



Ellsworth

PAD Overlay Rezoning Narrative Report

Southwest Corner of Ellsworth and University

Case # ZON17-00478

Submitted: November 13, 2017

Revised: January 11, 2018

By:

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Introduction

Christopher Todd Communities on Ellsworth (“CTC on Ellsworth”) is a unique multi-family horizontal rental community that allows each resident the benefits of a detached structure and a private enclosed backyard. CTC on Ellsworth will fill a niche market for those Mesa renters who don’t need the size of a single family home or that don’t want the maintenance that comes along with a yard, but also don’t want the traditional apartment experience with a loud neighbor above or below them in a typical vertical apartment building.

The traditional requirements of the City of Mesa development standards for multi-family are not applicable to the unique residential product used in CTC on Ellsworth; therefore the proposed PAD Overlay is requested to combine with the existing RM-4 (multi-family) zoning to allow the project.

Site and Surrounding Area

The subject parcel, APN 218-40-002C located at the southwest corner of Ellsworth Road and University Drive and as noted above is zoned RM-4 which allows for multi-family residential of up to of up to 30 units per acre. *(See Exhibit A, Aerial Vicinity Map and Exhibit B, Zoning Vicinity Map)*

The parcel is physically bifurcated by existing high-voltage power lines within a 125’ wide easement. The area under and north of the power lines, consisting of approximately 4 acres is planned to be separately developed with commercial uses either under the provisions of Section 11-5-2, which allow limited commercial in the RM-4 district (with a Special Use Permit) or by way of a subsequent rezoning to a commercial zoning district. This planned commercial is adjacent to both University Drive and a portion of Ellsworth Road and is situated at the corner of the two arterials wherein there is existing or zoned commercial at the other three corners.

This balance of the subject parcel, consisting of the 12.22 acre southern portion, will be CTC at Ellsworth. *(See Exhibit D, Site Plan and Landscape Plan)* CTC on Ellsworth consists of 145 total units for a gross density of 12.77 dwelling units per acre, which will work as a transition and buffer for the existing single-family residential in the Apache Manor subdivision to the south.

An appropriate subdivision of the parcel into the aforementioned two portions will be required.

General Plan Conformance

The Mesa 2040 General Plan places the property within two Character areas. The dividing line between these two areas *(See Exhibit C, General Plan Character Area Map)*, coincides with the high-voltage power lines. The land north of the lines is designated with the Neighborhood Village Center area and the land south of the lines, the majority of the property, is designated with the Neighborhood Suburban area/sub-area.

Neighborhood Village Center Character Area

Neighborhood Village Centers are typically shopping areas that serve the population within less than a two mile radius. In aggregate, these shopping areas are generally between 15

and 25 acres in size and include “small box” uses that meet the regular shopping and service needs of the nearby population and may include residential and office uses. The City’s multiple residence zoning categories, including the existing RM-4 district are listed as secondary districts. Primary districts include commercial and mixed use districts.

The subject property is currently zoned RM-4, a secondary district within the character area and is proposed for commercial uses under that existing district or a future rezoning. The proposal under this PAD Overlay preserves the ability for shopping and service needs on the property included in the overall area defined as the Neighborhood Village Center located at the intersection of Ellsworth Road and University Drive; therefore, this request is in conformance with the General Plan.

Neighborhood Suburban Character Area

According to the General Plan, this is the predominant neighborhood pattern in Mesa and primarily with single-residences of varying lot sizes. The Plan goes on to state that “*As part of a total neighborhood area, this character type may also contain areas of duplexes, and other multi-residence properties and commercial use along arterial frontages and at major intersections.*” RM-2 is one of the primary zoning districts supported in this character area and RM-3 and RM-4 are listed as secondary district.

The subject property is currently zoned RM-4, a secondary district within the Neighborhood Suburban character area and sub-type. The proposal under this PAD Overlay is for density permitted in the RM-2 zoning district, a primary district; therefore this request is in conformance with the General Plan.

Proposed Site Plan and Elevations

While multi-family in zoning, with multiple dwelling units on a single parcel, CTC on Ellsworth is a horizontal rental community and functions more like a grouping of attached and detached single-family buildings and is akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of CTC on Ellsworth, are small luxury homes that are for rent. Buildings are grouped to create intimate courtyards, anchored by shade trees to support healthy neighborhood interaction.

Building Layout and Architecture

CTC on Ellsworth is a gated community that consists of 145 rental homes, 87 of which are two bedroom and 58 are one bedroom. The two bedroom homes are fully detached wherein the one bedroom homes are “duplex” style and share a single common wall. Rental homes form clusters in a ring both on outside and inside of a looping drive aisle bordered with parking (a mix of garages, covered and uncovered stalls). In the center of the community is a large communal area for recreation consisting of a large fitness center, community swimming pool and spa, a covered ramada, and an event lawn for recreation.

The design of all structures within CTC on Ellsworth follow a Craftsman theme featuring concrete tile covered hip or gable roofs and brick wainscot accents along with details appropriate for the architectural style including wood corbels, roof dormers, window sills/surrounds and shutters. Three color schemes are provided add variety. (See Exhibit E, Building Elevations)



