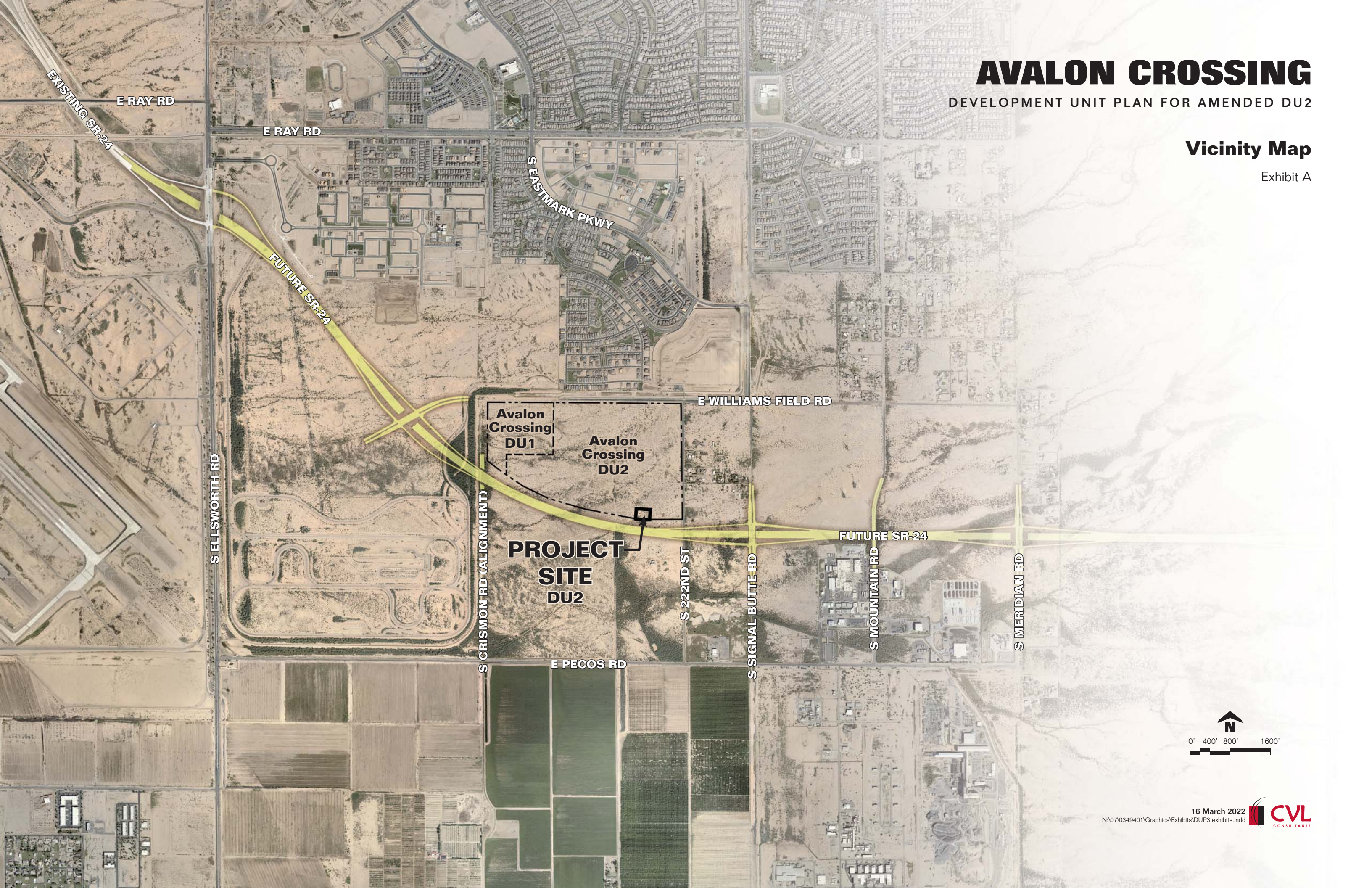


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Vicinity Map

Exhibit A

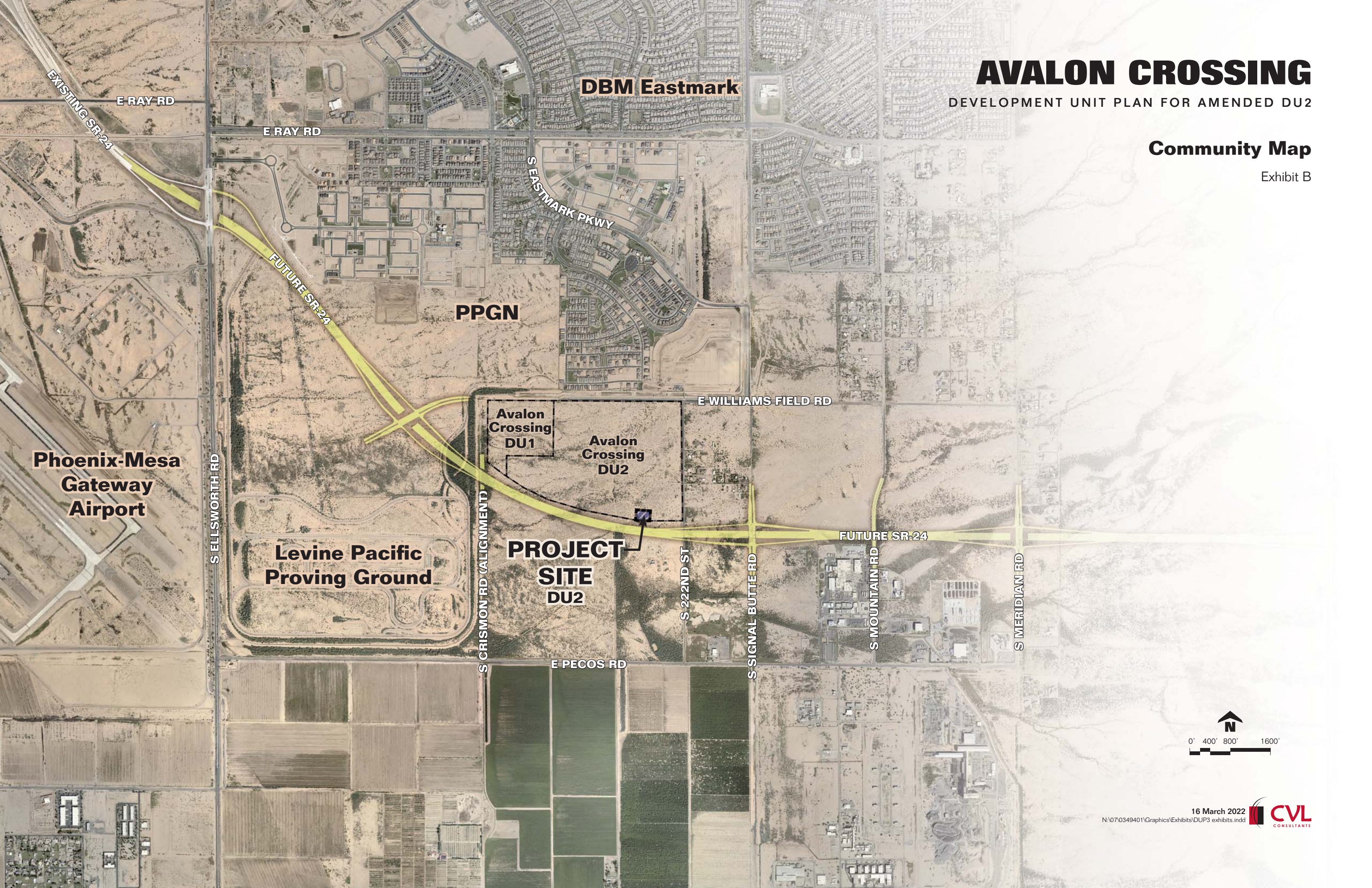


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Community Map

