



NEW VILLAGE
HOMES

JUNE 2021

OLD STONE RANCH PHASE 4

Northwest of Lindsay Road and Chandler Heights Road,
Chandler, Maricopa County, Arizona.



PLANNED AREA DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN PRELIMINARY PLAT AREA PLAN AMENDMENT



Bowman
CONSULTING

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Old Stone Ranch Phase 4

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I. INTRODUCTION

New Village Homes is excited to bring Old Stone Ranch Phase 4, a proposed single-family residential development, to the City of Chandler. Located west of the northwest corner of Lindsay Road and Chandler Heights Road in Chandler, Old Stone Ranch Phase 4 brings a unique housing product that will be a great addition to the surrounding area. The Project site is currently a farm field with a gross area of 9.25 acres (8.04 net acres). The Site will be developed as 44 single-family lots with a density of 5.47 du/net acre. When including the Project in the Old Stone Ranch development, the combined density is 2.69 du/net acre. This request is to rezone the property from AG-1 to Planned Area Development Residential, modify the Brooks Ranch Area Plan from Rural Residential (RR) to Single-Family Medium Density Residential (SFMR) 0 to 6 du/acre and to approve the proposed Preliminary Development Plan (PDP) and preliminary plat for the subject parcel. The proposed single-family use provides for a development that is complementary to the adjacent neighborhoods.

II. SURROUNDING AREA AND EXISTING ZONING

The Site is bounded by Avian Meadows to the north, Old Stone Ranch Phase 3 to the west, Chandler Park Senior Villas to the east, and Chandler Heights Road to the south. **See Exhibit 1: Aerial Vicinity Map.**

The site is adjacent to the Old Stone Ranch master-planned community and desires to become a part of the master-planned community. To the west of the Project is Old Stone Ranch Phase 3, which is zoned PAD for Single-Family with minimum lot sizes of 7,320 square feet. To the south, across Chandler Heights Road are Andorra at Valencia 2 and Barcelona at Valencia 2, which are both zoned PAD for Single-Family and have minimum lot sizes around 9,000 square feet. To the east is Chandler Park Senior Villas, which is zoned PAD and is a Senior Living facility. To the north is Avian Meadows, which is zoned PAD for Single-Family with minimum lot sizes of 7,200 square feet.

III. AREA PLANS

The site is designated on the City of Chandler's General Plan as Neighborhood. The proposed use is compatible with the Neighborhood designation as the predominant land use in this category is residential. The proposed development falls into the Medium-density residential category of the General Plan. The General Plan states that medium-density residential is appropriate along arterial roads. The project lies just west of the intersection of two arterial roadways and has frontage on Chandler Heights Road.

Old Stone Ranch Phase 4

The project site is also located within the Brooks Ranch Area Plan and designated for Rural Residential, likely due to the site's historic agricultural use. The Brooks Ranch Area Plan was adopted in 1999 in association with an annexation of approximately 640 acres into the City of Chandler. At the time, as shown below, the community and surrounding areas only contained agricultural uses and a few single-family homes on large lots.

Brooks Ranch – 1999



Today, this community is drastically different and land use objectives have shifted dramatically to respond to a growing population.



Old Stone Ranch Phase 4

As such, we respectfully request an Area Plan Amendment to Single-Family Medium Density Residential (SFMR) 0 to 6 du/acre. This area's rapidly growing population supports the proposed single-family development where rural residential lots are no longer appropriate. Since the area plan was adopted, a number of properties have been developed in ways that differ from the original vision of the area plan in response to shifting needs of the community. For example, the approximate 4.5 acres at the northwest corner of Lindsay Road and Chandler Heights Road was recently developed as an assisted living facility where the area plan previously anticipated rural residential. This proposal presents an appropriate land use along a minor arterial and provides a transition from the adjacent assisted living facility to the single-family residences to the west.

The primary goal of the area plan was to ensure that development of the quarter-section occurred in a coordinated and identifiable pattern. This proposal is sensitive to the surrounding land uses and will enhance the White Place entry, thereby reinforcing the identity of Old Stone Ranch.

The Project is also within the Southeast Chandler Area Plan. The Southeast Chandler Area Plan (SECAP) designates the property as Traditional Suburban Character. While the density of Old Stone Ranch Phase 4 at 5.47 du/net acre exceeds the density cap of 3.5 du/net acre as set in the SECAP, other individual parcels within the SECAP have a density over the 3.5 du/acre cap. Parcel 3 of Sun Groves has a net density of 5.94 du/acre. This parcel is a part of the Sun Grove master-planned community. As such, the density of the individual parcels is blended with the other Sun Groves parcels, creating a community with a density that is appropriate for the Southeast Chandler Area Plan. In a similar fashion, the Old Stone Ranch community currently has a net density of 2.5 du/ac. When Old Stone Ranch Phase 4 is added to the density calculations, the density increases to 2.69 du/net acre. The proposed density of the entire Old Stone Ranch development is still well below the maximum density allowed in the SECAP of 3.5 du/acre. Additionally, Old Stone Ranch currently has a net open space of over 20% and the open space of Old Stone Ranch Phase 4 is 21.36%. See **Exhibit 2: Old Stone Ranch Density Exhibit and Calculations**.

The Project is of a similar but varied density to the surrounding area, creating a community that differentiates itself while blending into the surroundings. Additionally, landscape buffers are provided on all the proposed development's boundaries to limit the impact on the existing surrounding developments. Due to the parcel's size and surrounding uses, the proposed subdivision is an appropriate use of the land.

IV. PROPOSED PAD AND PDP

This proposed PAD request is to change the zoning to allow a single-family residential neighborhood that will be a great addition to the community. The proposed layout for this site will provide a well thought out community that incorporates community open spaces, pedestrian connectivity, recreational amenities, and a visual cohesiveness of landscape and architectural elements that create a high-quality residential neighborhood.

Primary access to the site will be from White Place, where residents will pass by split rail fences, lush landscaping, and a Spanish Mediterranean themed entry. A centrally located open space area will feature amenities that allow for residents to play, gather, and socialize. **See Exhibit 5: Planting Plan.**

Old Stone Ranch is proposed to be developed with 44 lots on 8.04 net acres, resulting in a density of 5.47 du/acre. The project will have forty-four lots with a minimum lot size of 55' x 81'. All homes in the community will be single-story. The project has 1.72 acres of open space, comprising 21.36% of the net project area. The project will have private internal streets and will not be gated. **See Exhibit 3: Site Plan.** The entrance to the community will feature a large date palms, concrete pavers, split rail fences and decorative entry monuments that will provide residents and visitors with a sense of arrival into the community. **See Exhibit 4: Landscape Site Plan.**

Old Stone Ranch Phase 4

A. DEVELOPMENT STANDARDS

This project has been planned with the following residential lot development standards, the details of which are discussed below.

Regulation	Development Standard
Front Yard Setback	20 ft. to the garage door of a forward-facing garage 4 ft. to a livable area component
Rear Yard Setback	5 ft. 10 ft for Lots 1-12
Side Yard Setback	1 ft./4 ft.
Minimum Lot Width	55 ft.
Minimum Lot Depth	81 ft.
Minimum Lot Area	4,400 sq. ft.
Maximum Lot Coverage *	70%
Maximum Building Height	22 ft

*Casitas, ramadas, and accessory structures are included in lot coverage calculations.

Front Yard: The minimum front yard setback for a forward-facing garage is 20 feet measured from the property line to the face of the garage door and 4 feet measured from the property line to the nearest livable area component, which may include, but is not limited to, bonus room, porch, or other livable space.

Rear Yard: All homes will be setback a minimum of 5 feet from the rear property line. Lots 1-12 will be setback a minimum of 10 feet from the rear property line. Setbacks are measured to the living area of the home. The private, livable open space for each home is focused on the side. Homes that back up to Chandler Heights will have enhanced rear elevations. These enhanced elevations will have architectural feature such as enhanced windows, eaves and other architectural features that will be allowed to project up to 2' into the rear setback along the entire length of the home. **See Exhibit 10: Enhanced Elevation Exhibit.**

Side Yard: There will be a 0' and 4' side yard setback provided for each home and buildings will have a minimum separation of 5'. The space between homes will function as a private outdoor space for residents. While the minimum building separation is 5', the majority of the side yard will be wider and the home will provide a large glass sliding doors to allow residents to live out the side yard. **See Exhibit 9: Lot Fit Exhibit.**

Height Restrictions: The housing product will feature three single-story floor plans and will not have any two-story homes. The maximum building height will be 22' for the single-story homes.

B. HOUSING PRODUCT

New Village Homes has taken great care and pride in designing and providing attractive, livable and affordable homes for their customers. This is a unique product meets the needs of the area. Each home will have at least a 2-car garage and a driveway with a minimum depth of 20'. The architectural theme of the community will be Spanish. Like a Spanish village, the homes will have similar exterior colors and a nice sand stucco finish. Unique details such as brick, wrought iron, ceramic tile and shutters along with special color zones on front doors, shutters and garage doors will give each home its own identity. The different elevations will also vary the roof massing where possible. **See Exhibit 8: Floor Plans and Elevations.**

The homes have been designed to live out the side yard and the space between homes will function as private outdoor space for the residents. The ground level floor plan includes a large sliding glass door(s) that provides full access to the private side yard outdoor area. The side yard area will be finished with low maintenance materials such as concrete pavers, artificial turf and decomposed granite. Windows on the adjacent home will be minimized to clerestory windows. This will provide maximum privacy in the side yard area for each homeowner. A use and benefit easement in the Covenants, Conditions and Restrictions allows each homeowner full maintenance access to all four sides of their home. The small area at the rear of the lot will be used for air conditioning equipment and storage of trash receptacles.

The homes will be built on lots that are 55' x 81'. This product will feature three one-story floor plans. There are three distinct elevational styles and color pallets for each floor plan. The architectural styles will tie into the overall Spanish theme of the community but will use different metals, shutters, pop outs, rooflines, window treatments, accent materials, and colors to create diversity and interest within the subdivision.

C. LANDSCAPING AND OPEN SPACES

Old Stone Ranch Phase 4 has been designed to provide for a diverse, well-planned community that incorporates a centrally located community open space, recreational amenities and visually cohesive landscape and architectural elements. The theme for the development is Spanish Mediterranean that matches the architectural theme of the community. However, the community incorporates theming elements of the adjacent Old Stone Ranch subdivision by featuring a stone clad monument at the entry from Chandler Heights, displaying the Old Stone Ranch subdivision name. Additionally, a split rail fence will be used throughout the subdivision to match the frontage of Old Stone Ranch. The subdivision utilizes shade tree along the western and eastern boundary to provide a buffer from the existing developments. The plant palette for the proposed development will conform to the requirements set forth by the City of Chandler design guidelines.

The landscape at Old Stone Ranch Phase 4 is designed to create many usable amenities for the community. These include various amenities and an attractive destination for the residents. A centrally located park area is provided in the community allowing easy access for residents. The primary open space will be designed to allow a variety of activities. A community pool with a lounging area, picnic area and ramada will be the main focal point of the community. Adjacent to the pool, there will be a depressed turf area with picnic tables and shade trees. The pool area will provide lookout views into the turf area. The turf area will have three points of access – one ADA ramp, a staircase from the street and a double set of stairs. Additionally, the community will feature a large sunken dog park at the north end of the community. The dog park will have ADA and stair access to the bottom and will feature a large turf area, benches, and shade trees. A mailbox, trellis structure and park bench are located at the west end of the community, south of the main amenity. This allows for easy access as residents return to their homes. Other smaller passive open space areas with shade trees are located throughout the community. The amenities of the project will create a pedestrian friendly community, providing continuous connectivity between the residential and amenity areas. **See Exhibit 6: Amenity Plans & Elevations**

Along Chandler Heights, there will be a landscape buffer. The landscape buffer is a minimum 40.5' from back of curb to lot line but is an average 45'. Trees and shrubs will be used to beautify the street scene and act as a buffer along Chandler Heights Road. As previously mentioned, the west and east boundaries of the site will also provide a landscape buffer. This perimeter landscape buffer on the west and east side of the development will feature shade trees. Additionally, trees will be planted in the back yards of the lots on the north side to provide a landscape buffer. Understory plantings on the visible open space will include shrubs and groundcovers that will provide an array of texture and color. The planting inside and outside the community will be green and colorful. **See Exhibit 5: Planting Plan.**

D. ENTRY MONUMENTATION AND THEME WALLS

In order to create a strong sense of community, the theme and fences of Old Stone Ranch Phase 4 will aesthetically compliment the architectural styles of the development as well as blend into the Old Stone Community. The Community Corner Monument will feature a large monument wrapped in stone with stucco walls and the “Old Stone Ranch” name prominently displayed with split rail fences adjacent to the monument. The monument will be located at the corner of Chandler Heights Road and White Place.

The main entry to Old Stone Ranch Phase 4 will be off of White Place and will feature a separate Spanish themed entry monument that brings in elements from the corner monument. The entry will have a community sign at the north end of White Place that prominently displays the name of the community and features date palm trees, raised planter beds and decorative tile accents. To the east, an entry street made of pavers and an entry monument adorned with decorative tiles, exposed beams, clay tile roofs, decorative steel, sconce lights, and a pedestrian entry portal will welcome residents. Additionally, a split rail fence with stone columns will tie in the theming of the corner monument. Because the entryway establishes the initial impression of the community, emphasis was placed on the design of the monument to provide an appealing visual impact. **See Exhibit 7: Wall Plan, Entry Monument and Community Signage**

E. PARKING PROVISIONS

Special attention has been exhibited in both the site layout and product design to provide adequate resident and guest parking. Each unit will have at least a two-car garage along with a 20’ driveway, allowing for storage of two vehicle within the garage and two vehicles on the unit driveway for a total of four private parking spaces per unit.

In addition to the minimum of four private parking spots on each lot, the streets allow for parking on one side of the street. There will also be three parallel parking spots at the east side of the site and two pull-in parking spaces for the mailbox. Including the driveway, street, and garage spaces, parking will be provided at a ratio of over 4.85 spaces per unit. **See Exhibit 11: Guest Parking and Trash Exhibit.**

F. CIRCULATION

The project location provides future residents with easy access to many of the Valley’s major freeways. The site is located on Chandler Heights, a major arterial in the southeast Valley. From Chandler Heights, residents will be able to head north to access the Loop 202 202 San Tan Freeway or west to access the I-10 Freeway. The subdivision will have a single point of access at White Place. From White Place, residents will have full-access movement onto Chandler Heights. An emergency access only will be provided onto the community to the east. The subdivision’s streets are private and have been designed to calm vehicular traffic and encourage pedestrian activity. The private

Old Stone Ranch Phase 4

streets are 37' wide that include a 29' wide street that allows for parking on one side as well as 4' sidewalks on both sides of the street.

G. PHASING

This project will be developed in two phases. A model phase will be constructed to allow for the opening of the model homes before the rest of the subdivision is completed. The phasing will meet the City's requirements for looped utilities and fire access. Deviations from the approved phasing can be approved administratively by staff.

V. MISCELLANEOUS

A. GRADING AND DRAINAGE

The project site is currently used for agriculture.

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C3110M, with a current effective date of November 4, 2015, the site falls within Flood Zone X. Zone X is defined as:

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Retention basins will be constructed to hold the 100-year, 2-hour storm and to provide for active use recreational areas for residents. **See Exhibit 13: Preliminary Grading Plan.**

B. UTILITIES

Water & Sewer: Provided by the City of Chandler

Electricity: Provided by SRP

Gas: Provided by Southwest Gas

Communications: Provided by Century Link / Cox Communications

C. HOME OWNERS ASSOCIATION

Old Stone Ranch Phase 4's HOA will maintain all landscape tracts within the community as well as residents' front yard landscaping. Theme and perimeter walls, signage, monumentation, recreational amenities, and open space areas, including retention areas will be the responsibility of the HOA to maintain. The individual homeowners will be responsible for the maintenance of the internal lot-line walls. The HOA will be responsible for the maintenance of the private streets.

VI. PRELIMINARY PLAT

The proposed Preliminary Plat is attached. **See Exhibit 12: Preliminary Plat**

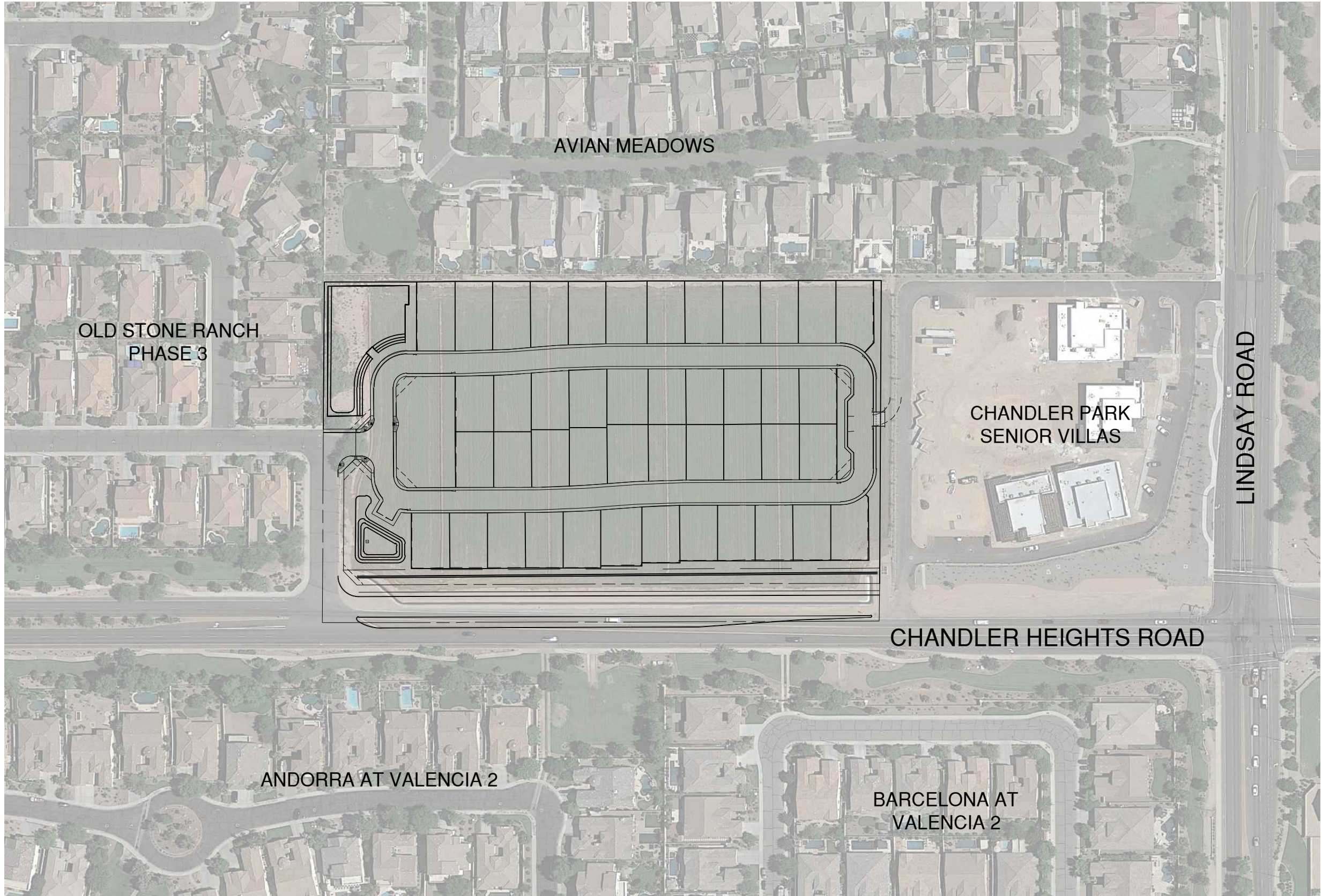
VII. PROJECT TEAM

Owner/Builder:	New Village Homes Attn: Reed Porter 890 W. Elliot Road, Suite 104 Gilbert, AZ 85233 Phone: 602-692-5369
Engineer:	Bowman Consulting Group, Ltd. Attn: Nathan Larson 2420 S. Power Road, Suite 106 Mesa, AZ 85206 Phone: 480-629-8830
Landscape Architect:	Greey Pickett Attn: Russ Greey 7144 E. Stetson Drive, Suite 205 Scottsdale, AZ 85251 Phone: 480-609-0009
Architect:	Elbracht+Company LLC Attn: JT Elbracht 20927 W. Main Street Buckeye, AZ 85396 Phone: 480-695-3384

VIII. CONCLUSION

New Village Homes' proposed PAD Amendment, Preliminary Development Plan, and Preliminary Plat collectively allow for the development of a unique and innovative single-family product. The proposed development creates a distinct residential community that adds to the character and quality of the surrounding area. The product will provide prospective residents a well-designed, upscale, relatively low maintenance new housing choice versus similarly priced new homes in the area. The proposed PAD/PDP for Subdivision Layout and Housing Product, and Preliminary Plat are consistent with the City's General Plan and is complementary and compatible with the surrounding area. Old Stone Ranch Phase 4 is a subdivision that will provide an attractive presence in the area, providing additional, diverse housing choices. We respectfully request the approval of the PAD Amendment, PDP, and Preliminary Plat.

EXHIBIT 1
AERIAL VICINITY MAP



OLD STONE RANCH PHASE 4

CHANDLER, ARIZONA
AERIAL EXHIBIT

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Tempe, Arizona 85281
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JOB # 050899
DATE 05/07/2021
SCALE 1"=150'
DRAWN JCB

SHT 1 OF 1

EXHIBIT 2
OLD STONE RANCH DENSITY EXHIBIT AND
CALCULATIONS



Existing Old Stone Ranch PAD Density

Development	Maricopa County Recording Number	Number of Lots	Net Acreage	Density (du/net ac)	Acreage of Open Space**	Percent Open Space
Old Stone Ranch Phase 1	Book 754, Page 20	228	95.85	2.38	26.48	27.63%
Old Stone Ranch Phase 2	Book 556, Page 34	181	84.25	2.15	28.33	33.63%
Old Stone Ranch Phase 3	Book 725, Page 48	176	53.90	3.27	8.43	15.63%
Total		585	234.00	2.50	63.24	27.03%

*Net Acreage does not include the Right-of-Way for the Arterial Roads (Chandler Heights, Lindsay Road, Ocotillo Road) or the Collector Roads (Mustang Drive, Brooks Farm Road, 140th Street). Per Chandler's typical calculations, local roadway R/W is included in the net acreage.

**Acreage of Open Space based on the tracts use table of the final plats.

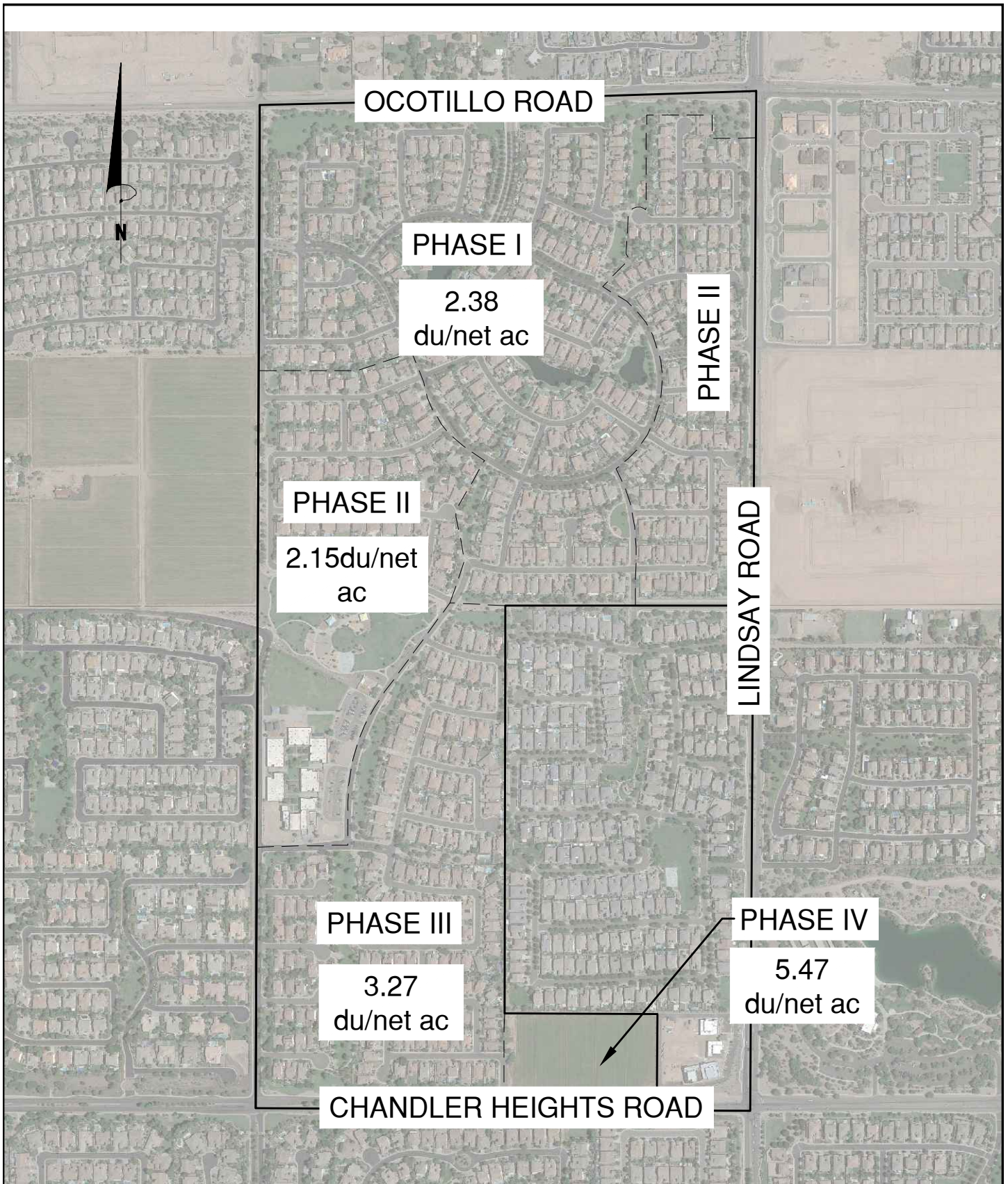


Proposed Old Stone Ranch PAD Density

Development	Maricopa County Recording Number	Number of Lots	Net Acreage	Density (du/net ac)	Acreage of Open Space**	Percent Open Space
Old Stone Ranch Phase 1	Book 754, Page 20	228	95.85	2.38	26.48	27.63%
Old Stone Ranch Phase 2	Book 556, Page 34	181	84.25	2.15	28.33	33.63%
Old Stone Ranch Phase 3	Book 725, Page 48	176	53.90	3.27	8.43	15.63%
Old Stone Ranch Phase 4	N/A	44	8.04	5.47	1.72	21.36%
Total		629	234.00	2.69	64.96	27.76%

*Net Acreage does not include the Right-of-Way for the Arterial Roads (Chandler Heights, Lindsay Road, Ocotillo Road) or the Collector Roads (Mustang Drive, Brooks Farm Road, 140th Street). Per Chandler's typical calculations, local roadway R/W is included in the net acreage.

**Acreage of Open Space based on the tracts use table of the final plats.



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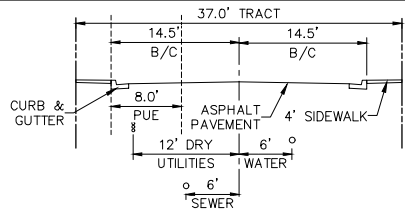
OLD STONE RANCH

CHANDLER, AZ

DENSITY EXHIBIT

JOB #	050899
DATE	5/7/21
SCALE	N.T.S.
DRAWN	JCB
SHT	1 OF 1

EXHIBIT 3
SITE PLAN

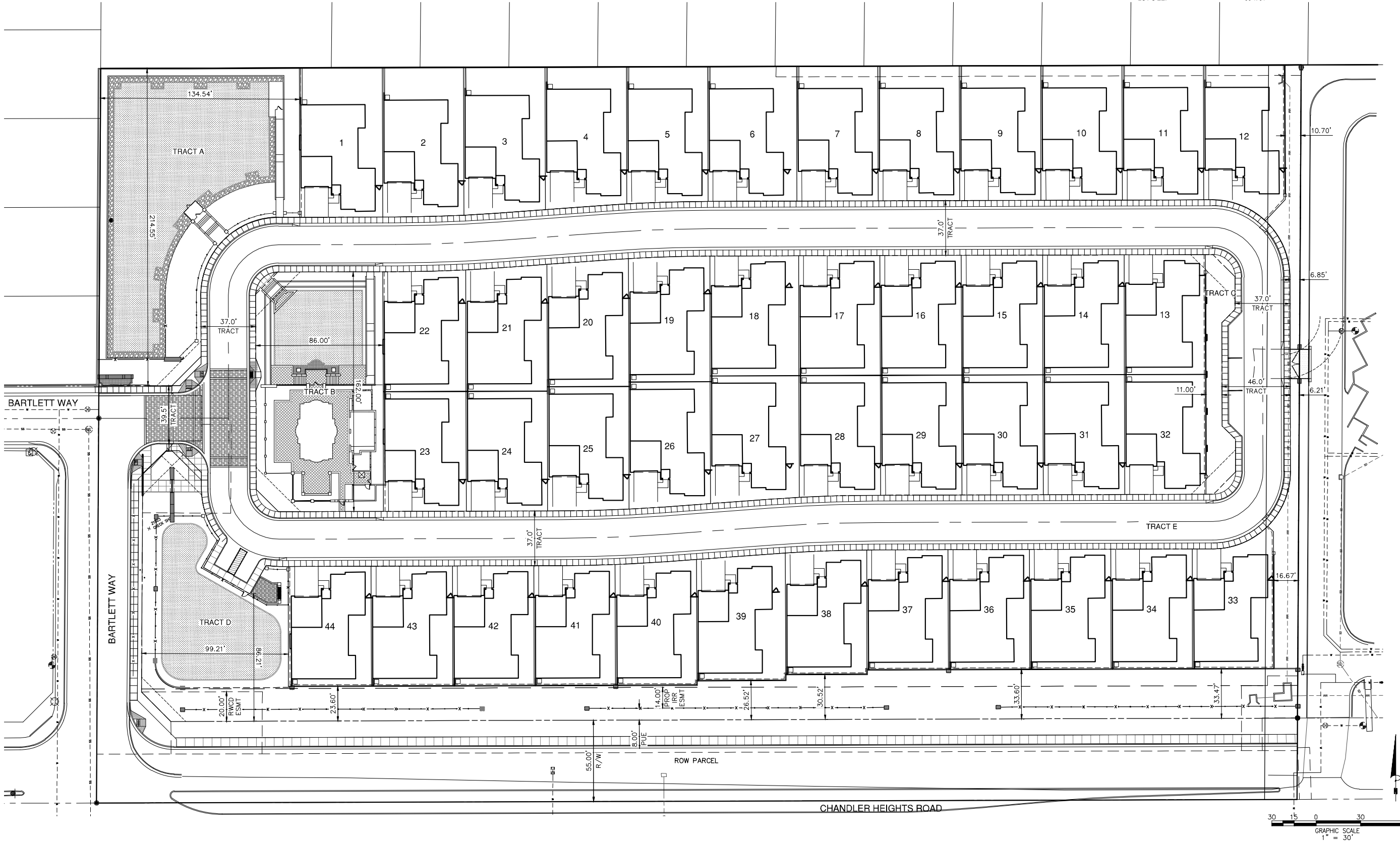


PRIVATE STREET SECTION
NO PARKING ONE SIDE
N.T.S.

SITE DATA

APPLICANT: BOWMAN CONSULTING
DEVELOPER: NEW VILLAGE HOMES
ZONING: AG-1
EXISTING: PAD
PROPOSED: PAD
AREA: GROSS: 9.25 ac
NET: 8.04 ac
TOTAL LOTS: 44
PROPOSED DENSITY (net): 5.47 DU/AC
LOT SIZE: 55' x 81'

SETBACKS:
FRONT: 4'
REAR: 5'
SIDE: 10' (LOTS 1-12)
0/4'



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SITE PLAN
OLDSTONE RANCH
CHANDLER, ARIZONA
MARICOPA COUNTY

050899-01-001
PROJECT NUMBER

PLAN STATUS

DATE		DESCRIPTION	
DAB	JCB	NL	
DESIGN	DRAWN	CHKD	
SCALE	H: 1"=40'		
	V: NONE		
JOB No. 050899-01-001			
DATE : 5/7/2021			

EXHIBIT 4
LANDSCAPE SITE PLAN

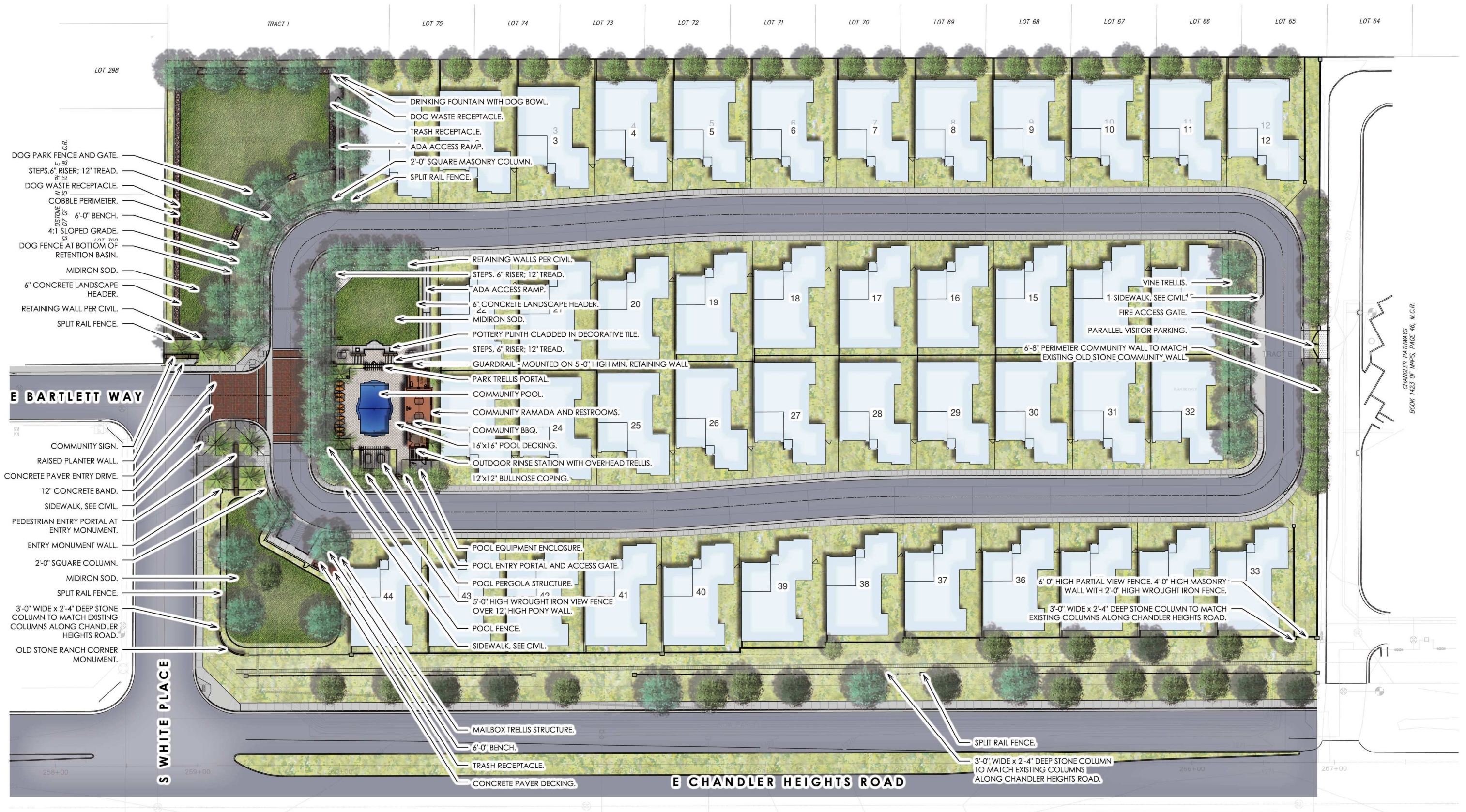
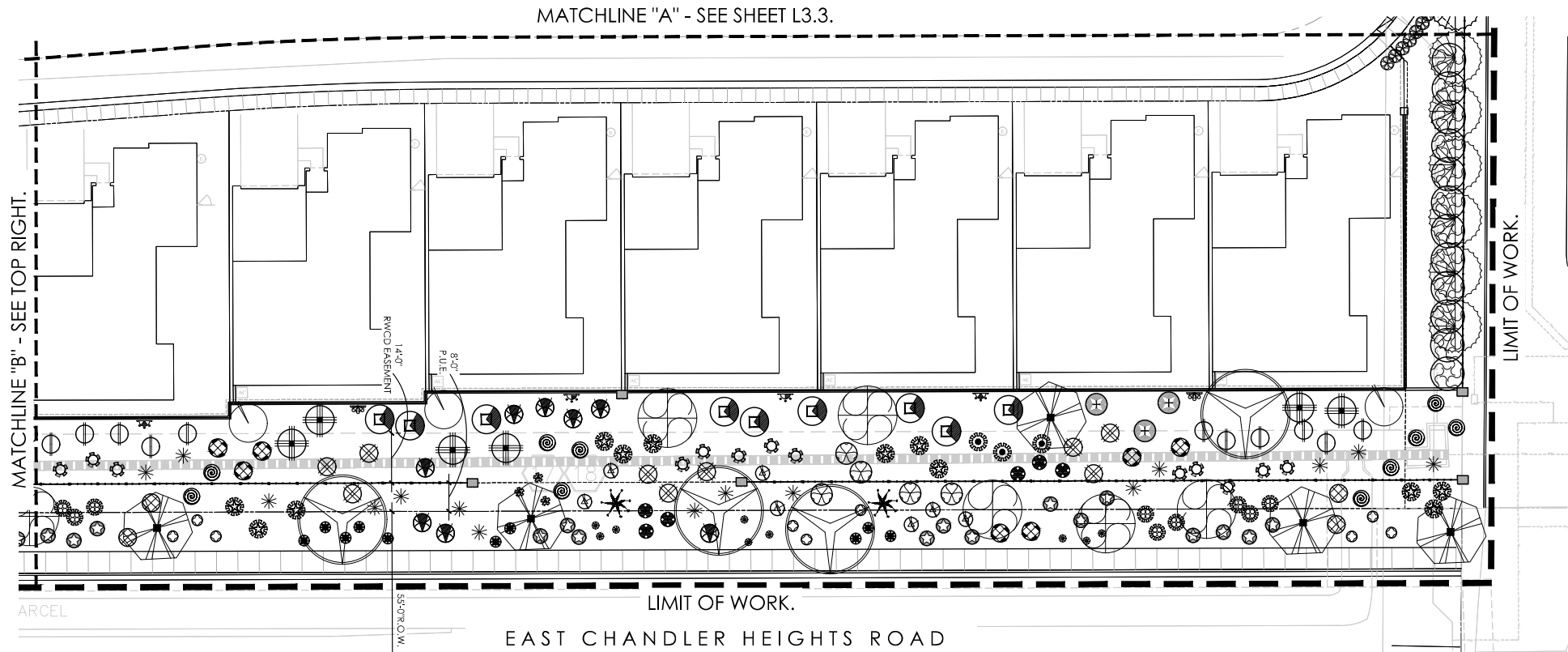
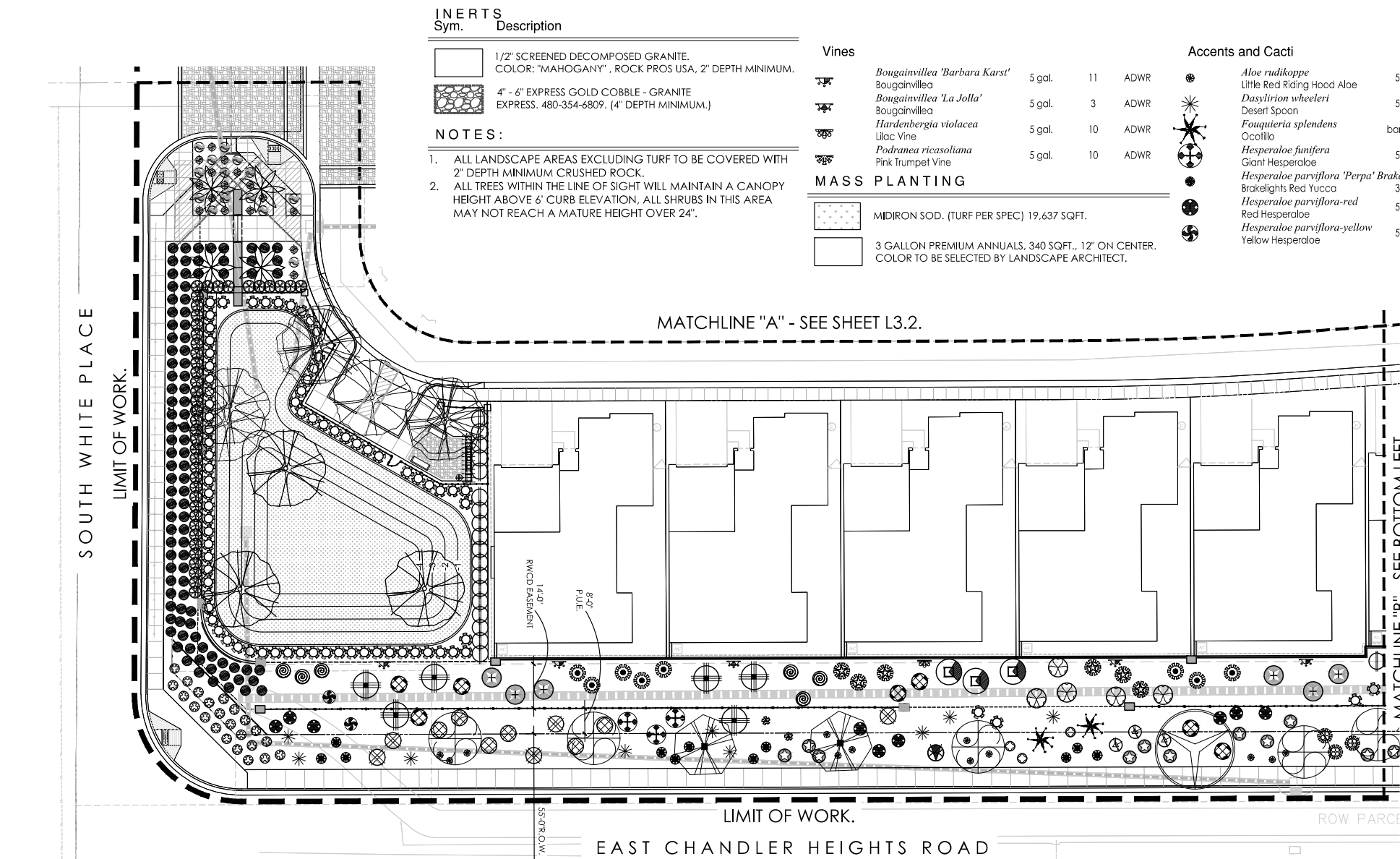


EXHIBIT 5
PLANTING PLAN



NOTES:

1. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH 2" DEPTH MINIMUM CRUSHED ROCK.
2. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".

