

HAZELWOOD

Keystone Homes

Preliminary Development Plan (PLH 21-0077)

Preliminary Plat (PLT 21-0048)

Chandler Heights Road & 124th Street – Chandler, Arizona

First Submittal: 9/20/2021

Second Submittal: 11/22/2021

Third Submittal: 3/8/2022



7550 E. McDonald Drive, Suite G, Scottsdale, AZ 85250

www.keystonehomesaz.com

Table of Contents

I.	INTRODUCTION	3
II.	SURROUNDING AREA AND EXISTING ZONING	3
III.	PROPOSED PAD AND PDP	3
A.	LANDSCAPING AND OPEN SPACES	3
B.	AMENITIES	4
C.	ARCHITECTURE	4
D.	ENTRY MONUMENTATION AND THEME WALLS	5
1.	ENTRY FEATURES / SIGNS	5
2.	THEME WALLS	5
E.	DEVELOPMENT STANDARDS	6
F.	SECAP Development Standards and Community Amenities for Density Incentives	6
G.	SUBDIVISION DIVERSITY ELEMENTS	7
H.	ARCHITECTURAL DIVERSITY ELEMENTS	7
IV.	PHASING	8
V.	MISCELLANEOUS	8
A.	GRADING AND DRAINAGE	8
B.	GARAGE ELECTRICAL FOR FUTURE PLUG-IN VEHICLES	8
VI.	PRELIMINARY PLAT	8
VII.	DEVELOPMENT TEAM	8
VIII.	CONCLUSION	9

APPENDIX

- Appendix A: Southeast Chandler Area Plan (SECAP) Community Amenities for Density Incentives
- Appendix B: Subdivision Diversity Elements
- Appendix C: Architectural Diversity Elements

EXHIBITS

- Exhibit 1: Aerial Map
- Exhibit 2: Preliminary Site Plan
- Exhibit 3: Preliminary Landscape Plan
- Exhibit 4: Amenity Concept
- Exhibit 5: Chandler Heights Road Streetscape and Cross Section
- Exhibit 6: Street Scene, Home Matrix, Elevations and Floor Plans
- Exhibit 7: Colors and Material Palette
- Exhibit 8: Typical Plot Plans
- Exhibit 9: Entry Concept
- Exhibit 10: Wall Plan and Elevations
- Exhibit 11: Preliminary Grading and Drainage Plan
- Exhibit 12: Preliminary Plat

I. INTRODUCTION

Continuing to build on its reputation of building high-quality communities, Keystone Homes is the proposed developer for a new single-family community known as “Hazelwood.” Hazelwood is a proposed 22 lot, gated, high-quality residential development on approximately 10.08± gross acres (8.68± net acres) located at the southeast corner of Chandler Heights Road and 124th Street (the “Site”). Hazelwood is designed as an attractive community that embraces excellence and diversity for a themed community and provides additional housing choices in Southeast Chandler. To achieve this, Keystone Homes requests the Site be rezoned from Rural-43 (RU-43) in unincorporated Maricopa County to Planned Area Development (“PAD”) for Single Family Residential, Preliminary Development Plan (“PDP”) approval for Subdivision Layout and Architecture, and approval of the Preliminary Plat. Simultaneous with this application Keystone Homes is requesting the Site be annexed into the City of Chandler (the “City”).

II. SURROUNDING AREA AND EXISTING ZONING

Attached as **Exhibit 1** is an **Aerial Map** that identifies the Site’s location. The Site is bound by Chandler Heights Road on the north, the future 124th Street on the west, and residential property zoned RU-43 in unincorporated Maricopa County on the south and east. North of the Site is San Tan Junior High School and single-family residential. West of the Site is a new single-family development (Treeland by Tri Pointe). The Site is designated on the City’s General Plan as Neighborhoods, is within the Southeast Chandler Area Plan (SECAP), and is zoned RU-43 in unincorporated Maricopa County. The Site is designated on the SECAP as Rural / Agrarian Character.

III. PROPOSED PAD AND PDP

As discussed above, Keystone Homes requests the Site be zoned PAD Residential for a high-quality single-family development. The proposed PAD is compatible with the City’s General Plan, the SECAP, and the surrounding area. The proposed layout incorporates open spaces, amenities, and a visual cohesiveness of landscape and architectural elements that create a high-quality residential neighborhood.

Hazelwood will contain 22 lots with two different typical lot sizes -- 65’ x 140’ and 70’ x 140’, a density of approximately 2.53 du/net ac. **See Exhibit 2, Preliminary Site Plan.** The community will be gated with private internal streets. Access to the site will be from 124th Street, where residents will pass by a landscaped open space area with an agrarian styled accent monument structure with decorative entry signage and open fencing. This area will also be landscaped with a combination of trees, flowering shrubs, and planting accents that will provide residents and visitors with a sense of arrival into the community. An easily accessible open space area along the north will feature amenities that allow residents to play, gather, and socialize.

A. LANDSCAPING AND OPEN SPACES

Landscape will enhance the development by integrating with the walls, drainage, entry monuments, and amenity features. Hazelwood’s landscape buffers, open spaces and planting will help reinforce the community’s agrarian theme. Proposed landscape concepts for the open spaces are illustrated in **Exhibit 3, Preliminary Landscape Plan and Exhibit 5, Chandler Heights Road Streetscape and Cross Section.**

The plant palette for Hazelwood has been developed to complement the theme. The plant palette consists of an array of colors and textures which will create an attractive experience for those who live there and those traveling on Chandler Heights Road and 124th Street. The design will focus on mixing colors and textures to provide screening, shade, and visual interest. All of the plant species can be found on the Arizona Department of Water Resources, “Low Water Use Plant List.”

B. AMENITIES

A community amenity area is the highlight of the open space. The amenity area consists of a shaded bocce court, a shaded picnic and open seating area, and turf area for passive recreation. It has been designed to be resident gathering place and an integral part of the community. A stabilized decomposed granite pathway along the eastern side provides access for residents on the south to explore and enjoy connections to the amenity area. See **Exhibit 4, Amenity Concept**.

C. ARCHITECTURE

Keystone Homes is excited about the proposed housing product designed for Hazelwood. The homes complement the strong architectural richness already found in the surrounding area. Architectural styles consistent with regional history and traditions have been developed for the housing product with key elements of those styles being carried throughout the community’s features (entry monumentation, community amenity, and interior community open space).

The housing product consists of four single-level floor plans ranging in size from approximately 2,752 square feet to 3,331 square feet, each with a combination of three choices of the following distinct architectural styles: New Ranch, Spanish Colonial and Modern Prairie. **See Exhibit 6, Street Scene, Home Matrix, Elevations and Floor Plans**. The three exterior elevations have a distinct character while providing a cohesive, varied, and attractive community that satisfies the desire of today’s homebuyer to live in a more custom looking neighborhood. These architectural styles offer the following identifiable features:

- **New Ranch:** The Ranch style originated in the mid-1930s by several Western architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 50s and 60s. Popularity of the “rambling” Ranch houses was made possible by the country’s increasing automobile dependence. The rambling form of the ranch house emphasizes the span of the floor plans by maximizing the home width, along with shed roofs and corner glass for modernistic opportunities. The style is loosely based on Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie modernism of the 20th century. The New Ranch is a refreshed, more contemporary version of this housing style.
- **Spanish Colonial:** The popularity of this style in the southwestern and southeastern United States was attributed to increased travel to Mediterranean areas and returning World War I military personnel enamored of the architectural style they had seen overseas. Identifying features are low pitched, red tiled roofs, usually with little or no eave overhang. Due to indoor-outdoor lifestyles, homes typically include multiple external doors, with principal windows defining various room volumes and more than one roofed porch or balcony. Wall surfaces are always stucco and plan forms are usually asymmetrical. Premium examples include inner courtyards, arched openings and wrought ironwork. Heavy wooden doors and shutters also are common design

features. Spanish Colonial architecture is an authentic, timeless style that will remain popular for Phoenixians for generations to come.

- **Modern Prairie:** Originating as a late 19th- and early 20th-century architectural style, most common to the Midwestern United States. Low-pitched roof, usually hipped, with large overhangs, two stories, with one-story wings or porches, eaves, cornices, and facade detailing emphasizing horizontal lines, often with square porch supports, window groupings horizontal in placement. The Modern Prairie is an updated reflection of this popular architectural style Phoenixians have loved for decades.

The color schemes, paint samples, and materials for the homes are included as **Exhibit 7, Colors and Material Palette**. **Exhibit 8, Typical Plot Plans** show how each plan will site on a typical lot within the community.

D. ENTRY MONUMENTATION AND THEME WALLS

1. ENTRY FEATURES / SIGNS

The entry monument to Hazelwood provides a sense of neighborhood arrival. It is designed with colors and materials highlighting an agrarian character such as: 1) faux barnwood, 2) decorative board and batten paneling, and 3) brick columns. It will be located at the main entry from 124th Street. **See Exhibit 9, Entry Concept.**

2. THEME WALLS

The proposed theme walls are also consistent with an agrarian character. The theme is reinforced through the use of materials, colors, design, and layout. The fences and walls will consist of the following types: Theme Wall, Secondary Wall, Accent Fence, Perimeter Fence / View Wall, Painted Dooley Wall, and Modify Existing Walls. **See Exhibit 10, Wall Plan and Elevations.**

- **Theme Wall:** The Theme Wall will be constructed of painted sand finish stucco CMU with a painted finish cap. The Theme Column design consists of an authentic looking used brick veneer with a painted finish cap.
- **Secondary Wall:** The Secondary Wall will be utilized mainly for the side yards of the homes facing community landscaped areas and will be painted CMU block with a painted finish cap.
- **Accent Fence:** The Accent Fence will be utilized mainly to continue the agrarian theme near the community entrance, consisting of a vertical wood post with horizontal rusted metal that harkens back to the rural character of the area. **See Exhibit 9, Entry Concept.**
- **Perimeter Fence / View Wall:** The view wall will be used to provide a visual break along Chandler Heights Road. It consists of a 1'-8" height of painted sand finish stucco and block cap with 4' of painted tube steel fence with decorative panels on top. This fencing will allow some visibility into and out from the community to Chandler Heights Road. The Perimeter Fence / View Wall column design consists of an authentic looking used brick veneer with a painted finish cap.

- **Painted Dooley Wall:** The Painted Dooley Wall will be utilized as the eastern community property wall and will be painted builder block with painted block pilasters.
- **Modify Existing Walls:** The development has an existing wall running along on its southern border. The existing wall is mixture of Dooley builder wall fencing with horizontal pipe rail fencing from the middle of the wall towards the top of the wall. Keystone Homes will be working with the southern neighbors to modify this existing wall for reuse as a solid wall between the properties.

E. DEVELOPMENT STANDARDS

Hazelwood has been planned with the following residential lot development standards:

Regulation	Development Standard
Front Yard Setback	20' to forward facing garage door 15' to livable area components of the home 10' to porch or side-entry garage Architectural features and projections, such as pot shelves, ledges, pop outs or similar, may encroach into front yard setback up to 18"
Rear Yard Setback	Single-Story: 15' minimum Ramada, Accessory and Shade Structures: 5' minimum
Side Yard Setbacks	5' and 10' (10' minimum building separation)
Minimum Lot Width	65'
Minimum Lot Depth	130'
Minimum Lot Area	8,450 square feet
Maximum Lot Coverage	60%
Building Height	Single-Story / 24'

F. SECAP Development Standards and Community Amenities for Density Incentives

Hazelwood satisfies the additional development standards for PADs:

Regulation	Development Standard
On average, provide 45-foot wide landscaped setback (measured from the curb line to the fence wall) along arterials.	A 45-foot (average) wide landscape setback is provided along Chandler Heights Road, measured from the curb line to the fence wall.

Use subdivision techniques that reduce the number of houses backing up to arterial streets.	The plan was designed with open space areas along Chandler Heights Road. There are no homes backing up to Chandler Heights Road.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	Staggers or other breaks are provided in the perimeter fence walls along Chandler Heights Road.
Provide rural character entry features from arterial streets.	Rural character entry features are provided using a primary theme wall and gates that are reflective of an agrarian character. In addition, the entry geometry includes a median and a landscape corridor adding to the rural character of the entry experience.
When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation.	There are no homes that back up to an arterial street.
Side yards shall be a minimum of 10 feet on each side, with a minimum of 20 feet separation between homes.	Side yard setbacks of 5 feet and 10 feet are proposed.

Additionally, under the SECAP, to achieve a density of 2.5 du/ac to 2.75 du/ac (Increment 1), a community must provide the two required elements and the optional elements totaling a minimum of two points. Hazelwood's design satisfies the two required elements and meets one of the 2-point optional elements. **Appendix A** identifies the Community Amenities planned for Hazelwood that qualify for the required Density Incentives for Increment 1.

G. SUBDIVISION DIVERSITY ELEMENTS

The conventional criteria of single-family detached housing do not lend themselves to describing the subdivision layout for a small, infill Site. Hazelwood has been planned as a PAD residential subdivision reflecting the character and uses the City is striving to achieve for this area. Additionally, the City's Residential Subdivision Diversity Standards were devised without considering development on relatively small, infill properties. Nevertheless, Hazelwood is designed to meet the spirit and intent of many of the City's Residential Subdivision Diversity Standards as is detailed in **Appendix B**.

H. ARCHITECTURAL DIVERSITY ELEMENTS

Hazelwood is designed to meet the goals of the City's Residential Architectural Diversity Standards. Keystone Homes has retained Bassenian Lagoni Architects (BLA) from Southern California. Together with BLA, we have created a truly unique housing product line designed to fit perfectly into our Hazelwood community. The housing product consists of 4 floor plans and will feature all the modern looks, comforts and amenities sought after in today's discerning housing market. Floor plans and elevations for each home are shown in **Exhibit 6, Street Scene, Home Matrix, Elevations and Floor Plans**. Like the Subdivision

Diversity Standards, Hazelwood is designed to meet the spirit and intent of many of the Architectural Diversity Standards as is detailed in **Appendix C**.

IV. PHASING

Keystone Homes anticipates developing Hazelwood in one phase. Deviations from the phasing plan may be administratively approved by Staff.

V. MISCELLANEOUS

A. GRADING AND DRAINAGE

The Site is currently vacant. The site will be graded to minimize the earthwork and to match into the existing elevations of the adjacent properties. As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C3102-M, panel 3102 of 4425, with a current effective date of November 4, 2015, the site falls within Flood Zone X. Flood Zone X is defined as: Areas of 0.2% annual chance flood; areas of 1% annual chance 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 flood.

A preliminary grading and drainage plan is attached in **Exhibit 11**.

B. GARAGE ELECTRICAL FOR FUTURE PLUG-IN VEHICLES

Each home shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

VI. PRELIMINARY PLAT

The proposed Preliminary Plat is attached as **Exhibit 12**.

VII. DEVELOPMENT TEAM

Owner / Builder: Keystone Homes
Attn: Jeff T. King
7550 E. McDonald Drive, Suite G
Scottsdale, AZ 85250
Phone: (480) 428-1001

Engineer and Land Planner: Clouse Engineering, Inc
Attn: Jeff Giles
5010 E. Shea Blvd, Suite 110
Scottsdale, AZ 85254
Phone: (602) 395-9300

Landscape Architect: Studio DPA
Attn: Andrea Pedersen
PO Box 7999
Tempe, AZ 85281
Phone: (480) 577-5818

Zoning: Burch & Cracchiolo, P.A.
Attn: Brennan Ray
1850 N. Central Ave., Suite 1700
Phoenix, AZ 85004
Phone: (602) 234-8794

VIII. CONCLUSION

This proposed development plans for Hazelwood make good use of this challenging, infill Site. The proposed development quality and housing product will complement that of the surrounding area and add additional housing choices. The proposed PAD, PDP for subdivision layout and housing product, and Preliminary Plat are consistent with Chandler's General Plan, and the SECAP.

We request your approval.

Appendix A – Southeast Chandler Area Plan (SECAP) Community Amenities for Density Incentives

Required Elements:

A-1. Neighborhood playlots / pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit.	Provided bocce ball court and passive, shaded gathering / picnic amenity areas that are no more than approximately 680 feet away from the furthest home.
A-4. Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e., minimum 12.5% open space requirement).	17.91±% of total open space is provided.

Optional Elements (Minimum Required-2 points):

		<i>Points</i>
A-6. Exceed 10% open space requirement by a minimum of an additional 7.5% (i.e. minimum 17.5% open space requirement).	An additional 7.91±% of open space above the 10% requirement is provided.	2
Total Points		2

**APPENDIX B:
SUBDIVISION DIVERSITY STANDARDS**

REQUIRED 8 ELEMENTS:	
1. Sense of neighborhood arrival	A sense of neighborhood arrival has been provided through the design of the entrance and the entry monument.
2. Distinctive project themes	Hazelwood's agrarian character is distinctive and is reinforced by the shape and materials of the entry monument, the amenity area and the walls and fences.
3. Vehicular access to rear yards	10' side yard setback will allow for vehicular access to rear yards.
4. Deeper rear yard setbacks for 2-story homes	Proposed rear yard setbacks are 10' deeper for 2-story homes than 1-story homes.
5. Irregular shaped retention basins, max. 4:1 slope	Hazelwood will have irregular shaped retention basins with a maximum 4:1 slope.
6. Design and improve retention areas to be useable and accessible	The turf within the retention basins is designed to visually soften the slopes as well as provide a passive recreation amenity.
7. Provide a minimum 10-foot landscape parkway from r-o-w line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a local or collector	The development provides an average of 45' wide landscaped setback measured from the curb line to the fence wall along Chandler Heights Road. The development does not have any lots that back to a local or a collector street.
8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	Hazelwood provides a visual break in the theme wall along Chandler Heights Road with the use of a view wall adjacent to the retention basin.
OPTIONAL ELEMENTS (Minimum Required – 10 Points)	
2. Provide a number of cul-de-sacs with a diversity feature	There will be 2 unique cul-de-sacs within the community which are each accessed separately at the entrance gate for both a feeling of privateness and community.
3. Provide view fencing along arterial and collector streets	The development has provided view fencing along Chandler Heights Road adjacent to the retention basin on the northern property boundary. A short accent view fence is provided on 124 th Street.
5. Group wider side yards on adjoining lot or arrange lots in another fashion to add diversity	Hazelwood will use a combination of 2 typical lot widths that are scattered throughout the community which will add to the street scene diversity within the neighborhood.

