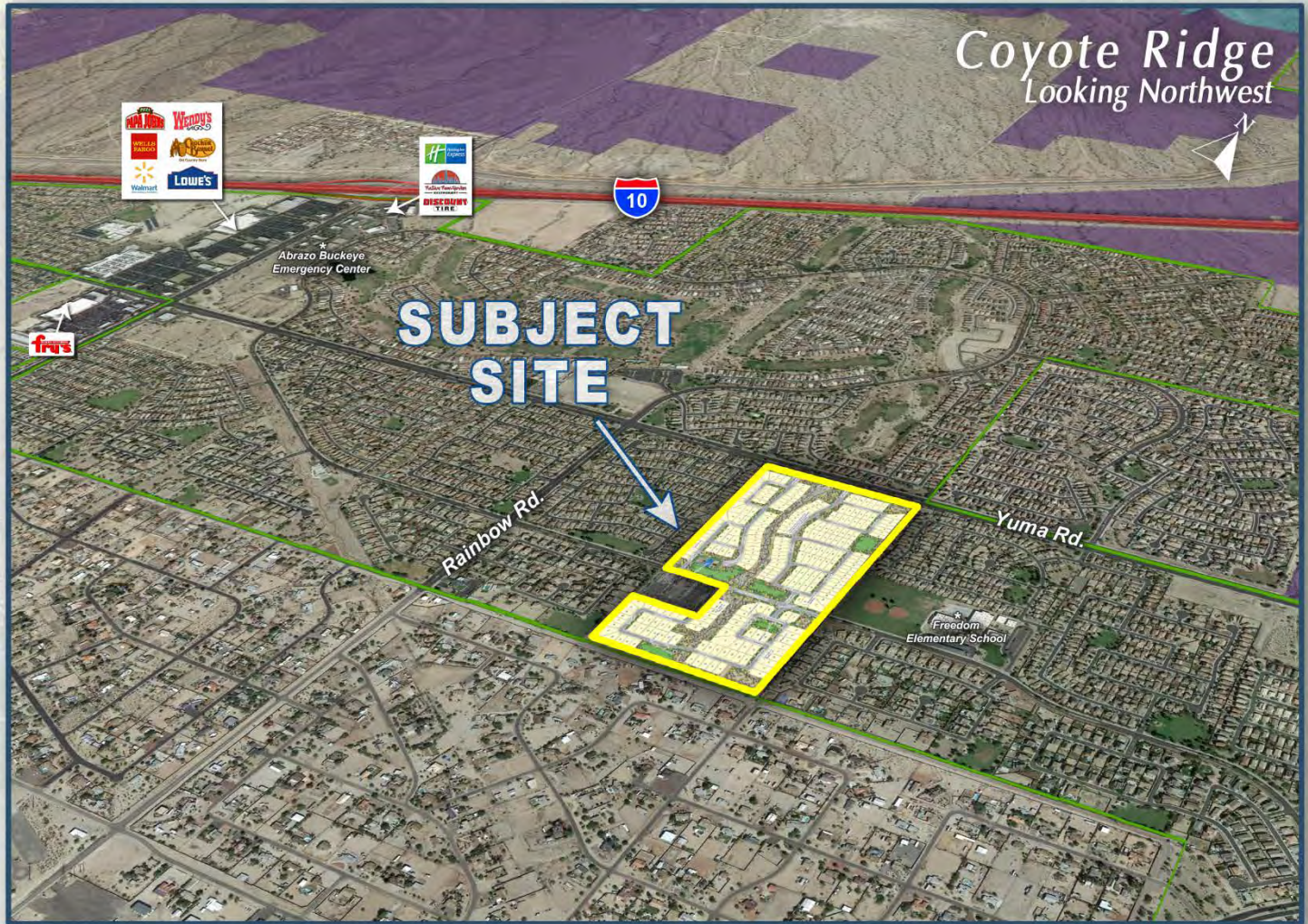


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

COYOTE RIDGE

YUMA ROAD AND RAINBOW ROAD

CITY OF BUCKEYE, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



COYOTE RIDGE

CITY OF BUCKEYE, ARIZONA

LOCATION:

Located east of the southeast corner of Yuma Road and Rainbow Road in the City of Buckeye, Arizona.

SIZE AND PRICE:

Lot Size	Lot Count	SUGGESTED MINIMUM Estimated Finished Lot Value	SUGGESTED MINIMUM Finished Lot Parcel Price
48' x 115'	106	\$57,600	\$6,105,600
53' x 115'	66	\$63,600	\$4,197,600
58' x 115'	74	\$69,600	\$5,150,400
<i>Total</i>	<i>246</i>		<i>\$15,453,600</i>

TERMS:

Cash, close at final plat. Buyer and Seller shall agree to the Lot Improvement Budget during buyer's feasibility period. When the final plat and all improvement plans are complete, the budget shall contain a contingency of 5% of the agreed upon budget that shall be deducted from the finished lot price. Parcel price to arrive at the net land residual closing price.

BID DUE BY DATE:

All offers are due on or before Thursday, June 27, 2019.

ZONING:

PUD | City of Buckeye

ENTITLEMENT STATUS:

Final plat is approved and all improvements complete, ready for recordation.

IMPACT FEES:

- Water + Resources: \$7,800 per Lot
- Wastewater + Reclaimed: \$3,865 per Lot

UTILITIES:

- Sewer: City of Buckeye
- Water: City of Buckeye
- Electric: APS
- Telephone: CenturyLink
- Police: City of Buckeye
- Fire: City of Buckeye

SCHOOLS:

Buckeye Elementary School District and Buckeye Union High School District

COMMENTS:

Last remaining outparcel of the Sundance Master Planned Community located just east of all major retail services.

