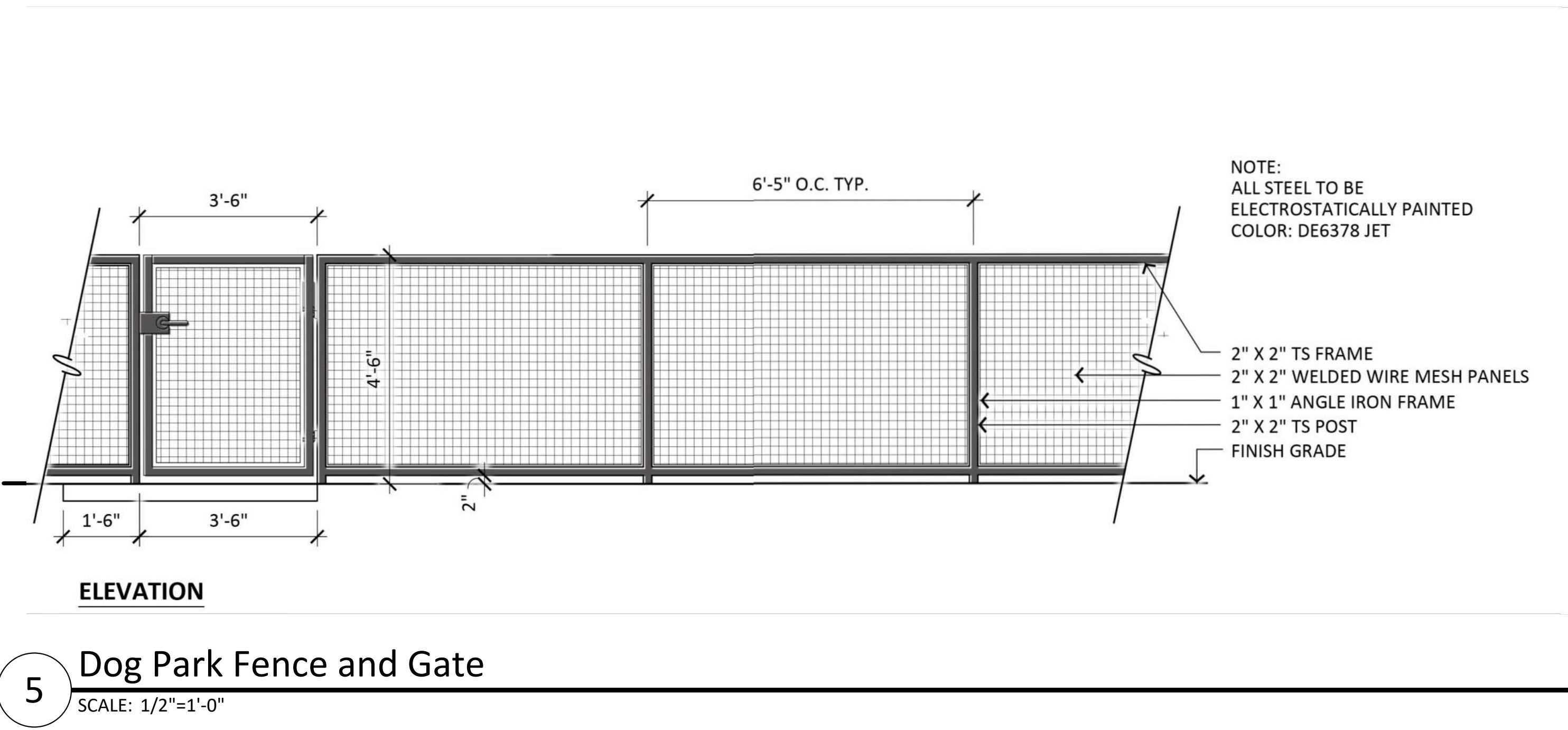
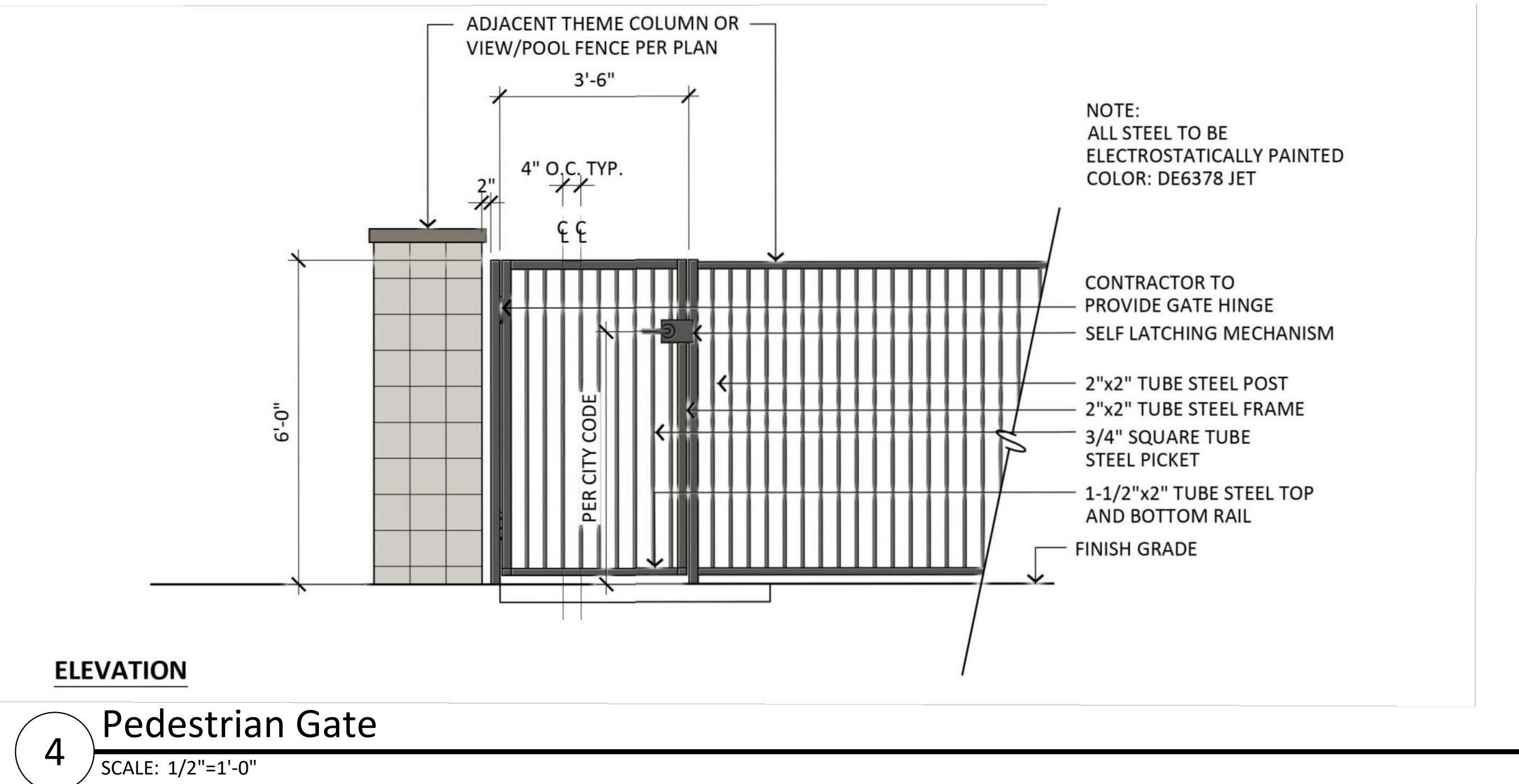
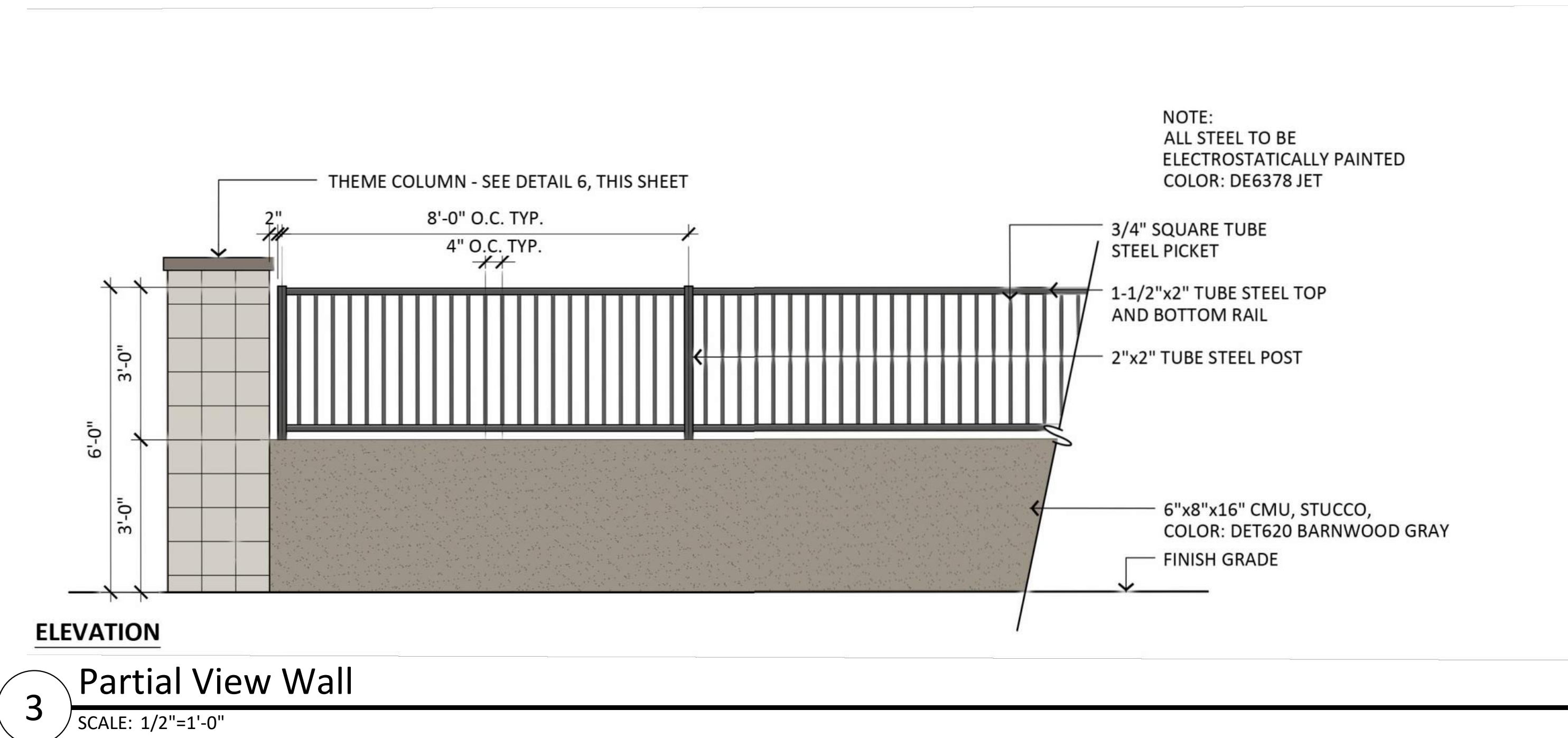
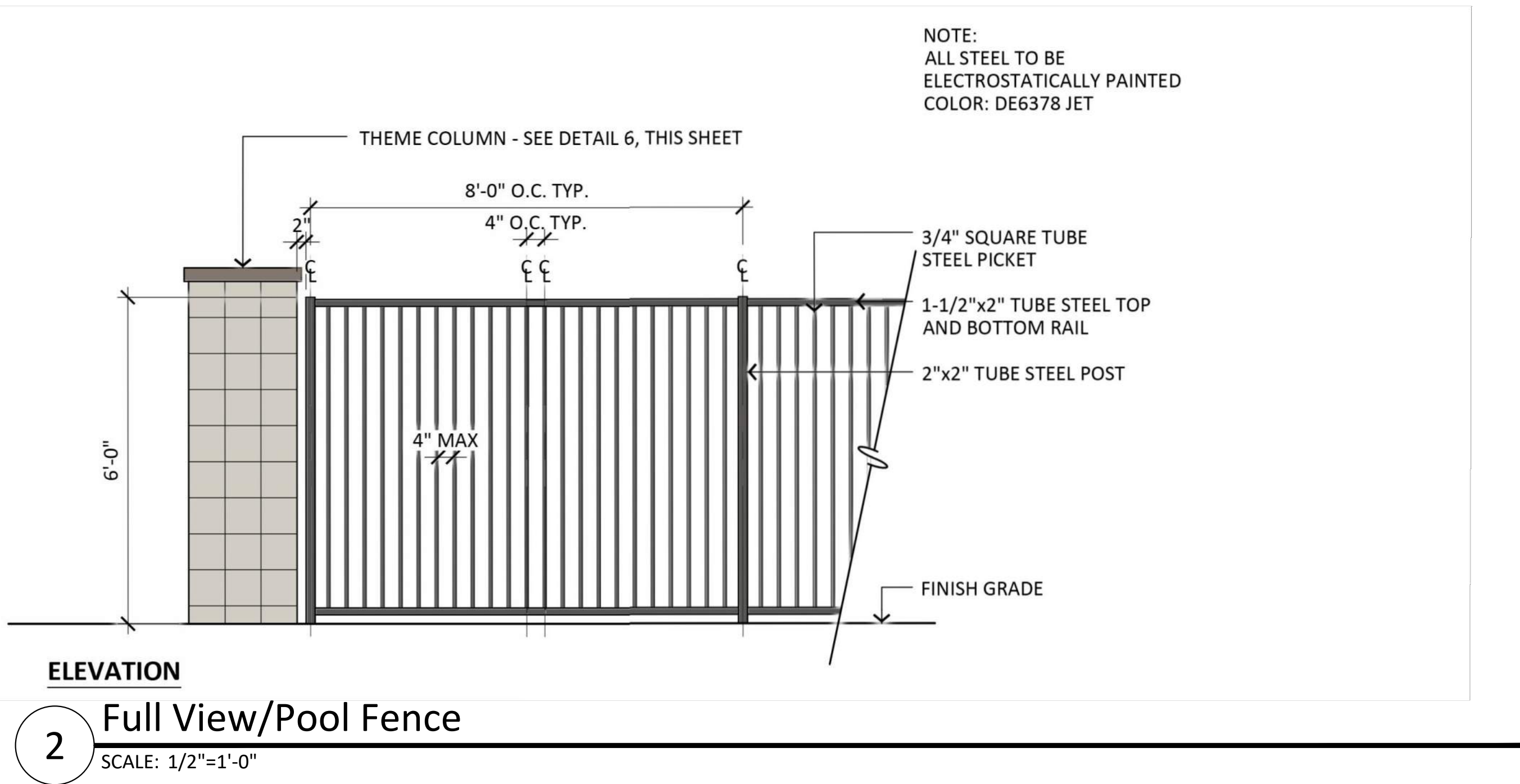
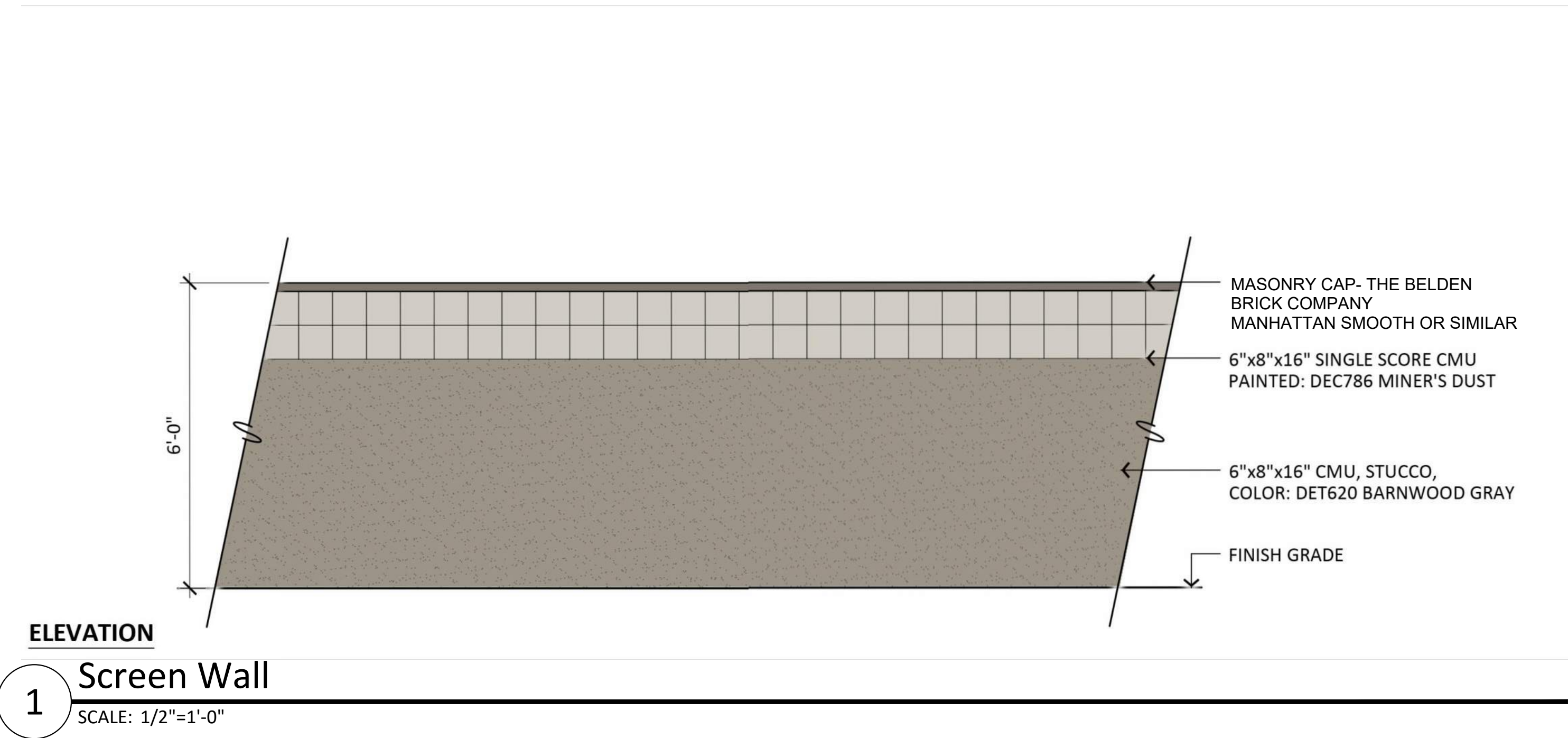
- ROOT BARRIER NOTES:
1. SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 2. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
 3. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

PROSE VERRADO

BUCKEYE, ARIZONA



PROJECT	
REVISIONS	
SHEET #	
SHEET TITLE	
L-3.6 PLANTING PLAN	
LANDSCAPE ARCHITECT INFORMATION	
RVI	
4800 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER RV124004260	SHEET NUMBER 10 OF 17
SUBMITTAL - 2ND SUBMITTAL	
COB PERMIT # ENG-24-0000 PLSP-24-0023	



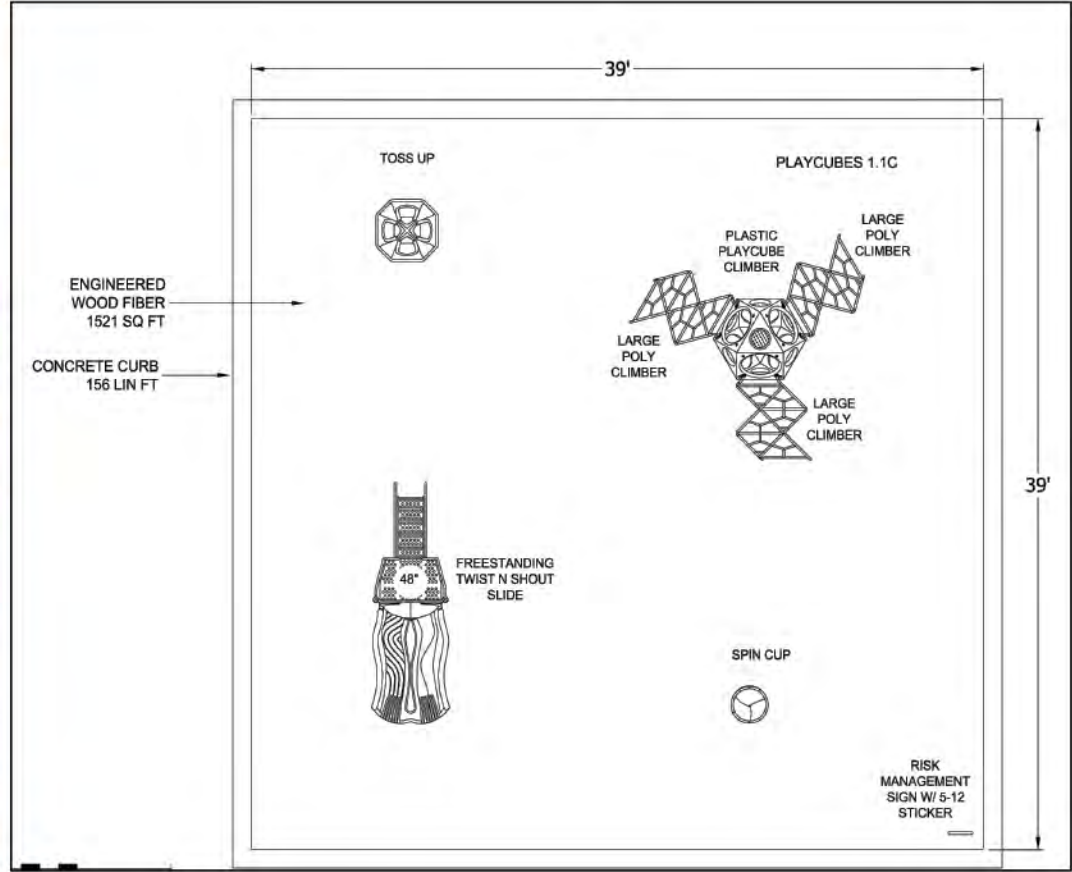
PROSE VERRADO

BUCKEYE, ARIZONA



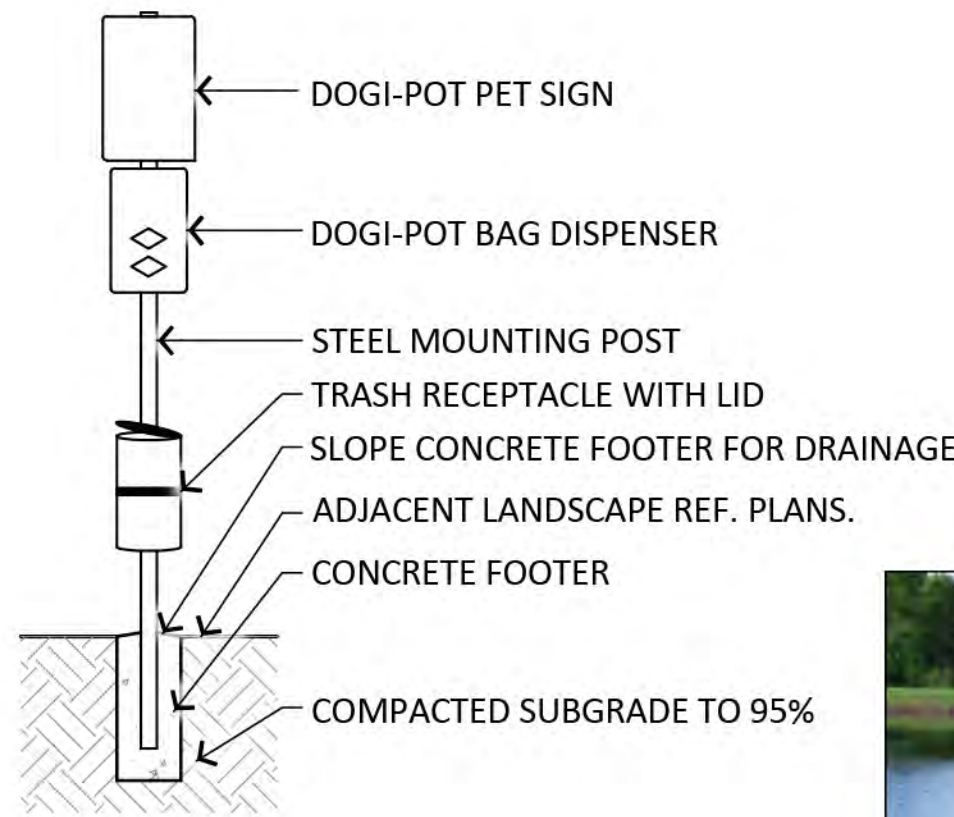
REVISIONS	
1	
2	
3	
SHEET #	SHEET TITLE
L-4.1	DETAILS
LANDSCAPE ARCHITECT INFORMATION	
Rvi	
4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com	
2024 PERMITTING APPROVED SEAL	2024 ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER RV124004260	SHEET NUMBER 12 OF 17
COB PERMIT # ENG-24-0000 PLSP-24-0023	SUBMITTAL # 2ND SUBMITTAL

NOT FOR
CONSTRUCTION



1 Play Structure

SCALE: 1/2"=1'-0"



