

## **A PLANNED RESIDENTIAL DEVELOPMENT**



**Cholla Cove  
FROM A-1 & C-2 TO R1-8 PRD  
AMENDMENT OF 2025 GENERAL PLAN  
FROM Office and General Commercial  
TO Medium Density Residential (2.5 – 3.5 units) AND  
A PROPOSED THIRTY-TWO LOT SUBDIVISION PLAT  
5940 W. Sunnyside Drive  
GLENDALE, ARIZONA**

**GPA03-02  
ZON03-10**

**December 11, 2003**

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**DEC 15 2003**

**Cholla Cove**  
**A PLANNED RESIDENTIAL DEVELOPMENT**

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**Cholla Cove**  
**A PLANNED RESIDENTIAL DEVELOPMENT**

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## INTRODUCTION

Cholla Cove is located in a developed residential neighborhood. This planned residential neighborhood will feature large lots, attractive perimeter walls and fencing, a welcoming entry feature, a Ramada area, barbeque area and high quality landscaping. This gated community will be developed into 32 lots, averaging 8686 square feet in size.

### Location

Cholla Cove is proposed as a Planned Residential Development located on the northwest corner of 59<sup>th</sup> Avenue and Sunnyside Drive, which is a quarter of a mile south of Cactus Road (See **Exhibit A**).

North: C-2 zoning with the City of Glendale where a Mini Storage is located.

East: R1-6 zoning with the City of Glendale with primarily Single Family Homes.

South: A-1 zoning with the City of Glendale with primarily Single Family Homes.

West: R1-6 zoning with the City of Glendale with primarily Single Family Homes.

This project will provide a buffer between the commercial zoning (mini storage) and the A1 zoning to the south, in addition it is compatible with the R1-6 zoning to the east and west.

### Buffering/Integration with Surrounding Area

Cholla Cove is located adjacent to residential developments on the south, east and west sides. To the north is a Mini Storage (See **Exhibit B**). The community will have access from Sunnyside. The lots adjacent to 59<sup>th</sup> Avenue and Sunnyside Drive will be buffered from these streets by extensive landscaped open space, and an 8-foot high theme wall along 59<sup>th</sup> Avenue and a 6-foot high theme wall along Sunnyside Drive. The cul-de-sacs backing up to 59<sup>th</sup> Avenue will feature 8-foot high view walls.

## GENERAL PLAN CONFORMANCE

The current General Plan classification of Office and General Commercial for this property is shown on **Exhibit E1 and E2**. The proposed land use category of Medium Density Residential (2.5 – 3.5 units per acre) will require an amendment to the City of Glendale 2025 General Plan.

This PRD amendment is a better use due to the fact that this area is currently bounded on the east, west and south sides by existing residential property.

### Land Use Compatibility

The proposed 2.8 single families residential dwelling units per acre for Cholla Cove is comparable with the existing single-family dwelling units per acre on adjoining properties. (See **Exhibit A and E2**)

## PRD DEVELOPMENT PLAN

We are proposing a zoning category of R1-8 with a Planned Residential Development overlay (PRD) (See **Exhibit C**). The intent of this PRD is to:

- Encourage innovative planning of residential neighborhoods by providing greater flexibility in design.
- Provide large lots with flexible setbacks to avoid uniformity and help create interest and variety.
- Create a neighborhood that has a unique character, special identity and a sense of place.
- Promote the efficient use of land by enabling the development of parcels which would otherwise be difficult to develop.
- Enhance the existing neighborhood.

## SITE DATE

**Proposed Land Use Table  
Cholla Cove**

Lots 1 - 32	Residential	6.48 AC
Tract A	Roadway, Ingress/Egress, Utility Easement	1.85 AC
Tract B	Landscape, Open Space, Retention	1.29 AC
Tract C	Landscape, Open Space, Retention	.10 AC
Tract D	Landscape	.021 AC
Tract E	Landscape, Open Space	0.089 AC
	Public Right of Way	1.54 AC
<b>Project Total (Gross)</b>		<b>11.37 AC</b>

## PROJECT DESIGN

Cholla Cove will be a gated single-family residential community that continues the desired development that the City of Glendale is looking for in its future growth. The project comprises large lots, offering single-family detached homes. Careful attention has been made to design a development that promotes variety and a distinct sense of place.

Cholla Cove is served with vehicular access off Sunnyside Drive. At this access point there will be an entry feature, located outside of the gated entry with enhanced landscaping. The internal street system comprises two cul-de-sac streets off the main entry access.

This neighborhood will feature an enhanced landscape theme with elegant wall design and a gated entry feature. The materials used will compliment the surrounding neighborhoods, while adding it's own distinct signature. (See **Exhibit D1 – D3**)

### **Development Schedule**

Cholla Cove will be a single phased project.

### **PLANNED DEVELOPMENT GUIDELINES**

Cholla Cove will be developed under an R1-8 PRD zoning, and is subject to review through the Planned Development Guidelines as part of the Single Family residential Design Guidelines, dated July 1999. Much thought has been given to successfully incorporating the five basic design elements; open space and amenities, perimeter improvements, streets, lot layout and setbacks and lot size. All Standard Subdivision Design Guidelines have been customized in the form of a PRD request.

Marlor Land Company Inc is requesting approval from the Planning Commission and the Glendale City Council of the preliminary plat along with the requested PRD. The proposed preliminary plat is in conformance with the Planned Development Guidelines and Development Standards proposed in the PRD for Cholla Cove.

The following tables list each of the Planned Development Guidelines and states how the guideline is implemented or explains why it could not be implemented.

## **LOT LAYOUT AND SETBACKS**

Select 5 Options

<b>GUIDELINES</b>	<b>CONFORMANCE</b>	<b>COMMENTS</b>
1. Vary the width of lots that are side by side by 5' or more	Not Selected	Varying house widths and elevations will avoid uniformity.
2. Stagger front yard setbacks by 3' or more on adjoining lots and provide a range of 6' or more on the same block.	Selected	Front yard set backs will vary
3. Provide variation in the width of side yards and the separation between houses.	Selected	Varying house width will vary setbacks and separation.
4. Provide minimum 15' side yards for two story house.	Not Selected	Varying house width will vary setbacks and separation.
5. Provide a minimum 30' rear yard setback for two story houses.	Selected	Rear yard setbacks will be 30' or more.
6. Widen corner lots by 10' or more than the interior lots on the same block.	Not Selected	Landscape tracts have been provided next to corner lots.
7. Orient the house at an angle within the building envelope on corner lots.	Not Selected	Lot width will prevent any significant angling.
8. Stagger rear setbacks where a row of lots backs to an arterial or collector street.	Selected	The rear lot lines are staggered along Sunnyside Drive.
9. Vary the depth of perimeter lots to provide for variation in perimeter wall alignments.	Selected	The rear lot lines are staggered along Sunnyside Drive. The wall along 59 <sup>th</sup> Avenue is staggered.
10. Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a multi-parcel development	N/A	This is a one-parcel development.