MASS PLANTING	
	MIDIRON SOD. (TURF PER SPEC) 19,637 SQFT.
	3 GALLON PREMIUM ANNUALS, 340 SQFT., 12" ON CENTER COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

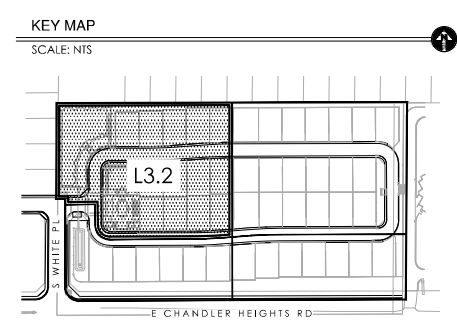
Accents and Cacti

	<i>Aloe nudicauppe</i> Little Red Riding Hood Aloe	5 gal.	21	ADWR
	<i>Dasyliroon wheeleri</i> Desert Spoon	5 gal.	24	ADWR
	<i>Fouquieria splendens</i> Ocotillo	bare root	4	ADWR
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	3	ADWR
	<i>Hesperaloe parviflora</i> 'Perpa' Brakelights Red Yucca	3 gal.	52	ADWR
	<i>Hesperaloe parviflora-red</i> Red Hesperaloe	5 gal.	15	ADWR
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	2	ADWR

Trees				
	<i>Acacia stenophylla</i>	24" box	40	ADWR 1.1-1.5 CAL. 3-4" W x 8-10" H
	Shoestring Acacia			
	<i>Caesalpinia cacalaco</i> 'Smoothie'	36" box	10	ADWR 1.5-2.0 CAL. 5-6" W x 8-10" H
	Thornless Cascalote			
	<i>Parkinsonia praecox</i>	36 box	7	ADWR 1.75-2.25 CAL. 6-7" W x 8-9" H
	Palo Brea			
	<i>Phoenix dactylifera</i> 'Medjool'	17" high	11	ADWR
	Medjool Date Palm			
	<i>Prosopis chilensis</i>	36" box	5	ADWR 1.75-2.5 CAL. 7-8" W x 8-10" H
	Chilean Mesquite			
	<i>Quercus virginiana</i>	36" box	42	ADWR 1.75-2.5 CAL. 5-7" W x 10-12" H
	Southern Live Oak			
	<i>Sophora secundiflora</i>	24" box	3	ADWR .75-1.0 CAL. 2-3" W x 3-4" H
	Texas Mountain Laurel			

Shrubs				
	<i>Buddleia marrubiifolia</i>	5 gal.	14	ADWR
	Wooly Butterfly Bush			
	<i>Calliandra californica</i>	5 gal.	9	ADWR
	Red Fairy Duster			
	<i>Cordia parvifolia</i>	5 gal.	28	ADWR
	Little Leaf Cordia			
	<i>Dodonaea viscosa</i>	5 gal.	171	ADWR
	Hop Bush			
	<i>Eremophila glabra ssp. carnosa</i>	Winter Blaze	20	ADWR
	Winter Blaze	5 gal.		
	<i>Eremophila hygophana</i>	5 gal.	21	ADWR
	Blue Bells			
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	10	ADWR
	Valentine Shrub			
	<i>Justicia californica 'Yellow'</i>	5 gal.	14	ADWR
	Yellow Chuparosa			
	<i>Justicia californica</i>	5 gal.	10	ADWR
	Chuparosa			
	<i>Lantana camara 'Gold Mound'</i>	5 gal.	150	ADWR
	Gold Mound Lantana			
	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	11	ADWR
	Green Cloud Sage			
	<i>Leucophyllum laevigatum</i>	5 gal.	12	ADWR
	Chihuahuan Sage			
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>		18	ADWR
	Lynn's Legacy Sage	5 gal.		
	<i>Leucophyllum zygophyllum 'Cimarron'</i>	5 gal.	111	ADWR
	Cimarron Sage			
	<i>Leucophyllum zygophyllum</i>	5 gal.	94	ADWR
	Blue Ranger			
	<i>Nerium oleander 'Sister Agnes'</i>	15 gal.	24	ADWR
	White Oleander			
	<i>Olea europaea 'Montra'</i>	5 gal.	198	ADWR
	Little Olive Dwarf Olive			
	<i>Perovskia atriplicifolia</i>	5 gal.	16	ADWR
	Russian Sage			
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 gal.	26	ADWR
	Upright Rosemary			
	<i>Ruellia brittoniana</i>	5 gal.	17	ADWR
	Ruellia - Purple Flower			
	<i>Ruellia brittoniana</i>	5 gal.	17	ADWR
	Ruellia - White Flower			
	<i>Ruellia peninsularis</i>	5 gal.	10	ADWR
	Desert Ruellia			
	<i>Salvia clevelandii</i>	5 gal.	9	ADWR
	Choparral Sage			
	<i>Sphaeralcea ambigua</i>	1 gal.	12	ADWR
	Globe Mallow			
	<i>Tecoma stans</i>	5 gal.	12	ADWR
	Yellow Bells			

Groundcovers				
	<i>Eremophila glabra</i> 'Mingenew Gold'	23	ADWR	
	Outback Sunrise Emu	5 gal.		
	<i>Lantana montevidensis</i> 'White'	53	ADWR	
	White Lantana	5 gal.		
	<i>Lantana montevidensis</i>	58	ADWR	
	Purple Trailing Lantana	5 gal.		



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Professional Engineer
State of Arizona
License No. 28448
Expires 12/1/04

OLD STONE RANCH
Chandler, Arizona

revisions:

△
△
△
△
△
△

project #: NVH005

scale: 1" = 20'-0"

issued for: DR Submittal

drawn by: TEAM

date: 04/29/2021

drawing:
Planting Plan

L3.2

of

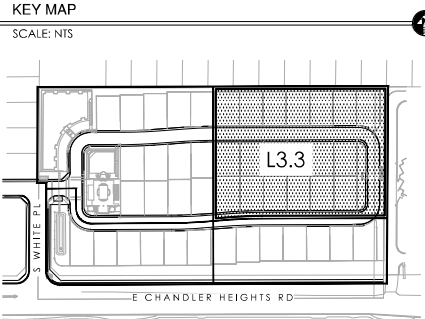
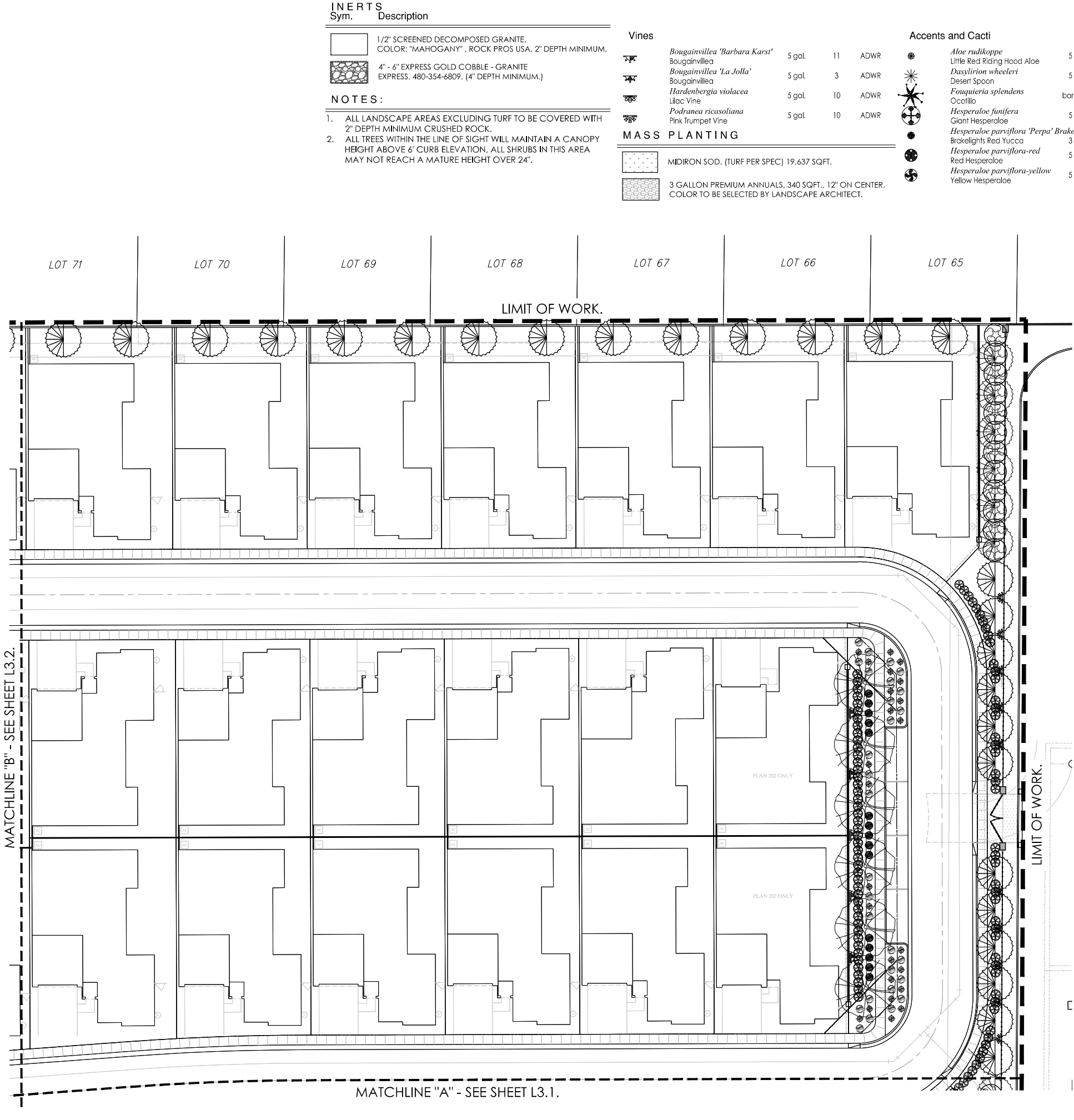
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INERTS	
Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. COLOR: "MAHOGANY", ROCK PROS USA, 2" DEPTH MINIMUM.
	4" - 6" EXPRESS GOLD COBBLE - GRANITE EXPRESS. 480-354-6809. (4" DEPTH MINIMUM.)
NOTES:	
1. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH 2" DEPTH MINIMUM CRUSHED ROCK.	
2. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".	

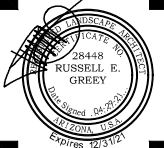
Vines	
	<i>Bougainvillea 'Barbara Karst'</i> 5 gal. 11 ADWR
	<i>Bougainvillea 'La Jolla'</i> 5 gal. 3 ADWR
	<i>Hardenbergia violacea</i> 5 gal. 10 ADWR
	<i>Podranea ricasoliana</i> 5 gal. 10 ADWR
	<i>Podranea ricasoliana</i> 5 gal. 10 ADWR
MASS PLANTING	
	MIDIRON SOD. (TURF PER SPEC) 19,637 SQFT.
	3 GALLON PREMIUM ANNUALS, 340 SQFT., 12" ON CENTER. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
Accents and Cacti	
	<i>Aloe rudicope</i> 5 gal. 21 ADWR
	<i>Dasyliion wheeleri</i> 5 gal. 24 ADWR
	<i>Fouquieria splendens</i> bare root 4 ADWR
	<i>Hesperaloe funifera</i> 5 gal. 3 ADWR
	<i>Hesperaloe parviflora 'Perpa' Brakelights</i> 3 gal. 52 ADWR
	<i>Hesperaloe parviflora-red</i> 5 gal. 15 ADWR
	<i>Hesperaloe parviflora-yellow</i> 5 gal. 2 ADWR

PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Acacia stenophylla</i>	24" box	40	ADWR
	<i>Caesalpinia cacalaco 'Smoothie'</i>	36" box	10	ADWR
	<i>Parkinsonia praecox</i>	36 box	7	ADWR
	<i>Phoenix dactylifera 'Medjool'</i>	17" high	11	ADWR
	<i>Prosopis chilensis</i>	36" box	5	ADWR
	<i>Quercus virginiana</i>	36" box	42	ADWR
	<i>Sophora secundiflora</i>	24" box	3	ADWR

Shrubs				
	<i>Buddleia marrubifolia</i>	5 gal.	14	ADWR
	<i>Calliandra californica</i>	5 gal.	9	ADWR
	<i>Cordia parvifolia</i>	5 gal.	28	ADWR
	<i>Dodonaea viscosa</i>	5 gal.	171	ADWR
	<i>Eremophila glabra ssp. carnosa</i>	5 gal.	20	ADWR
	<i>Eremophila hygophana</i>	5 gal.	21	ADWR
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	10	ADWR
	<i>Justicia californica 'Yellow'</i>	5 gal.	14	ADWR
	<i>Justicia californica</i>	5 gal.	10	ADWR
	<i>Lantana camara 'Gold Mound'</i>	5 gal.	150	ADWR
	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	11	ADWR
	<i>Leucophyllum laevigatum</i>	5 gal.	12	ADWR
	<i>Leucophyllum langamaniae 'Lynn's Legacy'</i>	5 gal.	18	ADWR
	<i>Leucophyllum zygophyllum 'Cimarron'</i>	5 gal.	111	ADWR
	<i>Leucophyllum zygophyllum</i>	5 gal.	94	ADWR
	<i>Nerium oleander 'Sister Agnes'</i>	15 gal.	24	ADWR
	<i>Olea europaea 'Montra'</i>	5 gal.	198	ADWR
	<i>Perovskia atriplicifolia</i>	5 gal.	16	ADWR
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 gal.	26	ADWR
	<i>Ruellia brittoniana</i>	5 gal.	17	ADWR
	<i>Ruellia brittoniana</i>	5 gal.	17	ADWR
	<i>Ruellia peninsularis</i>	5 gal.	10	ADWR
	<i>Salvia clevelandii</i>	5 gal.	9	ADWR
	<i>Sphaeralcea ambigua</i>	1 gal.	12	ADWR
	<i>Tecoma stans</i>	5 gal.	12	ADWR
Groundcovers				
	<i>Eremophila glabra 'Mingenew Gold'</i>	5 gal.	23	ADWR
	<i>Lantana montevidensis 'White'</i>	5 gal.	53	ADWR
	<i>Lantana montevidensis</i>	5 gal.	58	ADWR



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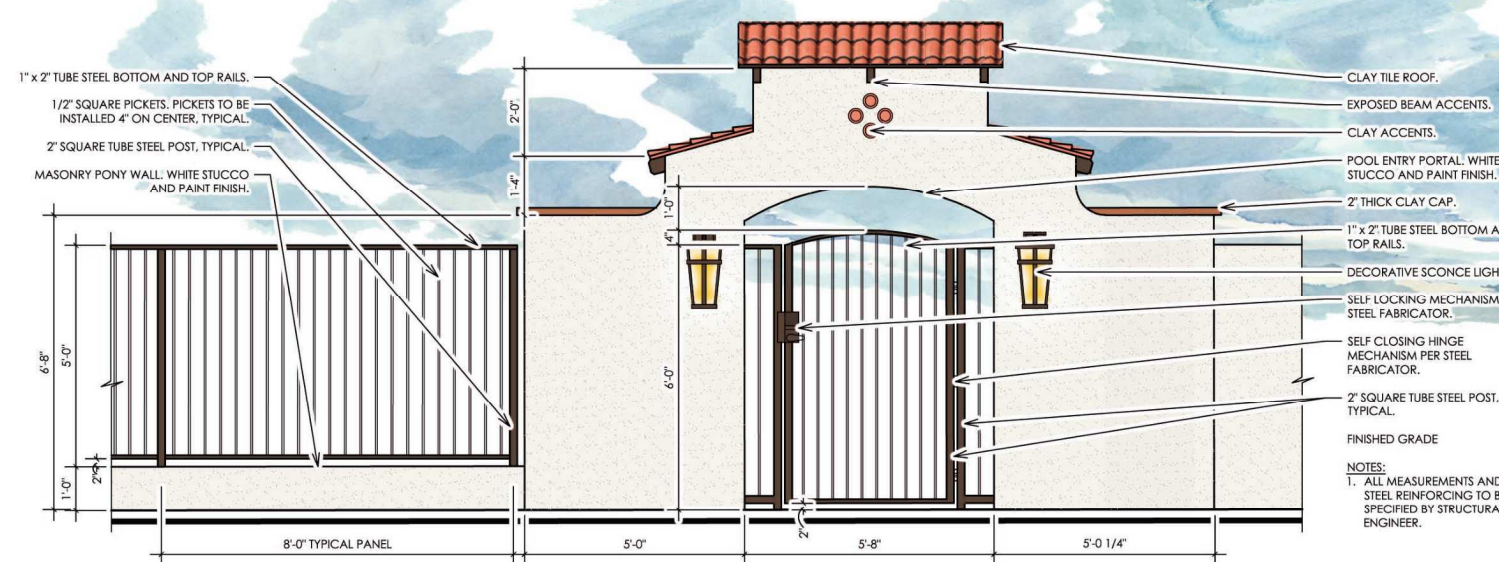
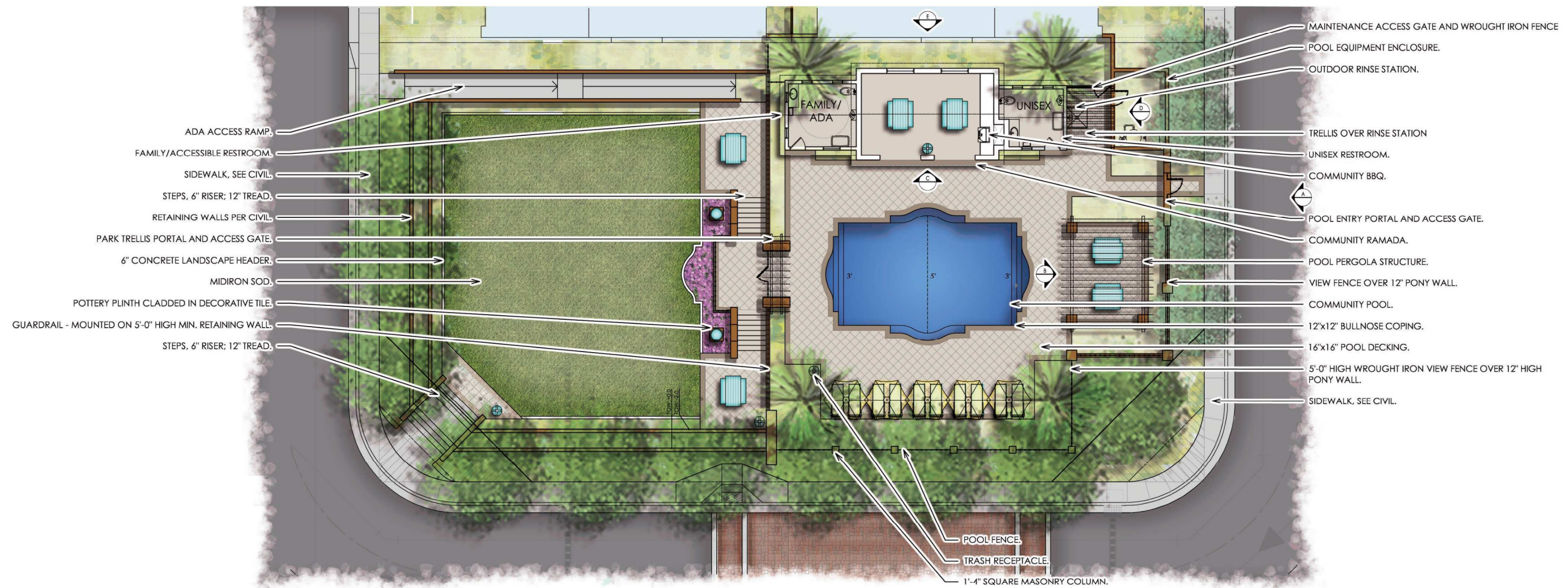


OLD STONE RANCH
Chandler, Arizona

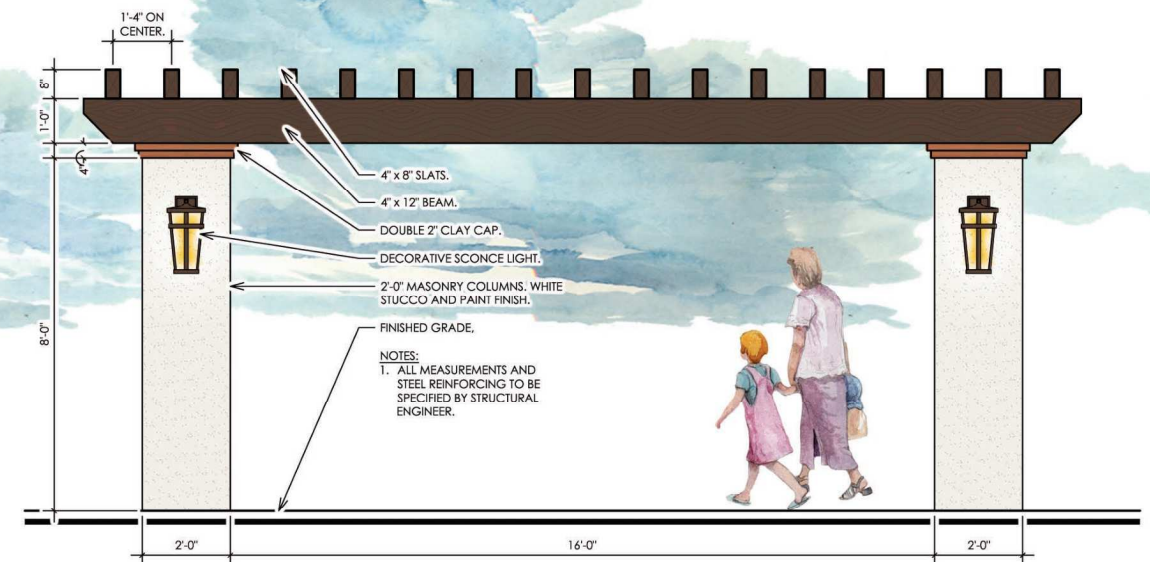
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drawn by: TEAM
date: 04/29/2021
drawing: Planting Plan
L3.3
of

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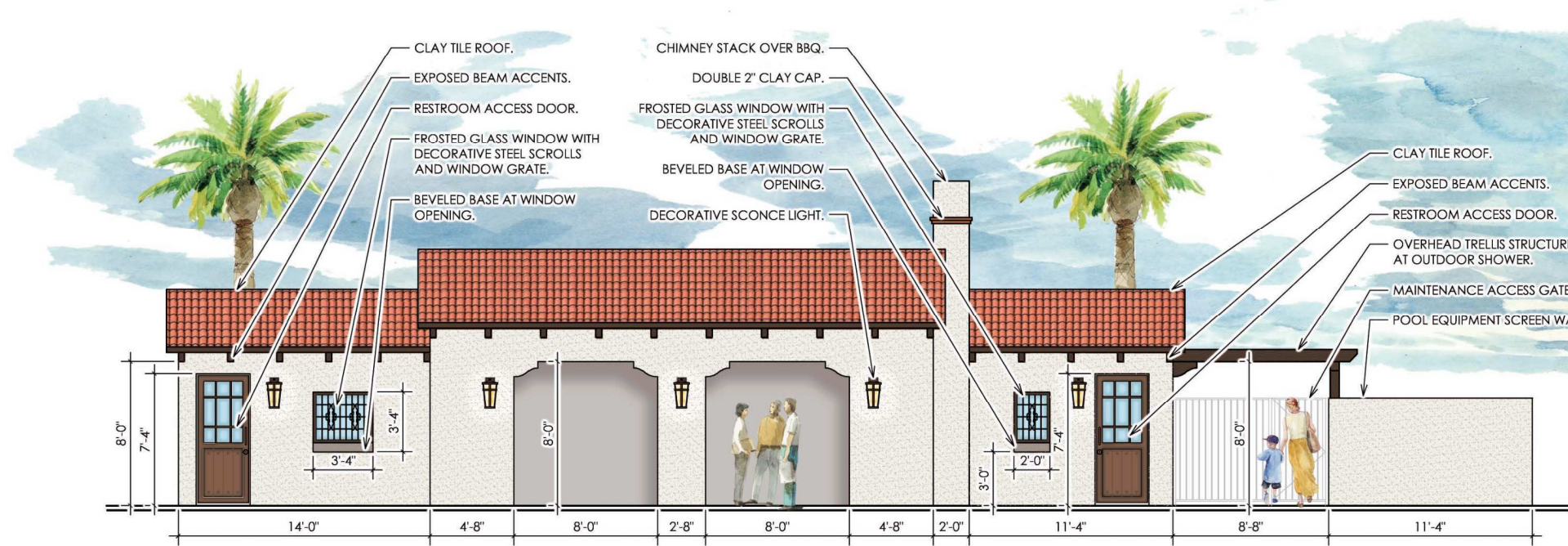
EXHIBIT 6
AMENITY PLANS AND ELEVATIONS



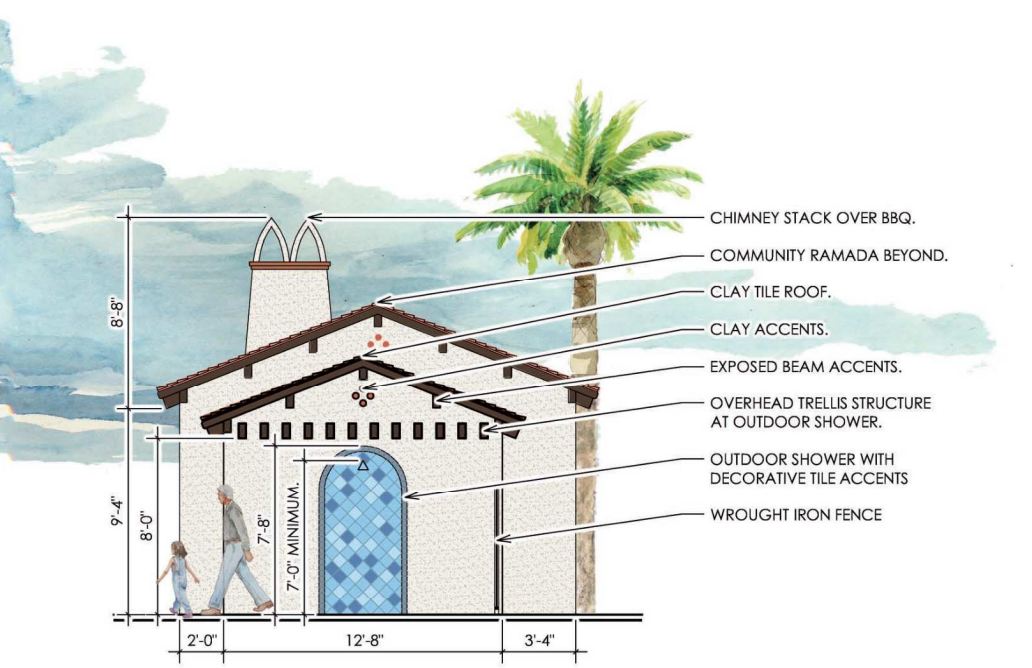
A *Pool Entry portal*
Scale: 1/2" = 1'-0"



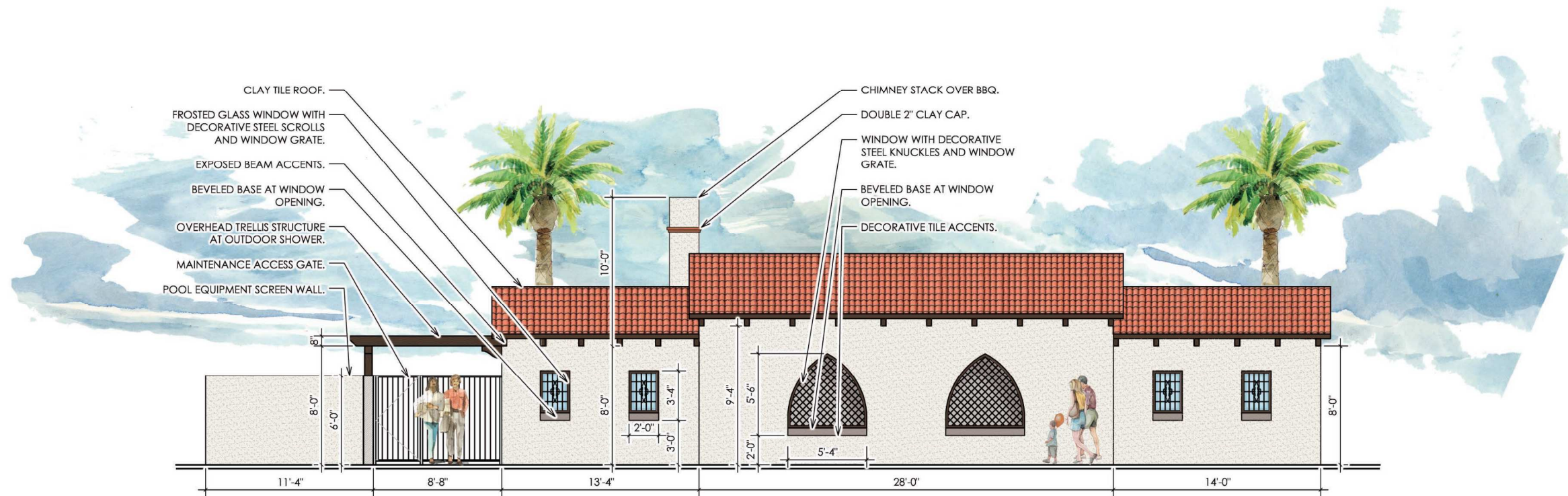
B *Pool Pergola Structure*
Scale: 1/2" = 1'-0"



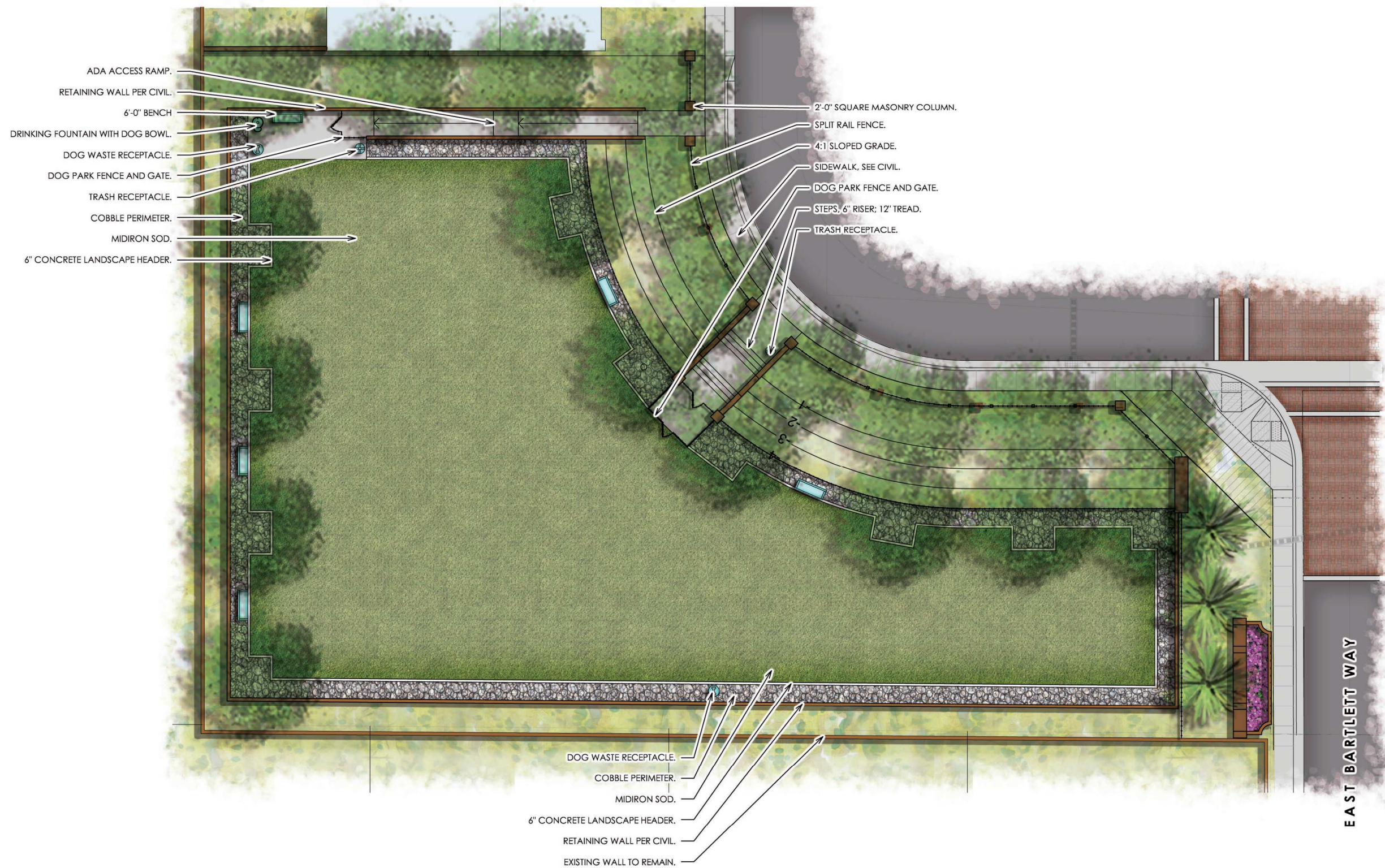
C *West Elevation*
Scale: 1/4" = 1'-0"



D *South Elevation*
Scale: 1/4" = 1'-0"



E *East Elevation*
Scale: 1/4" = 1'-0"



Old Stone Ranch
Chandler, Arizona

Dog Park Conceptual Plan

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1"=10'-0" April 29, 2021

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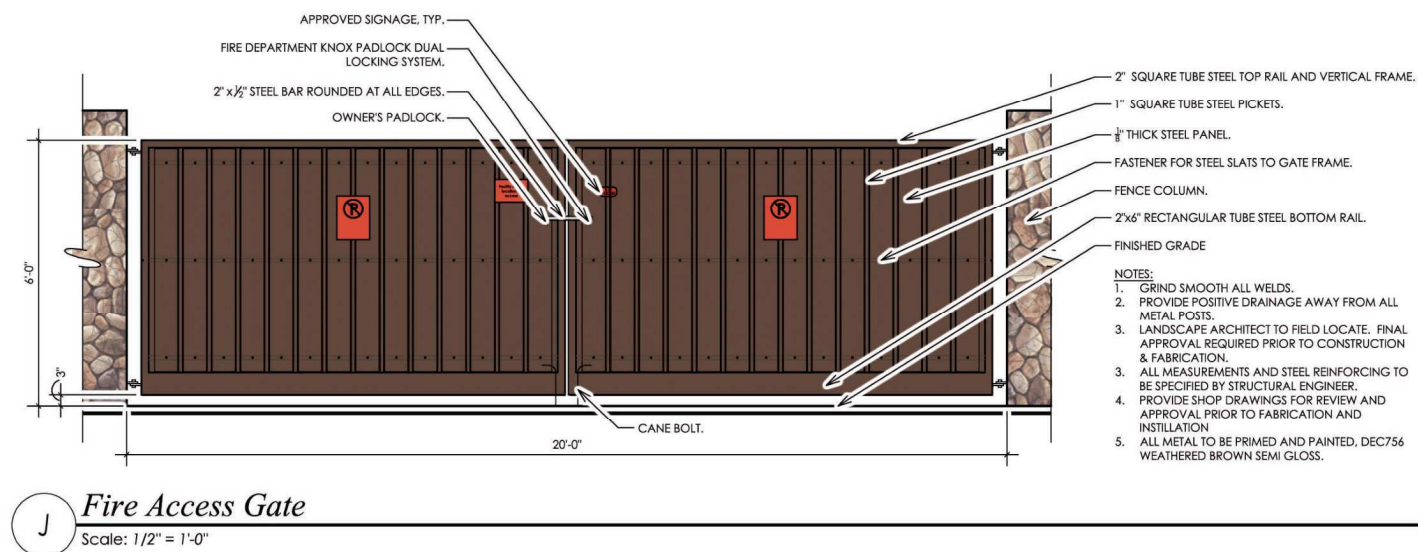
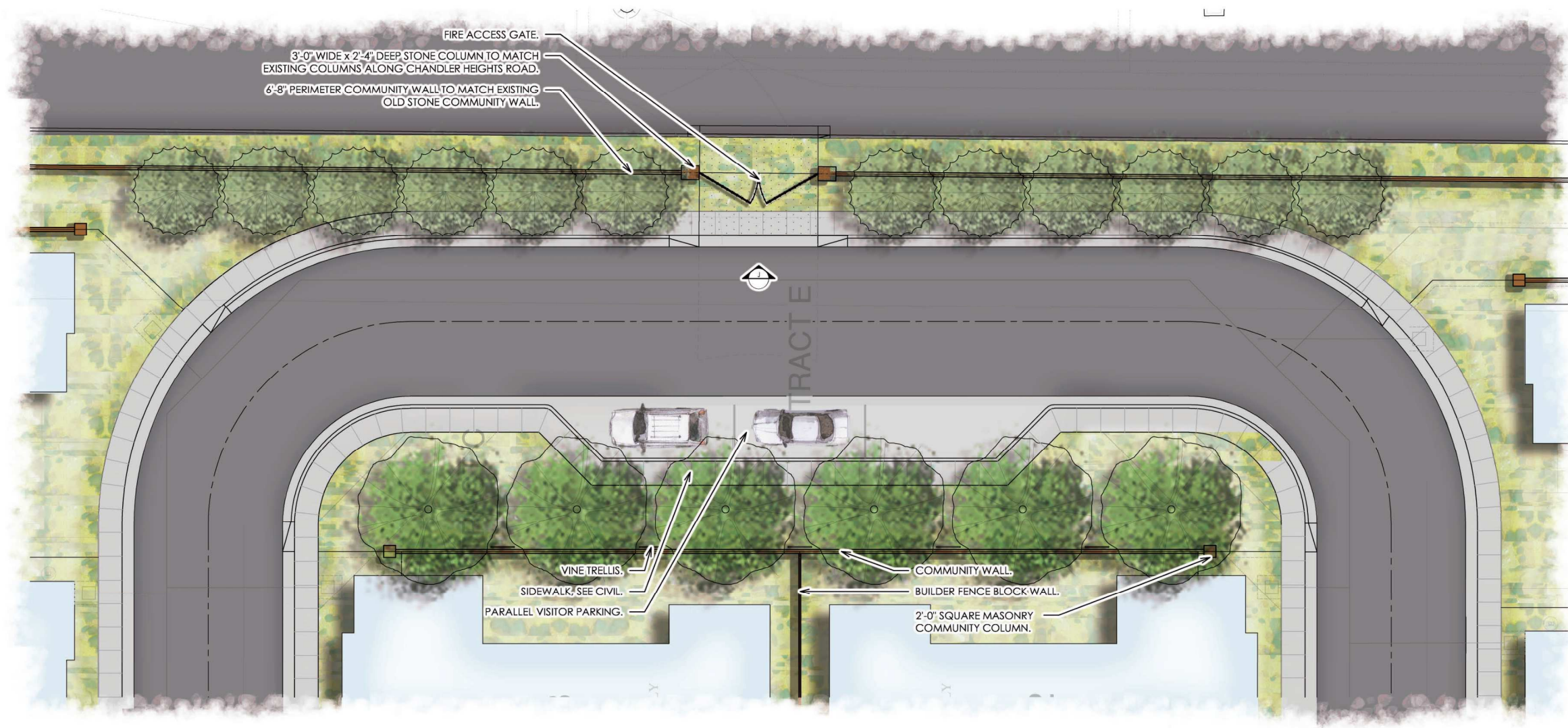


