

BELLISIMA

PLANNED UNIT DEVELOPMENT Z-36-12-2

DEVELOPMENT NARRATIVE Southwest Corner | 56th Street and Dixileta Drive

Pre-Application 12-48: June 2012

First Submittal: September 20, 2012

Second Submittal: December 19, 2012

Third Submittal: January 30, 2013

Hearing Draft Submittal: March 05, 2013

Final City Council Approval: May 01, 2013

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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BELLISIMA

PLANNED UNIT DEVELOPMENT

LAND USE AND DEVELOPMENT STANDARDS

Table of Contents

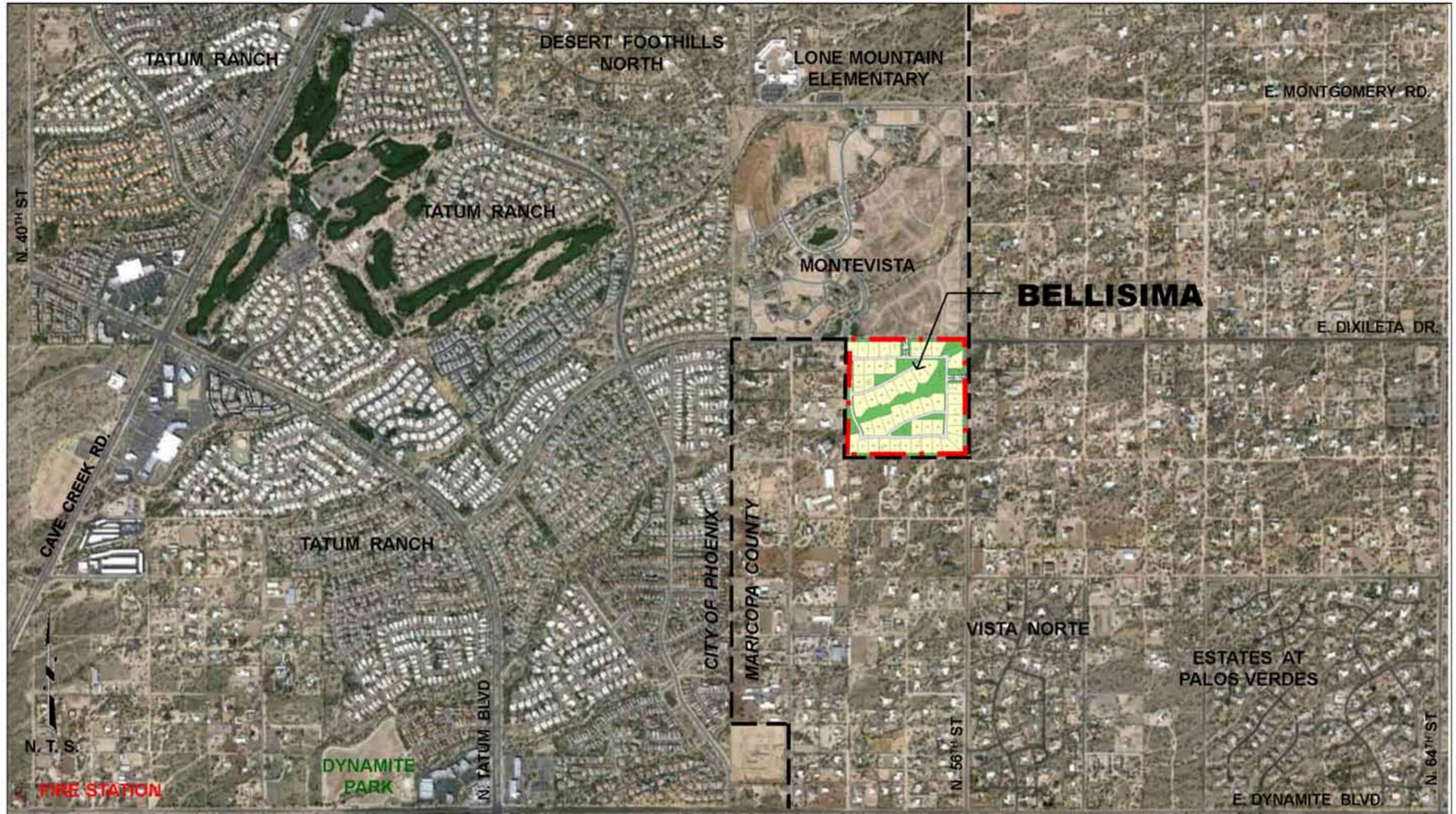
Title / Cover Page	1
Principals and Development Team	2
Table of Contents	3
Exhibits and Tables	5
A. Purpose and Intent	7
A.1 Project Overview.....	7
A.2 Project Goals	7
A.3 Overall Design Concept	7
A.3.a Use Categories.....	7
A.3.b Theme.....	7
B. Land Use Plan	8
C. Site Conditions and Location	12
C.1 Acreage.....	12
C.2 Location in Relation to Major Intersections or Areas of Regional Significance	12
C.3 Topography and Natural Features	12
D. General Plan Conformance	12
E. Zoning and Land Use Compatibility	15
E.1 Existing Zoning on and Adjacent To The Site	16
E.2 Existing Land Uses and Character on and Adjacent to the Site	16
E.3 Compatibility.....	16
F. List of Uses	19
F.1 Permitted Uses	19
F.2 Additional Use Regulations.....	20
G. Development Standards	23
G.1 Lot Development Regulations	24
G.2 Accessory Structures Site Development Regulations	25
G.3 Landscape Standards.....	25
G.4 Off-Street Parking Standards	34
G.5 Amenities	34
G.6 Shade.....	35

G.7 Lighting.....	35
G.8 Walls Fences	37
H. Design Guidelines	40
H.1 Building Design	40
I. Signs	45
I.1 Design of Permanent Signs.....	45
I.2 Placement of Signs	45
I.3 Ground Sign Subdivision Entry Sign	45
J. Sustainability Guidelines.....	47
K. Infrastructure.....	51
K.1 Circulation Systems	51
K.2 Grading and Drainage.....	51
K.3 Water and Wastewater Services.....	52
L. Phasing	52
Appendices.....	53
Appendix A: PUD Area Legal Description	54
Appendix B: PUD Site Context Exhibit	57

Exhibits and Tables

Regional Context Exhibit.....6
Bellisima Conceptual Site Plan Exhibit.....9
General Plan Exhibit14
Table E.101: Existing Land Use Summary – Bellisima15
Bellisima Zoning Exhibit | Existing.....17
Bellisima Zoning Exhibit | Proposed18
Table F.101: Land Use Regulations – Bellisima19
Table G.101: Development Standards | Density, Setbacks, Building Height, Lot Coverage, and
Open Space – Bellisima24
Table G.301: Landscape Standards – Bellisima26
Table G.302: Landscape Palette – Bellisima29
Bellisima | Conceptual Landscape Plan Exhibit32
Bellisima | Conceptual Streetscape / Open Space Exhibit.....33
Table G.501: Open Space Amenities – Bellisima34
Bellisima | Conceptual Trails Plan Exhibit36
Bellisima | Conceptual Wall Plan Exhibit39
Bellisima | Conceptual Building Elevations Exhibit43
Conceptual Entry Monument | Ground Sign Exhibit.....46
Bellisima | Typical Street Cross-Sections Exhibit50

BELLISIMA | REGIONAL CONTEXT EXHIBIT



Map Source: Google Maps 2012

A. PURPOSE AND INTENT

A.1 PROJECT OVERVIEW:

Iplan Consulting, on behalf of Meritage/Monterey Homes is pleased to present a proposal for an approximate 40.24-acre property generally located at the southwest corner of East Dixileta Drive and North 56th Street. The vacant property was recently annexed into the City of Phoenix jurisdictional boundaries (Annexation No. 451; Ordinance No. S-39363), and can be further identified as Maricopa County Assessor Parcel Nos.: 211-42-018B, 211-42-018C, and 211-42-019.

More specifically, this Development Narrative complements a request to rezone the property from S-1 (Ranch or Farm Residence District) to PUD (Planned Unit Development) for the development of a gated, single family residential subdivision providing for a maximum of 50-lots.

A.2 PROJECT GOALS:

The primary goals of the PUD are to:

- Preserve the rural character and equestrian lifestyle of neighboring properties.
- Maintain a primary wash and majority of natural vegetation to conserve and minimize disruption to the natural ecosystem of the area.
- Create flexible, quality driven development standards and design guidelines.

The intent of the PUD is to ensure compatibility with surrounding properties through transformation of the Phoenix Zoning Ordinance standard provisions into a tool that facilitates high quality, context specific development, while also addressing goals specific to the City of Phoenix General Plan, Peripheral Areas C & D Plan, and the North Land Use Plan.

A.3 OVERALL DESIGN CONCEPT:

A.3.a USE CATEGORIES.

Bellissima proposes a single family residential use.

A.3.b THEME.

The overall design concept for Bellissima centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique Sonoran desert vegetation along with preservation of the primary wash traversing the site, from the northeast to the southwest, is paramount to the neighborhood design. Careful implementation of the lot development standards and architectural character will ensure that the rural character of the area is maintained, while also preserving views of the surrounding desert and mountains for the neighboring properties. Sustainability of the

proposed neighborhood will be achieved through minimum street widths to reduce runoff and heat gain, reduced lighting standards to exceed the Dark Sky lighting provisions, and the integration of award winning green residential building techniques to greatly conserve valuable energy resources.

This overall design concept will provide for a high quality living environment that respects the natural features of the site while also providing for compatible community form.

B. LAND USE PLAN

An integral part of the PUD requests is the Conceptual Site Plan that demonstrates how the request will be implemented and if the requested development regulations are warranted. The proposed Site Plan for Bellisima illustrates a concerted effort by the development team to integrate the unique and sensitive character of the Sonoran desert to help maintain a stable regional environment. Integration of the desert environment is to be accommodated through preservation of the primary natural wash corridor, which will adequately accommodate the drainage needs, sustain habitat for native flora and fauna, and ultimately enhance the passive open space system. Further integration and protection of the desert environment will be provided for through maintenance and in some cases, salvaging existing cacti and trees.

Providing appropriate and compatible lots sizes, the current land plan illustrates 48-lots with a minimum lot area of 16,000 square feet (sq. ft.), resulting in a gross project density of 1.19 dwelling units per acre (DU/AC). A maximum of 50-lots (1.24 DU/AC) is however requested to preserve the flexibility needed as the project progresses through the final design phase. Lot locations and orientation, combined with the proposed open space areas and vehicular circulation patterns are carefully designed to respect the natural features of the site.

Sustainable and environmentally sensitive landscape design will be implemented utilizing existing mature landscape materials to remain in place, or for salvage and re-vegetation where feasible to create a distinctive aesthetic that is unique to the Bellisima PUD and sensitive to the surrounding community. Unique site amenity programming includes a variety of active and passive recreational opportunities to accommodate residents of different age groups.

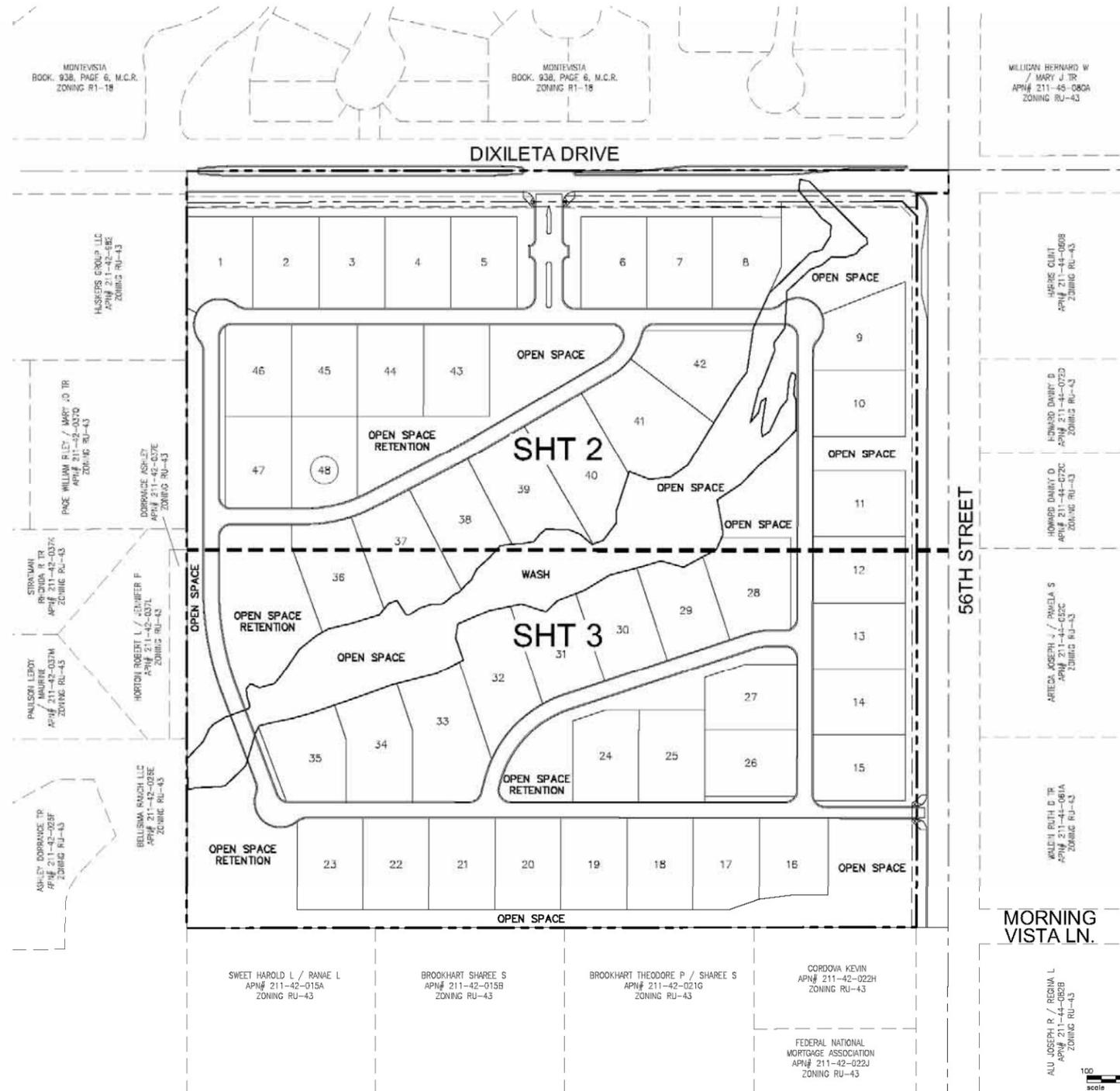
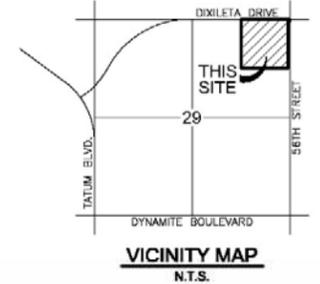
Gated vehicular access to the project will incorporate landscaped entry monumentation features and indigenous landscape materials. A twenty-foot wide landscape tract is proposed adjacent to North 56th Street whereas a 25-foot wide landscape tract is proposed along East Dixileta Drive, which tracts will also contain generous amounts of indigenous landscape materials. The Dixileta Drive access point will also serve to provide for the primary community identification area.

