

# WESTGLEN VILLAS

7290 West Glendale Avenue  
Glendale, Arizona

## PRD NARRATIVE

GPA04-11  
ZON04-20  
PP04-05



November 2, 2004

Revised: February 18, 2005

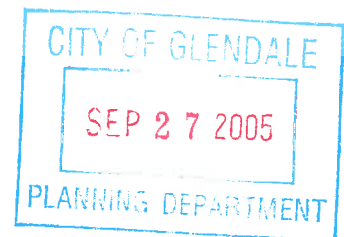
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Prepared for:  
Hallcraft Homes  
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APPROVED PLAN  
COMMUNITY DEVELOPMENT  
CITY OF GLENDALE

**WESTGLEN VILLAS**  
**Planned Residential Development**

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# **WESTGLEN VILLAS**

## **Planned Residential Development**

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## INTRODUCTION

Hallcraft Homes is proposing an infill development of approximately 30 acres in the City of Glendale. The proposal is for WESTGLEN VILLAS, a 152 lot subdivision utilizing a "Z" lot concept. The project includes design features such as a centralized open space corridor with amenity area, gated entries, theme walls, private streets and quality landscaping.

### Location

WESTGLEN VILLAS is proposed as a Planned Residential Development located at 73rd Avenue between Myrtle and Glendale Avenues on land that is presently vacant. (See **Exhibit A**). The surrounding area is in transition from agricultural uses to suburban use and zoning include the following:

- North: R1-6 zoning within the City of Glendale with single family homes and Desert Spirit Elementary School. Paradise Views, a single family residential neighborhood with City of Glendale R1-6 zoning, is located just north of Myrtle Avenue. Orangewood Vista Views has recently been approved just east of Paradise Views.
- East: R1-6 PRD zoning within the City of Glendale with single family homes. Paradise Views II, a single family residential neighborhood with City of Glendale R1-6 PRD zoning, is located directly east of the property
- South: R1-6 PRD and R1-7 PRD zoning within the City of Glendale with primarily single-family homes. Shadow Run Unit One, a single family residential neighborhood with City of Glendale R1-6 PRD zoning, is located just south of Glendale Avenue. Morningstar Estates is currently under construction on the south side of Glendale Avenue.
- West: R-4, C-2 and A-1 within the City of Glendale. Apartments and vacant land are adjacent to the western property boundary.

### Buffering/Integration with Surrounding Area

WESTGLEN VILLAS is located adjacent to several residential developments, vacant land, apartments and elementary school uses (See **Exhibit B**). The project has access from Myrtle Avenue on the north and Glendale Avenue on the south. Lots along the southern edge of the property are buffered from Glendale Avenue by a large open space area that is a minimum of 50 feet wide. Along the east and west edges of the project perimeter walls have been provided that will provide a screen from adjacent uses as well as act as a unifying element of the overall project. Lots along the northern edge of the property are buffered from Myrtle Avenue, a local street, by a ten foot landscape tract.

North of Myrtle Avenue is Paradise Views with a density of 3.50 du/ac. and Desert Spirit Elementary School. To the south of WESTGLEN VILLAS across Glendale Avenue are the single-family residential neighborhoods of Morningstar Estates (3.20 du/ac) and Shadow Run Unit One (4.0 du/ac). To the west is vacant land and apartments and to the east is Paradise Views II with a density of 3.57 du/ac, a single-family residential neighborhood. Nestled in amongst all of these similar land uses is the newly proposed WESTGLEN VILLAS. This project will contain single family homes, but will also act as a transitional use to higher intensity uses to the west.

## GENERAL PLAN CONFORMANCE

The current General Plan land use designation splits the WESTGLEN VILLAS property into several land use categories. The northern portion of the property is designated as Medium High Density Residential (5 – 8 du/ac). The southeast portion of the property is called out on the general plan map as being High Density Residential (12 – 20 du/ac). The southwestern area of the subject property is designated Office according to the General Plan. (See **Exhibit C**) Under the current General Plan the property could yield a total of 225 – 370 units with a gross density of 9 – 12.33 du/ac. The proposal is a General Plan Amendment to designate the entire site Medium High Density Residential (5 – 8 du/ac). WESTGLEN VILLAS proposes a total of 152 units with a total gross density of 5.07 du/ac. The proposed General Plan Amendment will lower the overall density of the site and be consistent with the density of development in the area.

### Land Use Compatibility

The proposed 5.07 dwelling units per acre of WESTGLEN VILLAS, is compatible with the existing 5 – 8 du/ac land-use classification that is mapped out on the General Plan for the majority of the site. The 5.07 dwelling units per acre is considerably lower than 12-20 du/ac specified in the general plan for the southeast portion of the parcel. This however is mitigated by the compatibility of use associated with the existing 3.50 du/ac density of the Paradise Views II development to the east.

The master plan design of this large tract of land takes into account the potential conflict of uses with the current C-2 zoning to the west of the site by providing a large landscape buffer along the frontage between these two different uses.

As stated in the previous paragraphs, the General Plan Land Use classification for the southwest portion of the parcel is Office. It is the hope of the developer that by changing the density requirements of 12-20 du/ac and Office designation of the General Plan to reflect the new land use designation of 5-8 du/ac that the potential for success of the Commercial land-use to the west of the project would be increased and that the compatibility of uses to the east would be enhanced.

## PRD DEVELOPMENT PLAN

The project site is currently zoned R1-6 and R-4. We are proposing to rezone the entire site to a zoning category of R1-4 with a Planned Residential Development overlay (PRD). The intent of the PRD overlay and rezoning is to create a well designed and affordable housing alternative. The objective of the overall design is to create a development master plan that will:

- Provides maximum open space by incorporating a “Z” Lot design that encourages an efficient use of space for each individual home site while allowing for numerous opportunities for public recreation and improve pedestrian circulation throughout the center of the development.
- Provide creative house design plans with flexible setbacks to avoid uniformity and help create interest and variety.
- Provide open-ended cul-de-sacs that adjoin the central open space corridor to promote a sense of openness, unity and connectivity between housing blocks.
- Provide gated entries and landscaped corridors at both entry locations that will create a unique character and special identity that will permit the owner of each individual lot to feel a sense of place and belonging.

## PLANNED DEVELOPMENT GUIDELINES

WESTGLEN VILLAS is proposed to develop under the PRD overlay-zoning district and is subject to review through the Small Lot Development Standards adopted by Glendale City Council. The Small Lot Development Standards apply to subdivisions where lots are less than 7,000 square feet. Additional criteria that qualifies WESTGLEN VILLAS as a Small Lot Development is as follows:

*Criteria: The property is identified as 5-8 du/ac on the General Plan or already zoned for small lot development.*

**Conformance:** Currently the property has three General Plan designations: Office, High Density Residential and Medium High Density Residential. The proposal is to amend the General Plan so that the entire site has a designation of Medium High Density Residential (5-8 du/ac). The zoning of the property is also currently divided into two districts: City of Glendale R1-6 and R-4. The proposed General Plan Amendment and rezoning will actually lower the overall density of the site and provide a more compatible project with the neighboring residential community.

*Criteria: The property is located within a developed neighborhood with physical barriers that preclude the expansion of the development and qualifies as infill.*

**Conformance:** The property is 30 acres in size and bound by Myrtle Avenue to the North and Glendale Avenue to the South. Project extension across these two major roadways would not provide for a cohesive neighborhood. The eastern project boundary is bordered by Paradise Views II, an existing single family residential neighborhood. To the West are apartments and a vacant lot zoned for C-2 commercial. The commercial parcel ties down the north east corner of 75<sup>th</sup> Avenue and Glendale Avenue rounding out the commercial node located at this major intersection. Although the project site is not designated as an official infill property, physical barriers in the form of roadways and existing housing prohibit the expansion of the development.

### Guideline Requirements

Much thought has been given to successfully incorporate the design expectations associated with Small Lot Developments. WESTGLEN VILLAS has been designed to create a strong presence with superior amenities, variety in housing design and quality walls and landscaping. The design encourages social interaction between neighbors in a safe, gated neighborhood.

### SITE DATA

**Proposed Land Use Table  
WESTGLEN VILLAS**

Gross Site Area	29.97 AC
Net. Site Area	27.80AC
Open Space	5.52 AC
	(19.58 %)
Project Yield	152 Lots
Project Gross Density	5.07 Du/Ac

## **PROJECT DESIGN**

WESTGLEN VILLAS is a master planned residential neighborhood that continues the high standard of development that the City of Glendale is looking for its future growth. The project offers a high quality of living for persons desiring single-family detached homes within a small gated neighborhood environment. Careful attention has been made to design a development that promotes variety and a distinct sense of place. (See **Exhibit E**)

WESTGLEN VILLAS is served with vehicular access to an arterial perimeter street, Glendale Avenue, to the south and a local street, Myrtle Avenue, to the north. At both access points there will be an entry feature, located outside of the right-of-way, with monumentation and enhanced landscaping and a gated entry. The internal street system is made up of private streets with traffic calming devices.

