

Cabrillo Point
7315 West Grandview Road
PRD APPLICATION #ZON 05-15

City of Glendale
Planning Department, 2nd floor
5850 West Glendale Avenue, Ste. 212
Glendale, Arizona 85301

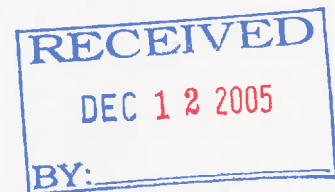
An R1-6 Planned Residential Development for 69 units on 17.3 acres

SWC 73rd Avenue and Grandview Drive
Glendale, Arizona
Submitted November 10, 2005
Revised and Resubmitted December 12, 2005

Developer
Pulte Homes
Frank Puma
15111 N. Pima Road
Scottsdale, Arizona 85260
480-391-6007

Engineer
LEADS
Rick Lloyd, Mark Steele
2400 N. Central Suite 203
Phoenix, Arizona 85004
602-254-2600

Representative
Withey, Anderson & Morris P.L.C
Jason Morris, Charla McCoy
2525 E. Arizona Biltmore Cir Ste A-212
Phoenix, Arizona 85016
602-230-0600



*Approved by CC
3/28/06*

PRD NARRATIVE
Revised November 10, 2005
Revised December 12, 2005

I. Introduction

On behalf of Pulte Homes, Withey Anderson & Morris respectfully requests consideration and approval of this Rezoning and Preliminary Subdivision Plat application. This application for rezoning and subdivision plat encompasses 17.3 gross acres located at the southwest corner of 73rd Avenue and Grandview.

The City of Glendale annexed this parcel from Peoria on September 2, 2004. The property is currently undeveloped. To the north is an undeveloped parcel which is zoned A-G. To the west is an undeveloped parcel within the city limits of Peoria which is zoned P1-1. The property is adjacent to the Arizona Diversion Channel on the south. To the east is an existing single family residential neighborhood which is zoned R1-6.

Pulte Homes is proposing to rezone the property to R1-6 which will allow 69 homes at 3.99 dwelling units per acre.

II. General Plan

The General Plan designates this property as Medium Density Residential which allows 3.5 – 5 dwelling units per acre. The surrounding area is predominately Medium Density Residential, with pockets of Multifamily and Commercial to the northeast. It is our understanding that this proposal is in full conformance with the General Plan.

Pulte Homes addresses, conforms, and is in basic harmony with the Goals and Objectives embodied in the General Plan

Land Use: Page 23 of the Glendale General Plan, Goals and Objectives for Land Use states "Housing development should offer a variety of living options that will help to attract new business."

Pulte Homes is a nationally known homebuilder who over the last 50+ years has built more than 400,000 homes, has been honored as "America's Best Builder," and was named National Builder of the Year in 2002. This proposal is consistent with Glendale's strategy to promote the City's image as an excellent place to live.

Circulation: Implement the Transportation Plan

Pulte has agreed to make full street improvements along Grandview Road which will support future growth opportunities to areas beyond Pulte's subdivision.

Housing: Promote a variety of housing choices that attract executives and employers of high tech business while at the same time, meeting the affordable shelter needs of others in the population.

Pulte is proposing to build their 2 story 3500 series homes. These 2 story homes feature unique floor plans and range from 1,485 to 2,454 square feet.

Urban Design: Promote natural and built environments that contribute positively to overall and localized community appearance and quality of life.

This project has been designed to emphasis the natural open space element of the canal. Pedestrian access will be maintained to accommodate those residents who wish to use the canal corridor for recreational purposes. A Multi-use Recreational Trail will also be provided which will facilitate future growth of the City's trail system intended to serve equestrians, pedestrians, and bicyclists. The centralized location of the internal amenities and open space will provide the residents with an opportunity to gather and interact.

III. PRD DEVELOPMENT PLAN

A. Existing Zoning

The subject property is zoned Agricultural A-1. At the time the property was annexed the City zoned the property with an equivalent zoning category. A-1 is considered a Low Density category that typically supports semi-rural large lot development with generous distances to streets and between dwelling units and a viable semi-rural character area.

B. Proposed Zoning

This application seeks to rezone the property to R1-6, Medium Density Residential. This request is consistent with the surrounding development which provides for a suburban lifestyle with planned single family residential communities.

The Medium Density land use category is between 2.5 – 5.0 dwelling units per acre. The gross project density of this development is 3.99 du/ac. The minimum lot size is 5000 square feet, with setbacks in accordance with Glendale development standards. Overall open space provided is 18% - the City requires 15%.

IV. PROJECT DESIGN

This project has been designed to emphasis the natural open space element of the canal. Premium lots will back to the canal. Pedestrian access will be maintained to accommodate those residents who wish to use the canal corridor for recreational purposes. A Multi-use Recreational Trail will also be provided which will facilitate

future growth of the City's trail system intended to serve equestrians, pedestrians, and bicyclists. The centralized location of the internal amenities and open space will provide the residents with an opportunity to gather and interact.

V. LANDSCAPE, ENTRY FEATURES, AND PERIMETER WALLS

Perimeter landscaping creates a visually pleasing treatment that meanders and also provides pockets of heavily landscaped areas along 73rd and Grandview. The perimeter wall incorporates a mix of building materials and is designed in a pattern that breaks up long expanses. The Homeowners Association will maintain the landscaping and trail system internal to the subdivision as well as the right-of-way along 73rd Avenue.

VI. PUBLIC IMPROVEMENTS AND PROJECT PHASING

All streets internal to the project will be public. Improvements will be made to 73rd Avenue and Grandview. All improvements will be built to City of Glendale standards. Full street improvements (paving, curb, gutter and sidewalk) will be provided for the full width of Grandview Road to a point immediately west of the entrance into Cabrillo Point. West of the entrance a half street improvement will be constructed. In addition to the typical half street improvements, Pulte has agreed to make full improvements to Grandview for that portion adjacent to the subject property. Pulte Homes will obtain a temporary construction easement from the owners of the north half of the Grandview right-of-way as necessary to construct the full-street portion of the improvements. Lighting will meet all requirements as outlined in the Outdoor Light Control Ordinance.

