

Add info #9

MAY 24 2012

Fw: Calabria development
Rommel Cordova
to:
CityClerkAgenda
05/23/2012 12:55 PM
Show Details

Item #9

----- Forwarded by Rommel Cordova/COC on 05/23/2012 12:55 PM -----

From: "Debra West" <West.Debra@chandler.k12.az.us>
To: <Mayor&Council@chandleraz.gov>
Date: 05/23/2012 12:00 PM
Subject: Calabria development

Dear Mayor and City Council of Chandler,

I wanted to let you know my opinion on the palm tree farm to the rear of my property (4637 S. Marion Pl) that is slated for new homes soon. We love those trees and I noticed in the minutes from the planning and zoning meeting that the development company was prepared to completely destroy all the trees immediately upon approval from you on Thursday evening. They stated concern over fire danger being the reason. We have lived directly behind these trees for almost 10 years and in those 10 years we have had 2 fires - and while even one fire is too many - at no time did I feel in danger from either of the two fires as the City of Chandler Fire Dept was on hand quickly and successfully brought it under control. And I do not feel that the view from our yard has been destroyed with the blackened trunks either. I don't think the odds of the trees catching fire is very high. If the danger was very high we would have had a fire here much more often than we have. I do not know how many times the trees caught fire prior to our moving here but no one who is a nearby long time resident the I know can remember them catching on fire before.

The other concern expressed by the others was over the scorpions and the development company agreed to research alternatives to keep the scorpions away from neighboring houses. I can't believe anyone actually believes that they will find the missing cure to scorpions migrating away from the dirt being disturbed. It will happen and there won't be anything that can stop it -- but it can be delayed.

I see no reason to destroy the trees IMMEDIATELY - no matter how ready they are to start on this project there is a lot of preliminary work to be done before they ever start actually building the houses. Road work, enclosing or relocating the irrigation, etc. Would it be possible to leave the palms as long as possible while they do that preliminary work? This way the scorpions will stay put for awhile longer and not be 'disturbed' twice - 1st to remove the trees and again later when they actually start preparing the area for homes.

I have watched since February the development at Finestara (I probably spelled that incorrectly) on Ocotillo between Lindsey and Val Vista South side of the road - and even though it was given the go ahead by you in a February council meeting there has yet to be any work done on this property. My fear is that the development company for the palm tree project will come in and destroy the trees and the it will sit and sit for months on end.

The market for homes is not all that great still and this is going to be a long slow project from start to finish. All economic indicators are such that the economy is not growing very fast and to expect quick returns on this is not sound business. So since we the neighbors have to endure the long slow process - as much unlike the year we moved in when houses couldn't be built fast enough - this is going to be our burden with scorpions stirred up and sent our way for a long time to come.

We have been happy to have the great view from our home for 9 1/2 more years than expected - and will welcome new neighbors - but just thought it would be a great thing to keep the palms as long as possible.

Thanks for your time,
Debbie West

Debbie West
Para II - 6th grade
Hull Elementary

NOTE: Effective July 1st, 2012 our domain name will be changing from chandler.k12.az.us to cusd80.com. Email format will change to lastname.firstname@cusd80.com. Please note the upcoming change and update your contact lists accordingly.

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, copy, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



Chandler · Arizona
Where Values Make The Difference

#9

MAY 24 2012



MEMORANDUM

Transportation & Development – CC Memo No. 12-050

DATE: MAY 7, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *m*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PDP10-0019/PPT12-0003 CALABRIA

Request: Preliminary Development Plan (PDP) for a single-family subdivision site layout and landscaping. Preliminary Plat approval for a single-family residential subdivision.

Location: Southwest corner of Brooks Farm and Cooper Roads

**Applicant/
Owner:** Pinnacle Ridge Holdings, LLC

Project Info: Single-family subdivision with 97 lots on 30 acres, minimum lot size 7,590 square feet, density of 3.21 dwelling units per acre

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, Southeast Chandler Area Plan, and Residential Development Standards, recommend approval of the Preliminary Development Plan (PDP) and Preliminary Plat, subject to conditions.

BACKGROUND

The application requests PDP approval for conceptual site layout and community landscaping for a new single-family subdivision on approximately 30 acres at the southwest corner of Brooks Farm and Cooper Roads. The subject site currently contains an inactive palm tree farm with a small single-family home fronting Cooper Road. To the south are a farm house and narrow farm field. Single-family homes surround the property to the west, north, and east. The site received

its PAD zoning and Preliminary Development Plan (PDP) approval in 2002 for a 47-lot single-family subdivision. The zoning was extended in 2003, 2006, and 2009. Fires occurred on the site in 2009 and 2011. The applicant has committed to removing the palm trees immediately following this PDP hearing process in order to reduce the fire hazard.

The proposed site layout for this gated subdivision includes primary vehicular access via Brooks Farm Road on the north and exit-only/emergency access via Tower Avenue on the west. Streets are private and generally form a ring around the rectangular-shaped site. The main entrance, which has a faux guard house in its center median and textured paving, terminates quickly at the centralized open space where it splits east and west. The subdivision's functional open space forms a T, comprising the subdivision's central spine in both the north/south and east/west orientations and allowing the open space to be accessible within one (1) block of every residence. Open space amenities include a tot lot, a basketball court, a soccer field, two ramadas, and a community garden. Lot sizes range from 7,590 to 14,785 square feet in size. Minimum setbacks are generally 20' in the front, 20' in the rear (30' for two-stories), and 5'/10' on the sides. Side-entry garages and forward-set livable areas have a reduced minimum front yard setback of 15'. Additionally, porches can extend up to 10' into the rear yard setback and 5' into the front yard setback.

Both internally and externally, the project features stylized 6'-high theme walls with two-tone stucco panels, stone columns, and brick caps. Also, wrought iron view fencing is integrated into the wall in two locations along Cooper Road and adjacent to the Brooks Farm entrance to allow views into the site's open space.

The proposed landscaping features Ironwood and Date Palm trees highlighting the main entrance from Brooks Farm Road, with groupings of Pistache, Chinese Elm, Chitalpa, and Mulga trees forming the main presence along Cooper Road. The Cooper Road frontage has an approximately 45'-wide landscape tract with, generally, a double row of trees. Sufficient western shade is provided to the tot lot by a grouping of Sissoo trees.

The proposal meets the Residential Development Standards (RDS) for subdivision diversity by providing all eight (8) required diversity elements and the minimum 10 optional elements. Details of element provision are contained in the attached Development Booklet. Housing product is not part of this application and will therefore require a future PDP application, under which it will be evaluated against the RDS for architectural diversity.

The subject site is designated by the Southeast Chandler Area Plan (SECAP) for Traditional Suburban Character, which allows for single-family residential subdivisions of up to 3.5 dwelling units per acre such as proposed. For projects proposing 2.5 to 3.5 dwelling units per acre, the SECAP recommends that certain density incentive amenities be provided that increase subdivision quality above the city-wide baseline provided by the RDS. The subject development, with a proposed density of 3.21 dwelling units per acre, provides all six (6) of the density incentive amenities recommended by the SECAP. Details of SECAP density incentive compliance are provided in the attached Development Booklet.

The applicant has researched the possibility of salvaging and relocating the site's existing fan palm trees, but found it cost prohibitive.

The immediately surrounding subdivisions have larger lots than those proposed for the subject site, which has a minimum lot size of 7,590 square feet. The minimum lot sizes in the immediately surrounding subdivisions are: 12,600 square feet (to the west), 10,875 square feet (to the north), and 10,000 square feet (to the east). Farther south, beyond an agricultural property, is a subdivision with a minimum lot size of 9,375 square feet. Farther north is a subdivision with a minimum lot size of 8,330 square feet. One-half mile to the north, at the northwest and northeast corners of Cooper and Ocotillo Roads, are subdivisions with minimum lot sizes of 7,000 and 7,150 square feet. There are substantially larger rural ranchette lots (~2.5 acres) one-half mile to the south. Overall, the surrounding area (one mile radius) can be characterized as primarily having 7,000 to 13,000 square foot lots in the incorporated subdivisions, with substantially larger rural ranchettes in the unincorporated areas.

DISCUSSION

Planning Commission and Staff find the proposed subdivision to be of a high quality and compatible with the area. The quality design, particularly the generous open space amenities provision, warrants the requested density and allows the neighborhood to be sustainable in the long-run.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 12, 2012 at Santan Junior High. Thirteen (13) neighbors attended. The applicant's representative gave an overview of the project. Neighbors asked a variety of questions related to the project, including especially road improvements and the specific plan for palm tree removal. Neighbors stated concerns with how the tree removal could drive the scorpions into the neighborhood. The applicant agreed to further research various tactics for scorpion control in this situation and meet again with interested neighbors on April 30.
- Several neighbors have stated concerns regarding scorpion control and traffic control, though they have not stated opposition to the project. One neighbor, who generally supports development of the site, wrote a letter of concern that is among the memo attachments. (Regarding this letter, Staff notes that a traffic study was not required because of the project's size and that Brooks Farm Road will indeed be completed as part of the subject development.) Another neighbor attended the Planning Commission hearing in opposition, as noted below.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 5 Opposed: 1 (Cunningham) Absent: 1 (Veitch)

The Commissioner who voted against the item stated concerns with the lot sizes and their ability to accommodate a quality housing product without negatively affecting the property values of

nearby larger-lot subdivisions. Another Commissioner expressed a desire for 1-story homes to be part of the housing product PDP when that comes forward.

One neighbor attended the meeting in opposition to the request, but did not speak. The neighbor is concerned about the lot sizes, potential house sizes, and the potential corresponding effect on surrounding property values.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Southeast Chandler Area Plan, and Residential Development Standards, recommend approval of PDP in case PDP10-0019/PPT12-0003 CALABRIA subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Calabria", kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0019, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3401 in case DVR02-0028 CALABRIA, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition.

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Preliminary Development Plan

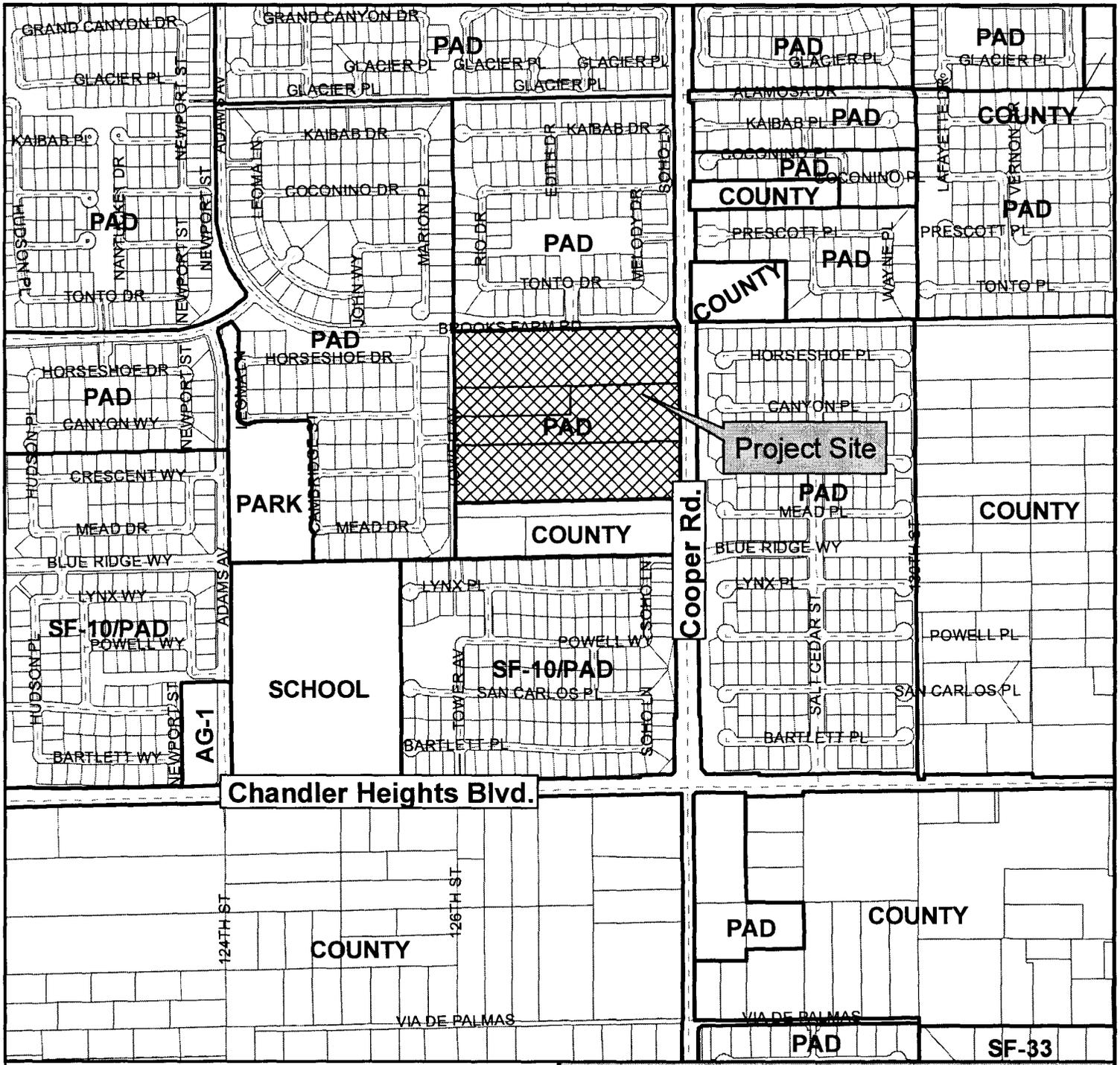
Move to approve PDP case PDP10-0019 CALABRIA subject to the conditions recommended by Planning Commission and Staff.

