

TRILOGY AT PROVENCE

**North of the NEC 91st & Glendale Avenues
An R1-4 Planned Residential Development
217 Lots on 37.17-Acres**

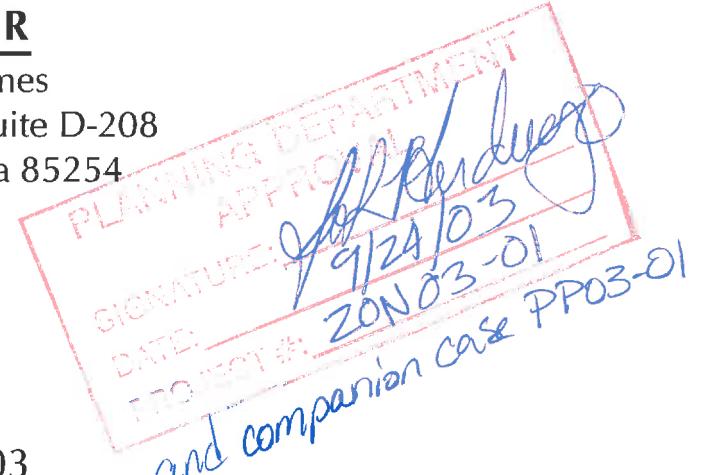
7249 N 91st Avenue
Glendale, Arizona

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PP03-01

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LIST OF EXHIBITS

EXHIBIT

- A. Vicinity Map
- B. Aerial Photo
- C. Site Plan for Trilogy At Provence & Overall PRD Plan
- D. Lot Layouts (4-sheets) & House Product Locations
- E. House Elevations (3-Sheets)
- F. Landscape Plan & Landscape Enlargements (4-sheets)
- G. Wall Location Plan
- H. Legal Description

Trilogy At Provence PRD Narrative

Introduction

The Trilogy At Provence PRD is a planned gated residential community designed as a village with a French design theme. The PRD includes a mix of residential units to replicate villages built in the past. The village (provence) has a large central open space that is the project focal point. The homes include three (trilogy) very different house products within one village. The name "Trilogy At Provence" indicates the three house products within a village. The homes are designed to remove the garage from the streetscape as much as possible, much like villages were built before vehicles were the primary source of transportation. This village concept is proposed as an R1-4 PRD request to develop 217 attached and detached single-family homes on a 37.17-acre parcel at a density of 5.8 units per acre. The site is located north of the northeast corner of 91st and Glendale Avenues (see Vicinity Map, Exhibit A). This parcel is located in the developing western portion of the City. The site has frontages along 91st and 89th Avenues. Adjacent land uses include:

North: Undeveloped land in general agricultural use in A-1 zoning. Further to the north is Hickman's Egg Ranch in County C-3 and Ind-1 zoning.

East: Undeveloped land in general agricultural use, but with approved single-family residential master plan for "Rovey Farms" in R1-8 PRD zoning.

South: Undeveloped land in general agricultural use in A-1 zoning. This site is planned for office development.

West: Undeveloped land in general agricultural use, but planned with the "Zanjero" master plan a mixture of employment, retail and multi-family uses in PAD zoning.

The site is bordered to the west by 91st Avenue, an existing two-lane road. When the proposed residential project is developed, the east half of 91st Avenue will be fully improved and the west half of 89th Avenue will be fully improved. There are no planned roads or road improvements along the north and south property lines. The site is part of a larger undeveloped area located in the middle of a square mile that includes planned and developing mixture of single-family and commercial projects. It appears the proposed gated single-family subdivision is compatible with the planned residential unit mixture in the area (see Aerial Photo, Exhibit B).

The applicant proposes a gated village with three different house products on four different lot configurations. The house products include attached and detached single-family units with one and two-story elevations. All homes are to be owner-occupied. This PRD will be a residential village with interior open spaces, pedestrian walkways and

recreational amenities. The attached and detached house products will be desirable by households that want the privacy offered by a gated village with small yards, common recreation amenities, common area maintenance within the confines of an intimate neighborhood environment. Over five-acres of land is planned for open space with 1.73-acres for a central open space with many recreation amenities.

PRD Overlay and Amendments

The proposed project is consistent with the Glendale General Plan site designation of 5-8 dwelling units per acre and the R 1-4 PRD zoning districts that allow up to 8 units per acre with attached and detached single-family units. The purpose of the Planned Residential Development overlay district (PRD) is to promote innovation and creativity in the development of single-family subdivisions according to an overall development plan. The district seeks to:

- Encourage imaginative and innovative planning of residential neighborhoods by providing flexibility in design.
- Encourage the provision of useable open space and recreation facilities.
- Encourage variation in lot size, width, setbacks, orientation, and house product design.
- Establish neighborhoods that have distinctive character and sense of place.
- Promote the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop.

The purpose of the R 1-4 (Single-Residence District) is to provide for urban detached or attached single residence housing. The primary intent of this district is to encourage the establishment of functional and attractive attached and detached single-family home development. The subdivision and housing products are to be designed with useable open space. The PRD overlay allows up to 8 units per acre, and specifically is created to allow amendments to the R 1-4 development standards.

The proposed R 1-4 PRD for this site meets the desired purpose of both the R 1-4 and PRD zoning districts. It provides a single-family community that incorporates a creative neighborhood design, with a unique mix of attached and detached single-family house products, functional open space, trails, and centrally located recreation facilities.

The proposed PRD amends the R 1-4 development standards to accommodate the three different attached and detached house products on four different lot configurations. The proposed development standards are both increased and decreased to modify the minimum lot size, lot width, lot depth, side yard setbacks, front yard setbacks, and rear yard setbacks. The standards are modified to accommodate the unique house products proposed as part of this project. The following table compares the R 1-4 Zoning District

Trilogy At Provence Development Standards

	DISTRICT STANDARDS	PROPOSED STANDARDS	PROPOSED STANDARDS	PROPOSED STANDARDS	PROPOSED STANDARDS
Lot Numbers (Description)		Lot 1-50 Chateaux Series	Lot 51-71 Chateaux Series	Lot 72-158 Villa Series	Lot 159-215 Maisons Series
Minimum Net Lot Area	4,000 sf	3,132 sf	3,132 sf	3,200 sf	4,148 sf
Minimum Lot Width	40'	44'	38'	32'	45'
Minimum Lot Depth	80'	90'	83'	100'	90'
Minimum Front Setback	15' to living area 20' to garage	8' to living area 35' to garage plus 5' tract	10' to living area 35' to garage plus 5' tract	10' to living area 35' to garage plus 5' tract	10' to living area 15' to garage plus 5' tract
Minimum Rear Setback	15'	15' to garage 15' to living area	3' to garage off rear entry drive 30' to living area	3' to garage off rear entry drive 30' to living area	15'
Minimum Side Setback	0' and 10'	5' and 5'**	5' and 5'**	0' and 0' 5' on end of attached units**	5' and 5'**
Minimum distance between buildings on adjacent lots	10'	10'	10'	10' between units that are not attached	10'
Minimum Street Side Yard Setback	10'	10'*	10'*	10'*	10'*
Maximum Structure Height	30'	30'	30'	30'	30'
Maximum % Lot Coverage	45 %	60%	60%	70 %	50%

* SETBACK INCLUDES ADJACENT LANDSCAPE TRACT

- * Setback includes adjacent landscape tract.
- ** Bay windows and entertainment centers may project 2' into the side yard for a horizontal distance not to exceed 10', except where contiguous to a driveway.

PRD Development Plan

Trilogy At Provence includes 217 attached and detached single-family homes: 130 are detached single-family homes and 88 are attached single-family homes. There are three different home designs located on four different lot configurations (see PRD Plan, Exhibit C). The following is a brief explanation of each home design and lot configuration:

Detached Two-Story Rear Garage (Chateaux Series)

This detached home design is a two-story product with the garage placed at the rear of the lot. This home design has two lot design variations. The first lot design recesses the garage to the rear of the lot with the driveway accessing the street in front of the home (lots 1-53). This home design is on a 44 by 90-foot lot layout that has a 10-foot front yard to the back of a detached sidewalk and 18-feet to the street with 5-foot side yards and a 15-foot rear yard. The garage is located to the rear of the yard behind the home so that it is barely visible from the street. The front of the home has a covered entry that includes a small covered front porch. The driveway is single-car width located along one side of the home and goes to the garage in the rear of the lot (see Lot Layout, Exhibit D, Sheet 1).

The second lot design places the garage at the rear of the lot with garage access off a private entry drive located behind the home (lots 54-74). This home design is on a 38 by 83-foot lot that has a 10-foot front yard to the back of a detached sidewalk and 18-feet to the street with 5-foot side yards and a rear courtyard. The garage is located to the rear of the yard behind the home so that it is barely visible from the street. The front of the home has a covered entry that includes a small covered front porch. The garage is accessed off a rear private entry drive that is located along the back of the lot. The garages are set back three feet from the private drive to allow landscaping between the garage and the private drive. The open areas between garages on adjacent lots are also landscaped to ensure the private entry drive is visually appealing (see Lot Layout, Exhibit D, Sheet 2).

Attached One-Story Rear Garage (Villa Series)

This attached home design is a one-story product with the garage placed at the rear of the lot with garage access off a private rear entry drive behind the home (lots 75-162). This attached home design is on a 32 by 100-foot lot that are attached in groupings of 3 to 7 homes. The groupings are separated with common area landscaped open spaces and walkways. The attached homes have staggered front setbacks to provide visual appeal from the street. Each home has a different elevation. Each home has a 10-foot front yard to

a detached sidewalk and 18-feet to the street. The rear yard is very privately located between the living area and a detached garage that is accessed off a private rear entry drive. The garages are not visible from the street. Only living areas of the homes are visible from the street. The garages are three feet from the private entry drive to allow landscaping between the garage and the private drive. The areas between the garages on adjacent lots along the private drives are landscaped for visual appeal (see Lot Layout, Exhibit D, sheet 3).

All of the rear entry drives are designed like small streets except without sidewalks since the sidewalks are in the front of the houses. The drives include 20-feet of paving and curbs with landscaping between garages on adjacent lots, and 3-feet of landscaping between the face of the garages and the rear entry drive paving.

Detached One-Story Front Garage (Maisons Series)

The detached home design is a one-story product with the garage slightly recessed at the front of the home from the living area or the covered front entrance (lots 163-217). This home design is on a 45 by 90-foot lot layout with a 15-foot front yard from living area to the back of an attached sidewalk, 20-foot driveway between garage and back of sidewalk, two 5-foot side yards and a 15-foot rear yard. The garage is located near the front of the home in a traditional design with the garage slightly recessed from the living area or covered entrance. All homes have a covered entry and some homes include a small covered front porch. The rooflines on homes are varied with a combination of hip, gable and gable end designs (See Lot Layout, Exhibit D, Sheet 4). Most of these lots are 110-feet deep.

Architecturally the three different house products shared many common architectural elements. All of the homes share the same roof tile type and color to create the village theme. All homes share the same color palette range. All homes share specific architectural elements such as: carriage house French-style garage doors; French-style decorative caps on fire place chimneys (attached units); window planter boxes; decorative wrought iron works; window shutters; decorative wrought iron work on balconies and Juliet windows; wood window sills; European castle stone accents; arched covered front entrances to front doors; French-style coach lights on each side of garage doors; and interior features with 9-foot high ceilings; exposed ceiling beams; granite counter tops; stainless steel appliances; 36-inch cabinetry; Provence vanities in bathrooms ;and all houses with all rooms pre-wired for internet, cable-television, phones and ceiling fans.

Common Architectural Treatments

Certain architectural elements are repeated among the Chateaux Series, Villa Series and the Series homes. For example one home on the Chateaux Series has three windows stair stepped in the front living area. That same window pattern is repeated on homes in the Villa and Maisons Series. Different homes in the Chateaux Series have different window shutter designs and those same window shutter designs appear in the Villa and

Maisons Series homes. Castle stone accents and wrought iron work appears in the Chateaux Series and the same accents and work appear in the Villa and Maisons Series. Accents are placed at the peak of the gable ends in the Chateaux Series and these accents are repeated in the Villa and Maisons Series. Arched entryways and French-style garage doors appear in all of the Series. The rooflines are reverse gable and hip roof designs on all the Series. The architecture of all of the homes in all of the series is tied together to create the village theme, and the 27 different house elevations are also used to create the variety of a village (see House Elevations, Exhibit E, Sheets 1-3).

Perimeter

There are two streets that form the perimeter of the PRD. Along the west boundary, 91st Avenue is a planned 6-lane major arterial with a raised landscape median. The Plan identifies an 8-foot high staggered decorative theme wall with a 30 to 100-foot wide landscape tract along 91st Avenue along with the main entry feature that leads to a fountain surrounded by a large landscaped open space behind a gated entry. The main entry gate has a landscape median, landscape tracts on both sides with separate gates for vehicles and pedestrians. The 91st Avenue frontage includes two small open space vistas into the village. The east boundary is formed by 89th Avenue as a planned two-lane collector street. The Plan identifies a six-foot high staggered decorative theme wall with a 15 to 18-foot landscape tract and detached sidewalks along 89th Avenue. The 89th Avenue frontage includes a gated entry with landscape median, landscape tracts on both sides, separate gates for vehicles and pedestrians and a landscape tract adjacent to the Villa Series. The 89th Avenue frontage also includes two open space vistas into the village. The north property line is planned with a six-foot high-integrated color masonry wall. When the property to the north is developed this wall will not be prominently visible from a public street. The south property line is planned with an six-foot high-integrated color masonry wall. When the property to the south is developed this wall will not be prominently visible from a public street.

Circulation

All streets are private with 50-feet of right-of-way tracts, 32-feet of paving with detached sidewalks (lots 1-162) attached sidewalks (lots 163-217) on each side. There are two gated entrances. The main entrance is off of 91st Avenue. The secondary entrance is off of 89th Avenue. The entrances have a vehicular turn-around for vehicles that cannot gain entry through the gates. Emergency vehicles have gate access via pre-emption devices built into the gates that allow emergency personnel to open the gates electronically. One-half of the lots have private rear entry drives off the back of the homes for rear access to the garages. These rear entry drives are in addition to the normal subdivision streets. The drives have 20-feet of paving with curbs and the garages are setback 3-feet from the paving. This design meets access needs for emergency vehicles and sanitation trucks, however both emergency and sanitation have full access from the streets in front of every home.

The Trilogy At Provence private street system is designed with three cul-de-sacs and a combination of curvilinear streets and a series of internal street loops that form short blocks. All of the cul-de-sacs end at landscape tracts and are designed with landscape islands in the middle of the bulb. The street system provides many turns to keep the blocks short, traffic speeds low and to allow opportunities for pedestrian crossings. The street system is designed to open to two sides of the large central open space to ensure visual and user safety. The street system incorporates only three-way intersections to maximize traffic safety. The street blocks are interrupted with numerous vistas to internal landscape tracts and pedestrian walkways. The landscaped walkways allow pedestrian access between blocks and to the central open space. The ends of all street blocks include landscape tracts so that all street frontages are treated with landscaping.

Open Space

The PRD Development Plan provides a total of 5.32-acres or 15.5 percent private open space. The 1.73-acre central open space, located off of the main entrance, incorporates a majestic fountain, swimming pool, Ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, off-street parking spaces, and a large turf area for active recreation. A series of landscape open spaces and landscape walkways provide pedestrian connections between residential units and blocks and allow access to the central open space recreation area. Many of the landscape tracts are located at the end of street sections or cul-de-sacs. The landscape tracts at the end of the cul-de-sacs have park benches. Some of these tracts may provide small passive recreation open spaces or at least add to the visual aesthetics of the street system and the residential lots as people walk, bike or drive through the village.

