

Zanjero Pass



Planned Residential Development
Submitted: April 2021
City of Glendale



City Council approval date: 22 June 2021

DATE RECEIVED

April 20, 2021

City of Glendale
Planning Division

Project Team

Client:

Dan Bonow

D.R. Horton

20410 North 19th Avenue

Suite 100

Phoenix, Arizona 85081

drbonow@drhorton.com



Planner/ Landscape Architect:

Andy Baron

ABLA

310 East Rio Salado Parkway

Tempe, Arizona 85281

P: (480) 530-0077

andy.baron@ablastudio.com



Civil Engineer:

Joshua Robinson

HilgartWilson

2141 E. Highland Ave. Ste. 250

Phoenix, AZ 85016

P: (602) 730-3879

jrobinson@hilgartwilson.com



Legal:

Brennan Ray

Burch and Cracchiolo

1850 North Central Avenue, Suite 1700

Phoenix, Arizona 85004

P: (602) 274-7611

bray@bcattorneys.com



Site Data

Project Location:.....	North and east of the northeast corner of Citrus Road and Olive Avenue
Request:.....	PRD Amendment
General Plan Designation:.....	Medium Density Residential: 3.5-5 du/ac
Existing Zoning:.....	R1-7 PRD, R1-8 PRD, & R1-10 PRD
Proposed Zoning:.....	R1-6 PRD (50' Wide), R1-6 PRD (45' Wide), & R1-10 PRD
Existing Use:.....	Single-Family Residential
Proposed Use:.....	Single-Family Residential
Gross Area:.....	171.56 ac.
Net Area:.....	166.11 ac.
Maximum Proposed Dwelling Units:.....	605 Dwelling Units
Maximum Proposed Gross Density:.....	3.53 du/ac
Approximate Open Space:	30.74 ac. (17.9%)



Table of Contents

1.0 Introduction	4
2.0 Existing Conditions	5
3.0 Development Plan Proposal	8
4.0 Development Standards	9
5.0 Design Concept	10
6.0 Infrastructure, Utilities, and Services	14
7.0 Residential Design and Development Guidelines	15
8.0 Phasing	16
9.0 Public Utilities and Services	16
10.0 Maintenance of Streets and Common Areas	16
Exhibit A: Aerial Vicinity Map	17
Exhibit B: General Plan Map	18
Exhibit C: Existing and Proposed Zoning Maps	19
Exhibit D: Approved Development Plan	20
Exhibit E: Proposed Development Plan	21
Exhibit F: Architectural Elevations	22
Exhibit G: Perimeter Street Sections	130
Exhibit H: Circulation Plan	131
Exhibit I: Landscape Plan	132
Exhibit J: Central Park	133
Exhibit K: Phase 1 Park	134
Exhibit L: Dog Park	135
Exhibit M: Wall Plan	136
Exhibit N: Wall Details	137
Exhibit O: Phase 1 - Primary Entry	138
Exhibit P: Primary Entry Gate and Monument Signage	139
Exhibit Q: Phase 2 - Primary Entry	140
Exhibit R: Preliminary Drainage Plan	141
Exhibit S: Water Layout Plan	142
Exhibit T: Wastewater Layout Plan	143
Appendices	144



1.0 Introduction

ABLA, on behalf of D.R. Horton, (the “Applicant”) is pleased to submit this Planned Residential Development Amendment application for the Zanjero Pass property to facilitate development of a cohesively designed single-family residential community. Zanjero Pass (the “Site” or the “Development”) is a 171.56 gross-acre residentially zoned property located north and east of the northeast corner of Citrus Road and Olive Avenue in the City of Glendale (the “City”) (**see Appendix A: Alta Survey and Legal Description**). The Site was previously zoned and platted in Maricopa County, then later was annexed into the City of Glendale and rezoned with a concurrent General Plan amendment in 2015.

Today, the Applicant, is requesting to amend the approved Zanjero Pass Planned Residential Development (PRD) zoning from R1-7 PRD, R1-8 PRD, and R1-10 PRD zoning on the Site to R1-6 PRD (50’ Wide Lots), R1-6 PRD (45’ Wide Lots), and R1-10 PRD. The purpose of this request is to not only amend the existing PRD zoning, but to amend the development plan, development standards, and design guidelines to accommodate a range of single-family homes of various lot sizes (45’, 50’, and 80’ wide lots) that will be tailored to the context of the surrounding homes and environment.

The purpose of this request is to allow Zanjero Pass to be developed as a high-quality residential community that will be an attractive presence in the area and better reflect current needs and market trends while mitigating impacts on the existing homes north and east of the Site.





2.0 Existing Conditions

2.1 Site Location

Zanjero Pass is located within the City of Glendale and surrounding by Maricopa County jurisdiction. Though the Site was previously zoned PRD in 2015, the Site is undeveloped native land. The Site is located approximately one (1) mile from the Loop 303 freeway, approximately one and a half (1.5) miles from Northern Parkway, and approximately seven (7) miles from Interstate 10 (I-10) Freeway, all of which can connect the Site to the greater Phoenix metropolitan area. Additionally, the Site is in close proximity to destinations including White Tank Mountain Regional Park (approximately 6 miles), the Wildlife World Zoo (approximately 2.5 miles), Luke Air Force Base (approximately 9 miles), and Westgate Entertainment District (approximately 12 miles) (**see Exhibit A: Aerial Vicinity Map**).

2.2 Existing Drainage Conditions

The area surrounding the Property generally slopes to the south and east. Although the site is not subject to any regulatory floodplains, the Property is affected by minor sources of offsite drainage runoff along the north and west sides. These flows are joined by stormwater runoff produced onsite as it is routed southeasterly toward the downstream (south and east) sides of the Property. These flows are generally conveyed in a series of broad, shallow washes. Refer to **Appendix B: Preliminary Drainage Report** for a depiction of the existing onsite and offsite drainage conditions.

2.3 Existing Water Conditions

The Site is located entirely within the EPCOR Water Service Area. The existing water infrastructure immediately adjacent to the Site includes a 16-inch water main in Citrus Road, a 12-inch water main along Olive Avenue, and an 8-inch water main in 175th Avenue. The 12-inch water main in Olive Avenue begins at 175th Avenue and extends east to Cotton Lane. The 8-inch water main in 175th Avenue reduces to 6-inches in size approximately 1,900 LF north of Olive Avenue. The Site receives water from the Clearwater Farms Booster Pump Station. The Surface Water Treatment Plant is located at the northeast corner of Cactus Road and the Beardsley Canal.

2.4 Existing Wastewater Conditions

Existing wastewater infrastructure immediately adjacent to the Site includes an 18-inch sewer main in Citrus Road, which was constructed to serve the Cortessa and White Tank Foothills developments. This sewer main conveys wastewater flows southerly to Northern Avenue, where a lift station pumps the wastewater flows northerly to the City of Surprise wastewater treatment plant. This sewer line is not available to convey sewer flows from the Site. No other wastewater infrastructure exists immediately adjacent to the Site. However, as part of the Loop 303 Corridor Group Joint Development Agreement, EPCOR will be the sewer service provider for the site. As part of the Loop 303 Corridor Joint Development Agreement, EPCOR will extend the offsite sewer system to within a ½-mile of the site, at which then DR Horton will be responsible for the remaining portion. It is anticipated that the offsite infrastructure will be constructed prior to this site starting wet utility construction.

2.5 Relationship to Surrounding Properties

The land uses proposed with this PRD Amendment will enhance the existing and future uses planned for nearby properties.

This project site is located within the City of Glendale; however, it is surrounded by Maricopa County jurisdiction. The Site is undeveloped land zoned R1-7 PRD, R1-8 PRD, and R1-10 PRD and is designated as Medium Density Residential 3.5-5 du/ac on the City's General Plan (**see Exhibit B: General Plan Map**). To the north, across Cheryl Drive, are large lot single-family homes that are zoned RU-43 and designated Low Density Residential 0-1 du/ac on the City's General Plan. To the south is undeveloped land zoned RU-43 and C-1 and designated as Low Density Residential 1-2.5 du/ac and General Commercial on the General Plan. South, across Olive Avenue, is undeveloped land that has been zoned R1-6 and designated Low Density Residential 1-2.5 du/ac on the General Plan. To the east is undeveloped land zoned RU-43 and designated Low Density Residential 1-2.5 du/ac on the General Plan. East, across 175th Avenue, are large lot single-family homes zoned RU-43 and designated Low Density Residential 0-1 du/ac on the General Plan. To the west, across Citrus Road, is the Cortessa single-family subdivision zoned R1-6 and designated as Medium Density Residential 3.5-5 du/ac on the General Plan.



2.6 Site Entitlements

In October 2003, the Site was rezoned R1-8 RUPD/PAD and R1-10 RUPD/PAD (Z2003003) in Maricopa County. The zoning permitted minimum lot areas of 9,000, 11,500, and 15,000 square feet. However, due to a lack of sewer solution, the Site was platted with lots averaging approximately 35,000 square feet in March 2008 (Book 979 of Maps, Page 26, Maricopa County Records) so that septic systems could be used for individual wastewater disposal.

Once the Site was annexed into the City in 2013, the Site was then rezoned to City R1-7, R1-8, and R1-10 with a Planned Residential Development (PRD) Overlay (**see Exhibit D: Approved Development Plan**). In addition to the residential rezone, there was a request to rezone an approximate seven (7)-acre site from Maricopa County R1-8 to C-1 – Neighborhood Commercial in the City. Prior to approval of the zoning case, an amendment to the General Plan was approved for Zanjero Pass allowing Residential (3.5-5 du/ac).

The Site is zoned R1-7 PRD, R1-8 PRD, and R1-10 PRD with a General Plan designation of Residential 3.5-5 du/ac. The current PAD Amendment request is to rezone to R1-6 PRD (45' Wide Lots) R1-6 PRD (50' Wide Lots), and R1-10 PRD (**see Exhibit C: Existing and Proposed Zoning Map**). A General Plan amendment is not being requested as the proposed density of 3.53 du/gross acre conforms to the General Plan. Please note, the commercial parcel in the previous entitlement case is not included as part of this request.





3.0 Development Plan Proposal

This PRD amendment request allows for a mix of detached, single-family residential lots that provide a transition between the smaller lots to the south and west and the larger lots to the north and east. The R1-10 PRD zoning will be located at the northern and eastern boundaries of the Site, adjacent to the existing large lot single-family homes. The R1-10 PRD zoning will include eighty (80) 80'x130' (10,400 sf) lots. The R1-6 PRD (50' Wide Lots) zoning will be located adjacent to the R1-10 PRD zoning and will include one hundred and ninety-six (196) 50'x120' (6,000 sf) lots. The R1-6 PRD (45' Wide Lots) zoning will be on the remainder of the Site adjacent to Citrus Road and Olive Avenue and include three-hundred and twenty-nine (329) 45'x120' (5,400 sf) lots (**see Exhibit E: Proposed Development Plan**). See Table 1: Site Data Table below.

Table 1: Site Data						
Proposed Zoning	Gross Acreage	Net Acreage	Unit Count	Gross Density (du/ac)	Open Space (ac)	Open Space (%)
R1-6 PRD (Min. 45' Wide Lots)	92.55	88.43	384.00	4.15	14.88	16.08%
R1-6 PRD (Min. 50' Wide Lots)	40.14	39.22	141.00	3.51	8.05	20.05%
R1-10 PRD	38.86	35.19	80.00	2.06	7.78	20.02%
Total:	171.55 ac	162.84 ac	605	3.53	30.71 ac	17.90%

Open space is strategically placed throughout the community to provide efficient retention as well as visual relief across the Development. Centrally located is a community park providing the centerpiece and framework for strategically placed multi-use paths that connect the amenities throughout the community. A smaller park is also planned in the southwestern portion of the Site. These parks and amenities will be easily accessible to all residents and will support recreation and social interaction. The open space makes up approximately 17.9% of the gross Site area and promotes an active lifestyle and provides a sense of character and community.

Zanjero Pass is an important component of the overall Loop 303 corridor. It provides a portion of the needed residential housing to support the anticipated employment uses along the Loop 303 corridor. Careful consideration has gone into planning Zanjero Pass to create a high-quality community that is attractively designed, lushly landscaped with native and desert adapted planting, significant amounts of open space and common areas, and provides a new and diverse housing opportunity in the area. The proposed plan will better integrate and transition densities within the local context.



4.0 Development Standards

The Site shall conform to the City of Glendale Development Standards except as indicated in this PAD or in **Table 2: Proposed Development Standards** as shown below.

Table 2: Proposed Development Standards			
Description	R1-10 PRD ¹	R1-6 PRD ¹	
		50' wide lots	45' wide lots
Minimum Lot Area (sf)	10,000	6,000	5,400
Minimum Width	80'	50'	45'
Minimum Depth	130'	120'	120'
Front Setback ⁴	15'-20' ²	15'-20' ²	15'-20' ²
Side Setback ⁴	5' & 10' ³	5' ³	5' ³
Street Side Setback ⁴	10'	5'	5'
Rear Setback ⁴	19'	20'	20'
Lot Coverage	45%	55%/50% ⁵	55%/50% ⁵

1—Two story maximum, refer to Section 7.300 for accessory buildings.

2—15 feet to living area, or side entry garage, 20 feet to face of garages.

3 —Minimum 10 feet separation between buildings on adjacent lots within R1-6 and minimum 15-foot separation between buildings on adjacent lots within R1-10.

4—Architectural design elements, including but not limited to, window bays, fireplaces, porches/patios, or similar, may encroach into building setback up to 3 feet.

5—Maximum lot coverage is 55% when less than 7,000 S.F. lot area and 50% when exceeding 7,000 S.F. lot area.



5.0 Design Concept

5.1 Housing Product

*Zanjero Pass is a traditional single-family detached subdivision that will provide high-quality housing products and architectural elevations. A variety of product types will allow for diversity in streetscape throughout the subdivision. Styles such as Bungalow, Farmhouse, Spanish, modern Desert, and Modern are included to complement the surrounding environment and desired character of the area (see **Exhibit F: Architectural Elevations**).*

Design elements and features will be incorporated into the community to promote a harmonious and distinctive atmosphere by:

- *Creating visual interest through articulation of wall planes;*
- *Varying roof forms and other similar methods;*
- *Utilizing four-sided architecture; and*
- *Providing architectural treatments to large wall expanses.*

Housing standards will create an interesting streetscape by establishing the following architectural options:

- *A minimum of three architectural styles will be provided within the Site.*
- *No adjacent home or home directly across the street shall have the same elevation or roofline.*
- *For all pitched roofs, homebuilders shall provide at least twelve (12) inches of roof overhang (eave) to all walls.*

The following architectural details and materials may be provided:

- *Gable or hipped rooflines;*
- *Stucco or concrete fiber siding;*
- *Brick or stone veneers;*
- *Wrought iron details;*
- *Decorative tri pipe details;*
- *Tile roofs;*
- *Side entry garages;*
- *Balconies or patios;*
- *Divided light windows;*
- *Decorative Shutters; and*
- *Decorative molding, pilasters, or wainscoting.*

5.2 Circulation

Regional transportation is provided by the Loop 303 Freeway that runs north-south approximately one mile from the Site. Additionally, the Site is within seven miles of Northern Parkway and Interstate 10.

The Site is accessed from both Citrus Road and Olive Avenue with two access points on Citrus Road and one on Olive Avenue. Both Citrus Road and Olive Avenue are arterial streets that will need half street improvements. The Site features six-foot (6') detached sidewalks along both Citrus Road and Olive Avenue, as well as a ten-foot (10') decomposed granite trail along Citrus Road. The street conditions can be found in **Exhibit G: Perimeter Street Sections**.

A well-connected internal street network is provided to allow residents convenient access to the amenity and open space areas. Five-foot (5') detached sidewalks lead into the Site from the Citrus Road and Olive Avenue entryways and continue around the roundabout and portions of the centralized park area. Five-foot (5') concrete trails are located throughout the Site in the open space, parks, and landscape paseos. Additionally, five-foot (5') attached sidewalks are provided adjacent to the internal streets and residential units. The Site circulation can be found on **Exhibit H: Circulation Plan**.

A Traffic Impact Study (TIS) has been prepared by CivTech for Zanjero Pass, **see Appendix C: Traffic Impact Study**.



5.3 Landscape and Open Space

The landscape and open space areas of the Site are designed to occupy approximately 30.74 acres (17.9%). The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. The planned open space includes a five-acre (5ac.) centralized park, smaller neighborhood park, dog park, landscape buffers, and view sheds.