Preliminary Plat

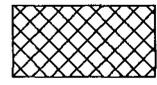
Move to approve Preliminary Plat case PPT12-0003 CALABRIA subject to the condition recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Ordinance No. 3401
6. Neighbor Letter
7. Exhibit A, Development Booklet



Vicinity Map

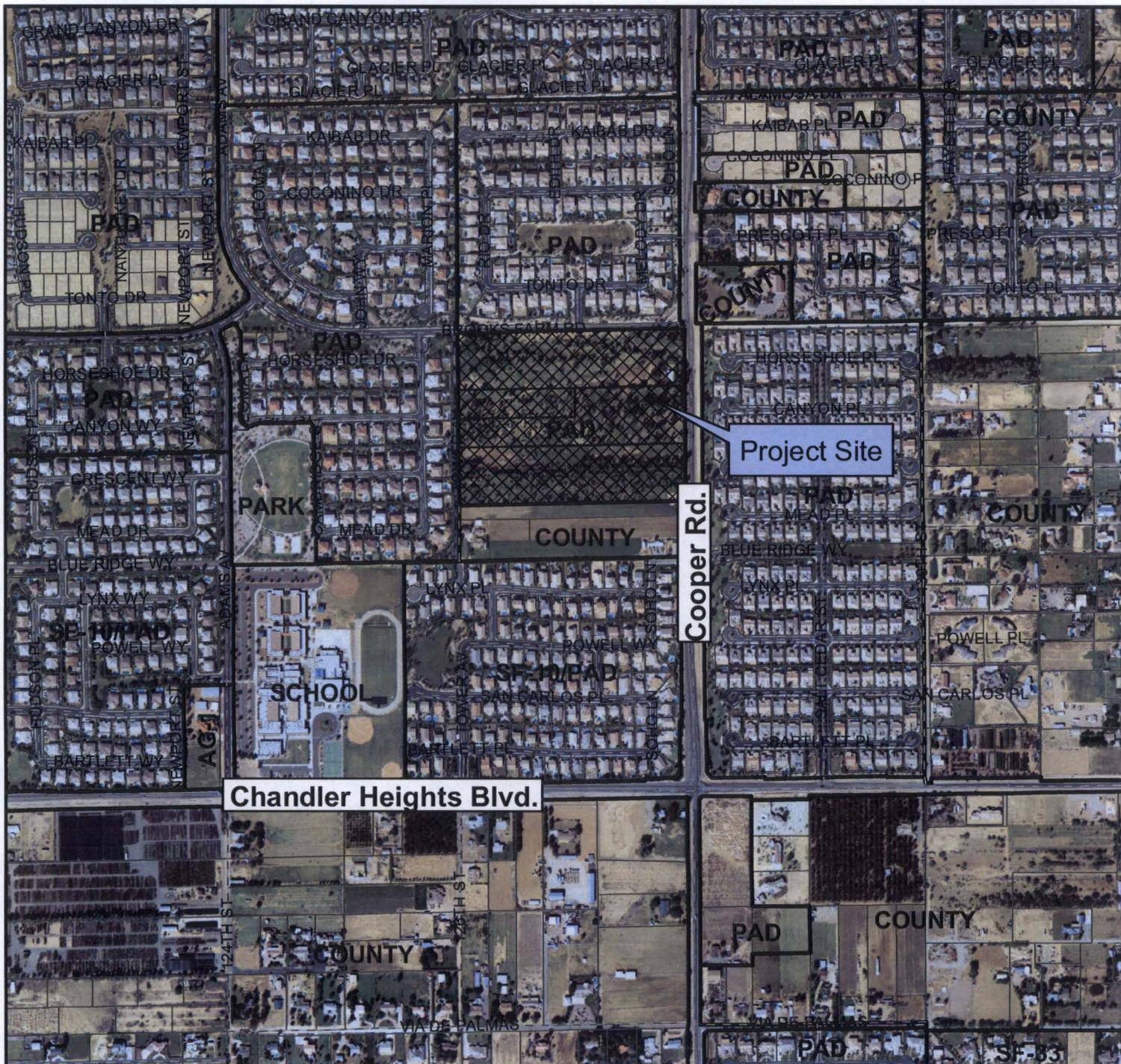


PDP10-0019

Calabria



Chandler • Arizona
Where Values Make The Difference



Chandler Heights Blvd.

Cooper Rd.

Project Site

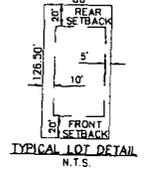
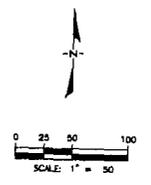
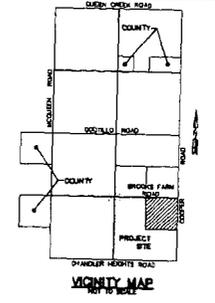
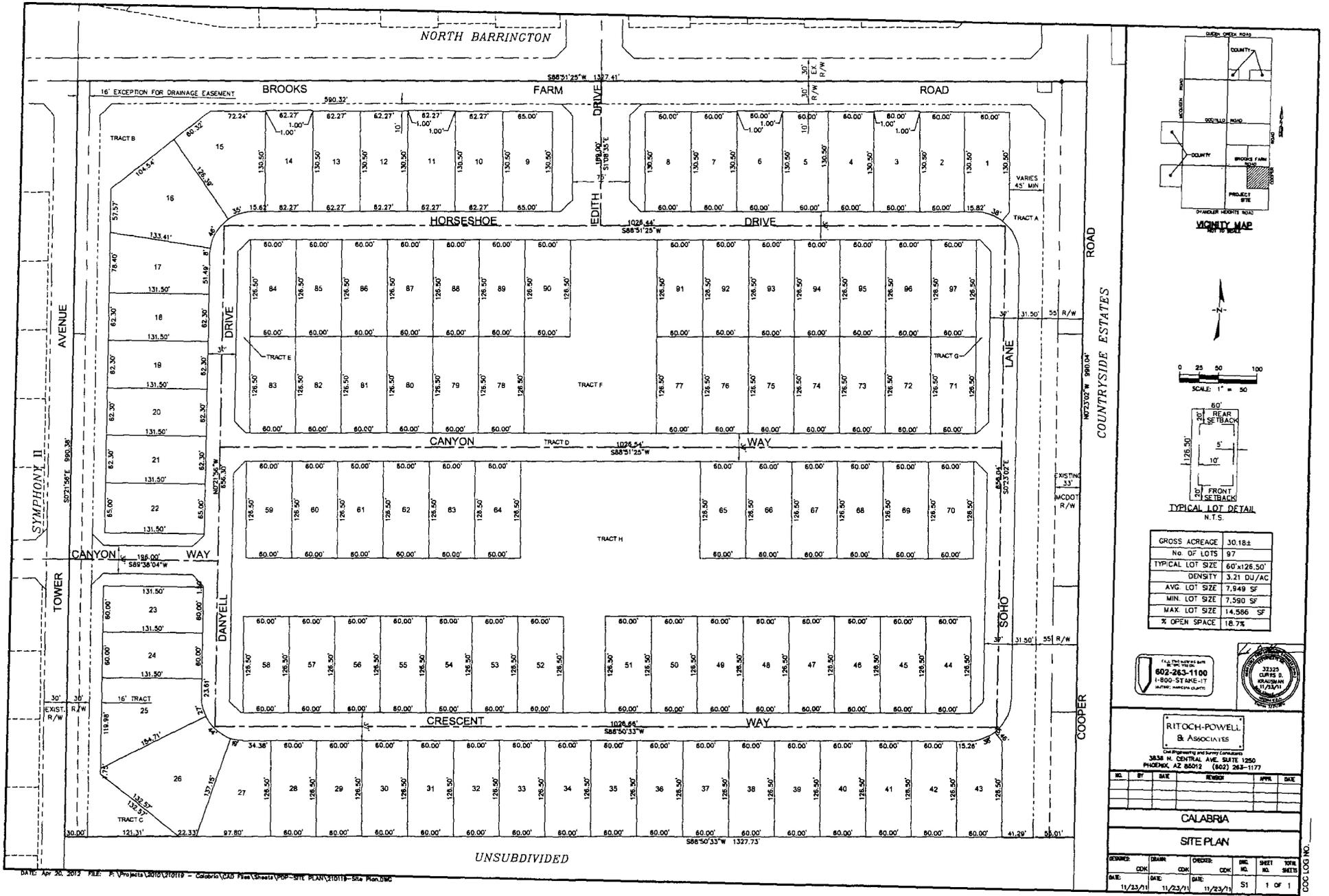
Vicinity Map



PDP10-0019

Calabria





GROSS ACREAGE	30.18±
No. OF LOTS	97
TYPICAL LOT SIZE	60'x126.50'
DENSITY	3.21 DU/AC
AVG. LOT SIZE	7,849 SF
MIN. LOT SIZE	7,580 SF
MAX. LOT SIZE	14,586 SF
% OPEN SPACE	18.7%

CALL THE NUMBER WITHIN THE CIRCLE TO ORDER YOUR SETS

602-263-1100
1-800-STAKE-IT

33225 CLARKS BL. HOUSTON TX 77057

RITCOH-POWELL & ASSOCIATES
Civil, Planning and Survey Engineers
3838 N. CENTRAL AVE. SUITE 1250
PHOENIX, AZ 85012 (602) 263-1177

NO.	BY	DATE	REVISION	APPR.	DATE

CALABRIA

SITE PLAN

DESIGNED	DRAWN	CHECKED	DATE	INC. NO.	SHEET NO.	TOTAL SHEETS
CDK	CDK	CDK	11/23/11	01	1	1

DATE: 11/23/11 FILE: P:\Projects\2010\101019 - Calabria\CAD Plans\Sheets\POP-SITE PLAN\101019-Site Plan.DWG

COC LOG NO.

