

# Project Narrative Riverview Village



Presented to – City of Mesa

An application for:  
Re-zone with PAD Overlay  
Preliminary Plat

**Beus Gilbert PLLC**

701 North 44th Street  
Phoenix, Arizona 85008

(480) 429-3065

5/7/2014

**Rezone/Planned Area Development  
Preliminary Plat  
Narrative  
FOR  
Riverview Village**

**Submitted to  
City of Mesa, Arizona**

**February 4<sup>th</sup>, 2014 (1<sup>st</sup> Submittal)**

**April 15<sup>th</sup>, 2014 (2<sup>nd</sup> Submittal)**

**May 7<sup>th</sup>, 2014 (3<sup>rd</sup> Submittal)**

**APPLICANT**

**Beus Gilbert PPLC**  
701 N. 44<sup>th</sup> St.  
Phoenix, AZ 85008  
(480) 429-3065

**PROPERTY OWNER**

**Equity National Real Property Investments, LLC**  
7600 E Doubletree Ranch Rd.  
Suite 120  
Scottsdale, AZ 85258

**AGENT/ENGINEER**

**United Engineering Group, LLC**  
3205 W. Ray Rd.  
Suite 1  
Chandler, AZ 85226  
(480) 705-5372

## TABLE OF CONTENTS

1.0	PURPOSE OF REQUEST .....	1
2.0	EXISTING SITE CONDITIONS .....	2
3.0	RELATIONSHIP TO SURROUNDING PROPERTIES.....	3
4.0	RELATIONSHIP TO CITY OF MESA GENERAL PLAN .....	4
4.1	CITY OF MESA – GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES .....	5
4.2	ENVIRONMENTAL PLANNING AND CONSERVATION .....	5
5.0	PRELIMINARY DEVELOPMENT PLAN .....	6
5.1	RESIDENTIAL.....	6
5.1.1	SETBACKS .....	7
5.1.2	HOUSING TYPE PLACEMENT .....	8
5.2	CONFORMANCE WITH THE PAD DISTRICT REQUIREMENTS.....	8
5.3	OPEN SPACE, PARKS AND TRAILS.....	10
5.4	STREET DESIGN .....	11
5.5	ENTRY MONUMENTS, WALLS and PROJECT THEME.....	12
5.6	ARCHITECTURE DESIGN.....	12
5.7	FRONT YARD LANDSCAPING .....	13
6.0	UTILITIES.....	13
6.1	WATER.....	14
6.2	SEWER .....	14
7.0	GRADING AND DRAINAGE.....	14
8.0	COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R’S) .....	14
9.0	CONCLUSION.....	15

## TABLES

Table 1 - Land Use Designation.....	4
Table 2 - Project Density .....	4
Table 3 - Residential Development Standards.....	7
Table 4 - Utility Providers.....	13

## FIGURE

Figure 1 - Site Layout.....	1
Figure 2 - Mesa Zoning Map .....	3
Figure 3 - Mesa 2025 General Plan Designations .....	4
Figure 4 - Conceptual Amenities.....	10
Figure 5 - Typ. Street Section .....	11
Figure 6 - Entry.....	12

## EXHIBITS

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- A. Aerial Vicinity Map
- B. Assessor Parcel Map
- C. Topographic Map
- D. FEMA FIRM Map
- E. Current Mesa General Plan
- F. Mesa Existing Zoning
- G. Mesa Proposed Zoning

## APPENDIX

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- A. Legal Description/ALTA Survey
- B. Site Plan
- C. Typical Lot Layout
- D. Landscape, Entry and Wall Plans
- E. Housing Floor Plans and Elevations
- F. Color Palette Samples
- G. Garage Door Options
- H. Sample Front Yard Landscaping Options



## 1.0 PURPOSE OF REQUEST

The purpose of this narrative is to provide justification and request the approval of the following:

- (1) Rezone from Maricopa County R-43 (Pending Annexation A14-003 and A14-004) to City of Mesa RSL4.5 with a Planned Area Development (**PAD**) Overlay District; and
- (2) a Subdivision Preliminary Plat (**Pre-Plat**) approval for Riverview Village (**Riverview or Project**), a proposed approximate 13 acre residential community as shown in **Figure 1**. This narrative lays out the land use characteristics for the proposed development.



**Figure 1 - Site Layout**

## 2.0 EXISTING SITE CONDITIONS

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The Project is located adjacent to McLellan Rd. approximately 500 ft. east of Alma School Rd. (Refer to **Exhibit A – Aerial Vicinity Map**). The project is bounded by the following:

- North: Loop 202 (Red Mountain) Freeway
- East: Colony by the Greens Subdivision
- South: Fairway Gardens Subdivision
- West: Large Lot Single Family within Maricopa County Jurisdiction

The Project is currently within the jurisdiction of Maricopa County; however, concurrent with this application, a pending annexation request with the City of Mesa is being processed. The annexation is expected to be completed this spring with the requested land entitlements completed soon after to effectuate the proposed single-family subdivision. The Project consists of six (6) parcels, 135-07-003M, 135-07-014A, 135-07-016C, 135-07-016D, 135-07-022 and 135-07-024 totaling 12.79 gross acres (Refer to **Exhibit B - Assessor Parcel Map**). A legal description and ALTA Survey for the subject site can be found in **Appendix A**.

The Project is currently comprised of four (4) single-family residential lots including irrigated grassy areas, homes, barns, sheds, along with both abandoned and occupied buildings on-site. The topography is relatively flat with a slight slope from northeast to southwest (Refer to **Exhibit C – Topographic Map**). The Project is located within Flood Zone 'X other.' (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.) (Refer to **Exhibit D – FIRM Map - Map No. 04013C2255L**, dated October 16, 2013).

The Project currently has a General Plan land use designation of Medium Density Residential (MDR 4-6) which allows between 4.0 - 6.0 dwelling units per acre (**du/ac**). The proposed density for the Project is 5.70 du/ac consisting of 73 residential units on 12.79 acres. This density falls within the allowed 4.0 - 6.0 range. (Refer to **Exhibit E – Current Mesa General Plan**).

The Project is currently zoned RU-43 within Maricopa County and carries no City zoning. It is the intent of this application to zone the property RSL-4.5 PAD. The base RSL – 4.5 zoning allows for an average minimum lot size of 4,500 sq.ft. The average lot size proposed for the Project is 4,503 sq.ft. (Refer to **Exhibit F – Mesa Existing Zoning**).

### 3.0 RELATIONSHIP TO SURROUNDING PROPERTIES

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The project is bounded by the following:

- North: Loop 202 (Red Mountain) Freeway
- East: Colony by the Greens Subdivision
- South: Fairway Gardens Subdivision
- West: Large Lot Single Family within Maricopa County Jurisdiction

Downtown Mesa is located approximately 3 miles south-southeast of the Project via major roadways.

**General Plan designations are as follows:**

North: Medium Density Residential (MDR 4-6) and Open Space (OS)

South: Medium Density Residential (MDR 4-6)

East: Medium Density Residential (MDR 4-6)

West: Medium Density Residential (MDR 4-6)

**The surrounding zoning districts are as follows:**

North: Maricopa County Zoning RU-43

South: RS-6

East: Maricopa County Zoning RU-43

West: RS-9

Refer to **Exhibit G – Mesa Proposed Zoning** for a map of the subject site and surrounding properties as well as **Figure 2 – Mesa Zoning Map** below.

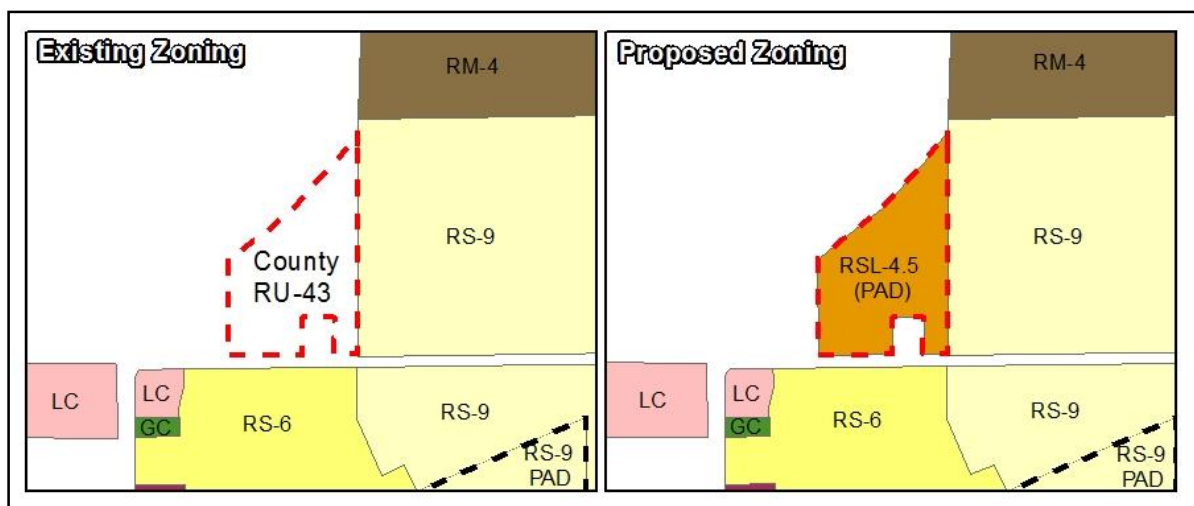


Figure 2 - Mesa Zoning Map

## 4.0 RELATIONSHIP TO CITY OF MESA GENERAL PLAN

The Project lies within the designated “Mesa Grande” Sub-Area. The General Plan identifies the property within one of seven areas that will assist the City in meeting its growth area goals that greatly shape the city’s character and are vital to its expanding economy.

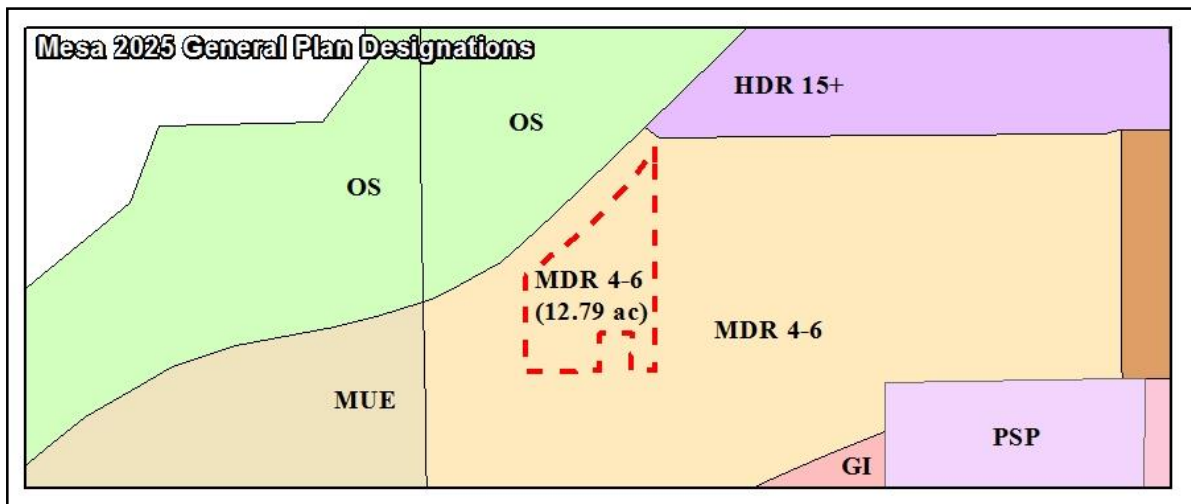


Figure 3 - Mesa 2025 General Plan Designations

As previously referenced, the subject site is currently designated as Medium Density Residential, MDR 4.0-6.0 (4-6 du/ac) (Refer to **Exhibit E –Current Mesa General Plan**). The City of Mesa General Plan outlines target densities for each residential land use category. The MDR 4.0-6.0 land use category allows for 4-6 du/ac with a target density of 5.0 du/ac. The requested 73 units on 12.79 acres carries a density of 5.70 du/ac. (Refer to **Table 1 - Land Use Designation** and **Table 2 – Project Density** tables below).

Table 1 - Land Use Designation

General Plan Designations	Allowed				Provided	
	Acres	Minimum Dwelling Units	Maximum Dwelling Units		Acres	Dwelling Units
MDR 4-6	12.79	51	76		12.79	73

Table 2 - Project Density

General Plan Designations	Minimum Density	Maximum Density	Target Density	Provided Density
MDR 4-6	4.0	6.0	5.0	5.7

#### 4.1 CITY OF MESA – GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES

The requested change is supported by numerous Goals, Objectives, and Policies within the Mesa 2025 General Plan, including the following:

**Goal LU-1** Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

**Objective LU-1.1** Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

**Objective LU-1.2** Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns.

**Objective LU-1.4** Determine the direct and indirect utility, land use, schools, and fiscal implications of potential annexation of unincorporated areas.

**Policy LU-1.4b** Accommodate future growth of the City through annexation of adjacent land in a planned manner that maximizes infrastructure investment.

**Goal LU-3** Provide for a high quality, balanced, and diverse housing stock for existing and future City residents.

**Objective LU-3.1** Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations.

**Objective LU-3.3** Strive to establish compatibility among residential, employment and public facility uses.

#### 4.2 ENVIRONMENTAL PLANNING AND CONSERVATION

**Goal EPC-1** Promote a high level of environmental quality with a safe, healthy, and enjoyable environment for Mesa residents.

**Objective EPC-1.3** Ensure the availability of an adequate and safe water supply and the maintenance of high quality water in sources of domestic supply.

**Policy EPC-1.3f** Promote the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

## 5.0 PRELIMINARY DEVELOPMENT PLAN

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The Project intends to develop as a transition gated community with an average residential lot size approximately 45' x 100'. In addition, the development will include a common area with a Tot-lot, pedestrian circulation systems and a common community design identity (Refer to the Project Site Plan located in **Appendix B** for a site layout). The Project has been designed to conform to the City of Mesa Residential Development Guidelines. However, due to the odd/irregular shape of the property and out-parcels along McLellan Rd. the Project requires some lot variations and unique subdivision design solutions. The following is a review of the Project against the design guidelines and proposed variations.

### 5.1 RESIDENTIAL

The Project will comprise primarily of 4,500 s.f. lots within the proposed residential land use, RSL-4.5 (PAD), and subject to the requirements in **Table 3 - Residential Development Standards**, (below) as well as other applicable City standards and codes. The Project will have lot sizes slightly smaller than the immediate area, but will provides a nice transition/gradation from the more intense uses that will develop further west along Alma School Rd as well as an overall improvement to the area.

Riverview Village has been planned to be a vibrant and sustainable development that will be safe, quality/effective design based on the property's constraints, and an attractive pedestrian-friendly environment that encourages connectivity and interaction. The Project was planned with sensitivity to the existing land uses within the surrounding area.

Principally, the permitted uses within this PAD will be amended from the City of Mesa's conventional RSL 4.5 zoning district. Allowed uses within the Project are as follows:

- a. Single-family detached dwelling unit.
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, and model homes; subject to City codes.
- c. Park, playground and community owned buildings.
- d. Conditionally permitted uses shall be per City of Mesa codes.

All residential products will be subject to the City of Mesa Administrative Design Review process.

**Table 3 - Residential Development Standards**

<b>Standard</b>	<b>RSL 4.5</b>	<b>RSL 4.5 (PAD)</b>
Minimum Yard Setbacks (ft.)		
Front – Building Wall	15	10 <sup>(1,6)</sup>
Front – Garage	20	18 <sup>(1,2,6)</sup>
Front – Porch	10	8 <sup>(1,6)</sup>
Side – Street	10	5 <sup>(1)</sup>
Side – Interior (min each side)	4.5	4.5 <sup>(1)</sup>
Side – Interior (min aggregate of two/building separation)	10	10 <sup>(1)</sup>
Rear	20	20/15/10 <sup>(1,3,4,5)</sup>
Rear - Patio	13	10/7 <sup>(1,5)</sup>
Minimum Usable Open Space per Unit (sq.ft.)	400	400
Additional Standards		
Minimum Average Lot Areas of Subdivision (sq.ft.)	4,500	4,500
Minimum Individual Lot Area (sq.ft.)	4,000	4,000
Minimum Lot Width – Interior (ft.)	40	40
Minimum Lot Width – Corner (ft.)	45	45
Minimum Lot Depth (ft.)	90	90
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2 <sup>(3)</sup>

**Notes:**

1. Fireplace, Chimneys, and Architectural projections may extend 2' into all setbacks.
2. Garage Setback will be measured from the back-of-curb or back-of-sidewalk if present.
3. Lots 16, 17, 21, 22, 26 and 27 will be restricted to single story homes.
4. A 10' rear setback will be utilized if a single story home is constructed on lots 13-18 and 27 and a 15' rear setback will be utilized if a two story home is constructed on lots 13-18 and 27.
5. Model 3595 may have patio encroach 8' into rear setback on lots 13-15, 18-20, and 23-25, but must maintain a minimum 7' setback from the rear property line.
6. No more than 40-percent of the lots may have a forward facing garage façade that extends beyond the primary wall of a home. These homes will need to provide/extend a forward facing covered porch beyond the garage façade providing for a minimum 3-foot differential between the garage façade and the covered porch.

### 5.1.1 SETBACKS

In an attempt to provide flexibility for each lot within the Project, **Table 3 – Residential Development Standards** incorporates setback modifications to the base zoning, most notably; Front - Building Wall, Garage, Side – Street, and Rear Setback requirements. (See **Appendix C -Typical Lot Layout** that will illustrate how the requested setbacks will be utilized).

The proposed minor deviations to the development standards will help to accomplish a well designed and sustainable single-family infill community within a constrained/odd-shaped property.

### 5.1.2 HOUSING TYPE PLACEMENT

Neighbors to the east of the Project had voiced some concerns regarding two story homes and the number of lots abutting them. In an attempt to ease these concerns, six (6) lots were eliminated (i.e., reduced from 21 to 15 lots) and six (6) lots were also limited to single story homes adjacent to those existing homes with swimming pools (i.e., Lots 16, 17, 21, 22, 26 and 27). In addition, if single story homes are built on lots 13-18 and 27 then a 10-foot rear setback will be necessary, since those lots are constrained by a depth of 90 feet due to the odd property configuration; however, any two story homes on those lots will be required to maintain a 15-foot rear setback. Finally, there is an existing 12-foot alley separating these two subdivisions, which provides an additional setback/buffer/transition area.

## 5.2 CONFORMANCE WITH THE PAD DISTRICT REQUIREMENTS

Pursuant to Chapter 22 of the Mesa Zoning Ordinance, the intent of the Planned Area Development Overlay (“PAD”) District is to allow for innovative design and flexibility in projects and to provide for high quality development by incorporating seven elements. These seven elements are listed below with a brief summary of the way the request complies with each of the applicable elements.

- 1) Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

*The open space has been designed to provide a pedestrian network throughout the site. The open space provides a linear access throughout the site, while providing both active recreation and passive recreation areas and approximately ½ mile of walking path throughout the community. The active recreation area is highlighted by a tot-lot and picnic/BBQ area with shade structures. This area is centrally located to provide easy access for all residents of the community.*

- 2) Options for the design and use of private or public streets;

*As part of this request and annexation into the City of Mesa, the proposed subdivision will utilize private streets designed to City standards and safety. The private streets will be held within private tracts to be maintained by the HOA. The streets will be 29.16’ wide and will be limited to on-street parking to one side of the street as indicated by “no parking” signs or “no parking” paint on curbs.*



- 3) Preservation of significant aspects of the natural character of the land;

*This project does not have any significant aspects of the natural character of the land. The land has been used for agricultural purposes which are no longer viable or appropriate due to the surrounding built environment. This development will blend into the existing environments nicely and will provide a better long-term use of the land, as well as a sound transition that will enhance everyone's quality of life.*

- 4) Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

*The use of this PAD allows both a building and site design that improves upon conventional design principles for an odd/irregular shaped property. The use of reduced setbacks allows for more variation in the front plane of the houses, which provides an enhanced visual impact. Moreover, the community uses the linear open space and amenities to promote a walkable and more livable community.*

- 5) Sustainable property owners' associations;

*The proposal will utilize a private Home Owners Association (HOA) for the development.*

- 6) Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

*The future HOA will retain ownership of the open space and community tracts throughout the project, and exclusive private CC&Rs will be prepared and in place prior to any development.*

- 7) Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

*The property will be limited to a residential land use, but there will be consideration to creating a connection and synergy both within the community and beyond. New, quality and affordable infill residential homes will help to revitalize, stabilize sales tax leakage, enhance, and encourage more investment/reinvestment within the overall area.*

### 5.3 OPEN SPACE, PARKS AND TRAILS

According to the City of Mesa Standards, a minimum of 15% open space area will be required for the Project. Based on the total site acreage (12.79 acres) this community will require a minimum of 1.9 acres open space. However, this Project intends to incorporate 21% open space, not including the minimum 400 square feet provided per residential lot.

#### **Open Space Calculations:**

Gross Area of the site = 12.7958 AC

Total Open Space Provided (Tract B to Tract O inclusive) = 120,433 SF or 2.7648 AC

$$2.7648/12.7958 = 21.6\%$$

Open space for the Project will consist of a network approximately ½ mile of pedestrian pathways, a tot-lot, picnic area with BBQ, shade structures, retention areas, and landscape. Pathways are connected by sidewalks and streets so the recreation system is highly accessible thought the Project. Samples of these amenities can be found below in **Figure 4 – Conceptual Amenities**.



**Figure 4 - Conceptual Amenities**

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a HOA. Parks and path areas are to be developed to the standards set forth in the city's parks, trails and open space guidelines.

Park areas within the Project will contain multiple amenities to encourage both passive and active recreational usage. Amenities will include picnic tables, BBQs, benches, a tot lot, shade structures, and walkways. Turf play areas will also be provided for additional activities (Refer to **Appendix D - Preliminary Landscape Plans** identifying the above amenities).

## 5.4 STREET DESIGN

Access to the Project will be achieved through a private entry gate off McLellan Rd. Similarly, exiting the subdivision will be achieved via two exit gates, one entry/exit gate at the main entry point to the Project and the other being an exit only gate east of the main entrance, both on McLellan Rd. The entry area will provide stamped and colored asphalt creating a warm, inviting entrance. Additionally, the pedestrian crossings as identified on the landscape plans will provide a decorative use of stamped and colored asphalt. The internal street network will be private tracts, with the streets being dedicated to the HOA. Street widths will be 29.16' back-of-curb. On-street parking will be limited to one side of the street unless otherwise noted by a no parking sign or curb markings.

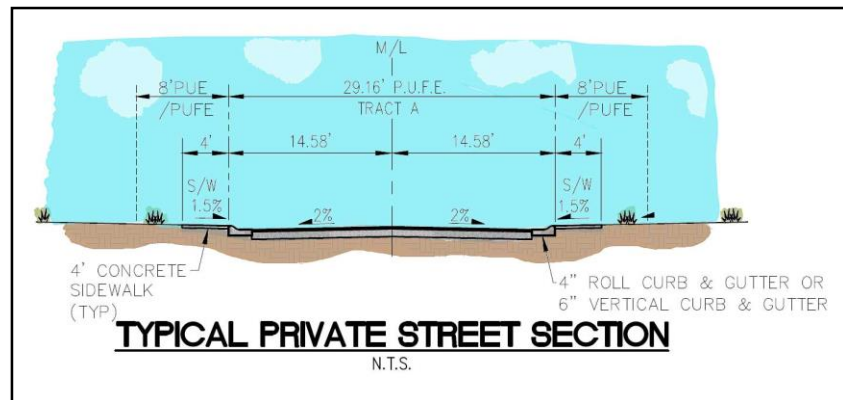


Figure 5 - Typ. Street Section

## 5.5 ENTRY MONUMENTS, WALLS and PROJECT THEME

The Project will be a gated community with a single means of access off McLellan Rd. One additional exit gate will be located east of the entrance along McLellan Rd., which will also serve as an emergency/crash gate. The entry will feature a nicely landscaped area with a sandstone entry sign on a split face CMU wall which will be designed to establish a theme for the community. The entry and turnaround area will incorporate a stamped and colored asphalt surface. (See **Appendix D Landscape - Entry and Wall Plans** and **Figure 6 - Entry**) The plans will be provided for the development of the materials, colors, and construction methods for entry monuments, walls, and the overall project at time of development. Walls and fence heights will be limited to a maximum height of six (6) feet. Materials, colors, and construction methods for theme, view, and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the City of Mesa.

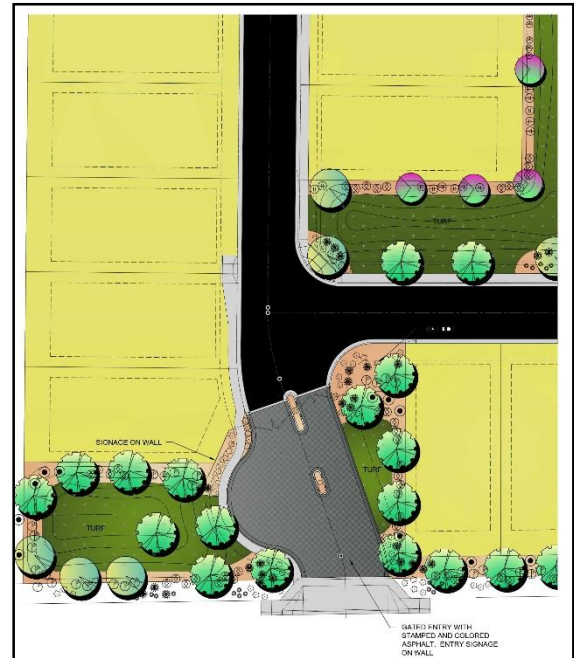


Figure 6 - Entry

## 5.6 ARCHITECTURE DESIGN

A local home builder (DR Horton) is currently under contract to purchase and develop the property once the necessary entitlements are completed. DR Horton has provided floor plans and elevations that will be built within this Project (Refer to **Appendix E – Floor Plans and Elevations**). In addition to the several floor plans and elevations, twenty (20) different color palettes will be available for all homes with the Project identifying roofing tile, stone veneer, and paint options (Refer to **Appendix F – Color Palette Samples**). The elevations help layout the architectural concept the Project is planning for and the quality that will be implemented by a reputable, longstanding homebuilder. With the range of color options and up to three (3) different elevations, the project will be able to provide a diverse streetscape. The expected range of livable space will be 1,400-2,500 sq.ft. with seven (7) different house plans, including three single story and four two story models. The final design guidelines will be implemented at the time of building permit approval; however, a few key design elements are listed on the following page.

- No more than 40-percent of the lots may have a forward facing garage façade that extends beyond the primary wall of a home. These homes will need to provide/extend a forward facing covered porch beyond the garage façade, providing for a minimum 3-foot differential between the garage façade and the covered porch (Refer to **Appendix E**).
- A minimum of two (2) building elevations shall provide for front porches (Refer to **Appendix E**).
- A minimum of three (3) varied color palette/building elevations styles for each home (Refer to **Appendix E and F**).
- A minimum of three (3) varied garage door styles will be provided (Refer to **Appendix G**).

## 5.7 FRONT YARD LANDSCAPING

Front yard landscaping is required for all homes and will be provided/installed by the homebuilder within one month of closing on a home. The City of Mesa may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Three (3) different front yard landscape packages will be offered and shall be subject to the review and approval of the City of Mesa and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, courtyards, lighting, or other creative features shall be offered for standard landscape designs (Refer to **Appendix H – Sample Front Yard Landscaping Options**).

## 6.0 UTILITIES

All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by the City Engineer. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of the City's Engineering and Fire Departments and other governmental regulations applicable to the construction of various facilities.

**Table 4 - Utility Providers**

Services	Provider	Location
Electrical	APS	At Site
Telephone	CenturyLink/Cox	At Site
Cable	Cox	At Site
Natural Gas	City of Mesa	At Site
Potable Water	City of Mesa	At Site
Sanitary Sewer	City of Mesa	At Site
Fire and Emergency	City of Mesa	Near Site

## 6.1 WATER

Potable water for the Project will be provided by the City of Mesa. As required by the Preliminary Plat Submittal process, this PAD has placements of the necessary water infrastructure including the following. An 8-inch waterline will be constructed along subdivision roads to provide domestic water service and fire flow to the all lots in the subdivision. This loop will be connected to the existing 8-inch waterline on McLellan Rd at three locations:

- 1.) The first connection will be at the entrance gate of the subdivision which is approximately 200-feet east of the west property boundary line.
- 2.) The second connection will be at the end of the dead end street, east of the entrance gate.
- 3.) The third connection will be at the exit gate that is approximately 100-feet west of the east property boundary line.

## 6.2 SEWER

Sewer service for the Project will be provided by City of Mesa. As required by the Preliminary Plat submittal process, this PAD has placements of the necessary on-site sewer infrastructure which will include 8-inch sewer lines located within the subdivision roads. These sewer lines will collect sewer services from all lots within the Project. The on-site sewer system will connect to a City of Mesa existing 8-inch sewer line in McLellan Rd just south of the Projects main entry gate.

## 7.0 GRADING AND DRAINAGE

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The topography is very flat with a slight slope from northeast to southwest. (See **Exhibit C –Topographic Map**). The property is located within Flood Zone ‘X other’ (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) (Refer to **Exhibit D – FIRM Map** - Map No. 04013C2255L, dated October 16, 2013).

Preliminary and final grading and drainage plans and reports will be subject to the review and approval of the City Engineer.

## 8.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R’S)

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Common areas within Riverview Village will be subject to maintenance by an (HOA), which will be established in conjunction with development of the Project. The Riverview Village CC&R's will include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided at the time of final platting.

## 9.0 CONCLUSION

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The proposed rezoning to RSL-4.5 PAD and Subdivision Pre-Plat will better align, transition, and buffer the surrounding parcels/development. Moreover, the number of vehicles from this single-family development will not have an adverse impact on traffic or the existing street system. The existing street network in the area can and will be able to handle the traffic from this development request. More importantly, the proposal will not adversely impact the community, but it will dramatically improve services/infrastructure in the area while increasing revenues for the City. In fact, the ultimate development will result in greater comfort/livability.

As always, we appreciate staff's continued time, consideration, and patience in reviewing this request.

