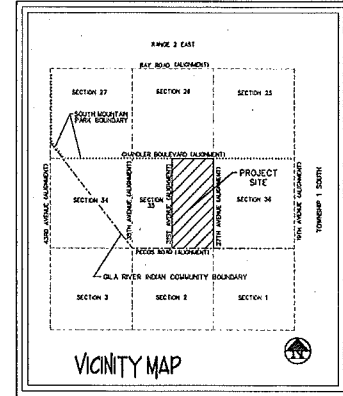
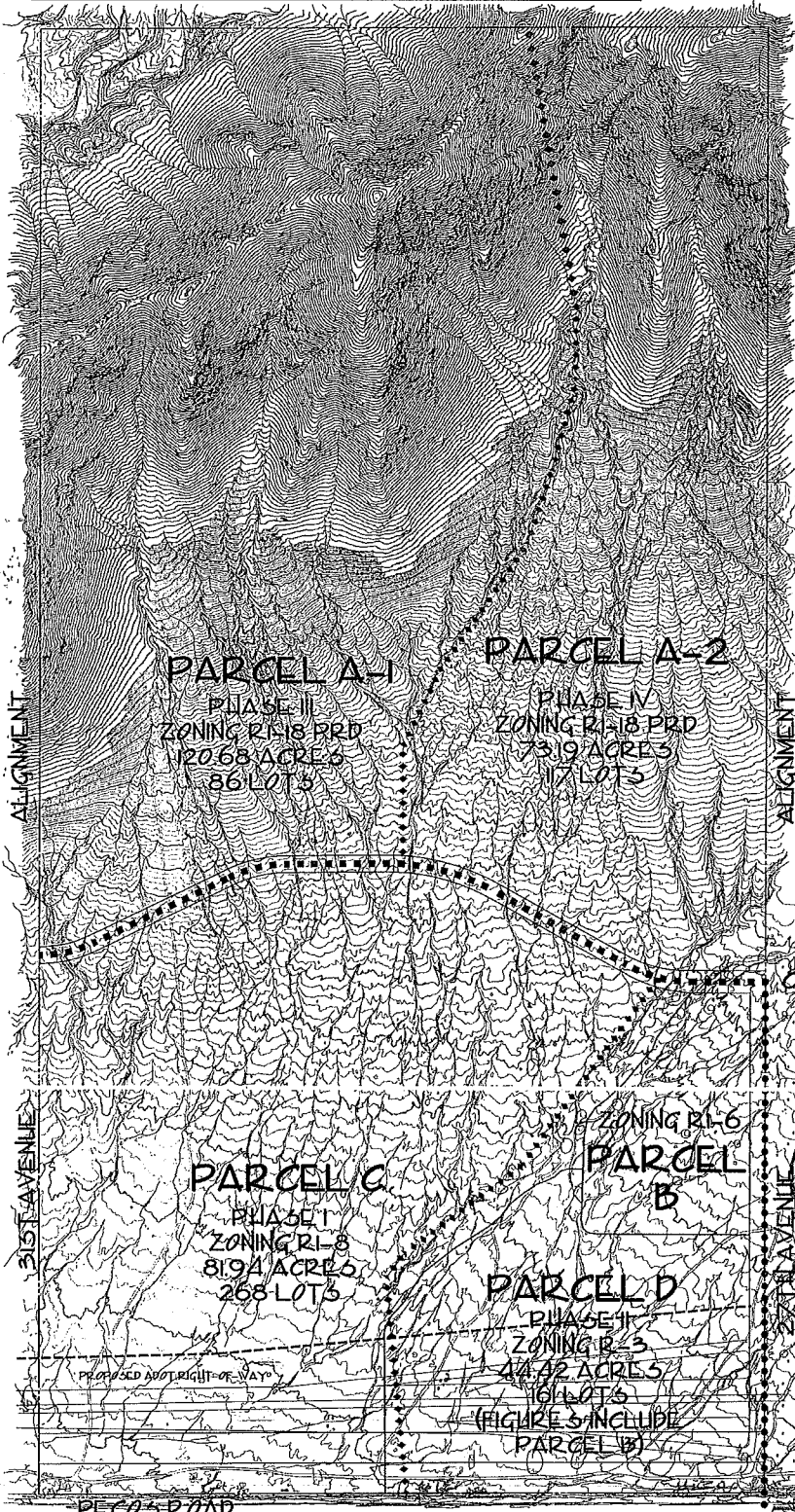


PCD SUMMARY TABLE

PARCEL #	GRASS ACRES	ZONING DISTRICT	LANDUSE	UNITS	DENSITY	PHASE
PARCEL A-1	120.68	R1-18 PRD	RESIDENTIAL	86 LOTS	0.7	II
PARCEL A-2	73.19	R1-18 PRD	RESIDENTIAL	117 LOTS	1.6	IV
PARCEL B	SEE PARCEL D	R1-6	RESIDENTIAL	SEE PARCEL D		I
PARCEL C	81.94	R1-8	RESIDENTIAL	268 LOTS	3.3	I
PARCEL D	44.42	R-3	RESIDENTIAL	161 LOTS	3.6	II
TOTAL	220.23			632 LOTS	2.0	

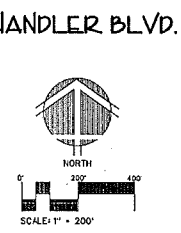
# FOOTHILLS RESERVE

## MASTER DEVELOPMENT PLAN



**LEGEND**

- PCD BOUNDARY LINE: ————
- PROPOSED ADOT RIGHT-OF-WAY: - - - - -
- ARTERIAL STREETS: ●●●●●●●●
- COLLECTOR STREET: ■■■■■■■■
- DEVELOPMENT UNIT PHASE LINE: + + + + +
- CACTUS: (cactus symbol)
- BUSHES: (bush symbol)
- FLOW LINES: (wavy line symbol)



**MASTER DEVELOPMENT PLAN**

**FOOTHILLS RESERVE**

DATE: 7-28-00  
REV: 9-18-00

BY: CYL  
CYL AND PARTNERS CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, AZ 85018  
602-264-6801  
FAX 602-264-4500

DEVELOPER: PARCEL A, A-2, B, AND D  
MR. BRETT LOGLEY  
SASSO, LLC  
2901 N. CENTRAL AVENUE, 6644  
PHOENIX, AZ 85002  
602-954-6300  
FAX 602-264-8095

PARCEL C  
MR. CENE MURPHY  
WINDSWEPT HOMES OF AZ, INC.  
12042 BASCOM RD., SUITE 104  
TEMPE, AZ 85285  
480-795-0801  
FAX 480-795-0802

*Kenny Williams* 9/22/00  
DEVELOPMENT SERVICES DIRECTOR  
DATE

*Patrick Murphy* 9/20/00  
SIGNATURE OF COPYRIGHT OWNER  
DATE

*Patrick Murphy*  
PRINTED NAME OF COPYRIGHT OWNER

*David S. Burt* 9/20/00  
PLANNING DIRECTOR  
DATE

I CONSENT TO THE REPRODUCTION OF THIS MASTER PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS/ENGINEERS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