LOT AREAS

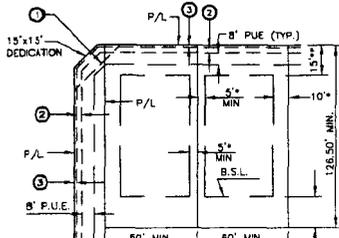
LOT	AREA	LOT	AREA	LOT	AREA
1	8532.78	46	8222.50	91	7590.00
2	8482.50	47	8222.50	92	7590.00
3	8547.50	48	8222.50	93	7590.00
4	8482.50	49	8222.50	94	7590.00
5	8547.50	50	8222.50	95	7590.00
6	8482.50	51	8222.50	96	7590.00
7	8482.50	52	8222.50	97	7590.00
8	8518.01	53	8222.50		
9	8518.01	54	8222.46		
10	8885.99	55	8222.50		
11	8818.01	56	8222.50		
12	8885.99	57	8222.50		
13	8849.77	58	8222.50		
14	14129.91	59	8222.50		
15	12628.57	60	8222.50		
16	8878.00	63	8222.50		
17	8878.00	63	8222.50		
18	8878.00	63	8222.50		
19	8878.00	64	8222.50		
20	8878.16	65	8222.50		
21	8547.50	66	8222.50		
22	8547.50	67	8222.50		
23	14071.08	68	8222.50		
24	14785.68	69	8222.50		
25	8624.21	70	8222.50		
26	8222.50	71	8222.50		
27	8222.50	72	8222.50		
28	8222.50	73	8222.50		
29	8222.50	74	8222.50		
30	8222.50	75	8222.50		
31	8222.50	76	8222.50		
32	8222.50	77	8222.50		
33	8222.50	78	8222.50		
34	8222.50	79	8222.50		
35	8222.50	80	8222.50		
36	8222.50	81	8222.50		
37	8222.50	82	8222.50		
38	8222.50	83	8222.50		
39	8245.41	84	8222.50		
40	8222.50	85	8222.50		
41	8222.50	86	8222.50		
42	8222.50	87	8222.50		
43	8222.50	88	8222.50		
44	8222.50	89	8222.50		
45	8222.50	90	8222.50		

TRACT AREAS

TRACT	AREA (SQ)	DESCRIPTION
A	41731.76	RETENTION/LANDSCAPING
B	28715.06	RETENTION/LANDSCAPING
C	11882.16	RETENTION/LANDSCAPING
D	176132.37	PRIVATE STREET
E	4357.45	LANDSCAPING
F	36234.98	RETENTION/LANDSCAPING
G	4967.79	LANDSCAPING
H	110060.81	RETENTION/LANDSCAPING
TOTAL	421649.38	

PRELIMINARY PLAT CALABRIA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 T.2 S., R 5 E., G.&S.R.M. MARICOPA COUNTY, ARIZONA



- 50% LOT COVERAGE
P.A.D. TYPICAL LOT DETAIL (N.T.S.)
- 30' x 30' VISIBILITY EASEMENT
 - 3.5' WATERLINE & STREETLIGHT EASEMENT
 - 1.5' SIDEWALK EASEMENT
 - TOTAL SIDE YARD SETBACK IS 15'.
 - 30' MIN. REAR YARD SET BACK FOR 2-STORY HOMES. 15' MIN. FRONT YARD SET BACK TO LIVEABLE AREA 20' MIN. FRONT YARD SET BACK TO GARAGE. PORCHES CAN EXTEND INTO REAR SET BACK BY 10'. PORCHES CAN EXTEND INTO FRONT SET BACK BY 5'.

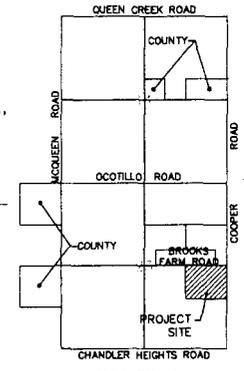
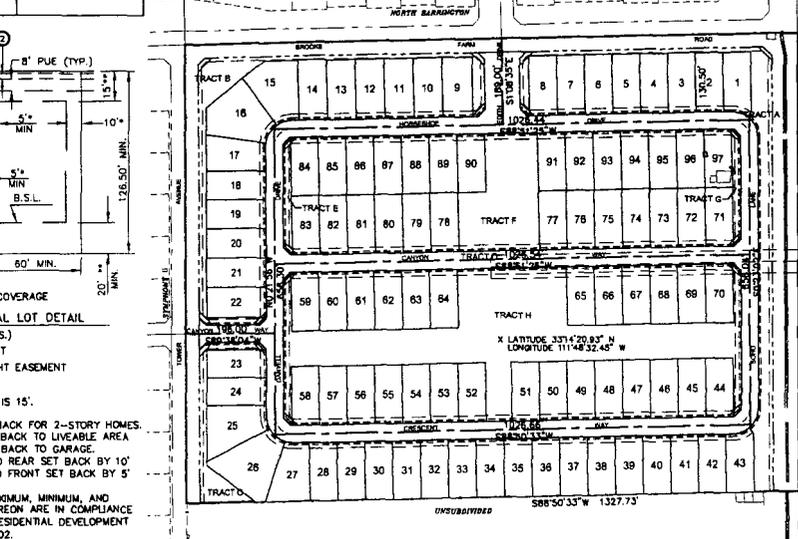
I HEREBY CERTIFY THAT THE MAXIMUM, MINIMUM, AND AVERAGE LOT AREAS SHOWN HEREON ARE IN COMPLIANCE WITH THE "CITY OF CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS" DATED MAY 23, 2002.

Lee D. Ham
REGISTERED CIVIL ENGINEER

AVERAGE	7949.08
MAXIMUM	14526.40
MINIMUM	7590.00

NOTES

- LANDSCAPE TRACTS SHALL BE LANDSCAPED BY THE DEVELOPER. A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRACTS.
- WHERE THE RUNOFF FROM A 10 YEAR STORM CANNOT BE CONVEYED WITHIN THE STREETS, STORM DRAIN PIPES SHALL BE PROVIDED.
- ALL FINISHED FLOORS WILL BE DESIGNED TO PROTECT THEM FROM A STORM HAVING A FREQUENCY OF 100 YEARS.
- ALL SEWER LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND POWER POLE RELOCATION HAVE BEEN SATISFIED.
- EXISTING CONCRETE IRRIGATION DITCHES TO BE REMOVED, AS NOTED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS, DATED MAY 23, 2002.
- THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X AS DELINEATED ON FEMA MAP NUMBER 04013C30354, SEPTEMBER 30, 2005.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENTS HAVE BEEN SATISFIED.



LEGAL DESCRIPTION

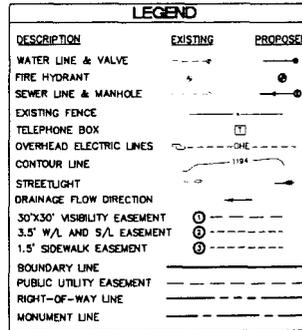
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER, MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBERS (APN)
303-45-002-P, 303-45-002-R, 303-45-002-S & 303-45-002-X

SITE DATA

GENERAL PLAN DISTRICT ZONING - EXISTING ZONING - PROPOSED NUMBER OF LOTS LOT COVERAGE AVERAGE LOT AREA MAX LOT AREA MIN LOT AREA GROSS AREA GROSS DENSITY NET AREA LANDSCAPE AREA

SE CHANDLER AREA PLAN
P.A.D. 97
F.A.D. 97
7,948 S.F.
14,586 S.F.
7,590 S.F.
30.18 ACRES
3.21 DU/ACRE
27.38 ACRES
5.64 ACRES



BENCHMARK 489A
3 INCH CITY OF CHANDLER BRASS CAP IN CONCRETE FLUSH LOCATED AT THE INTERSECTION OF LYNX PLACE AND 5040 LANE. NAVD 86 DATUM ELEV=1242.34. LEGACY CITY OF CHANDLER NOV2008 DATUM ELEVATION IS 1240.36, A DIFFERENCE OF 1.98' LOWER THAN THE NAVD 86 DATUM.

DEVELOPER

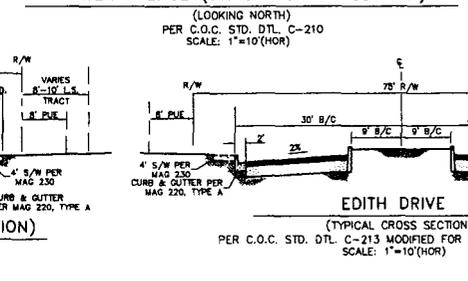
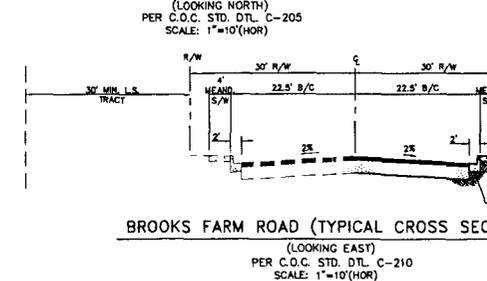
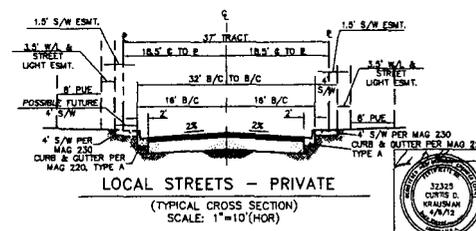
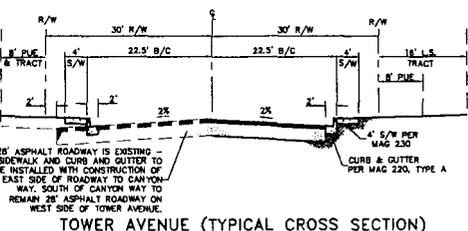
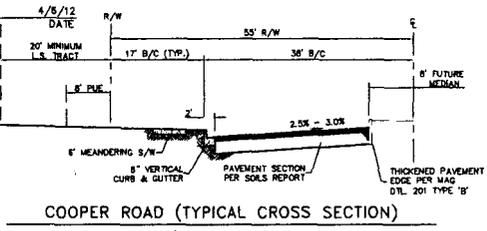
PINNACLE RIDGE HOLDINGS, LLC
3321 E. BASELINE ROAD
GILBERT, ARIZONA 85234
PAUL DUGAS
PH (480) 892-4492

ENGINEER

RITCOCH-POWELL & ASSOCIATES
3538 N. CENTRAL AVE., SUITE 1250
PHOENIX, AZ 85012
PHONE: (602) 283-1177
FAX: (602) 277-6288
COURTIS KRUSHMAN, P.E.
MOBILE: (602) 694-2796

UTILITIES

WATER SEWER ELECTRIC TELEPHONE CABLE T.V. REFUSE COLLECTION CITY OF CHANDLER CITY OF CHANDLER S.R.P. QWEST COX COMMUNICATIONS CITY OF CHANDLER



RITCOCH-POWELL & ASSOCIATES
3538 N. CENTRAL AVE. SUITE 1250
PHOENIX, AZ 85012 (602) 283-1177

NO.	BY	DATE	REVISION	APPR.	DATE
CALABRIA					
PRELIMINARY PLAT					
DESIGNED	CHKD	DRAWN	CHECKED	ONE	SHEET
DATE	DATE	DATE	DATE	NO.	TOTAL
11/23/11	11/23/11	11/23/11	PP01	1	OF 2

802-263-1100
1-800-STAKE-IT
www.rpca.com

ORDINANCE NO. 3401

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COUNTY R-43 ZONING TO INITIAL CITY ZONING PAD (RESIDENTIAL) (DVR02-0028 CALABRIA) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from County R-43 Zoning to Initial City Zoning PAD (Residential), subject to the following conditions:

1. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

Note:

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Calabria development shall use treated effluent to maintain open space, common areas, and landscape tracts.