The interior, local level streets have been designed with minimum acceptable paving width to reduce runoff and minimize heat gain. Where practical, streets will relate to existing topography to produce desirable lots of maximum utility and streets of reasonable gradient to facilitate adequate drainage.

BELLISIMA – CONCEPTUAL SITE PLAN EXHIBIT | 1 OF 3

CONCEPTUAL SITE PLAN FOR BELLISIMA

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA.



PROJECT DESCRIPTION

"BELLISIMA" IS A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 48 LOTS. PROPOSED ZONING FOR THIS SITE IS PLANNED UNIT DEVELOPMENT (PUD).

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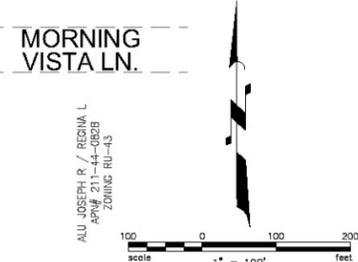
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PROJECT - SITE DATA

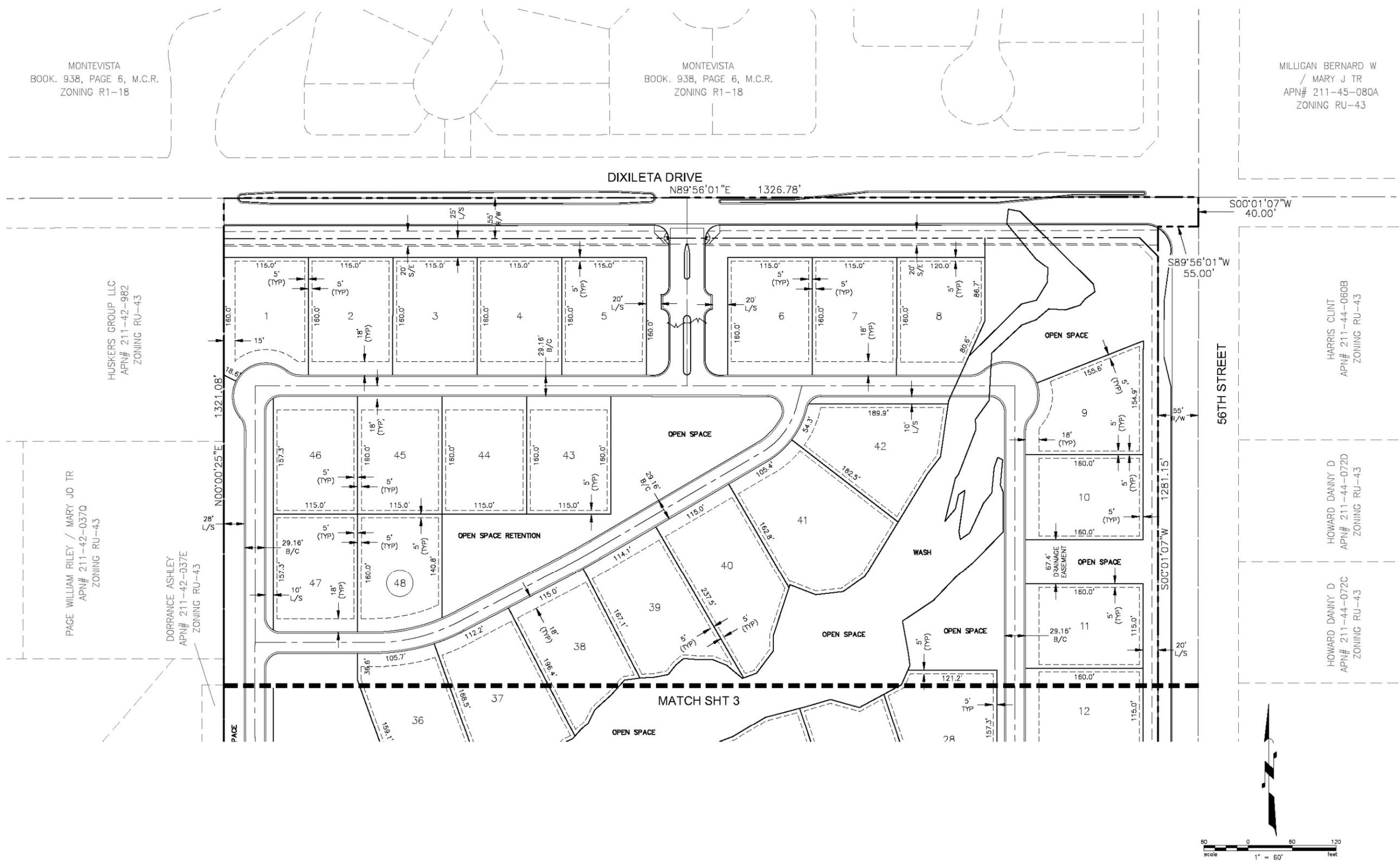
DESCRIPTION	TOTAL
EXISTING ZONING	S-1
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
GENERAL PLAN	LARGE LOT RESIDENTIAL (1.5 DU/AC)
GROSS AREA	40.24 ACRES
NET AREA	36.95 ACRES

LOT DEVELOPMENT STANDARDS (PROPOSED)

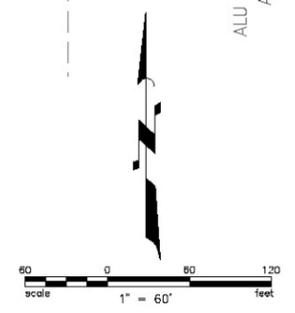
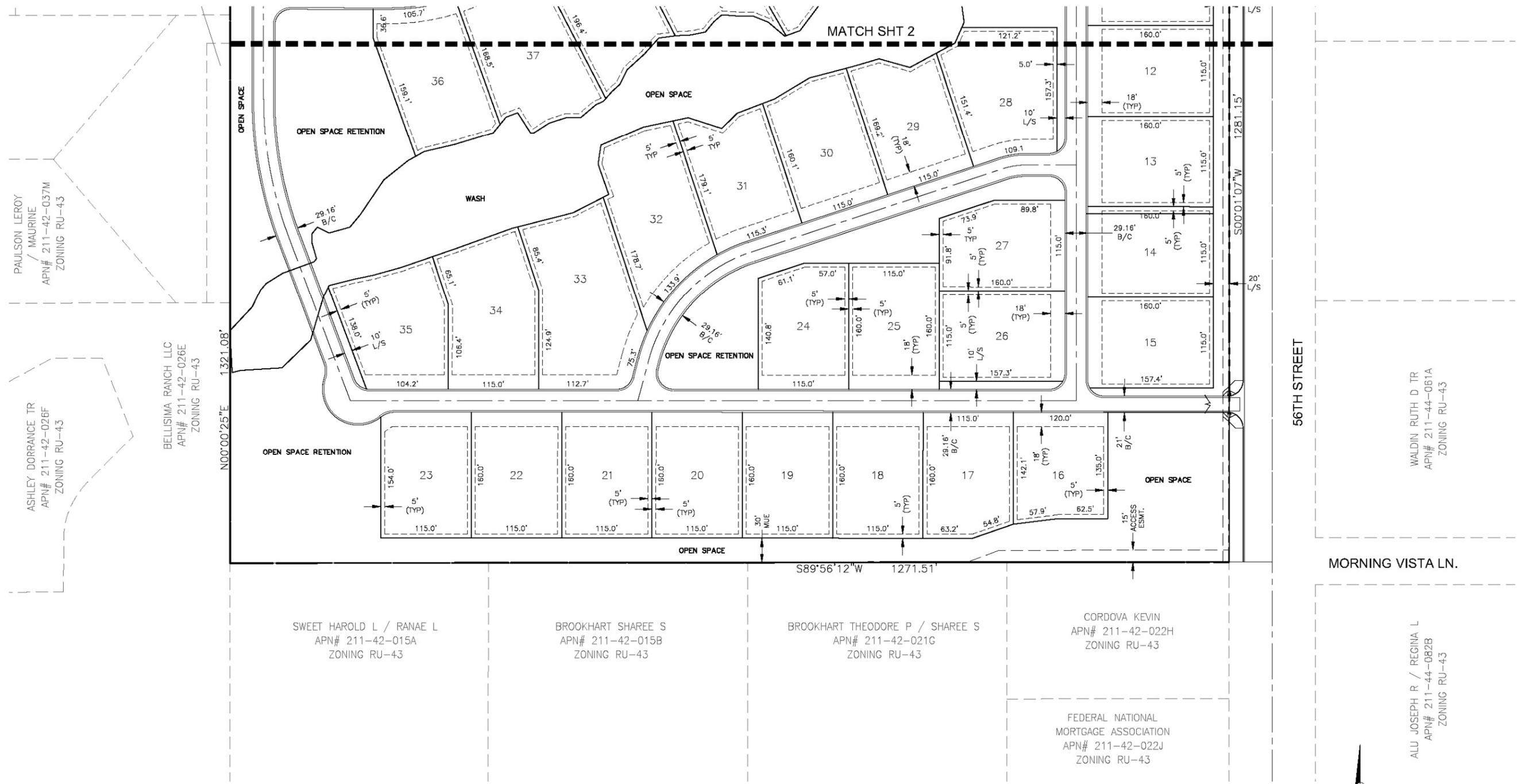
STANDARDS	PLANNED UNIT DEVELOPMENT (PUD)
MAXIMUM NUMBER OF LOTS	50
MINIMUM LOT AREA (SQ. FT.)	16,000
MINIMUM LOT DIMENSIONS WIDTH (FT.) DEPTH (FT.)	80 135
MAXIMUM HEIGHT (FT.) / STORIES	25 AND 1 STORY
SITE PERIMETER SETBACKS (FT.)	20 (STREET) 15 (NON-STREET, EXCEPT LOT 1)
MINIMUM BUILDING SETBACKS (FT.) (INTERIOR SETBACKS) FRONT (SIDE ENTRY GARAGE/ POURCH/LIVABLE AREA) FRONT (FRONT FACING GARAGE) SIDE (MIN. / TOTAL) REAR	13/18 20/25 5/10 5
MAXIMUM LOT COVERAGE (%)	40
MINIMUM OPEN SPACE (% GROSS)	20
MAXIMUM DENSITY (DU/AC) – GROSS (PER GENERAL PLAN LAND USE CLASSIFICATION)	1.5



BELLISIMA – CONCEPTUAL SITE PLAN EXHIBIT | 2 OF 3



BELLISIMA – CONCEPTUAL SITE PLAN EXHIBIT | 3 OF 3



C. SITE CONDITIONS AND LOCATION

C.1 ACREAGE:

The property, generally located at the southwest corner of East Dixileta Drive and North 56th Street, is 40.24 gross acres in size.

C.2 LOCATION IN RELATION TO MAJOR INTERSECTIONS OR AREAS OF REGIONAL SIGNIFICANCE:

The property is situated approximately 6-miles from the SR101L freeway, within one- to four-miles of several major street intersections, and approximately 2-miles from Dynamite and Desert Willow Parks.

C.3 TOPOGRAPHY AND NATURAL FEATURES:

The property slopes down from the northeast to the southwest and presents an approximate grade change of 30-feet. Topography of the property also offers additional grade changes as a result of the primary and secondary washes traversing the site. The primary washes on site were delineated as Section 404 washes by the Army Corp of Engineers. A Nationwide Permit No. 29 was approved to discharge fill material in all of them, excepting the largest one crossing the property diagonally from the northeast corner to the southwest corner of the site, which will preserve its 404 designation. All the secondary washes not receiving 404 designation will be filled during the course of the development.

Existing vegetation of the property is generally consistent with Sonoran desert vegetation commonly found throughout undeveloped areas within the Desert View Village area.

D. GENERAL PLAN CONFORMANCE

The Phoenix General Plan classifies the property as Large Lot residential (0-2 DU/AC); however, numerical designations illustrated on the Land Use Map identify a maximum residential density 1.5 DU/AC for the property and surrounding areas. The bullet point list below summarizes conformance with the overall vision established by the Phoenix General Plan, Peripheral Areas C and D Plan and North Land Use Area Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with policies and goals:

Preserving patterns of existing development and lifestyles in the area by:

- Providing appropriate and compatible lots sizes, residential densities, and buffer areas within the project. A minimum lot size of greater than 16,000 sq. ft., combined with a proposed project density of 1.24 DU/AC, complements the built form scale and character of adjacent large lot neighborhoods. Buffer areas of sufficient widths, combined with incorporation of multi-use trails for use by adjacent neighbors, will provide desired transitional areas to assist in preservation of adjacent rural lifestyles. Further respecting and preserving the rural lifestyles of the immediate area, incorporation of building height limitations, along with exceeding provisions of the

Phoenix Dark Sky lighting regulations, are proposed {*Land Use Element, Goal 12; Neighborhood Element, Goals 1 & 2*}.

Promoting the Desert View Village as an area in which to live, work, and play by:

- Providing diversity of housing opportunities through incorporation of larger lot sizes and corresponding home sizes for the area. The proposed, minimum 16,000 sq. ft. lots are anticipated to accommodate single story dwelling units ranging from approximately 3,900 sq. ft. to 4,800 sq. ft. {*Land Use Element, Goal 9*}.

