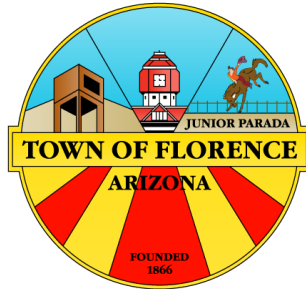


TOWN OF FLORENCE PLANNING AND ZONING REGULAR MEETING AGENDA

Chairman Gary Pranzo
Vice-Chairman Larry Putrick
Commissioner Carl Bell



Florence Town Hall
775 N. Main Street
Florence, AZ 85132
(520) 868-7500
www.florenceaz.gov
Meet 1st and 3rd Thursday

September 15, 2016

6:00 PM

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that the Regular Meeting of the Florence Planning and Zoning Commission to be held on Thursday, September 15, 2016, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

- 1. CALL TO ORDER**
- 2. ROLL CALL:** Pranzo____, Putrick__ and Bell_____.
- 3. PLEDGE OF ALLEGIANCE**
- 4. DISCUSSION/APPROVAL/DISAPPROVAL** of meeting minutes of the regular meeting conducted on July 7, 2016.
- 5. NEW BUSINESS**
 - A. PRESENTATION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Anthem at Merrill Ranch Unit 38 (PZ-16-54 PP) submitted by Pulte Group, Inc.
- 6. CALL TO THE PUBLIC/COMMISSION RESPONSE**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during

an open call to the public unless the matters are properly noticed for discussion and legal action.

7. CALL TO THE COMMISSION- CURRENT EVENTS ONLY

8. ADJOURNMENT

POSTED ON SEPTEMBER 12, 2016 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

***** PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE HELD THURSDAY, JULY 7, 2016 AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm.

ROLL CALL

Present: Chairman Pranzo, Vice-Chairman Putrick and Commissioner Bell.

PLEDGE OF ALLEGIANCE

Chairman Pranzo led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on May 05, 2016.

On motion of Commissioner Bell, seconded by Vice-Chairman Putrick, and carried to approve the minutes of the regular meeting conducted on May 05, 2016.

PUBLIC HEARINGS

TERRITORY EXPANSION TEXT AMENDMENT (CASE PZ-16-51)

PRESENTATION/DISCUSSION/RECOMMENDATION Text Amendment request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to update the Territory Square Zoning District book per Section 150.070 Territory Square of the Land Usage section of the Town of Florence Development Code. The update is related to the proposed addition of a 40 acre, m.o.l., site located at the southeast corner of Butte Avenue and Plant Road into the Territory Square project. The updated Territory Square Zoning District book shall be adopted in its entirety by reference by a separate Resolution.

Mark Eckhoff, Community Development Director, stated over the past several years the Town has orchestrated a series of community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. The North End Framework Vision Plan (NEFVP) resulted in a dynamic vision for the northern most boundary of downtown Florence directly south of the Gila River. The comprehensive planning

process for the NEFVP led to a roadmap for future development within the study area that addressed physical planning, programming, engineering and cost ramifications.

The NEFVP was initiated in November of 2009 and after numerous months of study and community oriented workshops, the Town Council endorsed the plan in June of 2011. The NEFVP identified a series of on-going tasks moving forward that would help to set the stage for future development.

One specific recommendation was for the creation of a new zoning district. The intent was to create a zoning district that represented the vision cast for the NEFVP area and at the same time, create a framework to help incentivize future development within this area. The NEFVP initiative led to the creation of the Territory Square (TS) Zoning District.

The Territory Square Zoning District was developed to implement the NEFVP. The Territory Square Zoning District provides a clear and concise methodology as to future development expectations and requirements. The zoning and associated components are intended to help ensure that the intended vision meets the high expectations of the Town, property owners and community members for the subject study area. Territory Square is an innovative mixed-use hybrid zoning district because it combines features of traditional Euclidian zoning with Form Based Code and hybrid components. This approach is much different from the typical, more black and white, regulatory approach to zoning, which generally works well in most cases, but not with a highly innovative project such as Territory Square. Council endorsed the creation and subsequent application of the Territory Square Zoning District as it provided a clear and concise methodology as to future development requirements. The zoning and associated components are intended to help ensure that the intended vision meets the expectations of the Town, property owners and all community members.

Much has occurred over the past few years towards the implementation of the vision for the subject area. In addition to major public investments in planning, engineering, floodplain mitigation and the addition of the new Library and Community Center and Aquatic Center, The Windmill project on the west end of Territory Square has experienced significant growth and success. So much so that there is now an opportunity for the project to spin off onto adjacent land this is currently outside of the Territory Square Zoning District. The intent of this text amendment application is to consider the expansion and applicability of the Territory Square Zoning District on a 40 acre site that is adjacent to the existing Windmill site.

The original Territory Square Zoning Ordinance No. 584-12 (Section 150.070 Territory Square (TS)) was adopted by Town Council on October 1, 2012. If the Territory Square Zoning District is expanded as requested, the Zoning Book for this District, which is a freestanding document that is referenced by Resolution as if contained within the Zoning Code, would be modified. All changes to the Zoning District are specifically related to the expansion of the Territory Square Zoning District and the plans proposed for the 40 acre site. The details of the plans for the 40 acre site will be addressed within companion applications. Furthermore, separate actions are required to amend the General Plan land use designation for the subject 40 acre site and to apply the Territory Square Zoning District to the subject site.

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

Staff found that the proposed text amendment to the Town of Florence Code of Ordinances is in the interest of general welfare, health and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for a proposed text amendment document Territory Square Zoning District dated June 13, 2016 (case PZ 16-51 ORD).

On motion of Vice-Chairman Putrick, seconded by Commissioner Bell and carried to forward a favorable recommendation to the Town Council of the Territory Expansion Text Amendment application (PZ-16-51).

TERRITORY EXPANSION MINOR GENERAL PLAN AMENDMENT (CASE PZ-16-49)

PRESENTATION/DISCUSSION/RECOMMENDATION A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).

Mark Eckhoff, Community Development Director, stated the Territory Square Zoning District and development project was a result of many years of Town orchestrated and community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. In addition to creating a more creative and flexible zoning tool for the area that blossomed from the North End Framework Vision Plan, which is the Territory Square Zoning District, the Town also amended the General Plan so that the Master Planned Community (MPC) General Plan land use designation could be utilized in conjunction with the specialized zoning.

The proposed amendment is focused on 40 acres of property at the southeast corner of Butte Avenue and Plant Road that lies adjacent to the Territory Square Zoning District. As the subject site is being considered for inclusion with the Zoning District through the update of the zoning category and application of the zoning on the site, this companion application is essential (in Arizona, General Plan land use designations and zoning designations are very closely related and need to be in occurrence with each other).

ANALYSIS:

When the Planning and Zoning Commission and Town Council are considering an amendment to the 2020 General Plan, the applicant must justify the need for a Minor Amendment to the General Plan through a series of questions:

1. Why is the current land use/circulation classification not suitable?

Staff contended that existing land use designations of Medium Density Residential (MDR 1) and Community Commercial (CC) would limit the ability to expand the Territory Square Zoning District to the subject site, which in turn would prevent the occurrence of the planned hospitality and commercial facilities on the site related to the expansion of the adjacent Windmill project.

2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:

a) Support the goals and policies of the General Plan;

The proposed extension of the current MPC land use designation conforms to the goals of the Town's 2020 General Plan. The range of anticipated and associated densities and intensities aligns well with the land use goals and range of surrounding uses.

b) Conform to the proposed range of land uses, densities and intensity of uses, hierarchy of transportation systems; and

The Territory Square Expansion project offers a range of land uses, densities and intensity of uses, hierarchy of transportation systems that was established per the creation of the Territory Square Zoning District adopted by Town Council in 2012.

c) Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?

The proposed amendment and associated change would not result in any isolated or incompatible land use and development issues.

This proposal would help to integrate land uses in a more thoughtful and strategic manner by expanding the MPC designation. All collector and minor arterial roadways that are attributed to this proposed project will be address by a Traffic Impact Analysis (TIA) that will be required per the entitlement and development phases of this project.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

The existing land use designation calls for a long thin strip of land along the easterly boundary to be Medium Density Residential (MDR1). This would be prohibitive to creating a more

integrated development strategy as suggested. The expected drainage patterns for any future development on this land will likely require a degree of surface retention near the northwest corner of the property, which is in conflict with typical community commercial development scenarios that would likely want significant commercial building uses up close against this corner.

4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?

Detailed water and sewer plans will be submitted and reviewed for this project. Staff believes that there is adequate sewer and water capacity for the project, but certain infrastructure improvements will be required as part of the development of this site.

5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?

Police and fire protection for the property would be served by the Town of Florence. The existing fire station is located at 72 East 1st Street in Florence and the existing police station is located at 425 North Pinal Street in Florence. Both of these facilities are located within less than one mile of the subject property and can provide service to the property in a timely manner.

6. What is the ability of the proposed public and private open space, recreation, schools and library facilities to meet the projected demand of future development without reducing services below community standards?

The potential associated development of the parcel is not envisioned to have a significant amount of traditional neighborhood oriented housing and therefore would have little to no impact on existing community and civic infrastructure. Any housing that might be considered in the future, would be small in scale and would include a certain degree of open space for informal recreation and outdoor passive play.

7. What is the proposed fiscal impact of future development based on evaluation of projected revenue and additional costs of providing public facilities and services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan?

The envisioned development will not have a primary use related to residential development, staff contends that it is too early to judge the true impact to the community, however staff is working with developers and property owners to reassure the Town Council that all implications of the proposed development will provide all needed infrastructure produced by the proposed development.

The financial impact to the community should be very positive based on the historic success of the Windmill Winery. It is anticipated that this property and associated development will

complement the Windmill Winery and increase its “destination” identity and associated demand. Most anticipated “users” will be visitors to Florence and won’t be putting a “burden” on public facilities.