1 BEDROOM



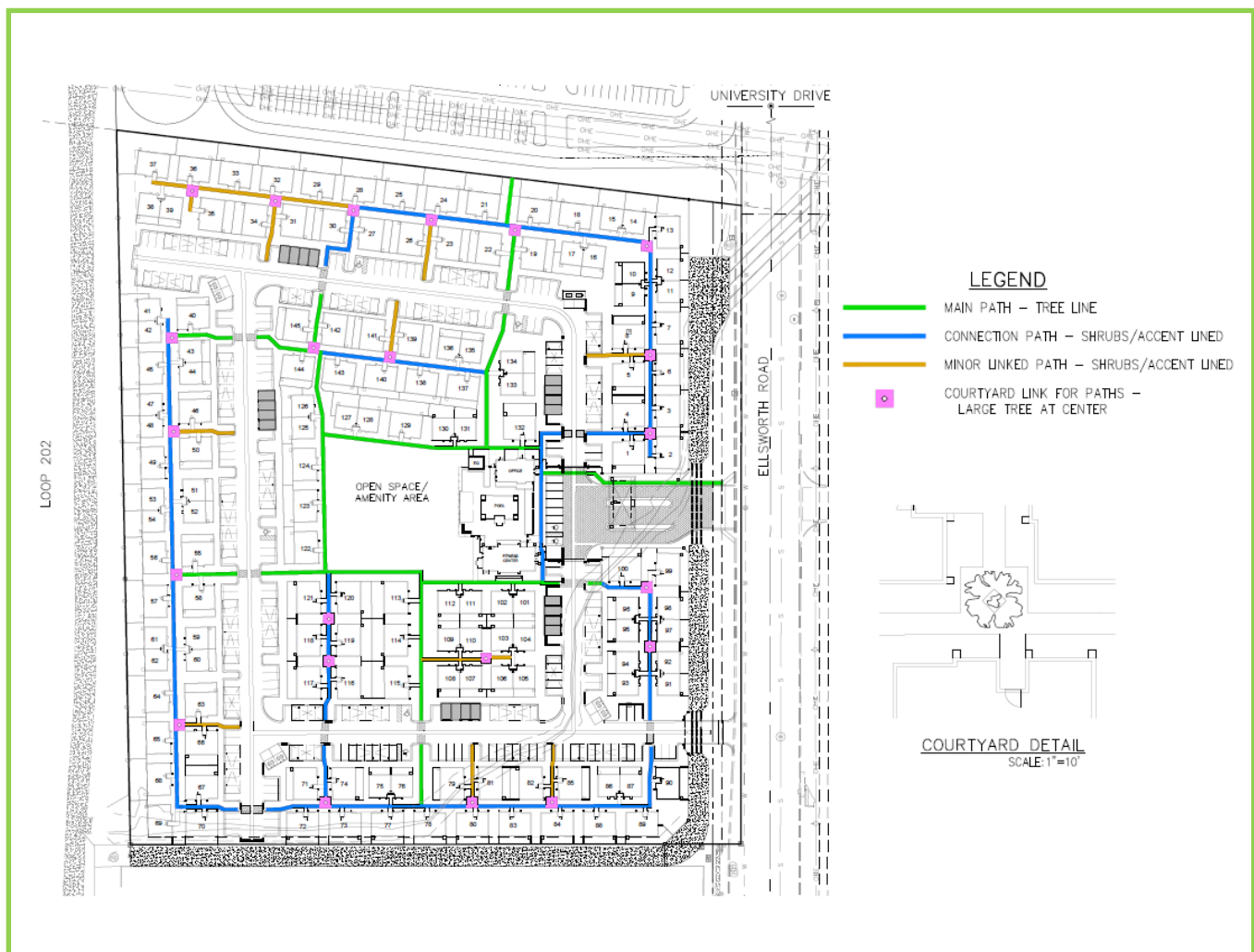
2 BEDROOM

Walkability

CTC on Ellsworth is located in suburban Mesa, adjacent to the Loop 202 freeway and with limited public transportation options, so it is expected that most residents will need private vehicles for transportation. While parking is provided in accordance with the Mesa Zoning Ordinance along a ring road that loops internally, those vehicular elements are not meant to define the experience as they would in typical single family community dominated by driveways and garages. Once a resident exits their vehicle within CTC on Ellsworth they are greeted by inviting paths encouraging pedestrian activity and interaction.

CTC on Ellsworth includes an extensive system of pathways. These paths fall into three main categories:

- Main Paths, which typically have a wider corridor with buildings pulled back and are lined with trees in a more formal pattern. These pathways are the major thoroughfares, linking east to west and north to south, connecting to and through the main amenity area and out to Ellsworth Road as well as to the proposed commercial to the north.
- Connection Paths, are more intimate with buildings placed closer in on the path. This configuration encourages a more relaxed pace while still providing residents with the ability to walk longer distances. Connection Paths generally ring the perimeter of the property and connect to the Main Paths at key intersections. Courtyards are located at appropriate intervals, providing for a tree as a focal point and to break up any long straight corridors.
- Minor Paths provide limited connections from one of the above pathways to a few residential units or to the parking ring road. The typical Minor Path extends about 75 to 100 feet.



Open Space/Recreation

There is a main communal area for recreation central to the development consisting of a fitness center, community swimming pool and spa, a covered ramada, and turf for recreation. This area accounts for almost an acre of land and is centrally located, a short walk from any residence. Each unit offers a small landscaped private backyard, similar to a single-family home. However, with CTC on Ellsworth, these yards will be maintained by the property manager, not the individual resident. The minimum backyard is 200 sf for the one bedroom homes and 288 sf for the two bedroom homes; however, most are much larger with an average of 451 sf. In total, these back yards account for 1.5 acres of outdoor recreation space to be utilized by the residents, and would take the place of smaller pocket parks typically found in traditional multi-family projects.



In total there is 2.3 acres, an average of 697 square feet per unit, of active recreation space and amenities when the main communal recreation area and private backyards are combined. 3.5 acres of land is dedicated to the various landscaped pedestrian pathways and courtyards between the buildings and another acre of land is landscaped outside of the perimeter wall.

Proposed Development Standards

The traditional requirements of the City of Mesa development standards for multi-family are not applicable to the unique residential product used in CTC on Ellsworth. As such, we are proposing the following development standards within this request for PAD Overlay. Justifications for the modified standards are detailed after the table.

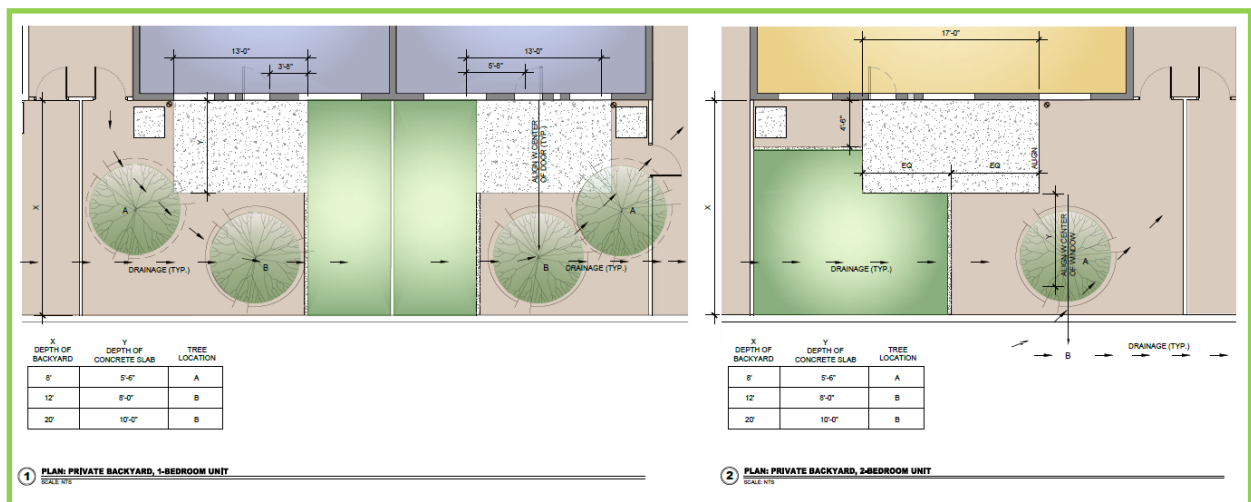
Development Standards Per 11-5-5	City of Mesa RM-4 Development Regulations	CTC on Ellsworth Proposed Development Regulations (changes are noted in bold)
Min. Lot Area (sq. ft.)	6,000	6,000
Min. Lot Width- Multiple Family	60	60
Min. Lot Depth - Multiple Family	94	94
Max. Density (du/net ac.)	30	15
Min. Lot Area per du (sq. ft.)	1,452	2,904
Max. Height	40 ft.	16 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc) * 40ft. for commercial buildings north of powerlines
Min. Building Setbacks		
Front /Street-Facing Side (Ellsworth)	20 ft.	20 ft.
Front /Street-Facing Side (University)	20 ft.	20 ft.
Side (north)	20 ft.	20 ft.
Side (south adjacent to RS District)	25 ft. <small>(Pursuant to 11-5-5 A.1)</small>	8 ft.
Rear/Street-Facing Side (Loop 202)	30 ft.	20 ft.
Min. Separation Between Buildings (1-story)	25 ft.	10 ft.
Min. Separation Between Buildings and Covered Parking Canopies	20 ft.	10 ft.
Max. Building Coverage	55%	55%
Min. Open Space (sq. ft./unit)	150	150
Regulation per Chapter 33 Landscaping		
Min. Perimeter Landscape		
Front/Street-Facing Side (Ellsworth)	20 ft.	20ft.
Front/Street-Facing Side (University)	20 ft.	20ft.
Side (north)	20 ft.	0 ft.
Side (south adjacent to RS District)	25 ft.	0 ft.
Rear (Loop 202)	30 ft.	0 ft.

