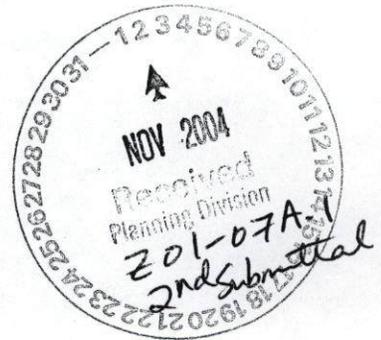


ROCK SPRINGS

*A 161.66 Acre Planned Area Development
Located at the northeast corner of 83rd Avenue and Jomax Road
Peoria, Arizona*

ZONING APPROVAL
[Signature]
Int. Nov 2 '04
Date

Submitted: May 30, 2001
Revised: January 29, 2002
Revised: July 23, 2002
Revised: August 26, 2002



Prepared for

City of Peoria
8401 W. Monroe St.
Peoria, AZ 85345

Prepared by

Courtland Homes, Inc.
5333 N. 7th Street, Suite 305
Phoenix, AZ 85014

Development Team

Developer/Applicant:

Courtland Homes

5333 N. 7th Street, Suite 305
Phoenix, AZ 85014 (602) 265-9467

Planner/Landscape Architect:

Arizona Land Design

5202 E. Oakhurst Way
Scottsdale, AZ 85254 (480) 951-6410

Engineer:

Sage Engineering

3414 S. 48th Street, Suite 8
Phoenix, AZ 85040 (480)-966-9971

Attorney:

Earl, Curley & Lagarde

3101 N. Central Avenue
Phoenix, AZ 85012 (602) 265-0094

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LIST OF EXHIBITS

1. Vicinity Map
2. Tax Parcel Map
3. Legal Description
4. Amended Zoning Application
5. Aerial Photograph of Subject Property
6. Conceptual Preliminary Plat
7. Conceptual Landscape Plan
8. Conceptual Entry Monument, Theme Wall and View Wall Elevations
9. Entry Monument Locations

ROCK SPRINGS

PROJECT DESCRIPTION

Courtland Homes is proud to present the following information on Rock Springs. Rock Springs, previously called Vista Del Rio, is a proposed 286-lot Planned Area Development (PAD), consisting of approximately 160 acres located at the northeast Corner of 83rd Ave and Jomax Road. The intent of this PAD is to allow for the development of an exclusive, gated community with vast amounts of open space and trails for the enjoyment of its residents. With the distinctive land planning and diversity of architectural styles Courtland Homes proposes offering, Rock Springs will have a unique community identity which will complement the City of Peoria.

LAND USE

The proposed planned area development (PAD) consists of 286 single-family residential home sites at 1.8 du/ac with minimum lot dimensions of 60' x 120' and an average area of 7,722 sq. ft. The community will have 100.55-acres or 62.2% of its gross area maintained as open space. A tot lot and Ramada area will be provide near the middle of the community.

CONSISTENCY WITH GENERAL PLAN

The general plan designation is low density residential or 2.0 to 5.0 du/ac, with a target of 3.0 du/ac. Notwithstanding the vast amount of open space, the proposed lot sizes and home sites are consistent with the general plan designation as referenced above. As such, the proposed development not only conforms to both the surrounding land uses and its general plan designation, but also preserves the natural landscape for the benefit of the entire area.

SURROUNDING LAND USES

This region of the City has been gradually transforming from vacant native desert into planned residential communities over the past several years beginning with the Entrada subdivisions (located at the NEC of 67th Ave. and Happy Valley Road), Terramar, a master plan community located at the SWC of 67th Ave. and Jomax Road, Westwing, a master plan community designed for 1,900 units (located west of 83rd Ave between Happy Valley Road and Dynamite Blvd), Pleasant Valley, an upcoming planned community of 535 homes (located at the NWC of Jomax and Lake Pleasant Road), as well as several other smaller individual subdivisions.

DESIGN REVIEW REQUIREMENTS AND CONSIDERATIONS

Although the proposed product is not a part of this submittal, as mentioned above, by reference herein, the community of Rock Springs will feature housing product that complies with all of the city design requirements. All development within the PAD shall conform to the City of Peoria Design Review Ordinance.

DEVELOPEMENT STANDARDS

| <u>Residential District R1-6</u> | <u>Required</u> | <u>Proposed</u> |
|---|------------------------|---|
| Minimum Lot Size | 6,000 sf. | 7,000 sf. |
| Minimum Lot Width | 50 ft. | 60 ft. |
| Minimum Lot Depth | 100 ft. | 110 ft. |
| Minimum Front Setback (back of curb) | 20 ft. | 10 ft.; side loaded garages (see notes below) 20 ft.; front loaded garages |
| Minimum Rear Setback | 15 ft. | 15 ft. |
| Minimum Side Yard Setback | 5 ft. | 5 ft. |
| Min. Total Side Yard Setback | 13 ft. | 13ft. |
| Min. Corner Side Yard Setback | 10 ft. | 10 ft. |
| Maximum Lot Coverage | 45% | 50% |
| Maximum Building Height | 25 ft. | 28ft. |

Notes:

- Staggered setbacks shall be per Peoria Design Review Manual.
- Per Section 14-33-2, building setbacks from all property lines, which form the perimeter of the PAD, shall be no less than twenty (20) feet.
- Development will comply with other requirements of Section 14-33 that are not otherwise referred to in this PAD
- The side loaded garages are 10-feet from the property line but are 17-feet from the edge of street improvement which allows adequate room for proper vehicle ingress and egress.

PERMITTED USES

- One detached single-family home per lot.

- Any accessory use customarily incidental to a detached single-family home.
- Ramadas, swimming pools, play stations, or other recreation facilities customary to common areas in a residential subdivision.
- Home occupation, in accordance with Article 9 of the City Code.
- Day care for four or less children in accordance with Ordinance No. 93-25
- Group Homes are permitted in accordance with City ordinances.

SIGN STANDARDS

Signage for Rock Springs includes one (1) major monument and two (2) minor monuments. The major monument is located just west of lot number 1 near a planned retention area and the minor monuments are located on the east and west side of the 80th Avenue entrance. Each monument consists of approximately 10 square feet, for a total of 30 square feet aggregate for the project.

The major monument location does not meet the current zoning requirements in that it is not located at an entrance or intersection. However, the proposed location on the west side of the community is preferred in order to provide a 'bookend' for the entire subdivision. Another major monument is proposed at the corner of Jomax Road and 75th Avenue (Rock Springs II, under separate plat) and will define the eastern boundary of the community. These two major monuments, along with additional minor monuments along Jomax Road and 75th Avenue, will provide distinct neighborhood boundaries and improve legibility within the surrounding area. The entry monument locations for Rock Springs are shown on the attached Exhibit A.

LIGHTING

- Subdivision identification signs may be externally illuminated in accordance with Section 14-34-8 of the Zoning Ordinance
- Street light standards shall be approved by the City of Peoria and will be installed along private streets by the developer.

- Low-level lighting will be provided in the tot lot and Ramada open space area. Light standards shall be approved by the City of Peoria.
- All lighting shall meet the Dark Sky Ordinance.