*Patrick Murphy* 9/20/00  
SIGNATURE OF COPYRIGHT OWNER DATE

*Patrick Murphy*  
PRINTED NAME OF COPYRIGHT OWNER

DATE: 09-22-2000  
TIME: 13:45:16  
FILE: \\s180005\name\mwp.dgn

APPROVALS:

Kenny W. Ham 9/13/00  
DEVELOPMENT SERVICES DIRECTOR

D. B. Rahn 9/13/00  
PLANNING DIRECTOR

Quade 9/29/00  
DIRECTOR OF PARKS, RECREATION AND LIBRARY DEPARTMENT

LANDSCAPE CONCEPT

THE OVERALL CONCEPT IS TO ENHANCE AND BUILD AROUND THE NATIVE DESERT LANDSCAPE WITHIN THE SOUTH MOUNTAIN AREA. ALL OF THE OPEN SPACES SHALL BE RESTORED TO A NATURAL CONDITION COMPATIBLE TO THE SOUTH MOUNTAIN AREA. THE WASHES THAT RUN THROUGH THE SITE ARE TO BE PROTECTED AND IF DISTURBED REVEGETATED WITH A COMBINATION OF NATIVE SHRUBS TREES AND HYDROSEED MIX WITH A 50% SOIL AND CONSTRUCTED DRAINAGE CHANNELS WILL BE REVEGETATED TO REPRESENT THE NATIVE DESERT LANDSCAPE WITH CLUSTERED AND NATURALISTIC PLANT GROUPINGS. CHANDLER BLVD. AND 27TH AVE. RIGHT OF WAY AND ADJACENT TRACTS WILL CONSIST OF A SOONER DESERT NATIVE PLANT MATERIAL AS LISTED ON THE DEPARTMENT OF WATER RESOURCES ACTIVE MANAGEMENT AREA PLANT LIST. TREES WILL BE PLACED ALONG THE GRESSEOPHYTE AND TRACTS TO PROVIDE RELIEF FROM THE DESERT HEAT.

ALL OF THE NATURAL OPEN SPACE AREAS SHALL BE PROTECTED AND PRESERVED AS NATURAL OPEN SPACE OF THE HOME OWNERS. NO DISTURBANCE OF ANY KIND WILL BE ALLOWED IN THESE OPEN SPACE AREAS.

PLANT LEGEND

Table with columns for botanical names, common names, and lbs./acre. Includes sections for TREES, SHRUBS, GROUND / BANK COVER, ACCENTS, GALVANIZED PLANT MATERIAL, and HYDROSEED MIX.

\* SPECIES PLANT MATERIALS THAT WILL BE USED WITHIN THE NATIVE WASH AREAS.

ACCORDING TO 6" X 12" 10' SPLIT-FACE CONCRETE WALL WITH 2" REBAR AND 2" FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

6" X 12" 10' SPLIT-FACE CONCRETE WALL WITH 2" REBAR AND 2" FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

ENTRY MONUMENT/SIGNAGE ELEVATION. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

ENTRY MONUMENT/SIGNAGE ELEVATION. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

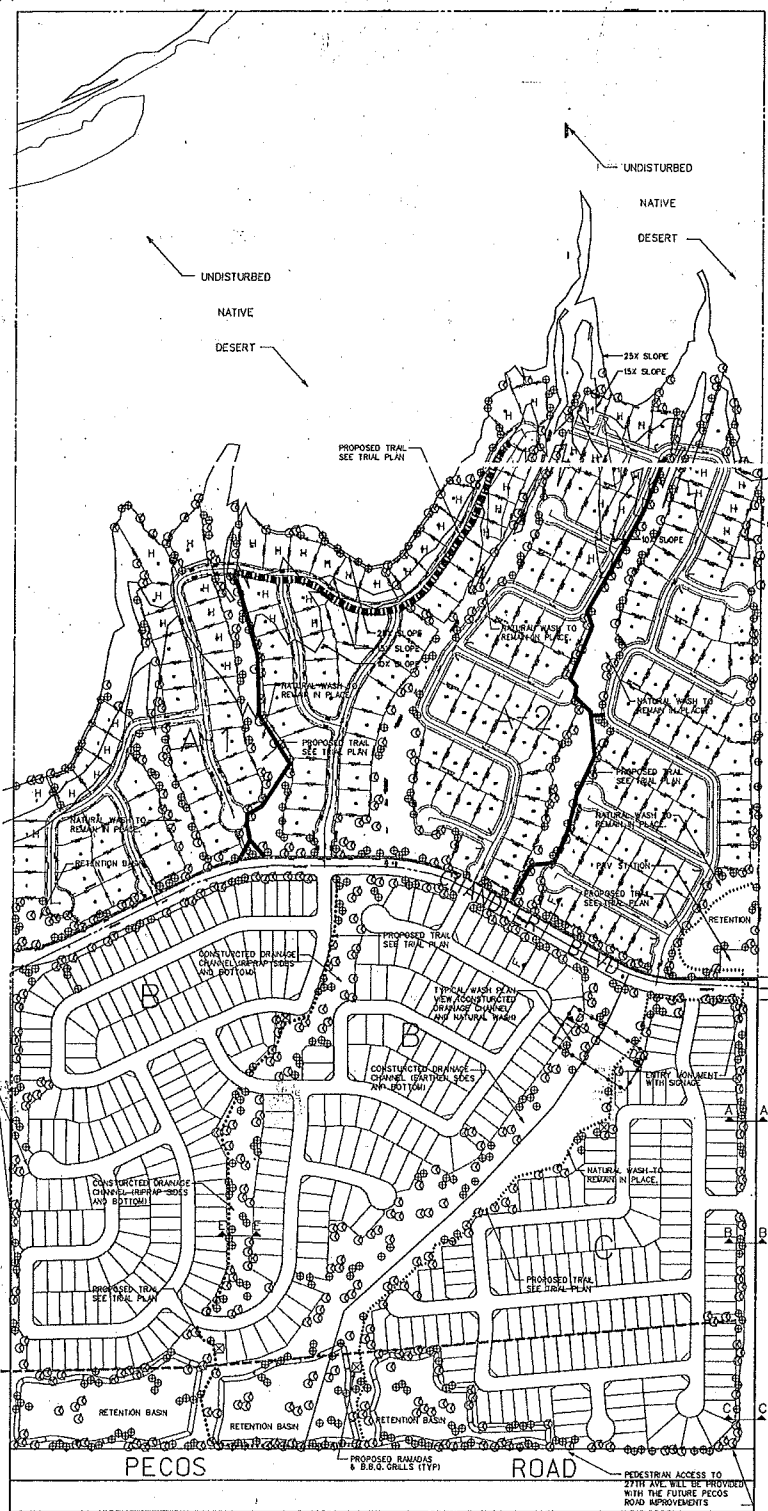
'THEME' COLUMN DETAIL. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

'THEME' COLUMN DETAIL. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

'THEME' WALL ELEVATION. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

'THEME' WALL ELEVATION. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.