* If a vehicular entry portico is provided, a sufficient height of 25 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

Reduction in Perimeter Landscaping

CTC on Ellsworth includes 20 foot deep private rear yards adjacent to Loop 202 and the shared north property line along the powerlines. In lieu of providing a separate perimeter landscape tract, which would normally be found in a multi-family apartment complex, we proposed a zero foot perimeter landscape requirement in these areas as the rear yards include landscaping and function similar to that of a single-family residential lot, which would not require the aforementioned perimeter landscaping.

Below is an example of the rear yards, which each receive a decorative shade tree, as well as an appropriate sized concrete patio, combined with decorative rock and artificial turf ground cover.



Unique to the CTC on Ellsworth project is the southern perimeter adjacent to the existing single family residential project known as Apache Manor. There currently exists a 25 foot wide drainage swale along the common property line that serves to convey water flows to the channel along the Loop 202. This swale is owned by the Apache Manor HOA, but is outside of their perimeter fence. The residents of Apache Manor have approved Christopher Todd Communities' acquisition of the drainage swale from the HOA. We will be visually improving this property with appropriate ground cover and landscaping, as shown on our landscape plans, so it will become an asset to our residents and no longer a financial drain on Apache Manor residents.



This landscaped area, although outside of the PAD Overlay boundary, serves as the perimeter landscaping between the multi-family of CTC on Ellsworth and the single family of Apache Manor and replaces the need for an additional buffer. The swale is as is 25 feet in width, which meets the intent of Chapter 33; therefore the requested reduction in perimeter landscaping will not actually reduce the width of landscaping between the multi-family and single family zoned areas.

Reduction in Building Setbacks

As noted above, while a 25' building setback would normally be required along the southern border, where the multi-family project abuts a single family zoned parcel (Apache Manor) the proposed 8' minimum building setback does not include the 25' drainage swale, located outside of boundaries of the PAD Overlay. The actual setback between the common wall with the single family homes will be 33' minimum.



As a Street-Facing Side, a 30' building setback would normally be required along the Loop 202 freeway (west property line) whereas this PAD Overlay proposes a 20' building setback. This stretch of the Loop 202 includes a drainage channel separating the property line from the freeway off-ramp and travel lanes. Along CTC on Ellsworth, with the proposed 20' building setback, there is approximately 100' separation between buildings and the off-ramp and 250' separation to the nearest travel lanes, which at this

location are depressed as the freeway travels under University Drive. The existing homes in Apache Manor to the south are closer to the freeway lanes than those proposed in CTC on Ellsworth.

Reduction in Building Separation

Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. CTC on Ellsworth consists of single story residential homes with a height measured at 16 feet (19 feet to the top of the roofline). These small homes are either fully detached (2 bedroom units consisting of 1,022 square feet under roof) or duplex style (1 bedroom units consisting of a total of 1,336 square feet under roof for the two unit building.) With a short height and overall small building mass, the proposed 10 feet minimum building separation is appropriate and provides for a more intimate pedestrian level experience. As demonstrated by the submitted plans, even with a reduced building separation, the variety of shrubs and placement of trees is not diminished, the maximum building coverage is not requested to be increased; however, CTC on Ellsworth includes well above the required open space requirements.



Reduction in Density and Height

In support of the above requested reductions, CTC on Ellsworth is also proposing reductions in the allowed density and height for the property. The reduction in the maximum density from 30 du/ac to 15 du/ac as well as the limitation of maximum 1 story buildings strengthens the justification for the proposed reduced development standards for perimeter landscaping, building setback and building separation.