EXISTING SITE CONDITIONS

The property consists of rolling hill with varying elevations from 1,390 ft in the center of the spillway easements to 1,430 ft. at the peak of the butte in the northeast portion of the property. In general, the topography lends to southwesterly drainage flows. The site's gross area equates to 161.66 acres, with a net area of 159.25 acres. Approximately 63.69 acres are encumbered by a spillway easement, which accommodates levels of flooding described as SPF or downstream inundation suitable for 200 to 500 year events. As depicted on the preliminary plat, said spillway easements are located on both sides of a majority of the home sites. The property will have three points of access to Jomax Road. Two principal access points will be local streets built per City standards and located above the FEMA 100-year flood level elevation. One access point will be at 82nd Avenue and the second will be at 80th Avenue. The third access point will be provided by way of a private emergency access road that connects to Jomax Road off of 79th Drive. This emergency roadway will be built to the natural grade and designed per the Fire Department's standards.

SLOPE ANALYSIS

At this time, no lots encroach within the 10% slope area. See 10% slope line on preliminary plat.

LANDSCAPE PLAN

Landscape will be provided along the developed frontage of Jomax Road where lots back to the road. Jomax Road frontage adjacent to open spaces will remain native desert. Landscape tracts will be provided along both sides of the collector street for both entrances off Jomax Road. A landscape tract will be provided on the rear of lots that back to the subdivision along the west property line. A series of landscaped retention areas are dispersed in the southern portion of the development. A landscaped open space with tot lot, Ramada, and picnic tables is located near the middle of the development at the north end of the 80th Avenue collector. All other open spaces will remain native desert. All open space and landscape areas shall be maintained by an establish Homeowners Association.

The wall along Jomax Road will include a 6-foot high decorative theme wall on top of a 2-foot berm to provide an 8-foot high screen from top of curb. The theme wall will be located only along the developed portions where lots back to Jomax Road. The open spaces along Jomax Road will be left undisturbed and therefore will include a wall. View walls will be located along the rear lot lines adjacent to native desert open spaces and washes. The design of the decorative theme wall and view wall are identified on the landscape plan. The entry monument, theme wall and view wall will be smooth CMU with split-face CMU accents. Columns will be constructed with split face CMU. View walls will have a 2-foot CMU base with 45-inches of tubular steel mounted on top to meet UBC requirements for pool access control. The entry monument includes the theme wall design with the project sign mounted on the front of a 5-foot high landscape planter. The monument sign is wall mounted with Granite Tiles that are etched with the Rock Springs name. All signage shall be approved through separate permit.

TRAFFIC ANALYSIS

The main entrances will be off of Jomax Road. Courtland will install offsite improvements for Jomax Road along its frontage. Courtland may be interested in constructing Jomax Road east of the site to connect Jomax to the existing pavement adjacent to Terramar if the city is interested in entering into a Development Agreement that identifies financial reimbursement for impact fee credits up to the maximum amount allowed per unit to pay for the cost to build the road. If a Development Agreement is provided, Courtland will provide a traffic analysis to show which improvements need to be made.

GRADING AND DRAINAGE

The existing topography of the site generally slopes from north to south.

POTABLE WATER SYSTEM

The City of Peoria will provide Vista Del Rio with water through a 16-inch line Courtland installs in Jomax Road along the frontage of the project. An 8-inch looped system will service the proposed home sites within the community. We are currently pursuing a redundant water supply source.

WASTEWATER SYSTEM

A portion of Rock Springs will be served by 8-inch sewer lines that connect the development to the existing sanitary sewer system located at 83rd Avenue and Jomax constructed as a part of the West Wing Mountain development. The applicant is attempting to obtain a sewer line easement

from the Arizona State Land Department in order to service the balance of the property. In the event the applicant is unsuccessful in obtaining the easement, a lift station will be required for a portion of the site.

DRY UTILITIES

The community will receive its dry utilities from the local utility companies. Electrical service will be provided by SRP, natural gas by Southwest Gas, telephone by U.S. West or Quest and cable by Cox Communications.

OPEN SPACE

One of the unique features of Rock Springs is preserving a vast amount of the native desert and not developing above the 10% slope line. Courtland believes that leaving these areas native will allow all Peoria residents the ability to enjoy the natural setting of Rock Springs. A cleared earthen trail system will be maintained throughout the natural floodway area to allow all Peoria residents access to this natural environment. The trails system itself will be compatible with the surrounding trails. The amount of open space provided is 62.2%, which is well above the 11% required per the design review guidelines. All open spaces will be owned and maintained by an HOA. The HOA will maintain the Jomax Road frontage with the right-of-way.

COMMUNITY THEME STANDARDS

The gates, walls, entry monuments, signage, and landscaping will be designed to provide a sense of community to the future residents of Rock Springs. The project theme wall will consist of subdued desert colors. Native Ironwood and Palo Verde trees will be relocated onsite and incorporated into our landscape design.

PROJECT TEAM

Engineering, Sage Engineering, Cesar Perez

Landscape Architecture/Land Planning, Arizona Land Design, Christine Taratsas

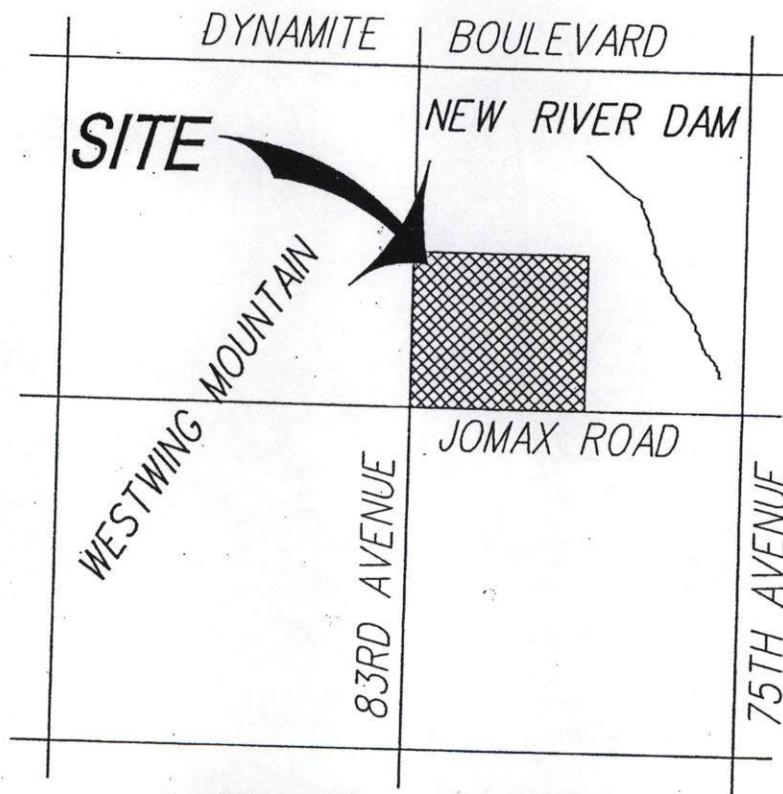
Zoning Attorney, Earl, Curley and Lagarde, Mike Curley

Developer, Courtland Homes, John Wittrock

CONCLUSION

Rock Springs is a PAD that is consistent with the General Plan and complements the surrounding projects of Westwing and Terramar. The density of Rock Springs is 1.7 du/ac under the General Plan target density of 3.0 du/ac. The land plan for Rock Springs includes abundant open space, protection of native environments, and has many unique design elements which will be appealing to existing and future Peoria residents.

