

**Planned Area Development,
Preliminary Development Plan,
and
Preliminary Plat**

for

Earnhardt Ranch

**Northeast Corner of
McQueen & Hunt Highway**

by:

Reserve 100, LLC

Case No.: PLH21-0088

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EARNHARDT RANCH

I. INTRODUCTION

Reserve 100, LLC (dba “Blandford Homes”) is the proposed developer of a high quality, premium, residential development on 40.74± gross (37.26± net) acres at the northeast corner of McQueen Road and Hunt Highway (the “Site”). Blandford Homes is a locally owned homebuilder that is well known and respected for building beautiful high-quality homes and residential communities. The Site was the home of one of Chandler’s most well-known residents, Tex Earnhardt, for more than 50 years. The size and location of the Site, the quality of the surrounding residential development, and the long association of the property with Mr. Earnhardt and his family warrants special attention in its design and development. The development will be a gated residential community known as “Earnhardt Ranch.” Blandford Homes is working with the Earnhardt family to incorporate elements in the main entry and in the main park amenity area that will respectfully pay tribute to Tex Earnhardt’s legacy and association with the Site. Earnhardt Ranch will be a premium gated residential community that is compatible with and be a high-quality addition to the existing community. To achieve this, Blandford Homes requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP) and Preliminary Plat approvals. Simultaneous with this request Blandford Homes is requesting the Site be annexed into the City of Chandler (the “City”).

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as *Exhibit 1*. The Site is bounded by McQueen Road on the west, an existing single-family residential development to the north, and east (Springfield Phase 5 and 9), and Hunt Highway on the south. The Site is zoned Rural-43 in unincorporated Maricopa County.

The City’s General Plan designates the Site as Residential and is within the Southeast Chandler Area Plan (SECAP). The SECAP designates the Site as Traditional Suburban Character. This designation permits a density range between 2.5 du/ac and 3.5 du/ac (provided Community Amenities for Density Incentives are included in the development plans). Developments in this designation should convey a rural/agrarian theme. As is shown on the development plans Earnhardt Ranch proposes a rich and extensive rural/agrarian theme.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site to PAD Single-Family Residential. The proposed PAD Single-Family Residential accomplishes the PAD zoning objectives.

Earnhardt Ranch proposes a residential community of 100 residential lots with gated access, private streets, and common open space areas, including a centrally located recreation area. *See Exhibit 2, Conceptual Site Plan and Exhibit 3, Conceptual Landscape Plan.* The Site proposes two different lot sizes—60' x 128' and 65' x 140', with many of the lots oversized, ranging in area from approximately 7,680 square feet to 9,100 square feet (largest lots are over 11,000 square feet, resulting in an overall net site density of 2.68 du/ac. The Site includes approximately

8.21 acres (22±%) of open space made up of common area landscape, retention basins, and programmed recreation areas. The Site includes a primary gated entry on McQueen Road, with an emergency and a maintenance vehicle only ingress/egress access drive next to the north property line on McQueen. Earnhardt Ranch is designed to embrace the rural character of the area by providing for an expansive landscape setback on McQueen Road, integrating meaningful geometry within the internal street network and preserving an internal view corridor.

Earnhardt Ranch is proposed as a premium gated single family detached residential community, with particular focus on creating an attractively landscaped perimeter with iconic entry monuments, tree-lined entry drive, varied theme walls and view fencing. *See Exhibit 4, Perspectives and Exhibit 5, Entry Plan.* Inside the community Earnhardt Ranch will have a prestigious private enclave living environment. The internal streets have walkway connections in open spaces leading to the main central amenity area. Through the design, Blandford Homes has enhanced the livability, functionality, safety and visual interest for the future residents and guests.

B. Landscaping

Earnhardt Ranch will embrace its cultural heritage through an elegant, agrarian rustic style landscape character. *See Exhibit 3, Conceptual Landscape Plan.* The landscaping theme for Earnhardt Ranch is for a lush, green plant palette with deciduous trees such as Red Push Pistache and Live Oak with grassed lawn areas at the main entry and main park amenity area. Tree canopies will be organized in rows, emulating the existing conditions on the Site, creating a strong identity both on the perimeter and interior common areas. This structured canopy will be further enhanced with organized understory landscape materials. These materials will provide scale, color, texture, and overall impact to the aesthetic of the community. The landscape tracts along McQueen Road and Hunt Hwy are tree lined with shrubs and decomposed granite.

C. Amenities and Open Space

Earnhardt Ranch is envisioned as a family-oriented, single-family detached, residential community and will feature approximately 8.21 acres (22±%) of open space for its residents. The community is planned with quality amenities consistent with Blandford Homes' desire to create an upscale community where residents will be able to live, relax, play, and socialize in a high quality and pleasing residential environment. Consistent with the goals and vision of the Southeast Chandler Area Plan, the open space areas provide deeper setbacks and view corridors. The open space areas will be thoughtfully landscaped in a patterned and textured agrarian character with the focus of providing shade over walkways and within amenity areas as well as establishing a unique atmosphere for residents. The street network and sidewalks within the community will provide residents with convenient access to the primary amenity which is programmed to provide for a variety of outdoor recreational activities and to include an outdoor "garden" area that will pay tribute to the property and the family which occupied it.