The largest programmed open space amenity is the five-acre (5 ac.) park centrally located in the development (**see Exhibit J: Central Park**). The park offers several active and passive open space opportunities promoting an active lifestyle for residents of the community. Within the park there is a large active turf area, tree bosque with tables, tot lot, with a shade ramada and shaded seating nodes with benches and tables. Additionally, the park offers pickleball courts, a bocce ball court, and multi-use sport field. These amenities are positioned along five-foot (5') sidewalks and four-foot (4') soft trails that surround and connect through the park.

The second park within the Site is approximately 1.21 acres and located in the southwest region of the Site in Phase 1 of the development (**see Exhibit K: Phase 1 Park**). The park includes a large active turf area, landscaped areas with shade trees, a play structure, and ramada. In close proximity to the Phase 1 park is the dog park which can be accessed by five-foot (5') concrete sidewalks. The dog park includes a ramada and two fenced in dog runs, small and large (**see Exhibit L: Dog Park**).

Additional open spaces and landscaped areas are situated along the perimeter of the Site to establish an inviting and welcoming feel into the development including detached sidewalks along both Citrus Road and Olive Avenue and a large, decomposed granite trail along Citrus Road.

The amenities and open spaces are easily accessible to all Zanjero Pass residents and are a major component of the community's identity. The modern desert landscape palette will complement the surrounding architecture and environment. Playing off the historical character of the area, authentic and natural materials, along with patterned landscape will be utilized (**see Exhibit I: Landscape Plan**).



5.4 Walls and Fences

The theme wall design along the perimeter streets will reflect the patterns and forms of the landscaping and entry features. A combination of painted split-face and smooth face block will create a unique pattern with brick veneer columns that will set apart the subdivision and will complement the entry features. The theme walls will be provided throughout the Mountain View Road entry and adjacent to landscaped areas as well. Partial view fence is provided when adjacent to landscape paseos to expand views from individual lots (**see Exhibit M: Wall Plan and Exhibit N: Wall Details**).

5.5 Monumentation

Entry monuments are the first element to welcome residents and visitors to the community. Enhanced entry and gateway monumentation and overall project theming will be provided at the two gated entrances along Citrus Road. The landscape medians, patterned grove trees, and accent walls convey a sense of arrival that is consistent with the overall development. The primary entry, at Sunnyslope Lane, will have vehicular entry gates and entry monument signage with common elements. The entry gate is steel with brick veneer pilaster walls and stone veneer walls on each end and steel pedestrian gates. The signage is a stucco sign wall with a metal shelf and halo lit letters. The brick veneer and stone veneer walls with precast caps from the entry gates are incorporated into the monument signage as well (**Exhibit O: Phase 1 – Primary Entry and Exhibit P: Primary Entry Gate and Monument Signage**).

The second primary entry at Mountain View Road will be constructed in Phase 2 of the development. The monumentation will complement the primary entry monumentation by utilizing the same style and materials (**Exhibit Q: Phase 2 – Primary Entry**).



6.0 Infrastructure, Utilities, and Services

The proposed onsite stormwater management concept for the Project consists of grading the lots to drain from the backyard to the streets, and the streets to drain toward a series of surface retention basins. Street conveyance shall occur as either surface flow within the right-of-way or in a system of underground storm drains. The retention basins will have sufficient capacity to retain runoff from the 100-year 2-hour storm event. Culverts and conveyance channels will be placed in locations where there is a need to convey offsite flows to their natural drainage paths. The offsite flow approaching the northern and western boundaries will be routed around the site using the perimeter roadways or drainage corridors placed within the adjacent open space tracts. Culverts will be constructed where the anticipated drainage crossings occur.

100-year post development runoff at locations where flows exit the Project will not exceed the pre-developed runoff thus preventing adverse impacts downstream of the Zanjero Pass property. The ultimate site outfall will remain at the two southeastern corners of the property. All finished floor elevations will be set a minimum of 12 inches above the high adjacent 100-year water surface elevation and 14 inches above the emergency overflow elevation of any adjacent retention basin. Drainage design will be conducted in accordance with all applicable City of Glendale and Maricopa County Drainage standards and regulations.

Refer to Exhibit R: Preliminary Drainage Plan for an illustration of the proposed drainage management system. A Preliminary Drainage Report has been prepared by HilgartWilson. A copy of the report is provided in **Appendix B: Preliminary Drainage Report**.

6.1 Water and Wastewater

Water

The Project will be served by an internal network of looped 8-inch waterlines. A larger 12-inch waterline will be installed along Olive Avenue. It will tie into the existing 16-inch water main in Citrus Road and extend east to 175th Avenue, where it will tie into the existing 12-inch water main along Olive Avenue. The looped water system infrastructure for the Project will make two connections to the existing 16-inch water main in Citrus Road, one connection to the proposed 12-inch water main in Olive Avenue, one connection to the existing 8-inch waterline in 175th Avenue, and one connection to the existing 6-inch waterline in 175th Avenue. Refer to **Exhibit S: Water Layout Plan** for an illustration of the proposed water system.

Wastewater

The Project will be served by an internal network of 8-inch gravity sewer lines. The gravity sewer lines in the north and east portions of the Project will generally route wastewater from each of the units to 175th Avenue along the east side of the site, where the onsite collection lines will have two points of connection to a proposed 8-inch gravity sewer main in 175th Avenue. The 8-inch gravity sewer main in 175th Avenue will convey wastewater flows south toward Olive Avenue. The gravity sewer lines in the west portion of the Project will route wastewater to the southern boundary, where the onsite collection lines will have one point of connection to a proposed 8-inch gravity sewer main in Olive Avenue. The 8-inch sewer main in Olive Avenue will convey wastewater flows east towards 175th Avenue. The proposed 8-inch gravity sewer mains in Olive Avenue and 175th Avenue will tie into a proposed manhole at the intersection of Olive Avenue and 175th Avenue. A sewer line will then extend easterly in Olive Avenue and will connect to the regional wastewater infrastructure being constructed by EPCOR. Refer to **Exhibit T: Wastewater Layout Plan** for an illustration of the proposed wastewater system.



7.0 Residential Design and Development Guidelines

The Project shall conform to the Zoning District Regulations of the City of Glendale Code of Ordinances, Section 5.300 except as amended as in Section 4.0, Table 2, Amended Single Residence Districts Development Standards of this document.

The Project is significantly in compliance and meets the intent of the Residential Design and Development Manual (RDDM). **Appendix D: Residential Design and Development Manual Project Compliance** responds to the specific design elements as they relate to the Project. As the Project proceeds through the design process, additional guidelines within the RDDM may be waived as long as justification is provided.





8.0 Phasing

The Site is planned to be developed in three phases; however, phasing will be dependent on market conditions, industry factors, and/or business considerations. If phased, the required infrastructure shall be in place at the time of development.



9.0 Public Utilities and Services

Utilities to serve the development are currently available or will be brought to the site during development. Following are the various utility providers for the property.

Water:	EPCOR
Wastewater:	EPCOR
Electrical Service:	Arizona Public Service (APS)
Telephone:	Century Link
Cable TV:	Cox Communications
Gas:	Southwest Gas Company
Fire Protection:	City of Glendale Fire Department
Police Protection:	City of Glendale Police Department
Refuse	Allied Waste
School District	Dysart Unified School District



10.0 Maintenance of Streets and Common Areas

Perimeter streets surrounding the Site are public and maintained by their respective jurisdictions. The streets within the Site will be private streets. The private streets will be constructed in accordance with design standards established by the City and will be maintained by the Zanjero Pass Homeowner's Association (HOA). Private common areas will be maintained by the Zanjero Pass HOA as well.

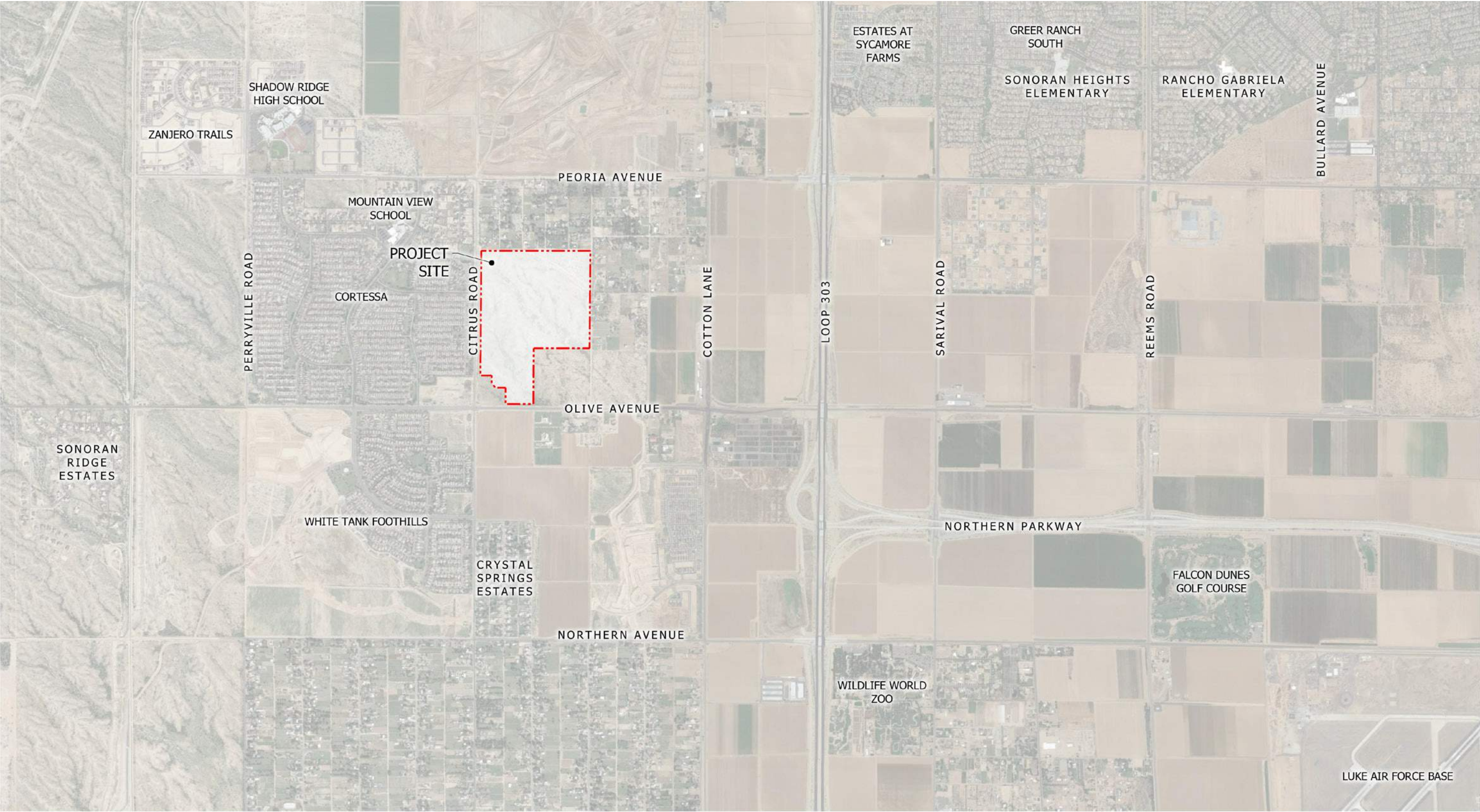
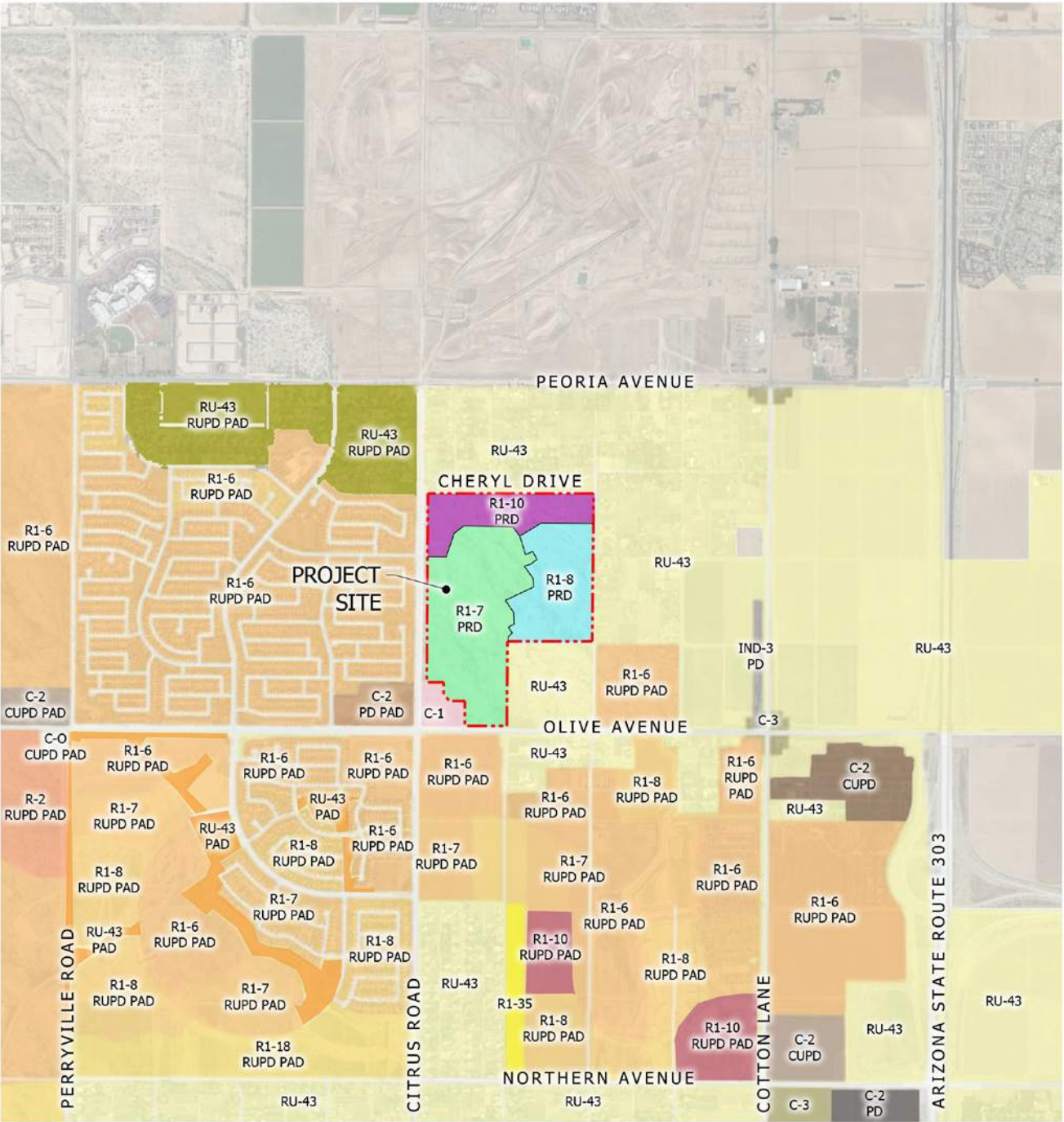
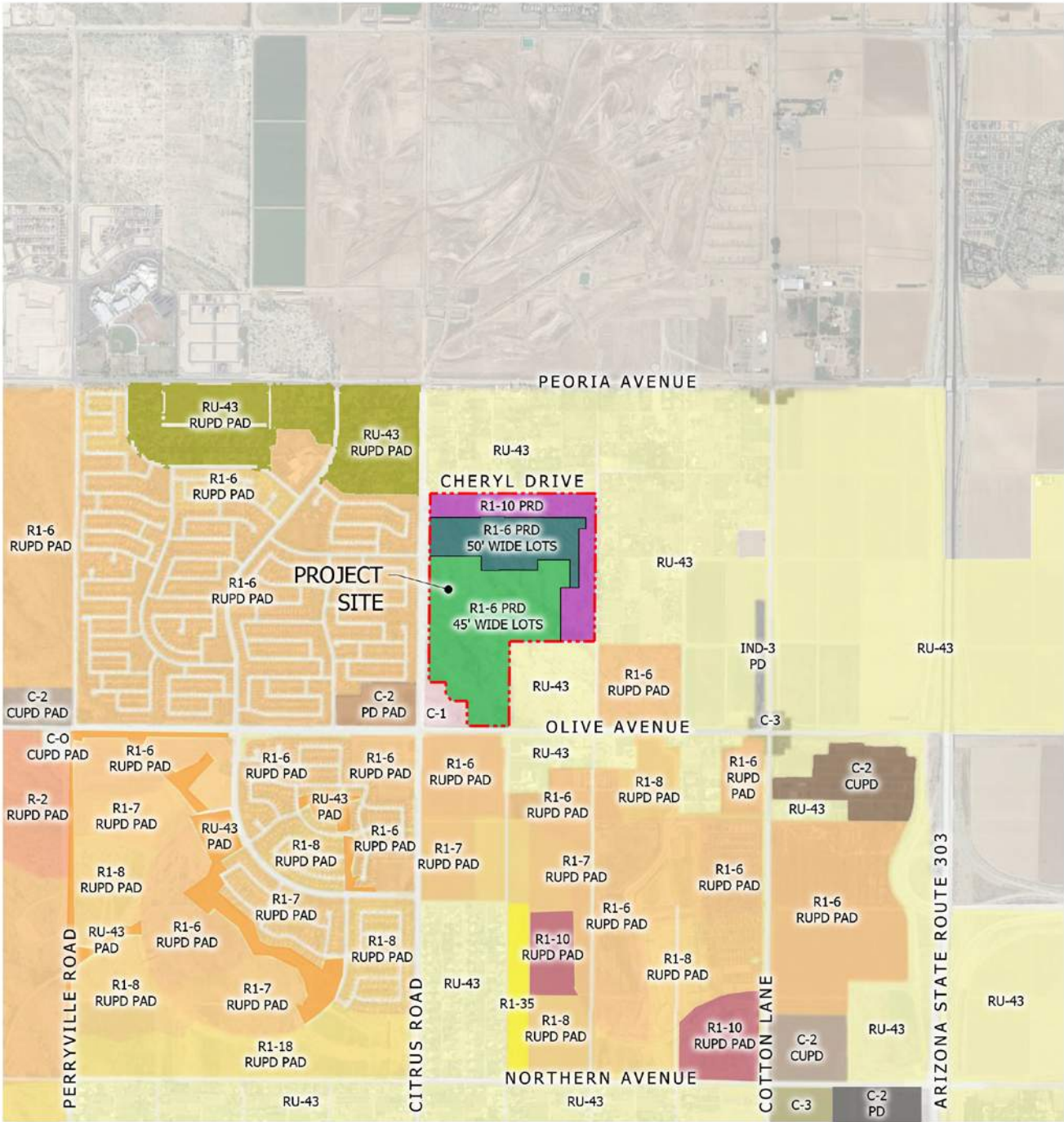


