



Canyon Trails

Planned Area Development

Narrative Report

Southeast Corner of Van Buren St. and 173rd Ave.

Case # PADR-210

(Amendment to #18-210-000001)

Submitted: February 8, 2019

By:

Beus Gilbert PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- ajochums@beusgilbert.com

Request

The subject property is located at the southeast corner of Van Buren Street and 173rd Avenue, adjacent to the Loop 303 Freeway, and generally consists of 19.46 net acres and 22.10 gross acres. *(See Exhibit A, Aerial Vicinity Map)* The property is currently zoned PAD and designated for commercial and medium high density residential uses as a part of the Canyon Trails PAD. *(See Exhibit D, Existing Zoning)*

The Christopher Todd Communities at Canyon Trails PAD (“CTC at Canyon Trails”) seeks to remove the subject property from the Canyon Trails PAD and separately rezone it Final PAD as a stand-alone project pursuant to this document.

While the request considers the replacement of property zoned for commercial uses with residential, given the limited access of the property following the construction of the Loop 303, the property can no longer support viable commercial. Rezoning to allow for multi-family residential will afford the City of Goodyear a quality development on this vacant parcel and an increase in residents to support Goodyear’s service and retail businesses.

Property Overview

The subject property is shown on the Aerial Parcel Map (Exhibit B).

Adjacent to the site to the west across 173rd Avenue are existing single family homes within the Canyon Trails project and to the south is vacant farmland designated for medium-high density “court homes” also as a part of Canyon Trails. *(See Exhibit D, Existing Zoning)* To the north across Van Buren Street is land currently owned by the State of Arizona, used for part of the interchange between the Loop 303 and Interstate 10 and to the east of the subject property is a Maricopa County Flood Control District (MCFCD) channel and the Loop 303 freeway.

Plan Conformance

The Goodyear 2025 General Plan designates the property with a Neighborhoods land use category as well with the Village Center Overlay. *(See Exhibit C, General Plan Land Use Plan)* Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the above category and overlay both allow multi-family zoning with a PAD.

A few of the Goals, Objectives, and Standards within the General Plan that support rezoning of the property for multi-family are listed below:

Goal GD-1 - Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community’s vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Objective CC-2-1 – Housing

Provide diverse and quality housing products.

Policy B

Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Category

Medium Density Residential. *Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately buffered, or to provide transition between low and high density residential uses.*

Standard 53 – Village Center Overlay

Multi-family residential developments are appropriate in the Village Center Overlay. The development shall have strong ties to nearby commercial areas and ample pedestrian access.

Development Plan

CTC at Canyon Trails is a unique multi-family development that allows each rental unit the benefits of having a privately enclosed backyard.

While multi-family in zoning, with multiple dwelling units on a single parcel, CTC at Canyon Trails is a horizontal rental community and functions more like a grouping of attached and detached single-family buildings and is akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of CTC at Canyon Trails, are luxury homes that are for rent. Buildings are grouped to create intimate courtyards, anchored by a shade tree to support healthy neighborhood interaction. There is a main communal area for recreation central to the development consisting of a fitness center, community swimming pool and spa, a covered ramada, and turf for recreation. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

CTC at Canyon Trails will fill a niche market for those Goodyear renters who don't need the size of a single-family home or that don't want the maintenance that comes along with a yard, but also don't want the traditional apartment experience with a loud neighbor above or below them in a large building.

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standards

The traditional requirements of the City of Goodyear development standards for multi-family are not applicable to the unique residential product used in CTC at Canyon Trails. As such, CTC at Canyon Trails is proposing to use Development Standards from the MF-18 district as a base and modify only certain standards within this PAD. (*See Exhibit E, Final PAD Development Regulations*)

Justification for the modified standards is as follows:

Reduction in Building Setbacks

Reduced perimeter building setbacks have been requested on the Side (south) only. A 30' building setback would normally be required along this border; however, given that the base zoning district allows for two story structures and all the buildings of CTC at Canyon Trails are limited to single story, the reduction in setback to the requested 20' minimum would pose no issues on the nearby properties.

Reduction in Perimeter Landscaping

The preliminary plan for CTC at Canyon Trails includes 14 foot deep private rear yards along Van Buren and 15 foot deep yards along 173rd as well as 20 foot deep yards adjacent to the southern property line and 30 foot deep yards along the Loop 303 and MCFCD channel. In lieu of providing a separate perimeter landscape tract, which would normally be found in a multi-family apartment complex, we propose a reduced

or eliminated perimeter landscape requirement in these areas as the rear yards, which include a tree. These yards make the rental units function similar to that of a single-family residential lot, which would not require the aforementioned perimeter landscaping. Along the adjacent streets, landscape tract outside of the perimeter wall are still provided. Along Van Buren there is a 10' wide tract, and along 173rd Avenue, there is a 15' wide tract. When combined with landscaping in the right-of-way, and the trees in the adjacent rear yards, substantial vegetative buffering is provided along the adjacent streets along with trees to shade the sidewalks.