Retaining and enhancing the unique character of the Desert View Village by:

- Preserving the natural characteristics of the Sonoran desert by protecting the primary wash area, as well as maintaining and salvaging native plant materials to promote preservation areas and to help protect the flora and fauna of the property {*Land Use Element, Goal 12*}.

Designing housing and subdivisions that are attractive, safe, functional, energy-efficient and allow for and promote a health living environment by:

- Incorporating green building techniques into the dwelling units, as well as through “smart weather” irrigation control, incorporation and re-use of existing Sonoran desert landscape elements, and use of solar power elements for landscape and open space lighting controls. Furthermore, Meritage/Monterey Homes is the industry leader in building energy sustainable homes, which are generally up to 80-percent more efficient than a typical single family home {*Housing Element, Goal 1; Environmental Planning Element, Goal 6; Peripheral Areas C & D; Goal 6*}.

Enhancing neighborhood character by:

- Proposing creative and flexible design standards to encourage preservation of the natural environment while also providing a residential building scale that is representative of the area’s character {*Neighborhood Element, Goal 4*}.

Preserving the natural environment by:

- Providing site and building design features that respond to the desert climate and promote natural resource conservation through use of green building techniques; preservation of the primary wash; and, protecting natural vegetation of the upper Sonoran desert {*Environmental Planning Element, Goal 1; Peripheral Areas C & D; Goal 2*}.

GENERAL PLAN EXHIBIT

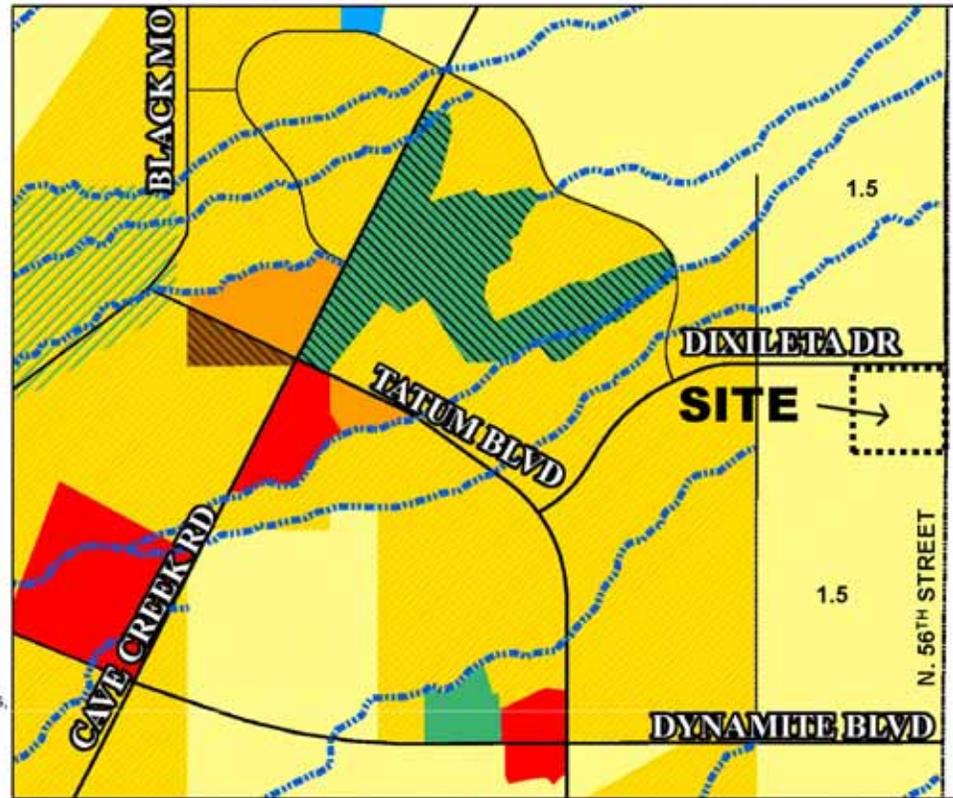


Desert View Village

Legend

General Plan Categories

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher Density attached townhouses, condos, or apartments
- 15 + du/acre - Higher density attached townhouses, condos,
- Commercial
- Floodplain
- Public/Quasi-Public
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du / acre or color shown in stripe
- Mixed Use (Striped)
Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/residential, or industrial/residential specific density, etc.
- Transportation
- Village Limits



- * Primary Core
- * Secondary Core
- R Resort (See NOTES #4)
- 10 Density Cap
- Major Streets
- Collector Streets
- Canal, Watercourse, Wash



Map Source: City of Phoenix Web Site, 2012

- Utilizing the minimum acceptable pavement width and the proposed deletion of sidewalks adjacent to internal local level streets to not only reduce runoff and heat gain, but to also reduce the amount of energy necessary for producing and delivering paving materials {*Environmental Planning Element, Goal 1*}. Pavement width will maintain a minimum dimension of 29.16-feet, including curbs, for consistency with minimum acceptable City standards for private access ways; however, pedestrian access in these areas will utilize the local streets. Deletion of sidewalks adjacent to the interior streets is subject to affirmative action on a technical appeal request to occur during the Site Plan process for the project.

Ensuring appropriate flood control measures, while also preserving wildlife corridors and significant desert ecology by:

- Preserving the unimpeded flow of the primary, site traversing wash and integrating this natural feature as the primary focal point of the project {*Natural Resource Conservation and Energy Element, Goal 1*}.

E. ZONING AND LAND USE COMPATIBILITY

General Plan Land Use classifications, along with the existing zoning designations and uses for the adjacent parcels, are listed below in Table E.101: Existing Land Use Summary – Bellisima:

TABLE E.101: EXISTING LAND USE SUMMARY – BELLISIMA:			
DIRECTION	GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	1.5 DU/AC	S-1	Vacant
<i>North</i>	1.5 DU/AC	R1-18	Single Family Residential / Vacant
<i>South</i>	1.5 DU/AC	Rural-43 (Maricopa County)	Single Family Residential / Equestrian
<i>East</i>	Rural Neighborhoods (City of Scottsdale)	Rural-43 (Maricopa County)	Single Family Residential
<i>West</i>	1.5 DU/AC	Rural-43 (Maricopa County)	Single Family Residential / Outdoor Storage / Retail

E.1 EXISTING ZONING ON AND ADJACENT TO THE SITE:

The property was annexed into the jurisdictional boundaries of the City of Phoenix in 2012 (Annexation No. 451; Ordinance No. S-39363) and was concurrently zoned S-1 (Ranch or Farm Residence District). The property is situated at the eastern edge of the City of Phoenix Planning Area boundaries, as the City of Scottsdale Planning Area Boundary encompasses the properties located across 56th Street to the east. The property to the north, across East Dixileta Drive, is zoned City of Phoenix R1-18, and the properties east of North 56th Street are zoned Maricopa County Rural-43. The remaining properties contiguous to the south and west project boundaries are also zoned Maricopa County Rural-43.

E.2 EXISTING LAND USES AND CHARACTER ON AND ADJACENT TO THE SITE:

The undeveloped property consists of indigenous vegetation and natural wash features, while a large portion of the property is located within the AO Flood Zone. Historical use of the property, according to survey of historic aerial photos and communications with neighboring residents, has been to provide for alternative vehicular access routes to some of the contiguous properties as well as for equestrian and recreational uses.

Surrounding uses accurately reflect the rural residential character dominant of the area, and include a retail plant nursery, single family residences, private school, vacant properties, and equestrian riding and boarding stables.

E.3 COMPATIBILITY:

The property, positioned within the Desert View Village and North Land Use Study area, is located in an area characterized as upper Sonoran Desert where hydrology varies from undefined sheet flow to more defined washes. The general areas surrounding the property have experienced tremendous growth of primarily residential uses; however, uses immediately adjacent to the property can be characterized largely as single family residential, rural residential and agrarian and as such, Bellisima has been thoughtfully designed to incorporate appropriate building heights and scale, appropriate architectural styles, sufficient buffer areas, and multi-use trails to ensure compatible built form.

BELLISIMA ZONING EXHIBIT | EXISTING



BELLISIMA PUD
EXISTING ZONING EXHIBIT



Map Source: Google Earth, 2012

Revised: May 2013

BELLISIMA ZONING EXHIBIT | PROPOSED



BELLISIMA PUD
PROPOSED ZONING EXHIBIT



Map Source: Google Earth, 2012

Revised: May 2013

F. LIST OF USES

The Phoenix General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for this property, PUD zoning is proposed. This PUD will allow flexibility and creativity in the type of uses allowed while ensuring appropriate site development regulations are implemented to protect surrounding properties from potential impacts of those uses.

F.1 PERMITTED USES:

Table F.101: Land Use Regulations – Bellisima provides a comprehensive list of permitted principal land uses, as well as uses subject to limitations and additional use regulations, or a Use Permit to ensure compatibility within and adjacent to the development. This PUD will allow flexibility and creativity in the type of uses allowed while ensuring appropriate measures are taken to protect surrounding properties from potential impacts of those uses.

Any property owner within the defined limits of the Bellisima PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those uses listed below.

TABLE F.101: LAND USE REGULATIONS – BELLISIMA		
<i>USE CLASSIFICATION</i>	<i>USE REGULATION</i>	<i>ADDITIONAL REGULATIONS</i>
Dependent Care 1 – 6 (Day Care)	L1	See Section F.2.A
Construction Facilities and Storage	L2	
Guesthouse	L1	See Section F.2.B
Home Occupation	U; L1	See Section F.2.C
Model Homes / Subdivision Sales Office	U; L1	See Section F.2.D
Accessory Uses	U; L1	See Section F.2.E
Single Family Residential DU, Detached	P	
Regulations and Limitations: Regulations and limitations for each use listed above are established by letter designations as follows:		
P - Designates permitted principal use.		
U - Designates use that requires a Use Permit from the Zoning Administrator pursuant to Section 307: Zoning Administrator of the Phoenix Zoning Ordinance.		
L1 - Permitted only as a use incidental to the principal use of the property.		
L2 - Permitted only as a use incidental to a construction project and located on the project site.		

F.2 ADDITIONAL USE REGULATIONS:

- A. ***Dependent Care.*** Dependent Care uses for up to six dependents shall comply with the following regulations:
1. ***Employees.*** The employees must reside at the facility unless a nonresident employee is required by the Arizona Department of Health Services.
 2. ***Neighborhood Impacts.*** A Dependent Care use shall not produce noise, odors, vibrations, glare, dust, fumes, or electrical interference above those levels normally expected in the residential neighborhood.
 3. ***Traffic Generation.*** A Dependent Care use shall not generate vehicular or truck traffic in greater volume than that normally expected in the PUD district.
 4. ***Parking.*** Any parking for the Dependent Care use shall be on site and comply with the requirements of Section 702: Off-Street Parking and Loading of the Phoenix Zoning Ordinance.
 5. ***Licensing.*** The Dependent Care use shall comply with applicable licensing requirements.
- B. ***Guesthouse.*** Guesthouse uses shall comply with the following regulations:
1. ***Establishment.*** Guesthouse uses shall not be constructed prior to construction of the primary dwelling unit.
 2. ***Number.*** One Guesthouse use is permitted on a lot or parcel.
 3. ***Location:*** Guesthouse uses shall be located within the building envelope.
 4. ***Additional Standards:***
 - i. Guesthouse uses may be detached, or attached to the principal dwelling by a breezeway or similar device;
 - ii. Guesthouse uses shall use utility service provided to the principal dwelling;
 - iii. Ranges, ovens, and built-in cooking facilities are permitted;
 - iv. The maximum height of a Guesthouse shall be 25-feet and 1-story; and,
 - v. The architectural character and detailing must be consistent with the main residence and should appear to tie into the main residence.

- C. ***Home Occupation.*** Home occupations including, but not limited to architect, lawyer, off-site sales businesses, accountant, real estate agent, telemarketing sales, and psychologist. For purposes of this section, off-site sales means processing orders by mail, facsimile, phone, modem or internet. Home Occupation uses shall comply with the following regulations:
1. *Employees:* No one outside the family residing in the dwelling unit shall be employed in the home occupation.
 2. *Exterior Appearance:* No exterior display, no exterior storage of materials, no sign, and no other exterior indication of the home occupation or variation from the residential character of the principal or accessory building.
 3. *Storage:* On-site storage of hazardous materials including toxic, explosive, noxious, combustible, or flammable materials beyond those normally incidental to residential use is prohibited.
 4. *Neighborhood Impacts.* A Home Occupation use shall not emit odor, dust, gas, noise, vibration, smoke, heat, or glare beyond any boundary of the lot on which the home occupation is conducted.
 5. *Parking.* Any parking incidental to the home occupation shall be provided on the site.
 6. *Equipment.* No mechanical equipment shall be used except that normally used for domestic, hobby, standard office, or household purposes.
 7. *Prohibition of Uses.* A Home Occupation use shall not include, but such exclusion shall not be limited to, the following uses:
 - i. Barbershops and beauty parlors.
 - ii. Commercial stables, veterinary offices.
 - iii. Dog grooming.
 - iv. Massage parlors.
 - v. Restaurants.
 - vi. Veterinary hospitals and commercial kennels.
 8. *Area Limitation.* Not more than twenty-five percent of the total area under roof on the site shall be used for any home occupation.
 9. *Use Permit Requirement.* Home Occupations shall obtain a use permit from the Zoning Administrator in accordance with Section 307 of the Phoenix Zoning Ordinance when:
 - i. Traffic (other than trips by occupants of the household) is generated by the home occupation; or

- ii. The home occupation is conducted in an accessory building; or
- iii. The home occupation is conducted as an outside use; or
- iv. Minor variations to Section F.2.C.4 *Neighborhood Impacts* above are required to conduct the home occupation; or
- v. An applicant desires an official approval of a home occupation.