The focal point of the community amenities and open space will be an approximate 3.24-acre central park amenity area that is prominently featured for all that access the development. *See Exhibit 6, Amenities Plan.* When a resident or visitor enters through the main entry gate they will see an impressive landscaped open space area. Centered in that landscaped area will be an amenity activity area that will include an oversized barn-like ramada, outdoor courtyard seating area, event lawn, and gazebo pavilion ramada, tot lot climbing structure, and ½ basketball court, all in a rural country ranch theme. The layout and programming of this central amenity is to create a flexible activity and event space for residents, guests, and families. A key feature of the central amenity

is a proposed “garden or corral area” that will pay tribute to Tex Earnhardt, with a story board or display panel recounting some of Tex’s and the Earnhardt family story on the property. *See Exhibit 7, Character Images.*

D. Building Elevations

Blandford Homes is proposing nine (9) floor plans in two floor plan series. The Craftsman Series (5 plans) are 40’ & 45’ wide floor plans that will fit on the 60’ wide lots. The Artisan Series (4 plans) are 50’ wide floor plans that will fit on the 65’ wide lots. The floor plans range in size from 2,279 square feet – 4,219 square feet. Six (6) of the plans are single-story homes and three (3) are two-story plans. Each floor plan in the Craftsman Series and in the Artisan Series will offer up to five elevations. More than five (5) elevation choices per plan are shown in the detailed floor plan and elevation submittal, with the caveat that a minimum of five (5) floor plan choices will be offered per plan. *See Exhibit 8, Elevations and Floor Plans.* Blandford Homes is known for the distinctiveness, variety, diversity, and quality of the elevations on its homes. Every elevation will have a covered front porch on the front of the home. Some elevations will have an open front courtyard on the front of the home. The front facing garages on all floor plans are located behind the front porch and are located behind the main living area or side turn garage on all single-story floor plans. On two-story plans the front facing garages are located behind the front porch or side turn garage, but in some instances are in line with the living area of the home. On those floor plans, additional architectural detailing is provided on the 2nd story elevations to provide varied elevation planes and architectural details such as pop-outs, gable ends on rooms, varied roof lines, dormers, balconies or tower elements. Each elevation will have a primary body material (i.e., stucco, brick, or stone) and (with the exception of the Spanish elevation for stylistic reasons) will have a 2nd accent material that is distinctly different from the primary material (i.e., if the primary material is stucco, there will be brick or stone or wood accent columns, footer skirts, towers, pop-out walls etc., depending on the particular elevation). *See Exhibit 9, Color & Materials.* There will be several accent elements per elevation such as stucco pop-outs or insets, wrought irons railings or decorative wrought iron details, shutters, ceramic tile insets, exposed rafter tails or beams, corbels, porch columns or posts and so on depending on the elevation. Particular attention has been given to provide 4-sided architecture details and to ensure that all three (3) to-story plans do not have a box on box appearance on either the front or rear elevations.

Elevation styles include:

Craftsman Series - any one floor plan will have a minimum of five (5) choices from the following:

- Spanish
- Cottage
- Bungalow
- Country French
- Farmhouse
- Andalusian
- Prairie
- Craftsman

Artisan Series - any one floor plan will have a minimum of five (5) choices from the following:

- Spanish

- Vintage
- Farmhouse
- Rural Mediterranean
- Andalusian
- Cottage

E. Walls and Entry Monumentation

The theme walls, view fencing, and entry monument have been designed to be consistent with the home elevations and landscaping theme. ***See Exhibit 11, Wall Plan and Elevations and Exhibit 12 Monument Sign.*** As illustrated in Exhibits 5 and 10, the walls, entry monuments, gated entries, pedestrian gates, rail fencing and view fencing are designed to provide a substantial, grounded, earthy, subtly elegant, quality appearance through materials, color, design details and location. Quality materials are proposed including slump block, stone, brick, wrought iron and steel. At the main entry, substantial entry walls with arched cap bands and planter footers are proposed in slump block, stone and brick, all in earth tones, and will contain the monument signage lettering in back lit channel lettering. The monumentation at the main entry is rustic ranch inspired, utilizing combinations of materials and finishes to emphasize uniqueness and contrast. The main entry monumentation utilizes vertical massing and horizontal scale to create compression and focus at the arrival point. This will allow the residents to feel as though they have “arrived” at Earnhardt Ranch. Additionally at the main entry is a rustic ranch themed gate house within an expansive landscaped (treed) island in the center of separated “carriage-way”. ***See Exhibit 10, Gate House Elevation.***

The gates are proposed to be powder coated painted steel with a rural agrarian or ranch theme carried through the vehicular gates and pedestrian gates. The vehicular gates will have the initials “ER” for Earnhardt Ranch (or similar detail) etched in them. Rail fences are proposed as a decorative enhancement to provide a rural flavor and additional variety. To add interest along expanses of wall and to provide visual windows into the community, at certain locations partial view wall/fence and full view fence are provided. A hierarchy of walls are proposed with a primary theme wall on the exterior perimeter locations, and a secondary theme wall on the interior block end locations.