PULTE HOMES HOUSE PRODUCT DESIGN CRITERIA

The proposed homes are two story homes featuring on of Pulte's newest home series. There will be six different floor plans all offering three different elevations. The minimum specifications for each home shall include the following:

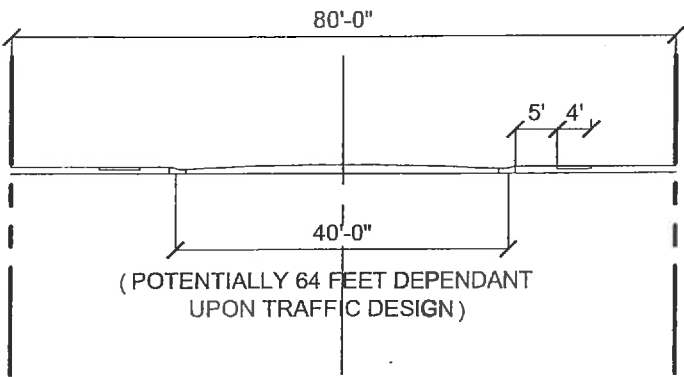
1. Fully stuccoed exterior
2. Standard rear covered patios with stuccoed or decorative columns
3. Ground mounted AC units – screened from public view
4. Concrete tile roofs
5. Stucco pop-outs on all four sides of the homes
6. Masonry fenced rear yards with decorative block walls or view fencing where visible from the adjacent streets and open spaces
7. Dual pane windows
8. Fifteen color schemes

**PULTE HOMES
DEVELOPMENT STANDARDS
R1-6 PRD**

	DISTRICT STANDARDS	Cabrillo Point
Minimum Net Lot Area	6,000 sf	25% 6,000 + sf 35% 5,500 - 6,000 sf 40 % 5,000 – 5,500 sf
Minimum Lot Width	60 feet	50 feet
Minimum Lot Depth	100 feet	Varies, average is 100 feet
Setbacks Front:	15 feet This must be staggered throughout the subdivision with a minimum of 3' between lots with a max. 6' along the block	15 feet This must be staggered throughout the subdivision with a minimum of 3' between lots with a max. 6' along the block
Side: Rear:	5 & 10 feet 20 feet	5 & 10 feet 20 feet
Maximum Height	30 feet	30 feet
Maximum % Lot Coverage	40%	40%

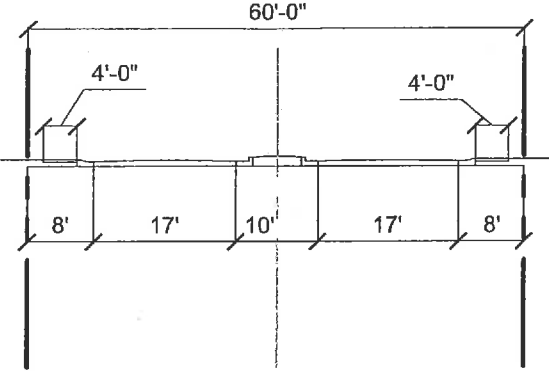
The PRD option of the Zoning Ordinance allows for flexible development standards while providing amenities internal to the project geared towards promoting community. This project has utilized a mix of lot sizes. The smallest lot size is 5,000 square feet, and the largest is 6,179 square feet, with an average lot size of 5,500 square feet. Lot widths and depths vary throughout the project due to the unique parcel shape and the developers desire to provide as much useable open space as possible.

SITE PLAN FOR
CABRILLO POINT



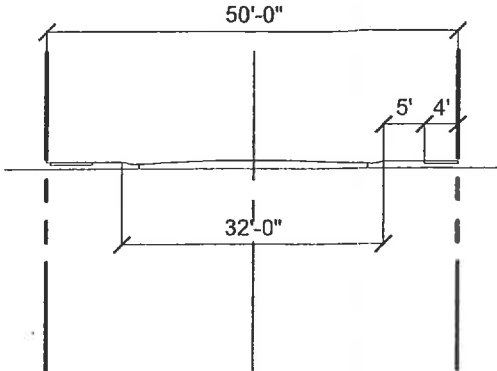
GRANDVIEW ROAD SECTION A-A

SCALE: 1"=10'



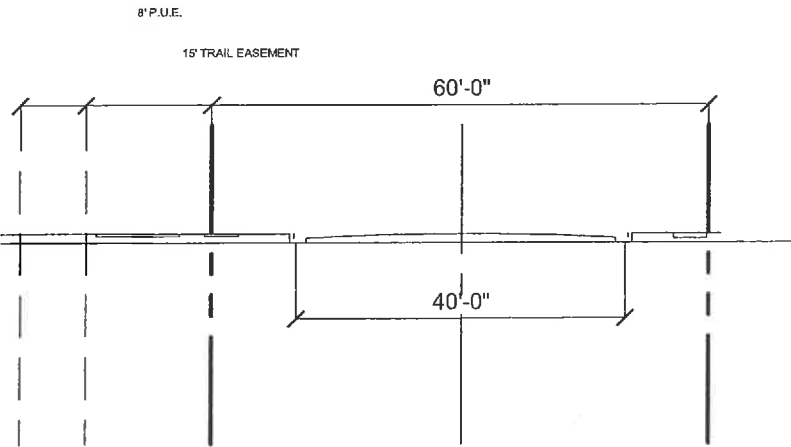
STREET SECTION B-B

SCALE: 1"=10'



STREET SECTION C-C

SCALE: 1"=10'



STREET SECTION D-D

SCALE: 1"=10'

SITE DATA

SITE AREA:

GROSS SITE AREA:	753,936 S.F. / 17.31 ACRES
NET SITE AREA:	682,229 S.F. / 15.66 ACRES
OPEN SPACE REQUIRED (FROM GROSS) :	113,090 S.F. / 2.60 ACRES = 15 %
OPEN SPACE PROVIDED (FROM GROSS) :	136,112 S.F. / 3.12 ACRES = 18.05 %
TOTAL DWELLING UNITS:	69 LOTS @ 3.99 D.U. PER ACRE

NOTES:

1. A 1-FOOT VEHICULAR NON-ACCESS EASEMENT (VNAE) WILL BE PROVIDED ON ALL LOTS ADJACENT TO OPEN SPACE/STORM WATER RETENTION AREAS.
2. STREET LIGHTING TO BE PROVIDED PER C.O.G. STREET LIGHTING MANUAL.
3. THIS PROJECT WILL MEET THE REQUIREMENTS OF THE OUTDOOR LIGHT CONTROL ORDINANCE.
4. ALL GROUND MOUNTED A/C UNITS TO BE CREENED FROM PUBLIC VIEW.

LEGAL DESCRIPTION (REZONING):

THAT PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 1, FROM WHENCE THE NORTHWEST CORNER OF SECTION 1 BEARS NORTH 03 DEGREES 07 MINUTES 16 SECONDS WEST(R), (BASIS OF BEARINGS) A DISTANCE OF 2,243.00 FEET(R);

THENCE NORTH 88 DEGREES 50 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, A DISTANCE OF 512.15 FEET;

THENCE NORTH 14 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 225.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 14 DEGREES 22 MINUTES 01 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 488.77 FEET;

THENCE NORTH 10 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 104.53 FEET;

THENCE NORTH 86 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 645.89 FEET TO THE CENTERLINE OF 73RD AVENUE WHOSE BEARING AND DISTANCE IS ASSUMED TO BE AS FOLLOWS;

THENCE SOUTH 03 DEGREES 27 MINUTES 25 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 792.53 FEET;

CONTINUING THROUGH A NON TANGENT ARC WITH A SOUTHWESTERLY SWING HAVING A RADIAL BEARING SOUTH 86 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 691.72 FEET AND ALSO HAVING A RADIUS OF 691.72 FEET, A LENGTH OF 43.78 , AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 36 SECONDS;

THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 248.46 FEET;

CONTINUING THROUGH A NON TANGENT ARC WITH A SOUTHEASTERLY SWING HAVING A RADIAL BEARING SOUTH 89 DEGREES 46 MINUTES 42 SECONDS EAST AND ALSO HAVING A RADIUS OF 698.14, A LENGTH OF 281.83, AND A CENTRAL ANGLE OF 23 DEGREES 10 MINUTES 50 SECONDS;

THENCE SOUTH 67 DEGREES 02 MINUTES 27 SECONDS EAST , A DISTANCE OF 93.68 FEET TO THE NORTH LINE OF THE ARIZONA CANAL DIVERSION CHANNEL AS RECORDED IN BOOK 356 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 44 DEGREES 16 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 405.01 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS SOUTH 45 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 2,968.57 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 41 SECONDS, A DISTANCE OF 580.88 FEET;

THENCE NORTH 17 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING.