D. ***Model Homes / Subdivision Sales Offices.*** Model Homes / Subdivision Sales Offices, when located within model homes are subject to approval of the Planning and Development Department's representative to the Site Planning Division, and subject to the following regulations:

1. *Location.* The Model Home(s) and/or Subdivision Sales Office(s) shall be located within the Bellisima PUD subdivision, or portion thereof, which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.
2. *Timing.* The Bellisima PUD subdivision shall be allowed to build model homes prior to recordation of the final subdivision plat, subject the following regulations:
 - i. Proposed lots for model homes shall be in conformance with lot lines as shown on the approved preliminary plat;
 - ii. Such final plat need not have the required approvals for purposes of obtaining permits for model homes.
3. *Duration.* Subdivision Sales Offices and/or Model Homes shall be permitted for a period not to exceed 36-months from the date of approval for the Sales Offices and/or Model Homes. The Zoning Administrator may grant a use permit to extend the time limit allowed in Section 608.E.4.b of the Phoenix Zoning Ordinance, for an additional 36-month time period.
4. *Termination.* The Sales Office use shall be terminated, all Model Homes converted to residential occupancy standards, all exterior improvements unique to the Model Home complex removed, all signage removed and a final inspection completed on all model complex units prior to residential occupancy of the sales office unit.
5. *Temporary Structures.* Subdivision Sales Offices in buildings other than Model Homes may be permitted subject to the following standards - to be reviewed and approved by the Planning and Development Department:
 - i. One trailer per subdivision; and
 - ii. Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);

6. *Parking.* The Model Home complex and/or Subdivision Sales Office parking area shall be constructed of concrete, masonry, asphalt, compacted decomposed granite, or other approved dust free surface. Accessible *parking* shall meet all accessibility requirements, including a paved surface, signage and connection to the model complex by a compliant pathway.

E. *Accessory Uses.* The following Accessory Uses are permitted:

1. Facilities for household pets, the maintenance of which is not otherwise prohibited by statute, regulations, or the City Code of the City of Phoenix and which facilities are in compliance with all applicable ordinances of the City of Phoenix.
2. Garage or yard sales may be conducted twice every 12-months. Any sale shall not exceed the time period of three consecutive days.
3. Materials used in conjunction with a hobby, avocation, or pastime, the use of which does not otherwise conflict with the provisions of this ordinance.
4. Private tennis or outdoor game courts. Tennis or outdoor game court fences over 8-feet high, subject to a Use Permit. Tennis or outdoor game court lights, subject to a Use Permit.
5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:
 - i. Any building or landscaping materials;
 - ii. Any machinery, parts, scrap, or appliances;
 - iii. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises;
 - iv. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

G. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the Bellissima PUD protects not only the adjacent property owners, but also the future property owners within the boundaries of the PUD. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the flora and fauna of the site, as well as the public health, safety and welfare of the citizens of Phoenix and surrounding areas. The standards contained herein pertain to density, setbacks, height, lot coverage and open space. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

G.1 LOT DEVELOPMENT REGULATIONS:

TABLE G.101: DEVELOPMENT STANDARDS DENSITY, SETBACKS, BUILDING HEIGHT, LOT COVERAGE, AND OPEN SPACE – BELLISIMA	
<i>STANDARDS</i>	<i>PUD</i>
Maximum Number of Lots:	50
Minimum Lot Area (sq. ft.):	16,000
Min Lot Dimensions:	
Width (ft.)	60
Depth (ft.)	135
Maximum Height (feet and stories):	25 and 1-story
Minimum Building Setbacks (ft.) (Interior Setbacks):	
Front (Side Entry Garage/Porch/Livable Area) ¹	13 / 18
Front (Front Facing Garage) ²	20 / 25
Side (Min. / Total)	5/10
Rear	5
Maximum Lot Coverage (%):	40
Site Perimeter Setbacks (ft.):	
Street	20
Non-street	15
Minimum Open Space (% - gross):	20
Maximum Density (du/ac) – Gross (per General Plan land use classification):	1.5
Regulations and Limitations:	
¹ Front yard setback shall be 13-feet from back of sidewalk, or where no sidewalk exists, the front yard setback shall be 18-feet from back of curb.	
² Front yard setback (front facing garage) shall be 20-feet from back of sidewalk, or where no sidewalk exists, the front yard setback shall be 25-feet from back of curb.	

G.2 ACCESSORY STRUCTURES | SITE DEVELOPMENT REGULATIONS:

In addition to the use regulations set forth in Section F.2.E: Accessory Uses of the Bellisima PUD, the following site development regulations shall apply:

A. *Location.*

1. Accessory structures shall be located within the building envelope; and
2. Swimming pools shall be set back a minimum of 3-feet from the lot property line to the water's edge.

B. *Maximum Height.* The maximum height shall be 25-feet and one-story.

G.3 LANDSCAPE STANDARDS:

Responding to concepts and policies outlined in the Peripheral Areas C and D Plan and the North Land Use Area Plan, the purpose of the Landscape Standards section is to outline the baseline requirements for landscape improvements and establish a common landscape theme for the project as a whole. The intent is to provide a naturalistic appearance native to the Sonoran Desert with a distinctive aesthetic that is unique to the Bellisima PUD and sensitive to the surrounding community.

Responsible design focuses on understanding the regional climatic and resource conditions. As part of the development of this project, an important goal is to create a sustainable and environmentally sensitive landscape design. With the implementation of this goal, this PUD shall reduce the amount of impact on valuable resources and utilizing existing mature landscape materials to remain in place, or for salvage and re-vegetation where feasible. New plant materials selected shall promote conservation of water and be classified as drought tolerant species.

Although it is intended that portions of the site will be de-vegetated and graded, a native plant inventory identifies vegetation to remain in place, or salvaged and relocated within the project. Extensive re-vegetation is desired throughout the property, including individual lots, at the project entrances, along the arterial street right-of-ways, along the primary wash, and within open space pockets throughout. It is envisioned that these areas will feature micro-habitats for the existing variety of wildlife.

Table G.301: Landscape Standards – Bellisima sets forth the standards for landscape setbacks, arterial and common area landscaping quantities, multi-use easement standards, wash areas, plant sizes, and grading slopes. Letter designations in the *Additional Regulations* column refer to regulations that follow the Landscape Standards - Bellisima table.

TABLE G.301: LANDSCAPE STANDARDS – BELLISIMA		
<i>STANDARDS</i>	<i>PUD</i>	<i>ADDITIONAL REGULATIONS</i>
<i>STREETSCAPE</i>		
Perimeter Streetscape Setback (feet - minimum):		
Dixileta Drive	25	
56 th Street	20	
Plant Quantities (Min.):		
Trees / lineal foot	1 / 25	
Shrubs	3 per tree	
<i>INTERIOR PERIMETER – SOUTH SIDE</i>		
Multi-Use Easement (feet - minimum):	30	
Plant Quantities (Min.):		
Multi-Use Trail (un-demarcated)	--	
Trees/ lineal foot	1 / 30	
Shrubs	3 per tree	
<i>INTERIOR PERIMETER – WEST SIDE</i>		
Perimeter Setback (feet - minimum):	15 (Except Lot 1)	
Plant Quantities (Min.):		
Trees/ lineal foot	1 / 30	
Shrubs	3 per tree	
<i>PRIMARY WASH</i>		
To remain undisturbed	--	See Section G.3.C
<i>COMMON AREAS</i>		
Common Area Landscape Plant Quantities (min):		
Trees / Shrubs / Vegetative Groundcovers (percent coverage)	50	

TABLE G.301: LANDSCAPE STANDARDS – BELLISIMA		
<i>STANDARDS</i>	<i>PUD</i>	<i>ADDITIONAL REGULATIONS</i>
<i>ALL LANDSCAPE AREAS EXCEPT PRIMARY WASH</i>		
Plant Sizes:		
Trees (Min. 2-inch caliper)	60% (of required trees)	
Trees (Min. 1-inch caliper)	40% (of required trees)	
Shrubs	5-gallon	
Grading Slopes Ratios (Max.):		
Retention	4:1	
Berms	3:1	

Site landscaping requires varying levels of treatment appropriate to the use and functionality of the area. These areas are defined as Streetscape Landscape; Common Area, Retention Basin, Perimeter Setback, and Multi-Use Easement Landscape; and Primary Wash Corridor:

A. ***Streetscape Landscape.***

Streetscape Landscape assists in establishing the property’s character from public view and from adjacent properties, as well as provides for a sense of edge to demarcate property boundaries, and buffering residential dwelling units from adjacent arterial streets. An appropriate mix of canopy trees, shrubs, accent plants and groundcover materials are provided between street curb and the property line to create an attractive environment while also providing shade for public sidewalks. Undulating landforms are used in conjunction with vegetation to provide visual interest.

B. ***Common Area, Retention Basin, Perimeter Setback, and Multi-Use Easement Landscape.***

Common Area, Retention Basin, Perimeter Setback, and Multi-Use Easement Landscape areas serve as the project’s focal points while providing sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water retention. The intent of the PUD landscape provisions are to encourage development of these spaces to include limited turf areas for recreational purposes; active and passive recreational amenities to foster development of healthy communities and to encourage genuine

interaction between the residents and creates a greater sense of connectedness; multi-use trail corridors to link the neighborhood, establish view corridors, create buffers between neighborhoods; and, to address hydrological needs.

The landscape in these areas shall be designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge. Use of natural and artificial turf is limited to portions of common open space areas internal to the project, while the remainder of the common open space and retention basin groundcover will consist of inorganic materials such as decomposed granite, and fractured granite rip rap or river rock for low water areas.

C. ***Primary Wash Corridor.***

The Primary Wash Corridor, traversing the site from northeast to southwest, serves as the property's primary natural drainage area. Preservation of drainage flows, natural landforms, flora and fauna of the wash area is paramount to maintaining this significant amenity and primary focal point for the PUD project area. Ensuring this amenity is preserved for future homeowners and the community, the following design guidelines shall be considered:

1. The wash corridor, as illustrated on the Bellisima PUD Conceptual Landscape exhibit contained herein, shall be maintained as a permanent, undisturbed open space and incorporated into the site design, except at wash crossings which shall be restored as closely as possible to a natural appearing state, both upstream and down, in accordance with plans approved by the Planning and Development Department.
2. If stabilizing materials are necessary, or walls used to retain one hundred-year flows, the materials should be integrally colored to blend with the natural environment. This applies to all wash crossings improvements, with the exception of street curbs, which may be integrally colored or uncolored.
3. Rip rap or other rock type erosion control should be naturally contoured and re-vegetated. Spaces between rocks are to be provided to accommodate small desert plants and shrubs.

In addition to these landscape categories, general landscape provisions are defined as the following:

D. ***General Landscape Requirements.***

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

1. A Home Owners' Association, or similar, shall be established for the ownership, maintenance, landscaping, improvements and preservation of all

common areas, open space areas, multi-use easements, landscape setbacks, and landscaping within the rights-of-way.

2. Retention basins shall be contoured to create a natural appearance. Slopes shall not exceed a 4:1 ratio. Slope ratios shall not apply to any wash areas to remain in their natural condition.
3. Berms shall be contoured to create a natural appearance. Berm slopes shall not exceed a 3:1 ratio.
4. All trees shall be planted and staked in accordance with the Arizona Nursery Association standards.
5. All landscape areas are to have an automatic irrigation system. Trees, shrubs and groundcover shall be watered by a drip irrigation system and turf areas shall incorporate high efficiency spray heads.
6. Street trees, shrubs, accent plants, and ground covers planted in the right-of-way shall be selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List for the Phoenix Active Management Area.

E. ***Approved Plant Materials.***

Table G.302: Landscape Palette – Bellisima sets forth the desired landscape palette for all landscape setback, common, retention basin, perimeter setback, and multi-use easement landscape areas:

TABLE G.302: LANDSCAPE PALETTE – BELLISIMA	
<i>TREES</i>	
<i>Acacia Anuera</i>	Mulga
<i>Caesalpinia Cacalaco</i>	Cascalote
<i>Caesalpinia Mexicana</i>	Mexican Bird of Paradise
<i>Cercidium Floridum</i>	Blue Palo Verde
<i>Cercidium Microphyllum</i>	Foothill Palo Verde
<i>Chilopsis Linearis</i>	Desert Willow
<i>Olneya Tesota</i>	Ironwood
<i>Pithecellobium Flexicaule</i>	Texas Ebony
<i>Prosopis Velutina</i>	Mesquite
<i>Sophora Secundiflora</i>	Mescal Bean

TABLE G.302: LANDSCAPE PALETTE – BELLISIMA	
SHRUBS	
<i>Acacia Greggii</i>	Cat Claw Acacia
<i>Ambrosia Deltoidea</i>	Triangle Leaf Bursage
<i>Asclepias Subulata</i>	Desert Milkweed
<i>Buddleia Marrubifolia</i>	Woolly Butterfly Bush
<i>Calliandra Species</i>	Fairy Duster
<i>Celtis Pallida</i>	Desert Hackberry
<i>Dalea Species</i>	Dalea
<i>Dodonea Viscosa</i>	Hopbush
<i>Encelia Farinosa</i>	Brittlebush
<i>Ericameria Laricifolia</i>	Turpentine Bush
<i>Eriogonum Fasciculatum</i>	Flattop Buckwheat
<i>Justicia Californica</i>	Chuparosa
<i>Larrea Tridentata</i>	Creosote Bush
<i>Leucophyllum Species</i>	--
<i>Ruellia Peninsularis</i>	Baja Ruellia
<i>Salvia Species</i>	Salvia
<i>Senna Wislizenii</i>	Shrubby Senna
<i>Simmondsia Chinensis</i>	Jojoba
<i>Tecoma Stans</i>	Yellow Bells
<i>Viguiera Deltoidea</i>	Golden Eye
ACCENTS / CACTI	
<i>Agave Species</i>	--
<i>Aloe Species</i>	--
<i>Carnegiea Gigantea</i>	Saguaro
<i>Dasyliirion Wheeleri</i>	Desert Spoon
<i>Echinocereus Fasciculatus</i>	Hedgehog Cactus
<i>Ferocactus Acanthodes</i>	Compass Barrel
<i>Ferocactus Wislizenii</i>	Fishhook Barrel