ROCK SPRINGS



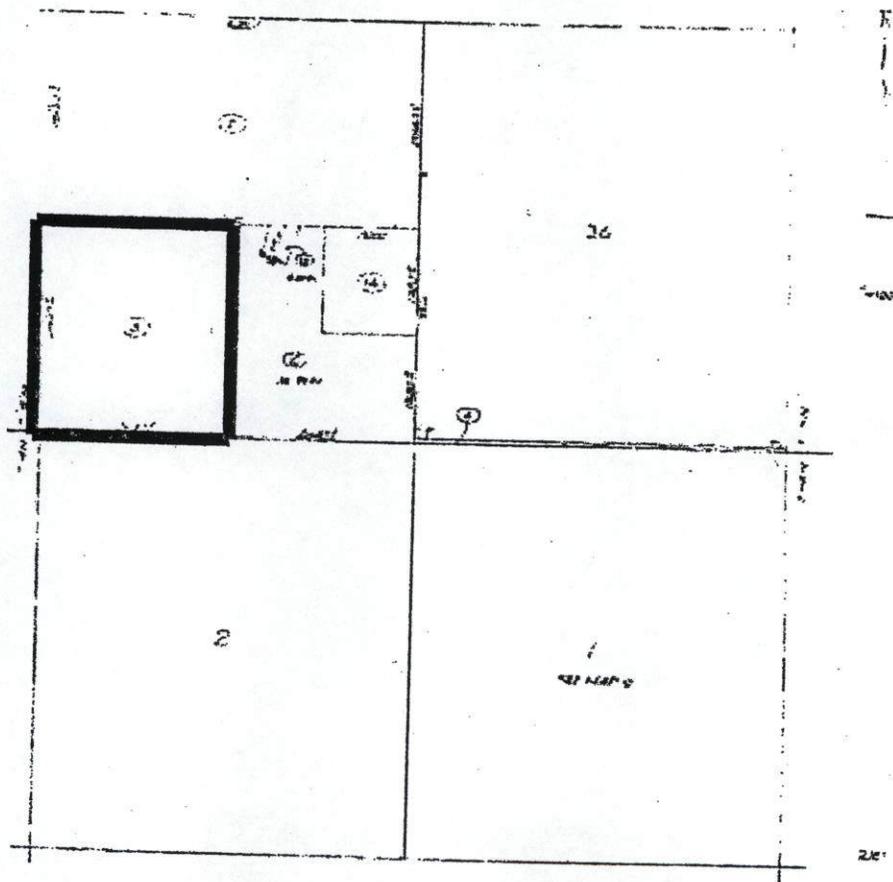
VICINITY MAP
SECTION 35, T.5N., R.1E.

N.T.S.

Tax Parcel Map

PART OF SECS. 35, 36 T-5N R-1E
PART OF SEC. 2 T-4N R-1E

BOOK 201
MAP 20



Amended Zoning Application



PLANNING DIVISION REZONING

Community Development Department

APPLICATION #: _____ SUBMITTAL DATE: _____ FEES: _____ ACCEPTED BY: _____
TYPE: STANDARD P.A.D AMENDED P.A.D. P.U.D SPECIAL USE

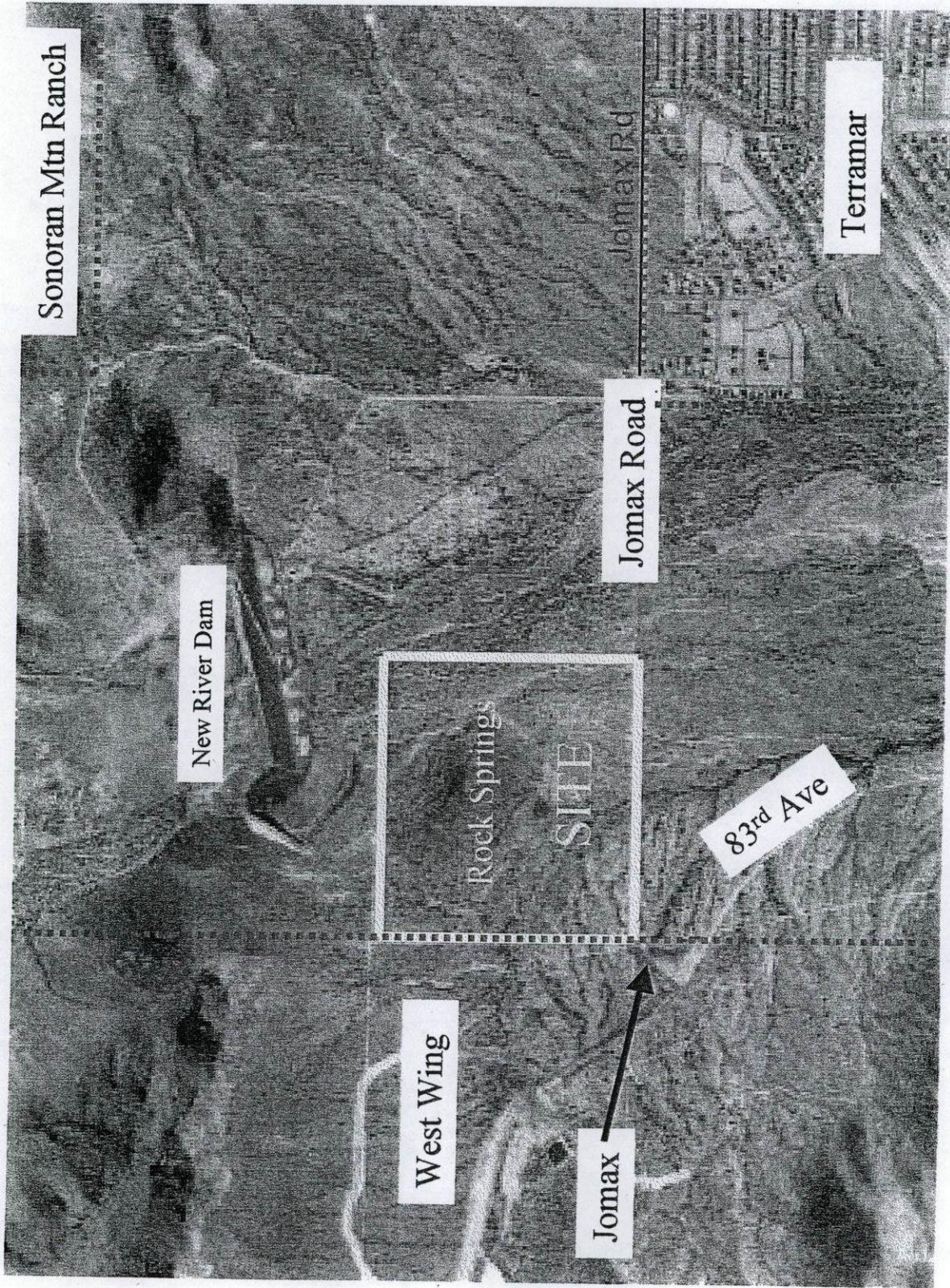
| | | | |
|--|---|------------------|--------------|
| EXISTING ZONING: | AG | PROPOSED ZONING: | PAD |
| ADDRESS OF PROPERTY (if applicable): | NEC Jomax Rd & 83rd Ave Align | | |
| | ZIP CODE: 85383 | | |
| OWNER OF RECORD: | Courtland Homes | | |
| ADDRESS: | 5333 N. 7th Avenue, Suite 305 | | |
| CITY/STATE: | Phoenix, AZ | ZIP CODE: | 85014 |
| PHONE: | 602-265-9467 | FAX: | 602-285-1208 |
| OWNER'S SIGNATURE: | David P. Puccia see letter of authorization | | |
| OTHER PARTIES OF INTEREST: | Courtland Homes | | |
| ADDRESS: | 5333 N. 7th Street | | |
| CITY/STATE: | Phoenix, AZ | ZIP CODE: | 85014 |
| PHONE: | 602-265-9467 | FAX: | 602-285-1208 |
| INTEREST'S SIGNATURE: | John Wittrock | | |
| REPRESENTATIVE: | Earl, Curley & Lagarde (Mike Curley) | | |
| ADDRESS: | 3101 N. Central Ave, Ste 1000 | | |
| CITY/STATE: | Phoenix, AZ | ZIP CODE: | 85012 |
| PHONE: | 602-265-0094 | FAX: | 602-265-2195 |
| EXISTING LAND USE: | Undeveloped | | |
| PROPOSED LAND USE: | 286 single-family homes with 100-Aces O/S. | | |
| GENERAL LOCATION OF PROPERTY: | NEC Jomax Rd + 83rd Ave Align. | | |
| TAX PARCEL NUMBER: | 201-20-003 | | |
| GROSS ACREAGE OR SQUARE FEET: | 161.66 ac. | | |
| APPLICATION MUST BE SIGNED BY PROPERTY OWNER OF RECORD AND ALL OTHER PARTIES OF INTEREST (E-TENANTS, OPTION HOLDERS, ETC.) USE EXTRA SHEETS AS NEEDED. | | | |