EXHIBIT 7
WALL PLAN, ENTRY MONUMENT AND
COMMUNITY SIGNAGE

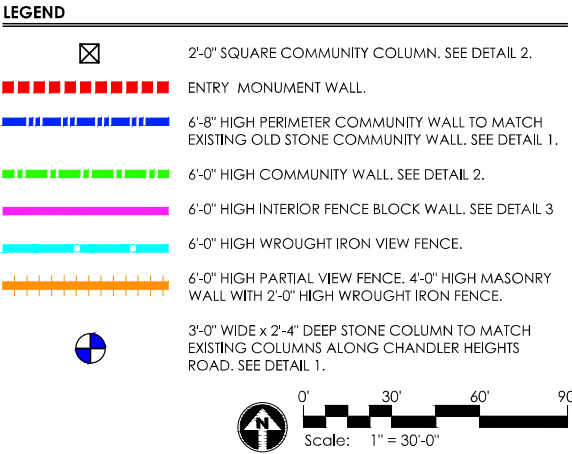
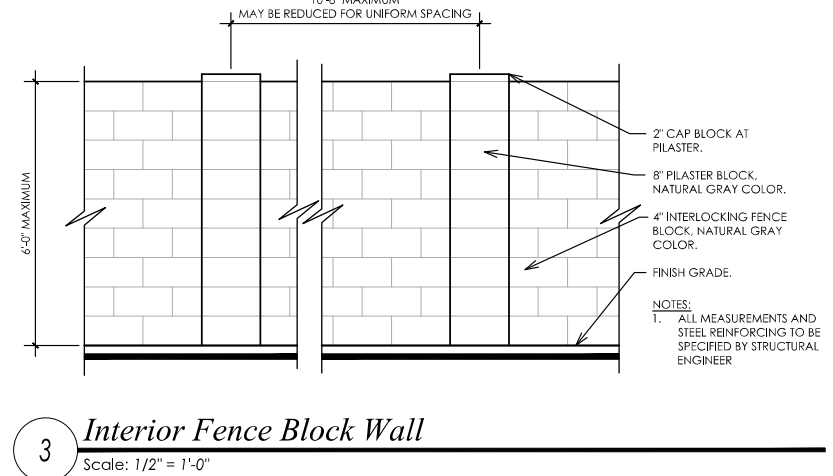
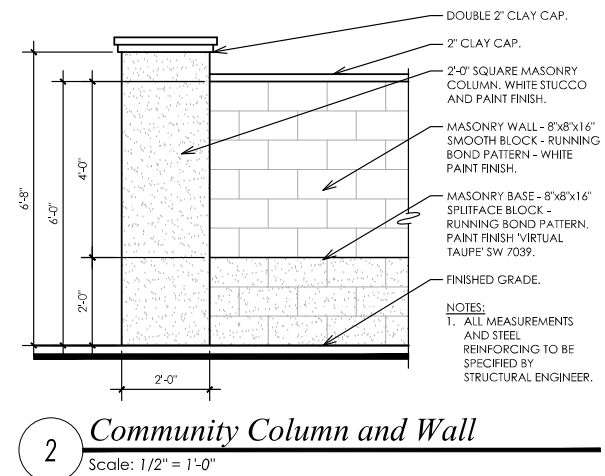
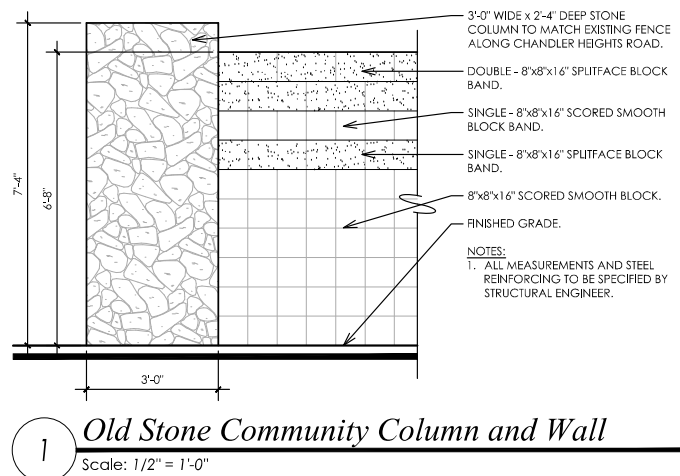


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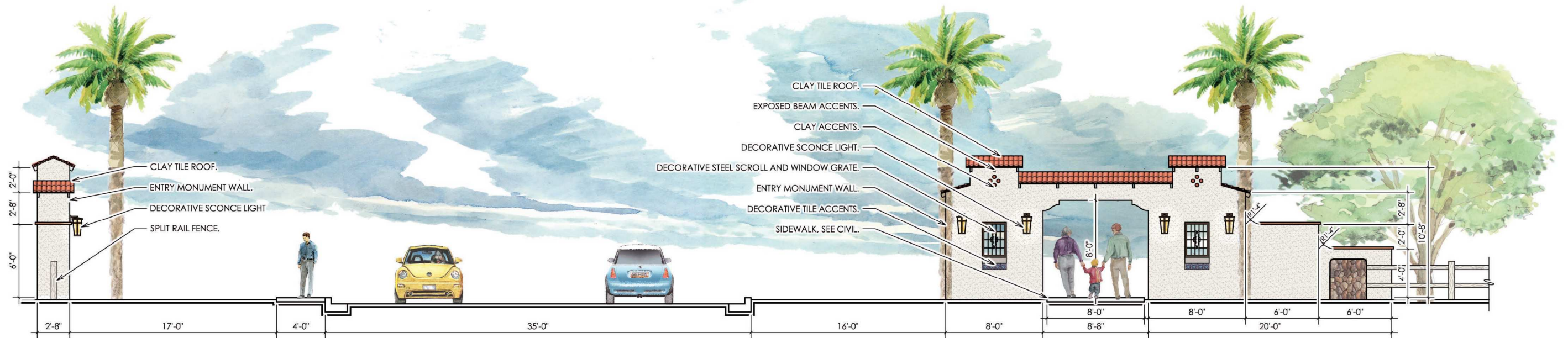


OLD STONE RANCH

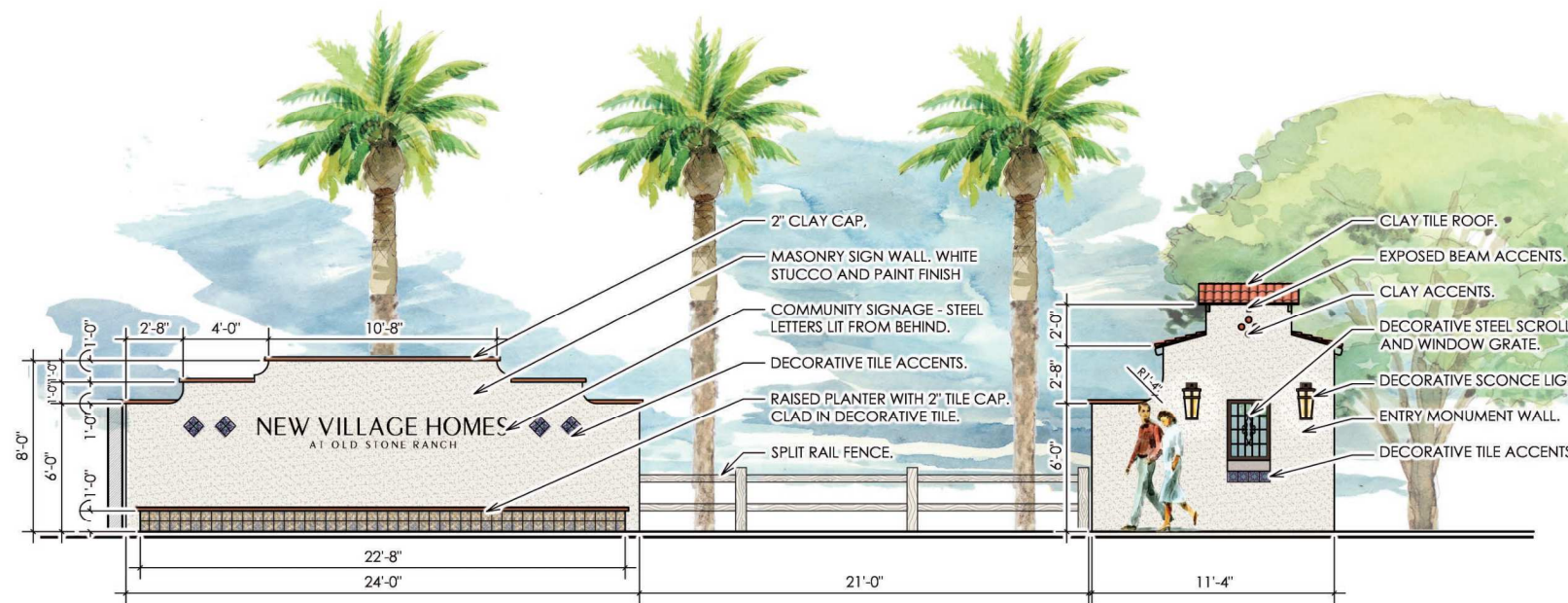
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date: 04/29/2021
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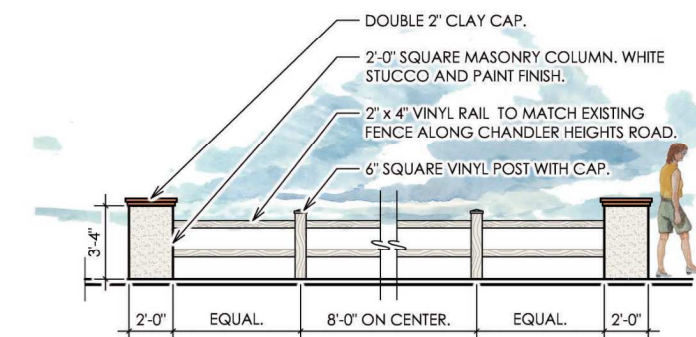
F Entry Monument
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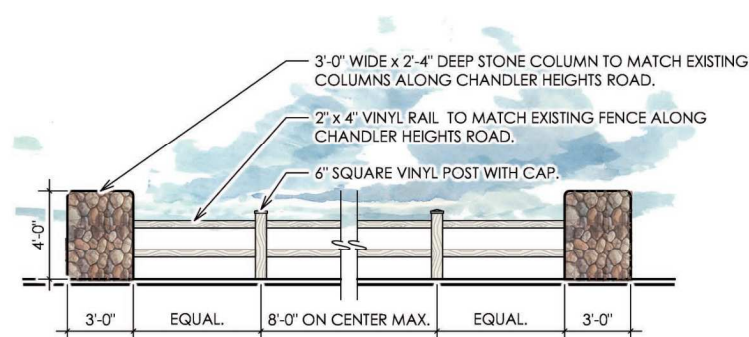
G Community Sign
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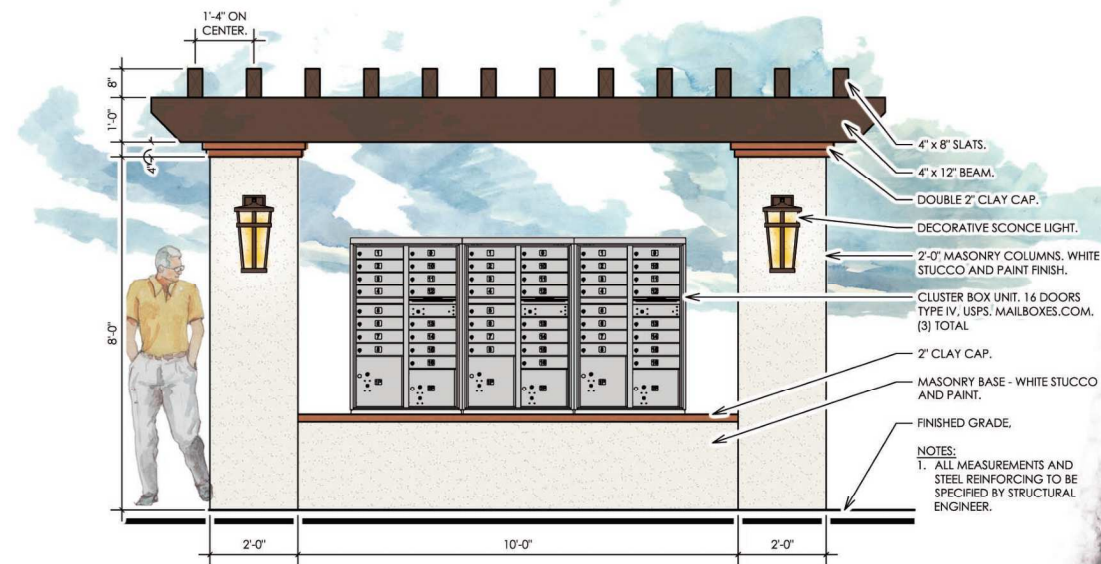
H Community Corner Monument
Scale: 1/4" = 1'-0"



I Internal Split Rail Fence and Fence Columns
Scale: 1/4" = 1'-0"



J Chandler Heights Split Rail Fence and Fence Columns
Scale: 1/4" = 1'-0"



1 Mailbox Trellis Structure
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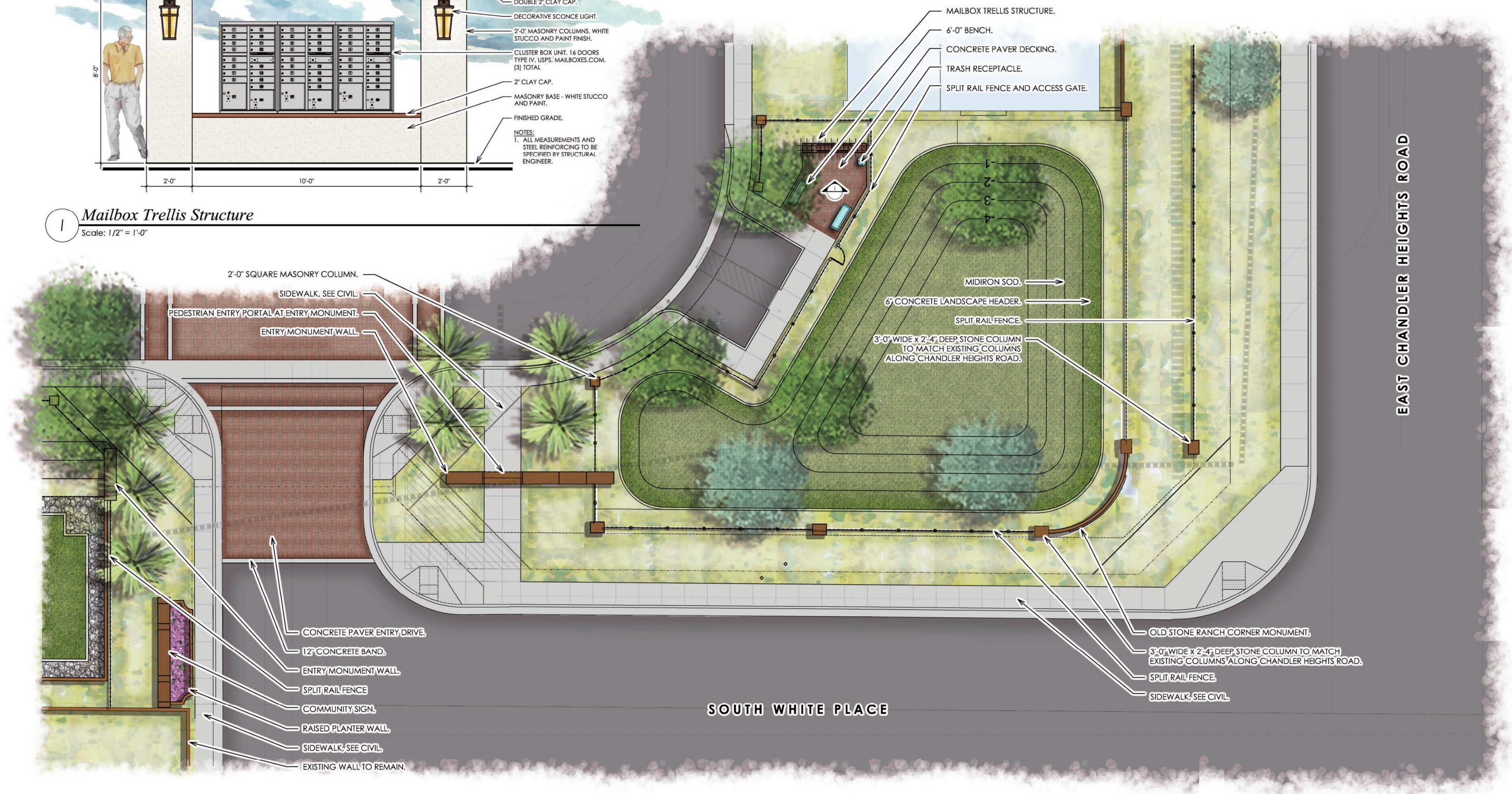
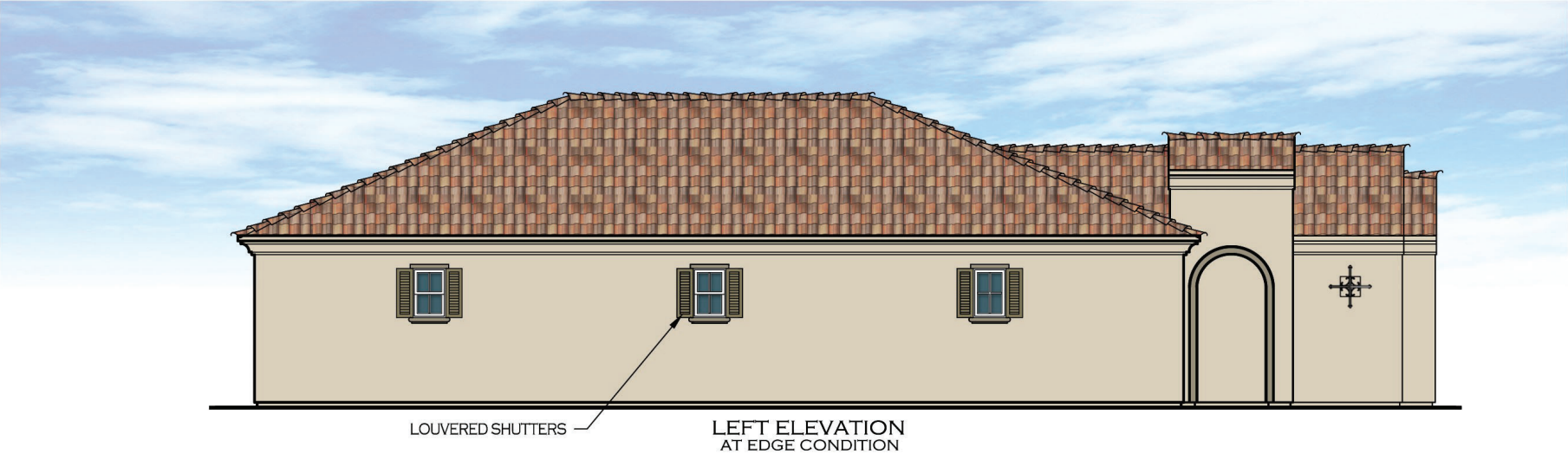
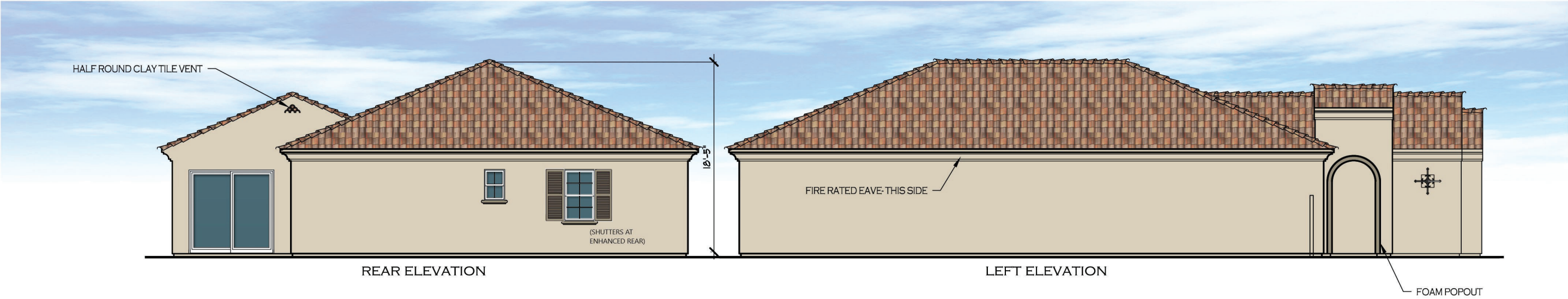
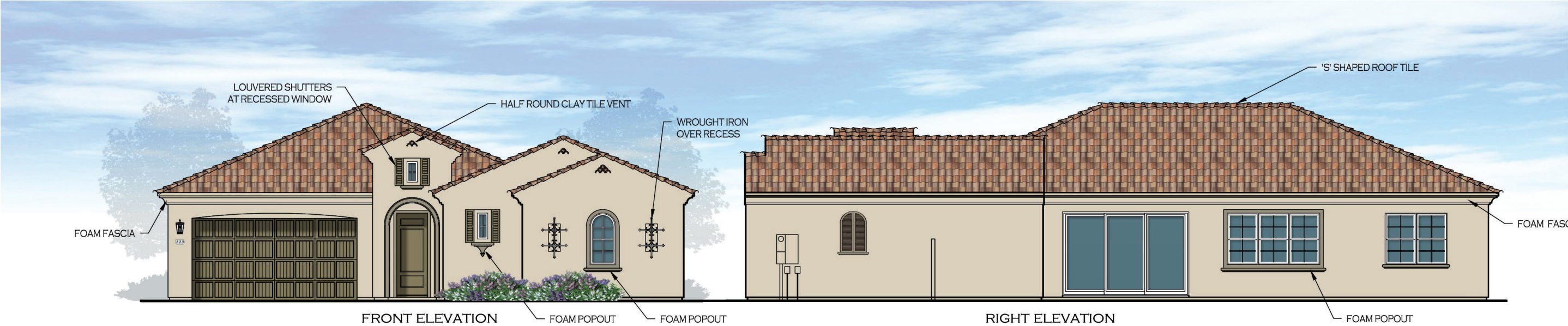
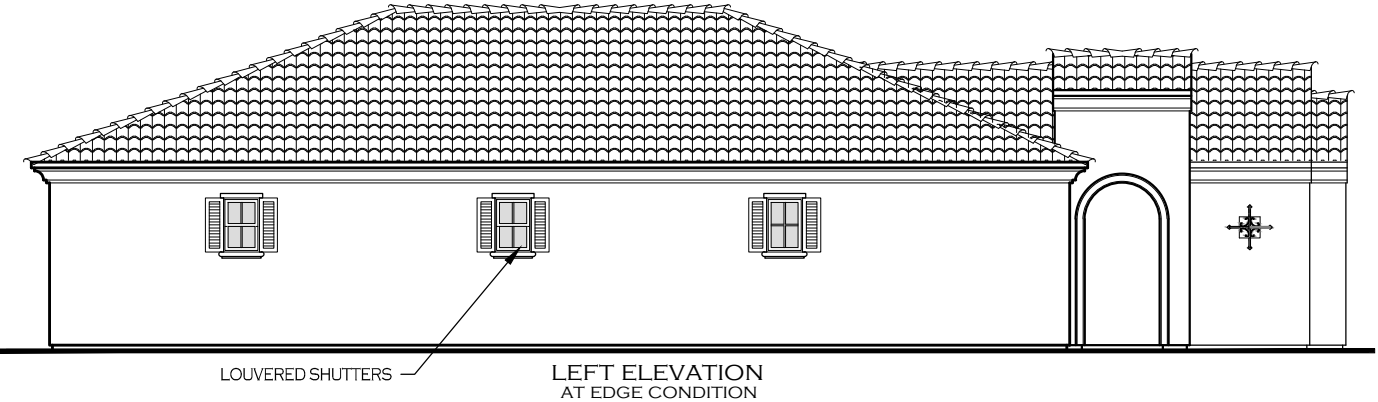
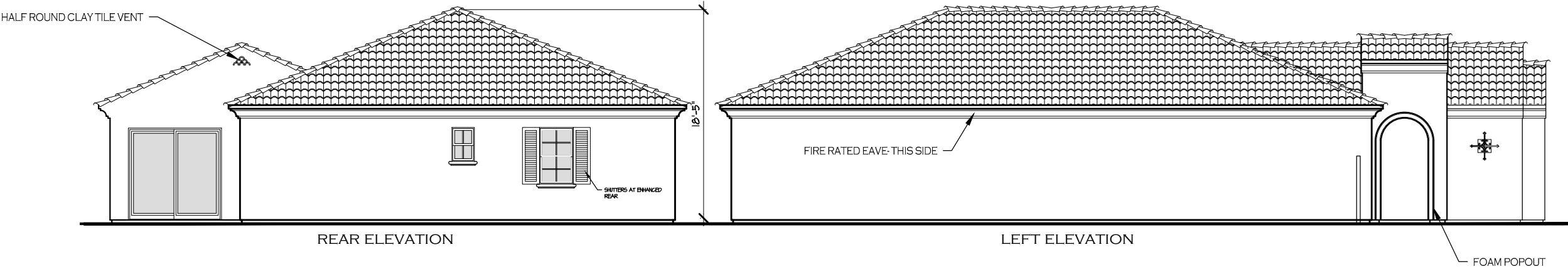
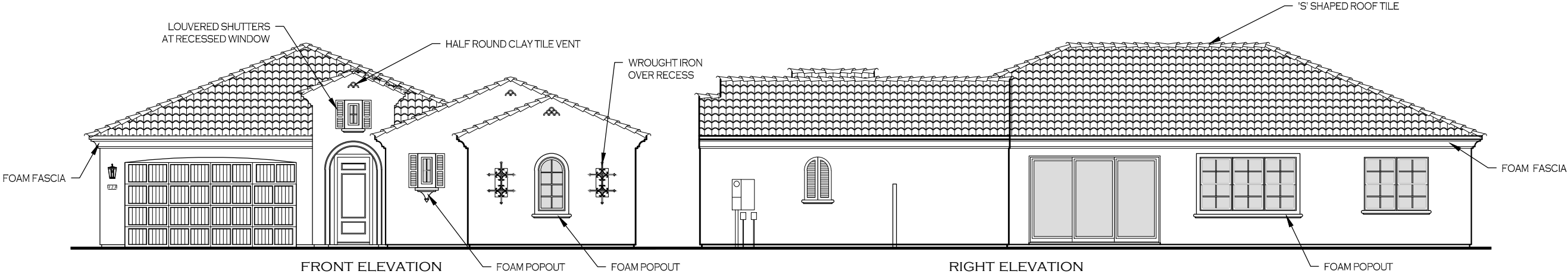
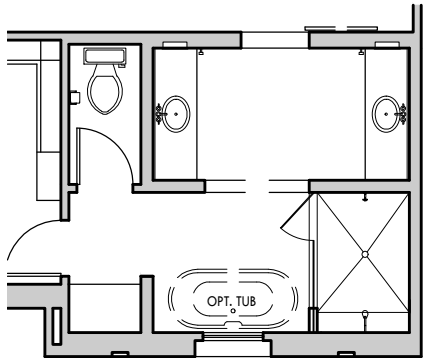


EXHIBIT 8
FLOOR PLANS AND ELEVATIONS



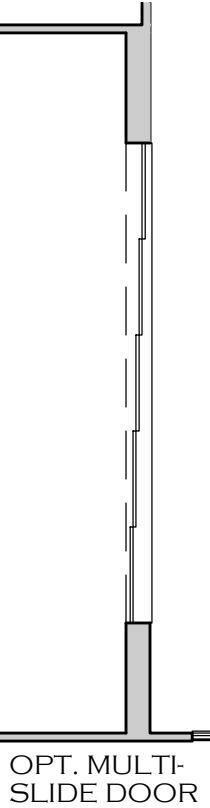
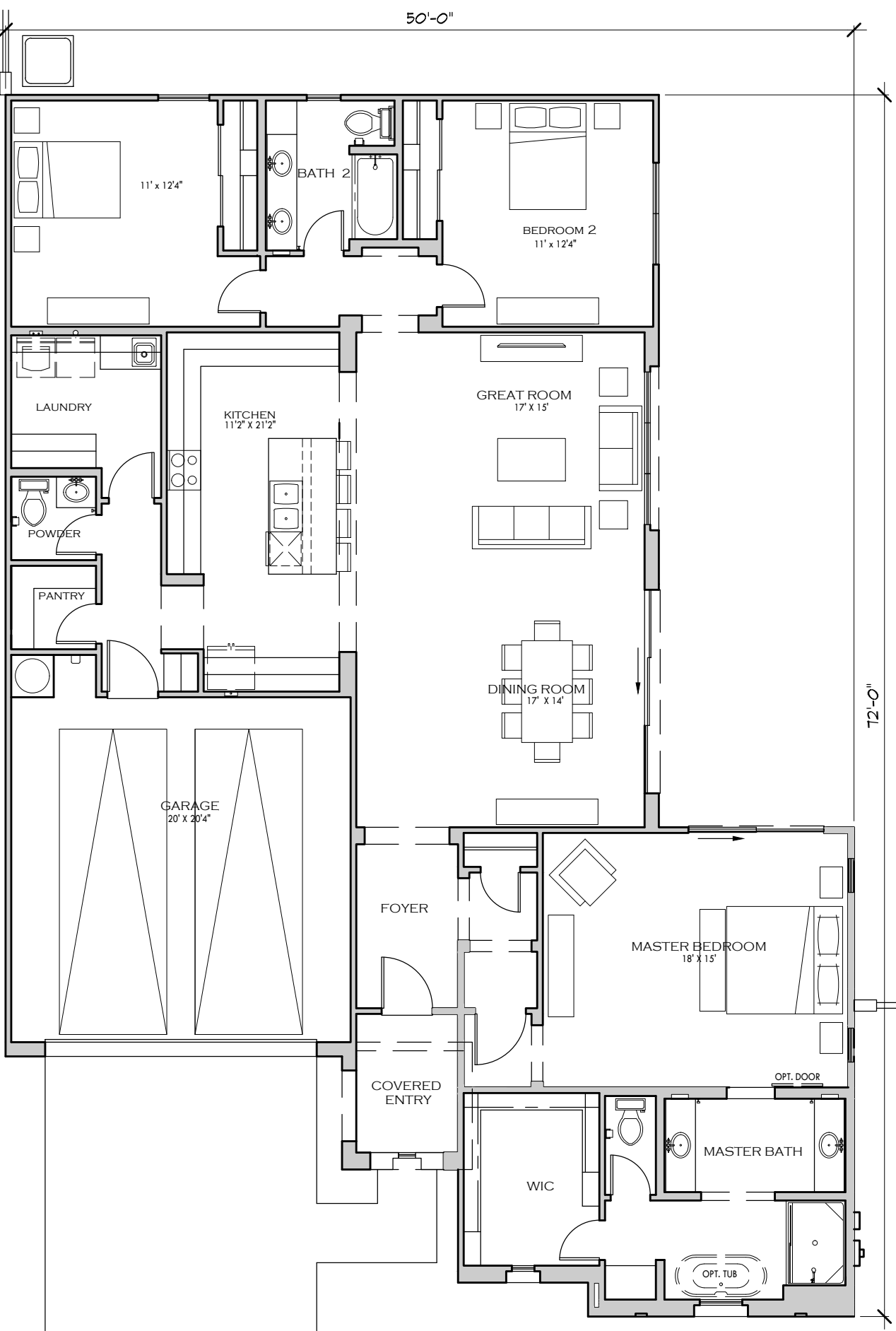


FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2220 sq. ft.
LIVABLE SQ. FT.	2220 sq. ft.
2 CAR GARAGE	444 sq. ft.
COVERED ENTRY	60 sq. ft.
NON-LIVABLE SQ. FT.	504 sq. ft.
MAX FOOTPRINT	2724 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	60.4%

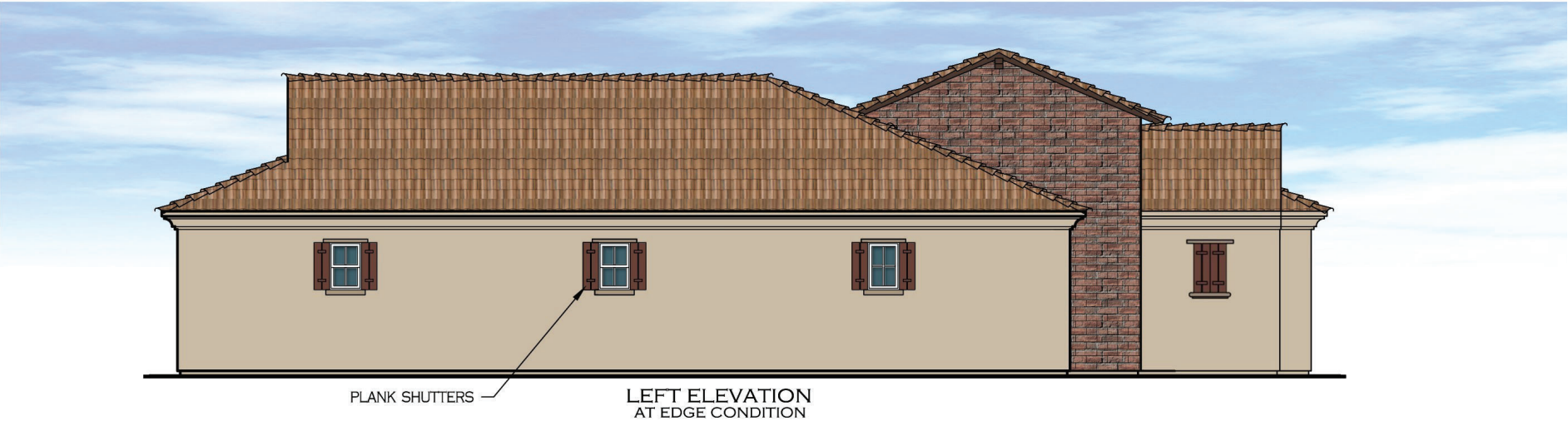
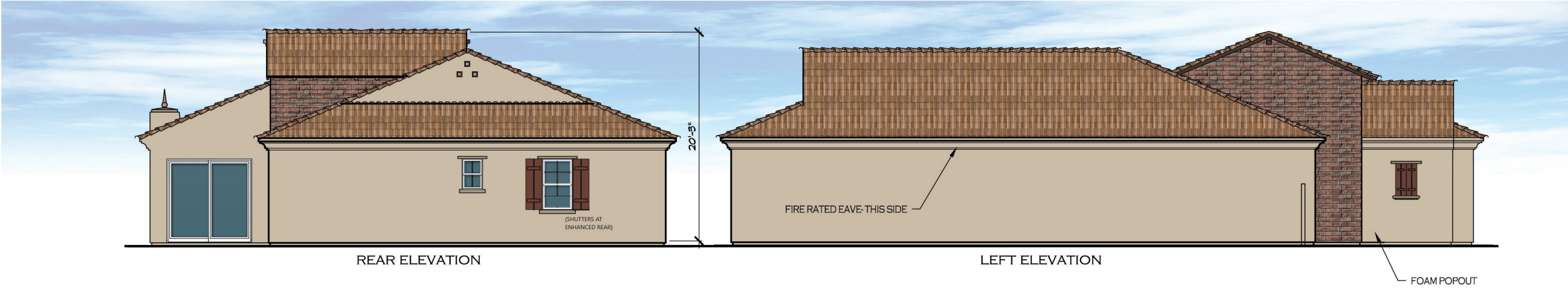
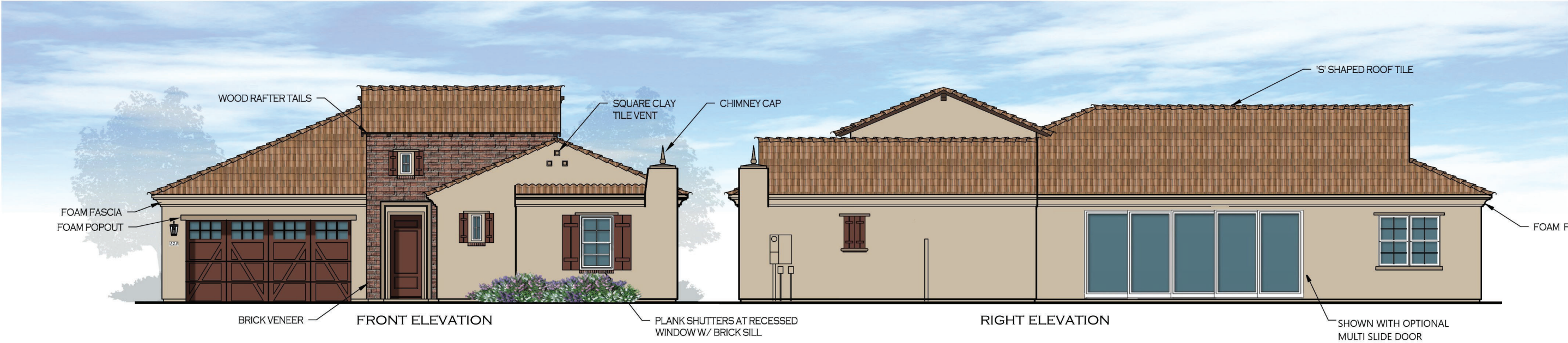