NOTES:
PET WASTE DISPOSAL STATION AS
MANUFACTURED BY DOGI-POT. MODEL
#1001HPA-L



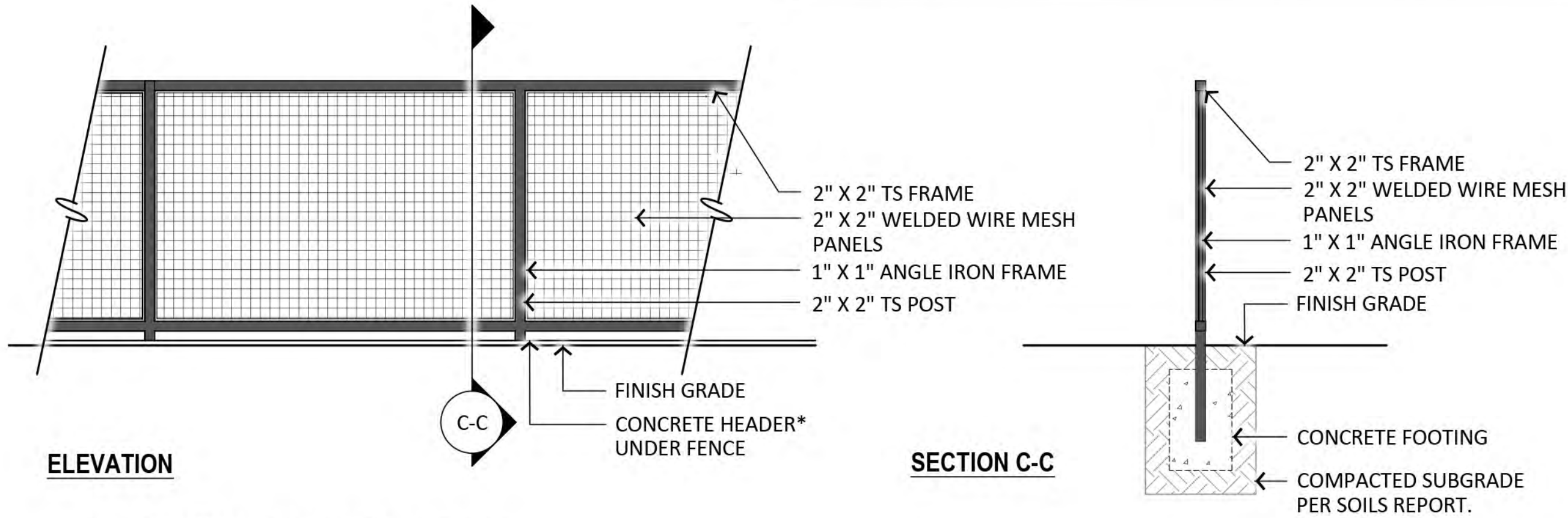
MANUFACTURER: DOGI-POT

2 Pet Waste Station

SCALE: 1/2"=1'-0"

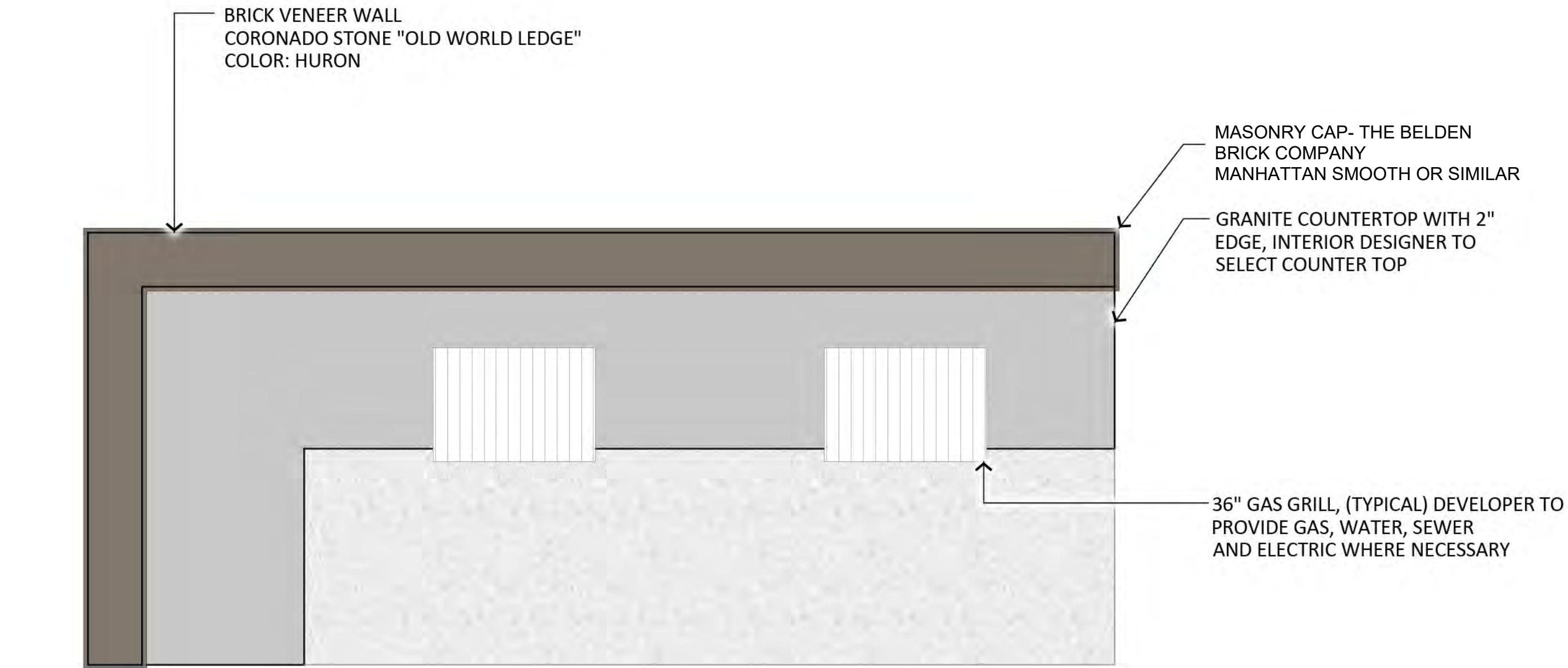
NOTE:
ALL STEEL TO BE
ELECTROSTATICALLY PAINTED
COLOR: DE6378 JET

*:
HEADER TO BE FORMED AROUND
FENCE POSTS.

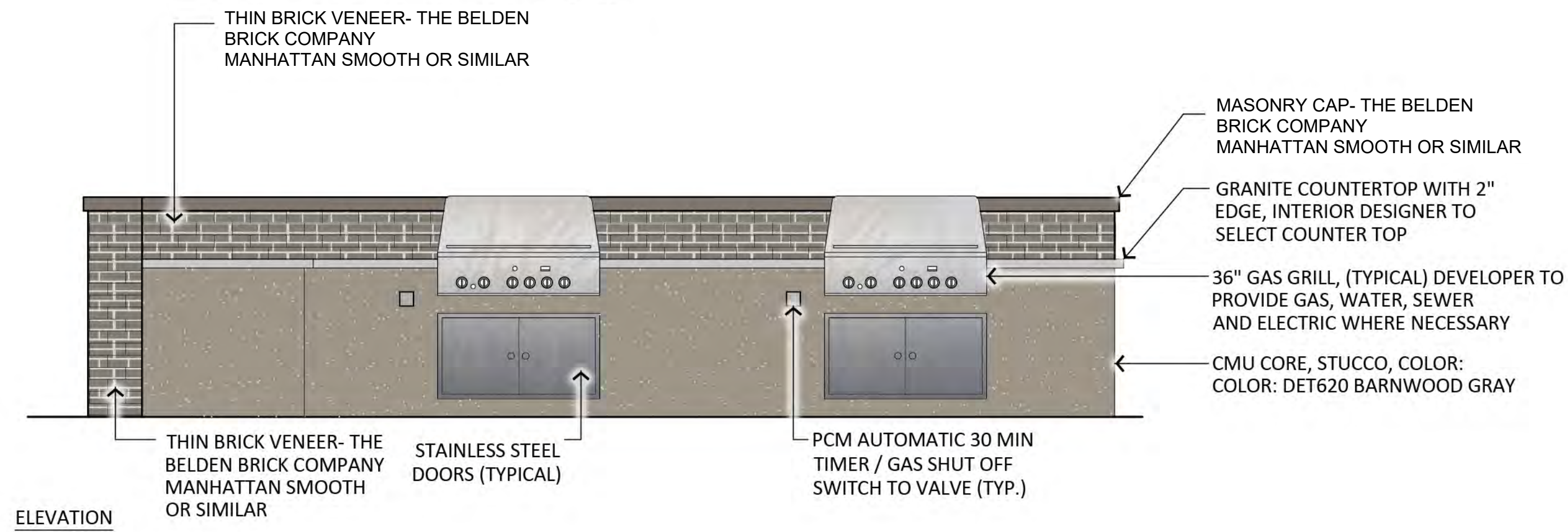


5 4'-6" Dog Park Fence

SCALE: 1/2"=1'-0"



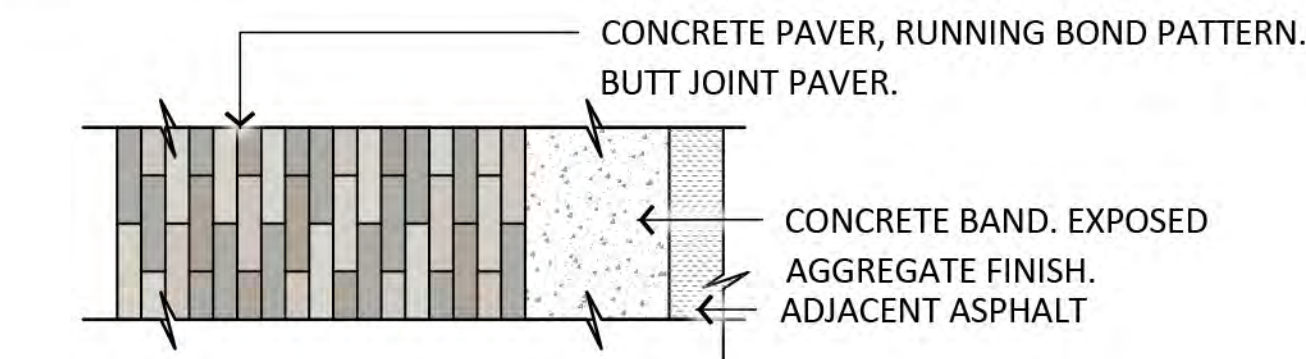
PLAN VIEW



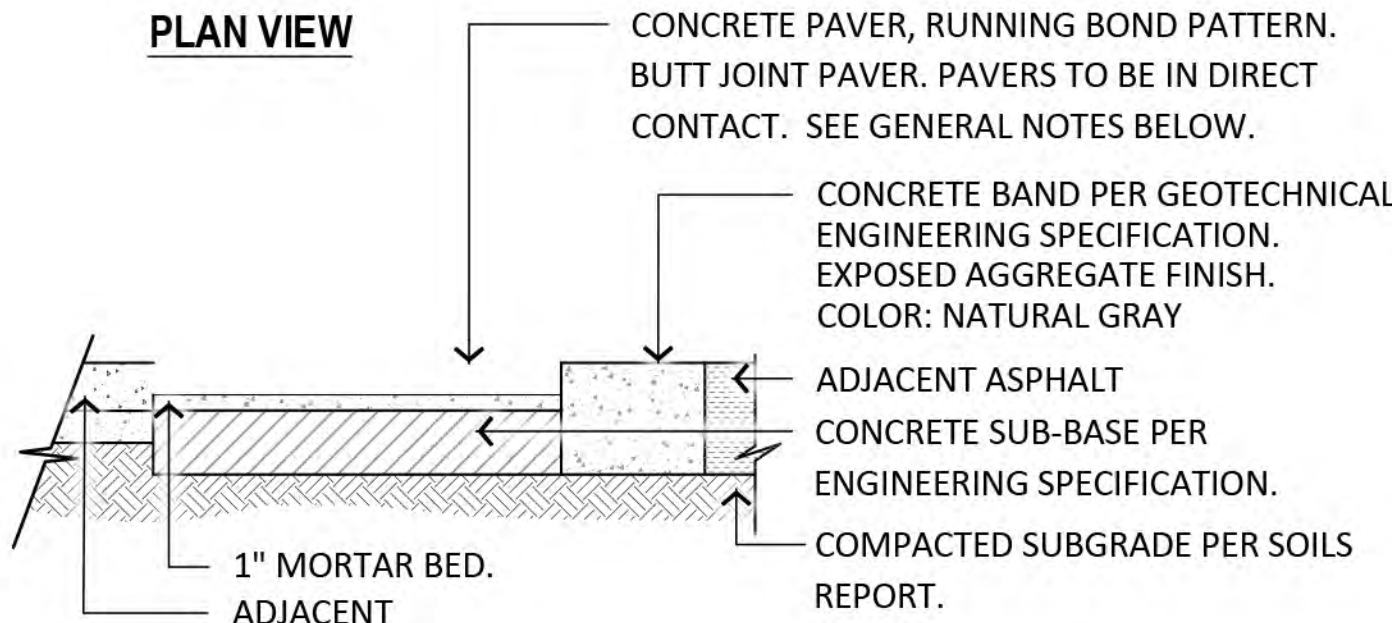
ELEVATION

4 Outdoor Kitchen

SCALE: 1/2"=1'-0"



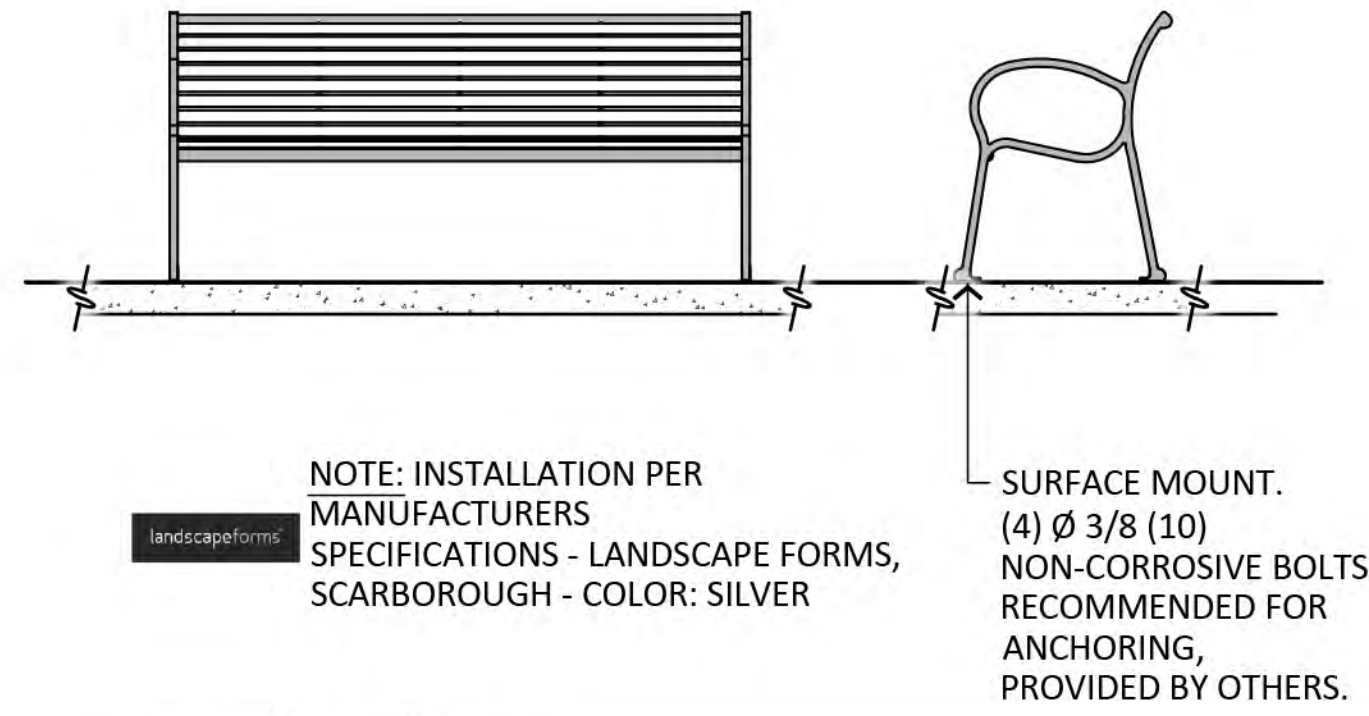
PLAN VIEW



SECTION

6 Vehicular Pavers

SCALE: 1/2"=1'-0"



3 Bench

SCALE: 1/2"=1'-0"

NOTES

- CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS OF ALL METAL WORK TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION, SUBMITTAL TO REVIEWING AGENCIES, INSTALL, & OR CONSTRUCTION.
- GRIND ALL WELDS SMOOTH
- CONTRACTOR SHALL VERIFY THAT PROPOSED POOL CONTROL FENCING AND ACCESS MEETS ALL COUNTY AND LOCAL GOVERNMENT REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED FOR LOCAL CODE COMPLIANCE SUBMITTALS.



PATTERN INTENT IMAGE

GENERAL NOTES:

- PAVER MANUFACTURER: BELGARD
- STYLE: MODULINE
- SIZE: 4X12X106.1MM
- COLOR: FOUNDRY OR RIO - INSTALL PER MANUFACTURERS SPECS.
- CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALL.
- REFER TO LAYOUT PLAN FOR PAVER LAYOUT
- REFER TO MAG DETAIL 225



COLOR INTENT IMAGE

PROSE VERRADO

BUCKEYE, ARIZONA



REVISIONS		SHEET #	SHEET TITLE	
1				
2				
3				
L-4.3		DETAILS		
LANDSCAPE ARCHITECT INFORMATION				
RVI		4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rvipanning.com		
JOB PERMITTING APPROVED SEAL		JOB ENGINEERING APPROVED SEAL		
S-BUILT SEAL		DESIGN SEAL		
ORIGINAL PLAN DATE 3/13/2025		LATEST REVISION DATE		
PROJECT NUMBER: RV124004260		SHEET NUMBER 14 OF 17		
JOB PERMIT # ENG-24-0000		SUBMITTAL: 2ND SUBMITTAL		
PLSP-24-0023		NOT FOR CONSTRUCTION		



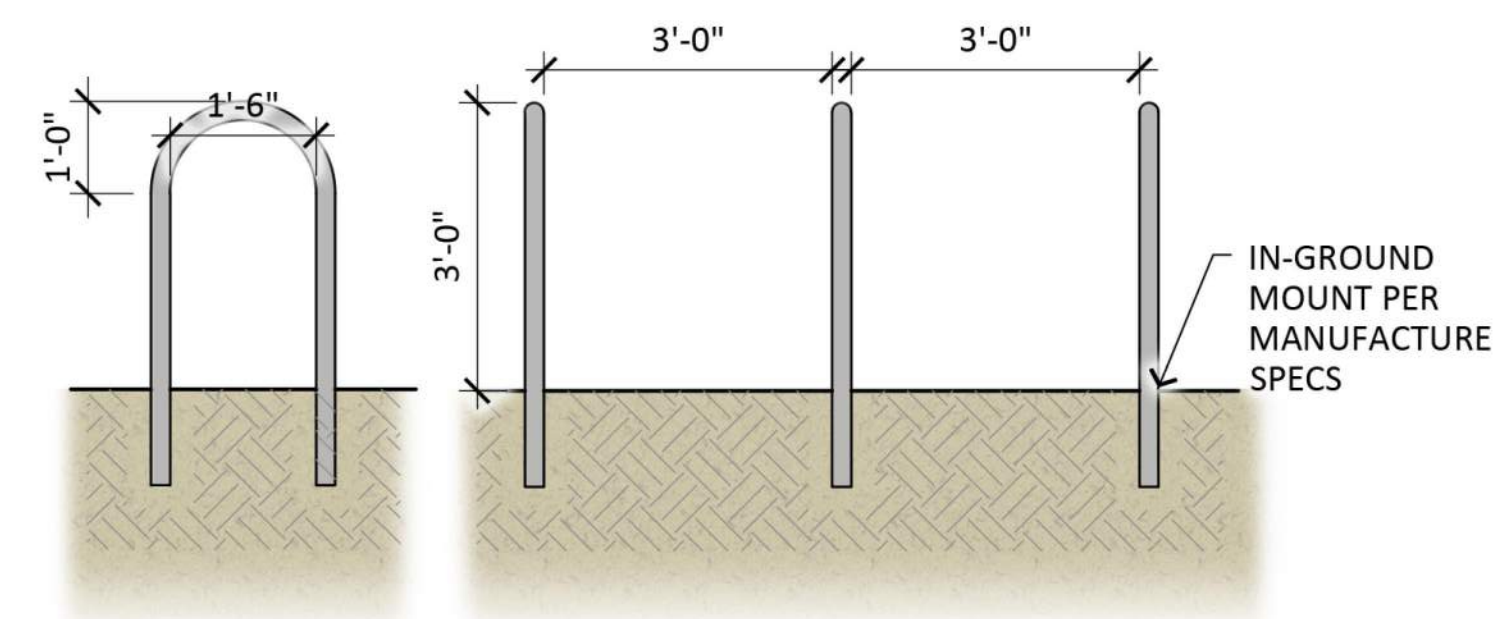
-
- Diagram illustrating the construction details of a brick wall section:
- Dimensions:**
 - Overall height: 4'-0"
 - Height of the main brick section: 3'-9"
 - Height of the masonry cap: 3"
 - Width of the masonry cap: 1'-8" SQ.
 - Materials and Construction:**
 - MASONRY CAP:** THE BELDEN BRICK COMPANY MANHATTAN SMOOTH OR SIMILAR
 - 1" OVERHANG ON ALL SIDES** (indicated for the masonry cap)
 - THIN BRICK VENEER:** THE BELDEN BRICK COMPANY MANHATTAN SMOOTH OR SIMILAR
 - FINISH GRADE** (indicated at the base of the wall)

ELEVATION

SCALE: 1/2"=1'-0'



PW ATHLETIC
140 N GILBERT RD.
MESA AZ 85203
T: (480) 962-5289
www.pwathletic.com

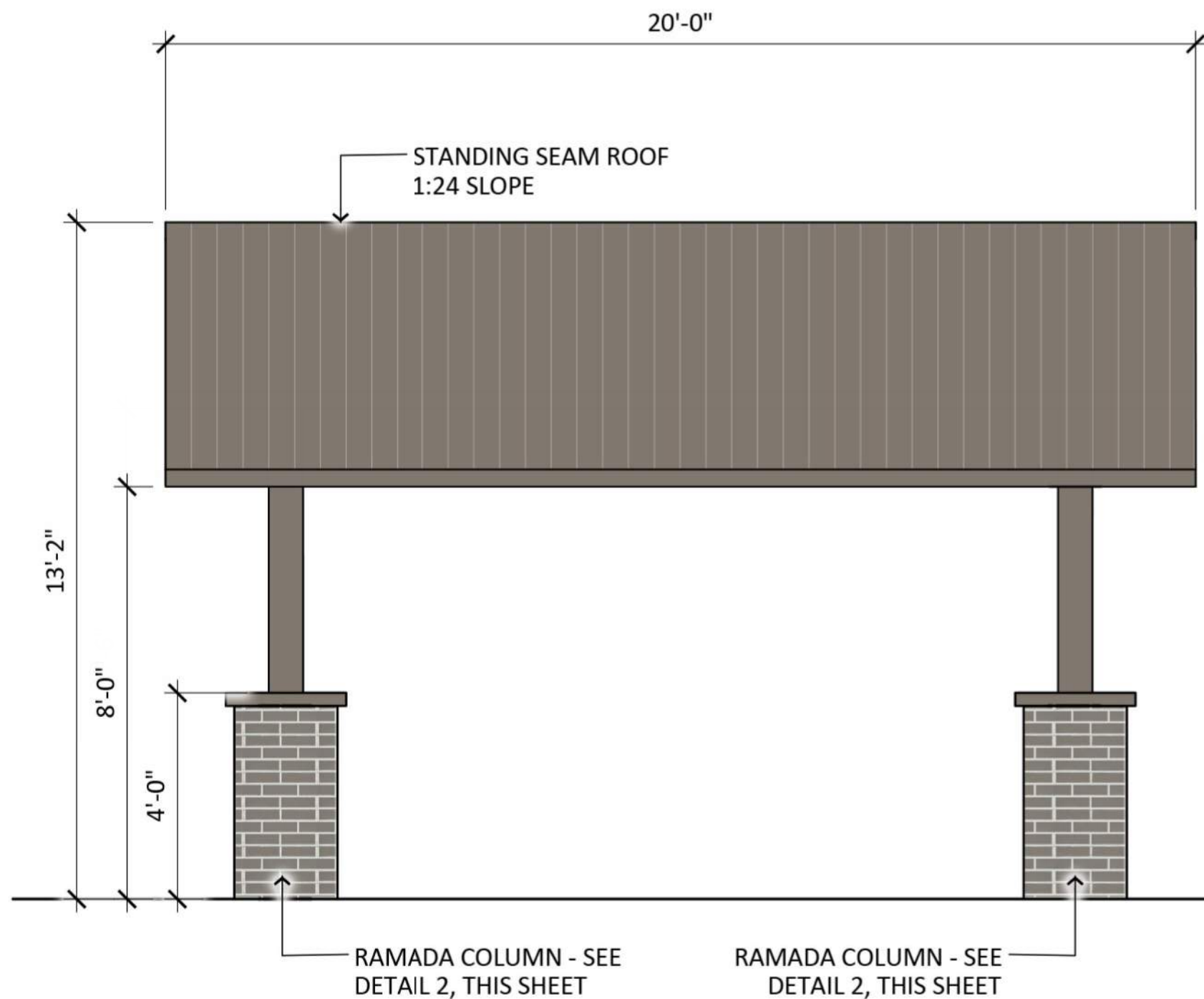
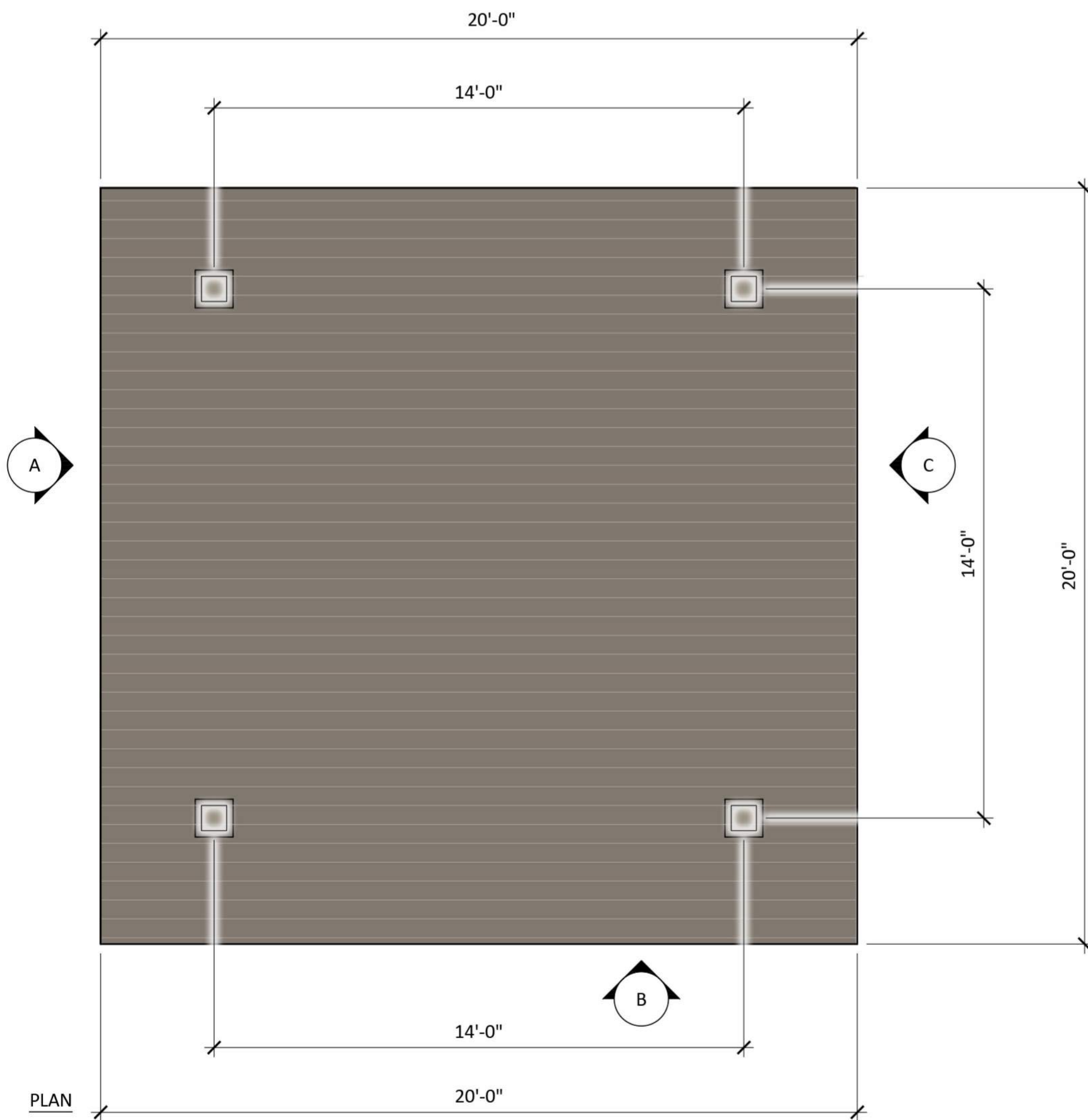


