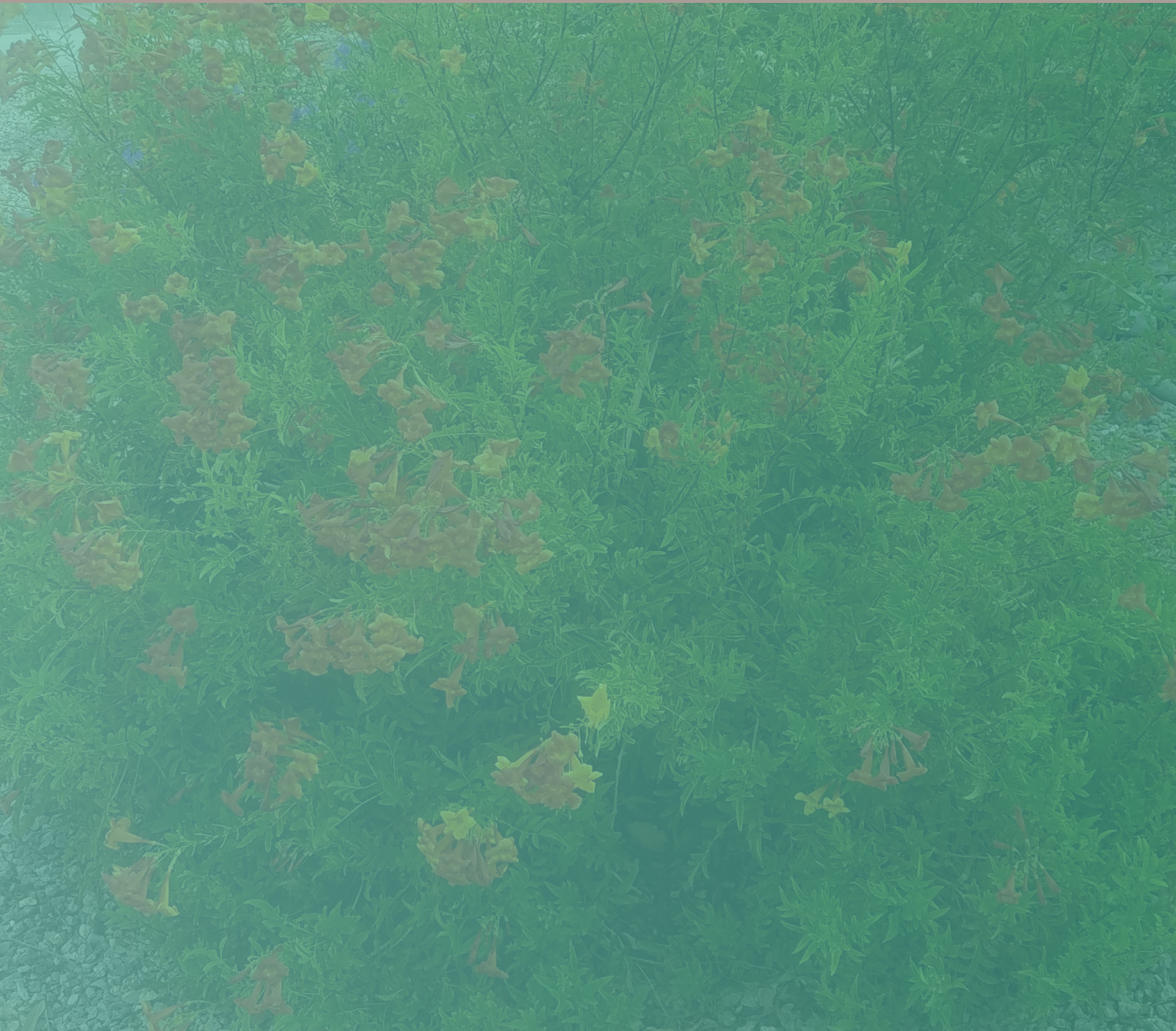


HUDSON CROSSINGS

A RESIDENTIAL PURSUITS INVESTMENT

Area Plan Amendment,
Rezoning with Preliminary Development Plan, Preliminary Plat

DECEMBER 2020



DEVELOPER:**RPI** Residential Pursuits
Investments, LLC

Chris Brown

7600 E. Doubletree Ranch Road Suite 130
Scottsdale, AZ 85258
P: (602) 478-0662
cbrown@arcadiacapitalLLC.com

PROJECT TEAM:**anderson**

Brett Anderson, ASLA, LEED AP
815 N. 1st Ave, Suite 3
Phoenix, Arizona 85003
P: (480) 313-8683
brett@anderson.design

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS

Jeff Giles
5010 E. Shea Blvd, Suite 110
Scottsdale, AZ 85254
P: (602) 395-9310
jgiles@clouseaz.com

woodleyarchitecturalgroup.inc.

Debra Falese
2943 Pullman St, Suite A
Santa Ana, CA 92705
P: (949) 379-2786
mroa@woodleyarch.com

PROJECT INFORMATION:

Project Location:

Chandler, Arizona 85286

Request:

Approval of Area Plan Amenmdment, Rezoning Preliminary
Development Plan (PDP) & Preliminary Plat (PPT)

Planned Area Development (PAD) Vacant

Gross Area

7.13 Ac.

Net Area:

6.39 Ac.

Maximum Proposed Dwelling Units:

43 Lots.

Maximum Proposed Density:

6.73 Du./Ac.

Open Space:

2.36 Ac.

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Introduction

Residential Pursuits Investments, LLC (RPI) is excited to bring Hudson Crossings, a new single-family residential development located east of the southeast corner of McQueen Road and Willis Road (the “Site”). The Site is approximately 7.13 gross (6.39± net) acres. Hudson Crossings is a gated community that offers future residents a sense of community and opportunities to interact together as families and as a neighborhood. Hudson Crossings will contain 43 lots at a density of approximately 6.73 du/net acre. As is discussed in greater detail below, RPI is requesting:

- An amendment to the Airpark Area Plan changing the designation from High-Density Residential (12.1-18 du/ac) to Low-Medium Density Residential (3.6-8 du/ac);
- The Site be rezoned to Planned Area Development (PAD) for Single-Family Residential;
- Preliminary Development Plan (PDP) approval; and
- Preliminary Plat approval.

Hudson Crossings makes good land use on this challenging, infill Site adjacent to the Loop 202 Freeway and the City’s water treatment facility. The proposed development will be compatible with neighboring developments and will provide an attractive presence in the area.

Background

Under the City of Chandler’s General Plan, the Site is designated as Neighborhoods and is zoned PAD Single-Family Residential. Additionally, the Site is designated under the City’s Airpark Area Plan as High Density Residential (12.1-18 du/ac). The HDR designation has existed on the Site since the Airpark Area Plan was adopted in 1998. Hudson Crossings meets the objectives of the City’s General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible lot size and product type.

Area Plan Amendment

As previously discussed, RPI requests an amendment to the Airpark Area Plan to reduce the density permitted on the Site, from HDR to LMDR. Much of the immediate area is established also with a variety of single-family residential densities. Hudson Crossings incorporates a different product type of a similar but varied density to the surrounding area, which creates a diverse housing market. The proposed amendment is in keeping with the residential developments in the area and along Willis Road.



Planned Area Development and Preliminary Development Plan

RPI's proposed PAD and PDP is for a quality single-family subdivision that is compatible with the City's General Plan, proposed Area Plan Amendment, and the surrounding area. Hudson Crossings will contain 43 lots that are a minimum of 40 ft. x 80 ft. (3,200 square feet). (See **Exhibit D: Development Plan** and **Exhibit E: Landscape Plans**). The sole point of access to the Site is from Willis Road. Willis Road is proposed to terminate at the entrance; however RPI is providing a 5-foot sidewalk from where Willis Road ends to the Paseo Trail for residents and passers-by to access the trail system. Emergency fire access is provided along the Site's western boundary. Hudson Crossings also provides a minimum 30-foot open space buffer along the south edge of the Site.

The development will contain approximately 2.36 acres of open space, which is approximately 36.93%. (See **Exhibit F: Open Space Plan**). The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A 1.09 acre amenity area is centrally located. (See **Exhibit G: Amenity Plan**). This amenity area will be easily accessible to all of the residents, supporting recreational activity and social interaction. As a major component of the community's identity, the amenity area will complement the architectural style of the homes, and the landscape accents will incorporate desert material and natural colors. The amenity area will feature open space turf, play features, and a shaded seating area. The five-foot attached sidewalks throughout the community to encourage pedestrian connectivity. (See **Exhibit H: Pedestrian Circulation Plan**).

The interior and exterior landscape theming of Hudson Crossings will feature Modern and Contemporary design elements and motifs that continue to establish the community's theming (See **Exhibit E: Landscape Plans**). The design of the perimeter walls reflects the quality and character of the community. Also, the community mailbox cluster matching the specific theme wall design will be located for convenient access to all residents near the amenity area. (See **Exhibit I: Wall Plan** and **Exhibit J: Wall Details**). The entrance will include an entry monument sign with wrought iron pin steel lettering. (See **Exhibit J: Details**).



Residential Development Standards

The City's Residential Development Standards (RDS) are not applicable to the Site given its in-fill character. Because of the nature of the Site, the RDS allows the City Council to depart from the guidelines of the RDS if a Site is an in-fill proposal involving a small or irregularly shaped parcel, located within a developed residential neighborhood and immediately contiguous to existing land uses and physical barriers such as streets, canals, etc. The Site meets this consideration. Notwithstanding the inapplicability of the RDS, Hudson Crossings has been developed to meet the spirit and intent of the RDS.

Subdivision Diversity Elements:

Sense of neighborhood arrival - Monument entry with development name & enhanced landscape

Distinctive project themes - Specialized fencing & accent wall details

Irregularly shaped retention areas - Single rectangular basin not used & maximum 4:1 slopes

Retention areas useable & accessible - Easy access to ramada & tot-lot amenity area

Landscaped parkway - 8'-0" landscaped tract along Willis Road

Staggers or other visual breaks - Walls include columns & pilasters that relieve linear perimeters

Cul-de-Sacs with a diversity feature - Includes access to common open space

Architectural Diversity Elements:

Four-sided architecture - Continued materials on all sides of the building visible from the arterial streets

Variety of roofing - Concrete slate or "S" roof tiling included with 12 color schemes

Durable exterior materials and finishes - Brick, masonry, stone, and stucco facades are used

"Box-on-box" (two story) Includes single story element - Rear elevations, second story plane changes, and multiple roofs with different ridge orientations (such as patios)

Standard covered rear patios - All floor plans

Minimum of three significant architectural style differences - Desert Contemporary, Modern Spanish, Mid-Century Modern, and Modern Prairie

Prohibits the same front elevations - Adjoining homes or across the street are to be alternate elevations

Standard feature access facade material - Stone or brick veneers and wood tiles are included on at least one elevation for all floor plans

Distinctive architectural details - Such as covered front porches, entry doors with glass panels, stucco trim, metal awnings, and low wall and gate feature for side patio entry

Defined front yard outdoor living spaces - Front porches on at least one elevation for each floor plan

Break up of main ridgeline on roof slopes - Elevations include a variety of ridgelines, and dimensions of roof slopes

Variety of front yard landscape packages - 24" Box or 15gal accent trees, upright or foundation shrubs (1 and 5 gal.), and groundcovers are included within the front yard packages

Housing Product

The architecture and character of Hudson Crossings will provide diversity throughout the community and the surrounding area. The architectural character is influenced with modern-contemporary characteristics through the use of contrasting gray and brown color tones, vertical sidings, and building accents. The proposed elevations include differing architectural styles found across the Southwest from Texas to Southern California and fuses them together with a Southwest twist. This genre involves a composite of Desert Contemporary, Modern Spanish, Mid-Century, and Modern Prairie themes. Identifiable elements and characteristics of the different styles include the following:

- Gabled roofing that accentuates concrete 'S' and horizontal roof tiling
- Various shading effects through second story dimension changes, and patio overhangs
- Building accents such as brick, decorative tile and stone
- Refined modern forms and geometry
- Emphasis on balanced vertical and horizontal lines
- Asymmetry
- Incorporation of indoor/outdoor spaces
- An eclectic application of natural materials such as metal, stone and concrete

The proposed homes emphasize sustainability and create a pedestrian-friendly street scene. The available floor plans offer two-story homes with two-car parking driveways and two- car garages. The front elevations offer a combination of front-loaded garages, front livable architecture, porches, recessed entries, and side entries which all assist in providing desirable building articulation between the front setbacks and living spaces. Some key product features include:

- Functional and open floor plans
- Covered patios create outdoor living area
- Two-car garages provide ample parking and storage
- Modern Desert architectural style reflecting the theme of the community
- Flexible living spaces provide alternative living arrangements for different buyer profile

Proposed Development Standards

The following development standards are proposed for Hudson Crossings:

Single Family Detached	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	
Lot area, min (sq. ft.)	3,200 sf. per lot
Lot dimension, min. (ft.)	40' x 80'
Lot coverage, max. (%)	60% (1 Story); 50% (2 Story)
SETBACKS (SETBACKS SHOWN ARE MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION, UNLESS OTHERWISE STATED)	
Front Setbacks (ft.)	Minimum 20' to garage Minimum 10' to livable space
Side Setbacks, min. (ft.) (1)	5'
Rear Setbacks, min. (ft.)	Minimum 20' to living area *Rear patios encroach into the setback up to 10' to be 10' (maximum) from property line - Plans 3 & 4 * See Exhibit K: Residential Architecture - Lot Fit Diagrams for clarification
BUILDING STANDARDS	
Building height, max (ft.)	2-stories, 30' (to midpoint of peak)
NOTES:	
(1) A minimum of a ten-foot (10') wide landscape tract shall be installed along the sides of lots siding onto residential streets that are not being accessed from that street. The tract shall be located between the street right-of-way and the side lot line of the adjacent lot. (2) Encroachments into building setbacks include, architectural embellishments, bay windows, fireplaces, roof overhangs, and those allowed by city 'Zoning Code' or 'Building Code'. (3) Two-foot (2') encroachments are allowed on corner lot Sight Visibility Triangles.	

(See **Exhibit K: Lot Fit Diagrams**, **Exhibit L: Floor & Roof Plans**,
and **Exhibit N: Concept Elevations**)



Parking & Refuse

Hudson Crossings incorporates planning and design elements that provide proper parking and access management. Ample parking is available throughout the development through parallel parking along the internal streets, as well as two garage spaces per unit and driveway parking. The need for guest parking is anticipated to be a minimum of one guest space per every two lots, which is being provided on the private street tract. Utilizing various parking options, including on-street parking, will help create an active street scene and encourage interaction in a pedestrian friendly environment. In addition to providing adequate parking, the layout of the community gives residents the ability to properly locate their trash receptacles allowing waste management services to collect them.

(See **Exhibit P: Street Sections** and **Exhibit Q: Parking Location Plan**).

Preliminary Plat

See **Exhibit R: Preliminary Plat**.

Preliminary Grading and Drainage

There are no off-site flows that historically pass through the project site. The adjacent off-site streets and internal on-site streets will convey storm water to multiple surface retention basins. (See **Exhibit S: Preliminary Grading & Drainage Plan**).

Conclusion

Hudson Crossings will be a sustainable and appropriate development on this challenging, in-fill Site. The proposed Area Plan Amendment, PAD, and PDP meet the goals of the General Plan and the Area Plan by providing additional housing choices in the area that will provide additional support to the existing and planned retail and employment uses in the area. The layout of Hudson Crossings provides principles of traditional neighborhoods, by placing the amenities at the center of the community and providing a housing product that provides a transition for the existing developments in the area. We request your approval.

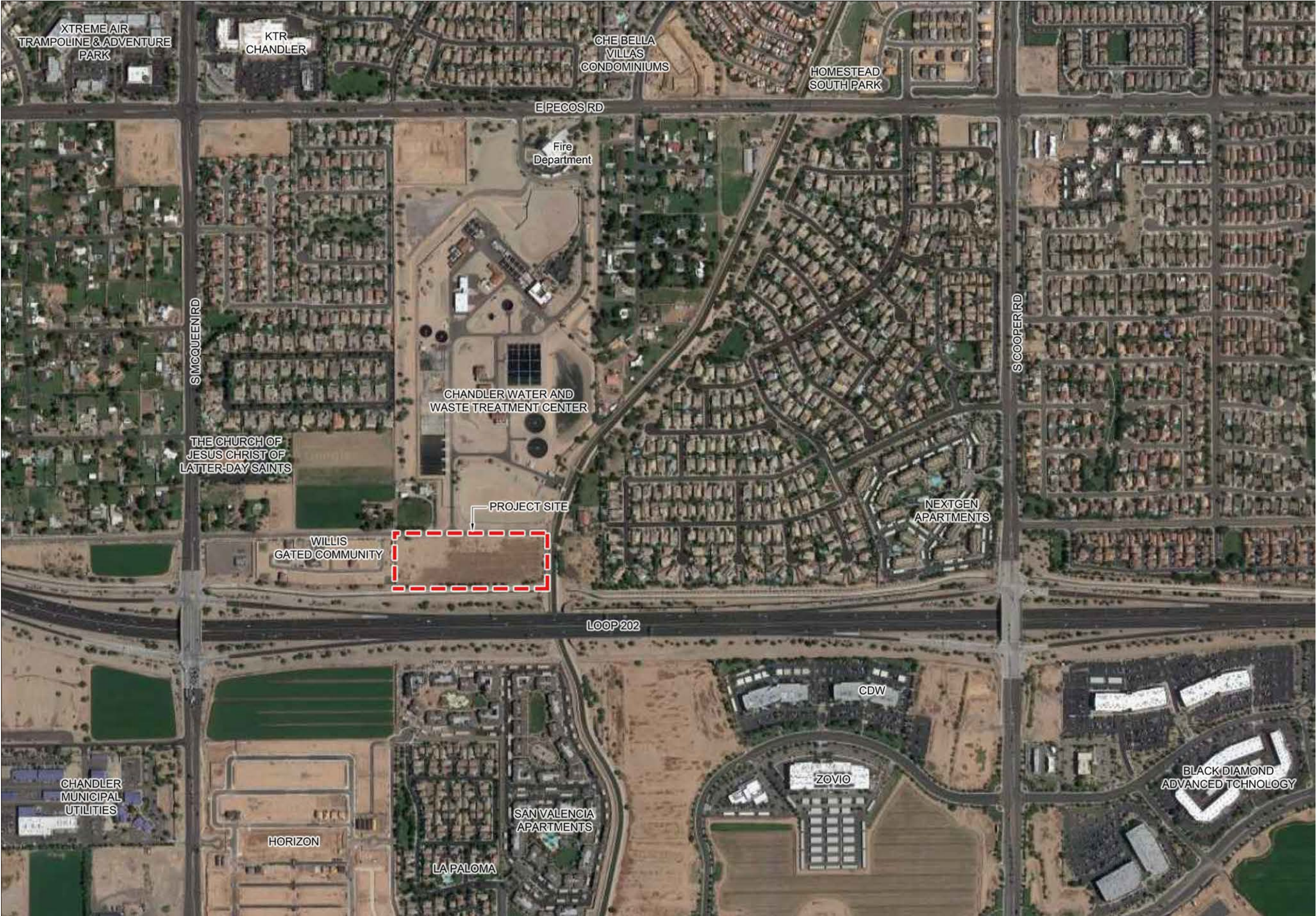
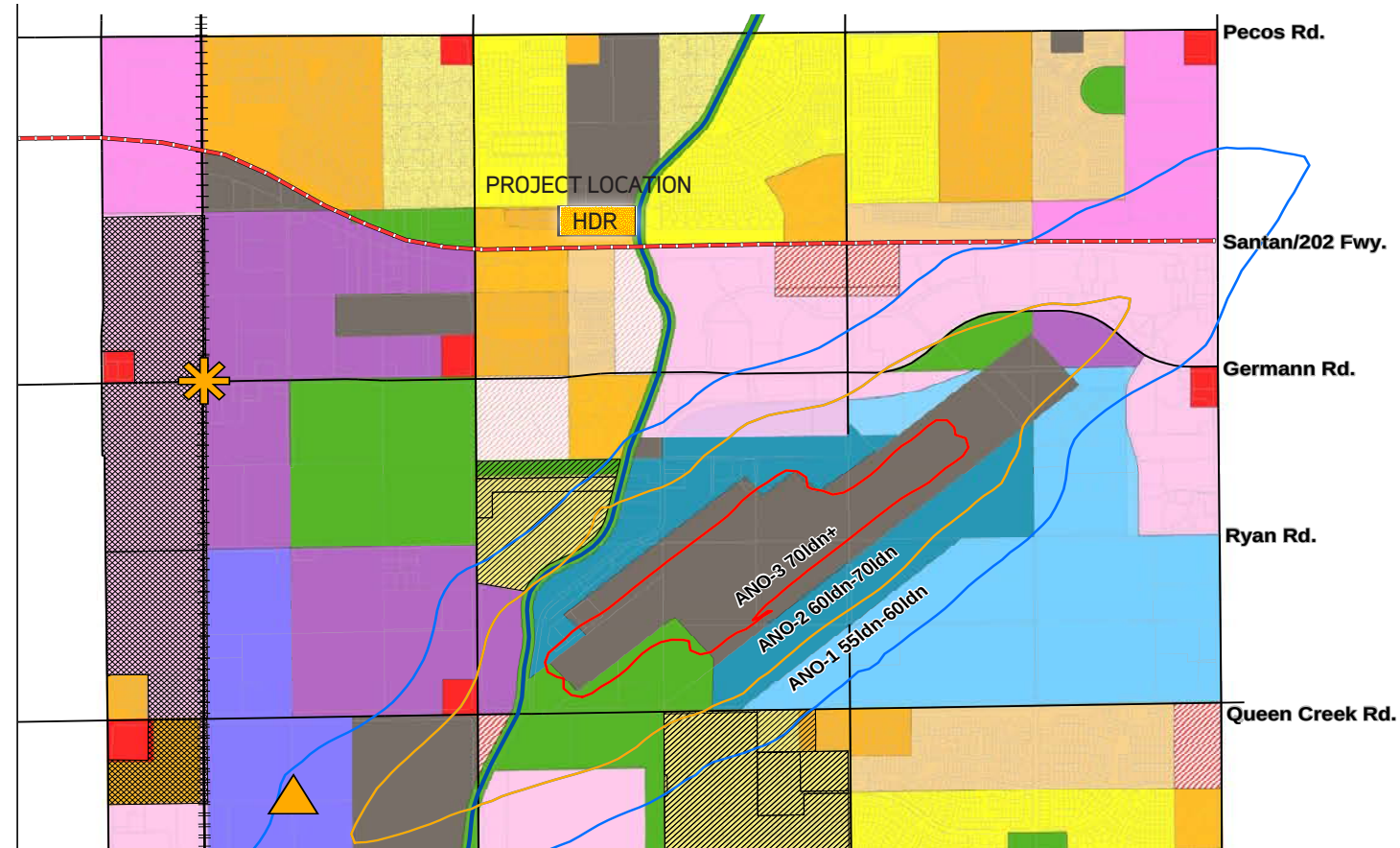
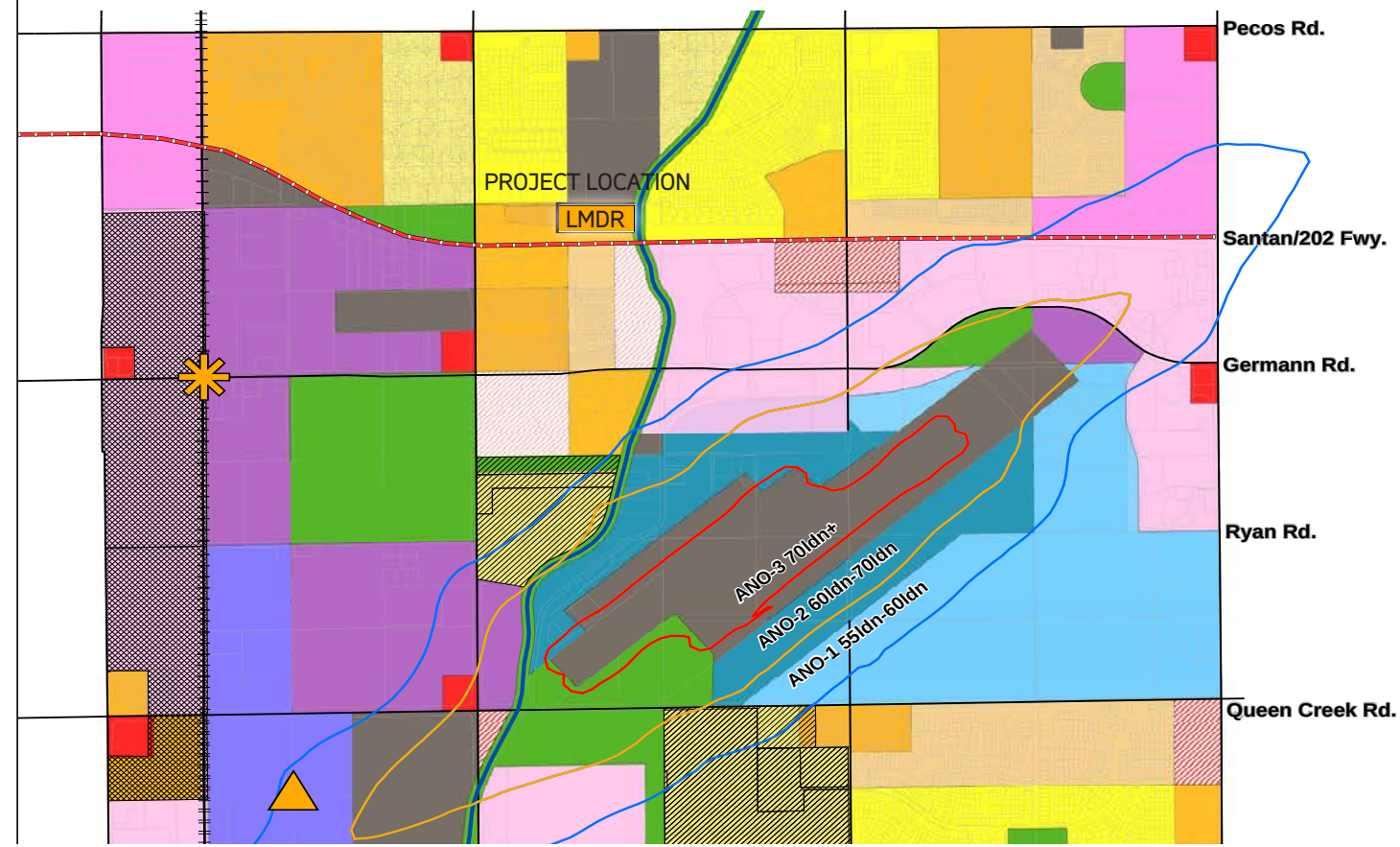