## **STREETS**

Select 3 Options

<b>GUIDELINES</b>	<b>CONFORMANCE</b>	<b>COMMENTS</b>
1. Provide an enhanced curvilinear street system	Selected	The streets have been curved where possible.
2. Provide minimum 6' wide landscape tracts at the end of blocks.	Selected	Tracts 8' and 10' wide have been provided.
3. Open streets and cul-de-sacs to common open space.	Selected	Both cul-de-sacs open to common open spaces.
4. Provide local streets with detached sidewalks and street trees.	Selected	Detached sidewalks have been provided.
5. Provide landscape or brick islands in cul-de-sacs.	Selected	All cul-de-sacs have decorative brick pavers' islands.
6. Provide enhanced traffic calming devices when needed.	Selected	Through the use of cul-de-sac streets.
7. Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect.	Not Selected	The proposed subdivision is comprised of local streets only.

## **PERIMETER IMPROVEMENTS**

Select 3 Options

<b>GUIDELINES</b>	<b>CONFORMANCE</b>	<b>COMMENTS</b>
1. Provide enhanced entrances from arterial and collector streets.	Selected	An enhanced entry with landscaping and gate has been provided.
2. Provide enhanced perimeter theme walls along arterial	Selected	High quality, attractive 8-foot walls are being provided.
3. Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets.	Selected	The walls have horizontal and vertical relief and varying textures.
4. Provide a landscape tract between the street right-of-way and the perimeter wall.	Selected	A well-landscaped tract is being provided.



## **PEN SPACE AND AMENITIES**

Select 2 Options

<b>GUIDELINES</b>	<b>CONFORMANCE</b>	<b>COMMENTS</b>
1. Provide retention areas that meander through the subdivision as a green belt instead of a singular rectangular basin.	Not Selected	Contoured retention basins will be provided along Sunnyside Drive and along a portion of 59 <sup>th</sup> Avenue.
2. Provide landscaped open spaces visible from arterial street view as well as from residential street view.	Selected	The landscaped open spaces are all adjacent to and visible from the streets.
3. Provide usable common open space that is centrally located, and improved with recreational facilities.	Selected	A Ramada and play area is provided in the center of the development and a seating area is provided near the entrance.
4. Provide an internal pathway system.	Selected	The project is too small to incorporate an internal pathway system.
5. Provide amenities such as golf courses and lakes.	Selected	The site is too small for this type of amenity.

## **HOUSE PRODUCTS**

7 Required plus 2 Options

<b>GUIDELINES</b>	<b>CONFORMANCE</b>	<b>COMMENTS</b>
1. Provide distinctive architectural details on front elevations.	Selected	All units have covered entries, sectional metal garage doors with raised panes, pronounced pop outs at doors and windows. Some elevations provide eave details, decorative gable vents, and optional stone accents.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan.	Selected	Seven floor plans will be offered each with three different elevations.
3. Locate houses with different front elevations on adjoining lots.	Selected	No two houses with the same elevation will be on adjoining lots.
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas.	Selected	Detailing is provided on all rear elevations.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas.	Selected	Varying rear elevations will be provided.
6. Provide a variety of roof forms and ridgelines on houses backing onto arterial and collector streets and common areas.	Yes	The elevation options will provide a variety of roof forms.
7. De-emphasize garage fronts as the most prominent feature on front elevations.	Selected	Side-oriented garages are offered as part of this proposal.
8. Provide covered rear patios, which match the architecture of the house.	Selected	All covered patios are integrated into the house and match the architecture of the house.
9. Incorporate a variety of durable exterior materials and finishes.	Selected	All houses are designed with stucco exteriors, metal sectional garage doors, anodized or baked enable window frames, stucco window and door accents and optional stone building accents.
10. Provide a variety of roof colors and textures.	Selected	Two tile styles will be offered with a variety of colors to choose from.
11. Provide a variety of front yard landscaping packages.	Selected	Several landscaping packages consistent with the overall project design will be offered.
12. Provide enhanced decorative return walls on individual lots.	Selected	Return wall will be stuccoed and painted to match the houses.

**LOT SIZE IN PRD'S (Planned Residential Development)**

<b>GUIDELINES</b>	<b>PRD JUSTIFICATION</b>
Not more than 20% of the total number of lots in any PRD shall have a lot area less than the minimum required by the underlying zoning district.	All lots exceed 8,000 square feet, the minimum lot area required by the underlying R1-8 zoning district.
The reduced lot area on individual lots shall be transferred on a 1:1% ratio to useable common open space that is not inundated by storm water	This guideline does not apply to this project since all 32 lots have greater lot areas than that required by the underlying zoning.
The average lot area for all lots on a parcel of land, or within any phase of a multi-phase development, shall be at least 500 square feet greater than the minimum lot area required by the underlying zoning district.	Cholla Cove is a single-phase development in which all lots exceed the minimum lot area required by the underlying zoning.

**Guideline Requirements**

Much thought has been given to successfully incorporate the five basic design elements; Open Space and Amenities, Perimeter Improvements, Streets, Lot Layout and Setbacks, and Lot Size. The requirements outlined in the Single Family Residential Guidelines have been met.

In addition to the tabled guidelines, the Planned Development Guidelines contain some additional design elements that must be considered. The following is a list of these additional design elements and a discussion of how Cholla Cove meets or does not meet these additional guidelines. The guideline is printed in italics.

*"Not more than 20% of the total number of lots in any PRD shall have a lot area less than the minimum required by the underlying zoning district."* All of the lots in Cholla Cove are above the minimum lot area required by the R1-8 zoning district.

*"The reduced lot area on individual lots shall be transferred on a 1:1 ratio to usable common open space that is not inundated by storm water"*. All of the lots are above the minimum lot size required.

*"The average lot area for all lots on a parcel of land, or within any phase of a multi-phase development, shall be at least 500 square feet greater than the minimum lot area required by the underlying zoning district."* The average lot area for Cholla Cove is more than 1,000 square feet greater than the minimum lot area required by the underlying R1-8 zoning district.