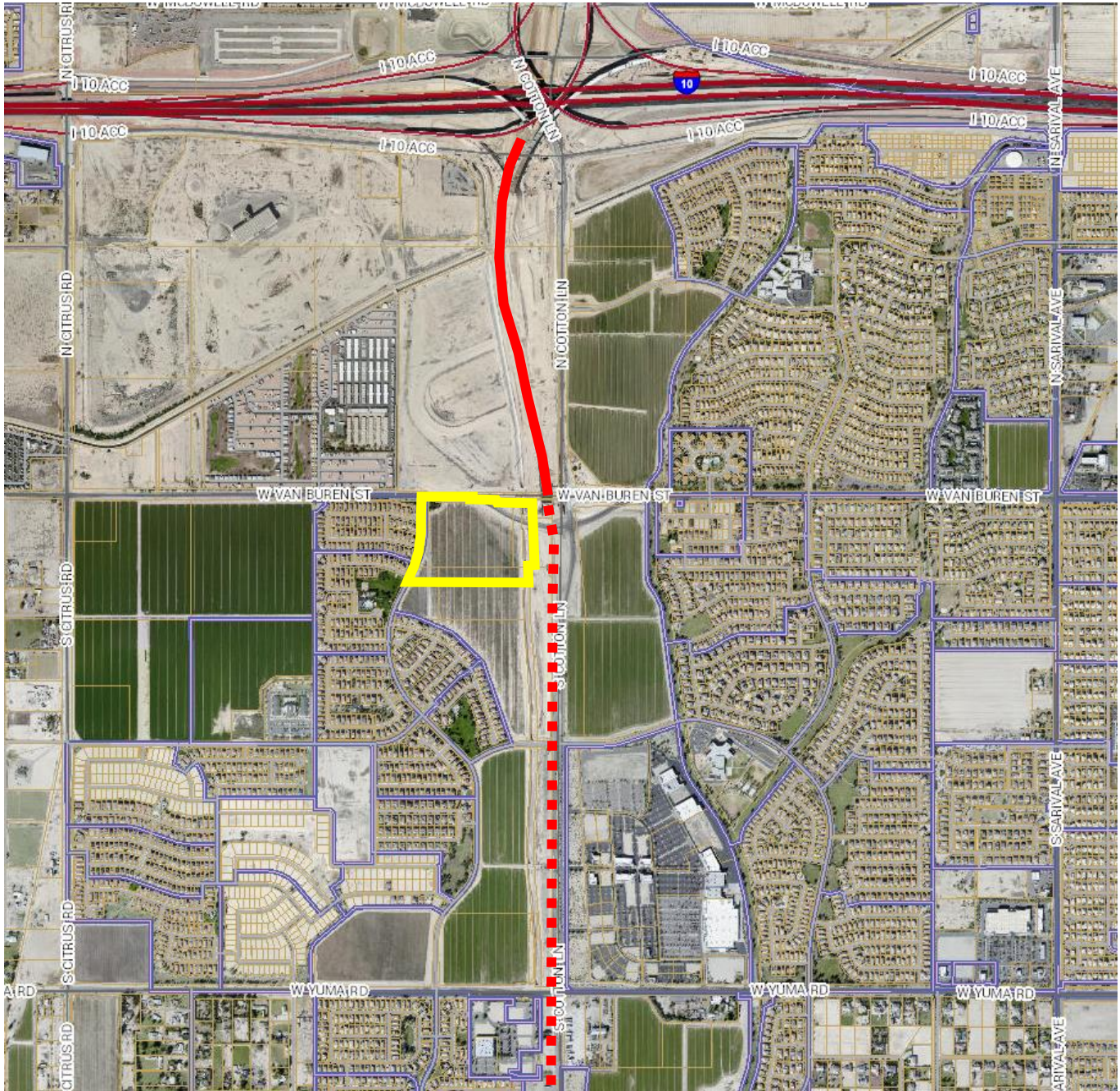
Reduction in Building Separation

Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. CTC at Canyon Trails consists of one-story residential homes that are either fully detached (2 bedroom units consisting of 1,022 square feet under roof) or duplex style (1 bedroom units consisting of a total of 1,336 square feet under roof for the two unit building.) Wherein building separation is typically expected to maintain a 20' between building entrances and 15' between all other building faces, we are requesting a 10' minimum separation. Given the small building mass, this separation allows for a more pedestrian scale and provides an intimate experience in the walkways between the buildings.

Reduction in Density and Height

In support of the above requested reductions, CTC at Canyon Trails is also proposing reductions in the allowed density and height for the property. The reduction in the maximum density from 18 du/ac to 14 du/ac as well as the limitation of maximum 1 story buildings (down from 30 feet allowed in the MF-18 Zoning District used as a base) strengthens the justification for the proposed reduced development standards for perimeter landscaping, building setback and building separation.

Exhibit A
Aerial Vicinity Map



Aerial Parcel Map



General Plan Land Use Plan



Exhibit D
Existing Zoning
(Canyon Trails PAD Land Use Plan)

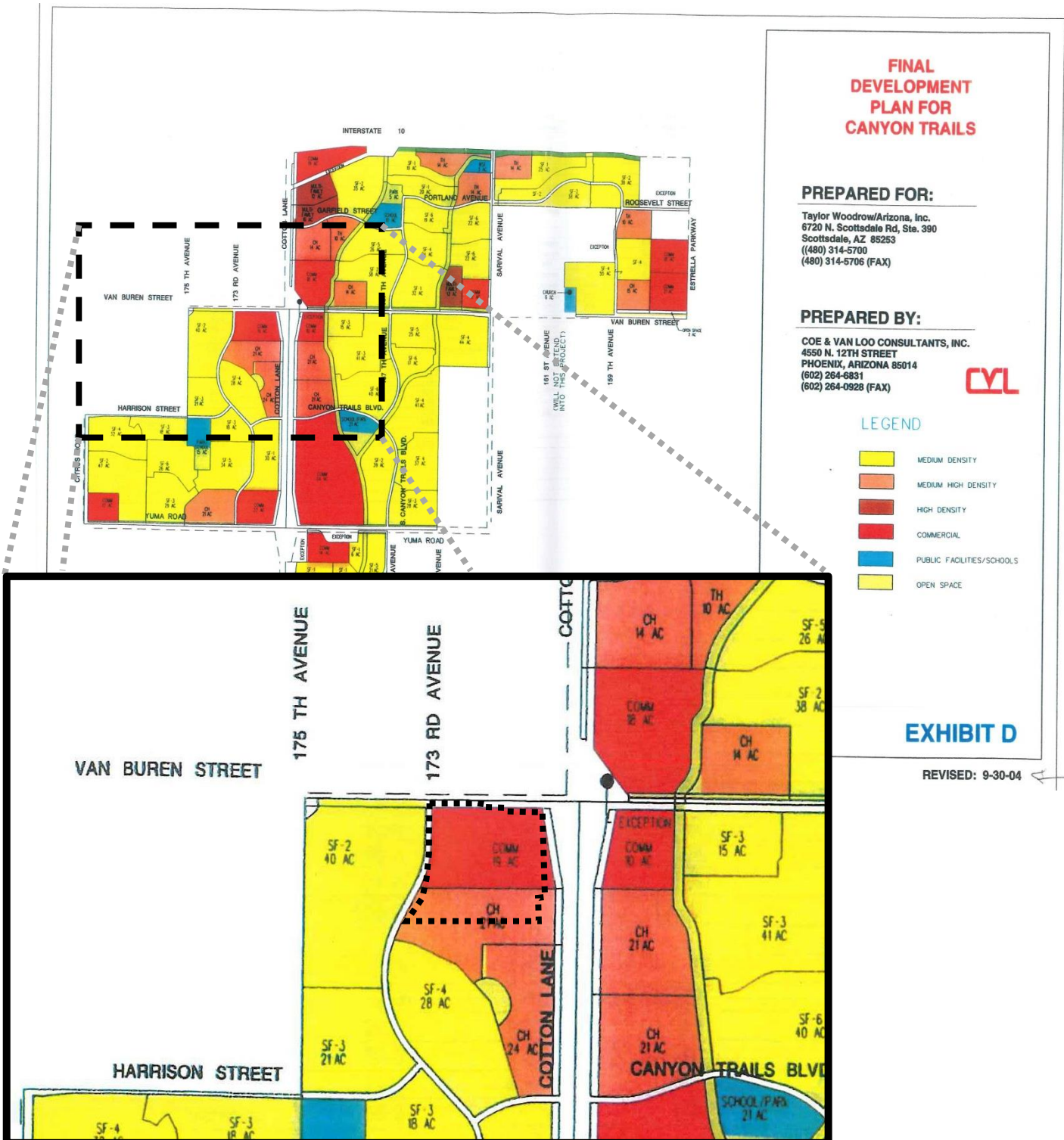


Exhibit E

Christopher Todd Communities at Canyon Trails PAD

FINAL PAD Development Regulations

Unless otherwise modified below, development on the property shall comply with the applicable standards contained with the City of Goodyear Zoning Ordinance for Multi-Family, specifically MF-18.