F. Design Considerations Adjacent to Springfield

Great care has taken place in designing Earnhardt Ranch to be compatible with the existing Springfield community. Along the east common property line: (1) no lots back to the existing homes; (2) all of the first lots that side or front towards the existing homes will be restricted to single story only floor plans; and (3) a minimum of a 12’ wide landscape tract, varying in width up to 20’ will be provided next to a 5’ strip of land that the Springfield HOA owns (Tract R in Springfield Block 9 and the west 5’ of Tract S in Springfield Block 5). The two tracts combined will provide an effective landscape buffer between the two communities varying in width from a minimum of 17’ to 25’ to provide screen trees, vegetation, decompose granite, and a physical separation. Along the north where the lots back up along the north property line, the following design considerations are included: (1) an existing 60-foot wide drainage and landscape tract creates a buffer between Earnhardt Ranch and the existing homes; (2) extra lot depth is proposed for lots 16 – 22 in Earnhardt Ranch, gradually increasing from 140 feet deep to 150 feet deep, and, with the increased depth of the lots the homes will be setback approximately 35’ or more from the existing rear wall, creating the “look” of a minimum of a 95’ setback from the rear (or side) lot

walls of the existing homes in the Springfield community; and (3) lot 22 is proposed to be restricted to a single story only home.

G. SECAP Development Standards and Community Amenities for Density Incentives

Earnhardt Ranch 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.	An 80-foot (average) wide landscape setback is provided along McQueen Road and Hunt Highway.
Use subdivision techniques that reduce the number of houses backing up to arterial streets.	Lots are proposed to back up to McQueen Road and Hunt Highway, which will be mitigated by extensive landscaping and extra lot depth in the lots backing to Hunt Highway and staggers in the walls.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	Staggers or other breaks are provided in the perimeter fence walls along the arterial streets. There are staggers and breaks on McQueen Road where no wall section is longer than 195'. Wall staggers are proposed on Hunt Hwy.
Provide rural character entry features from arterial streets.	A rural character entry feature is proposed on McQueen Road including the use of a tree-lined dual carriage-way entry, theme walls, gates, a rustic ranch themed gatehouse. The entry way incorporates theme walls using traditional materials such as slump block, stone, brick caps and steel gates with a rural crossed bar fence pattern, and a rail fence detail to create a rural ranch style. This theme is enhanced by a tree-lined entry way, lawn area and paved drives.
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.	Blandford Homes requests the setback along Hunt Highway be reduced to 30 feet for a two-story home and 20 feet for a one-story home. An additional 10' of lot depth is provided in the lots backing to Hunt Hwy as an off-set to the requested reduction.
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 for an aggregate of 15' on the lot and a minimum of 10' between homes

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. Earnhardt Ranch’s design satisfies the two required elements and meets two of the optional elements. **Appendix A** identifies the Community Amenities planned for Earnhardt Ranch that qualify for the required Density Incentives for Increment 1.

H. Subdivision Diversity Elements

Earnhardt Ranch is designed to meet the City’s required and optional Residential Subdivision Diversity Standards for subdivision design. **Appendix B** identifies the Subdivision Diversity Standards (required and optional) that Earnhardt Ranch satisfies.

I. Architectural Diversity Elements

Earnhardt Ranch is designed to meet the City’s required and optional Residential Architectural Diversity Standards for subdivision design. **Appendix C** identifies the Subdivision Diversity Standards (required and optional) that Earnhardt Ranch satisfies.

J. Development Standards

Blandford Homes is proposing the following development standards for all lots within Earnhardt Ranch:

Regulation	Development Standard¹
Front Yard Setback ^{a, b}	20 feet to the garage door of a forward-facing garage 10 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback ^c	15 feet for single-story, 25 feet for two-story Hunt Highway only – 20 feet for single-story, 30 feet for two-story
Side Yard Setback ^{b, d}	5 and 10 feet; 15’ aggregate on a lot, and 10 feet minimum between buildings on neighboring lots
Minimum Lot Area	7,600 square feet
Minimum Lot Width	60 feet
Maximum Lot Coverage	60%
Maximum Wall Height	7 feet

- a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet 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 (10) feet so long as the twenty (20) feet to forward-facing garage is maintained.

¹ See Exhibit 13, Typical Plot Plan

- b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.
- c. Architectural elements, fireplaces, entertainment centers, bay windows, architectural popouts, and living space extensions may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more than 50% of the building's width.
- d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than two (2) feet from the property line.

The following are the development standards for "accessory buildings" (as such term is defined by the City's Zoning Code): the rear yard setback for an accessory building shall be a minimum of 10 feet and the side yard setbacks shall 5 feet or 10 feet.

K. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 14***. The Site will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City standards.

IV. PRELIMINARY PLAT

The proposed ***Preliminary Plat*** is attached as ***Exhibit 15***.

V. PROJECT TEAM

Developer:

Reserve 100, LLC
Attn: Tom Lemon
Blandford Homes
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Gilbert, Arizona 85234

Planner/Landscape Architect:

ABLA
Attn: Andy Baron
Chris Szabo
310 W. Rio Salado Parkway
Tempe, Arizona 85281

Civil Engineer:

CVL Consultants
Attn: Doug Chubin
4550 N. 12th Street
Phoenix, Arizona 85014

Zoning:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
1850 North Central Avenue, 17th Floor
Phoenix, Arizona 85004
Phone: (602) 234-8794

VI. CONCLUSION

Approval of Earnhardt Ranch will allow for the development of a high quality and distinctive residential community that adds to the character and quality of the surrounding area. Residents will enjoy a highly amenitized neighborhood enhanced by richly landscaped open space areas. Earnhardt Ranch makes good land use sense on this site, will be compatible with neighboring developments, and will provide premium residential community in this unique part of south Chandler. Your approval is requested.