EXHIBIT A: VICINITY MAP



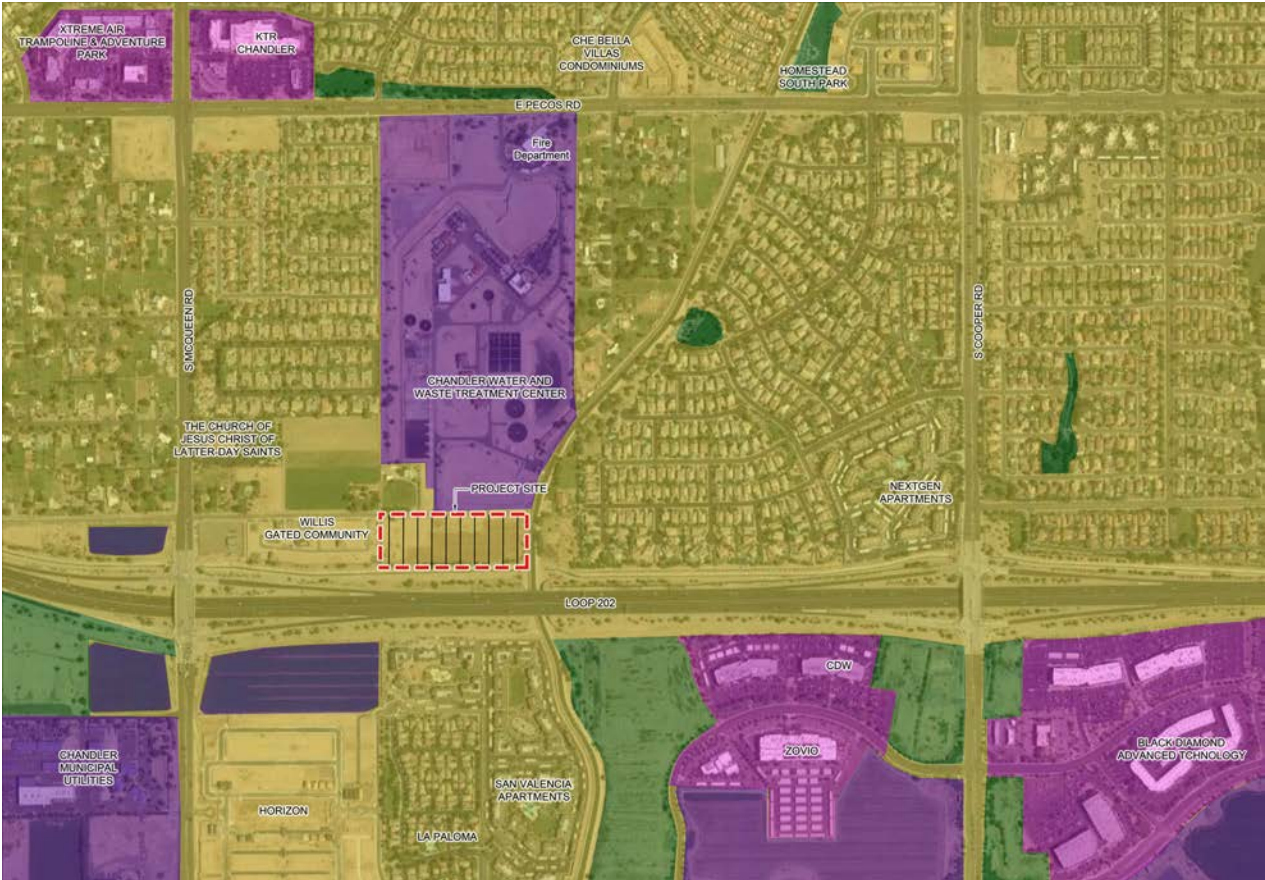


EXISTING



PROPOSED

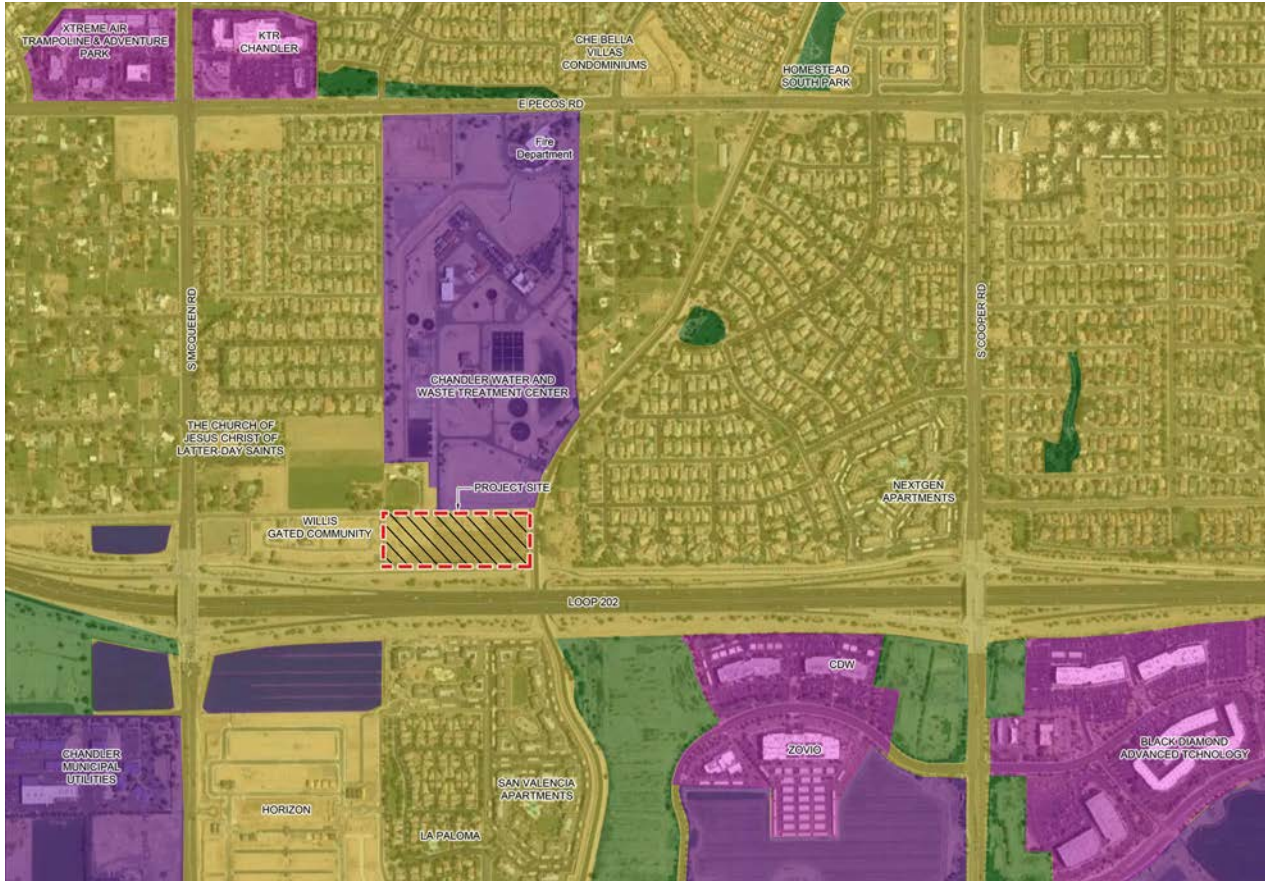
LEGEND	
	RR (0-1.5 D.U. Per Acre) 322 Acres
	LDR (1.6-3.5 D.U. Per Acre) 1,063 Acres
	LMDR (3.6-8 D.U. Per Acre) 264 Acres
	MDR (8.1-12 D.U. Per Acre) 234 Acres
	HDR (12.1-18 D.U. Per Acre) 129 Acres
	Neighborhood Commercial 72 Acres
	Community Commercial 60 Acres
	Regional Commercial 243 Acres
	Special Use Commercial 93 Acres
	Commercial/Office/Business Park 847 Acres
	Light Industrial 517 Acres
	Industrial 272 Acres
	Commercial/Office/Business Park (Taxiway Access) 430 Acres
	Aerospace Industry (FBO) 219 Acres
	Public/Semi-Public Facilities 497 Acres
	Parks and Open Space 532 Acres
	Transitional Overlay Zone (To Any Commercial Use) 220 Acres
	Light Rail Corridor Overlay Planned Area, Public Assembly Areas (Potential Mixed Use) 250 Acres
	Future Transit Center
	Potential Future Transit Railyard
	ANO-1 55ldn-60ldn Noise Contour
	ANO-2 60ldn-70ldn Noise Contour
	ANO-3 70ldn+ Noise Contour



LEGEND:

- PARKS / OPEN SPACE
- OFFICE / BUSINESS PARK COMMERCIAL
- PUBLIC / SEMI-PUBLIC
- SCHOOLS
- LOW-MEDIUM DENSITY RESIDENTIAL
- LIGHT INDUSTRIAL
- EXISTING PAD
- PROPOSED PAD

EXISTING



PROPOSED



SITE DATA		
NET ACREAGE	6.39 Ac.	
NET DENSITY	6.73 UNITS/Ac.	
40'x80' LOT	43 D.U.	
OPEN SPACE*	2.36 Ac.	36.93%
* As a percentage of net acreage.		

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LOOP 202 FREEWAY

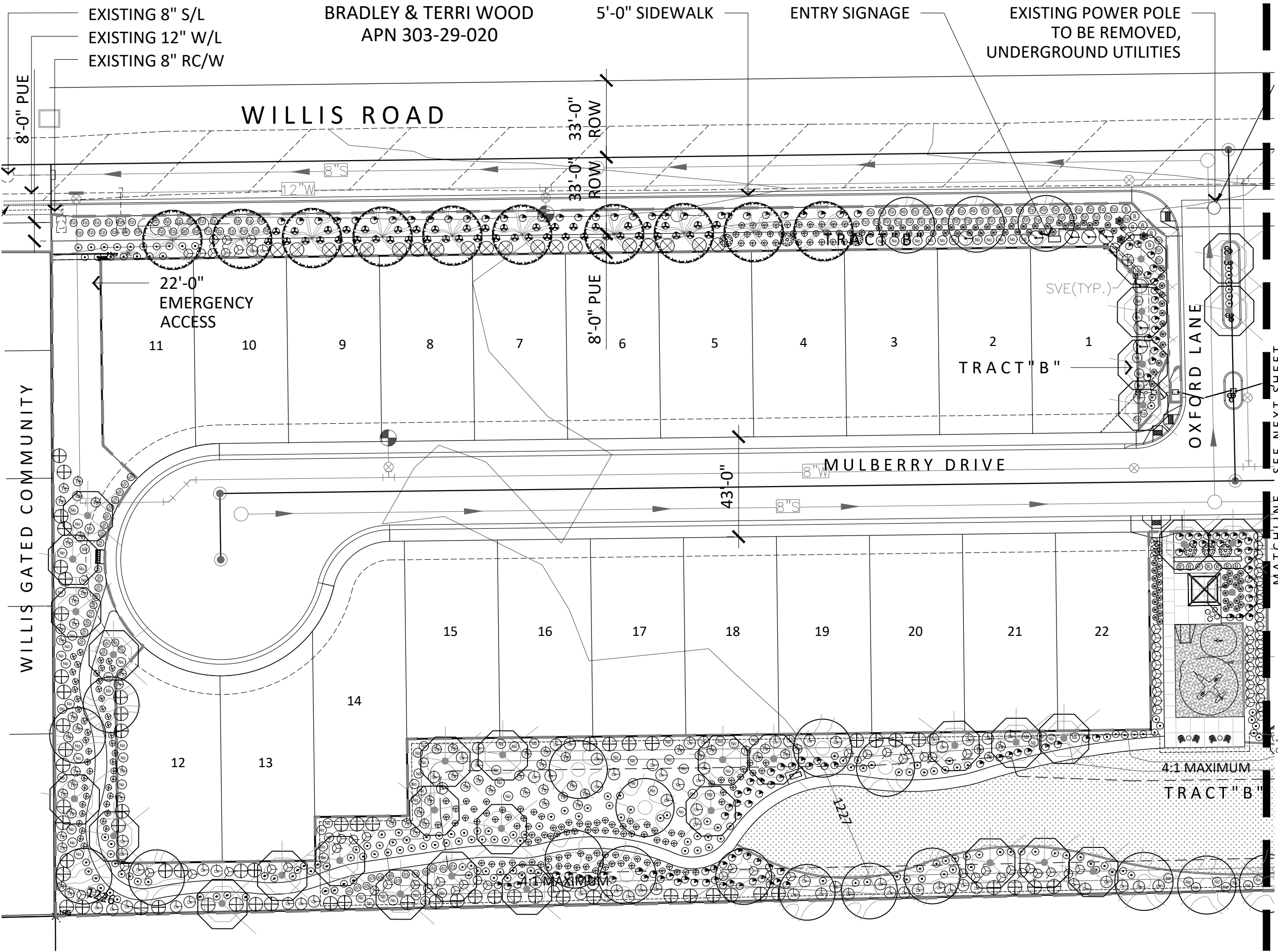
PLANT MATERIALS LEGEND

Trees			Small Shrubs		
	Install	Qty.		Size	Quantity
Parkinsonia hyb.	24" Box		Bougainvillea 'Oo-La-La'	5 gal.	
'Desert Museum' Palo Verde			Oo-La-La Bougainvillea	5 gal.	
Pistacia X 'Red Push'	24" Box		Myrtus communis 'compacta'	5 gal.	
Red Push Pistache			Dwarf Myrtle	5 gal.	
Quercus virginiana	24" Box		Teucrium chamaedrys	5 gal.	
'Cathedral' Oak			Groundcovers	Size	Quantity
Ulmus parvifolia	24" Box		* Eremophila prostrata 'Outback Sunrise'		
'Allee' Elm			Outback Sunrise Eremophila	1 gal.	
Extra Large Shrubs			Lantana montevidensis	1 gal.	
Caesalpinia pulcherrima	Install Size	Quantity	Purple Trailing Lantana	1 gal.	
Red Bird of Paradise	5 gal.		Cacti/ Accents	Size	Quantity
Dodonea viscosa	5 gal.		Agave bovicornuta	5 gal.	
Hopbush	5 gal.		Cow's Horn	5 gal.	
Pistacia lentiscus	6" Min.		Aloe barbadensis	5 gal.	
Mastic	15 gal.		Medicinal Aloe	5 gal.	
Tecoma alata 'Orange Jubilee'	15 gal.		Bouteloua gracilis	5 gal.	
Orange Jubilee	15 gal.		Blond Ambition	5 gal.	
Tecoma sp. 'Sparky'	5 gal.		Hesperaloe sp. Pink Parade	3 gal.	
Sparky	5 gal.		Pink Parade Hesperaloe	3 gal.	
Medium Shrubs	Size	Quantity	* Lantana montevidensis	1 gal.	
Nerium oleander 'Little Red'	5 gal.		Purple Trailing Lantana	1 gal.	
Oleander 'Little Red'	5 gal.		Muhlenbergia capillaris	5 gal.	
Ruellia brittoniana	5 gal.		'Regal Mist'	5 gal.	
Ruellia	5 gal.		* Muhlenbergia rigida 'Nashville'	1 gal.	
			Purple Muhly	1 gal.	
			Yucca pallida	5 gal.	
			Pale Leaf Yucca	5 gal.	
			Inerts	Quantity	
			1/2" Screened Decomposed Granite		
			Apache Brown, 2" Depth in All Landscape Areas		
			Turf		
			Mid-Iron Sod		
			6" Concrete Header		
			Standard Color & Finish		

PLAN SCALE 1:40

EXHIBIT E: OVERALL LANDSCAPE PLAN





PLANT MATERIALS LEGEND

Trees	Install	Caliper	Qty.
Parkinsonia hyb.	24"	Box	
'Desert Museum' Palo Verde			
Pistacia X 'Red Push'	24"	Box	
Red Push Pistache			
Quercus virginiana	24"	Box	
'Cathedral' Oak			
Ulmus parvifolia	24"	Box	
'Allee' Elm			

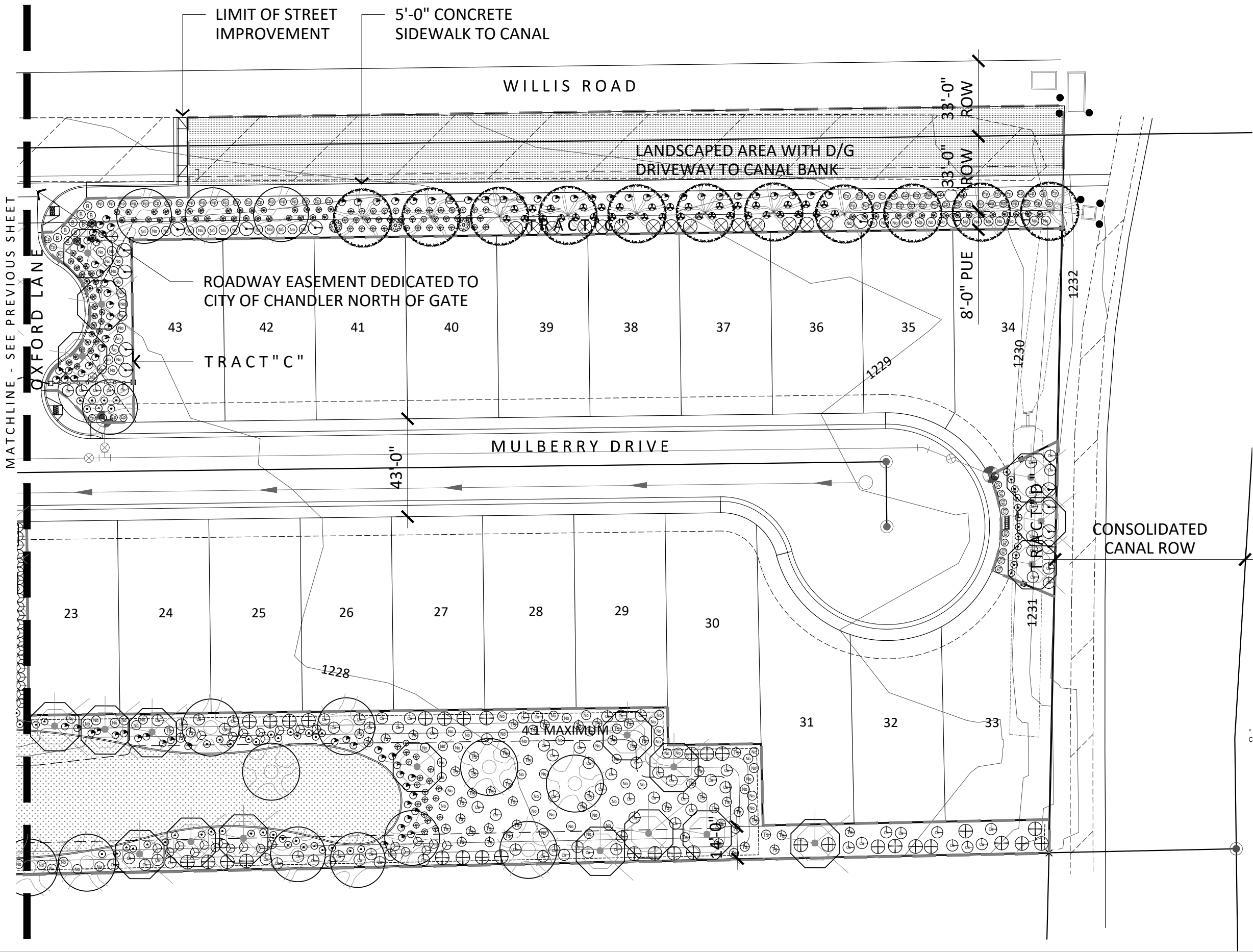
Extra Large Shrubs	Install	Size	Quantity
Caesalpinia pulcherrima			
Red Bird of Paradise	5	gal.	
Dodonea viscosa			
Hopbush	5	gal.	
Pistacia lentiscus	6"	Min.	
Mastic	15	gal.	
Tecoma alata 'Orange Jubilee'			
Orange Jubilee	15	gal.	
Tecoma sp. 'Sparky'			
Sparky	5	gal.	
Medium Shrubs			
Nerium oleander 'Little Red'			
Oleander 'Little Red'	5	gal.	
Ruellia brittoniana			
Ruellia	5	gal.	
Small Shrubs			
Bougainvillea 'Oo-La-La'			
Oo-La-La Bougainvillea	5	gal.	
Myrtus communis 'compacta'			
Dwarf Myrtle	5	gal.	
Teucrium chamaedrys			
Germander	5	gal.	
Groundcovers			
Eremophila prostrata 'Outback Sunrise'			
Outback Sunrise Eremophila	1	gal.	
Lantana montevidensis			
Purple Trailing Lantana	1	gal.	
Cacti/ Accents			
Agave bovicornuta			
Cow's Horn	5	gal.	
Aloe barbadensis			
Medicinal Aloe	5	Gal.	
Bouteloua gracilis			
Blond Ambition	5	gal.	
Hesperaloe sp. Pink Parade			
Pink Parade Hesperaloe	3	gal.	
* Lantana montevidensis			
Purple Trailing Lantana	1	gal.	
Muhlenbergia capillaris			
'Regal Mist'	5	gal.	
* Muhlenbergia rigida 'Nashville'			
Purple Muhly	1	gal.	
Yucca pallida			
Pale Leaf Yucca	5	gal.	
Inerts			
1/2" Screened Decomposed Granite			
Apache Brown, 2" Depth in All Landscape Areas			
Turf			
Mid-Iron Sod			
6" Concrete Header			
Standard Color & Finish			

PLANT MATERIAL APPROVED FOR USE WITHIN SRP ROW PER THE "COMPLETE GROUND COVER PLANT LIST" AND THE "COMPLETE TREE LIST" AS PROVIDED BY SRP.

LANDSCAPE PLANS



PLAN SCALE 1:20



PLANT MATERIALS LEGEND

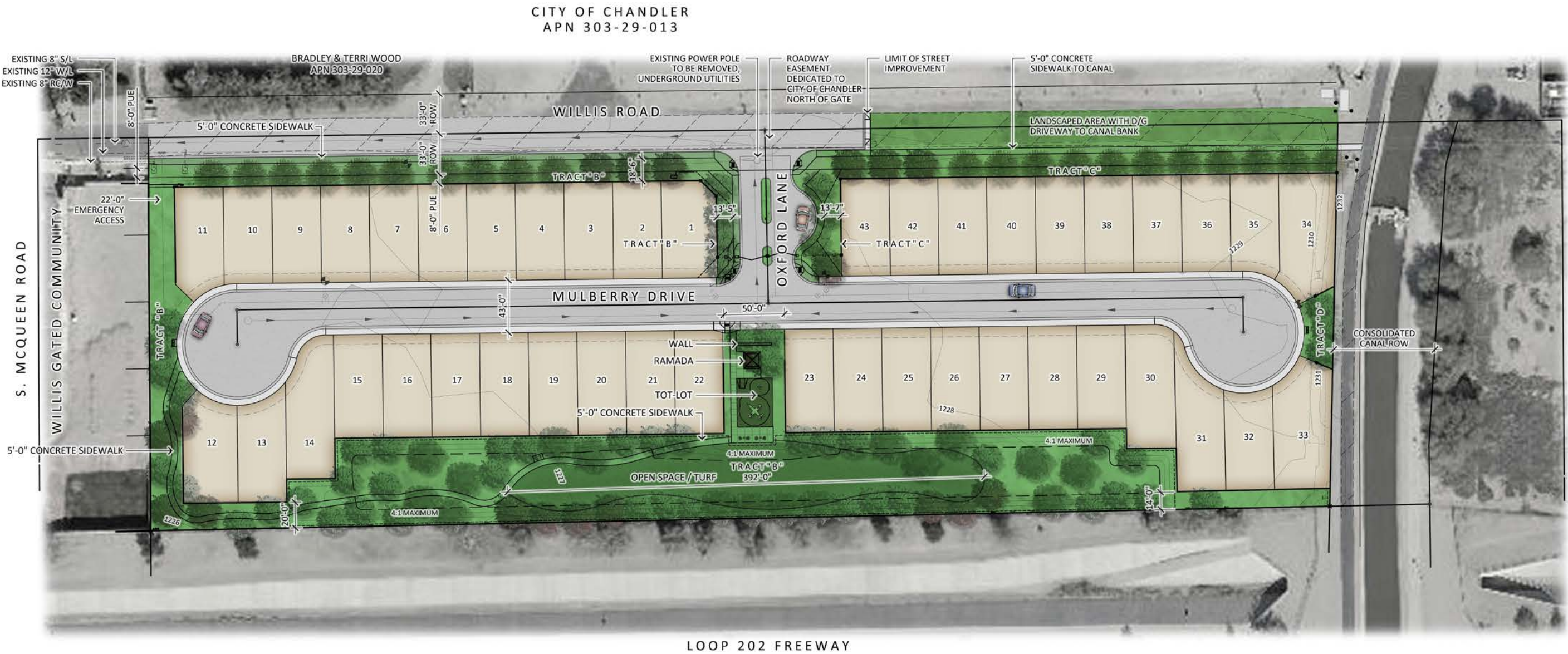
Trees	Install	Caliper	Qty.
Parkinsonia hyb.	24"	Box	
'Desert Museum' Palo Verde			
Pistacia X 'Red Push'	24"	Box	
Red Push Pistache			
Quercus virginiana	24"	Box	
'Cathedral' Oak			
Ulmus parvifolia	24"	Box	
'Allee' Elm			
Extra Large Shrubs	Install	Size	Quantity
Caesalpinia pulcherrima			
Red Bird of Paradise	5 gal.		
Dodonea viscosa			
Hopbush	5 gal.		
Pistacia lentiscus	6" Min.		
Mastic	15 gal.		
Tecoma alata 'Orange Jubilee'			
Orange Jubilee	15 gal.		
Tecoma sp. 'Sparky'			
Sparky	5 gal.		
Medium Shrubs	Install	Size	Quantity
Nerium oleander 'Little Red'			
Oleander 'Little Red'	5 gal.		
Ruellia brittoniana			
Ruellia	5 gal.		
Small Shrubs	Install	Size	Quantity
Bougainvillea 'Oo-La-La'			
Oo-La-La Bougainvillea	5 gal.		
Myrtus communis 'compacta'			
Dwarf Myrtle	5 gal.		
Teucrium chamaedrys			
Germander	5 gal.		
Groundcovers	Install	Size	Quantity
* Eremophila prostrata 'Outback Sunrise'			
Outback Sunrise Eremophila	1 gal.		
Lantana montevidensis			
Purple Trailing Lantana	1 gal.		
Cacti/ Accents	Install	Size	Quantity
Agave bovicornuta			
Cow's Horn	5 gal.		
Aloe barbadensis			
Medicinal Aloe	5 Gal.		
Bouteloua gracilis			
Blond Ambition	5 gal.		
Hesperaloe sp. Pink Parade			
Pink Parade Hesperaloe	3 gal.		
* Lantana montevidensis			
Purple Trailing Lantana	1 gal.		
Muhlenbergia capillaris			
'Regal Mist'	5 gal.		
* Muhlenbergia rigida 'Nashville'			
Purple Muhly	1 gal.		
Yucca pallida			
Pale Leaf Yucca	5 gal.		
Inerts	Install	Size	Quantity
1/2" Screened Decomposed Granite			
Apache Brown, 2" Depth in All Landscape Areas			
Turf			
Mid-Iron Sod			
6" Concrete Header			
Standard Color & Finish			

* - PLANT MATERIAL APPROVED FOR USE WITHIN SRP ROW PER THE "COMPLETE GROUND COVER PLANT LIST" AND THE "COMPLETE TREE LIST" AS PROVIDED BY SRP.

LANDSCAPE PLANS



PLAN SCALE 1:20



OPEN SPACE DATA	
NET ACREAGE	6.39 Ac.
OPEN SPACE	2.36 Ac.
PERCENTAGE*	36.93%
AMENITY	0.09 Ac.

* As a percentage of net acreage.

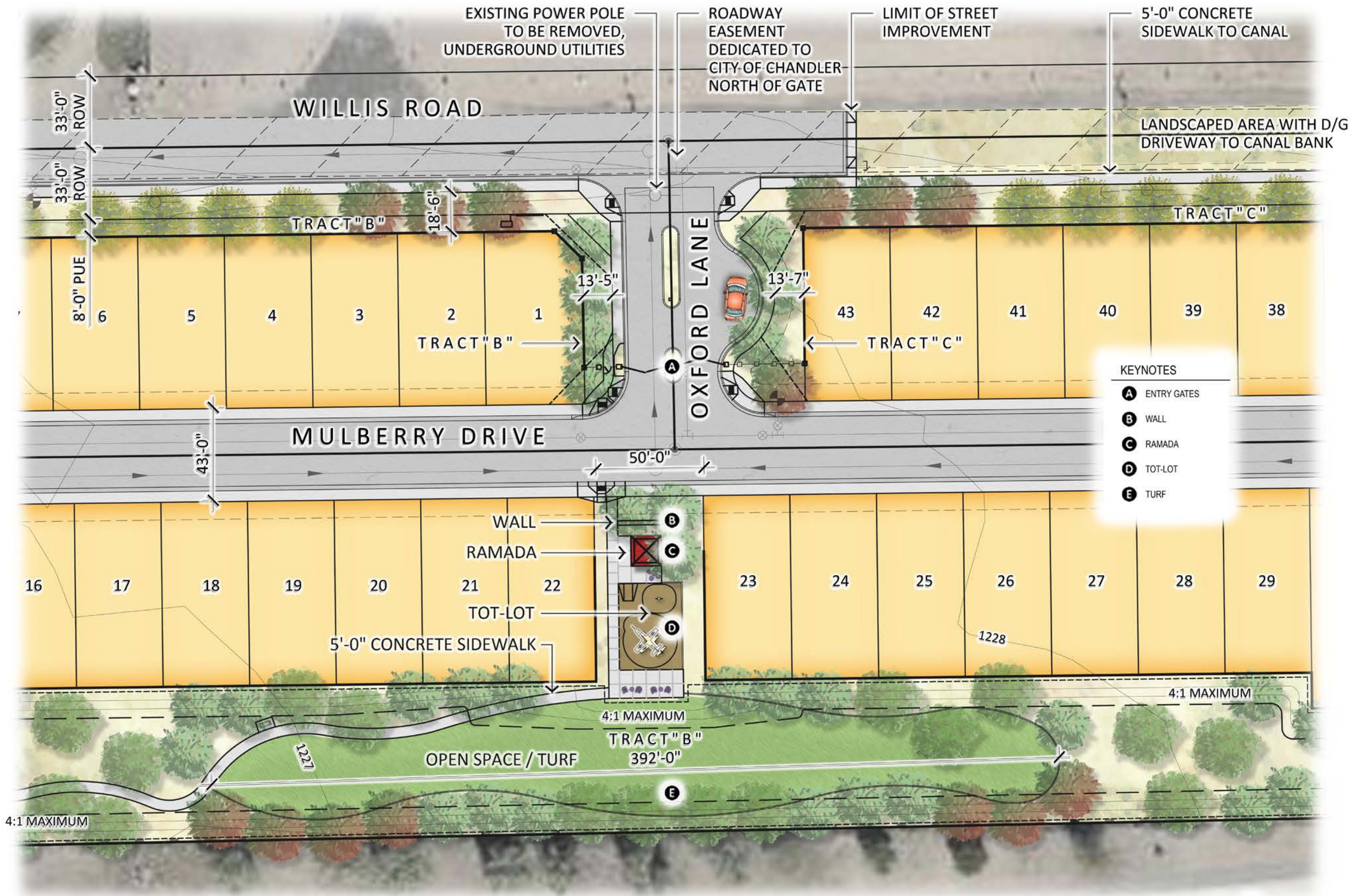


EXHIBIT G: AMENITY PLAN





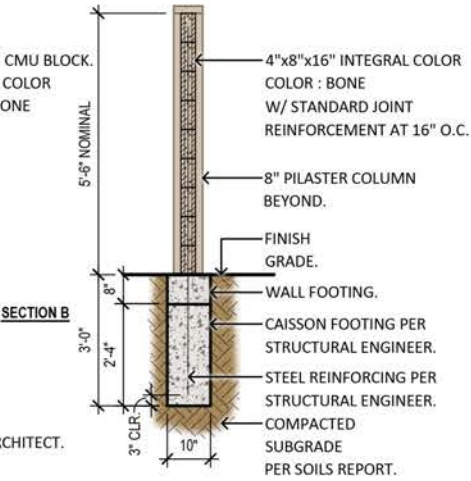
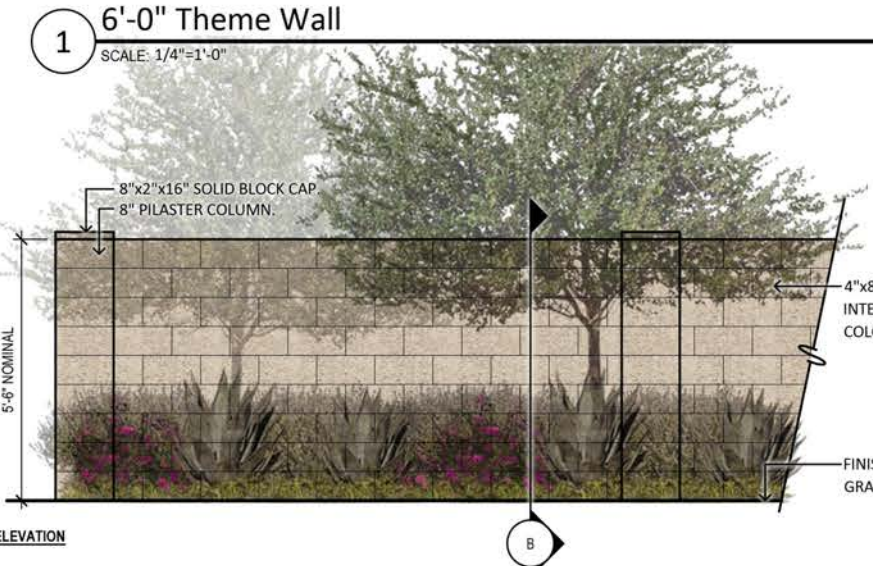
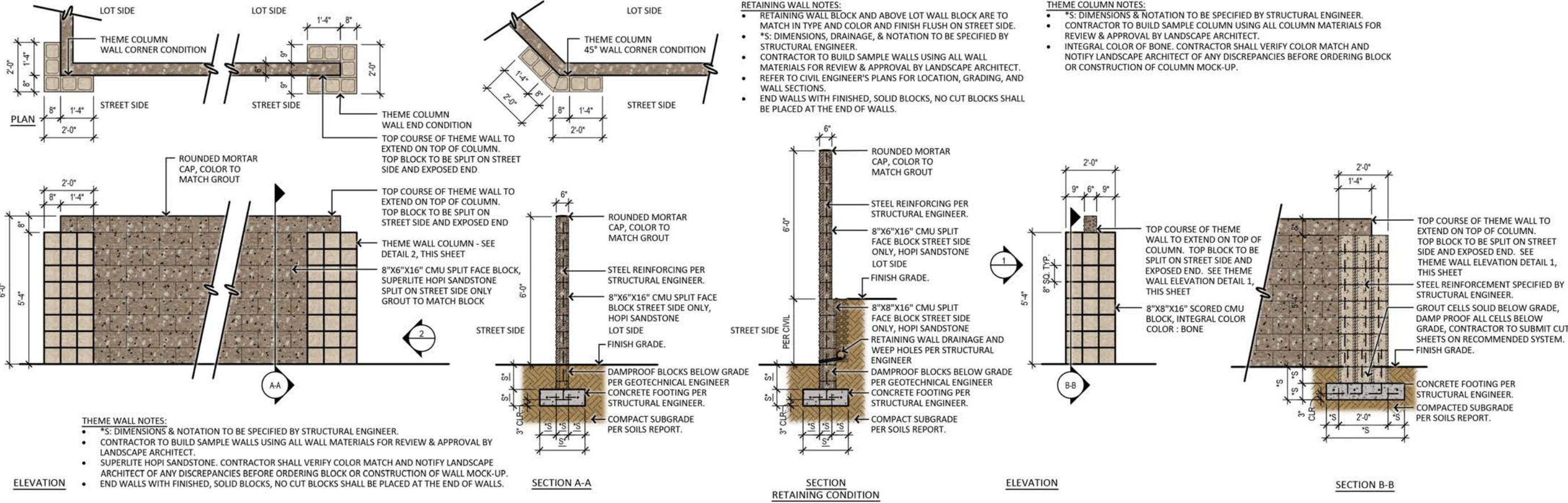
CITY OF CHANDLER
APN 303-29-013