2. Right-of-way dedications to achieve full half widths for all streets, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Calabria" kept on file in the City of Chandler Planning Services Division, in File NoDVR02-0028, except as modified by condition herein.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

11. The homes shall have all copper plumbing for those lines under water pressure.

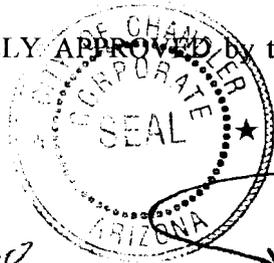
SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 26th day of September 2002.

ATTEST:

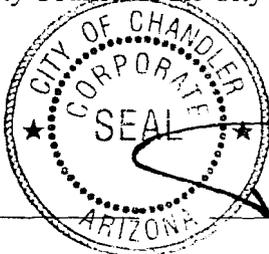
Marla Paddech CITY CLERK [Signature] MAYOR



PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 10th day of October 2002.

ATTEST:

Marla Paddech CITY CLERK [Signature] MAYOR



CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3401 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of October 2002, and that a quorum was present thereat.

Marla Paddech
CITY CLERK

APPROVED AS TO FORM:

Jennie M. O'Neill
CITY ATTORNEY

PUBLISHED:

EXHIBIT "A"
DESCRIPTION
SWC BROOKS FARM & COOPER

That portion of the Northeast quarter of the Southeast quarter of Section 23, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the northeast corner of said Southeast quarter;

Thence South 89 degrees 14 minutes 38 seconds West along the north line of said southeast quarter a distance of 33.00 feet to the **POINT OF BEGINNING**.

Thence South 00 degrees 00 minutes 00 seconds East along the west line of the east 33.00 feet of said Southeast quarter, a distance of 330.02 feet;

Thence North 89 degrees 14 minutes 17 seconds East a distance of 33.00 feet to the east line of said Southeast quarter;

Thence South 00 degrees 00 minutes 00 seconds along the east line of the southeast quarter, a distance of 330.01 feet;

Thence South 89 degrees 13 minutes 56 seconds West a distance of 33.00 feet to the west line of the east 33.00 feet of said southeast quarter;

Thence South 00 degrees 00 minutes 00s East along said west line, a distance of 165.01 feet;

Thence North 89 degrees 13 minutes 46 seconds East a distance of 33.00 feet to said east line;

Thence South 00 degrees 00 minutes 00 seconds East along said east line a distance of 165.01 feet to the southerly line of the south half of the north half of the south half of the northeast quarter of said southeast quarter;

Thence 89 Degrees 13 Minutes 35 Seconds West along said southerly line a distance of 1327.89 feet to the westerly line of the easterly half of said southeast quarter;

Thence North 00 degrees 01 minutes 16 seconds East along said westerly line a distance of 660.32 feet;

Thence North 89 degrees 14 minutes 17 seconds East a distance of 16.00 feet;

Thence North 00 degrees 01 minutes 16 seconds East along a line parallel with and 16.00 feet easterly of said westerly line a distance of 330.15 feet to the north line of said southeast quarter;

Thence North 89 degrees 14 minutes 38 seconds East along said north line, a distance of 1278.52 feet to the **POINT OF BEGINNING**.

The above described parcel contains 29.68 acres more or less.

This description is based upon an A.L.T.A./A.C.S.M. Land Title Survey for Vanderbilt Farms prepared by Brady, Aulerich & Associates, Inc. Dated 7/27/00, Job No. 000614 and is not the result of a land survey by CMX.

Prepared by: CMX, L.L.C.
Project No. 6720
July 1, 2002



Paul M. Sowers



History: This message has been replied to and forwarded.

Bill,

I am resident of the Symphony residential neighborhood immediately west of the proposed Calabria development, and I have the following comments and concerns.

1) Although I support the redevelopment of this parcel, I am concerned about the proposed density of the homes and the average lot size of less than 8000 square feet. This is considerably denser than most of the developments in this area, including the Symphony developments, and I am opposed to it. It is generally inconsistent with the stated intent of the Southeast Chandler Area Plan, although it does fall within the allowable standards. I ask that Chandler require the developer to reduce the number of homes by 10-15% and in so doing enlarge the lot sizes by increasing the distance between adjacent homes.

2) Specifically, with reference to the Area Plan, there is a requirement that "garage fronts should be de-emphasized as the most prominent architectural feature. The developer has not yet provided elevations for the community to view, an oversight that by itself should delay public comment and city consideration of this proposal. However, given the small lot size it is difficult to see how this can be accomplished. I ask that the city delay approval of the PDP until elevations have been provided for review so that it is apparent whether this and other related requirements of the Area Plan will be met.

3) Although not an arterial street, the solid wall of homes backing onto Tower Avenue should be broken up by including more open space along "Danyell Drive". I ask that the city require the developer to do so.

4) The developer indicated that they will not be required to improve Brooks Farm Road. Instead, they will dedicate the necessary ROW and provide funding to the city for future improvements. This is a grave mistake, in my opinion. A turn lane should be constructed and the ROW improved concurrent with the development. During the early morning when commuters are leaving the developments along Brooks Farm and kids are walking, biking, or being driven to school at Santan Brooks Farm is heavily used. Drivers sometimes turn off of Cooper and proceed at a high rate of speed along Brooks Farm, not anticipating the stop sign at the intersection with Adams. The addition of 90+ homes will exacerbate the problem. A center turn lane would help address the issue. I ask that the city require the road improvements along Brooks Farm Road to be constructed by the developer prior to completion of the development.

5) The developer has indicated that they will clear the lot of palm trees and other vegetation, rough grade it, apply water for dust control, and leave the lot vacant till 2013 when they hope to begin installation of utilities, roads, and other improvements. They do not intend to secure the lot with a fence. This will result in an attractive nuisance to the kids in the area and those traveling to school, who can be reasonably expected to cut across the site, particularly to ride their bikes. If and when this trespass occurs, it will negate the dust control and result in a violation of the developers county dust control permit for vacant lot stabilization (unless they apply decomposed granite or other cover, which they are not intended to do. I ask that the city require the developer to construct temporary fencing to discuss trespass

until construction activities begin and site security is established.

6) Arizona real estate law will require the developer to disclose to prospective purchasers that the site previously contained an inordinate number of scorpions. I ask that the city take an active role in ensuring that the developer provides this disclosure in order to avoid disgruntled homeowners and the complaints they may make to the city in the future.

I would appreciate it if you would send me an electronic copy of any traffic studies associated with the city's review of this proposal. I am particularly interested how the study quantified the number of cars delivering students to Santan, and the number of child pedestrians, bikers, scooters, etc on the streets before and after school. It is amazing how many kids bike or walk to school along Cooper, Chandler Heights, and Brooks Farm.

Thank you for your consideration. Please confirm that these comments will be placed in the record for consideration by the Planning and Zoning Commission. Thank you.

Donn Stoltzfus
1652 E. Crescent Way
Chandler AZ 85249



CALABRIA
2012 PDP SITE PLAN AMENDMENT

PDP DEVELOPMENT BOOKLET

SWC OF COOPER ROAD & BROOKS FARM ROAD
CHANDLER ARIZONA



NARRATIVE

CALABRIA

(SWC of COOPER and BROOKS FARM ROADS)

March 26th, 2012

Land Holdings Investment Co., LLC is proposing to develop a single family detached community (PAD Single Family) on the site currently known as Calabria. The subject property is located on the south west corner of Cooper and Brooks Farm Roads in Chandler, Arizona. The total acreage of the subject property is 30.18 gross acres. The property has been designed to meet the Residential Development Standards and Options for the City of Chandler and The Southeast Chandler Single Family Residential Development Standards and Options. The property conforms in its design and intent with the City of Chandler General Plan and its current Zoning Designation of PAD/ Single Family.

The purpose of this PDP submittal is to modify the previously approved Preliminary Plat and Site Plan to a new configuration, but still remaining in the same Zoning Classification of PAD/ Single Family.

Pinnacle Ridge Holdings, LLC is proposing to develop a (97) Lot residential community with Lots being a minimum of 60' in width and 126.5' in depth. Private streets are being proposed with a gated main entry off of Brooks Farm Road at the intersection of Edith Drive and a gated secondary exit only off of Tower Road on the westerly border of the property at the intersection of Canyon Way. Open space has been located along Cooper Road and no Lots are backing up to Cooper Road. Distances from the Cooper Road edge of ROW to the sides of any homes range from 52' to as much as 100'. Most of the lots are oriented in the much desired North/ South configuration. Building setbacks will be minimums of 20' front yards, 20' rear yards for single story homes, 30' rear yards for two story homes and a 5' and 10' side yard setbacks.

Landscaping, amenities, them walls and monumentation in the common areas with be of the highest quality. The community will have an abundance of walkways through landscaped and grass retention areas and these walkways will connect to the many amenities we are proposing for Calabria. The amenities proposed consist of a very upscale entry off of Brooks Farm Road that will include an 18' median and a faux guard house in the median. The entry will be flanked on the east and west with stately Date Palms, upscale wrought iron, upscale theme walls with brick, stucco and stone accents, grass and pedestrian entry arches. The pavement surface will consist of a specialty paver pattern to accent the entry.

Other amenities will consist of two gazebo type ramadas located at the north and south of the large grass retention and recreational areas. Space is provided for a soccer field and goals. A half basketball court will also be constructed. On the southwest end of the open space will be a trellis and seating areas and on the southeast end of the open space will be a community flower garden with more seating.

The following is a list of the Required and Optional Subdivision Diversity Elements that Land Holdings has met with the Calabria Subdivision:

Required Diversity Elements (8):

- 1) **Sense of Neighborhood Arrival:** Located on the south side of Brooks Farm Road and just west of Cooper Road is the Grand Entry into Calabria. The entry consists of a Faux Guardhouse, Pedestrian Archways, Ornate Wrought Iron Gates and Fencing, Upgraded Theme Walls and Signage and Specialty Pavers throughout.
- 2) **Distinctive Project Themes:** Throughout Calabria distinctive project themes are evident. Theme walls of Stucco with accent coloring, Brick Caps and Rowlocks. Ornate Wrought Iron, Contiguous Open Spaces with Side walks, Turf, Ramada's and Play and Sports amenities are located throughout.
- 3) **Vehicular Access to Rear Yards:** Land Holdings will provide a 10' side yard setback on one side of the home for special access when needed such as for pool construction. Land Holdings will install an 8 foot gate in this return wall for vehicular access.
- 4) **Provide Deeper Rear Yard Setbacks for Two Story Dwellings:** We are noting on the Preliminary Plat that the rear set back for a single story home will be 20 feet and for a two story home it will be 30' minimum.
- 5) **Irregular Shaped Retention Areas:** The current site plan provides for irregular shaped retention basins with different landscaping textures, meandering walkways, different base elevations and many amenities scattered throughout the basins.
- 6) **Useable and Accessible Retention Areas:** The current site plan has the majority of its Retention areas as usable and accessible. The retention areas are turf lined, have meandering concrete walkways, amenities such as sport courts, ramada's, gardens and sitting areas.

- 7) **Ten foot Landscaped Parkway:** Landscape setbacks from the back of curbing at Calabria vary, but all exceed the required 10 foot in width. Landscaping along Cooper Road is approximately 50 feet from the back of curbing, with 20 feet of landscaping on Brooks Farm Road and 25 feet along Tower Road.
- 8) **Staggers or Other Visual Breaks:** Visual breaks are being achieved throughout the community and along the exterior roadways in the forms of Theme Wall pop outs, stone columns, accent painting, brick accents, the wide Grand Entry features, meandering walkways, different height landscape plantings, view fence sections and shorter block with open space breaks.