'THEME' WALL ELEVATION. NOTES: 1. WORKER COLOR TO MATCH BLOCK COLOR. 2. FINISH CONCRETE CAPS TO MATCH 6" X 12" 10' SPLIT-FACE BLOCK.



LANDSCAPE NOTES:

- 1. THE FIVE WASHES, ROCK OUTCROPPINGS, UNSTABLE SLOPES AND AREAS OF MAJOR VEGETATION SHALL REMAIN UNDISTURBED. DISTURBED AREAS IN UNITS A.1 AND A.2.
2. 50% LIVE COVERAGE REQUIRED IN RETENTION AREAS.
3. 4:1 SLOPES OR 3:1 W/ JUTE NETTING & 100% LIVE COVERAGE.
4. TRAILS ON THIS PLAN ARE SUPERSEDED BY THE TRAILS MASTER PLAN.
5. LANDSCAPE DESIGN AND LANDSCAPE CONSTRUCTION DRAWING DEVELOPMENT SHALL FOLLOW THE APPROVED LANDSCAPE GUIDELINES.
6. ALL GRANITE/RIP RAP CHANNELS WILL BE SOFTEN WITH PLANT MATERIALS, GRADING AND Boulders.
7. WASH AREAS & RETENTION BASINS WILL BE DEVELOPED PER THE APPROVED DESIGN GUIDELINES.
8. THE EXACT LOCATION OF VIEW FENCING ALONG THE UNDISTURBED NATIVE DESERT AREAS WILL BE DETERMINED WITH EACH HILLSIDE LOT.

DATE: 09/29/00
FILE: P:\PROJECTS\2000\1001001.dwg



SCALE: 1" = 200'
REVISED: 10/29/99
REVISED: 4/10/00
REVISED: 6/5/00
REVISED: 8/25/00

JOB NO: 98-0086-01
SHEET: 1 OF 2

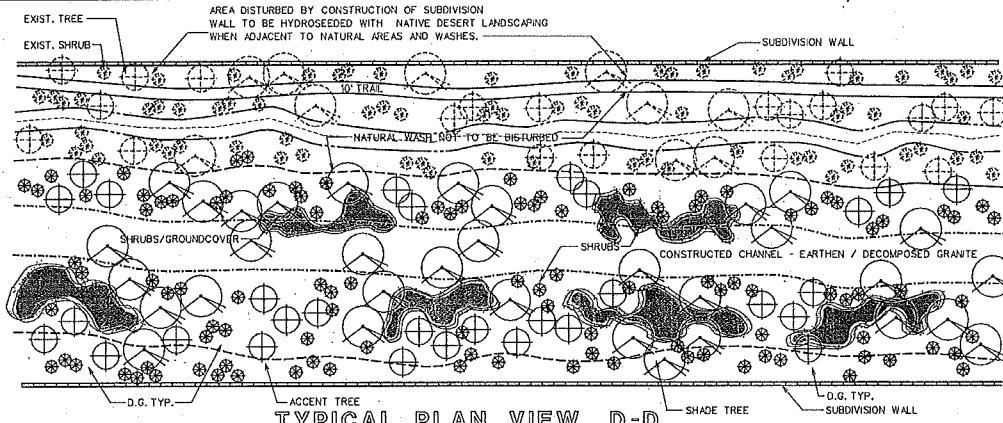
LANDSCAPE MASTER PLAN

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

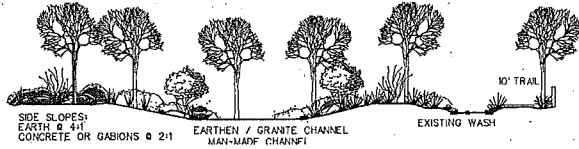
FOOTHILLS RESERVE

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

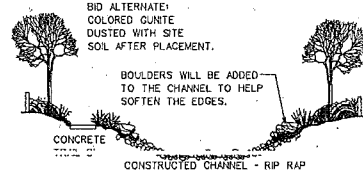
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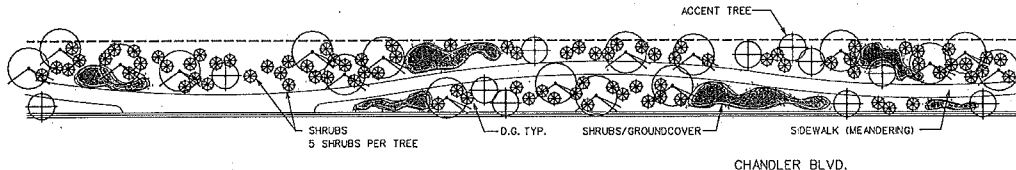
TYPICAL PLAN VIEW D-D  
N.T.S.



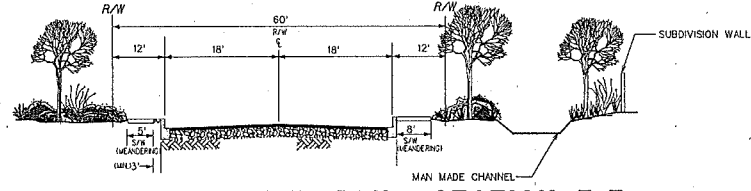
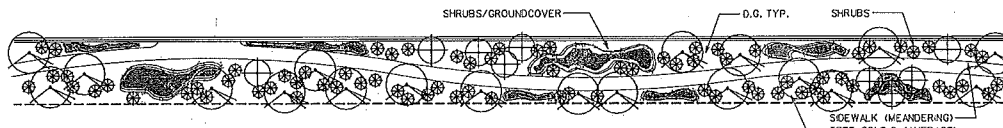
TYPICAL WASH SECTION D-D  
N.T.S.



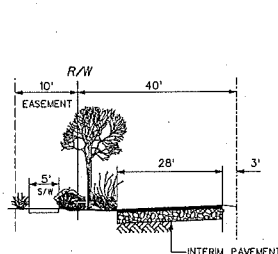
TYPICAL WASH SECTION E-E  
N.T.S.



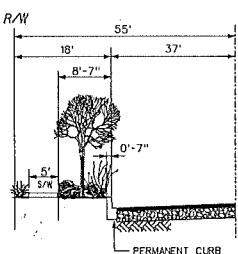
TYPICAL STREETSCAPE PLAN VIEW  
N.T.S.