8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human made resources necessary to meet the demands of the present and future residents?

The proposed amendment and envisioned development is anticipated to be very similar in nature to the Windmill Winery; characterized by an abundance of open space with buildings that blend into the existing character created by the Windmill Winery.

In addition, because the envisioned project associated with this proposed amendment is small in scale and rural in nature, it should have low impact on air, water, energy and other natural resources.

9. What changes, if any, in Federal or State laws or policies substantiate the proposed amendment?

This requested General Plan amendment is consistent with the statutes of the State of Arizona as well as with the amendment procedures established by the Town of Florence for amendments to the Town of Florence 2020 General Plan and is being submitted in conformance with the procedures of the Town of Florence for Minor General Plan Amendments that have been established in accordance with state statutes.

Staff presented the following findings for the consideration of the Planning and Zoning Commission and Town Council:

- The Master Planned Community (MPC) designation extension has been identified as suitable for this area within the Town’s Planning Area;
- The proposed designation will provide a mixture of uses that will provide diversity in mixed-use, commercial development and maintain an adequate inventory of open space within the community;
- The properties in the subject area should be affected in a positive way by developing and enhancing tourism opportunities that attract and retain visitors as well as benefit to local residents; and
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town’s 2020 General Plan.

Town Staff complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing

was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing for a Zone Change was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

In accordance with the findings presented on this request, staff recommends approval of this Minor General Plan Amendment, subject to the following conditions:

1. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.

On motion of Vice-Chairman Putrick, seconded by Commissioner Bell and carried to forward a favorable recommendation to Town Council of the Territory Expansion Minor General Plan Amendment application (CASE PZ-16-49).

TERRITORY EXPANSION REZONE (CASE PZ-16-50)

PRESENTATION/DISCUSSION/RECOMMENDATION A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to change the zoning on approximately 40 acres located at the southeast corner of Butte Avenue and Plant Road from Rural Agricultural (RA-10) Zoning District to Territory Square (TS) Zoning District (APN 202-05-001C).

Jeff Denzak from Swaback Partners, stated the Territory Square Zoning District and development project was a result of many years of Town orchestrated and community oriented planning initiatives that had the goal of creating a more plausible framework for future development in and around the downtown Florence area. The creative and flexible Territory Square Zoning District blossomed from the very successful North End Framework Vision Plan initiative.

The proposed zone change is focused on 40 acres of property at the southeast corner of Butte Avenue and Plant Road that lies adjacent to the Territory Square Zoning District. A companion application proposes to expand the potential boundaries of the Territory Square District. This application then considers applying this zoning on the subject site, which is also contingent upon a separate General Plan Amendment application.

BACKGROUND/ANALYSIS:

Florence Artisan Acres, LLC is a group of investors that includes the property owner of the Windmill Winery in Florence, Arizona. This group is interested in expanding the energy and success of the Windmill project to this subject site with planned complementary facilities.

The purpose of this application is to obtain zoning on the proposed addition to the Territory Square project. More specifically, within the subject zoning district, the 40 acre subject property is proposed to be designated with the West End Land Use Group (LUG) category. The visual character of the proposed development would directly align with the general character defined for in the West End LUG, e.g., “a mixed-use environment that includes a diversity of density from farm fields to retail and commercial development. This location near a potential freeway corridor provides an opportunity to integrate agrarian themes with more urban form”.

The specific uses being considered for this property also align directly with those uses allowed under the West End LUG including; residential, commercial, specialty retail, restaurant, mixed-use buildings, and a small inn with associated casitas. A RV use (limited/ short term only related to events) is also being contemplated as an accessory use within the West End LUG. Unlike a formal setting with buildings organized along street fronts, these buildings and developments are envisioned to sit within the landscape in a less formal manner.

DEVELOPMENT PHASING PLAN

The planned project is envisioned to occur in a series of phases.

Phase One A and Phase One B will likely be developed nearest the northeast corner of the site within an approximate area of ten acres. The envisioned initial phases (One A and One B) will be developed across from the existing Windmill Winery facilities in order to maximize the synergy and range of uses that occur today. Phase One A is tentatively planned for an event center, a series of guest casitas and a small RV area. All associated site improvements would take on the character and quality of the Windmill Winery in order to emphasize the indoor-outdoor experience of the desert landscape.

Phase One B would look to expand the event center with a possible restaurant and brewery, expand the number of guest casitas, and consider the incorporation of a small inn as well as a small retail component that might be oriented towards unique artisan crafts. All components would be designed within the character and vernacular of the Windmill Winery. The event center is envisioned to look and feel like an old “Cotton Gin” building. The casitas and other future buildings would be designed to capture that same feel that helps to celebrate the agrarian history of Florence.

Future phases would surround the ten acre initial development and would be done in a manner to complement the overall character and quality of the Windmill Winery. Refer to the accompanying exhibit, the Development Phasing Plan Diagram.

The Town has been pro-active by having regular meetings with all property owners with Territory Square Zoning on this project with the intent to keep all parties updated and engaged on all of the efforts involving the subject site.

Staff presents the following findings for the consideration of the Planning and Zoning Commission and Town Council:

- An amendment to the General Plan and Text Amendment have been requested and are being processed concurrently with this Zone Change application. The proposed Zone Change, as conditioned, will be consistent with the proposed General Plan land use designation of Master Planned Community (MPC).
- The zoning on the subject site will be consistent with the overall intent of the North End Framework Vision Plan and the Territory Square Zoning District.
- The Territory Square zoning on this site, as conditioned, will be compatible and complementary to surrounding properties.

Town Staff complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing for a Zone Change was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

Staff finds that the proposed Zone Change for Territory Square Expansion (PZ 16-50 ZC) is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public and therefore recommends that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this Zone Change, subject to the following conditions:

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Territory Square Zoning District document dated June 13, 2016 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town reviews and approvals of development/construction plans and engineering reports/studies.
4. Unless otherwise approved by the Town, a Development Agreement shall be entered into that, amongst other things, further addresses on-site and off-site development impacts, development requirements, any potential development incentives and project phasing.

5. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.

Vice-Chairman Putrick stated he was originally on the technical advisory group planning for the North End project and this case fits the concept for what that group looked at and he liked this proposal.

Chairman Pranzo stated he has concerns regarding the package. The first thing that came to his mind was the package is complete and professional, however, when he looked at the project it made him feel like he's striking a match for a new Florence downtown and he is unsure if he is comfortable with that concept. He continued that he understands the concept of a gathering place, which is lacking in Florence, but he would like to understand how this concept will come together with the Historic District of Florence. He feels that it is too different and would like to see it come together more.

Mark Eckhoff, Community Development Director, stated Territory Square was not designed to compete with the Historic District or to take away from the District. Territory Square is a project to complement the District and to provide retail opportunities that would be inappropriate on the historic portion of Main Street, or apartment/multi-family opportunities that would be inappropriate on the historic portion of Main Street, as well as new residential opportunities around the Town Hall complex. The west end to this proposal and through what the property owners have done thus far on the Windmill Winery property, this property is being designed as an event driven experience, whereas staff is hoping Main Street will become a vibrant area where people can live, work and play. Mr. Eckhoff continued that because the property is along the highway frontage, with the County Complex and CCA facility, its nature would be to have intense commercial uses that will complement all aspects. He stated that staff looked closely for years at developing the north-end framework plan and how the zoning comes together to make them symbiotic. The ultimate goal is to have things that bring people into the downtown for events and activities but to also move downtown and live downtown. Mr. Eckhoff mentioned the hope that housing can be attracted to this area so there is a housing to compete with the new housing going into the community north of the river.

Chairman Pranzo stated that using this as a device to attract new housing and from a risk assessment standpoint he has great faith in Mr. Christ and his architects, however as a citizen he has to look from the perspective of the community. They're bringing a business prospect therefore he has to think about what the risk assessment looks like to the community. He continued that the town moved in a direction to clean itself up, get rid of junk cars and dilapidated abandoned buildings, but as someone who has spent most of their life being self-employed, he cannot see someone making an investment in the historic district when they know the risk is high in regards to being allowed to build out. This project makes him ask the question how do the owners look at it from a risk assessment stand point? Is the town helping to move the project along or is the behavior of the town pulling them back?

Mr. Denzak stated that Swaback Partners is fortunate to do work across the country and a lot of the work is very high end, hospitality oriented, and one of the components they see is the most successful type of projects are those where people can go to have an authentic experience. He continued that they do not wish to represent that they are an expert in the wedding event industry, but one of the things they hear from people frequently is a surprised reaction when they come and visit Florence. He feels that much of that is because of the destination opportunity that the town has and some of that is related to Mr. Christ's property.

Chairman Pranzo agreed that most of that is due to Mr. Christ's property.

Mr. Denzak stated that Swaback feels the community has great bones and they believe what people want is an authentic experience, places that have a heritage and history. They believe Florence is in a good position for the future and in regards to risk assessment, they work with many developers across the country and their belief is Mr. Christ and his team are on the mark in terms of their strategy and a business plan. They are not planning to build this property out up front, it is planned to go in phases to accomplish the task in a thoughtful way. Mr. Denzak continued that Swaback has been involved in many hospitality projects and, because of what Mr. Christ has created at the Windmill Winery, Swaback believes this project will be very successful. He continued in regards to the question pertaining to the downtown area, they are thinking about two bookends, one bookend being this property in the area on the west side and the Main Street core on the east side. It is their belief that the two bookends are going to be a strong foundation for starting to look at filling the inward pieces. Swaback thinks both historic components and the strategies for new improvements are aligned and can complement each other and can create a greater success.

Commissioner Bell stated we have a place where people from all over the valley and beyond come for events, but spend money in town and create demand and need which will help to grow Florence.

Chairman Pranzo stated the question would be, is the town on board with this strategy?