TABLE G.302: LANDSCAPE PALETTE – BELLISIMA	
<i>Fouquieria Splendens</i>	Ocotillo
<i>Hesperaloe Parviflora</i>	Red Yucca
<i>Opuntia Species</i>	--
<i>Yucca Species</i>	--
GROUNDCOVERS / WILDFLOWERS	
<i>Baccharis Cv. “Centennial”</i>	Centennial Baccharis
<i>Baileya Multiradiata</i>	Desert Marigold
<i>Dalea Greggii</i>	Indigo Bush
<i>Melampodium Leucanthum</i>	Blackfoot Daisy
<i>Oenothera Berlandieri</i>	Mexican Evening Primrose
<i>Penstemon Species</i>	--
<i>Sphaeralcea Ambigua</i>	Globe Mallow
<i>Tagetes Lemonnii</i>	Mount Lemon Marigold
<i>Verbena Species</i>	--

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CONCEPTUAL LANDSCAPE PLAN
BELLISIMA
 PHOENIX, ARIZONA

CONCEPTUAL PLANT PALETTE

- TREES - 15G. / 24" BOX / 36" BOX**
- ACACIA ANURA / MULGA
 - CAESALPINA CACALADO / CASCALOTE
 - CAESALPINA MEXICANA / MEXICAN BRD OF PARADISE
 - CERCIDIUM FLOIDUM / BLUE PALO VERDE
 - CERCIDIUM MICROPHYLLUM / FOOT-HILL PALO VERDE
 - CHLOPSA LINEARIS / DESERT WILLOW
 - OLIVEA TESOTA / BIGNONWOOD
 - PIRECELLORIUM FLEXICALE / TEXAS EBONY
 - PROSORPS VELITINA / MESQUITE
 - SOPHORA SECUNDIFLORA / MISCAL BEAN
- SHRUBS - 5 GAL. MIN.**
- ACACIA GREGGII / CAT CLAW ACACIA
 - AMBROSIA DELTOIDEA / TRIANGLE LEAF BURBAGE
 - ASCLERAS SUBULATA / DESERT MILKWED
 - BUDLEIA MARIBUB-OLA / WOOLLY BUTTERFLY BUSH
 - CALLANDRA SPECIES / FARRY DUSTER
 - DELIS PALIDA / DESERT HACKBERRY
 - DALEA SPECIES / DALEA
 - DODONEA VISCOSA / HOPBUSH
 - ENCIELA FARNOSA / BRITTLEBUSH
 - ERICAMERA LARICIFOLIA / TURPENTINE BUSH
 - EROGONUM FASCICULATUM / FLATTOP BUCKWHEAT
 - JUSTICIA CALIFORNICA / CHURPAROSA
 - LARREA TRIDENATA / CREOSOTE BUSH
 - LEUCOPHYLLUM SPECIES
 - RUELLIA PENINSULARIS / BAJA RUELLIA
 - SALVA SPECIES / SALVA
 - SENNA WISLIZENI / SHRUBBY SENNA
 - SMIMONDESA CHENENSIS / JOJOBA
 - TECOMA STANS / YELLOW BELLS
 - VIOLIERA DELTOIDEA / GOLDEN EYE
- ACCENTS / CACTI - 5 GAL. MIN.**
- AGAVE SPECIES
 - ALOE SPECIES
 - CARNEGIEA GIGANTEA / SAGUARO
 - DASYLIRION WHEELERI / DESERT SPOON
 - ECHINOCEBUS FASCICULATUS / HEDGEHOG CACTUS
 - FEROCACTUS ACANTHODES / COMPASS BARREL
 - FEROCACTUS WISLIZENI / FISH-HOOK BARREL
 - FOULQUIERIA SPENDENS / OCOTELEO
 - HESPERALOE PARVIFLORA / RED YUCCA
 - OPUNTIA SPECIES
 - YUCCA SPECIES
- GROUNDCOVERS - 1 GAL. MIN.**
- BACCHARIS CV. "CENTENIAL" / CENTENIAL BACCHARIS
 - BAILEYA MULTIRADATA / DESERT MARGOLD
 - DALEA GREGGII / INDIGO BUSH
 - MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY
 - CEINOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE
 - FENISTEMON SPECIES
 - SPHAERALCEA AMBIGUA / GLOBE MALLOW
 - SAGITIS LEMONNII / MOUNT LEMON MARGOLD
 - VERBENA SPECIES

DECOMPOSED GRANITE
 COLOR TO MATCH NATIVE D.G. - 2" DEPTH

TURF
 *MEXICAN HYBRID BERMIUDA SOD (OR HYDROSEED VAR. BLACKJACK)

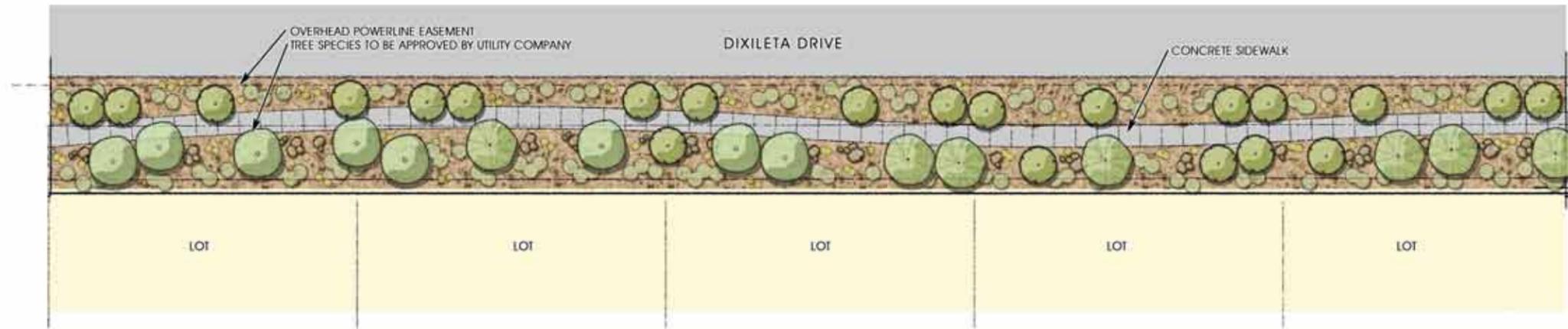
* NOT PERMITTED IN PUBLIC RIGHT OF WAY

PRELIMINARY - NOT FOR CONSTRUCTION



BELLISIMA

PHOENIX, ARIZONA



CONCEPTUAL STREETScape - PLAN VIEW

1" = 20'-0"



CONCEPTUAL AMENITY AREA - PLAN VIEW

1" = 20'-0"

CONCEPTUAL PLANT PALETTE

- TREES - 15G. / 24" BOX / 36" BOX**
- ACACIA ANKERA / MULGA
 - CAESALPINA CACALACO / CASCALOTE
 - CAESALPINA MEXICANA / MEXICAN BIRD OF PARADISE
 - CERCIDILUM FLORIDUM / BLUE PALM VERDE
 - CERCIDILUM MICROPHYLLUM / FOOTHILL PALM VERDE
 - CHILIPSI LINEARIS / DESERT WILLOW
 - CUNEYA TESOTA / IRONWOOD
 - FRAXINELLOBIUM FLEXICALE / TEXAS EBONY
 - PROSOPIS VELUTINA / MESQUITE
 - SOPHORA SECLANDIFLORA / MISCAL BEAN
- SHRUBS - 5 GAL. MIN.**
- ACACIA GREGGII / CAT CLAW ACACIA
 - AMBROSIA DELTOIDEA / TRIANGLE LEAF BERSAGE
 - ASCLEPAS SUBULATA / DESERT MILKWEED
 - BUDLEIA MARRUBIFOLIA / WOOLLY BUTTERFLY BUSH
 - CALLYNDRIA SPECIES / FAIRY DUSTER
 - CELTIS PALMATA / DESERT HACKBERRY
 - DALEA SPECIES / DALEA
 - DODONAEA VISCOSEA / HOPBUSH
 - ENCLELIA FARINOSA / BRITTLERUSH
 - ERICACERA LANCEIFOLIA / TURPENTINE BUSH
 - ERIOGONUM FASCICULATUM / FLATTOP BUCKWHEAT
 - JUSTICIA CALIFORNICA / CHUPAROSA
 - LARREA TRIDENTATA / CREOSOTE BUSH
 - LEUCOPHYLLUM SPECIES
 - RUELLIA PENINSULARIS / BAJA RUELLIA
 - SALVIA SPECIES / SALVIA
 - SEMPERVIVENS SPECIES / SHRUBBY SENNA
 - SIMONDISIA CHINENSIS / JOJOBA
 - TECOMA STANS / YELLOW BELLS
 - YUCCA DELTOIDEA / GOLDEN EYE

ACCENTS / CACTI - 5 GAL. MIN.

- AGAVE SPECIES
- ALOE SPECIES
- CARYOTECA GRANATA / SAGUARO
- DASYLIRION WHEELERI / DESERT SPOON
- ECHINOCEBUS FASCICULATUS / HEDGEHOG CACTUS
- FEROCACTUS ACANTHODES / COMPASS BARREL
- FEROCACTUS WILZENI / FISHHOOK BARREL
- FOUQUIERIA SPLENDENS / OCOTILLO
- HEPSPERIDE PANIFLORA / RED YUCCA
- OPUNTA SPECIES
- YUCCA SPECIES

GROUNDCOVERS - 1 GAL. MIN.

- BACCHARIS CV. "CENTENNIAL" / CENTENNIAL BACCHARIS
- BAILEYA MULTIRADIATA / DESERT MARGOLD
- DALEA GREGGII / INKEDO BUSH
- MELAMPYRUM LEUCANTHEMUM / BLACKFOOT DANDY
- OMOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE
- PENSTEMON SPECIES
- SPHAERALCEA AMBIGUA / GLOBE MALLOW
- TARGETS LEMONNI / MOUNT LEMON MARGOLD
- VERBENA SPECIES

DECOMPOSED GRANITE

COLOR TO MATCH NATIVE D.G. - 2" DEPTH

TURF

*MEXICAN HYBRID BERBERIS 300 (OR HYDRANGEA VAR. BLACKJACK)

*NOT PERMITTED IN PUBLIC RIGHT OF WAY

LANDSCAPE STANDARDS - PER C.O.P. REQUIREMENTS

- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. 8'-8" CANOPY CLEARANCE.
- REQUIRED TREES SHALL CONSIST OF THE FOLLOWING SIZES: 60% TREES WITH 2" MIN. CALIPER AND 40% WITH 1" CALIPER IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS.
- DROUGHT TOLERANT TREES SHALL AVERAGE 20' CN CENTER ADJACENT TO THE PERIMETER OF THE SITE WITH 5 SHRUBS PER TREE.
- DECOMPOSED GRANITE SHALL BE INSTALLED A MIN. OF 2" THICK IN ALL DISTURBED LANDSCAPE AREAS. DECOMPOSED GRANITE SIZE WILL BE 1/4" TO 3/4" UNLESS OTHERWISE APPROVED.
- BOULDERS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY (PER COP STREETS DEPT.)
- TURF AND HIGH WATER USE PLANTS ARE LIMITED TO 50% OF THE LANDSCAPE AREA OR 10% OF THE TOTAL LOT AREA.
- 50% LIVE COVERAGE IN ALL LANDSCAPE AND RETENTION AREAS INCLUDES TREES, SHRUBS AND GROUNDCOVER. LANDSCAPE TREATMENT MUST BE USED FOR THE ENTIRE SITE EXCLUSIVE OF BUILDINGS AND PAVEMENT FOR VEHICULAR USE.



PRELIMINARY - NOT FOR CONSTRUCTION



G.4 OFF-STREET PARKING STANDARDS:

Parking regulations shall comply with provisions set forth in Section 702: Off-Street Parking and Loading of the Phoenix Zoning Ordinance.

G.5 AMENITIES:

Unique features of the property concerning the existing floodplain and associated primary wash presents many opportunities to enhance the project open space amenities to serve both active and passive recreational opportunities.

Site amenity programming includes a variety of recreational opportunities for the residents. In addition to providing a multi-use trail along the south project boundary, amenities will cater to adults and children alike and consist of nature/interpretive trails, shade Ramada and arbors, picnic tables, a covered nature-themed play structure, synthetic putting green, and climbing play boulders.

The following Table G.501: Open Space Amenities – Bellisima provides a breakdown of the common open space amenity types and minimum quantities:

TABLE G.501: OPEN SPACE AMENITIES – BELLISIMA	
AMENITY TYPE TOT LOT AMENITY AREA	QUANTITY
Shade Ramada	1
Picnic Table	2
Play Structure / Tot Lot	1
Climbing Boulder	3
Benches	4
Synthetic Putting Green	1
BBQ Grill	2
Trash Receptacle	2
Trail (stabilized)	1
AMENITY TYPE INTERPRETATIVE TRAIL AREA	QUANTITY
Shade Ramada	1
Picnic Table	2
Nature/Interpretive Trail	1

TABLE G.501: OPEN SPACE AMENITIES – BELLISIMA	
Benches	2
Plant/Wildlife Identification Plaques/Tags (at ramada and/or along the trail)	--
AMENITY TYPE MULTI-USE EASEMENT	QUANTITY
Multi-Use Trail (private, un-demarcated)	1

G.6 SHADE:

Promoting human comfort for the PUD area and maximizing protection from the sun and heat, the pedestrian walkways shall be shaded (50-percent at maturity) by shade trees. Additionally, a minimum of one Ramada, shade arbor and covered play structure will increase protection from the sun and heat. Further respecting the arid desert context, a combination of porches, patios or courtyards are also standard features included with the dwelling units.

Additionally, natural and artificial shade provided for the PUD area should also maintain or increase the comfort level of the local fauna.

G.7 LIGHTING:

Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, subdivision entries, and adjacent to the internal streets will meet or exceed provisions of the Dark Sky philosophy. As such, exterior lighting will meet or exceed provisions set forth in Article VII: Shielding and Filtering Outdoor Lighting, and Section 704: Environmental Performance Standards of the Phoenix Zoning Ordinance. Exterior lighting shall comply with the following provisions:

- A. Pole mounted light fixtures shall not exceed a height of 18-feet, including lamp, pole and base, as measured from the adjacent grade.
- B. Amenity lighting may be used for public safety purposes only.
- C. Landscape lighting may contain low-level up-lighting fixtures to highlight specimen trees, dramatic landscape elements, and architectural features at the subdivision entries.

