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Planned Area Development

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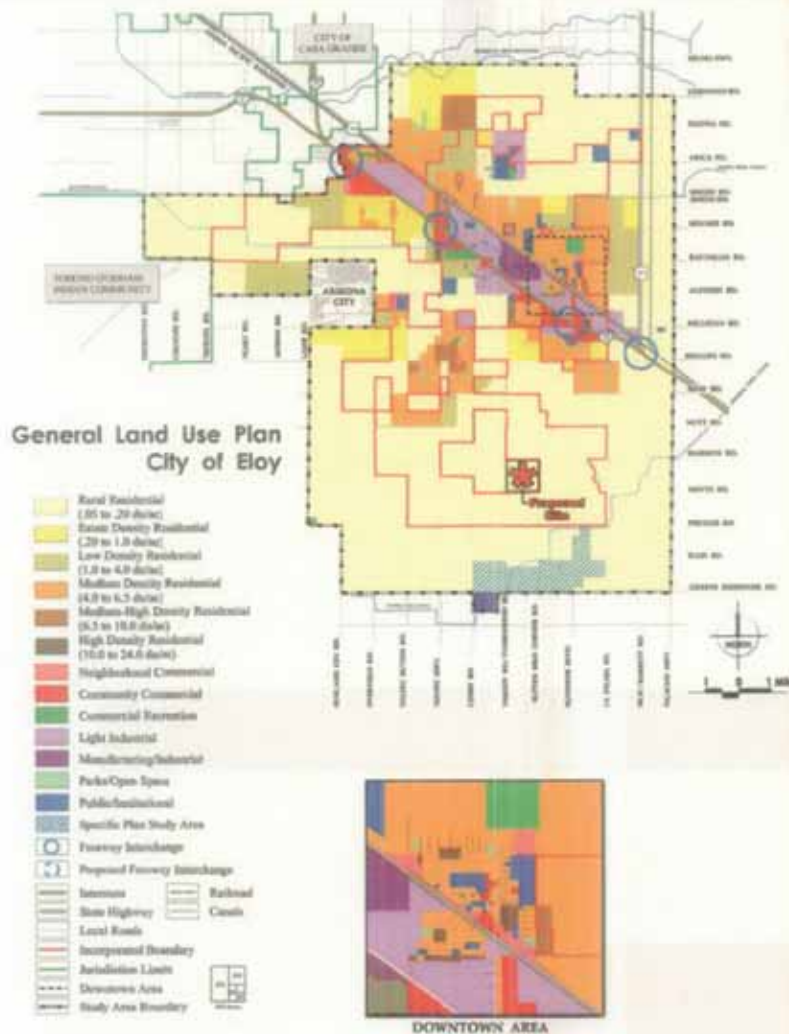
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1.0 INTRODUCTION

1.1 Purpose of Intent

The development team for Steven Farms is requesting a rezoning of 635.15 gross acres of the subject property to Single Residence (R1-12, R1-8, and R1-6) and to rezone 20.76 gross acres (18.00 net) of the subject property to Community Commercial (C-2). The site is bounded by Harmon Road to the north, Eleven Mile Corner Road to the east, Hotts Road to the south and Tweedy Road to the west. This Planned Area Development (PAD) Overlay responds to the existing and future needs of the community by providing new residential units, a centralized open space, and community commercial. This application and related narrative is presented to fulfill the objectives and requirements of the City of Eloy Zoning Ordinance and to secure successful rezoning and establishment of a PAD Overlay District for the subject property called Steven Farms. See Exhibits A and B.



Underlying the proposal is the intent to efficiently develop a location that will contribute to a sense of place and a better quality of life in the City of Eloy. Providing quality residential housing in an area of projected commercial growth creates a sustainable balance among residential, employment, and commercial land uses in the expanding community, thus reducing urban sprawl. A blend of residential and commercial uses ensures that the future neighborhood will be relatively self-sustaining, will maximize land use, and will reduce drive times and traffic congestion. By containing valuable open space for the neighborhood, Steven Farms will meet the outdoor enjoyment needs of the local residents.



From the top: Exhibit A and Exhibit B



Exhibit C

LOT DATA						
PARCEL	ZONING	LOT SIZE	GROSS ACRES	PERCENT	MASTER PLANNED UNITS	DENSITY
1	R1-6	50 x 110	41.90	10.7%	247	3.99 DU/AC.
2	R1-6	50 x 110	17.91	3.3%	75	4.19 DU/AC.
3	R1-6	50 x 110	14.31	2.7%	43	3.84 DU/AC.
4	R1-6	50 x 110	57.99	11.0%	254	4.38 DU/AC.
5	R1-6	50 x 110	39.76	8.1%	187	4.70 DU/AC.
6	R1-8	60 x 120	21.97	4.2%	97	4.42 DU/AC.
7	COMM		20.76			
8	R1-12	100 x 120	32.03	2.9%	74	2.31 DU/AC.
9	R1-6	50 x 110	48.24	7.9%	221	4.58 DU/AC.
10	R1-6	50 x 110	37.54	7.7%	140	4.24 DU/AC.
11	R1-12	100 x 120	40.84	3.6%	83	2.03 DU/AC.
12	R1-8	60 x 120	37.10	5.6%	128	3.45 DU/AC.
13	R1-6	50 x 110	34.54	7.0%	142	4.43 DU/AC.
14	R1-6	50 x 110	59.13	11.5%	264	4.46 DU/AC.
15	R1-6	50 x 110	15.42	2.7%	63	4.03 DU/AC.
16	R1-6	50 x 110	25.57	4.6%	105	4.11 DU/AC.
17	R1-6	50 x 110	36.49	6.6%	154	4.22 DU/AC.
18	C-2	COMM	20.76			
TOTAL:			455.91	100.0%	2337	3.54 DU/AC.

NOTES:

1. 21.6% OPEN SPACE WILL BE PROVIDED.

2. GROSS DENSITY DOES NOT INCLUDE THE COMMERCIAL SITE (20.76 ACRES).

INDIVIDUAL PARCEL AREAS AND LOT TYPES MAY CHANGE DURING PLATTING; HOWEVER, STEVEN FARMS WILL ADHERE TO THE FOLLOWING STIPULATIONS AS STATED IN THE MAJOR GENERAL PLAN ADMENDMENT (GPA05-19): THE TOTAL NUMBER OF LOTS WILL NOT EXCEED 2,493 AND A MINIMUM OF 21.60% OPEN SPACE WILL BE PROVIDED.



1.2 Description of Proposal

The primary zoning requested for this PAD Overlay is Low Density Residential (R1-12) for approximately 72.89 acres and Medium Density Residential (R1-8, R1-6) for approximately 562.26 acres. The purpose of this zoning district is described by the City of Eloy Zoning Ordinance:

...to provide for detached single residence development in areas where adequate public facilities and services are available. The intent of this district is to encourage a traditional neighborhood environment.

The secondary request for the remaining 18.00 net acres of this PAD Overlay is Community Commercial (C-2) (See Exhibit C) and is described by the City of Eloy Zoning Ordinance as follows:

...to provide a location for general business and commercial uses. The intent of this district is to allow for larger commercial uses to satisfy the needs of the community-at-large while providing for a broad range of commercial activities.

As an exceptional development proposition, Steven Farms will offer value-themed architecture and architectural continuity within the area. The site will consist of varying single-family housing types and floor plans, with an emphasis on a common architectural theme. Together, varied streetscapes and front elevations of the homes, integrated open spaces, and recreational amenities will contribute to the aesthetic diversity of the project.

The applicant plans to create a single-family residential subdivision with an accessory commercial element, all of which will be supported by public water and sewer. The project is within the City's Designated



Exhibit D

Management Area for the wastewater system according to the 208 plan. One of the main goals of the project is to develop the site with public water and sewer facilities by extending service lines from the Eloy Valley Planned Area Development located to the northwest of the site. All water and sewer facilities will be consistent with the City's master water and wastewater plans. The project area will include improved road construction and integrated drainage facilities. See Exhibit D.

Open space tracts, parks, and drainage ways are included within the Low Density and Medium Density Residential zoning classification. The project consists of approximately 16 neighborhoods that contain approximately 2,337 single-family dwelling units. Each neighborhood is defined by open space and pocket parks and linked by internal collector roads. The combination of location, access, and surrounding development creates a need and opportunity for quality housing and commercial services. A commercial element of 20.76 gross acres (18.00 net) will be located in the northeast corner of the project site, at the intersection of Harmon Road and Eleven Mile Corner Road.



Exhibit C

The proposed commercial development is appropriately located at the intersection of future arterial roadways and close to existing and future residential development. The proximity of residential neighborhoods will help ensure the businesses' economic viability as well as bring goods and services closer to consumers. The architectural design for the commercial development will be established during the site plan review process. See Exhibit C.



Exhibit D

A previously approved Eloy Valley PAD, located adjacent to the northwest, will allow roughly 20,000 dwelling units on 4,509 acres. The Eloy Valley PAD has predestined this area to an increase in residential density and will be key in extending public water and sewer facilities as well as improving roads to the previously unattainable southern portion of the City's limits. See Exhibit D.

2.0 LOCATION AND ACCESSIBILITY

2.1 Location

Steven Farms consists of three parcels with an approximately 656-gross-acre area of Section 1, Township 9 South, Range 7 East, assessor parcel numbers 408-11-001A, 408-11-001C and 408-11-001D, in Pinal County, Arizona. It is served by Harmon Road to the north, Eleven Mile Corner Road to the east, Hotts Road to the south, and Tweedy Road to the west.

2.2 Legal Description

408-11-001A
N1/2 OF SEC 1-9S-7E

408-11-001C
S1/2 OF SEC 1-9S-7E EXC BEG S1/2 CR
SEC 1 W-120.11 N-73.38 POB N-538.24
E-191.18 S-182.29 W-55.33 S-354.36 W-
137.41 POB SEC SEC 1-9S-7E

408-11-001D
BEG S1/2 CR SEC 1 W-120.11 N-73.38
POB N-538.24 E-191.18 S-182.29 W-55.33
S-354.36 W-137.41 POB SEC 1-9S-7E

1.3 Relationship to Surrounding Properties

The area surrounding the Steven Farms project site is designated as Rural Residential and is either uncultivated or is engaged in agricultural operation. The project site is surrounded by improved dirt roads with high-power and local-power lines bordering most of the site.

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Exhibit E

2.3 Roadways and Circulation

Steven Farms is conveniently located approximately four miles southwest of Interstate 10, which provides direct access to the City of Eloy downtown area as well as to Phoenix and Tucson. State Route 87 intersects and ends at Interstate 10 roughly five miles to the northeast. Arterial streets that service the site are Harmon and Hotts Roads to the north and south as well as Eleven Mile Corner and Tweedy Roads to the east and west. Collector streets will access the site from these arterial streets. See Exhibit E.

The surrounding road infrastructure has the ability to support the demands of the proposed future project in terms of legal access and right-of-way availability. Construction methods and techniques of all streets within the subject property shall be in accordance with the City of Eloy Subdivision Design Standards. All streets will be constructed, installed, and maintained

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by the developer until the final inspection and acceptance by the City of Eloy. The Steven Farms Homeowners' Association will maintain the landscape tracts on the arterials and collectors. The commercial site will be responsible for its own maintenance.

3.0 EXISTING SITE CONDITIONS

3.1 Natural Characteristics

3.1.1 Existing Land Use Vegetation

The site is undeveloped, but the land has been disturbed by man-made activities. The existing land use pattern within the vicinity of the property consists of agricultural uses. The site also contains bare ground and farming vegetation.

3.1.2 Existing Topography

Historically, the site was used as farmland and graded for flood irrigation; the site is relatively flat and drains from a southeasterly to a northwesterly direction with an approximately 20-foot change in elevation.



3.1.3 Existing Drainage Patterns

Steven Farms PAD site is classified as Flood Zone C - "Areas of minimal flooding" (no shading), according to the Pinal County, Arizona Unincorporated Areas Flood Insurance Rate Map (FIRM) panel 1175-1525, community panel number 04007 1175 C, effective August 15, 1983. See Exhibit F.

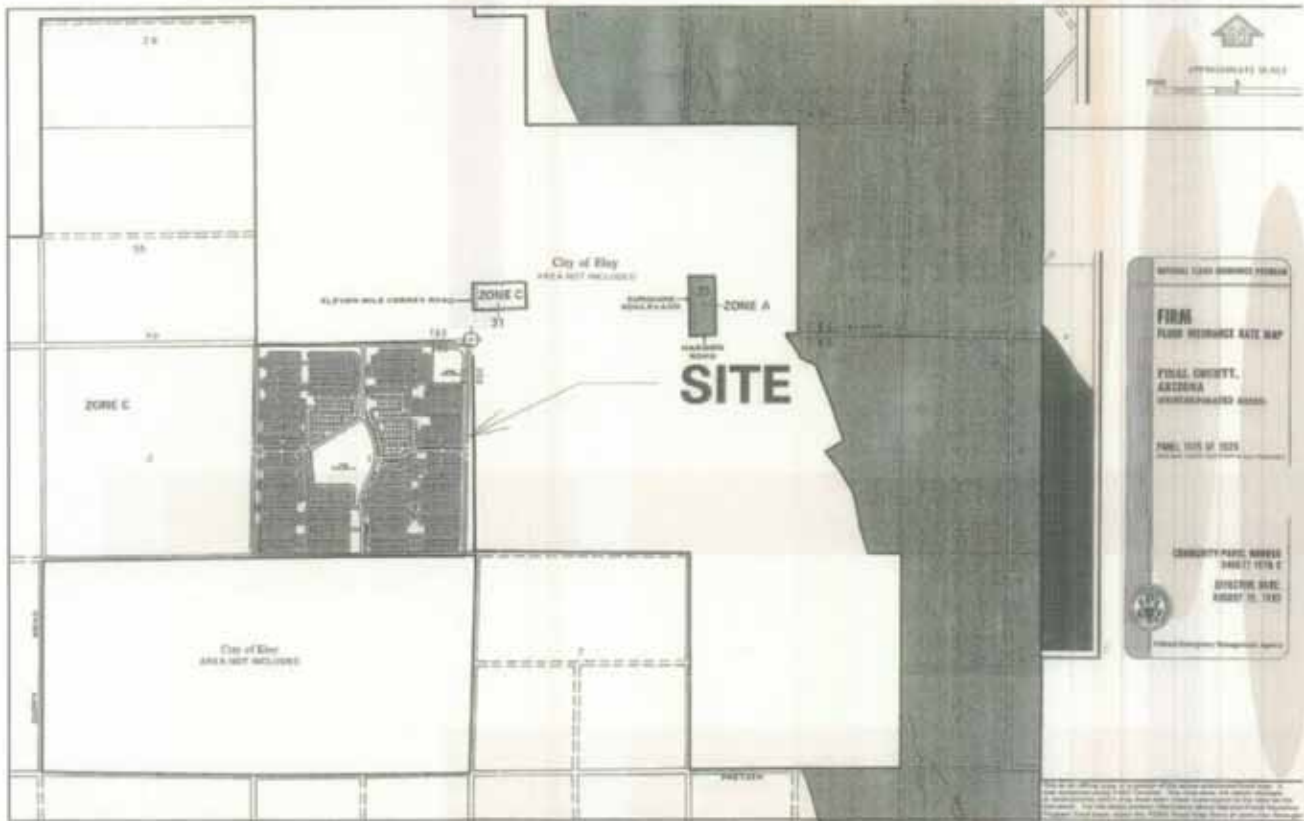
60% increase in population in the next decade." The approval of the Eloy Valley PAD indicates a substantial demand for homes that are affordable, yet of comparable quality to those available in Maricopa County. As residential development occurs, the demand for commercial and employment uses will be realized. This growth is the first step in creating an economically sustainable development pattern in this portion of Pinal County.

3.2 General Plan Land Use and Zoning

3.2.1 Consistency with Pinal County Comprehensive Plan and the City of Eloy General Plan

This project supports the current Pinal County Comprehensive Plan that states, "Pinal County welcomes a projected

The proposed residential use of this site is consistent with the existing Housing Element of the Eloy General Plan. The Plan states, "The City should encourage the development of housing that creates a sense of place, fosters the creation of distinct neighborhoods, and recognizes the natural features (e.g. flood plains) of the land



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Exhibit F



Exhibit D

through appropriate preservation of open space and the integral development of community facilities (e.g. recreation, trail systems, etc.)." Steven Farms further accentuates the General Plan by offering an array of densities and providing an accessory commercial element. The General Plan states, "The City should allow and encourage the mixing of various residential densities and the integration of commercial uses through mixed use and planned area development (PADs)."

Steven Farms is consistent with other planned communities that have been approved in the area. It will provide a balance of single-family detached homes for a variety of market segments, from "starter" homes to family and retirement residential homes. This potential diversity in

market segmentation will contribute to a healthy and sustainable community. At the northeast corner, a commercial site has been provided at the intersection of Harmon Road and Eleven Mile Corner Road that will provide for the local shopping needs of the immediate area. Generally, designation of commercial land in the immediate area has been limited; but, the rise of residential communities will create the demand for services.

3.2.2 Existing Zoning

The property is currently under Pinal County jurisdiction with a Land Use Designation of General Rural (GR), which allows for uses such as the following:

...single-family dwelling unit, commercial agricultural uses, public and quasi-public uses, fruit and vegetable or agricultural products packing or processing plant, livestock sales yard or auction yard, a stand limited to 200 square feet for the sale of farm products, public riding stables and boarding stables, accessory building or use, housing for seasonal farm labor, and private stable and dairy.

A request for annexation into the City of Eloy has been submitted.

A Major General Plan Amendment was approved by the City of Eloy City Council on November 14, 2005. The subject property has a Land Use designation of Low Density Residential (1.0 to 4.0 dwelling units per acre [du/ac]) with a target of 2.0 du/ac, Medium Density Residential (4.0 to 6.0 du/ac) with a target of 4.0 du/ac, and Community Commercial. See Exhibit D.

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3.3 Existing Community Facilities and Services

3.3.1 Schools

Steven Farms is served by the Eloy Elementary District, the Toltec Elementary District, and the Santa Cruz Valley Union High School District.

3.3.2 Parks

There are no existing parks in the immediate vicinity.

3.3.3 Libraries

Library services are available to the residents through the Eloy Public Library. The Library is approximately five miles from the site.

3.3.4 Golf Courses

The nearest golf course is the Grande Valley Golf course located approximately eight miles away.

3.3.5 Airports

Eloy Municipal Airport is located approximately 10 miles away. Sky Harbor International Airport, located in Phoenix, is approximately 60 miles away.

3.3.6 Police, Fire Protection, and Ambulance Service

It is anticipated that the development will be a contributing factor in improving road conditions and infrastructure to this and neighboring parcels, thereby increasing the service level of the area and providing safer access for emergency vehicles and services. Tax and permit fee revenues will contribute to the support and maintenance of police, fire, and emergency operations.

Eloy Police Department and Eloy Fire District will respond to calls from Steven Farms.

3.3.7 Hospital

No hospital exists in the City of Eloy at this time. The residents for Steven Farms can use the Casa Grande Regional Medical Center, which is approximately 15 miles away.

3.4 Existing Infrastructure and Utilities

The site is currently undeveloped and in agricultural production. Several concrete ditches and dirt roads exist. Farming structures occupy the site as well as a manufactured home.

3.4.1 Existing Water Facilities

No existing water lines are connected to the site. The proposed project has the potential to be adequately served by public water facilities. The area has existing wells on site with the potential to create more as needed. With the development of the Eloy Valley PAD project to the northwest, community water services should be easily extended.

3.4.2 Existing Wastewater Facilities

The site is currently using a septic wastewater system.

3.4.3 Existing Roadway Conditions

The existing roads are dirt and are maintained by Pinal County.

4.0 IMPACTS OF THE PROPOSED PLANNED AREA DEVELOPMENT

4.1 Regional Benefits

One of the main goals Steven Farms intends to meet is to contribute to a sense of place and better quality of life in the City of Eloy. This objective will be achieved by setting high standards for a lasting development and by providing a distinctive, livable community that features affordability and variety.

Steven Farms will positively affect the region by providing quality residential housing with an accessory commercial element in an area of high growth.

4.2 Community Integration

Steven Farms is designed to help realize the goals and objectives of the City of Eloy's General Plan. Implementation of the project will result in the integration of an exceptional neighborhood that is compatible with existing and anticipated land uses in the area. Steven Farms will complement the proposed Eloy Valley PAD as well as set standards of quality for the area.

4.3 Environmental Impacts

The proposed project presents comprehensive solutions for water, sewer, and infrastructure. Specific engineering design and studies have been undertaken to provide the framework for future detailed engineering design improvements. Likewise, opportunities for integrated solutions to drainage, utilities, and traffic circulation as well as improvements to the open space network are offered by the development.

4.4 Socioeconomic Trends

Steven Farms is designed to respond to the prevailing socioeconomic trends and development pressures within the region. The City of Eloy is preparing for a tremendous growth rate. The variety of housing options offered by Steven Farms is a definitive response to the variable market, economic, and social requirements within the area.

5.0 PROPOSED LAND USE AND DEVELOPMENT

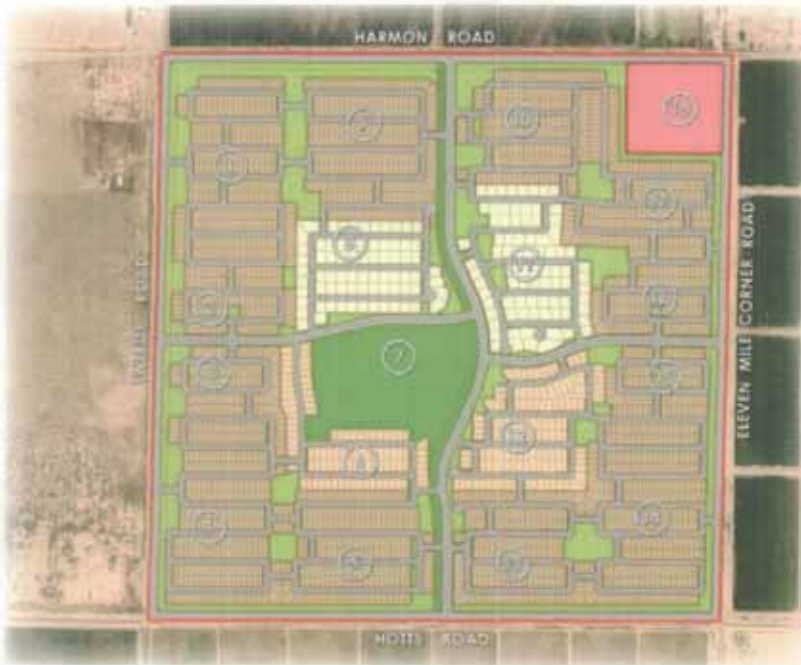
5.1 Land Use Plan

The proposed land use plan for Steven Farms presents viable strategies for a sustainable development. It reflects a comprehensive understanding of existing site conditions and constraints and considers the unique characteristics inherent to the site. Steven Farms will incorporate several distinct design features into its land plan to ensure long term growth of community property values. Value-added amenities will increase the desirability of the development.

The proposed PAD is for a primarily residential community organized about a central open space. The requested zoning of Low Density Residential has a typical lot size of 100' X 120' (12,000 s.f.) containing 157 units and a density of 2.15 du/ac. The Medium Density Residential proposes two typical lot sizes; 50' X 110' (5,500 s.f.) and 60' X 120' (7,200 s.f.) containing 2,180 units and a density of 3.87 du/ac. Steven Farms proposes approximately 2,337 lots and a gross density of 3.68 du/ac.

Individual parcel areas and lot types may change during platting; however, Steven Farms will adhere to the following stipulations as stated in the Major General Plan Amendment

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(GPA05-19); the total number of lots will not exceed 2,493 and a minimum of 21.60% open space will be provided. A neighborhood commercial center of 18.00 net acres is proposed on the corner of two future major arterial roads, Harmon Road and Eleven Mile Corner Road. See Exhibit C.

A variety of active and passive common areas will be designed within this community that will range from open space for recreation areas and mini parks within the individual neighborhoods; open space and trail corridors adjacent to the collector roads; and a centralized community park with ramadas, picnic areas, sports fields, and other recreational equipment. Open space and landscape tracts within the residential component will be owned and maintained by the Steven Farms Homeowners' Association. The commercial site will be responsible for its own maintenance.

Exhibit C

LOT DATA						
PARCEL	ZONING	LOT SIZE	GROSS ACRES	PERCENT	MASTER PLANNED UNITS	DENSITY
1	R1-4	50 x 110	61.90	10.7%	247	3.99 DU/AC.
2	R1-4	50 x 110	17.91	3.3%	75	4.19 DU/AC.
3	R1-4	50 x 110	14.31	2.7%	63	3.86 DU/AC.
4	R1-4	50 x 110	57.99	11.0%	254	4.38 DU/AC.
5	R1-4	50 x 110	39.76	8.1%	187	4.70 DU/AC.
6	R1-8	60 x 120	21.97	4.2%	97	4.42 DU/AC.
7		PARK	50.17			
8	R1-12	100 x 120	32.03	2.9%	74	2.31 DU/AC.
9	R1-4	50 x 110	48.34	7.9%	221	4.58 DU/AC.
10	R1-4	50 x 110	37.56	7.7%	160	4.26 DU/AC.
11	R1-12	100 x 120	40.86	3.6%	83	2.03 DU/AC.
12	R1-8	60 x 120	37.10	5.6%	128	3.45 DU/AC.
13	R1-4	50 x 110	36.54	7.0%	162	4.43 DU/AC.
14	R1-4	50 x 110	59.13	11.5%	264	4.46 DU/AC.
15	R1-4	50 x 110	15.62	2.7%	63	4.03 DU/AC.
16	R1-4	50 x 110	25.57	4.6%	105	4.11 DU/AC.
17	R1-4	50 x 110	36.49	6.6%	154	4.22 DU/AC.
18	C-2	COMM.	20.76			
TOTAL:			655.91	100.0%	2337	3.54 DU/AC.

NOTES:

1. 21.6% OPEN SPACE WILL BE PROVIDED.

2. GROSS DENSITY DOES NOT INCLUDE THE COMMERCIAL SITE (20.76 ACRES).

INDIVIDUAL PARCEL AREAS AND LOT TYPES MAY CHANGE DURING PLATTING; HOWEVER, STEVEN FARMS WILL ADHERE TO THE FOLLOWING STIPULATIONS AS STATED IN THE MAJOR GENERAL PLAN ADMENDMENT (GPA05-19): THE TOTAL NUMBER OF LOTS WILL NOT EXCEED 2,493 AND A MINIMUM OF 21.60% OPEN SPACE WILL BE PROVIDED.

5.1.1 Parcel Plan

Specific design and development of each parcel will comply with the current City of Eloy Subdivision Ordinance and the design guidelines for Low Density Residential, Medium Density Residential, and Community Commercial. See Exhibits C and G.

5.2 Design Criteria

Project guidelines and theme elements are intended to guide the builder in a coordinated vision for the community. Each building will select home design specifics within the overall context provided. The builder will be encouraged to offer as much variety as possible in home design and building materials. The Covenants, Conditions and Restrictions (CC&R's) will provide design guidelines, including the following:

A minimum of three (3) floor plans, each with a minimum of three (3) varied front elevations will be used



for each parcel throughout Steven Farms to provide a variety of housing alternatives and increase visual interest. The overall community character of the Steven Farms PAD will utilize a Spanish vernacular, typified by the use of stucco and tile. The goal of this project is to fit into the existing fabric of the surrounding community.

Steven Farms will consist of identifiable neighborhood areas with coherent design themes within the context of the community theme established by entry features, walls, and landscape elements. The community will have a combination of one- and two-story homes. Building materials will include concrete tile and parapet roofs, earthen paint tones, and other compatible materials, selected for durability and ease of maintenance.

5.2.1 Single-Family Residential Design Criteria

The majority of the site will be dedicated to the establishment of an organized, coherent residential community endowed with a distinctive, attractive character and inviting aesthetic appeal. The site will consist of varying detached single-family housing types and floor plans, with the emphasis on a common architectural theme. Assorted lot frontages and setbacks will contribute to the aesthetic diversity as well as integrated open spaces and recreational amenities. The goal is to provide a range of housing choices and prices within the same community. This objective encourages a healthy diversity of residents and concurrent absorption of multiple housing products. See Exhibits H, I, and J.

5.2.2 Community Commercial Criteria

The site will occupy a Community Commercial Center (C-2) and will furnish only those uses listed in Article 7 of the City of Eloy Zoning Ordinance. The commercial land use designation will assist in supporting the residential component by bringing goods and services close to residential neighborhoods out to a radius of two miles or slightly greater. As with all commercial sites, it is expected that the City's revenues will increase through both property and sales taxes. See Exhibits K and L.

The proposed commercial facility is appropriately located at the intersection of what will soon become arterial roadways and close to existing and future residential development. The proximity to residential neighborhoods will help ensure the businesses' economic viability as well as bring goods and services closer to consumers.

5.3 Circulation

The project intends to have standard City rights-of-way throughout the site on the arterials, collectors, and local streets. All primary project access roads in Steven Farms will be public roadways. Construction methods and techniques of all streets within the subject property shall be employed in accordance with the City of Eloy Subdivision Ordinance. The public local street will be utilized within the planning area. It will be the predominant subdivision street and provide direct access to individual residential lots.

While construction methods and techniques of all roadways within Steven Farms are to be built to the City of Eloy standards, the arterial and collector roads have been enhanced with additional landscape buffers. These buffers are provided, in some cases, to include flood control, drainage or retention elements, and structures and public utility easements (PUE).

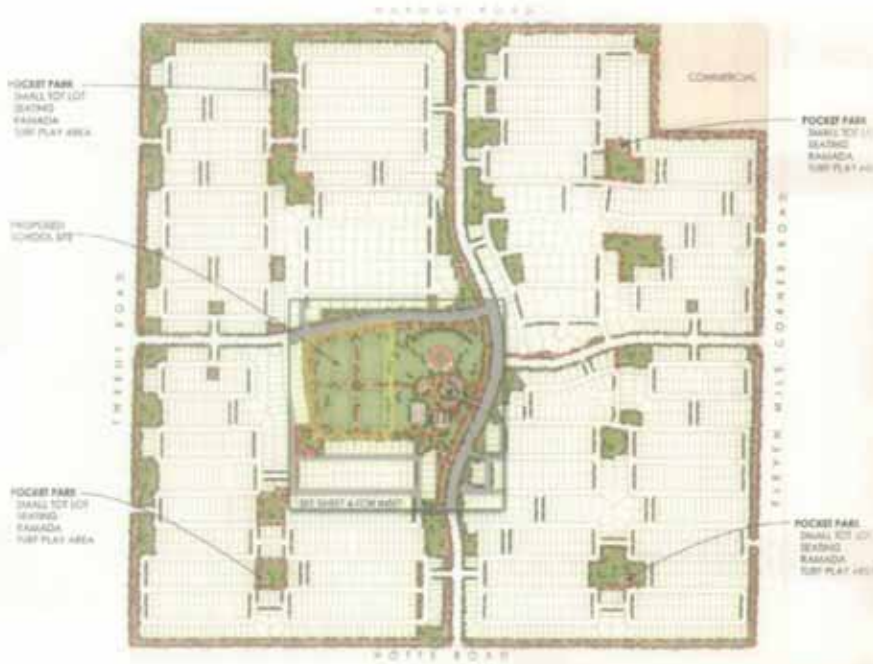


Exhibit M



PRIMARY ENTRY MONUMENT ELEVATION

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ENTRY AREA ALLOWING FOR PLANTING TREES
 VISUAL HEAVY AND SIGNIFICANCE PLANNING
 BRICK PAVE WALL WITH STONE
 UNDER GARDEN AREA WITH
 WITH TOP

5.4 Comprehensive Open Space and Amenity Plan

5.4.1 Master Landscape/Open Space Plan

The Steven Farms open space has been designed to enhance the quality of life for the residents as well as the surrounding area of the City of Eloy. The well-planned neighborhoods are designed around the open spaces to ensure that recreational and leisure activities will be accessible. The central Neighborhood Park is intended to be a community-wide focal point featuring the most extensive recreational facilities. It will be both an aesthetic and useable amenity for all residents.

Open space will be at least 21.60% of the residential area (137.19 acres); approximately 50.17 acres of the open space will be dedicated to a centralized Neighborhood Park and the remainder will be dispersed throughout the neighborhoods. If the school district wants a school site, the Neighborhood Park has more than enough usable area to accommodate such a request. The intention is to integrate the school site with the Neighborhood Park, to maximizing open space and recreational amenities into one area, rather than separate it into minor entities. While some of the open space is located on the perimeter to help with drainage issues, the majority of it is interior to the community in the form of pocket parks, the central Neighborhood Park, and landscaped tracts. See Exhibit M.



5.4.2 Trails, Open Space, Parks and Recreation System

The recreation and open space concept for Steven Farms PAD will provide a minimum of 137.19 acres of open space, which is 21.60% of the residential area. While most of the open space areas are distributed throughout the Steven Farms project for all residents, the community is organized about a Neighborhood Park centrally located at the intersection of the community collector streets. This highly visible park space will serve as the "common green" for the community, helping establish a neighborhood identity. Through the articulation of the project design components in the form of columns, accent walls, and park amenities, it will also create a sense of place. From this central open space, the community trails system will radiate north and south along open space corridors



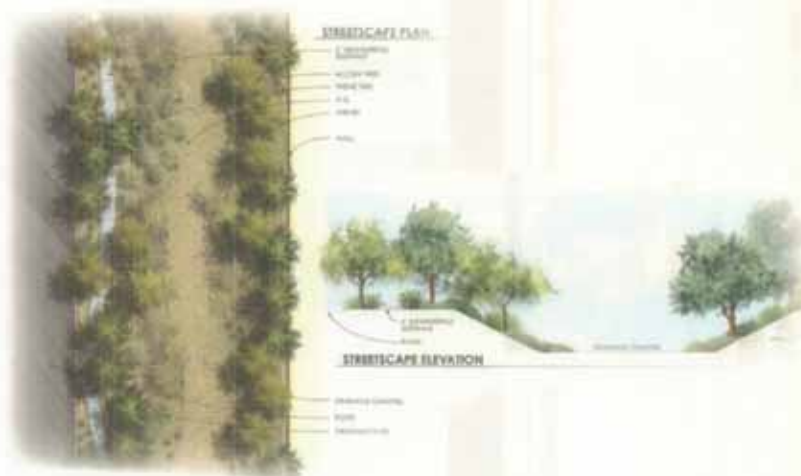
STEVEN FARMS



THEME WALL AND PARTIAL VIEW WALL ELEVATION



THEME WALL AND FULL VIEW WALL ELEVATION



adjacent to the collector streets, connecting the smaller pocket parks and open space areas throughout the community. Open space areas will be designed to accommodate both recreational activities as well as the functional needs of the community such as drainage ways and storm water retention. Additional open spaces in the form of pocket parks will be provided for storm water retention and neighborhood recreation.

Steven Farms has been master planned to offer residents abundant open space with a variety of recreational activities. These facilities are distributed throughout Steven Farms to provide ease of access and visual variety. Each residential neighborhood is close to either a pocket park or the Neighborhood Park. Pocket parks are improved with turf areas and play structures. The Neighborhood Park is improved with turf areas, shade ramada, play structures, and an activity field. All parks are outfitted with landscape materials and construction details that will match throughout the community.

Generous open space and landscape elements are also provided at community entryways, along the perimeter arterial roads, and along the interior collector road systems. Entryways are defined with landscaped medians, community-themed structures, and landscaping.

The area drainage requirements allow for drainage ways that act as buffers and trail systems along the boundaries of the community.

5.4.3 Signage

Signage for all uses within Steven Farms shall meet the City of Eloy's Zoning Ordinances: "All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the City of Eloy adopted codes



PRIMARY ENTRY MONUMENT ELEVATION

STEVEN FARMS

and ordinances" (Article 15.2). Correspondingly, signage within the approved Steven Farms PAD may deviate from the requirements of the Articles if "an approved comprehensive sign package and all proposed signage within the PAD are in compliance with that comprehensive sign package" (Article 15.9).

5.4.4 Lighting

Provisions for outdoor lighting within the development will be designed with minimized intensity. The primary entry nodes will be provided with pole-mounted lighting fixtures while the homes will be illuminated with low-mounted lighting fixtures that emit low level, non-glare light.

5.5 Architecture

This application is for the rezoning and site-specific ordinance/stipulations for future site development and construction. Due to market fluctuations, we do not include specific housing details such as styles, material, and dwelling size. Additionally, the builder(s) are not selected at this time.

6.0 DRAINAGE

6.1 Existing Floodplain Conditions

According to the Flood Insurance Rate Map (FIRM) Community Panel Number 0400771175C, revised August 15, 1983, the site lies within Zone C, which FEMA defines as "Areas of minimal flooding (no shading)."

6.2 Proposed Improvements and Floodplain Solution

As noted in Section 6.1, the site does not require special floodplain solutions.

6.2.1 Off-Site Storm Water Flows

Off-site storm water that impacts the site originates from the existing farm fields south and southeast of the site. To manage off-site storm water, intercepting channels are proposed to divert flow safely around the site. The flow will be discharged at the natural outlet of the site in the existing flow condition. Culverts will safely pass the 100-year flow below road crossings.

6.2.2 On-Site Storm Water Retention

The common area open space tracts within Steven Farms will provide on-site storm water retention as required by Pinal County Ordinance 100798-DO. Retention for the site will be provided to contain storm water runoff generated from the 100-year, 2-hour storm. The storm water runoff will not be allowed to pond a depth greater than three feet, measured from the bottom of the basin to the high 100-year, 2-hour water surface elevation in retention basins. Retention basins will be designed to drain in 36 hours per Pinal County's requirements. A portion of the open space will be high and dry.

7.0 INFRASTRUCTURE IMPROVEMENTS

7.1 Traffic Impact Analysis

A Preliminary Traffic Impact Analysis has been conducted by TASK Engineering and the report has been submitted to the City of Eloy.

7.2 Water Service

The proposed project can be adequately served by public water facilities. The Steven Farms Water Master Plan does not address using existing wells to supply water to the project. Existing irrigation wells on the property must be converted to supply wells for the City of Eloy. The draft water master plan being prepared by MMLA Psomas indicated that two wells and a water storage facility will be located on the property. The

location of water supply facilities will be addressed during the preliminary platting process. Per the City of Eloy design standards, each well site will be a minimum of 120' X 120', and each will have a production capacity of 1.5 X Average Day demands, or 1,144 gpm.

The study also does not address existing storage facilities to supply water to the project. The draft water master plan indicates that a reservoir site will be located on the property, but the current lotting layout does not reflect this. The location of the reservoir site will be addressed during the preliminary platting process. The facility will require approximately five acres. With the development of the Eloy Valley Plan to the northeast, community services should easily be extended.

7.3 Wastewater/Sanitary Sewer

It is anticipated that the principal source for sewer discharge will be through the extension of sewer lines from the Eloy Valley project, which ultimately connects to the City's aeration treatment facility that processes 2 million gallons per day. The natural topography of the site slopes from southeast to northwest towards the Eloy Valley site, which will aid in the connection of the sewer facilities with minimal ancillary equipment.

8.0 PUBLIC UTILITIES

New utilities lines within the project will be placed underground to provide an attractive and marketable development. Exceptions to this rule may occur as a result of specific utility company rules and regulations, or where the costs of under grounding, due to the size and nature of a specific installation, are prohibitive. Additionally, temporary overhead

lines may be used on an interim basis, subject to review and approval by the City, until development occurs immediately adjacent to the overhead line.

8.1 Electrical Services

Steven Farms and properties in the vicinity are currently served by Arizona Public Service Electrical District Number 4 (ED-4).

8.2 Natural Gas

This property and others in the area will have service by Southwest Gas Corporation.

8.3 Telephone

This property and others in the area are currently serviced by Qwest Communications. As this area develops, new service lines will be provided by Qwest. Cellular Telephone Monopoles will be allowed in all commercial zones and on light poles in public recreational facilities, subject to Eloy Zoning Ordinance.

8.4 Cable TV

Eagle West Communications, Inc., provides cable television to the area.

8.5 Water

It is planned that water services for Steven Farms will be provided through the City of Eloy. A water master plan will be needed to better determine the on-site water campus needs and the amount of off-site water infrastructure required.

8.6 Sewer

It is anticipated that sewer lines will be extended from the Eloy Valley project.

8.7 Solid Waste

The City of Eloy will provide service to Steven Farms.

9.0 MANAGMENT AND MAINTENANCE

A Homeowners' Association (HOA) will be created to manage and maintain common areas and open spaces owned by the HOA. The HOA will assume maintenance responsibility for median landscaping and landscaping within public rights-of-way adjacent to all major, minor arterial, and collector roadways within the community boundary. Residents of Steven Farms will automatically be members of the HOA and will be required to pay annual dues for the operation and maintenance of the community facilities.

10.0 DEVELOPMENT SCHEDULE

This site will be developed in several phases. It is anticipated that roadway infrastructure engineering will commence following acceptance of the rezoning process. Steven Farms will follow the Eloy Valley project due to the sewer constraint.

11.0 COVENANTS, CONDITIONS AND RESTRICTIONS

The developer will create and record a set of Covenants, Conditions and Restrictions (CC&R's) establishing a Homeowners' Association (HOA), which will be responsible for the maintenance of the perimeter walls, signage, landscape buffers, and landscaping in all common areas and rights-of-way.

12.0 CITIZEN REVIEW PROCESS

A neighborhood information meeting was offered and no one responded to the mailings. Notice for this meeting was sent to all property owners within 300 feet of the property line, any neighborhood associations, and the City of Eloy.

13.0 CONCLUSION

Steven Farms is a diverse residential community that will contribute to the orderly growth and development of this portion of Eloy. It will also demonstrate a design quality that will meet and raise expectations for residential communities in the area.

Steven Farms is consistent with the Eloy General Plan, with applicable provisions of the City Zoning Ordinance, with current City policies, and with local approved Planned Area Developments.

Development of the property will contribute to needed arterial roadway improvements and support the current plans underway for provision of water and sewer service in this vicinity.

We respectfully request approval of the Steven Farms Planned Area Development.

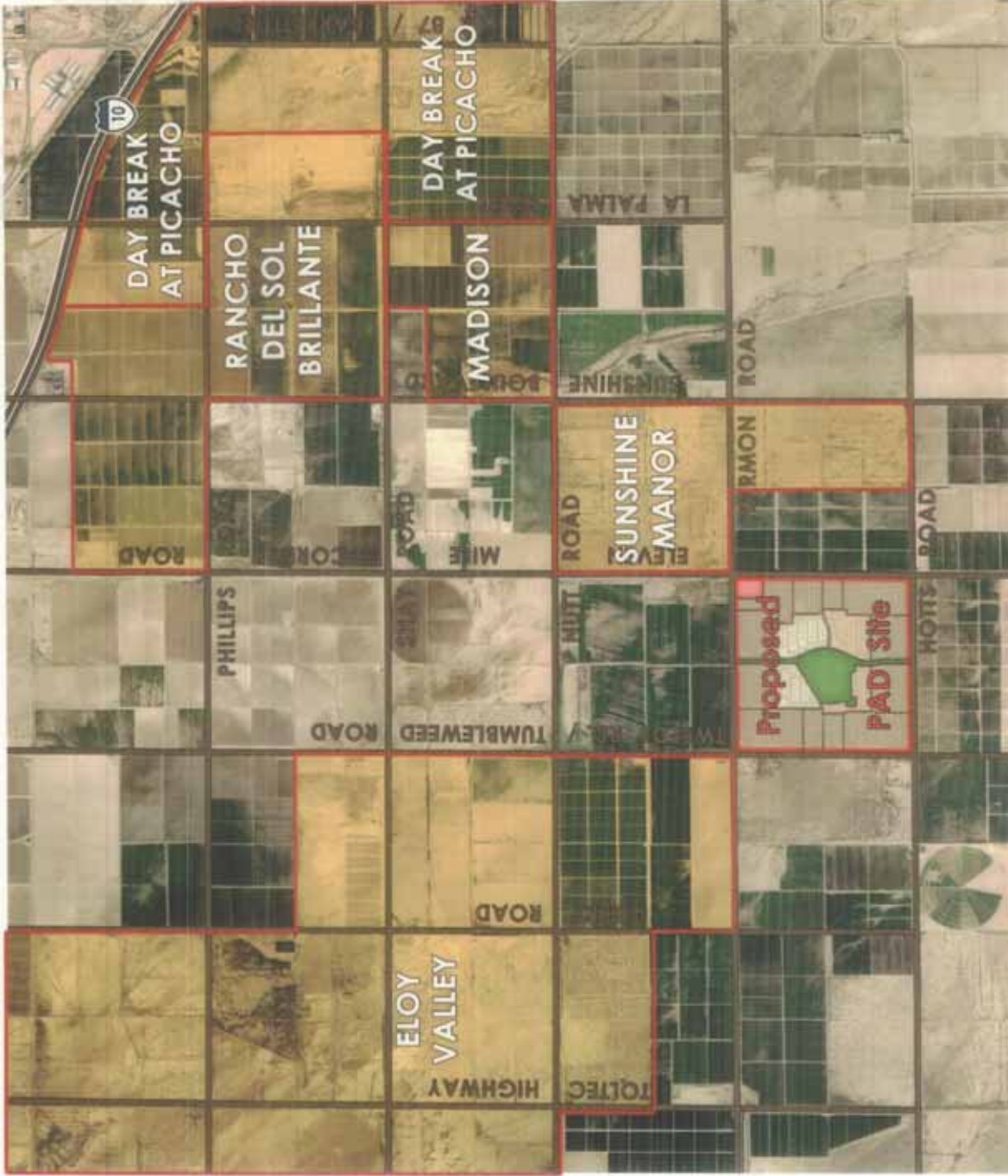
STEVEN FARMS

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Directory of Exhibits

Vicinity Map	Exhibit A
General Land Use Plan	Exhibit B
Preliminary Development Plan	Exhibit C
Surrounding Properties and Zoning	Exhibit D
Area Traffic and Circulation	Exhibit E
FIRM Map	Exhibit F
Preliminary Land Use Tabulations	Exhibit G
Single Residence Standards	Exhibit H
Typical Lot Layout	Exhibit I
Single Residence Permitted Uses	Exhibit J
Commercial Development Standards	Exhibit K
Commercial Permitted Uses	Exhibit L
Master Landscape Plan	Exhibit M

Vicinity Map



N.T.S.

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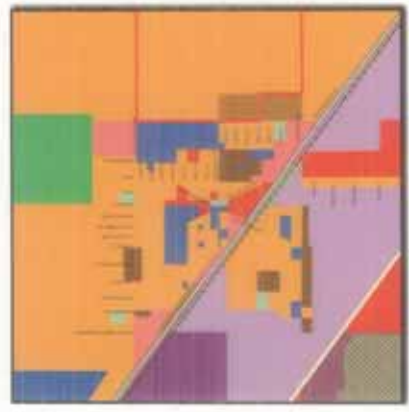
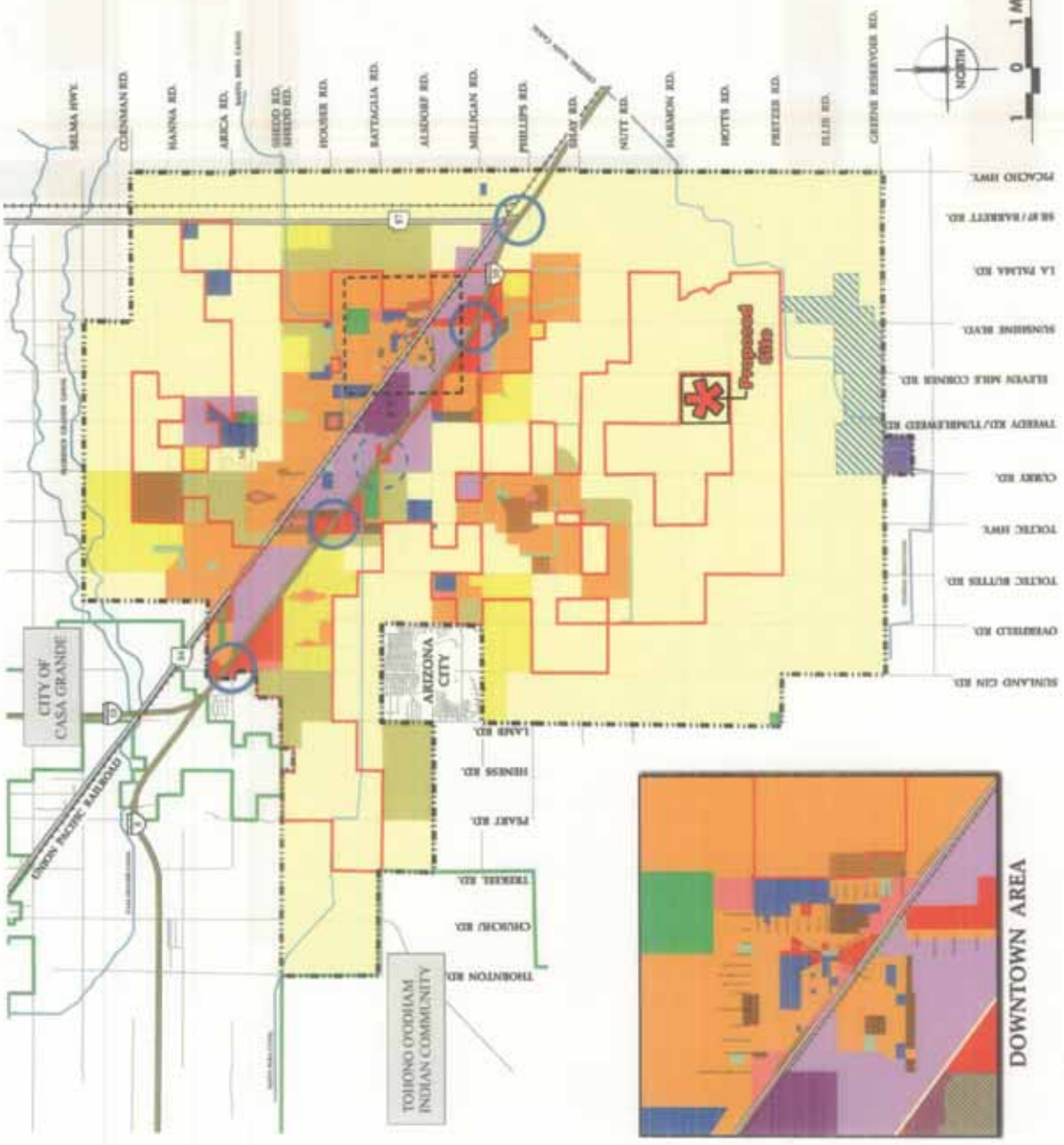


11000 STEVEN FARMS WAY, WILLOW BRIDGE, CO 80122

exhibit A

General Land Use Plan City of Eloy

- Rural Residential (0.05 to .20 du/ac)
- Estate Density Residential (2.0 to 1.0 du/ac)
- Low Density Residential (1.0 to 4.0 du/ac)
- Medium Density Residential (4.0 to 6.5 du/ac)
- Medium-High Density Residential (6.5 to 10.0 du/ac)
- High Density Residential (10.0 to 24.0 du/ac)
- Neighborhood Commercial
- Community Commercial
- Commercial Recreation
- Light Industrial
- Manufacturing/Industrial
- Parks/Open Space
- Public/Institutional
- Specific Plan Study Area
- Freeway Interchange
- Proposed Freeway Interchange
- Interstate
- State Highway
- Local Roads
- Incorporated Boundary
- Jurisdiction Limits
- Downtown Area
- Study Area Boundary



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exhibit B

PLANNING DEPARTMENT PLAN & CONSULTING 2024.dwg

Preliminary Development Plan

PARCEL	ZONING	LOT SIZE	LOT DATA		PERCENT PLANNED	WATER PLANNED	DENSITY
			GROSS ACRES	NET ACRES			
1	R-14	50.3110	41.90	16.0%	247	117	5.0/AC
2	R-14	50.3110	17.91	3.5%	75	41	4.11/AC
3	R-14	50.3110	13.31	2.7%	43	23	3.08/AC
4	R-14	50.3110	17.99	1.0%	34	4	2.88/AC
5	R-14	50.3110	37.78	8.3%	187	103	4.08/AC
6	R-14	50.3110	50.17	5.8%	17	1	1.02/AC
7	C-2	100 x 150	15.00	3.0%	74	31	5.0/AC
8	R-14	50.3110	48.54	7.9%	211	118	4.08/AC
9	R-14	50.3110	37.56	7.7%	148	62	4.08/AC
10	R-14	50.3110	40.66	8.0%	43	23	5.0/AC
11	R-14	50.3110	37.05	6.8%	159	75	4.08/AC
12	R-14	50.3110	36.54	7.0%	143	64	4.08/AC
13	R-14	50.3110	31.15	3.1%	34	4	4.08/AC
14	R-14	50.3110	33.07	4.4%	103	55	4.11/AC
15	R-14	50.3110	36.47	6.4%	104	55	4.08/AC
16	C-2	COMM	28.74	100.0%	2337	134	60/AC
17	R-14	50.3110	48.54	7.9%	211	118	4.08/AC
18	C-2	COMM	48.54	100.0%	4000	233	83/AC
TOTAL			845.81	100.0%	2337	134	60/AC

NOTE:

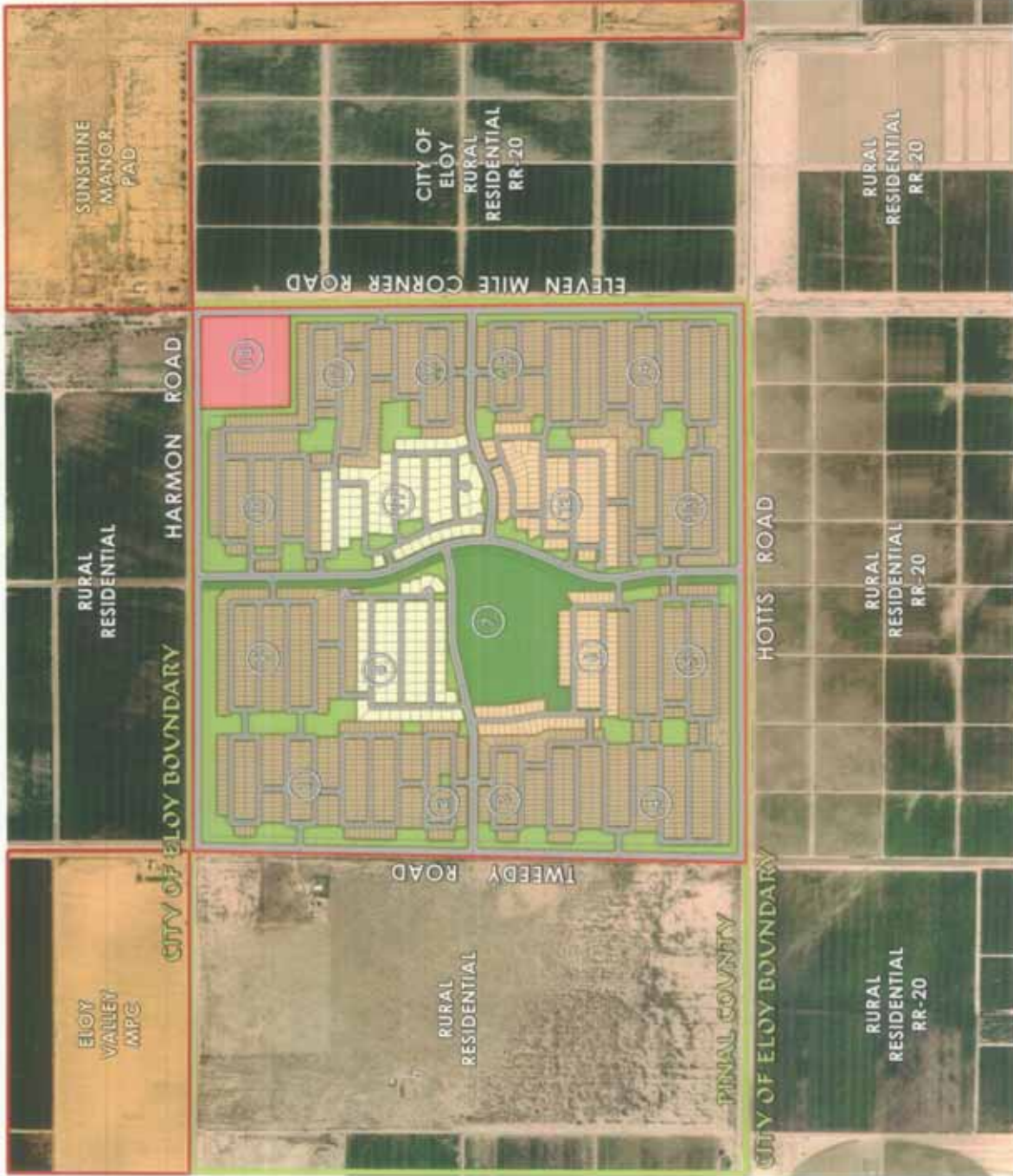
- 21.8% OPEN SPACE WILL BE PROVIDED.
 - GROSS DENSITY DOES NOT INCLUDE THE COMMERCIAL SITE (28.74 ACRES).
- INDIVIDUAL PARCELS, AREAS AND LOT TYPES MAY CHANGE DURING PLANNING. HOWEVER, STEVEN FARMS WILL ADHERE TO THE FOLLOWING STIPULATIONS AS STATED IN THE MAJOR GENERAL PLAN AMENDMENT (GPADS-17): THE TOTAL NUMBER OF LOTS WILL NOT EXCEED 2,493 AND A MINIMUM OF 21.80% OPEN SPACE WILL BE PROVIDED.



STEPHEN FARMS
 exhibit C



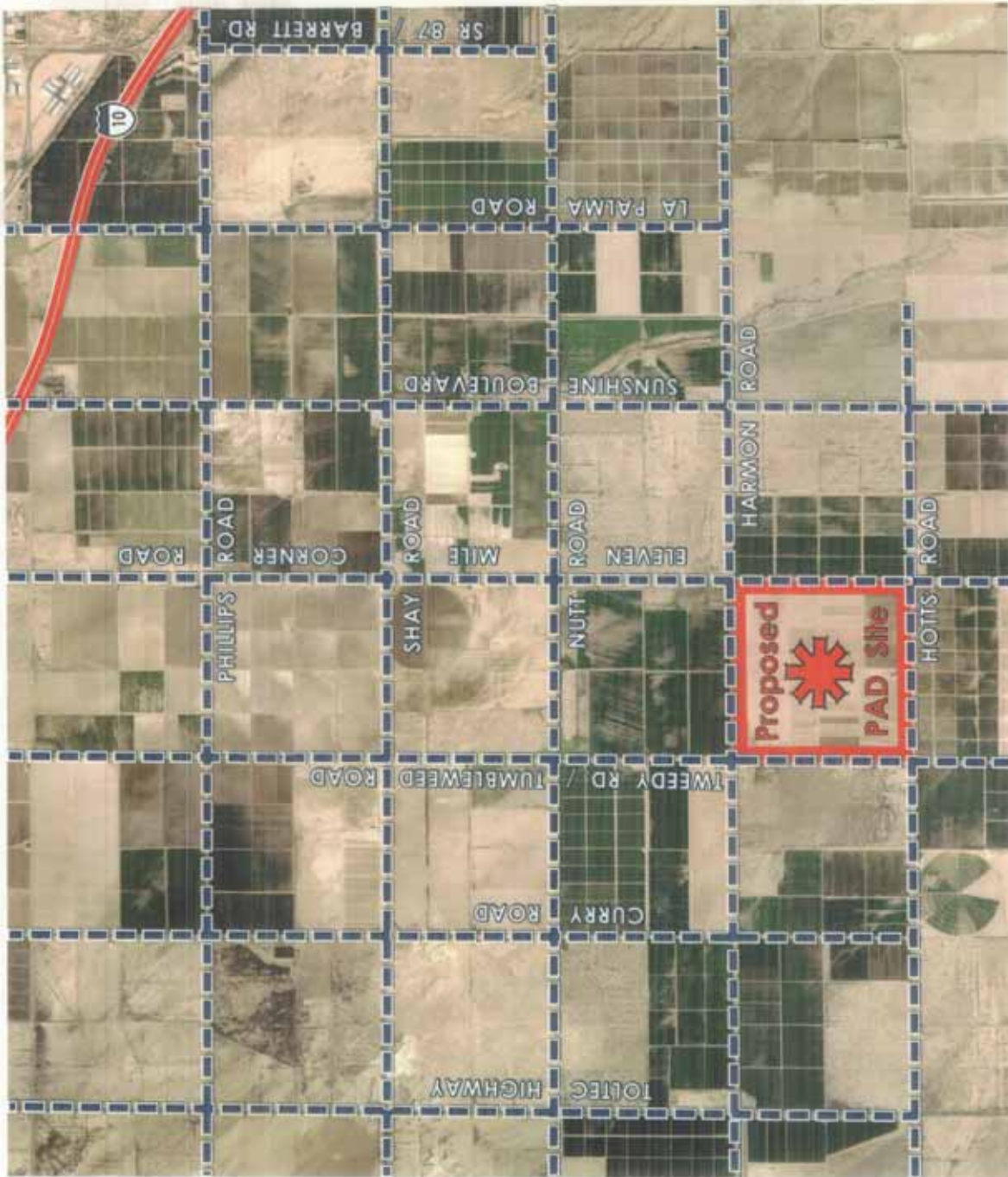
Surrounding Properties & Zoning



Legend:

Proposed PAD Site

Area Traffic & Circulation



LEGEND:

- Arterials
- Proposed PAD Site



STEVEN & FIRMS



exhibit E



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

FINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 1235 OF 1235

COMMUNITY PANEL NUMBER
64077-1235-C

EFFECTIVE DATE:
AUGUST 15, 1993

Federal Emergency Management Agency

STEVEN & FIRMS
exhibit F

THIS IS AN ABSTRACT TYPE OF A PORTION OF THE ABOVE REFERENCED FIRM MAP. IT IS NOT A FIRM MAP. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFICIAL STATEMENT OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FOR THE LATEST PRODUCT INFORMATION VISIT WWW.FEMA.GOV. PROGRAM NUMBER 64077-1235-C.



STEVEN FARMS

Steven Farms PAD Preliminary Land Use Tabulations

Land Use Designation	Gross Acres
Low Density Residential	72.89
Medium Density Residential	562.26
Community Commercial*	20.76
TOTAL	655.91

DENSITY CALCULATION

Gross Residential Area	635.15 ac
Dwellings units	2337 du
Gross Density	3.68 du/ac

OPEN SPACE CALCULATION

Open Space Calculations	Acres	%	Area
Net Residential**	635.15ac	21.60%	137.19ac

Notes:

*Community Commercial has a net acreage of 18.00 acres.

**Net residential area = Gross residential area minus (-) gross Community Commercial.

Individual parcel areas and lot types may change during platting; however, Steven Farms will adhere to the following stipulations as stated in the Major General Plan Amendment (GPA05-19): the total number of lots will not exceed 2,493 and a minimum of 20% open space will be provided.

STEVEN FARMS

Single Residence Standards

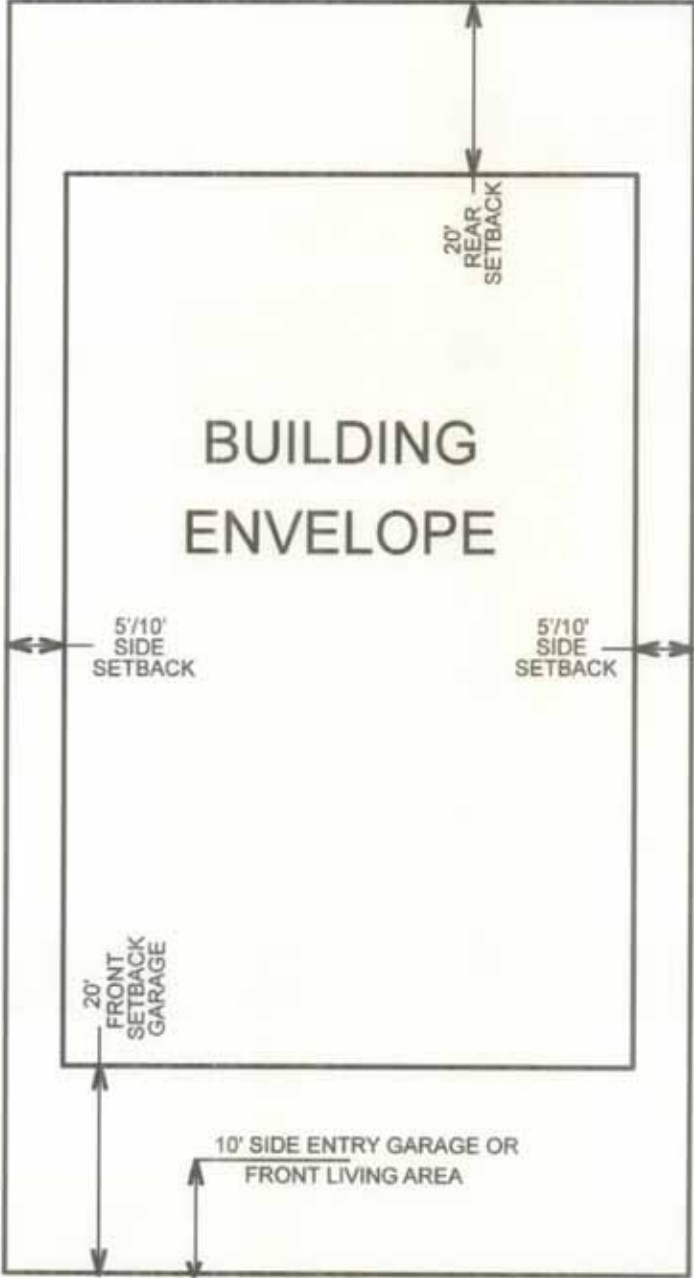
City of Eloy Standards

	R1-6	R1-8	R1-12
Typical Lot	60' X 100'	80' X 100'	100' X 120'
% Distribution	NA	NA	NA
Typical Area	6,000 sf	8,000 sf	12,000 sf
Minimum Width	60'	80'	100'
Minimum Depth	NA	NA	NA
Building Setbacks			
Front	20'	20'	20'
Side Street Side	20'	20'	20'
Rear	25'	25'	25'
Minimum Side Yard Setbacks	5' & 10'	7' & 10'	10'
Maximum Height	35'	35'	35'
Building Coverage	40%	35%	30%

Steven Farms Proposed Standards

	50' X 110'	60' X 120'	100' X 120'
Typical Lot	50' X 110'	60' X 120'	100' X 120'
% Distribution	83.7%	9.8%	6.5%
Typical Area	5,500 sf	7,200 sf	12,000 sf
Minimum Width	50'	60'	100'
Minimum Depth	110'	120'	120'
Building Setbacks			
Front	20'/10' for living area or side entry garage	20'/10' for living area or side entry garage	20'/10' for living area or side entry garage
Side Street Side	10' landscape tract	10' landscape tract	10' landscape tract
Rear	20'	20'	20'
Minimum Side Yard Setbacks	5' & 10'	5' & 10'	10' & 10'
Maximum Height	35'	35'	35'
Building Coverage	50%	45%	30%

Typical Lot Layout 50' Width



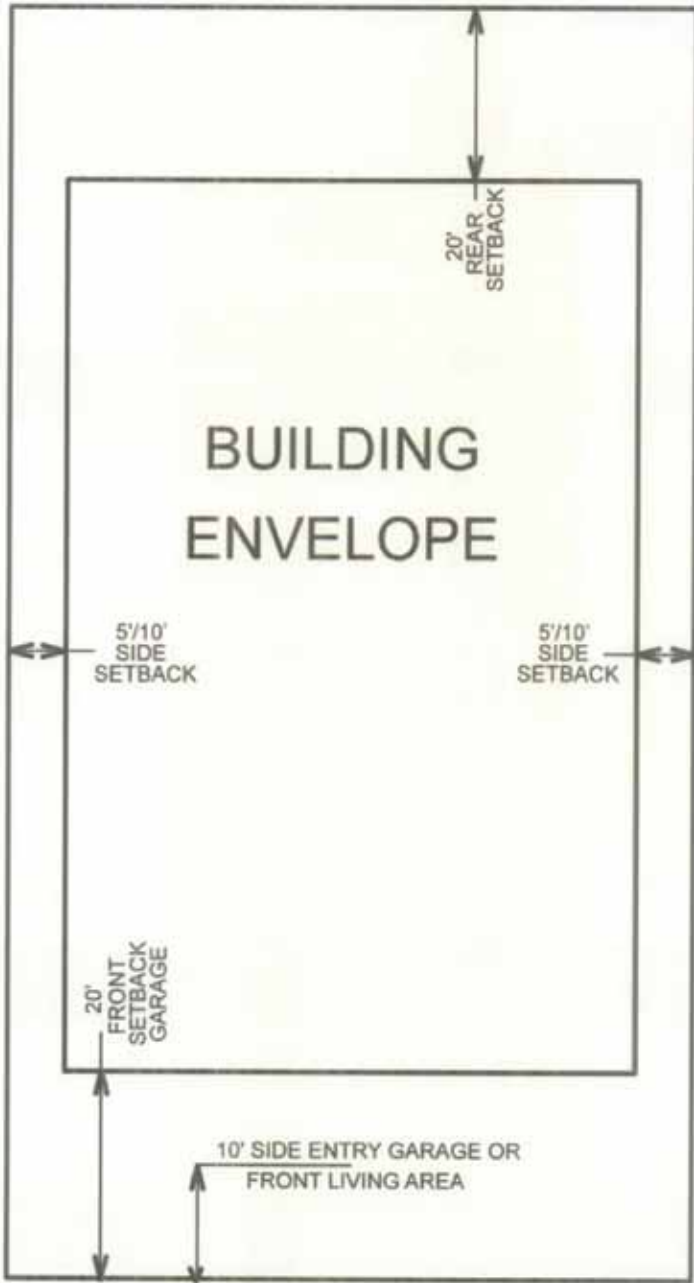
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exhibit I-1

Typical Lot Layout 60' Width



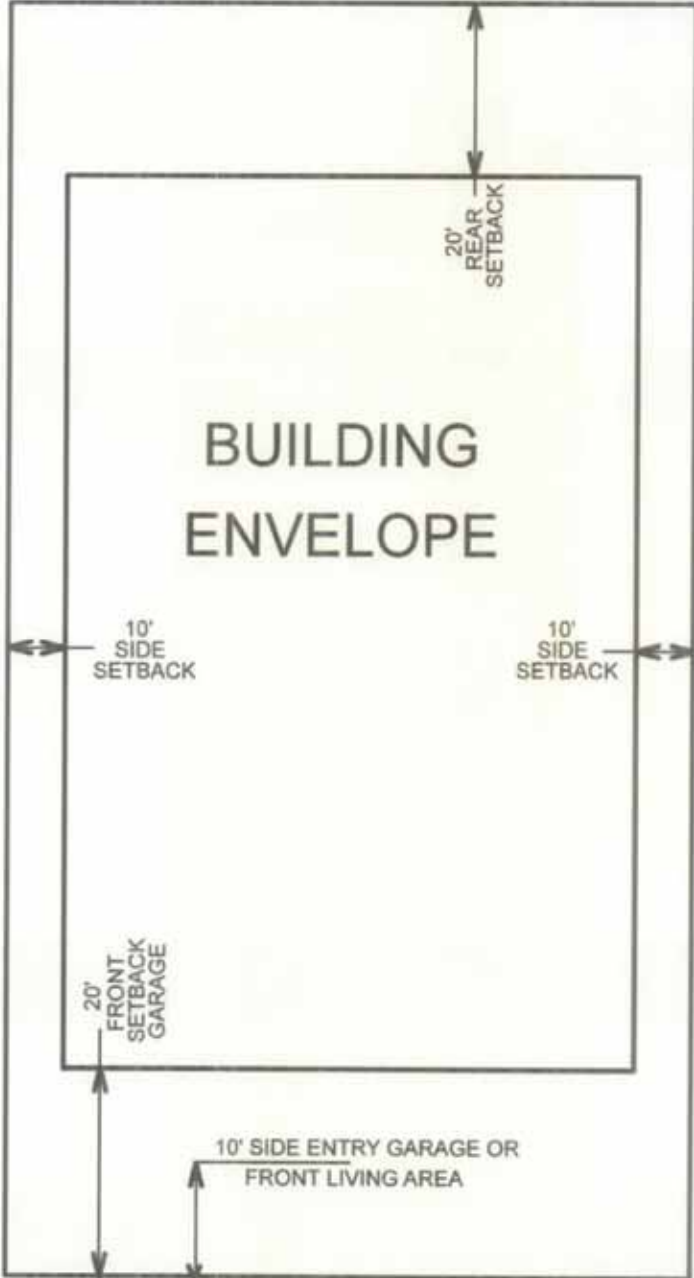
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exhibit I-2

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Typical Lot Layout 100' Width



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exhibit I-3

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Single Residence Permitted Uses R1-12, R1-8, and R1-6

Residential Permitted Uses

- One single detached dwelling per lot of record.
- Temples, mosques, synagogues, or churches, including clergy housing.
- Public schools (K – 12).
- Public Parks and playgrounds.
- Public and private open space preserves.
- Public utility services, but not including business offices, repair or storage facilities, wastewater treatment plants, booster stations, and generating plants.
- Satellite dish antennas for private residential use provided that they are located within the buildable area of the rear yard, are less than eight (8) feet in height, are ground mounted, and screened from both the public and adjacent property views. This does not apply to dishes under 24" in diameter.
- Publicly owned or operated facilities.
- Home-based day care with no more than six (6) children not related to the proprietor with a maximum of ten (10) children total.
- Home occupations as prescribed in Chapter 11 of the Eloy Zoning Ordinance.
- Accessory buildings and accessory uses as prescribed in Chapter 11 of the Eloy Zoning Ordinance.
- Assisted living facilities and group care homes for the elderly and handicapped, provided that:
 1. No such home is located on a lot that is within one thousand-two hundred (1,200) feet of another group home for the handicapped and elderly care;
 2. No such home contains more than six (6) residents;
 3. Such home is licensed by the State of Arizona Department of Health Services;
 4. Such home is registered with, and administratively approved by the City, as to compliance with the standards of the Eloy Zoning Ordinance.

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Commercial Development Standards C - 2

Standard	
Front Setback	30'
Interior Side Setback	10'
Street Side Setback	10'
Rear Setback	10**
Area (Sq Ft)	10,000'
Maximum Bldg. Height	35'
Maximum Lot Coverage	60%
Minimum Lot Width	150'

* If the property line or adjoining street abuts a residential zone the setback shall be 25 feet.

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Commercial Permitted Uses C – 2

Community Commercial Permitted Uses

- Those uses permitted in the "C – 1" Neighborhood Commercial Zoning District.
- Day care centers including the required outdoor play area.
- Medical, dental, and clinical laboratories.
- Hospital and outpatient clinics
- General Office and retail uses.
- Convenience market with the sale or dispensing of gasoline.
- Drive-through window facilities.
- Dry-cleaning facility.
- Large-scale retail stores, not to exceed 80,000 square feet, individually, and not to exceed 150,000 square feet in a group commercial development such as: supermarkets, retail drug store, video store, dry good and notions store, appliance store, home or hardware store, floor and wall covering store, furniture store, bicycle and sporting good store, and apparel store.
- Restaurants including drive-in and drive-through facilities.
- Bank and financial institutions with drive-through windows and outdoor teller facilities.
- Hotels and motels.
- Movie theatres (excluding drive-in movie theatres), dance halls, and bowling alleys.
- Household, sickroom or office equipment rental and services.
- Car wash facilities, auto part stores, and auto service stations; but not including semi-truck washing or polishing, semi-truck servicing or semi-truck tires.
- Outdoor display areas for the sale of new or used automobiles, passenger trucks, boats, trailer and recreational vehicles provided all sales and repair activities are conducted within a building.
- Outdoor display areas for the sale of new manufactured homes provided all units are ground mounted, anchored and finished in a manner representative of the actual finished product.
- General auto repair, including auto painting and body repair, provided all repair operations are conducted within a building including an outside vehicle storage area to be used only for vehicles under repair which shall be screened from any street or surrounding property.
- Nurseries, flower and plant sales, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six (6) feet in height and no goods, materials or objects are stacked higher than the fence or wall.

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- Mini-storage facility provided they are used solely for dead storage purposes with no outdoor open storage allowed.
- Black smith shops, welding shops, contractors offices and contractors equipment yards provided the yard area is enclosed on all sides by a solid fence or wall at least six (6) feet in height and no supplies, products, materials or equipment are stacked higher than the fence or wall.
- Night watchmen quarters, as a security provision, as an accessory use to a permitted commercial use with City approval.
- Businesses engaged in wholesaling, assembly or manufacturing must be within a completely enclosed building and must have a retail component on-site.
- Semi-truck washes and/or semi-truck polishing, semi-truck servicing, or semi-truck tires only when ancillary to a travel plaza/truck stop and in accordance with the provisions outlined in Sec. 7.2 (B) (8).
- Outdoor sales and displays are prohibited, except where one (1) or more of the following conditions are present:
 1. Products and services displayed outdoors are customary, accessory, and incidental to those sold and displayed in a primary business being conducted in a permanent building on the property.
 2. Outdoor sales and displays do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape areas or traffic visibility at driveway entries and street intersections.
- Small-animal hospital or clinics, confined to completely enclosed sound-attenuated facilities, subject to:
 1. Animals shall not be boarded or lodged except for short periods of observation incidental to care or treatment.
 2. No kennel or exercise runs will be permitted.

Conceptual Master Landscape and Trail Plan

3 July 2007
 JCS # 000008
 Page 1



Planting Palette

- TREES**
- Weeping Acacia
 - Acacia salicina
 - Fullsize Olive
 - Chilean Mesquite
 - Heritage Live Oak
- SHRUBS**
 - Iron Bird of Paradise
 - Red Yarn Quince
 - Silver Bush
 - Black Dog
 - Purple Hopwood Bush
 - American Honeylocust
 - 'Thunderbolt' Silverleaf
 - English Mail Deer Grass
 - Paper Flower
 - Golden Buxus

ACCENTS

 - Agave americana
 - Daylily white/rose
 - Heperabid paviflora

SEMI-COVERS

 - Baccharis hybrid 'Jug'
 - Euphorbia rigida
 - Lantana sp. 'New Gold'
 - Abutilon prostratum
 - Gnaphalium pulchellum
 - Cynodon dactylon

MINIMUM CONCRETE PATH

POCKET PARK

 - RAMADA

Legend

- MINIMUM CONCRETE PATH
- POCKET PARK
- RAMADA

exhibit M1

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Primary Entry Monument

8 December 2004
JOB # 030208
Page 2

PRIMARY ENTRY MONUMENT PLAN

TALL ENTRY COLUMNS
WITH STONE VENEER FINISH
AND ORNAMENTAL LIGHT
SCONCES

PRIMARY ENTRY MONUMENT ELEVATION

ENTRY ARBOR ELEMENTS WITH
FLOWERING VINES

FORMAL HEDGE AND
GROUNDCOVER PLANTING

ENTRY SIGN WALL WITH STONE
FINISH AND LOW WOK POT

ENTRY ARBOR ELEMENTS WITH
FLOWERING VINES

FORMAL HEDGE AND
GROUNDCOVER PLANTING

ENTRY SIGN WALL WITH STONE
VENEER FINISH AND LOW
WOK POT

exhibit M2

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Wall Concepts

8 December 2014
Job # 000088
Page 3



THEME WALL AND PARTIAL VIEW WALL ELEVATION



THEME WALL AND FULL VIEW WALL ELEVATION

exhibit M3

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CENTRAL PARK PLAN

Central Park

3 July 2007
100 & 100008
Page 4



exhibit M4

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0' 100' 200'

STREETSCAPE PLAN

- 6' MEANDERING SIDEWALK
- ACCENT TREE
- THEME TREE
- D.G.
- SHRUBS
- WALL

Typical Streetscape

8 December 2006
JOB # 020088
Page 5



STREETSCAPE ELEVATION

- ROAD
- GROUND COVER

exhibit M5

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Streetscape Along Channel

8 December 2016
 JCH & CS2016
 Page 6



STREETSCAPE PLAN

- 6' MEANDERING SIDEWALK
- ACCENT TREE
- THEME TREE
- D.G.
- SHRUBS
- WALL



STREETSCAPE ELEVATION

- DRAINAGE CHANNEL
- ROAD
- GROUNDCOVER

exhibit M6

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