This single family neighborhood will feature lush quality landscaping, upscale wall design and gated entry features. The materials used will compliment the surrounding neighborhood while adding its own distinct signature. Open space is one of the main design features of WESTGLEN VILLAS. A central open space corridor runs the length of the site providing a pedestrian link through the project. This main linear corridor will have a trail that meanders through the open space providing access to open play areas, a recreation node and the swimming pool complex. In addition to the centralized open space, a landscape buffer has been designed along Glendale Avenue to provide retention area, a buffer between lots and a major arterial roadway and to create a sense of arrival at the project entry.

### **Development Schedule**

WESTGLEN VILLAS will be a single phased project. Development is anticipated to begin in the Fall of 2005.

## **DEVELOPMENT STANDARDS**

WESTGLEN VILLAS contains 152 lots within a R1-4 PRD Zoning District. The development standards for this project have been designed to create the flexibility necessary to build a neighborhood with distinct character. It is the intent of the design team to be flexible in the sense of being responsive to the changing environment of today's rapidly shifting housing market. The design of the "Z" lot subdivision is in direct response to the escalating cost and limited availability of land.

The lot configuration of the site incorporates a staggered, shared lot line or "Z" lot design. The housing product is designed to fit seamlessly into the "Z" lot layout and maximize the amount of useable lot area while creating an attractive street frontage. The "Z" lot concept also allows for a varying street frontage by staggering the setback of every other garage. The recessed garage feature creates an attractive court area with a Neo Traditional feel. (See **Exhibit F**)

## PRD Comparison

### **R1-4 Comparison**

The density for this development will be 5.07 dwelling units per acre resulting in 152 total dwelling units. The minimum lot size will be 4,022 square feet and as large as 9,414 square feet. (See **Exhibit G**)

<b>R1-4 PRD Comparison</b>	<b>Proposed R1-4 PRD Standards</b>	<b>Standard R1-4</b>	<b>Change in Standard</b>
Minimum Lot Area	4,020 S.F.	4,000 S.F.	+ 20 S.F.
Minimum Lot Width	42'	40'	+ 2'
Minimum Lot Depth	85'	80'	+ 5'
Front Yard	<sup>(1)</sup> 15' – 18'	15' – 20'	0' & -2'
Rear Yard	<sup>(2)</sup> 5' – 10'	15'	-10' & -5'
Side Yard – Minimum	<sup>(3)</sup> 5'	0' or 10'	0
Side Yard – Street Side	<sup>(4)</sup> 5'	10'	-5'
Maximum Structure Height	30'	30'	0'
Maximum Lot Coverage	50%	45%	+5%

#### **Notes:**

- <sup>(1)</sup> 10 feet to structure and 18 feet to face of garage, measured from the property line.
- <sup>(2)</sup> 5 feet to back of garage and 10 feet to main structure.
- <sup>(3)</sup> Minimum 10-foot separation between buildings.
- <sup>(4)</sup> 5 feet if adjacent to landscape tract with a minimum width of 10 feet.

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

**Accessory Buildings:** Accessory structures will not be allowed in this development.

## **HOUSE PRODUCTS**

The homes offered within WESTGLEN VILLAS will include one and two story plans that exhibit high quality with a unifying design theme. Architectural styles may vary, however, all materials, colors and styles will compliment each other as well as the overall development concept. (See **Exhibit H**)

Each home shall include the following:

1. Accent treatments and finishing details such as pop-outs, reveals and recesses are required around all windows and doors, cable ends and wall expanses on all elevations.
2. Window frames and mullions must be finished with baked enamel paint or anodized.
3. Pillars, columns and posts are to be enhanced with stucco or other architectural treatments.
4. Front doorway areas must be lighted.
5. Covered rear patio integrated into the design of the home. Columns must be enhanced to match the house. The material and color of the patio roof must match the roof of the house. If a flat roof or shed roof is provided, it must be screened with a parapet or similar treatment.
6. All building materials must be durable and appropriate for their intended use.



7. Use clay tile or concrete tile roofing materials.
8. Metal flashings, vents, pipes, electrical panels and other exposed metal must be painted to match the color of the house.
9. Ground mount and screen all mechanical equipment.
10. Garage doors must be made from sectional metal or high quality wood or equivalent.
11. Box all fireplace chimneys to avoid exposed metal flues.
12. Provide masonry yard walls. The front return walls between houses must be finished with stucco and paint to compliment the house and neighborhood.
13. Provide a variety of front yard landscaping packages.
14. Each set of "Z" Lot houses will have garage doors staggered, placing one close to the street and the other to the rear of the property. The intent of this design feature is to de-emphasizing the garage door as the predominant element associated with the building elevation.
15. A minimum of two coach lights are required at the face of the garage.

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

The landscape concept of WESTGLEN VILLAS utilizes a plant palette, materials and architectural details that will compliment the overall theme of the adjacent neighborhoods. The Conceptual Landscape Plan, included as **Exhibit I**, illustrates this concept. The open space will be designed with turf and low water use plants and will be utilized to accommodate storm water retention and pedestrian access.

The project will have two points of access, from Myrtle and Glendale Avenues, which will be enhanced with entry signage, decorative wall design and enhanced landscaping. (See **Exhibit I**) Project entries will have landscaped medians and the main entry off of Glendale Avenue will incorporate decorative pavement. The decorative pavement will be areas of brick pattern stamped asphalt surrounded by bands of tile pattern stamped asphalt. (See **Exhibit J**) The landscape plan for Glendale Avenue will match the streetscape standard for the street currently in use by the City of Glendale.

Wall design will be straightforward yet elegant and reflect the patterns and forms on the entry features and gates. (See **Exhibit K**) The main theme wall will be 6 foot high and constructed of single score 8" x 8" cmu elements with a 4" x 8" x 16" cmu split face cap. The pilasters will be constructed of 8" x 8" cmu split face single score blocks and capped with a 2'- 4" by 2'- 4" concrete cap and placed at each corner of the fence. The theme wall shall be 8" thick and 8' high along the arterial (Glendale Avenue). A 6 foot decorative theme secondary wall, constructed of 8" x 8" single score cmu with a 4" x 8" x 16" cmu split face cap, will be placed along the lots that back on Myrtle Avenue and on side lots adjacent to open space, providing a unifying element throughout the neighborhood. A 6 foot view wall will be placed on the rear lots of homes that back on the centralized open space corridor. All walls will be painted, stained, or treated with a protective finish to allow for easy graffiti removal.

### **Landscape Maintenance Responsibilities**

The Covenant Conditions and Restrictions (CC&R's) for WESTGLEN VILLAS will identify that the WESTGLEN VILLAS Homeowners Association (HOA) will own and maintain the entry features, private streets, retention areas, recreation facility, 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 Westglen Villas PRD narrative as approved by the Glendale City Council.

## **GRADING AND DRAINAGE CONCEPT**

(See **Exhibit L**)

The site gently drains to the southwest corner of the project. A linear retention facility running through the center of WESTGLEN VILLAS will help direct flows through the site. A drainage channel will be constructed parallel to Glendale Avenue with an additional retention facility at the southwest corner.

## **PUBLIC IMPROVEMENTS**

### **Water and Waste Water**

(See **Exhibit M**)

Existing water lines are located in Myrtle Avenue and Glendale Avenue. A looped water system will be provided within WESTGLEN VILLAS with a connection to the 8" waterline in Myrtle Avenue and the 12" waterline in Glendale Avenue. Sewer service will be provided by connecting to an existing manhole located near the intersection of 73<sup>rd</sup> Avenue and Glendale Avenue.

### **Circulation**

WESTGLEN VILLAS is bordered by Myrtle Avenue to the north and Glendale Avenue to the south. Half street improvements will be provided for both of these roads. (See **Exhibit N**) Access to the subdivision will be through gated entries along Myrtle and Glendale Avenues. A pre-emption device for emergency access will be installed at each gate.

The interior street pattern has been designed as a combination of through streets and cul-de-sacs. The gated access and traffic calmings will promote slower driving speeds and increase over-all safety for the neighborhood. All cul-de-sacs have been designed as open ended to provide visual interest and access to the open space corridors. All streets within the subdivision will be private. The private streets will be designed and constructed to conform to City of Glendale standards.

