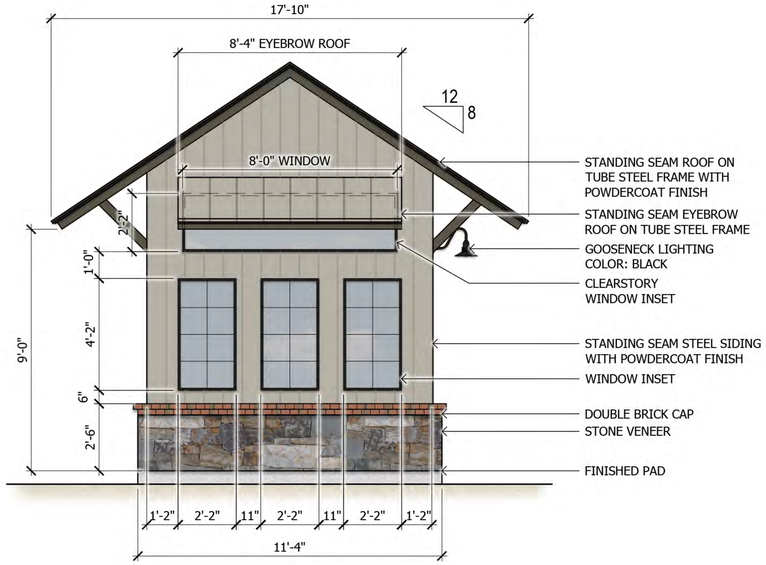
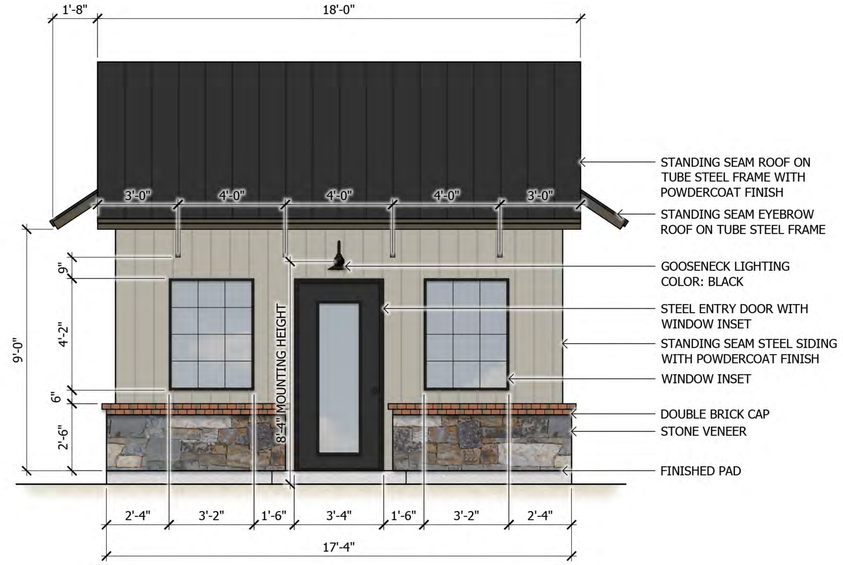
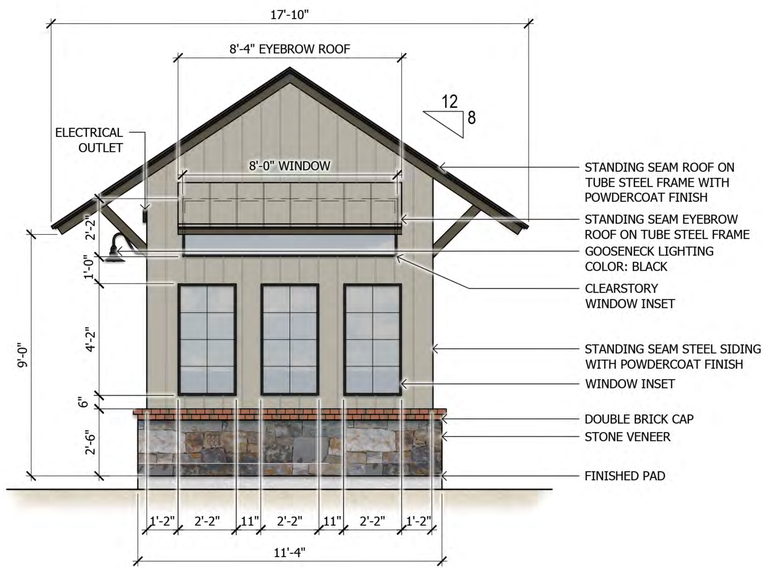


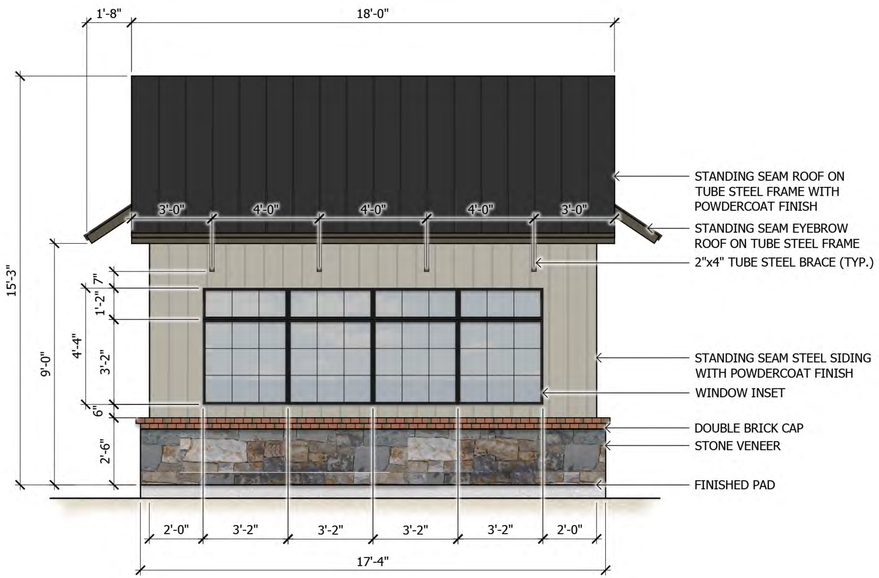
ELEVATION A - FRONT



ELEVATION B - ENTRY SIDE



ELEVATION C - REAR



ELEVATION D - EXIT SIDE

STANDING SEAM ROOF
COLOR: POWDERCOAT DARK GRAY/BLACK

STANDING SEAM STEEL SIDING
COLOR: SW7633 TAUPE TONE

BLACK PAINT
COLOR: SW 2936 BLACK EMERALD
MANUFACTURER: SHERWIN WILLIAM
OR APPROVED EQUIVALENT

STONE VENEER
COLOR: HIGHLAND
MANUFACTURER: ANASAZI STONE OR
APPROVED EQUIVALENT

BRICK
BRICK COLOR TONE: BROWN/RED
MODEL: 686T (BROOKFIELD)
MANUFACTURER: SUMMIT BRICK
COMPANY OR APPROVED EQUIVALENT

1 Gate House Elevations
SCALE: 3/8"=1'-0"

BLANDFORD HOMES

EARNHARDT RANCH

Gate House Elevations

Date: 07-05-2022

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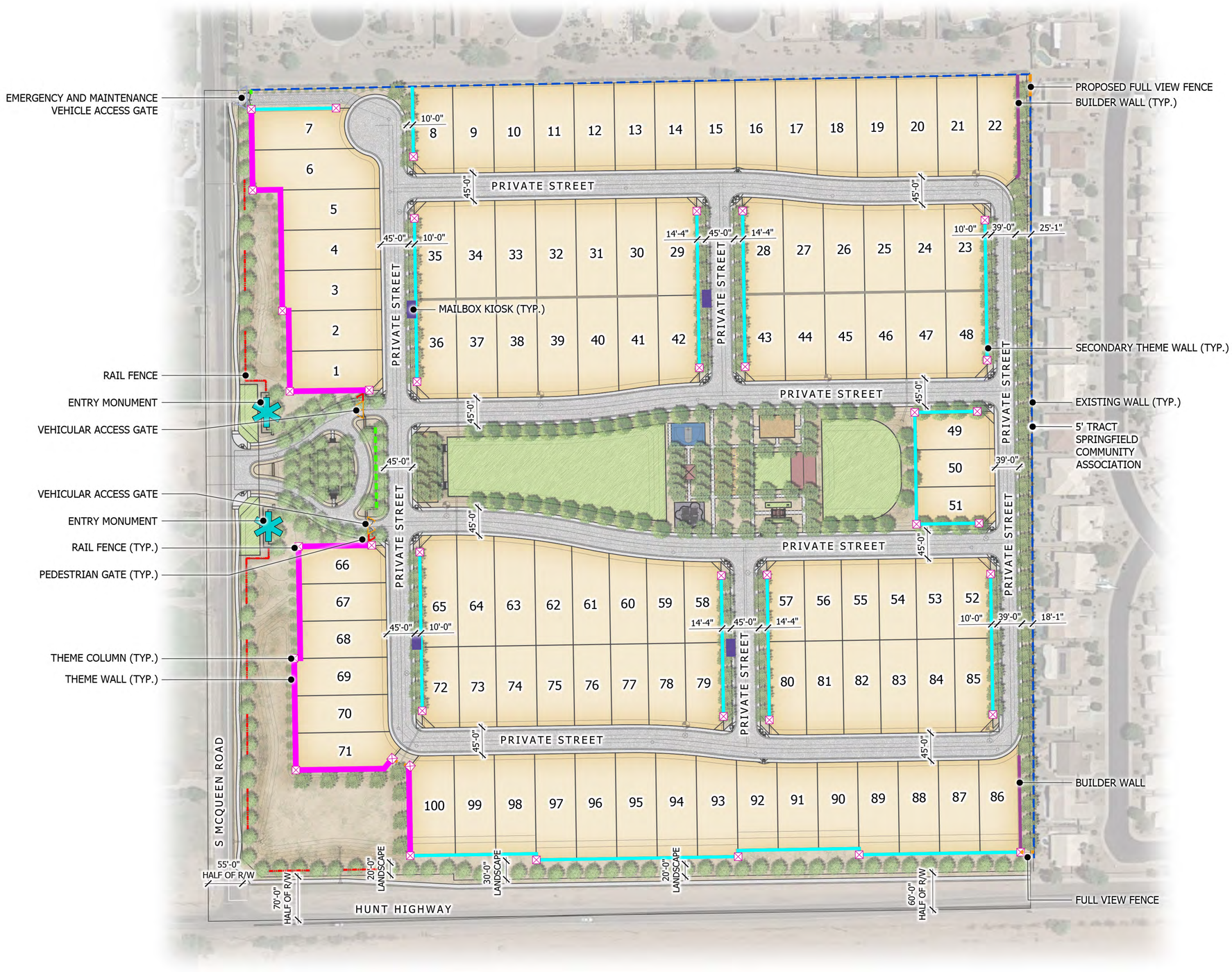

WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL, SHEET
	PRIMARY THEME WALL	DETAIL 1, WALL PROGRAM SHEET 1
	SECONDARY THEME WALL	DETAIL 2, WALL PROGRAM SHEET 1
	BUILDER WALL	
	FULL VIEW FENCE	DETAIL 1, WALL PROGRAM SHEET 2
	PARTIAL VIEW FENCE	DETAIL 3, WALL PROGRAM SHEET 1
	RAIL FENCE	DETAIL 2, WALL PROGRAM SHEET 2
	EXISTING WALL	
	PEDESTRIAN GATE	DETAIL 4, WALL PROGRAM SHEET 1
	VEHICULAR GATE	DETAIL 4, WALL PROGRAM SHEET 1
	EMERGENCY AND MAINTENANCE VEHICLE ACCESS GATE	
	THEME COLUMN	DETAILS 1 & 2, WALL PROGRAM SHEET 1
	MAILBOX KIOSK	DETAIL 3, WALL PROGRAM SHEET 2
	ENTRY MONUMENT	DETAIL 1 & 2, ENTRY MONUMENT SHEET

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 21'-0" FROM RIGHT OF WAY. EXCEPT WHERE A SVT OCCURS, THEN END WALL COLUMN TO TERMINATE AT 25'-0" FROM RIGHT OF WAY.
2. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
3. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.