3) SCALE: 1/2"=1'-0"

BUCKEYE, ARIZONA

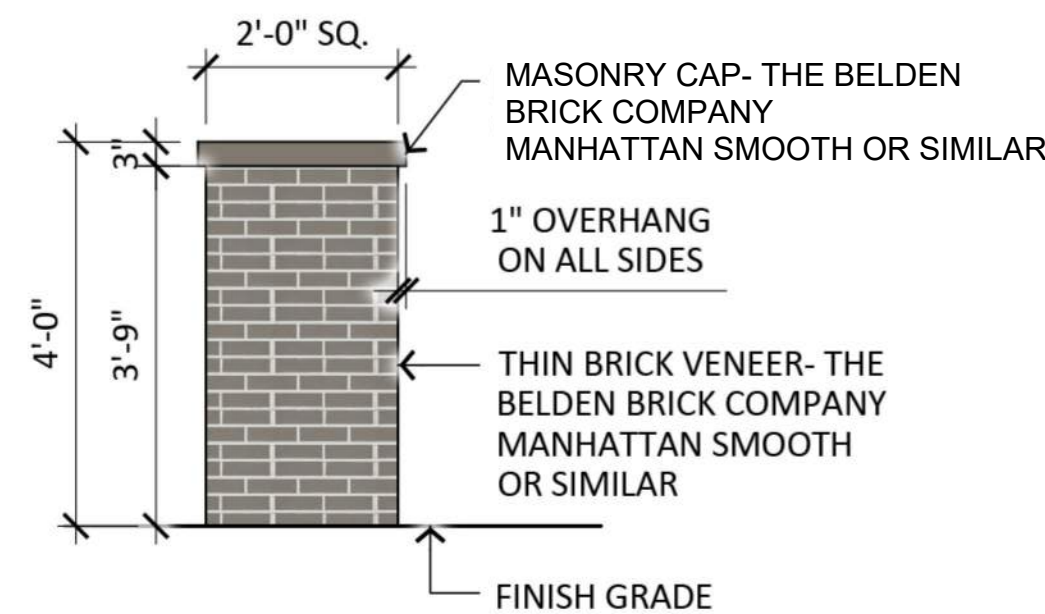


REVISIONS	
①	
②	
③	
SHEET #	SHEET TITLE
L-4.4 DETAILS	
LANDSCAPE ARCHITECT INFORMATION	
	4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0894 www.rviplanning.com
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL NOT FOR CONSTRUCTION
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 3/13/2025 PROJECT NUMBER: RVI24004260	LATEST REVISION DATE SHEET NUMBER 15 OF 17
	COB PERMIT # : ENG-24-0000 RVS-24-0023



ELEVATION A

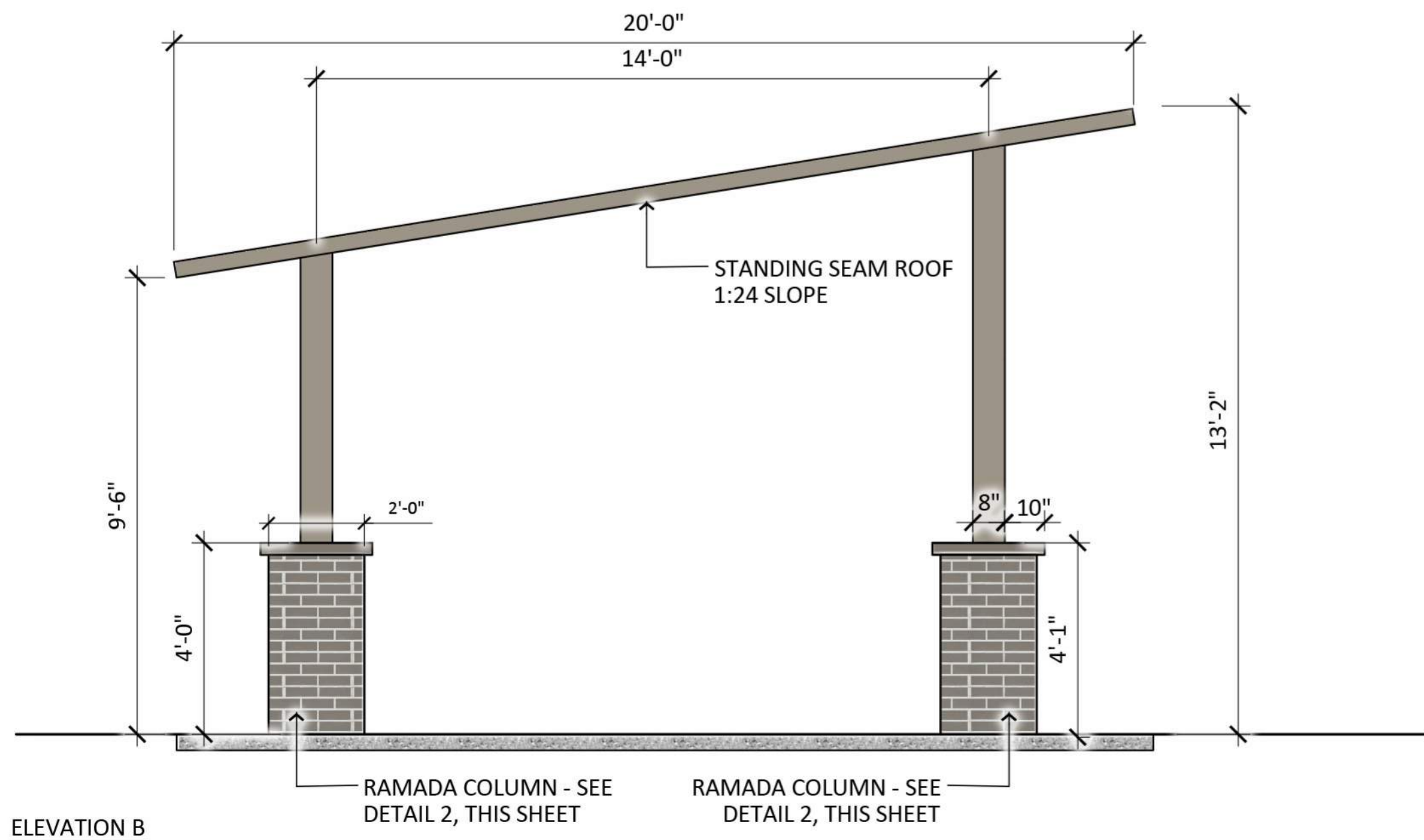
- RAMADA NOTES**
- CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION, SUBMITTAL TO REVIEWING AGENCIES, INSTALL, & OR CONSTRUCTION.
 - ALL STEEL TO BE ELECTROSTATICALLY PAINTED: "SILVER" TO MATCH ARCHITECTURE



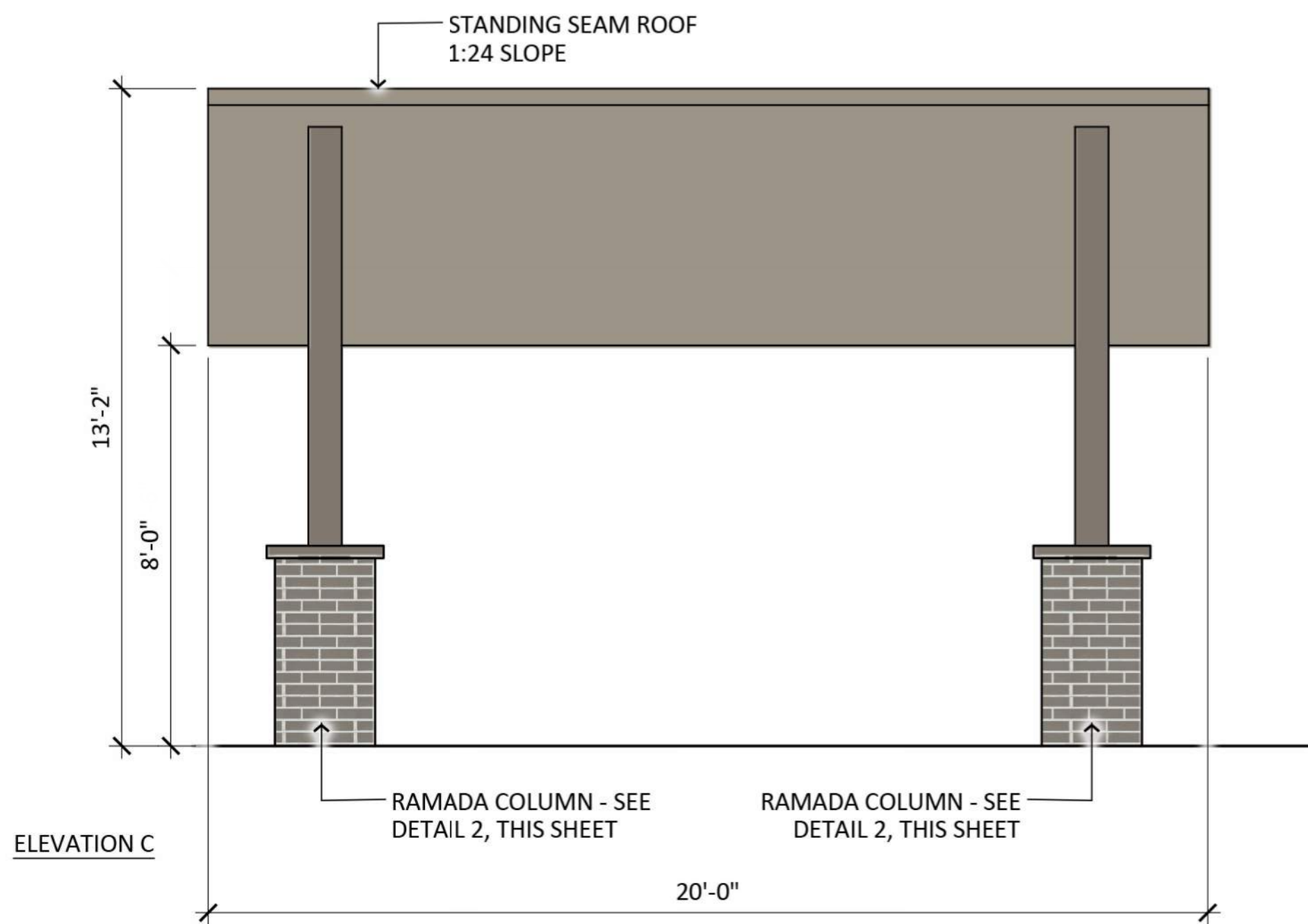
ELEVATION

2 20'x20' Ramada Column

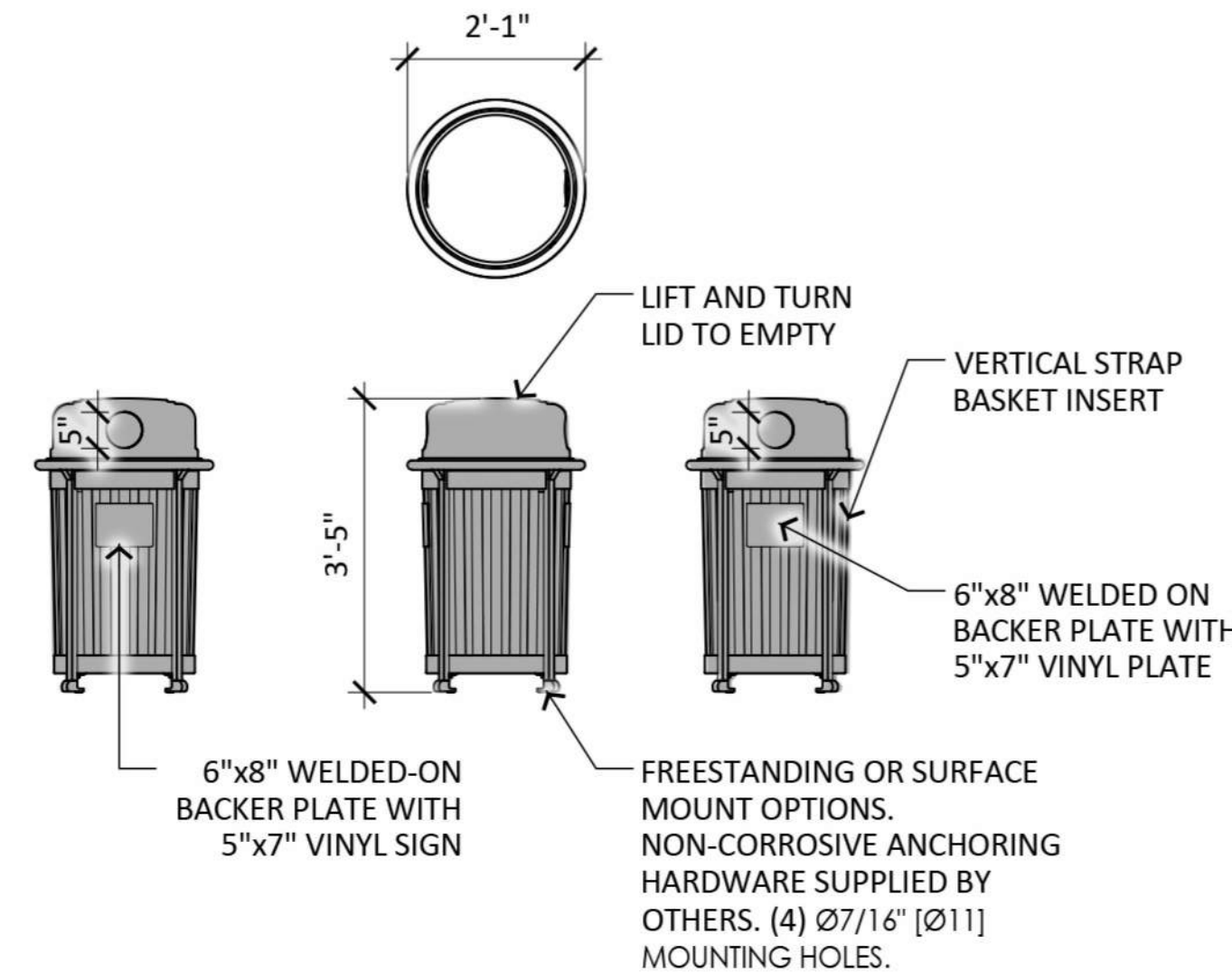
SCALE: 1/2"=1'-0"



ELEVATION B



ELEVATION C



NOTE: INSTALLATION PER MANUFACTURERS
SPECIFICATIONS - LANDSCAPE FORMS,
SCARBOROUGH LITTER - COLOR: SILVER

3 Trash Can

SCALE: 1/2"=1'-0"

1 20' x 20' Ramada

SCALE: 3/8"=1'-0"

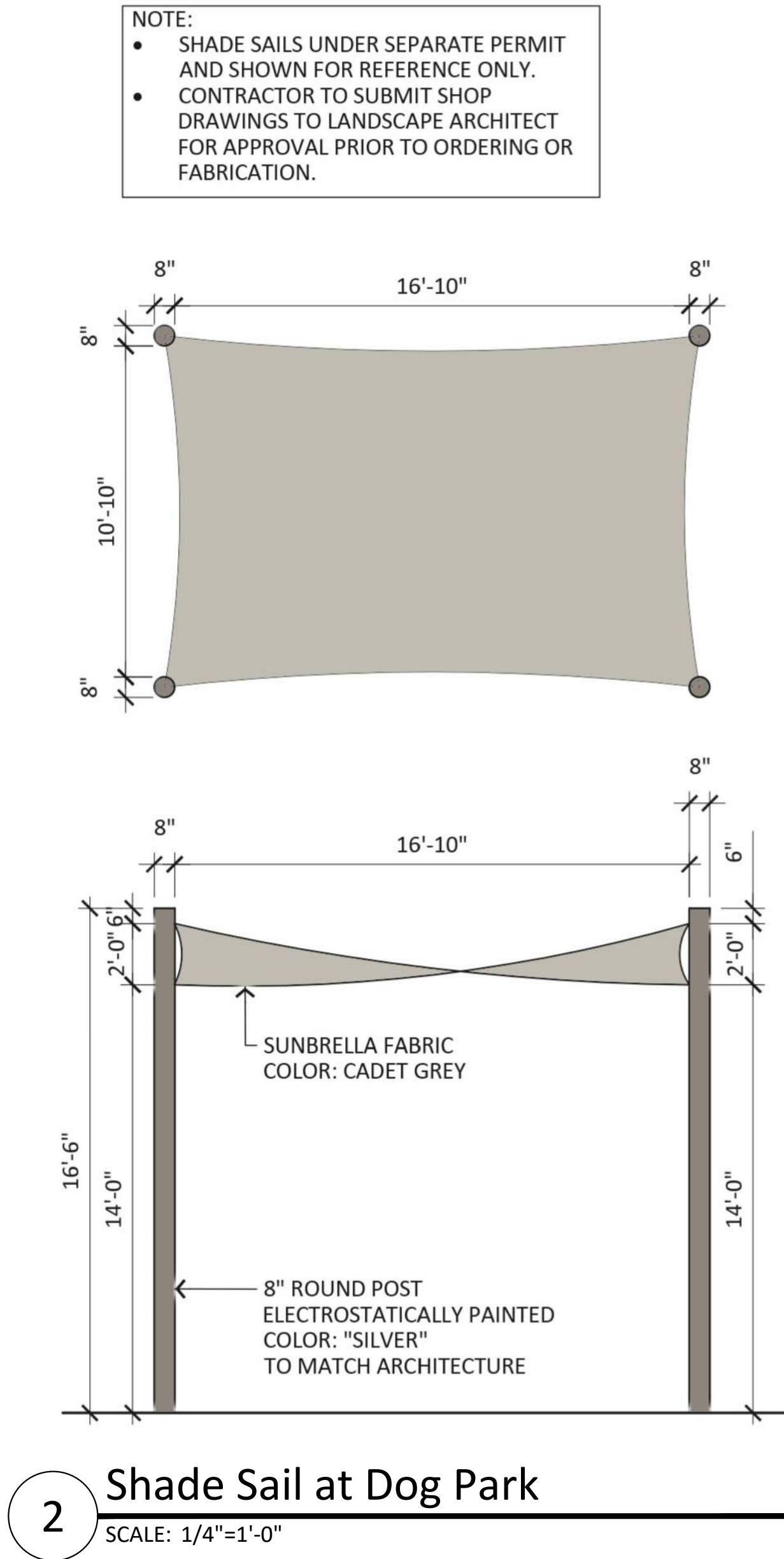
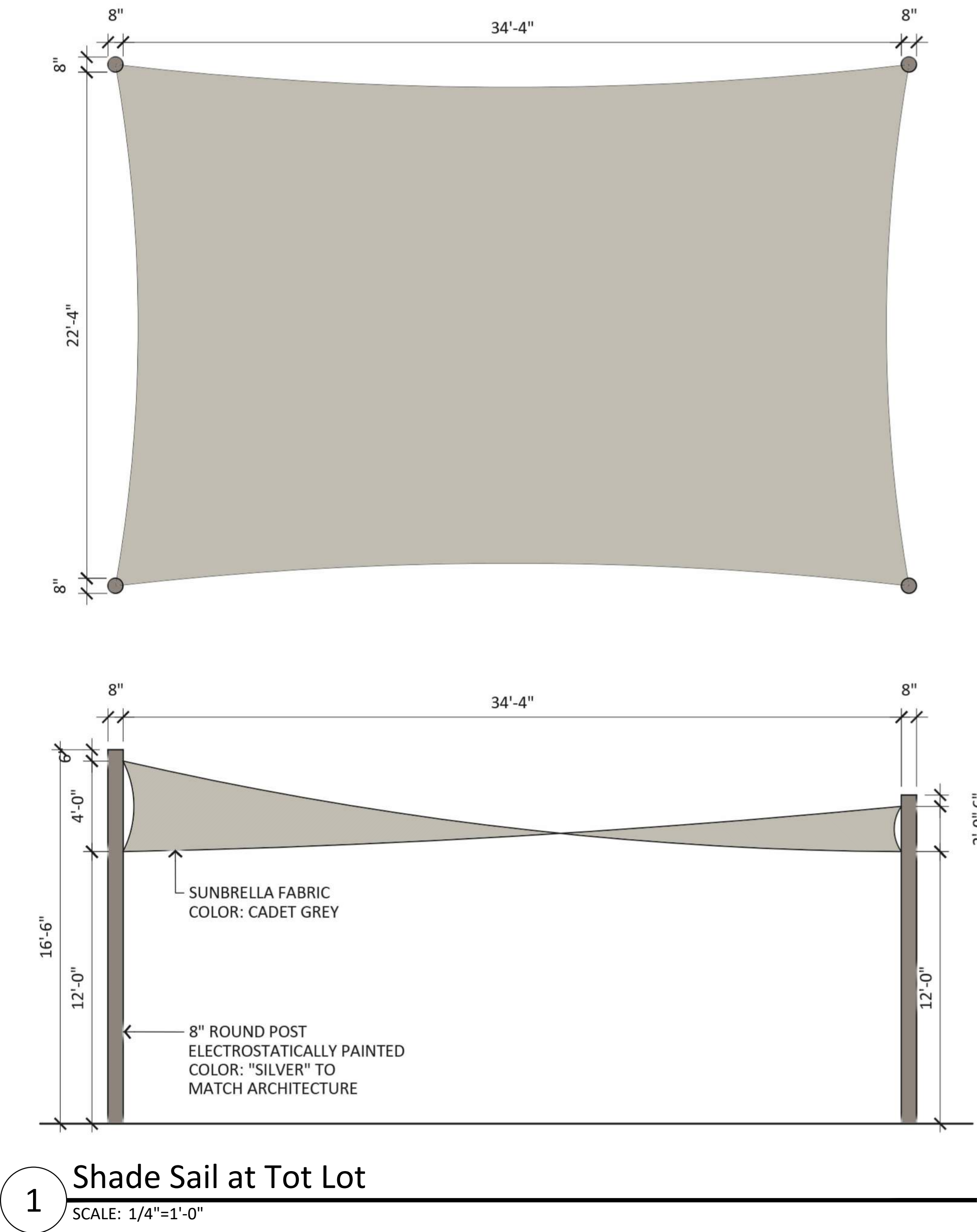
PROSE VERRADO