# EXHIBITS

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# Riverview Village

Mesa, Arizona

0 200 Feet

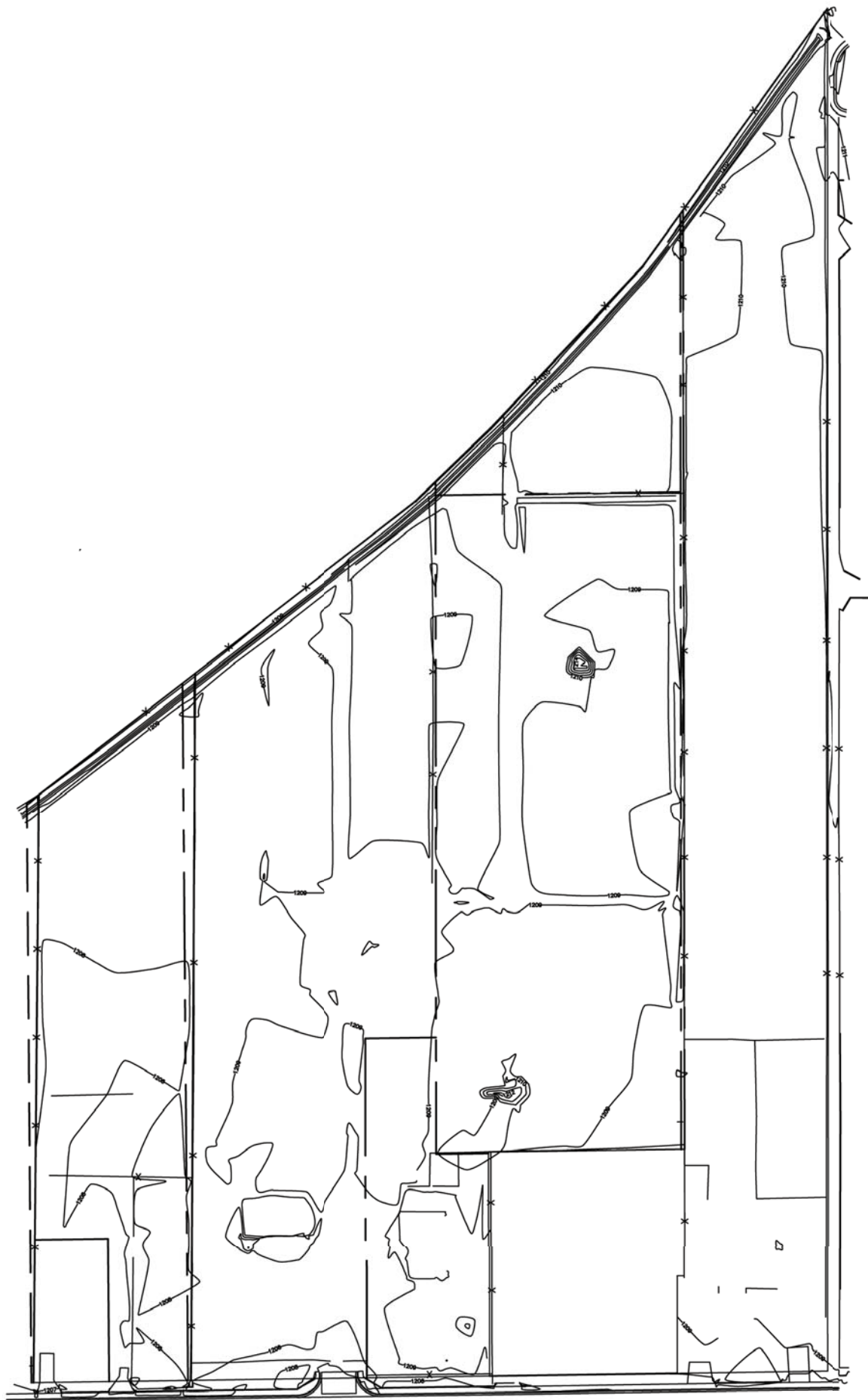


united  
engineering  
group

Exhibit A - Aerial Vicinity Map











# LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 7 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AR** Flood depths of 1 to 7 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** Special Flood Hazard area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deauthorized. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE V** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** 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.

**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

**Cross section line**

**Traverse line**

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid ticks, zone 12

5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator

Bench mark (see explanation in Notes to Users section of this FIRM and)

1:5000 River Mile

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
April 15, 1988

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
September 4, 1991 July 19, 2001 September 30, 2005

October 16, 2013 - to add floodway, to change floodway, to advance study, to update corporate limits, to add special flood hazard areas, to add base flood elevation, to change base flood elevation, to incorporate previously issued letters of map revision, and to add roads and road names.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 2255L**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**MARICOPA COUNTY, ARIZONA**

**AND INCORPORATED AREAS**

**PANEL 2255 OF 4425**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2255	L
MESA, CITY OF	040048	2255	L

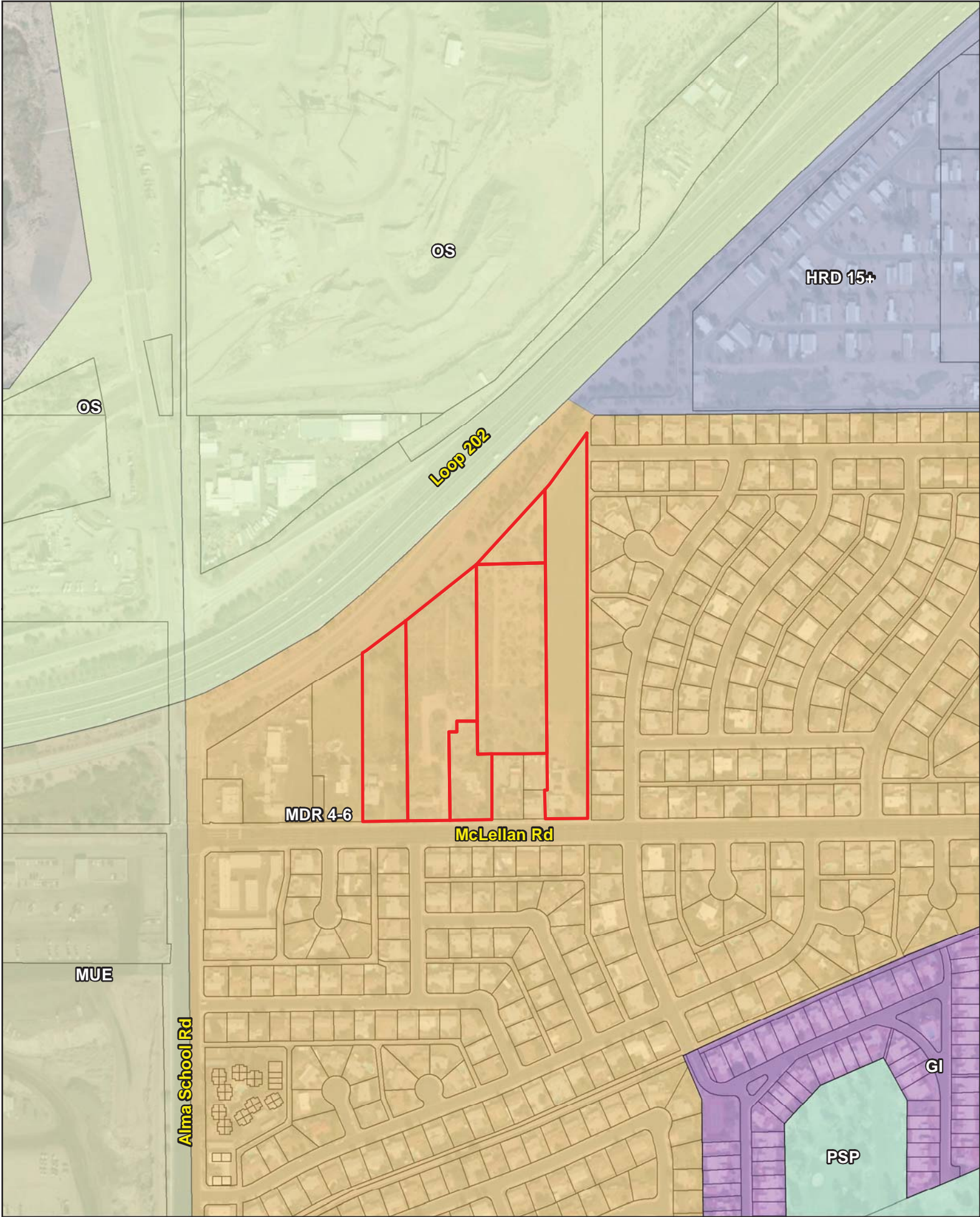
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**04013C2255L**

**MAP REVISED**  
**OCTOBER 16, 2013**

Federal Emergency Management Agency





# Riverview Village

Mesa, Arizona



united  
engineering  
group



# Legend



Pending Annexation

Maricopa County

City of Mesa

RM-4

RS-9

RU-43  
(County)

LC

LC

GC

RS-9

RS-6

RM-3

RS-9

## Riverview Village

Mesa, Arizona

0 0.05  
Miles



united  
engineering  
group

Exhibit F - Mesa Existing Zoning



# Legend



Pending Annexation



## Riverview Village

Mesa, Arizona

0 0.05  
Miles



united  
engineering  
group

Exhibit G - Mesa Proposed Zoning

# APPENDIX A

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## Legal Description and ALTA Survey



ALTA/ACSM LAND TITLE SURVEY  
OF A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS:

PARCEL A:  
PARCEL NO. 1:  
THE EAST 141 FEET OF THE WEST 680 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS MEASURED ALONG THE SOUTH LINE THEREOF, THE EAST AND WEST LINES BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER;  
EXCEPT THE WEST 70 FEET OF THE SOUTH 174 FEET THEREOF AS MEASURED ALONG THE SOUTH AND WEST LINE RESPECTIVELY OF SAID PARCEL; AND  
EXCEPT THE NORTH 12 FEET OF THE SOUTH 45 FEET THEREOF, AS CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 857; AND  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN WARRANTY DEED RECORDED AS 96-063334 OF OFFICIAL RECORDS, WHICH LIES NORTHERLY OF THE LINE DESCRIBED BELOW;  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9;  
THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 0 DEGREES 27 MINUTES 25 SECONDS WEST 183.37 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF ALMA SCHOOL ROAD;  
THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0 DEGREES 58 MINUTES 31 SECONDS EAST 92.75 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST 575.47 FEET;  
THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST 432.83 FEET TO THE POINT OF ENDING.

PARCEL NO. 2:  
THE EAST 70 FEET OF THE WEST 609 FEET OF THE SOUTH 174 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS MEASURED ALONG THE SOUTH LINE THEREOF, THE EAST AND WEST LINES BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER;  
EXCEPT THE NORTH 12 FEET OF THE SOUTH 45 FEET THEREOF, AS CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 857.

PARCEL B:

PARCEL 1:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANT 260.07 FEET SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY;  
THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST, ALONG SAID NORTH LINE, 240.78 FEET TO A POINT WHICH IS 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1084.00 FEET TO A POINT WHICH IS 246.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE WEST, PARALLEL TO SAID SOUTH LINE, 173.00 FEET;  
THENCE SOUTH, 246.00 FEET TO A POINT ON SAID SOUTH LINE, WHICH IS 271.00 FEET EAST OF THE POINT OF BEGINNING;  
THENCE WEST, ALONG SOUTH LINE, 271.00 FEET TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION WHICH WAS CONVEYED TO THE CITY OF MESA IN DOCKET 13148, PAGE 728, RECORDS OF MARICOPA COUNTY, ARIZONA; AND  
EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1124.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH, 246.00 FEET TO THE POINT OF BEGINNING;  
THENCE WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 220.00 FEET;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 220.00 FEET;  
THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET TO THE POINT OF BEGINNING; AND  
EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANT 260.07 FEET, SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY;  
THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST, ALONG SAID NORTH LINE 20.78 FEET TO THE POINT OF BEGINNING;  
THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO A POINT BEING 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

(CONTINUED NEXT COLUMN)

LEGAL DESCRIPTIONS: (CONT'D)

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.00 FEET TO A POINT BEING 840.00 FEET NORTH OF SAID SOUTH LINE;  
THENCE WEST, PARALLEL TO SAID NORTH LINE, 220.00 FEET;  
THENCE NORTH, 490.00 FEET TO THE POINT OF BEGINNING; AND  
EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS 840.50 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;  
THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 351.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 63.50 FEET;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 105.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 47.00 FEET;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 246.00 FEET TO A POINT  
ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 110.50 FEET TO THE POINT OF BEGINNING;  
THENCE WEST, ALONG SAID SOUTH LINE, 110.50 FEET TO THE POINT OF BEGINNING; AND  
EXCEPT THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 96-0061364 AND RE-RECORDED IN DOCUMENT NO. 96-0432703 RECORDS OF MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THAT CERTAIN LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD;  
THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET;  
THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET;  
THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET;  
THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

PARCEL 2:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS 840.50 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;  
THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 351.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 63.50 FEET;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 105.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 47.00 FEET;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 246.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 110.50 FEET OF THE POINT OF BEGINNING;  
THENCE WEST, ALONG SAID SOUTH LINE, 110.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1124.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH, 246.00 FEET TO THE POINT OF BEGINNING;  
THENCE WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 220.00 FEET;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET;  
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 220.00 FEET;  
THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET TO THE POINT OF BEGINNING; AND  
EXCEPT THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 96-0061364 AND RE-RECORDED IN DOCUMENT NO. 96-0432703 RECORDS OF MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THAT CERTAIN LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD;  
THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET;  
THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET;  
THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET;  
THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

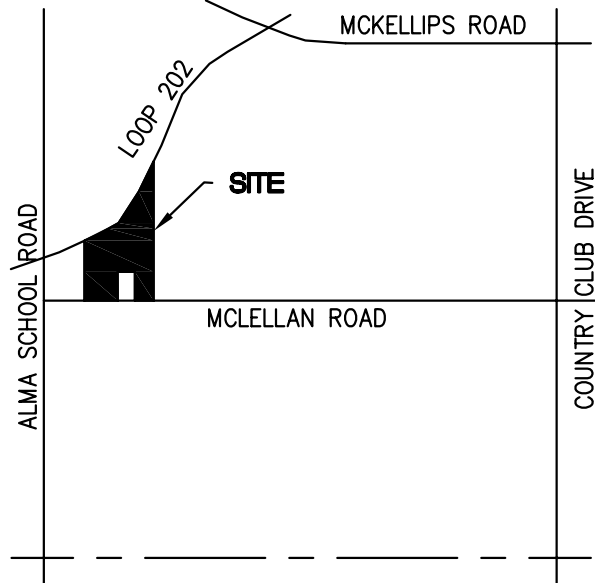
(CONTINUED NEXT COLUMN)

LEGAL DESCRIPTIONS: (CONT'D)

PARCEL 4:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANCE 260.07 FEET, SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY;  
THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST, ALONG SAID NORTH LINE 20.78 FEET TO THE POINT OF BEGINNING;  
THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO A POINT BEING 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.00 FEET TO A POINT BEING 840.00 FEET NORTH OF SAID SOUTH LINE;  
THENCE WEST, PARALLEL TO SAID NORTH LINE, 220.00 FEET;  
THENCE NORTH, 490.00 FEET TO THE POINT OF BEGINNING, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD;  
THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET;  
THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET;  
THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET;  
THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

PARCEL C:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE WEST ALONG THE SOUTH LINE THEREOF 135 FEET;  
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 133 FEET;  
THENCE EAST 3 FEET;  
THENCE NORTH PARALLEL TO SAID EAST LINE 1187 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE 132 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 859 DESCRIBED AS FOLLOWS:  
THE NORTH 12 FEET OF THE SOUTH 45 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,  
THENCE WEST 135 FEET;  
THENCE NORTH 133 FEET;  
THENCE EAST 3 FEET;  
THENCE NORTH 1187 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE EAST 132 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN WARRANTY DEED RECORDED AS 96-060252 OF OFFICIAL RECORDS WHICH LIES NORTHERLY OF THE LINE DESCRIBED BELOW:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9;  
THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 0 DEGREES 27 MINUTES 25 SECONDS WEST 183.37 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF ALMA SCHOOL ROAD;  
THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0 DEGREES 58 MINUTES 31 SECONDS EAST 92.75 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST 575.47 FEET;  
THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST 432.83 FEET;  
THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST 95.00 FEET;  
THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST 200.25 FEET;  
THENCE NORTH 35 DEGREES 27 MINUTES 58 SECONDS EAST 354.95 FEET TO THE POINT OF ENDING.

VICINITY MAP



SITE AREAS:

(CALCULATED FROM MEASURED PROPERTY LINES)  
PARCEL A: 82,192 SQ.FT. (1.887 ACRES)  
PARCEL B: 327,420 SQ.FT. (7.517 ACRES)  
PARCEL C: 147,775 SQ.FT. (3.392 ACRES)  
TOTAL: 557,387 SQ.FT. (12.796 ACRES)

BENCHMARK:

4" ADOT ALUMINUM CAP AT THE SOUTHEAST CORNER OF ALMA SCHOOL ROAD AND MCLELLAN RD  
ELEVATION = 1206.79, CITY OF MESA NAVD'88 DATUM.

GENERAL NOTES:

- 1.) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- 2.) DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- 3.) SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND SIGNATURE OF SURVEYOR.
- 4.) FIELDWORK PERFORMED DURING NOVEMBER 2013.
- 5.) CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
- 6.) BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 132814-33, DATED 5 DECEMBER 2013.
- 7.) PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.
- 8.) ALL PARCELS ARE CURRENTLY ZONED RU-43, ACCORDING TO THE MARICOPA COUNTY ASSESSOR GIS.

SURVEYOR'S CERTIFICATION:

TO: EQUITY NATIONAL REAL PROPERTY INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPAN  
EQUITY NATIONAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY;  
THOMAS TITLE AND ESCROW/FIDELITY NATIONAL TITLE INSURANCE COMPANY;

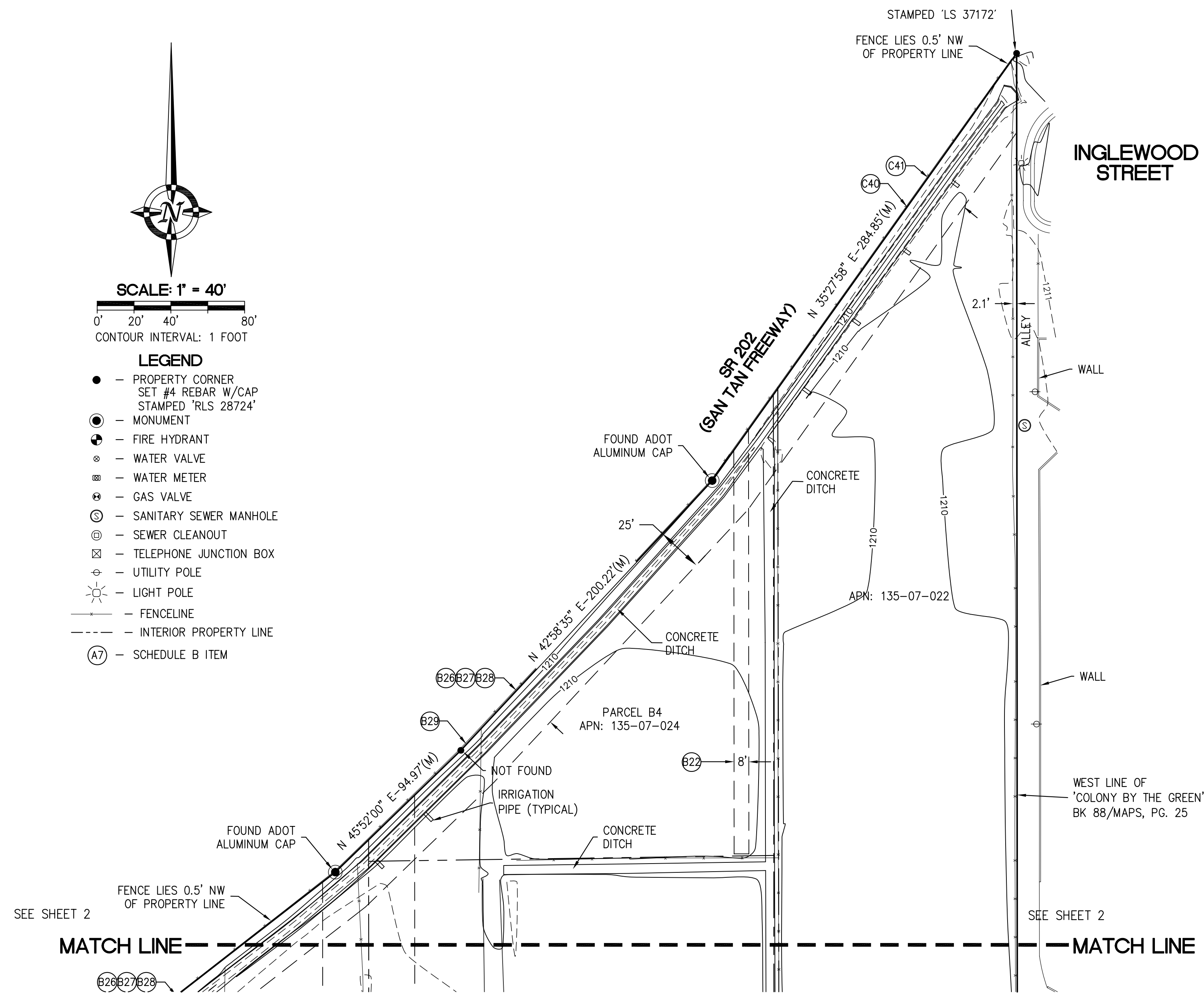
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MA  
IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LANI  
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1  
2, 4, 5, 6, 8, 11A, 14, 16, 18, AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE  
ON 30 NOVEMBER 2013.

MATTHEW A. GRAHAM  
ARIZONA R.L.S. 82724  
DATE: 16 DECEMBER 13



ALTA/ACSM LAND TITLE SURVEY	
ALMA SCHOOL AND LOOP 202	
FOR: EQUITY NATIONAL	
THE GRAHAM COMPANIES 29711 N 147TH ST. SCOTTSDALE, AZ 85262 602.909.7528	
FIELDWORK: MAG DRAWN: MAG CHECKED: DATE: MAG 12.16.13 PROJECT NO: 13-140	SHEET 1 OF 3





SCHEDULE B NOTES:

PARCEL A:  
ITEMS 1, 2, 3, 9, 12, 13 AND 14 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
ITEM 4, A ROADWAY, IS SHOWN.  
ITEM 5, A WATERLINE EASEMENT, DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN.  
ITEM 6, A WATERLINE EASEMENT, DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN. (SAME LEGAL DESCRIPTION AS #5)  
ITEM 7, RESTRICTING ACCESS TO HIGHWAY, IS SHOWN.  
ITEM 8, A UTILITY EASEMENT, IS SHOWN.  
ITEM 10, AN AFFIDAVIT RELATED TO PROPERTY BOUNDARIES, IS NOTED.  
ITEM 11, A SURVEY, HAS BEEN REVIEWED BY THE SURVEYOR.

PARCEL B:  
ITEMS 15, 16, 17, 32, 33 AND 34 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
ITEM 18, A ROADWAY, IS SHOWN.  
ITEM 19, A ROADWAY, IS SHOWN.  
ITEM 20, A SURVEY, HAS BEEN REVIEWED BY THE SURVEYOR.  
ITEM 21, A ROADWAY EASEMENT, IS SHOWN.  
ITEM 22, AN IRRIGATION EASEMENT, IS SHOWN.  
ITEM 23, A HIGHWAY EASEMENT, IS ABANDONED PER DOCUMENT IN ITEM 31, AND IS NOT SHOWN.  
ITEM 24, AN EASEMENT FOR INGRESS AND EGRESS, HAS BEEN TERMINATED AND IS NOT SHOWN.  
ITEM 25, A WATERLINE EASEMENT, IS SHOWN.  
ITEM 26, A UTILITY EASEMENT, IS SHOWN.  
ITEM 27, A UTILITY EASEMENT, IS SHOWN.  
ITEM 28, A UTILITY EASEMENT, IS SHOWN.  
ITEM 29, RESTRICTING ACCESS TO HIGHWAY, IS SHOWN.  
ITEM 30, AN AFFIDAVIT RELATED TO PROPERTY BOUNDARIES, IS NOTED.  
ITEM 31, AN ABANDONMENT OF ROADWAY, IS NOT SHOWN. (SEE ITEM 24)

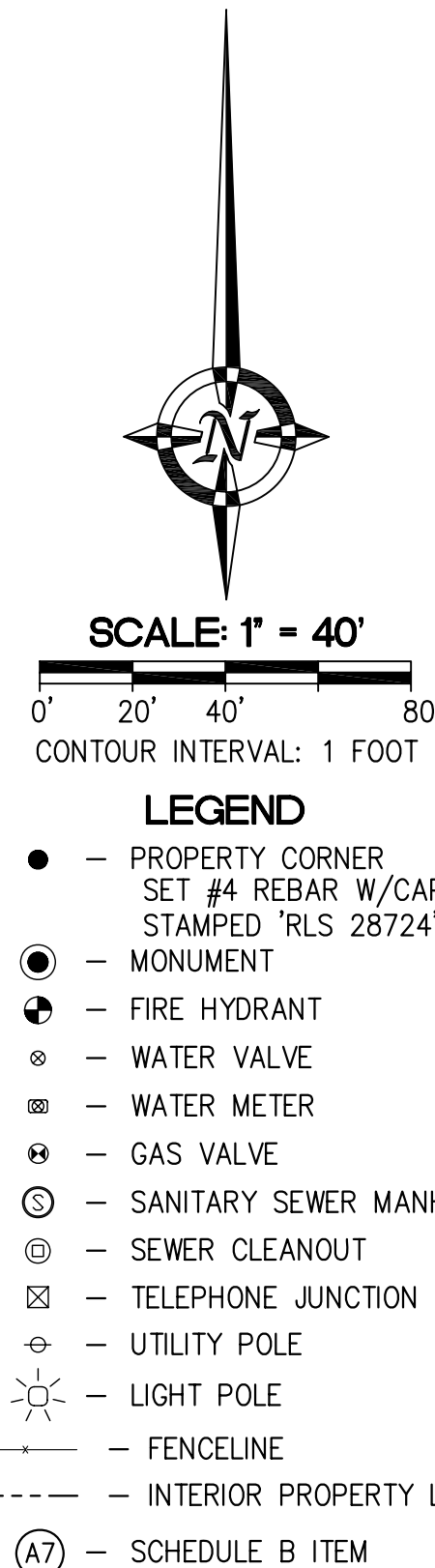
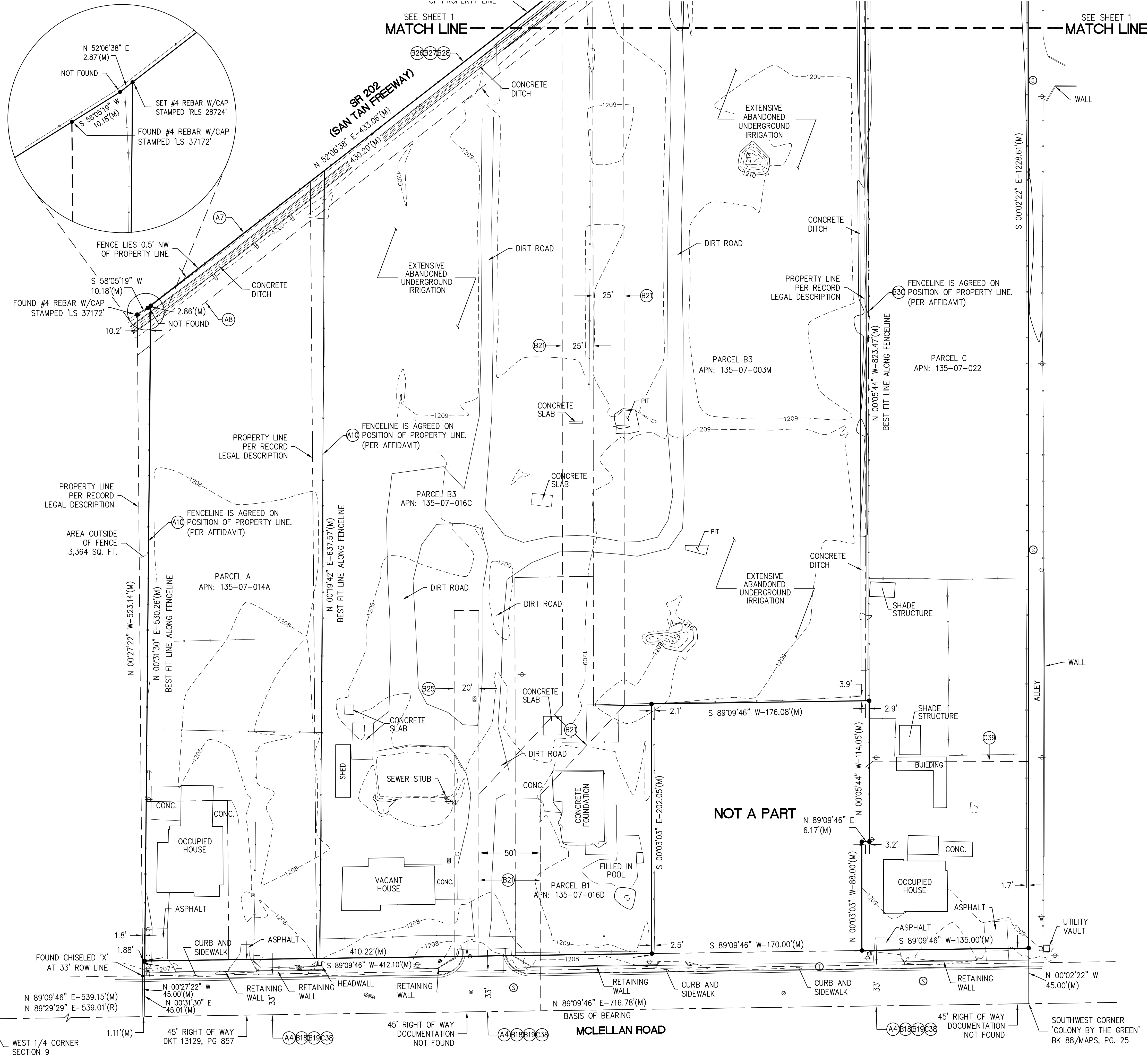
PARCEL C:  
ITEMS 35, 36, 37, 42, 44, 45 AND 46 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
ITEM 38, A ROADWAY, IS SHOWN.  
ITEM 39, AN ELECTRICAL EASEMENT, IS SHOWN. (NO WIDTH SPECIFIED)  
ITEM 40, RESTRICTING ACCESS TO A HIGHWAY, IS SHOWN.  
ITEM 41, A UTILITY EASEMENT, IS SHOWN.  
ITEM 43, A SURVEY, HAS BEEN REVIEWED BY THE SURVEYOR.