Aerial Vicinity Map



Exhibit B

Zoning Vicinity Map

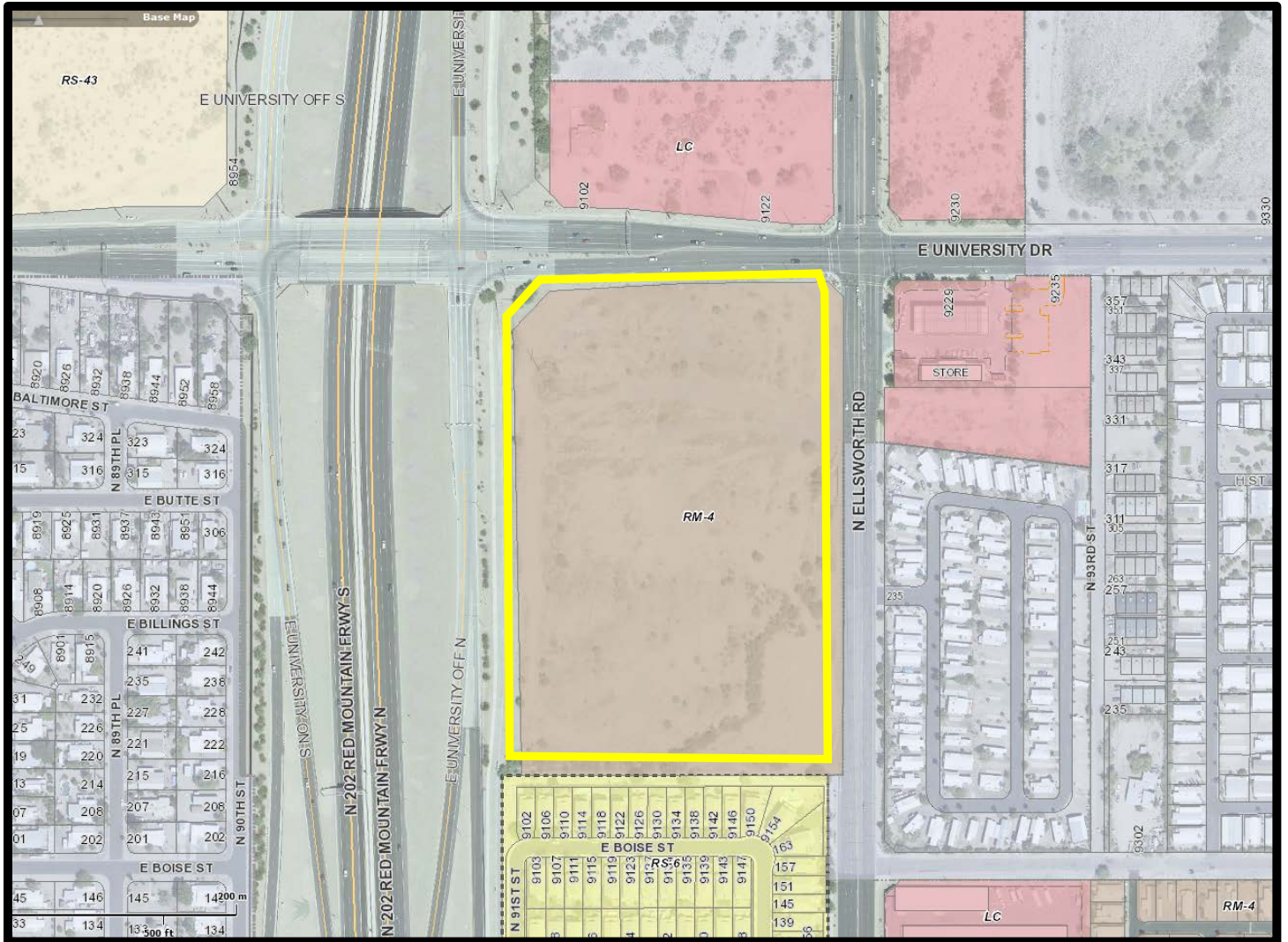


Exhibit C

General Plan Character Area Map

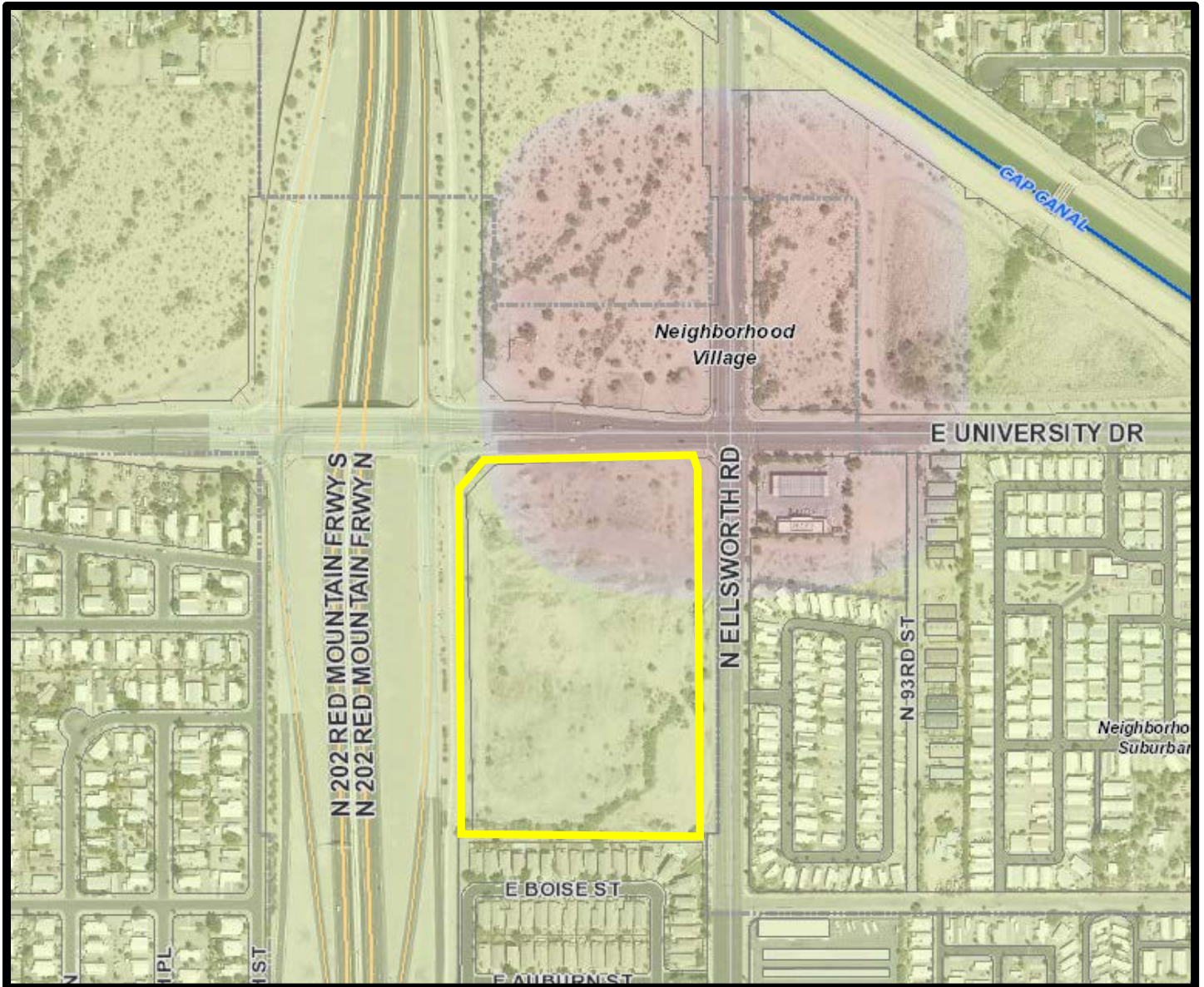
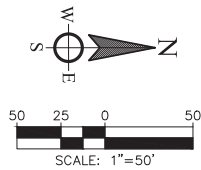


Exhibit D
Site Plan and Landscape Plan

(Following Pages)

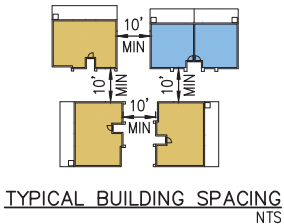
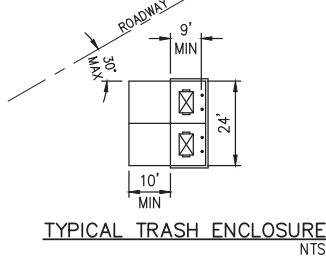
CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