ZON 05-15
PP05-07

L·E·A·D·S[®]
Land Entitlement And Development Services, Inc.
4111 N. Central Avenue, Suite 570
Phoenix, Arizona 85004
602.254.2600 Phone - 602.254.1700 Fax
Email: Leads-az@LEADSinc.com

SEAL:

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CABRILLO POINT



7315 W. GRANDVIEW RD.
GLENDALE, ARIZONA

DEVELOPER:

Pulte Homes
1511 N. PIMA RD.
SUITE 300
SCOTTSDALE, AZ. 85265



REVISIONS:
10/20/05 - PRE-APP COMMENTS
12/05/05 - CITY 2ND REVIEW

CHECKED BY: R.LLOYD

DRAWING BY: RJB

DATE: 06/15/05

JOB NUMBER: PH02

TITLE:

PRELIMINARY
SITE PLAN

SHEET NUMBER: C-1

1 OF 2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

BR/01/03/05 - 11/20/05 790 LAYOUT
SECURITY PROJECT FILES/PULTE-HOMES/PH02 - 73RD AVE & GRANDVIEW/DR/PH/29-31/25 DRIVE



SCALE: 1" = 60'
THIS DRAWING IS A PRELIMINARY EXHIBIT ONLY
AND IS NOT SUITABLE FOR CONSTRUCTION
ZON 05-15
PP05-07

L·E·A·D·S®
Land Entitlement And Development Services, Inc.
411 N. Central Avenue Suite 570
Phoenix, Arizona 85004
602.254.2800 Phone 602.254.1700 Fax
E-mail: Leads@LEADSinc.com

SEAL:

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CABRILLO POINT
Pulte Homes
7315 W. GRANDVIEW RD.
GLENDALE, ARIZONA

DEVELOPER:
Pulte Homes
1511 N. PIMA RD.
SUITE 300
SCOTTSDALE, AZ. 85265

1-800-6TAKE-IT
Pulte Homes
1-800-765-5346

REVISIONS:
10/20/05 - PRE-APP COMMENTS
12/05/05 - CITY 2ND REVIEW

CHECKED BY: R.LLOYD
DRAWING BY: RJB
DATE: 06/15/05
JOB NUMBER: PH02
TITLE: PRELIMINARY SITE PLAN
SHEET NUMBER: C-2
2 OF 2
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

LEGAL DESCRIPTION (REZONING):

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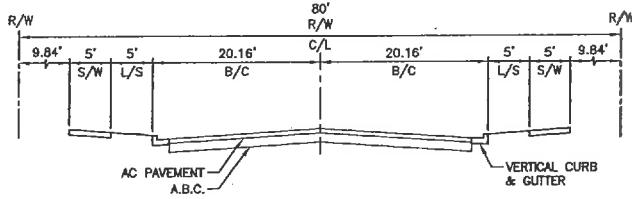
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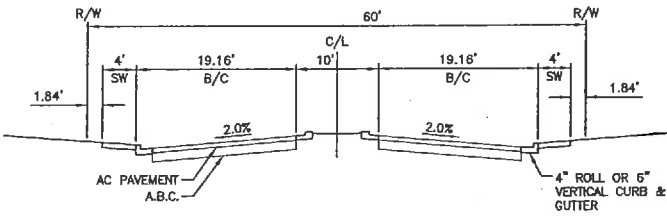
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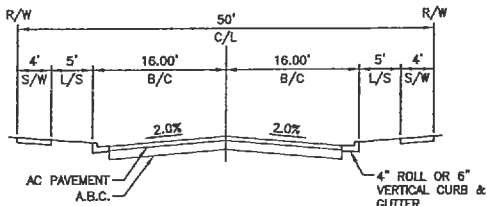
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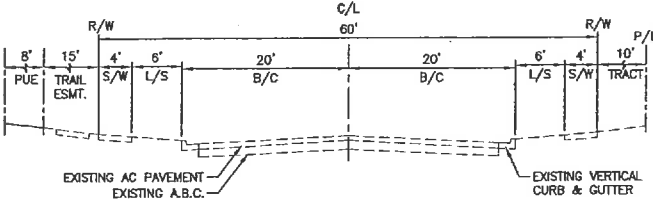
PROPOSED GRANDVIEW RD. CROSS SECTION A-A
N.T.S.



PROPOSED STREET CROSS SECTION B-B
N.T.S.



PROPOSED LOCAL STREET CROSS SECTION C-C
N.T.S.