Mark Eckhoff, stated absolutely. He continued that from the beginning there has been unanimous support from the Mayor and Council, previous and current, with every step along the way. He stated that this application has not been brought before Council to date, however at the neighborhood meeting and the general comments of the town there has been a lot of support for the project and the momentum that is being built upon. Mr. Eckhoff stated it has been a good relationship working with Mr. Christ and his partners, which are the previous and current owner of what was the Holiday Inn, which now is the Greentree Inn and Suites. There is a relationship that this facility is not competing with the Greentree Inn and Suites, it is working with them. Both properties continue to build upon each other and the plan will not be built overnight, but in gradual phases.

Bill Hawkins, Florence resident and Councilmember, stated had it not been for the Windmill Winery development, he believes the hotel would have been shattered as it was in bankruptcy until the Windmill started. The Windmill Winery has brought in enough people that had a large

part in saving the hotel and has brought in people to spend money in other areas of the town. Mr. Hawkins continued that everything Mr. Christ has done in that area has leaned towards the rustic effects and making it look historic which he believes complements the downtown area and is one of the best things to happen to Florence. He continued that he thinks it will only help the downtown immensely. He has not heard any negative comments regarding the Windmill Winery.

Chairman Pranzo stated he agrees with Mr. Hawkins, but the partnership between the town and this business venture has to work together.

Mr. Hawkins replied that he has not heard of any problems between downtown businesses and Mr. Christ.

Mr. Eckhoff stated that the relationship has been very good and the town and Mr. Christ have worked hand in hand to ensure that successful relationship.

On motion of Chairman Pranzo, seconded by Vice-Chairmen Putrick and carried to forward a favorable recommendation to Town Council of the Territory Expansion Rezone application (CASE PZ-16-50).

PRESENTATIONS

UPDATE AND DISCUSSION ON TOWN'S STRATEGIC PLAN PROCESS

Mark Eckhoff, Community Development Director, stated a strategic plan process has been started. A facilitator has been hired, there will be public forums, a survey is on the town website, stakeholder interviews, citizens advisory group, as well as other aspects. The process is set to conclude in March 2017.

UPDATE AND DISCUSSION OF HISTORIC PRESERVATION CONFERENCE AND HISTORIC PRESERVATION AND ADAPTIVE REUSE FIELD TRIP TO TUCSON

Will Randolph, Town Planner, presented a synopsis on the Tucson field trip and Historic Preservation Conference attended by various Commission members and staff members. He highlighted the idea of engaging younger people and using social media aspects to promote historic buildings and landmarks within towns.

Cathy Adam, Historic District Advisory Commission Vice-Chairwoman and Florence resident, thanked the Planning and Zoning Commission for their attention to the historic district. Ms. Adam continued that she attended an Adobe 101 class at the Historic Preservation Conference and found the speakers and conversations to be informative regarding how durable adobe has been through the centuries. She stated the concern with adobe is water and vibration, therefore with many new projects going on around town it is important to be mindful of where water is diverted and of the vibration with construction. Ms. Adam continued with various topics regarding the historic buildings and maintenance.

Cathy Adam and Mark Eckhoff spoke regarding Adaptive Reuse aspects of the town.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Mark Eckhoff, town staff member, stated at the previous Planning and Zoning Commission meeting, Vice-Chairman Putrick had questions and requested for the new Town Engineer to attend a meeting. He continued that with the hiring of a new Town Engineer, he has been very busy with various projects and was out of the office on this meeting day. Mr. Eckhoff stated that the request has not been forgotten and the engineer will attend a future meeting as availability allows.

CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

Commissioner Bell stated in regards to historic districts there are various towns that have done remarkable things, including Medora, North Dakota, Leavenworth, Washington and Turlock, California. He feels these areas are great examples of bringing downtowns back to life.

ADJOURNMENT

On motion of Vice Chairman Putrick, seconded by Commissioner Bell and carried to adjourn the meeting at 7:27 pm.

X _____
Gary Pranzo

Date



Planning and Zoning Commission Staff Report

September 15, 2016
Agenda Item (5A)

Project Name: Anthem at Merrill Ranch Unit 38 (PZ-16-54)
Prepared By: Will Randolph, Town Planner
Reviewed By: Gilbert Olgin, Senior Planner

REQUEST:

This is a request for approval of the following:

A preliminary plat application for Unit 38 at Anthem at Merrill Ranch (AMR) submitted by Pulte Group, Inc. The subject subdivision is approximately 23.3 acres in size. The subject unit is located east of Hunt Highway and north of the AMR Unit 40 and Merrill Ranch Parkway.

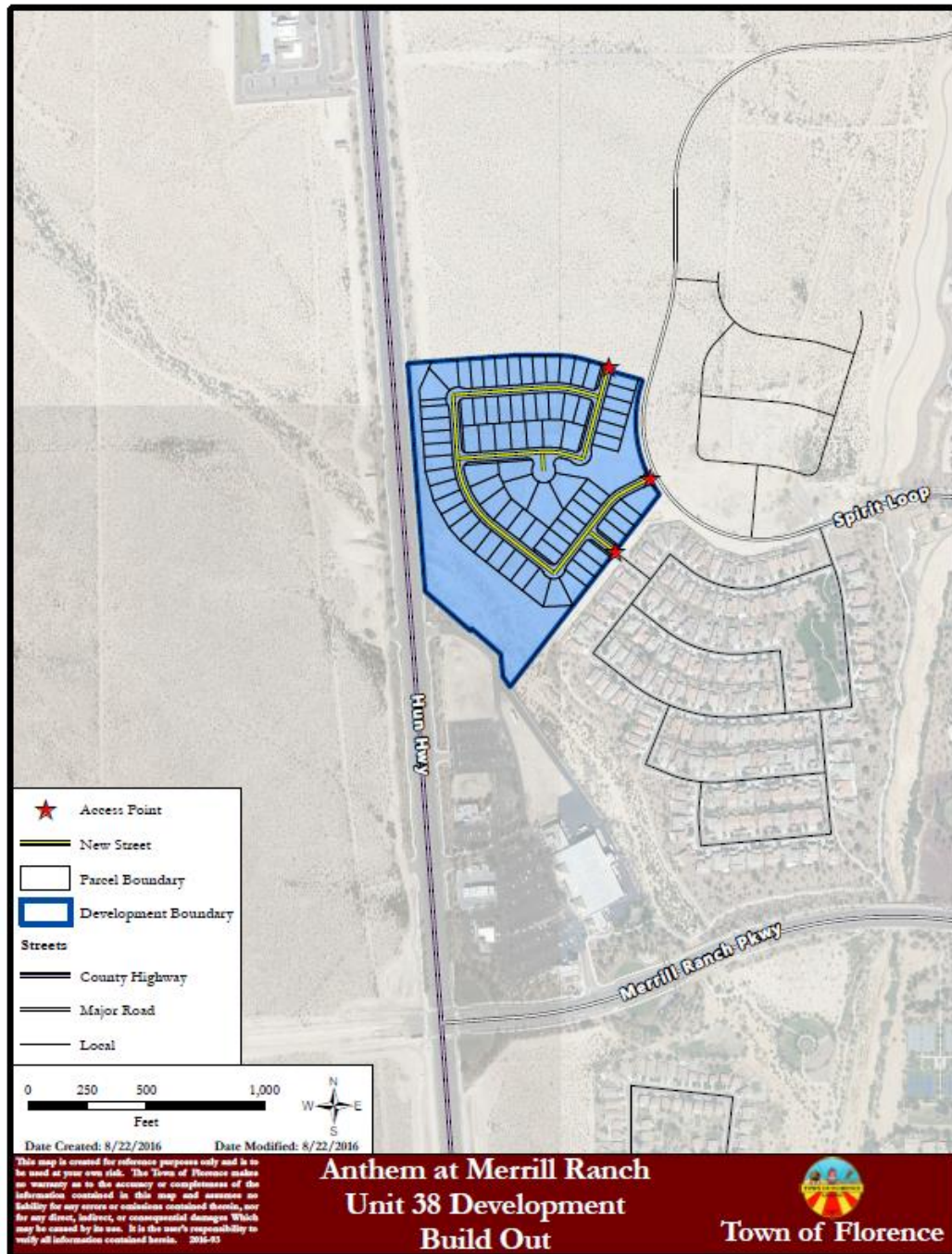
BACKGROUND:

Pulte Group, Inc. is well known for its AMR master planned community, located within the Town of Florence. Pulte Group, Inc. wants to bring the subject area through the platting and engineering process so there is adequate lot inventory to support emerging homebuilding activities in this area. This area will be part of the Sun City at AMR community and Pulte Homes will continue to be the homebuilder within this unit.

ANALYSIS:

Continual development of the AMR community will enhance the overall area, the Hunt Highway corridor and will help encourage development throughout the Town. This unit within the AMR Planned Unit Development (PUD) will be consistent with what has been previously been approved within the Sun City portion of the community.

The AMR PUD document, amended April 2008, designated areas for residential development within the entire master planned development. The residential lots contributed from AMR 38 will not increase the maximum overall allowed density of 3.5 dwelling units per gross acre stated on page 10 of the AMR PUD.



AMR Unit 38 includes 75 single-family residential lots with three points of ingress/egress into the subdivision. Vehicular access points begin with the Spirit Way collector onto Valor Way, and from two adjacent neighborhood streets; Patriot Way from existing AMR Unit 40 to the south and Daisy Drive from AMR Unit 34 proposed to the north. The minimum lot area proposed is 6071 sq. ft and the maximum lot area proposed is 17,941 sq. ft. The average lot size planned is 7,519

sq. ft. with a proposed density of 3.2 dwelling units per acre. A wash is located on the southwestern portion of this preliminary plat and runs from northwest to southeast, which is also included as open space for the community trail system.

Town of Florence Public Works and Fire Department staff have reviewed the AMR 38 Pre-Plat and are satisfied with this preliminary plat advancing. Final comments from these departments will be addressed on the civil plans and final plat for this unit.