Optional Diversity Elements (10):

- 1) **View Fencing:** Calabria is designed with view fencing in many areas along arterials and open space areas. Two locations along Cooper Road have view fencing that allows views into landscaped open spaces within the Community from Cooper Road. Also on Brooks Farm Road we have incorporated view fencing at the Grand Entry to be able to have views into landscaped open spaces within the Community from Brooks Farm Road. Also view fencing is placed on the interior of the community where lots back up to or side the main open spaces.
- 2) **Group Wider Side Yards on Adjoining Lots:** The Homes in the Calabria Community will have different driveway orientations throughout the Subdivision. This will allow for variations in the street scene and the spacing between homes. Typically we place the 10 foot wider side yard on the garage and driveway side of the lot. We will place the 10' sideyards adjacent to each other on the following lot lines, Lots 1/2, 7/8, 9/10, 13/14, 17/18, 21/22, 23/24, 27/28, 33/34, 35/36, 42/43, 44/45, 50/51, 52/52, 57/58, 59/60, 63/64, 65/66, 69/70, 71/72, 76/77, 78/79, 82/83, 84/85, 89/90, 91/92, and 96/97.
- 3) **Widen Corner Lots:** The corner lots in Calabria have been designed to incorporate a landscape tract between the property line and the side street. Landscape tracts in Calabria range from 15' to 30' wide. End lots along Cooper road have landscape tracts that are up to 50' wide from the back of sidewalk to the lots property line.
- 4) **Stagger Rear Setback Lines:** Cooper Road is the adjacent Arterial Street to Calabria. The homes along Cooper are sided to Cooper Road and staggers of these side elevations are as much as 42' of difference. Also landscape tracts along Cooper road from the side elevations of the homes range from 60' – 95' of setback from the back of the sidewalk along Cooper Road.

- 5) **Landscaped Open Spaces that are Visible from Arterial and Residential Streets:** Along Cooper Road we have incorporated landscape setbacks from the back of sidewalk to the homes that ranges from 60'-95'. Also along Cooper Road we have added sections of 4' View fencing that allows passers by on Cooper to look into Calabria and onto landscaped open spaces inside the community. Also our entry way which is located off of Brooks Farm Road faces a large open space and allows passers by on Brooks Farm Road a direct view into Calabria's open spaces. An exit only gate on Calabria's West end also faces a major landscaped area and allows passers by on Tower Rd. to have views into Calabria.
- 6) **Locate an Enlarged Landscape Tract in the Community:** In the Calabria Community we have incorporated large continuous landscape areas and parks. These parks are home to various Amenities for the residents such as Ramada's Gazebo's, Basketball Courts, Soccer Fields and Tot Lots. Large landscape Tracts have also been incorporated into Calabria's design along all of its arterial and collector streets that surround the subdivision.
- 7) **Twenty Foot landscaped Parkways:** All of Calabria's Frontage along Cooper Road, Calabria's Arterial Street, is a landscaped parkway. From the ROW line to any fences a minimum of 20' of landscaping is being proposed.
- 8) **Other Subdivision Feature/Extra Sense of Neighborhood Arrival:** Calabria's Entry off of Brooks Farm Road Creates an elegant and upscale sense of arrival. Lush Landscaping with Date Palms will line a Boulevard entry. A faux Guard House will be situated on the median of the entry along with an elegant entry sign monument. View fencing in the landscape is upgraded and stone and stucco Pedestrian Entry Arches will flank each side of the Boulevard. You will sense that you have arrived at a special subdivision when entering Calabria.
- 9) **Other Subdivision Feature/ Distinctive and Upgraded Project Themes and Materials:** Calabria will have an Elegant Entry, Upgraded Theme Walls with Stucco, Brick accents, Stone pilasters and Specialty Upgraded Wrought Iron. Calabria will be a community that it's Residents and the City of Chandler will be proud of for decades to come.
- 10) **Other Subdivision Feature/ Extra Amenities Normally not Seen in Subdivisions of this Size:** Calabria has extra Open Space and Amenities such as two Gazebo Ramada's, Tot Lot, ½ Basketball Court, Community Gardens, Shaded Seating Areas, and Concrete walking Paths throughout. Calabria will be a community that it's Residents and the City of Chandler will be proud of for decades to come.

Southeast Chandler Area Plan Compliance:

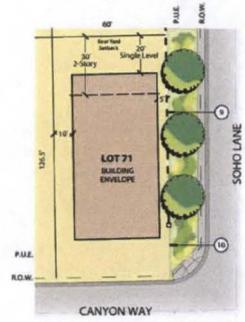
- 1) **A-1 Required:** Calabria incorporates Play lots and Pocket Parks as appropriate and all amenity areas are located within 1,320 feet of any home in the Community.
- 2) **A- 6 Required:** Calabria's density is 3.21 DU/ ACRE and falls into Density Increment 3 of the SECAP. A Minimum of 17.5 % of open space is required in this Density Increment and Calabria has 18.69 % Open Space as currently proposed with this PDP Amendment.
- 3) **A-8 Optional:** We have created a focal point in the Community with the addition of a Community Garden consisting of 3104 Sq Ft. This space is calculated at 32 SQ Ft per lot times the (97) lots in the Subdivision.
- 4) **A-9 Optional:** Calabria's Street design naturally creates large loops throughout the Community and through the large centralized park and sidewalk system and serves as a neighborhood park/focal point.
- 5) **A-12 Optional:** Views from the seating area of the Community Gardens are purposely situated to view the San Tan Mountains to the southeast. Viewing of the San Tan Mountains through landscape tracts and the area comprising of Cooper Road is a 100+ foot wide viewing corridor.
- 6) **A-14 Optional:** Calabria's Boulevard Entry along with its large continuous Open Space Areas and Landscaped Parkways creates an inviting tree lined Street System and tree lined Park and Walkway system.
- 7) **A-20 Optional:** Calabria provides upgraded recreational facilities and neighborhood furniture pallets. Contiguous Pedestrian Sidewalks through Landscaped Parks, Benches, Gazebo's, open space and gathering areas, Decorative Lighting, Community Gardens and trash receptacles

In closing Land Holdings Investment Co., LLC looks forward to building the executive home community of Calabria in South East Chandler.

Should any other questions arise in the future feel free to call me at 480-892-4492.

Sincerely,

PAUL R. DUGAS
Director of Land Development
Land Holdings Investment Co., LLC



1 TYPICAL LOT DETAIL
PLAN ENLARGEMENT 3/8" SCALE

SITE DEVELOPMENT TABLE

LOT ANALYSIS		SITE DATA	
# OF LOTS	97	GROSS SITE AREA	30,18 ac
AVG. LOT SIZE	7,589 s.f.	OPEN SPACE	18.66% (246,678 s.f.)
MIN. LOT SIZE	7,599 s.f.	TURF AREA	88,960 s.f.
MAX. LOT SIZE	14,585 s.f.	% TURF AREA	46%

KEY NOTES

- 1 AMENITY AREA W/ TOT LOT
- 2 GAZEBO RAMADA
- 3 BASKETBALL COURT
- 4 OPEN SPACE SIDEWALK
- 5 SOCCER FIELD (65% OF FULL SIZE SOCCER FIELD)
- 6 SEATING AREA W/ TRELLIS
- 7 COMMUNITY GARDEN 32' x 97' (1,104 s.f.)
- 8 ENTRY MONUMENT
- 9 SECONDARY THEME WALL
- 10 CONCRETE HEADER
- 11 VEHICULAR GATES

Unsubdivided



PSDA DESIGN GROUP
land planning
landscape architecture
land entitlement

ILLUSTRATIVE MASTER PLAN



CALABRIA

PINNACLE RIDGE HOLDINGS

February 10, 2012

North Barrington Subdivision

BROOKS FARM ROAD



LANDSCAPE PALETTE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	Q. NEYA TEXOTA WICHWOOD TREE	24" BOX
	DALBERGIA DESCO SECOO TREE	24" BOX
	L. ALBUS PARSIFOLIA 'SEMPERVIRENS' LUM TREE	24" BOX
	PNUS ELDARICA MONKELL PINE	24" BOX
	PROTACIA CHRENSIS CONIGER PRUNICE	24" BOX
	ACACIA ANEURA WILLOW TREE	24" BOX
	CASTALPA TASHENTENSIS CASCIA TREE	24" BOX
	NEBULUM OLANCENSIS OLEANDER TREE	24" BOX
PALMS		
	PHOENIX DACTYLIFERA DATE PALM	20" TALL
SHRUBS		
	BOUGAINVILLEA 'CREMON JEWEL' BUSH BOUGAINVILLEA	5 GAL
	CAESAL PINA PALM-CHERRIMBA RED BIRD OF PARADISE	5 GAL
	CASIA AFFINIS/ODORATA KATHWEE CASIA	5 GAL
	LEUCOPHYLLUM FRUTESCENS GREYED GUMMAGE	5 GAL
	EREMOPHYLLUM MACULATA 'VALENTINE' WILLOW BUSH	5 GAL
	NEBULUM OLANCENSIS 'WHITE PINK' WILLOW BUSH	5 GAL
	BUXELLA FRONSULARIS DESERT BUXUS	5 GAL
	LEUCOPHYLLUM LANGCANNARA LYNN'S LEGACY SAGE	5 GAL
	FRAXINUS ROBERTSONIANA SOGAL POPLAR	5 GAL
	CALLISTEMON 'LITTLE JOEY' LITTLE JOEY	1 GAL
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL
ACCENTS		
	HESPERALOE FURBERIA SANTO HESPERALOE	5 GAL
	MELALEUCA ARGENTEA DEER BARK	5 GAL
	AGAVE DESMETIANA DESMETIANA AGAVE	5 GAL
GROUNDCOVERS		
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL
	LANTANA MONTEVIDENSIS MOUNT VERNON LANTANA	1 GAL
	LANTANA 'WHITE LIGHTNING' WHITE LIGHTNING LANTANA	1 GAL
	CONIOLYZON OLEAGINOSA SUN-HORNBLOSSOM	1 GAL
	CYNODON DACTYLON 'MERCURY' MERCURY BERMUDAGRASS	N/A
	DECOMPOSITO GRANITE COLOR APACHE BROWN, 2" DEEP	3/4" SCREENED
	NATURAL COLOR CONCRETE PAVEMENT	4" 4" DIAMETER
	CONCRETE PAVEMENT SEE DETAIL T-SHEET 101	6" X 6" X 6"
	BOULDER SURFACE SELECT	2'-0" DIAMETER

