



Trilogy[®] West

City of Peoria, Arizona

Z13-0007A.1



4550 N 12th Street
Phoenix, AZ 85014

PLANNING & ZONING

Master Plan Approval

Case #: Z13-0007A.1

Date: April 25, 2018

Approval: Jennifer Fostino

Engineering Planning Manager

Planned Area Development (PAD) Development Standards and Guidelines Report

TRILOGY WEST

Planned Area Development (PAD)

CITY OF PEORIA, ARIZONA

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Case Z13-0007

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- Traffic Study
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1. Purpose of Request

The development of Trilogy West is proposed as a multi-lot size, multi-product, single family residential neighborhood. The resulting preliminary development plan has addressed issues and challenges associated with the physical site. This proposal and related exhibits seek to address the various rezoning requirements to accomplish the objectives of the proposed development plan.

Rezoning

The existing zoning for Trilogy West is primarily composed of three Planned Area Developments (PADs) except for a small portion of the site at its northeast corner which is currently zoned as SR-43. There are three separate PADs that include Z02-26, Z04-23, and Z04-10. The applicant requests a rezoning of the three existing PADs and the SR-43 to a new single PAD district to cover the entire Trilogy West site. The proposed request is intended to provide a PAD district containing flexible development standards appropriate to accommodate the variety of proposed housing products, lot sizes, lot/product mixes, and even street and subdivision design and configuration. A flexible range of lot sizes and products are also proposed that include a 45' x 112' lot (5,040 Sq. Ft.), a 50' x 105'/115' lot (5,250 - 5,750 Sq. Ft.), a 60' x 105'/115'/120' lot (6,300 - 7,200 Sq. Ft.), a 70' x 105'/115' lot (7,350 - 8,050 Sq. Ft.), and a 60' x 85' (5,100 Sq. Ft.).

The proposed multi-product residential development will be limited to a maximum of 1,016 dwelling units, equal to the overall yield from the previous three approved PADs and SR43 parcel zoning. At approximately 360 gross acres the yield of 1,016 lots results in a gross density of 2.82 du/ac and at approximately 357.2 net acres the same yield results in a net density of 2.84 du/ac.

Although no one lot size or product will be designated for the subdivisions within Phases 1, 2, 3, and 4, a mixture of lots and possibly PODs of lots may be provided. All lot sizes or housing products are proposed to be used and mixed within all phases of the development. The development concept may be altered to utilize other lot sizes and/or to transfer dwelling unit density from one phase to another. The density of individual phases of the development will be finalized at the time of final plat.

This proposed rezoning and development complies with the City's existing General Plan designation and meets the density range requirements of the existing Residential Low designation and maintains the existing development pattern in the area. Development within that portion of the site with the General Plan designation of Residential/Estate will comply with that designation's density range requirements.

Shea Homes does not own the entire parcel of property but does control each through Option Agreements with the three other property owners. Several of the existing parcels have previous approvals from the City of Peoria for individual PADs. For this reason Shea will be requesting a PAD development option for the 160 acre parcel previously approved as the Boulders at White Peak.

The Boulders at White Peaks Option (Option 1) shall continue to be the vested zoning for the real property subject to the PAD approval request until such time as the Trilogy West Option (Option 2) is deemed vested for said real property, as set forth hereinafter. The Trilogy West Option (Option 2) shall be deemed vested upon the earlier of the recordation of the final Plat (adhering to said Trilogy West Option (Option 2) as provided in the approved PAD), or upon written request of the owner of record. The Developer shall identify the intended option to be exercised at the time of Preliminary Plat for the purpose of review and approval. *See Appendix for the Boulders at White Peak PAD* and concepts on how Option 1 will work with the Trilogy West Project.

2. Background and Existing Conditions

The 358-acre Trilogy West project is located immediately adjacent to and west of the existing Trilogy community at Vistancia. The site is currently vacant and undeveloped and is bounded on the north and on the west by State Land, on the east by Vistancia Blvd., and on the south by the Dixileta Parkway alignment. The site includes a portion of the Southwest Quarter of Section 23, the Southeast Quarter of Section 22, and the Northwest Quarter of Section 27, within Township 5 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona. Assessor's Parcel Numbers for the site include 510-03-728, 503-52-033A, 503-52-033B, and 503-52-035.

The existing General Plan designation for most of the property is Residential Low, which allows a density range between 2 – 5 dwelling units per gross acre (du/ac), with a small portion at the northeast corner of the site designated as Residential Estate which allows a density range between 0 – 2 du/ac. The existing zoning for the property is mostly PAD except for the small portion of the site at the northeast corner which is currently zoned as SR-43. The PAD zoning is actually three separate PADs that include Z02-26, Z04-23, and Z04-10.

Surrounding adjacent properties to the east, within Vistancia, are zoned as PCD (Z01-10A.12) and to the north, west, and south are zoned as SR-43 (*see City of Peoria Zoning Map – Exhibit A and Existing Conditions Map – Exhibit B*)

3. Preliminary Development Plan

The Residential Development Standards as outlined below are the proposed standards for the residential lot and product development within this project. These standards are intended to utilize the requested PAD element of design flexibility to address the potential transfer of density from community open space areas, such as natural drainage ways, steep sloped areas, and other open space areas. Within the single family residential zoning districts, the residential standards will serve to permit design flexibility for lot sizes in order to accommodate market and consumer trends during the multi-year build out of the project, while maintaining minimum lot areas within each development parcel. As previously stated the total number of residential units within the overall project will have a cap of 1,016 units, however units may be transferred between the project's phases. It is the applicant's intent within lot sizes presented and proposed product to

have the ability to transfer units from one phase to another to facilitate development of all the permitted units without exceeding the total unit cap or gross density.

4. Permitted, Conditional, and Accessory Uses

All permitted, conditional, and accessory uses shall be maintained as described and without deviation within Article 14-5 “single Family Residential Districts” of the City’s zoning ordinance for the proposed PAD district.

5. Project Phasing and Development Schedule

Trilogy West is planned to be developed in four phases. The phased project is planned to begin Development of Phase 1 in the 1st quarter of the year 2014 with build-out of the houses projected for the 4th quarter of the year 2016. Phase 2 is projected to begin site improvements in 2015, Phase 3 in 2016 and Phase 4 in 2017. These are best estimate projections which can be affected by many market and other factors and are therefore subject to revision. Changes in the order of phasing or sizes of phases will require review and approval by the City but will be considered an administrative amendment. *(See Project Phasing Map – Exhibit D)*

It is likely that the individual parcels within Phase 1 and all future phases will be Preliminary and Final Platted individually. This will allow for separate construction phases within each overall stage of project development.

6. Project Development Standards

The following property and product development standards shall apply:

Property Development Standards	Detached Single Family
Min. Lot Area	5,000 s.f.
Min. Lot Width	40 ft
Min. Lot Depth	90 ft
Max. Lot Coverage	55% ¹
Max. Bldg. Height	30 ft
Front. Setback -side-entry garage ⁴	10 ft ^{2,3}
Front. Setback -front-entry garage	20 ft ⁴
Interior Side Setback (min/total)	5/10 ft
Min. Rear Setback	15 ft ^D
Min. Corner Setback	10 ft
Maximum # of units/lots	1,016

¹ Calculated on an individual lot basis.

² Side-entry garages shall be permitted on all lots with access from the front of the lot. Corner lots may take access from the side street where product requires.

- ³ To allow for a diverse streetscape, not more than 60% of the total front-facing elevation shall occur at the 10-foot setback for residential products with side entry garages, bonus rooms, or corridors, etc. For any residential product without a garage, a 10-foot setback shall apply to 100% of the front-facing elevation.
- ⁴ Where front-entry garages occur, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

Additional Provisions:

- A. A structure which is a primary front entryway or porch may extend into a required front yard setback a maximum of ten (10) feet provided that a minimum of ten (10) feet remain in the front yard setback dimension and that such structures are not fully enclosed and are not more than 60% of the front-facing elevation.
- B. Bay windows may project up to four (4) feet into a required yard setback provided that a minimum of ten (10) feet remains between buildings in the side yard dimension; the bay windows shall have a maximum width of twelve (12) feet, paralleling the nearest lot line.
- C. Balconies may extend six (6) feet into the rear or front yard setback but must stay within the side yard building envelope; covered balconies must remain within all sides of the building envelope.
- D. Minimum rear building setback may be 13'-5" on the following lots in Parcels C46 and C47.
 - Lots 2962-2968, 2971-2978, 2998 -3017, and 3042-3065 in Parcel C46.
 - Lots 3104-3110, 3120-3130 and 3131-3144 in Parcel C47.

Lot Size Variation by Percentage

Size	Mix %
45' x 112'	10% - 30%
45' x 105'/115'	10% - 30%
50' x 105'/115'	15% - 40%
60' x 85'	10% - 30%
60' x 105'/115'	20% - 50%
60' x 105'/115'/120'	20% - 50%
70' x 105'/115'	15% - 30%
Total Max # of Lots	1016

Enhanced Design Standards

The proposed residential plans will be largely consistent in style and theme with other previously approved Trilogy at Vistancia elevations which enhance the street scene by utilizing unique architectural themes such as: Spanish, Santa Barbara, Italian, Tuscan, Desert Classic, and Andalusian; a diverse arrangement of garage configurations, and varied roof forms and

orientations along with front loaded 2-car, tandem 3-car, and single-bay, side loaded garages are all present and vary by plan. Many homes have livable masses or side loaded garage masses that project beyond the face of the forward facing garage. Some plans also utilize court yard type entrances with towers, portals, or optional courtyard walls leading to the front entry. Additionally, some plans may have two story elements incorporated in their design as a standard design or an optional, buyer selected feature. The fact that our Trilogy at Vistancia community design is such that home sites vary in width, and homes from all product widths will be visible along the same street, brings an additional level of diversity and aesthetic appeal. There may be other interesting residential products introduced from time to time, based on customer demand, that may include some shared side yard uses which still fit on a traditional single family lot.

Please see Exhibit I for Trilogy West home product examples.

Single story and two story homes are planned within this project. The applicant is willing to restrict the first row of homes in the north boundary and east boundary to all single story.

Other Development Standards

The following development standards and requirements are to be complied with and maintained without deviation from existing City of Peoria codes, regulations, provisions, and/or requirements, within the requested PAD for Trilogy West.

- Accessory Use Standards
- Lighting Standards
- Parking Requirements
- Signage Standards
- Desert Lands Conservation Overlay - Wall Standards

7. Project Signage Standards

Signage shall conform to the standards in Article 14-34 of the Peoria Zoning Ordinance. A permanent Master Planned Development Identification Sign will be located at the community entry at Vistancia Boulevard, and Dixileta Parkway. The entry monumentation signage shall conform to Article 14-34-27 of the Peoria Zoning Ordinance.

8. Project Landscape Standards

Parks and Open Space

Trilogy West will contain approximately 35 acres (9.2% of the gross area, 9% required) of usable open space, including a 5 acre recreation facility, 5 acres of neighborhood parks and over 25 acres of usable retention/passive open spaces. 55 acres (15.2%, 15% required) of preserved natural open space (NOS) within drainage/riparian corridors will provide numerous opportunities for walking, jogging, hiking and wildlife viewing. Trilogy West will include a mix of private parks and open space facilities to serve the specific recreational needs of its outdoor

lifestyle community. Other facilities include a recreation center building (potential multi-phase), swimming pool, open turf areas, social gathering spaces, neighborhood parks and other passive open spaces. They are graphically illustrated in Exhibit H / Amenities & Recreational Facilities. Each neighborhood in the community will provide adequate usable open spaces and trail connectivity for all residents. An off leash dog park will also be incorporated into one of the community open space areas. It is anticipated that all of the open space and parks will be used by the Project and the Trilogy at Vistancia residents.

Trails and Community Recreation

Exhibit H / Amenities & Recreational Facilities illustrates the proposed network of community trails to enhance recreational opportunities and promote mobility options other than the automobile throughout Trilogy West. The proposed trails will be designed to accommodate pedestrian and multi-use access among residential neighborhoods' open space corridors and park uses. Where possible, trail crossings are planned to incorporate safe at-grade crossing locations. Trilogy West's trail system is planned to provide connectivity to Vistancia's Master Trails System and access to the existing Trilogy Kiva Club.

Streetscape

Streetscape Concepts and Landscape Palette

The Trilogy West Community will be designed and developed with the utilization of a consistent streetscape theme. This theme will set the standard for the treatment of the street environment both within the public as well as private right-of-way. The landscape planting design within Trilogy West will reflect an enhanced desert transitional planting scheme. Planting should be designed with emphasis on species variety for a blending of texture, color and flower mix. Plant massing, with drifts of accents, creates continuity throughout the community as initiated by the main entry, neighborhood entries, roadways, open space and park zones. Within the private right-of-way, turf, palm trees and other enhanced landscape features may be utilized in key focal environments. These are graphically illustrated in Exhibit F & F-2 / Collector Road Landscape, and Neighborhood Park & Entry Prototypes.

End of Block Landscape Palette

Matching this projects theme and construction techniques to those of Trilogy at Vistancia is important to Shea Homes. The end of block landscape will be implemented as shown on Exhibit F. Corner lots are 10' wider than interior lots. This allows for ample side yard landscape. For this project, as within Trilogy at Vistancia, the corner lot property owner is responsible for all on lot landscape which includes front, rear, and side yard landscape. The side yard landscape installation and maintenance is the property owners responsibility up to the back of sidewalk (See Exhibit F). The side yard for each of the end of block lots is 10' wider to also accommodate the 8' PUE. No walls will be permitted to be constructed within the PUE or within 10' of the property line. This design criteria will be spelled out in the Trilogy West CC&R's and HOA Design Guidelines. Wall construction will also only be permitted after prior

approval by the City of Peoria Engineering Department. In addition, each homeowner is to provide and maintain 1 tree per 30 linear feet, and 5 shrubs per 30 linear feet on average within the side yard area. All Plants shall be watered with an automatic drip irrigation system from the private property owners irrigation system. All landscape areas excluding turf to be covered with crushed rock.

Palm Trees

The following palm trees have been added to the plant list and will be maintained by the HOA.

- Chamaedorea sp.
- Trachycarpus fortunei
- Chamaerops humulis
- Cycas revoluta
- Phoenix dactylifera
- Phoenix robselenii
- Syagrus romanzoffianum
- Various low growing Palms
- Windmill Palm
- Mediterranean Fan Palm
- King Sago Palm
- Date Palm
- Pigmy Date Palm
- Queen Palm

Entry Feature & Wall Elevations

The Primary Entry Feature and Monumentation will be located from Vistancia Boulevard, approximately a quarter mile North of Trilogy Boulevard. Exhibit G reflects the entry monumentation concept and will complement the existing Trilogy at Vistancia Primary Entry. Similar architectural forms and landscape features will be utilized in Trilogy West to complement adjacent residential development. Refer to Exhibit G & G-2, Entry Feature & Wall Elevations.

1. Landscape Requirements (Article 14-35)

The landscape standards for the Trilogy West PAD shall be as established in Article 14-35 – Landscape Requirements of the Peoria Zoning Ordinance, except as modified below.

Section 14-35-4 A.1 – On-Site Improvements

c. Table: All non-residential developments shall contain a minimum of one (1) tree and five (5) shrubs for every four hundred (400) square feet of required on-site landscaping, except that large turf facilities (baseball fields, soccer fields, open play areas) shall contain a minimum of one (1) tree and five (5) shrubs per fifteen-hundred (1500) square feet of required on site landscaping. For up to 25% of the required trees, a 36" box tree may count as 1.5 trees and a 48" box tree may count as 2.0 trees.

Section 14-35-4 A.2 – Street Frontages and Rights-of-Way

a. The installation of street trees, shrubs, and vegetative ground cover shall be required for projects in an amount equal to or greater than one(1) tree and three (3) shrubs for every thirty (30) lineal feet of street frontage, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of sixty percent (60%) of the total street frontage landscaped area at maturity.

Section 14-35-4 A.4 – Parking Area Landscape Requirements

a. One (1) parking lot island with raised concrete or decorative curbing shall be provided for every eight (8) parking spaces. In addition, landscape islands shall be provided at the end of each parking row. A deviations from this standard may be considered by the Planning Manager or designee provided the intent of the requirement is met.

Section 14-35-4 B.5 – Irrigation Standards

Modify second paragraph as follows: A separate water meter shall be installed for landscaping that is installed within the right-of-way and maintained by the City. For developments in which the property owner and/or HOA is to maintain the right-of-way landscaping, the right-of-way irrigation system may be part of the on-site irrigation system.

Open Space and Wash Preservation (Unique to Trilogy West)

The Trilogy West Open Space and Wash Preservation standards are intended to implement Exhibit H / Amenities & Recreational Facilities. The standards below will provide the regulatory standards affiliated with drainage corridor preservation throughout the Trilogy West planned community. Exhibit H documents the drainage corridors that will be preserved in a natural condition through the implementation of the Planned Area Development (PAD) overlay plan. Drainage corridors (washes) not represented on this plan will be subject to diversion of storm water flows. To preserve and protect the significant washes within the Trilogy West Project, it shall be the express intent of the provisions of this Section to formulate a wash preservation program through the development standards provided below. Therefore, development proposals (subdivision plats and site plans) within the Trilogy West shall not be required to conduct slope analysis studies affiliated with slope conditions within the drainage corridors.

All development within the Trilogy West shall adhere to a Wash Corridor Protection Plan documenting the location of all significant washes on the site in accordance with the standards noted below. The plan shall show the relationship between the existing primary wash corridors and the proposed development activity. The plan shall document and show all wash protection measures, road crossings and pedestrian and recreational amenities planned along the wash corridors.

- A. All Primary (FEMA mapped) washes will be preserved pursuant to the terms of the United States Army Corps of Engineers 404 Permit.
- B. A minimum of 15% of the total acreage of the PAD will be preserved as Natural Open Space. This area may be evenly distributed among the development parcels, or concentrated in one or more areas to achieve preservation of specific features. This natural open space may include hillside areas or other sensitive lands, such as wash corridors, concentrations of native, protected vegetation and wetlands. The precise location of the natural open space areas will be determined through the master planning process and implemented by the plat and site development processes. Private, public-access or

public multi-use trails shall be allowed within designated areas of Natural Open Space to encourage recreational use of these areas, while minimizing disturbance to the natural environment.

- C. All protected plants within the defined development area of a Preliminary Subdivision Plat or Preliminary Site Plan shall be protected and maintained where possible within Trilogy West. To this effect, the master developer and subordinate developers shall implement a salvage and revegetation operation to preserve and conserve natural plant resources found within Trilogy West. An onsite nursery will provide care for protected and valuable plant resources for re-use within the community.

For undeveloped and unsalvaged areas of Trilogy West, a Native Plant Inventory shall be prepared and submitted with Preliminary Plat or Site Plan submittals to the City of Peoria Planning Department to identify protected plant material as listed within Table D.7 Protected Native Plant List below. Map(s) shall be created showing the location of protected plants with an indication as to whether the vegetation will be preserved in place or relocated to another area. The site development Landscape Construction Document(s) shall indicate relocated salvaged or preserved in place plant material. Plants to be inventoried and preserved include cacti that are four (4) feet or greater in height and trees that are four (4) inches or greater in caliper. In addition, the Native Plant Inventory shall include the following regarding each protected plant:

- Plant Type – botanical and common name
- Plant Size - caliper in inches for trees; height for cacti
- Plant Status – Indication whether plant will be preserved in place, relocated, or destroyed (must include explanation if plant is not salvageable)
- Nursery Management Plan – Includes methods for salvaging and establishment of temporary nursery on site

- D. Native vegetation shall not be pruned or removed from areas of designated Natural Open Space, unless a health, safety, or welfare issue exists. Table D.7 represents a list of the protected native plants which shall be preserved within areas designated or deed restricted as natural open space.