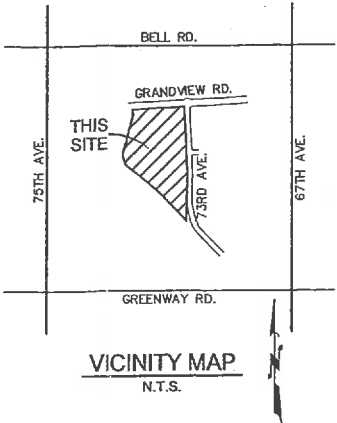
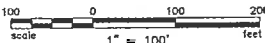
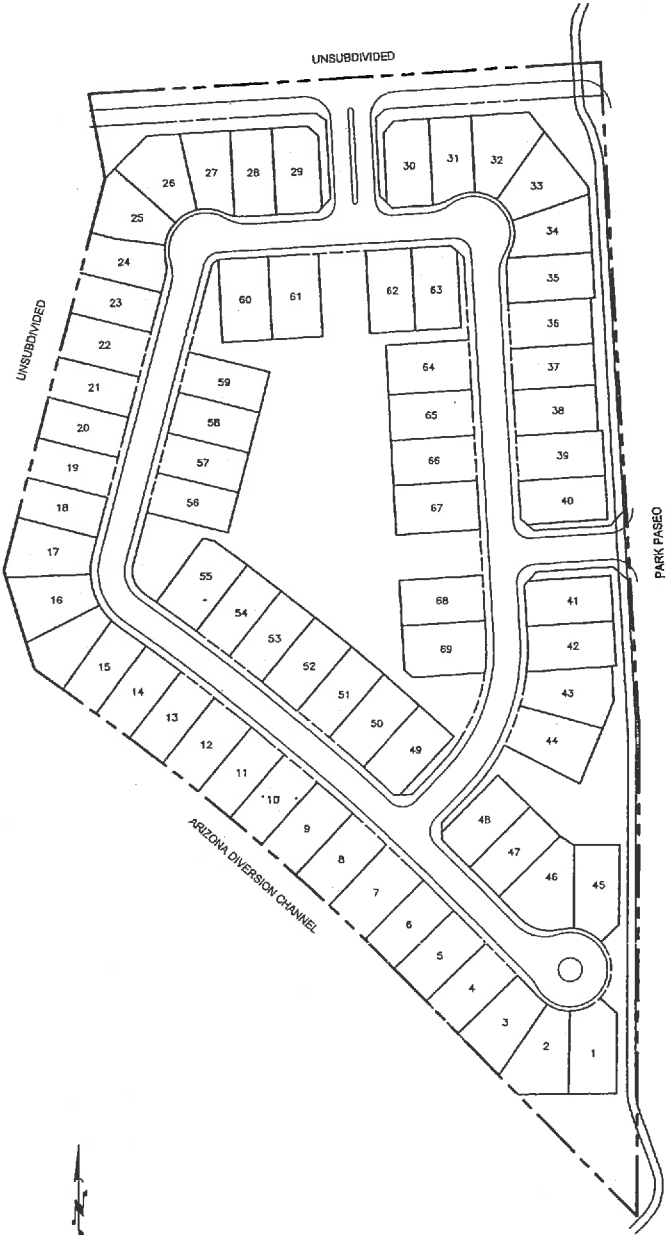
EXISTING 73RD AVE. CROSS SECTION D-D
N.T.S.

PRELIMINARY PLAT

FOR

"CABRILLO POINT"

LOCATED IN THE WEST HALF OF SECTION 1
T3N, R1E, G&SRM, MARICOPA COUNTY, ARIZONA
7315 W. GRANDVIEW RD. GLENDALE, AZ



OWNER / DEVELOPER

PULTE HOMES
15111 N. PIWA RD.
SCOTTSDALE, AZ 85260
PHONE: (480) 396-0690
FAX: (480) 369-2900
CONTACT: FRANK PUMA

ENGINEER

M2 GROUP, INC.
4854 E. BASELINE RD.
SUITE 104
MESA, AZ 85206
PHONE: (480) 539-7497
FAX: (480) 539-2810
CONTACT: TOM PALMER

CONSULTANT

L. E. A. D. S.
Land Evaluation And Development Services, Inc.
4111 E. Camelback Road, Suite 200
Phoenix, Arizona 85018
Phone: (602) 998-1100
Fax: (602) 998-1101
Email: leads@leadsinc.com

BENCHMARK

BRASS CAP IN HAND HOLE LOCATED AT THE INTERSECTION OF BELL RD. & 75TH AVE. BEING THE NORTHWEST CORNER OF SECTION 1, T3N., R1E. ELEV. = 1207.49 (CITY OF GLENDALE DATUM, NGVD '29.)

SHEET INDEX:

1. COVER SHEET & GENERAL NOTES
2. PRELIMINARY PLAT

PROJECT DATA

GROSS SITE AREA = 753,936 S.F. / 17.31 ACRES
NET SITE AREA = 682,229 S.F. / 15.66 ACRES
OPEN SPACE REQUIRED (FROM GROSS) = 113,090 S.F. / 2.60 ACRES = 15%
OPEN SPACE PROVIDED (FROM GROSS) = 131,272 S.F. / 3.01 ACRES = 17.4%
TOTAL DWELLING UNITS = 69 LOTS @ 3.99 D.U. PER ACRE

NOTES:

1. A 1-FOOT VEHICULAR NON-ACCESS EASEMENT(VNAE) WILL BE PROVIDED ON ALL LOTS ADJACENT TO OPEN SPACE/STORM WATER RETENTION AREAS.
2. STREET LIGHTING TO BE PROVIDED PER C.O.G. STREET LIGHTING MANUAL.
3. THIS PROJECT WILL MEET THE REQUIREMENTS OF THE OUTDOOR LIGHT CONTROL ORDINANCE.
4. ALL GROUND MOUNTED A/C UNITS TO BE SCREENED FROM PUBLIC VIEW.

M2 Group, Inc.
4854 E. Baseline Rd.
Suite 104
Mesa, Arizona 85206
Tel: (480) 539-7497
Fax: (480) 539-2810

m2 group
Civil Engineering

PRELIMINARY PLAT
CABRILLO POINT
GLENDALE, ARIZONA

PROJECT:

CALL TWO SPONSOR DWS
BEFORE 1:30 PM
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REGISTERED LAND SURVEYOR
35306
ROBERT S. UNGER
Arizona, U.S.A.

JOB NO.
05103PH

5103PC01.DWG

SHEET NO.

