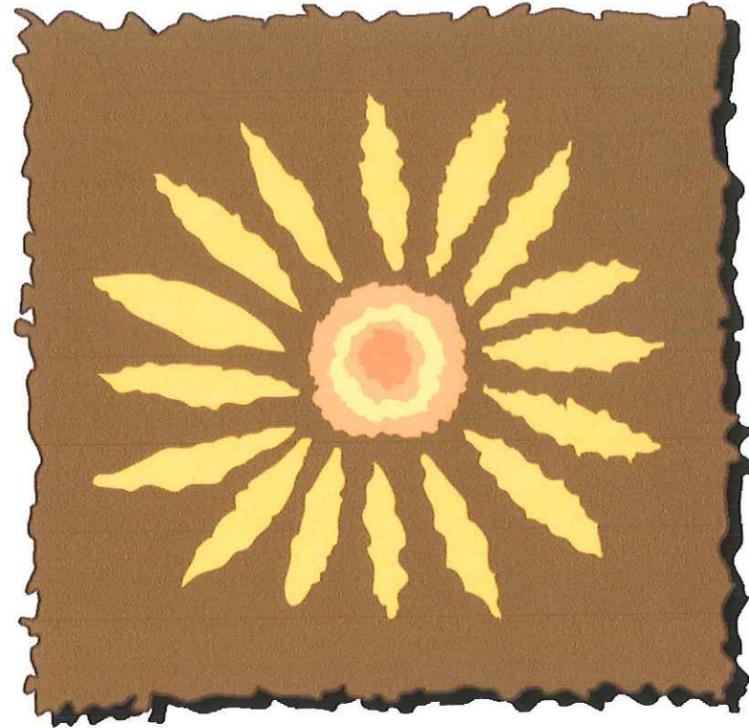


**COMMUNITY MASTER PLAN  
AMENDMENTS**



**ELIANTO**

**A MASTER PLANNED COMMUNITY  
( formerly Tartesso North )**

LENNAR COMMUNITIES DEVELOPMENT

## **Identity**

As described above, the Property was originally planned and themed in conjunction with the Tartesso master planned community. As such, the Tartesso North CMP reflects a consistency in design, development and integration of land uses. In order to reflect the new vision and identity of this community, Lennar proposes to change the name to Elianto. Elianto means "sunflower" in Italian. Lennar wants to establish Elianto as a separate community with its own identity and character. Along with the change in identity, Lennar proposed to change the look of Elianto with new design themes, entry monumentation, plant palette, and wall theme and community entrances to reflect the identity of a new community.

## **Community Design**

Community design and theming reflect the increased focus on the natural desert that makes up and surrounds the site. Large portions of the property will be dedicated to preservation of existing washes and wildlife habitat. Approximately 800 acres will be developed as natural open space as a part of flood control efforts. The open space is a significant amenity to this community. With 26.8% of the site devoted to community open spaces, schools, parks, trails and wildlife habitats, Elianto residents and visitors will be able to enjoy the outdoors and natural environment.

The community theme is based on simple materials that reflect the casual and natural atmosphere. Rustic rubble stonework with filled grout joints are made to appear as constructed from rock collected on site. The stonework is combined with subtle use of split-face masonry. The masonry is combined to provide texture and interesting shadow patterns that change throughout the day. The understated walls provide a neutral background to highlight the desert plantings. The blocks are angled to create a deep shadow pattern at signage locations that accentuate and contrast bold, pinned on lettering that is lighted for visibility. Trellis and stone columns are repeated throughout the project, to provide unity between entry monuments, signage and major drainage structures.

A distinctive sunflower logo will be repeated as an outline within specialty paving and pedestrian node areas. A metal outline logo will be used and applied to the stone columns to reinforce the sunflower as a project icon. The logo will also be used as the basis for signage and other community identification.

Trails and outdoor community spaces will be enhanced over the original design, to increase the emphasis on interaction with the natural surrounding and active lifestyles. A hierarchy of trail types and experiences is designed to provide a variety of challenging experience for diverse users. Trail loops are routed to provide loops of varying lengths, that will allow residents to have a variety of trail experiences and lengths without crossing major roadways. Longer routes are also possible through the use of lighted crossings, or using traffic lights activated by the user. The trail system contains several different trail types and surfaces, as well as grades varying from fully ADA accessible

routes to more challenging routes. Interpretive signage will be utilized to help residents better understand and appreciate the Sonoran desert ecosystem; signage will be concentrated along the major trails. One of the trail areas will be devoted to a barrier free interpretive garden tentatively located near the high school site.

The trail system has been enhanced with a series of major and minor trail node / rest areas that will provide places for rest and quiet contemplation. Major trail nodes will have seating for groups up to 20 people allowing for a variety of uses. Enhanced paving utilizing tree grates, patterned concrete and a kiosk, containing a community bulletin board, will also be provided. Minor trail nodes will also contain shaded seating and enhanced paving.

Planting will further enhance the desert theme and will be comprised of plants that are low water use and desert adapted. The majority of species used will be Sonoran Desert natives; selected accents of plants native to other desert areas will be used in limited areas. Trees salvaged from the site will be used at entry areas, focal points, medians and streetscape areas to provide strong desert character and a link to the surrounding desert. Nursery grown native trees will be utilized for the majority of streetscape plantings, nursery grown trees will be planted in regular groves to shade meandering sidewalks and trails. Strong architectural groupings of bold accent plants will be featured at entry monuments and other focal points.

Open spaces will be treated in a variety of ways based on intended use of the space. Larger retention areas within neighborhoods will be provided with turf areas limited to areas and sizes that can be used for active or passive play by residents. In addition, tot lot areas with shade ramadas and other amenities such as grills and picnic tables will be provided. Other retention and open space areas will be planted in a variety of native plantings that will provide transition between streetscapes, neighborhoods, other developed areas and natural surroundings. The remainder of open space areas will be focused on enhancing wildlife habitat; areas devoted to wildlife will be maintained in a manner that maximizes habitat value. Wildlife areas will be planted with native species in ratios and associations typical of the area.

All planting areas will feature a natural looking desert pavement treatment. The final grade soil surface will be raked and washed to bring the gravel and sand in the site soil to the surface creating a realistic desert surface. The desert pavement will provide a nearly seamless transition from maintained areas to the wild areas and the surrounding desert. Rocks larger than 3" in diameter will be partially buried by hand to provide the most natural appearing surface possible. Use of pre-emergent herbicides will be restricted to intensively landscaped areas. This will allow for natural seeding and recruitment of native plants throughout the landscape, further blending the line between natural areas and landscape.

## **Land Use**

Elianto will retain the Village concept established by Tartesso North. However, as part of this CMP amendment, we propose to decrease the number for Villages from 6 to 4. Densities of individual residential projects/subdivisions will still vary from 2 dwelling units per acre up to 25 dwelling units per acre. The overall density of Elianto is proposed to be 3.47 du/acre with a maximum of 13,661.8 units. This density is specifically permitted by the Tartesso North CMP.

Attached to this narrative are land use charts that show target densities for individual parcels in the medium and high density residential category. The density for each parcel will be determined at the time of preliminary plat stage. Individual lot layouts, street patterns, amenities and drainage solutions will also be reflected on the preliminary plat.

The target densities for the medium high and high density residential parcels range from a low of 4.6 units per acre, up to 25 dwelling units per acre. These are typical densities of attached units in cluster, condominium and apartment developments in Maricopa County. The development will bring a mix of land uses and price ranges that will be essential to the development and growth of Elianto and the Town of Buckeye.

As previously mentioned, Tartesso North is primarily a residential community with supporting non-residential, mixed use and commercial uses and an extensive recreational and open space system. Five (5) schools sites are provided throughout the community. Each Village has a designated school site. The High School site is located in Village 3. We have discussed these proposed sites with representatives of the Ruth Fisher Elementary School District and the Saddle Mountain Unified School District. A copy of the letter from the Saddle Mountain Unified School District is attached. The circulation system is integrated with the land use plan through the arterial and collector street pattern described in the Task Traffic Study.

## **Village Character**

Elianto will be planned as a series of four Villages. Development within each Village will be phased. Primary access will remain Sun Valley Parkway. Residents will be dispersed to the Villages using the system of arterial and collector streets.

### **Elianto Village One**

Elianto Village One is located in southern portion of the community on either side of the Sun Valley Parkway. The general boundaries of Elianto Village One are Thomas Road on the south, Sun Valley Parkway on the west and Turner Road on the east. Al Gardner, the original owner of Tartesso North, will retain the ownership rights to the 116 acre parcel located west of Sun Valley Parkway and north of Thomas Road (the "Gardner Parcel"). However, the Gardner Parcel will be planned and developed as part of the Elianto master plan.

Elianto Village One consists of all of Tartesso North Village 1 and a portion of Tartesso North Village 3. In addition, Elianto Village One includes a 160 acre out parcel located at the northeast corner of Thomas Road and the proposed Wilson Avenue alignment (the "160 acre parcel") and a 20 acre parcel located at the northeast corner of Indian School Road and Turner Road (the "20 acre parcel"). Neither the 160 acre parcel nor the 20 acre parcel were included as part of the Tartesso North CMP. With the addition of the 160 acre parcel and the 20 acre parcel, the approximate size of Elianto Village One is 914.7 acres.

The Tartesso North CMP classifies Tartesso North Village 1 as a mixed use parcel primarily designed for commercial uses and some medium density residential. As part of a previously approved minor amendment, dated September 3, 2003, the Tartesso North CMP land plan was revised to reflect the relocation of certain medium density residential and mixed use parcels. The purpose of the minor amendment was to move medium density residential parcels to the southern portion of the community to allow for the efficient build out of the residential segment of the community prior to the development of the mixed use or commercial portion of the Property.

Elianto Village One consists of approximately 562.1 acres of medium density residential, an 11.6 acre elementary school site, a 5.3 acre park site, 168.2 acres of combined open space, approximately 47.6 acres of commercial and approximately 67.3 acres of mixed use and 52.8 acres for rights of way. Elianto Village One will have approximately 2,785 residential units.

Elianto Village One will be developed in three phases. We anticipate that the first phase will include the medium density residential located in the center of Elianto Village 1. The second phase will include the medium density residential, located east of the first phase and west of the Wilson alignment. Third phase will include the mixed use and commercial corner that is located at the northeast corner of Sun Valley Parkway and Thomas Road alignment. A phasing exhibit is attached as part of the amendment.

#### Elianto Village Two

Elianto Village Two is located north of Elianto Village One and contains several uses, including residential, mixed use and commercial. The Sun Valley Parkway continues to be the primary access to Elianto Village Two and a large influence on the land design. Camelback Road serves as the northern boundary to Elianto Village Two and a demarcation line between Elianto Village Two and Elianto Village Three. Elianto Village Two incorporates portions of Tartesso North Village 1, Tartesso North Village 2, Tartesso North Village 3 and Tartesso North Village 4.

Similar to the Tartesso North land plan, a large portion of Elianto Village Two is devoted to mixed use and commercial. The Mixed Use and Commercial parcels are planned adjacent to Sun Valley Parkway, with Indian School Road as the southern boundary and Camelback Road as the northern boundary. The land to the east of the

Commercial/Mixed Use parcels transitions from high density residential to medium density residential.

The approximate size of Elianto Village 2 is 1,094.2 acres with approximately 3,437 residential units. Elianto Village Two consists of approximately 309 acres of mixed use, 49.5 acres of commercial, 231.7 acres of open space, 399.8 acres of medium density residential, 35.8 acres of high density residential, an 11.4 acre elementary school site, two neighborhoods park sites, approximately 6.6 acres and 5.2 acres in size, respectively, and 60.1 acres of rights of way.

Elianto Village Two will be developed in three phases. The residential portion will be developed in the first phase.

#### Elianto Village Three

Elianto Village Three is located in the northern portion of the community. This Village provides a mix of medium density, medium high and high density residential neighborhoods as well as mixed use and commercial users. In addition, Elianto Village Three will contain a 50.8 acre high school site, a 12.9 elementary school site and a two park sites, approximately 4.9 acres and 28.8 acres in size. Similar to Elianto Village Two, the commercial and mixed uses are located adjacent to Sun Valley Parkway. All Commercial and Mixed Use parcels were specifically planned adjacent to Sun Valley Parkway in an attempt to further the Town of Buckeye's vision of developing Sun Valley Parkway as a major commercial corridor.

The approximate size of Elianto Village Three is 918.3. Elianto Village Three contains 339 acres of medium density residential, 79 acres of medium/high density residential and 20.8 acres of high density residential. In addition, Elianto Village Three includes a 50.8 acre high school site. The high school site will serve as the high school for the community. Because of its adjacency to Sun Valley Parkway, commercial and mixed use are also major land uses in Elianto Village Three, with approximately 22.7 acres of commercial and 123.6 acres of mixed use. In addition, there will be a 12.9 acre elementary school site, two community parks which will be 4.9 acres and 28.8 acres in size, 185.5 acres of open space and 50.6 acres for rights of way.

Elianto Village Three will be developed in several phases. The first phase will be the medium density residential located in the northeastern section of the community.

#### Elianto Village Four

Elianto Village Four is located west of Sun Valley Parkway. Camelback Road, which is designated as an internal arterial, provides access to Sun Valley Parkway. Elianto Village Four is approximately the same size and scope as Tartesso North Village 6. This Village is a little removed from the Parkway, but will continue the theme and design of Elianto. Elianto Village Four is primarily a residential community with associated parks and recreational amenities. There is a commercial parcel located north of Camelback

Road. We envision that this commercial parcel will serve the surrounding neighborhoods.

Elianto Village Four is approximately 954.4 acres and will have approximately 4,294 residential units. The land use mix consists of 570.1 acres of medium density residential, 95.2 acres of medium/high density residential and 28.8 acres of high density residential. In addition, Elianto Village Four will have 22 acres of commercial, an 11.4 acre elementary school site, two community park sites, that are 5.2 acres in size and 19.8 acres in size, 151.7 acres of open space and 50.2 acres for rights of way.

In summary, Elianto continues the residential theme and character of Tartesso North. Higher intensity commercial and mixed uses remain adjacent to Sun Valley Parkway. Medium Density Residential is still the major land use category comprising 46% of the land use. The commercial and mixed use percentages are almost identical to the land use mix proposed in Tartesso North. Moreover, by restructuring Villages and realigning roadways, we have been able to develop an efficient land use and development plan for this community.

While the total number of villages has decreased, the overall mix of land uses has not changed. Land use percentages may change slightly due to the incorporation of additional parcels, realignment of roadway and redefining wash categories. Through the realignment of roadways and the refinement of the jurisdictional washes, we were able to add developable land that we reallocated to the adjacent parcel. Attached for your review is a land use table which compares the Tartesso North land use percentages with the proposed Elianto land use percentage. By way of an example, you can see that the even with the addition of 180 acres, the medium density land use percentage only increases 1.9%.

#### Incorporation of Out Parcels

In order to promote the efficient development of Elianto, Lennar proposes to incorporate two out parcels into the Elianto master planned community. The first parcel that Lennar would like to rezone and incorporate is a 160 acre out parcel located at the northeast corner of Thomas Road and the proposed Wilson Avenue alignment (the "160 acre parcel"). The 160 acre parcel is located in the southern portion of the Elianto community. The second parcel is a 20 acre parcel located at the northeast corner of Indian School Road and Turner Road (the "20 acre parcel"). With the addition of these two parcels, Elianto will be approximately 3,931 acres.

The Town's Land Use Map currently designates the 160 acre parcel as General Commerce. As part of this application we are filing a minor land use amendment to change the land use designation from General Commerce to Planned Community. In addition, we are including a rezoning narrative to rezone the 160 acres to Planned Community. The 160 acre parcel will be incorporated into the Elianto Master Plan Community as medium density residential. The 20 acre parcel is currently designated as

Planned Community. We intend to keep the Planned Community designation on the 20 acre parcel and develop the parcel as open space.

Both parcels will become part of Elianto Village One. The 160 acre parcel will be designated medium density residential, similar to the surrounding parcels. The 160 acre parcel is subject to the same design guidelines, criteria and open space requirements established by the Tartesso North CMP. The 20 acre parcel will be designated as open space and allow Lennar to develop additional recreational/open spaces opportunities for residents of Village One.

**Development Standards**

Attached please find new development standard charts for low and medium density parcels and commercial/mixed use parcels. Charts have been amended to reflect revised development standards for our cluster product. Development standards for medium-high and high-density parcels will be submitted with individual site plans.

### **Cluster Products**

Elianto will have several types of cluster products. These products will allow us to provide for a variety of housing products within the master plan. The cluster subdivisions may be either single family detached and single family attached dwelling units, townhouse and multi-family residential developments utilizing reduced lot sizes, unique siting and shared access to provide a variety of streetscape options. The cluster product will be located in the medium density, high density and mixed use land use categories. Overall density will not exceed maximum density as specified in land use table. A table outlining cluster product development standards is attached.

### **Circulation Plan**

A revised traffic study has been prepared by Task Engineering and was submitted under a separate cover to the Town of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout. The report indicates the current background traffic volumes and estimates future traffic volumes. The report also makes recommendations for design of proposed infrastructure improvements for this project.

As reflected in the revised land use map and updated traffic study, street alignments have been revised and realigned to accommodate the new land use plan. Specifically, commercial and mixed use parcels have been relocated to closer to Sun Valley Parkway, with direct access from either Camelback Road or Indian School Road. This change will allow Sun Valley Parkway to develop into a regional commercial corridor, while limiting the amount of commercial traffic that will need to access the interior of community. A circulation map is attached to this submittal.

The traffic roundabouts that were so prevalent in the Tartesso North CMP have been eliminated. While attractive, traffic roundabouts often pose challenges in terms of traffic, pedestrian access, and commercial viability. The revised traffic plan and land use plan addressed these issues by removing the roundabouts and pedestrian tunnels and providing for direct pedestrian access via a collector or local street. However the new land use plan retains the intent, look and functionality of the traffic roundabouts, without the challenges.

Additionally, street alignments have been revised to mitigate the impact of washes and wash crossings. Specifically, "T" intersections are eliminated by realigning streets in a more perpendicular alignment.

### **Ground Water Study**

A ground water study has been completed for the project. The study was prepared by Errol Montgomery & Associates and has been submitted to Arizona Department of Water Resources. This project is located with the Hassayampa Sub-basin. The ground water study outlines the project demands and determines project 100-year impacts as required by the ADWR. The report also outlines that the project meets all the requirements of the Phoenix AMA Third Management Plan.

### **Water Master Plan**

A revised water master plan has been prepared by Coe & Van Loo Consultants, Inc. and was submitted under a separate cover to the Town of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout, preliminary well locations, preliminary water campus locations, and water line alignments. This report follows all guidelines in the ground water study and the Town of Buckeye.

### **Sewer Master Plan**

An updated sewer master plan has been prepared by Coe & Van Loo Consultants, Inc. and was submitted under a separate cover to the Town of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout, preliminary sewer main sizes and alignments. The report also includes information of how the Elianto project and Tartesso West project sewers interconnect and ultimately flow west to the waste water treatment plant being constructed as part of the Tartesso West project.

### **Conceptual Drainage Plan**

A revised conceptual drainage report has been prepared by Coe & Van Loo Consultants, Inc and is attached to this submittal for review and approval by the Town of Buckeye. The conceptual drainage report will also be submitted for review and approval by the Maricopa County Flood Control District. The drainage report reflects the current Elianto project layout and densities. In general the drainage outlines how offsite flows will be conveyed through the project by constructing onsite detention basins. The basins will capture offsite flows and direct a lower flow south through a proposed natural open space conveyance corridor. The conceptual drainage design takes into consideration the existing onsite 404 corridors, of which approximately 80% will remain in their natural condition.

**Prohibited Uses**

All mining operations are a prohibited use within the Elianto Community.

ELIANTO  
COMMUNITY MASTER PLAN

Development Standards

DENSITY CATEGORY LOT SIZE	CLUSTER		MEDIUM							LOW	Town of Buckeye Development Code Standards Planned Community	
	Cluster Type	Zero Lots Z-Lots	48' X 115'	53' X 115'	58' X 115'	63' X 115'	68' X 115'	75' X 115'	85' X 120'	Varies		
RESIDENTIAL												
Minimum Subdivision Size	1 ac	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	C
Minimum Lot Area (1)	1,000 sf	2,730 sf	5,520 sf	6,095 sf	6,670 sf	7,245 sf	7,820 sf	8,625 sf	10,200 sf	15,000 Min.	Varies	B - 45'
Minimum Lot Width-Interior Lot (2)	20'	35'	48'	53'	58'	63'	68'	75'	85'	95'	Varies	B
Minimum Lot Width-Corner Lot (2)	20'	35'	58'	63'	68'	73'	78'	85'	95'	95'	Varies	B
Minimum Lot Depth	60'	70'	N/a	N/a								
Maximum Building Height	40'	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	E - 30'
Front Yard Setback (Public Street) (9)	15'	10'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	25'	A
Front Yard Setback Private Street	8'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A
Front Yard Setback-Stagger	N/a	N/a	3' Min.	n/a	A							
Front/Rear to Face of Garage Door - Public Street	18'	18'	N/a	A								
Front/Rear to Face of Garage Door - Private Street	4'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A
Front Yard Setback-Front of House/Garage Recessed	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	25' Min.	A
Front Yard Setback-Side Entry Garages	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	25' Min.	A
Property Line to Vertical Garage Door	N/a	N/a	18' Min.	25' Min.	A							
Driveway Length	N/a	N/a	20' Min.	25' Min.	A							
Side Yard Setback (10)												A - 5'
Interior Lot-Minimum	0'	0'/5'	5'	5'	5'	5'	5'	5'	10'	10'	10'	A - 13'
Interior Lot-Aggregate	5'	5'	13'	13'	13'	13'	13'	13'	20'	20'	20'	A,D
Corner Lot- Minimum	0'	0'/5'	5'	5'	5'	5'	5'	5'	10'	10'	10'	A,D
Corner Lot-Street Side	10'	10'	13'	13'	13'	13'	13'	15'	15'	20'	20'	A - 18'
Corner Lot-Aggregate	10'	10'	18'	18'	18'	18'	18'	20'	25'	30'	30'	A - 18'
Rear Yard Setback (4)(5)(6)	3'	5'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	25'	A - 20'
Rear Yard Setback - Stagger			3' Min.	n/a	A							
Minimum Distance Between Buildings (11) (12)	10'	10'	10'	10'	10'	10'	10'	10'	20'	20'	20'	A - 10'
Maximum Lot Coverage-Primary Structure	N/a	N/a	50%	50%	50%	50%	50%	50%	50%	50%	40%	B
Maximum Lot Coverage-Primary Structure with Partios/Shade Structures	N/a	N/a	55%	55%	55%	55%	55%	55%	55%	55%	45%	B
Maximum House Width	N/a	N/a	35'	40'	45'	50'	55'	60'	65'	65'	Varies	B
Landscape Tracts-Collector Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	0'
Landscape Tracts-Arterial Street	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	0'
Landscape Tracts-Adjacent to Lots Siding Collector	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	0'

NOTES:

- A - Setbacks shall be as required by the Rural Residential District or as determined by an approved plat
- B - Lot coverage and lot width will be as allowed in the Rural Residential District or as determined by the Community Master Plan
- C - Lot size shall be as required in the Rural Residential district unless part of an approved Community Master Plan, in which case there shall be no minimum lot size
- D - Corner sideyard setbacks that are adjacent to local streets shall be a minimum of thirteen (13) feet from the property line: twenty (20) feet adjacent to collector and arterial streets.
- E - Building heights and separation will be as allowed in the Rural Residential District or if approved, as determined by the Community Master Plan.

The CMP prohibits mining uses within the project

NOTES:

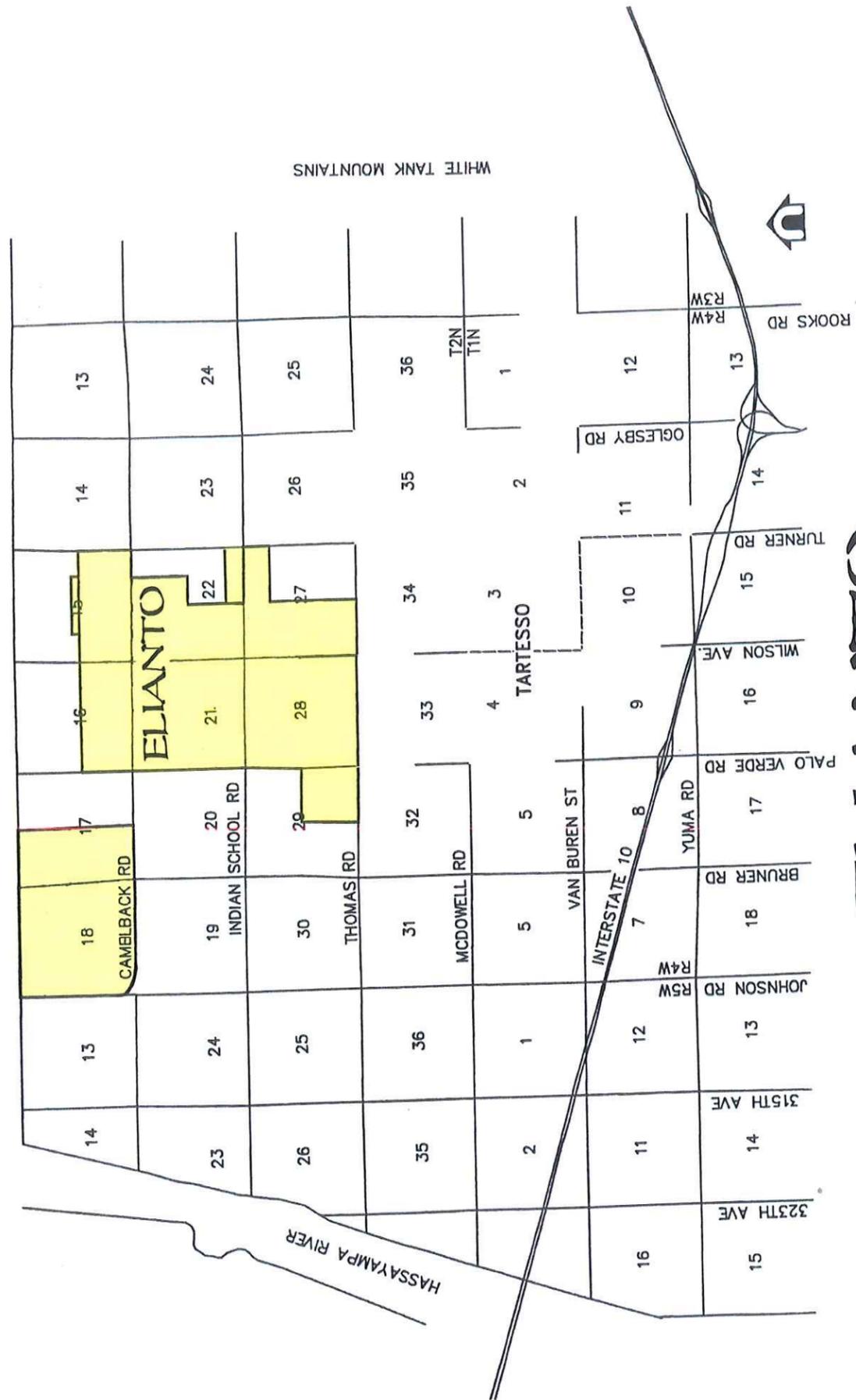
- 1. Not more than 10% of the lots within a Lot Category may be smaller than the Minimum Lot Size of that Lot Category.
- 2. Minimum lot widths will be measured at the front setback line.
- 3. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
- 4. For Local, Collector and Arterial Streets (same due to landscape tracts).
- 5. Patio covers may encroach up to 10' from the rear property line, 3' in Cluster and Z-Lots. The maximum width for the patio encroachment is 50%.
- 6. The aggregate front and rear setback shall equal 40' except for the Low density category.
- 7. Non-structural architectural features such as fireplace, bay windows and pop-outs may encroach not more than 2' into sideyard setback.
- 8. Local to Collector and Local to Local shall have minimum of 125' offset.
- 9. May be reduced for Auto-courts and Landscaped tracts/easements
- 10. Where a side yard setback is provided, it must be a minimum of 5'.
- 11. Minimum separation of bldgs on same lot for Cluster Type is 10'.
- 12. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least on lot.

**ELIANTO  
COMMUNITY MASTER PLAN**

			Town of Buckeye Development Code Standards	
			Elianto	Commercial Center
<b>COMMERCIAL/MIXED USE</b>				
Minimum Lot Width-Corner Lot			150'	100'
Maximum Building Height			35'	45'
Front Building Setback			35'	0'
Rear Building Setback			15'	15'
Interior Side Building Setback			15'	0'
Corner Side Building Setback			25'	0'
Residential Zone Boundary			45'	10'
Front Parking Lot Setback			4'	N/A
Rear Parking Lot Setback			3'	N/A
Interior Side Parking Lot Setback			3'	N/A
Corner Side Parking Lot Setback			4'	N/A
Residential Zone Boundary-Parking Lot			3'	10'

**NOTES:**

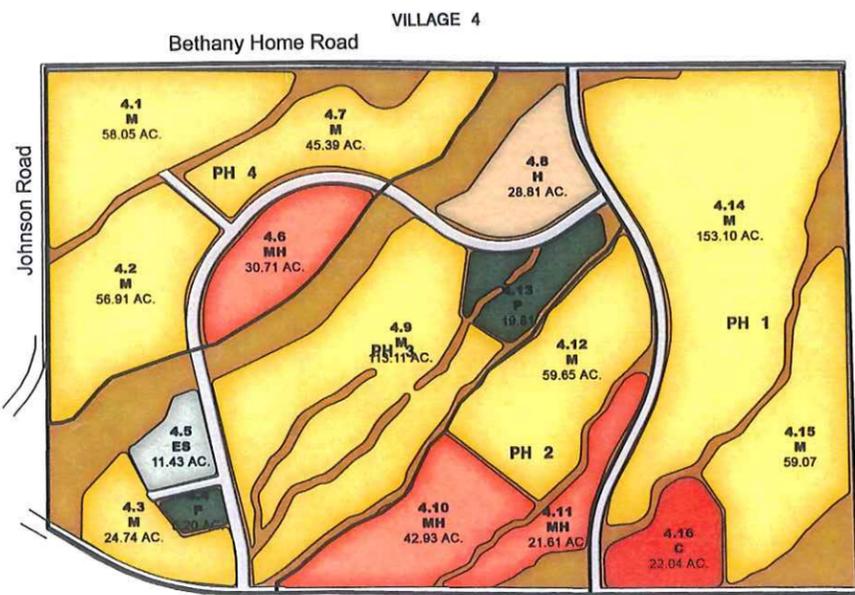
1. The information provided in this chart is for information only. Actual development standards will be determined at Site Plan approval.



# ELIANTO

A Master Planned Community

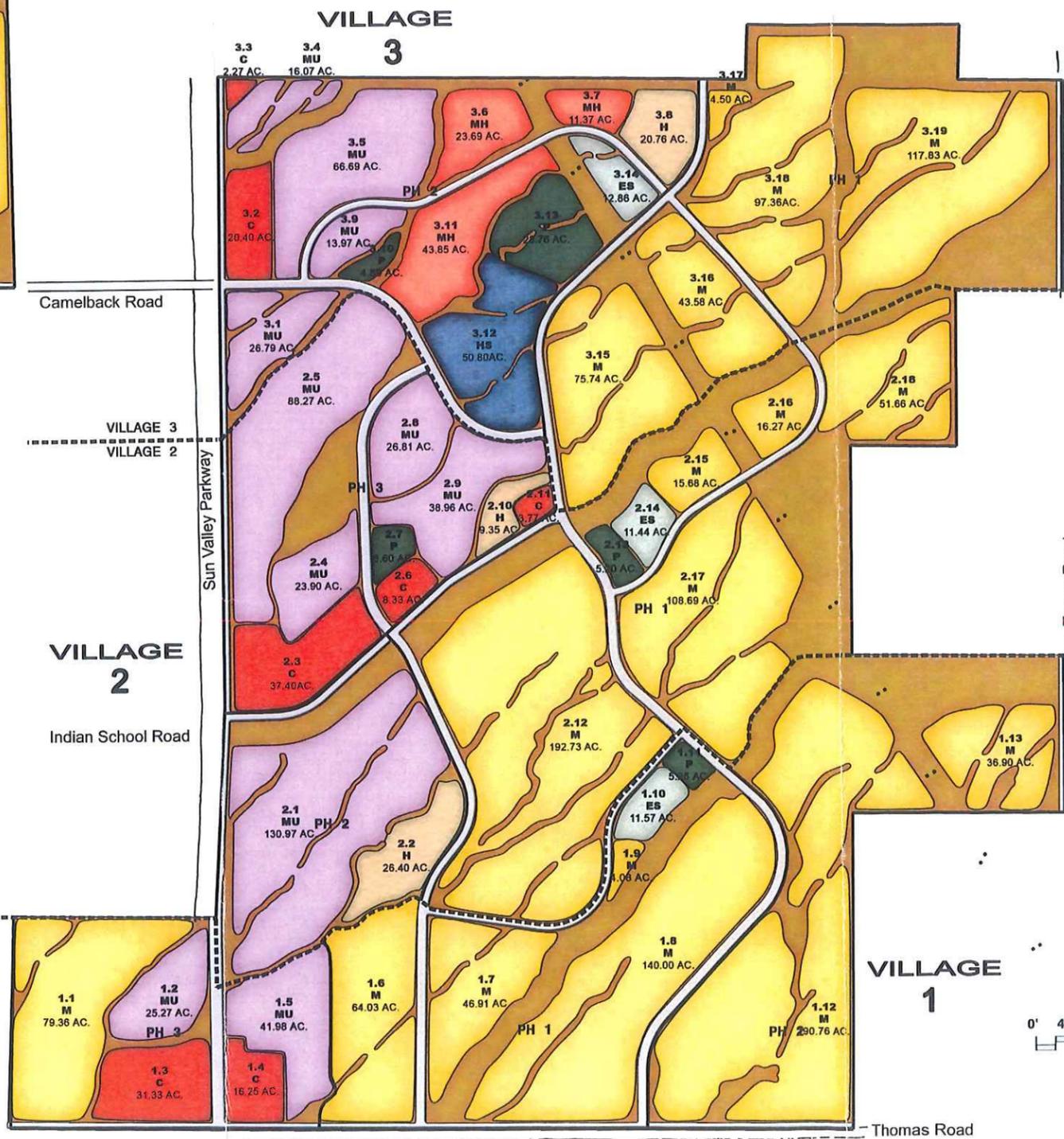
## VICINITY MAP



**VILLAGE 4**

**Legend**

- High Density Residential
- Medium/High Density Residential
- Medium Density Residential
- Elementary School
- High School
- Park
- Open Space
- Utility/Open Space
- Commercial
- Mixed Use

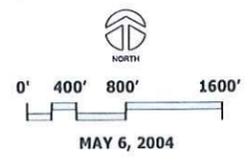


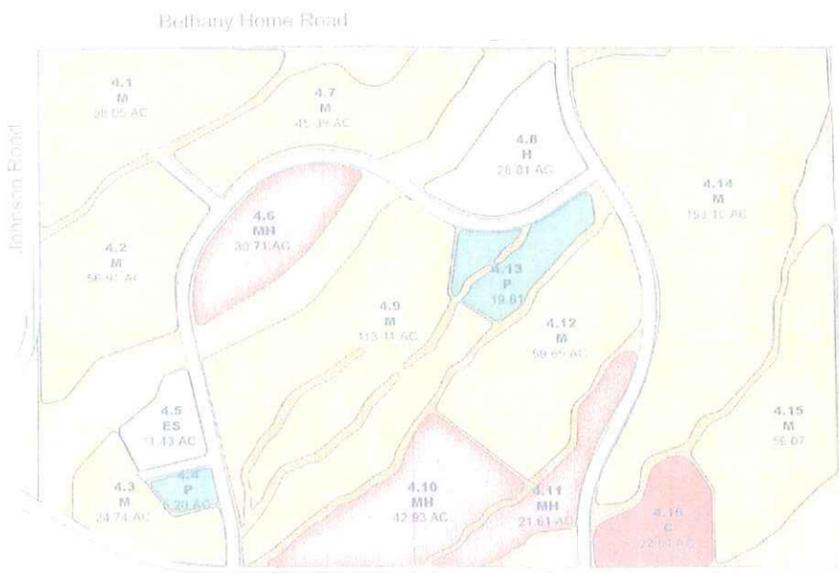
**VILLAGE 3**

**VILLAGE 2**

**VILLAGE 1**

Phasing Plan  
**ELIANTO**  
 A Master Planned Community



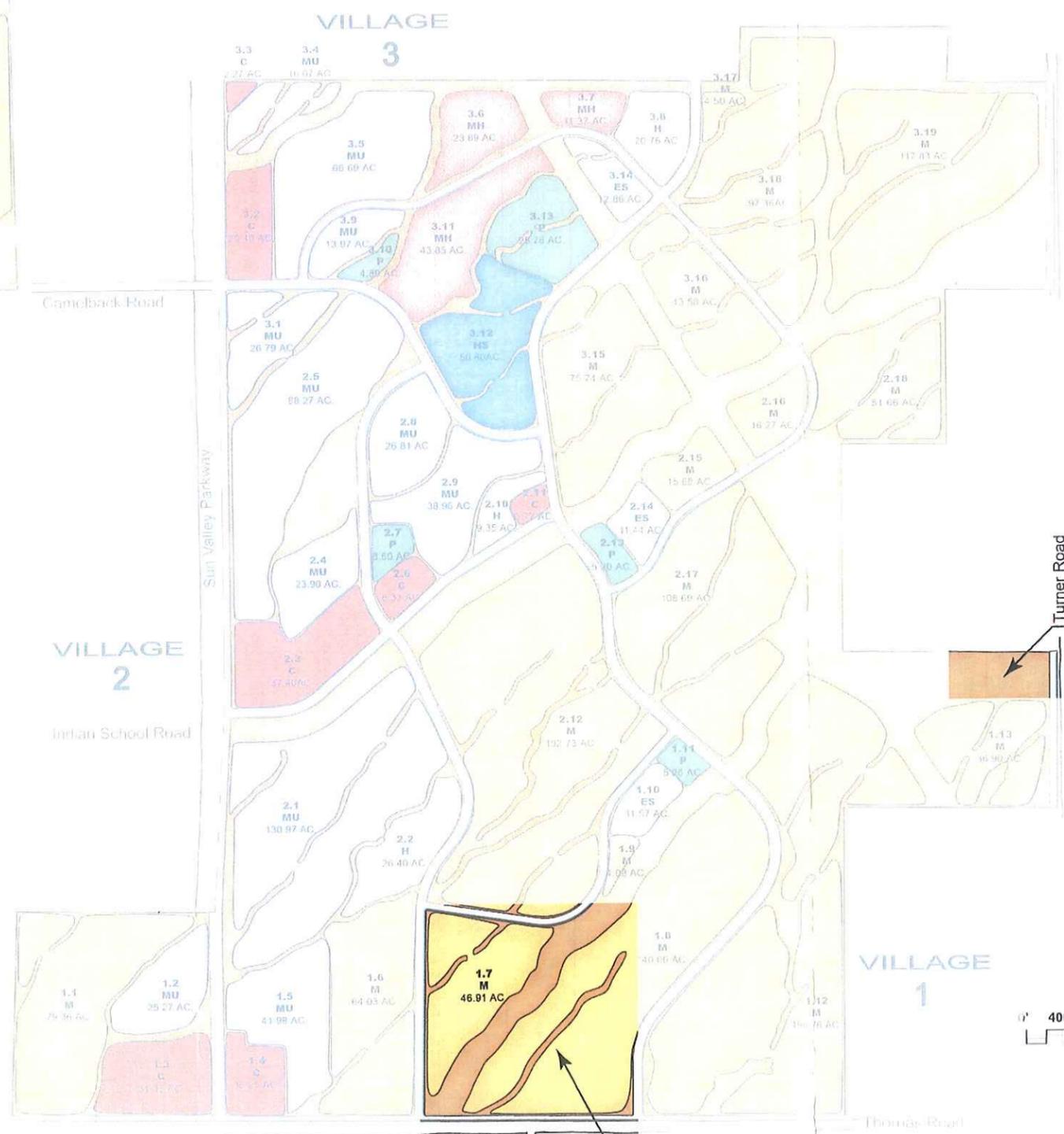


VILLAGE 4

Legend

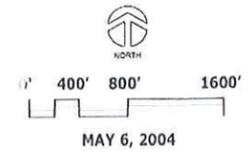
-  High Density Residential
-  Medium/High Density Residential
-  Medium Density Residential
-  Elementary School
-  High School
-  Park
-  Open Space
-  Utility/Open Space
-  Commercial
-  Mixed Use

Master Plan  
**ELIANTO**  
 A Master Planned Community



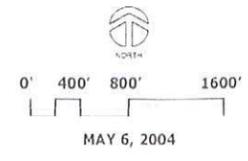
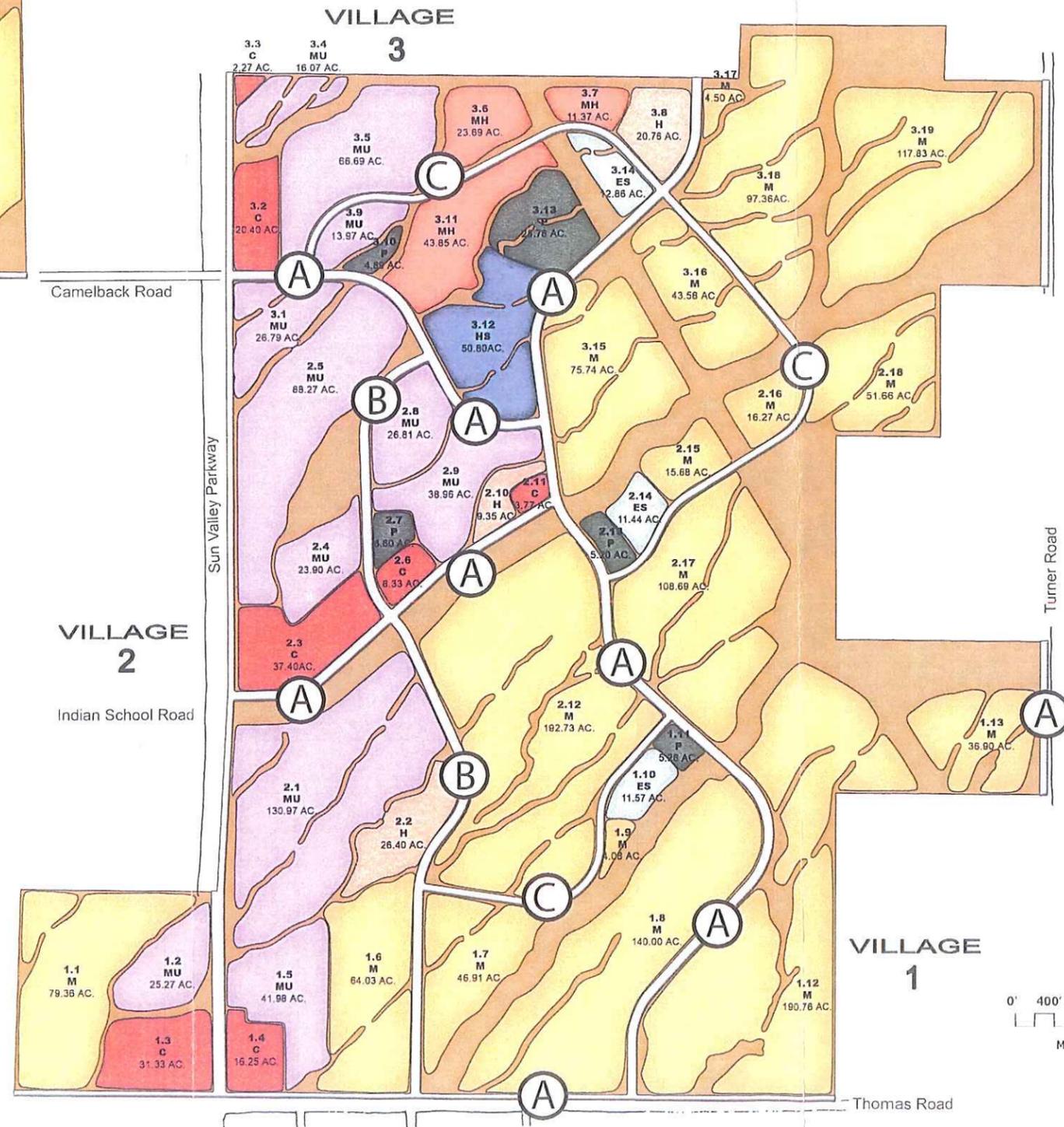
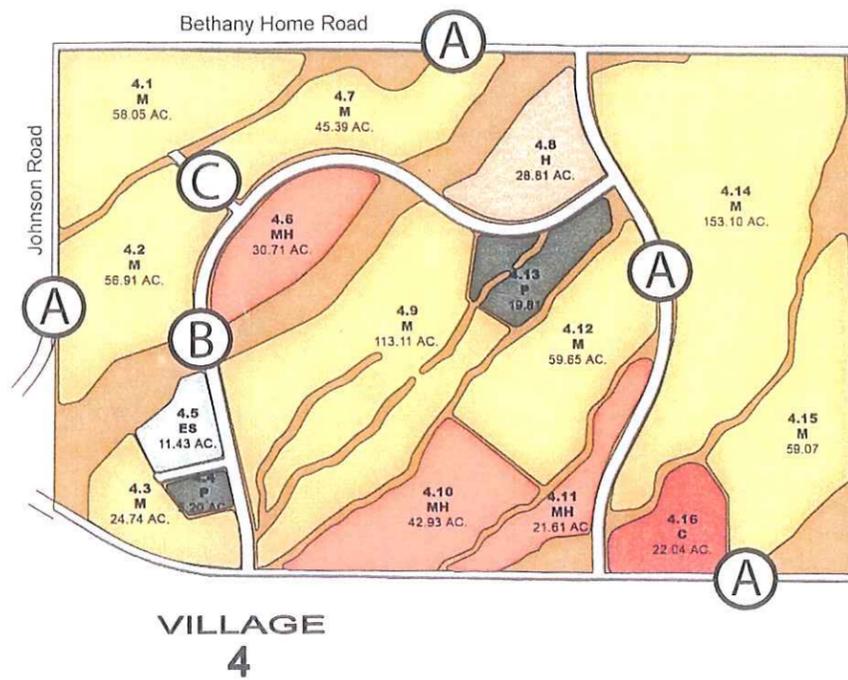
20 AC  
 EXISTING PLANNED  
 COMMUNITY

160 AC  
 EXISTING GENERAL COMMERCE  
 PROPOSED PLANNED COMMUNITY



MAY 6, 2004

Master Circulation Plan  
**ELIANTO**  
 A Master Planned Community

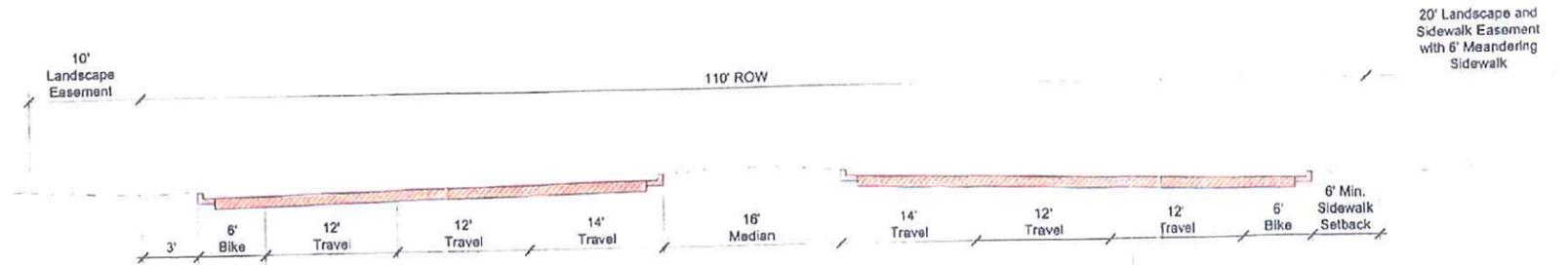


MAY 6, 2004



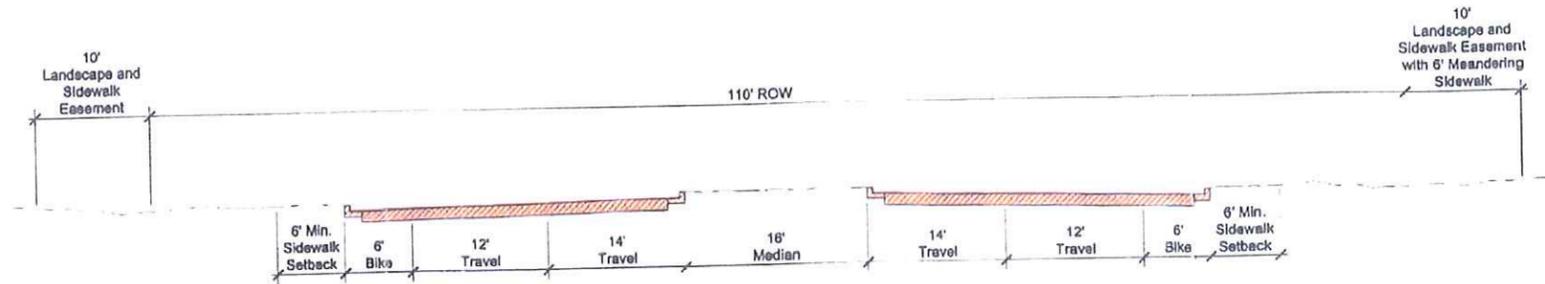
A

Internal Arterial with Median and Expanded Landscape Parkway.



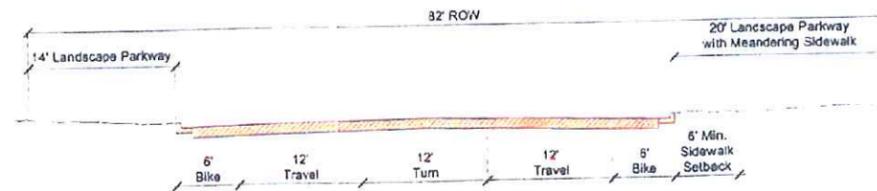
B

Project Entry Collector with Median and Expanded Landscape Parkways.

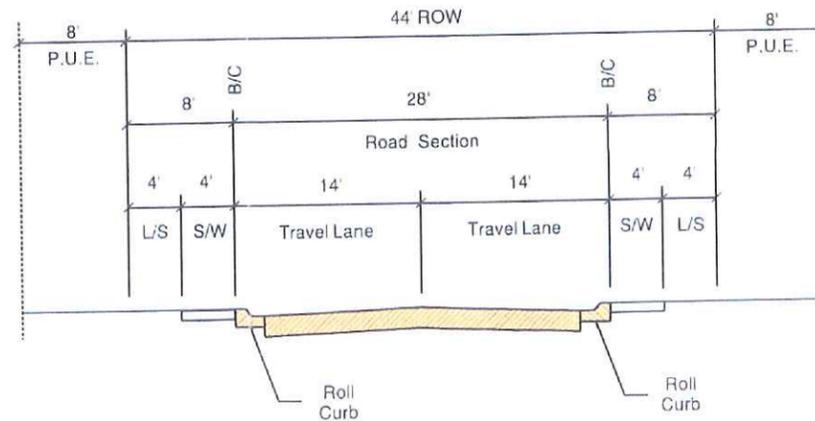


C

Neighborhood Residential Collector with Turning Lane and Expanded Landscape Parkway.



### Local Residential



Community Roadway Sections

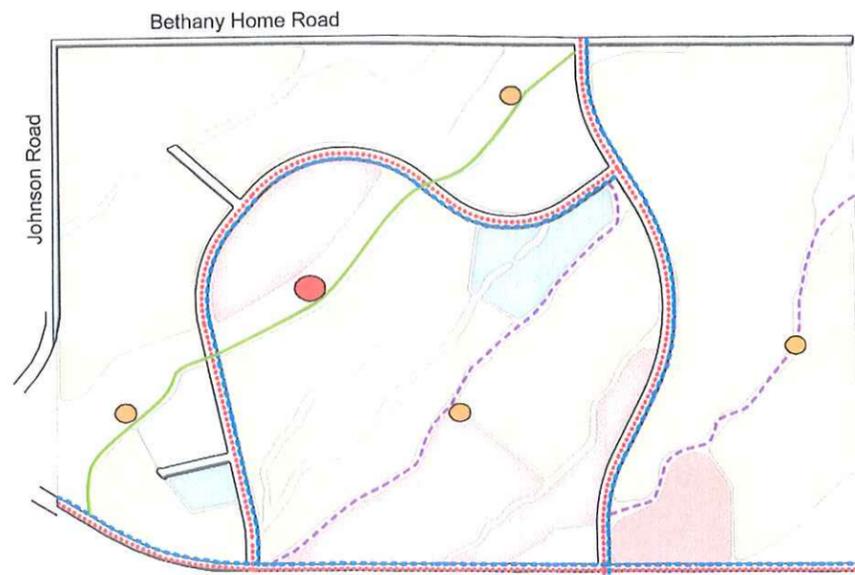
# ELIANTO

A Master Planned Community



Date: August 31, 2000

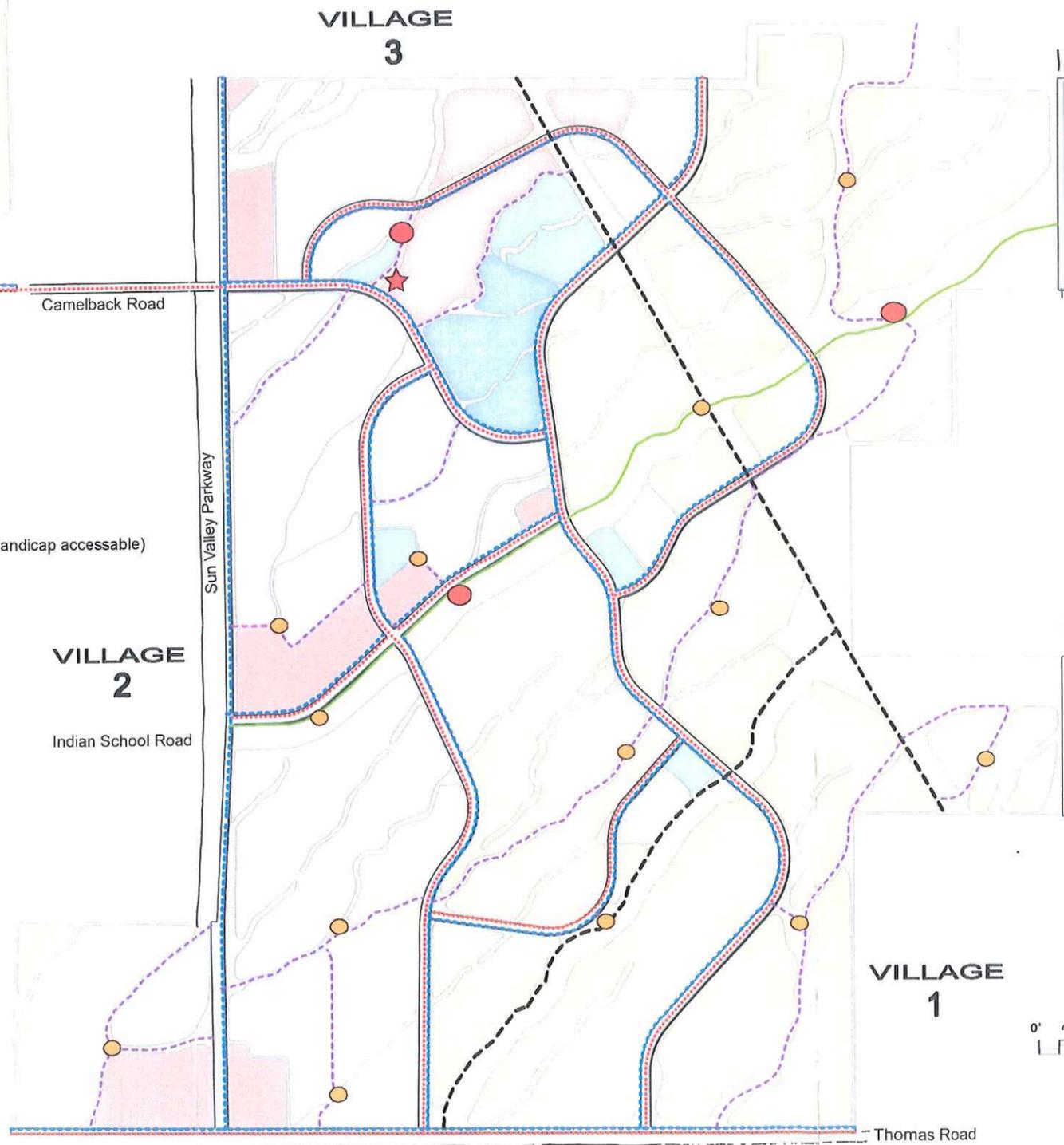
PICKETT



**VILLAGE 4**

**Legend**

- |  |                                 |  |  |
|--|---------------------------------|--|--|
|  | High Density Residential        |  | Bike Lanes, Both Sides of Street                   |
|  | Medium/High Density Residential |  | 6' Concrete Sidewalk                               |
|  | Medium Density Residential      |  | 10' Concrete Shared Use Path (handicap accessible) |
|  | Elementary School               |  | 8' Multi-Use Trail                                 |
|  | High School                     |  | 12' Multi-Use Trail                                |
|  | Park                            |  | Major Trail Node/Rest Stop                         |
|  | Open Space                      |  | Minor Trail Node/Rest Stop                         |
|  | Utility/Open Space              |  | Interpretive Garden                                |
|  | Commercial                      |  |  |
|  | Mixed Use                       |  |  |



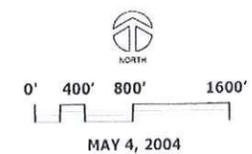
**VILLAGE 2**

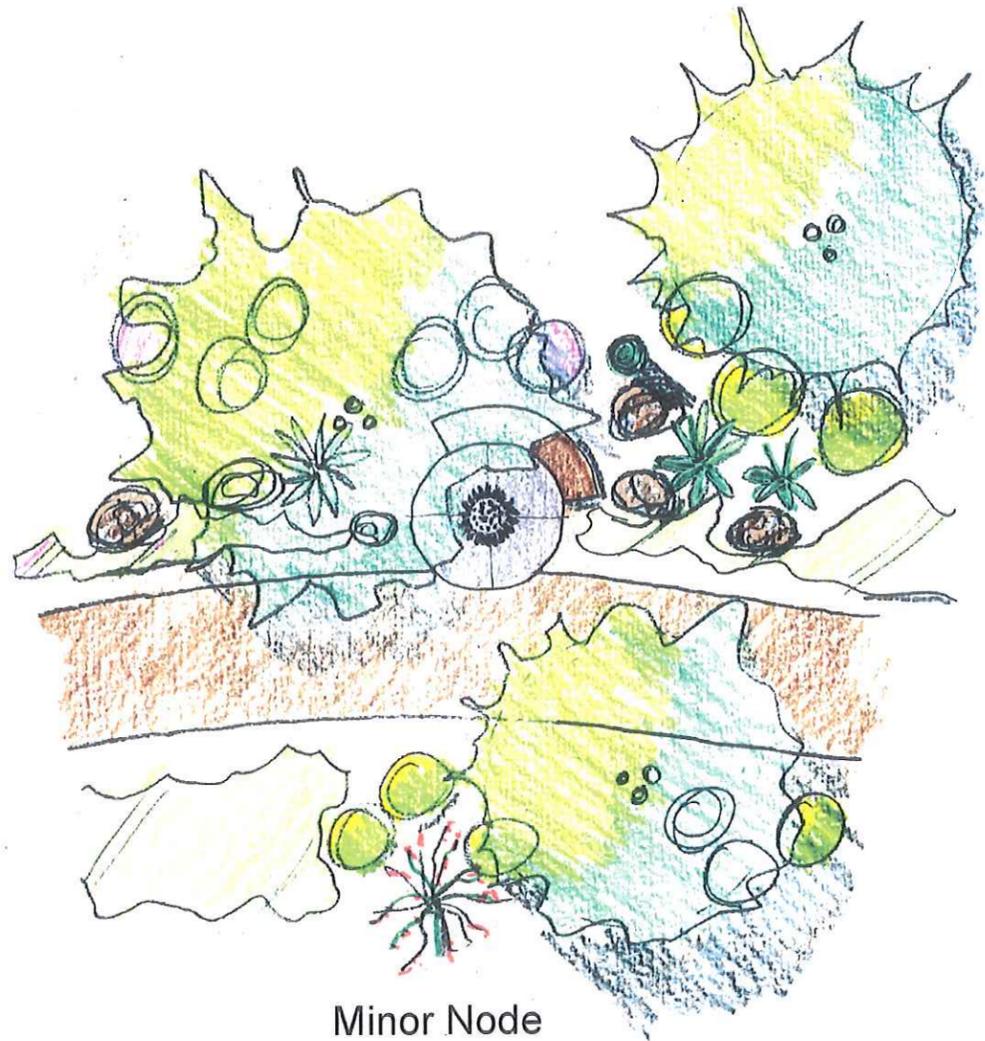
**VILLAGE 3**

**VILLAGE 1**

Trails / Bike Plan  
**ELIANTO**

A Master Planned Community





Minor Node

“Minor Nodes”

Intended as short term resting and conversation areas, minor nodes will be located throughout the trail system. Built in benches and larger shade trees are provided. A sunflower pattern similar to the major node will be sandblasted into the concrete surface.

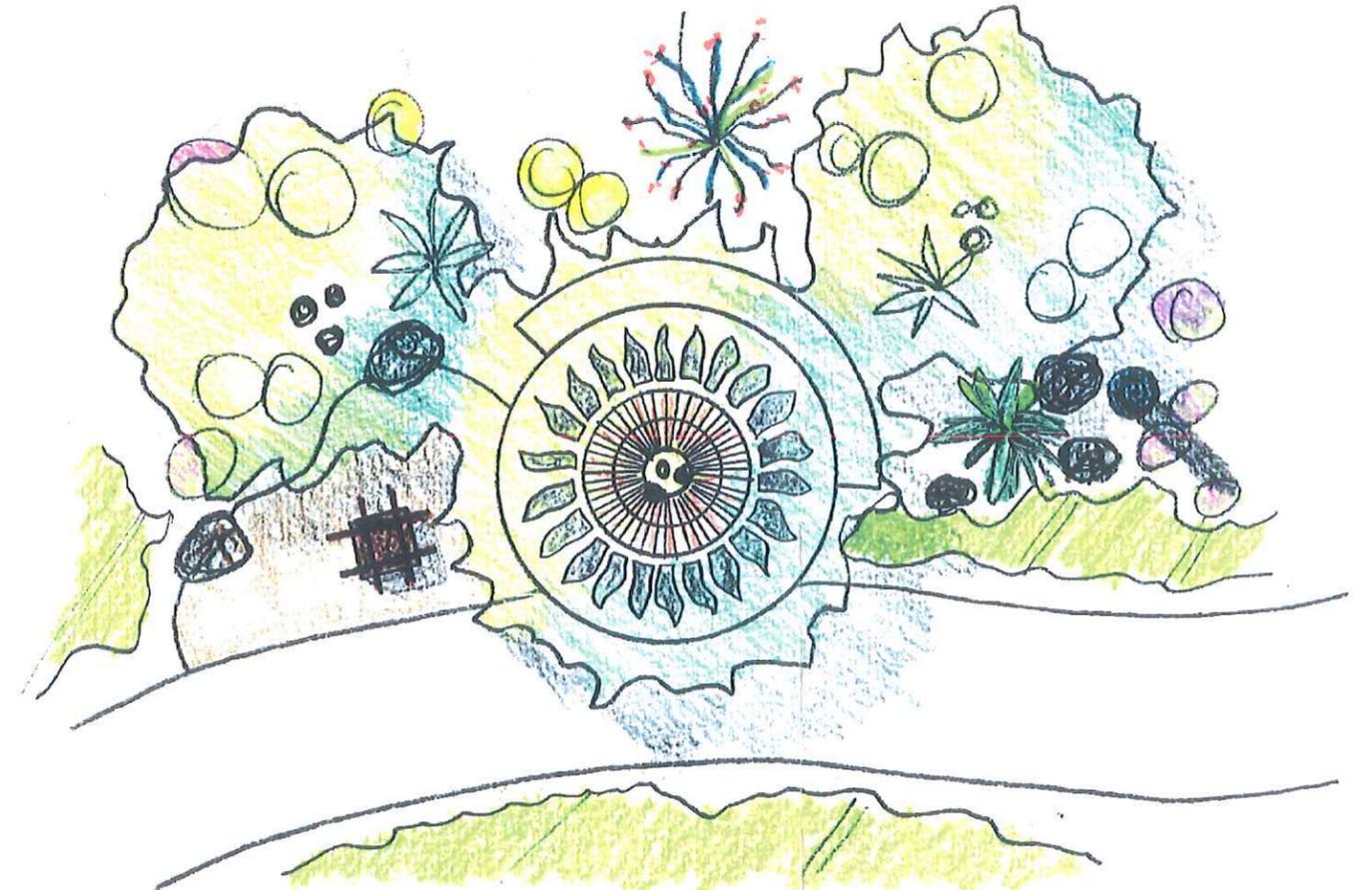
Trail Nodes

# ELIANTO

A Master Planned Community

“Major Nodes”

Major nodes are strategically placed to be utilized for a number of neighborhood recreational opportunities. Built in place seating and information kiosk element that follows the detailing from the corner icon provide for informal small group meeting and posting of notices for residents. Large native trees provide shade for the specialty seating area which also includes boulders selected for use as seating. A large diameter icon tree grate and a sand blasted sunflower pattern in the pavement provide extra community identification.



Major Node



Trail Node Perspective

Perspective

# ELIANTO

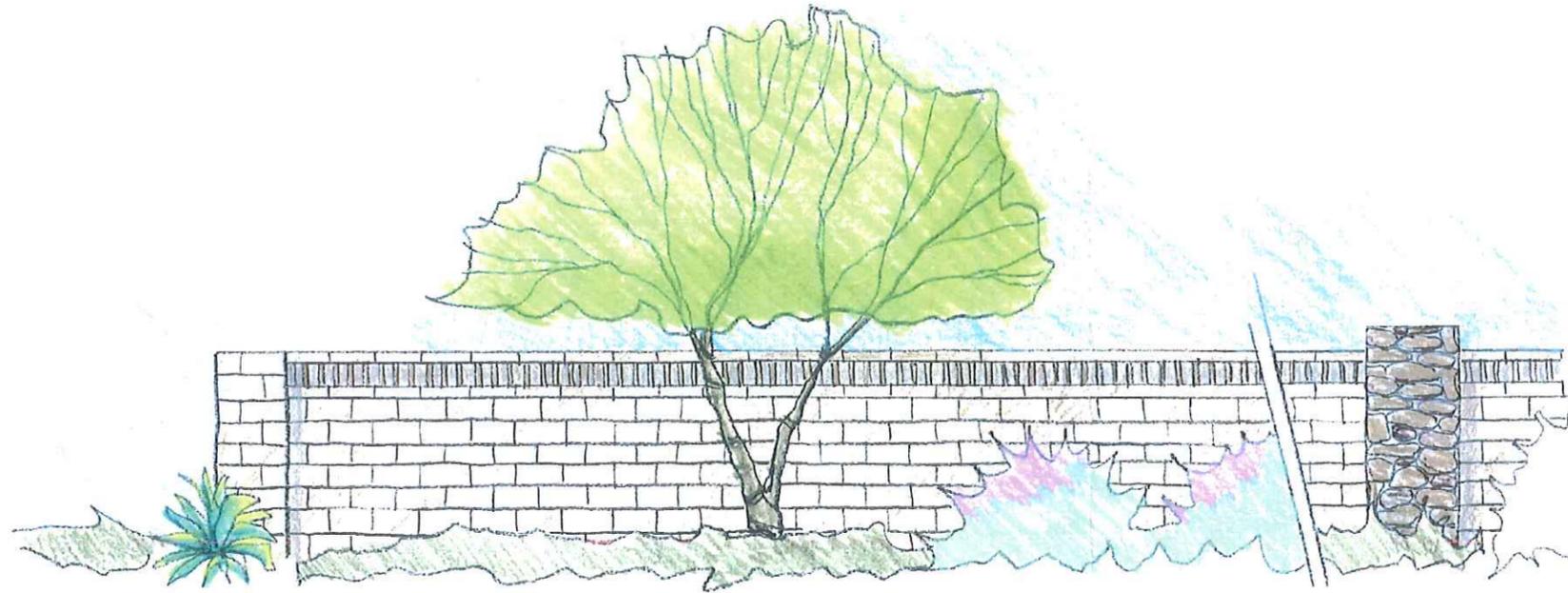
A Master Planned Community

### “View Fencing”

View fencing will be provided along the rear of all lots adjacent to retention areas, washes and other community openspaces. The iron work will be a minimum of fifty two inches (52") between horizontal members to provide for use as pool enclosure fencing.



View Fence



Theme Wall

### “Theme Wall”

Simple rubblestone columns and understated splitface block create walls that are a subtle background to the diverse naturalistic plantings. The block work will be painted a single color at each subdivision. Subdivisions will be assigned complementary colors so that each subdivision is different from but complements its neighbors.

### “Perimeter View Wall”

A simple full height iron fence with double posts and an intermediate rail will be used to separate community openspaces from arterial streets and commercial areas to provide safety and access control for residents. This wall will not be used for pool enclosure fencing.



Perimeter View Wall

### Wall Concepts

# ELIANTO

A Master Planned Community

## “Subdivision Entry Monument”

The Subdivision Entry Monuments will be located at all primary access points into the individual neighborhoods. The monumentation and signage will utilize the angled block walls, rubblestone and steel trellis, and icons as the other monumentation. The final form of these elements will vary based on area available and lot orientation, producing two or three variations.

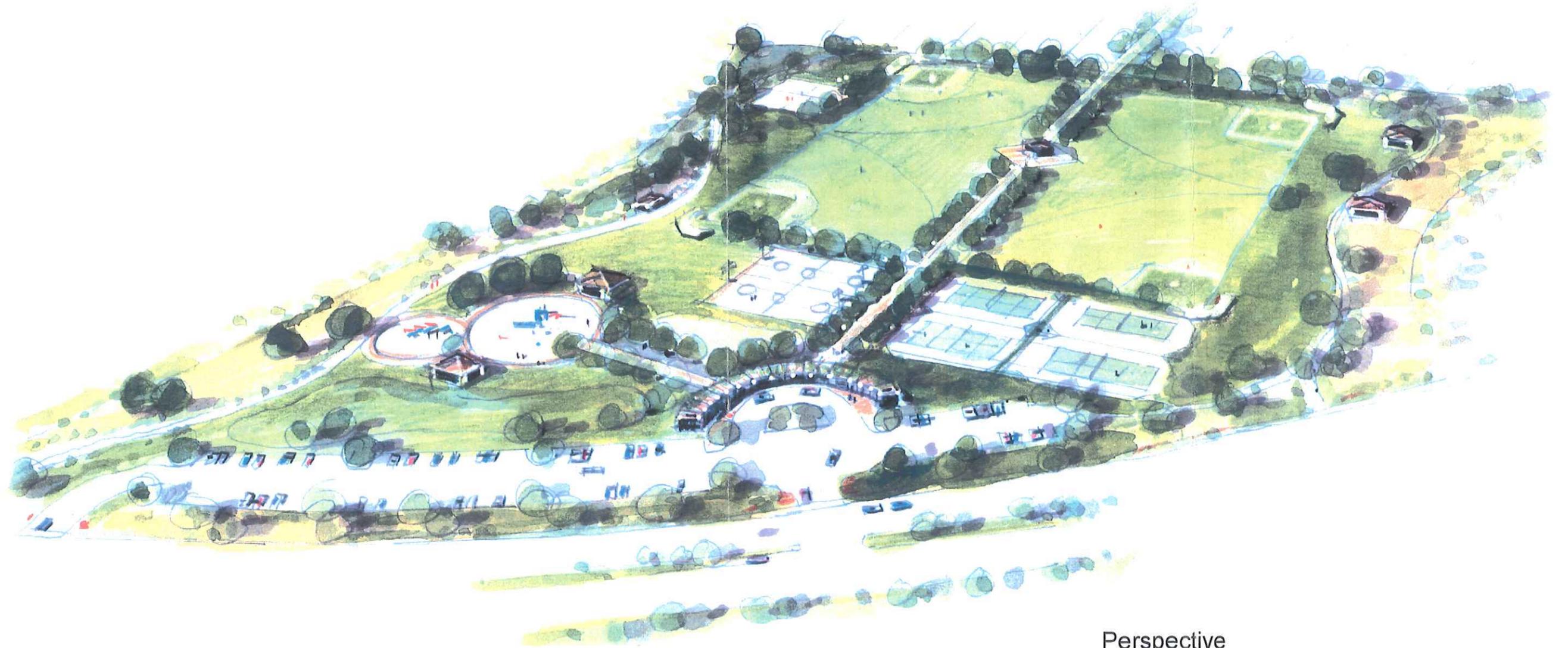


Elevation

Subdivision Entry Monument

# ELIANTO

A Master Planned Community



Perspective  
Original By Greey Pickett

Sports Park

# ELIANTO

A Master Planned Community



Perspective

Project Entry Monument

# ELIANTO

A Master Planned Community



Plan

## “Project Entry Monument”

The project entry monument is the basis for all thematic elements within the project. The monument is elevated by a series of retaining walls to alert passing motorists that they are entering Elianto. A series of rubble stone walls and columns will support a steel trellis. The signage areas consist of two walls, one parallel to each Thomas Road and Sun Valley Parkway for maximum visibility. The pinned on lettering will be attached to a split-face block wall with the blocks angled back and forth to provide contrast and relief. Lights in the trellis will wash the wall from above for maximum legibility and minimal glare. Salvaged trees will be planted behind and flanking the monument. Salvaged accent plants and a mixture of shrubs and groundcovers will complete the planting.



Elevation

Project Entry Monument

# ELIANTO

A Master Planned Community

## Plant Palette

### Trees

Blue Palo Verde  
Foothills Palo Verde  
Hybrid Palo Verde  
Palo Brea  
Sisso Tree  
Chilean Hybrid Mesquite  
Arizona Native Mesquite  
Honey Mesquite  
Desert Ironwood  
Texas Ebony  
Mexican Ebony  
Palo Blanco  
Mulga  
Texas Mountain Laurel  
Cascolote  
Mexican Bird of Paradisebush  
Sweet Acacia

### Shrubs

Creosotebush  
Brittlebush  
Jojoba  
Chuparosa  
Desert Lavender  
Hopbush  
Pink Fairy Duster  
Wolfberry  
Saltbush  
Arizona Yellowbells  
Desert Hackberry  
Lynn's Legacy Sage  
Deergrass  
Desert Globemallow  
Indian Mallow  
Sierra Negra Dalea

Valentine Emu Bush  
Texas Rangers

### Groundcovers

Bursage  
Desert Marigold  
Dyssodia  
Paperflower  
Desert Verbena  
Purple Three Awn  
Desert Carpet Acacia  
Blue Elf Aloe  
Trailing Indigiobush  
California Buckwheat  
Giant Sacaton

### Accents / Cactus / Vines

Yellow Orchidvine  
Merphey's Agave  
Weber's Agave  
Octopus Agave  
Ocotillo  
Saguaro  
Barrel Cactus  
Hedgehog Cactus  
Buckhorn Cholla  
Teddybear Cholla  
Prickly Pear  
Desert Spoon  
Mexican Grass Tree  
Slinner Plant

Aloe Species  
Agave Species  
Golden Barrel Cactus  
Monstrose Cereus Peruvianus  
Annuals

Desert Wild Flowers  
Mexican Gold Poppy  
Arroyo Lupine  
Desert Bluebells  
Giant Blue Dicks

Master Plant Palette

# ELIANTO

A Master Planned Community



Coe & Van Loo  
Consultants, Inc.



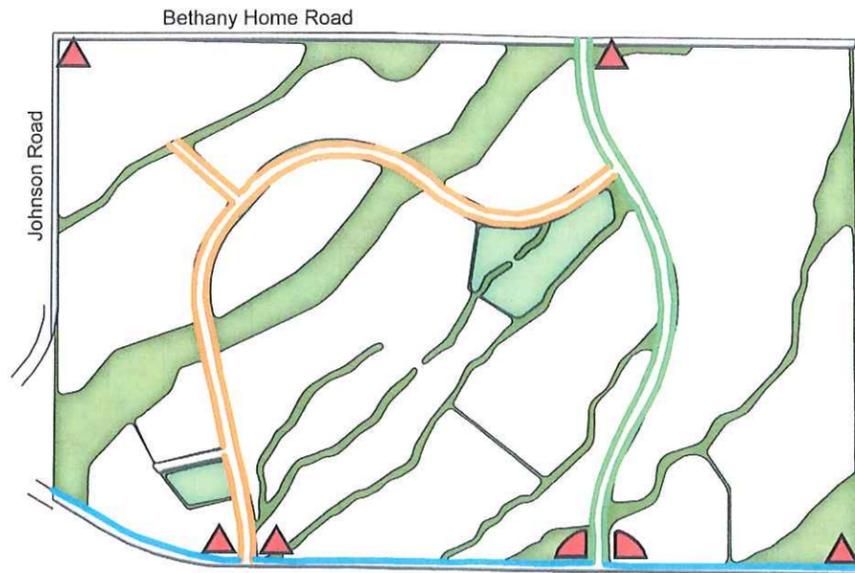
Neighborhood Park

# ELIANTO

A Master Planned Community

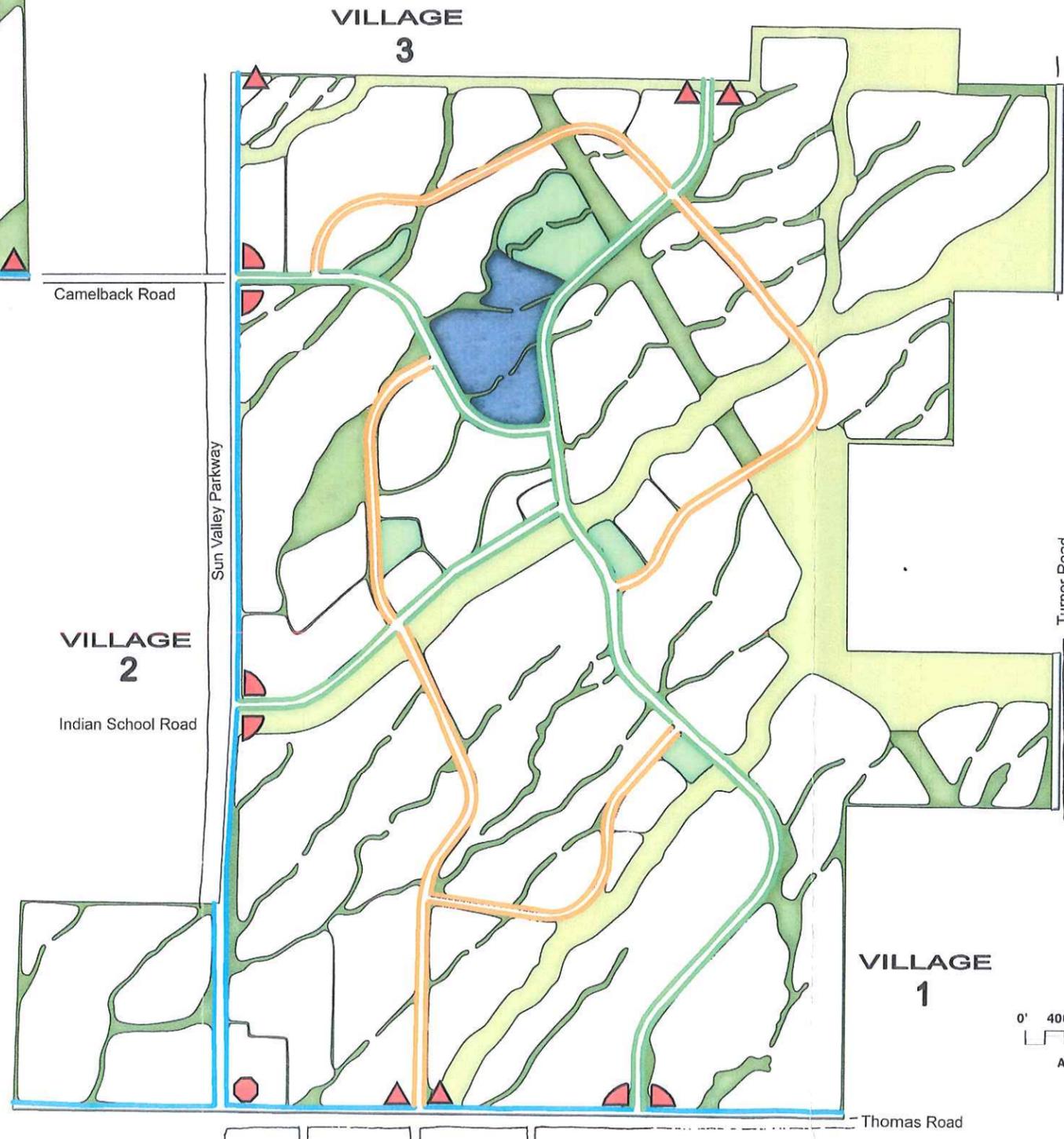
Perspective  
Original By Greey Pickett

**CVL**  
Coe & Van Loo  
Consultants, Inc.

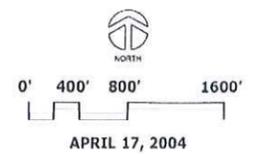


**VILLAGE 4**  
**4**  
Legend

- Project Entry Monument
- Major Entry Monument
- Corner Icon
- Perimeter Arterial Landscape
- Internal Arterial Landscape
- Internal Collector Landscape
- School
- Park
- Existing/Natural To Remain
- Revegetation