Table D.7 Protected Native Plant List

Botanical Name	Common Name
TREES	
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothills Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Juniperus mono sperma</i>	One-Seeded Juniper
<i>Olneya tesota</i>	Ironwood
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Prosopis velutina</i>	Velvet Mesquite
CACTI/SUCCULENTS/ACCENTS	
<i>Carnegiea gigantean</i>	Saguaro
<i>Ferocactus species</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Peniocereus greggii</i>	Desert Night-Blooming Cereus
<i>Yucca baccata</i>	Banana Yucca/Blue Yucca/Datil Yucca
<i>Yucca elata</i>	Soaptree Yucca

9. Hillside Development Overlay District, Slope Analysis

Considerable topography exists in the northeast corner of the project. A slope analysis has been performed, see Exhibit J. This portion of the property has been determined to fall into the City of Peoria Hillside Development Overlay District, Article 14-22A. Development of this property will be in conformance with the Preservation Master Plan as presented in the Desert Lands Conservation Report for Trilogy West. This project proposes to not build homes between the two ridge lines. A trail is proposed in this area. This design will create a large area of open space preserving much of the hillside area. This open space will provide a buffer between the homes and also create a more aesthetic visual when viewed by the surrounding properties.

This project will be in conformance to City of Peoria Article 14-22A Hillside Development Overlay District with exception of the following:

Section 14-22A-4 Density Table – 2

B. For all land slope categories the maximum number of lots per gross acre will be conformance with the underlying zoning.

Section 14-22A-5 General Provisions for Hillside Lots Table – 3

A. For all land slope categories the minimum lot size will be conformance with the underlying zoning.

B. Front lot width shall be a minimum of 45’ wide within the hillside area.

D. Maximum lot coverage shall be per the underlying zoning.

Section 14-22A-6 Heights and Appearances

A. Maximum building heights will be the height of which complies with the underlying zoning and will be measured from the proposed finished floor elevation.

Section 14-22A-7 Disturbed Area Calculations for Individual Hillside Lots

D. The maximum height of any cut or fill used to establish a building site or driveway shall not exceed twenty (20) feet.

Section 14-22A-10 Perimeter Walls, Privacy Walls, Retaining Walls, Spill Slopes, and Edge Treatments

Where determined stable by a geotechnical engineer, rock cut slopes will be permitted within the hillside parcel rear yards.

Section 14-22A-13 Submittal Requirements for Construction on a Hillside Lot

Hillside permit submittal will consist of appropriate grading and landscape plans similar to those processed as a part of the traditional City grading and landscape permit process and will be approved for the hillside area concurrent to the non-hillside area grading and landscape permits.

10. Recreation Center

A private club facility will be built for this project and is planned to be constructed during the first phase of sales of the proposed development. The proposed 5-acre site for the private club is shown conceptually on Exhibit H. The club facility will be available for the use of all residents in the current Trilogy and within Trilogy West. Onsite parking will be provided and lighting will be in compliance with the City’s night sky standards. There will be a trail system in the project starting at the club facility as well as a proposed trail connection to the Vistancia Discovery Trail system. The proposed club facility may include amenities such as:

- Pool
- Artisan Studio
- Workout Facility
- Culinary Studio
- Passive and/or Active Outdoor Programming

The building and club site are in schematic design with our architect and land planner so details are still forthcoming. Shea has committed to the current existing Trilogy homeowners, however, that the Recreation Center in Trilogy West will have a new fitness equipment room equal in size to the existing fitness equipment room at the Kiva Club and a new locker room double in size to the existing Locker rooms at the Kiva Club. Shea also announced that there will be an artisan studio and culinary studio at the new club. Also, there will be an additional outdoor pool with a pool deck area the same size as at the pool deck area at the Kiva Club, doubling the pool deck offering. Exterior uses will also include passive and / or active programming.

Shea has satisfied the commitment to present the conceptual amenity offering, both indoor and outdoor, along with their sizes, to the Trilogy at Vistancia members no later than 30 days prior to our P&Z hearing with the City, as we know that the annexing of new amenities is important to current Trilogy members.

11. Infrastructure/Utilities

The main entry and point of access to the property will be from the existing improvements along Vistancia Boulevard at the eastern boundary of the site. A second point of main entry will be from Dixileta Parkway along the southern boundary of the project. Dixileta Parkway will be a public roadway and will be improved to the City of Peoria half street arterial roadway improvement standards. Shea Homes will only be responsible for the north half street improvements. Dixileta Parkway is not complete to the western boundary of Vistancia. The City of Peoria has a letter agreement in place with Vistancia which states that Dixileta Roadway improvements east of Trilogy West will be completed by others and available for Trilogy West when needed for connection. Please refer to the Trilogy West Traffic Impact Study for more information.

Because Dixileta Road is adjacent to the southern boundary of the project, Shea will make the necessary half street roadway improvements along that same boundary. The Trilogy West project is only adjacent to the north half of the roadway, and Shea will only be responsible for the north half street. Similarly, 135th Avenue to the west borders the project. This roadway half street will be constructed to City Minor Arterial Standards. Shea will be responsible for the east half street improvements and right-of-way dedications.

To meet the internal traffic circulation needs of the project, a private collector roadway will be improved north of Dixileta Parkway and west of Vistancia Boulevard. Entry gates will be installed where the private collector roadways intersect Dixileta Parkway and Vistancia Boulevard. The collector roadway is proposed to match the existing collector street section within Trilogy at Vistancia. Private local streets will be installed within each of the proposed parcels. The typical local street section will match the street section as it exists within the Trilogy at Vistancia project.

For this project Shea may desire to provide a sidewalk or trail between rear yards in select locations. In this location a trail easement will be provided. Should this design alternative be implemented, Shea may elect to remove the sidewalks from the one side of the affected local street. Alternative designs will be approved during preliminary plat review. (See Exhibit F-3)

Water service to the property will be provided by the City of Peoria. Water service will be provided from existing excess capacity within the existing City of Peoria water system. In the long term, water supply and/or redundant water supply for Trilogy West will come from the proposed Lone Mountain water line. The timing of the Lone Mountain water line is estimated to be 24 to 36 months from completion. Water service to Trilogy West will be needed prior to the Lone Mountain water line being in place. To assure the City of Peoria adequate water supply

and / or redundant water supply to the Trilogy West project an agreement is also currently being drafted between Shea Homes and EPCOR Water. The agreement will allow emergency interconnect between the City of Peoria water system and the EPCOR Water system in the vicinity of Dysart Road and Jomax Road. The emergency interconnect proposed would provide the City of Peoria water supply from EPCOR should the same be needed prior to and only until the LMWC is completed and in service

Water storage for this project will be accommodated at the proposed Westland Water Campus. The Westland campus is a proposed campus that will meet the needs of Vistancia and Trilogy West water storage and may be upsized to accommodate other participating parties. Trilogy West under guidance from the City of Peoria is currently partnering with other property owners to fund the initial water campus study and design report. Following the design report Shea, Vistancia, and potentially other property owners will fund construction plan preparation. Upon approval of the construction plans Shea, Vistancia, and potentially other property owners will fund the construction of the Westland Water Campus.

Connection to the existing water mains within Vistancia Boulevard and Dixileta Parkway will be made at the Trilogy West collector roadway intersections. An internal 12-inch water line is proposed along the Trilogy West collector and 8-inch water lines are proposed along all local streets. Please refer to the Trilogy West Water Master Plan for additional detailed information.

Fire sprinklers will be provided within each dwelling.

Sewer service to the project will be provided by the City of Peoria. Waste water treatment will take place at the existing City of Peoria Jomax Treatment Plant. A portion of the sewer for the Trilogy West project will flow east and southeast, following the existing topography, and make connection to existing City of Peoria sewer mains. Several connections will be made to existing sewer mains that have excess capacity, per design, even when accounting for ultimate build out of the Vistancia project. Although the first two phases of the Trilogy West project will connect to existing sewer mains, Shea Homes is willing to play a role in funding that allocatable to Trilogy West dwelling units the future construction of the offsite 15-inch and 18-inch regional sewer main that travels south of Dixileta Parkway along the Dysart Road alignment. Additional detailed information is provided within the Trilogy West Sewer Master Plan.

Electrical service will be provided by the Arizona Public Service Company. Cox Communications and Century Link will provide communications and cable service. Southwest Gas will provide gas service.

The City of Peoria will provide police, fire, and refuse services.

12. Onsite and Offsite Drainage

The Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP) issued the Flood Insurance Rate Map (FIRM) for Maricopa County, Arizona and Incorporated Areas, Map Numbers: 04013C0740H, Map Revised: September 30, 2005. The site

property is located within the Zone X, Zone A, and Zone AE. Existing natural washes cross the site from the northwest flowing southeast. The existing washes are where the existing flood plains are mapped. Storm water from the northwest will continue to be conveyed through the existing significant natural washes flowing to the southeast. Where necessary, flood walls, bank protection, or erosion setbacks will be provided along the wash corridors to ensure the storm water is managed in a safe manner.

Several of these washes have been delineated as Section 404 of the US Clean Water Act. These washes will require a Section 404 Permit from the United States Army Corps of Engineers. Shea Homes will be preparing and requesting this permit as a part of this project. A majority of the Section 404 washes will remain in place. Open space areas adjacent to the natural washes will also be preserved with exception of modifications for pedestrian trails and roadway or utility crossings.

In some locations, new homes are proposed in areas currently shown within the existing FEMA defined flood plain. In these locations a final grading and drainage design will be implemented so as to remove the future home from the existing flood plain. To formally remove the home from the flood plain a Conditional Map of Letter Revision (CLOMR) and Letter of Map Revision (LOMR) will be prepared and submitted to the City of Peoria, Flood Control District of Maricopa County, and FEMA for review and approval.

Onsite run off will be managed to flow in the local streets to onsite retention basin open space areas. The rainfall used to calculate the basin volume will be based on the NOAA Atlas 14, Volume 1, Version 5, Point Precipitation Frequency Estimates (PPFE) with 90% confidence interval. The proposed retention basins will be designed to retain the on-site runoff for the 100-year, 2-hour storm event for those basins that are not located adjacent to natural washes. Basins located adjacent to natural washes will be designed as first flush retention basins. The designed side slope is 6:1 adjacent to public rights-of-way or pedestrian access, and 4:1 adjacent to the lot walls and fences. The retention basins will have a maximum ponding depth of 3-feet with minimum bottom slope of 0.1% for positive drainage toward discharge points. The retention basins will be designed to drain within 36 hours. However, certain variations in the geological characteristics make-up of the property may result in a slower drain time. If this occurs, dry wells will be installed as necessary to ensure the retention basins drain properly and within the allocated 36 hour period. Retention basins adjacent to existing natural washes will have bleed off pipes installed to allow storm water to drain at a metered rate.

13. Legal Description

See Exhibit K.

14. Community Facilities District

A Community Facilities District (CFD) is desired by Shea Homes and the City of Peoria for this project. The City has indicated a desire to have a similar level of CFD tax in both Trilogy at

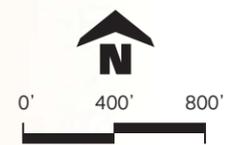
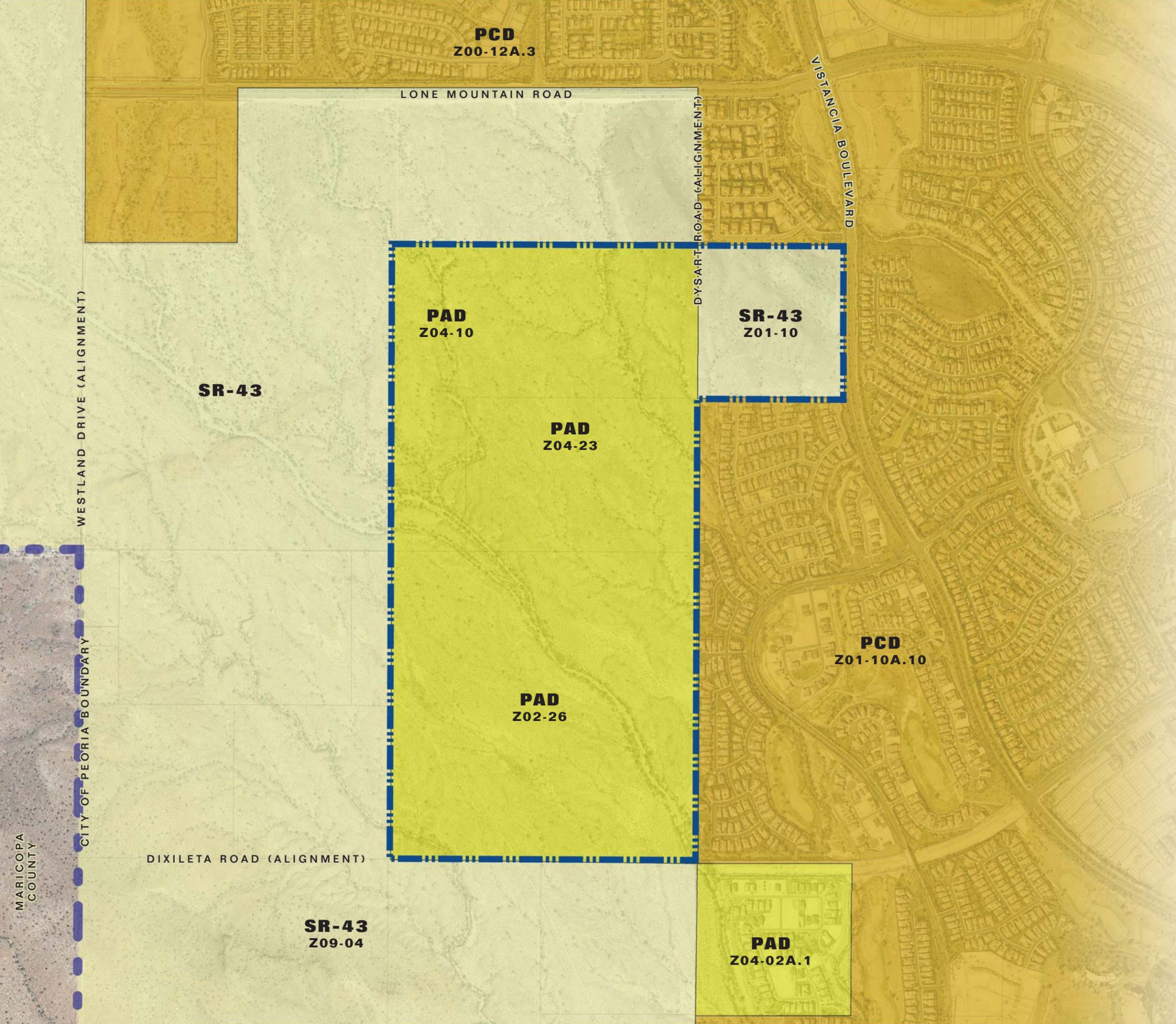
Vistancia project and Trilogy West. In keeping with this desire Shea Homes intends to request City authorization for formation of a new CFD for Trilogy West.

Shea and the City have agreed to analyze the use of CFD Special Assessment and/or General Obligation Bonds. Amortization schedule for the bonds would be 20 years – equal to the VCFD amortization schedule for the 2002, 2005 and 2006 series bonds. The City recognizes that standby contribution agreements, credit enhancements or corporate guarantees are not available related to CFD Bond financing for TW and that this is different form the corporate guarantee that exists with VCFD.

Applicant, Shea or the Developer recognizes the City will prioritize and consider homeowner risk associated with a new CFD. As such, the new CFD will be structured as either Special Assessment and/or General Obligation Bonds to accomplish this goal. The formation of the CFD and its financing structure is within the purview of the City of Peoria.

**City of Peoria
Zoning Map**

Exhibit A



16 December 2013

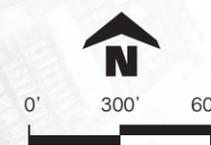
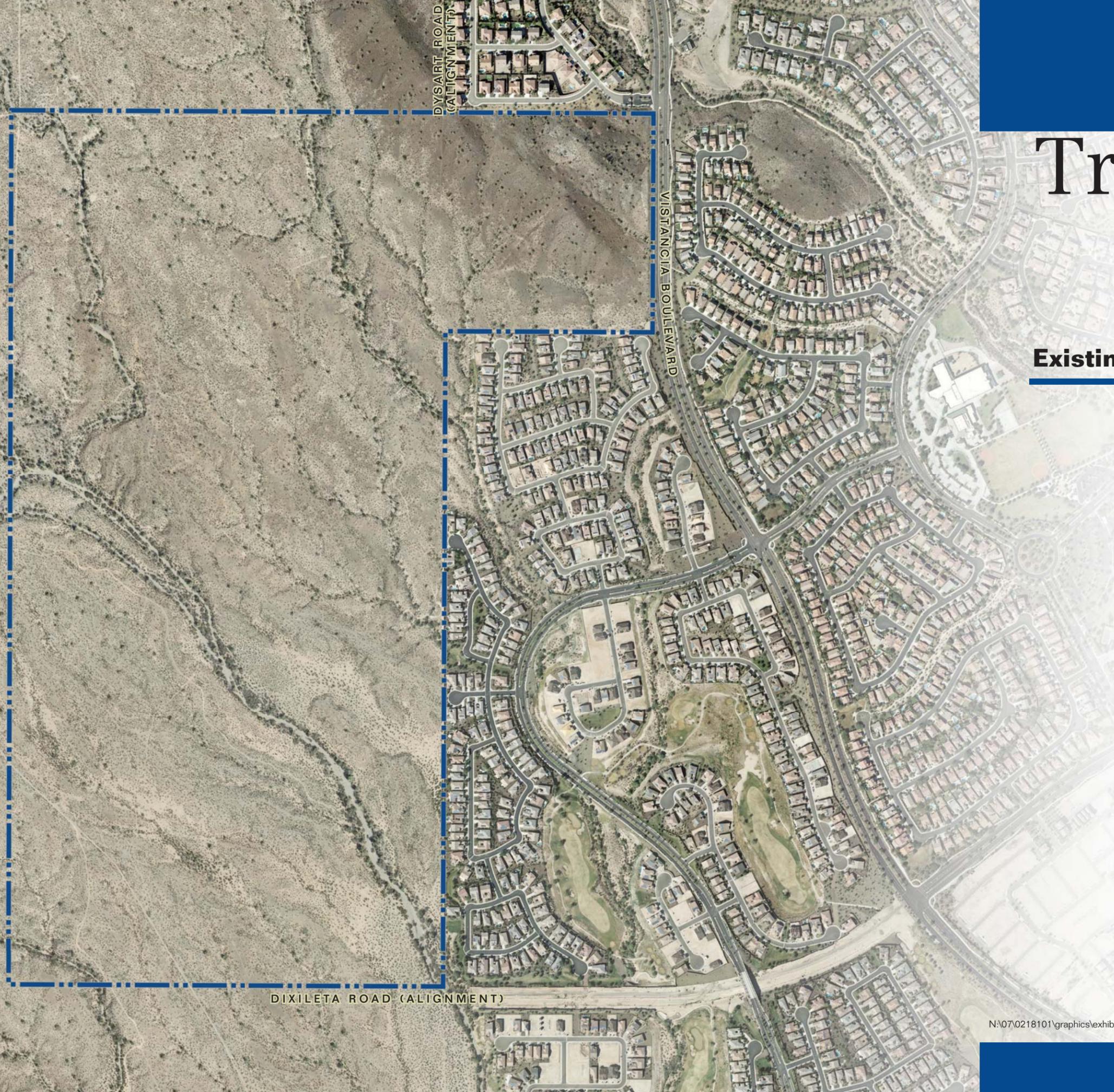
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Trilogy[®] West

Existing Conditions Map

Exhibit B



DIXILETA ROAD (ALIGNMENT)

DYSART ROAD (ALIGNMENT)