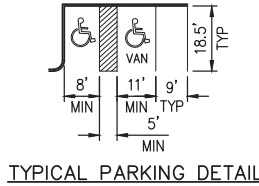
KEY NOTES

- 1 REFUSE CONTAINER PER C.O.M M-62.02.1
- 2 PROPOSED COVERED PARKING (TYP)
- 3 28' INSIDE RADIUS, 48' OUTSIDE RADIUS
- 4 MAIL BOX LOCATION
- 5 (2) ONE BEDROOM UNITS
- 6 TWO BEDROOM UNIT
- 7 PRIVATE BACKYARDS W/ACCESS THROUGH GATES
- 8 6" CURB AND GUTTER W/DEPRESSED LIP (TYP)
- 9 MULTI-UNIT COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
- 10 6' PERIMETER BLOCK WALL. SEE LANDSCAPE PLANS FOR DETAILS & MATERIALS.
- 11 A/C UNIT (TYP) IN REAR YARDS
- 12 SITE VISIBILITY TRIANGLE
- 13 POOL COMPLEX/LEASING OFFICE
- 14 KEY SWIPE
- 15 SITE MAP MONUMENT
- 16 INGRESS/EGRESS GATE
- 17 ENTRY MONUMENT
- 18 STAMPED ASPHALT CROSSING (TYP)
- 19 ENTRY PORTICO. 14' MINIMUM CLEARANCE IN DRIVE AISLES. SEE BUILDING ARCHITECT PLANS FOR DETAIL & ELEVATION
- 20 REAR YARD WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 21 ASPHALT
- 22 OPEN SPACE GRASS AMENITY AREA
- 23 STAMPED ASPHALT AT ENTRY THROAT
- 24 PRIMARY PROJECT ENTRY
- 25 FLAG POLE
- 26 LANDSCAPE ROCK LINED CHANNEL
- 27 VIEW FENCE WITH 3' HIGH RETAINING WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 28 REAR YARD WALL WITH 3' HIGH RETAINING WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 29 VIEW FENCE (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 30 OFFSITE DRAINAGE CHANNEL



LEGEND

- RIGHT OF WAY LINE
- BOUNDARY LINE
- STREET CENTERLINE
- ACCESSIBLE ROUTE
- EX WATER LINE
- EX SEWER LINE
- EX STORM DRAIN
- EX LIGHT POLE
- EX STORM DRAIN MANHOLE
- EX SEWER MANHOLE
- EX ELECTRIC MANHOLE
- EX WATER VALVE
- EX POWER POLE
- EX WATER METER
- EX ELECTRIC CABINET
- EX ELECTRIC JUNCTION BOX
- EX ELEC TRANSFORMER
- EX TELE EQUIPMENT
- EX CABLE TV BOX
- EX TRAFFIC SIGNAL POLE
- EX STREET SIGN
- ONE BEDROOM
- TWO BEDROOM
- GARAGE PARKING
- HANDICAP PARKING

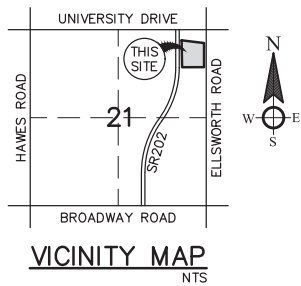


SITE PLAN

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°56'35"E	32.00'
L2	N00°03'12"E	25.00'

SHEET 1 OF 2

January 11, 2018



CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE PLAN YIELD

GROSS AREA ±556,148 SF // ±12.77 AC
NET AREA ±532,430 SF // ±12.22 AC
DENSITY PROVIDED 145 UNITS/11.36 AC=12.77 DU/AC GROSS AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL
PROPERTY

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	# BEDS	TOTAL SQUARE FEET	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	58	58	640.84	37,169	40	
2 BEDROOM	87	174	997.37	86,771	60	
UNITS PROVIDED	145	232		123,940	100	
RENTAL OFFICE				1141		
FITNESS CENTER				1781		
GARAGES				4500		
TOTAL:				131,362		
LOT COVERAGE PROVIDED	131,362 SQ FT/12.2*43,560=			25%		
LOT COVER ALLOWED				50%		

APN NUMBER 218-40-002C

ALLOWED HEIGHT 3 STORY/40'
PROPOSED MAX HEIGHT 1 STORY/25' 11-1/2"

CURRENT ZONING RM-4
PROPOSED ZONING RM-4 PAD
PROPOSED USE RESIDENTIAL RENTAL

PARKING SPACES
1 BDRM-2 SPACES/UNIT=58x2.1 = 122 SPACES
2 BDRM-2 SPACES/UNIT=87x2.1 = 183 SPACES
TOTAL PARKING REQUIRED = 305 SPACES
TOTAL SPACES PROVIDED = 305 SPACES
COVERED PARKING PROVIDED = 168 SPACES
GARAGE PARKING = 20 SPACES
UNCOVERED PARKING = 137 SPACES

ACCESSIBLE SPACES REQUIRED = 8 SPACES
ACCESSIBLE SPACES PROVIDED = 8 SPACES

COMMON AREA OPEN SPACE PROVIDED = 66%
(191,014 SQ FT/12.62 AC)
COMMON AREA REQUIRED MINIMUM 4% OF GROSS AREA
(150 SQ FT PER UNIT 145x150=21,750 SQ FT)

OPEN RECREATIONAL SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL 6,678 SF
AMENITY OPEN SPACE 28,988 SF
AMENITY OPEN SPACE (SUM) 35,666 SF
OPEN SPACE WALKING AREA 155,348 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM) 191,014 SF
65% OF OPEN SPACE, 1,303 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 65,476 SF
23% OF OPEN SPACE, 452 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 33,039 SF
11% OF OPEN SPACE, 228 SF/UNIT

SCHOOL DISTRICT:
MESA PUBLIC SCHOOLS
63 E MAIN STREET
MESA, AZ 85201
PH: 480-472-0000

PROJECT CONSULTANT TEAM

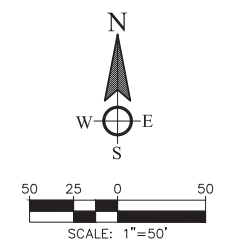
OWNER VALENCIA HEIGHTS, LLC/ THE VINCI COMPANIES 11811 N TATUM BLVD, SUITE 1051 PHOENIX, AZ 85028 (602) 953-8737 CONTACT: BRUCE VINCI VINCI.LAND@GMAIL.COM	CIVIL/APPLICANT WESTLAND RESOURCES, INC. 2020 N CENTRAL, SUITE 695 PHOENIX, AZ 85004 (602) 888-7000 CONTACT: CLAYTON L. NEILSEN, P.E. EMAIL: CNEILSEN@WESTLANDRESOURCES.COM
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DEVELOPER
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM

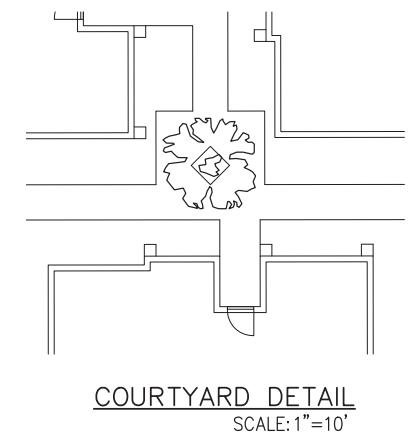
2020 N Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000
WestLand Resources