*"The minimum front yard setback from the property line is fifteen (15) feet for living areas and eighteen (18) feet for garages when a standard street cross section is used. This provides a minimum of twenty (20) feet from the sidewalk to the face of the garage."* The minimum front yard set back from the property line varies between 20 and 26 feet in Cholla Cove.

*"Lots on the bulb of a cul-de-sac must provide a minimum garage setback of nineteen (19) feet."* All lots in Cholla Cove have a setback of 20 feet or more.

*"The minimum front yard setback from the property line is 20 feet when a detached sidewalk is provided."* The front yard setback provided is 20 feet.

*"Increase the side yard width on some lots to provide a minimum of twenty (20) feet combined side yards."* Varying house widths will create varying side yards and some will exceed 20-feet.

*"Group wider side yards together on some adjoining lots to provide a separation of twenty (20) feet or more between houses."* Varying house widths will create varying side yards and some will exceed 20-feet.

*"The minimum separation between houses on adjoining lots is fifteen (15) feet."* Cholla Cove provides a minimum of 15 feet between houses, which conforms to the R1-8 zoning district.

*"The minimum side yard is 5 feet."* Side yards in Cholla Cove are 5 feet or more with 15 feet between houses.

## DEVELOPMENT STANDARDS

Cholla Cove contains 32 lots within R1-8 PRD Zoning District. The development standards for this project have been designed to create the flexibility necessary to build a neighborhood with distinct character. These development standards will cite the minimum requirements, however, the design of the neighborhood will be prepared in a manner that will create the opportunity for variation in the minimum setbacks.

### PRD Comparison

#### **R1-8 Comparison**

The density for this development will be 2.8 dwellings per acre resulting in 32 total dwelling units. The minimum lot size will be 8015 square feet with all lots exceeding 8000 square feet and as large as 16002 square feet. The minimum lot width for this project is 65.00 feet occurring on three lots. All other lots in this subdivision will maintain a 70.00 minimum width.

<b>R1-8 PRD Comparison</b>	<b>Proposed R1-8 PRD Standards</b>	<b>Standard R1-8</b>
Minimum Lot Area	8,015 SF	8,000 SF
Minimum Lot Width	65.00' (3 lots only) Remainder of all lots are at least 70'	80.00'
Minimum Lot Depth	110'	100'
Front Yard	20' – 26' Staggered	15' – 20'
Rear Yard	20' and 30'	20'
Side Yard - Minimum	5' & 10'	5' & 10'
Side Yard - Street Side	10'	10'
Maximum Structure Height	30'	30'
Maximum Lot Coverage	40%	40%

**Building Height:** Homes shall be limited to a maximum of two-stories or (30) thirty feet with no roof mounted equipment permitted.

**Setbacks:** All Development Standards proposed for the R1-8 PRD meet or exceed the standard R1-8 District requirements mandated by the City except lot width on 3 of the lots.

**Accessory Buildings:** Accessory structures shall not exceed 20 feet in height. Buildings less than 6 feet high, unless otherwise permitted, accessory structure shall meet the standard SR-17 requirements under the City of Glendale Zoning Ordinance. For each foot over 6 feet in height, the setback for that portion of the building should automatically be 10 feet. Fireplaces may encroach into the front, side, and rear setbacks a maximum of 2-1/2 feet for a distance not to exceed 10 feet on any building elevations.

## HOUSE PRODUCTS

Cholla Cove will offer 7 different floor plans with 3 choices of elevations. All materials, colors and styles will compliment each other as well as the overall development concept. All main exterior colors will be variations of earth tones with additional shades to highlight architectural features.

Each home shall include the following:

1. Exterior stucco on all sides.
2. Standard Rear yard covered patios (min. 120 sq. ft.) with stucco columns. Parapet walls will be utilized where patios are not fully integrated into the design.
3. Ground mounted air conditioning units.
4. Two styles (flat or "S") of Concrete tile roof will be available.
5. Three car garages.
6. Masonry fenced rear yards with stucco where visible from the adjacent streets and open spaces.
7. All chimneys to be boxed and shall incorporate a decorative cornice to conceal the chimney flue.
8. Dual pane Low E windows.
9. Front yard landscaping.
10. Stucco pop-outs, reveals or recesses on all windows, doors, gable ends and wall expanses on all elevations.
11. Anodized or baked enamel window frames and mullions.
12. Roof vents, flashing, electrical panels and exposed metal will be painted the color of the house.
13. Sectional metal garage door with decorative window panels.
14. Visual interest to be provided by articulation in wall planes and roof forms, variation in roof heights and ridgelines, or other architectural treatments.
15. Front door and one window from the living area will be visible from the street.
16. Standard patio covers with stucco finished columns.
17. Front entries and doorways shall be visible from the street and include lighted doorway areas and on both sides of garage.
18. A minimum of one window from the living area or kitchen area of the house shall be visible from the street.
19. Distinctive architectural details on front elevations.
20. Significant architectural differences in the choice of elevations offered for each floor plan.
21. One and two-story homes will be constructed.
22. All other requirements as outlined in the Single Family Residential Design Guidelines.

## **LANDSCAPE, ENTRY FEATURE, AND PERIMETER WALLS**

The landscape concept of Cholla Cove utilizes a plant palette, materials and architectural details that will compliment the overall theme of the adjacent neighborhoods. The Master Landscape Plan, included as **Exhibit D1**, illustrates this concept. The open space will be designed with a lush feel and will be utilized to accommodate storm water retention.

The project will have one point of access from Sunnyside Drive, which will be enhanced with entry signage, decorative wall design and enhanced landscaping. (See **Exhibit D2 & D3**) This main entry feature will utilize wrought iron, stone and sand finished stucco, which will compliment the neighboring subdivisions. The landscaping along 59<sup>th</sup> Avenue and Sunnyside Drive will match the streetscape standard for the street currently in use by the City of Glendale. A view fence adjacent to the right-of-way will provide a look into the development and its welcoming open space.

Wall design will be simple and reflect the patterns and forms on the entry features and gates (See **Exhibit D2 & D3**). Sand finish stucco walls including columns with pre-cast caps and stone veneer bases will be set in an appropriate rhythm. All walls will be painted, stained, or treated with a protective finish to allow for easy graffiti removal.