Exhibit A: Aerial Vicinity Map



EXISTING ZONING DISTRICTS

C-O CUPD PAD	C-3	R1-7 RUPD PAD	R1-35
C-1	IND-2	R1-8 PRD	RU-43
C-2 CUPD PAD	IND-3 PD	R1-8 RUPD PAD	RU-43 RUPD PAD
C-2 CUPD	R-2 RUPD PAD	R1-10 PRD	RU-43 PAD
C-2 PD PAD	R1-6 RUPD PAD	R1-10 RUPD PAD	
C-2 PD	R1-7 PRD	R1-18 RUPD PAD	

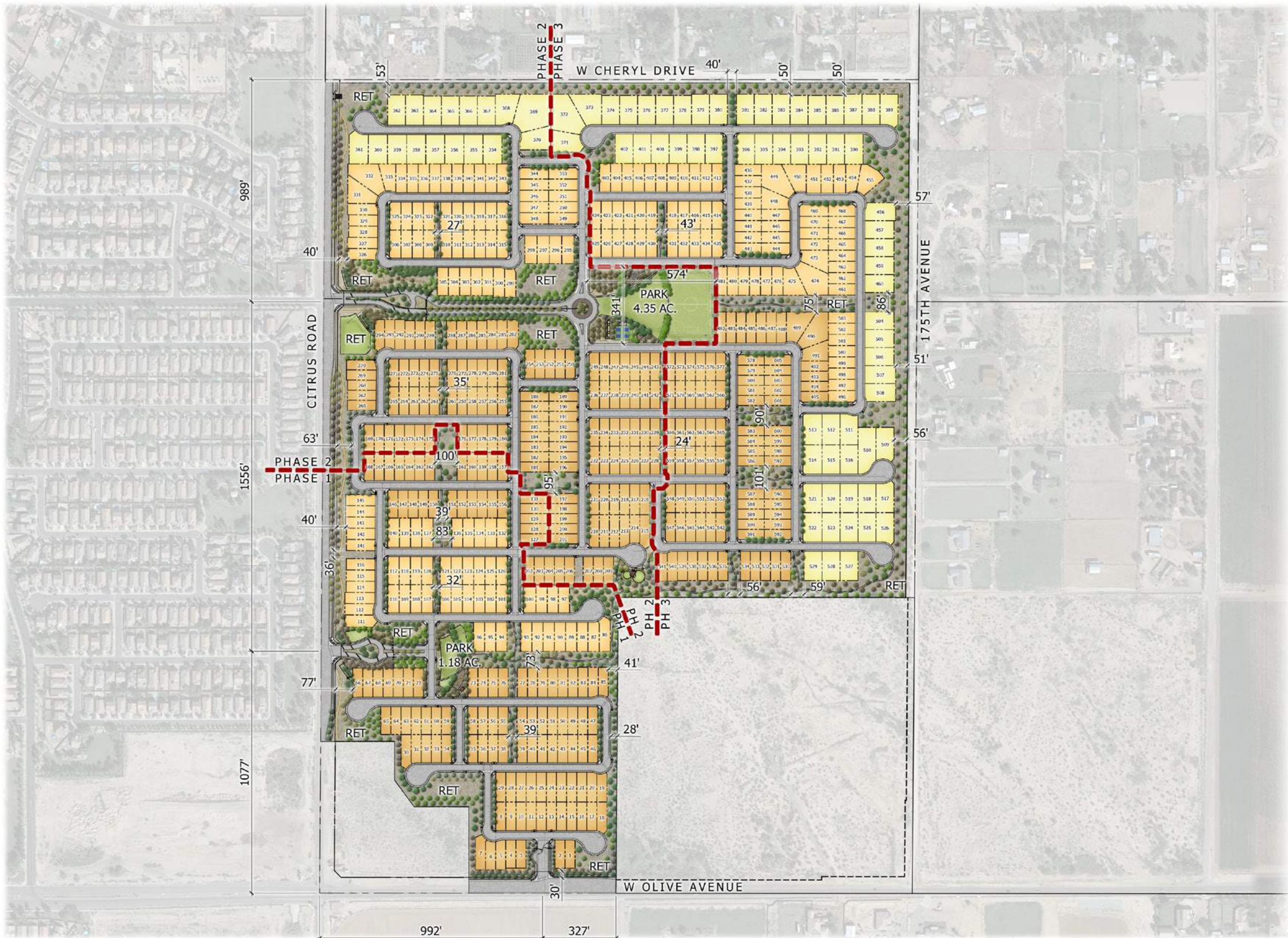


PROPOSED ZONING DISTRICTS

C-O CUPD PAD	C-3	R1-6 PRD 50' WIDE LOTS	R1-35
C-1	IND-2	R1-7 RUPD PAD	RU-43
C-2 CUPD PAD	IND-3 PD	R1-8 RUPD PAD	RU-43 RUPD PAD
C-2 CUPD	R-2 RUPD PAD	R1-10 PRD	RU-43 PAD
C-2 PD PAD	R1-6 PRD 45' WIDE LOTS	R1-10 RUPD PAD	
C-2 PD	R1-6 RUPD PAD	R1-18 RUPD PAD	

Exhibit C: Existing and Proposed Zoning Maps





Site Data		
Phase 1		
Gross Acreage	45.85 Ac.	
Net Acreage	43.00 Ac.	
Park*	1.18 Ac.	2.6%
Open Space*	7.59 Ac.	16.5%
Total Open Space	8.77 Ac.	19.1%
Single Family Units		
Unit	Quantity	Mix
45' x 120' Lots	113 D.U.	67.3%
50' x 120' Lots	55 D.U.	32.7%
80' x 130' Lots	0 D.U.	0.0%
Single Family Total	168 D.U.	3.66 DU/Ac.

Phase 2		
Gross Acreage	59.89 Ac.	
Net Acreage	56.93 Ac.	
Park*	4.35 Ac.	7.3%
Open Space*	8.28 Ac.	13.8%
Total Open Space*	12.63 Ac.	21.1%
Single Family Units		
Unit	Quantity	Mix
45' x 120' Lots	126 D.U.	62.4%
50' x 120' Lots	59 D.U.	29.2%
80' x 130' Lots	17 D.U.	8.4%
Single Family Total	202 D.U.	3.37 DU/Ac.

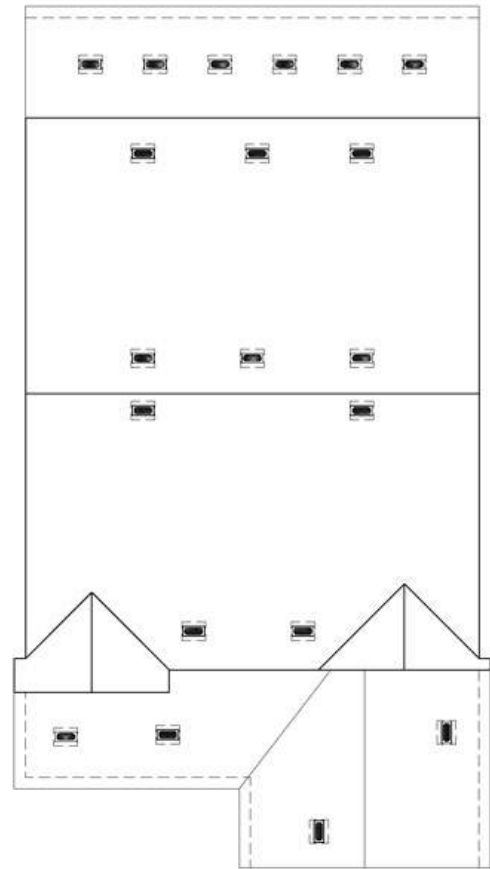
Phase 3		
Gross Acreage	65.82 Ac.	
Net Acreage	63.06 Ac.	
Park*	0.00 Ac.	0.0%
Open Space*	9.31 Ac.	14.1%
Total Open Space*	9.31 Ac.	14.1%
Single Family Units		
Unit	Quantity	Mix
45' x 120' Lots	90 D.U.	38.3%
50' x 120' Lots	82 D.U.	34.9%
80' x 130' Lots	63 D.U.	26.8%
Single Family Total	235 D.U.	3.57 DU/Ac.

Total		
Gross Acreage	171.56 Ac.	
Net Acreage	162.99 Ac.	
Park*	5.53 Ac.	3.2%
Open Space*	25.18 Ac.	14.7%
Total Open Space*	30.71 Ac.	17.9%
Single Family Units		
Unit	Quantity	Mix
45' x 120' Lots	329 D.U.	54.4%
50' x 120' Lots	196 D.U.	32.4%
80' x 130' Lots	80 D.U.	13.2%
Single Family Total	605 D.U.	3.53 DU/Ac.

*Open space percentage referenced to gross acreage.

Exhibit E: Proposed Development Plan

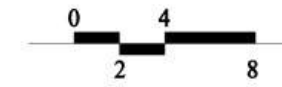




Roof Plan

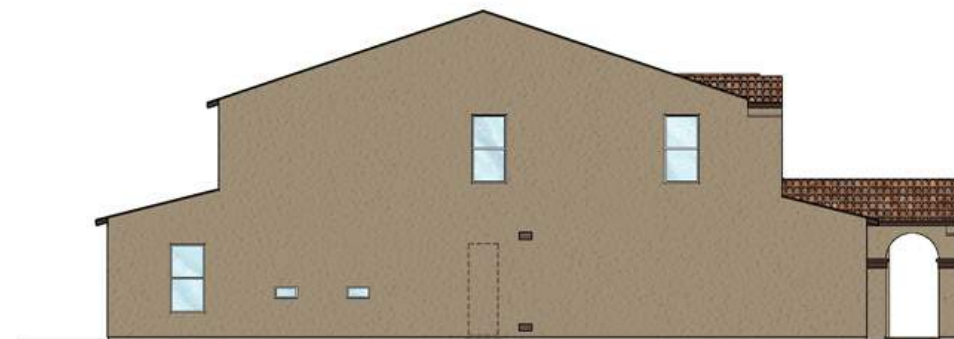


Front Elevation



Elevation Legend

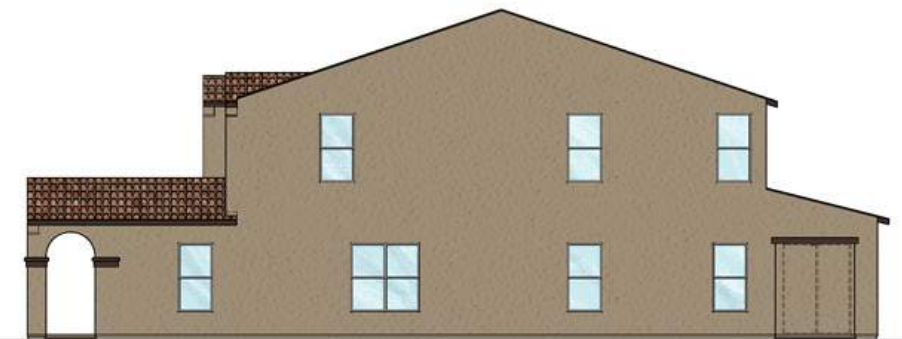
- Concrete 'S'-tile roof
- Stucco exterior
- Stucco columns
- Stucco over foam trim/pop-outs
- Decorative pipe vents
- Roll-up garage doors



Left Side Elevation



Rear Elevation



Right Side Elevation

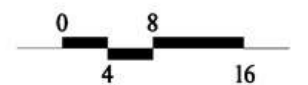
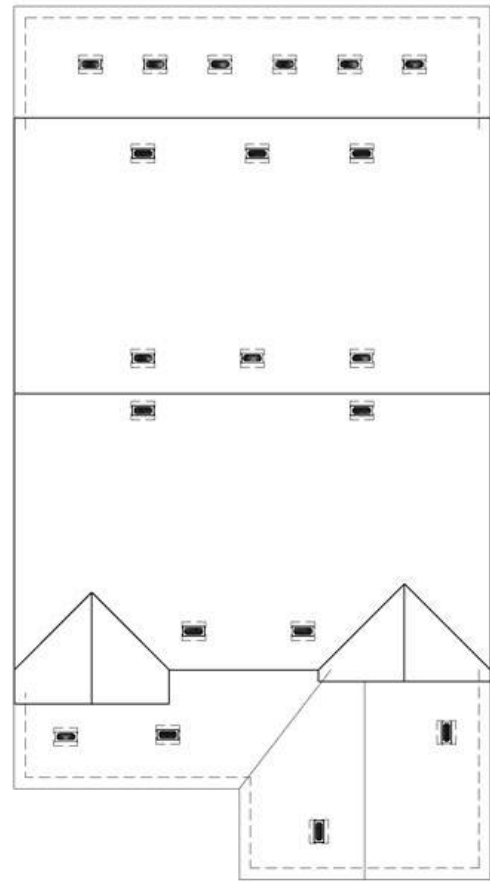


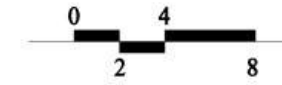
Exhibit F: Architectural Elevations



Roof Plan

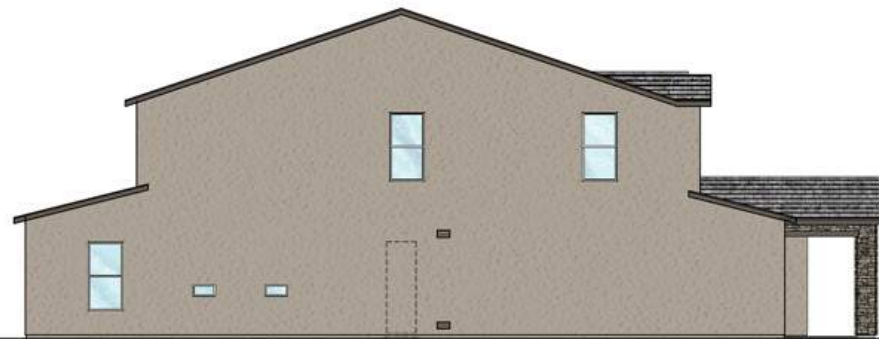


Front Elevation



Elevation Legend

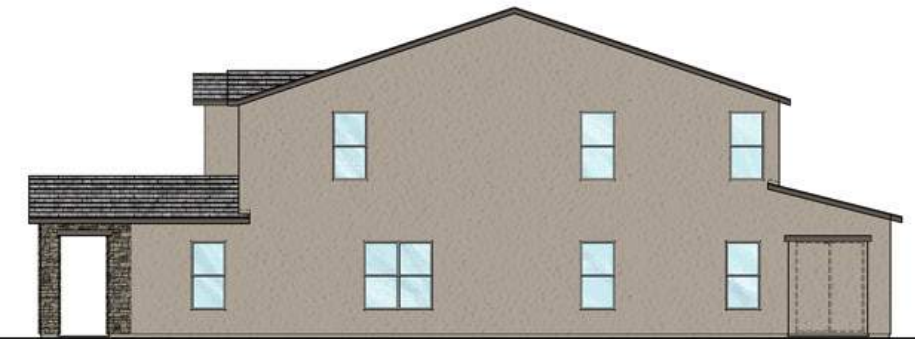
- Concrete flat-tile roof
- Stucco exterior
- Stucco over foam trim/pop-outs
- Decorative vents
- Wood-like shutters
- Stone accent
- Roll-up garage doors