## **PRD REQUIRED FINDINGS**

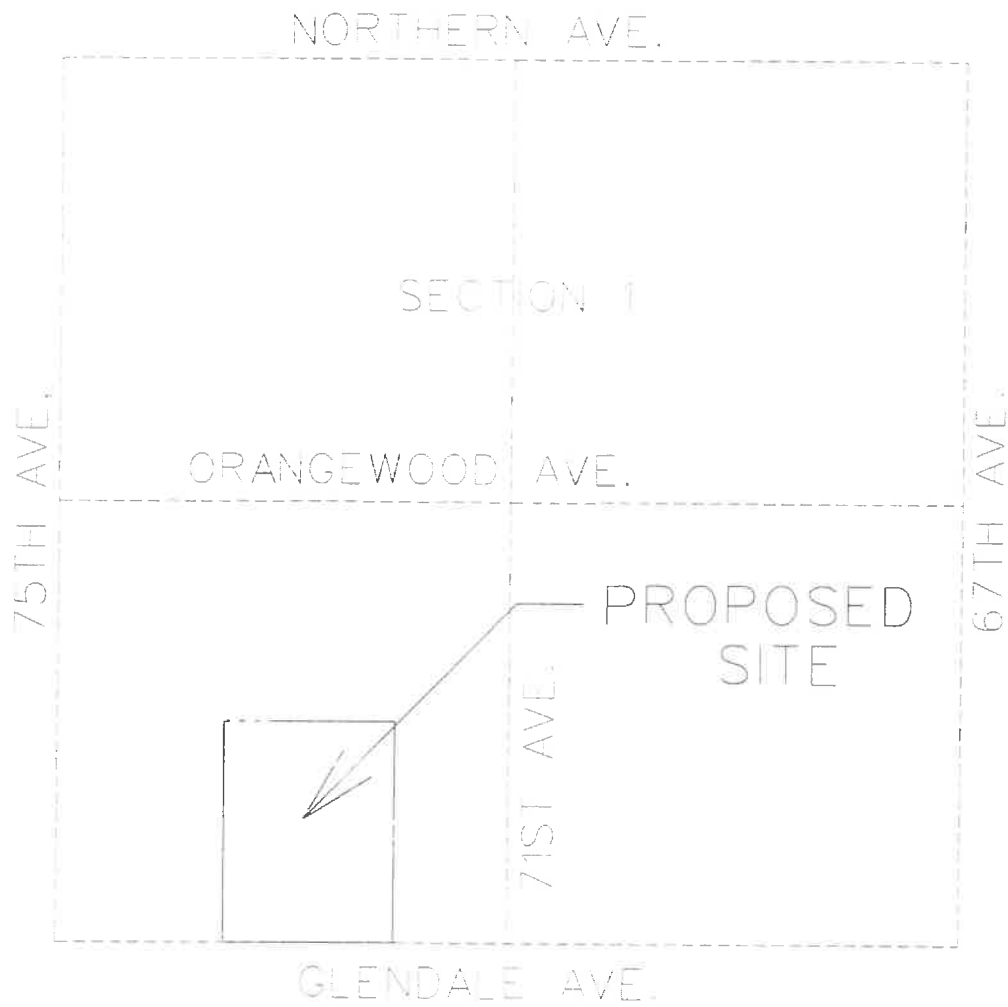
1. The PRD presents a residential neighborhood, that offers a high quality of living for persons desiring single family detached homes within a small, upscale, gated Master Planned environment.
2. The PRD requires a General Plan Amendment. The proposed single family density of 5.17 dwelling units per acre will be in the low range of the Medium High Density Residential category that is being proposed by the amendment. The Medium High Density Residential designation will be compatible with the adjacent land uses.
3. The PRD offers a pathway system and a meandering open space network with centralized amenities. The provided amenities meet the needs of the residential density proposed for the development.
4. The PRD meets the intent of the Small Lot Development to provide a higher standard of neighborhood design through quality, marketable and sustainable development. Every effort has been made to comply with the recommended Design Expectations where possible within the context of the site.

The proposed PRD request for WESTGLEN VILLAS meets the intent, purpose and required findings of the PRD overlay zoning district. We are pleased to work with the City of Glendale to bring this high quality, small lot neighborhood to the community.

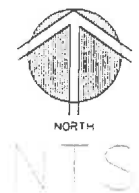
## CONCLUSION

Hallcraft Homes is requesting that City Staff recommend approval of this Preliminary Plat application in combination with the PRD request. The proposed PRD request for WESTGLEN VILLAS meets the intent, purpose and required findings of the PRD overlay zoning district. We are pleased to have the opportunity to propose a project of such high quality to the City of Glendale. Furthermore Hallcraft homes believes that it has met or exceed the requirements established by the City of Glendale by adhering to the following list of requirements:

- A. *The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.* The PRD requires a General Plan Amendment. The proposed single family density of 5.07 dwelling units per acre will be in the low range of the Medium High Density Residential category that is being proposed by the amendment.
- B. *The proposal will be compatible with other existing and planned development in the area.* The Medium High Density Residential designation will be compatible with the adjacent land uses.
- C. *The proposal meets and exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.* This single-family neighborhood will feature lush quality landscaping, upscale wall design and gated entry features. The homes offered within WESTGLEN VILLAS will include one and two story plans that exhibit high quality with a unifying design theme. The materials used will compliment the surrounding neighborhood while adding its own distinct signature. Open space is one of the main design features of WESTGLEN VILLAS. A central open space corridor runs the length of the site providing a pedestrian link through the project. This main linear corridor will have a trail that meanders through the open space providing access to open play areas, a recreation node and the swimming pool complex. In addition to the centralized open space, a landscape buffer has been designed along Glendale Avenue to provide a retention area, a buffer between lots and a major arterial roadway and to create a sense of arrival at the project entry.
- D. *The proposal will result in a quality living environment and accommodate desired lifestyles.* The "Z" Lot design encourages an efficient use of space for each individual home site while allowing for numerous opportunities for public recreation and improve pedestrian circulation throughout the center of the development thus providing for a open and friendly living environment.
- E. *The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.* The PRD offers a pathway system and a meandering open space network with centralized amenities. The provided amenities include a pool, tot lot, ramada, recreation building and large grass lined retention areas. The provided amenities meet the needs of the residential density proposed for the development.
- F. *The type and quality of house products will be consistent with the intended character of the development.* The homes offered within WESTGLEN VILLAS will include one and two story plans that exhibit high quality with a unifying design theme. Architectural styles may vary, however, all materials, colors and styles will compliment each other as well as the overall development concept.



