

# Boulders at White Peak

## Planned Area Development

159.6 Acre Parcel

Southwest Corner of Dysart Road  
and  
Dixileta Drive

August 14, 2003

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>8/14/03</u>
City Council Approval Date	<u>6/1/04</u>
	
Planner	



# Development Team

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# **Boulders at White Peak PAD Narrative**

## **Introduction**

The PAD is a 159.6-acre residential community that includes: a mixture of single-family residential densities, private open space and natural open spaces within the context of a common design theme. The Planned Area Development (PAD) zoning includes the R1-6, R1-7 and R1-8 underlying base zoning districts.

The property encompasses one-quarter square mile located within the alignments of Dixileta Drive to the north, Dysart Road to the east, Peak View Road to the south, and 135<sup>th</sup> Avenue to the west (see Exhibit A). The site is undeveloped desert that is relatively flat with a slight slope from northeast to southwest. The site includes a wash that runs diagonally through the property.

Adjacent properties to the north, east, south and west are undeveloped desert. The adjacent property to the east is part of the Vistancia (Lakeland Village) master plan that is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, schools, parks and golf course. The property to the north is part of the White Peak Ranch Master Plan that is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, school, park and golf course. The adjacent property to the west and south is being planned as a residential community under the name Pleasant Valley Hills that includes a combination of single and multi-family residential densities (see Exhibit B). All of the surrounding master plans include the extension of major roads and utilities into the area.

## **General Plan**

A general plan application was filed on this site to allow 2-5 dwelling units per acre with a target density of 3.0 units per acre. The amendment to the General Plan was approved on June 4, 2002 through General Plan Amendment 02-01 to allow residential density designations on the site consistent with the planned densities in the master plans to the north, east, south and west. The proposed PAD at 3.34 units per acre is consistent with the 2-5 units per acre General Plan residential land use designation (see Exhibit C).

The slight increase in density over the 3.0 target density is justified due to a planned pocket park, recreation amenities, and the preservation of a large wash that runs diagonally

through the site. The large wash continues into the Vistancia Master Plan community to the east. The wash is to remain in a natural condition with an earthen trail along its length. Adjacent to the wash is a planned pocket park. The park will be improved with a tot-lot, Ramada, BBQ grill, a soccer field, and sidewalk access to the park from the adjacent local street. Two landscaped retention areas are also planned along the wash that can be used for additional passive or active recreation purposes. The PAD will also meet the 11 percent open space requirement.

The PAD is also consistent with the General Plan criteria to exceed the 3.0 target density. The General Plan allows development to exceed the target density up to 5.0 units per acre if six criteria are met in the project. The target density can be exceeded in increments above 3.0 if some but not all of the six criteria are met. The Boulders at White Peak meets four of the six criteria to exceed the target density. Incrementally the PAD complies with a density increase up to 4.3 units per acre. The criteria and how they are met are as follows:

- *Efficient and appropriate utilization of the development site.* The Boulders at White Peak includes 159.6-acres, all of which is planned for single-family detached residences. The land uses are appropriate for the area due to the location of planned single-family lots on adjacent the Vistancia master planned community to the east. This plan coordinates open spaces, trails, and local street connection with Vistancia. The plan retains a natural wash and designs an active open space adjacent to the wash to take advantage of this natural vista.
- *Variation in product type, location and lot sizes.* The Boulders at White Peak proposes a combination of one and two-story house products with at least four elevations for each of the four subdivisions with the PAD. There are three different lot sizes planned ranging from a minimum of 6,095 to 7,800 to 9,375 square feet. Each lot size will have a different house product. The smallest lots are located in the smallest subdivision along 135<sup>th</sup> Avenue frontage. The medium size lots are located between the open space wash and 135<sup>th</sup> Avenue. The largest lots are located between the wash an adjacent to residential lots in Vistancia away from major streets.
- *Incorporation of developed recreational amenities.* The PAD proposes a pocket park adjacent to the open space wash in the southeast corner of the smallest lot subdivision (parcel 2). The recreation improvements include: soccer field, children's playground, Ramada, picnic table, barbeque grill, and turf area for passive recreation.
- *Integration of plans to retain, replace or salvage native desert vegetation.* The PAD retains significant areas of native vegetation by leaving the wash

that runs diagonally through the site adjacent to all four subdivisions in its natural condition.

## **PAD Development Plan**

The PAD is currently under the holding zone of SR-43. The proposed PAD zoning provides a master planned residential community that encompasses 159.6-acres on a quarter square mile parcel of land (see Legal Description, Exhibit J).

### **Residential Land Uses**

The PAD proposes a mix of three different single-family lot sizes, private retention/park/recreation area, landscaped open space/retention areas, and the conservation of a natural open space wash corridor (see Exhibit D). The residential component includes 537 single-family residential lots. The single-family lots vary from approximately 6,000 to 10,000 square-feet in size. The overall residential density is 3.4 units per gross acre. To exceed the target density of 3.0 the PAD introduces the preservation of a large wash as natural open space that runs diagonally through the property along with three-internal landscaped open spaces outside the wash, a trail that crosses the entire site, and recreation amenities in the most central open space area. The plan creates four residential neighborhoods that are internally or externally linked with a collector street, local streets, and a linear natural open space corridor. The linear natural open space corridor is adjacent to all four neighborhoods. These natural open spaces provide common design elements that link the neighborhoods together.

The distribution of lot widths (53' to 75'), depths (115' to 125'), and minimum lot sizes (6,095 to 9,375 square-feet) vary throughout the PAD. The slightly smaller lots and a pocket park are planned in the neighborhood on parcel 2 along 135th Avenue and the Dixileta Drive alignment near the northwest corner of the PAD. Medium size lots are planned in two neighborhoods on parcels 3 and 4 near the center and southern portion of the PAD along 135<sup>rd</sup> Avenue and the Desert View Road alignment. The largest lots are planned in the neighborhood east of the natural open space corridor in parcel 1 along Dysart Road alignment on the northeast portion of the PAD.

The distribution of the 538 lots includes: 140 lots that are a minimum 9,375 square feet in size on parcel 1; 124 lots that are a minimum 6,095 square feet in size on parcel 2; 126 lots that are a minimum 7,800 square feet in size on parcel 3; and 148 lots that are a minimum 7,800 square feet in size on parcel 4.

### **Open Space**

The PAD comprises approximately 17.6-acres or 11 percent useable open space as required by the City Design Guidelines. A large natural wash provides an open space corridor that runs diagonally through the middle of the site. The wash includes a pedestrian trail that is the extension of a planned trail from the Vistancia project located on the adjacent property to the southeast. The trail is designed to connect to future subdivisions in Vistancia to the southeast and to future subdivisions in the White Peaks master plan to the north (see Exhibit F). The trail will provide pedestrian access to the pocket park and recreational amenities located on the southeast portion of parcel 2 in the PAD. The remaining open spaces and retention areas are planned on parcels 1, 2 and 4 adjacent to the large natural open space corridor. A 20-foot wide landscape open space tract in addition to the right-of-way with a detached pedestrian sidewalk improvement planned along the length of 135<sup>th</sup> Avenue (see Exhibit H).