### **Landscape Maintenance Responsibilities**

The Covenants, Conditions and Restrictions (CC&R's) for Cholla Cove will identify that the Cholla Cove Homeowners Association (HOA) will own and maintain the entry feature, streets, sidewalks, retention areas, landscaping within all open space tracts and decorative perimeter walls. The CC&R's will restrict the use of the single-family lots to the uses permitted by the City of Glendale Zoning Ordinance and the Cholla Cove PRD Narrative as approved by the Glendale City Council.

## **SRP IRRIGATION**

Del Ray Farms, the subdivision south of Cholla Cove, is a subdivision of large irrigated lots. The SRP turnout that serves Del Ray Farms is located at the southwest corner of the intersection of 59<sup>th</sup> Avenue and Cactus Road. This turnout is known as Turnout 4 on Lateral 18.0 from the Arizona Canal (Canal 1). The water that is delivered from Turnout 4 is transported to del Ray Farms by a private irrigation system that consists of underground pipes and open ditches. The portion of the private irrigation system on the Cholla Cove property is an open ditch. This ditch will be converted to an underground pipe and will connect the existing pipe at the north boundary of Cholla Cove to the existing pipe that crosses under Sunnyside Drive. This pipe will be installed within the landscaped tract that will be created along 59<sup>th</sup> Avenue. The cost of this work will be borne by the developer of Cholla Cove.

## **GRADING AND DRAINAGE CONCEPT**

The Cholla Cove property is fairly flat and generally slopes down to the south. No washes cross the site. No water will enter the site from the north. The project will be graded to provide storage for the runoff generated by the 100-year 2-hour storm. The large landscaped tract at the south end of the project will be depressed to hold the runoff. If a storm produces runoff in excess of the storage capacity provided, the excess water will flow into Sunnyside Drive and 59<sup>th</sup> Avenue. Street cross sections and the conceptual grading plan are included in **Appendix A**.

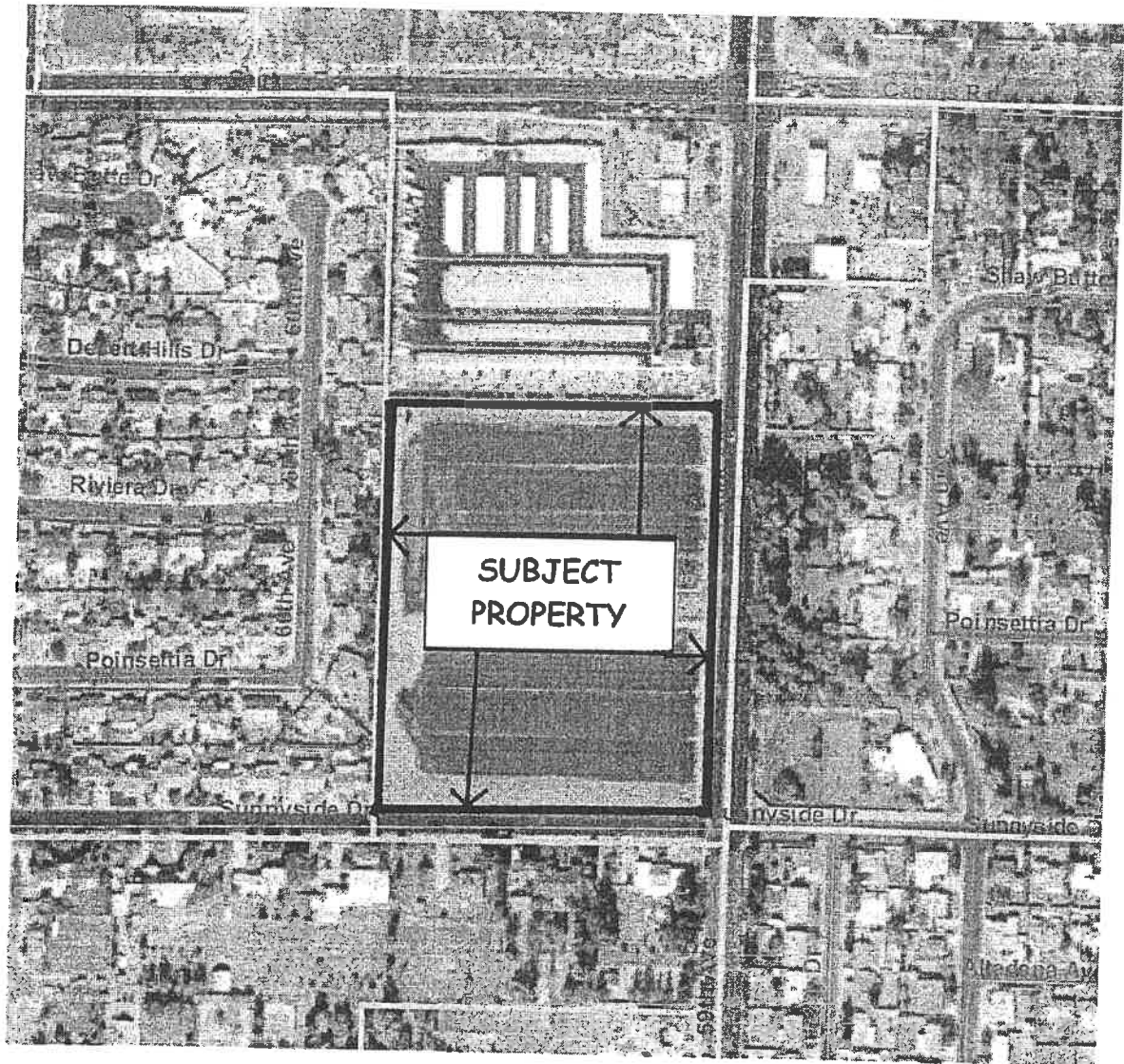
## **PRD REQUIRED FINDINGS**

1. The PRD presents a residential neighborhood, comprised of large lots, that offers a high quality of living for persons desiring single-family detached homes within a small, gated community.
2. The PRD will require an amendment to the 2025 Glendale General Plan. The proposed single-family density of 2.8 units per acre will require a change from the current designation Office and General Commercial to Medium Density Residential (2.5 – 3.5 units per acre) in accordance with said General Plan.
3. The PRD meets the intent of the Single Family Residential Design Guidelines to provide a higher standard of subdivision design through quality, marketable and sustainable development. Every effort has been made to comply with the recommended Design Guidelines where possible within the context of the site.

The proposed PRD request for Cholla Cove meets the intent, purpose and required findings of the PRD overlay zoning district. We are pleased to present Cholla Cove for your approval, and are confident that it will result in a community that both Marlor Homes and the City of Glendale will be proud of.