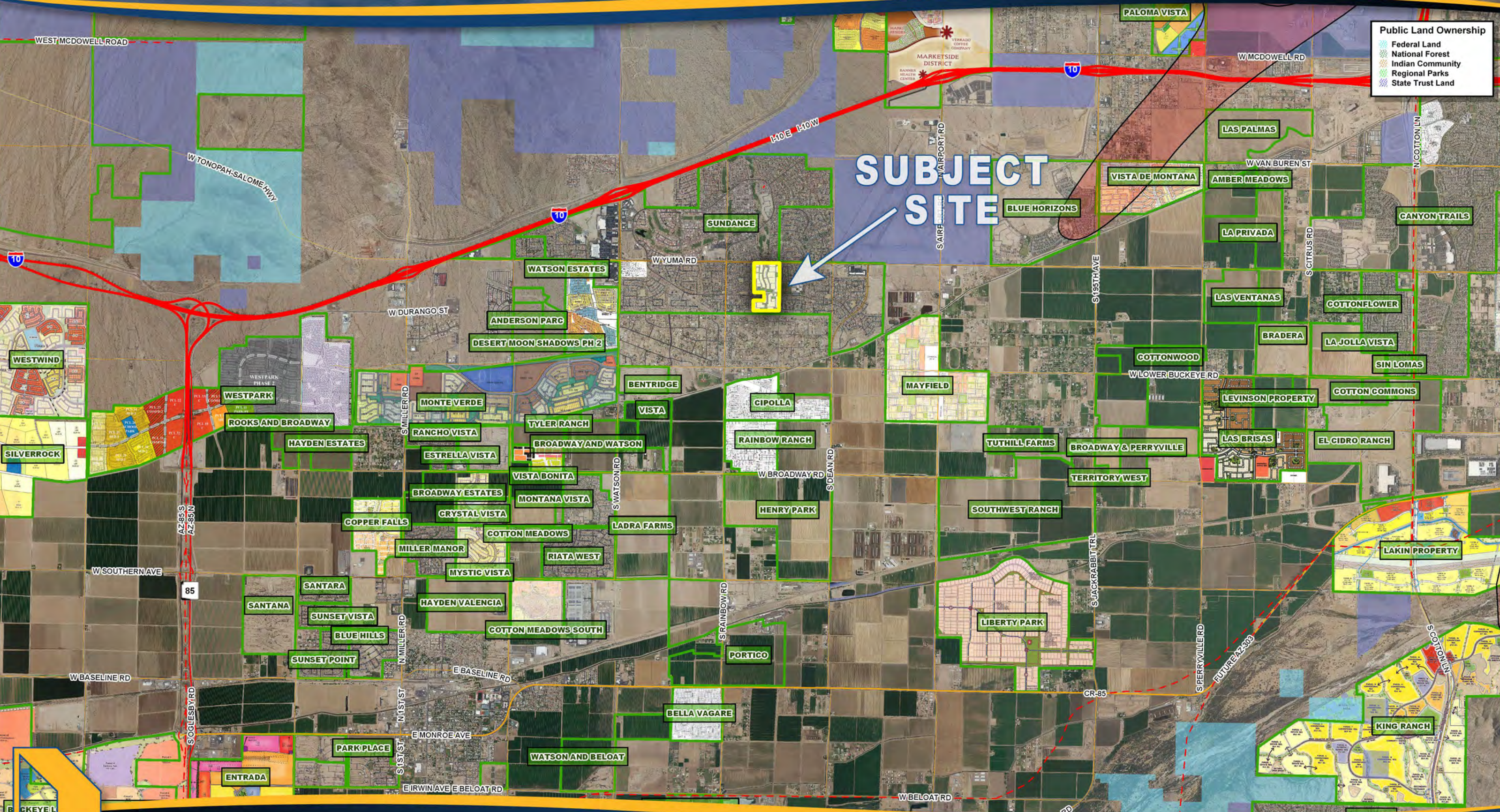
SOUTHWEST VALLEY SUBMARKET

COYOTE RIDGE

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

SUBJECT SITE



NATHAN & ASSOCIATES, INC.
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
 OFFICE: 480.367.0700 • FAX: 480.367.8341
 WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

COYOTE RIDGE

E/SEC YUMA ROAD AND RAINBOW ROAD

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

SUBJECT SITE










NATHAN & ASSOCIATES, INC.
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
 OFFICE: 480.367.0700 • FAX: 480.367.8341
 WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

COYOTE RIDGE

CITY OF BUCKEYE, ARIZONA

 **Maricopa County Assessor**
Paul D. Petersen

Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL

SUBJECT SITE



504-21-014E

COYOTE RIDGE
223rd Lane & Yuma Road
Buckeye, Arizona



LANDSCAPE PALETTE

TREES

BOTANICAL NAME	COMMON NAME
Acacia spp.	Acacia spp.
Caesalpinia spp.	Caesalpinia spp.
Chilopsis linearis	Desert Willow
Fraxinus velutina 'Fan Tex'	Fan Tex Ash
Oleaya tesota	Ironwood
Parkinsonia spp.	Palo Verde spp.
Pithecellobium flexicaule	Texas Ebony
Prosopis spp.	Mesquite spp.
Sophora secundiflora	Texas Mountain Laurel
Vitex agnus-castus	Chaste Tree

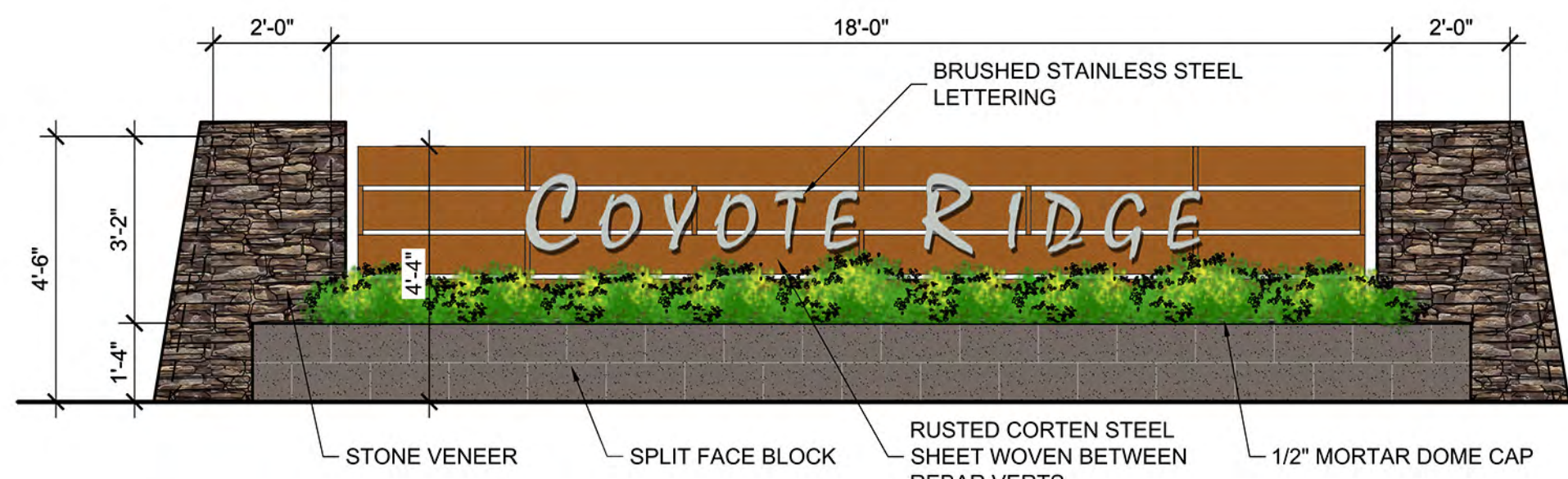
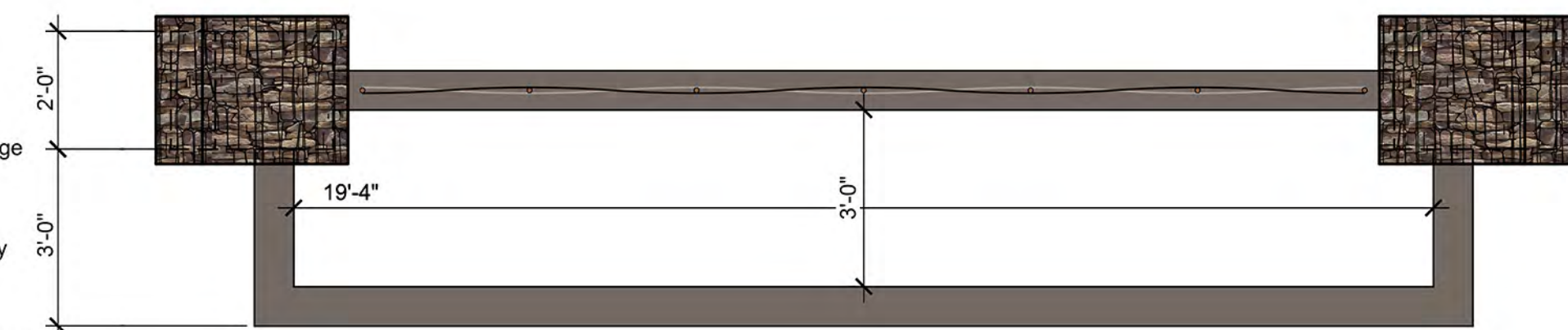
GROUNDCOVER

BOTANICAL NAME	COMMON NAME
Ambrosia deltoidea	Triangle-leaf Bursage
Baileya multiradiata	Desert Marigold
Baccharis spp.	Baccharis spp.
Chrysactinia mexicana	Damianta
Convolvulus cneorum	Bush Morning Glory
Dalea spp.	Dalea spp.
Lantana spp.	Lantana spp.
Sphaeralcea ambigua	Globeamallow
Teucrium chamaedrys	Creeping Germander
Turf	Turf

SHRUBS, ACCENTS, & CACTI

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Agave spp.	Agave spp.
Asclepias subulata	Desert Milkweed
Caesalpinia spp.	Caesalpinia spp.
Calliandra spp.	Fairy Duster spp.
Carnegiea gigantea	Saguaro
Dasyliroton spp.	Dasyliroton spp.
Dodonaea viscosa	Hopbush
Echinocactus grusonii	Golden Barrel
Eriocaulon fasciosum	Brittlebush
Eremophila spp.	Eremophila spp.
Ercameria laricifolia	Turpentine Bush
Euphorbia rigida	Gopher Plant
Ferocactus cylindraceus	Compass Barrel
Fouquieria splendens	Ocotillo
Hesperaloe spp.	Hesperaloe spp.
Justicia californica	Chuparosa
Larrea tridentata	Creosote
Leucophyllum spp.	Leucophyllum spp.
Muhlenbergia spp.	Muhlenbergia spp.
Opuntia v. 'Santa-Rita'	Santa Rita Prickly Pear
Penstemon spp.	Penstemon spp.
Ruellia spp.	Ruellia spp.
Simmondsia chinensis	Jojoba
Tecoma spp.	Tecoma spp.
Viguiera parishii	Goldeneye