VISTANCIA BOULEVARD

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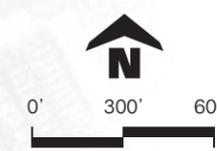
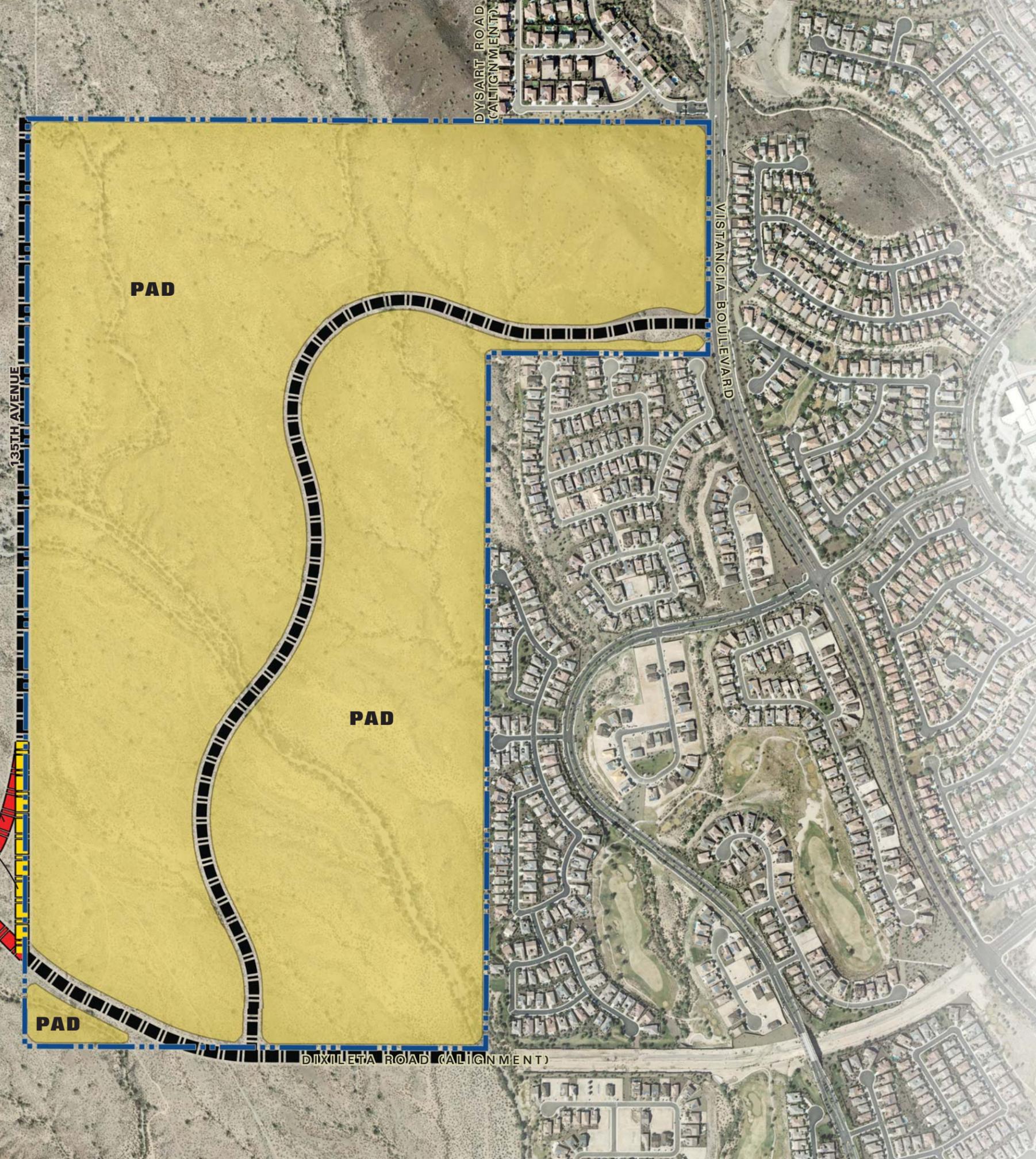
Trilogy[®] West

Bubble Plan

Exhibit C

ULTIMATE
IMPROVEMENTS
BY OTHERS

TRIOLOGY WEST
IMPROVEMENTS





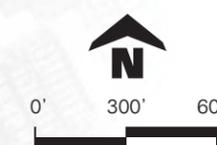
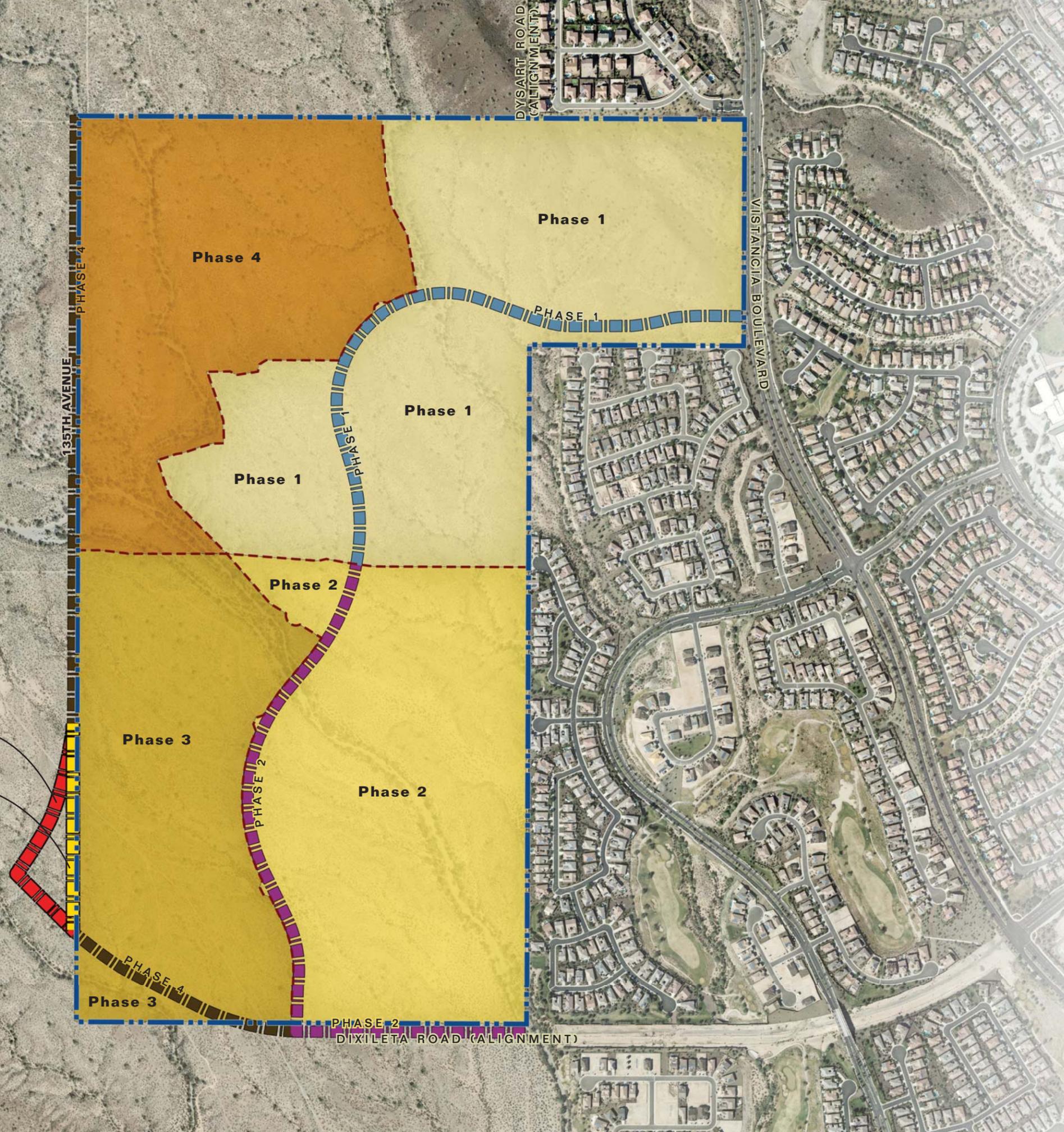
Trilogy[®] West

Proposed Project Phasing Map

Exhibit D

ULTIMATE
IMPROVEMENTS
BY OTHERS

TRILOGY WEST
IMPROVEMENTS



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Trilogy[®] West

Proposed Street Sections

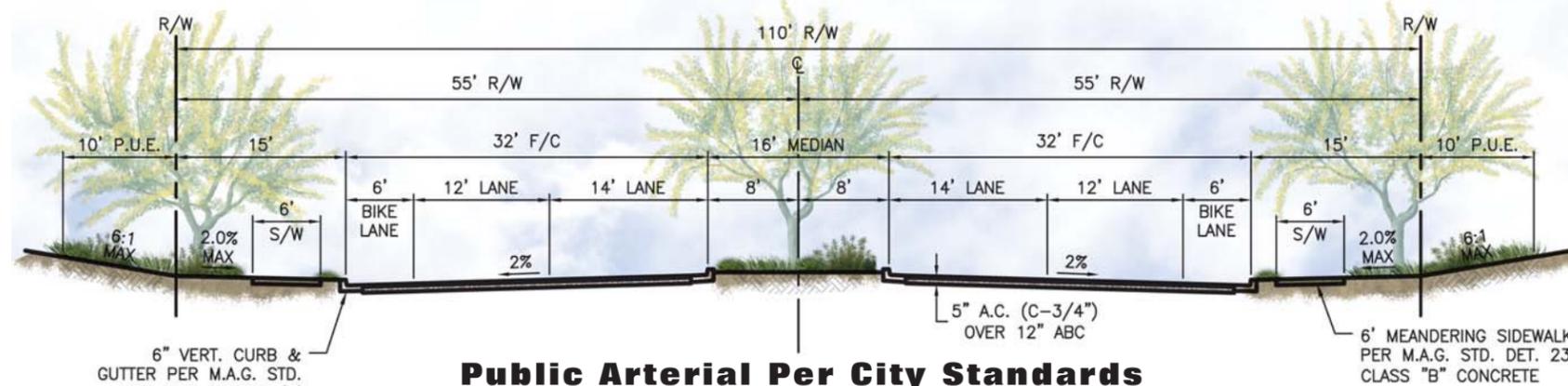
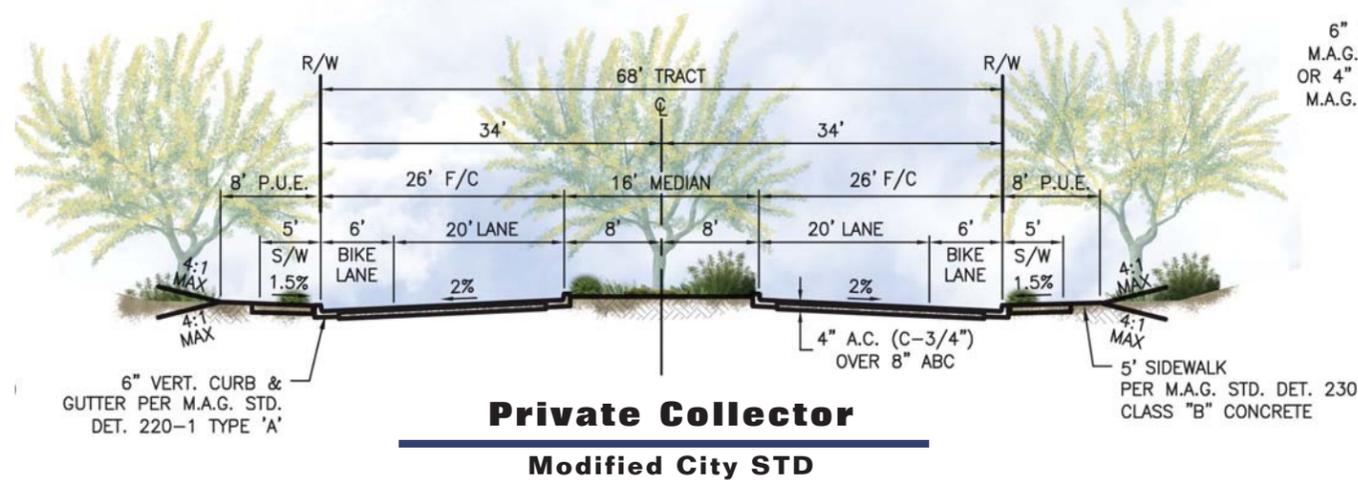
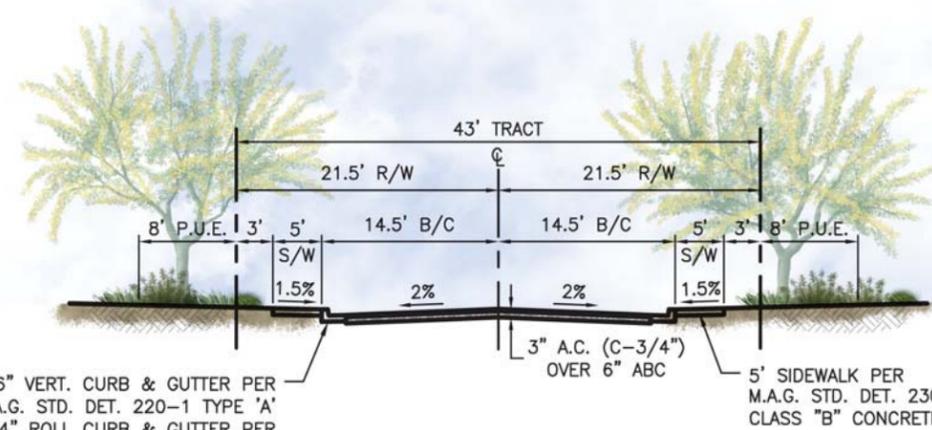


Exhibit E



- LEGEND**
- PROPERTY BOUNDARY
 - PRIVATE LOCAL STREET
 - NEIGHBORHOOD COLLECTOR
 - PRIVATE COLLECTOR
 - 1/2 STREET PUBLIC ARTERIAL (PHASE 2)
 - 1/2 STREET PUBLIC ARTERIAL (PHASE 4)

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Trilogy[®] West

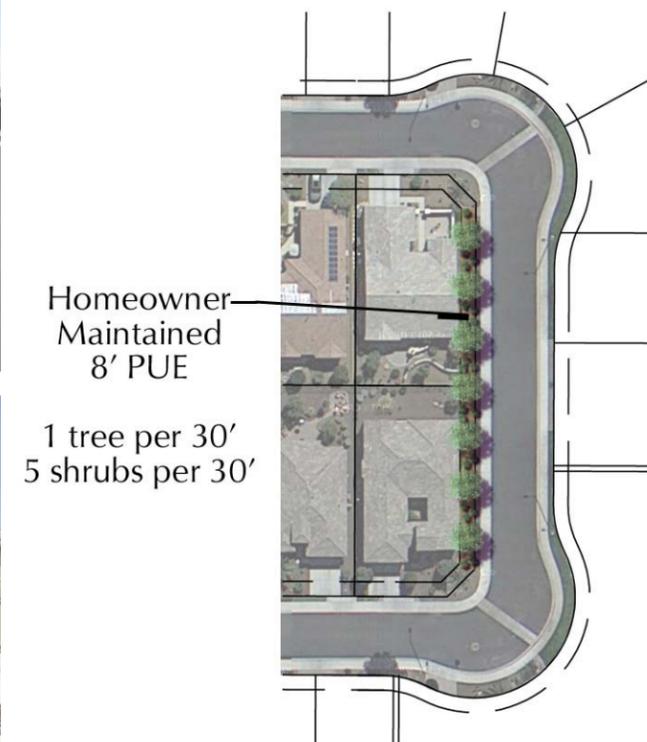
Proposed Collector Road and End of Block Landscape



Collector Road Landscape



Exhibit F



End of Block Landscape Landscape

Landscape Design &
Rendering by:

GREY | PICKETT

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**Proposed Neighborhood
Park & Entry**

Exhibit F-2

Landscape Design &
Rendering by:

GREY | PICKETT

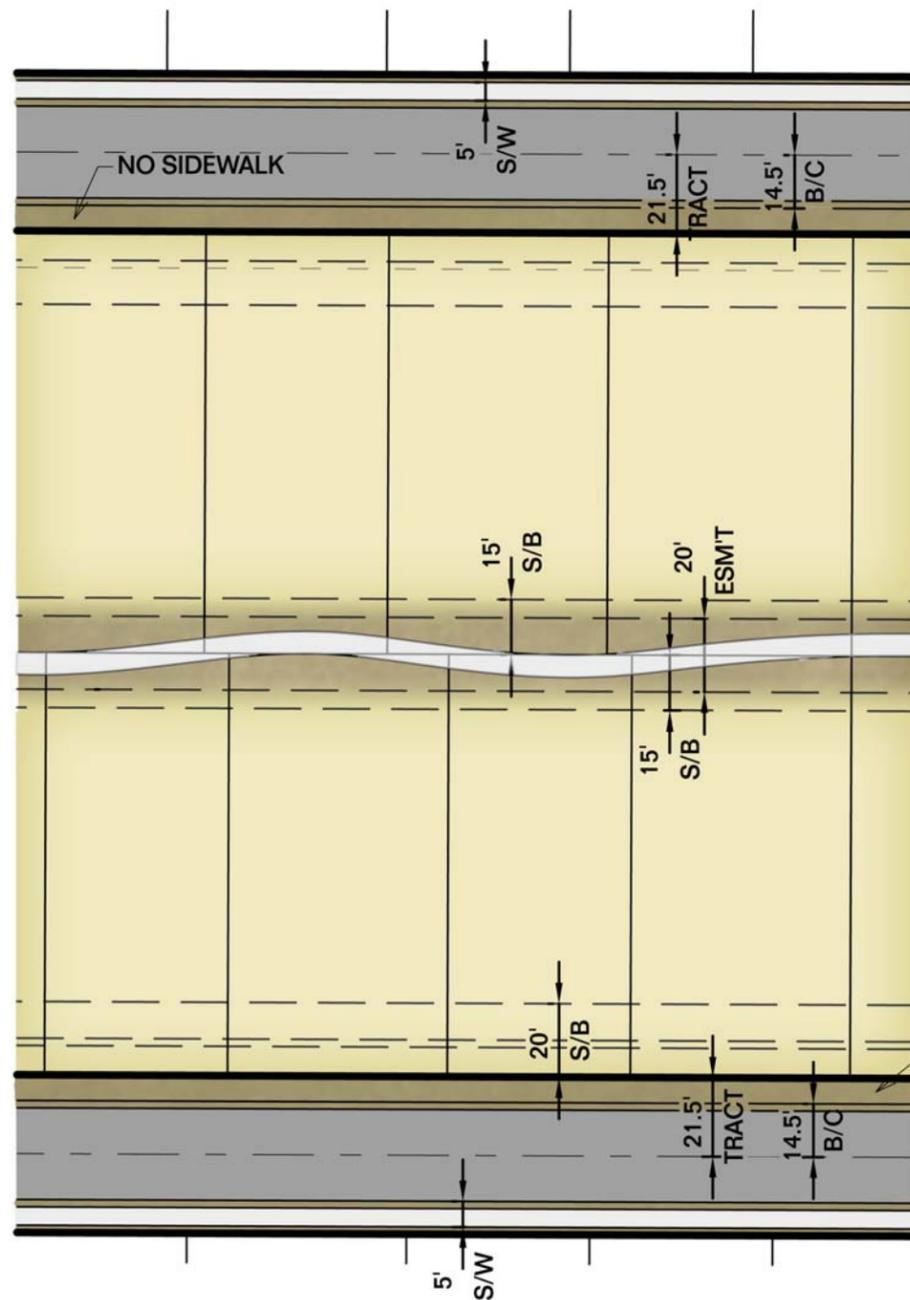
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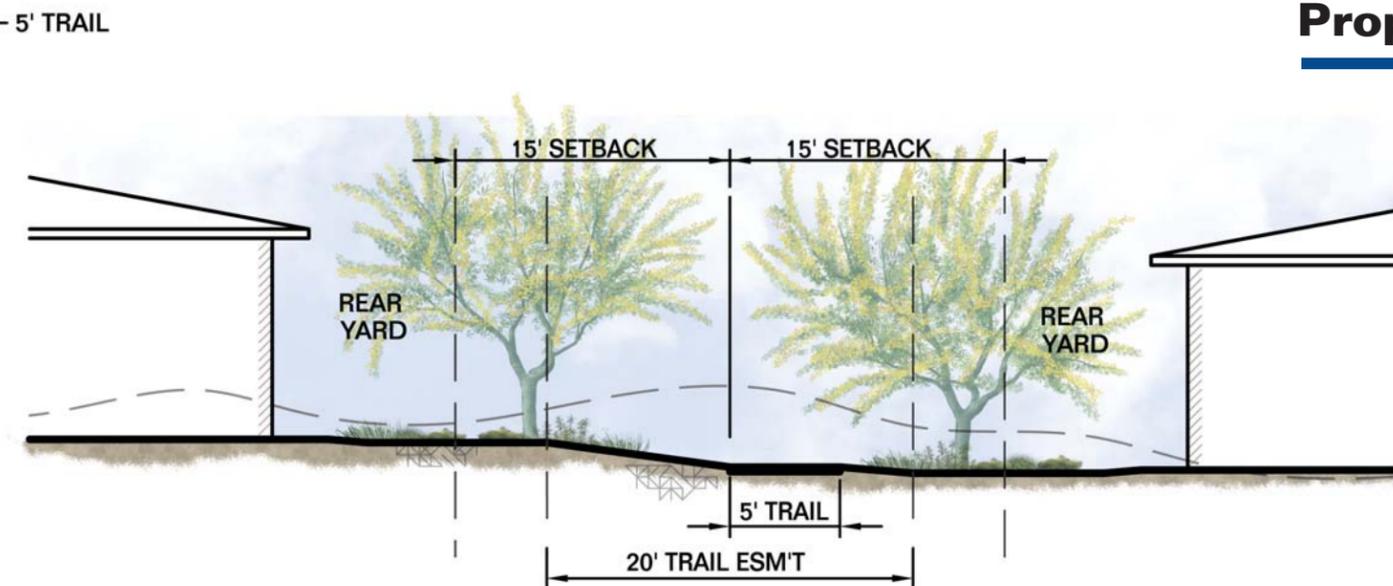
Proposed Rear Yard Trail