BUCKEYE, ARIZONA



PROJECT		Call it 7	
Client working			
Call it 8			
REVISIONS			
1			
2			
3			
SHEET #		SHEET TITLE	
L-4.5		DETAILS	
LANDSCAPE ARCHITECT INFORMATION			
RVI		4900 N Scottsdale Rd Suite 1200 Scottsdale, Arizona 85251 Tel: 480.994.0994 www.rviplaning.com	
JOB PERMITTING APPROVED SEAL		JOB ENGINEERING APPROVED SEAL	
AS-BUILT SEAL		DESIGN SEAL	
ORIGINAL PLAN DATE 3/13/2025		LATEST REVISION DATE	
PROJECT NUMBER: RV124004260		SHEET NUMBER 16 OF 17	
JOB PERMIT # ENG-24-0000 PLSP-24-0023		SUBMITTAL: 2ND SUBMITTAL	

L:\24004260 prose verrado\06 landscape architecture\02 DD\02 sheets\DETAILS_PV.dwg 3/12/2025 ruff tower



PROJECT

PROSE VERRADO

BUCKEYE, ARIZONA

ARIZONA

CONTACT: ARIZONA 811 OR 800 272 1234 FOR MORE INFORMATION
CALL 811 OR VISIT 811.AZ.ORG

REVISIONS	
1	
2	
3	

SHEET #	SHEET TITLE
L-4.6	DETAILS

LANDSCAPE ARCHITECT INFORMATION

RVI

4900 N Scottsdale Rd
Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 2ND SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL	

ORIGINAL PLAN DATE 3/13/2025	LATEST REVISION DATE
PROJECT NUMBER: RV124004260	SHEET NUMBER 17 OF 17

COB PERMIT #
ENG-24-0000

PLSP-24-0023

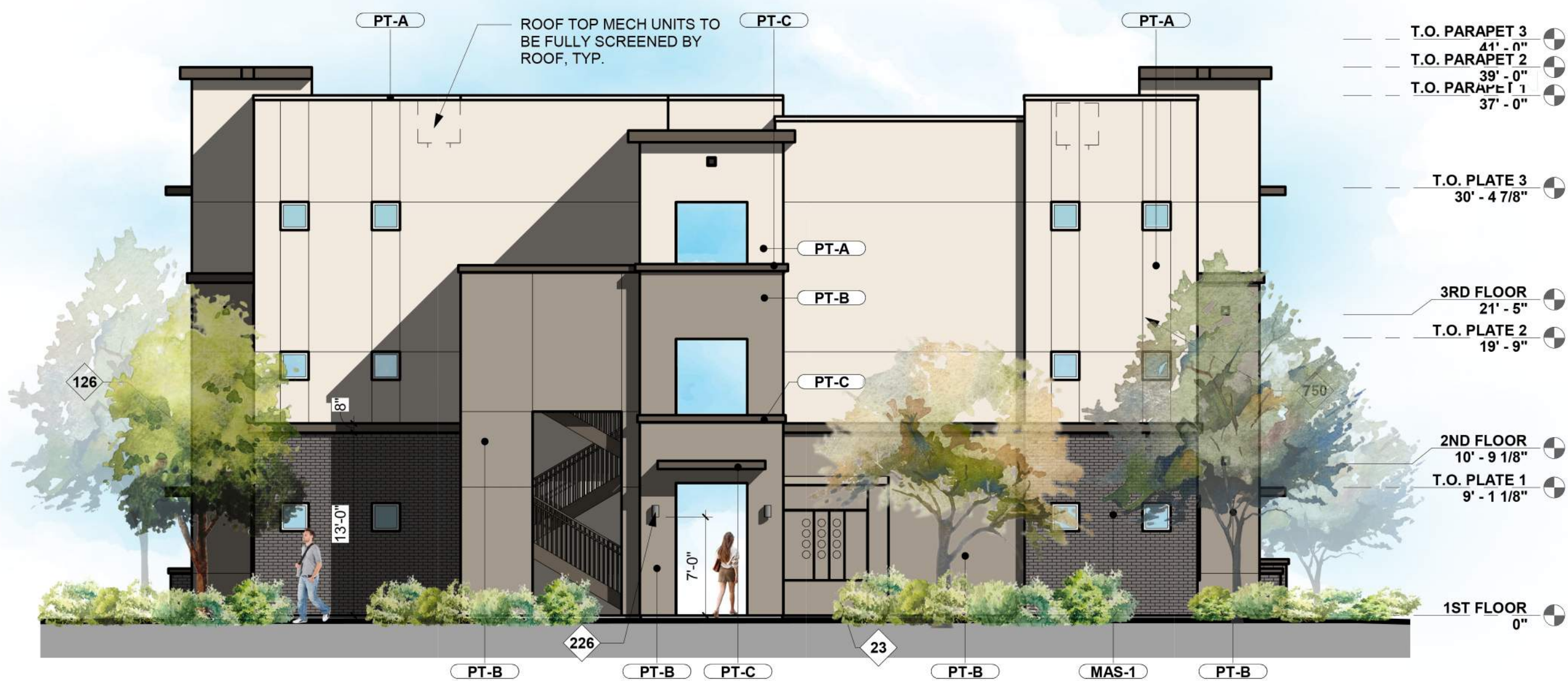
This drawing is the property of triARC Architecture & design, L.L.C., 1934 East Camelback Rd, Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., C 2017. 3/31/2025 2:21:30 PM C:\Users\greg\Documents\22-105 Prose Verrado_gregtriarc.rvt



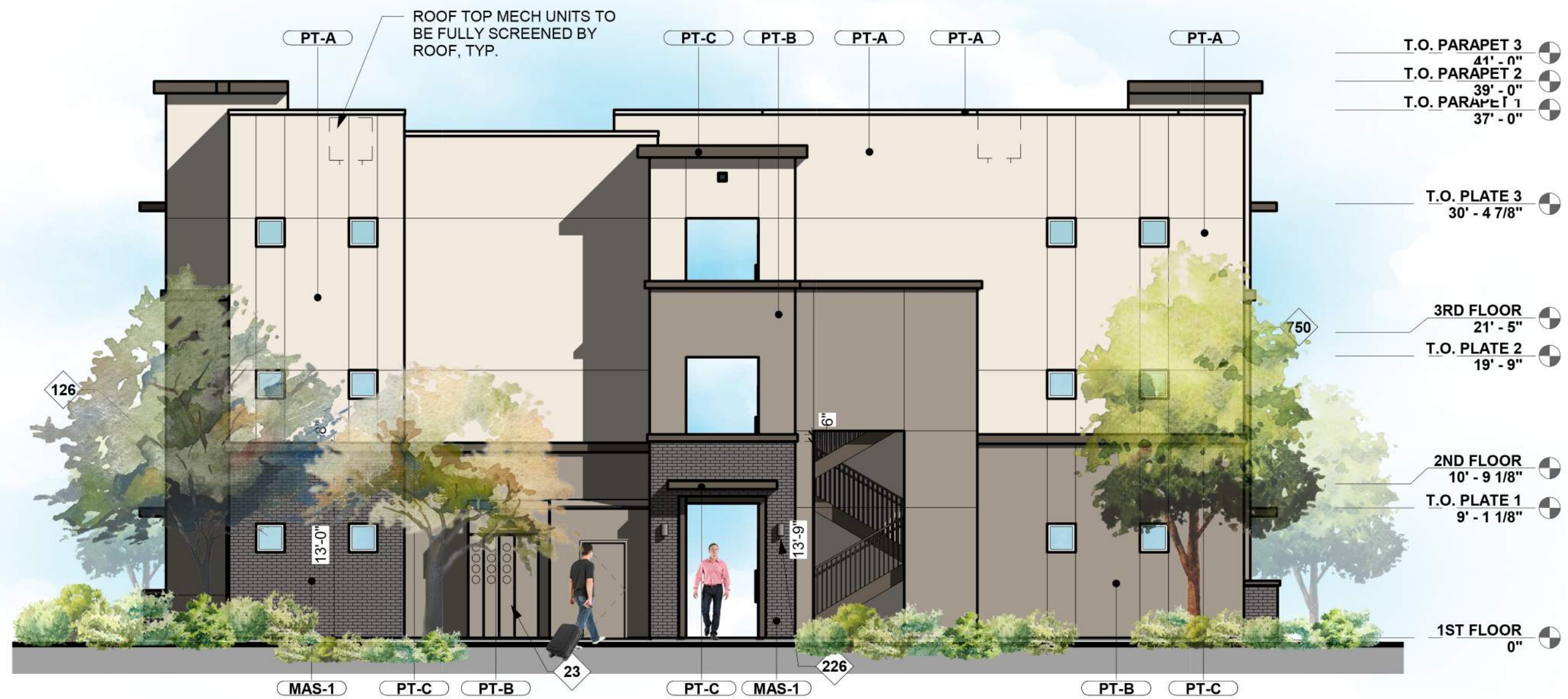
1 ELEVATION BLDG 1 - FRONT
1/8" = 1'-0"



2 ELEVATION BLDG 1 - REAR
1/8" = 1'-0"



4 ELEVATION BLDG 1 SIDE - LEFT
1/8" = 1'-0"



3 ELEVATION BLDG 1 SIDE - RIGHT
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- PT-A STUCCO DUNN EDWARDS DET786 "MINER'S DUST"
- PT-B STUCCO DUNN EDWARDS DET620 "BARNWOOD GRAY"
- PT-C STUCCO, ACCENT, STAIR RAILING DUNN EDWARDS DET634 "DOWNING TO EARTH"
- GL-1 WINDOWS: VINYL, DUAL PANE, LOW-E FRAME COLOR: WHITE
- MAS-1 MASONRY BRICK VENEER THE BELDEN BIRCH COMPANY MANHATTAN SMOOTH

KEYED NOTES

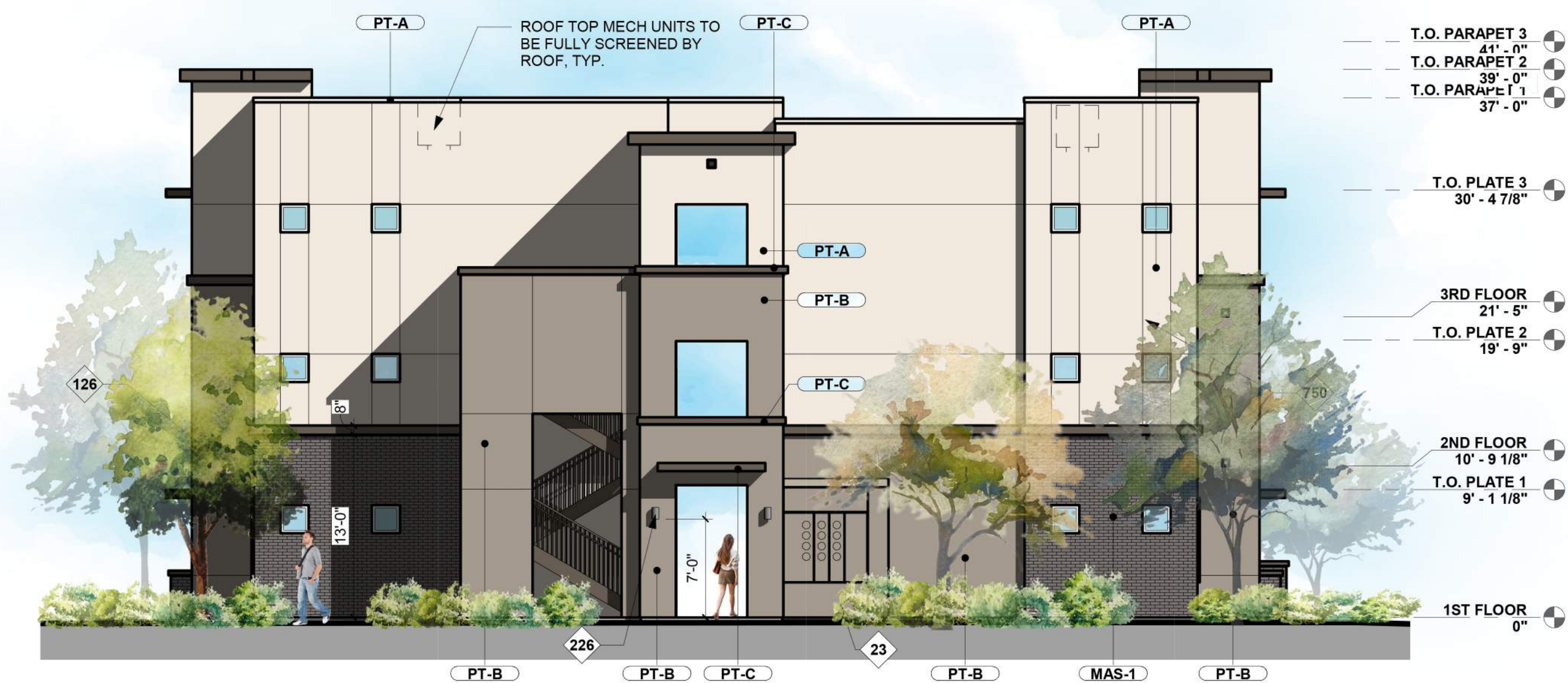
- 23 ELECTRICAL SES LOCATION. SEE ELECTRICAL PLANS.
- 126 MECHANICAL VENT(S) AT EXTERIOR WALL.
- 226 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL PLANS. WHEN ADJACENT TO WALKING SURFACE BOTTOM OF LIGHT FIXTURE TO BE 7'-0" MIN. A.F.F. UNLESS IT PROTRUDES LESS THAN 4" FROM WALL.
- 702 BUILDING IDENTIFICATION AND ADDRESSING SIGN WITH LIGHTING. MAY OCCUR ON OPPOSITE SIDE OF BUILDING. ALL SIGNAGE TO BE DESIGNED. SUBMITTED TO CITY AND PERMITTED BY OTHERS. SEE ELECTRICAL FOR POWER TO LIGHTING.
- 709 METAL SHADE CANOPY ABOVE SELECT WINDOWS.
- 750 STUCCO CONTROL JOINT, TYPICAL.
- 756 SECONDARY OVERFLOW ROOF DRAIN AT EXTERIOR WALL AT ATTIC SPACE.



1 ELEVATION BLDG 1 - FRONT STREET
1/8" = 1'-0"



2 ELEVATION BLDG 1 - REAR STREET
1/8" = 1'-0"



4 ELEVATION BLDG 1 SIDE - LEFT STREET
1/8" = 1'-0"



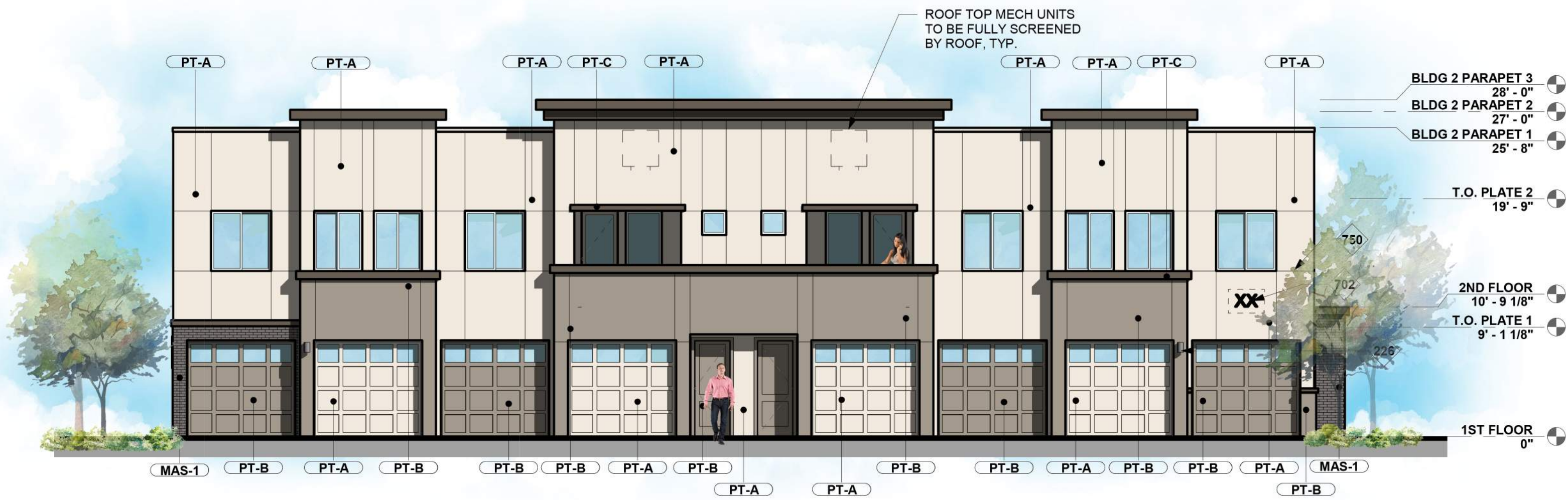
3 ELEVATION BLDG 1 SIDE - RIGHT STREET
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- PT-A STUCCO
DUNN EDWARDS
DET786 "MINER'S DUST"
- PT-B STUCCO
DUNN EDWARDS
DET620 "BARNWOOD GRAY"
- PT-C STUCCO, ACCENT, STAIR RAILING
DUNN EDWARDS
DET634 "DOWNING TO EARTH"
- GL-1 WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- MAS-1 MASONRY BRICK VENEER
THE BELDEN BIRCH COMPANY
MANHATTAN SMOOTH

KEYED NOTES

- 23 ELECTRICAL SES LOCATION. SEE ELECTRICAL PLANS.
- 126 MECHANICAL VENT(S) AT EXTERIOR WALL.
- 226 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL PLANS.
WHEN ADJACENT TO WALKING SURFACE BOTTOM OF
LIGHT FIXTURE TO BE 7'-0" MIN. A.F.F. UNLESS IT
PROTRUDES LESS THAN 4" FROM WALL.
- 702 BUILDING IDENTIFICATION AND ADDRESSING SIGN
WITH LIGHTING. MAY OCCUR ON OPPOSITE SIDE OF
BUILDING. ALL SIGNAGE TO BE DESIGNED.
SUBMITTED TO CITY AND PERMITTED BY OTHERS.
SEE ELECTRICAL FOR POWER TO LIGHTING.
- 709 METAL SHADE CANOPY ABOVE SELECT WINDOWS.
- 750 STUCCO CONTROL JOINT, TYPICAL.
- 756 SECONDARY OVERFLOW ROOF DRAIN AT EXTERIOR
WALL AT ATTIC SPACE.



EXTERIOR FINISH LEGEND

- PT-A STUCCO DUNN EDWARDS DET786 "MINER'S DUST"
- PT-B STUCCO DUNN EDWARDS DET620 "BARNWOOD GRAY"
- PT-C STUCCO, ACCENT, STAIR RAILING DUNN EDWARDS DET634 "DOWNING TO EARTH"
- GL-1 WINDOWS: VINYL, DUAL PANE, LOW-E FRAME COLOR: WHITE
- MAS-1 MASONRY BRICK VENEER THE BELDEN BIRCH COMPANY MANHATTAN SMOOTH

KEYED NOTES

- 226 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL PLANS. WHEN ADJACENT TO WALKING SURFACE BOTTOM OF LIGHT FIXTURE TO BE 7'-0" MIN. A.F.F. UNLESS IT PROTRUDES LESS THAN 4" FROM WALL.
- 702 BUILDING IDENTIFICATION AND ADDRESSING SIGN WITH LIGHTING. MAY OCCUR ON OPPOSITE SIDE OF BUILDING. ALL SIGNAGE TO BE DESIGNED, SUBMITTED TO CITY AND PERMITTED BY OTHERS. SEE ELECTRICAL FOR POWER TO LIGHTING.
- 750 STUCCO CONTROL JOINT, TYPICAL.

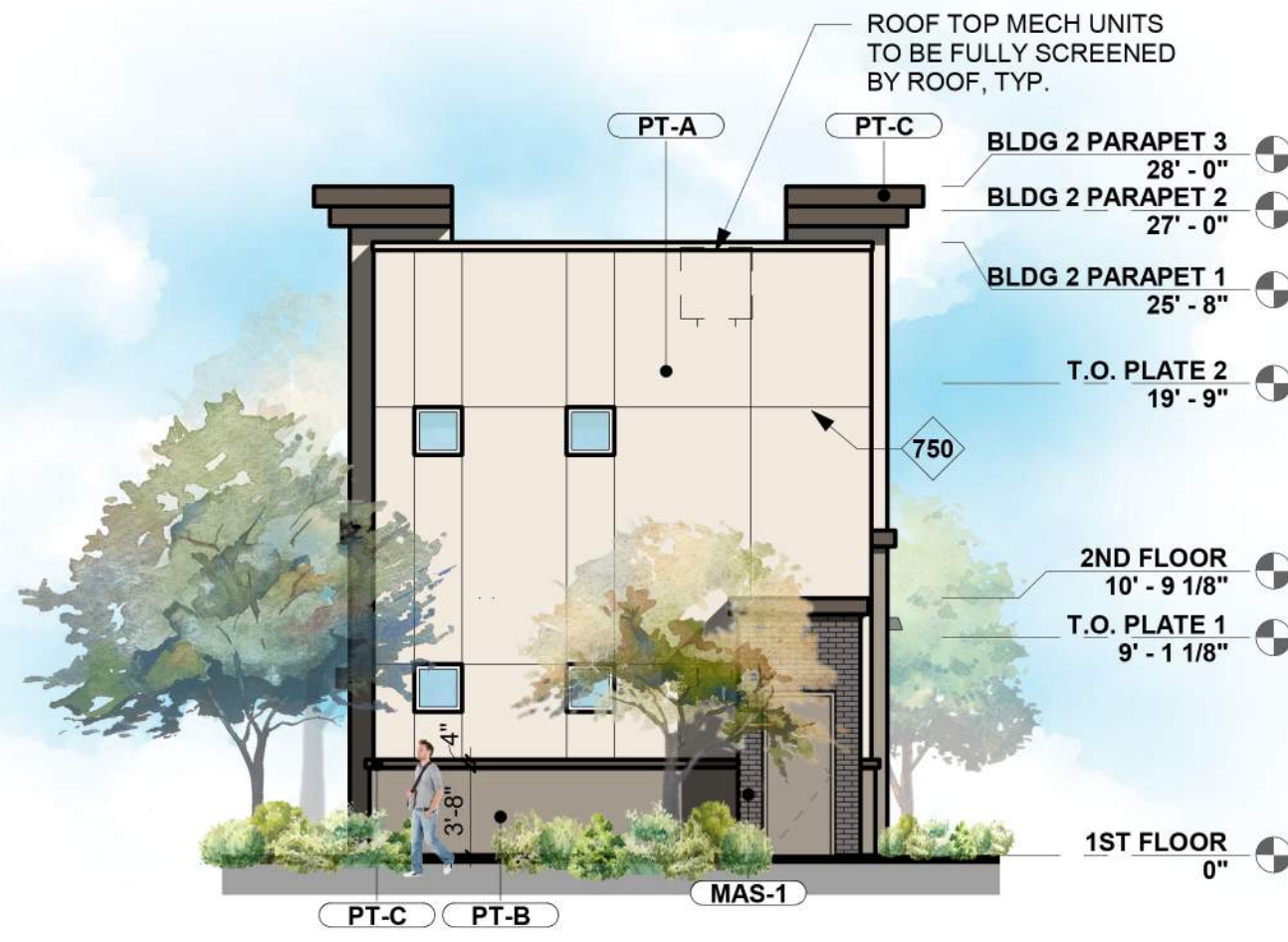
1 BUILDING 2 FRONT ELEVATION COLOR

1/8" = 1'-0"



2 BUILDING 2 LEFT ELEVATION COLOR

1/8" = 1'-0"



4 BUILDING 2 RIGHT ELEVATION COLOR

1/8" = 1'-0"



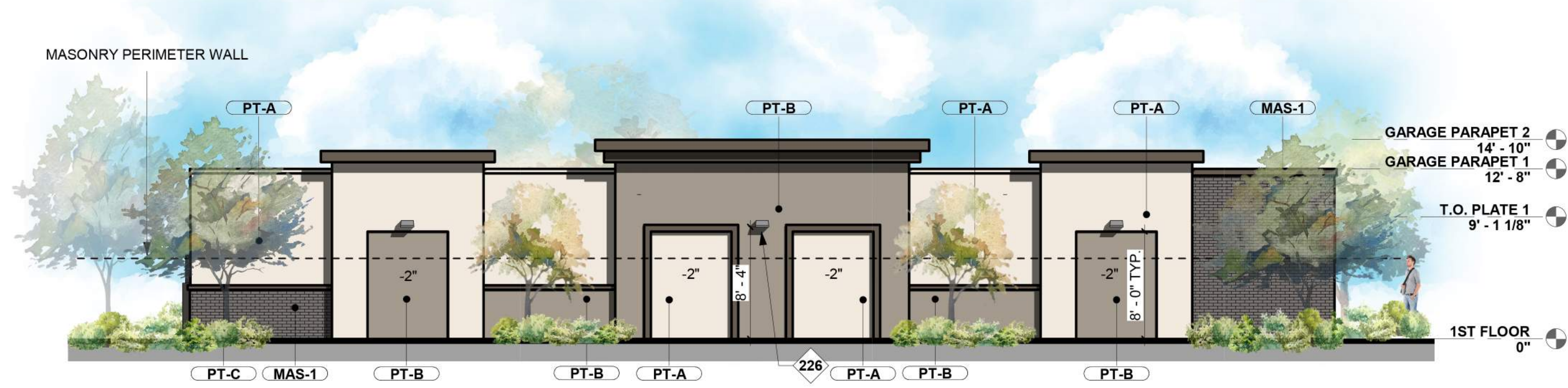
3 BUILDING 2 REAR ELEVATION COLOR

1/8" = 1'-0"

This drawing is the property of triARC Architecture & design, L.L.C., 1934 East Camelback Rd. Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & design, L.L.C., C 2017
C:\Users\greg\Documents\22-105 Prose Verrado - greg\triacr.dwg 3/31/2025 2:21:39 PM