Preliminary Plat

Legal Description

The Southwest quarter of Section 35, Township 5 North,
Range 1 East of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona

Site Contains 161.659-acres



Sonoran Mtn Ranch

New River Dam

West Wing

Rock Springs

SITE

Jomax Road

Jomax Rd

83rd Ave

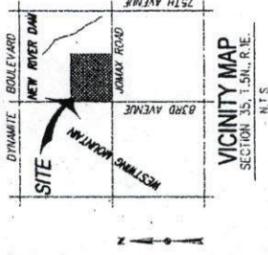
Jomax

Terramar

Preliminary Landscape Plan

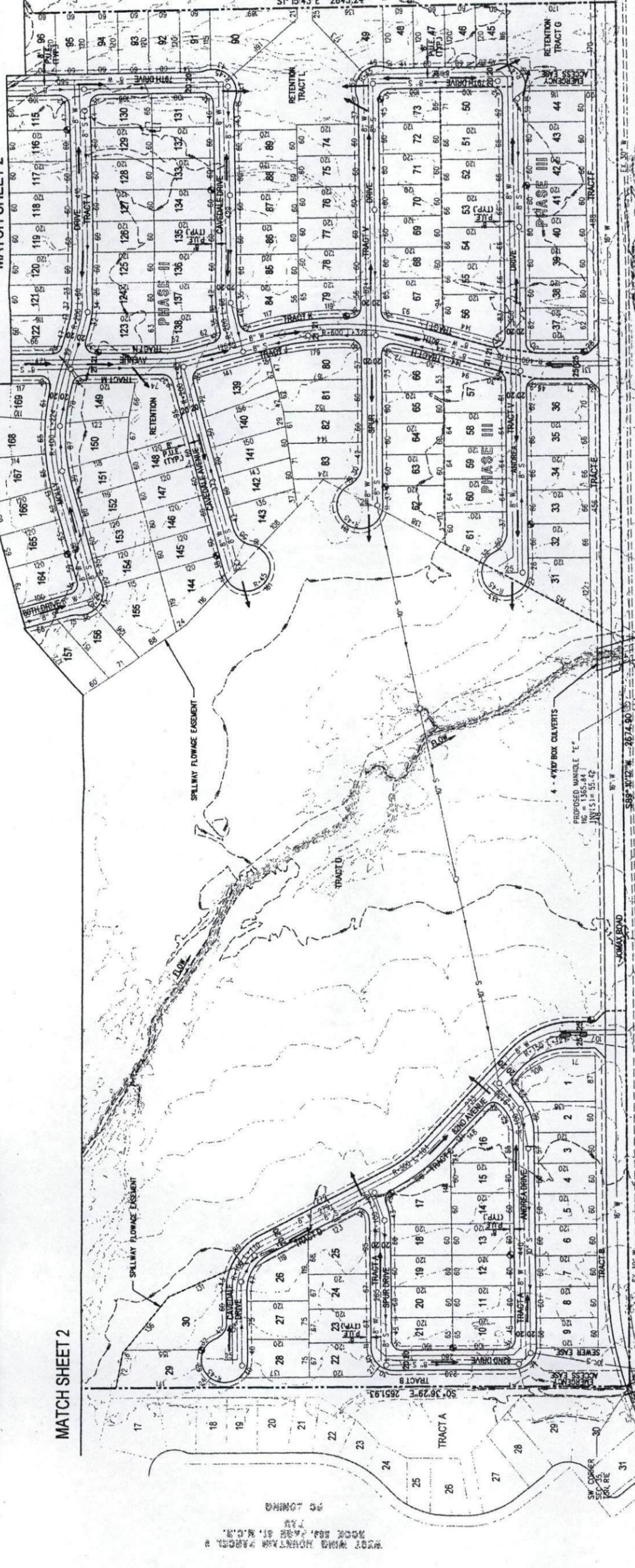
PRELIMINARY PLAT OF ROCK SPRINGS

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



MATCH SHEET 2

MATCH SHEET 2



LOT SIZE SUMMARY

| | |
|-----------------------|------------------------|
| TYPICAL MIN. LOT SIZE | 60' X 120' 89 TOTAL |
| AVERAGE LOT WIDTH | 63' |
| AVERAGE LOT LENGTH | 74.22 SQ. FT. |
| AVERAGE LOT AREA | 7,077 SQ. FT. LOT 45 |
| SMALLEST LOT AREA | 83,630 SQ. FT. LOT 240 |
| LARGEST LOT AREA | 286 SQ. FT. LOT 240 |
| LOTS OVER 1000 SF | 286 OF 286 = 100.0% |

USEABLE OPEN SPACE
REQUIRED = 166.66 ACRES X 74
PROVIDED = 11.67 ACRES
PROVIDED = 84.87 ACRES (50-92%)

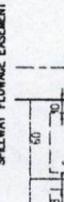
- LEGEND**
- PROPOSED FIRE HYDRANT
 - PROPOSED DRAINAGE FLOW
 - PROPOSED SEWER MANHOLE
 - PROPOSED SEWER FLOW