Exhibit B



16 March 2022

N:\07\0349401\Graphics\Exhibits\DU3 exhibits.indd

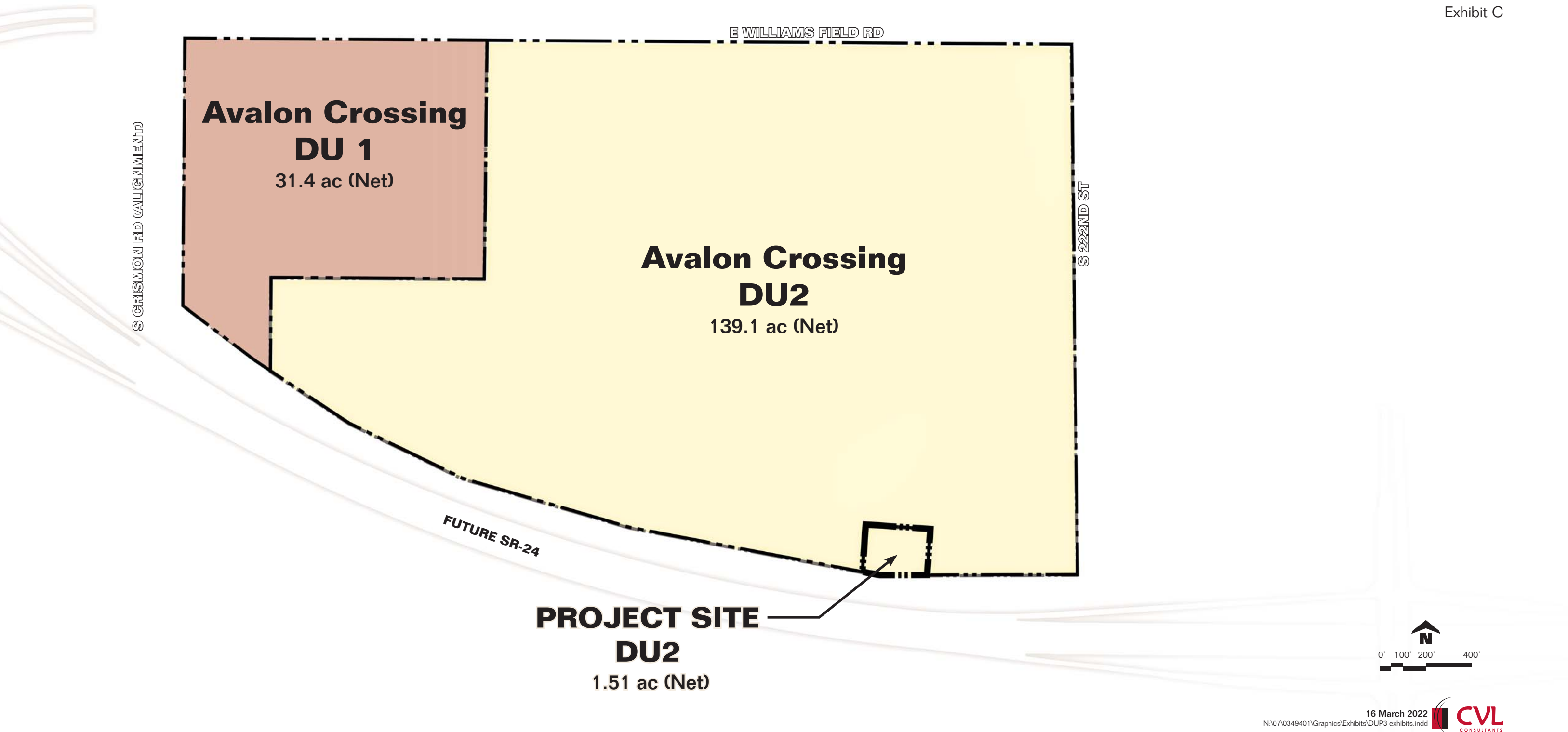


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Proposed Development Unit Plan