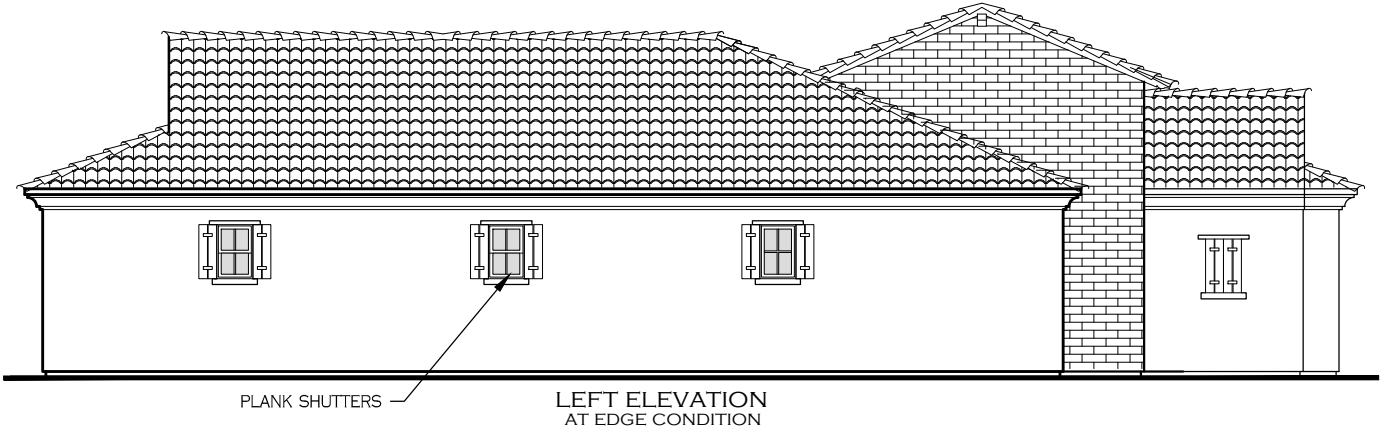
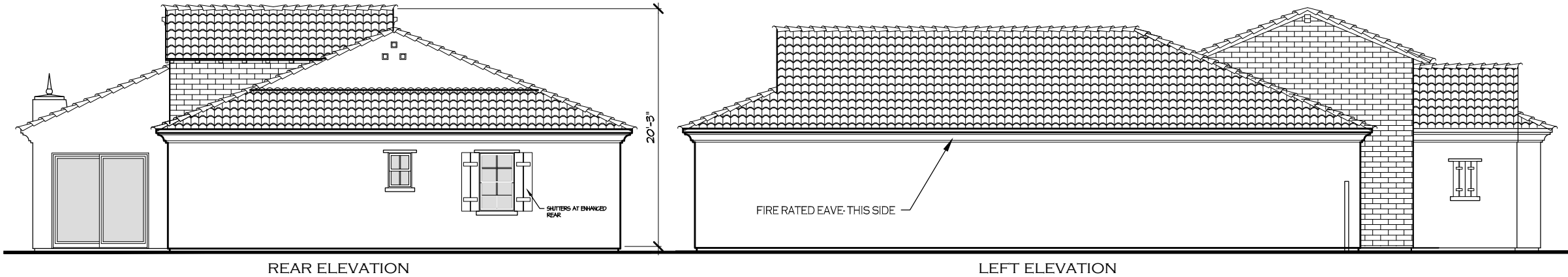
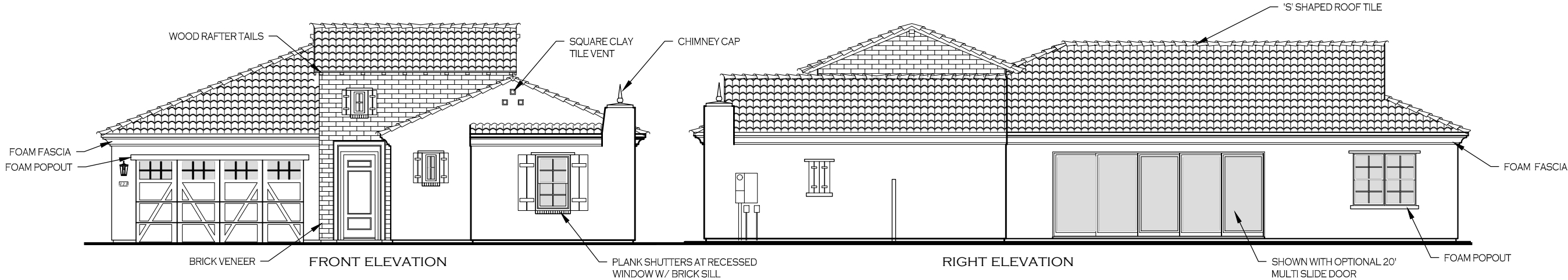
OPT. ENLARGED SHOWER
AT MASTER BATH

PARTIAL FLOOR PLAN
AT EDGE CONDITION

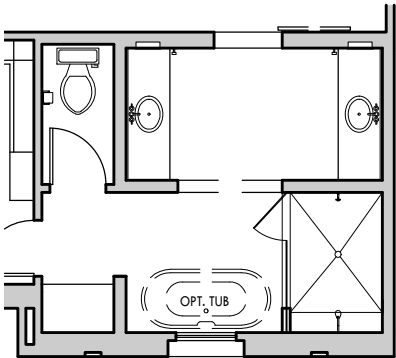


OPT. MULTI-SLIDE DOOR



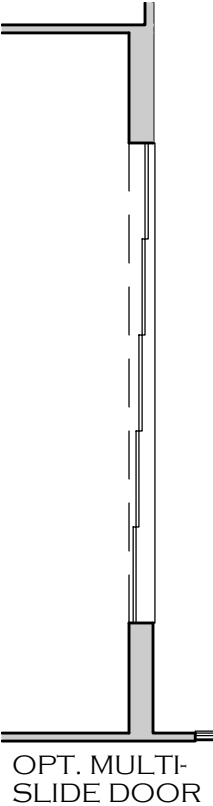
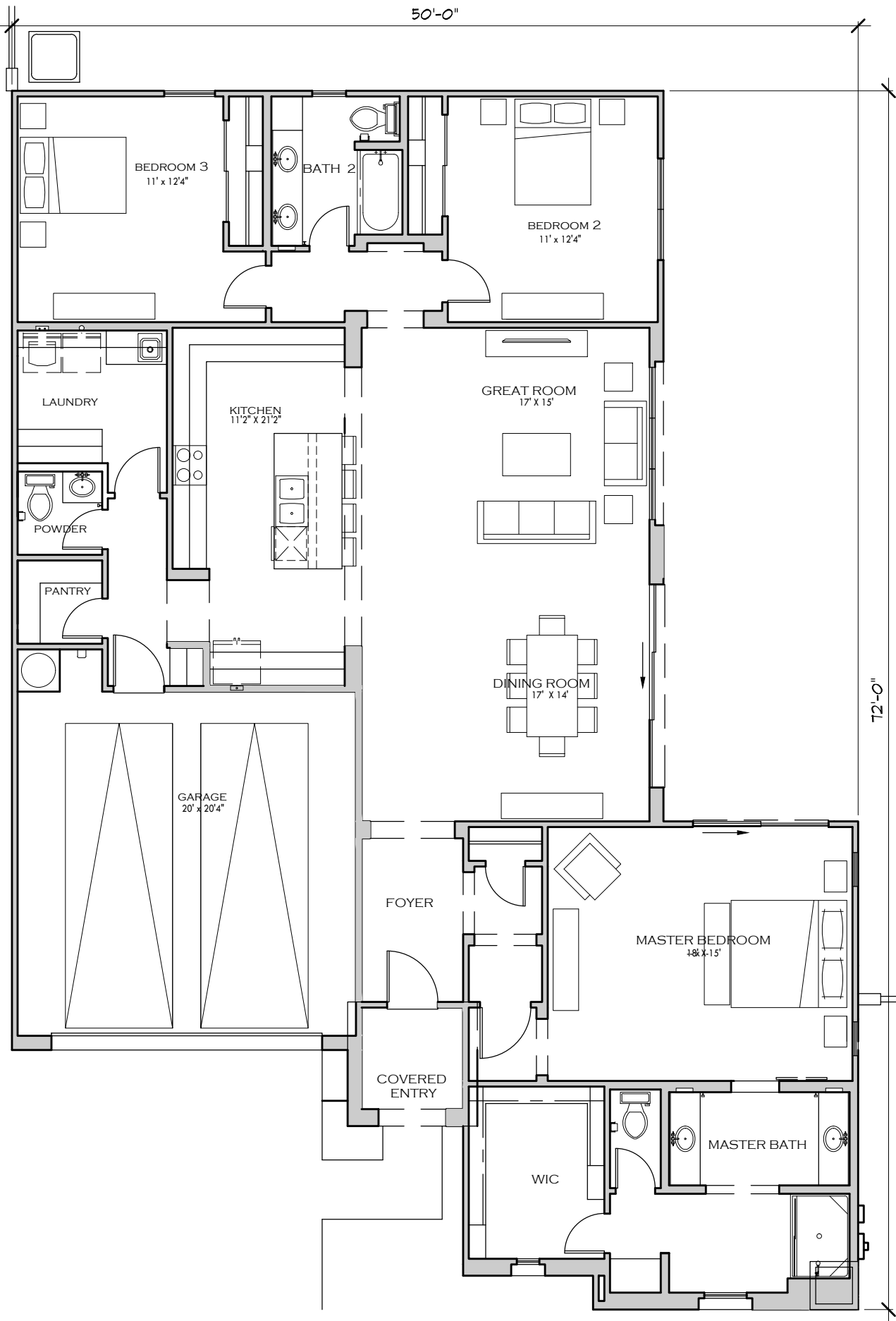
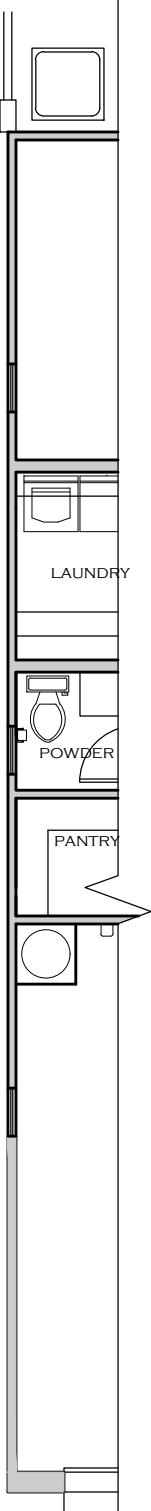


FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2220 sq. ft.
LIVABLE SQ. FT.	2220 sq. ft.
2 CAR GARAGE	444 sq. ft.
COVERED ENTRY	45 sq. ft.
NON-LIVABLE SQ. FT.	489 sq. ft.
MAX FOOTPRINT	2709 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	60.1%

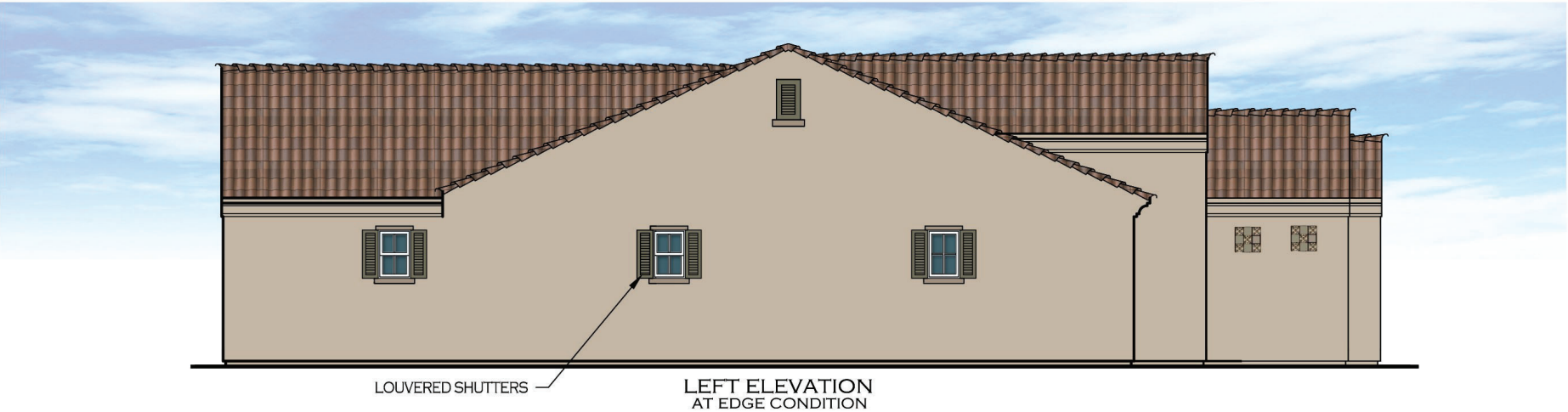
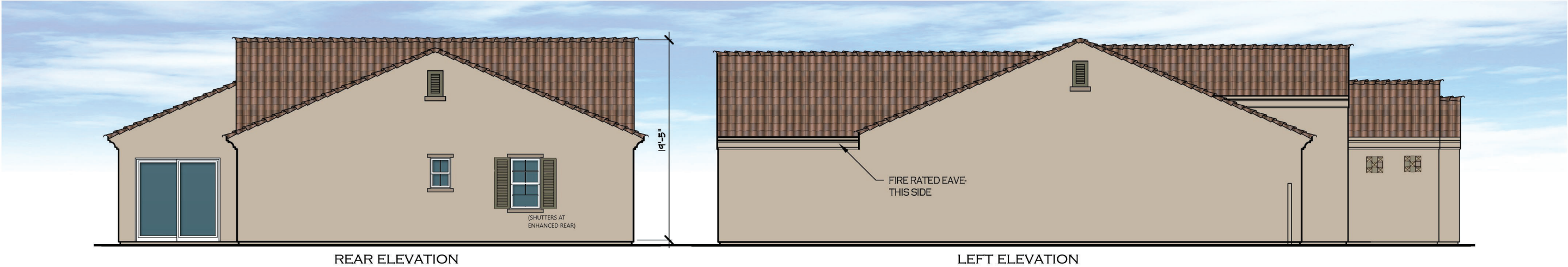
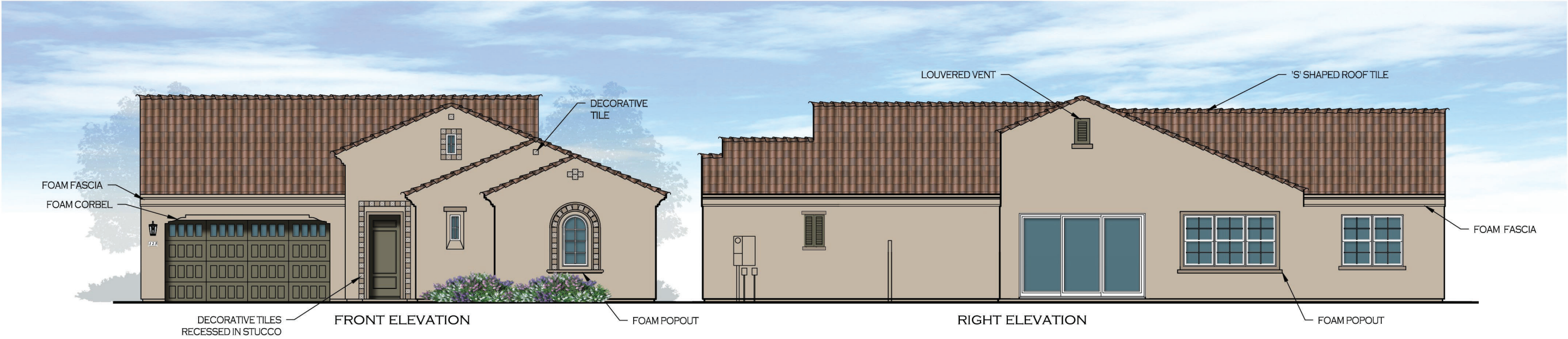


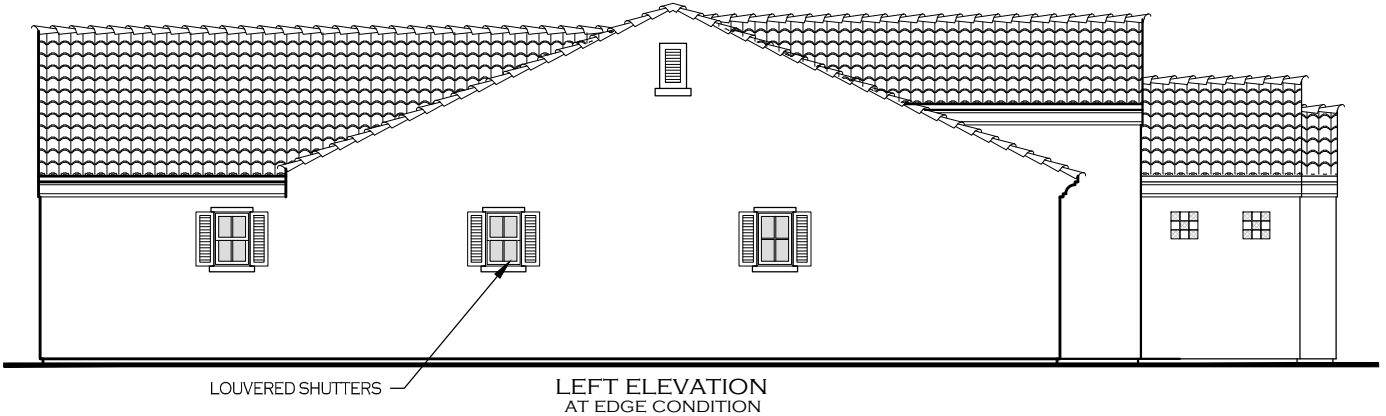
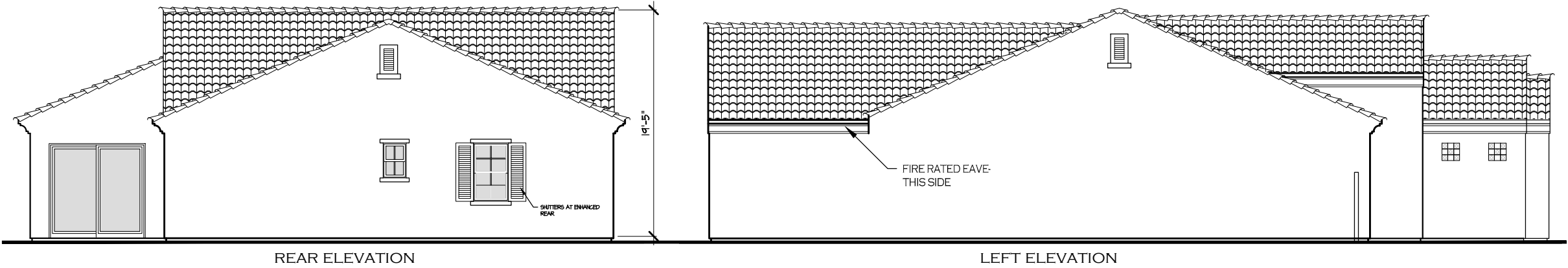
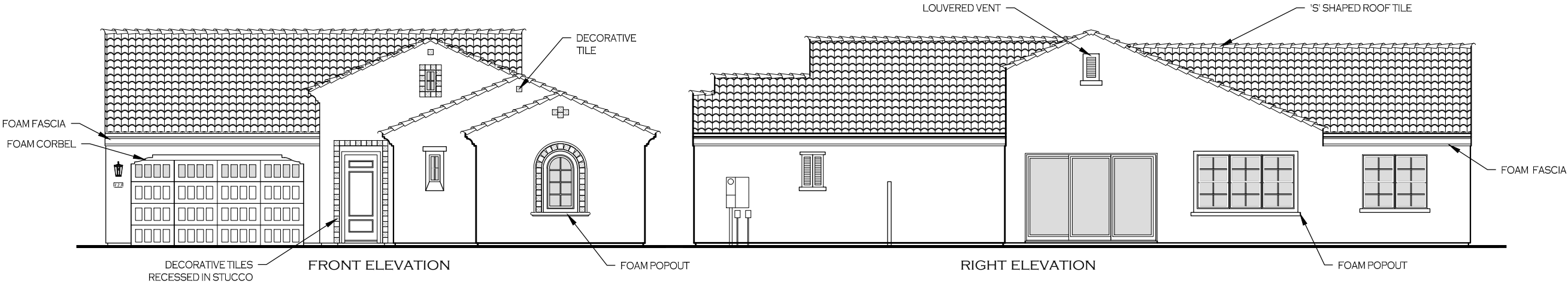
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AT MASTER BATH

PARTIAL FLOOR PLAN
AT EDGE CONDITION

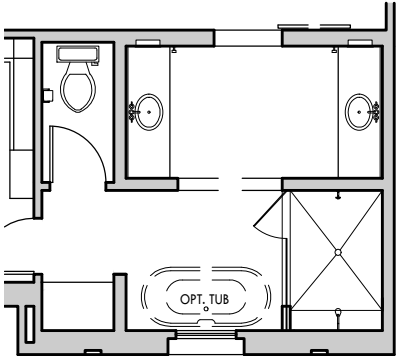


OPT. MULTI-SLIDE DOOR



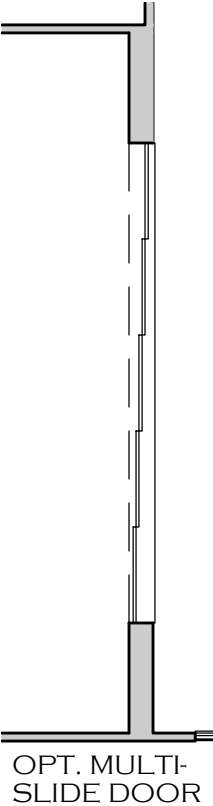
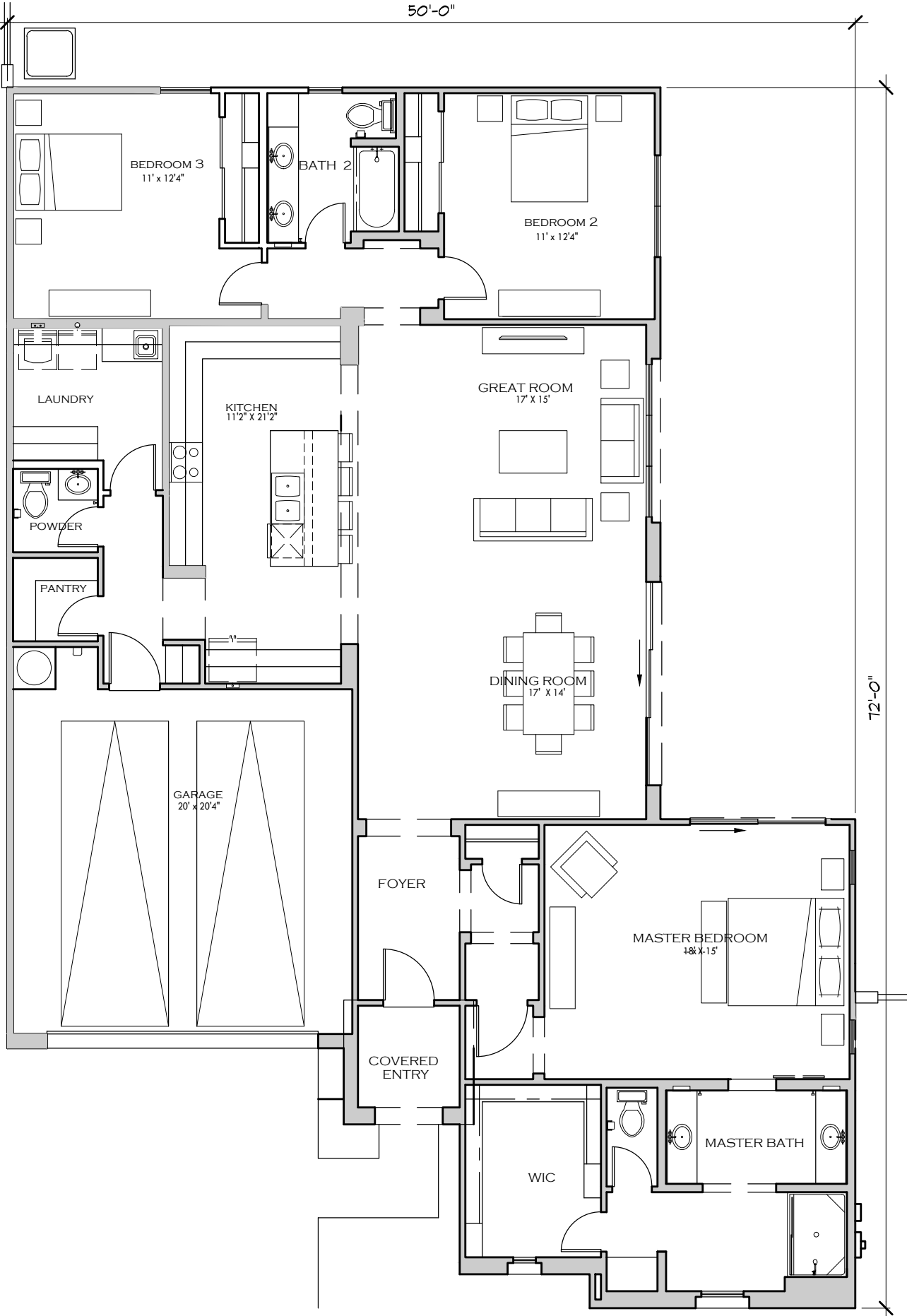
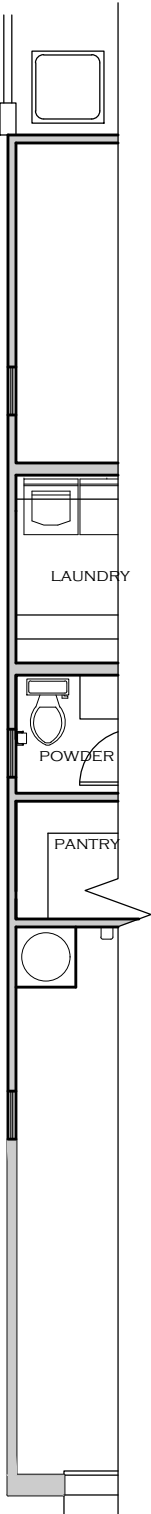


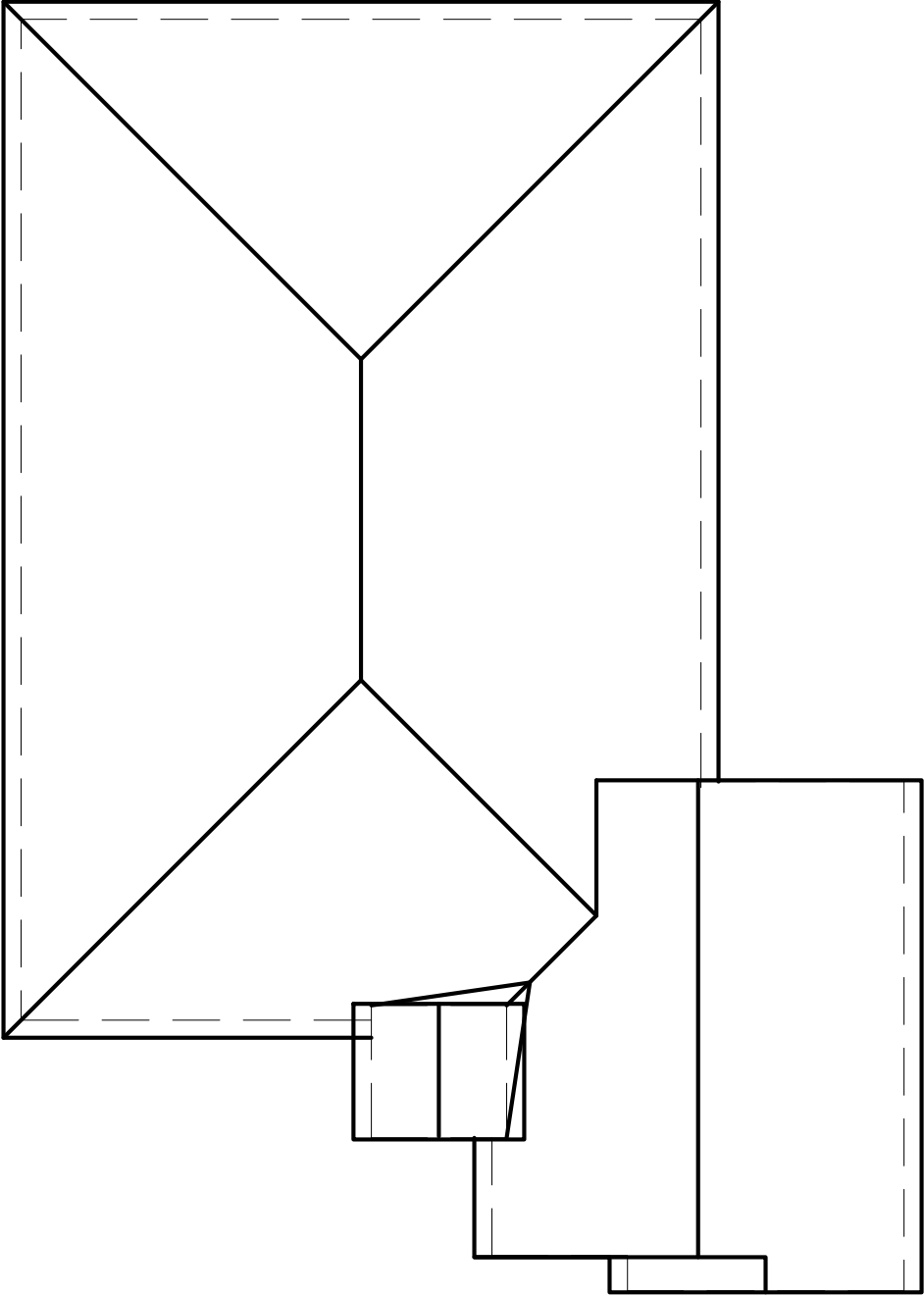
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2220 sq. ft.
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MAX FOOTPRINT	2709 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	60.1%



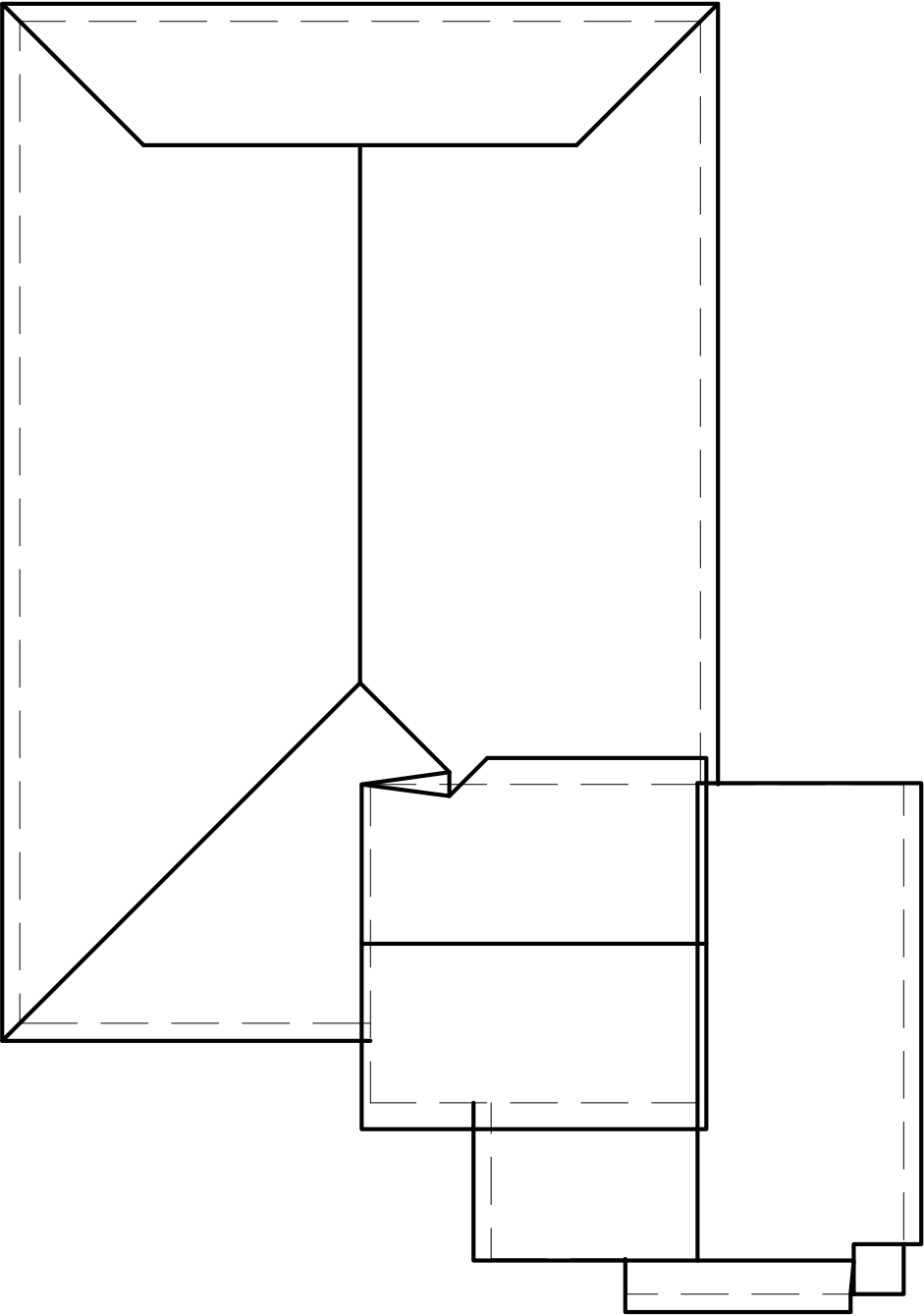
OPT. ENLARGED SHOWER
AT MASTER BATH

PARTIAL FLOOR PLAN
AT EDGE CONDITION

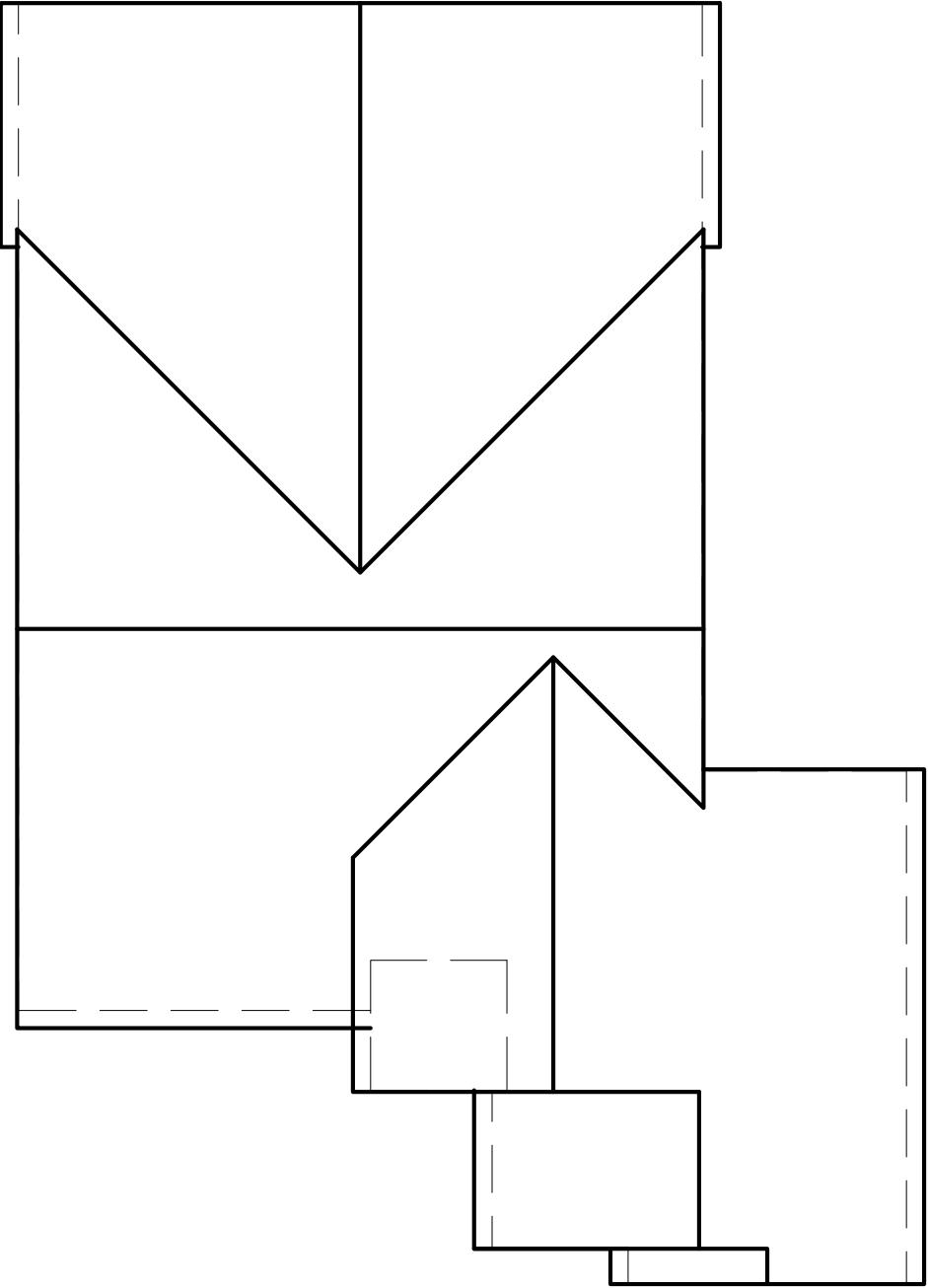




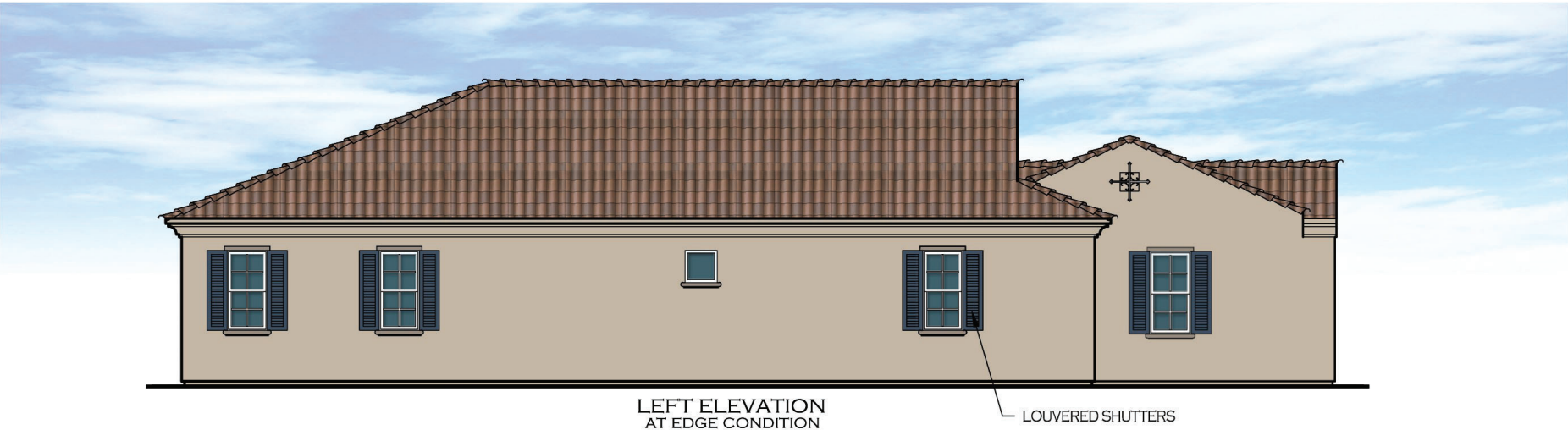
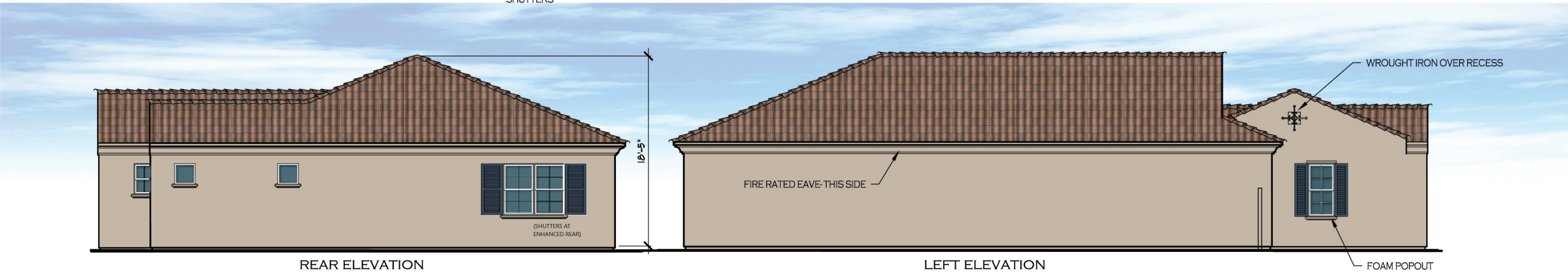
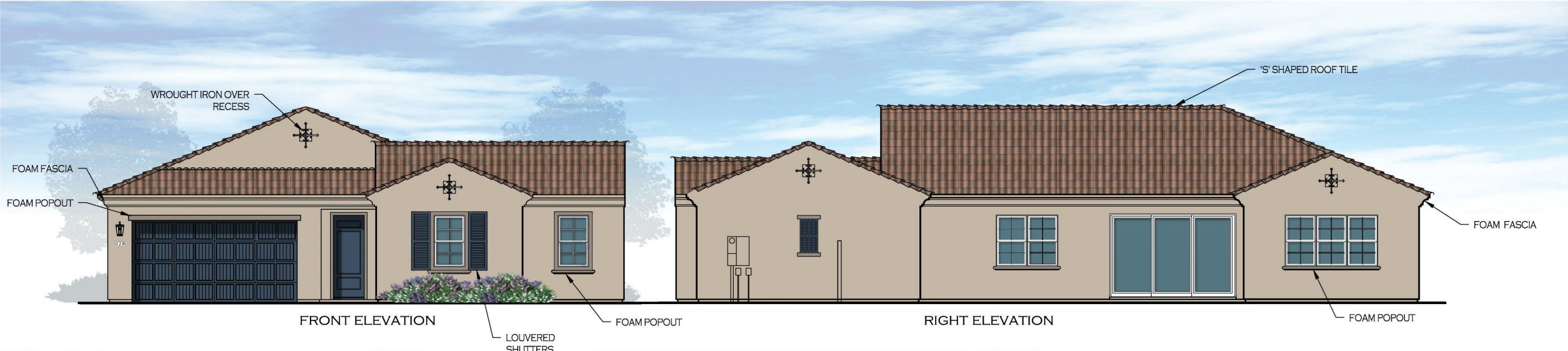
ELEVATION A