ALTA/ACSM LAND TITLE SURVEY	
ALMA SCHOOL AND LOOP 202	
FOR: EQUITY NATIONAL	
	FIELDWORK:
	MAG.
	DRAWN:
	MAG.
	CHECKED:
	MAG.
	DATE:
	12.16.13
PROJECT NO:	
13-140	
SHEET 2 OF 3	

THE GRAHAM COMPANIES  
29711 N 147TH ST.  
SCOTTSDALE, AZ 85262  
602.909.7528





**SCHEDULE B NOTES:**

**PARCEL A:**  
ITEMS 1, 2, 3, 9, 12, 13 AND 14 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
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ITEM 10, AN AFFIDAVIT RELATED TO PROPERTY BOUNDARIES, IS NOTED.  
ITEM 11, A SURVEY, HAS BEEN REVIEWED BY THE SURVEYOR.

**PARCEL B:**  
ITEMS 15, 16, 17, 32, 33 AND 34 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
ITEM 18, A ROADWAY, IS SHOWN.  
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**PARCEL C:**  
ITEMS 35, 36, 37, 42, 44, 45 AND 46 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.  
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ITEM 43, A SURVEY, HAS BEEN REVIEWED BY THE SURVEYOR.

**ALTA/ACSM LAND TITLE SURVEY**  
**ALMA SCHOOL AND LOOP 202**  
**FOR: EQUITY NATIONAL**



**THE GRAHAM COMPANIES**  
29711 N 147TH ST.  
SCOTTSDALE, AZ 85262  
602.909.7528

FIELDWORK:	
MAG:	
DRAWN:	
CHECKED:	DATE:
MAG:	12.16.13
PROJECT NO:	
13-140	
SHEET 3 OF 3	

# APPENDIX B

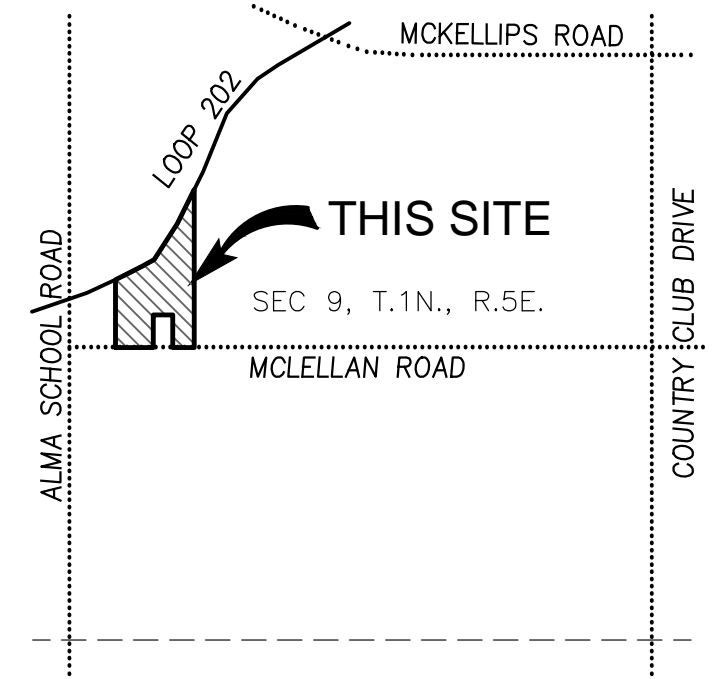
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## Site Plan



# SITE PLAN FOR "RIVERVIEW VILLAGE"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH,  
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com



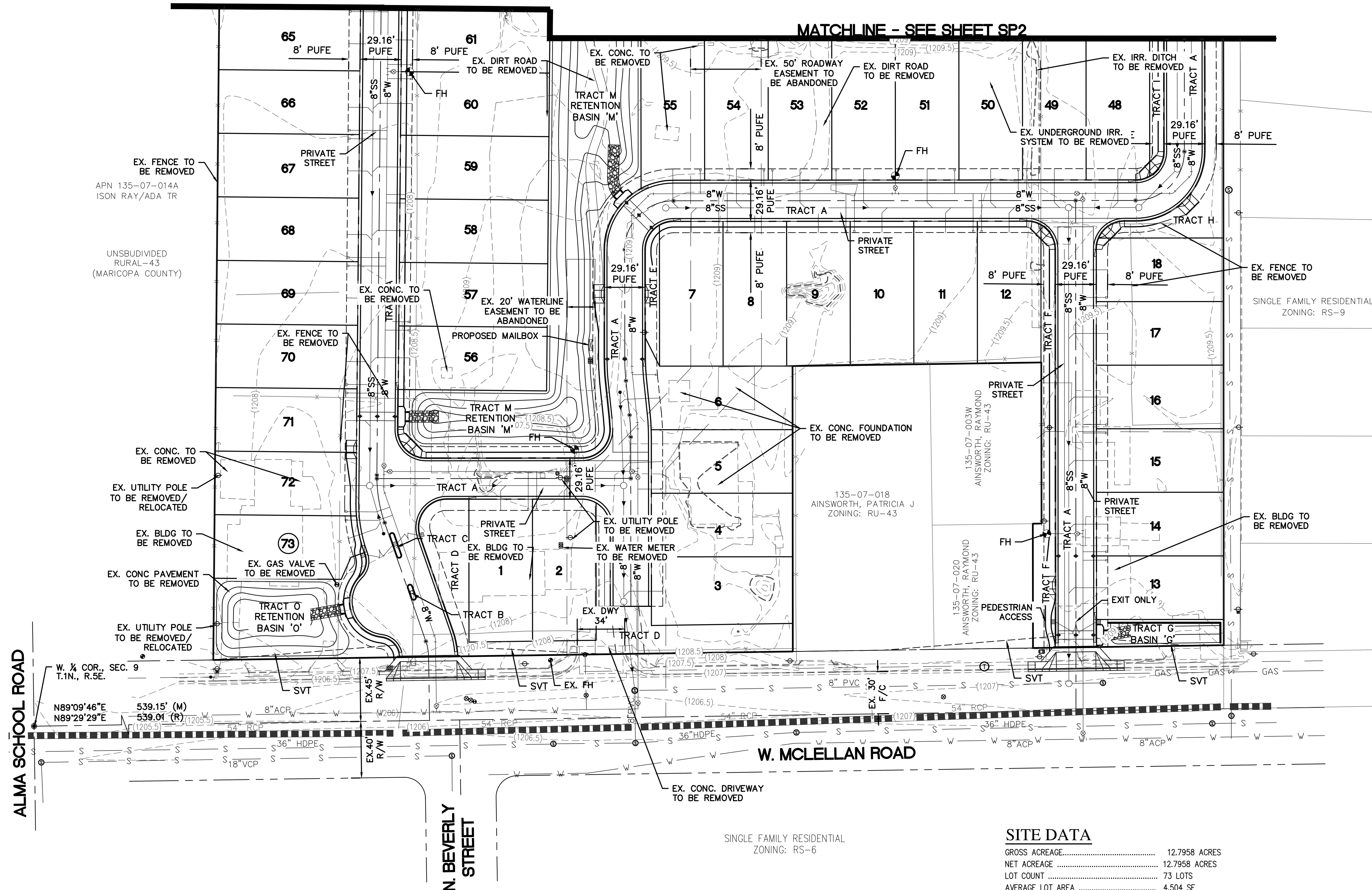
united engineering group

OPEN SPACE DATA TABLE

TRACT	TOTAL AREA (SF)	
	PASSIVE AREA (SF)	ACTIVE AREA (SF)
B	29	-
C	49	-
D	7,434	-
E	847	-
F	3,426	-
G	1,699	-
H	6,317	-
I	1,846	-
J	23,253	25,157
K	10,065	-
L	1,846	-
M	23,948	8,147
N	81	-
O	6,289	-
TOTAL OPEN SPACE	87,129	33,304

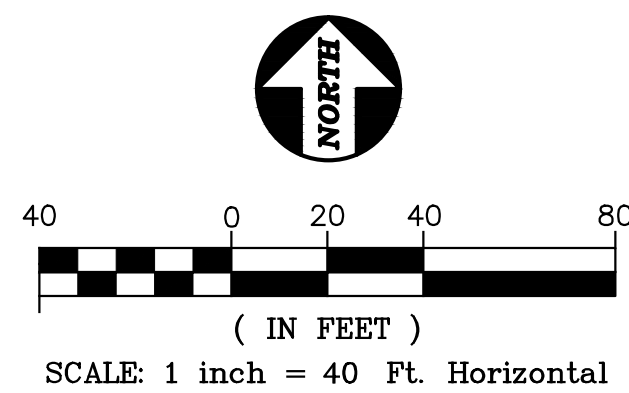
OPEN SPACE DATA

TOTAL OPEN SPACE PROVIDED (TRACT B TO TRACT O INCLUSIVE) =  
2.7648 AC  
GROSS AREA OF SITE =  
12.7958 AC  
2.7648/12.7958 = 21.6% OPEN SPACE PROVIDED



## SUMMARY OF REQUEST

THIS SITE PLAN IS A SUPPORTING DOCUMENT IN THE PROPOSED ANNEXATION, MINOR GENERAL PLAN AMENDMENT AND REZONING WITH PAD OVERLAY REQUEST FOR THE RIVERVIEW VILLAGE PROJECT LOCATED NEAR ALMA SCHOOL RD AND MCLELLAN RD, CASE # PLN 2013-00634. THE PROJECT IS REQUESTING RSL-4.0 PAD ZONING THAT WILL ALLOW FOR 78 SINGLE FAMILY RESIDENCES LOCATED ON LOTS NO SMALLER THAN 3,500 SQ.FT.

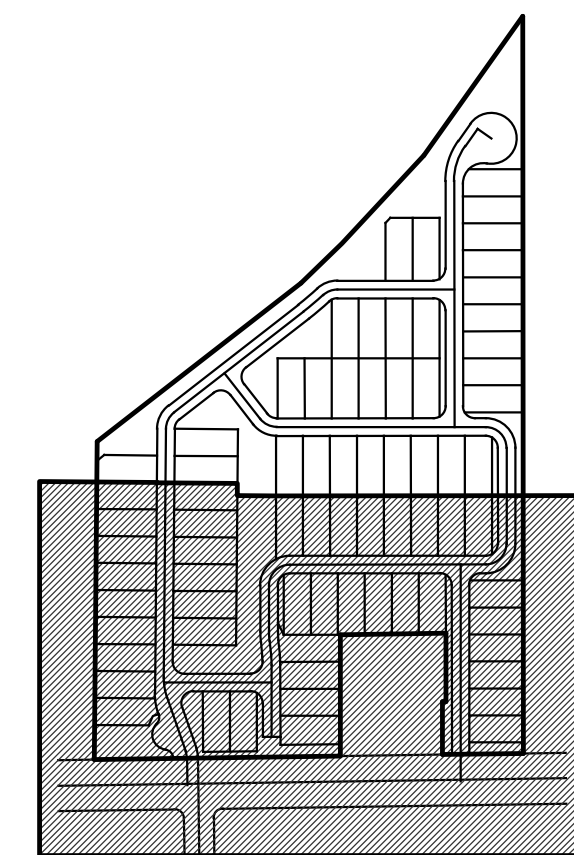


## SITE DATA

GROSS ACREAGE..... 12.7958 ACRES  
NET ACREAGE ..... 12.7958 ACRES  
LOT COUNT ..... 73 LOTS  
AVERAGE LOT AREA ..... 4,504 SF  
NET DENSITY ..... 5.71 DU/AC  
EXISTING ZONING ..... RURAL-43 \*  
PROPOSED ZONING ..... RSL-4.5 PAD  
PARKING SPACES (PER UNIT) ..... 2 SPACES \*\*  
CASE NUMBER..... PS13-116 (PLN2013-00634)

\* THE SITE IS CURRENTLY LOCATED WITHIN MARICOPA COUNTY AND WILL BE ANNEXED INTO THE CITY OF MESA.

\*\* PER THE CITY OF MESA STANDARDS, REQUIRED PARKING IS 2 SPACES PER DWELLING UNIT. EACH DWELLING UNIT WILL PROVIDE 2 PARKING SPACES EITHER WITHIN A GARAGE OR ON THEIR DRIVEWAY.



KEY MAP  
NOT TO SCALE

SITE PLAN

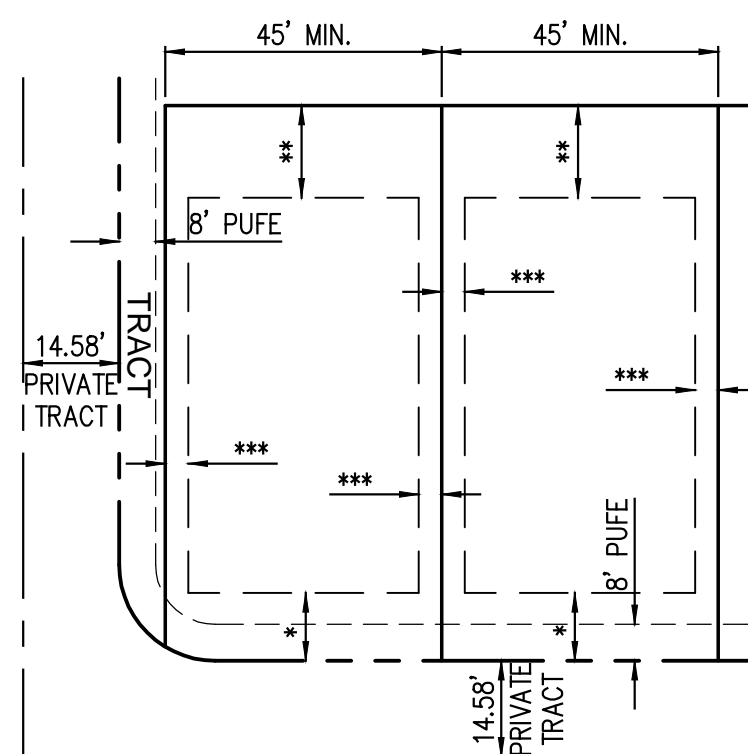
RIVERVIEW VILLAGE  
MESA, ARIZONA

SUBMITTALS:

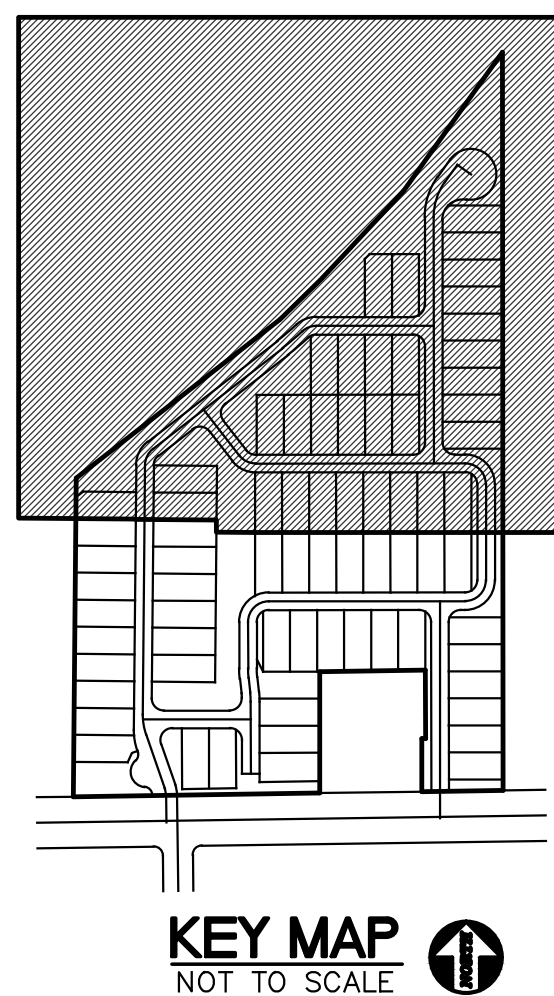
DESIGNED BY: DMJ  
DRAWN BY: PVA  
CHECKED BY: CFL

SP1

SHEET 1 OF 2  
PROJECT NUMBER  
20402



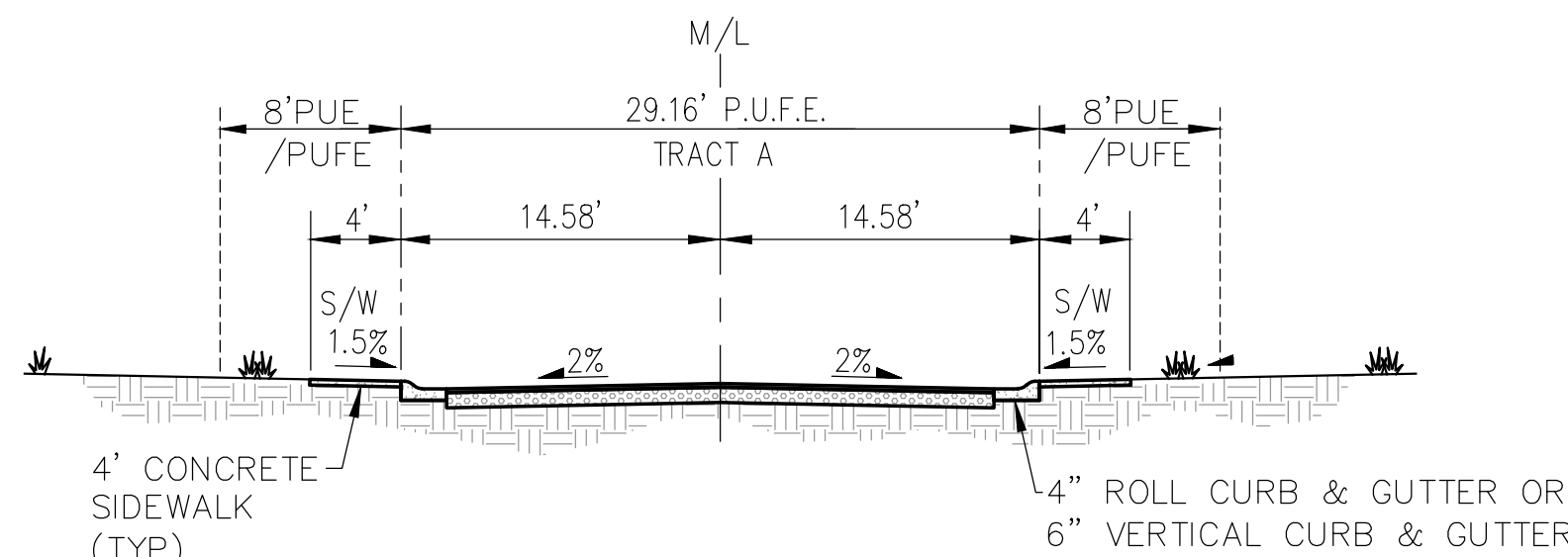
**TYPICAL LOT LAYOUT DETAIL**  
NOT TO SCALE



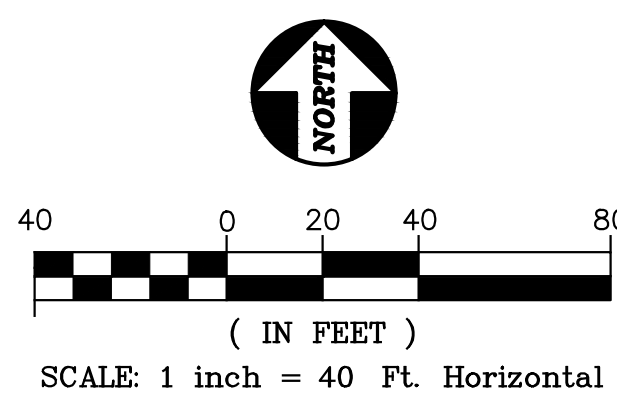
**KEY MAP**  
NOT TO SCALE

**MINIMUM SETBACKS:**  
\*FRONT YARD  
HOUSE FORWARD = 10'-1  
GARAGE FORWARD = 18'-4  
\*\*REAR YARD  
TYPICAL SETBACK = 15'-5  
\*\*\*SIDE YARD  
MIN. INTERIOR LOT = 4'  
CORNER LOT = 5'-3

1. MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE AND THE FRONT SETBACK LINES ARE MEASURED FROM THE PRIVATE TRACT LINE.
2. A COVERED PATIO MAY BE CONSIDERED A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 5 FEET. MODEL 3595 MAY HAVE PATIO ENCROACH 8 FEET INTO REAR SETBACK ON LOTS 13-18 & 27.
3. STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5 FOOT WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
4. THE TYPICAL GARAGE FORWARD SETBACK IS 18' FROM BACK OF CURB OR BACK OF SIDEWALK IF PRESENT TO THE FACE OF GARAGE DOOR. WHICHEVER IS GREATER.
5. LOTS 13-27 HAVE A 15' REAR SETBACK FOR 2-STORY HOMES AND A 10' REAR SETBACK FOR ONE-STORY HOMES.



**TYPICAL PRIVATE STREET SECTION**  
N.T.S.



SCALE: 1 inch = 40 Ft. Horizontal

**LEGEND:**

- PROPERTY CORNER; FOUND
- FOUND MONUMENT (TYPE SHOWN)
- BRASS CAP FLUSH
- SECTION/MID-SECTION LINE
- SUBJECT PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY LINE
- EXISTING WATERLINE (SIZE SHOWN)
- EXISTING SEWERLINE (SIZE SHOWN)
- EXISTING 54" STORM SEWER
- EXISTING GAS
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING ELECTRIC CABINET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SIGN
- PROPOSED CURB & GUTTER
- PROPOSED SEWERLINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GRADE BREAK
- PROPOSED STORM SEWER
- PROPOSED STREET FLOW DIRECTION
- PROPOSED CENTERLINE MONUMENT
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- PUE PUBLIC UTILITY FACILITIES EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE

STANDARD	RSL 4.5 (PAD)
MINIMUM YARD SETBACKS	
FRONT - BUILDING WALL	10'(1,7)
FRONT - GARAGE	18'(1,3,7)
FRONT - PORCH	8'(1,7)
SIDE - STREET	5'(1,2)
SIDE - INTERIOR (MIN. EACH SIDE)	4'(1,2)
SIDE - INTERIOR (MIN. AGGREGATE OF TWO/BUILDING SEPARATION)	10'(1,2)
REAR	15'(1,2,4,5,6)
REAR - PATIO	7'(1,2,6)
MINIMUM USEABLE OPEN SPACE PER PER UNIT (SQ. FT.)	400
ADDITIONAL STANDARDS	
MINIMUM AVERAGE LOT AREAS OF SUBDIVISION (SQ. FT.)	4,500
MINIMUM INDIVIDUAL LOT AREA (SQ. FT.)	4,000
MINIMUM LOT WIDTH - INTERIOR (FT.)	40
MINIMUM LOT WIDTH - CORNER (FT.)	40
MINIMUM LOT DEPTH (FT.)	90
MAXIMUM HEIGHT (FT.)	30
MAXIMUM NUMBER OF STORIES	2(4)

- NOTES:**
1. FIREPLACES, CHIMNEYS, AND ARCHITECTURAL PROJECTIONS MAY EXTEND 2- FEET INTO ALL SETBACKS.
  2. PATIO COVERS MAY ENCROACH INTO REAR SETBACKS UP TO 5- FEET.
  3. GARAGE SETBACKS WILL BE MEASURED FROM THE BACK-OF-CURB OR BACK-OF-SIDEWALK IF PRESENT.
  4. LOTS 16, 17, 21, 22, 26 & 27 WILL BE RESTRICTED TO SINGLE-STORY HOMES.
  5. A 10-FOOT REAR SETBACK WILL BE UTILIZED IF A SINGLE-STORY HOME IS CONSTRUCTED ON LOTS 13-18 & 27.
  6. MODEL 3595 MAY HAVE PATIO ENCROACH 8- FEET INTO THE REAR SETBACK ON LOT 13-18 & 27.
  7. NO MORE THAN 40% OF THE LOTS MAY HAVE A FORWARD FACING GARAGE FACADE THAT EXTENDS BEYOND THE PRIMARY WALL OF A HOME. THESE HOMES WILL NEED TO PROVIDE/EXTEND A FORWARD FACING COVERED PORCH BEYOND THE GARAGE FACADE PROVIDING FOR A MINIMUM 3-FOOT DIFFERENTIAL BETWEEN THE GARAGE FACADE AND THE COVERED PORCH.

**DEVELOPMENT STANDARDS CHART**  
NOT TO SCALE

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com

united engineering group

REVISIONS	
NO.	DESCRIPTION

SITE PLAN

RIVERVIEW VILLAGE

MESA, ARIZONA

DESIGNED BY: DMJ

DRAWN BY: PVA

CHECKED BY: CFL

SP2

SHEET 2 OF 2

PROJECT NUMBER 20402

# APPENDIX C

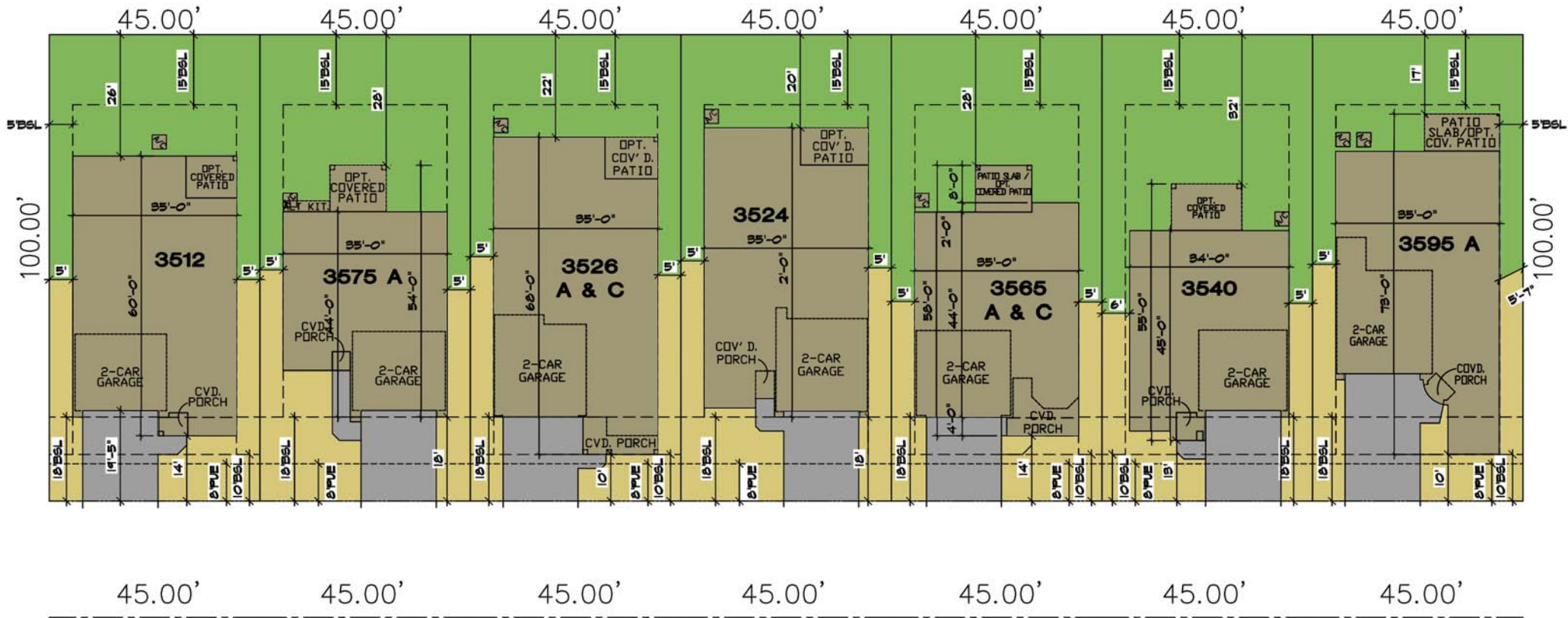
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## Typical Lot Layout

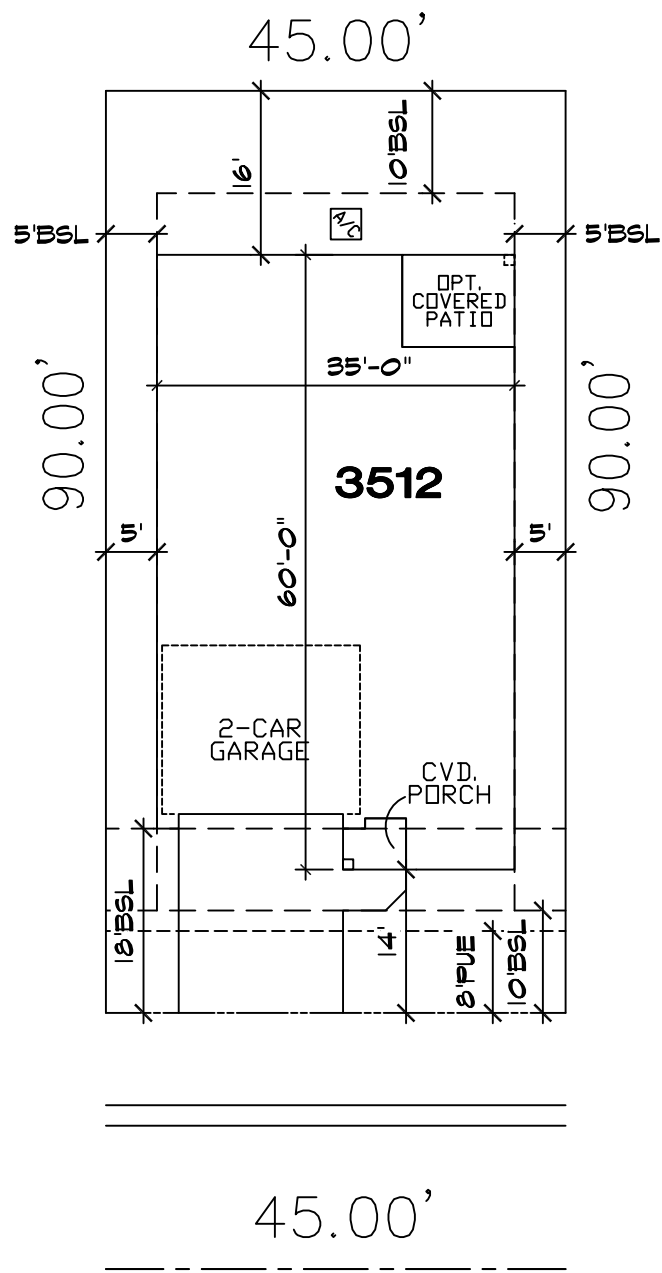
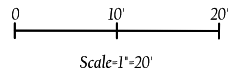