*Aerial Map showing Adjacent Development*

**EXHIBIT B**

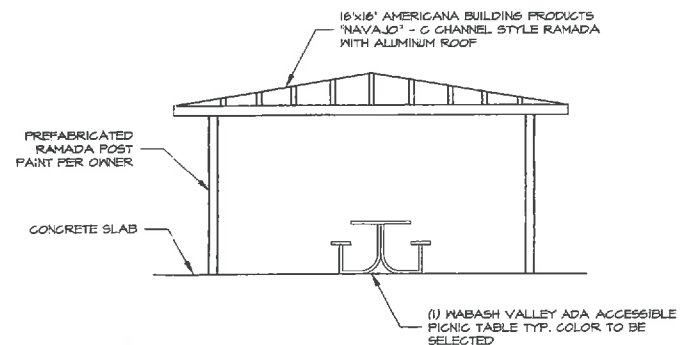


# PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	W x H
TREES SUCH AS: (50%-24" BOX / 50%-15 GAL.)		
	ACACIA ANEURA MULGA	12x20
	ACACIA SALICINA WILLOWLEAF ACACIA	15x25
	ACACIA SMALLII SWEET ACACIA	20x20
	CERCIUM PRAECOX PALO BREA	30x20
	DALBERGIA SISSOO SISSOO TREE	30x30
	FRAXINUS VELUTINA "RIO GRANDE" FAN-TEX ASH	25x30
	PINUS ELIDARICA MONDEL FINE	25x30
	ULMUS PARVIFOLIA EVERGREEN ELM	40x40
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15x40
SHRUBS SUCH AS: (REQ'D. 5 GAL. SHRUBS)		
	BOUSAINVILLEA S. "BARBARA KARST" BARBARA KARST BOUSAINVILLEA	10x20
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	6x6
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	6x10
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5x5
	CASSIA NEMOPHILA DESERT CASSIA	6x6
	CASSIA PHYLLODENDRA SILVER-LEAF CASSIA	6x6
	DODONAEA VISCOSA HOPSEED BUSH	10x12
	JUSTICIA CALIFORNICA CHUPAROSA	6x6
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	4x3
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" GREEN CLOUD SAGE	6x6
ACCENTS SUCH AS: (5 GAL.)		
	AGAVE DESMETTIANA N.C.N.	3x3
	DASYLIRION WHEELERI DESERT SPOON	6x4
	HESPERALOE PARVIFLORA RED YUCCA	3x3
	MUHLENBERGIA CAPILLARIS "REGAL MIST" REGAL MIST DEER GRASS	4x4
	YUCCA RECURVIFOLIA PENDULOUS YUCCA	6x6
GROUND COVER SUCH AS: (1 GAL.)		
	ACACIA REDOLENS "LOW BOY" N.C.N.	8x2
	BACCHARIS HYBRID "STARN" DESERT BROOM HYBRID	6x3
	CONVOLVULUS GNEORUM BUSH MORNING GLORY	3x2
	CYNODON DACTYLON "MIDIRON" MIDIRON HYBRID BERMUDA	-
	DALEA GREGGII TRAILING INDIGO BUSH	6x1
	HYMENOXYS ACALUIS ANGELITA DAISY	1x1
MATERIAL		
	CONCRETE HEADER	6" x 6" CURBSTYLE
	DECOMPOSED GRANITE TO BE SELECTED	1/2" MINUS
	WEATHERED GRANITE BULDERS SURFACE SELECT	1/2 - 2 TON 1 TON AVG.

NOTE: TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.

NOTE: LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



RAMADA

NTS

## PRELIMINARY LANDSCAPE PLAN

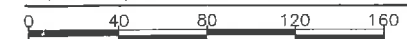


Exhibit D1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE GRAVES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GILMORE GRAVES, INC. PROJECT: CHOLLA COVE, 37505 EDWARD J. LORDEN, PHOENIX, ARIZONA 85013. BUS: 602-268-5622. FAX: 602-268-5707. EMAIL: gilmore@gilmoregraves.com



PRD PLAN  
**CHOLLA COVE**  
PREPARED FOR: MARLOR HOMES

JOB NO.: 03080  
DRAWN BY: JTZ  
APPROVED: EL  
DATE: 8.17.03



REVISIONS
1 -
2 -
3 -
4 -

SHEET:  
**PL1.1**  
1 OF 3







# GLENDAL GENERAL PLAN LAND USE MAP

## LAND USE DESIGNATIONS

- Low Density Residential (1.1 du/ac)
- Medium Density Residential (2.5 du/ac)
- High Density Residential (6.5 du/ac)
- Corporate Commerce Center
- Business Park
- Office
- Public Facility
- Institutional
- Planned Commercial
- General Commercial
- Entertainment Mixed Use
- Light Industry
- Heavy Industry
- Parks and Open Space
- Education
- Luke Compatible Land Uses

NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.

