# Design Guidelines

*Tatum Ranch*

TABLE OF CONTENTS

# OVERVIEW OF TATUM RANCH

# 1. OVERVIEW OF TATUM RANCH

## 1.1 INTRODUCTION

Tatum Ranch, located in the Upland Sonoran Desert, presents a unique opportunity to design a planned community that is in harmony with its surroundings and preserves the existing natural beauty of the area. Residents can be proud of Tatum Ranch with its parks, widely landscaped streets, densely vegetated washes, and the pedestrian, equestrian and bike trail system.

Open-space areas have been established where the native vegetation will remain in its natural, undisturbed state. Landscape plans for common areas and residences include existing native vegetation whenever possible, in addition to semi-arid region plants that will add a mixture of flowering color and texture to the landscape. Upon completion of development, the landscape will be one of the most visible elements that determines how well the community has been integrated into the existing environment. Developing a landscape concept for the entire community that enhances the natural landscape and assuring compliance with this concept is essential to the success of Tatum Ranch.

The special beauty of the native flora is exhibited in the 410-foot wide Desert Foothills Scenic Corridor, established along Cave Creek Road. Numerous stands of Palo Verde, Mesquite and Ironwood trees grow along several washes that meander through the site from the northeast to the southwest, providing a natural habitat for a variety of wildlife. Across the gently rolling terrain, the McDowell Mountains can be seen to the east, the Phoenix Mountains to the south and Black Mountain to the north.

Amidst the natural desert background, the architectural character of Tatum Ranch is representative of the contemporary southwestern style--with homes and commercial buildings finished in block, stucco or other masonry surfaces, tailored with clean, yet rounded lines, and coloring compatible with and complementary of the surrounding desert. Elements of the contemporary southwestern theme are also encouraged throughout the community in the design of signage and street furniture.

Tatum Ranch is already home to thousands of native desert "residents," like owls, quail, jackrabbits, roadrunners, javelina, deer and a bobcat or two. These inhabitants are part of what makes Tatum Ranch a true desert community. New residents are encouraged to coexist with these current dwellers so as to preserve the beauty and nature of the area.

Tatum Ranch is a water-efficient community. Historically, Phoenix receives only seven inches of rainfall per year, and although water appears to be plentiful, responsible management of our water resources has been a

governmental concern for years. In 1980, the Arizona Legislature enacted the Arizona Groundwater Code, which placed requirements on cities to develop water management programs to balance the withdrawal of groundwater with other water resources (as discussed in the "Groundwater Code" section). These water management programs place new requirements on all cities. Tatum Ranch is afforded the opportunity to incorporate the latest water-efficient techniques to help preserve this vital resource.

These Design Guidelines were created to ensure that the high standards which are the product of this extensive planning effort are consistently applied and to help residents and builders understand the concepts and intent behind Tatum Ranch. These Guidelines are binding upon each owner of real property ("Owner") and any other individual or entity ("Builder") who is developing a residential or commercial parcel (or lots contained therein) for sale or for its (their) intended use within Tatum Ranch.

Except as otherwise indicated, where the word "Owner" is used herein, it is intended to be interchangeable with the word "Builder" during any construction process and prior to occupancy by a resident, tenant or other Owner on the subject lot or parcel. When the word "Builder" alone is used herein, it shall mean obligations required only of the Builder.

## 1.2 DEVELOPMENT REQUIREMENTS

There will be several Builders designing and constructing individual developments within Tatum Ranch over the years. It is important to assure that there is continuity in the community as it develops and, therefore, certain standards and requirements must be set to guide future construction. These standards and requirements have been defined by the master developer of Tatum Ranch, SunCor Development Company (the "Master Developer"), via the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tatum Ranch (the "Master CC&R's") and these Design Guidelines. Additional requirements are imposed by the City of Phoenix (the "City") via zoning stipulations, the City Code/ordinances, and the Water & Wastewater Agreement entered into between the Master Developer and the City.

### A. City of Phoenix Development Requirements:

(1) Stipulations: The approved Planned Community District ("PCD") zoning stipulations for Tatum Ranch (case no. 237-A-85-1) include the following requirements:

a. That the overall landscaping theme for the community maintain the quality of the natural environment, consistent with the Scenic Drive efforts, and plant materials be drought-resistant and promote water conservation.

b. That a minimum 205-foot preservation corridor, as measured from the centerline of Cave Creek Road, be maintained for a 410-foot scenic corridor. With the exception of reasonably necessary roadway and driveway access from Cave Creek Road, directional signage and entryway monuments, the corridor shall be preserved or restored with natural desert vegetation (emphasis upon native materials). Maintenance of the preservation area, exclusive of the trail system, shall be the responsibility of the individual property Owners. or the Tatum Ranch Community Association (the "Association") so long as this area is not open to the public.

c. That a Scenic Drive Design Plan be approved by the Development Coordination Office for development within affected parcels prior to the issuance of any building permits. Such plan shall establish standards for the number and location of roadways and driveways through the preserve area, entryway monuments and directional "services" signs within the preserve area. Any commercial center signage within the scenic corridor area is to be identified and approved through the Comprehensive Sign Plan for Tatum Ranch (see Section 3.9).

d. That the retention/detention areas be treated in a fashion that will blend with the surrounding environment and be architecturally sensitive to adjacent land uses.

e. That water conservation facilities, equipment and techniques be utilized within each development unit throughout the PCD.

f. That outdoor lighting standards minimize atmospheric light pollution.

(2) Ordinances/Code: The City's zoning ordinance and applicable Code set forth additional standards and specifications for development. In the event there is an inconsistency between these Design Guidelines and/or any City ordinance or the Code, the standard which has the strictest requirements will control.

(3) Water & Wastewater Agreement: All Owners are subject to the following documents (collectively referred to as the "Water & Wastewater Agreement"):

a. Agreement No. 40414 for water and wastewater dated May 14, 1986 by AMCOR Investments Corporation and the City;

b. [Assignment of] Agreement No. 40414 dated July 22, 1986 by the City, AMCOR Investments Corporation and SunCor Development Partners; and

c. Addendum No. 1 to Agreement No. 40414 dated July 14, 1989 by SunCor Development Partners, SunCor Development Company and the City.

The Water and Wastewater Agreement guarantees that the City will provide water and wastewater service to Tatum Ranch. In exchange for providing these and other basic City services, certain requirements were placed on Builders and Owners of land in the project. In particular, Builders will be required to install water-efficient devices (set forth on page 17 hereof). These devices are more fully discussed in the "Water-Efficient Development" section of these Design Guidelines. This agreement, together with the 1980 Groundwater Code, places specific requirements on the City (as discussed in the "Groundwater Code" section which follows) that also affect Builders.

**B. Master Developer Requirements:**

The Master Developer has recorded the Master CC&R's as Instrument 88-625068 of the records of the Maricopa County, Arizona Recorder. The Master CC&R's authorize a Residential Architectural Committee and a Commercial Architectural Committee (as appropriate, the "ARC") to consider and act upon all proposals or plans submitted pursuant to these Design Guidelines. Each ARC is also authorized to interpret and amend these Design Guidelines. In addition, the Master CC&R's set limits on the development and use of the property within Tatum Ranch and provide for long-term maintenance of all common areas. The Master CC&R's and these Design Guidelines are binding upon all Owners of property in the community and should be consulted prior to any intended construction, reconstruction or modification to any improvement in Tatum Ranch.

These Design Guidelines are intended to include the standards that the ARC's will consider when reviewing all proposals or plans submitted to them. Since it is not the Master Developer's intent to inhibit architectural creativity, exact architectural requirements are not contained herein. These Design Guidelines, therefore, contain specific requirements whenever possible and conceptual information and standards in other instances. The ARC's shall have the authority to

interpret these Design Guidelines on behalf of the Association. In the event there is an inconsistency in the interpretation between an Owner and the ARC's, the interpretation of the governing ARC will control.

**C. Other Requirements:**

(1) U.S. Department of Energy Power Transmission Line: The Master Developer has entered into a License Agreement and Right-of Way Agreement with the U.S. Department of Energy with regard to improvements that may and may not be constructed, reconstructed, operated and maintained within the power line right-of-way which runs northwest to southeast across Tatum Ranch. Owners whose parcels are subject to this power line easement should contact the Master Developer regarding landscape and improvement restrictions imposed by such License Agreement and Right-of-Way Agreement.

(2) Scenic Corridor: Owners whose parcels or lots are located along the Desert Foothills Scenic Corridor (Cave Creek Road) must also adhere to the separate Scenic Corridor Design Guidelines as required and approved by the City. Such Owners should contact the Master Developer for a set of these specific guidelines prior to design review by the governing ARC.

## 1.3 ARIZONA GROUNDWATER CODE

Central Arizona is a semi-arid region and, therefore, it is a region that demands careful water management to meet future needs. Recognizing that management of water resources would protect Arizona's future growth capabilities, the Legislature adopted a Groundwater Code in 1980. This Code requires that all cities balance their water withdrawal from wells with other water resources by the year 2025 to conserve groundwater. In order to reach that balance, the City is implementing a Water Conservation Plan.

The Plan includes, in part, the following recommendations:

A. Developing long-term, non-voluntary conservation measures to ensure compliance with all conservation requirements assigned to cities by the Groundwater Code.

B. Revising the water rate structure to provide additional incentives to conserve water.

C. Developing a program to increase efficiency of irrigating large turf areas.

D. Adopting a new plumbing code to require additional water use reductions in plumbing fixtures and appliances.

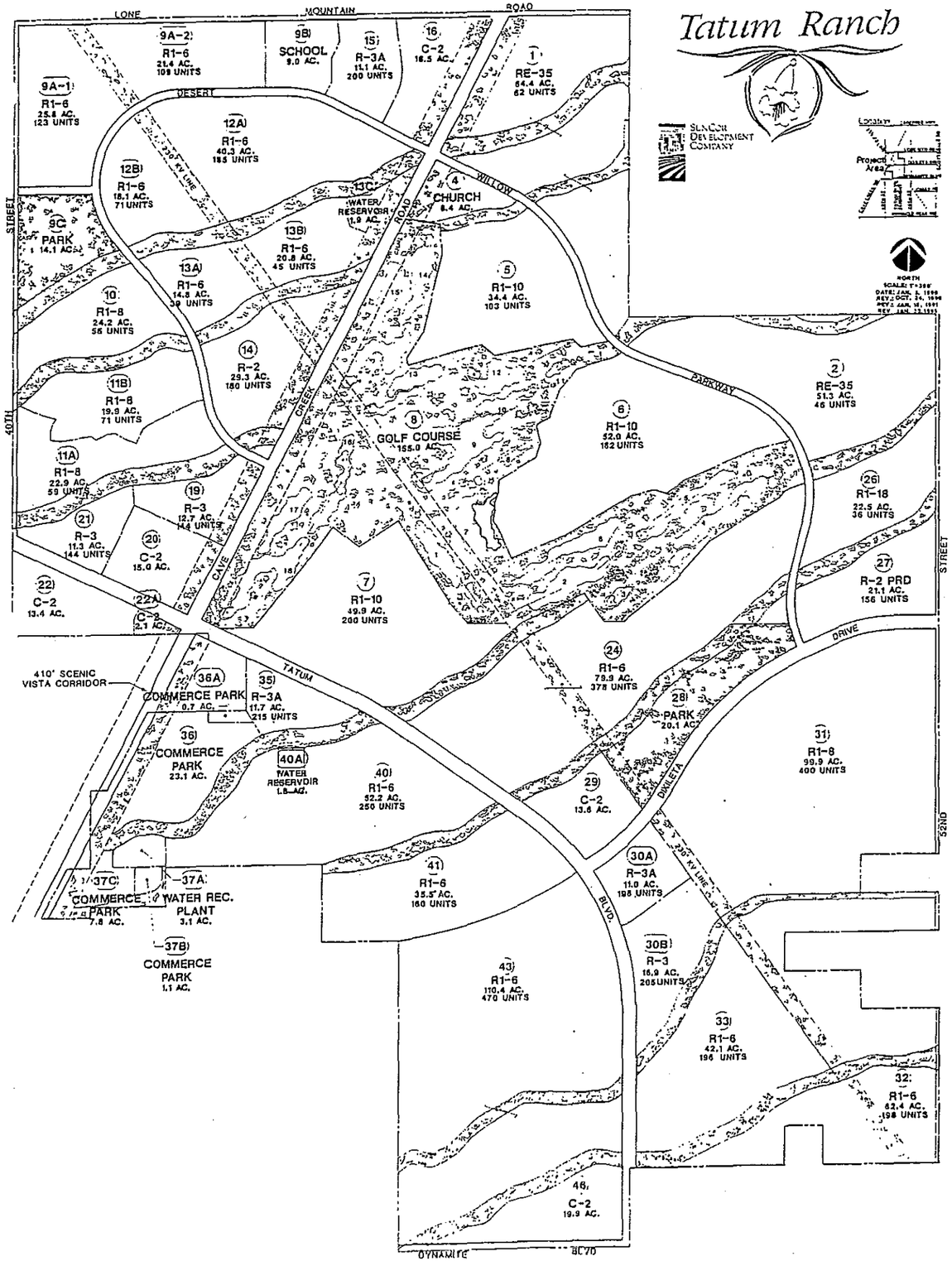
E. Requiring new commercial and industrial activities to make use of the best available technology to reduce water use.