# Riverview Village Typical Street Layout

Scale: 1"=30'

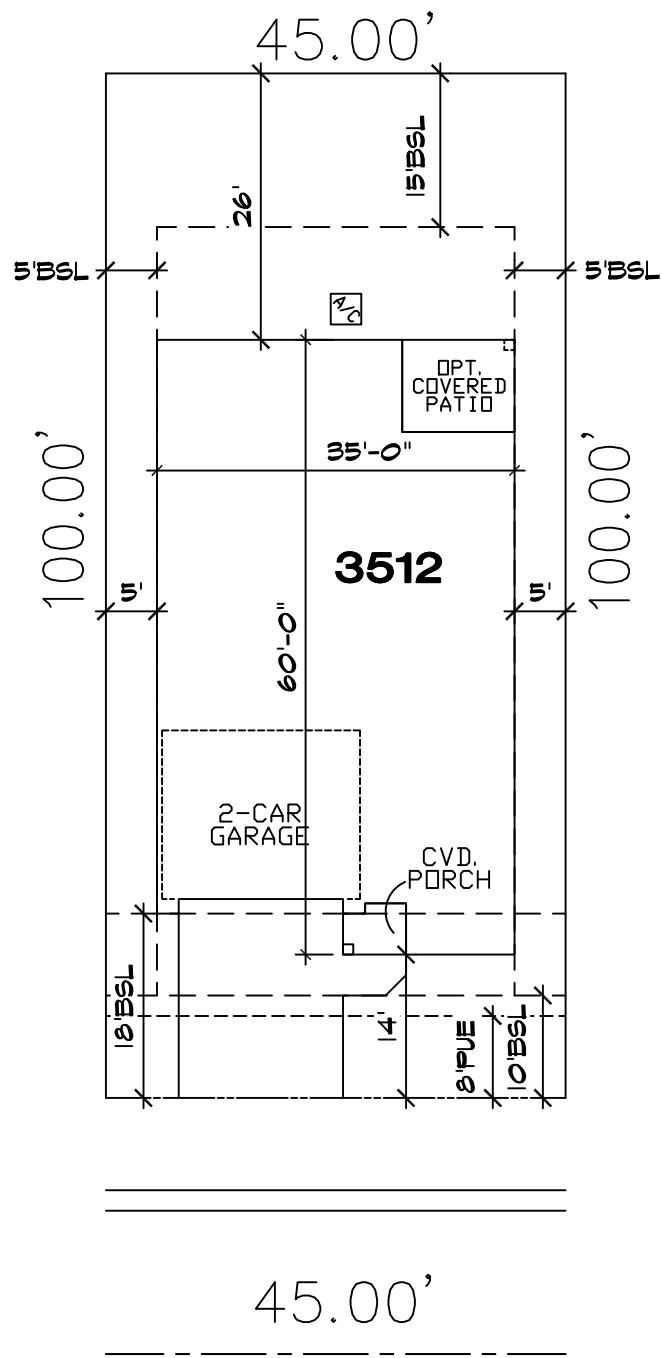
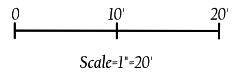






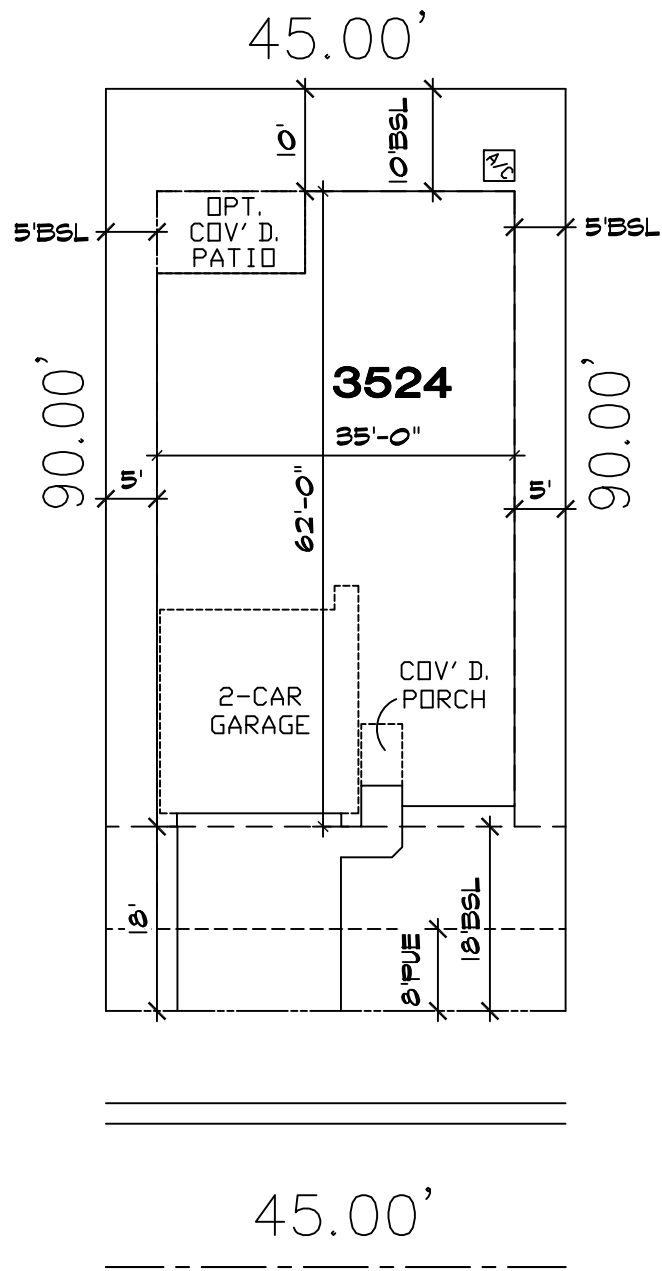
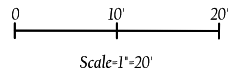
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Riverview Village  
Typical Lot



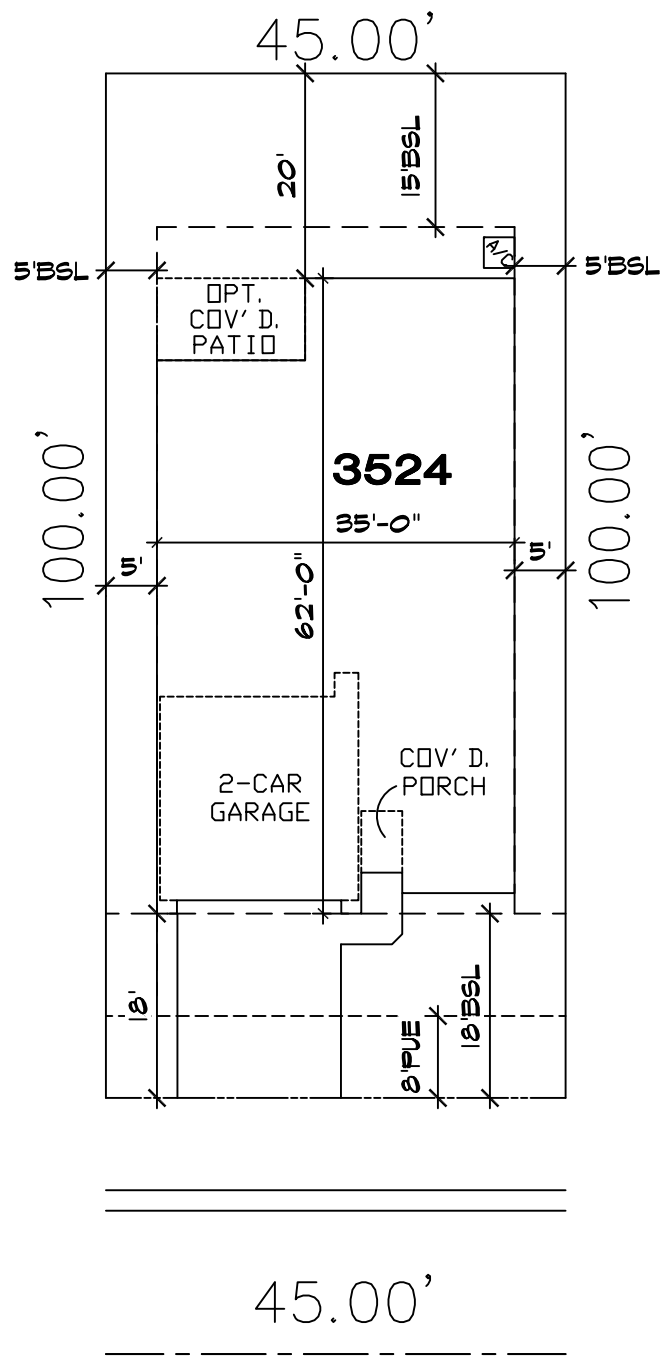
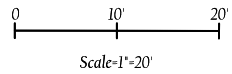
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Riverview Village  
Typical Lot



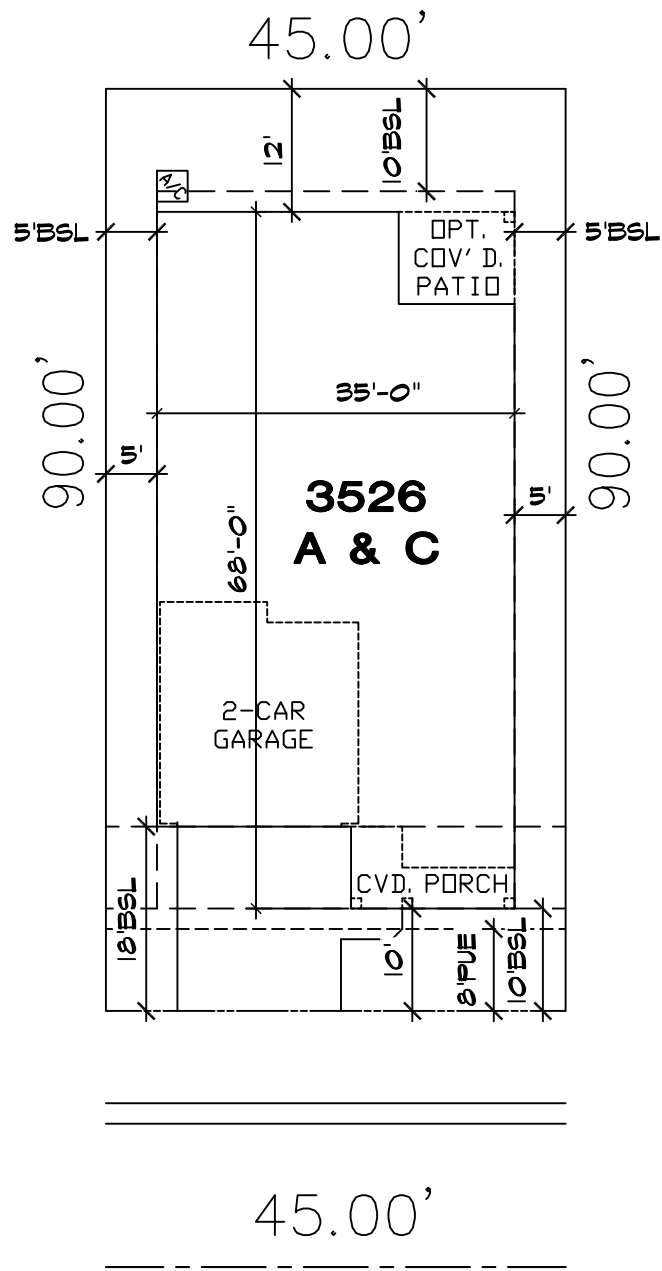
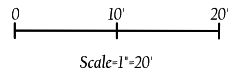
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Riverview Village  
Typical Lot



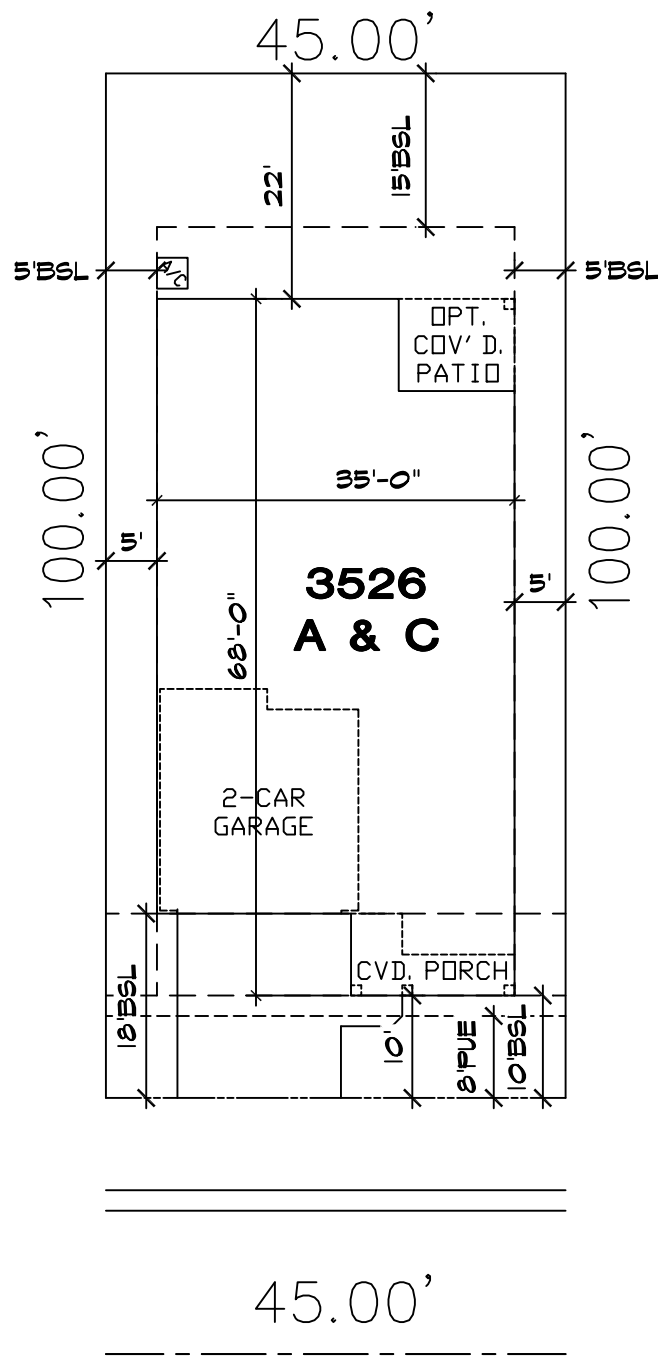
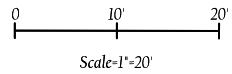
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Riverview Village  
Typical Lot



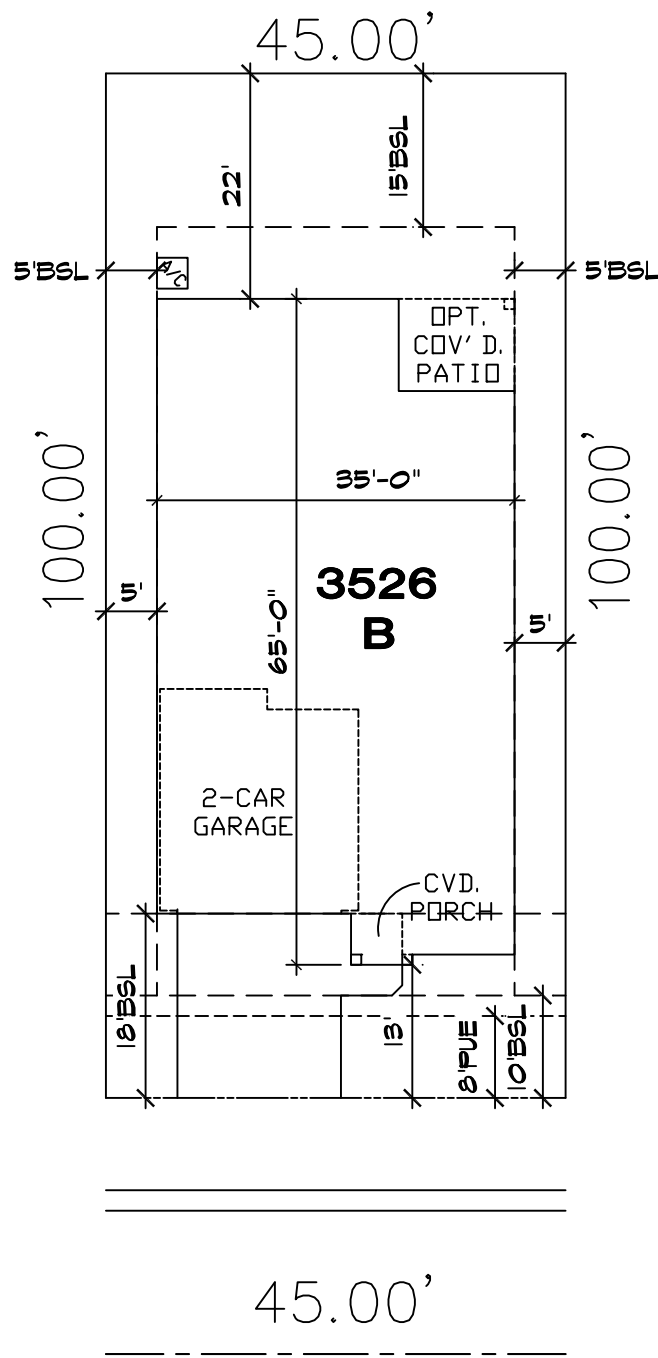
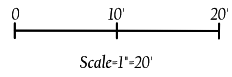
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Riverview Village  
Typical Lot



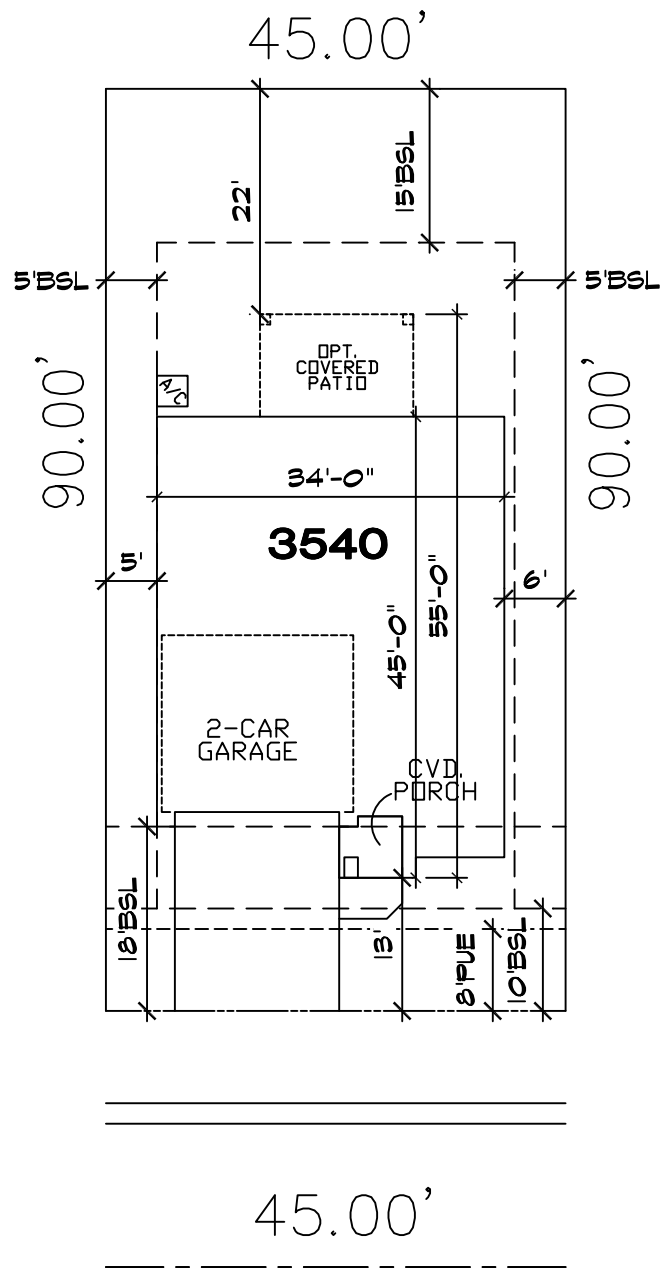
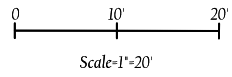
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Riverview Village  
Typical Lot



45x100

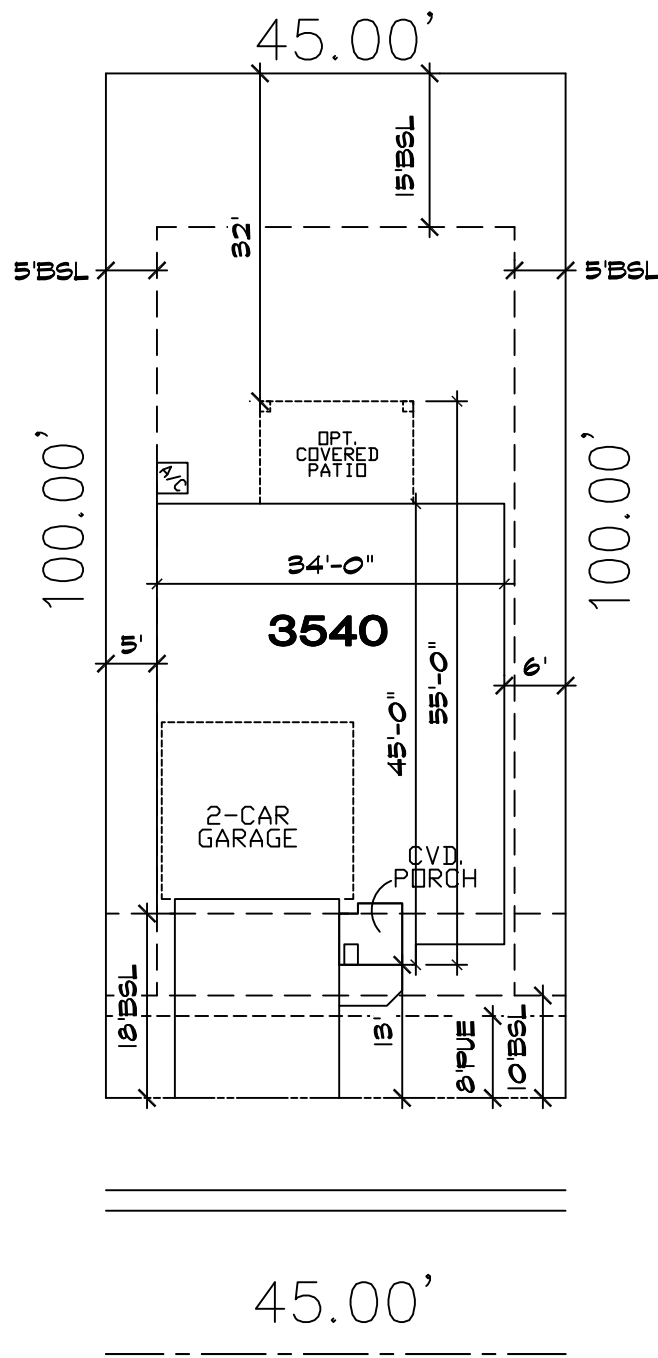
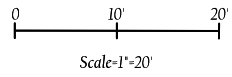
Riverview Village  
Typical Lot



45x90

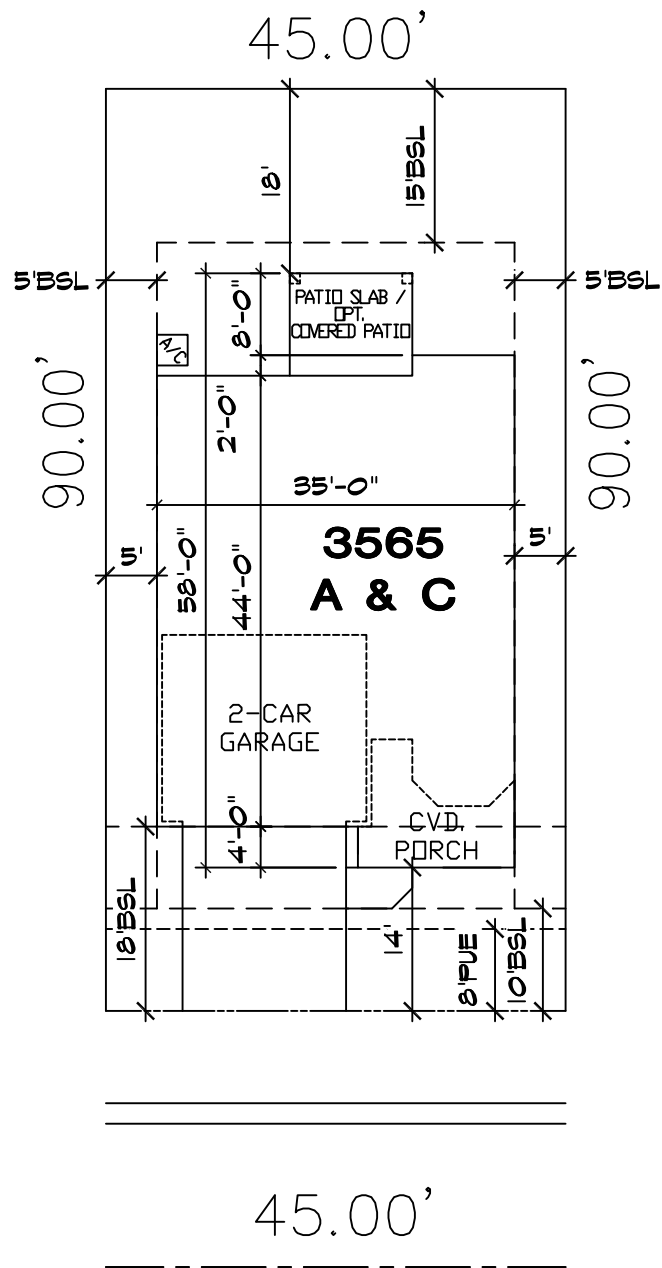
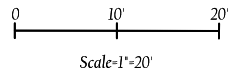
Riverview Village  
Typical Lot





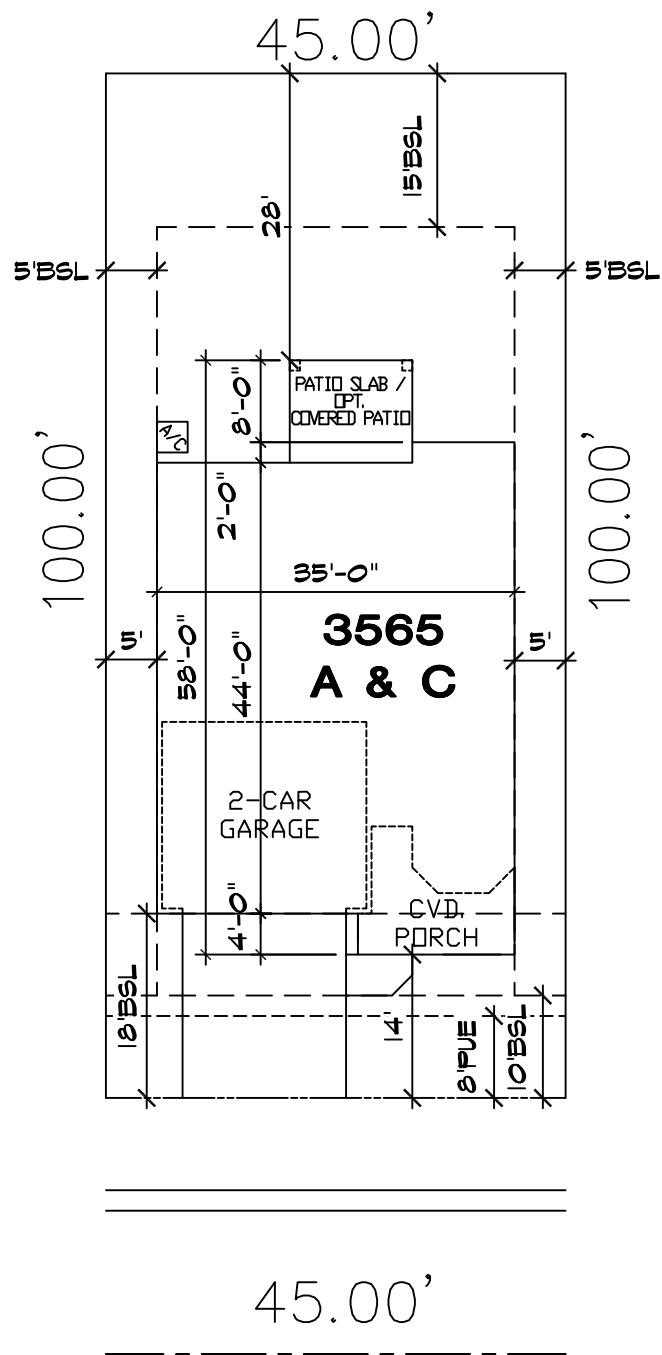
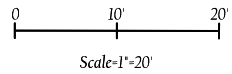
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Riverview Village  
Typical Lot