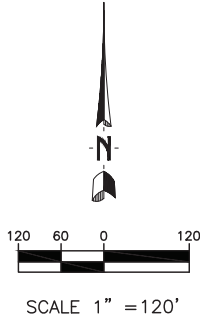
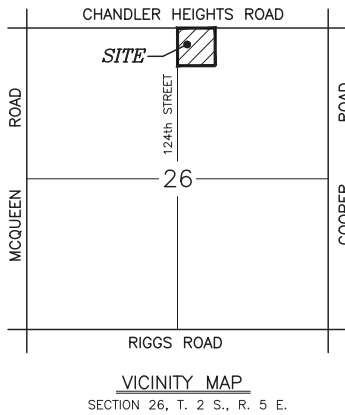
6. Provide different lot widths (at least 5-ft. differential)	Hazelwood has 2 different typical lot width sizes: 65' and 70' with 5' being the differential between the largest and smallest width lots.
7. Widen corner lots by at least ten (10) ft. more than the interior lots on that block or include a ten (10) feet wide landscape tract on the street side of the lot.	All lots at the start or end of a row of lots have a minimum 10' wide landscape tract on one side of the lot.
9. Provide a mix of garage orientations	There will be 3 types of garage orientations throughout the 4 available floor plans at Hazelwood, including a 3-car tandem forward facing garage, a 3-car with a side entry garage and a forward facing 3-car garage featuring both single-car and two-car garage doors. These combinations will create a diverse street scene.
10. Stagger the front yard setback lines to achieve a range of six (6) ft. or more; minimum eighteen (18) ft. from front facing garage to the property line.	The intent of the stagger requirement is met due to the general nature of the proposed housing product. The front elevations, front porch elements, garage placements and rooflines were designed to have in and out movement characteristics where the homes have a stagger quality without changing the front placement of the homes. 20' minimum will be maintained from the property line to forward facing garage door.
12. Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	The development has several open spaces that are visible from Chandler Heights Road, including the retention basins on the northern edge. The slopes along street frontages do not exceed 4:1.
19. Locate a continuous enlarged landscape tract at least ½ the total frontage in length along the arterial or collector streets with a depth equal to the average lot depth and no more than 5 lots backing up to the tract. Landscape areas not to include solid walls creating a visual barrier	The landscape parkway along Chandler Heights Road averages 45 feet wide measured from the curb line to the fence wall. There will not be any lots that directly back up to Chandler Heights Road.
20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence	The landscape parkway along Chandler Heights Road averages 45 feet measured from the curb line to the fence wall, which is 25' more than the 20' minimum.

APPENDIX C:
ARCHITECTURAL DIVERSITY STANDARDS

REQUIRED 9 ELEMENTS:	
1. Provide four-sided architecture especially for portions of building visible from arterial street	Four-sided architectural design will be achieved using elevation specific architectural detailing, window accents, varying window mullion patterns, theme specific roof massing, and rear elevation roof line breaks.
2. De-emphasize garage fronts	Garage fronts have been de-emphasized and are located behind architectural elements of the home. Rich garage door styling and diversity of designs along with different architectural looks, per elevation of the garages, will create excellent variation in the street scene.
3. Front door or courtyard entry to be visible from street	Front doors and/or porch entries will be viewable from the street on all floor plans at Hazelwood.
4. Single-story or combination one- and two-story homes on all corner lots	All homes at Hazelwood will be single level homes.
5. Enhanced rear elevations along arterial and collector streets and open spaces	All our homes include beautiful architecture that is pleasant to view from any angle, including the rear of the home but none of the rears of our homes at Hazelwood will back up to either an arterial or collector street.
6. Variety of roofing colors, textures, and shapes	A variety of roofing colors and textures will be utilized with an appropriate color scheme for the selected architectural style. A variety of roof elevation gables, hips and offsets have been incorporated to enhance architectural diversity.
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	Durable stucco systems, masonry veneer stone and brick and engineered wood trim and siding products as well as varying and appropriate paint color schemes will be provided.
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	Hazelwood is planned to have only single level homes.
9. Standard covered rear patios on all floor plans	Covered rear patios are standard on all floor plans at Hazelwood.

OPTIONAL ELEMENTS (Minimum Required – 7 points)	
1. Provide at least 3 significant architectural style differences	Three architectural styles have been designed for Hazelwood: New Ranch, Spanish Colonial and Modern Prairie.
2. Prohibit the same front elevation on adjoining homes or across the street	Keystone Homes will ensure that the same plan with the same elevation will not be located on adjacent lots or directly across the street from each other.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	Featured stone or brick accents are available on at least one elevation for each floor plan, creating a diverse streetscape.
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door and window details, roof features, etc.	Combinations of covered entryways, architectural embellishments, wood trim, window mullions, garage door treatments, corbels, outlookers, window recesses, stucco pop outs, truss tails, roof features, etc. have been incorporated into all of Hazelwood's housing plans.
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	All trash bins, recycling bins, household tools and equipment will be able to be stored behind lot privacy walls or inside garages.
6. Incorporate standard front porches, defined courtyards or other defined front yard outdoor living spaces on at least one (1) elevation for each floor plan available.	All plans at Hazelwood will have a standard front porch or defined courtyard, promoting front yard outdoor living on at least 1 elevation for each floor plan available.
12. Provide four-sided architecture throughout subdivision	Four-sided architecture will be provided on all floor plans and all elevations throughout the community.

EXHIBIT 1:
Aerial Map



AERIAL EXHIBIT
HAZELWOOD

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

Revised
-

Date
9-2-21
As-Built

Job No.
210602

EXHIBIT 2:
Preliminary Site Plan

A PORTION OF THE NE QUARTER OF SECTION 26, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

N88°51'34"E 2656.86'

N88°51'34"E 1992.65'

— NE COR
SEC 26
T2S,R5E
FD BCHH

N 1/4 COR
SEC 26
T2S,R5E
FD BCHH

65'

CHANDLER HEIGHTS ROAD

TRACT "B"
OPEN SPACE/
RETENTION

E. CHERRYWOOD PLACE

TRACT "A"

CHERRYWOOD

PLACE

TRACT "C"

E. NOLAN PLACE

TRACT "A"

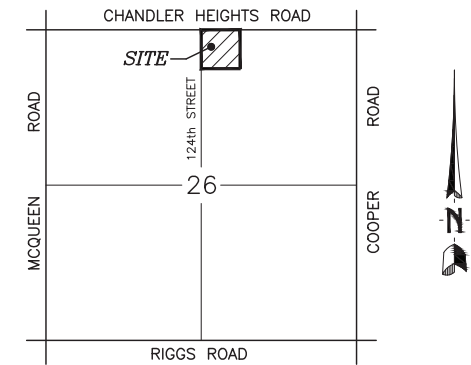
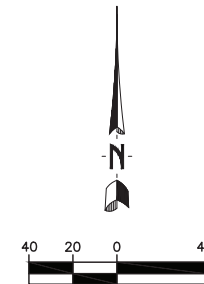
N88°52'00"E 664.06'

UNSUBDIVIDED

COOPER ROAD

UNSUBDIVIDED

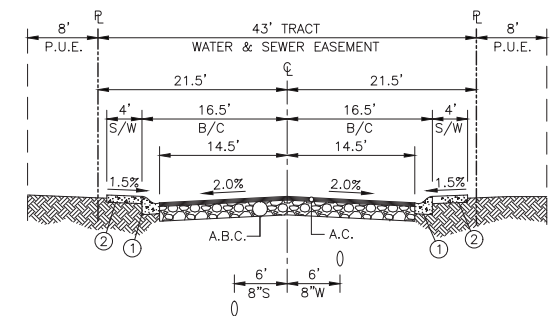
SCALE 1" = 40'



VICINITY MAP
SECTION 26, T. 2 S., R. 5 E.

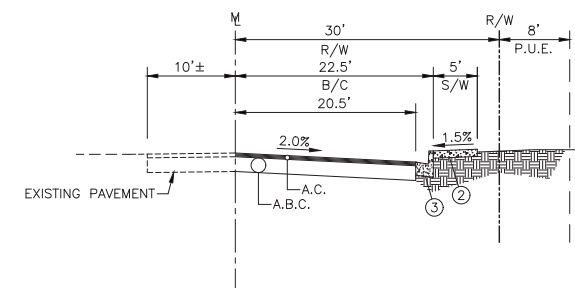
SITE DATA

LOTS: 22 LOTS
GROSS AREA: 10.08 ACRES
GROSS DENSITY: 2.18 UNITS/ACRE
NET DENSITY: 2.54 UNITS/ACRE
NET AREA: 8.67 ACRE



TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH & WEST)



124th STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

- 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

EXHIBIT 3:
Preliminary Landscape Plan



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES:		
	<i>Caesalpinia cactilaco</i>	Cascalote
	<i>Chitalpa tashkentensis</i>	Chitalpa
	<i>Fraxinus velutina</i>	Arizona Ash
	<i>Pistache chinensis 'Red Push'</i>	Red Push Pistache
	<i>Ulmus parvifolia</i>	Evergreen Elm
SHRUBS AND ACCENTS:		
	<i>Bougainvillea sp 'Barbara Karst'</i>	Barbara Karst Bougainvillea
	<i>Carissa grandiflora 'nana'</i>	Dwarf Natal Plum
	<i>Calliandra californica</i>	Baja Fairy Duster
	<i>Dasyliroton wheeleri</i>	Desert Spoon
	<i>Dodonea viscosa</i>	Hop Bush
	<i>Eremophylla maculata 'Valentine'</i>	Valentine Emu Bush
	<i>Tecoma hybrid 'Orange Jubilee'</i>	Orange bells
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Myrtus communis 'Compacta'</i>	Compact Myrtle
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Muhly
	<i>Nerium oleander 'Petite Red'</i>	Petite Red Oleander
	<i>Ruellia californica</i>	Baja Ruellia
GROUNDCOVERS:		
	<i>Acacia redolens 'Desert Carpet'</i>	Desert Carpet Acacia
	<i>Callistemon viminalis 'Little John'</i>	Little John Brittle Bush
	<i>Lantana camara</i>	Bush Lantana
	<i>Lantana montevidensis</i>	Purple Lantana
	<i>Rosmarinus officinalis 'prostratus'</i>	Prostrate Rosemary
	<i>Ruellia brittoniana 'Katie'</i>	Katie Ruellia
	<i>Wedelia texana 'Devil's River'</i>	Zexmenia
TURF:		
	<i>Cynodon dactylon 'Midiron'</i>	Sterile Hybrid Bermuda Grass
ROCK MULCH:		
	3/4" Minus Saddleback Brown	

KEYNOTES:

- 1

ENTRY MONUMENT
- 2

DIRECTIONAL SIGN
- 3

DECORATIVE FENCE
- 4

VEHICULAR GATE
- 5

PARK AREA
- 6

BOCCE BALL AREA
- 7

THEME WALL
- 8

SECONDARY WALL
- 9

FENCE
- 10

ACCENT COLUMN

11

STABILIZED DG PATHWAY

12

EMERGENCY GATE

13

PROPOSED IRRIGATION PIPE

14

RIP RAP

15

STAMPED ASPHALT

16

ADA ACCESSIBLE SIDEWALK

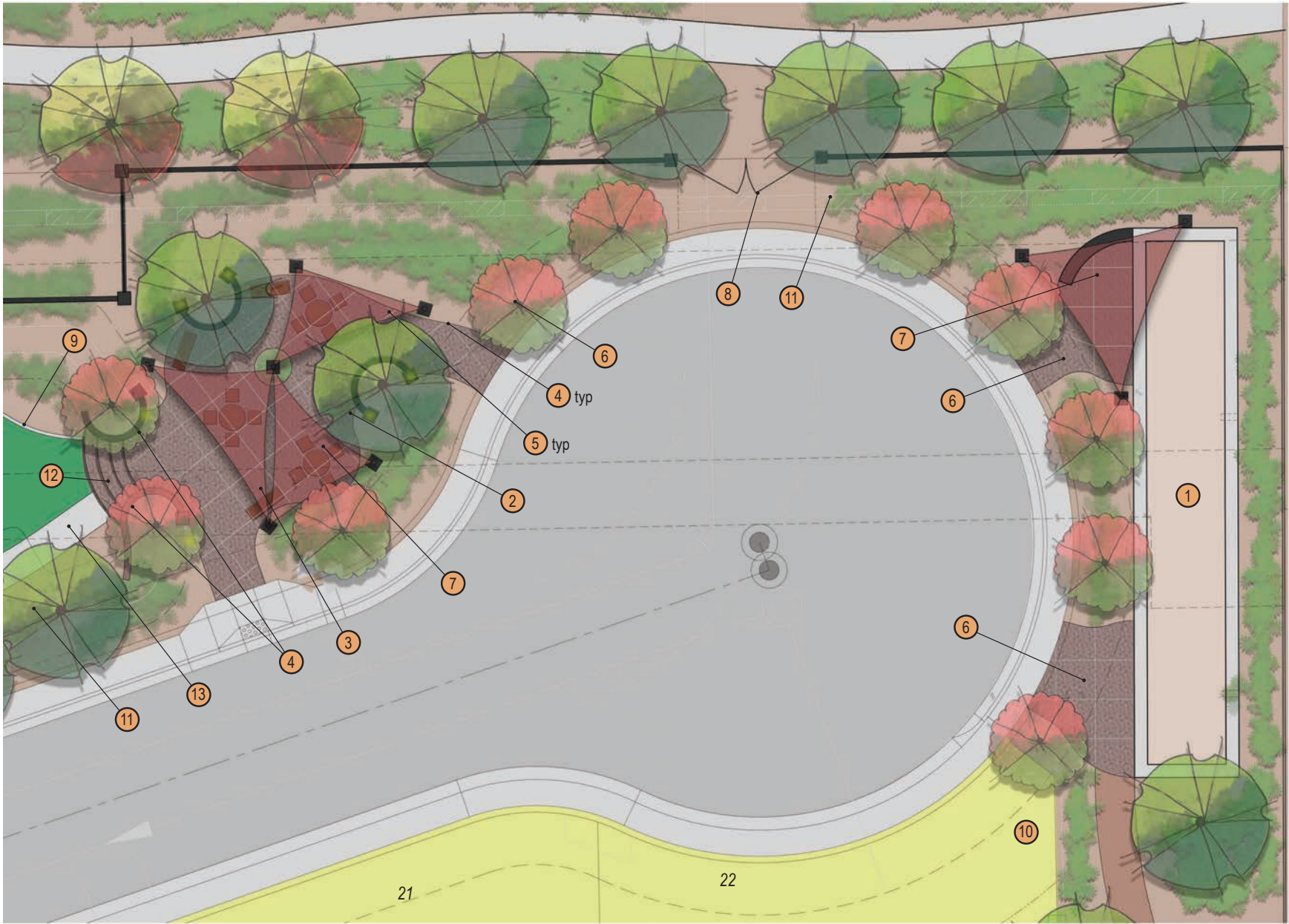
17

4" THICK 3/4" COMPACTED ROCK MULCH

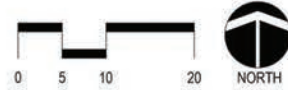
18

1.5" LANDSCAPE IRRIGATION METER/ BACKFLOW

EXHIBIT 4:
Amenity Concept



PLAN VIEW



KEYNOTES:

- | | |
|-----------------------------------|--------------------------|
| ① BOCCE BALL COURT | ⑧ EMERGENCY GATE |
| ② PATIO TABLE | ⑨ CONCRETE HEADER |
| ③ BENCH | ⑩ STABILIZED DG PATH |
| ④ ACCENT COLUMN WITH LIGHT OR POT | ⑪ TURF |
| ⑤ SEAT WALL | ⑫ STEPS |
| ⑥ EXPOSED AGGREGATE PAVING | ⑬ ADA ACCESSIBLE PATHWAY |
| ⑦ SHADE SAIL | |



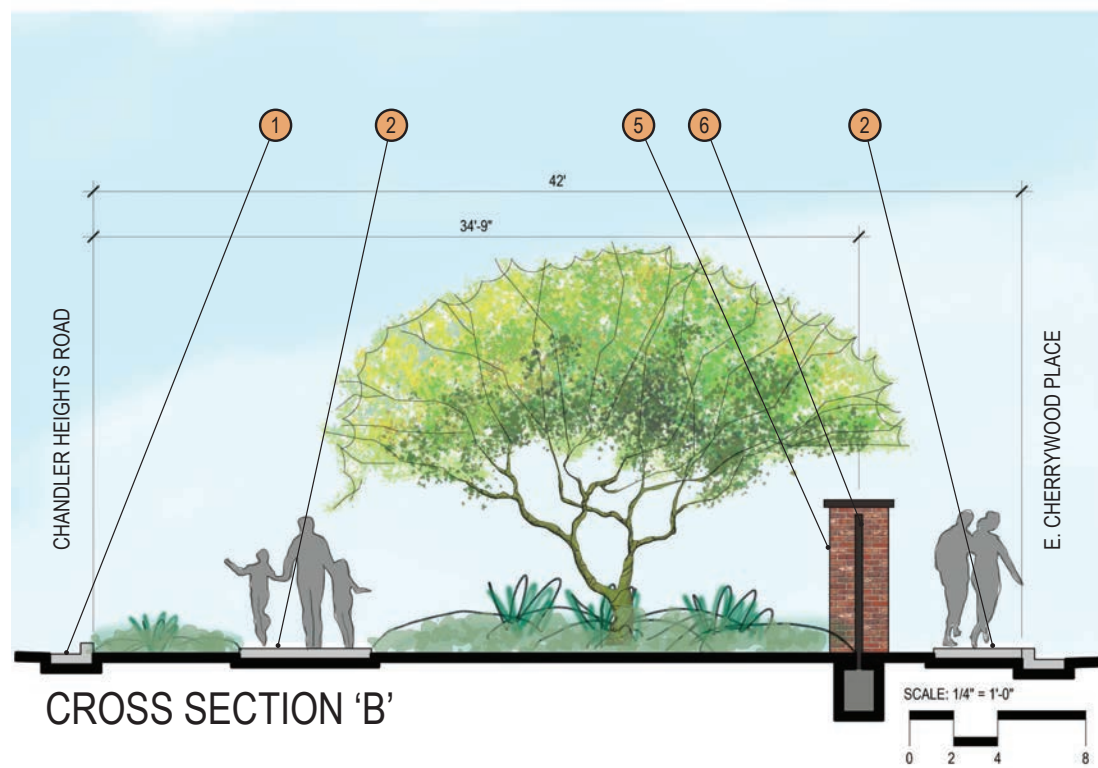
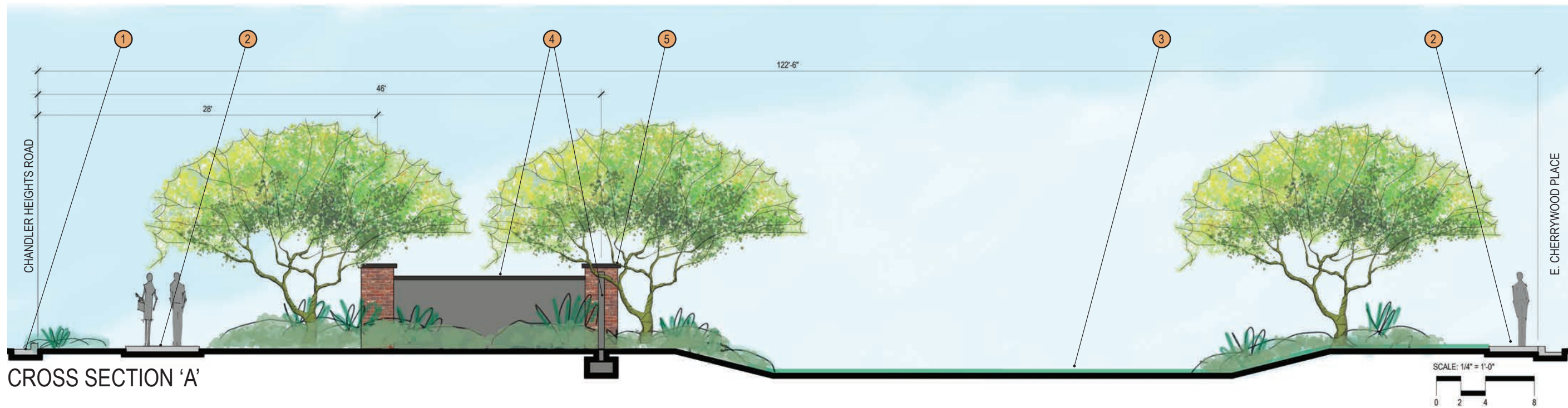
INSPIRATION AND MATERIALS IMAGES