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standard	CTC at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	20 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks (Perimeter)	
Front (173 rd Avenue)	30 ft.
Street Side (Van Buren)	20 ft.
Side (south)	20 ft.
Rear (Loop 303/ MCFCD)	20 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 rd Avenue)	15 ft. ⁽²⁾
Street Side (Van Buren)	10 ft. ⁽³⁾
Side (south)	0 ft. ⁽⁴⁾
Rear (Loop 303/ MCFCD)	0 ft. ⁽⁴⁾

- (1) If a vehicular entry portico is provided, a sufficient height of 30 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.
- (2) Adjacent to the required 15' landscape tract outside of the perimeter wall along 173rd Avenue, a minimum 15' private yard shall be provided with one tree for additional separation and landscape buffering.
- (3) Adjacent to the required 10' landscape tract outside of the perimeter wall along Van Buren Road, a minimum 14' private yard shall be provided with one tree for additional separation and landscape buffering.
- (4) In lieu of a separate landscape buffer, minimum 20' private yards shall be provided adjacent to the property line with one tree in each yard to serve as the separation and landscape buffering.

Exhibit F

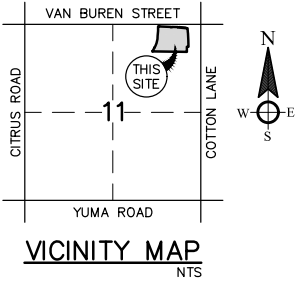
Christopher Todd Communities at Canyon Trails PAD

Conceptual Site Plan

(On following page)

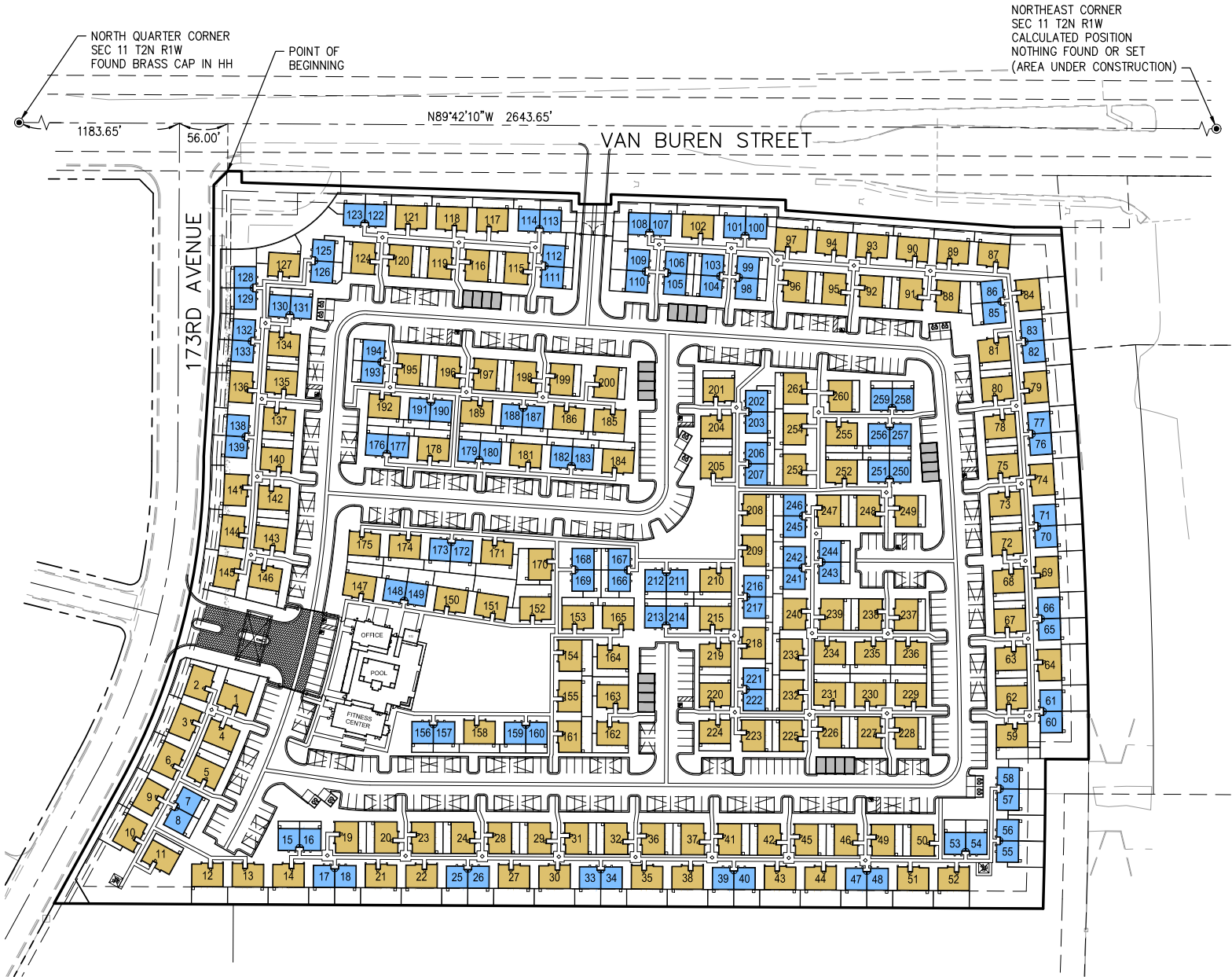
CHRISTOPHER TODD COMMUNITIES AT
CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CITY OF GOODYEAR SITE PLAN NOTES

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



SITE PLAN YIELD

GROSS AREA	±962,816 SF	// ±22.10 AC
NET AREA	±847,600 SF	// ±19.46 AC
DENSITY PROVIDED	261 UNITS/22.10 AC=11.81 DU/AC	GROSS AC
	261 UNITS/19.46 AC=13.41 DU/AC	NET AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL PROPERTY

PROJECT DATA

UNIT TYPE	YIELD	TOTAL # BEDS	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	108	108	640.84	69,211	41
2 BEDROOM	153	306	997.37	152,598	59
UNITS PROVIDED	261	414		221,808	100
RENTAL OFFICE				1,162	
FITNESS CENTER				2,178	
GARAGES				5,400	
TOTAL:				230,548	
LOT COVERAGE PROVIDED	230,538 SQ FT/19.5*43,560=				27%
LOT COVER ALLOWED					50%

APN NUMBER 502-39-005M, 502-39-005N,
PORTION OF 502-39-001B & 502-39-005H

ALLOWED HEIGHT 3 STORY/56'
PROPOSED HEIGHT 1 STORY/16'

CURRENT ZONING CANYON TRAILS PAD
PROPOSED ZONING CHRISTOPHER TODD COMMUNITIES
AT CANYON TRAILS PAD
PROPOSED USE RESIDENTIAL RENTAL

PARKING SPACES		
1 BDRM-1.5 SPACES/UNIT=108x1.5	=	162 SPACES
2 BDRM-2 SPACES/UNIT=154x2	=	306 SPACES
VISITOR PARKING REQUIRED (1/10 UNITS)	=	27 SPACES
TOTAL PARKING REQUIRED	=	495 SPACES
TOTAL SPACES PROVIDED	=	497 SPACES
COVERED PARKING PROVIDED	=	262 SPACES
GARAGE PARKING	=	24 SPACES
UNCOVERED PARKING	=	211 SPACES