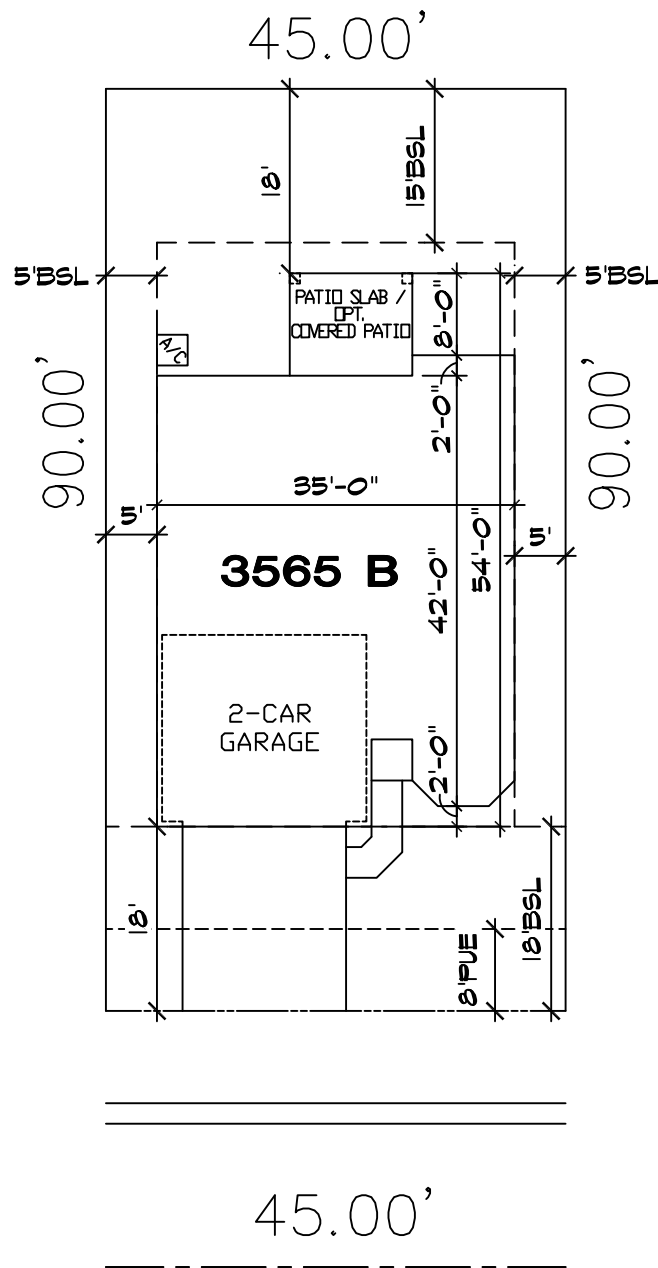
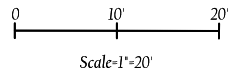
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Riverview Village  
Typical Lot



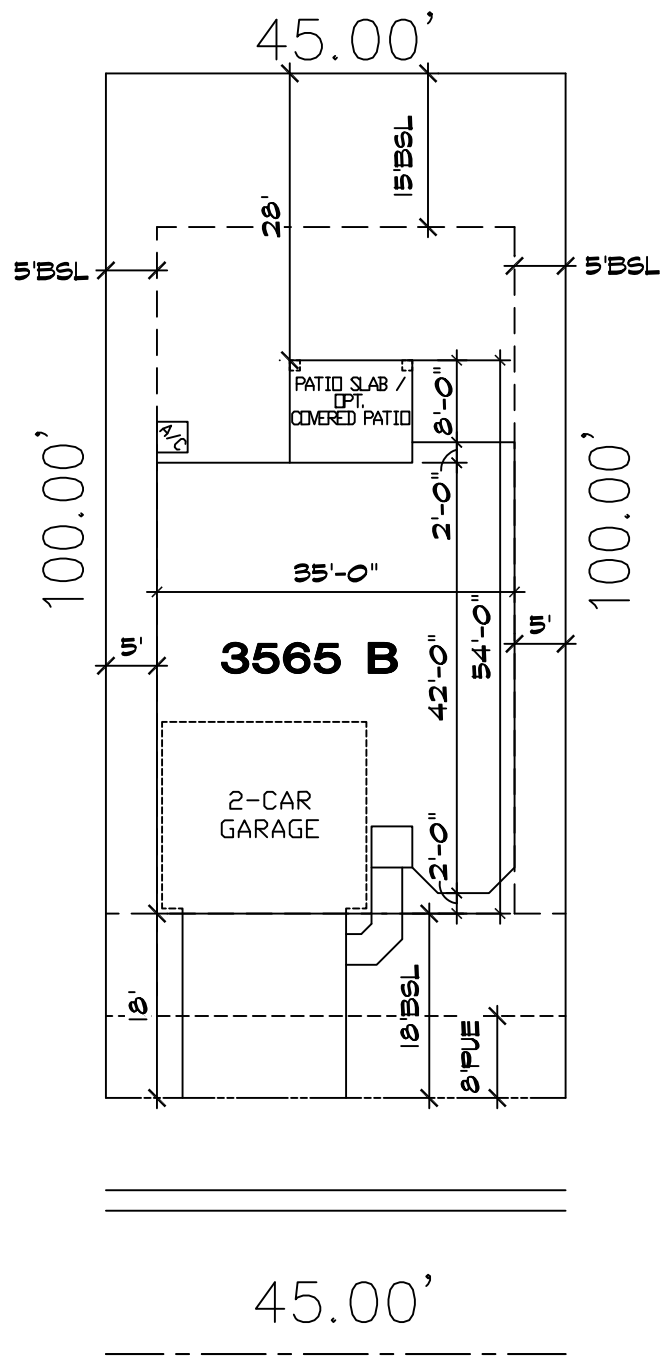
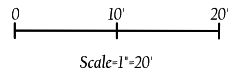
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Riverview Village  
Typical Lot



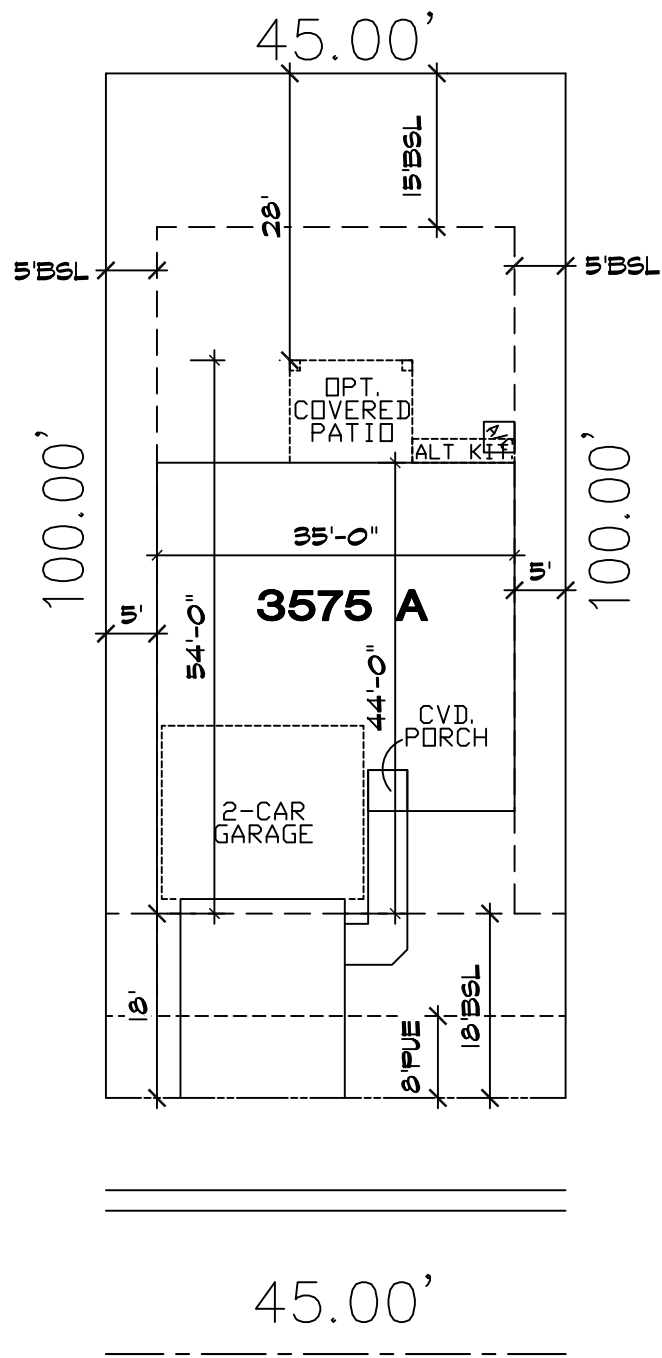
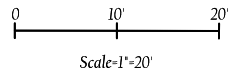
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Riverview Village  
Typical Lot



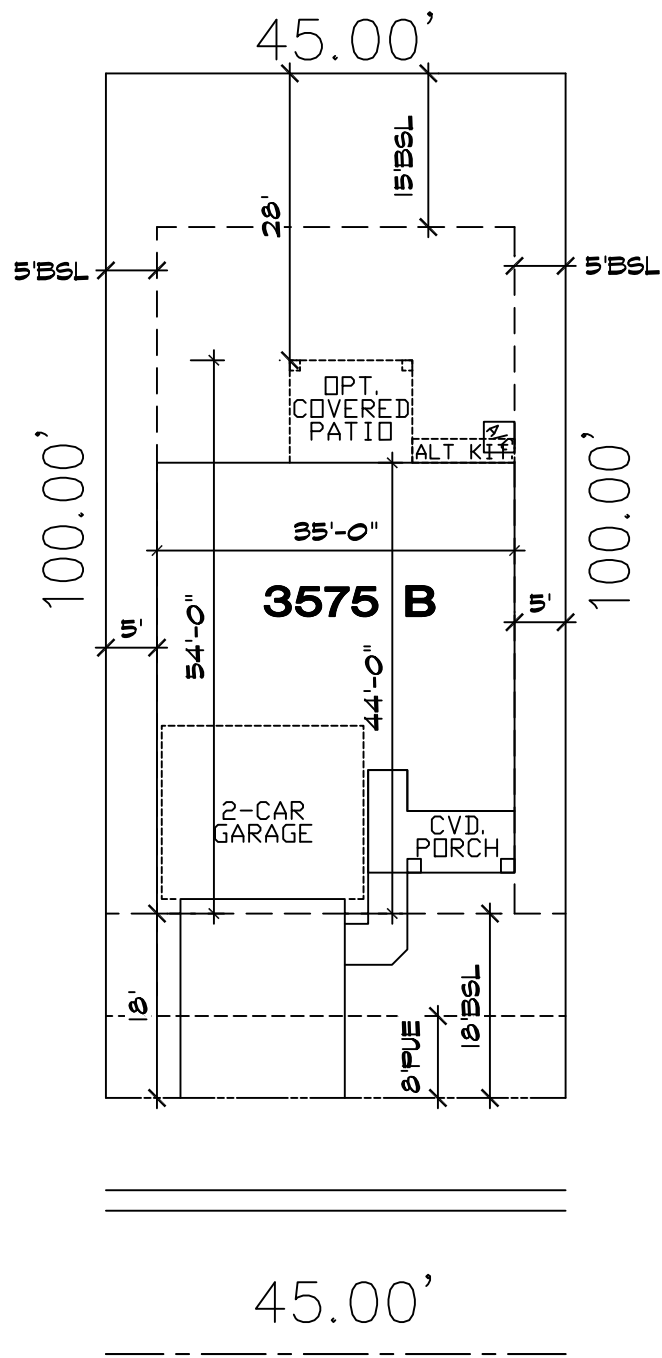
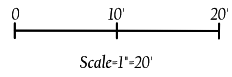
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Riverview Village  
Typical Lot



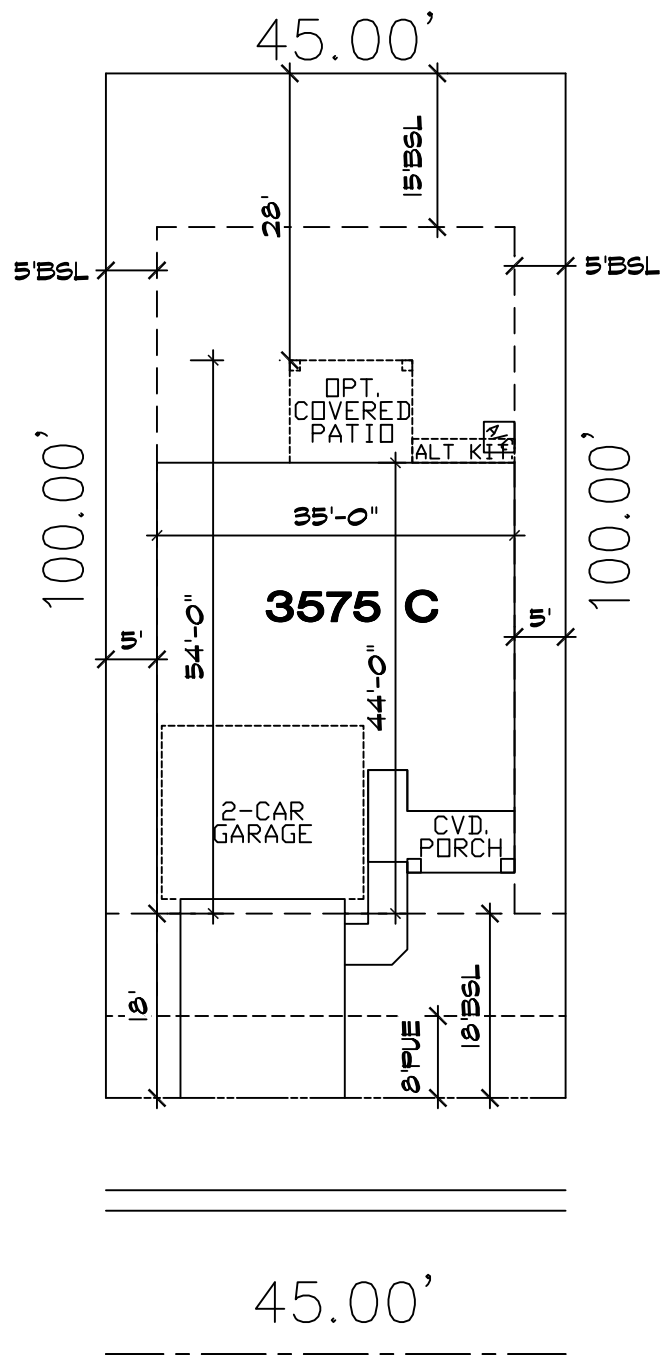
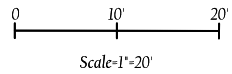
45x100

Riverview Village  
Typical Lot



45x100

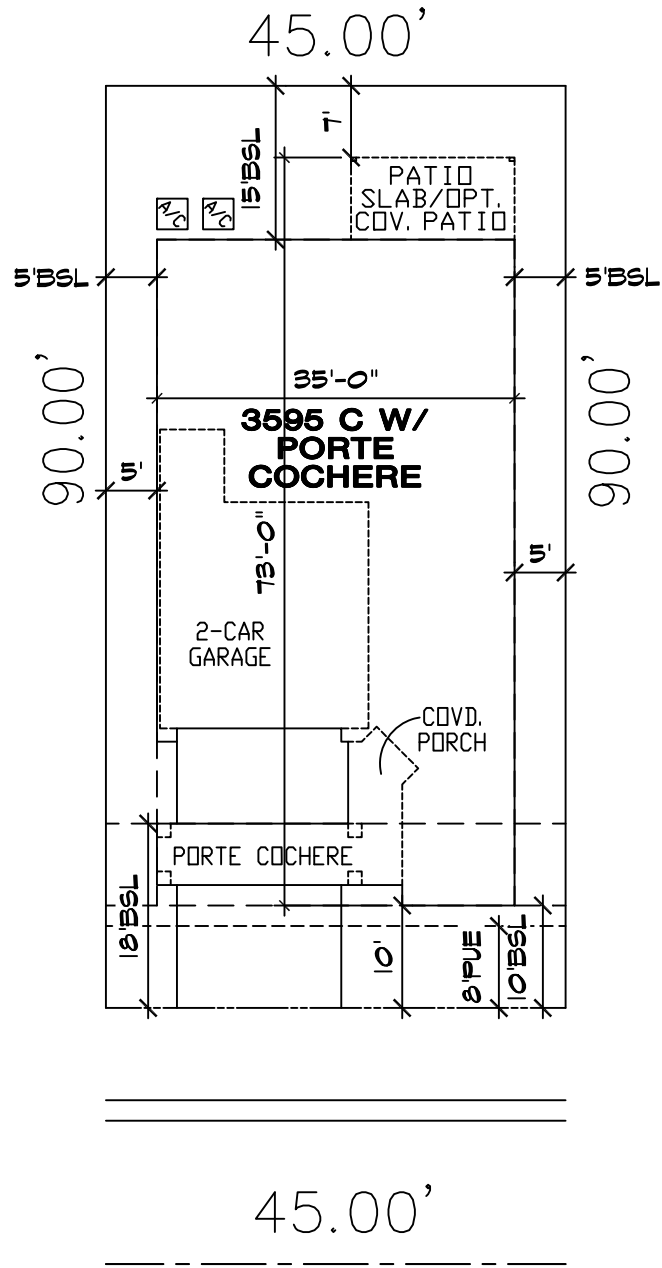
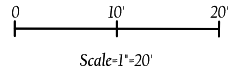
Riverview Village  
Typical Lot



45x100

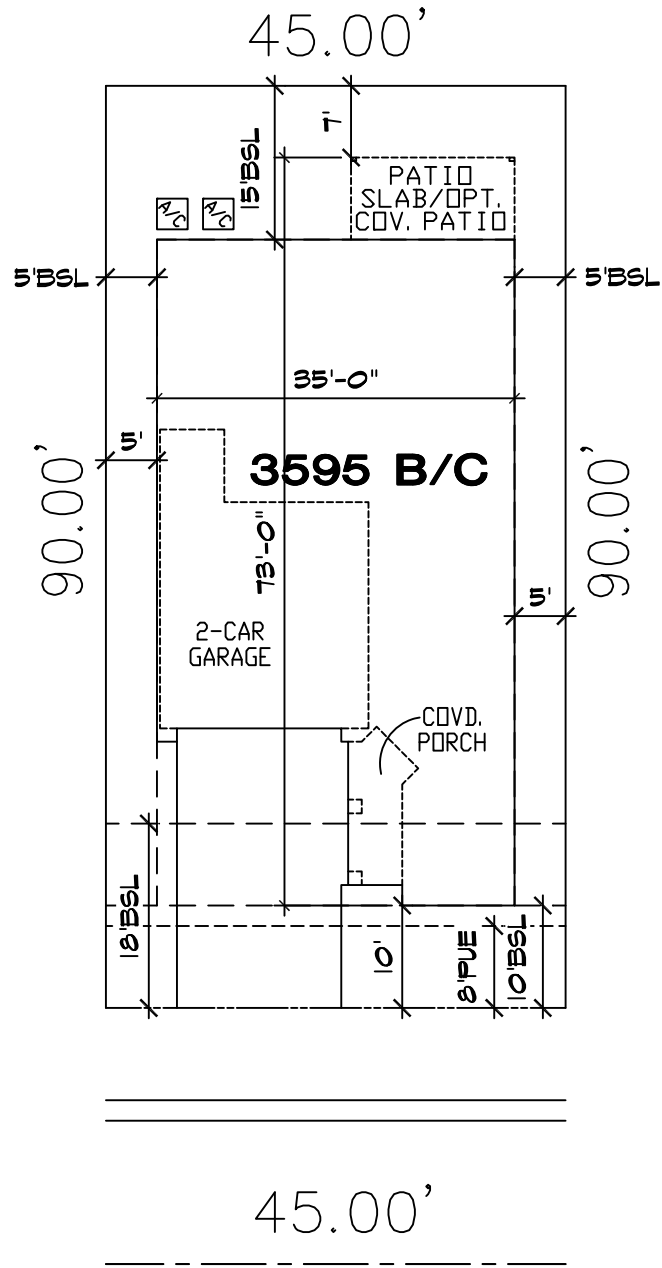
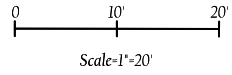
Riverview Village  
Typical Lot





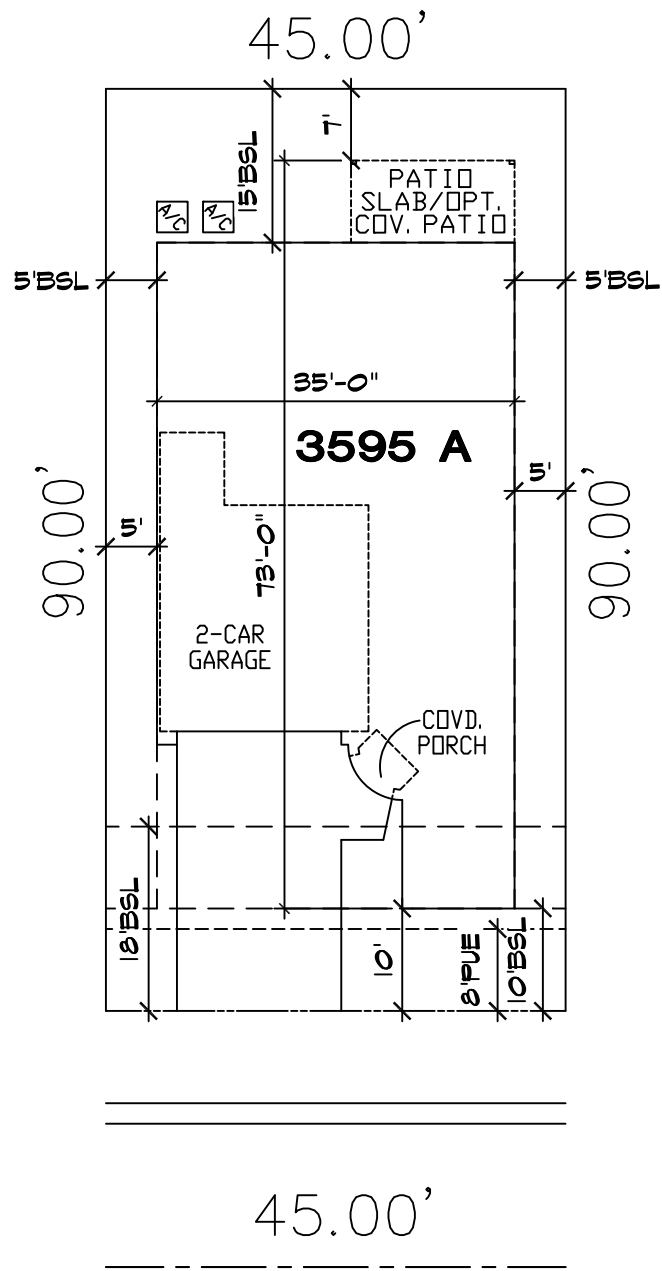
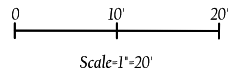
45x90

Riverview Village  
Typical Lot



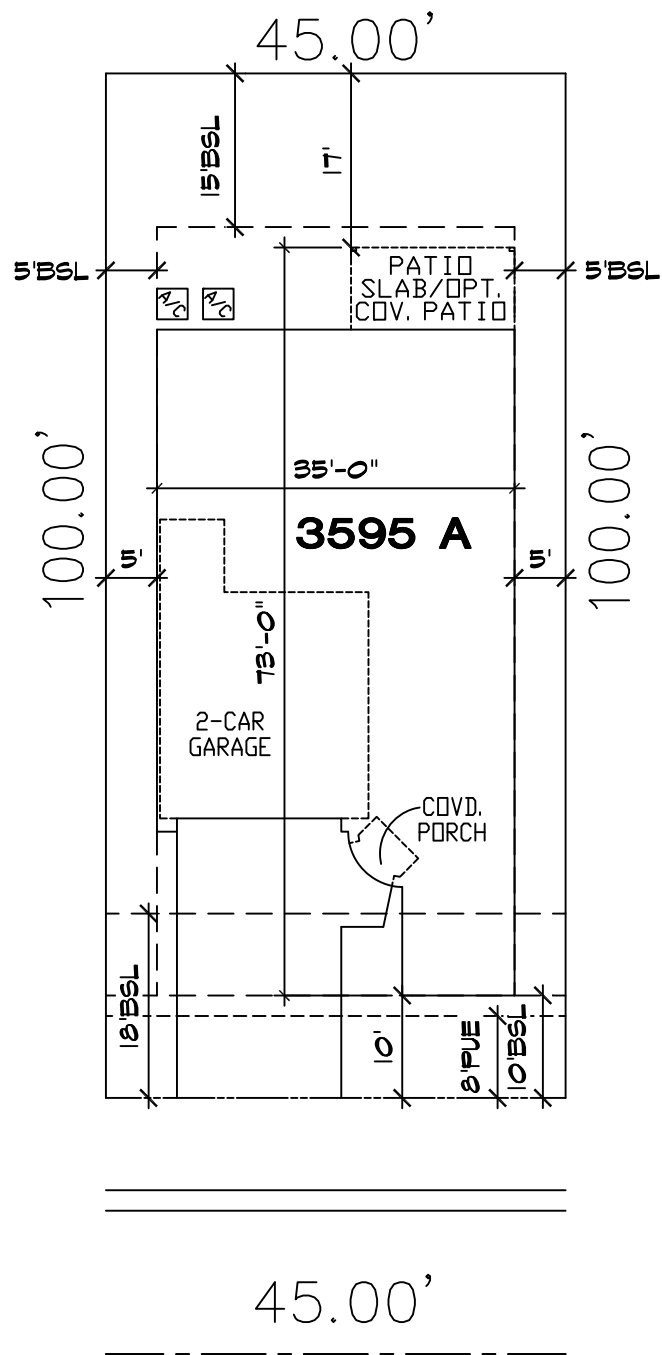
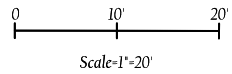
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Riverview Village  
Typical Lot



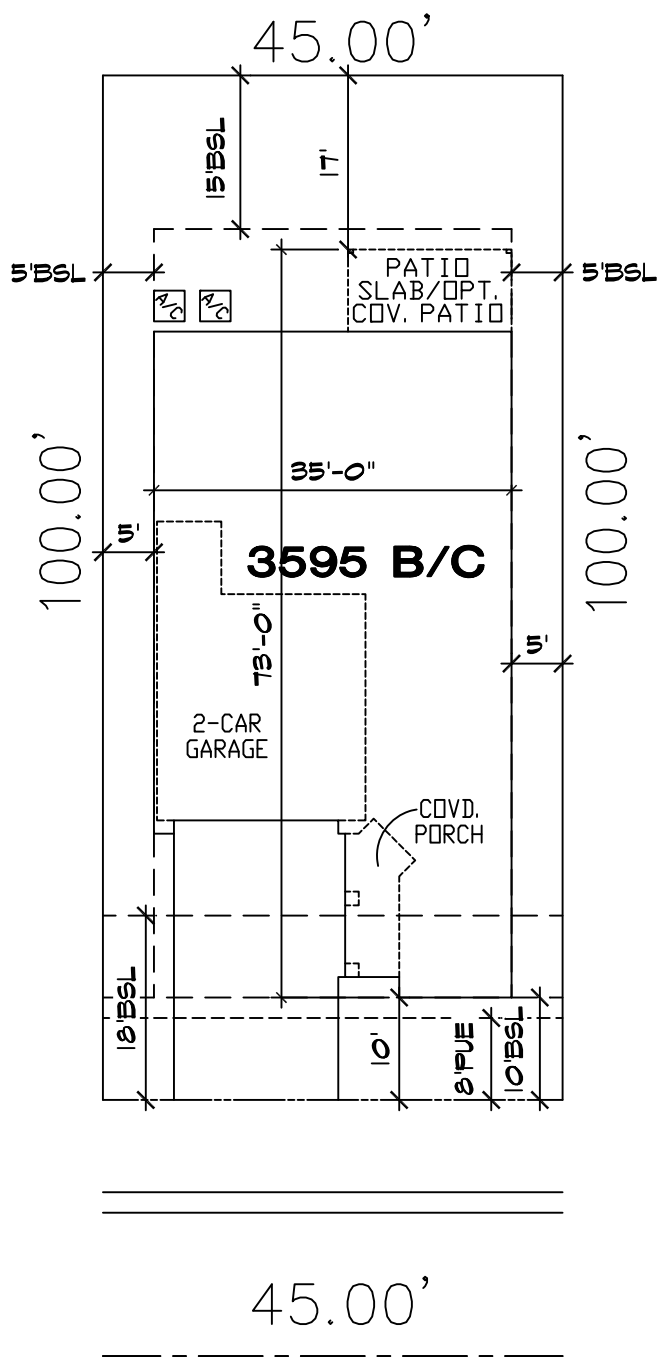
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Riverview Village  
Typical Lot