BLANDFORD HOMES

EARNHARDT RANCH

Wall Plan

Plan Scale 1:80 Date:07-05-2022

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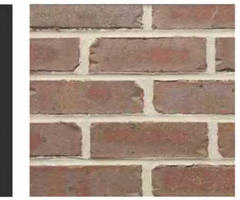
SPLIT FACE BLOCK
PAINTED: SW 6073
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

SLUMP BLOCK
INTEGRAL COLOR: CHOCOLATE BROWN
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

STONE VENEER
COLOR: HIGHLAND
MANUFACTURER: ANASAZI STONE OR
APPROVED EQUIVALENT

STEEL COLOR
COLOR: SW 6258
MANUFACTURER: SHERWIN WILLIAM
OR APPROVED EQUIVALENT



BRICK
BRICK COLOR TONE: BROWN/RED
MODEL: 686T (BROOKFIELD)
MANUFACTURER: SUMMIT BRICK COMPANY
OR APPROVED EQUIVALENT

1 Entry Monument
SCALE: 3/8"=1'-0"

2 Entry Monument (Overall Street Elevation)
SCALE: 1/8"=1'-0"

BLANDFORD HOMES

EARNHARDT RANCH

Entry Monument

Date:07-05-2022

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1 Primary Theme Wall

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

2 Secondary Theme Wall

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

3 Partial View Fence

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

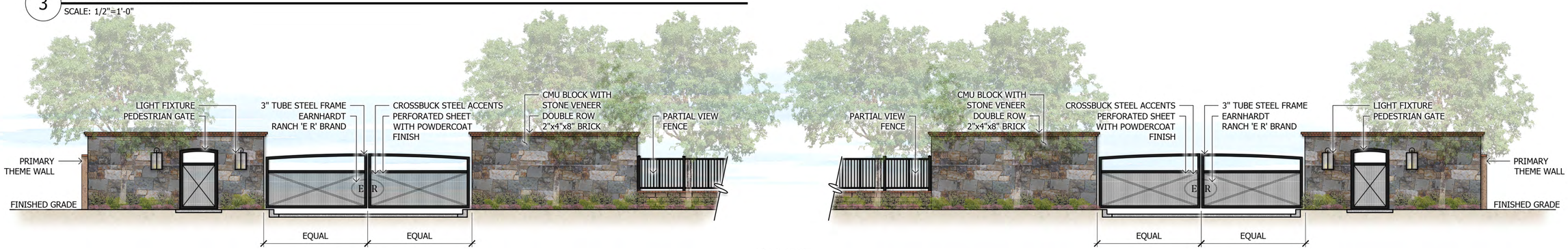
SPLIT FACE BLOCK
PAINTED: SW 6073
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

SLUMP BLOCK
INTEGRAL COLOR: CHOCOLATE BROWN
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

STONE VENEER
COLOR: HIGHLAND
MANUFACTURER: ANASAZI STONE OR
APPROVED EQUIVALENT

STEEL COLOR
COLOR: SW 6258
MANUFACTURER: SHERWIN WILLIAM
OR APPROVED EQUIVALENT

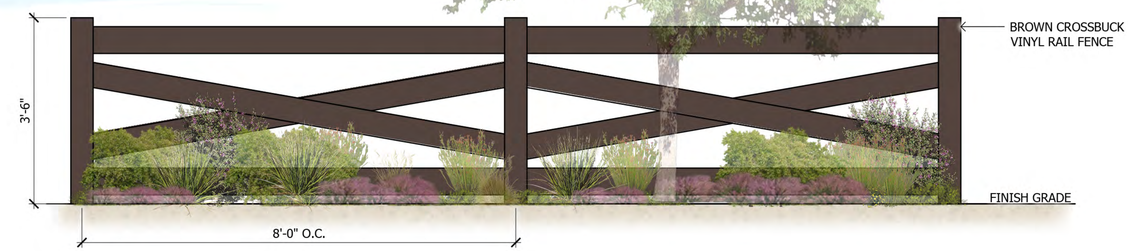
BRICK
BRICK COLOR TONE: BROWN/RED
MODEL: 686T (BROOKFIELD)
MANUFACTURER: SUMMIT BRICK
COMPANY OR APPROVED EQUIVALENT



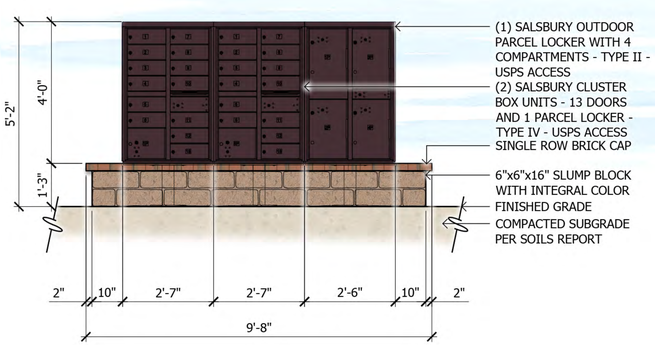
4 Vehicular Access Gate

SCALE: 3/16"=1'-0"

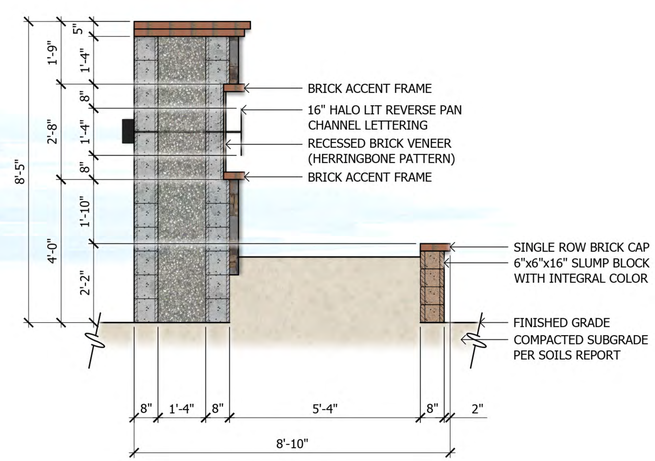
1 Full View Fence
SCALE: 3/4"=1'-0"



2 Rail Fence
SCALE: 3/4"=1'-0"



3 Mailbox Kiosk
SCALE: 1/2"=1'-0"



4 Monument Section
SCALE: 1/2"=1'-0"

STEEL COLOR
COLOR: SW 6258
MANUFACTURER: SHERWIN WILLIAM
OR APPROVED EQUIVALENT

VINYL FENCE COLOR
COLOR: CHOCOLATE BROWN RAL 8017
MANUFACTURER: SHERWIN WILLIAM
OR APPROVED EQUIVALENT

SPLIT FACE BLOCK
PAINTED: SW 6073
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

SLUMP BLOCK
INTEGRAL COLOR: CHOCOLATE BROWN
MANUFACTURER: SUPERLITE OR
APPROVED EQUIVALENT

BLANDFORD HOMES

EARNHARDT RANCH

Wall Program 2

Date:07-05-2022

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COLOR SCHEME 1 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 1

1	Stucco	SW 7633 Taupe Tone
2	Defined Gable End w/Popout, Vert & Hor. Siding, Board Batten Etc (where applicable)	SW 7039 Virtual Taupe
3	Fascia	SW 7027 Well-Bred Brown
4	Pop-Outs	SW 7039 Virtual Taupe
5	Exterior Garden & Service Doors	SW 7027 Well-Bred Brown
6	Porch & Patio Lids	SW 7633 Taupe Tone
7	Shutter/Entry Door	SW 6055 Fiery Brown
8	Garage Door	SW 7027 Well-Bred Brown
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 1 –Roof Tile selections

Flat Tile 4634 Kings Canyon Bel Air

S-Tile 3813 San Mateo Capistrano

Flat Tile 4602 Concord Blend Bel Air

S-Tile 3684 San Rafael Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 1 – Brick / Stone selections

Bear Creek New England

Eagle Buff Sculpted Brick

Carmel Mountain Special Used Brick

Montecito Cliffstone

Orchard Cypress Ridge

Boardwalk Cliffstone

Desert Valley Sunset Cobble

York Limestone

Wind River Canyon Cobble

Mesquite Cliffstone

Bronze Shadow Rock

Polermo Country Rubble

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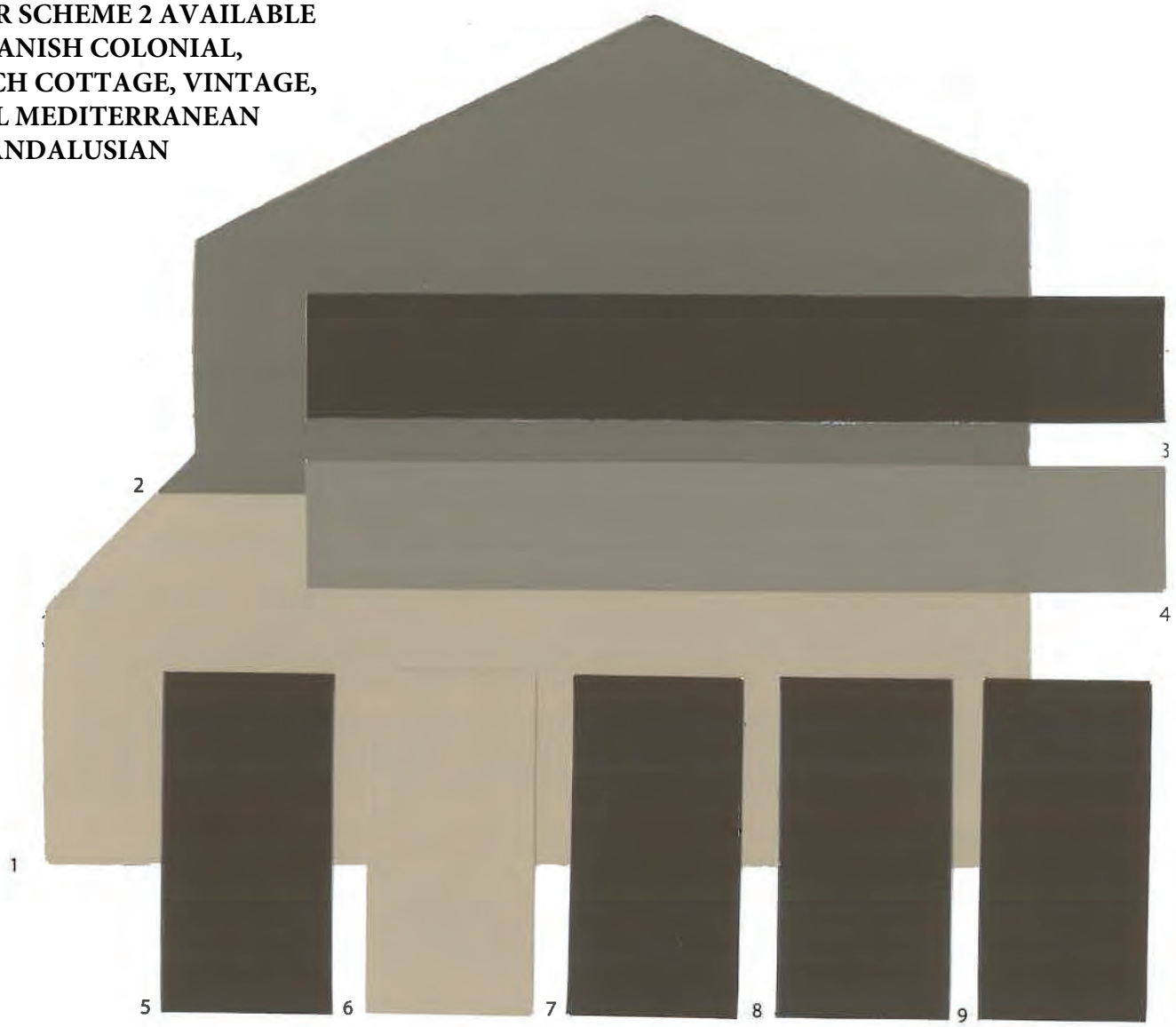
COLOR SCHEME 2 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 2

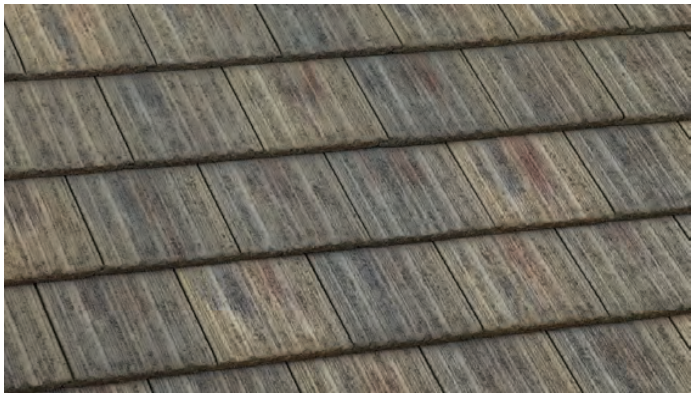
1	Stucco	SW 7549 Studio Taupe
2	Defined Gable End w/Popout, Vert & Hor. Siding, Board Batten Etc (where applicable)	SW 7040 Smokehouse
3	Fascia	SW 6076 Turkish Coffee
4	Pop-Outs	SW 7039 Virtual Taupe
5	Exterior Garden & Service Doors	SW 6076 Turkish Coffee
6	Porch & Patio Lids	SW 7549 Studio Taupe
7	Shutter/Entry Door	SW 6076 Turkish Coffee
8	Garage Door	SW 6076 Turkish Coffee
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 2 – Roof Tile selections



Flat Tile 5634 Kings Canyon Ponderosa

S-Tile 3723 Adobe Blend Capistrano

Flat Tile 4602 Concord Blend Bel AIr

S-Tile 3684 San Rafael Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 2 – Brick / Stone selections