- ALL PLANTS AND TURF GRASS SHALL BE WATERED BY AN EFFICIENT DRIP AND SPRINKLER SYSTEM. THE WATER SOURCE FOR IRRIGATION SHALL BE POTABLE WATER METER(S) THROUGHOUT THE DEVELOPMENT TO BE DESIGNED WITH FINAL CONSTRUCTION PLANS.
- LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
- ALL NON-TURF AREAS WILL RECEIVE A MINIMUM 2" DEPTH OF DECOMPOSED GRANITE.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES, AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
- AT MATURITY, TREES, SHRUBS, AND GROUNDCOVER SHALL MAINTAIN A 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS.
- AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
- PLANT TYPES AND QUANTITIES SHALL CONFORM TO THE TOWN OF BUCKEYE LANDSCAPE ORDINANCE.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS, AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL LOCAL, ARTERIAL, AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S

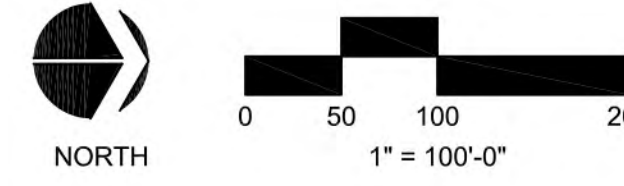


1 PRIMARY ENTRY MONUMENT
NOT TO SCALE

POTENTIAL AMENITIES

- RAMADAS
- PICNIC TABLES
- BENCHES
- CHARCOAL GRILLS
- TRASH RECEPTACLES
- AGE 2-5 PLAYSTRUCTURE(S)
- AGE 5-12 PLAYSTRUCTURE(S)
- SWINGSET(S)
- BASKETBALL COURT
- VOLLEYBALL COURT
- PRECAST CONCRETE CORNHOLE
- PRECAST CONCRETE PING PONG
- DISC GOLF COURSE IN NAOS ALONG TRAIL
- FIRE PIT(S)
- FITNESS STATION COURSE
- PET WASTE STATIONS
- BOCCE BALL COURT(S)
- HORSESHOE PIT(S)

NOTE
THE HOMEBUILDER WILL COORDINATE FINAL SITE AMENITIES WITH THE CITY

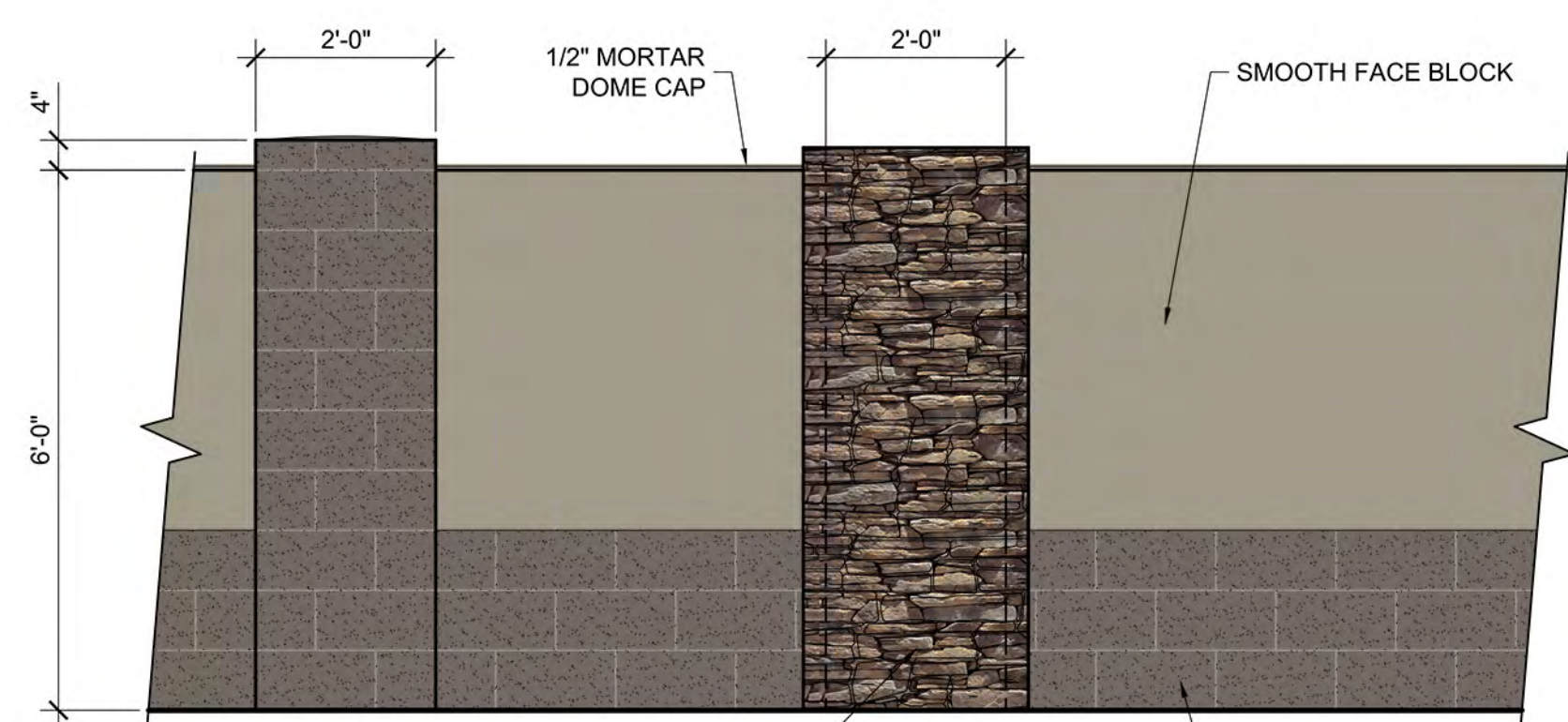
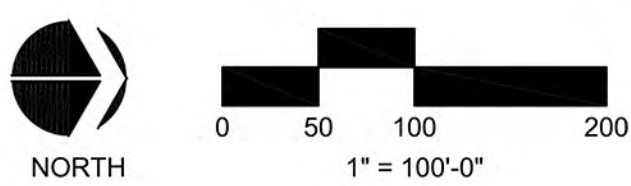