Exhibit F-3

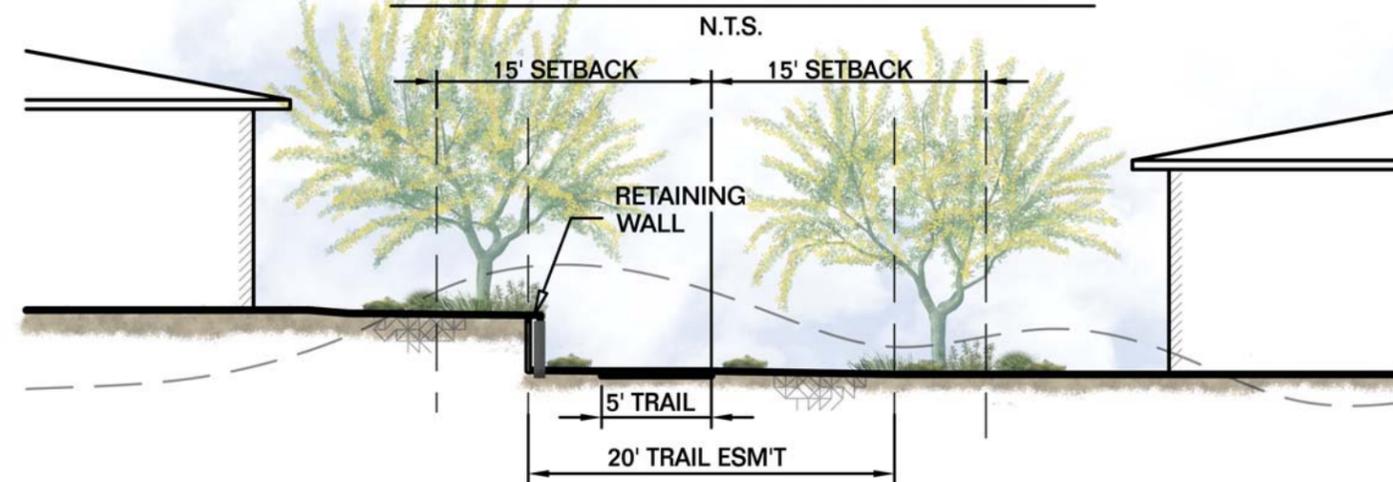


REAR YARD TRAIL DETAIL

N.T.S. WHERE SHOWN



TYPICAL REAR YARD TRAIL



REAR YARD TRAIL

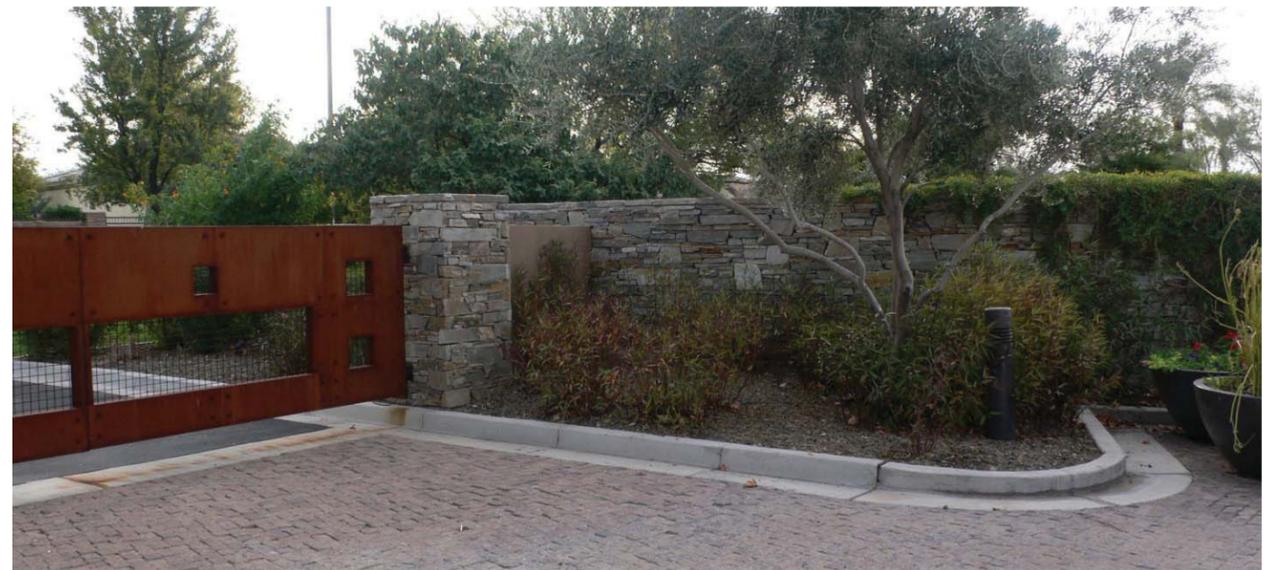
N.T.S.



Trilogy
West

Proposed Entry Feature

Exhibit G



Primary Entry Gate Examples

Landscape Design &
Rendering by:

GREY | PICKETT

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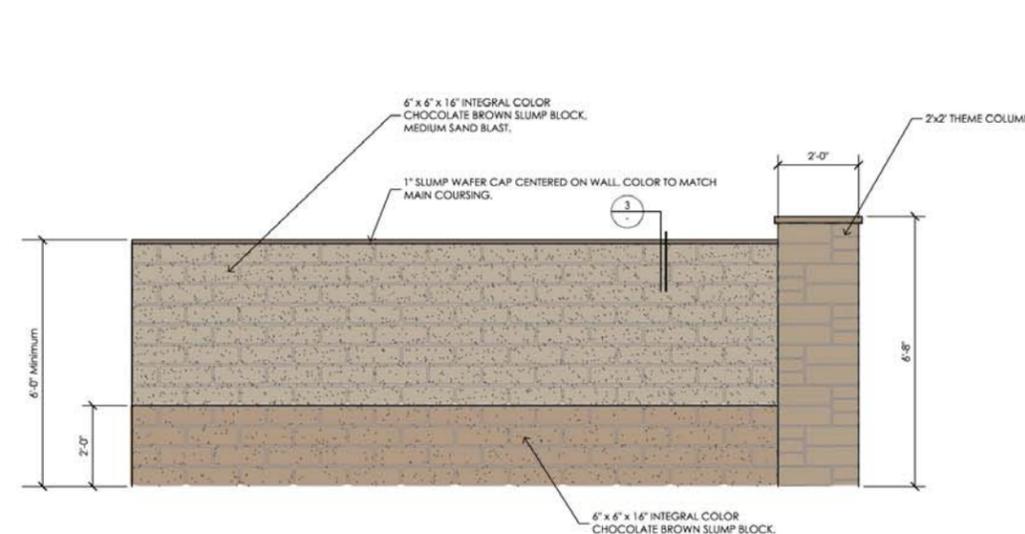




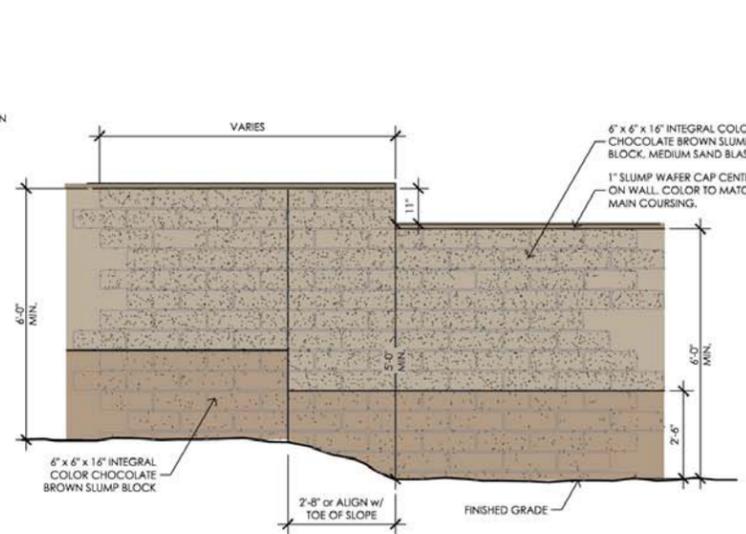
Trilogy West

Proposed Wall Elevations

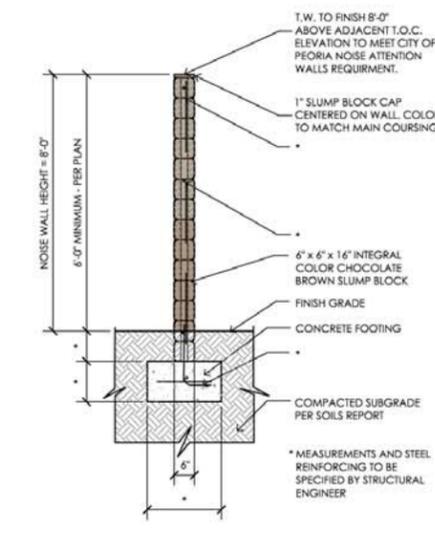
Exhibit G-2



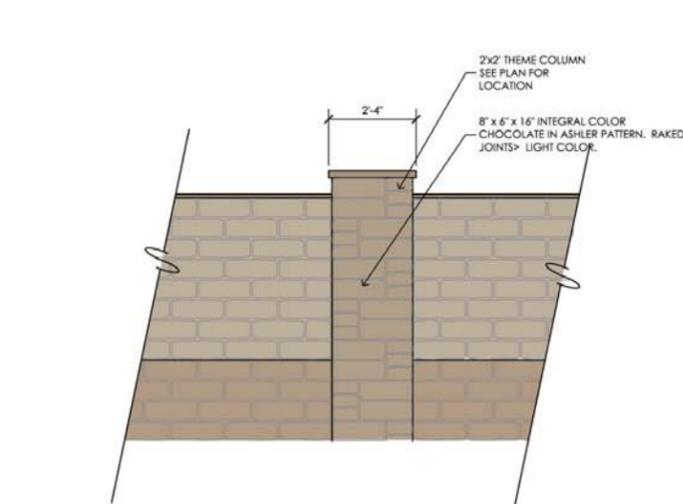
1 Theme Wall
Scale: 1/2" = 1'-0"



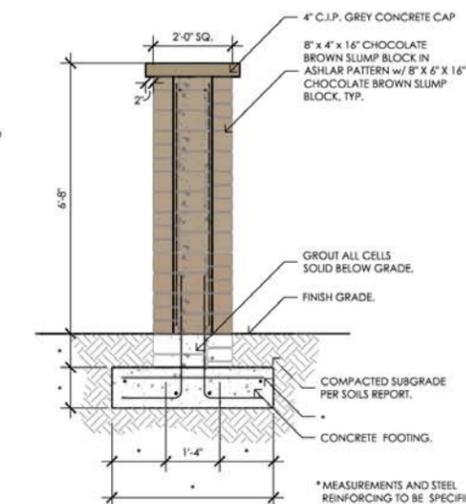
2 Wall Offset with Grade Change
Scale: 1/2" = 1'-0"



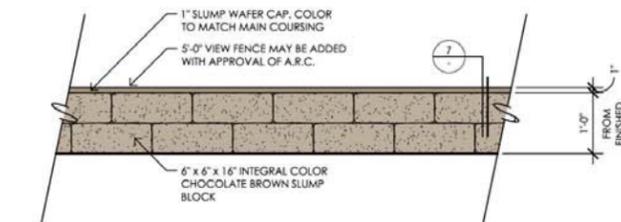
3 Theme Wall Section
Scale: 1/2" = 1'-0"



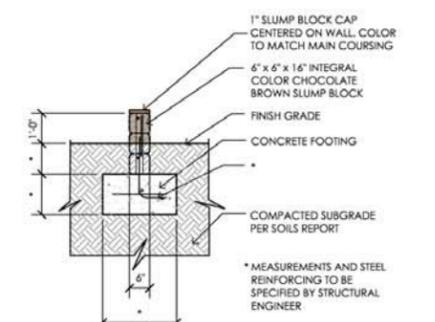
4 Theme Column
Scale: 1/2" = 1'-0"



5 Theme Column Section
Scale: 1/2" = 1'-0"

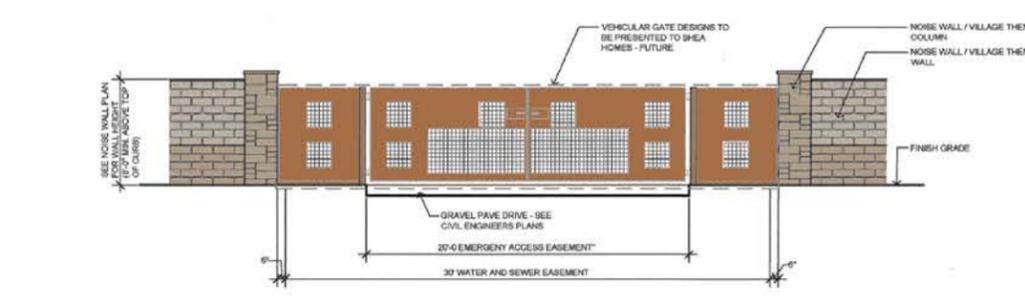


6 Lot Boundary Wall
Scale: 3/4" = 1'-0"

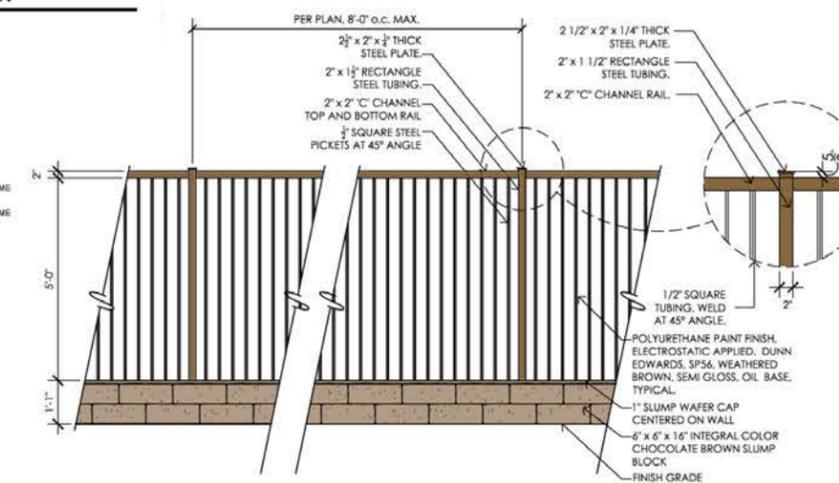


7 Lot Boundary Wall Section
Scale: 1/2" = 1'-0"

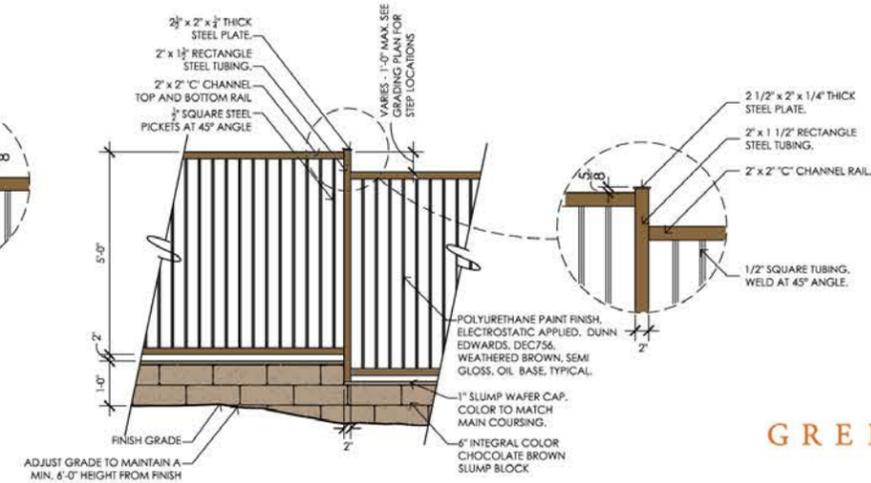
8 Not Used
Scale: 1/2" = 1'-0"



9 Emergency Access Gate
Scale: 1" = 5'-0"



10 Optional View Fence @ Lot Boundary Elevation
Scale: 1/2" = 1'-0"



11 Optional View Fence Elevation with Grade Change
Scale: 1/2" = 1'-0"

Landscape Design & Rendering by:

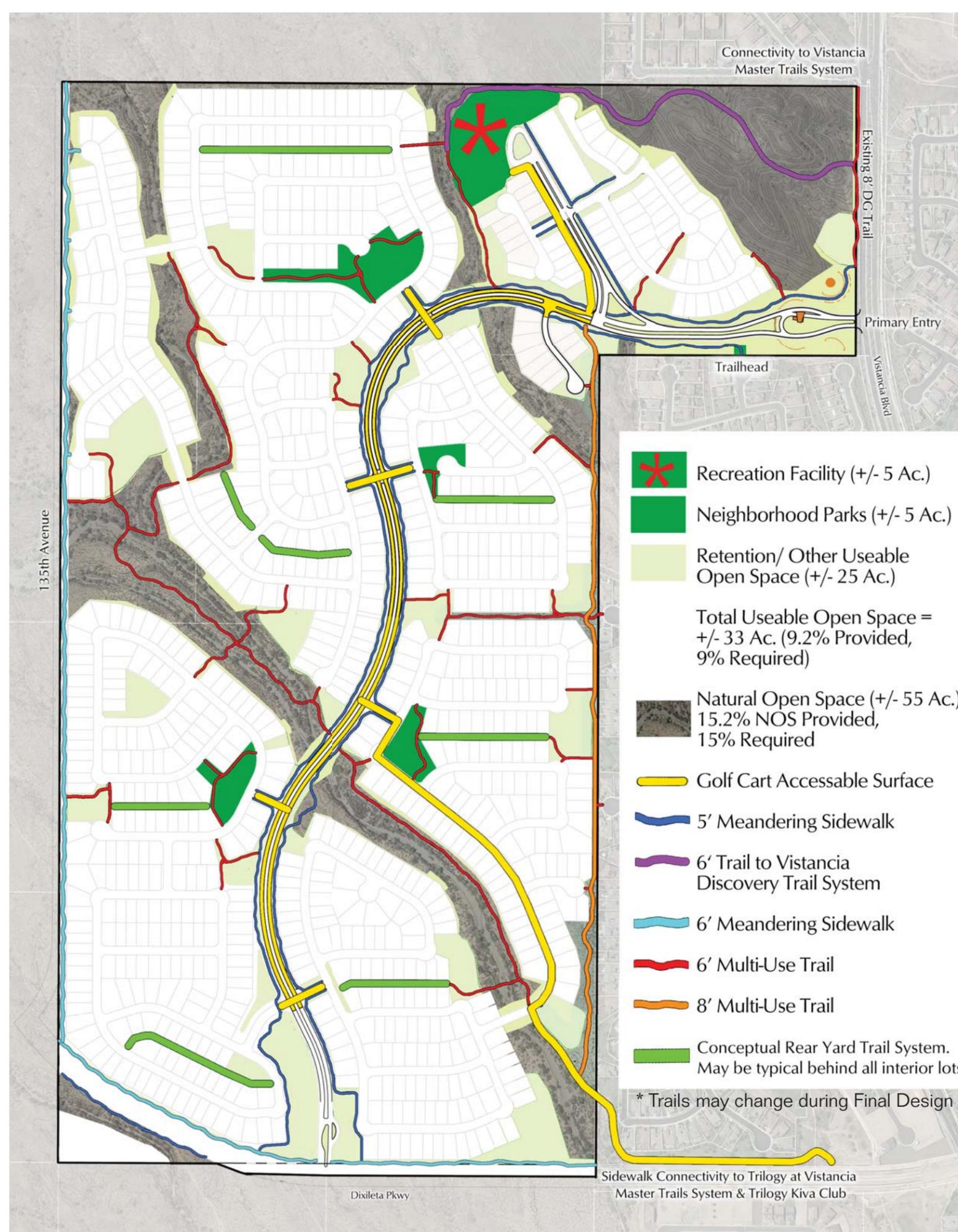
GREY PICKETT



Trilogy[®] West

Proposed Amenities & Recreational Facilities

Exhibit H



Landscape Design &
Rendering by:

GREY | PICKETT

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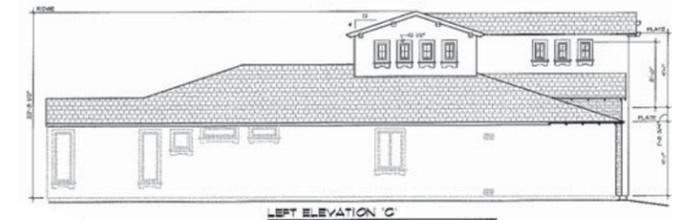
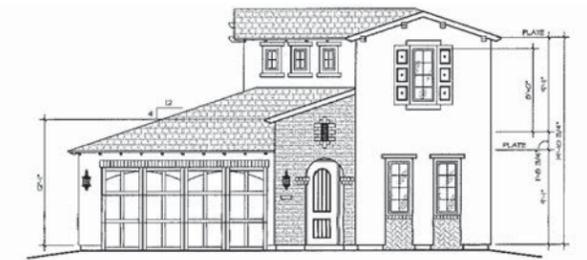




Trilogy[®] West

Proposed Trilogy West Home Product Examples

Exhibit I



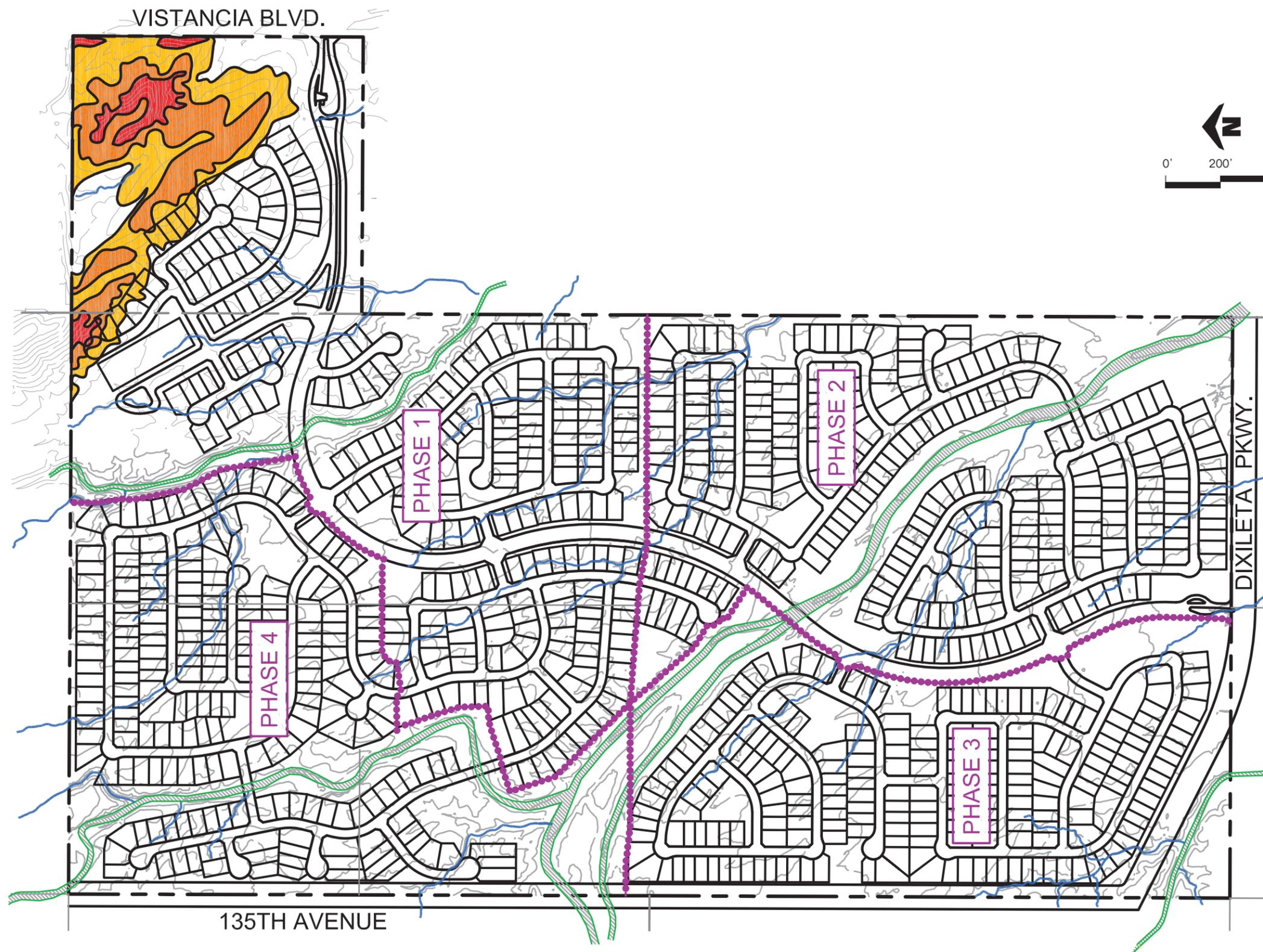
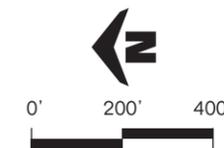
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Trilogy[®] West



Hillside Slope Analysis

Exhibit J

	10% - 15% = 9.07 AC = 2.54%
	15% - 25% = 6.65 AC = 1.86%
	> 25% = 1.93 AC = 0.54%

LEGEND

- 404 WASH
- MINOR WASH
- PHASE LINE

NOTES

PERCENTAGES WERE CALCULATED BY DIVIDING THE SLOPE AREA BY THE GROSS AREA. GROSS AREA OF THE SITE IS 357.365 ACRES.

PHASES 1, 2 & 3 DO NOT HAVE HILLSIDE CONDITIONS AND THEREFORE ARE NOT INCLUDED IN THE SLOPE ANALYSIS.

SLOPE ANALYSIS WAS GENERATED WITH 1' CONTOURS. 5' CONTOURS ARE SHOWN FOR CLARITY.

16 December 2013

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LEGAL DESCRIPTION FOR TRILOGY WEST

That part of Sections 22, 23 and 27, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the G.L.O. Brass Cap marking the East Quarter Corner of said Section 22, from which the Aluminum Cap marked LS#36113 marking the Center of said Section 22 bears North $89^{\circ}42'34''$ West, a distance of 2,636.21 feet;

Thence South $89^{\circ}41'28''$ East, along the North line of the Southwest Quarter of said Section 23, a distance of 1,255.89 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of the Northwest Quarter of the Southwest Quarter of said Section 23;

Thence South $00^{\circ}14'08''$ West, along said parallel line, a distance of 1,319.76 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of said Section 23;

Thence North $89^{\circ}41'33''$ West, along said South line, a distance of 1,255.62 feet to the 1" Iron Pipe marking the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 23;

Thence South $00^{\circ}13'26''$ West, along the East line of the Southeast Quarter of said Section 22, a distance of 1,319.98 feet to the Northeast Corner of said Section 27;

Thence South $00^{\circ}13'07''$ West, along the East line of the Northeast Quarter of said Section 27, a distance of 2,639.82 feet to the Maricopa County Aluminum Cap marking the East Quarter Corner of said Section 27;

Thence North $89^{\circ}43'03''$ West, along the South line of the Northeast Quarter of said Section 27, a distance of 2,634.31 feet to the 1/2" Rebar with cap marked LS#22782 marking the Center of said Section 27;

Thence North $00^{\circ}13'52''$ East, along the West line of the Northeast Quarter of said Section 27, a distance of 2,638.20 feet to the G.L.O. Brass Cap marking the South Quarter Corner of said Section 22;

Thence North $00^{\circ}10'13''$ East, along the West line of the Southeast Quarter of said Section 22, a distance of 2,641.74 feet to the Aluminum Cap marked LS#36113 marking the Center of said Section 22;

Thence South 89°42'34" East, along the North line of the Southeast Quarter of said Section 22,
a distance of 2,636.21 feet to the Point of Beginning.

Containing 357.365 Acres, more or less.



Expires: 6/30/2013

Appendix - Plant List

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
TREES				
<i>Acacia aneura</i>	Mulga	X	X	X
<i>Acacia salicina</i>	Willow Acacia	X		
<i>Acacia smallii</i>	Sweet Acacia	X	X	X
<i>Acacia stenophylla</i>	Shoestring Acacia	X		
<i>Bauhinia congesta</i>	Orchid Tree	X		X
<i>Bauhinia congesta 'Lunariodes'</i>	Pink Orchid Tree	X		X
<i>Caesalpinia cacalaco</i>	Cascalote	X		X
<i>Cercidium 'Desert Museum'</i>	Hybrid Palo Verde	X	X	X
<i>Cercidium praecox</i>	Palo Brea	X	X	X
<i>Cercidium floridum</i>	Blue Palo Verde	X	X	X
<i>Cercidium microphyllum</i>	Foothills Palo Verde	X	X	X
<i>Chilopsis linearis</i>	Desert Willow	X		X
<i>Chitalpa tashkentensis hybrid</i>	Chitalpa	X		
<i>Jacaranda mimosifolia</i>	Jacaranda	X		
<i>Lysiloma microphylla v. thornberi</i>	Desert Fern	X		X
<i>Olneya tesota</i>	Ironwood	X	X	X
<i>Pithecellobium flexicaule</i>	Texas Ebony	X	X	X
<i>Pithecellobium mexicanum</i>	Mexican Ebony	X		X
<i>Pithecellobium pallens</i>	Tenaza	X		X
<i>Prosopis alba</i>	Argentine Mesquite			X
<i>Prosopis glandulosa</i>	Texas Honey Mesquite	X		X
<i>Prosopis pubescens</i>	Screwbean Mesquite	X		X
<i>Prosopis velutina</i>	Velvet Mesquite	X	X	X
<i>Sophora secundiflora 'Silver Peso'</i>	Texas Mountain Laurel	X		
<i>Tipuana tipu</i>	Tipu Tree	X		
<i>Vitex angus-castus</i>	Chaste Tree	X		X
TWO STORY SCREEN TREES				
<i>Cercidium 'Desert Museum'</i>	Hybrid Palo Verde			
<i>Cercidium praecox</i>	Palo Brea			
<i>Cercidium floridum</i>	Blue Palo Verde			
<i>Chilopsis linearis</i>	Desert Willow			

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
<i>Jacaranda mimosifolia</i>	Jacaranda			
<i>Olneya tesota</i>	Ironwood			
<i>Pithecellobium flexicaule</i>	Texas Ebony			
<i>Prosopis glandulosa</i>	Texas Honey Mesquite			
* Acceptable only in park turf areas:				
* <i>Fraxinus velutina</i>	Arizona Ash	X	X	X
* <i>Platanus wrightii</i>	Sycamore	X	X	X
* <i>Quercus virginiana</i>	Southern Live Oak	X	X	X
CACTI / ACCENTS				
<i>Agave deserti</i>	Desert Agave	X		X
<i>Agave geminiflora</i>	Twin-flowered Agave	X		X
<i>Agave murpheyi</i>	Hohokam Agave			X
<i>Agave parryi v. huachuensis</i>	Parry's Agave	X		X
<i>Agave species</i>	Agave	X		X
<i>Agave toumeyana</i>	Toumey's Agave			X
<i>Asclepias subulata</i>	Desert Milkweed	X		X
<i>Carnegiea gigantea</i>	Saguaro	X		X
<i>Dasyllirion acrotriche</i>	Green Desert Spoon	X		X
<i>Dasyllirion longissimum</i>	Mexican Grass Tree	X		X
<i>Dasyllirion wheeleri</i>	Desert Spoon	X		X
<i>Euphorbia myrsinites</i>	Euphorbia	X		X
<i>Euphorbia rigida</i>	Gopher Plant	X		X
<i>Fouquieria splendens</i>	Ocotillo	X		X
<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe	X		X
<i>Hesperaloe parviflora</i>	Red Hesperaloe	X		X
<i>Hesperaloe parviflora (yellow)</i>	Yellow Hesperaloe	X	X	X
<i>Nolina bigelovii</i>	Beargrass	X		X
<i>Nolina microcarpa</i>	Beargrass	X		X
<i>Pedilanthus macrocarpus</i>	Lady's Slipper	X		
<i>Yucca baccata</i>	Banana Yucca			X
<i>Yucca recurvifolia</i>	Curveleaf Yucca	X		X
SHRUBS				
<i>Abutilon palmeri</i>	Indian Mallow	X		X
<i>Acacia craspedocarpa</i>	Leather Leaf Acacia	X		X

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
<i>Alyogyne huegelii</i>	Blue Hibiscus	X		X
<i>Ambrosia deltoidea</i>	Bursage	X		X
<i>Anisacanthus quadrifidus v. brevilobus</i>	Mountain Flame	X	X	X
<i>Anisacanthus quadrifidus v. wrightii</i> 'Mexican Flame'	Flame Honeysuckle	X	X	X
<i>Anisacanthus therberi</i>	Desert Honeysuckle	X	X	X
<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	X	X	X
<i>Bougainvillea 'La Jolla'</i>	Bush Bougainvillea	X	X	X
<i>Bougainvillea 'San Diego Red'</i>	Bougainvillea	X	X	X
<i>Bougainvillea spectabilis</i>	Bougainvillea	X	X	X
<i>Buddleia marrubifolia</i>	Wooly Butterfly Bush	X	X	X
<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	X		X
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	X		X
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	X		X
<i>Calliandra californica</i>	Baja Red Fairy Duster	X	X	X
<i>Calliandra eriophylla</i>	Fairy Duster	X	X	X
<i>Cassia artemisioides</i>	Feathery Cassia	X		X
<i>Cassia nemophila</i>	Desert Cassia	X		X
<i>Cassia oligophylla</i>	Outback Cassia	X		X
<i>Cassia phyllodenia</i>	Silver-leaf Cassia	X		X
<i>Celtis pallida</i>	Desert Hackberry	X		X
<i>Convolvulus cneorum</i>	Bush Morning Glory	X	X	X
<i>Cordia boissieri</i>	Anacahuite	X		X
<i>Cordia parvifolia</i>	Small Leaf Cordia	X	X	X
<i>Dalea frutescens 'Sierra Negra'</i>	Sierra Negra Dalea	X	X	X
<i>Dalea pulchra</i>	Indigo Bush	X		X
<i>Dicliptera suberecta</i>	Velvet Honeysuckle	X	X	X
<i>Dodonea viscosa</i>	Hopbush	X	X	X
<i>Dodonea viscosa 'Purpurea'</i>	Purple Hopbush	X	X	X
<i>Encelia farinosa</i>	Brittlebush	X		X
<i>Ericameria laricifolia</i>	Turpentine Bush	X	X	X
<i>Guara lindheimeri</i>	Guara	X		X
<i>Hymenoxis acaulis</i>	Angelita Daisy	X	X	X
<i>Justicia californica</i>	Chuparosa	X		X

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
<i>Justicia ovata</i>	Red Justicia	X		X
<i>Justicia spicigera</i>	Mexican Honeysuckle	X	X	X
<i>Lantana camara</i>	Bush Lantana	X	X	X
<i>Larrea tridentata</i>	Creosote Bush	X		X
<i>Leucophyllum candidum 'Thunder Cloud'</i>	Thunder Cloud Sage	X	X	X
<i>Leucophyllum frutescens</i>	Texas Sage	X	X	X
<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Sage	X	X	X
<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Sage	X	X	X
<i>Leucophyllum frutescens 'White Cloud'</i>	White Cloud Sage	X	X	X
<i>Leucophyllum hybrid 'Rain Cloud'</i>	Rain Cloud Sage	X	X	X
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	X	X	X
<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	Lynn's Legacy Sage	X	X	X
<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	X	X	X
<i>Leucophyllum pruinosum 'Sierra Bouquet'</i>	Sierra Bouquet Sage	X	X	X
<i>Leucophyllum revolutum 'Sierra Magic'</i>	Sierra Magic Sage	X	X	X
<i>Leucophyllum zygophyllum</i>	Blue Ranger	X	X	X
<i>Lotus rigidus</i>	Desert Rock Pea	X		X
<i>Mimosa dysocarpa</i>	Mimosa	X		
<i>Plumbago scandens 'Summer Snow'</i>	Summer Snow Plumbago	X	X	X
<i>Rosa banksiae 'Alba Plena'</i>	White Lady Bank's Rose	X	X	X
<i>Ruellia brittoniana</i>	Ruellia	X	X	X
<i>Ruellia peninsularis</i>	Shrub Ruellia	X	X	X
<i>Salvia chamaedryoides</i>	Mexican Blue Sage	X		X
<i>Salvia clevelandii</i>	Chaparral Sage	X		X
<i>Salvia leucantha</i>	Mexican Bush Sage	X		X
<i>Senna wislizenii</i>	Shrubby Senna	X		X
<i>Simmondsia chinensis</i>	Jojoba	X		X
<i>Sophora secundiflora</i>	Texas Mountain Laurel	X		X
<i>Sphaeralcea ambigua</i>	Desert Globemallow	X	X	X
<i>Tagetes lemmoni</i>	Mt. Lemmon Marigold	X		X
<i>Tecoma stans</i>	Yellow Bells	X		X
<i>Vaquelinia californica</i>	Arizona Rosewood	X		
<i>Viguiera deltoidea</i>	Goldeneye	X	X	X
<i>Zauschneria californica</i>	California Fuchsia	X		X

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
GROUNDCOVERS				
<i>Acacia redolens</i>	Prostrate Acacia	X	X	X
<i>Antigonon leptopus</i>	Queen's Wreath	X		X
<i>Aizoaceae species</i>	Ice Plant	X	X	X
<i>Baccharis 'Centennial'</i>	Centennial Baccharis	X	X	X
<i>Baileya multiradiata</i>	Desert Marigolde	X	X	X
<i>Calylophus hartwegii 'Sierra Sundrop'</i>	Calylophus	X	X	X
<i>Convolvulus mauritanicus</i>	Ground Morning Glory	X	X	X
<i>Dalea capitata 'Sierra Gold'</i>	Sierra Gold Dalea	X	X	X
<i>Dalea greggii</i>	Trailing Indigo Bush	X		X
<i>Drosanthemum speciosum 'Rosa'</i>	Ice Plant	X	X	X
<i>Dyssodia pentachaeta</i>	Dyssodia	X	X	X
<i>Erigeron divergens</i>	Spreading Fleabane	X		X
<i>Erigeron 'Profusion'</i>	Profusion Fleabane Daisy	X		X
<i>Gazania rigens 'Sun Gold'</i>	Gazania	X	X	X
<i>Hardenbergia comptoniana</i>	Lilac Vine	X	X	X
<i>Lantana montevidensis</i>	Trailing Purple/Yellow Lantana	X	X	X
<i>Melampodium leucanthum</i>	Blackfoot Daisy	X	X	X
<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Muhley	X	X	X
<i>Muhlenbergia emersleyi 'El Toro'</i>	Bull Grass	X	X	X
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	Autumn Glow Muhley	X	X	X
<i>Muhlenbergia rigens</i>	Deer Grass	X	X	X
<i>Muhlenbergia rigida 'Nashville'</i>	Nashville Grass	X	X	X
<i>Oenothera barlandieri</i>	Mexican Evening Primrose	X		X
<i>Oenothera caespitosa</i>	Evening Primrose	X		X
<i>Oenothera stubbii</i>	Saltillo Primrose	X		X
<i>Osteospermum fruticosum</i>	Trailing Aftican Daisy	X	X	X
<i>Penstemon baccharifolius</i>	Rock Penstemon	X	X	X
<i>Penstemon eatonii</i>	Firecracker Penstemon	X	X	X
<i>Penstemon grandiflorus</i>	Penstemon	X	X	X
<i>Penstemon palmeri</i>	Palmer's Penstemon	X	X	X
<i>Penstemon pseudospectabilis</i>	Parry's Penstemon	X	X	X
<i>Penstemon superbus</i>	Superb Penstemon	X	X	X
<i>Penstemon wrightii</i>	Penstemon	X	X	X

