



MEMORANDUM Transportation & Development - CC Memo No. 13-099

DATE: SEPTEMBER 12, 2013

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP13-0004 THE RESIDENCES AT BELMONTE

Request: Preliminary Development Plan approval for housing product for an 83 lot subdivision on approximately 27.4 acres

Location: South and east of the southeast corner of Chandler Heights and Gilbert roads

Applicant: Mario Mangiamele; Iplan Consulting

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product for an 83 lot residential subdivision on approximately 27.4 acres. Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan (SECAP), recommend approval with conditions.

BACKGROUND

The Residences at Belmonte subdivision is located south and east of the southeast corner of Chandler Heights and Gilbert roads. The subject site was originally zoned in 2004 as part of the Reid's Ranch master-planned community that included the subject site, Reid's Ranch, and The Landing at Reid's Ranch single-family residential subdivisions. Reid's Ranch and The Landing at Reid's Ranch are developed subdivisions located north of Chandler Heights Road. East of the subject site is the Valencia II master-planned single-family community; south is the Mesquite Groves single-family residential subdivision.

As originally approved, the subject site had the ability to be developed with production or custom homes on 63 lots. A PDP was approved in 2011, increasing the number of lots from 63 to 83 lots, and included housing product. Since the approval in 2011, Taylor Morrison has acquired the property with the intent on building their housing product. The request seeks to replace the previous housing product.

HOUSING PRODUCT

Seven floor plans are proposed that includes four two-story plans and three one-story plans. Prairie, Spanish, and Tuscan elevations are provided for each home. Home sizes range from 2,700 to 4,500 square feet. Per the Residential Development Standards (RDS), all housing product needs to meet various design elements. Required architectural elements include providing at least three different architectural styles, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architecture, among others. The request meets the requirements of the RDS. Further discussion of the standards met is provided in the development booklet.

Of the seven plans, five plans offer a garage forward facing design and two offer a side-entry garage design. Of the five forward facing plans, three of the plans provide for a three car garage, providing a tandem parking arrangement. Each elevation varies with the elements provided. Architectural elements include stone, shutter detailing, garage door design, mullions and muntins, and wainscot elements. This will be the first subdivision in the Valley with the proposed housing product. Provided setbacks are consistent with the previous development and include a 5' and 10' side yard, 15' front setback for side-loaded garages and livable area, and 20' to the garage door face. Homes adjacent to Chandler Heights Road will have deeper rear and side yard setbacks consistent with the requirements in the SECAP.

DISCUSSION

Planning Commission and Planning Staff support the request citing that the housing product provides a unique addition to southeast Chandler. Additionally, with the number of floor plans, elevations, and paint schemes, diversity within the subdivision is ensured. Furthermore, as a result of the neighborhood meeting process the developer has agreed to a number of limitations specifying where two-story homes can be located (discussed below). Lastly, it will be noticed that Plan 4591 in the development booklet is rendered differently than the other floor plans; this is due to the use of a different architectural firm generating the plan.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Two neighborhood meetings were held. The first neighborhood meeting was held on Monday, May 6, 2013. Nine residents attended the first meeting. While the overall development was supported, concerns were expressed regarding the location of two-story homes in proximity to one-story homes and Wood Drive.
- The second neighborhood meeting was held on Thursday, July 18, 2013, in order for the developer to provide additional information based on the first neighborhood meeting. Nine residents attended the second meeting; five of the residents had attended the first meeting. Based on the concerns expressed during the first neighborhood meeting, the developer has

agreed to provide one-story homes on all the eastern lots adjacent to homes, as well as agreed to limit no more than two, two-story homes adjacent to each other along Wood Drive (historically this condition is only applied to arterial streets). Additionally, the developer has agreed to eliminate second-story balcony options from the plans. Following the neighborhood meetings the developer agreed to restrict lot 49 to a single-story home based on a concern expressed by an adjacent resident.

At the time of this writing, Planning Staff has received a couple telephone calls from neighbors with general questions, as well as expressing concerns over the two-story homes. Planning Staff has not received any letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

The item was pulled by two neighbors for a full discussion at the hearing. The first neighbor lives in the Mesquite Groves subdivision south of the subject site. Concerns expressed by the neighbor primarily revolved around two-story heights and privacy, number of lots, and grade differentials between the communities. The neighbor stated that the Valencia neighborhood to the east is primarily single-story homes, and that Mesquite Groves neighborhood to the south is all single-story homes. Because of this, the neighbor requested that all homes along Wood Drive be restricted to single-story. Staff responded that with both of the subdivisions referenced the restrictions were entirely the choice of the respective homebuilder, and that in the case of Valencia there were two-story homes built in the subdivision, just not adjacent to the subject site. Furthermore, it was explained that with the original zoning of the site as part of the Reid's Ranch master-planned community the ability existed for two-story homes to be built throughout the subdivision. Based on the concerns and through interaction with the neighborhood during the neighborhood meetings, the applicant agreed to condition the lots to no more than two, two-story homes adjacent to each other, that the rear setbacks would be increased to 30-feet for two-story homes, and agreed to not provide second-story outdoor balconies to address privacy concerns. It was further discussed that with the inclusion of the various landscaping, perimeter walls, and separation by a collector street, the distance between homes would roughly be 145-feet at the closest point. Lastly, the applicant addressed the concerns expressed about the grade differential. The applicant reviewed the "as-builts" for the Mesquite Groves subdivision and determined that the grade differences ranged between two to three feet, but maintained that privacy would be addressed through the landscaping and separation between homes.

The second neighbor that spoke lives at the southeast corner of Chandler Heights and Gilbert roads, and requested that lots 23-26 be restricted to single-story. While the Planning Commission and the applicant discussed the concerns, ultimately the Planning Commission agreed to leave the development restrictions as proposed by the developer.

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and SECAP, recommend approval of PDP13-0004 RESIDENCES AT BELMONTE, Preliminary Development Plan approval for housing product; subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “The Residences at Belmonte”, and kept on file in the City of Chandler Planning Division, in File No. PDP13-0004, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3601 in case DVR04-0009 REID’S RANCH, LANDING AT REID’S RANCH, AND AMBERWOOD HEIGHTS, 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.
4. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
5. 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.
6. The same elevation shall not be built side-by-side or directly across the street from one another.
7. The applicant shall work with Staff to provide additional landscape terracing along the Chandler Heights Road frontage.
8. The applicant shall provide trees consistent to development standards along the landscape tract adjacent to Gilbert Road.
9. Homes located on corner lots as well as, lots 10, 12, 47, 48, and 58 shall be restricted to single-story homes.
10. Lots backing up to Wood Drive shall be restricted to no more than two, two-story homes adjacent to each other.

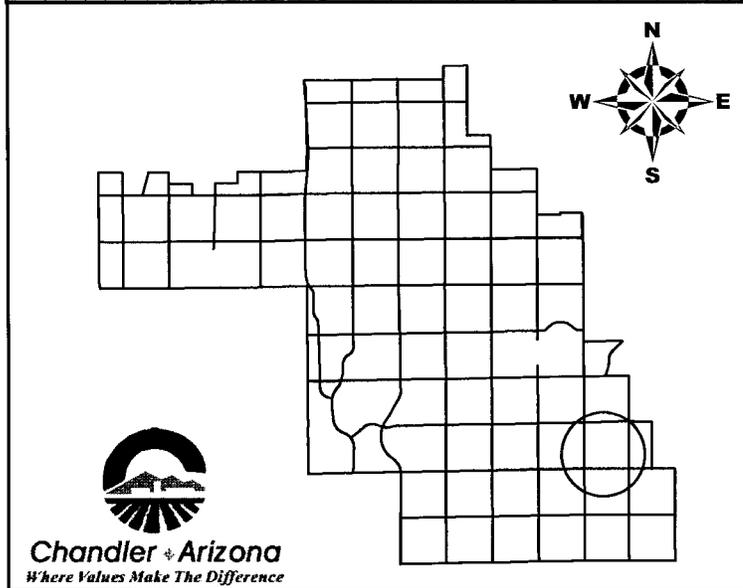
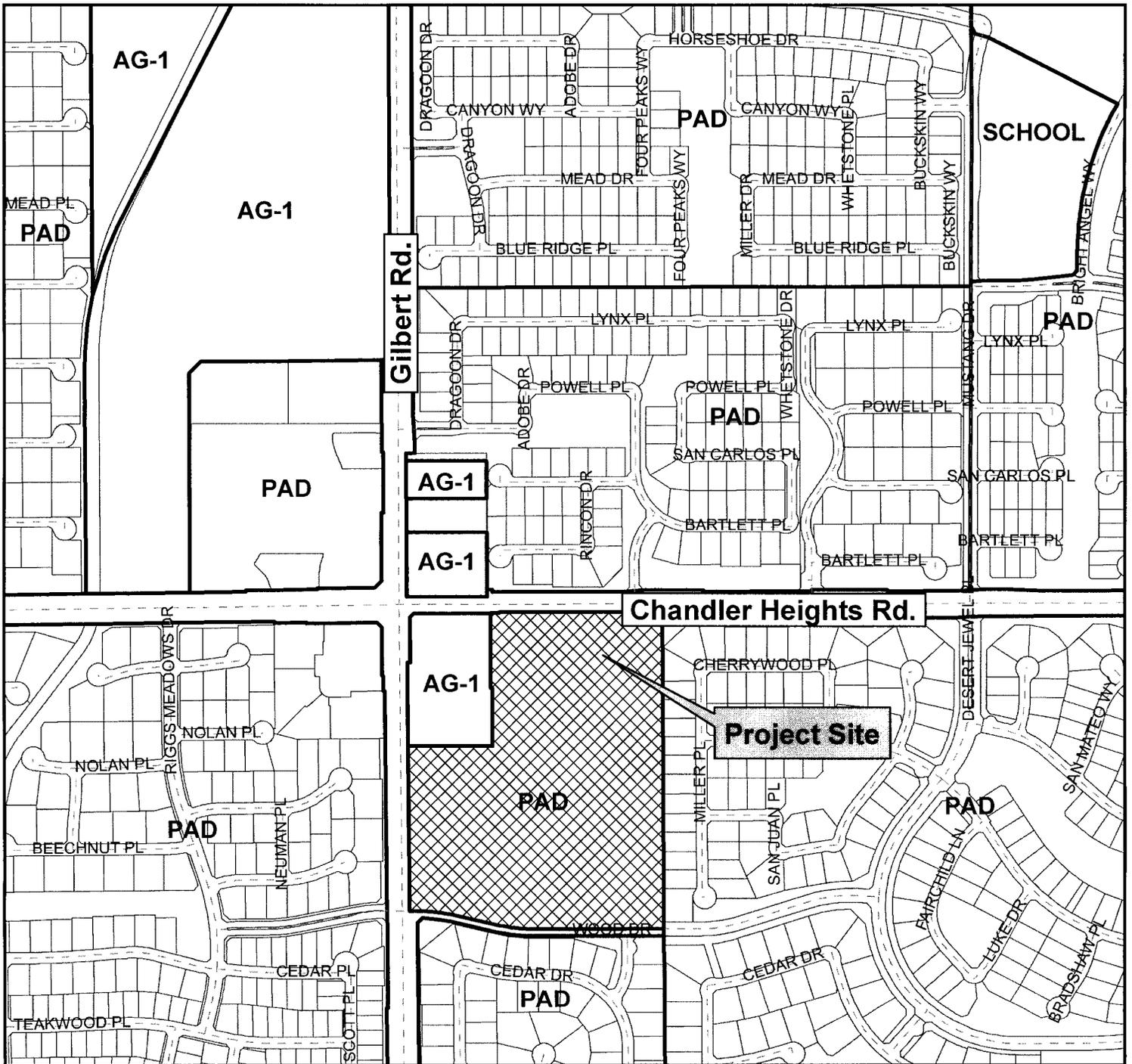
PROPOSED MOTION

Move to approve PDP13-0004 RESIDENCES AT BELMONTE, Preliminary Development Plan approval for housing product; subject to the conditions recommended by Planning Commission and Planning Staff.

