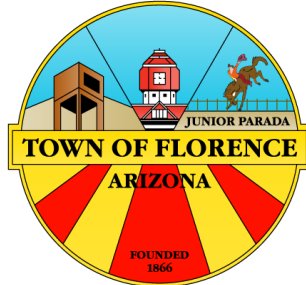


TOWN OF FLORENCE REGULAR MEETING AGENDA

Chairman Gary Pranzo
Vice-Chairman Larry Putrick
Commissioner Carl Bell
Commissioner Robert Smidt
Commissioner Lonnie Frost



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

Thursday, April 20, 2017

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 a Special Meeting of the Florence Planning and Zoning Commission to be held on Thursday, April 20, 2017, 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____, Bell____, Smidt____, Frost____,
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on February 16, 2017.
5. **NEW BUSINESS**

A. Anthem at Merrill Ranch Unit 3 (PZ-17-15)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Unit 3 at Anthem at Merrill Ranch submitted by Pulte Group, Inc. The subject subdivision is located near the southeast corner of Merrill Ranch Parkway and Independence Way.

B. Anthem at Merrill Ranch Unit 5 (PZ-17-17)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Unit 5 at Anthem at Merrill Ranch submitted by Pulte Group, Inc. The subject subdivision is located near the northwest corner of Independence Way and Felix Road.

C. Anthem at Merrill Ranch Unit 7 (PZ-17-18)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Unit 7 at Anthem at Merrill Ranch submitted by Pulte Group, Inc. The subject subdivision is located near the southwest corner of Merrill Ranch Parkway and Felix Road.

D. Anthem at Merrill Ranch Pre-Plat extensions (PZ-17-31)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat Extension for Anthem at Merrill Ranch Units 31, 33, 35A, 35B, 37 submitted by Southwest Value Partners. The subject units are located west of Hunt Highway and south of the proposed extension of Merrill Ranch Parkway.

E. Anthem at Merrill Ranch Pre-Plat extensions (PZ-17-32)

PRESENTATION/APPROVAL/DISAPPROVAL for Preliminary Plat extensions for Anthem at Merrill Ranch units 41, 43, 45, 47, 49 and 51 submitted by Jokake Development Services. The subject units are located west of Hunt Highway and north of the proposed Merrill Ranch Parkway.

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 APRIL 14, 2017 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, FEBRUARY 16, 2017 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, Commissioner Bell, Commissioner Smidt.

Not present: Commissioner Frost

PLEDGE OF ALLEGIANCE

Chairman Pranzo led the Pledge of Allegiance

DISCUSSION/APPROVAL/DISAPPROVAL of meeting minutes of the regular meetings conducted on September 15, 2016 and October 20, 2016.

On motion of Vice-Chairman Putrick, seconded by Commissioner Bell, and carried to approve the minutes of the regular meeting conducted on December 15, 2016.

NEW BUSINESS

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review (DR) application for the Windmill Winery Expansion Phase One project located at the southeast corner of Butte Avenue and Plant Road.

Mark Eckhoff, Community Development Director, gave a brief introduction for this Design Review application and introduced Jeff Denzak with Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC for a Design Review application on approximately ten acres located at the southeast corner of Butte Avenue. Mr. Eckhoff also noted that the Event Center will only be one story and not two stories as stated in the staff report.

Mr. Denzak gave presentation for this project and 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. 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.

Florence Artisan Acres, LLC, a group of investors and the property owner of the Windmill Winery in Florence, Arizona, have previously had applications approved for the subject site including a Major General Plan Amendment and Rezone to accommodate the expansion of the winery. This group was interested in expanding the energy and success of the Windmill project to this subject site with planned complementary facilities.

ANALYSIS:

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 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) was also 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 was envisioned to occur in a series of phases.

Phase One A and Phase One B will likely be developed nearest the northwest 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 was tentatively planned for a cotton gin event center, with the winery inn 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 was 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.

ELEVATIONS

Cotton Gin Event Center

The architecture of this building was designed considering the general character/use of the west land use group. Typical architectural concepts in this land use group include mixed-use environments that include diverse densities between farm fields, to retail, and commercial development.

Large single story building.

Midwestern Industrial/field architecture with staggered walls and protrusions.

Outside Ornamental features include Artisan Rustic Industrial Outdoor Sconce Lamps.

Other materials includes stone walls, vertical metal siding, horizontal wood siding, and corrugated metal roof.

Windmill Winery Inn

Outside Ornamental features include Artisan Rustic Industrial Outdoor Sconce Lamps.

Other materials includes stone walls, vertical metal siding, horizontal wood siding, and corrugated metal roof.

Bridal Cottage

Outside Ornamental features include Artisan Rustic Industrial Outdoor Sconce Lamps.

Other materials includes stone walls, vertical metal siding, horizontal wood siding, and corrugated metal roof.

PARKING/CIRCULATION

Vehicular ingress/egress into the site will be provided off of Butte Avenue and Plant Road with a total of four access points. As the ten acres of the development and Territory Square continues to build out, there will be increases in additional access and circulation within and around the site.

The parking requirements for all of the uses are 85 spaces. The site plan calls for 85 permanent spaces, which 5 are ADA accessible. The winery inn triggers 25 spaces (3 ADA) provided,

Planning and Zoning Commission

Meeting Minutes

February 16, 2017

Page 3 of 7

cotton gin triggers 60 spaces (2 ADA). The applicant proposes two additional truck trailer parking spaces on top of the 85 total spaces, totaling 87 spaces.

The parking requirements for the area meet Town Code and the Territory Square Zoning requirements for design and flexibility. In addition to the parking, emergency access will be accommodated and exceed circulation and access to building entrances.

Pedestrians will be able to access the facilities off Butte Avenue. In addition to the exterior circulation through street networks, on site the pedestrian circulation will be enhanced to allow for people to move in and out of the site safely. Sidewalks will be extended within the site along each building facility with crosswalks and ADA ramps.

LANDSCAPING

The first phase of the ten acre site will enhance the west Land Use Group at the intersection of Plant Road and Butte Avenue, with additional and well-manicured landscaping in and around the site. At the entrance of the winery expansion will be a plaza gathering space greeting users from the north. The plaza will have additional outdoor seating and large tree canopies and vegetation. The landscaping pallet of grass, trees and shrubs will add variety and colors to the earth tone colors of the buildings to enhance the District.

The rest of phase one will have additional landscaping to enhance the site and parking lot. Raised landscape strips will be placed at the end of parking rows and in-between ends. The landscape strips will help break up large expanses of the parking lot and provide some shade for users and help reduce urban heat island.

SIGNAGE

Signage shown on the elevations of the Design Review was conceptual and subject to later modifications. Final signage for the Windmill Winery expansion will be reviewed at a later date and is not a part of this Design Review.

PUBLIC PARTICIPATION:

Under Arizona Revised Statutes, Title 9, Section-462.04. and per the Town of Florence Development Code, a public hearing is not required for a Design Review application however staff notes that the Parks and Recreation and Library departments held public review and comments during the design stages.

STAFF RECOMMENDATION:

Staff found the request was in compliance with applicable Town Codes and was in keeping with the character established for Territory Square District. Therefore, staff hereby recommends approval of the Design Review application for **PZ-16-71**, subject to the following conditions:

1. Design Review approval shall expire in one year from this approval (January 19, 2016) if a building permit is not issued for the subject construction within said period.
2. Project shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes.
3. Any exterior lighting on the property and on the buildings shall be in compliance with applicable light control restrictions.
4. Final landscape and site plans are subject to the review and approval of Community Development staff and such approvals might result in minor modifications of the proposed site plan.
5. Monument signage shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes.
6. Any roof-mounted HVAC equipment shall be screened from street view by the building's architectural parapet.
7. Compliance with this Design Review approval shall be required prior to issuance of Final Certificate of Occupancy.
8. Any additional conditions deemed necessary by the Planning and Zoning Commission.

On motion of Chairman Pranzo, seconded by Vice-Chairman Putrick, and carried to approve the Windmill Winery Expansion Phase One Design Review application.

Commissioner Bell stated he was concerned with the amount of provided parking. Jeff Denzak responded by doing an analysis of the Town Code and found that the provided parking meets and exceed the Town Code requirements. Community Development Director Mark Eckhoff reiterated the applicant will be able to accommodate additional overflow parking as needed and the site they are working with is being developed in phases, with additional space for future parking as needed based from the outcome of the events.

Commissioner Robert Smidt had a question regarding what the occupancy would be for the building. The applicant responded those figures have not yet been calculated.

Vice Chairman Putrick had a question regarding event attendance and parking for Harold Christ, who represented Florence Artisan Acres, LLC. Mr. Christ responded from their past experiences and wedding attendance from their current facility, many wedding attendees use alternative transportation services which results in having enough parking. Mr. Christ reiterated the development space in site planning area will also allow for parking expansion if needed and their planning for parking was based off prior experience.

Chairman Pranzo had a concern for pedestrian access from the proposed facility and pedestrians crossing Butte to the North facility. Mr. Pranzo's concern was Pedestrians would be prone to following the access driveway from the Winery expansion rather than using the proposed pedestrian route to the existing site to the north. Mr. Denzak displayed the slide showing the pedestrian crossing across Butte at its current location based off circulation access, function and safety. Mr. Denzak added this location would be most appropriate to meet the entryway area at the north location across Butte Road. Pranzo stated he just wanted to provide suggestions and hoped staff considered all the pedestrian circulation routes.

DISCUSSION/PRESENTATION of existing Planning and Zoning Commission duties and responsibilities as stated in the Town Code. Additional discussion of previous work session efforts in implementing a text amendment for updating the Planning and Zoning Commissioners duties and responsibilities in the Town Code.

Will Randolph, Town Planner gave an introduction on previous events and Planning and Zoning Commission work sessions that led to reintroducing this potential text amendment to the Town of Florence Zoning Ordinance. Mr. Randolph gave explanation and gave presentation to the commissioners of what was included in their presentation packets and how it was related to the previous work session completed in 2016. Mr. Eckhoff also gave a synopsis of why the Planning and Zoning Commissioner's Roles and Responsibilities text amendment was being introduced again at this time and why it would be beneficial with the addition of two new Planning and Zoning Commission members. Mr. Eckhoff mentioned discussions during this meeting and moving forward would be used to formulate a future Planning and Zoning Roles and Responsibilities text amendment, where proper notifications would be given to the public using the appropriate text amendment procedures for Planning and Zoning and Council approval.

Chairman Pranzo informed Mr. Randolph to provide his commissioner roles and responsibility notes after. Pranzo mentioned the Town of Florence Planning Commission does not have a clear and defined scope for their roles and responsibilities. Pranzo mentioned what was provided to him in his commissioner packet and suggested verbiage to add or where to add items he thought were missing. Pranzo also discussed his ideas of what the commissioners should do in his provided notes for staff, what they should approve or disapprove, and what criteria to use to send recommendations to Council. Pranzo also had recommendations to remove suggested agency items in the commissioner's packets and to add other line items to improve the list or roles of responsibilities previous draft from a 2016 work session. Pranzo's last suggestion was to clarify the Planning and Zoning Chairman's and Commissioner's roles in selecting new commissioners, and what the Commissioners need to prepare for to be adequate in their position.

Mr. Eckhoff thanked Mr. Pranzo for his input and provided suggestions for enhancing the roles and responsibilities of commissioners and enhancing procedural steps into adding new commissioners. Pranzo mentioned to keep the improvements simple, and Mr. Eckhoff acknowledged expanding on what was existing but also keeping the additions concise.

Vice-Chairman Putrick had a recommendation if Chair and Vice-Chair commissioners could interview and recommend future commissioners to council. Mr. Eckhoff responded stating the current Town policies and Town ordinances involved with in choosing future commissioners. Chairman Pranzo ended the discussion with wanting to establish clarity to future commissioners of what the position exactly entailed so they would be aware of the responsibility involved in being a commissioner.

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.

No public comments.

CALL TO THE COMMISSION- CURRENT EVENTS ONLY

Gary Pranzo welcomed Commissioner Smidt to the Planning and Zoning Commission.

Council Liason Bill Hawkins welcomed and thanked Commissioner Smidt for joining the Planning and Zoning Commission. Commissioner Smidt responded to Mr. Hawkins, and gave a brief background of his experience, and thanked the Town of Florence for welcoming him to the commission.

Commissioner Carl Bell mentioned current events that were taking place at the Windmill Winery on Butte Road.

ADJOURNMENT

On motion of Commissioner Bell, seconded by Vice-Chairman Putrick, and carried to adjourn the meeting at 6:39 pm.

X _____
Gary Pranzo

Date



**Planning and Zoning Commission
Staff Report**

April 20, 2017
Agenda Item (5A)

Project Name: Anthem at Merrill Ranch Unit 3 (PZ-17-15)
Prepared By: Will Randolph, Town Planner
Reviewed By: Mark Eckhoff, AICP, Community Development Director

REQUEST:

This is a request for approval of the following:

A Preliminary Plat application for Unit 3 at Anthem at Merrill Ranch (AMR) submitted by Pulte Group, Inc. The subject subdivision is located west of the southwest corner of Felix Road and Merrill Ranch Parkway.

BACKGROUND/ANALYSIS:

Pulte Group, Inc. ("Pulte") would like to bring the subject area through the platting and engineering process in order to have more available lots ready for new homes within the Parkside area of the AMR community.

There are 90 single-family residential lots proposed for this nearly 25 acre subdivision located east of the southeast corner of Independence Way and Merrill Ranch Parkway. AMR Unit 3 has three main points of public ingress/egress into the subdivision: one from Merrill Ranch Parkway to the north, one from Independence Way to the west, and one via an adjacent subdivision.

Neighborhood streets in this unit are designed and constructed with a 40 foot wide right-of-way (ROW), which is consistent with the AMR Planned Unit Development (PUD) zoning. Though the 40 foot ROW will be utilized for this subdivision, the improvement plans and the Final Plat for this unit will reflect modifications to the local street sidewalk standard to ensure ADA compliance. AMR Unit 3 is connected to surrounding AMR Unit 5 to the south using N. Huntington Drive and N. Presidio Drive which serve as neighborhood streets to the site.

The minimum lot area proposed for this subdivision is 5,726 square feet and the maximum lot area proposed is 14,843 square feet. The average lot size planned for this subdivision is 7,234 square feet. The resultant density for this particular unit will be 3.68 dwelling units per acre. The density factors in the open space surrounding

this particular unit. The AMR zoning permitted an overall single-family residential density of 3.5 dwelling units per acre for AMR.

Town of Florence Public Works and Fire Department staff has reviewed the proposed subdivision and support this unit advancing to the Final Plat process. Final comments from these departments will be addressed on the civil plans for this unit.

STAFF FINDING:

- The proposed Preliminary Plat is in conformance with the AMR PUD and Town Code requirements.
- Minimum ingress and egress requirements have been met or exceeded by the subdivisions three points of vehicular access.
- AMR Unit 3 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.

Attachments:

- Application
- Preliminary Plats

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: Anthem @ Merrill Ranch Unit-3

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

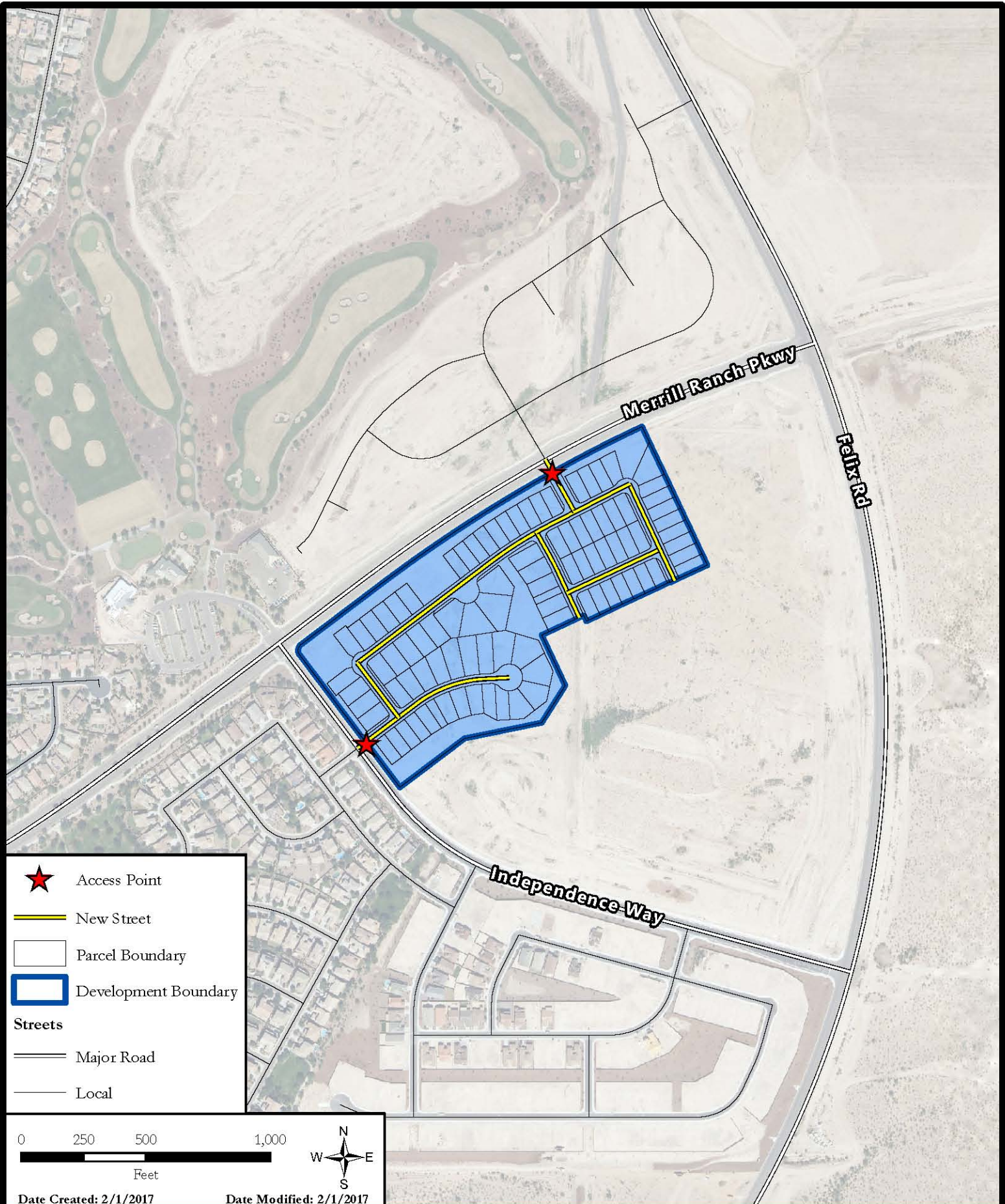
3. Address or Location of Property: Anthem @ Merrill Ranch, Florence, AZ

4. Tax Parcel Numbers: _____
Gross Acres: 24.47 ac Number of Lots: 90
Zoning: PUD

 1-10-17
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

FOR STAFF USE ONLY:

CASE NO. <u>PZ-17-15</u>	APPLICATION DATE AND TIME <u>1-11-17</u>
PERMIT NO. _____	FEE \$ _____
P&Z HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION: APPROVAL	DISAPPROVAL



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. 2017-3

Anthem at Merrill Ranch Unit 03 Development Build Out



Town of Florence

PRELIMINARY PLAT ANTHEM AT MERRILL RANCH UNIT 3 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURYLINK 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

WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 3 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.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____,)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

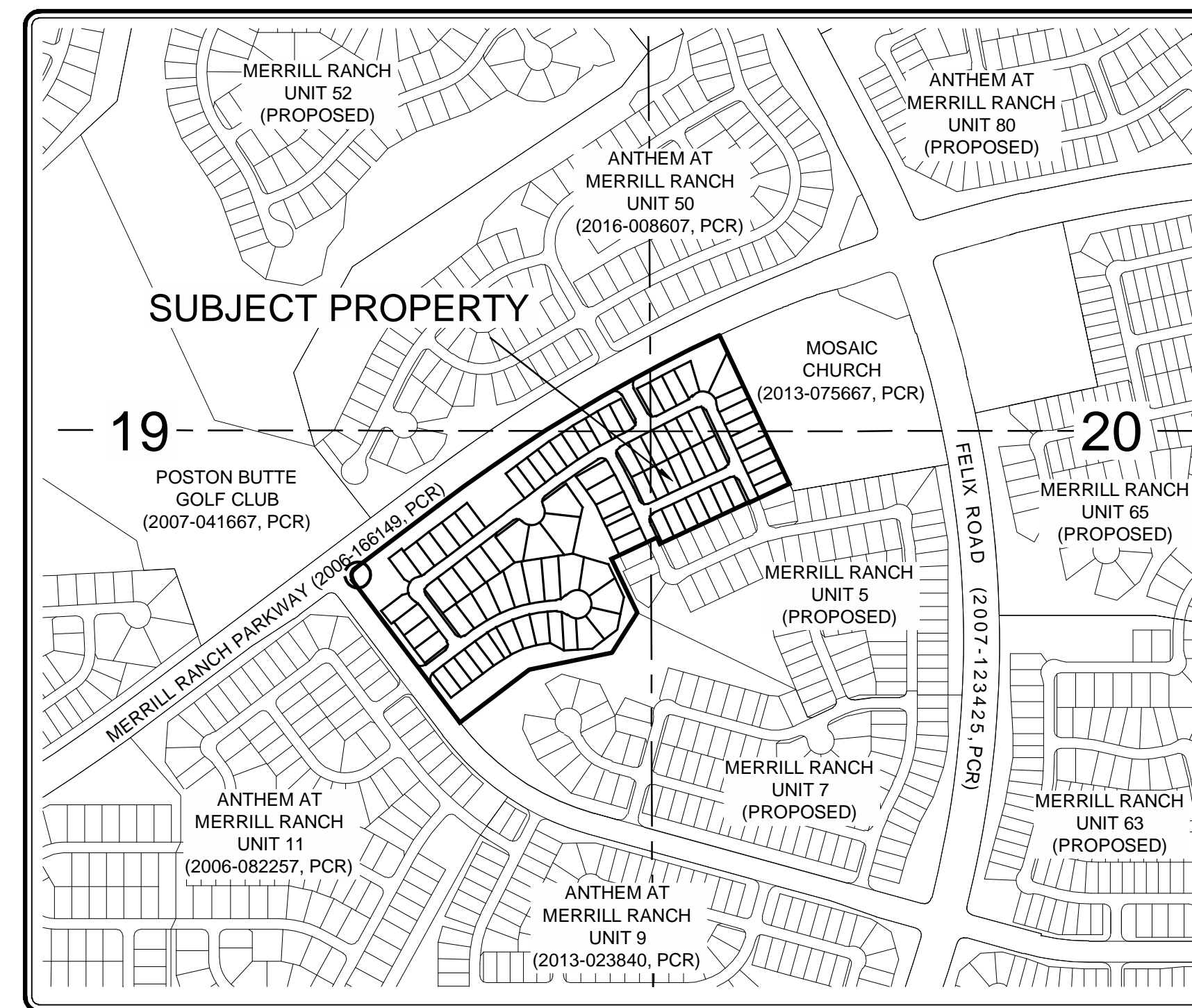
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED, (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE, OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT, AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



LOCATION MAP

1" = 500'

SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 3 LAYOUT
4	UNIT 3 LAYOUT
5	UNIT 3 LAYOUT
6	UNIT 3 LAYOUT
7	UNIT 3 RETENTION

TRACT AREA TABLE

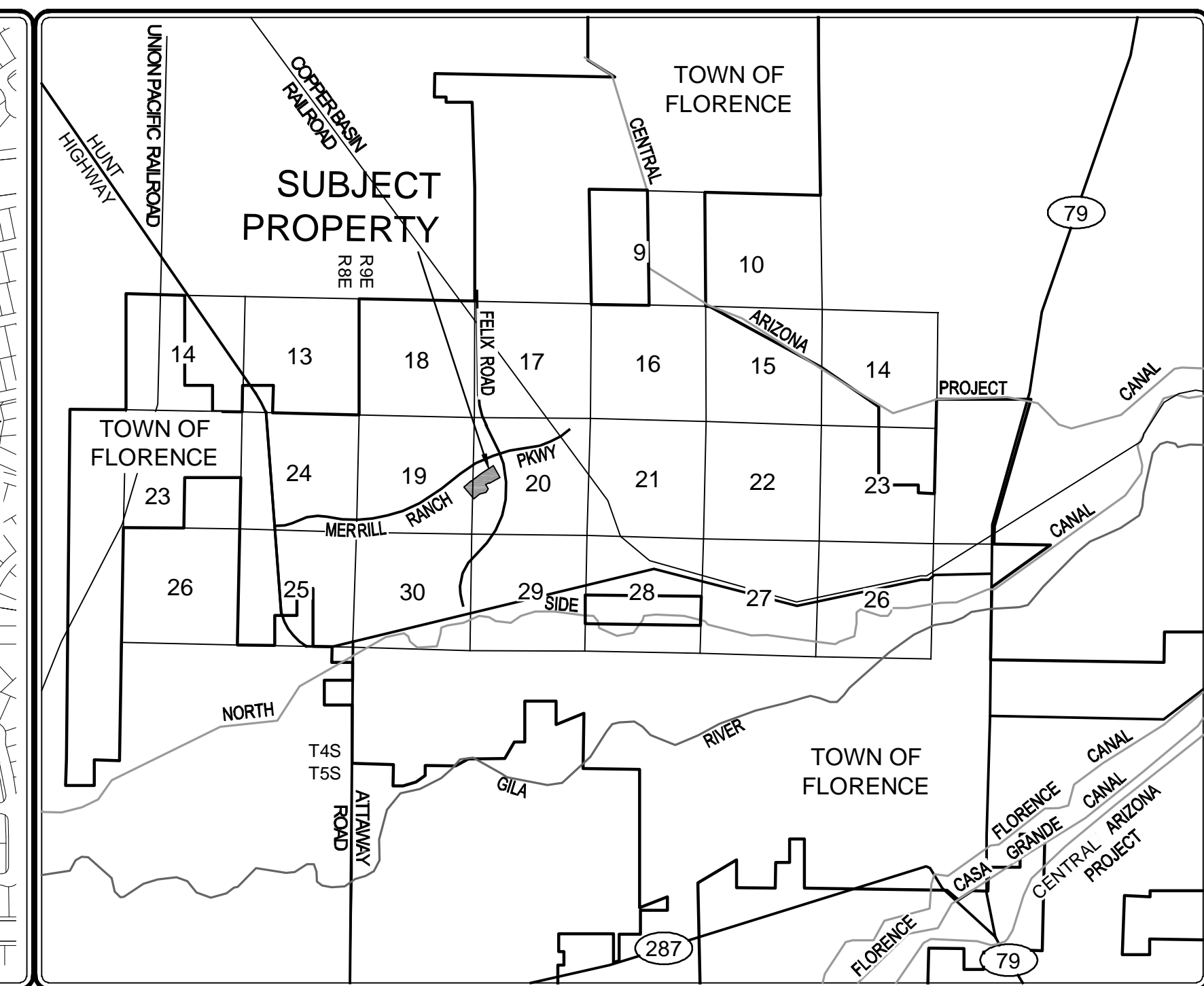
TRACT	AREA (AC)	USAGE
TRACT A	2.5786	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT B	2.2063	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT C	0.6677	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT D	0.0489	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.0915	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT F	0.0223	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT G	0.0792	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT H	0.0495	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.0522	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No.	AREA (AC)	USAGE
DKT 375, PG 572, PCR	0.1676	COUNTY RIGHT-OF-WAY NE 1/4 SEC 19, T4S, R9E
DKT 375, PG 572, PCR	0.3161	COUNTY RIGHT-OF-WAY SE 1/4 SEC 19, T4S, R9E
DKT 375, PG 572, PCR	0.1809	COUNTY RIGHT-OF-WAY NW 1/4 SEC 20, T4S, R9E
DKT 375, PG 572, PCR	0.3074	COUNTY RIGHT-OF-WAY SW 1/4 SEC 20, T4S, R9E

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MERRILL RANCH.
- 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
- 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.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE UNOBSTRUCTED VIEW TRIANGLE (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (PER CITY OF SCOTTSDALE).
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, (NORTHWEST CORNER BEING A 3" ALUM. CAP, NO ID, FOUND AND THE NORTH QUARTER CORNER BEING A 1-1/2" ALUM. CAP, NO ID, FOUND), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N89°57'31"E. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2634.19'.

BENCHMARK

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 (PINAL 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

PLANNED UNIT DEVELOPMENT

EXISTING ZONING	PUD R-1
GROSS AREA	24.4690 ACRES
RIGHT-OF-WAY AREA	3.6794 ACRES
NET AREA	20.7896 ACRES
TOTAL MILES, PUBLIC STREETS	0.6964 MILES
TOTAL AREA, PUBLIC OPEN SPACE	5.8440 ACRES
TOTAL NO. DWELLING UNITS PROPOSED	90 UNITS
MINIMUM LOT AREA PROPOSED	5,726 SQ. FT. 0.1315 (AC) (LOT Nos. 57 & 63)
MAXIMUM LOT AREA PROPOSED	14,843 SQ. FT. 0.3408 (AC) (LOT No. 50)
AVERAGE LOT AREA PROPOSED	7,234 SQ. FT.
OVERALL PROPOSED DENSITY	3.6781 D.U./ACRE

TABLE OF REQUIREMENTS

SETBACKS	
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.F.

PUBLIC UTILITY FACILITY EASEMENT

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.

DEVELOPER - OWNER PULTE HOME CORP.

16767 PERIMETER DRIVE STE. 100
SCOTTSDALE, AZ 85260-1042
480.391.6037

SURVEYOR BAXTER DESIGN GROUP, LLC

7580 N. DOBSON RD., STE. 200
SCOTTSDALE, AZ 85256
480.818.6001



DATE: FEBRUARY 21, 2017
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT: _____
ISSUE: PRELIMINARY PLAT



REVISIONS: _____

PULTE GROUP ANTHEM AT MERRILL RANCH PRELIMINARY PLAT - UNIT 3

SITUATED WITHIN THE EAST HALF OF SECTION 19
AND THE WEST HALF OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 9 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 3
COVER SHEET
SHEET 1 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20 (3" ALUMINUM CAP, NO ID, FOUND) FROM WHICH THE NORTH QUARTER CORNER OF SECTION 20 (1-1/2" ALUMINUM CAP, NO ID, FOUND) BEARS NORTH 89 DEGREES 57 MINUTES 31 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2634.19 FEET AND THE WEST QUARTER CORNER OF SECTION 20 (1/2" REBAR, NO ID, FOUND) BEARS SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 2466.14 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 2285.19 FEET, TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SECTION 20 BEARS SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 358.95 FEET;

THENCE, NORTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, A DISTANCE OF 260.46 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 25 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 615.17 FEET;

THENCE, SOUTH 64 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 165.00 FEET;

THENCE, NORTH 25 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 2.44 FEET;

THENCE, SOUTH 64 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 370.00 FEET;

THENCE, NORTH 25 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.70 FEET;

THENCE, SOUTH 64 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 187.26 FEET;

THENCE, SOUTH 25 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 223.27 FEET;

THENCE, SOUTH 32 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 177.04 FEET;

THENCE, SOUTH 78 DEGREES 21 MINUTES 14 SECONDS WEST, A DISTANCE OF 316.38 FEET;

THENCE, SOUTH 52 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 326.02 FEET;

THENCE, NORTH 37 DEGREES 06 MINUTES 13 SECONDS WEST, A DISTANCE OF 668.08 FEET;

THENCE, NORTHERLY AN ARC DISTANCE OF 47.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND AN INCLUDED ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE, NORTH 52 DEGREES 53 MINUTES 47 SECONDS EAST A DISTANCE OF 394.68 FEET;

THENCE, EASTERLY AN ARC DISTANCE OF 1235.57 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5942.50 FEET AND AN INCLUDED ANGLE OF 11 DEGREES 54 MINUTES 47 SECONDS TO THE POINT OF BEGINNING.