Bear Creek Special Used Brick

Eagle Buff Sculpted Brick

Charleston New England Brick

Boardwalk Cliffstone

Santa Maria Cypress Ridge

Ambrosia Roman Brick

Desert Sunset Valley Cobble

Padova Fieldledge

Capri Country Rubble

Bronze Shadow Rock

White bark Cliffstone

Teton Shadow Rock

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COLOR SCHEME 3 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 3

1	Stucco	SW 7051 Analytical Gray
2	Defined Gable End w/Popout, Vert & Hor. Siding, Board Batten Etc (where applicable)	SW 7632 Modern Gray
3	Fascia	SW 7048 Urbane Bronze
4	Pop-Outs	SW 7550 Resort Tan
5	Exterior Garden & Service Doors	SW 7048 Urbane Bronze
6	Porch & Patio Lids	SW 7051 Analytical Gray
7	Shutter/Entry Door	SW 6048 Terra Brun
8	Garage Door	SW 7550 Resort Tan
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

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Eclectic Exterior Color Palate

Scheme 3 – Roof Tile selections

Flat Tile 4689 Brown Range Bel Air

S-Tile 3689 Brown Range Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Flat Tile 5699 Charcoal Range Bel Air

S-Tile 3697 Slate Range Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 3 – Brick / Stone selections

Bear Creek Special Used Brick

Eagle Buff Sculpted Brick

Wind River Canyon Cobble

Rio Grande River Rock

Carmel Mountain Tundra Brick

Ambrosia Roman Brick

Polermo Country Rubble

York Limestone

Cantina Cypress Ridge

Bronze Shadow Rock

Verona Hillstone

Teton Shadow Rock

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COLOR SCHEME 4 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 4

1	Stucco	SW 7519 Mexican Sand
2	Defined Gable End w/Popout, Vert & Hor. Siding, Board Batten Etc (where applicable)	SW 6079 Diverse Beige
3	Fascia	SW 6005 Folkstone
4	Pop-Outs	SW 6079 Diverse Beige
5	Exterior Garden & Service Doors	SW 6005 Folkstone
6	Porch & Patio Lids	SW 7519 Mexican Sand
7	Shutter/Entry Door	SW 7076 Cyberspace
8	Garage Door	SW 6005 Folkstone
9	Iron Detail/Finials	SW 6258 Tricorn Black

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

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Eclectic Exterior Color Palate

Scheme 4 – Roof Tile selections

Flat Tile 5552 Canyon Gray Ponderosa

S-Tile 3581 Arcadia Canyon Brown Capistrano

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

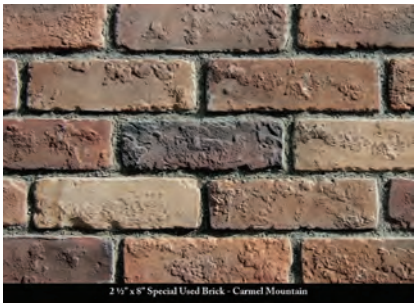
Scheme 4 – Brick / Stone selections

Blandford Homes

Eclectic Exterior Color Palate

Bear Creek Special Used Brick

Eagle Buff Sculpted Brick



Carmel Mountain Special Used Brick

Charleston New England Brick

Montecito Cliffstone

Whitebark Cliffstone

Boardwalk Cliffstone

York Limestone

Lantana Cliffstone

Bronze Shadow Rock

Chesapeake Shadow Rock

Santa Maria Cypress Ridge

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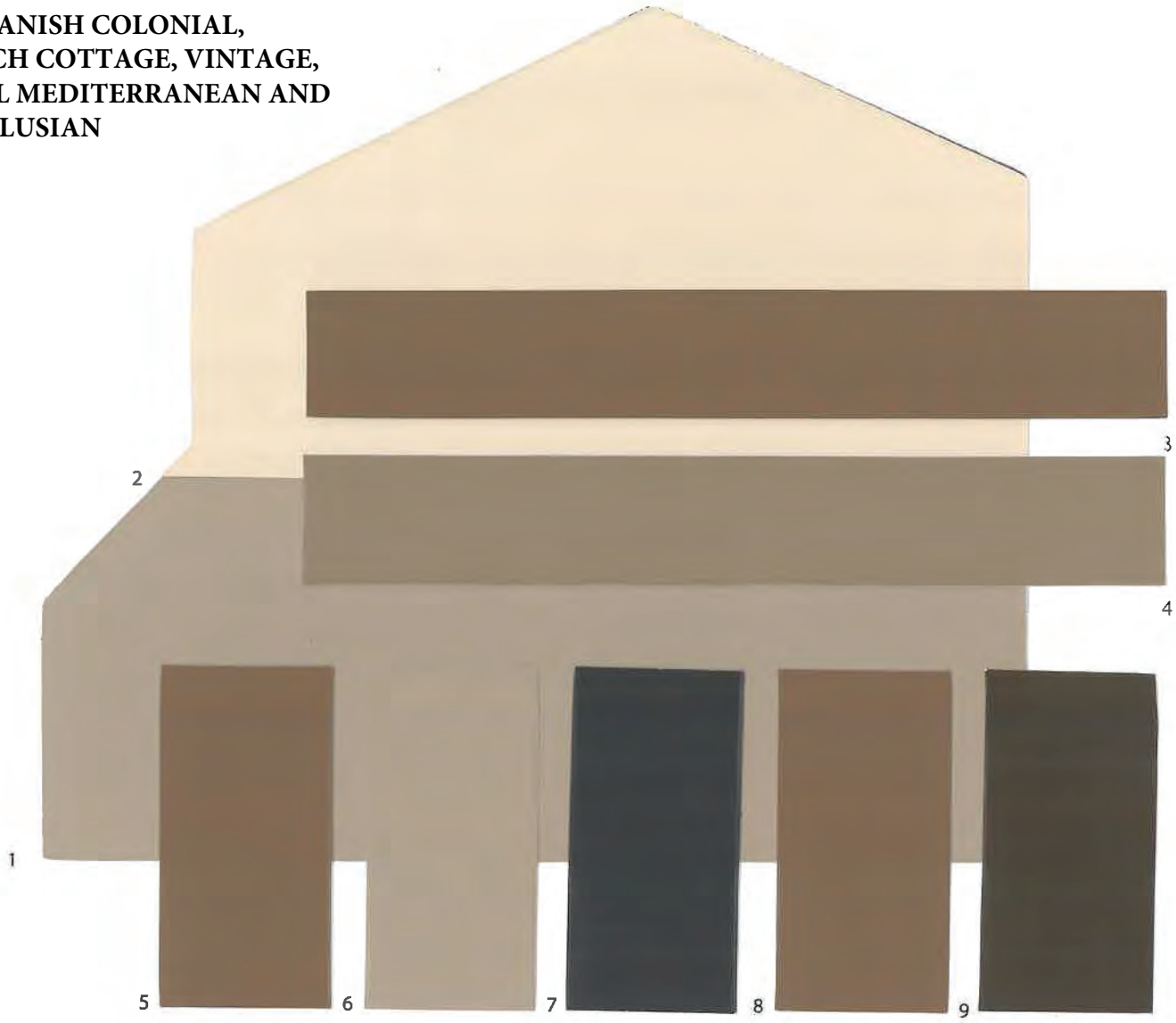
COLOR SCHEME 5 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 5

1	Stucco	SW 9088 Utaupeia
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6106 Kilim Beige
3	Fascia	SW 6089 Grounded
4	Pop-Outs	SW 9089 Llama Wool
5	Exterior Exterior Garden & Service Doors	SW 6089 Grounded
6	Porch & Patio Lids	SW 9088 Utaupeia
7	Shutters/Entry Door	SW 6279 Black Swan
8	Garage Door	SW 6089 Grounded
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 5 – Roof Tile selections

Flat Tile 5809 Lomita Range Ponderosa

S-Tile 3636 Piedmont Blend Capistrano

Flat Tile 5687 Brown Gray Range Ponderosa

S-Tile SCC 8825 Corona Del Mar Blend Capistrano

Flat Tile 4634 Kings Canyon Blend Bel Air

S-Tile Custom Blend
33% SMC8822 / 33% 3773 / 33% 8403

Blandford Homes

Eclectic Exterior Color Palate

Scheme 5 – Brick /Stone selections

Charleston New England Brick

Eagle Buff Sculpted Brick

Lantana Cliffstone

Ambrosia Roman Brick

Desert Sunset Valley Cobble

Bear Creek Special Used Brick

Capri Country Rubble

Orchard Cypress Ridge

Colorado River Rock

Bronze Shadow Rock

Santa Maria Cypress Ridge

Montecito Cliffstone

SHERWIN-WILLIAMS.
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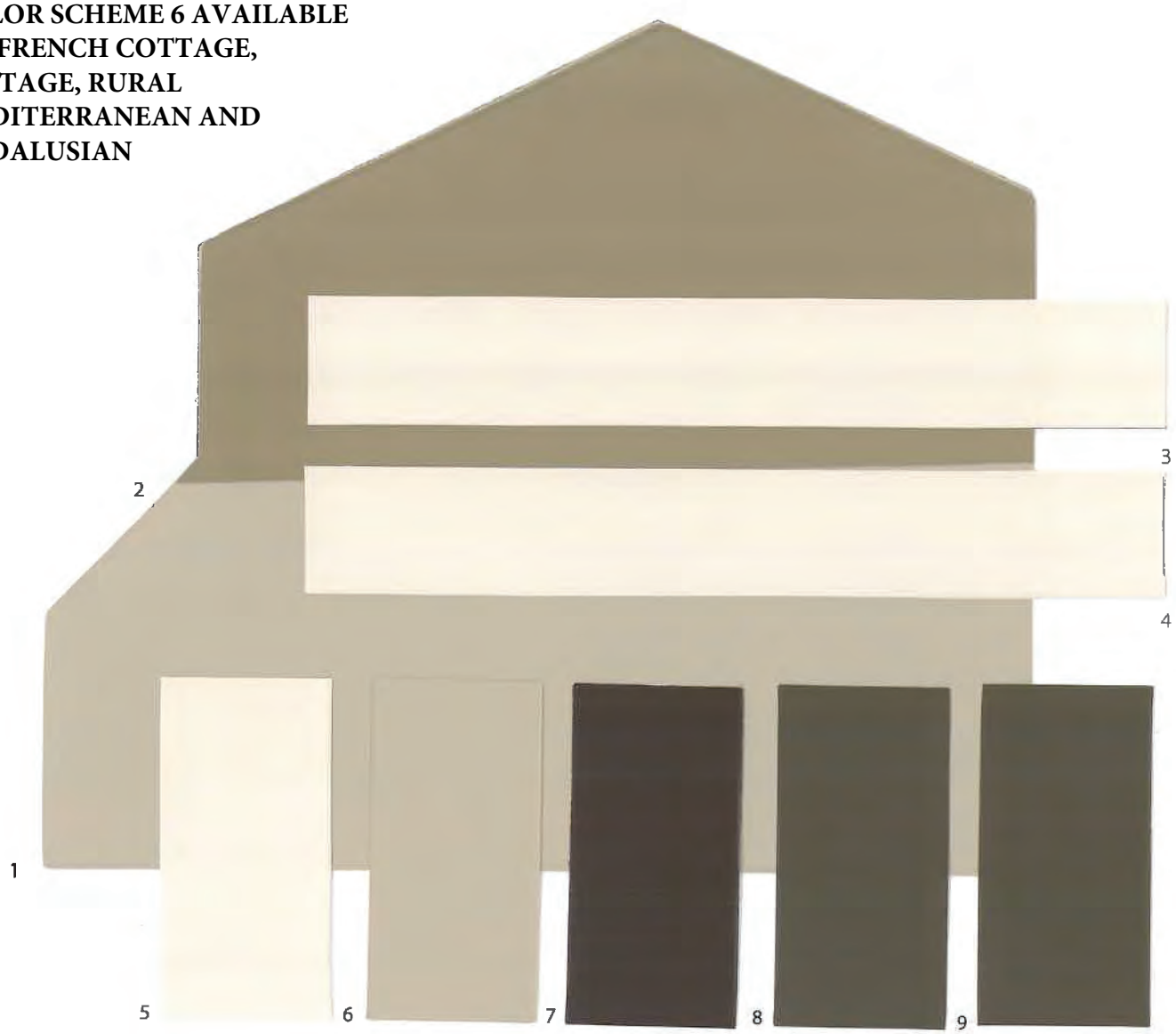
COLOR SCHEME 6 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 6

1	Stucco	SW 7548 Portico
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6144 Dapper Tan
3	Fascia	SW 7567 Natural Tan
4	Pop-Outs	SW 7567 Natural Tan
5	Exterior Exterior Garden & Service Doors	SW 7567 Natural Tan
6	Porch & Patio Lids	SW 7548 Portico
7	Shutters/Entry Door	SW 2838 Polished Mahogany
8	Garage Door	SW 7041 Van Dyke Brown
9	Iron Detail/Finials	SW 7041 Van Dyke Brown