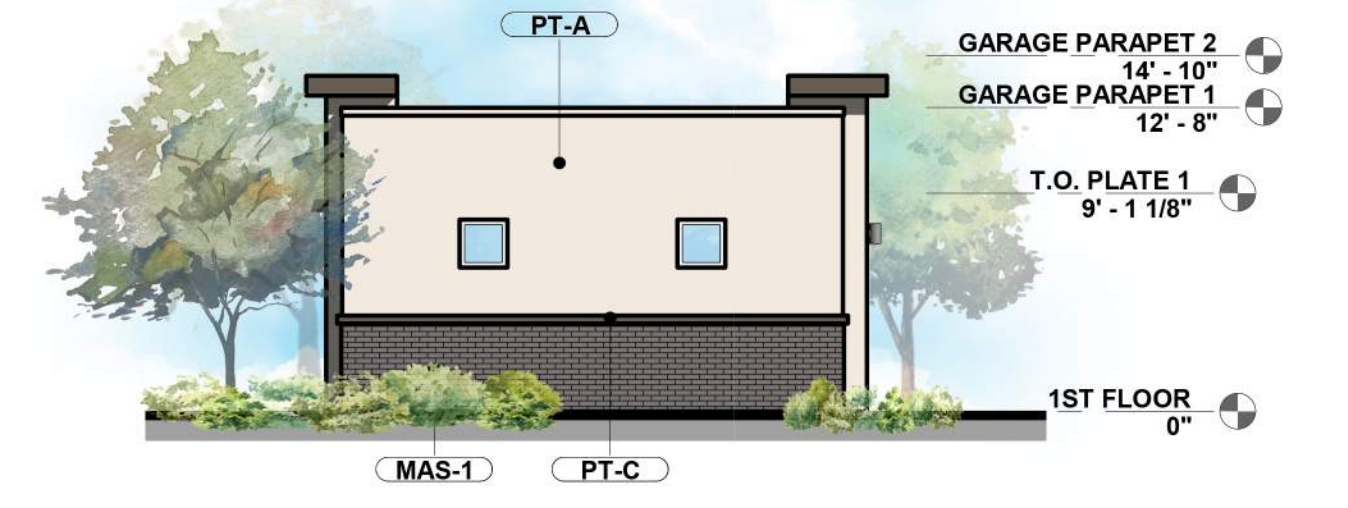
1 ELEVATION GARAGE FRONT - PROP. LINE
1/8" = 1'-0"



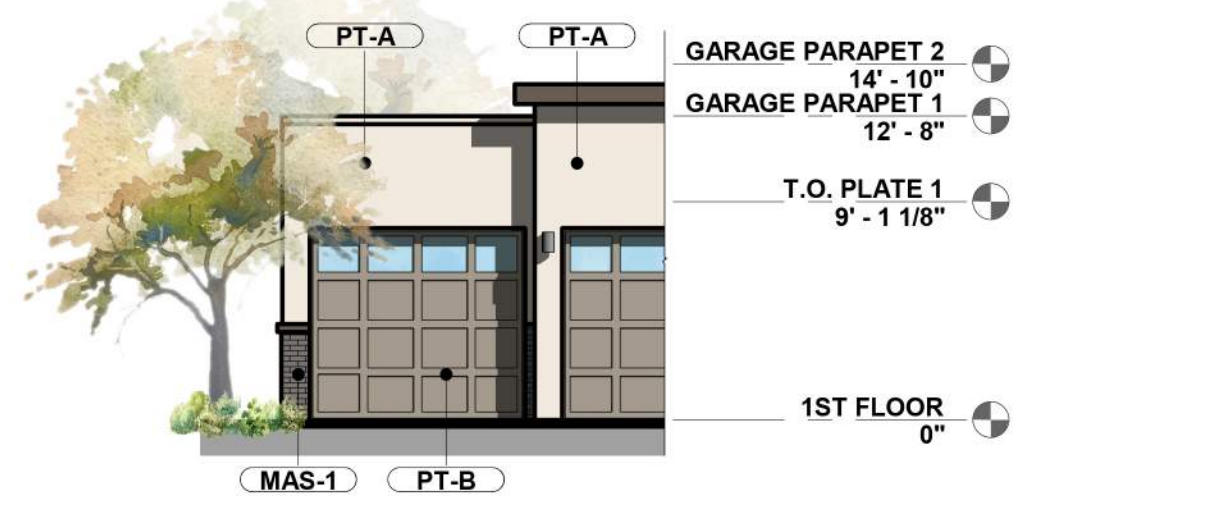
2 ELEVATION GARAGE REAR - PROP. LINE
1/8" = 1'-0"



3 ELEVATION GARAGE END - PROP. LINE
1/8" = 1'-0"



3.1 ELEVATION GARAGE END - INT. BLDG
1/8" = 1'-0"



1.1 ELEVATION GARAGE FRONT - INT. BLDG
1/8" = 1'-0"



2.1 ELEVATION GARAGE REAR - INT. BLDG
1/8" = 1'-0"



4 ELEVATION GARAGE END
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- PT-A**
STUCCO
DUNN EDWARDS
DET786 "MINER'S DUST"
- PT-B**
STUCCO
DUNN EDWARDS
DET620 "BARNWOOD GRAY"
- PT-C**
STUCCO, ACCENT, STAIR RAILING
DUNN EDWARDS
DET634 "DOWNING TO EARTH"
- GL-1**
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- MAS-1**
MASONRY BRICK VENEER
THE BELDEN BIRCH COMPANY
MANHATTAN SMOOTH

KEYED NOTES

- 126 MECHANICAL VENT(S) AT EXTERIOR WALL.
- 226 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL PLANS. WHEN ADJACENT TO WALKING SURFACE BOTTOM OF LIGHT FIXTURE TO BE 7'-0" MIN. A.F.F. UNLESS IT PROTRUDES LESS THAN 4" FROM WALL.
- 240 14" FURRDOWN CEILING FOR MECH. SEE RCP AND MECH PLANS.
- 702 BUILDING IDENTIFICATION AND ADDRESSING SIGN WITH LIGHTING. MAY OCCUR ON OPPOSITE SIDE OF BUILDING. ALL SIGNAGE TO BE DESIGNED, SUBMITTED TO CITY AND PERMITTED BY OTHERS. SEE ELECTRICAL FOR POWER TO LIGHTING.
- 721 OVERHEAD SECTIONAL GARAGE DOOR.
- 744 WALL MOUNTED ELECT HOUSE PANEL WITH STUCCO SKIRT BELOW. SEE DETAIL 2/A-961. SEE ELEC PLANS FOR LOCATIONS.

PLZP-24-0023

triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
1	01/30/2025	CITY COMMENTS SITE

PROJECT NUMBER

22-105

ISSUE DATE

08/09/2024

PRELIMINARY
GARAGE
BUILDING
ELEVATIONS
COLOR

SHEET NUMBER

A-232B

EXTERIOR FINISH LEGEND

- PT-A
STUCCO
DUNN EDWARDS
DET786 "MINER'S DUST"
- PT-B
STUCCO
DUNN EDWARDS
DET620 "BARNWOOD GRAY"
- PT-C
STUCCO, ACCENT, STAIR RAILING
DUNN EDWARDS
DET634 "DOWNING TO EARTH"
- GL-1
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- MAS-1
MASONRY BRICK VENEER
THE BELDEN BIRCH COMPANY
MANHATTAN SMOOTH

KEYED NOTES

- 23 ELECTRICAL SES LOCATION. SEE ELECTRICAL PLANS.
- 226 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL PLANS.
WHEN ADJACENT TO WALKING SURFACE BOTTOM OF
LIGHT FIXTURE TO BE 7'-0" MIN. A.F.F. UNLESS IT
PROTRUDES LESS THAN 4" FROM WALL.
- 750 STUCCO CONTROL JOINT, TYPICAL.

PLZP-24-0023



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
1	01/30/2025	ICITY COMMENTS SITE

PROJECT NUMBER

22-105

ISSUE DATE

08/09/2024

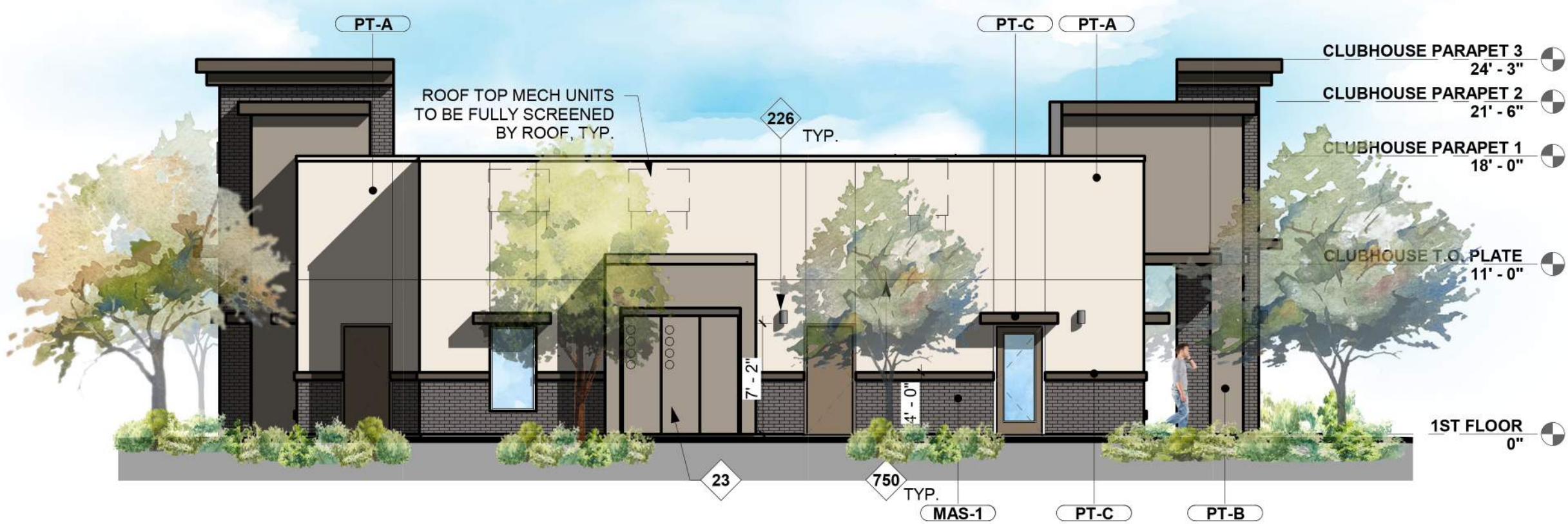
PRELIMINARY
CLUBHOUSE
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER

A-411B



1 PRELIMINARY ELEVATION CLUBHOUSE FRONT
1/8" = 1'-0"



2 PRELIMINARY ELEVATION CLUBHOUSE RIGHT SIDE
1/8" = 1'-0"



3 PRELIMINARY ELEVATION CLUBHOUSE REAR
1/8" = 1'-0"



4 PRELIMINARY ELEVATION CLUBHOUSE LEFT SIDE
1/8" = 1'-0"

PLZSP-24-0023



triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
1	01/30/2025	ICITY COMMENTS SITE

PROJECT NUMBER

22-105

ISSUE DATE

08/09/2024

SHEET TITLE

MATERIAL BOARD

SHEET NUMBER

MB-1



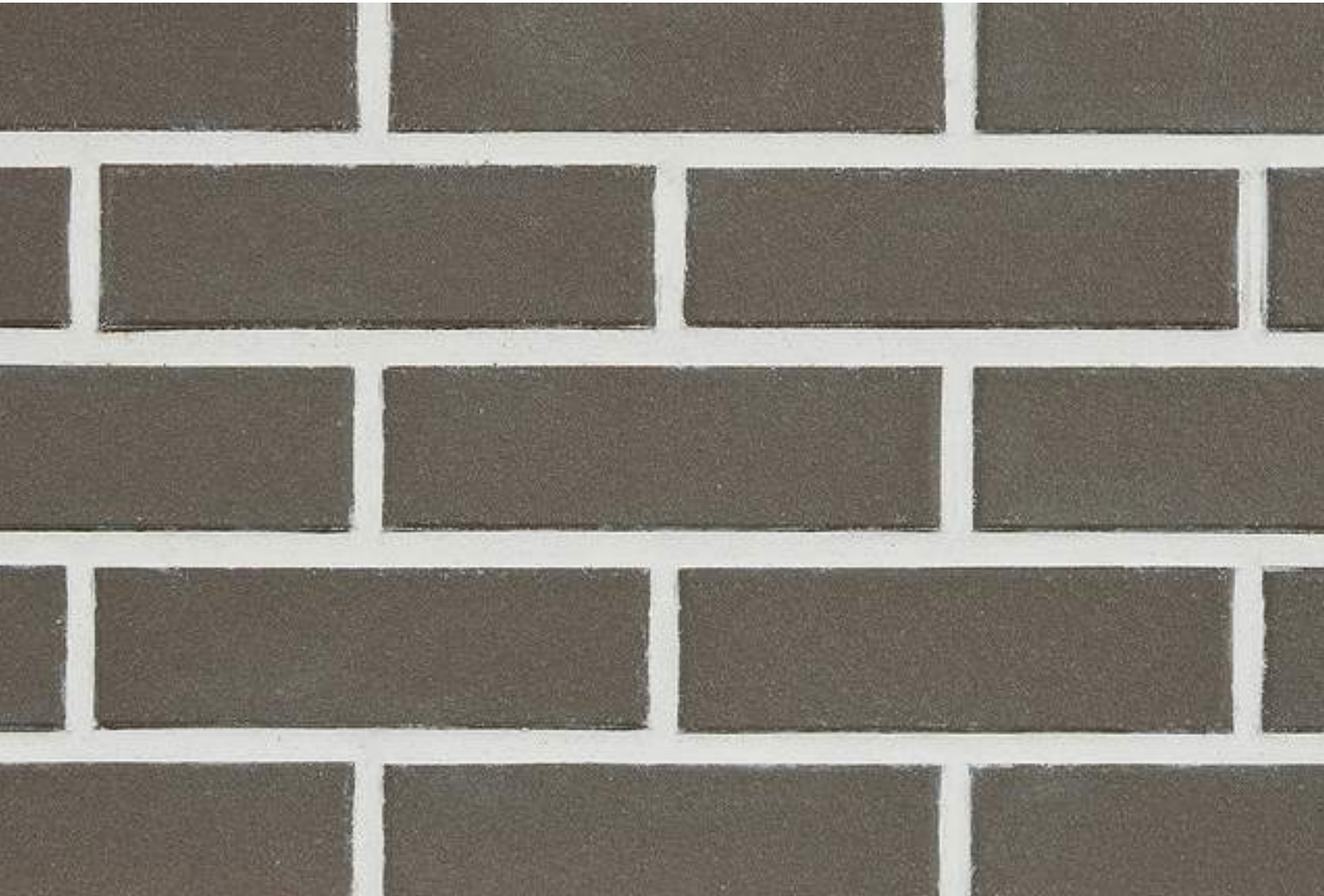
PT-A
STUCCO, MAIN BODY
DUNN EDWARDS
DEC786 "MINER'S DUST"
LRV VALUE: 58

PT-B
STUCCO, MAIN BODY
DUNN EDWARDS
DET620 "BARNWOOD GRAY"
LRV VALUE: 31

PT-C
STUCCO, ACCENT
DUNN EDWARDS
DET634 "DOWNING TO EARTH"
LRV VALUE: 10



MTL-1
PT-C
STEEL SHADE CANOPY PAINTED
DUNN EDWARDS
DET634 "DOWNING TO EARTH"
LRV VALUE: 10



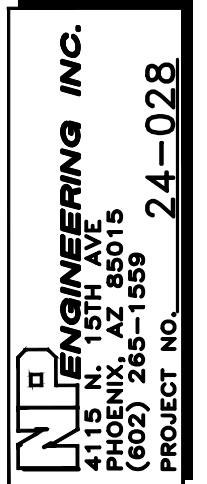
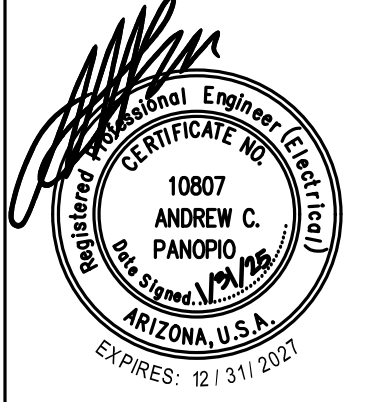
MAS-1
MASONRY BRICK VENEER
THE BELDEN BIRCH COMPANY
MANHATTAN SMOOTH

This drawing is the property of triARC Architecture & Design, L.L.C., 1934 E Camelback Rd, Suite 200, Phoenix AZ 85016. 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2020

PLZSP-24-0023



1934 E Camelback Rd.
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE APARTMENTS
VERRADO
SWC N. VERRADO WAY &
W. ROOSEVELT ST.

REV | DATE | DESCRIPTION

PROJECT NUMBER:
22-105

ISSUE DATE:
6/24/2024

SHEET TITLE:
PRELIMINARY
SITE PLAN

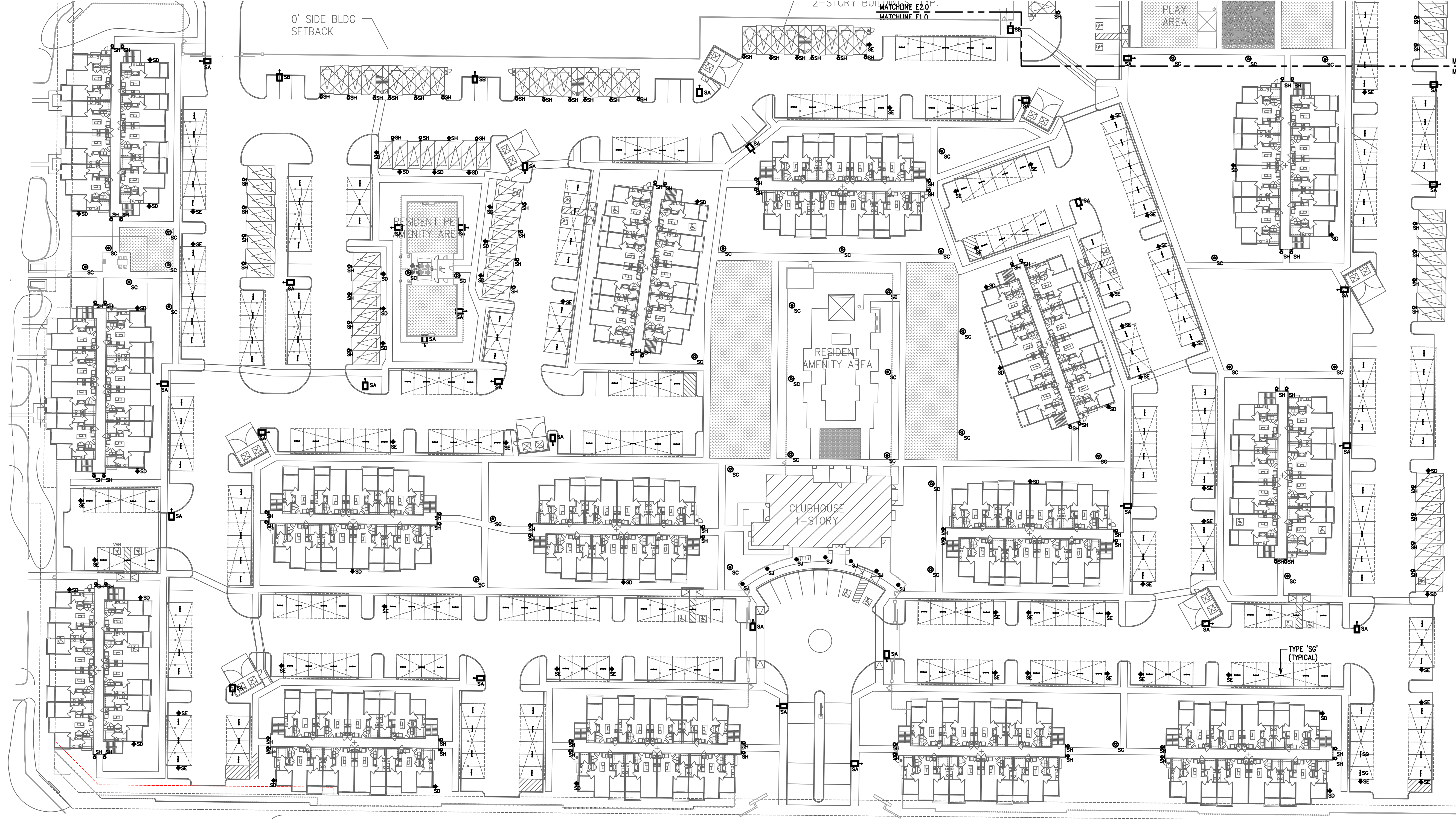
SHEET NUMBER:

E-1

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	2	2SA	Back-Back	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	TWIN HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15
	40	SA	Single	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15
	3	SB	Single	DUARAGUARD KH45QC1X167U3K with KH45GS	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	13534	178.8	536.4	15
	39	SC	Single	SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV	POST MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2910	89.02221	3471.866	10
	38	SD	Single	SIGNIFY STONCO LPW-16-20-WW-G3-3	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2457	22.3	847.4	10
	42	SE	Single	SIGNIFY STONCO LPW-7-10-WW-G3-2-8	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	1051	9.7	407.4	9
	266	SG	Single	SIGNIFY DAYBRITE FSSEZ-4-40L-830-UNV	UNDER CARPORT LINEAR LED LIGHTING FIXTURE	0.880	3653	32.1	8538.6	9
	122	SH	Single	RP LTG 4404-GB	WALL SCONCE LED	0.950	771	14.9	1817.8	6
	7	SU	Single	SIGNIFY GARDCO BR840-14L-350-WW-G2-5	42" TALL FULLY CUT-OFF LED BOLLARD	0.950	1996	16.8	117.6	3.5

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.15	11.3	0.0	N.A.
Site	Illuminance	Fc	2.82	21.9	0.0	N.A.

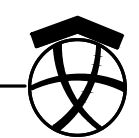
N. VERRADO WA



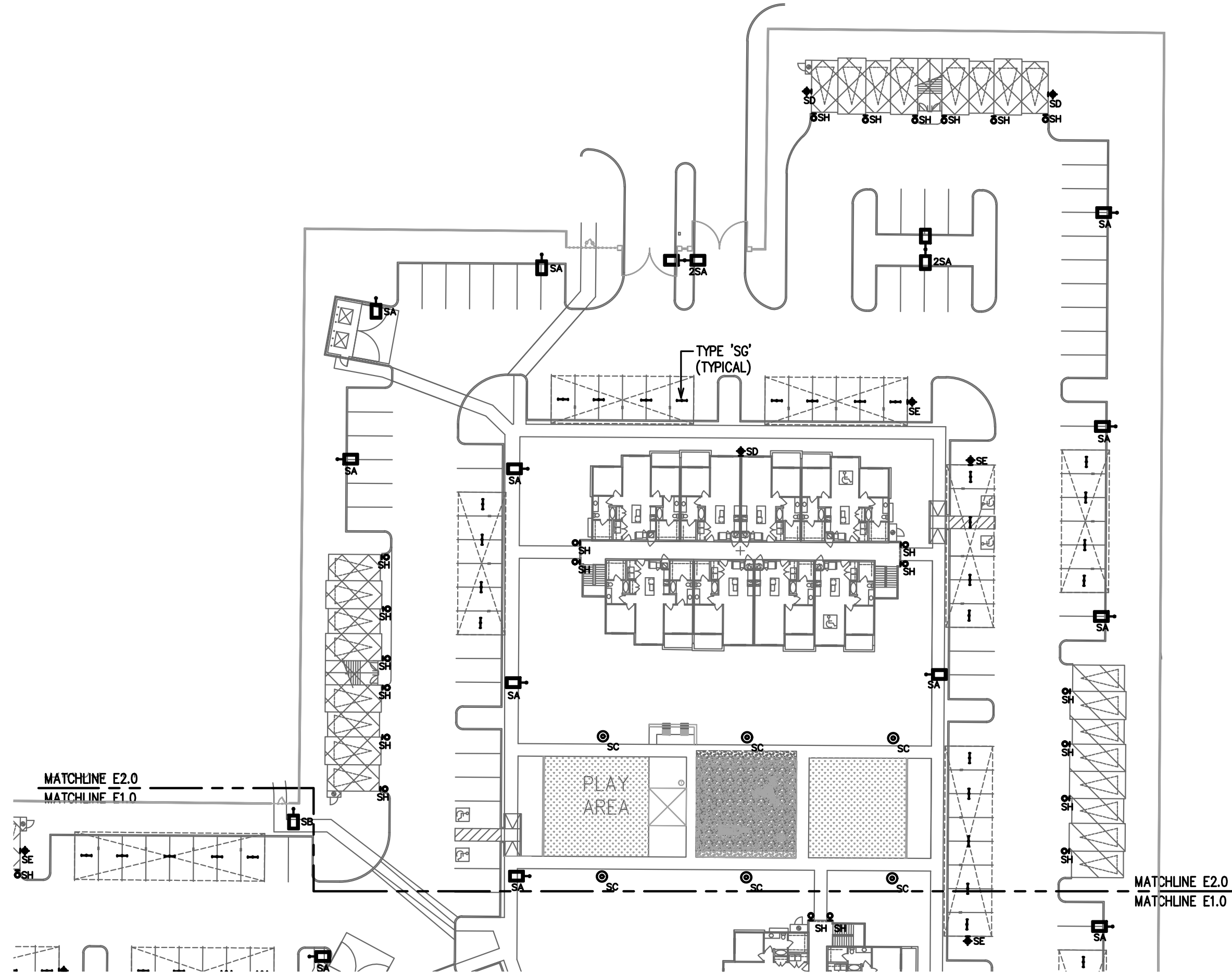
W. FILLMORE ST.