Municipal Planning Area Boundary  
Major Streets  
Luke AFB 65 LDN

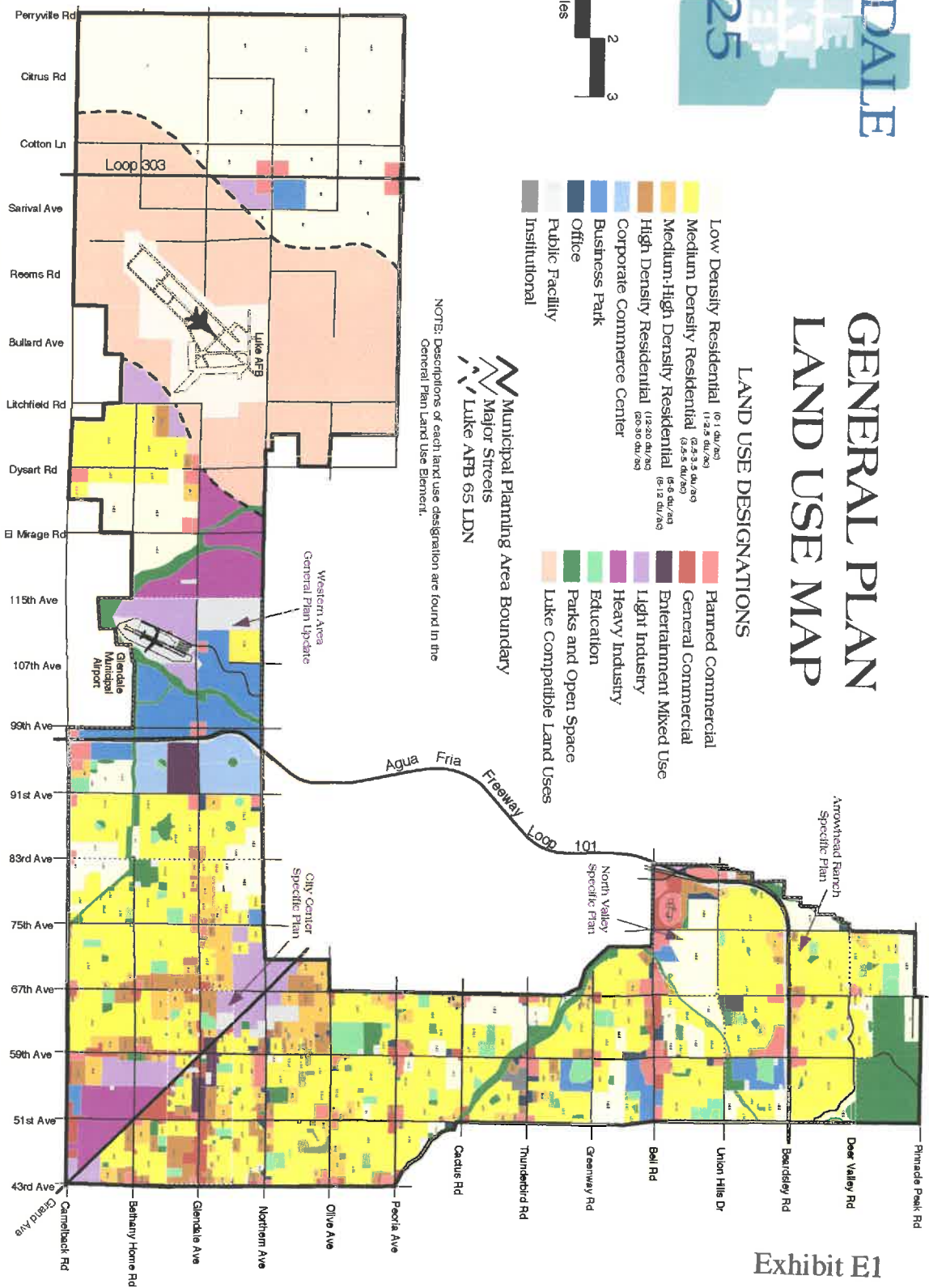
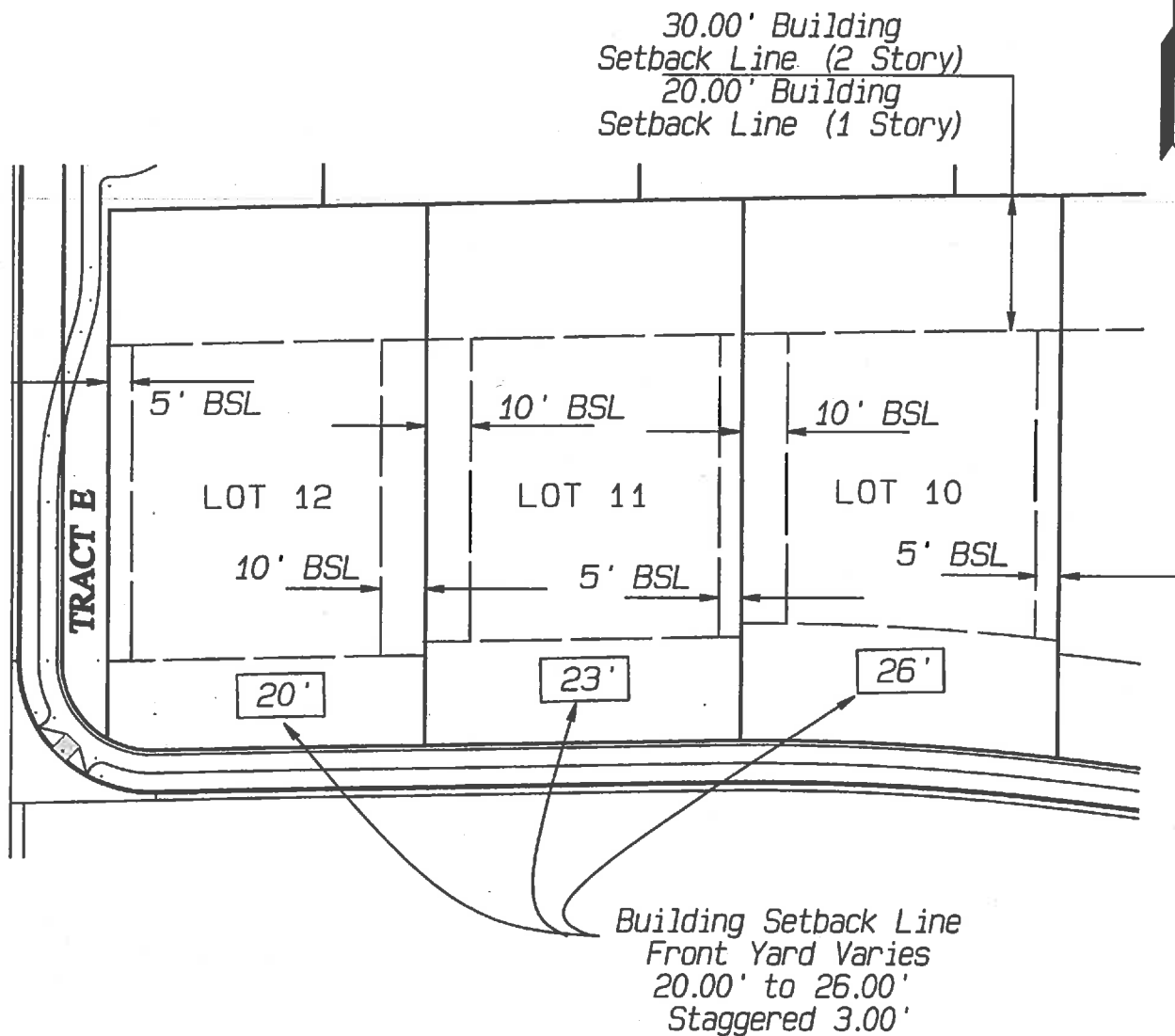
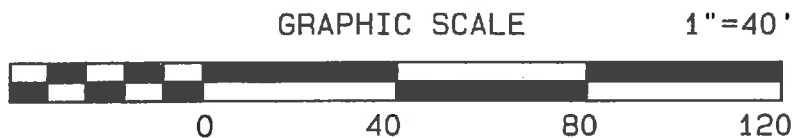