ACCESSIBLE SPACES REQUIRED (2% OF PARKING)= 9 SPACES
ACCESSIBLE SPACES PROVIDED (5 COVERED) = 10 SPACES

COMMON AREA OPEN SPACE PROVIDED = 31%
(299,538 SQ FT/22.10 AC)
COMMON AREA REQUIRED MINIMUM 5% OF GROSS AREA

OPEN RECREATIONAL SPACE SUMMARY:	
COMMON OPEN SPACE CALCULATION:	
POOL	6,678 SF
AMENITY OPEN SPACE	40,076 SF
AMENITY OPEN SPACE (SUM)	45,754 SF
OPEN SPACE WALKING AREA	253,380 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM)	299,134 SF
67% OF OPEN SPACE, 1,146 SF/UNIT	

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 123,192 SF
28% OF OPEN SPACE, 472 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 21,687 SF
5% OF OPEN SPACE, 83 SF/UNIT

SCHOOL DISTRICT:
AVONDALE ELEMENTARY SCHOOL DISTRICT #44 295 W WESTERN AVE
AVONDALE AZ 85323
623-772-5000

AGUA FRIA UNION HIGH SCHOOL DISTRICT
1481 N ELISEO FELIX JR WAY
AVONDALE AZ 85323
623-932-7000

PROJECT CONSULTANT TEAM

OWNERS	CIVIL/APPLICANT
BROWNS POINT PROPERTIES LLC, FULLMER 155 LLLP, & COTTON & CITRUS LLC 4531 N 16TH STREET, STE 110 PHOENIX, AZ 85016	WESTLAND RESOURCES, INC. 2020 N CENTRAL, SUITE 695 PHOENIX, AZ 85004 (602)888-7000 CONTACT: CLAYTON L. NEILSEN, P.E. EMAIL: CNEILSEN@WESTLANDRESOURCES.COM

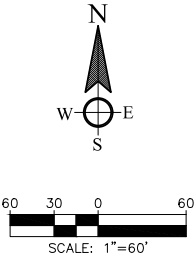
DEVELOPER
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM



SITE PLAN

CHRISTOPHER TODD COMMUNITIES AT
CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°17'50"E	22.63'
L2	N89°42'10"W	16.28'
L3	N00°17'50"E	13.01'
L4	N00°17'50"E	12.45'
L5	N89°42'10"W	37.00'
L6	N00°17'50"E	11.46'
L7	N00°17'50"E	12.00'
L8	N89°42'10"W	54.51'
L9	N89°42'10"W	50.00'
L10	N01°36'51"E	11.76'
L11	N00°17'50"E	147.00'
L12	N00°17'50"E	5.71'
L13	N00°17'50"E	55.00'
L14	N28°45'24"E	151.28'

CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	5465.21'	40.01'	20.00'	00°25'10"
C2	5465.21'	121.27'	60.64'	01°16'17"
C3	780.00'	387.43'	197.80'	28°27'32"

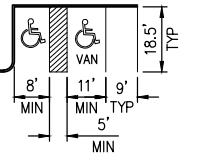
KEY NOTES

- 1 REFUSE CONTAINER AREA PER C.O.G. STD DET G-3162-1 & G-3164-1
- 2 PROPOSED COVERED PARKING (TYP)
- 3 28' INSIDE RADIUS, 48' OUTSIDE RADIUS
- 4 MAIL BOX LOCATION
- 5 (2) ONE BEDROOM UNITS
- 6 TWO BEDROOM UNIT
- 7 PRIVATE BACKYARDS W/ACCESS THROUGH GATES
- 8 6" CURB AND GUTTER W/DEPRESSED LIP (TYP)
- 9 PROPOSED FIRE HYDRANT
- 10 MULTI-UNIT COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
- 11 6' PERIMETER BLOCK WALL. SEE LANDSCAPE PLANS FOR DETAILS & MATERIALS.
- 12 A/C UNIT (TYP) IN REAR YARDS
- 14 SITE VISIBILITY TRIANGLE PER C.O.G. STD DET G-3232
- 15 POOL COMPLEX/LEASING OFFICE
- 16 KEY SWIPE
- 17 SITE MAP MONUMENT
- 18 INGRESS/EGRESS GATE
- 19 ENTRY MONUMENT
- 21 ENTRY PORTICO. 14' MINIMUM CLEARANCE IN DRIVE AISLES. SEE BUILDING ARCHITECT PLANS FOR DETAIL & ELEVATION
- 22 REAR YARD WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 23 ASPHALT
- 24 OPEN SPACE GRASS AMENITY AREA
- 25 STAMPED ASPHALT AT ENTRY THROAT
- 26 PRIMARY PROJECT ENTRY
- 28 FLAG POLE
- 29 EGRESS GATES

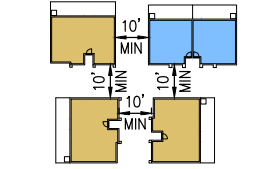
LEGEND

- RIGHT OF WAY LINE
- - - BOUNDARY LINE
- - - STREET CENTERLINE
- ACCESSIBLE ROUTE
- - - EX WATERLINE
- - - EX GAS LINE
- - - EX SEWER LINE
- ☼ EX LIGHT POLE
- ⊕ EX STORM DRAIN MANHOLE
- ⊕ EX FIRE HYDRANT
- ⊕ EX WATER VALVE
- ⊕ EX WATER MANHOLE
- ⊕ EX SEWER MANHOLE
- ⊕ EX IRRIGATION MANHOLE
- ⊕ EX WATER METER
- ONE BEDROOM
- TWO BEDROOM
- GARAGE PARKING
- HANDICAP PARKING

TYPICAL TRASH ENCLOSURE
NTS



TYPICAL PARKING DETAIL
NTS



TYPICAL BUILDING SPACING
NTS

SITE PLAN

SHEET 2 OF 2

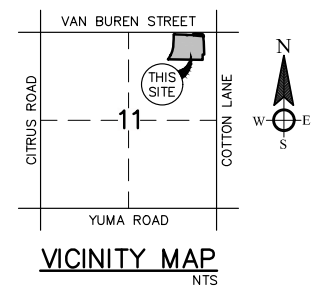
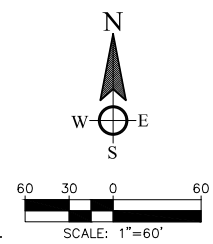
1ST SUBMITTAL: March 29, 2018

Exhibit G

Christopher Todd Communities at Canyon Trails PAD

Conceptual Landscape Plans

(On following page)