Exhibit 5:
Chandler Heights Road Streetscape and Cross Section



KEYNOTES:

- ① THEME WALL
- ② FENCE
- ③ MEANDERING SIDEWALK, UNDER CITY OF CHANDLER CAPITAL IMPROVEMENT PROJECT
- ④ ACCENT COLUMN
- ⑤ RETENTION BASIN
- ⑥ TURF
- ⑦ RIP RAP
- ⑧ SIDEWALK
- ⑨ CURB
- ⑩ PROPOSED IMPROVEMENTS UNDER CITY OF CHANDLER CAPITAL IMPROVEMENT PROJECT.
- ⑪ PROPOSED IRRIGATION PIPE
- ⑫ ADA ACCESSIBLE SIDEWALK



KEYNOTES:

- 1 CURB
- 2 SIDEWALK
- 3 RETENTION BASIN
- 4 THEME WALL
- 5 ACCENT COLUMN
- 6 EMERGENCY ACCENT GATE

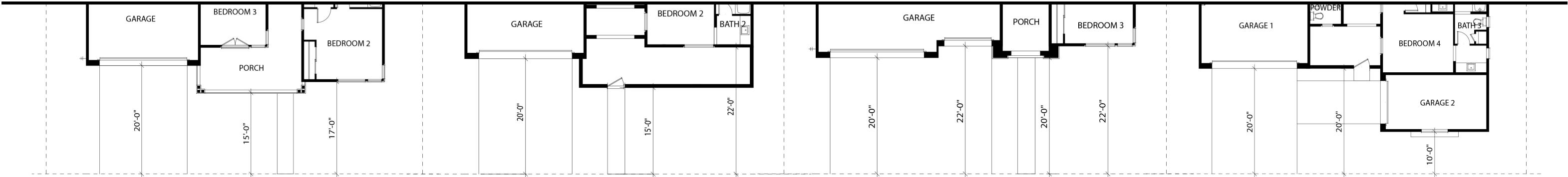
Exhibit 6:
Street Scene, Home Matrix, Elevations and Floor Plans

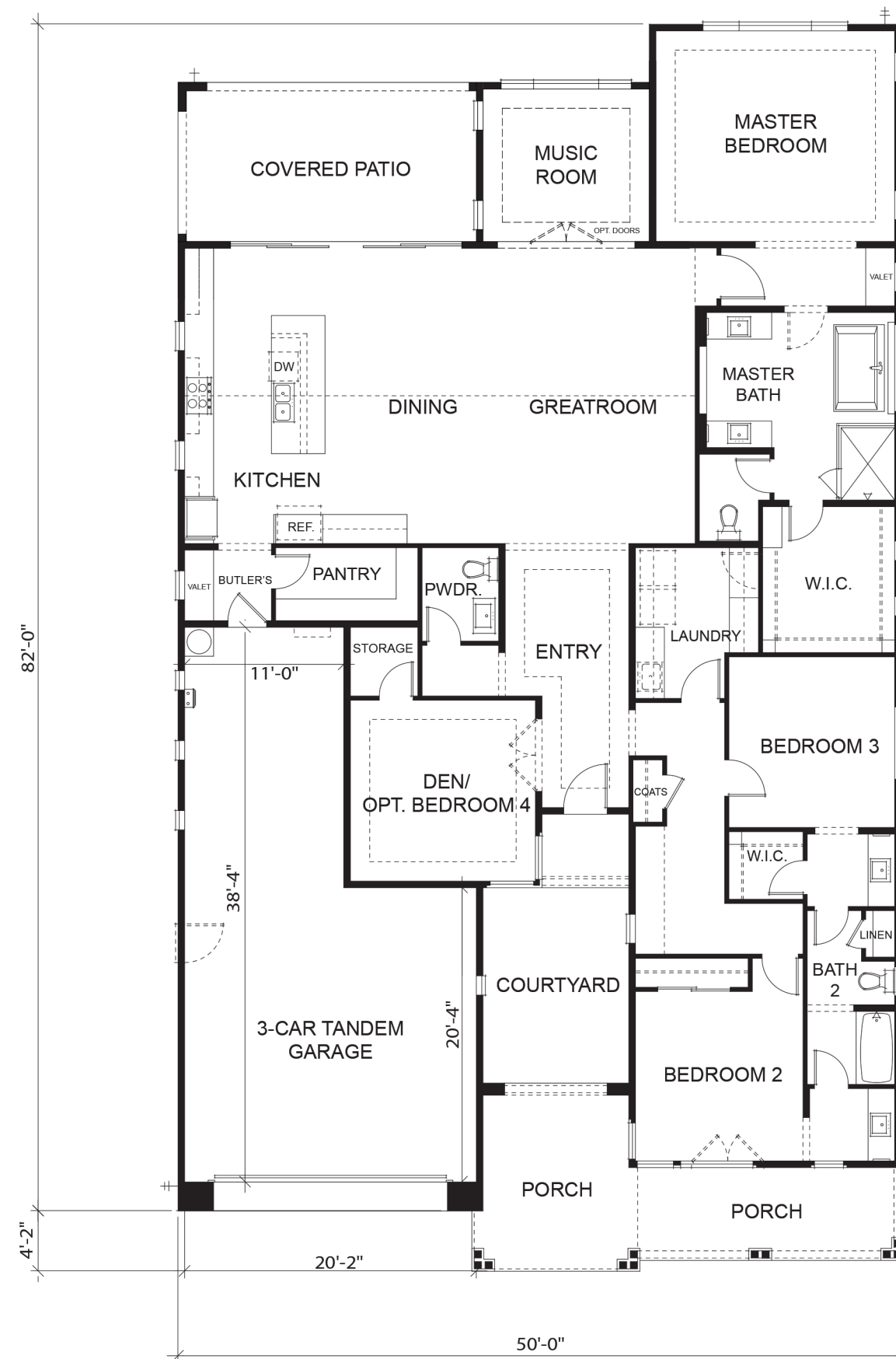
PLAN 55131 A

PLAN 50126 B

PLAN 55129 C

PLAN 55133 B





HAZELWOOD

PLAN 50126 A

TOTAL LIVEABLE: 2752 SQ. FT.

TOTAL FOOTPRINT AREA: 3935 SQ. FT.

Hazelwood 50126 Matrix

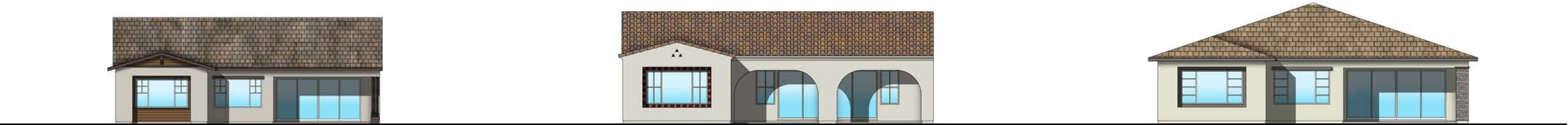


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Rear

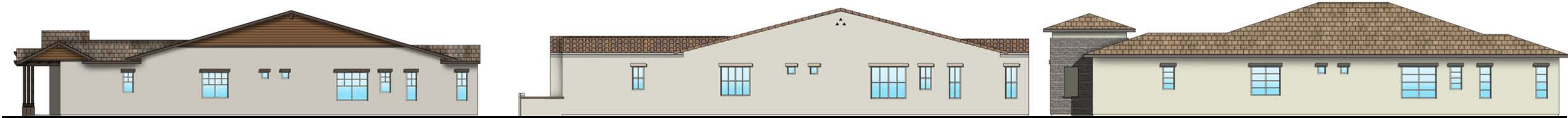


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Right

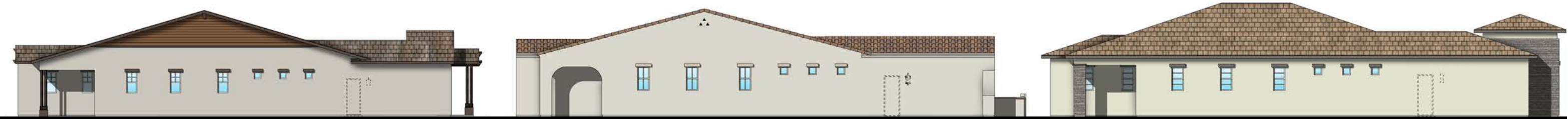


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Left



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C



DECORATIVE CORBELS

EAGLE ROOFING
(5809 'FLAT SHAKE' TILE
LOMITA RANGE)

SIDING
(SW6096 JUTE BROWN)

FASCIA
(SW7510 CHATEAU BROWN)

POPOUTS
(SW7505 MANOR HOUSE)

POSTS
(SW7510 CHATEAU BROWN)

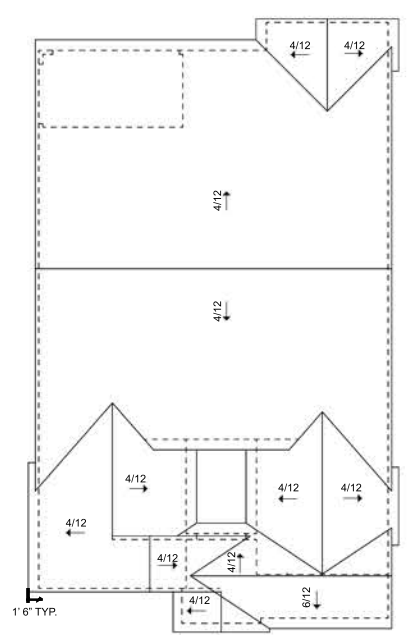
COACH LIGHT

BODY
(SW7036 ACCESSIBLE BEIGE)

GARAGE DOOR
(SW7510 CHATEAU BROWN)

OPT. GARAGE DOOR GLASS

FRONT DOOR
(SW6222 RIVERWAY)



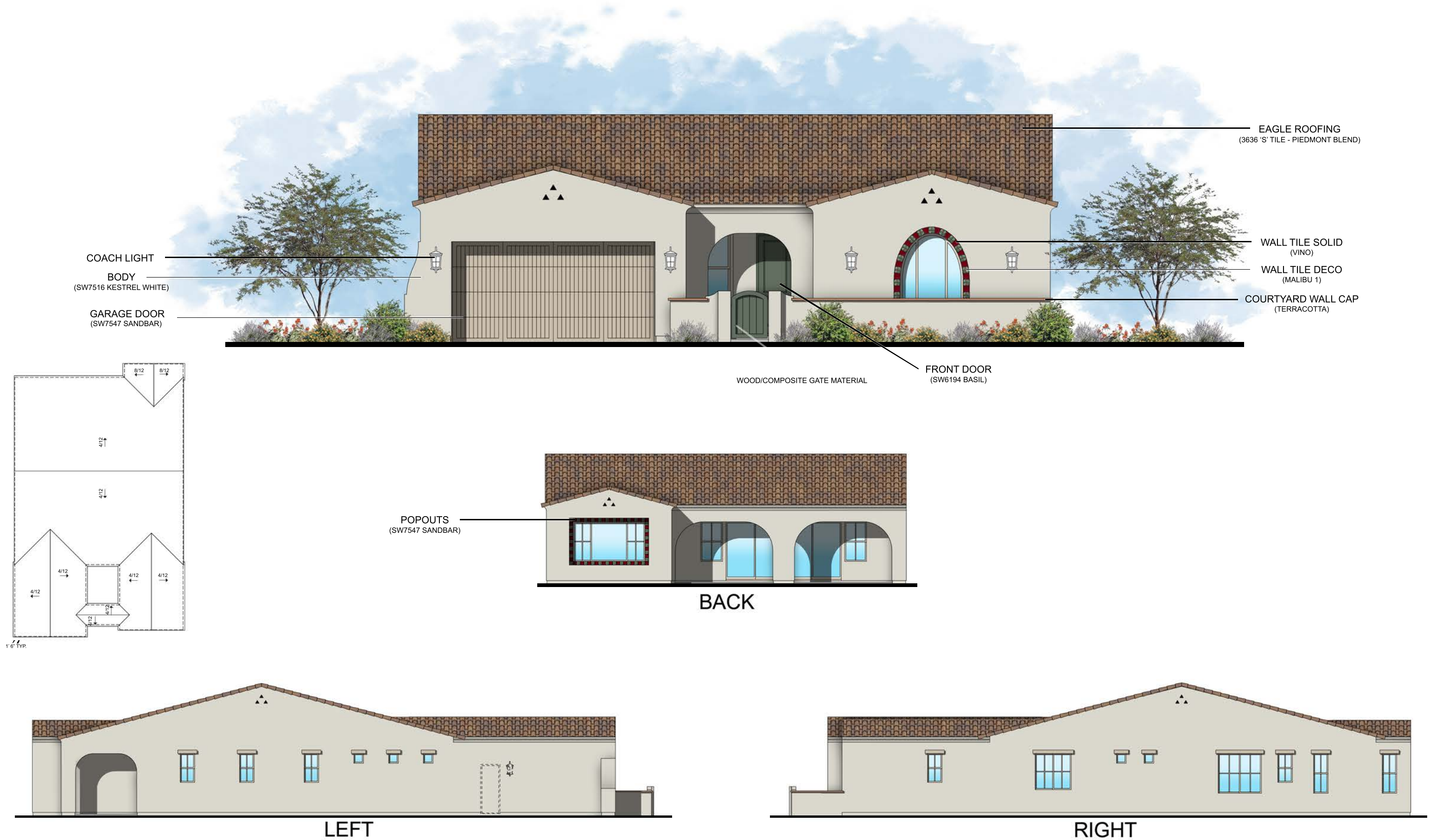
BACK

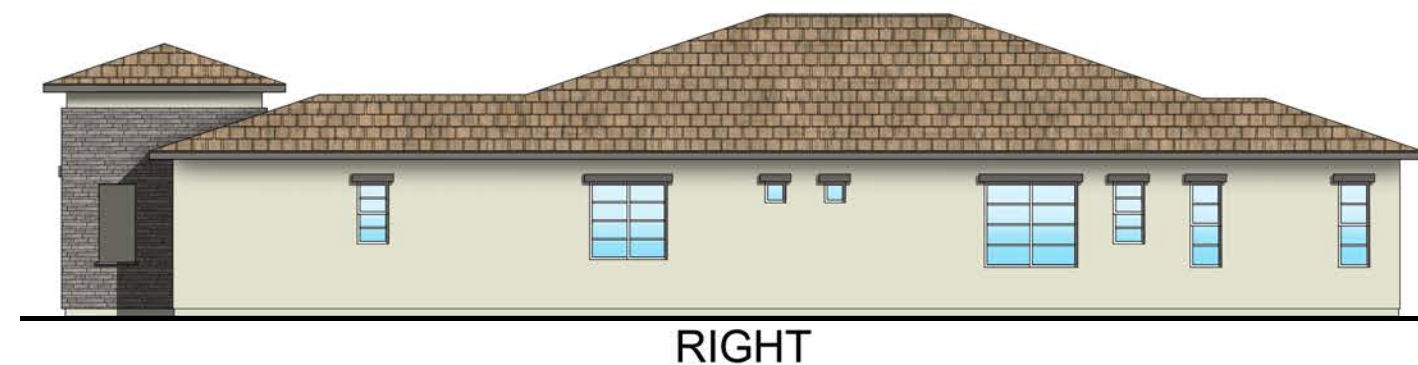
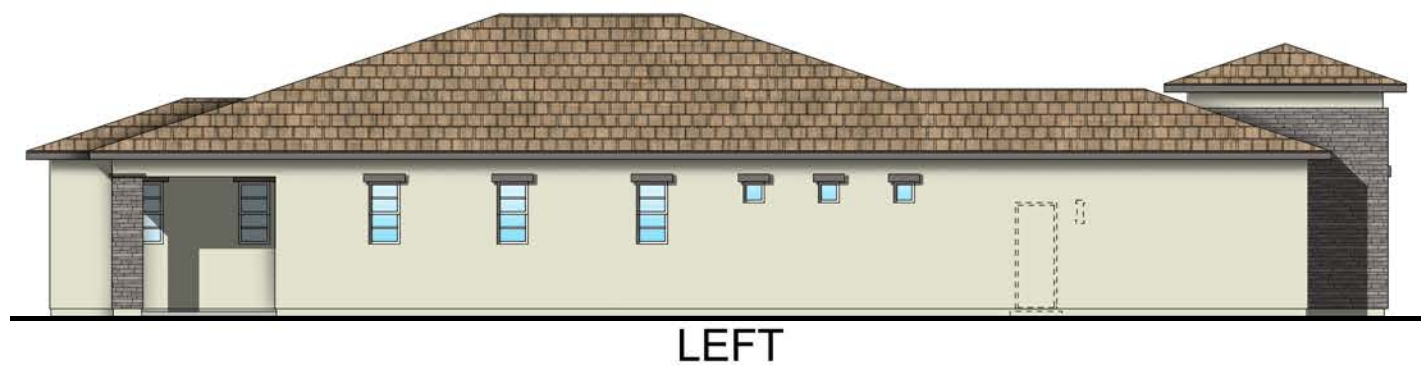
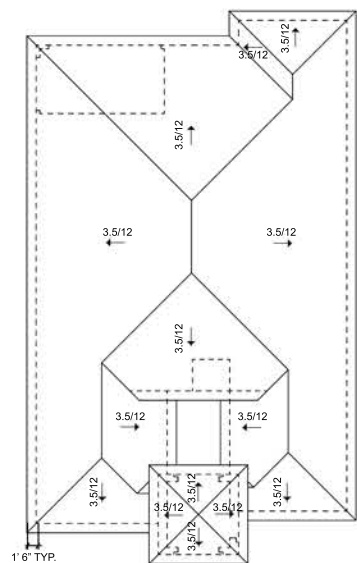