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 6 – Roof Tile selections

Flat Tile 4684 San Rafael Blend Bel Air

S-Tile 3684 San Rafael Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Flat Tile 4697 Slate Range Bel Air

S-Tile 3697 Slate Range Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 6 – Brick /Stone selections

Carmel Mountain Special Used Brick

Eagle Buff Sculpted Brick

Capri Country Rubble

Aspen Special Used Brick

Polermo Country Rubble

Orchard Cypress Ridge

Padova Fieldledge

Santa Maria Cypress Ridge

Rio Grande River Rock

Whitebark Cliffstone

Chesapeake Shadow Rock

Boardwalk Cliffstone

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COLOR SCHEME 7 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 7

1	Stucco	SW 7508 Tavern Taupe
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6073 Perfect Greige
3	Fascia	SW 6076 Turkish Coffee
4	Pop-Outs	SW 6073 Perfect Greige
5	Exterior Garden & Service Doors	SW 6076 Turkish Coffee
6	Porch & Patio Lids	SW 7508 Tavern Taupe
7	Entry Door/Iron	SW 6076 Turkish Coffee
8	Shutters	SW 7062 Rock Bottom
9	Garage Door	SW 6073 Perfect Greige

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 7 – Roof Tile selections

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Flat Tile 4634 Kings Canyon Blend Bel Air

S-Tile 3634 Kings Canyon Blend Capistrano

Scheme 7 – Brick /Stone selections

Blandford Homes

Eclectic Exterior Color Palate

Bear Creek Special Used Brick

Polermo Country Rubble

Eagle Buff Sculpted Brick

Boardwalk Cliffstone

Verona Hillstone

Whitebark Cliffstone

Ambrosia Roman Brick

Bronze Shadow Rock

Orchard Cypress Ridge

Montecito Cliffstone

Santa Maria Cypress Ridge

Carmel Special Used Brick

SHERWIN-WILLIAMS.
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Scheme 8

1	Stucco	SW 7509 Tiki Hut
2	Defined Gable End w/Popout, Vert & Hor. Siding, Board Batten Etc (where applicable)	SW 6073 Perfect Greige
3	Fascia	SW 6076 Turkish Coffee
4	Pop-Outs	SW 6076 Turkish Coffee
5	Exterior Garden & Service Doors	SW 6076 Turkish Coffee
6	Porch & Patio Lids	SW 7509 Tiki Hut
7	Shutters/Entry Door	SW 7595 Sommelier
8	Garage Door	SW 6076 Turkish Coffee
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-3694 7/12/2019

Scheme 8 – Roof Tile selections

Blandford Homes
Eclectic Exterior Color Palate

Flat Tile 4602 Concord Bel Air

Flat Tile 5687 Brown Gray Range Ponderosa

Flat Tile SHP8707 Sierra Blend Ponderosa

Blandford Homes

Eclectic Exterior Color Palate

Elevation Themes Craftsman / Bunaglow Color Scheme 8

White bark Cliffstone (drystack no grout)

Huron Old Country Ledge (drystack, no grout)

Montecito Cliffstone (drystack no grout)

Boardwalk Cliffstone (drystack)

Elevation Themes Craftsman / Bungalow Color Scheme 8

Blandford Homes

Eclectic Exterior Color Palate

Charleston New England Brick

Wolf Grey Special Used Brick

Glacier Special Used Brick

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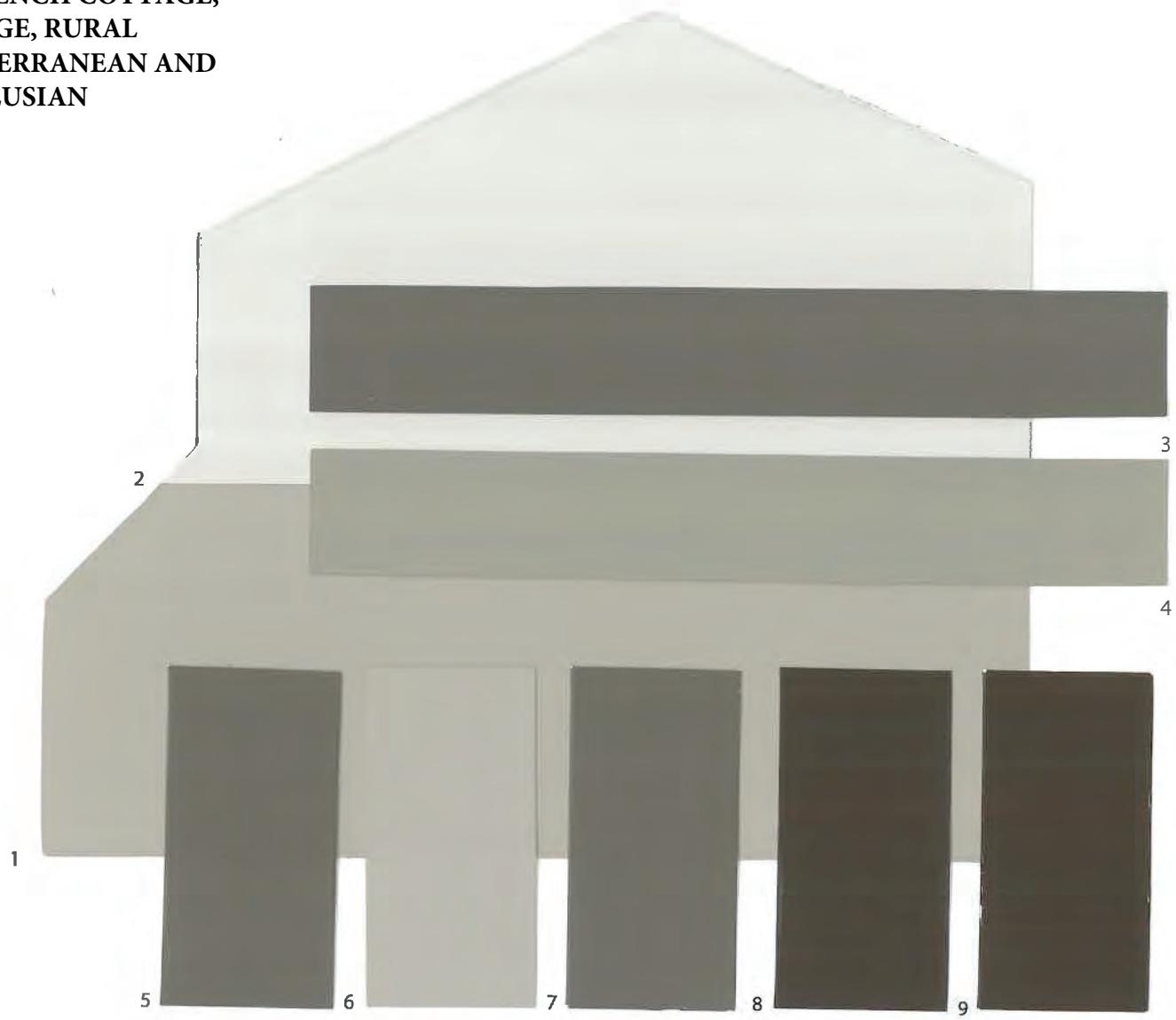
Blandford Homes

COLOR SCHEME 9 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 9

1	Stucco	SW 7639 Ethereal Mood
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6169 Sedate Gray
3	Fascia	SW 7026 Griffin
4	Pop-Outs	SW 7744 Zeus
5	Exterior Garden & Service Doors	SW 7026 Griffin
6	Porch & Patio Lids	SW 7639 Ethereal Mood
7	Entry Door/Garage Door	SW 7026 Griffin
8	Shutters	SW 6076 Turkish Coffee
9	Iron Detail/Finials	SW 6076 Turkish Coffee

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 9 – Roof Tile selections

Flat Tile 4634 Kings Canyon Blend Bel Air

S-Tile 3634 Kings Canyon Blend Capistrano

Flat Tile 4697 Slate Range Bel Air

S-Tile 3697 Slate Range Capistrano

Flat Tile 5687 Brown Gray Range Ponderosa

S-Tile SCC 8825 Corona Del Mar Blend Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 9 – Brick / Stone selections

Huron Old Country Ledge

Polermo Country Rubble

York Limestone

Lantana Cliffstone

Teton Shadow Rock

Montecito Cliffstone

Wind River Canyon Cobble

Cantina Cypress Ridge

Boardwalk Cliffstone

Aspen Special Used Brick

Bear Creek New England Brick

Padova Fieldledge

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 10 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 10

1	Stucco	SW 7540 Artisan Tan
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6109 Hopsack
3	Fascia	SW 7545 Pier
4	Pop-Outs	SW 6109 Hopsack
5	Exterior Garden & Service Doors	SW 7545 Pier
6	Porch & Patio Lids	SW 7540 Artisan Tan
7	Shutters	SW 7067 Cityscape
8	Entry Door/Iron	SW 6006 Black Bean
9	Garage Door	SW 7531 Canvas Tan

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 10 – Roof Tile selections

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Flat Tile 5699 Charcoal Range Bel Air

S-Tile 3697 Slate Range Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 10 – Brick / Stone selections

Eagle Buff Sculpted Brick

Chesapeake Shadow Rock

Bronze Shadow Rock

Carmel Mountain Special Used Brick

Capri Country Rubble

Santa Maria Cypress Ridge

Charleston New England Brick

Countryside Cypress Ridge

Montecito Cliffstone

Polermo Country Rubble

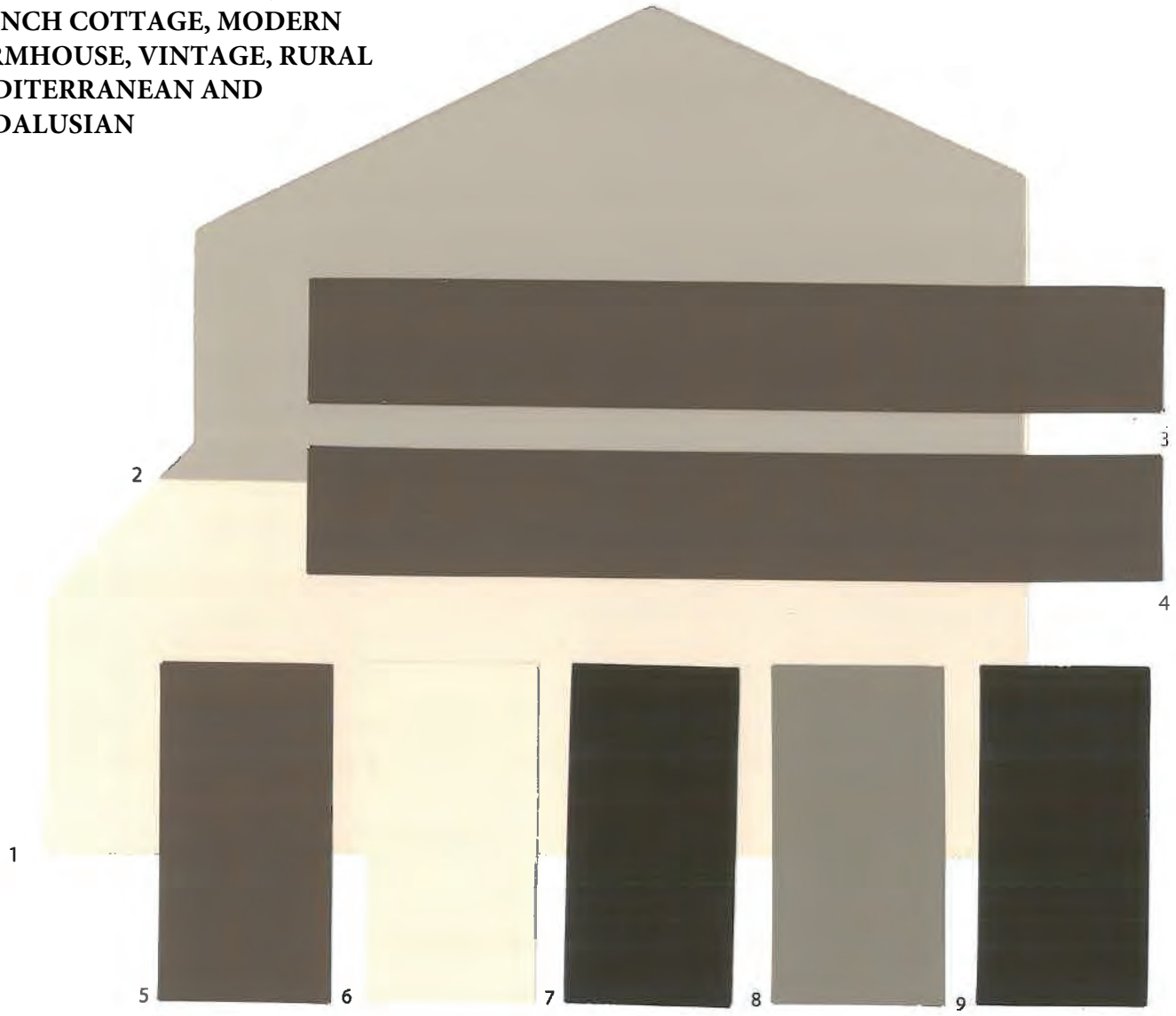
Desert Sunset Valley Cobble

Lantana Cliffstone

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 11 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, MODERN FARMHOUSE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 11