BELLISIMA | CONCEPTUAL TRAIL PLAN EXHIBIT



LEGEND

- CONCRETE SIDEWALK
- - - - ADA APPROVED STABILIZED DECOMPOSED GRANITE TRAIL
- - - - PRIVATE UN-DEMARCATED TRAIL

G.8 WALLS | FENCES:

A. *Perimeter Walls / Development Site.*

1. *Location.* Perimeter walls shall be located and installed in locations illustrated on the Bellisima | Conceptual Wall Plan Exhibit contained herein, and more particularly described as:
 - i. Outside of the required landscape setback areas for Dixileta Drive and 56th Street, as set forth in Table G.301: Landscape Standards – Bellisima.
 - ii. Outside of the site perimeter setback – contiguous to the west project boundary.
 - iii. Along the north side of the multi-use easement - adjacent to the south project boundary.
2. *Height.* All perimeter walls shall be a minimum of 6-feet high and a maximum of 8-feet in height. The height of a fence or freestanding wall shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within 50-feet of the fence.
3. *Design.* Perimeter walls and fences should be designed to blend into the desert environment by addressing the color, materials, and alignment of the structure, as set forth in the Bellisima | Conceptual Wall Plan Exhibit contained herein.
4. *Materials.* Perimeter walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent.

B. *Interior Fencing.*

1. *Location.* Exclusive of perimeter walls, which locations are set forth in the Bellisima | Conceptual Wall Plan Exhibit contained herein, interior walls and fencing on individual lots may only be constructed within the side and rear building envelope.
2. *Height, Side and Rear Building Envelope.* All interior side and rear fencing shall be a maximum of 8-feet in height. The height of a fence shall be measured from the higher of the adjacent finished grade elevations, which elevation shall be the average measured perpendicular within 50-feet of the fence.

3. *Materials.*

- i. Interior fences shall be open wrought iron fences (view fencing) only. Except as permitted in Section G.8.C: *Screening of Mechanical Equipment*, solid walls and fences are prohibited.
- ii. Chain link or woven wire tennis and outdoor game court fencing is permitted within the building envelope. Private tennis or outdoor game court fencing greater than 8-feet in height, subject to a Use Permit.
- iii. Except as permitted in Section G.8.B3.i. *Materials*, interior walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent.

C. *Screening of Mechanical Equipment.*

1. *Requirement.* Ground mounted mechanical equipment shall be screened from view by a minimum of a 40-inch high solid wall or fence.
2. *Design.* All screening should be architecturally compatible with the primary structure.

D. *Retaining Walls.* Retaining walls shall comply with provisions set forth in Section 703: Landscaping, Fences and Walls of the Phoenix Zoning Ordinance.

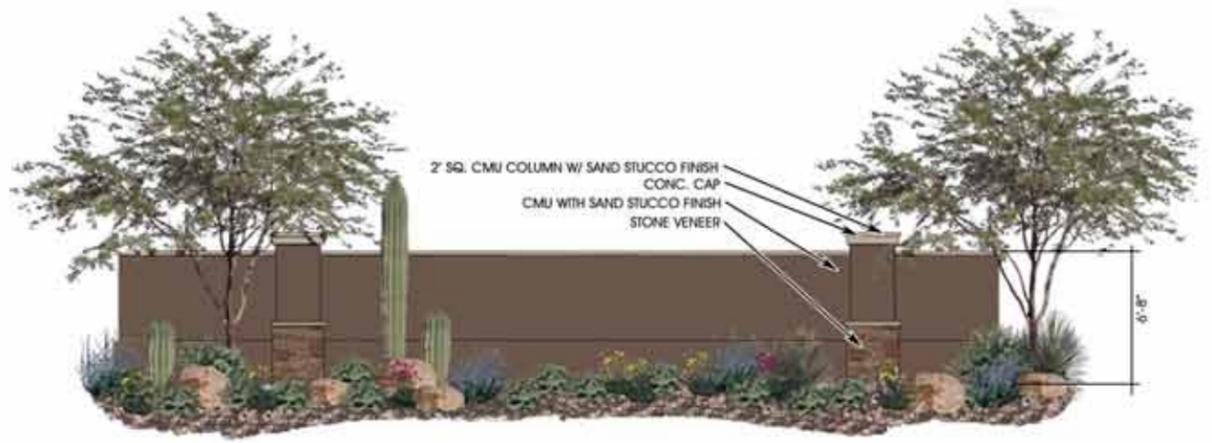
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BELLISIMA | CONCEPTUAL WALL PLAN EXHIBIT

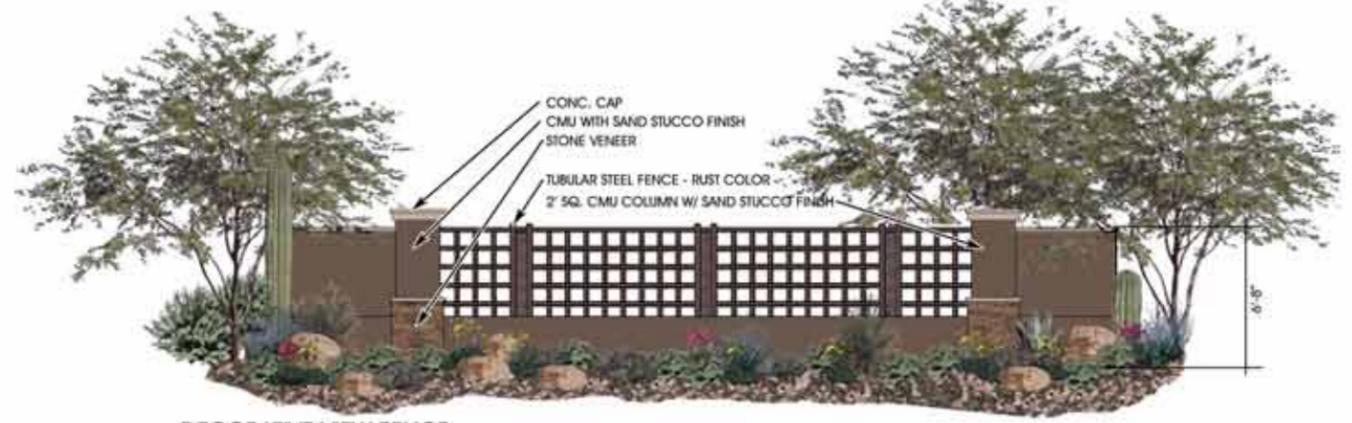


- LEGEND**
- 6'-8" HIGH THEME WALL
 - - - - - DECORATIVE VIEW FENCE
 - THEME COLUMN

CONCEPTUAL WALL PLAN
BELLISIMA
 PHOENIX, ARIZONA



THEME WALL ELEVATION



DECORATIVE VIEW FENCE



GATED ENTRY / EXIT ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

0 100' 200' 300'

NORTH
 1" = 100'-0"
 11.7.12

SHEET
L4

H. DESIGN GUIDELINES

The purpose of Bellisima PUD Design Guidelines are to provide guidance for subdivision design as well as for the design of new single family dwelling units. These guidelines are also intended to define and preserve the character of Bellisima PUD to the greatest extent possible while assuring a compatible and sustainable neighborhood.

Design Guidelines shall comply with provisions set forth in Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance.

H.1 BUILDING DESIGN:

Bellisima residential building product is not subject to provisions set forth in Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance; however, inclusion of the below Guidelines and the following conceptual building elevations are intended to provide the framework to ensure that all home elevations provide for varied building massing, rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design diversity, while also respecting the architectural character of the surrounding built form. The goal of these Guidelines is not to dictate or direct architectural style, but to achieve harmony in the built environment.

- A. ***Architectural Style.*** Spanish Territorial, Spanish Colonial, Mediterranean, and Tuscan style homes are encouraged.
- B. ***Architectural Diversity.*** Provide house designs with sufficient variation in elevations and detailing which address the goal of diversity, while maintaining an identifiable image for the PUD:
 - 1. Provide a minimum of two different standard plans.
 - 2. Provide a minimum of two distinctive elevations for each standard plan within the subdivision.
 - 3. Provide at least three body colors.
 - 4. Provide a minimum of two roof material shapes (i.e., flat tile, s-tile, etc.), and a minimum of two different colors. Roof materials should be concrete tile, or similar.
 - 5. Provide exterior accent materials as a standard design feature (i.e., brick, stone, masonry, etc.).
- C. ***Architectural Design Elements.***
 - 1. The front entry of the building should be clearly defined and identifiable.
 - 2. Homes should provide four-sided architecture, which includes but not limited to, consistent detailing and design for each side of the building.

3. Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.
 4. Strive to achieve visual strength and balance in all elements of the design: all columns must be thick enough for their height, beams deep enough for their span, fascias substantial enough for their length, and walls thick enough for their size.
 5. The use of upgraded wall materials or accents such as stucco wainscot, stone veneer and/or brick is encouraged. Wall materials, textures and visual characteristics should be terminated at a logical point such as at an inside corner or at a fence return.
 6. All windows on all sides must have style appropriate detailing.
 7. Window pop-outs should be style appropriate.
- D. **Roof Lines.** Avoid long uninterrupted rooflines or roof planes.
- E. **Colors and Materials.** The objective is to use a color palette that is consistent with the setting and the environment in which the home is found.
1. A minimum of three colors per scheme are encouraged.
 2. Use of multiple body and accent colors within a scheme are encouraged to break up massing and create additional visual interest.
 3. No dwelling or accessory building shall be constructed with plastic, aluminum, or composition siding.
- F. **Garages.**
1. All dwellings shall have at least three enclosed garage bays, which can be accomplished through the use of three separate single doors, split, side load, or tandem configurations.
 2. Except for corner lots, no dwelling shall be permitted to have more than three garage bays facing the street.
 3. Provide garage doors with windows, raised or recessed panels, or other architectural trim.
 4. Carports are prohibited.
- G. **Driveways and Walks.**
1. All driveways shall be constructed of asphalt, concrete, brick, decorative pavers, integral color concrete, decomposed granite or gravel.

2. The following finishes are encouraged for drive and walkways on individual lots: salt finished, color concrete, brick inlays, and exposed aggregate are encouraged.
- H. ***A/C Units.*** All air conditioning, heating or environmental enhancement devices shall be mounted at ground level. No unit of any kind, with the exception of photovoltaic panels, is permitted to be roof-mounted. All ground-mounted units must be screened from street view by a CMU block wall and should not be visible from the street or neighboring lot.
 - I. ***Guesthouse.*** Design of Guesthouses should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling unit.
 - J. ***Private Ramada's and Gazebos.*** Design of private Ramada's and gazebos should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling unit.

[Remainder of Page Intentionally Left Blank]



Plan 1: Desert Hacienda



Plan 1: Spanish Colonial



Plan 2: Desert Hacienda



Plan 2: Spanish Colonial





Plan 3: Desert Hacienda



Plan 3: Spanish Colonial



Plan 4: Desert Hacienda



Plan 4: Spanish Colonial



I. SIGNS

The purposes of the PUD sign provisions are: to establish comprehensive provisions that will assure proper and efficient expression through visual communications involving signs compatible with the character and environment of the PUD; enhance the visual environment of the City of Phoenix while protecting against visual blight; protect property values by assuring compatibility with surrounding land uses; promote general safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions which result from improperly designed or located signs; to ensure signs are clear and compatible with the character of the adjacent built form and neighborhoods; and, to provide the essential identity of, and direction to the property.

All sign provisions shall comply with Section 705: Signs of the Phoenix Zoning Ordinance, unless otherwise modified by this development narrative.

I.1 DESIGN OF PERMANENT SIGNS: All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project.

I.2 PLACEMENT OF SIGNS:

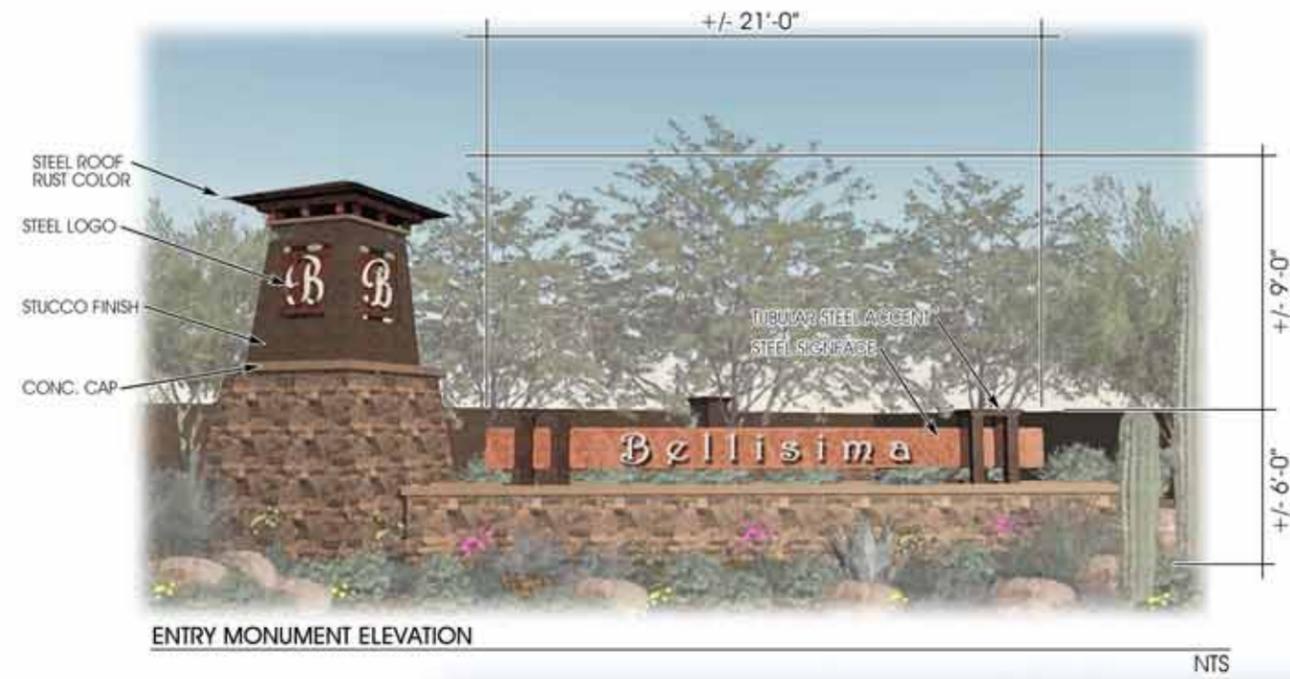
- A. Sign locations shall be integrated within the design of the site and the adjacent streetscape.
- B. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.
- C. Permanent signs shall not project into or over the public right-of-way without first obtaining a license from the City.