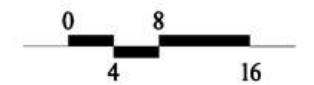
Left Side Elevation

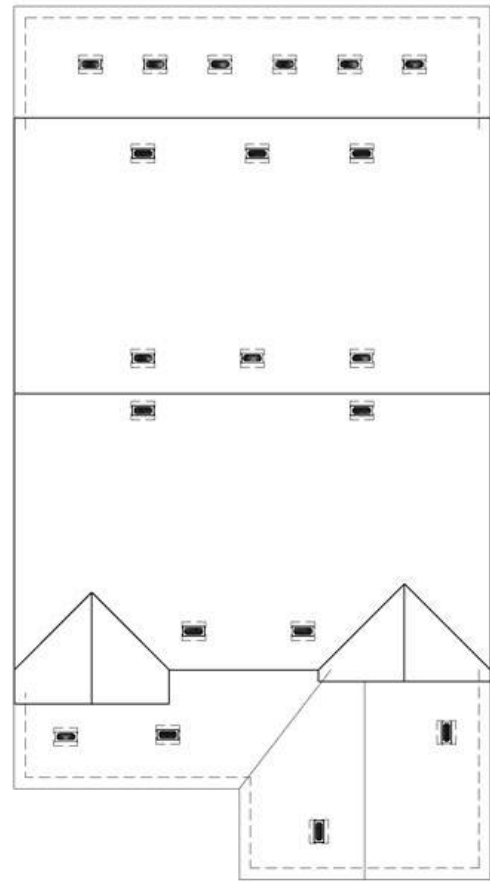


Rear Elevation



Right Side Elevation

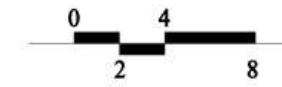




Roof Plan

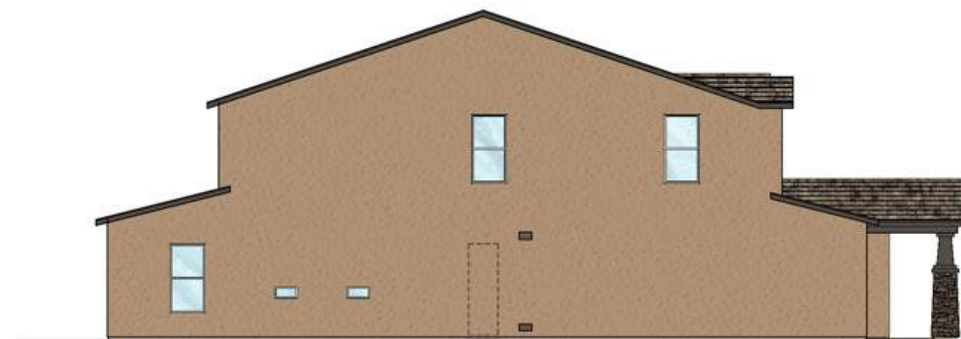


Front Elevation



Elevation Legend

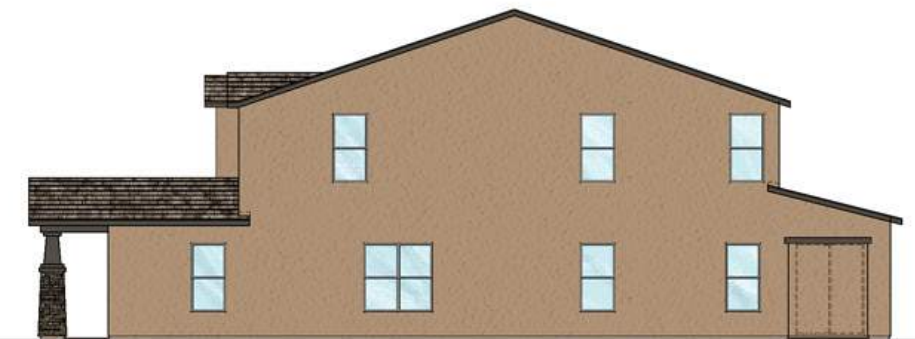
- Concrete flat-tile roof
- Stucco exterior
- Stucco columns
- Stucco over foam trim/pop-outs
- Decorative kickers
- Gable end detail
- Wood-like shutters
- Stone accent
- Roll-up garage doors



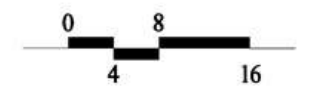
Left Side Elevation



Rear Elevation



Right Side Elevation



Accent Paint w/
Special Stucco Finish

Decorative Wooden Shutters

Dual Pane Low-E
Windows

Standard LedgeStone Shown



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

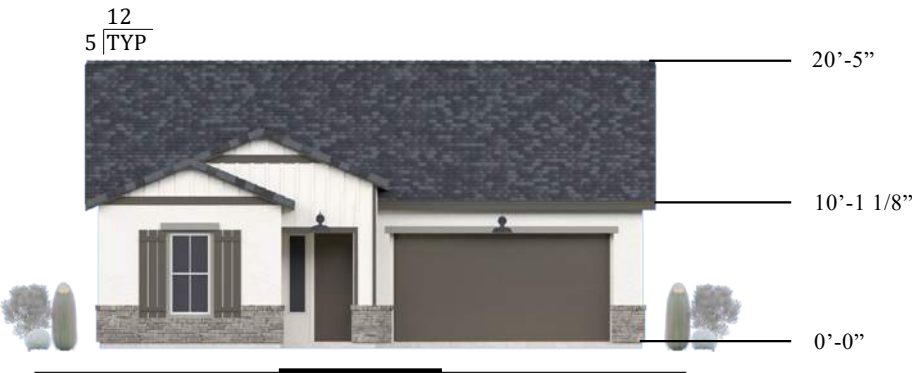


PLAN 4090 C





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4090 D



Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



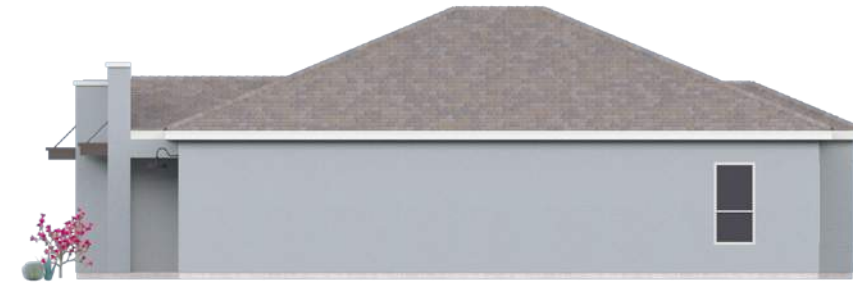
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4090 E





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4091 A





Concrete Roof Tile

Dual Pane Low-E
Windows

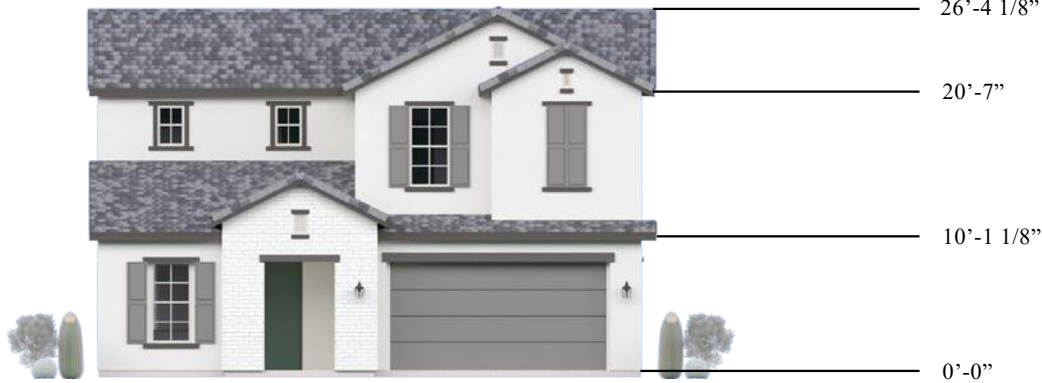
Stucco System

Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style

12
6 TYP

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

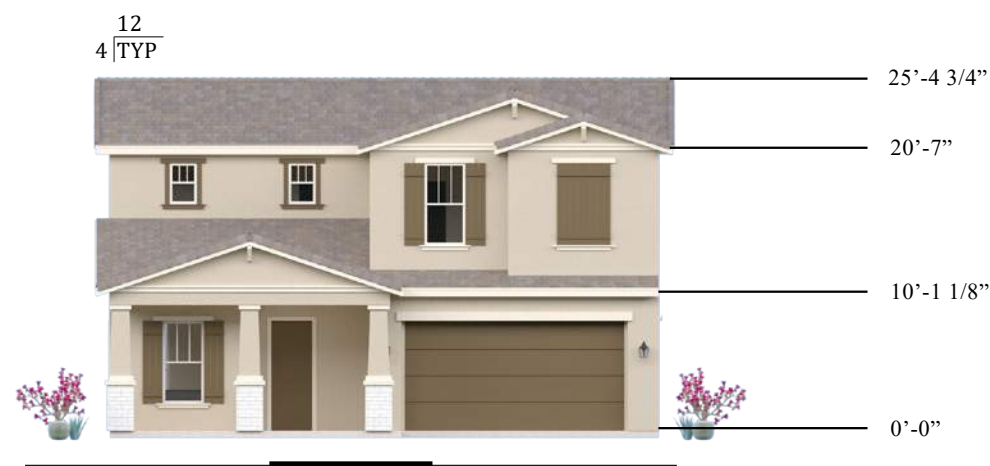


PLAN 4091 B





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4091 C





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4093 A





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4093 B





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4093 C



Concrete Roof Tile

Decorative Gable Pipe Detail

Dual Pane Low-E Windows



Stucco System

Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4095 A



Concrete Roof Tile

Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows

Standard LedgeStone Shown

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style



Perspective

12
6 TYP

28'-3 3/4"

20'-7"

10'-1 1/8"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

D.D. HARTMAN

PLAN 4095 B

- Concrete Roof Tile
- Stucco System
- Dual Pane Low-E Windows
- Accent Paint w/ Special Stucco Finish
- Standard LedgeStone Shown
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

Concrete Roof Tile

Dual Pane Low-E
Windows

Stucco System

Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 4097 A



Concrete Roof Tile

Dual Pane Low-E Windows

Decorative Wooden Shutters

Accent Paint w/ Special Stucco Finish

Standard Ledgestone Shown



Stucco System

Garage Door - See Matrix for Actual Garage Door Style

12
5 TYP



28'-9 1/2"

20'-7"

10'-1 1/8"

0'-0"

Front Elevation

Perspective



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

D.D. HARTON

PLAN 4097 B



Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Shown



Stucco System

Decorative Wooden Shutters

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

12
4 TYP



Front Elevation

27'-3 1/4"

20'-7"

10'-1 1/8"

0'-0"

Perspective



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

PLAN 4097 C





Plan 4090 , Elevation C



Plan 4090 , Elevation D



Plan 4090 , Elevation E



Plan 4091 , Elevation A



Plan 4091 , Elevation B



Plan 4091 , Elevation C



Plan 4093 , Elevation A



Plan 4093 , Elevation B



Plan 4093 , Elevation C



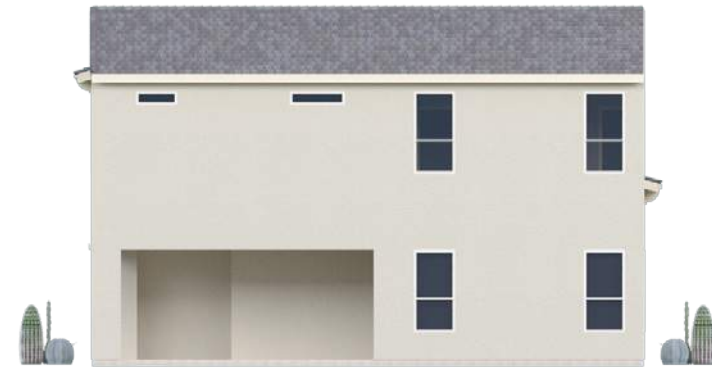
Plan 4090 , Elevation C



Plan 4090 , Elevation D



Plan 4090 , Elevation E



Plan 4091 , Elevation A



Plan 4091 , Elevation B



Plan 4091 , Elevation C



Plan 4093 , Elevation A



Plan 4093 , Elevation B



Plan 4093 , Elevation C



Plan 4095 , Elevation A



Plan 4095 , Elevation B



Plan 4095 , Elevation C



Plan 4097 , Elevation A



Plan 4097 , Elevation B



Plan 4097 , Elevation C



Plan 4095 , Elevation A



Plan 4095 , Elevation B



Plan 4095 , Elevation C



Plan 4097 , Elevation A



Plan 4097 , Elevation B



Plan 4097 , Elevation C



Plan 5017 , Elevation A



Plan 5017 , Elevation B



Plan 5017 , Elevation C



Plan 5029 , Elevation A



Plan 5029 , Elevation B



Plan 5029 , Elevation C



Plan 5041 , Elevation A



Plan 5041 , Elevation B



Plan 5041 , Elevation C



ARABELLA
50' Wide Plans -Phoenix, Arizona
Plans 5017, 5029 and 5041



Plan 5017 , Elevation F



Plan 5017 , Elevation N



Plan 5029 , Elevation F



Plan 5029 , Elevation N



Plan 5041 , Elevation F



Plan 5041 , Elevation N



ARABELLA
50' Wide Plans -Phoenix, Ari
Plans 5017, 5029 and 5041



Plan 5017 , Elevation A



Plan 5017 , Elevation B



Plan 5017 , Elevation C



Plan 5029 , Elevation A



Plan 5029 , Elevation B



Plan 5029 , Elevation C



Plan 5041 , Elevation A



Plan 5041 , Elevation B



Plan 5041 , Elevation C



ARABELLA
50' Wide Plans -Phoenix, Arizona
Plans 5017, 5029 and 5041



Plan 5017 , Elevation F



Plan 5017 , Elevation N



Plan 5029 , Elevation F



Plan 5029 , Elevation N



Plan 5041 , Elevation F



Plan 5041 , Elevation N



ARABELLA
50' Wide Plans -Phoenix, Arizona
Plans 5017, 5029 and 5041



Plan 6505 , Elevation A



Plan 6505 , Elevation B



Plan 6505 , Elevation C



Plan 6510 , Elevation A



Plan 6510 , Elevation B



Plan 6510 , Elevation C



Plan 6515 , Elevation A



Plan 6515 , Elevation B



Plan 6515 , Elevation C



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6505, 6510 and 6515





Plan 6505 , Elevation F



Plan 6505 , Elevation M



Plan 6505 , Elevation N



Plan 6510 , Elevation F



Plan 6510 , Elevation M



Plan 6510 , Elevation N



Plan 6515 , Elevation F



Plan 6515 , Elevation M



Plan 6515 , Elevation N



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6505, 6510 and 6515





Plan 6505 , Elevation A



Plan 6505 , Elevation B



Plan 6505 , Elevation C



Plan 6510 , Elevation A



Plan 6510 , Elevation B



Plan 6510 , Elevation C



Plan 6515 , Elevation A



Plan 6515 , Elevation B



Plan 6515 , Elevation C



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6505, 6510 and 6515



Plan 6505 , Elevation F



Plan 6505 , Elevation M



Plan 6505 , Elevation N



Plan 6510 , Elevation F



Plan 6510 , Elevation M



Plan 6510 , Elevation N



Plan 6515 , Elevation F



Plan 6515 , Elevation



Plan 6515 , Elevation C



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6505, 6510 and 6515



Plan 6520 , Elevation A



Plan 6520 , Elevation B



Plan 6520 , Elevation C



Plan 6525 , Elevation A



Plan 6525 , Elevation B



Plan 6525 , Elevation C



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6520 and 6525





Plan 6520 , Elevation F



Plan 6520 , Elevation M



Plan 6520 , Elevation N



Plan 6525 , Elevation F



Plan 6525 , Elevation M



Plan 6525 , Elevation N



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6520 and 6525



Plan 6520, Elevation A



Plan 6520 , Elevation B



Plan 6520 , Elevation C



Plan 6525 , Elevation A



Plan 6525 , Elevation B



Plan 6525 , Elevation C



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6520 and 6525



Plan 6520, Elevation F



Plan 6520 , Elevation M



Plan 6520 , Elevation N



Plan 6525 , Elevation F



Plan 6525 , Elevation M



Plan 6525 , Elevation N



ARABELLA
65' Wide Plans -Phoenix, Arizona
Plans 6520 and 6525

Concrete Roof Tile

Decorative Wooden Shutters

Dual Pane Low-E Windows



Decorative Wrought Iron Detail

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Accent Paint w/ Special Stucco Finish