1

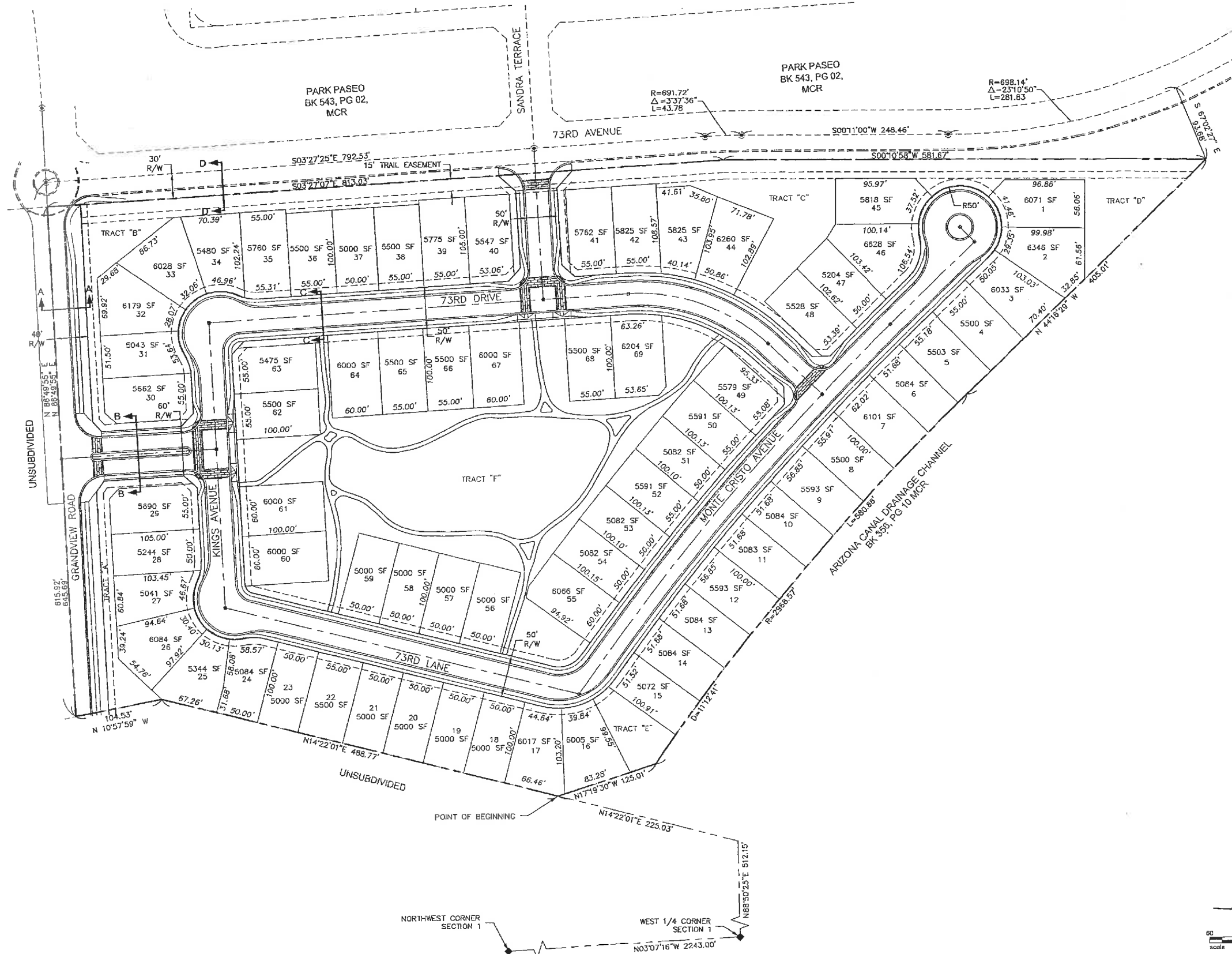
1 OF 2

ZON 05-15
PP05-07

LEGEND

MCR
 ◆
 B
 ●

MARICOPA COUNTY RECORDER
 SECTION QUARTER CORNER, AS NOTED
 PROPOSED CENTERLINE MONUMENT
 EXISTING CENTERLINE MONUMENT



ZON 05-15

<p>REVISIONS:</p>	
<p>M2 Group, Inc. 4854 E. Baseline Rd. Suite 104 Mesa, Arizona 85206 Tel: (480) 539-7487 Fax: (480) 539-2810</p>	
<p>group Civil Engineering</p>	
<p>PRELIMINARY PLAT</p>	
<p>PROJECT: CABRILLO POINT GLENDALE, ARIZONA</p>	
<p>REGISTERED LAND SURVEYOR 35306 ROBERT S. UNGER ARIZONA, U.S.A.</p>	
<p>JOB NO. 05103PH</p>	
<p>5103PP01.DWG</p>	
<p>SHEET NO. 2</p>	
<p>2 OF 2</p>	



05251

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

1121 E. MISSOURI AVE.
PHOENIX, ARIZONA 85014
(602) 265-0320 phone
(602) 265-6619 fax



LANDSCAPE CALCULATION
SA 682,229 S.F. / LSA 145,888 S.F. - 21%

ARIZONA CANAL DRAINAGE CHANNEL

MONTE CRISTO AVENUE

73RD LANE

KINGS AVENUE

73RD DRIVE

73RD AVENUE

MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET



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COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS.
THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR
COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE
THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT
FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION &
CONSENT OF TJM & ASSOCIATES

CABRILLO POINT

7315 W Grandview Rd
Glendale, Arizona
ZON05-15 & PP05-07

DATE:
DRAWN:
CHECKED:
APPROVED:

11.2.05
A Dodson
D Dodson
TJM

REVISIONS:

LANDSCAPE LEGEND

- CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX

- OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE
24" BOX
- PHOENIX DACTYLIFERA
DATE PALM
20" TRUNK FT. (MATCHING, DIAMOND CUT)
- ULMUS PARVIFOLIA
EVERGREEN ELM
15 GALLON

- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- CASSIA PHYLODENIA
DESERT CASSIA
5 GALLON
- RUHELIA PENINSULARIS
BAJA RUELLIA
5 GALLON

- RUHELIA BRITONIANA
RUELLIA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

- DASYLIRON WHEELERII
DESERT SPOON
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON

- RUHELIA BRITONIANA 'KATIE'
TRAILING RUELLIA
1 GALLON
- GAZANIA RIGENS
'SUN GOLD' 1m
1 GALLON
- ACACIA REDOLENS
'DESERT CARPET' 1m
1 GALLON

- BOUGAINVILLEA 'PURPLE BUSH'
BOUGAINVILLEA
5 GALLON
- AGAVE VILMORIANA
OCTOPUS AGAVE
5 GALLON
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

- MID-IRON
TURF
SOD
- 3"x3"x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
- 6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL

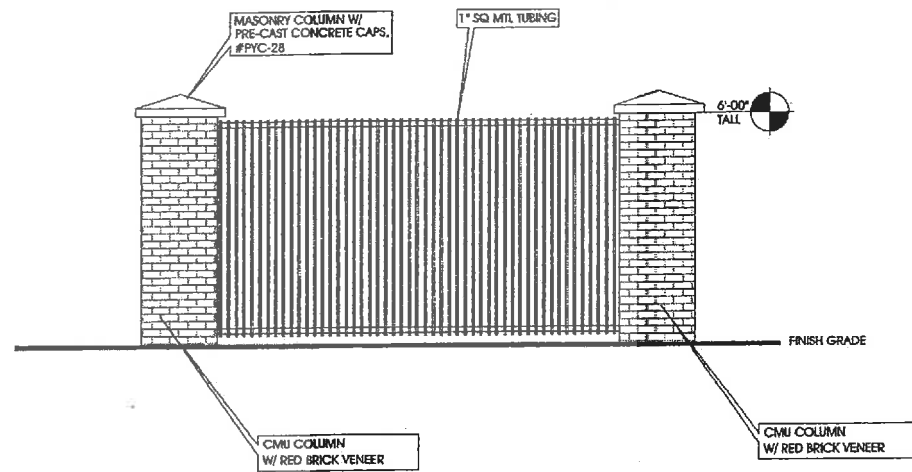
L1 OF 4

ZON05-15



05251

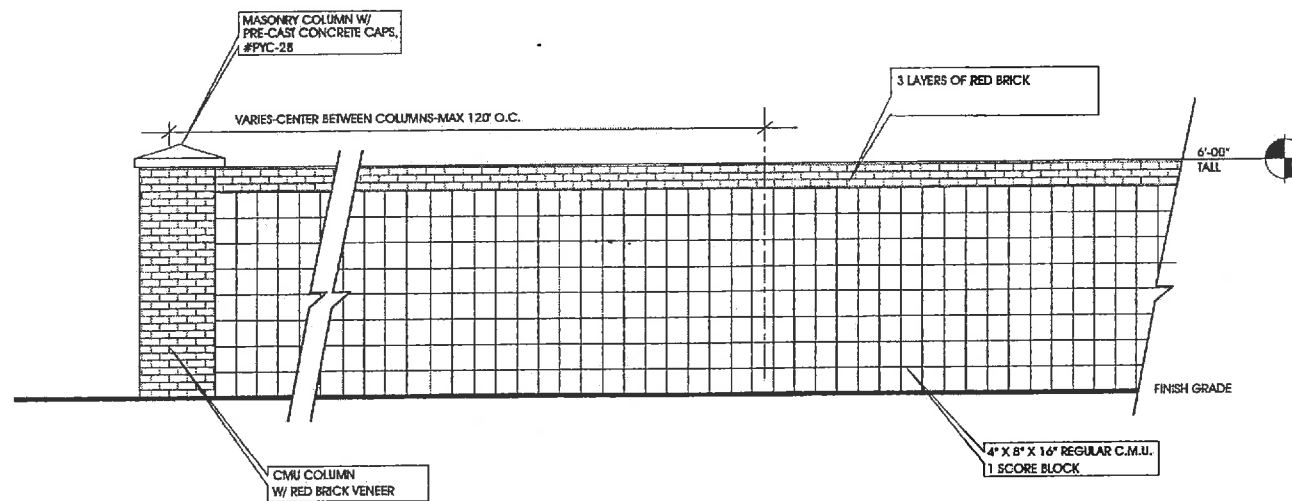
T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING1121 E. MISSOURI AVE.
PHOENIX, ARIZONA 85014
(602) 265-0320 phone
(602) 265-6519 fax

- 1) MORTAR COLOR TO MATCH BLOCK COLOR
- 2) PAINT CONCRETE CAPS TO MATCH SPLIT FACE BLOCK

Theme View Wall Detail [WALL 2]

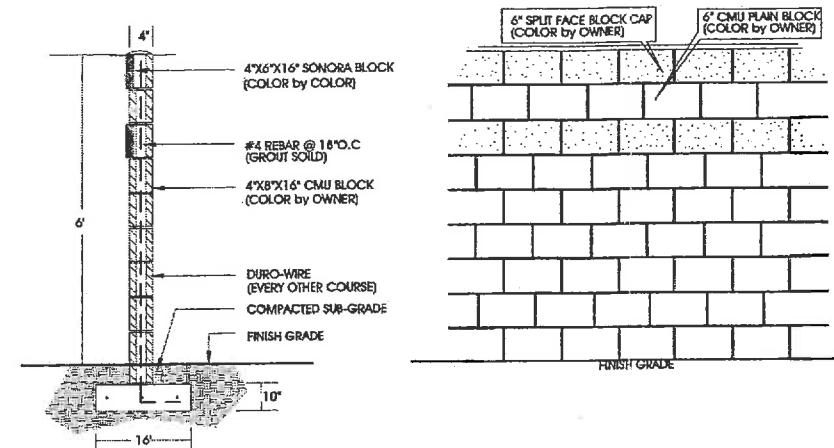
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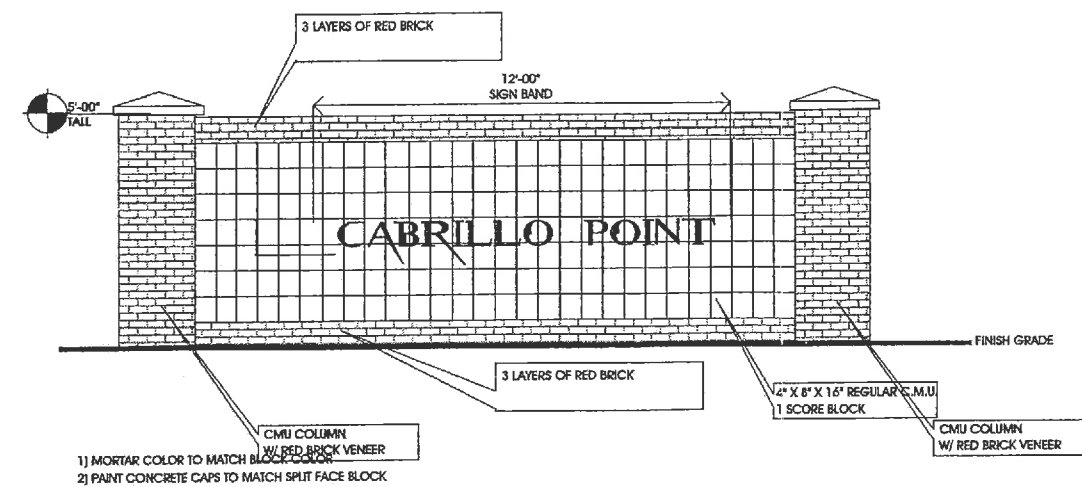
- 1) MORTAR COLOR TO MATCH BLOCK COLOR
- 2) PAINT CONCRETE CAPS TO MATCH SPLIT FACE BLOCK

Theme Wall Detail [WALL 1]

Not To Scale

**PERIMETER WALL [WALL 3]**

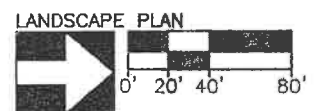
Not To Scale



- 1) MORTAR COLOR TO MATCH BLOCK COLOR
- 2) PAINT CONCRETE CAPS TO MATCH SPLIT FACE BLOCK

Monument Signage Detail [ENTRY MONUMENT]

Not To Scale



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CONSENT OF TJM & ASSOCIATES

CABRILLO POINT7315 W Grandview Rd
Glendale, Arizona
ZON05-15 & PP05-07

DATE: 11.2.05
DRAWN: A Dodson
CHECKED: D Dodson
APPROVED: TJM

REVISIONS:

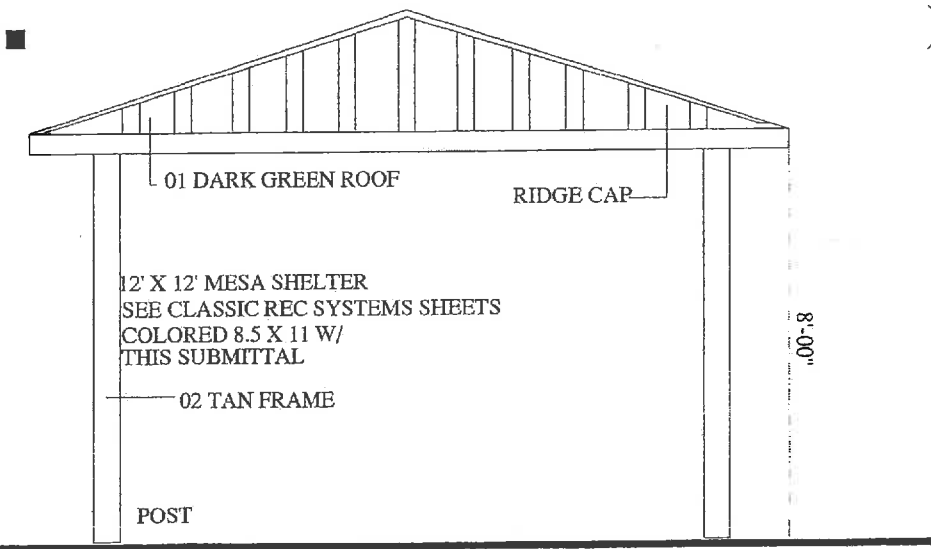
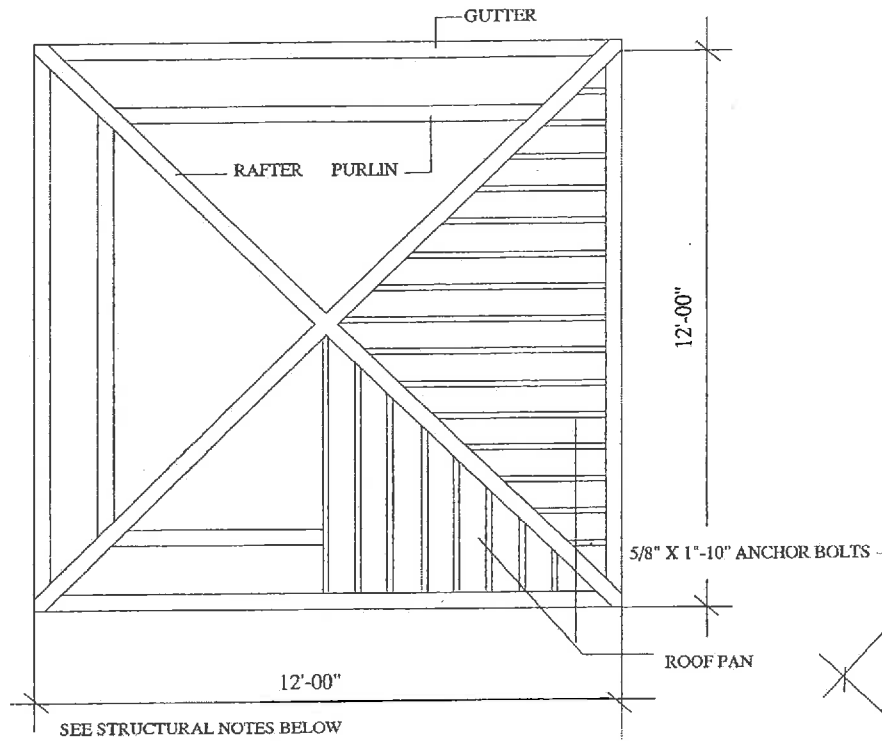
L2 OF 4

ZON05-15



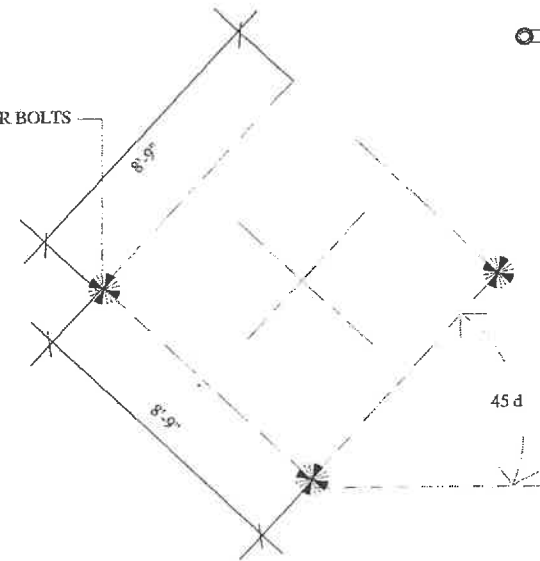
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T.J. McQUEEN & ASSOCIATES, INC.
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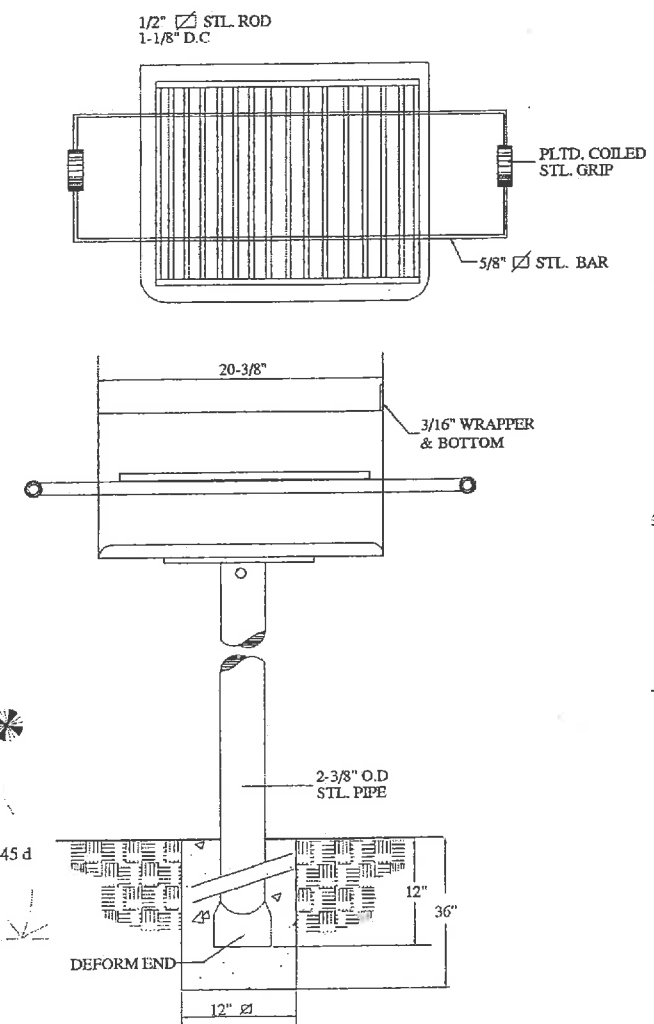