LEFT



RIGHT







Hazelwood 55129 Matrix

Front

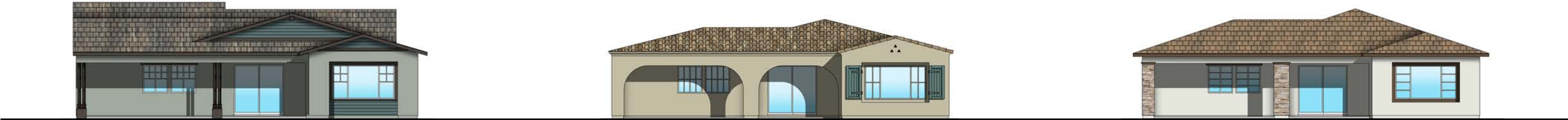


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Rear



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Right



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Left



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

DECORATIVE CORBELS

POPOUTS
(SW7020 BLACK FOX)

COACH LIGHT

BODY
(SW6199 RARE GRAY)

GARAGE DOOR
(SW7020 BLACK FOX)

EAGLE ROOFING
(5634 'FLAT SHAKE' TILE
KINGS CANYON BLEND)

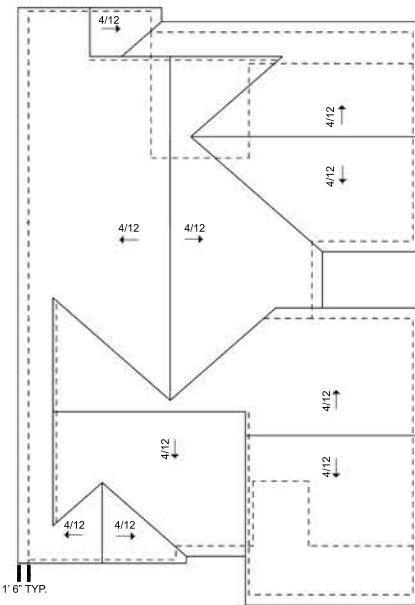
FASCIA
(SW7020 BLACK FOX)

POSTS
(SW7020 BLACK FOX)

SIDING
(SW6222 RIVERWAY)

OPT. GARAGE DOOR GLASS

FRONT DOOR
(SW2837 AURORA BROWN)



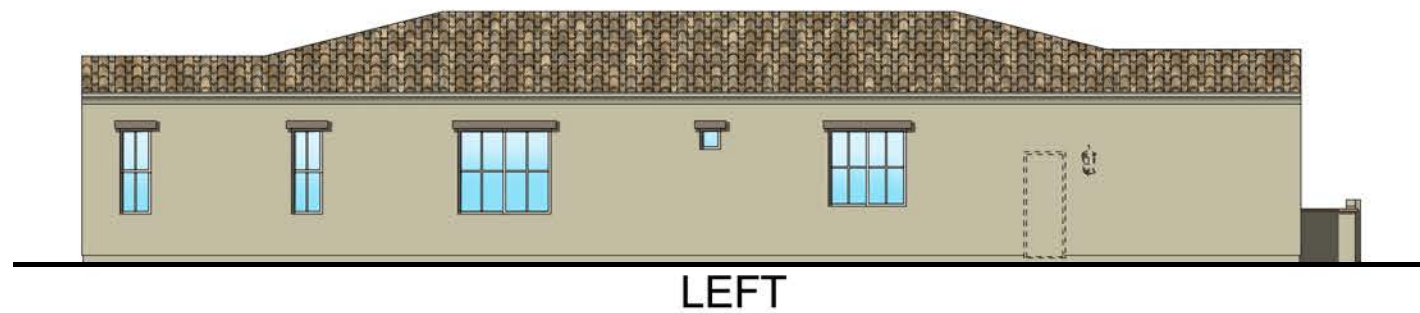
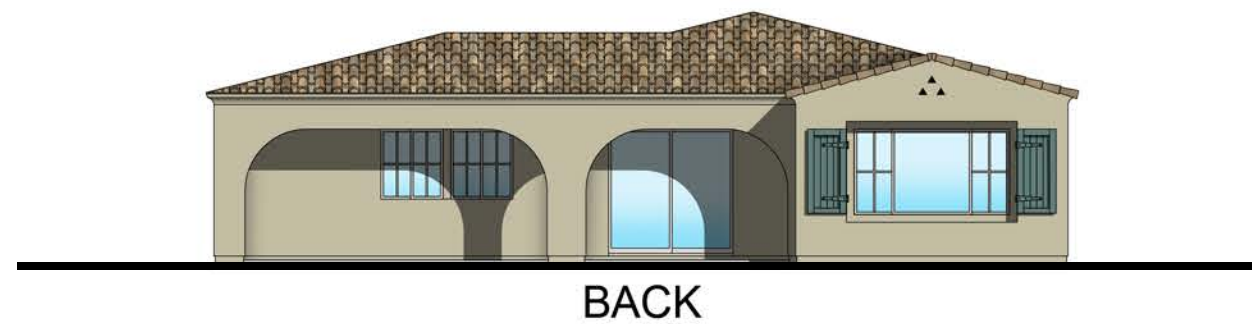
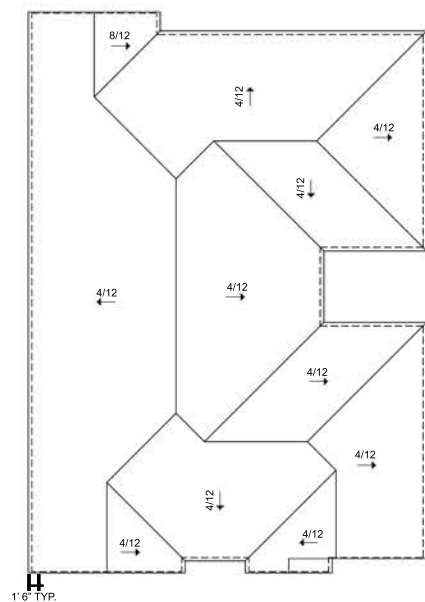
BACK



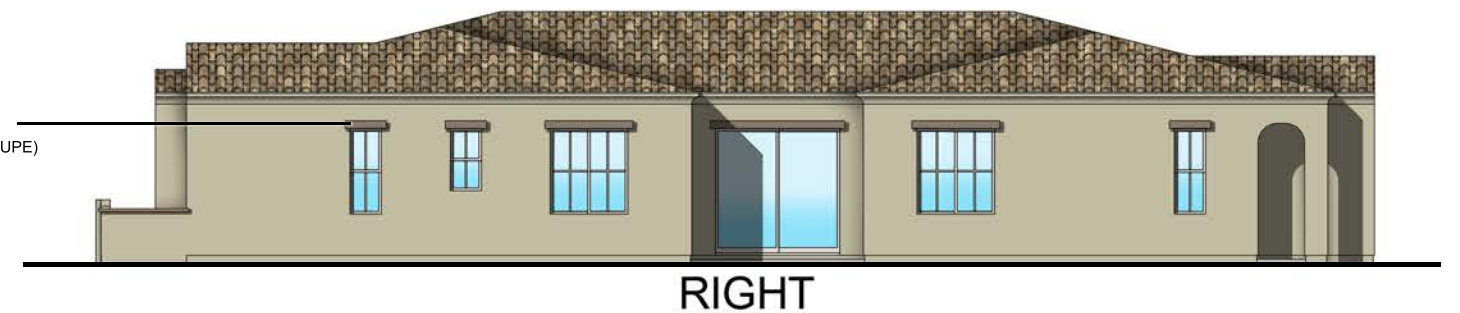
LEFT

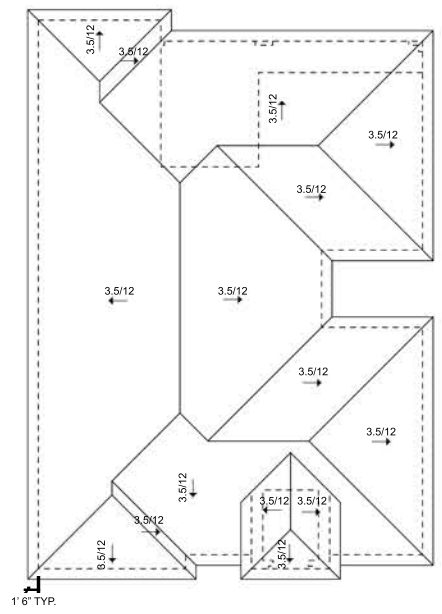


RIGHT



POPOUTS
(SW7039 VIRTUAL TAUPE)





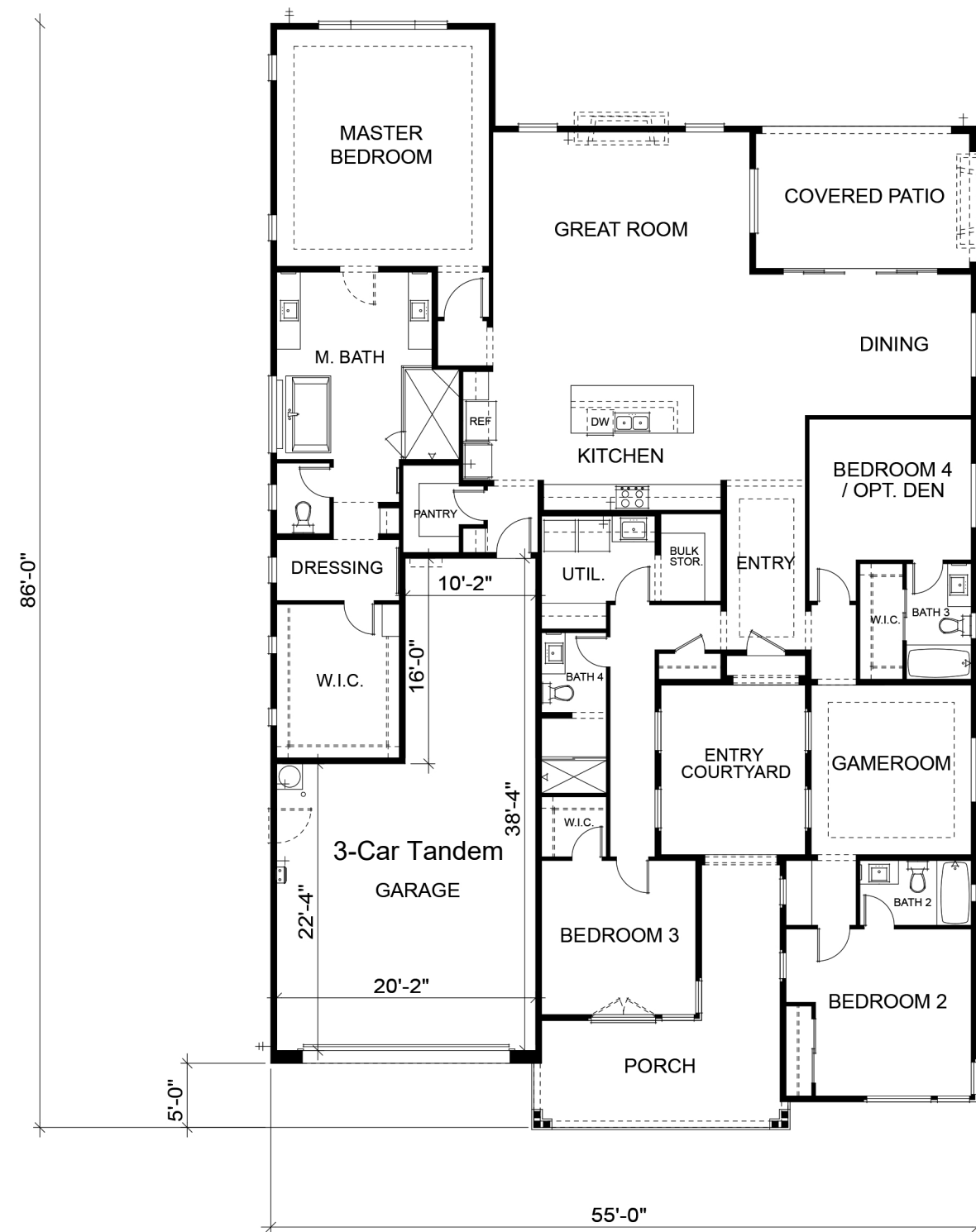
BACK



LEFT



RIGHT



Hazelwood 55131 Matrix

Front



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Rear



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Right



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

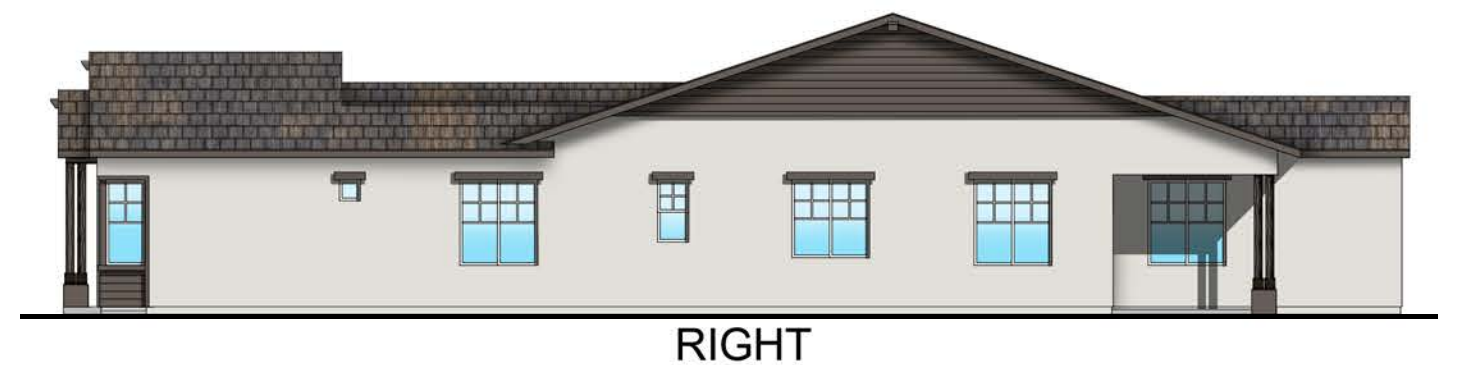
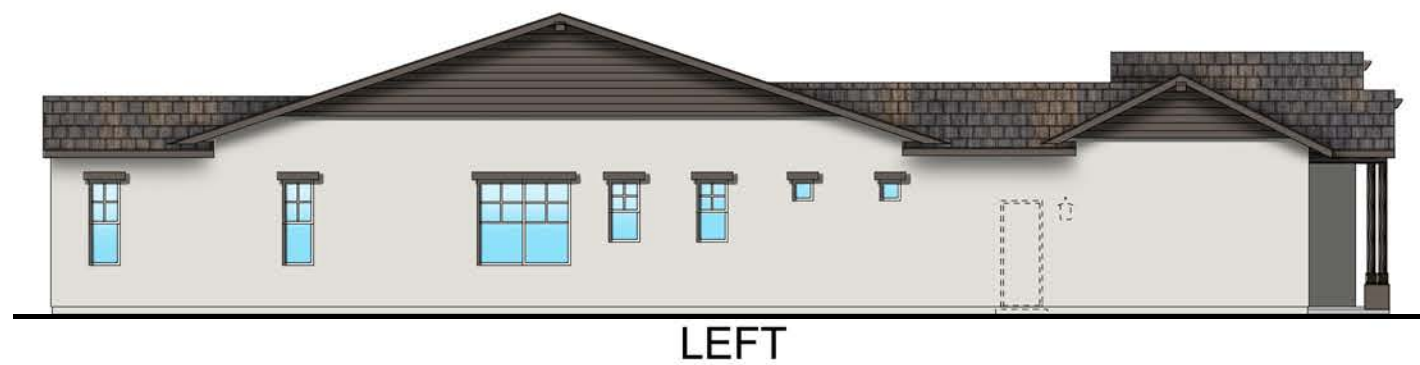
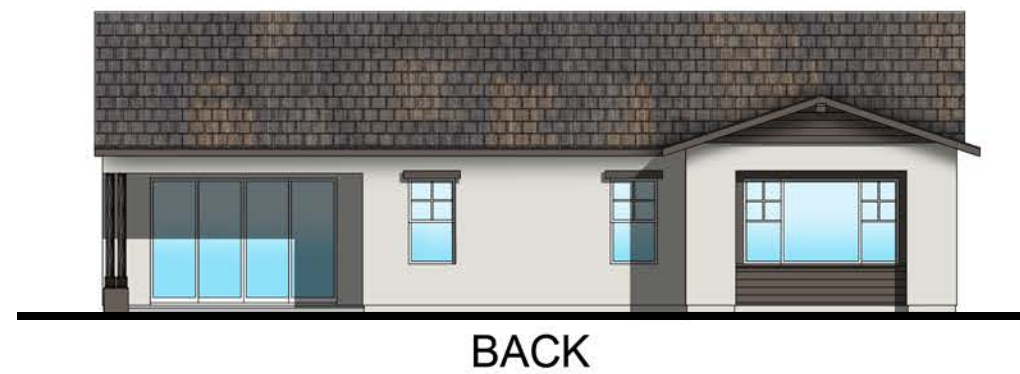
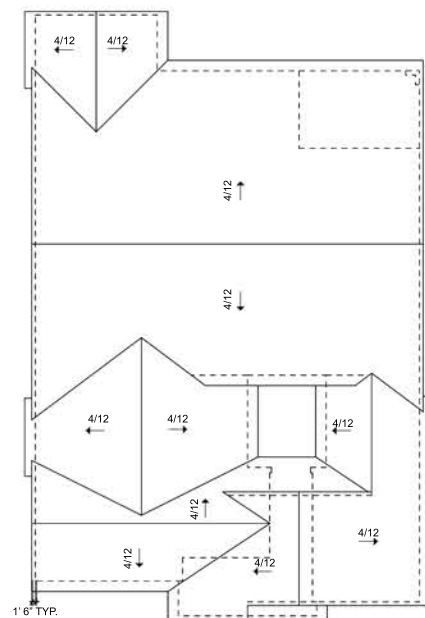
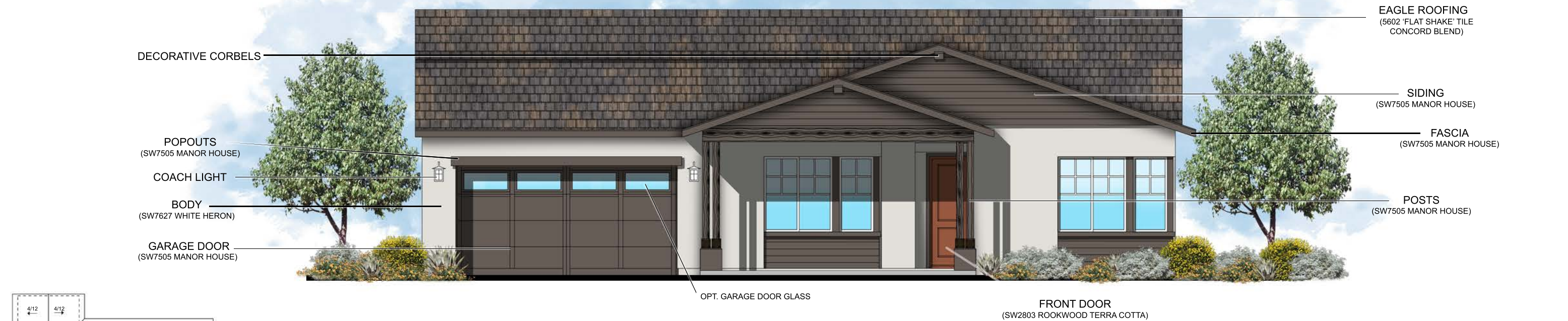
Left