F. Limiting lawn size in new development to ten percent of the lot area.

Owners are encouraged to take all steps possible to conserve water in Tatum Ranch, including the installation of special tap devices and the use of Xeriscape, both as discussed later in these Design Guidelines.

# Tatum Ranch

SUNCOR DEVELOPMENT COMPANY



# DESIGN REVIEW PROCESS

## 2. DESIGN REVIEW PROCESS

### 2.1 INTRODUCTION

The design review process to be conducted by the applicable ARC shall not preclude on-going contact between Owners, Builders and the governing ARC. Owners, Builders and their respective representatives are encouraged to meet with ARC to discuss all aspects of these Design Guidelines before beginning preparation of any formal documents for submittal.

The review process shall occur in two stages: preliminary and final design review. Documents are to be submitted in triplicate for both stages. Final approval shall occur provided the final development plans are prepared consistent with the previous approved design plans (and provided the governing ARC has not requested revisions based on changes resulting from transforming preliminary plans into final plans).

### 2.2 ARCHITECTURAL REVIEW COMMITTEE MEMBERSHIP

As provided in the Master CC&R's each ARC shall consist of three regular members and at least one alternate member, and they will hold such positions for one year, or until the appointment of a successor (unless a member has earlier resigned or has been replaced).

### 2.3 MEETINGS OF THE ARCHITECTURAL REVIEW COMMITTEE

Each ARC will meet periodically as necessary to perform its duties pursuant to the Master CC&R's. The written consent of a quorum of regular members shall constitute an act by the ARC.

A reasonable fee may be charged for the ARC review process to compensate for consultants' time and expenses. Said fee is established by the Board of Directors of the Association and is subject to change from time to time.

### 2.4 PRELIMINARY DESIGN SUBMITTAL AND REVIEW

The following documents are required to be submitted to the ARC for preliminary design approval by each Builder, including Builders of custom lots. The ARC will review the documents and inform the Builder as soon as reasonably possible, but in any event within forty-five (45) days from the date of submittal, whether the preliminary design is approved. If the preliminary design is not approved, the ARC will outline the reasons for denial. The following items are minimum requirements for submission to the ARC:

A. Subdivision plat and site plan (subdivision plat not required for commercial Builders) at 1" = 50' (minimum) indicating all relationships

including streets, ingress and egress to open space trails and public areas, utilities, all drainage ways and other items reflected on the Parcel Exhibit for the property prepared by the Master Developer's Engineer (and using the same basis of bearings as indicated on the exhibit) and which will be provided to Builder, all areas to be conveyed to and maintained by the Association or a subsidiary association, all parking (covered and uncovered), proposed curb cuts within the property or adjacent thereto, community features and all other design elements such as walks, mailboxes, bicycle racks, linear park boundaries, patterned pavement and signage.

B. Conceptual grading and drainage plan.

C. Conceptual utility layout.
(Note: items A-C not required for those subdivisions designed and platted by the Master Developer.)

D. Phasing plan showing location of sales office, model complex (residential only) and construction office.

E. Floor plans at 1/4" = 1'0".

F. Elevations at 1/4" = 1'0".

G. Exterior materials and color selections.

H. Landscape concept plan or plans indicating typical lot and overall streetscape at 1" - 20' scale, together with proposed plant list (see Appendix A).

I. Designs of all street furniture, mailboxes (including customized delivery installations of centralized mailboxes and parcel boxes for all lots and parcels except custom lots), and entrance features with walls, signage, landscaping and lighting. All of the foregoing features shall complement the architecture of the subdivision or parcel development.

J. Preliminary design package for all signage (including proposed location thereof and any flags, if applicable, together with copy, color, dimensions, construction design and materials).

K. If an Ancillary Association is formed pursuant to the Master CC&R's, a draft of Builder's set of design guidelines showing regulations to govern exterior structural appearance, signage, landscape restrictions, lighting, etc.

L. Preliminary outline of water commitments due to the proposed development.

## 2.5 FINAL DESIGN SUBMITTAL AND REVIEW

The final design review is intended as a confirmation that the approved preliminary design has been carried forward into the construction documents with a reservation by the ARC to bring up any new matters in the Builder's plans. The ARC will review the documents and inform the Builder no later than forty-five (45) days from the date of submittal whether the final design was approved. If the final design is not approved, the ARC will outline the reasons for denial. The following documents are to be submitted to the governing ARC for final design approval (to the extent any of the following documents are duplicative of those submitted during preliminary review, then only those documents with changes and any non-duplicative documents are to be submitted):

A. A statement defining any and all changes from the preliminary design submission.

B. Final subdivision plat showing easements, etc. (residential).

C. Final site plan with improvement plans and specifications for all site improvements (commercial and residential).

D. Final grading and drainage plan with building pad elevations.

E. Final utility layout.

F. Working drawings and specifications for all residences or buildings.

G. Eye-level perspective rendering or rendered elevation of each model residence or building.

H. Model layout (residential), construction phasing and schedule.

I. Working drawings and specifications for all landscaping and irrigation with final plant list.

J. Working drawings and specifications for all project entrance features, central amenities, street furniture and mail and parcel boxes.

K. Plan of product distribution by lot (residential).

L. Final design package for all signage.

M. If an Ancillary Association is formed pursuant to the Master CC&R's, a copy of Builder's final design guidelines.

N. Final report on water commitments for development.

## 2.6 COMPLIANCE AND VARIANCES

The approved final design is binding. Once approved, the Builder must either build the project as per the submitted working drawings, or submit requested revisions. Such revisions, if approved, will be granted a variance by the ARC no later than forty-five (45) days after submission. No such changes may be undertaken until a variance has been granted.

SunCor Development Company and its related entities, the Association, and the Residential and Commercial ARC's of the Association assume no liability to any Owner or Builder in Tatum Ranch, or any other party, for any damage or loss suffered on account of the approval or disapproval (including any delays in connection therewith) of any plans, drawings or specifications submitted to either ARC or the construction or performance of any work contemplated thereunder.

## 2.7 CHANGES OR ALTERATIONS

Any change or alteration requested by an Owner or Builder to a structure or design of any part of a lot or parcel shall be submitted in writing to the governing ARC with the appropriate fee and copies of all plans and specifications detailed in Section 2.4 as to the item or items requesting to be changed or altered. If the change or alteration is preliminarily approved, the Owner or Builder shall also be required to comply with Section 2.5 of these Guidelines.

# PROJECT-WIDE
# DESIGN STANDARD

## 3. PROJECT-WIDE DESIGN STANDARDS

The Master Developer's goal is to create a community that will complement the existing environment. This requires design standards that allow development to blend with the environment, without destroying the natural amenities or unduly curtailing the Builder's architectural creativity. Controlling building height, materials and colors will be necessary. The contemporary southwestern theme will provide the basic architectural character of the community, as backgrounded by the beautiful desert. The following standards and concepts, when used in conjunction with the architectural theme, will guide Builders in creating designs that are consistent with the project identity established by the Master Developer.

### 3.1 LANDSCAPE CONCEPT/THEME

As previously noted in the "Arizona Groundwater Code" section of these Design Guidelines, the City has certain water conservation requirements it is passing on to Builders, individual homeowners and commercial businesses within Tatum Ranch. In general, Phoenix homeowners in the past have utilized approximately fifty percent of their water consumption outdoors. Non-residential activities also tend to use substantial amounts of water outdoors. For these reasons, landscaping is an important aspect of creating a water-efficient community.

A landscaping concept which is intended to transform typical landscaping techniques began in Denver, Colorado, and has been adopted by the City of Phoenix, as well as cities in California, Texas, Nevada and Kansas. "Xeriscape" is a water-efficient landscape concept that involves landscaping with drought-tolerant plants that are either native to the region or suitable to the climate, and then irrigating those plants appropriately. Native plants normally get all or most of their water from rainfall. Thirsty plants from other climates often demand much more water and, therefore, are not suitable for use in this type of landscape.

Xeriscape will be the landscape concept used at Tatum Ranch. The principles of this concept are as follows:

a. Start with a good, water-efficient design.
b. Use drought-tolerant plants.
c. Limit turf areas to ten percent of the lot size.
d. Establish and practice good maintenance and water management.
e. Improve the soil.

**A. Water-Efficient Design**

The water-efficient landscape design consists of three "zones". The idea is to use the higher water-use plants close to structures where

they will help cool the structure and provide shade, and then transition to the boundaries of the property where native plants are used with little or no supplemental irrigation.

The first zone, closest to the structure, is used to create a "mini-oasis" feeling. In front-yard landscape areas, semi-arid region plants and trees can be used with inorganic ground covers to create a pleasing, low-maintenance landscape. In rear-yard landscape areas various design elements can be combined to create an inviting outdoor living area. A small lawn, together with a lush, semi-arid region garden surrounding a concrete patio, and inorganic ground covers are just a few elements consistent with this concept. Use of flowering and evergreen groundcovers in this area will also reduce heat that can be reflected back into the structure or other outdoor living areas, thereby saving on energy costs.

Planting in the second zone is not as dense as the first and includes drought-tolerant groundcovers, shrubs and trees. Mounding and contouring techniques in this area can catch rainwater to help sustain these plant materials with little supplemental irrigation from drip or bubbler systems.

The third zone, at the boundary of the property, is the final step in the transition to plants that require little or no supplemental irrigation. Emphasis here is on plants that can survive on rainfall alone. This is the place to leave any natural vegetation that may exist. Wildflower seeds can be sowed in these areas furnishing additional color without additional irrigation needs.

To create shade, residential Owners may consider the following:

(1) Concentrate landscaping around the living area by using trees to create shade on the house and outdoor patio areas. Shade expands the outdoor living areas. For multi-family developments, grouping semi-arid region trees and shrubs around buildings and associated activity areas will create an inviting outdoor environment, consistent with the character of the community. With this type of landscape concept, Owners and residents of these developments will benefit through lower water, energy and maintenance costs.

(2) Drought related, semi-arid region plants grow fast and provide shade quickly. Semi-arid ground covers can spread and provide cover within six months and can also provide seasonal color. A 15-gallon tree can be large enough to shade a residence within three years.

**B. Use Of Drought-Tolerant Plants**

As stated in Section 1.2(A) of these Design Guidelines, the use of drought-tolerant plants is required by the zoning stipulations issued in relation to Tatum Ranch. The drought-tolerant trees, shrubs, ground cover and herbaceous plants, grasses and annuals listed in Appendix A represent a wide variety of beautiful plant materials that will fit individual landscape needs and create a lush environment. Some of these plant materials are of various textures and heights, some of which bloom throughout the year providing color in the garden. Many of the semi-arid region trees have a graceful, feathery appearance not found in other types of trees.

Drought-tolerant plants are acclimated to the weather and soil conditions of the area and, therefore, have a higher transplant success rate and require less maintenance. All Builders and Owners are required to choose from plants and plant materials in Appendix A for landscaping of their lots/parcels.

Custom home Owners and Builders of cluster or multi-family developments have an opportunity to use existing native vegetation in new landscape plans by preserving major trees and cacti on their construction sites. Mature trees, such as those found on the site, cannot be purchased in nurseries and are a valuable amenity to Owners and Builders. In addition, revegetation with mature trees can instantly give a development a permanent look, as well as add shade.

**C. Limit Turf Areas**

Maintaining a large lawn in Phoenix requires a substantial amount of water that is not available from rainfall. As noted in the "Groundwater Code" section of these Design Guidelines and in order to meet a water budget for Tatum Ranch, the City recommends restricting lawn areas to ten percent of the lot area, with a maximum of twenty percent of this ten percent (two percent overall) in the front yard. Limited turf areas used in conjunction with other landscaping design elements will result in the feeling of residing in a mini-oasis without the need for large expanses of lawn. An average residential lot requires only approximately 600 square feet of grass for recreational purposes, i.e., large enough on which to play a volleyball game. Reduction in turf also reduces maintenance time and expense.

**D. Practice Good Maintenance and Water Management**

As mentioned in Section 1.2(A), water conservation facilities, equipment and techniques are required by the City's zoning stipulations issued in

relation to the development of Tatum Ranch. A well-planned irrigation system that will water plants according to their individual needs is vital to assure that plants are maintained properly while achieving the water-efficient goals of the landscape concept. Several types of water-efficient irrigation systems are available--at least one type is to be installed by all Owners within Tatum Ranch.

Drip irrigation systems provide slowly emitted water deeply below the soil surface at the root level, thereby avoiding runoff and reducing evaporation. Low output, well-regulated sprinkler systems feed water more slowly and allow for greater absorption and less runoff. Either system is an efficient maintenance tool; however, irrigation systems also need to be managed. Installing timers that are adjusted according to seasonal needs is an important water management task. Setting timers to irrigate the landscape in the early morning hours when there is less evaporation and more absorption is another important water management task.

Rainwater can be caught and used for landscape needs by contouring the property so rainwater flows into mini-basins around the plants and trees. In some cases, as with desert trees, supplemental irrigation can be eliminated with the use of this technique.

**E. Improve The Soil**

Plants grow better and use water more effectively if the soil has been improved. A three-inch layer of mulch or a layer of wood chips or rocks will help keep soil areas cool, reduce evaporation, retard weed growth and add interest to the landscape.