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
<i>Plumbago auriculata</i>	Cape Plumbago	X	X	X
<i>Podranea ricasoliana</i>	Pink Trumpet Vine	X	X	X
<i>Psilostrophe cooperi</i>	Paperflower	X	X	X
<i>Salvia sp. 'Quicksilver'</i>	Quicksilver Salvia	X	X	X
<i>Santolina chamaecyparissus</i>	Lavender Cotton	X	X	X
<i>Santolina virens</i>	Green Santolina	X	X	X
<i>Verbena gooddingii</i>	Goodding's Verbena	X	X	X
<i>Verbena pulchella</i>	Moss Verbena	X	X	X
<i>Verbena rigida</i>	Sandpaper Verbena	X	X	X
<i>Verbena tenera</i>	Moss Verbena	X	X	X
<i>Verbena tenuisecta 'Edith'</i>	Edith Verbena	X	X	X
<i>Zephyranthes candida</i>	Rain Lily		X	
<i>Zinnia acerosa</i>	Desert Zinnia	X	X	X
<i>Zinnia grandiflora</i>	Little Golden Zinnia	X	X	X
VINES				
<i>Antigonon leptopus</i>	Queen's Wreath	X		X
<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	X	X	X
<i>Bougainvillea 'California Gold'</i>	Orange Bougainvillea	X	X	X
<i>Bougainvillea 'Jamaica White'</i>	White Bougainvillea	X	X	X
<i>Bougainvillea 'San Diego Red'</i>	Bougainvillea	X	X	X
<i>Bougainvillea spectabilis</i>	Bougainvillea	X	X	X
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	X		X
<i>Gelsemium sempervirens</i>	Yellow Flowering Jessamine	X	X	X
<i>Hardenbergia comptoniana</i>	Lilac Vine	X	X	X
<i>Mascagnia lilacina</i>	Lilac Orchid Vine	X		X
<i>Mascagnia macroptera</i>	Yellow Orchid Vine	X		X
<i>Maurandya antirrhiniflora</i>	Snapdragon Vine	X		X
<i>Rosa banksiae</i>	Lady Bank's Rose	X	X	X
<i>Solanum jasminoides</i>	Potato Vine	X		X
<i>Vigna caracalla</i>	Snail Vine	X		X

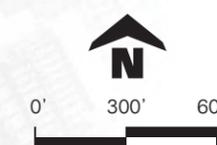
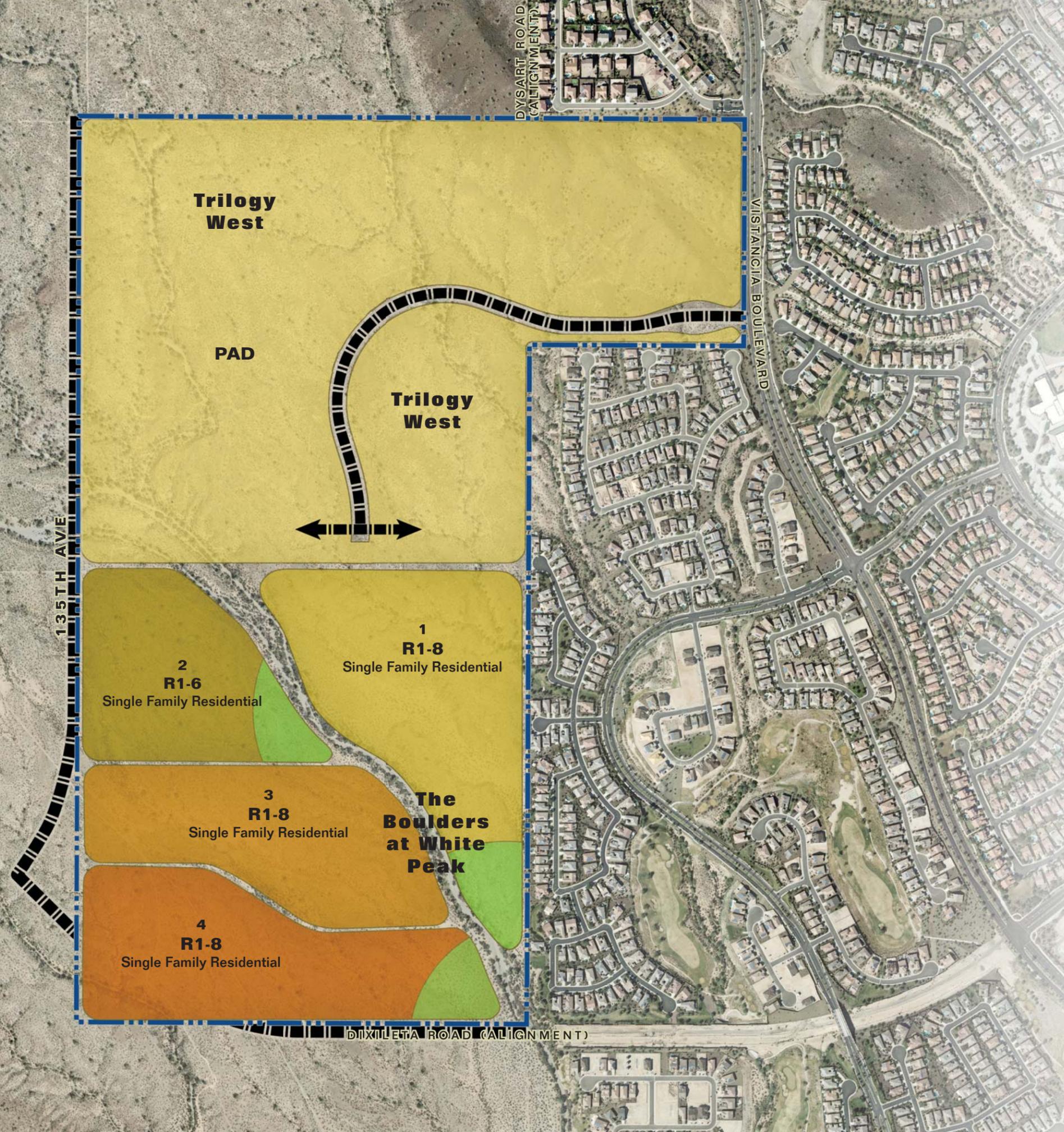


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THE BOULDERS AT WHITE PEAK (OPTION 1)

Bubble Plan

Appendix Exhibit if Option 1
development is exercised



3 September 2013

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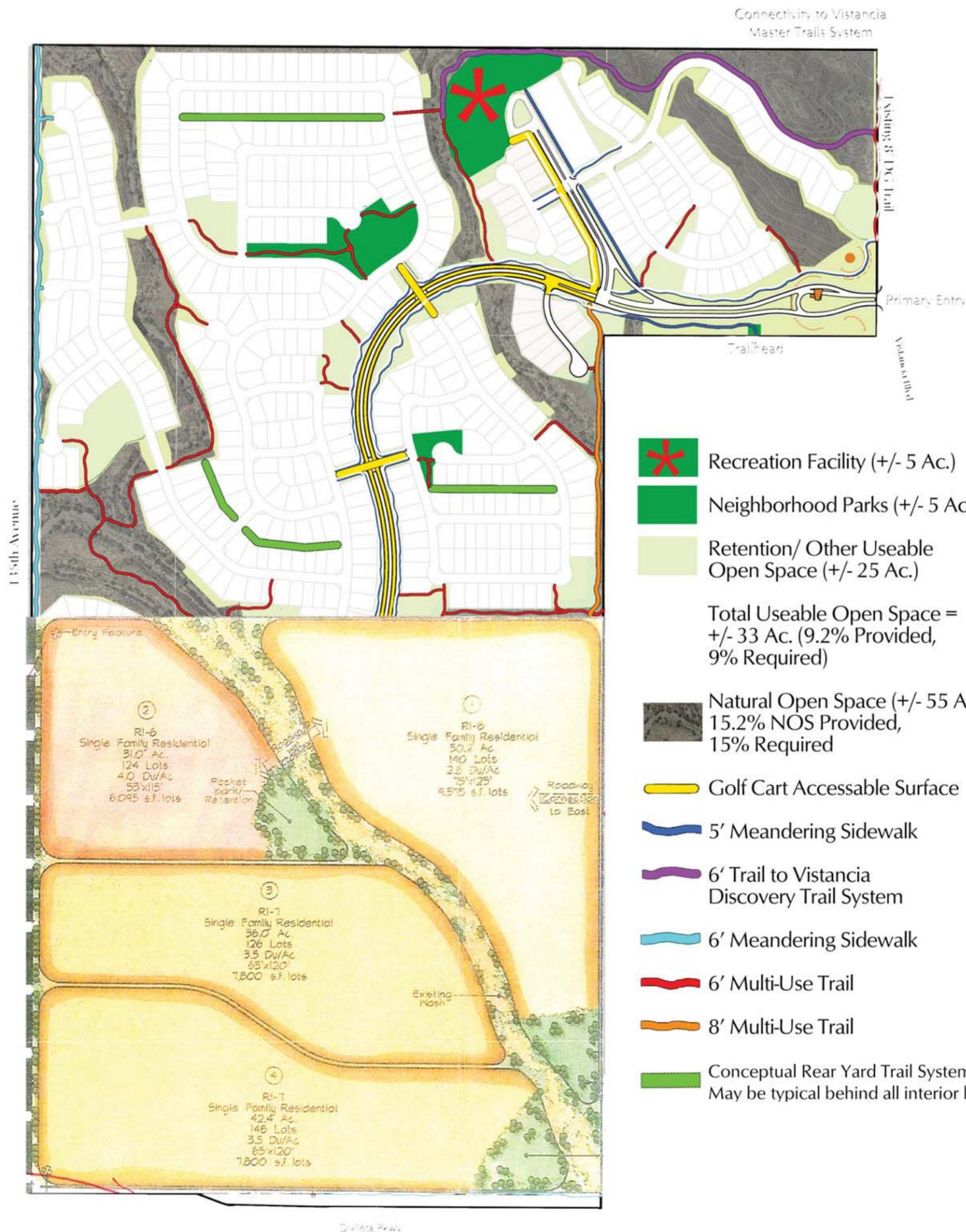


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THE BOULDERS AT WHITE PEAK (OPTION 1)

Open Space & Concept

Appendix Exhibit if Option 1
development is exercised



Landscape Design &
Rendering by:

GREY | PICKETT



3 September 2013

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Boulders at White
Peak

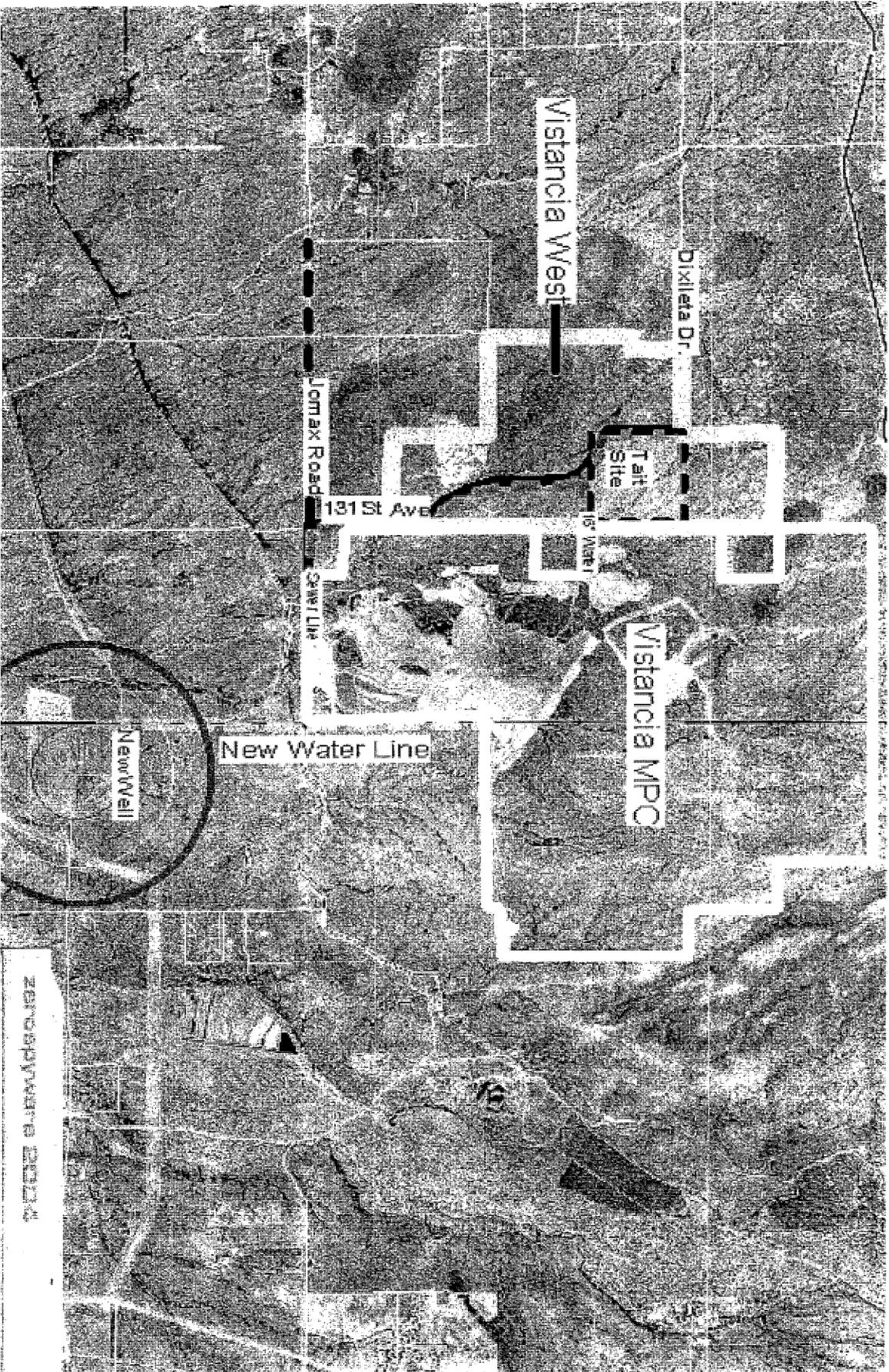
Planned Area Development

159.6 Acre Parcel

**Southwest Corner of Dysart Road
and
Dixileta Drive**

May 27, 2003

Vistancia West Regional Infrastructure Exhibit



2010/09/28 2004

Development Team

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Boulders at White Peak PAD Narrative

Introduction

The PAD is a 159.6-acre residential community that includes: a mixture of single-family residential densities, private open space and natural open spaces within the context of a common design theme. The Planned Area Development (PAD) zoning includes the R1-6, R1-7 and R1-8 underlying base zoning districts.

The property encompasses one-quarter square mile located within the alignments of Dixileta Drive to the north, Dysart Road to the east, Peak View Road to the south, and 135th Avenue to the west (see Exhibit A). The site is undeveloped desert that is relatively flat with a slight slope from northeast to southwest. The site includes a wash that runs diagonally through the property.

Adjacent properties to the north, east, south and west are undeveloped desert. The adjacent property to the east is part of the Vistancia (Lakeland Village) master plan that is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, schools, parks and golf course. The property to the north is part of the White Peak Ranch Master Plan that is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, school, park and golf course. The adjacent property to the west and south is being planned as a residential community under the name Pleasant Valley Hills that includes a combination of single and multi-family residential densities (see Exhibit B). All of the surrounding master plans include the extension of major roads and utilities into the area.

General Plan

A general plan application was filed on this site to allow 2-5 dwelling units per acre with a target density of 3.0 units per acre. The amendment to the General Plan was approved on June 4, 2002 through General Plan Amendment 02-01 to allow residential density designations on the site consistent with the planned densities in the master plans to the north, east, south and west. The proposed PAD at 3.34 units per acre is consistent with the 2-5 units per acre General Plan residential land use designation (see Exhibit C).

The PAD is also consistent with the General Plan criteria to exceed the 3.0 target density. The General Plan allows development to exceed the target density to 5.0 units per

acre if six criteria are met in the project. The target density can be exceeded in increments above 3.0 if some but not all of the six criteria are met. The Boulders at White Peak meets four of the six criteria to exceed the target density. The criteria and how they are met are as follows:

- *Efficient and appropriate utilization of the development site.* The Boulders at White Peak includes 159.6-acres, all of which is planned for single-family detached residences. The land uses are appropriate for the area due to the location of planned single-family lots on adjacent the Vistancia master planned community to the east. This plan coordinates open spaces, trails, and local street connection with Vistancia. The plan retains a natural wash and designs an active open space adjacent to the wash to take advantage of this natural vista.
- *Variation in product type, location and lot sizes.* The Boulders at White Peak proposes a combination of one and two-story house products with at least four elevations for each of the four subdivisions with the PAD. There are three different lot sizes planned ranging from a minimum of 6,095 to 7,800 to 9,375 square feet. Each lot size will have a different house product. The smallest lots are located in the smallest subdivision along 135th Avenue frontage. The medium size lots are located between the open space wash and 135th Avenue. The largest lots are located between the wash an adjacent to residential lots in Vistancia away from major streets.
- *Incorporation of developed recreational amenities.* The PAD proposes a pocket park adjacent to the open space wash in the southeast corner of the smallest lot subdivision (parcel 2). The recreation improvements include: soccer field, children's playground, Ramada, picnic table, barbeque grill, and turf area for passive recreation.
- *Integration of plans to retain, replace or salvage native desert vegetation.* The PAD retains significant areas of native vegetation by leaving the wash that runs diagonally through the site adjacent to all four subdivisions in its natural condition.

PAD Development Plan

The PAD is currently under the holding zone of SR-43. The proposed PAD zoning provides a master planned residential community that encompasses 159.6-acres on a quarter square mile parcel of land (see Legal Description, Exhibit J).

Residential Land Uses

The PAD proposes a mix of three different single-family lot sizes, private retention/park/recreation area, landscaped open space/retention areas, and the conservation of a natural open space wash corridor (see Exhibit D). The residential component includes 537 single-family residential lots. The single-family lots vary from approximately 6,000 to 10,000 square-feet in size. The overall residential density is 3.4 units per gross acre. To exceed the target density of 3.0 the PAD introduces the preservation of a large wash as natural open space that runs diagonally through the property along with three-internal landscaped open spaces outside the wash, a trail that crosses the entire site, and recreation amenities in the most central open space area. The plan creates four residential neighborhoods that are internally or externally linked with a collector street, local streets, and a linear natural open space corridor. The linear natural open space corridor is adjacent to all four neighborhoods. These natural open spaces provide common design elements that link the neighborhoods together.

The distribution of lot widths (53' to 75'), depths (115' to 125'), and minimum lot sizes (6,095 to 9,375 square-feet) vary throughout the PAD. The slightly smaller lots and a pocket park are planned in the neighborhood on parcel 2 along 135th Avenue and the Dixileta Drive alignment near the northwest corner of the PAD. Medium size lots are planned in two neighborhoods on parcels 3 and 4 near the center and southern portion of the PAD along 135th Avenue and the Desert View Road alignment. The largest lots are planned in the neighborhood east of the natural open space corridor in parcel 1 along Dysart Road alignment on the northeast portion of the PAD.

The distribution of the 538 lots includes: 140 lots that are a minimum 9,375 square feet in size on parcel 1; 124 lots that are a minimum 6,095 square feet in size on parcel 2; 126 lots that are a minimum 7,800 square feet in size on parcel 3; and 148 lots that are a minimum 7,800 square feet in size on parcel 4.

Open Space

The PAD comprises approximately 17.6-acres or 11 percent useable open space as required by the City Design Guidelines. A large natural wash provides an open space corridor that runs diagonally through the middle of the site. The wash includes a pedestrian trail that is the extension of a planned trail from the Vistancia project located on the adjacent property to the southeast. The trail is designed to connect to future subdivisions in Vistancia to the southeast and to future subdivisions in the White Peaks master plan to the north (see Exhibit F). The trail will provide pedestrian access to the pocket park and recreational amenities located on the southeast portion of parcel 2 in the PAD. The remaining open spaces and retention areas are planned on parcels 1, 2 and 4 adjacent to the large natural open space corridor. A 20-foot wide landscape open space

tract in addition to the right-of-way with a detached pedestrian sidewalk improvement planned along the length of 135th Avenue (see Exhibit H).