WALL LEGEND			
SYMBOL	DESCRIPTION	QTY.	DTL.
	5'-6" BUILDER WALL	625 S.F.	DTL. 3, PAGE 20
	6'-0" THEME WALL	1,882 S.F.	DTL. 1, PAGE 20
	EXISTING BUILDER WALL TO REMAIN	682 S.F.	
	6'-0" VIEW FENCE	70 S.F.	DTL. 16, PAGE 23
	8'-0" SOLID WALL	970 S.F.	DTL. 4, PAGE 20
	MAILBOX KIOSK	2 EA.	DTL. 15, PAGE 23
	THEME WALL COLUMN	11 EA.	DTL. 2, PAGE 20

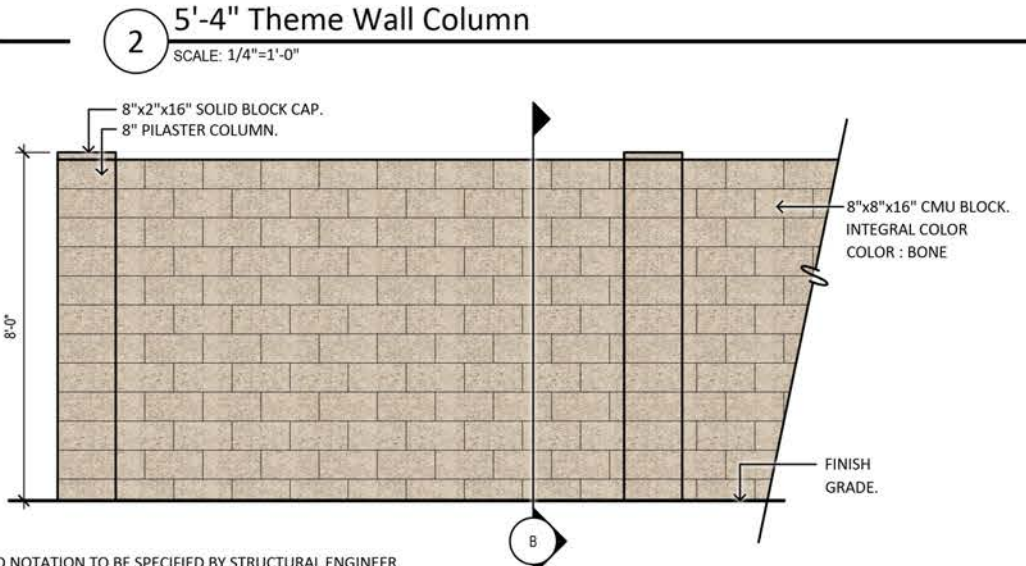
EXHIBIT I: WALL PLAN





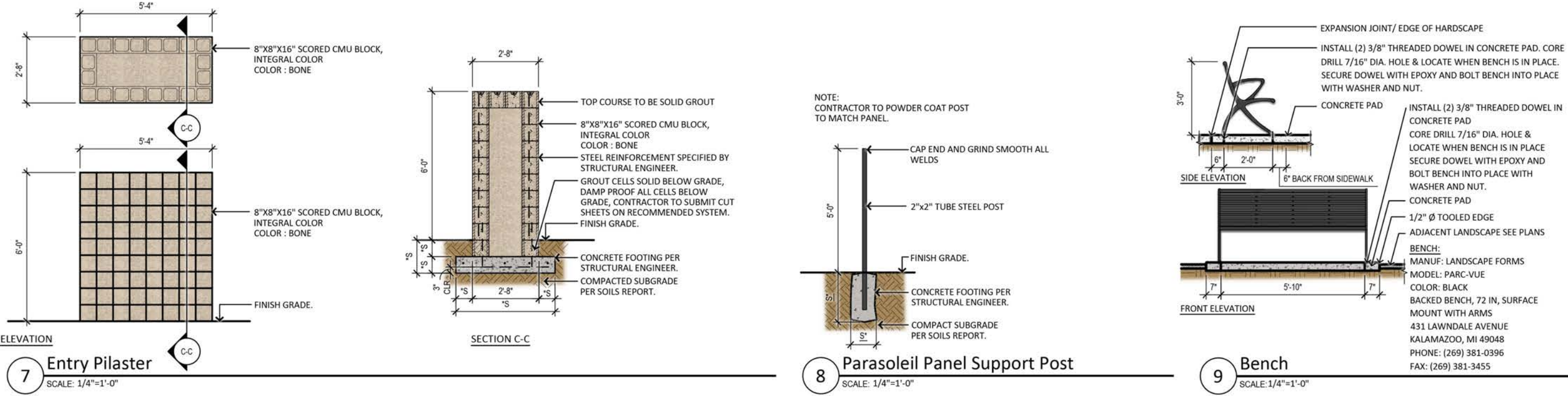
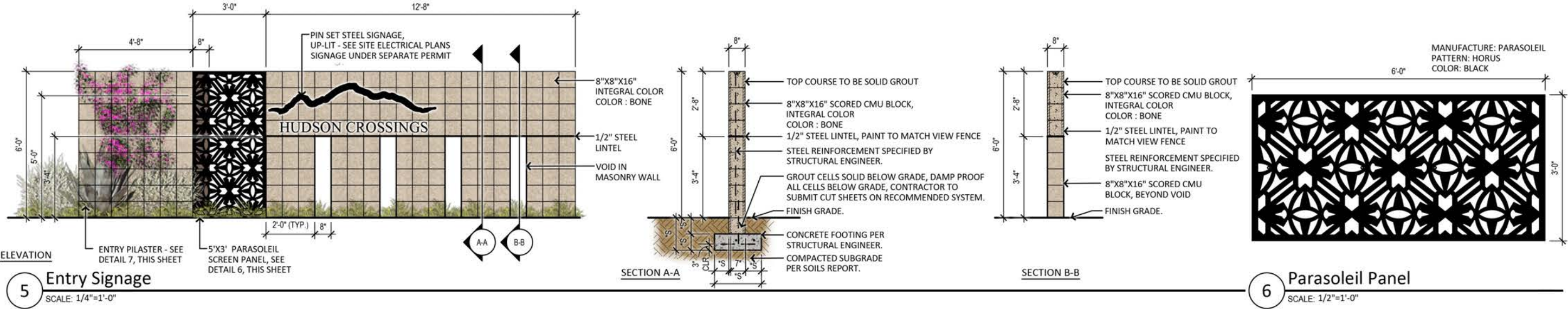
- GENERAL NOTES:**
- *S: DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
 - DAMP-PROOF SYSTEM: DAMP-PROOF BLOCKS BELOW GRADE PER GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.

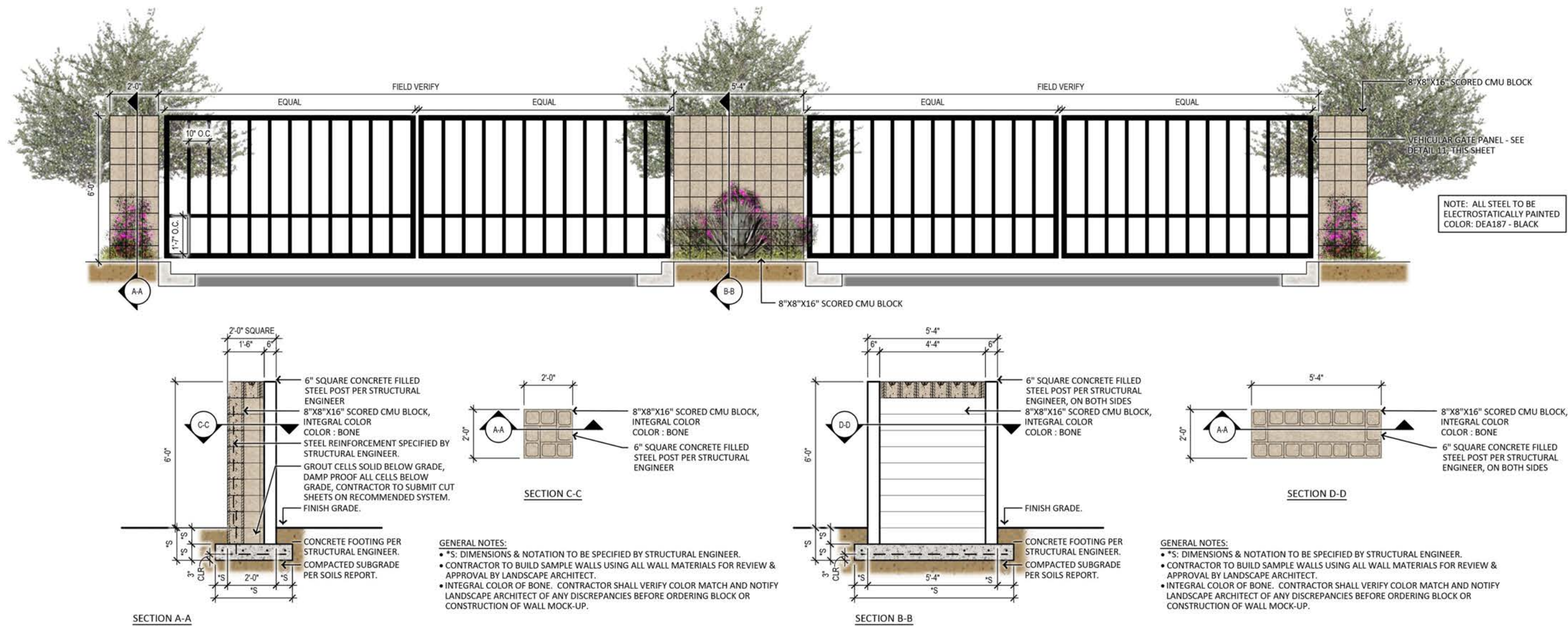
3 5'-6" Builder Wall
SCALE: 1/4"=1'-0"



- GENERAL NOTES:**
- *S: DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
 - DAMP-PROOF SYSTEM: DAMP-PROOF BLOCKS BELOW GRADE PER GEOTECHNICAL ENGINEER.
 - SUPERLITE HOPI SANDSTONE. CONTRACTOR SHALL VERIFY COLOR MATCH AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING BLOCK OR CONSTRUCTION OF WALL MOCK-UP.
 - CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.

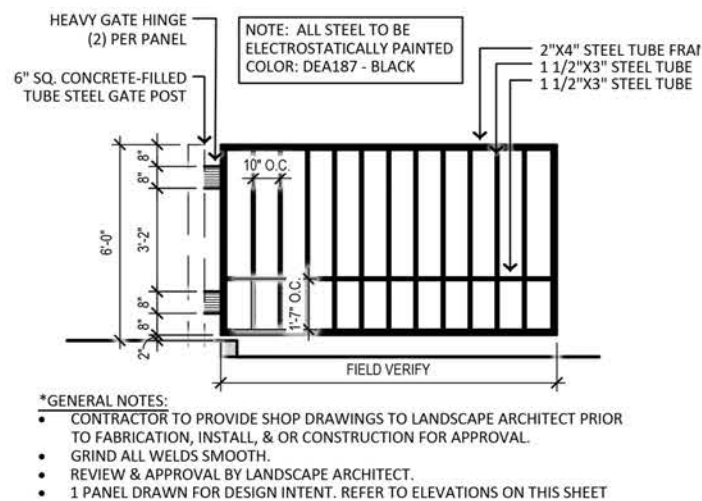
4 8'-0" Sound Wall
SCALE: 1/2"=1'-0"





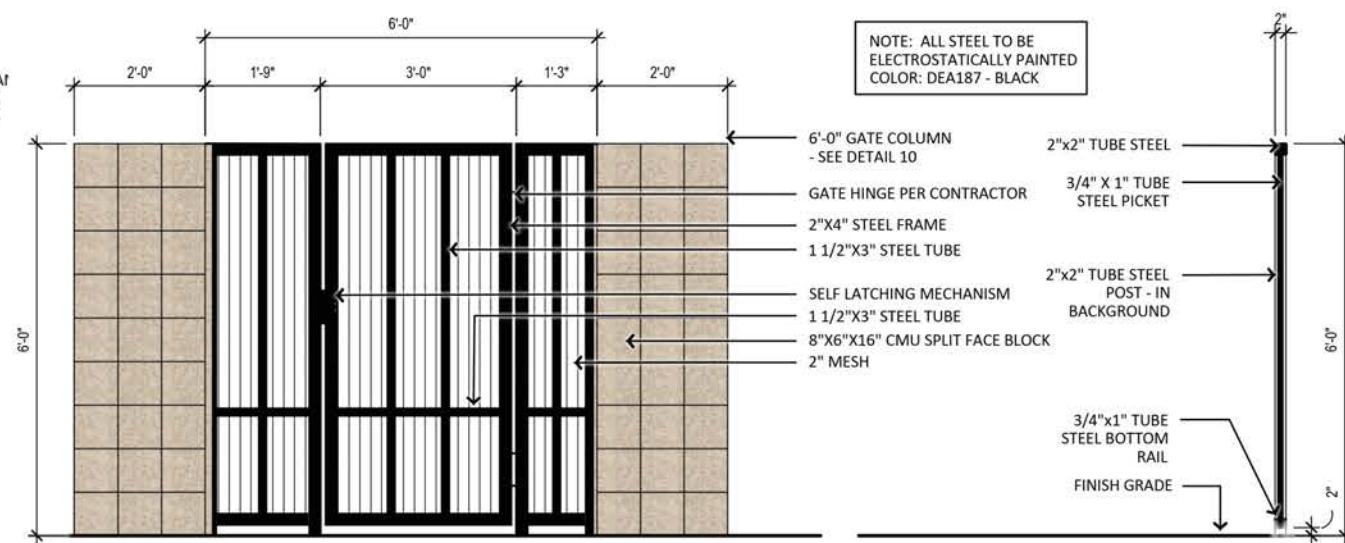
⑩ Vehicular Access Gate

SCALE: 1/4"=1'-0"



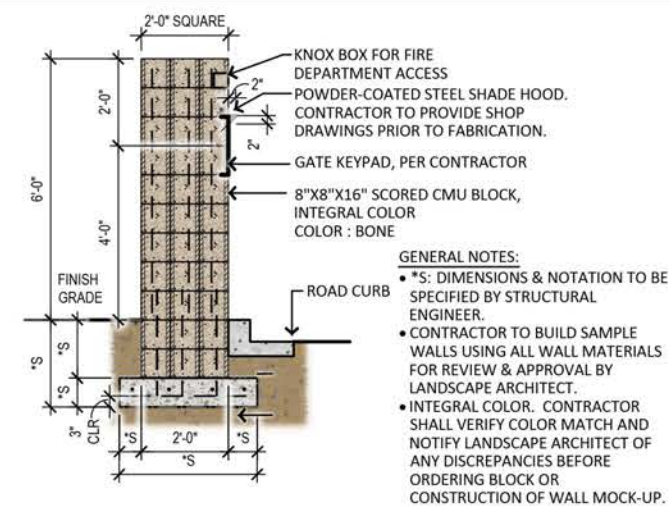
11 Vehicular Gate Panel

SCALE: $3/8"=1'-0"$



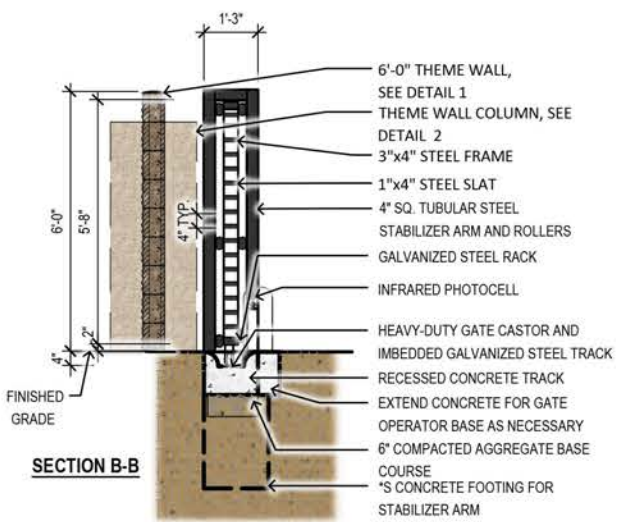
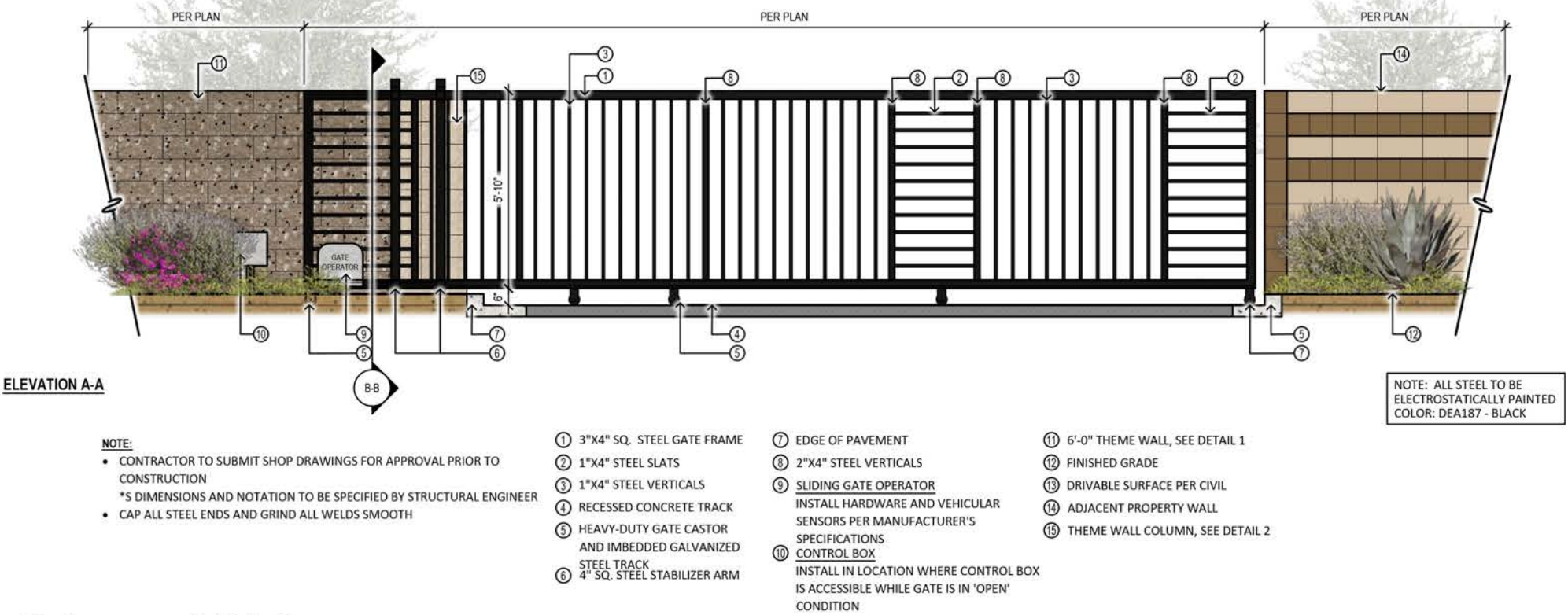
13 Pedestrian Gate

SCALE: $3/4"=1'-0"$



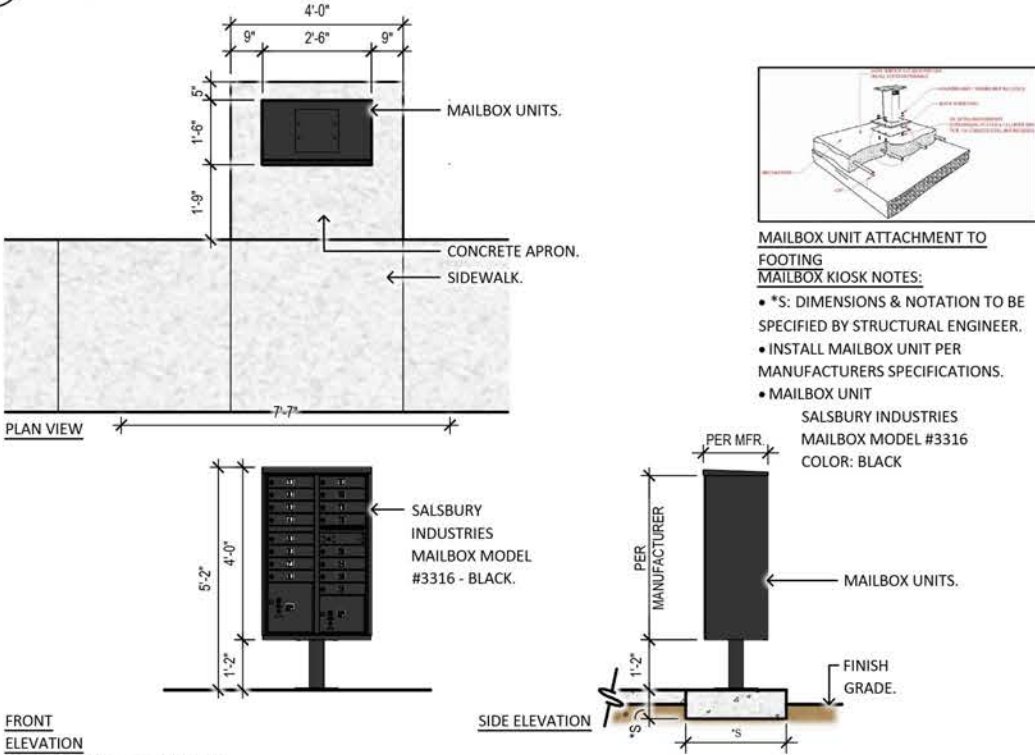
12 Vehicular Gate Keypad

SCALE: 1/4"=1'-0"



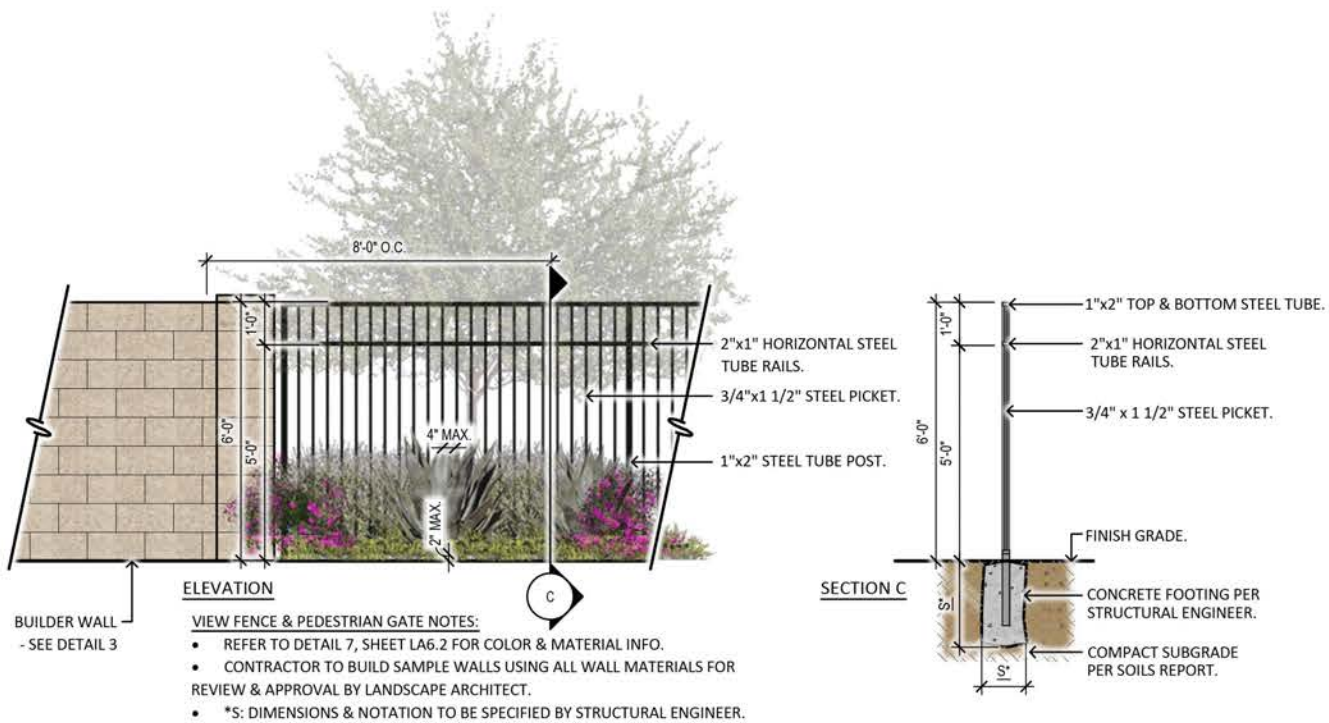
14 Emergency Vehicle Gate

SCALE: 1/4"=1'-0"



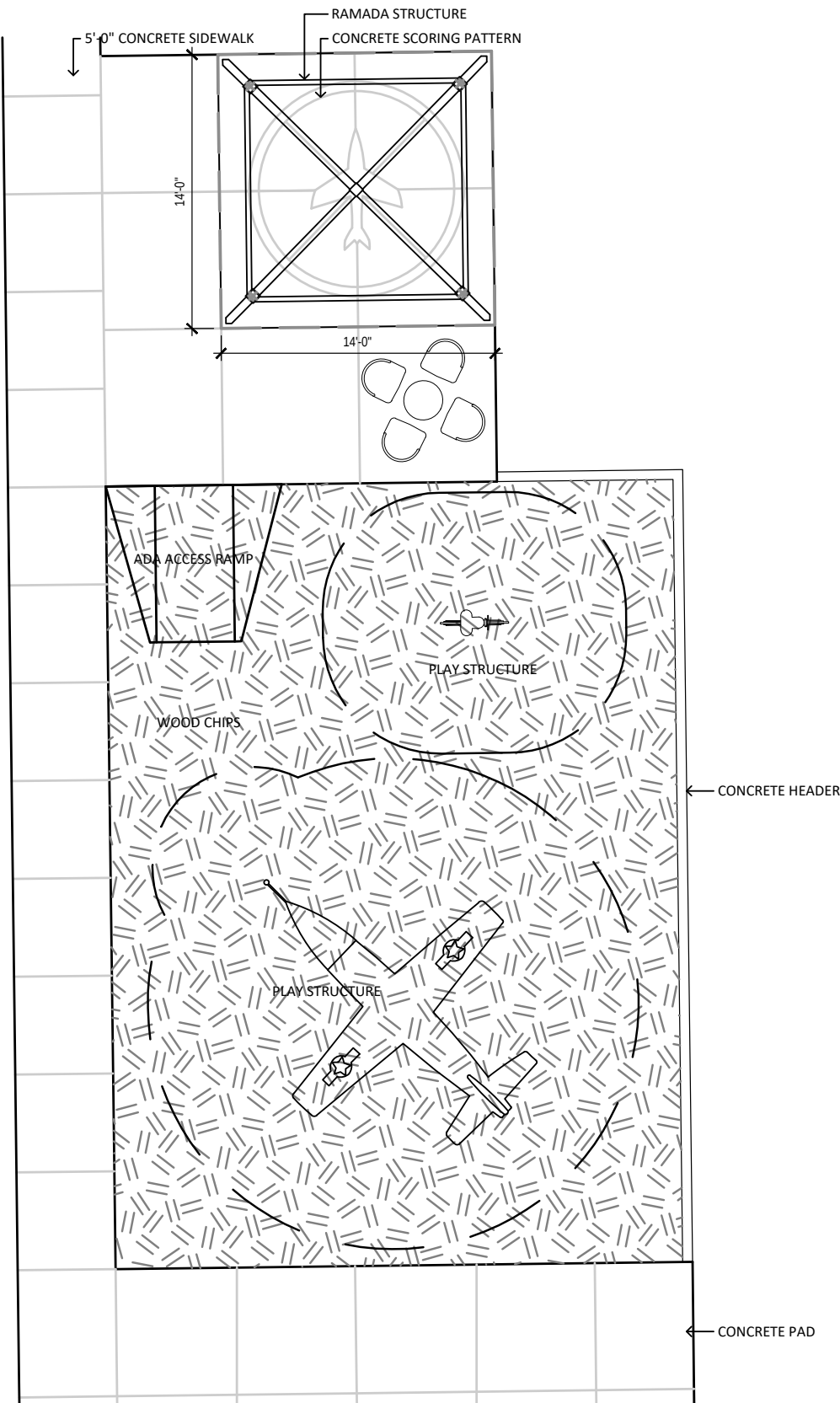
15 Mailbox Kiosk

SCALE: 1/4"=1'-0"