**F. Landscape Plans--General**

The Xeriscape concept furnishes a cool, lush and inviting environment, not the sparse use of landscape plants with a universal application of landscaping rock or granite. To assist Builders and Owners in creating a "Xeriscape" plan, several Suggested Landscape Plans are shown in Appendix B. Different plans are presented for various-size residential lots (the plans, of course can be easily modified for commercial or multi-family parcels within Tatum Ranch). The plans in Appendix B specify the location of plant material (tree, shrub, ground cover), but they do not designate the specific plant to be used. A Builder or Owner may consult the plant list in Appendix A and designate on a Suggested Landscape Plan the specific plants to be used on its lot/parcel. The Suggested Irrigation Plans are preliminary and may need more definition in actual use. In any event, all landscape plans are subject to approval of the governing ARC. Builders/Owners should consult their irrigation specialists in finalizing

irrigation plans depending upon the species of plant at various locations and their individual watering needs.

**G. Right-Of-Way and Drainage Landscaping**

Builders shall also extend the Master Developer's landscape theme into the rights-of-way of their developments. To promote visual continuity of the development, the following landscape treatments and suggestions should be utilized wherever possible:

(1) Natural buffers between roadways and development should be used to preserve the beauty of the desert flora while screening development from view. Palo Verdes and Ironwoods are the most effective screening plants occurring on site. A single healthy tree 13-16 feet tall provides a very effective screen.

(2) Retention basins and other flood-control solutions in individual developments should be landscaped with various mixes and densities of semi-arid plants.

(3) Landscaping in highly visible common areas and rights-of-way should include flowering groundcovers that provide seasonal color. Common areas and rights-of-way that are not highly visible may be revegetated with species of wildflowers in lieu of traditional groundcovers.

(4) Trees provide the greatest volume of vegetation and support the greatest densities of wildlife and should be left intact along drainage ways.

(5) Where removal of plant material is necessary for construction, Builders should use reasonable efforts to salvage trees with a diameter greater than four inches and all cacti.

(6) Large, salvageable semi-arid region trees cannot be purchased in nurseries and should be considered a valuable asset. A mature landscape can be instantly created by using these salvaged trees, shrubs and cacti.

**H. Front Yard Landscape Plans--Individual Residential Lots**

Actual drawings with the following information must be submitted to the ARC by the Builder or Owner, as applicable, prior to any landscape work being performed:

(1) Drawing showing the location and height (tree, bush, or ground-cover), to the extent known, of plant materials to be used;

(2) List of plant materials to be used in the plan;

(3) Drawing of irrigation system to scale and sufficient in detail to completely describe the system.

The following items will be considered during the ARC's review:

(1) Species of trees whose mature height may reasonably be expected to exceed the approved building height should not be used unless listed in Appendix A.

(2) The predominant use of grass in landscaping plans will not be approved by the ARC. Generally, an area of grass not exceeding ten percent of the total lot size is recommended for residential lots. A mix of twenty percent of this ten percent (two percent overall) can be planted in the front yard. Common Bermuda grass (Cynodon dactylon) should not be used. This type of Bermuda grass is almost impossible to confine to a specific area. Hybrid Bermuda grasses that are sowed by stolons or sod can be used in areas where the grass can be strictly confined. Grasses in front yards shall be bordered.

All front yard landscaping is to be completed by the Builder prior to occupancy by a resident (except for any "spec" housing, which front yard landscaping shall be completed by the Builder upon the earlier of (i) occupancy of the residence or (ii) 90 days after a certificate of occupancy is issued for the residence). The Builder is also responsible for back-yard landscaping on lots which abut the Golf Course. Such rear-yard landscaping is to be completed within 90 days after occupancy.

## I. Multi-Family and Non-Residential Landscape Requirements

A minimum of ten percent (10%) of the total parcel should be landscaped and distributed throughout the parking lot(s) and building apron(s), and should include trees planted from containers no smaller than 15 gallons; shrubs planted from containers no smaller than five gallons; and ground covers planted from one gallon containers, rather than flats. All landscaping is to be completed by the Builder within 30 days after a certificate of occupancy is issued for the multi-family or non-residential project.

### J. Other Landscaping Requirements

Inorganic landscape features, such as granite ground covers and boulders, should be limited to materials indigenous to the area or to materials similar in color and appearance to these materials. Irrigation systems should be designed so overspray into natural areas does not occur. Also, each Builder is responsible for landscaping around any above-the-ground appurtenance for cable television located on its lot or parcel (or in the right-of-way immediately adjacent thereto) so as to screen the appurtenance as much as possible without limiting access by a cable television Provider.

## 3.2 WATER-EFFICIENT DEVELOPMENT

Developing a water-efficient community is a goal of both the Master Developer and the City. With the requirements placed on the City by the Arizona Groundwater Code, developments will have to conform to new standards. Overall water efficiency at Tatum Ranch will be the result of the combined efforts of the Master Developer, Builders and Owners.

The Master Developer is using only semi-arid region plants for all landscaping. A wildflower mix that will provide color but will not require any irrigation will be used in other common areas. Where irrigation is necessary to maintain plant materials, an automatic drip system will be installed to maximize water efficiency.

Pursuant to the Water Conservation Plan for Tatum Ranch approved by City and the Master Developer, all Builders are required to install water-efficient devices in their projects. Current maximum water-use ratings are as follows:

| | |
|---|---|
| Water Closet | 3-1/2 gallons per flush |
| Urinals | 3 gallons per flush |
| Residential kitchen faucets | 3-1/2 gallons per minute |
| Lavatory faucets | 3-1/2 gallons per minute |
| Shower Head | 3 gallons per minute |

In 1985, the City implemented a system for partial refund of development fees to encourage Builders to incorporate water-efficient elements into their developments. Refunds are based on the amount of water use or sewer flow reduction demonstrated by the Builder when comparing water consumption in the new water-efficient development with water consumption in similar developments without water-efficient features (using the above minimum ratings). Additional information on these refunds can be obtained from the City's Water Conservation Department. Builders are encouraged to use water-efficient appliances in addition to the above. See also the "Xeriscape" concept of landscaping, discussed in Section 3.1, calling for drought-tolerant,

semi-arid region plants that will create water-efficient landscapes in residential and non-residential areas.

### 3.3 STREETSCAPE DESIGN/STREET FURNITURE

A comprehensive streetscape design is incorporated into all collector streets. The design maintains the color, texture and character of the desert (see Figures 2-1 and 2-2). Rights-of-way will be revegetated using some of the plant materials existing on the site. Palo Verde, Mesquite, Ironwood, Desert Willow and Sweet Acacia will be the predominant trees used in these areas. Indigenous shrubs and cacti will complete the landscape. Highly visible areas at median cuts and intersections with cross streets will be accented with flowering ground covers. Meandering sidewalks and a bicycle trail will be included. The design of street furniture will be consistent with the contemporary southwestern design theme discussed in the Introduction.

Any streetscape designs completed by Builders for their interior-project streets should blend with the overall community design.

### 3.4 WALL DESIGN

All walls shall be constructed with block masonry and a stucco finish (except for top sections of view walls described below). Each wall shall be a visual extension of the architecture of the main structure(s) and the parcel as a whole. The wall shall be designed so as to create a focal point of interest with approved landscaping and other approved features. The texture and color of walls should conform to the criteria specified in the figures that follow. Sections A-E below pertain to non-custom lots; custom lot Builder/Owner requirements for walls are designated in Section F below. Except as provided in part of Section F, all walls are to be built at the expense of the Builder.

**A. Perimeter Walls**

For purposes of definition, all walls surrounding a parcel or a Purchase Tract shall be considered a perimeter wall. All perimeter walls shall be uniform and connect and blend with previously built perimeter walls as shall be built in accordance with the criteria specified in Figure 3-1. The wall shall ultimately be constructed in its entirety (entirety shall mean that the walls are stuccoed and painted, the wrought iron is in place, and the contractor has cleaned up the area to bring it back to a "natural looking" state) when the first home of the last Purchase Tract has been completed by the builder or when 75% of the Parcel's lots have had home construction completed (Certificate of Occupancy is given) on them, whichever occurs first. In regards to commercial development, the entire perimeter wall must be completed before a certificate of occupancy is granted by the City. If

the builder purchased the entire residential parcel from the master developer, the master developer and buyer must come to an agreement before close of escrow on the schedule for construction of the walls that border the parcel.

Summary of perimeter wall construction timing:

| Location | Type of Wall | Installation Timing |
|---|---|---|
| Walls along major streets | Standard wall | Install before common area landscaping is installed or before Certificate of Occupancy is received on the models, whichever occurs first. |
| Walls along washes, retention areas and the DOE easement | View wall | Install along entire Purchase Tract when the first home is completed in any given Purchase Tract. |
| Walls along the the Scenic Corridor | Standard wall | Install before common area landscaping is installed or before Certificate of Occupancy is received on the models, whichever occurs first. |
| Walls that serve to border Purchase Tracts that are not along washes, retention areas or the DOE easement | Party wall | Complete no later than when the first home is completed in the given Purchase Tract. |
| Walls that border the golf course | View wall | Install before common area landscaping is installed or before Certificate of Occupancy is received on the models, whichever occurs first. |

(1) **Standard:** A 6-foot "standard" perimeter wall shall be constructed by each residential and commercial Builder along the boundary line of its parcel (except along the golf course, common area portions and along the entry way of the parcel). Perimeter walls along the the front and front-side portions of commercial parcels (if required by the Master Developer) shall not exceed 3 feet. Up until the time a subdivision or parcel is 75% occupied, a Builder may erect the standard perimeter wall

so that the wall does not exceed 3 feet in height around its model area so as to draw prospective purchasers or lessees to the subdivision or parcel. Thereafter, as described above, the wall shall be completed to its required height of 6 feet.

(2) **View:** A 6-foot "view" perimeter wall shall be constructed by each residential and commercial Builder along the boundary line of its parcel as it abuts the golf course and any common area (which includes, but is not limited to wash areas, retention areas and the Department of Energy Easement). The view perimeter wall shall be built in accordance with the criterion specified in Figures 3-2 and 3-2A. All such view perimeter walls shall be uniform and connect with contiguous view perimeter walls and as appropriately determined by the governing ARC.

**B. Party Walls**

Prior to occupancy of a single family residence constructed on a lot, the Builder shall construct a party wall, i.e. a wall which separates the rear-and side-yard areas between lots (but excluding all portions of side-yards considered to be front yards) along the lot line of the lot, even if it abuts property not owned by Builder/Owner. See the requirements shown in Figure 3-3.

**C. Retaining Walls**

Prior to occupancy of a structure on a lot or parcel, the Builder shall construct any retaining walls on such portions of a lot or parcel as may be required by the Master Developer or the ARC. A "retaining" wall is a wall which retains a differential of two or more feet of earth as may be required by the Master Drainage Plan (as hereinafter described). The retaining walls are to be underground, with the construction of the perimeter wall to be on top of the retaining wall. See Figure 3-4 for required construction detail.

**D. Side Gate**

In the front/side portion of a lot or parcel and prior to occupancy thereof, a Builder shall construct a gate in accordance with the criterion specified in Figure 3-7.

**E. Cut-off Walls**

The Master Developer has installed cut-off walls along many washes throughout the community. In these locations, it is necessary for the buyer of the property to uncover these cut-off walls (if they were covered up during construction) and build the necessary wall on top of

this cut-off wall. The Master Developer made provisions to enable the wall builder to insert rebar in the existing cut-off wall, but if the builder determines that it is necessary to modify the cut-off wall in any way, it will be his responsibility to make this change.

**F. Walls for Custom Lots**

Prior to occupancy and for privacy purposes, a standard perimeter wall or view perimeter wall shall be constructed by Builder in accordance with Figure 3-1 or Figures 3-2 and 3-2A around the "building envelope" portion of the custom lot; however, if the Owner desires a wall in the front and (typical) front-side portions of its lot, the perimeter wall shall not exceed 3 feet in height in such areas. Also, a custom lot Builder may construct a gate leading to the remaining portion of the Owner's lot outside the "building envelope" portion upon approval of the governing ARC.

Also, a perimeter wall will be constructed by the Master Developer (unless the Master Developer obligates a Builder to construct such wall) along the arterial roadways within or adjacent to the custom lot parcels as generally shown on Figure 3-5. If the Master Developer builds the wall, then upon occupancy (unless earlier required in the contract of sale between the Master Developer and the Builder), the respective Owner shall reimburse the Master Developer for the lineal footage of the wall constructed along his/her lot.

## 3.5 CIRCULATION

The Master Developer incorporated into the land use plan a comprehensive network of roads to support the community as reflected in the Master Street Plan (see Figure 4). All Builder plans for internal streets are subject to review and approval of the City and the governing ARC. Builders should consider the following key goals when designing their individual neighborhood circulation systems:

A. Achieving ease of movement through the project and individual neighborhoods.

B. Planning neighborhood street systems to serve local traffic demands, while discouraging non-neighborhood traffic.

C. Enhancing transportation routes with a scenic beautification plan.

D. Encouraging safety.

## 3.6 PROJECT ENTRANCES

The community entrance monumentation will establish a subtle, tasteful introduction to Tatum Ranch and at the same time will define the limits of the community (see Figure 5).

The design of individual project entrances (See Figure 6) are to be proposed by each Builder as part of its preliminary design submittal pursuant to Section 2.4, however, the following guidelines will apply :

A. For safe viewing at all intersections, a sight-line triangle must be maintained pursuant to City Code.

B. Individual Builder walls and custom lot walls must tie into the Master Developer walls and turn into the development and either continue or terminate at an inside corner. Builder walls and custom lot walls must match Developer's walls in their design and at the point of juncture with another wall.