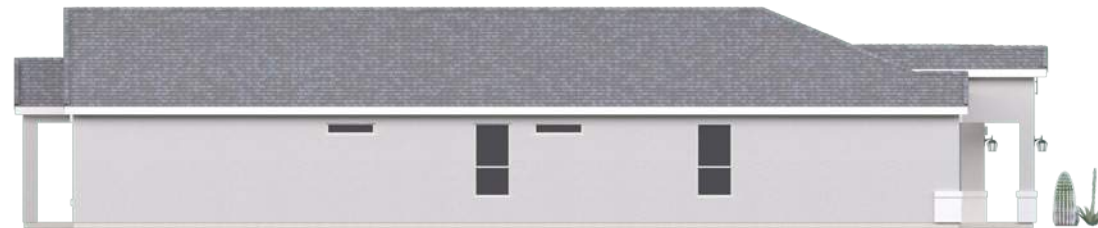
Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3530 A



Concrete Roof Tile

Dual Pane Low-E Windows

Accent Paint w/ Special Stucco Finish



Decorative Gable Pipe

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation

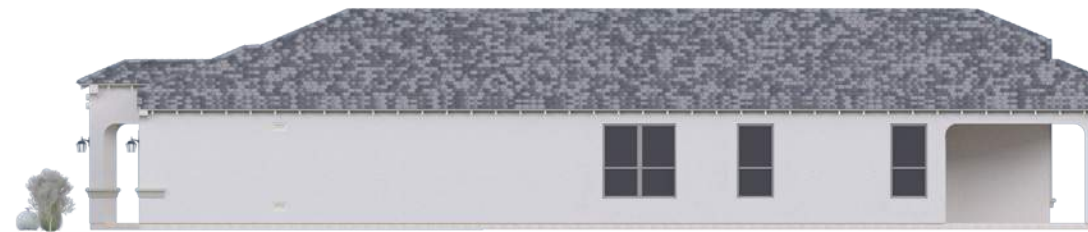


Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3530 B



Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Available



Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3530 C



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown

Garage Door -
See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3530 F



- Concrete Roof Tile
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3530 N



Concrete Roof Tile

Dual Pane Low-E
Windows

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Accent Paint w/
Special Stucco Finish



Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3534 A



Decorative Gable
Pipe Detail

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish

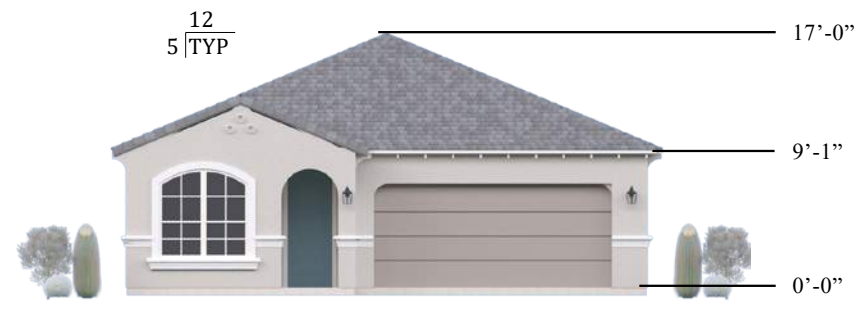


Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation

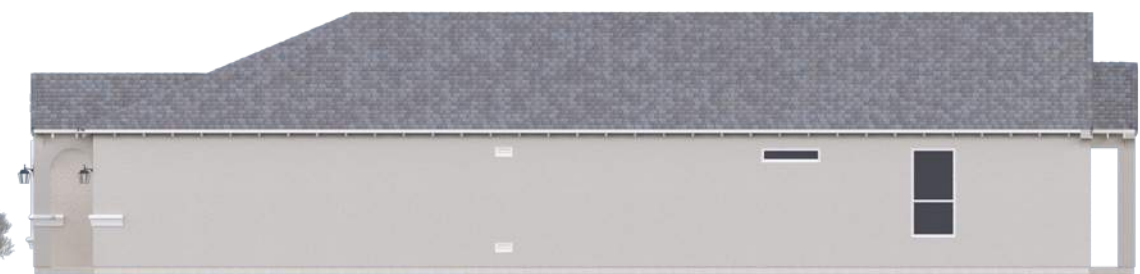


Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3534 B



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown



Accent Paint w/
Special Stucco Finish

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3534 C



Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Shown



Board and Batton System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3534 F





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3545 A

Concrete Roof Tile

Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows



Decorative Gable Pipe

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

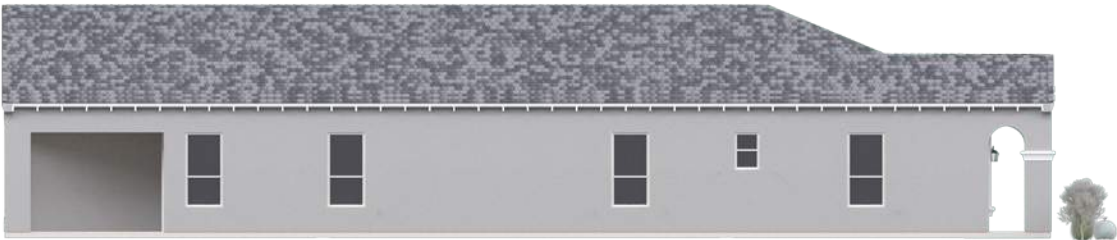
Perspective



Front Elevation

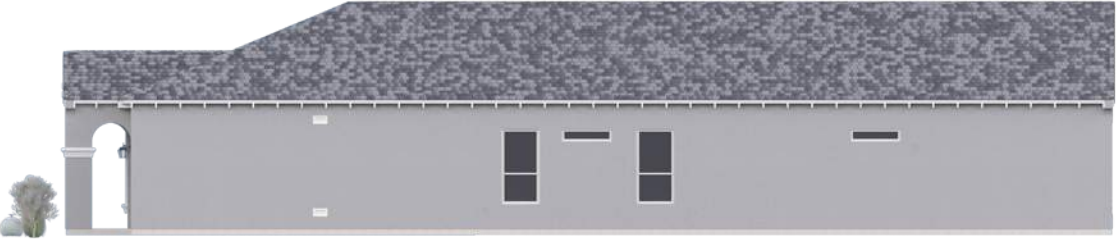


Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3545 B



Concrete Roof Tile

Dual Pane Low-E Windows

Standard LedgeStone Available



Stucco System

Accent Paint w/ Special Stucco Finish

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3545 C





Perspective



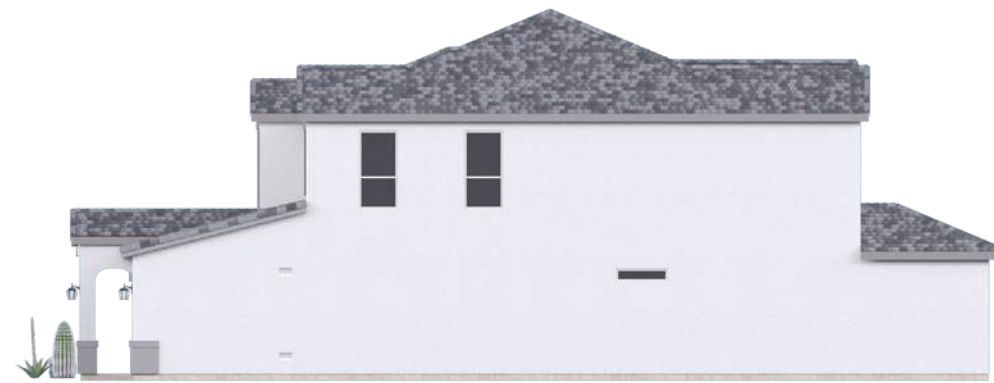
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3551 A





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3545 N





Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3551 A



Concrete Roof Tile

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish

Decorative Gable Pipe

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation

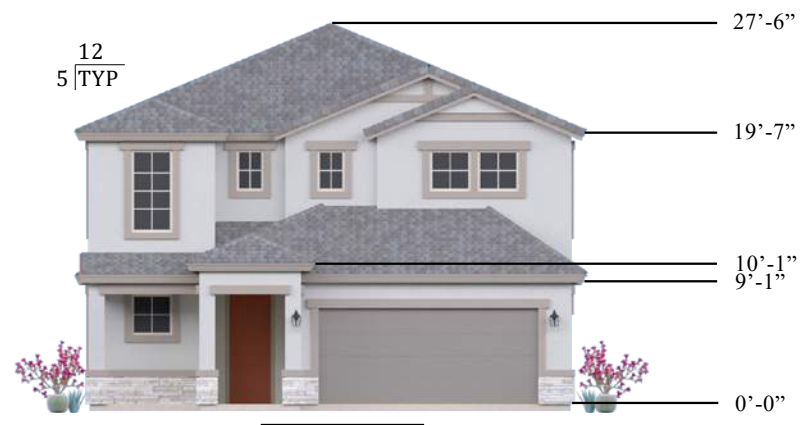


PLAN 3551 B





Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3551 C





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3551 F



Dual Pane Low-E
Windows

Concrete Roof Tile

Standard LedgeStone Shown



Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

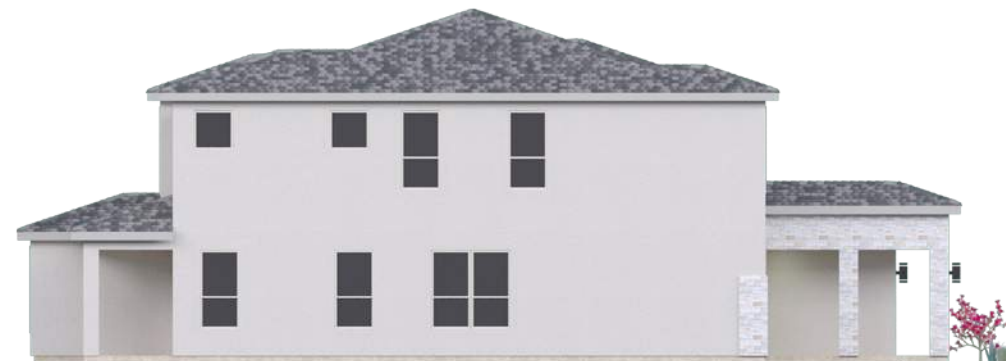
Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation

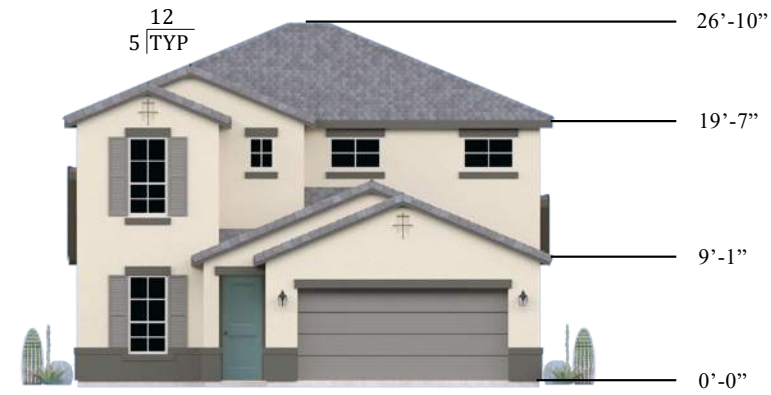


PLAN 3551 N





Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3556 A

Concrete Roof Tile
Accent Paint w/
Special Stucco Finish

Dual Pane Low-E
Windows

Decorative Gable Pipe

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style



Perspective

$\frac{12}{5}$ TYP

26'-9 1/2"

19'-7"

9'-1"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

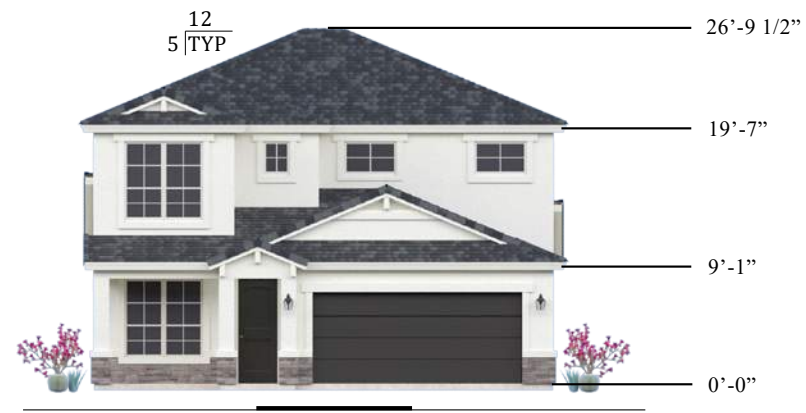


PLAN 3556 B





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3556 C



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown

Garage Door -
See Matrix for Actual Garage Door Style



Perspective

$\frac{12}{5}$ TYP



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3556 F





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

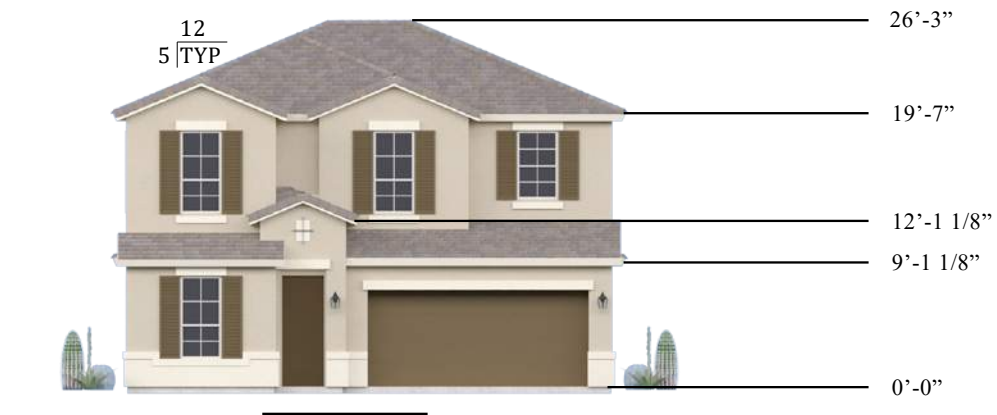


PLAN 3556 N





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3580 A



Concrete Roof Tile

Decorative Tri Gable Pipe Detial

Dual Pane Low-E
Windows

Stucco System

Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style



Perspective

12
5 TYP

26'-5 1/2"

19'-7"

12'-1 1/8"

9'-1 1/8"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3580 B



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown



Stucco System

Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style

Perspective

12
5 TYP

26'-5 1/2"

19'-7"

12'-1 1/8"

9'-1 1/8"

0'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 3580 C



Concrete Roof Tile

Decorative Wooden Shutters

Dual Pane Low-E Windows

Standard LedgeStone Shown



Vertical Siding
Accent Paint

Garage Door -
See Matrix for Actual Garage Door Style

Perspective

12
5 TYP



Front Elevation

26'-5 1/2"

19'-7"

12'-1 1/8"

9'-1 1/8"

0'-0"



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 3580 F





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

PLAN 3580 N



Concrete Roof Tile
 Decorative Wooden Shutters
 Dual Pane Low-E
 Windows
 Accent Paint w/
 Special Stucco Finish