CONTAINING 24.4690 ACRES MORE OR LESS.

NORTHWEST CORNER SECTION 20
3" ALUMINUM CAP, NO ID FOUND

N89°57'31"E (BASIS OF BEARING) 2634.19'
NW 1/4 COR SEC 20 TO N 1/4 COR SEC 20

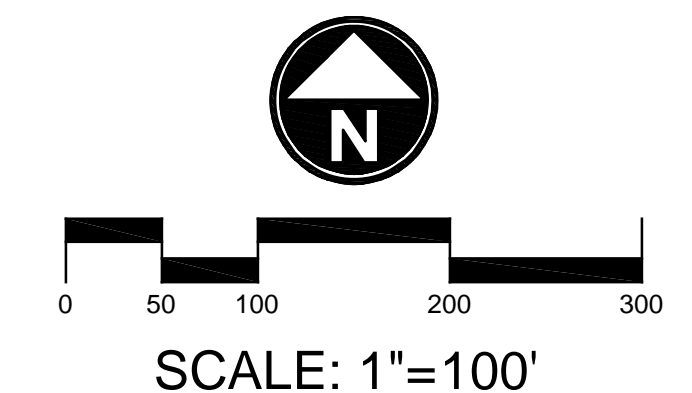
NORTH 1/4 CORNER SECTION 20
1-1/2" ALUM CAP, NO ID FOUND

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 REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

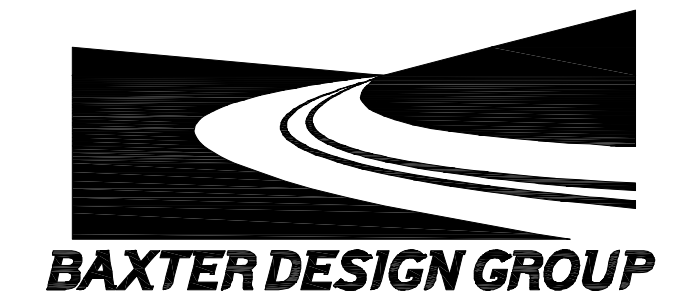
LINE LEGEND

- 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:	FEBRUARY 21, 2017
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT

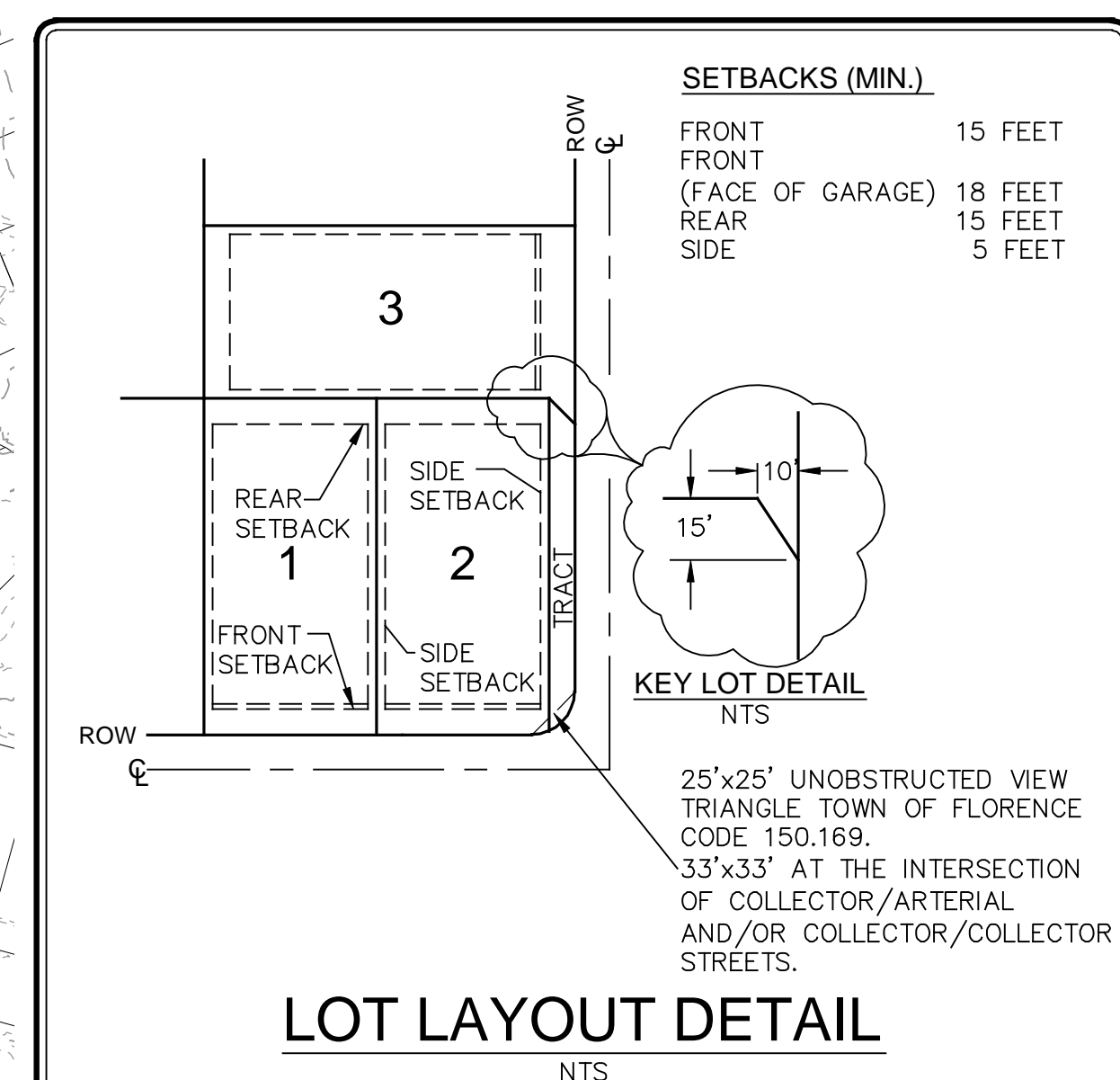
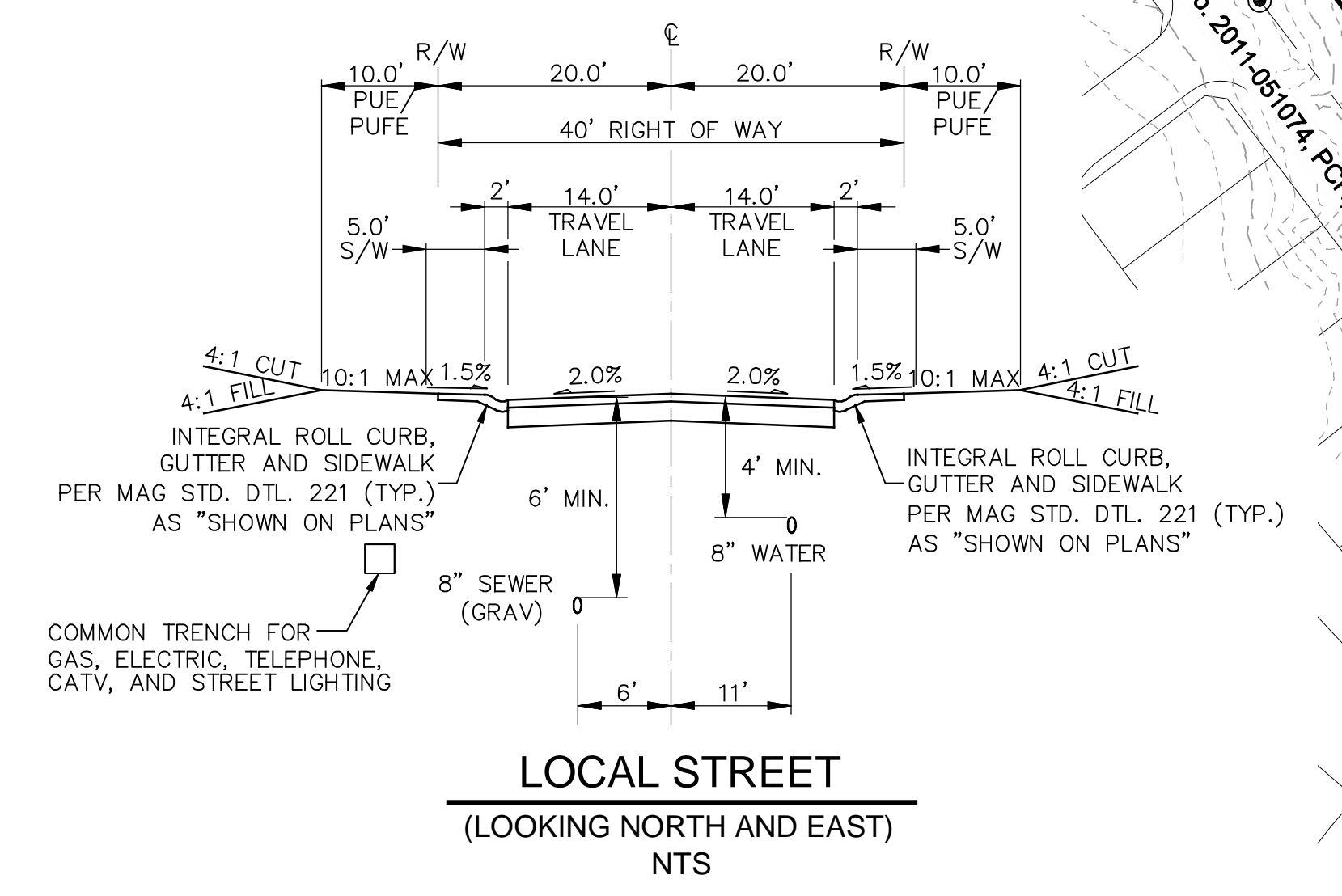
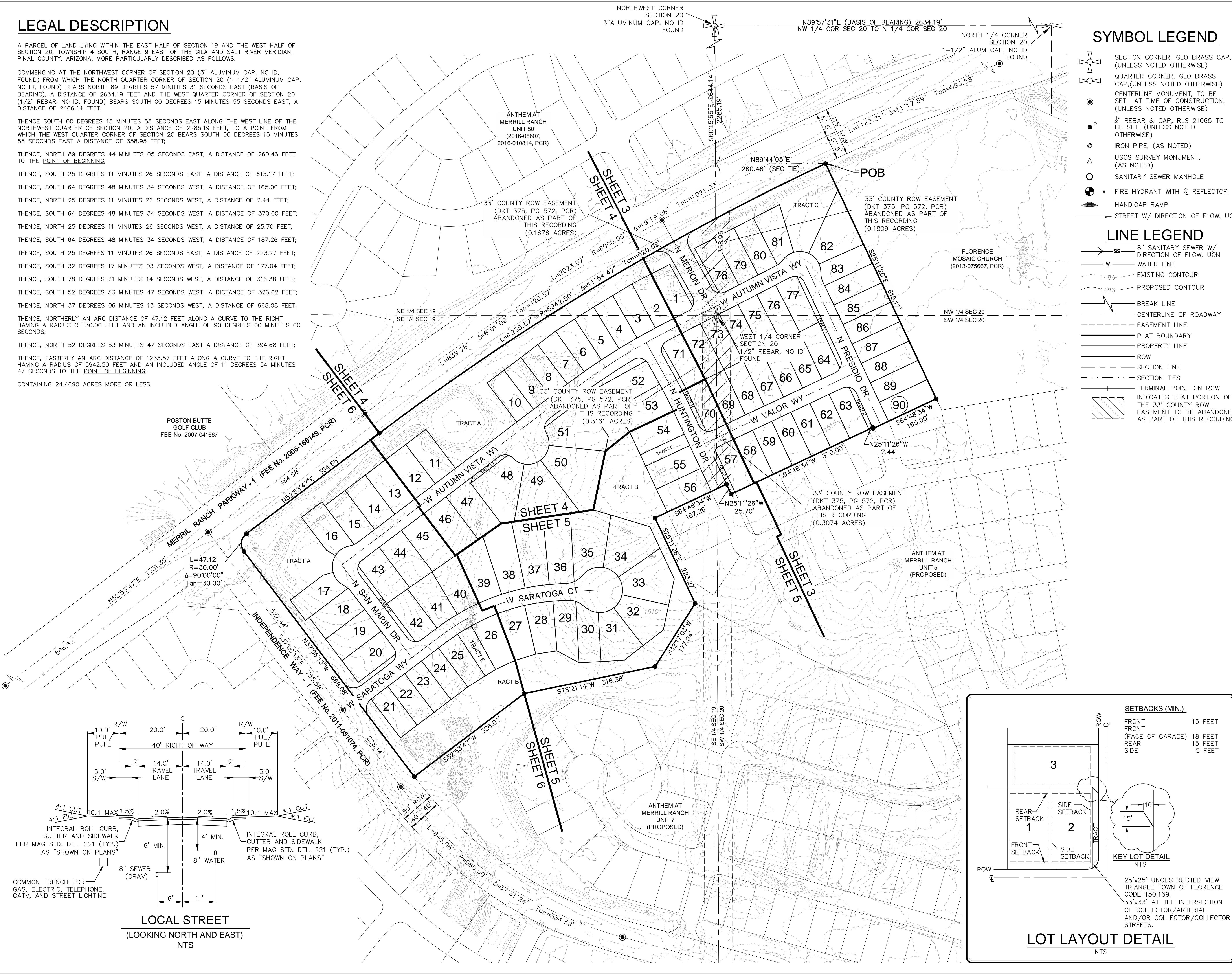


REVISIONS:	

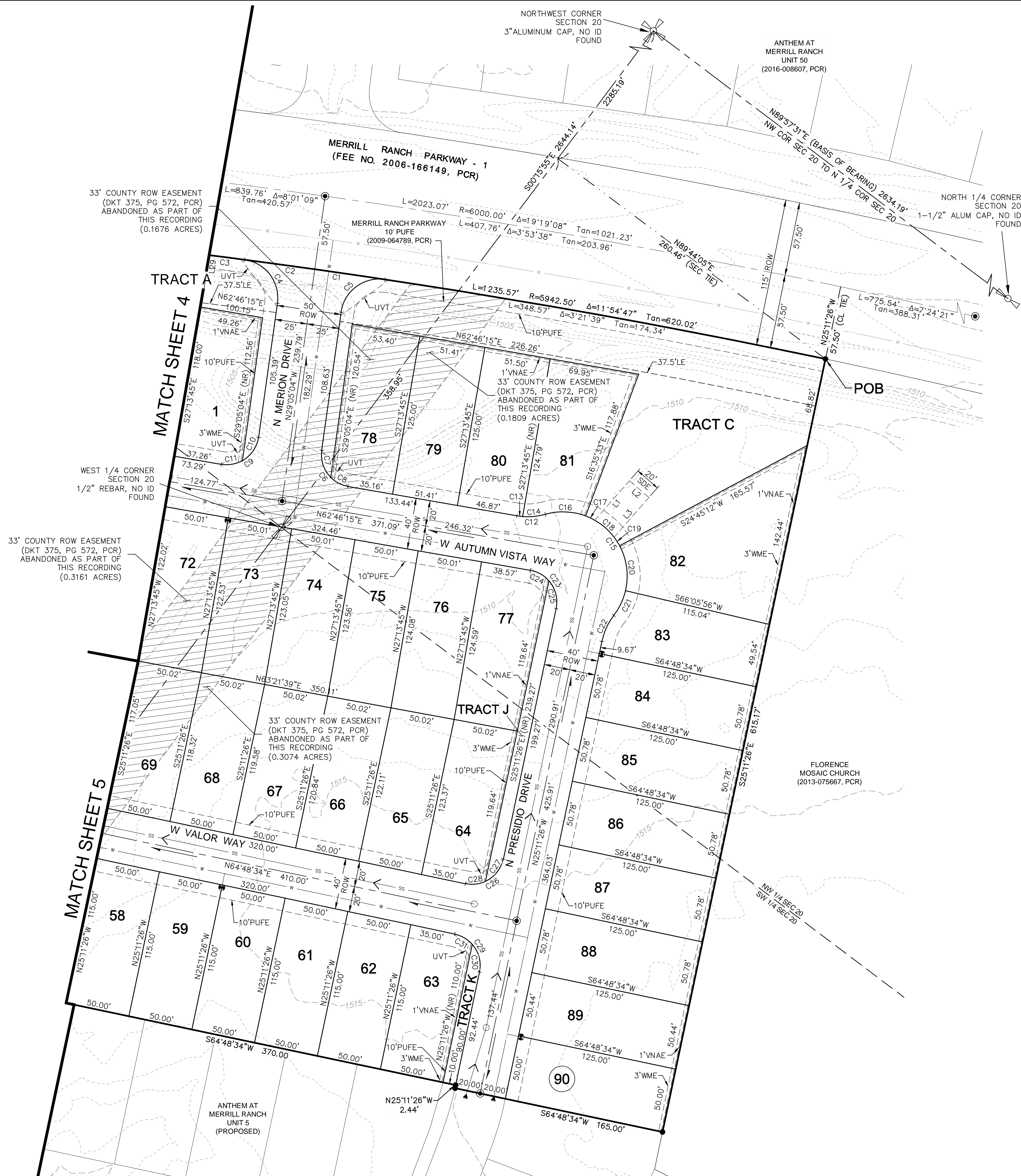
PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 3
 SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 3
INDEX MAP
SHEET 2 OF 7

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VERSION 2



SYMBOL LEGEND

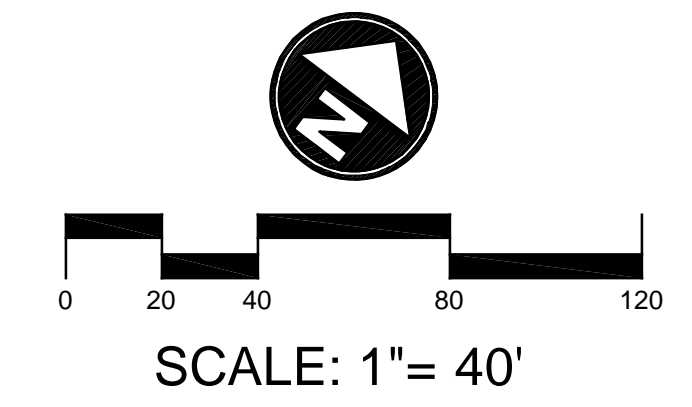
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- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°04'49"E	41.01'
L2	S85°55'11"E	20.00'
L3	N04°04'49"E	41.01'
L29	S29°59'10"E	16.50'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	55.28'	5942.50'	0°31'59"	27.64'
C2	55.28'	5942.50'	0°31'59"	27.64'
C3	28.25'	5942.50'	0°16'21"	14.13'
C4	47.40'	30.00'	90°31'59"	30.28'
C5	47.40'	30.00'	90°31'59"	30.28'
C6	38.46'	25.00'	88°08'41"	24.20'
C7	23.18'	25.00'	53°07'48"	12.50'
C8	15.28'	25.00'	35°00'53"	7.89'
C9	40.08'	25.00'	91°51'19"	25.82'
C10	23.18'	25.00'	53°07'48"	12.50'
C11	16.90'	25.00'	38°43'31"	8.79'
C12	22.55'	50.00'	25°50'31"	11.47'
C13	4.64'	50.00'	5°18'50"	2.32'
C14	17.91'	50.00'	20°31'41"	9.05'
C15	125.42'	50.00'	143°43'21"	152.63'
C16	31.83'	50.00'	36°28'43"	16.48'
C17	7.97'	50.00'	9°08'09"	3.99'
C18	20.14'	50.00'	23°04'26"	10.21'
C19	7.97'	50.00'	9°08'09"	3.99'
C20	36.08'	50.00'	41°20'45"	18.87'
C21	21.43'	50.00'	24°33'09"	10.88'
C22	22.55'	50.00'	25°50'31"	11.47'
C23	40.16'	25.00'	92°02'19"	25.91'
C24	16.98'	25.00'	38°54'30"	8.83'
C25	23.18'	25.00'	53°07'48"	12.50'
C26	39.27'	25.00'	90°00'00"	25.00'
C27	23.18'	25.00'	53°07'48"	12.50'
C28	16.09'	25.00'	36°52'12"	8.33'
C29	39.27'	25.00'	90°00'00"	25.00'
C30	23.18'	25.00'	53°07'48"	12.50'
C31	16.09'	25.00'	36°52'12"	8.33'



ABBREVIATIONS

- (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
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- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
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- 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:	FEBRUARY 21, 2017
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT



REVISIONS:	

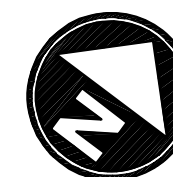
PULTE GROUP

ANTHEM AT MERRILL RANCH

PRELIMINARY PLAT - UNIT 3

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 3 LAYOUT SHEET 3 OF 7



SCALE: 1"= 40'

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)
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- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

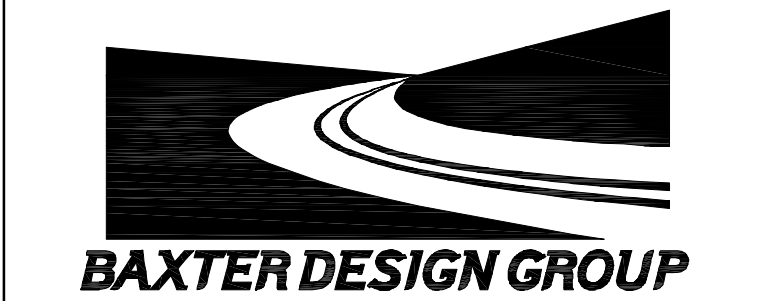
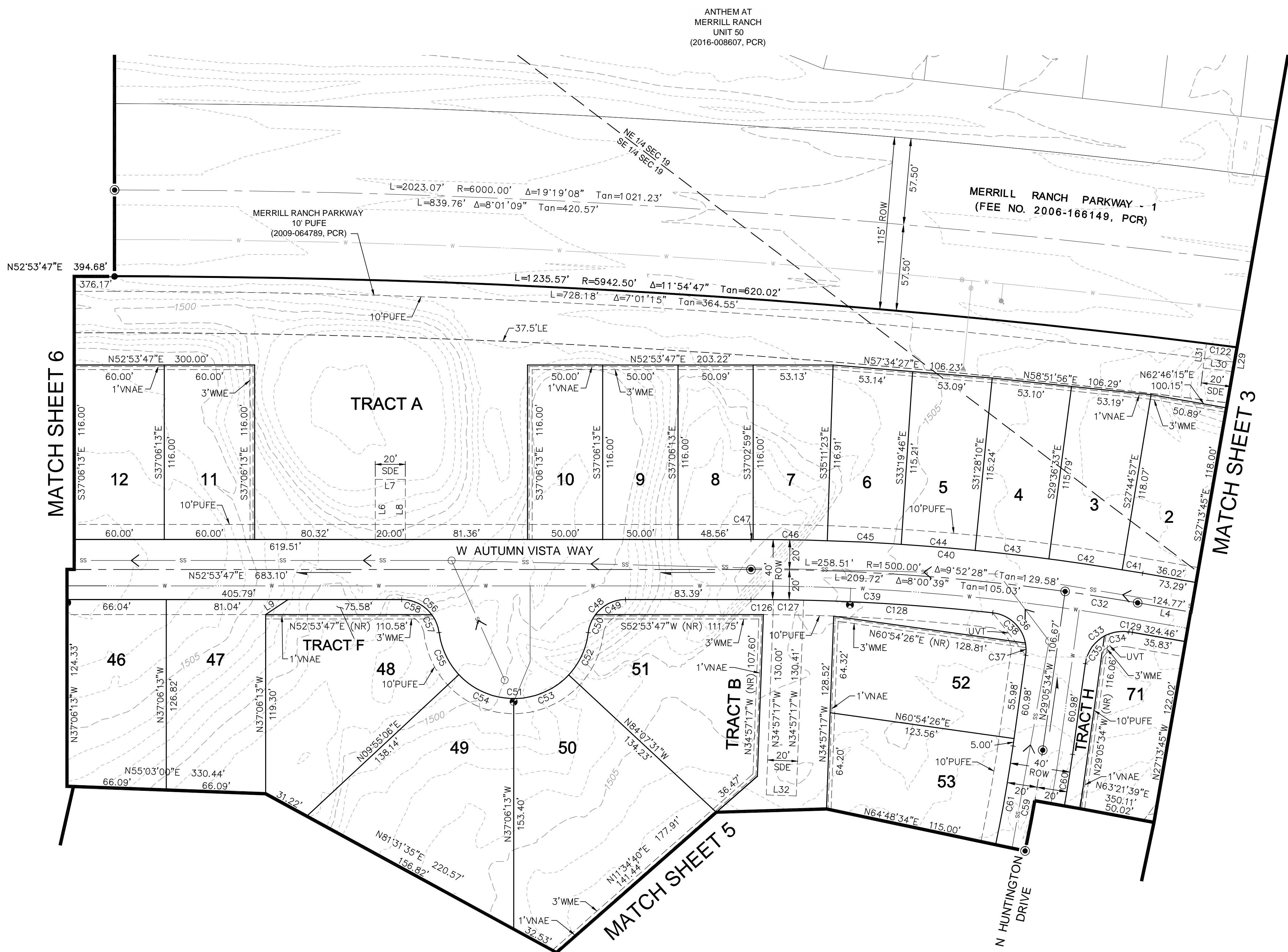
- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
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- UON UNLESS OTHERWISE NOTED
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- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LINE	BEARING	DISTANCE
L4	N62°46'15"E	371.09'
L6	N37°06'13"W	40.00'
L7	N52°53'47"E	20.00'
L8	N37°06'13"W	40.00'
L9	N19°12'23"E	18.03'
L29	S29°59'10"E	16.50'
L30	S60°00'50"W	20.00'
L31	S29°59'10"E	16.50'
L32	N55°02'43"E	20.00'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C32	48.79'	1500.00'	1°51'49"	24.40'
C33	40.04'	25.00'	91°46'20"	25.79'
C34	16.86'	25.00'	38°38'32"	8.77'
C35	23.18'	25.00'	53°07'48"	12.50'
C36	40.04'	25.00'	91°46'20"	25.79'
C37	8.15'	25.00'	18°41'09"	4.11'
C38	31.89'	25.00'	73°05'11"	18.53'
C39	161.14'	1480.00'	6°14'18"	80.65'
C40	261.96'	1520.00'	9°52'28"	131.30'
C41	13.79'	1520.00'	0°31'12"	6.90'
C42	49.35'	1520.00'	1°51'36"	24.68'
C43	49.35'	1520.00'	1°51'36"	24.68'
C44	49.35'	1520.00'	1°51'36"	24.68'
C45	49.35'	1520.00'	1°51'36"	24.68'
C46	49.35'	1520.00'	1°51'36"	24.68'
C47	1.43'	1520.00'	0°03'13"	0.71'
C48	36.26'	25.00'	83°06'28"	22.16'
C49	23.18'	25.00'	53°07'48"	12.50'
C50	13.08'	25.00'	29°58'40"	6.69'
C51	145.05'	50.00'	166°12'57"	413.66'
C52	31.49'	50.00'	36°05'10"	16.29'
C53	41.03'	50.00'	47°01'18"	21.75'
C54	41.03'	50.00'	47°01'18"	21.75'
C55	31.49'	50.00'	36°05'10"	16.29'
C56	36.26'	25.00'	83°06'28"	22.16'
C57	13.08'	25.00'	29°58'40"	6.69'
C58	23.18'	25.00'	53°07'48"	12.50'
C59	68.11'	1000.00'	3°54'08"	34.07'
C60	69.47'	1020.00'	3°54'08"	34.75'
C61	66.74'	980.00'	3°54'08"	33.39'
C122	20.00'	5942.50'	0°11'34"	10.00'
C126	15.08'	1480.00'	0°35'02"	7.54'
C127	20.00'	1480.00'	0°46'28"	10.00'
C128	126.06'	1480.00'	4°52'49"	63.07'
C129	2.36'	1480.00'	0°05'29"	1.18'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: SJS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:	VERSION
	2

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 3
 SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

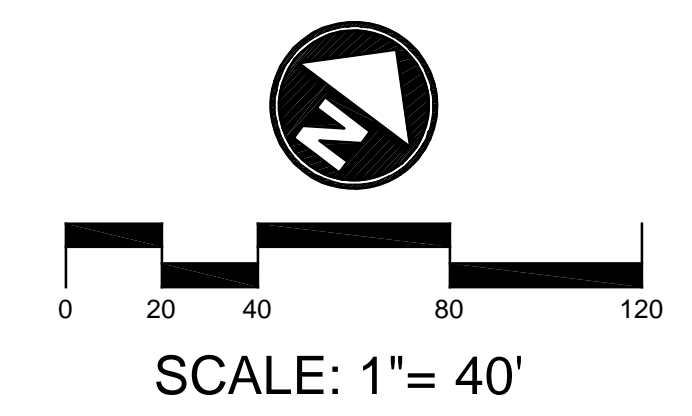
UNIT 3 LAYOUT SHEET 4 OF 7

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)
- 1/2" 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 REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

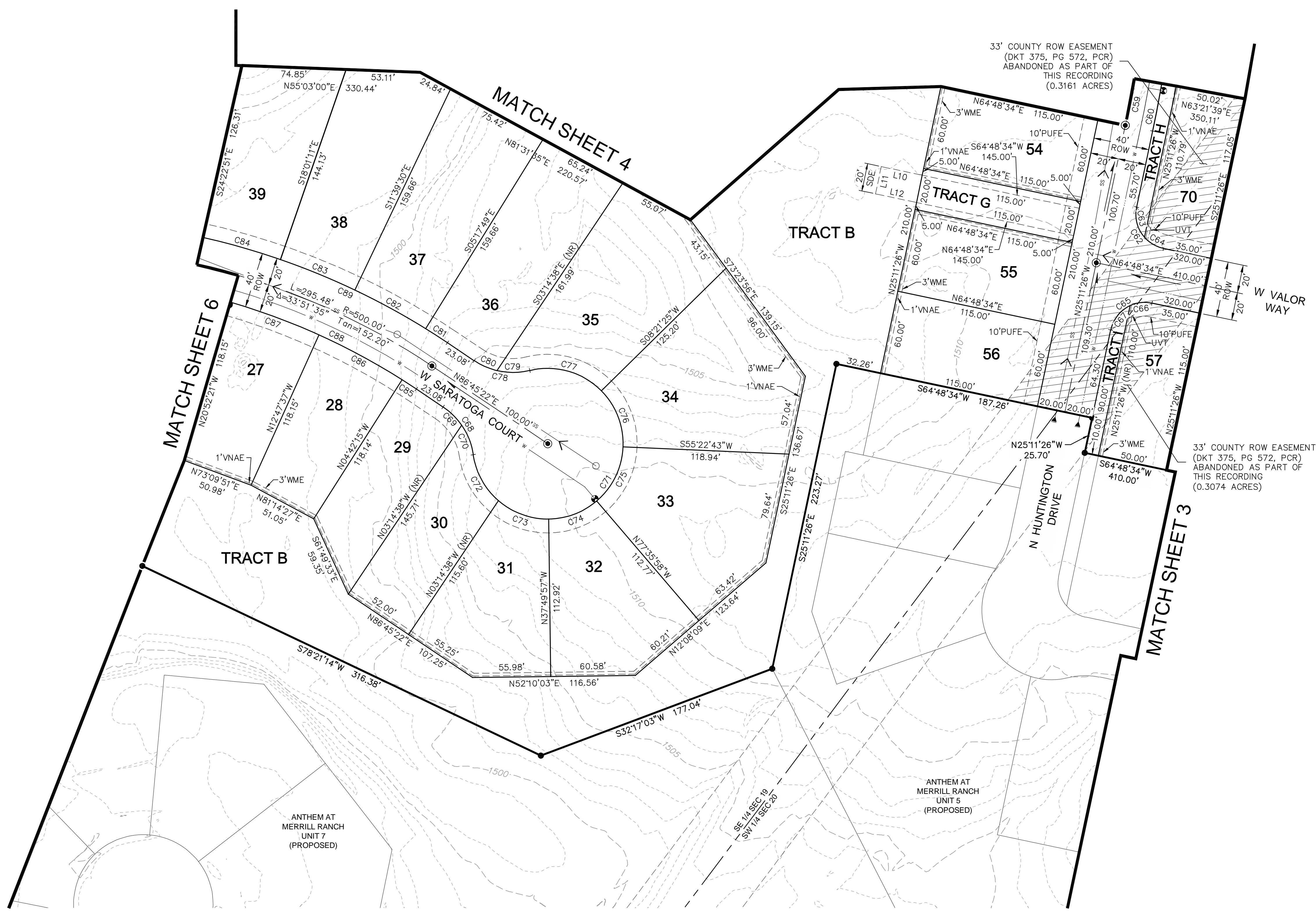
LINE LEGEND

- 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
- 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.