1	Stucco	SW 7555 Patience
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7038 Tony Taupe
3	Fascia	SW 6083 Sable
4	Pop-Outs	SW 6083 Sable
5	Exterior Exterior Garden & Service Doors	SW 6083 Sable
6	Porch & Patio Lids	SW 7555 Patience
7	Shutters/Entry Door	SW 6006 Black Bean
8	Garage Door	SW 7039 Virtual Taupe
9	Iron Detail/Finials	SW 6006 Black Bean

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

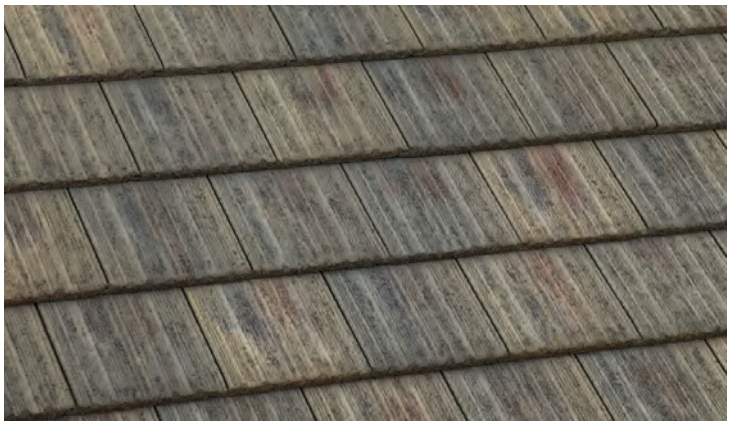
Scheme 11 – Roof Tile selections

Flat Tile 4687 Brown Gray Range Bel Air

S-Tile 3687 Brown Gray Range Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano



Flat Tile 5634 Kings Canyon Ponderosa

S-Tile 3723 Adobe Blend Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 11 – Brick / Stone selections

Boardwalk Cliffstone

York Limestone

Orchard Cypress Ridge

San Marino Limestone

Desert Sunset Valley Cobble

Montecito Cliffstone

Wind River Canyon Cobble

Polermo Country Rubble

Santa Maria Cypress Ridge

Sienna Adobe Brick

Aspen Special Used Brick

Countryside Cypress Ridge

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 12 AVAILABLE ON SPANISH COLONIAL, FRENCH COTTAGE, MODERN FARMHOUSE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN

Scheme 12

1	Stucco	SW 7567 Natural Tan
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6172 Hardware
3	Fascia	SW 6152 Superior Bronze
4	Pop-Outs	SW 6152 Superior Bronze
5	Exterior Exterior Garden & Service Doors	SW 6152 Superior Bronze
6	Porch & Patio Lids	SW 7567 Natural Tan
7	Shutters/Entry Door	SW 7062 Rock Bottom
8	Garage Door	SW 6152 Superior Bronze
9	Iron Detail/Finials	SW 7062 Rock Bottom

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 12 – Roof Tile selections

Flat Tile 5502 Arcadia Canyon Brown Ponderosa

S-Tile 3697 Slate Range Capistrano

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile 5699 Charcoal Range Bel Air

S-Tile 3687 Brown Gray Range Capistrano

Scheme 12 – Brick /Stone selections

Blandford Homes

Eclectic Exterior Color Palate

Aspen Special Used Brick

Bear Creek Belgian Brick

Padova Fieldledge

Ashland Tundra Brick

Polermo Country Rubble

Cantina Cypress Ridge

Sienna Adobe Brick

Rio Grande River Rock

Teton Shadow Rock

Wind River Canyon Cobble

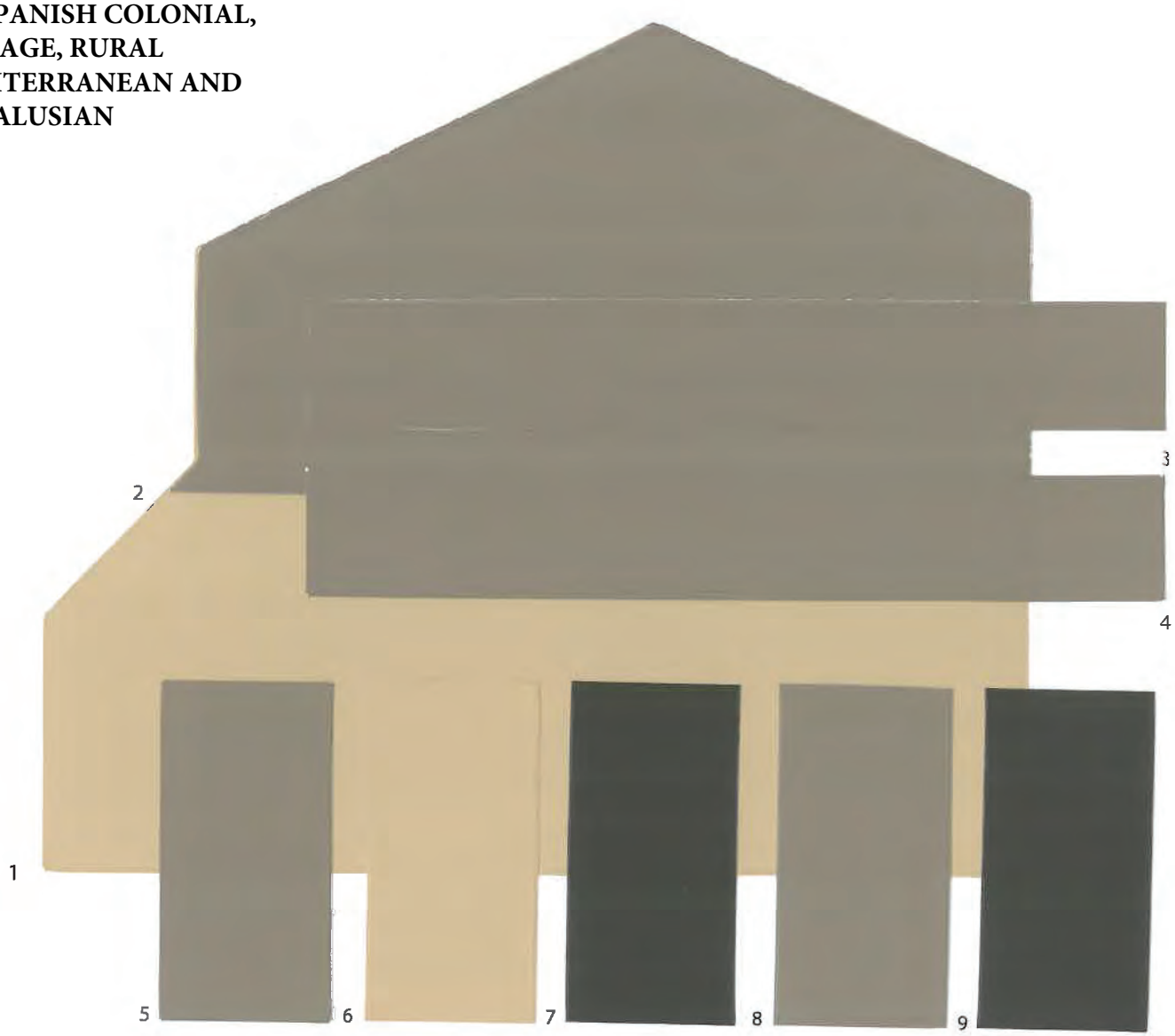
Boardwalk Cliffstone

Montecito Cliffstone

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 13 AVAILABLE ON SPANISH COLONIAL, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 13

1	Stucco	SW 6122 Camelback
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7039 Virtual Taupe
3	Fascia	SW 7039 Virtual Taupe
4	Pop-Outs	SW 7039 Virtual Taupe
5	Exterior Exterior Garden & Service Doors	SW 7039 Virtual Taupe
6	Porch & Patio Lids	SW 6122 Camelback
7	Shutters/Entry Door	SW 7675 Sealskin
8	Garage Door	SW 7039 Virtual Taupe
9	Iron Detail/Finials	SW 7675 Sealskin

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 13 – Roof Tile selections

Flat Tile 4689 Brown Range Bel Air

S-Tile 3689 Brown Range Capistrano

Flat Tile 4626 Rancho Cordova Blend Bel Air

S-Tile 3626 Rancho Cordova Blend Capistrano

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Blandford Homes

Eclectic Exterior Color Palate

Scheme 13 – Brick/stone selections

Eagle Buff Sculpted Brick

Somerset Shadow Rock

Verona Hillstone

Charleston New England Brick

Bella Country Rubble

Capri Country Rubble

Bear Creek New England Brick

Lantana Cliffstone

Wind River Canyon Cobble

Bronze Shadow Rock

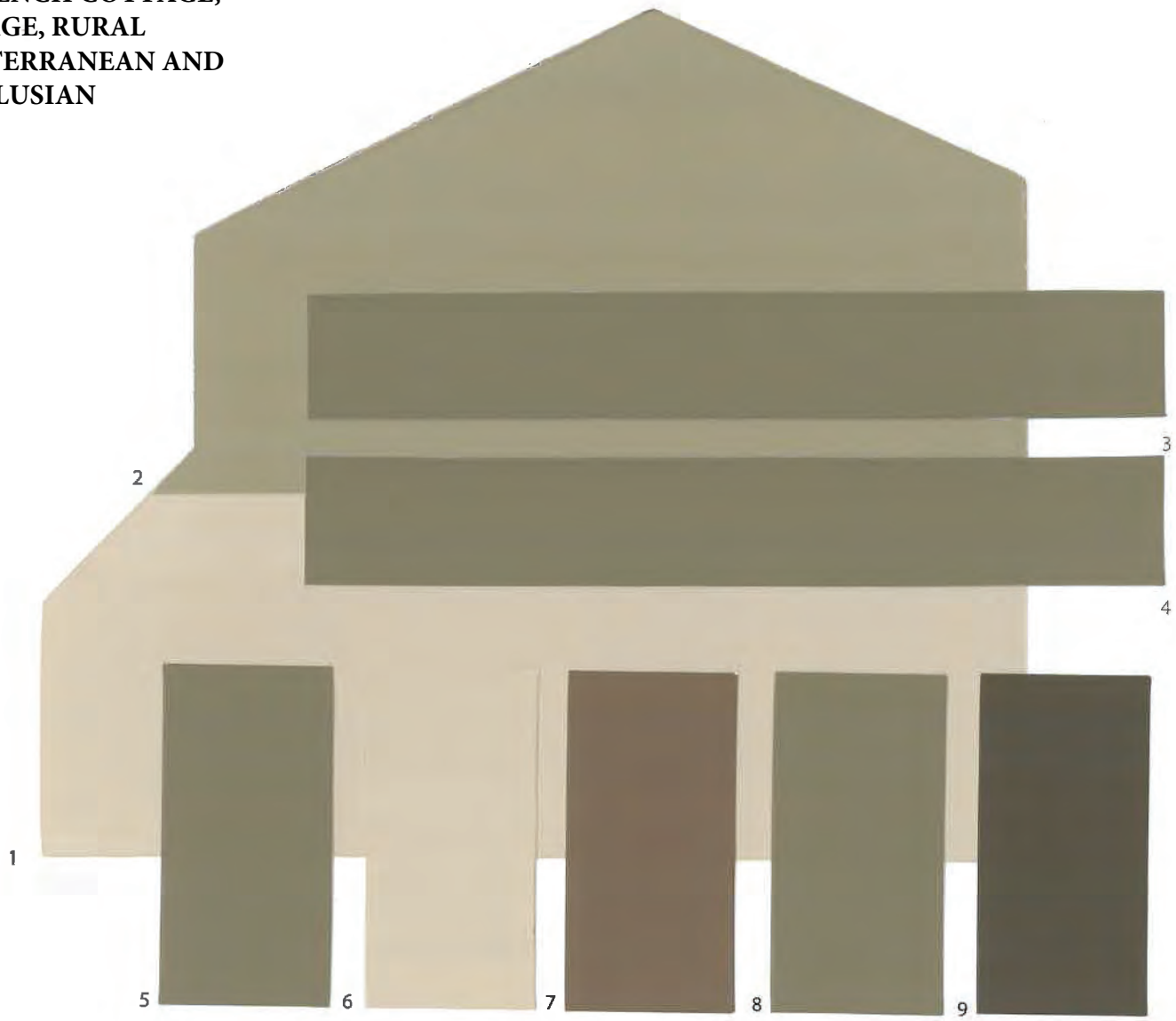
Santa Maria Cypress Ridge

Montecito Cliffstone

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 14 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 14

1	Stucco	SW 7528 Windsor Greige
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 6158 Sawdust
3	Fascia	SW 6159 High Tea
4	Pop-Outs	SW 6159 High Tea
5	Exterior Exterior Garden & Service Doors	SW 6159 High Tea
6	Porch & Patio Lids	SW 7528 Windsor Greige
7	Shutters/Entry Door	SW 9090 Caraïbe
8	Garage Door	SW 6159 High Tea
9	Iron Detail/Finials	SW 7041 Van Dyke Brown