ELECTRICAL SITE LIGHTING PLAN

1" = 40'-0"



This drawing is the property of triARC Architecture & Design, L.L.C., 1934 E. Camelback Rd. Suite 200, Phoenix AZ 85016. 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2020.



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	2	2SA	Back-Back	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	TWIN HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15
	40	SA	Single	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15
	3	SB	Single	DURAGUARD KH45QC1X167U3K with KH45GS	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	13534	178.8	536.4	15
	39	SC	Single	SIGNIFY GARDCO PPT-140L-650-WW-C2-5-UNV	POST MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2910	89.02221	3471.866	10
	38	SD	Single	SIGNIFY STONCO LPW-16-20-WW-G3-3	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2457	22.3	847.4	10
	42	SE	Single	SIGNIFY STONCO LPW-7-10-WW-G3-2-8	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	1051	9.7	407.4	9
	266	SG	Single	SIGNIFY DAYBRITE FSSEZ-4-40L-830-UNV	UNDER CARPORT LINEAR LED LIGHTING FIXTURE	0.880	3653	32.1	8538.6	9
	122	SH	Single	RP LYG 4404-OB	WALL SCONCE LED	0.950	771	14.9	1817.8	6
	7	SJ	Single	SIGNIFY GARDCO BR840-14L-350-WW-G2-5	42" TALL FULLY CUT-OFF LED BOLLARD	0.950	1996	16.8	117.6	3.5
Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
Property Line	Illuminance	Fc	0.15	11.3	0.0	N.A.	N.A.			
Site	Illuminance	Fc	2.82	21.9	0.0	N.A.	N.A.			

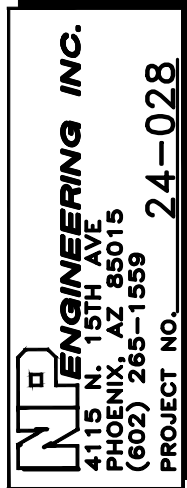
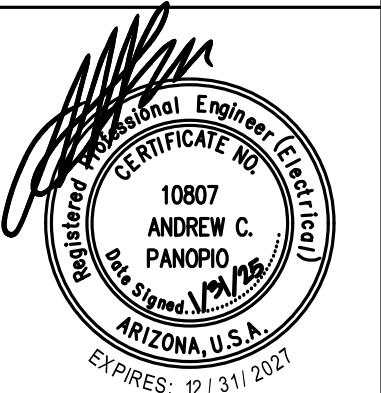
ELECTRICAL SITE LIGHTING PLAN
1" = 40'-0"



PLZSP-24-0023



1934 E Camelback Rd.
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE APARTMENTS
VERRADO
SWC N. VERRADO WAY &
W. ROOSEVELT ST.

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER:
22-105

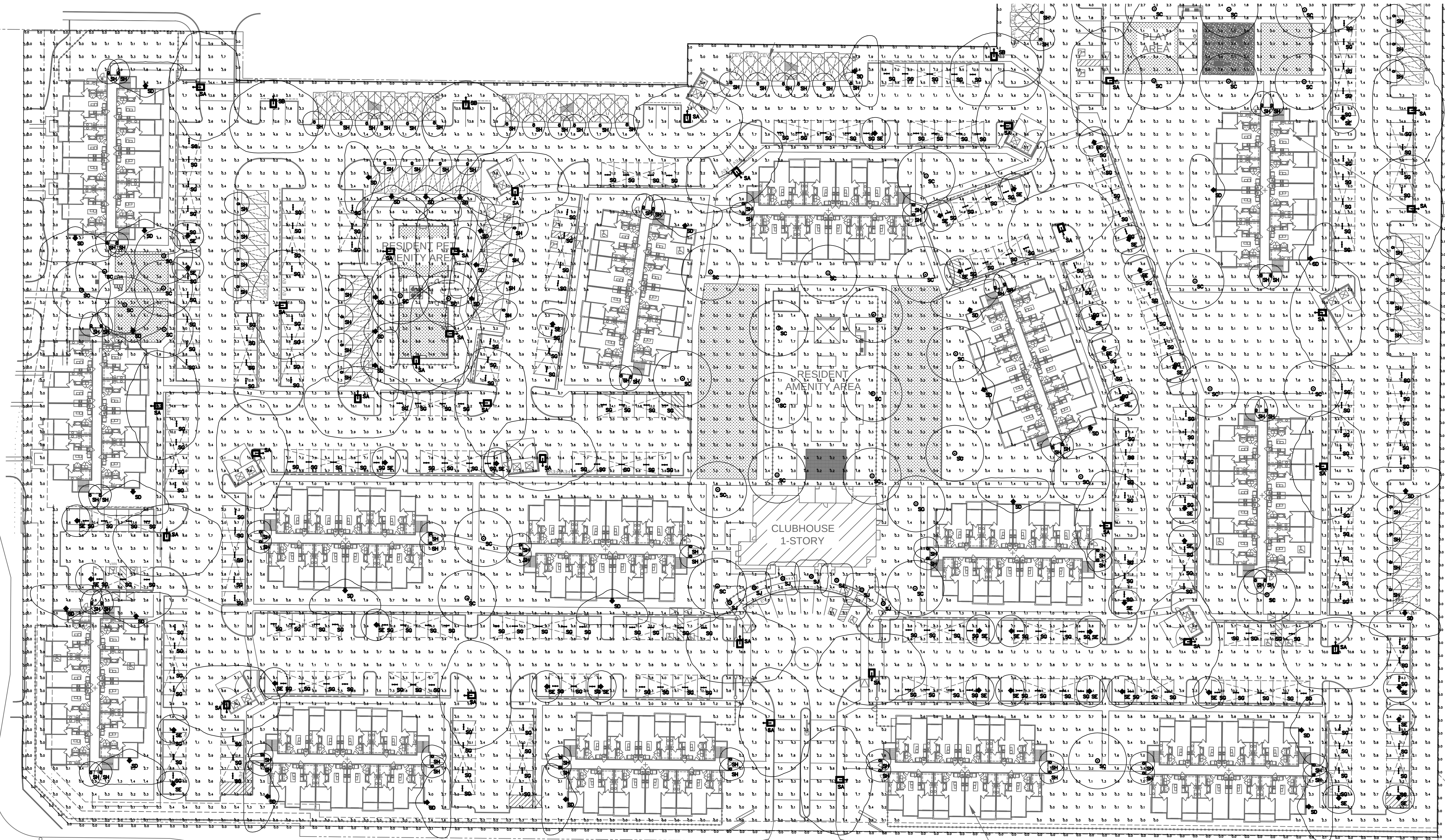
ISSUE DATE:
6/24/2024

SHEET TITLE:
PRELIMINARY
SITE PLAN

SHEET NUMBER:
E-2

This drawing is the property of triARC Architecture & Design, L.L.C., 1934 E Camelback Rd, Suite 200, Phoenix, AZ 85016. 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2020.

N. VERRADO WAY



W. FILLMORE ST.

ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 40'-0"



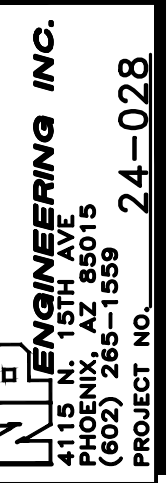
Luminaire Schedule														
Symbol	Qty	Label	Arrangement	LUMINAIRE	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height				
	2	2SA	Back-Back	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	TWIN HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15				
	40	SA	Single	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	4192	15				
	3	SB	Single	DURAGUARD KH45QC167U3K with KH45GS	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	13534	178.8	536.4	15				
	39	SC	Single	SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV	POST MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2910	89.02221	3471.866	10				
	38	SD	Single	SIGNIFY STONCO LPW-16-20-WW-G3-3	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2457	22.3	847.4	10				
	42	SE	Single	SIGNIFY STONCO LPW-7-10-WW-G3-2-8	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	1051	9.7	407.4	9				
	266	SG	Single	SIGNIFY DAYBRITE FSSEZ-4-40L-830-UNV	UNDER CARPORT LINEAR LED LIGHTING FIXTURE	0.880	3653	32.1	8538.6	9				
	122	SH	Single	RF LTG 4404-0B	WALL SCONCE LED	0.950	771	14.9	1817.8	6				
	7	SJ	Single	SIGNIFY GARDCO BR840-14L-350-WW-G2-5	42" TALL FULLY CUT-OFF LED BOLLARD	0.950	1996	16.8	117.6	3.5				

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Property Line Illuminance	Illuminance	Fc	0.15	11.3	0.0	N.A.	N.A.		
Site Illuminance	Illuminance	Fc	2.82	21.9	0.0	N.A.	N.A.		

PLZSP-24-0023



1934 E Camelback Rd.
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE APARTMENTS
VERRADO
SVC N. VERRADO WAY &
W. ROOSEVELT ST.

REV | DATE | DESCRIPTION

PROJECT NUMBER:
22-105

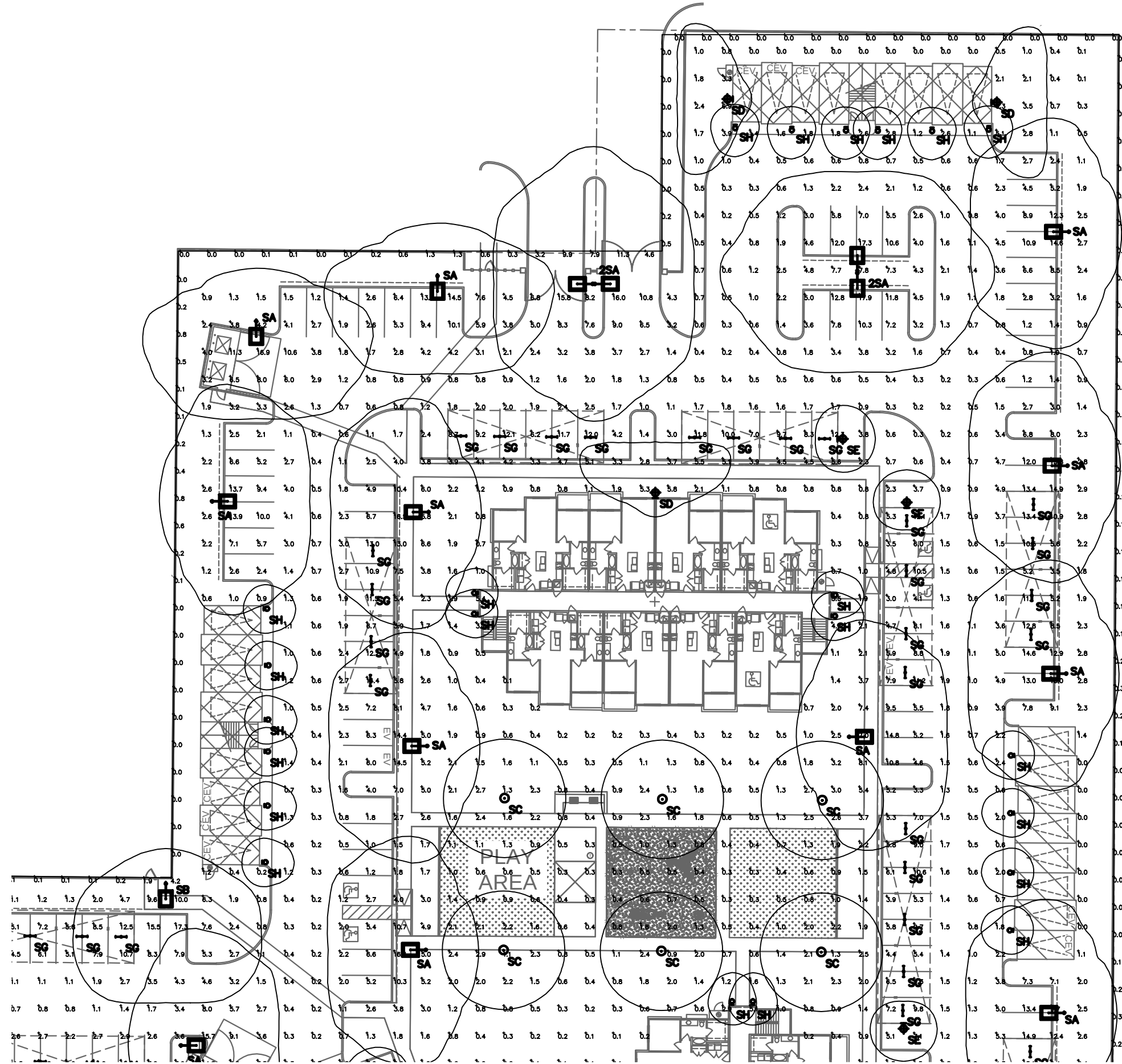
ISSUE DATE:
6/24/2024

SHEET TITLE:
PRELIMINARY
SITE PLAN

SHEET NUMBER:

E-3

This drawing is the property of triARC Architecture & Design, L.L.C., 1934 E. Camelback Rd. Suite 200, Phoenix AZ 85016. 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2020



ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 40'-0"

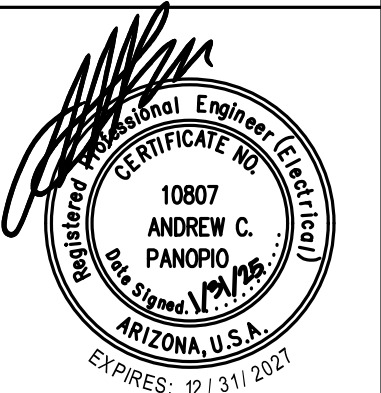


Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LUMINAIRE	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	2	2SA	Back-Back	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	TWIN HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	419.2	15
	40	SA	Single	DUARAGUARD KH45Q-C-1X99-U-3K-C-Z-KH45A	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	12922	104.8	4192	15
	3	SB	Single	DUARAGUARD KH45QC1X167U3K with KH45GS	SINGLE HEAD FULLY CUT-OFF POLE MOUNTED LED LIGHTING FIXTURE	0.950	13534	178.8	536.4	15
	39	SC	Single	SIGNIFY GARDCO PPT-140L-850-WW-G2-5-UNV	POST MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2910	89.02221	3471.866	10
	38	SD	Single	SIGNIFY STONCO LPW-16-20-WW-G3-3	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	2457	22.3	847.4	10
	42	SE	Single	SIGNIFY STONCO LPW-7-10-WW-G3-2-8	WALL MOUNTED FULLY CUT-OFF LED LIGHTING FIXTURE	0.950	1051	9.7	407.4	9
	266	SG	Single	SIGNIFY DAYBRITE FSSEZ-4-40L-830-UNV	UNDER CARPORT LINEAR LED LIGHTING FIXTURE	0.880	3653	32.1	8538.6	9
	122	SH	Single	RP LTG 4404-08	WALL SCONCE LED	0.950	771	14.9	1817.8	6
	7	SJ	Single	SIGNIFY GARDCO BRB40-14L-350-WW-G2-5	42" TALL FULLY CUT-OFF LED BOLLARD	0.950	1996	16.8	117.6	3.5
Calculation Summary										
Property Line		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Site		Illuminance	Fc	0.15	11.3	0.0	N.A.	N.A.		
		Illuminance	Fc	2.82	21.9	0.0	N.A.	N.A.		

PLZSP-24-0023



1934 E Camelback Rd.
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE APARTMENTS
VERRADO
SWC N. VERRADO WAY &
W. ROOSEVELT ST.

REV | DATE | DESCRIPTION

PROJECT NUMBER:
22-105

ISSUE DATE:
6/24/2024

SHEET TITLE:
PRELIMINARY
SITE PLAN

SHEET NUMBER:
E-4

Rev. 02/16/24

KH45Q DuraLED Large Hampton Kitty Hawk Area, Wall and Flood Light

DuraGuard
PRODUCTS INC.
A QEST Company

Project Name:

PROSE VERRADO

Complete Catalog #:

KH45Q-C-1K3K-C-Z-KH45A**

Comments:

Project Information

Fixture Type:

25A, SA, SB

Date:

TYPE SB - KH45Q-C-1X9-3K-C-Z-KH45A-KH45QSZ

The DuraGuard KH45Q LED area, aisle, wall and flood luminaire combines optical performance, energy efficiency and long term reliability using a market proven contemporary design. Utilizing the latest LED technology, the KH45Q luminaire delivers uniformity and reliability resulting in greater pole spacing. The fixture is available in multiple wattages with a wide choice of mounting configurations and optical distributions to serve the needs of lighting designers for varying project light level requirements. Applications include general area, parking, food, security, and accent lighting for retail centers, automotive dealerships, industrial plants, schools and universities, public transit and airports, office buildings and medical facilities.

SPECIFICATIONS AND FEATURES:

HOUSING:

Die Cast Aluminum Housing and Front Frame, Integral Heat Sinking and Driver Compartment. Protocol Adaptable, Nickel-Plated Stainless Steel Hardware.

LISTING & RATINGS:

ETL- Listed for Wet Locations, ANSIUL 1598, 8750
IP68 Sealed LED Compartment.

FINISH:

Toxinated Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

LENS:

Tempered Clear Flat, SoftLED Flat Glass Lens, or Tempered Clear Flat Prismatic Glass Lens.

MOUNTING OPTIONS:

Mounts with Kitty Hawk Arm, Adjustable Slinger, 2" Diameter Mounting Arm Adapter, Two-Piece Bracket or Wall Mount Bracket. (Factory Installed)

DURALED LED:

Aluminum Boards

WATTAGES:

Multiple Wattages Available: 99w, 111w, 133w, 136w, 167w, 183w, 199w, 225w, 250w

DRIVER:

Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz; Less Than 20% THD and PF>0.90, Standard Internal Surge Protection 8kV, 0-100% Dimming Standard for a Dimming Range of 100% to 10%, Dimming Source Current is 150 Microamps.

CONTROLS:

Fixtures Ordered with Factory-Installed Protocol or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Impl'd and May Not Be Available. Please Consult Factory. Fixtures are Tested with DuraGuard Controls and May Not Function Properly With Controls Supplied by Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

WARRANTY:

5-Year Warranty for -40°C to +50°C Environment.

See Page 5 for Projected Lumen Maintenance Table.

DuraLED TECHNOLOGY

**290,000
Hours**

**NEW
EXPANDED WARRANTIES
OPTIMIZED OPTICS**
AUTO DEALERSHIP ROTATED OPTICS

Dimensions

Width (D) 10 1/2" (400mm)
Length (B) 22" (559mm)
Height (A) 4" (102mm)

Length with Mount (L)

Kitty Hawk Arm (KHMAA): 27 1/2" (688mm)
Slinger (SBF): 20 1/2" (519mm)
Mounting Arm Adapter (ALMAAA): 26 1/2" (668mm)
Yoke (KHAYT): 20 1/2" (519mm)
Bracket (SBB): 29 1/2" (748mm)
Wall Mount Bracket (WBW): 65mm (2 1/2")

DesignLights Consortium™

Qualified Luminaire

KH45Q-1X167U H9KC™

KH45Q-1X167 250U H9KC™

KH45Q-1X167 250U H9KC™

KH45Q-1X167U H9KC™

KH45Q-1X167 250U H9KC™

KH45Q-1X167 250U H9KC™

Specifications subject to change without notice.

12802 Commodity Place • Tampa, FL 33626 • www.duraguard.com • Toll Free: (800) 736-7991

[illegible]

		Site & Area PureForm PPT post top with comfort optics									
by											
Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.											
Project: PROSE VERRADO											
Location:											
Cat No: PPT-140L-450-WW-G2-S-UNV											
Type: SC											
Lamps: Qty:											
Notes:											
Ordering guide example: PPT-140L-450-NW-G2-T3-1-UNV-DGY											
Profile	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Emergency	Voltage				
PPT											
PPT PureForm post top, comfort optics	140L 140 LEDs	R60 450mA 650 650mA 1150 150mA ¹ 150S 105mA ¹ 2100 2100mA ^{1,2}	WW-G2 Warm White 3000K, 70 CRI Generation 2 WT-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ¹ BW-G2 Balanced White 3500K (80 CRI) Generation 2 ¹ AM-G2 Amber Generation 2 ^{1,2}	T3 Mounts to a 3" x 4" Teflon T2 Mounts to a 2-1/8" x 4" Teflon (must be ordered and shipped as a separate accessory)	1 Comfort Type 1 2 Comfort Type 2 3 Comfort Type 3 5 Comfort Type 5	Leave blank for no battery EBPC Emergency battery pack cold weather ^{14,15} EBF Emergency battery pack ^{14,15}	120 120V 208 208V 240 240V 277 277V 347 347V 480V 480V UNV 120-277V/50/60Hz HVV 347-480V (50/60Hz)				
Options											
Dimming controls	Motion sensing		Photo-sensing		Switch-load tested	Finish					
DD 0-10V External dimming (by others) ¹ FAWS Field Adjustable Wattage Selector ¹⁴ SW Interface module for SiteWire ^{14,15} LLC Integral wireless module ^{14,15} BL Bi-level functionality ^{14,15}	IMR3 Integral with #3 lens ¹		PCR Photocontrol Button ¹⁴ TLRB5 Twist Lock Receptacle 5 Pin ^{14,15} TLRB7 Twist Lock Receptacle 7 Pin ^{14,15} TLBPC Twist Lock Receptacle w/PhotoCell ^{14,15}		Feeling F1 Single (120, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pull (208, 240, 480VAC) ¹	Textured BE Black WH White RE Raintite DOT Dark Gray MGT Medium Gray					
DyadDimmer: Automatic Profile Dimming¹⁴						Customer specified					
CS50 Security 50% Dimming, 7 hours CM50 Motion 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Motion 30% Dimming, 8 hours					Surge Protection (NEMA standard) SPZ Increased 20RA EHS External house side shield (factory installed)	RAL Specify optional color or RAL (ex: RAL7024) CC Custom color chip (Must specify color chip for custom factory quote)					
1. 150, 1575, and 2100mA not available with emergency battery backup (EBPB). 2. 2100mA not available with emergency battery backup cold weather (EBPC). 3. Extended lead times apply. Contact factory for details. 4. Not available with other control options. 5. Not available with motion sensor.						6. Not available with photocontrol. 7. Not available in 347 or 480V. 8. Available only in US or 277V. 9. Must specify input voltage. 10. Dimming will not be connected to NEMA receptacle if ordering with other control options. 11. Not available in 480V. 12. Not available in 2100mA. 13. Not available with IMR3 and FAWS dimming control options. 14. Must specify a motion sensor lens. 15. Cannot be combined with HVU and BL (IMR3).					
PPT_PureForm_post_top_ 05/20 page 1 of 5						 					

PPT PureForm LED post top with comfort optics

PureForm Accessories (order separately)

PPT-T2

Post top tenon adapter for 2 3/8" x 4"

FSIR-100

BL Optional Remote Programming Tool

LED Wattage and Lumen Values – 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 1			Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PPT1-450-WW-G2-x-UNV	160	450	3000	32	8602	B3-U0-G2	87	8602	B3-U0-G2	84	2328	B3-U0-G2	106	2176	B3-U0-G2	98
PPT1-450-WW-G2-x-UNV	160	450	3000	30	2545	B3-U0-G2	84	2539	B3-U0-G2	83	3326	B3-U0-G2	103	2950	B3-U0-G2	96
PPT1-150-3000-G2-x-UNV	160	150	3000	52	4773	B2-U0-G2	88	4325	B2-U0-G2	87	5616	B2-U0-G2	108	5229	B2-U0-G2	100
PPT1-1675-WW-G2-x-UNV	160	1675	3000	75	6348	B3-U0-G2	84	6282	B2-U0-G2	83	7796	B2-U0-G2	103	7258	B2-U0-G2	96
PPT1-1675-WW-G2-x-UNV	160	2000	3000	96	7600	B3-U0-G2	79	7521	B3-U0-G2	78	8701	B3-U0-G2	91	8669	B3-U0-G2	91

LED Wattage and Lumen Values – 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 1			Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PPT1-450-WW-G2-x-UNV	160	450	4000	32	9911	B3-U0-G2	88	7421	B3-U0-G2	88	2244	B3-U0-G2	101			
PPT1-450-WW-G2-x-UNV	160	450	4000	30	2636	B3-U0-G2	87	2609	B3-U0-G2	86	3237	B3-U0-G2	106	3034	B2-U0-G2	99
PPT1-150-4000-G2-x-UNV	160	150	4000	52	4736	B2-U0-G2	91	4686	B2-U0-G2	90	5816	B2-U0-G2	101	5453	B3-U0-G2	104
PPT1-1675-WW-G2-x-UNV	160	1675	4000	75	6574	B3-U0-G2	87	6506	B2-U0-G2	86	8014	B2-U0-G2	106	7517	B3-U0-G2	99
PPT1-1675-WW-G2-x-UNV	160	2000	4000	96	7871	B3-U0-G2	82	7789	B3-U0-G2	81	9011	B3-U0-G2	94	8999	B3-U0-G2	94

LED Wattage and Lumen Values – 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 1			Type 2			Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PPT1-450-WW-G2-x-UNV	160	450	5000	32	2050	B3-U0-G2	82	2029	B3-U0-G2	81	2518	B3-U0-G2	91	2244	B3-U0-G2	105
PPT1-450-WW-G2-x-UNV	160	450	5000	30	2741	B3-U0-G2	80	2773	B3-U0-G2	80	3366	B3-U0-G2	111	3155	B2-U0-G2	103
PPT1-150-5000-G2-x-UNV	160	150	5000	52	4925	B2-U0-G2	94	4873	B2-U0-G2	93	6049	B2-U0-G2	116	5612	B3-U0-G2	108
PPT1-1675-WW-G2-x-UNV	160	1675	5000	75	6837	B3-U0-G2	90	6766	B3-U0-G2	89	8397	B3-U0-G2	111	7818	B3-U0-G2	103
PPT1-1675-WW-G2-x-UNV	160	2000	5000	96	8186	B3-U0-G2	85	8101	B3-U0-G2	85	9372	B3-U0-G2	98	9359	B3-U0-G2	98

Stonco LytePro LED medium wall scone LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:	PROSE VERRADO
Location:	
Cat.No:	LPW-16-50-WW-G3-3
Type:	SD
Lamps:	
Qty:	
Notes:	

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options	Photocontrol	Finish
LPW16							
LPW16	LytePro 16 LED medium wall scone	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UHV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	--- None PCB Photocontrol Button ¹	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray
							Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ ²	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	180096144660

¹ Must specify voltage. Not available in 347V or 480V.
² Other colors available upon request as made-to-order

LPW16_LytePro_scone 06/19 page 1 of 3

LPW16 LytePro

LED medium wall scone

Dimensions

Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (6) knockouts.