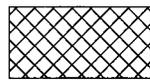
CC Memo 13-099
Page 5 of 5
September 12, 2013

Attachments

1. Vicinity Maps
2. Approved Landscape Plan
3. Elevations/Floor Plans
4. Applicant Narrative
5. Ordinance No. 3601
6. Development Booklet

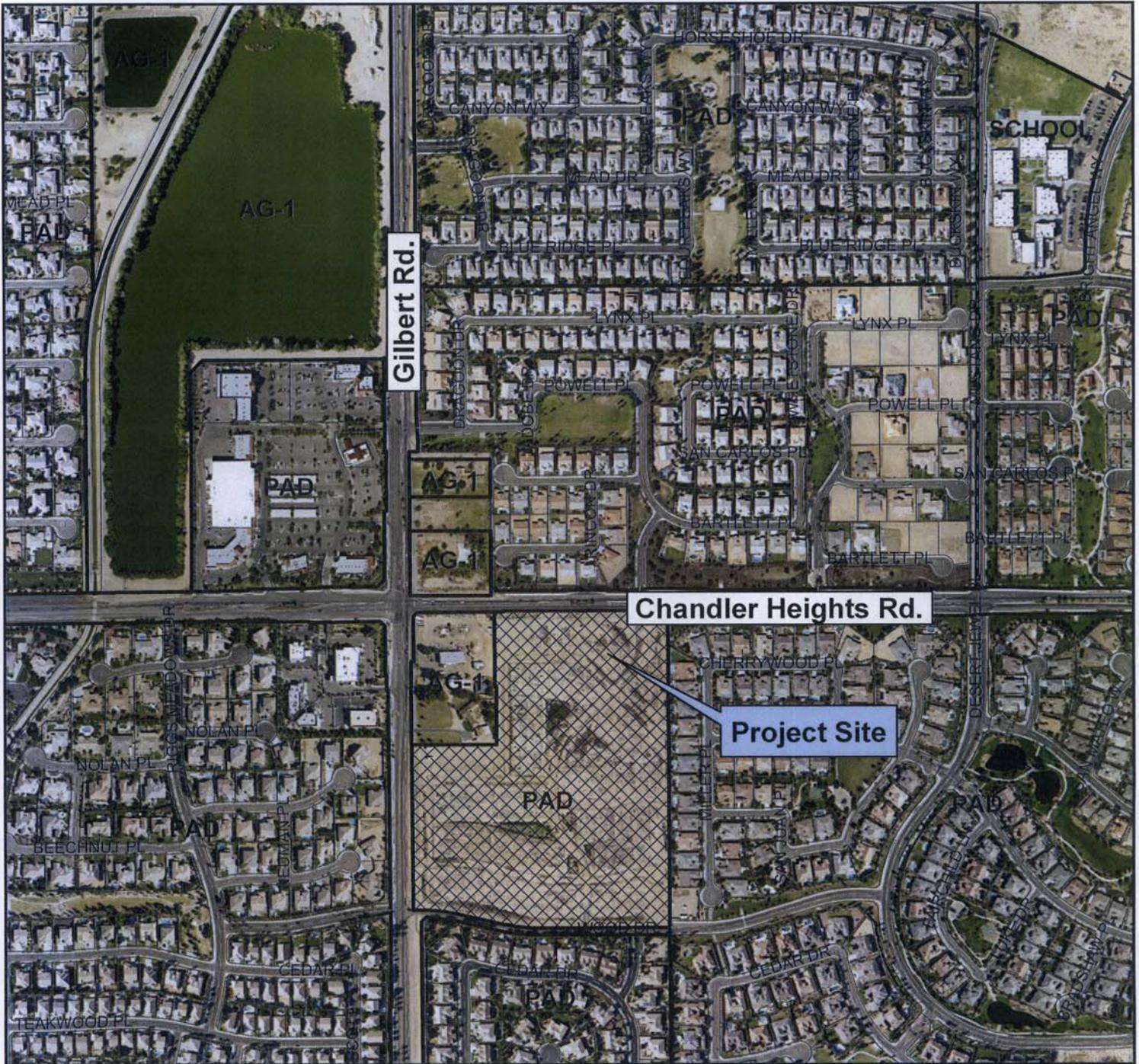


Vicinity Map



PDP13-0004

The Residences at Belmonte



Chandler Heights Rd.

Project Site

Vicinity Map



PDP13-0004

The Residences at Belmonte





LANDSCAPE SCHEDULE

1:10, 1:20, 1:40, 1:80, 1:160, 1:320

Item	Size	Quantity
1. 24" Box	24" Box	10
2. 24" Box	24" Box	14
3. 24" Box	24" Box	10
4. 24" Box	24" Box	43
5. 24" Box	24" Box	63
6. 24" Box	24" Box	8
7. 24" Box	24" Box	39
8. 24" Box	24" Box	53
9. 24" Box	24" Box	67

Item	Size	Quantity
10. 24" Box	24" Box	110
11. 24" Box	24" Box	274
12. 24" Box	24" Box	90
13. 24" Box	24" Box	24
14. 24" Box	24" Box	19
15. 24" Box	24" Box	222
16. 24" Box	24" Box	76
17. 24" Box	24" Box	32
18. 24" Box	24" Box	245
19. 24" Box	24" Box	67
20. 24" Box	24" Box	31
21. 24" Box	24" Box	355
22. 24" Box	24" Box	427
23. 24" Box	24" Box	344
24. 24" Box	24" Box	34
25. 24" Box	24" Box	4
26. 24" Box	24" Box	54
27. 24" Box	24" Box	41
28. 24" Box	24" Box	244

Item	Size	Quantity
29. 24" Box	24" Box	134
30. 24" Box	24" Box	203
31. 24" Box	24" Box	202
32. 24" Box	24" Box	906
33. 24" Box	24" Box	1,476
34. 24" Box	24" Box	774
35. 24" Box	24" Box	1,833
36. 24" Box	24" Box	292
37. 24" Box	24" Box	12
38. 24" Box	24" Box	11
39. 24" Box	24" Box	2
40. 24" Box	24" Box	3
41. 24" Box	24" Box	2
42. 24" Box	24" Box	11
43. 24" Box	24" Box	4

Item	Size	Quantity
44. 24" Box	24" Box	134
45. 24" Box	24" Box	203
46. 24" Box	24" Box	202
47. 24" Box	24" Box	906
48. 24" Box	24" Box	1,476
49. 24" Box	24" Box	774
50. 24" Box	24" Box	1,833
51. 24" Box	24" Box	292
52. 24" Box	24" Box	12
53. 24" Box	24" Box	11
54. 24" Box	24" Box	2
55. 24" Box	24" Box	3
56. 24" Box	24" Box	2
57. 24" Box	24" Box	11
58. 24" Box	24" Box	4

ATWELL
LANDSCAPE ARCHITECTURE & TRANSPORTATION
1000 N. CENTRAL AVENUE, SUITE 1000, CHANDLER, ARIZONA 85225
PH: 480.948.8800 FAX: 480.948.8801
WWW.ATWELL-PA.COM

PROJECT: Master Conceptual Landscape Plan
CLIENT: The Residences at Belmonte
CHANDLER, ARIZONA

811
CITY OF CHANDLER
CHANDLER, ARIZONA

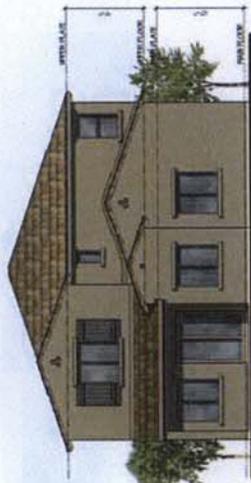
REVISIONS:

NO.	DATE	DESCRIPTION

PH: K. KESTER
ENV. D. PROUTY
JOB NO. 11000156
FILE NO.

SHEET NO. 1 OF 1

THE RESIDENCES AT BELMONTE | PLAN 4044 | 'SPANISH' BUILDING ELEVATIONS | 4,350 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

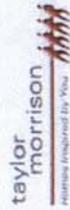


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4044 - Spanish

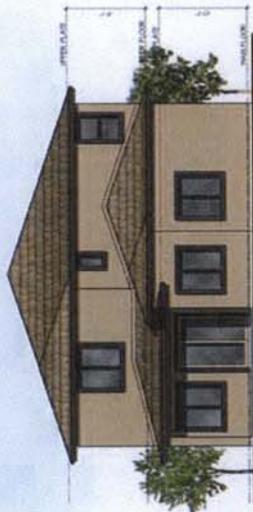


Residences at Belmonte
Chandler, Arizona



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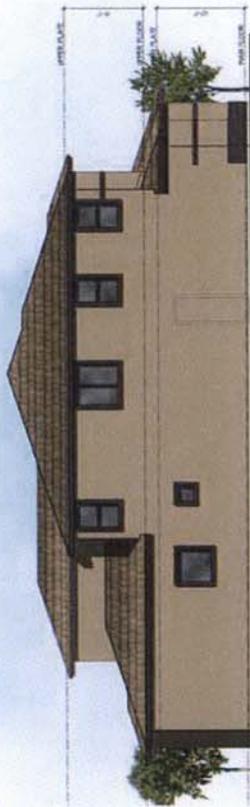
THE RESIDENCES AT BELMONTE | PLAN 4044 | 'PRAIRIE' BUILDING ELEVATIONS | 4,350 SQ. FT.



Rear Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"



Left Side Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"

4044 - Prairie

taylor
morrison
Homes Inspired by You.

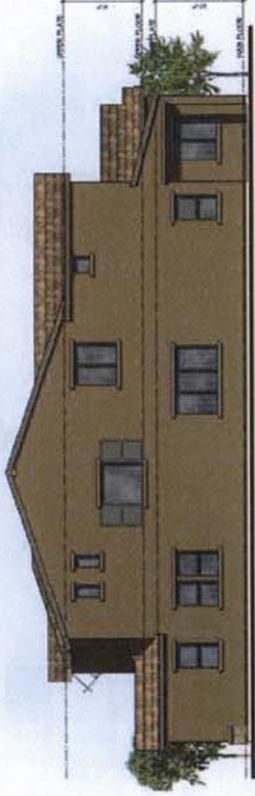
Residences at Belmonte
Chandler, Arizona



THE RESIDENCES AT BELMONTE | PLAN 4044 | 'TUSCAN' BUILDING ELEVATIONS | 4,350 SQ. FT.