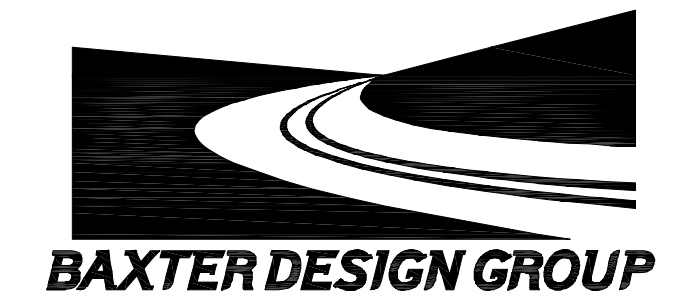
ABBREVIATIONS

- (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
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- 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



LINE TABLE		
LINE	BEARING	DISTANCE
L10	S64°48'34"W	30.00'
L11	N25°11'26"W	20.00'
L12	N64°48'34"E	30.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C59	68.11'	1000.00'	3°54'08"	34.07'
C60	69.47'	1020.00'	3°54'08"	34.75'
C62	39.27'	25.00'	90°00'00"	25.00'
C63	23.18'	25.00'	53°07'48"	12.50'
C64	16.09'	25.00'	36°52'12"	8.33'
C65	39.27'	25.00'	90°00'00"	25.00'
C66	16.09'	25.00'	36°52'12"	8.33'
C67	23.18'	25.00'	53°07'48"	12.50'
C68	41.62'	50.00'	47°41'42"	22.10'
C69	18.78'	50.00'	21°31'04"	9.50'
C70	22.84'	50.00'	26°10'38"	11.62'
C71	259.55'	54.00'	275°23'24"	49.14'
C72	38.36'	54.00'	40°42'01"	20.03'
C73	39.19'	54.00'	41°35'00"	20.50'
C74	37.48'	54.00'	39°46'02"	19.53'
C75	44.32'	54.00'	47°01'18"	23.49'
C76	44.32'	54.00'	47°01'18"	23.49'
C77	55.89'	54.00'	59°17'45"	30.74'
C78	41.62'	50.00'	47°41'42"	22.10'
C79	23.71'	50.00'	27°10'19"	12.08'
C80	17.91'	50.00'	20°31'23"	9.05'
C81	18.63'	520.00'	2°03'12"	9.32'
C82	57.73'	520.00'	6°21'41"	28.90'
C83	57.73'	520.00'	6°21'41"	28.90'
C84	57.73'	520.00'	6°21'41"	28.90'
C85	12.23'	480.00'	1°27'37"	6.12'
C86	67.77'	480.00'	8°05'21"	33.94'
C87	67.68'	480.00'	8°04'45"	33.90'
C88	283.66'	480.00'	33°51'35"	146.11'
C89	307.30'	520.00'	33°51'35"	158.28'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT

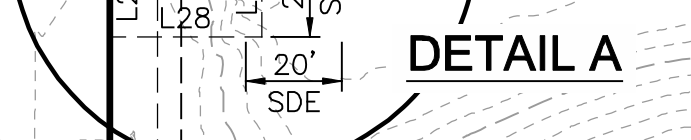
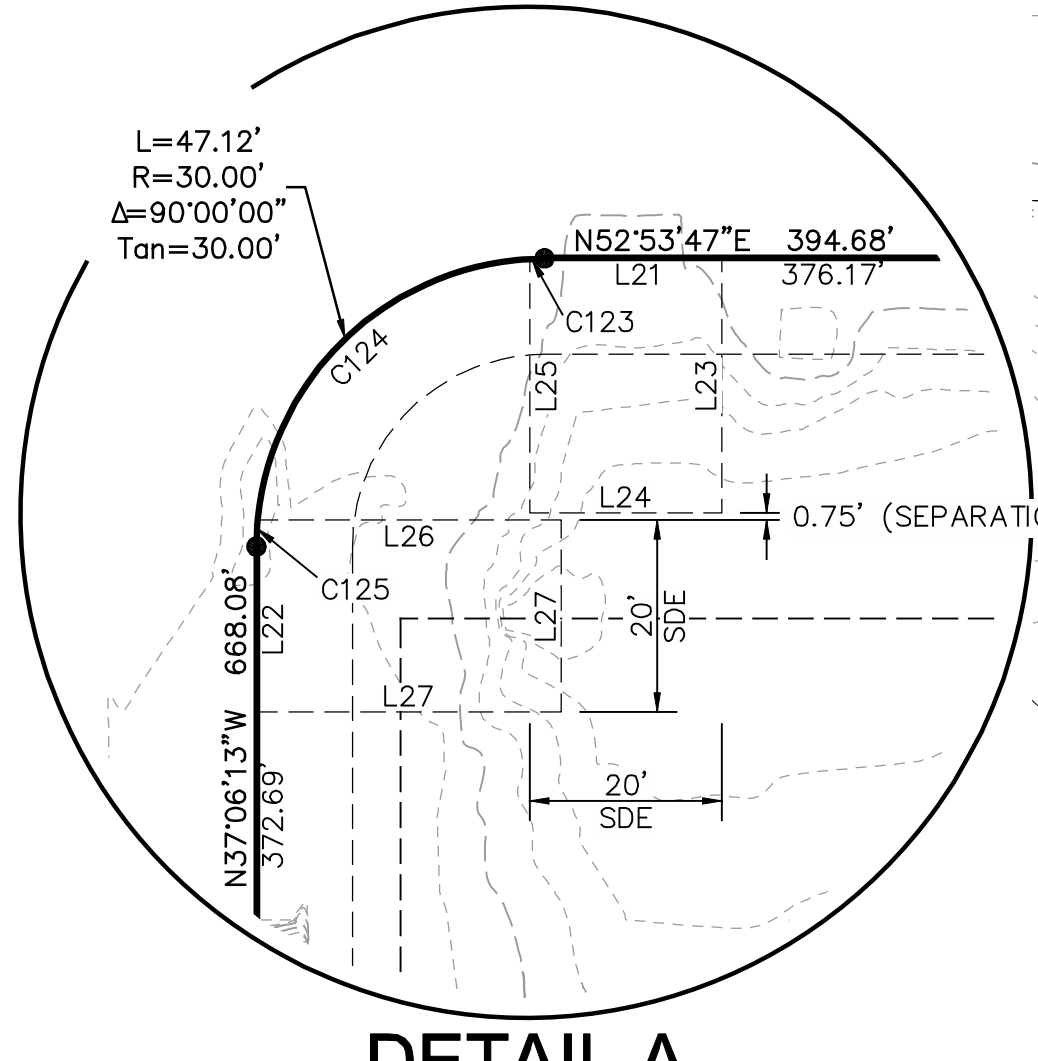
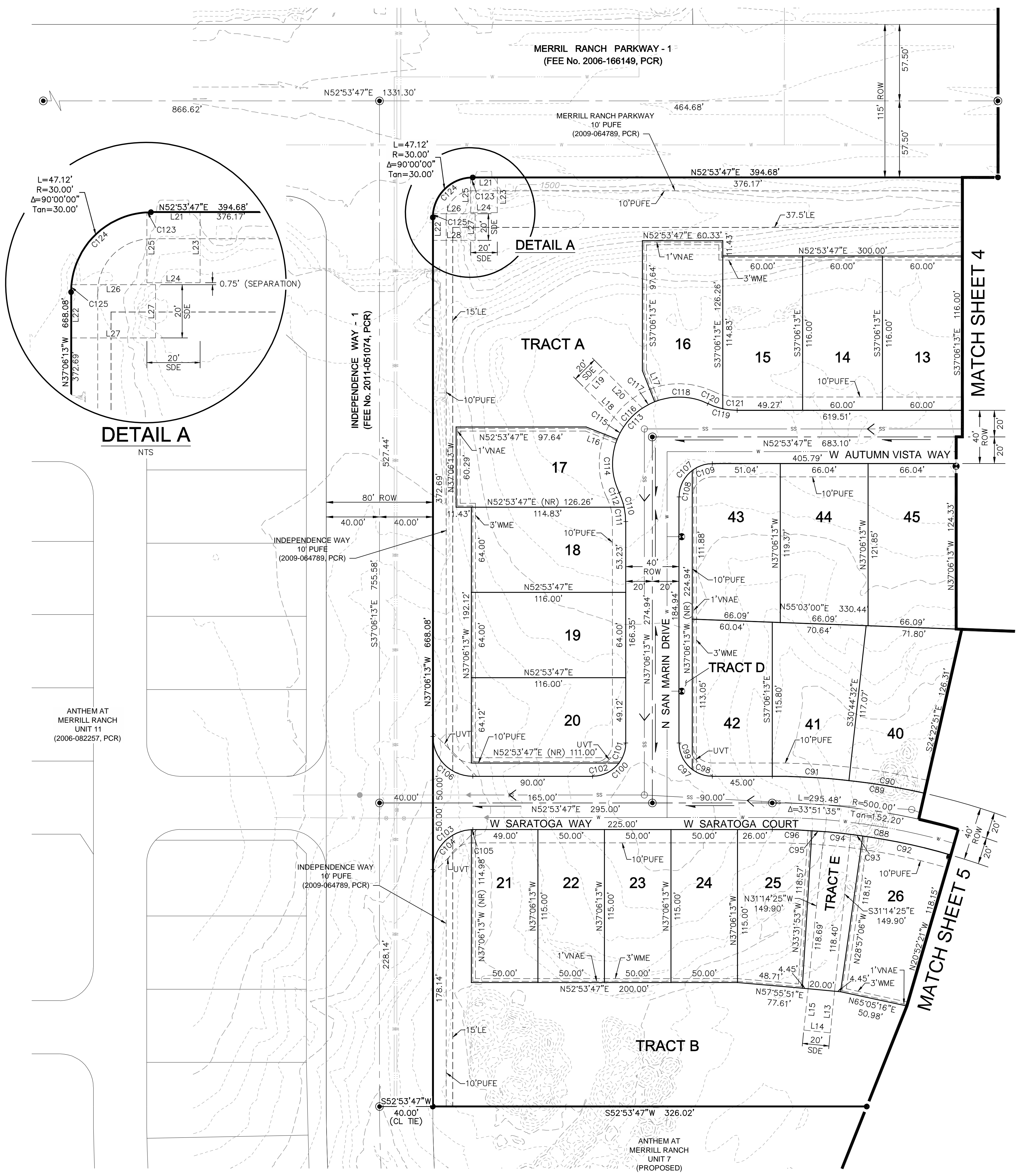


REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 3
 SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 3 LAYOUT SHEET 5 OF 7

VERSION 2

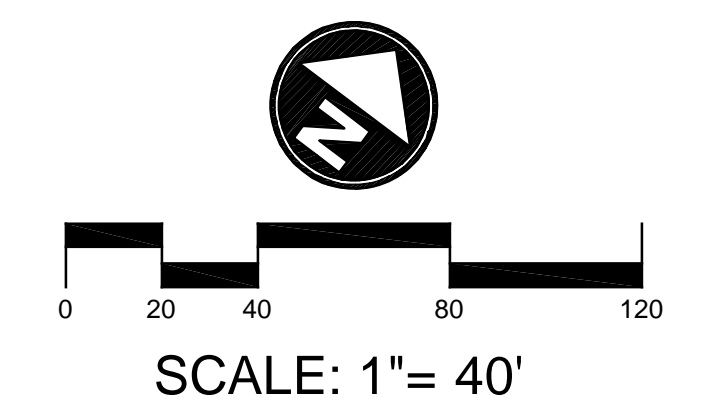


SYMBOL LEGEND

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- 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
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ABBREVIATIONS

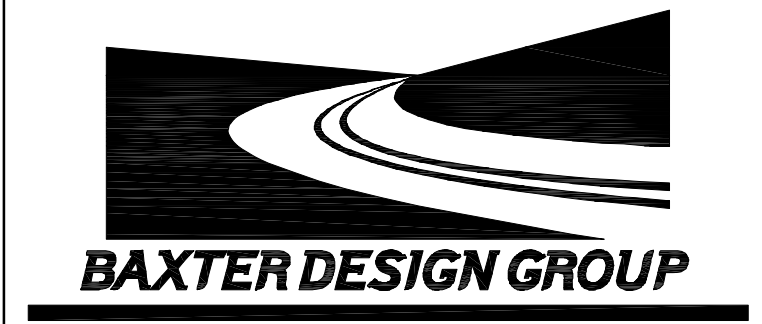
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LINE TABLE

LINE	BEARING	DISTANCE
L13	S31°14'25"E	31.49'
L14	N58°45'35"E	20.00'
L15	N31°14'25"W	31.20'
L16	N74°23'08"E	25.00'
L17	S58°35'34"E	25.00'
L18	N82°06'13"W	41.01'
L19	N07°53'47"E	20.00'
L20	N82°06'13"W	41.01'
L21	N52°53'47"E	18.50'
L22	N37°06'13"W	17.25'
L23	S37°06'13"E	26.50'
L24	N52°53'47"E	20.00'
L25	S37°06'13"E	26.46'
L26	N52°53'47"E	31.62'
L27	S37°06'13"E	20.00'
L28	N52°53'47"E	31.75'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C88	283.66'	480.00'	33°51'35"	146.11'
C89	307.30'	520.00'	33°51'35"	158.28'
C90	57.73'	520.00'	6°21'41"	28.90'
C91	57.73'	520.00'	6°21'41"	28.90'
C92	67.68'	480.00'	8°04'45"	33.90'
C93	9.17'	480.00'	1°05'41"	4.59'
C94	20.00'	480.00'	2°23'15"	10.00'
C95	9.19'	480.00'	1°05'51"	4.60'
C96	29.93'	480.00'	3°34'20"	14.97'
C97	39.27'	25.00'	90°00'00"	25.00'
C98	16.09'	25.00'	36°52'12"	8.33'
C99	23.18'	25.00'	53°07'48"	12.50'
C100	39.27'	25.00'	90°00'00"	25.00'
C101	16.09'	25.00'	36°52'12"	8.33'
C102	23.18'	25.00'	53°07'48"	12.50'
C103	47.12'	30.00'	90°00'00"	30.00'
C104	46.12'	30.00'	88°05'23"	29.02'
C105	1.00'	30.00'	1°54'37"	0.50'
C106	47.12'	30.00'	90°00'00"	30.00'
C107	39.27'	25.00'	90°00'00"	25.00'
C108	23.18'	25.00'	53°07'48"	12.50'
C109	16.09'	25.00'	36°52'12"	8.33'
C110	22.55'	50.00'	25°50'31"	11.47'
C111	10.86'	50.00'	12°26'37"	5.45'
C112	11.69'	50.00'	13°23'54"	5.87'
C113	123.64'	50.00'	141°41'02"	143.92'
C114	41.30'	50.00'	47°19'52"	21.91'
C115	10.45'	50.00'	11°58'26"	5.24'
C116	20.14'	50.00'	23°04'26"	10.21'
C117	10.45'	50.00'	11°58'26"	5.24'
C118	41.30'	50.00'	47°19'52"	21.91'
C119	22.55'	50.00'	25°50'31"	11.47'
C120	11.73'	50.00'	13°26'49"	5.89'
C121	10.82'	50.00'	12°23'42"	5.43'
C123	1.50'	30.00'	2°51'27"	0.75'
C124	42.87'	30.00'	81°52'59"	26.02'
C125	2.75'	30.00'	5°15'34"	1.38'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: JTS
 REVIEWED BY: JWW
 PROJECT: PRELIMINARY PLAT



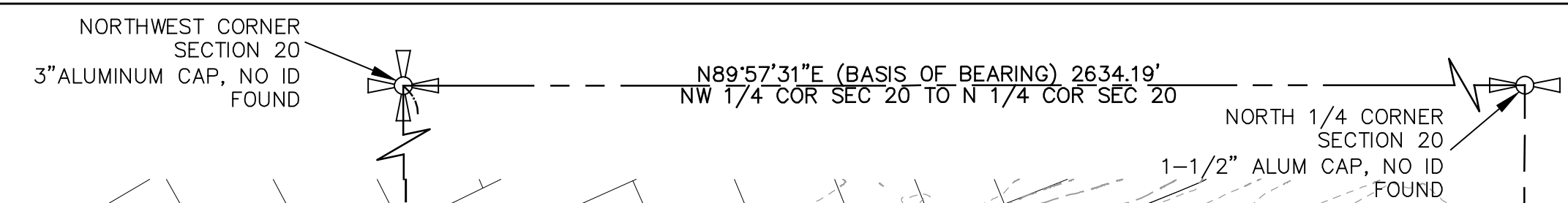
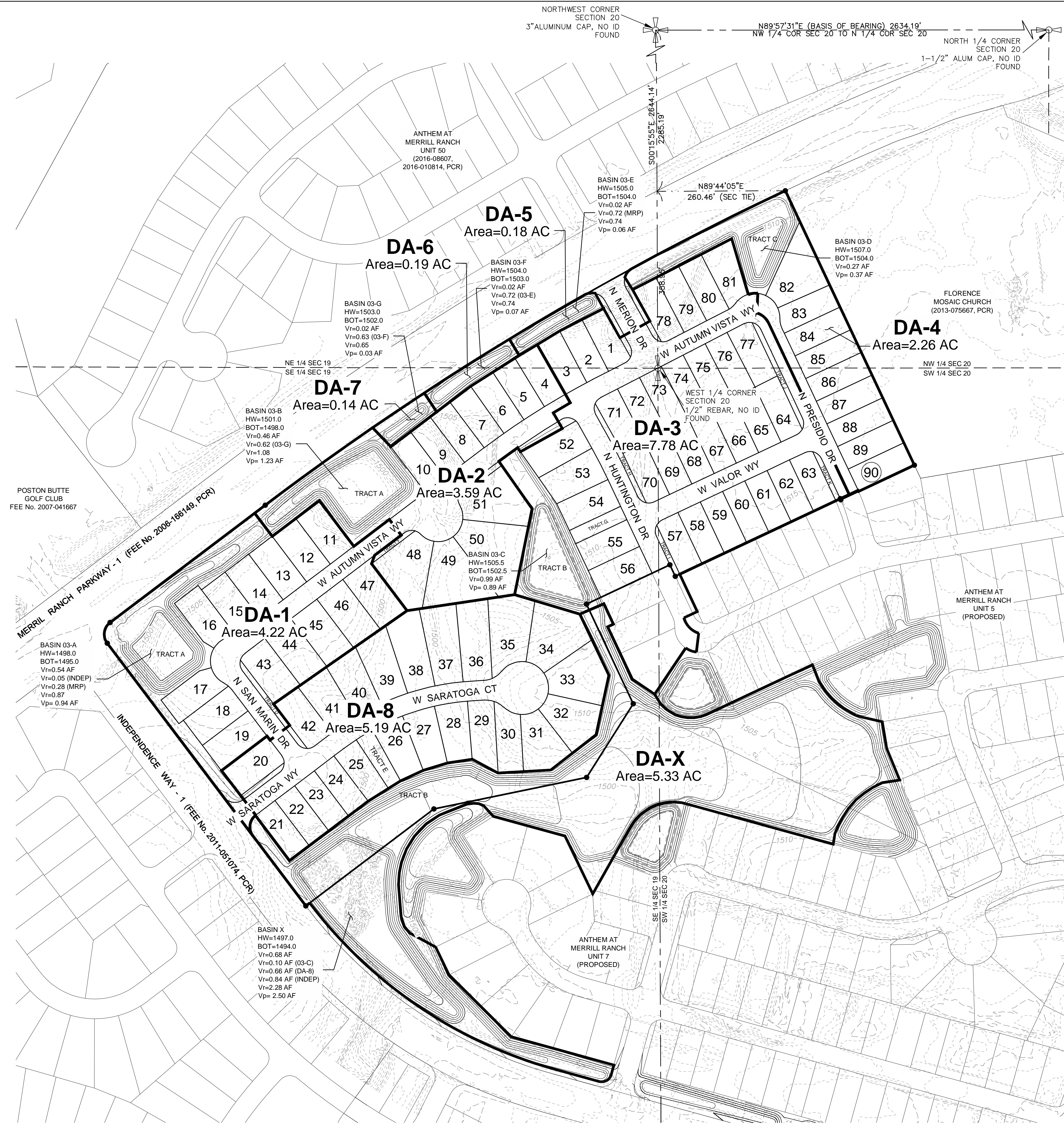
REVISIONS:

NO.	DESCRIPTION

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 3
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UNIT 3 LAYOUT SHEET 6 OF 7

VERSION 2

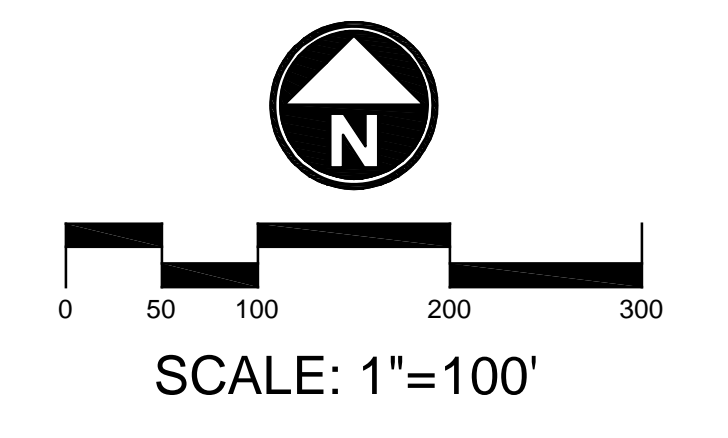


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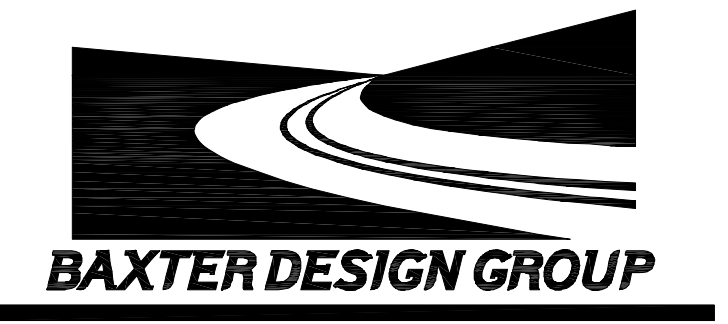
LINE LEGEND

-
- WATER LINE
- EXISTING CONTOUR
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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
PUEF	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: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 3
 SITUATED WITHIN THE WEST HALF OF SECTION 30,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST
 OF THE GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZO NA

UNIT 3
 RETENTION
 SHEET 7 OF 7

VERSION 2



**Planning and Zoning Commission
Staff Report**

April 20, 2017
Agenda Item (5B)

Project Name: Anthem at Merrill Ranch Unit 5 (PZ-17-17)
Prepared By: Will Randolph, Town Planner
Reviewed By: Mark Eckhoff, AICP, Community Development Director

REQUEST:

This is a request for approval of the following:

A Preliminary Plat application for Unit 5 at Anthem at Merrill Ranch (AMR) submitted by Pulte Group, Inc. The subject subdivision is located south of the southwest corner of Felix Road and Merrill Ranch Parkway.

BACKGROUND/ANALYSIS:

Pulte Group, Inc. ("Pulte") would like to bring the subject area through the platting and engineering process in order to have more available lots ready for new homes within the Parkside area of the AMR community.

There are 75 single-family residential lots proposed for this 19 acre subdivision located south of the southwest corner of Felix Road and Merrill Ranch Parkway. AMR Unit 5 has four main points of public ingress/egress into the subdivision: two from AMR Unit 3 to the north, and two from AMR Unit 7 to the south.

Neighborhood streets in this unit are designed and constructed with a 40 foot wide right-of-way (ROW), which is consistent with the AMR Planned Unit Development (PUD) zoning. Though the 40 foot ROW will be utilized for this subdivision, the improvement plans and the Final Plat for this unit will reflect modifications to the local street sidewalk standard to ensure ADA compliance. AMR Unit 5 is connected to surrounding AMR Unit 7 to the south using N. Barrington Drive and N. Astoria Drive. Access from the north through AMR Unit 3 is provided through N. Presidio Drive and N. Huntington Drive.

The minimum lot area proposed for this subdivision is 5,726 square feet and the maximum lot area proposed is 12,533 square feet. The average lot size planned for this subdivision is 6,995 square feet. The resultant density for this particular unit will be 3.96 dwelling units per acre. The density factors in the open space surrounding

this particular unit. The AMR zoning permitted an overall single-family residential density of 3.5 dwelling units per acre for AMR.

Town of Florence Public Works and Fire Department staff has reviewed the proposed subdivision and support this unit advancing to the Final Plat process. Final comments from these departments will be addressed on the civil plans for this unit.

STAFF FINDING:

- The proposed Preliminary Plat is in conformance with the AMR PUD and Town Code requirements.
- Minimum ingress and egress requirements have been met or exceeded by the subdivisions four points of vehicular access.
- AMR Unit 5 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.