PROJECT NO: 416124700
DATE: 04/13/2018
DRW: MBD, LRK
RWV: MBD

REVISIONS

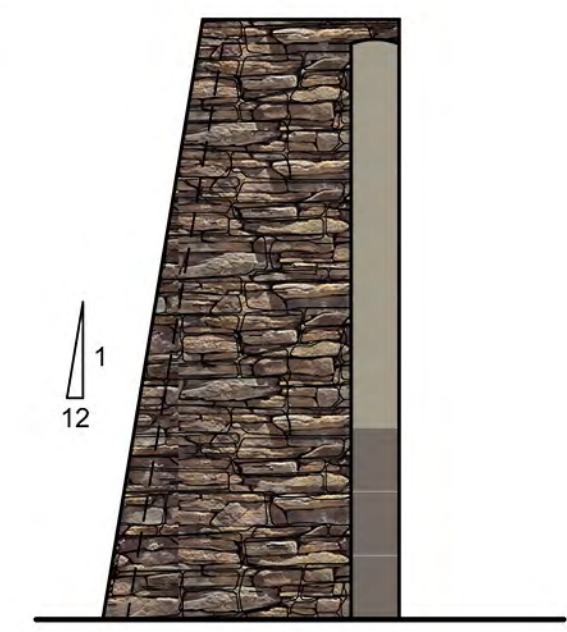
PRELIMINARY PLANTING PLAN

COYOTE RIDGE
223rd Lane & Yuma Road
Buckeye, Arizona

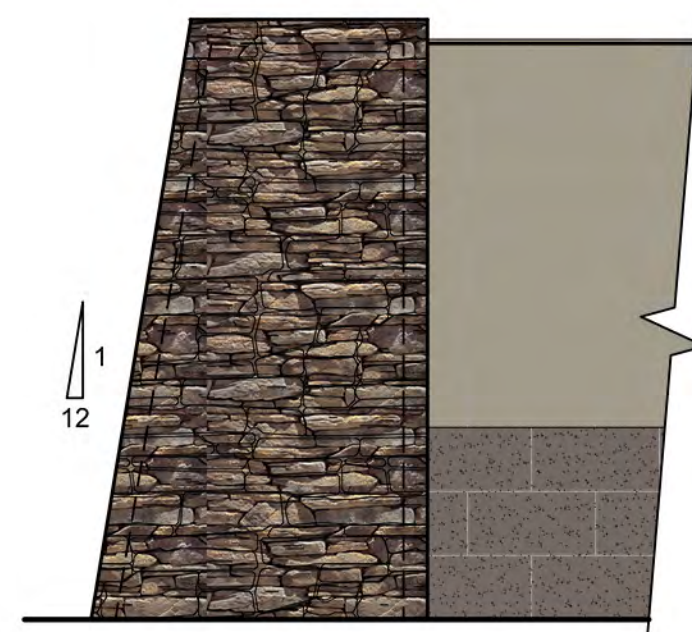


1 THEME WALL
NOT TO SCALE

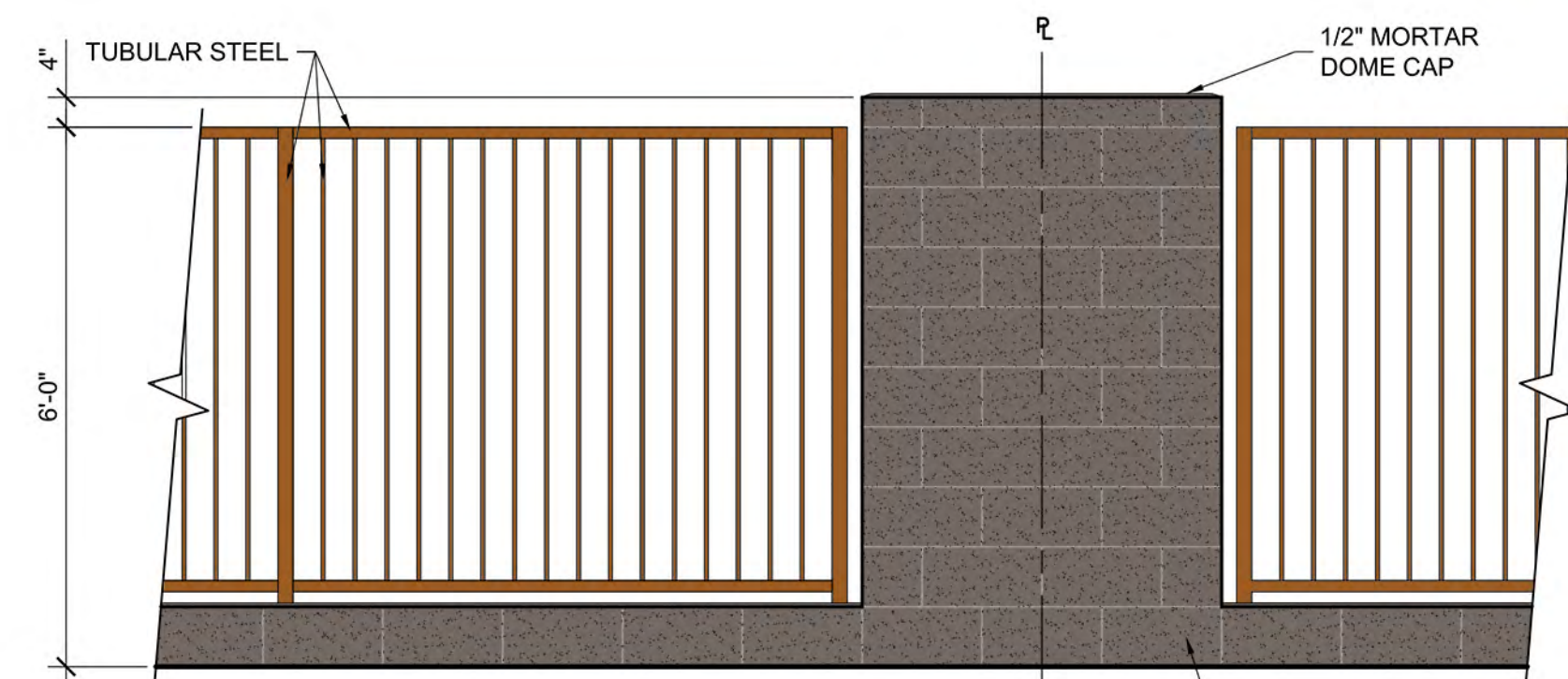
Labels: SECONDARY COLUMN (CENTERED ON WALL), STONE VENEER, PRIMARY COLUMN, SPLIT FACE BLOCK



PRIMARY COLUMN (IN-LINE CONDITION)



PRIMARY COLUMN (END / CORNER CONDITION)



2 VIEW WALL
NOT TO SCALE

Labels: TUBULAR STEEL, 1/2" MORTAR DOME CAP, SPLIT FACE BLOCK

Occurs @ ALL VIEW WALL PROPERTY LINES

LEGEND

- Theme Wall
Refer to detail 1, this sheet
- Existing Wall
- View Wall
Refer to detail 2, this sheet
- (Primary) Theme Wall Column
Refer to detail 1, this sheet
- (Secondary) Theme Wall Column
Refer to detail 1, this sheet
- (Primary) Entry Monument
Refer to detail 1, Planting Plan
- (Secondary) Entry Monument
Refer to detail 2, Planting Plan