The perimeter of Trilogy At Provence is designed with varying depth landscape tracts and a staggered decorative theme wall, and open space vistas to present a pleasing view of the village from adjacent public streets. The gated entries with landscape medians and vistas to a fountain and other internal open spaces should present a very favorable impression of the area and the village. The open spaces including perimeter landscape tracts and walls will be owned and maintained by a homeowners association.

Landscape, Entry Features, and Perimeter Walls

Landscape

The landscape plan for Trilogy at Provence uses plants that are low water use and consistent with the proposed architectural character of the homes (see Landscape Plan, Exhibit F). Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in open space areas. Some turf will be used in landscape tracts that are highly visible. Streetscape standards along 91st and 89th Avenues are designed as an integral part of the PRD's landscape theme and include plant materials compatible with the City's street Landscape Program and

Landscape Ordinance. Pedestrian walkways are located on many of the landscape tracts to encourage pedestrian access throughout the village.

Walls

An eight-foot high decorative theme wall will be located along 91st Avenue. At landscape openings along 91st Avenue there will be an eight-foot high view wall to allow visual access into the project. A six-foot high decorative theme wall will be located along 89th Avenue. At landscape openings there will be a six-foot high view wall to allow visual access into the project. The decorative theme walls along 91st and 89th Avenues turn the corner at Trent Avenue to become part of the entry features at both entrances into the village. A six foot-high integrated color block wall will be along the north property line, and an six foot-high integrated color block wall will be along the south property line. All walls for rear yards will be six foot-high integrated color block walls. Return walls between residential units will be six foot-high painted block to match the residence. Six foot-high view walls will be located in rear yards where lots side or back to open spaces. The wall location exhibit identifies the general location of these walls, however the exact locations may vary when the final construction plans and house product floor plans are complete (see Wall Location Plan, Exhibit G).

The gated entrances off of the 91st and 89th Avenues include landscape medians, landscape tracts on each side, with an entry wall mounted sign with the name "Trilogy At Provence" at the 91st Avenue entrance. Gates are electronically controlled through a keypad with access codes provided to homeowners. The entrances are designed to allow vehicles to turn around and return to 91st or 89th Avenues if they cannot gain entry. The main entrance off of 91st Avenue opens onto a large landscaped open space with a fountain to create a sense of arrival.

Landscape Maintenance Responsibilities

A homeowners association will own the common open spaces within the Trilogy At Provence, and the landscaped tracts along the perimeter streets. The subdivision Covenant Conditions and Restrictions (CC&Rs) for Trilogy At Provence will identify that the Homeowners Association (HOA) will own all common areas, landscaping within all open space tracts, retention areas, pedestrian pathways, pedestrian walkway lights, decorative perimeter walls, entry features, and recreation amenities. The HOA will maintain landscaping adjacent to the project within the public street rights-of-way. The CC&Rs will restrict the use of the single-family lots to the uses permitted by the City of Glendale Zoning Ordinance and the Trilogy At Provence R1-4 PRD narrative as approved by the Glendale City Council. The City of Glendale will have no maintenance responsibilities for on-site or adjacent off-site landscaping, walls, or entry features.

House Products

Each of the three different house products (detached two-story, attached one-story, and detached one-story) will include a minimum of three floor plans with a minimum of three different elevations for each floor plan. This will allow a minimum combination of 27 different house products in the PRD. All homes and lots are designed to allow the owner to store trashcans in attached or detached 2-car garages where the cans will be rolled to the street or private entry drive for City pickup. Approximately one-half of the homes will have garages access the rear entry drives, and the other one-half of the houses will have garages that access the streets.

Each home shall include the following:

1. Stucco exterior with accents.
2. Covered rear patio integrated into the design of the home
3. Ground mounted AC unit.
4. Concrete tile roof.
5. Stucco accents and window treatments.
6. Two-car garage with standard coach lighting.
7. Painted return walls to match the residences (if needed). Integrated color CMU walls on rear and side yards.
8. Window frames and mullions finished with either baked enamel paint or anodized.
9. Roof vents painted to match tile roof color.
10. Sectional metal roll-up garage door with raised paneling.
11. Exterior light fixture at front entrance door.
12. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
13. Boxed fireplace chimneys to avoid exposed metal flumes (If house products do not include fireplaces, this guideline applies if a fireplace is added).
14. Carriage house French-style garage doors

15. French style decorative caps on fireplace chimneys.
16. Window accents – window planter boxes, decorative wrought iron work or window shutters. Different accents on different models.
17. Decorative iron work on balconies and Juliet windows
18. Common roof tile and color on all homes
19. Wood window sills
20. European castle stone accents
21. Arched covered entrances to front doors
22. French style coach lights on each side of garage doors
23. 9-foot high ceilings
24. Exposed ceiling beams
25. All rooms pre-wired for internet, cable-television, phone and ceiling fans
26. Granite counter tops
27. Stainless steel appliances
28. 36-inch cabinetry
29. Provence vanities for bathrooms

Compliance with Single-Family Design Guidelines

Trilogy At Provence is developing under the PRD overlay-zoning district but is not subject to full review through the Planned Development Guidelines as part of the Single Family Residential Design Guidelines. When written these Single-Family Design Guidelines did not take into consideration the lot sizes and house products allowed in the R1-4 zoning district. Trilogy At Provence has however tried to meet the intent of the guidelines as they apply to the level of quality expected by the City. Many of the guidelines that cannot be met are only be possible on projects with much larger lots under different base-zoning districts.

Trilogy At Provence complies with the General Plan, Subdivision Regulations, and the R 1-4 PRD zoning districts. Every effort has been made to honor the intent of the Single-Family Residential Design Guidelines to make this village an asset to the City of Glendale. It presents a high quality development that does meet the qualitative single-family design guidelines set by the City. Due to the "Trilogy" concept of the PRD, it is noted that some of the design issues raised in the guidelines have been addressed with alternative design solutions.

The following is the list of the Single-Family Design Guidelines for PRD projects along with a brief explanation on how each guideline is implemented or cannot be implemented:

OPEN SPACE AMENITIES

Guidelines	Comments
1. Provide retention areas that meander through the subdivision as a green belt instead of a single rectangular basin	Trilogy AT Provence provides open space retention in the middle of the project and greenbelts that connect through the middle of the project.
2. Provide landscaped open spaces visible from arterial street view as well as from residential street view	Landscape vistas are provided at entrances along 89 th & 91 st Avenues. Two open space vistas are located along 91 st Avenue and 89 th Avenue. There are numerous views of open spaces from the internal street system.
3. Provide useable common open space that is centrally located, and improved with recreational facilities	A centrally located recreation area is provided that includes a fountain, large turf area, swimming pool, tot-lot, Ramada, BBQ grill, and picnic table.
4. Provide an internal pathway system	The PRD includes pedestrian access to the central recreation area and at mid-block points to create a pedestrian pathway system between streets.
5. Provide amenities such as golf courses, and lakes	The limited size of this project precludes either a golf course or a lake. The PRD does provide a fountain, swimming pool, ramada, BQ grill, tables, benches, tot lot and open space area for active recreation.

STREETS

Guidelines	Comments
1. Provide an enhanced curvilinear street system	The PRD provides curvilinear streets, loop streets with short blocks and 3 cul-de-sacs. The short street blocks are broken up with landscape open space between homes.
2. Provide minimum 6' wide landscape tracts at the end of blocks	Trilogy AT Provence provides 6' wide tracts at the end of the blocks.
3. Open streets and cul-de-sacs to common open space	All cul-de-sacs open to landscape tracts. There are at least 14 locations where streets open to common areas.
4. Provide local streets with detached sidewalks and street trees	The "Trilogy" concept has detached sidewalks along most of its lots. 25% of the lots would not meet the required 20-feet distance between the garage and the sidewalk, so they have attached sidewalks.
5. Provide landscape islands with prominent landscaping in cul-de-sacs	All cul-de-sacs have landscape islands.
6. Provide enhanced traffic calming devised when needed	The gated village with the street design precludes the need for special traffic calming.
7. Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect	The PRD has no internal collector streets to implement this guideline.

PERIMETER IMPROVEMENTS

Guidelines	Comments
1. Provide enhanced entrances from arterial and collector streets	Trilogy AT Provence provides 2 enhanced entrances with separate vehicle and pedestrian gates, landscape medians, landscape tracts on both sides, and signage at the 91 st Avenue entrance.
2. Provide enhanced perimeter theme walls along arterial and collector streets	Trilogy AT Provence provides an enhanced decorative perimeter theme wall along 89 th and 91 st Avenues.
3. Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets	The decorative theme wall is staggered where needed with landscape tracts that exceed the design guidelines along 89 th and 91 st Avenues.
4. Provide a landscape tract between the street right-of-way and the perimeter wall	The PRD provides a 30 to 100-foot landscape tract along 91 st Avenue and a 15 to 18-foot landscape tract along 89 th Avenue between the street rights-of-way and the perimeter theme walls. Open space tracts are between lots along 89 th and 91 st Avenue frontages.

LOT LAYOUT AND SETBACKS

Guidelines	Comments
1. Vary the width of lots that are side by side by 5' or more	This unique "Trilogy" concept cannot meet this guideline since it would preclude attached units. However the lot widths do vary among three different home products.
2. Stagger front yard setbacks by 3' or more on adjoining lots and provide a range of 6' or more on the same block	The detached and attached units will be staggered as part of the floor plans and elevations.
3. Provide variation in the width of side yards and the separation between houses	The "Trilogy" concept provides variety in lot widths due to the different products. The side yards vary between different products.
4. Provide minimum 15' side yards for two-story houses	This guideline exceeds the minimum R1-4 standard and was not used here
5. Provide a minimum 30' rear yard setback for two-story houses	This exceeds the minimum R1-4 standard and was not used here
6. Widen corner lots by 10' or more than the interior lots on the same block	Corner lots have 6' wide landscape tracts added at the end of the blocks.
7. Orient the house at an angle within the building envelope on corner lots	The proposed "Trilogy" house products and lot sizes cannot accomplish this guideline, but provide many other unusual house designs to meet the intent of this guideline.
8. Stagger rear setbacks where a row of lots backs to an arterial or collector street	Rear setbacks along perimeter streets are staggered lot line and perimeter wall.
9. Vary the depth of perimeter lots to provide for variation in perimeter wall alignments	The depths of the perimeter lots are in most cases deeper and they are adjacent to landscape tracts that are larger than what is called for in the guidelines.
10. Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a multi-parcel development	This is not a multi-parcel development, however the minimum lot sizes vary significantly to meet the needs of the different home designs.

HOUSE PRODUCTS

GUIDELINES	COMMENTS
1. Provide distinctive architectural details on front elevations	The 27 architectural elevations will meet city guidelines. The details de-emphasize garages.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan	There will be a minimum 9 different floor plans with 3 different elevations for each floor plan in a combination of attached, detached units with one and two-story house products.
3. Locate houses with different front elevations on adjoining lots	The PRD complies with this guideline. See exhibits
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas	This PRD will comply in terms of house designs, setback changes, and landscape common areas along 89 th and 91 st Avenues.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas	There are combinations of different houses that back to 89 th and 91 st Avenues with the two-story detached units with garages at the rear of the lot and the one-story detached units with garages at the front of the lot. "Trilogy" will provide many different elevations next to streets and open spaces.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas	The rooflines on the 3 products are very different with combinations of gable, gable end, and hip roof lines on one and two-story units.
7. De-emphasize garage fronts as the most prominent feature on front elevations	Approximately 75% of the units provide no garage exposure to the street. The garages on the remaining units are de-emphasized by recessing them from porches or living areas.
8. Provide covered rear patios which match the architecture of the house	All covered rear patios will match the architecture of the house.
9. Incorporate a variety of durable exterior materials and finishes	All houses are designed with stucco or equivalent exteriors with metal sectional garage doors, baked enamel or anodized window frames, window accents, and tile roofs.
10. Provide a variety of roof colors and textures	The roof tile colors are intentionally the same on all the homes as part of the overall village theme.
11. Provide a variety of front yard landscaping packages	The developer will provide a variety of front yard landscaping or landscape packages to owners.
12. Provide enhanced decorative return walls on individual lots	Some houses do not have the traditional return wall between houses, however any walls between houses will match the residence.

In addition to the 38 design guidelines listed in the previous tables, the Single-Family Design Guidelines also include discussions on a variety of design criteria used to help evaluate PRD proposals. Trilogy At Provence does meet all of the qualitative design guidelines, but provides a unique design that does not use the numeric guidelines that are intended for projects using the R1-7 and higher base zoning districts. The following is a listing of criteria identified in the text of the Guidelines along with an explanation of how

the additional guidelines are addressed. The additional text of the Single-Family Design Guidelines are *italicized*:

- ***"Not more than 20% of the total number of lots in any PRD shall have a lot area less than the minimum required by the underlying zoning district."*** The PRD does not meet this guideline because it is not a traditional subdivision. Instead the PRD introduces a new village concept that focuses on specific home architecture and rear entry drives. If this guideline were strictly implemented the full use of the 5-8 density range in the General Plan cannot be accomplished. The density in this PRD is 5.8 units per acre.
- ***"The reduced lot area on individual lots shall be transferred on a 1:1-ratio to useable common open space that is not inundated by storm water."*** The PRD provides approximately 2-acres or over 85,000 square feet of dry open space. The PRD meets the 1:1 transfer ratio from lots to common open space.
- ***"The average lot area for all lots in a parcel of land or within any phase of a multi-phased development, shall be at least 500 square feet greater than the minimum lot area required by the underlying zoning district."*** The PRD does not meet this guideline because it is not a traditional subdivision. Instead the PRD introduces a new village concept that focuses on specific home architecture and rear entry drives. If this guideline were strictly implemented the full use of the 5-8 density range in the General Plan cannot be accomplished. The density in this PRD is 5.8 units per acre.
- ***"The minimum front yard setback from the property line is 15-feet to living areas and 20-feet for front loaded garages. This provides a minimum of 20-feet from the sidewalk to the face of the garage."*** This PRD meets the intent of this guideline by placing 75% of the garages at the rear of the lots. The lots with traditional garage locations also meet this guideline.
- ***"The minimum front yard setback from the property line is 20-feet when a detached sidewalk is provided."*** This PRD has detached sidewalks where the garages are at the rear of the lot. This creates a stronger pedestrian orientation that de-emphasizes the garages. The front yards are 10-feet deep next to a common area tract with the sidewalks, since these are private streets. This guideline is intended for traditional subdivisions where garages are near the front of the lot on public streets.
- ***"Provide variation in the width of side yards and in the separation between houses on 25 percent of the lots."*** The proposed mix of lots and homes does provide variation in lot widths and separations. The PRD meets this guideline.