CIRCULATION

Neighborhood streets in AMR 38 are designed and constructed with a 40 ft. wide right-of-way, which is consistent with the AMR PUD zoning. The Town Engineer has reviewed street widths and designs. AMR 38 is connected to surrounding subdivisions using neighborhood streets and Spirit Loop Road serves as a major collector to the site.

OPEN SPACE

Each unit meets and or exceeds the 15% open space required per the AMR PUD. In addition, the community amenities include community parks, Poston Butte golf course, trails and greenbelts, desert washes and landscape buffers in and around the community. In addition to the community centers and recreation buildings, 29% of the community is dedicated to open space or additional recreation amenities for community members.

STAFF FINDING:

- The proposed preliminary plat is in conformance with the AMR PUD and Town Code requirements.
- Three points of vehicular access are proposed.
- AMR Unit 38 meets the density and open space requirements of the AMR PUD.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve this Preliminary Plat, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and final plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: Anthem @ Merrill Ranch Unit-38

REQUEST TYPE: ☒ Preliminary Plat ☐ Time Extension
☐ Preliminary Plat Amendment

1. Property Owner: Name: Pulte Group, Inc (Randy Christman)

Address: 16767 N. Perimeter Drive, Suite 100

Scottsdale, Az 85260

Phone: 480-391-6000 Fax: 480-391-6109

Email: Randy.Christman@PulteGroup.com

2. Applicant/Developer: Name: Pulte Group, Inc (Randy Christman)

Address: 16767 N. Perimeter Drive, Suite 100

Scottsdale, Az 85260

Phone: 480-391-6000 Fax: 480-391-6109

Email: Randy.Christman@PulteGroup.com

3. Address or Location of Property: Anthem @ Merrill Ranch, Florence, AZ

4. Tax Parcel Numbers: _____

Gross Acres: 23.28 ac Number of Lots: 75

Zoning: PUD


SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

7-14-16
DATE

FOR STAFF USE ONLY:

CASE NO. _____

APPLICATION DATE AND TIME _____

PERMIT NO. _____

FEE \$ _____

P&Z HEARING DATE _____

REVIEWED BY: _____

RECOMMENDATION: APPROVAL

DISAPPROVAL

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK COMMUNICATIONS
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/QWEST COMMUNICATIONS
POLICE	TOWN OF FLORENCE POLICE DEPARTMENT
FIRE AND AMBULANCE	TOWN OF FLORENCE FIRE DEPARTMENT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT

ANTHEM AT MERRILL RANCH UNIT 38 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PRELIMINARY PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

ITS: _____.

NOTWITHSTANDING THE FOREGOING, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (COLLECTIVELY WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, TO BE ENTERED INTO AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND A COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE MUNICIPALITY. SUCH DISTRICT WILL ACQUIRE SUCH INTEREST PURSUANT TO SUCH DEVELOPMENT AGREEMENT. THE INTEREST IS LIMITED TO SUCH AS IS NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.

SHEET INDEX		1" = 400'	N
SHEET NO.	CONTENTS		
1	COVER SHEET		
2	INDEX MAP/LEGAL DESCRIPTION		
3	UNIT 38 LAYOUT		
4	UNIT 38 LAYOUT		
5	UNIT 38 LAYOUT		
6	UNIT 38 LAYOUT		
7	UNIT 38 LAYOUT		
8	UNIT 38 RETENTION		

TRACT	AREA (AC)	USAGE
TRACT A	1.2922	LANDSCAPE, DRAINAGE, STORM DRAIN, SEWER, PUBLIC UTILITY EASEMENT & RETENTION
TRACT B	0.2591	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT C	0.0261	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT D	0.0261	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.2774	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT F	0.0221	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT G	0.1725	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT H	0.0627	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.0477	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.0687	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	0.0479	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT L	0.0241	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT M	4.9902	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT & RETENTION

PCR No.	AREA (AC)	USAGE
DKT 375, PG 572, PCR	N/A	N/A

1. ALL-WEATHER ACCESS SHALL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
4. STORM WATER RETENTION VOLUMES REQUIRED BY THE DRAINAGE ORDINANCE SHALL BE MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES SHALL NOT BE CHANGED WITHOUT PRIOR TOWN APPROVAL.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
9. TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
10. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
12. POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, (THE SOUTHWEST CORNER BEING A FOUND 2" AC, RLS 21065 AND THE SOUTH QUARTER CORNER BEING A FOUND 2" AC, RLS 21065), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N88°48'06"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2611.46'.

PROJECT DATUM: NAVD 1988
U.S.C.G.S. BENCHMARK IDENTIFIED AS "P 68", LOCATED APPROX. 0.10 MILES SOUTHEAST OF THE
INTERSECTION OF FELIX ROAD AND THE UNION PACIFIC RAILROAD, BEING 27 FEET WEST OF MILEPOST 954.
ELEVATION BEING 1518.52 (PUBLISHED NAVD88).
ELEVATION BEING 1516.62 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

U.S.C.G.S. BENCHMARK IDENTIFIED AS "V 282", 2.8 KM (1.75 MI) NORTHERLY ALONG U.S. HIGHWAY 89 (PINK PARKWAY) FROM THE JUNCTION OF STATE HIGHWAY 287 (BUTTE AVENUE) IN FLORENCE, THENCE 4.9 KM (3.05 MI) WESTERLY ALONG HUNT HIGHWAY, THENCE 0.5 KM (0.30 MI) NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, IN TOP OF AND 0.5 m (1.6 FT) SOUTHEAST OF THE NORTHWEST END OF THE NORTHEAST CONCRETE HEADWALL OF A CULVERT, 0.1 KM (0.05 MI) SOUTHEAST OF MILEPOST 956, 3.3 M (10.8 FT) NORTHEAST OF THE NEAR RAIL, AND 1.2 M (3.9 FT) BELOW THE LEVEL OF THE TRACK.
ELEVATION BEING 1513.87 (PUBLISHED NAVD88)
ELEVATION BEING 1511.95 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

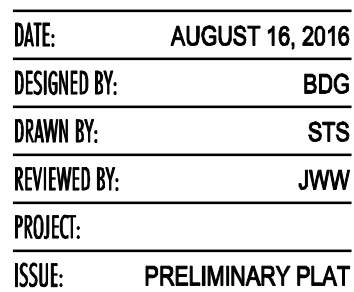
TOWN OF FLORENCE BENCHMARKS (NGVD 29)
No. 23, GLO BRASS CAP "1928"; W/4 COR SEC 26; T4S, R9E; Elev.= 1488.98; NOV. 2004

EXISTING ZONING	PUD R-1
GROSS AREA	23.2797 ACRES
RIGHT-OF-WAY AREA	3.2212 ACRES
NET AREA	20.0585 ACRES
TOTAL MILES, PUBLIC STREETS	0.6263 MILES
TOTAL AREA, PUBLIC OPEN SPACE	7.2668 ACRES
TOTAL NO. DWELLING UNITS PROPOSED	75 UNITS
MINIMUM LOT AREA PROPOSED	6,071 SQ. FT. 0.1393 (AC) (LOT Nos. 41 & 50)
MAXIMUM LOT AREA PROPOSED	17,941 SQ. FT. 0.4118 (AC) (LOT No. 59)
AVERAGE LOT AREA PROPOSED	7,519 SQ. FT.
OVERALL PROPOSED DENSITY	3.2217 D.U./ACRE

FRONT	15 FT.
FRONT (FACE OF GARAGE)	18 FT.
REAR	15 FT.
SIDE	5 FT.
MINIMUM LOT WIDTH	40 FT.
MAXIMUM BUILDING HEIGHT	30 FT.
MINIMUM LOT AREA	4,950 S

A PUBLIC UTILITY FACILITY/EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL REGULATIONS.

7580 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256
480.818.6001



PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38
COVER SHEET
SHEET 1 OF 8

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24 (2" ALUMINUM CAP, RLS 21065, FOUND) FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 24 (2" ALUMINUM CAP, RLS 21065, FOUND) BEARS NORTH 88 DEGREES 48 MINUTES 06 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2611.46 FEET AND THE WEST QUARTER CORNER OF SECTION 24 (3" GLO BRASS CAP ("1928"), FOUND) BEARS NORTH 00 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 2638.19 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1735.30 FEET;

THENCE, NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 1594.25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 35 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 54.96 FEET;

THENCE, NORTH 04 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 93.05 FEET;

THENCE, NORTH 48 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 162.32 FEET;

THENCE, SOUTH 40 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 9.91 FEET;

THENCE, NORTH 49 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 255.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HUNT HIGHWAY, PHASE 1 & 3 (2006-166147, PCR);

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 04 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 963.71 FEET;

THENCE, NORTH 85 DEGREES 40 MINUTES 51 SECONDS EAST, A DISTANCE OF 454.16 FEET;

THENCE, SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 183.73 FEET;

THENCE, SOUTH 85 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 62.36 FEET;

THENCE, SOUTH 76 DEGREES 17 MINUTES 41 SECONDS EAST, A DISTANCE OF 62.67 FEET;

THENCE, SOUTH 74 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 115.00 FEET;

THENCE, SOUTH 15 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 18.91 FEET;

THENCE, SOUTH 74 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 133.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPIRIT WAY PHASE 3 (2009-106010, PCR);