TRACT DESIGNATION TABLE

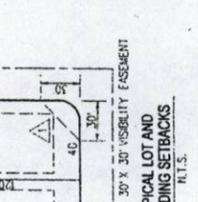
| | |
|---------|----------------------------------|
| TRACT A | 2.15 ACRES STREETS |
| TRACT B | 1.00 ACRES LANDSCAPE, SEWER |
| TRACT C | 0.05 ACRES LANDSCAPE |
| TRACT D | 0.05 ACRES LANDSCAPE |
| TRACT E | 0.24 ACRES LANDSCAPE |
| TRACT F | 0.29 ACRES LANDSCAPE |
| TRACT G | 0.09 ACRES LANDSCAPE |
| TRACT H | 0.09 ACRES LANDSCAPE |
| TRACT I | 0.09 ACRES LANDSCAPE |
| TRACT J | 0.11 ACRES LANDSCAPE |
| TRACT K | 0.08 ACRES LANDSCAPE |
| TRACT L | 0.31 ACRES RETENTION |
| TRACT M | 0.33 ACRES LANDSCAPE |
| TRACT N | 0.08 ACRES LANDSCAPE |
| TRACT O | 0.08 ACRES LANDSCAPE |
| TRACT P | 0.08 ACRES LANDSCAPE |
| TRACT Q | 1.28 ACRES RETENTION |
| TRACT R | 1.73 ACRES RETENTION |
| TRACT S | 15.49 ACRES OPEN SPACE |
| TRACT T | 15.49 ACRES OPEN SPACE |
| TRACT U | 50.15 ACRES OPEN SPACE, DRAINAGE |
| TRACT V | 13.52 ACRES STREETS |

TOTAL TRACT AREAS = 100.55 ACRES

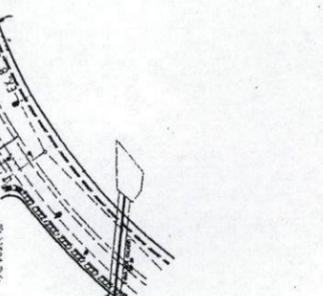
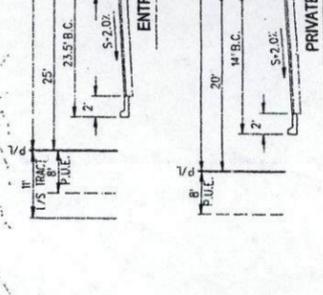
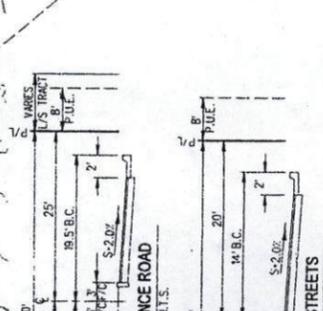
SPILLWAY FLOWAGE EASEMENT



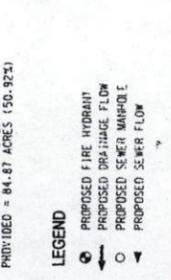
TYPICAL LOT AND BUILDING SETBACKS



- EXISTING ZONING: PEORIA AG
- TOTAL NUMBER OF LOTS: 286
- GROSS DENSITY: 1.77 U/A
- UTILITY SERVICES: WATER, GAS, ELECTRICITY, TELEPHONE, CABLE, SATELLITE
- REUSE: CITY OF PEORIA
- FIRE: CITY OF PEORIA
- ALL NEW UTILITIES SHALL BE UNDERGROUND INSTALLATIONS.
- ALL INTERIOR STREETS TO BE FULLY IMPROVED, PUBLICLY DEDICATED AND OPEN TO TRAFFIC.
- REFUSE COLLECTION TO BE FROM PUBLIC STREETS ON AN INDIVIDUAL BASIS.
- ALL INDICATED DIMENSIONS ARE TO BE CONSIDERED APPROXIMATE FOR PURPOSES OF THIS PLAT.
- 50% IS ALLOWED TO BE ADJUSTED TO ALL STREET AND PRIVATE ACCESSORY TRACTS.
- ALL NEW UTILITIES SHALL BE UNDERGROUND INSTALLATIONS.
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PRELIMINARY PLAT OF
ROCK SPRINGS
SHEET 1 OF 2



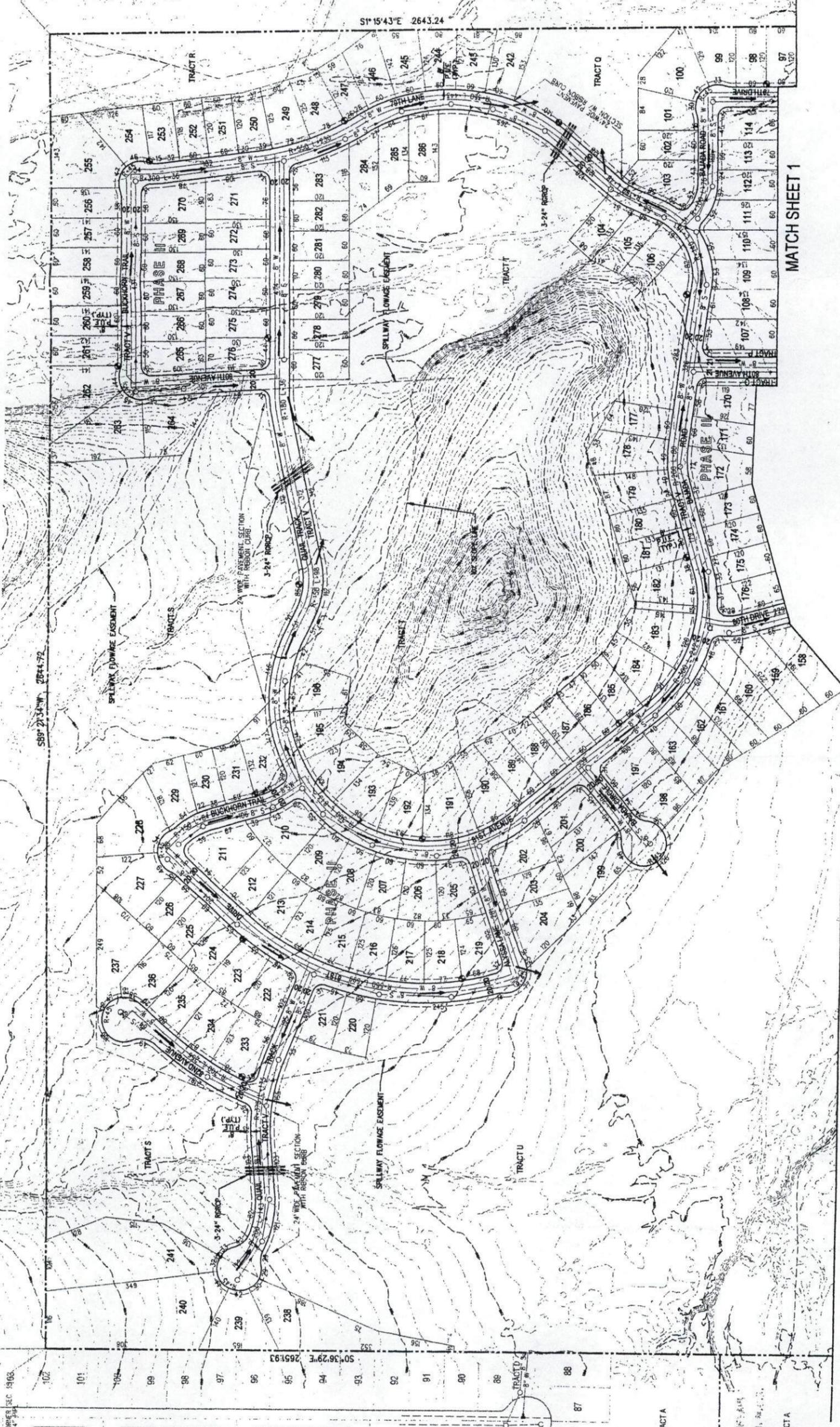
PREPARED BY:
age engineering corporation
3414 S. 48th ST., SUITE 8
PHOENIX, ARIZONA 85040
(480) 966-9971
CONTACT: CESAR PEREZ