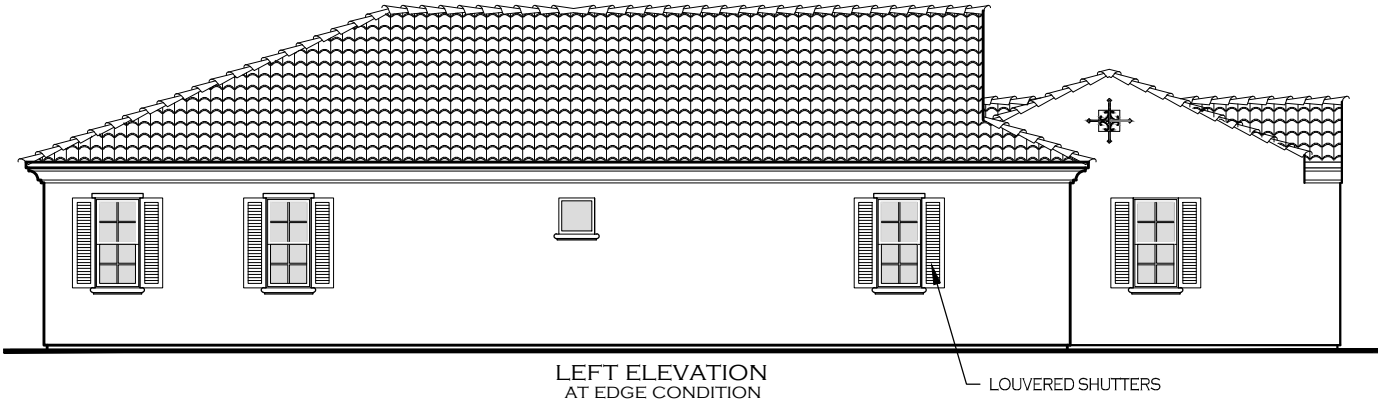
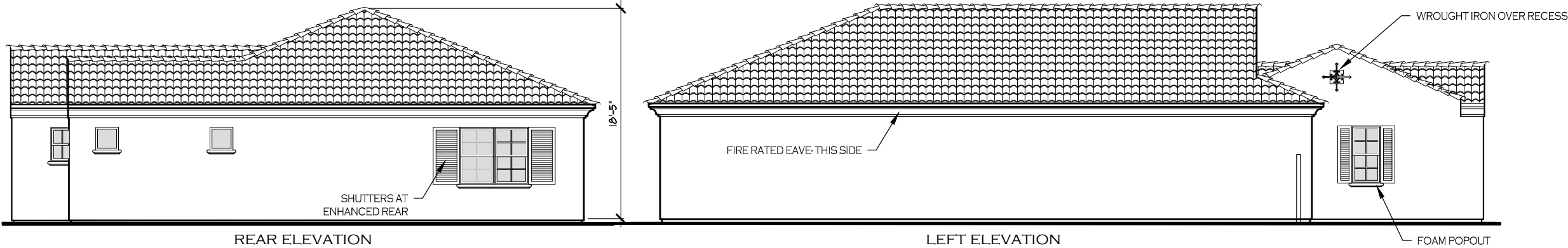
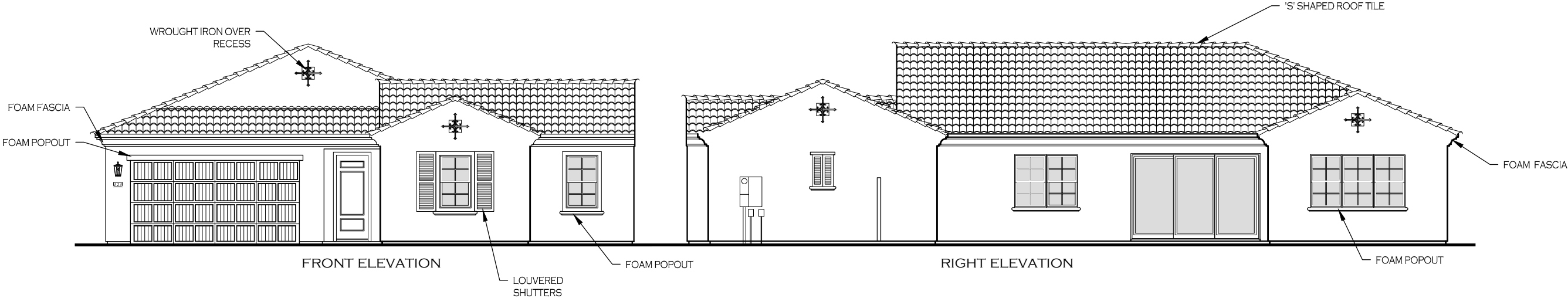


ELEVATION B



ELEVATION D

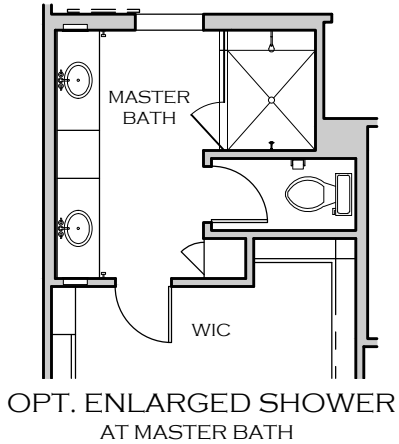




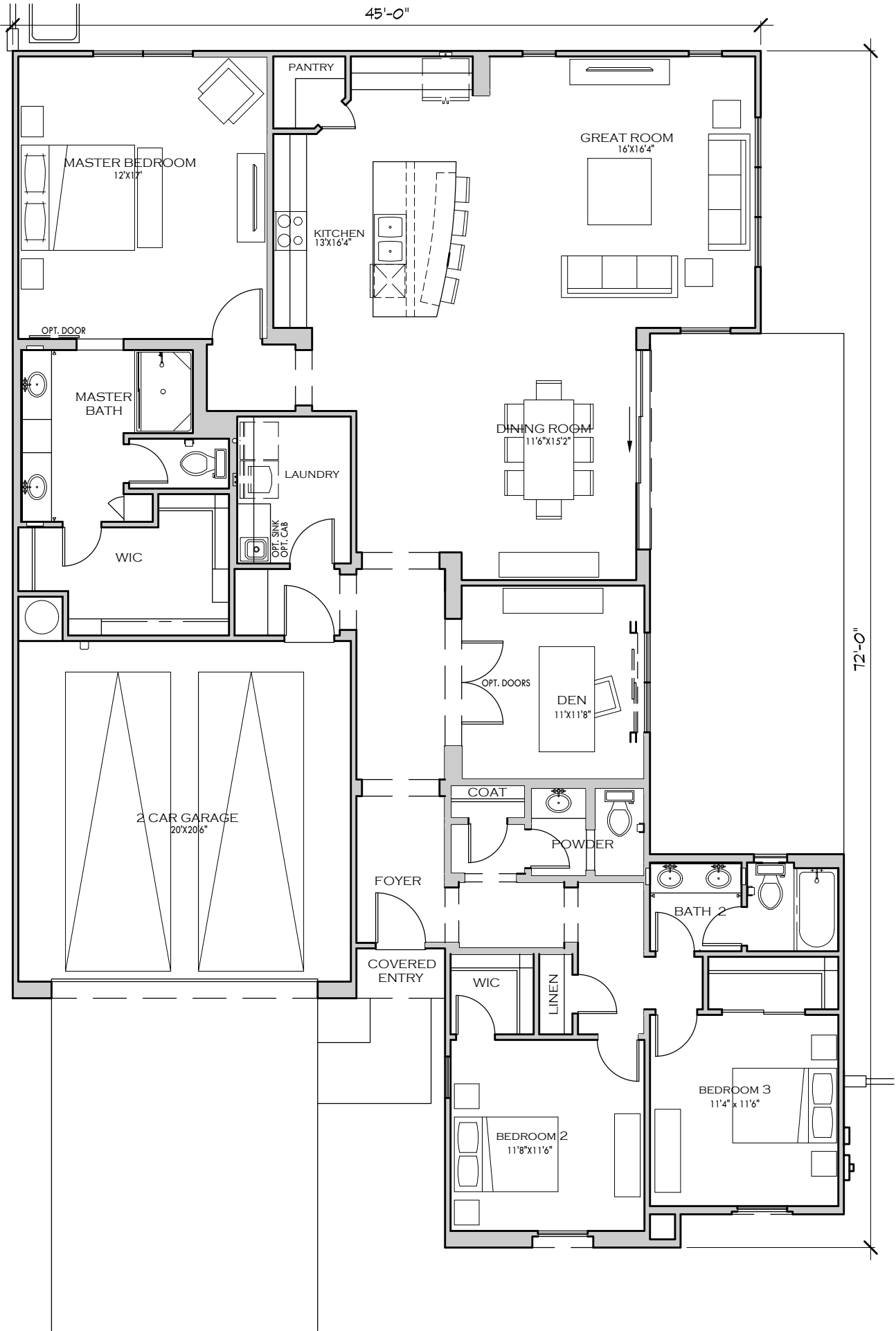


NEW VILLAGE HOMES

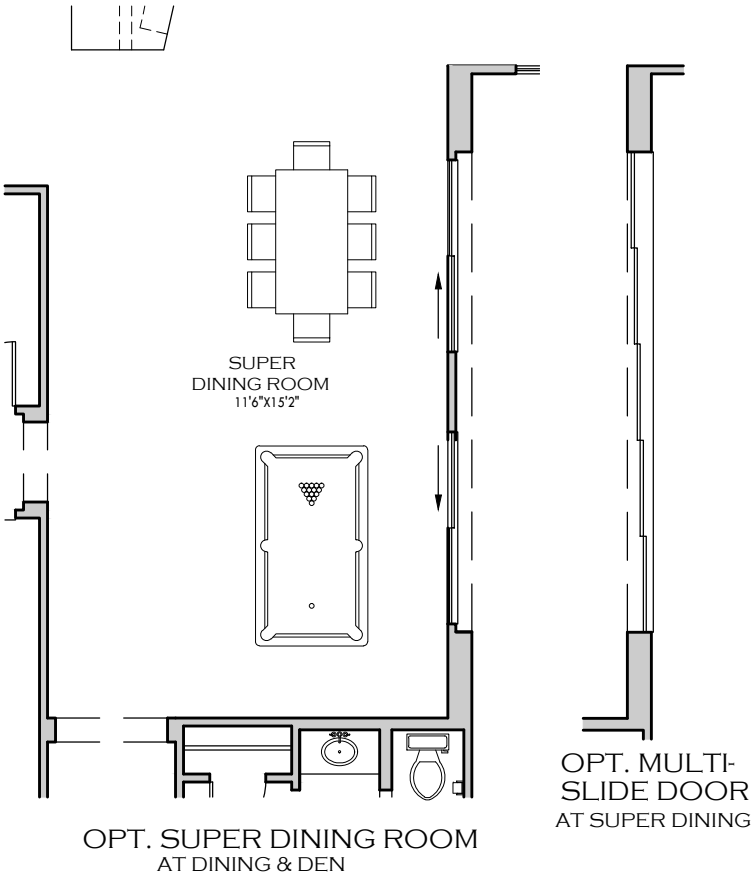
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2272 sq. ft.
LIVABLE SQ. FT.	2272 sq. ft.
2 CAR GARAGE	451 sq. ft.
COVERED ENTRY	16 sq. ft.
NON-LIVABLE SQ. FT.	467 sq. ft.
MAX FOOTPRINT	2739 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	60.7%

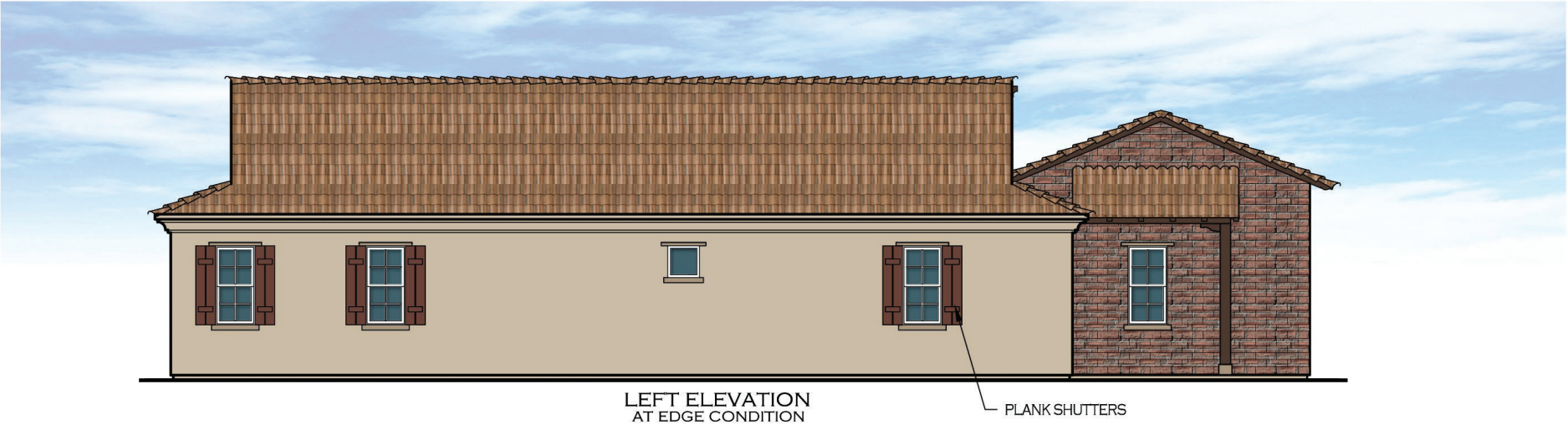
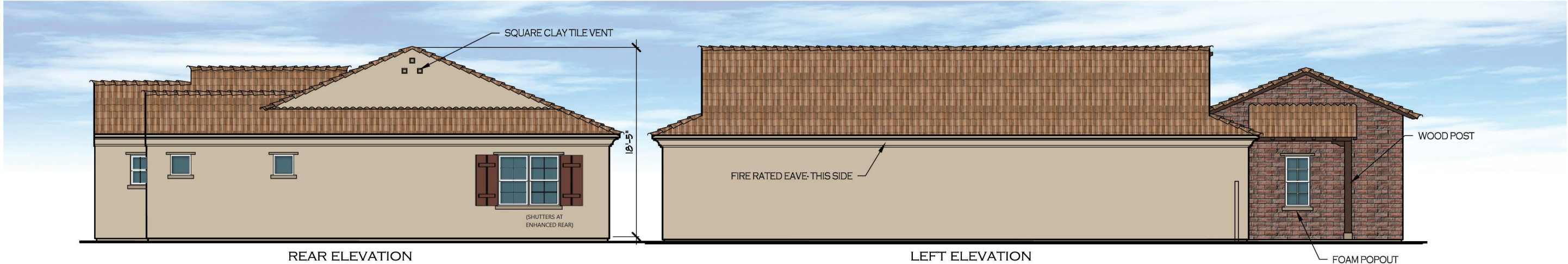
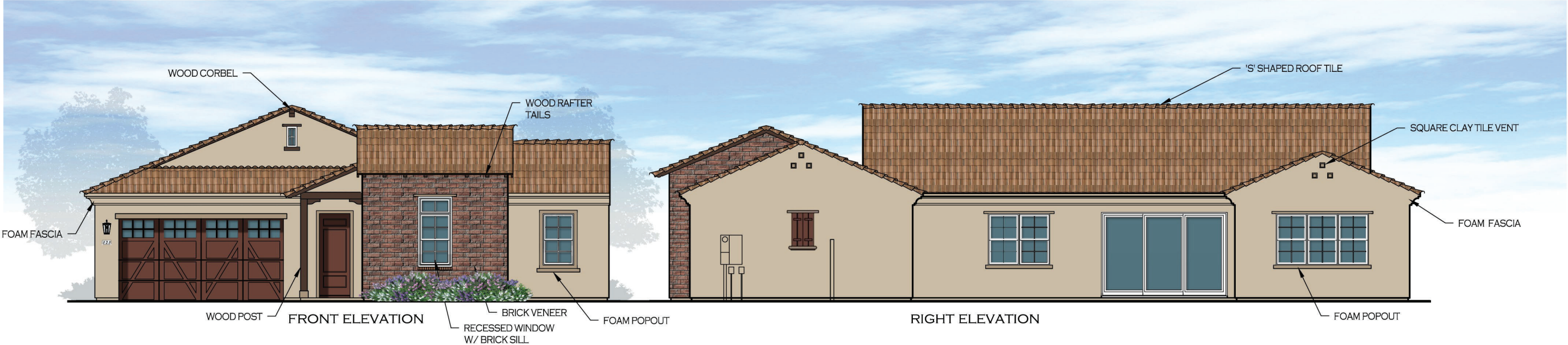


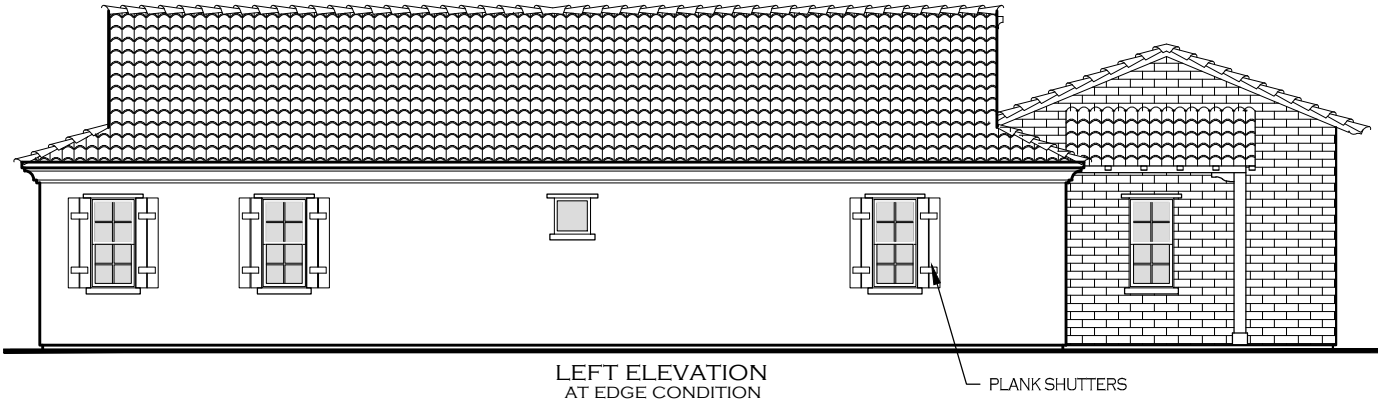
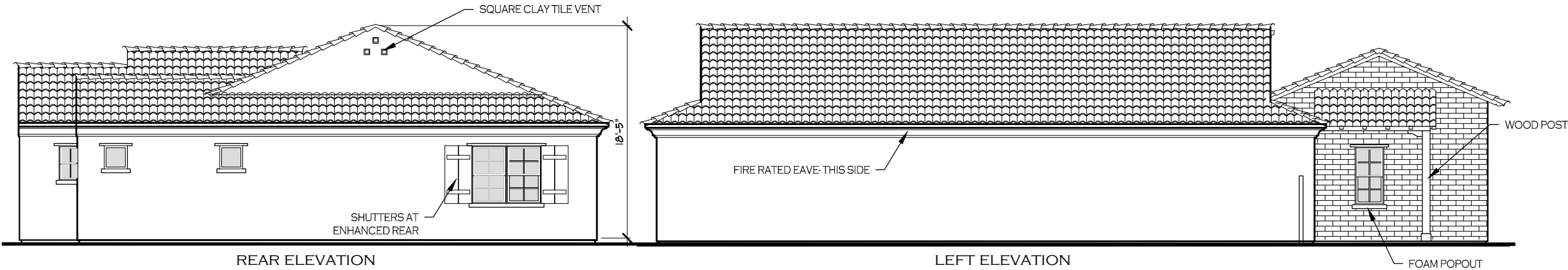
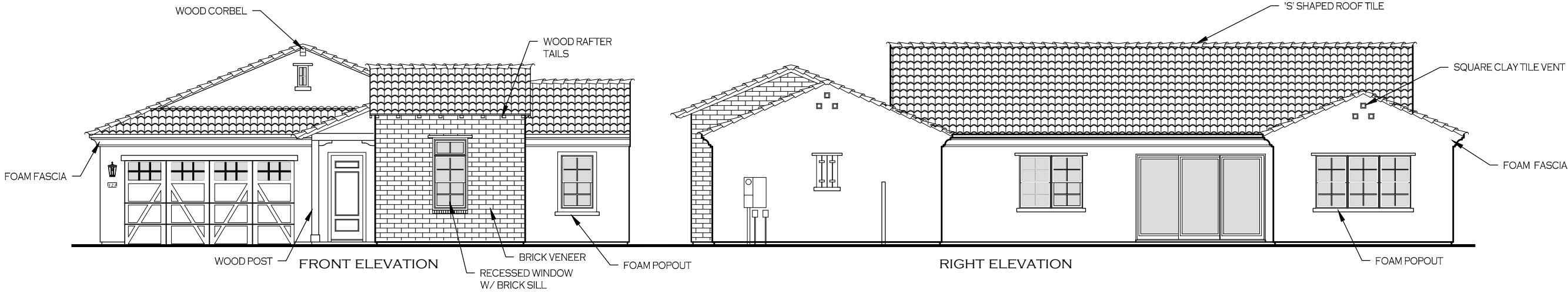
PARTIAL FLOOR PLAN
AT EDGE CONDITION



PLAN 202 ELEVATION A



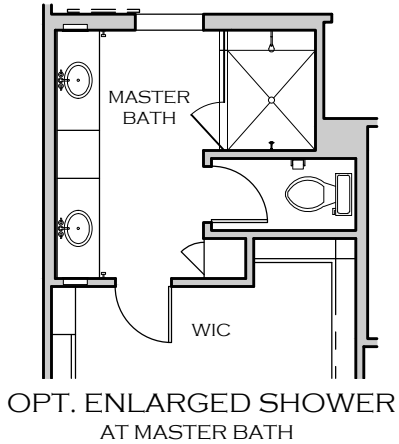




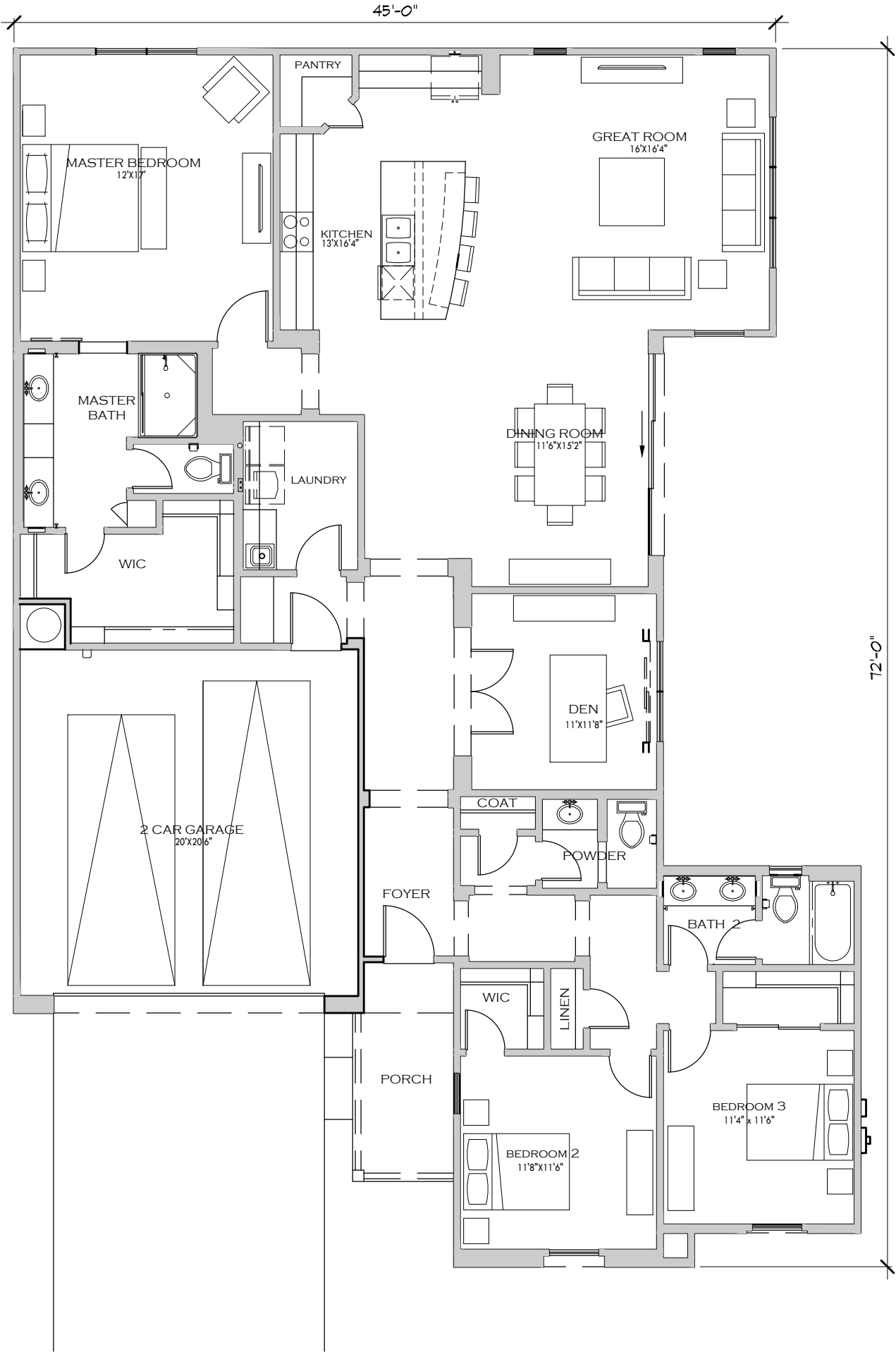


NEW VILLAGE HOMES

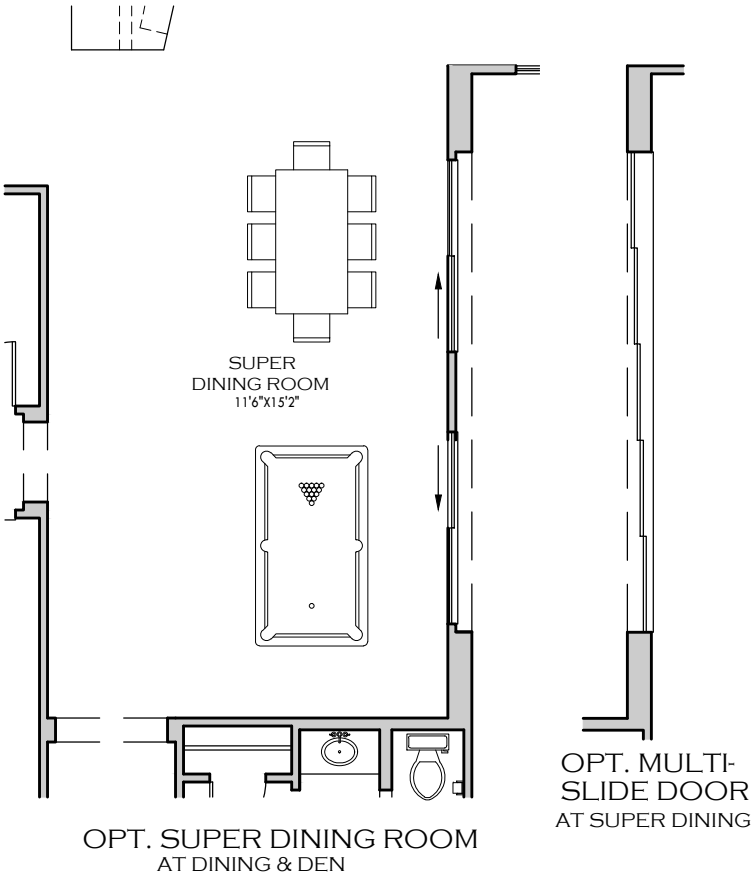
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2272 sq. ft.
LIVABLE SQ. FT.	2272 sq. ft.
2 CAR GARAGE	451 sq. ft.
PORCH	75 sq. ft.
NON-LIVABLE SQ. FT.	526 sq. ft.
MAX FOOTPRINT	2798 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	62.0%

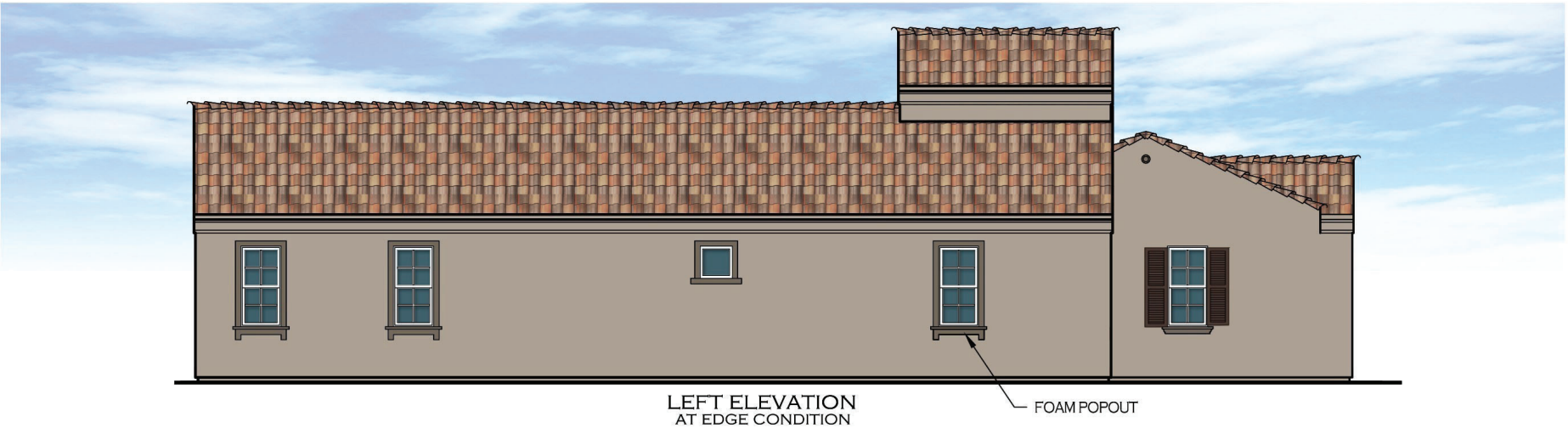
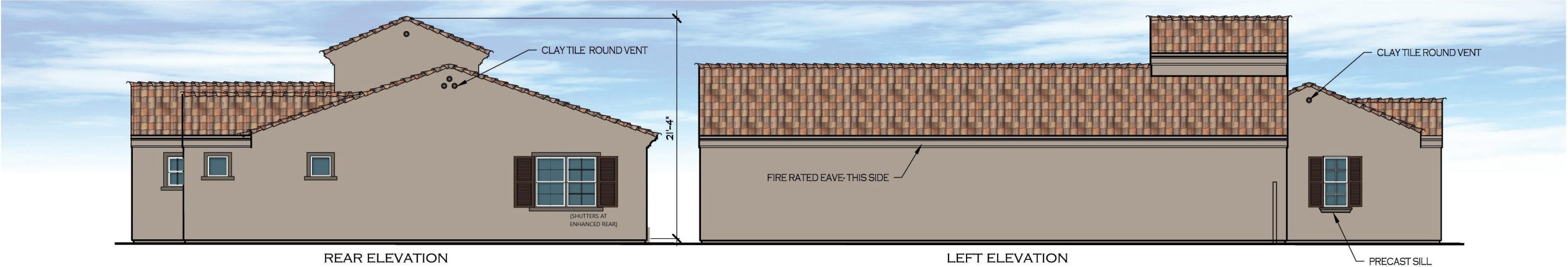
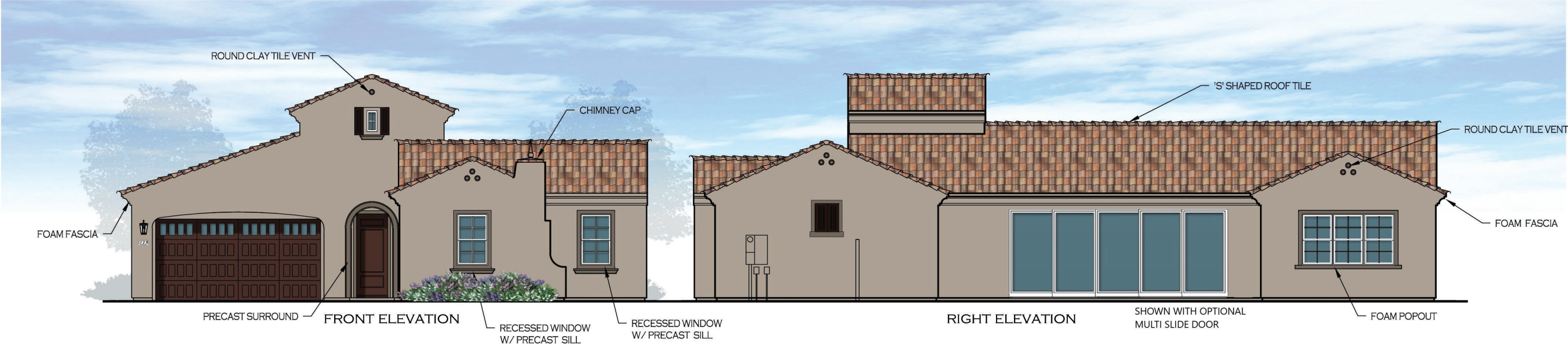


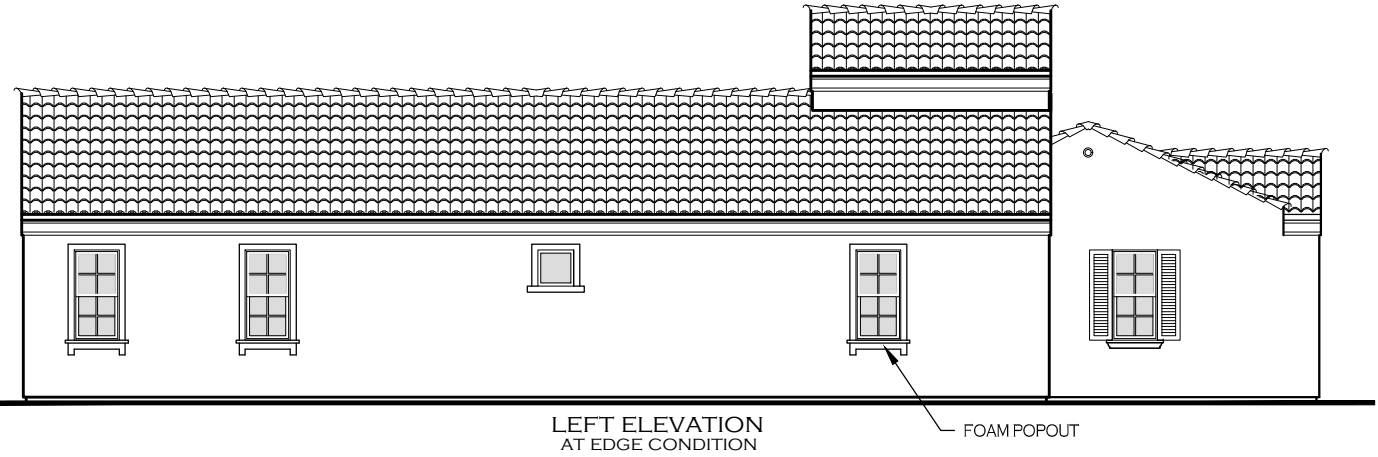
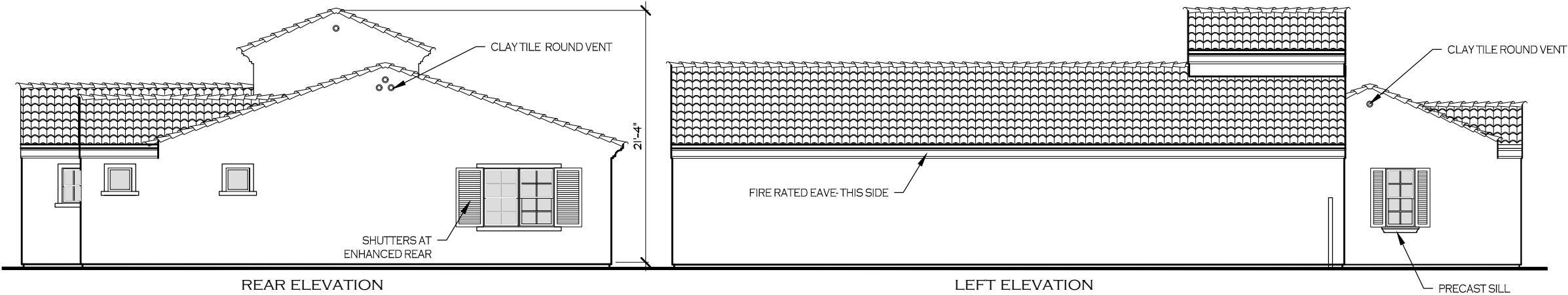
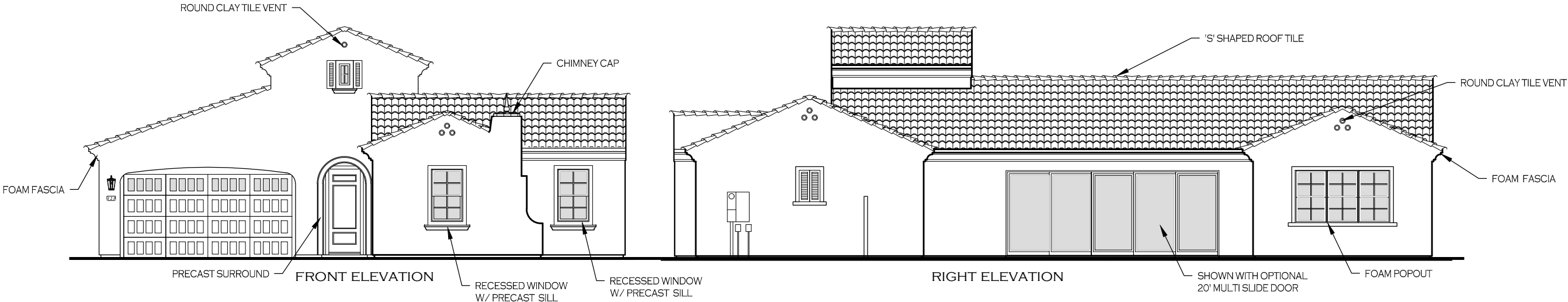
PARTIAL FLOOR PLAN
AT EDGE CONDITION