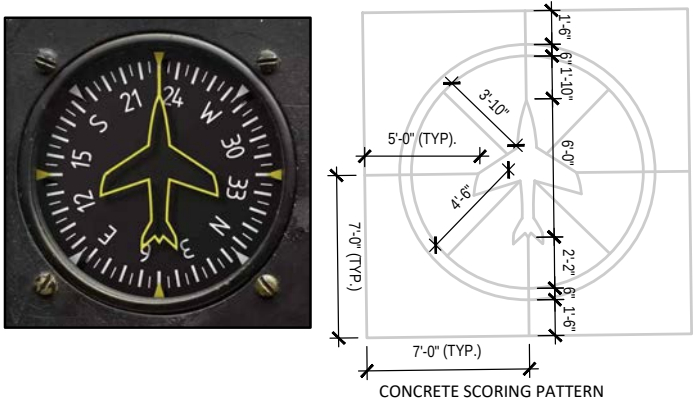


16 6'-0" View Fence

SCALE: 1/2"=1'-0"



17 Amenity Area
SCALE: 1/4"=1'-0"



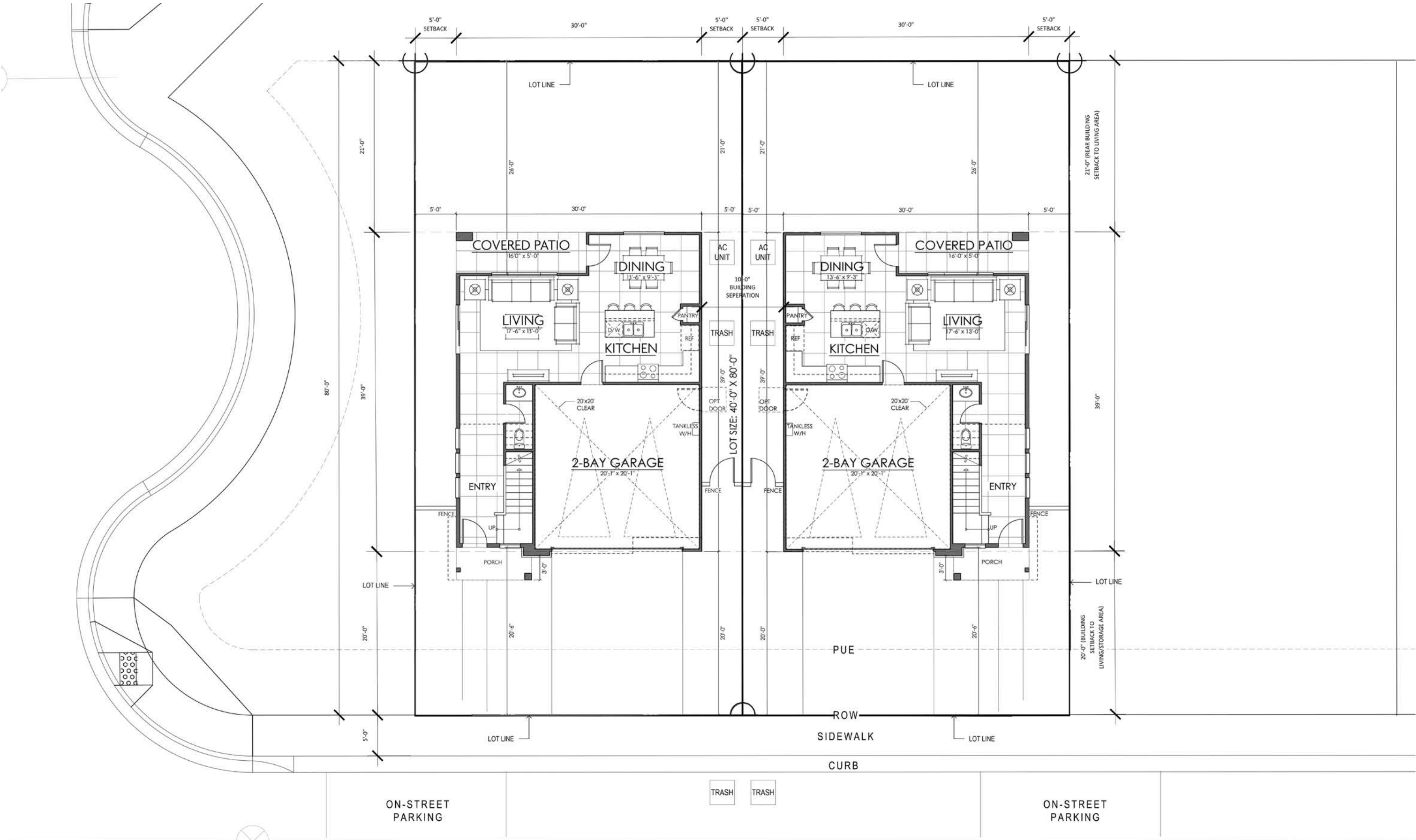
AVIATION COMPASS DESIGN INTENT
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR
APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO
STARTING CONSTRUCTION.

18 Concrete Scoring Pattern
SCALE: 1/4"=1'-0"

PLAY STRUCTURE DESIGN INTENT
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR
APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO
STARTING CONSTRUCTION.

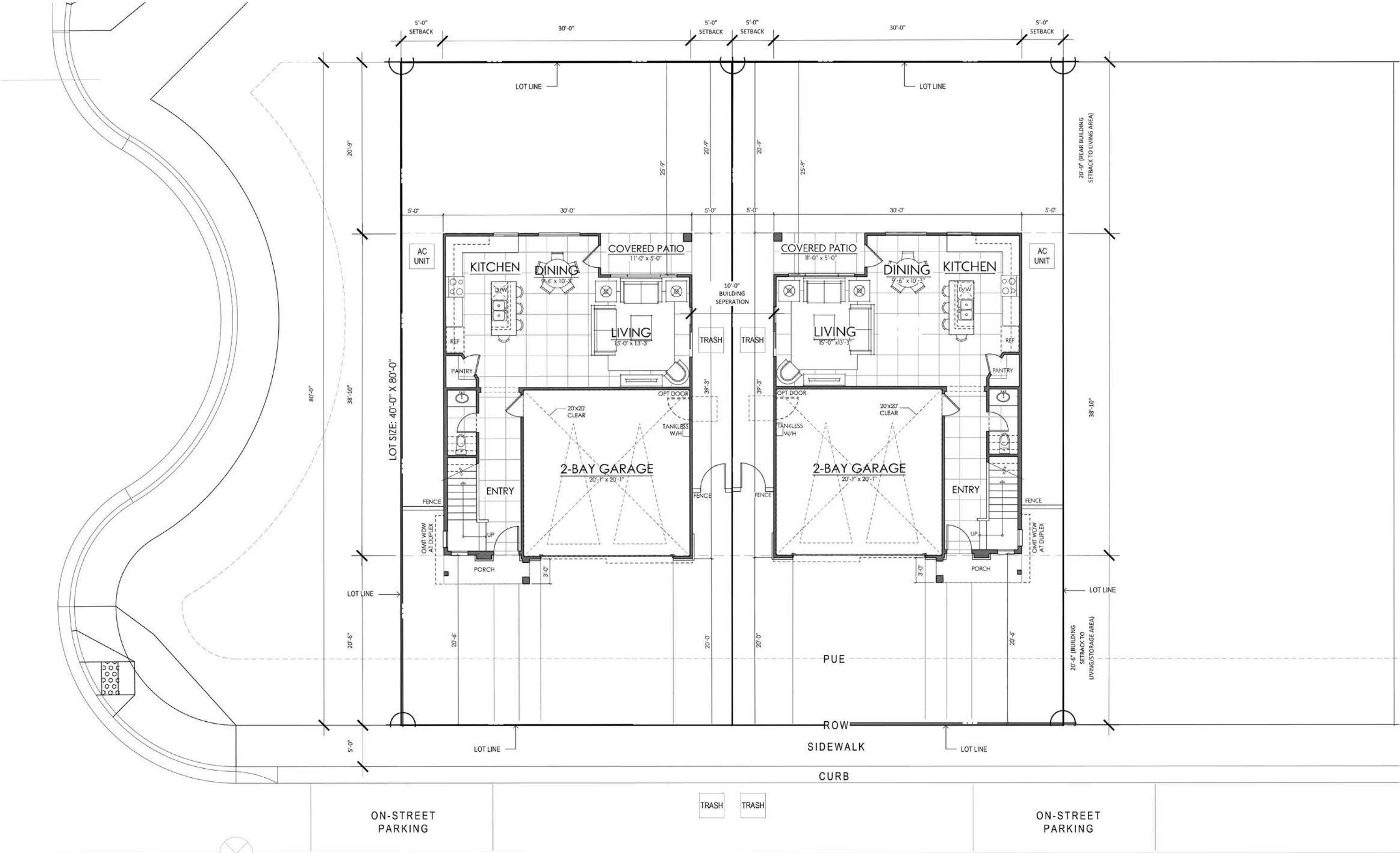


19 Play Structure
SCALE: 1/4"=1'-0"



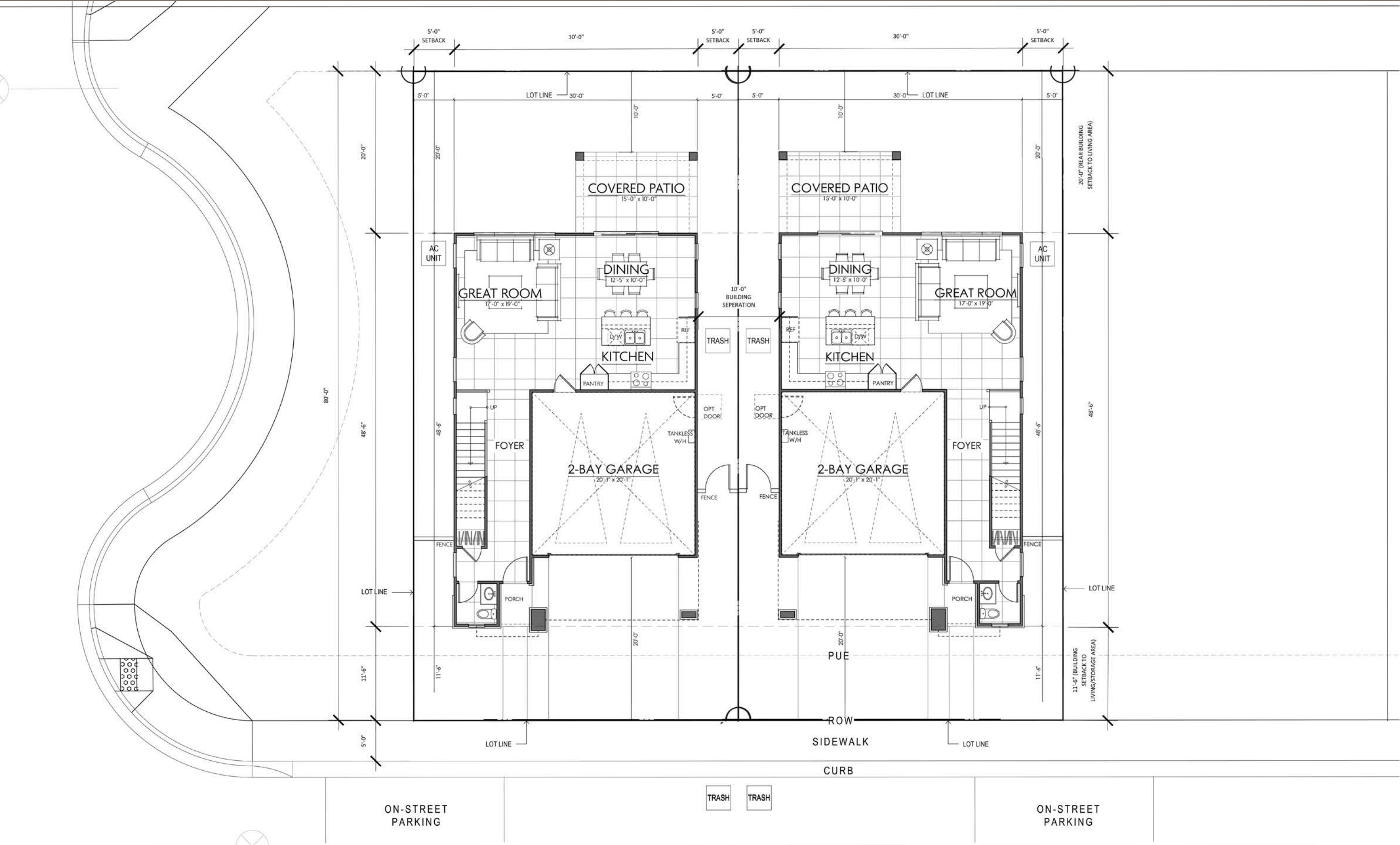
PLAN 1

EXHIBIT K: LOT FIT DIAGRAMS



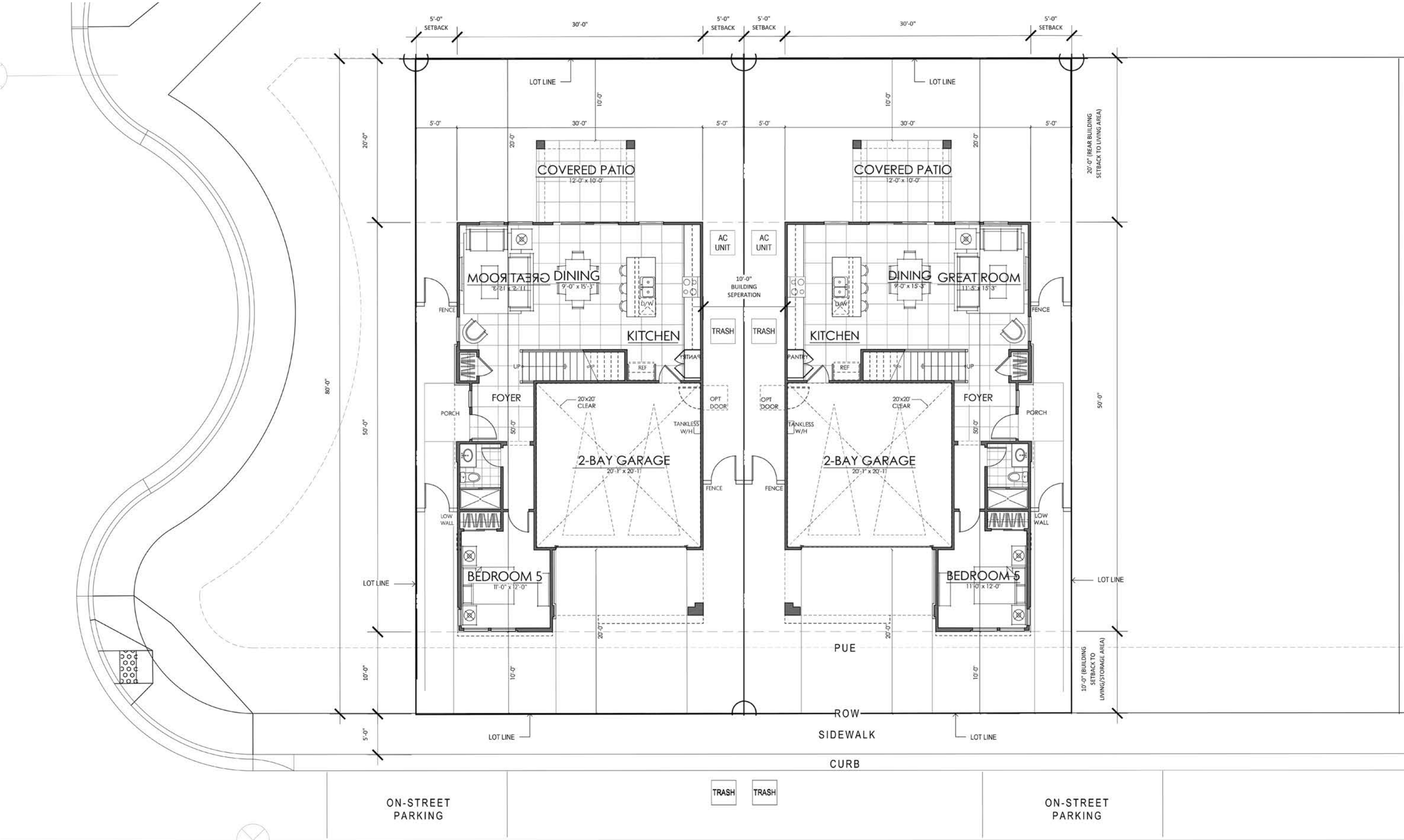
PLAN 2

EXHIBIT K: LOT FIT DIAGRAMS



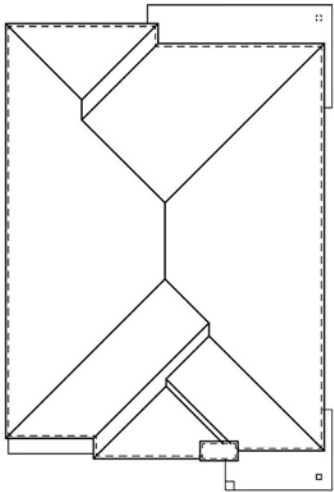
PLAN 3

EXHIBIT K: LOT FIT DIAGRAMS

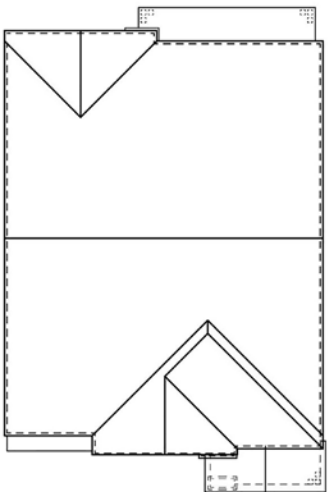


PLAN 4

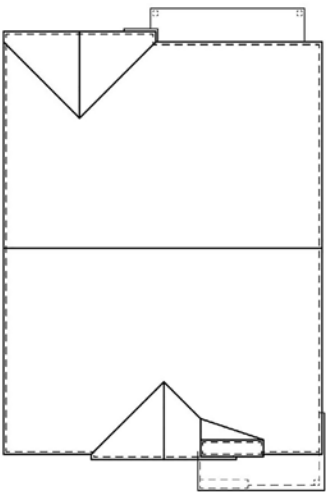
EXHIBIT K: LOT FIT DIAGRAMS



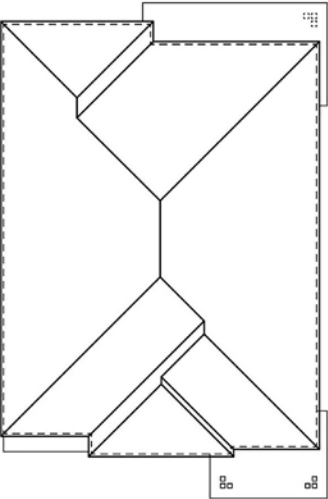
ALL PITCHES 4:12 U.N.O.
ROOF PLAN "A" SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.
ROOF PLAN "B" SCALE: 1/8" = 1'-0"

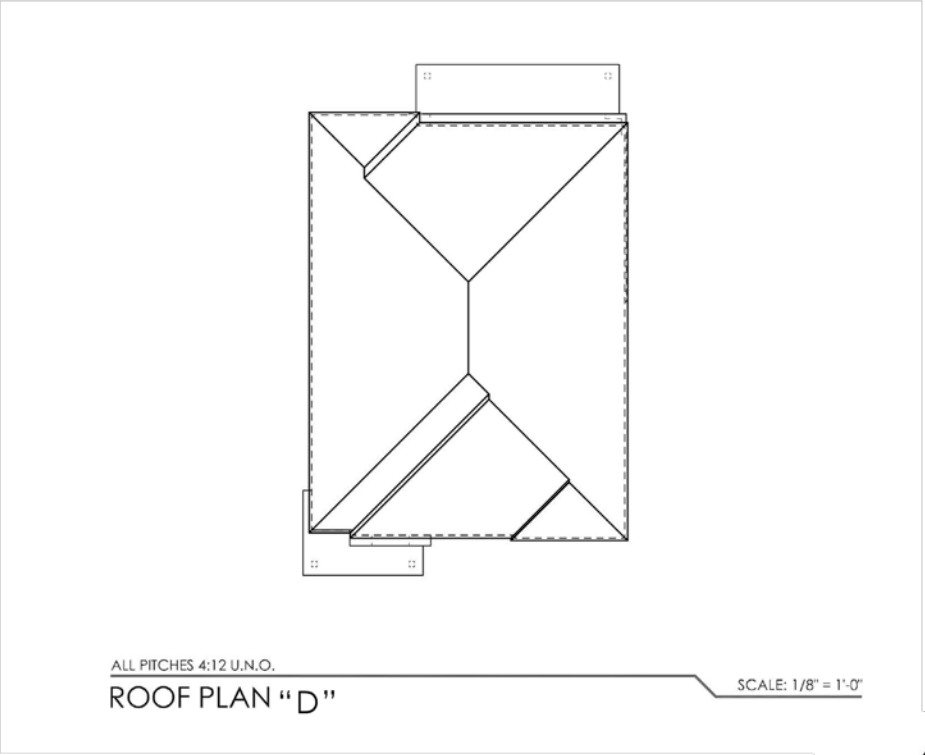
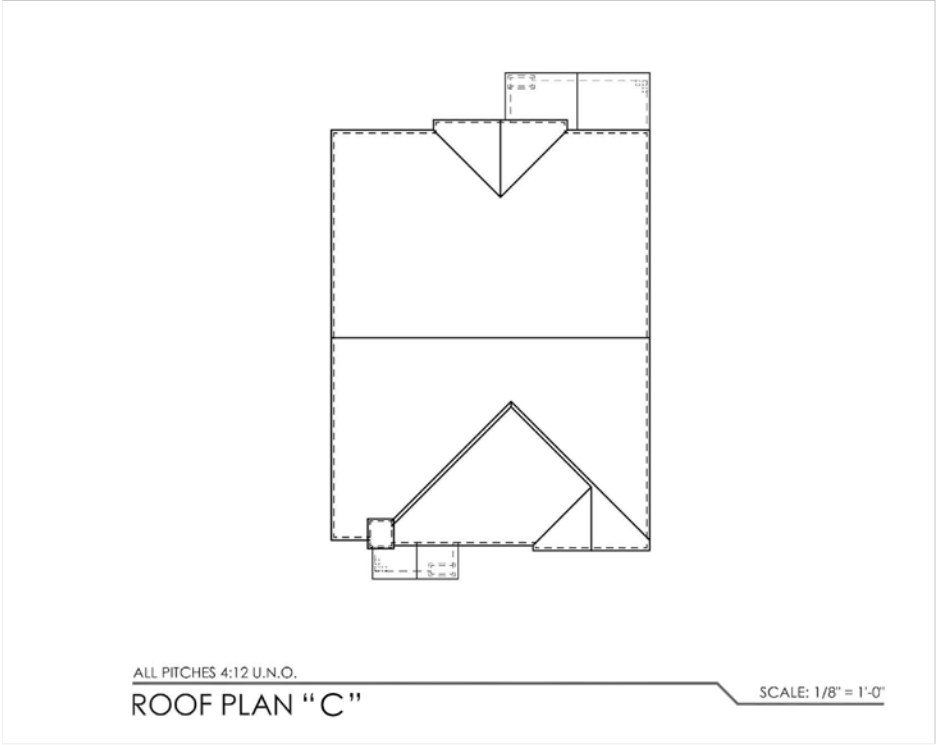
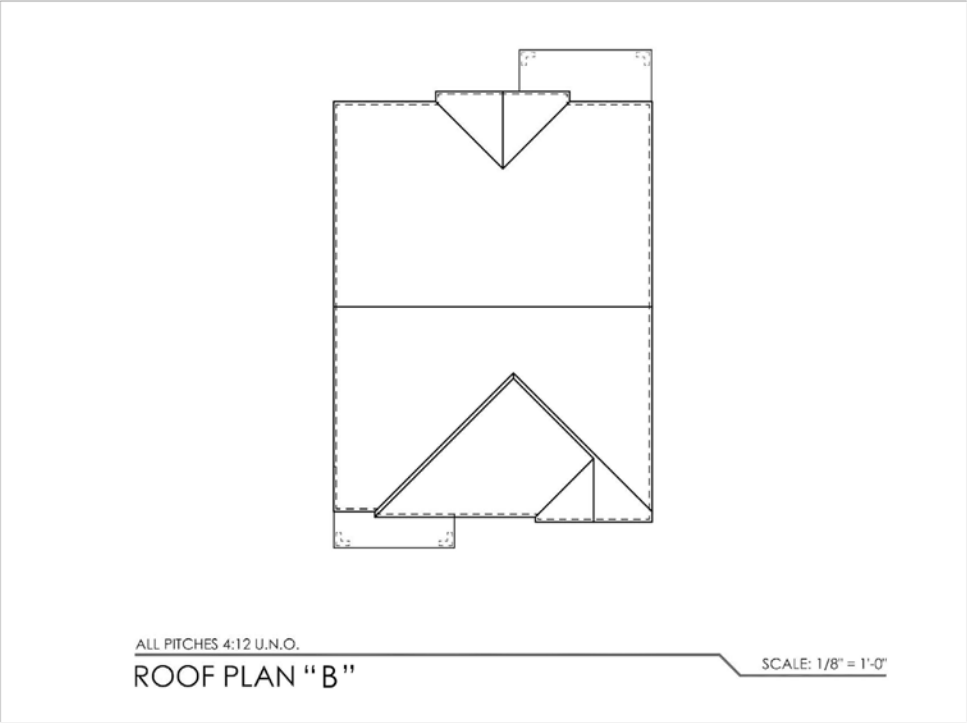
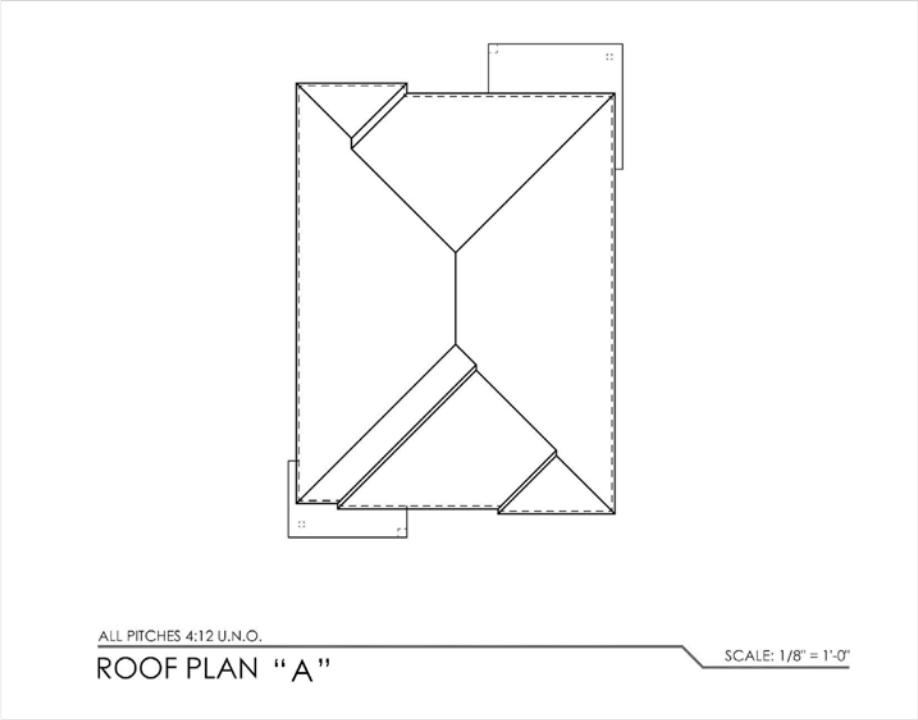


ALL PITCHES 4:12 U.N.O.
ROOF PLAN "C" SCALE: 1/8" = 1'-0"



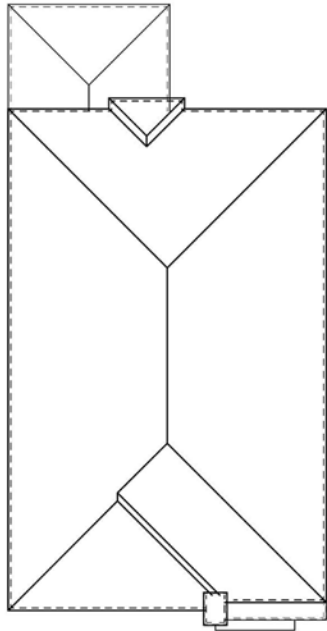
ALL PITCHES 4:12 U.N.O.
ROOF PLAN "D" SCALE: 1/8" = 1'-0"



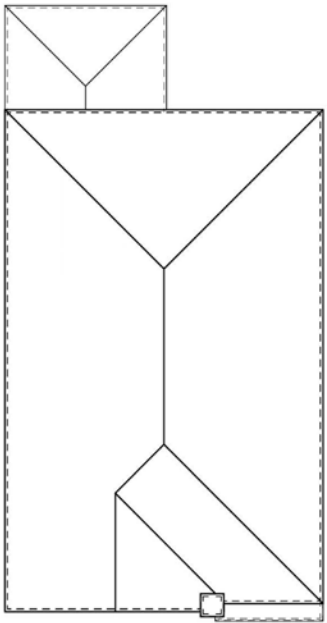


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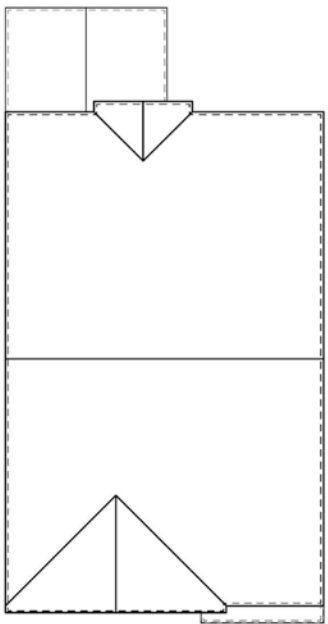
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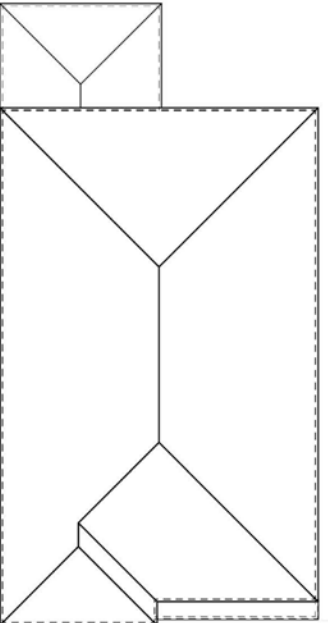
ALL PITCHES 4:12 U.N.O.
ROOF PLAN "A" SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.
ROOF PLAN "C" SCALE: 1/8" = 1'-0"