I.3 GROUND SIGN / SUBDIVISION ENTRY SIGN: Major entries may have 2 ground signs on each side of the street, subject to the following:

- A. **Size.** Signs shall be no greater than 6-feet in height and total 42-square feet in area on each side of the street;
- B. **Setback.** Signs shall be set back a minimum of 3-feet from the adjacent right-of-way; and,
- C. **Design.** Signs shall be architecturally compatible with other subdivision improvements.

CONCEPTUAL ENTRY MONUMENT | GROUND SIGN EXHIBIT

CONCEPTUAL ENTRY MONUMENT
BELLISIMA
PHOENIX, ARIZONA



7.13.12



J. SUSTAINABILITY GUIDELINES

Leadership in Energy and Environmental Design (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable neighborhoods, and energy and resource efficient buildings that are healthy for its occupants. Developers of the Bellissima PUD property are strongly encouraged to incorporate current LEED standards for neighborhood development and homes. Key design elements to be reviewed in accordance with the LEED philosophy include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Design Innovation, and Awareness and Education.

Similarly, the voluntary City of Phoenix Green Construction Code further promotes environmentally responsible and sustainable development practices. Fundamental and complementary principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality should be considered for all new construction within the PUD. Sustainability concepts also recognize that projects should seek to integrate within and conform to the character of the existing community and environment.

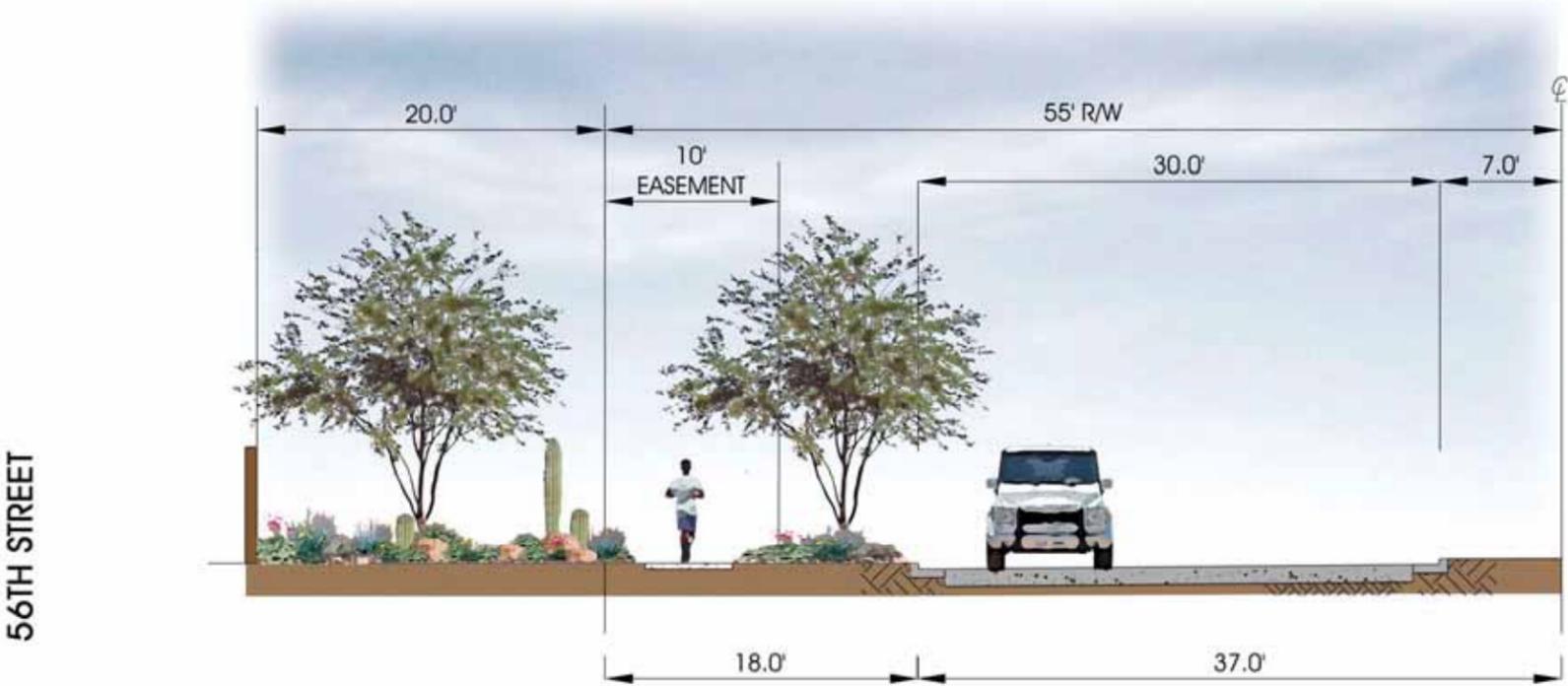
Fostering environmental stewardship, social responsibility, and leadership in green building techniques, the Bellissima PUD strongly encourages sustainability principles through, at a minimum, consideration and implementation of at least five (5) of the following Design Review Presumptions, or other sustainability principles as approved by the Planning and Development Department:

- A. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
- B. Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
- C. Recognizing that sustainability methods are continually improving and evolving over time, incorporate state-of-the-art sustainability methods and products.
- D. Incorporate solar collection technologies for providing and storing energy as well as heated water systems for individual buildings.
- E. Design for effective water usage and conservation methods in buildings by using low flow 'Water Sense' qualified plumbing fixtures using minimal amounts of potable water.
- F. All residential dwelling units should be 100-percent Energy Star certified at time of occupancy.
- G. Inclusion of energy efficient Energy Star 3.0, or better, certified appliances in all dwelling units for reductions in on-going power consumption.
- H. Design for effective use of energy efficient HVAC systems with a minimum SEER rating of 14.

- I. Incorporate “Smart” irrigation control systems into the design and development of individual lots.
- J. Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- K. Use recycled and/or salvaged, non-hazardous, construction and demolition materials. Develop and implement a construction waste management plan to identify the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled.
- L. A Construction Material and Waste Management Plan should be developed and implemented to recycle or salvage construction materials and waste.
- M. Buildings and structures should be in compliance with Section 1612 of the International Building Code. The floor elevation of the buildings, or portions of buildings intended for human occupancy, should provide a freeboard of not less than one-foot above the design flood elevation.
- N. During construction on the building site, vegetation and soils should be protected and reused.
- O. Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied on-site), including 90-percent or more of such products applied to interior surfaces of homes, should be certified low-VOC (volatile organic compound) or no-VOC by one of the following:
 - 1. Green Seal Standard GS-11; or,
 - 2. Greenguard Certification for Paints and Coatings; or,
 - 3. Scientific Certification Systems (SCS) Standard EC-10.2-2007, Indoor Advantage Gold; or,
 - 4. Master Painters Institute (MPI) Green Performance Standards GPS-1 or GPS-2; or,
 - 5. A certifiable third-party low-emitting product list.
- P. A minimum of 85-percent (by weight or volume) of site applied adhesives and sealants should comply with the maximum VOC limits identified below. The VOC content compliance determination shall conform to South Coast Air Quality Management District (SCAQMD) Rule 1168 Adhesive and Sealant Applications, as amended.
 - 1. Indoor carpet and carpet pad adhesives: 50; and,
 - 2. Wood flooring adhesives: 100; and,
 - 3. Ceramic tile adhesives: 65; and,

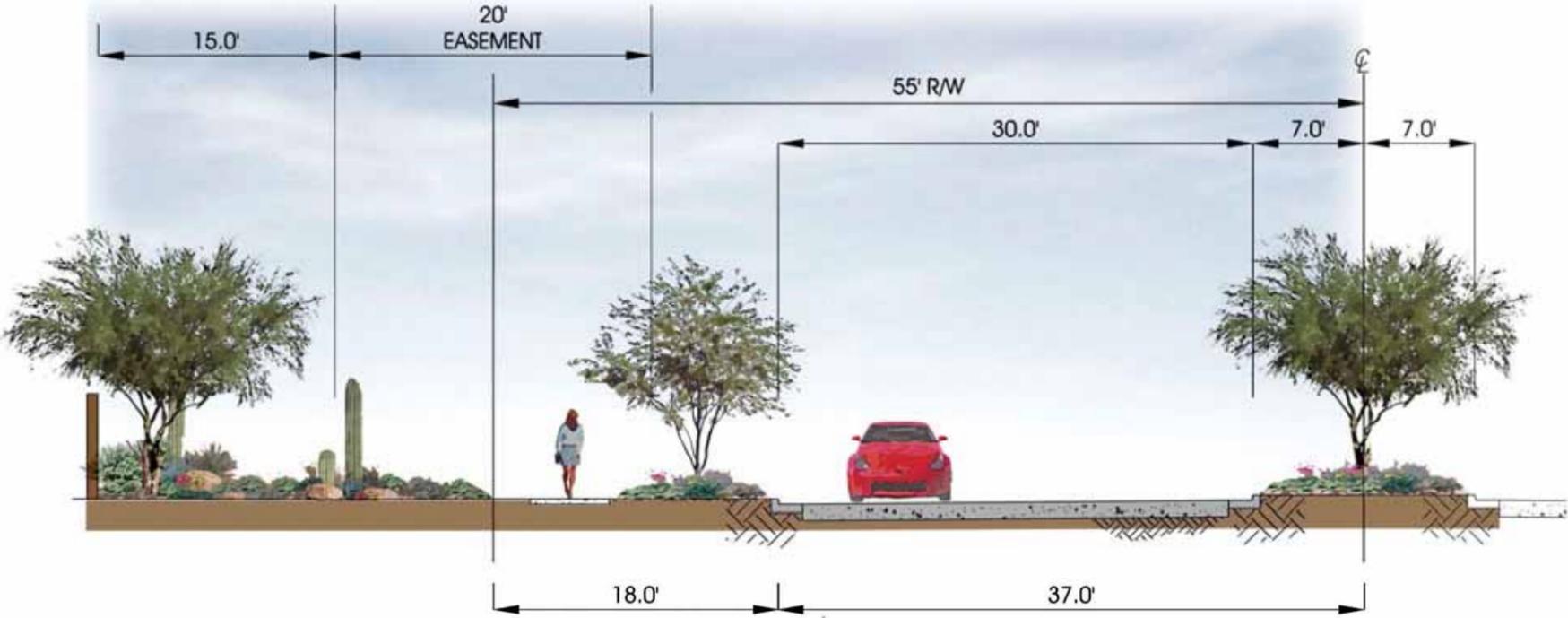
4. Dry wall and panel adhesives: 50; and,
 5. Structural glazing adhesives: 100; and,
 6. Structural wood member adhesives: 140.
- Q. Carpets and carpet adhesives should be labeled with, or otherwise documented as meeting, the Carpet & Rug Institute (CRI) Green Label Plus or Green Label testing program criteria. Carpet cushion (i.e., padding) should similarly be certified to meet the CRI Green Label testing program criteria.
- R. Promoting human comfort for the PUD area and maximizing protection from the sun and heat, a minimum of one Ramada, a shade arbor and covered play structure should be provided.
- S. Respecting the arid desert context, a combination of porches, patios or courtyards should be standard features included with the dwelling units.
- T. Incorporate solar powered, internal street lighting to reduce energy demand and consumption.
- U. Site hardscape areas, including vehicular access ways, should be minimized to the extent possible to reduce drainage run-off and minimize heat gain.
- V. A minimum of 50-percent of newly landscaped areas within common and buffer areas should contain native species.
- W. New homes should be flushed with fresh air prior to occupancy but after all phases of home construction are completed. The entire home should be flushed for at least 48 total hours, keeping all interior doors open. HVAC air filters should be replaced or cleaned after flush, as necessary.
- X. Use of building materials containing asbestos should not be used.
- Y. The home's purchasers should be provided with an operations and maintenance manual / binder that includes all energy efficient and sustainable systems employed in development of the site and individual homes.

BELLISIMA | TYPICAL STREET CROSS-SECTIONS EXHIBIT



56TH STREET - TYPICAL CROSS SECTION
LOOKING NORTH

NTS



DIXILETA DRIVE - TYPICAL CROSS SECTION
LOOKING WEST

NTS

K. INFRASTRUCTURE

K.1 CIRCULATION SYSTEMS:

Direct vehicular ingress and egress to Bellisima PUD will occur from both East Dixileta Drive and North 56th Street. Both Dixileta Drive and 56th Street are classified as arterial level roadways adjacent to the site, ultimately providing for a 110-foot full right-of-way width. Regionally, the majority of vehicular traffic generated from the project is anticipated to ultimately travel via Tatum Boulevard and Scottsdale Road with the largest portion of traffic traveling west on Dixileta Boulevard to Tatum Boulevard.

Public street improvements to Dixileta Drive will include a 150-foot long approach taper, 37-foot half-street pavement with curb and gutter, a 10-foot wide sidewalk, and a 20-foot wide sidewalk easement, and median. Street improvements for 56th Street will include 37-foot half-street pavement with curb and gutter, and sidewalk.

The internal roadway system consists of modified local level, private roads providing for a total street width 29.16-feet. Access to these private streets will be limited as the two access points off Dixileta Drive and 56th Street will be gated.

All roadways have been coordinated with adjacent circulation patterns and developments to ensure appropriate access and traffic control.