C. Treatments at project entrances, such as low planter walls, sculptural shapes and low-profile lighting, should be designed as integrated features of the Master Developer walls.

See also Section 3.9 regarding signage.

## 3.7 ARCHITECTURAL DESIGN THEME

The integration of structures with the existing environment is the goal of the architectural design theme for Tatum Ranch. Low-profile designs that incorporate the contemporary southwestern architecture with clean, rounded lines and building elements that allow the structure(s) to blend with the surroundings are encouraged. The following items will help maintain continuity through development of design plans for individual projects:

A. **Building Height:** A building height limit of thirty feet will be maintained throughout the community unless a specific project of greater height is approved by the governing ARC. In such cases, the ARC will consider how the increased height relates to the type of building, setbacks and relationship to adjacent land uses. In general, low profile structures which are integrated into the natural terrain are encouraged.

B. **Exterior Building Materials:** Acceptable exterior building materials include brick, masonry, stucco, adobe, stone veneer, or other exterior treatments approved by the ARC; however, emphasis is placed on stucco so as to complement the architecture of the wall designs. The

use of wood as a predominant material is not a traditional feature of the existing environment and will not be approved by the ARC.

C. **Colors:** Colors should be non-reflective in muted tones that recall the hues of the ground plane, surrounding mountains and plant material. There should be no abrupt changes in color between adjacent structures. All colors are subject to approval by the ARC. Proposals will be reviewed in terms of the development's interior relationships and the effect on the surrounding parcels.

D. **Roofs:** Exposed roof colors should be integral to other building materials in the structure. Acceptable roof materials include clay tile, slate or concrete tile. On parcels with higher density zoning, such as R-3 or R-3A, other non-wood materials will be considered by the ARC. Roof materials should exhibit muted earthtone colors, and a very limited color and material palette should be used within any one development unit.

E. **Mechanical Equipment:** Miscellaneous items such as vents and flues should be located to occur on the least prominent side of the ridge line whenever possible and should be coated with a flat paint to match the color of the roof. Rotating, roof-top ventilators or other mechanical equipment are not permitted on rooftops in residential areas.

F. **Entrances to Structures:** Deeply recessed entrances provide protection from the elements and a sense of individuality for the structures. When used with wall extensions, the entry can create a courtyard effect which is very appropriate to the region. A combination of overhanging roofs and some change in the plan configuration can create a distinctive individual entrance. For multi-family or attached units, creating a single-family sense of privacy in the design of entrances benefits both the homeowner and the neighborhood.

G. **Decks:** All second-story decks approved by the governing ARC should be constructed to avoid onlooking into adjoining backyards. The deck surface should be made of asphalt or concrete and a parapet masonry wall of sufficient height to shield the deck surface is required. A height of 3 feet is suggested; however, all walls are subject to the approval of the governing ARC.

H. **Patios:** All non-deck patio covers shall be finished to match the roof surface, and the supporting pillars for the patio covers shall be of similar visual mass as the perimeter wall pillars required in Tatum Ranch. All patio pillars are to be finished in stucco to match the adjacent building.

I. **Windows and Doors:** "Pop-out" features are required around the exterior of all back-yard windows and door jams on lots which abut a park or the Golf Course. These "pop-out" features are required around the exterior windows and doors both the front and back of all custom homes. Additionally, all window frames are to have a non-reflective finish.

J. **Postal Boxes and Lockers:** All Builders (except for custom-lot Builders) shall provide for centralized postal (mail) boxes and lockers as required by the number of residential or commercial units shown on the plat or site plan. The Builder shall, however, at its own expense, build the structure shown in Figure 7 to surround the mail equipment. The structure is to have a smooth finish and be painted to match the walls within Tatum Ranch. The Builder may apply an anodized or other finish to the mail equipment if approved by the governing ARC.

## 3.8 OUTDOOR LIGHTING

Outdoor lighting standards and restrictions are to be in accordance with the City of Phoenix Code, Chapter 23, Article 7, which states in part that certain outdoor lighting must be shielded or filtered. Outdoor lighting used for security, landscaping or building illumination, game or sport lighting or area illumination must be shielded so as to reflect no more than a one foot candle onto any adjacent residentially zoned property. Architectural building or landscape lighting cannot be used from midnight until sunrise unless the lighting complies with the shielding and filtering requirements of the Code or unless incandescent fixtures of 150 watts or less are used. Recreational facility outdoor lighting cannot be used from midnight to sunrise except to conclude an event begun before 10:00 p.m., or unless the lighting complies with the shielding and filtering provisions of the City Code. Certain low intensity or fossil fuel lights are exempt from these provisions of the Code.

All light structures will be low-profile and shall conform to the requirements of the Master Lighting Plan for Tatum Ranch, prepared by Florence, Nord & Singer approved by the City on February 13, 1987. Additionally, light structures should match or blend with the master streetscape design and are subject to the approval of the governing ARC.

## 3.9 SIGNAGE

Permanent signs within the community should be designed to provide consistent reinforcement of the contemporary southwestern architectural character of Tatum Ranch and blend with the surrounding desert. Signs should not only communicate limited specific information but should add to the attractiveness of the area.

There are three categories of signs in the community: temporary, permanent and directional. All signs are subject to approval by the governing ARC and are further subject to City's sign regulations and the Comprehensive Sign Plan for Tatum Ranch approved by the City. All signs are to be submitted by a Builder/Owner to the governing ARC for approval prior to a Builder/Owner's submittal to the City.

**A. Real Estate Sales Signs (Temporary):**

(1) New subdivisions/developments (recently constructed or under construction): one freestanding, single-face sign per Builder may be located on the same lot or parcel as the development under construction (4' high x 8' wide). In addition, one lender sign may be located on the parcel or lot under construction.

(2) Model home signs: one sign per model home stating the model name may be located on the same lot as the model home.

(3) Flags and flagpoles: homebuilders are permitted a maximum of two (2) flagpoles per model home complex. The poles shall display only the American and State of Arizona flag, and shall not be used to display flags bearing any colors or designs specifically for the purpose of identifying the builder or marketing the builder's project. At the Master Developers direction, any such poles shall be immediately removed at the homebuilder's expense upon discontinuance of home sales and marketing activities at the model complex.

Flagpoles are not permitted at any of the individual residences within Tatum Ranch. Residents are to use house-mounted brackets to display flags if so desired.

(4) Residential signs ("for sale" and "for lease"): one sign for each single-family residential unit located on the same lot as the residence.

(5) Such additional signs as may be allowed by the City may be installed subject to the approval of the governing ARC.

**B. Builder Identification Signs (Permanent):**

(1) One or two signs may be located at the primary entrance to an individual residential development and should be integrated into the project entry (see Figure 6). The Residential ARC shall determine if the second sign is necessary and cohesive.

(2) One identification sign may be located on multi-family developments and should be integrated into the landscaping.

(3) Two identification signs may be located on non-residential developments and should be integrated into the project entry or entries. Tenant identification signs will be governed by the Phoenix Sign Ordinance, in addition to requiring ARC approval.

(4) The Builder of the following parcels must adhere to the exact type of signage specified for the Scenic Corridor in the Comprehensive Sign Plan:

Commercial Parcels 16, 20 and 22

Commerce Park Parcels 36 and 37

Consult the Master Developer for more information on signage for these parcels.

**C. Directional signs:**

A program of directional and safety signage will be undertaken by the Master Developer to facilitate off-site traffic and recreational circulation. The Comprehensive Sign Plan for Tatum Ranch disallows off-site directional signs by Builders/Owners in Tatum Ranch.

See also Section 3.6 on Project Entrances.

## 3.10 GRADING AND DRAINAGE

The Master Developer, through its consulting engineers, has prepared a Master Drainage Plan to establish overall grading and drainage concepts for the entire development. All grading and drainage improvements constructed within the project are to be in compliance with the overall concepts defined in Master Drainage Plan approved by the City on June 8, 1987 and are further subject to review and approval by the governing ARC. Builders' drainage improvements such as culverts or channels are to be consistent with the Master Developer's existing wash improvements.

A system of washes traverses the site providing necessary pathways for off-site drainage through the development. Pursuant to the Master Drainage Plan, sheet flow patterns will be intercepted and directed toward designated washes where necessary. The Master Developer will reinforce those designated washes to accept the drainage from new developments.

Developers should consider the following guidelines when grading within the community:

A. Exposed cut or fill slopes should be restored so that the finished product blends smoothly with the surrounding terrain and architecture. Native rock and/or native plant material should be used to prevent erosion and create visually pleasing treatments. Retaining walls may be used instead of or in combination with manufactured slopes to encourage terracing. Retaining walls should be constructed in accordance with Section 3.4 herein.

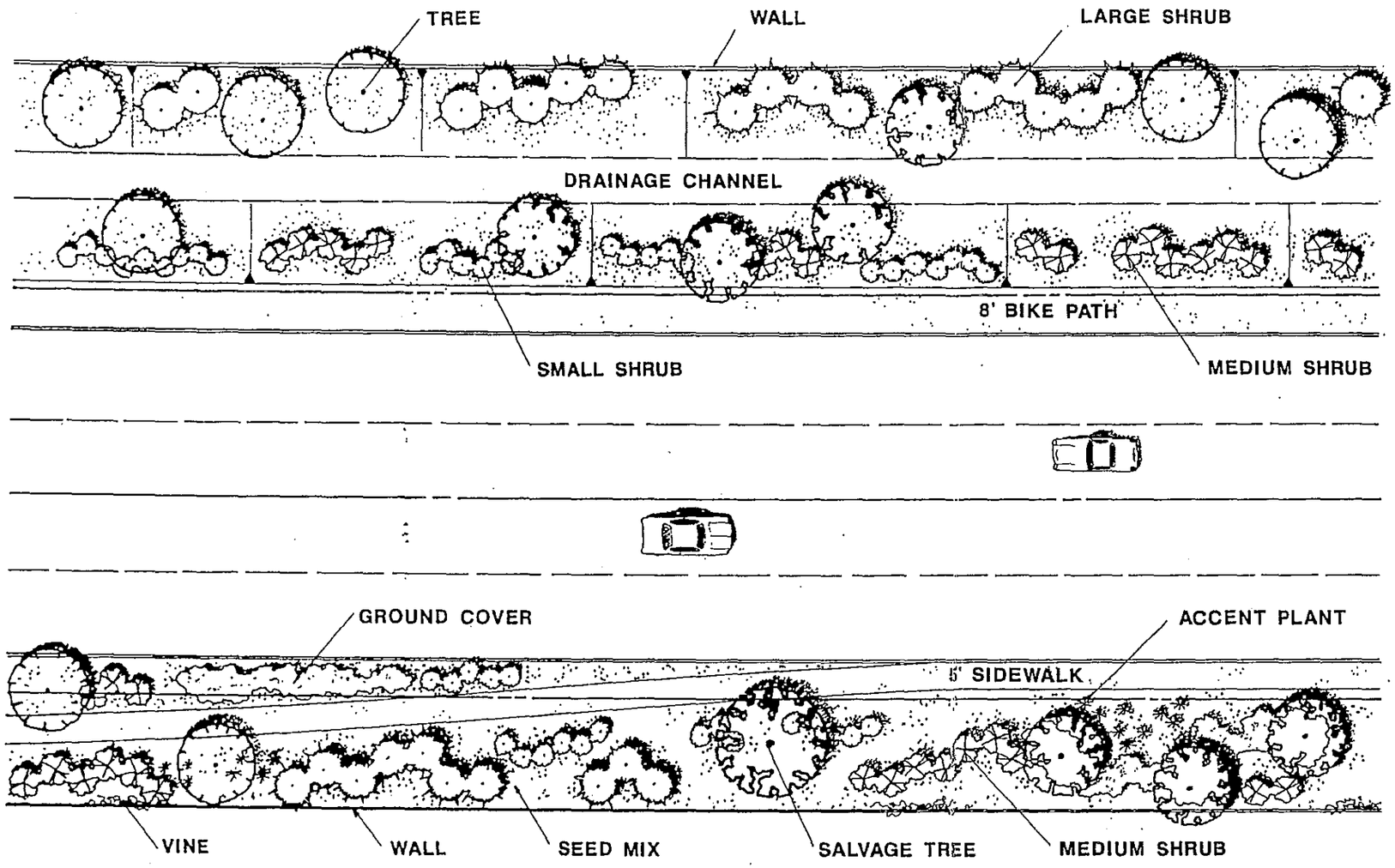
B. Disturbance of the natural terrain beyond necessary graded areas should be avoided when grading roadway rights-of-way and/or easement areas. Disturbance to the natural terrain and vegetation should be minimized to the greatest extent possible when grading lots for development.

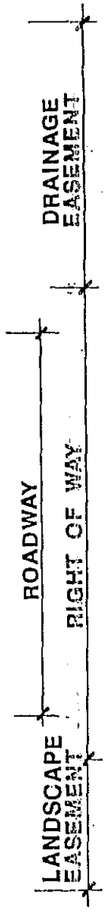
C. Graded areas not used for structures should be revegetated within 120 days after completion of improvements. Open-space areas disturbed during construction should be revegetated with indigenous plant material. Common areas and private landscaped areas should be revegetated with plants from the list in Appendix A.

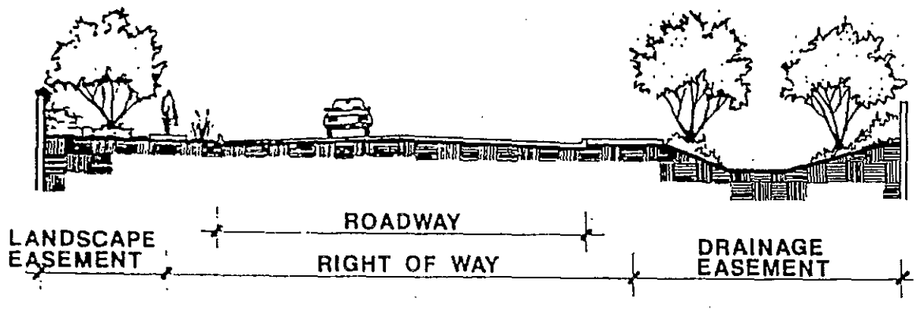
D. When trenching along roadways, contractors should store the excavated material on the roadway side of the trench to avoid disturbing existing terrain and vegetation adjacent to the roadway.

### 3.11 UTILITIES

A primary utility system will be completed within the community including sewer, water, phone and electric lines. Utility lines will be extended along major collector roads terminating at the beginning of development areas. All electric lines 18kV and smaller are to be underground.




## PARTIAL PLANT LIST

**TREES**
- MESQUITE
- PALO VERDE

**SHRUBS**
- BRITTLE BUSH
- CASSIA
- CREOSOTE
- LEMON'S MARIGOLD
- TURPENTINE BUSH

**ACCENT PLANTS**
- BANANA YUCCA
- HESPERALOE

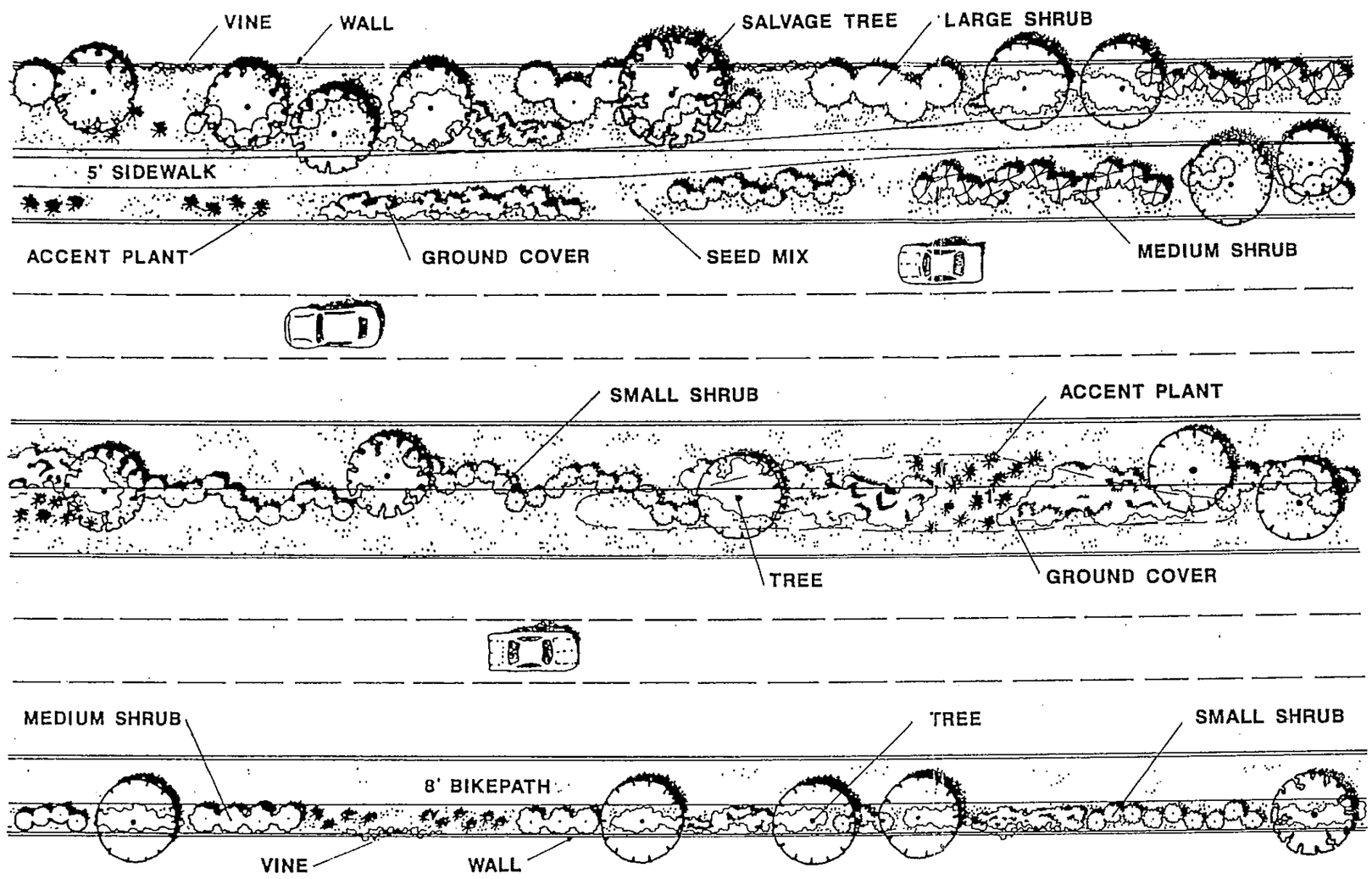
**GROUND COVERS**
- MEXICAN PRIMROSE
- VERBENA

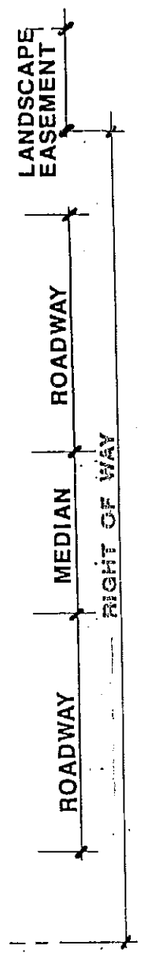
**VINES**
- CATS CLAW
- YELLOW BELLS

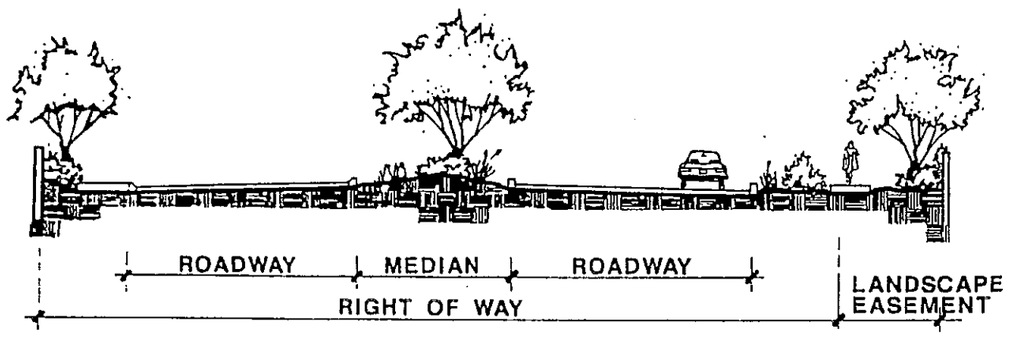
**TATUM RANCH**
**STREET SCAPE DESIGN**

Shuler
C.F. Shuler Inc.

Figure 2-1




## PARTIAL PLANT LIST

**TREES**
- MESQUITE
- PALO VERDE

**SHRUBS**
- BRITTLE BUSH
- CASSIA
- CREOSOTE
- LEMON'S MARIGOLD
- TURPENTINE BUSH

**ACCENT PLANTS**
- BANANA YUCCA
- HESPERALOE

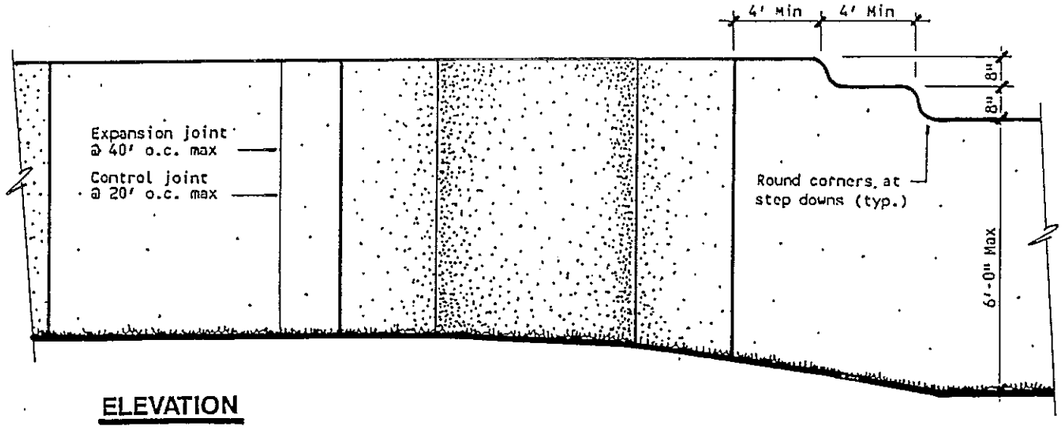
**GROUND COVERS**
- MEXICAN PRIMROSE
- VERBENA

**VINES**
- CAT'S CLAW
- YELLOW BELLS

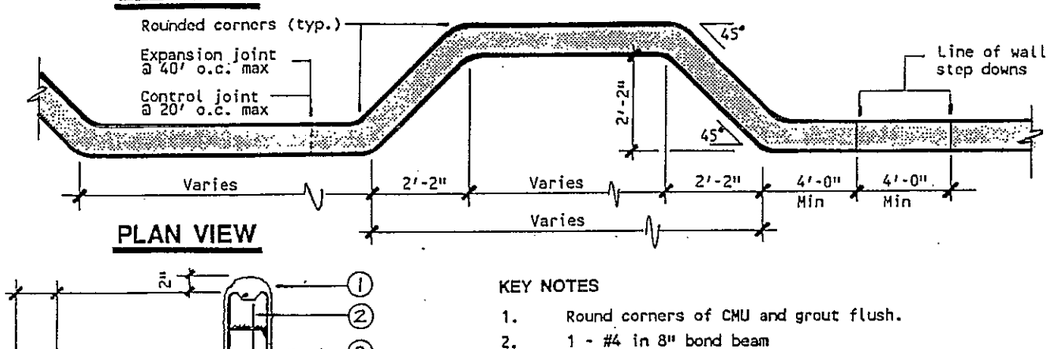
# TATUM RANCH
## STREET SCAPE DESIGN WITH MEDIAN

Shuler
C.F. Shuler Inc.

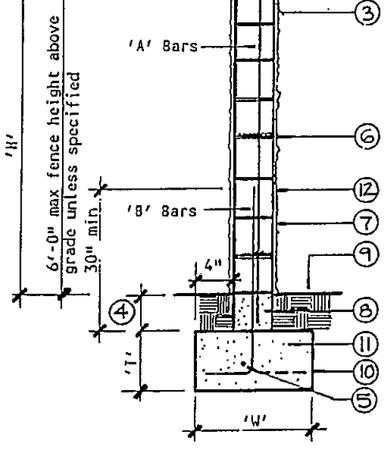
Figure 2-2




## ELEVATION




## PLAN VIEW




## SECTION

KEY NOTES

1. Round corners of CMU and grout flush.
2. 1 - #4 in 8" bond beam
3. Wire mesh grout stop under all bond beams (typ.)
4. Minimum depth to top of footing to be 4". If CMU wall occurs near a wash, footing depth shall be 2'-0" below low point of adjacent wash flow line.
5. 1 - #4 bar continuous
6. Dur-O-Wal at 32" o.c.
7. 6 x 8 x 16 CMU (typ.)
8. Solid grout all cells below grade
9. Finish grade
10. Alternate bend in bar.
11. Continuous concrete footing.
12. Expansion joint at 40' o.c. max.
    Control joint at 20' o.c. max.

| MASONRY FENCE STRUCT. @ REINF. (NON RETAINING) | | | |
|---|---|---|---|
| 'H' | 'A' BARS | 'W' | 'T' |
| 2'-6' | #4 @ 48" | 1'-0" | 8" |

Note:

All CMU walls to have flush joints and smooth sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (05-190) by Dunn Edwards. Paint steel fence to match walls.

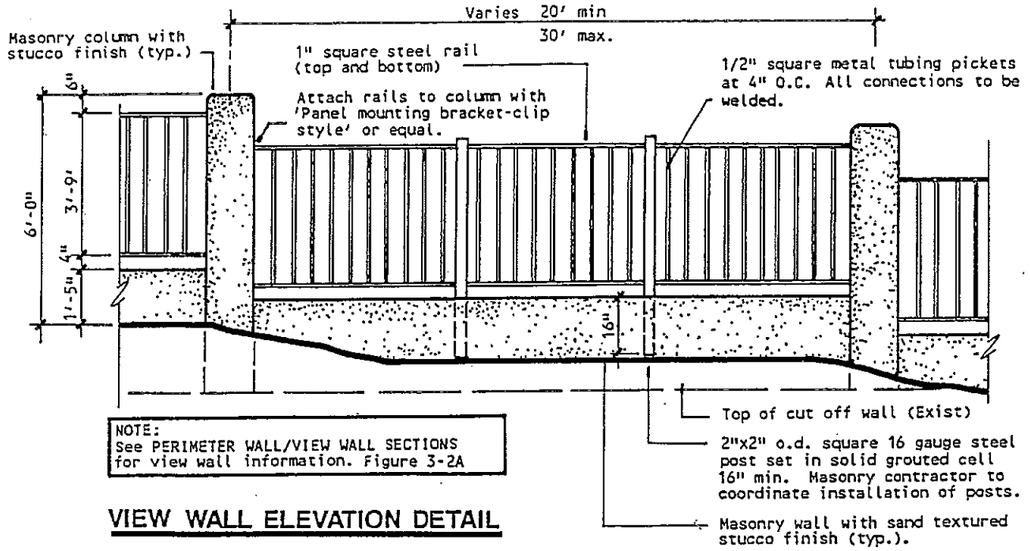
Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

Structural information to be confirmed with structural engineer.

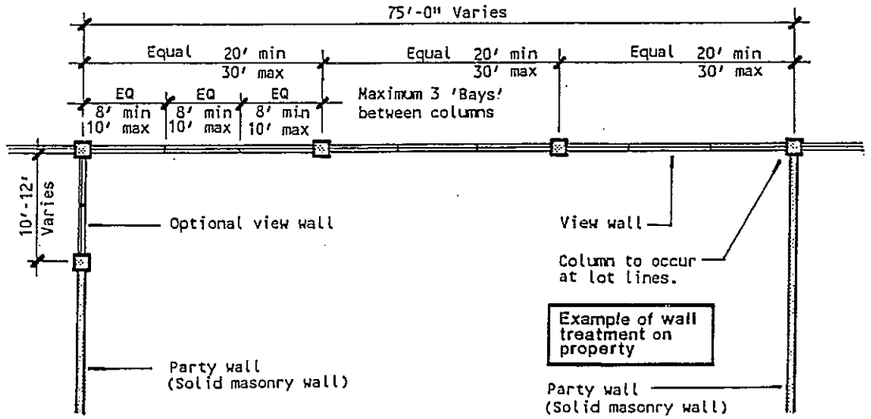
# TATUM RANCH
## PERIMETER WALL (STANDARD)

Shuler
C.E. Shuler, Inc.

Figure 3-1




## VIEW WALL ELEVATION DETAIL




## EXAMPLE OF LOT WALL TREATMENT

**NOTE:**
**SEE PERIMETER WALL (VIEW) WALL SECTIONS FIGURE 3-2A FOR SECTIONS.**

NOTE:
All CMU walls to have flush joints and sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (Q5-190) by Dunn Edwards. Paint steel fence to match walls.

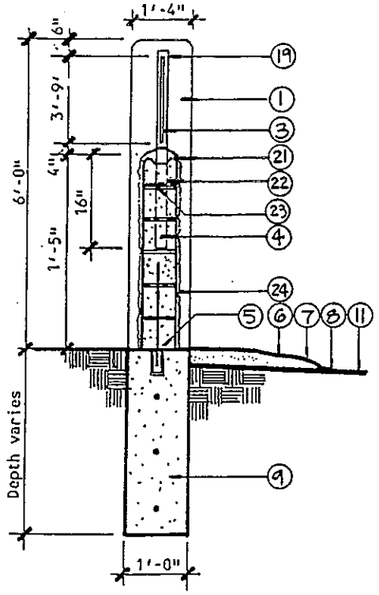
Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

Structural information to be confirmed with structural engineer.

# TATUM RANCH
## PERIMETER WALL (VIEW)

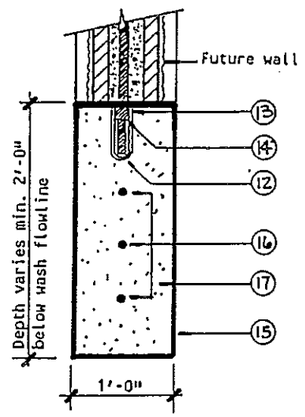
Shuler
C.E. Shuler, Inc.

Figure 3-2

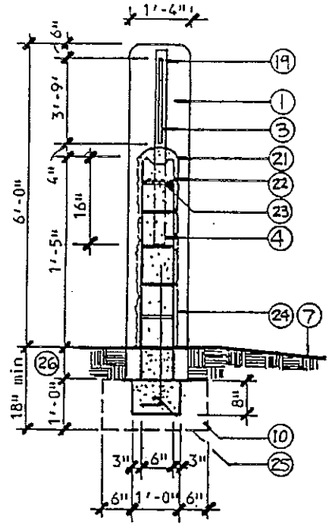



## VIEW WALL SECTION AT CUTOFF WALL (ADJ TO WASH)

NOTE: SEE ALSO VIEW WALL ELEVATION DETAIL FIGURE 3-2.




## CUTOFF WALL SECTION




## VIEW WALL SECTION

KEY NOTES

1. Masonry column
2. Masonry wall
3. 1/2" square 16 ga. steel tubing pickets at 4" o.c. (typ.)
4. If steel pickets exceed 3' height, steel posts are to be 2" x 2" o.d. square 16 guage set into solid grouted cell 16" min. For pickets under 3', use 1 1/2" x 1 1/2" o.d. square 16 guage steel post set into solid grouted cell 12" min. Masonry contractor to coordinate installation of posts.
5. Insert threaded dowel into existing threaded dowel insert.
6. Fill to minimize exposed cutoff wall
7. Finish grade
8. Existing grade
9. Existing cutoff wall
10. Column footing beyond
11. Treat with revetation seed mix
12. Straight coil loop insert (1/2" x 6") B-16 'Dayton Superior' or approved equal.
13. Threaded plastic plug (1/2") F-74 'Dayton Superior' or approved equal.
14. Cap plug (1/2") F-45 'Dayton Superior' or approved equal.
15. Wall is formed by the trench
16. 3 runs of #4 rebar
17. 2,500 psi concrete (class B)
18. Dur-O-Wal at 32" o.c.
19. 1" square tubing rails (top and bottom). Attach rails to CMU column with 'Panel mounting bracket-clip style' or equal.
20. #4 at 48" o.c.
21. Round corners of CMU and grout flush
22. 1 - #4 in 8" bond beam
23. Wire mesh grout stop
24. 6 x 8 x 16 CMU
25. 2 - #4 bars continuous
26. Minimum depth to top of footings to be 4". If CMU wall occurs near a wash, footing depth shall be 2'-0" below low point of adjacent wash flowline.

**NOTE:**

All CMU walls to have flush joints and sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (Q5-19D) by Dunn Edwards. Paint steel fence to match walls.

Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

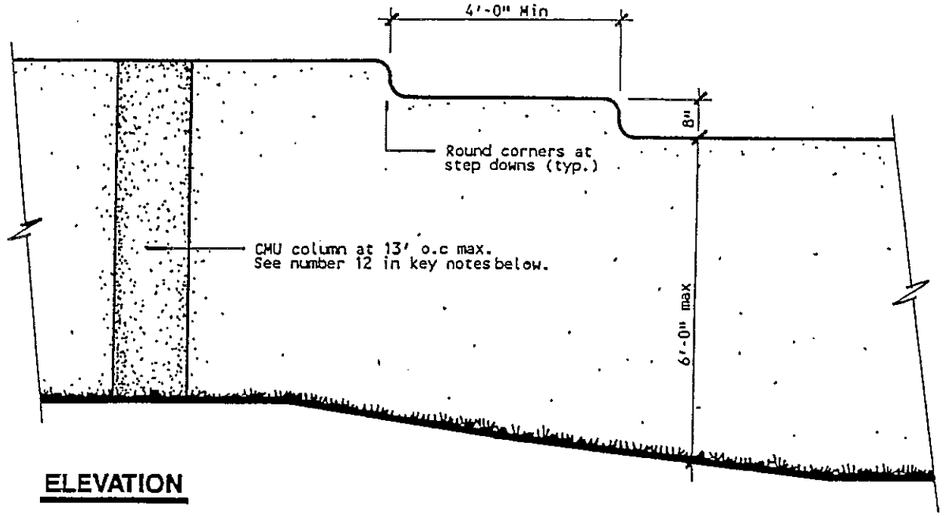
Structural information to be confirmed with structural engineer.

Height of pickets varies. Height to be determined by SunCor Development Company and Parcel Developer.

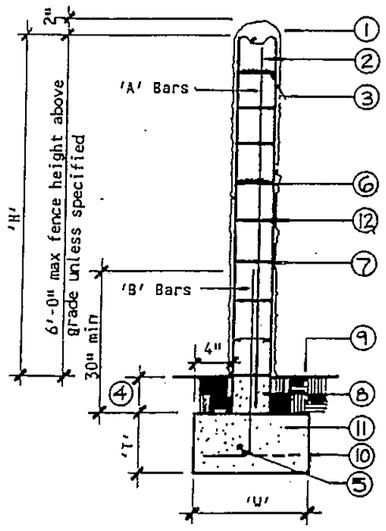
# TATUM RANCH
# PERIMETER WALL
# (VIEW)
# WALL SECTIONS

Shuler
C. F. Shuler, Inc.

Figure 3-2A




**ELEVATION**




**SECTION**

KEY NOTES

1. Round corners of CMU and grout flush
2. 1 - #4 in 8" bond beam
3. Wire mesh grout stop under all bond beams (typ.)
4. Minimum depth to top of footing to be 4". If CMU wall occurs near a wash, footing depth shall be 2'-0" below low point of adjacent wash flow line.
5. 1 - #4 Bar continuous
6. Dur-O-Wal at 32" o.c.
7. 6 x 8 x 16 CMU (typ.)
8. Solid grout all cells below grade
9. Finish grade
10. Alternate bend in bar
11. Continous concrete footing
12. 8x8x16 concrete block pilaster with 1-#4 rebar vertical grout cells solid. Pilaster to occur at 13' o.c. max.

| MASONRY FENCE STRUCT. @ REINF. (NON RETAINING) | | | | |
|---|---|---|---|---|
| 'H' | 'A' BARS | 'B' BARS | 'W' | 'T' |
| 2'-6' | #4 @ 48" | #4 @ 48" | 1'-0" | 8" |

NOTE:
Any wall facing common areas (walls viewed by the public) shall maintain the stucco texture and paint color established in the notes below

All CMU walls to have flush joints and smooth sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (Q5-19D) by Dunn Edwards.
int steel fence to match walls.

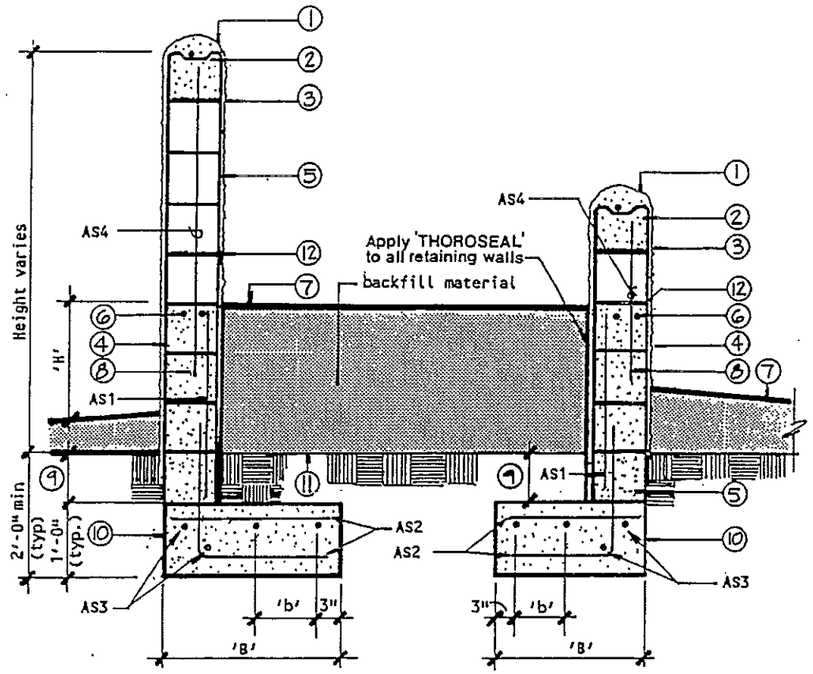
Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

Structural information to be confirmed with structural engineer.

# TATUM RANCH
## PARTY WALL

Shuler
C.F. Shuler, Inc.

Figure 3-3




## RETAINING WALL SECTION

KEY NOTES

1. Round corners of CMU and grout flush
2. Continuous bond beam at top of wall with #4 cont.
3. Wire mesh grout stop under all bond beams (typ.)
4. 8" concrete block grouted solid
5. 8 x 8 x 16 CMU (typ.)
6. 2-#4 rebar continuous in 8" bond beam
7. Finish grade
8. 24" overlap min (typ. all splices)
9. Minimum depth to top of footing to be 8". If CMU wall occurs near a wash, footing depth shall be 2'-0" below low point of adjacent wash flowline.
10. Continuous concrete footing
11. Undisturbed or 95% compacted subgrade
12. Dur-O-Wall at 32" o.c.

Masonry Wall Structural & Reinforcing
(Retaining)

| 'H' | 'B' | 'b' | As1 | As2 | As3 | As4 |
|---|---|---|---|---|---|---|
| 3'-0" | 2'-6" | 2 @ 12" | #5 @ 40" o.c. | #4 @ 40" o.c. | #4 Continuous | #4 @ 40" o.c. |
| 4'-0" | 3'-0" | 2 @ 15" | #5 @ 24" o.c. | #4 @ 24" o.c. | #4 Continuous | #4 @ 48" o.c. |
| 5'-0" | 3'-4" | 3 @ 11" | #5 @ 16" o.c. | #4 @ 16" o.c. | #4 Continuous | #4 @ 48" o.c. |
| 6'-0" | 4'-0" | 3 @ 14" | #5 @ 16" o.c. | #5 @ 16" o.c. | #4 Continuous | #4 @ 48" o.c. |

**NOTE:**

All CMU walls to have flush joints and smooth sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (Q5-190) by Dunn Edwards. Paint steel fence to match walls.

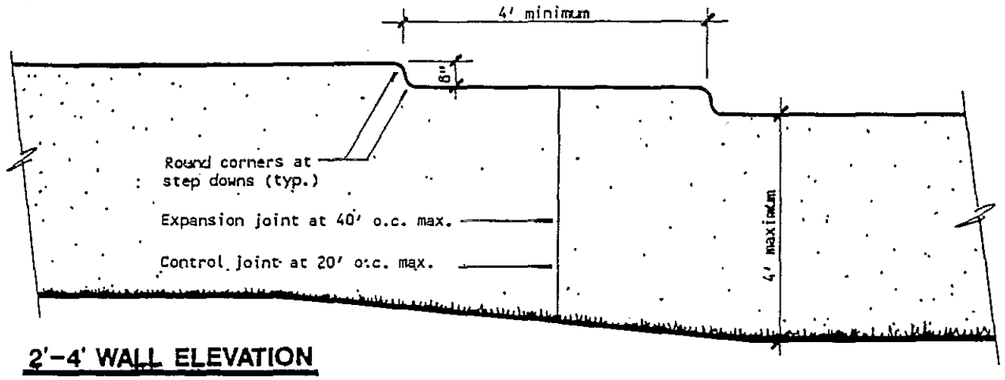
Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

If retaining height exceeds 2', confirm reinforcing with structural engineer.

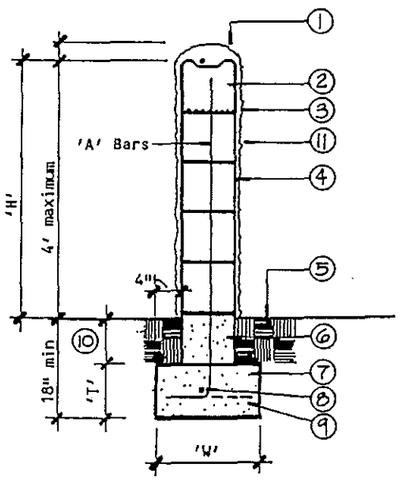
**TATUM RANCH**
**RETAINING WALL**

Shuler
C.F. Shuler, Inc.

Figure 3-4




**2'-4' WALL ELEVATION**




**2'-4' WALL SECTION**

1. Round corners of CMU and grout flush.
2. 1 - #4 in 8" bond beam
3. Wire mesh grout stop under all bond beams (typ.)
4. 6 x 8 x 16 CMU (typ.)
5. Finish grade
6. Solid grout all cells below grade
7. Continuous concrete footing.
8. 3 - #4 Bars continuous.
9. Alternate bend in bar.
10. Minimum depth to top of footing to be 4". If CMU wall occurs near a wash, footing depth shall be 2'-0" below low point of adjacent wash flow line.
11. 8 x 8 x 16 concrete block pilaster with 1- #4 rebar vertical, grout cells solid. Pilaster to occur at 13 o.c. maximum.

| MASONRY FENCE STRUCT. @ REINF. (NON RETAINING) | | | |
|---|---|---|---|
| 'H' | 'A' BARS | 'W' | 'T' |
| 2'-4' | #4 @ 48" | 1'-0" | 8" |

**NOTE:**

All CMU walls to have flush joints and smooth sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (QS-190) by Dunn Edwards.

...t steel fence to match walls.

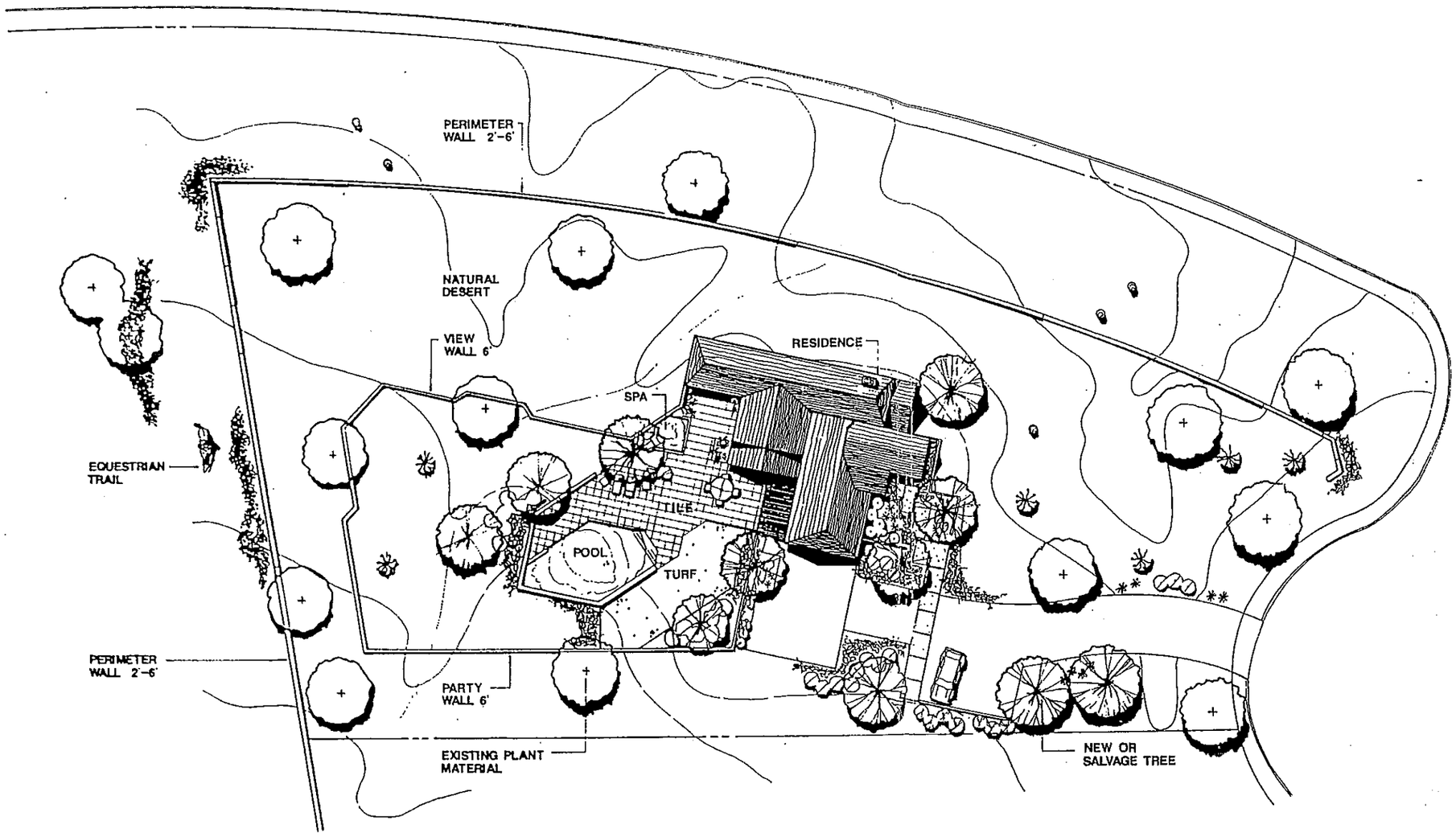
Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

Structural information to be confirmed with structural engineer.

**TATUM RANCH**
**CUSTOM LOT WALL (2'-4')**

Shuler
C.E. Shuler, Inc

Figure 3-5



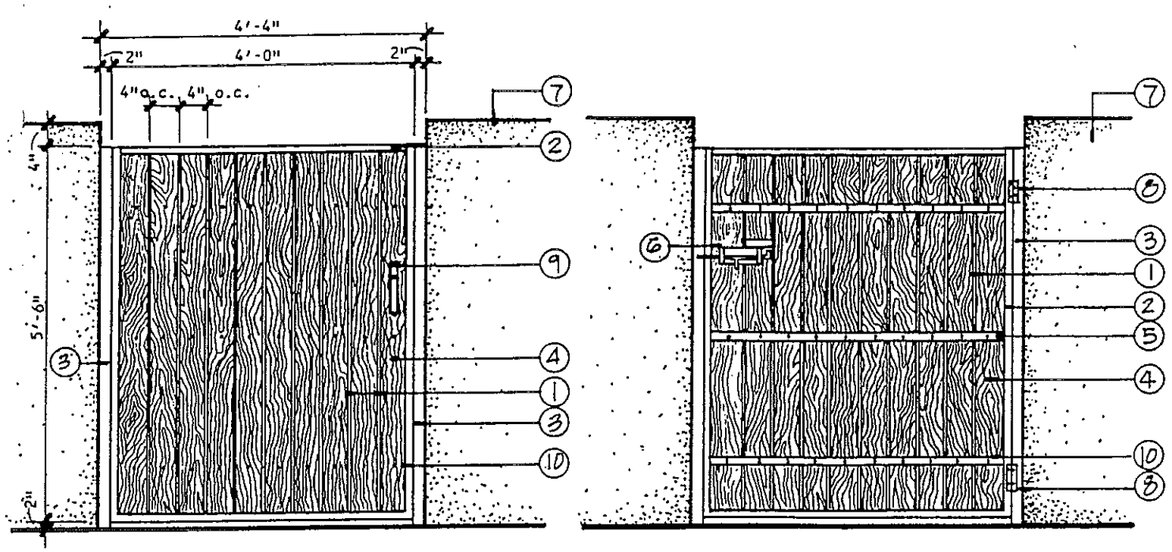

PLAN VIEW


SECTION

# TATUM RANCH
## CUSTOM LOT CONCEPT

Shuler
C.F. Shuler, Inc.

Figure 3-6




FRONT ELEVATION

BACK ELEVATION

Key Notes

1. 1/2" square metal tubing pickets at 4" o.c. maximum
2. 1" square metal tubing gate frame
3. 2" square tubular steel frame bolt to CMU wall in three locations
4. 1 x 4 cedar inserts bolted to flat stock in three locations
5. 3 - 1 x 1/8" flat steel strap weld to gate frame
6. Self closing latch type lock
7. CMU wall
8. 90° butt hinge
9. Handle - owner to select
10. 1/2" ϕ corrosion resistant bolt typical

**NOTE:**

All CMU walls to have flush joints and sand textured stucco finish. Texture of walls throughout Tatum Ranch shall remain the same.

All walls to be painted with a rust and chip resistant primer coat compatible with Dunn Edwards paint. After required drying time, apply a finish coat of 'Brown Owl' (QS-190) by Dunn Edwards. Paint steel fence to match walls.

Apply 'Thoroseal' to all retaining walls according to manufacturer's specifications.

Structural information to be confirmed with structural engineer.