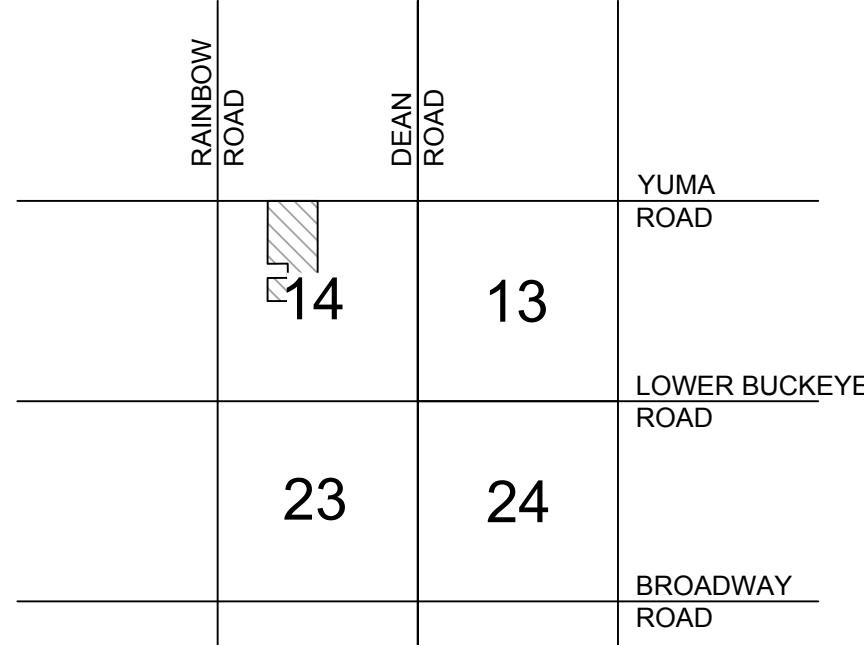
PROJECT NO.: 416124700
DATE: 04/13/2018
DRAWN: MBD, LRK
REVISED: MBD

REVISIONS

PRELIMINARY WALL PLAN

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

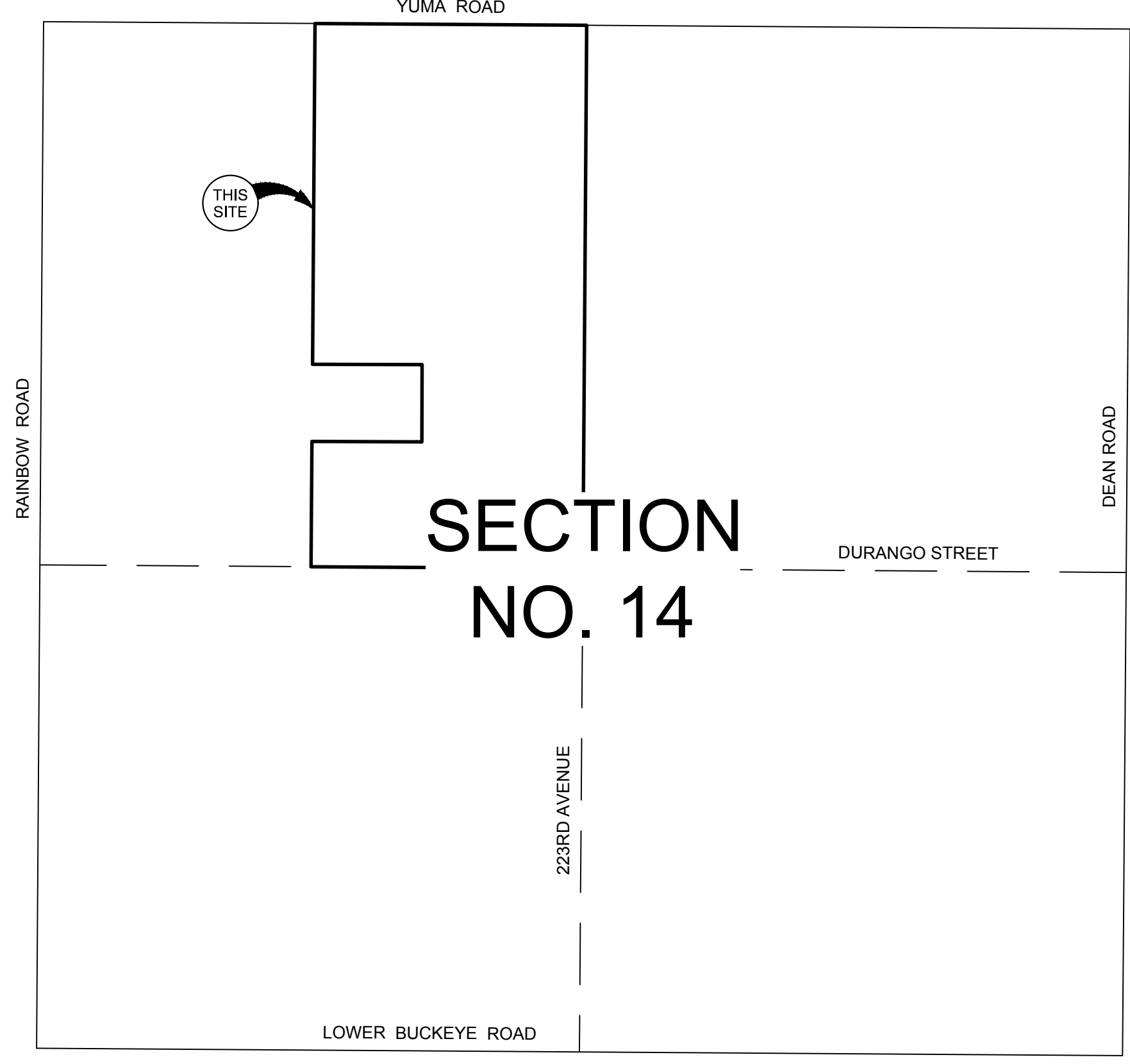
FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	MAP NUMBER	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
040039	2120L	04013C2120L	10/16/13	X	-

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

**PRELIMINARY PLAT
FOR
COYOTE RIDGE**

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA



OVERALL DEVELOPMENT
NOT TO SCALE

ENGINEER

CARDNO INC.
DANIEL J. POTTINGER, P.E.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, AZ 85027
PHONE: (602) 977-8000
FAX: (602) 997-8099
EMAIL: DANIEL.POTTINGER@CARDNO.COM

SHEET INDEX

1	COVER SHEET
2	CROSS SECTIONS & DETAILS
3	PRELIMINARY PLAT

OWNER/DEVELOPER

TERRITORIES WEST
CLIFF BARBER
3327 E FOUNTAIN
MESA, AZ 85213
PHONE: (480) 797-2988
EMAIL: CLIFFBARBER1@COX.NET

BENCHMARK

NGS-MONUMENT - P 264 SOUTHEAST OF THE INTERSECTION OF YUMA ROAD AND RAINBOW ROAD ELEVATION=1070.28 (NAVD 88)

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1N, RANGE 3W OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA. HAVING A BEARING OF SOUTH 89°58'13" EAST.

UTILITY COMPANIES

SEWER	CITY OF BUCKEYE
WATER	CITY OF BUCKEYE
ELECTRIC	APS
TELEPHONE	COX
FIBER	SPRINT
CATV	COX
FIBER	CENTURY LINK
GAS	SOUTHWEST GAS

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER SECTION 14, FOUND 3" CITY OF BUCKEYE BRASS CAP IN HAND HOLE 0.5' BELOW ASPHALT, STAMPED WITH RLS #28891, BEARS AS BASIS OF BEARINGS SOUTH 89°58'13" EAST, A DISTANCE OF 2654.83 FEET;
THENCE SOUTH 89°58'13" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1327.36 FEET;
THENCE SOUTH 00°01'47" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF YUMA ROAD, AS DESCRIBED IN DOCUMENT RECORDED AT DOCKET 14250, PAGE 850 MARICOPA COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°58'13" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.36 FEET;
THENCE SOUTH 00°09'23" WEST, ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2580.89 FEET;
THENCE SOUTH 89°55'04" WEST, A DISTANCE OF 1323.90 FEET;
THENCE SOUTH 89°55'04" WEST, A DISTANCE OF 615.00 FEET;
THENCE NORTH 00°04'46" EAST, A DISTANCE OF 512.42 FEET;
THENCE NORTH 89°47'56" EAST, A DISTANCE OF 25.00 FEET;
THENCE NORTH 00°12'04" WEST, A DISTANCE OF 377.83 FEET;
THENCE SOUTH 89°47'56" WEST, A DISTANCE OF 535.57 FEET;
THENCE NORTH 00°04'46" EAST, A DISTANCE OF 1591.70 FEET TO THE TRUE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,220,575 SQUARE FEET OR 73.9342 ACRES MORE OR LESS.
ERROR OF CLOSER: 0.0014

GENERAL NOTES

- THE INTENT OF THIS PRELIMINARY PLAT IS FOR THE DEVELOPMENT OF 246 SINGLE FAMILY RESIDENTIAL LOTS.
- ALL TRACTS TO BE MAINTAINED BY COYOTE RIDGE COMMUNITY ASSOCIATION.
- ALL PAVEMENT SECTION PER CITY APPROVED GEOTECHNICAL REPORT OR CITY MINIMUM SECTIONS.
- WATER AND SEWER LINE SIZES PER APPROVED WATER AND SEWER REPORTS.
- THIS SUBDIVISION WILL BE SUBJECT TO THE MASTER COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COYOTE RIDGE PLANNED COMMUNITY.
- ALL STREETS SHALL BE DEDICATED TO THE PUBLIC.
- THIS PLAT LIES WITHIN FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04013C2120L, DATED OCTOBER 16, 2013 INDICATES THAT THE SITE FALLS WITHIN ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LEES THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"
- THIS PLAT FALLS WITHIN THE LIBERTY ELEMENTARY SCHOOL DISTRICT AND BUCKEYE UNION HIGH SCHOOL DISTRICT.
- ALL FINISH FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.
- THIS PLAT IS SUBJECT TO A STREET LIGHT IMPROVEMENT DISTRICT (SLID).
- THIS PLAT IS SUBJECT TO A PARKWAY MAINTENANCE IMPROVEMENT DISTRICT (MID).
- THE CITY OF BUCKEYE IS A PHASE 11, MS4 COMMUNITY SUBJECT TO A STORM WATER PERMIT THROUGH ADEQ. THIS PLAT SHALL ABIDE & CONFORM TO THAT PERMIT.