A pocket park is designed to be contiguous to the large natural open space near the center of the PAD on parcel 2. The park includes a soccer field, children's playground, shade Ramada, picnic table, barbeque grill, and turf area for passive recreation activities (see Exhibit E). The natural open spaces, retention areas, landscape tracts, and pocket park will be owned and maintained by a homeowners' association.

## **Single-Family Development Standards**

The PAD allows the: permitted uses defined under Section 14-5-2 with the addition of private recreation facilities associated with common open spaces constructed for the use and enjoyment of residents within the PAD; permitted conditional uses under Section 14-5-3 with the exception of day care group homes, group care facilities, and community residential setting facilities which are not permitted; and permitted accessory uses under Section 14-5-4 of the Zoning Ordinance. The property development standards are in accordance with the following Development Standards Table:

## Boulders at White Peak Development Standards

Parcel #	R1-8 District	Parcel #1 PAD	R1-6 District	Parcel #2 PAD	R1-7 District	Parcels # 3,4 PAD
Description	Ordinance Requirements w/o PAD	Residential Lots **	Ordinance Requirements w/o PAD	Residential Lots **	Ordinance Requirements w/o PAD	Residential Lots **
Min Area	8,000 square-feet	9,375 square-feet	6,000 square-feet	6,095 square-feet	7,000 square-feet	7,800 square-feet
Min Width	70-feet	75-feet	50-feet	53-feet	70-feet	65-feet
Min Depth	100-feet	125-feet	100-feet	115-feet	100-feet	120-feet
Front	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***	20-feet	15' for Living Area or Side Load Garage 18' for Front Load Garage ***
Side	5-feet one side with 15-feet combined total	5-feet one side with 15-feet combined total*	5-feet/8-feet	5-feet/8-feet*	5-feet/10-feet	5-feet/8-feet*
Street Side	10-feet	10-feet	10-feet	10-feet	10-feet	10-feet
Rear	15-feet	15-feet	15-feet	15-feet	15-feet	15-feet
Lot Coverage	40 percent	45 percent	45 percent	45 percent	40 percent	45 percent
Bldg Height	25-feet	25-feet	25-feet	25-feet	25-feet	25-feet

- \* Fireplaces, bay windows, pop-outs for entertainment centers may encroach 2-feet into side yard.
- \*\* Note: Upon engineering of the subdivisions in the PAD, some lots in the PAD may be less than the minimum areas, widths and depths identified in the Development Standards Table, however in no case will the lots be less than the minimum requirements identified in the corresponding base zoning district.
- \*\*\* Side loaded garages shall include a faux window or other architectural treatment on the street side of the garage that architecturally gives the appearance of a living area rather than a garage.

There are a few design standards that are changed from the equivalent base-zoning district:

- The R1-7 base district requires minimum 70-foot lot width and 100-foot lot depth with minimum 7,000 square feet in area. The PAD proposes 65-foot width, 120-foot depth and 7,800 square feet in area. The lot width is reduced to lower the per linear foot cost of infrastructure improvements that run along the front of the lot (street paving, curb & gutter, sidewalk, water line, sewer line, underground electric, telephone, and cable TV). The lot is then made deeper to allow for increased rear yard area because that is where people spend most of their outdoor free time (swing sets, pools, BBQ, table, patio, volley ball, horseshoes, etc.) Lot depth has more value to the homebuyer than lot width in terms of actual cost per square foot and practical use.
- The R1-7 requires 5'10" side yards where the PAD proposes 5'8". The additional two feet allows a larger house footprint, which gives more flexibility in floor plan layouts. The average homebuyer can see the difference in the internal floor plan but does not see the difference between 15-foot and 13-foot between houses. The shift in the two feet is valued added to the homebuyer, but does not impact safety or useable open space.

## **Single-Family Design Guidelines**

The following design guidelines apply to all single-family homes including principal and accessory structures. All subdivisions and house products shall be subject to approval in accordance with the following design guidelines. The guidelines are separated into three categories: Architectural Design, Plat/Lot Design and Landscape/Perimeter Wall Design.

### **Architectural Design**

The proposed homes may include one and two-story plans that exhibit high quality materials and architectural features.

Each home shall include the following:

1. Stucco or block exterior with optional stone, brick or wood accents.
2. Optional covered rear patio designed to match the home.
3. Ground mounted Air Conditioning and Heating unit.

4. Concrete tile roof.
5. Accents and window treatments.
6. Two-car garage with three-car garage option.
7. Painted stucco or block decorative return walls to match the houses.
8. Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
9. Roof vents, flashing, pipes shall be painted to match roof tile color.
10. Exterior light fixture at front entrance door. Enhanced exterior light fixtures on garage doors as an option.
11. Metal flashing, vents, pipes, electrical panels and other exposed metal on elevations shall be painted to match the color of the house.
12. Boxed fireplace chimneys to avoid exposed metal flumes if buyers include a fireplace as an option, or if the owner adds a fireplace at a later date.
13. The garages will be a minimum of 20' x 20', free of obstructions.
14. Two parking spaces in driveways outside of the garage.
15. Second story balconies shall be a minimum of fifteen (15) feet from any property line.
16. The use of reflective surfaces, except windows, shall be prohibited.
17. Roof mounted equipment, except solar panels and related equipment, shall be prohibited.
18. All utilities and ground mounted mechanical equipment shall be fully screened from view and shall meet the PAD setbacks.
19. Accessory structures 6-feet or more in height and/or 120 square-feet or more in area shall utilize like colors, materials and architectural style as the principal structure.
20. Additions to principal and accessory structures shall utilize like colors, materials and architectural style as the principal structure and shall conform to existing rooflines.
21. Each subdivision shall provide choices of roof colors and roof material types.

22. Each subdivision shall provide choices of exterior accent materials such as, brick, stone or masonry.
23. Each subdivision shall provide a minimum of 4 different architectural elevations.
24. Roof lines may vary from homes on adjacent lots and directly across the street
25. House products may include side-entry garages, or L-shaped floor plans.