<u>APPENDIX A – SECAP COMMUNITY AMENITIES FOR DENSITY INCENTIVES</u> <i>(Increment 1)</i>		
Required Elements:		
A-1. Neighborhood playlots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit.	The amenity area and other open space areas are provided that are less than 1,320 feet from the furthest dwelling unit.	
A-4. Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e., minimum 12.5% open space requirement).	Open space comprises 22±% of the site area.	
Optional Elements (Minimum Required-2 points):		Points
A-9. Provide small loop drives around centralized common space that can serve as a neighborhood pocket park/focal point.	The focal point of the community is a central park with a loop drive around it.	1
A-10. Interpretive education opportunities that relate to the agricultural heritage and history of the area, through such venues as nature trails or point of interest displays.	A unique thematic element proposed at Earnhardt Ranch is to include an outdoor garden area or corral area in the main central park amenity that will tell the story of Tex Earnhardt and his family's association with the Site. This will include a story board or display panel area with information about the Site, the raising of cattle including the longhorn bull made famous in local TV commercials, Tex's extensive time on the Site and raising his family there, and the ties to the agricultural heritage of the area. The garden/corral area will contain physical elements taken directly from the Site to memorialize the legacy of Tex Earnhardt. <i>See Exhibit 6, Amenities Plan.</i>	1
Total Points		2

APPENDIX B – SUBDIVISION DIVERSITY STANDARDS

Required 8 Elements:

1. Sense of neighborhood arrival	Residents are greeted by a sense of neighborhood arrival through a combination of tree-lined entry, landscaping, theme wall design, gate house, primary entry monument sign and gated entry.
2. Distinct project themes	Earnhardt Ranch has a distinctive project theme that is illustrated through landscaping and unique perimeter theme walls and accent features.
3. Vehicular access to rear yards	Homeowners may have the opportunity for vehicular access to the rear yards.
4. Deeper rear yard setbacks for 2-story homes	The proposed setbacks for 2-story homes are 10 feet deeper than for the 1-story homes.
5. Irregular shaped retention basins	The retention basins are irregularly shaped to provide visual variety and interest.
6. Design and improve retention areas to be useable and accessible	The retention areas will be improved with landscaping and turf, allowing residents the opportunity to use and access them.
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	The landscape setback along McQueen Road exceeds the minimum foot requirement by providing an average width of over 80' feet from the r-o-w line and an average of 93' feet from the back of curb along McQueen Road.
8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	Along the McQueen frontage there will be variety of different perimeter fence treatments including primary theme wall with staggers, monument walls, entry gates, full height view fence to provide visual breaks and variety. Along the Hunt Hwy wall staggers are proposed to provide a visual interest along the frontage.

Optional Elements (10 points required):

1. Provide a curvilinear street system	As is depicted on the <i>Conceptual Site Plan (Exhibit 2)</i> , there are four (4) east-west private streets inside the gates. Modest curves are provided on the three (3) northerly streets ranging from 5' – 20', to provide visual interest
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	and soften the straightness of all four (4) of the east/west streets.
3. Provide view fencing along arterial and collector streets	View fencing will be provided at the open space area/retention basin on the northeast corner of McQueen Road and Hunt Highway.
5. Group wide side yards on adjoining lot or arrange lots in another fashion to add diversity	There will be variety along the interior streets on the placement of homes on adjoining lots, such that there will be frequent instances where the wider side yards match up on adjoining lots.
6. Provide different lot widths (at least 5-ft. differential	Earnhardt Ranch will contain 2 different lot widths, 65 ft. and 60 ft.
7. Include a 10-foot wide landscape tract on the street side of corner lots	10-foot wide landscape tracts are located along the street sides of all corner lots.
9. Provide a mix of garage orientations	A variety of garage orientations and variety in the garage planes are provided between the two proposed housing series of homes.
12. Provide landscape open space visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	Several landscaped open space areas will be visible from the residential street view.
20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence	An average landscape parkway from the r-o-w line of 80' feet is provided along McQueen Road and 93' feet from the back of curb.
21. Any other subdivision feature not listed.	The approximate 3.24-acre main central amenity area will have multiple program elements: barn-like ramada, outdoor seating area, gazebo pavilion, event lawn, tot lot play structure, ½ basketball court, bean bag toss court and shade structures and a garden or corral area designed to tell the story of Tex Earnhardt and his family's association with the property. Two points are received for this item as the extensive number of amenities and variety in programming meet the intent and goal of the Subdivision Diversity Guidelines.
Total Points	10

APPENDIX C – ARCHITECTURAL DIVERSITY STANDARDS

Required Elements:

1. Provide four-sided architecture	The use of varied roof massing, window accent detailing, and rear elevation roof line breaks provide four-sided architectural design.
2. De-emphasize garage fronts	The homes provide a mix garage locations and styles to deemphasize garage fronts. In general, forward-facing garages will encompass no more than one half (1/2) of the street front elevation, in addition to being setback from the front porch or entry way. The one exception is for the 2352-50' wide plan which includes a 3-car facing garage (includes up to 2 interior bays for a potential 5-car garage), with the front facing 3 rd bay setback from the other 2 bays to provide a horizontal and vertical break. The garage plane on all single-story plans is also recessed from the living area of the house. On two story plans, although the garages are recessed from the front porch, it may be in line with a portion of the living area of the house, but in such cases particular attention is given to the architectural detailing of the 1 st story and the 2 nd story to reduce the garage dominance.
3. Front door or courtyard entry visible from street	Front doors or courtyard entries on all plans are visible from the street. With the 2 nd submittal the 5204 two-story floor plan is deleted.
4. Single story or combination one- and two-story homes on all corner lots	Corner lots will be restricted to single-story or combination one- and two-story homes.
5. Enhanced rear elevations along arterials/collectors	Enhanced rear elevations will be provided using varied roof massing, window accent detailing, and rear elevation roof line breaks.
6. Variety of roof colors, textures, shapes	The proposed elevation styles incorporate a variety of roof shapes and building massing.
7. Variety of durable exterior materials/finishes	Roofing materials will be concrete tile and wall finishes will be stucco. Accent materials will include stone or brick veneer and ceramic tile.