TRACT TABLE			
TRACT	AREA		USE
A	5,258 SF	0.12 AC	LANDSCAPE
B	24,496 SF	0.56 AC	LANDSCAPE/RETENTION
C	10,350 SF	0.24 AC	LANDSCAPE
D	11,524 SF	0.27 AC	LANDSCAPE
E	1,584 SF	0.04 AC	LANDSCAPE
F	1,701 SF	0.04 AC	LANDSCAPE
G	351,590 SF	8.07 AC	LANDSCAPE/EASEMENT & NOSA ESMT.
H	8,511 SF	0.20 AC	LANDSCAPE/RETENTION
I	1,504 SF	0.04 AC	LANDSCAPE
J	1,632 SF	0.04 AC	LANDSCAPE
K	8,552 SF	0.20 AC	LANDSCAPE
L	1,800 SF	0.04 AC	LANDSCAPE
M	16,177 SF	0.37 AC	LANDSCAPE/RETENTION
N	7,583 SF	0.17 AC	LANDSCAPE
O	1,779 SF	0.04 AC	LANDSCAPE
P	3,142 SF	0.07 AC	LANDSCAPE
Q	875 SF	0.02 AC	LANDSCAPE
R	113,375 SF	2.60 AC	LANDSCAPE/EASEMENT & NOSA ESMT.
S	21,151 SF	0.49 AC	LANDSCAPE/RETENTION
T	24,940 SF	0.57 AC	LANDSCAPE
U	1,744 SF	0.04 AC	LANDSCAPE
V	1,744 SF	0.04 AC	LANDSCAPE
W	155,688 SF	3.57 AC	LANDSCAPE
X	44,119 SF	1.01 AC	LANDSCAPE/RETENTION
TOTAL	820,819 SF	18.85 AC	

SITE DATA	
SITE APN	504-21-014E
GROSS AREA	75.15 AC
NET AREA	73.93 AC
LOT SIZES:	48' x 115' (42%) 106 LOTS
	53' x 115' (27%) 66 LOTS
	58' x 115' (31%) 74 LOTS
TOTAL LOTS	246 LOTS
GROSS RES. DENSITY	3.27 DU/AC
NET RES. DENSITY	3.33 DU/AC
OPEN SPACE	18.85 AC
% GROSS OPENSAPCE:	25.1%
% NET OPENSAPCE:	25.5%
MAX LOT COVERAGE:	45.0%
EXISTING ZONING:	PR
UNDISTURBED OPEN SPACE:	2.99 AC



MANAGING ENGINEERING SURVEYOR DANIEL J. POTTINGER, P.E.	CHECKED	DJP	DRAWING SCALES NTS
	DESIGN LAYOUT	LPJ	
PROJECT COORDINATOR DANIEL J. POTTINGER, P.E.	DRAFTED		
	DLP	FIELD SURVEY	

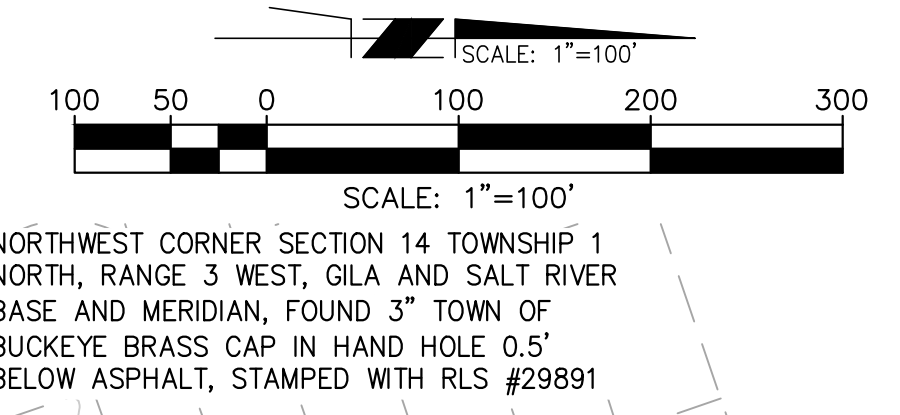
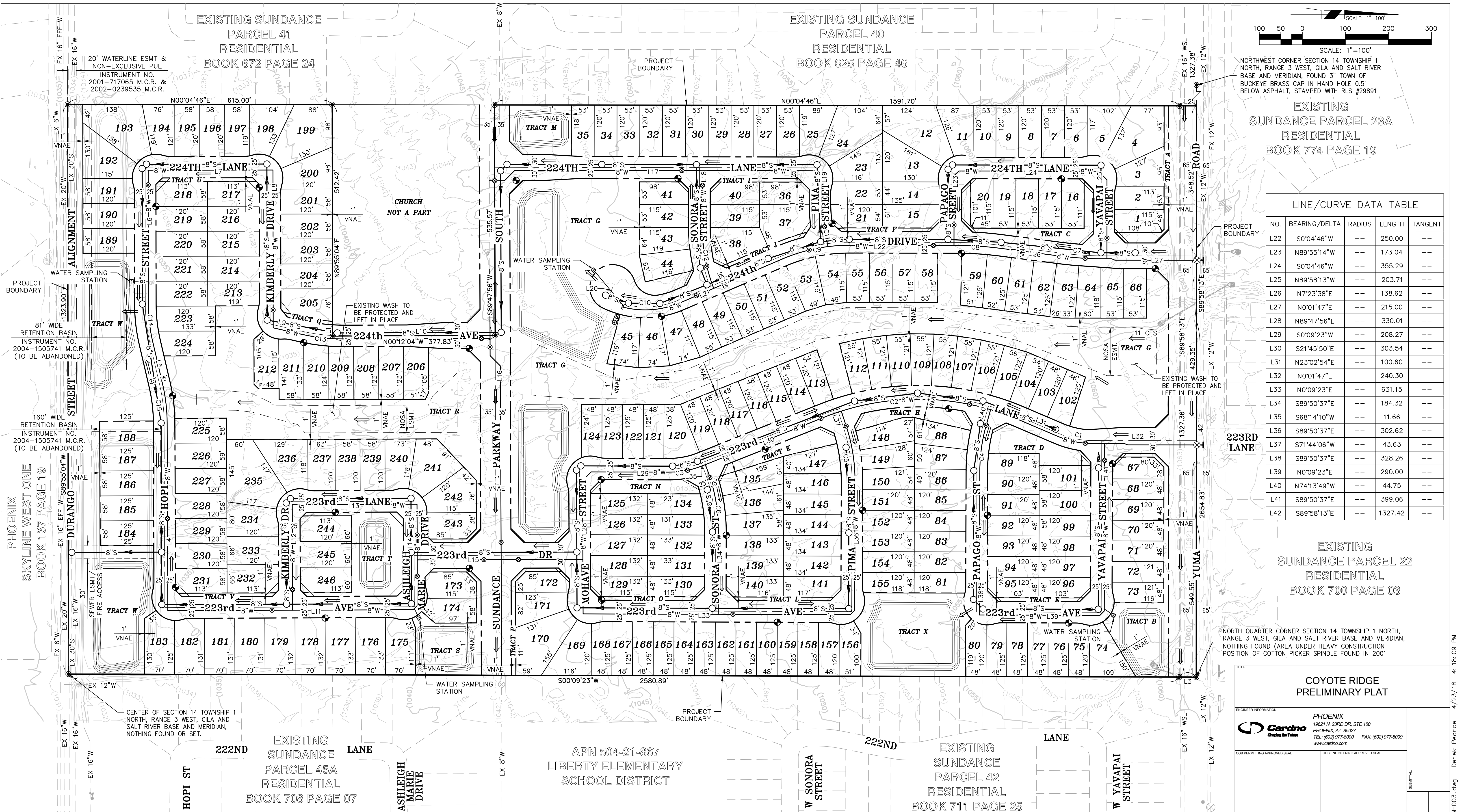
PRELIMINARY PLAT

PHOENIX
19621 N. 23RD DR. STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

ENGINEER INFORMATION
PROJECT PLAN STORAGE

COYOTE RIDGE

PROJECT:	REVISIONS:
COB PERMITTING APPROVED STAMP	COB ENGINEERING APPROVED STAMP
POSSIBLE AS-BUILT SEAL	DESIGN SEAL
PRELIMINARY NOT FOR CONSTRUCTION	
ORIGINAL PLAN DATE APR/2018	LATEST REVISION DATE
PROJECT NUMBER 4161247000	SHEET NUMBER 1 of 3
COPY PLAN TO: CIVIL\1_C01\TWM\247-TIM-001.dwg	DATE: 4/23/18 4:18:05 PM
PLZ - 17-00183	