### **Plat/Lot Design**

26. All public local residential streets in excess of 900-feet in length shall be curvilinear in design with a minimum radius of 150-feet and a minimum curve length equal to one-half of the radius. Private streets may be developed within the PAD, at the developer's discretion, with standards as approved by engineering department.
27. When a cul-de-sac abuts a useable open space area, a landscaped access easement shall be provided. Said easement shall be 10-feet wide that may be dedicated as a pedestrian path.
28. Plats should be designed to integrate and/or continue existing or approved open space areas adjacent to developed areas.
29. At the developer's discretion, subdivisions may utilize alternative local street cross-section. Use of ribbon curbs, modified street lighting and reduction of pavement width for public and private rights-of-way shall be considered by the City Engineer. Private streets may be used, at the developer's discretion.
30. Useable Open Space shall be clearly designated on each preliminary and final development plan. Areas that may be included in the calculation of open space shall include: landscaped retention area; private park and recreation area; landscape tracts, washes, and natural area open spaces.
31. Useable Open Space shall not include any of the following:  
Dedicated streets, alleys, vehicular drives, parking, loading and storage areas; required setback areas except where tracts are delineated; reservation of public park and school sites for which the City or school district shall be required to purchase; areas reserved for the exclusive use or benefit of an individual owner or tenant; or concrete areas designed primarily for the conveyance of water.
32. Dedication Statement on final plat shall include provision dedicating all open space and retention areas as tracts, providing for the maintenance of such areas and adjacent right-of-way by an established home owners association, and precluding such areas from future development.
33. Rights-of-way and retention areas shall be improved with landscaping as required by the City of Peoria Zoning Ordinance.

34. Entry features including decorative entry signage and landscaping with stamped concrete or specialty pavers shall be required for the main entrance off of 135<sup>th</sup> Avenue (See Exhibit G).

## **Landscape and Design**

There is an integrated landscaping and wall theme for the PAD. The Conceptual Landscape Exhibit establishes the landscape theme (see Exhibit F). Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the 135<sup>th</sup> Avenue landscape tract. The landscape plan has been designed in conjunction with the Master Drainage Exhibit for the site.

The PAD plan will provide: 8-foot high decorative theme wall along 135<sup>th</sup> Avenue if 135<sup>th</sup> Avenue is declared an arterial street by the City; otherwise the decorative theme wall will be 6-feet high along 135<sup>th</sup> Avenue as a collector street. The decorative walls at the entrances off 135<sup>th</sup> Avenue into the neighborhoods will be a minimum 6-feet high; 6-foot high decorative view walls along internal open spaces next to residential lots. The design of the 6-foot high theme wall incorporate single-scored smooth face block with integrated split face block accent (see Exhibit G). The 6' high view walls include a single-scored smooth block base with a wrought iron top. The entry signage will incorporate split face block in granite tile with etched letters on a smooth background. Landscaping at the entrance will be desert trees and vegetation with small boulders (see Exhibit G).

## **Circulation**

The White Peak Ranch to the north identifies the development of Lone Mountain Road to the north of the PAD. The Lakeland Village to the east plans the development of Dynamite Road to the south of the PAD. Accordingly, the Boulders at White Peak will be providing complete half street improvements for the east half of 135<sup>th</sup> Avenue adjacent to the development. 135<sup>th</sup> Avenue has a collector designation and will provide a north-south connection between Lone Mountain Road and Dynamite Road. This alignment will provide at least two or three local street access points off of 135<sup>th</sup> Avenue, directly into the planned neighborhoods of Parcels 2, 3, and 4. Parcel 1 will have two points of access. The first will be provided by a local street connection through the Lakeland Village development as shown on Exhibit D, and by a wet crossing through the wash common to both Parcel 1 and Parcel 2. Interior circulation will occur by local street connections common to Parcels 2, 3 and 4.

The planned street cross sections include 70-feet of right-of-way with one travel lane in each direction on 36-feet of paving for 135<sup>th</sup> Avenue. Local streets include 50-foot right-of-way with 32-feet of paving, back-of-curb to back-of-curb, roll curb and attached 4-foot sidewalk (see Exhibit H). Narrower street cross sections and rights of way may be used for public or private streets within the PAD at the developer's discretion, as may be approved by the Engineering Department. The local street will be a wet crossing.

## **Grading and Drainage**

The PAD site naturally slopes from the northwest to southeast. An existing wash traverses the site diagonally in a northwest/southeasterly manner. The proposed grading concept will include a minimum of 4 separate open space/retention areas located adjacent to the wash area at the low end of each parcel. These areas will provide the required storage volume generated by the 100 year, 2 hour storm event. The wash will also be utilized for the ultimate outfall for each one of the basins. Each parcel will be responsible for retaining its' storm water, which will allow greater flexibility in phasing the development (see Exhibit I). The following represent the PADs' FEMA designation:

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), Map No. 04013C1590G, revised July 19, 2001 indicates that the site lies within Zone "X". Zone "X" is defined by FEMA as:

*Zone "X" (shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.*

## **Public Utilities and Services**

Sewer service to the site will be provided by the City of Peoria. Ultimate discharge will occur at the Twin Buttes Treatment Plant located in Section 35 along Jomax Road and the Beardsley Canal, which is currently under construction. The Lakeland Village Development will provide the sewer connection for the PAD. The connection will be located near the southeast corner on the site. The exact location and depth will be determined as the plans for the Lakeland Village Development are finalized.

Water service to the site will also be provided by the City of Peoria, through two points of connection. Each connection point is being provided by the development to the north (White Peak Ranch), and to the east (Lakeland Village). A water line will be constructed in 135<sup>th</sup> Ave, which will connect the water line in Lone Mountain Road to the water line in Dynamite Boulevard, as shown on Exhibit B.

Natural gas to the site will be provided by Southwest Gas. Extension of service will be fed from the Lakeland Village development located east of the site and/or from White Peak Ranch development located north of the site, as shown on Exhibit B.

Electricity will be provided to the site by Arizona Public Service. The nearest facilities will be within the Lakeland Village development.

Telephone service will be provided to the site by Qwest Communications.

Cable television will be provided to the site by Cox Communications.

Refuse collection will be provide by the City of Peoria.