PLAN 202 ELEVATION B



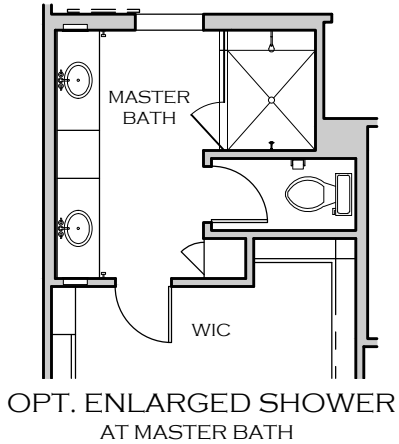




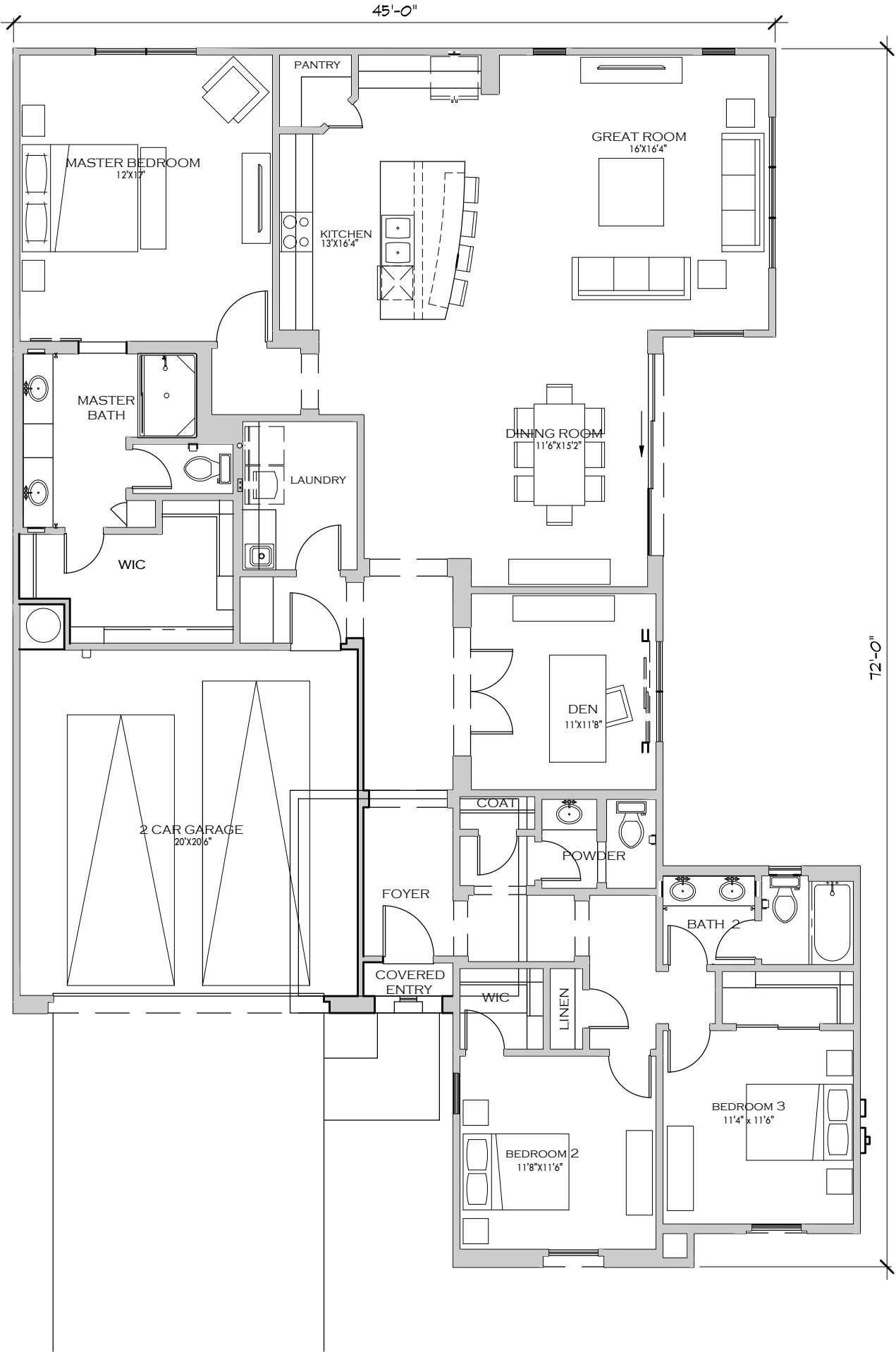


NEW VILLAGE HOMES

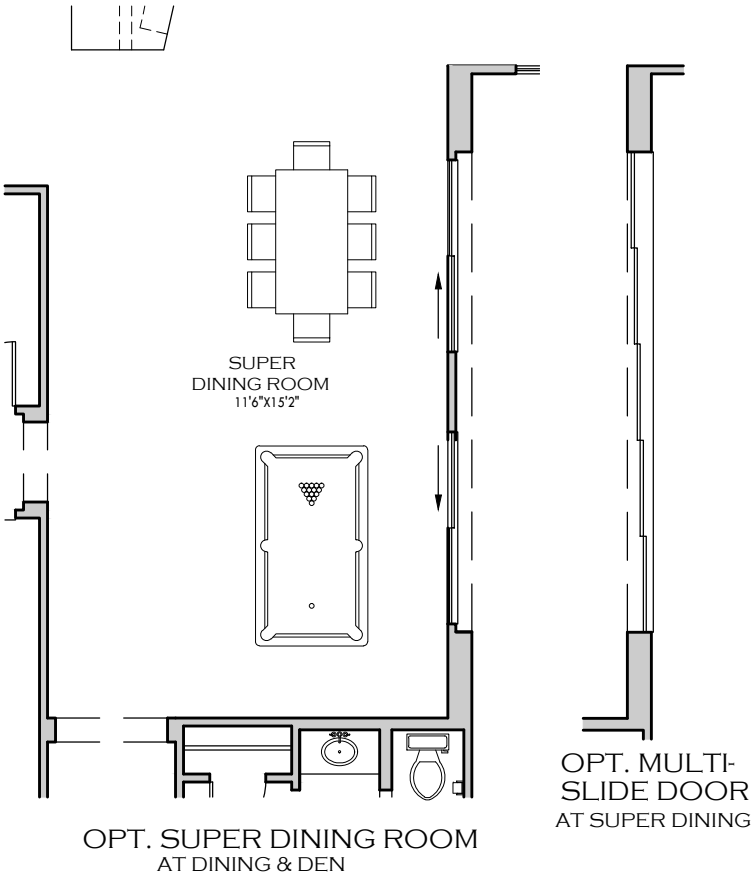
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2272 sq. ft.
LIVABLE SQ. FT.	2272 sq. ft.
2 CAR GARAGE	451 sq. ft.
COVERED ENTRY	16 sq. ft.
NON-LIVABLE SQ. FT.	467 sq. ft.
MAX FOOTPRINT	2739 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	60.1%

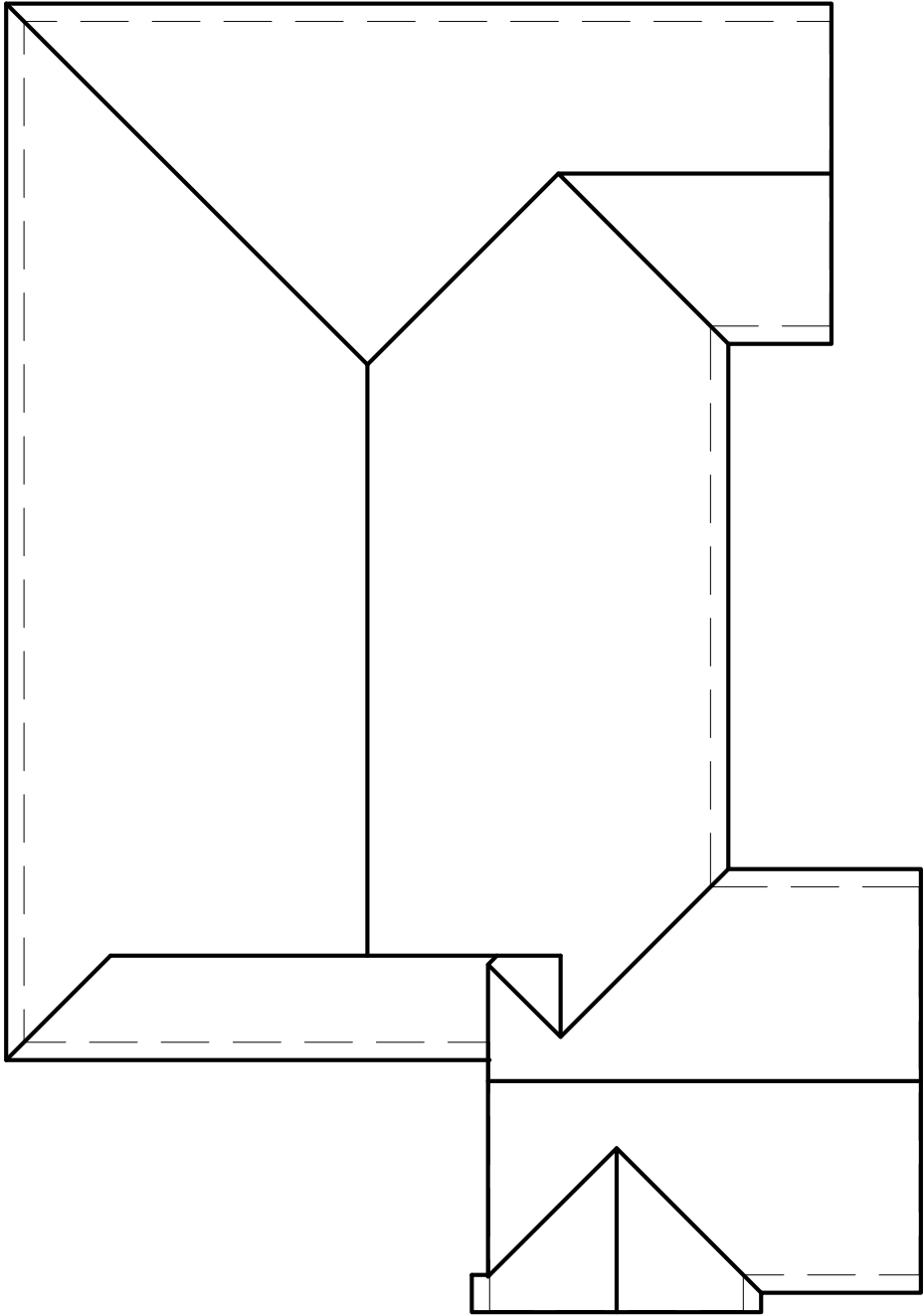


PARTIAL FLOOR PLAN
AT EDGE CONDITION

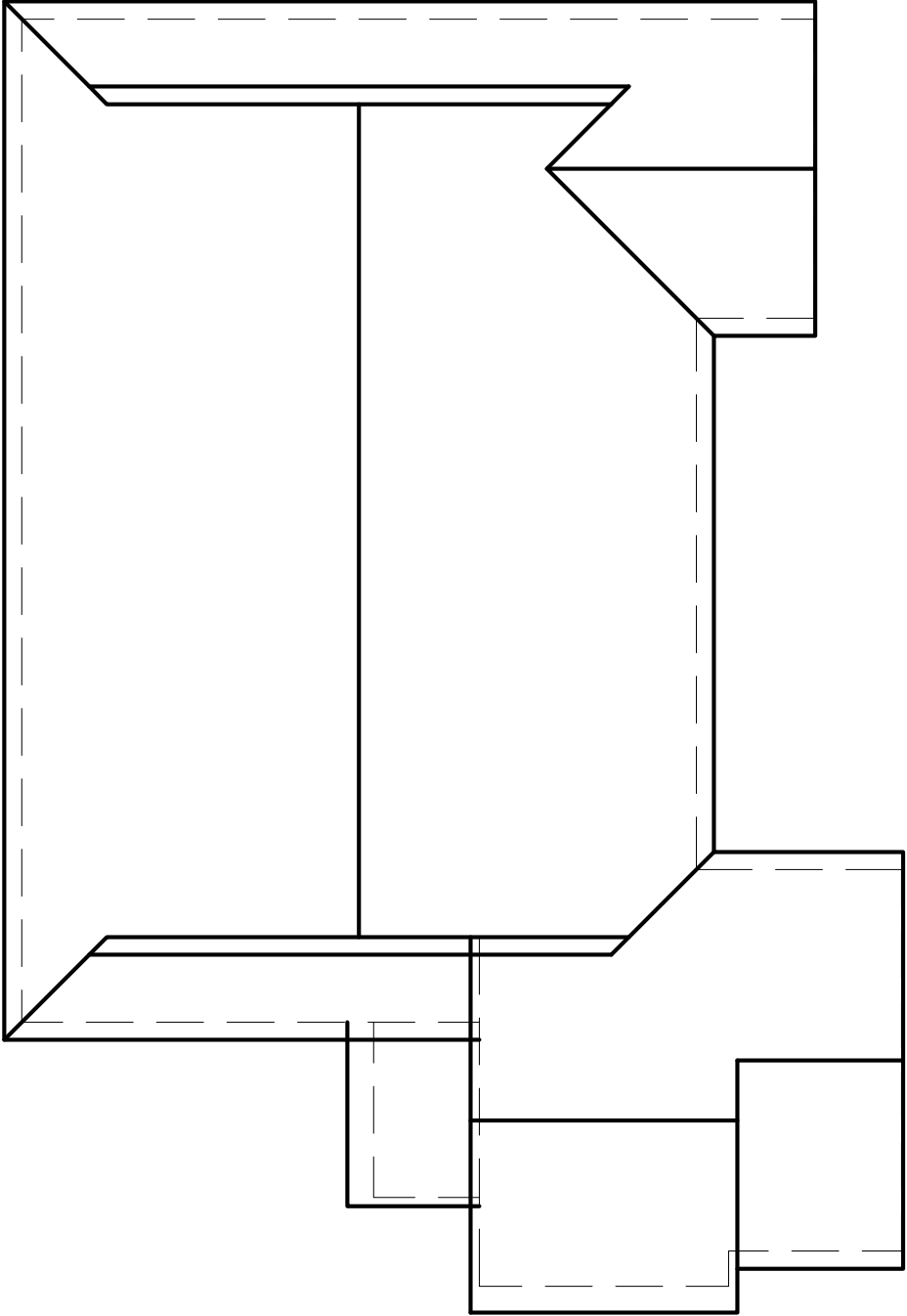


PLAN 202 ELEVATION C

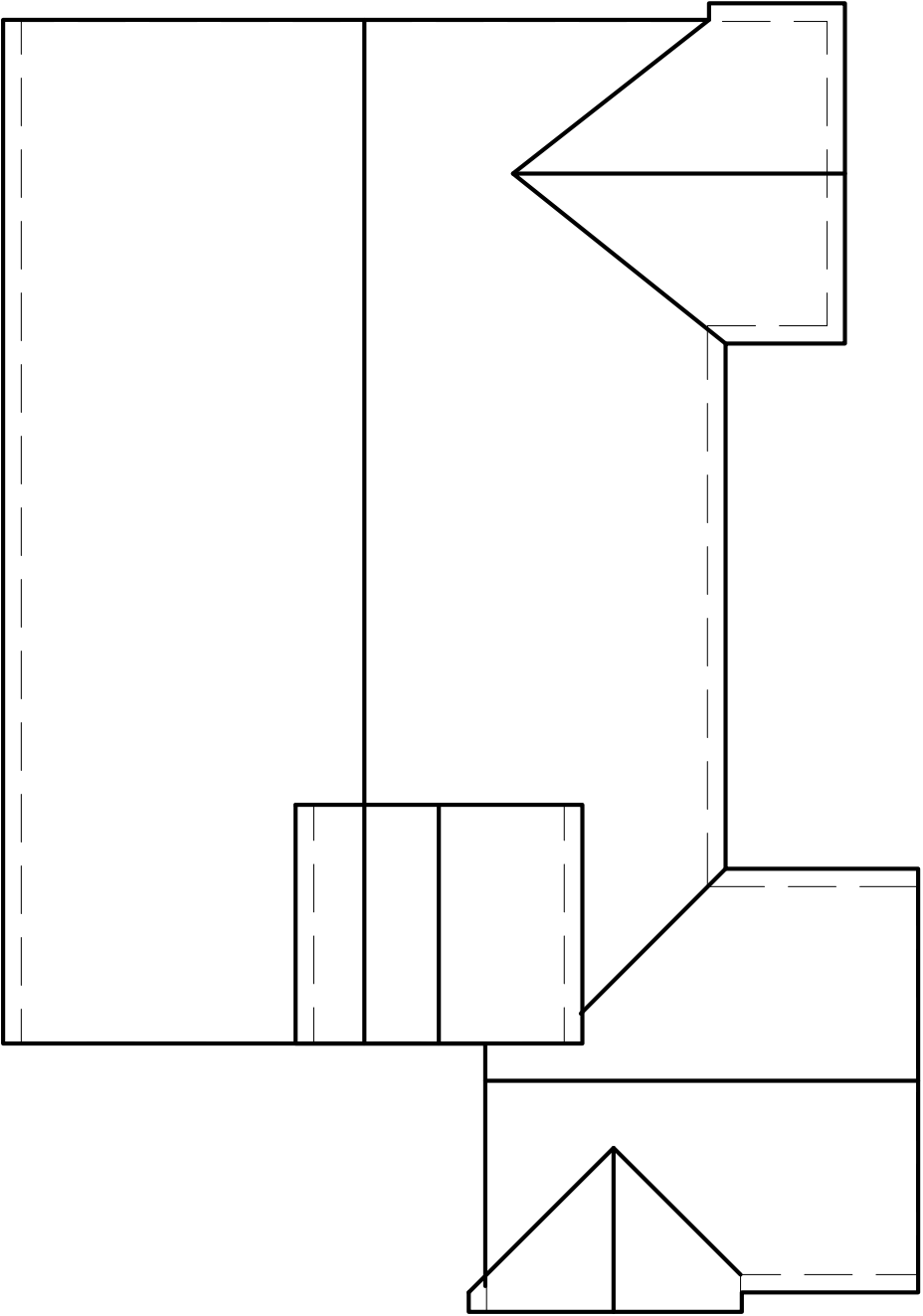




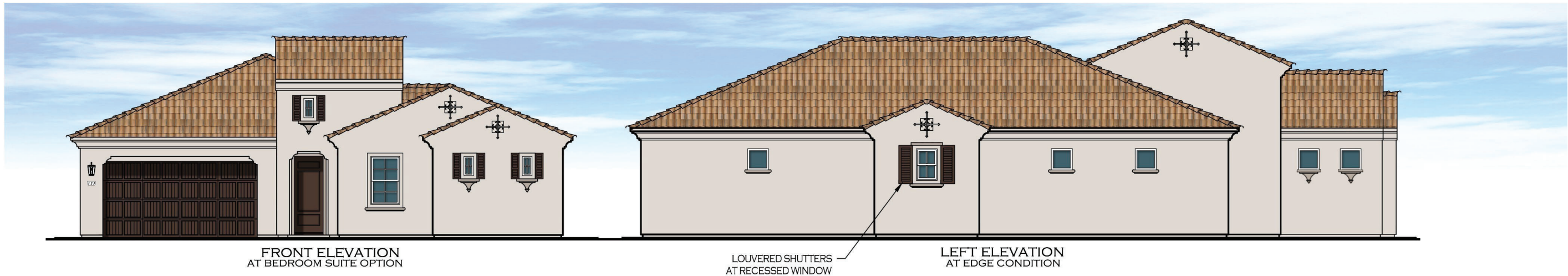
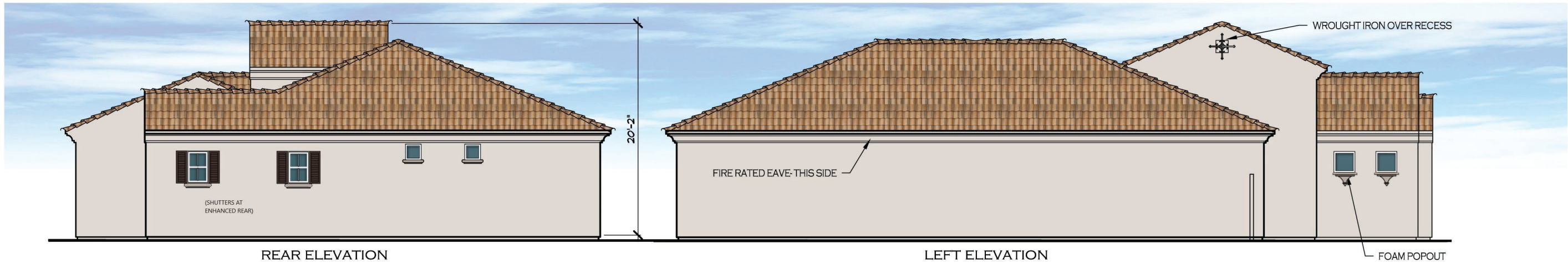
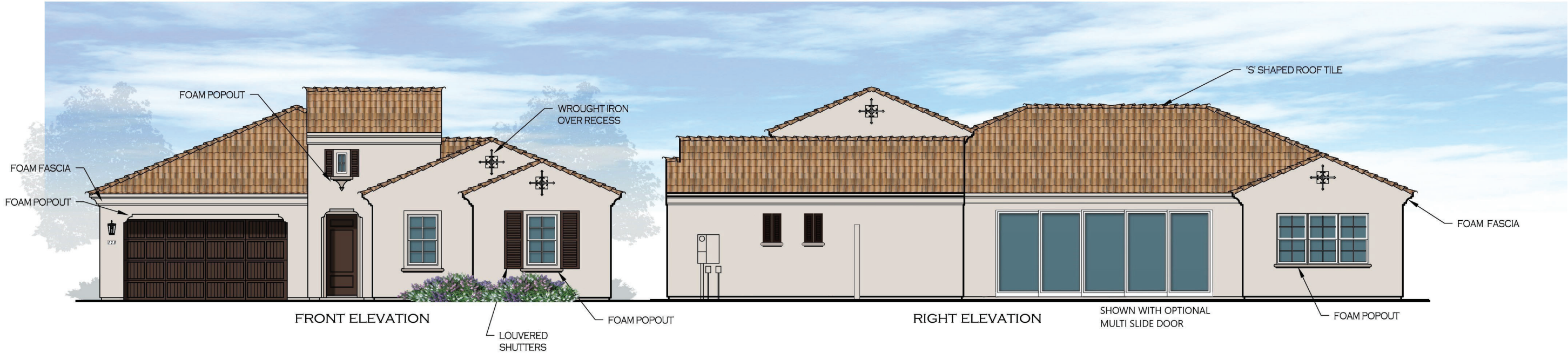
ELEVATION A

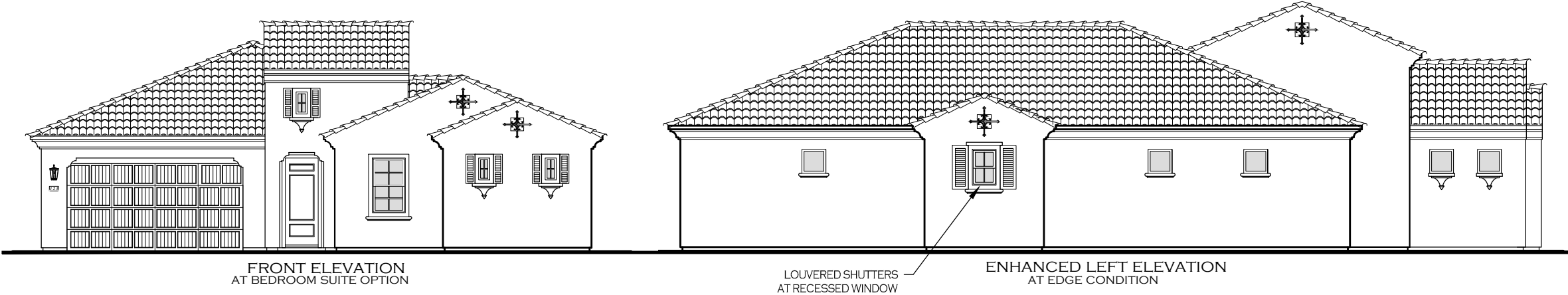
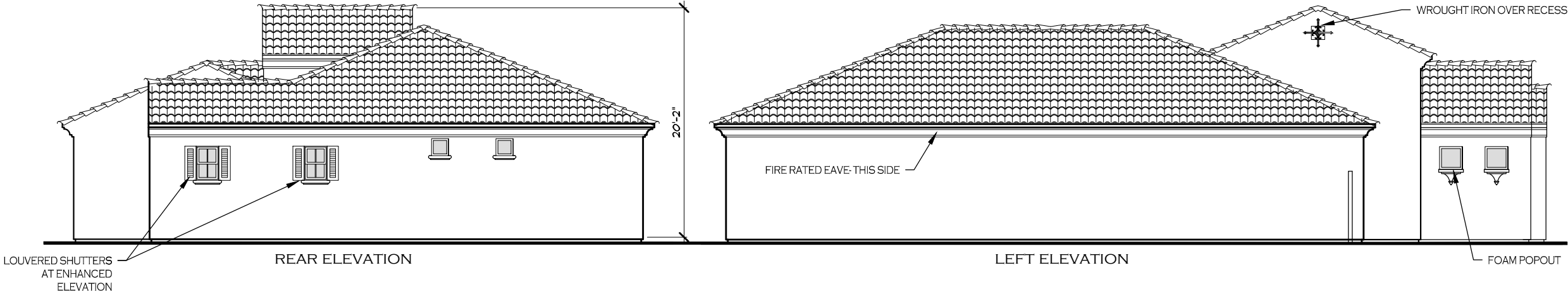
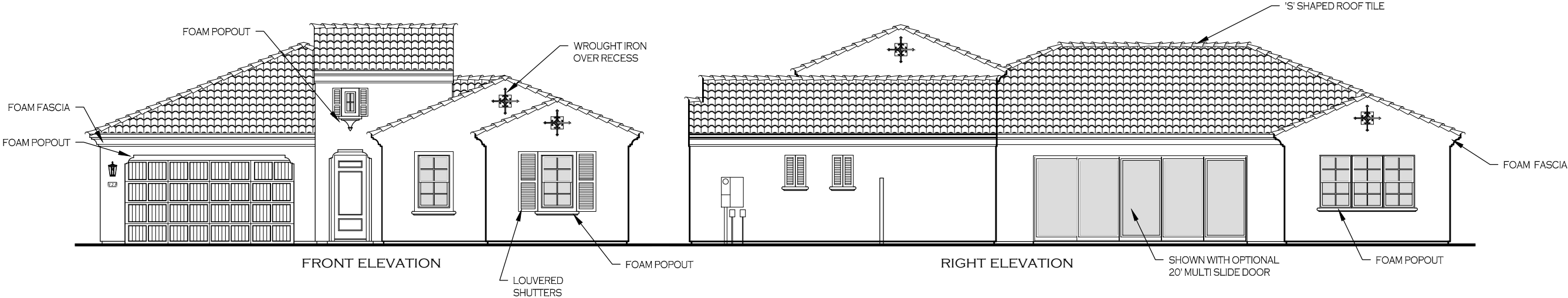


ELEVATION B

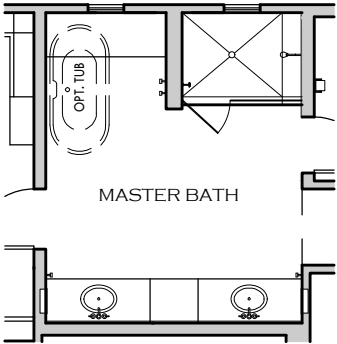


ELEVATION C





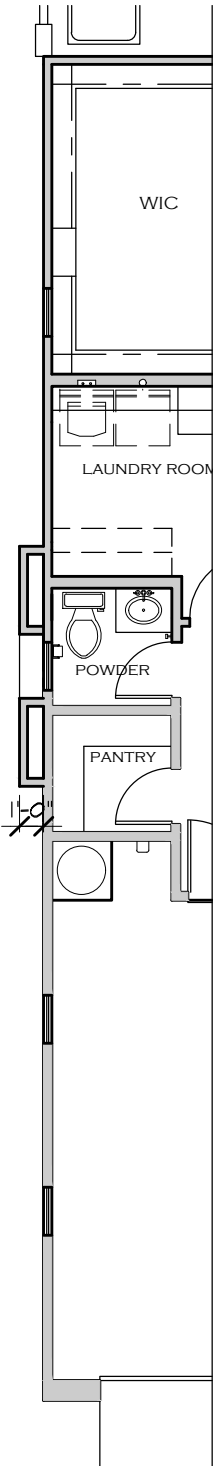
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2293 sq. ft.
LIVABLE SQ. FT.	2293 sq. ft.
2 CAR GARAGE	437 sq. ft.
COVERED ENTRY	42 sq. ft.
NON-LIVABLE SQ. FT.	474 sq. ft.
MAX FOOTPRINT	2712 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	61.5%



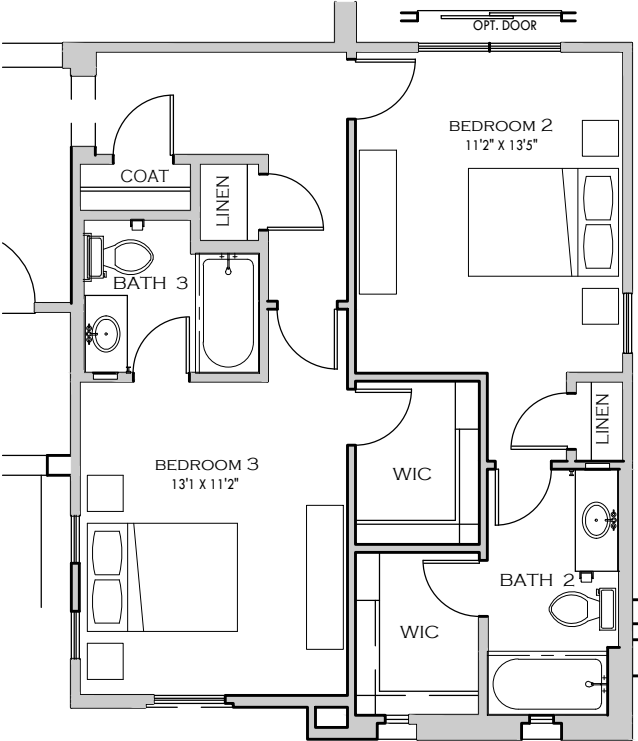
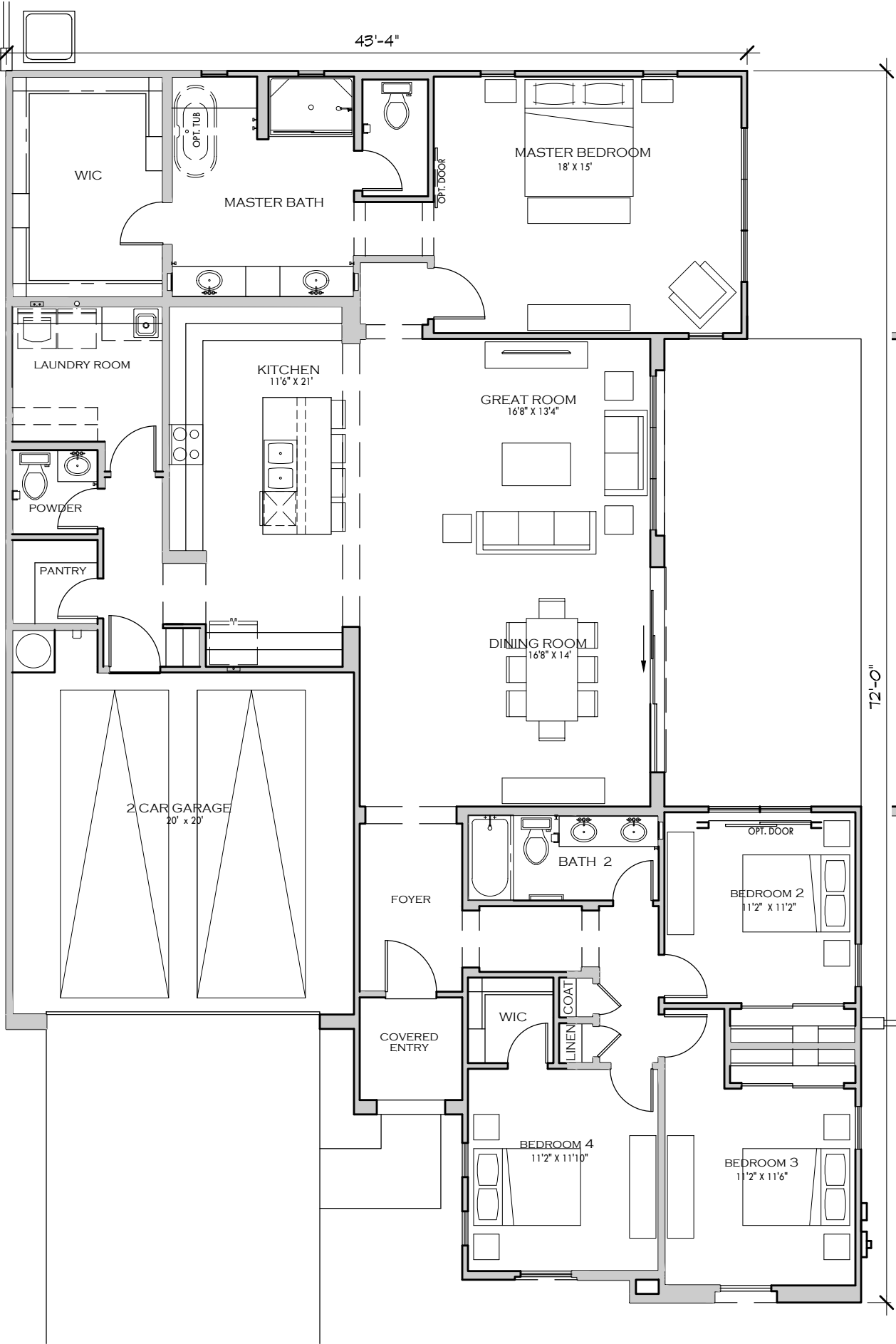
OPT. ENLARGED SHOWER
AT MASTER BATH