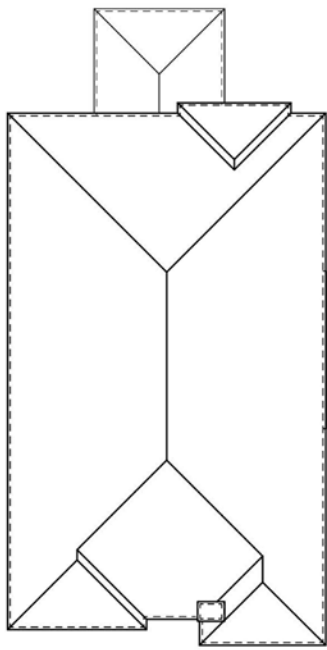


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ROOF PLAN "B" SCALE: 1/8" = 1'-0"

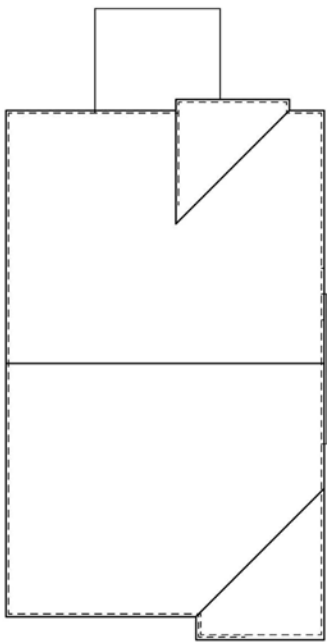


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ROOF PLAN "D" SCALE: 1/8" = 1'-0"

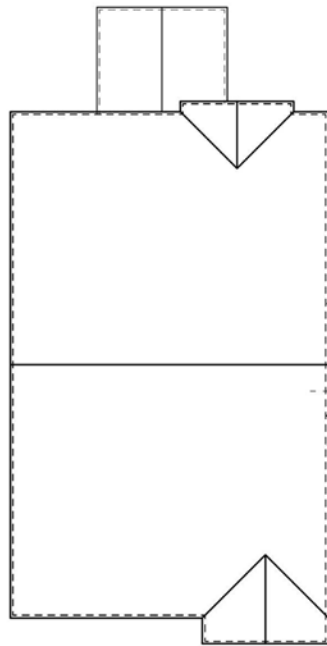




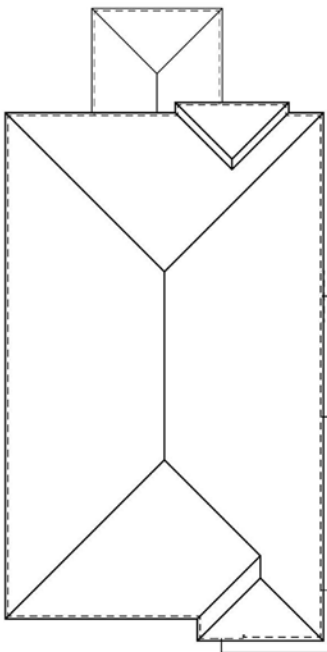
ALL PITCHES 4:12 U.N.O.
ROOF PLAN "A" SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.
ROOF PLAN "C" SCALE: 1/8" = 1'-0"

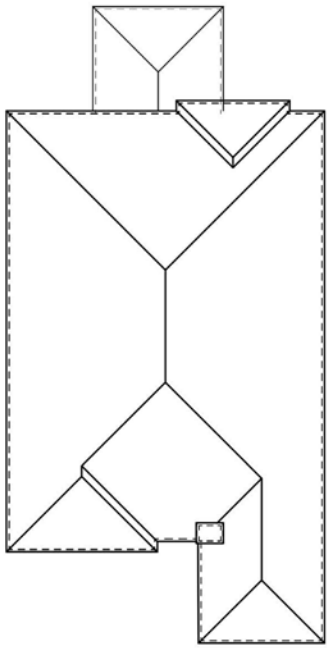


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ROOF PLAN "B" SCALE: 1/8" = 1'-0"

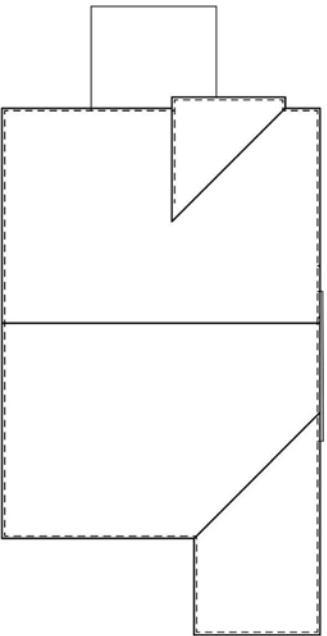


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ROOF PLAN "D" SCALE: 1/8" = 1'-0"

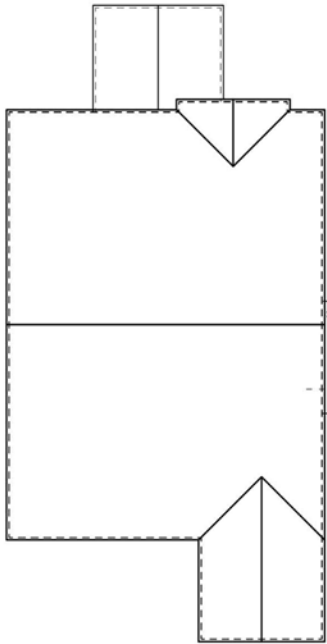




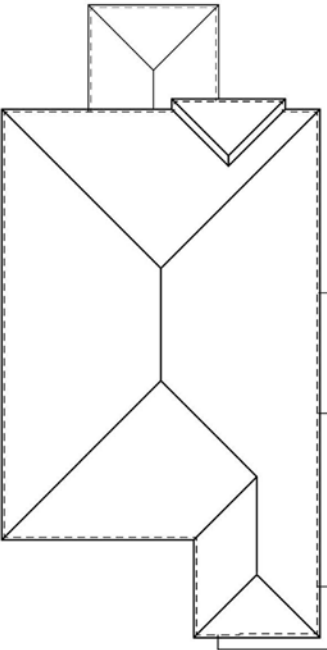
ALL PITCHES 4:12 U.N.O.
ROOF PLAN "A" SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.
ROOF PLAN "C" SCALE: 1/8" = 1'-0"

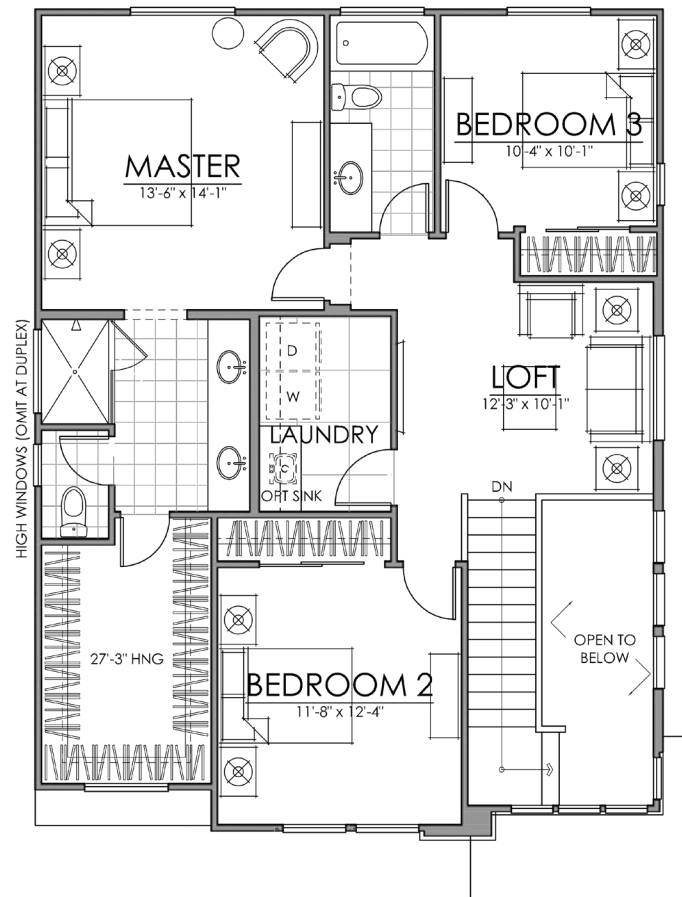


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ROOF PLAN "B" SCALE: 1/8" = 1'-0"

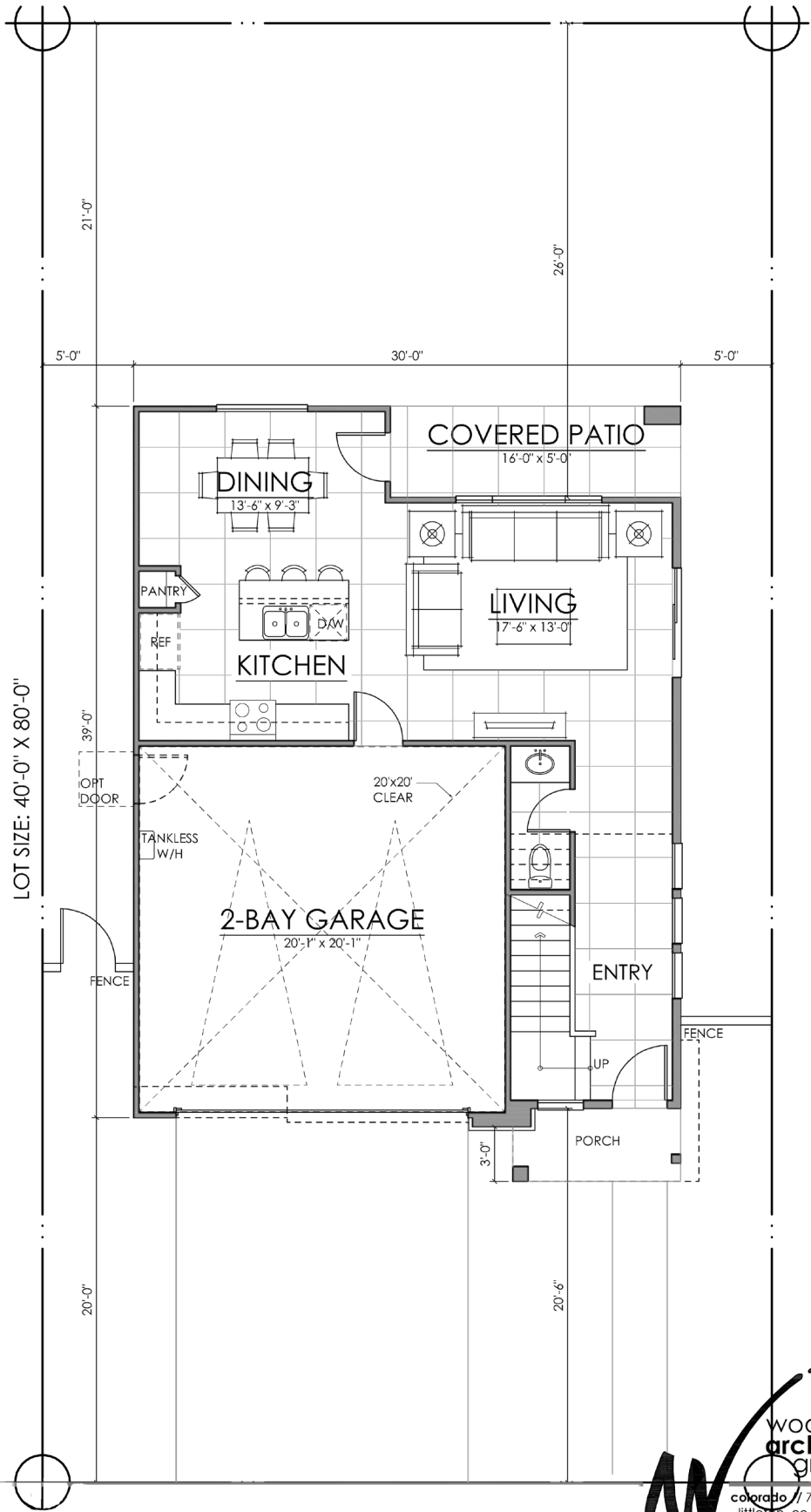


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ROOF PLAN "D" SCALE: 1/8" = 1'-0"



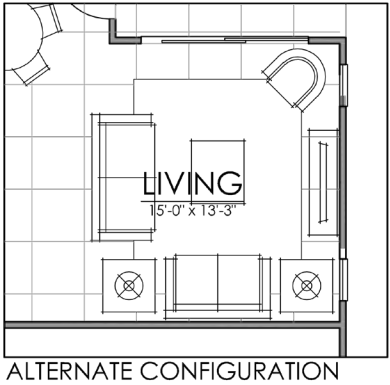
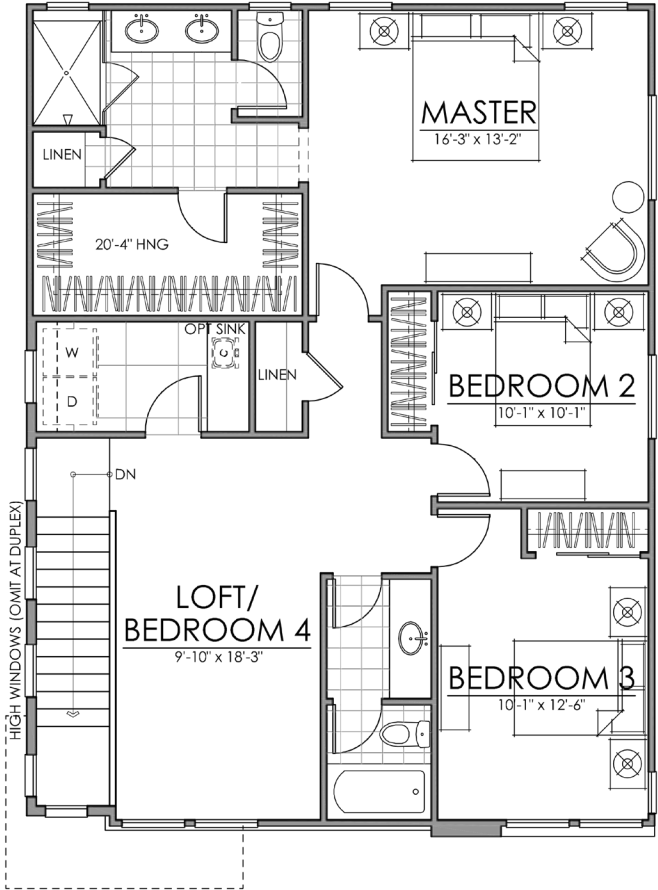
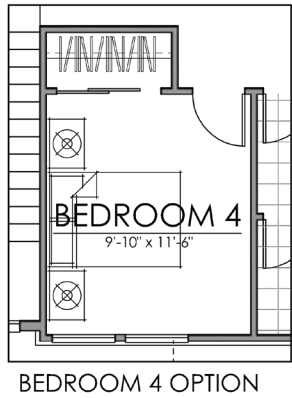


FIRST FLOOR	670 SQ. FT.
SECOND FLOOR	1014 SQ. FT.
TOTAL LIVING	1684 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	21%
SECOND FLOOR	32%



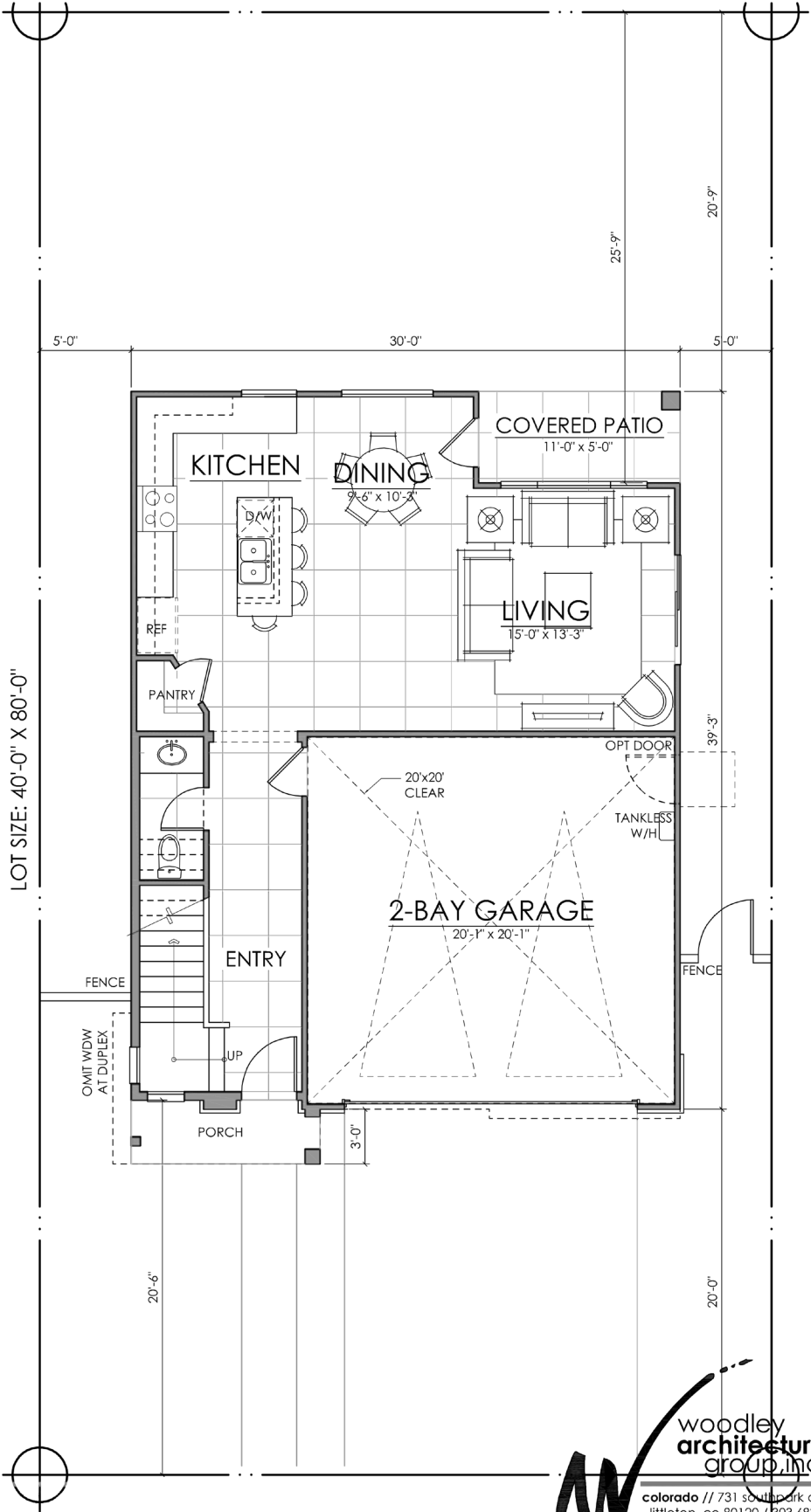
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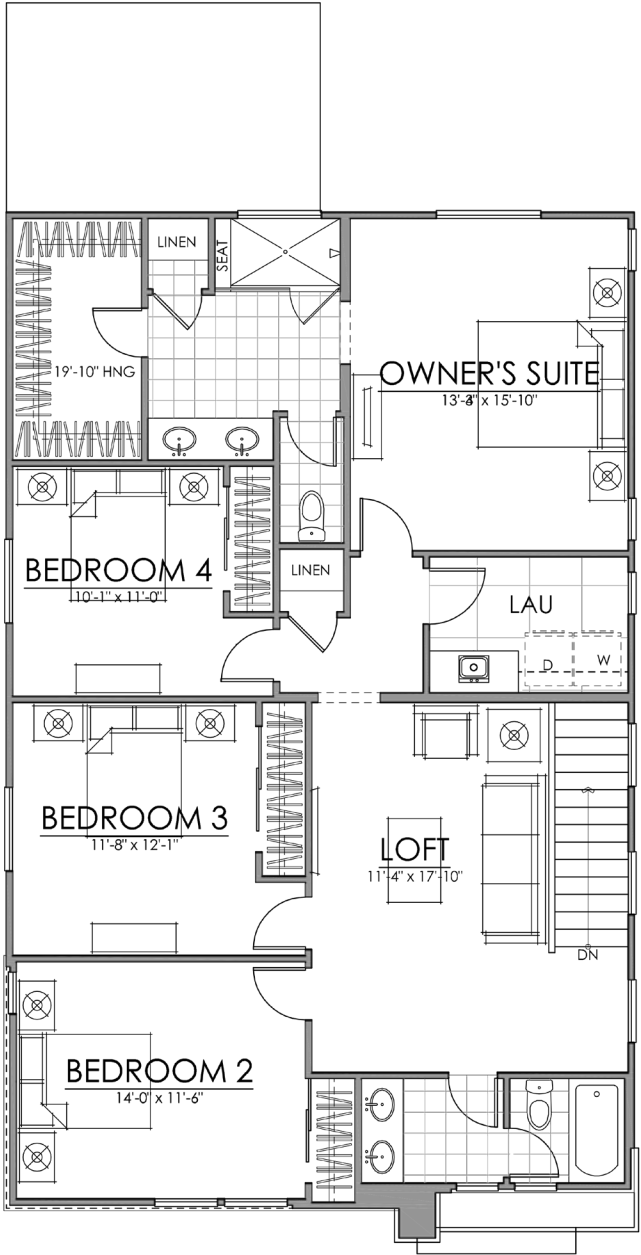
FIRST FLOOR	703 SQ. FT.
SECOND FLOOR	1104 SQ. FT.
TOTAL LIVING	1807 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	22%
SECOND FLOOR	35%

LOT SIZE: 40'-0" X 80'-0"

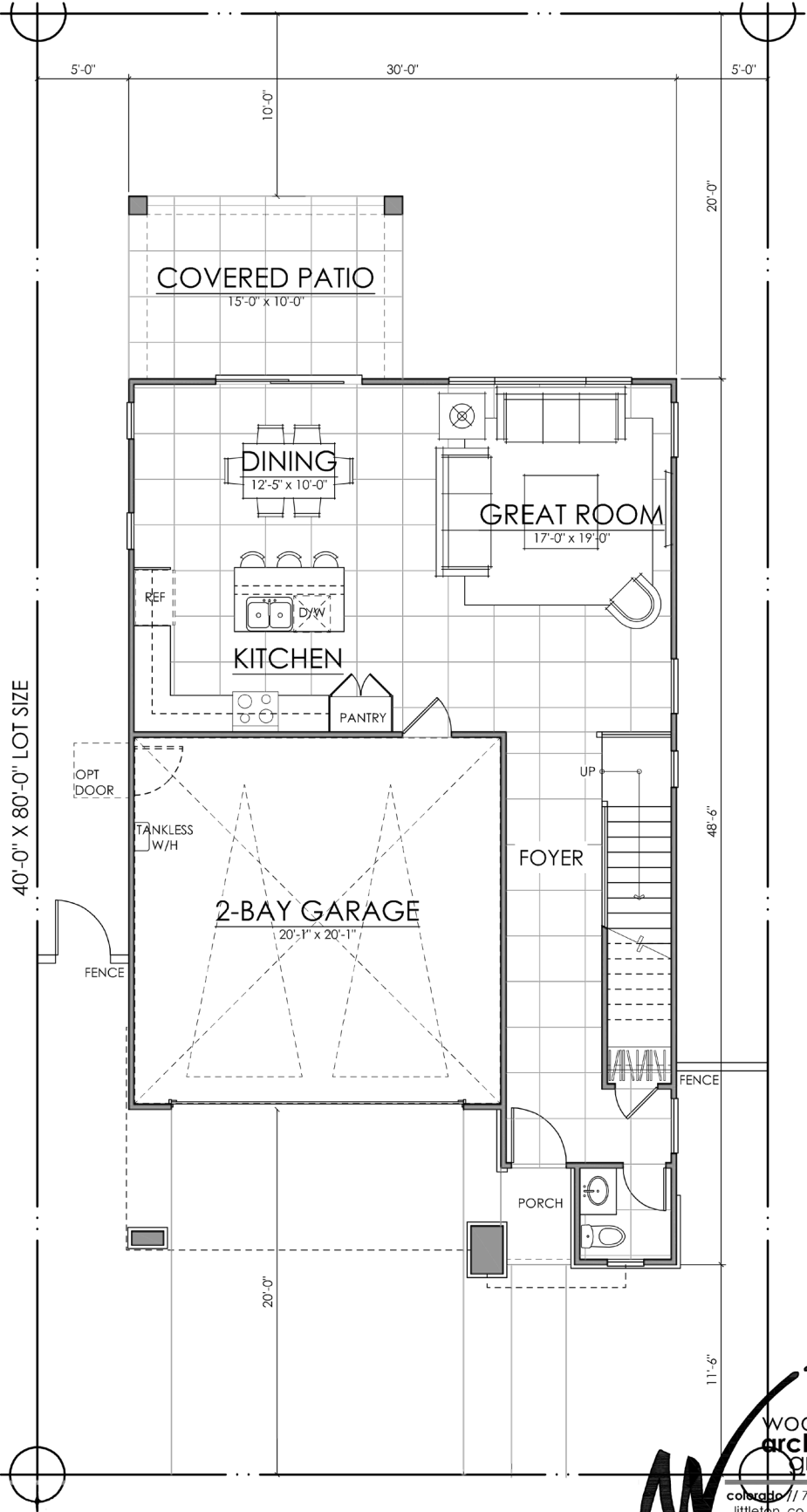


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FIRST FLOOR	845 SQ. FT.
SECOND FLOOR	1370 SQ. FT.
TOTAL LIVING	2215 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	26%
SECOND FLOOR	43%

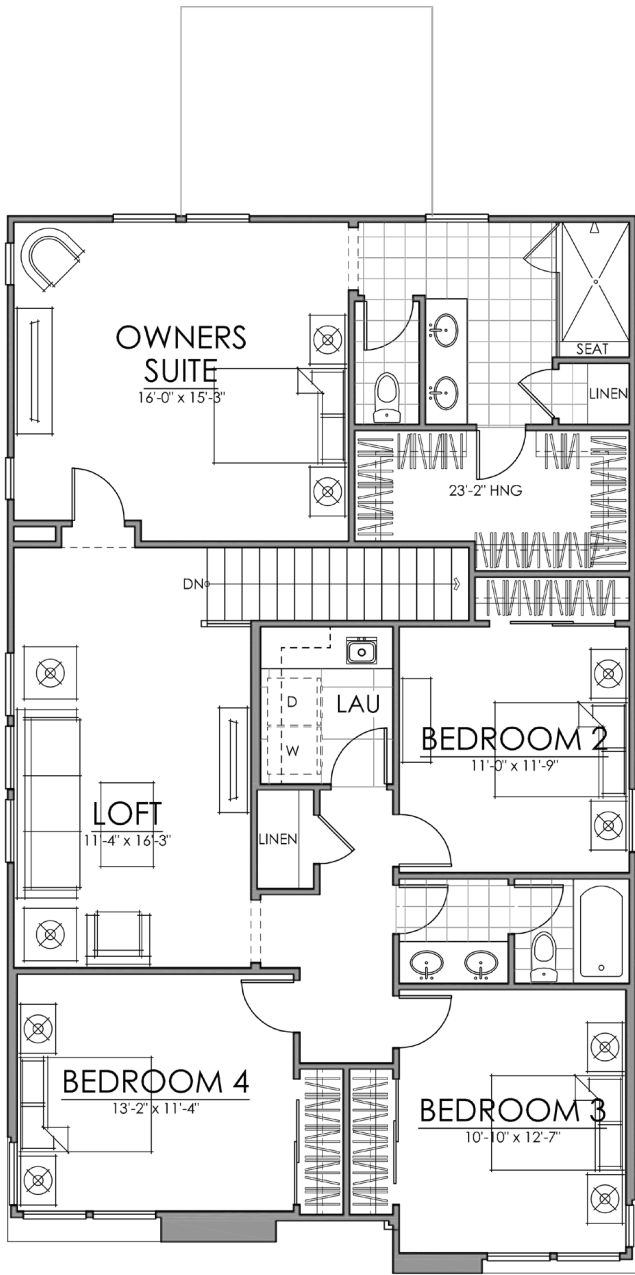


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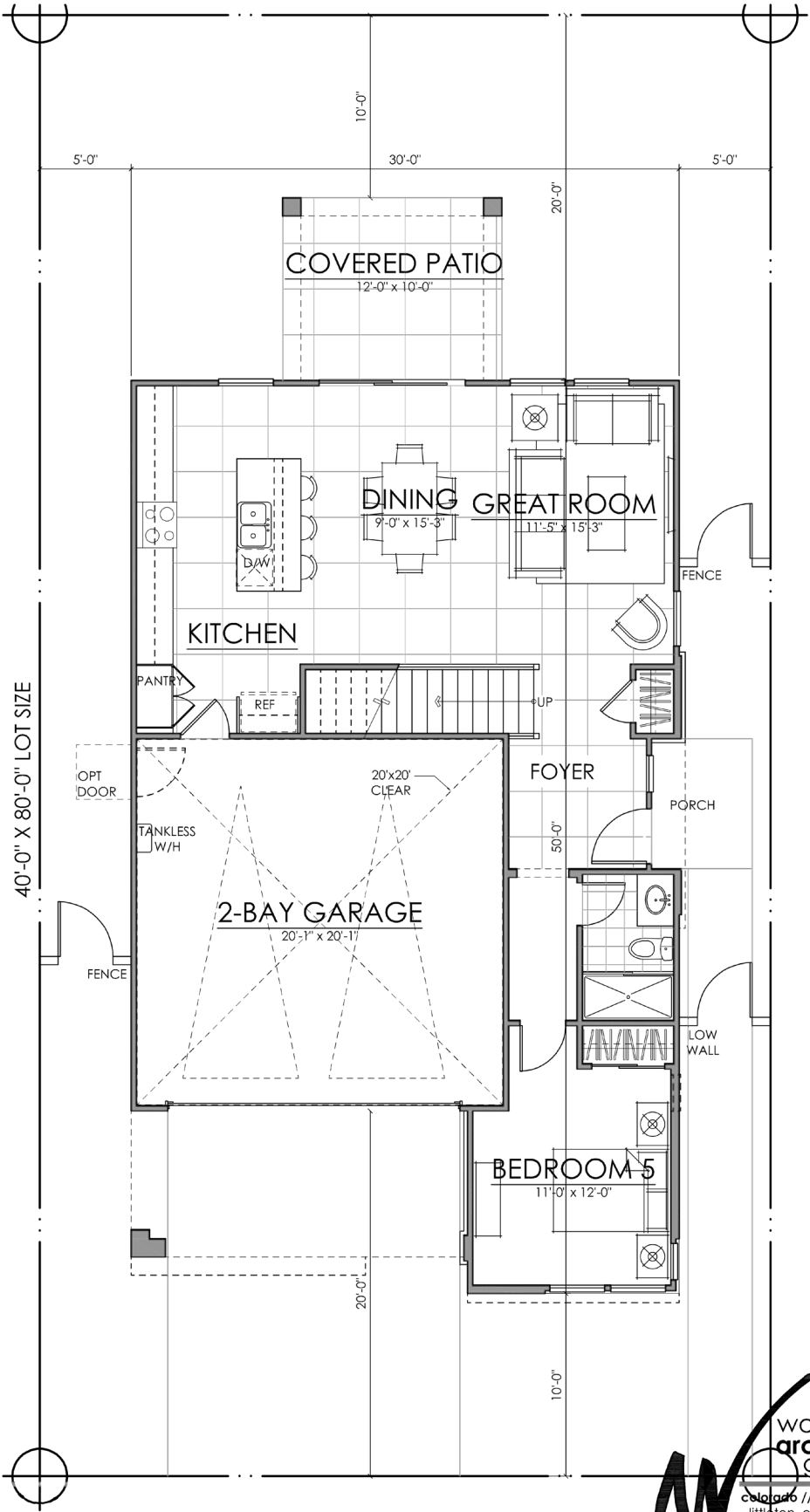
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PLAN 3