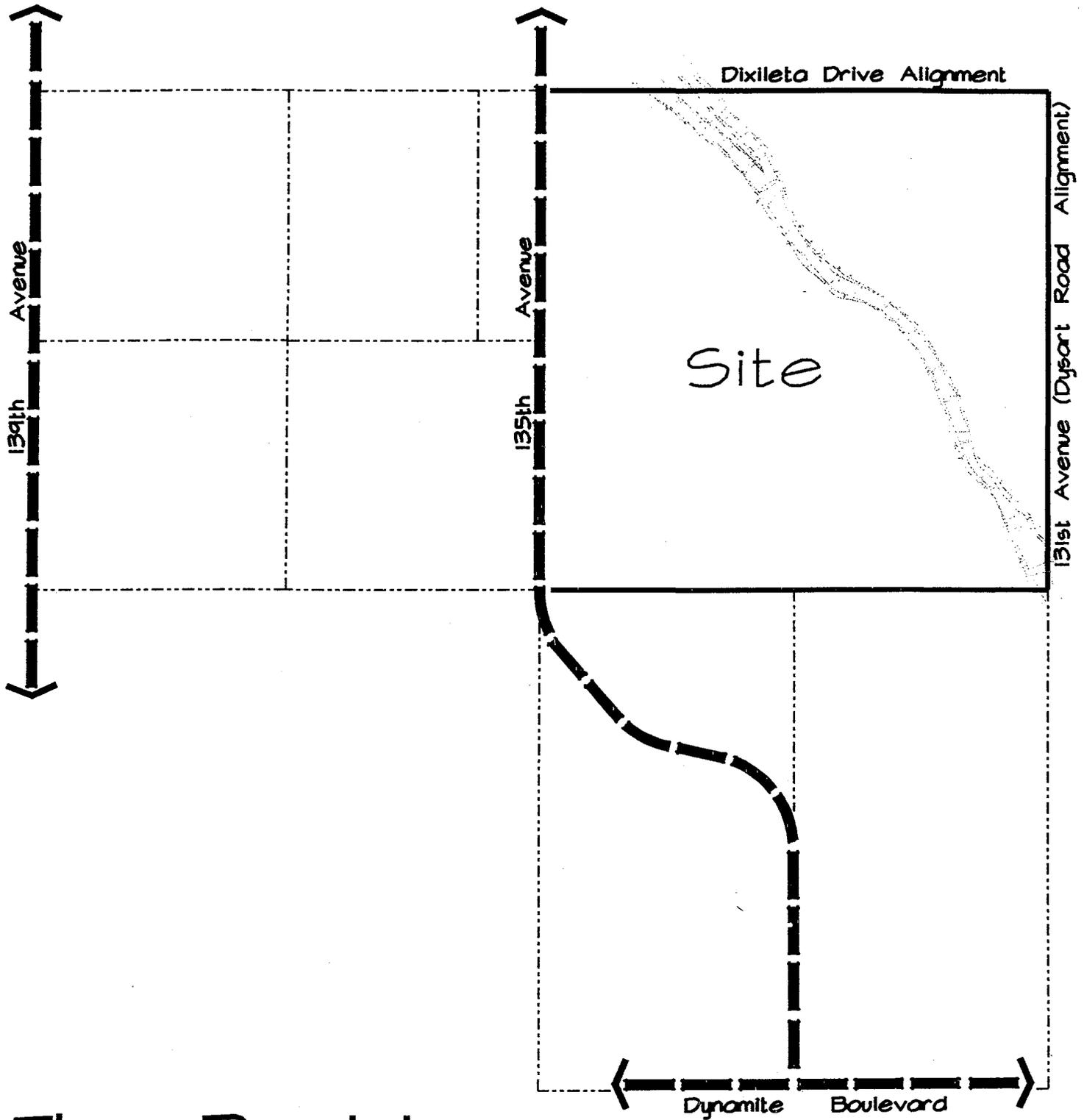
The City of Peoria will provide Law enforcement services, emergency and fire protection services. The closest police substation and fire station will be within the Lakeland Village development.

District No. 11 of the Peoria Unified School District will provide educational facilities and services for the site.

## **Phasing**

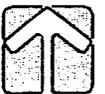
The PAD will be developed in phases as determined by market demand. The necessary road, water, sewer, on-site and off-site storm water retention will be constructed as needed for each phase of development. It is anticipated that each of the four parcels may be a phase of development. The order of development phasing will depend on the timing of adjacent master plan community infrastructure improvements.

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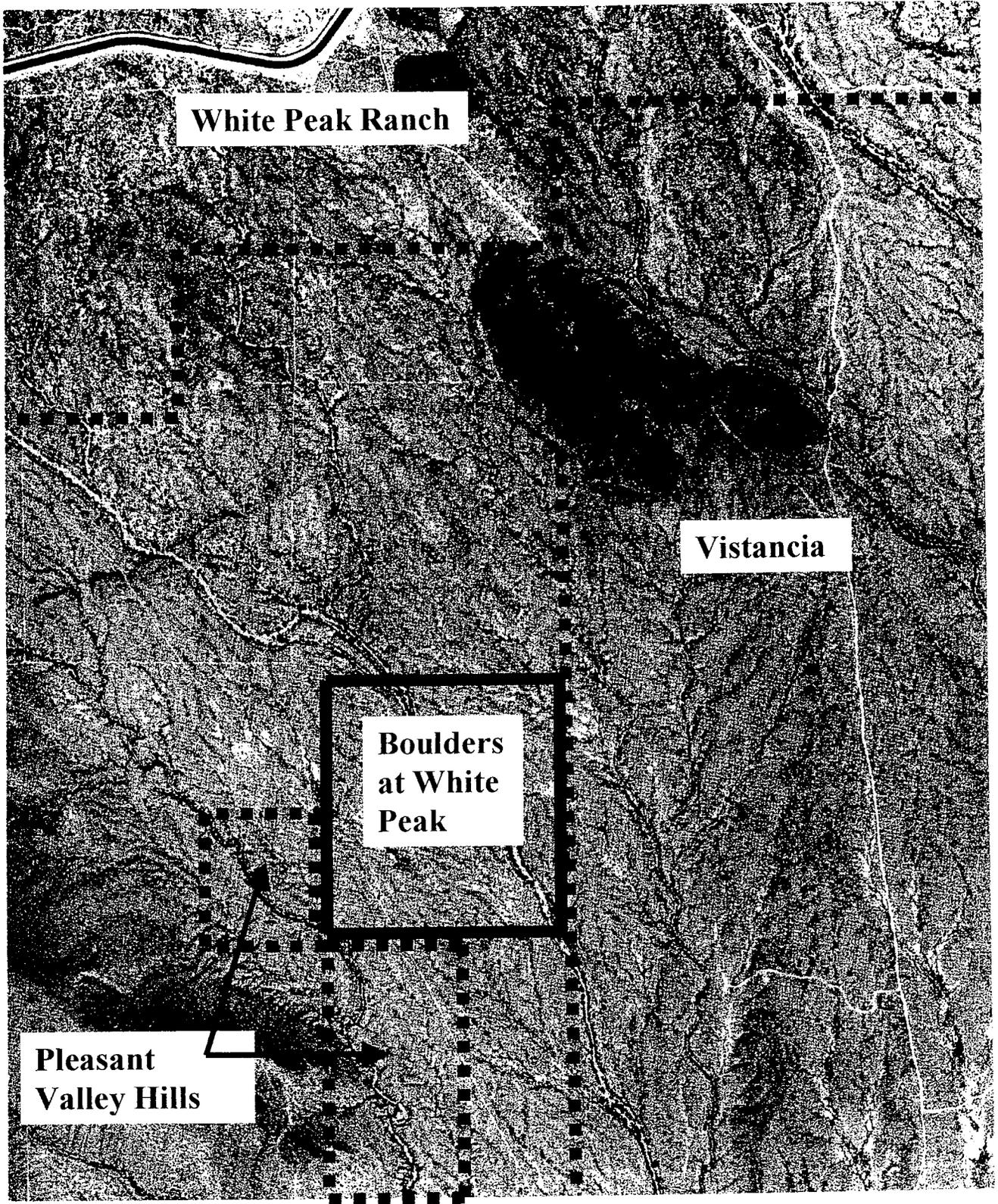
# The Boulders at White Peak