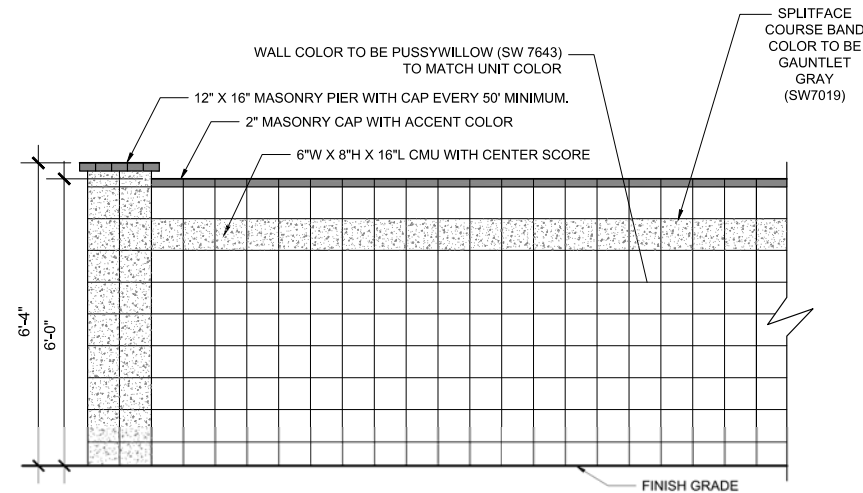


UNIT TYPE	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	108	41	1.5	162
2 BEDROOM	153	59	2	306
TOTALS	261	100		468
			PARKING PROVIDED	494