- ***“Group wider side yards together on some adjoining lots to provide a separation of 20-feet or more between houses.”*** The specific homes planned in this PRD do not use this concept in this manner. This guideline is intended for projects in base zoning districts of R1-7 or higher.
- ***“The minimum separation between houses on adjoining lots is 15-feet.”*** The minimum separation in the R1-4 district is 0 and 10-feet. The PRD meets the R1-4 base-zoning district standard. The unique home products proposed here would not use this design concept.
- ***“The minimum side yard is 5-feet.”*** The attached units have zero side yards, which is consistent with the R1-4 base-zoning district standard.
- ***“Wider corner lots by 10-feet or more than interior lots on the same block.”*** The corner lots include 6-foot wide landscape tracts next to common area tracts for private streets.
- ***“Stagger the rear yard setback where row of lots back to an arterial or collector street.”*** The rear lot lines along the perimeter streets are staggered along 89th and 91st Avenue per this guideline.
- ***“The minimum rear yard setback is 20-feet.”*** The PRD uses a design where garages are loaded off the rear of the lot so this guideline was not used.
- ***“Limit the number of lots in a row backing onto an arterial or collector street and common areas to six or less.”*** The lots along 89th and 91st have the rear lot lines staggered to meet this guideline and open spaces are placed along 89th Avenue to further break up the number of lots in a row along that collector. The landscape tract along 89th Avenue is deeper than required, and the house products change Series along 89th Avenue to meet the intent of this guideline.
- ***“Provide minimum 6-foot wide landscape tracts at the end of blocks.”*** The PRD meets this guideline.
- ***“In the perimeter wall design use upgraded materials such as painted stucco over concrete block, stone, or enhanced materials.”*** The perimeter walls will be integrated color 8-inch single-scored block with 8-inch single-scored split face block horizontal bands. The wall will have repeating stucco and painted columns. The entrances have gated entry features to further enhance the perimeter design.
- ***“In the perimeter wall design provide distinctive horizontal and vertical relief on perimeter walls adjacent to streets. Use curves, staggers, alternating materials, decorative pilasters, angled alignments, or breaks to provide horizontal relief. The variations should occur regularly and in a comfortable pattern.”*** The perimeter wall is staggered per the design guidelines along with

the perimeter lot lines. View walls are placed across open spaces to allow visual access into the village from 89th and 91st Avenues.

Grading and Drainage Concept

The site slopes gently from northeast to southwest. The site is designed with retention areas as part of a landscaped open space. The site is designed to accommodate a two-hour one hundred-year storm event. A drainage plan and report is provided as part of the preliminary plat under separate cover.

Public Improvements and Project Phasing

This project will finish half-street improvements for 89th and 91st Avenues, and finish the full improvements for all internal streets including curb, gutter, sidewalk, streetlights, and perimeter landscaping. The internal streets are private and have 50-feet rights-of-way, 32-feet of paving back-of-curb to back-of-curb with 4-foot detached or attached sidewalks on each side. Many lots have private rear entry drives that are 20-feet wide with curbs.

All utilities and irrigation facilities will be placed under ground in accordance with the City of Glendale Ordinance.

Trilogy At Provence will be developed in one phase (see Legal Description, Exhibit H).

PRD Required Findings

The proposed R 1-4 PRD is consistent with the required findings identified in Section 6.205 of the Glendale Zoning Ordinance:

- A. The PRD is consistent with the General Plan designation. The proposed single-family density of 5.8 dwelling units per acre falls in the low end of the General Plan designation of 5-8 dwelling units per acre, and below the allowed maximum R 1-4 PRD allowed density of 8 dwelling units per acre.
- B. The R 1-4 PRD is consistent with the planned single-family land uses to the north, the PRD zoned single-family subdivision to the east, and the planned office land uses to the south. The site plan incorporates a single-family gated village with perimeter landscape tracts, theme walls, entry features, improved open spaces, and a lot orientation that adds a new mix to the City's housing stock.
- C. The PRD meets the intent of the guidelines to encourage innovation, quality and diversity in the City's housing stock. The PRD meets all of the house product design criteria for architecture. It meets all of the landscape and open space guidelines. The applicant has made every effort to meet every

design guideline possible within the context of the proposed unique house products and the site.

- D. The PRD presents a residential village that offers a high quality of living for persons desiring single-family attached and detached homes with little or no outdoor maintenance. This is a village with common recreation amenities, close to major employment, with a quality of life for persons seeking this lifestyle.
- E. The PRD offers extensive internal open space amenities with fountain, pool, Ramada, BQ grill, table, tot-lot, benches and walkways. The amenities match the yard sizes, number of lots, and the type of house products identified in the plan. The amenities complement the lifestyle planned for this development.
- F. The house products with rear loaded garages, recessed garages, integrated streetscapes, HOA maintained open spaces, HOA maintained landscape tracts, and integrated architectural features are specifically designed to create the desired character of a gated single-family village.

The proposed R 1-4 PRD request for Trilogy At Provence meets the purpose, intent and required findings of the PRD overlay zoning district.

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EL MIRAGE

107TH

99TH

91ST

83RD

75TH

67TH

59TH

51ST

43RD

PINNACLE PEAK

DEER VALLEY

BEARDSLEY

UNION HILLS

BELL

GREENWAY

THUNDERBIRD

CACTUS

PEORIA

OLIVE

NORTHERN

GLENDALE

BETHANY HOME

CAMELBACK

NORTHERN

AVENUE

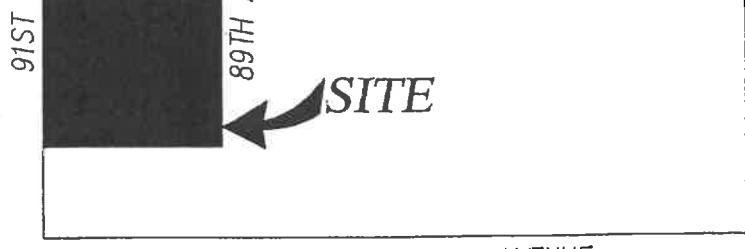
AVENUE

AVENUE

83RD

VICINITY MAP

N.T.S.



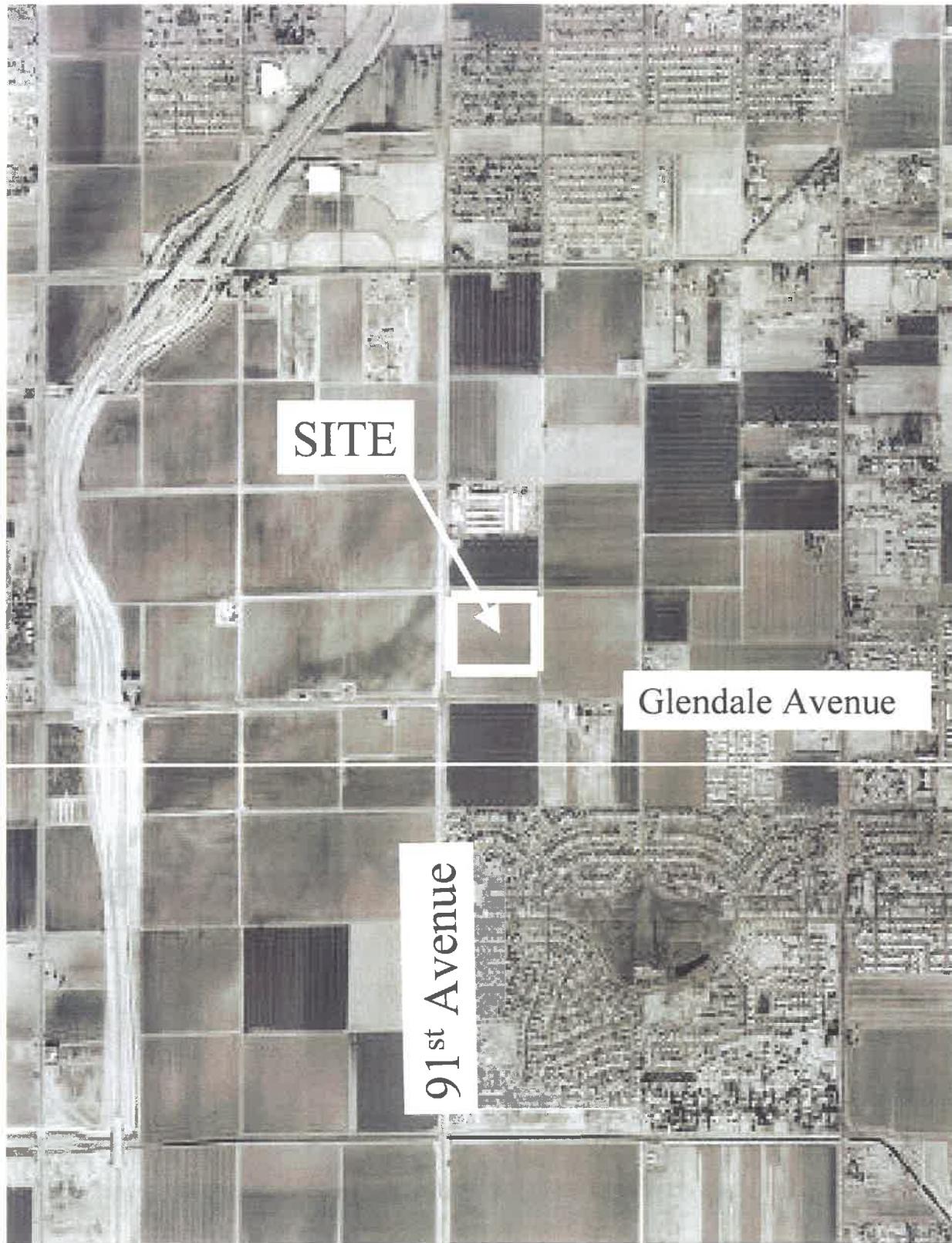


Exhibit B

OPEN SPACE AMENITIES

GUIDELINES		COMMENTS
1. Provide retention areas that meander through the subdivision as a green belt instead of a single rectangular basin		Trilogy AT Provence provides open space retention in the middle of the project and greenbelts that connect through the middle of the project.
2. Provide landscaped open spaces visible from arterial street views as well as from residential street views		Landscape views are provided at entrances along 89th & 91st Avenues. Two open space views are located along 91st Avenue. There are numerous views of open spaces from the internal street system.
3. Provide useable common open space that is centrally located, and improved with recreational facilities		A centrally located recreation area is provided that includes a fountain, large turf area, swimming pool, tot-lot, ramada, BBQ grill, and picnic table.
4. Provide an internal pathway system		The PRD includes pedestrian access to the central recreation area and of mid-block points to create a pedestrian pathway system between streets.
5. Provide amenities such as golf courses, and lakes		The limited size of this project precludes either a golf course or a lake. The PRD does provide a fountain, swimming pool, ramada, BBQ grill, tables, benches, tot-lot, and open space area for active recreation.

STREETS

GUIDELINES		COMMENTS
1. Provide an enhanced curvilinear street system		The PRD provides curvilinear streets, loop streets with short blocks and 3 cul-de-sacs. The short street blocks are broken up with landscape open space between homes.
2. Provide minimum 6' wide landscape tracts at the end of blocks		Trilogy AT Provence provides 6' wide tracts of the end of the blocks.
3. Open streets and cul-de-sacs to common open space		All cul-de-sacs open to landscape tracts. There are at least 14 locations where streets open to common areas.
4. Provide local streets with detached sidewalks and street trees		The "Trilogy" concept has limited lot depth. Detached sidewalks are not proposed. Some of the lots would not be able to meet the required 20-foot distance between the garage and the sidewalk. Most of the lots are not deep enough to push the houses further back off the street.
5. Provide landscape islands with prominent landscaping in cul-de-sacs		All cul-de-sacs have landscape islands.
6. Provide enhanced traffic calming devices when needed		The gated community with the street design precludes the need for special traffic calming.
7. Provide collector streets with landscaped medians, detached sidewalks and enhanced landscaping to create a boulevard effect		The PRD has no internal collector streets to implement this guideline.

PERIMETER IMPROVEMENTS

GUIDELINES		COMMENTS
1. Provide enhanced entrances from arterial and collector streets		Trilogy AT Provence provides 2 enhanced entrances with landscape medians, landscape tracts on both sides, signage of the main entrance, and decorative paving.
2. Provide enhanced perimeter theme walls along arterial and collector streets		Trilogy AT Provence provides an enhanced decorative perimeter theme wall along 89th and 91st Avenues.
3. Provide distinctive horizontal and vertical raised in perimeter walls adjacent to streets		The decorative theme wall is staggered where needed along 89th and 91st Avenues.
4. Provide a landscape tract between the street right-of-way and the perimeter wall		The PRD provides a 30 to 100-foot landscape tract along 91st Avenue and a 15 to 18-foot landscape tract along 89th Avenue between the street rights-of-way and the perimeter theme walls.

HOUSE PRODUCTS

GUIDELINES		COMMENTS
1. Provide distinctive architectural details on front elevations		The 27 architectural elevations will meet city guidelines. The details de-emphasize garages.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan		There will be a minimum 9 different floor plans with 3 different elevations for each floor plan in a combination of attached, detached units with one and two-story house products.
3. Locate houses with different front elevations on adjoining lots		The PRD will comply with this guideline.
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas		There will be architectural detailing on the rear and side elevations next to streets and open spaces that meet the architectural design guidelines.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas		There are combinations of different houses that back to 89th and 91st Avenues with the two-story detached units with rear garages and the one-story detached units with front garages. "Trilogy" will provide many different elevations next to streets and open spaces.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas		The rooflines on the 3 products are very different with combinations of gable, gable end, and hip roof lines on one and two-story units.
7. De-emphasize garage fronts as the most prominent feature on front elevations		At least one-half of the units provide no garage exposure to the street. The garages on the remaining units are de-emphasized by recessing them from porches or living areas.
8. Provide covered rear porches which match the architecture of the house		All house products have integrated covered rear porches that match the architecture of the house.
9. Provide a variety of durable exterior materials and finishes		All houses are designed with stucco or equivalent exteriors with metal sectional garage doors, baked enamel or anodized window frames, window accents, and tile roofs.
10. Provide a variety of roof colors and textures		The roof tile colors will vary to comply with the city design guidelines.
11. Provide a variety of front yard landscaping packages		The developer will provide front yard landscaping packages to owners.
12. Provide enhanced decorative return walls on individual lots		Some houses do not have the traditional return wall between houses, however any walls between houses will be CMU and painted to match the residence.

ZONING TABLE

ZONING DISTRICT	R1-4 P.R.D.
MAXIMUM BUILDING HEIGHT	TWO-STORY OR 30 FT
MINIMUM LOT AREA	3,132 SF
MINIMUM LOT WIDTH	32 FT
MINIMUM FRONT SETBACK (LIVING AREA & SIDE LOAD GARAGE)	10 FT
MINIMUM FRONT SETBACK (FRONT LOAD GARAGE)	15 FT
MINIMUM SIDE SETBACK	5 FT & 0 FT
MINIMUM STREET SIDE SETBACK	10 FT & 6 FT
MINIMUM REAR SETBACK	15 FT & 0 FT

SITE PLAN

FOR TRILOGY AT PROVENCE A PLANNED RESIDENTIAL DEVELOPMENT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

SW BOLT ON 4' X 4' IRRIGATION STRUCTURE @ NW CORNER OF 91ST AVENUE & GLENDALE AVENUE.

ELEVATION= 1182.75 (CITY OF GLENDALE DATUM)

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF SECTION 19, BEARING BEING N001°00'20"E.