Symphony II Subdivision

TOWER AVENUE

DANVELL DRIVE

CANYON WAY

CRESCENT WAY

Unsubdivided

SOHO LANE

COOPER ROAD

Countryside Estates Subdivision



PDSA DESIGN GROUP
land planning
landscape architecture
land entitlement

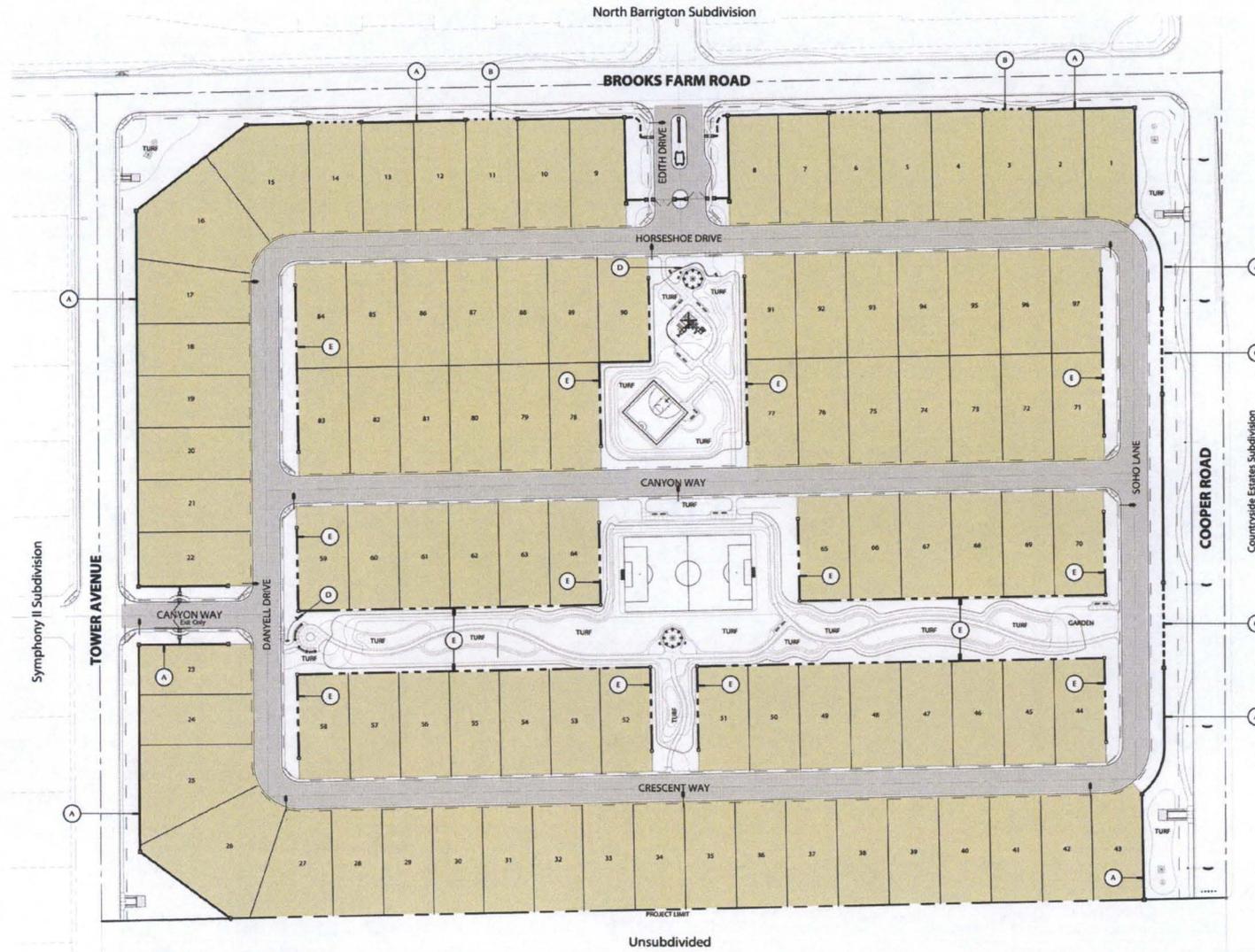
CONCEPTUAL LANDSCAPE PLAN



CALABRIA

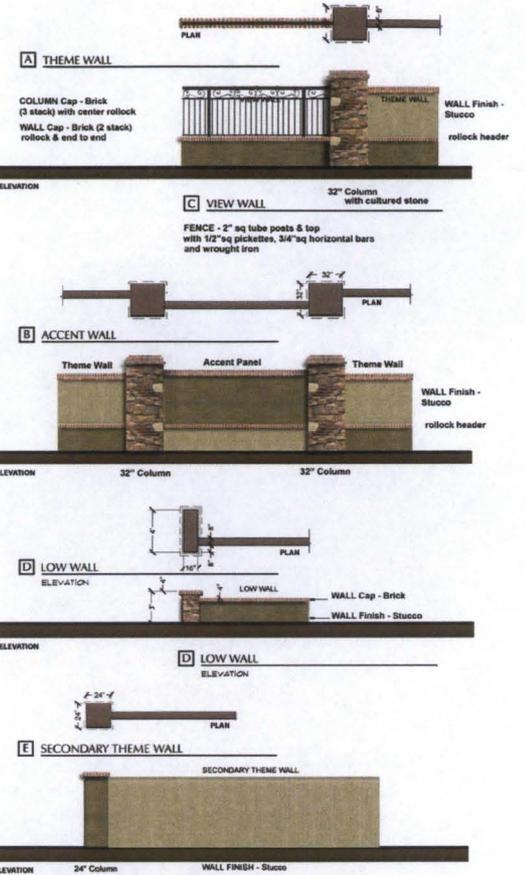
PINNACLE RIDGE HOLDINGS

February 10, 2012



WALL LEGEND

- A ———— THEME WALL
- B - - - - - ACCENT WALL
- C - - - - - VIEW WALL
- D ———— LOW WALL
- E - - - - - SECONDARY THEME WALL



PDSA DESIGN GROUP
land planning
landscape architecture
land entitlement

MASTER WALL PLAN



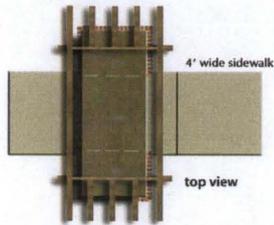
CALABRIA

PINNACLE RIDGE HOLDINGS

February 10, 2012

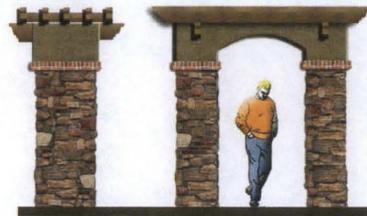


1 AMENITY AREA
PLAN ENLARGEMENT
40' SCALE

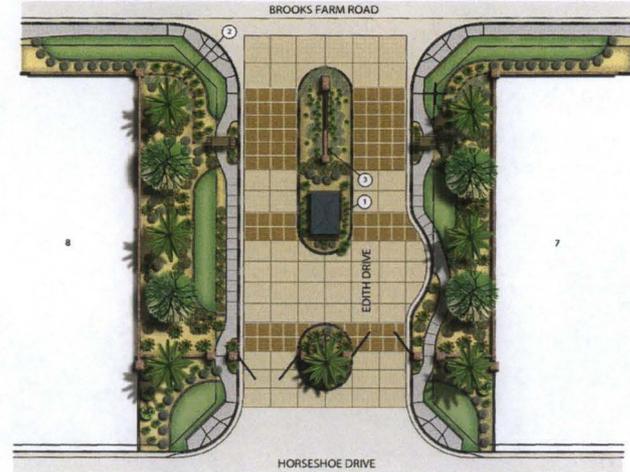


KEY NOTES

- 1 GUARDSHACK
- 2 TUBE STEEL FENCE
- 3 ENTRY MONUMENT
- 4 GAZEBO RAMADA
- 5 SAND PLAY AREA w/ PLAY STRUCTURE
- 6 OPEN SPACE SIDEWALK
- 7 COLOR CONCRETE (MARRIAGE & 77 DAVIS COLORS)
- 8 4' SIDEWALK
- 9 ADA RAMP
- 10 BASKETBALL COURT
- 11 SOCCER FIELD (55% OF FULL SIZE SOCCER FIELD)
- 12 BENCH AREA
- 13 CONCRETE HEADER
- 14 THEME WALL
- 15 SECONDARY THEME WALL
- 16 LOW WALL



2 PEDESTRAIN ENTRY ARCH
ELEVATION
SCALE 3/16" = 1'-0"



3 ENTRY AREA
PLAN ENLARGEMENT
20' SCALE

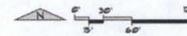


4 ENTRY MONUMENT
ELEVATION
SCALE 3/16" = 1'-0"



PDSA DESIGN GROUP
land planning
landscape architecture
land settlement

AREA ENLARGEMENTS



CALABRIA

PINNACLE RIDGE HOLDINGS

February 10, 2012



Cross Section at GUARDSHACK
front elevation

Fence and Gates beyond

Guard Shack

Fence and Gates beyond

Pedestrian Archways In Front of Gaurd Shack



Cross Section at GUARDSHACK
side elevation

Turn Around Area

Guard Shack

Entry Monument

Address



PDSA DESIGN GROUP
land planning
landscape architecture
land entitlement



ENTRY ELEVATIONS

CALABRIA

PINNACLE RIDGE HOLDINGS

February 10, 2012

PRELIMINARY PLAT CALABRIA

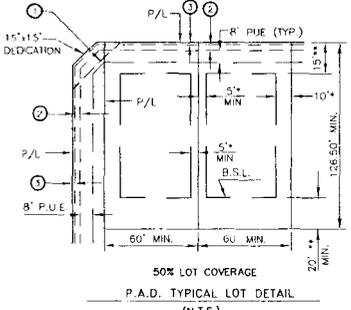
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 T.2 S., R 5 E.,
G.&S.R.M. MARICOPA COUNTY, ARIZONA

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	8532.78	46	8222.50	91	7590.00
2	8182.50	47	8222.50	92	7790.00
3	8547.50	48	8222.50	93	7590.00
4	8482.50	49	8222.50	94	7590.00
5	8547.50	50	8222.50	95	7590.00
6	8482.50	51	8222.50	96	7590.00
7	8482.50	52	8222.50	97	7590.00
8	8818.01	53	8222.50		
9	8818.01	54	8222.50		
10	8885.59	55	8222.50		
11	8818.01	56	8222.50		
12	8885.59	57	8222.50		
13	9819.22	58	8222.50		
14	14371.91	59	8222.50		
15	17678.57	60	8222.50		
16	8878.00	61	8222.50		
17	8878.00	62	8222.50		
18	8878.00	63	8222.50		
19	8878.00	64	8222.50		
20	8878.00	65	8222.50		
21	8547.50	66	8222.50		
22	8547.50	67	8222.50		
23	14071.08	68	8222.50		
24	14785.68	69	8222.50		
25	8624.23	70	8222.50		
26	8222.50	71	8222.50		
27	8222.50	72	8222.50		
28	8222.50	73	8222.50		
29	8222.50	74	8222.50		
30	8222.50	75	8222.50		
31	8222.50	76	8222.50		
32	8222.50	77	8222.50		
33	8222.50	78	8222.50		
34	8222.50	79	8222.50		
35	8222.50	80	8222.50		
36	8222.50	81	8222.50		
37	8222.50	82	8222.50		
38	8222.50	83	8222.50		
39	8222.50	84	8222.50		
40	8222.50	85	8222.50		
41	8222.50	86	8222.50		
42	8222.50	87	8222.50		
43	8222.50	88	8222.50		
44	8222.50	89	8222.50		
45	8222.50	90	8222.50		

TRACT AREAS

TRACT	AREA(SF)	DESCRIPTION
A	443231.76	RETENTION/LANDSCAPING
B	26785.66	RETENTION/LANDSCAPING
C	11492.16	RETENTION/LANDSCAPING
D	178137.97	PRIVATE STREET
E	4351.43	LANDSCAPING
F	36234.98	RETENTION/LANDSCAPING
G	4367.71	LANDSCAPING
H	120303.83	RETENTION/LANDSCAPING
TOTAL	471695.38	



- ① 30' x 30' VISIBILITY EASEMENT
- ② 3.5' WATERLINE & STREETLIGHT EASEMENT
- ③ 1.5' SIDEWALK EASEMENT
- ④ TOTAL SIDE YARD SETBACK IS 15'

** 30' MIN REAR YARD SET BACK FOR 2-STORY HOMES
15' MIN FRONT YARD SET BACK TO LIVABLE AREA
20' MIN FRONT YARD SET BACK TO GARAGE
PORCHES CAN EXTEND INTO REAR SET BACK BY 10'
PORCHES CAN EXTEND INTO FRONT SET BACK BY 5'

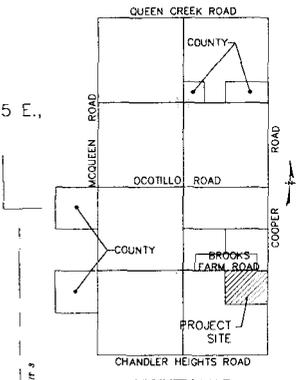
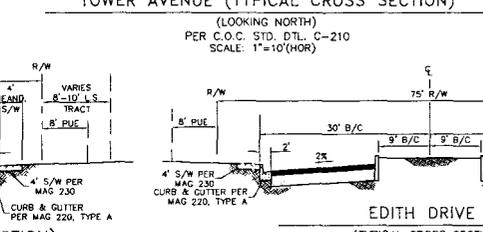
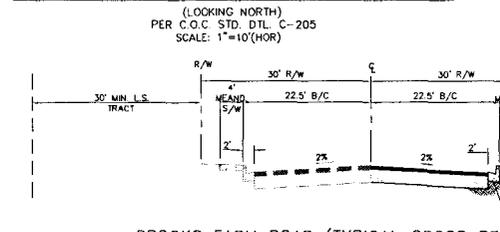
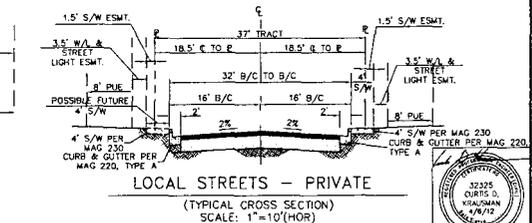
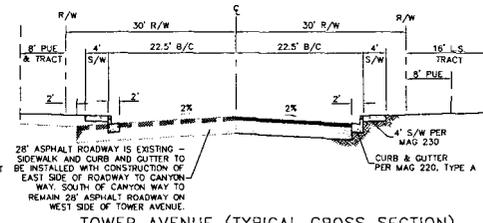
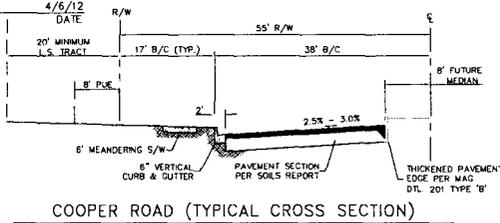
I HEREBY CERTIFY THAT THE MAXIMUM MINIMUM AND AVERAGE LOT AREAS SHOWN HEREON ARE IN COMPLIANCE WITH THE "CITY OF CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS" DATED MAY 23, 2002.