EXHIBIT L: FLOOR & ROOF PLANS



FIRST FLOOR	891 SQ. FT.
SECOND FLOOR	1419 SQ. FT.
TOTAL LIVING	2310 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	28%
SECOND FLOOR	44%

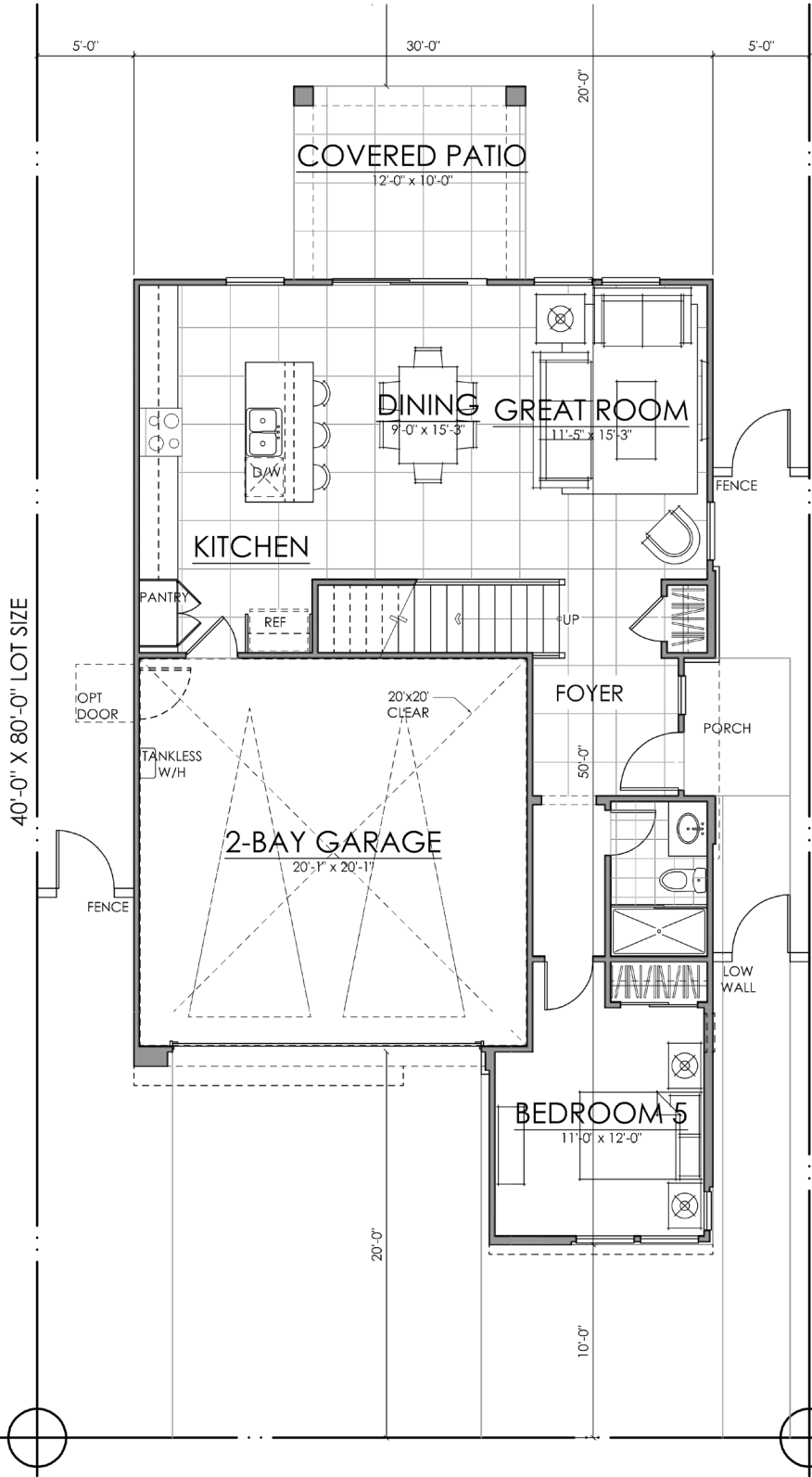
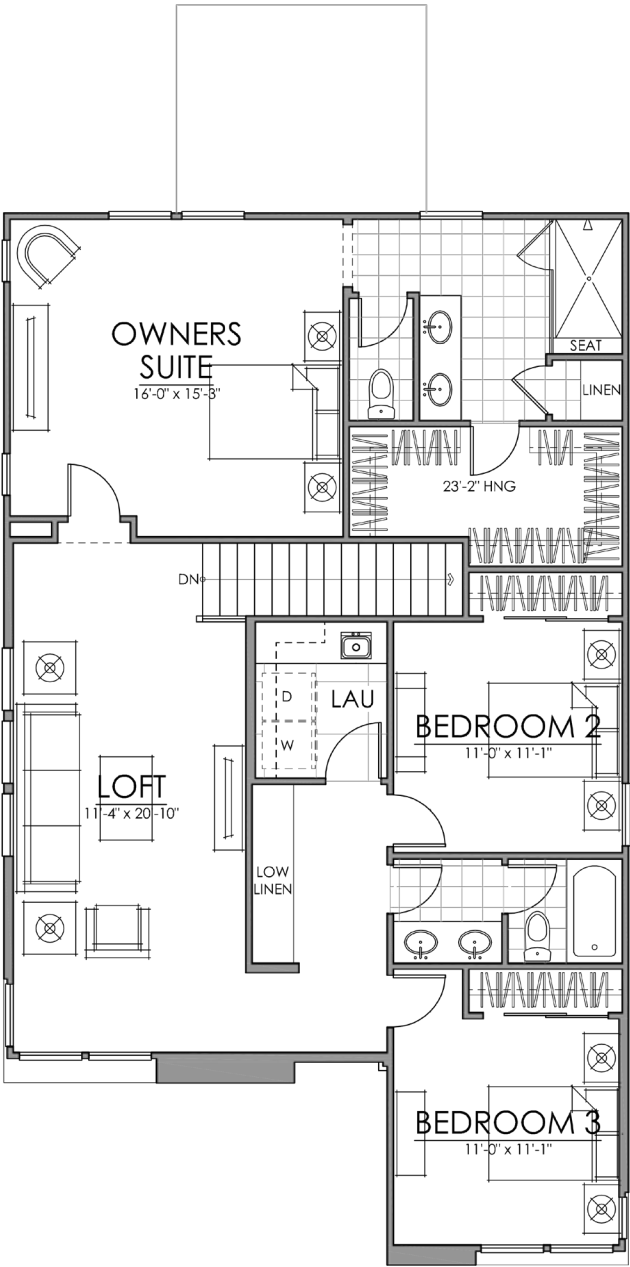


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PLAN 4

EXHIBIT L: FLOOR & ROOF PLANS



FIRST FLOOR	891 SQ. FT.
SECOND FLOOR	1286 SQ. FT.
TOTAL LIVING	2177 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	28%
SECOND FLOOR	40%

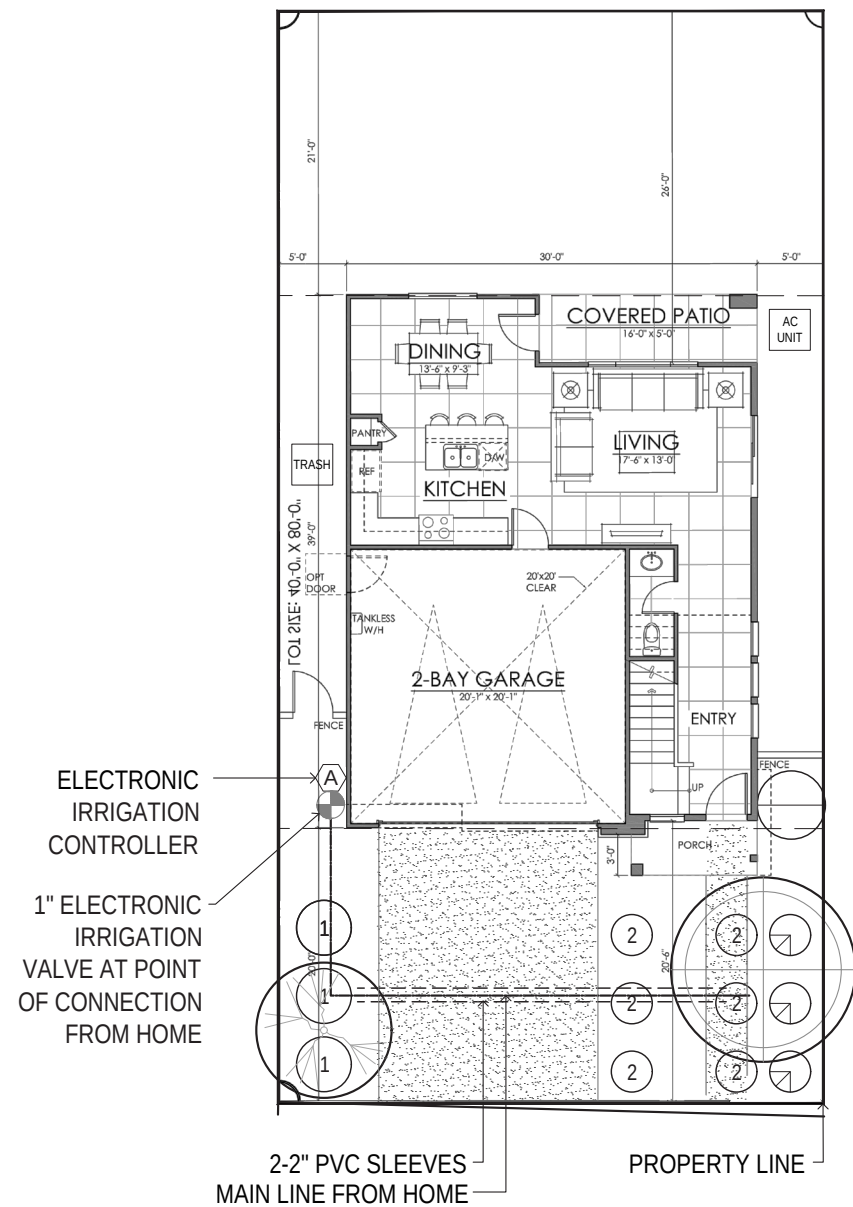
PLAN 4X OPT. SECOND FLOOR

EXHIBIT L: FLOOR & ROOF PLANS

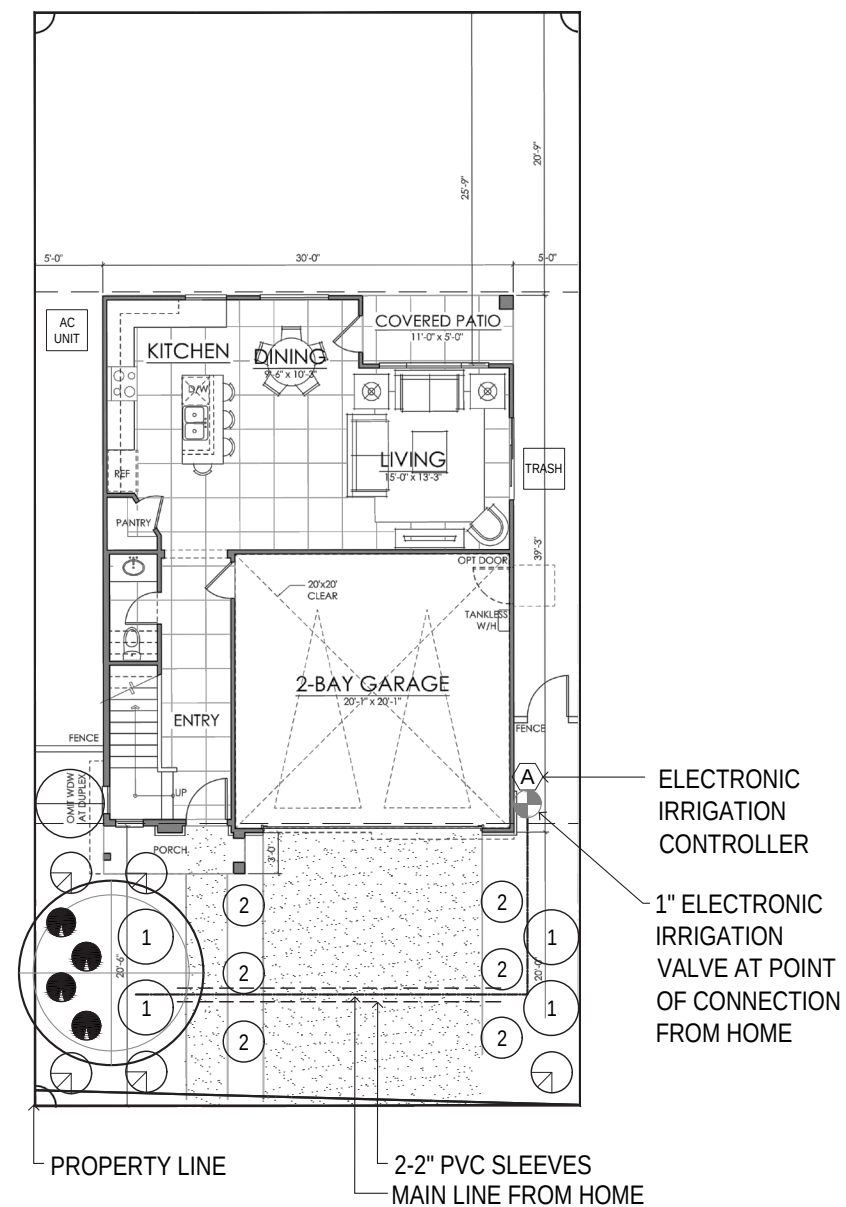


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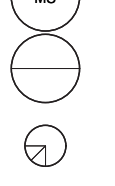
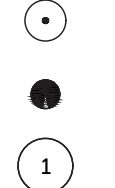
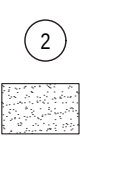
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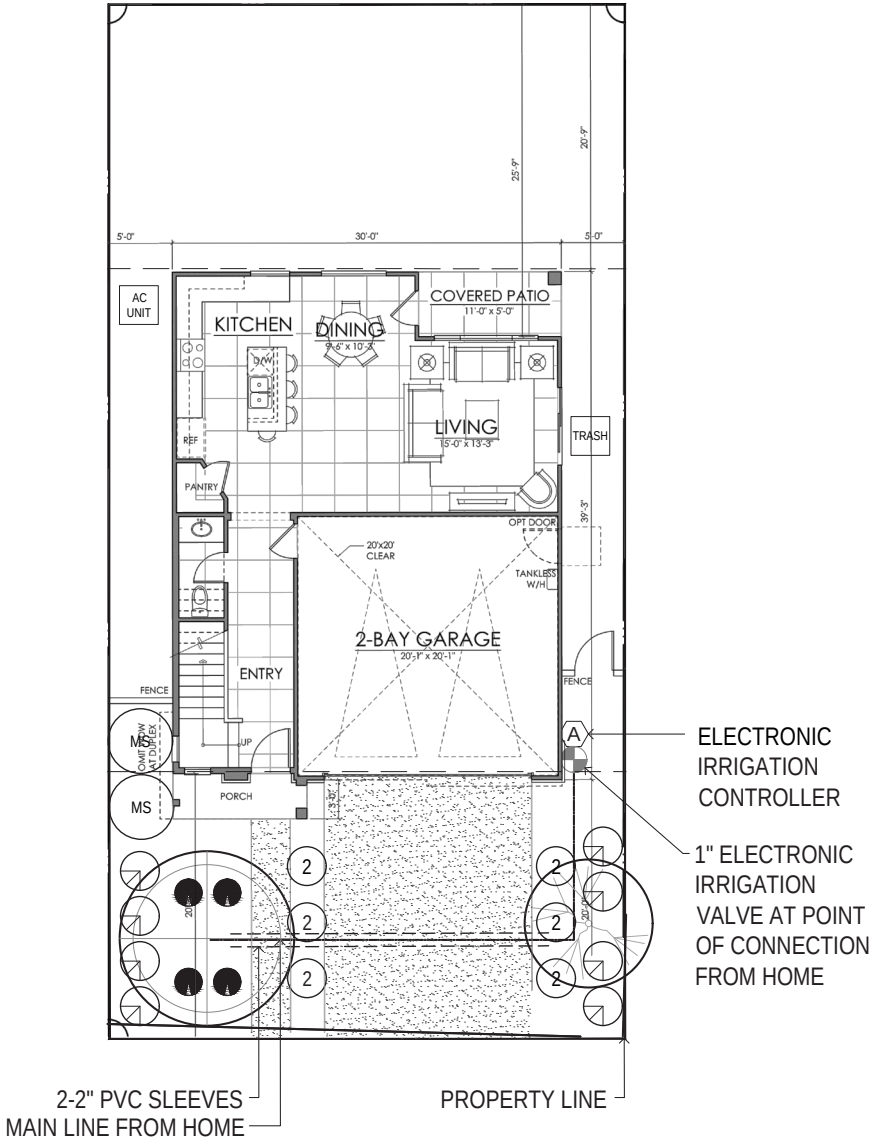


1 Typical Front Yard Landscape - Plan 1
SCALE: NTS

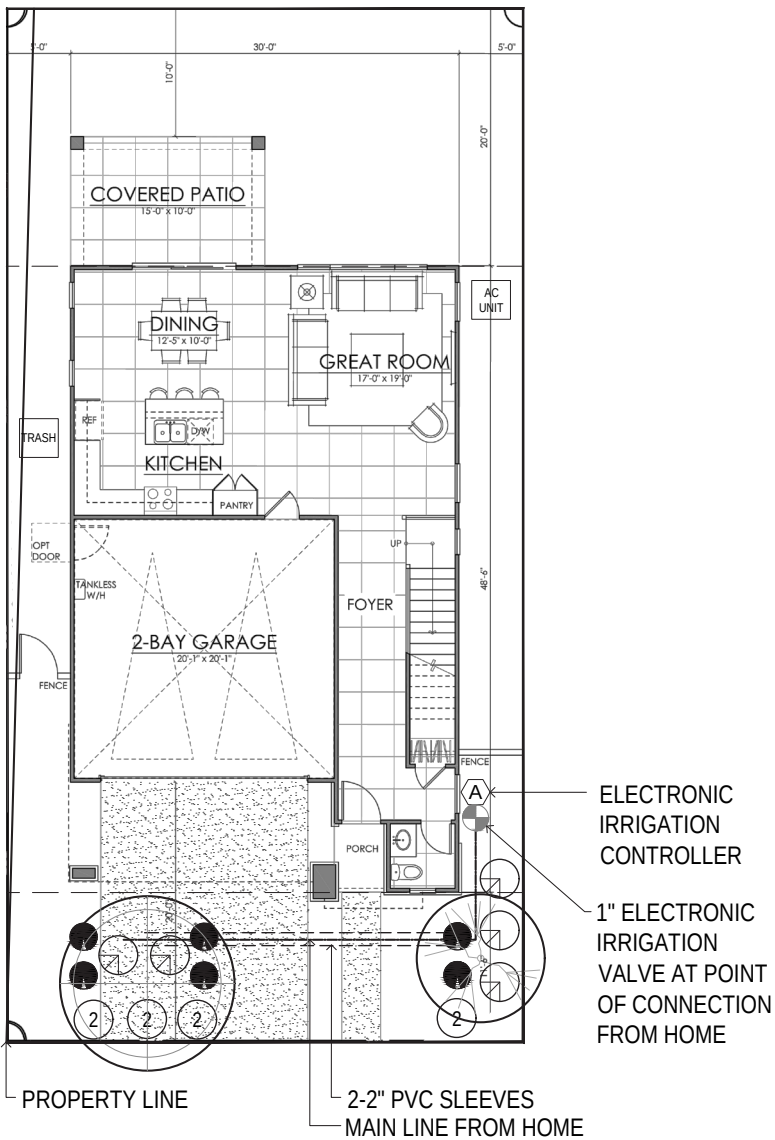


2 Typical Front Yard Landscape - Plan 2
SCALE: NTS

Symbol	Description
	24" BOX STREET TREE
	15 GAL. ACCENT TREE
	5 GAL. UPRIGHT SHRUB
	5 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB
	1 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB 1
	1 GAL. GROUNDCOVER 1
	1 GAL. GROUNDCOVER 2
	CONCRETE



3 Typical Front Yard Landscape - Plan 3
SCALE:NTS



4 Typical Front Yard Landscape - Plan 4
SCALE:NTS

Symbol	Description
Trees	
	24" BOX STREET TREE
	15 GAL ACCENT TREE
Shrubs	
	5 GAL. UPRIGHT SHRUB
	5 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB
	1 GAL. FOUNDATION SHRUB
	5 GAL. ACCENT SHRUB 1
	1 GAL. GROUNDCOVER 1
	1 GAL. GROUNDCOVER 2
	CONCRETE



elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN ONE | ELEVATION A | DESERT CONTEMPORARY
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NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN ONE | ELEVATION B | MODERN SPANISH
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN ONE | ELEVATION C | MID-CENTURY MODERN
HUDSON CROSSING | ARCADIA COMMUNITIES
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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



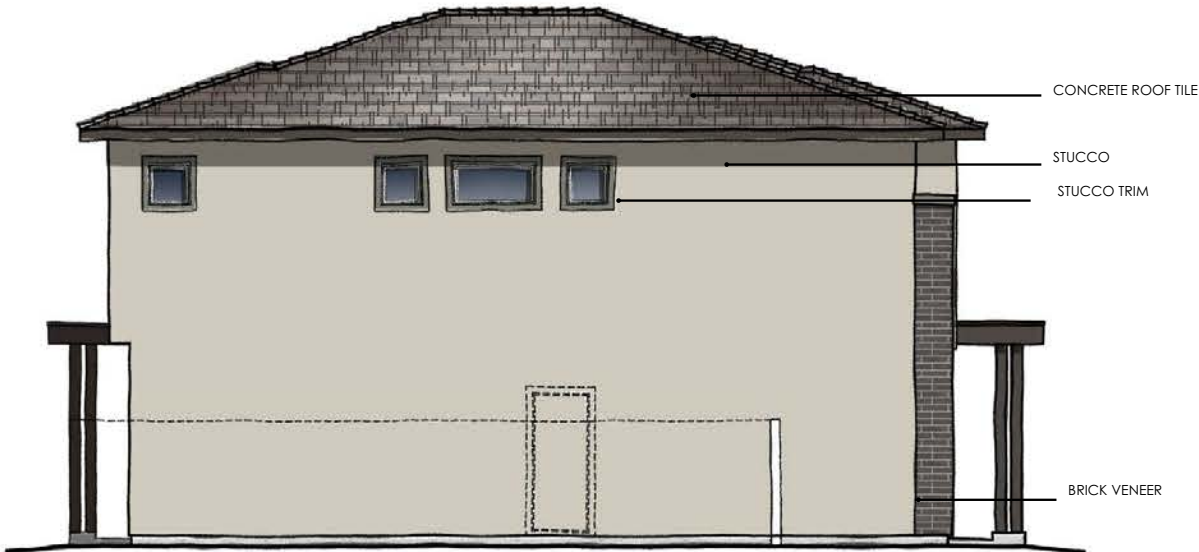
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN ONE | ELEVATION D | MODERN PRAIRIE
HUDSON CROSSING | ARCADIA COMMUNITIES
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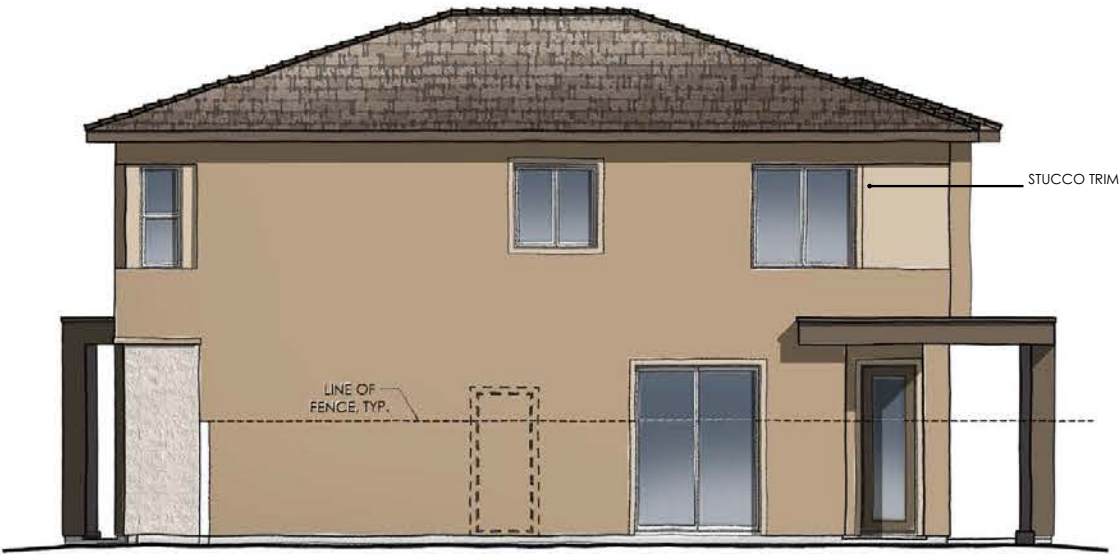
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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santa ana, ca 92705 / 949.553.8719



elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN TWO | ELEVATION A | DESERT CONTEMPORARY
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN TWO | ELEVATION B | MODERN SPANISH
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



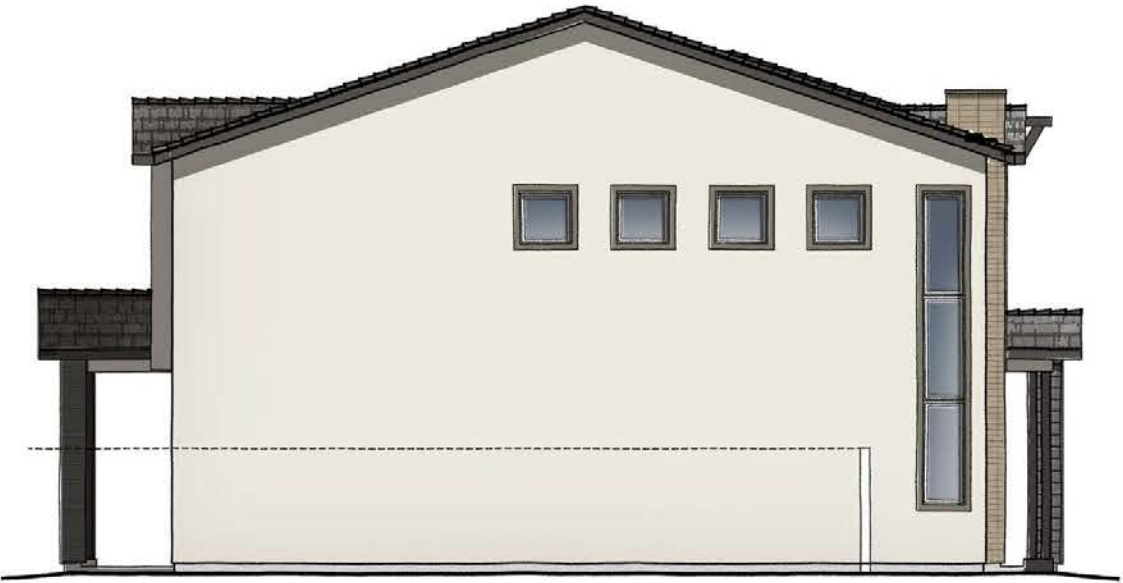
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN TWO | ELEVATION C | MID-CENTURY MODERN
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN TWO | ELEVATION D | MODERN PRAIRIE
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