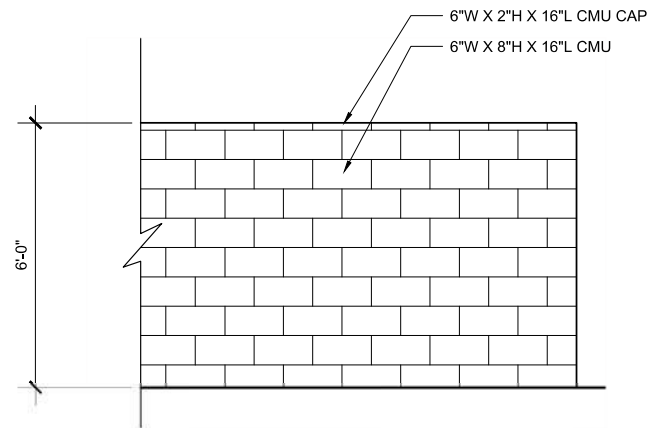
GROSS ACRES 22.10
 NET ACRES 19.46
 GROSS DU/AC 11.81
 NET DU/AC 13.41

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

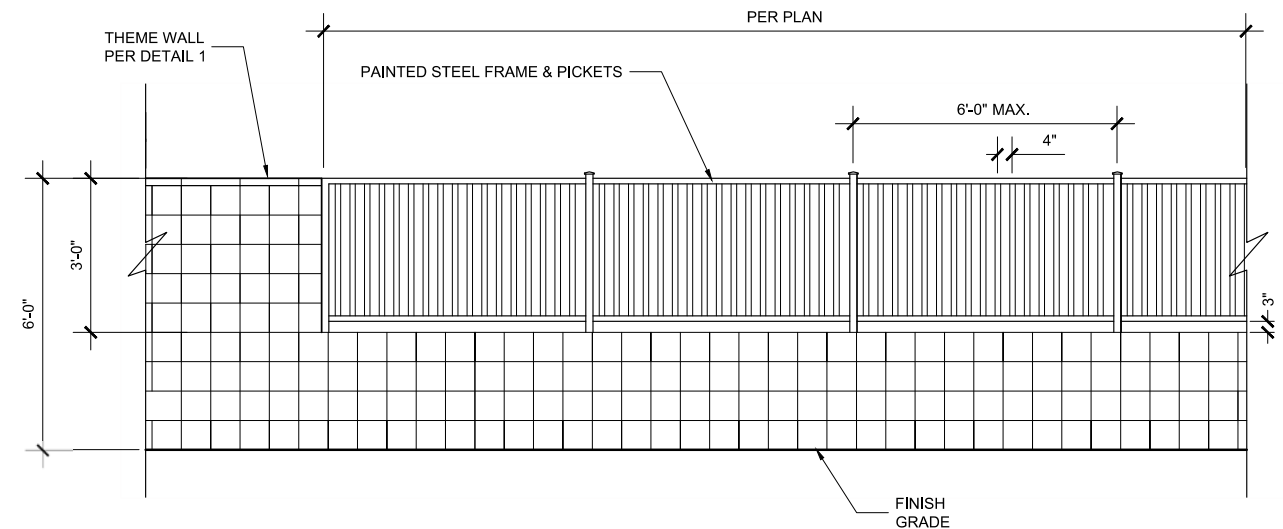
PRELIMINARY LANDSCAPE PLAN



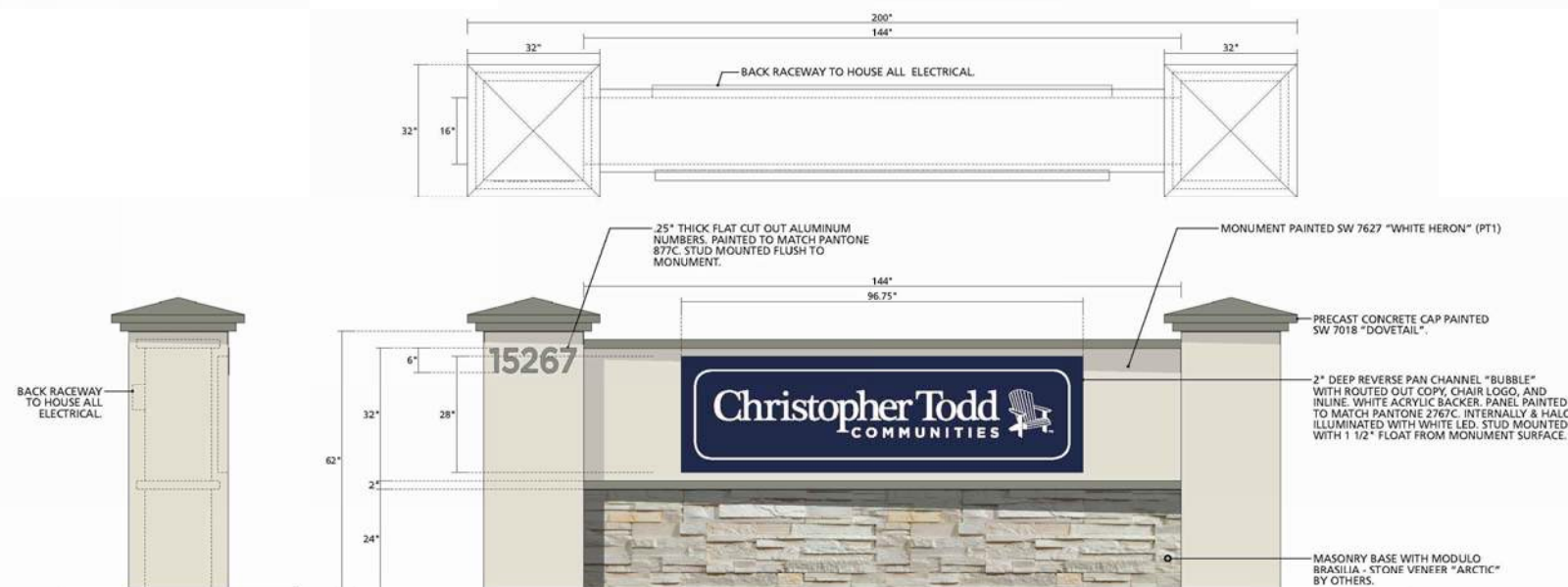
1 ELEVATION: THEME WALL
SCALE: NTS



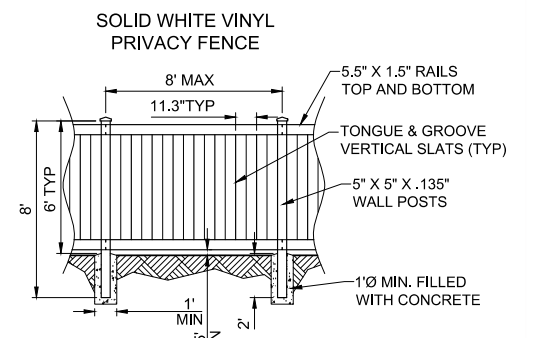
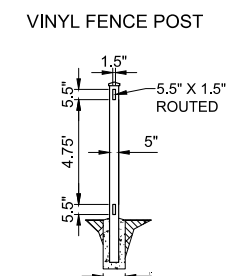
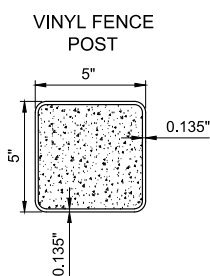
2 ELEVATION: PERIMETER WALL
SCALE: 1/2" = 1'-0"



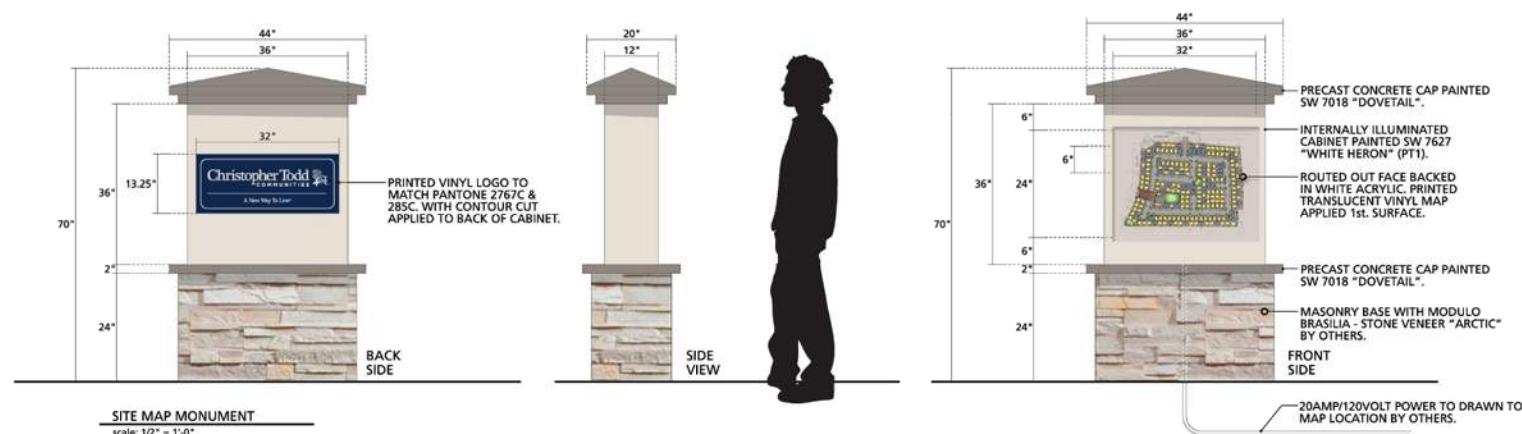
3 ELEVATION: VIEW FENCE
SCALE: 1/2" = 1'-0"



4 ELEVATION: ENTRY MONUMENT
SCALE: NTS

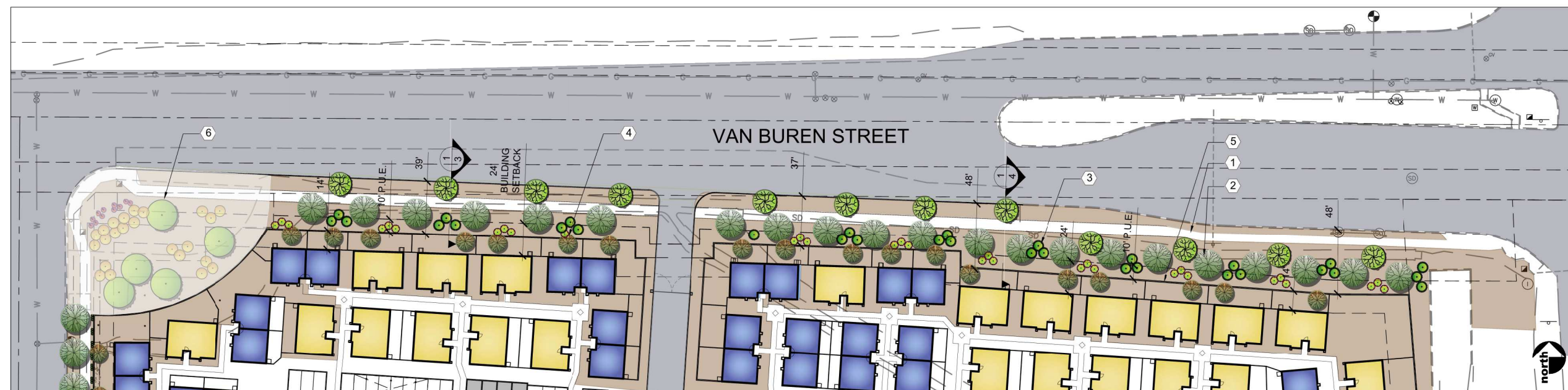
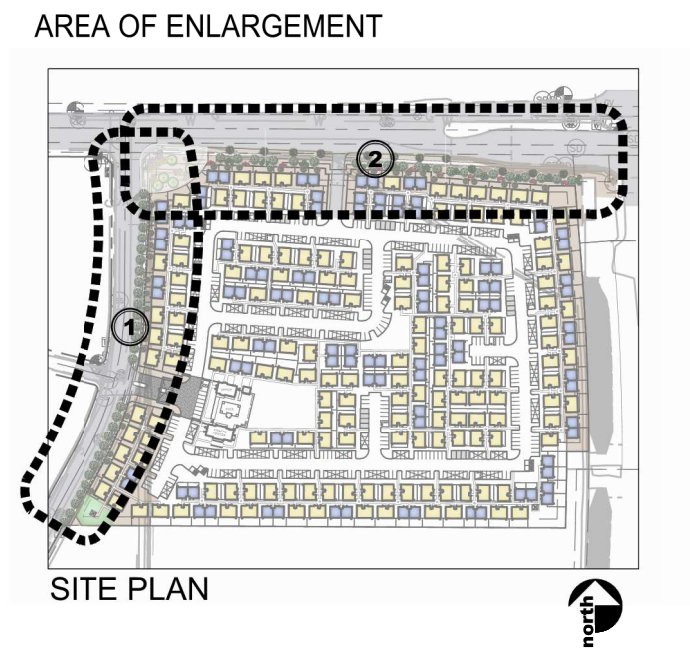
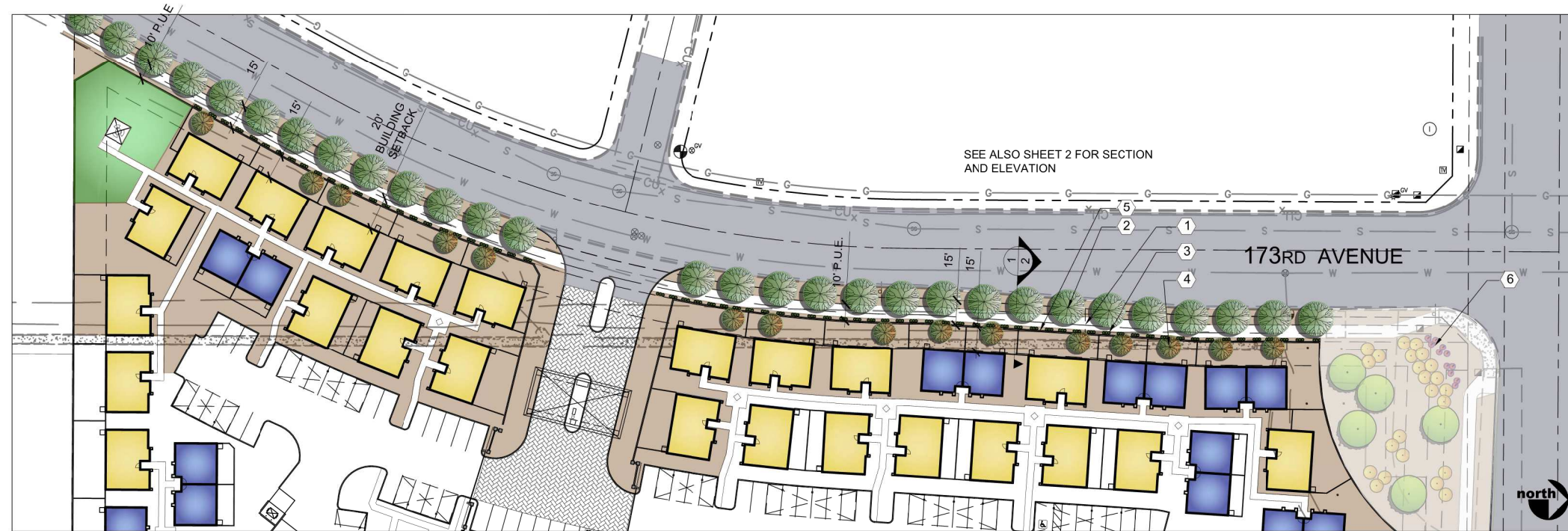


5 VINYL FENCE
SCALE: NTS



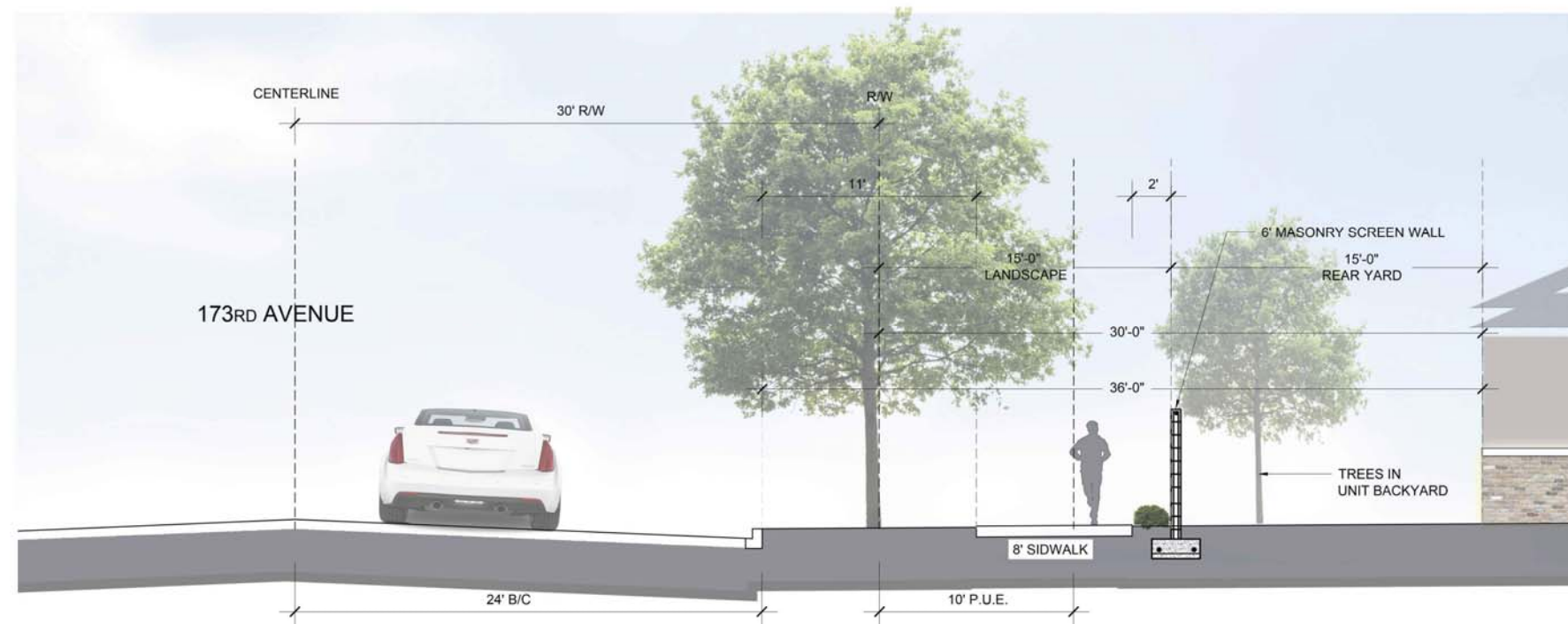
6 ELEVATION: COMMUNITY SITE MAP
SCALE: NTS

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS PRELIMINARY LANDSCAPE ELEVATIONS