Exhibit C

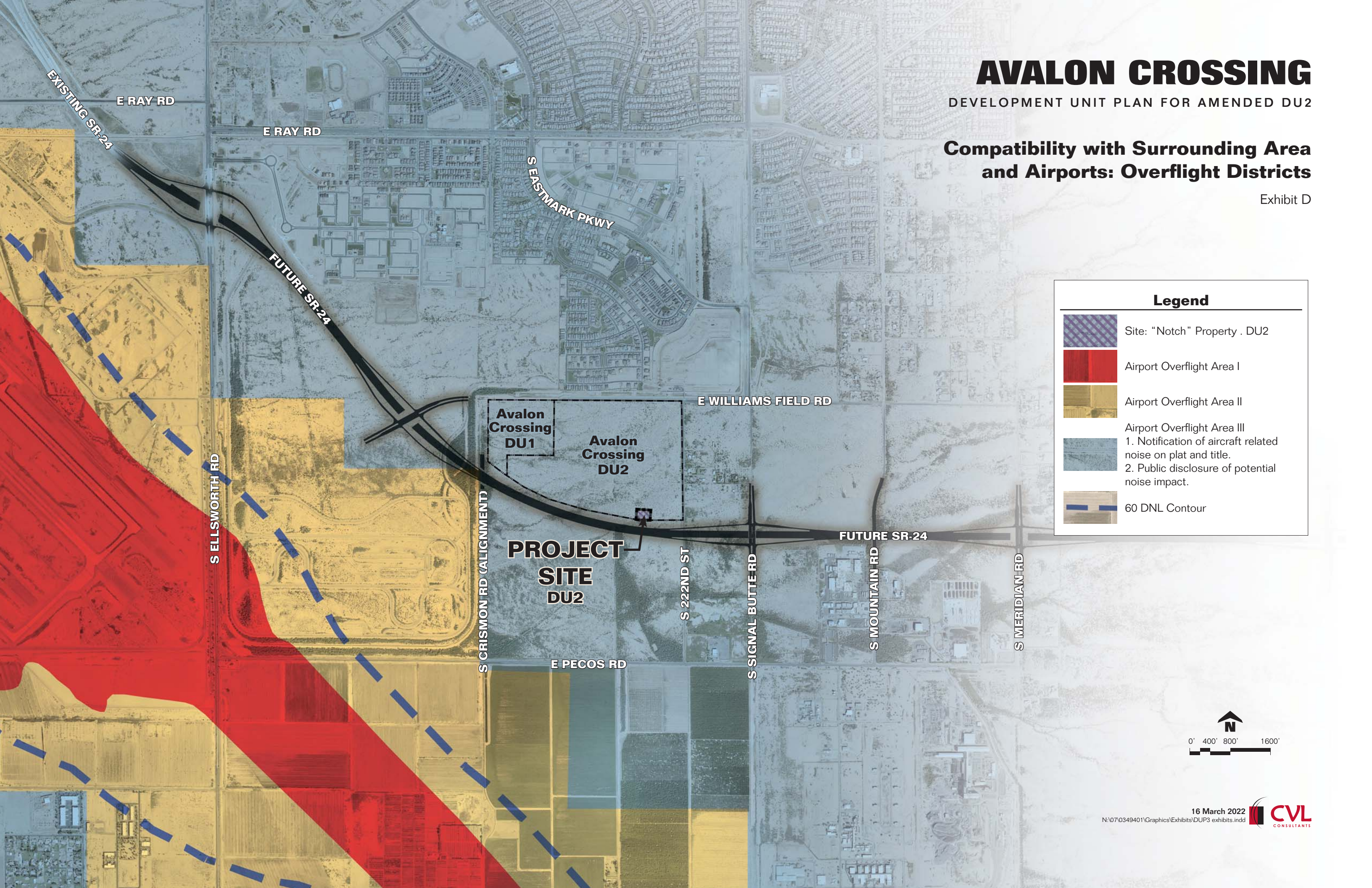


AVALON CROSSING

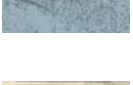
DEVELOPMENT UNIT PLAN FOR AMENDED DU2

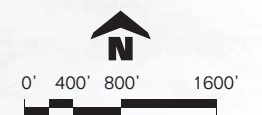
Compatibility with Surrounding Area and Airports: Overflight Districts

Exhibit D



Legend

-  Site: "Notch" Property . DU2
-  Airport Overflight Area I
-  Airport Overflight Area II
-  Airport Overflight Area III
1. Notification of aircraft related noise on plat and title.
2. Public disclosure of potential noise impact.
-  60 DNL Contour