PREPARED FOR:
COURTLAND HOMES
5333 N. 7TH STREET
SUITE #305
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(602) 265-9467
CONTACT: JOHN WITTRICK

JULY 17, 2002

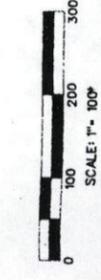
13150027/SRIVE Y/PREPLAT/SHEET 1.DGN

CENTER SEC 35
SHEET



MATCH SHEET 1

MATCH SHEET 1



PRELIMINARY PLAT OF
ROCK SPRINGS
SHEET 2 OF 2

JULY 17, 2002

PREPARED FOR:

COURTLAND HOMES
5333 N. 7TH STREET
SUITE #305
PHOENIX, ARIZONA 85014
(602) 265-9467

PREPARED BY:

 age engineering corporation
3414 S. 48TH ST., SUITE B
PHOENIX, ARIZONA 85040
(480) 966-9971



Rock Springs

Preliminary Landscape Plan

Prepared For
Coartland Homes
 5333 N. 7th Street
 Suite # 305
 Phoenix, AZ 85014
 Phone: 602.265.9467
 Fax: 602.274.9488
 Contact: John Witrock

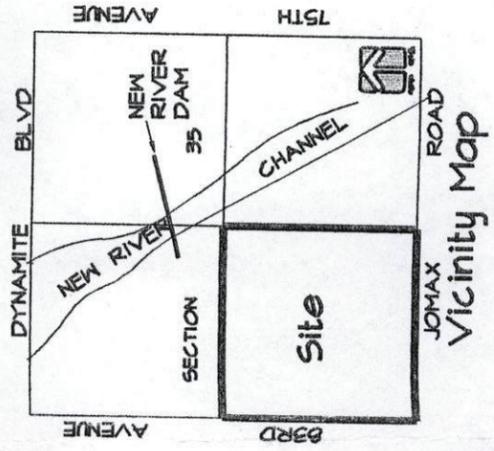
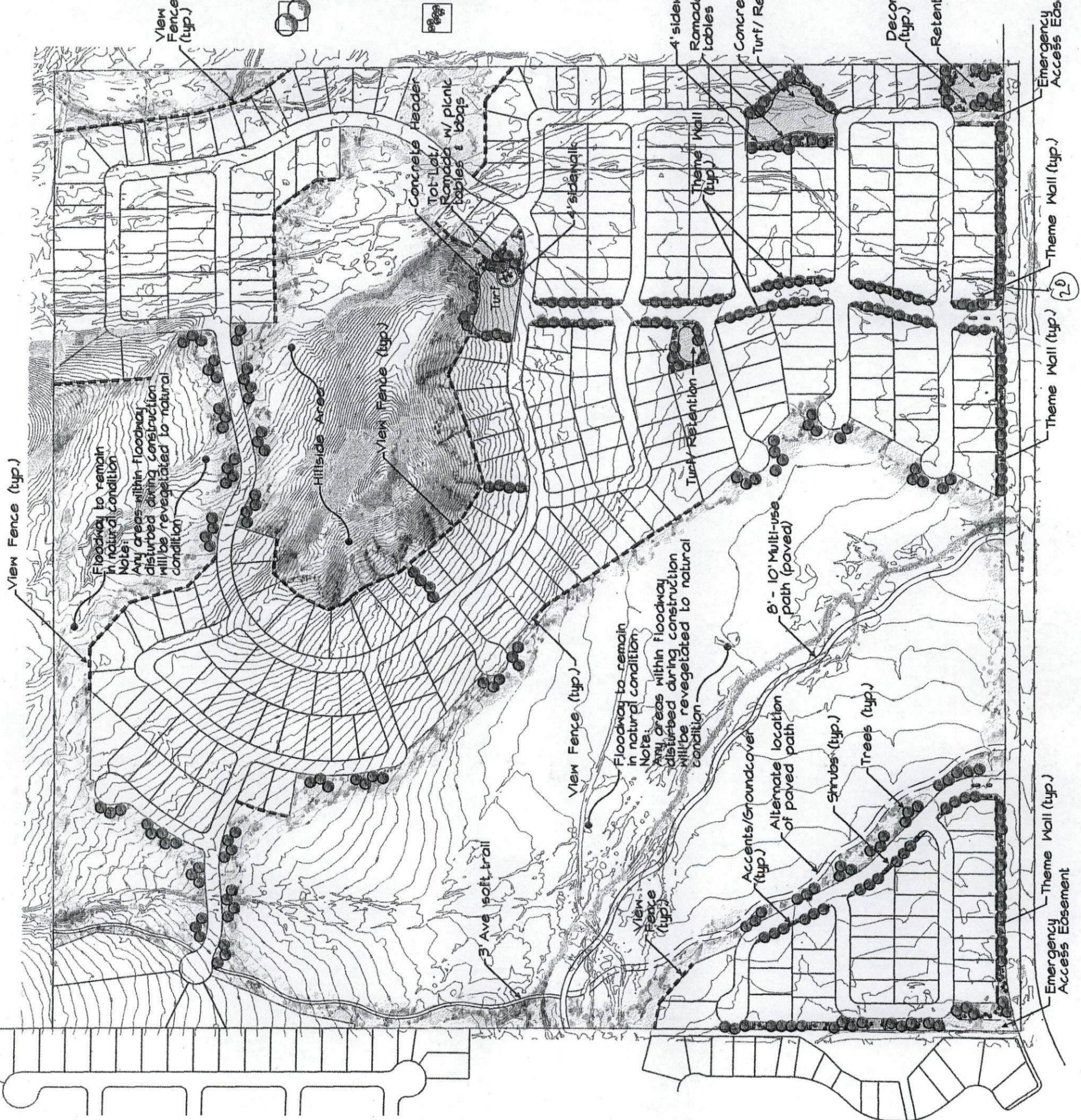
Prepared By
Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact: Christine Toratcos, R.L.A.