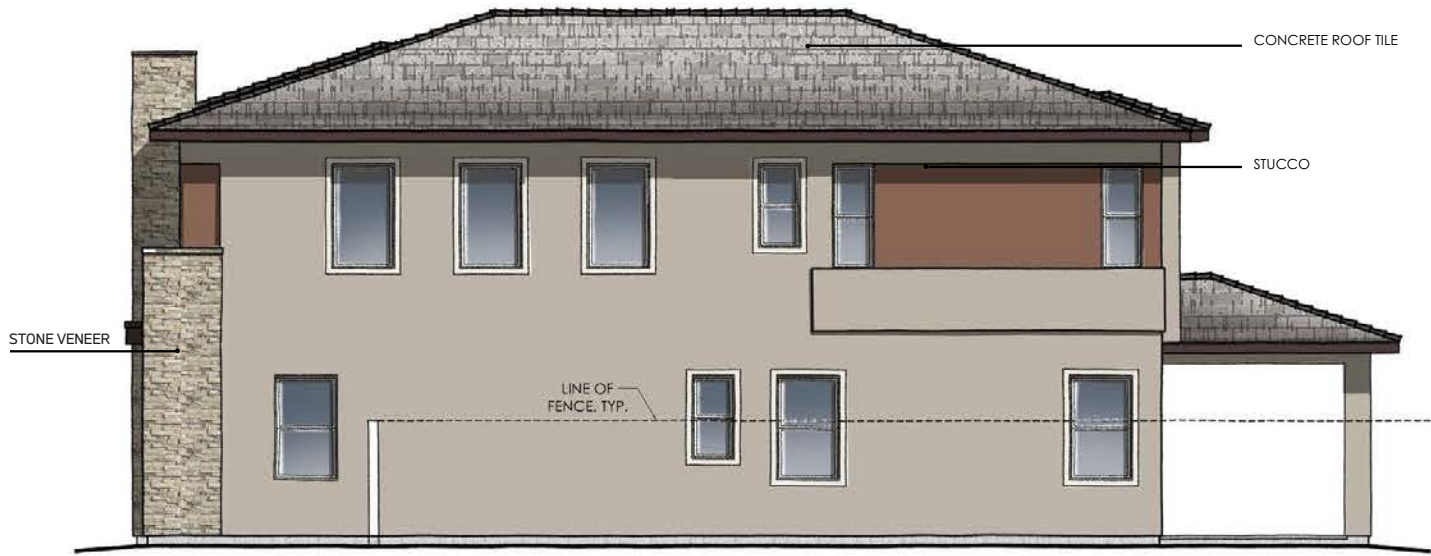
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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



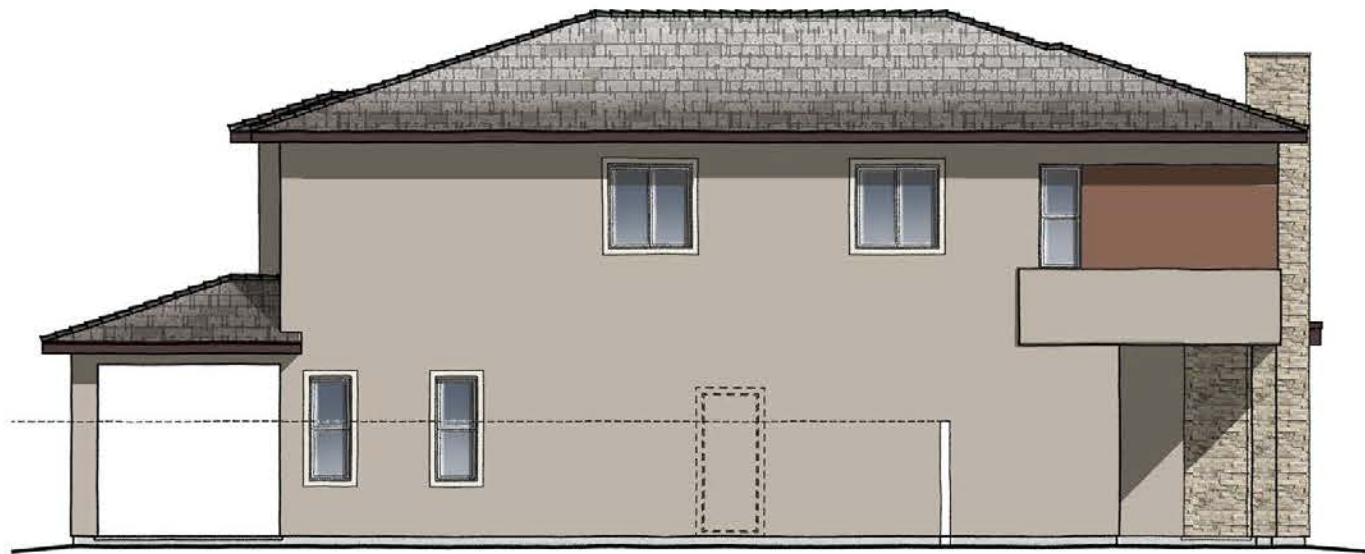
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

12.02.20



PLAN THREE | ELEVATION A | DESERT CONTEMPORARY
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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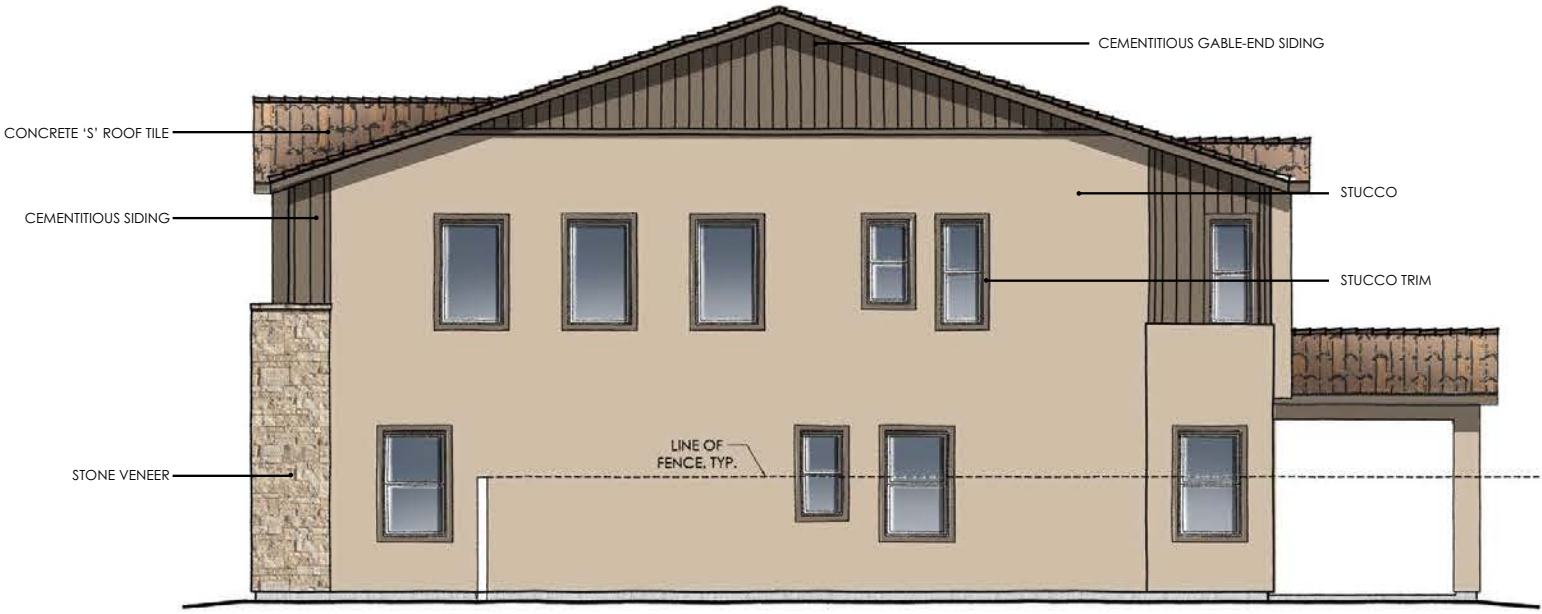
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santa ana, ca 92705 / 949.553.8919



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

12.02.20



PLAN THREE | ELEVATION B | MODERN SPANISH
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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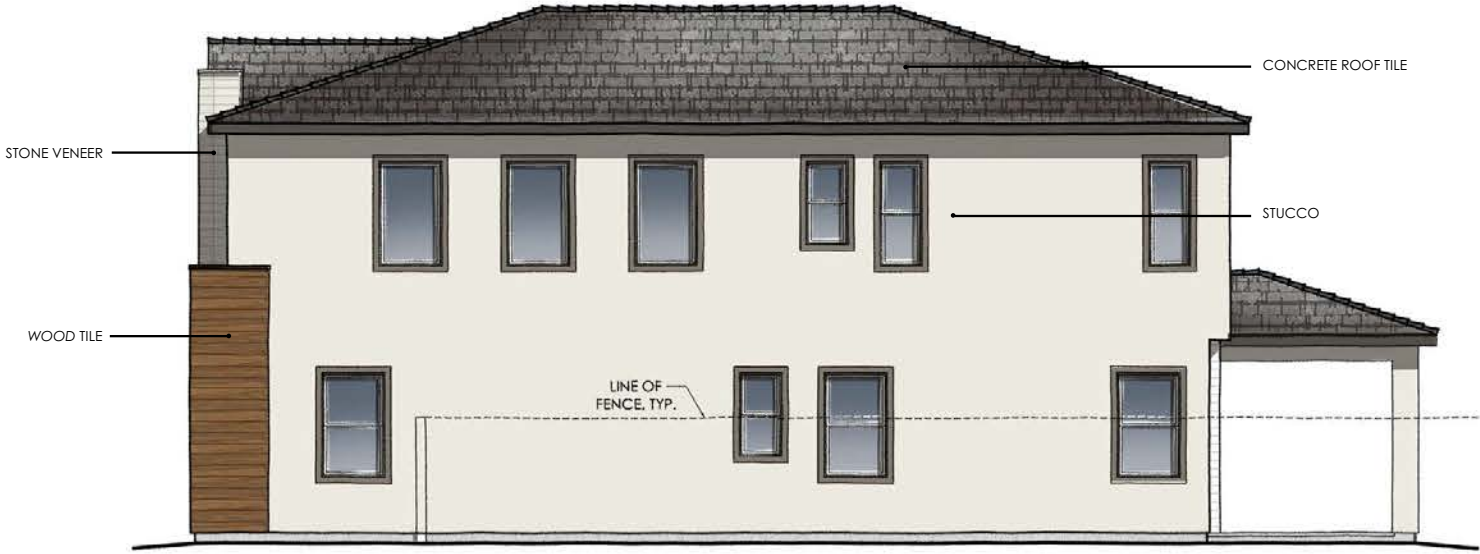
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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



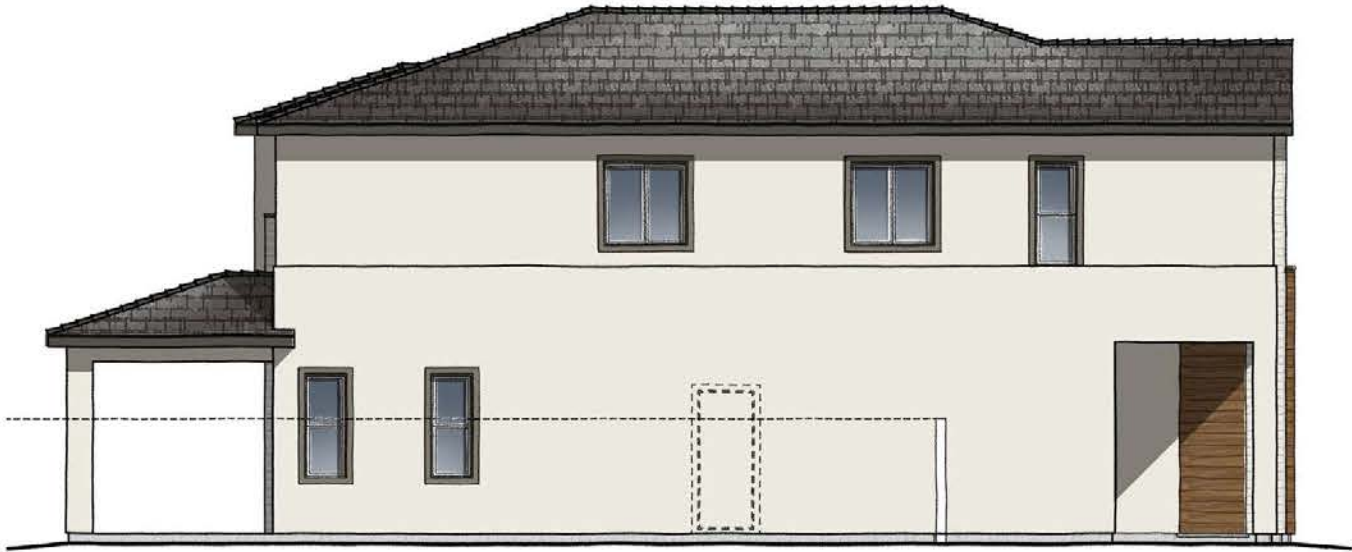
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN THREE | ELEVATION C | MID-CENTURY MODERN
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

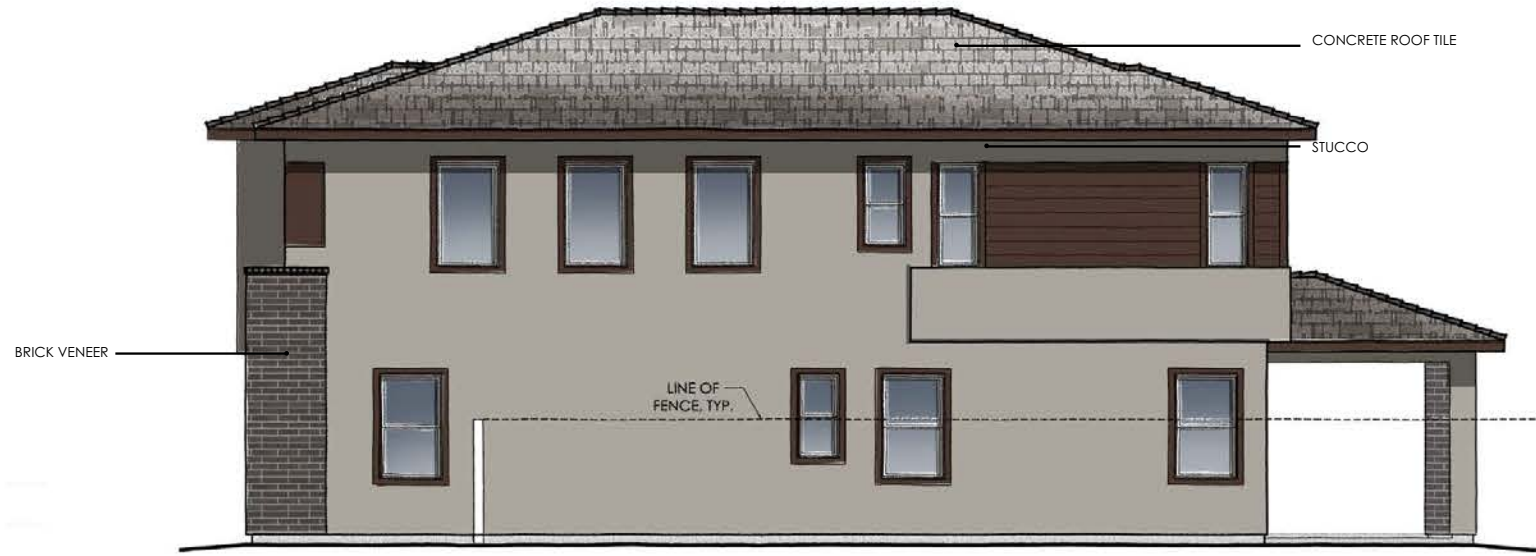
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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



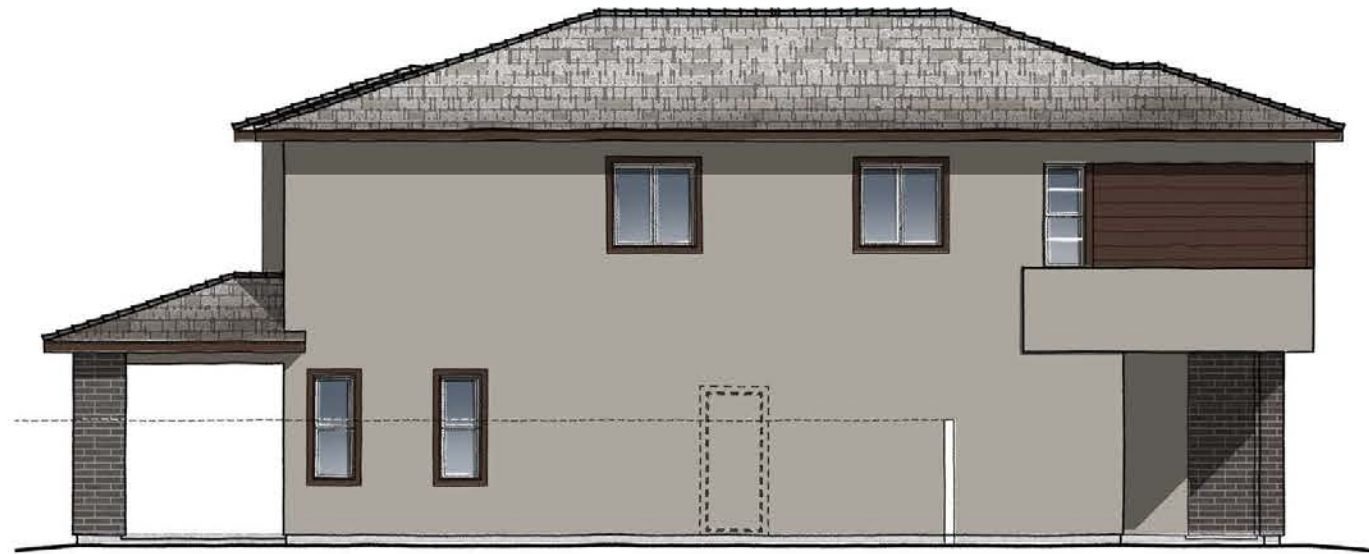
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN THREE | ELEVATION D | MODERN PRAIRIE
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN FOUR | ELEVATION A | DESERT CONTEMPORARY
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



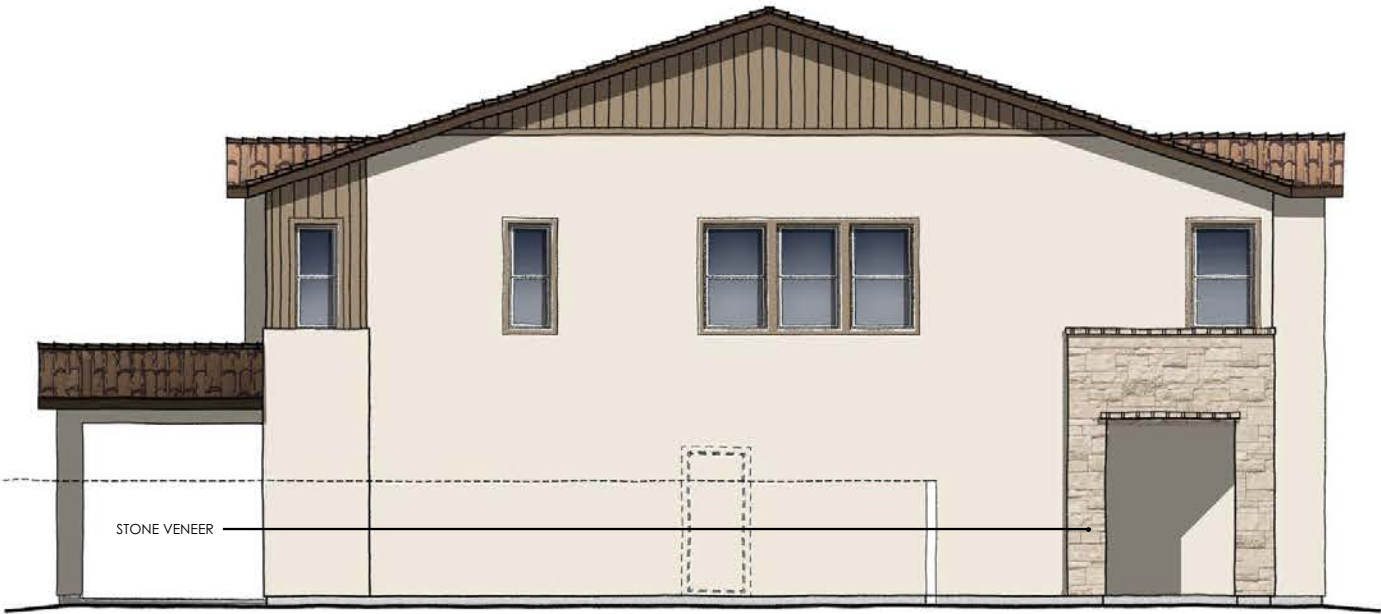
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN FOUR | ELEVATION B | MODERN SPANISH
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN FOUR | ELEVATION C | MID-CENTURY MODERN
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



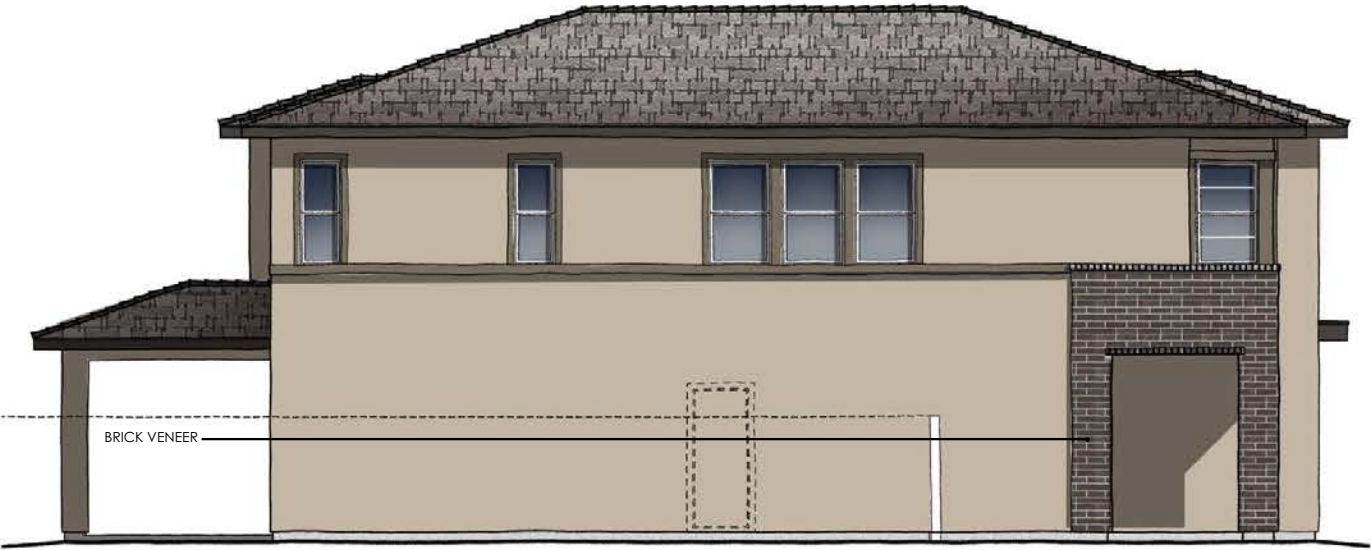
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



PLAN FOUR | ELEVATION D | MODERN PRAIRIE
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR
PLAN FOUR | ELEVATION A | DESERT CONTEMPORARY
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

12.02.20



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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



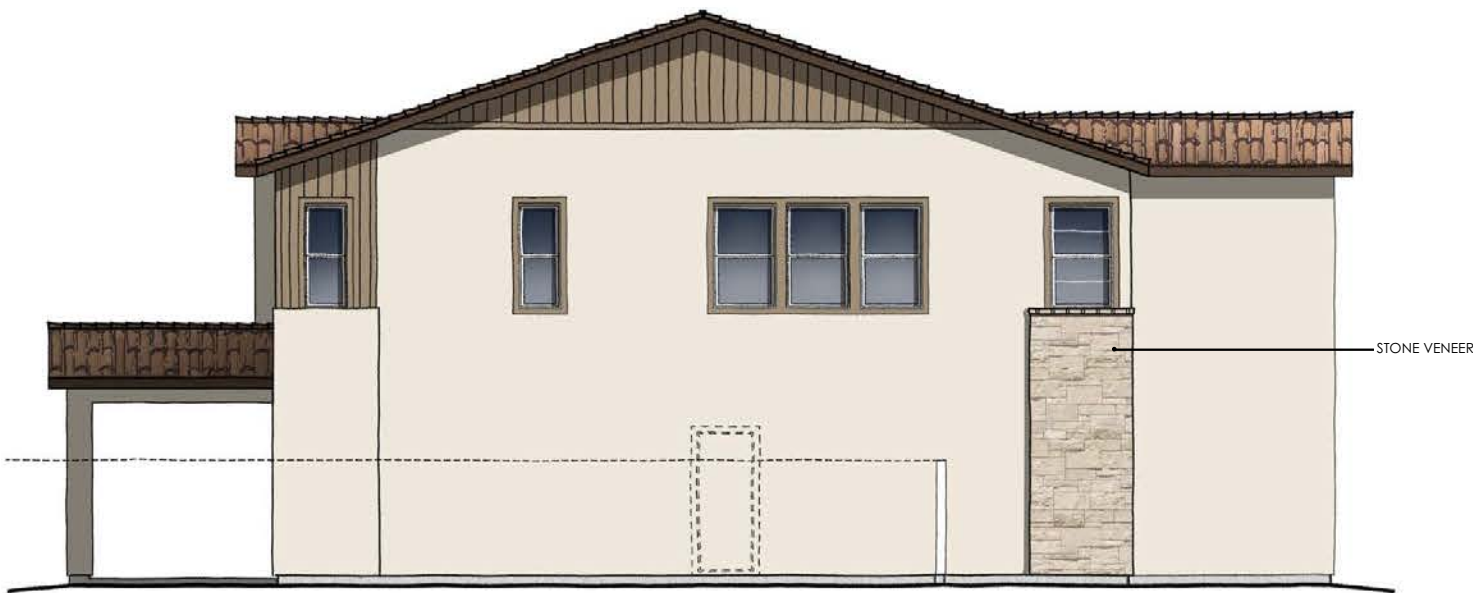
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR
PLAN FOUR | ELEVATION B | MODERN SPANISH
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

12.02.20



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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



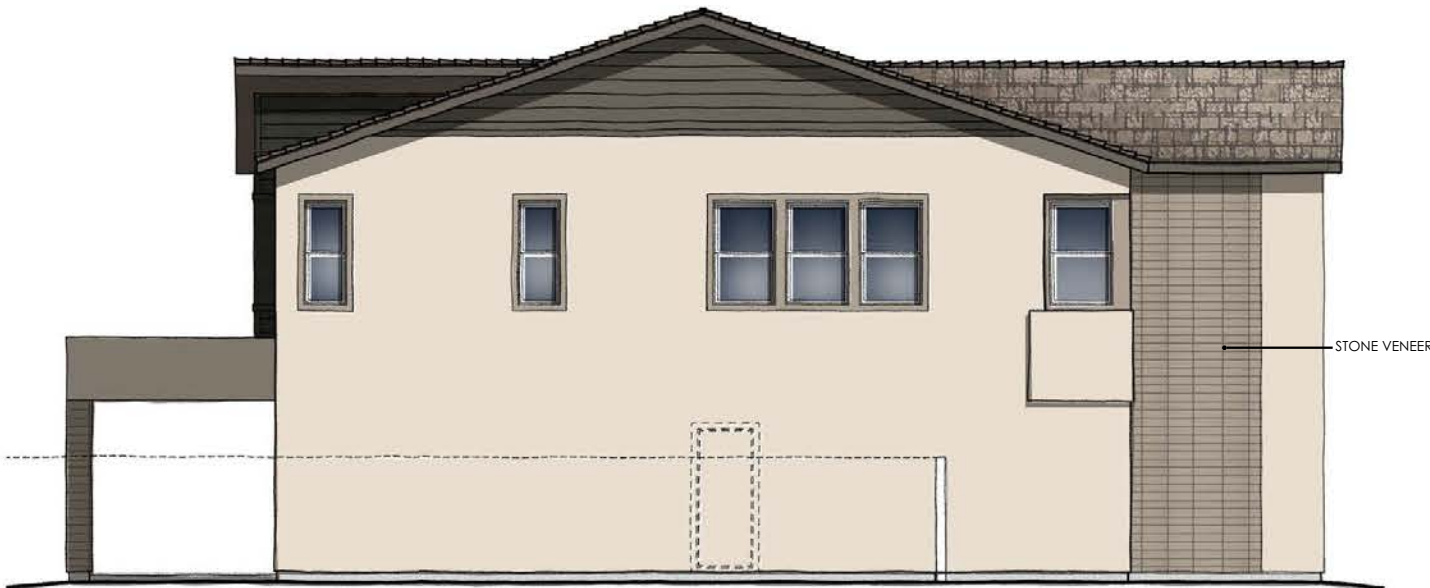
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND FLOOR
PLAN FOUR | ELEVATION C | MID-CENTURY MODERN
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

12.02.20



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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



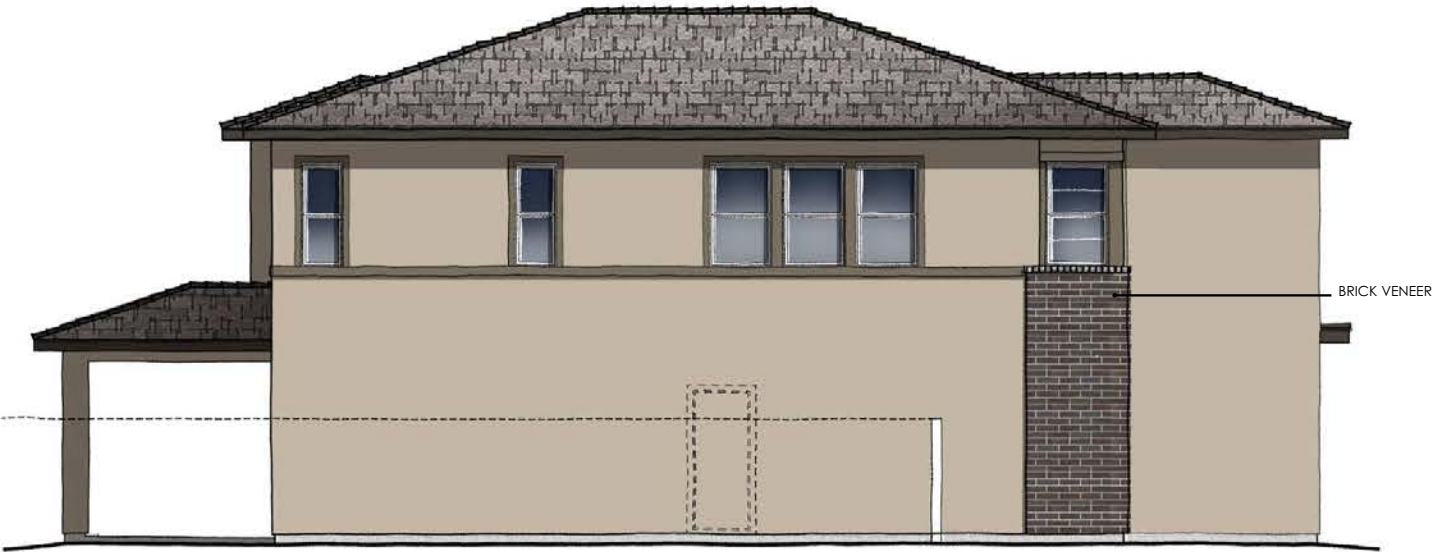
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.02.20