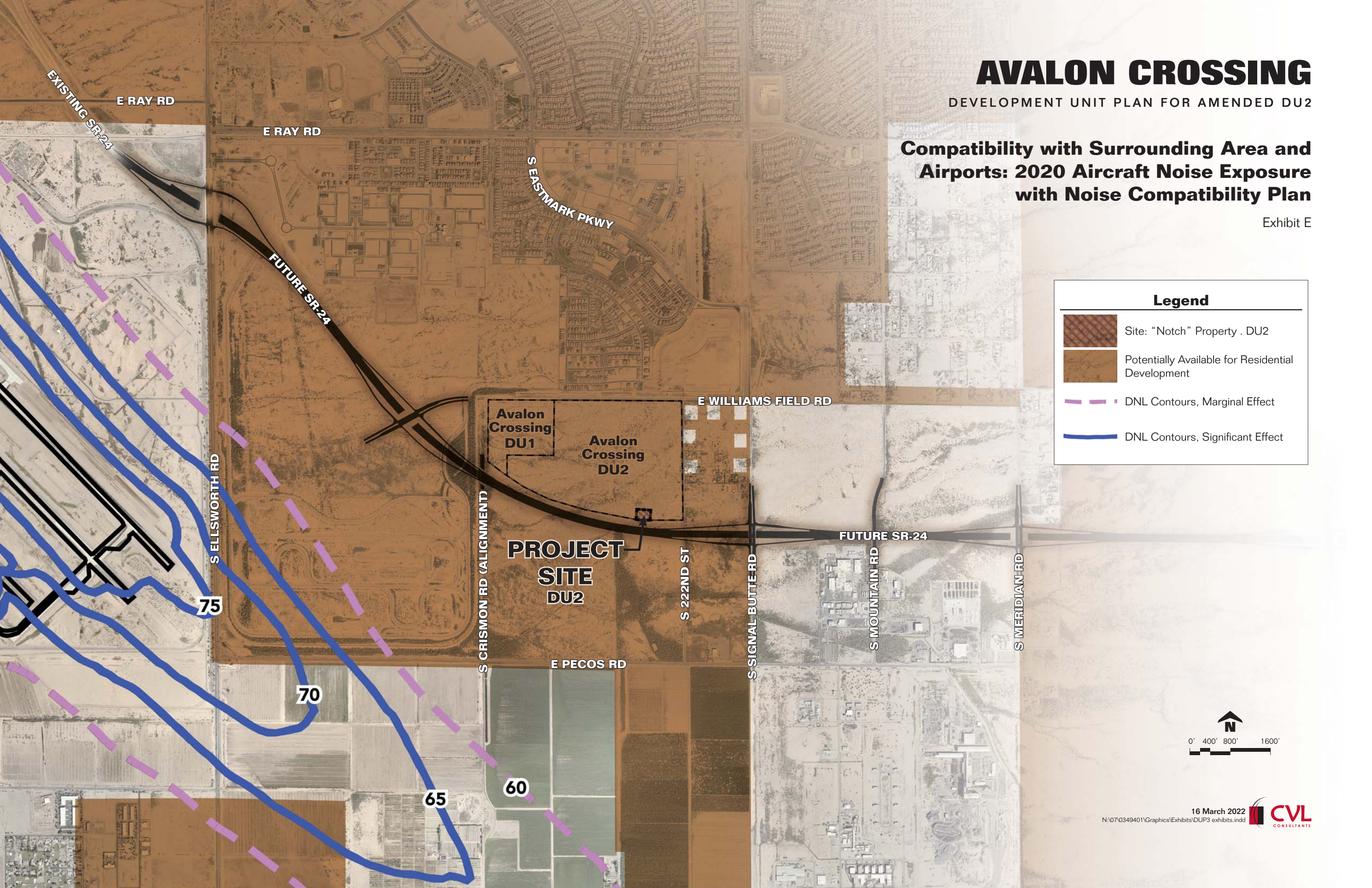


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Compatibility with Surrounding Area and Airports: 2020 Aircraft Noise Exposure with Noise Compatibility Plan