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 14 – Roof Tile selections

Flat Tile 4634 Kings Canyon Blend Bel Air

S-Tile 3634 Kings Canyon Blend Capistrano

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Scheme 14 – Brick / Stone selections

Blandford Homes

Eclectic Exterior Color Palate

Lantana Cliffstone

Aspen Special Used Brick

York Limestone

Carmel Mountain Special Used

Polermo Country Rubble

Orchard Cypress Ridge

Bear Creek New England Brick

Countryside Cypress Ridge

Montecito Cliffstone

Boardwalk Cliffstone

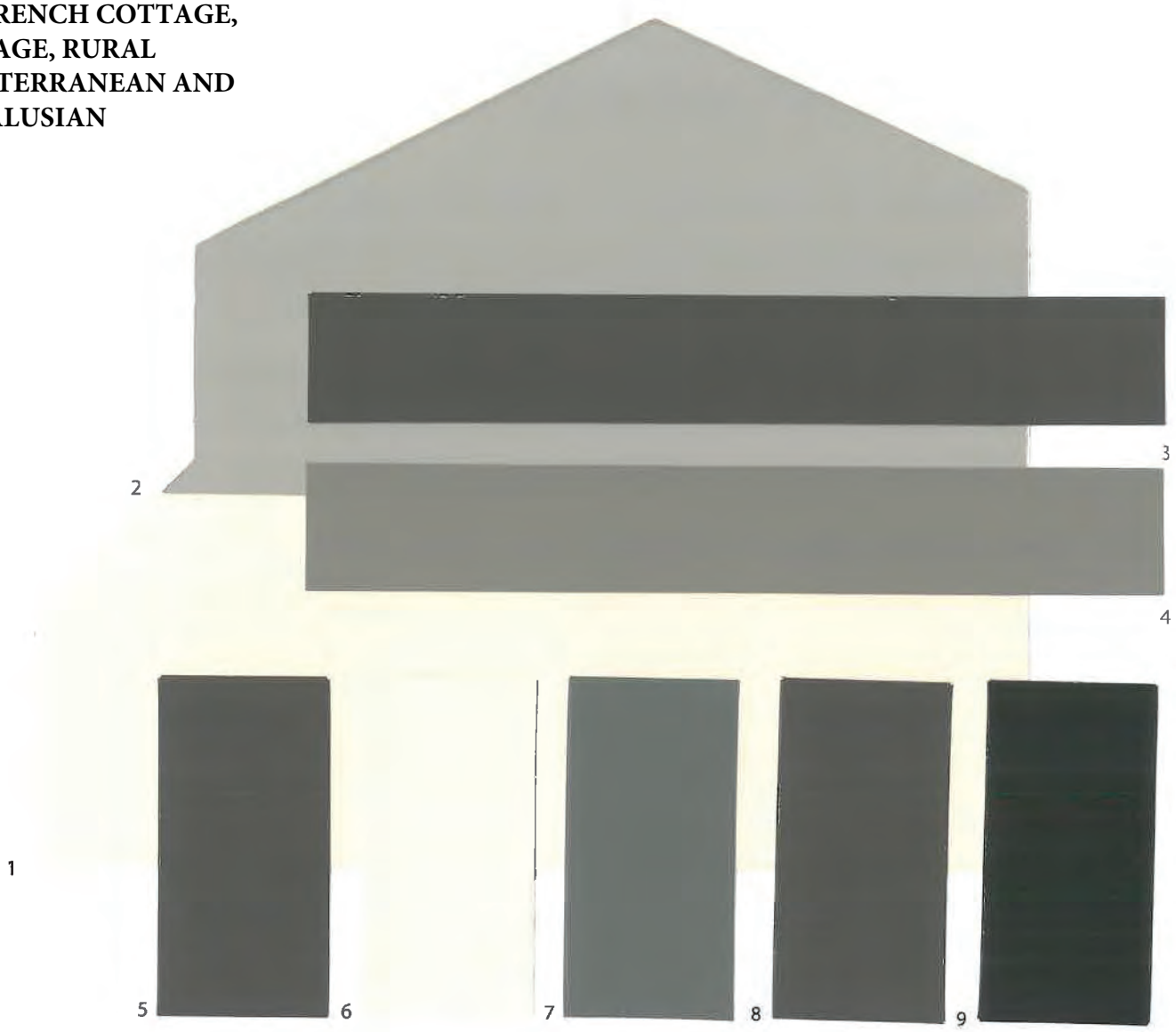
Teton Shadow Rock

Cantina Cypress Ridge

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 15 AVAILABLE ON FRENCH COTTAGE, VINTAGE, RURAL MEDITERRANEAN AND ANDALUSIAN



Scheme 15

1	Stucco	SW 6126 Navajo White
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7045 Intellectual Gray
3	Fascia	SW 7048 Urbane Bronze
4	Pop-Outs	SW 7046 Anonymous
5	Exterior Exterior Garden & Service Doors	SW 7048 Urbane Bronze
6	Porch & Patio Lids	SW 6126 Navajo White
7	Shutters/Entry Door	SW 7061 Night Owl
8	Garage Door	SW 7048 Urbane Bronze
9	Iron Detail/Finials	SW 6991 Black Magic

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 15 – Roof Tile selections

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile SMC8402 Santa Cruz Blend Capistrano

Flat Tile 5699 Charcoal Range Bel Air

S-Tile 3697 Slate Range Capistrano

Scheme 15 – Brick /Stone selections

Blandford Homes

Eclectic Exterior Color Palate

Bear Creek Belgian Brick

Lantana Cliffstone

Boardwalk Cliffstone

Ashland Tundra Brick

Cantina Cypress Ridge

Charleston New England Brick

Aspen Special Used Brick

Santa Maria Cypress Ridge

Wind River Canyon Cobble

Montecito Cliffstone

Teton Shadow Rock

Padova Fieldledge

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 19
AVAILABLE ON MODERN FARMHOUSE

Scheme 19

1	Stucco	SW 7029 Agreeable Gray
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7031 Mega Greige
3	Fascia	SW 7019 Gauntlet Gray
4	Pop-Outs	SW 7031 Mega Greige
5	Exterior Exterior Garden & Service Doors	SW 7019 Gauntlet Gray
6	Porch & Patio Lids	SW 7029 Agreeable Gray
7	Shutters/Entry Door	SW 7019 Gauntlet Gray
8	Garage Door	SW 7019 Gauntlet Gray
9	Iron Detail/Finials	SW 6991 Black Magic

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 19 – Roof Tile selections

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile 4687 Brown Gray Range Bel Air

S-Tile 3687 Brown Gray Range Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile 3697 Slate Range Capistrano

Scheme 19 – Brick /Stone selections

Blandford Homes
Eclectic Exterior Color Palate

Aspen Special Used Brick

Huron Old Country Ledge

York Limestone

Ashland Tundra Brick

Whitebark Cliffstone

Polermo Country Rubble

Bear Creek Belgian Brick

Teton Shadow Rock

Cantina Cypress Ridge

Padova Fieldledge

Boardwalk Cliffstone

Wind River Canyon Cobble

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 20 AVAILABLE ON FRENCH COTTAGE, MODERN FARMHOUSE

Scheme 20

1	Stucco	SW 7037 Balanced Beige
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7035 Aesthetic White
3	Fascia	SW 7035 Aesthetic White
4	Pop-Outs	SW 7035 Aesthetic White
5	Exterior Exterior Garden & Service Doors	SW 7019 Gauntlet Gray
6	Porch & Patio Lids	SW 7037 Balanced Beige
7	Shutters/Entry Door	SW 7019 Gauntlet Gray
8	Garage Door	SW 7035 Aesthetic White
9	Iron Detail/Finials	SW 6991 Black Magic

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 20 – Roof Tile selections

Flat Tile 4687 Brown Gray Range Bel Air

S-Tile 3687 Brown Gray Range Capistrano

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile 3634 Kings Canyon Blend Capistrano

Scheme 20 – Brick /Stone selections

Blandford Homes
Eclectic Exterior Color Palate

Aspen Special Used Brick

White bark Cliffstone

Polermo Country Rubble

Padova Fieldledge

Wind River Canyon Cobble

York Limestone

Bear Creek Belgian Brick

Teton Shadow Rock

Cantina Cypress Ridge

Huron Old Country Ledge

Montecito Cliffstone

Boardwalk Cliffstone

SHERWIN-WILLIAMS.
HOMESCAPES™

Blandford Homes

COLOR SCHEME 21
AVAILABLE ON FRENCH COTTAGE, MODERN FARMHOUSE

Scheme 21

1	Stucco	SW 7029 Agreeable Gray
2	Defined Gable End w/Pop-Out,Vent & Hor Siding, Board Batten Etc (where applicable)	SW 7029 Agreeable Gray
3	Fascia	SW 6991 Black Magic
4	Pop-Outs	SW 7031 Mega Greige
5	Exterior Exterior Garden & Service Doors	SW 7019 Gauntlet Gray
6	Porch & Patio Lids	SW 7029 Agreeable Gray
7	Shutters/Entry Door	SW 6991 Black Magic
8	Garage Door	SW 7019 Gauntlet Gray
9	Iron Detail/Finials	SW 6991 Black Magic

Color samples shown approximate actual paint colors as closely as possible. 19-04-4357 8/20/2019

Blandford Homes

Eclectic Exterior Color Palate

Scheme 21 – Roof Tile selections

Flat Tile 4602 Concord Bel Air

S-Tile 3602 Concord Blend Capistrano

Flat Tile 4687 Brown Gray Range Bel Air

S-Tile 3687 Brown Gray Range Capistrano

Flat Tile SHP8707 Sierra Blend Ponderosa

S-Tile 3697 Slate Range Capistrano

Scheme 21 – Brick /Stone selections

Blandford Homes
Eclectic Exterior Color Palate

Aspen Special Used Brick

Huron Old Country Ledge

York Limestone

Ashland Tundra Brick

Whitebark Cliffstone

Polermo Country Rubble

Bear Creek Belgian Brick

Teton Shadow Rock

Cantina Cypress Ridge

Padova Fieldledge

Boardwalk Cliffstone

Wind River Canyon Cobble

Tierra Norte

Slate

PRELIMINARY PLAT FOR EARNHARDT RANCH

CHANDLER, AZ

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL 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 OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
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 EASEMENT 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.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013-C3104M DATED 11/04/2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
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.

BASIS OF BEARING

BASIS OF BEARING: ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION.

BENCHMARK

FD 3" MCDOT BC IN HH 0.65' DN NO STAMPING NOTE- FND IN EASTBOUND LANE OF HUNT HWY +/- 40' WEST IF INTERSECTION WITH MCQUEEN RD.
SOUTHEAST CORNER OF SECTION 34
ELEVATION=1223.93' (NAVD88)

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH AND WEST 33 FEET; AND

EXCEPT THE PROPERTY CONVEYED TO MARICOPA COUNTY IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 10, 2004 IN RECORDING NO. 2004-1318305.

PARCEL NO. 2:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE MONUMENT LINE OF MCQUEEN ROAD, A DISTANCE OF 2644.21 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 23 MINUTES 44 SECONDS WEST CONTINUING ALONG THE WEST LINE OF SAID SECTION 35 AND ALSO ALONG THE MONUMENT LINE OF MCQUEEN ROAD, A DISTANCE OF 1321.98 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 55.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 15.00 FEET;

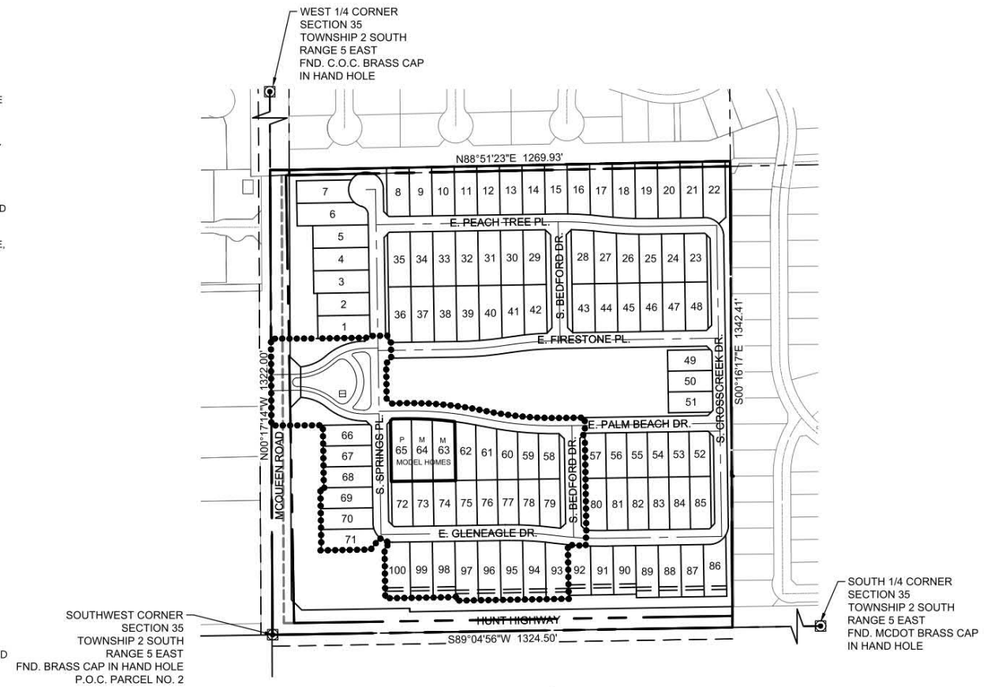
THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 1269.97 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 52 SECONDS WEST, A DISTANCE OF 1269.96 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1 CONTAINS: 37.681 ACRES, MORE OR LESS.
PARCEL 2 CONTAINS: 0.442 ACRES, MORE OR LESS.
COMBINED TOTAL CONTAINS 38.123 ACRES, MORE OR LESS.