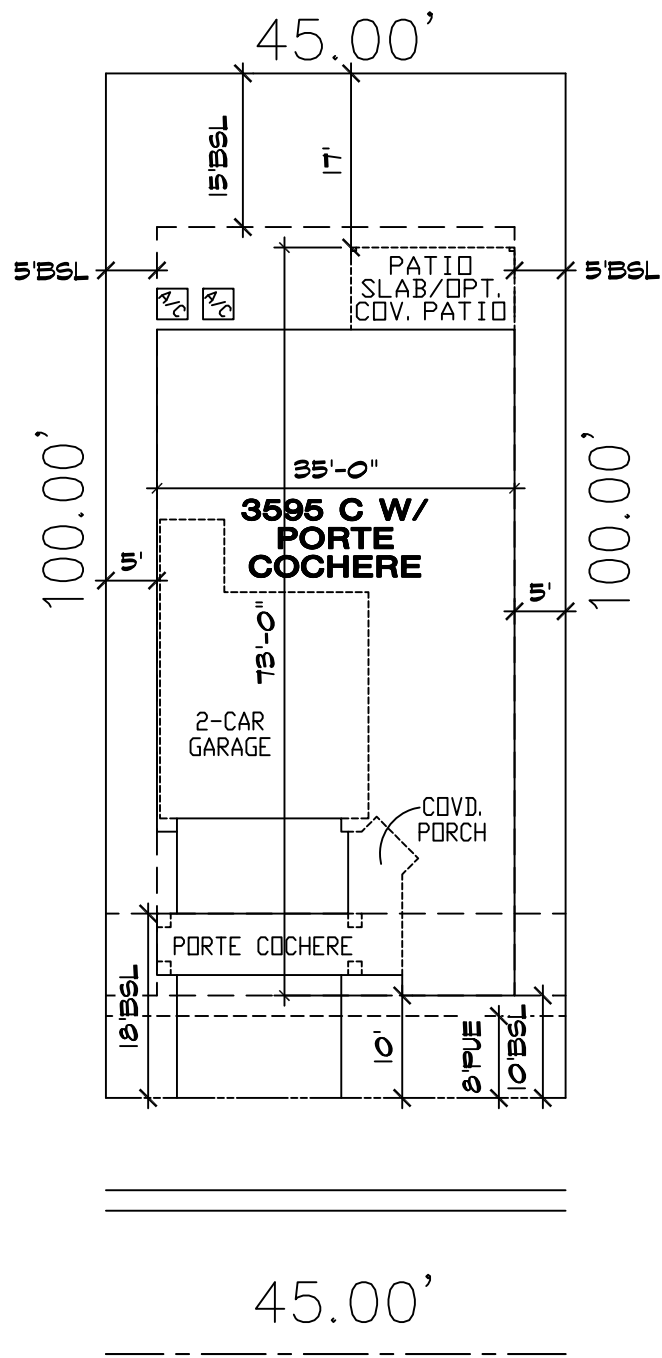
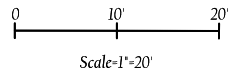


45x100

Riverview Village  
Typical Lot



## Riverview Village Typical Lot



45x100

Riverview Village  
Typical Lot

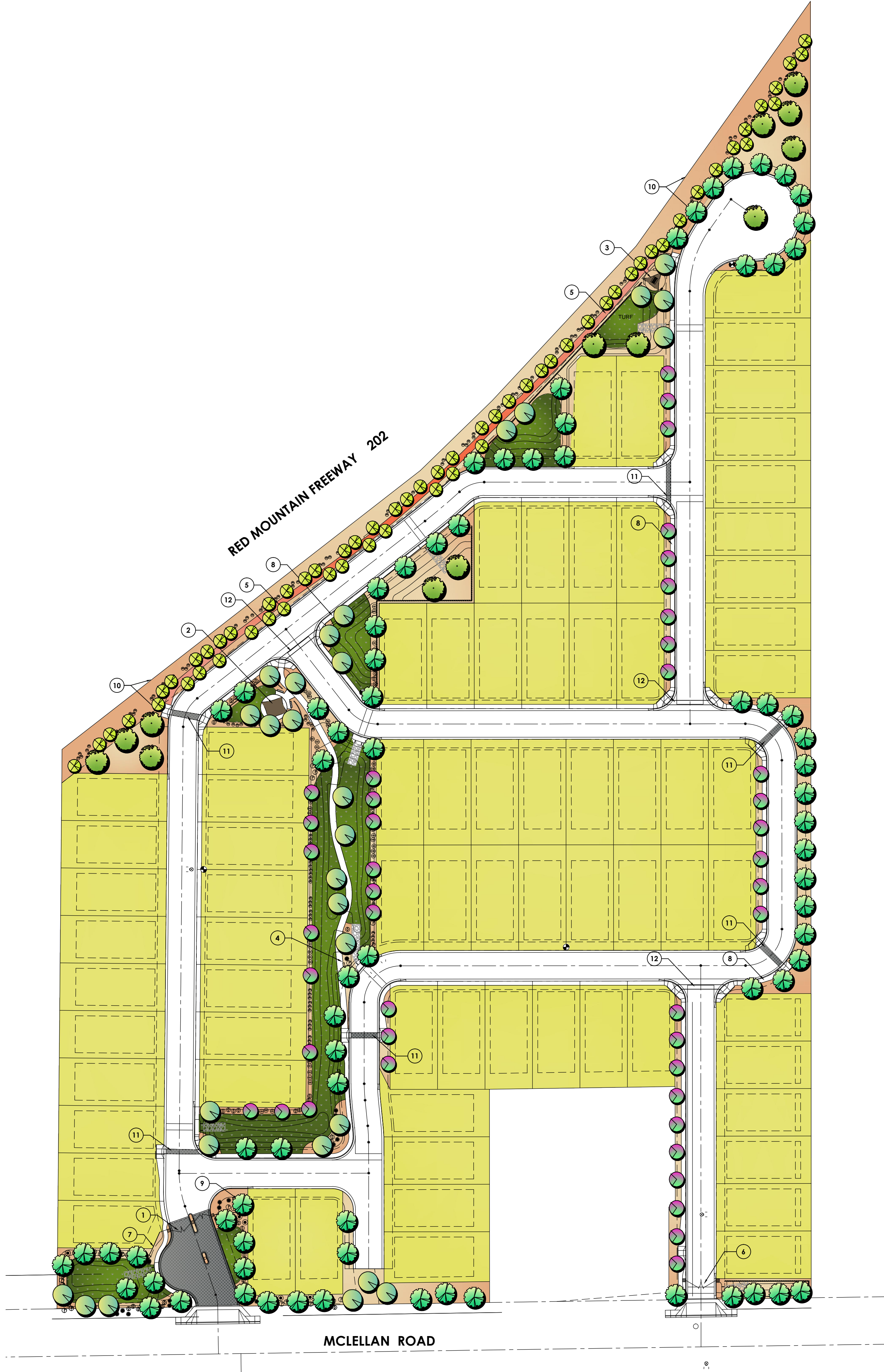
## APPENDIX D

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### Landscape, Entry and Wall Plans



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PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	24" BOX
	ACACIA SALICINIA	WILLOW ACACIA	24" BOX
	FRAXINUS VELUTINA 'RIO GRANDE'	FANTEX ASH	24" BOX
	PARKINSONIA HYBRID	DESERT MUSEUM	15 GAL.
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL.
SHRUBS			
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.
	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL.
GROUNDCOVER			
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	EXPRESS BROWN	1/2" SCREENED
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.

## PRELIMINARY LANDSCAPE NOTES

### PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MESA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

### IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

### GRADING

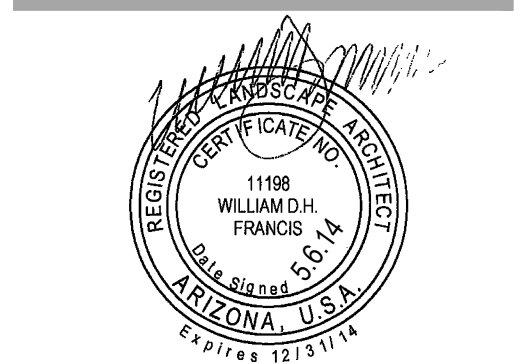
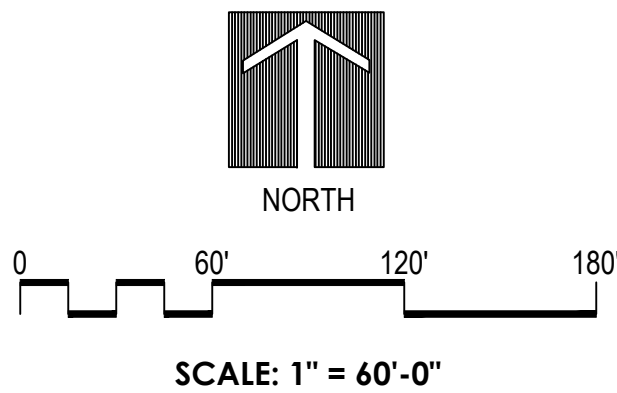
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

## SHEET INDEX

PL-1	PRELIMINARY LANDSCAPE PLAN
PL-2	PRELIMINARY WALL PLAN/ ELEVATIONS
PL-3	AMENITY ENLARGEMENTS

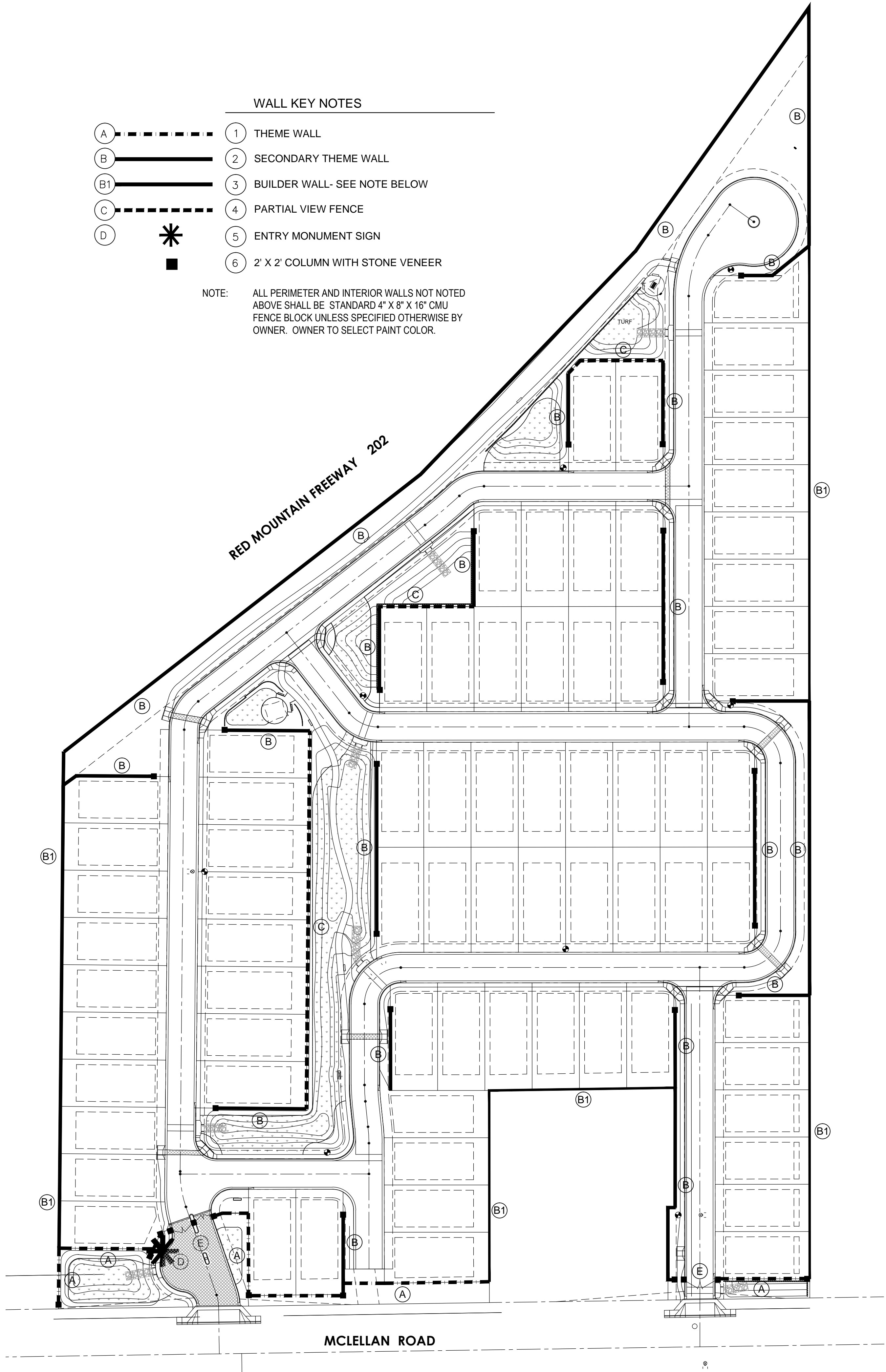
## KEY NOTES

- GATED ENTRY WITH STAMPED AND COLORED ASPHALT
- ACTIVE RECREATION AREA- TOT LOT WITH SEATING AREA AND TURF PLAY AREA WITH SURROUNDING WALL FOR SAFETY. BOLLARD LIGHTING AROUND TOT LOT.
- ACTIVE RECREATION AREA- TREE SHADED SEATING AREA WITH PICNIC TABLE AND BBQ, TURF PLAY AREA, BOLLARD LIGHTING.
- PASSIVE RECREATION AREA- OPEN SPACE WITH TURF, WALKING TRAILS, TREE SHADED BENCHES
- D.G. TRAIL ALONG WATERLINE EASEMENT WITH BOLLARD LIGHTING ALONG TRAIL. NO LIGHTS WITHIN WATERLINE EASEMENT.
- EXIT ONLY GATES
- WALL MOUNTED ENTRY SIGNAGE WITH UPLIGHTING.
- SIDEWALK ALONG SOME STREET FRONTAGES
- MAILBOX
- WATERLINE EASEMENT ALONG NORTHERN EDGE OF PROPERTY LINE. LIMITED VEGETATION DUE TO ACCESS ISSUES
- STAMPED AND COLORED ASPHALT AT CROSSWALKS

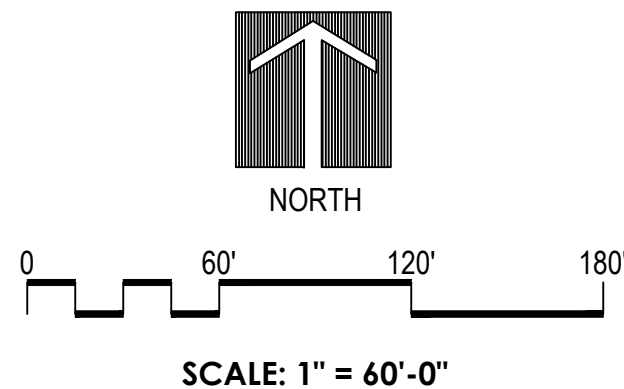
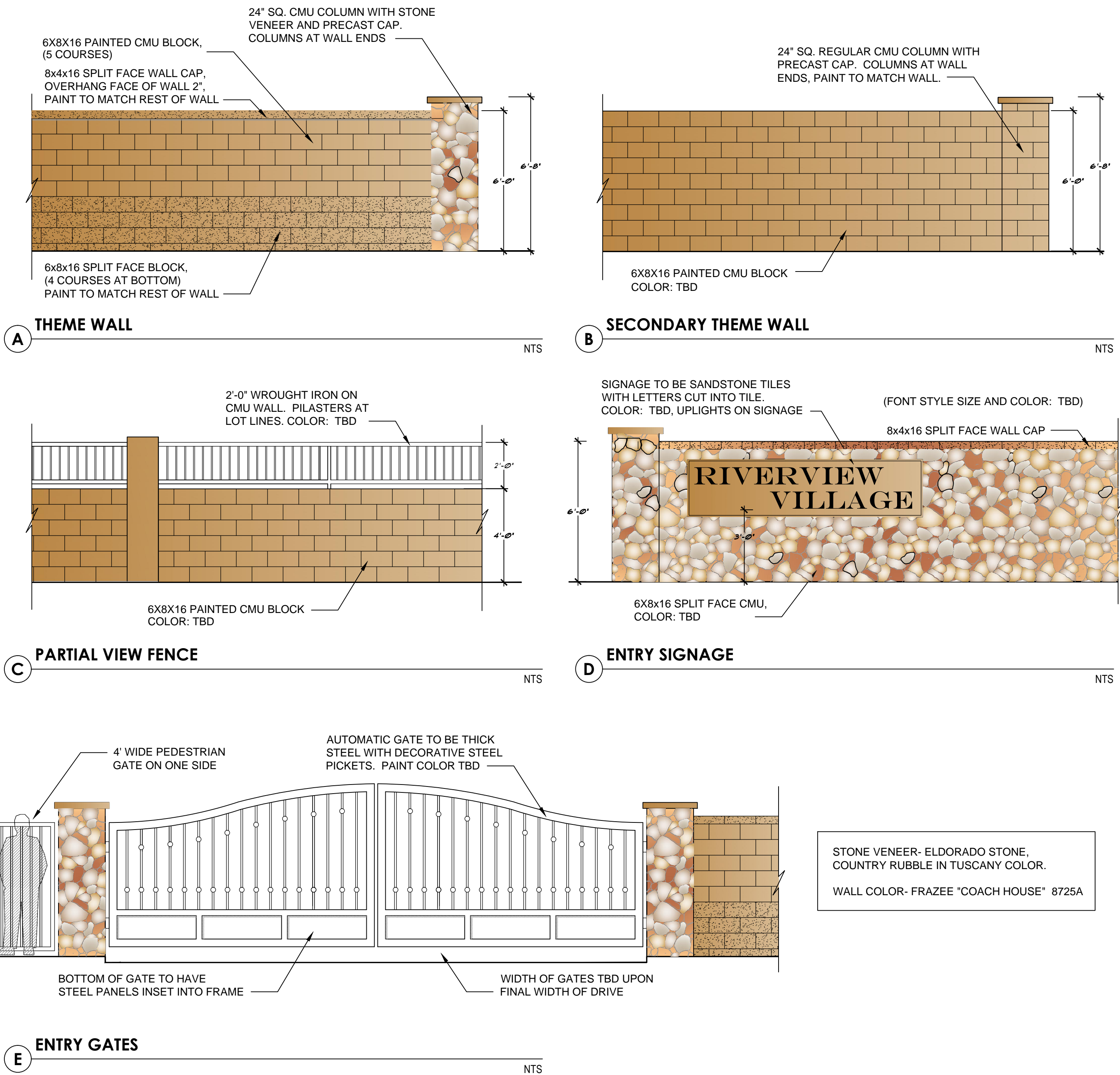




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- WALL KEY NOTES**
- A** --- 1 THEME WALL
  - B** --- 2 SECONDARY THEME WALL
  - B1** --- 3 BUILDER WALL- SEE NOTE BELOW
  - C** --- 4 PARTIAL VIEW FENCE
  - D** \* --- 5 ENTRY MONUMENT SIGN
  - --- 6 2' X 2' COLUMN WITH STONE VENEER
- NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



1048 N. 44th Street  
Suite 200 Phoenix, AZ 85008  
Ofc: (602) 952-8585 Fax: 952-8686

Mesa, Az.

WALL PLAN / ELEVATIONS:

# RIVERVIEW VILLAGE

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: EL

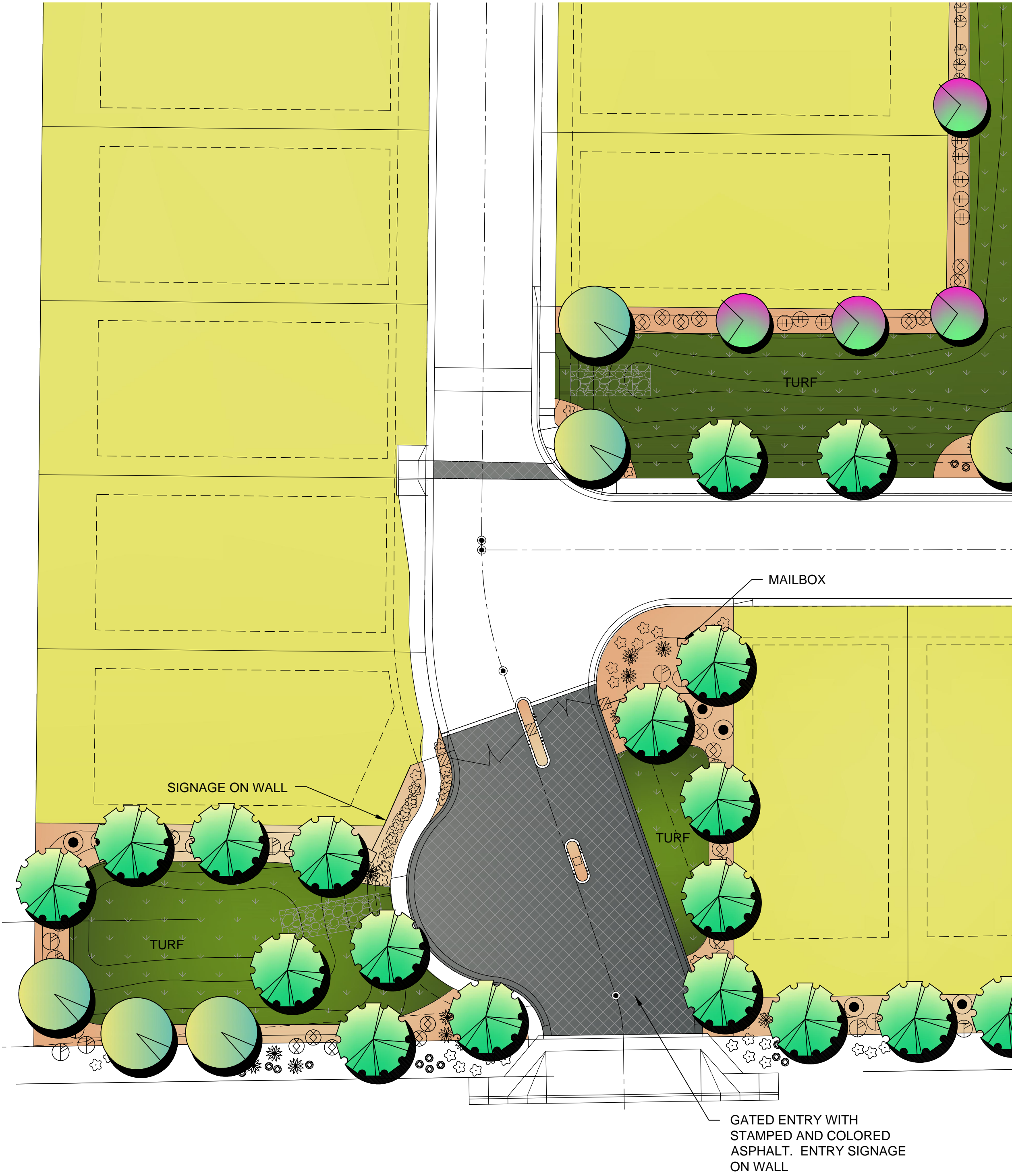
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Date: 1.23.14

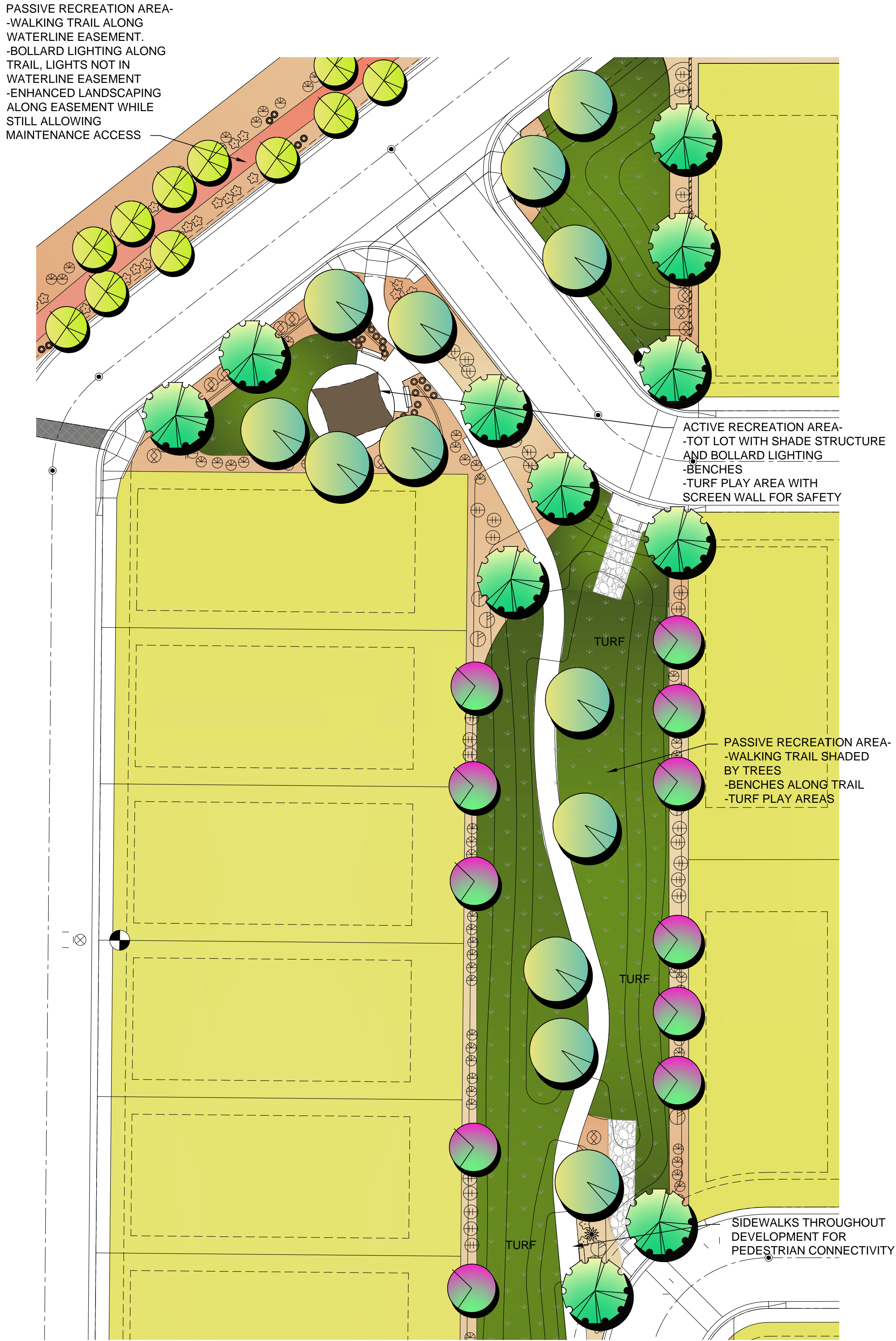
PL-2 of 3



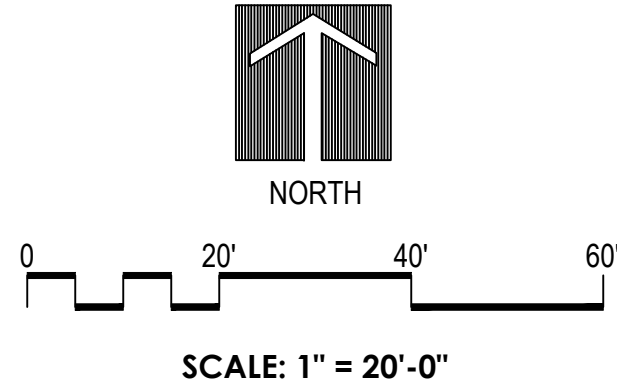
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A ENTRY ENLARGEMENT  
 1"=20'-0"



B OPEN SPACE/ AMENITY ENLARGEMENT  
 1"=20'-0"



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 Suite 200 Phoenix, AZ 85008  
 Ofc: (602) 952-8585 Fax: 952-8686

Mesa, Az.