Exhibit E



Legend



Site: "Notch" Property . DU2



Potentially Available for Residential Development



DNL Contours, Marginal Effect



DNL Contours, Significant Effect

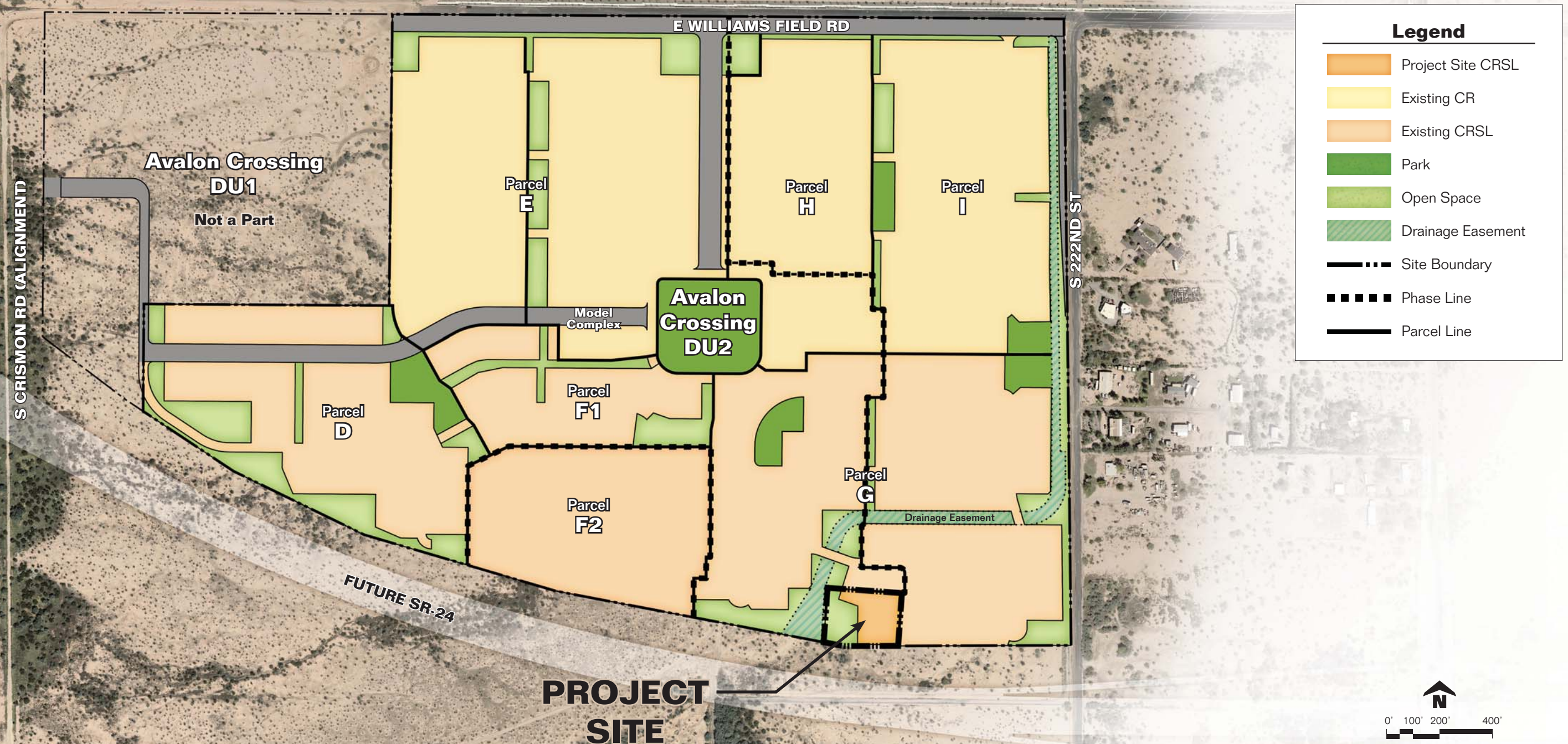


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Conceptual Land Use Plan

Exhibit F

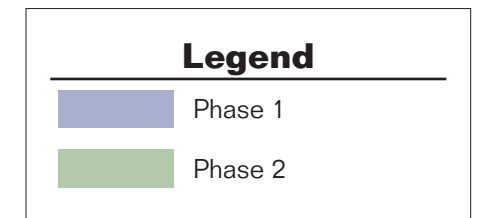
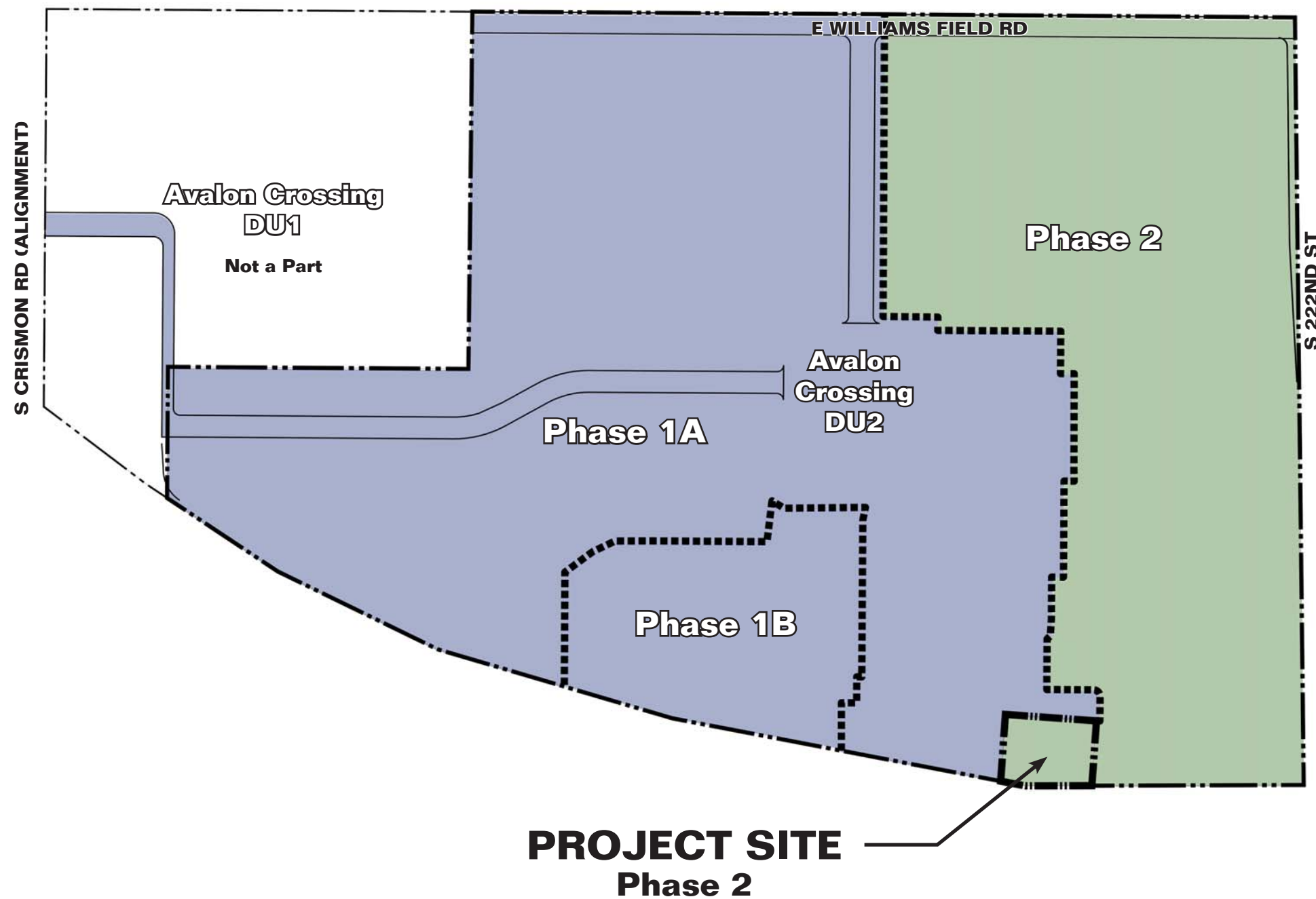