Decorative Wrought Iron Detail
 Stucco System
 Garage Door -
 See Matrix for Actual Garage Door Style

Perspective



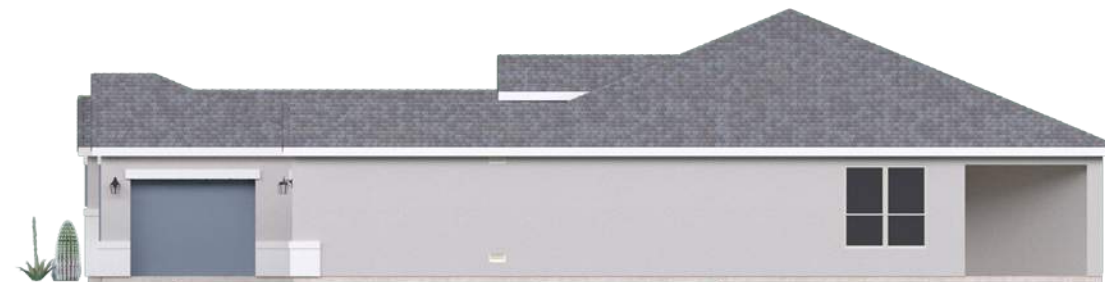
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5017 A



Concrete Roof Tile

Dual Pane Low-E Windows

Accent Paint w/ Special Stucco Finish



Decorative Gable Pipe Detail

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5017 B



Concrete Roof Tile
Decorative Wooden Shutters
Dual Pane Low-E
Windows
Standard LedgeStone Shown



Accent Paint w/
Special Stucco Finish
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

PLAN 5017 C



- Concrete Roof Tile
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Vertical Siding
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5017 F



Concrete Roof Tile
 Accent Paint w/
 Special Stucco Finish
 Standard LedgeStone Shown



Stucco System
 Garage Door -
 See Matrix for Actual Garage Door Style

Perspective



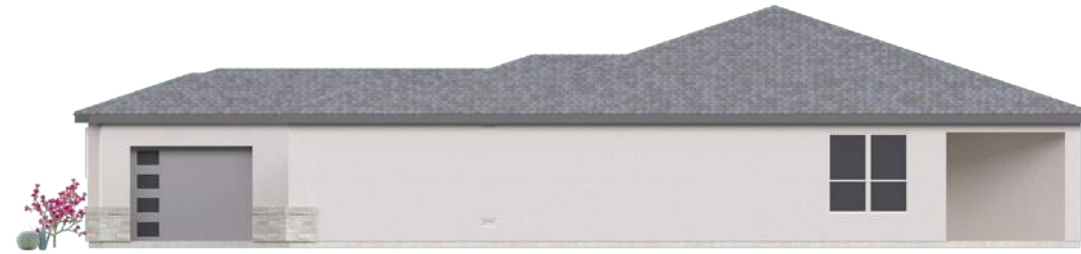
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5017 N



Decorative Wrought Iron Detail
Decorative Wooden Shutters
Dual Pane Low-E Windows
Accent Paint w/
Special Stucco Finish



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5029 A



Decorative Gable Pipe Detail

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 5029 B



Accent Paint w/
Special Stucco Finish
Dual Pane Low-E
Windows
Standard LedgeStone Shown



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5029 C



Dual Pane Low-E
Windows
Standard LedgeStone Shown



Concrete Roof Tile
Verticle Siding
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 5029 F



Accent Paint w/
Special Stucco Finish
Dual Pane Low-E
Windows
Standard LedgeStone Shown



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation

PLAN 5029 N



- Concrete Roof Tile

Dual Pane Low-E Windows

Decorative Wooden Shutters
- Decorative Gable Pipe Detail

Stucco System

Garage Door - See Matrix for Actual Garage Door Style

Accent Paint w/ Special Stucco Finish



Perspective



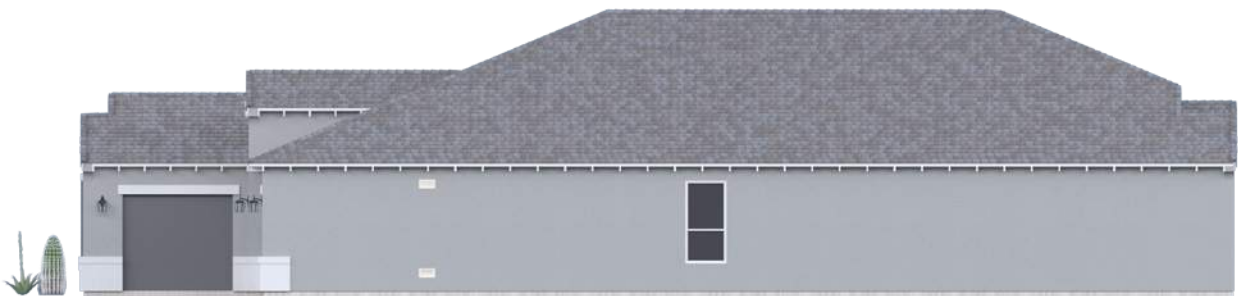
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5041 A



Decorative Wrought
Iron Detail

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5041 B



- Concrete Roof Tile
- Decorative Wrought Iron Detail
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Stucco System
- Accent Paint w/ Special Stucco Finish
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 5041 C





Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 5041 F



Dual Pane Low-E
Windows

Standard LedgeStone Shown



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation

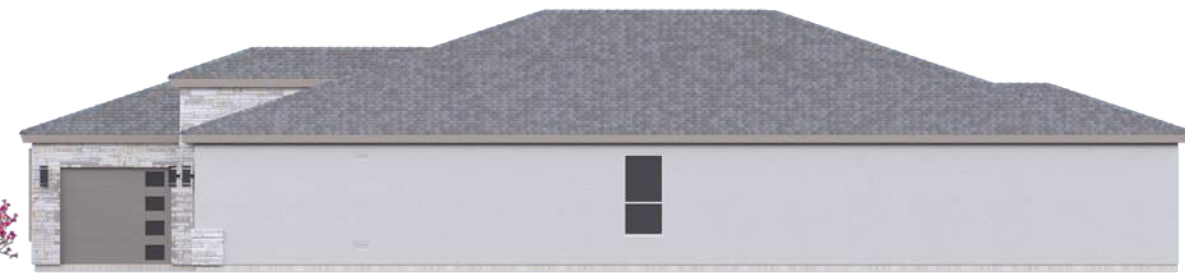


Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 5041 N





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6505 A



ARABELLA



PLAN 6505 B





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6505 C



- Concrete Roof Tile
- Decorative Wooden Shutters
- Dual Pane Low-E Windows
- Standard Ledgestone Shown
- Decorative Wrought Iron Detail
- Vertical Siding
- Garage Door - See Matrix for Actual Garage Door Style
- Accent Paint w/ Special Stucco Finish



Perspective



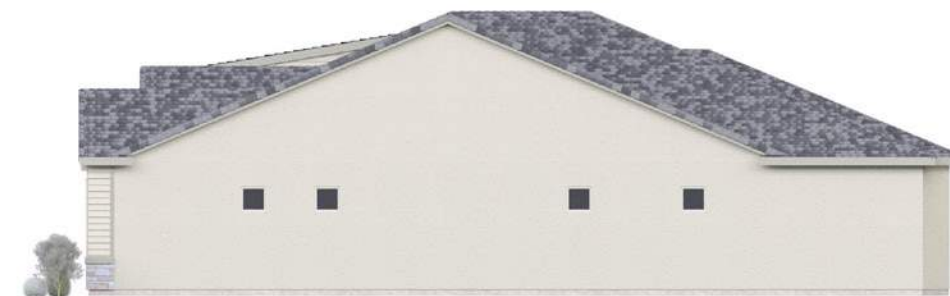
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6505 F





Perspective



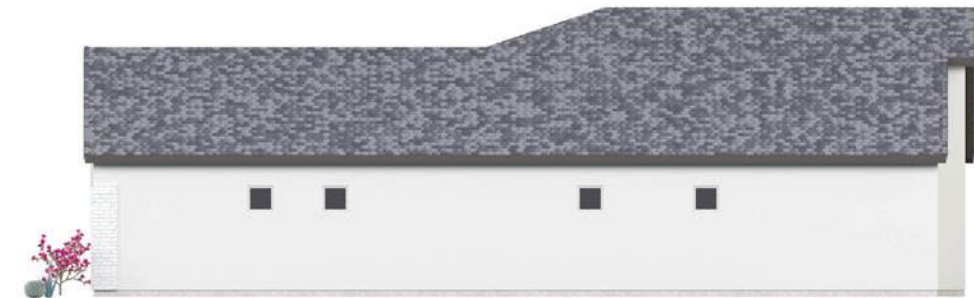
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6505 M





ARABELLA



PLAN 6505 N



Concrete Roof Tile
Dual Pane Low-E
Windows
Decorative Wooden Shutters



Decorative Wrought Iron Detail
Accent Paint w/
Special Stucco Finish
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6510 A



Concrete Roof Tile

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish



Decorative Gable Pipe

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6510 B



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Available



Stucco System
Accent Paint w/
Special Stucco Finish

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA

D·R·HORTON®
America's Builder

PLAN 6510 C

- Concrete Roof Tile
- Dual Pane Low-E Windows
- Decorative Wooden Shutters
- Standard Ledgestone Shown
- Decorative Wrought Iron Detail
- Vertical Siding
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6510 F



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Available



Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6510 M



Concrete Roof Tile
Dual Pane Low-E
Windows
Standard LedgeStone Available



Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6510 N



Concrete Roof Tile
Decorative Wrought Iron Detail
Decorative Wooden Shutters
Dual Pane Low-E
Windows



Stucco System
Garage Door -
See Matrix for Actual Garage Door Style
Accent Paint w/
Special Stucco Finish

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 A



Concrete Roof Tile

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish



Decorative Tri Gable Pipe Detial

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 B



- Concrete Roof Tile
- Dual Pane Low-E Windows
- Standard LedgeStone Shown
- Stucco System
- Accent Paint w/ Special Stucco Finish
- Garage Door - See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 C





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 F



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown



Accent Paint

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 M



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard LedgeStone Shown



Accent Paint

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



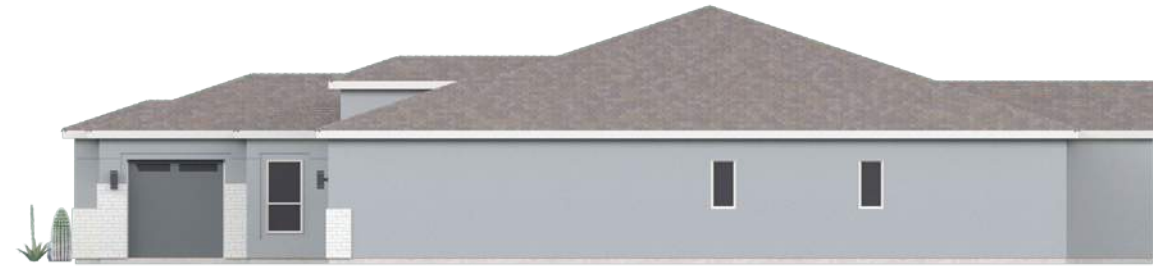
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6515 N



Decorative Wrought Iron Detail
Dual Pane Low-E
Windows
Decorative Wooden Shutters



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style
Accent Paint w/
Special Stucco Finish

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 6520 A



Decorative Gable Pipe
Detail

Dual Pane Low-E
Windows

Accent Paint w/
Special Stucco Finish



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 6520 B



Concrete Roof Tile

Dual Pane Low-E
Windows

Accent Paint w/Special Stucco Finish

Stucco System
Garage Door -
See Matrix for Actual Garage Door Style



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6520 C



- Concrete Roof Tile

Vertical Siding

Dual Pane Low-E Windows

Decorative Wooden Shutters
- Standard LedgeStone Shown

Garage Door - See Matrix for Actual Garage Door Style



Perspective



ARABELLA



PLAN 6520 F



Standard LedgeStone Shown



- Concrete Roof Tile
- Stucco System
- Garage Door - See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6520 M



Dual Pane Low-E
Windows
Standard LedgeStone Shown



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6520 N



Decorative Wrought Iron Detail

Dual Pane Low-E
Windows

Decorative Wooden Shutters

Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style
Accent Paint w/
Special Stucco Finish



Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 6525 A



Decorative Gable Pipe
Detail
Dual Pane Low-E
Windows
Accent Paint w/
Special Stucco Finish



Concrete Roof Tile
Stucco System
Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ARABELLA