OWNER

NEC 91ST/GLENDALE LLC
2700 N CENTRAL, 9TH FLOOR
PHOENIX, ARIZONA 85004
PHONE: (480) 922-3933

SUBDIVIDER

PRECISION DEVELOPMENT
5010 E SHEA BLVD., SUITE D-208
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 387-1456 EXT. 16
CONTACT: RANDY HELFMAN

ENGINEER

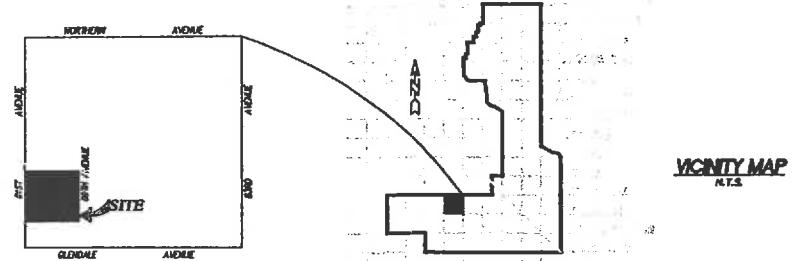
UNITED ENGINEERING GROUP
4505 E CHANDLER BLVD., SUITE 270
PHOENIX, ARIZONA 85048
PHONE: (480) 705-5372 EXT.103
CONTACT: CHRISTOPHER S. MORGAN

SURVEYOR

UNITED ENGINEERING GROUP
4505 E CHANDLER BLVD., SUITE 270
PHOENIX, ARIZONA 85049
PHONE: (480) 705-5372
CONTACT: JAMES M. MURPHY, RLS

PROJECT DATA

EXISTING ZONING	C-2
PROPOSED ZONING	R1-4 P.R.D.
# OF LOTS	217
TOTAL SITE AREA (GROSS)	1,619,161 SF (37.17 AC)
TOTAL SITE AREA (NET)	1,496,743 SF (34.38 AC)
TOTAL OPEN SPACE AREA	231,526 SF (5.32 AC)
MINIMUM LOT SIZE	3,132 SF
MAXIMUM LOT SIZE	9,497 SF
AVERAGE LOT SIZE	4,889 SF
PROJECT DENSITY (GROSS)	5.8 UNITS PER ACRE
PROJECT DENSITY (NET)	6.3 UNITS PER ACRE
OPEN SPACE PERCENTAGE	15.5%



VICINITY MAP
N.T.S.

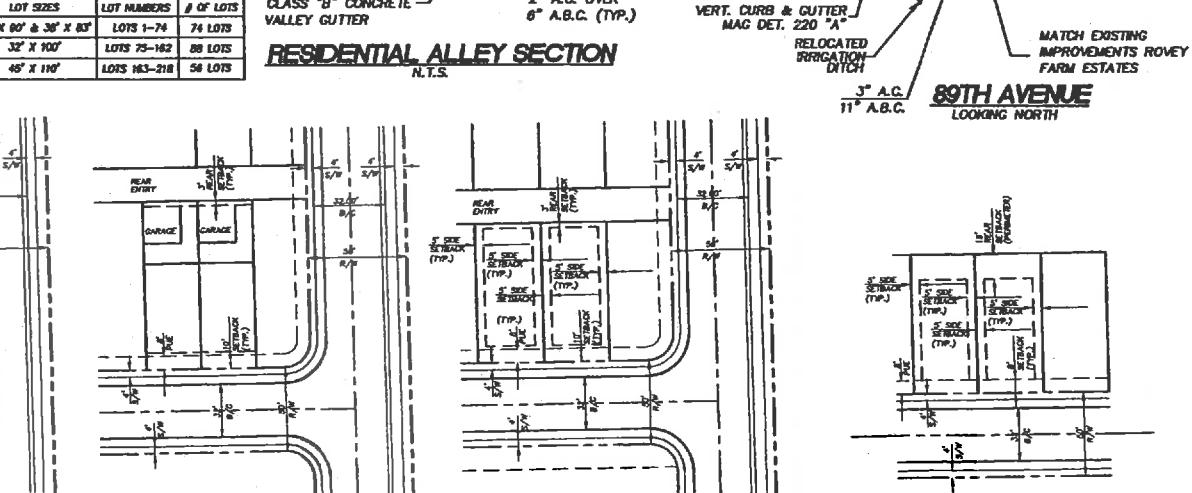
TRACT TABLE

TRACT	ACREAGE	USE	TRACT	ACREAGE	USE
TRACT A	0.42 ACRES	OPEN SPACE, LANDSCAPE, RETENTION	TRACT GG	0.04 ACRES	OPEN SPACE, LANDSCAPE
TRACT B	0.03 ACRES	OPEN SPACE, LANDSCAPE	TRACT HH	0.38 ACRES	OPEN SPACE, LANDSCAPE, RETENTION
TRACT C	0.01 ACRES	OPEN SPACE, LANDSCAPE	TRACT II	0.02 ACRES	OPEN SPACE, LANDSCAPE
TRACT D	0.02 ACRES	OPEN SPACE, LANDSCAPE	TRACT JJ	0.09 ACRES	OPEN SPACE, LANDSCAPE, RETENTION
TRACT E	0.01 ACRES	OPEN SPACE, LANDSCAPE	TRACT KK	0.18 ACRES	OPEN SPACE, LANDSCAPE, RETENTION
TRACT F	0.01 ACRES	OPEN SPACE, LANDSCAPE	TRACT LL	0.01 ACRES	OPEN SPACE, LANDSCAPE, UTILITIES
TRACT G	0.03 ACRES	OPEN SPACE, LANDSCAPE	TRACT MN	0.04 ACRES	OPEN SPACE, LANDSCAPE, UTILITIES
TRACT H	0.02 ACRES	OPEN SPACE, LANDSCAPE	TRACT NN	0.01 ACRES	OPEN SPACE, LANDSCAPE, UTILITIES
TRACT I	0.20 ACRES	OPEN SPACE, LANDSCAPE	TRACT OO	0.04 ACRES	OPEN SPACE, LANDSCAPE, UTILITIES
TRACT J	0.01 ACRES	OPEN SPACE, LANDSCAPE, RETENTION	TRACT PP	0.45 ACRES	PRIVATE STREETS, UTILITIES
TRACT K	0.03 ACRES	OPEN SPACE, LANDSCAPE	TRACT QQ	0.17 ACRES	COMMON DRIVE
TRACT L	0.05 ACRES	OPEN SPACE, LANDSCAPE	TRACT RR	0.11 ACRES	COMMON DRIVE
TRACT M	0.02 ACRES	OPEN SPACE, LANDSCAPE	TRACT SS	0.21 ACRES	COMMON DRIVE
TRACT N	1.73 ACRES	OPEN SPACE, LANDSCAPE, RETENTION	TRACT TT	0.19 ACRES	COMMON DRIVE
TRACT O	0.82 ACRES	OPEN SPACE, LANDSCAPE, RETENTION, UTILITIES	TRACT UU	0.28 ACRES	COMMON DRIVE

PRODUCT DISTRIBUTION

HOUSING PRODUCT	LOT SIZES	LOT NUMBERS	# OF LOTS
DETACHED TWO STORY	44' X 90' & 38' X 83'	LOTS 1-74	74 LOTS
ATTACHED SINGLE STORY	32' X 100'	LOTS 75-162	88 LOTS
SINGLE FAM DETACHED	45' X 110'	LOTS 163-218	56 LOTS

RESIDENTIAL ALLEY SECTION



DETACHED SINGLE STORY
FRONT GARAGE LOTS 103-219
WITH 45' X 90' LOT DIMENSION

ATTACHED SINGLE STORY
REAR GARAGE LOTS 75-162
WITH 32' X 100' LOT DIMENSION

DETACHED TWO STORY
REAR GARAGE LOTS 54-74
WITH 44' X 90' LOT DIMENSION

DETACHED TWO STORY
REAR GARAGE LOTS 1-53
WITH 44' X 90' LOT DIMENSION

united engineering group
4505 E CHANDLER BOULEVARD
PHOENIX, ARIZONA 85048
PHONE: (480) 705-5372
FAX: (480) 705-5376

REVISIONS	DESCRIPTION	DATE

SITE PLAN

TRILOGY AT PROVENCE
GLENDALE, ARIZONA

JOB No.: 1300

Provence

1/28/2007

Series	Chateau	Chateau	Villas	Maisons
Plan numbers represent approx liveable sq footages	2020		1295	1597
	2252		1420	1657
	2445		1392	1769
		1621	1428	1810
		1906	1426	1886

	Lots 1-50 Chateaux Series	Lots 51-71 Chateaux Series	Lots 72-158 Villas Series	Lots 159-215 Maisons Series
Product Type	Detached	Detached	Attached	Detached
Characteristic	Attached front facing rear garages	Attached rear loading garages	Detached rear loading garages	Attached front facing, front loading garages
Small Lot	44' X 90'	38' X 83'	32' X 100'	45' X 92'
Average Lot	44' X 90'	38' X 83'	32' X 100'	45' X 100'
Front Setback	8' to living	10' to living	10' to living	10' to living and 15' to face of garage
Rear Setback	15' to garage and living	3' to garage	3' to garage w/ 10' separation between house and garage	15'
Side Setback	5' and 5'	5' and 5'	0'	5' and 5'
Maximum % Lot Coverage	60%	60%	70%	50%
House Dimension	34' X 70'	26' X 70'	32' X 55' w/ 30' X 21' detached garage	35' X 70'
City Sidewalk	Detached	Detached	Detached	Attached

DEDICATION

STATE OF ARIZONA /
COUNTY OF MARICOPA /
KNOW ALL MEN BY THESE PRESENTS:

THAT NEC 91ST/GLENDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PROVENCE", A PLANNED RESIDENTIAL DEVELOPMENT, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "PROVENCE" AND HEREBY DECLARIES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN RESPECTIVELY ON SAID PLAT AND THAT NEC 91ST/GLENDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES AND CONVEYS.

TO THE CITY OF GLENDALE FOR PUBLIC ROADWAY PURPOSES, THE RIGHTS-OF-WAY FOR 89TH AVENUE AND 91ST AVENUE, AS PLATTED HEREON.

TO ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDED ELECTRICAL, GAS, CABLE TELEVISION OR TELEPHONE SERVICE, AN EASEMENT IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS "PUE", FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UNDERGROUND PUBLIC UTILITIES.

AN EASEMENT IS HEREBY GRANTED TO THE HOMEOWNER'S ASSOCIATION IN, OVER AND UNDER THE AREAS DESIGNATED AS PRIVATE WATER EASEMENTS, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF PRIVATE WATER SERVICES.

TRACT "A" IS HEREBY DECLARED AS A PRIVATE ROADWAY. EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE OVER TRACT "A" FOR REFUSE COLLECTION, PUBLIC WATER AND SEWER AND EMERGENCY AND SERVICE TYPE VEHICLES. ADDITIONALLY, EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE OVER TRACT "A" FOR PUBLIC UTILITIES PLACED IN BETWEEN THE BACK OF CURB AND THE TRACT "A" LINE.

TRACTS "F" AND "H" ARE HEREBY DECLARED AS A PRIVATE ACCESSWAY. EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE OVER TRACTS "F" AND "H" FOR REFUSE COLLECTION, PUBLIC SEWER, AND EMERGENCY AND SERVICE TYPE VEHICLES.

TRACTS "O", "V" AND "W" ARE HEREBY DECLARED AS A PRIVATE ACCESSWAY. EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE OVER TRACTS "O", "V" AND "W" FOR REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES.

TRACTS "A" THROUGH "RR" SHALL BE USED FOR THE PURPOSES SET FORTH ON THE TRACT TABLE OF THIS PLAT. TRACTS "A" THROUGH "RR" SHALL BE COMMON AREAS. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

TRACTS "A" THROUGH "RR" ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACTS "A" THROUGH "RR".

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT/TRACT OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROVENCE.

IN WITNESS WHEREOF:

NEC 91ST/GLENDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREINTO CAUSED ITS NAME TO BE ATTESTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 21 DAY OF January, 2006.

NEC 91ST/GLENDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

By: Robert Nottall
ITS: Managing Member

ACKNOWLEDGMENT

STATE OF ARIZONA /

COUNTY OF MARICOPA /

BEFORE ME THIS 21 DAY OF January, 2006, ROBERT NOTTALL, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT AS OWNER, HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

By: Robert Nottall
COMMISSION EXPIRES: 4/5/06

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF GLENDALE, ON THIS 21 DAY OF January, 2006.

By: Gaines M. Dennis
MAYOR
DATE: 4/5/06

ATTEST BY: Daniel Hansen
CITY CLERK
DATE: 4/5/06

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2003.

By: John M. Murphy
PLANNING DIRECTOR
DATE: 09/31/06

I HEREBY ACKNOWLEDGE THAT ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBMISSION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

By: Mark J. Journe
CITY ENGINEER OR DESIGNEE
DATE: 3/29/06



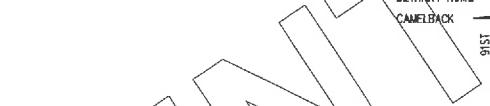
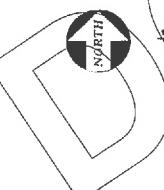
FINAL PLAT FOR PROVENCE

A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



SHEET INDEX MAP



VICINITY MAP
N.T.S.

OWNER

NEC 91ST/GLENDALE, LLC
2700 N. CENTRAL 9TH FLOOR
PHOENIX, ARIZONA 85004
PHONE: (480) 922-1933

SUBDIVIDER

PRECISION DEVELOPMENT
4530 E. SHEA BLVD.
PHOENIX, ARIZONA 85048
PHONE: (602) 515-0413
FAX: (602) 515-0401
CONTACT: DAVID EVANS

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, T2N, R1E, WHICH BEARS N90°00'00"E.

ENGINEER

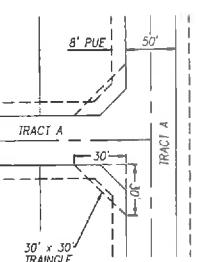
UNITED ENGINEERING GROUP
4535 E. CHANDLER BLVD., SUITE 170
PHOENIX, ARIZONA 85048
PHONE: (480) 705-5372
FAX: (480) 705-5376
CONTACT: CHRISTOPHER S. MORGAN

BOOK 830 PAGE 22

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2006-0505127

04142006 02:38 PM
HARAH



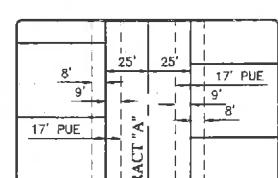
3' HIGH VISIBILITY RESTRICTION
NOT TO SCALE

CERTIFICATION

I, JAMES M. MURPHY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2003, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

By: James M. Murphy
REGISTERED LAND SURVEYOR
REGISTRATION #0874
UNITED ENGINEERING GROUP, LLC.