OPTIONAL SECOND FLOOR
PLAN FOUR | ELEVATION D | MODERN PRAIRIE
HUDSON CROSSING | ARCADIA COMMUNITIES
CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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SCHEME 1
ELEVATION A | DESERT CONTEMPORARY



SCHEME 2
ELEVATION A | DESERT CONTEMPORARY



SCHEME 3
ELEVATION A | DESERT CONTEMPORARY



SCHEME 4
ELEVATION B | MODERN SPANISH



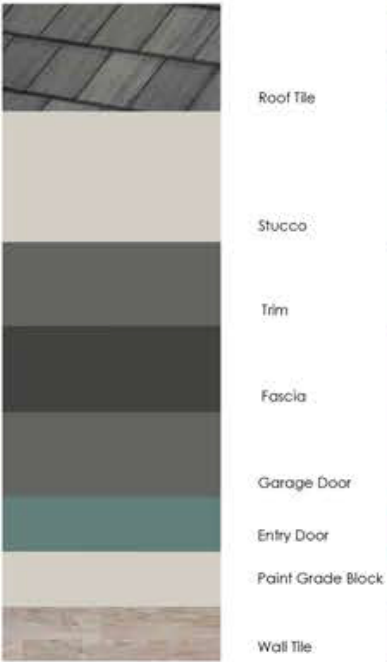
SCHEME 5
ELEVATION B | MODERN SPANISH



SCHEME 6
ELEVATION B | MODERN SPANISH



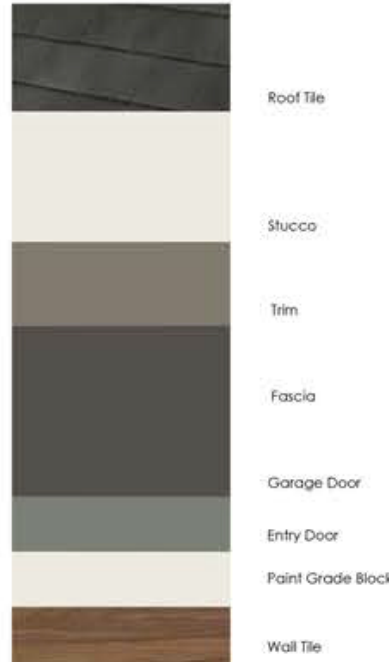
SCHEME 7
ELEVATION C | MID-CENTURY MODERN



SCHEME 8
ELEVATION C | MID-CENTURY MODERN



SCHEME 9
ELEVATION C | MID-CENTURY MODERN



SCHEME 10
ELEVATION D | MODERN PRAIRIE



SCHEME 11
ELEVATION D | MODERN PRAIRIE



SCHEME 12
ELEVATION D | MODERN PRAIRIE



LIGHT FIXTURE



HUDSON CROSSING | CHANDLER ARIZONA
ARCADIA COMMUNITIES

Original Date 03.17.20
Add Stucco II A Elev. 08.27.20
Add Gable-End Siding 09.21.20
Color Changes 12.10.20

MATERIALS		
Paint: Sherwin Williams	Wood Tile: Dal Tile	Stone: El Dorado Stone
Roof: Boral Roof	Schluter: Schluter Systems	Stone: Creative Mines
Grout: Solomon Colors, Inc	Brick:Endicott	Wall Tile Grout: Laticrete
		Garage Door: Wayne Dalton

ELEVATION A DESERT CONTEMPORARY			
	SCHEME 1	SCHEME 2	SCHEME 3
ROOF SAXONY 900 SLATE	1FJCS5360 Stone Mountain Dark	1FJCS3233 Brown Blend	1FJCS0330 Appalachian Blend
STUCCO I	SW 7036 Accessible Beige	SW 6108 Latte	SW 7044 Amazing Gray
STUCCO II	SW 9174 Moth Wing	SW 9108 Double Latte	SW 6061 Tanbark
TRIM	SW 7038 Tony Taupe	SW 6106 Kilim Beige	SW 7008 Alabaster
FASCIA GARAGE DOOR	SW 7048 Urbane Bronze	SW 7040 Smokehouse	SW 6013 Bitter Chocolate
ENTRY DOOR	SW 6076 Turkish Coffee	SW 2848 Roycroft Pewter	SW 6062 Rugged Brown
STONE EL DORADO STONE VANTAGE 30 DRYSTACK	White Elm Vantage 30	White Elm Vantage 30	Craft Split Timberwolf
TRIM AT STONE STUCCO OVER FOAM	SW 7042 Shoji White	SW 7042 Shoji White	SW 7658 Gray Clouds

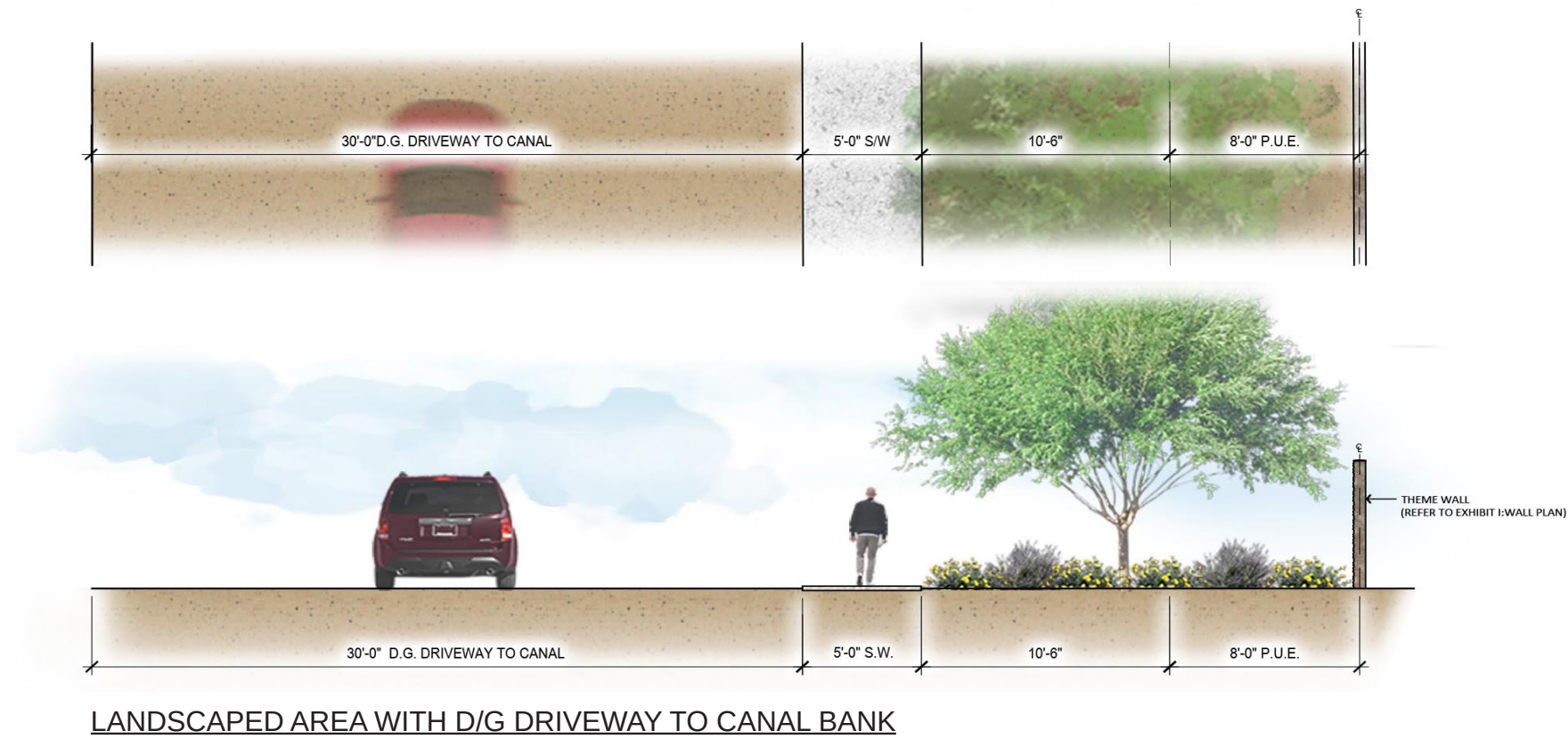
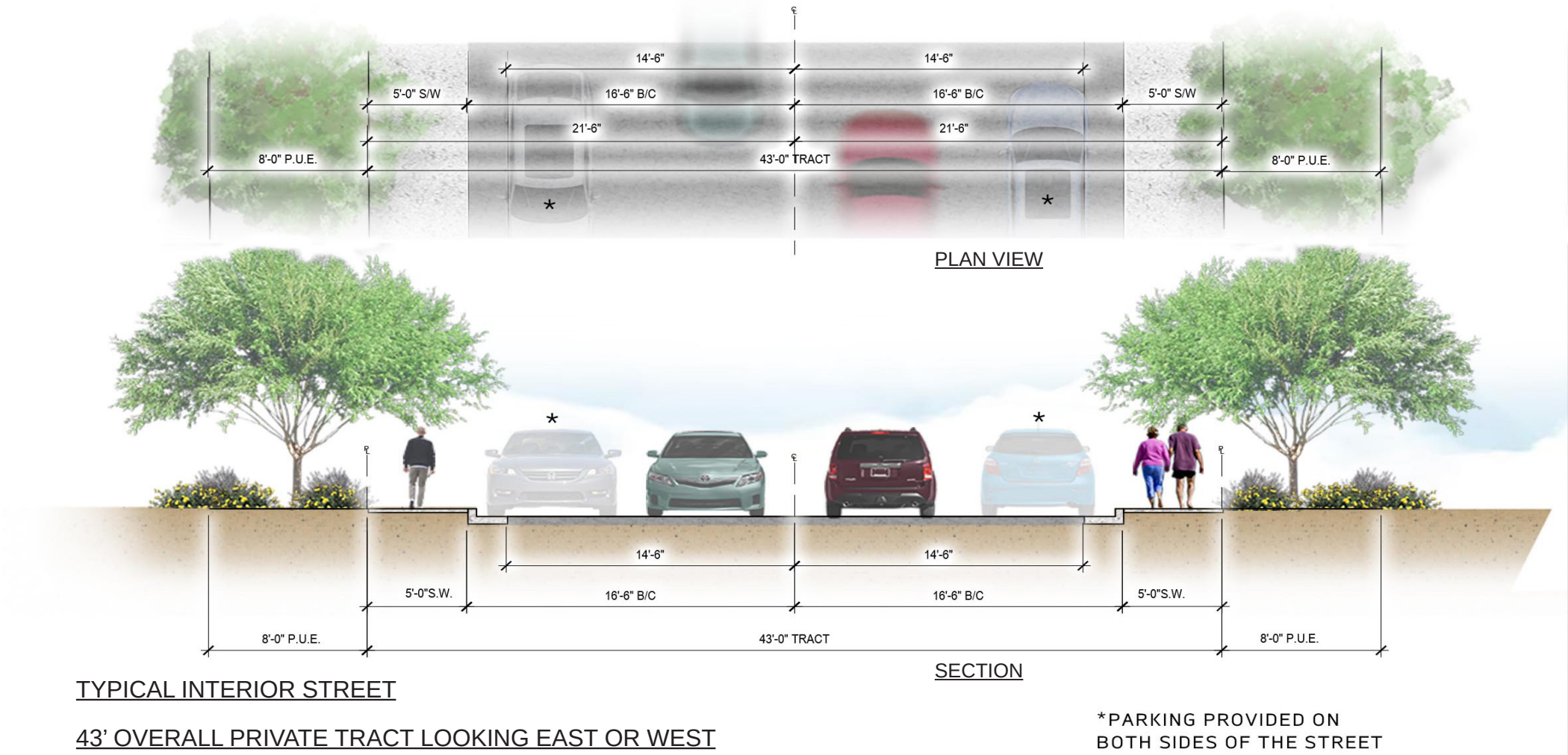
ELEVATION B MODERN SPANISH			
	SCHEME 4	SCHEME 5	SCHEME 6
ROOF MISSION "S"	1MSCS1132 Charcoal Brown Blend	1MSCS6464 California Mission Blend	1MSCS0431 Apple Bark
STUCCO	SW 7541 Grecian Ivory	SW 7012 Creamy	SW 7527 Nantucket Dune
VERTICAL SIDING TRIM AT VERTICAL SIDING	SW 7040 Smokehouse	SW 7535 Sandy Ridge	SW 7514 Foothills
TRIM	SW 7507 Stone Lion	SW 7535 Sandy Ridge	SW 7514 Foothills
FASCIA	SW 7041 Van Dyke Brown	SW 7027 Well-Bred Brown	SW 6076 Turkish Coffee
ENTRY DOOR	SW 7740 Messenger Bag	SW 7622 Homburg Gray	SW 2839 Roycroft Copper Red
STONE EL DORADO STONE CUT COARSE STONE DRYSTACK	Madrona Cut Coarse Stone	Oyster Cut Coarse Stone	Seashell Cut Coarse Stone
TRIM AT STONE STUCCO OVER FOAM	SW 7507 Stone Lion	SW 7532 Urban Putty	SW 7555 Patience

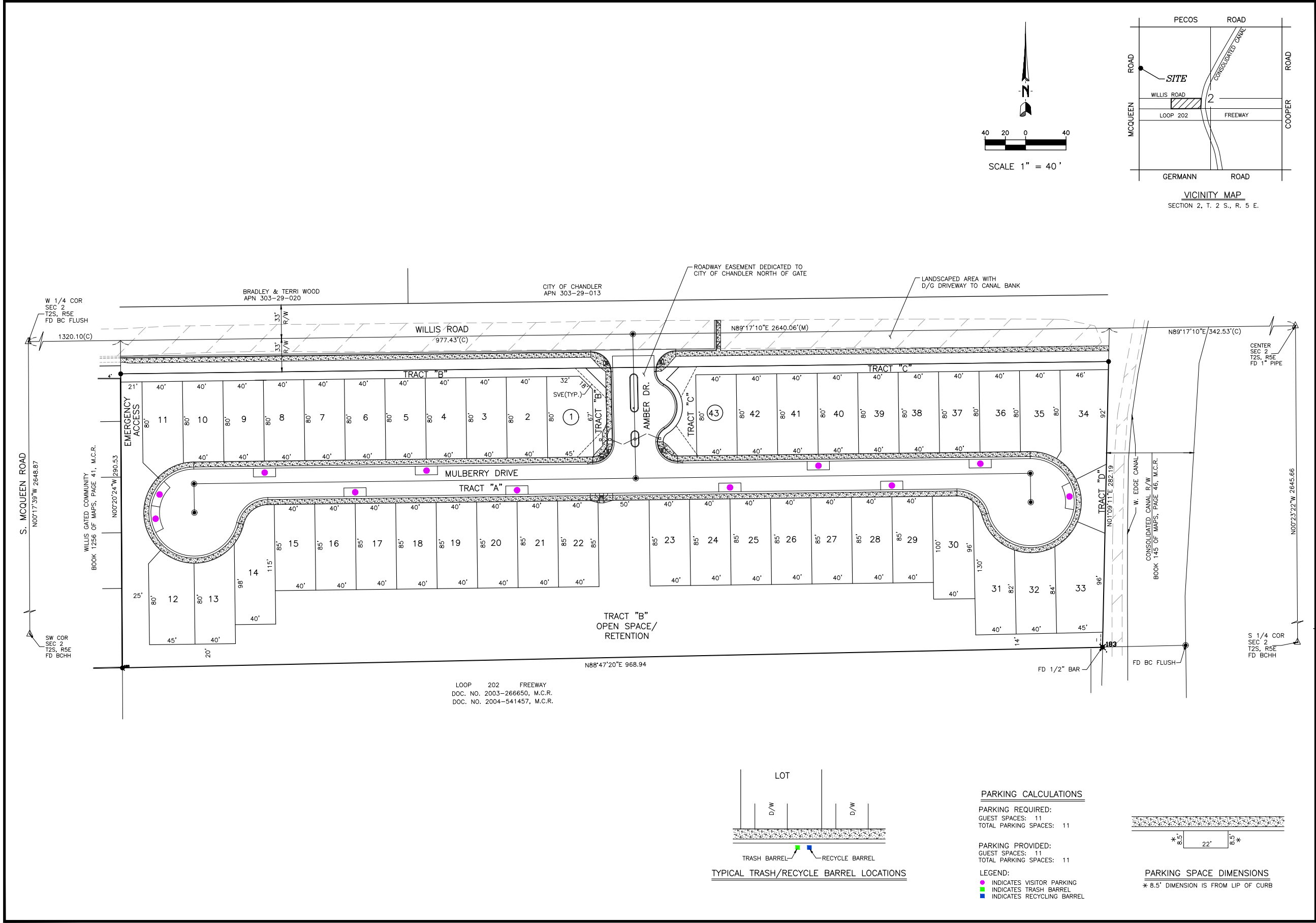
HUDSON CROSSING | CHANDLER ARIZONA
ARCADIA COMMUNITIES

Original Date 03.17.20
Add Stucco II A Elev. 08.27.20
Add Gable-End Siding 09.21.20
Color Changes 12.10.20

ELEVATION C MID-CENTURY MODERN	SCHEME 7	SCHEME 8	SCHEME 9
ROOF SAXONY 900 SLATE	1FJCS5354 Stone Mountain Blend	1FJCS0024 Desert Sage	1FJCS5360 Stone Mountain Dark
STUCCO	SW 9165 Gossamer Veil	SW 6140 Moderate White	SW 7008 Alabaster
TRIM	SW 7068 Grizzle Gray	SW 0037 Morris Room Grey	SW 7046 Anonymous
FASCIA GABLE-END SIDING	SW 7069 Iron Ore	SW 7047 Porpoise	SW 7048 Urbane Bronze
ENTRY DOOR	SW 0018 Teal Stencil	SW 0040 Roycroft Adobe	SW 6207 Retreat
PAINTED BLOCK CREATIVE MINES LOFT CRAFT PAINTGRADE BLOCK STACKED BOND	SW 9165 Gossamer Veil	SW 0037 Morris Room Grey	SW 7008 Alabaster
WALL TILE DAL TILE SCHLUTER QUADEC WALL TILE GROUT TRIM AT WALL TILE	Willowgrove FP98 Stone Grey (TSSG) 60 Dusty Gray SW 7017 Dorian Gray	Blackwood FP99 Bronze (TSOB) 35 Mocha SW 7020 Black Fox	Timberland FP99 7 Beige (TSB) 35 Mocha SW 9091 Half-Calf

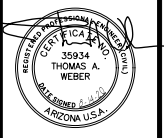
ELEVATION D MODERN PRAIRIE	SCHEME 10	SCHEME 11	SCHEME 12
ROOF SAXONY 900 SLATE	1FJCS0330 Appalachian Blend	1FJCS5360 Stone Mountain Dark	1FJCS5354 Stone Mountain Blend
STUCCO	SW 7050 Useful Gray	SW 7506 Loggia	SW 7017 Dorian Gray
SIDING	SW7068 Grizzle Gray	SW6068 Brevity Borwn	SW 6076 Turkish Coffee
TRIM	SW 7060 Attitude Gray	SW 7508 Tavern Taupe	SW 6076 Turkish Coffee
FASCIA	SW 7020 Black Fox	SW 7675 Sealskin	SW 6076 Turkish Coffee
ENTRY DOOR	SW 6223 Still Water	SW 9182 Rojo Marrón	SW 7748 Green Earth
BRICK ENDICOTT BRICK THOMPSON BUILDING MATERIALS TRIM AT BRICK	Manganese Ironspot SW7048 Urbane Bronze	Sienna Ironspot SW7510 Chateau Brown	Manganese Brown Ironspot SW 7020 Black Fox
BRICK GROUT	SGS 94H Iron Black	SGS 85H Dark Chocolate	SGS 85H Dark Chocolate





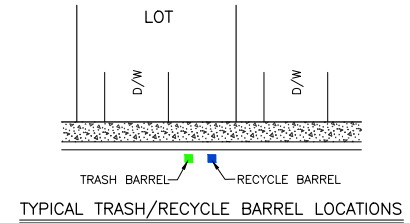
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PARKING PLAN
HUDSON CROSSING



Revised
8-13-20
12-18-20

Date
04-17-20
As-Built
Job No.
190510



PARKING CALCULATIONS

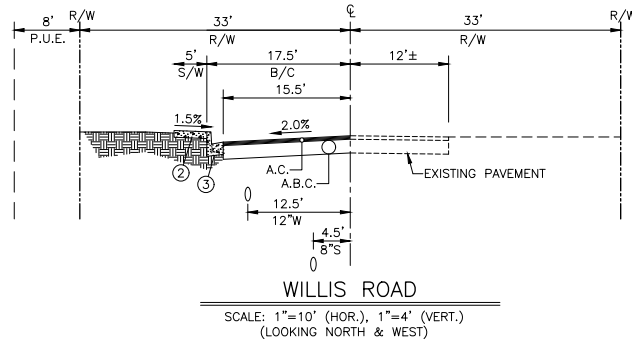
PARKING REQUIRED:
GUEST SPACES: 11
TOTAL PARKING SPACES: 11

PARKING PROVIDED:
GUEST SPACES: 11
TOTAL PARKING SPACES: 11

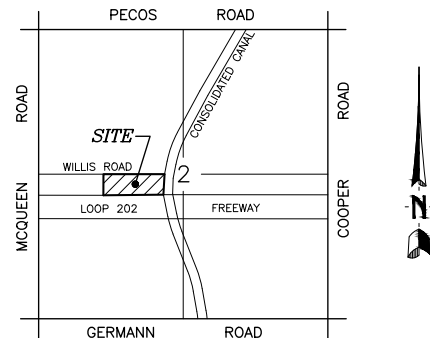
LEGEND:
● INDICATES VISITOR PARKING
■ INDICATES TRASH BARREL
■ INDICATES RECYCLING BARREL

PARKING SPACE DIMENSIONS
* 8.5' DIMENSION IS FROM LIP OF CURB

A PORTION OF THE SW QUARTER OF SECTION 2, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



- ① INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- ② INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
- ③ INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A
- ④ INSTALL 6" SINGLE CURB M.A.G. DET. 222 TYPE "B"



VICINITY MAP
SECTION 2, T. 2 S., R. 5 E.

SHEET INDEX		
SHEET	1	COVER SHEET
SHEET	2	PLAN SHEET

THE N89°17'08"E ALONG THE NORTH LINE OF THE
SOUTHWEST QUARTER NORTHWEST OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE G. & S.R.B.
& M., MARICOPA COUNTY, ARIZONA. ACCORDING TO FINAL
PLAT FOR WILLIS GATED COMMUNITY AS RECORDED IN
BOOK 1256, PAGE 41, M.C.R.

SITE RET'N REQ'D: 38,333 C.F.

LATITUDE: NAD83(1992): 33.2838N
LONGITUDE: NAD83(1992): 111.8188W

SECTION 2, T2S, R5E, 3" CITY OF CHANDLER BRASS
CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF
CANYON OAKS WAY AND DERRINGER WAY; 660' WEST OF
COOPER ROAD AND 280' SOUTHE OF PECOS ROAD
(NORTHING, 833559.554, EASTING, 732956.040) NAVD
88 ELEVATION 1234.35

WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

GROSS ACRES: 7.1332 AC. 310,723 S.F.
NET ACRES: 6.3931 AC. 278,483 S.F.
TOTAL LOTS: 43
EXISTING ZONING: PAD
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)
OPEN SPACE: 2.36 ACRES

THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT.
AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT TIME OF FINAL PLATTING

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

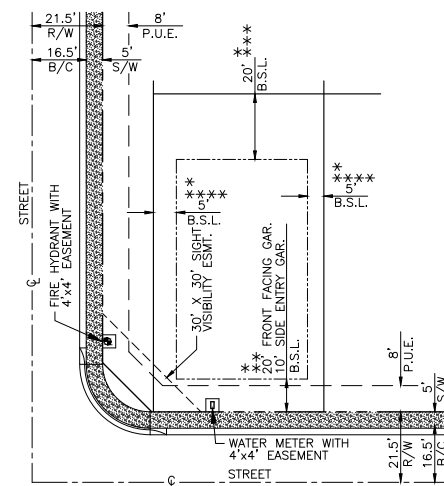
THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL
A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND
APPROVED BY THE CITY

THE PROPERTY LIES WITHIN FLOOD ZONE X-SHADED ACCORDING TO F.I.R.M. NO. 04013C3102M AS PUBLISHED BY FEMA ON 11/4/2015. THIS PROJECT IS NOT IN A FEMA 100 YEAR FLOOD ZONE

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

	STREET CENTERLINE		INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
B.C.H.N.	BRASS CAP IN HAND HOLE		
B.S.L.	BUILDING SETBACK LINE		
(M)	MEASURED	C	CABLE LINE
(C)	CALCULATED	E	ELECTRIC LINE
R/W	RIGHT OF WAY	T	TELEPHONE LINE
B/C	BACK OF CURB	S.L.P.	STREET LIGHT
S/L	SEWER LINE	T-J.B.	TELEPHONE JUNCTION BOX
F.M.	SEWER FORCE MAIN	T.S.	TRAFFIC SIGNAL
W/L	WATER LINE	T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
B.L.	BRINE LINE	S.V.E.	SIGHT VISIBILITY EASEMENT
P.L.	PRODUCT LINE	P.U.E.	PUBLIC UTILITY EASEMENT
A.R.	AIR RELEASE LINE	E.L.C.	ELECTRIC BOX
REC.W/L	RECLAIMED WATER LINE	H.T.P.P.	HIGH TENSION POWER POLE
W.V.	WATER VALVE	P.O.P.	POWER POLE
RC.W.V.	RECLAIMED WATER VALVE	O.E.	OVERHEAD ELECTRIC
W.M.	WATER METER		FIRE HYDRANT
F.H.	FIRE HYDRANT		SEWER MANHOLE
B.F.P.	BACK FLOW PREVENTER		WATER VALVE
IRR.	IRRIGATION		CABLE MANHOLE
S.M.H.	SEWER MANHOLE		TELEPHONE MANHOLE
I.M.H.	IRRIGATION MANHOLE		PRIVATE IRRIGATION MANHOLE
T.M.H.	TELEPHONE MANHOLE		BRINE LINE MANHOLE
C.M.H.	CABLE MANHOLE		S.R.P. IRRIGATION MANHOLE
B.M.H.	BRINE LINE MANHOLE		STREET DRAINAGE DIRECTION



TYPICAL LOT SETBACKS

DEVELOPMENT STANDARDS	PROPOSED PAD
MINIMUM LOT AREA	3,200 sq.ft.
MINIMUM LOT DIMENSIONS	
WIDTH	40'
DEPTH	80'
MAXIMUM HEIGHT	30'/2 STORIES
MINIMUM BUILDING SETBACKS *	
FRONT **	20'/10'
REAR ***	20'
SIDE ****	5' & 5'
MAXIMUM LOT COVERAGE%	
1 STORY/ 2 STORY	60% (1 story); 50% (2 story)

- * ARCHITECTURAL ELEMENTS SUCH AS PROJECTIONS, EAVES, POP-OUTS, DECORATIVE WALL WINGS, CANTILEVERS, CORNICES, OVERHANGS, TRELLIS, AWNINGS, ETC. MAY ENROACH UP TO TWELVE INCHES INTO YARD SETBACKS
- ** MIN. 10' FOR PORCHES, LIVABLE SPACE/ STORAGE AND 20' FOR FORWARD FACING GARAGES
- *** REAR COVERED PATIOS MAY ENROACH INTO THE SETBACK UP TO 10'
- **** HVAC UNITS AND REFUSE RECEPTACLES PERMITTED WITHIN SIDE YARD SETBACKS, BUT NO CLOSER THAN THREE FEET FROM PROPERTY LINE

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

RESIDENTIAL PURSUITS INVESTMENTS, LLC
7600 E. DOUBLETREE RANCH ROAD
SUITE 130
SCOTTSDALE, ARIZONA 85258
PHONE:(602) 478-0662
CONTACT: CHRIS BROWN
EMAIL: CBROWN@ARCADIACAPITALLLC.COM

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

ARIZONA

PRELIMINARY PLAT HUDSON CROSSING

CHANDLER

Revised
12-18-20

Date
04-17-20
As-Built

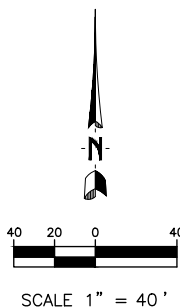
Job No.
190510

1 OF 2

C.O.C. LOG NO. PLT20-0032



EXHIBIT S: PRELIMINARY GRADING & DRAINAGE PLAN



RETENTION VOLUME PROVIDED				
DRAINAGE AREA	BASIN	AVG. AREA (AC)	DEPTH/LENGTH (FT)	VOLUME PROVIDED (AC-FT)
AREA A	A	0.76	2.0	1.52
TOTAL				1.52

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake Inc.

811-811-1 or 1-800-STATE-IT (762-5348)
in Maricopa County: (602) 265-1100

CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

REGISTERED PROFESSIONAL ENGINEER (P.E.)
 CERTIFICATE NO. 35934
 THOMAS A. WEBER
 DATE SIGNED 12-3-20
 ARIZONA U.S.A.

1 OF 1