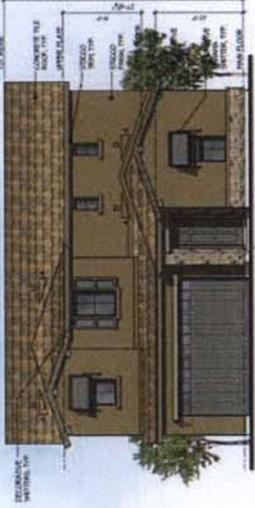
Rear Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"

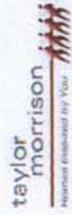


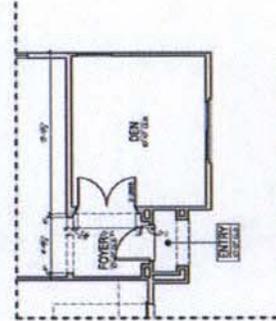
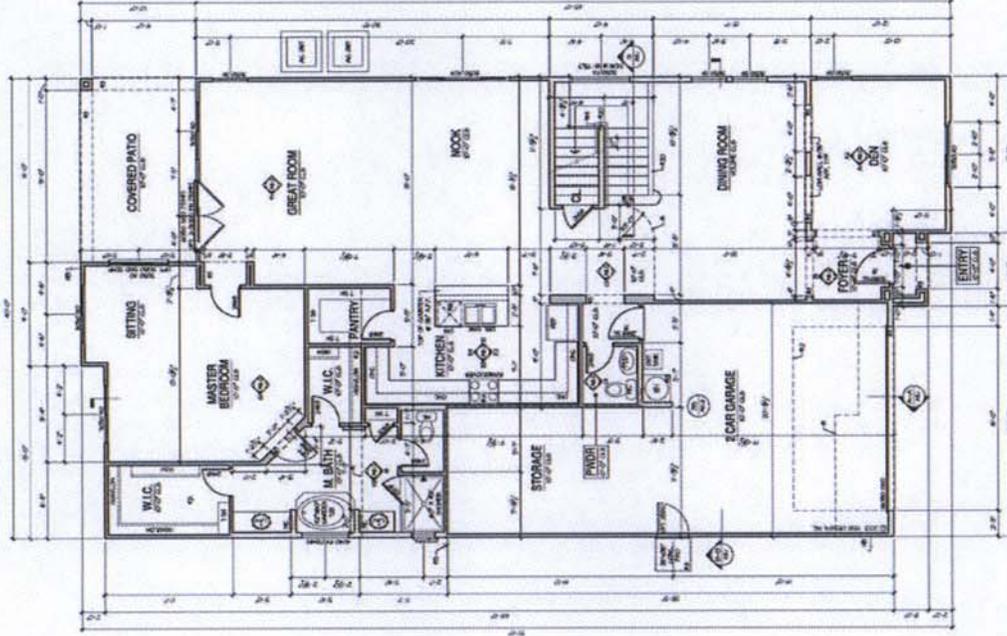
Left Side Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"

4044 - Tuscan





Opt. Den W/ Doors
SCALE 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

MAIN FLOOR PLAN KEY NOTES:

1. SEE THE PROJECT'S GENERAL NOTES.
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19. SEE THE PROJECT'S GENERAL NOTES.
20. SEE THE PROJECT'S GENERAL NOTES.

WALL LEGEND

1-1/2" WALL
2" WALL
3" WALL

AREA SCHEDULE - PLAN 4044

NO.	DESCRIPTION	AREA	PERCENT
1	COVERED PATIO	100.00	2.30
2	GREAT ROOM	100.00	2.30
3	KITCHEN	100.00	2.30
4	DINING ROOM	100.00	2.30
5	LIVING ROOM	100.00	2.30
6	MASTER BEDROOM	100.00	2.30
7	SITTING ROOM	100.00	2.30
8	W.C.	100.00	2.30
9	M. BATH	100.00	2.30
10	ENTRY	100.00	2.30
11	STORAGE	100.00	2.30
12	2-CAR GARAGE	100.00	2.30
13	NOOK	100.00	2.30
14	FOYER	100.00	2.30
15	DEN	100.00	2.30
16	STAIRS	100.00	2.30
17	HALL	100.00	2.30
18	CLOSET	100.00	2.30
19	W.C.	100.00	2.30
20	M. BATH	100.00	2.30
21	ENTRY	100.00	2.30
22	STORAGE	100.00	2.30
23	2-CAR GARAGE	100.00	2.30
24	NOOK	100.00	2.30
25	FOYER	100.00	2.30
26	DEN	100.00	2.30
27	STAIRS	100.00	2.30
28	HALL	100.00	2.30
29	CLOSET	100.00	2.30
30	W.C.	100.00	2.30
31	M. BATH	100.00	2.30
32	ENTRY	100.00	2.30
33	STORAGE	100.00	2.30
34	2-CAR GARAGE	100.00	2.30
35	NOOK	100.00	2.30
36	FOYER	100.00	2.30
37	DEN	100.00	2.30
38	STAIRS	100.00	2.30
39	HALL	100.00	2.30
40	CLOSET	100.00	2.30
41	W.C.	100.00	2.30
42	M. BATH	100.00	2.30
43	ENTRY	100.00	2.30
44	STORAGE	100.00	2.30
45	2-CAR GARAGE	100.00	2.30
46	NOOK	100.00	2.30
47	FOYER	100.00	2.30
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60	STAIRS	100.00	2.30
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64	M. BATH	100.00	2.30
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66	STORAGE	100.00	2.30
67	2-CAR GARAGE	100.00	2.30
68	NOOK	100.00	2.30
69	FOYER	100.00	2.30
70	DEN	100.00	2.30
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72	HALL	100.00	2.30
73	CLOSET	100.00	2.30
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75	M. BATH	100.00	2.30
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78	2-CAR GARAGE	100.00	2.30
79	NOOK	100.00	2.30
80	FOYER	100.00	2.30
81	DEN	100.00	2.30
82	STAIRS	100.00	2.30
83	HALL	100.00	2.30
84	CLOSET	100.00	2.30
85	W.C.	100.00	2.30
86	M. BATH	100.00	2.30
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94	HALL	100.00	2.30
95	CLOSET	100.00	2.30
96	W.C.	100.00	2.30
97	M. BATH	100.00	2.30
98	ENTRY	100.00	2.30
99	STORAGE	100.00	2.30
100	2-CAR GARAGE	100.00	2.30



DATE: 08/27/13
SCALE: AS SHOWN

Taylor Morrison
RESIDENCES AT BELMONT
4000 - 4500 SERIES
CHANDLER, ARIZONA

RESIDENCES AT BELMONT
4000 - 4500 SERIES
CHANDLER, ARIZONA

BSB
HILL
1000 N. GILBERT AVENUE
SUITE 100
CHANDLER, AZ 85226
PH: 480.444.7000
WWW.BSBHILL.COM

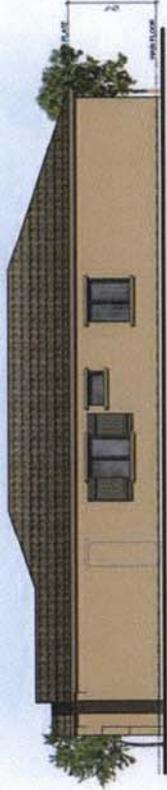
PLAN 4044
A1.1

Elevation A - Spanish
Main Floor Plan
SCALE 1/8" = 1'-0"

THE RESIDENCES AT BELMONTE | PLAN 4073 | 'SPANISH' BUILDING ELEVATIONS | 2,860 SQ. FT.



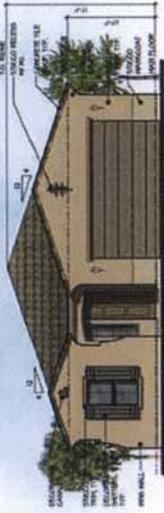
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4073 - Spanish



Residences at Belmonte
Chandler, Arizona

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THE RESIDENCES AT BELMONTE | PLAN 4073 | 'PRAIRIE' BUILDING ELEVATIONS | 2,860 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

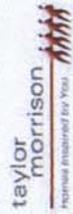


Left Side Elevation
scale: 3/16" = 1'-0"



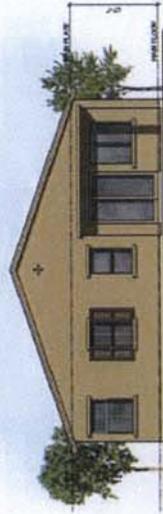
Front Elevation
scale: 3/16" = 1'-0"

4073 - Prairie

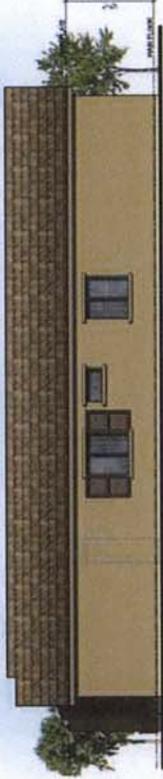


Residences at Belmonte
Chandler, Arizona

THE RESIDENCES AT BELMONTE | PLAN 4073 | 'TUSCAN' BUILDING ELEVATIONS | 2,860 SQ. FT.



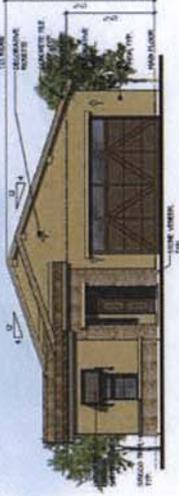
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

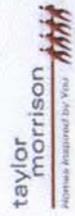


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4073 - Tuscan



Residences at Belmonte
Chandler, Arizona



THE RESIDENCES AT BELMONTE | PLAN 4083 | 'SPANISH' BUILDING ELEVATIONS | 2,713 SQ. FT.



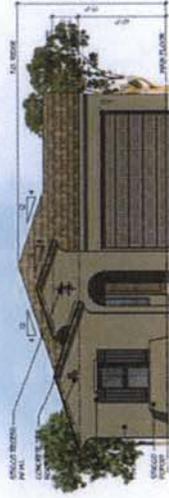
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

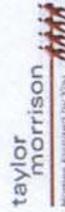


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4083 - Spanish



Residences at Belmonte
Chandler, Arizona

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THE RESIDENCES AT BELMONTE | PLAN 4083 | 'PRAIRIE' BUILDING ELEVATIONS | 2,713 SQ. FT.