8. Box-on-box to include single story element, second story plane change, or multiple roofs with different ridge orientations	All two-story floor plans will include design features to define the single-story element, and differentiate the 2 nd story plane, including (depending on the floor plan and elevation), varied porch roof lines at the first story, 2 nd story pop-outs, multiple roof lines, turned gables, dormers, towers, balconies, shutters, alternate materials (i.e., such as board and batten gables on the 2 story farmhouse elevations), and so on.
9. Covered Patios	Covered rear patios are standard on all floor plans.

<i>Optional Elements:</i>	
1. Provide at least 3 significant architectural style differences with at least 4 distinctive features	Each floor plan will have a minimum of five (5) distinctly different elevation styles, with at least 4 different features per elevation.
2. Prohibit the same front elevation on adjoining homes or across the street	The same elevation styles on the same floor plan will not be built side-by-side or directly across from each other.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan	Stone or brick veneer, or accent façade material (such as board and batten siding on the farmhouse elevations) will be standard on at least four (4) of five (5) elevations per floor plan. The Spanish elevation will have accent elements such as wrought iron, pop-outs or insets, tile details, and other architectural treatments.
4. Provide distinctive architectural details on all elevations such as covered front entries, covered front porches, door and window details, roof features, parapet walls with cap features, eave details, front door styles, dormers, etc.	All floor plans and elevations will have a standard covered front entry and/or covered front porch, or combination. There will be considerable variety and detail in the windows and doors and trim around them. There will be roofline variation on every elevation including a variety of eave treatments, some with exposed rafter tails or beam ends, some with corbels, others with stucco eave returns. There will be a mix of dormers, towers, parapet walls, wrought iron railings, other wrought iron elements, shutters, door styles, some with sidelight windows depending on the floor plan and elevation. There will be a superior level of variety and diversity in the elevation elements. Homes will include standard paved

	driveways and standard exterior lighting packages (i.e., coach lights on garages as standard, lighted entryways as standard).
5. Provide screening or other accommodations for refuse containers	All trash containers, recycling bins, and other household equipment will be screened behind the side-yard return wall.
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan.	All floor plans contain a standard front porch and/or covered front entry way so the optional element is met, but in addition it is worth noting that a number of the floor plans and elevations have open front courtyards and living spaces within front courtyard walls.
8. Break-up the main ridgelines on roof slopes.	The main ridgelines of the roof slopes are broken up using multiple roof elevations and plane changes.
9. Limit the roof slopes visible from arterial streets to no more than 2 adjacent lots with identical rear elevation roof lines.	The roof slopes visible from McQueen Road and Hunt Highway (arterial street) will be limited to no more than 2 identical rear elevation roof lines in a row on adjacent lots.