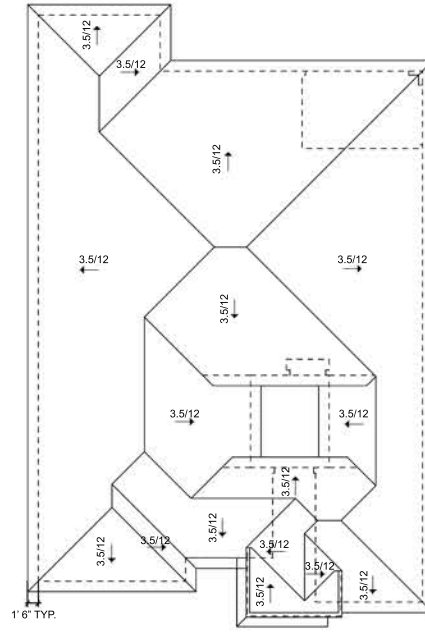


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C





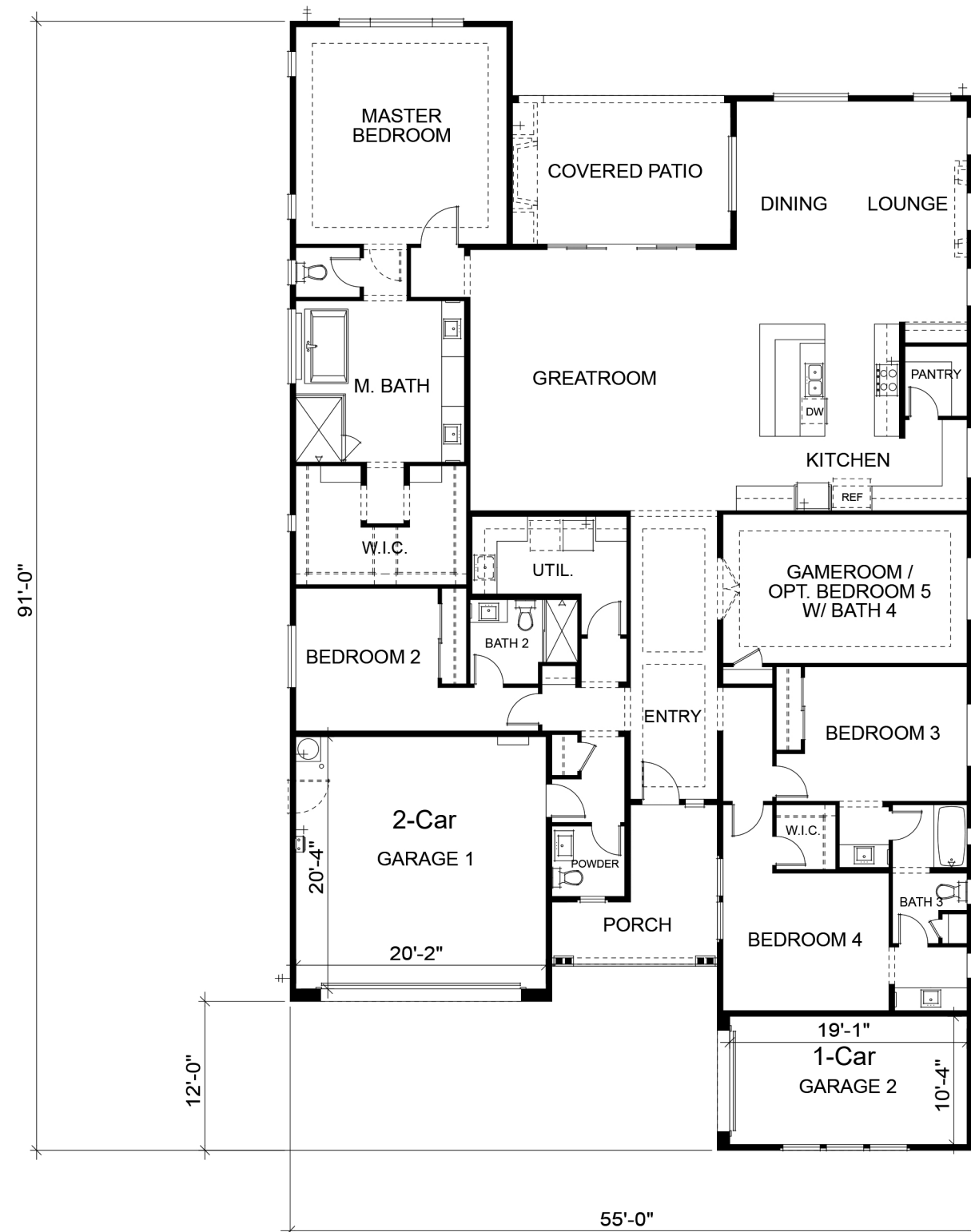
BACK



LEFT



RIGHT



HAZELWOOD

PLAN 55133 A

TOTAL LIVEABLE: 3331 SQ. FT.

TOTAL FOOTPRINT AREA: 4327 SQ. FT.

Hazelwood 55133 Matrix

Front

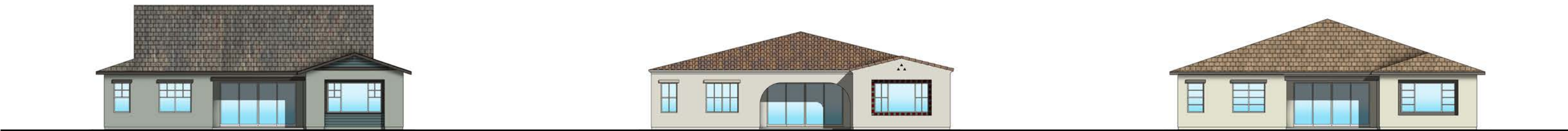


NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Rear



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

Right



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C

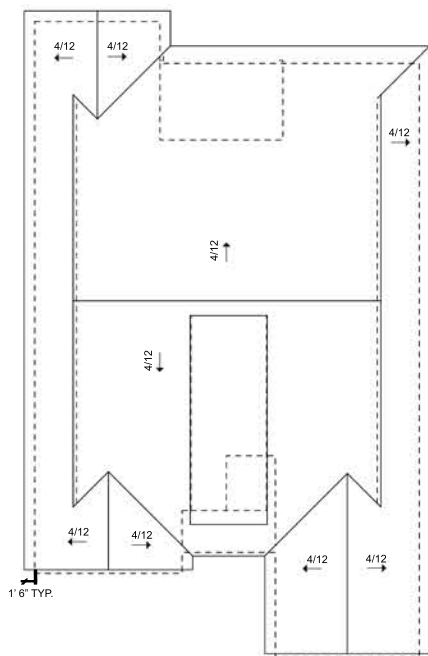
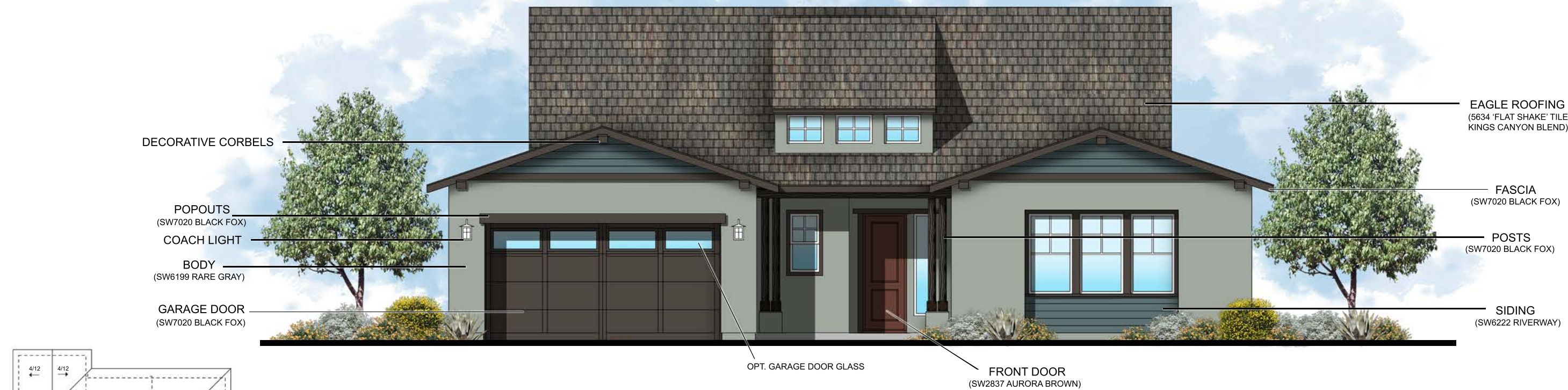
Left



NEW RANCH - A

SPANISH COLONIAL - B

MODERN PRAIRIE - C



BACK



LEFT



RIGHT



Exhibit 7:
Colors and Material Palette



HAZELWOOD

COLOR SELECTION CHART



ROOF: EAGLE (TILE)
PAINT: SHERWIN WILLIAMS
STONE: CORONADO
CERAMIC TILES: www.placeofclay.com

GUTTER: CUSTOM BILT OR SIMILAR
GROUT: CUSTOM BUILDING PRODUCT OR SIMILAR

REVISED: SEPTEMBER 27, 2021

	SCHEMES 1-3 'A' RANCH			SCHEMES 4-6 'B' SPANISH			SCHEMES 7-9 'C' PRAIRIE		
SCHEME #	1	2	3	4	5	6	7	8	9
BASE STUCCO	SW 7627 WHITE HERON	SW 7036 ACCESSIBLE BEIGE	SW 6199 RARE GRAY	SW 7516 KESTREL WHITE	SW 9111 ANTLER VELVET	SW 7037 BALANCED BEIGE	SW 7531 CANVAS TAN	SW 6155 RICE GRAIN	SW 7547 SANDBAR
WINDOW RECESSES	SW 7505 MANOR HOUSE	SW 7510 CHATEAU BROWN	SW 7020 BLACK FOX	SW 7516 KESTREL WHITE	SW 9111 ANTLER VELVET	SW 7037 BALANCED BEIGE	SW 6104 KAFFEE	SW 7019 GAUNTLET GRAY	SW 7027 WELL-BRED BROWN
SIDING	SW 7505 MANOR HOUSE	SW 6096 JUTE BROWN	SW 6222 RIVERWAY	-----	-----	-----	-----	-----	-----
STUCCO EAVES	-----	-----	-----	SW 7516 KESTREL WHITE	SW 9111 ANTLER VELVET	SW 7037 BALANCED BEIGE	-----	-----	-----
FASCIA, EAVES, BEAM, HEADERS, POP-OUTS, SIDE & GARAGE DOOR	SW 7505 MANOR HOUSE	SW 7510 CHATEAU BROWN	SW 7020 BLACK FOX	SW 7547 SANDBAR	SW 7039 VIRTUAL TAUPE	SW 9174 MOTH WING	SW 6104 KAFFEE	SW 7019 GAUNTLET GRAY	SW 7027 WELL-BRED BROWN
FRONT ENTRY DOOR, FRENCH DOORS & COURTYARD DOORS	SW 2803 ROOKWOOD TERRA COTTA	SW 6222 RIVERWAY	SW 2837 AURORA BROWN	SW 6194 BASIL	SW 0018 TEAL STENCIL	SW 9142 MOSCOW MIDNIGHT	SW 6223 STILL WATER	SW 6222 RIVERWAY	SW 0018 TEAL STENCIL
STONE VENEER	-----	-----	-----	-----	-----	-----	SAWTOOTH LEDGE NORTHLAND	PRAIRIE STONE GRAY GRANITE	PRAIRIE STONE MOCHA GRANITE
CERAMIC TILES	-----	-----	-----	Mailbu 1 (20010) & Vino	Doris (30853) & Verde Rana	Salamanca (20004) & Charcoal Green	-----	-----	-----
TILE ROOF	5602 PONDEROSA	5809 PONDEROSA	5634 PONDEROSA	3636 CAPISTRANO	3773 CAPISTRANO	3773 CAPISTRANO	4646 BEL AIR	4576 BEL AIR	4502 BEL AIR
WINDOW FRAME	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN
GUTTERS	BEAVER HOUSE	BEAVER BROWN	MUSKET	BROWN	BROWN	BROWN	BEAVER BROWN	BRONZE	BEAVER BROWN

Facia, Eaves, Beams

SW 7505
Manor House
Interior / Exterior
Location Number: 240-C7

240

Manor House

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)
R: 102 G: 93 B: 87 Hex Value: #665d57 LRV: 11

Window Recesses

SW 7505
Manor House
Interior / Exterior
Location Number: 240-C7

240

Manor House

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)
R: 102 G: 93 B: 87 Hex Value: #665d57 LRV: 11

Siding

SW 7505
Manor House
Interior / Exterior
Location Number: 240-C7

240

Manor House

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)
R: 102 G: 93 B: 87 Hex Value: #665d57 LRV: 11

Front Door

SW 2803
Rookwood Terra Cotta
Interior / Exterior

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Historic Color Paint Colors →](#)
R: 151 G: 88 B: 64 Hex Value: #975840 LRV: 14

Base Stucco

SW 7627
White Heron
Interior / Exterior
Location Number: 259-C5

259

White Heron

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All White & Pastel Paint Colors →](#)
R: 231 G: 225 B: 215 Hex Value: #e7e1d7 LRV: 76

Roof Tile



5602 Concord Blend

NEW RANCH COLOR SCHEME #1

Facia, Eaves, Beams

SW 7510
Chateau Brown

Interior / Exterior
Location Number: 242-C7

242

Chateau Brown

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 91 G: 75 B: 68 Hex Value: #5b4b44 LRV: 8

Window Recesses

SW 7510
Chateau Brown

Interior / Exterior
Location Number: 242-C7

242

Chateau Brown

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 91 G: 75 B: 68 Hex Value: #5b4b44 LRV: 8

Siding

SW 6096
Jute Brown

Interior / Exterior
Location Number: 200-C6

200

Jute Brown

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Orange Paint Colors →](#)

R: 129 G: 93 B: 64 Hex Value: #815d40 LRV: 13

Front Door

SW 6222
Riverway

Interior / Exterior
Location Number: 219-C6

219

Riverway

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Blue Paint Colors →](#)

R: 93 G: 114 B: 116 Hex Value: #5d7274 LRV: 16

Base Stucco

SW 7036
Accessible Beige

Interior / Exterior
Location Number: 249-C1

249

Accessible Beige

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 209 G: 199 B: 184 Hex Value: #d1c7b8 LRV: 58

Roof Tile



5809 Lomita Range

NEW RANCH COLOR SCHEME #2

Facia, Eaves, Beams

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

244

Black Fox

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 79 G: 72 B: 66 Hex Value: #4f4842 LRV: 7

Window Recesses

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

244

Black Fox

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 79 G: 72 B: 66 Hex Value: #4f4842 LRV: 7

Siding

SW 6222
Riverway
Interior / Exterior
Location Number: 219-C6

219

Riverway

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Blue Paint Colors →](#)

R: 93 G: 114 B: 116 Hex Value: #5d7274 LRV: 16

Front Door

SW 2837
Aurora Brown
Interior / Exterior

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Historic Color Paint Colors →](#)

R: 106 G: 66 B: 56 Hex Value: #6a4238 LRV: 7

Base Stucco

SW 6199
Rare Gray
Interior / Exterior
Location Number: 216-C3

216

Rare Gray

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Green Paint Colors →](#)

R: 166 G: 166 B: 155 Hex Value: #a6a69b LRV: 38

Roof Tile



5634 Kings Canyon Blend

NEW RANCH COLOR SCHEME #3

Base Stucco

SW 7516
Kestrel White
Interior / Exterior
Location Number: 266-C5

266

Kestrel White

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All White & Pastel Paint Colors →](#)

R:224 G:214 B:200 Hex Value:#e0d6c8 LRV:68

Roof Tile



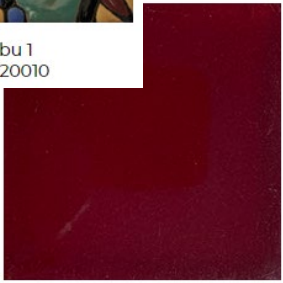
3636 Piedmont Blend

SPANISH COLONIAL COLOR SCHEME #4

Wall Tiles



Malibu 1
Code: 20010



Vino

HAZELWOOD
COLOR SCHEME BOARDS

Facia, Beams,
Headers, Popouts

SW 7547
Sandbar
Interior / Exterior
Location Number: 284-C2

284

Sandbar

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Timeless Color Paint Colors →](#)

R:203 G:191 B:173 Hex Value:#cbbfad LRV:53

Window Recesses,
Stucco Eaves

SW 7516
Kestrel White
Interior / Exterior
Location Number: 266-C5

266

Kestrel White

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All White & Pastel Paint Colors →](#)

R:224 G:214 B:200 Hex Value:#e0d6c8 LRV:68

Front Door

SW 6194
Basil
Interior / Exterior
Location Number: 214-C6

214

Basil

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Green Paint Colors →](#)

R:98 G:110 B:96 Hex Value:#626e60 LRV:15

KEYSTONE
— H O M E S —



Base Stucco

SW 9111
Antler Velvet
Interior / Exterior
Location Number: 205-C3



205 Antler Velvet

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Yellow Paint Colors →](#)

R: 192 G: 173 B: 150 Hex Value: #c0ad96 LRV: 43

Facia, Beams,
Headers, Popouts

SW 7039
Virtual Taupe
Interior / Exterior
Location Number: 249-C5



249 Virtual Taupe

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R: 138 G: 122 B: 106 Hex Value: #8a7a6a LRV: 20