Rear Elevation
Scale: 3/16" = 1'-0"



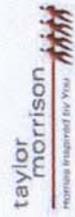
Right Side Elevation
Scale: 3/16" = 1'-0"



Left Side Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"



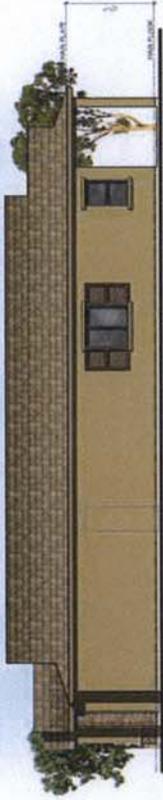
4083 - Prairie



THE RESIDENCES AT BELMONTE | PLAN 4083 | 'TUSCAN' BUILDING ELEVATIONS | 2,713 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



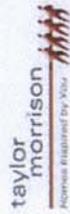
Front Elevation
scale: 3/16" = 1'-0"

4083 - Tuscan

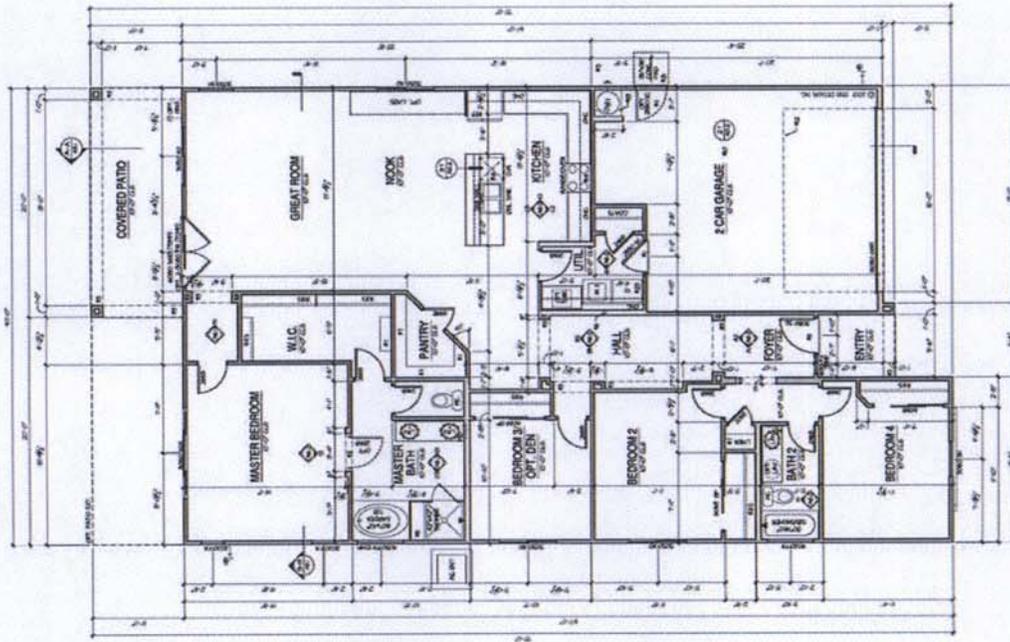


Residences at Belmonte
Chandler, Arizona

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THE RESIDENCES AT BELMONTE | PLAN 4083 | FLOOR PLANS | 2,713 SQ. FT.



DATE	DESCRIPTION
07/17/13	ISSUED FOR PERMITS

Taylor Morrison
 Licensed Architect
 4000 E. Plaza Center, Phoenix, AZ 85034
 480-544-7000

RESIDENCES AT BELMONTE
 4000 - 4500 SERIES
 CHANDLER, ARIZONA

BSB
 BUILDING SERVICES
 11111 N. 19th Ave, Suite 100, Phoenix, AZ 85022
 602-998-8888

PLAN 4083
A1.1

GENERAL FLOOR PLAN NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WALLS ARE TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.
 4. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB.
 5. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD.
 6. ALL ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 4" CONCRETE SLAB.
 7. ALL EXTERIOR WALLS ARE TO BE 8" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM FINISH.
 8. ALL EXTERIOR FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB.
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 20. ALL EXTERIOR FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB.

MAIN FLOOR PLAN KEY NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WALLS ARE TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.
 4. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB.
 5. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD.
 6. ALL ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 4" CONCRETE SLAB.
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 20. ALL EXTERIOR FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB.

WALL LEGEND

1/2" GYPSUM BOARD	CONCRETE BLOCK
1/2" GYPSUM BOARD	CONCRETE BLOCK
1/2" GYPSUM BOARD	CONCRETE BLOCK

AREA SCHEDULE - PLAN 4083

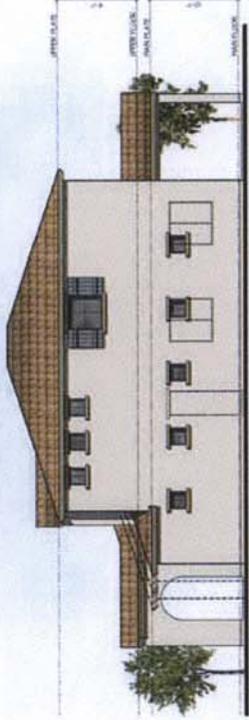
ALL ELEMENTS	AREA	PERCENT
1. FLOOR	2,713	100.00
2. CEILING	2,713	100.00
3. WALLS	2,713	100.00
4. ROOF	2,713	100.00
5. TOTAL	2,713	100.00

Elevation A - Spanish
Main Floor Plan

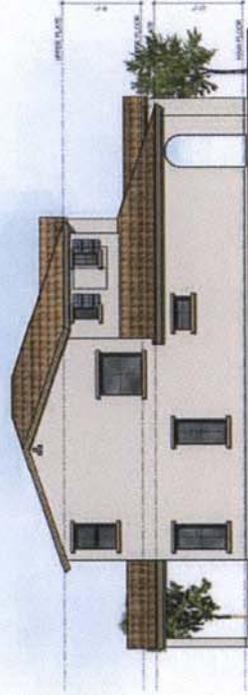
THE RESIDENCES AT BELMONTE | PLAN 4510 | 'SPANISH' BUILDING ELEVATIONS | 3,889 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

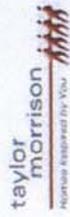


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4510 - Spanish



Residences at Belmonte
Chandler, Arizona

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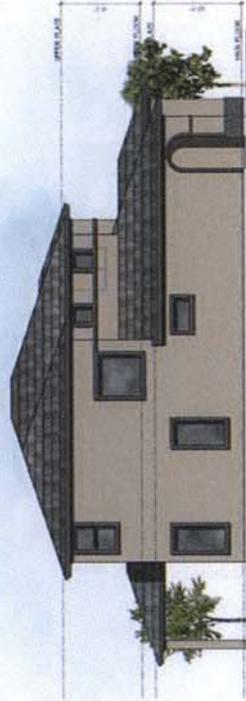
THE RESIDENCES AT BELMONT | PLAN 4510 | 'PRAIRIE' BUILDING ELEVATIONS | 3,889 SQ. FT.



Rear Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"

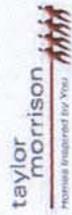


Left Side Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"

4510 - Prairie



Residences at Belmonte
Chandler, Arizona

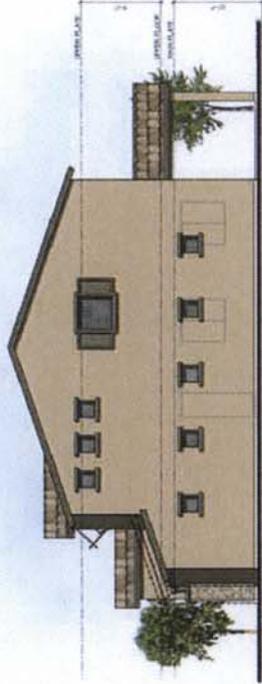
BSB
DESIGN

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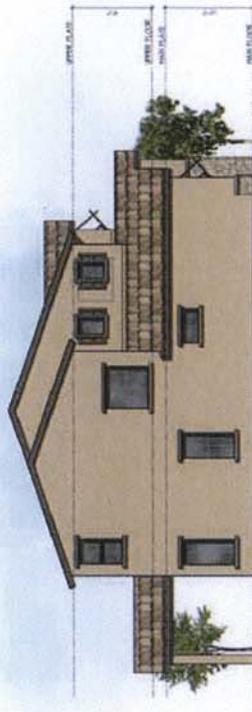
THE RESIDENCES AT BELMONTE | PLAN 4510 | 'TUSCAN' BUILDING ELEVATIONS | 3,889 SQ. FT.



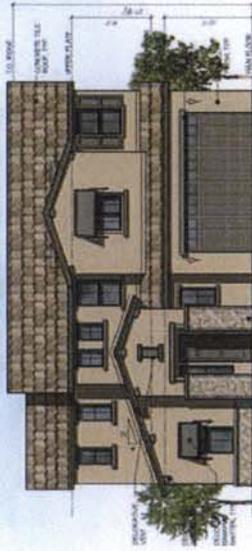
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

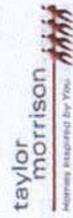


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4510 - Tuscan



Residences at Belmonte
Chandler, Arizona

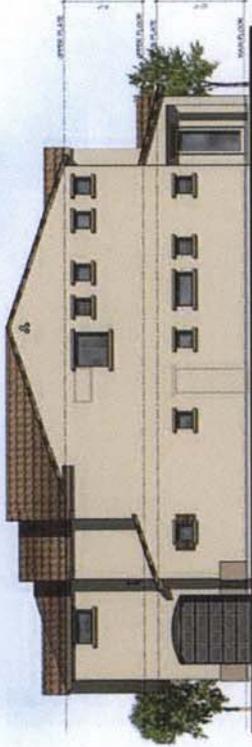


© 2013 BSB Design, Inc.

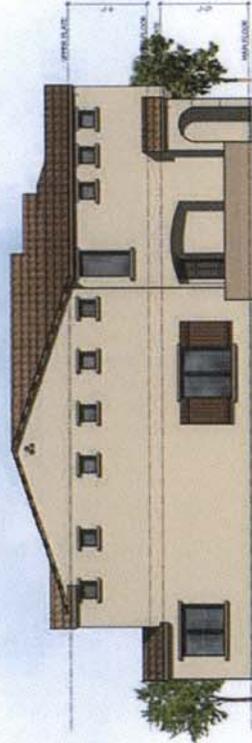
THE RESIDENCES AT BELMONTE | PLAN 4520 | 'SPANISH' BUILDING ELEVATIONS | 4,250 SQ. FT.