DATE: 3-17-06



TYPICAL PUBLIC UTILITY
EASEMENT LOCATION

TRACT TABLE

TRACT	AREA	USE
Tract A	340,031.58 sq. ft. 7.81 acres	PRIVATE ACCESSWAY, SEWER EASEMENT, PUE
Tract B	47,982.09 sq. ft. 1.10 acres	OS, LS, RET, SEWER EASEMENT
Tract C	18,577.20 sq. ft. 0.43 acres	OS, LS, RET
Tract D	1,130.80 sq. ft. 0.03 acres	OS, LS
Tract E	426.01 sq. ft. 0.01 acres	OS, LS
Tract F	7,285.00 sq. ft. 0.17 acres	PRIVATE ACCESSWAY, SEWER EASEMENT
Tract G	72,906.80 sq. ft. 1.67 acres	OS, LS, RET, WATER EASEMENT
Tract H	8,087.00 sq. ft. 0.19 acres	PRIVATE ACCESSWAY, SEWER EASEMENT
Tract I	809.25 sq. ft. 0.01 acres	OS, LS
Tract J	4,052.22 sq. ft. 0.09 acres	OS, LS, RET, SEWER EASEMENT
Tract K	1,542.63 sq. ft. 0.04 acres	OS, LS
Tract L	936.00 sq. ft. 0.02 acres	OS, LS
Tract M	426.08 sq. ft. 0.01 acres	OS, LS
Tract N	425.79 sq. ft. 0.01 acres	OS, LS
Tract O	1,232.51 sq. ft. 0.03 acres	OS, LS
Tract P	1,040.43 sq. ft. 0.02 acres	OS, LS
Tract Q	4,980.66 sq. ft. 0.11 acres	PRIVATE ACCESSWAY
Tract R	913.76 sq. ft. 0.02 acres	OS, LS
Tract S	2,000.00 sq. ft. 0.05 acres	OS, LS
Tract T	2,000.00 sq. ft. 0.05 acres	OS, LS
Tract U	624.14 sq. ft. 0.01 acres	OS, LS
Tract V	9,322.41 sq. ft. 0.21 acres	PRIVATE ACCESSWAY
Tract W	2,040.65 sq. ft. 0.05 acres	OS, LS
Tract X	2,003.15 sq. ft. 0.05 acres	OS, LS
Tract Y	2,000.00 sq. ft. 0.05 acres	OS, LS
Tract Z	435.57 sq. ft. 0.01 acres	OS, LS
Tract AA	10,431.96 sq. ft. 0.24 acres	OS, LS, RET, PUE, SRP ESMNT
Tract BB	15,421.12 sq. ft. 0.35 acres	OS, LS, RET, PUE, SRP ESMNT
Tract CC	5,529.62 sq. ft. 0.13 acres	OS, LS
Tract DD	532.38 sq. ft. 0.01 acres	OS, LS
Tract EE	2,000.00 sq. ft. 0.05 acres	OS, LS
Tract FF	3,814.82 sq. ft. 0.09 acres	OS, LS, RET
Tract GG	2,000.00 sq. ft. 0.05 acres	OS, LS
Tract HH	624.02 sq. ft. 0.01 acres	OS, LS
Tract II	12,061.02 sq. ft. 0.28 acres	PRIVATE ACCESSWAY
Tract JJ	588.00 sq. ft. 0.01 acres	OS, LS
Tract KK	2,200.00 sq. ft. 0.05 acres	OS, LS
Tract LL	8,037.89 sq. ft. 0.18 acres	OS, LS, RET
Tract MM	1,520.32 sq. ft. 0.03 acres	OS, LS
Tract NN	6,236.69 sq. ft. 0.14 acres	OS, LS, RET
Tract OO	1,610.52 sq. ft. 0.04 acres	OS, LS
Tract PP	3,812.43 sq. ft. 0.09 acres	OS, LS, RET
Tract QQ	706.55 sq. ft. 0.02 acres	OS, LS
Tract RR	2,006.32 sq. ft. 0.05 acres	OS, LS

OS = OPEN SPACE; LS = LANDSCAPE; RET = RETENTION;

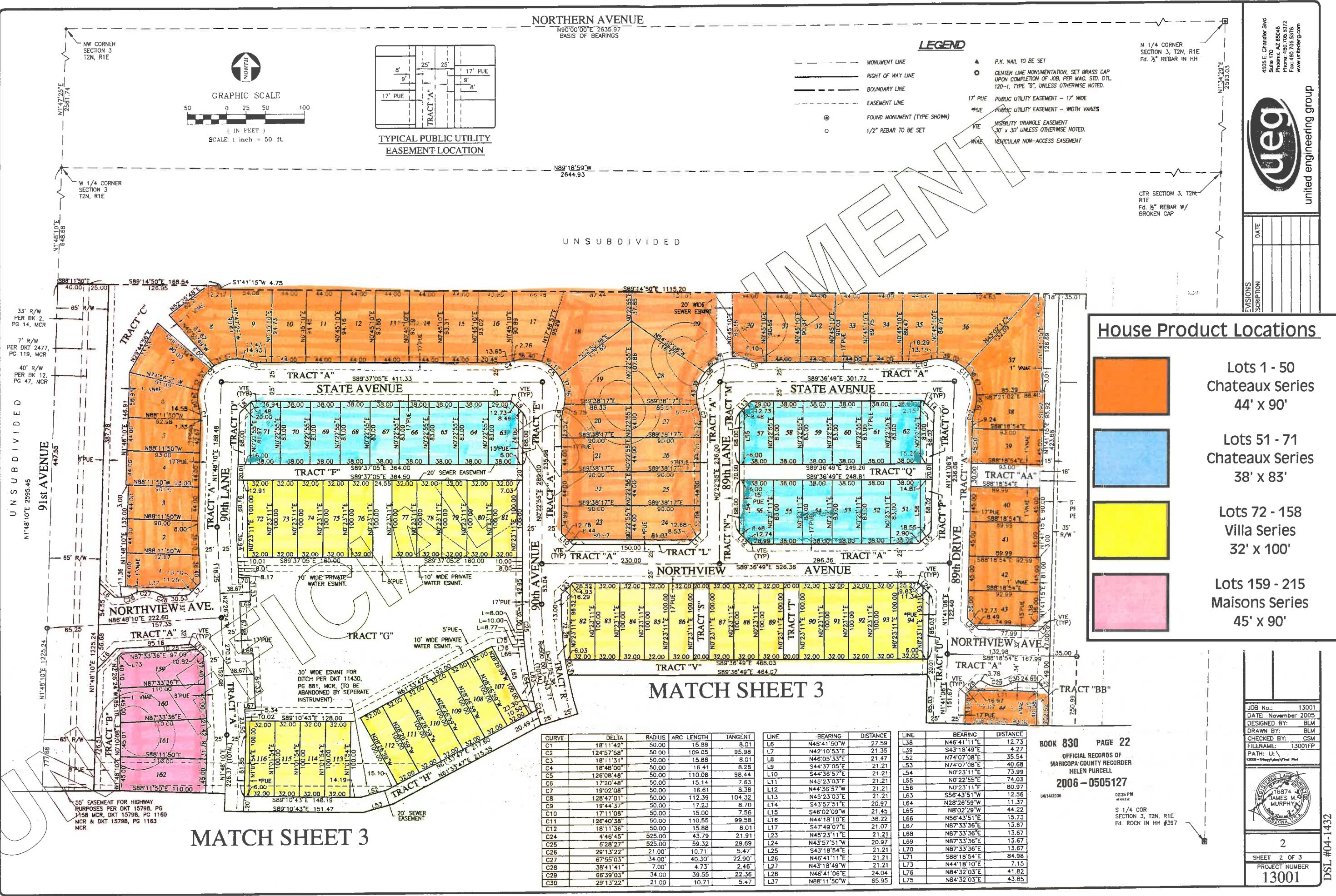
4535 E. CHANDLER BLVD.
SUITE 170
PHOENIX, AZ 85048
FAX: (480) 705-5376
www.ueceng.com

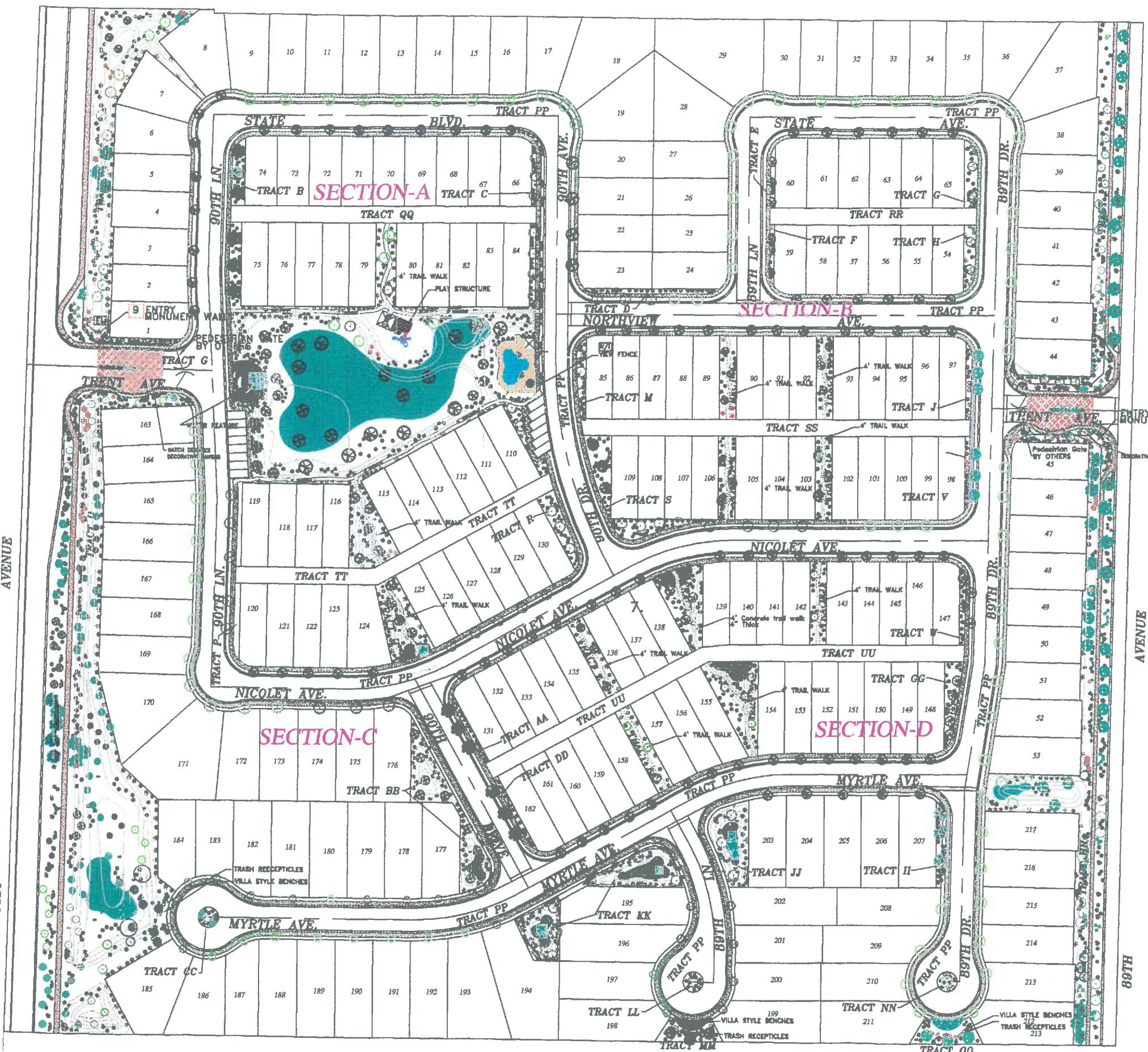
united engineering group
REVISIONS
DATE
NO.
DESCRIPTION

FINAL PLAT
PROVENCE
GLENDALE, ARIZONA

JOB No.: 13001
DATE: November 2005
DESIGNED BY: BLM
DRAWN BY: BLM
CHECKED BY: CSM
FILENAME: 13001FP
PATH: U:\13001-Final\13001.FPL

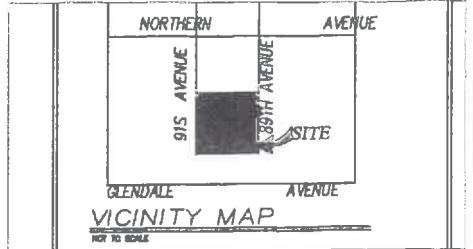
1
SHEET 1 OF 3
PROJECT NUMBER
13001
DSL #04-1432



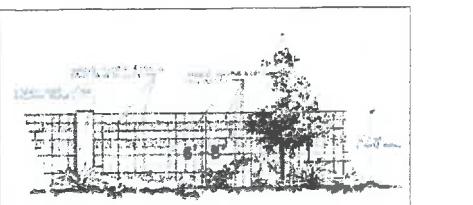


VICINITY

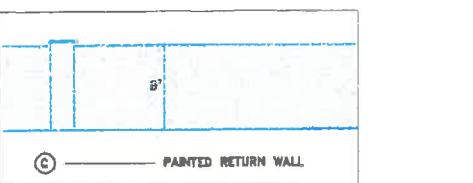
**A - PERIMETER THEME WALL
ELEVATION VIEW
NO SCALE**



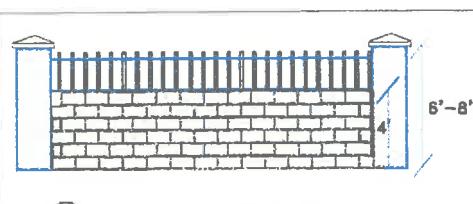
**B- CMU WALL INTEGRATED COLOR
ELEVATION VIEW
NO SCALE**



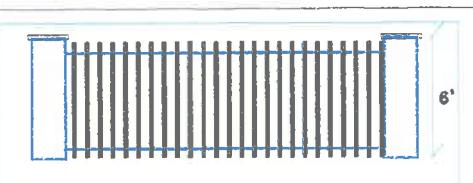
C-PAINTED RETURN WALL ELEVATION VIEW



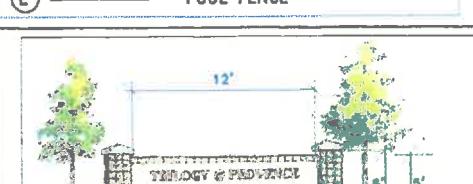
D- VIEW WALL
ELEVATION VIEW
NO SCALE



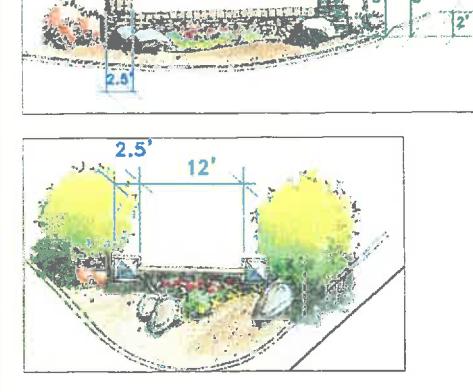
**E- POOL WALL
ELEVATION VIEW
NO SCALE**