SITE PLAN

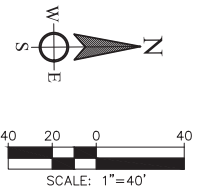


- LEGEND**
- MAIN PATH - TREE LINE
 - CONNECTION PATH - SHRUBS/ACCENT LINED
 - MINOR LINKED PATH - SHRUBS/ACCENT LINED
 - ◆ COURTYARD LINK FOR PATHS - LARGE TREE AT CENTER



WestLand Resources
 2020 N. Central Avenue
 Suite 695
 Phoenix, Arizona 85004
 (602) 888-7000





LOOP 202



OPEN SPACE TABLE		
TYPE	SQ FT	PERCENT OF TOTAL OPEN SPACE
ROADWAY	118,961	29.1%
AMENITY	35,666	8.7%
BACKYARD	65,476	16.0%
OPEN SPACE OUTSIDE PROJECT	33,039	8.1%
OPEN SPACE WALKING AREA	155,348	38.0%
TOTAL	408,490	100.0%

OFFSITE HOA PARCEL OPEN SPACE TABLE		
TYPE	SQ FT	PERCENT OF TOTAL OPEN SPACE
OPEN SPACE	15,809	100.0%

LEGEND

-  1 BEDROOM
-  2 BEDROOM
-  OFFICE/FITNESS
-  GARAGE

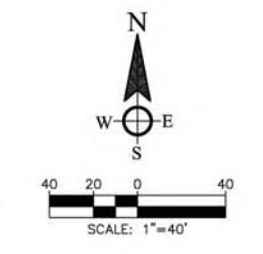
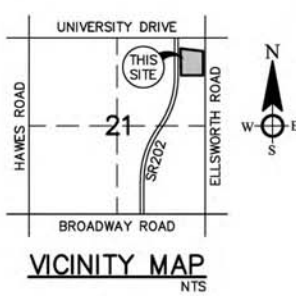
CHRISTOPHER TODD
COLLECTION
ON ELLSWORTH



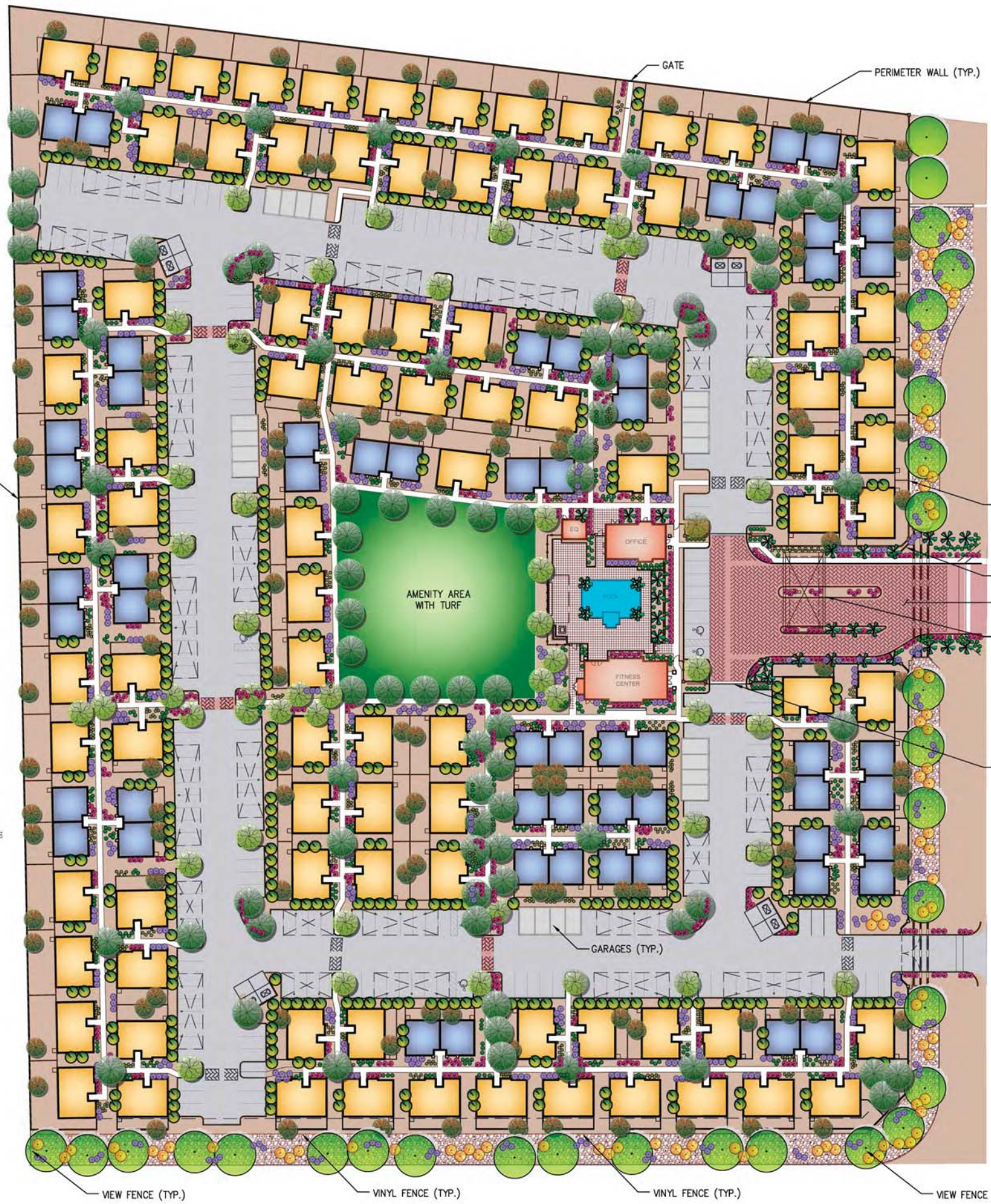
SITE PLAN - OPEN SPACE EXHIBIT

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- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM



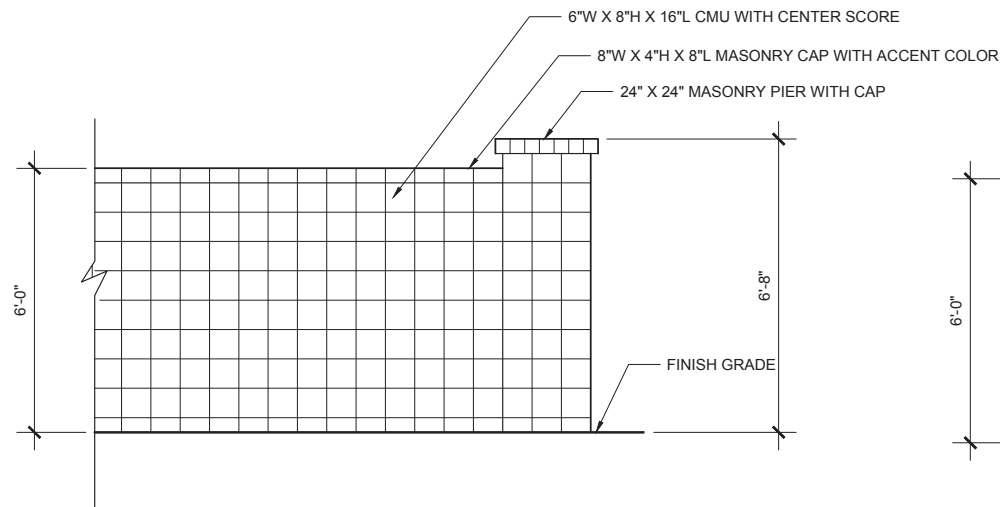
WestLand Resources
2020 N. Central Avenue
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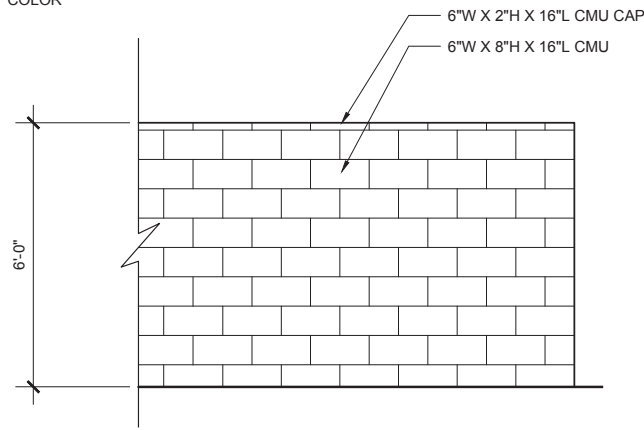
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	
SMALL TREES			
	<i>Bauhinia congesta</i> <i>Lysiloma watsonii</i> <i>Chitalpa tashkentensis</i>	White Orchid Tree Featherbush Chitalpa	
MEDIUM TREES			
 	<i>Chilopsis linearis</i> 'Lopur' PPAF Dazzlewine <i>Jacaranda mimosifolia</i> <i>Parkinsonia praecox</i> <i>Phoenix dactylifera</i>	Desert Willow-Dazzlewine Jacaranda Palo Brea Date Palm	
LARGE TREES			
 	<i>Ficus microcarpa</i> <i>Pistacea Chinensis</i> 'RED PUSH' <i>Ulmus parvifolia</i> <i>sempervirens</i>	Indian Laurel Fig Red Push Pistache Chinese Evergreen Elm	
SMALL SHRUBS			
	<i>Carissa macrocarpa</i> 'Prostrata' <i>Euphorbia rigida</i> <i>Gaura lindheimeri</i> 'Whirling Butterflies' <i>Justicia brandegeana</i> <i>Ruellia brittoniana</i> 'Katie'	Prostrate Natal Plum Gopher Plant White Gaura Shrimp Plant British Ruellia	
MEDIUM SHRUBS			
	<i>Bougainvillea</i> x Torch Glow <i>Eremophila maculata</i> <i>Justicia spicigera</i> <i>Nerium oleander</i> 'Petite Salmon'	Torch Glow Bush Bougainvillea Valentine Bush Mexican Honeysuckle Petite Salmon Oleander	
LARGE SHRUBS			
	<i>Caesalpinia pulcherima</i> <i>Tacoma</i> x 'Orange Jubilee' <i>Dodonea viscosa</i>	Red Bird of Paradise Orange Jubilee Yellow Bells Hopbush	
ACCENTS			
	<i>Agave Ocahui</i> <i>Aloe barbadensis</i> <i>Asclepias subulata</i> <i>Cereus peruvianus</i> <i>Dasylirocn acrotriche</i> <i>Hesperaloe parviflora</i> <i>Lophocereus schottii</i> <i>monstrore</i> <i>Pedilanthus macrocarpus</i> <i>Cycas revoluta</i>	Ocahui Agave Barbados Aloe Desert Milkweed Peruvian Apple Cactus Green Spoon Red Yucca Totem Pole Cactus Slipper Flower Sago Palm	
SMALL GROUND COVERS			
	<i>Dalea capitata</i> <i>Bulbine frutescens</i> 'Orange' <i>Lantana camara</i> 'New Gold' <i>Myoporum parvifolium</i>	Lemon Dalea Orange Stalked Bulbine New Gold Lantana Myoporum	
LARGE GROUND COVERS			
	<i>Acacia redolens</i> 'Desert Carpet' <i>Baccharis pilularis</i> 'Starn Thompson'	Desert Carpet Acacia Dwarf Coyote Bush	
<div><div></div></div>			

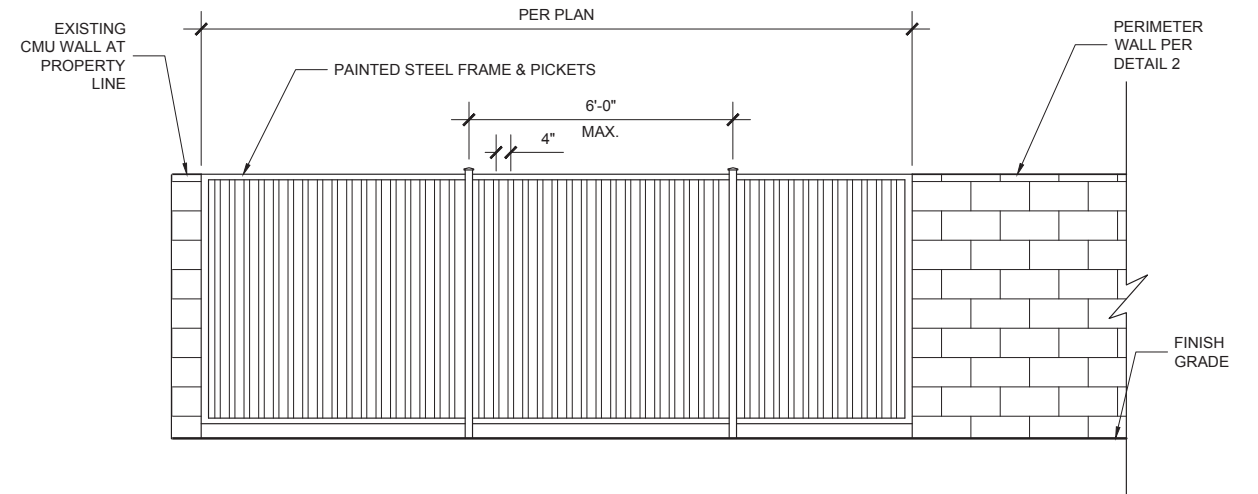
CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH PRELIMINARY LANDSCAPE PLAN