Attachments

- Application
- Preliminary Plats

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: Anthem @ Merrill Ranch Unit-5

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: 18.93 ac Number of Lots: 75

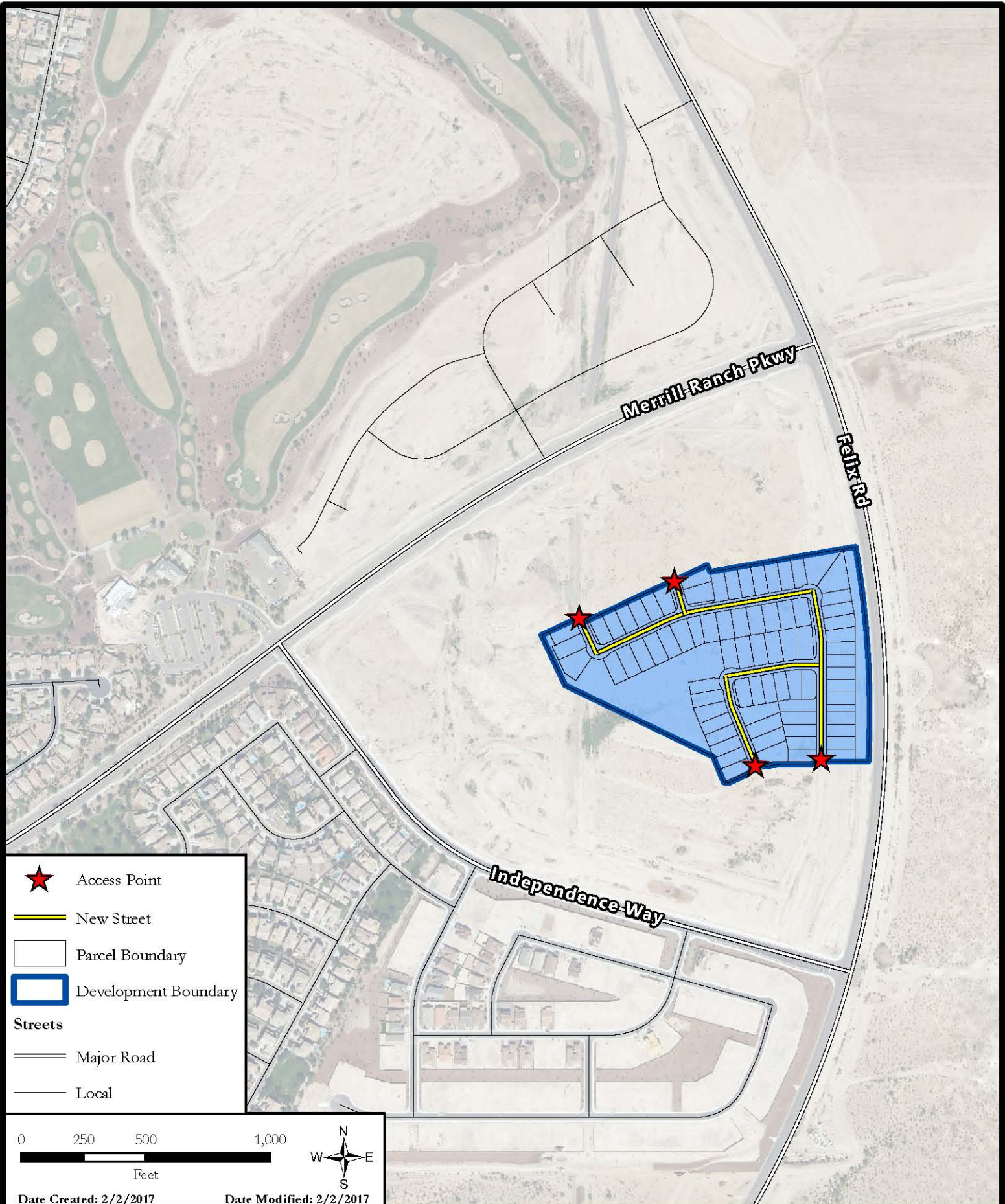
Zoning: PUD


SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

1-20-17
DATE

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
P&Z HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION: APPROVAL	DISAPPROVAL



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. 2017-6

Anthem at Merrill Ranch Unit 05 Development Build Out



Town of Florence

PRELIMINARY PLAT ANTHEM AT MERRILL RANCH UNIT 5 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19
AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURYLINK 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

WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 5 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.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

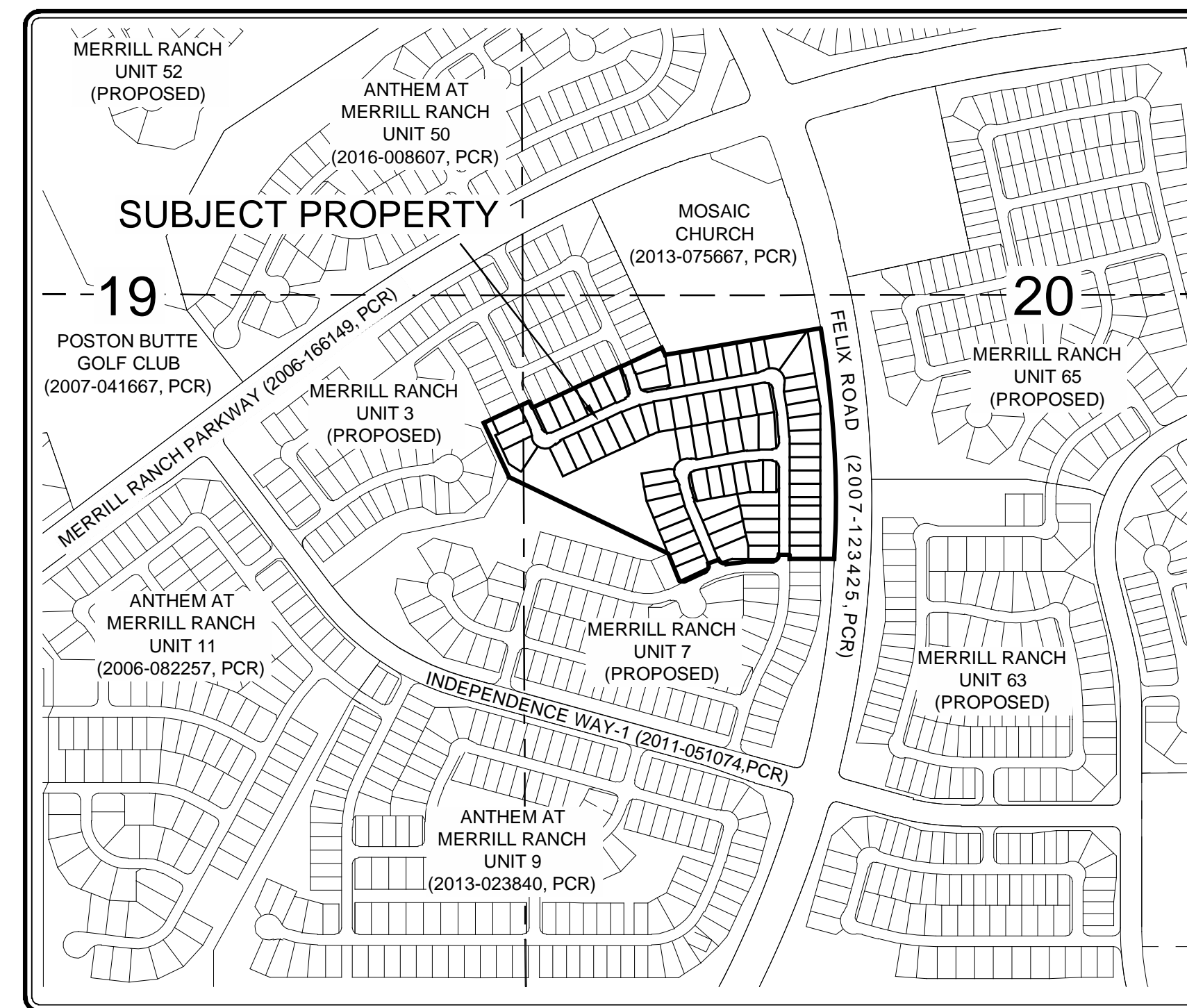
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED, (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE, OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT, AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 5 LAYOUT
4	UNIT 5 LAYOUT
5	UNIT 5 LAYOUT
6	UNIT 5 RETENTION

TRACT AREA TABLE

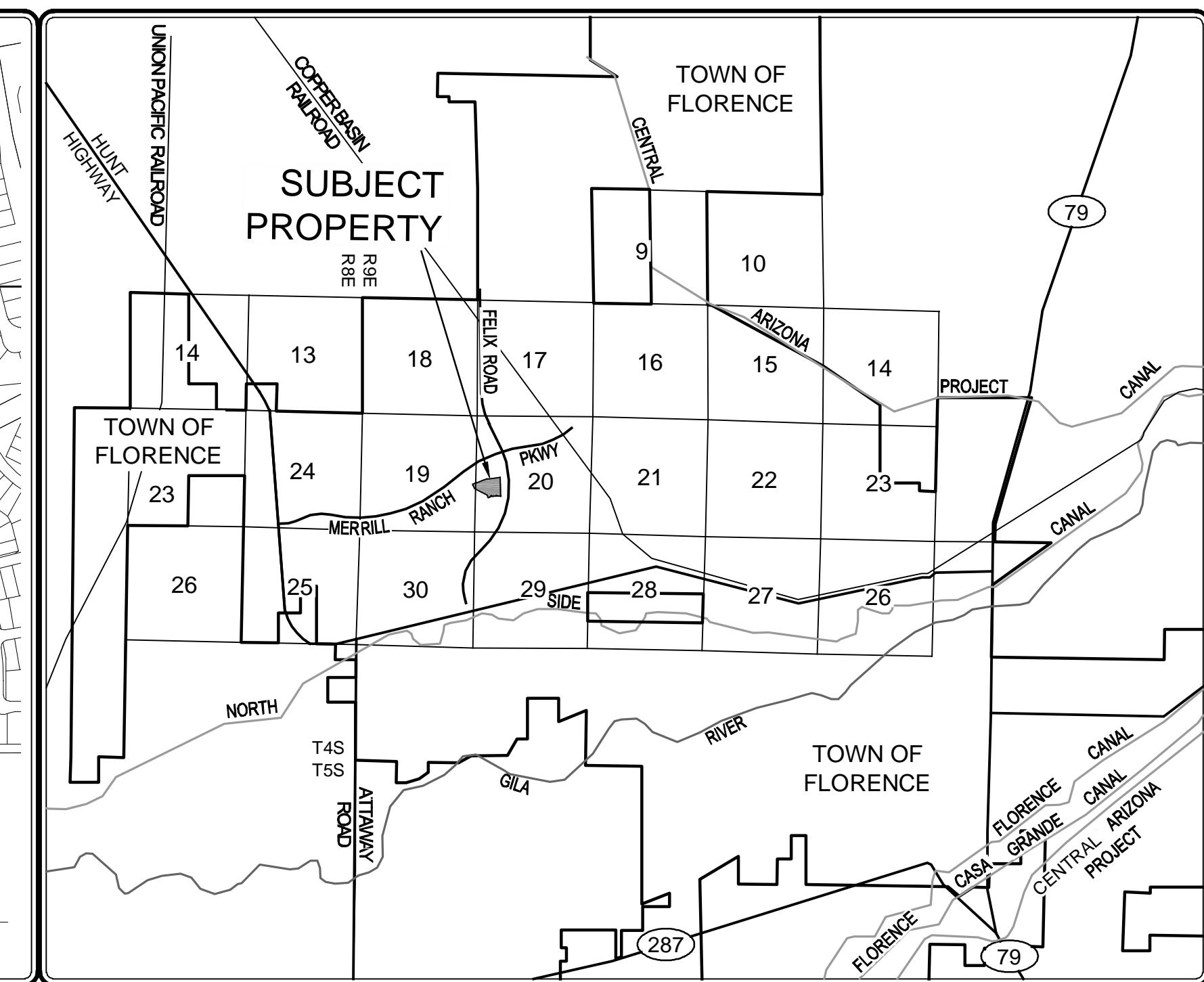
TRACT	AREA (AC)	USAGE
TRACT A	2.9278	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT B	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT C	0.0259	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT D	0.0221	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.1303	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT F	0.0613	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT G	0.0234	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT H	0.0234	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.0247	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.0486	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	1.0168	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT L	0.0792	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No.	AREA (AC)	USAGE
DKT 375, PG 572, PCR	0.2126	COUNTY RIGHT-OF-WAY SE 1/4 SEC 19, T4S, R9E
DKT 375, PG 572, PCR	0.2334	COUNTY RIGHT-OF-WAY SW 1/4 SEC 20, T4S, R9E

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MERRILL RANCH.
- 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
- 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.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE UNOBSTRUCTED VIEW TRIANGLE (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (PER CITY OF SCOTTSDALE).
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.



BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, (WEST QUARTER CORNER BEING A 1/2" REBAR, NO ID, FOUND AND THE NORTHWEST CORNER BEING A 3" ALUM. CAP, NO ID, FOUND), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N00°15'55"W. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2644.14'.

BENCHMARK

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 (PINAL 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

PLANNED UNIT DEVELOPMENT

EXISTING ZONING	PUD R-1
GROSS AREA	18.9315 ACRES
RIGHT-OF-WAY AREA	2.4804 ACRES
NET AREA	16.4511 ACRES
TOTAL MILES, PUBLIC STREETS	0.5035 MILES
TOTAL AREA, PUBLIC OPEN SPACE	4.4068 ACRES
TOTAL NO. DWELLING UNITS PROPOSED	75 UNITS
MINIMUM LOT AREA PROPOSED	5,726 SQ. FT. 0.1315 AC. (LOT No. 31)
MAXIMUM LOT AREA PROPOSED	12,533 SQ. FT. 0.2877 AC. (LOT No. 16)
AVERAGE LOT AREA PROPOSED	6,995 SQ. FT.
OVERALL PROPOSED DENSITY	3.9616 D.U./ACRE

TABLE OF REQUIREMENTS

SETBACKS	
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.F.

PUBLIC UTILITY FACILITY EASEMENT

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.

DEVELOPER - OWNER PULTE HOME CORP.

16767 PERIMETER DRIVE STE. 100
SCOTTSDALE, AZ 85260-1042
480.391.6037

SURVEYOR BAXTER DESIGN GROUP, LLC

7580 N. DOBSON RD., STE. 200
SCOTTSDALE, AZ 85256
480.818.6001



DATE: FEBRUARY 21, 2017
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT: ANTHEM AT MERRILL RANCH
ISSUE: PRELIMINARY PLAT



REVISIONS: _____

PULTE GROUP ANTHEM AT MERRILL RANCH PRELIMINARY PLAT - UNIT 5

SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 5
COVER SHEET
SHEET 1 OF 6

VERSION 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20 (1/2" REBAR, NO ID, FOUND) FROM WHICH THE NORTHWEST CORNER OF SECTION 20 (3" ALUMINUM CAP, NO ID, FOUND) BEARS NORTH 00 DEGREES 15 MINUTES 55 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2644.14 FEET AND THE CENTER QUARTER CORNER OF SECTION 20 (1/2" REBAR, ILLEGIBLE CAP, FOUND) BEARS NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 2621.62 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 520.43 FEET, TO A POINT FROM WHICH THE CENTER QUARTER CORNER OF SECTION 20 BEARS NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST A DISTANCE OF 2101.19 FEET;

THENCE, SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 197.04 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 25 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 29.65 FEET;

THENCE, NORTH 80 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 592.23 FEET;

THENCE, SOUTHERLY AN ARC DISTANCE OF 867.48 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 80 DEGREES 15 MINUTES 38 SECONDS WEST, A DISTANCE OF 3932.50 FEET AND HAVING A CENTRAL ANGLE OF 12 DEGREES 38 MINUTES 20 SECONDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 167.86 FEET;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.32 FEET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 39.27 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.00 FEET AND HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 108.81 FEET;

THENCE, WESTERLY AN ARC DISTANCE OF 64.57 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 05 SECONDS;

THENCE, NORTHWESTERLY AN ARC DISTANCE OF 35.44 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81 DEGREES 13 MINUTES 33 SECONDS;

THENCE, SOUTH 69 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 40.03 FEET;

THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 38.07 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 67 DEGREES 31 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.00 FEET AND HAVING A CENTRAL ANGLE OF 87 DEGREE 14 MINUTES 37 SECONDS;

THENCE, SOUTH 64 DEGREES 46 MINUTES 04 SECONDS WEST, A DISTANCE OF 86.30 FEET;

THENCE, NORTH 80 DEGREES 42 MINUTES 22 SECONDS WEST, A DISTANCE OF 17.64 FEET;

THENCE, NORTH 22 DEGREES 28 MINUTES 33 SECONDS WEST, A DISTANCE OF 112.17 FEET;

THENCE, NORTH 64 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 660.86 FEET;

THENCE, NORTH 25 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 223.27 FEET;

THENCE, NORTH 64 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 187.26 FEET;

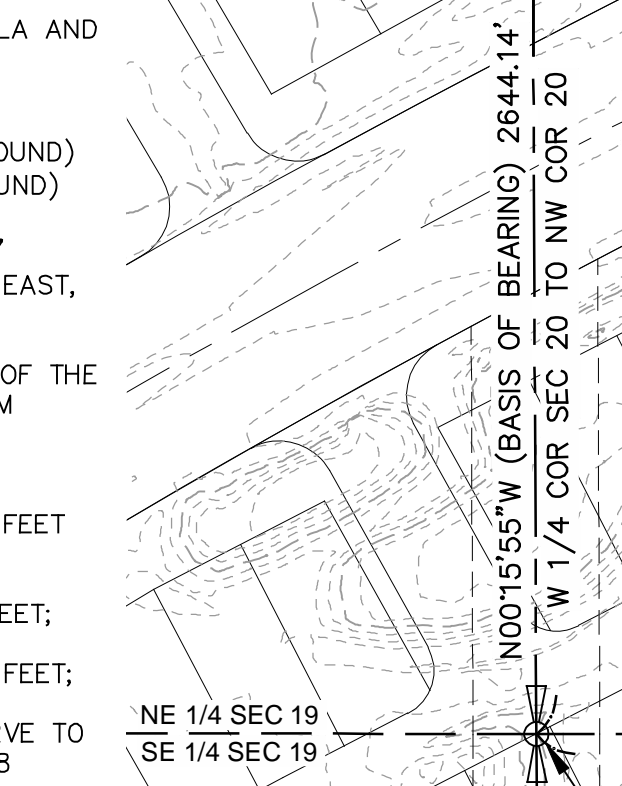
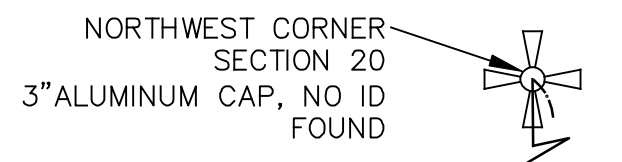
THENCE, SOUTH 25 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.70 FEET;

THENCE, NORTH 64 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 370.00 FEET;

THENCE, SOUTH 25 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.44 FEET;

THENCE, NORTH 64 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.9315 ACRES MORE OR LESS.

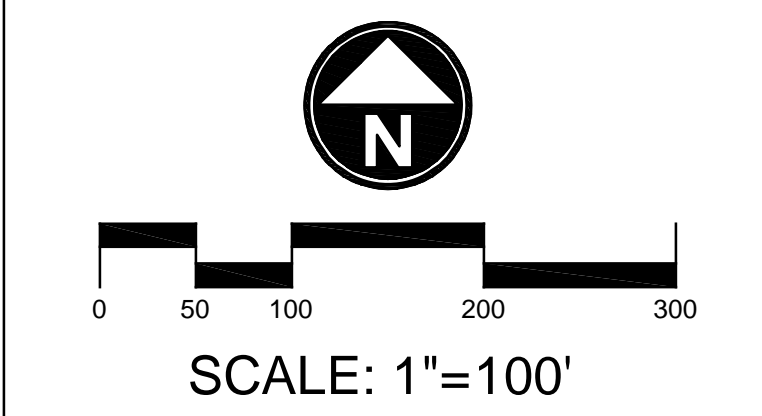


SYMBOL LEGEND

- 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 REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

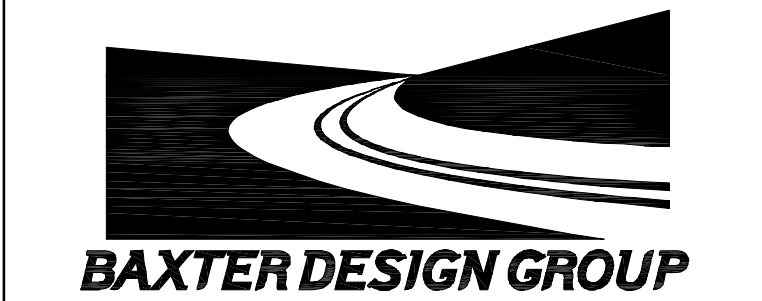
LINE LEGEND

- 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.

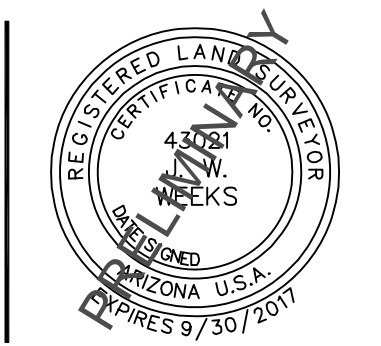


ABBREVIATIONS

(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:	FEBRUARY 21, 2017
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT

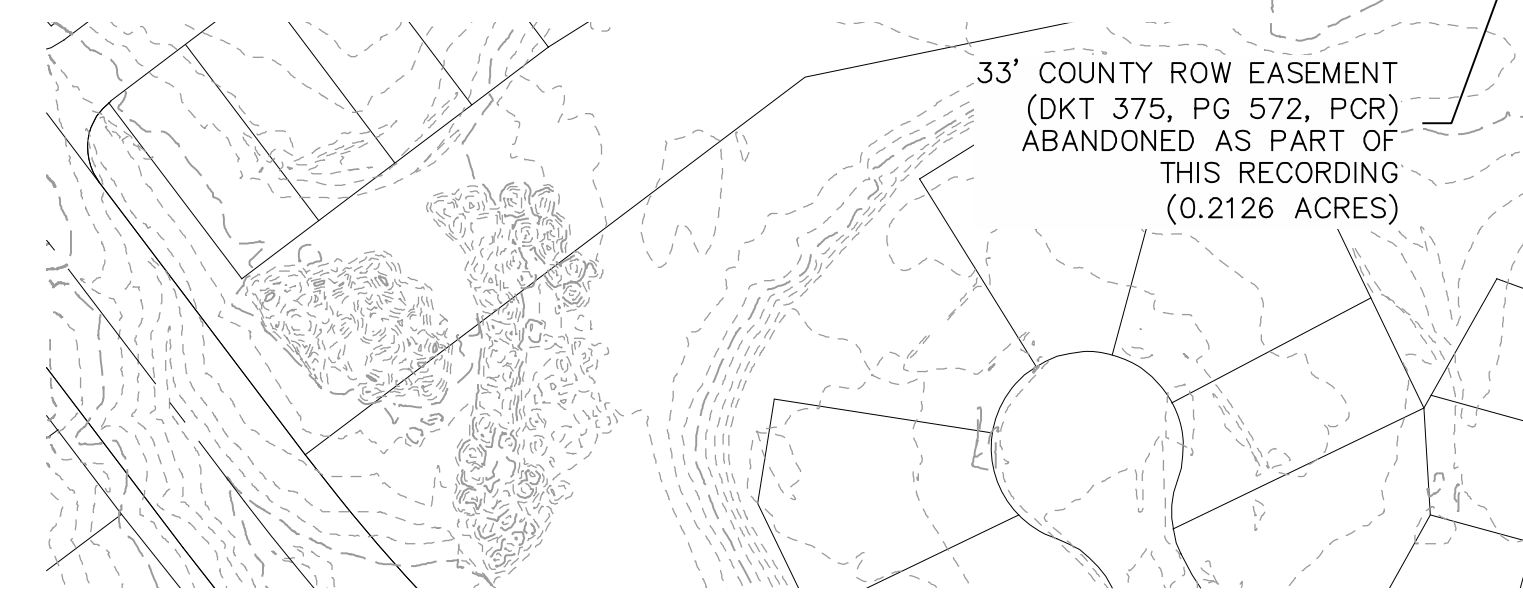


REVISIONS:	

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 5
 SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

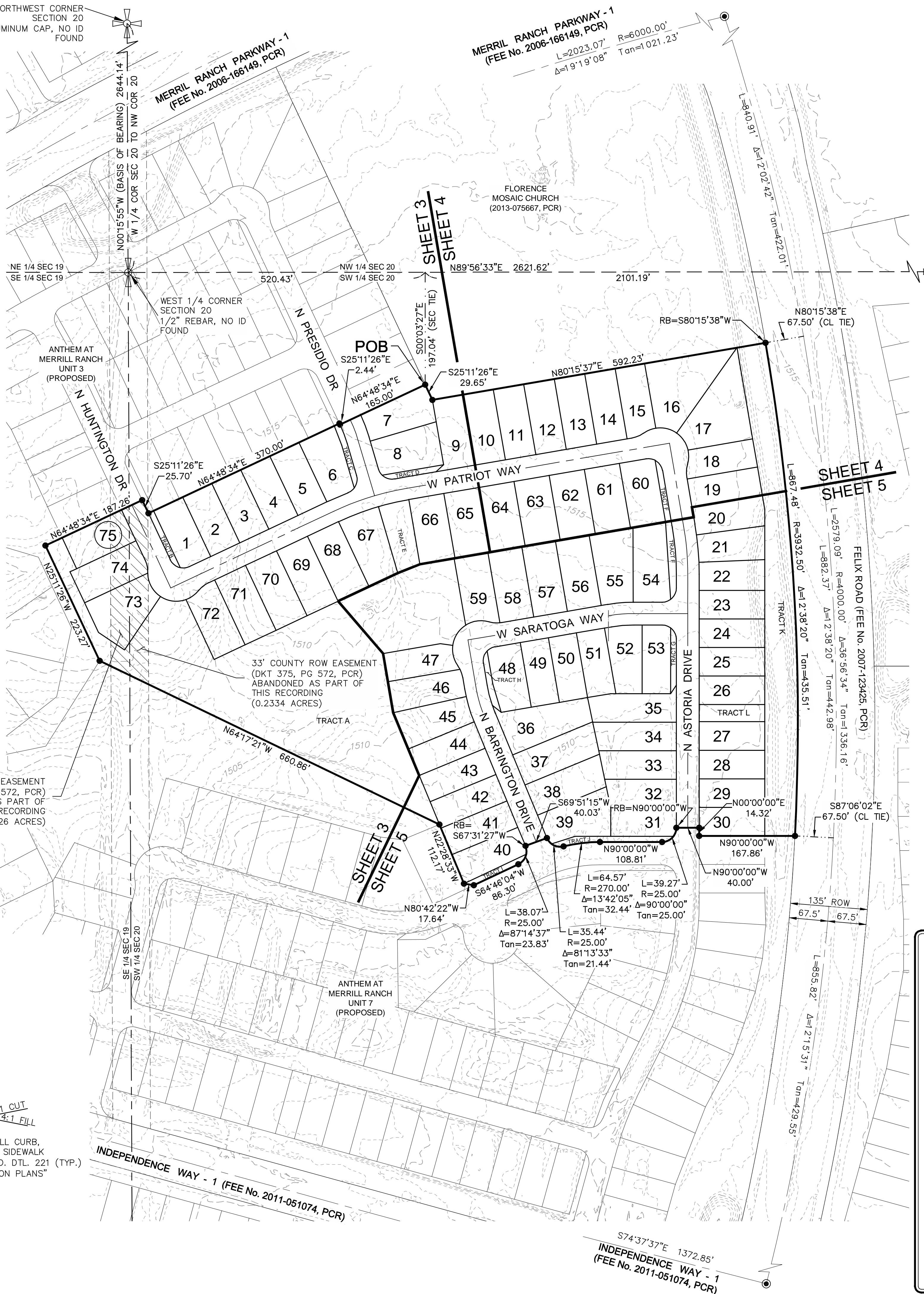
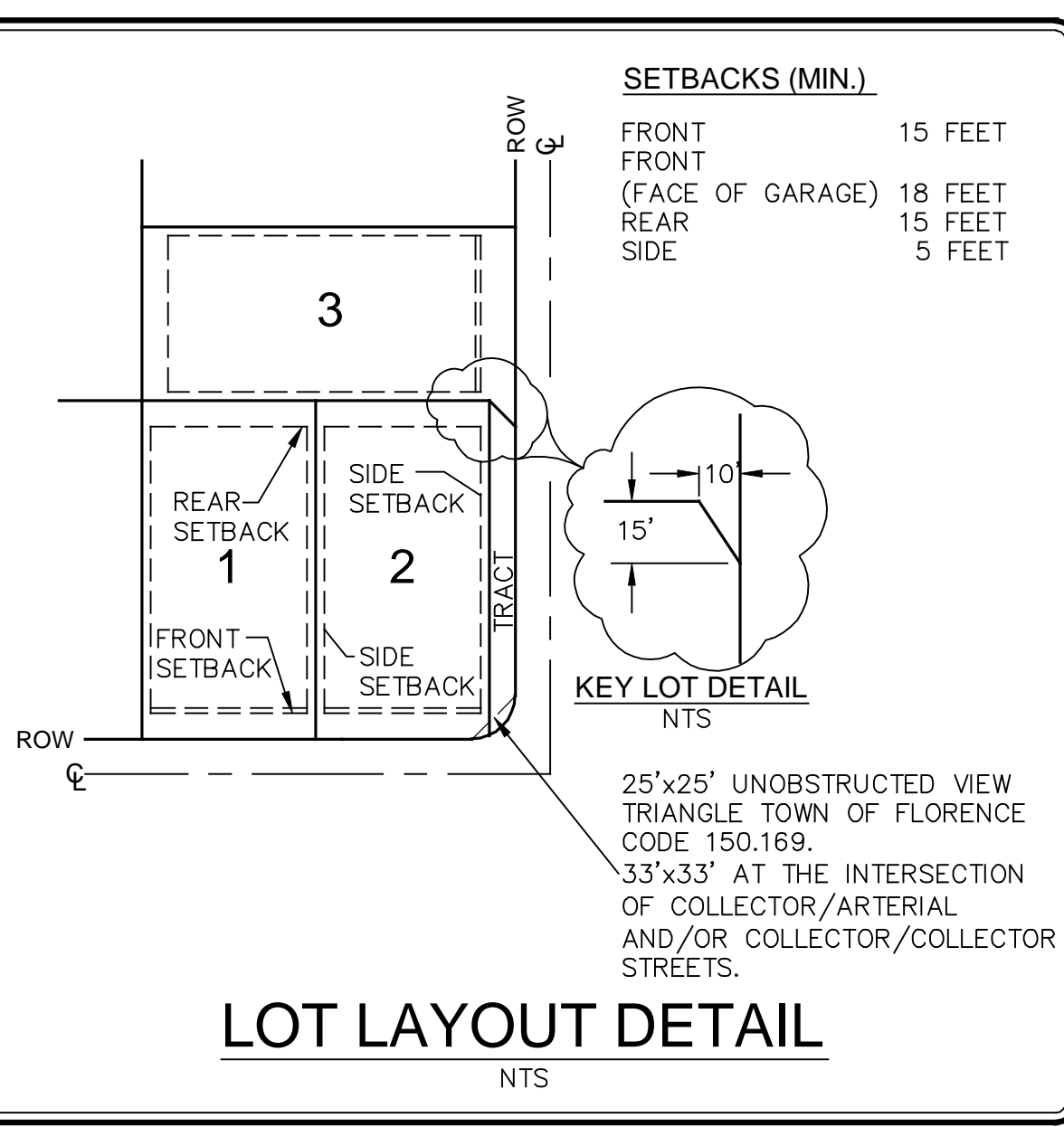
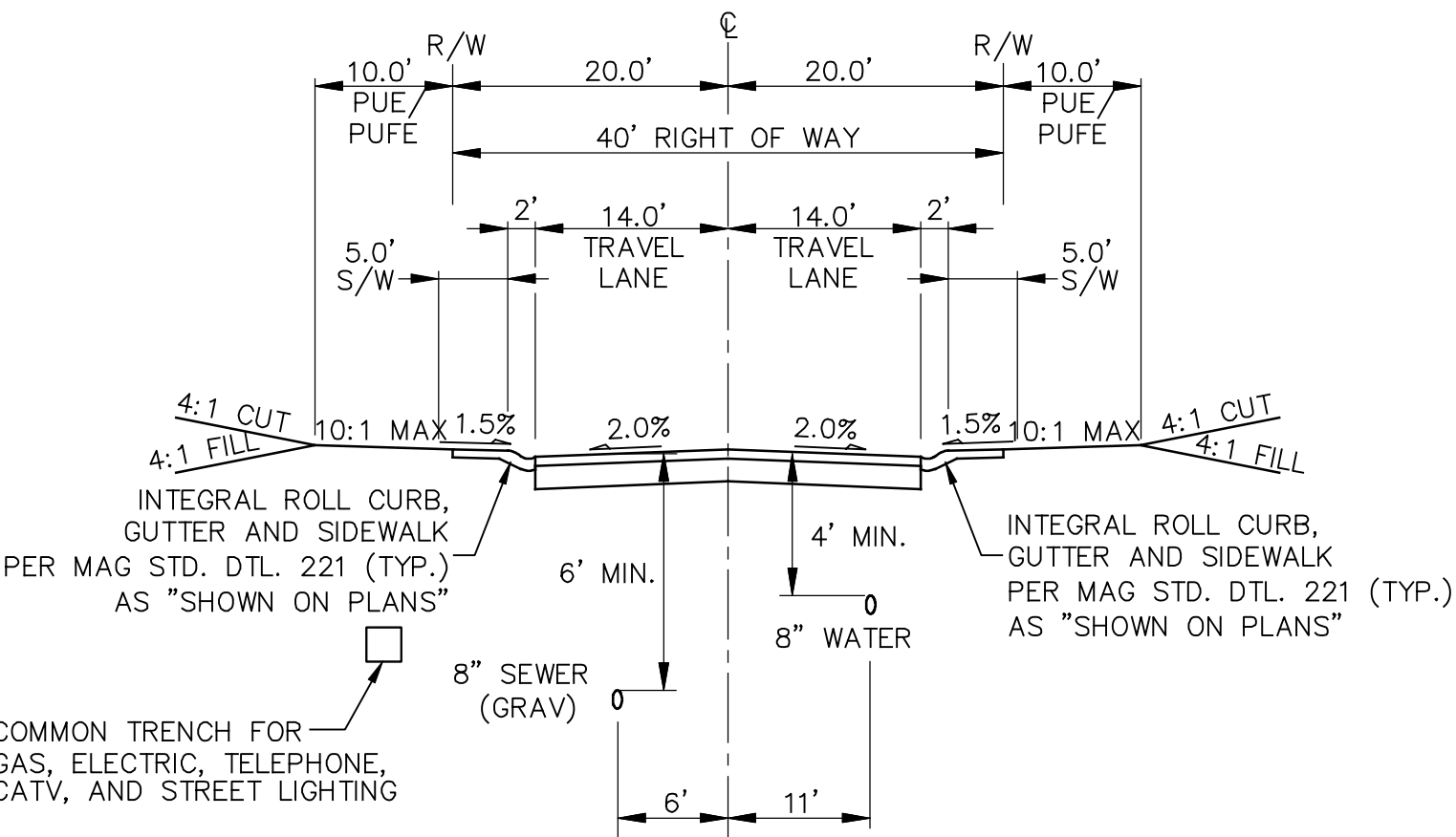
UNIT 5
INDEX MAP
SHEET 2 OF 6

path: 8142-AMR-UNIT-05-AMR(1)-PATS(1)-Drawing.dwg
 file name: 742-AMR-UNIT-05-PP-UD.dwg | plot date: February 20, 2017 | plotted by: sccorbin