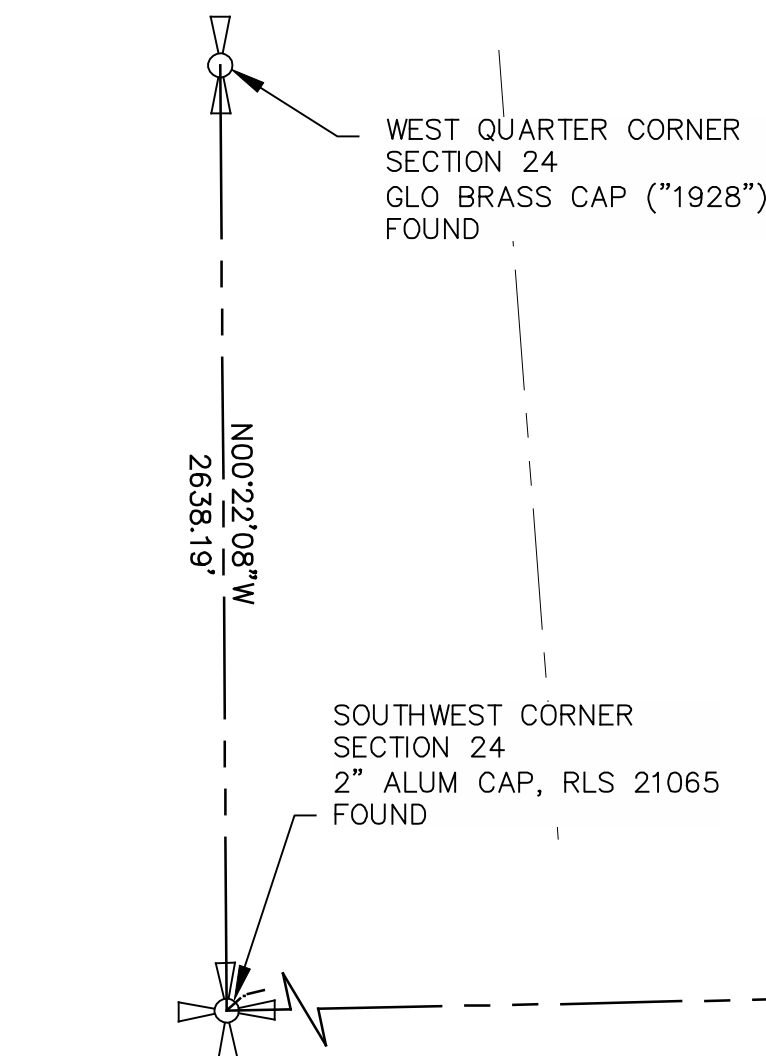
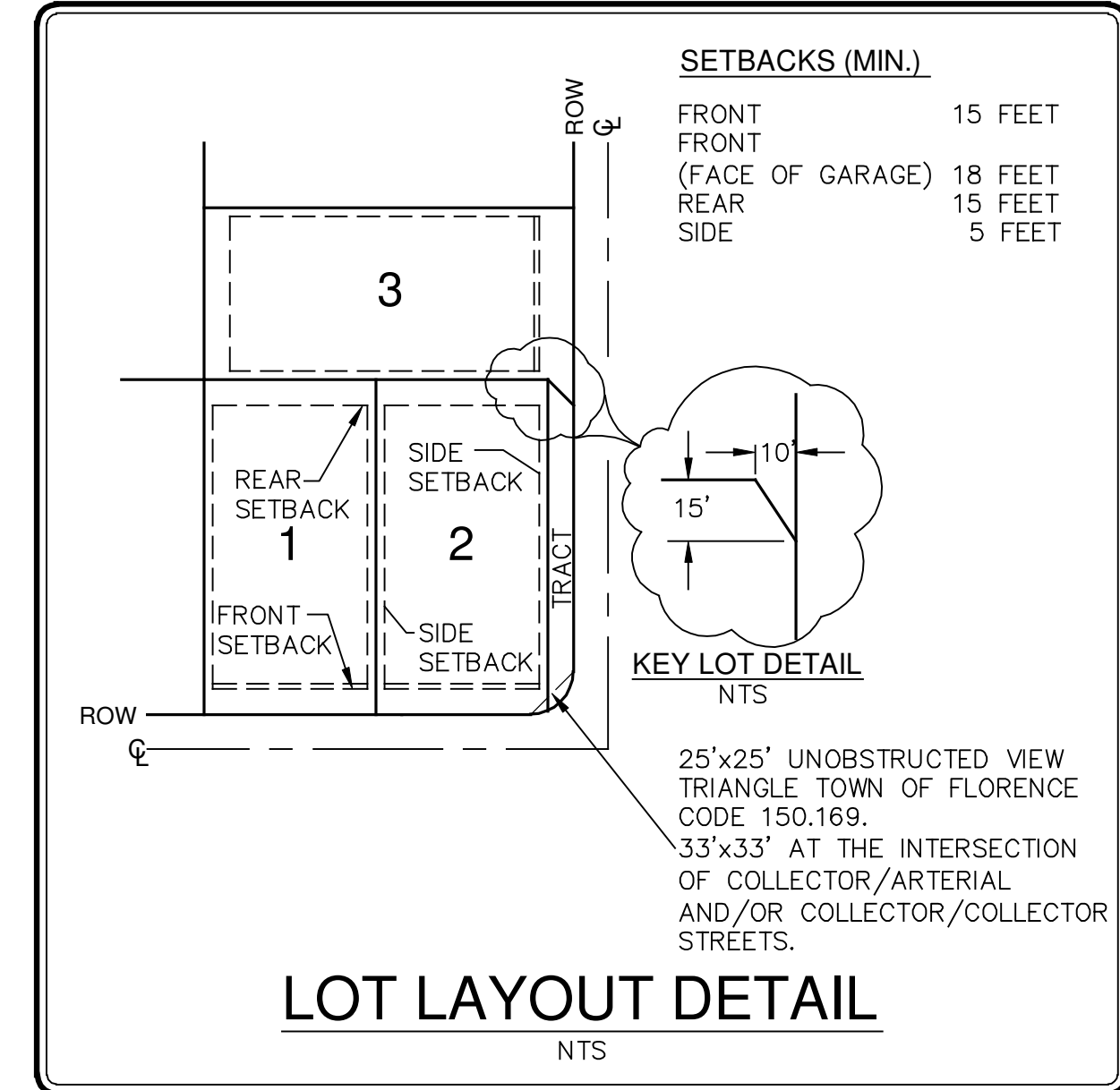
THENCE, THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

1) THENCE, SOUTH 15 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 31.65 FEET;

2) THENCE, SOUTHERLY AN ARC DISTANCE OF 474.15 FEET ALONG A CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 74 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 530.00 FEET AND HAVING A CENTRAL ANGLE OF 51 DEGREES 15 MINUTES 29 SECONDS;

THENCE, SOUTH 37 DEGREES 54 MINUTES 01 SECONDS WEST, A DISTANCE OF 1029.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.2797 ACRES, MORE OR LESS.

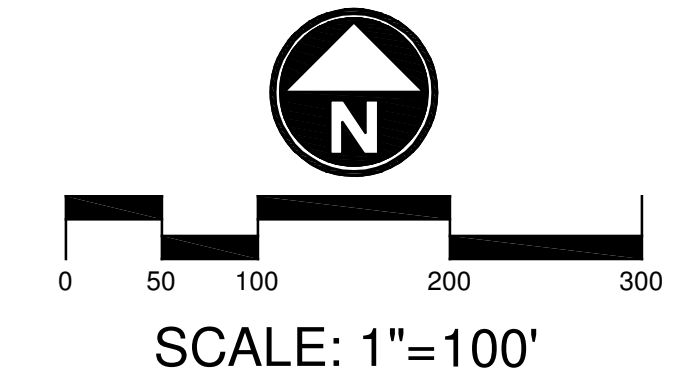


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 1/2" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
CL	CENTER LINE
DKT	DOCKET
FND	FOUND MONUMENT
GLO	GENERAL LAND OFFICE
IP	IRON PIPE
LE	LANDSCAPE EASEMENT
LS#####	LAND SURVEYORS REGISTRATION No.
(M)	MEASURED BEARING OR DISTANCE
MOL	MORE OR LESS
NO ID	NO IDENTIFICATION, (NO LS No.)
(NR)	INDICATES LINE IS NOT RADIAL TO CURVE
NTS	NOT TO SCALE
PCR	PINAL COUNTY RECORDER
PG	PAGE
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
R # E	RANGE LINE No. EAST
(R)	RECORD BEARING OR DISTANCE
(RB)	RADIAL BEARING
ROW	RIGHT OF WAY
SEC #	SECTION No.
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TOF	TOWN OF FLORENCE
T # S	TOWNSHIP LINE No. SOUTH
UON	UNLESS OTHERWISE NOTED
UVT	UNOBSTRUCTED VIEW TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT
WME	WALL MAINTENANCE EASEMENT



DATE: AUGUST 16, 2016
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP

ANTHEM AT MERRILL RANCH

PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38
INDEX MAP
SHEET 2 OF 8

path: R:\742-AMR\UNITS\UNIT-38-AMR\4-PLAT\Gd Drawing\
file name: 742-AMR UNIT 38 PP UDD.dwg | plot date: August 16, 2016 | plotted by: scardes

MATCH
SHEET 6

MATCH SHEET 7

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



0 20 40 80 120

SCALE: 1" = 40'

ABBREVIATIONS

(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
CL	CENTER LINE
DKT	DOCKET
FND	FOUND MONUMENT
GLO	GENERAL LAND OFFICE
IP	IRON PIPE
LE	LANDSCAPE EASEMENT
LS#####	LAND SURVEYORS REGISTRATION No.
(M)	MEASURED BEARING OR DISTANCE
MOL	MORE OR LESS
NO ID	NO IDENTIFICATION, (NO LS No.)
(NR)	INDICATES LINE IS NOT RADIAL TO CURVE
NTS	NOT TO SCALE
PCR	PINAL COUNTY RECORDER
PG	PAGE
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
R # E	RANGE LINE No. EAST
(R)	RECORD BEARING OR DISTANCE
(RB)	RADIAL BEARING
ROW	RIGHT OF WAY
SEC #	SECTION No.
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TOF	TOWN OF FLORENCE
T # S	TOWNSHIP LINE No. SOUTH
UON	UNLESS OTHERWISE NOTED
UVT	UNOBSTRUCTED VIEW TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT
WME	WALL MAINTENANCE EASEMENT