## Vicinity Map

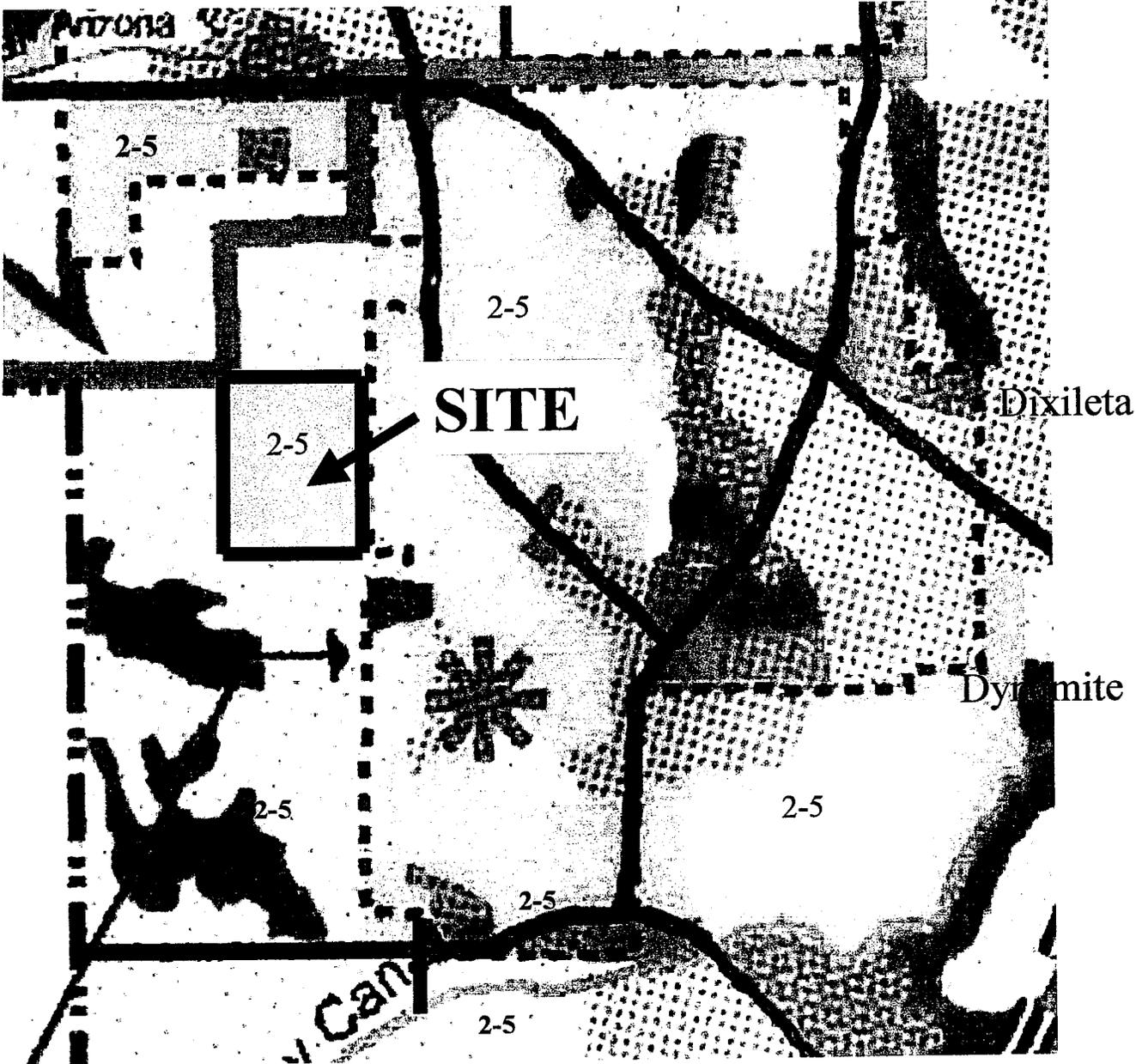


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DATE: 07/26/02



## **SURROUNDING DEVELOPMENT**

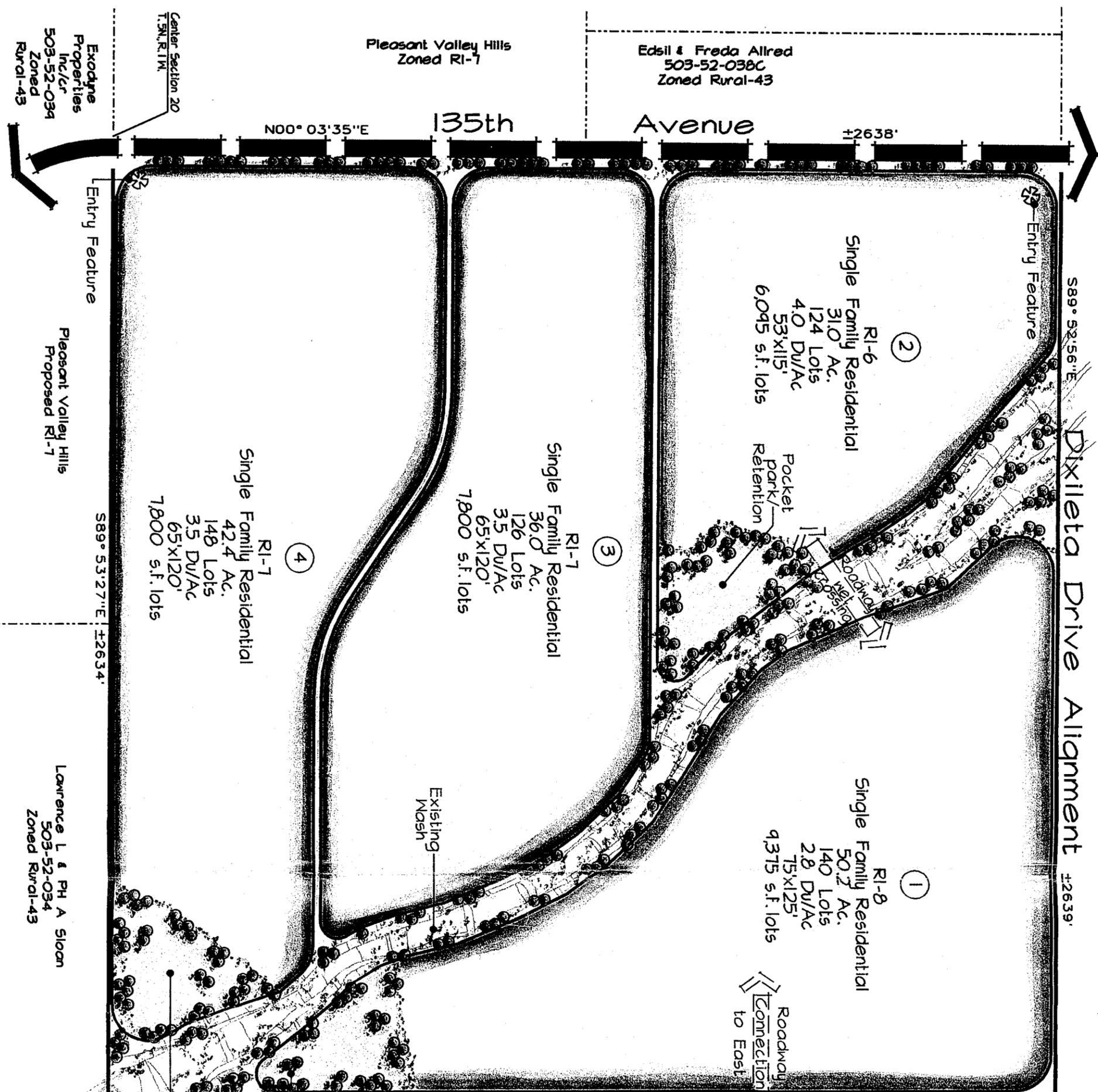


Reems

Dysart

# General Plan Map

Dixileta Drive Alignment ±2639'



Dysart Road Alignment ± 2639'  
Lakeland Village Small Lot Residential 2-5 Du/Ac

# The Boulders at White Peak

## PAD Development Plan

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### Development Standards Chart

Parcel	Proposed Zoning	Proposed Lot Size	Proposed Lot S.F.	Aero (Acres)	Proposed Density (du/acre)	Estimated Yield (lots)
1	RI-8	75 X 125'	9,375	50.2	2.8	140
2	RI-6	53 X 115'	6,095	31.0	4.0	124
3	RI-7	65 X 120'	7,800	36.0	3.5	126
4	RI-7	65 X 120'	7,800	42.4	3.5	148
<b>Residential Subtotal</b>				<b>159.6</b>	<b>3.4</b>	<b>538</b>

Lot Size	Proposed Zoning	Total Yield	Proposed Percentage of Yield
53 X 115'	RI-6	124	23.0%
65 X 120'	RI-7	274	51.0%
75 X 125'	RI-8	140	26.0%
<b>Total</b>		<b>538</b>	<b>100.0%</b>

\*11% of gross project area to be reserved for useable open space.