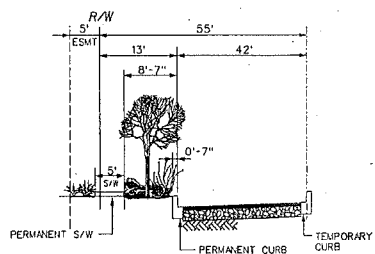
CHANDLER BLVD. SECTION F-F  
WEST OF 27TH AVENUE  
N.T.S.



SECTION A  
N.T.S.  
(SEE SHEET #1)



SECTION B  
N.T.S.  
(SEE SHEET #1)



SECTION C  
N.T.S.  
(SEE SHEET #1)

DATE: 02/04/00  
TAKE: 1  
FILE: P:\980008\land\sheet102.dgn

REVISED: 6/5/00  
Z.A.77 - 93 - 6  
REVISED: 8/25/00

98-0086-01  
SHEET 2 OF 2

LANDSCAPE MASTER PLAN  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

FOOTHILLS RESERVE  
**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

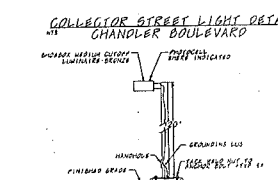
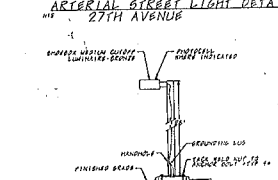
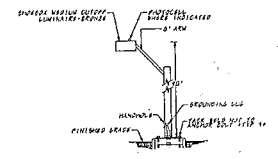
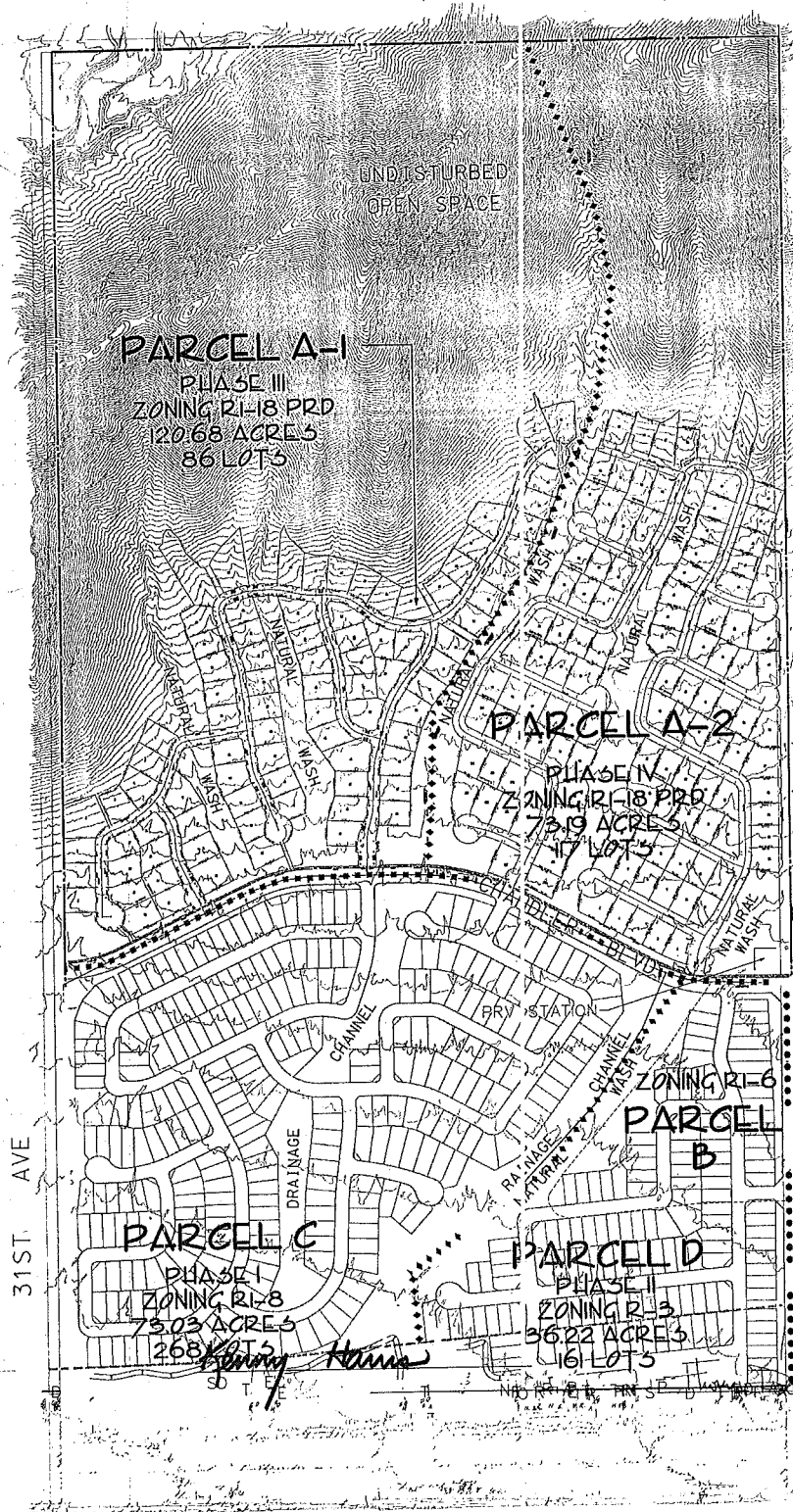
APPROVAL

*Kenny Wharris*  
DSD DIRECTOR

*Thomas Allen*  
STREET TRANSPORTATION DIRECTOR

*D.B. Burt*  
PLANNING DIRECTOR

FILE: \_\_\_\_\_  
DCN: \_\_\_\_\_  
DATE: \_\_\_\_\_



GENERAL NOTES:

1. PARCEL A-1 AND A-2 - PRIVATE STREETS - STREET LIGHTS WILL NOT BE INSTALLED WITHIN THIS PARCEL. THE OWNER SHALL DESIGN AND INSTALL A MAILBOX/BOLLARD AT EACH DRIVEWAY TO PROVIDE FOR LOCAL LIGHTING TO MARK THE DRIVEWAY ENTRANCES.
2. PARCEL C & D - STREET LIGHTS WILL BE INSTALLED PER CITY OF PHOENIX'S STREET LIGHTING POLICY WITHIN THESE PARCELS. SEE LOCAL STREET LIGHT DETAIL THIS SHEET. THE EXACT LOCATION AND SPACING SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.
3. CHANDLER BOULEVARD - STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PHOENIX'S STREET LIGHTING POLICY. SEE COLLECTOR STREET LIGHT DETAIL THIS SHEET. THE EXACT LOCATION AND SPACING SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.
4. 27TH AVENUE - STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PHOENIX'S STREET LIGHTING POLICY. SEE ARTERIAL STREET LIGHT DETAIL THIS SHEET. THE EXACT LOCATION AND SPACING SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.
5. WASH, TRAILS AND RECREATIONAL AREAS SHALL NOT RECEIVE AREA LIGHTING.
6. ALL LIGHTING SHALL CONFORM TO THE CITY OF PHOENIX PARK & RECREATION ORDINANCE.
7. LIGHTING FROM ANY SOURCE SHALL NOT CREATE A TRAFFIC HAZARD FOR OPERATORS OF MOTOR VEHICLES.
8. ANY LIGHTING ON PRIVATE PROPERTY FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DEVELOPMENTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
9. PHOTOMETRIC DATA MAY BE REQUIRED FOR NON-RESIDENTIAL PROJECTS AT THE PROJECTS AT THE TIME OF SITE PLAN REVIEW.  
- 15' IN HEIGHT
10. PARKING LOT LIGHTING WILL BE LIMITED TO 25' IN HEIGHT WITHIN 150' OF RESIDENTIAL DEVELOPMENT UNLESS IT CAN BE DEMONSTRATED THAT HIGHER LIGHT STANDARDS ARE ENOUGH TO PREVENT LIGHT FROM IMPACTING ADJACENT RESIDENTIAL PROPERTIES.
11. ALL OUTDOOR LIGHTING ON PRIVATE PROPERTY SHALL BE FULLY SHIELDED OR ARRANGED IN A MANNER SO THAT LIGHT DOES NOT SHINE ONTO ADJACENT PROPERTIES.

DEVELOPER: PARCEL A-2  
MR. BRENT HOSBY  
M220.LLC  
2901N CENTRAL SUITE 1644  
PHOENIX AZ 85028  
602-992-6002  
1670005101

PARCEL D, C, D  
MR. GUY MORRISON  
WOODSIDE HOMES OF AZ, INC.  
1204 E. BASELINE RD. SUITE 104  
TEMPE, AZ 85285  
480-788-0808  
MR. GUY MORRISON

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

**LEGEND**

RIGHT OF WAY LINE  
 ADJUNCTION LINE  
 SECTION LINE

TEMPORARY ASPHALT PAVEMENT

TRAFFIC SIGNAL/DEVELOPER PARTICIPATION  
 (50% DEVELOPER PARTICIPATION)

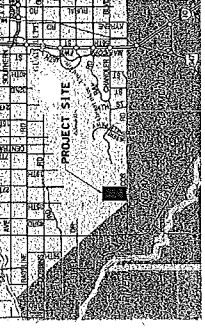
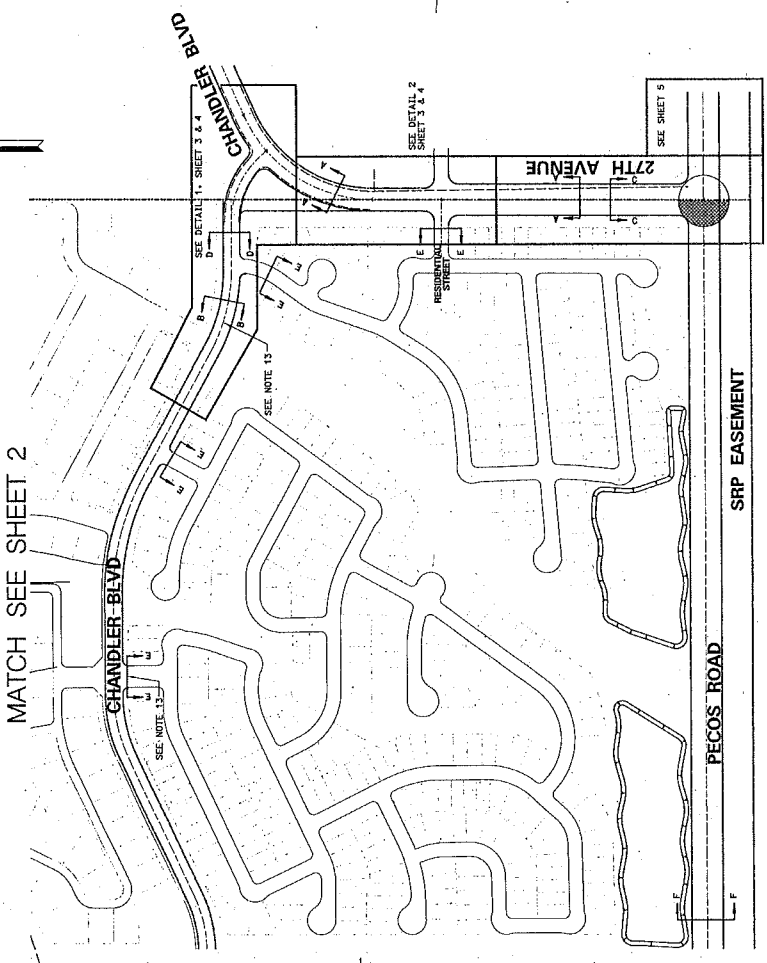
**SHEET INDEX**

- OVERALL SITE PLAN (SOUTH)
- OVERALL SITE PLAN (NORTH)
- INTERIM (PHASE 1) IMPROVEMENTS ALONG 27TH AVENUE
- ULTIMATE IMPROVEMENTS ALONG 27TH AVENUE
- INTERIM (PHASE 1) IMPROVEMENTS-17TH AVENUE TO 27TH AVENUE