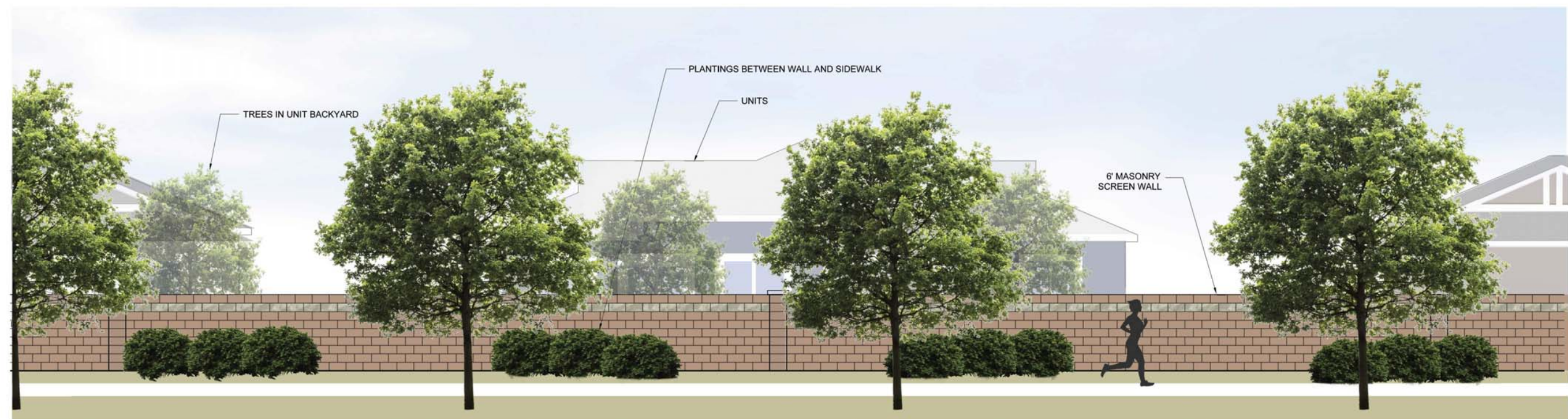


KEY NOTES

1. NEW 8' SIDEWALK
2. NEW SHADE TREES
3. SHRUBS AND GROUND COVER PLANTS
4. TREES IN UNIT BACKYARDS
5. 6' SCREEN WALL
6. EXISTING LANDSCAPE TO REMAIN



1 SECTION : 173 RD AVENUE LANDSCAPE TREATMENT
SCALE: 1/4" = 1'-0"



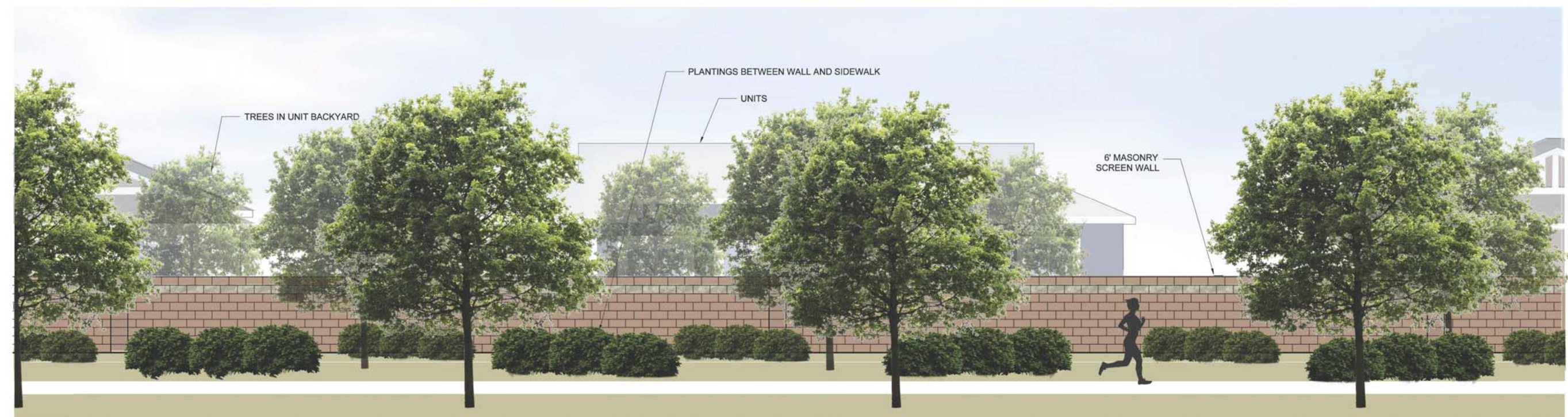
2 ELEVATION : ALONG 173 RD AVENUE
SCALE: 1/4" = 1'-0"

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

SECTION /ELEVATION



1 SECTION : VAN BUREN STREET LANDSCAPE TREATMENT
SCALE: 1/4" = 1'-0"



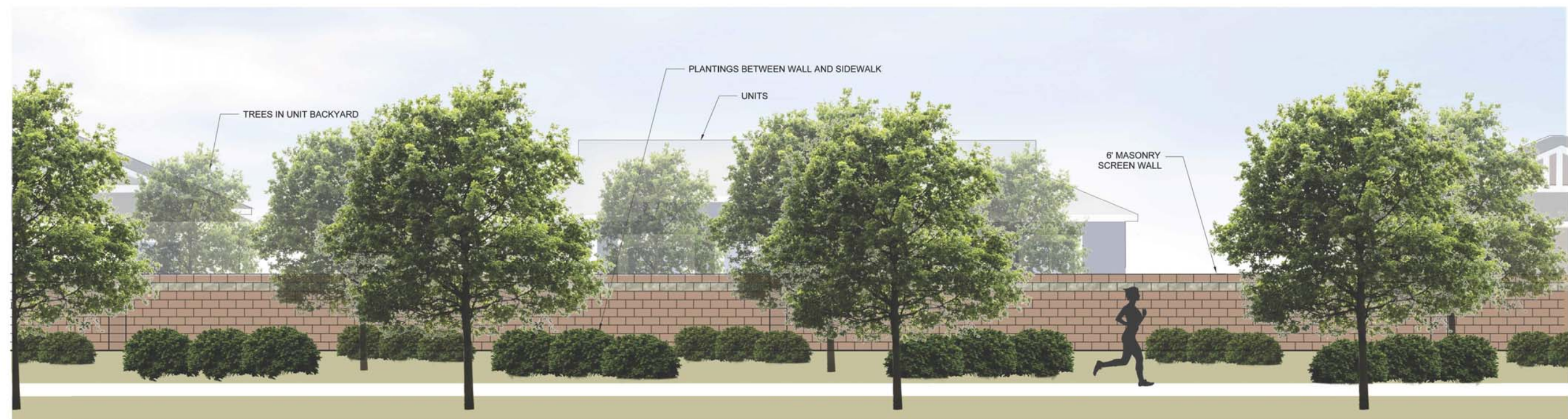
2 ELEVATION : ALONG VAN BUREN STREET
SCALE: 1/4" = 1'-0"

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

SECTION /ELEVATION



1 SECTION : VAN BUREN STREET LANDSCAPE TREATMENT
SCALE: 1/4" = 1'-0"



2 ELEVATION : ALONG VAN BUREN STREET
SCALE: 1/4" = 1'-0"

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

SECTION /ELEVATION

Exhibit H

Christopher Todd Communities at Canyon Trails PAD

Conceptual Elevations

(On following page)



SCHEME 01



SCHEME 02



SCHEME 03

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - FARMHOUSE COLOR SELECTION
PROJECT LOCATION:

SHEET NAME: SCHEMES - COLORS & MATERIALS

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REVISIONS:

INSTALL DATE:

SCALE:

DATE: 12-22-16

DATE:	12-22-10
JOB NUMBER:	2162

JOB NUMBER:	2162
DRAWN BY:	CAC

PM:	000
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AE:	000
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SHEET:

SHEET SIZE: 24 X 36