EXHIBIT 1

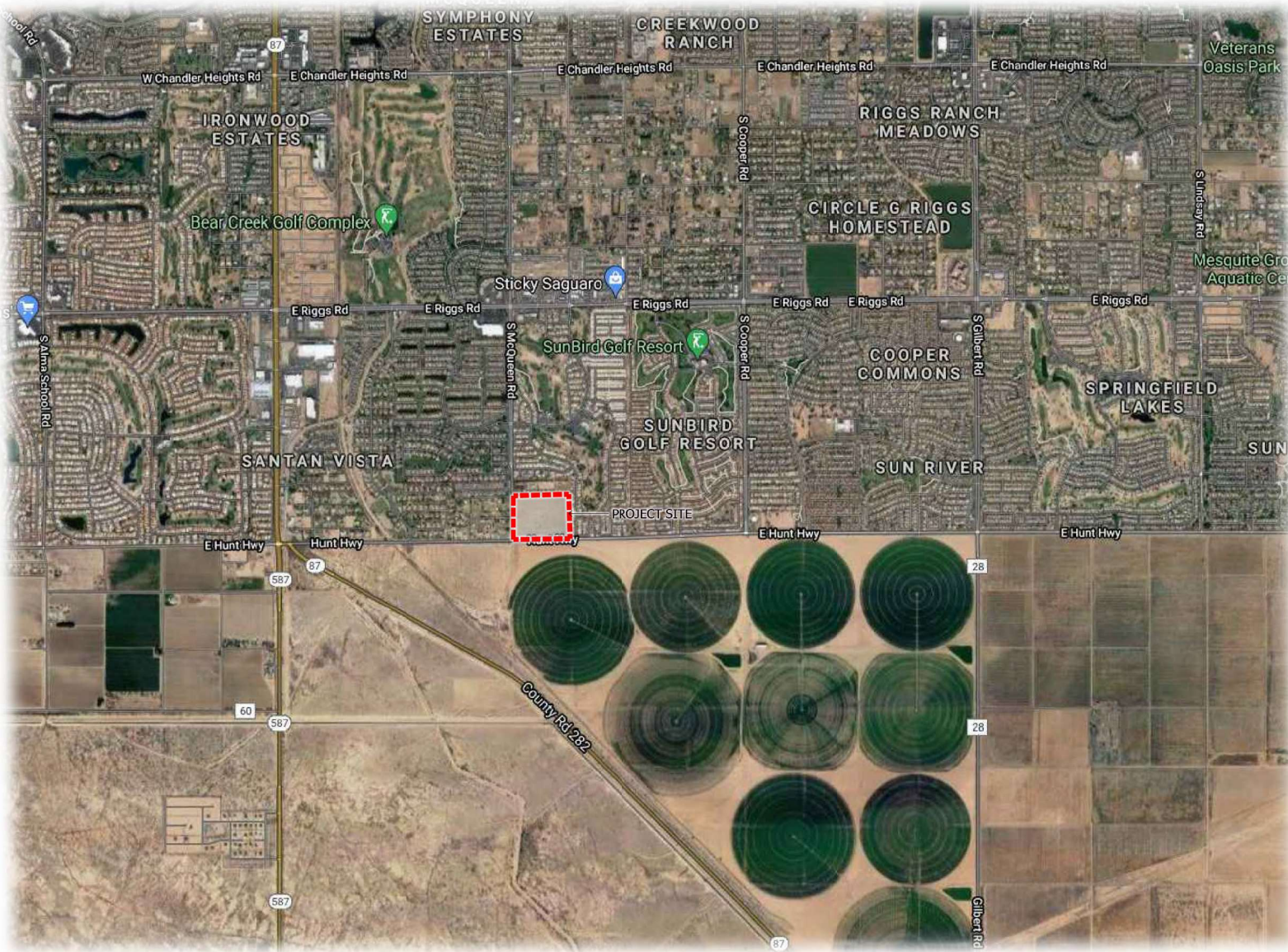
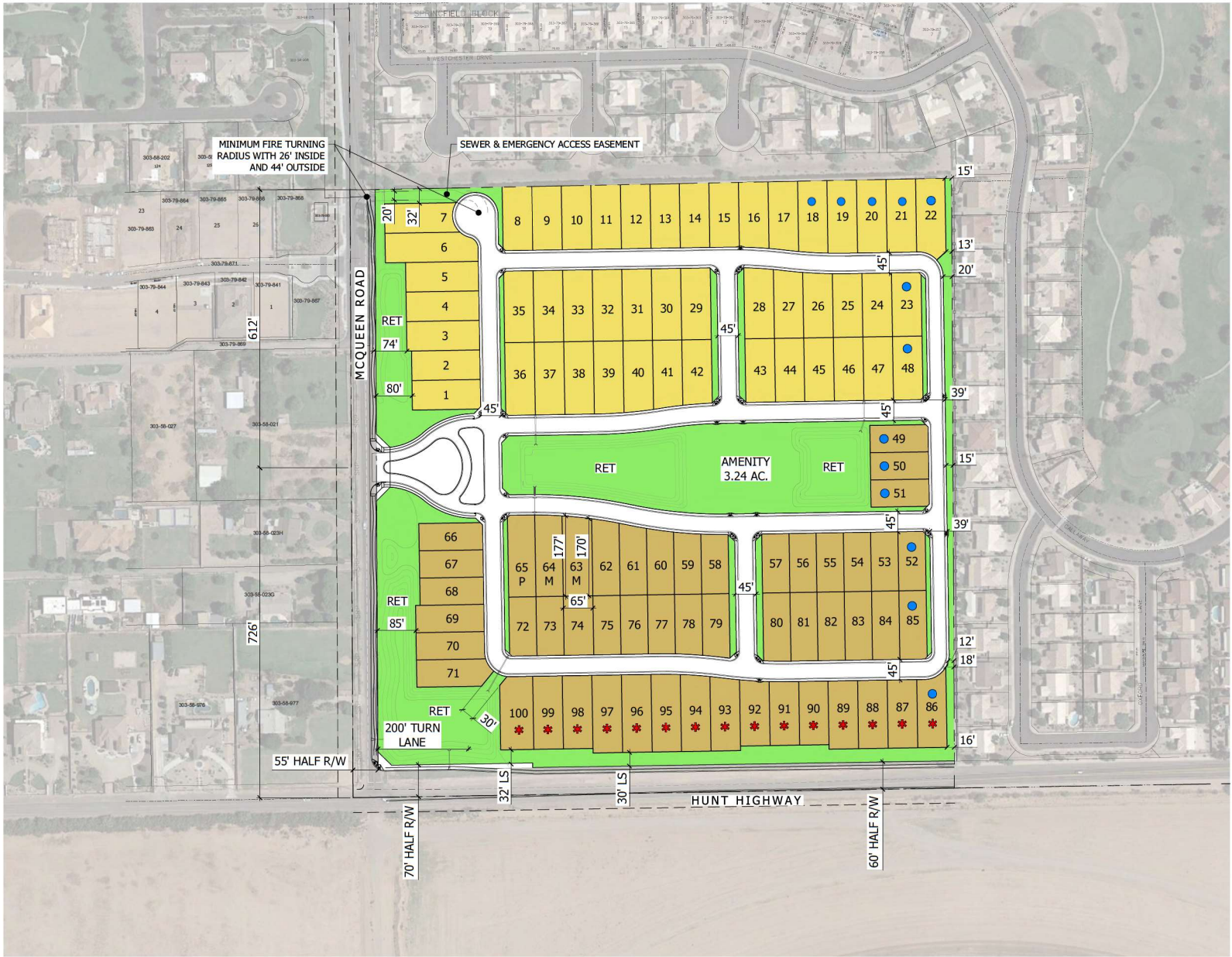
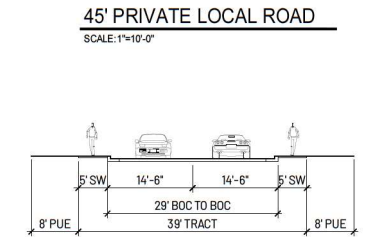
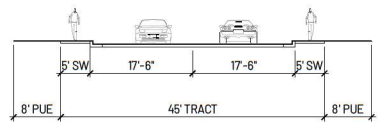