Landscape Master Plan  
**ELIANTO**  
A Master Planned Community



APRIL 17, 2004



Perspective

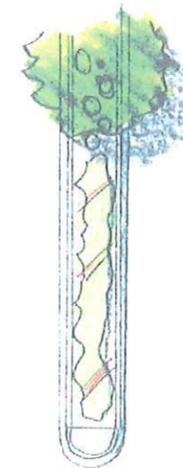
Major Entry Monument

# ELIANTO

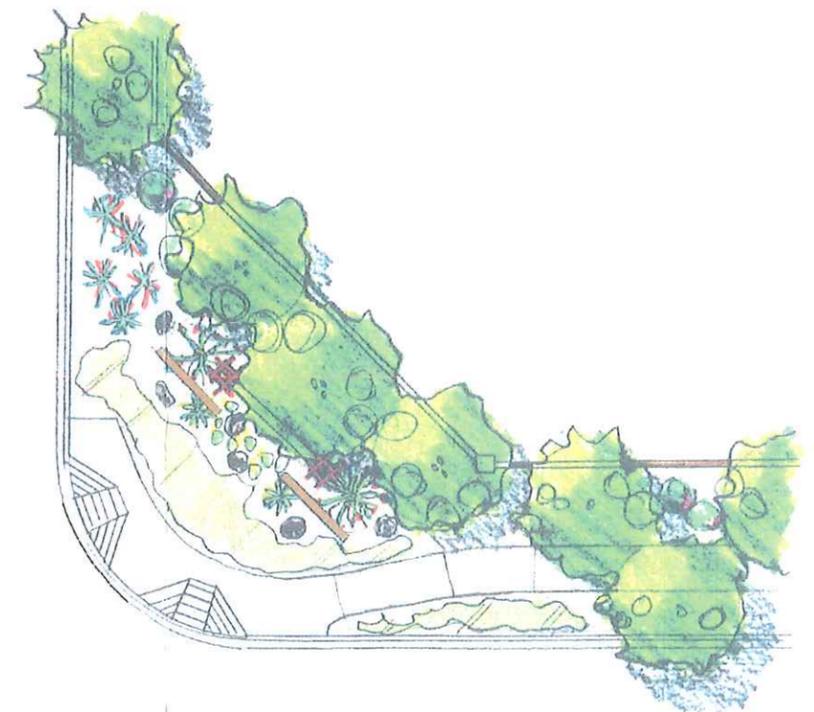
A Master Planned Community



Elevation



Plan



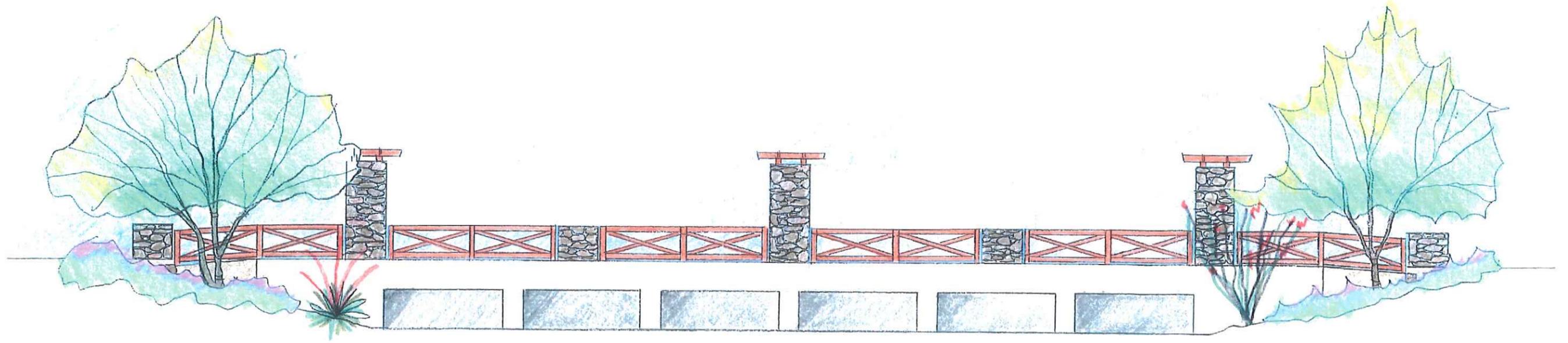
### "Major Entry Monument"

The Major Entry Monuments repeat the theme of the project entry utilizing the same rubble stone columns and steel trellis. The signage area uses the same angled block with pinned lettering. All elements are scaled down to allow for a more person friendly community feeling. Planting will consist of salvaged native plants with trees in architectural groups and shrubs and accent plants placed in a more natural pattern.

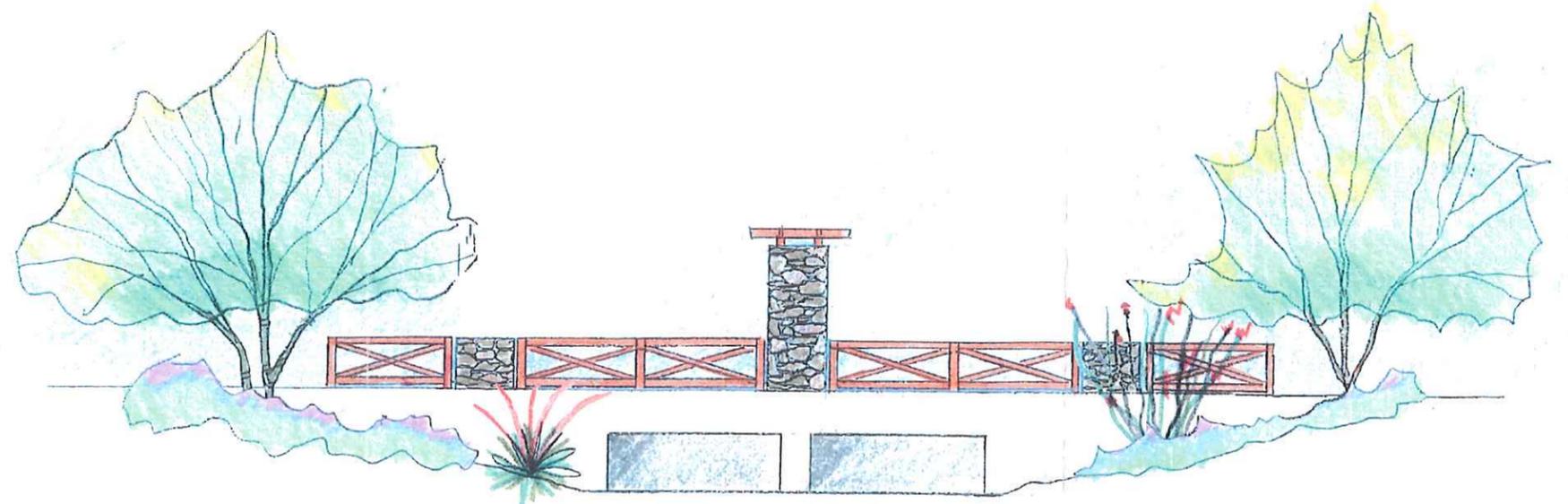
Major Entry Monument

# ELIANTO

A Master Planned Community



Major Structure Elevation

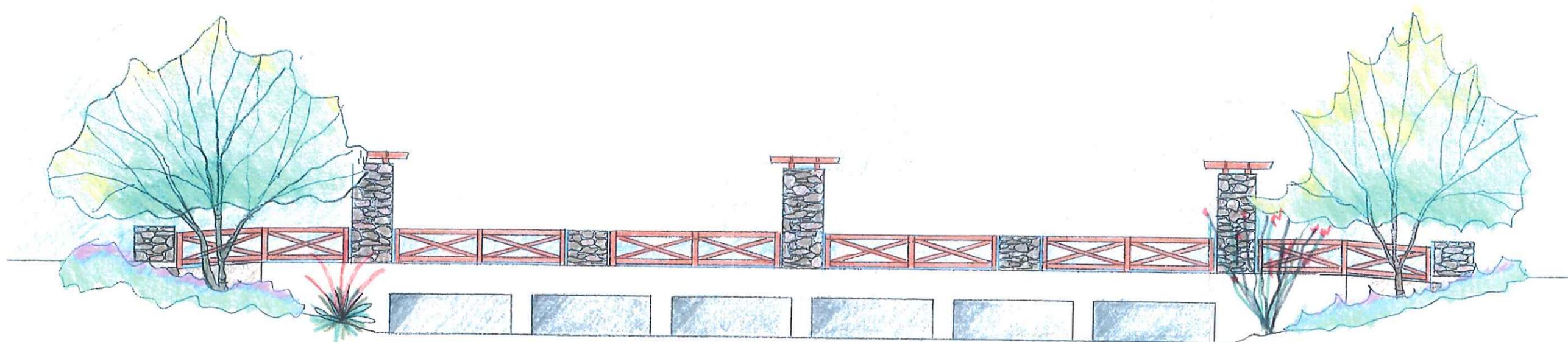


Minor Structure Elevation

Drainage Structures

# ELIANTO

A Master Planned Community



Major Structure Elevation

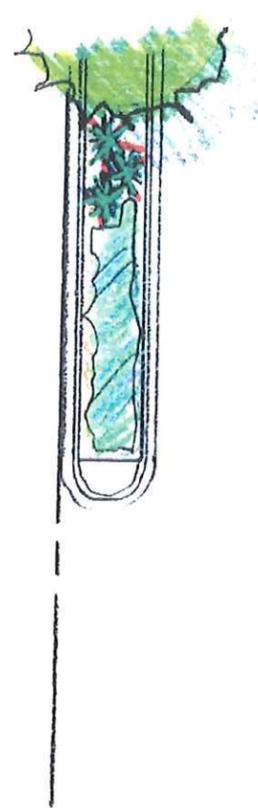
Drainage Structure

**ELIANTO**

A Master Planned Community

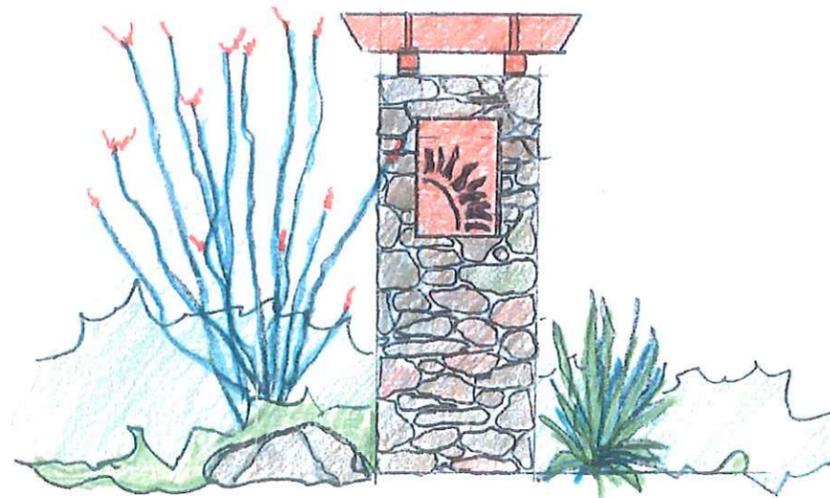


Plan



“Corner Icon”

The Corner Icon will be a primary method of identifying Elianto along the edges of the property. A project icon will be attached to columns with small trellises that repeat the project and entry monument elements. A strong architectural planting at the base will emphasize the strong form and draw motorists' eyes to assist in way finding.



Elevation

Corner Icon

# ELIANTO

A Master Planned Community