ENTRY AND AMENITY AREA ENLARGEMENTS:

# RIVERVIEW VILLAGE

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	EL
Job No:	14005
Date:	1.23.14
PL-3	of 3



# APPENDIX E

---

## Housing Floor Plans and Elevations



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation

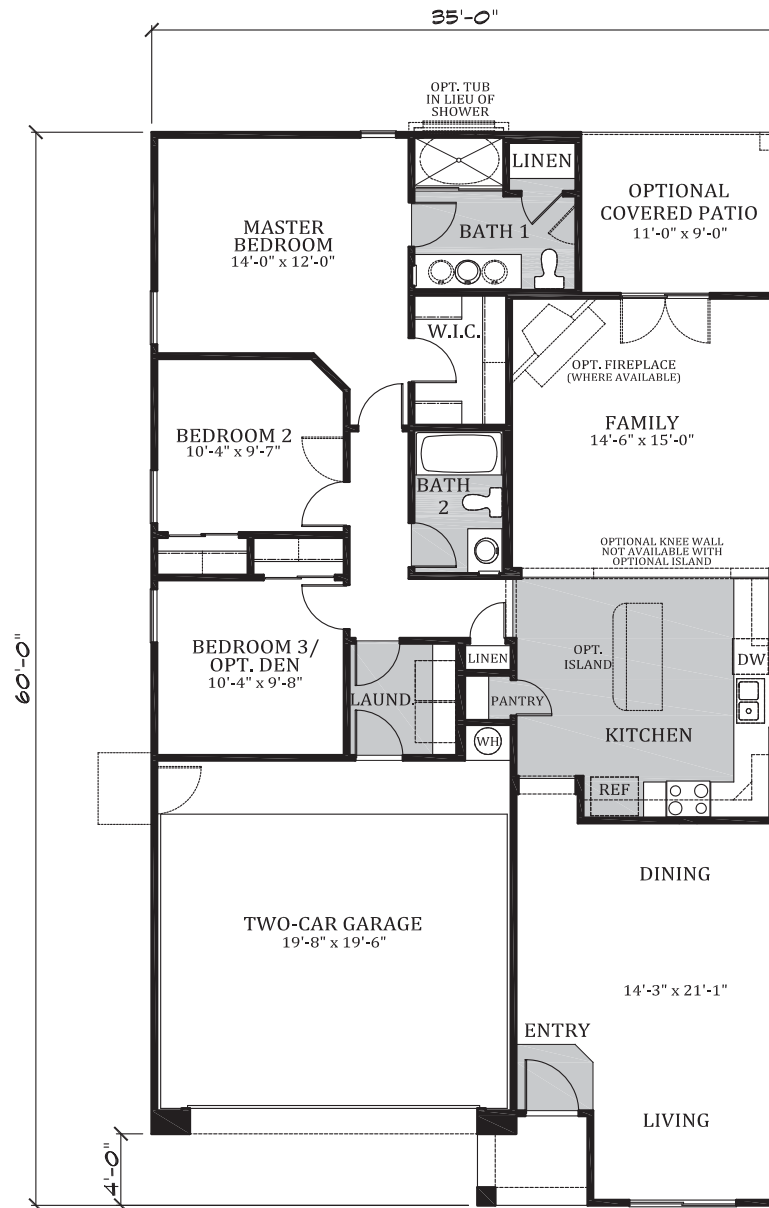


Left Elevation



Right Elevation







Perspective



Front Elevation



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation

Stucco Fascia  
Stucco System  
Garage Door -  
See Matrix for Actual Garage Door Style  
Accent Paint w/  
Special Stucco Finish



Decorative Wrought Iron Detail  
Concrete Roof Tile

Dual Pane Low-E  
Windows

Perspective



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typical  
on All Sides

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation



Perspective



Front Elevation



Rear Elevation

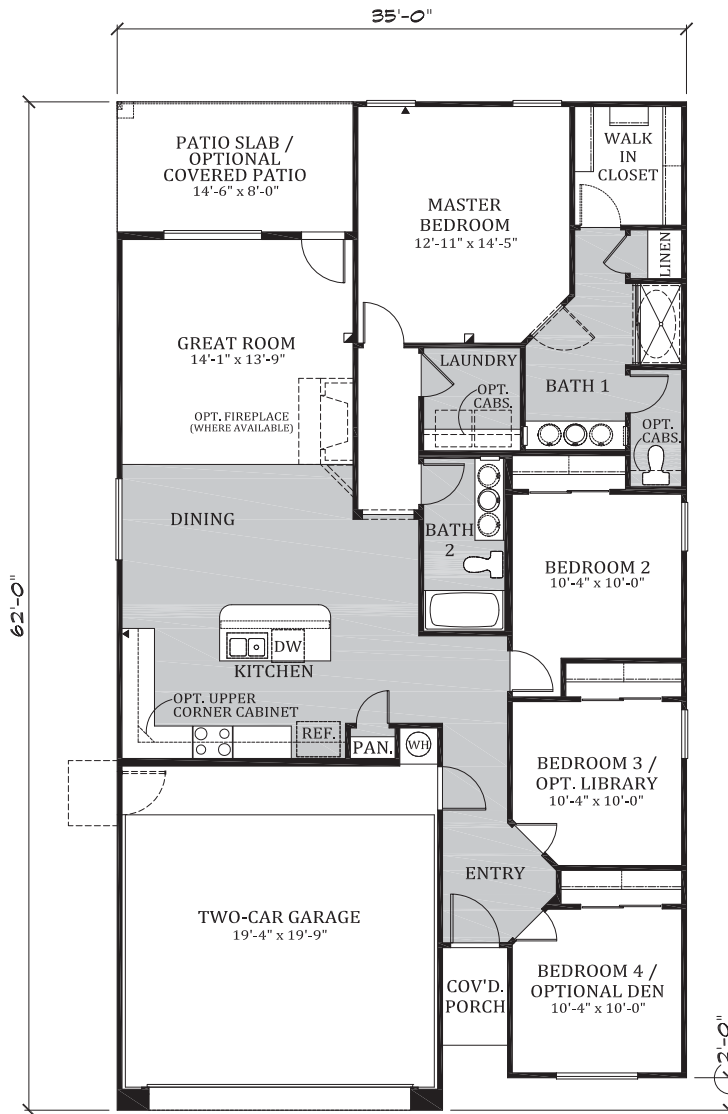


Left Elevation

Stucco Popout Detail Typical on All Sides



Right Elevation







Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Stucco Fascia  
 Stucco System  
 Garage Door -  
 See Matrix for Actual Garage Door Style  
 Accent Paint w/  
 Special Stucco Finish



Decorative Wrought Iron Detail  
 Concrete Roof Tile

Dual Pane Low-E  
 Windows

Perspective



Front Elevation

Stucco Popout  
 Detail Typical  
 on All Sides



Rear Elevation



Left Elevation

Stucco Popout  
 Detail Typical  
 on All Sides

Stucco Popout  
 Detail Typical  
 on All Sides



Right Elevation



Perspective



Front Elevation



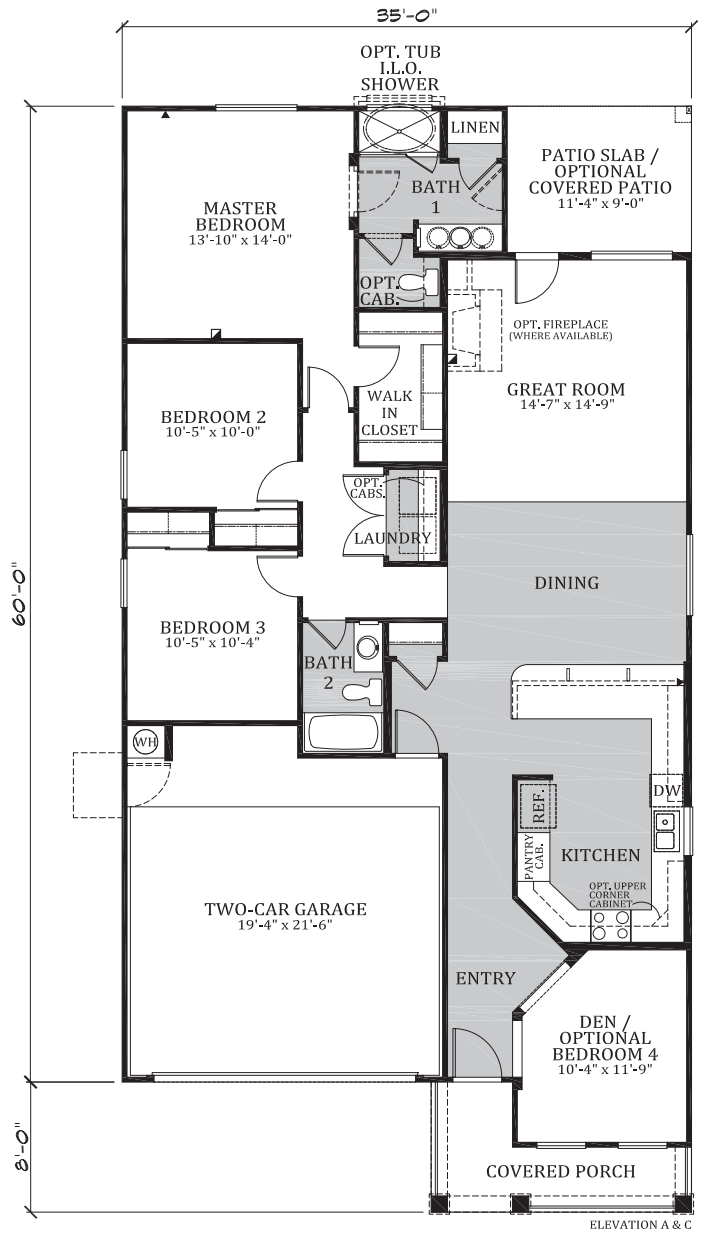
Rear Elevation



Left Elevation



Right Elevation





Perspective



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation





Perspective



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation



Perspective



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation



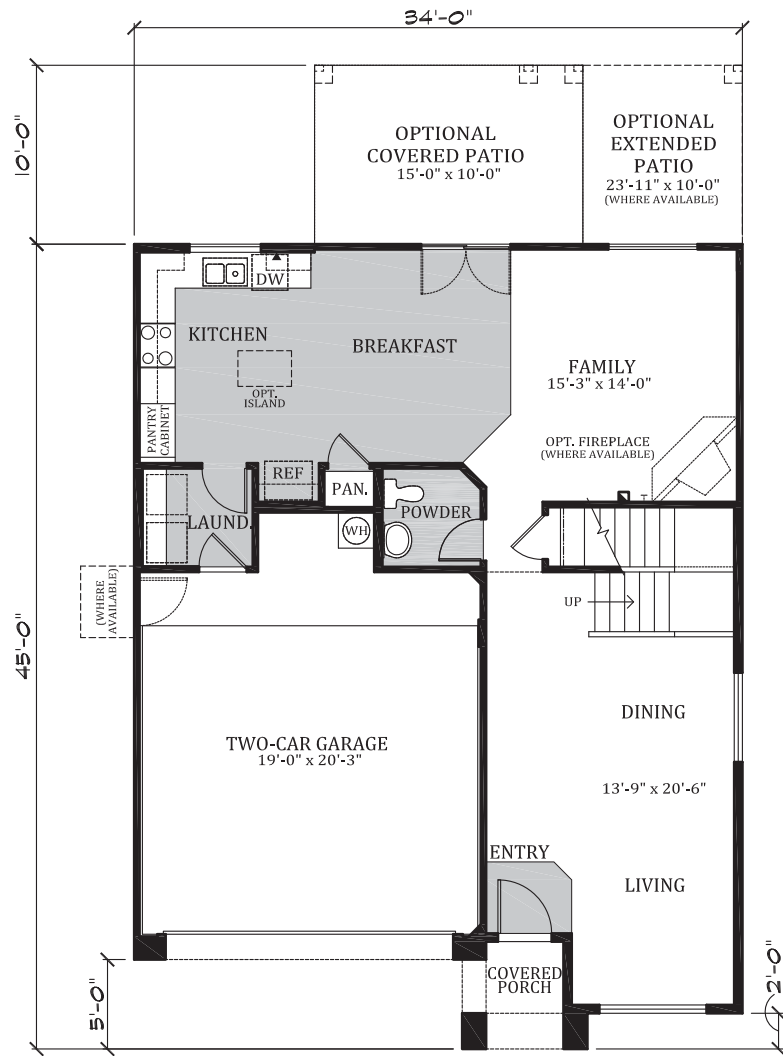
Left Elevation

Stucco Popout  
Detail Typical  
on All Sides

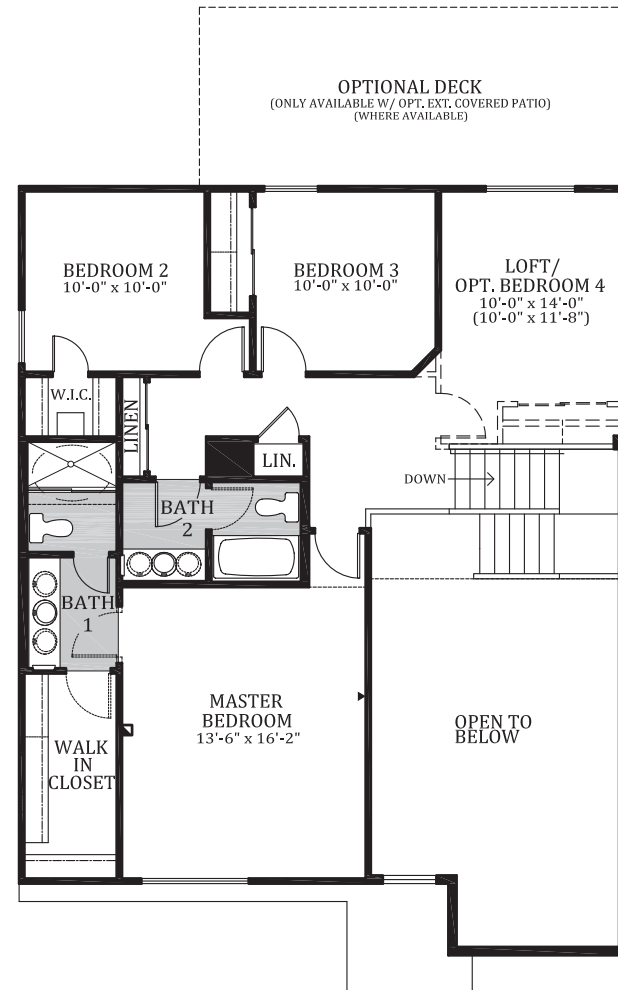


Right Elevation





First Floor



Second Floor

Exposed Truss Rafters  
(Delete with Stucco Eaves)

Stucco Corbels  
(Delete with Stucco Eaves)

Stucco System  
Garage Door -  
See Matrix for Actual Garage Door Style

Accent Paint w/  
Special Stucco Finish

Decorative Wood Shutters

Concrete Roof Tile

Dual Pane Low-E  
Windows

Wrought Iron Railing

Optional LedgeStone Available



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Stucco System  
Garage Door -  
See Matrix for Actual Garage Door Style  
Accent Paint w/  
Special Stucco Finish



Concrete Roof Tile  
Wood Fascia  
Dual Pane Low-E  
Windows  
Wrought Iron Railing  
Optional Ledge Stone Shown

Perspective

12  
5 TYP



Front Elevation

Stucco Popout  
Detail Typical  
on All Sides



Rear Elevation

Stucco Popout  
Detail Typical  
on All Sides

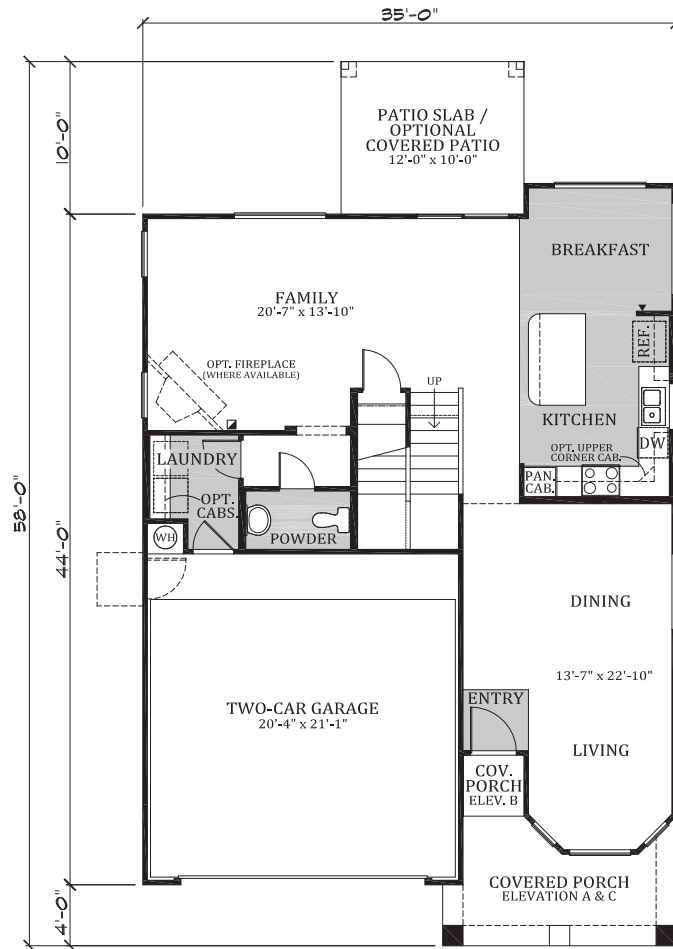


Left Elevation

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation



**First Floor**



**Second Floor**





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



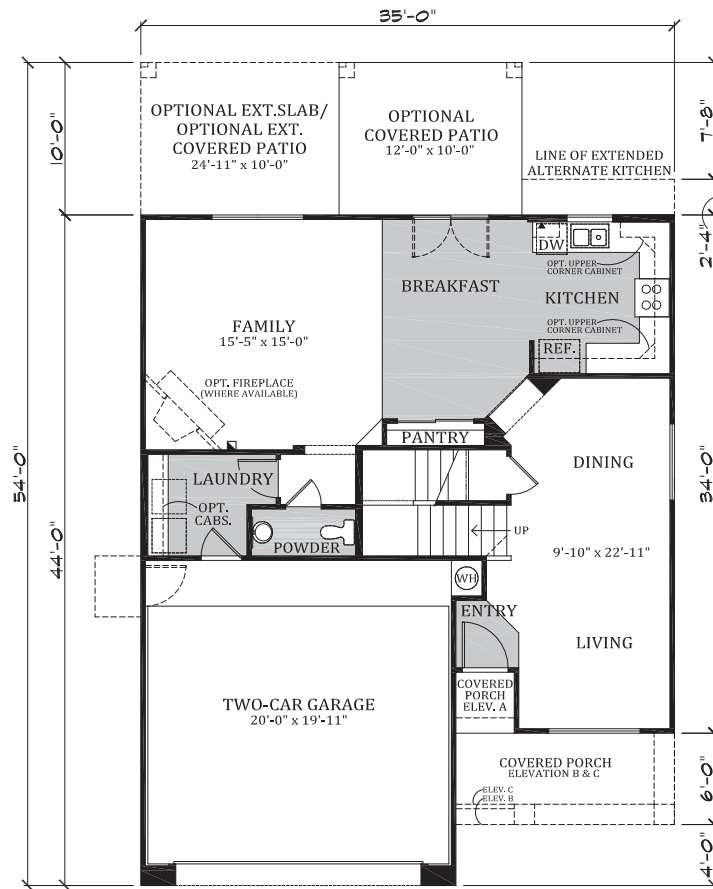
Rear Elevation



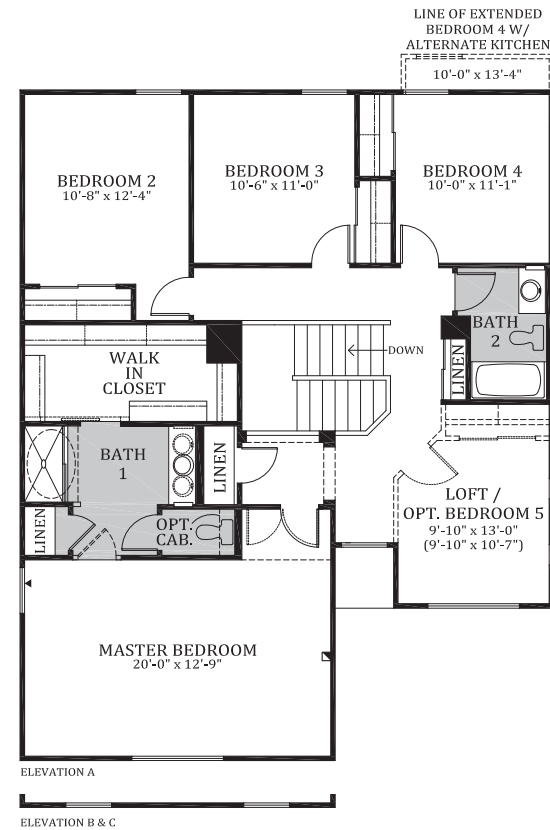
Left Elevation



Right Elevation



**First Floor**



**Second Floor**

Wrought Iron Railing  
 Front Deck  
 Exposed Rafters  
 Stucco System  
 Garage Door - See Matrix for Actual  
 Garage Door Style  
 Optional LedgeStone Available



Concrete Roof Tile  
 Decorative Wrought Iron Detail  
 Stucco Corbel (Deleted with Stucco Eaves)  
 Decorative Wood Shutters  
 Dual Pane Low-E Windows  
 Accent Paint w/ Special Stucco Finish

Perspective



Front Elevation

+ 25' - 2 1/4" +/-  
 + 17' - 6 3/4"  
 + 14' - 1"  
 + 9' - 5 3/4"  
 + 8' - 1"  
 + 0' - 0"



Rear Elevation

Stucco Popout  
 Detail Typ. on  
 All Sides



Left Elevation

Stucco Popout  
 Detail Typ. on  
 All Sides



Right Elevation

Stucco Popout  
 Detail Typ. on  
 All Sides





Perspective



Front Elevation

+ 25' - 2 1/4" + / -

+ 17' - 6 3/4"

+ 9' - 5 3/4"

+ 8' - 1"

+ 0' - 0"

Stucco Popout  
Detail Typ. on  
All Sides



Rear Elevation



Left Elevation

Stucco Popout  
Detail Typ. on  
All Sides

Stucco Popout  
Detail Typ. on  
All Sides



Right Elevation



Perspective



Front Elevation

+ 25' - 2 1/4" +/-

+ 17' - 6 3/4"

+ 9' - 5 3/4"

+ 8' - 1"

+ 0' - 0"

Stucco Popout  
Detail Typ. on  
All Sides



Rear Elevation



Left Elevation

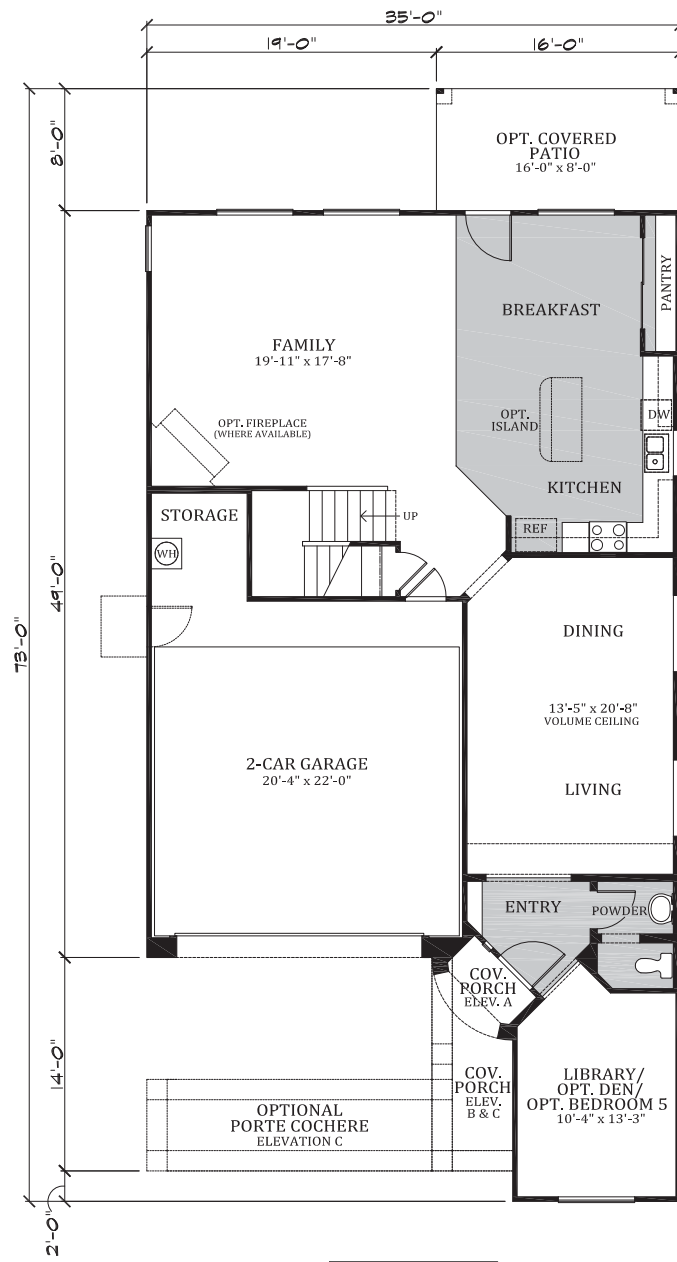
Stucco Popout  
Detail Typ. on  
All Sides

Stucco Popout  
Detail Typ. on  
All Sides

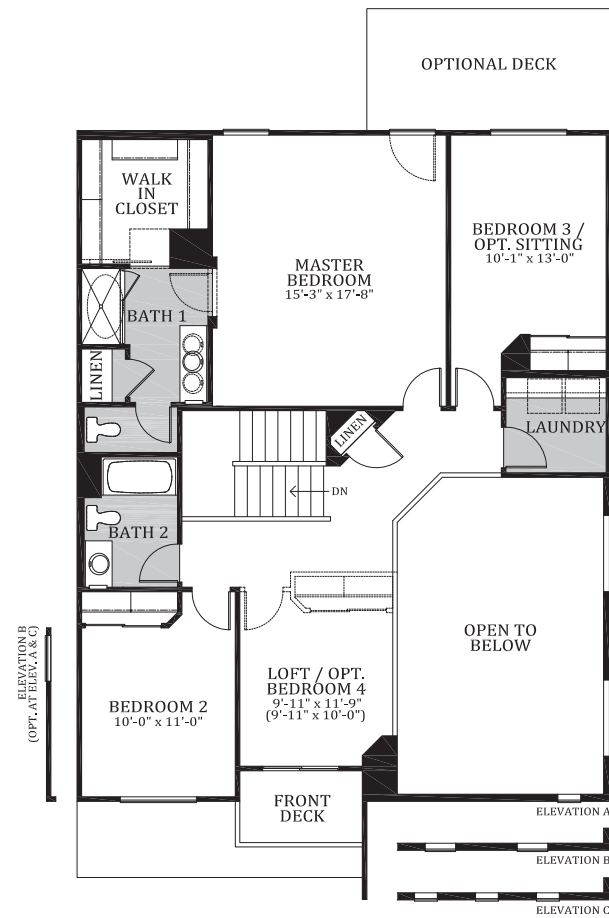


Right Elevation





First Floor



Second Floor

# APPENDIX F

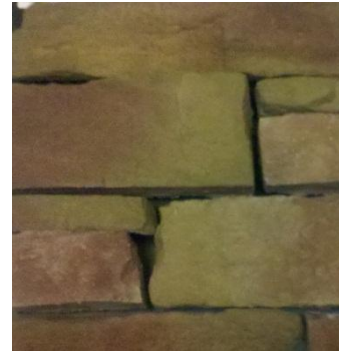
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## Color Palette Samples

**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 100**



**ROOF TILE:**  
RED



**STONE:**  
SUNSET CANYON LEDGE

**BODY:**  
LOGWOOD  
141.14 117.91 97.18

**ACCENT:**  
SEA-BLITE  
105.05 91.30 74.50

**TRIM, IRON, SHUTTERS:**  
OLD REDWOOD  
114 71 61



Colors shown are as accurate as possible. Finished appearances may vary slightly because of surface texture, method of lighting, sheen of paint, size and shape of area painted and coordinating nearby colors. **Important!** If exact shades and matches are crucial, small test samples should be applied on surface to be painted, allowed to dry thoroughly and adjustments made if necessary.

**Color Group 101**



**ROOF TILE:**  
BROWN



**STONE:**  
BUCK COUNTY CANYON LEDGE

**BODY:**  
DOG PAW  
143.24 115.35 97.8

**ACCENT:**  
WALNUT WASH  
193.41 176.13 156.47

**TRIM, IRON, SHUTTERS:**  
OYSTER  
219.46 204.39 186.12



Colors shown are as accurate as possible. Finished appearances may vary slightly because of surface texture, method of lighting, sheen of paint, size and shape of area painted and coordinating nearby colors. **Important!** If exact shades and matches are crucial, small test samples should be applied on surface to be painted, allowed to dry thoroughly and adjustments made if necessary.

**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 102**



**ROOF TILE:**  
BROWN

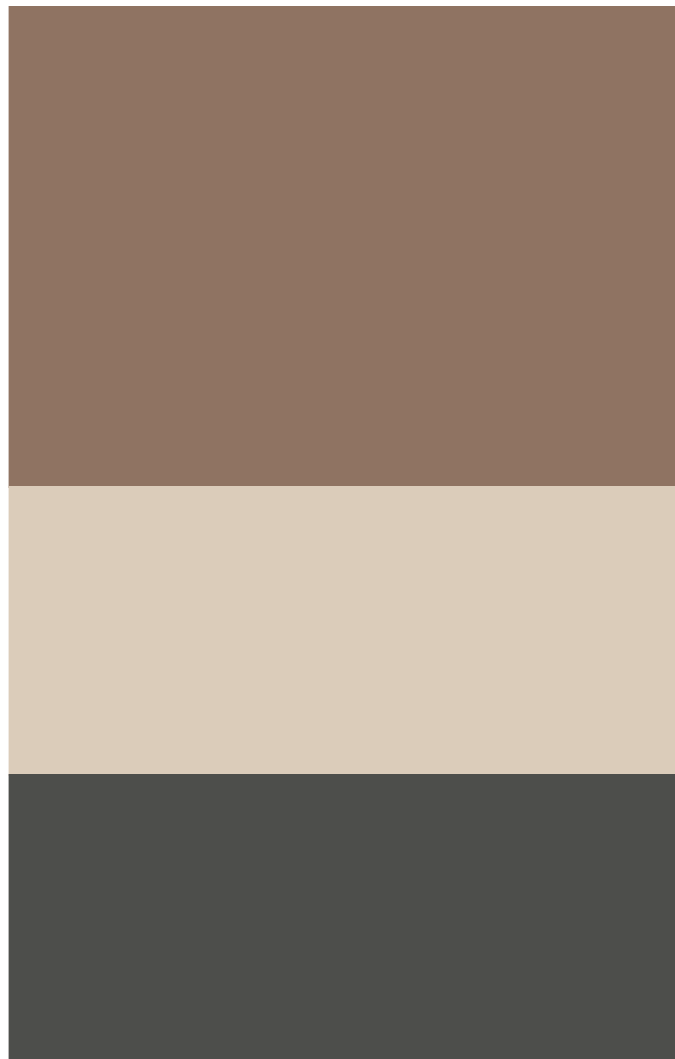


**STONE:**  
FAWN COYOTE LEDGE

**BODY:**  
DOG PAW  
143.24 115.35 97.80

**ACCENT:**  
OYSTER  
219.46 204.39 186.12

**TRIM, IRON, SHUTTERS:**  
BLACKJACK  
77.53 77.60 75.09



Colors shown are as accurate as possible. Finished appearances may vary slightly because of surface texture, method of lighting, sheen of paint, size and shape of area painted and coordinating nearby colors. **Important!** If exact shades and matches are crucial, small test samples should be applied on surface to be painted, allowed to dry thoroughly and adjustments made if necessary.

**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 103**



**ROOF TILE:**  
BROWN



**STONE:**  
SOUTHERN WALNUT CANYON

**BODY:**  
SIENNA SAND  
211.23 192.88 162.13

**ACCENT:**  
LOGWOOD  
141.14 117.91 97.18

**TRIM, IRON, SHUTTERS:**  
BLACK FINISH  
71.62 70.58 68.88



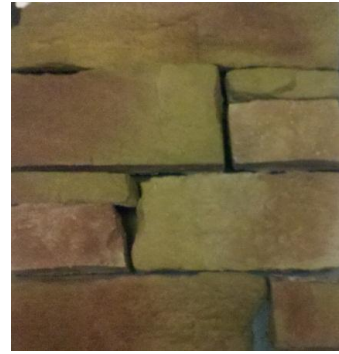
Colors shown are as accurate as possible. Finished appearances may vary slightly because of surface texture, method of lighting, sheen of paint, size and shape of area painted and coordinating nearby colors. **Important!** If exact shades and matches are crucial, small test samples should be applied on surface to be painted, allowed to dry thoroughly and adjustments made if necessary.