EXHIBIT 2



Site Data		
Gross Area	40.74 Ac.	2.45 DU/Ac.
Net Area	37.26 Ac.	2.68 DU/Ac.
Open Space	8.18 Ac.	22.0%
Unit	Qty	Mx
60' x 128'	52 D.U.	52.0%
65' x 140'	48 D.U.	48.0%
Total	100 D.U.	

- LEGEND**
- SINGLE STORY RESTRICTED LOTS
 - * LOTS HAVE ADDITIONAL 10' LOT DEPTH AND ADDITIONAL 5' LOT WIDTH TO MEET SOUTHEAST CHANDLER AREA PLAN SETBACK REQUIREMENTS WHERE LOTS ARE BACKING ONTO AN ARTERIAL STREET.



**BLANDFORD
HOMES**

MCQUEEN & HUNT HIGHWAY
Conceptual Site Plan

Plan Scale 1"=100' Date: 07-05-2022
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EXHIBIT 3



PLANT MATERIALS LEGEND

Tree	Box (in.)
Bauhinia lunarioides	24" box
Anacacho Orchid Tree	36" box
Olea europaea 'Wilsonii'	36" box
Wilsonii Olive	36" box
Pistacia x 'Red Push'	36" box
Red Push Pistache	36" box
Prosopis x Phoenix	36" box
Thornless Mesquite	24"
Quercus virginiana	36" box
Cathedral Live Oak	36" box
Quercus virginiana	36" box
Cathedral Live Oak	36" box

Extra Large Shrubs	Size	Small Shrubs	Size
Bougainvillea 'Rosenka'	5 gal.	Bougainvillea glabra 'Yani's Delight'	5 gal.
Roseola Bougainvillea	5 gal.	Yani's Delight Bougainvillea	5 gal.
Caesalpinia gilliesii	5 gal.	Callistemon viminalis 'Little John'	5 gal.
Yellow Bird of Paradise	5 gal.	Little John Bottle Brush	5 gal.
Caesalpinia pulcherrima	5 gal.	Cerissa grandiflora 'Green Carpet'	5 gal.
Red Bird of Paradise	5 gal.	Green Carpet Natal Plum	1 gal.
Cordia parvifolia	5 gal.	Myrtus communis 'compata'	5 gal.
Little Leaf Cordia	5 gal.	Dwarf Myrtle	5 gal.
Dodonaea viscosa	5 gal.	Olea europaea 'Little Ollie'	5 gal.
Green Hopbush	5 gal.	Dwarf Olive	5 gal.
Iceoma Stars	15 gal.	Tecoma x Sierra Apricot	1 gal.
Yellow Bells	15 gal.	Sierra Apricot	1 gal.
Vauquelinia californica	15 gal.	Teucrium chamaedrys	1 gal.
Arizona Rosewood	15 gal.	Germander	1 gal.
Large Shrubs	Size	Groundcovers	Size
Cassia artemisioides 'Silver'	5 gal.	Eremophila prostrata	1 gal.
Silver Cassia	5 gal.	Outback Sunrise Eremophila	1 gal.
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Lynn's Legacy Sage	5 gal.	Trailing Rosemary	1 gal.
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Rio Bravo Sage	5 gal.	Prostrate Germander	1 gal.
Tecoma x 'Soar Flame'	5 gal.	Cacti / Accents	Size
Solar Flame Esperanza	5 gal.	Agave 'Blue Glow'	5 gal.
Medium Shrubs	Size	Blue Glow Agave	5 gal.
Bougainvillea 'Torch Glow'	5 gal.	Aloe barbadensis	5 gal.
Torch Glow Bougainvillea	5 gal.	Medicinal Aloe	5 gal.
Eremophila glabra spp. carnea	5 gal.	Aloe 'Ivy' 'Blue Elf'	5 gal.
Winter Blaze	5 gal.	Blue Elf Aloe	5 gal.
Eremophila hygrophana Blue Bells	5 gal.	Bouteloua gracilis	1 gal.
Blue Bells	5 gal.	Blonde Ambition	1 gal.
Nerium oleander 'Little Red'	5 gal.	Euphorbia antisiphilitica	1 gal.
Little Red Oleander	5 gal.	Carissella	1 gal.
Nerium oleander 'Pettie Pink'	5 gal.	Hesperaloe parviflora 'Bratlights'	3 gal.
Pettie Pink Oleander	5 gal.	Bratlights Red Yucca	3 gal.
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	Hesperaloe parviflora 'Yellow'	5 gal.
Tuscan Blue Rosemary	5 gal.	Yellow Yucca	5 gal.