DATE: AUGUST 16, 2016
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP ANTHEM AT MERRILL RANCH PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

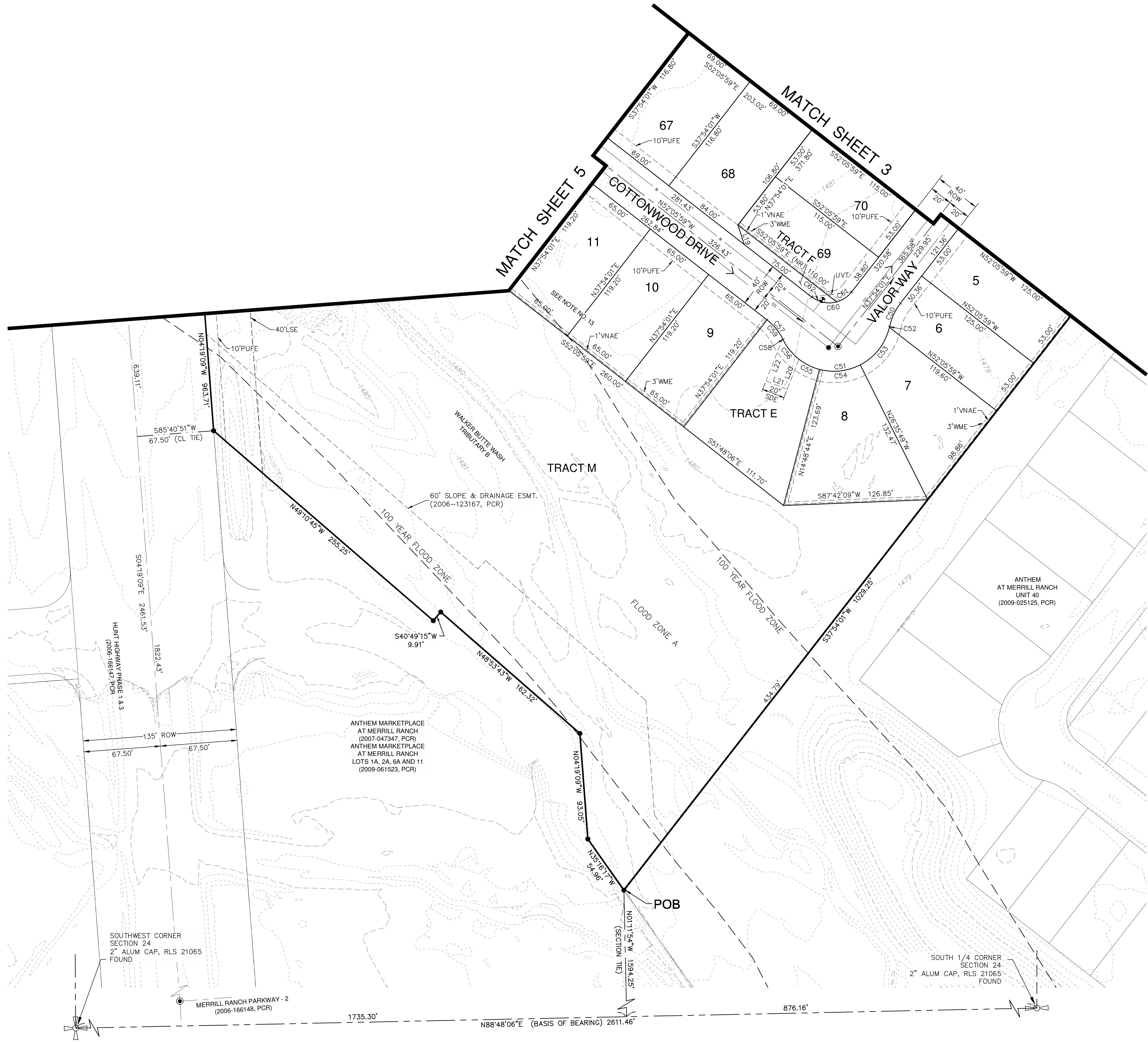
UNIT 38
LAYOUT SHEET
SHEET 3 OF 8

path: E:\42-AMR\UNIT38-AMR\4-PLAT\4-PLAT.dwg | plot date: August 16, 2016 | plotted by: cander

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	47.38'	530.00'	5'07"21"	23.71'
C2	47.38'	530.00'	5'07"21"	23.71'
C3	44.44'	30.00'	84°52'39"	27.43'
C4	44.44'	30.00'	84°52'39"	27.43'
C5	91.53'	210.00'	24°58'26"	46.51'
C6	100.25'	230.00'	24°58'26"	50.93'
C7	11.08'	230.00'	2°45'40"	5.54'
C8	15.17'	230.00'	3°46'47"	7.59'
C9	31.63'	230.00'	7°52'43"	15.84'
C10	36.38'	230.00'	9°03'42"	18.23'
C11	82.82'	190.00'	24°58'26"	42.08'
C12	28.72'	190.00'	8°39'35"	14.39'
C13	53.73'	190.00'	16°12'07"	27.04'
C14	0.37'	190.00'	0°06'43"	0.19'
C15	39.27'	25.00'	90°00'00"	25.00'
C16	16.09'	25.00'	36°52'12"	8.33'
C17	23.18'	25.00'	53°07'48"	12.50'
C18	39.27'	25.00'	90°00'00"	25.00'
C19	23.18'	25.00'	53°07'48"	12.50'
C20	16.09'	25.00'	36°52'12"	8.33'
C21	104.15'	300.00'	19°53'27"	52.60'
C22	51.41'	25.00'	117°49'05"	41.46'
C23	198.35'	50.00'	227°17'22"	114.20'
C24	54.79'	25.00'	125°34'13"	48.61'
C25	23.18'	25.00'	53°07'48"	12.50'
C26	28.23'	25.00'	64°41'17"	15.83'
C27	34.30'	50.00'	39°18'01"	17.85'
C28	44.09'	50.00'	50°31'10"	23.59'
C29	44.09'	50.00'	50°31'10"	23.59'
C30	46.26'	50.00'	53°00'54"	24.94'
C31	29.61'	50.00'	33°56'07"	15.26'
C32	111.09'	320.00'	19°53'27"	56.11'
C33	6.65'	320.00'	1°11'25"	3.32'
C34	71.91'	320.00'	12°52'31"	36.11'
C35	32.54'	320.00'	5°49'32"	16.28'
C36	39.27'	25.00'	90°00'00"	25.00'
C37	16.09'	25.00'	36°52'12"	8.33'
C38	23.18'	25.00'	53°07'48"	12.50'
C39	6.02'	25.00'	13°47'33"	3.02'
C40	20.68'	25.00'	47°24'17"	10.98'
C41	28.09'	25.00'	64°22'23"	15.74'
C42	18.53'	280.00'	3°47'31"	9.27'
C43	22.55'	50.00'	25°50'31"	11.47'
C44	123.64'	50.00'	141°41'02"	143.92'
C45	63.31'	50.00'	72°32'39"	36.69'
C46	19.03'	50.00'	21°48'44"	9.63'
C47	19.35'	50.00'	22°10'24"	9.80'
C48	20.61'	50.00'	23°36'57"	10.45'
C49	22.55'	50.00'	25°50'31"	11.47'
C110	31.80'	530.00'	3°26'17"	15.91'
C111	5.99'	230.00'	1°29'35"	3.00'
C112	1.34'	50.00'	1°32'18"	0.67'
C113	347.58'	530.00'	37°34'30"	180.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°52'27"E	18.27'
L2	N62°52'27"E	4.62'
L3	S27°07'33"E	34.75'
L4	N62°52'27"E	20.00'
L5	S27°07'33"E	34.75'
L6	S27°07'33"E	38.25'
L7	N62°52'27"E	20.00'
L8	S27°07'33"E	38.25'
L9	S51°34'21"E	38.39'
L10	N38°25'39"E	20.00'
L11	S51°34'21"E	31.48'
L12	S70°35'57"E	35.88'
L13	S19°24'03"W	20.00'
L14	S70°35'57"E	37.88'
L15	S74°25'41"E	8.46'
L16	N51°34'21"W	29.46'
L17	N38°25'39"E	20.00'
L18	N51°34'21"W	34.16'

VERSION 5



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 4" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



SCALE: 1"= 40'

ABBREVIATIONS

(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
CL	CENTER LINE
DKT	DOCKET
FND	FOUND MONUMENT
GLO	GENERAL LAND OFFICE
IP	IRON PIPE
LE	LANDSCAPE EASEMENT
LS####	LAND SURVEYORS REGISTRATION No.
(M)	MEASURED BEARING OR DISTANCE
MOL	MORE OR LESS
NO ID	NO IDENTIFICATION, (NO LS No.)
(NR)	INDICATES LINE IS NOT RADIAL TO CURVE
NTS	NOT TO SCALE
PCR	PINAL COUNTY RECORDER
PG	PAGE
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
R # E	RANGE LINE No. EAST
(R)	RECORD BEARING OR DISTANCE
(RB)	RADIAL BEARING
ROW	RIGHT OF WAY
SEC #	SECTION No.
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TOF	TOWN OF FLORENCE
T # S	TOWNSHIP LINE No. SOUTH
UON	UNLESS OTHERWISE NOTED
UVT	UNOBSTRUCTED VIEW TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT
WME	WALL MAINTENANCE EASEMENT