## VICINITY MAP



WESTGLEN VILLAS

EXHIBIT A



ORANGEWOOD AVENUE

DESERT SPIRIT  
ELEMENTARY SCHOOL

STATE AVENUE

PARADISE  
VIEWS

NORTHVIEW AVENUE

73RD DRIVE

72ND AVENUE

NICOLE DRIVE

MYRTLE AVENUE

APARTMENTS

SITE

PALMAIRE AVENUE

PARADISE VIEWS

GLEN DRIVE

72ND AVENUE

71ST DRIVE

71ST AVENUE

GLENDALE AVENUE

PEPPERTREE LANE

FLYNN LANE

SHADOW RUN  
UNIT

73RD DRIVE

73RD AVENUE

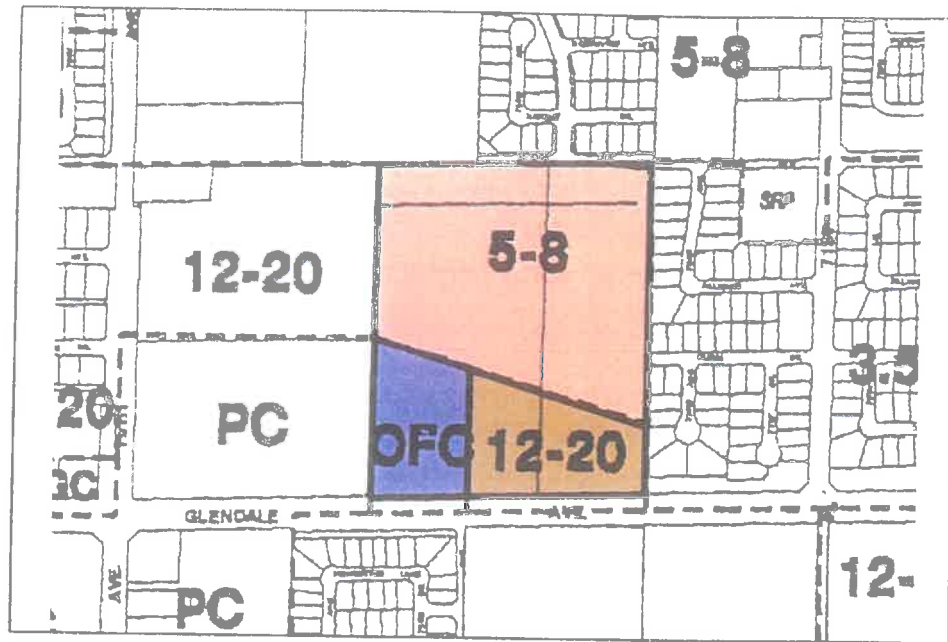
74TH AVENUE

MORNINGSTAR ESTATES

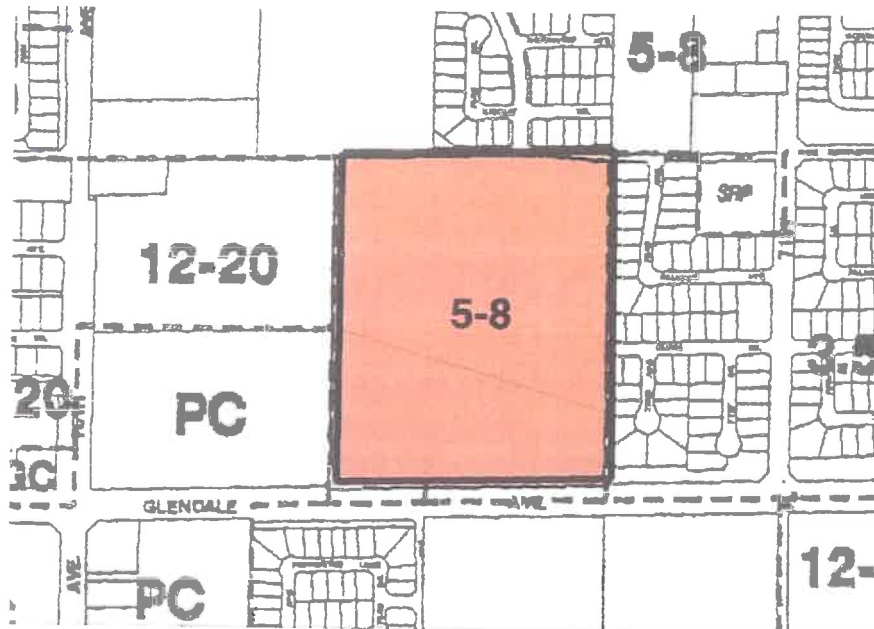


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REVISED: 05-15-05

WESTGLEN VILLAS  
EXHIBIT B



## EXISTING GENERAL PLAN



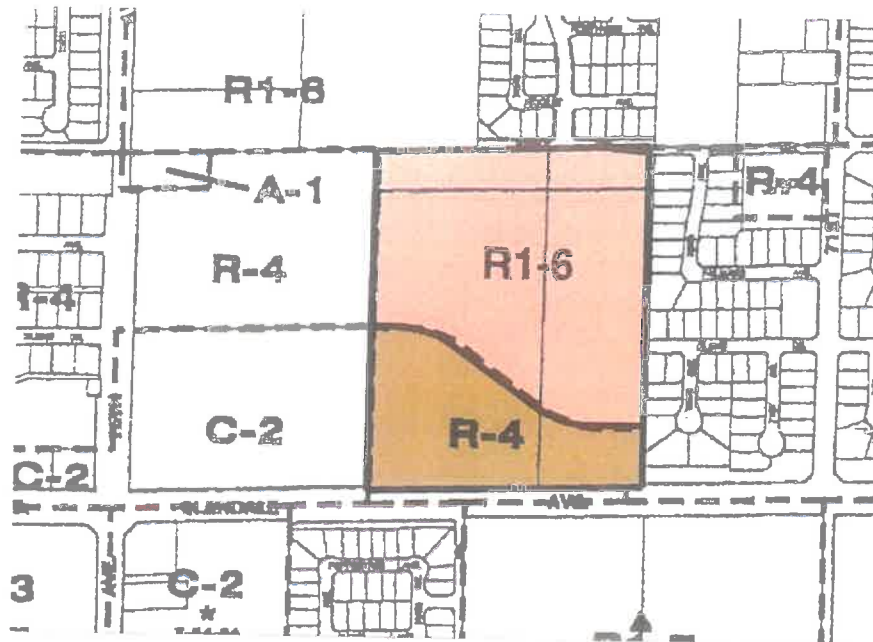
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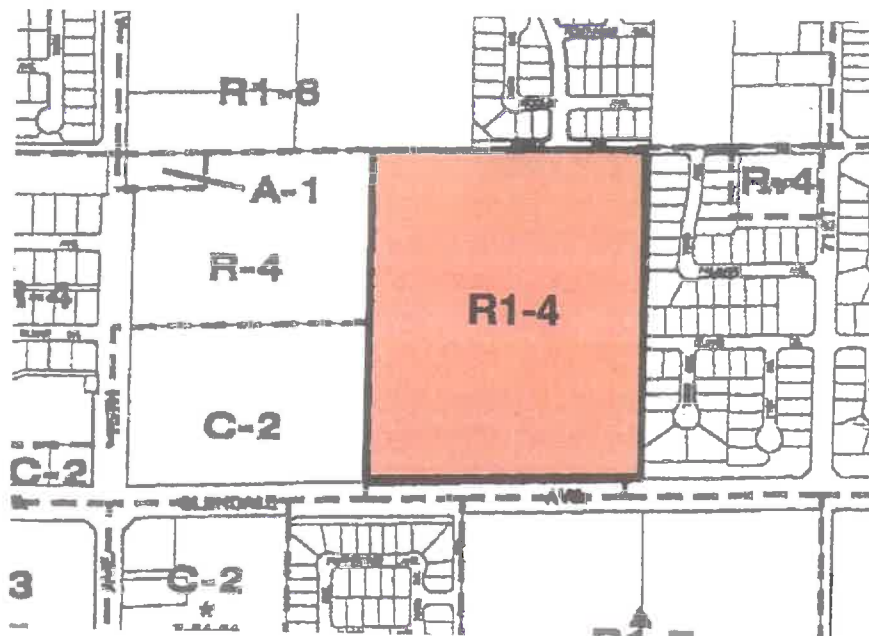
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WESTGLEN VILLAS  
EXHIBIT C



## EXISTING ZONING



## PROPOSED ZONING



DATE 9/29/04

**CVL**

WESTGLEN VILLAS  
EXHIBIT D



COE & VAN LOO CONSULTANTS INC.,  
4550 N. 12TH STREET  
PHOENIX, AZ, 85014  
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CONTACT: JOE WALSH

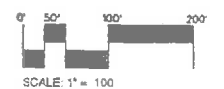
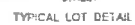