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Phasing Plan

Exhibit G



AVALON CROSSING

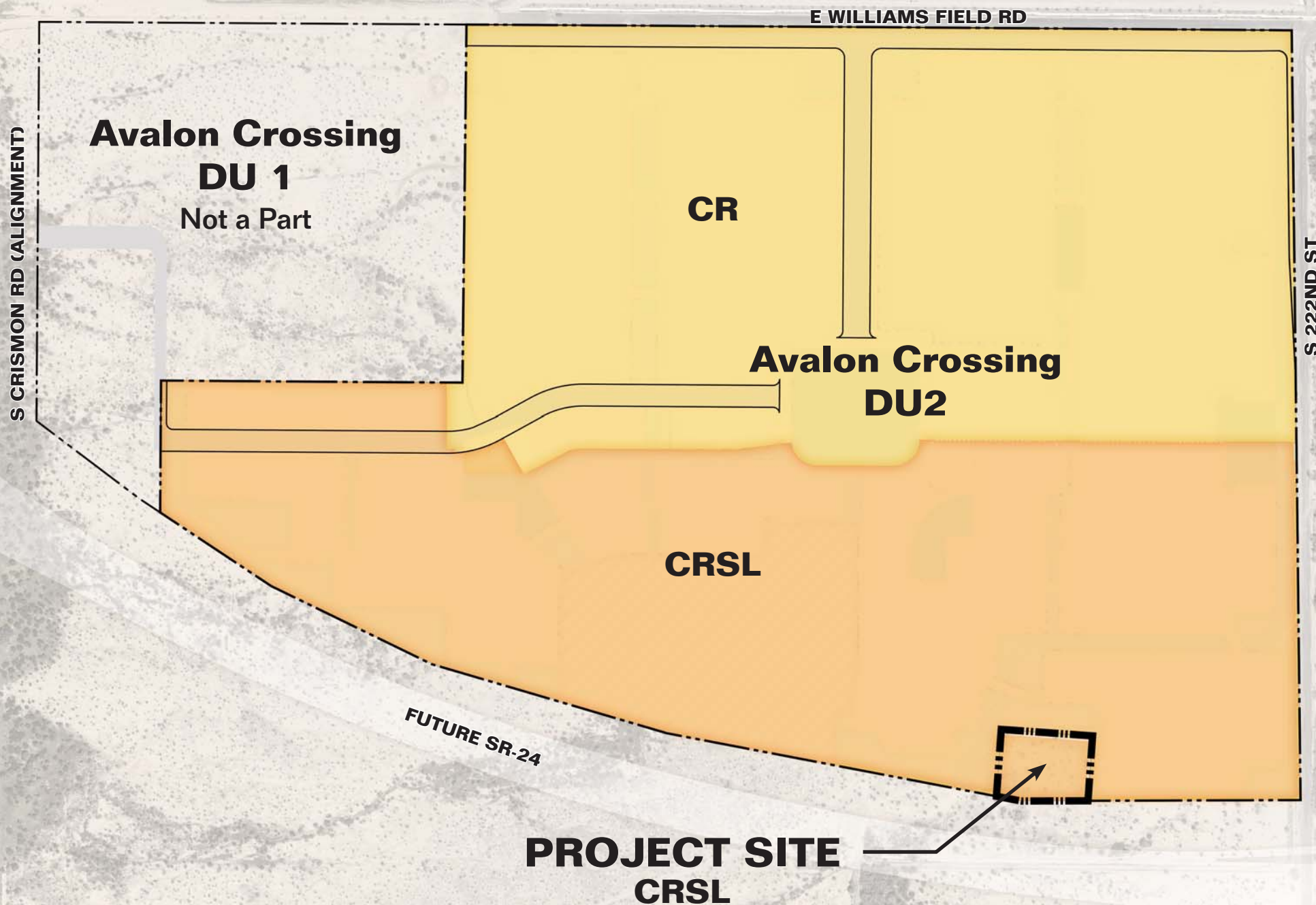
DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Land Use Group Plan

Exhibit H

Proposed Land Use Group (LUG) Data Table	
LUG	LUG AREA (Gross)
CR	79.90 AC
CRSL	66.03 AC
Proposed CRSL	1.51 AC
TOTAL	147.44 AC