Universal J-Box mounting hole pattern

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22.3	2,316	B1-UO-G1	104	2,342	B1-UO-G1	107
LPW-16-30-NW-G3	16	650	4000	34.3	3,474	B1-UO-G1	101	3,364	B1-UO-G1	98
LPW-16-50-NW-G3	16	900	4000	48.0	4,629	B1-UO-G1	96	4,462	B1-UO-G1	93
LPW-16-20-WW-G3	16	400	3000	22.3	2,132	B1-UO-G0	96	2,065	B1-UO-G1	93
LPW-16-30-WW-G3	16	650	3000	34.3	3,200	B1-UO-G1	93	3,098	B1-UO-G1	90
LPW-16-50-WW-G3	16	900	3000	47.5	4,263	B1-UO-G1	90	4,128	B1-UO-G1	87

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

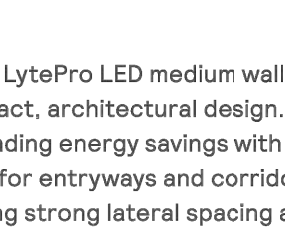
Ambient Temperature °C	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height

LPW16 16' mounting height	10 ft	12 ft	16 ft
Mounting height	10 ft	12 ft	16 ft
Multiplier	1.57	1.34	1.00

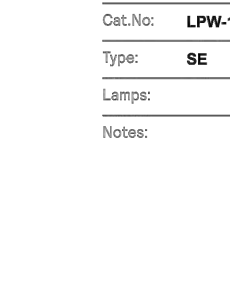
 triARC architecture & design		
1934 E Camelback Rd. Suite 200 Phoenix, AZ 85016 P 602-229-1100		
		
 NPA ENGINEERING INC. 10807 ANDREW C. PANOPIO PHOENIX, AZ 85015 (602) 285-1559 PROJECT NO. 24-028		
PROSE APARTMENTS VERRADO SWC N. VERRADO WAY & W. ROOSEVELT ST.		
REV/	DATE	DESCRIPTION
PROJECT NUMBER: 22-105		
ISSUE DATE: 6/24/2024		
SHEET TITLE: PRELIMINARY SITE PLAN		
SHEET NUMBER: E-5		



Wall mount

LytePro

LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project: PROSE VERRADO	
Location:	
Dist. No: LPW-16-50-WW-G3-4	
Type: SE	
Lamp:	Qty:
Notes:	

Ordering guide

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options	Finish
LPW16						
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	--- None PCB Photocontrol Button ¹	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ²	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

¹ Must specify voltage. Not available in 347V or 480V.
² Other colors available upon request as made-to-order




LPW16_LytePro_sconce 06/19 page 1 of 3

LPW16 LytePro

LED medium wall sconce

Dimensions

Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-B2 LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-box pattern as luminaire or may lagged to wall using (4) knockouts.

Universal J-Box mounting hole pattern

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Lumen Output	Type 3		Type 4	
						BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating
LPW-16-20-NW-G3	16	400	4000	22.3	2,316	B1-U0-G1	104	2,242	B1-U0-G1
LPW-16-30-NW-G3	16	650	4000	34.3	3,474	B1-U0-G1	101	3,364	B1-U0-G1
LPW-16-50-NW-G3	16	900	4000	48.0	4,629	B1-U0-G1	96	4,482	B1-U0-G1
LPW-16-20-WW-G3	16	400	3000	22.3	2,132	B1-U0-G0	96	2,066	B1-U0-G1
LPW-16-30-WW-G3	16	650	3000	34.3	3,200	B1-U0-G1	93	3,085	B1-U0-G1
LPW-16-50-WW-G3	16	900	3000	47.6	4,263	B1-U0-G1	90	4,128	B1-U0-G1

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.

Actual performance may vary due to field application conditions. L₇₀ is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM21-11. Predicted L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>64,000 hours	>96%

Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height

Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00

Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16_LytePro_sconce 06/19 page 2 of 3

Day-Brite

by **signify**

Linear

FluxStream strip

FSS 2', 3', 4', & 8'

Options available

Day-Brite / CFI FluxStream LED strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with unparalleled energy efficiency.

Ordering guide – standard & wireless controls

Series	Length (nominal)	Lumens* (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS	2' length	2000 lumens	3000K	120V	DM4 ¹	EM4 ¹ LED LSXR10 LSXR10ADC
	3' length	3000 lumens	3000K	120V	DM4 ¹	
	4' length	4000 lumens	3000K	120V	DM4 ¹	
	8' length	8000 lumens	3000K	120V	DM4 ¹	

example: FSS440L840-UNV-DM

Ordering guide – PoE controls

Series	Length (nominal)	Lumens* (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS	2' length	2000 lumens	3000K	LV	POE	IAO
	3' length	3000 lumens	3000K	LV	POE	
	4' length	4000 lumens	3000K	LV	POE	
	8' length	8000 lumens	3000K	LV	POE	

General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

PAF (Paint after fabrication) option is required for all products that are used in a damp or humid location, such as under a canopy or covered parking area.

Accessories (order separately)

- **SSD2L** - 2' Diffuse replacement lens
- **SSD3L** - 3' Diffuse replacement lens
- **SSD4L** - 4' Diffuse replacement lens (order for 8' models)
- **SSD8L** - 8' wire guard (order for 8' models)
- **PSH** - Sliding hanger bracket (set of two)
- **LSXR10** - Low bay PIR motion sensor (120-277V (not available with PoE))

example: FSS440L840-LV-POE-IAO

CFI FluxStream LED Strip 01/20 page 1 of 6

interact ready.

FSS FluxStream LED strip

2', 3', 4' and 8'

Features

- Compact design for installation in tight spaces.
- Frosted acrylic diffuser provides wide light distribution and superior glare control.
- Diffuser and LED plate snap into place allowing tool-free access to LED boards and driver.
- 2', 3', 4' and 8' tandem lengths available to accommodate many field applications.
- Up to 100,000 hour predicted L70 LED lumen maintenance provides long service life to reduce maintenance costs.
- Can be surface mounted on ceilings or walls, or suspended via chain, pendants or cables.
- Wall mountable - ADA compliant.
- Ideal for cold applications (-20°C)
- Continuous row mounting using standard end caps. No extra parts needed.
- 7/8" knock out provided at each end and on base of luminaire. Note: Center knockout is covered and not useable in 4' version with EMLD option.
- Multiple driver options available with 0-10V as standard.
- Enclosed lens minimizes penetration of dust, insects, and other debris into the LED compartment.

Finish

- Baked white acrylic matte high reflectance paint finish.
- PAF (Paint after fabrication) option, which is required for all products that will be used in damp or humid locations, such as a canopy over parking area, provides extra corrosion resistance.

Shielding

- Contoured frosted acrylic lens.

Electrical

- LED boards and drivers are RoHS (Restriction of Hazardous Substances) compliant. Total system life rated at 50,000 hours. Predicted L70 lifetime based on LED manufacturer's supplied L4-80 data and in-situ laboratory testing.
- Integral emergency driver with EMLD option. To estimate lumen output in emergency mode, multiply emergency cap wattage by efficacy, then by 110.
- The GTD/E option is used to bypass wall switches and allow luminaire operation on auxiliary power. Generator transfer requires installation in conjunction with a UL1008 listed device.
- The GTD/SNSR option is used to bypass integrated sensor control in the event of utility power loss. Generator transfer requires installation in conjunction with a UL1008 listed device.

Materials

- Heavy gauge cold rolled steel housing, LED plate, and end caps.

Labels

- eULus listed.
- Suitable for damp locations.

Performance data

Fixture	Lumens	Wattage	Efficacy
FSS220L	2000lm	17W	123lm/w
FSS320L	3000lm	26W	119lm/w
FSS440L	4000lm	31W	133lm/w
FSS455L	5500lm	45W	129lm/w
FSS470L	7000lm	58W	126lm/w

Dimensions

The technical drawings show the dimensions for four different lengths of the FSS FluxStream LED strip fixture: 2 FT, 3 FT, 4 FT, and 8 FT. Each drawing shows the top and side views. Key dimensions include:

- Top View:** Overall length (e.g., 24 1/2" for 2 FT), width (11 1/2" for 2 FT, 11 1/2" for 3 FT, 11 1/2" for 4 FT, 11 1/2" for 8 FT), and hole positions (e.g., 1 1/2" Dia. K.O. at ends, 7/8" Dia. K.O. at center).
- Side View:** Height (2 1/2" for 2 FT, 3 1/2" for 3 FT, 4 1/2" for 4 FT, 8 1/2" for 8 FT), depth (4 1/2"), and mounting holes (e.g., 9/16" Dia. K.O. at ends, 1/4" Dia. Hole at center).

Configuration

Configuration	Ambient
FSS470L	-20°C to 30°C
FSS810L	-20°C to 35°C
FSS840L	-20°C to 35°C
EMLD option	Minimum 0°C
All others	-20°C to 40°C

Ambient temperature data

The ambient temperature data table shows the operating range for different configurations. The FSS470L, FSS810L, and FSS840L models operate from -20°C to 30°C or 35°C. The EMLD option has a minimum operating temperature of 0°C. All other configurations operate from -20°C to 40°C.

FluxStream_LED_Strip 01/20 page 2 of 6

4404
120V

Catalog #:	4404-OB	Type
Project:	PROSE VERRADO	SH
Prepared by:		Date

Outdoor Wall Sconce, Wet Listed

Oil Rubbed Bronze (OB)

DESCRIPTION

This outdoor, wet listed wall sconce has a white acrylic lens for soft, glare free illumination. The ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The integrated photocell and LEDs allow for a long life and maximum energy savings.

DESIGN FEATURES

Construction

- Durable steel frame
- Acrylic lens to diffuse glare and improve distribution

Electrical

- 120V
- 50,000 hour projected life
- 3000K | 80 CRI
- 15W | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)
- Integrated photocell

Certifications

- cETLus listed for wet location
- 5 Year Limited Warranty

ORDERING GUIDE		Example: 4404OB
Model #	Finish	
4404	OB	
4404	OB : Oil Rubbed Bronze	

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

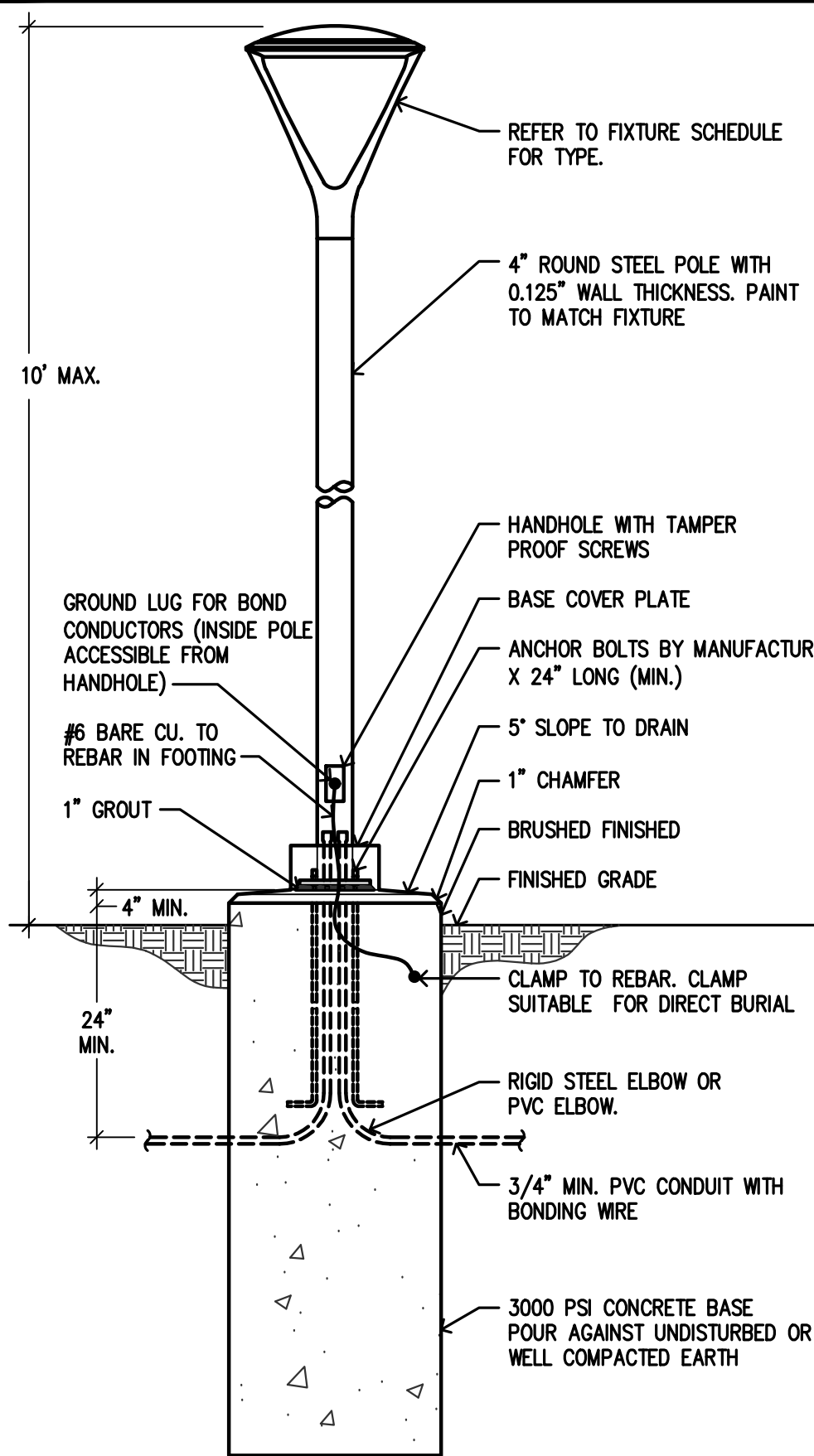
Specifications and dimensions subject to change without notice.

11/5/2020 R2

RP | LIGHTING • FANS

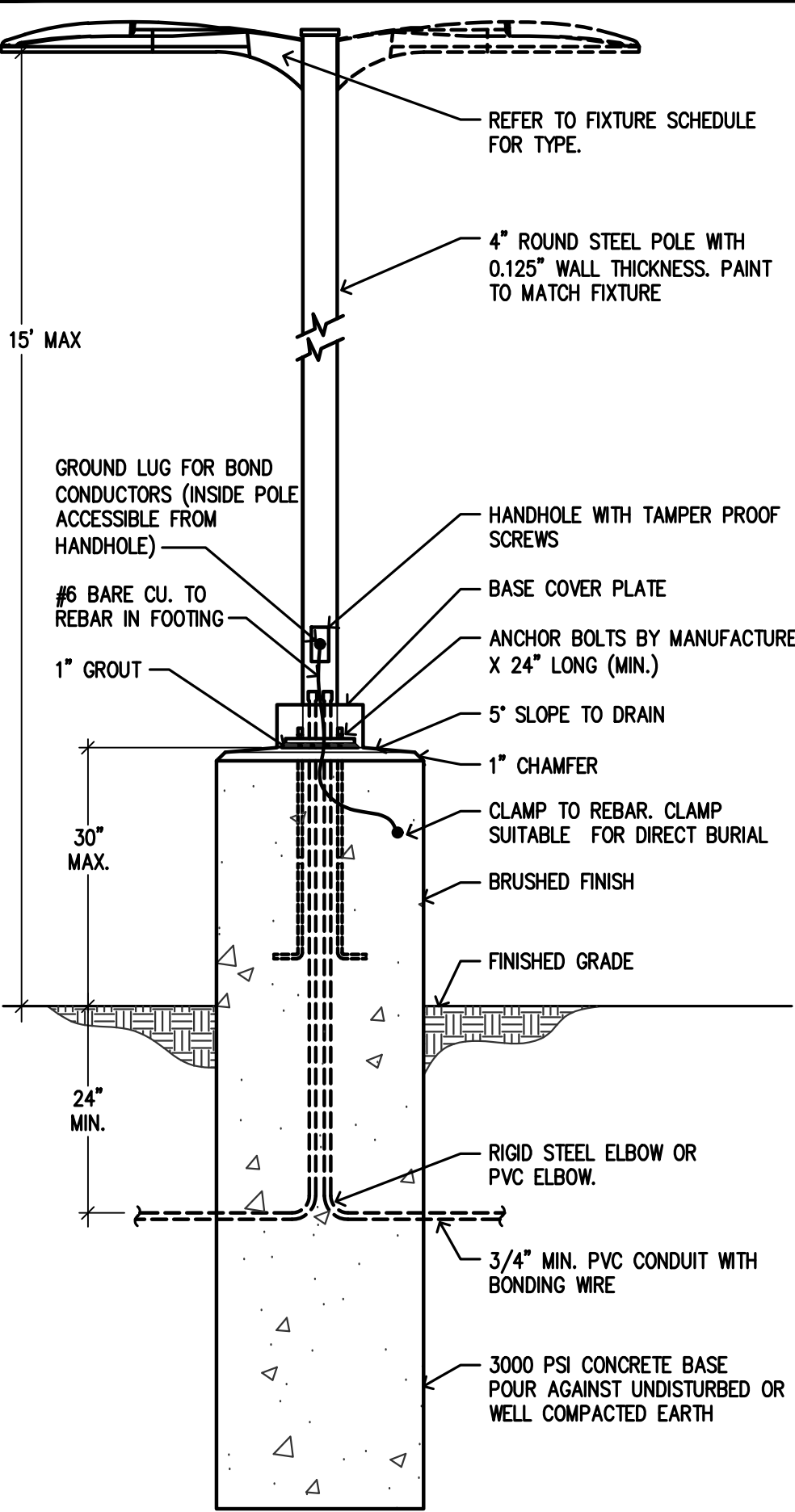
Residential Wall Sconce

 triARC architecture & design		
1934 E Camelback Rd. Suite 200 Phoenix, AZ 85016 P 602-229-1100		
		
		
PROSE APARTMENTS VERRADO SWC N. VERRADO WAY & W. ROOSEVELT ST.		
REV	DATE	DESCRIPTION
PROJECT NUMBER: 22-105		
ISSUE DATE: 6/24/2024		
SHEET TITLE: PRELIMINARY SITE PLAN		
SHEET NUMBER: E-6		



(TYPE SC)	N.T.S.
-----------	--------

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.



(TYPE 2SA, SA & SB)	N.T.S.
---------------------	--------

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.

Gardco LED Round full cutoff bollards feature LEDs concealed below cast louvers to provide down lighting for landscape and pathway applications. The BR40 series bollards have 4" diameter extruded aluminum shafts. Available mountings include the standard shaft, with a welded cast base mounted firmly to anchor bolts. They are also available with a galvanized steel base tenon reinforced shaft (BR842) for applications requiring additional support, such as schools.

Project:	
Location:	
Est.No:	BR840-145-355-WW-G2-S-UNV
Type:	SI
Lamp:	Qty:
Notes:	

Ordering guide

Example: BR840-42-14L-175-3-NW-G2-UNV-3Z

Prefix	Shaft Height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Voltage
BR840 Standard shaft	30 Standard shaft 30"	14L 14 LEDs	175 175mA	VW-G2 Warm White 3000K, 80CRI Generation 2	3 Type 3	120 120V
BR842 School bollard reinforced shaft with galvanized steel tenon	36 Standard shaft 36" 42 Standard shaft 42"		350 350mA	NW-G2 Neutral White 4000K, 80CRI Generation 2 CW-G2 Cool White 6000K, 70CRI Generation 2 WY-G2 Warm Yellow 2700K, 80CRI Generation 2 AM-G2 Direct Amber (590nm) Generation 2	6 Type 6	208 208V 240 240V 277 277V UNV 120-277V (60/60Hz)

Options			
Controls	Photo-sensing	Surge Protection	Finish
DO 0-10V External dimming (by others) †	PCB Photocontrol (Button) †	Surge Protection (10kA standard) SP2 Increased 20kA	Textured BK Black WW White BZ Bronze DGY Dark Gray MDY Medium Gray
IMR Integral infrared			Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. Consult factory for lead times.
2. Not available with other control options.
3. Must specify input voltage.

Accessories

Service	12NC	Description
(4) 3/8"BX1.5 A/B 2N-2W-1LW - (1) Template		
For shipment with the bollard (order 1 per bollard)	912401538596	KIT, BR840 ANCHOR BOLTS & TEMPL
	912401538598	KIT, BR842 ANCHOR BOLTS & TEMPL

BR840 LED bollard 04/24 page 1 of 4

DLC LISTED **UL** **US**

Bollard - Round Full Cutoff

LED Wattage and Lumen Values										
Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LP/W)	Lumen Output	BUG Rating	Efficacy (LP/W)
BR84X-14L-175-NW-G2-XX	14	175	4000	6.2	986	B0-U0-G0	120	1051	B1-U0-G1	128
BR84X-14L-350-NW-G2-XX	14	350	4000	16.8	1876	B0-U0-G0	112	1999	B2-U0-G1	119

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

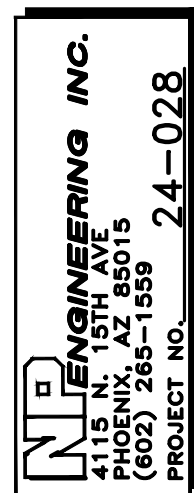
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown

Actual performance may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

Ambient Temperature °C	System Current	LED Current	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	350mA	350mA	>100,000 hours	>60,000 hours	95%



1934 E Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE APARTMENTS
VERRADO
SWC N. VERRADO WAY &
W. ROOSEVELT ST.

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER:
22-105

ISSUE DATE:
6/24/2024

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NUMBER

E-7



triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
22-105

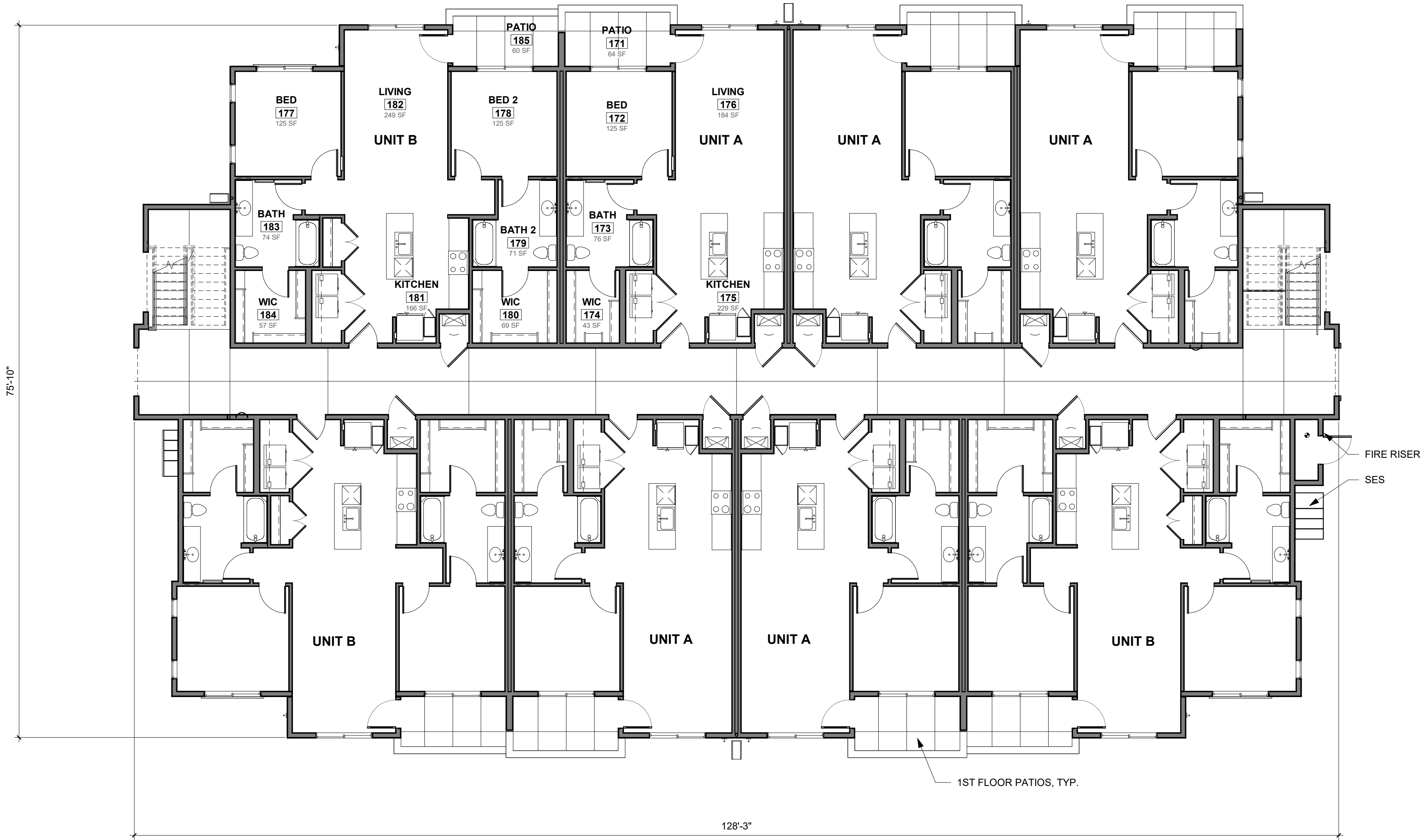
ISSUE DATE
08/09/2024

SHEET TITLE
PRELIMINARY
BUILDING 1
1ST FLOOR
PLAN

SHEET NUMBER

A-210.