Inerts	Size
Decomposed Granite 7/8" Screened	5 gal.
Kalamazoo Materials Inc.; Apache Brown	5 gal.
Hybrid Bermuda	5 gal.
Concrete Header - 6" Wide	5 gal.
Hybrid Bermuda	5 gal.
Concrete Header Turndown	5 gal.
Wood Chips	5 gal.
Annuals (Per Contractor)	Size
Bougainvillea 'California Gold'	5 gal.
Orange Bougainvillea	5 gal.

- LANDSCAPE NOTES:
1. ALL QUANTITIES SHOWN ARE FOR LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
 2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(S)(A), ZONING CODE.
 3. 50% OF THE REQUIRED LANDSCAPE ALONG ARTERIALS ARE TO BE 36-INCH BOX AND 12 FT IN HEIGHT AT THE TIME OF PLANTING.
 4. ALL SHRUBS LOCATED IN THE LINE OF SIGHT/SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED FOR CLEAR AREA ABOVE 3'.
 5. STANDARD AND MULTI TRUNK TRESS FOLIAGE TO BE TRIMMED UP AND MAINTAINED AT A MINIMUM 7'-0" CANOPY HEIGHT WITHIN SIGHT VISIBILITY LINES, UNLESS OTHERWISE STATED.
 6. LOCATION OF ALL TREES IN SVT TO BE SURVEYED AND STAKED BY CONTRACTOR. ONCE STAKED, THE LOCATIONS ARE TO BE APPROVED BY CITY TRANSPORTATION DEPARTMENT PRIOR TO INSTALLATION. ALL TREES LOCATED IN THE SVT ARE OF SPECIES THAT WHEN FULLY MATURE WILL HAVE A TRUNK DIAMETER OF LESS THAN 12". BY TIME OF SCHEDULED COMPLETION, ALL TREES IN SVT TO BE PRUNED TO 4'-0" AS MEASURED FROM TOP OF CURB OR SIDEWALK. TREES WITH CANOPY OVER PAVEMENT SHALL BE PRUNED TO 14'-0" AS MEASURED FROM THE HIGHEST POINT OF ADJACENT PAVEMENT. ALL TREES LOCATED WITH SVT TO BE 36" BOX AND STANDARD TRUNKS.
 7. ALL BACKFLOW PREVENTERS LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE MATERIALS LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER.
 8. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
 9. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 10. NO TREES ARE TO BE PLANTED WITHIN 6'-0" OF ANY WATER METER BOX.
 11. PLANT MATERIALS LEGEND SUBJECT TO CHANGE DURING PRE-PLAT AND DESIGN PROCESSES.

EXHIBIT 4



ARTIST DISCLAIMER: THIS IMAGE WAS PRODUCED BY A GRAPHIC ARTIST AS AN "ARTISTS" GENERAL DEPICTION OR REPRESENTATION OF WHAT A TYPICAL STREET SCENE MIGHT OR COULD LOOK LIKE WITH ACKNOWLEDGED ARTISTIC LICENSE. WHILE AN EFFORT AND ATTENTION HAS BEEN GIVEN TO PROPOSED DETAILS FOR THE STREET SCENE ELEMENTS SUCH AS STREET DIMENSIONS, SIDEWALKS, LOT SIZE, BUILDING SETBACKS, IMPLIED FRONT YARD LANDSCAPING AND SELECTED OR PROPOSED HOUSE PLANS AND ELEVATION DETAILS, NOT ALL DETAILS OR ELEMENTS ARE, OR CAN BE, SHOWN, AND THEY MAY CHANGE OR BE DIFFERENT THAN WHAT IS DEPICTED.

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**BLANDFORD
HOMES**

EARNHARDT RANCH
Primary Entry and Monumentation

Date: 07-05-2022
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**BLANDFORD
HOMES**

EARHARDT RANCH

Street Scene for the 65'x140' Lots - Artisan Collection Homes (50' Wide Homes)

Date: 07-05-2022

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**BLANDFORD
HOMES**

EARHARDT RANCH

Street Scene for the 60'x128' Lots - Craftsman Collection Homes (40' & 45' Wide Homes)

Date: 07-05-2022

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EXHIBIT 5



LEGEND

- 1 ENTRY MONUMENT
- 2 VEHICULAR ACCESS GATE
- 3 PEDESTRIAN ENTRY GATE
- 4 PARTIAL VIEW FENCE
- 5 RAIL FENCE
- 6 CALL BOX
- 7 TREE BOSQUE
- 8 TIERED RETAINING WALL
- 9 TURF
- 10 GATE HOUSE

EXHIBIT 6

LEGEND

- 1 1/2 BASKETBALL COURT
- BAG TOSS
- TOT LOT W/ SHADE STRUCTURE
- WOOD CHIPS
- SHADE TRELLIS WITH BENCHES
- SHADE STRUCTURE
- LARGE RAMADA
- OUTDOOR SEATING W/FESTOON LIGHTING
- EVENT LAWN
- TEX CORRAL GARDEN AREA*
- TURF/RETENTION AREA
- TREE BOSQUE
- TIERED RETAINING WALL



*CONTAINS DESIGN ELEMENTS
TAKEN FROM THE EARNHARDT
PROPERTY TO HONOR THE TEX
EARNHARDT LEGACY

**BLANDFORD
HOMES**

EARNHARDT RANCH
Amenity Plan

Plan Scale 1"=30' Date: 07-05-2022
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EXHIBIT 7