**RAMADA ELEVATION
 NOT TO SCALE**
 SEE 8.5 X 11 CUT SHEETS FOR ALL
 ADDITIONAL INFORMATION

RAMADA WILL BE A DEFERRED SUBMITTAL

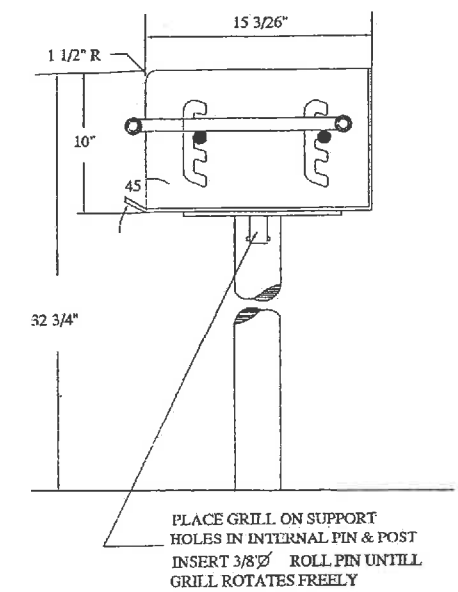


Detail A

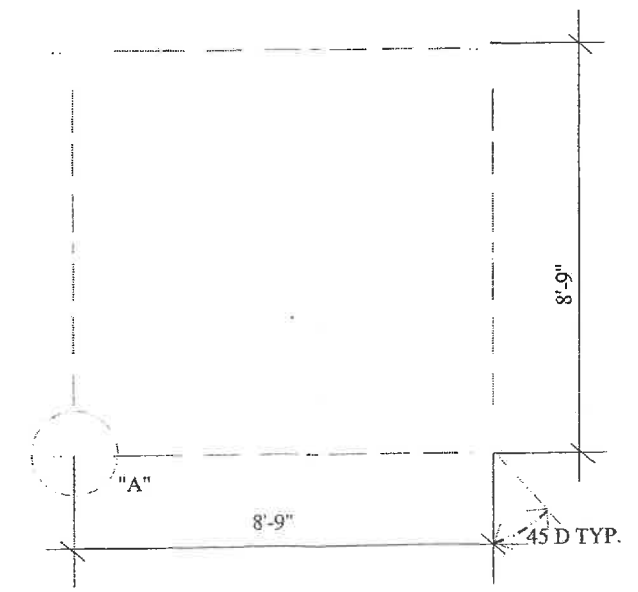


1. GRILL FINISHED W/ HEAT RESISTANT BLACK ENAMEL
2. GRILL ROTATES FREELY 360 FOR DRAFT CONTROL

**Grill Detail
 Not To Scale**



**Grill Detail by:
 DuMor, inc.
 P.o Box 142 Mifflintown,
 Pa 17059-0142**



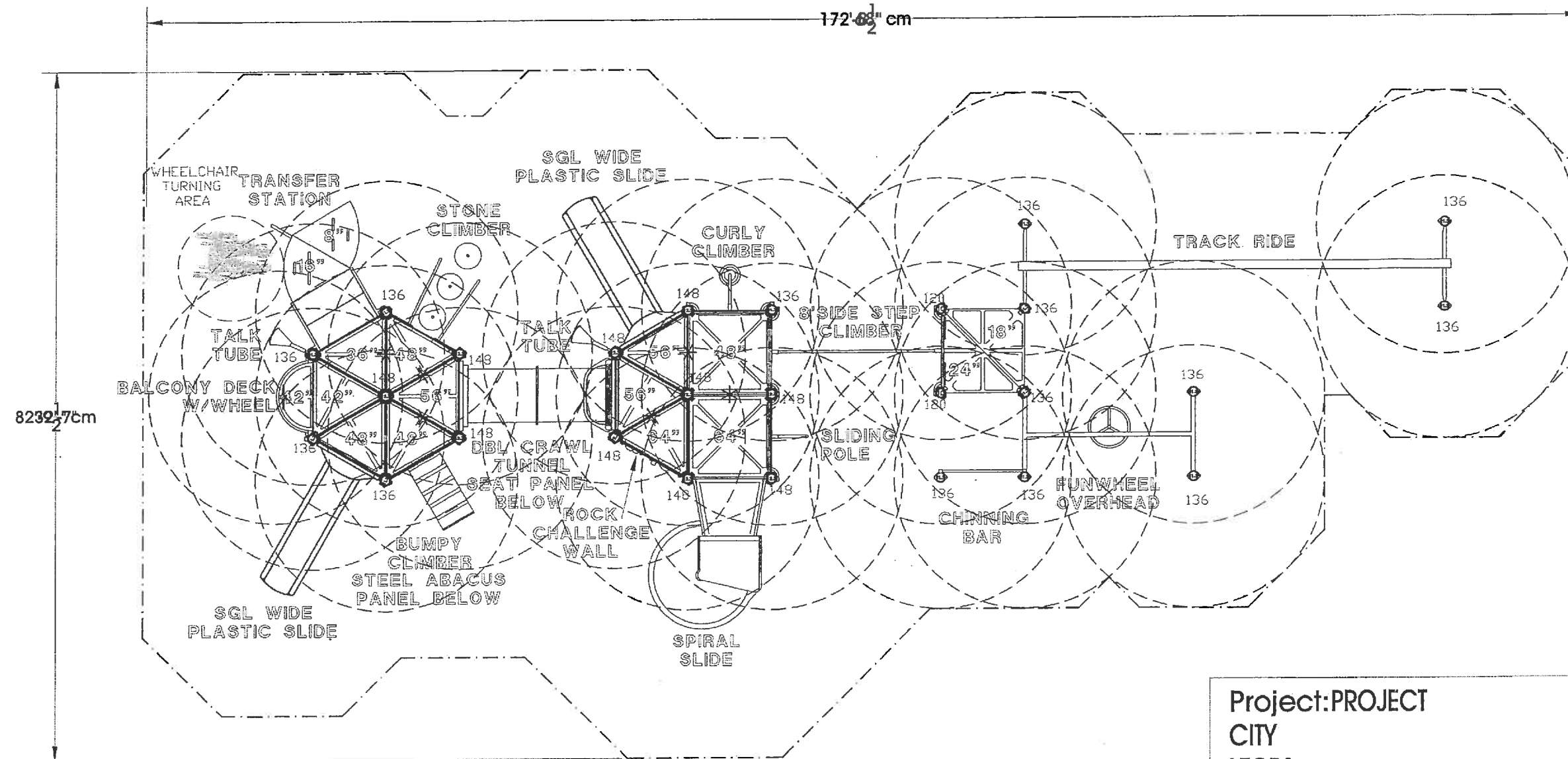
**Anchor Bolt Location
 Plan View**

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CABRILLO POINT
 7315 W Grandview Rd
 Glendale, Arizona
 ZON05-15 & PP05-07

DATE: 11.2.05
 DRAWN: A Dodson
 CHECKED: D Dodson
 APPROVED: TJM

REVISIONS:



GENERAL NOTES

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. This playstructure(s) meets the performance and safety requirements of ASTM for children 5-12 years old. Not all equipment may be appropriate for all children. Supervision is required.
8. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
9. Deck-to-deck enclosure panel locations are marked by an asterisk. The height of each panel may be found by subtracting the lowest deck from the highest deck to which the deck-to-deck enclosure panel mounts.

Minimal recommended fallzone
Area 1643 sq. feet
Perimeter 60 meter

Project:PROJECT
CITY

LTCPS rep:

REP_NAME

REP_COMPANY

REP_PHONE

Kid Builders:

Post Material: Galvanized

Post Color: Tan

Accent Color: Forest Green

Panel Color: Tropical Yellow

Slide Color: Deep Red

Roof Color: None

Hex Wedge: None

Hex Rib: None

Mounting: Buried



05251

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L4 OF 4

ZON05-15