Open space/  
Retention



JOB# 0133  
DATE: 07/26/02  
REV.: 12/04/02

# The Boulders at White Peak

## Aerial Exhibit

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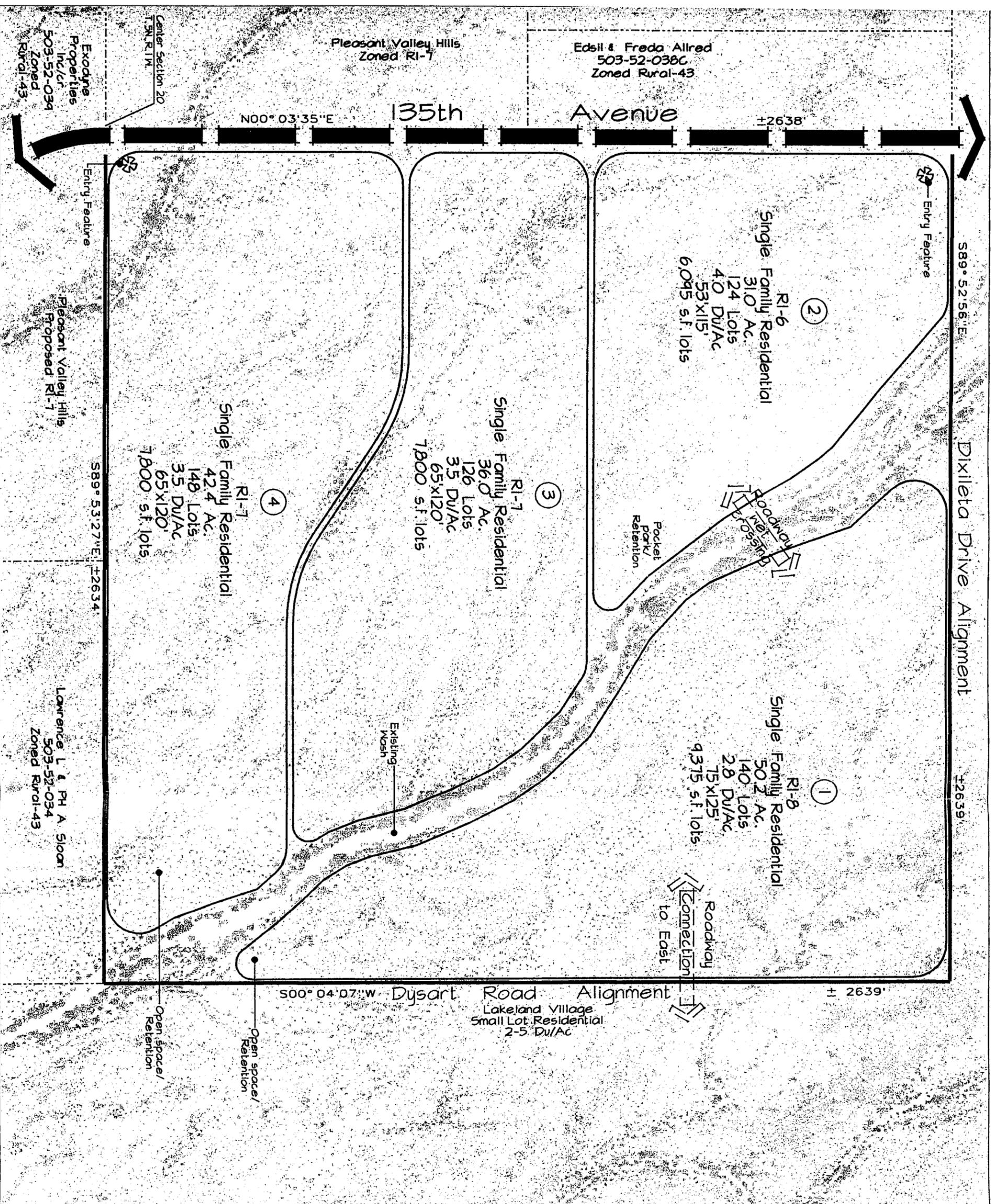
Arizona Land Design  
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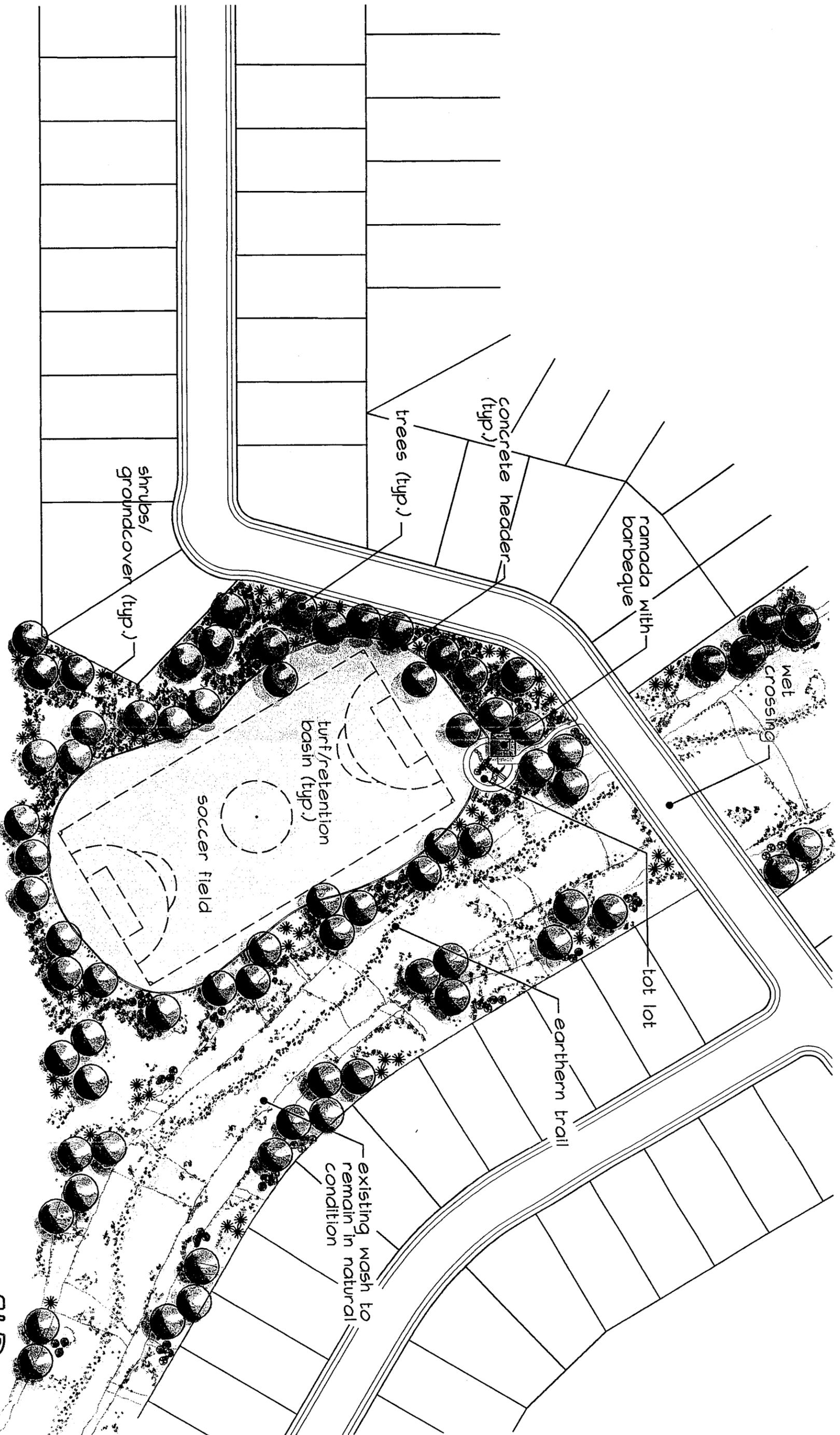