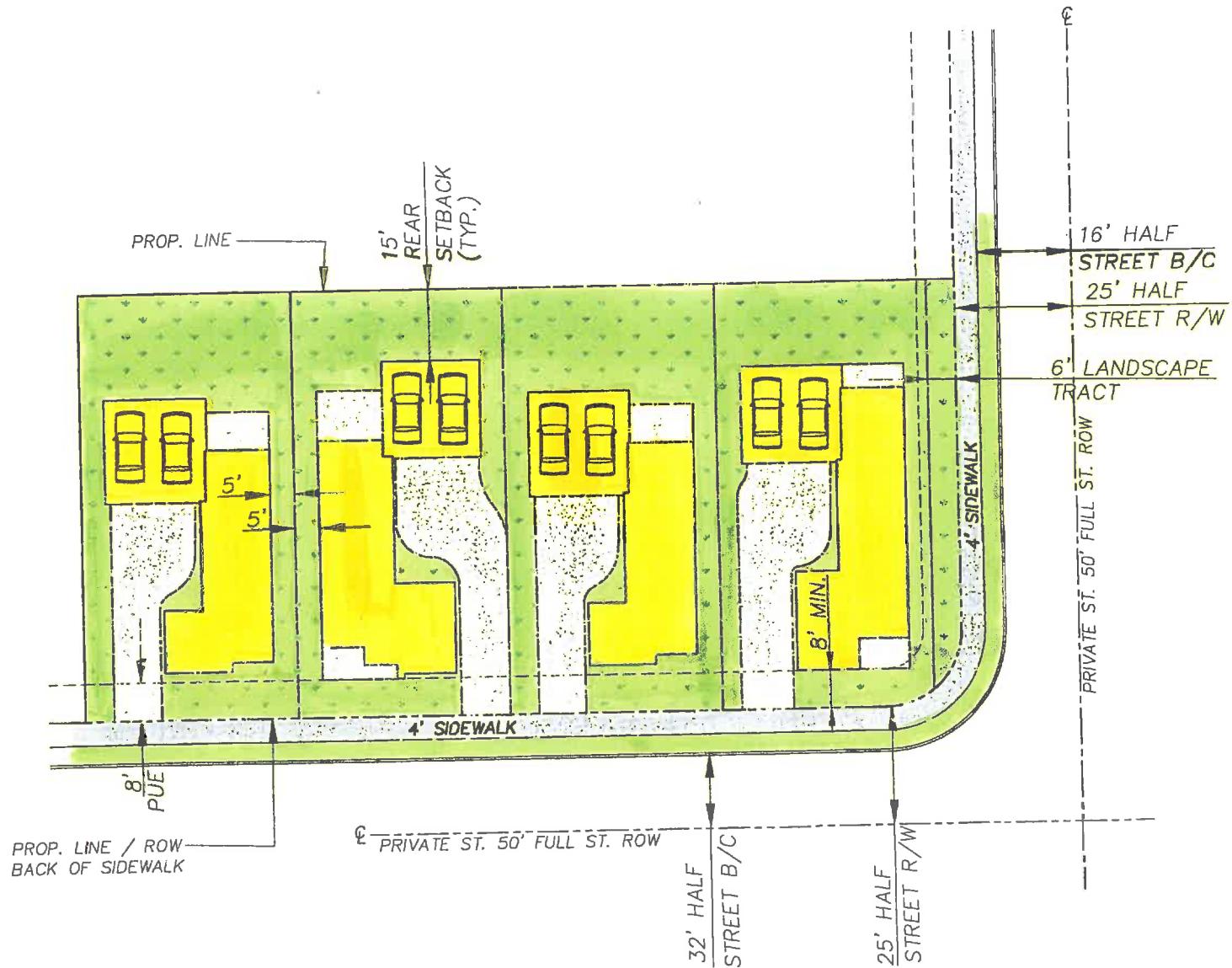


**F- ENTRY MONUMENT
ELEVATION VIEW
NO SCALE**



**F-ENTRY MONUMENT
PLAN VIEW
NO SCALE**





DETACHED TWO STORY REAR GARAGE
LOTS 1 - 53 WITH 44' X 90' LOT DIMENSION

N.T.S.

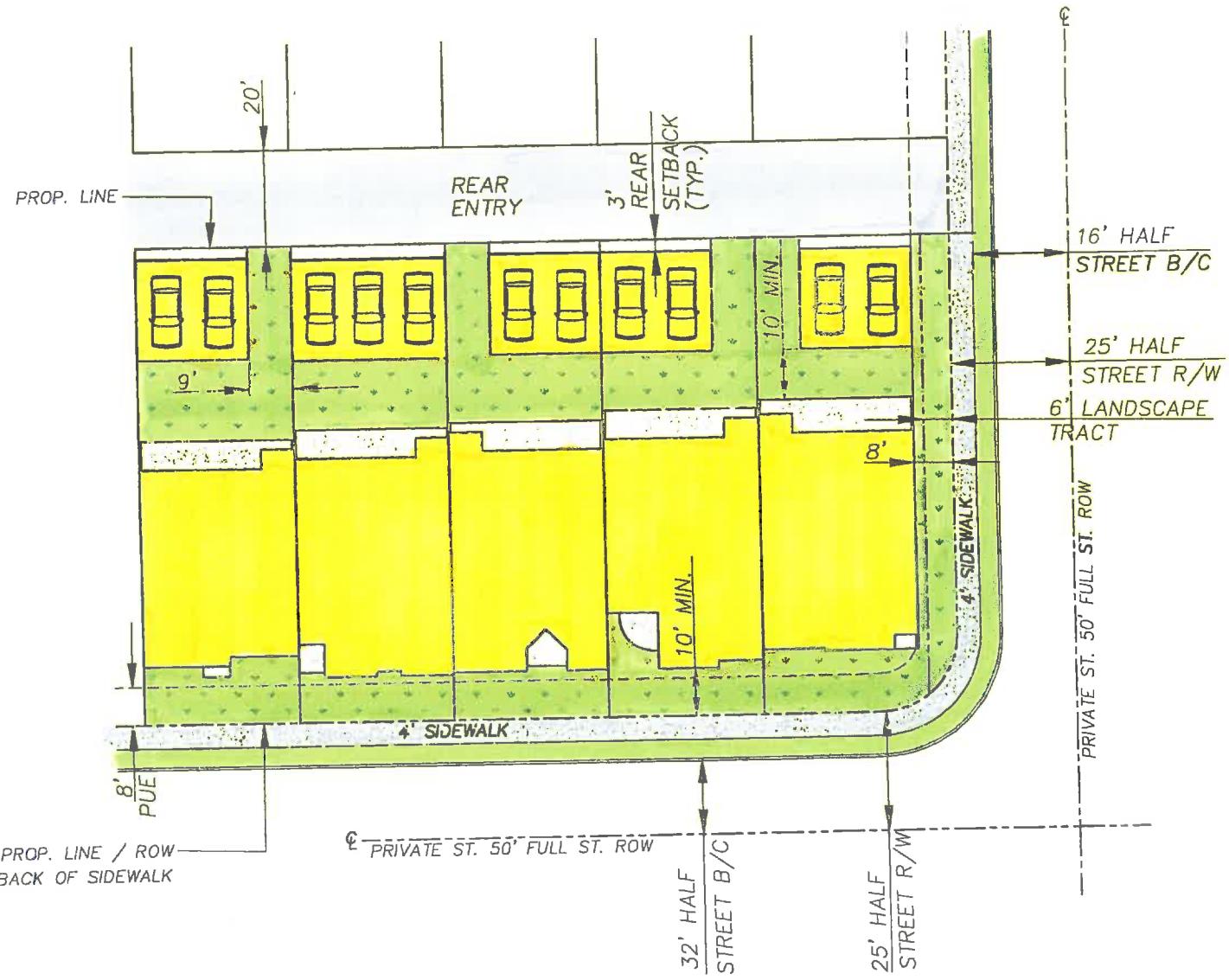
Chateaux Series



DETACHED TWO STORY REAR GARAGE LOTS 54 - 74 WITH 38' X 83' LOT DIMENSION

N.T.S.

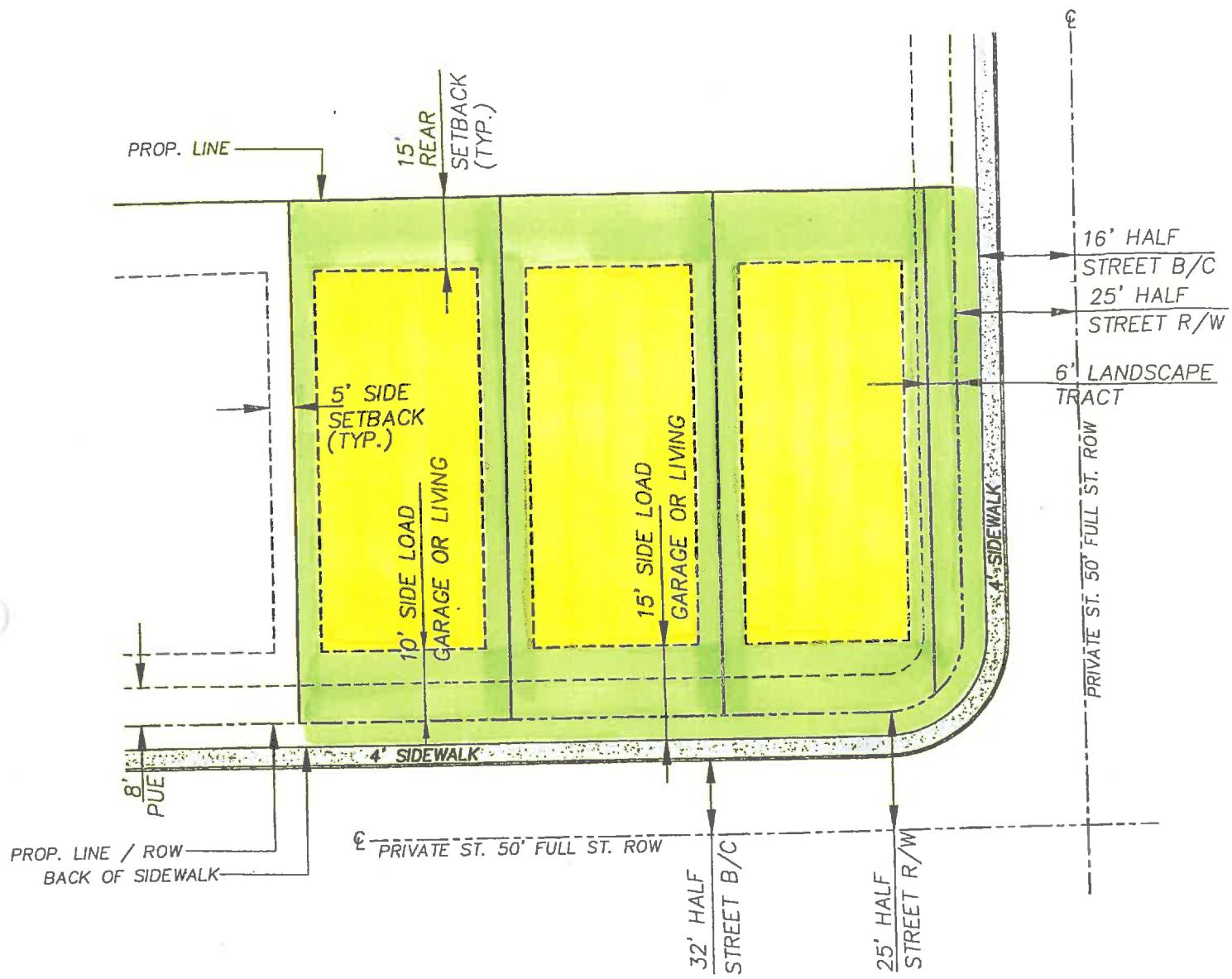
Chateaux Series



ATTACHED SINGLE STORY REAR GARAGE LOTS 75 - 162 WITH 32' X 100' LOT DIMENSION

N.T.S.

Villa Series

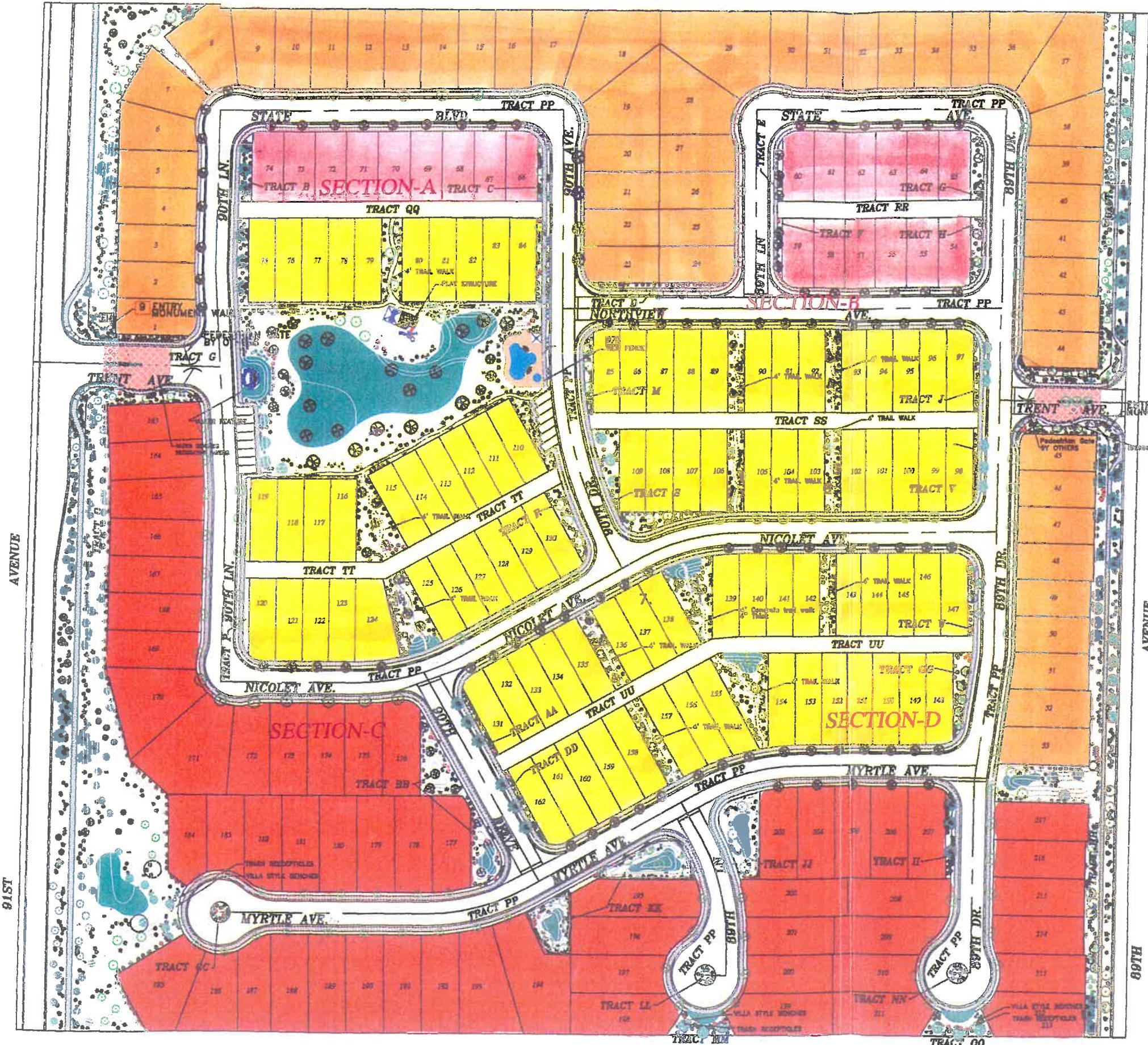


DETACHED SINGLE STORY FRONT GARAGE LOTS 163 - 218 WITH 45' X 90' LOT DIMENSION

N.T.S.

Maisons Series

ORIGINAL SITE PLAN FROM 2003 RRD REVISED TO 215 LOTS IN 2005.