Exhibit E1

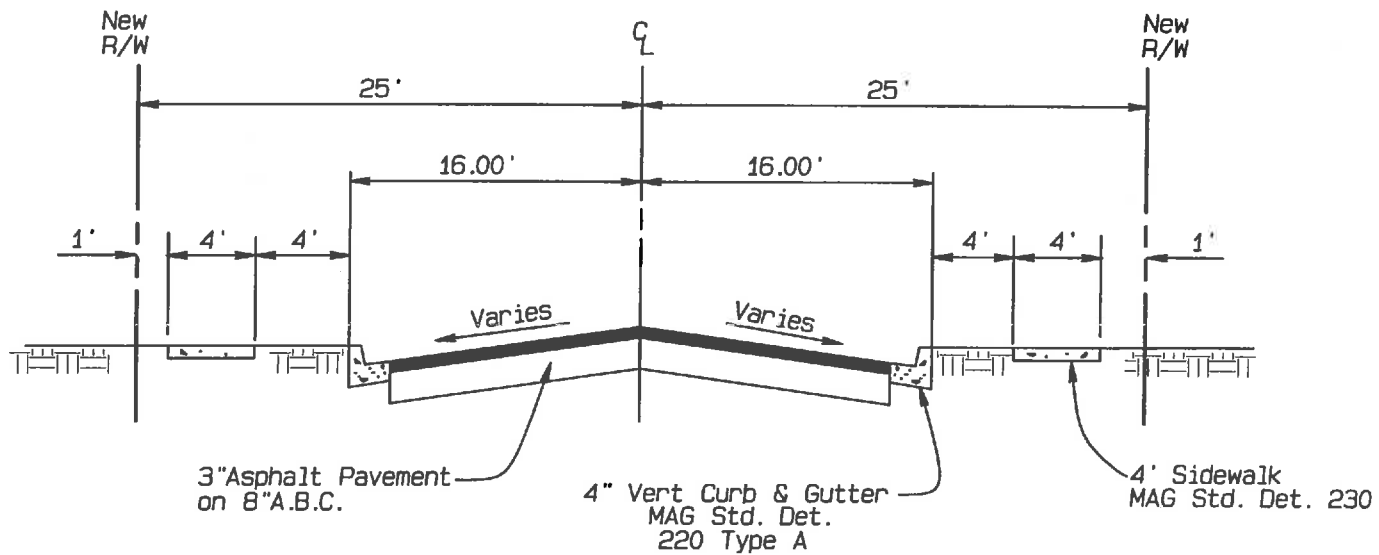


## TYPICAL LOT LAYOUT AND SETBACK EXHIBIT

EXHIBIT F

# **APPENDIX “A”**

## **STREET CROSS SECTIONS CONCEPTUAL GRADING AND DRAINAGE**



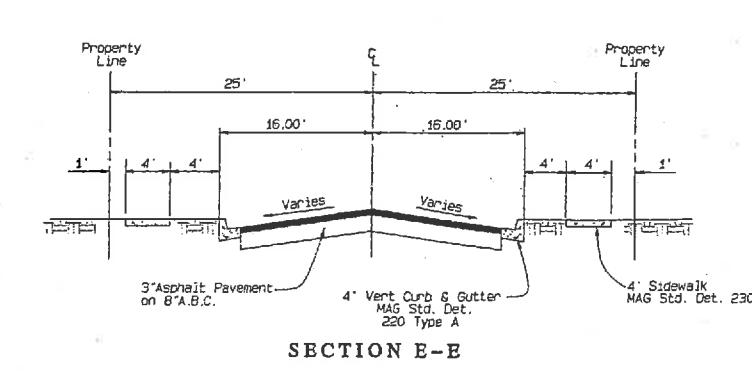
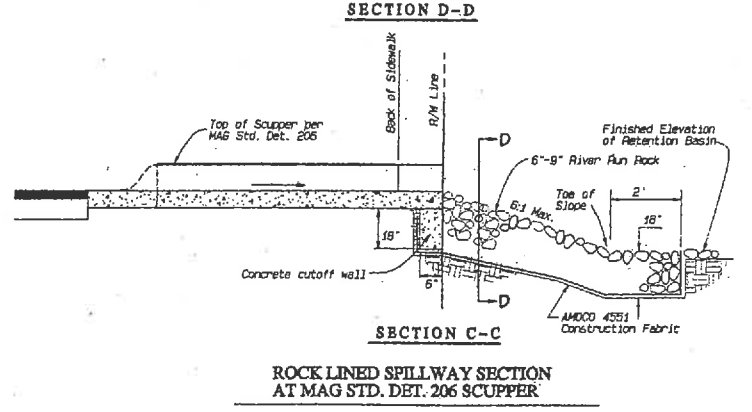
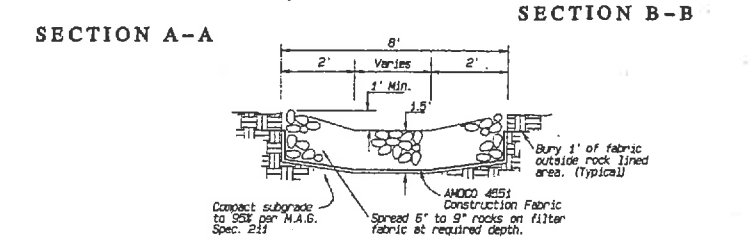
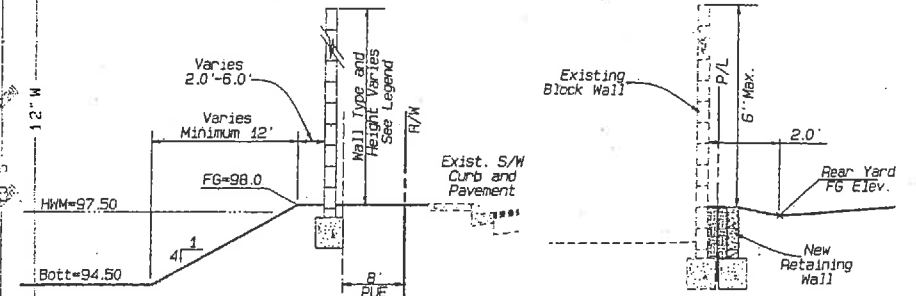
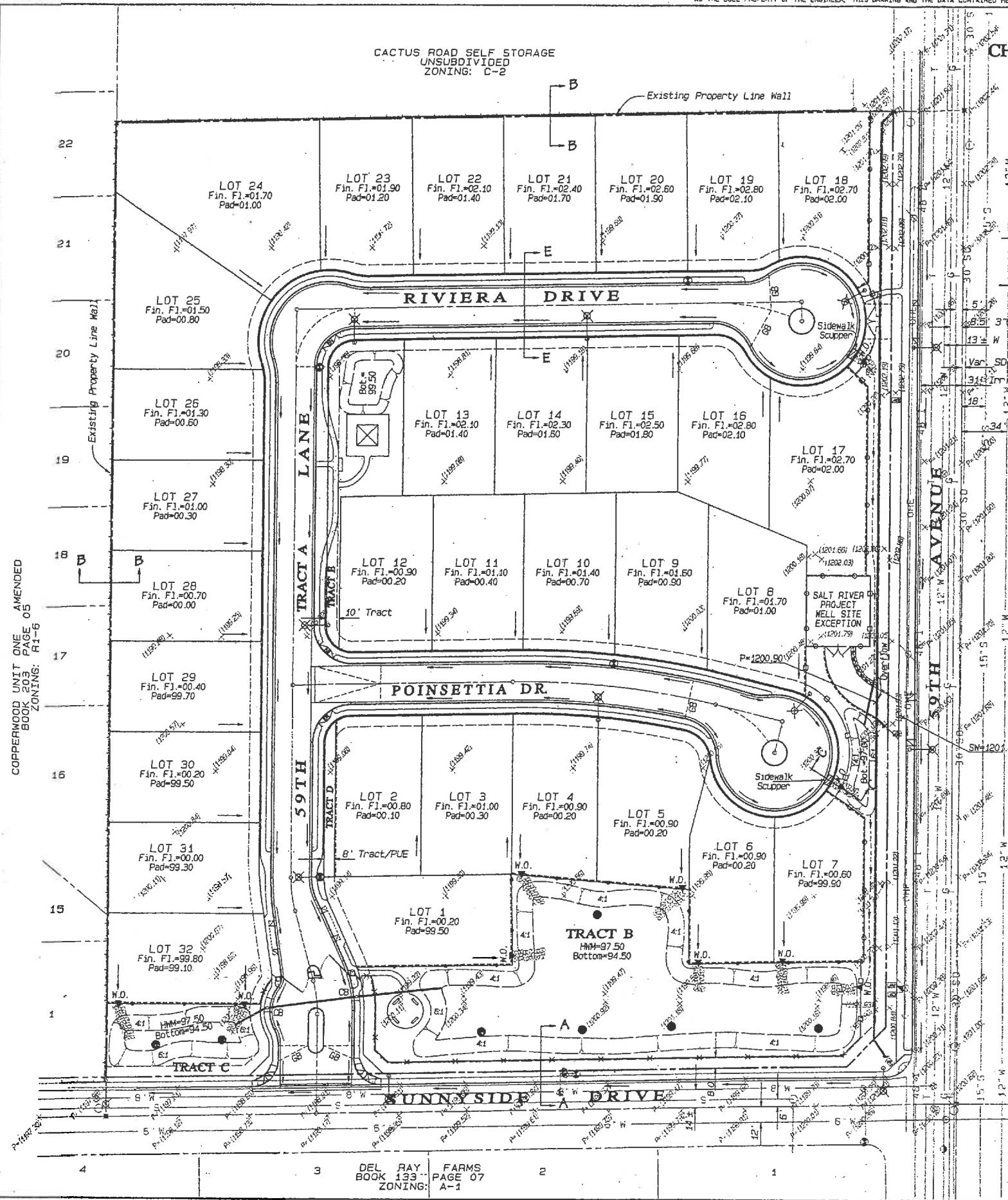
### TYPICAL ROADWAY SECTION

**A.E.C. CONSULTANTS, INC.**

1710 east indian school road suite 100  
 phoenix, arizona 85016  
 phone (602) 264-1427 (602) 230-7221 fax

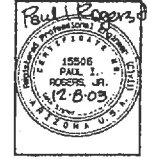


**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**CHOLLA COVE - A 32 LOT R1-7 PLANNED RESIDENTIAL DEVELOPEMENT**  
A portion of the Northeast quarter of the Northeast quarter of Section 19, Township 3  
North, Range 2 East of the Gila and Salt River Base and Meridian  
MARICOPA COUNTY, ARIZONA



- LEGEND:**
- FIRE HYDRANT
  - WATER VALVE
  - MANHOLE
  - STORM GRATE
  - SANITARY SEWER CLEANOUT
  - SET 1/2" REBAR w/ CAP #13562, unless otherwise noted