Legend	
	CR
	CRSL
	Site Boundary

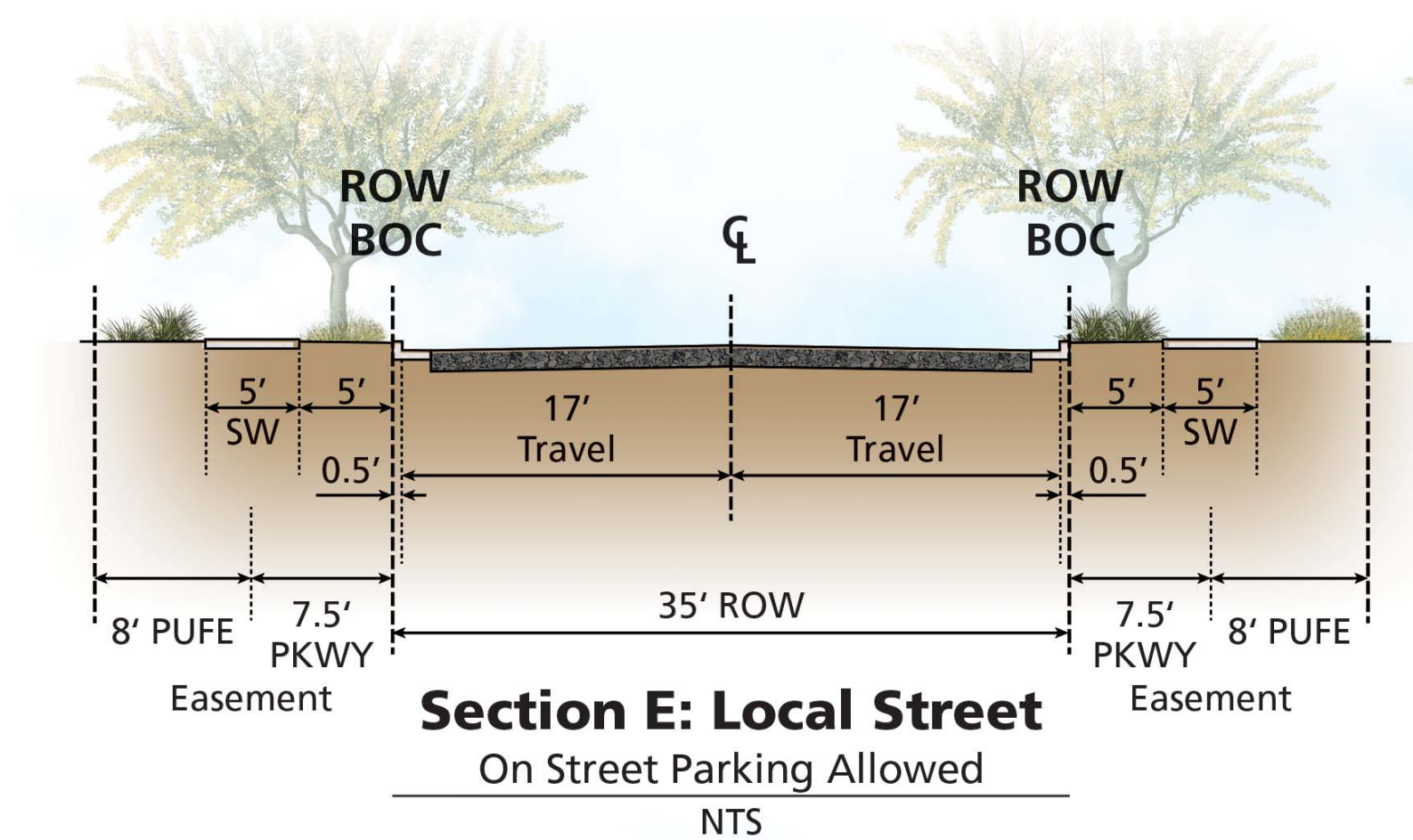


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Street Cross Section

Exhibit I



NOTE:
Roadway Section E per Avalon Crossing
Community Plan, page 221



AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Neighborhood Characteristics

Exhibit J

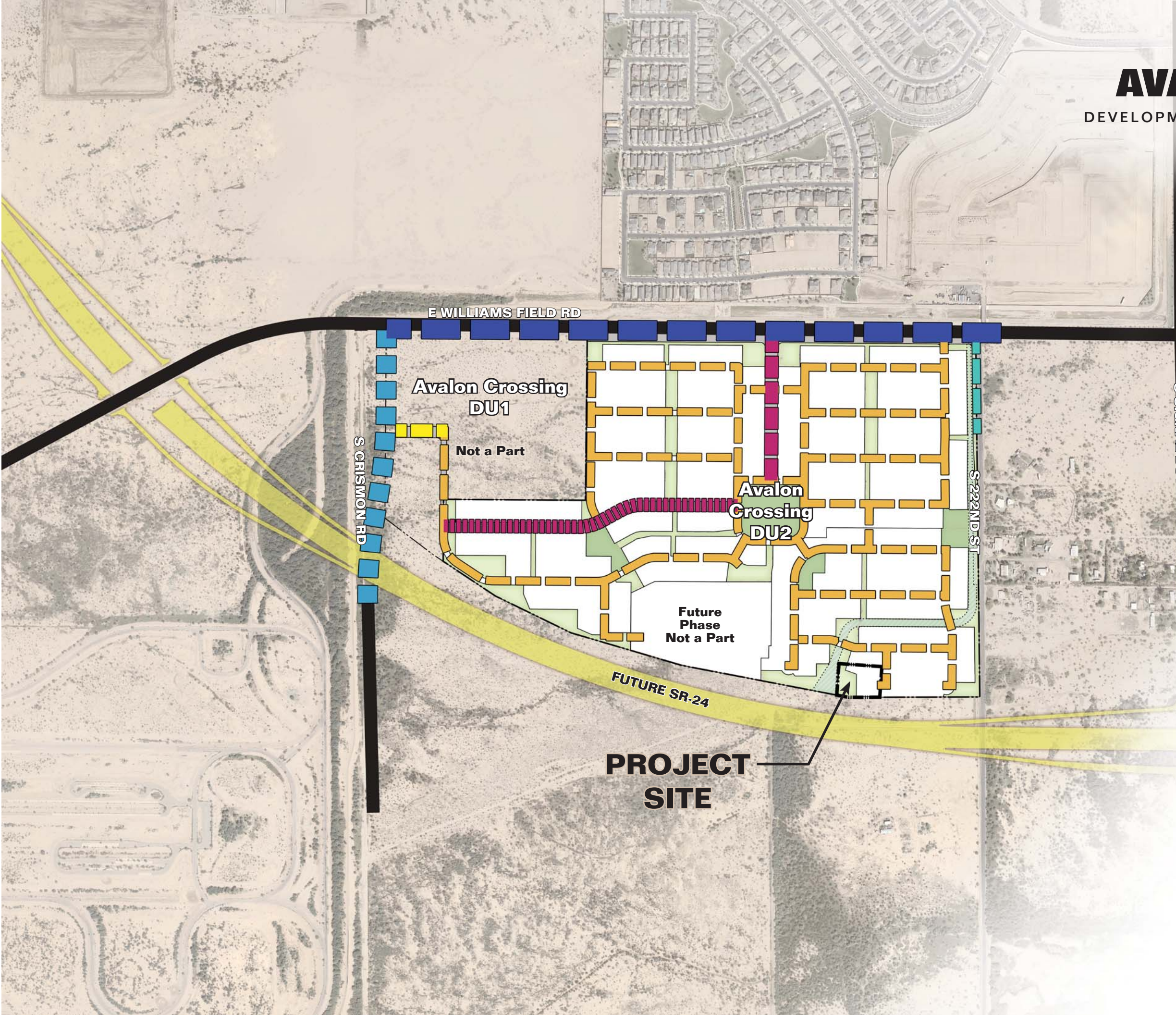


AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Transportation Plan

Exhibit K



Legend

- | | | | |
|--|--|--|--|
| | | | Section A:
6 Lane Arterial |
| | | | Section B:
4 Lane Arterial |
| | | | Section C: Community
Collector Road and
Neighborhood Entry |
| | | | Section D: Communiy
Collector Road and
Neighborhood Entry |
| | | | Section E: Local Street |
| | | | Section H: "Modified"
Local Street 1 |
| | | | Section I: Local
Residential Roadway
34' Local Residential Roadway
per C.O.M. Std. Def. M-19.01 |
| | | | Aerial Alignment |
| | | | Future SR-24 |