Roof Tile



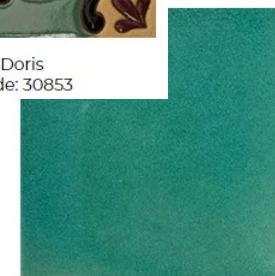
3773 Walnut Creek Blend

SPANISH COLONIAL COLOR SCHEME #5

Wall Tiles



Doris
Code: 30853



Verde Rana

Front Door

SW 0018
Teal Stencil
Interior / Exterior



COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Historic Color Paint Colors →](#)

R: 98 G: 127 B: 123 Hex Value: #627f7b LRV: 19

Window Recesses,
Stucco Eaves

SW 9111
Antler Velvet
Interior / Exterior
Location Number: 205-C3



205 Antler Velvet

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Yellow Paint Colors →](#)

R: 192 G: 173 B: 150 Hex Value: #c0ad96 LRV: 43

Base Stucco

SW 7037
Balanced Beige
Interior / Exterior
Location Number: 249-C2



249 Balanced Beige

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R: 192 G: 178 B: 162 Hex Value: #c0b2a2 LRV: 46

Facia, Beams,
Headers, Popouts

SW 9174
Moth Wing
Interior / Exterior
Location Number: 249-C4



249 Moth Wing

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R: 160 G: 144 B: 127 Hex Value: #a0907f LRV: 29

Window Recesses,
Stucco Eaves

SW 7037
Balanced Beige
Interior / Exterior
Location Number: 249-C2



249 Balanced Beige

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R: 192 G: 178 B: 162 Hex Value: #c0b2a2 LRV: 46

Roof Tile



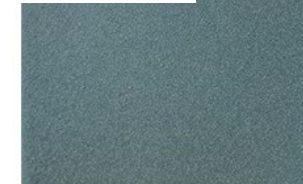
3773 Walnut Creek Blend

SPANISH COLONIAL COLOR SCHEME #6

Wall Tiles



Salamanca
Code: 20004



Charcoal Green

Front Door

SW 9142
Moscow Midnight
Interior / Exterior
Location Number: 221-C7



221 Moscow Midnight

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Blue Paint Colors →](#)

R: 32 G: 70 B: 82 Hex Value: #204652 LRV: 5

MODERN PRAIRIE
COLOR SCHEME #7

Base Stucco

SW 7531
Canvas Tan
Interior / Exterior
Location Number: 261-C6

261

Canvas Tan

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All White & Pastel Paint Colors →](#)

R:220 G:209 B:191 Hex Value:#dcd1bf LRV:64

Roof Tile



4646 Sunset Blend

Stone



Sawtooth Ledge - Northland

Front Door

SW 6223
Still Water
Interior / Exterior
Location Number: 219-C7

219

Still Water

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Blue Paint Colors →](#)

R:74 G:93 B:95 Hex Value:#4a5d5f LRV:10

Window Recesses

SW 6104
Kaffee
Interior / Exterior
Location Number: 201-C7

201

Kaffee

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Orange Paint Colors →](#)

R:101 G:80 B:61 Hex Value:#65503d LRV:9

Facia, Eaves, Beams

SW 6104
Kaffee
Interior / Exterior
Location Number: 201-C7

201

Kaffee

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Orange Paint Colors →](#)

R:101 G:80 B:61 Hex Value:#65503d LRV:9

MODERN PRAIRIE
COLOR SCHEME #8

Base Stucco

SW 6155
Rice Grain
Interior / Exterior
Location Number: 210-C1



210 Rice Grain

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Yellow Paint Colors →](#)

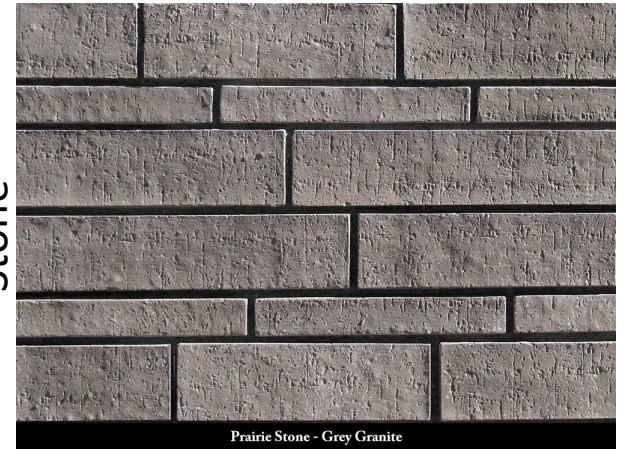
R:219 G:208 B:185 Hex Value:#dbd0b9 LRV:64

Roof Tile



4576 Topanga

Stone



Front Door

SW 6222
Riverway
Interior / Exterior
Location Number: 219-C6



219 Riverway

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Blue Paint Colors →](#)

R:93 G:114 B:116 Hex Value:#5d7274 LRV:16

Window Recesses

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6



244 Gauntlet Gray

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R:120 G:115 B:110 Hex Value:#78736e LRV:17

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6



244 Gauntlet Gray

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All Neutral Paint Colors →](#)

R:120 G:115 B:110 Hex Value:#78736e LRV:17

Facia, Eaves, Beams

Facia, Eaves, Beams

SW 7027
Well-Bred Brown

Interior / Exterior
Locator Number: 241-C7

241

COORDINATING COLORS

SIMILAR COLORS

DETAILS

View All Neutral Paint Colors →

R: 86 G: 69 B: 55 Hex Value: #564537 LRV: 7

Window Recesses

SW 7027
Well-Bred Brown

Interior / Exterior
Locator Number: 241-C7

241

COORDINATING COLORS

SIMILAR COLORS

DETAILS

View All Neutral Paint Colors →

R: 86 G: 69 B: 55 Hex Value: #564537 LRV: 7

Front Door

SW 0018
Teal Stencil

Interior / Exterior

COORDINATING COLORS

SIMILAR COLORS

DETAILS

View All Historic Color Paint Colors →

R: 98 G: 127 B: 123 Hex Value: #627f7b LRV: 19

Stone



Base Stucco

SW 7547
Sandbar

Interior / Exterior
Location Number: 284-C2

284

Sandbar

COORDINATING COLORS

SIMILAR COLORS

DETAILS

View All Timeless Color Paint Colors →

R: 203 G: 191 B: 173 Hex Value: #cbbfad LRV: 53

Roof Tile

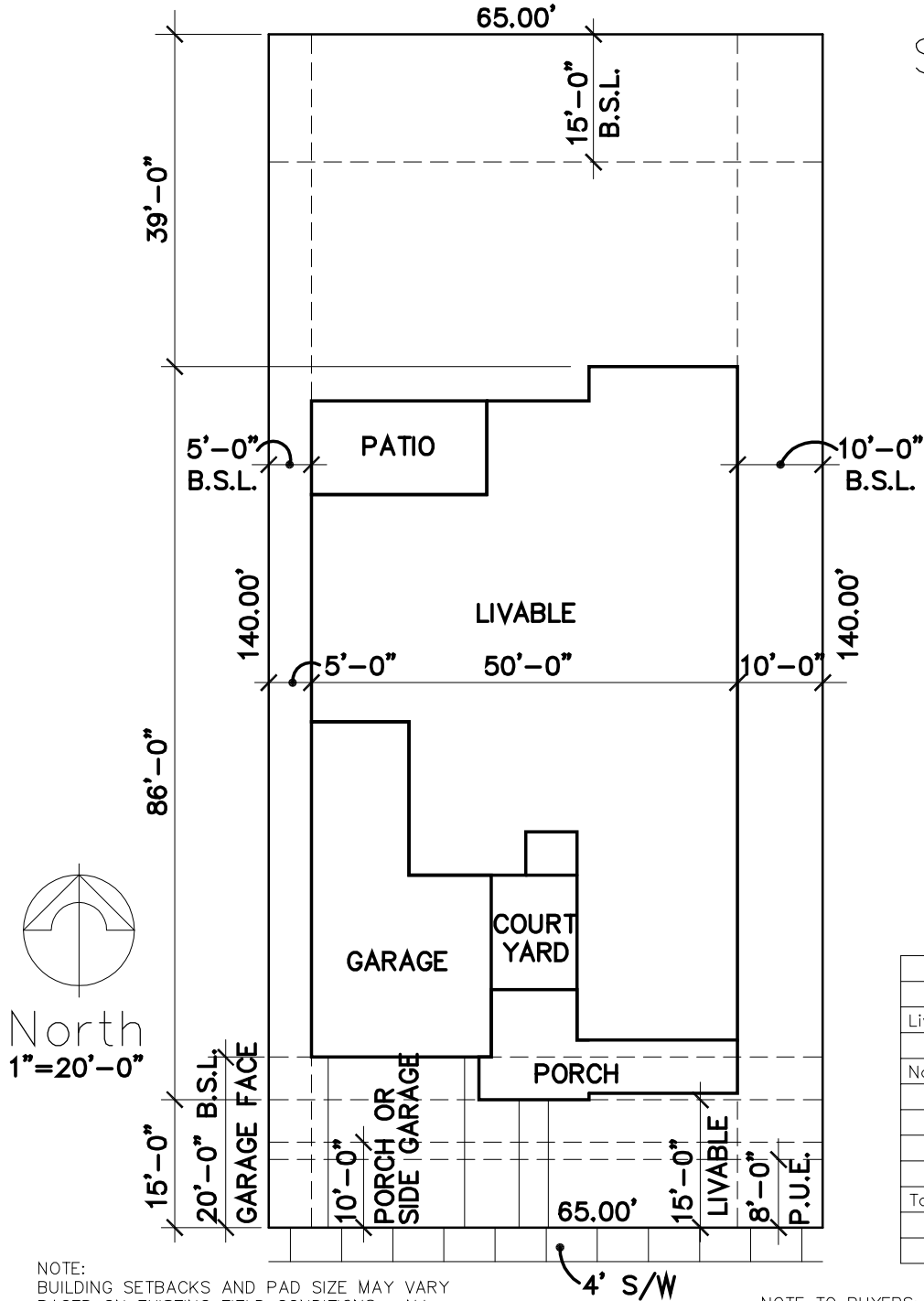


MODERN PRAIRIE COLOR SCHEME #9

Exhibit 8:
Typical Plot Plans

HAZELWOOD — TYPICAL PLOT PLAN

STD. PLAN
50126



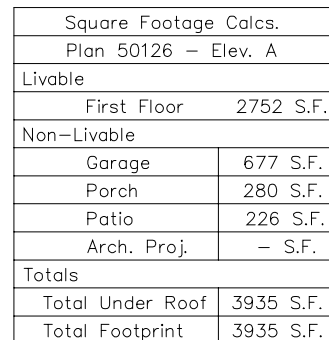
NOTE:
BUILDING SETBACKS AND PAD SIZE MAY VARY
BASED ON EXISTING FIELD CONDITIONS. ALL
MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS
ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE
AND VERIFICATION BY SUPERINTENDENT.

NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY.
A/C PAD AND OPT. FENCE LOCATIONS WILL BE
VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

Square Footage Calcs.	
Plan 50126 — Elev. A	
Livable	
First Floor	2752 S.F.
Non-Livable	
Garage	677 S.F.
Porch	280 S.F.
Patio	226 S.F.
Arch. Proj.	— S.F.
Totals	
Total Under Roof	3935 S.F.
Total Footprint	3935 S.F.

ADDRESS: XXXXX	F.F.= XXXX.XX	SUBDIVISION NAME: HAZELWOOD CHANDLER, ARIZONA
PLAN NO: 50126 A LOT NO: X	PAD= XXXX.XX	
SCALE: 1"=20'-0"		KEYSTONE HOMES 7550 E. McDONALD Dr. SUITE G SCOTTSDALE, AZ. 85250 TELEPHONE: (480)428-1001
LOT SIZE: 9,100 SQ. FT.		
MAX. LOT COVERAGE: 60.0%		
DATE: 08-12-21		

STD. PLAN
50126

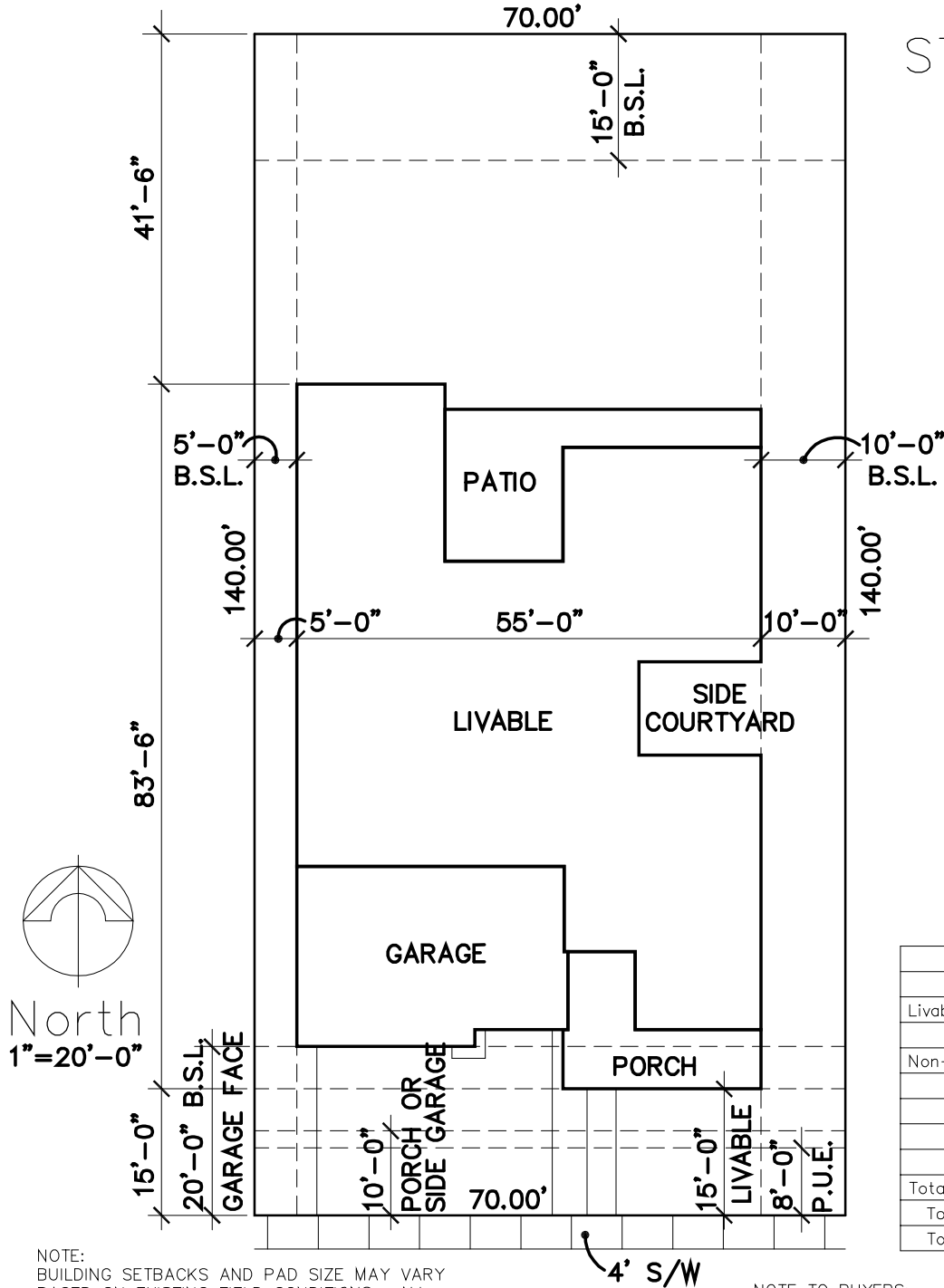


NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY.
A/C PAD AND OPT. FENCE LOCATIONS WILL BE
VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

ADDRESS: XXXXX	F.F.= XXXX.XX	SUBDIVISION NAME: HAZELWOOD CHANDLER, ARIZONA
PLAN NO: 50126 A LOT NO: X	PAD= XXXX.XX	
SCALE: 1"=20'-0"		
LOT SIZE: 9,800 SQ. FT.		KEYSTONE HOMES 7550 E. McDONALD Dr. SUITE G SCOTTSDALE, AZ. 85250 TELEPHONE: (480)428-1001
MAX. LOT COVERAGE: 60.0%		
DATE: 08-12-21		

HAZELWOOD — TYPICAL PLOT PLAN

STD. PLAN
55129



NOTE:
BUILDING SETBACKS AND PAD SIZE MAY VARY
BASED ON EXISTING FIELD CONDITIONS. ALL
MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS
ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE
AND VERIFICATION BY SUPERINTENDENT.

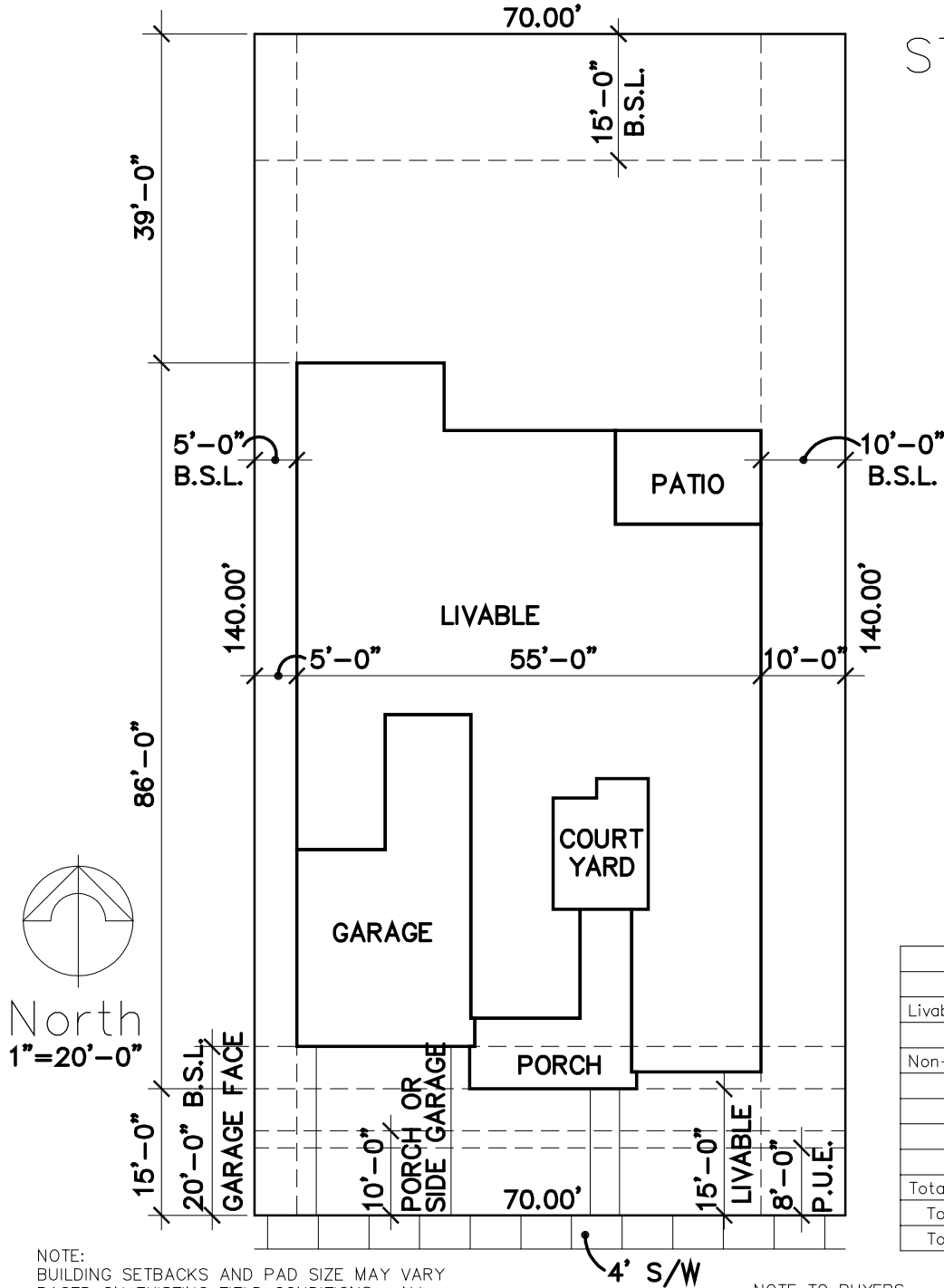
NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY.
A/C PAD AND OPT. FENCE LOCATIONS WILL BE
VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

Square Footage Calcs.	
Plan 55129 — Elev. A	
Livable	
First Floor	2887 S.F.
Non-Livable	
Garage	658 S.F.
Porch	238 S.F.
Patio	357 S.F.
Arch. Proj.	— S.F.
Totals	
Total Under Roof	4140 S.F.
Total Footprint	4140 S.F.