A pocket park is designed to be contiguous to the large natural open space near the center of the PAD on parcel 2. The park includes a soccer field, children's playground, shade Ramada, picnic table, barbeque grill, and turf area for passive recreation activities (see Exhibit E). The natural open spaces, retention areas, landscape tracts, and pocket park will be owned and maintained by a homeowners' association.

Single-Family Development Standards

The PAD allows the: permitted uses defined under Section 14-5-2 with the addition of private recreation facilities associated with common open spaces constructed for the use and enjoyment of residents within the PAD; permitted conditional uses under Section 14-5-3 with the exception of day care group homes, group care facilities, and community residential setting facilities which are not permitted; and permitted accessory uses under Section 14-5-4 of the Zoning Ordinance. The property development standards are in accordance with the following Development Standards Table:

Boulders at White Peak Development Standards

Parcel #	R1-8 District	Parcel #1 PAD	R1-6 District	Parcel #2 PAD	R1-7 District	Parcels # 3,4 PAD
Description	Ordinance Requirements w/o PAD	Residential Lots **	Ordinance Requirements w/o PAD	Residential Lots **	Ordinance Requirements w/o PAD	Residential Lots **
Min Area	8,000 square-feet	9,375 square-feet	6,000 square-feet	6,095 square-feet	7,000 square-feet	7,800 square-feet
Min Width	70-feet	75-feet	50-feet	53-feet	70-feet	65-feet
Min Depth	100-feet	125-feet	100-feet	115-feet	100-feet	120-feet
Front	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***
Side	5-feet one side with 15-feet combined total	5-feet one side with 15-feet combined total*	5-feet/8-feet	5-feet/8-feet*	5-feet/10-feet	5-feet/8-feet*
Street Side	10-feet	10-feet	10-feet	10-feet	10-feet	10-feet
Rear	15-feet	15-feet	15-feet	15-feet	15-feet	15-feet
Lot Coverage	40 percent	45 percent	45 percent	45 percent	40 percent	45 percent
Bldg Height	25-feet	25-feet	25-feet	25-feet	25-feet	25-feet

* Fireplaces, bay windows, pop-outs for entertainment centers may encroach 2-feet into side yard.

** Note: Upon engineering of the subdivisions in the PAD, some lots in the PAD may be less than the minimum areas, widths and depths identified in the Development Standards Table, however in no case will the lots be less than the minimum requirements identified in the corresponding base zoning district.

*** Side loaded garages shall include a faux window or other architectural treatment on the street side of the garage that architecturally gives the appearance of a living area rather than a garage.

There are a few design standards that are changed from the equivalent base-zoning district:

- The R1-7 base district requires minimum 70-foot lot width and 100-foot lot depth with minimum 7,000 square feet in area. The PAD proposes 65-foot width, 120-foot depth and 7,800 square feet in area. The lot width is reduced to lower the per linear foot cost of infrastructure improvements that run along the front of the lot (street paving, curb & gutter, sidewalk, water line, sewer line, underground electric, telephone, and cable TV). The lot is then made deeper to allow for increased rear yard area because that is where people spend most of their outdoor free time (swing sets, pools, BBQ, table, patio, volley ball, horseshoes, etc.) Lot depth has more value to the homebuyer than lot width in terms of actual cost per square foot and practical use.
- The R1-7 requires 5'/10' side yards where the PAD proposes 5'/8'. The additional two feet allows a larger house footprint, which gives more flexibility in floor plan layouts. The average homebuyer can see the difference in the internal floor plan but does not see the difference between 15-foot and 13-foot between houses. The shift in the two feet is valued added to the homebuyer, but does not impact safety or useable open space.

Single-Family Design Guidelines

The following design guidelines apply to all single-family homes including principal and accessory structures. All subdivisions and house products shall be subject to approval in accordance with the following design guidelines. The guidelines are separated into three categories: Architectural Design, Plat/Lot Design and Landscape/Perimeter Wall Design.

Architectural Design

The proposed homes may include one and two-story plans that exhibit high quality materials and architectural features.

Each home shall include the following:

1. Stucco or block exterior with optional stone, brick or wood accents.
2. Optional covered rear patio designed to match the home.
3. Ground mounted Air Conditioning and Heating unit.

4. Concrete tile roof.
5. Accents and window treatments.
6. Two-car garage with three-car garage option.
7. Painted stucco or block decorative return walls to match the houses.
8. Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
9. Roof vents, flashing, pipes shall be painted to match roof tile color.
10. Exterior light fixture at front entrance door. Enhanced exterior light fixtures on garage doors as an option.
11. Metal flashing, vents, pipes, electrical panels and other exposed metal on elevations shall be painted to match the color of the house.
12. Boxed fireplace chimneys to avoid exposed metal flumes if buyers include a fireplace as an option, or if the owner adds a fireplace at a later date.
13. The garages will be a minimum of 20' x 20', free of obstructions.
14. Two parking spaces in driveways outside of the garage.
15. Second story balconies shall be a minimum of fifteen (15) feet from any property line.
16. The use of reflective surfaces, except windows, shall be prohibited.
17. Roof mounted equipment, except solar panels and related equipment, shall be prohibited.
18. All utilities and ground mounted mechanical equipment shall be fully screened from view and shall meet the PAD setbacks.
19. Accessory structures 6-feet or more in height and/or 120 square-feet or more in area shall utilize like colors, materials and architectural style as the principal structure.
20. Additions to principal and accessory structures shall utilize like colors, materials and architectural style as the principal structure and shall conform to existing rooflines.
21. Each subdivision shall provide choices of roof colors and roof material types.

22. Each subdivision shall provide choices of exterior accent materials such as, brick, stone or masonry.
23. Each subdivision shall provide a minimum of 4 different architectural elevations.
24. Roof lines may vary from homes on adjacent lots and directly across the street
25. House products may include side-entry garages, or L-shaped floor plans.

Plat/Lot Design

26. All public local residential streets in excess of 900-feet in length shall be curvilinear in design with a minimum radius of 150-feet and a minimum curve length equal to one-half of the radius. Private streets may be developed within the PAD, at the developer's discretion, with standards as approved by engineering department.
27. When a cul-de-sac abuts a useable open space area, a landscaped access easement shall be provided. Said easement shall be 10-feet wide that may be dedicated as a pedestrian path.
28. Plats should be designed to integrate and/or continue existing or approved open space areas adjacent to developed areas.
29. At the developer's discretion, subdivisions may utilize alternative local street cross-section. Use of ribbon curbs, modified street lighting and reduction of pavement width for public and private rights-of-way shall be considered by the City Engineer. Private streets may be used, at the developer's discretion.
30. Useable Open Space shall be clearly designated on each preliminary and final development plan. Areas that may be included in the calculation of open space shall include: landscaped retention area; private park and recreation area; landscape tracts, washes, and natural area open spaces.
31. Useable Open Space shall not include any of the following:
Dedicated streets, alleys, vehicular drives, parking, loading and storage areas, required setback areas except where tracts are delineated; reservation of public park and school sites for which the City or school district shall be required to purchase; areas reserved for the exclusive use or benefit of an individual owner or tenant; or concrete areas designed primarily for the conveyance of water.
32. Dedication Statement on final plat shall include provision dedicating all open space and retention areas as tracts, providing for the maintenance of such areas and adjacent right-of-way by an established home owners association, and precluding such areas from future development.
33. Rights-of-way and retention areas shall be improved with landscaping as required by the City of Peoria Zoning Ordinance.

34. Entry features including decorative entry signage and landscaping with stamped concrete or specialty pavers shall be required for the main entrance off of 135th Avenue (See Exhibit G).

Landscape and Design

There is an integrated landscaping and wall theme for the PAD. The Conceptual Landscape Exhibit establishes the landscape theme (see Exhibit F). Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the 135th Avenue landscape tract. The landscape plan has been designed in conjunction with the Master Drainage Exhibit for the site.

The PAD plan will provide: 8-foot high decorative theme wall along 135th Avenue if 135th Avenue is declared an arterial street by the City; otherwise the decorative theme wall will be 6-foot high along 135th Avenue as a collector street. The decorative walls at the entrances off 135th Avenue into the neighborhoods will be a minimum 6-foot high; 6-foot high decorative view walls along internal open spaces next to residential lots. The design of the 6-foot high theme wall incorporate single-scored smooth face block with integrated split face block accent (see Exhibit G). The 6' high view walls include a single-scored smooth block base with a wrought iron top. The entry signage will incorporate split face block in granite tile with etched letters on a smooth background. Landscaping at the entrance will be desert trees and vegetation with small boulders (see Exhibit G).

Circulation

The White Peak Ranch to the north identifies the development of Lone Mountain Road to the north of the PAD. The Lakeland Village to the east plans the development of Dynamite Road to the south of the PAD. Accordingly, the Boulders at White Peak will be providing complete half street improvements for the east half of 135th Avenue adjacent to the development. 135th Avenue has a collector designation and will provide a north-south connection between Lone Mountain Road and Dynamite Road. This alignment will provide at least two or three local street access points off of 135th Avenue, directly into the planned neighborhoods of Parcels 2, 3, and 4. Parcel 1 will have two points of access. The first will be provided by a local street connection through the Lakeland Village development as shown on Exhibit D, and by a wet crossing through the wash common to both Parcel 1 and Parcel 2. Interior circulation will occur by local street connections common to Parcels 2, 3 and 4.

The planned street cross sections include 70-feet of right-of-way with one travel lane in each direction on 36-feet of paving for 135th Avenue. Local streets include 50-foot right-of-way with 32-feet of paving, back-of-curb to back-of-curb, roll curb and attached 4-foot sidewalk (see Exhibit H). Narrower street cross sections and rights of way may be used for public or private streets within the PAD at the developer's discretion, as may be approved by the Engineering Department. The local street will be a wet crossing.

Grading and Drainage

The PAD site naturally slopes from the northwest to southeast. An existing wash traverses the site diagonally in a northwest/southeasterly manner. The proposed grading concept will include a minimum of 4 separate open space/retention areas located adjacent to the wash area at the low end of each parcel. These areas will provide the required storage volume generated by the 100 year, 2 hour storm event. The wash will also be utilized for the ultimate outfall for each one of the basins. Each parcel will be responsible for retaining its' storm water, which will allow greater flexibility in phasing the development (see Exhibit I). The following represent the PADs' FEMA designation:

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), Map No. 04013C1590G, revised July 19, 2001 indicates that the site lies within Zone "X". Zone "X" is defined by FEMA as:

Zone "X" (shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Public Utilities and Services

Sewer service to the site will be provided by the City of Peoria. Ultimate discharge will occur at the Twin Buttes Treatment Plant located in Section 35 along Jomax Road and the Beardsley Canal, which is currently under construction. The Lakeland Village Development will provide the sewer connection for the PAD. The connection will be located near the southeast corner on the site. The exact location and depth will be determined as the plans for the Lakeland Village Development are finalized.

Water service to the site will also be provided by the City of Peoria, through two points of connection. Each connection point is being provided by the development to the north (White Peak Ranch), and to the east (Lakeland Village). A water line will be constructed in 135th Ave, which will connect the water line in Lone Mountain Road to the water line in Dynamite Boulevard, as shown on Exhibit B.

Natural gas to the site will be provided by Southwest Gas. Extension of service will be fed from the Lakeland Village development located east of the site and/or from White Peak Ranch development located north of the site, as shown on Exhibit B.

Electricity will be provided to the site by Arizona Public Service. The nearest facilities will be within the Lakeland Village development.

Telephone service will be provided to the site by Qwest Communications.

Cable television will be provided to the site by Cox Communications.

Refuse collection will be provide by the City of Peoria.

The City of Peoria will provide Law enforcement services, emergency and fire protection services. The closest police substation and fire station will be within the Lakeland Village development.

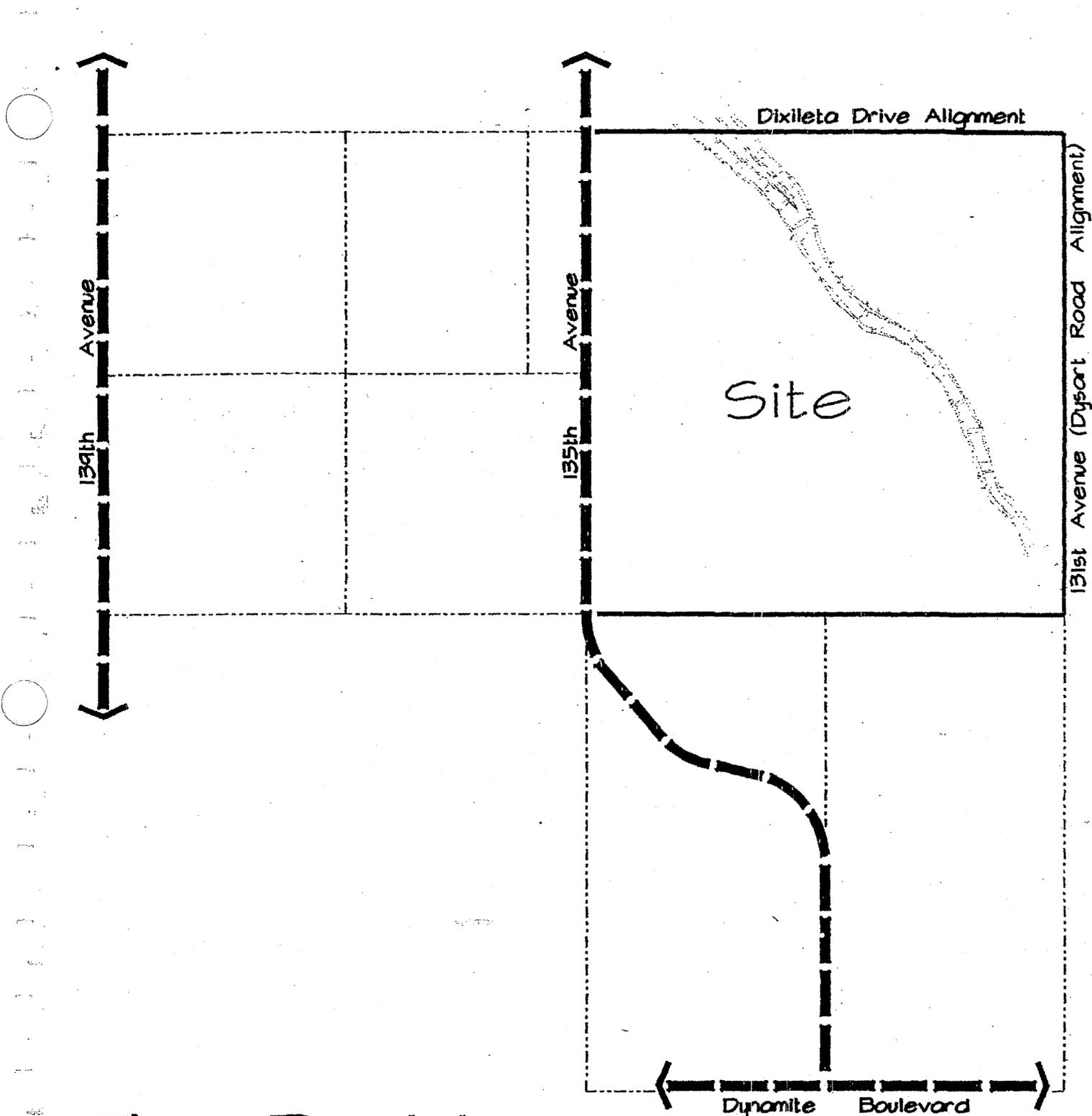
District No. 11 of the Peoria Unified School District will provide educational facilities and services for the site.

Phasing

The PAD will be developed in phases as determined by market demand. The necessary road, water, sewer, on-site and off-site storm water retention will be constructed as needed for each phase of development. It is anticipated that each of the four parcels may be a phase of development. The order of development phasing will depend on the timing of adjacent master plan community infrastructure improvements.