EXISTING SUNDANCE PARCEL 23A RESIDENTIAL BOOK 774 PAGE 19

EXISTING SUNDANCE PARCEL 22 RESIDENTIAL BOOK 700 PAGE 03

LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L22	S0°04'46"W	--	250.00	--
L23	N89°55'14"W	--	173.04	--
L24	S0°04'46"W	--	355.29	--
L25	N89°58'13"W	--	203.71	--
L26	N7°23'38"E	--	138.62	--
L27	N0°01'47"E	--	215.00	--
L28	N89°47'56"E	--	330.01	--
L29	S0°09'23"W	--	208.27	--
L30	S21°45'50"E	--	303.54	--
L31	N23°02'54"E	--	100.60	--
L32	N0°01'47"E	--	240.30	--
L33	N0°09'23"E	--	631.15	--
L34	S89°50'37"E	--	184.32	--
L35	S68°14'10"W	--	11.66	--
L36	S89°50'37"E	--	302.62	--
L37	S71°44'06"W	--	43.63	--
L38	S89°50'37"E	--	328.26	--
L39	N0°09'23"E	--	290.00	--
L40	N74°13'49"W	--	44.75	--
L41	S89°50'37"E	--	399.06	--
L42	S89°58'13"E	--	1327.42	--

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	23°01'07"	200.00	80.35	40.72
C2	44°48'45"	600.00	469.27	247.38
C3	21°55'14"	200.00	76.52	38.73
C4	15°36'47"	400.00	109.00	54.84
C5	18°25'17"	400.00	128.61	64.86
C6	21°55'14"	400.00	153.03	77.46

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C7	7°21'51"	800.00	102.82	51.48
C8	7°18'51"	800.00	102.13	51.13
C9	23°16'06"	400.00	162.44	82.36
C10	46°50'05"	200.00	163.48	86.62
C11	11°43'32"	500.00	102.33	51.34
C12	20°09'32"	400.00	140.74	71.10

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C13	13°00'31"	450.00	102.17	51.31
C14	13°02'15"	395.00	89.88	45.14
C15	12°55'07"	395.00	89.06	44.72
L1	N89°47'56"E	--	25.00	--
L2	N0°04'46"E	--	40.00	--
L3	S0°09'23"W	--	40.00	--

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L4	S89°47'56"W	--	429.07	--
L5	N76°52'49"E	--	101.68	--
L6	N89°55'04"E	--	318.00	--
L7	S0°04'56"E	--	290.00	--
L8	N89°55'04"E	--	364.90	--
L9	N12°48'27"E	--	74.10	--

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L10	N0°12'04"W	--	349.33	--
L11	S0°12'04"E	--	580.00	--
L12	S89°47'56"W	--	245.17	--
L13	S0°12'04"E	--	290.00	--
L14	S89°47'56"W	--	245.17	--
L15	S0°12'04"E	--	385.00	--

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L16	N89°47'56"E	--	1325.25	--
L17	S0°04'46"W	--	756.13	--
L18	S89°55'14"E	--	139.00	--
L19	S89°55'14"E	--	75.63	--
L20	S66°21'14"E	--	28.00	--
L21	N23°11'20"W	--	258.43	--

COYOTE RIDGE PRELIMINARY PLAT

PHOENIX
19621 N. 23RD DR. STE 150
PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

APR/2018

4161247000

3 of 3

PLZ-17-00183



4/23/18 4:18:09 PM Derek Pearce

**COYOTE RIDGE
PRELIMINARY PLAT
PROJECT NARRATIVE**

April 16, 2018

Prepared for:

Territories West

3327 E. Fountain Street
Mesa, Arizona 85213
(480) 797-2988

Prepared by:



19621 N. 23rd Ave, Ste 150
Phoenix, Arizona 85027
(602) 977-8000

Cardno Project No. 4161247000

City Of Buckeye Tracking No: PLZ-16-00192

Application Request

This application requests a review of the Preliminary Plat for the Coyote Ridge community and approval to move to the Final Plat phase. This Preliminary Plat contains a total of 246 single family residential lots.

Introduction

The proposed Coyote Ridge Community is comprised of approximately 75 acres. The property is located in the central portion of the City of Buckeye and is bounded on the east and west by the Sundance Planned Community, on the north by Yuma Road and on the south by Durango Street. See attached Vicinity Map. The current site condition is undisturbed native desert.

Location

This project consists of a portion of the northwest quarter of Section 14, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is located within the City of Buckeye north of Durango Street, south of Yuma Road, and east of Rainbow Road.

Zoning & General Plan Designation

The property is currently zoned Planned Residential (PR) with adjacent zonings of Planned Community on the East, West, & North and Rural Residential on the south. The out parcel south of Sundance Parkway is currently zoned Planned Community as well. The current City of Buckeye General Plan designates the property as Medium Density Residential (3.01 – 6 du/ac)

Proposed Development

The proposed layout for Coyote Ridge contains a total of 246 single family residential lots in 3 different lot sizes (48' x 115', 53' x 115', & 58' x 115') and a density of 3.27 du/ac. The development of Coyote Ridge will be done as one phase.

LOT ALLOCATION	
Lot Size	Lot Count
48'x115'	106
53'x115'	66
58'x115'	74
TOTAL	246

Street Improvements

Coyote Ridge is bordered by an arterial street to the north (Yuma Road) and the Durango Street alignment to the south. A collector street (Sundance Parkway) intersects the west and east boundaries in the middle portion of the site. Street access to the development will be provided via proposed access points to Yuma Road and Sundance Parkway. There will be no street access to Durango Street.

The development will complete the connection of Sundance Parkway across the project site as a collector street section that will feature 70-ft wide right-of-way with an 11-ft wide raised median, a 7-ft wide detached sidewalk on one side of the street and an 8-ft wide decomposed granite path on the other. Residential streets in the development will have a 50-foot right-of-way with a 32 ft wide (back-of-curb to back-of-curb) paved street section.

Utilities

Sewer collection lines have already been constructed to serve the surrounding Sundance master plan community and are owned and operated by the City of Buckeye. Proposed sewer lines in Coyote Ridge will connect into the existing 30-inch sewer trunk main that runs in Durango Street. The offsite lines have been sized to accommodate the flows coming from Coyote Ridge.

The water distribution system has also been extended to the site and is owned and operated by the City of Buckeye. Water service to Coyote Ridge will be provided by a proposed looped 8-inch water line which will tie into an existing 12-inch main in Yuma Road as well as an existing 8-inch main located on either side of the Site's intersection with Sundance Parkway.

CenturyLink (Telephone & FO), APS (Electric) have existing facilities adjacent to the site in Yuma Road, Sundance Parkway and Durango Street. Cox (Cable & FO) has existing facilities adjacent to the Site in Yuma Road and Sundance Parkway.

Fire and police protection will be provided by the City of Buckeye.

These are the known existing utilities in the public roads adjacent to the site.

Open Space and Recreation

Coyote Ridge will provide approximately 19 acres of open space, or approximately 25% of the gross area. Open spaces will consist of connected pedestrian walkways, landscaping, amenities, and retention that will be developed to be useable to the community. It is anticipated that approximately 3 acres of the total open space will be left undisturbed.