EXHIBIT E

SHEET 1 OF 1





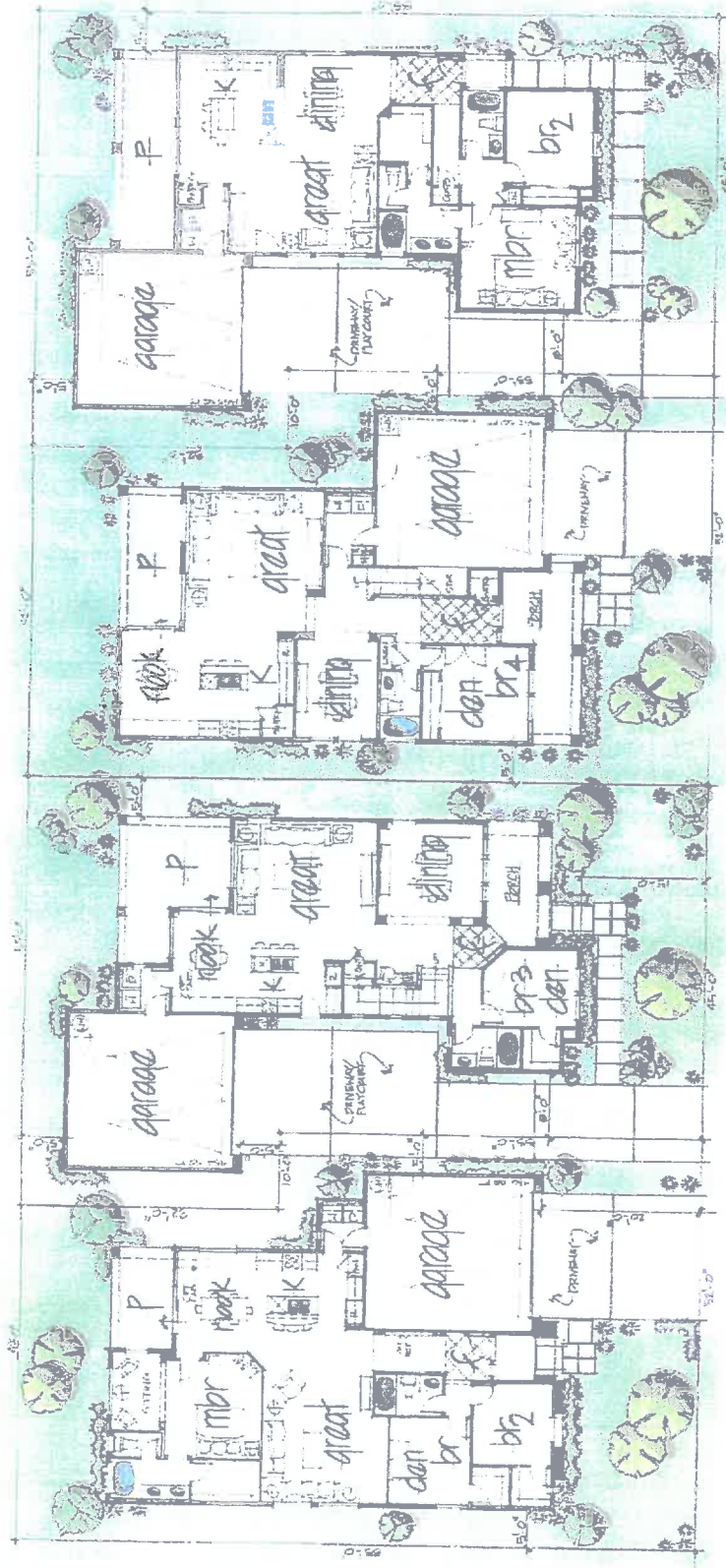
# WESTGLEN VILLAS LOT SQUARE FOOTAGE TABLE

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	4145	33	4404	65	4145	97	4143	129	4087
2	4100	34	4334	66	4100	98	4100	130	4082
3	4145	35	4264	67	4145	99	4145	131	4145
4	4100	36	4138	68	4100	100	4100	132	4100
5	4145	37	5024	69	4087	101	4145	133	4145
6	4100	38	5268	70	4145	102	4100	134	4100
7	4145	39	5252	71	4100	103	4145	135	4145
8	4100	40	4228	72	4145	104	4100	136	4100
9	4145	41	4610	73	5031	105	4914	137	4145
10	4086	42	5538	74	4093	106	4100	138	4617
11	4103	43	4881	75	4145	107	4145	139	4101
12	4145	44	5112	76	4100	108	4100	140	4145
13	4100	45	4087	77	4145	109	4145	141	4100
14	4145	46	4145	78	4100	110	4100	142	4145
15	4100	47	4186	79	4145	111	4145	143	4100
16	4145	48	4562	80	4100	112	4145	144	4145
17	4100	49	5150	81	4145	113	4100	145	4100
18	4145	50	4684	82	4087	114	4145	146	4145
19	4240	51	5272	83	4145	115	6353	147	4145
20	4396	52	4208	84	4100	116	8144	148	5520
21	4328	53	4145	85	4145	117	4100	149	9414
22	4259	54	4100	86	4100	118	4145	150	5102
23	4144	55	4145	87	4145	119	4145	151	4145
24	5273	56	4100	88	4100	120	4123	152	4100
25	5681	57	4087	89	4145	121	4770		
26	4100	58	4145	90	4250	122	4151		
27	4145	59	4100	91	4022	123	4100		
28	4145	60	4145	92	4100	124	4145		
29	4100	61	4100	93	4145	125	4100		
30	4145	62	4145	94	4100	126	4145	AVERAGE:	4345
31	5681	63	4100	95	4145	127	4100		
32	5273	64	4145	96	4100	128	4145		

EXHIBIT G

TYPICAL STREETSCAPE





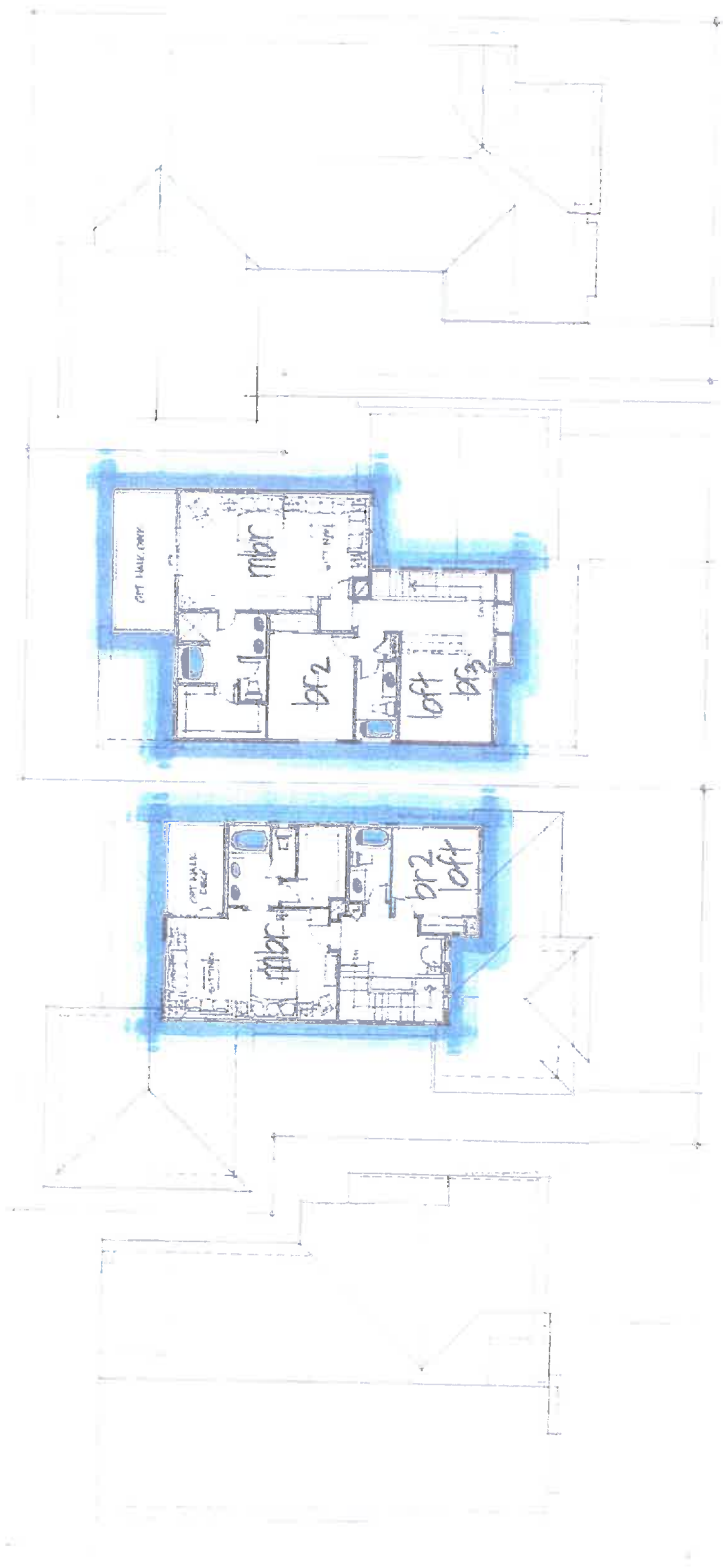
PLAN TWO 1446 SQFT

PLAN THREE 1954 SQFT

PLAN FOUR 2352 SQFT

PLAN ONE 1455 SQFT

# TYPICAL MAIN FLOOR STREETSCAPE



PLAN ONE - 1355 SQFT

PLAN FOUR - 2352 SQFT

PLAN THREE - 1954 SQFT

PLAN TWO - 1436 SQFT

# TYPICAL UPPER FLOOR STREETSCAPE

HALLCRAFT HOMES  
 5500 E. McDowell Street, Suite 100  
 Phoenix, AZ 85006

WESTGLEN VILLAS  
 GLENDALE, ARIZONA



OPEN SPACE AREA  
- PASSIVE PLAY AREA  
- TURF AREA  
- SHADE TREES  
- BENCHES

DESERT SPIRIT  
ELEMENTARY SCHOOL

PARADISE VIEWS

MYRTLE AVENUE

MINOR ENTRY:  
GATES  
PALMS  
DECORATIVE PAVEMENT  
(STAMPED ASPHALT - BRICK  
AND TILE PATTERN)