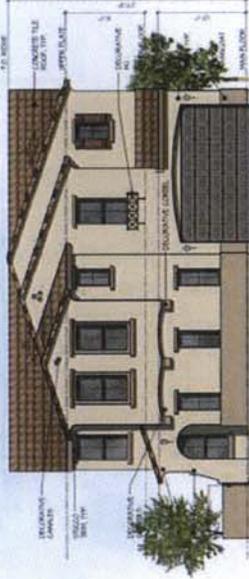
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"

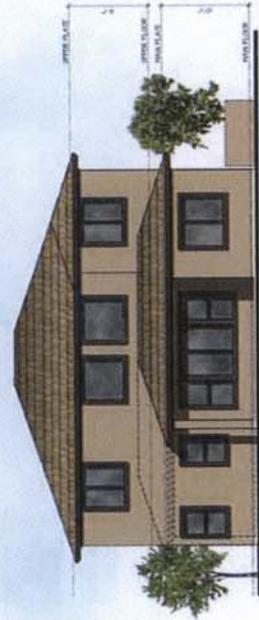


Front Elevation
scale: 3/16" = 1'-0"

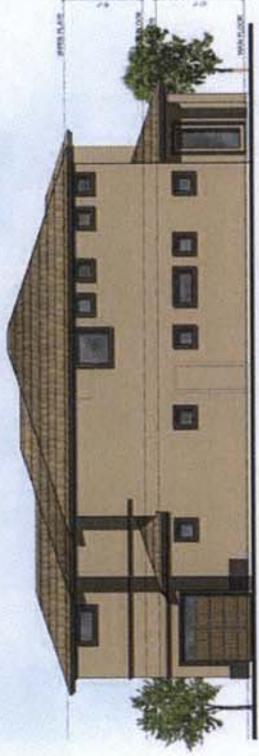
4520 - Spanish



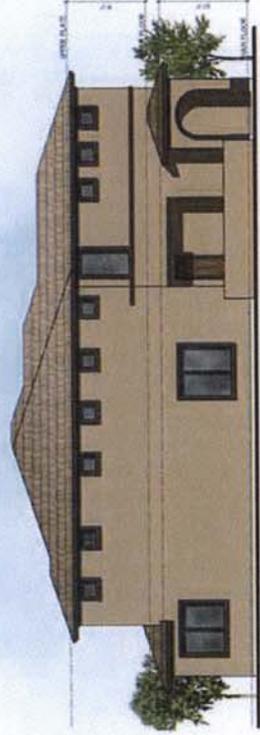
THE RESIDENCES AT BELMONTE | PLAN 4520 | 'PRAIRIE' BUILDING ELEVATIONS | 4,250 SQ. FT.



Rear Elevation
Scale: 3/16" = 1'-0"



Right Side Elevation
Scale: 3/16" = 1'-0"

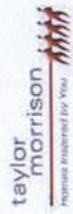


Left Side Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"

4520 - Prairie



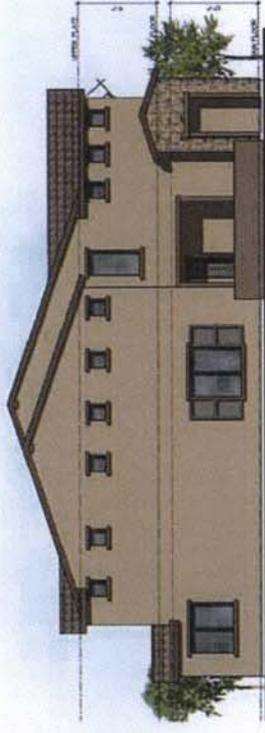
THE RESIDENCES AT BELMONTE | PLAN 4520 | 'TUSCAN' BUILDING ELEVATIONS | 4,250 SQ. FT.



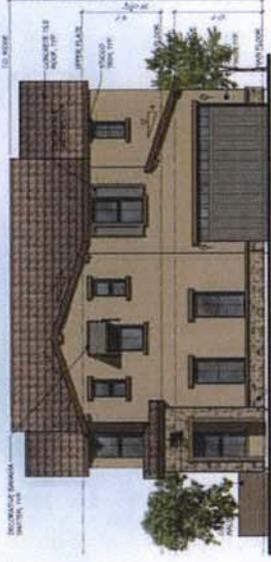
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

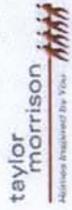


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4520 - Tuscan





DATE: 07.17.13
PROJECT: RESIDENCES AT BELMONTE
ADDRESS: 3000 E. PLUS CENTER PARKWAY SUITE 300 CHANDLER, ARIZONA 85226
PHONE: 480-344-7000

Taylor Morrison
 3000 E. Plus Center Parkway Suite 300
 Chandler, Arizona 85226
 480-344-7000
 Services provided by TMS

RESIDENCES AT BELMONTE
 4000 - 4500 SERIES
 CHANDLER, ARIZONA



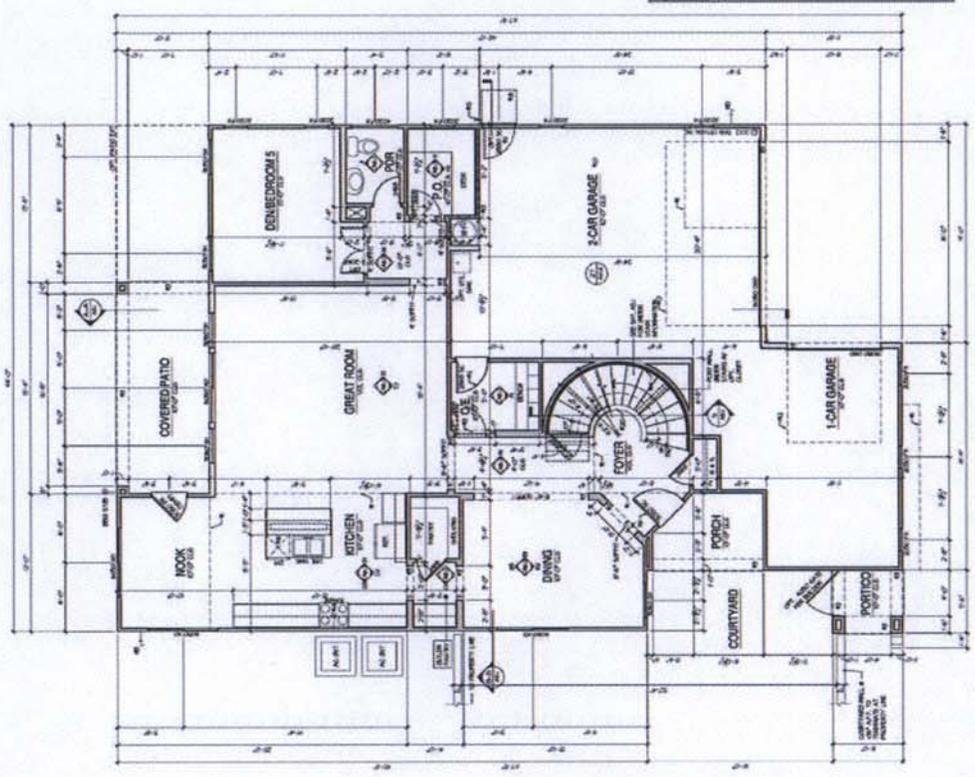
PLAN 4520
A1.1

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
3. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
4. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
5. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
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11. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
12. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
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17. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
18. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
19. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
20. FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.

MAIN FLOOR PLAN KEY NOTES:

1. SEE GENERAL NOTES FOR FINISHES.
2. SEE GENERAL NOTES FOR FINISHES.
3. SEE GENERAL NOTES FOR FINISHES.
4. SEE GENERAL NOTES FOR FINISHES.
5. SEE GENERAL NOTES FOR FINISHES.
6. SEE GENERAL NOTES FOR FINISHES.
7. SEE GENERAL NOTES FOR FINISHES.
8. SEE GENERAL NOTES FOR FINISHES.
9. SEE GENERAL NOTES FOR FINISHES.
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12. SEE GENERAL NOTES FOR FINISHES.
13. SEE GENERAL NOTES FOR FINISHES.
14. SEE GENERAL NOTES FOR FINISHES.
15. SEE GENERAL NOTES FOR FINISHES.
16. SEE GENERAL NOTES FOR FINISHES.
17. SEE GENERAL NOTES FOR FINISHES.
18. SEE GENERAL NOTES FOR FINISHES.
19. SEE GENERAL NOTES FOR FINISHES.
20. SEE GENERAL NOTES FOR FINISHES.

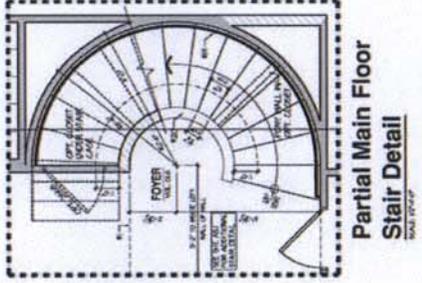


WALL LEGEND

1. 1/2" GYPSUM BOARD
 2. 5/8" GYPSUM BOARD
 3. 1" GYPSUM BOARD

AREA SCHEDULE - PLAN 4520

ALL ELEVATIONS	NUMBER	AREA
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
TOTAL - A	1000	1000
TOTAL - B	1000	1000
TOTAL - C	1000	1000
TOTAL - D	1000	1000
TOTAL - E	1000	1000
TOTAL - F	1000	1000
TOTAL - G	1000	1000
TOTAL - H	1000	1000
TOTAL - I	1000	1000
TOTAL - J	1000	1000
TOTAL - K	1000	1000
TOTAL - L	1000	1000
TOTAL - M	1000	1000
TOTAL - N	1000	1000
TOTAL - O	1000	1000
TOTAL - P	1000	1000
TOTAL - Q	1000	1000
TOTAL - R	1000	1000
TOTAL - S	1000	1000
TOTAL - T	1000	1000
TOTAL - U	1000	1000
TOTAL - V	1000	1000
TOTAL - W	1000	1000
TOTAL - X	1000	1000
TOTAL - Y	1000	1000
TOTAL - Z	1000	1000

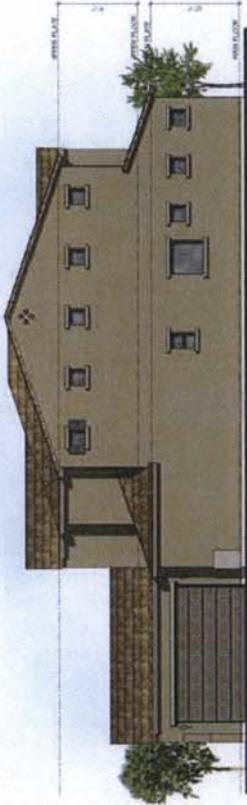


Elevation A - Spanish Main Floor Plan

THE RESIDENCES AT BELMONTE | PLAN 4530 | 'SPANISH' BUILDING ELEVATIONS | 4,528 SQ. FT.



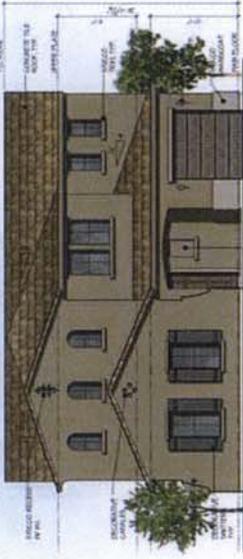
Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

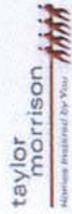


Left Side Elevation
scale: 3/16" = 1'-0"



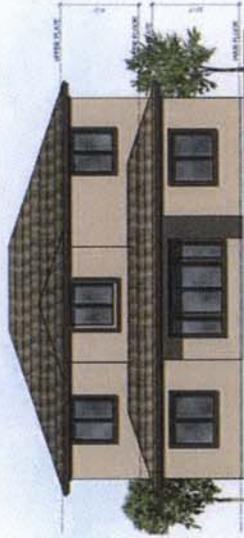
Front Elevation
scale: 3/16" = 1'-0"

4530 - Spanish



Residences at Belmonte
Chandler, Arizona

THE RESIDENCES AT BELMONTE | PLAN 4530 | 'PRAIRIE' BUILDING ELEVATIONS | 4,528 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

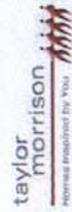


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

4530 - Prairie



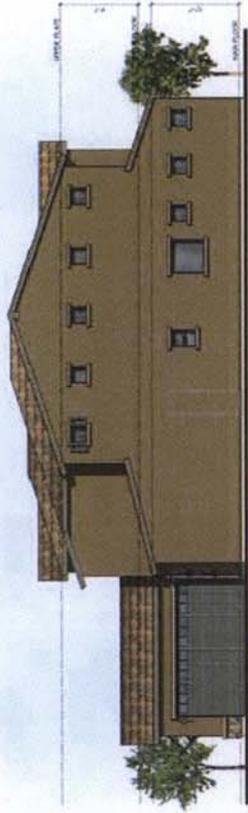
Residences at Belmonte
Chandler, Arizona

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THE RESIDENCES AT BELMONTE | PLAN 4530 | 'TUSCAN' BUILDING ELEVATIONS | 4,528 SQ. FT.