Preliminary Plant List

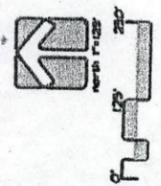
BOTANICAL / COMMON NAME / SIZE

| TREES | ACCENTS | GROUND COVER | VINES | MATERIALS |
|---------------------------------------|----------------------------------|------------------------------------|------------------------------------|--------------------------------|
| DALBERGIA SISSECO 15 GAL. | AGAVE VILMORINIANA 5 GAL. | ACACIA REDOLENS DESERT CARPET 6AL. | BOUGAINVILLEA B. 'LA JOLLA' 5 GAL. | CONCRETE HEADER 4 x 6 |
| ROSEWOOD 24" BOX | AGAVE SISKIYOU 5 GAL. | ACACIA TRAILING ACACIA 16AL. | BUSH BOUGAINVILLEA 5 GAL. | BRICK 1/2" MINUS |
| FRAXINUS VELUTINA 15 GAL. | SISAL AGAVE 5 GAL. | CHRYSANTHEMUM MEXICANA 16AL. | NEW GOLD LANTANA 16AL. | RECYCLED PLASTIC EDGINGS 1 X 4 |
| PLATANUS MELICHTH 24" BOX | ALOE BARBADENSIS 'HYBRID' 5 GAL. | CYDONIA DACTYLON SEED | | SAND |
| ARIZONA Sycamore 15 GAL. | ALOE VERA (ORANGE FLOWER) 5 GAL. | COMMON BERBERIS 16AL. | | |
| QUERCUS VIRGINIANA 24" BOX | MEDICAGO MAMMILLARIA 5 GAL. | CONVOLVULUS CNEORUM 16AL. | | |
| HERITAGE LIVE OAK (MULTI) 15 GAL. | YUCCA RECURVIFOLIA 5 GAL. | BURBORNIA GLORY 16AL. | | |
| ULMUS PARVIFOLIA 20HT. | HESPERALOE PARVIFLORA 5 GAL. | HYDRANGEA 'LALIS' 16AL. | | |
| EVERGREEN ELM 15HT. | RED YUCCA 5 GAL. | LANTANA 'SUN NEW GOLD' 16AL. | | |
| DATE PALM 15HT. | | | | |
| WASHINGTONIA ROBUSTA 5 GAL. | | | | |
| MEXICAN FAN PALM 5 GAL. | | | | |
| SHRUBS | | | | |
| CAESALPINA BILCHERRIMA 5 GAL. | | | | |
| RED BIRD OF PARADISE 5 GAL. | | | | |
| SILVER CASSIA 5 GAL. | | | | |
| EREBOPHILA SP. VALENTINE (M) 5 GAL. | | | | |
| LEUCALUM 5 GAL. | | | | |
| THUNDER CLOUD 5 GAL. | | | | |
| LAUREL 5 GAL. | | | | |
| REGAL MIST DEER GRASS (M) 5 GAL. | | | | |
| MHLENBERGIA L. 'AUTUMN GLOW' 5 GAL. | | | | |
| MHLENBERGIA RIGIDA 'NASHVILLE' 5 GAL. | | | | |
| NASHVILLE DEER GRASS (M) 5 GAL. | | | | |
| RUPELLIA PENINSULARIS 5 GAL. | | | | |
| BAJA RUPELLIA 5 GAL. | | | | |
| BRITISH RUPELLIA 5 GAL. | | | | |

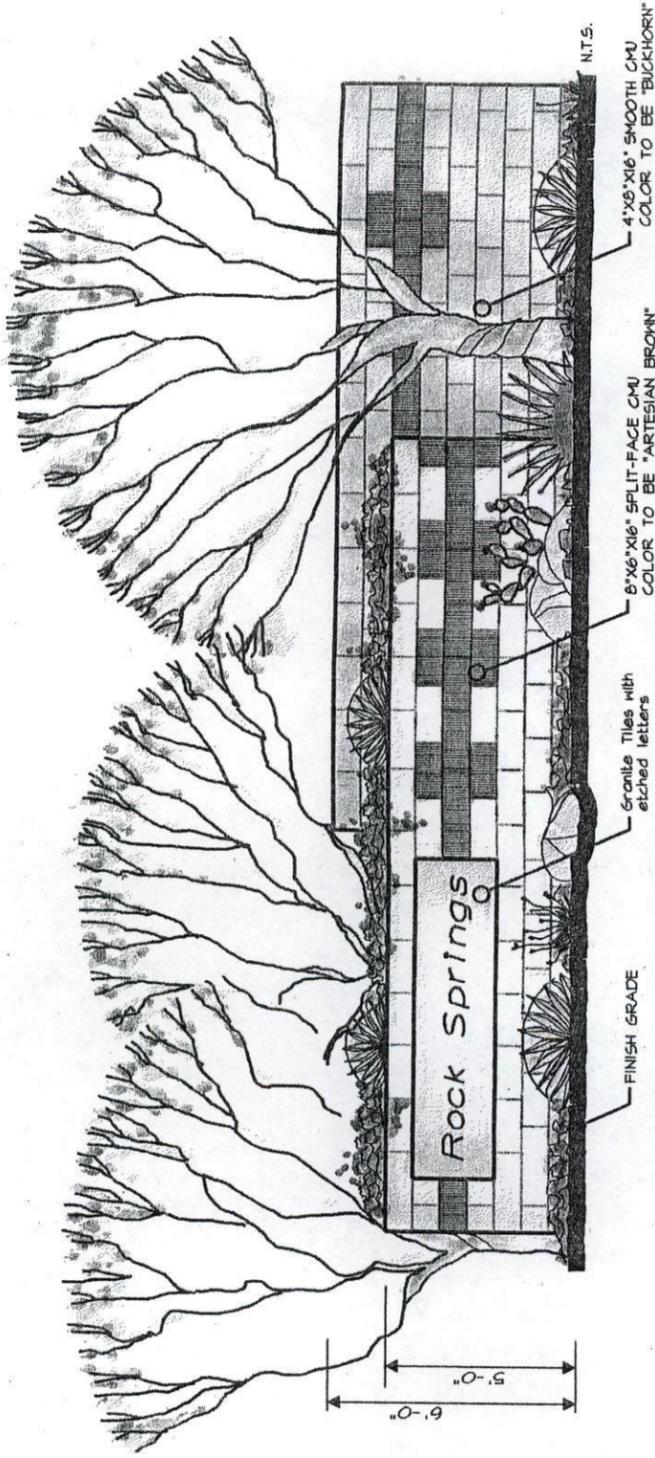
NOTE:
 Plant material species and sizes are preliminary only and subject to revision at time of final design



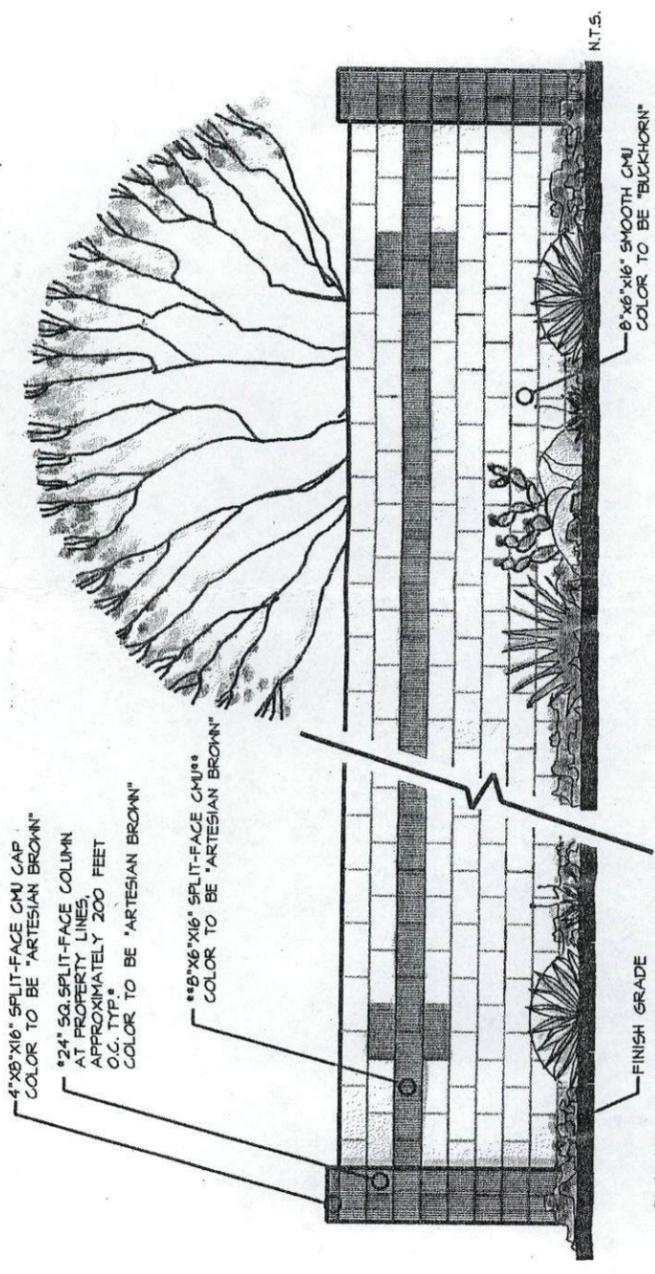
Job # 0210
 Date: 07.17.02
 Rev.: 10.01.02



