



21

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NOAH SCHUMERTH, PLANNER II
(480) 503-6729, NOAH.SCHUMERTH@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: JUNE 1, 2022

SUBJECT: S22-01, NWC LINDSAY AND ELLIOT

STRATEGIC INITIATIVE: Exceptional Built Environment

Complete existing neighborhood with compatible and high-quality subdivision with excellent open space planning, opportunities for quality housing provision efficient design, and measures for environmental safety.

RECOMMENDED MOTION

Approve the Findings of Fact and S22-01, NWC Lindsay and Elliot: Preliminary Plat and Open Space Plan for Porchlight Homes for 10 home lots (Lots 1 - 10) on approximately 3.63 acres, generally located north of the NWC of Lindsay Road and Elliot Road in the Single Family Residential (SF-7) zoning district subject to conditions.

APPLICANT

Company: EPS Group Inc.
Name: Natalie Maikowski
Address: 1130 N Alma School Road #120
Mesa, Arizona, 85201
Phone: (480) 369-2425
Email: Natalie.maikoski@epsgroupinc.com

OWNER

Company: Porchlight Homes
Name: Ryan Larsen
Address: 2915 E Baseline Road
Gilbert, Arizona, 85234
Phone: (602) 206-6211
Email: rlarsen@porchlighthomes.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 9, 1981</i>	Town Council approved A81-01 (Ordinance No. 294) annexing 460 acres into the Town of Gilbert, including the subject site, as a portion of the Groves of Gilbert East annexation

Overview

The applicant has proposed a preliminary plat for a new subdivision near the NWC of Lindsay Road and Elliot Road, at the intersection of the Western Canal (SRP) with the Consolidated Canal (SRP). The subdivision will include 10 lots ranging from approximately 8,250 square feet to 10,500 square feet, creating a gross site density of 2.75 dwelling units per acre. All lots will have a width of 65’ and a lot depth ranging from 127 feet to 192 feet, creating lots slightly larger than those found in the surrounding Stonebridge Lakes subdivision.

The ten proposed homes will be sited on a single cul-de-sac extending Silverado Court north to the right-of-way of the Western Canal. The site is designed to integrate the existing neighborhood to nearby canal paths with the inclusion of two pathways connecting through open space tracts to the Western Canal. The site is designed to take advantage of the surrounding recreational opportunities along canal paths and the nearby Freestone Park. The open space for this new neighborhood addition combines grading and drainage requirements with open space design which matches open spaces in the existing surrounding neighborhood.

The site is currently occupied by a single well-maintained home and farm property, the home standing as the third oldest remaining in the Town of Gilbert (built in 1916). The existing home fronts the canal and features a variety of mature flora.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre (R > 0-1)	Single-Family Residential (SF-35)	Single-Family Residential
South	Residential > 3.5-5 DU/Acre (R > 3.5-5)	Single-Family Residential (SF-7)	Single-Family Residential
East	Residential > 2-3.5 DU/Acre (R > 2-3.5)	Public Facilities and Institutional (PF/I)	Canal/Irrigation Utility
West	Residential > 3.5-5 DU/Acre (R > 3.5-5)	Single-Family Residential (SF-7)	Single-Family Residential
Site	Residential > 3.5-5 DU/Acre (R > 3.5-5)	Single-Family Residential (SF-7)	Agricultural/Single-Family Residential

Pre-Plat Summary

The proposed preliminary plat is for a 10-lot subdivision, with lots ranging from approximately 8,250 square feet to 10,500 square feet. The ten lots are located along a 50’ wide cul-de-sac street extending Silverado Street by approximately 400 feet. Each lot will have a privacy wall and provide parking in the form of garage spaces, with on-street parking available as allowed on residential streets. Lots will continue public utility easements, vehicular non-access easements and all other applicable easements and dedications on the site. Sidewalks will be provided along the new segment of Silverado Street.

The most prominent feature of the proposed subdivision is the open space and retention area on the eastern third of the site. This area will include a trail which connects Silverado Street to the Western Canal trail through a parkland area built up with flowering trees, benches, and other relevant amenities for residents. The area will be bounded by a split-rail fence or other low fence designed to maintain a community theme consistent with the surrounding area. The area will provide adequate retention and drainage for the entire platted subdivision. The site will maintain several trees which are many decades old and are prominently located on the site, allowing this new-build neighborhood to blend easily into the existing character of the neighborhood and preserving natural elements contributing to a more aesthetically pleasing community.

The project is planned to develop as a single phase. Please see table below for the development standards reflected in this preliminary plat. The preliminary plat as shown is in conformance with the Land Development Code.

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Minimum Lot Area (sq. ft. per DU)	7,000 s.f.	8,255 s.f.
Minimum Lot Dimensions (width x depth)	65' x 100'	65' x 127'
Maximum Height (ft.)/Stories	30/2	30'/2
Minimum Building Setbacks (ft.)		
Front	20'	20'
Side	5' / 10'	5' / 10'
Rear	20'	20'
Maximum Lot Coverage (%)		
One Story	45%	45%
Two Story	40%	40%

Open Space Plan

The open space plan is deemed appropriate for the proposed subdivision. The subdivision open space is located on the eastern third of the site behind Lots 7-10 and the SRP substation located adjacent to the subdivision. The proposed open space features trails and benches built into the subdivision area in a manner which combines recreation with retention requirements in a manner consistent with other open space areas in the neighboring Stonebridge Lakes subdivision (save for the addition of turf, which is due to modern water use requirements in the Town). A decorative low-rail or split-rail fence is used along the border between the existing canal paths and the proposed open spaces to provide visibility from public pathways (avoiding the sense that the open space is an alley behind proposed homes) and preserve connections between the canals and nearby park and the proposed neighborhood. The fencing will also assist in mitigating risk and liability due to the presence of the canal near the proposed subdivision. A small open space tract is used to create a high-quality pedestrian entry from the neighboring Western Canal path, which planners deem essential for ensuring access to the canal and

nearby Heritage District from the proposed subdivision and the broader Stonebridge Lakes community.

Landscaping will feature a diverse array of trees, including the use of lower chitalpa trees near pedestrian paths (offering a flourish of color and attraction to use the space because of the chitalpa's pleasing blooms) with red push pistache, live oak, and evergreen elms further away from paths and along the edges of the open space areas. Landscaping is designed to provide shade for open space (and canal path users adjacent to the neighborhood) while meeting retention landscaping requirements, creating an open space which complements the broader community while maximizing the attractiveness and visual benefits of the open space for residents of the new subdivision. Landscaping meets requirements for drought resistance and low water usage.

These open spaces will be maintained by the community's homeowner's association. Planning staff has requested that Planning Commission complete the full approval of the preliminary plat and open space plan for this community, which is under 20 acres.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205. Signage and neighborhood notice were provided ahead of the May 17th, 2022 deadline and affidavits provided ahead of the May 19th, 2022 deadline.

At the time of writing for this report, staff has received six sets of comments from the public. All six comments were written by residents residing on the two streets adjacent to this proposed plat (Silverado Court, Vaughn Avenue) or own property near the proposed plat.

An additional comment was later left by a staff member of the Salt River Project utility company. No further contact was able to be made to follow up on the comment.

The six comments by local residents brought numerous concerns regarding the site layout and infrastructure design of the proposed project:

- **Rural Character:** Several residents have expressed concerns that the project does not retain the rural character of existing site and eliminates "one of the

remaining clearly rural locations left in Gilbert,” which was believed by one resident to be a vital goal of planning in Gilbert. Resident concerned about how planning on highly visible corners such as this results in reductions of Gilbert’s rural character. Residents posed concerns that the proposed site design will eliminate all opportunities to preserve elements of the site’s history, which is one of the oldest remaining in the Town of Gilbert.

The applicant has made efforts to integrate rural character elements into the site, in line with the Town’s vision along open space corridors and the applicant’s vision for architectural design. Changes included introducing split rail fencing along canal paths with adequate height for safety, the integration of existing landscaping and flowering landscaping along canal paths to maintain the existing look along surrounding open space corridors, and increasing the visibility and usefulness of open space and its integration into the surrounding canal landscaping.

- **Historical Preservation:** Residents expressed concerns about the loss of the existing home on the site, which is one of the twenty oldest remaining in Gilbert (the home was built in 1916). The home and surrounding farm property are highly visible from canal paths and are noted to generate a great deal of interest from the public. Residents are concerned that the proposed subdivision design eliminates a piece of Gilbert history which remains in short supply, and have requested the consideration of possible alternatives which preserve the structure.

The applicant has taken steps to contact interested neighbors regarding alternatives for the 1916 home on the site. Contact with the Gilbert Historical Society was made regarding the home.

- **Privacy and Parcel Design:** Residents brought up concerns that the current lot orientation placing side yards against existing backyards, without further conditions or restrictions, would result in two-story homes encroaching upon the privacy of existing backyards in the neighborhood.

The applicant has addressed this concern through the introduction of proposed designs for the site, including a mixture of one-story and two-story homes. Height has been mitigated on two-story windows, relying primarily on attic-style windows and dormers which will not cause significant visual impacts on neighboring homes with setbacks applied per the SF-7 zoning already in place on this site.

- **Density and Accompanying Open Space:** Residents were concerned about the number of homes on the site increasing density while compromising site design and eliminating open space (“visually” in particular).

The applicant has made significant improvements to open space design and the final Open Space Plan in conjunction with the planning staff of the Town. Efforts were made to increase visibility of Freestone Park and the surrounding canals through adjustments to fencing, open space design, passive recreation provision and more prominent connections to the Western Canal Path.

- **Speed and Traffic Control:** The blind corner at Silverado Court and Vaughn Avenue is claimed to already be a significant safety hazard, and residents stated that adding a straight stretch of pavement leading to this existing corner could pose a threat to local residents, particularly children or older residents.
- **Canal and Park Access/Visibility:** Residents wish to preserve access and visibility to canal paths and Freestone Park nearby. Residents wish to see area designed to maintain accessibility and visibility of the presence of canals on the site.

The applicant has made significant improvements to open space design and the final Open Space Plan in conjunction with the planning staff of the Town. Efforts were made to increase visibility of Freestone Park and the surrounding canals through adjustments to fencing, open space design, passive recreation provision and more prominent connections to the Western Canal Path.

STAFF RECOMMENDATION

Approve the Findings of Fact and S22-01, NWC Lindsay and Elliot: Preliminary Plat and Open Space Plan for Porchlight Homes for 10 home lots (Lots 1 - 10) on approximately 3.63 acres, generally located north of the NWC of Lindsay Road and Elliot Road in the Single Family Residential (SF-7) zoning district subject to conditions:

- a. The Final Plat and Open Space Plans for S22-01: NWC Lindsay and Elliot and construction of the project shall be in substantial conformance with Exhibit[s] 5, Preliminary Plat and Exhibit 6, the Open Space Plan, approved by the Planning Commission/ Design Review Board at the June 1, 2022 hearing.
- b. As identified in the Open Space Plan for the development, any walls which are to be replaced by new wall structures shall be reconstructed in a manner consistent with the Open Space Plan. Construction of double walls shall not be permitted. Reconstruction of walls shall be coordinated with the adjoining property owner to mitigate disturbance during construction. All costs

associated with said reconstruction shall be the responsibility of the developer.

- c. Any future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

Respectfully submitted,



Noah Schumerth
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Preliminary Plat
- 5) Open Space Plan
- 6) Drainage and Grading Plan
- 7) Applicant's Narrative

FINDINGS OF FACT S22-01, NWC LINDSAY AND ELLIOT

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development;
and
5. The project design provides for safe and efficient provision of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, June 1, 2022* TIME: 6:00 PM

LOCATION: Gilbert Police Department - Amphitheater
75 E Civic Center Dr., Gilbert, AZ 85296

*Call Case Planner to verify date and time: (480) 503-6729

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

S22-01 LINDSAY & ELLIOT: Request to approve Preliminary Plat and Open Space Plan for Porchlight Homes for 10 home lots (Lots 1-10) on approx. 3.63 acres located at the NWC of Lindsay Road and Elliot Road in the SF-7 zoning district.

SITE LOCATION:

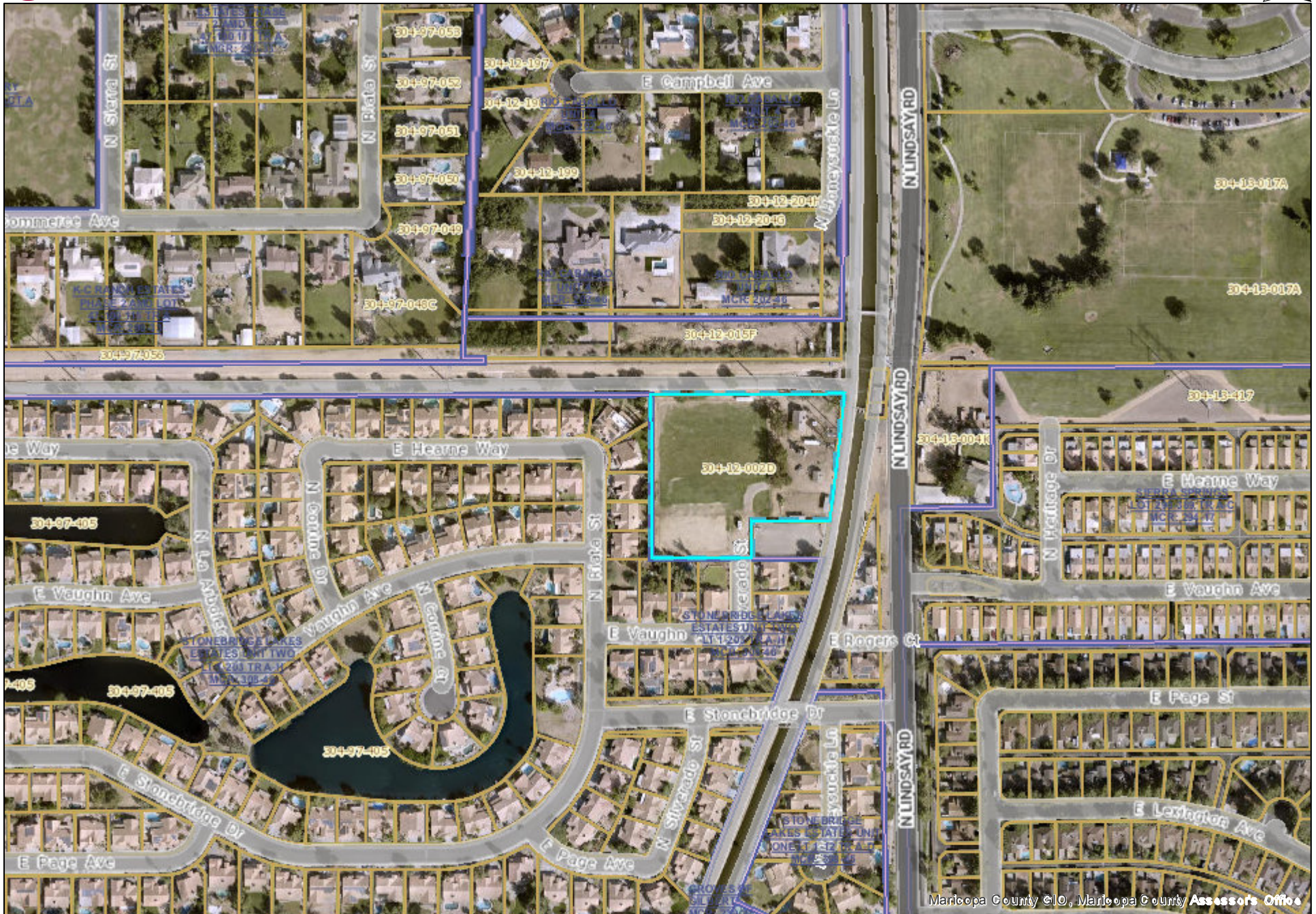


APPLICANT: EPS Group, Inc.
CONTACT: Natalie Maikoski
ADDRESS: 1130 N Alma School RD Unit 120
Mesa, AZ 85201

TELEPHONE: (480) 369-2425
E-MAIL: natalie.maikoski@epsgroupinc.com



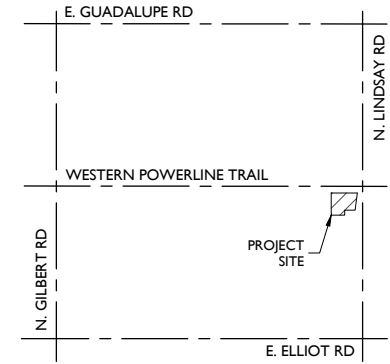
Parcel/Aerial Map



PRELIMINARY PLAT FOR LINDSAY ROAD & ELLIOT ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

VICINITY MAP



N.T.S.

PROJECT TEAM

DEVELOPER:
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
TEL: (480) 813-1324
CONTACT: RYAN LARSEN

PLANNING & LANDSCAPE ARCHITECTURE:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

SURVEYOR
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: MATTHEW BUCHANAN
matthew.buchanan@epsgruoinc.com

ENGINEERING
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JAMES ROGERS
james.rogers@epsgruoinc.com

PROJECT DATA

A.P.N.: 304-12-002D
EXISTING GENERAL PLAN: RESIDENTIAL (2-3.5 DU/AC)
EXISTING ZONING: SF-7
GROSS/NET AREA: ± 3.63 ACRES (158,223 SQ FT)
MINIMUM LOT SIZE: 65' x 130'
NO. OF LOTS: 10 LOTS
GROSS/NET DENSITY: 2.75 DU/AC
DEVELOPMENT STANDARDS
FRONT SETBACK: 20'
SIDE SETBACK: 5' / 10'
REAR SETBACK: 20'
OPEN SPACE AREA: 0.76 AC. (21%)

BENCHMARK

MARICOPA COUNTY CONTROL POINT 281I HAVING AN ELEVATION OF 1277.53' (NAVD88). DESCRIBED AS AN ALUMINUM CAP COMPRESSED ON A 18 FOOT STAINLESS STEEL ROD DRIVEN TO REFUSAL IN A 5 INCH PVC PIPE WITH A COUNTY LOGO ACCESS COVER STAMPED 281I 1999, SURROUNDED WITH A CONCRETE COLLAR, FLUSH WITH THE GROUND.

BASIS OF BEARING

THE CENTERLINE OF LINDSAY ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE BEARING IS: SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2732M, DATED NOVEMBER 4, 2015 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25 FOOT VISIBILITY TRIANGLES.
- ALL ROADS SHALL BE BUILT TO TOWN OF GILBERT STANDARDS.
- THE HOMEOWNERS' ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

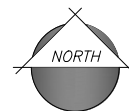
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	10,153	0.2331
2	9,512	0.2184
3	10,403	0.2388
4	10,699	0.2456
5	11,534	0.2648
6	12,327	0.2830
7	8,847	0.2031
8	9,128	0.2096
9	9,333	0.2143
10	9,392	0.2156
TOTAL	101,328	2.3263

SOUTHEAST CORNER
SECTION 7, T.1S, R.6E
FOUND MCHD BRASS CAP

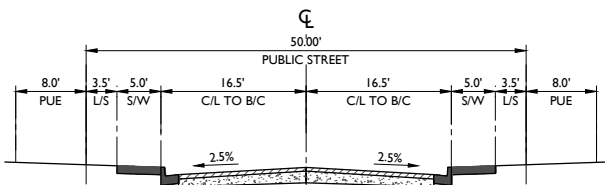
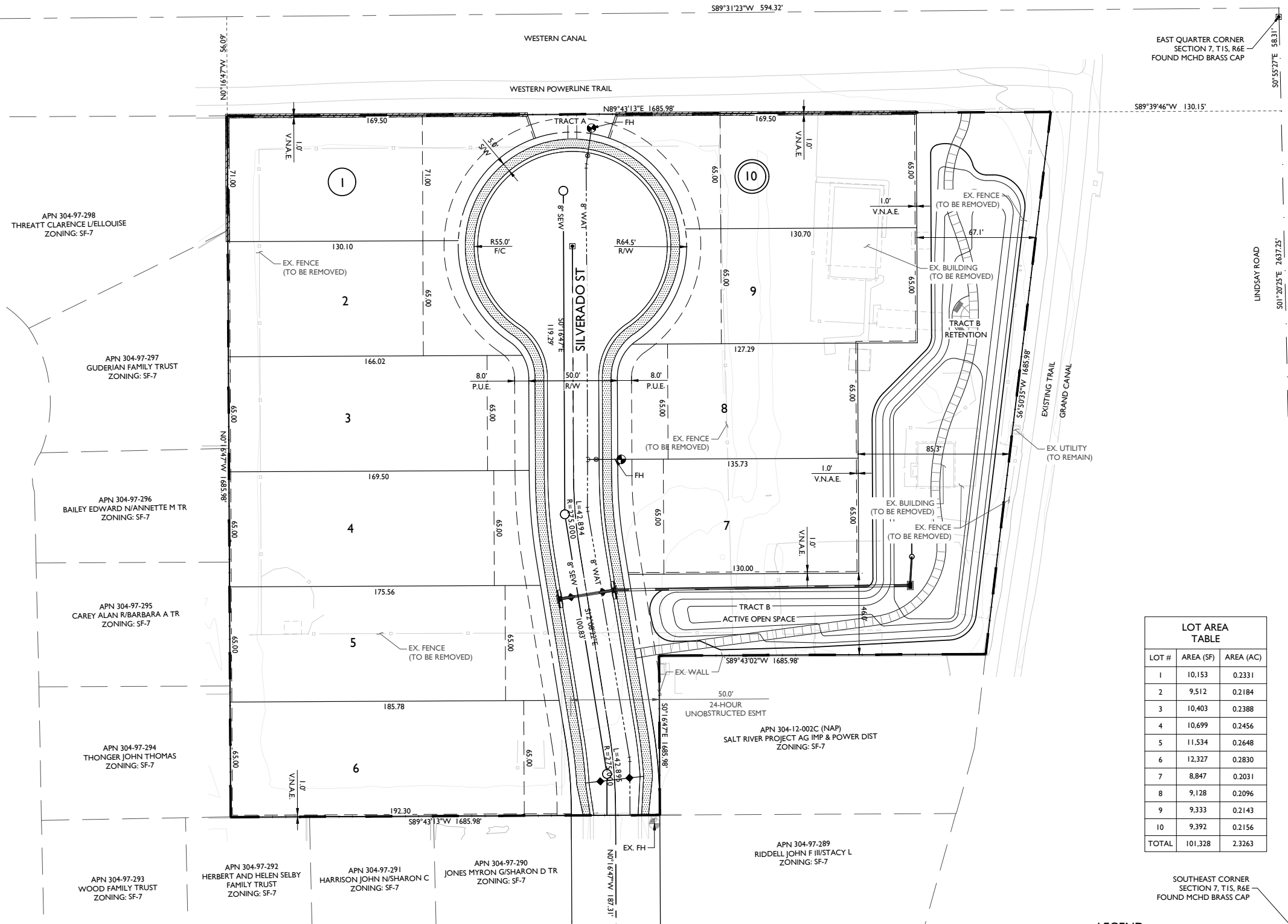
LEGEND

- BOUNDARY
- STREET CENTERLINE
- - - STREET RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- LOT LINE
- VEHICLE NON-ACCESS EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- MANHOLE
- RIGHT-OF-WAY
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

30 0 30 60
feet
scale: 1" = 30'



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE	514.30	0.012
TRACT B	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	32774.08	0.752
TOTAL		33,288.38	0.764



SILVERADO STREET
N.T.S.

21-1273

Apr 22, 2022 2:18pm S:\Projects\2021\21-1273\Planning\Drawings\Preliminary\Plat\21-1273 - PPD1.dwg pmargoliner

1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com



Lindsay Road & Elliot Road
Gilbert, Arizona

Preliminary Plat

Project

Revisions:

NO.	DATE	DESCRIPTION

FEBRUARY 16, 2022 - 1ST SUBMITTAL
APRIL 19, 2022 - 2ND SUBMITTAL

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



Designer: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
21-1273

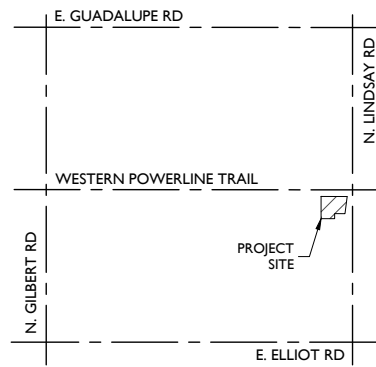
PPOI

Sheet No.
01
of 01

VICINITY MAP



N.T.S.



Lindsay & Elliot

Gilbert, Arizona



Preliminary Landscape Design Package

February 18, 2022

April 22, 2022

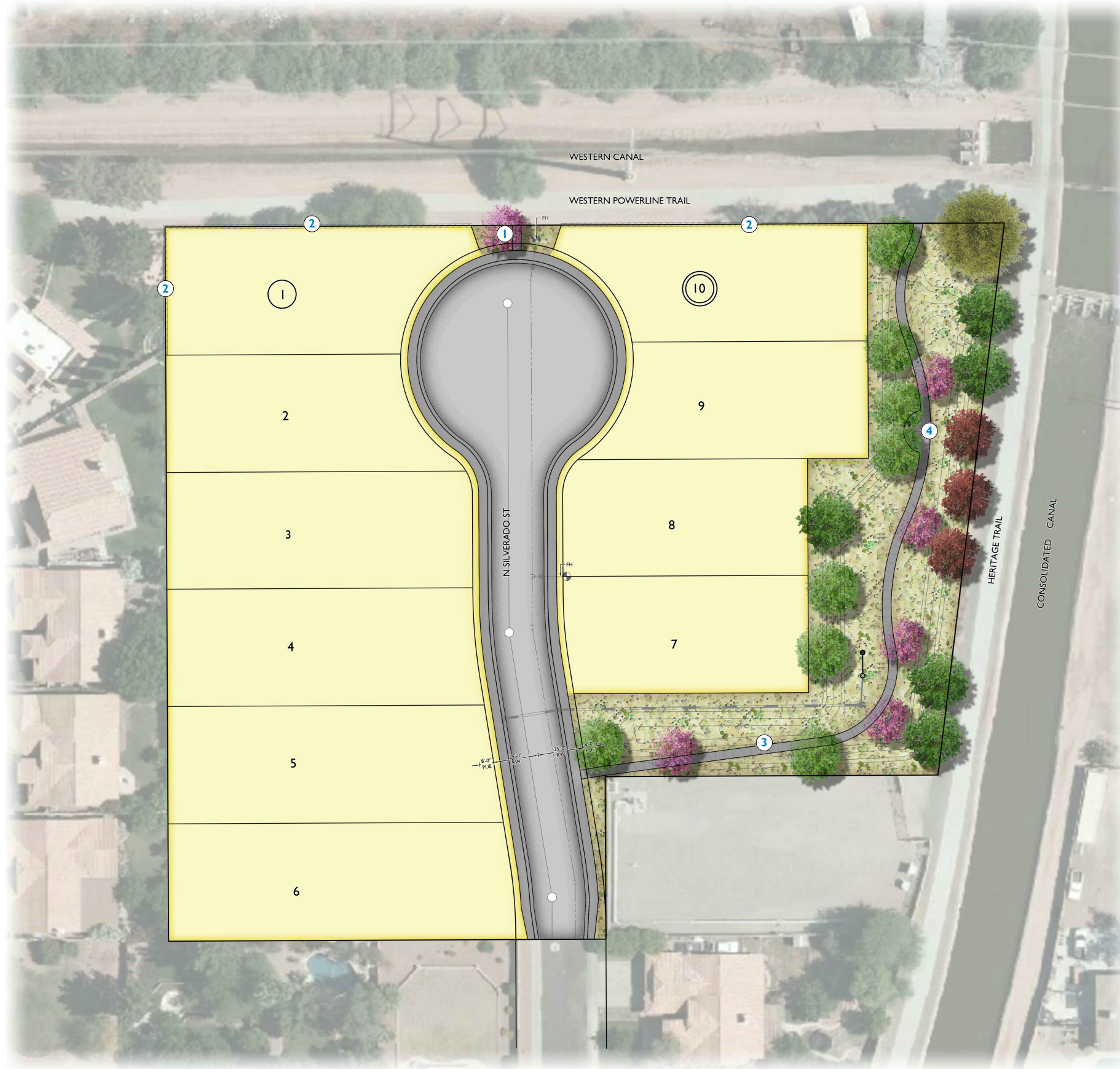
DEVELOPER:
PORCHLIGHT HOMES
 2915 E. Baseline Road, Suite 118
 Gilbert, AZ 85234
 Tel: (480) 813-1324
 Contact: Ryan Larsen
 rlarsen@porchlighthomes.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
 1130 N. Alma School Rd, Suite 120
 Mesa, AZ 85201
 Tel: (480) 503-2250
 Contact: Aliza Sabin, RLA, LEED AP
 Aliza.Sabin@epsgroupinc.com

PLANNER:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 Tel: (480) 503-2250
 Contact: Josh Hannon
 Josh.Hannon@epsgroupinc.com

CIVIL:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 Tel: (480) 503-2250
 Contact: James Rogers, PE
 James.Rogers@epsgroupinc.com





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
	Existing Tree to Remain		

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Callistemon viminalis 'Little John'	Little John 5 Gal
	Cordia parvifolia	Little leaf Cordia 5 Gal
	Dasyliroon wheeleri	Desert Spoon 5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 1 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Ruellia peninsularis	Desert Ruella 5 Gal
	Senna artemisioides	Feathery Cassia 5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal
	Tecoma sans 'Gold Star'	Yellow Bells 5 Gal

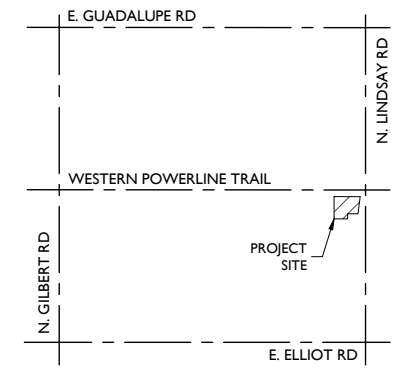
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise' 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary 1 Gal

MATERIAL
 Shrubs and Groundcover with Decomposed Granite, Color Express Gold by Granite Express OAE 1/2" Screened, 2" Depth

KEYNOTES

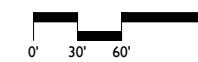
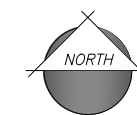
- ① PEDESTRIAN CONNECTION
- ② RETAINING WALL
- ③ CONCRETE PATH
- ④ SEATING NODE

VICINITY MAP



PROJECT DATA

GROSS/NET AREA:	± 3.63 ACRES (158,223 SQ FT)
MINIMUM LOT SIZE:	65' x 130'
NO. OF LOTS:	10 LOTS
GROSS/NET DENSITY:	2.75 DU/AC
OPEN SPACE AREA:	0.76 AC. (21%)



Scale: 1" = 30'-0"

COLOR A:
Bone By Superlite OAE

COLOR B:
Cocoa Brown By Superlite OAE



WALLS LEGEND

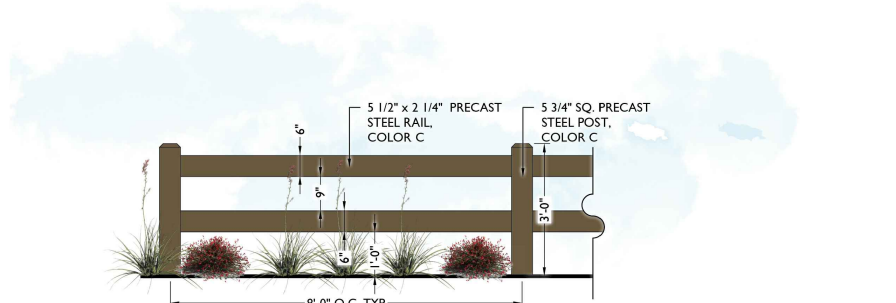
SYMBOL	ITEM
	DECORATIVE COLUMN
	PRIMARY WALL
	SECONDARY WALL ON RETAINING WALL
	RAIL FENCE
	EXISTING BUILDER WALL TO REMAIN



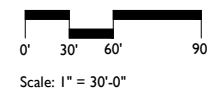
1 PRIMARY WALL
Scale: 1/2" = 1'-0"



2 SECONDARY WALL
Scale: 1/2" = 1'-0"

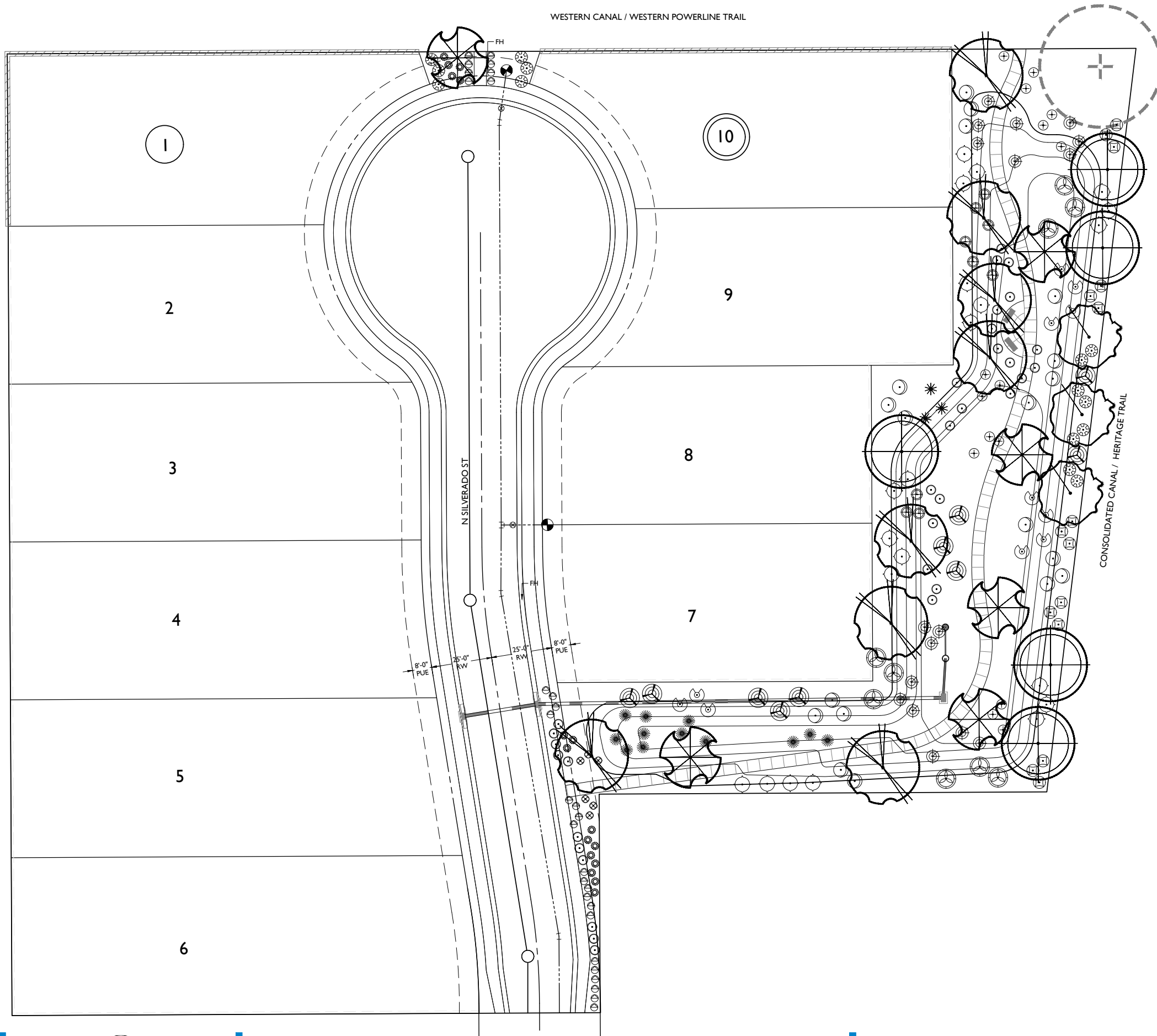


3 RAIL FENCE
Scale: 1/2" = 1'-0"



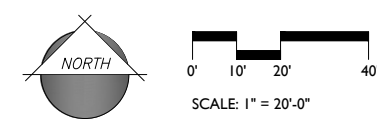
Scale: 1" = 30'-0"





PLANT LEGEND

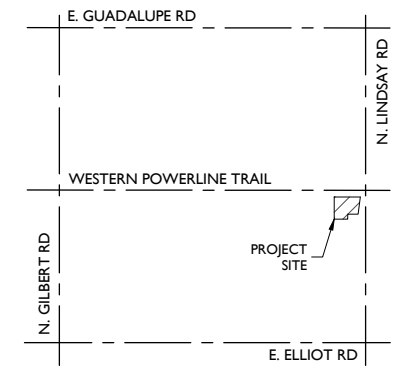
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Chitalpa	24" Box
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box
	<i>Quercus virginiana</i>	Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
		Existing Tree to Remain	
SHRUBS/ACCENTS			
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia parvifolia</i>	Little leaf Cordia	5 Gal
	<i>Dasyliiron wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	1 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Tecoma sans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officianlis</i> 'Huntington Carpet'	Trailing Rosemary	1 Gal
MATERIAL			
	Shrubs and Groundcover with Decomposed Granite, Color Express Gold by Granite Express OAE		1/2" Screened, 2" Depth



PRELIMINARY GRADING LINDSAY ROAD & ELLIOT ROAD

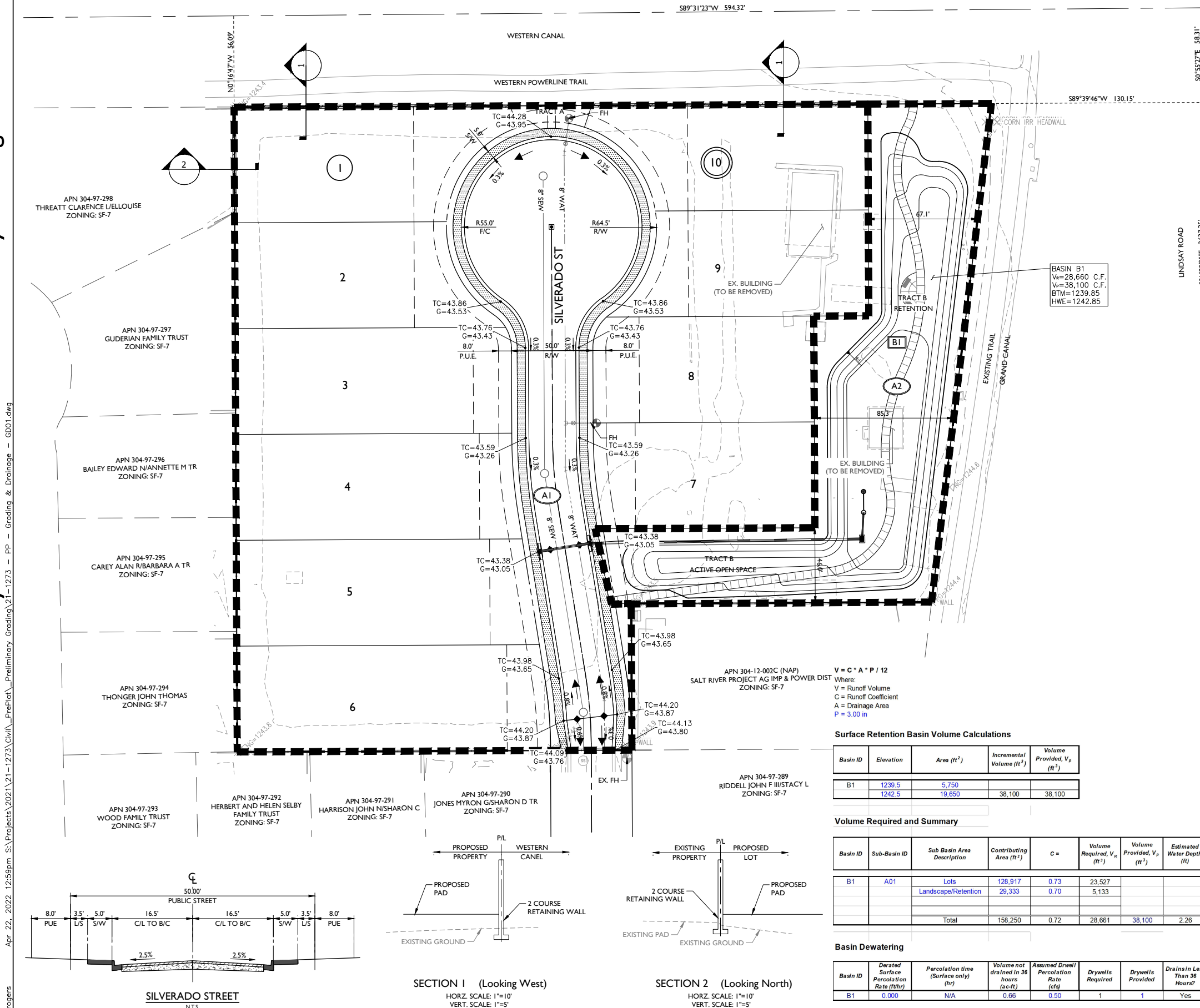
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

VICINITY MAP



N.T.S.

21-1273 - Lindsay Road & Elliot Road - Preliminary Grading



PROJECT TEAM

DEVELOPER:
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
TEL: (480) 813-1324
CONTACT: RYAN LARSEN

PLANNER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JAMES ROGERS, P.E.
EMAIL: JAMES.ROGERS@EPSGROUPINC.COM

PROJECT DATA

A.P.N.:	304-12-002D
EXISTING GENERAL PLAN:	RESIDENTIAL (2-3.5 DU/AC)
EXISTING ZONING:	SF-7
GROSS/NET AREA:	± 3.63 ACRES (158,223 SQ FT)
MINIMUM LOT SIZE:	65' x 130'
NO. OF LOTS:	10 LOTS
GROSS/NET DENSITY:	2.75 DU/AC
DEVELOPMENT STANDARDS	
FRONT SETBACK:	20'
SIDE SETBACK:	5' / 10'
REAR SETBACK:	20'
OPEN SPACE AREA:	0.76 AC. (21%)

BASIS OF BEARING

THE CENTERLINE OF LINDSAY ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE BEARING IS: SOUTH 01 DEGREES 20 MINUTES 25 SECONDS EAST

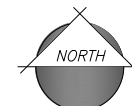
NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN. NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25 FOOT VISIBILITY TRIANGLES.
- ALL ROADS SHALL BE BUILT TO TOWN OF GILBERT STANDARDS.
- THE HOMEOWNERS' ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

LEGEND

- BOUNDARY
- STREET CENTERLINE
- - - STREET RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- LOT LINE
- - - VEHICLE NON-ACCESS EASEMENT
- - - SEWER LINE
- - - WATER LINE
- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- - - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

SOUTHEAST CORNER SECTION 7, T1S, R6E FOUND MCHD BRASS CAP



30 0 30 60
scale: 1" = 30'
feet

$V = C \cdot A \cdot P / 12$
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 3.00 in

Surface Retention Basin Volume Calculations

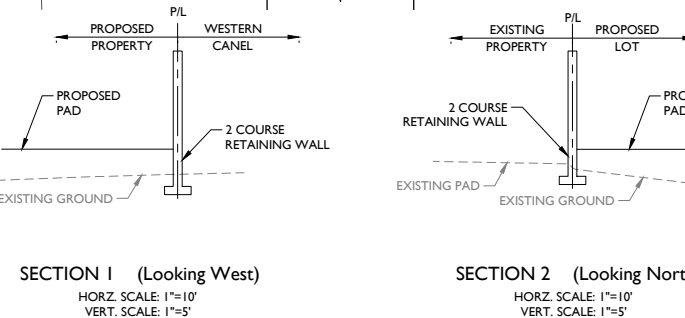
Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
B1	1239.5	5,750	38,100	38,100
	1242.5	19,650		

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Estimated Water Depth (ft)
B1	A01	Lots	128,917	0.73	23,527		
		Landscape/Retention	29,333	0.70	5,133		
		Total	158,250	0.72	28,661	38,100	2.26

Basin Dewatering

Basin ID	Derated Surface Percolation Rate (ft/hr)	Percolation time (Surface only) (hr)	Volume not drained in 36 hours (ac-ft)	Assumed Drwell Percolation Rate (ft/d)	Drywells Required	Drywells Provided	Drains in Less Than 36 Hours?
B1	0.000	N/A	0.66	0.50	1	1	Yes



SECTION 1 (Looking West)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'

SECTION 2 (Looking North)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



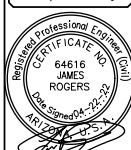
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

Lindsay Road & Elliot Road
Gilbert, Arizona
Preliminary Grading

Revisions:

No.	Description

Designer: RSJ
Drawn by: RSJ



Job No.
21-1273
GD01
Sheet No.
1
of 1



February 3, 2021

Preliminary Plat Project Narrative

Lindsay & Elliot

North of the NWC Lindsay Road & Elliot Road

<u>Property Owner</u>	<u>Developer</u>	<u>Engineering & Planning Consultant</u>
Robert Lewis Knight & M Dawn Knight RE	Porchlight Homes	EPS Group, Inc.
1090 Evergreen Road Prescott, AZ 86303 Tel: 480.813.1324	2915 E Baseline Road, Suite 118 Gilbert, AZ 85234 Tel: 480.813.1324	1130 N Alma School Road, Suite 120 Mesa, AZ 85201 Tel: 480.503.2250
Contact: Porchlight Homes	Contact: Ryan Larsen	Contact: Josh Hannon

INTRODUCTION

EPS Group, Inc., on behalf of the developer, submits this Preliminary Plat approval request in order to allow for a single-family residential development across a ±3.63-acre site, generally located north of the northwest corner of Lindsay Road and Elliot Road within the Town of Gilbert, Arizona. This site is identified as Maricopa County Assessor Parcel Number (APN): 304-12-002D.

Project Data	
Current Land Use	Single-Family Residential / Vacant
Proposed Land Use	Single-Family Residential
Existing General Plan Land Use Designation	Residential 2-3.5 du/ac
Existing Zoning District	SF-7
Site Area	3.63 AC
Proposed Number of Lots 65' x 130'	10 Lots
Proposed Density	2.75 du/ac

EXISTING & PROPOSED LAND USE

The developer is seeking Preliminary Plat approval for a proposed, 10-lot single-family subdivision. The site currently hosts a single residential home that sits adjacent to a large undeveloped yard. The site is zoned SF-7 within the Town of Gilbert and allows for lots that are a minimum of 7,000 SF. The site is also within the Residential General Plan Land Use Area with allowable densities between 2-3.5.0 du/ac.

COMPATIBILITY WITH SURROUNDING AREA

The subject property is located at a multi-faceted location within the Town, bordered by the Stonebridge Lakes Estates (SF-7) subdivision on the west and south and canal and trails connections along the north and south. Additionally, the regional Crossroads Park is conveniently



located directly across Lindsay Road, providing future residents with recreational opportunities within close proximity. The Heritage District, with its many retail, restaurant and commercial offerings is located a mile west of the site and can be accessed by the pedestrian canal trail that connects to this site.

ACCESS & SITE IMPROVEMENTS

Access to the community is via a 50' cul-de-sac extension of Silverado Street. The project will install this internal local public street with curb, gutter, and sidewalk.

DRAINAGE

All drainage design will be in accordance with the Town of Gilbert design standards. Proposed drainage improvements will require that the Property retain the specified Town of Gilbert 100-year storm onsite prior to outfall. Grading will require all finished floor elevations (existing and proposed) to be elevated above the 100-year storm event.

Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements with the Preliminary and Final Plat.

ARCHITECTURE

The following architectural features & details have been used to create two distinct styles and shall be in conformance with the Town of Gilbert residential standards and guidelines.

CRAFTSMAN BUNGALOW

Large porches covered by an overhanging roof supported by substantial battered columns with veneer stone bases, eaves with exposed rafters, low-pitched gabled roof with flat shake-style concrete roof tile, horizontal lap siding at gable ends, wood bracket at gables, square top windows with grids, stucco window trim accents, carriage house style garage doors with windows and hinge and handle details, and three panel craftsman style front door with divided glass panel.

DESERT RANCH

Large porches covered by an overhanging roof supported by structural wood posts with brick bases, eaves with exposed rafters, low-pitched hip and gabled roofs with flat shake-style concrete roof tile, vertical board and batten siding at gable ends, horizontal lap siding, wood beam end corbels at gables, square top windows with grids and shutters, stucco window trim accents, carriage house style garage doors with hinge and handle details, and three panel craftsman style front door with glass divided panel.

CONCLUSION

We respectfully request your favorable consideration of the submitted documents and look forward to working with the Town to implement this exciting new development.