House Product Locations

THEN Lots 1-53 1-50 Nov
Chateaux Series
44' x 90'

~~Then~~ Lots 54-74 51-71
Chateaux Series
38' x 83'

THEN Lots 75 to 2 72-158
Villa Series
32' x 100'

THEN Lots 163-217 159-215 NOW
Maisons Series
45' x 90'



CHÂTEAUX SERIES



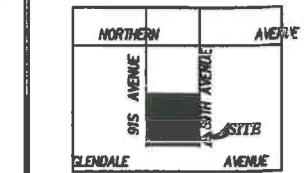
VILLASERIES



MAISONS SERIES



VICINITY



VICINITY MAP

GROUND -
COVER

D/G Granite Type :
1/2" Minus 'Madison Gold'
VINES

15 Gal - Bougoinvillea v Barbara Karst (Staked)

OTHER
Extruded Concrete Headers
4" x 6"
(Color - Omaha Tan)
Boulders (Surface Select)
1/4 Ton (Typical)
1/2 Ton (Typical)

Bank Amer. Associates

1. PVC - Coated - Villa Style Bench
Model # BEVERWILLEXP
Source (Buy) Butch Randolph & Associates
Page 28

2. Trash Receptacles
Model # LAWSON 1101 # 10057
Source (Buy) 1101
Source (Buy) Brands
Source (Buy) George
Page 128

MESSAGES



LANDSCAPE LEGEND

TREES

Note: 50% of Trees @ 24" Box Size and 50% @15 Gal Size

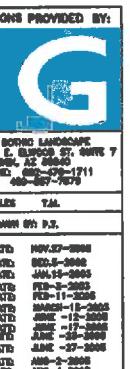


ACCENTS

YUCCA RECURVIFOLIA
YUCCA ELATA

SHRUBS

OLEANDER DWARF RED
LEUCOPHYLLUM -GREEN CLOUD'
OLEANDER PETITE PINK
CASSIA PHYLLODENDRA



NEW SUN HOMES

PROJECT DESCRIPTION— PLANS

Trilogy at Provence

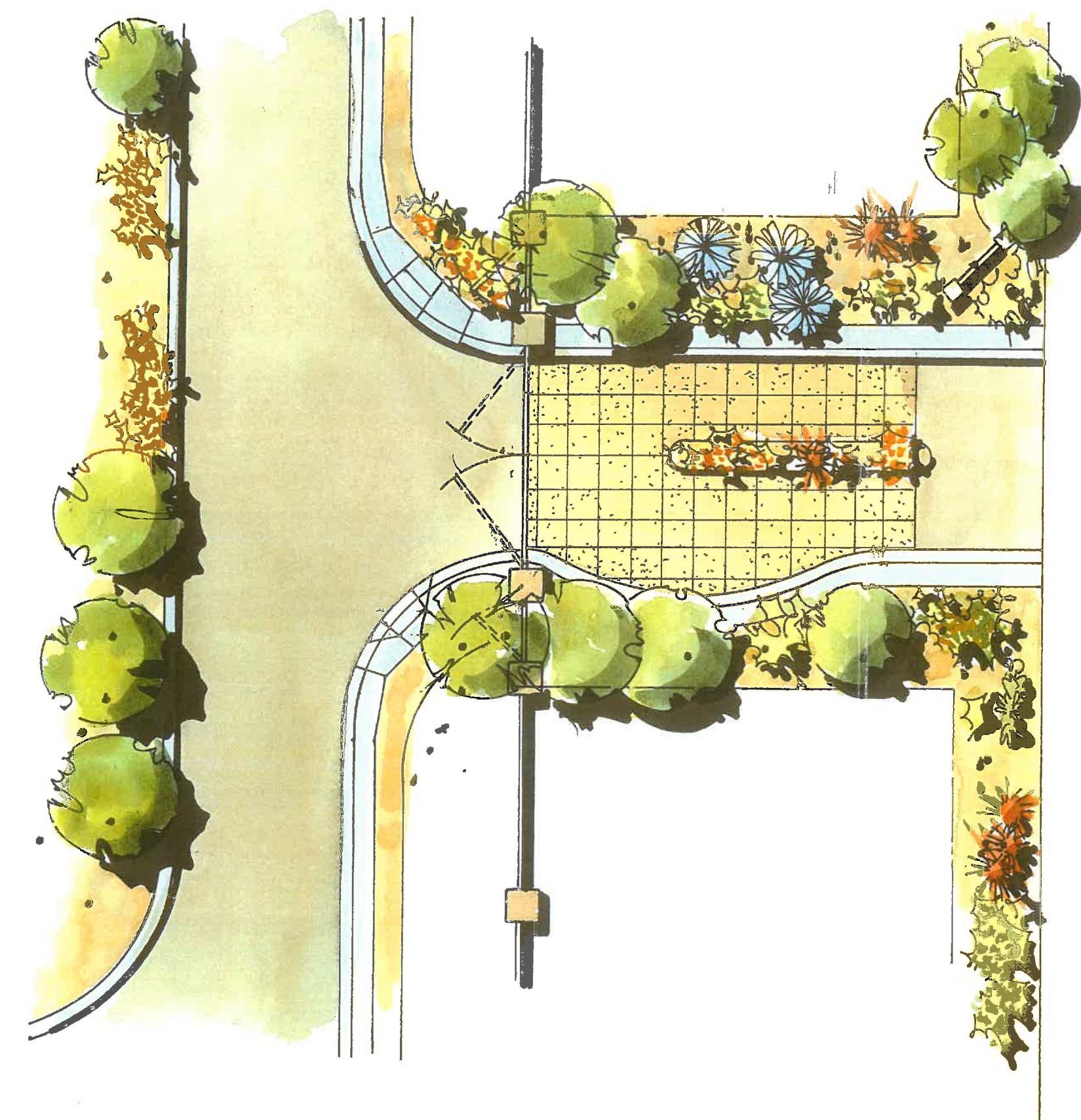
CURRENT PLAN:



OVERALL DESCRIPTION OF PLANS

PLAN - L1 OF L1 (LANDSCAPE PLAN) DATE: 002-5-2002
PLAN - L2 OF L2 (WALL PLAN) DATE: JUL 14-2002
DATE: FEB 21-2002

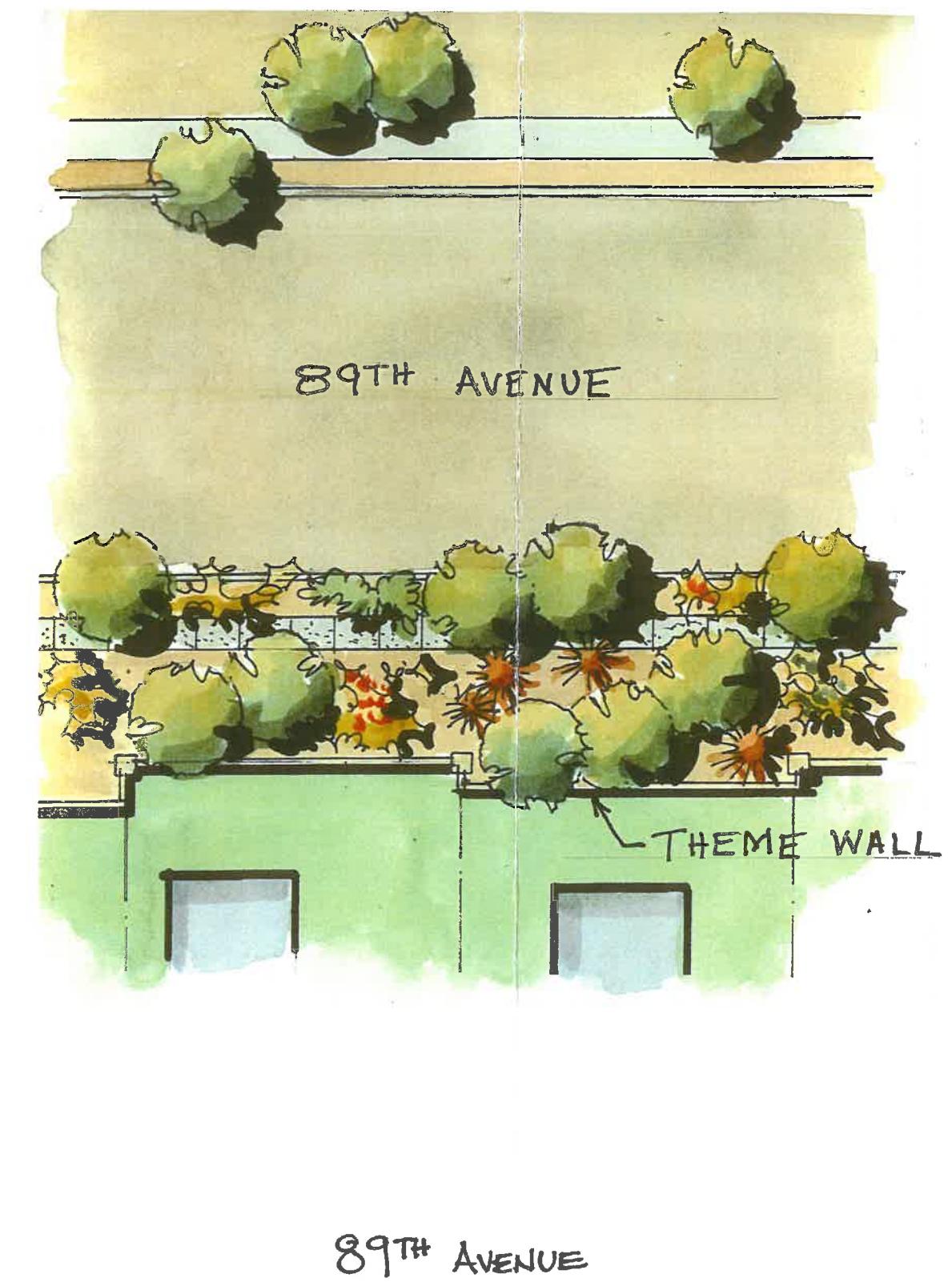
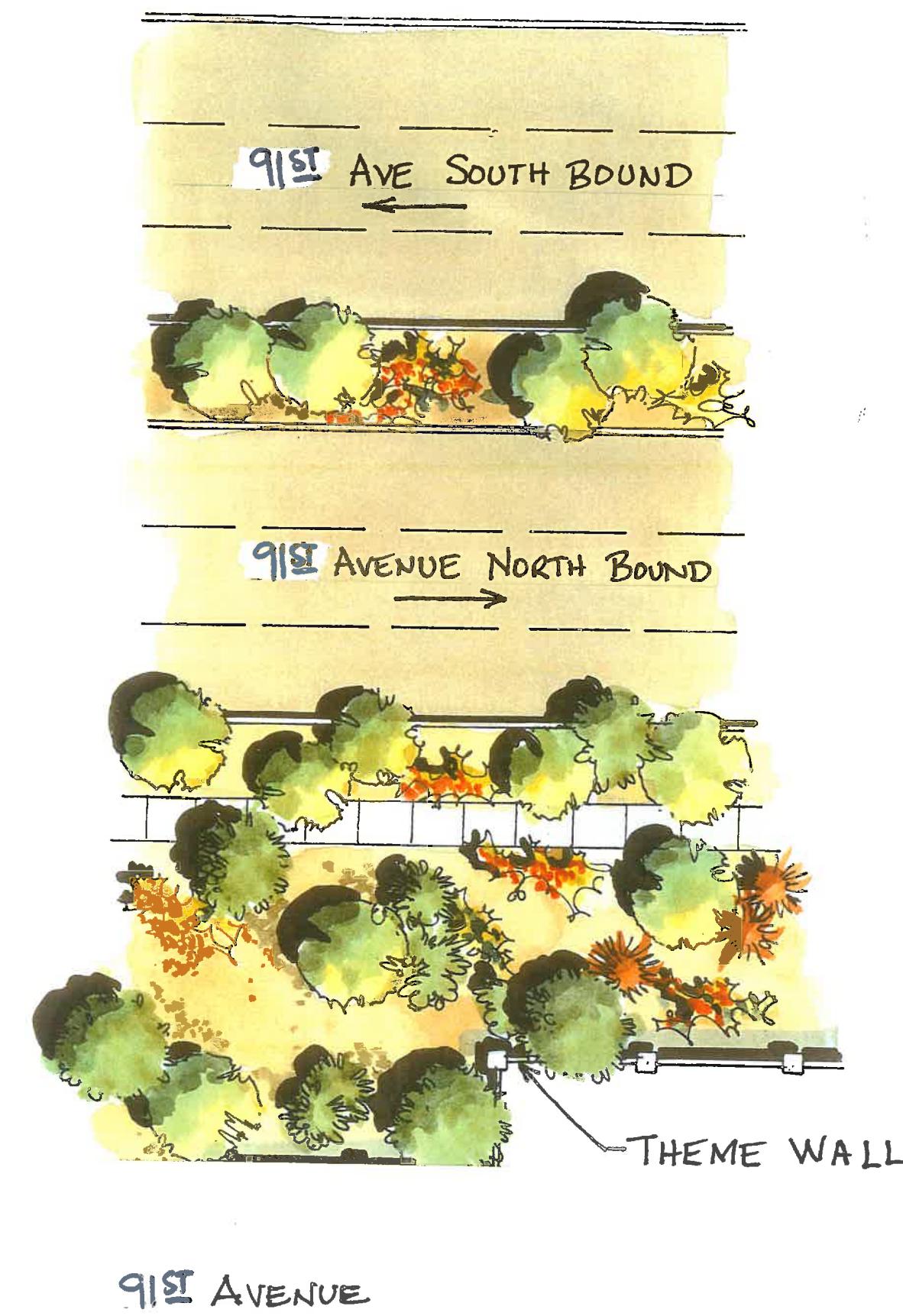
TRILOGY @ PROVENCE CONCEPTUAL LANDSCAPE PLAN OVERALL SITE - SCALE: 1" = 130'

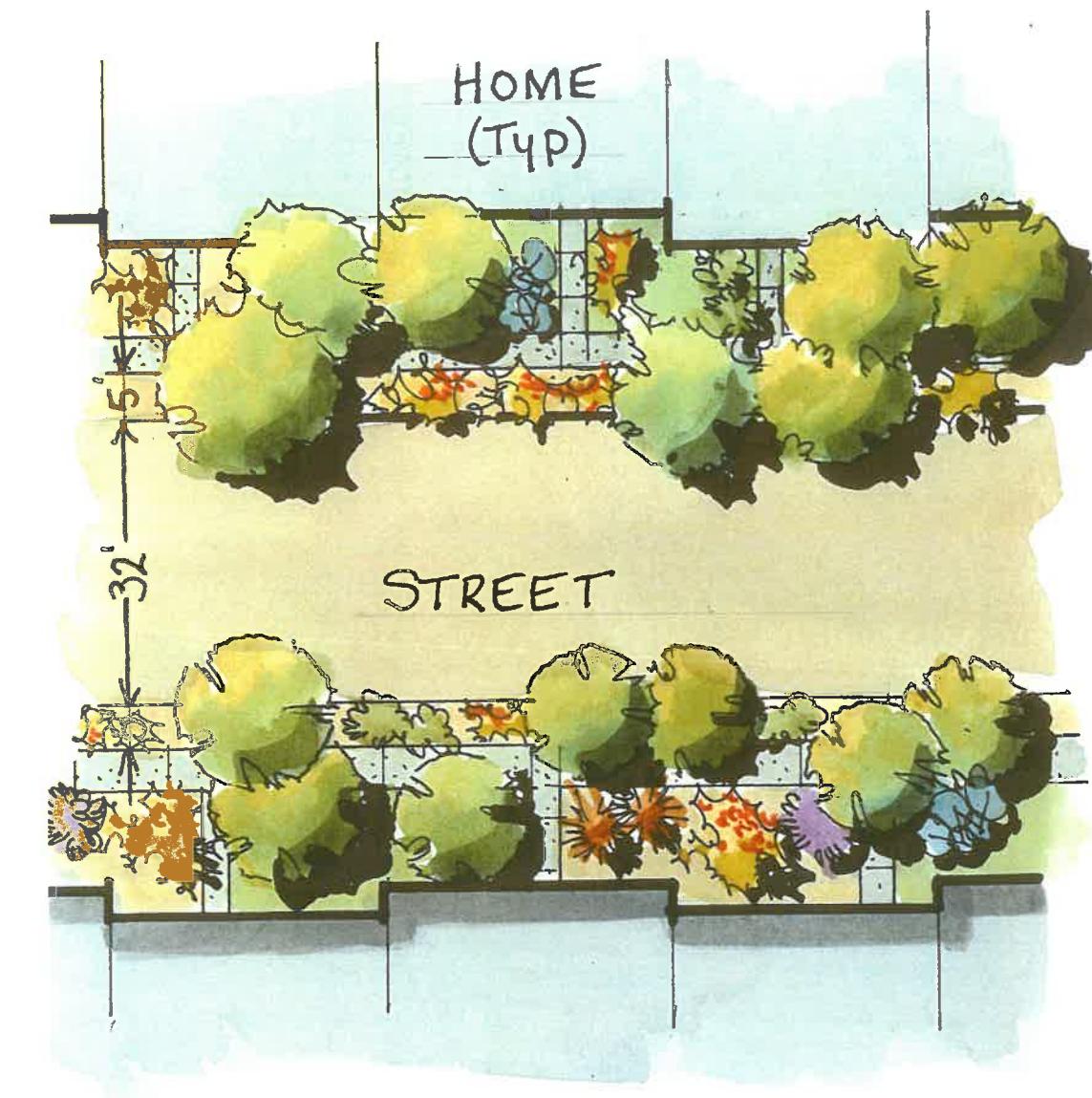


GATED ENTRY - SITE PLAN VIEW (TYP)