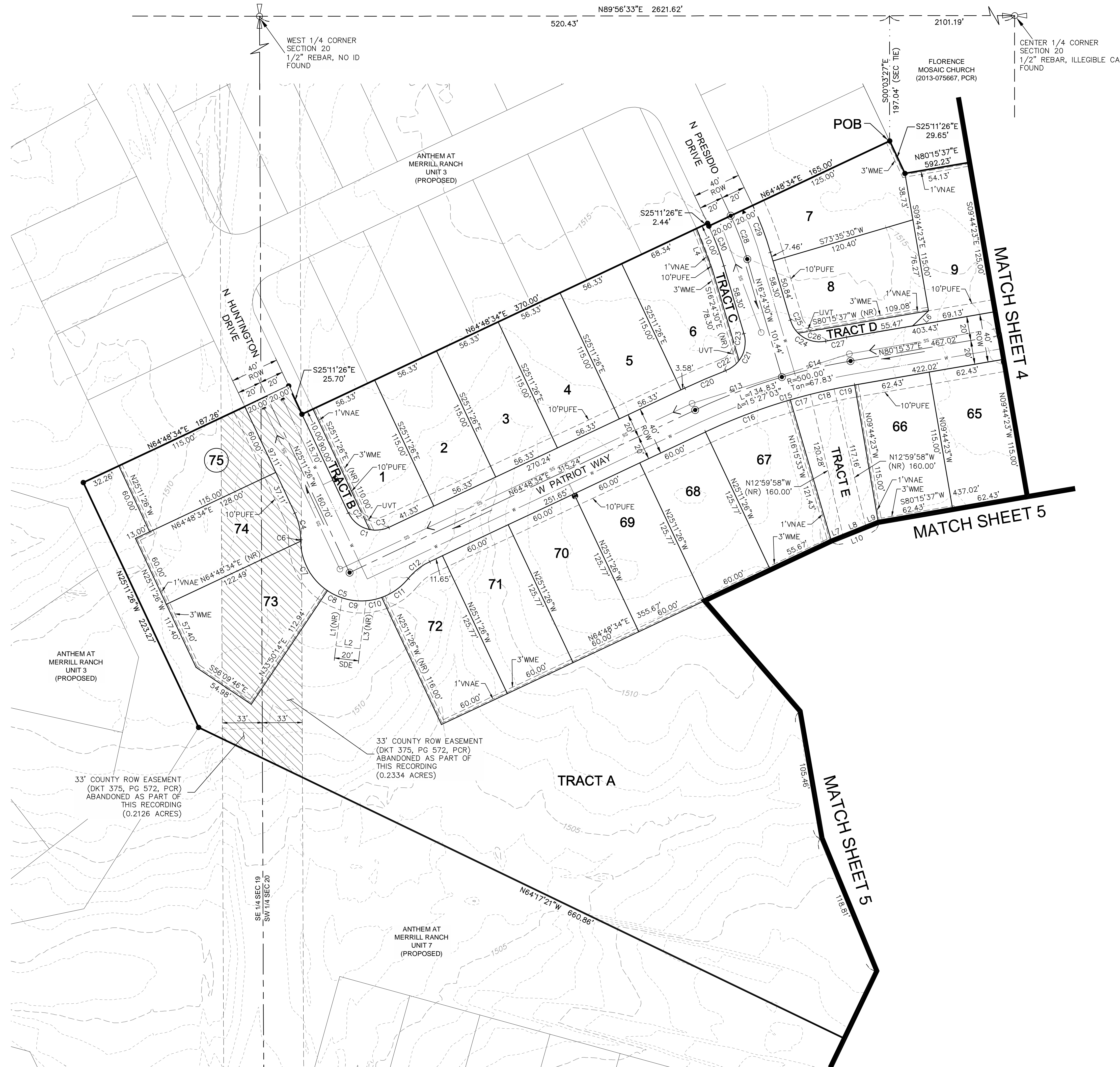
33' COUNTY ROW EASEMENT (DKT 375, PG 572, PCR) ABANDONED AS PART OF THIS RECORDING (0.2126 ACRES)

33' COUNTY ROW EASEMENT (DKT 375, PG 572, PCR) ABANDONED AS PART OF THIS RECORDING (0.2126 ACRES)



INDEPENDENCE WAY - 1 (FEE No. 2011-051074, PCR)

VERSION 2

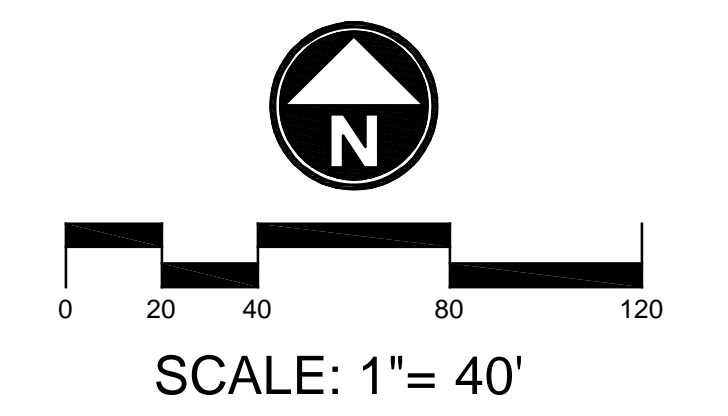


SYMBOL LEGEND

- 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)
-
- 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

-
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- SECTION LINE
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- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

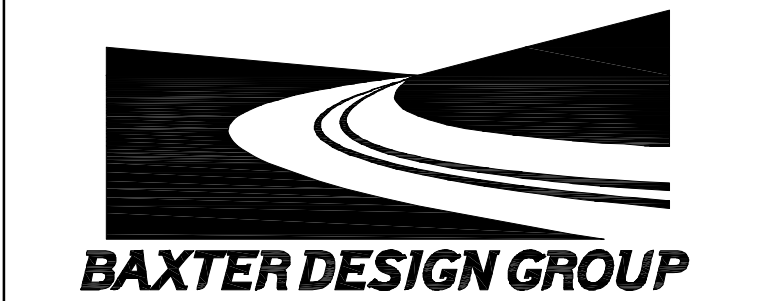
- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO 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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S07°03'11"W	40.00'
L2	N82°56'49"W	20.00'
L3	S07°03'11"W	40.00'
L4	N21°05'44"W	36.12'
L6	S46°34'12"W	18.03'
L7	N68°08'18"E	10.51'
L8	N68°08'18"E	20.24'
L9	N68°08'18"E	10.88'
L10	N68°08'18"E	41.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.27'	25.00'	90°00'00"	25.00'
C2	23.18'	25.00'	53°07'48"	12.50'
C3	16.09'	25.00'	36°52'12"	8.33'
C4	22.55'	50.00'	25°50'31"	11.47'
C5	123.64'	50.00'	141°41'02"	143.92'
C6	1.21'	50.00'	1°23'16"	0.61'
C7	48.37'	50.00'	55°25'35"	26.27'
C8	13.31'	50.00'	15°14'49"	6.69'
C9	20.14'	50.00'	23°04'26"	10.21'
C10	13.31'	50.00'	15°14'49"	6.69'
C11	27.32'	50.00'	31°18'06"	14.01'
C12	22.55'	50.00'	25°50'31"	11.47'
C13	76.84'	500.00'	8°46'55"	38.39'
C14	58.19'	500.00'	6°40'07"	29.13'
C15	129.44'	480.00'	15°27'03"	65.11'
C16	74.82'	480.00'	8°55'53"	37.49'
C17	17.31'	480.00'	2°03'57"	8.65'
C18	20.00'	480.00'	2°23'15"	10.00'
C19	17.31'	480.00'	2°03'57"	8.65'
C20	36.72'	520.00'	4°02'45"	18.37'
C21	37.20'	25.00'	85°15'50"	23.01'
C22	14.02'	25.00'	32°08'01"	7.20'
C23	23.18'	25.00'	53°07'48"	12.50'
C24	37.20'	25.00'	85°15'50"	23.01'
C25	12.79'	25.00'	29°19'06"	6.54'
C26	24.41'	25.00'	55°56'43"	13.28'
C27	17.54'	520.00'	1°55'57"	8.77'
C28	38.32'	250.00'	8°46'55"	19.20'
C29	41.38'	270.00'	8°46'55"	20.73'
C30	35.25'	230.00'	8°46'55"	17.66'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

NO.	DESCRIPTION

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 5
 SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

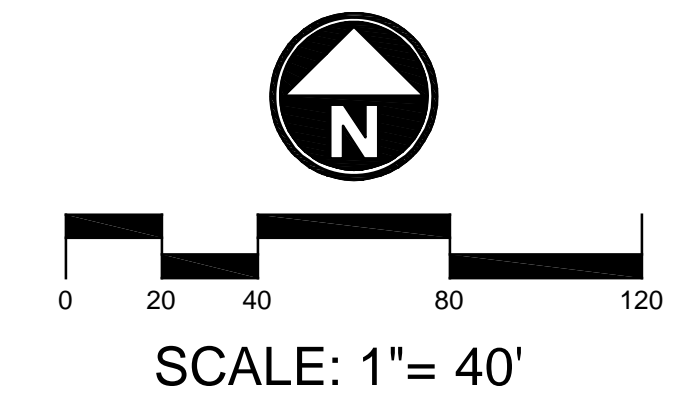
UNIT 5 LAYOUT SHEET 3 OF 6

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 \odot 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.

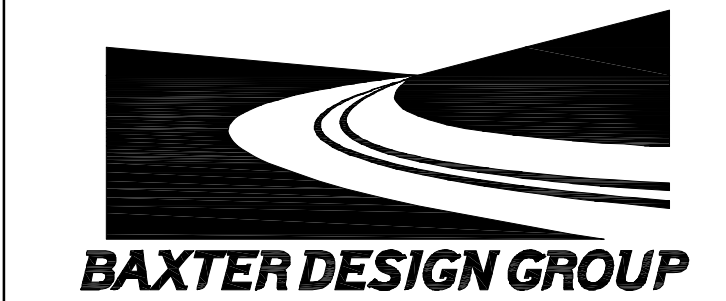


ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- \odot CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
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- IP IRON PIPE
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- (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
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- (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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C31	22.55'	50.00'	25°50'31"	11.47'
C32	123.64'	50.00'	141°41'02"	143.92'
C33	23.40'	50.00'	26°48'47"	11.92'
C34	38.42'	50.00'	44°01'44"	20.22'
C35	36.50'	50.00'	41°49'31"	19.11'
C36	25.32'	50.00'	29°01'00"	12.94'
C37	22.55'	50.00'	25°50'31"	11.47'
C38	39.27'	25.00'	90°00'00"	25.00'
C39	16.09'	25.00'	36°52'12"	8.33'
C40	23.18'	25.00'	53°07'48"	12.50'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:	VERSION
	2

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 5
 SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 5 LAYOUT SHEET 4 OF 6

path: R:\142-AMR\UNIT5\UNIT-05-AMR(14-PLAT5) Cad Drawing)
 file name: 142-AMR UNIT 05 PP L00.dwg | plot date: February 20, 2017 | plotted by: scardos

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
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- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

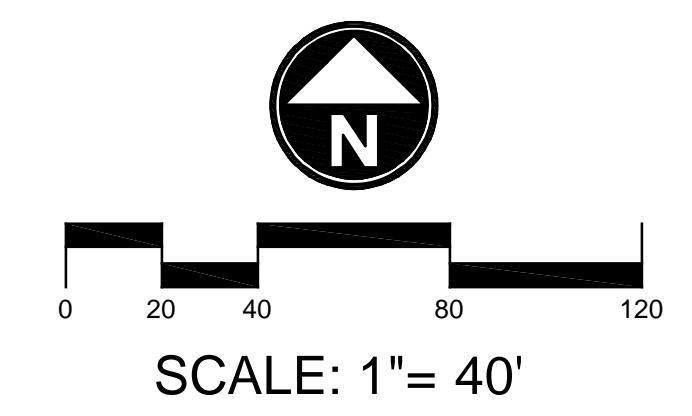
- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
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- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

LINE TABLE

LINE	BEARING	DISTANCE
L5	N77°00'02"E	20.00'
L7	N68°08'18"E	10.51'
L8	N68°08'18"E	20.24'
L9	N68°08'18"E	10.88'
L10	N68°08'18"E	41.64'
L11	N09°44'23"W	147.23'
L12	N00°00'00"E	20.00'
L13	S33°41'24"W	18.03'
L14	S51°23'04"E	19.76'
L15	N82°10'30"W	21.97'
L16	N57°33'30"W	40.00'
L17	N32°26'30"E	20.00'
L18	N57°33'30"W	40.00'

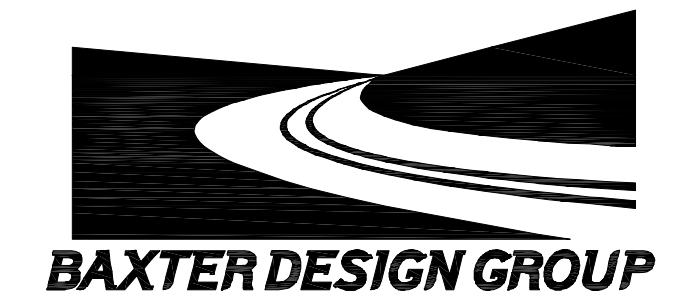
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C41	85.00'	500.00'	9°44'23"	42.60'
C42	81.60'	480.00'	9°44'23"	40.90'
C43	88.40'	520.00'	9°44'23"	44.30'
C44	19.25'	520.00'	2°07'16"	9.63'
C45	48.12'	520.00'	5°18'09"	24.08'
C46	21.02'	520.00'	2°18'58"	10.51'
C47	39.27'	25.00'	90°00'00"	25.00'
C48	23.18'	25.00'	53°07'48"	12.50'
C49	16.09'	25.00'	36°52'12"	8.33'
C50	39.27'	25.00'	90°00'00"	25.00'
C51	23.18'	25.00'	53°07'48"	12.50'
C52	16.09'	25.00'	36°52'12"	8.33'
C53	42.50'	250.00'	9°44'23"	21.30'
C54	39.10'	230.00'	9°44'23"	19.60'
C55	45.90'	270.00'	9°44'23"	23.00'
C56	1.06'	270.00'	0°13'30"	0.53'
C57	44.84'	270.00'	9°30'53"	22.47'
C58	39.27'	25.00'	90°00'00"	25.00'
C59	16.09'	25.00'	36°52'12"	8.33'
C60	23.18'	25.00'	53°07'48"	12.50'
C61	22.55'	50.00'	25°50'31"	11.47'
C62	3.08'	50.00'	3°32'02"	1.54'
C63	19.47'	50.00'	22°18'29"	9.86'
C64	123.64'	50.00'	141°41'02"	143.92'
C65	42.58'	50.00'	48°47'16"	22.67'
C66	11.64'	50.00'	13°20'09"	5.85'
C67	20.14'	50.00'	23°04'26"	10.21'
C68	11.41'	50.00'	13°04'47"	5.73'
C69	37.88'	50.00'	43°24'25"	19.90'
C70	22.55'	50.00'	25°50'31"	11.47'
C71	6.99'	50.00'	8°00'49"	3.50'
C72	15.56'	50.00'	17°49'42"	7.84'
C73	55.57'	250.00'	12°44'09"	27.90'
C74	51.13'	230.00'	12°44'09"	25.67'
C75	36.75'	230.00'	9°09'22"	18.42'
C76	14.37'	230.00'	3°34'48"	7.19'
C77	60.02'	270.00'	12°44'09"	30.13'
C78	13.55'	270.00'	2°52'28"	6.77'
C79	46.47'	270.00'	9°51'41"	23.29'
C80	13.12'	25.00'	30°03'49"	6.71'
C81	22.32'	25.00'	51°09'44"	11.97'
C82	14.88'	25.00'	34°06'48"	7.67'
C83	23.18'	25.00'	53°07'48"	12.50'
C84	23.18'	25.00'	53°07'48"	12.50'
C85	16.09'	25.00'	36°52'12"	8.33'



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- CL CENTER LINE
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- FND FOUND MONUMENT
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- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
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- WME WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 5
 SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 20 AND THE SOUTHWEST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 5 LAYOUT SHEET 5 OF 6

path: R:\142-AMR\UNIT5-AMR(14-PLAT)5-Cad Drawing.dwg
 file name: 142-AMR UNIT 05 PP L00.dwg | plot date: February 20, 2017 | plotted by: scardos



VERSION 2

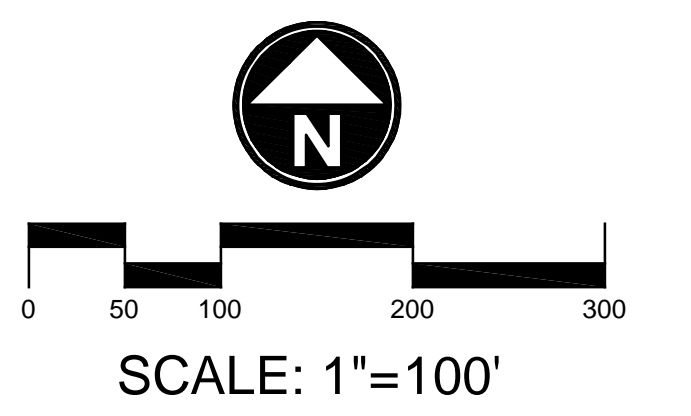


SYMBOL LEGEND

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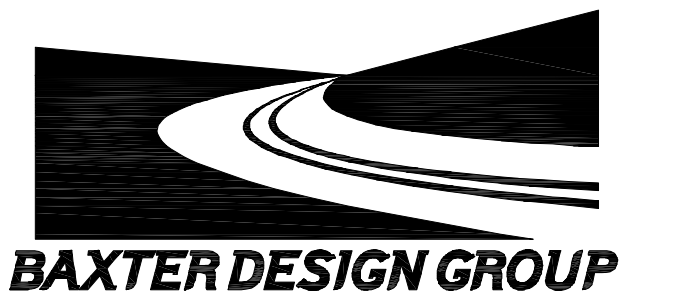
LINE LEGEND

-
- WATER LINE
- EXISTING CONTOUR
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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
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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: FEBRUARY 21, 2017
 DESIGNED BY: BDG
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REVISIONS:

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 SITUATED WITHIN THE SOUTH EAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 5
RETENTION
SHEET 6 OF 6



**Planning and Zoning Commission
Staff Report**

April 20, 2017
Agenda Item (5C)

Project Name: Anthem at Merrill Ranch Unit 7 (PZ-17-18)
Prepared By: Will Randolph, Town Planner
Reviewed By: Mark Eckhoff, AICP, Community Development Director

REQUEST:

This is a request for approval of the following:

A Preliminary Plat application for Unit 7 at Anthem at Merrill Ranch (AMR) submitted by Pulte Group, Inc. The subject subdivision is located at the northwest corner of Felix Road and Independence Way.

BACKGROUND/ANALYSIS:

Pulte Group, Inc. (“Pulte”) would like to bring the subject area through the platting and engineering process in order to have more available lots ready for new homes within the Parkside area of the AMR community.

There are 87 single-family residential lots proposed for this 26 acre subdivision located at the northwest corner of Felix Road and Independence Way. AMR Unit 7 has four main points of public ingress/egress into the subdivision: two from AMR Unit 5 to the north, and two from Independence Way to the south.

Neighborhood streets in this unit are designed and constructed with a 40 foot wide right-of-way (ROW), which is consistent with the AMR Planned Unit Development (PUD) zoning. Though the 40 foot ROW will be utilized for this subdivision, the improvement plans and the Final Plat for this unit will reflect modifications to the local street sidewalk standard to ensure ADA compliance. AMR Unit 7 is connected to surrounding AMR Unit 5 to the north using N. Huntington Drive and N. Astoria Drive.

The minimum lot area proposed for this subdivision is 5,726 square feet and the maximum lot area proposed is 15,901 square feet. The average lot size planned for this subdivision is 7,205 square feet. The resultant density for this particular unit will be 3.3 dwelling units per acre. The density factors in the abundant open space

surrounding this particular unit. The AMR zoning permitted an overall single-family residential density of 3.5 dwelling units per acre for AMR.

Town of Florence Public Works and Fire Department staff has reviewed the proposed subdivision and support this unit advancing to the Final Plat process. Final comments from these departments will be addressed on the civil plans for this unit.

STAFF FINDING:

- The proposed Preliminary Plat is in conformance with the AMR PUD and Town Code requirements.
- Minimum ingress and egress requirements have been met or exceeded by the subdivisions four points of vehicular access.
- AMR Unit 7 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.

Attachments

- Application
- Preliminary Plats

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: Anthem @ Merrill Ranch Unit-7

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

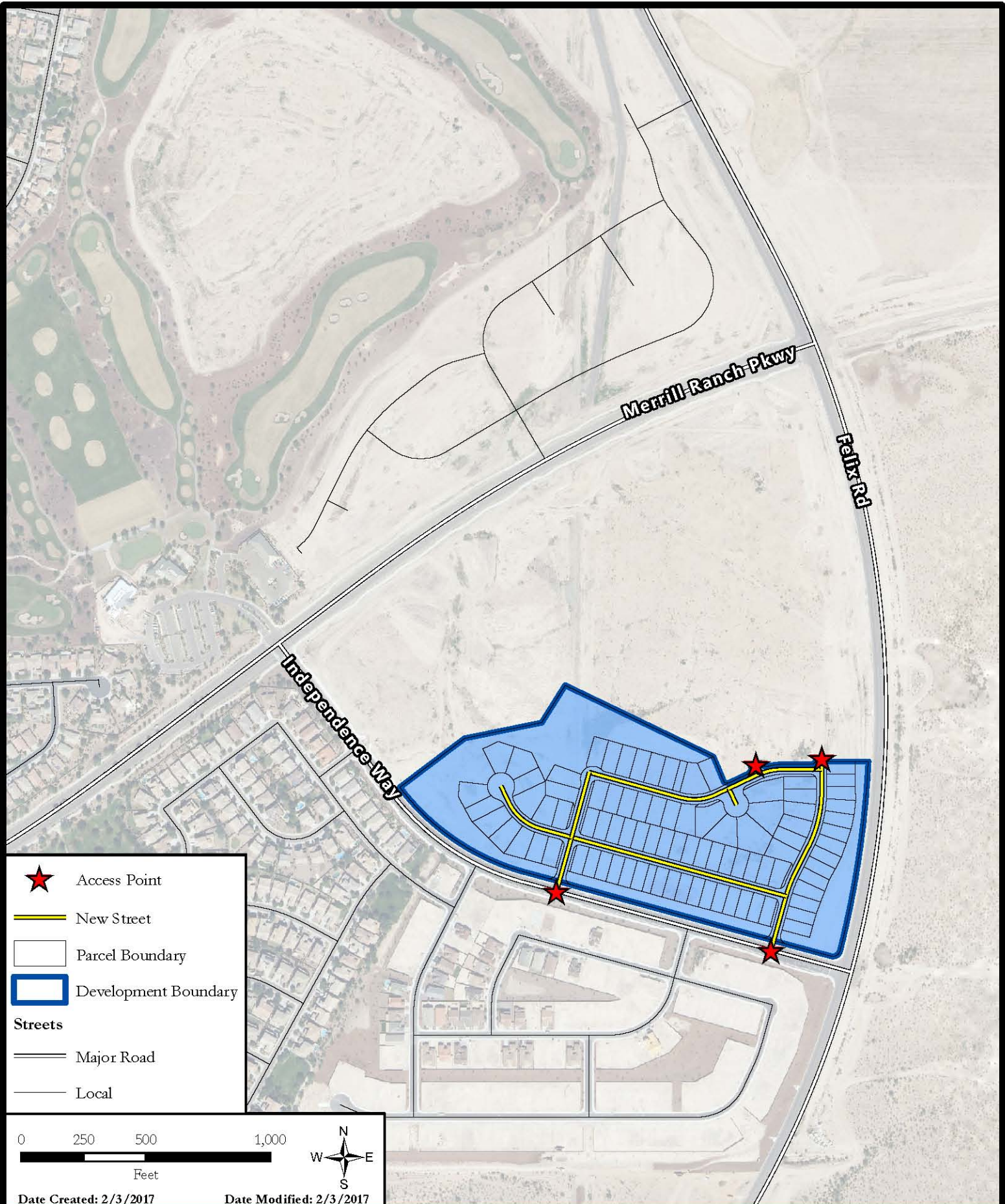
3. Address or Location of Property: Anthem @ Merrill Ranch, Florence, AZ

4. Tax Parcel Numbers: _____
Gross Acres: 26.16 ac Number of Lots: 87
Zoning: PUD

 1-20-17
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
P&Z HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION: APPROVAL	DISAPPROVAL



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. 2017-9

Anthem at Merrill Ranch Unit 07 Development Build Out



Town of Florence

PRELIMINARY PLAT ANTHEM AT MERRILL RANCH UNIT 7 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURYLINK 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

WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 7 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.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

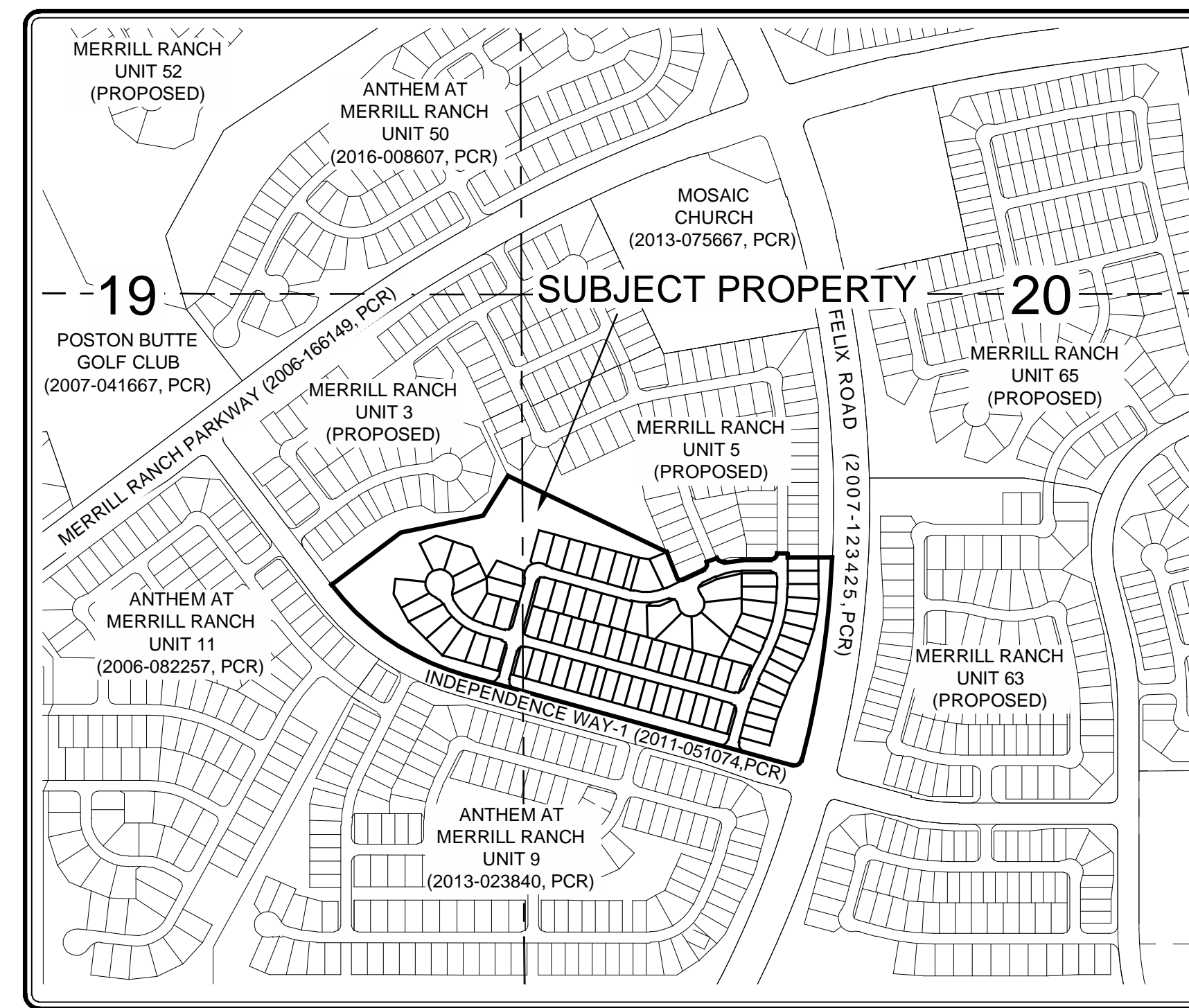
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY; (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED; (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE; OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT; AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 7 LAYOUT
4	UNIT 7 LAYOUT
5	UNIT 7 LAYOUT
6	UNIT 7 LAYOUT
7	UNIT 7 LAYOUT
8	UNIT 7 RETENTION

TRACT AREA TABLE

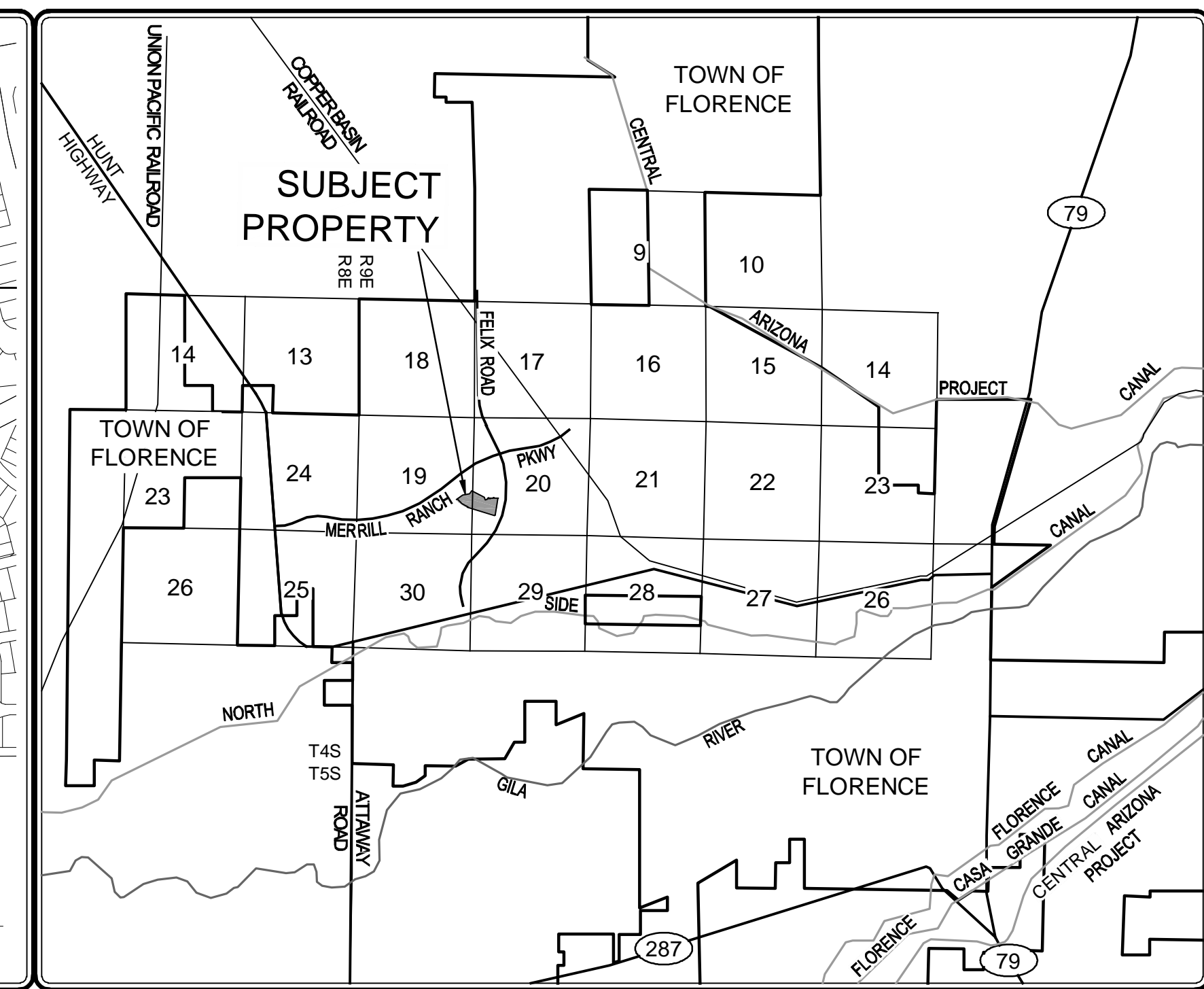
TRACT	AREA (AC)	USAGE
TRACT A	5.1860	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT B	0.9720	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT C	1.6028	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY & RETENTION
TRACT D	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT F	0.0911	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT G	0.0239	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT H	0.0223	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.0477	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.0230	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	0.0861	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT L	0.0248	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT M	0.0749	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No.	AREA (AC)	USAGE
DKT 375, PG 572, PCR	0.5978	COUNTY RIGHT-OF-WAY SE 1/4 SEC 19, T4S, R9E
DKT 375, PG 572, PCR	0.5926	COUNTY RIGHT-OF-WAY SW 1/4 SEC 20, T4S, R9E

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MERRILL RANCH.
- 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
- 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.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE UNOBSTRUCTED VIEW TRIANGLE (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (PER CITY OF SCOTTSDALE).
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.



BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, (WEST QUARTER CORNER BEING A 1/2" REBAR, NO ID, FOUND) AND THE CENTER QUARTER CORNER BEING A 1/2" REBAR, ILLEGIBLE CAP, FOUND), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N89°56'33"E. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2621.62'.

BENCHMARK

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 (PINAL 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

PLANNED UNIT DEVELOPMENT

EXISTING ZONING	PUD R-1
GROSS AREA	26.1608 ACRES
RIGHT-OF-WAY AREA	3.5678 ACRES
NET AREA	22.5930 ACRES
TOTAL MILES, PUBLIC STREETS	0.6773 MILES
TOTAL AREA, PUBLIC OPEN SPACE	8.2024 ACRES
TOTAL NO. DWELLING UNITS PROPOSED	87 UNITS
MINIMUM LOT AREA PROPOSED	5,726 SQ. FT. 0.1315 AC. (LOT Nos. 1 & 16)
MAXIMUM LOT AREA PROPOSED	15,901 SQ. FT. 0.350 AC. (LOT No. 68)
AVERAGE LOT AREA PROPOSED	7,205 SQ. FT.
OVERALL PROPOSED DENSITY	3.3256 D.U./ACRE

TABLE OF REQUIREMENTS

SETBACKS	
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.F.

PUBLIC UTILITY FACILITY EASEMENT

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.

DEVELOPER - OWNER PULTE HOME CORP.

16767 PERIMETER DRIVE STE. 100
SCOTTSDALE, AZ 85260-1042
480.391.6037

SURVEYOR BAXTER DESIGN GROUP, LLC

7580 N. DOBSON RD., STE. 200
SCOTTSDALE, AZ 85256
480.818.6001



DATE: FEBRUARY 21, 2017
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT: _____
ISSUE: PRELIMINARY PLAT



REVISIONS: _____

PULTE GROUP

ANTHEM AT MERRILL RANCH PRELIMINARY PLAT - UNIT 7

SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7
COVER SHEET
SHEET 1 OF 8

VERSION 2

NE 1/4 SEC 19 SE 1/4 SEC 19 WEST 1/4 CORNER SECTION 20 1/2" REBAR, NO ID FOUND

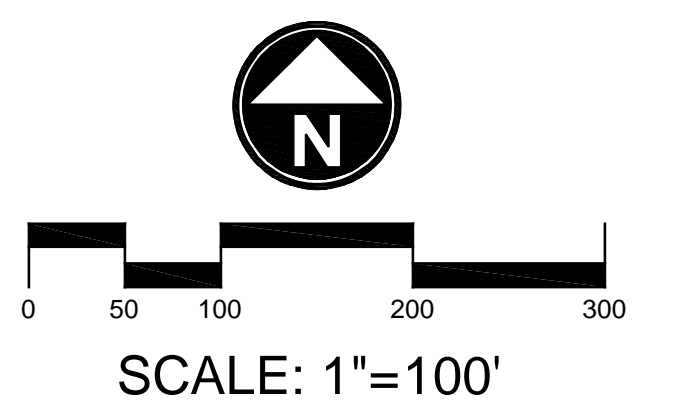
N89°56'33"E BASIS OF BEARING) 2621.62' W 1/4 COR SEC 20 TO C 1/4 COR SEC 20 NW 1/4 SEC 20 SW 1/4 SEC 20 CENTER 1/4 CORNER SECTION 20 1/2" REBAR, ILLEGIBLE CAP FOUND

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 REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

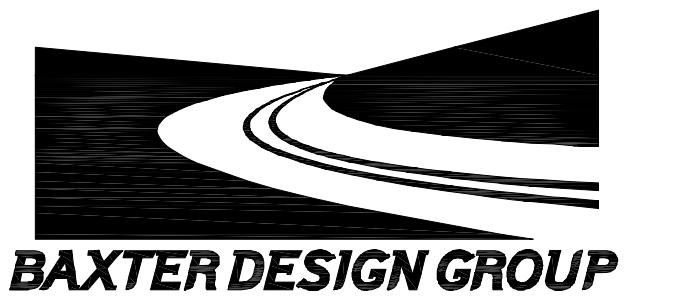
LINE LEGEND

- 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: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP

ANTHEM AT MERRILL RANCH PRELIMINARY PLAT - UNIT 7

SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7
 INDEX MAP
 SHEET 2 OF 8

path: R:\142-ANM\UNIT07-AMR14-PLAT2(Cad Drawing).
 File name: 742 ANM UNIT 07 PP LDD.dwg | plot date: February 20, 2017 | plotted by: scardos

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20 (1/2" REBAR, NO ID, FOUND) FROM WHICH THE CENTER QUARTER CORNER OF SECTION 20 (1/2" REBAR, ILLEGIBLE CAP, FOUND) BEARS NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2621.62 FEET AND THE SOUTHWEST CORNER OF SECTION 20 (3" PCHD ALUMINUM CAP, FOUND) BEARS SOUTH 00 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 2643.34 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 680.30 FEET, TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SECTION 20 BEARS SOUTH 00 DEGREES 13 MINUTES 50 SECONDS EAST A DISTANCE OF 1963.04 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 52.63 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 64 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 660.86 FEET;

THENCE, SOUTH 22 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 112.17 FEET;

THENCE, SOUTH 80 DEGREES 42 MINUTES 22 SECONDS EAST, A DISTANCE OF 17.64 FEET;

THENCE, NORTH 64 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 86.30 FEET;

THENCE, NORTHEASTERLY AN ARC DISTANCE OF 38.07 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 14 MINUTES 37 SECONDS;

THENCE, NORTH 69 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.03 FEET;

THENCE, SOUTHEASTERLY AN ARC DISTANCE OF 35.44 FEET ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 67 DEGREES 31 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.00 FEET AND HAVING A CENTRAL ANGLE OF 81 DEGREES 13 MINUTES 33 SECONDS;

THENCE, EASTERLY AN ARC DISTANCE OF 64.57 FEET ALONG A REVERSE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 05 SECONDS;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.81 FEET;

THENCE, NORTHEASTERLY AN ARC DISTANCE OF 39.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.32 FEET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 167.86 FEET;

THENCE, SOUTHERLY AN ARC DISTANCE OF 770.46 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 87 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 3932.50 FEET AND HAVING A CENTRAL ANGLE OF 11 DEGREES 13 MINUTES 32 SECONDS;

THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 47.78 FEET ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 14 MINUTES 53 SECONDS;

THENCE, NORTH 74 DEGREES 37 MINUTES 37 SECONDS WEST, A DISTANCE OF 1274.45 FEET;

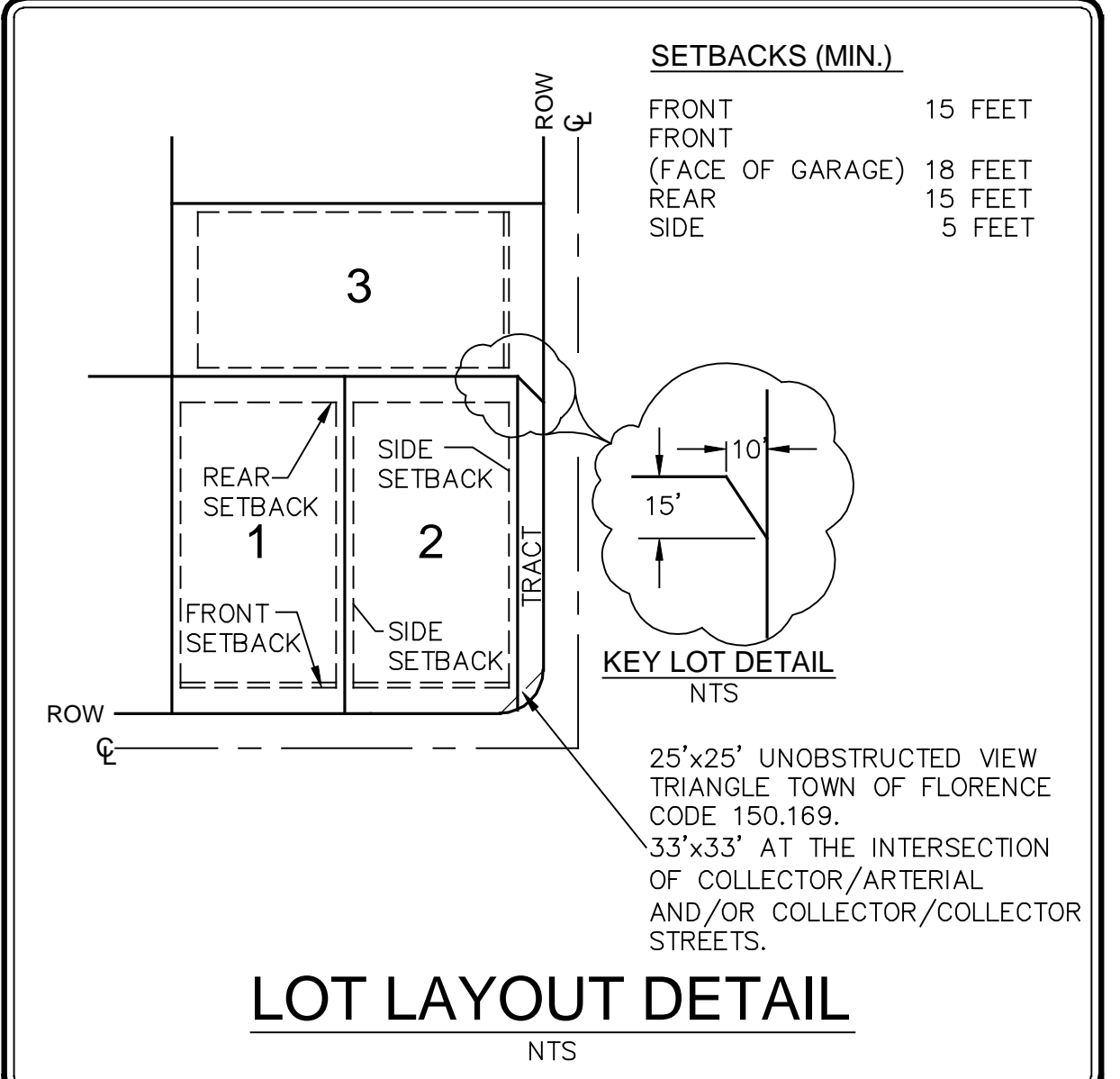
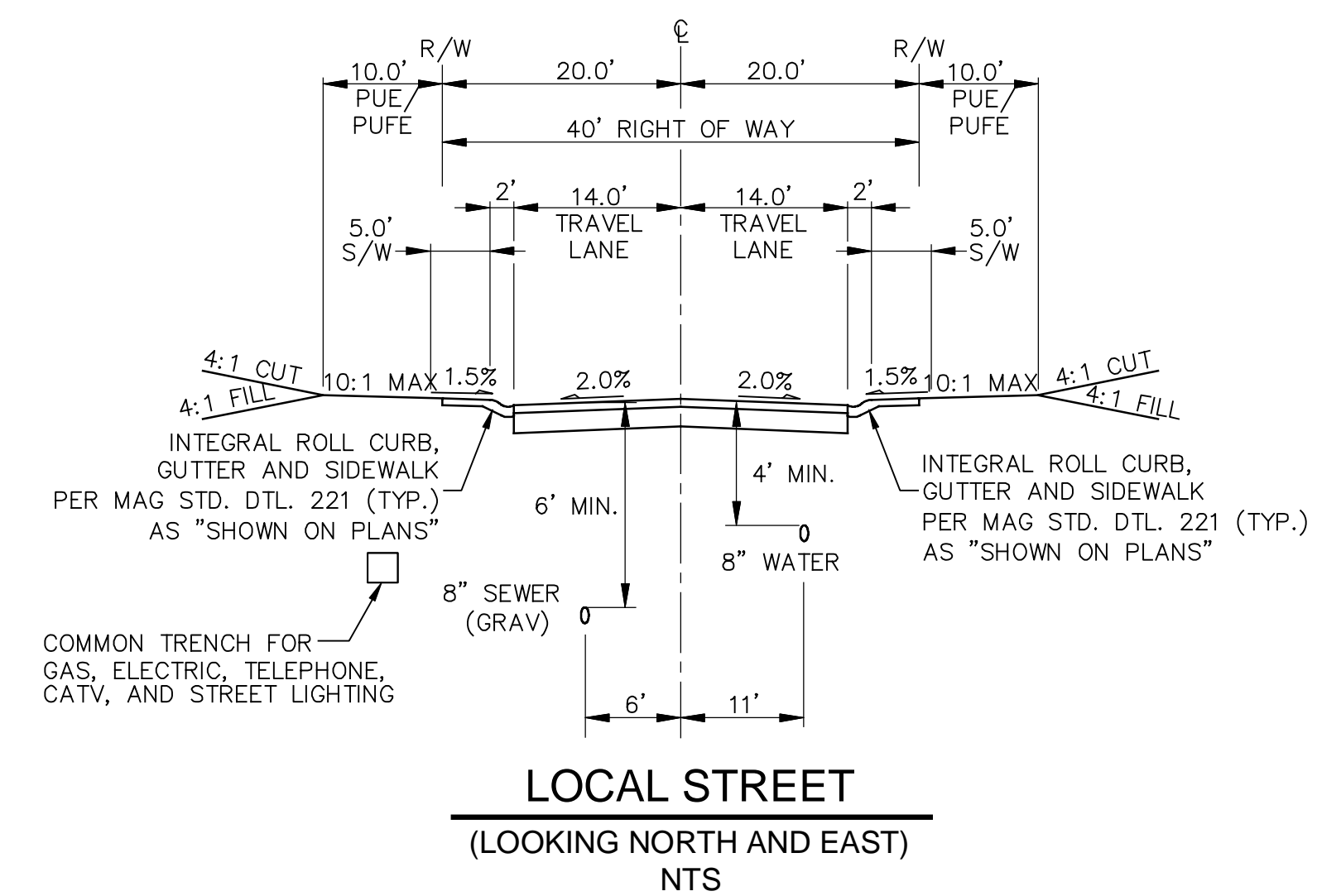
THENCE, WESTERLY AN ARC DISTANCE OF 618.89 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 31 MINUTES 24 SECONDS;

THENCE, NORTH 52 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 326.02 FEET;

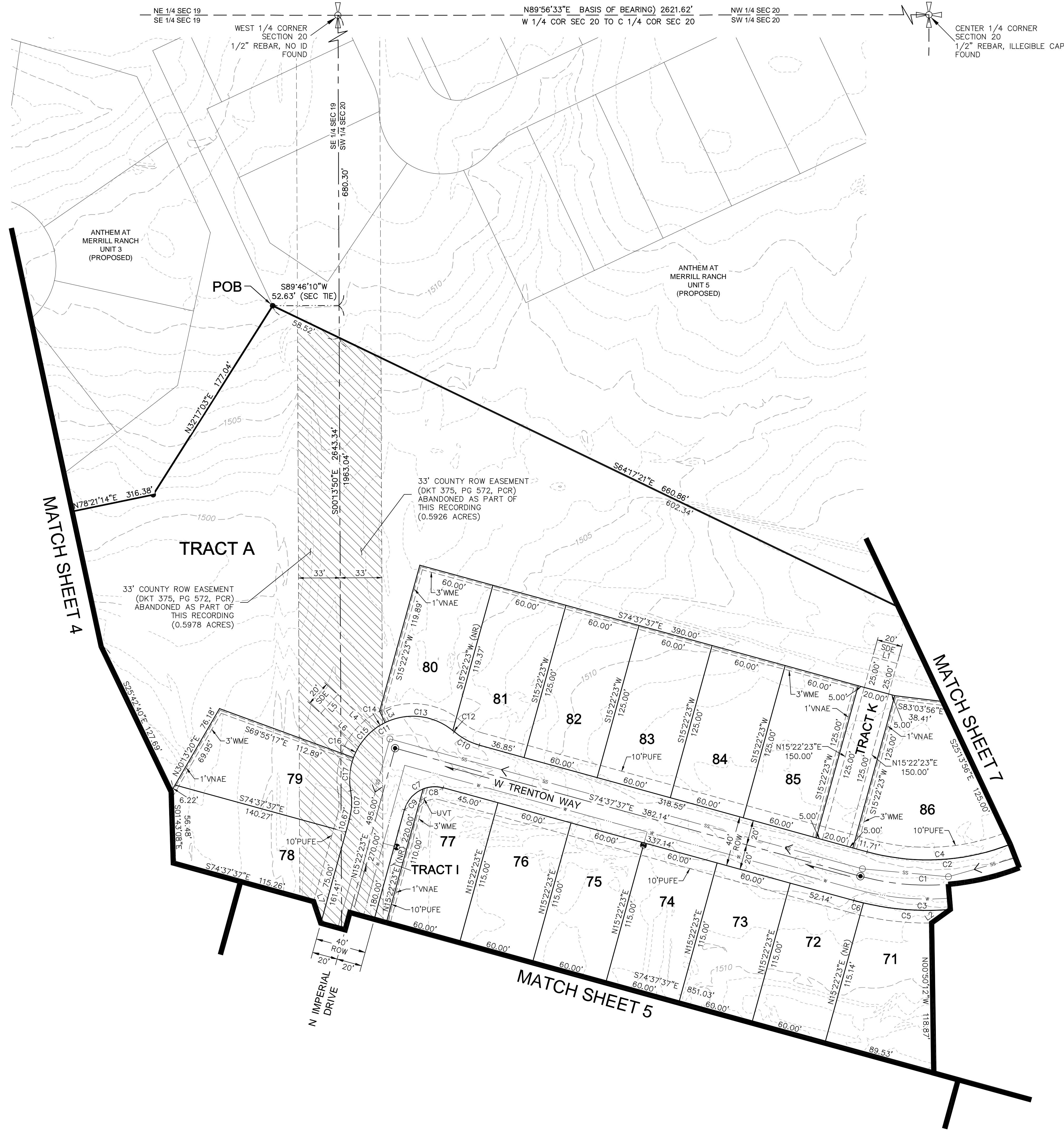
THENCE, NORTH 78 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 316.38 FEET;

THENCE, NORTH 32 DEGREES 17 MINUTES 03 SECONDS EAST A DISTANCE OF 177.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.1608 ACRES MORE OR LESS.



VERSION 2

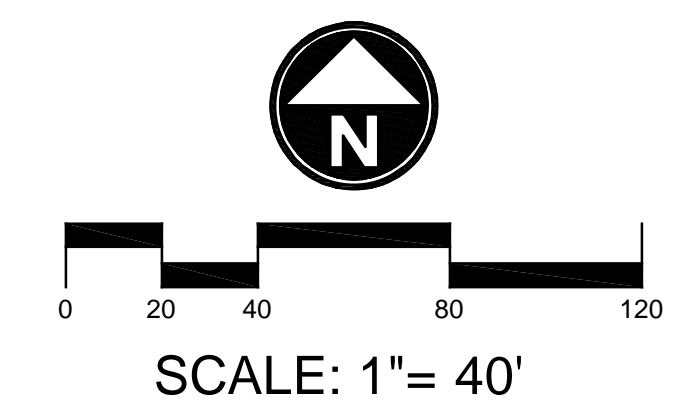


SYMBOL LEGEND

- 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)
-
- 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

-
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
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- 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

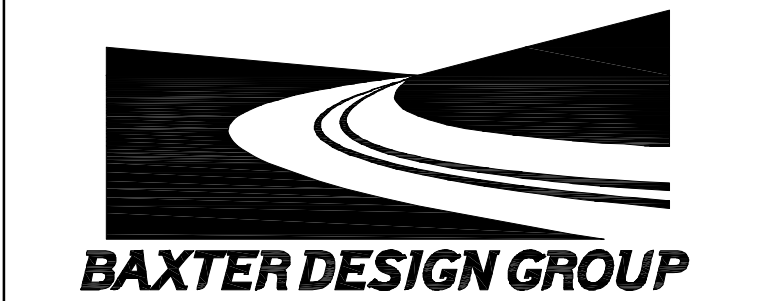
- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- ☉ CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S74°37'37"E	20.00'
L2	N54°08'26"E	18.32'
L3	N25°52'52"W	10.00'
L4	S47°54'04"E	40.00'
L5	N42°05'56"E	20.00'
L6	S47°54'04"E	40.00'
L7	S18°19'01"E	18.03'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	141.74'	200.00'	40°36'19"	73.99'
C2	127.57'	180.00'	40°36'19"	66.59'
C3	146.19'	220.00'	38°04'20"	75.91'
C4	115.39'	180.00'	36°43'47"	59.76'
C5	69.39'	220.00'	18°04'22"	34.99'
C6	7.86'	220.00'	2°02'48"	3.93'
C7	39.27'	25.00'	90°00'00"	25.00'
C8	16.09'	25.00'	36°52'12"	8.33'
C9	23.18'	25.00'	53°07'48"	12.50'
C10	22.55'	50.00'	25°50'31"	11.47'
C11	123.64'	50.00'	141°41'02"	143.92'
C12	1.50'	50.00'	1°43'02"	0.75'
C13	57.05'	50.00'	65°22'43"	32.09'
C14	9.15'	50.00'	10°29'00"	4.59'
C15	20.14'	50.00'	23°04'26"	10.21'
C16	9.15'	50.00'	10°29'00"	4.59'
C17	26.66'	50.00'	30°32'51"	13.65'
C107	22.55'	50.00'	25°50'31"	11.47'



DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT: PRELIMINARY PLAT



REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7
 SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7 LAYOUT SHEET 3 OF 8

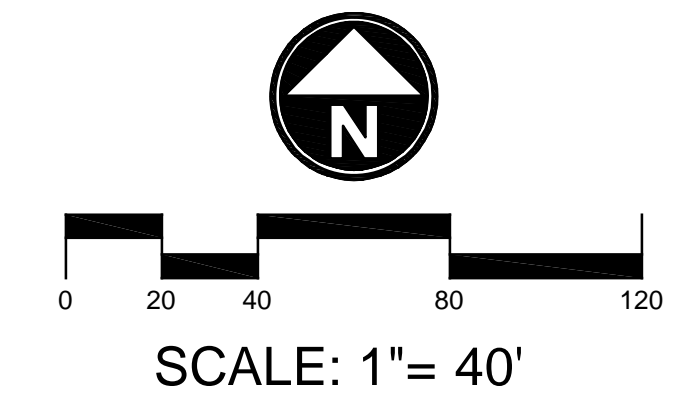
VERSION 2

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 REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

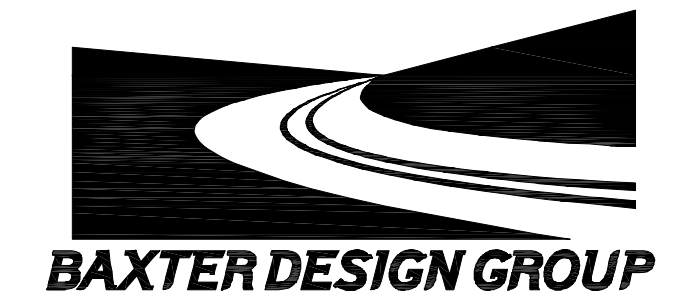
LINE LEGEND

- 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: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT

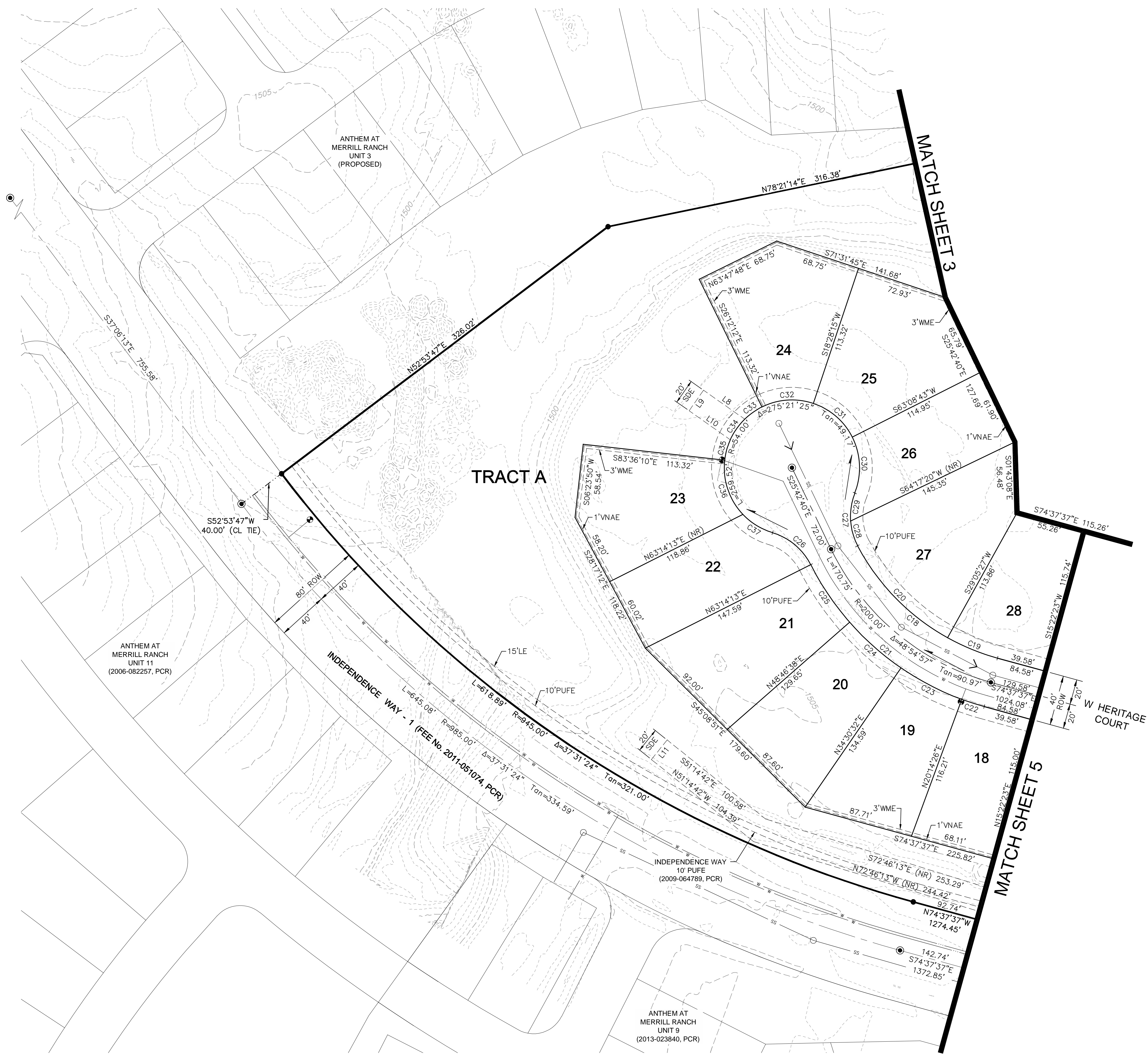


REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7
 SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7 LAYOUT SHEET 4 OF 8