**GENERAL NOTES**

- RIGHT-OF-WAY TRIANGLES AT INTERSECTIONS WILL BE 21' X 21' UNLESS OTHERWISE NOTED ON PLANS.
- CURB RADIUS WILL BE 35' UNLESS OTHERWISE NOTED ON PLANS.
- WHEELCHAIR RAMPS WILL BE PROVIDED AT ALL INTERSECTIONS INCLUDING "T" IS.
- RIGHT-OF-WAY FOR FAR SIDE BUS BAYS WILL BE PER CITY OF PHOENIX STANDARD DETAIL P-257 (REVISED).
- REVERSE CURVES FOR MEDIAN LEFT-TURN LANES WILL BE 100' LONG FOR SINGLE LEFT-TURN LANES AND 150' LONG FOR DUAL LEFT-TURN LANES. RIGHT-TURN LANES WILL HAVE A TAPER LENGTH OF 150'.
- ALL DIMENSIONS ARE TO FACE OF CURB.
- ADDITIONAL RIGHT-OF-WAY AND IMPROVEMENTS BEYOND WHAT IS SHOWN ON THIS MASTER STREET PLAN MAY BE REQUIRED FOR RIGHT-TURN LANES AND/OR BUS BAYS. THESE IMPROVEMENTS SHALL BE REVIEWED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- RAISED MEDIAN ISLANDS WILL NORMALLY BE SPACED NO CLOSER THAN 600' APART.
- ANY MODIFICATIONS TO EXISTING MEDIAN ISLANDS WILL BE REVIEWED BY THE DEVELOPMENT SERVICES DEPARTMENT AND DUNE AT THE DEVELOPER'S EXPENSE.
- RAISED MEDIAN ISLANDS WILL ONLY BE CONSTRUCTED WHEN A STREET IS BUILT TO ITS FULL WIDTH. IF A RAISED MEDIAN CANNOT BE CONSTRUCTED WITH A FULL STREET WIDTH, THE DEVELOPER SHALL DEPOSIT FUNDS IN ESCROW, EQUAL TO ONE-HALF THE COST OF THE MEDIAN, WITH THE DEVELOPMENT SERVICES DEPARTMENT.
- CONDUIT AND PULL BOXES FOR FUTURE TRAFFIC SIGNALS WILL BE INSTALLED AT THE TIME OF INITIAL CONSTRUCTION. ALL TRAFFIC SIGNALS SHALL OCCUR AFTER WARRANTS HAVE BEEN MET AS DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.
- CURVILINEAR ARTERIAL AND HIGH VOLUME COLLECTOR STREETS WILL BE SUPERELEVATED PER KASHTO STANDARDS. RESIDENTIAL COLLECTOR STREETS WILL NOT BE SUPERELEVATED UNLESS PROVIDED BY THE STREET TRANSPORTATION DEPARTMENT.
- DEVELOPER SHALL PROVIDE 10' DISTANCE LINES PER KASHTO STANDARDS. ALL DISTANCE LINES SHALL BE SHOWN ON INDIVIDUAL IMPROVEMENT PLANS FOR ALL ACCESS POINTS LOCATED ON THE INSIDE OF CURVED STREETS.
- RESIDENTIAL LOTS/STREETS ARE SHOWN TO ILLUSTRATE THE PLANNED SUBDIVISION LAYOUT. THIS LAYOUT IS PRELIMINARY AND MAY CHANGE AS A RESULT OF SITE PLAN REVIEW.
- ALL INTERIM ROADWAY IMPROVEMENTS SHOWN WILL BE CONSTRUCTED SIMULTANEOUSLY WITH SITE DEVELOPMENT AS THE INITIAL AND ONLY PHASE OF THIS PROJECT TO BE CONSTRUCTED BY OTHERS AT THE TIME OF ADJACENT DEVELOPMENT EAST OF 27TH AVENUE.

**MATCH LINE**



Vicinity Map  
 NOT TO SCALE

**SRP EASEMENT**

SEE SHEET 2  
 SEE SHEET 3  
 SEE SHEET 4  
 SEE SHEET 5

**ENGINEER:** Hunn & Associates  
 3200 N. Central Avenue  
 Phoenix, AZ 85012

**DEVELOPER:** Woodside Homes of Arizona  
 Suite 102  
 Tempe, AZ 85283

**Ge & Van Lee Consultants, Inc.**  
 7600 N. 15th Street  
 Suite 250  
 Phoenix, AZ 85018  
 TEL: 602 944-5500  
 FAX: 602 944-7423

**APPROVALS:**

Thomas E. Collier 12-22-99  
 STREET TRANSPORTATION DIRECTOR

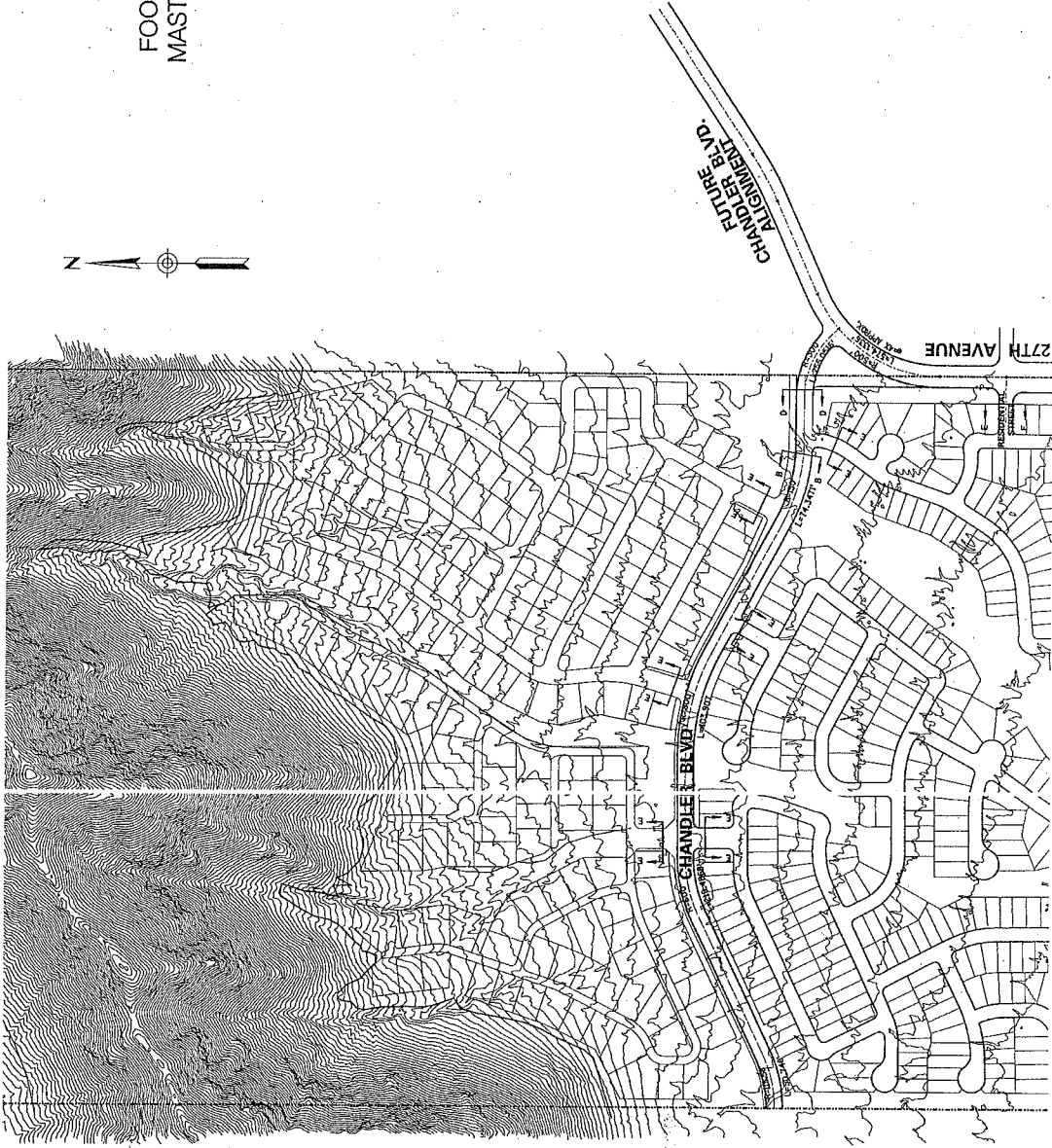
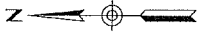
Kenneth W. Hovine 4/1/00  
 DEVELOPMENT SERVICES DIRECTOR