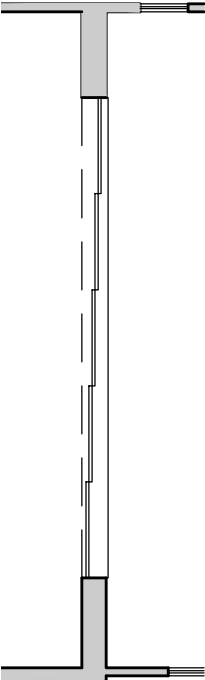
OPT. SUPER SHOWER
AT MASTER BATH



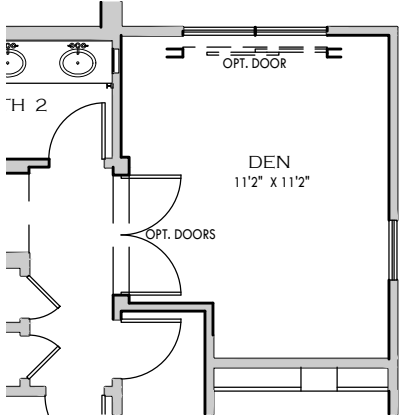
PARTIAL FLOOR PLAN
AT EDGE CONDITION



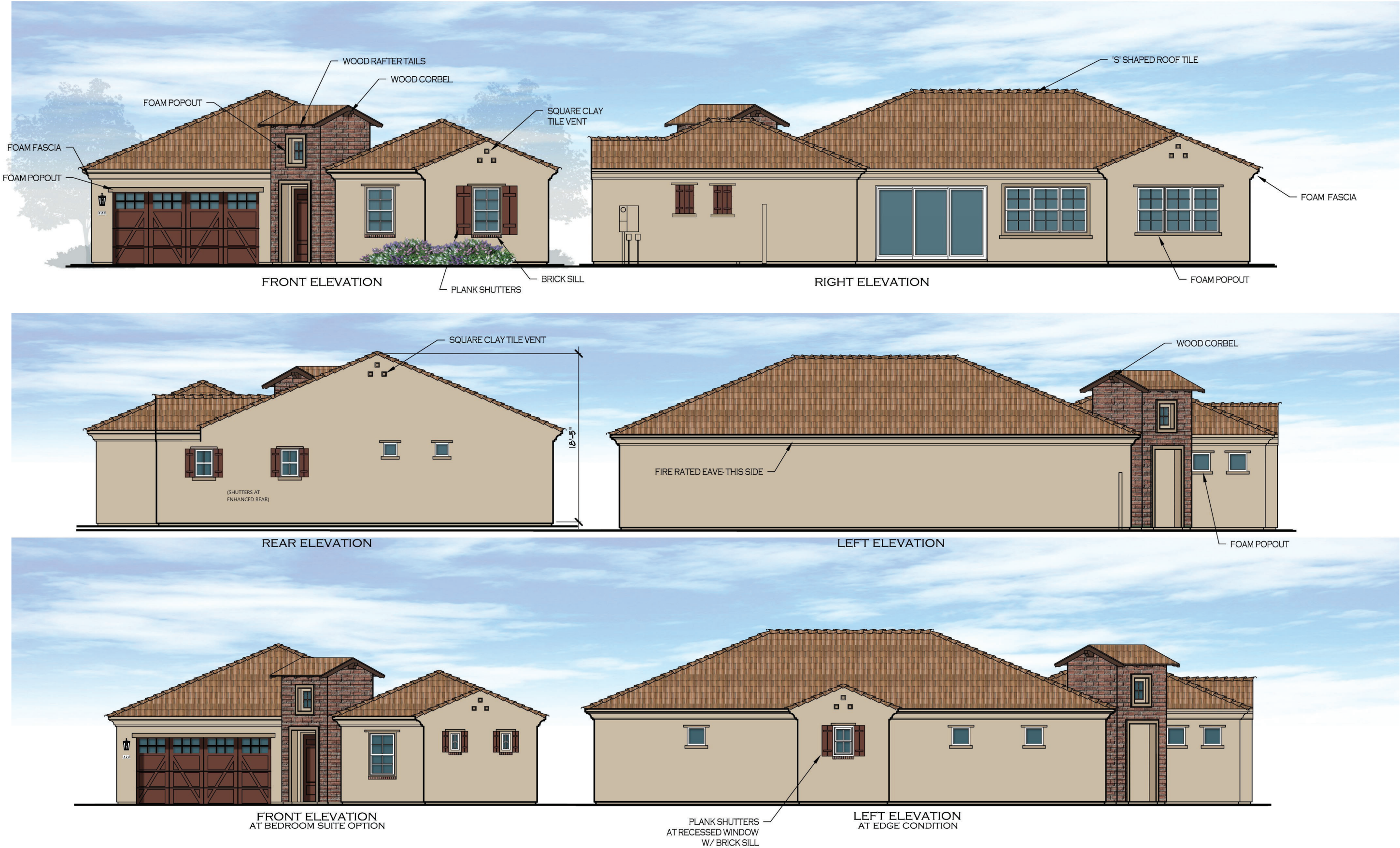
OPT. BEDROOM SUITES

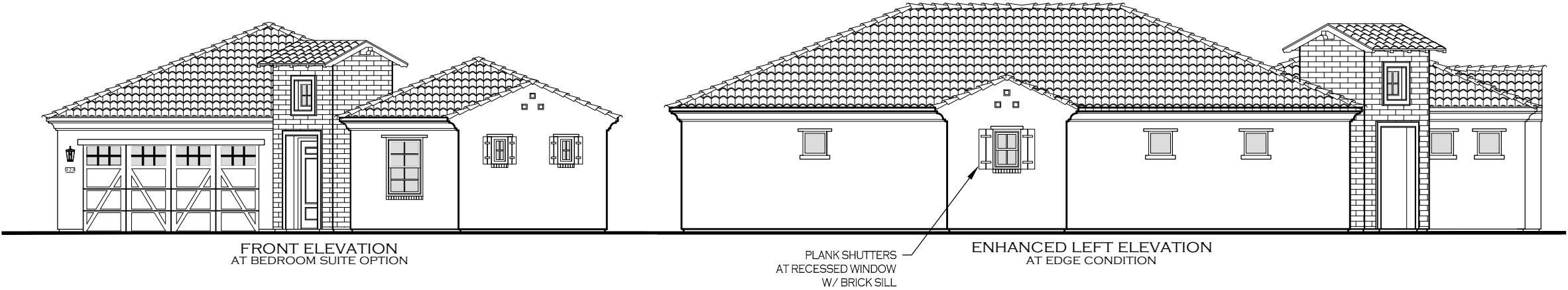
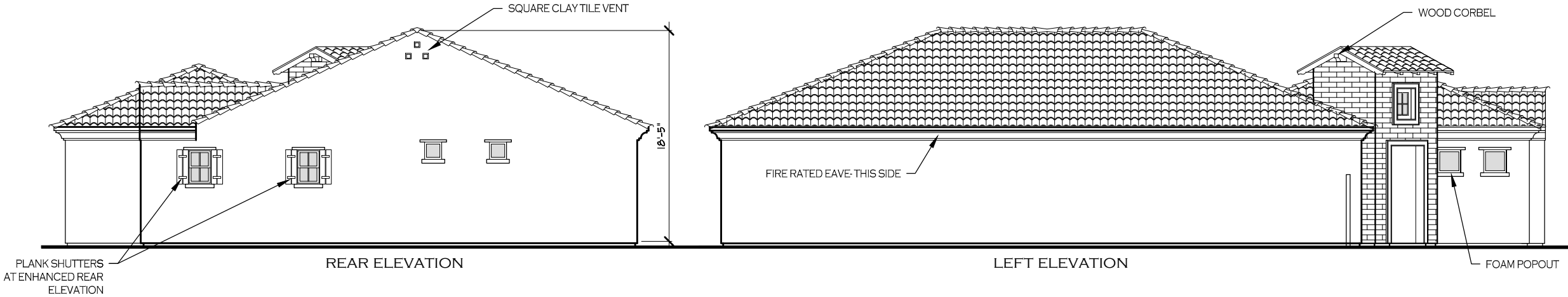
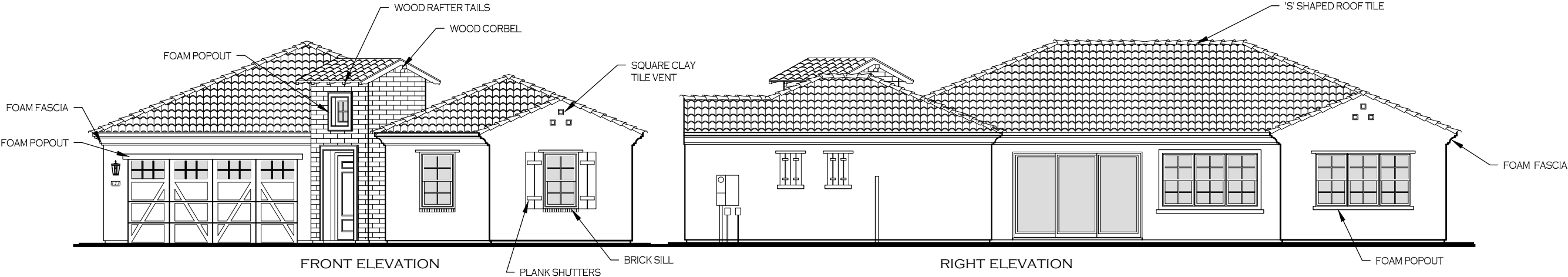
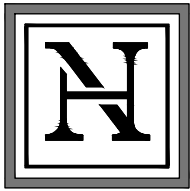


OPT. MULTI-SLIDE DOOR

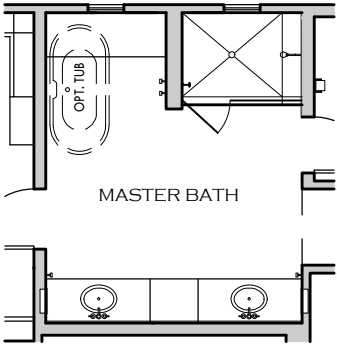


OPT. DEN
AT BEDROOM 2

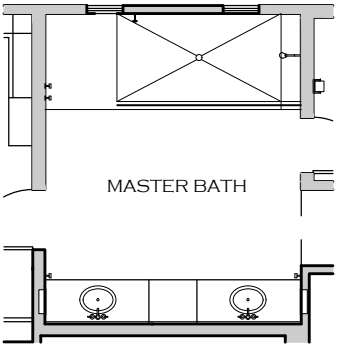




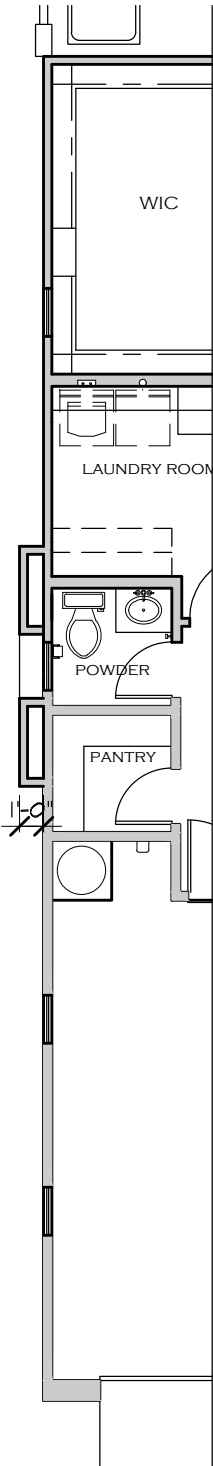
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2243 sq. ft.
LIVABLE SQ. FT.	2243 sq. ft.
2 CAR GARAGE	437 sq. ft.
COVERED ENTRY	41 sq. ft.
NON-LIVABLE SQ. FT.	478 sq. ft.
MAX FOOTPRINT	2771 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	61.5%



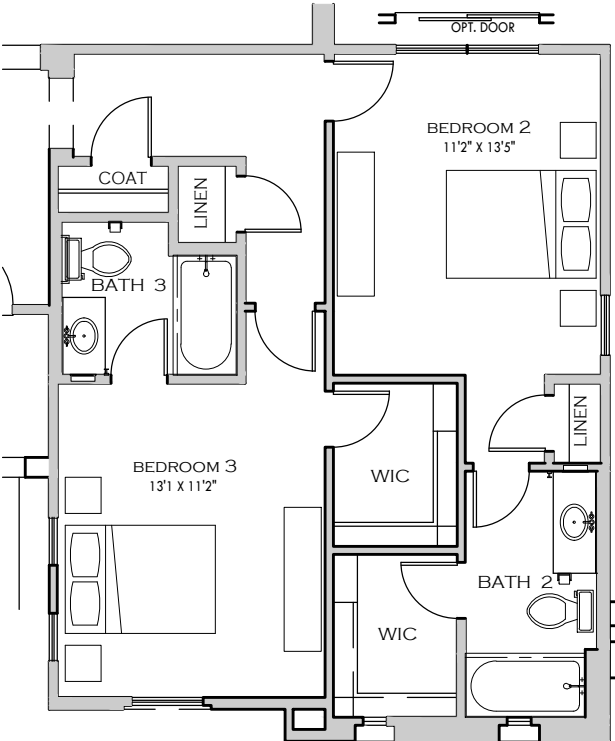
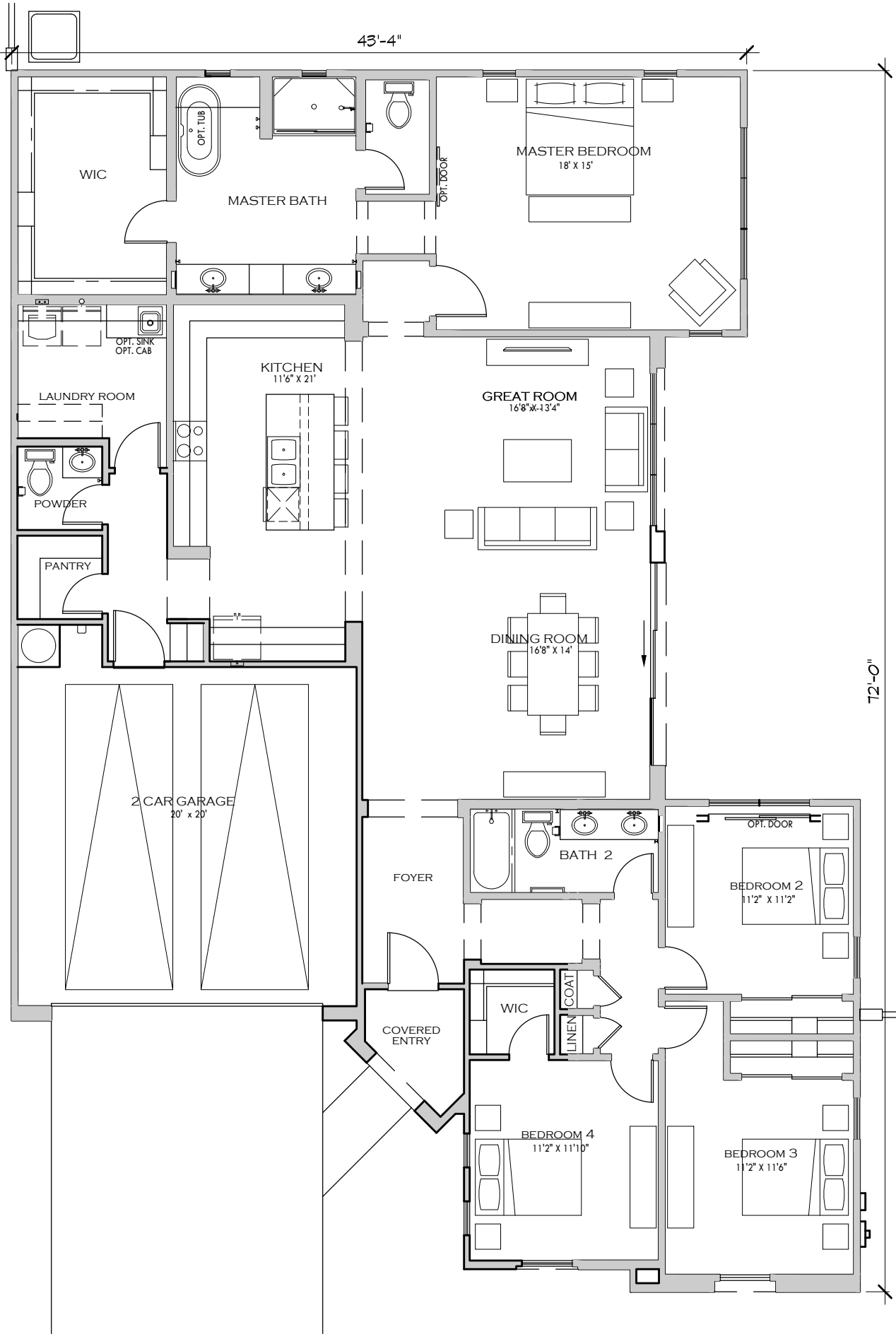
OPT. ENLARGED SHOWER
AT MASTER BATH



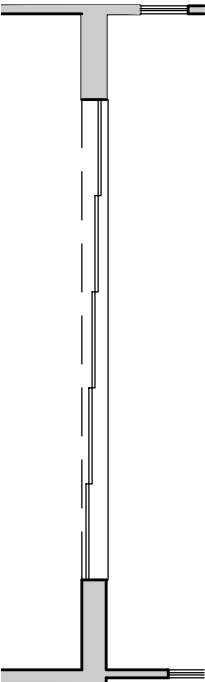
OPT. SUPER SHOWER
AT MASTER BATH



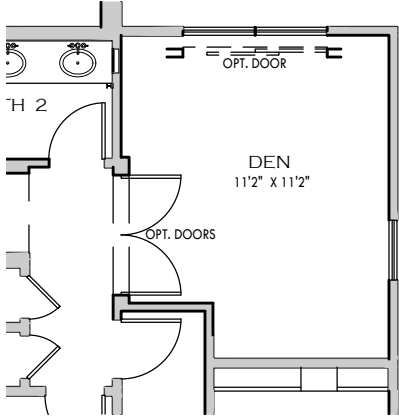
PARTIAL FLOOR PLAN
AT EDGE CONDITION



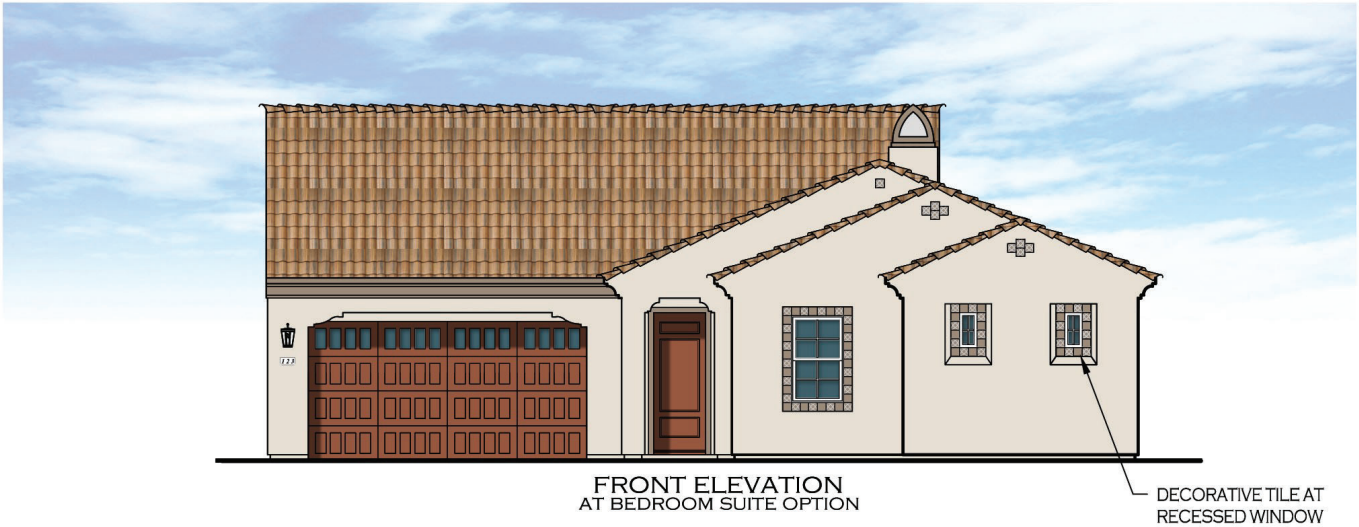
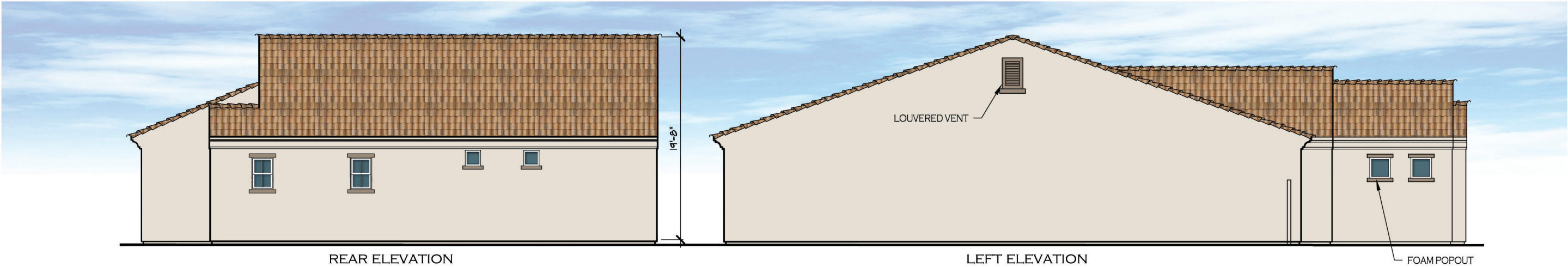
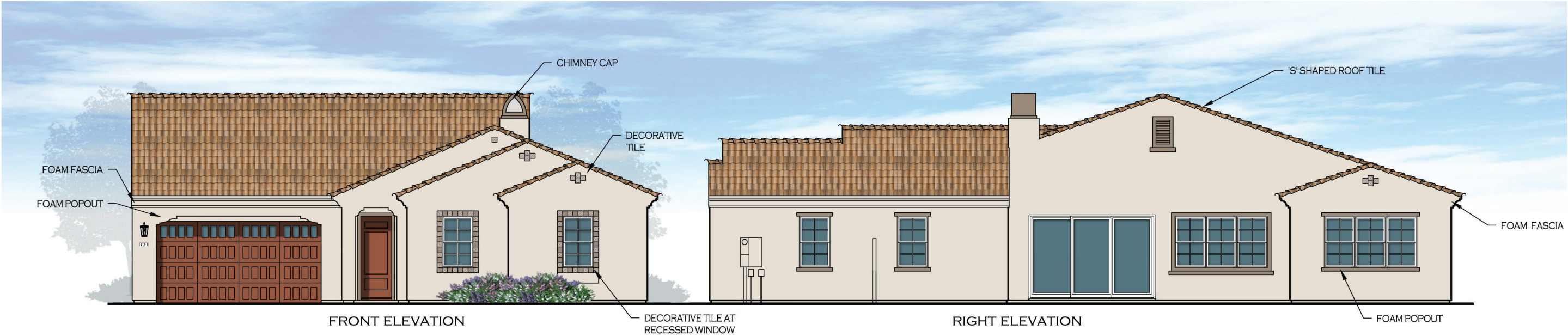
OPT. BEDROOM SUITES



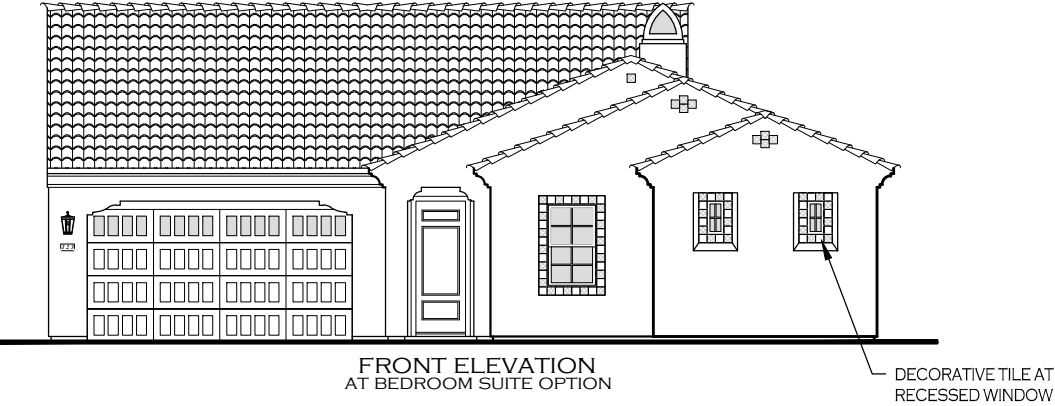
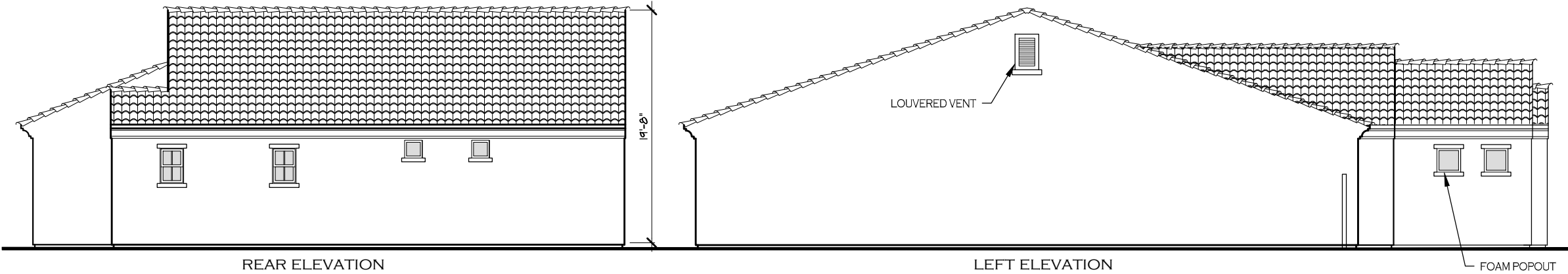
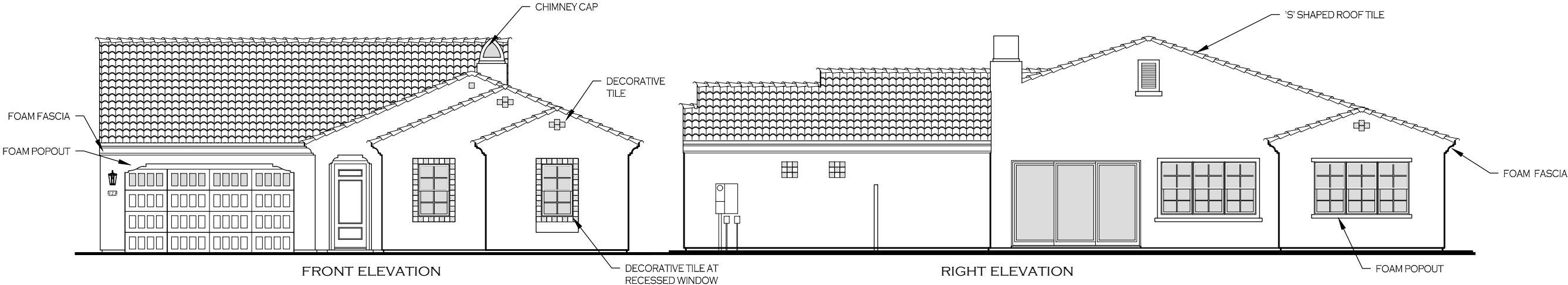
OPT. MULTI-SLIDE DOOR



OPT. DEN
AT BEDROOM 2

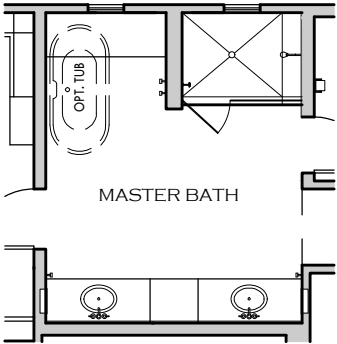


NOT AVAILABLE FOR EDGE CONDITION

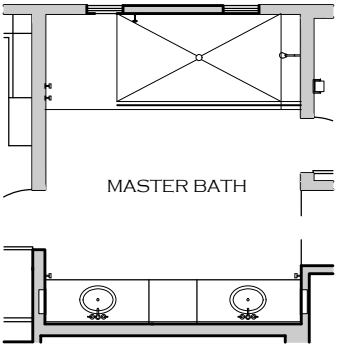


NOT AVAILABLE FOR EDGE CONDITION

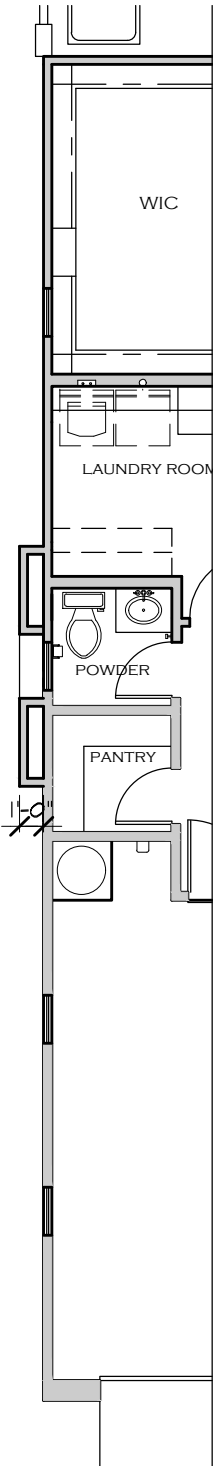
FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2293 sq. ft.
LIVABLE SQ. FT.	2293 sq. ft.
2 CAR GARAGE	437 sq. ft.
COVERED ENTRY	30 sq. ft.
NON-LIVABLE SQ. FT.	467 sq. ft.
MAX FOOTPRINT	2760 sq. ft.
LOT AREA:	4510 sq. ft.
LOT % COVERAGE:	61.2%



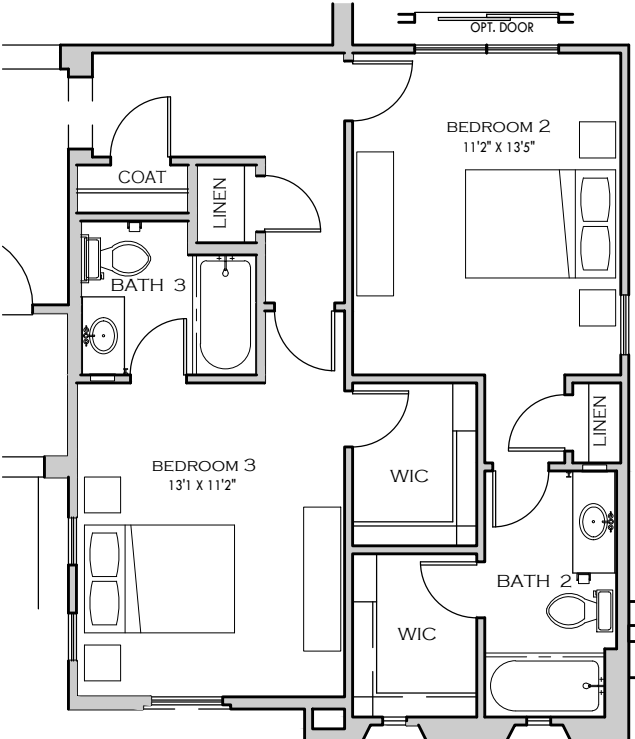
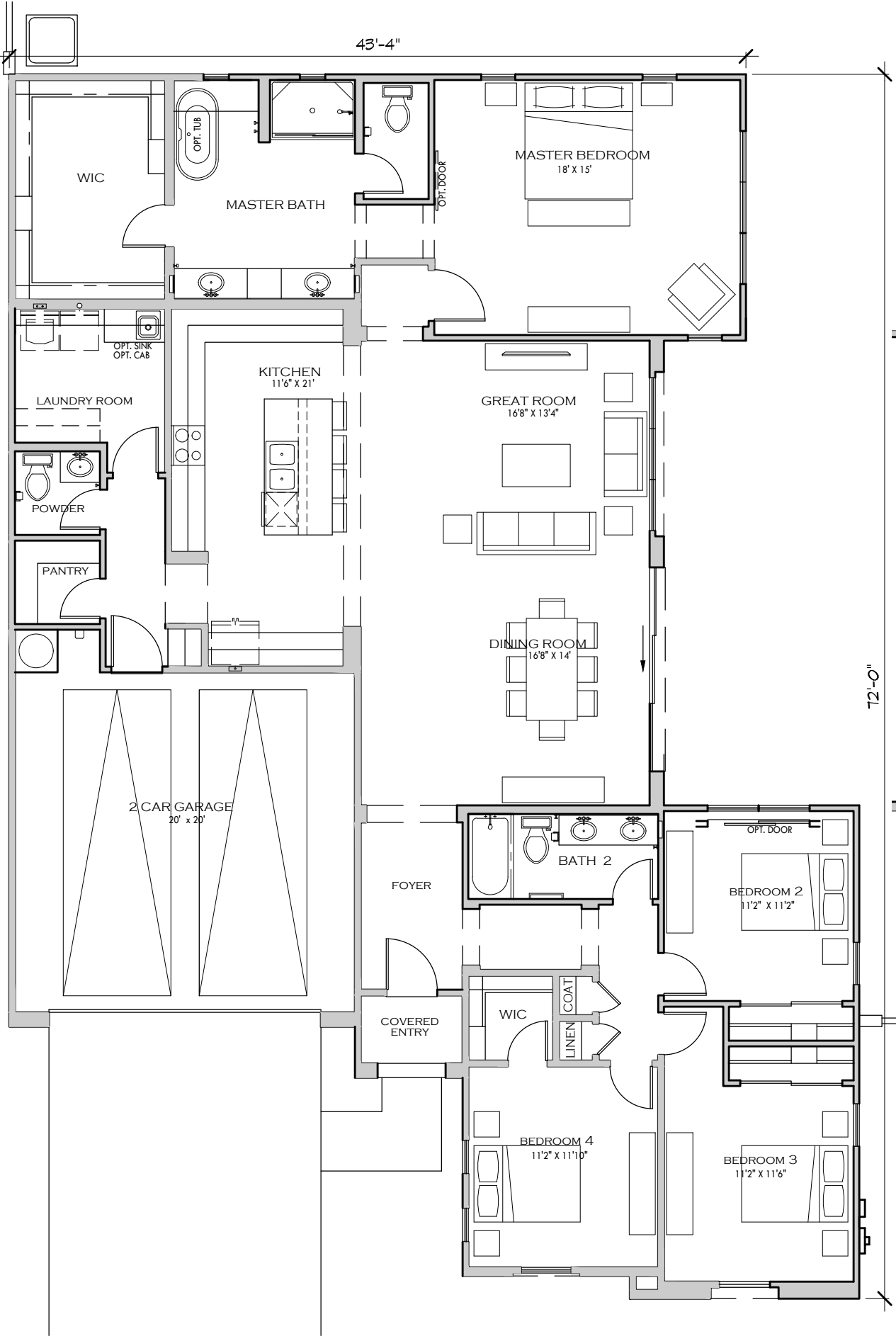
OPT. ENLARGED SHOWER
AT MASTER BATH



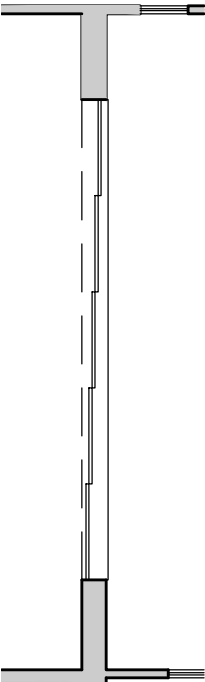
OPT. SUPER SHOWER
AT MASTER BATH



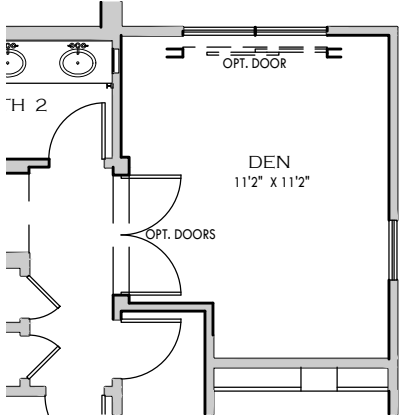
PARTIAL FLOOR PLAN
AT EDGE CONDITION



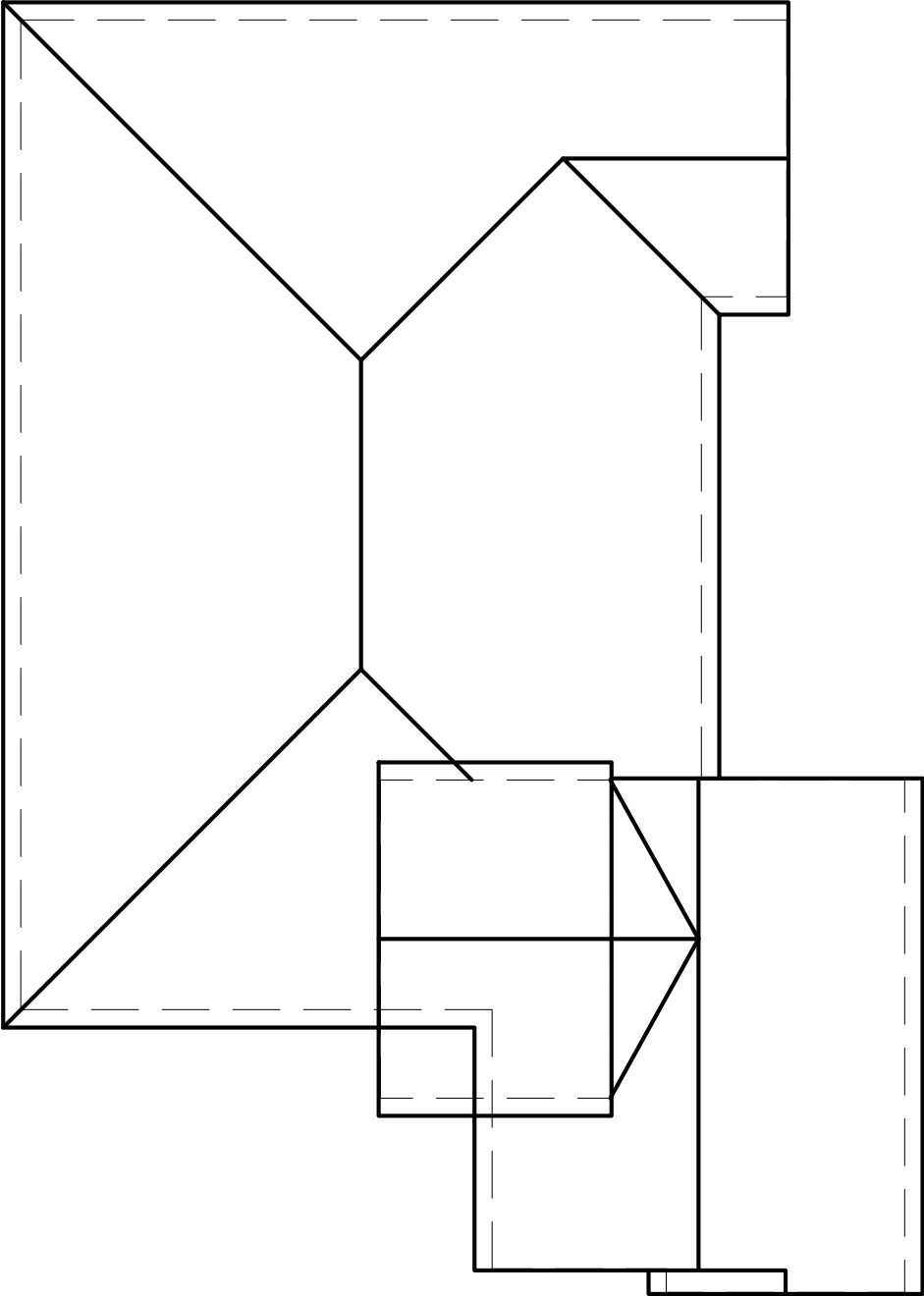
OPT. BEDROOM SUITES



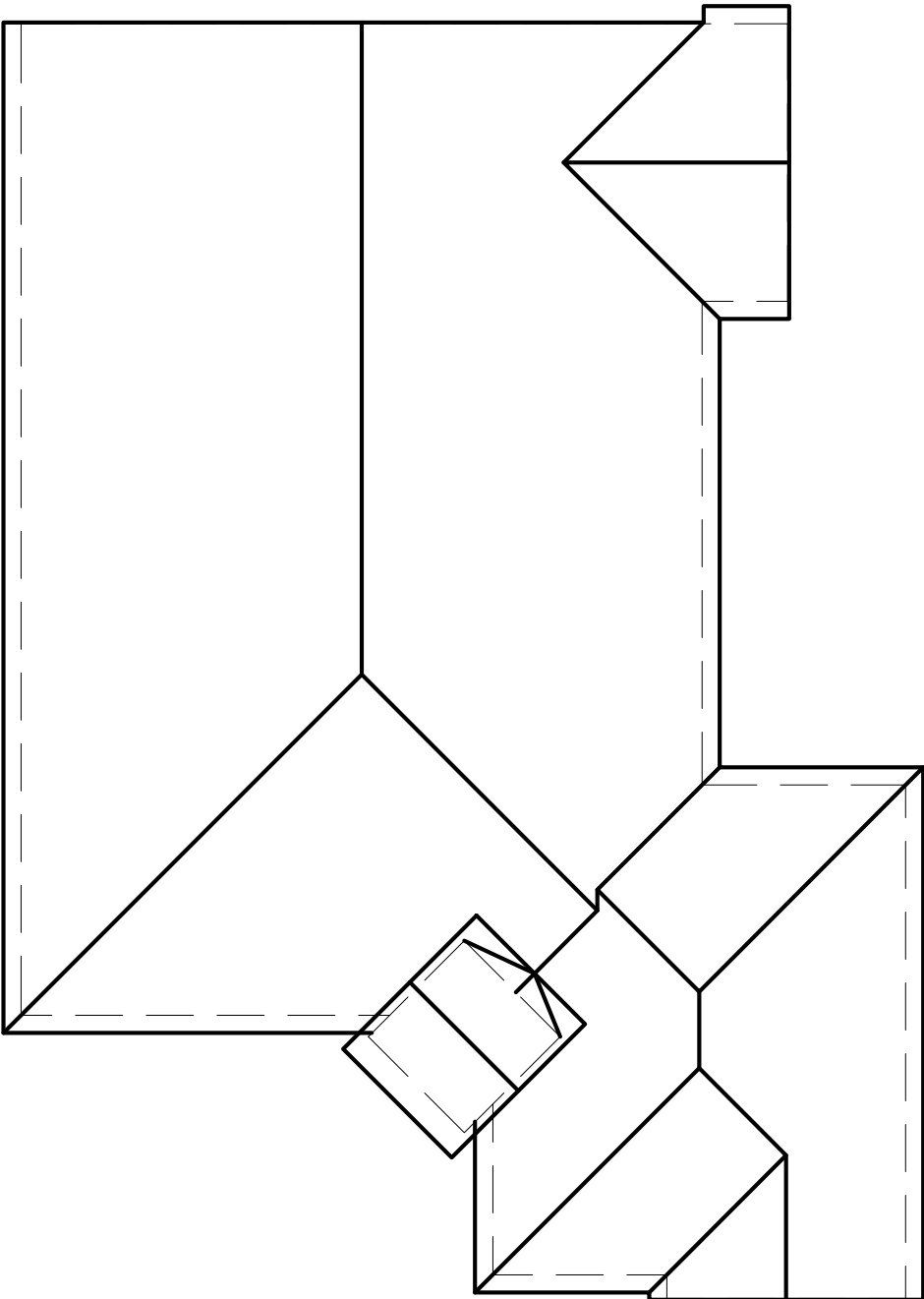
OPT. MULTI-SLIDE
DOOR



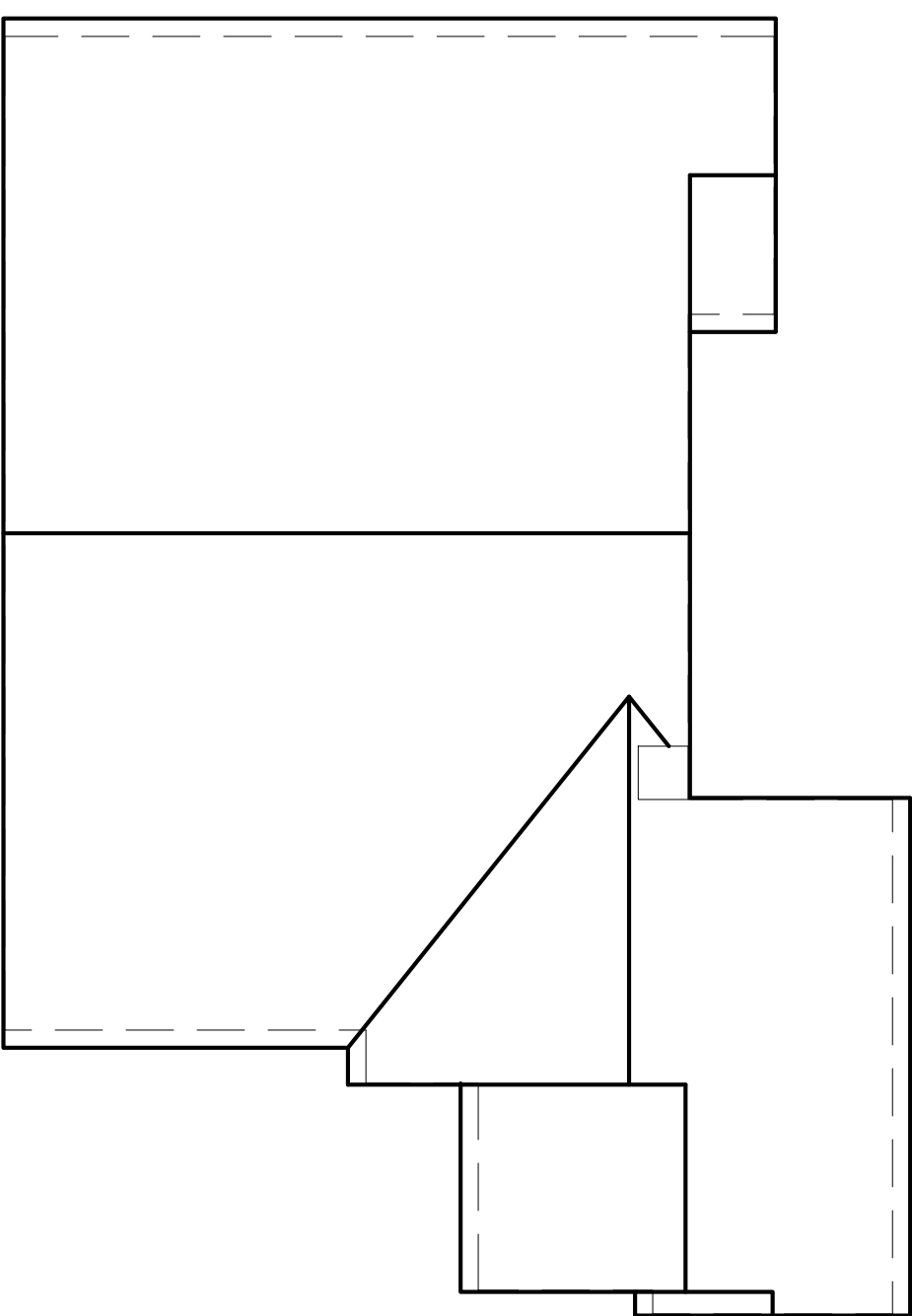
OPT. DEN
AT BEDROOM 2



ELEVATION A



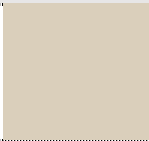
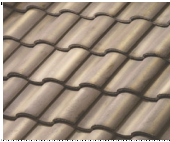
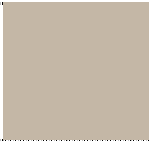
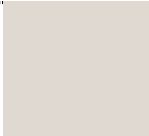
ELEVATION B