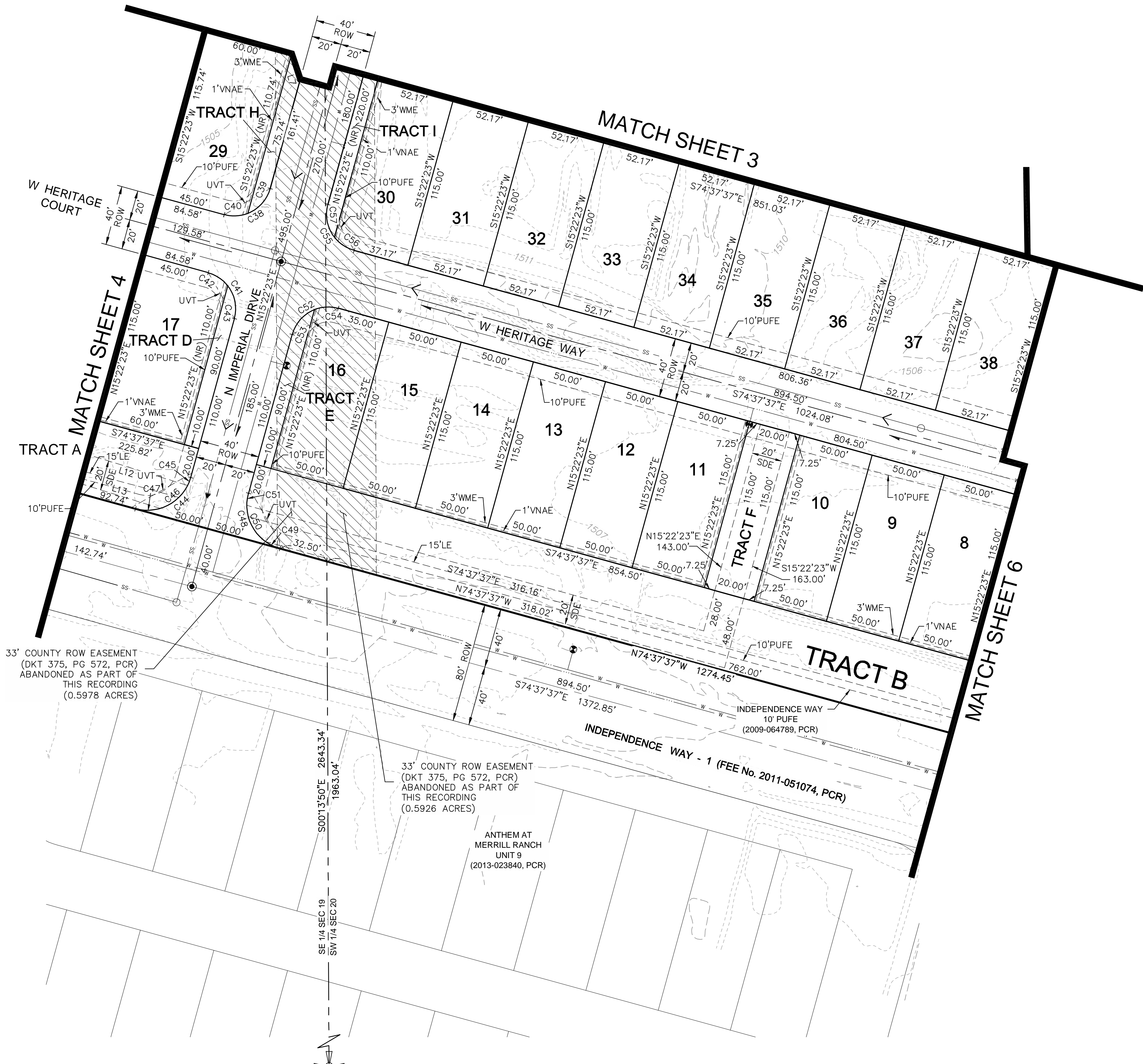
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 file name: 142-ANR UNIT 07 PP L00.dwg | plot date: February 20, 2017 | plotted by: scardos



LINE	BEARING	DISTANCE
L8	S54°54'11"E	40.00'
L9	N35°05'49"E	20.00'
L10	N54°54'11"W	40.00'
L11	N38°45'18"E	20.00'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C18	146.98'	180.00'	46°47'06"	77.87'
C19	43.10'	180.00'	13°43'05"	21.65'
C20	103.88'	180.00'	33°04'02"	53.43'
C21	183.78'	220.00'	47°51'50"	97.64'
C22	18.69'	220.00'	4°52'03"	9.35'
C23	54.79'	220.00'	14°16'06"	27.54'
C24	54.79'	220.00'	14°16'06"	27.54'
C25	55.52'	220.00'	14°27'35"	27.91'
C26	40.73'	50.00'	46°40'37"	21.57'
C27	43.42'	50.00'	49°45'32"	23.19'
C28	20.60'	50.00'	23°36'37"	10.45'
C29	22.82'	50.00'	26°08'55"	11.61'
C30	45.97'	54.00'	48°46'18"	24.48'
C31	42.10'	54.00'	44°40'27"	22.19'
C32	42.10'	54.00'	44°40'27"	22.19'
C33	16.99'	54.00'	18°01'40"	8.57'
C34	20.12'	54.00'	21°20'38"	10.18'
C35	16.99'	54.00'	18°01'40"	8.57'
C36	47.14'	54.00'	50°01'04"	25.19'
C37	28.10'	54.00'	29°49'10"	14.38'

VERSION 2

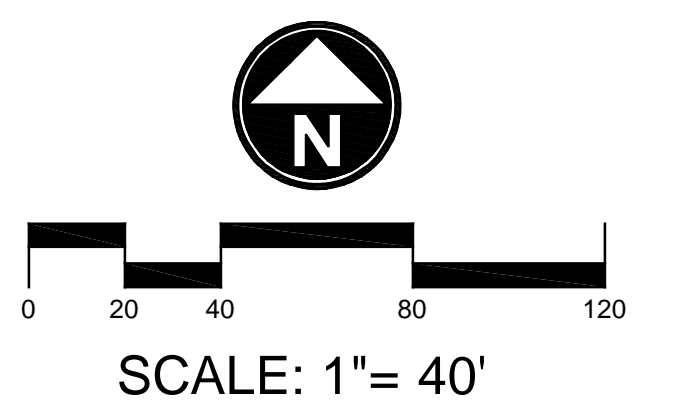


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
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- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

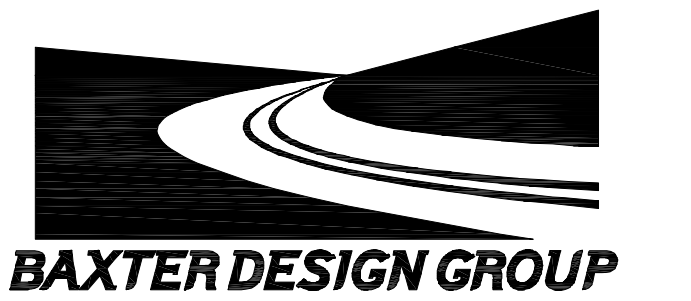
LINE LEGEND

- 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
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ABBREVIATIONS

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- ROW RIGHT OF WAY
- SEC # SECTION No.
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DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



LINE TABLE

LINE	BEARING	DISTANCE
L7	S18°19'01"E	18.03'
L12	S72°46'13"E	253.29'
L13	N72°46'13"W	244.42'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C38	39.27'	25.00'	90°00'00"	25.00'
C39	23.18'	25.00'	53°07'48"	12.50'
C40	16.09'	25.00'	36°52'12"	8.33'
C41	39.27'	25.00'	90°00'00"	25.00'
C42	16.09'	25.00'	36°52'12"	8.33'
C43	23.18'	25.00'	53°07'48"	12.50'
C44	47.12'	30.00'	90°00'00"	30.00'
C45	5.74'	30.00'	10°57'41"	2.88'
C46	24.33'	30.00'	46°28'27"	12.88'
C47	17.05'	30.00'	32°33'52"	8.76'
C48	47.12'	30.00'	90°00'00"	30.00'
C49	12.02'	30.00'	22°57'50"	6.09'
C50	27.98'	30.00'	53°25'52"	15.10'
C51	7.12'	30.00'	13°36'17"	3.58'
C52	39.27'	25.00'	90°00'00"	25.00'
C53	23.18'	25.00'	53°07'48"	12.50'
C54	16.09'	25.00'	36°52'12"	8.33'
C55	39.27'	25.00'	90°00'00"	25.00'
C56	16.09'	25.00'	36°52'12"	8.33'
C57	23.18'	25.00'	53°07'48"	12.50'

SOUTHWEST CORNER SECTION 20 3" PCHD ALUM CAP FOUND

33' COUNTY ROW EASEMENT (DKT 375, PG 572, PCR) ABANDONED AS PART OF THIS RECORDING (0.5978 ACRES)

33' COUNTY ROW EASEMENT (DKT 375, PG 572, PCR) ABANDONED AS PART OF THIS RECORDING (0.5926 ACRES)

ANTHEM AT MERRILL RANCH UNIT 9 (2013-023840, PCR)

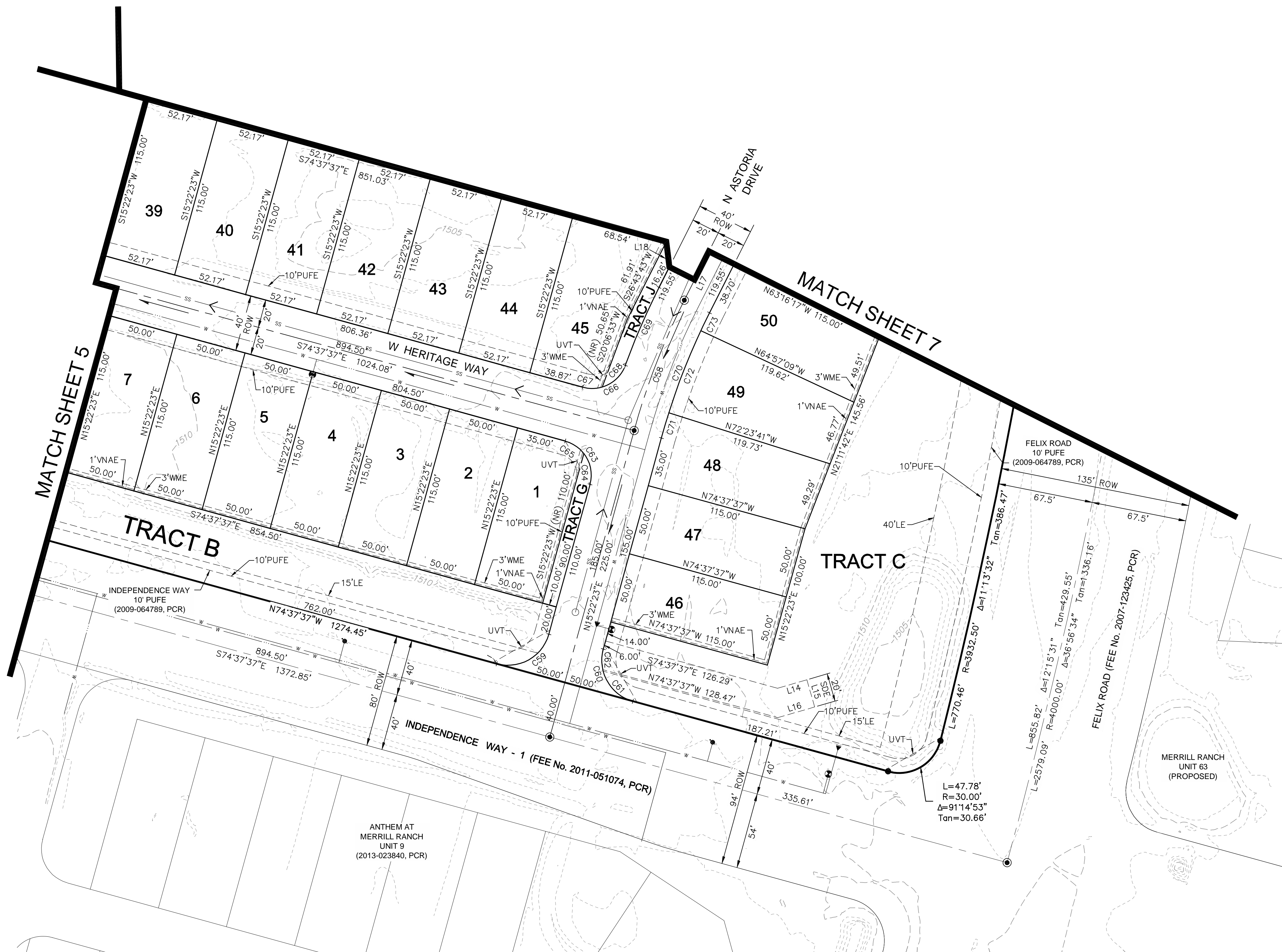
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REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7
 SITUATED WITHIN THE SOUTHWEST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7 LAYOUT SHEET 5 OF 8

VERSION 2

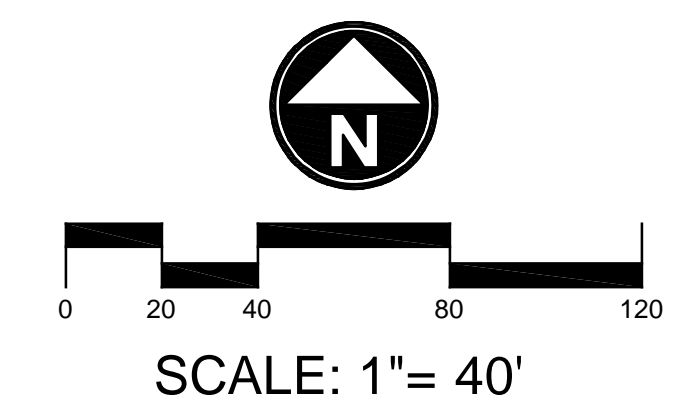


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- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

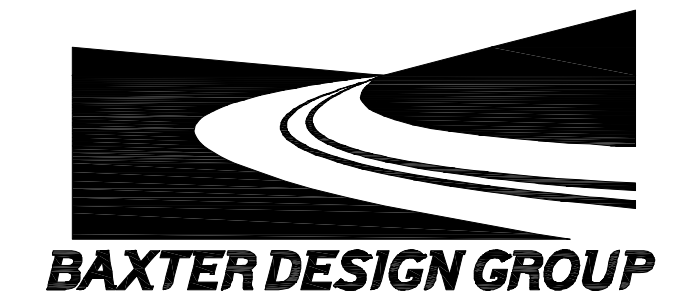
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
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DATE: FEBRUARY 21, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



LINE TABLE

LINE	BEARING	DISTANCE
L14	N73°47'49"E	21.52'
L15	S16°12'11"E	20.00'
L16	S73°47'49"W	27.18'
L17	N26°43'43"E	119.55'
L18	S06°57'41"E	18.03'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C58	99.10'	500.00'	11°21'20"	49.71'
C59	47.12'	30.00'	90°00'00"	30.00'
C60	47.12'	30.00'	90°00'00"	30.00'
C61	32.56'	30.00'	62°10'55"	18.09'
C62	14.57'	30.00'	27°49'05"	7.43'
C63	39.27'	25.00'	90°00'00"	25.00'
C64	23.18'	25.00'	53°07'48"	12.50'
C65	16.09'	25.00'	36°52'12"	8.33'
C66	37.20'	25.00'	85°15'50"	23.01'
C67	14.02'	25.00'	32°08'01"	7.20'
C68	23.18'	25.00'	53°07'48"	12.50'
C69	60.07'	520.00'	6°37'09"	30.07'
C70	95.13'	480.00'	11°21'20"	47.72'
C71	18.70'	480.00'	2°13'57"	9.35'
C72	62.35'	480.00'	7°26'32"	31.22'
C73	14.08'	480.00'	1°40'52"	7.04'

REVISIONS:

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7
 SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7 LAYOUT SHEET 6 OF 8

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VERSION 2

MERRIL RANCH PARKWAY - 1
(FEE No. 2006-166149, PCR)

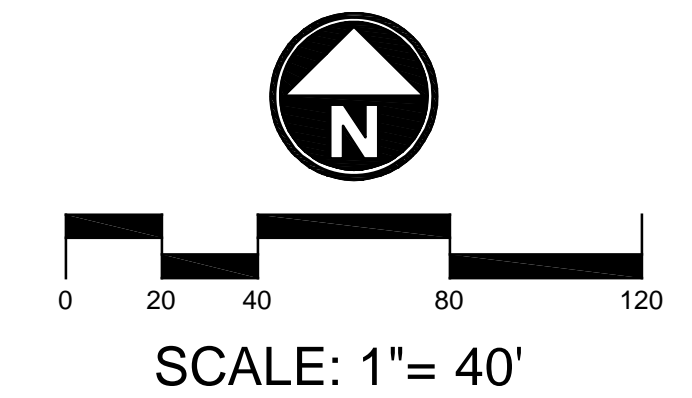
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SYMBOL LEGEND

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- 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 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
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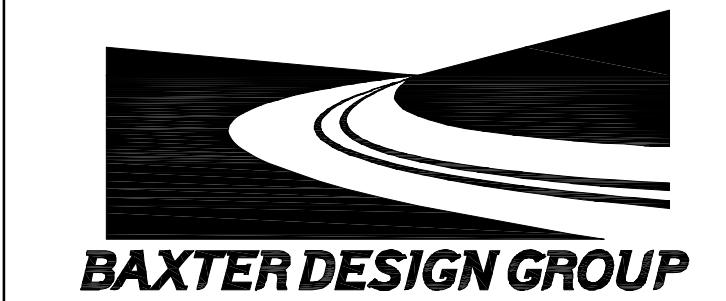


ABBREVIATIONS

- (AC) ACRE
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- WME WALL MAINTENANCE EASEMENT

LINE	BEARING	DISTANCE
L2	N54°08'26"E	18.32'
L18	S06°57'41"E	18.03'
L19	N22°28'33"W	42.36'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	141.74'	200.00'	40°36'19"	73.99'
C2	127.57'	180.00'	40°36'19"	66.59'
C3	146.19'	220.00'	38°04'20"	75.91'
C74	242.58'	520.00'	26°43'43"	123.54'
C75	18.44'	520.00'	2°01'54"	9.22'
C76	48.12'	520.00'	5°18'09"	24.08'
C77	48.12'	520.00'	5°18'09"	24.08'
C78	48.12'	520.00'	5°18'09"	24.08'
C79	48.12'	520.00'	5°18'09"	24.08'
C80	31.65'	520.00'	3°29'13"	15.83'
C81	223.92'	480.00'	26°43'43"	114.04'
C82	28.83'	480.00'	3°26'27"	14.42'
C83	69.53'	480.00'	8°18'00"	34.83'
C84	70.48'	480.00'	8°24'45"	35.30'
C85	55.08'	480.00'	6°34'30"	27.57'
C86	39.27'	25.00'	90°00'00"	25.00'
C87	16.09'	25.00'	36°52'12"	8.33'
C88	23.18'	25.00'	53°07'48"	12.50'
C89	110.10'	250.00'	25°13'56"	55.96'
C90	98.07'	250.00'	22°28'33"	49.67'
C91	12.03'	250.00'	2°45'23"	6.01'
C92	101.29'	230.00'	25°13'56"	51.48'
C93	48.45'	25.00'	111°02'28"	36.40'
C94	23.18'	25.00'	53°07'48"	12.50'
C95	25.27'	25.00'	57°54'40"	13.83'
C96	193.97'	50.00'	222°16'42"	129.31'
C97	35.35'	50.00'	40°30'31"	18.45'
C98	41.03'	50.00'	47°01'18"	21.75'
C99	41.03'	50.00'	47°01'18"	21.75'
C100	41.03'	50.00'	47°01'18"	21.75'
C101	35.52'	50.00'	40°42'17"	18.55'
C102	47.43'	25.00'	108°42'15"	34.86'
C103	25.34'	25.00'	58°03'55"	13.88'
C104	22.10'	25.00'	50°38'20"	11.83'
C105	68.93'	220.00'	17°57'10"	34.75'
C106	12.18'	180.00'	3°52'32"	6.09'



DATE:	FEBRUARY 21, 2017
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT



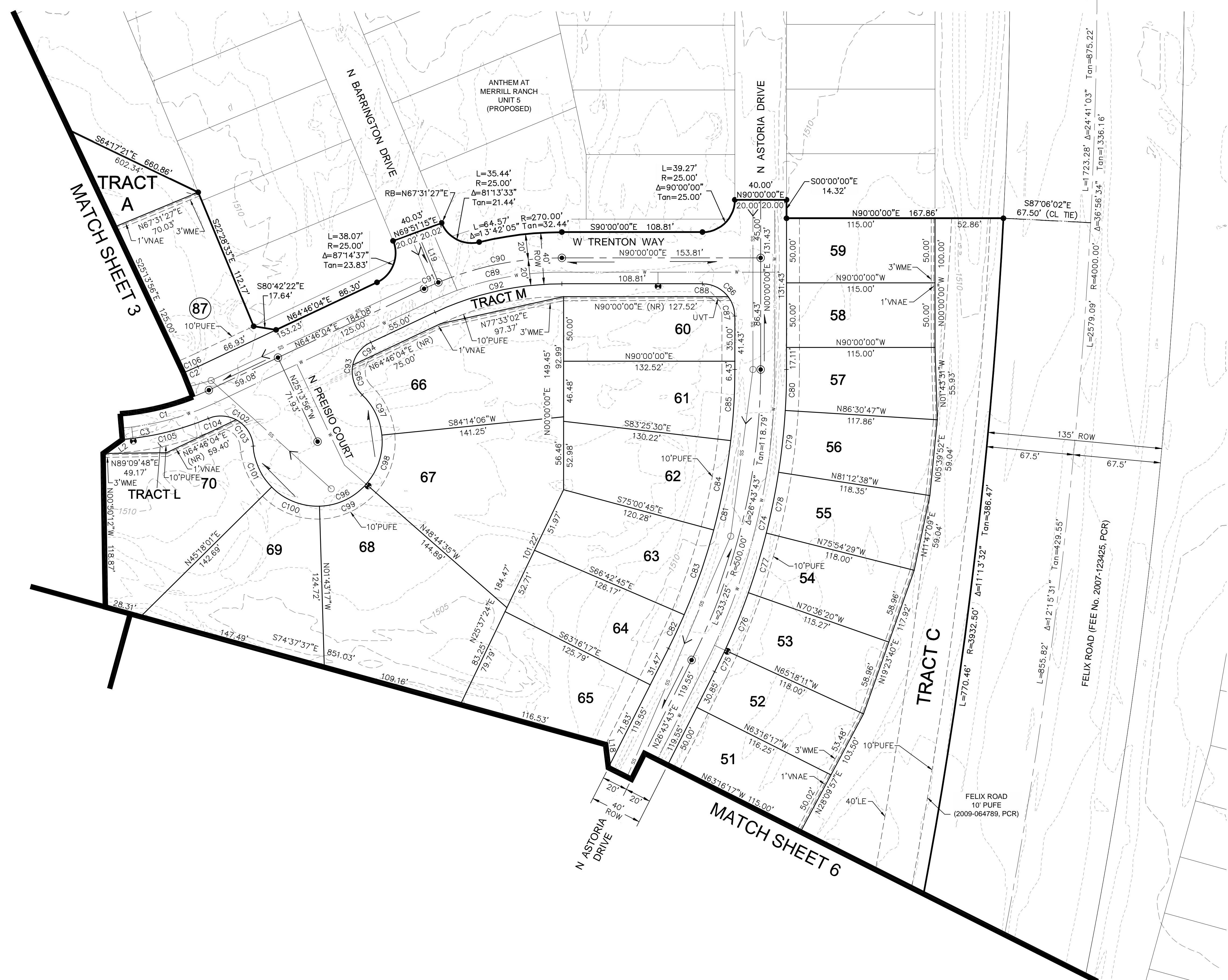
REVISIONS:	

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7

SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7 LAYOUT SHEET 7 OF 8

path: R:\142-AMR\UNIT 07-AMR(14-PLAT) Cad Drawing.dwg
file name: 142-AMR UNIT 07 PP L10.dwg | plot date: February 20, 2017 | plotted by: scardos



VERSION 2

NE 1/4 SEC 19 SE 1/4 SEC 19 WEST 1/4 CORNER SECTION 20 1/2" REBAR, NO ID FOUND

N89°56'33"E BASIS OF BEARING) 2621.62' W 1/4 COR SEC 20 TO C 1/4 COR SEC 20

NW 1/4 SEC 20 SW 1/4 SEC 20 CENTER 1/4 CORNER SECTION 20 1/2" REBAR, ILLEGIBLE CAP FOUND

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 \odot REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

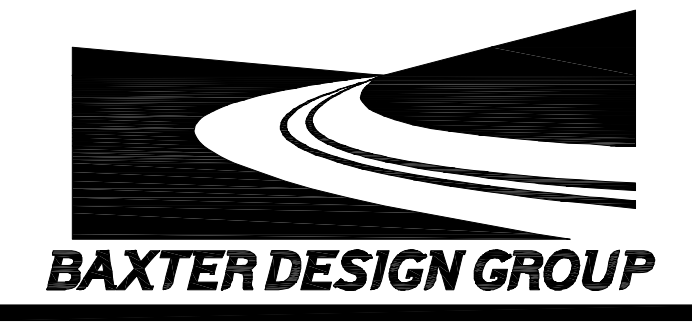
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- 1486' EXISTING CONTOUR
- 1486' 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"=100'

ABBREVIATIONS

(AC)	ACRE
AC	ALUMINUM CAP
BC	BRASS CAP
BK	BOOK
BOB	BASIS OF BEARING
\odot	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:	FEBRUARY 21, 2017
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	
ISSUE:	PRELIMINARY PLAT



REVISIONS:	

PULTE GROUP
ANTHEM AT MERRILL RANCH
PRELIMINARY PLAT - UNIT 7
 SITUATED WITHIN THE SOUTHWEST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 7
RETENTION
SHEET 8 OF 8



**Planning and Zoning Commission
Staff Report**

April 20, 2016
Agenda Item (D)

Project Name: Anthem at Merrill Ranch Units 31, 33, 35A, 35B, 37,
(PZ-17-31)
Prepared By: Will Randolph, Town Planner
Reviewed By: Michelle Orton, Senior Planner

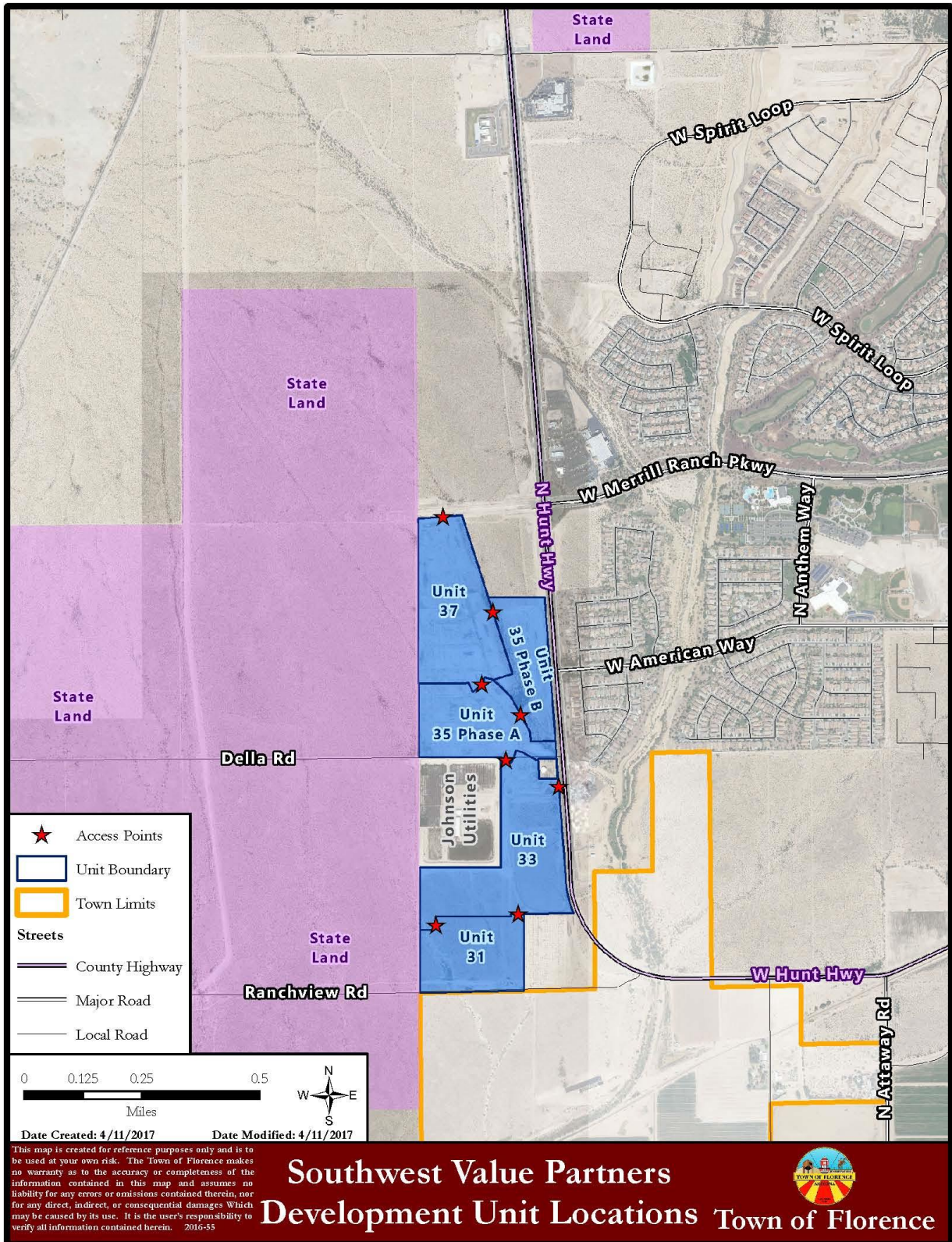
REQUEST:

This is a request for approval of the following:

A Preliminary Plat Extension for Anthem at Merrill Ranch (AMR) Units 31, 33, 35A, 35B, 37 submitted by Southwest Value Partners (SWVP). The subject units are located west of Hunt Highway and south of the proposed extension of Merrill Ranch Parkway.

BACKGROUND:

Southwest Value Partners LLC, (SWVP) owns the planned residential land within the subject portion of Anthem at Merrill Ranch located west of Hunt Highway. This request for a Preliminary Plat Extension will allow additional time for SWVP to market already approved plats to active home builders to supplement Pulte's existing construction activities. The housing market conditions are rebounding slower than what was anticipated last year when these plats were approved. SWVP intends to transfer these properties to homebuilders in the next year.



ANALYSIS:

Continual Development of the Anthem Community will enhance the overall area, the Hunt Highway corridor and help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch PUD will include and replicate what has been previously approved within the Parkside portion of the Anthem community. Preliminary Plats for units 31, 33, 35A, 35B and 37 will total 570 single family lots, fewer lots than from the approved AMR PUD.