# CONCEPTUAL LANDSCAPE PLAN

WESTGLEN VILLAS

DEVELOPER:

HALLCRAFT HOMES  
16622 AVENUE OF THE FOUNTAINS  
FOUNTAIN HILLS, AZ 85268  
PHONE: 480-816-8999  
FAX: 480-816-9797  
CONTACT: CHRIS ELLIS

PLANNER/ ENGINEER:

COE & VAN LOO CONSULTANTS INC.,  
4550 N. 12TH STREET  
PHOENIX, AZ, 85014  
PHONE: 602-285-4766  
FAX: 602-264-4303  
CONTACT: EARL J. SWETLAND

## PLANT PALETTE:

GENUS/SPECIES:	COMMON NAME:
TREES:	
Phoenix dactylifera	Date Palm
Ulmus parvifolia	Evergreen Elm
Quercus virginiana	Southern Live Oak
Platanus mexicana	Mexican Sycamore
Caesalpinia cactalaco	Cascolote
Dalbergia sissoo	Rosewood
Chitalpa tashkinensis	Chitalpa
SHRUBS:	
Leucophyllum frutescens "compacta"	Compact Texas Ranger
Caesalpinia mexicana	Mexican Bird of Paradisebush
Pittosporum tobira "variegata"	Variegated Pittosporum
Xylosoma congestum	Xylosoma
Nerium oleander "petite pink"	Petite Pink Oleander
Diets iriodes	Fortnight lily
Tecoma sp. "Orange Jubilee"	Tecoma Orange Jubilee
Ruellia tweediana	Blue Ruellia
Tecomaria capensis	Cape Honeysuckle

## GROUNDCOVERS & VINES & ACCENTS

Acacia redolens	Desert Carpet Acacia
Baccharis sp. Thompsonii	Starr's Desert Broom
Muhlenbergia capillaris	Regal Mist Deergrass
Lantana montevidensis	Trailing Purple Lantana
Muhlenbergia "Autumn Glow"	Autumn Glow Deergrass
Podranea ricaliana	Pink Trumpet Vine
TURF: Cynodon dactylon, Numex 'Mirage' Hydroseed.	

## NOTES:

1. ALL PLANT MATERIAL TO BE MAINTAINED BY THE H.O.A.
2. FRONT YARD LANDSCAPING TO BE PROVIDED BY THE DEVELOPER

CYL  
DATE: 07-06-05

EXHIBIT I  
JOB # 040020

APARTMENTS

OPEN SPACE AREA  
- PASSIVE PLAY AREA  
- TURF AREA  
- SHADE TREES  
- BENCHES

OPEN SPACE AREA  
- SWIMMING POOL COMPLEX:  
- PLAY POOL  
- SHADE RAMADA  
- TOT LOT  
- PICNIC TABLE  
- B.B.Q. GRILL  
- TURF AREA  
- ACTIVE PLAY AREA

VACANT

SHADOW RUN

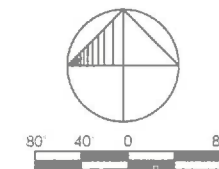
ENTRY DRIVE  
- GATES  
- ENTRY MONUMENT  
- PALMS  
- DECORATIVE PAVEMENT  
(STAMPED ASPHALT -  
BRICK AND TILE PATTERN)

OPEN SPACE AREA  
- SHADE RAMADA  
- PICNIC TABLE  
- B.B.Q. GRILL  
- TURF AREA  
- ACTIVE PLAY AREA  
- BENCHES

SIDE YARD / CORNER LOT:  
SHADE TREES  
ACCENT TREES

OPEN SPACE AREA  
- PASSIVE PLAY AREA  
- TURF AREA  
- SHADE TREES  
- BENCHES

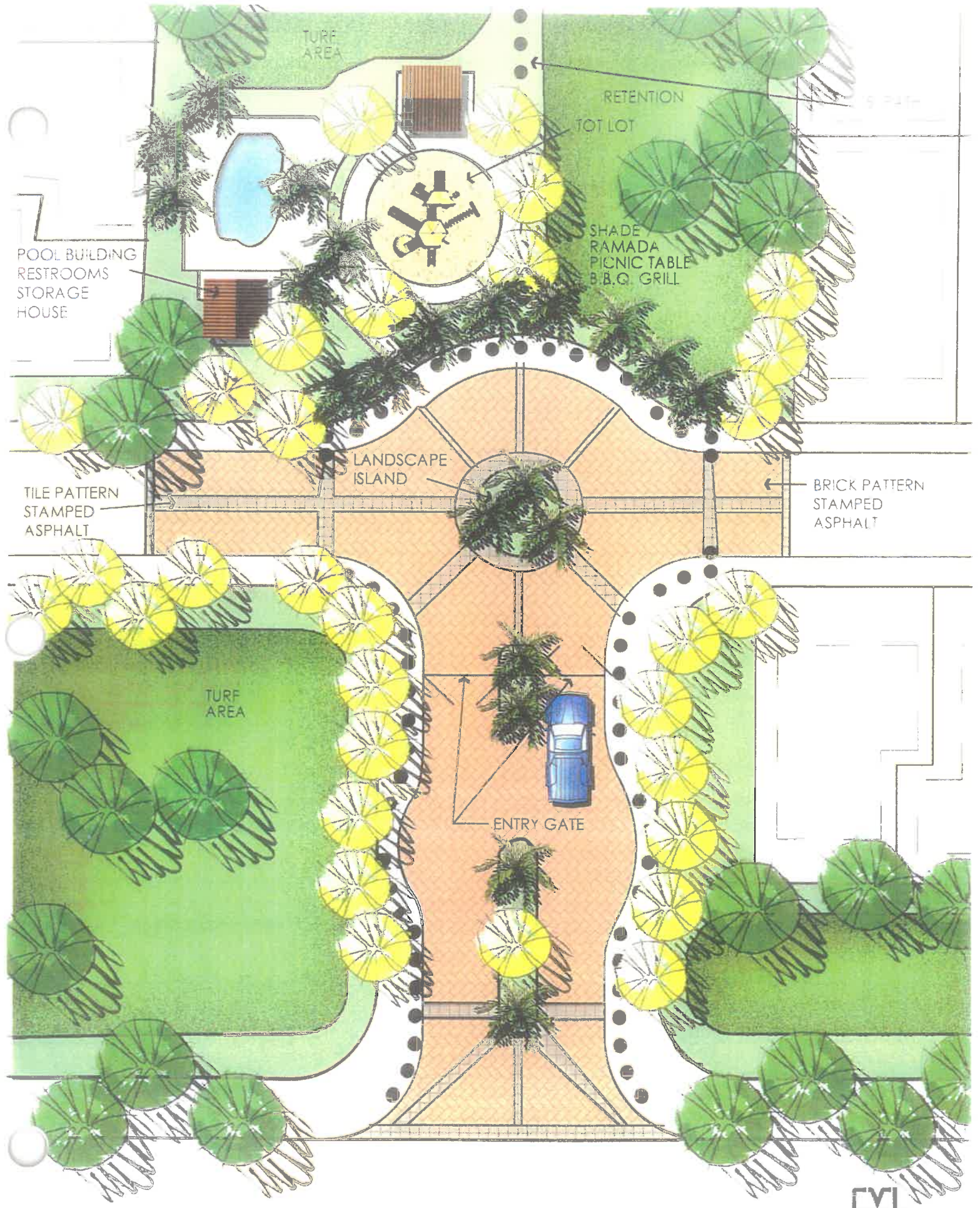
PARADISE VIEWS II





Shade Ramada

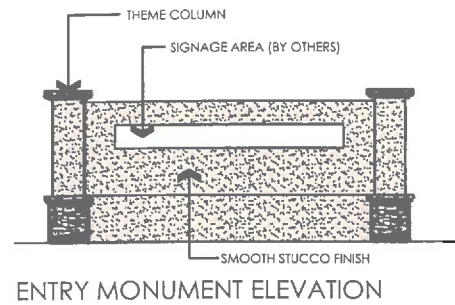
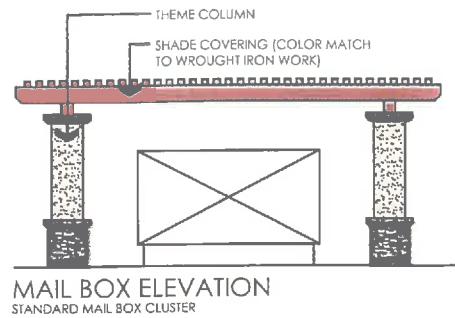