ELEVATION D

Color Scheme Matrix

Elevation A

	Roof Tile		Body & Fascia		Popouts & Trim		Doors & Shutters	
	<i>Boral</i>		<i>Sherwin Williams</i>		<i>Sherwin Williams</i>		<i>Sherwin Williams</i>	
A-1	Gulfstream		SW 6148 Wool Skein		SW 2845 Bunglehouse Gray		SW 7734 Olive Grove	
A-2	Desert Skyline Taupe		SW 7506 Loggia		SW 2840 Hammered Silver		SW 7602 Indigo Batik	
A-3	Verona Clay		SW 7021 Simple White		SW 6073 Perfect Greige		SW 6076 Turkish Coffee	



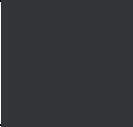
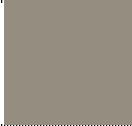
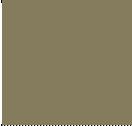
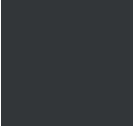
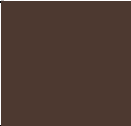
NEW VILLAGE
HOMES

Front Door: Thermatru- Smooth Star S31
 Garage Door: Wayne Dalton Oak Park
 Window Color: White
 Light Fixture: Progress Lighting Westport P5863-31WB



Color Scheme Matrix

Elevation B

	Roof Tile	Brick	Body	Popouts & Trim	Doors & Shutters	Fascia & Corbels	Wrought Iron
	<i>Boral</i>	<i>Coronado Stone</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>
B-1	Verona Clay 	Sicilian Brick Marsala Blend 	SW 1015 Skyline Steel 	SW 2855 Sycamore Tan 	SW 2837 Aurora Brown 	SW 6076 Turkish Coffee 	SW 6993 Black of Night 
B-2	Salerno Clay 	Roman Brick Ambrosia 	SW 7568 Neutral Ground 	SW 9172 Studio Clay 	SW 7734 Olive Grove 	SW 6076 Turkish Coffee 	SW 6993 Black of Night 
B-3	Apple Bark 	Sicilian Brick Marsala Blend 	SW 7508 Tavern Taupe 	SW 9173 Shiitake 	SW7701 Cavern Clay 	SW 6076 Turkish Coffee 	SW 6993 Black of Night 

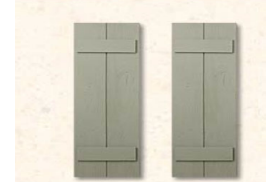


NEW VILLAGE
— HOMES —

Front Door: Thermatru Smooth-Star S31
Garage Door: Wayne Dalton Charleston w/ 12 Window S
Window Color: White
Light Fixture: Progress Lighting- East Haven P6079-3130K9

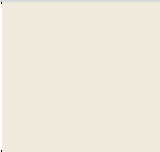
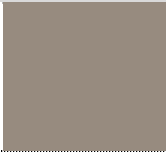
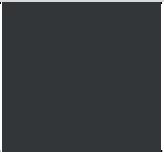


Two Plank Shutter - 12", 1/4" Groove



Color Scheme Matrix

Elevation C

	Roof Tile		Body & Fascia		Popouts & Trim		Doors		Wrought Iron	
	<i>Boral</i>		<i>Sherwin Williams</i>		<i>Sherwin Williams</i>		<i>Sherwin Williams</i>		<i>Sherwin Williams</i>	
C-1	California Mission Blend		SW 6385 Dover White		SW 2840 Hammered Silver		SW 2838 Polished Mahogany		SW 6993 Black of Night	
C-2	California Mission Blend		SW 7679 Golden Gate		SW 7723 Colony Buff		SW 7523 Burnished Brandy		SW 6993 Black of Night	
C-3	Charcoal Brown Blend		SW 0037 Morris Room Grey		SW 7033 Brainstorm Bronze		SW7602 Indigo Batik		SW 6993 Black of Night	



NEW VILLAGE
HOMES

Front Door: Thermatru Smooth-Star S31

Garage Door: Wayne Dalton Sonoma

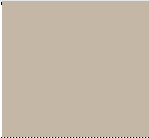
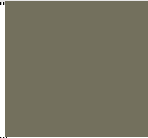
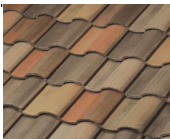
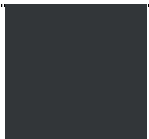
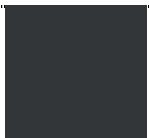
Window Color: White

Light Fixture: Progress Lighting Westport P5863-31WB



Color Scheme Matrix

Elevation D

	Roof Tile	Deco Tile	Field Tile	Body & Fascia	Popouts & Trim	Doors	Wrought Iron
	<i>Boral</i>	<i>Nonato Ceramics</i>		<i>Sherwin Williams</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>	<i>Sherwin Williams</i>
D-1	Salerno Clay 	Casanova NC101-a  Casanova NC101-a		SW7506 Loggia 	SW 9174 Moth Wing 	SW 2851 Sage Green Light 	SW 6993 Black of Night 
D-2	La Terra Blend 	Sonoma NC130  Sonoma NC130		SW 7042 Shoji White 	SW 2855 Sycamore Tan 	SW 2803 Rockwood Terra Cotta 	SW 6993 Black of Night 
D-3	Charcoal Brown Blend 	Anacapa NC138  Anacapa NC138		SW 6002 Essential Gray 	SW 7665 Wall Street 	SW 7664 Steely Gray 	SW 6993 Black of Night 



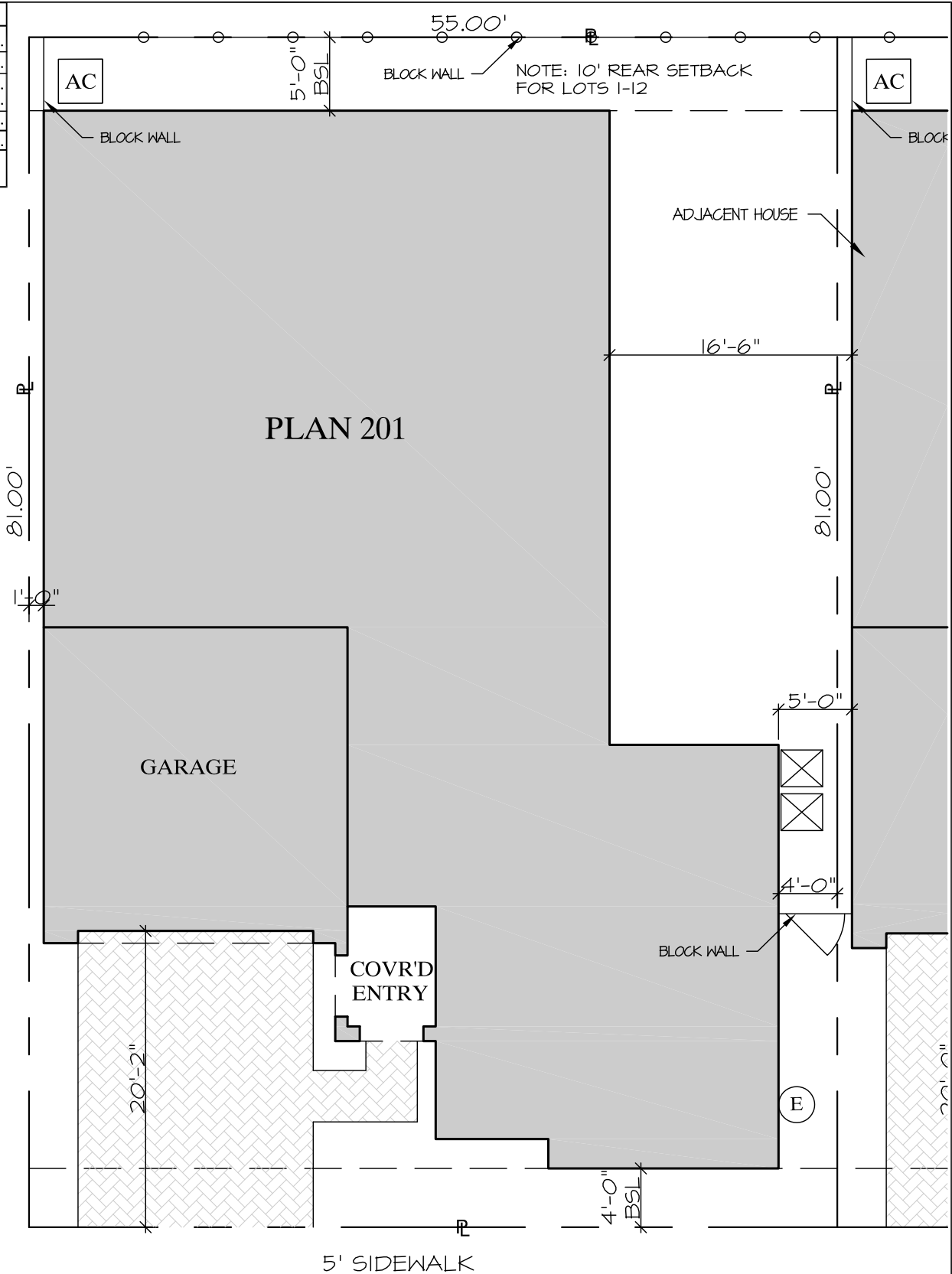
NEW VILLAGE
— HOMES —

Front Door: Thermatru- Smooth Star S31
Garage Door: Wayne Dalton- Oak Park w/ Stockbridge Window
Window Color: White
Light Fixture: Progress Lighting- East Haven P6079-3130K9



EXHIBIT 9
LOT FIT EXHIBIT

FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2220 sq. ft.
LIVABLE SQ. FT.	2220 sq. ft.
2 CAR GARAGE	444 sq. ft.
COVERED ENTRY	60 sq. ft.
NON-LIVABLE SQ. FT.	504 sq. ft.
MAX FOOTPRINT	2724 sq. ft.
LOT AREA:	4455 sq. ft.
LOT % COVERAGE:	61.1%



BUILDING SETBACKS:

FRONT: 4' (20' TO FRONT FACE
OF GARAGE DOOR)
REAR: 5' (10' FOR LOTS 1-12)
SIDES: 0'/5'

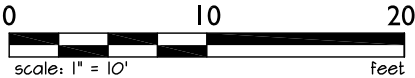


NEW VILLAGE
HOMES

890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233

OLD STONE RANCH
TYPICAL PLOT PLAN

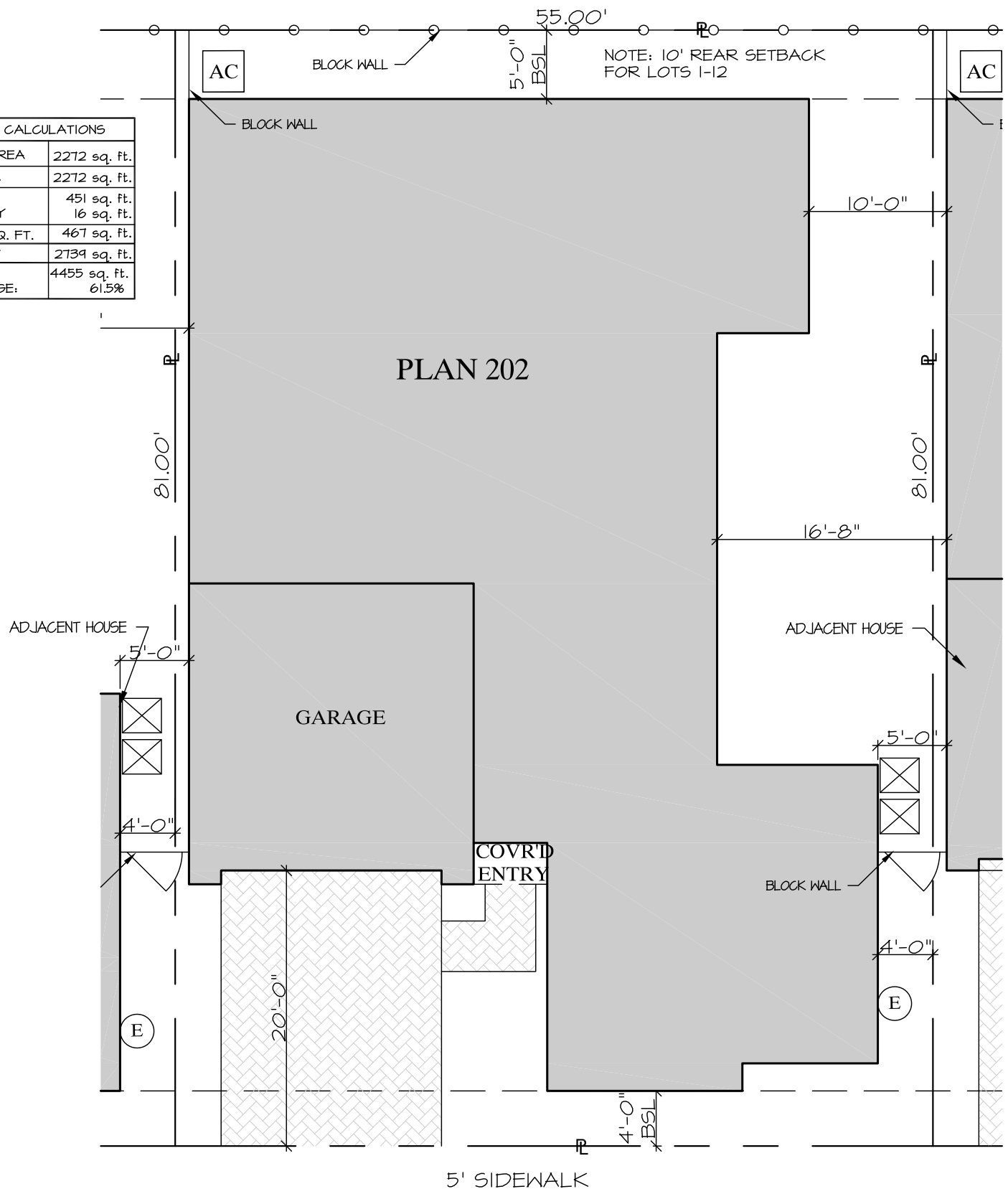
PLAN 201



NORTH

UPDATED:
1/14/21 LCS

FLOOR AREA CALCULATIONS	
FIRST FLOOR AREA	2272 sq. ft.
LIVABLE SQ. FT.	2272 sq. ft.
2 CAR GARAGE COVERED ENTRY	451 sq. ft. 16 sq. ft.
NON-LIVABLE SQ. FT.	467 sq. ft.
MAX FOOTPRINT	2739 sq. ft.
LOT AREA:	4455 sq. ft.
LOT % COVERAGE:	61.5%



2' CURB



[illegible]

2' CURB

UPDATED:
1/14/21 LCS

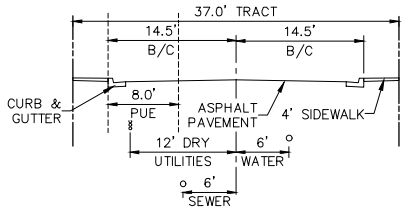
EXHIBIT 10
ENHANCED ELEVATION EXHIBIT

LEGEND

ENHANCED REAR



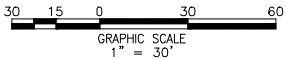
ENHANCED SIDE



PRIVATE STREET SECTION

NO PARKING ONE SIDE
N.T.S.

SITE DATA	
APN	304-74-004P
TYPICAL LOT SIZE	55'x81'
GROSS AREA	8.29 AC
NET AREA	8.04
TOTAL LOTS	44
DENSITY (NET)	5.47 DU/AC



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ENHANCED ELEVATION EXHIBIT
OLDSTONE RANCH

MARICOPA COUNTY

CHANDLER, ARIZONA

050899-01-001
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
DAB	JCB	NL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V: NONE
JOB No. 050899-01-001		
DATE : 5/7/2021		

EXHIBIT 11
GUEST PARKING AND TRASH EXHIBIT

LEGEND

- ON-STREET PARKING SPOT
(WILL NOT BE STRIPED) ●
- NO PARKING (PAINTED RED) —
- TRASH CAN LOCATION ■



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PARKING AND TRASH EXHIBIT
OLDSTONE RANCH
CHANDLER, ARIZONA
MARICOPA COUNTY

050899-01-001 PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
DAB	JCB	NL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V: NONE
JOB No. 050899-01-001		
DATE : 2/15/21		
SHEET 01 OF 01		

EXHIBIT 12
PRELIMINARY PLAT

OLD STONE RANCH PHASE 4
PRELIMINARY PLAT
CHANDLER, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER CORNER OF SECTION 19,TOWNSHIP 2 SOUTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A 1/2" BAR;

THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 531.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, 789.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A MARICOPA COUNTY BRASS CAP, BEARS NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, 1320.75 FEET DISTANCE THEREFROM;

THENCE NORTH 00 DEGREES 38 MINUTES 04 SECONDS EAST, 496.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 789.55 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, BEARS SOUTH 89 DEGREES 51 MINUTES 12 SECONDS EAST, 533.24 FEET DISTANCE THEREFROM;

THENCE SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, BEING PARALLEL WITH THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 496.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A 1/2" BAR;

THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 509.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, 22.00 FEET TO A POINT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A MARICOPA COUNTY BRASS CAP, BEARS NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, 2110.30 FEET DISTANT THEREFROM;

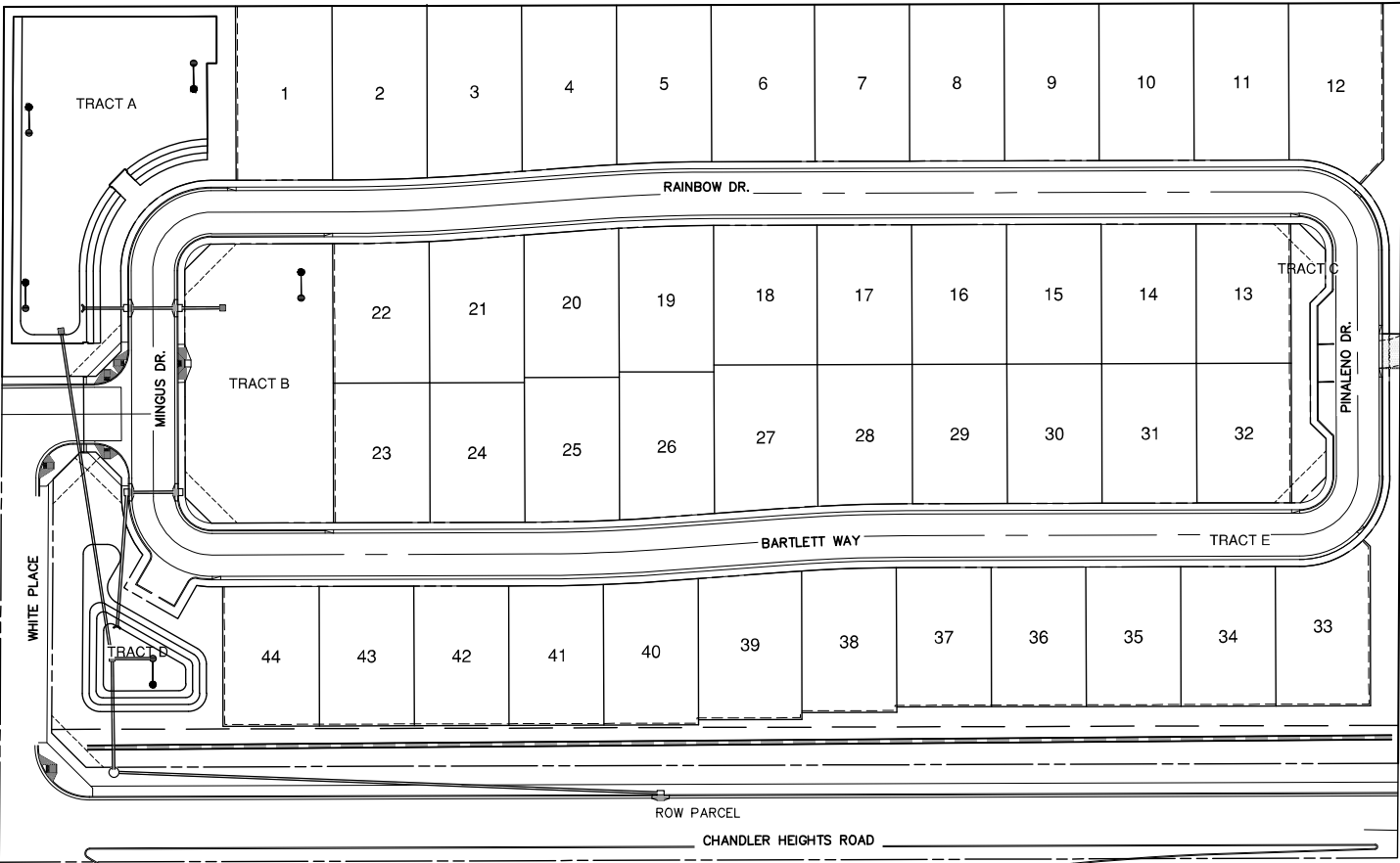
THENCE NORTH 00 DEGREES 38 MINUTES 04 SECONDS EAST, BEING PARALLEL WITH THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 496.51 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND FROM WHICH POINT THE NORTHWEST CORNER OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, BEARS NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST, 789.55 FEET DISTANT THEREFROM;

THENCE SOUTH 89 DEGREES 51 MINUTES 12 SECONDS EAST, 22.00 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 BEARS SOUTH 89 DEGREES 51 MINUTES 12 SECONDS EAST, 511.24 FEET DISTANT THEREFROM;

THENCE SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, 496.51 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO A ROADWAY OVER THE SOUTHERLY 33.00 FEET THEREOF.

LEGEND

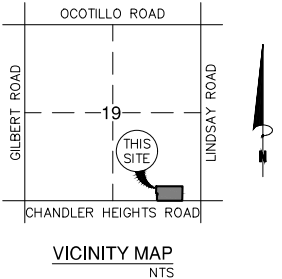
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- BRASS CAP IN HAND HOLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE FLOW DIRECTION
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- R/W
- RIGHT OF WAY
- EXISTING FENCE
- EX W
- EXISTING WATER
- EX S
- EXISTING SEWER
- EX G
- EXISTING GAS
- OHE
- EXISTING OVERHEAD UTILITY LINES
- 8"S
- PROPOSED SEWER
- 8"W
- PROPOSED WATER
- PARCEL BOUNDARY
- 27"IRR
- EXISTING IRRIGATION
- ZONING BOUNDARY



SITE DATA			
GROSS AREA	402,886.65 SF	9.25 AC	
NET AREA	350,356.07 SF	8.04 AC	
LOT SUMMARY			
LOT TOTAL	44		
TOTAL LOT AREA	208,348.95 SF	4.78 AC	
AVG. LOT AREA	4,735.20 SF	0.11 AC	
MIN. LOT AREA	4,454.97 SF	0.1 AC	
MAX LOT AREA	5,656 SF	0.13 AC	
LOT % (NET)	59.47%		
PROPOSED DENSITY (NET)	5.47 DU/AC		
OPEN SPACE SUMMARY			
TOTAL OPEN SPACE AREA	74,842.21 SF	1.72 AC	
OPEN SPACE % (NET)	21.36%		
RIGHT-OF-WAY SUMMARY			
TOTAL STREET AREA	119,695.49 SF	2.75 AC	
STREET AREA %	29.71%		
ONSITE PRIVATE STREET AREA (TRACT E)	67,164.91 SF	1.54 AC	
OFFSITE RIGHT-OF-WAY AREA	52,530.58 SF	1.21 AC	

LOT AREA		LOT AREA		LOT AREA	
LOT #	AREA	LOT #	AREA	LOT #	AREA
1	5656.00 SF	21	4608.35 SF	41	4463.00 SF
2	5538.21 SF	22	4553.32 SF	42	4455.00 SF
3	5400.74 SF	23	4536.00 SF	43	4455.00 SF
4	5190.30 SF	24	4455.00 SF	44	4536.00 SF
5	5033.74 SF	25	4603.38 SF		
6	5460.00 SF	26	4631.64 SF		
7	5005.00 SF	27	5053.25 SF		
8	5005.00 SF	28	4477.00 SF		
9	5005.00 SF	29	4455.00 SF		
10	5005.00 SF	30	4455.00 SF		
11	5005.00 SF	31	4455.00 SF		
12	5262.62 SF	32	4455.00 SF		
13	4455.00 SF	33	4684.37 SF		
14	4455.00 SF	34	4455.00 SF		
15	4455.00 SF	35	4455.00 SF		
16	4455.00 SF	36	4455.00 SF		
17	4455.00 SF	37	4454.97 SF		
18	4860.00 SF	38	4581.95 SF		
19	4646.73 SF	39	5042.29 SF		
20	4653.66 SF	40	4571.44 SF		

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	OPEN SPACE, RETENTION & LANDSCAPING	21893.87 SF
B	OPEN SPACE, RETENTION, LANDSCAPING & UTILITY EASEMENT	13707.00 SF
C	OPEN SPACE, LANDSCAPING & UTILITY EASEMENT	2305.85 SF
D	OPEN SPACE, RETENTION, LANDSCAPING, UTILITY EASEMENT, WATER EASEMENT, AND RWCD EASEMENT	36937.50 SF
E	PRIVATE STREET, UTILITIES, INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, DRAINAGE, PEDESTRIAN ACCESS & VEHICULAR ACCESS EASEMENT	67162.89 SF



ENGINEER

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DEVELOPER

NEW VILLAGE HOMES
890 WEST ELLIOT ROAD, SUITE 101
GILBERT, ARIZONA 85233
CONTACT: REED PORTER
PH: 602.692.5369
EMAIL: REEDP@NEWVILLAGEHOMES.COM

BENCHMARK

SECTION 36, T2S, R5E, 3" BRASS CAP IN CONCRETE, 79' SOUTH, 65' WEST OF INTERSECTION OF RIGGS ROAD AND GILBERT ROAD, 2' WEST OF BACK OF CURB, (NORTHING, 807359.419, EASTING, 739000.867)
CITY OF CHANDLER BENCHMARK #54A
ELEVATION = 1253.53 (NAVD 88)

BASIS OF BEARINGS

SOUTH 89 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 993 OF MAPS, PAGE 25, M.C.R.

SITE DATA

ZONING:
EXISTING: RU-43
PROPOSED: PAD (SINGLE FAMILY RESIDENTIAL)
ZONE: ZONE "X"
TOTAL NUMBER OF UNITS: 44 SINGLE FAMILY UNITS
GROSS AREA: 9.01 ACRES
NET AREA: 8.04 ACRES
NET DENSITY: 5.47 DU/AC

RETENTION REQUIRED: 63,342 cf
RETENTION PROVIDED: 68,785 cf

LATITUDE: 33°14'04.3" N
LONGITUDE: 111°46'32.9" W

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE MAP NUMBER 04013C23110M
EFFECTIVE ON 11.4.2015

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WITH NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

UTILITY SERVICES

GAS SOUTHWEST GAS
ELECTRIC SALT RIVER PROJECT
TELEPHONE CENTURY LINK/COX COMMUNICATIONS
CABLE CENTURY LINK/COX COMMUNICATIONS
WATER CITY OF CHANDLER
SEWER CITY OF CHANDLER

VISIBILTY 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 THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.



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COVER SHEET
OLD STONE RANCH PHASE 4
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER		
68461 NATHAN LARSON		
PLAN STATUS		
DATE	DESCRIPTION	
JOB DESIGN	HAC DRAWN	NTL CHKD
SCALE	H: V:	
JOB No.	050899-01-001	
DATE :	6/29/2021	
PP01		
SHEET 01	OF 04	



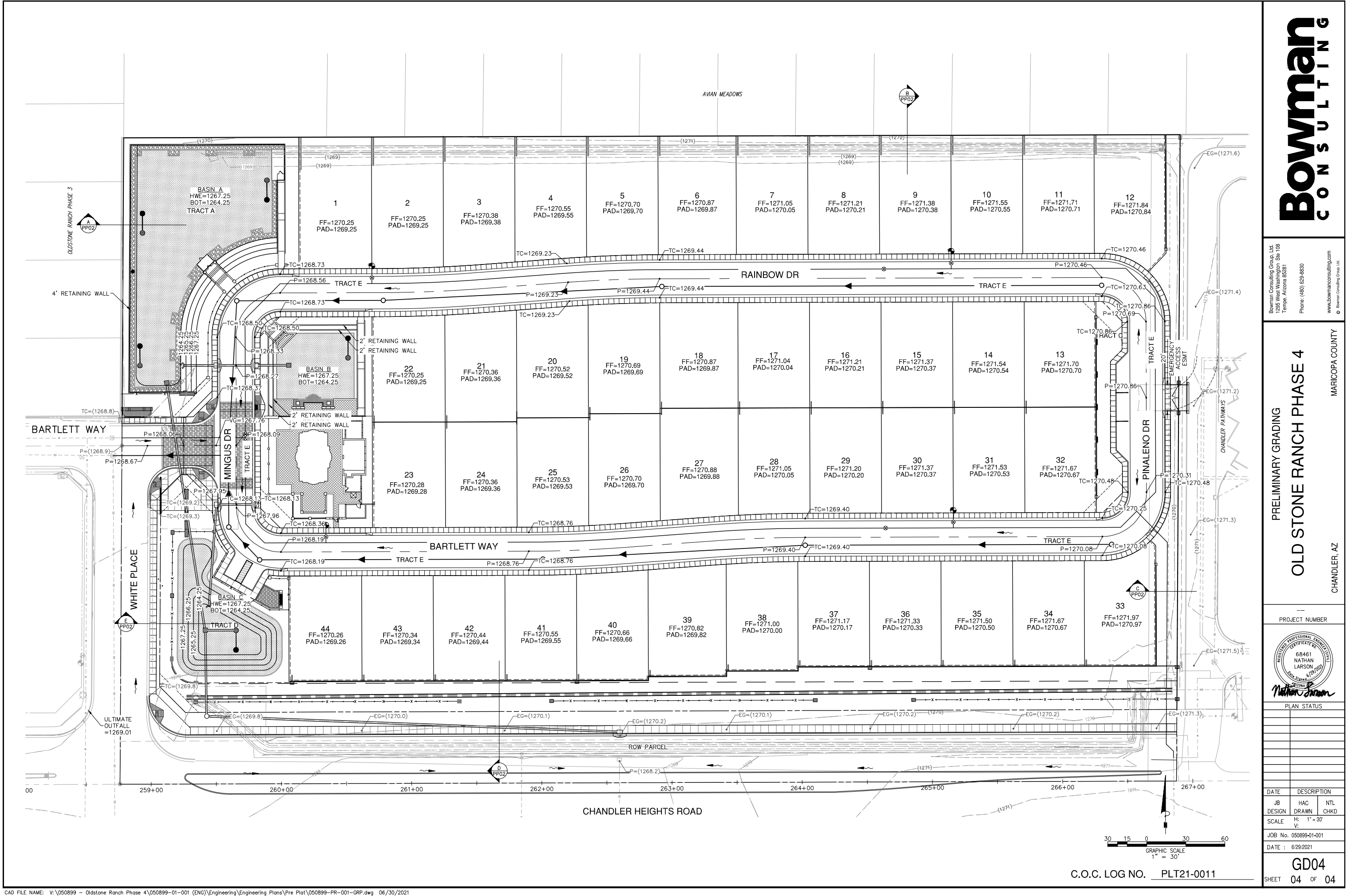
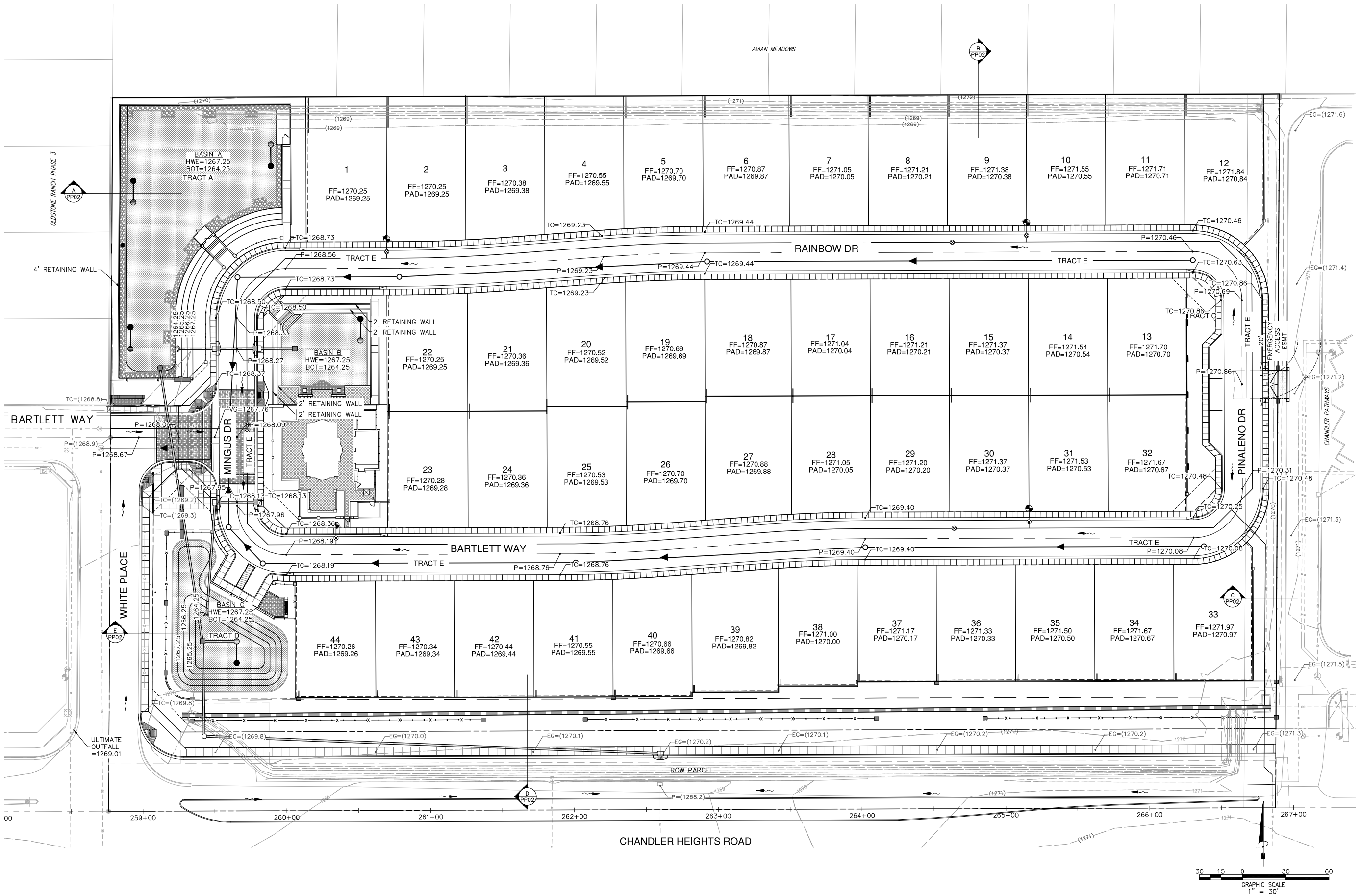


EXHIBIT 13
PRELIMINARY GRADING PLAN



C.O.C. LOG NO. PLT21-0011

Bowman
CONSULTING

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Tempe, Arizona 85281
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PRELIMINARY GRADING
OLD STONE RANCH PHASE 4

MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

Nathan Larson
PLAN STATUS

DATE	DESCRIPTION
JB DESIGN	HAC DRAWN NTL
SCALE	H: 1" = 30'
	V:
JOB No.	050899-01-001
DATE :	6/29/2021

GD04
SHEET 04 OF 04