Entry Monument Elevation

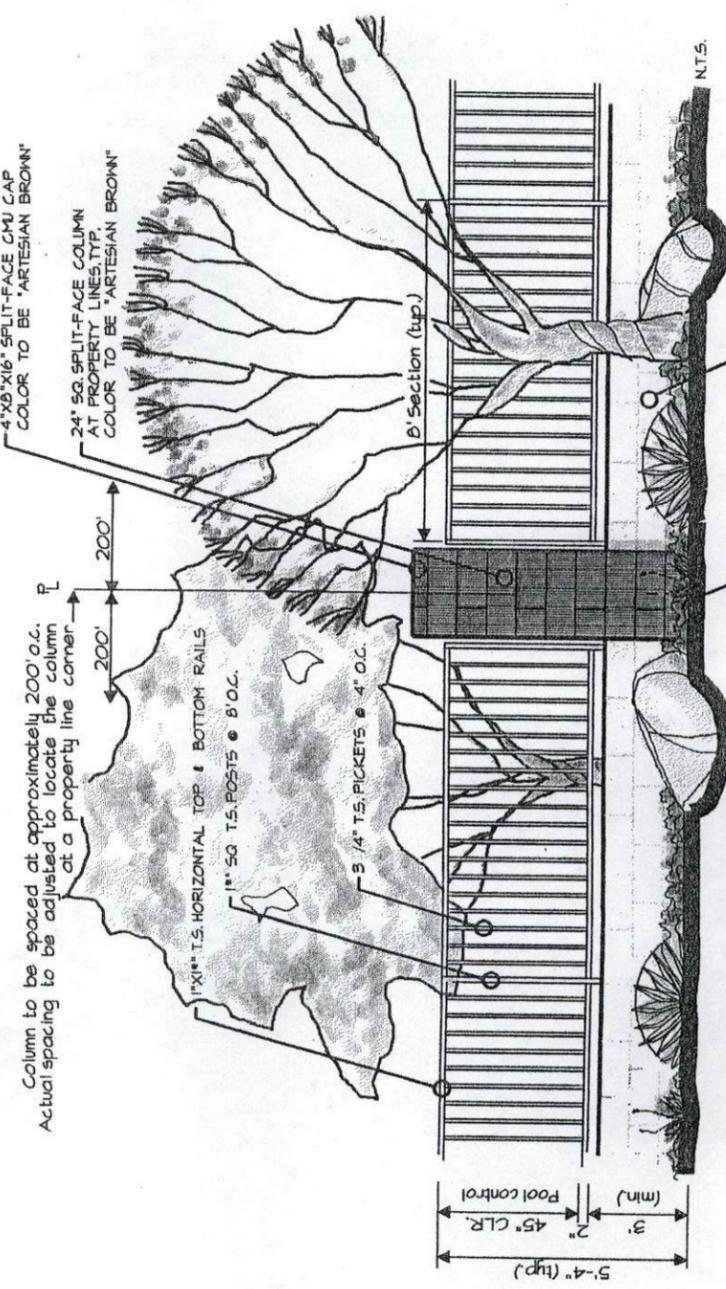


SUBDIVISION ENTRY SIGNAGE



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

Locate pattern approximately 40 feet on center spaced evenly between columns



NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL ALL FENCING PER CITY AND STATE POOL CODES

NOTE: STEP FENCING AT COLUMNS WHEN POSSIBLE

THEME WALL ELEVATION

Rock Springs

Preliminary Landscape Plan

Conceptual Wall Elevations

Prepared For 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.

Courtland Homes
5333 N. 7th Street
Suite # 305
Phoenix, AZ 85014
Phone: 602.265.9467
Fax: 602.279.9488
Contact: John Wittrock

Note:
Wall design is conceptual only and subject to revision at time of final design



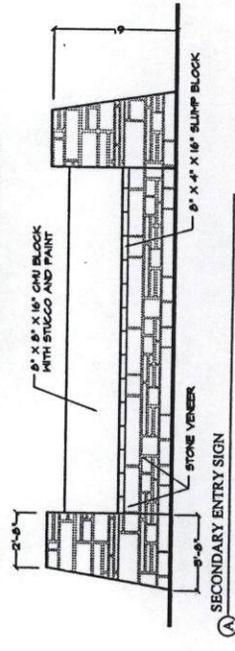


WALL KEY NOTES

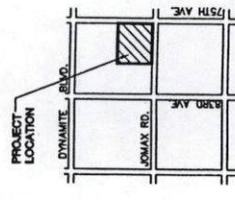
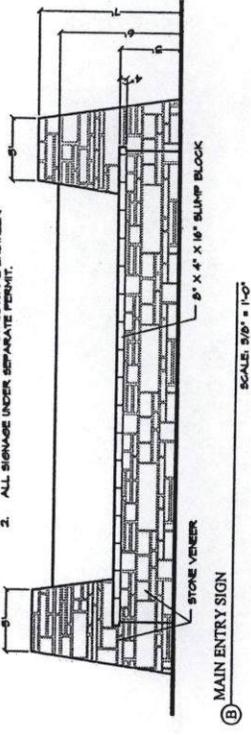
- * MAIN ENTRY MONUMENT SIGN
- ▲ SECONDARY SIGN

- ① MAIN ENTRY MONUMENT SIGN
- ② SECONDARY SIGN

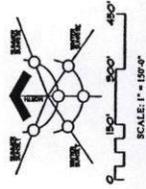
NOTES:
 1. ALL WALLS AND COLUMNS OVER 6' SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
 2. ALL SIGNAGE UNDER SEPARATE PERMIT.



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 2. ALL SIGNAGE UNDER SEPARATE PERMIT.



VICINITY MAP
 NOT TO SCALE
 NORTH



PINNACLE DESIGN, INC

ENTRY MONUMENT LOCATIONS ROCK SPRINGS I, PEORIA, AZ

4545 E. COLONY BLVD., SUITE 200
 PEORIA, ARIZONA 85382
 PHONE: 928.344.7800
 WWW.PINNACLEDESIGN.COM
 JANUARY 2, 2009

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS