

Tierra Verde at ARROWHEAD

Arrowhead Ranch Section 24
Glendale, Arizona

Development Master Plan

General Plan Amendment G-94-04
DMP Application DMP-94-01

7100 West Beardsley Road
Glendale, Arizona

Prepared for:

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2/14/95
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
BY CITY COUNCIL
SUBJECT TO 3 STIPS.

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Tierra Verde at Arrowhead Development Master Plan

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introduction

INTRODUCTION

PROPERTY and LOCATION

The TIERRA VERDE neighborhood of Arrowhead Ranch in Glendale, Arizona, comprises approximately 559 acres bounded by Deer Valley Road to the north, 67th Avenue to the east, 75th Avenue to the west, and the Beardsley Road westbound frontage road and the future Agua Fria Freeway to the south (See Exhibit A). Full freeway interchanges are proposed at both 67th Avenue and 75th Avenue. Directly north of TIERRA VERDE is the Hillcrest Ranch Master Planned Community. Thunderbird Park recreational area is located 1/2 mile north and east of 67th Avenue. New River is in close proximity to the northwest corner of the TIERRA VERDE neighborhood, but is separated by land area contained in Section 23. It is assumed that this land area in Section 23 will provide connecting trails to the TIERRA VERDE neighborhood to facilitate the access to the city-wide trails network programmed by the City of Glendale for New River. The property is currently a citrus grove and also contains active well sites. This area is identified as "The Groves" neighborhood in the Arrowhead Ranch Specific Plan. TIERRA VERDE means "Land of Green" and the name was chosen for this project because of the generous tracts of common open space that would be landscaped and "green" and flow throughout the neighborhood.

BACKGROUND

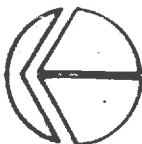
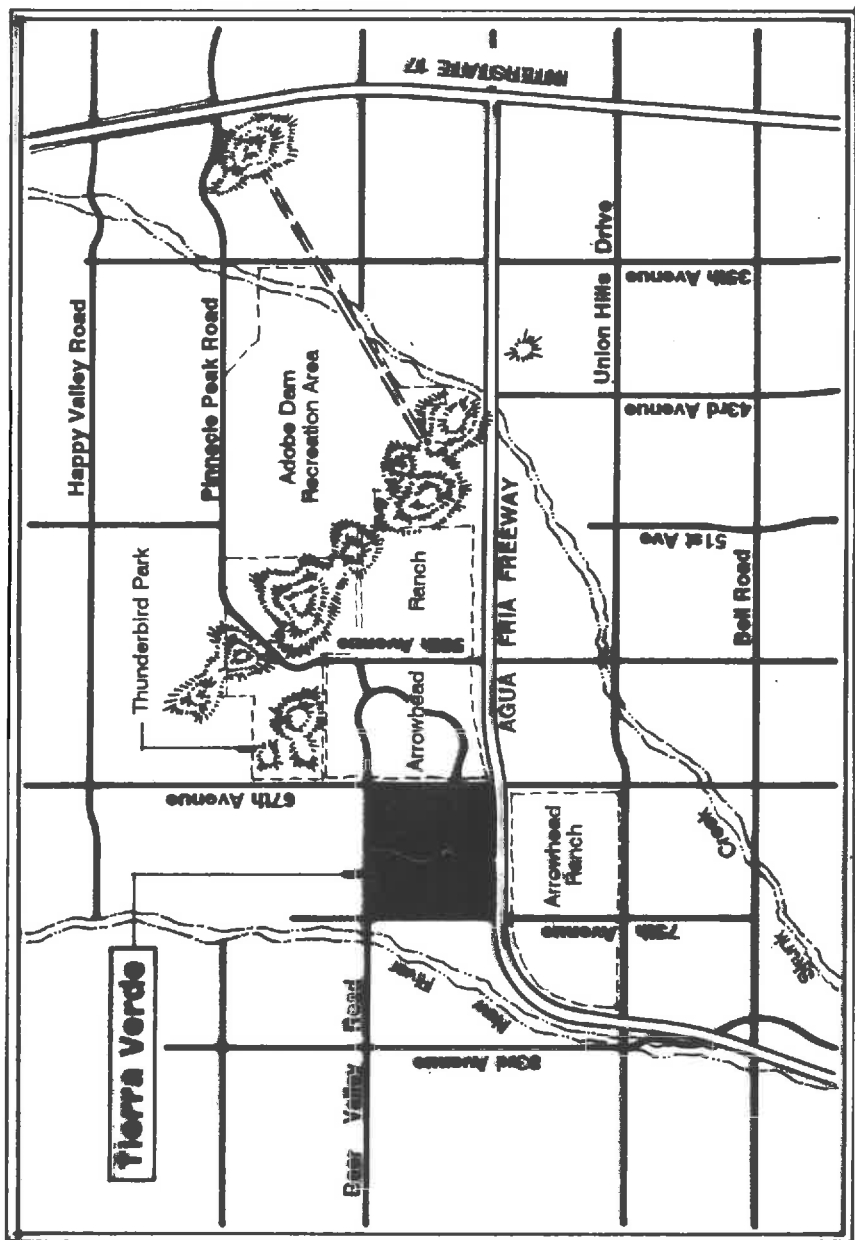
Historically, Arrowhead Ranch was a working citrus farm. It was annexed to the City of Glendale in 1979. In 1983, the property was planned and zoned by the Paloma Corporation. During the 1980's, scattered development occurred throughout the project and the infrastructure was begun. Then, in 1989, the Arrowhead Master Plan was adopted. Existing development consists of single family homes, Arrowhead Plaza, a centrally located neighborhood shopping center, a hospital, two golf courses and a clubhouse, and Honeywell, a modern and attractive campus employment facility.

Additional development includes the new Arrowhead Medical Center, Arrowhead Elementary School, and two City parks--Utopia Park, a small neighborhood park located just south of Arrowhead Country Club, and Foothills Park, a larger facility east and south of Honeywell.

The Paloma Corporation, in developing the original Arrowhead Ranch Master Plan, established a series of section sized neighborhoods. Each neighborhood focused on a major amenity. Completed portions of this plan include The Lakes area in Section 20, The Legend golf course in Sections 18 and 19, Arrowhead Country Club and golf course in Sections 25 and 26, and the Honeywell facility in Section 29. A key feature of the Ranch is a water reclamation system that uses effluent to fill developed lakes and water the two golf courses and much of the street landscape areas.

Problems removed the Paloma Corporation as the master developer of Arrowhead Ranch in 1990, causing ownership of the Ranch to fragment. Section 24, the section proposed for the TIERRA VERDE neighborhood, is the only remaining full section in which no development has occurred.

During 1993 and 1994, the City of Glendale initiated an amended Arrowhead Ranch Specific Plan. Because of the planning efforts the City of Glendale has undertaken, Arrowhead Ranch is finally emerging as a cohesive master planned community. With the exception of 10.12 acres on the southwest corner, 17.88 acres on the southeast corner, and an existing golf course maintenance facility of 2.4 acres along 67th Avenue, TIERRA VERDE neighborhood (Section 24) is controlled by a single entity, **Arrowhead 658 Farm Properties Limited Partnership**, hereafter referred to as Arrowhead 658. A full section will benefit from a total coordinated master plan. Several home builders will probably be involved with building and selling their products in TIERRA VERDE. Strict design and site development criteria will be enforced.



Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-01

vicinity map



PHYSICAL FEATURES and HYDROLOGY

A. Topography

The topography of the property is relatively flat with no unusual topographic features. The majority of the property has existing citrus trees. These trees will be removed prior to development. Maintenance of some portion of the trees was considered. However, given the difficulty of transitioning agriculturally irrigated citrus trees to a residential environment, it was concluded that the citrus will be removed. The land slopes from northeast to southwest, providing a grade change adequate to handle drainage flows through the integrated open space corridors.

B. Drainage

The TIERRA VERDE neighborhood does not lie within any designated flood zone. Local flows can be collected and conveyed within a system of streets, catch basins, channels, retention basins, and storm drains. Retention within the project is provided for through the use of the open space system, as well as in the lake. Off-site drainage flowing onto the project from The Legend neighborhood across 67th Avenue will be directed through the lake and open space system until it flows into the existing ADOT drainage channel that would then take it west to the New River (See Exhibit G). The final drainage plan has not yet been approved by the City.

C. Water and Waste Water

There is existing water and sewer lines located in 67th Avenue, 75th Avenue, and Deer Valley Road. These lines are sufficient in size to properly service the TIERRA VERDE neighborhood. Additional lines will be constructed within this project to serve the development (See Exhibit F).

D. Reclaimed Water

Reclaimed water will be utilized to irrigate most of the landscaped common areas. As noted on the table on the following page, TIERRA VERDE DMP will be required to utilize the effluent through 17.3 acres of lake and 34.3 acres of turf. The turf area will be located in the majority of the open space system and the neighborhood park. In addition, depending upon the school district, the turf play fields of the elementary school will also utilize the effluent. These areas exceed the 34.3 acre turf requirement. Reclaimed water will be utilized to fill the proposed approximate 17 acre lake system. The lake edge (See Exhibit O) will be constructed as per the design and detailing of existing lake edges at Arrowhead Ranch or a new detail will be developed to fit the special circumstance that may exist at TIERRA VERDE. New lake edge details will be approved by the City. Through a development agreement, the City will commit to provide the initial lake water.

As part of the implementation of the Arrowhead Ranch Effluent Reuse and Storage System (See Exhibit F), the effluent distribution line will be extended into Section 24 in conjunction with the Phase I development. The distribution line will be extended from 67th Avenue, west in the Arrowhead Loop Road, and will continue west in Rose Garden Lane, where it will be stubbed out to 75th Avenue. Phase II development will include the extension of the distribution line in 71st Avenue between Rose Garden Lane and Deer Valley Road. If the Community Church of Joy requires effluent, and Phase I has been initiated at that time, the distribution line will be extended to 75th Avenue. All proposed effluent distribution line sizes will be verified with appropriate engineering calculations.

The City has indicated that the recommended storage allocations for Sections 23 and 24 are as reflected in the chart below. The Community Church of Joy ("CCOJ") and Arrowhead 658 executed and recorded an agreement stipulating that CCOJ shall provide effluent storage on its property equal to forty percent (40%) of the combined total effluent storage required by Glendale for its property and Arrowhead 658's 531 acres. Based on that agreement, the DMP allocations are somewhat modified and are also presented below:

EFFLUENT STORAGE				
OWNER	CITY RECOMMENDED ALLOCATIONS		DMP ALLOCATIONS	
	Lake	Turf	Lake	Turf
Arrowhead 658	25.7 ac	50.8 ac	17.3 ac	34.3 ac
Community Church	3.2 ac	6.4 ac	11.6 ac	22.9 ac
Exception Parcels V,W,X	5.7 ac	11.0 ac	5.7 ac	11.0 ac
TOTAL	34.6 ac	68.2 ac	34.6 ac	68.2 ac

E. Wells

There are four wells currently functioning on the property (well H4, well H5, well H7, and well #15). They are located at the four corners of the south half of the northwest quarter section of the project. Well #15 will be dedicated to the City prior to Phase I development. Well H7 will be decommissioned prior to Phase I development. Well H4 will be decommissioned prior to Phase II development and Well H5 will be decommissioned prior to Phase III development.

DESIGN PHILOSOPHY

The developers of the TIERRA VERDE neighborhood are concerned with the quality of development and are committed to creating a master plan and design criteria that will be strictly adhered to. The design development team members are: Owner/Developer, **Arrowhead 658 Farm Properties Limited Partnership**, Phoenix, Arizona; Civil Engineers and Land Surveyors, **Clouse Engineering**, Phoenix, Arizona; Land Planners and Landscape Architects, **pd/saurey Associates**, Mesa, Arizona; and Lake and Water Feature Consultants, **PACE** (Pacific Advanced Civil Engineering), Huntington Beach, California. The consultants were selected because of their expertise in their respective fields on projects throughout the Valley and specifically for their experience in Arrowhead Ranch in the past few years with the new development that has occurred.

The concept for TIERRA VERDE is, in many ways, like the acclaimed 1928 new town of Radburn, New Jersey. "This revolutionary concept of community living was devised by its planners, Henry Wright and Clarence Stein, as an answer to living with the automobile. Homes were grouped in blocks with automobile access from cul-de-sac streets, precluding high speed through traffic. Pedestrian walkways, free of automobile crossings, provided access to large central park areas in which and around which were grouped the community social, recreational, and shopping centers."

"In this plan concept were sown the seeds of ideas that have sprouted in most of the superior neighborhood and community plans of succeeding years."¹

TIERRA VERDE will also incorporate a path system. This path system will accommodate pedestrians, bicycles, and joggers and will be 8' wide and shall be constructed of concrete with a finish as determined acceptable to the City's Project Team. The path system will be hereafter referred to as pathways or pathway system. Instead of cul-de-sacs like the aforementioned Radburn development, developed open space with pathways will surround and access the individual subdivisions, facilitating pedestrian circulation from each of the subdivisions to the school and City park. In many instances, only a single street would need to be crossed to walk from home to school. The internal pathways will encourage pedestrian and bicycle movement between individual residential neighborhoods and the community node. The open space and lake system will also contain essential portions of the drainage and retention network of the development.

The TIERRA VERDE neighborhood will be primarily a family-oriented community that will incorporate a variety of single family housing types with various densities, architectural styles, and price range. The TIERRA VERDE neighborhood will display a dynamic and unique character, as well as being integrated into the community fabric. As illustrated by the master plan, a main feature and amenity offered by the TIERRA VERDE neighborhood are bands of landscaped open space with pathways running through and unifying the community. The bands of open space and pathway systems will connect TIERRA VERDE subdivisions with each other, as well as to the lake area, trails, and other walkways within and outside the project. The open space system will also link the neighborhood areas to the major activity node of TIERRA VERDE, the elementary school and neighborhood park (See Exhibit N). They will also connect to minor open space nodes (See Exhibits L & M) which will include areas with tot lots and open turf areas large enough to allow for active and passive recreational activities.

Arrowhead Ranch Phase V Homeowners' Association will be created to maintain the TIERRA VERDE common area facilities, lake, amenities, and landscaping.

As noted above, TIERRA VERDE will incorporate into the open space system a major activity node of elementary school and neighborhood park (See Exhibit N). This park will be able to facilitate sport fields, picnic ramadas, and children's play equipment. The 10-acre park site will be purchased and maintained by the City of Glendale. Arrowhead 658 and the City will enter into a development agreement to address, among other things, development and improvement of the park in exchange for residential development fees. Timing of the development of the park will be dictated by the City of Glendale's Park Department.

A 14.2 acre elementary school site is shown adjacent to the 10 acre neighborhood park, as designated in the Arrowhead Ranch Specific Plan and the TIERRA VERDE at Arrowhead Development Master Plan. The combined area of the school site and park is approximately 24.2 acres and is located at the southwest corner of 71st Avenue and Rose Garden Lane.

A private lake of approximately 18 acres, utilizing reclaimed waste water (effluent), will be a central focal point of the project. Located along Arrowhead Loop Road in the lower half of the project, the lake will not only be visually pleasing, it will serve as the main terminus for the open space system. The lake is primarily for the required storage of the reclaimed effluent, as dictated by the overall water management policies of the Arrowhead Ranch area.

¹ Landscape Architecture. John Ormsbee Simonds, Mc-Graw-Hill, 1983.

The lake will have some adjacent landscaped areas available to residents of TIERRA VERDE, as well as areas of shoreline that would only be accessible by the individual lot owner.

Glendale residents have expressed a desire to attain neighborhood quality, both physical and social, with a desire to focus on property maintenance, maintaining residential property values, and assuring the longevity of quality neighborhoods. Efforts have been made throughout the design process of the TIERRA VERDE plan to portray a development that will achieve the goals set forth in the "Neighborhood Element" portion of the Glendale General Plan, specifically by encouraging interaction of residents through the use of the open space system, school, park and lake areas; by offering a variety of lot sizes and by promoting diversity in architectural styles with unifying themes; and by utilizing entry monumentations, high quality wall treatments, signage, and a strong landscape theme.

As one of the final chapters in the Arrowhead Ranch community, TIERRA VERDE will be a quality closing statement exemplifying Glendale neighborhoods.

INTRODUCTION

general plan amendment

GENERAL PLAN AMENDMENT

The proposed Development Master Plan for TIERRA VERDE is in compliance and harmony with the draft Amended Arrowhead Ranch Specific Plan. However, that Amended Specific Plan has not yet been adopted by the City Council. For this reason, a General Plan Amendment request is being made.

RELATIONSHIP TO GENERAL PLAN AND CHARACTER AREAS

The TIERRA VERDE General Plan Amendment falls within the Foothills Character Area, as defined by the Glendale General Plan Development Guide.

The following guidelines from the General Plan are addressed by the TIERRA VERDE General Plan Amendment and the TIERRA VERDE Development Master Plan.

- * *Place emphasis on high-quality residential dwelling units.*

The TIERRA VERDE Master Plan with its lake and open space system will attract homebuilders that develop high quality residential neighborhoods and "up-scale" housing. The design criteria will also promote quality development throughout TIERRA VERDE.

- * *Prepare a master plan for Arrowhead Ranch that takes into account numerous changes in the area since the project began, such as the Agua Fria Freeway. The master plan should follow previous agreements and development should follow the master plan.*

The TIERRA VERDE General Plan Amendment helps define and take into account changes in the Arrowhead Ranch Master Plan by providing adjusted residential densities, developing further the effluent re-use system, and completing circulation elements.

- * *Expand and improve the existing trail system to accommodate additional trails for horseback riding, bicycling, hiking, and jogging.*

An 8' wide pedestrian/bicycle path system through landscaped open spaces is being proposed throughout the TIERRA VERDE development. This system will also tie to adjacent existing walkways.

- * *Acquire and develop additional community and neighborhood parks to provide active and passive public recreational opportunities for area residents.*

TIERRA VERDE will offer residents recreational opportunities ranging from passive to active elements. The 10 acre park, 32.7 acres of open space (with pathways and amenities), and 17.3 acres of lakes will help to implement this goal.

NATURE OF AMENDMENT

Overall Reduction In Density

The existing approved 1989 Arrowhead Ranch Master Plan of Section 24, which is the adopted Glendale General Plan for this area, allows for 3196 dwelling units within Section 24 with approximately 50% of the section single family and 50% in multi-family with the option of multi-family to allow for the addition of high

density single family (See Exhibit B). This General Plan Amendment and Development Master Plan for TIERRA VERDE proposes a total of 2257 dwelling units with the majority of them single family.

All dwelling units would be low to medium density single family, with the possible exception of Parcels V, W, and X, which are under separate ownership and are currently zoned R-3 and R-4. It is recognized that the owner of these parcels has submitted Design Review applications for multi-family residential development at this time. At the request of City of Glendale Planning Staff, the TIERRA VERDE Development Plan reflects these parcels (V, W, and X) as multi-family residential. The Development Master Plan of TIERRA VERDE is proposing a total unit count of 2257. This is an overall unit decrease of 939. With the reduction of these units and the elimination of the majority of multi-family zoning, the proposed project would be in conformance with current marketing trends, the current desires of the City, as well as with the Arrowhead Ranch Specific Plan (not yet adopted).

The table on the Page 8 illustrates the comparison between the proposed Development Master Plan and the existing Arrowhead Ranch Master Plan.

Elimination of Golf Course Designation

The Development Master Plan of TIERRA VERDE is proposing, instead of a golf course theme (like five other areas of Arrowhead Ranch), an extensive landscaped open space system flowing throughout the individual subdivisions of the section and connecting pedestrian access to parks, schools, and other facilities. This allows all residents the opportunity to enjoy this amenity rather than a few who may have homes that back onto the golf course or who may play golf. Also, a lake system of approximately 17.3 acres is proposed in the lower center of the project.

Adjustment of Park Site and Elementary School Location

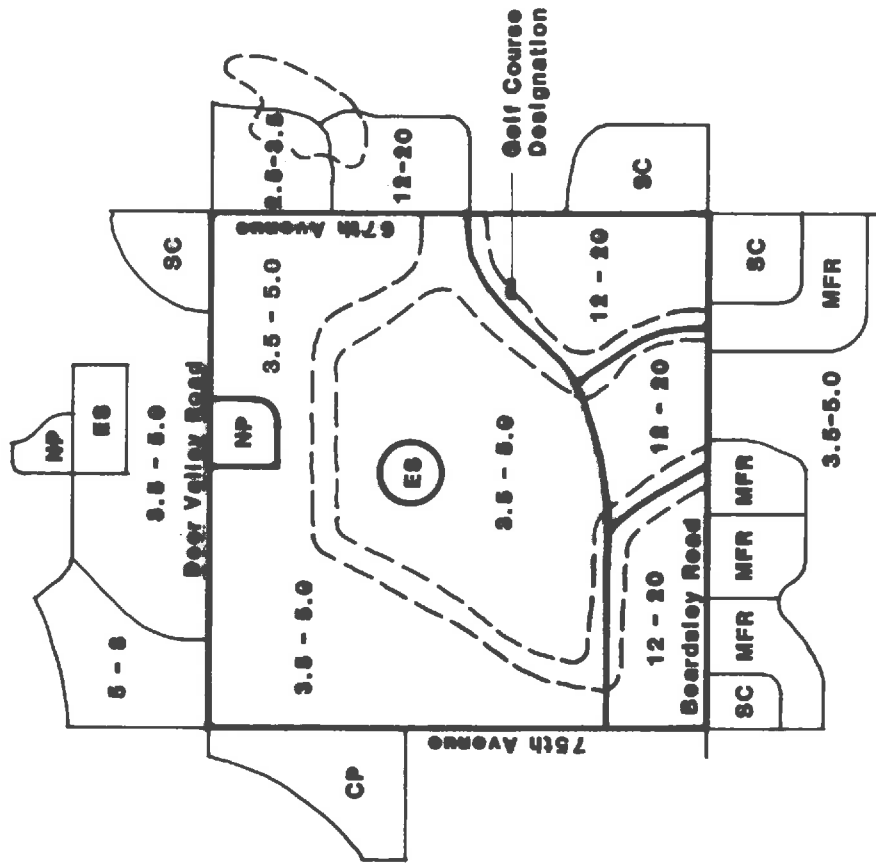
The TIERRA VERDE Development Master Plan moves the park site from Deer Valley Road (as shown on the 1989 Arrowhead Ranch Master Plan) to a more central location within the project, approximately in the center of the section. The park site will also be adjacent to the elementary school site, which has been moved to the lower mid-portion of the section to help create a major activity node for the neighborhood.

Addition of Public Safety Facility

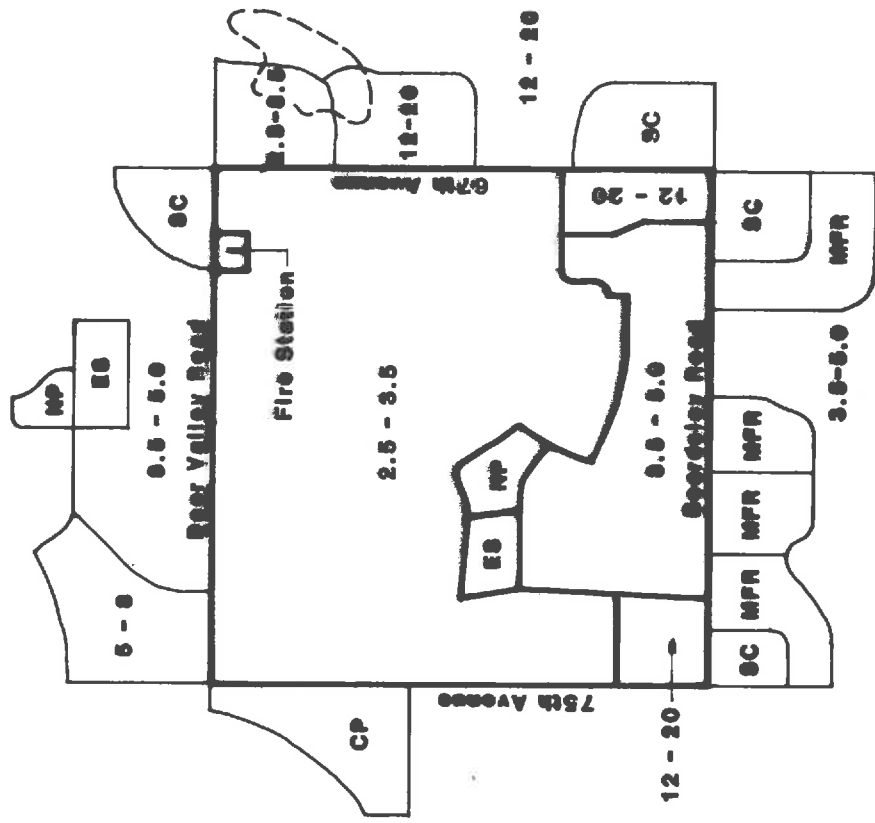
As per request of the City of Glendale Fire Department, a 3.1 acre public safety facility has been located approximately 700' west of 67th Avenue on Deer Valley Road.

GENERAL PLAN COMPARISON

Exhibit B graphically compares the existing 1989 Arrowhead Ranch Master Plan with the proposed Plan Amendment and the table on Page 8 summarizes this land use comparison.



Existing General Plan



Amended General Plan

Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

general plan comparison

DMP-94-01

LAND USE COMPARISON TABLE
EXISTING MASTER PLAN vs. PROPOSED GENERAL PLAN
Section 24

LAND USE	Area, Gross Acres*		Max Units		Differential	
Residential	Existing	Proposed	Existing	Proposed	Acres	Units
2.5-3.5 DU/ac	0	338	0	1326	338	1326
3.6-5.0 DU/ac	330	117	1500	452	(213)	(1048)
5.1-8.0 DU/ac	0	0	0	0	0	0
12.0-20.0 DU/ac	140	28	1696	479	(112)	(1217)
SUBTOTAL	470	483	3196	2257	13	(939)
Open Space	60	50	--	--	(10)	--
Neighborhood Park	15	10	--	--	(5)	--
Commercial	0	0	--	--	0	--
School	15	14	--	--	(1)	--
Fire Station	0	3	--	--	3	--
Roadways	17	17	--	--	0	--
TOTAL	577	577	3196	2257	0	(939)

* - Residential acres net of open space

() - Indicates net decrease

GENERAL PLAN and EXISTING MASTER PLAN

development master plan

DEVELOPMENT MASTER PLAN

PURPOSE

The table on the following page illustrates the land uses, acreage, densities, and dwelling units proposed for TIERRA VERDE.

TIERRA VERDE will provide a neighborhood with high quality development, and, as explained in the introduction, will incorporate an innovative land plan with a contemporary master landscape concept, entry monument/signage and project theme wall plan and individual subdivision entries. A continuous interior open space/path system has been designed to link the individual subdivisions together with parks, lake area, and schools, as well as with each other. The neighborhood park and lake area are located in the approximate center of the project. These well-designed and detailed common area amenities will be the focus of the TIERRA VERDE neighborhood and will encourage interaction between the subdivisions and be easily accessible by foot, bicycle, or car.

LAND USE

Residential

The TIERRA VERDE neighborhood provides a variety of densities to accommodate a range of housing needs in anticipation of future Glendale population demands. The single family residential density of 2.6 to 5.0 dwelling units per acre is achieved through a mix of lot sizes which range from 5,200 to 10,500 square foot lots. Some minor adjustments in number of lots per parcel may change due to final platting. However, location of lot sizes and densities will remain as per the Development Master Plan. These alterations will constitute little, if any, impact to the integrity and design sensitivity of the Development Master Plan; and can be amended if needed, based upon quality assurances and previous approvals. The variety of sizes, location, and the overall project unit density will be maintained. The combination of lot sizes and housing types will meet the demand of first-time, move-up, and high-end housing markets of the area, with planned lot sizes in accordance with the Glendale General Plan Development Guide, which places an emphasis on high quality residential neighborhoods.

The TIERRA VERDE neighborhood addresses the City's desire to encourage the reduction of density typically found within single family residential development in an effort to continue balancing Glendale's housing mix.

The goal of the TIERRA VERDE project is to offer home buyers products which complement each other and are in direct response to market trends. It is assumed that the majority of the subdivisions will be completed by production home builders. However, the opportunity exists, especially on the larger lots, for custom homes to be built. Individual subdivisions will have their own identity by offering a compatible diversity of varying sized lots and single family homes of high quality; by promoting diversity in architectural styles with unifying themes; and by utilizing entry monumentations, high quality wall treatments, signage, and a strong landscape theme. The housing products will not look the same, but will have their own identity and characteristics. This will be easily achieved because of the opportunity of having more than one builder in the project. TIERRA VERDE will also integrate a variety of lot configurations similar to the range of zoning designations allowed by the City. Development of this planned community is predicated upon quality versus specific zoning standards, and, as such, the developer may adjust setbacks and other requirements in the future, if necessary, to maintain a cohesive family-oriented community environment.

PROPOSED LAND USE TABLE
TIERRA VERDE Development Master Plan

SITE DATA

LAND USE	* AREA in GROSS ACRES	UNITS	DENSITY
Residential			
2.5 to 3.5 DU/ac			
Parcel A 8,000 s.f. lots	35.8	103.0	2.9 DU/ac
Parcel B 7,300 s.f. lots	32.8	114.0	3.5 DU/ac
Parcel C 10,500 s.f. lots	34.5	88.0	2.6 DU/ac
Parcel D 6,800 s.f. lots	49.6	176.0	3.5 DU/ac
Parcel E 6,800 s.f. lots	39.6	110.0	2.8 DU/ac
Parcel F 6,800 s.f. lots	25.4	87.0	3.4 DU/ac
Parcel G 8,000 s.f. lots	34.3	100.0	2.9 DU/ac
Parcel L 6,800 s.f. lots	31.2	110.0	3.5 DU/ac
Parcel N 7,300 s.f. lots	34.0	116.0	3.4 DU/ac
Parcel O 8,000 s.f. lots	37.6	101.0	2.7 DU/ac
Parcel Q 9,200 s.f. lots	41.2	117.0	2.8 DU/ac
Parcel R 6,000 s.f. lots	29.5	104.0	3.5 DU/ac
TOTAL	425.5	1326.0	3.1 DU/ac
Residential			
3.6 to 5.0 DU/ac			
Parcel H 5,200 s.f. lots	44.9	210.0	4.7 DU/ac
Parcel K 6,300 s.f. lots	22.9	100.0	4.4 DU/ac
Parcel M 5,200 s.f. lots	28.4	142.0	5.0 DU/ac
TOTAL	96.2	452.0	4.7 DU/ac
RESIDENTIAL TOTAL	521.7	1778.0	
Lake	(17.3) *		
Open Space	(32.7) *		
School	14.2		
Neighborhood Park	10.0		
Fire Station	3.1		
TIERRA VERDE DMP TOTAL	549.0	1778.0	3.2 DU/ac
** (Under Separate Ownership)			
Parcel V **	10.1	160.0	15.8 DU/ac
Parcel W **	5.9	105.0	17.9 DU/ac
Parcel X **	12.0	214.0	17.9 DU/ac
TOTAL	28.0	479.0	17.1 DU/ac
Section 24 TOTAL	577.0	2257.0	3.9 DU/ac

* Acres include the parcel's pro rata share of open space or lake area to calculate densities.

URBAN DESIGN

A. Neighborhood Park/Open Space/Lake

TIERRA VERDE will truly be a greenbelt community. While some planned residential areas claim to have integrated trail and walkway systems, upon closer inspection they are found only to have glorified sidewalks that are still in the automobile corridor.

As mentioned in the "Introduction", the 'backbone' of the TIERRA VERDE neighborhood is the continuous landscaped open space bands throughout the various subdivisions. Residents living in Arrowhead Ranch I & II have complained about the lack of open space in their neighborhoods. Residents of TIERRA VERDE will not have this complaint.

The open space will contain a pedestrian/bicycle path system totally removed from automobile traffic. This path system will be 8' wide and shall be constructed of concrete with a finish as determined acceptable to the City's Project Team. Located in a landscaped open space network of generous proportions, the areas will be wide enough for other recreational opportunities, such as exercise "par" courses, picnicking and children's play equipment, especially in major "node" areas where the open space bands intersect (See Exhibits L & M). These major node locations are identified on the Master Landscape Plan, Exhibit H. The average width of the greenbelt will be 80' to 90', and, in intersecting open space bands, as wide as 300' to 400'. Children from some subdivisions will be able to walk to school and only have to cross a single street.

The subdivisions within the project will all be designed to have numerous access points to the open space/path system (See Exhibits L & M). Nearly every street of TIERRA VERDE will have access to this amenity. This is not only convenient to the residents but will also provide added security because of the visibility of the pathways from the supporting streets and homes. This visibility will allow easy access for police and fire personnel in the event of an emergency situation.

The landscaping of the open space bands will be lush with turf, trees, shrubs, and flowering groundcovers, as well as areas of xeriscape type design in places that are appropriate.

Arrowhead Loop Road will bring traffic in off 67th Avenue and utilize the lake and neighborhood park as major focal points of the project. The park will be a major pedestrian destination point for the residents of TIERRA VERDE. Sports fields, ramadas, children's play equipment and BBQ's may be some of the elements that will be incorporated into the neighborhood park. All amenities will be subject to approval by the City's Parks and Recreation Advisory Commission.

Through the integration of a significant recreation pathway network, the TIERRA VERDE neighborhood will be a community in which this amenity can be experienced and enjoyed by all of its residents versus a select few. Function and aesthetics are combined to form an open space linkage system throughout the project. The neighborhood park is used for the large open play fields, resulting in a recreational benefit to residents. Active play areas within the park are also located further from residential development than are passive areas in order to continue the concept of buffering and transitioning to create compatible land use relationships and alleviate privacy issues. Portions of the major node areas will be depressed for storm water retention, as required by the final drainage report. These areas will be no more than 3' in depth and having side slopes no steeper than 4:1. The linkage open space will convey storm water drainage through a shallow swale typically no more than 18" in depth to the ultimate out-fall. The drainage swales will not conflict with the path system.

B. House Product

Homes throughout TIERRA VERDE will be comprised of complete stucco exterior finishes, tile roofs versus asphalt shingles, architectural variety in the facades, and ample setbacks. A number of detail

techniques will be integrated to accentuate a high quality ambience, including coordinated painting and color schemes, prohibition of roof mounted equipment, and the screening of mechanical equipment from public view.

Greater demonstration of high levels of quality sought for TIERRA VERDE is provided throughout the design criteria found in the Appendix of this document.

C. Elementary Schools

Dr. Salem Al Shatti of the Deer Valley Unified School District has expressed an interest in a 14.2 acre site for an elementary school and play fields. This site is located adjacent to the 10 acre neighborhood park but away from the lake.

Adjacent to the future elementary school site, Parcel K will compatibly co-exist with the school, benefitting from open vistas through a single loaded street versus ignoring the school with a block wall division the entire property line length.

The TIERRA VERDE neighborhood is in the Deer Valley Unified School District. Elementary school students will attend Greenbriar Elementary School located at 6150 West Greenbriar until the proposed elementary school at Hillcrest Boulevard and 71st Avenue is completed. Construction of the elementary school at TIERRA VERDE will not commence until such time as the volume of students generated from the area dictates. Junior high school students will attend Hillcrest Middle School located at 22833 North 71st Avenue, immediately north and adjacent to Hillcrest Ranch. High school students will attend the Deer Valley High School until the proposed High School #3 located at 22800 North 67th Avenue is completed. The high school is currently under construction and will open for the Fall 1995 semester.

D. Circulation

All arterial streets will have landscaped rights-of-way. 67th Avenue will have a landscaped median (subject to an acceptable agreement between the City and the developer). Vehicular access to the TIERRA VERDE neighborhood from the arterial streets will generally be held to the 1/4 mile and mid-section points. Entryways of the collector streets at the mid-section points of the arterials shall have landscaped median dividers. After the median divider, the collector street will maintain the same right-of-way but the area that was previously occupied by the median will become an additional landscaped area on each side of the street (See Exhibit K). A total of 14' of landscaped area (not including the 10' landscape tract adjacent to the right-of-way) instead of 7' on each side of the collector street will occur where there is no median divider. Exhibit E illustrates the Master Circulation Plan.

Entry Treatments

Major project entries to TIERRA VERDE are proposed, as previously mentioned, and will be designed to create a pleasing neighborhood identity. This treatment will include lush landscaping, embellished theme walls, generous setbacks, and special paving.

TIERRA VERDE major project entries shall be designed and installed by the developer. These signs establish the theme for the entire neighborhood and all other signs should reflect this standard. Each individual subdivision, as a small portion of the whole project, will contribute significantly to the overall image. The major project entries shall be located at 67th Avenue and Arrowhead Loop Road, Deer Valley Road and 71st Avenue, 75th Avenue and Rose Garden Lane (See Exhibit H for location and Exhibit I for details).

Subdivision/parcel entries are also proposed and will receive similar treatment to that stated above. However, these will be designed in such a manner as to create an individual feel to help identify the separate subdivisions. This will be achieved by using materials and design principles similar to major project entries. Subdivision signs shall be constructed of permanent materials. The entry street will have a minimum of a 10' wide landscape tract on each side.

Intersections

Major collectors that intersect with other major collectors serve a similar purpose as entries, though somewhat more subordinate. They reinforce the image statement made at the entries using similar paving and landscape treatment. They will be used to help define the hierarchy of circulation throughout TIERRA VERDE.

The mid-section street that will intersect 75th Avenue has been designed in alignment with the driveway that will serve as the major entry to the Community Church of Joy property west of 75th Avenue.

Street Design

Local streets will be designed in a curvilinear manner. However, specific alignments of local roads within the individual parcels of the TIERRA VERDE neighborhood will be determined at the time of preliminary platting.

The design techniques utilized throughout the TIERRA VERDE project will uniquely identify each subdivision with consistent paving, signage, landscape, and architecture elements to create its identity.

Street lights will be provided, as per City of Glendale standards.

Roadways

A summary of roadway requirements are as follows:

Access to TIERRA VERDE will be provided by way of three arterial perimeter streets (Deer Valley Road, 67th Avenue, and 75th Avenue) and a one-way freeway frontage road (Beardsley Road). However, 67th Avenue and Loop Road will be the main entrance. The following design criteria apply to roadways within TIERRA VERDE (also See Master Circulation Plan for cross-sections, Exhibit E).

Arterials

- ** Right-of-way:**
 - Deer Valley Road - 55 feet with median 500 feet back from 67th Avenue intersection, subject to timing and a cost sharing arrangement to be determined with the City prior to initiation of construction of Deer Valley Road
 - 67th Avenue - 65 feet with divided median subject to an acceptable agreement between the City and the developer
 - 75th Avenue - 55 feet with median from Beardsley Road north with possible transition to no median approaching Deer Valley Road between Parcels "N" and "R", unless otherwise directed by the City's Traffic Engineer
- ** Access points** - spaced approximately 1/4 mile apart with median breaks for access. Location of any median break is subject to approval of the City Traffic Engineer.
- ** Landscape tract** - a minimum of 10 feet behind R/W
- ** Sidewalk** - 6 foot wide meandering

Collectors

Arrowhead Loop Road, Rose Garden Lane, and 71st Avenue

- ** Access points - spaced a minimum of 350 feet apart
- ** Landscape tract - 10 feet behind R/W (5' landscape tract on 71st Avenue south of Arrowhead Loop Road)
- ** Sidewalk - 4 feet wide meandering; both sides of road
- ** Landscaped medians or additional landscape adjacent to R/W, as determined by the City's Project Team and TIERRA VERDE's Engineer
- ** Bike lanes will be provided in the street

Neighborhood Streets

Neighborhood streets are intended to accommodate residential traffic only, providing direct access to homes.

- ** Right-of-way 50 feet
- ** Sidewalk - 4 feet minimum adjacent to the curb

Guidelines:

- ** Collector street traffic shall be directed away, not through, residential areas
- ** Intersections should not occur at curves for visibility integrity
- ** Sidewalks shall be tied into the open space trails where applicable
- ** Site view distances shall be per City of Glendale codes

E. Phasing

A general phasing plan (Exhibit D) and outline (Pages 16, 17, and 18) are provided in this document. TIERRA VERDE will be developed in four phases, with each phase offering a variety of product types. Given the appropriate approvals, Phase I development would begin in early 1995. New home construction can be expected to begin in Phase I by the 2nd quarter of 1995. Phase II, Phase III, and Phase IV will follow closely after Phase I, subject to builder demand.

Arrowhead 658 will be the primary developer of the TIERRA VERDE Development Master Plan and will be responsible for items and improvements, as per the Development Phasing Outline beginning on Page 16. After the development of the lake in Phase I, the parcels will be sold to individual builders for completion of subdivisions. However, other entities would be responsible for the following:

Deer Valley Unified School District would be responsible for the cost of the road construction of the south half of Rose Garden Lane along the school property frontage, as well as the east half of the residential street that borders the school on the west. All sidewalks adjacent to the elementary school will be a minimum of 6' wide.

Owners of the exception parcels, as shown on the DMP, would be responsible for road construction of the west half of 67th Avenue and the east half of 75th Avenue for the distance that each of the parcels front onto their respective streets. Also, they would be responsible for any and all additional landscaping or lakes that the City might require. Owners of Parcel X would also be responsible for construction of Arrowhead Loop Road for the distance as it passes through the parcel. The owner of Parcel X and Arrowhead 658 executed a Right-of-Way Agreement in October 1992 and recorded a Memorandum of Agreement. That Agreement provided that, with respect to a Glendale

requirement for Right-of-Way, the owners of Parcel X shall execute and deliver to Glendale such deeds, maps of dedication and/or other instruments as are required to provide right-of-way for access, utilities, and other appropriate municipal purposes. The location is to be mutually acceptable to the owner of Parcel X, Arrowhead 658, and Glendale.

Owners of the existing golf course maintenance area would be responsible for the cost of road construction of the west half of 67th Avenue along the frontage of the property on 67th Avenue and this also would be handled through an Agreement between them and Arrowhead 658.

The City of Glendale would be responsible for road construction of the south half of Deer Valley Road along the fire station property frontage, as well as the east half of the residential street that borders the fire station on the west.

DEVELOPMENT PLAN IMPLEMENTATION

The existing single family R1-6 residential zoning on Section 24 accommodates the TIERRA VERDE project's proposed land uses and densities. If appropriate, the developer or the individual builders may request a PRD (Planned Residential Development) overlay for a portion of or all of the property zoned R1-6. It will be necessary to seek down-zoning from the existing multi-family residential (R-3 and R-4) zoning to single family residential zoning on Parcels F, G, H, and M to facilitate the proposed TIERRA VERDE Development Master Plan land use designations.

development phasing outline

DEVELOPMENT PHASING OUTLINE

TIERRA VERDE Development Master Plan

PHASE I

1. ** **67th AVENUE**, one-half width, from Arrowhead Loop Road to Deer Valley Road with sidewalk, as per City of Glendale with landscape between sidewalk and back of curb.
 - ** **MAIN ENTRY FEATURE** (on north side of Arrowhead Loop Road only) with landscaping.
 - ** **MEDIAN** from Arrowhead Loop Road to the entrance of Parcel D. Timing and cost sharing arrangement to be determined with City prior to initiation of construction of 67th Avenue.
 - ** **NO PROJECT WALL** -- This will be completed by the builders who develop the individual parcels which have the 67th Avenue R/W within them.
 - ** **LANDSCAPING** -- This will include landscaping for all areas between the sidewalk and back of curb and the median. The builders who develop the individual parcels which have 67th Avenue frontage will complete the landscaping for the area between the project wall and the sidewalk. This will satisfy completion of the required landscaped areas within the R/W, as well as the adjacent landscape tracts.
2. ** **DEER VALLEY ROAD**, one-half width, from 67th Avenue to 71st Avenue with sidewalk, as per City of Glendale.
 - ** **MEDIAN** from the 67th Avenue intersection west for 500 feet. Timing and cost sharing arrangements to be determined with City prior to initiation of construction of Deer Valley Road.
 - ** **NO PROJECT WALL** -- This will be completed by the builders who develop the individual parcels which have Deer Valley Road R/W within them.
 - ** **LANDSCAPING** -- This will include landscaping for all areas between the sidewalk and back of curb and the median. The builders who develop the individual parcels which have Deer Valley Road frontage will complete the landscaping for the area between the project wall and the sidewalk. This will satisfy completion of the required landscaped areas within the R/W, as well as the adjacent landscape tracts.
3. ** **ARROWHEAD LOOP ROAD/71st AVENUE**, full width, from the intersection of 71st Avenue and Deer Valley Road to the intersection of Arrowhead Loop Road and 67th Avenue without sidewalks.
 - ** **MEDIANS** as shown on Development Master Plan.
 - ** **NO PROJECT WALL, SIDEWALKS, OR LANDSCAPING** -- These will be completed by the builders who develop the individual parcels which have the Arrowhead Loop Road/ 71st Avenue collector R/W within them. This will include landscaping for all R/W, tracts, and medians.
4. ** **LAKE** -- Main lake adjacent to Arrowhead Loop Road/71st Avenue with effluent line from 67th Avenue.
 - ** **LANDSCAPING** from lake edge to back of curb of Arrowhead Loop Road/71st Avenue.
5. ** **WELLS** -- Well #15 will be dedicated to the City of Glendale prior to Phase I development. Well H7 will be decommissioned prior to Phase I development.
6. ** **WATER, SEWER, STREET LIGHTS, POWER & TELEPHONE** -- Will be completed to serve Phase I.

PHASE II

1. ** **DEER VALLEY ROAD**, one-half width, from 71st Avenue to 75th Avenue with sidewalk and some multi-use path, as per City of Glendale.

- ** **MAIN ENTRY FEATURE** with landscaping at 71st Avenue (will be completed for both sides).
 - ** **MEDIAN** from the 75th Avenue intersection east for 500 feet. This median may or may not be required. Determination will be made with the City prior to initiation of construction. If required, timing and cost sharing arrangements to be determined with City prior to initiation of construction of Deer Valley Road, Phase II.
 - ** **NO PROJECT WALL** -- This will be completed by the builders who develop the individual parcels which have the Deer Valley Road R/W within them.
 - ** **LANDSCAPING** -- This will include landscaping for all areas between the sidewalk and back of curb and the median. The builders who develop the individual parcels which have Deer Valley Road frontage will complete the landscaping for the area between the project wall and the sidewalk. This will satisfy completion of the required landscaped areas within the R/W, as well as the adjacent landscape tracts.
2. ** **75th AVENUE**, one-half width, from Deer Valley Road to Rose Garden Lane with sidewalk, as per City of Glendale.
- ** **MEDIAN** from Rose Garden Lane north to between Parcels "N" and "R" with possible transition to no median approaching the Deer Valley Road intersection.
 - ** **NO PROJECT WALL** -- This will be completed by the builders who develop the individual parcels which have 75th Avenue R/W within them.
 - ** **LANDSCAPING** -- This will include landscaping for all areas between the sidewalk and back of curb and the median. The builders who develop the individual parcels which have 75th Avenue frontage will complete the landscaping for the area between the project wall and the sidewalk. This will satisfy completion of the required landscaped areas within the R/W, as well as the adjacent landscape tracts.
3. ** **ROSE GARDEN LANE**, full width (given school district and City participation for development costs for applicable frontage for school and park site), from 75th Avenue to Arrowhead Loop Road/71st Avenue without sidewalks.
- ** **MEDIAN** as shown on the Development Master Plan. Median subject to approval of the City's Project Team.
 - ** **NO PROJECT WALL OR LANDSCAPING** -- These will be completed by the builders who develop the individual parcels which have Rose Garden Lane within them. This will include landscaping for all R/W, tracts, and medians.
4. ** **WELL** -- Well H4 will be decommissioned prior to Phase II development.
5. ** **WATER, SEWER, STREET LIGHTS, POWER & TELEPHONE** -- Will be completed to serve Phase II.

PHASE III

1. ** **75th AVENUE**, one-half width, from Rose Garden Lane to the north boundary of Parcel "V" with sidewalk, as per City of Glendale.
- ** **MAIN ENTRY FEATURE** with landscaping at Rose Garden Lane (will be completed for both sides).
 - ** **MEDIAN** from Rose Garden Lane south to Parcel "V".
 - ** **NO PROJECT WALL** -- These will be completed by the builders who develop the individual parcels which have 75th Avenue within them.
 - ** **LANDSCAPING** -- This will include landscaping for all areas between the sidewalk and back of curb and the median. The builders who develop the individual parcels which have 75th Avenue frontage will complete the landscaping for the area between the project wall and the sidewalk.

This will satisfy completion of the required landscaped areas within the R/W, as well as the adjacent landscape tracts.

2. ** **71st AVENUE**, full width, from Arrowhead Loop Road to ADOT R/W without sidewalks or landscaping. These will be completed by the builders who develop individual parcels which have the 71st Avenue R/W within them.
** **NO MEDIAN**
** **NO PROJECT WALL OR LANDSCAPING** -- These will be completed by the builders who develop the individual parcels which have 71st Avenue within them. This will include landscaping for all R/W and tracts.
3. ** **WELL** --Well H5 will be decommissioned prior to Phase III development.
4. ** **WATER, SEWER, STREET LIGHTS, POWER & TELEPHONE** -- Will be completed to serve Phase III.

PHASE IV

1. ** **ARTERIAL AND COLLECTOR STREETS** completed in previous phases.
** **NO PROJECT WALL OR LANDSCAPING** -- These will be completed by the builders who develop the individual parcels. This will include landscaping for all tracts.
2. ** **WATER, SEWER, STREET LIGHTS, POWER & TELEPHONE** -- Will be completed to serve Phase IV.

NOTES: COMMON AREA and DEVELOPMENT AGREEMENTS

1. ** The common area adjacent to the lakes will be finished after completion of the lakes. The builder who develops the individual parcels which are adjacent to the lake will be responsible for that open space, view or project walls, and landscaping (except for the area between Arrowhead Loop Road/71st Avenue and the main lake, which will be completed by the developer).
2. ** The common area open space, path system, amenities, view or project wall, and landscaping will be the responsibility of the builder who develops the individual parcels which are adjacent to that common area open space. A master landscape and irrigation plan for each phase will be developed and areas designated for the individual builder's responsibility to complete landscape installation. In this way, a phasing plan can be done for the open space landscaping and logical modules for completion of the open space system.
3. ** Development agreements shall be executed by the owner (Arrowhead 658) and the City in conjunction with each phase to determine the responsibility, timing, and construction of the required landscaped medians within 67th Avenue, 75th Avenue, and Deer Valley Road.

DEVELOPMENT MASTER PLAN



site data

LAND USE	AREA IN GROSS ACRES	UNITS	DENSITY
A Single Family	9,090 s.f. lots	35.8	103.0
B Single Family	7,300 s.f. lots	32.8	114.0
C Single Family	10,500 s.f. lots	34.5	88.0
D Single Family	6,800 s.f. lots	49.6	176.0
E Single Family	6,800 s.f. lots	39.6	110.0
F Single Family	6,800 s.f. lots	25.4	87.0
G Single Family	6,800 s.f. lots	34.3	100.0
H Single Family	6,800 s.f. lots	44.9	210.0
I Single Family	6,800 s.f. lots	22.9	100.0
J Single Family	6,800 s.f. lots	31.2	110.0
K Single Family	6,800 s.f. lots	28.4	142.0
L Single Family	6,800 s.f. lots	34.0	116.0
M Single Family	6,800 s.f. lots	37.6	101.0
N Single Family	6,800 s.f. lots	41.2	117.0
O Single Family	6,800 s.f. lots	29.5	104.0
P Single Family	6,800 s.f. lots	29.5	104.0
Residential TOTAL		521.7	1778.0
OS Open Space		(17.3)	
S School		(32.7)	
P Park		14.2	
T Fire Station		10.0	
Tierra Verde TOTAL		549.0	1778.0
V Multi Family **		10.0	160.0
W Multi Family **		15.9	105.0
X Multi Family **		13.0	214.0
TOTAL		28.0	479.0
Section 24 TOTAL		577.0	2257.0
			3.9 du/ac

** (Under Separate Ownership)

* Acres include the parcel's pro rata share of open space or lake area to calculate densities.

Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-01

development master plan

1/27/05

SAUREY ASSOCIATES





Terra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-01

pdf/A
SUNBELT ASSOCIATES
INCORPORATED



State Bar of Arizona, Glendale, 1994-1995
Member of the Arizona Bar Association
Member of the Arizona Bar Association

phasing plan
for the DEVELOPMENT MASTER PLAN

D

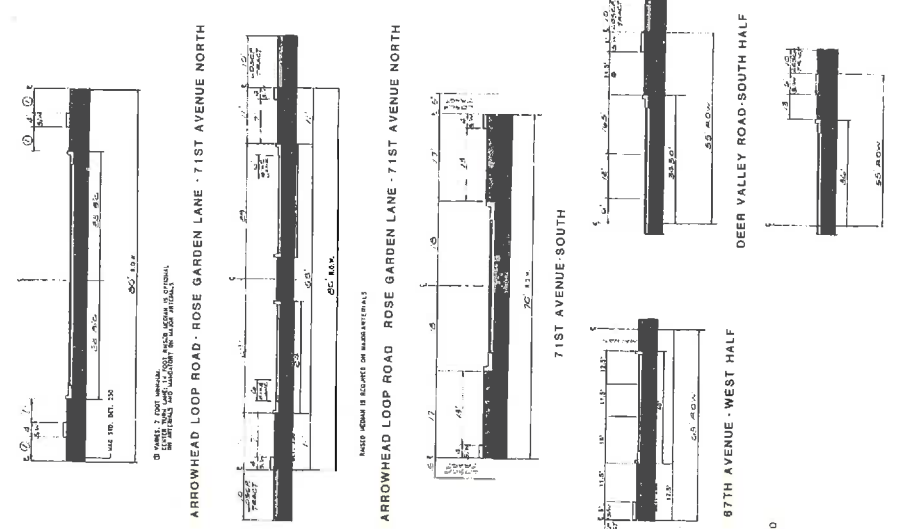


STREETS WITH BIKE LANES BOTH SIDES
PARCEL ACCESS

master circulation plan

pd/3A
SAUREY ASSOCIATES
ARCHITECTS
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
303.733.1111
www.saurey.com

E F



Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardley Road, Glendale, AZ

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Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Boulders Road, Glendale, AZ

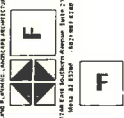
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EXISTING WATER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING EFFLUENT LINE
PROPOSED EFFLUENT LINE

master water plan WATER/SEWER/EFFLUENT

pulls A
F
T



1000 East McDowell Avenue, Suite 202
Phoenix, AZ 85006
Tel: 602.944.1234
Fax: 602.944.1235



Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Bardsley Road, Glendale, AZ

DMP-94-01

master drainage plan

planned
SABRE ASSOCIATES
ARCHITECTS

3100 West McDowell Road, Suite 210
Phoenix, AZ 85009 480-957-4100



ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

master landscape plan

pd/A
SAUTREY ASSOCIATES

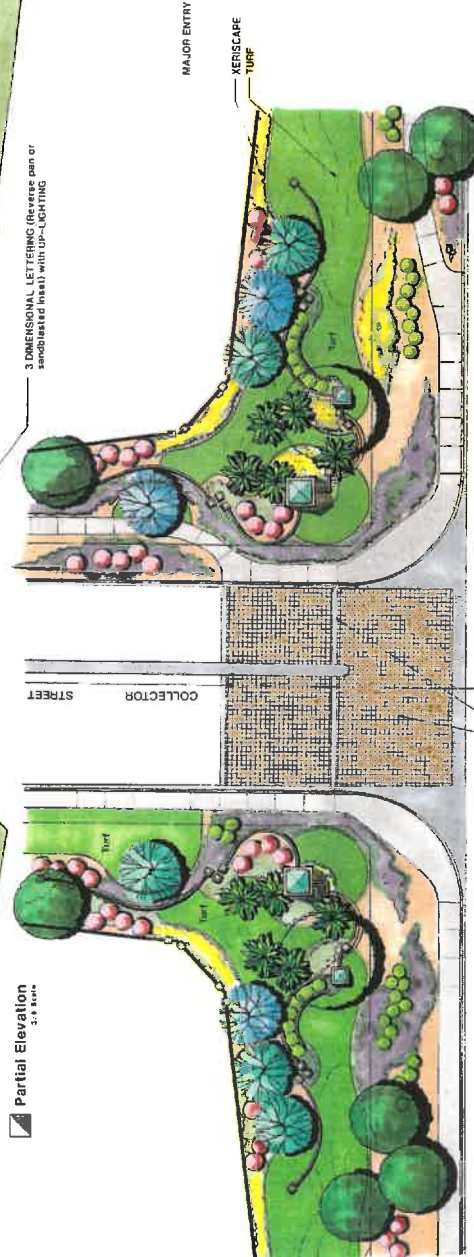


Botanical Name	Common Name
REEFS	
<i>FRAXINUS velutina</i> (Miqstot)	Winged Acacia
<i>JACARANDA mimosoides</i>	Mimosa
<i>OLEA europaea</i> "Swan Hill"	Swan Hill Olive
<i>PROSTREA juliflora</i>	Muhlenbergia
<i>SPINUS adpressus</i>	Mourning Pigeon
<i>SCINUS lebaniticus</i> (Fumille)	Brazilian Peppercorn
<i>JULUS parvius</i> "Sempervirens"	Ergogen Elm
<i>WASHINGTONIA chinensis</i>	Mex. Coat Fan Palm
SHRUBS/GROUND COVERS	
<i>BOLIVIANILLA sp.</i> "Viggo Brenna"	Purple Marguerite Vine
<i>CARISSA grandifolia</i> "C.C."	Green Carpet Hottel Palm
<i>CHAMARIDIS humilis</i>	Mediterranean Fan Palm
<i>CONVOLVULUS creponii</i>	Basil Morning Glory
<i>LEUCOPHYLLUM corymbosum</i> "C.C."	Green Cloud Tree Sage
<i>MULITIBERGIA "gens"</i>	Dear Grass
<i>MYRTUS QUINQUEFIDA</i> "Pep"	Myrtus
<i>XYLOSA corymbosa</i> "Compania"	Dead Xynthe
<i>YUCCA portulaca</i>	Peel-Joint Yucca
<i>CYNLOCO "deschou" Malcom"</i>	Millennium Bushmeyer Vine
<i>DECOPOSED STANNIE</i>	Tege "Amuse" Desert Mes

Site Legend

708WY

- ENTRY MONUMENTATION / SIGN **c** SEE EXHIBIT "j"
SUBDIVISION ENTRY: SEE EXHIBIT "j"
PROJECT THEME WALL **a** SEE EXHIBIT "j"
OPTIONAL PROJECT VIEW WALL **a** SEE EXHIBIT "j"
PATHWAY SYSTEM
MAJOR OPEN SPACE ACTIVITY NODE **a** SEE EXHIBITS "L," "M," "N"



Terra Verde at ARROWHEAD

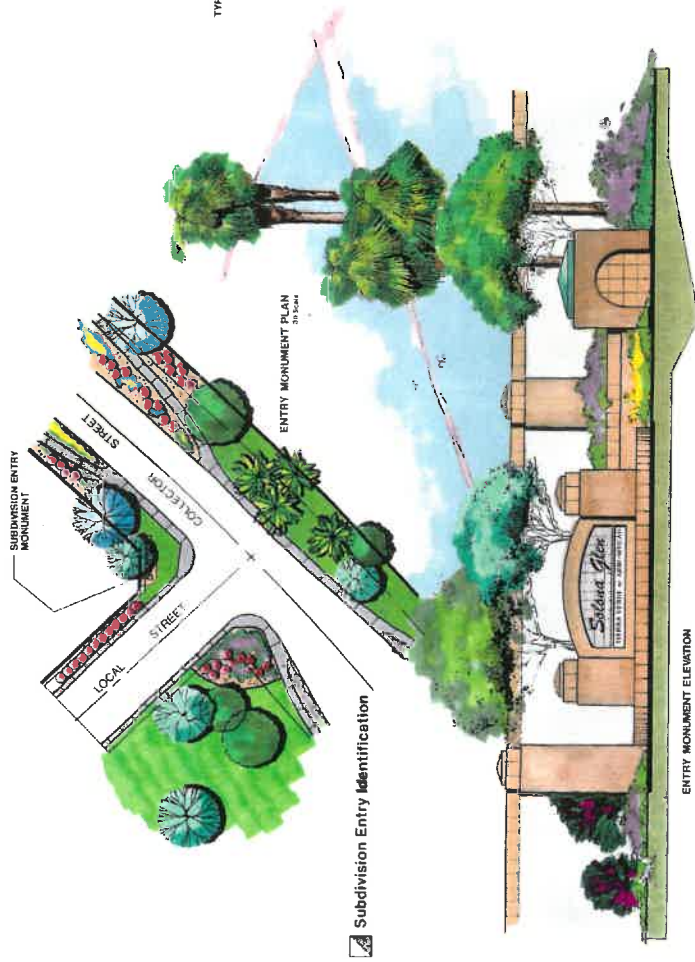
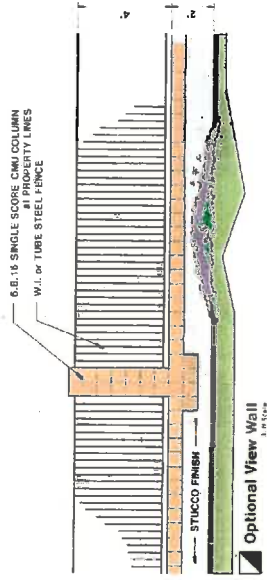
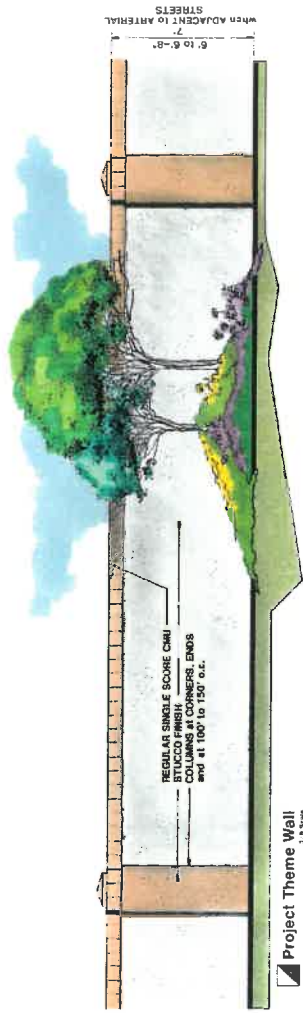
ARROWHEAD RANCH SECTION 24
7100 West Bardsley Road, Glendale, AZ

DMP-94-01

entry monumentation

pd/A
SAUBER ASSOCIATES
11111 N. 111TH AVENUE, SUITE 100, GLENDALE, AZ 85305
TEL: 602.944.1111 FAX: 602.944.1112
WWW.SAUBERASSOCIATES.COM

11111 N. 111TH AVENUE, SUITE 100, GLENDALE, AZ 85305
TEL: 602.944.1111 FAX: 602.944.1112
WWW.SAUBERASSOCIATES.COM



Tierra Verde at ARROWHEAD

pd/sd

SAUTY ASSOCIATES

LANDSCAPE ARCHITECTS

2100 West Broadway Road, Suite 210

Glendale, AZ 85140

907.971.1240

www.sauty.com

DESIGN

2010

ARROWHEAD RANCH SECTION 24

7100 West Broadway Road, Glendale, AZ

DMP-94-01

project theme walls

ENTRY MONUMENT ELEVATION 2' 10" Scale

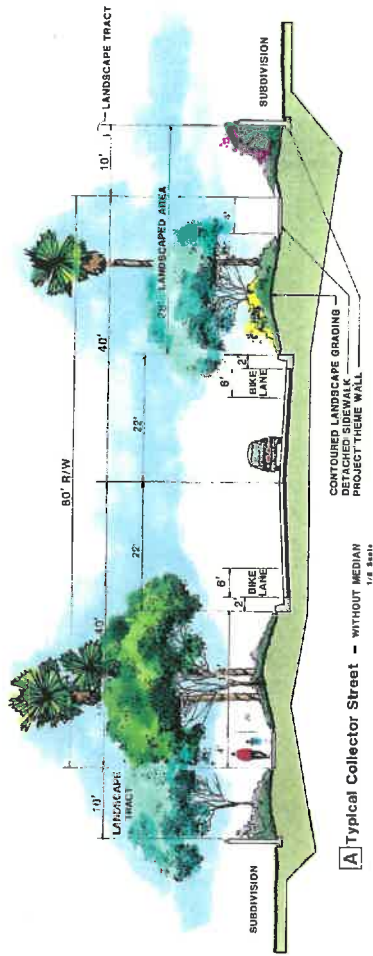
ARROWHEAD RANCH SECTION 24

7100 West Broadway Road, Glendale, AZ

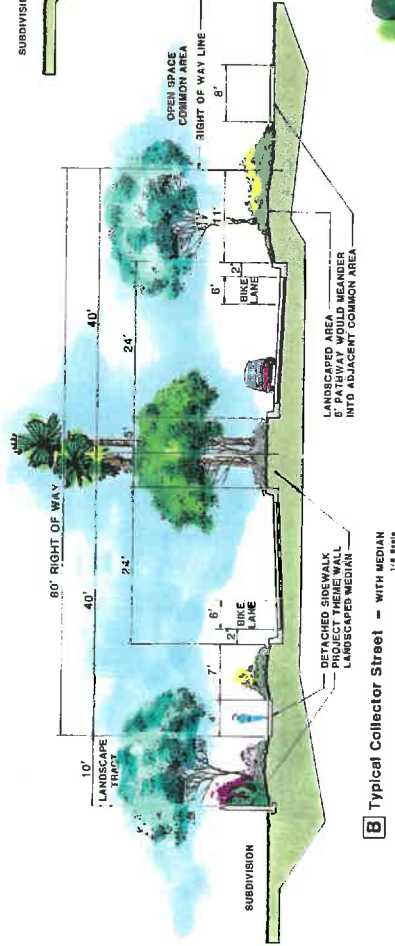
DMP-94-01

project theme walls

ENTRY MONUMENT ELEVATION 2' 10" Scale



A Typical Collector Street - WITHOUT MEDIAN
1/4 Scale



B Typical Collector Street - WITH MEDIAN
1/4 Scale



Tierra Verde at ARROWHEAD

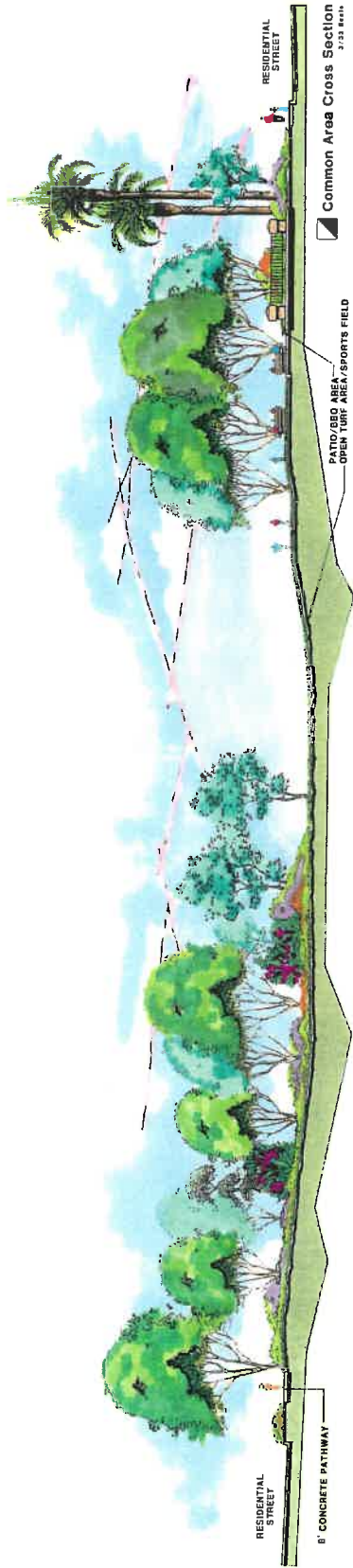
ARROWHEAD RANCH SECTION 24
7100 West Boardley Road, Glendale, AZ

DMP-94-01

pd/A
SAURBY ASSOCIATION
ARCHITECTS, ENGINEERS, PLANNERS, AND LANDSCAPE ARCHITECTS



streetscapes

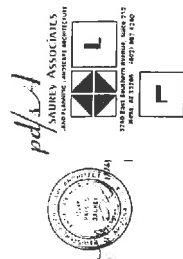


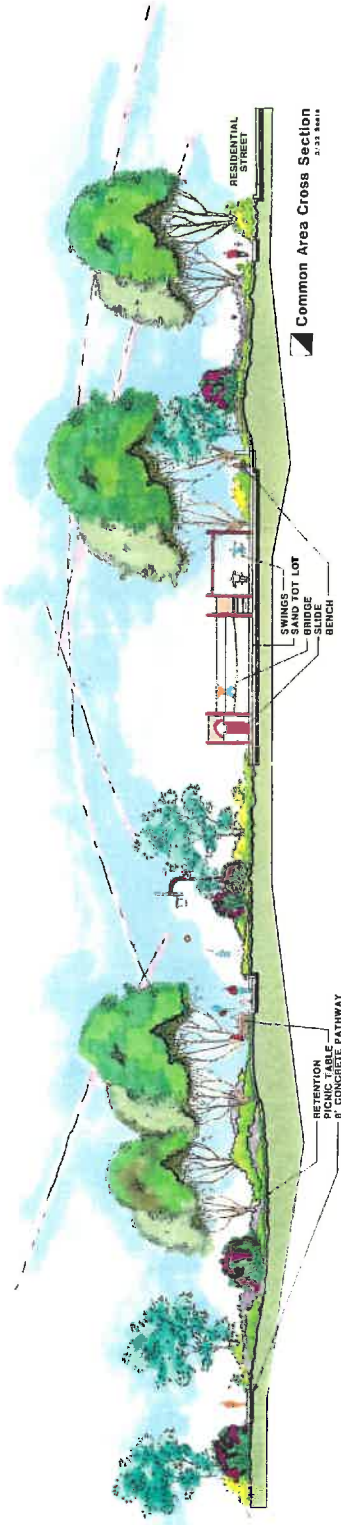
Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Hardsley Road, Glendale, AZ

DMP-94-01

typical common area
AREA 1





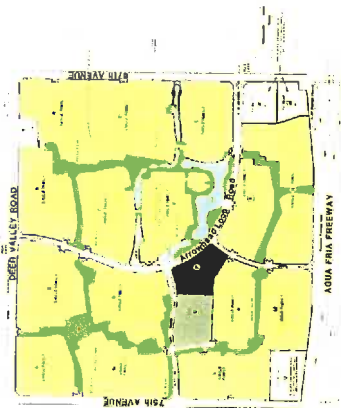
Tierra Verde at ARROWHEAD

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-01

typical common area
AREA 2





Tierra Verde at ARROWHEAD

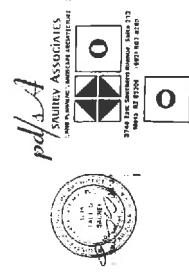
ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-07

conceptual park plan



N



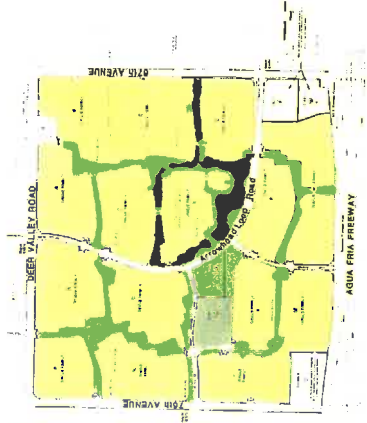
Paul A. Saury
Saury Associates
Civil Engineering, Landscape Architecture

conceptual lake plan & details

ARROWHEAD RANCH SECTION 24
7100 West Beardsley Road, Glendale, AZ

DMP-94-01

Tierra Verde at ARROWHEAD



master landscape, wall & entry concept

MASTER LANDSCAPE, THEME WALL, AND ENTRY CONCEPT

CONCEPT

A. Design Specifications

TIERRA VERDE will be developed under the Design Criteria discussed within the Appendix of this document. To some extent, these Design Criteria are included in the Covenants, Conditions, and Restrictions (CC&R's). THE CC&R's will be utilized to control the size, type, and quality of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect property values, and to enhance community appeal. One master homeowners' association (Arrowhead Ranch Phase V H.O.A.) will be established to provide further maintenance and quality control throughout TIERRA VERDE.

B. General/Overall Character

The streetscape image for the TIERRA VERDE neighborhood is, to some degree, built upon the existing character of Arrowhead Ranch. As such, the flavor of the development characteristics translate into the following design criteria as key ingredients to streetscape and entry monumentation (See Exhibits H, I, and J):

- ** Recognition of detail in entry and perimeter walls to tie to materials already used at Arrowhead Ranch.
- ** Use of canopy trees and turf areas.
- ** Multi-use pathway connections and access are provided within TIERRA VERDE to foster community interaction and access other than by automobile to schools and shared facilities, the neighborhood park and City trail system.
- ** Provisions for a pedestrian/bicycle path system that is landscaped to accommodate not only pedestrians and bicycles but also joggers. This path system shall be 8' wide and shall be constructed of concrete with a finish as determined acceptable to the City's Project Team. A connection will be provided at 75th Avenue and Deer Valley to connect to New River.
- ** Use of color in the landscape to create pedestrian-scale interest and detail.
- ** Changes in street paving to denote vehicular entrances to the project and identify individual entries into neighborhoods will be provided at each entry from arterial and collector streets.
- ** Continuity in use of materials throughout the project to reinforce a distinctive and unique image for TIERRA VERDE from the standpoint of walls, entry monumentation, signage, and plant materials.

C. Theme Elements

Theme elements, including project perimeter theme walls, demising line, or rear yard walls facing major streets or arterials, and entry monuments, will be developed from a vocabulary of common materials and forms to reinforce theme and project image. It is proposed that the TIERRA VERDE project theme wall establish an identifying characteristic to set it apart from the other Arrowhead Ranch neighborhoods, as referenced in the Arrowhead Ranch Specific Plan.

At the intersection of Arrowhead Loop Road and 67th Avenue, 71st Avenue and Deer Valley Road, as well as the entrance off 75th Avenue and Rose Garden Lane, major entry monumentation will be created. These monuments will set the tone and theme for the TIERRA VERDE neighborhood while still relating to the existing Arrowhead Ranch theme wall detailing.

The Design Criteria for TIERRA VERDE will provide direction in detailing color ranges acceptable to assure continuity of community image.

D. Landscape Philosophy

The overall landscape concept for TIERRA VERDE advocates the use of turf because of the anticipated availability of reclaimed water and the requirement of utilization as referenced in the Development Master Plan "Introduction", Page 3. However, even though turf areas will be a predominant design element, lush "xeriscape" areas will be integrated into the overall landscape system. Xeriscape is incorporated into the landscaping because the sole use of turf is not only poor design but is a major maintenance issue when adjacent to walls and fences. The xeriscape plant palette has proven to be extremely dependable under all conditions and is more colorful throughout the year. Typical areas of turf would be at the neighborhood park for informal play, at retention facilities where water may inundate the area, and where it is used as an accent or focal point at project perimeter entries. Extensive turf will be utilized around the lake perimeters. Large scale trees, such as Shamel Ash and Aleppo Pine, will be programmed for the larger area activity nodes and around the landscaped area of the lake.

The exact timing of the availability of the reclaimed water is uncertain and, because of maintenance expenses of small turf areas, the basic treatment of streetscape will involve decomposed granite groundcover with a xeriscape palette of flowering shrubs, groundcovers, and trees. All plantings proposed, with the exception of turf, are taken from the approved Department of Water Resources plant list. This applies to all streetscape, paths, and entry treatments to TIERRA VERDE. Several larger trees (48" box) are proposed at all major project entries and subdivision entries off Arrowhead Loop Road for a more immediate visual impact at entry points. A minimum of fifty percent (50%) of all trees will be 24" box size or larger and all shrubs will be five gallon size.

LANDSCAPE PALETTE

<i>Botanical Name</i>	<i>Common Name</i>
TREES	
<i>ACACIA salicina</i>	Weeping Acacia
<i>FRAXINUS uhdei</i>	Shamel Ash
<i>JACARANDA mimosifolia</i>	Jacaranda (Multi-Trunk)
<i>OLEA europaea 'Swan Hill'</i>	Swan Hill Olive
<i>PROSOPIS chilensis</i>	Chilean Mesquite - Multi
<i>PINUS eldarica</i>	Mondel Pine
<i>PINUS halepensis</i>	Aleppo Pine
<i>SCHINUS terebinthifolius (Female)</i>	Brazilian Pepper Tree
<i>ULMUS parvifolia 'Sempervirens'</i>	Evergreen Elm
<i>WASHINGTONIA robusta</i>	Mexican Fan Palm

SHRUBS/GROUNDCOVERS

<i>BOUGAINVILLEA sp. 'Brasiliensis'</i>	Purple Bougainvillea Vine
<i>CARISSA grandiflora 'G.C.'</i>	Green Carpet Natal Plum
<i>CHAMAEROPS humilis</i>	Mediterranean Fan Palm
<i>CONVOLVULUS cneorum</i>	Bush Morning Glory

LANDSCAPE PALETTE (Continued)

LANTANA camara 'Dwarf Yellow'
LEUCOPHYLLUM frutescens 'G.C.'
MUHLENBERGIA rigens
MYOPORUM parvifolium
NERIUM oleander 'Petite Pink'
XYLOSMA congestum 'Compacta'
YUCCA pendula

Dwarf Yellow Lantana
Green Cloud Texas Sage
Deer Grass
Myoporum
Dwarf Pink Oleander
Dwarf Xylosma
Pendulous Yucca

CYNODON dactylon 'Midiron'
DECOMPOSED GRANITE

Midiron Bermudagrass
Type: Jomax "Desert Mist"

LANDSCAPE and THEME WALL

design criteria

DESIGN CRITERIA

PURPOSE

Intent

These Design Criteria have been prepared for TIERRA VERDE to assist in providing a high quality project. The Design Criteria illustrate the desired character for future residential development. Aspects of the Design Criteria address site development, architecture, landscape, signage, and lighting. By guiding certain design elements throughout TIERRA VERDE, a unified community, compatible and complementary to area development, will be provided.

It is not intended for these Design Criteria to limit innovative design, but instead to protect owners, occupants, and the community from undesirable or substandard design and development. All buildings and structures erected within TIERRA VERDE, and the use and appearance of all land within TIERRA VERDE, shall comply with all applicable City of Glendale zoning and code requirements, as well as the CC&R's and these Criteria. The Design Criteria should be considered through the development approval process.

The goals of the Design Criteria are:

- ** To provide guidance to individual development efforts so that compatibility and cohesiveness are maintained throughout the project.
- ** To provide guidance to achieve a high quality of development.

ARCHITECTURE

Architectural criteria will help to establish visual compatibility throughout TIERRA VERDE and assure an overall quality appearance. All structures in a subdivision shall be of materials, colors, and styles that blend with or complement each other.

A. Style

Architectural styles may vary from one builder's subdivision to the next but shall be cohesive throughout TIERRA VERDE. Designs incorporating a contemporary southwestern theme are encouraged. TIERRA VERDE CC&R's will insure compatibility of architectural style.

B. Building Orientation

- ** Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency.
- ** Residential units are encouraged to mix left and right elevations.
- ** Site plans shall reflect curvilinear street patterns which allow for reduced speeds, variations of views, and flexibility of orientation. Where possible, subdivisions shall be created by the use of cul-de-sacs, small loop streets, or other interesting street patterns.
- ** Setbacks of buildings shall be varied to create an interesting street scene with dwelling units backed to or sided on arterial or collector streets.

C. Design Details

- ** Window pop-outs will be provided on all windows that occur on front, side, and rear elevations. Windows shall generally consist of anodized aluminum or painted frames. Accent trim, divided windows, and rectangular and round openings are encouraged.
- ** Garages will be provided on all single family homes. Side entry garages are encouraged. Garage doors shall be sectional. Windows are encouraged in garage doors.
- ** All homes shall have patio covers as a standard feature to enhance the use of rear yards and to maximize energy efficiency. It is recommended that patio covers include a minimum of 120 square feet.
- ** Patio cover columns shall be boxed and finished with stucco, masonry, adobe, slump, split or textured decorative block, brick or stone.
- ** Chimneys shall be constructed of the same material and texture as the building. Exposed flues are prohibited.
- ** Front porches are encouraged.

D. Massing

- ** Provide for a consistency in height, massing, and proportion.
- ** Heights shall be per the standards in the TIERRA VERDE PRD document.
- ** The architectural image and character of TIERRA VERDE will be perceived from public and private spaces, such as streets, the multi-use path system, park, and individual rear yards.
- ** Articulation of all wall planes is encouraged. Projections and recesses may be utilized for shadow and depth.

E. Building Materials

- ** Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
- ** Permitted exterior finished materials include stucco and masonry, adobe, slump, split or textured decorative block, brick, or stone.
- ** Various stucco finishes, such as Spanish Lace, Sand, Silica, and others are encouraged in the subdivisions to encourage diversity.

F. Roofs

- ** A diversity in roof covering materials is encouraged. Generally acceptable roof coverings would be concrete or clay tile in an "S" or flat design, as well as wood shake shingles or other compatible type roofing materials, as approved by the Arrowhead Ranch Phase V Homeowners' Association.
- ** "Built-up" type roof covering materials shall be appropriately screened from view with a parapet.
- ** Roof parapets must be finished with the same material and color as is used for the building's skin and shall continue around all sides.
- ** Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof.

- ** All vent pipe stacks, gutters, flues, and any other equipment protruding above the plane of the roof and visible from neighboring properties must be painted and/or screened to match the roof.
- ** All patio covers shall consist of a tile roof or parapet wall.

G. Colors

- ** The predominant colors in TIERRA VERDE will be earth tones and other colors compatible with a contemporary southwestern architectural style.
- ** Trim colors shall not dominate the exterior appearance and shall be of the same color range as the major color. Roof colors shall not produce glare, such as being white, light colored aluminum, or a reflective surface.

H. Utility Structure Placement

- ** All exterior on-site utilities, including, but not limited to, sewer, gas, and water lines, and electrical, telephone, and communication wires and equipment, shall be installed and maintained underground.
- ** Mechanical equipment for residential units shall be ground mounted.
- ** Exterior transformers, utility pads, cable television, and telephone boxes are encouraged to be located out of view of the right-of-way.

PERIMETER WALLS, FENCES, and GATES

When necessary for security, screening, or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to demarcate property lines, with the exception of residential units.

Guidelines:

- ** The perimeter project theme wall will be as shown on the theme wall exhibit, Exhibit J.
- ** An open space perimeter project wall will be developed that will be similar to the main perimeter project theme wall.
- ** Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residences.
- ** All block walls along the streets, common areas, neighborhood park, open space areas, and walls on corner lots and between dwelling units within the Development Master Plan shall be stuccoed and painted.
- ** Landscape berming is encouraged as an alternative to screen walls.
- ** The texture, color, and form of walls adjacent to buildings shall harmonize with the building's design.
- ** Long, continuous lengths of screen wall of the same height are discouraged. Variations of height and form are encouraged.
- ** Perimeter walls should respect the right-of-way line but do not need to follow the alignment exactly, if landscape tracts or landscape easements are provided.
- ** Walls and fences, under normal conditions, shall be a minimum of 6 feet, as measured from an adjacent grade, along rear and side lot lines and (when provided) 3 feet along front lot lines adjacent to a road. Eight foot high walls are allowed when the lot is adjacent to an arterial street. They shall conform to City zoning ordinances and visibility triangles.

- ** Whenever possible, terminate screen walls into either sign structures or planters or columns.
- ** No chain link fencing is permitted except to enclose game areas, such as tennis courts. See the Zoning Ordinance for further restrictions.
- ** View walls may be provided adjacent to open spaces and lakes, consisting of approximately 4' high wrought iron on top of 2' high decorative or stucco finished CMU.
- ** Walls separating single family residential from non-residential shall be installed as part of the construction of whichever use is developed first.
- ** Gates are not permitted in the theme wall adjacent to 67th Avenue, Beardsley Road, 75th Avenue, Deer Valley Road, Arrowhead Loop Road, Rose Garden Lane, 71st Avenue, or the neighborhood park.

HARDSCAPE

Hardscape elements shall be designed to coordinate with the architecture and landscape to provide a link between the street edge and the individual developments. Proper hardscape can improve pedestrian safety, movement, and visual enjoyment of community areas.

Guidelines:

- ** Use of special paving at subdivision entries will be required and shall complement the paving installed by the master developer at major entries and intersections. This paving shall consist of paving blocks per City of Glendale Standard Detail G-328.
- ** Non-vehicular circulation paving within sites shall complement the architecture and should be in natural earth tones similar to the "public" sidewalks.
- ** Painted paving surfaces, other than for traffic control in parking areas, are prohibited.

LANDSCAPE

The objective of the landscape is to screen, accent, soften, and improve the visual character of TIERRA VERDE. All plant material should be drought resistant and water conserving, especially in small strip areas such as rights-of-way and smaller common areas, because of maintenance expenses and the uncertainty of when effluent water will be available. Turf areas are encouraged in major areas of open space, such as the common area activity nodes and large areas adjacent to the lake. Drip irrigation systems are required, except for turf areas.

Streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that helps portray the image of the community to the public. Landscape should be used to:

- ** soften, but not obstruct, the architecture;
- ** reinforce the circulation hierarchy;
- ** for screening; and
- ** aesthetically as a reminder of the natural environment in which we live.

Plant material listed on the Recommended Landscape Palette should be used throughout TIERRA VERDE and reflect the principles of xeriscape. Individual subdivisions shall develop similar plant lists to maintain cohesiveness throughout TIERRA VERDE.

Guidelines:

- ** The minimum plant sizes are as follows:
 - * Trees - 15 gallon
 - * Shrubs - 5 gallon
 - * Groundcovers - 1 gallon
- ** All plant material shall be provided with a fully automated, below grade, irrigation system. Plants should be chosen to fit naturally into their space to avoid the need for excessive trimming.
- ** Drip irrigation for all plant materials, except turf areas, must be utilized.
- ** Backflow prevention devices shall be fully screened. Code will soon require PVB installed at meter location.
- ** Exposed earth is not permitted due to erosion and dust concerns.
- ** Landscaping of open space and retention areas shall comply with City of Glendale Codes and Ordinances.
- ** Design of the landscape for open space and retention areas shall reflect the character of the TIERRA VERDE theme.

LIGHTING

Lighting is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of TIERRA VERDE. They should be attractive to look at during the day, as well as be functional at night. For streets and pathways, lighting is primarily for security. Landscape and architectural lighting is primarily for aesthetics. All lighting must comply with the City of Glendale lighting ordinance.

Because of the frequent open relationship of the common areas to the streets, street lights will provide most of the lighting. In areas that are insufficiently lit by street lights, additional pole-mounted lighting will be utilized.

TEMPORARY SIGNAGE

A. Multi-Builder Signage

- ** Two multi-builder signs will be provided to allow all builders a viable customer window, one at the Northwest Corner of 67th Avenue and Arrowhead Loop Road and the other will be located along Deer Valley Road or 75th Avenue, depending on completion and starting of development phasing.
- ** Maximum height - 15 feet

B. On-Site Signage

- ** On-site directional signage shall be provided, where appropriate, to guide visitors to their destination.
- ** Signs may be either wall or post.
- ** Posts shall be 2 inch by 2 inch steel, painted to blend with the architectural colors.
- ** Two signs per subdivision are permitted, but should be combined when possible.
- ** On-site signs shall be a maximum of 32 square feet and 8 feet high.

MAINTENANCE and DEED RESTRICTIONS

Maintenance of all infrastructure and enforcement of deed restrictions are a necessary key to the continued quality appearance of TIERRA VERDE. Maintenance applies to buildings and other structures, paving and hardscape, landscape, and all other site amenities. All maintenance of TIERRA VERDE common areas, facilities, entry features and signage, and enforcement of deed restrictions shall be done by the Arrowhead Ranch Phase V Homeowners' Association.

Guidelines:

- ** All improvements shall be kept in good and sufficient repair.**
- ** Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and natural looking pruning shall occur on a regular basis. Flat top, round, or square shaping of shrubs is prohibited.**

MACHINERY AND EQUIPMENT

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring or public property. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property.

All pool equipment shall be screened from off-site public view.

SOLAR PANELS AND EQUIPMENT

Solar energy devices may not be visible from public view.

Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line and must not be visible from public view. Roof mounted hot water storage systems must not be visible from neighboring properties. Tracker type systems will be allowed only when not visible from neighboring property.

The criteria for screening set forth in the above section, "Machinery and Equipment", shall apply to solar panels and equipment.

SANITATION

- ** No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specification of the City of Glendale.**

- ** Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public rights-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City of Glendale.**

WINDOW TREATMENT

- ** No aluminum material or other reflective material may be installed in windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the design criteria applicable to the structure on which the coverings or treatments are being placed.**

DESIGN CRITERIA