PLAN 6525 B





Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation

PLAN 6525 C



Concrete Roof Tile

Dual Pane Low-E
Windows

Standard Ledgestone Shown



Vertical Siding

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 6525 F



Standard Ledgerstone Shown



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation



Rear Elevation



Left Elevation

ARABELLA



Right Elevation



PLAN 6525 M



Standard LedgeStone Shown



Concrete Roof Tile

Stucco System

Garage Door -
See Matrix for Actual Garage Door Style

Perspective



Front Elevation

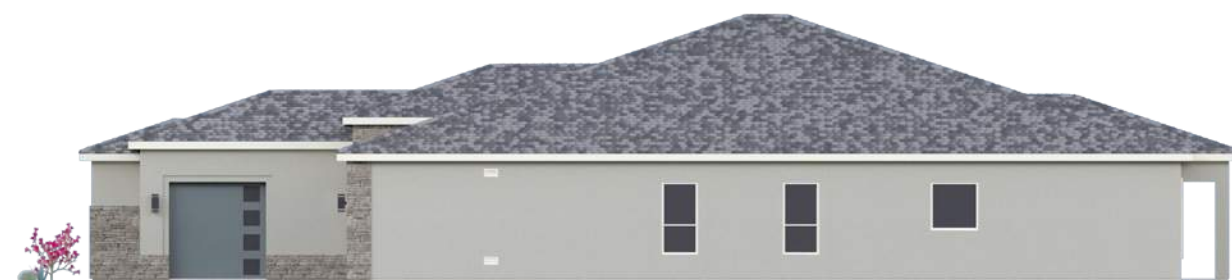


Rear Elevation



Left Elevation

ARABELLA

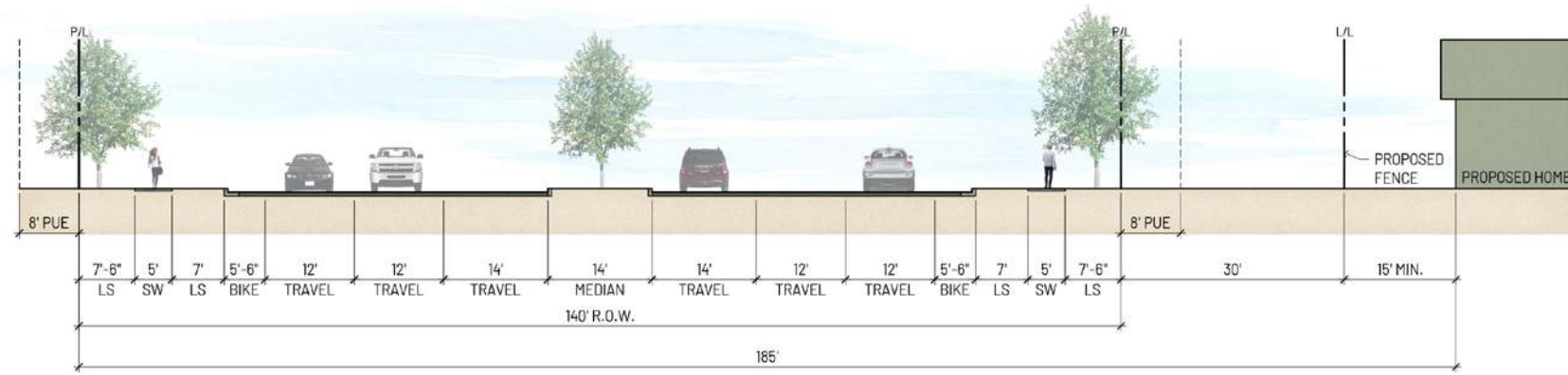


Right Elevation

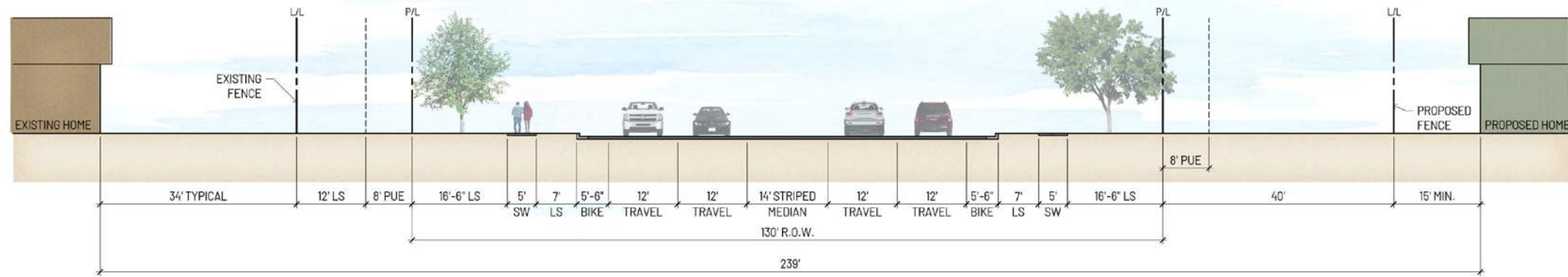


PLAN 6525 N

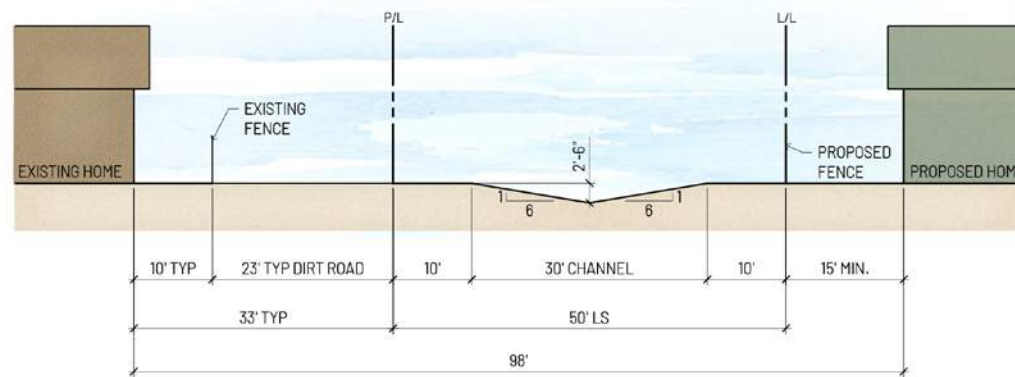




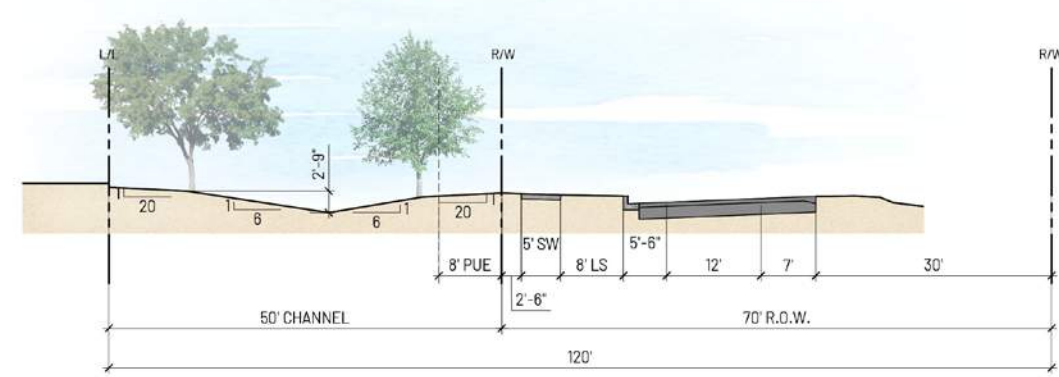
A Typical Perimeter Section for Olive Ave
SCALE: 1"=10'-0"



B Typical Perimeter Section for Citrus Rd
SCALE: 1"=10'-0"



C Typical Perimeter Section for Cheryl Dr
SCALE: 1"=10'-0"



D Typical Perimeter Section for 175th Ave
SCALE: 1"=10'-0"

Exhibit G: Perimeter Street Sections



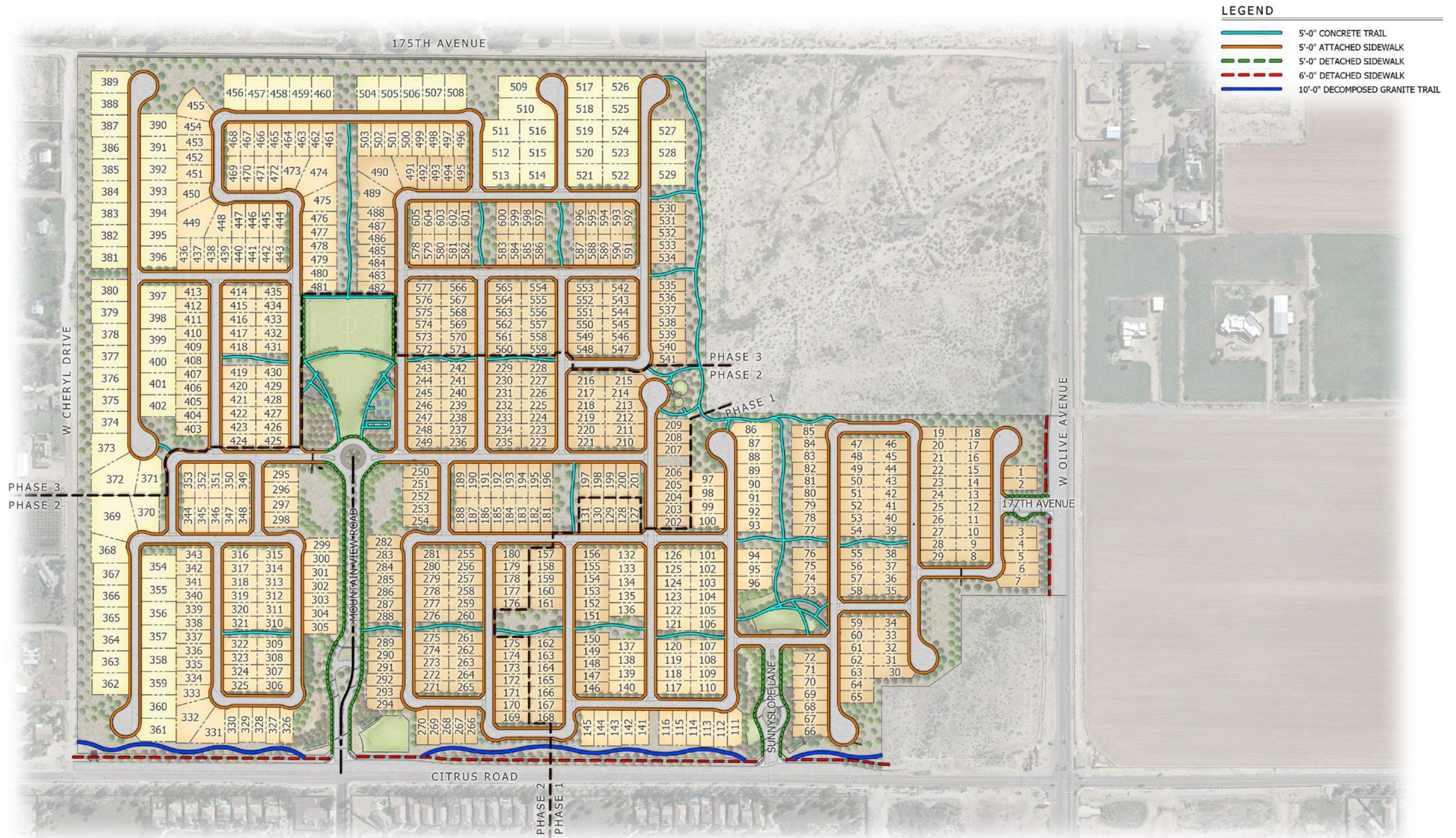


Exhibit H: Circulation Plan



PLANT MATERIALS LEGEND



Tree

- Acacia aneura
- Mulga Acacia
- Acacia smallii
- Sweet Acacia
- Acacia willardiana
- Palo Blanco
- Caesalpinia cacalaco
- Casahuate
- Chilopsis linearis
- Desert Willow
- Olea europaea 'Wilsonii'
- Wilsonii Olive
- Parkinsonia florida
- Blue Palo Verde
- Parkinsonia hybrid 'Desert Museum'
- Desert Museum Palo Verde
- Pistacia chinensis
- Chinese Pistache
- Pistacia lentiscus
- Mastic Tree
- Prosopis hybrid
- Thornless Mesquite
- Quercus virginiana
- Southern Live Oak
- Ulmus parvifolia 'Bosque'
- Bosque Elm

Extra Large Shrubs	Size	Small Shrubs	Size
⊕ Buddleia davidii	5 gal.	⊕ Callistemon viminalis 'Little John'	5 gal.
⊕ Butterfly Bush	5 gal.	⊕ Little John Bottle Brush	5 gal.
⊕ Caesalpinia gillesii	5 gal.	⊕ Russelia equisetiformis	5 gal.
⊕ Yellow Bird of Paradise	5 gal.	⊕ Coral Fountain	5 gal.
⊕ Caesalpinia pulcherrima	5 gal.	⊕ Olea europaea 'Little Ollie'	5 gal.
⊕ Red Bird of Paradise	5 gal.	⊕ Dwarf Olive	5 gal.
⊕ Cordia Boissieri	5 gal.	⊕ Groundcovers	Size
⊕ Anacahuita	5 gal.	⊕ Acacia redolens	1 gal.
⊕ Cordia parvifolia	5 gal.	⊕ Prostrate Acacia	1 gal.
⊕ Little Leaf Cordia	5 gal.	⊕ Eremophila prostrata	1 gal.
⊕ Dodonaea viscosa	5 gal.	⊕ Outback Sunrise Eremophila	1 gal.
⊕ Hopbush	5 gal.	⊕ Hymenoxys acaulis	1 gal.
⊕ Tecoma Stans	15 gal.	⊕ Angelita Daisy	1 gal.
⊕ Yellow Bells	5 gal.	⊕ Lantana sp.	1 gal.
⊕ Tecoma x 'Bells of Fire'	5 gal.	⊕ 'New Gold' Lantana	1 gal.
⊕ Bells of Fire	5 gal.	⊕ Lantana sp.	1 gal.
⊕ Vauquelinia californica	15 gal.	⊕ 'New Red' Lantana	1 gal.
⊕ Arizona Rosewood	15 gal.	⊕ Pyracantha koidzumii 'Red Elf'	1 gal.
⊕ Large Shrubs	Size	⊕ Dwarf Pyracantha	5 gal.
⊕ Calliandra californica	5 gal.	⊕ Rosmarinus officinalis 'Prostratus'	1 gal.
⊕ Red Fairy Duster	5 gal.	⊕ Trailing Rosemary	1 gal.
⊕ Cassia nemophila	5 gal.	⊕ Teucrium chamaedrys 'prostratum'	1 gal.
⊕ Desert Cassia	5 gal.	⊕ Prostrate Germander	1 gal.
⊕ Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	⊕ Cacti/ Accents	Size
⊕ Lynn's Legacy Sage	5 gal.	⊕ Agave sisalana	5 gal.
⊕ Leucophyllum frutescens	5 gal.	⊕ Sisal Agave	5 gal.
⊕ Texas Sage	5 gal.	⊕ Aloe hyb. 'Blue Elf'	5 gal.
⊕ Leucophyllum frutescens 'Green Cloud'	5 gal.	⊕ Blue Elf Aloe	5 gal.
⊕ Green Cloud Sage	5 gal.	⊕ Asclepias subulata	5 gal.
⊕ Simmondsia Chinensis	15 gal.	⊕ Desert Milkweed	5 gal.
⊕ Jojoba	1 gal.	⊕ Bouteloua gracilis	1 gal.
⊕ Vigueria deltoidea	1 gal.	⊕ Blonde Ambition	1 gal.
⊕ Goldeneye	1 gal.	⊕ Dasyliro acrotrichum	5 gal.
⊕ Medium Shrubs	Size	⊕ Green Desert Spoon	5 gal.
⊕ Eremophila glabra spp. carnea	5 gal.	⊕ Hesperaloe funifera	5 gal.
⊕ Winter Blaze	5 gal.	⊕ Giant Hesperaloe	5 gal.
⊕ Eremophila hygrophana Blue Bells	5 gal.	⊕ Hesperaloe parviflora 'Brakelights'	3 gal.
⊕ Blue Bells	5 gal.	⊕ Brakelights Red Yucca	3 gal.
⊕ Leucophyllum frutescens 'Compacta'	5 gal.	⊕ Muhlenbergia capillaris	5 gal.
⊕ Compact Texas Sage	5 gal.	⊕ 'Regal Mist'	5 gal.
⊕ Perovskia atriplicifolia	5 gal.	⊕ Nolina bigelovii	5 gal.
⊕ Russian Sage	5 gal.	⊕ Bear-grass	5 gal.
⊕ Rosmarinus officinalis 'Tuscan Blue'	5 gal.	⊕ Opuntia sp. Kelly's Choice	5 gal.
⊕ Tuscan Blue Rosemary	5 gal.	⊕ Kelly's Choice Prickly Pear	5 gal.
⊕ Simmondsia Chinensis 'Vista'	5 gal.	⊕ Inerts	Size
⊕ Compact Jojoba	5 gal.	⊕ Decomposed Granite 1/2" Screened	5 gal.
⊕ Teucrium fruticos	5 gal.	⊕ Express Brown - See Detail x, Sheet LA7.	5 gal.
⊕ Bush Germander	5 gal.	⊕ Hydraseed	5 gal.

NOTES:

- ALL TREES ARE TO BE A MINIMUM SIZE OF 24" BOX.
- ALL SHRUBS ARE TO BE 5 GAL. SIZE.
- ALL PLANT MATERIAL TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- 60% OF GROUND COVER IS TO BE VEGETATED.
- ALL PLANTING AREAS ARE TO RECEIVE 2" DEEP LAYER OF DECOMPOSED GRANITE.
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.

Exhibit I: Landscape Plan





LEGEND

- ① ACTIVE TURF AREA
- ② 5' WIDE SIDEWALK
- ③ MULTI-USE SPORT FIELD
- ④ 4' WIDE SOFT TRAIL
- ⑤ TREE BOSQUE WITH TABLES ON STABILIZED DECOMPOSED GRANITE
- ⑥ TOT LOT
- ⑦ 15'x20' SHADE RAMADA
- ⑧ SEATING NODE WITH BENCHES
- ⑨ SEATING NODE WITH TABLES
- ⑩ PICKLEBALL COURTS
- ⑪ BOCCE BALL COURT
- ⑫ BENCH
- ⑬ PAVERS AT ROUNDABOUT
- ⑭ CANOPY SHADE TREES IN ROUNDABOUT



Exhibit J: Central Park

Zanjero Pass: Project Narrative





LEGEND

- (1) 5' CONCRETE SIDEWALK
- (2) ACTIVE TURF AREA
- (3) LANDSCAPE AREA WITH SHADE TREES
- (4) PLAY STRUCTURE
- (5) 15'x20' SHADE RAMADA



Exhibit K: Phase 1 Park





LEGEND

- 1 5' CONCRETE SIDEWALK
- 2 LARGE DOG RUN
- 3 SMALL DOG RUN
- 4 20'x30' SHADE RAMADA
- 5 DOG PARK FENCE
- 6 RETENTION BASIN