  - LIGHT POLE (PARKING LOT)
  - STREET LIGHT
  - POWER POLE
  - DOWN GUY
  - SIGN
  - ELECTRICAL TRANSFORMER / SWITCHING CABINET
  - TELEPHONE PEDESTAL / JUNCTION BOX
  - WATER SERVICE METER
  - VERTICAL CURB AND GUTTER
  - SINGLE / EXTRUDED CURB
  - MASONRY WALL
  - WATER LINE
  - SANITARY SEWER LINE
  - GAS LINE
  - UNDERGROUND ELECTRIC LINE
  - CATCH BASIN
  - BACKFLOW PREVENTOR
  - NATURAL GROUND ELEVATION
  - NEW P.V.C. PIPE
  - FLOWLINE
  - NEW CATCH BASIN
  - WALL OPENING
  - EXISTING PROPERTY LINE WALL
  - NEW 6 FOOT THEME WALL
  - NEW 8 FOOT THEME WALL
  - NEW 6 FOOT VIEW WALL
  - NEW 8 FOOT VIEW WALL
  - NEW 3 FOOT SCREEN WALL
  - DIRECTION OF DRAINAGE
  - GRADE BREAK

REVISION:



**A.E.C. CONSULTANTS**

1710 East Indian School Rd. Suite 100  
Glendale, Arizona 85015

engineering  
surveying  
arizona 85015

planning  
phoenix,

scale:  
1" = 40'

**CHOLLA COVE**  
**NW CORNER 59TH AVE.**  
**& SUNNYSIDE DR.**  
**GLENDAL, ARIZONA**

sheet  
1 of 1

drawn: WBS  
checked: PIR  
date: Mon, Dec 1, 2003