Rear Elevation
scale: 3/16" = 1'-0"



Right Side Elevation
scale: 3/16" = 1'-0"

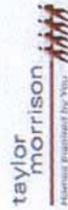


Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

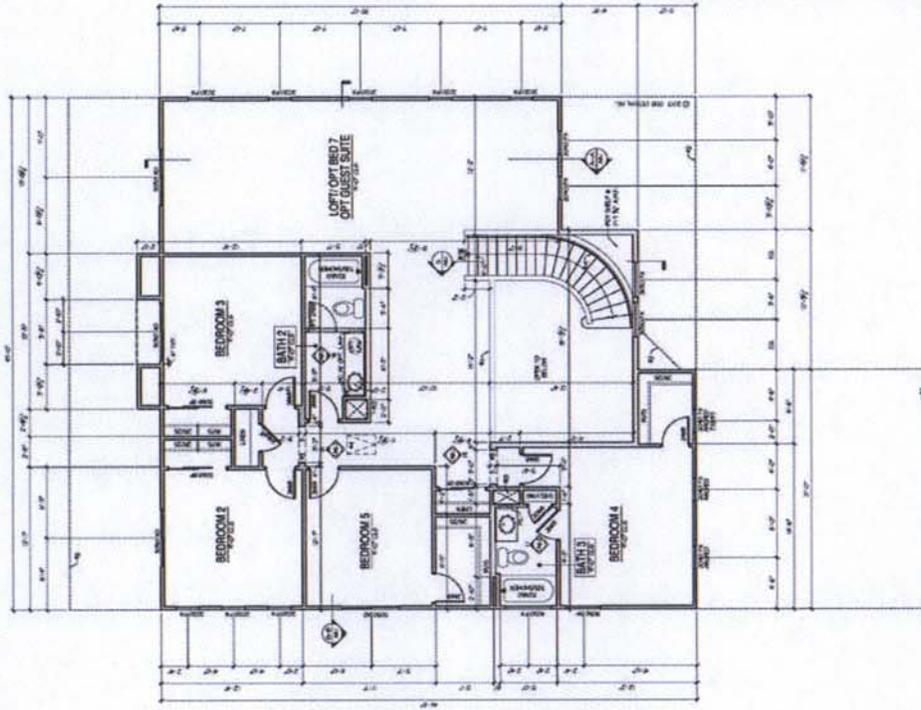
4530 - Tuscan



Residences at Belmonte
Chandler, Arizona



THE RESIDENCES AT BELMONTE | PLAN 4530 | FLOOR PLANS | 4,528 SQ. FT.



GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WALLS ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
4. ALL FLOORS ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
6. ALL DOORS ARE TO BE 2'0" WIDE UNLESS NOTED OTHERWISE.
7. ALL WINDOWS ARE TO BE 4'0" WIDE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE TO BE 3'0" WIDE UNLESS NOTED OTHERWISE.
9. ALL HALLWAYS ARE TO BE 4'0" WIDE UNLESS NOTED OTHERWISE.
10. ALL BATHS ARE TO BE 5'0" WIDE UNLESS NOTED OTHERWISE.
11. ALL BEDROOMS ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.
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31. ALL BREAKFAST ROOMS ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.
32. ALL PORCHES ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.
33. ALL PATIOS ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.
34. ALL TERRACES ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.
35. ALL BALCONIES ARE TO BE 10'0" WIDE UNLESS NOTED OTHERWISE.

UPPER FLOOR PLAN KEY NOTES:

1. SEE FINISH SCHEDULE.
2. SEE FINISH SCHEDULE.
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WALL LEGEND:

WALL TYPE	THICKNESS
1. EXTERIOR WALL	16"
2. INTERIOR WALL	12"
3. PARTITION WALL	5/8"
4. GLASS WALL	1/2"

AREA SCHEDULE - PLAN 4530

NO.	DESCRIPTION	AREA (SQ. FT.)
1	LOFT/GUEST SUITE	100.00
2	BEDROOM 1	100.00
3	BEDROOM 2	100.00
4	BEDROOM 3	100.00
5	BEDROOM 4	100.00
6	BEDROOM 5	100.00
7	BATH 1	50.00
8	BATH 2	50.00
9	HALLWAY	50.00
10	STAIRS	50.00
11	CL. (CLOSET)	50.00
12	CL. (CLOSET)	50.00
13	CL. (CLOSET)	50.00
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15	CL. (CLOSET)	50.00
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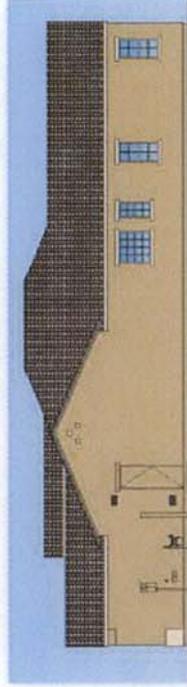
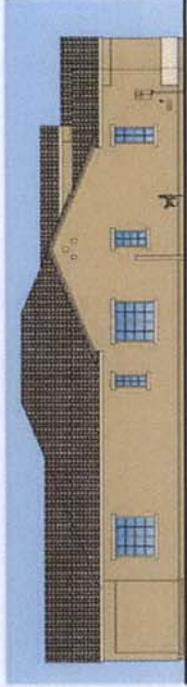
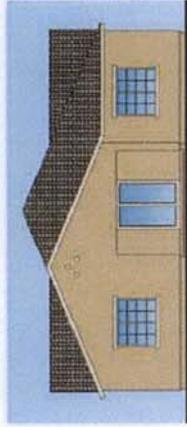
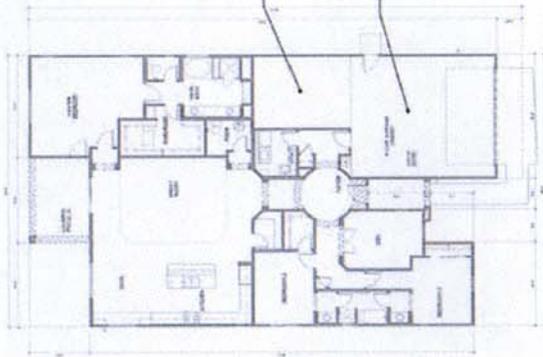
BSB HILL
4000 - 4500 SERIES
RESIDENCES AT BELMONTE
CHANDLER, ARIZONA

Taylor Morrison
480-244-7000
500 E. Third Street, Suite 1000
Chandler, Arizona 85226

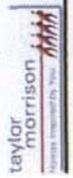
PLAN 4530
A2.1

Elevation A - Spanish
Upper Floor Plan

THE RESIDENCES AT BELMONTE | PLAN 4591 | 'SPANISH' BUILDING ELEVATIONS | 3,112 SQ. FT.

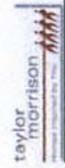
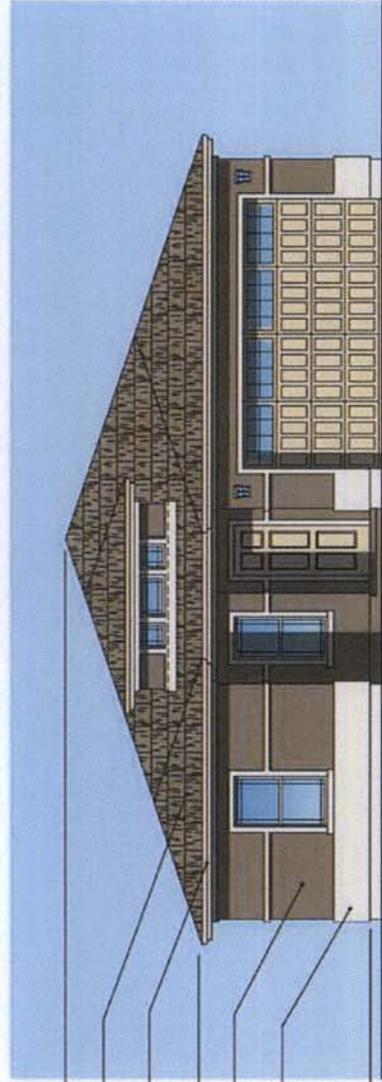
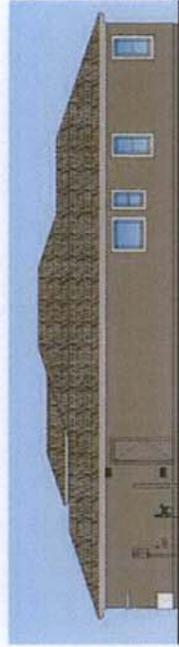
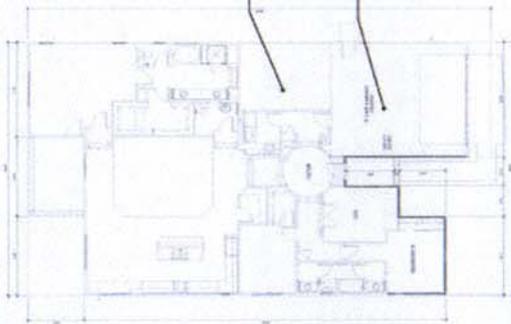


- 15'-0" Ridge Tile Roof Typ.
- 15'-1" T.O. Platte Clay Tile Vent
- Stucco Trim Typ.
- 10'-1" T.O. Platte
- Composite Shutter Typ.
- Stucco Wainscot
- 0'-0" Finish Floor