ADDRESS: XXXXX	F.F.= XXXX.XX	SUBDIVISION NAME: HAZELWOOD CHANDLER, ARIZONA
PLAN NO: 55129 A LOT NO: X	PAD= XXXX.XX	
SCALE: 1"=20'-0"		KEYSTONE HOMES 7550 E. McDONALD Dr. SUITE G SCOTTSDALE, AZ. 85250 TELEPHONE: (480)428-1001
LOT SIZE: 9,800 SQ. FT.		
MAX. LOT COVERAGE: 60.0%		
DATE: 08-12-21		

HAZELWOOD — TYPICAL PLOT PLAN

STD. PLAN
55131



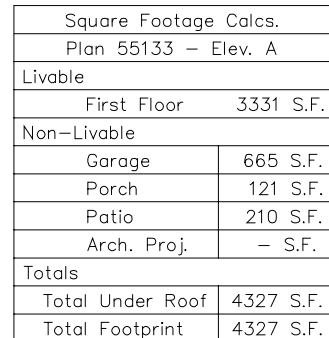
NOTE:
BUILDING SETBACKS AND PAD SIZE MAY VARY
BASED ON EXISTING FIELD CONDITIONS. ALL
MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS
ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE
AND VERIFICATION BY SUPERINTENDENT.

NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY.
A/C PAD AND OPT. FENCE LOCATIONS WILL BE
VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

Square Footage Calcs.	
Plan 55131 — Elev. A	
Livable	
First Floor	3060 S.F.
Non-Livable	
Garage	645 S.F.
Porch	252 S.F.
Patio	191 S.F.
Arch. Proj.	— S.F.
Totals	
Total Under Roof	4148 S.F.
Total Footprint	4148 S.F.

ADDRESS: XXXXX	F.F.= XXXX.XX	SUBDIVISION NAME: HAZELWOOD CHANDLER, ARIZONA
PLAN NO: 55131 A LOT NO: X	PAD= XXXX.XX	
SCALE: 1"=20'-0"		KEYSTONE HOMES 7550 E. McDONALD Dr. SUITE G SCOTTSDALE, AZ. 85250 TELEPHONE: (480)428-1001
LOT SIZE: 9,800 SQ. FT.		
MAX. LOT COVERAGE: 60.0%		
DATE: 08-12-21		

STD. PLAN
55133



NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY.
A/C PAD AND OPT. FENCE LOCATIONS WILL BE
VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

ADDRESS: XXXXX	F.F.= XXXX.XX	SUBDIVISION NAME: HAZELWOOD CHANDLER, ARIZONA
PLAN NO: 55133 A LOT NO: X	PAD= XXXX.XX	
SCALE: 1"=20'-0"		
LOT SIZE: 9,800 SQ. FT.		KEYSTONE HOMES 7550 E. McDONALD Dr. SUITE G SCOTTSDALE, AZ. 85250 TELEPHONE: (480)428-1001
MAX. LOT COVERAGE: 60.0%		
DATE: 08-12-21		

EXHIBIT 9:
Entry Concept



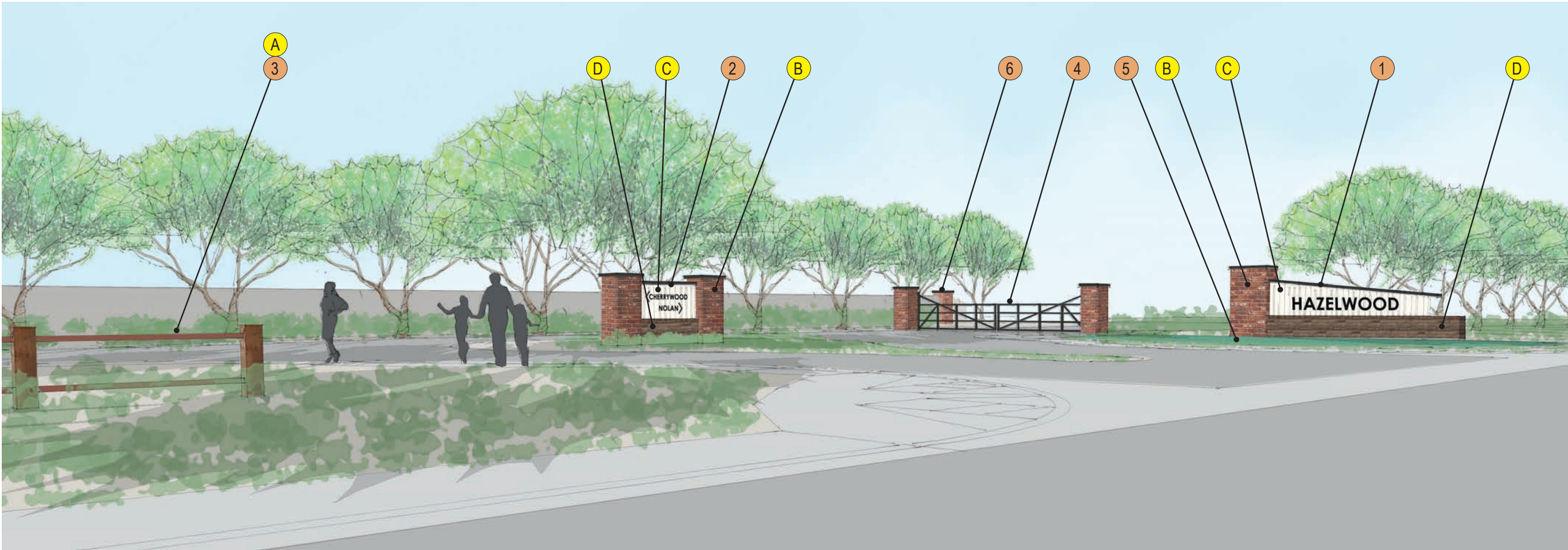
INSPIRATION AND MATERIALS IMAGES

MATERIALS:

- A** WOOD/ STEEL TUBE FENCING
- B** THIN SET FAUX BRICK VENEER
- C** VERTICAL BOARD AND BATTEN
- D** FAUX WOOD

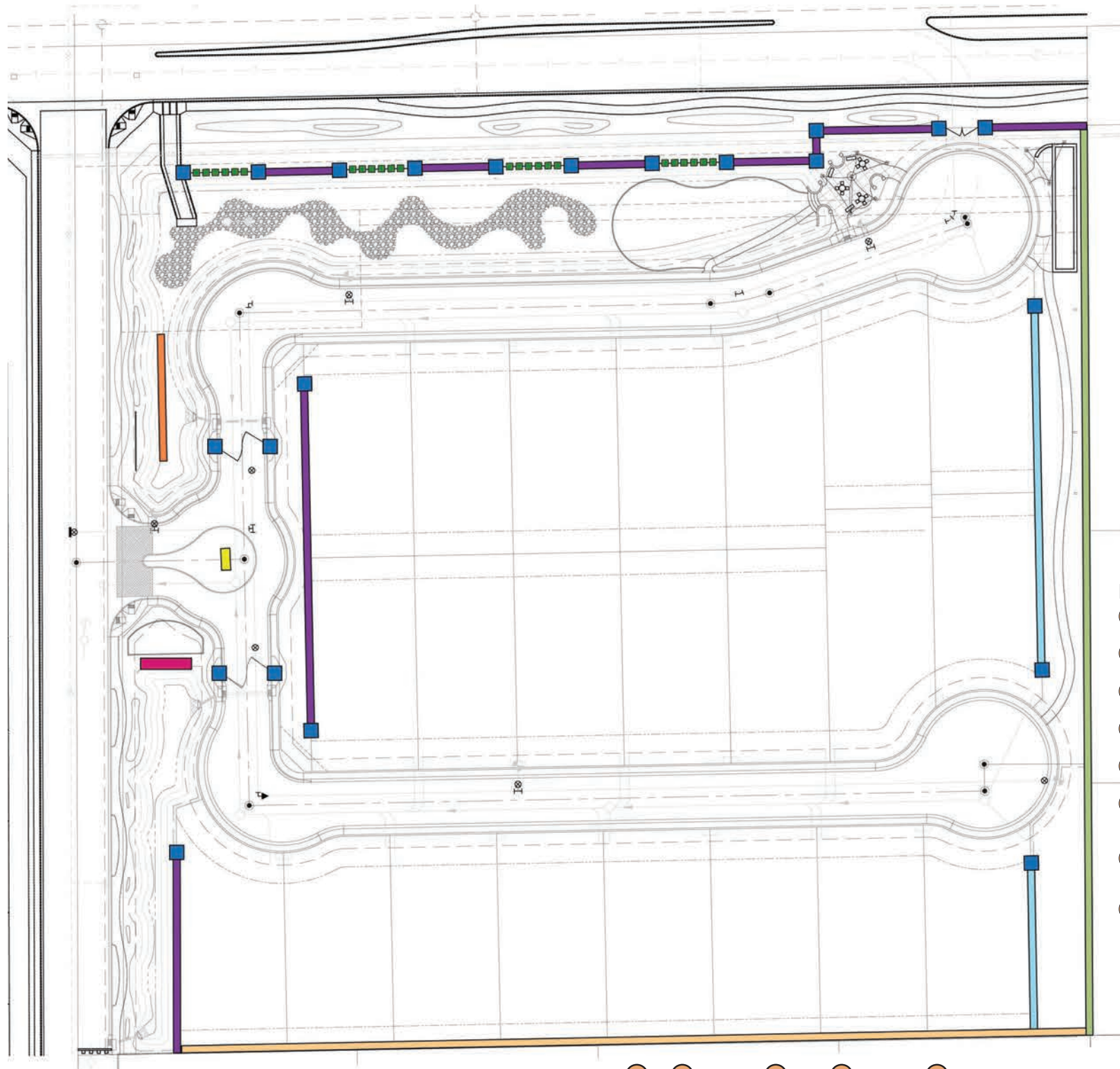
KEYNOTES:

- 1** ENTRY SIGN
- 2** DIRECTIONAL SIGN
- 3** DECORATIVE FENCE
- 4** VEHICULAR GATE
- 5** TURF
- 6** ACCENT COLUMN



ENTRY MONUMENT SKETCH

EXHIBIT 10:
Wall Plan and Elevations



LEGEND

SYMBOL

ELEVATION
(THIS SHEET)

DESCRIPTION



ENTRY MONUMENT



DIRECTIONAL SIGN



B

ACCENT FENCE



A

PRIMARY WALL



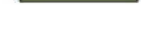
C

SECONDARY WALL



D

PERIMETER FENCE



E

PAINTED DOOLEY WALL



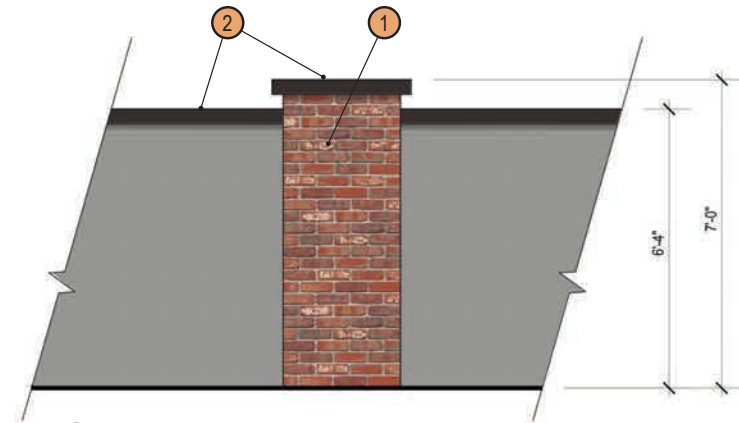
MODIFY OR REPLACE EXISTING WALL



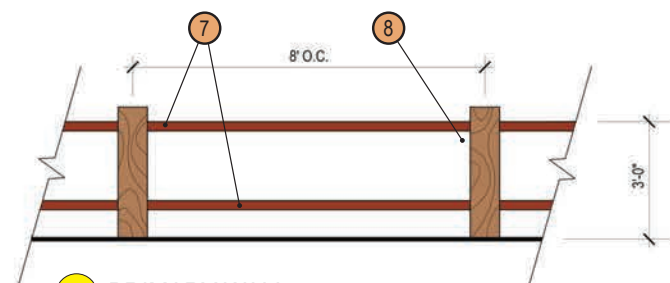
ACCENT COLUMN

KEYNOTES:

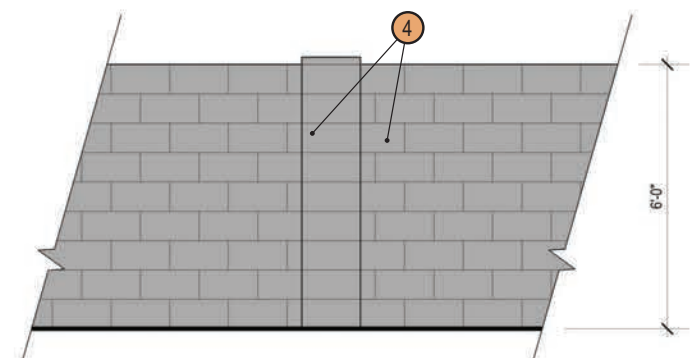
- 1 FAUX THIN BRICK
- 2 PAINTED CMU CAP
- 3 SAND FINISH STUCCO
- 4 PAINTED CMU BLOCK
- 5 TUBE STEEL
- 6 DECORATIVE PANEL - REPEATS AT 10' SPACING
- 7 2.5" DIA STEEL FENCE RAIL WITH RUST FINISH
- 8 8" X 8" TREATED WOOD POST