CVL

EXHIBIT J





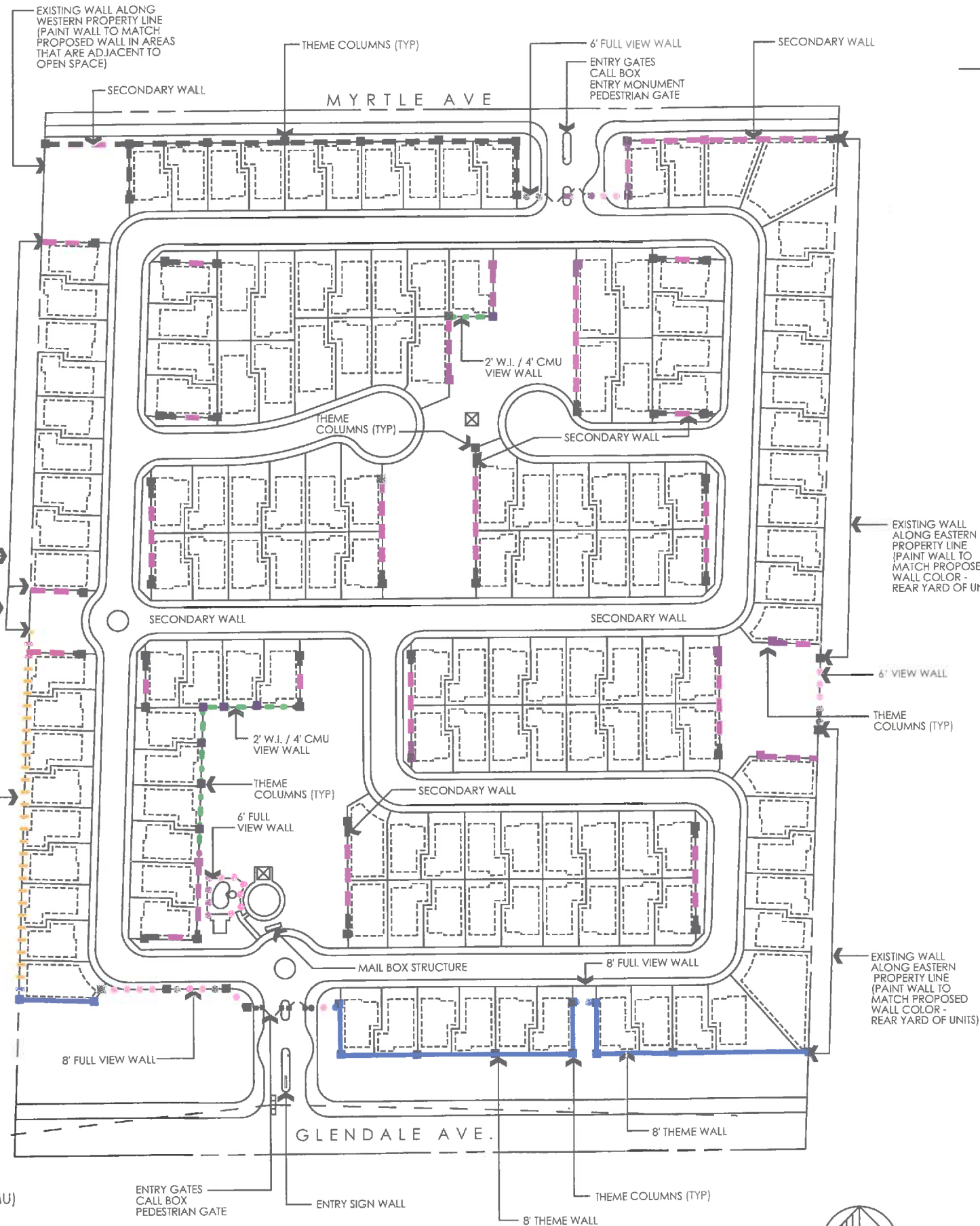
EXISTING WALL ALONG WESTERN PROPERTY LINE (PAINT WALL TO MATCH PROPOSED WALL COLOR - REAR YARD OF UNITS)  
EXISTING WALL ALONG WESTERN PROPERTY LINE (PAINT WALL TO MATCH PROPOSED WALL IN AREAS THAT ARE ADJACENT TO OPEN SPACE)

PROPOSED 8' BLOCK WALL ALONG WESTERN PROPERTY LINE (PAINT WALL TO MATCH PROPOSED WALL COLOR)

#### WALL LEGEND

- THEME WALL (8' HEIGHT)
- SECONDARY WALL (6' HEIGHT)
- FULL VIEW WALL (6' HEIGHT)
- VIEW WALL (2" WROUGHT IRON OVER 4' CMU)
- BLOCK WALL (8' HEIGHT)

## WALL PLAN



# CONCEPTUAL LANDSCAPE PLAN

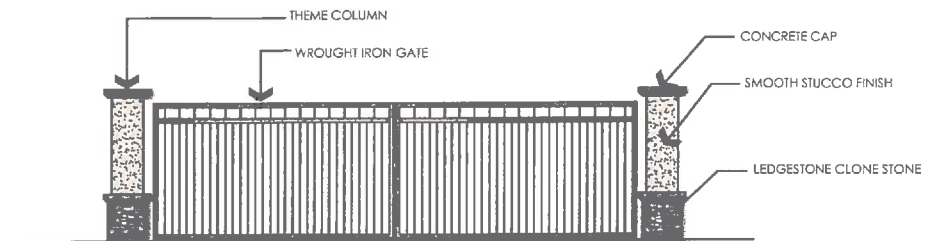
## WESTGLEN VILLAS

### DEVELOPER:

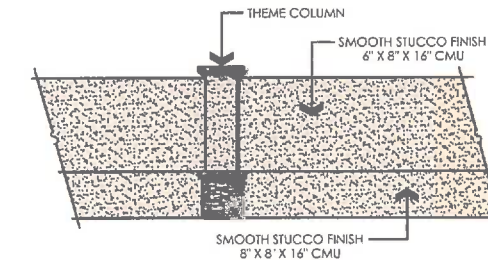
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FAX: 480-816-9797  
CONTACT: CHRIS ELLIS

### PLANNER/ ENGINEER:

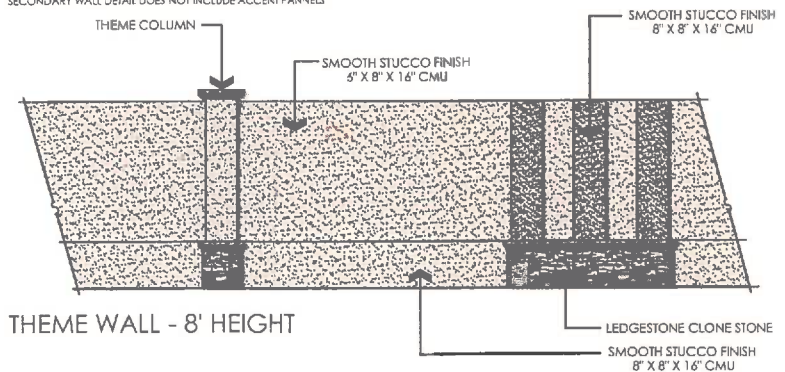
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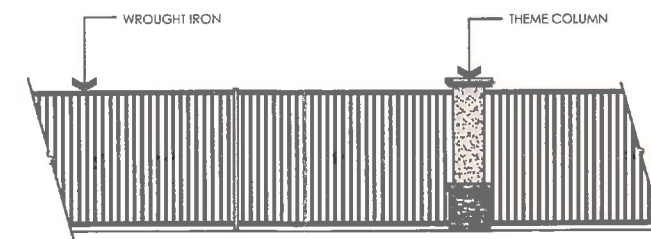
### ENTRY GATE ELEVATION