4591: Spanish
Belmonte by Taylor Morrison Homes

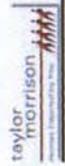
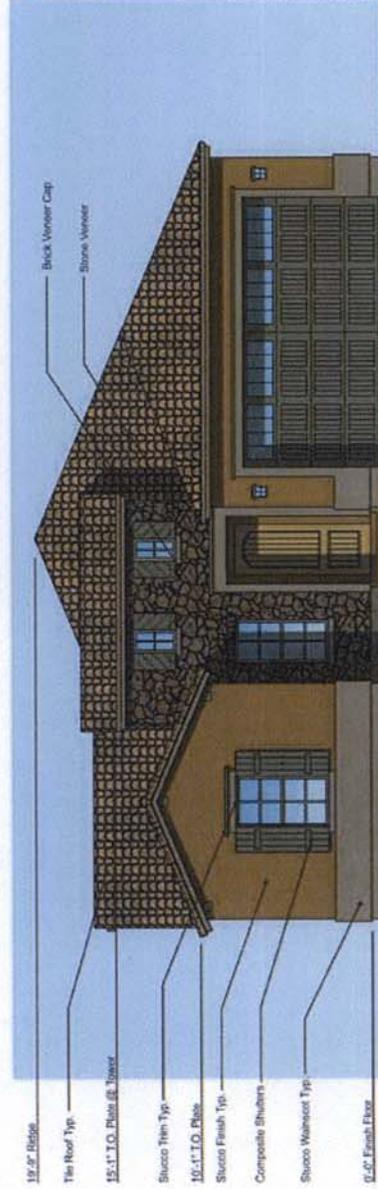
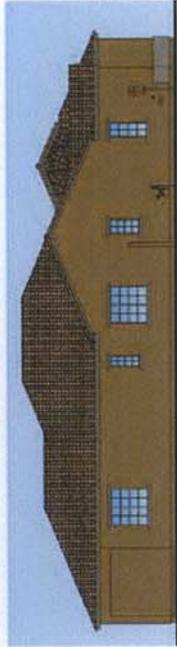
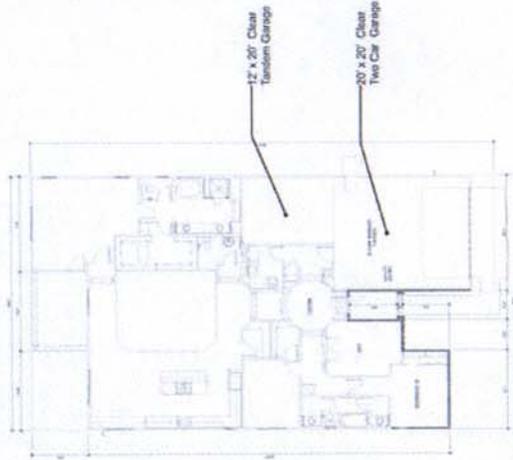
THE RESIDENCES AT BELMONTE | PLAN 4591 | 'PRAIRIE' BUILDING ELEVATIONS | 3,112 SQ. FT.



4591 - Prairie
Belmonte by Taylor Morrison Homes



THE RESIDENCES AT BELMONTE | PLAN 4591 | 'TUSCAN' BUILDING ELEVATIONS | 3,112 SQ. FT.



4591: Tuscan
Belmonte by Taylor Morrison Homes



THE RESIDENCES AT BELMONTE | PLAN 4591 | 'OPTIONAL' FLOOR PLANS | 3,112 SQ. FT.



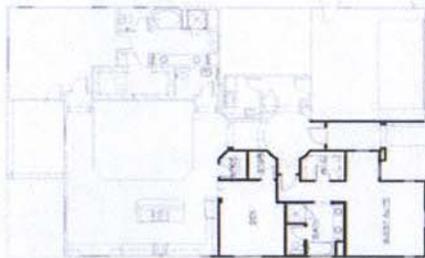
Opt. Bedroom 3 and Bath 3 and Super Shower



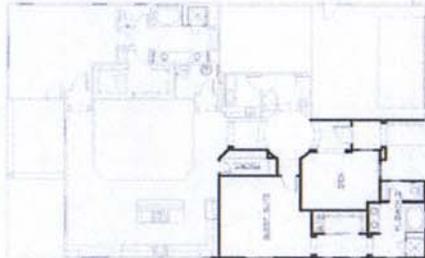
Opt. Bedroom 4 I.L.O. Tandem and Gourmet Kitchen



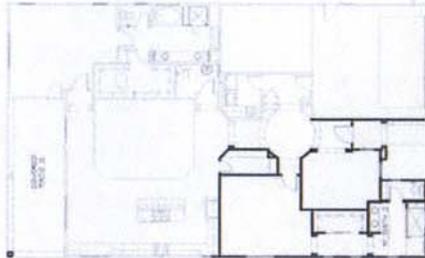
Opt. Bonus Room I.L.O. Tandem



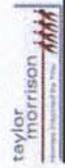
Opt. Guest Suite



Opt. Dual Master



Opt. Super Shower and Patio Extension



4591: Optional Floor Plans
Belmonte by Taylor Morrison Homes

2. OVERVIEW

2.1 REQUEST:

Iplan Consulting, on behalf of Taylor Morrison, is pleased to submit for your consideration a Preliminary Development Plan (PDP) application for The Residences at Belmonte concerning architectural building elevations for the 83-lot, approximate 30-acre property, generally located south and east of the southeast corner of Gilbert and Chandler Heights Roads. The property is further identified as Maricopa County Assessor Parcel No.: 304-82-001E.

More specifically, this Development Booklet complements a request to amend the adopted Development Booklet for The Residences at Belmonte (PDP11-0009) by replacing the four approved floor plans with seven new floor plans and new architectural building elevations for the site. The property is incorporated into the City of Chandler and has a vested zoning designation of Planned Area Development (PAD).

2.2 SITE CONTEXT:

The property is bound to north by Chandler Heights Road, and further north by the Reid's Ranch single family residential community. Valencia II master planned single family community is located contiguous to the eastern property boundary. Wood Drive, a residential collector level street provides for the southern project boundary, while the Mesquite Groves single family residential community is situated across Wood Drive. Gilbert Road provides the western project boundary whereas the Riggs Ranch Meadows single family residential community exists across Gilbert Road.

The General Plan Land Use classifications, along with the existing zoning and uses for adjacent properties, are listed below:

TABLE 2.201: EXISTING LAND USE TABLE:

DIRECTION	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Residential / Southeast Chandler Area Plan (SECAP)	PAD	Vacant
<i>North</i>	Residential / (SECAP)	PAD	Single Family Residential
<i>South</i>	Residential / (SECAP)	PAD	Single Family Residential
<i>East</i>	Residential / (SECAP)	PAD	Single Family Residential
<i>West</i>	Residential / (SECAP)	PAD AG-1	Single Family Residential Agricultural

3. PROJECT NARRATIVE

The purpose of this PDP Development Booklet is to modify the adopted Development Booklet for The Residences at Belmonte (PDP11-0009) by replacing the four approved floor plans with seven new floor plans and new architectural building elevations.

3.1 INTRODUCTION:

The property was originally zoned in 2004 with the Reid's Ranch and The Landing at Reid's Ranch single family residential subdivisions as part of the Reid's Ranch master planned community. A corresponding Preliminary Development Plan (PDP) and Preliminary Subdivision Plat were also approved for the property in 2004. The Council approved a revised PDP in 2009 (PDP09-0025), which allowed for two additional, albeit smaller floor plans. Council further approved PDP11-0009 for the property, which PDP changed the name of the development from 'Amberwood Heights' to 'The Residences at Belmonte'. The PDP also reduced the average lot size and housing product, while still maintaining the general layout of the initially approved PDP and Preliminary Plat.

The entire vacant property has recently been purchased with the goal implementing the approved Preliminary Plat for The Residences at Belmonte, which conformance to this Plat not only adds value to the area, but more importantly maintains the high quality design and land use compatibility initially envisioned for the property.

To successfully and sustainably facilitate the established vision for the property, the existing PAD zoning is to be continued; however, the 'Housing Product' section of the adopted Development Booklet for The Residences at Belmonte is requested to be replaced with the following Preliminary Development Plan (PDP), which sets forth modified standards and criteria for the residential housing product design. These modifications will allow reasonable solutions to develop the property while maintaining compatible land use relationships, and provide appropriately sized floor plans and corresponding architectural elevation designs for the property.

3.2 GENERAL PLAN CONFORMANCE:

The Chandler General Plan Future Land Use Plan classifies this property as Residential / Southeast Chandler Area Plan (SECAP), which land use category supports residential densities to be no greater than 2.5 dwelling units per acre (DU/AC), while allowing up to 3.5 DU/AC based on amenities provided for the neighborhood. Based on the net acreage of the site, the approved subdivision provides for a density of 3.0 DU/AC.

The Chandler General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for the property, the existing Planned Area Development (PAD) zoning is to be maintained. The existing zoning allows reasonable solutions to develop the property while promoting compatible land use relationships.

3.3 PDP11-0009 | MODIFICATIONS:

Providing for enhanced compatibility, the approved Development Booklet for The Residences at Belmonte established specific designs for the residential homes; however, these approved building elevations are requested to be replaced with this PDP to provide for a greater range of design options, larger floor plan areas, enhanced streetscape views, and greater architectural diversity.

- A. DEVELOPMENT BOOKLET | HOUSING PRODUCT: Housing Product adopted as part of the previous Development Booklet set forth specific design character for the previously anticipated neighborhood development. Although these dwelling unit designs promoted a design theme and certain level of quality, they were most likely included to accommodate a specific home building at time of application for PDP11-0009/PPT11-0004. Proposed deletion of the approved Housing Product will be replaced with the requested PDP to encourage greater architectural diversity for the neighborhood while also maintaining consistency with the vision established with the original project approval.

Request: Replace Housing Product section of the Amberwood Heights (The Residences at Belmonte) Development Booklet (PDP11-0009) with the following Preliminary Development Plan concerning the residential building design.

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4. PRELIMINARY DEVELOPMENT PLAN (PDP)

The following PDP is to replace the previously approved Housing Product section of The Residences at Belmonte (PDP11-0009) Development Booklet that established specific single family residential home designs for the previously approved neighborhood. No changes are proposed to the previously approved lot layout, landscape design, hardscape features, or perimeter wall design.

4.1 LOT DEVELOPMENT STANDARDS:

The following table identifies the residential lot development standards for The Residences at Belmonte. Letter designations in the *Additional Regulations* column refer to regulations that follow The Residences at Belmonte: Lot Development Standards | Building Height and Setbacks table.

TABLE 4.101: The Residences at Belmonte: Lot Development Standards | Building Height and Setbacks

<i>Standards</i>	<i>PAD</i>	<i>Additional Regulations</i>
Maximum Height (ft.)	25	(A)
Minimum Building Setbacks (ft.)		
Front (garage face)	20	
Front (side entry garage)	15	
Side (Min./Total)	5/15	(B)
Rear (1-story / 2-story)	15/25	(C)
Minimum Building Separation (ft.):		
1-story	10	
2-story	20	(D)

A. *Building Height.*

1. Dwelling units on the following lots shall be limited to single story: 9, 10, 12, 16, 17, 22, 27, 28, 32, 33, 40, 41, 47, 48, 58, 63, 64, 74 and 75.
2. No more than two consecutive, two-story dwelling units shall be developed in a row on lots backing onto Chandler Heights Road and Wood Drive.
3. No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.
4. *Building Height* shall be defined as the vertical distance above grade to the highest point of the coping of flat roof or to the deck line of a mansard roof or to the average

height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than ten-feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building

- B. *Side Setbacks.* Minimum side yard setbacks for lots backing onto Chandler Heights Road shall be 10-feet, for a total of 20-feet (Lots 1 – 8).
- C. *Rear Setbacks.*
 - 1. Minimum rear yard setbacks shall be 40-feet for all lots backing onto Chandler Heights Road.
 - 2. Minimum rear yard setbacks shall be 30-feet for all two-story dwelling units located on lots backing onto Wood Drive.
- D. *Building Separation.*
 - 1. A 20-foot building separation shall be provided between all two-story dwelling units.