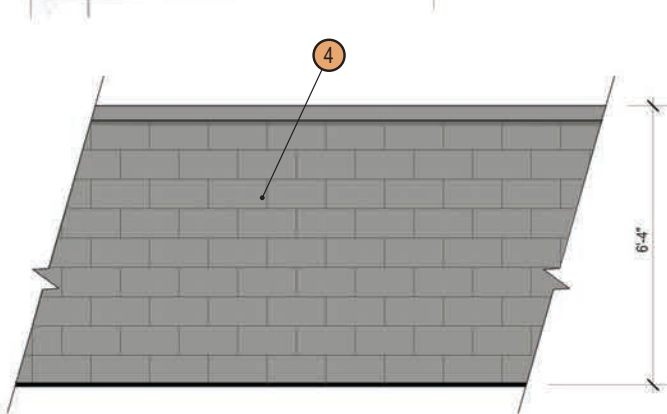
A PRIMARY WALL



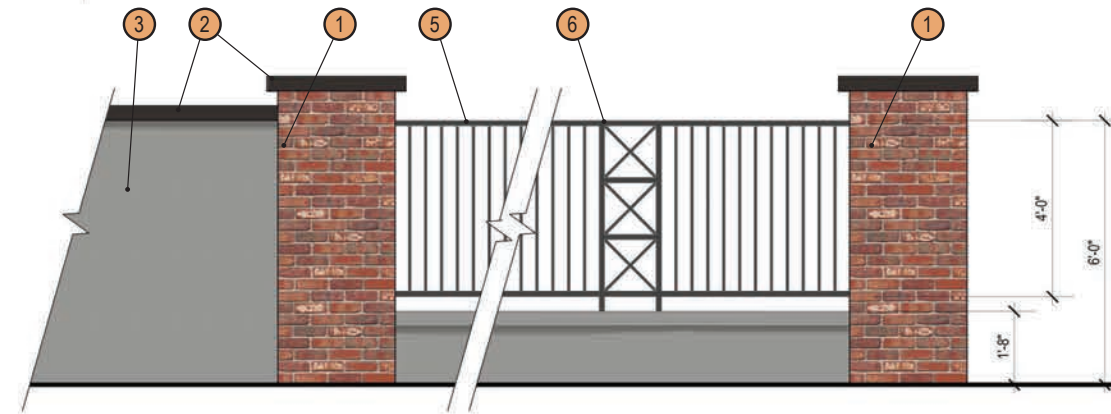
B PRIMARY WALL



E PAINTED DOOLEY WALL



C SECONDARY WALL



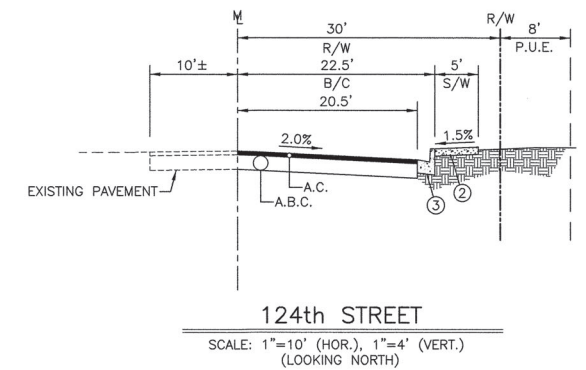
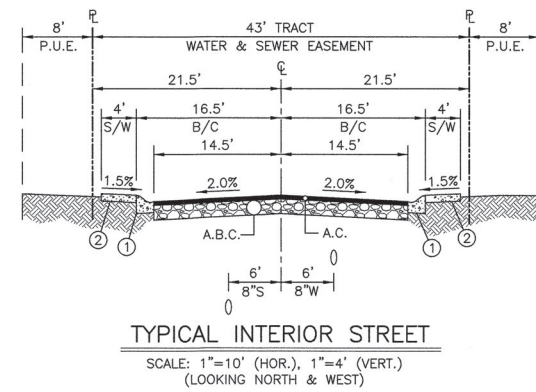
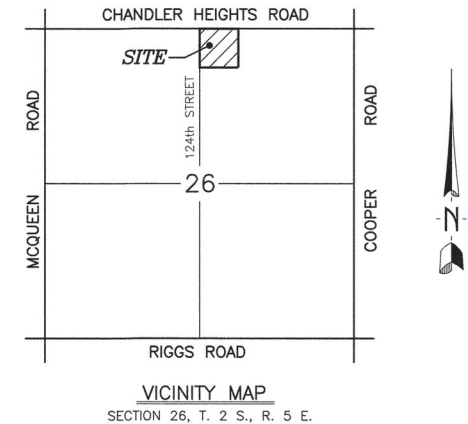
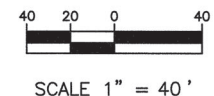
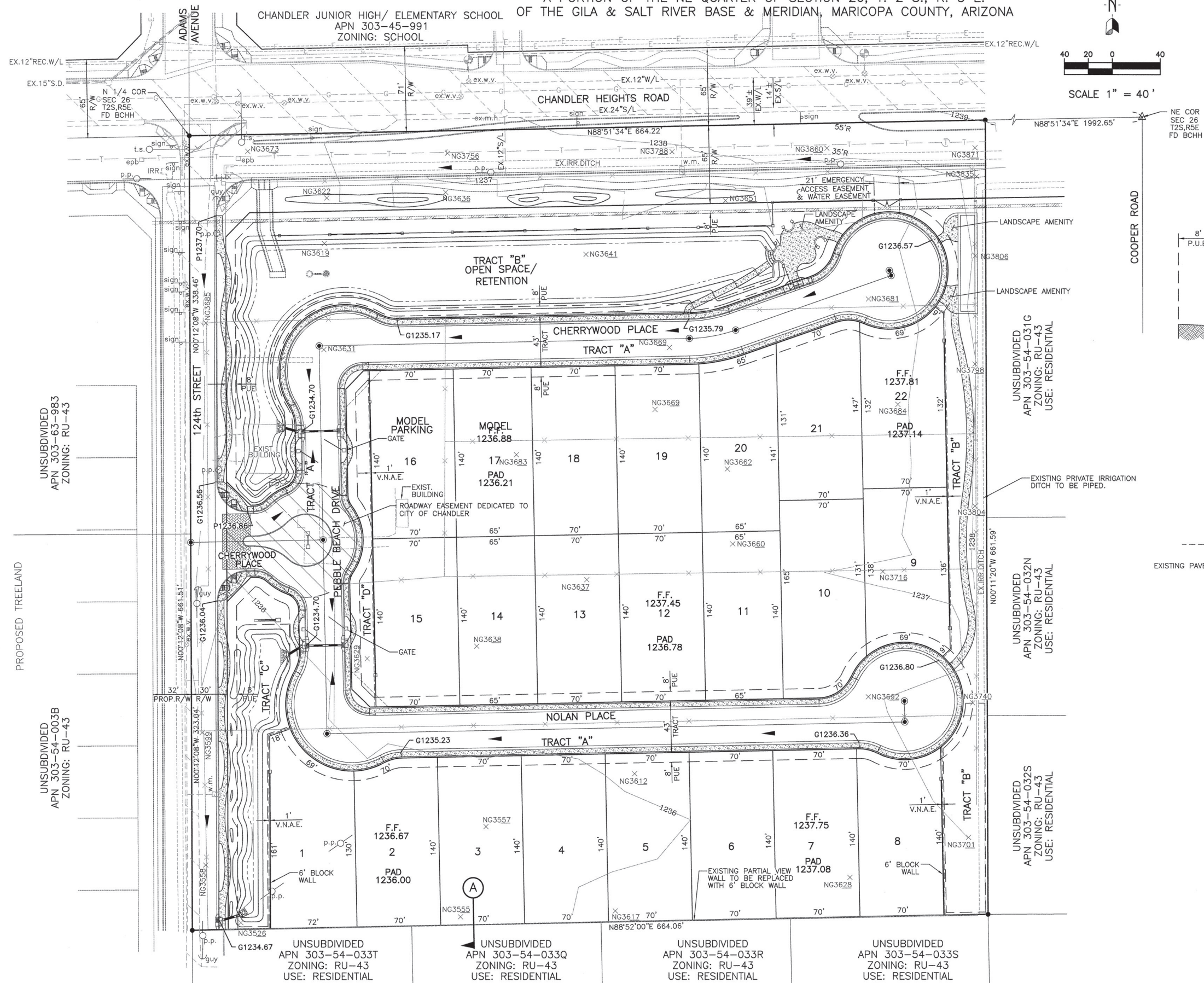
D PERIMETER FENCE

EXHIBIT 11:
Preliminary Grading and Drainage Plan

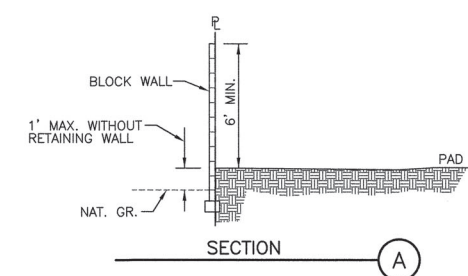
PRELIMINARY GRADING FOR HAZELWOOD

A PORTION OF THE NE QUARTER OF SECTION 26, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

CHANDLER JUNIOR HIGH/ ELEMENTARY SCHOOL
APN 303-45-991
ZONING: SCHOOL



1. INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
2. INSTALL 5' CONCRETE SIDEWALK M.A.G. DET. 230
3. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A



PRELIMINARY GRADING HAZELWOOD

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-8300 Fax 602-395-8310

Revised

Date
9-2-21
As-Built
Job No.
210602

EXHIBIT 12:
Preliminary Plat

PRELIMINARY PLAT
FOR
HAZELWOOD

A PORTION OF THE NE QUARTER OF SECTION 26, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. 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
2. THE IMPROVEMENTS SHOWN ON THIS SET IF 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
3. 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.
4. 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.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN RECORDING NO. 20200322669, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 26 BEING A BRASS CAP IN HANDHOLE BEARS NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2656.93 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 664.23 FEET, TO THE PROLONGATION OF THE EAST LINE OF SAID PROPERTY; THENCE ALONG SAID PROLONGATION OF SAID EAST LINE, SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 65.01 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 664.19 FEET, TO THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 26; THENCE ALONG SAID MIDSECTION LINE, NORTH 00 DEGREES 14 MINUTES 51 SECONDS WEST, A DISTANCE OF 65.01 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 303-54-030D, 303-54-030E

PARCEL NO. 3:

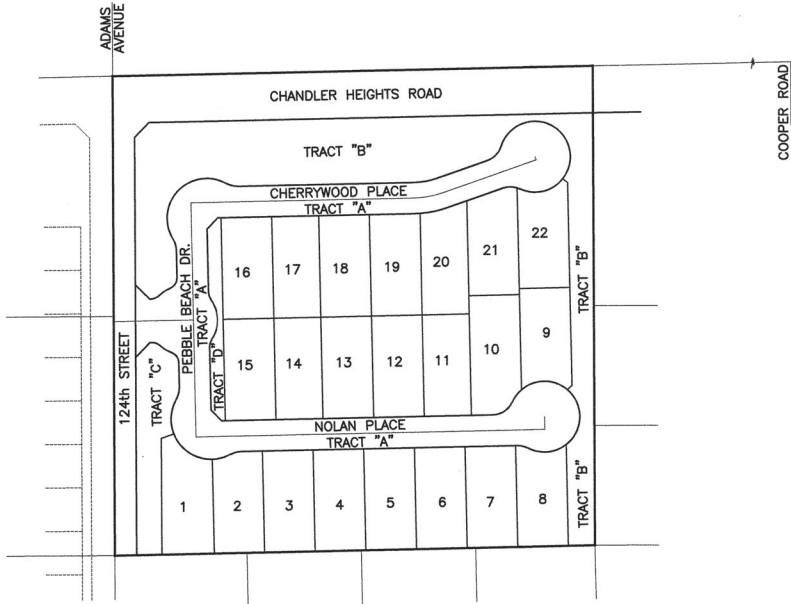
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 303-54-030C

TRACT TABLE		
TRACT	AREA	USE
"A"	74,341 SF. 1.7066 AC.	PRIVATE ACCESSWAY, PUBLIC WATER & SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE VEHICLE
"B"	72,548 SF. 1.6655 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., RETENTION AND OPEN SPACE
"C"	12,428 SF. 0.2853 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. AND RETENTION
"D"	4,850 SF. 0.1113 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
TOTAL	164,167 SF. 3.7687 AC.	

FEMA FLOOD ZONE MAPPING INFORMATION					
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	3135 10/16/13	L	10/16/13	X	—

RETENTION
VOLUME REQUIRED 1.32 (AC-FT)
VOLUME PROVIDED 1.84 (AC-FT)



LOCATION

LATITUDE: NAD83(1992): 33.231863N
LONGITUDE: NAD83(1992): 111.8142W

BENCH MARK (CMCN# 35B)

SECTION 23, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF LYNX PLACE AND SOHO LANE; 1100' NORTH OF CHANDLER HEIGHTS ROAD, 250' WEST OF COOPER ROAD AND 80' SOUTH OF BLUE RIDGE WAY. (NORTHING, 813789.424, EASTING, 733531.105) NAVD 88 ELEVATION 1242.00

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T.2S., R.5E., USING A BEARING OF NORTH 88°51'34"EAST PER R.O.S. RECORDED IN BOOK 1415 OF MAPS, PAGE 19 M.C.R.

NOTE

INFRASTRUCTURE TO BE BUILT ALL AT ONCE.

UTILITIES AND SERVICES

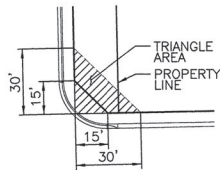
WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK OR COX CABLE
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY CENTURYLINK OR COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY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

SITE SUMMARY

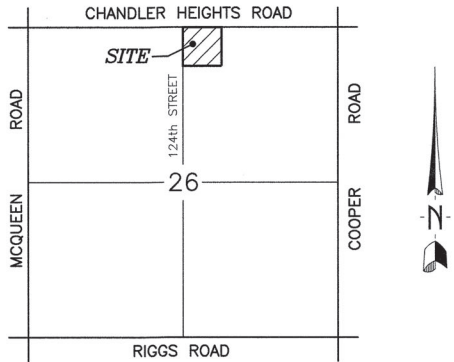
GROSS ACRES: 10.0849 AC. 439,300 S.F.
NET ACRES: 8.6784 AC. 378,031.7285 S.F.
TOTAL LOTS: 22
EXISTING ZONING: RU-43
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)
OPEN SPACE: 1.95 ACRES, 17.91%

LEGEND

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



SIGHT VISIBILITY DETAIL

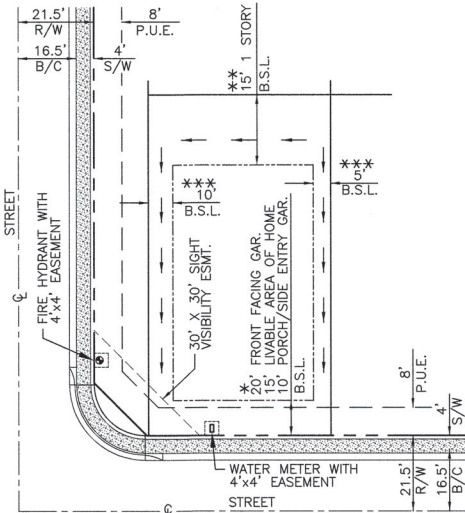


VICINITY MAP

SECTION 26, T. 2 S., R. 5 E.

SHEET INDEX

SHEET	1	COVER SHEET
SHEET	2	PLAN SHEET



TYPICAL LOT DETAIL

DEVELOPMENT STANDARDS	PROPOSED PAD
MINIMUM LOT AREA	8,450 sq.ft.
MINIMUM LOT DIMENSIONS	
WIDTH	65'
DEPTH	130'
MAXIMUM HEIGHT	24'/1 STORIES
MINIMUM BUILDING SETBACKS	20' TO FORWARD FACING GARAGE 15' TO LIVABLE AREA OF HOMES 10' TO PORCH/SIDE ENTRY GARAGE
REAR **	SINGLE-STORY: 15'
SIDE ***	5' & 10'
MAXIMUM LOT COVERAGE%	
1 STORY	60%

- * ARCHITECTURAL FEATURES AND PROJECTIONS, SUCH AS POT. SHELVES, LEDGES, POP OUTS OR SIMILAR, MAY ENROACH INTO FRONT YARD SETBACK UP TO EIGHTEEN INCHES
- ** RAMADA, ACCESSORY AND SHADE STRUCTURES: 5' MINIMUM SETBACK
- *** 10' MINIMUM SEPARATION BETWEEN BUILDINGS

ENGINEER

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

DEVELOPER

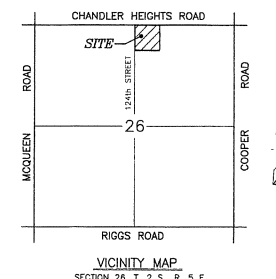
KEYSTONE HOMES
7550 E. McDONALD DRIVE
SUITE G
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 428-1001
CONTACT: JEFF KING
CONTACT: JKING@KEYSTONEHOMESAZ.COM

Diagram illustrating a corner lot with a 30' front and side setback. A 15' wide triangular area is shown between the setback lines and the lot corner, labeled "TRIANGLE AREA" and "PROPERTY LINE".

SIGHT VISIBILITY DETAIL

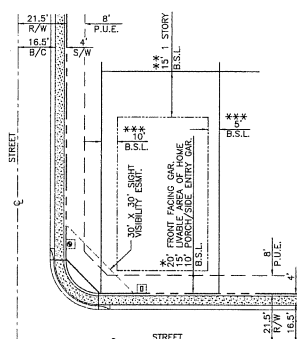
DEVELOPMENT STANDARDS	PROPOSED PAD
MINIMUM LOT AREA	8,450 sq.ft.
MINIMUM LOT DIMENSIONS	
WIDTH	65'
DEPTH	130'
MAXIMUM HEIGHT	24'/1 STORIES
MINIMUM BUILDING SETBACKS FRONT *	20' TO 15' TO FORWARD FACING GARAGE TO LIVABLE AREA OF HOMES 10' TO PORCH-SIDE ENTRY GARAGE
REAR **	SINGLE-STORY:15'
SIDE ***	5' & 10'
MAXIMUM LOT COVERAGE%	
1 STORY	60%

- * ARCHITECTURAL FEATURES AND PROJECTIONS, SUCH AS POT SHELVES, LEDGES, POP OUTS OR SIMILAR, MAY ENCRoACH INTO FRONT YARD SETBACK UP TO EIGHTEEN INCHES
- * RAWADA, ACCESSORY AND SHADE STRUCTURES: 5' MINIMUM SETBACK
- ** 10' MINIMUM SEPARATION BETWEEN BUILDINGS



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS: PARCEL NO. 1; THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 10 EAST, MERIDIAN, MARICOPA COUNTY, ARIZONA; SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX BY RECORD DEED NUMBER 98-007000-0000, COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 26 BEARS 28 DEGREES 45 MINUTES 58 SECONDS EAST 48 FEET 0 INCHES TO A POINT ON THE WEST LINE OF SAID SECTION 26, BEARING 28 DEGREES 48 MINUTES 47 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2656.83 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF SAID SECTION 26, BEARING 28 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 684.23 FEET, TO THE POINT OF BEGINNING OF THE SECOND COURSE OF SAID SURVEY; THENCE PROLONGATION OF SAID EAST LINE, SOUTH 00 DEGREES 00 MINUTES 34 SECONDS EAST, A DISTANCE OF 65.01 FEET, THENCE DEPARTING SAID EAST LINE, BEARING 28 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 664.19 FEET, TO THE NORTH-SOUTH MIDSECTION LINE, NORTH 00 DEGREES 14 SECONDS EAST, A DISTANCE OF 664.19 FEET, TO THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 26, THENCE ALONG SAID MIDSECTION LINE, NORTH 00 DEGREES 14 SECONDS EAST, A DISTANCE OF 664.19 FEET, TO THE POINT OF BEGINNING. PARCEL NO. 2; THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST, MERIDIAN, MARICOPA COUNTY, ARIZONA; SOUTH, RANGE 5 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. APN# 303-54-0300, 303-54-500E PARCEL NO. 3; THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST, MERIDIAN, MARICOPA COUNTY, ARIZONA. APN# 303-54-0300, 303-54-500E PARCEL NO. 4; THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST, MERIDIAN, MARICOPA COUNTY, ARIZONA. APN# 303-54-0300, 303-54-500E



TYPICAL LOT DETAIL

SITE SUMMARY

GROSS ACRES: 10.0849 AC. 439,300 S.F.
NET ACRES: 8.6784 AC. 378,031.7285 S.F.
TOTAL LOTS: 22
EXISTING ZONING: RU-43
PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)
OPEN SPACE: 1.95 ACRES, 17.91%

—EXISTING PRIVATE IRRIGATION DITCH
TO BE PIPED, PRIVATE IRRIGATION
EASEMENT TO BE RECORDED BY SEPARATE
INSTRUMENT AND SHOWN ON FINAL PLAT

ENGINEER

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

DEVELOPER

KEYSTONE HOMES
7550 E. McDONALD DRIVE
SUITE G
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 428-1001
CONTACT: JEFF KING
CONTACT: JKING@KEYSTONEHOMESAZ.COM

TRACT TABLE		
TRACT	AREA	USE
"A"	74,341 SF. 1,7066 AC.	PRIVATE ACCESSWAY, PUBLIC WATER & SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE VEHICLE
"B"	72,548 SF. 1,6655 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., RETENTION AND OPEN SPACE
"C"	12,428 SF. 0.2883 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. AND RETENTION
"D"	4,850 SF. 0.1113 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E.
TOTAL	164,167 SF. 3,7687 AC.	

Revised

RETENTION

<u>VOLUME REQUIRED</u>
1.32 (AC-FT)
<u>VOLUME PROVIDED</u>
1.84 (AC-FT)

FEMA FLOOD ZONE MAPPING INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	3135 10/16/13	L	10/16/13	X	_____

Date _____

As-Built

Job No.
210602

1 OF 1

PRELIMINARY PLAT HAZELWOOD

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110, Scottsdale, AZ 85284
Tel. 602-395-9300 Fax 602-306-0310

1100

CHANDLER