Exhibit L: Dog Park

Zanjero Pass: Project Narrative



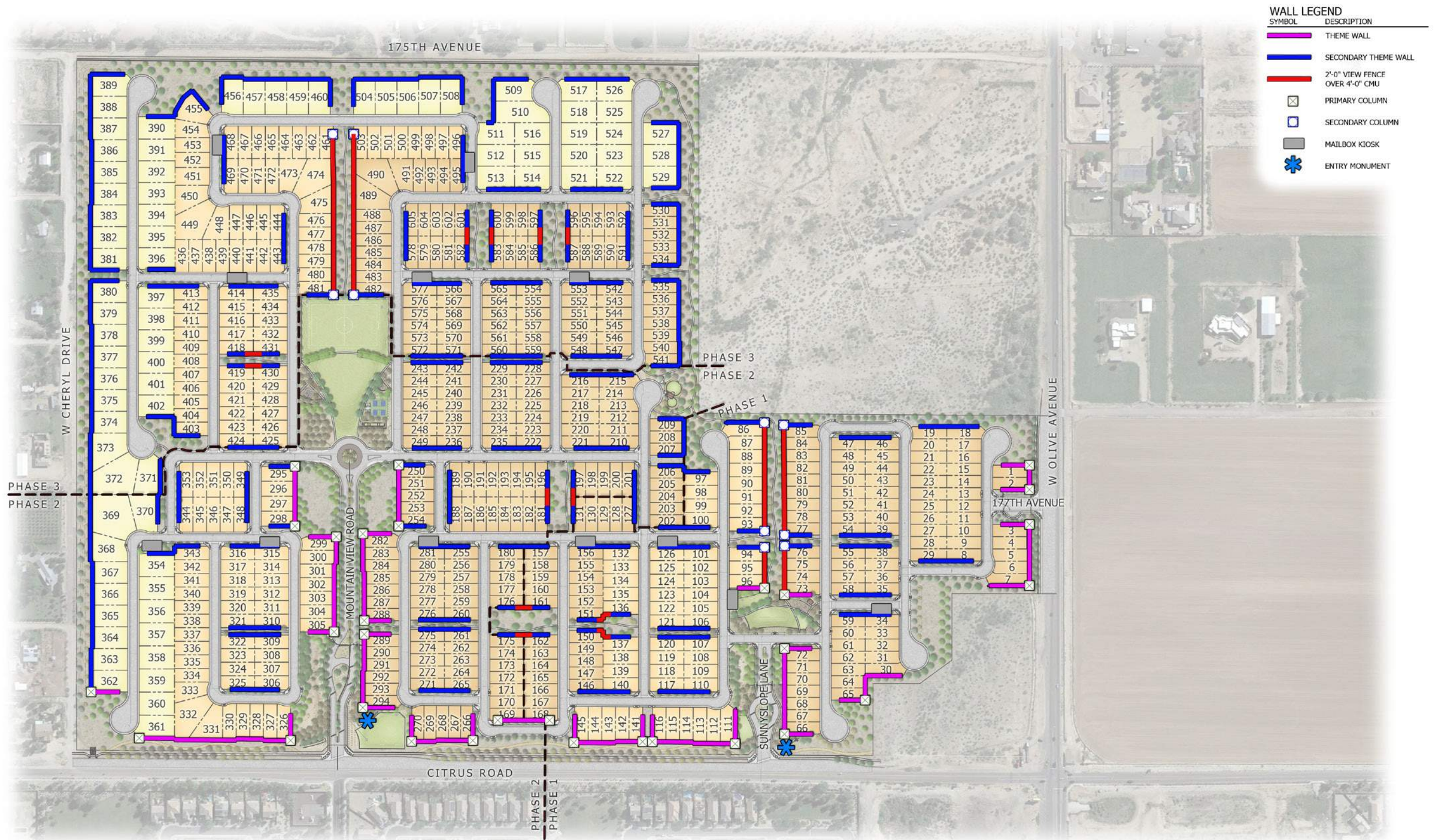
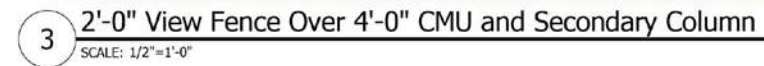
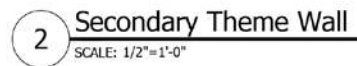
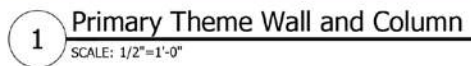


Exhibit M: Wall Plan







LEGEND

- 1 5' DETACHED CONCRETE SIDEWALK
- 2 TURF AREA
- 3 CONCRETE HEADER
- 4 ENTRY ACCENT WALL
- 5 6' FULL VIEW FENCE
- 6 ENTRY COLUMNS AND GATES
- 7 CONCRETE ACCENT BANDING
- 8 ENTRY MONUMENT SIGNAGE
- 9 10' DECOMPOSED GRANITE TRAIL

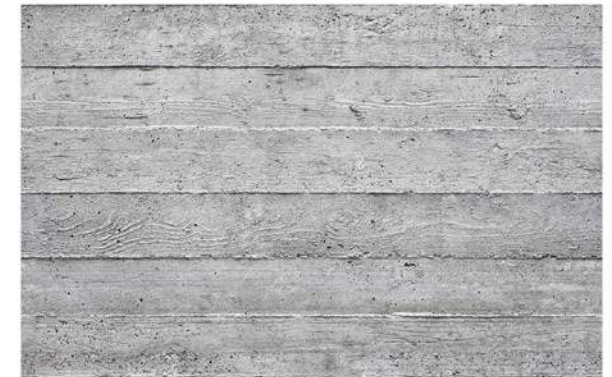
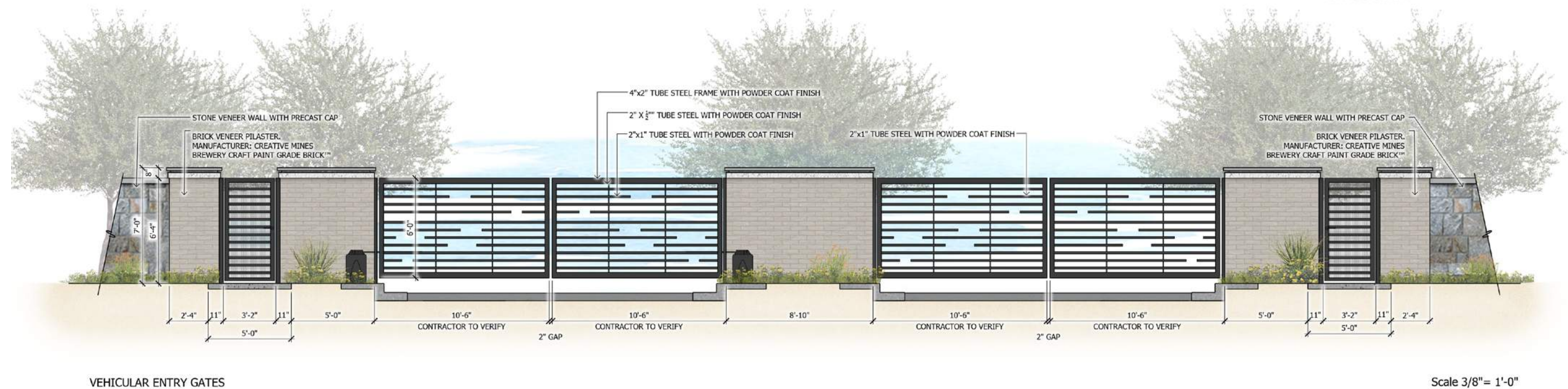


Exhibit O: Phase 1 - Primary Entry







LEGEND

- ① ENTRY MONUMENT SIGNAGE
- ② PATTERNED GROVE TREES
- ③ CONCRETE HEADER AROUND TURF
- ④ STONE VENEER ACCENT WALL
- ⑤ CONCRETE ACCENT BANDING
- ⑥ METAL ACCENT BANDING
- ⑦ 6' FULL VIEW FENCE
- ⑧ ENTRY COLUMNS AND GATES

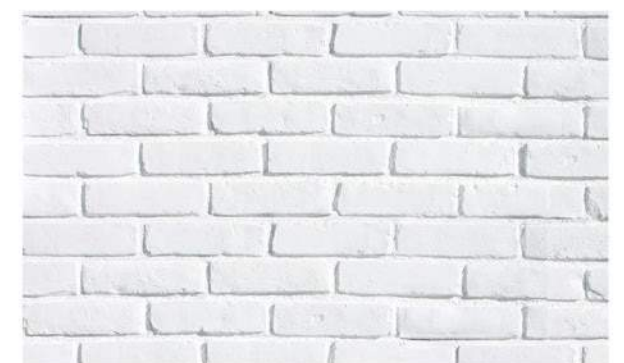
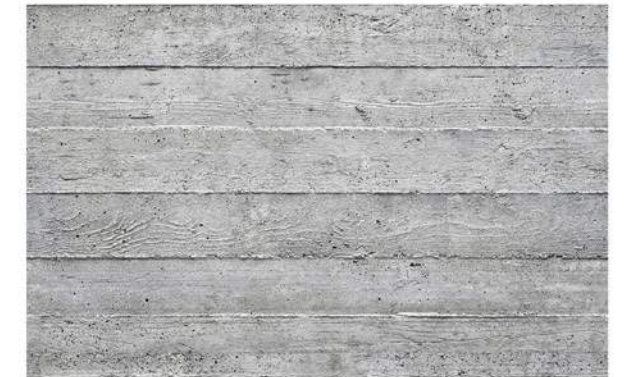


Exhibit Q: Phase 2 - Primary Entry



Zanjero Pass: Project Narrative



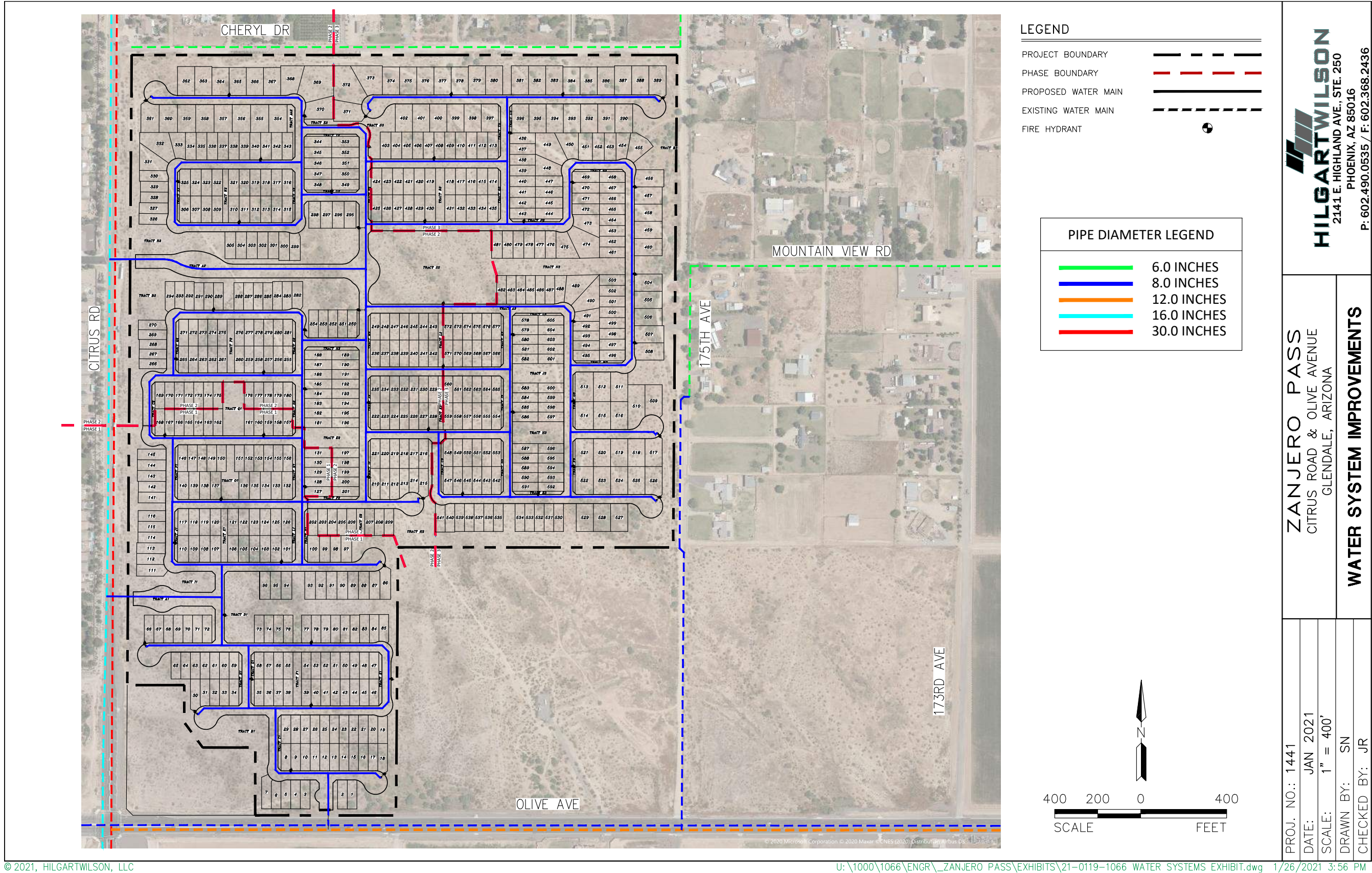


Exhibit S: Water Layout Plan



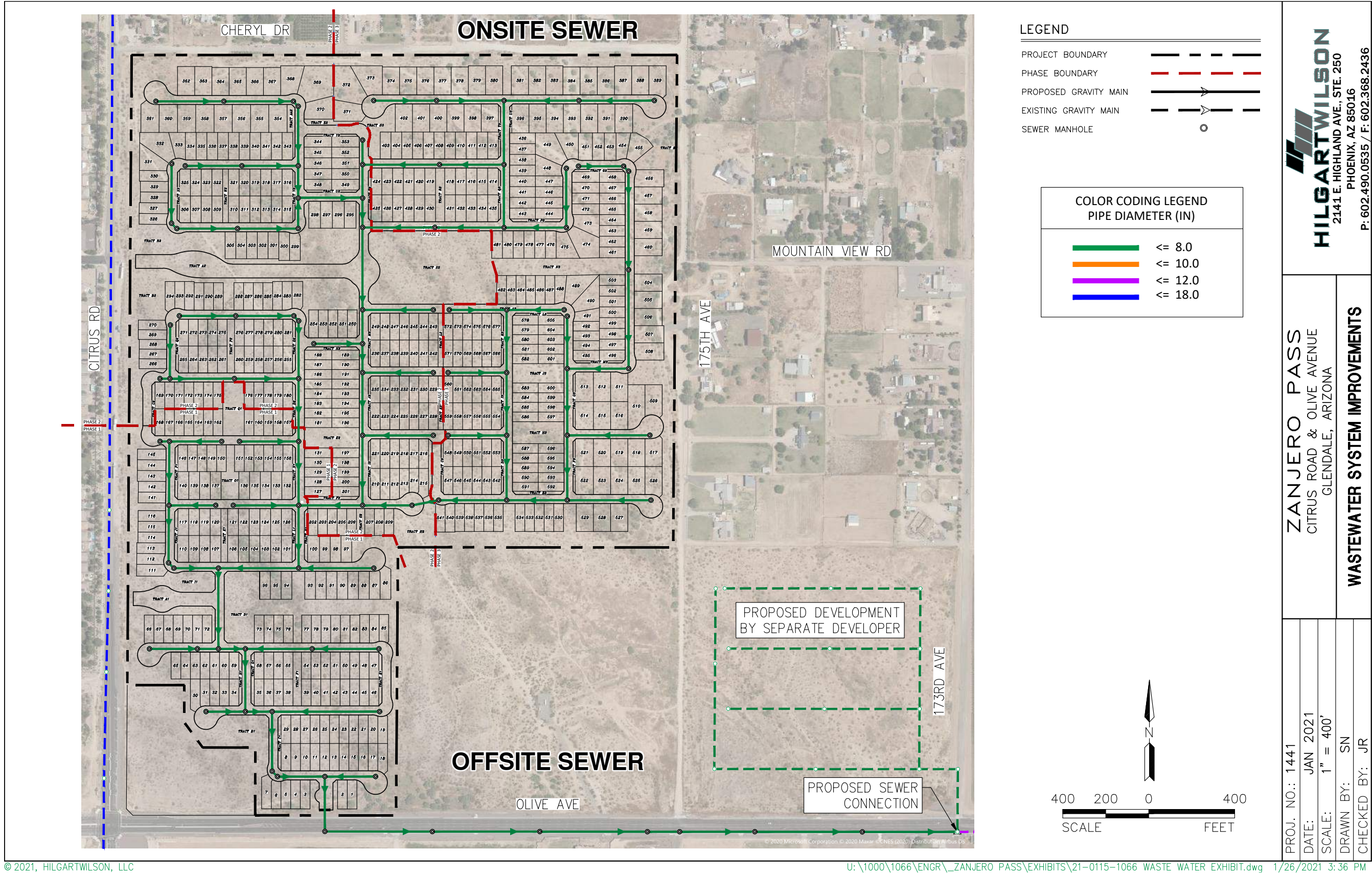


Exhibit T: Wastewater Layout Plan





Appendices

Appendix A: A.L.T.A. Survey and Legal Description

Appendix B: Preliminary Drainage Report

Appendix C: Traffic Impact Study

Appendix D: Residential Design and Development Manual Project Compliance