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A



The Boulders at White Peak

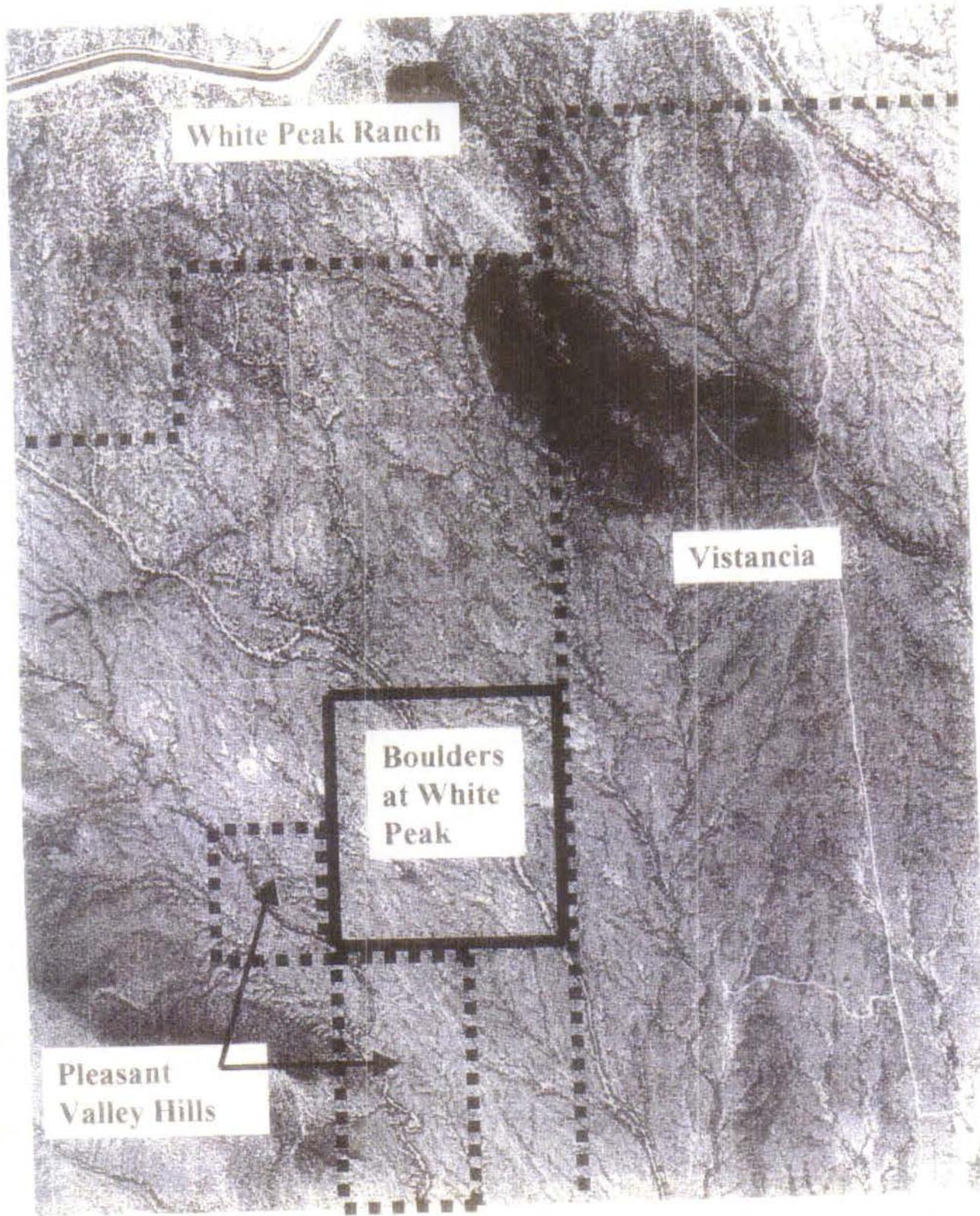
Vicinity Map



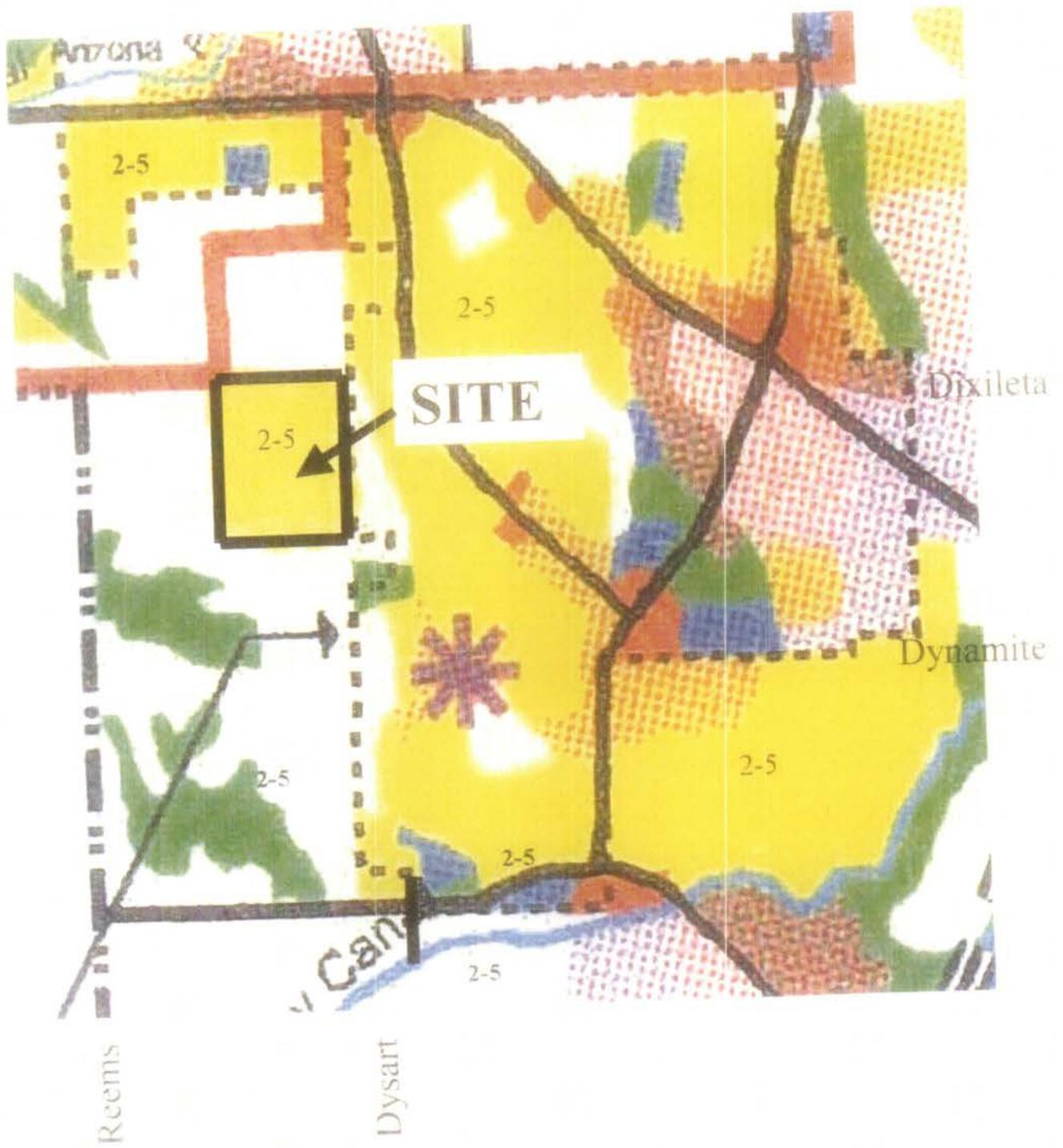
JOE# 0133

DATE: 07/26/02

B



SURROUNDING DEVELOPMENT



General Plan Map

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D

The Boulders at White Peak

PAD Development Plan

Prepared For:
Land Group Real Estate, LLC
2148 East Camelback Rd #310
Phoenix, Arizona 85016
Phone: 602.522.1770
Fax: 602.522.1870
Contact: Tom Tait Jr

Prepared By:
Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsos, R.L.A.

Development Standards Chart

Parcel	Proposed Zoning	Proposed Lot Size	Proposed Lot S.F.	Area (Acres)	Proposed Density (du./acre)	Estimated Yield (lots)
1	RI-6	75'x125'	9,375	56.3	2.8	46
2	RI-6	53'x115'	6,095	27.9	3.6	24
3	RI-7	65'x120'	7,800	36.0	3.5	24
4	RI-7	65'x120'	7,800	42.4	3.5	24
Residential Subtotal			1596	159.6	3.4	538

Lot Size	Total Yield	Percentage of Yield Proposed
53'x115'	124	23.0
75'x125'	274	51.0
65'x120'	440	82.0
Total	538	100.0%

*11% of gross project area to be reserved for useable open space



JOB# C133 DATE: 07/26/02 REV: 2/04/02

The Boulders at White Peak

Aerial Exhibit

Prepared For:

Land Group Real Estate, LLC
2198 East Camelback Rd #310
Phoenix, Arizona 85016
Phone: 602.522.1170
Fax: 602.522.1870
Contact: Tom Tall Jr

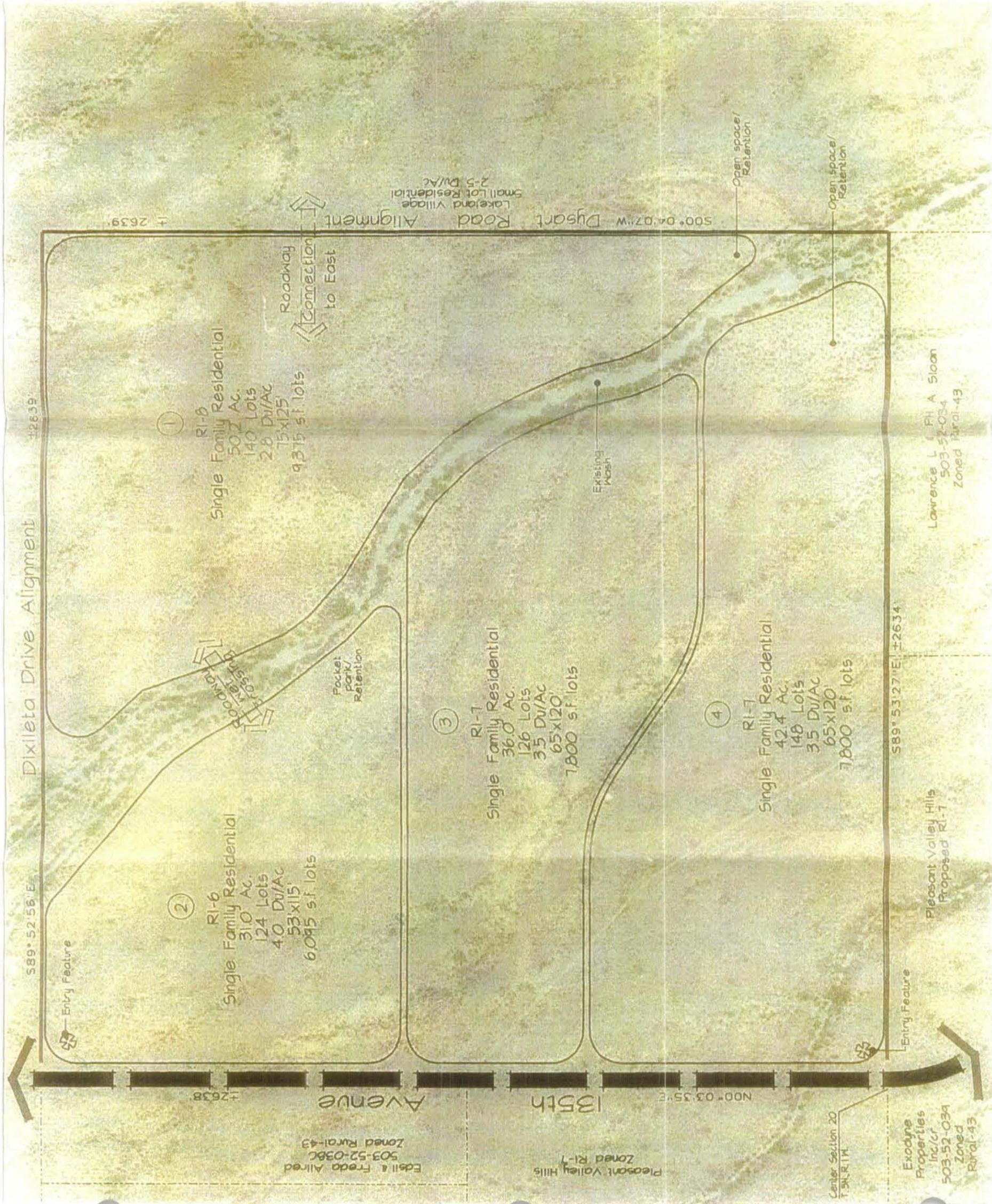
Prepared By:

Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratisos R.L.A.



JOB# 033

DATE: 07/26/02





E



JOB# 0133
 DATE 05/29/02

The Boulders at White Peak

Pocket Park Exhibit

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F

889° 52' 56" E. Dixileta Drive Alignment ±2639



The Boulders at White Peak

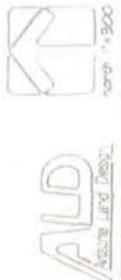
Master Landscape Exhibit

Prepared For:
 Land Group Real Estate, LLC
 219B East Camelback Rd #310
 Phoenix, Arizona 85016
 Phone: 602.522.1770
 Fax: 602.522.1870
 Contact: Tom Tait, Jr

Prepared By:
 Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact:
 Christine Taralissos, R.L.A.

Legend:

- | | |
|---|--|
|  | TREES
CERICIDIUM SP
PROSPERIS SP
OLNEYA SP
ACACIA SP |
|  | SHRUBS
LEUCOPHYLLUM SP
CAESALPINIA SP
SALVIA SP
RUELLIA SP
DALEA SP
TECOMA SP
CALLIANDRA SP
CASSIA SP |
|  | GROUNDCOVERS/ACCENTS
LANTANA SP
VERBENA SP
GAZANIA SP
YUCCA SP
BOUGAINVILLEA SP
AGAVE SP |
| | TEXAS RANGER
BIRD OF PARADISE
SALVIA
RUELLIA
DALEA
YELLOW BELLS
FAIRY DUSTER
CASSIA |
| | LANTANA
VERBENA
GAZANIA
YUCCA
BOUGAINVILLEA
AGAVE |



ALD
 ARIZONA LAND DESIGN
 JOB# 0133
 DATE 07/26/02

889° 52' 56" E. ±2638

②

Single Family Residential
 RI-6
 Pocket park to contain:
 Soccer Field
 Children's playground
 Ramada
 Picnic table
 Barbeque
 Turf area for passive recreation

③

Single Family Residential
 RI-7
 Theme wall adjacent to 133rd Avenue

④

Single Family Residential
 RI-7
 View wall for lots backing onto wash corridor and large open space areas

Entry Feature

889° 53' 27" E ±2634

Pleasant Valley Hills
 Proposed RI-7

Lawrence L & Ph A Sloop
 503-52-024
 Zoned Rural-43

Enter Section 20
 S.W.R.T.M.

Edill & Freda Alired
 503-52-038C
 Zoned Rural-43

Pleasant Valley Hills
 Zoned RI-7

Exodre Properties
 Inc./cr
 503-52-039
 Zoned Rural-43



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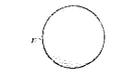
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G

6" x 8" x 16" Split-face CMU cap

24" Sq. split-face column at property lines, approximately 200 feet O.C. (typ.)

8' x 6' x 16" Split-face CMU

Granite Tiles with etched letters

NTS

6" x 8" x 16" SMOOTH CMU

Finish Grade

Actual spacing to be adjusted to locate the column at a property line corner

Walls adjacent to arterial streets to be 8' high and 6" width.

The Boulders at White Peak

Conceptual Subdivision Entry and Wall Elevation



JOB# 0133
DATE 05/29/02
REV 12/04/02



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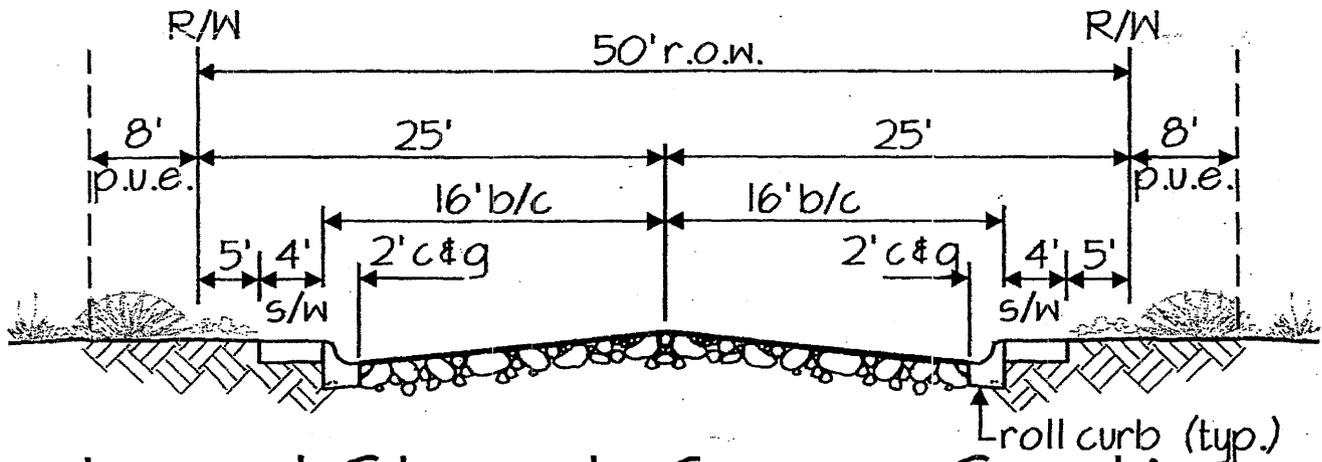
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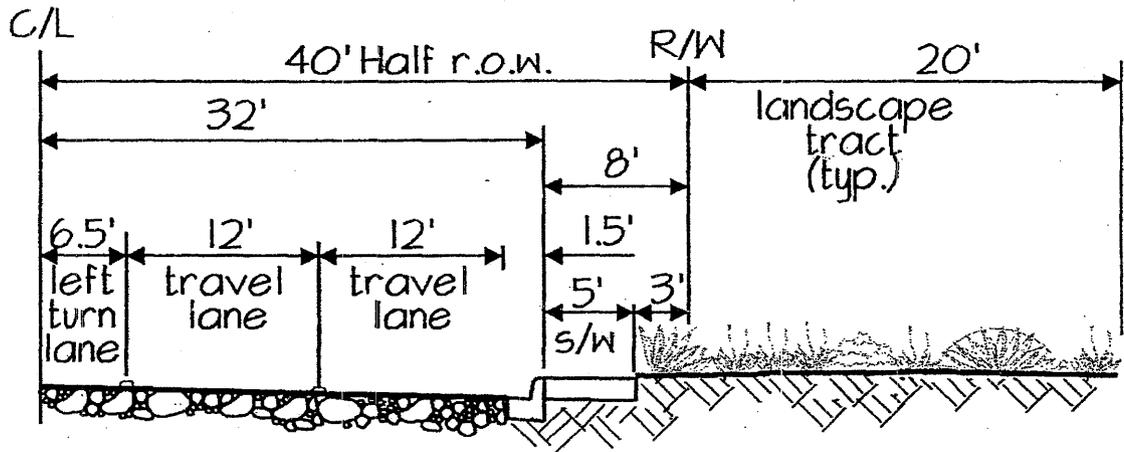
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Local Street Cross Section



135th Avenue Cross Section

The Boulders at White Peak



JOB# 01.33 DATE: 07/26/02

Typical Street Cross Sections



The Boulders at White Peak

Master Drainage Exhibit

Prepared For:
 Land Group Real Estate, LLC
 2198 East Camelback Rd. #310
 Phoenix, Arizona 85016
 Phone: 602.522.1770
 Fax: 602.522.1870
 Contact: Tom Tall, Jr.

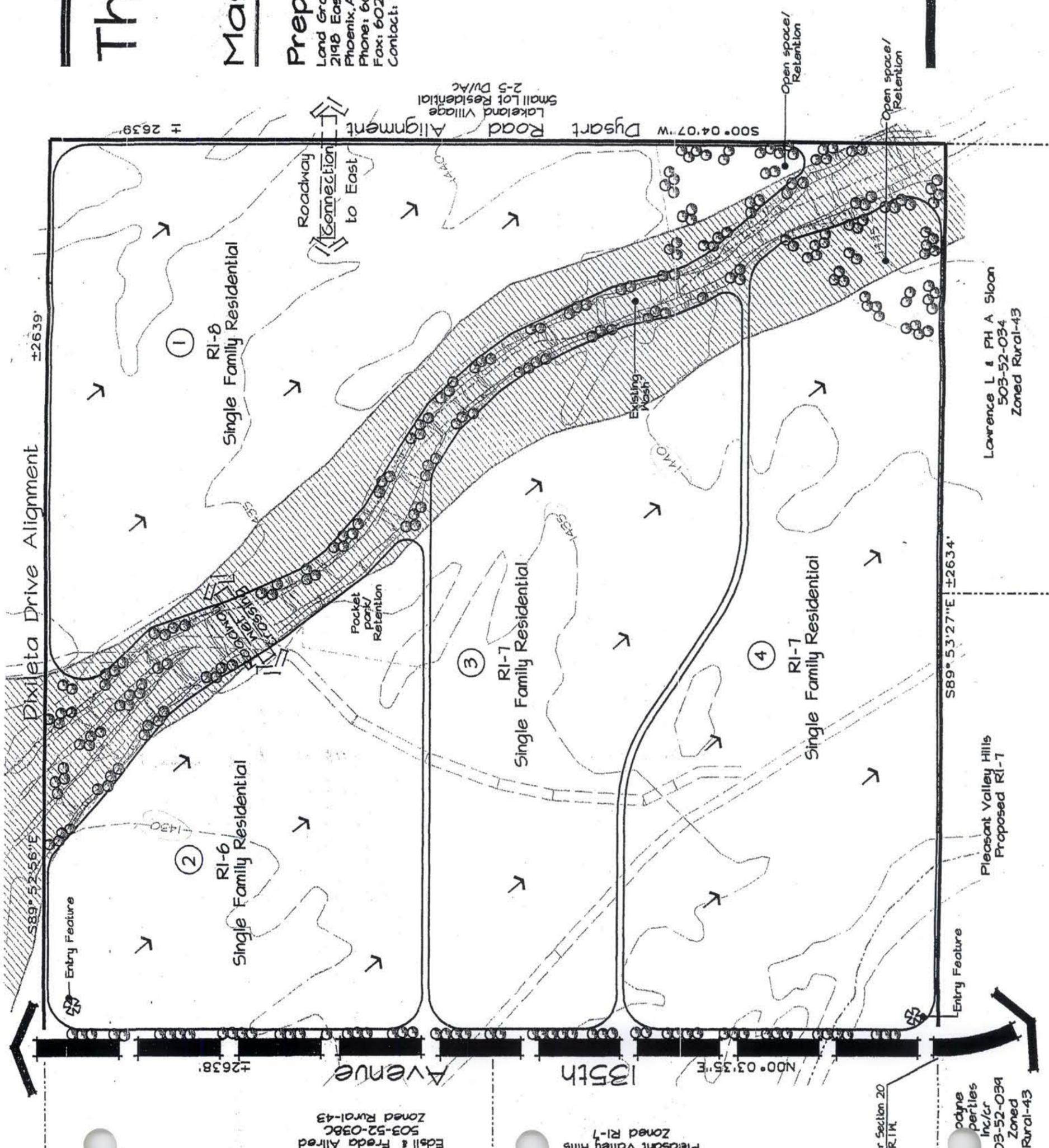
Prepared By:
 Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact:
 Christine Taratsos, R.L.A.

Legend:

-  Flood Zone Area
-  Drainage Flow Arrow
-  Existing Contour



JOB# 0133 DATE: 07/26/02



Edill & Freda Allied
 503-52-036C
 Zoned Rural-43

Pleasant Valley Hills
 Zoned RI-7

Edine
 pertiles
 Inc./cr
 03-52-034
 Zoned
 Rural-43

er Section 20
 R.111

Lawrence L & PH A Sloan
 503-52-034
 Zoned Rural-43

Pleasant Valley Hills
 Proposed RI-7



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5
NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER BASE
& MERIDIAN, MARICOPA COUNTY, ARIZONA