4.2 BUILDING ELEVATIONS | ARCHITECTURAL STYLE:

The previously adopted Housing Product section of The Residences at Belmonte (PDP11-0009) Development Booklet established specific designs through varied building massing, rooflines, proportion, façade articulation, detailing, colors and materials to ensure design diversity and compatibility with the architectural character of the surrounding built form. While the City established findings, through corresponding approvals, that those four floor plans conformed to the Residential Development Standards and provided an “attractive addition to southeast Chandler”, those primary home designs were however most likely specific to a particular residential homebuilder.

Taylor Morrison’s proposed new housing product has been designed to emphasize style, design, energy efficiency, quality and livability, while respecting some of the architectural vernaculars and styles previously envisioned for the project. As illustrated in the following exhibits, 7 different floor plans are proposed ranging in size from approximately 2,700 sq. ft. to over 4,500 sq. ft., and includes 3 single story and 4, two-story home designs. Corresponding building elevations for these 7 floor plans provide for varied architectural styles from Prairie, Spanish and Tuscan. A minimum of three architectural styles are offered for each residential home for a total of over 21 elevation design variations.

The superior design of these homes offer quality architectural elements that diversify the streetscape, while tandem, side loaded and recessed garage arrangements assist to de-emphasize the dominance of the garage in the streetscape. Architectural features such as well defined entryways, porticos, four sided architecture, asymmetrical façade designs, varied rooflines, architecturally integrated covered patios, recessed window planes at appropriate locations, and use of stone accent veneers complement the appropriate design styles. Wrought iron, faux stone, decorative canales, window mullions and muntins, window shutters, and style appropriate window pop-out detailing also supplement the desired architectural characters.

In addition to the overall architectural elements provided, the varied architectural styles for The Residences at Belmonte provides for a multitude of choices that will further promote architectural diversity for the neighborhood. Identifiable features and characteristics for the various architectural styles are summarized below:

PRAIRIE:

- Stucco wainscoting & trim;
- Broad overhanging eaves;
- Horizontal lines;
- Hipped roof lines; and
- Flat concrete roof tiles.

SPANISH:

- Arched entries;
- Recessed windows;
- Stucco wainscoting;
- Hipped roof lines;
- Decorative shutters;
- Corbel accents;
- Decorative wrought iron detailing; and
- ‘S’ concrete roof tiles.

TUSCAN:

- Decorative shutters;
- Rustic stone veneer wainscoting;
- Decorative Rosettes;
- Decorative Corbels;
- Gable roof lines; and
- ‘S’ concrete roof tiles.

These architectural styles also provide for varied building massing, rooflines, proportion and balance, façade articulation, colors and materials to ensure design diversity, while also respecting the architectural character and scale of the surrounding built form.

4.3 COLORS AND MATERIALS:

Buildings will be primarily finished in stucco with upgraded wall materials consisting of rustic stone veneers. Wall materials and textures are designed to terminate in appropriate locations such as inside elevation corners or at side fence returns. Style appropriate wainscot and window details, as well as upgraded wall materials, are prevalent on both the front and rear elevations of all architectural styles for all home plans.

Roof materials offered consists of both flat and ‘S’ concrete tiles in a variety of certified energy efficient “Cool Roof Tile” colors that have been selected to complement the desired architectural style and selected color theme of the home.

A minimum of three different garage door designs are offered, with the specific door design pre-selected to complement the architectural style of the home. Complementary colors are applied to the doors to further break up building massing and create additional visual interest.

Distinctive color palettes consist of warm earth tones designed to complement architectural styles, as well as maintain consistency with the surrounding built environment. A minimum of three color schemes are provided for each architectural style and consist of multiple body color application with contrasting trim and accent colors.

4.4 CONFORMANCE WITH CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS | PRODUCTION HOME-BUILDING:

Section II: Production Home-Building of the Chandler Residential Development Standards establishes design criteria for production homes on lots of less than 10,000 sq. ft. Ensuring that high quality design is provided for the property, all 9 architectural diversity elements are achieved and at least 8 of the 13 possible points for optional diversity elements are provided, as summarized below:

ARCHITECTURAL DIVERSITY:

1. Four-sided architecture is provided throughout all building elevations through the incorporation of style appropriate detailing, massing, and materials on all elevations of the home.
2. Garage faces have been de-emphasized through incorporation of recessed, tandem and split garage arrangements to minimize the garage massing on the streetscape.
3. Dwelling and courtyard entries are well defined and visible from the contiguous street for all floor plans.
4. One-story homes only will be built on all corner lots (Lots 9, 10, 16, 17, 22, 27, 28, 32, 33, 34, 40, 41, 47, 63, 64 and 74).
5. Rear dwelling elevations are enhanced through incorporation of style appropriate detailing, massing, and varying rooflines for all building elevations.
6. A minimum of 9 roof color variations are provided as standard features, while 2 primary design styles of concrete roof tiles are provided such as ‘S’ tiles and flat tiles.
7. Reflecting the high quality craftsmanship of the homes, exterior building materials consist of stucco and stone veneers to provide for the desired durability. All concrete tile roofing is supported by a 30-year manufacturer warranty.

8. All two-story homes include single story elements on the rear elevations, as well as varying roofline ridge orientations to break up the undesirable “box-on-box” effect.
9. Architecturally integrated covered patios are standard features for all floor plans.

ARCHITECTURAL DIVERSITY ELEMENTS | OPTIONAL:

1. A minimum of three distinctly different architectural styles are provided for every floor plan to support the desired streetscape diversity.
2. Similar elevations will be prohibited on adjacent lots, and lots located directly across from each other.
3. Stone is offered on at least one elevation for each floor plan as a standard feature. Stone veneer is standard on the Tuscan elevation.
4. All home elevations offer distinctive architectural detailing such as, but not limited to, covered front entries, varied rooflines, architecturally integrated covered patios, and recessed window planes at appropriate locations. Wrought iron, faux stone, window mullions and muntins, window shutters, and style appropriate window pop-out detailing also supplement the desired architectural styles.
5. Trash containers and recycle bins will be required to be located either in the garage, or behind the side return walls so as to be screened from street view.
6. Covered front porches or entryways are offered as a standard feature on all elevations for each floor plan.
7. No more than two consecutive, two-story dwelling units shall be developed in a row on lots backing onto Chandler Heights Road and Wood Drive.
8. Four-sided architecture is provided on all portions of the elevations over 6-feet in height throughout the subdivision.

5. CONCLUSION

The requested Preliminary Development Plan will preserve the intent and character of the initial zoning for the property, enhance the built environment, create an attractive community, and increase the quality of life for existing and future residents, all while maintaining compatible community form and consistency with the overall vision, goals and policies of the Chandler General Plan and Residential Development Standards.

We look forward to working with the City of Chandler to realize this effort.

ORDINANCE NO. 3601

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY PLACING ON A PARCEL THE INITIAL CITY ZONING OF PAD -- PLANNED AREA DEVELOPMENT (DVR04-0009 REID'S RANCH, THE LANDING AT REID'S RANCH, AND AMBERWOOD HEIGHTS) 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:

Commencing at the West quarter corner of Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 00 degrees 08 minutes 50 seconds East, along the westerly line of the Southwest quarter of said Section 19, a distance of 1281.75 feet, said point being 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, and the true point of beginning;

Thence North 89 degrees 59 minutes 38 seconds East, being parallel with and 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, a distance of 2462.36 feet to a point on the Easterly line of said Southwest quarter of Section 19, from which the center of said Section 19 bears North 00 degrees 13 minutes 20 seconds East 1281.49 feet therefrom;

Thence South 00 degrees 13 minutes 20 seconds West, along said Easterly line, a distance of 1368.03 feet to the South quarter corner of said Section 19;

Thence South 89 degrees 59 minutes 15 seconds West, along the South line of said Section 19, a distance of 2075.75 feet;

Thence North 00 degrees 08 minutes 50 seconds West, being parallel with and 378.00 feet easterly of the westerly line of said Southwest quarter of Section 19, a distance of 653.00 feet;

Thence South 89 degrees 59 minutes 15 seconds West, being parallel with and 653.00 feet northerly of said southerly line of the Southwest Quarter of said Section 19, a distance of 378.00 feet, to a point on the westerly line of the Southwest quarter of said Section 19;

poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. Completion of the construction, where applicable, 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.
5. The developer shall be required to install landscaping in the arterial street median adjoining this project to meet current City standards. 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.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development, or take legislative action to cause the property to revert to its former zoning classification.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Preliminary Development Plan for The Landing at Reid's Ranch, Reid's Ranch and Amberwood Heights Located In Chandler, AZ" kept on file in the City of Chandler Current Planning Division, in file no. DVR04-0009, 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 as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or 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 by the Public Works Director for arterial street median landscaping.
11. The homes shall have all copper plumbing lines for those lines under pressure.
12. 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. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

13. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely.
14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/info/map, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
15. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

16. The applicant shall fully landscape, with turf as a primary element, all parcels along Gilbert Road.
17. The applicant shall work with Staff to modify the roof ridgelines of the 2855 model to achieve diverse roof ridgelines for the different elevations.
18. The tot lot shall be a minimum of 20 total play stations.
19. The same front elevation shall not be built on adjacent or opposite lots.
20. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between homes.
21. All homes built on corner lots shall be single story.
22. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is near an existing dairy farm as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
23. Along Gilbert Road and Chandler Heights Road at least two-thirds of the homes must be single-story, and there shall be no more than 2 two-story homes in a row.
24. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
25. Staff shall work with the applicant to provide pedestrian access to the landscaped tract along Gilbert Road from within the subdivision.

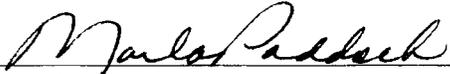
SECTION II.

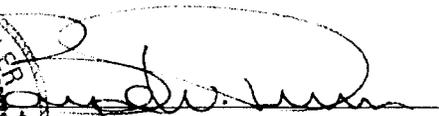
Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

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 August 2004.

ATTEST:

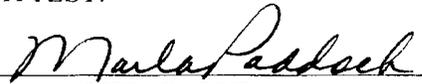

CITY CLERK

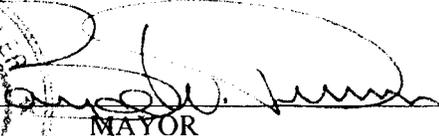

MAYOR

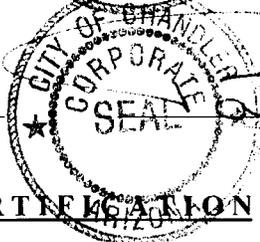


PASSED AND ADOPTED by the City Council this 9th day of September 2004.

ATTEST:

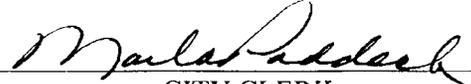

CITY CLERK


MAYOR

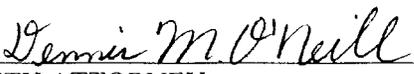


CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3601 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of September 2004, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Published on September 15 & 22, 2004