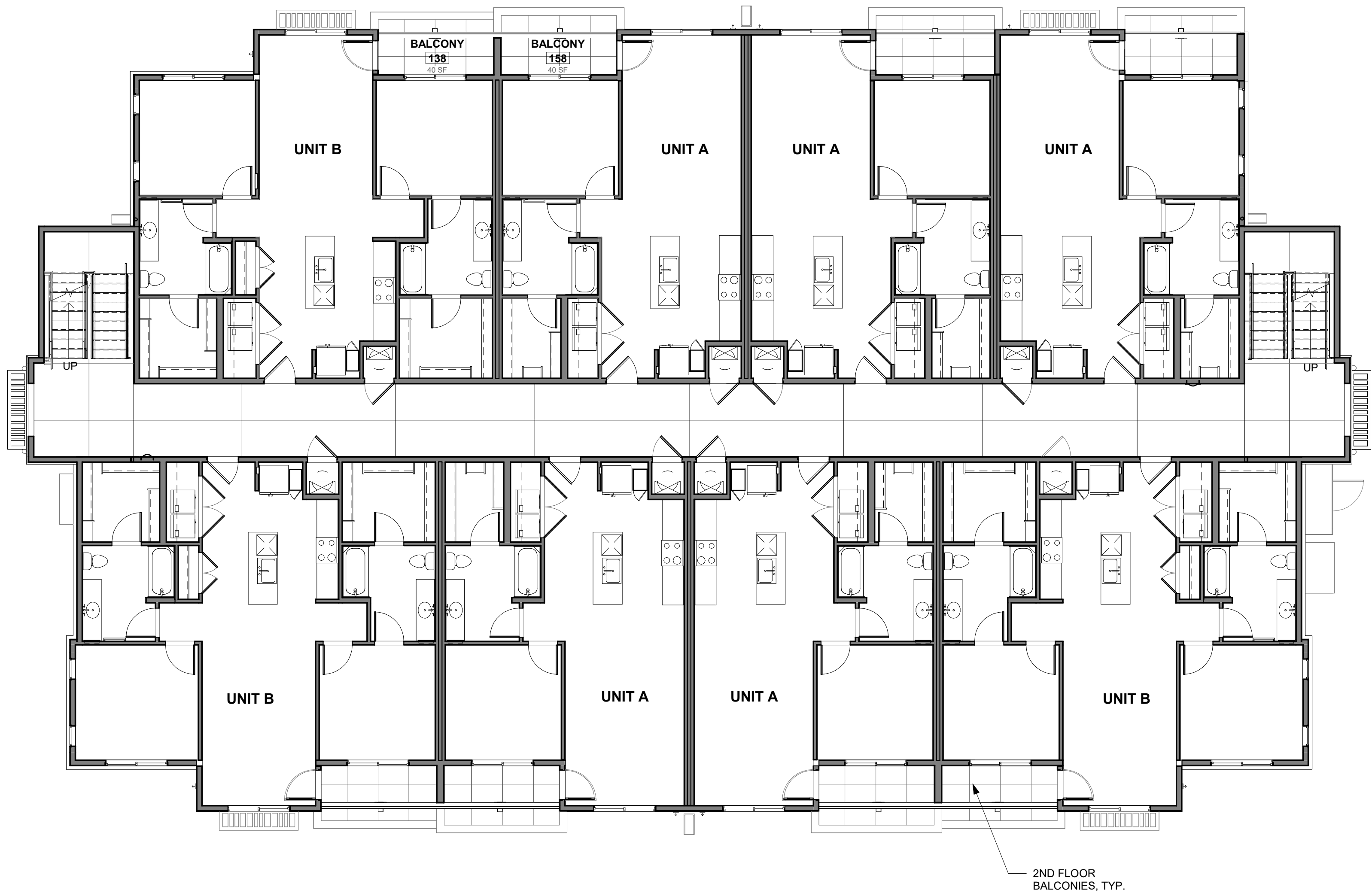
This drawing is the property of triARC Architecture & design, L.L.C., 1934 East Camelback Rd, Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2017. C:\Users\Kevin\Documents\22-105 Prose Verrado_kevintriarc.rvt 3/12/2025 4:59:53 PM



1 PRELIMINARY BUILDING 1 FIRST FLOOR PLAN
1/8" = 1'-0"

UNIT INFORMATION		
UNIT TYPE	SQ FT	BEDROOMS
UNIT A TYP.	778 S.F.	1 BEDROOM
UNIT B TYP.	1,115 S.F.	2 BEDROOM

BUILDING 1 AREA SUMMARY (GROSS AREA UNDER ROOF)	
1ST FLOOR BUILDING 1	9,033 SF
2ND FLOOR BUILDING 1	8,825 SF
3RD FLOOR BUILDING 1	8,559 SF
TOTAL BUILDING AREA	26,418 SF



1

PRELIMINARY BUILDING 1 SECOND FLOOR PLAN

1/8" = 1'-0"

PLZSP-24-0023



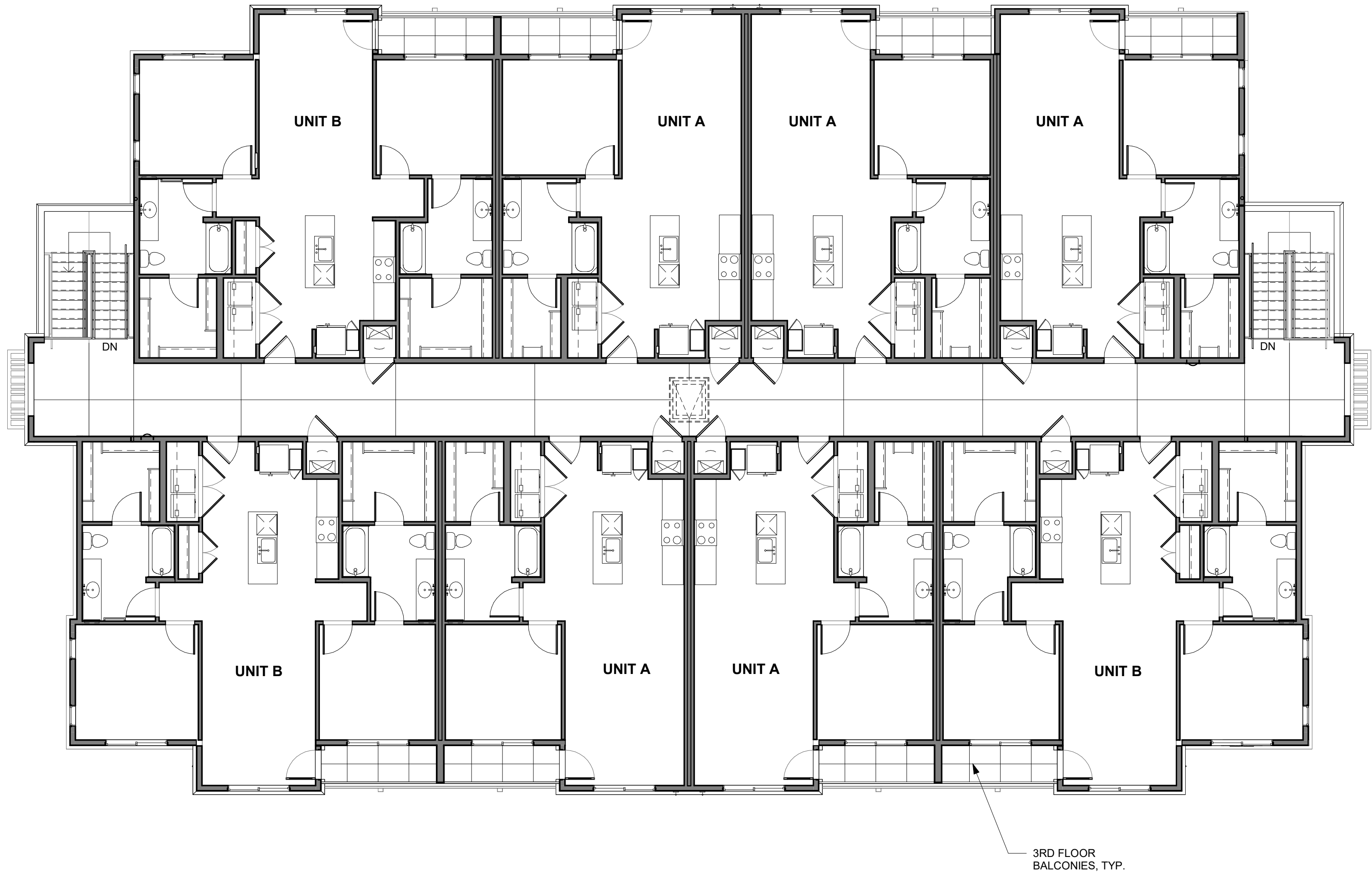
triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
PROJECT NUMBER		
22-105		
ISSUE DATE		
08/09/2024		
SHEET TITLE		
PRELIMINARY BUILDING 1 2ND FLOOR PLAN		
SHEET NUMBER		

A-211.



1

PRELIMINARY BUILDING 1 THIRD FLOOR PLAN

1/8" = 1'-0"

PLZSP-24-0023



triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



REGISTERED ARCHITECT
38494
SHANNON RAPIER
HANNA
09/30/2025
Signed: 

PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
PROJECT NUMBER		
22-105		
ISSUE DATE		
08/09/2024		
SHEET TITLE		
PRELIMINARY BUILDING 1 3RD FLOOR PLAN		
SHEET NUMBER		
A-212.		



triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION

PROJECT NUMBER
22-105

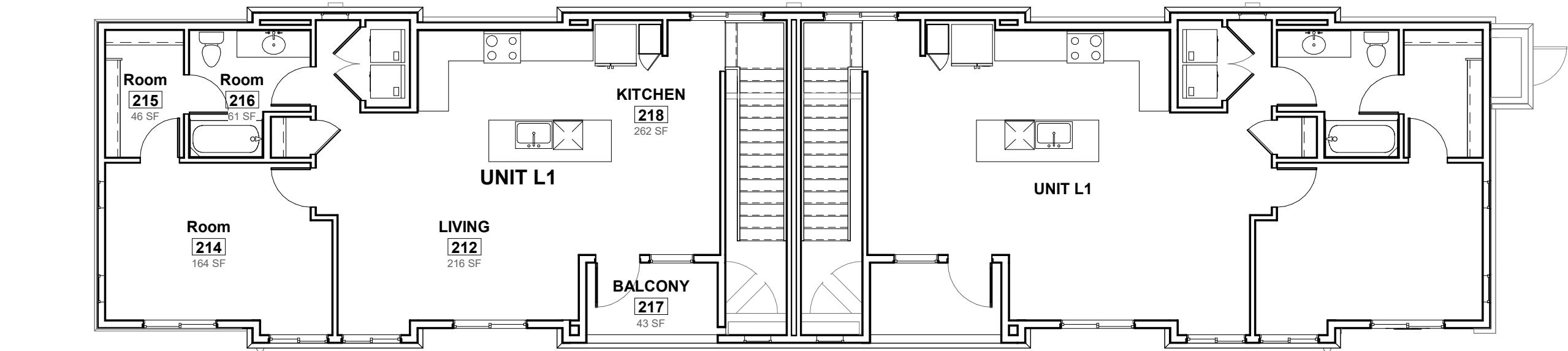
ISSUE DATE
08/09/2024

SHEET TITLE

PRELIMINARY
BUILDING 2
FLOOR PLANS

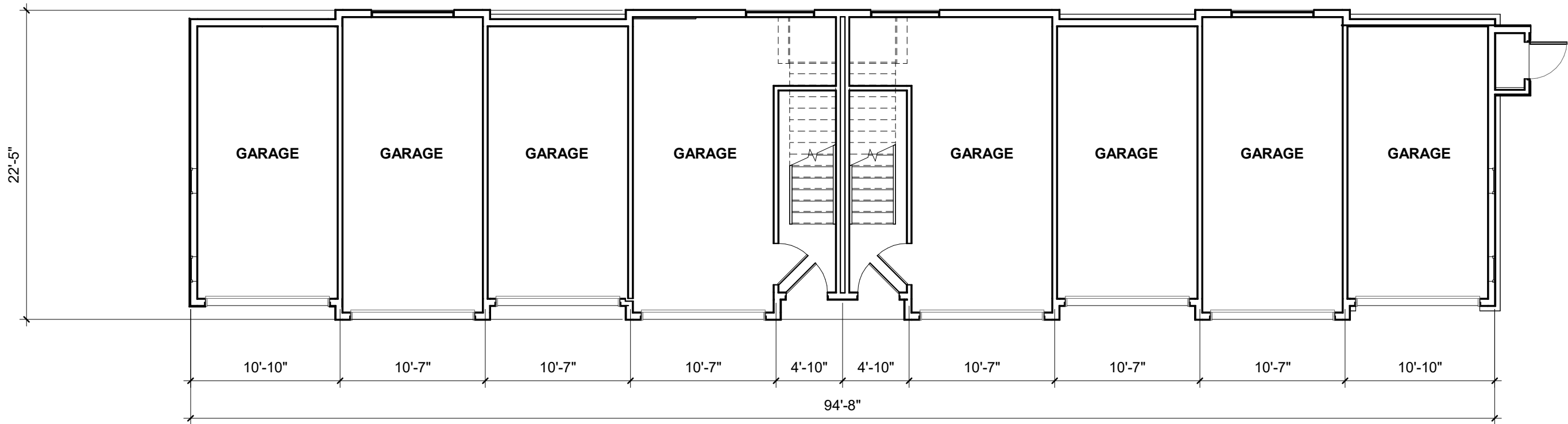
SHEET NUMBER

A-221



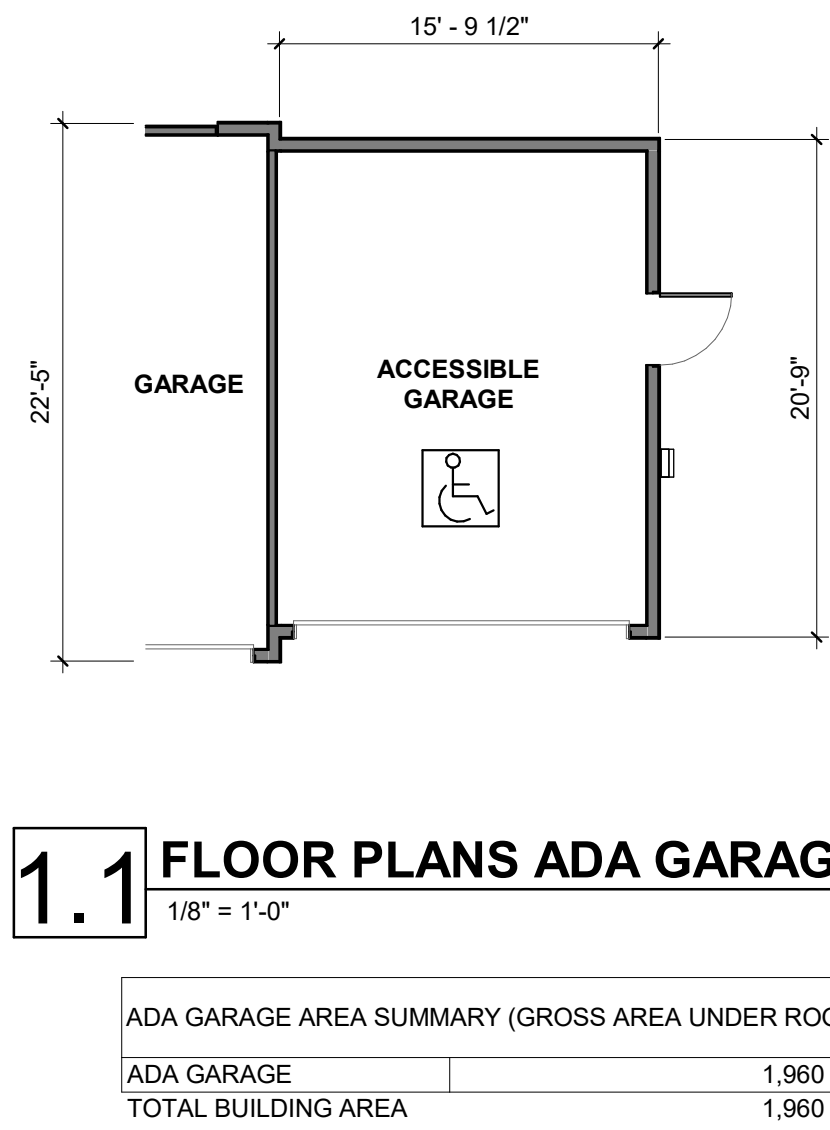
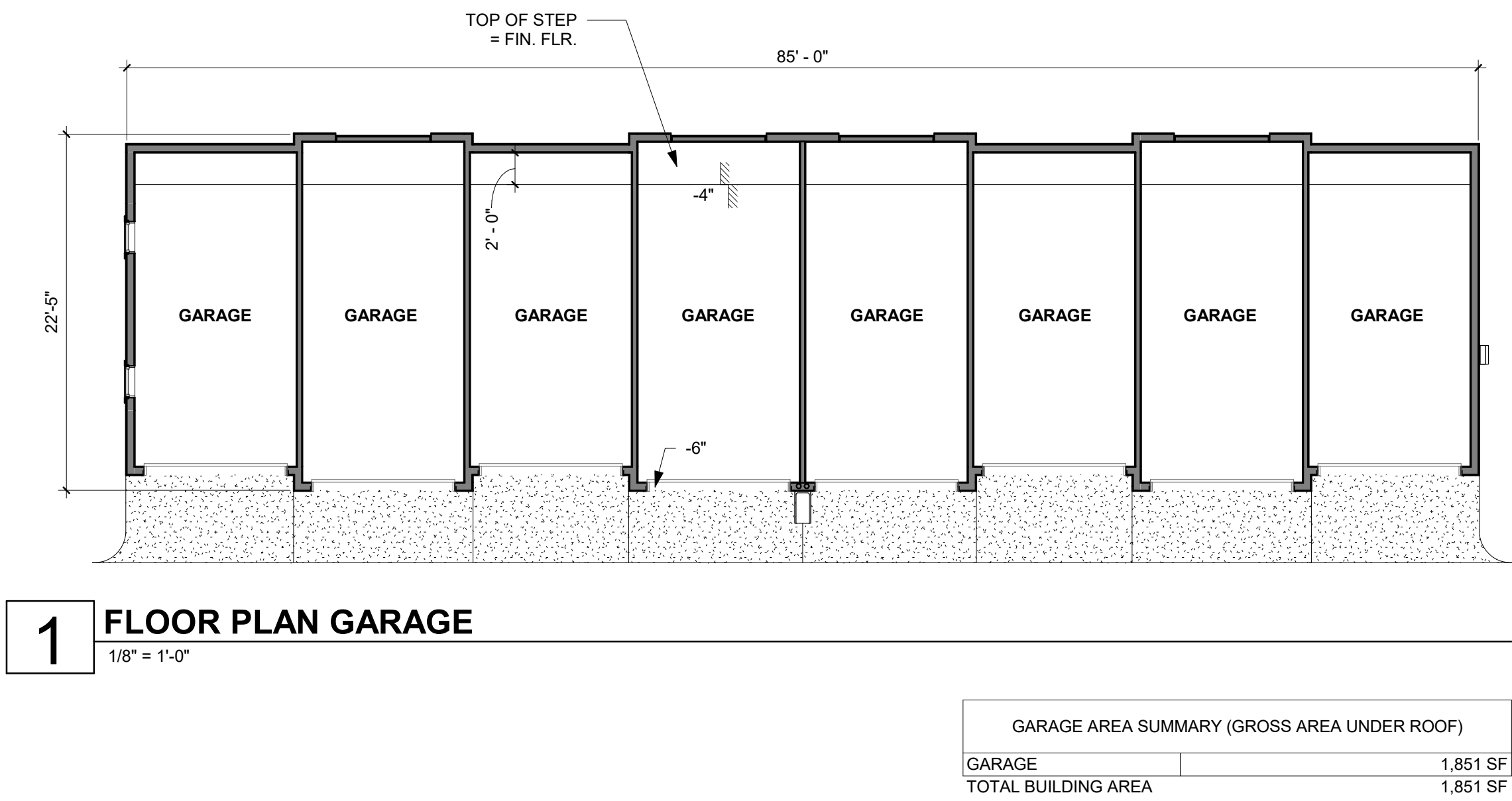
UNIT INFORMATION		
UNIT TYPE	SQ FT	BEDROOMS
UNIT L1 TYP.	1,000 S.F.	1 BEDROOM

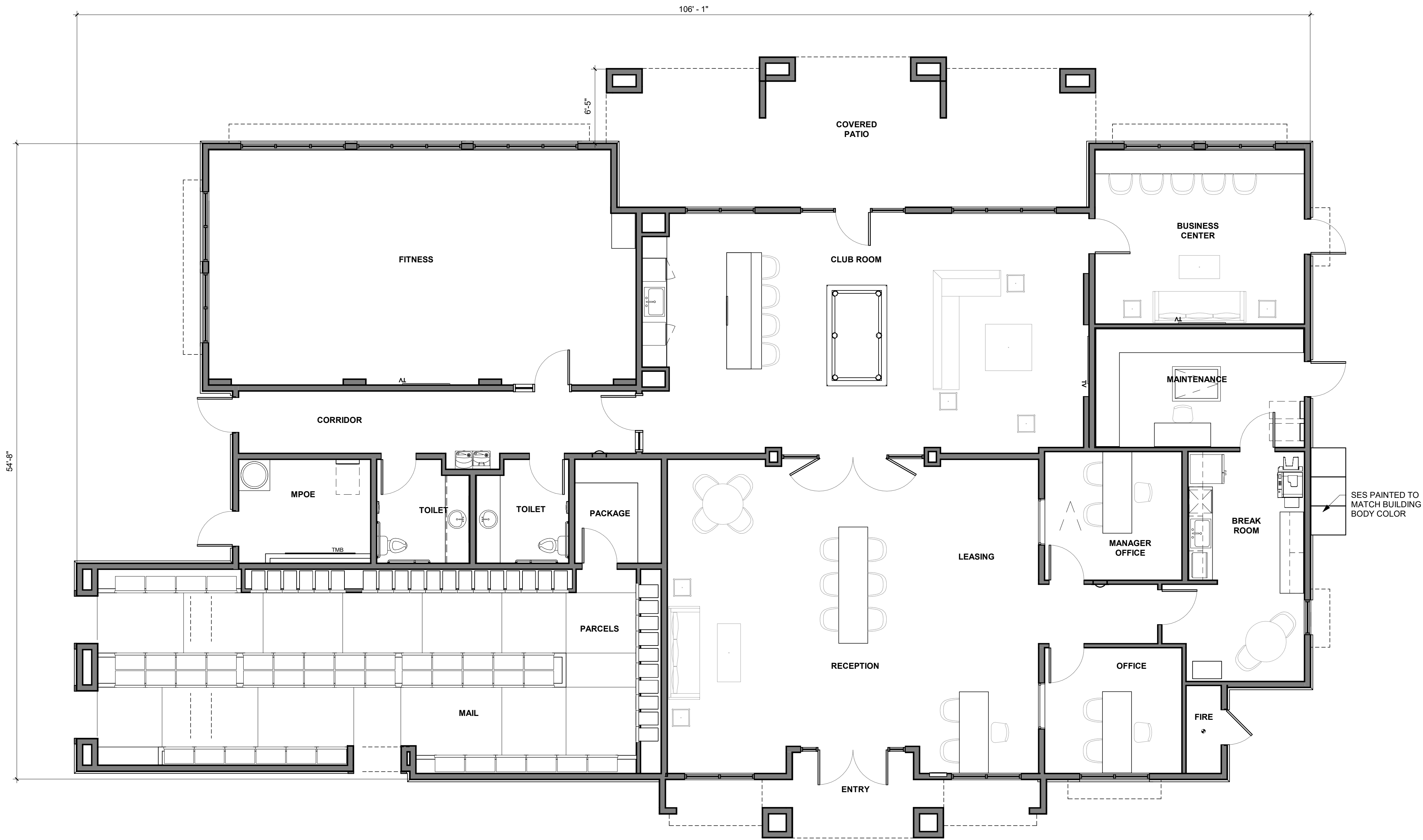
2 PRELIMINARY BUILDING 2 SECOND FLOOR PLAN
1/8" = 1'-0"



BUILDING 2 AREA SUMMARY (GROSS AREA UNDER ROOF)	
1ST FLOOR BUILDING 2	2,002 SF
2ND FLOOR BUILDING 2	1,857 SF
TOTAL BUILDING AREA	3,859 SF

1 PRELIMINARY BUILDING 2 FIRST FLOOR PLAN
1/8" = 1'-0"





1

PRELIMINARY CLUBHOUSE FLOOR PLAN

3/16" = 1'-0"

CLUBHOUSE	4,136 SF
CLUBHOUSE EXT. FRONT ENTRY	57 SF
CLUBHOUSE EXT. REAR PATIO	539 SF
CLUBHOUSE MAIL	912 SF
TOTAL GROSS SF	5,644 SF





triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100



PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
22-105

ISSUE DATE
08/09/2024

SHEET TITLE

PRELIMINARY
CLUBHOUSE
FLOOR PLAN

SHEET NUMBER

A-410