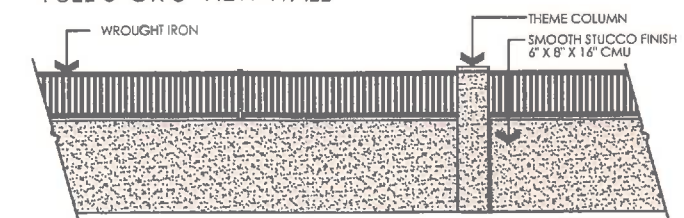
### THEME / SECONDARY WALL - 6' HEIGHT



### THEME WALL - 8' HEIGHT



### FULL 6' OR 8' VIEW WALL



### 2' W.I. OVER 4' CMU VIEW WALL

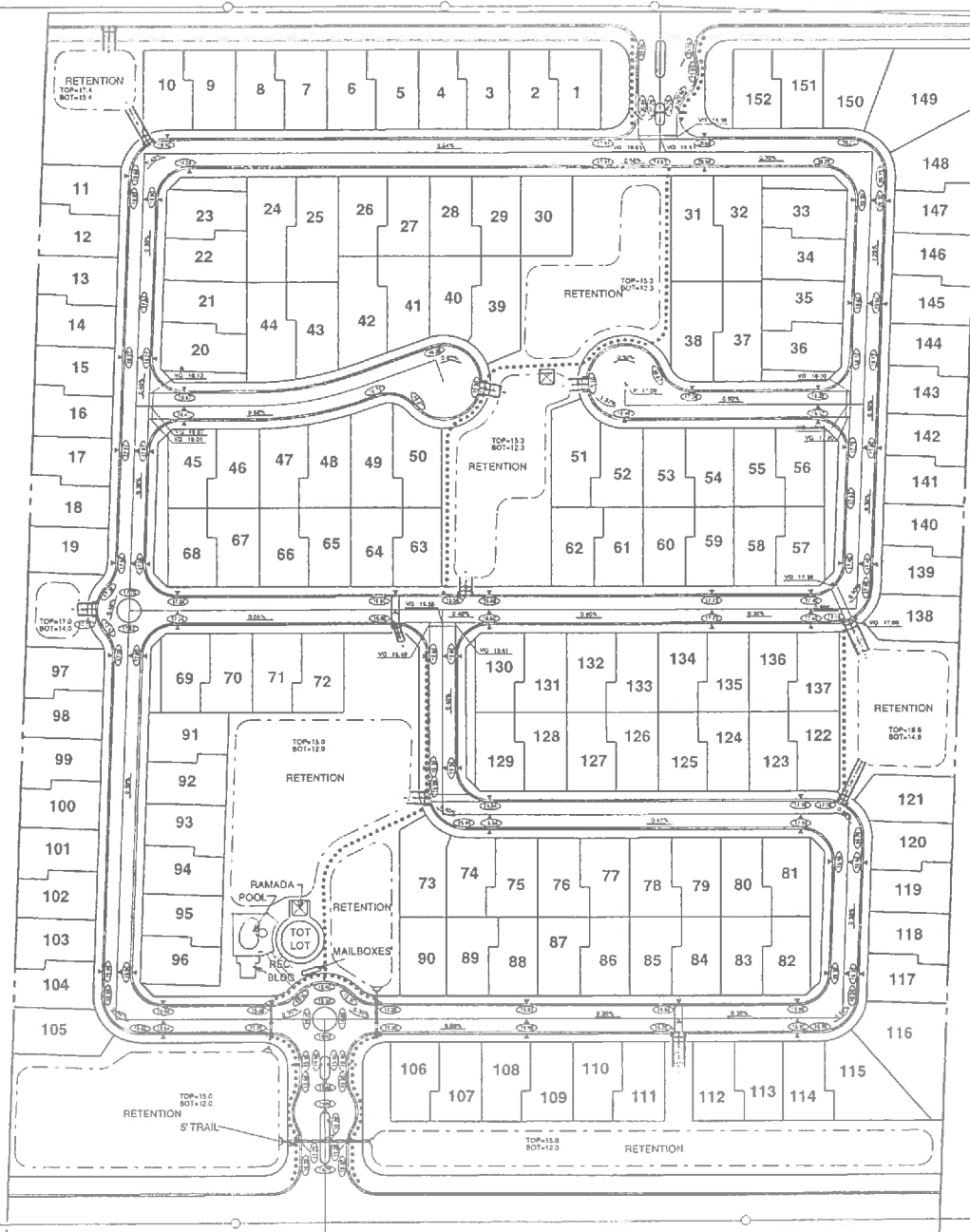


DATE: 07-06-05

## EXHIBIT K

JOB # 040020

MYRTLE AVENUE



GLENDALE AVENUE

## PRELIMINARY DRAINAGE PLAN

WESTGLEN VILLAS  
EXHIBIT L

MYRTLE AVENUE

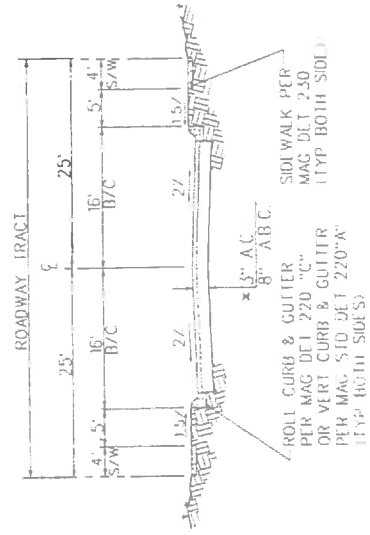
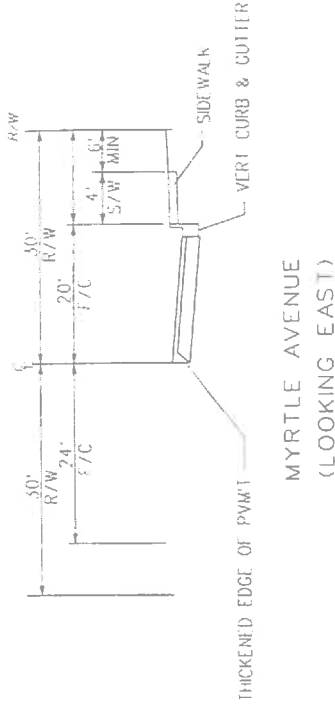
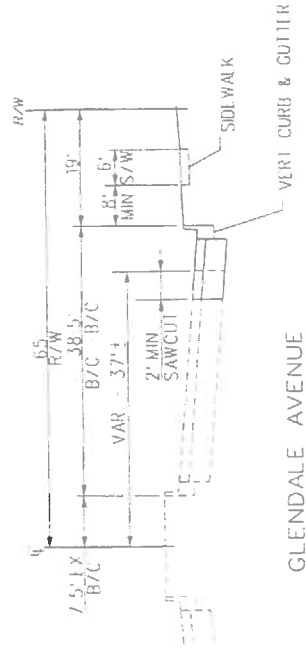
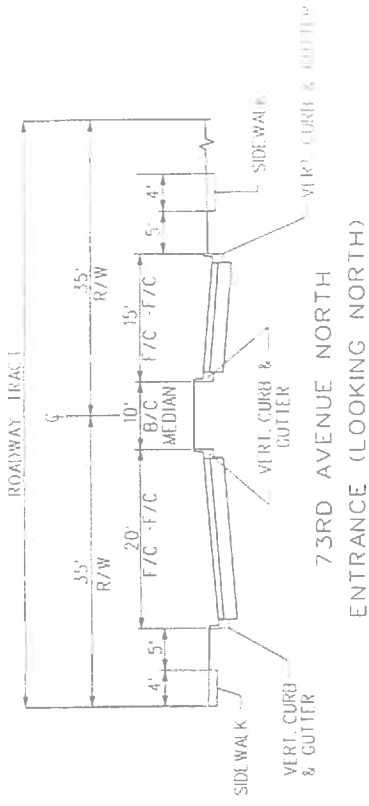
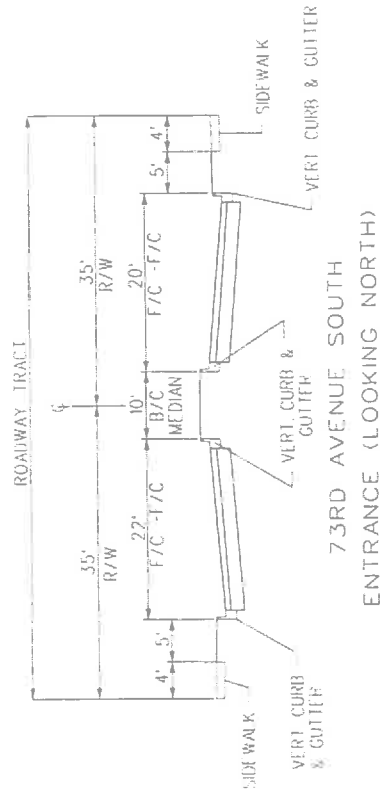
NOTE CONNECT TO 8" EXISTING WATERLINE



GLENDAL AVENUE

# WATER & WASTE WATER PLAN

WESTGLEN VILLAS  
EXHIBIT M



PRIVATE