Lee D. Homan
REGISTERED CIVIL ENGINEER
4/6/12 DATE

AVERAGE	7949.08
MAXIMUM	14586.40
MINIMUM	7590.00

NOTES

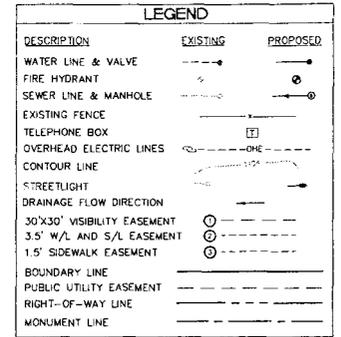
- LANDSCAPE TRACTS SHALL BE LANDSCAPED BY THE DEVELOPER. A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRACTS.
- WHERE THE RUNOFF FROM A 10 YEAR STORM CANNOT BE CONVEYED WITHIN THE STREETS, STORM DRAIN PIPES SHALL BE PROVIDED.
- ALL FINISHED FLOORS WILL BE DESIGNED TO PROTECT THEM FROM A STORM HAVING A FREQUENCY OF 100 YEARS.
- ALL SEWER LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND POWER POLE RELOCATION HAVE BEEN SATISFIED.
- EXISTING CONCRETE IRRIGATION DITCHES TO BE REMOVED, AS NOTED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS, DATED MAY 23, 2002.
- THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X AS DELINEATED ON FEMA MAP NUMBER 04013C3035H, SEPTEMBER 30, 2005.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENTS HAVE BEEN SATISFIED.



LEGAL DESCRIPTION
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER, MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBERS (APN)
303-45-002-P, 303-45-002-R, 303-45-002-S & 303-45-002-X

SITE DATA
GENERAL PLAN DISTRICT ZONING - EXISTING ZONING - PROPOSED NUMBER OF LOTS LOT COVERAGE AVERAGE LOT AREA MAX LOT AREA MIN LOT AREA GROSS AREA GROSS DENSITY NET AREA LANDSCAPE AREA
SE CHANDLER AREA PLAN P.A.D. 97 50% 7,949 S.F. 14,586 S.F. 30.18 ACRES 3.21 DU/ACRE 27.38 ACRES 5.64 ACRES

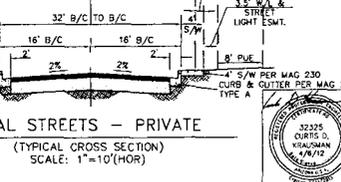


BENCHMARK #49A
3 INCH CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, LOCATED AT THE INTERSECTION OF LYNN PLACE AND 50th LANE, NAVD 88 DATUM ELEV=1242.34. LEGACY CITY OF CHANDLER NG029 DATUM ELEVATION IS 1240.36, A DIFFERENCE OF 1.98' LOWER THAN THE NAVD 88 DATUM.

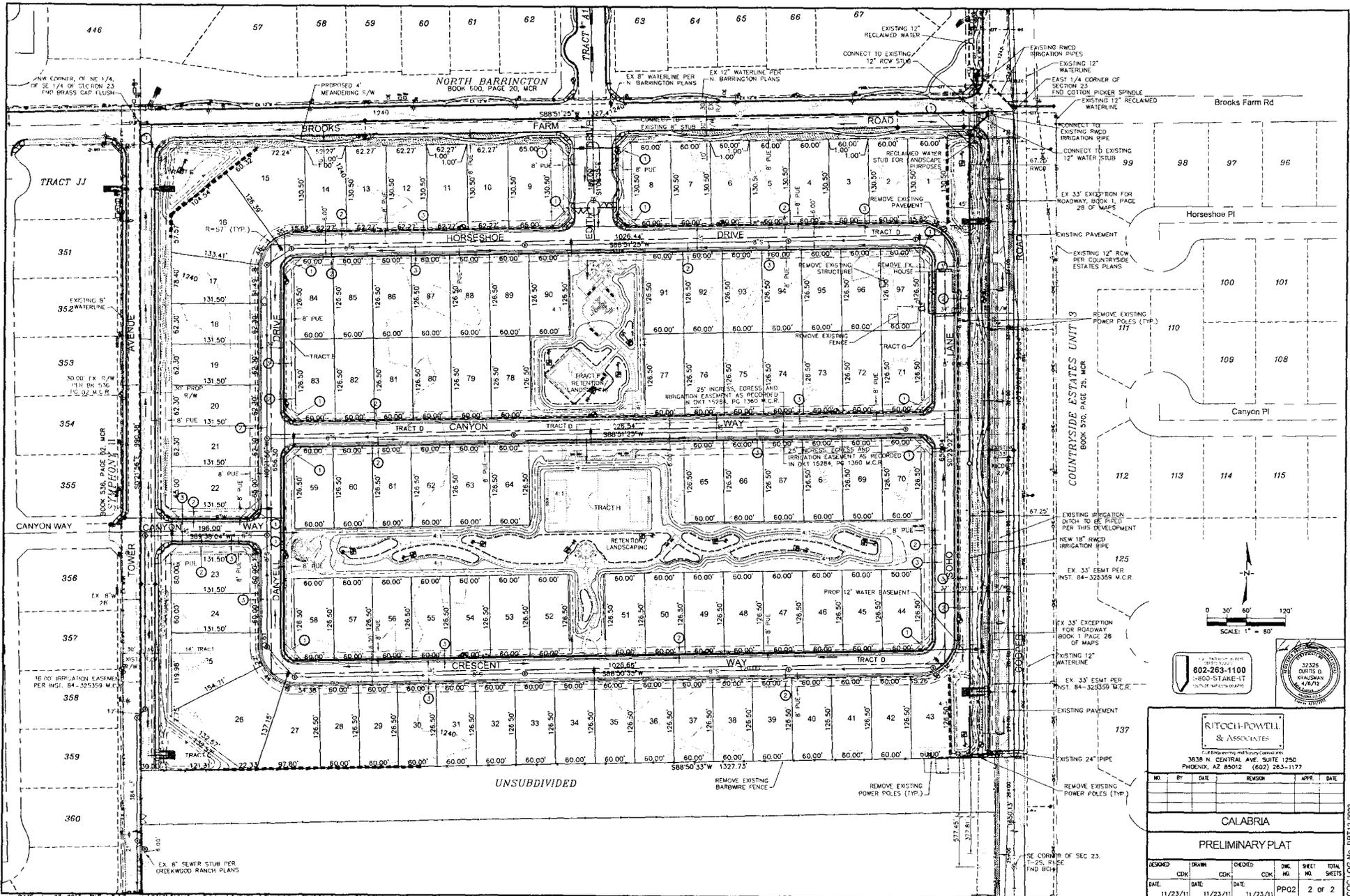
DEVELOPER
PINNACLE RIDGE HOLDINGS, LLC
3321 E BASELINE ROAD
GILBERT, ARIZONA 85234
PAUL DUGAS
PH (480) 892-4492

ENGINEER
RITCHIE-POWELL & ASSOCIATES
3838 N. CENTRAL AVE., SUITE 1250
PHOENIX, AZ 85012
PHONE: (602) 263-1177
FAX: (602) 277-6286
CURTIS KRAUSMAN, P.E.
MOBILE: (602) 694-2796

UTILITIES
WATER CITY OF CHANDLER
SEWER CITY OF CHANDLER
ELECTRIC S.R.P.
TELEPHONE QWEST
CABLE TV COX COMMUNICATIONS
REFUSE COLLECTION CITY OF CHANDLER



RITCHIE-POWELL & ASSOCIATES		3838 N. CENTRAL AVE., SUITE 1250 PHOENIX, AZ 85012 (602) 263-1177	
NO.	BY	DATE	REVISION
CALABRIA			
PRELIMINARY PLAT			
DESIGNED	DRAWN	CHECKED	DATE
CDK	CDK	CDK	11/23/11
DATE	DATE	DATE	PP01
11/23/11	11/23/11	11/23/11	1 OF 2

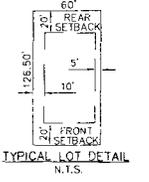
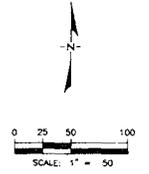
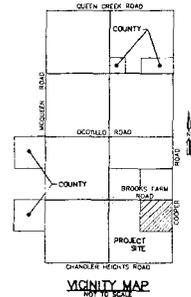
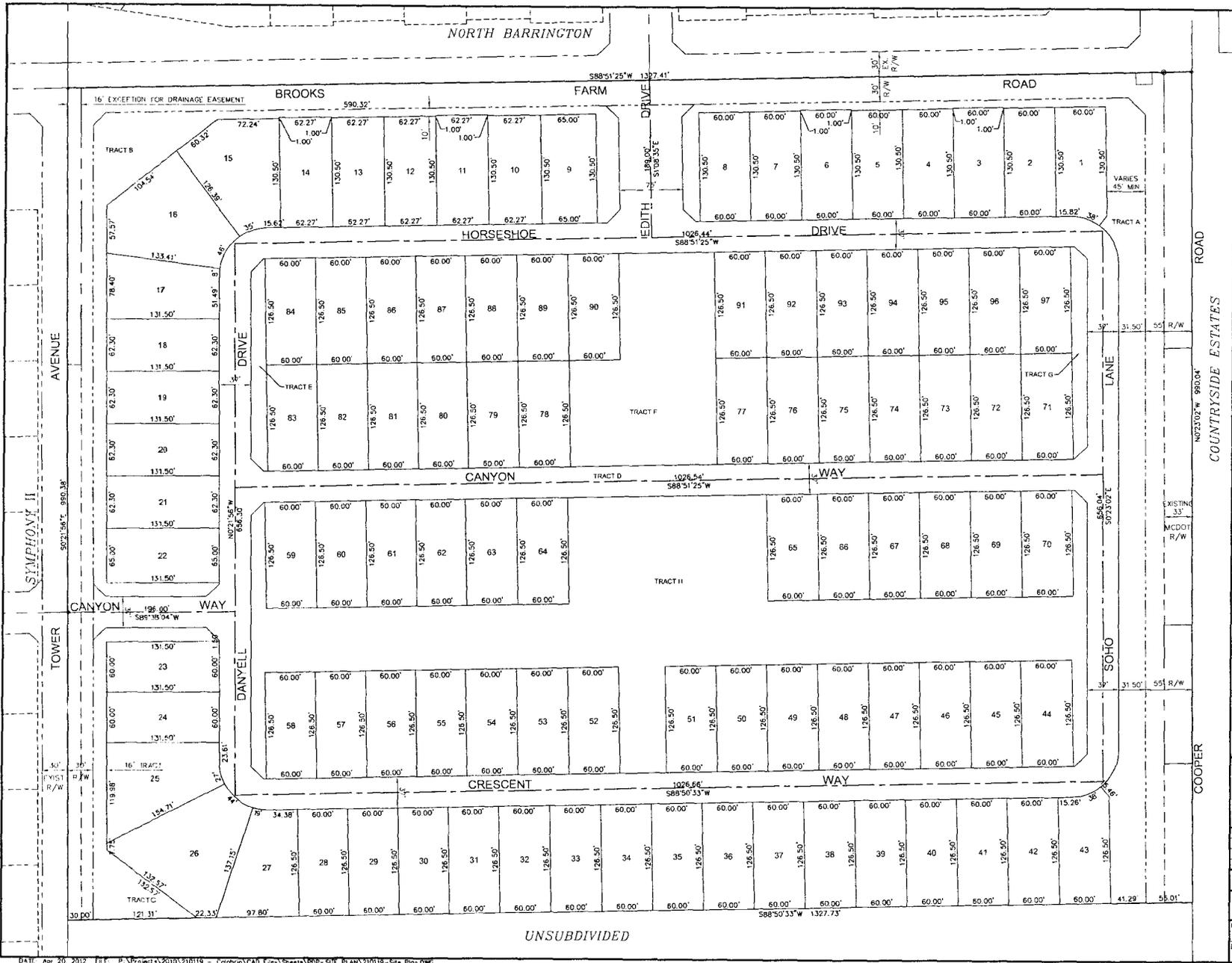