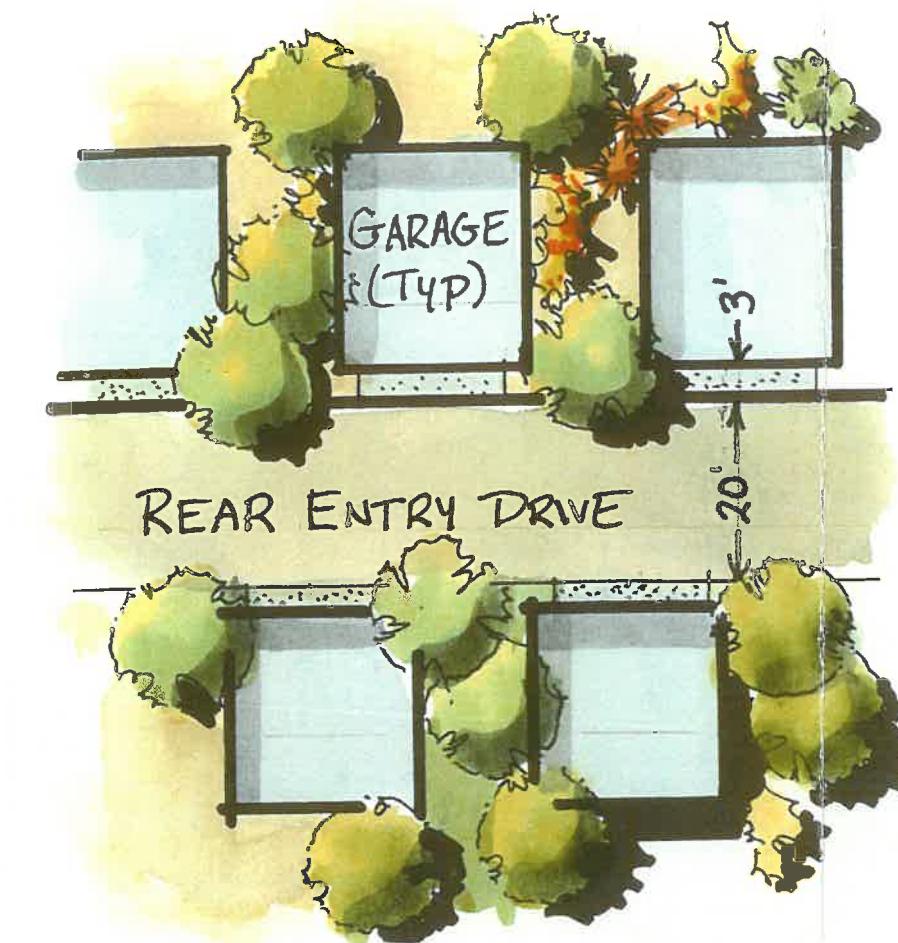


GATED ENTRY - TYPICAL ELEVATIONS



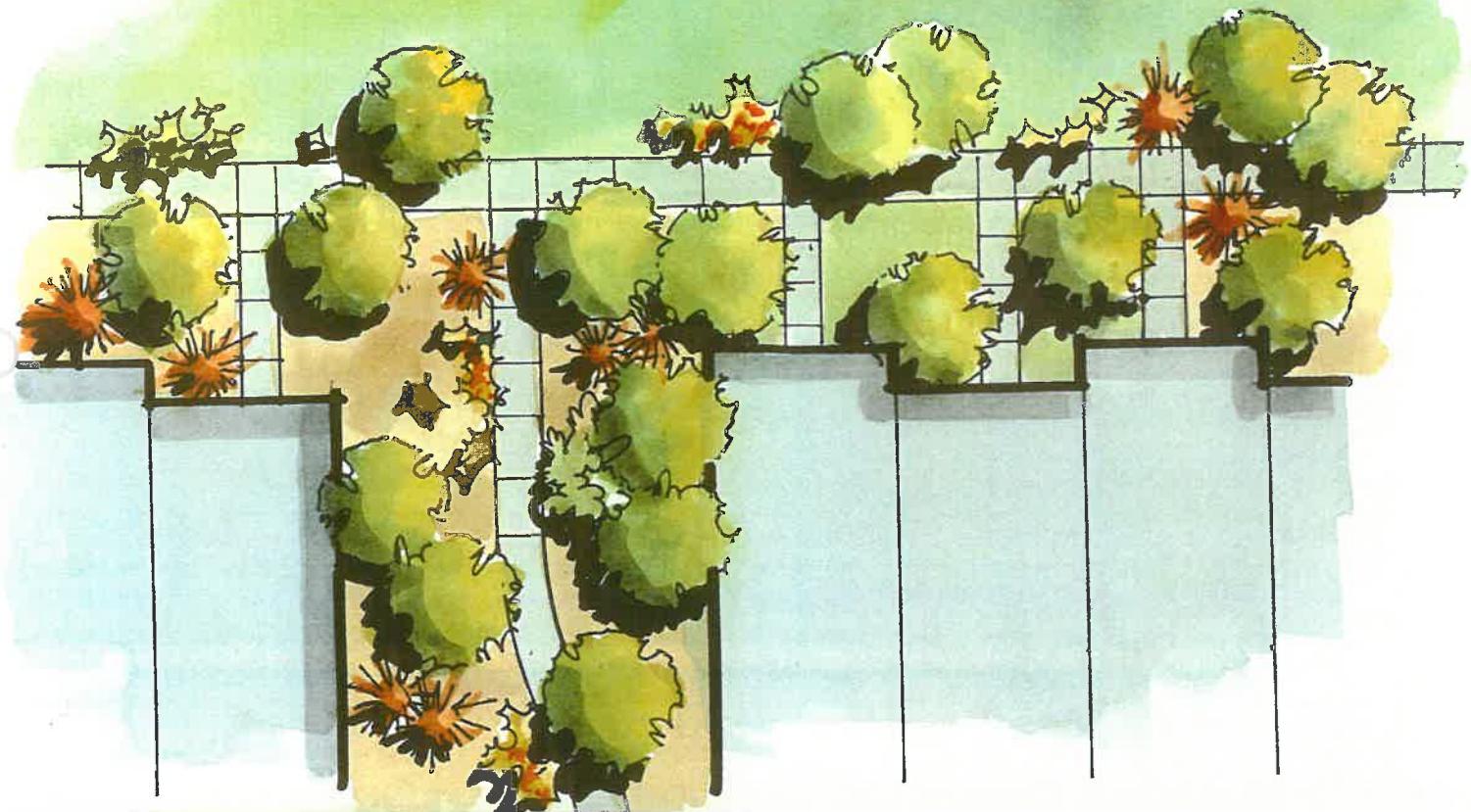


VILLA SERIES (Typ)

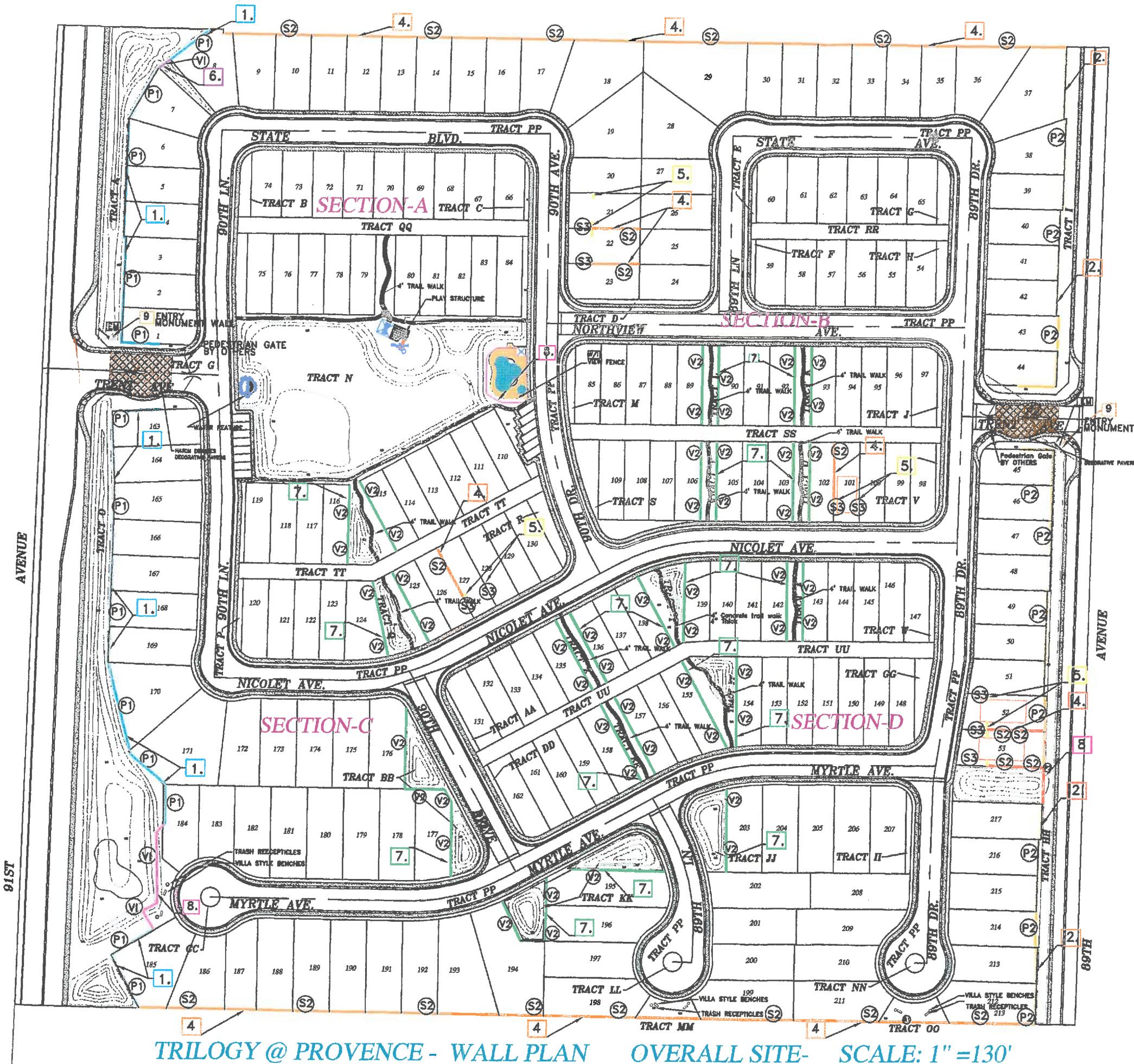


REAR ENTRY DRIVE (Typ.)

OPEN SPACE - TRACT N



LOTS FRONTING TRACT N (TYP)



TRILOGY @ PROVENCE - WALL PLAN

OVERALL SITE- SCALE: 1" = 130'

Wall Table & Notes

P1	1.	8' Perimeter Theme Wall
P2	2.	6' Perimeter Theme Wall
S1	3.	8' CMU Wall (Integrated Color)
S2	4.	6' CMU Wall (Integrated Color)
S3	5.	6' Stucco & Painted CMU Return Wall (Color Typical)
VI	6.	8' View Wall- CMU W/WI Above
V2	7.	6' View Wall- CMU W/WI Above
W/I	8.	6' Wrought Iron • Pool Area

Note:
1. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER OWNER TO SELECT PAINT COLOR

2. ALL WALLS OVER 6' HIGH TO BE DESIGNED BY STRUCTURAL ENGINEER

NEW SUN HOMES		DESIGNS PROVIDED BY:
PROJECT DESCRIPTION- PLANS		GOTHIC
Trilogy at Provence		4630 E. ELWOOD ST. SUITE 7 PHOENIX, AZ 85040 PHONE: 602-470-1711 FAX: 480-557-7878
CURRENT PLAN:		SALES T.M. DRAWN BY: P.T.
PLAN - L2 OF L3 (WALL PLAN)		DATE: NOV.27-2002 DATE: DEC.6-2002 DATE: JAN.15-2003 DATE: FEB.5-2003 DATE: FEB-11-2003 DATE: MARCH-15-2003 DATE: JUNE-12-2003 DATE: JUNE-18-2003 DATE: JUNE-25-2003 DATE: JUNE-27-2003 DATE: AUG-2-2003 DATE: AUG-4-2003
OVERALL DESCRIPTION OF PLANS		PLAN - L1 OF L3 (LANDSCAPE PLAN) PLAN - L2 OF L3 (WALL PLAN) PLAN - L3 OF L3 (PLAT, ROOFING, DRAINS)

LEGAL DESCRIPTION

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 FROM WHICH THE WEST QUARTER CORNER BEARS N01°48'10"E, A DISTANCE OF 2594.71 FEET;

THENCE N01°48'10"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 721.53 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE N01°48'10"E, CONTINUING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 1225.24 FEET;

THENCE S88°11'50"E, LEAVING SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 40.00 FEET TO POINT ON THE EASTERN RIGHT OF WAY OF 91ST AVENUE;

THENCE S89°14'50"E, LEAVING SAID EASTERN RIGHT OF WAY, A DISTANCE OF 58.54 FEET;

THENCE S01°41'15"W, A DISTANCE OF 4.75 FEET;

THENCE S89°14'50"E, A DISTANCE OF 1115.20 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 3;

THENCE S01°41'15"W, ALONG SAID EAST LINE A DISTANCE OF 1222.24 FEET;

THENCE N89°11'50"W, LEAVING SAID EAST LINE A DISTANCE OF 1271.18 FEET TO POINT ON SAID EASTERN RIGHT OF WAY OF 91ST AVENUE;

THENCE N88°11'50"W, LEAVING SAID EASTERN RIGHT OF WAY A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

EXCEPT THE EAST 7 FEET OF THE WEST 40 FEET AS CONVEYED TO MARICOPA COUNTY IN DOCKET 2477, PAGE 119, AND DOCKET 2477, PAGE 120.
CONTAINING 37.17 ACRES.