David R. Bhat 4/7/00  
 PLANNING DIRECTOR



PROJECT TITLE	FOOTHILLS RESERVE
SHEET NO.	1 OF 5
DATE	12/22/99
DRAWN BY	DAVID R. BHAT
CHECKED BY	DAVID R. BHAT
PROJECT NO.	000000

FOOTHILLS RESERVE  
MASTER STREET PLAN



MATCH  
LINE

MATCH - SEE SHEET 1



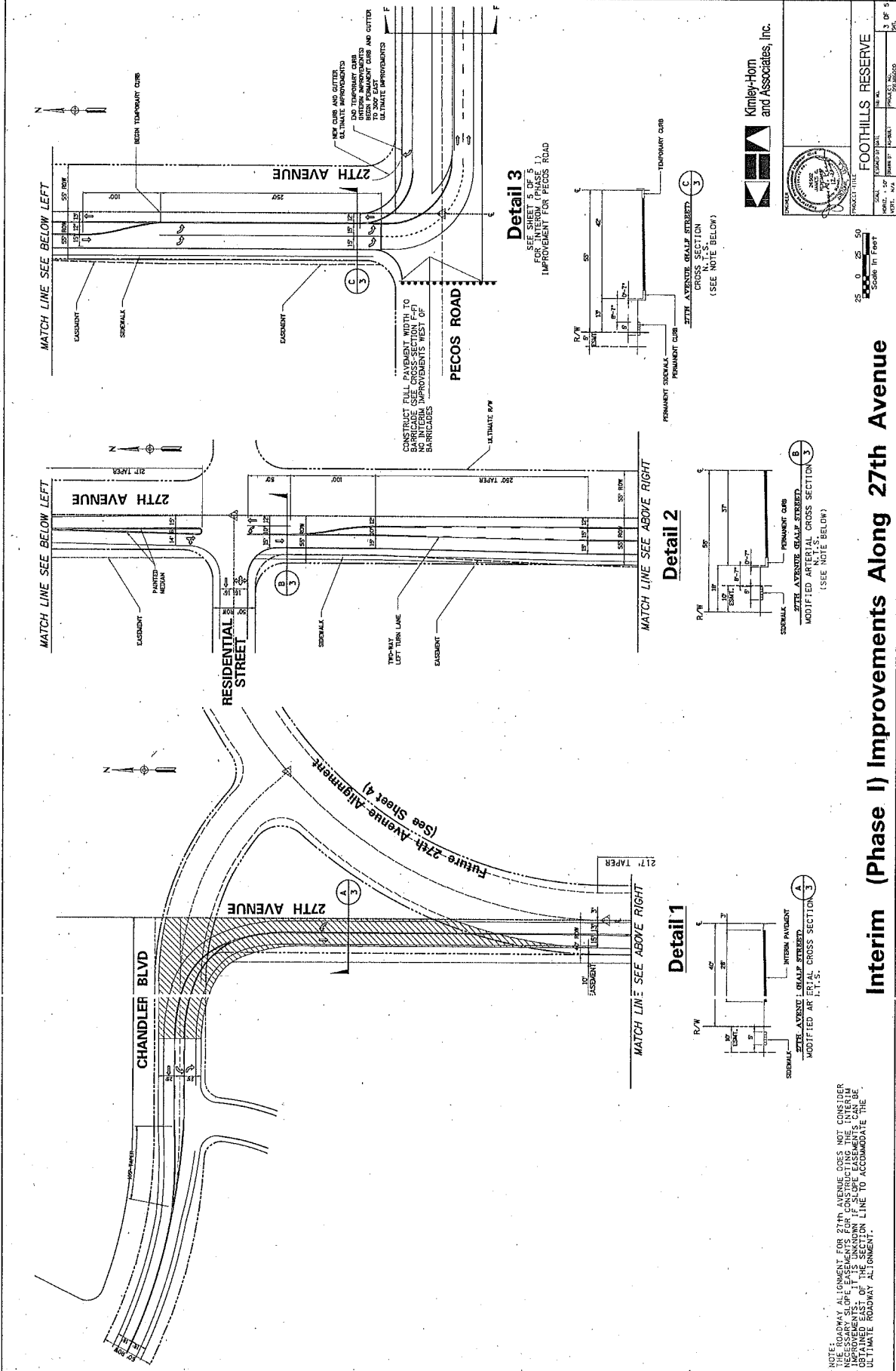
PROJECT TITLE	FOOTHILLS RESERVE
SCALE	AS SHOWN
DATE	NOV 1999
BY	FOR
PROJECT NO.	20000