School District

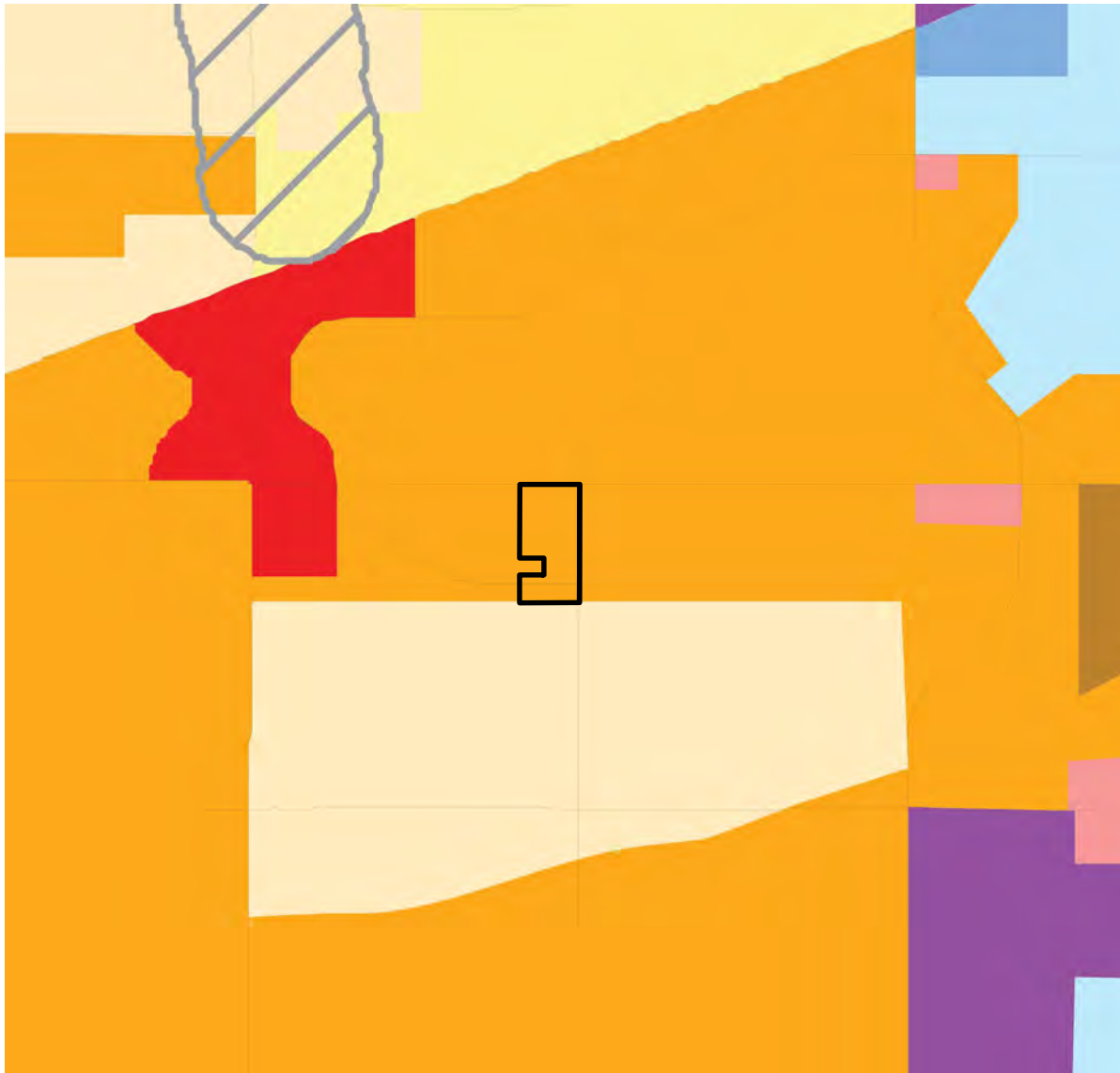
The Buckeye Elementary School District and Buckeye Union High School District provide public education to the Sundance Planned Community. Coyote Ridge development shall work closely with the School Districts and provide the City a letter of support for the development.



**VICINITY MAP
COYOTE RIDGE**

TERRITORIES WEST
BUCKEYE, AZ

PROJECT NO. 4140975000
DATE: 08-06-2015
BY: TTT
SCALE: NTS
EXHIBIT: 1

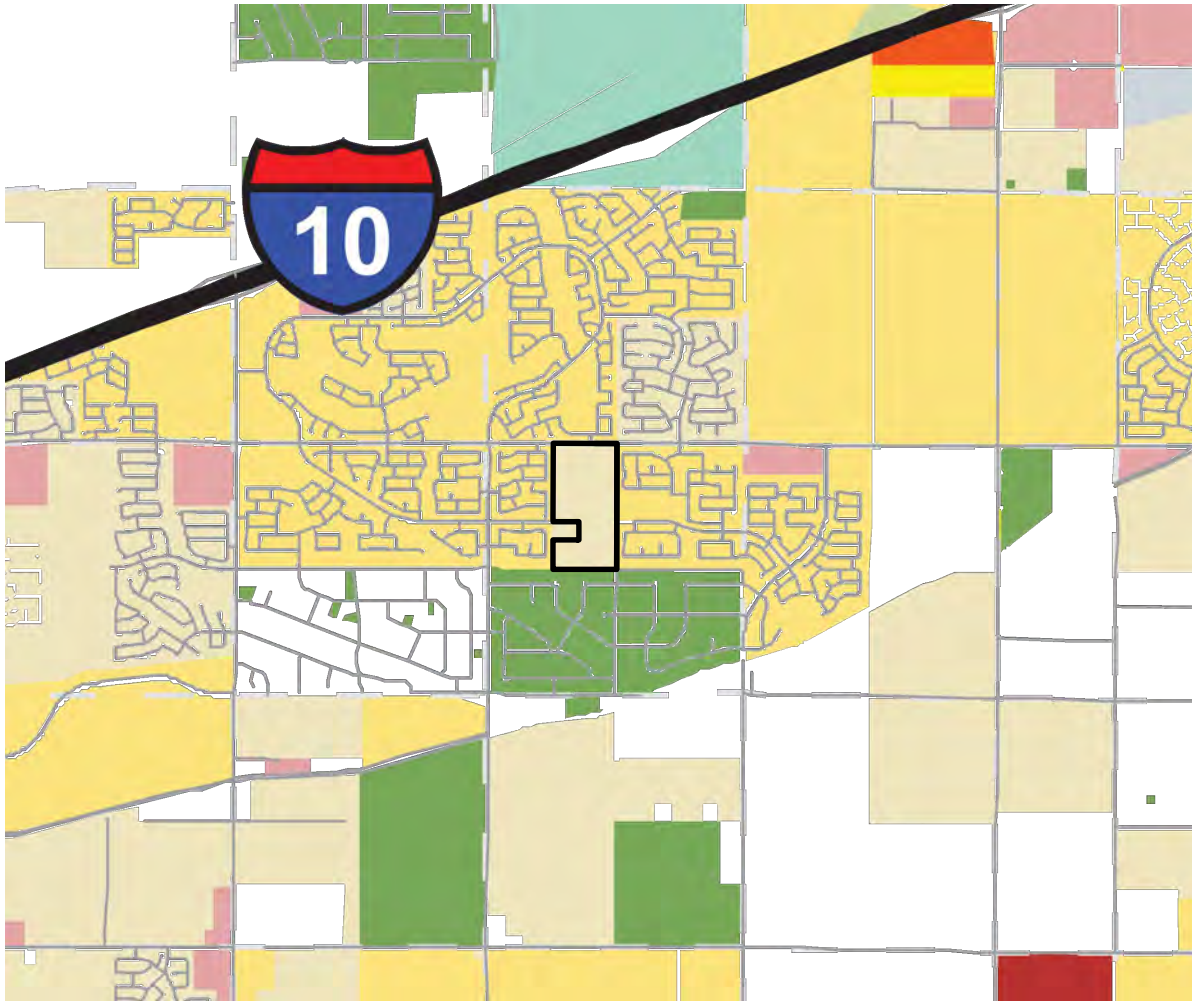


SCALE 1" = 4000'

- | | | | | | |
|---|-----------------------------------|---|---|---|--------------------------|
|  | Floodway Transition Zones | EMPLOYMENT |  | Professional Office | |
|  | 65 DB Noise Contour |  | Business Park |  | Business Park/Industrial |
|  | Downtown Expansion Area |  | Industrial |  | Downtown Buckeye |
| RESIDENTIAL | |  | Mixed Use | OTHER | |
|  | Very Low Density 0-1 du/ac |  | Government Center |  | Military |
|  | Low Density 1.01-3 du/ac |  | Open Space | | |
|  | Medium Density 3.01-6 du/ac | | | | |
|  | Medium High Density 6.01-10 du/ac | | | | |
|  | High Density 10.01-15 du/ac | | | | |
|  | Master Planned Community | | | | |
| COMMERCIAL | | | | | |
|  | Community Commercial | | | | |
|  | Regional Commercial | | | | |

LEGEND

CITY OF BUCKEYE
GENERAL PLAN



 Buckeye Planning Area

Zoning Districts

-  Agricultural (AG)
-  Single Family Rural Residential (SF-43)
-  Single Family Residential 6 (SF-6)
-  Single Family Residential 3 (SF-3)
-  Neighborhood Mixed Use (NMU)
-  Downtown Commercial (DC)
-  Community Commercial (C-2)
-  Regional Commercial (C-3)
-  Business Park (BP)
-  Light Industrial (I-1)
-  Heavy Industrial (I-2)

Obsolete Zoning Districts

-  Rural Residential (RR)
-  Planned Residential (PR)
-  Mixed Residential (MR)
-  Planned Community (PC)
-  Commercial Center (CC)
-  General Commerce (GC)
-  Special Use (SU)

LEGEND

CITY OF BUCKEYE
ZONING DISTRICTS