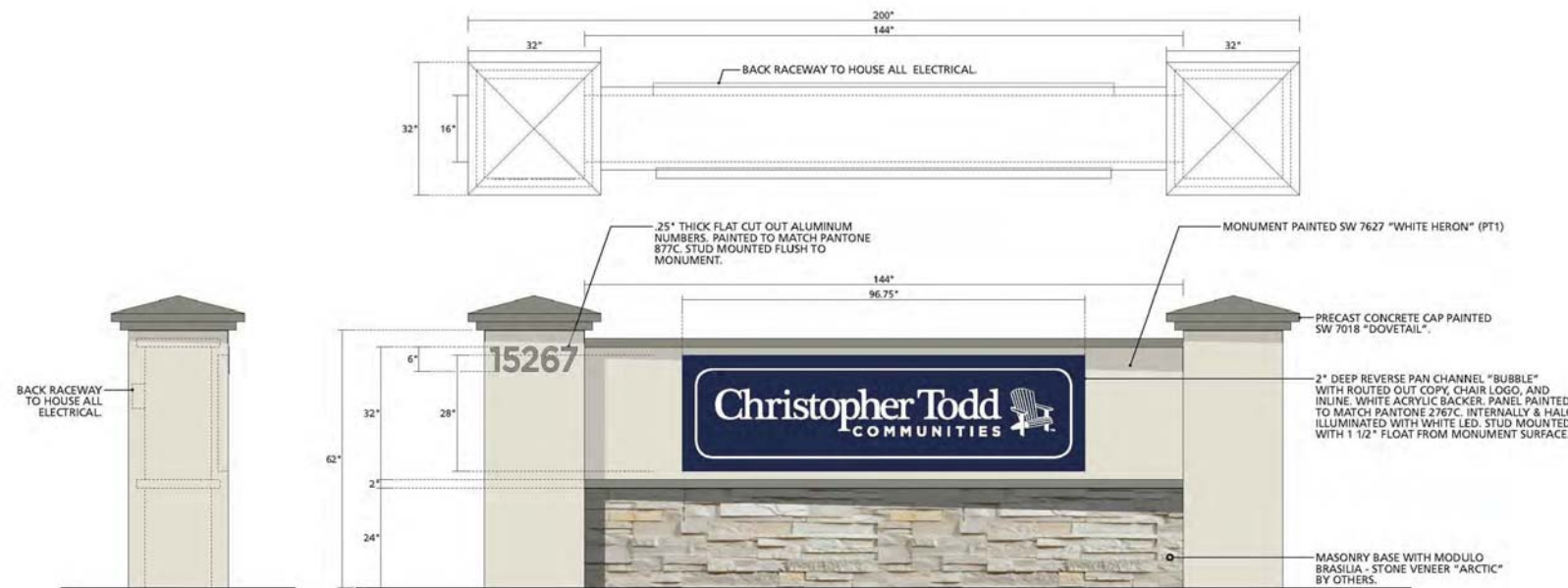
1 **ELEVATION: THEME WALL**
SCALE: 1/2" = 1'-0"



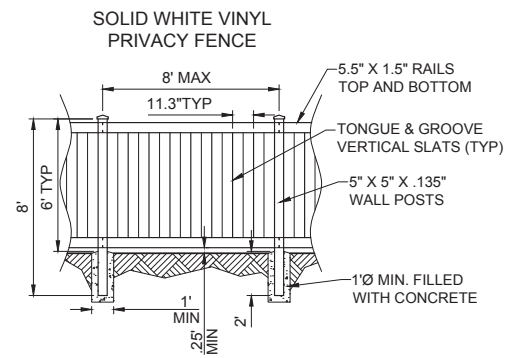
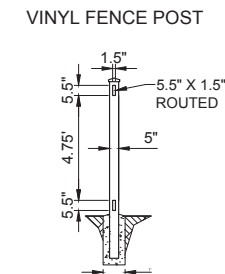
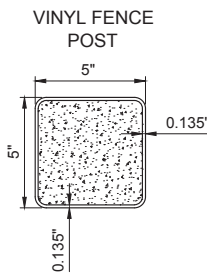
2 **ELEVATION: PERIMETER WALL**
SCALE: 1/2" = 1'-0"



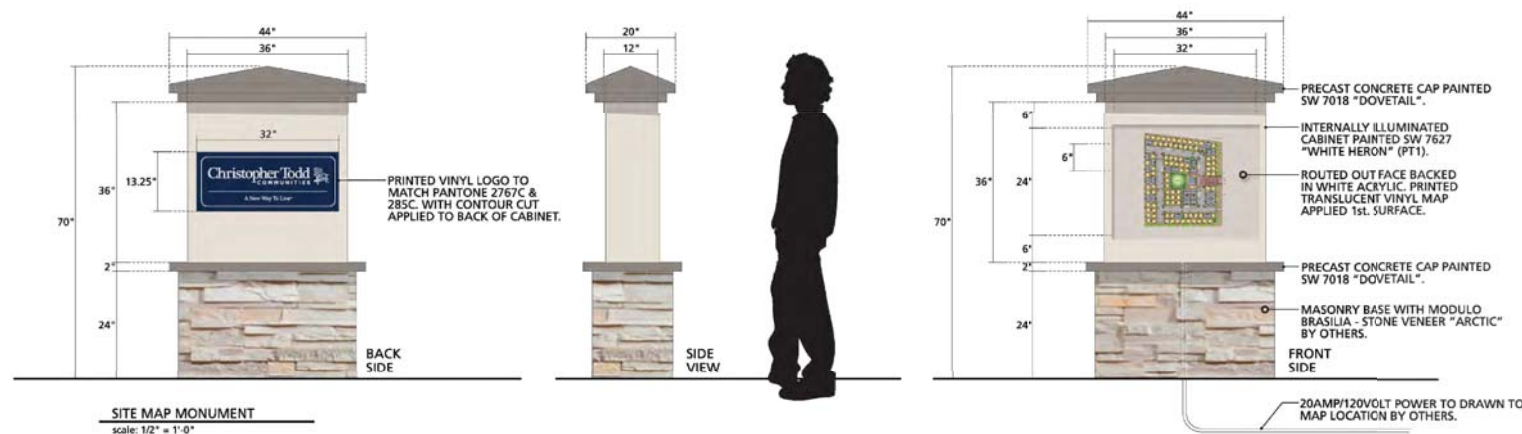
3 **ELEVATION: VIEW FENCE**
SCALE: 1/2" = 1'-0"



4 **ELEVATION: ENTRY MONUMENT**
SCALE: NTS



5 **VINYL FENCE**
SCALE: NTS



6 **ELEVATION: COMMUNITY SITE MAP**
SCALE: NTS

CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

PRELIMINARY LANDSCAPE ELEVATIONS

Exhibit E
Building Elevations

(Following Pages)



SCHEME 01



SCHEME 02



SCHEME 03

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PROJECT NAME: CTC - CRAFTSMAN COLOR SELECTION
PROJECT LOCATION: -
SHEET NAME: SCHEMES - COLORS & MATERIALS

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