**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 104**



**ROOF TILE:**  
RED



**STONE:**  
SUNSET CANYON LEDGE

**BODY:**  
DOG PAW  
143.24 115.35 97.80

**ACCENT:**  
APACHE TAN  
205.69 184.37 160.07

**TRIM, IRON, SHUTTERS:**  
SCAVENGER  
122.37 91.38 88.03



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 105**



**ROOF TILE:**  
GREEN



**STONE:**  
SOUTHERN WALNUT CANYON

**BODY:**  
SIENNA SAND  
211.23 192.88 162.13

**ACCENT:**  
BALSAM BARK  
190.87 169.78 135.70

**TRIM, IRON, SHUTTERS:**  
BLACK FINISH  
71.62 70.58 68.88



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 106**



**ROOF TILE:**  
GREEN

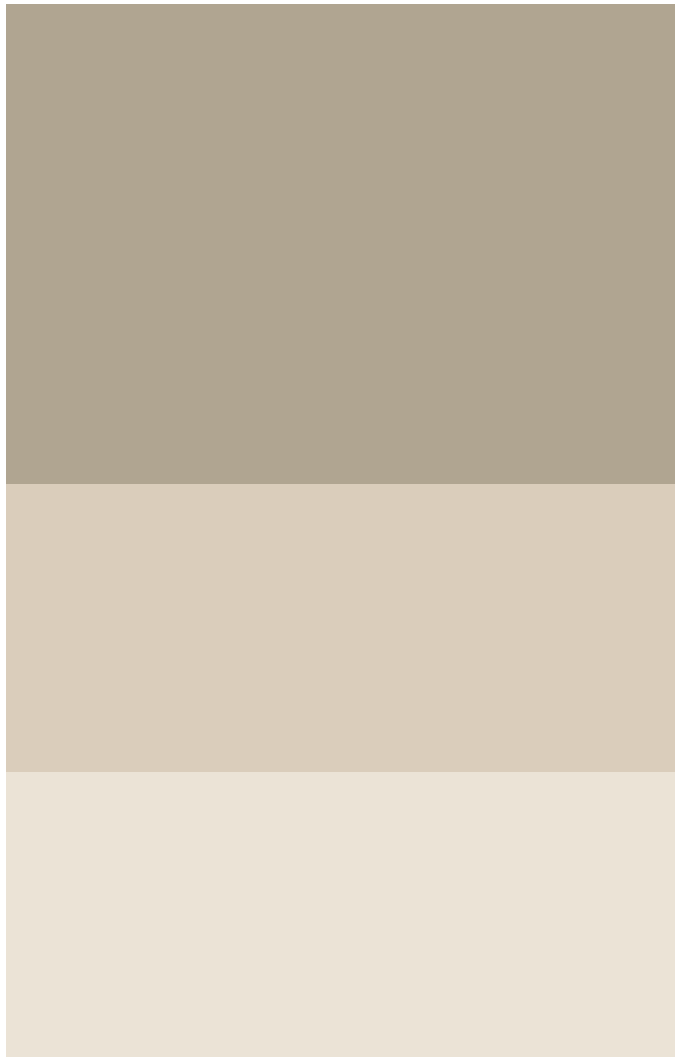


**STONE:**  
FOG CANYON LEDGE

**BODY:**  
OAK FLATS  
176.38 164.68 144.83

**ACCENT:**  
DESERT CASTLE  
218.46 205.18 186.65

**TRIM, IRON, SHUTTERS:**  
PONGEE TINT  
235.31 226.90 214.12



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**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 107**



**ROOF TILE:**  
GREEN

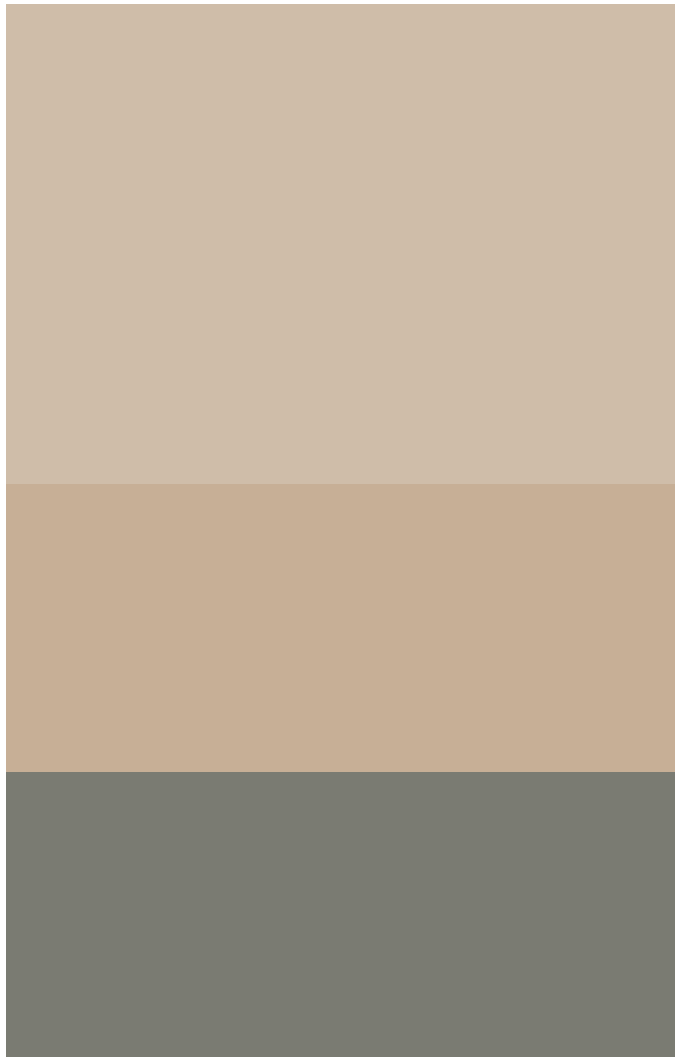


**STONE:**  
FOG CANYON LEDGE

**BODY:**  
SAHARA  
206.51 189.20 168.50

**ACCENT:**  
STONISH BEIGE  
198.86 174.64 150.49

**TRIM, IRON, SHUTTERS:**  
MANSARD STONE  
121.54 122.80 114.33



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 108**



**ROOF TILE:**  
RED



**STONE:**  
SOUTHERN WALNUT

**BODY:**  
COYOTE PAW  
172.84 141.68 111.32

**ACCENT:**  
APACHE TAN  
205.69 184.37 160.07

**TRIM, IRON, SHUTTERS:**  
BURNT HICKORY  
92.66 81.67 77.52



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 109**



**ROOF TILE:**  
GREEN



**STONE:**  
BUCK COUNTY CANYON LEDGE

**BODY:**  
WILDCAT  
173.22 160.56 144.18

**ACCENT:**  
WALNUT WASH  
193.41 176.13 156.47

**TRIM, IRON, SHUTTERS:**  
OYSTER  
219.46 204.39 186.12



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 110**



**ROOF TILE:**  
GREEN



**STONE:**  
FOG CANYON LEDGE

**BODY:**  
PRAIRIE DOVE  
161.69 149.38 133.78

**ACCENT:**  
VALLEY FLOOR  
144.02 119.29 102.48

**TRIM, IRON, SHUTTERS:**  
BLACK JACK  
79.44 79.08 77.12



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 111**



**ROOF TILE:**  
GREEN



**STONE:**  
FOG CANYON LEDGE

**BODY:**  
SPARROW  
168.90 158.91 134.96

**ACCENT:**  
BRONZE CARGO  
115.17 98.95 76.35

**TRIM, IRON, SHUTTERS:**  
JAMAICAN EARTH  
160.40 141.19 115.01



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**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 112**



**ROOF TILE:**  
RED



**STONE:**  
SOUTHERN WALNUT

**BODY:**  
MOMMIA  
158.86 134.08 108.47

**ACCENT:**  
TWIG  
91.69 76.36 68.31

**TRIM, IRON, SHUTTERS:**  
CAFFEINE  
85.12 55.54 46.84



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 113**



**ROOF TILE:**  
BROWN



**STONE:**  
FOG CANYON LEDGE

**BODY:**  
NETWORK  
137.31 122.12 102.42

**ACCENT:**  
ECLIPSE  
63.00 53.59 48.05

**TRIM, IRON, SHUTTERS:**  
WHISKER  
89.97 74.16 56.54



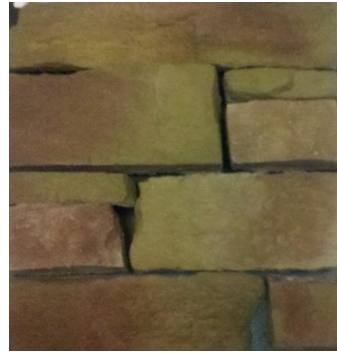
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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 115**



**ROOF TILE:**  
RED



**STONE:**  
SUNSET CANYON LEDGE

**BODY:**  
SMOKED TROUT  
173.55 153.46 132.90

**ACCENT:**  
BANDIT  
96.37 64.34 49.45

**TRIM, IRON, SHUTTERS:**  
WOODBURN  
144.28 93.12 70.91



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 116**



**ROOF TILE:**  
GREEN



**BODY:**  
LOGWOOD  
141.14 117.91 97.18



**STONE:**  
FAWN COYOTE LEDGE

**ACCENT:**  
SEA-BLITE  
105.05 91.30 74.50

**TRIM, IRON, SHUTTERS:**  
WITCH HAZE  
100.06 77.75 57.71



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**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 117**



**ROOF TILE:**  
BROWN

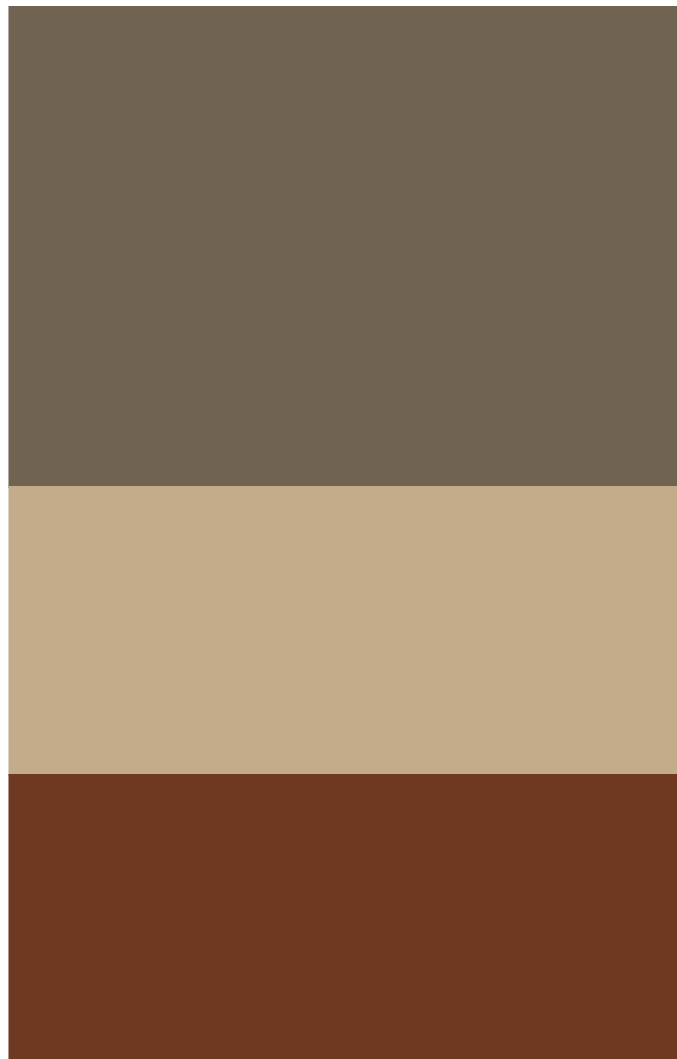


**STONE:**  
SUNSET CANYON LEDGE

**BODY:**  
LE CHATEAU  
113 9982

**ACCENT:**  
CAMEL COAT  
196 171 137

**TRIM, IRON, SHUTTERS:**  
RED BRICK  
110 56 33



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**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 118**



**ROOF TILE:**  
BROWN



**STONE:**  
SUNSET CANYON LEDGE

**BODY:**  
ENGLISH COTTAGE  
189 162 134

**ACCENT:**  
GOLDSTONE  
146 112 77

**TRIM, IRON, SHUTTERS:**  
STEWART HOUSE BROWN  
68 48 40



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**D·R·HORTON®** DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 119**



**ROOF TILE:**  
RED



**STONE:**  
BUCK COUNTY CANYON LEDGE

**BODY:**  
GREY HILLS  
171 162 154

**ACCENT:**  
TOMORROWS TAUPE  
156 138 124

**TRIM, IRON, SHUTTERS:**  
CLASSIC BURGANDY  
104 39 45



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**D·R·HORTON**® DHI  
Listed  
NYSE  
*America's Builder*  
**Color Group 120**



**ROOF TILE:**  
BROWN



**STONE:**  
FAWN COYOTE LEDGE

**BODY:**  
ESPRESSO  
105 79 57

**ACCENT:**  
APACHE TAN  
206 184 160

**TRIM, IRON, SHUTTERS:**  
SPADE  
151 114 82



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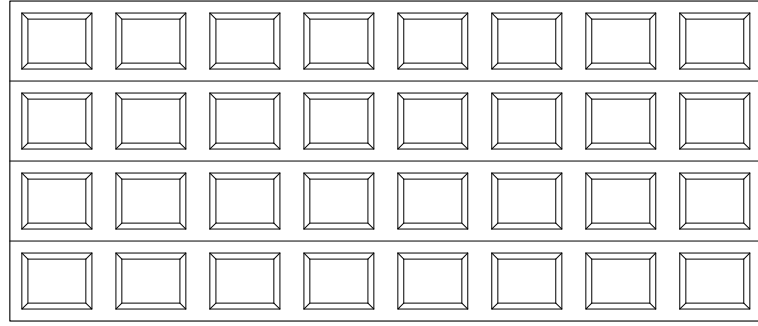
# APPENDIX G

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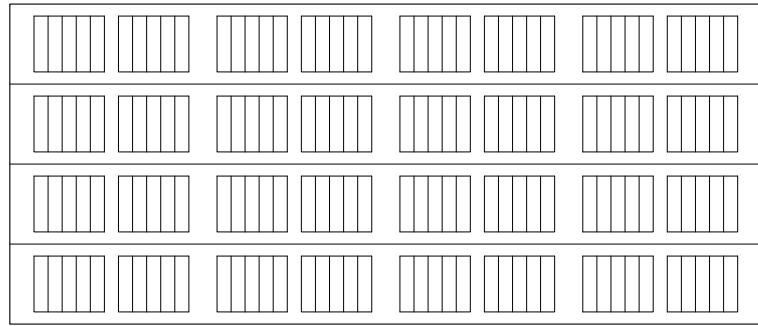
## Garage Door Options

# STANDARD GARAGE DOOR STYLES

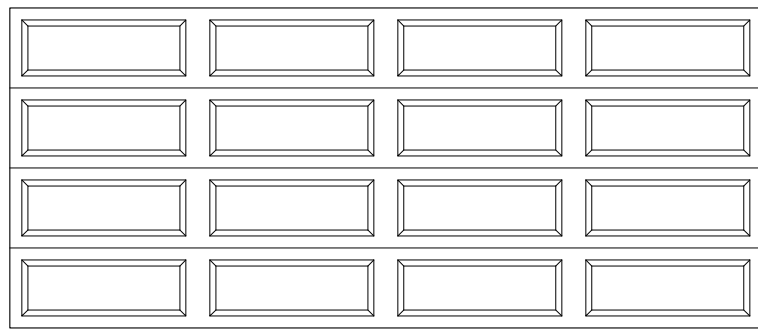
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*'COLONIAL'*



*'SONOMA'*



*'RANCH'*



# APPENDIX H

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## Front Yard Landscape Options

# D.R. HORTON HOMES

## STANDARD FRONT YARD LANDSCAPE PACKAGE - A

### PACKAGE INCLUDES:

- (1) 15 GALLON TREE
- (6) 5 GALLON SHRUBS
- (6) 1 GALLON SHRUBS
- AUTOMATIC IRRIGATION SYSTEM

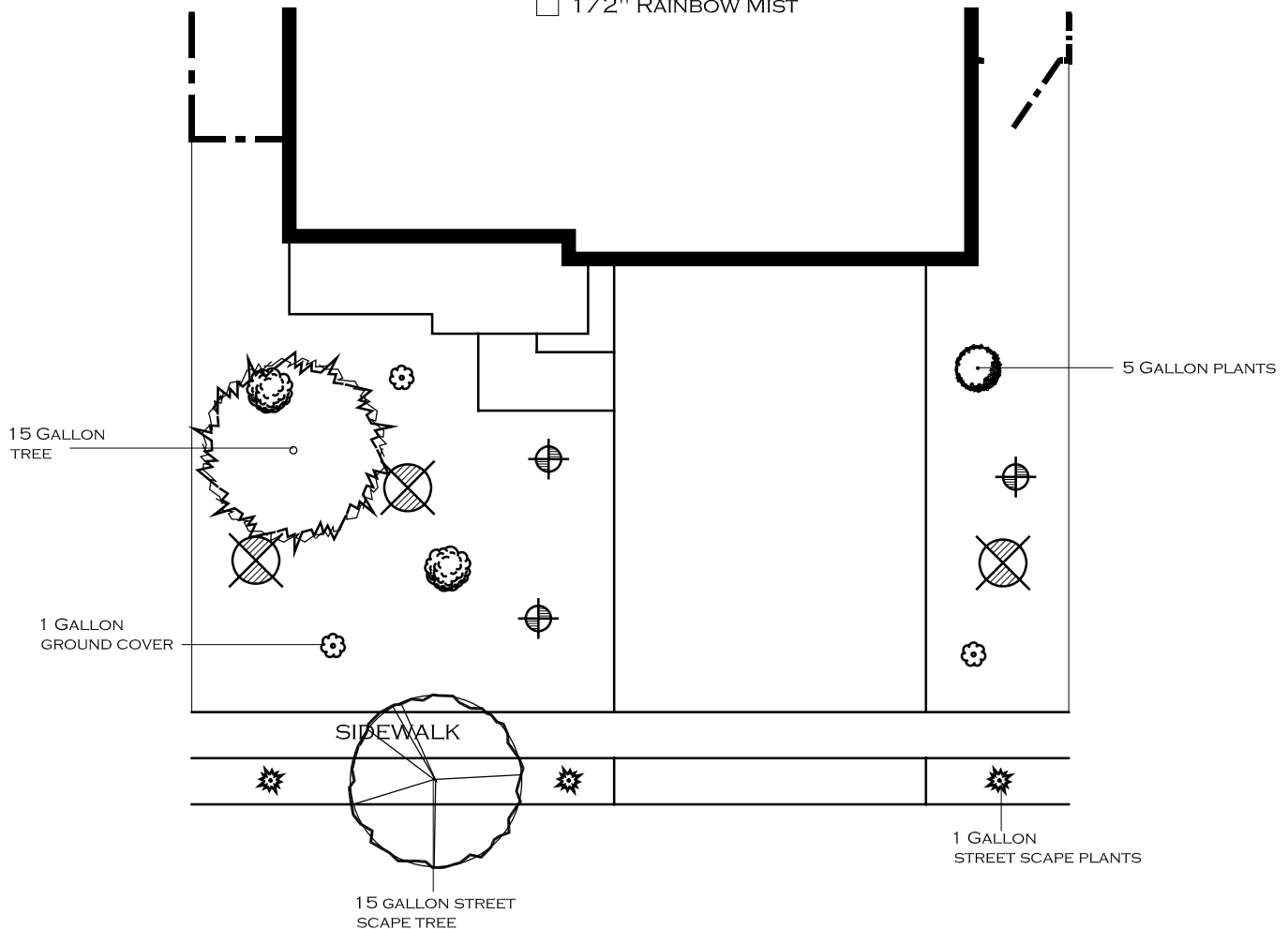
### STREET SCAPE:

- (1) 15 GALLON TREE
- (3) 1 GALLON GROUND COVER

☐ 1/2" WALKER GOLD

☐ 1/2" BAJA BROWN

☐ 1/2" RAINBOW MIST



520 W. WARNER RD.  
TEMPE, AZ 85284

PLANT PLACEMENT  
WILL VARY.  
PLANT SELECTION CHOSEN  
BY CONTRACTOR WILL VARY  
DUE TO AVAILABILITY AND  
SEASONALITY.

STANDARD LANDSCAPE  
PACKAGE - A  
D.R. HORTON HOMES

**Poco Verde**  
LANDSCAPE  
Celebrating 30 Years

# D.R. HORTON HOMES

## STANDARD FRONT YARD LANDSCAPE PACKAGE - B

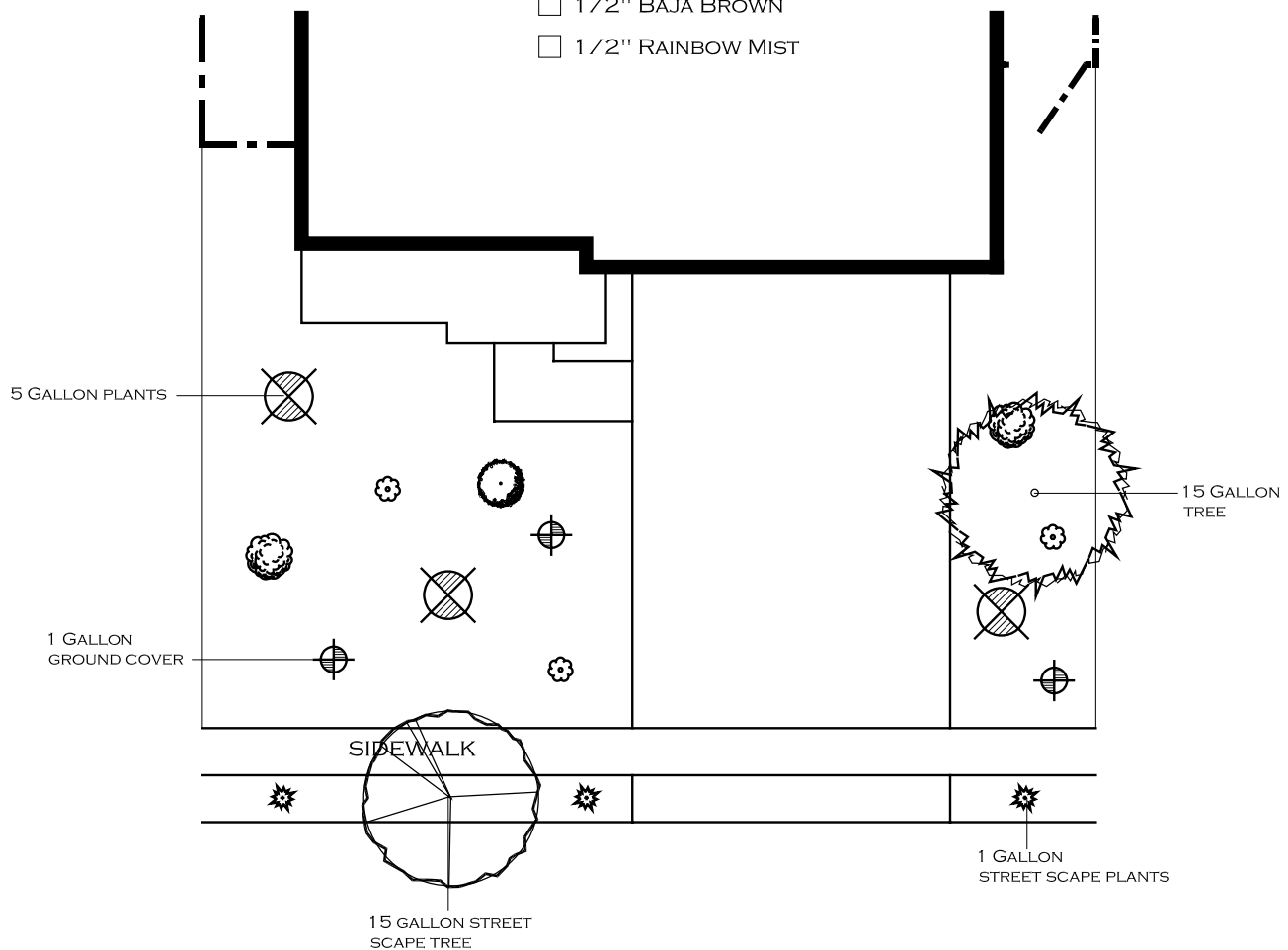
### PACKAGE INCLUDES:

- (1) 15 GALLON TREE
- (6) 5 GALLON SHRUBS
- (6) 1 GALLON SHRUBS
- AUTOMATIC IRRIGATION SYSTEM

### STREET SCAPE:

- (1) 15 GALLON TREE
- (3) 1 GALLON GROUND COVER

- ☐ 1/2" WALKER GOLD
- ☐ 1/2" BAJA BROWN
- ☐ 1/2" RAINBOW MIST



520 W. WARNER RD.  
TEMPE, AZ 85284

PLANT PLACEMENT  
WILL VARY.  
PLANT SELECTION CHOSEN  
BY CONTRACTOR WILL VARY  
DUE TO AVAILABILITY AND  
SEASONALITY.

STANDARD LANDSCAPE  
PACKAGE - B  
D.R. HORTON HOMES

**Poco Verde**  
LANDSCAPE  
Celebrating 30 Years

# D.R. HORTON HOMES

## STANDARD FRONT YARD LANDSCAPE PACKAGE - C

### PACKAGE INCLUDES:

- (1) 15 GALLON TREE
- (6) 5 GALLON SHRUBS
- (6) 1 GALLON SHRUBS
- AUTOMATIC IRRIGATION SYSTEM

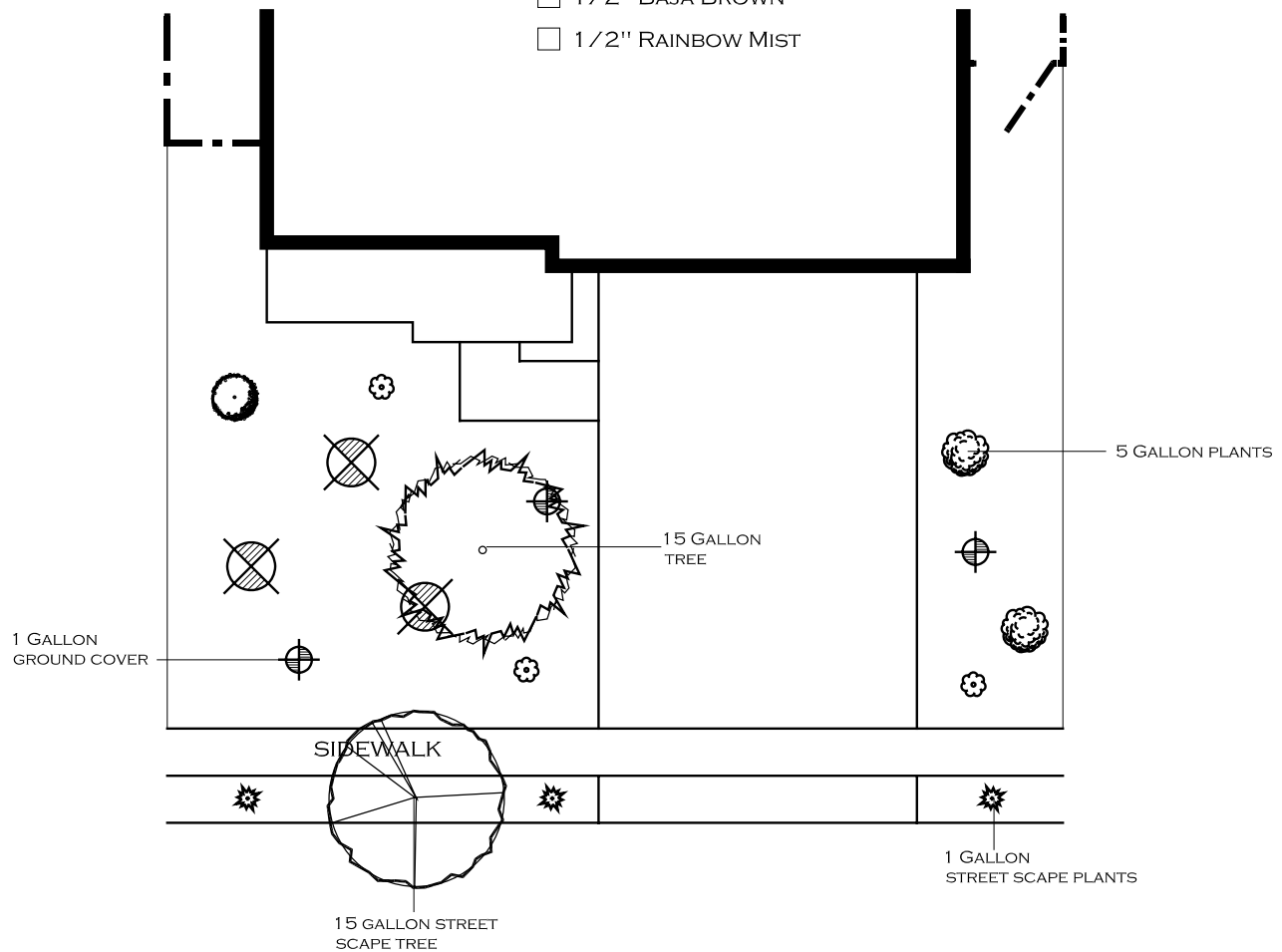
### STREET SCAPE:

- (1) 15 GALLON TREE
- (3) 1 GALLON GROUND COVER

☐ 1/2" WALKER GOLD

☐ 1/2" BAJA BROWN

☐ 1/2" RAINBOW MIST



520 W. WARNER RD.  
TEMPE, AZ 85284

PLANT PLACEMENT  
WILL VARY.  
PLANT SELECTION CHOSEN  
BY CONTRACTOR WILL VARY  
DUE TO AVAILABILITY AND  
SEASONALITY.

STANDARD LANDSCAPE  
PACKAGE - C  
D.R. HORTON HOMES

**Poco Verde**  
LANDSCAPE  
Celebrating 30 Years