K.2 GRADING AND DRAINAGE:

The area characterized as upper Sonoran Desert where hydrology varies from undefined sheet flow to more defined washes. The property generally grades from the northeast to the southwest and presents an approximate grade change of 30-feet. Topography of the property also offers additional grade changes as a result of the primary and secondary washes traversing the site. Multiple washes on site are delineated as Section 404 washes by the Army Corp of Engineers; however, the smaller 404 washes are proposed to be filled, while the primary wash is anticipated to maintain its Section 404 delineation status and will continue to serve as an open drainage way. Additionally, the Bellisima property is located within the AO flood plain and as such, will require the finish floor of all residential structures, along with electrical and mechanical equipment, to be a minimum of one foot above the Base Flood Elevation.

Runoff generated interior to the Bellisima PUD will be managed on site. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins. The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slope ratio of 3:1. All retention facilities will be designed to drain within thirty-six hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

Off-site flows will be routed via surface flow and where necessary via storm drain pipes. Drainage that leaves the PUD project area will be redistributed in a manner similar to existing conditions.

In accordance with the requirements for the City of Phoenix, retention will be provided for the 100-year, 2-hour return storm event. Stormwater flows in excess of the retained 100-year, 2-hour storm will be discharged at the historic outfall location at a peak flow rate less than or equal to the existing condition.

K.3 WATER AND WASTEWATER SERVICES:

- A. **WATER.** City of Phoenix will be the potable water service provider for the property, with 12-inch water mains in Dixileta Drive and 56th Street providing water service connection to the site. Two proposed water main extensions will be looped together via internal water mains servicing the site. The distribution system internal to the project and fire hydrant spacing will be designed in accordance with City of Phoenix Water Services Design Manual. Bellisima PUD is located within Pressure Zone 9A.

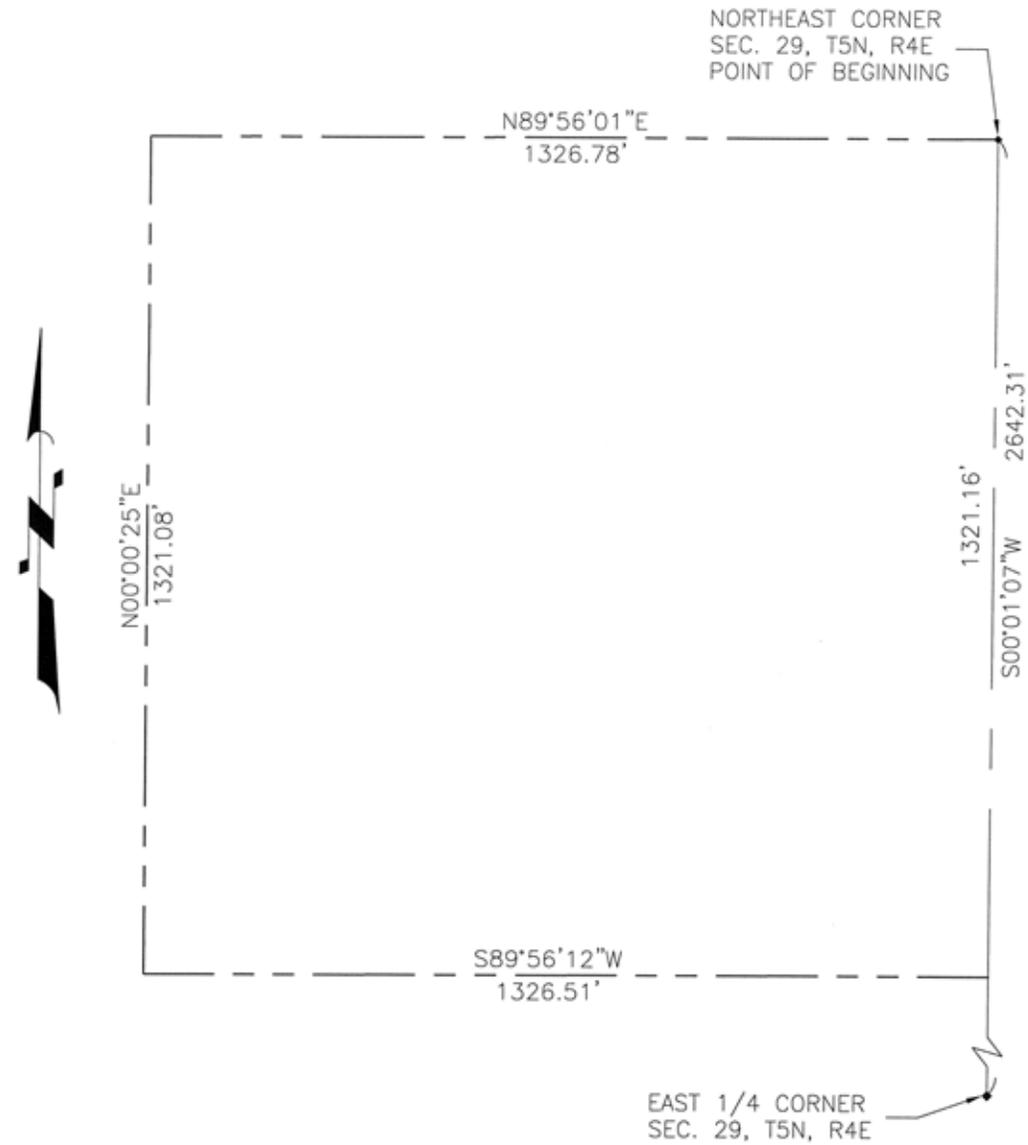
- B. **WASTEWATER.** The City of Phoenix is the designated service provider for Bellisima. An existing 8-inch sewer main is located adjacent to the site in Dixileta Drive and will provide sanitary service to the PUD. The 8-inch main in Dixileta Drive currently flows via gravity and due to the topography and the presence of a significant wash on the property; a gravity sewer system connecting to the existing sewer line is not feasible. Consequently, the site will most likely require a wastewater lift station and force main. The lift station will be located in the southwestern portion of the PUD project area. Internal sewer line sizes and manhole spacing will be as required by the City of Phoenix Water Services Design Manual.

L. PHASING

No project phasing proposed.

APPENDICES

PUD AREA LEGAL DESCRIPTION



m2 group
Civil Engineering
952 E. Baseline Road
Suite 123
Mesa, Arizona 85204
tel: (480) 539-7497
fax: (480) 539-2810



EXHIBIT "A"

MEETS AND BOUNDS
BELLISIMA
11/20/2012
JOB NO.12019MH
PAGE 1 OF 2
NOT TO SCALE

EXHIBIT A GROSS PARCEL DESCRIPTION

The Northeast Quarter of the Northeast Quarter of Section 29, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona, as shown on a Record of Survey recorded in Book 1115 of Maps, Page 40, records of Maricopa County Recorder and more particularly described as follows.

Beginning at a City of Phoenix brass cap flush, accepted as the Northeast Corner of said Section 29, from which a City of Phoenix brass cap in a pothole accepted as the East Quarter Corner of said Section 29 bears South 00 degrees 01 minutes 07 seconds West, a distance of 2642.31 feet, said bearing being the basis of bearing as shown on the Amended Record of Survey, recorded in Book 640 of Maps, Page 06, M.C.R.;

Thence South 00 degrees 01 minutes 07 seconds West, along the east line of the Northeast Quarter of said Section 29, a distance of 1321.16 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence South 89 degrees 56 minutes 12 seconds West, along the south line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1326.51 feet to a found concrete nail tagged Gookin 15865, in the fence footing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence North 00 degrees 00 minutes 25 seconds East, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1321.08 feet, to a found P.K. nail tagged RLS 21782 at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 29;

Thence North 89 degrees 56 minutes 01 seconds East, along the north line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 1326.78 feet to the Point of Beginning.

Having an area of 1,752,657 square feet, or 40.24 acres more or less.
Subject to easements, restrictions and rights of way of record.



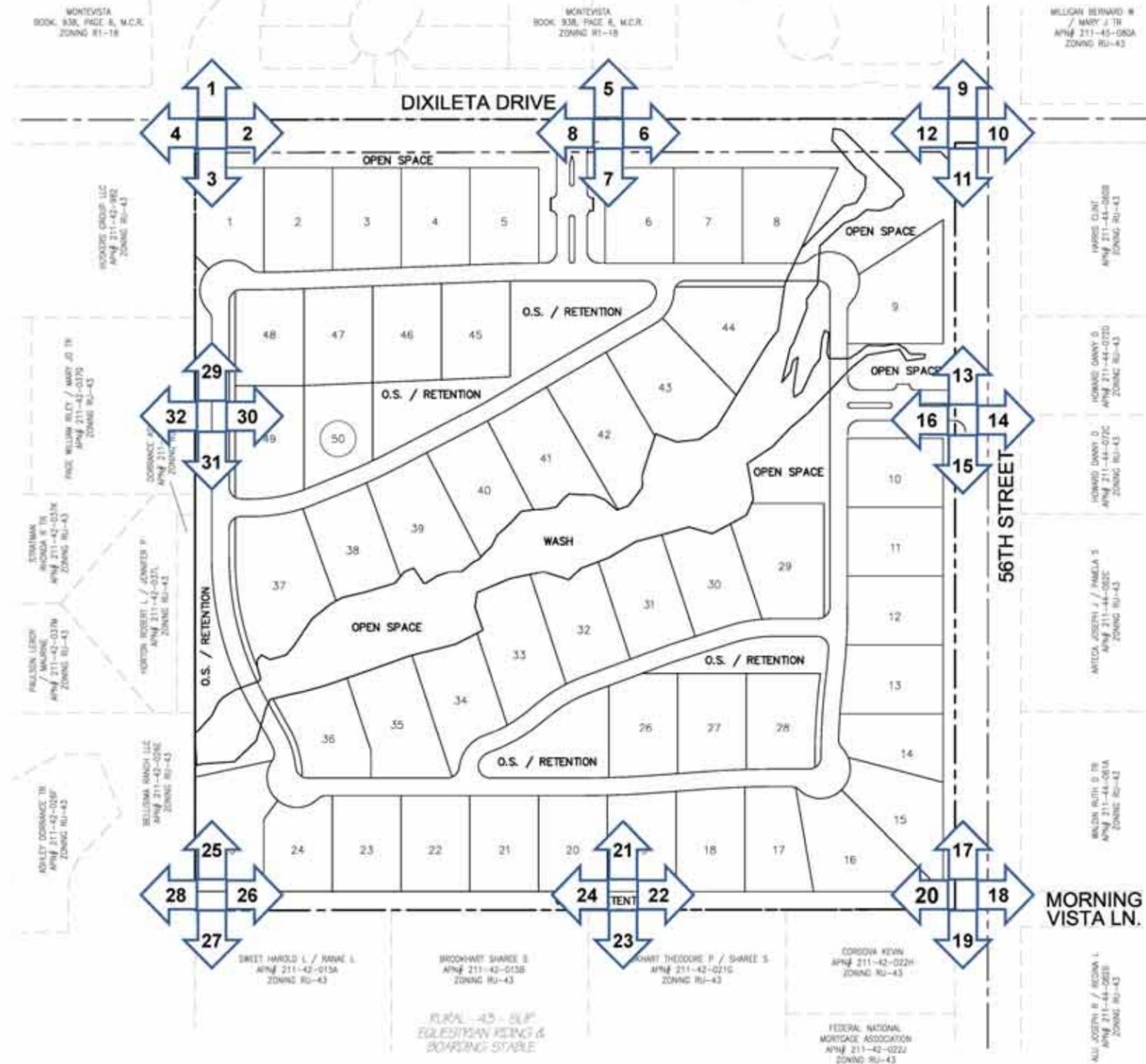
EXHIBIT "A"

MEETS AND BOUNDS
BELLISIMA
11/20/2012
JOB NO.12019MH
PAGE 2 OF 2
NOT TO SCALE

APPENDIX B

PUD SITE CONTEXT EXHIBIT

BELLISIMA | SITE CONTEXT EXHIBIT



SITE DATA

EXISTING GENERAL PLAN:	RESIDENTIAL (1.5 DU/AC) (CITY OF PHOENIX)
EXISTING ZONING:	RURAL - 43 (MARICOPA COUNTY)
PROPOSED ZONING:	PUD
GROSS SITE AREA:	+37.48 ACRES

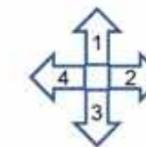


PHOTO REFERENCE NUMBER AND VIEW DIRECTION



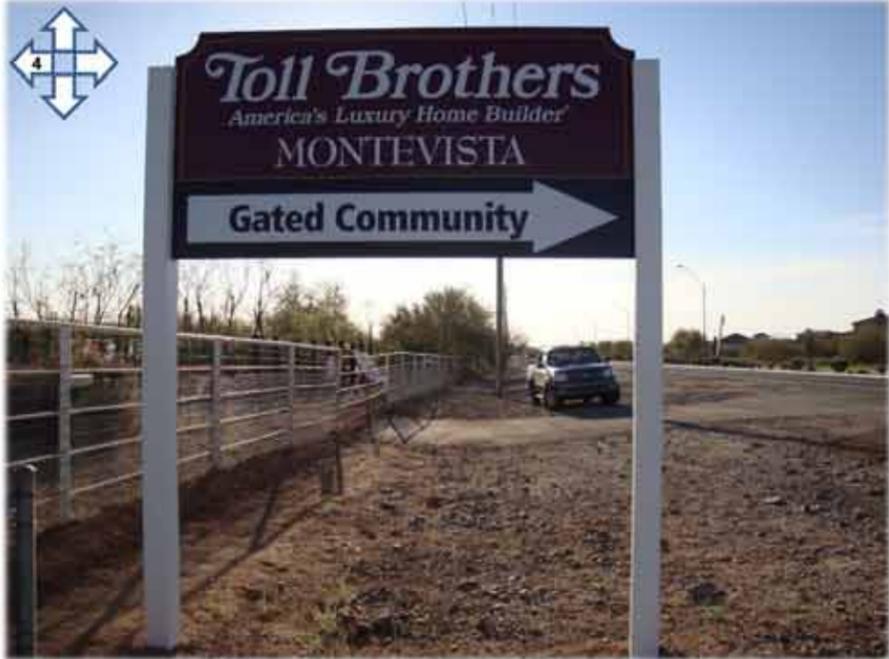
JULY 20, 2012

iplan Consulting



BELLISIMA
CONTEXT PLAN PHOENIX, ARIZONA

BELLISIMA | SITE CONTEXT EXHIBIT



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