602-263-1100

 1450 STARK ST

 PHOENIX, AZ 85012

RITCHEY-POWELL & ASSOCIATES					
Civil Engineering and Surveying Consultants 1450 N. CENTRAL AVE., SUITE 1250 PHOENIX, AZ 85012 (602) 263-1177					
NO.	BY	DATE	REVISION	APP.	DATE
CALABRIA					
PRELIMINARY PLAT					
DESIGNED	DRAWN	CHECKED	IN CH.	SHEET	TOTAL SHEETS
CDK	CDK	CDK	CDK	NO.	NO.
DATE	DATE	DATE	DATE	PP02	2 OF 2
11/23/11	11/23/11	11/23/11	11/23/11		



GROSS ACREAGE	30.18±
No. OF LOTS	97
TYPICAL LOT SIZE	60'x126.50'
DENSITY	3.21 DU/AC
AVG. LOT SIZE	7,949 SF
MIN. LOT SIZE	7,590 SF
MAX. LOT SIZE	14,586 SF
% OPEN SPACE	18.7%



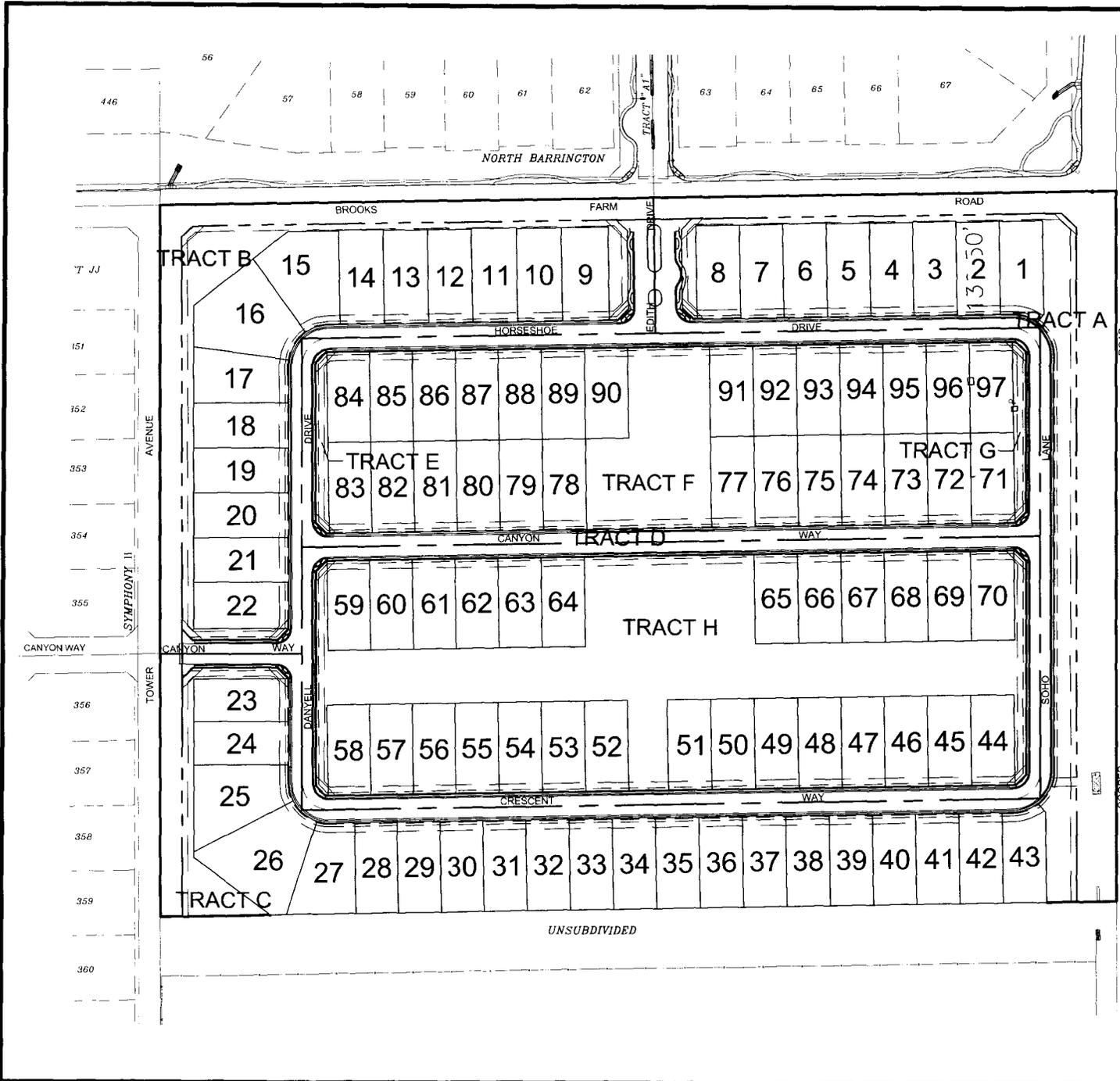
RITCCH-POWELL & ASSOCIATES
 3838 N. CENTRAL AVE. SUITE 1250
 PHOENIX, AZ 85012 (602) 263-1177

NO.	ST.	DATE	REVISION	APPR.	DATE

CALABRIA

SITE PLAN

DESIGNED	DRAWN	CHECKED	DATE	SCALE	TOTAL
DATE	DATE	DATE	DATE	NO.	SHEETS
11/23/11	11/23/11	11/23/11	11/23/11	S1	1 OF 1



COUNTRYSIDE ESTATES UNIT 3



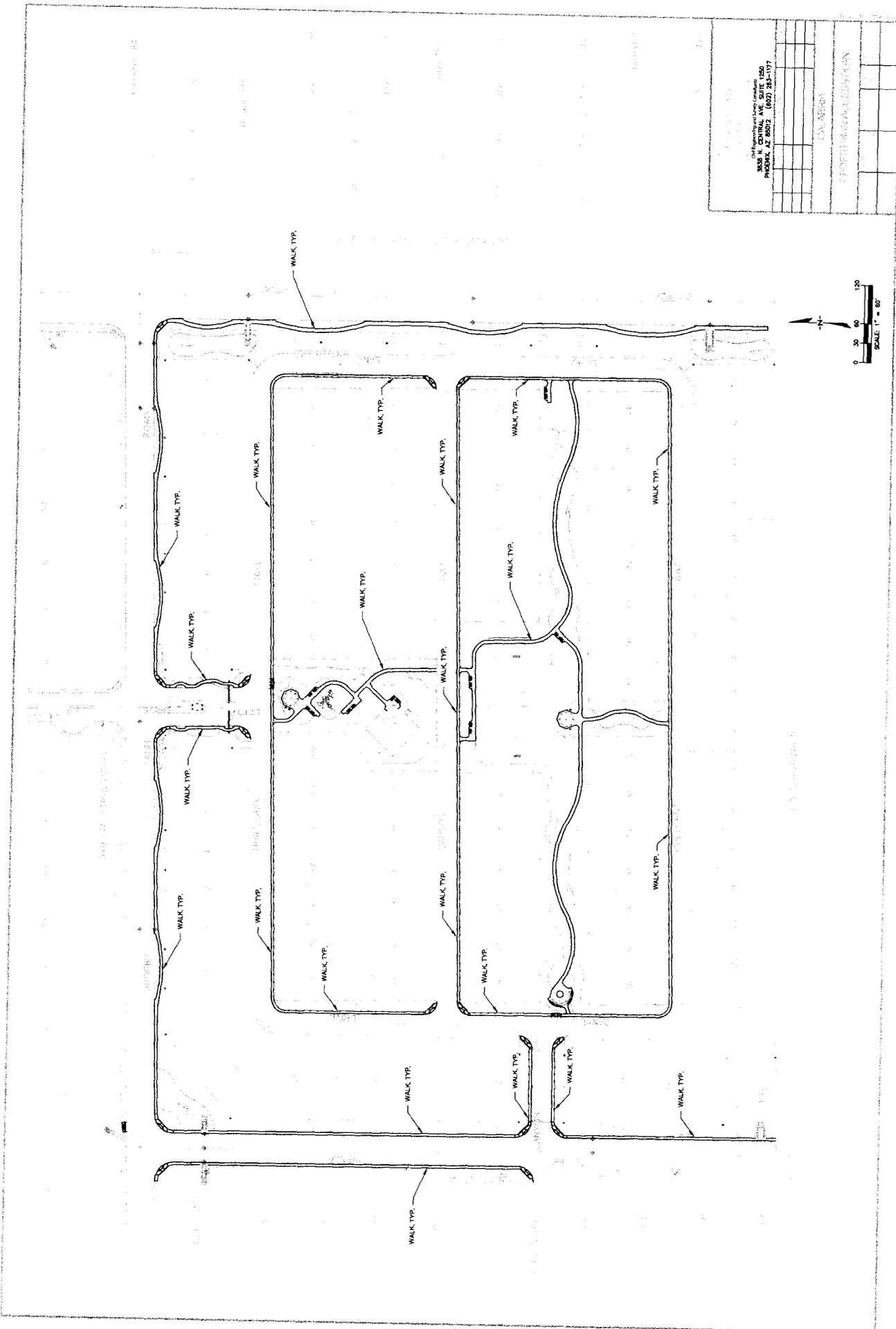
SHEET
1
OF
1

DRAWN BY: CDK
DATE: 4/20/12
SCALE: 1" = 200'
JOB NO: 210119

CALABRIA
SITE LAYOUT
MARICOPA COUNTY ARIZONA

RITTOCH-POWELL
& ASSOCIATES
Civil Engineering and Survey Consultants

3638 N. CENTRAL AVE.
STE 1250
PHOENIX, AZ 85012
(602) 263-1177
(602) 277-6286



Civil Engineering and Survey Corporation 3635 N. CENTRAL AVE. SUITE 1250 RICHMOND, AL 36827 (800) 283-1177	
DATE:	
PROJECT:	PROPOSED WALKWAYS PLAN
SCALE:	1" = 80'