DATE: AUGUST 16, 2016
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

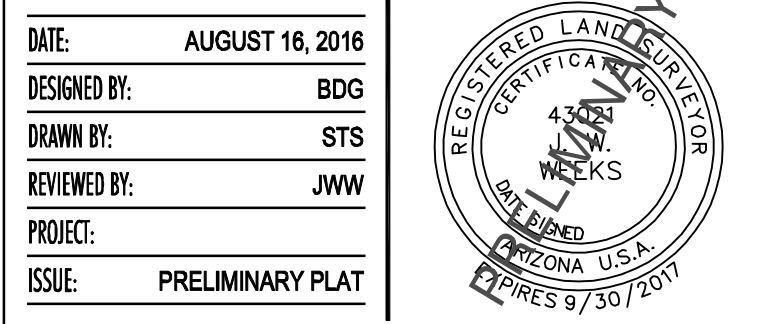
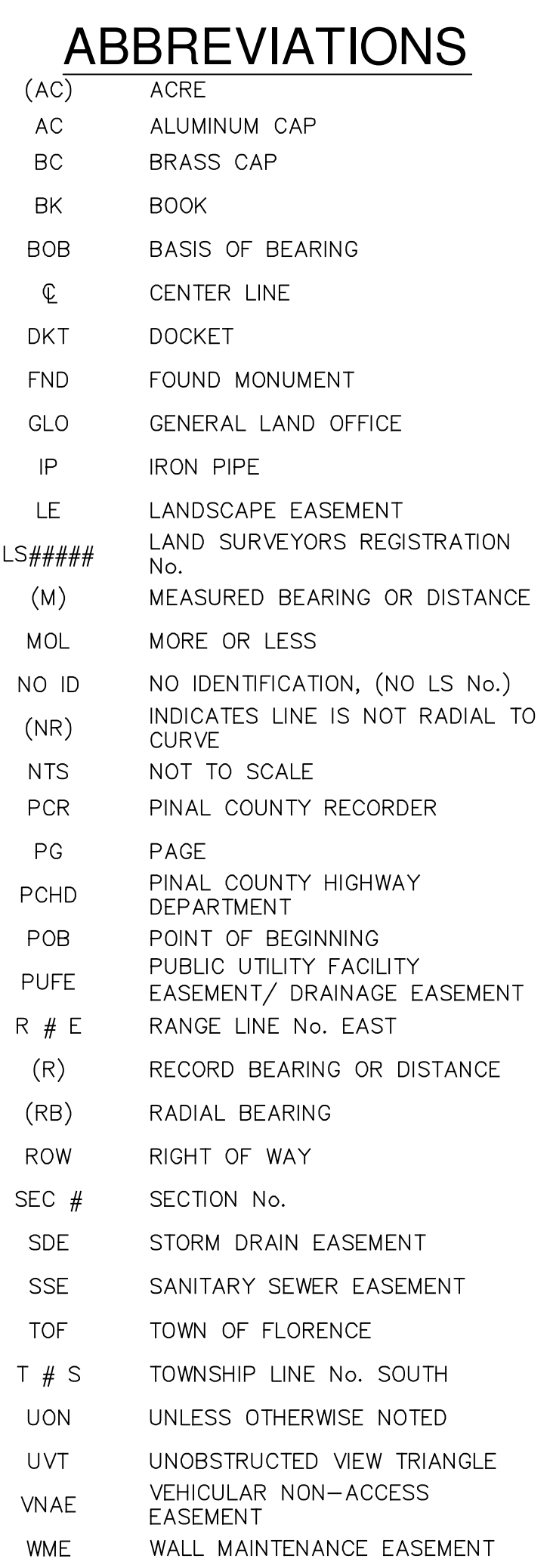
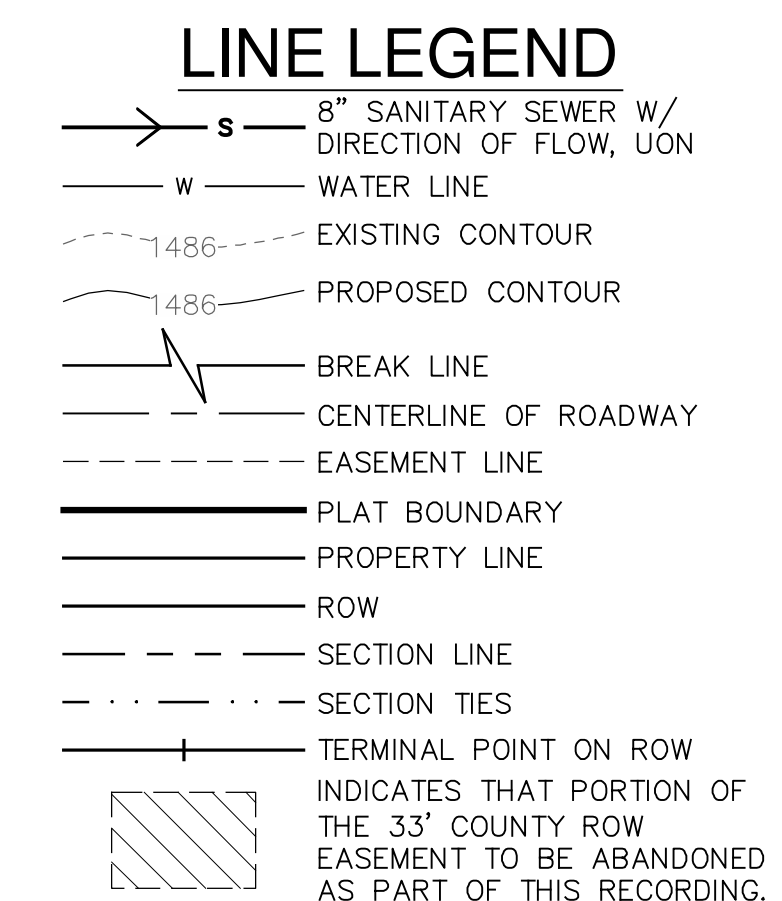
UNIT 38
LAYOUT SHEET
SHEET 4 OF 8

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file name: 742 ANR UNIT 38 PLT LDD.dwg | plot date: August 16, 2016 | plotted by: cawder

LINE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
L19	123.64'	50.00'	141°41'02"	143.92'
L20	0.93'	50.00'	1°04'10"	0.47'
L21	36.86'	50.00'	42°14'24"	19.31'
L22	20.33'	50.00'	23°17'29"	10.31'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C50	22.55'	50.00'	25°50'31"	11.47'
C51	123.64'	50.00'	141°41'02"	143.92'
C52	0.93'	50.00'	1°04'10"	0.47'
C53	43.15'	50.00'	49°26'39"	23.02'
C54	36.86'	50.00'	42°14'24"	19.31'
C55	20.33'	50.00'	23°17'29"	10.31'
C56	22.37'	50.00'	25°38'19"	11.38'
C57	22.55'	50.00'	25°50'31"	11.47'
C58	0.93'	50.00'	1°04'02"	0.47'
C59	21.62'	50.00'	24°46'29"	10.98'
C60	39.27'	25.00'	90°00'00"	25.00'
C61	16.09'	25.00'	36°52'12"	8.33'
C62	23.18'	25.00'	53°07'48"	12.50'

VERSION 5



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C63	268.59'	380.00'	40'29"53"	140.18'
C64	16.72'	380.00'	2'31"17"	8.36'
C65	86.70'	380.00'	1'30"41"	43.54'
C66	86.70'	380.00'	1'30"41"	43.54'
C67	78.48'	380.00'	1'14"57"	39.38'
C68	350.25'	420.00'	47'46"50"	186.03'
C69	59.59'	420.00'	8'06"08"	29.75'
C70	18.24'	420.00'	2'29"15"	9.12'
C71	20.00'	420.00'	2'43"43"	10.00'
C72	16.11'	420.00'	2'11"51"	8.06'
C73	50.55'	420.00'	6'53"44"	25.30'
C74	50.55'	420.00'	6'53"44"	25.30'
C75	50.55'	420.00'	6'53"44"	25.30'
C76	50.55'	420.00'	6'53"44"	25.30'
C77	42.45'	25.00'	97'16"57"	28.40'
C78	19.27'	25.00'	44'09"08"	10.14'
C79	23.18'	25.00'	53'07"48"	12.50'
C80	39.27'	25.00'	90'00"00"	25.00'
C81	16.09'	25.00'	36'52"12"	8.33'
C82	33.18'	25.00'	53'07"48"	12.50'
C114	24.32'	420.00'	4'40"57"	17.17'

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38
LAYOUT SHEET
SHEET 5 OF 8

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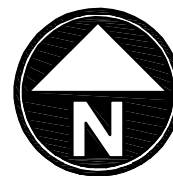


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP,(UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 2" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

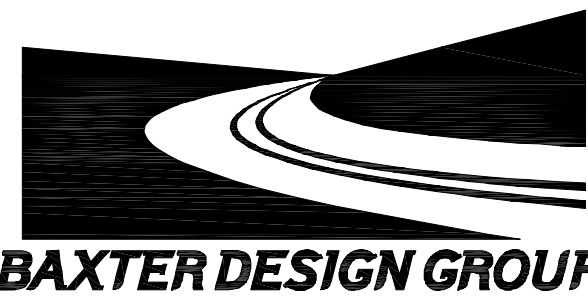
- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



SCALE: 1"= 40'

ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: AUGUST 16, 2016
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