Each Preliminary Plat has reduced density then what is declared in the AMR PUD minimum density requirements, and allows for diversity in housing product and expands open space.

AMR PLANNED UNIT DEVELOPMENT ZONING

- The PUD document, amended April 2008, on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community. However, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots throughout AMR, project build out in the range of 9,000 dwelling units may occur community wide.
- On page 3, the AMR PUD allows for low and medium density single family homes.
- Page 10 of the AMR PUD states “The maximum overall density of the PUD is 3.5 dwelling units per gross acre.” This translates that some units will be below the 3.5 du/ac and some units will be above 3.5 du/ac. This density figure is where the maximum 11,172 dwelling unit figure is derived from out of the 3,192.17 acres.

PRELIMINARY PLATS

AMR units 35A and 35B were originally approved by the Planning and Zoning Commission June and August of 2009 respectively. Unit 37 was approved by the Commission in June of 2013. AMR units 35A, 35B, and 37 were brought in front of the Commission again in April of 2016 for additional approval. Units 31 and 33 were passed by Commission in May of 2016. All of these Preliminary Plats follow and exceed the AMR PUD minimums within the PUD book document, and adhere to the PUD R-1 Zoning District requirements. All lot sizes, open space and street configurations remain the same as was prior approved in April/May of 2016.

The following information will provide some imperative details on each plat submitted:

UNIT 31

AMR Unit 31 includes 113 single-family residential lots with two points of ingress/egress into the subdivision. The original plat from 2008 (Case PZC-04-08-PP) included 97 lots. The applicant has added 16 lots by decreasing some lot widths. Access points for this unit will be through proposed subdivision Unit 33 to the north. The typical lot size planned is 6,226 sq. ft. with a proposed density of 5.10 dwelling units per acre. A desert wash is located on the southwestern portion of this Preliminary Plat and to the north is a Johnson Utilities wastewater treatment plant.

UNIT 33

AMR Unit 33 includes 161 single-family residential lots with four points of ingress/egress into the subdivision. Access points for this unit will be through proposed subdivision Unit 35A to the north, Hunt Highway to the east and proposed subdivision Unit 31 to the south. The typical lot size planned is 5,352 sq. ft. with a proposed density of 4.10 dwelling units per acre. A Johnson Utilities wastewater treatment plant is located to the west of said preliminary plat.

Staff notes, all proposed AMR subdivision preliminary plats meet minimum setback requirements and lot dimensions; exceed units and lot square footage. In addition, all proposed subdivisions are planned with a network of green belts and walking trails.

UNIT 35A

AMR Unit 35A includes one hundred and nine 109 single-family residential lots with two points of ingress/egress into the subdivision. Access points for this unit will be through proposed subdivisions Unit 37 to the north and Unit 33 to the southeast. The typical lot size planned is 6,476 sq. ft. with a proposed density of 4.73 dwelling units per acre. A desert wash is located on the eastern portion of this preliminary plat. Also, along the southern portion of the preliminary plat is the Johnson Utilities Wastewater Treatment Plant and solar facility. Open space State Trust Land is adjacent to the west.

UNIT 35B

AMR Unit 35 includes fifty seven 57 single-family residential lots with two points of ingress/egress into the subdivision. Access points for this unit will be through proposed subdivisions 37 (west) and 35A. The typical lot size planned is 5,950 sq. ft. with a proposed density of 3.22 dwelling units per acre. Commercially zoned property lies to the north and other proposed AMR Units surrounding Unit 35B.

UNIT 37

AMR Unit 37 includes one hundred and thirty 130 single-family residential lots with three points of ingress/egress into the subdivision. Access points for this community will be off of the proposed Merrill Ranch Parkway west extension (north), through proposed Unit 35B (east) and through Unit 35A (south). The typical lot size is 6,844 sq. ft. with a proposed density of 3.84 dwelling units per acre. State Trust Land is adjacent to the west.

CIRCULATION

All local streets in AMR are designed and constructed with a 40' wide right-of-way, which is consistent with the AMR PUD zoning. The former Town Engineer had reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. These access points connect the Units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the P-Plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

OPEN SPACE

Each unit meets and or exceeds the 15% open space requirement. The overall approved open space for Anthem at Merrill Ranch is 23% within the PUD document on page 15. In addition to the open space requirements, 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:

- Staff finds that the proposed Preliminary Plats are in conformance with the Anthem at Merrill Ranch PUD and Town requirements.

STAFF RECOMMENDATION:

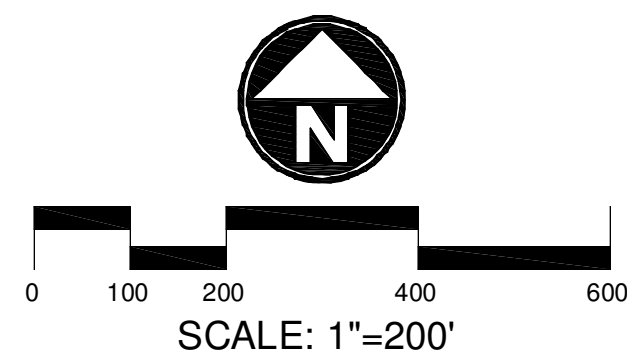
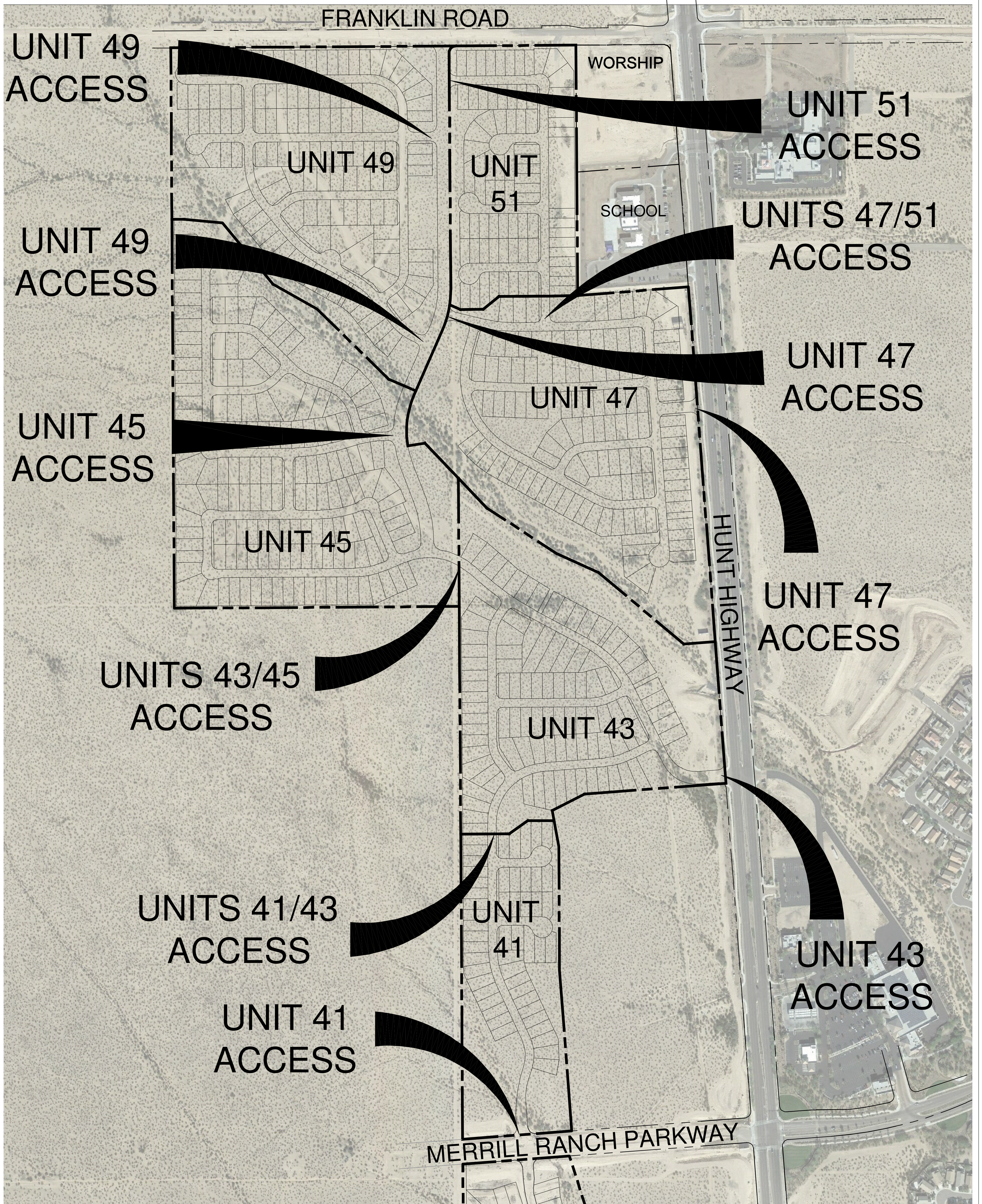
Staff recommends that the Planning and Zoning Commission approve these Preliminary Plat extensions, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, 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. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
4. Developer/Property owner may reduce the number of lots or widen lots within the subject preliminary plat area during the effective approval period without requiring additional Town approvals, provided there is no net increase in the subdivision density, no reduction in open space and the changes do not require changes in any street designs.
5. Any additional conditions deemed necessary by the Planning and Zoning Commission.

Attachments

- Access Exhibit
- Application
- Owners Permission Form




 7580 N. Dobson Rd.,
 Suite 200
 Scottsdale, AZ
 85256
 (480) 818-6001

JOKAKE DEVELOPMENT SERVICES, LLC
U41-51 - ACCESS EXHIBIT
ANTHEM @ MERRILL RANCH
 FORENCE, AZ



March 22, 2017

Mr. Mark Eckoff
Community Development Director
Town of Florence
P.O. Box 2670
224 West 20th Street
Florence, Arizona 85132

Subject: Preliminary Plat Extensions for AMR Units 31, 33, 35A, 35B, 37, 41, 43, 45, 47, 49, and 51,

Mark,

This letter serves as an official request to extend the Preliminary Plat Approvals for Anthem at Merrill Ranch Unit 31, 33, 35A, 35B, 37, 41, 43, 45, 47, 49, and 51. Said development units received their preliminary plat approval from the Town of Florence Planning and Zoning Commission in March and April of 2016. As we have discussed, a 6 month extension can be requested of an approved preliminary plat per TOF code.

Some of these development parcels are currently held by Southwest Value Partners (Units 31, 33, 35A, 35B, and 37), In the last year, Jokake Development Services purchased land and development rights from Southwest Value Partners for Units 41, 43, 45, 47, 49, and 51. Both land owners are currently marketing these development units to active home builders. The addition of potential home builders would augment the available housing product currently sold by Pulte Group in the Anthem at Merrill Ranch Development.

The housing market conditions appear to be rebounding, but at a slower rate than was anticipated last year when these development units were submitted for preliminary plat approval. Currently, both land holders are seeing a higher interest in these specific development units by home builders in the area. It is anticipated that transfer of the properties to home builders would occur in the next year.

It's my understanding that this request will be presented to the Planning and Zoning Commission for approval. I will make myself available at the schedule meeting to answer any questions that the commissioners may have regarding this request.

As always, If you have any questions or require additional information, please give me a call at (480) 818-6001.

Sincerely,

Jared Baxter, P.E.
Baxter Design Group

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: AMR UNITS 31, 33, 35A, 35B, AND 37

REQUEST TYPE: Preliminary Plat Time Extension
 Preliminary Plat Amendment

1. **Property Owner:** **Name:** SWVP, LLC
Address: 7600 E. Doubletree Ranch Rd. Suite 120
Scottsdale, AZ 85258
Phone: 480-363-7814 **Fax:** _____
Email: jmerritt@swvp.com

2. **Applicant/Developer:** **Name:** SWVP, LLC
Address: 7600 E. Doubletree Ranch Rd. Suite 130
Scottsdale, AZ 85258
Phone: 480-363-7814 **Fax:** _____
Email: jmerritt@swvp.com

3. **Address or Location of Property:** Anthem at Merrill Ranch

4. **Tax Parcel Numbers:** _____
Gross Acres: _____ **Number of Lots:** _____
Zoning: PUD

 4.7.17
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE **DATE**

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
P&Z HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION: APPROVAL	DISAPPROVAL

OWNER'S PERMISSION FORM


This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is **not** the owner of the property.

I/we, the Undersigned, do hereby grant permission to: Jared Baxter, Baxter Design Group, LLC

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Anthem at Merrill Ranch Unit 31,33,35A, 35B, and 37

Owner(s)



Signature

Justin B. Merritt

Print or Type Name

Address 7600 East Doubletree Ranch Road, Suite 120
Scottsdale, AZ 85258

Telephone (480) 363-7814

STATE OF ARIZONA)
County of Maricopa)

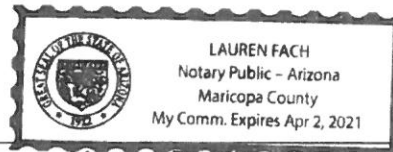
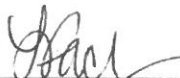
ss

On this 17th day of April, 2017, before me, the undersigned Notary Public, personally appeared Justin Merritt, known to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged that Justin Merritt executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

April 2, 2021



Notary Public



**Planning and Zoning Commission
Staff Report**

April 20, 2016
Agenda Item (E)

Project Name: Anthem at Merrill Ranch Units 41, 43, 45, 47, 49 and 51
(PZ-17-32)

Prepared By: Will Randolph, Town Planner

Reviewed By: Michelle Orton, Senior Planner

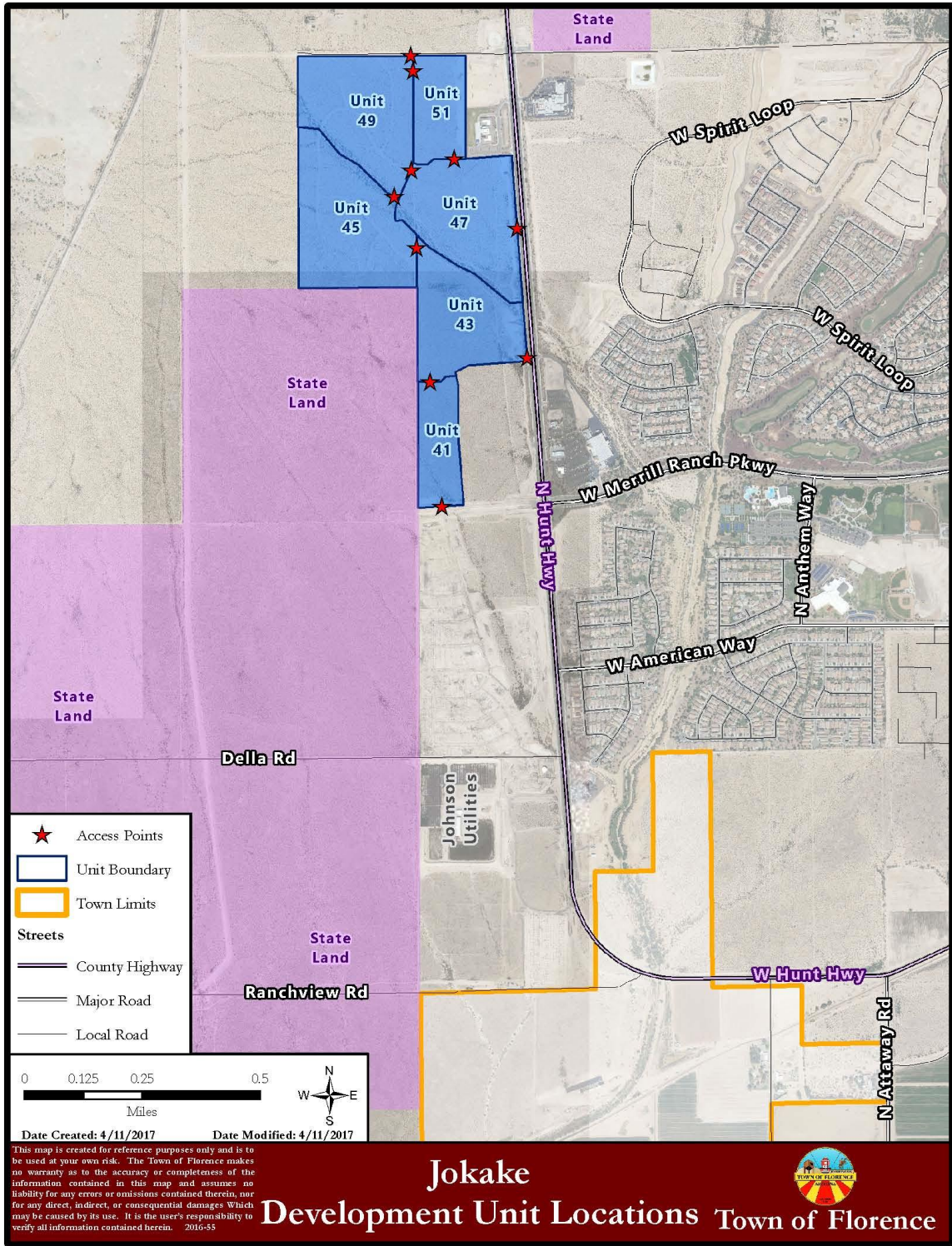
REQUEST:

This is a request for approval of the following:

Preliminary Plat Extensions for Anthem at Merrill Ranch (AMR) Units 41, 43, 45, 47, 49 and 51 submitted by Jokake Development Services LLC. The subject units are located west of Hunt Highway and are located north of the proposed Merrill Ranch Parkway extension.

BACKGROUND:

Jokake Development Services owns the planned residential land within the subject portion of Anthem at Merrill Ranch located west of Hunt Highway. This request for a Preliminary Plat Extension will allow additional time for Jokake Development Services to market already approved plats to active home builders supplementing Pulte's existing construction activities. The housing market conditions are rebounding slower than what was anticipated last year when these plats were approved by SWVP. SWVP intends to transfer these properties to homebuilders in the next year.



ANALYSIS:

Continual Development of the Anthem Community will enhance the overall area, the Hunt Highway corridor and help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch PUD will include and replicate what has been previously approved within the Parkside portion of the Anthem community. Preliminary Plats for units 41, 43, 45, 47, 49 and 51 total 701 single family lots, fewer lots than from the approved AMR PUD.

Each Preliminary Plat has reduced density then what is declared in the AMR PUD minimum density requirements, and allows for diversity in housing product and expands open space.

AMR PLANNED UNIT DEVELOPMENT ZONING

- The PUD document, amended April 2008, on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community. However, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots throughout AMR, project build out in the range of 9,000 dwelling units may occur community wide.
- On page 3, the AMR PUD allows for low and medium density single family homes.
- Page 10 of the AMR PUD states “The maximum overall density of the PUD is 3.5 dwelling units per gross acre.” This translates that some units will be below the 3.5 du/ac and some units will be above 3.5 du/ac. This density figure is where the maximum 11,172 dwelling unit figure is derived from out of the 3,192.17 acres.

PRELIMINARY PLATS

AMR units 41, 43, 45, 47, 49 and 51 were approved by the Commission in June of 2013. These Units were brought in front of the Commission again in April of 2016 for an additional approval. All of these Preliminary Plats follow and exceed the AMR PUD minimums within the PUD book document. In fact, these plats adhere to the PUD R-1 Zoning District requirements. Staff notes all lot sizes including open space and street configurations remain the same as was prior approved in April of 2016.

The following information will provide some imperative details on each plat submitted:

UNIT 41

AMR Unit 41 includes fifty five (55) single-family residential lots with two points of ingress/egress into the subdivision. Access points for this community will be off of the proposed Merrill Ranch Parkway west extension (south), through proposed Unit 43 (north). The typical lot size is 5,487 sq. ft. with a proposed density of 3.60 dwelling units per acre. State Trust Land is adjacent to the west; private parcels are to the east.

UNIT 43

AMR Unit 43 includes one hundred and eleven (111) single-family residential lots with three points of ingress/egress into the subdivision. Access points for this community will be off of Hunt Highway (east). The typical lot size proposed is 6,233 sq. ft. with the proposed density of 3.69 dwelling units per acre. State Trust Land is adjacent to the west; private parcels are to the south.

UNIT 45

AMR Unit 45 includes one hundred and seventy nine (179) single-family residential lots with two points of ingress/egress into the subdivision. Access points for this community will be through the proposed unit 43 (southeast) and off of the proposed collector roadway serving 47, 49 and 51 to the east. The typical lot proposed is 6,192 sq. ft. with the proposed density of 4.42 dwelling units per acre. State Trust Land is adjacent to the south and AMR Units 47, 49 and 51 lie to the northeast.

UNIT 47

AMR Unit 47 includes one hundred and thirty (130) single-family residential lots with two points of ingress/egress into the subdivision. Access points for this community will be off of Hunt Highway (east) and off a proposed collector roadway serving AMR units 45, 49, and 51 to the northwest. The typical lot size proposed is 5,874 sq. ft. with a proposed density of 3.67 dwelling units per acre. AMR Unit 45 is adjacent to the west including a desert wash.

UNIT 49

AMR Unit 49 includes one hundred and forty eight (148) single-family residential lots with two points of ingress/egress into the subdivision. Access points for this community will be off of the proposed collector road serving units 45, 47 and 51 to the southeast. The typical lot size is 5,715 sq. ft. with a proposed density of 4.16 dwelling units per acre. AMR Unit 45 is adjacent to the south including a desert wash and AMR units 51 and 47 lie to the southeast.

UNIT 51

AMR Unit 51 includes seventy eight (78) single-family residential lots with two points of ingress/egress into the subdivision. Access points will be off of the proposed collector road serving units 45, 47, 49 (west) and through the proposed Unit 47. The typical lot size is 5,735 sq.ft. with a proposed density of 4.95 dwelling units per acre. AMR Unit 49 is adjacent to the west and AMR Units 45 and 47 lie to the south.

Staff notes, all proposed AMR subdivisions preliminary plats meet minimum setback requirements and lot dimensions; exceed units and lot square footage. In addition, all proposed subdivisions are planned with a network of green belts and walking trails.

CIRCULATION

All local streets in AMR are designed and constructed with a 40' wide right-of-way, which is consistent with the AMR PUD zoning. The former Town Engineer had reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. These access points connect the Units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the P-Plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

OPEN SPACE

Each unit meets and or exceeds the 15% open space requirement. The overall approved open space for Anthem at Merrill Ranch is 23% within the PUD document on page 15. In addition to the open space requirements, 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:

- Staff finds that the proposed Preliminary Plats are in conformance with the Anthem at Merrill Ranch PUD and Town requirements.

STAFF RECOMMENDATION:

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

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire and engineering requirements.

Anthem at Merrill Ranch Units 41-51

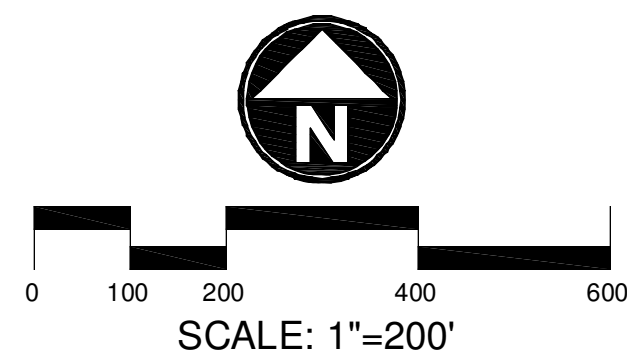
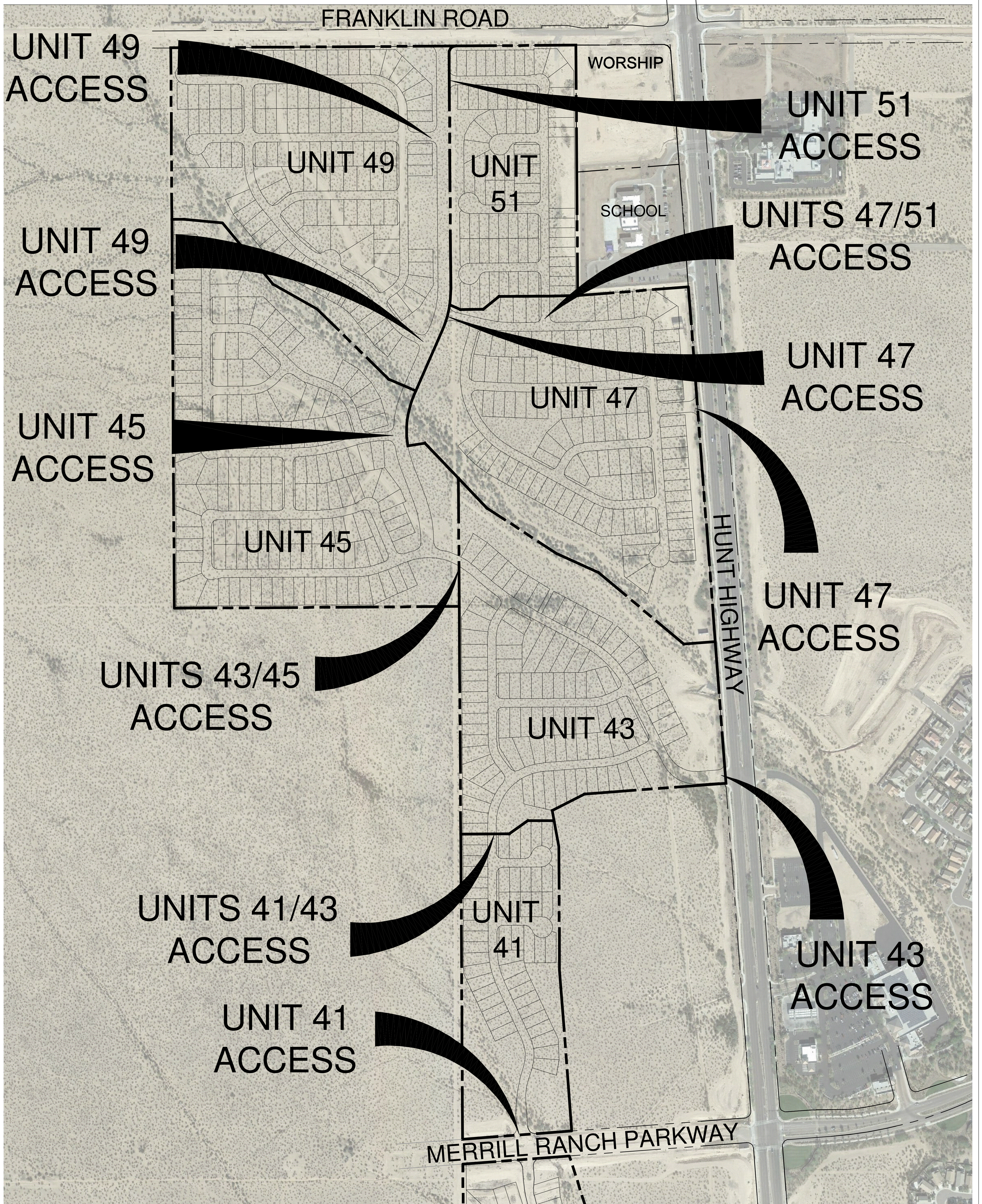
April 20, 2017

Page 5 of 6

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. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
4. Developer/Property owner may reduce the number of lots or widen lots within the subject preliminary plat area during the effective approval period without requiring additional Town approvals, provided there is no net increase in the subdivision density, no reduction in open space and the changes do not require changes in any street designs.
5. Any additional conditions deemed necessary by the Planning and Zoning Commission.

Attachments

- Access Exhibit
- Application
- Owners Permission Form



BAXTER DESIGN GROUP
 7580 N. Dobson Rd.,
 Suite 200
 Scottsdale, AZ
 85256
 (480) 818-6001

JOKAKE DEVELOPMENT SERVICES, LLC
 U41-51 - ACCESS EXHIBIT
 ANTHEM @ MERRILL RANCH
 FORENCE, AZ



March 22, 2017

Mr. Mark Eckoff
Community Development Director
Town of Florence
P.O. Box 2670
224 West 20th Street
Florence, Arizona 85132

Subject: Preliminary Plat Extensions for AMR Units 31, 33, 35A, 35B, 37, 41, 43, 45, 47, 49, and 51,

Mark,

This letter serves as an official request to extend the Preliminary Plat Approvals for Anthem at Merrill Ranch Unit 31, 33, 35A, 35B, 37, 41, 43, 45, 47, 49, and 51. Said development units received their preliminary plat approval from the Town of Florence Planning and Zoning Commission in March and April of 2016. As we have discussed, a 6 month extension can be requested of an approved preliminary plat per TOF code.

Some of these development parcels are currently held by Southwest Value Partners (Units 31, 33, 35A, 35B, and 37), In the last year, Jokake Development Services purchased land and development rights from Southwest Value Partners for Units 41, 43, 45, 47, 49, and 51. Both land owners are currently marketing these development units to active home builders. The addition of potential home builders would augment the available housing product currently sold by Pulte Group in the Anthem at Merrill Ranch Development.

The housing market conditions appear to be rebounding, but at a slower rate than was anticipated last year when these development units were submitted for preliminary plat approval. Currently, both land holders are seeing a higher interest in these specific development units by home builders in the area. It is anticipated that transfer of the properties to home builders would occur in the next year.

It's my understanding that this request will be presented to the Planning and Zoning Commission for approval. I will make myself available at the schedule meeting to answer any questions that the commissioners may have regarding this request.

As always, If you have any questions or require additional information, please give me a call at (480) 818-6001.

Sincerely,

Jared Baxter, P.E.
Baxter Design Group

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: AMR UNITS 41, 43, 45, 47, 49 AND 51

REQUEST TYPE: Preliminary Plat Time Extension
 Preliminary Plat Amendment

1. Property Owner: Name: Jokake Development Services, LLC
Address: 5013 E. Washington St., #100
Phoenix, AZ 85034
Phone: 602-224-4501 Fax: _____
Email: dsabow@jresaz.com

2. Applicant/Developer: Name: Jokake Development Services, LLC
Address: 5013 E. Washington St., #100
Phoenix, AZ 85034
Phone: 602-224-4501 Fax: _____
Email: dsabow@jresaz.com

3. Address or Location of Property: Anthem at Merrrill Ranch

4. Tax Parcel Numbers: _____

Gross Acres: _____ Number of Lots: _____

Zoning: PUD


SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

4/7/17
DATE

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
P&Z HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION: APPROVAL	DISAPPROVAL

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: Jared Baxter, Baxter Design Group, LLC

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Anthem at Merrill Ranch Unit 41,43, 45, 47, 49, and 51

Owner(s)

[Handwritten Signature]
Signature

GARY I. SMITH
Print or Type Name

Address 5013 E. Washington St. #100
Phoenix, AZ 85034

Telephone (602) 224-4501

STATE OF ARIZONA)
County of Maricopa) ss

On this 7 day of April, 2017, before me, the undersigned Notary Public, personally appeared Gary Smith, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Gary Smith executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

October 1, 2020

[Handwritten Signature]
Notary Public