Notes:

1. Roadway Section A, B, C, D, & E per Avalon Crossing Community Plan, page 221
2. Avalon Crossing Community Plan Roadway Sections F& G not used
3. Roadway Sections H & I Approved for use by City of Mesa. See Preliminary Plat, page 22



AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Trails and Gathering

Exhibit L



AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

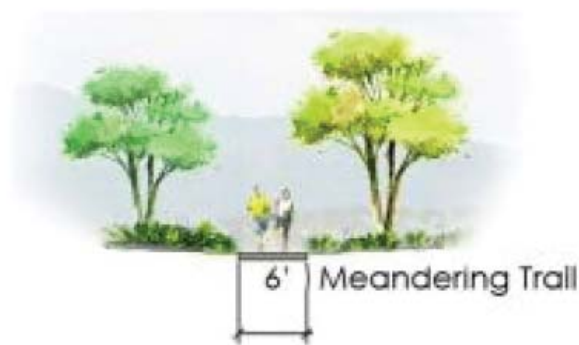
Open Space and Trail Plan

Exhibit M

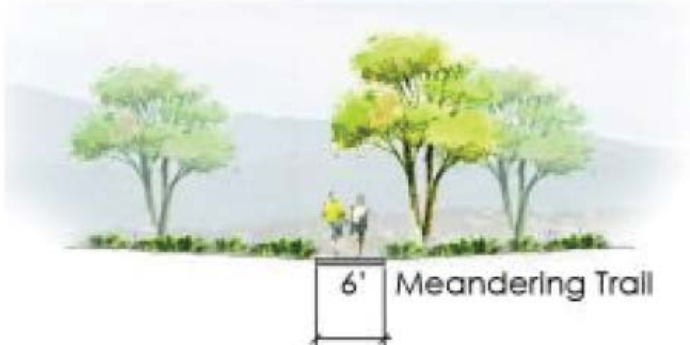


Conceptual Pedestrian Trail
Cross-Sections

Exhibit N



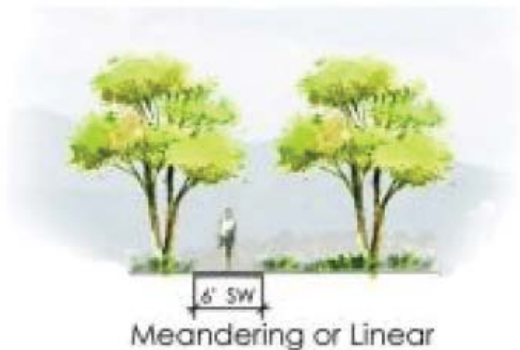
Community
Paseo Trail



Community Park
Trails



Internal Road Trail



Perimeter Road Trail

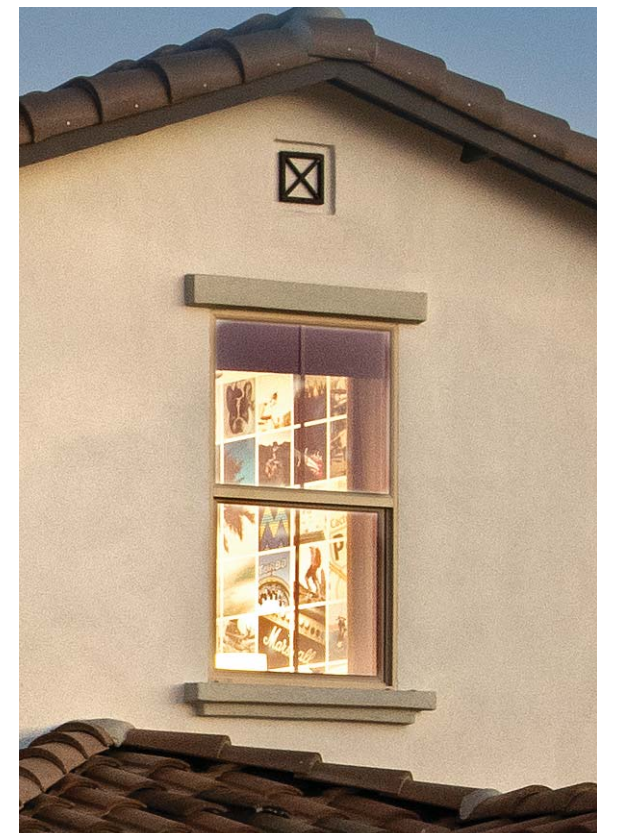
AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Architecture Design Elements

Exhibit O



AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Plant Character

Exhibit P



AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Possible Material Selection

Exhibit Q



STANDARD CMU BASE WALL



HONED BLOCK TRANSITION WALL



CMU BLOCK TRANSITION WALL



STONE VENEER FEATURE WALL



STANDARD PAVER PATTERNS



STANDARD PAVER PATTERNS
/ DRIVEWAY PAVER OPTION



DRIVEWAY PAVER OPTION



DRIVEWAY PAVER OPTION



STANDARD FINISH CONCRETE



STANDARD FINISH CONCRETE



3/8"-1/2" AGGREGATE
CONCRETE