NOTE: PARCEL NO. 1 IS CONTIGUOUS TO PARCEL NO. 2, WITHOUT ANY GAPS, GORES OR OVERLAPS, AND WHEN TAKEN TOGETHER, CONSTITUTE A SINGLE TRACT OF LAND.



KEY MAP
SCALE= 1"=200'

EARNHARDT RANCH			
CURRENT ZONING	RU-43		
PROPOSED ZONING	PAD		PDP
GROSS AREA	SQ FT	ACRES	LANDUSE %
	1,774,727	40.74	100.00%
NET AREA	1,617,460	37.13	91.14%
OPEN SPACE AREA	356,577	8.19	20.09%
MAJOR ROW	157,267	3.61	8.86%
PRIVATE STREET (TRACT M)	0	0.00	0.00%
TOTAL LOT AREA	942,023	21.63	53.08%
YIELD	LOT SIZE		
35	60' X 128'		
65	65' X 140'		
GROSS DENSITY	2.45 DU/AC		
LOT COVERAGE	MINIMUM LOT AREA (SF)		AVERAGE LOT AREA (SF)
LOT AREA	7,668		9,420
LOT COVERAGE AREA (60% OF LOT)	4,601		5,652

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	128'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK */**	*/** 18'
MINIMUM SIDE YARD SETBACK **	** 5'/10'
MINIMUM REAR YARD SETBACK ***/****	***/**** 15' SINGLE-STORY/25' TWO-STORY
MIMIMUM STREET SIDE YARD SETBACK	10'

* FOR FORWARD-FACING GARAGES, FRONT SETBACK SHALL BE A MINIMUM EIGHTEEN FEET (18 FT) MEASURED TO THE FACE OF THE GARAGE DOOR TO THE BACK OF SIDEWALK. FOR SIDE-LOADED GARAGES, LIVABLE AREA FORWARD LIVING AREAS, FRONT PORCHES, AND FRONT COURTYARDS, THE FRONT SETBACK SHALL BE A MINIMUM OF TEN FEET (10 FT) SO LONG AS THE EIGHTEEN FEET (18 FT) TO FORWARD-FACING GARAGE IS MAINTAINED.

**ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS; HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE

*** ARCHITECTURAL ELEMENTS FIREPLACES, ENTERTAINMENT CENTERS, BAY WINDOWS, ARCHITECTURAL POPOUTS AND LIVING SPACE EXTENTIONS MAY ENCROACH INTO THE READ SETBACK AREA UP TO FIVE (5) FEET PROVIDED THE ENCROACHMENT DOES NOT EXCEED MORE THAN 50% OF THE BUILDING WIDTH

**** REAR YARD SETBACK AT HUNT HIGHWAY SHALL MAINTAIN TWENTY FEET (20 FT) FOR SINGLE-STORY AND THIRTY FEET (30 FT) FOR TWO-STORY MINIMUMS

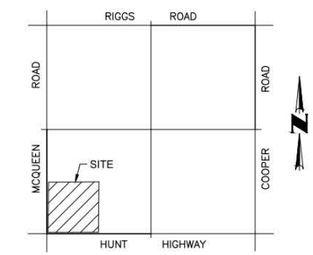
BUILDING SETBACK PER PENDING ZONING CASE # PLH21-0088

OWNER / DEVELOPER

RESERVE 100, LLC
3321 E. BASELINE ROAD
GILBERT AZ, 85234
PHONE: (480) 892-4492
EMAIL: tlemon@blandfordhomes.com
CONTACT: TOM LEMON

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
EMAIL: ACARAVEO@CVLCI.COM
CONTACT: ALEX CARAVEO



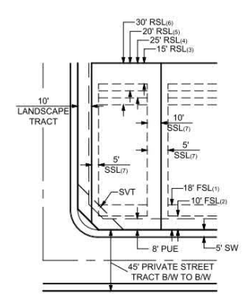
VICINITY MAP
(NOT-TO-SCALE)

LEGEND

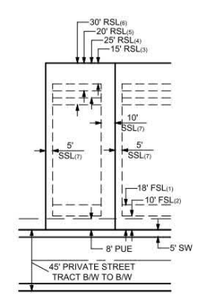
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
- W — PROPOSED WATERLINE
- S — PROPOSED SEWER LINE
- P.U.E. — 8' PUBLIC UTILITY EASEMENT
- V.N.A.E. — 3' VEHICULAR NON-ACCESS EASEMENT
- INDICATES MODEL PHASE
- M — INDICATES MODEL HOME
- P — INDICATES MODEL HOME PARKING

SHEET INDEX

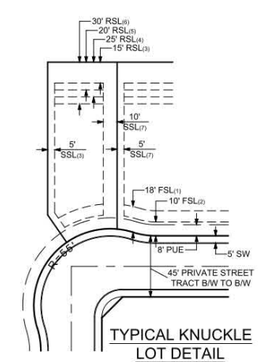
SHEET 01 - COVER SHEET/ NOTES/ KEY MAP/ SITE DATA TABLE
SHEET 02 - TRACT TABLE/ CENTERLINE DATA TABLE/ LOT AREA TABLE
SHEET 03 - CROSS SECTION DETAILS
SHEET 04 - SITE PLAN



TYPICAL CORNER LOT DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



TYPICAL KNUCKLE LOT DETAIL
N.T.S.

FRONT YARD SETBACKS
1. 18' SETBACK IS MEASURED FROM TO FACE OF GARAGE TO BACK OF SIDEWALK (FRONT ENTRY)
2. 10' FOR FRONT PORCHES, FRONT COURTYARDS, LIVABLE AREA OR SIDE TURN GARAGE

REAR SETBACKS
3. 15' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS.
4. 25' FOR TWO-STORY HOMES
5. 20' FOR SINGLE-STORY HOMES WHEN BACKING TO HUNT HIGHWAY.
6. 30' FOR TWO-STORY HOMES WHEN BACKING TO HUNT HIGHWAY.

SIDE SETBACKS
7. 5'/10' ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS
8. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE

LEGEND
FSL - FRONT SETBACK LINE
SSL - SIDE SETBACK LINE
RSL - REAR SETBACK LINE
SVT - INDICATES 30'X30' VISIBILITY TRIANGLE EASEMENT

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SHEET 01 OF 04

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C.O.C. LOG NO. PLT 21 - 0059

PRELIMINARY PLAT FOR EARNHARDT RANCH

CHANDLER, AZ

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

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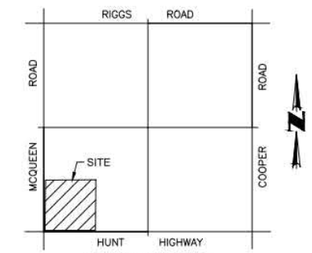

VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
W	PROPOSED WATERLINE
S	PROPOSED SEWER LINE
P.U.E.	8' PUBLIC UTILITY EASEMENT
V.N.A.E.	3' VEHICULAR NON-ACCESS EASEMENT
	INDICATES MODEL PHASE
M	INDICATES MODEL HOME
P	INDICATES MODEL HOME PARKING

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SHEET 04 - SITE PLAN

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	9,738	35	10,230	69	9,000
2	9,750	36	10,388	70	9,010
3	10,400	37	10,400	71	9,433
4	10,400	38	10,400	72	7,788
5	10,400	39	10,364	73	7,800
6	12,833	40	10,106	74	8,450
7	9,993	41	9,610	75	7,800
8	9,096	42	9,226	76	7,800
9	9,125	43	9,100	77	7,810
10	9,142	44	9,100	78	7,951
11	9,158	45	9,100	79	8,303
12	9,175	46	9,100	80	9,023
13	9,192	47	9,100	81	9,051
14	9,208	48	9,087	82	9,051
15	9,231	49	7,667	83	9,051
16	9,388	50	7,680	84	9,051
17	9,802	51	7,667	85	9,039
18	10,245	52	7,787	86	10,119
19	10,425	53	7,800	87	9,750
20	10,451	54	7,800	88	9,750
21	10,467	55	7,800	89	9,750
22	10,915	56	7,800	90	9,100
23	9,088	57	7,800	91	9,113
24	9,100	58	7,840	92	9,295
25	9,104	59	8,060	93	10,391
26	9,229	60	8,495	94	10,870
27	9,612	61	9,148	95	11,085
28	10,049	62	9,876	96	11,106
29	10,242	63	11,289	97	11,106
30	10,242	64	10,723	98	10,456
31	10,242	65	10,787	99	10,456
32	10,242	66	8,388	100	11,590
33	10,242	67	8,400		
34	10,242	68	8,400		

CENTERLINE LINE TABLE

NO.	LENGTH	BEARING
L1	74.75'	N89°04'57"E
L2	39.84'	N89°04'57"E
L3	75.26'	N89°04'57"E
L4	39.84'	N89°04'57"E
L5	27.50'	N89°04'57"E
L6	993.97'	S00°55'03"E
L7	520.00'	N89°04'57"E
L8	196.21'	N89°04'57"E
L9	342.56'	S00°55'03"E
L10	232.96'	N89°04'57"E
L11	465.64'	N89°04'57"E
L12	75.59'	N89°04'57"E
L13	460.74'	N89°04'57"E
L14	321.65'	N00°55'03"W
L15	357.90'	N89°04'57"E
L16	334.78'	N89°04'57"E
L17	895.85'	N00°55'03"W

CENTERLINE CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	105.74'	150.00'	040°23'19"	55.17'	103.56'	N68°53'18"E
C2	105.74'	150.00'	040°23'19"	55.17'	103.56'	S68°53'18"W
C3	105.74'	150.00'	040°23'19"	55.17'	103.56'	N70°43'23"W
C4	105.74'	150.00'	040°23'19"	55.17'	103.56'	S70°43'23"E
C5	132.66'	1000.00'	007°36'02"	66.43'	132.56'	N87°07'02"W
C6	132.66'	1000.00'	007°36'02"	66.43'	132.56'	S87°07'02"E
C7	141.54'	1000.00'	008°06'35"	70.89'	141.42'	N85°01'40"E
C8	141.54'	1000.00'	008°06'35"	70.89'	141.42'	S85°01'40"W
C9	224.08'	1000.00'	012°50'19"	112.51'	223.61'	N84°29'53"W
C10	224.08'	1000.00'	012°50'19"	112.51'	223.61'	S84°29'53"E
C11	144.54'	1000.00'	008°16'53"	72.39'	144.41'	N86°46'37"W
C12	144.54'	1000.00'	008°16'53"	72.39'	144.41'	S86°46'37"E

TRACT AREA TABLE

TRACT	AREA (ACRES)	DESCRIPTION
ROW - ARTERIAL	3.607	
TRACT A	1.030	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, UTILITY EASEMENT
TRACT B	0.068	LANDSCAPE, UTILITY EASEMENT
TRACT C	0.093	LANDSCAPE, UTILITY EASEMENT
TRACT D	0.093	LANDSCAPE, UTILITY EASEMENT
TRACT E	0.060	LANDSCAPE, UTILITY EASEMENT
TRACT F	3.251	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, UTILITY EASEMENT
TRACT G	3.292	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, AMENITY, UTILITY EASEMENT
TRACT H	0.060	LANDSCAPE TRACT, UTILITY EASEMENT
TRACT I	0.088	LANDSCAPE TRACT, UTILITY EASEMENT
TRACT J	0.085	LANDSCAPE TRACT, UTILITY EASEMENT
TRACT K	0.067	LANDSCAPE TRACT, UTILITY EASEMENT
TRACT L	7.323	PRIVATE STREET, PUBLIC WATER AND SEWER EASMENT, UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS,PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT

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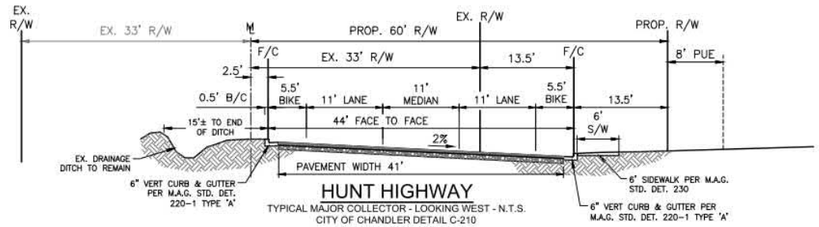
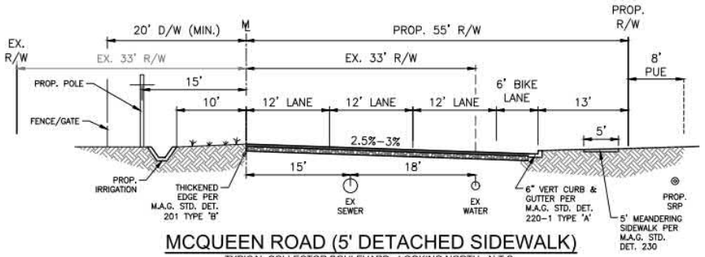


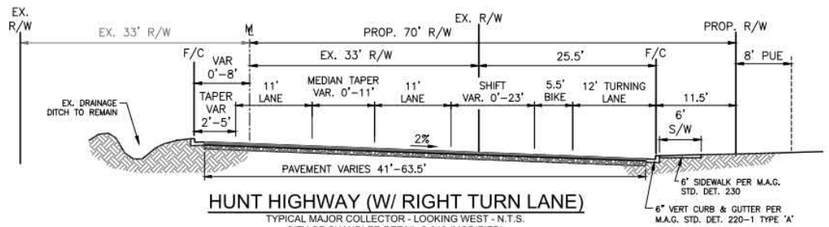
HUNT HIGHWAY

TYPICAL MAJOR COLLECTOR - LOOKING WEST - N.T.S.
CITY OF CHANDLER DETAIL C-210



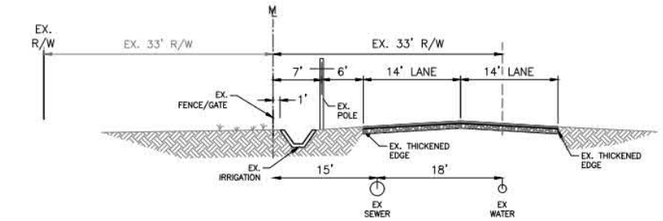
MCQUEEN ROAD (5' DETACHED SIDEWALK)

TYPICAL COLLECTOR BOULEVARD - LOOKING NORTH - N.T.S.



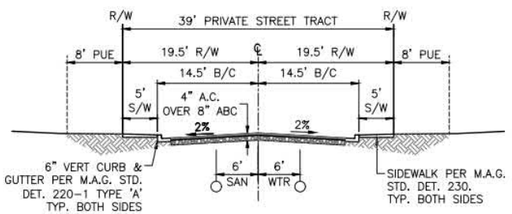
HUNT HIGHWAY (W/ RIGHT TURN LANE)

TYPICAL MAJOR COLLECTOR - LOOKING WEST - N.T.S.
CITY OF CHANDLER DETAIL C-210 (MODIFIED)



EXISTING MCQUEEN ROAD

LOOKING NORTH - N.T.S.



SECION B-B
PRIVATE RESIDENTIAL STREET SECTION

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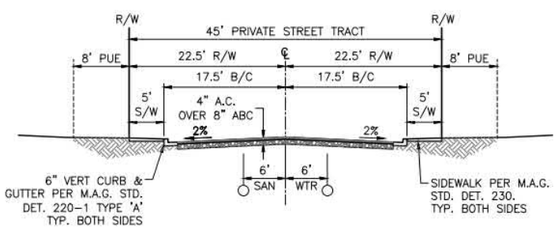

SECION A-A
PRIVATE RESIDENTIAL STREET SECTION

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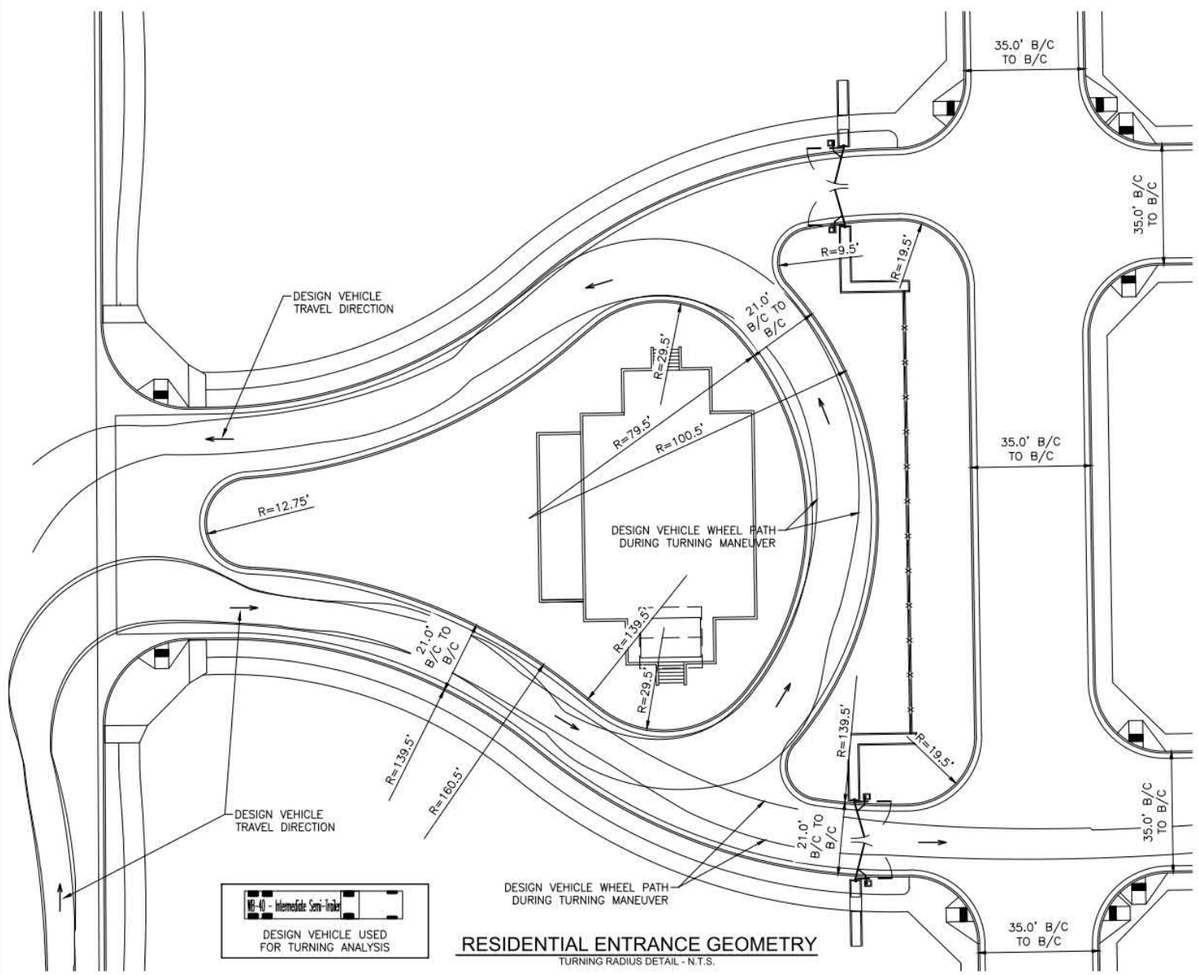
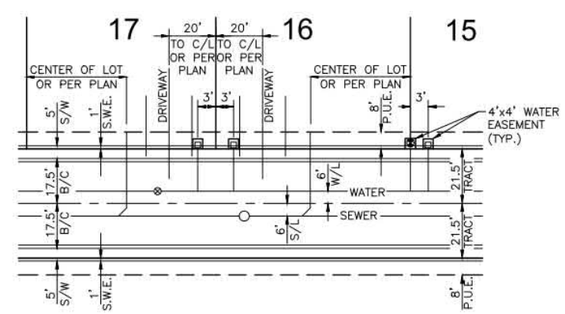


RESIDENTIAL ENTRANCE GEOMETRY

TURNING RADIUS DETAIL - N.T.S.



TYPICAL SERVICE LOCATION DETAIL

4" PVC SEWER BUILDING CONNECTION PER C.O.C. STD. DTL. C-411, STATIONED FROM NEAREST DOWNSTREAM MANHOLE.

1" SINGLE WATER SERVICE PER C.O.C. STD. DTL. C-301, CONCRETE METER BOX & COVER PER M.A.G. STD. DTL 320.

PRELIMINARY PLAT FOR EARNHARDT RANCH

CHANDLER, AZ

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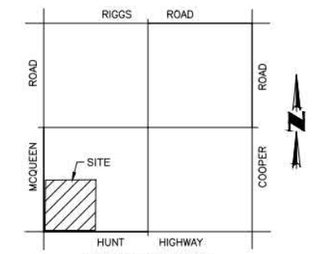

VICINITY MAP

(NOT-TO-SCALE)

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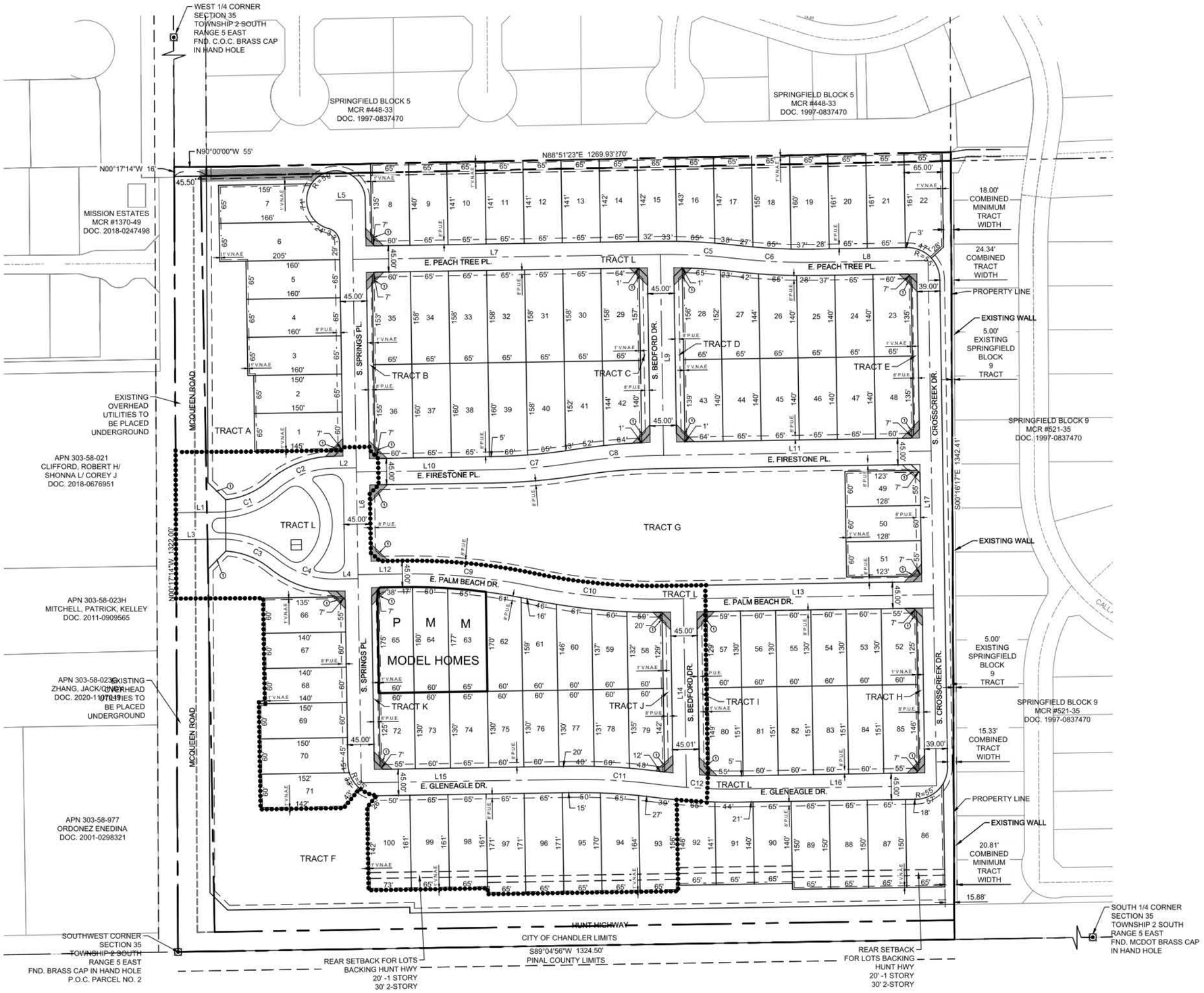

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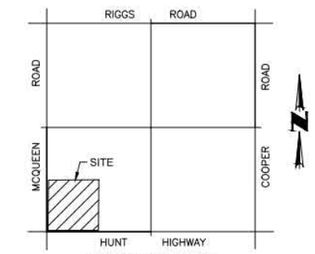

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N

80' 40' 0 80'

SCALE: 1" = 80'

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SHEET 04 OF 04

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