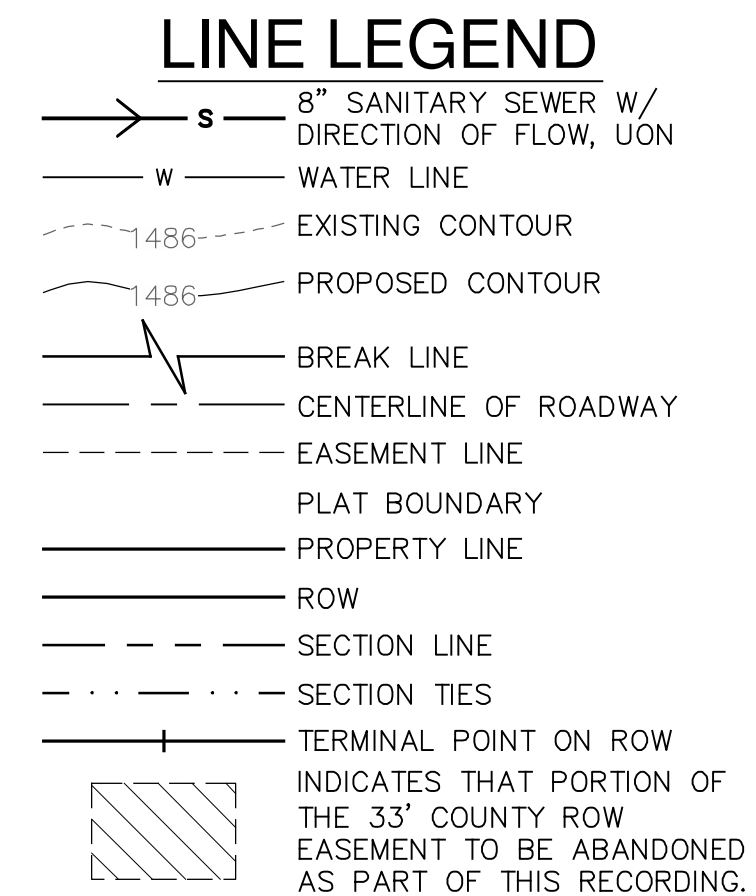
REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38
LAYOUT SHEET
SHEET 6 OF 8

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C83	39.27'	25.00'	90°00'00"	25.00'
C84	23.18'	25.00'	53°07'48"	12.50'
C85	16.09'	25.00'	36°52'12"	8.33'
C86	22.55'	50.00'	25°50'31"	11.47'
C87	123.64'	50.00'	141°41'02"	143.92'
C88	22.55'	50.00'	25°50'31"	11.47'
C89	0.90'	50.00'	1°01'54"	0.45'
C90	27.61'	50.00'	31°38'38"	14.17'
C91	38.96'	50.00'	44°38'33"	20.53'
C92	43.51'	50.00'	49°51'26"	23.24'
C93	12.66'	50.00'	14°30'31"	6.36'



(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
⊙	CENTER LINE
DKT	DOCKET
FND	FOUND MONUMENT
GLO	GENERAL LAND OFFICE
IP	IRON PIPE
LE	LANDSCAPE EASEMENT
LS#####	LAND SURVEYORS REGISTRATION No.
(M)	MEASURED BEARING OR DISTANCE
MOL	MORE OR LESS
NO ID	NO IDENTIFICATION, (NO LS No.)
(NR)	INDICATES LINE IS NOT RADIAL TO CURVE
NTS	NOT TO SCALE
PCR	PINAL COUNTY RECORDER
PG	PAGE
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
R # E	RANGE LINE No. EAST
(R)	RECORD BEARING OR DISTANCE
(RB)	RADIAL BEARING
ROW	RIGHT OF WAY
SEC #	SECTION No.
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TOF	TOWN OF FLORENCE
T # S	TOWNSHIP LINE No. SOUTH
UON	UNLESS OTHERWISE NOTED
UVT	UNOBSTRUCTED VIEW TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT
WME	WALL MAINTENANCE EASEMENT



DATE:	AUGUST 16, 2016
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT



REVISIONS:

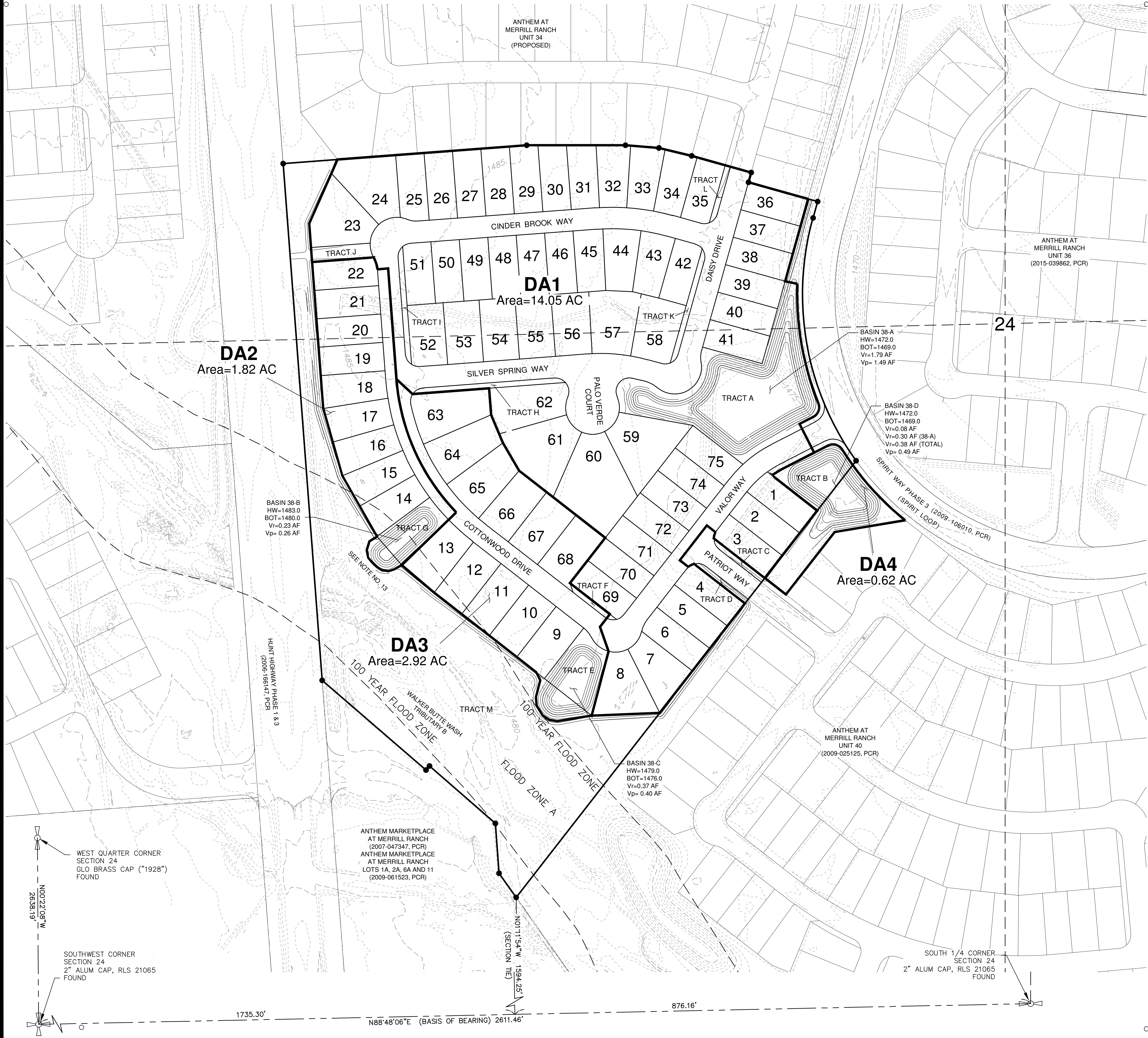
PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38
LAYOUT SHEET
SHEET 7 OF 8

path: R:\742-AMR\UNITS\UNIT-38-AMR\14-PLAT\Cad Drawing\
file name: 742 AMR UNIT 38 PP LDD.dwg | plot date: August 16, 2016 | plotted by: ssanders

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C94	138.86'	400.00'	19°53'27"	70.14'
C95	131.92'	380.00'	19°53'27"	66.63'
C96	11.52'	380.00'	1°44'12"	5.76'
C97	71.17'	380.00'	10°43'51"	35.69'
C98	49.23'	380.00'	7°25'24"	24.65'
C99	145.81'	420.00'	19°53'27"	73.65'
C100	8.08'	420.00'	1°06'08"	4.04'
C101	50.55'	420.00'	6°53'44"	25.30'
C102	50.55'	420.00'	6°53'44"	25.30'
C103	36.63'	420.00'	4°59'51"	18.33'
C104	39.27'	25.00'	90°00'00"	25.00'
C105	16.09'	25.00'	36°52'12"	8.33'
C106	23.18'	25.00'	53°07'48"	12.50'
C107	39.27'	25.00'	90°00'00"	25.00'
C108	16.09'	25.00'	36°52'12"	8.33'
C109	23.18'	25.00'	53°07'48"	12.50'
C113	347.58'	530.00'	37°34'30"	180.30'



SYMBOL LEGEND

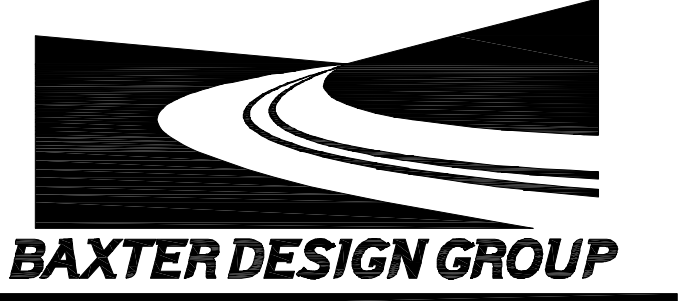
- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
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- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 6" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

SCALE: 1" = 80'

ABBREVIATIONS	
(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
CL	CENTER LINE
DKT	DOCKET
FND	FOUND MONUMENT
GLO	GENERAL LAND OFFICE
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LS#####	LAND SURVEYORS REGISTRATION No.
(M)	MEASURED BEARING OR DISTANCE
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R # E	RANGE LINE No. EAST
(R)	RECORD BEARING OR DISTANCE
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SDE	STORM DRAIN EASEMENT
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DATE:	AUGUST 16, 2016
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT



REVISIONS:	

PULTE GROUP

ANTHEM AT MERRILL RANCH

PRELIMINARY PLAT UNIT 38

SITUATED WITHIN THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 38

RETENTION

SHEET 8 OF 8

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VERSION 5