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DATE: 07/26/02





# The Boulders at White Peak

## Pocket Park Exhibit



JOB# 01.33  
 DATE: 05/24/02

# The Boulders at White Peak

## Master Landscape Exhibit

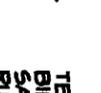
### Prepared For:

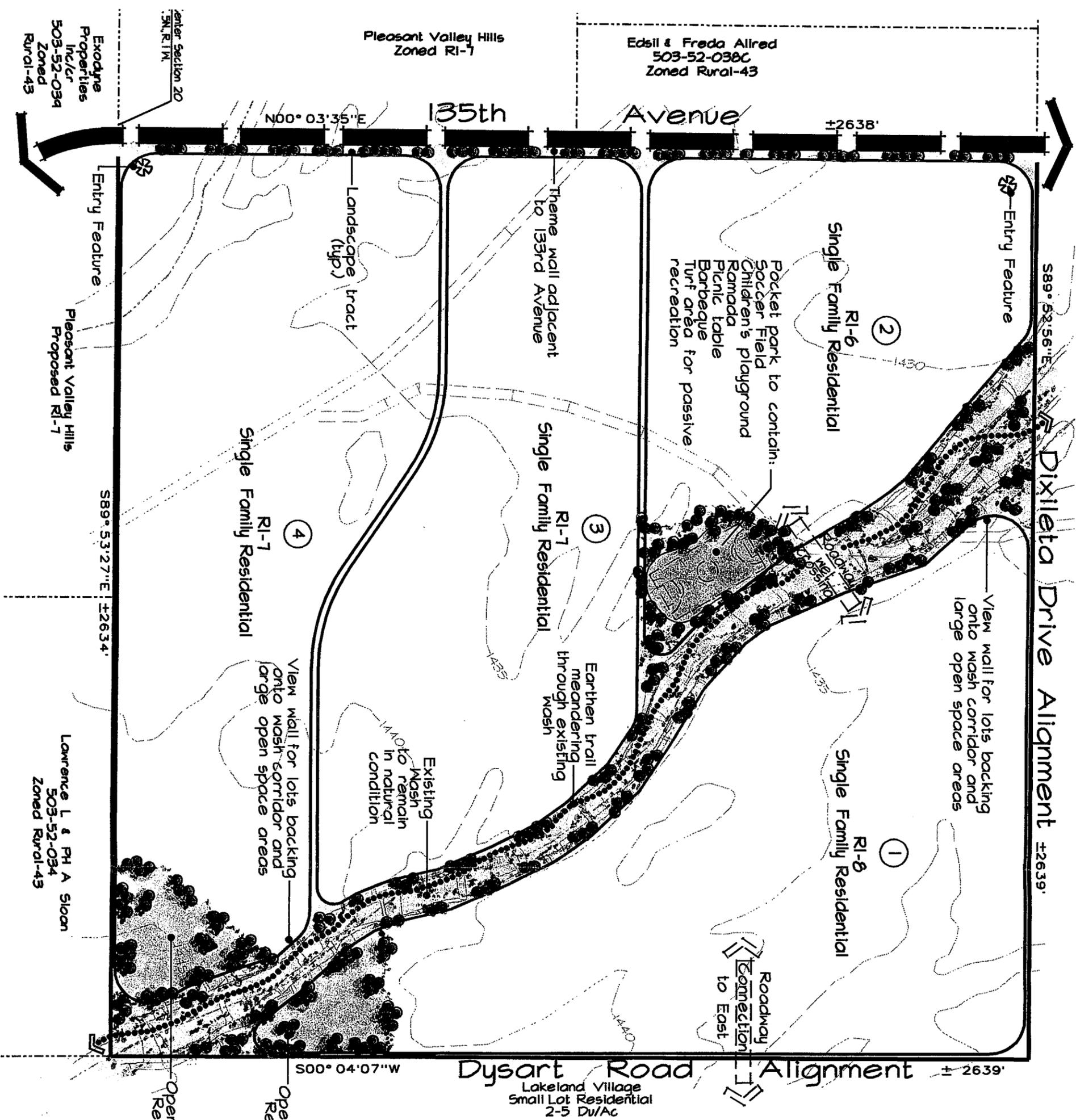
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### Legend:

	<b>TREES</b> CERICIDIUM sp. PROSOPIS sp. OLNEYA sp. ACACIA sp.		CERICIDIUM sp. MESQUITE IRONWOOD ACACIA
	<b>SHRUBS</b> LEICOPHYLLUM sp. CAESALPINIA sp. SALVIA sp. RUPELLIA sp. DALEIA sp. TECOMA sp. CALLIANDRA sp. CASSIA sp.		<b>TEXAS RANGER BIRD OF PARADISE</b> SALVIA RUPELLIA DALEIA YELLOW BELLS FAIRY DUSTER. CASSIA
	<b>GROUNDCOVERS/ACCENTS</b> LANTANA sp. VERBENA sp. GAZANIA sp. TUCCA sp. BOUSAINVILLEA sp. AGAVE sp.		LANTANA VERBENA GAZANIA TUCCA BOUSAINVILLEA AGAVE



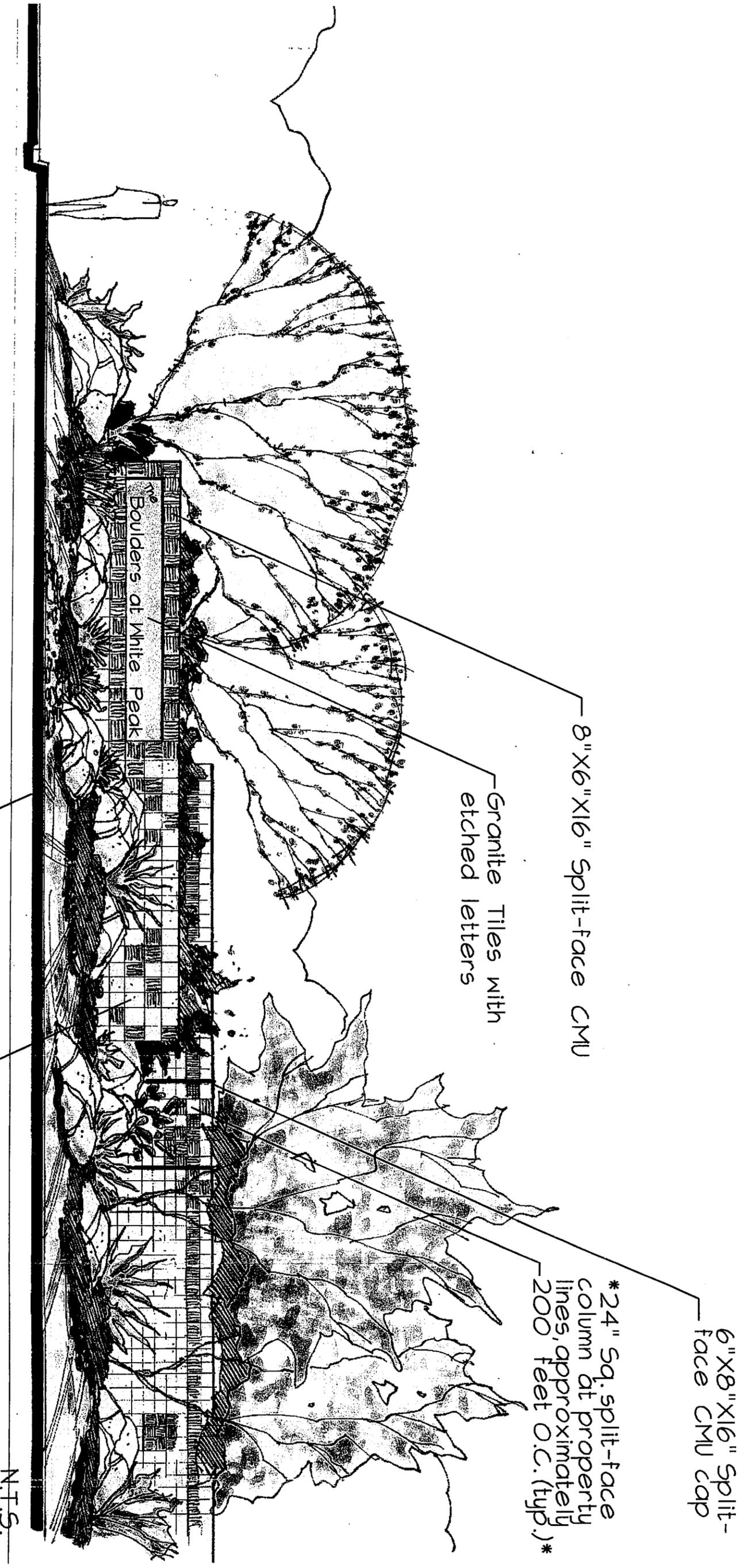
Open space/  
Retention

Open space/  
Retention



JOB# 0133 DATE: 07/26/02





\*Actual spacing to be adjusted to locate the column at a property line corner\*

Walls adjacent to arterial streets to be 8' high and 6" width.

# The Boulders at White Peak

## Conceptual Subdivision Entry and Wall Elevation



JOB# 0133  
 DATE: 05/24/02  
 REV.: 12/04/02

N.T.S.





## **LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5  
NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER BASE  
& MERIDIAN, MARICOPA COUNTY, ARIZONA