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED





**Interim (Phase I) Improvements Along 27th Avenue**

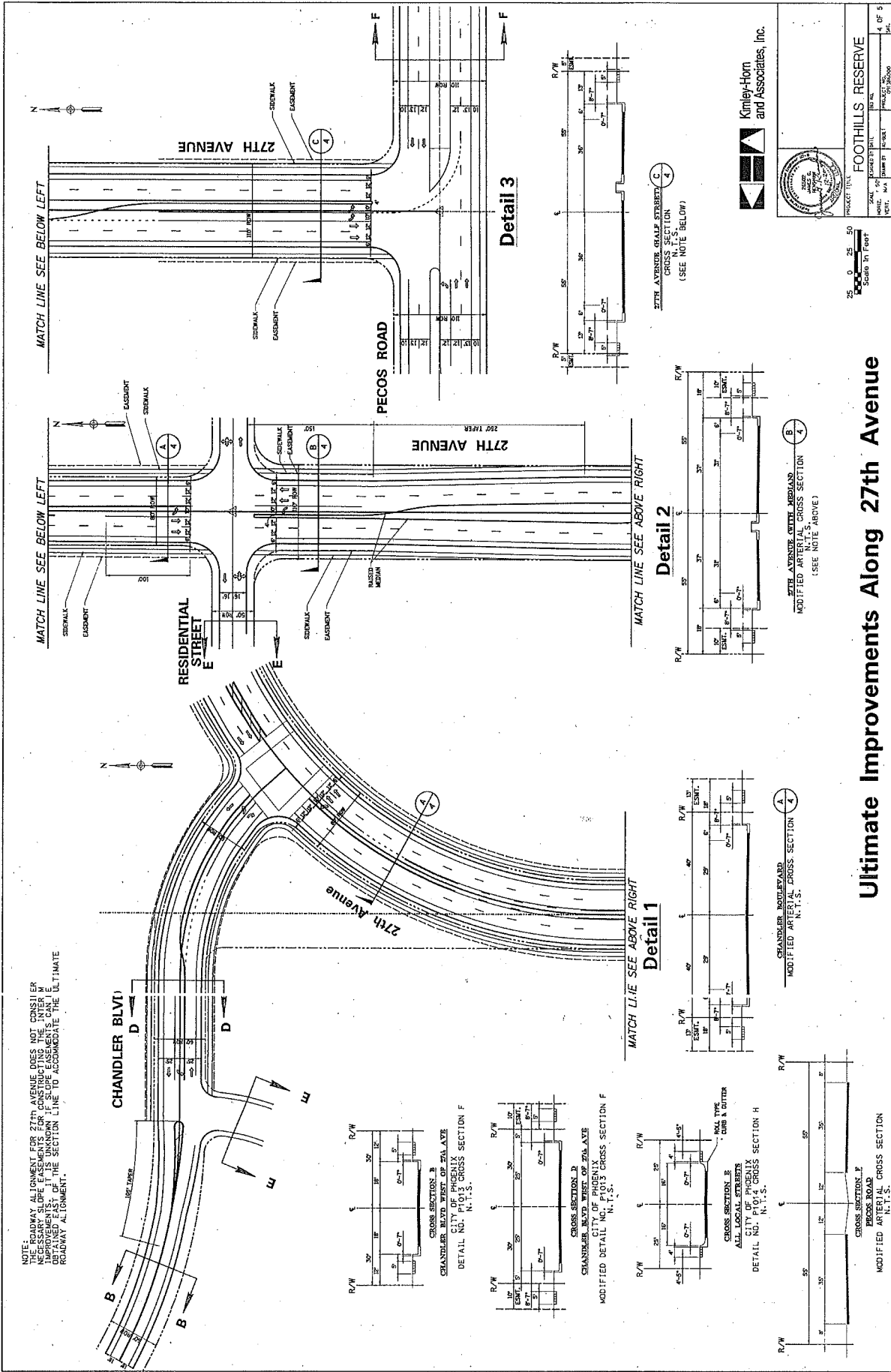


PROJECT TITLE: **FOOTHILLS RESERVE**

DATE: 11/05/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]



REVISION	DATE	DESCRIPTION	APPROVED

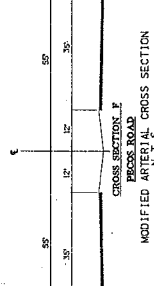
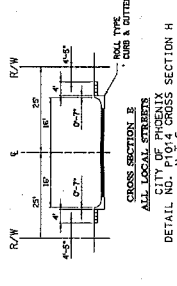
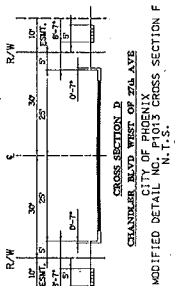
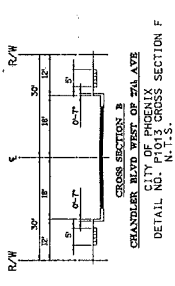


NOTE: ROADWAY ALIGNMENT FOR 27TH AVENUE DOES NOT CONSIDER NECESSARY SLOPE EASEMENTS FOR CONSTRUCTING THE INTERSECTION. SLOPE EASEMENTS WILL BE OBTAINED EAST OF THE SECTION LINE TO ACCOMMODATE THE ULTIMATE ROADWAY ALIGNMENT.

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED



MATCH LINE SEE BELOW LEFT

MATCH LINE SEE BELOW LEFT

MATCH LINE SEE ABOVE RIGHT

MATCH LINE SEE ABOVE RIGHT



Detail 3

Detail 2

Detail 1

Detail 4

Detail 5



Scale in Feet  
25 0 25 50

FOOTHILLS RESERVE  
PROJECT NO. 07-00000  
SHEET NO. 4 OF 5

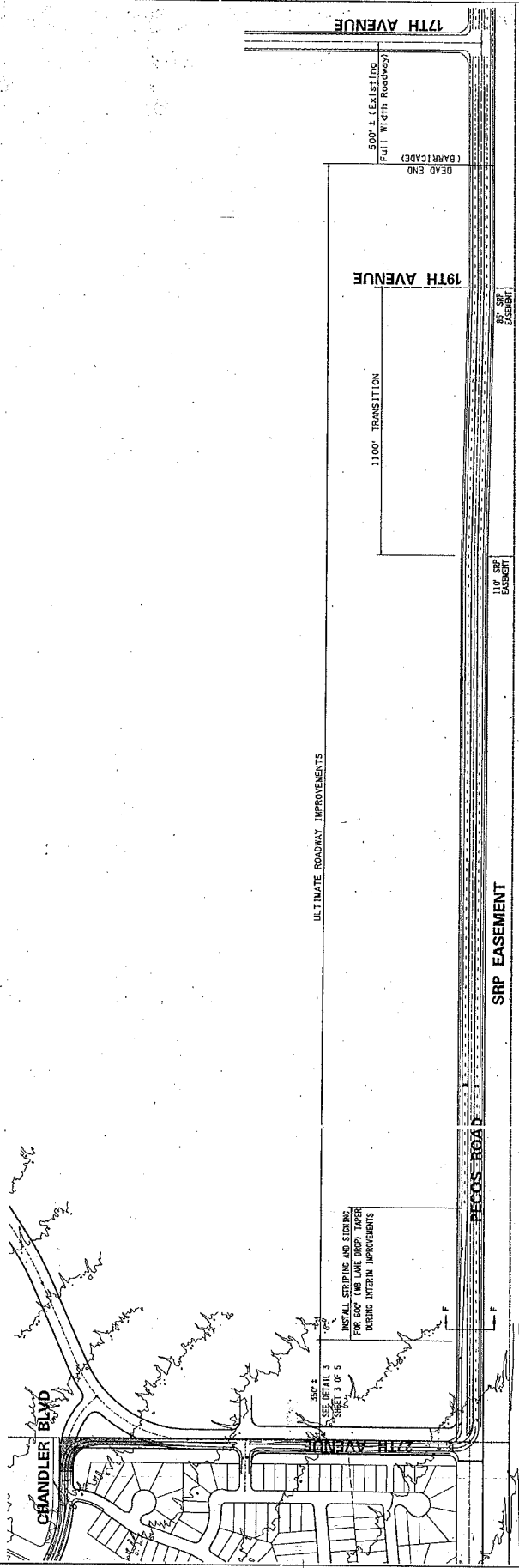
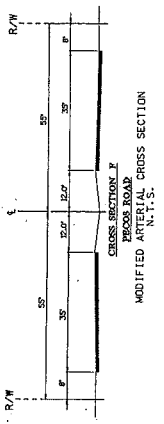
# Ultimate Improvements Along 27th Avenue



REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED

REVISION	DATE	DESCRIPTION	APPROVED



Kimley-Horn and Associates, Inc.

PROJECT TITLE: Foothills Reserve

SCALE: AS SHOWN

DATE: 10/15/10

DRAWN BY: JWK

CHECKED BY: JWK

PROJECT NO.: 10000

SHEET NO.: 5 OF 5

# Interim (Phase I) Improvements Along Pecos Road