# TATUM RANCH

## GATE WITH WOOD INSERTS

Shuler

Figure 3-7

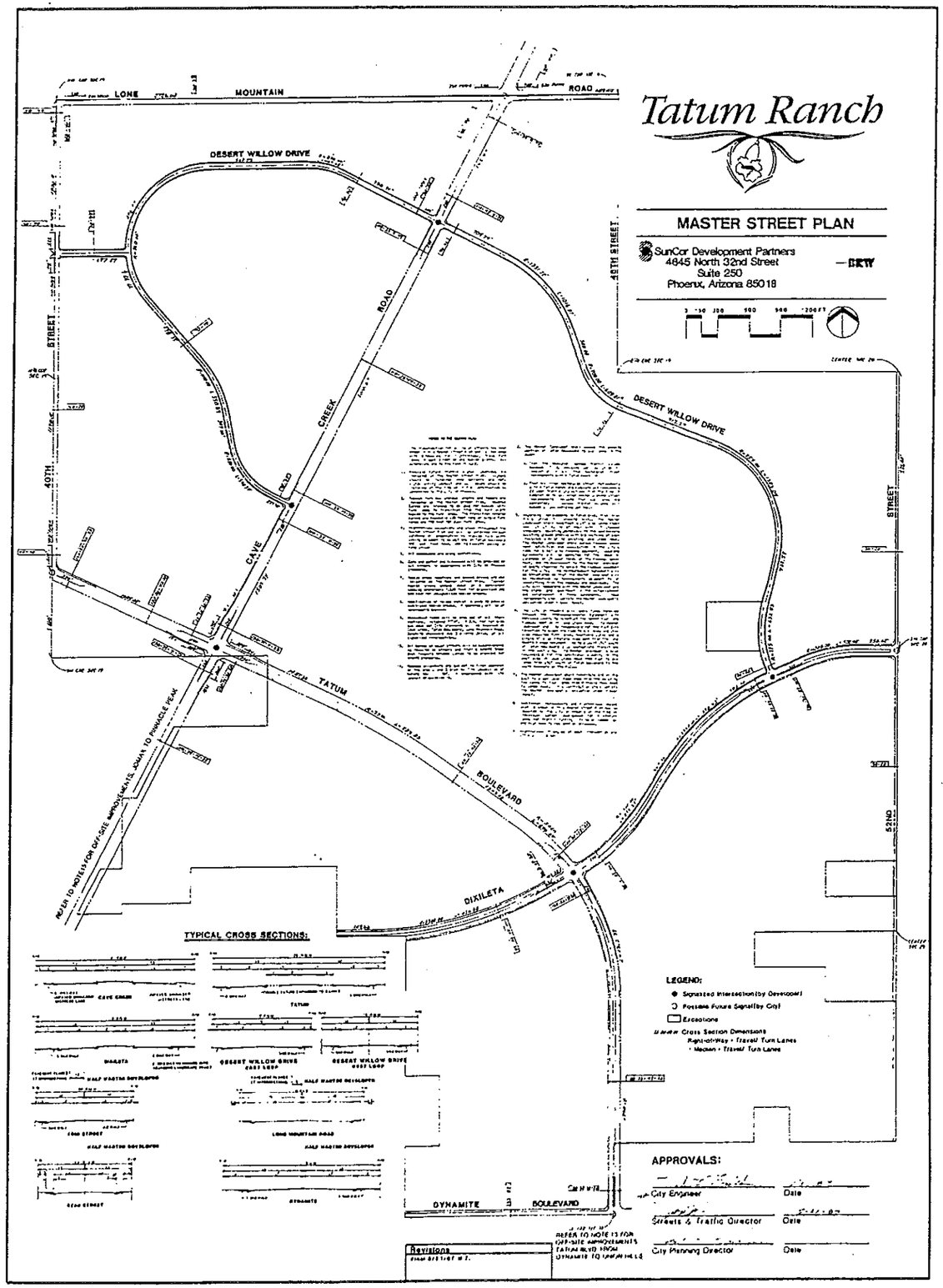

Tatum Ranch
MASTER STREET PLAN
SunCor Development Partners
4645 North 32nd Street
Suite 250
Phoenix, Arizona 85018
LONE MOUNTAIN ROAD
DESERT WILLOW DRIVE
40TH STREET
CAVE CREEK ROAD
TATUM BOULEVARD
DIXILETA
DYNAMITE BOULEVARD
52ND STREET
TYPICAL CROSS SECTIONS:
LEGEND:
Signalized Intersection by Developer
Possible Future Signal by City
Exceptions
Cross Section Dimensions
Right-of-Way • Travel Turn Lanes
• Median • Travel Turn Lanes
APPROVALS:
City Engineer
Streets & Traffic Director
City Planning Director
Date
Revisions

Figure 4

FIGURE 5

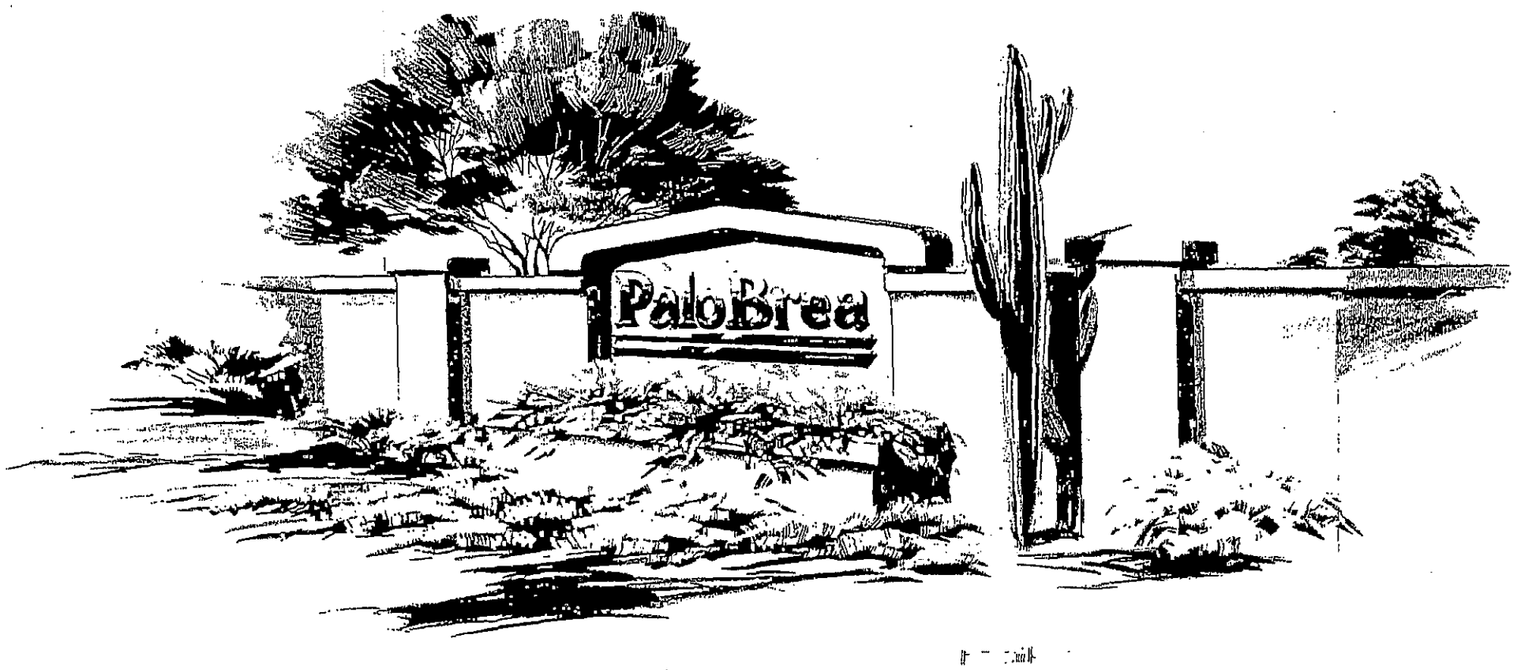



FIGURE 6

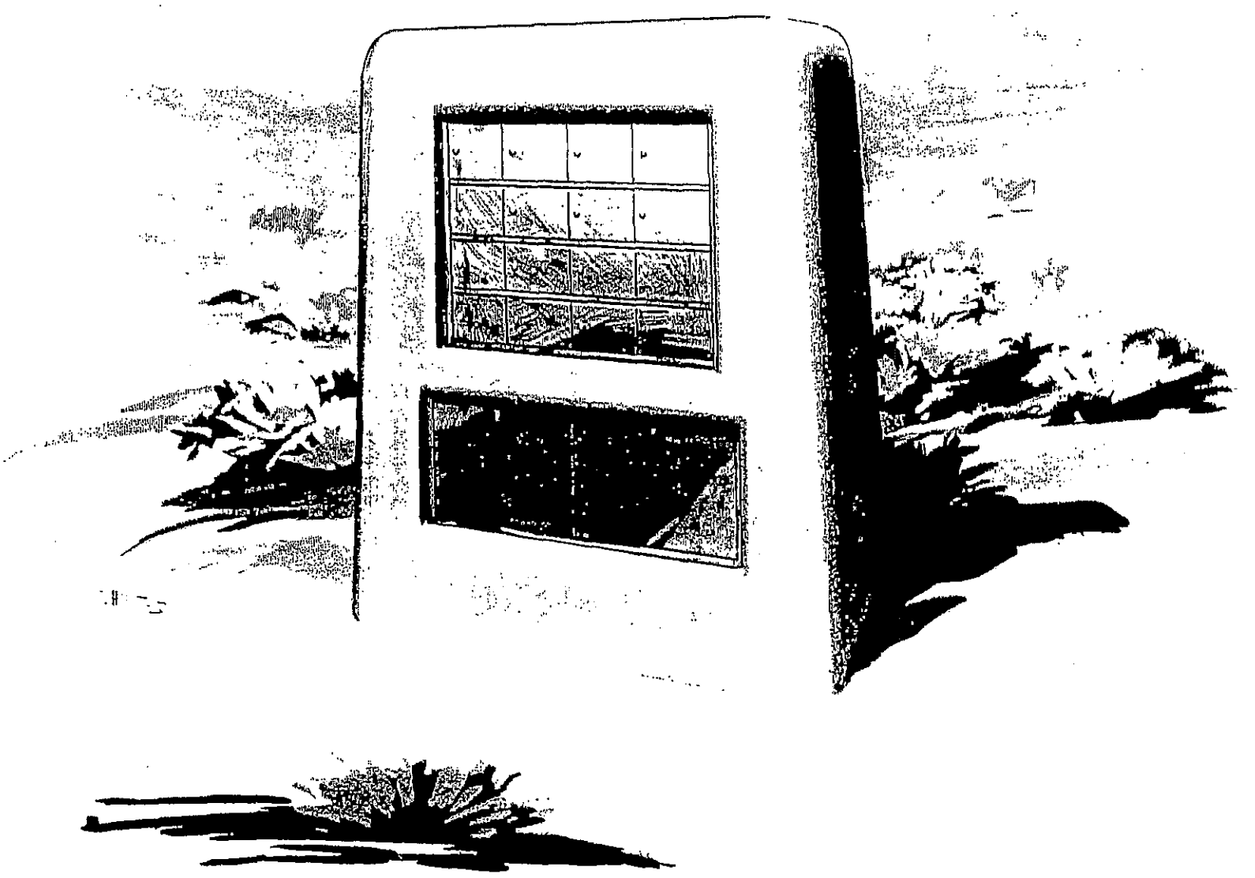


FIGURE 7

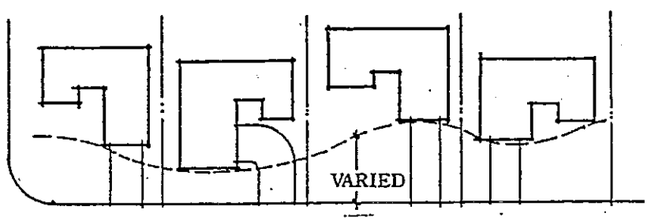
# RESIDENTIAL DEVELOPMENT

## 4. RESIDENTIAL DEVELOPMENT

### 4.1 RESIDENTIAL SITE DEVELOPMENT STANDARDS

In addition to the overall concepts related in previous sections, the following site development standards should be applied to residential developments.

A. Variable front-yard setbacks, with a combination of right and left-hand units, curvilinear streets, cul-de-sacs and other site-planning devices should be used to create an interesting streetscape. Whenever possible, setbacks of adjoining residences should vary by a minimum of three feet.




B. To the fullest extent possible, buildings and other improvements should be sited so as not to disturb existing plant materials. Where this is not possible, Builders are encouraged to remove major plants and use them to revegetate common areas of their individual neighborhoods.

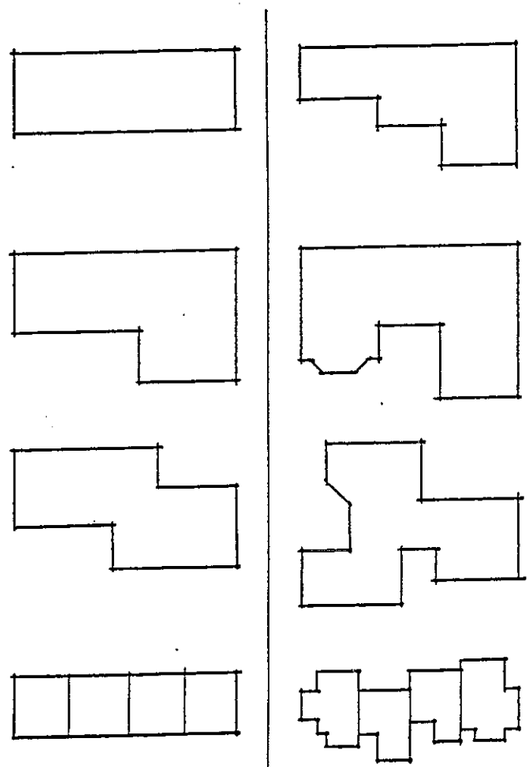
C. There is a great deal of vegetation existing along portions of the washes. Residents of homes backing up to the washes can enjoy the special beauty of those native plants, and the expansive views of the open spaces created by the washes. Builders are encouraged to take advantage of these scenic views when planning subdivision layouts in their projects.

D. Drainageways and retention areas are to be treated as landscaped open spaces, rather than as bare, utilitarian areas. Major plants removed from construction sites can be used to landscape these areas.

## 4.2 RESIDENTIAL ARCHITECTURAL STANDARDS

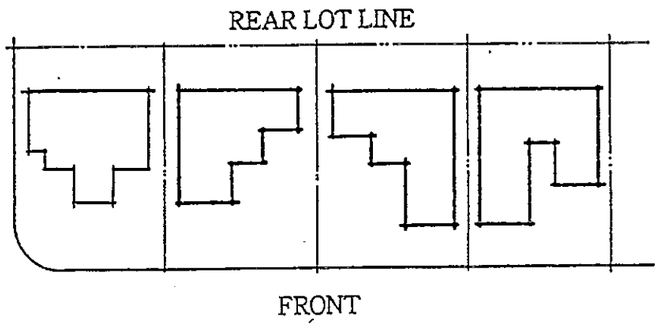
Residential structures should be designed consistent with the standards previously discussed in Section 3.7, with the following additional standards taken into consideration:

**A. Plan Shapes:**
The footprint and roof overhang determine the uniqueness of a residential plan and should work together to provide variety and interest along a street of houses. Plan shapes should be arranged to complement each other and adjacent lots. Whether single-family detached or attached, imaginative plan shapes increase the sense of individuality. For multi-family layouts, the plan shapes should vary in both the front and back.

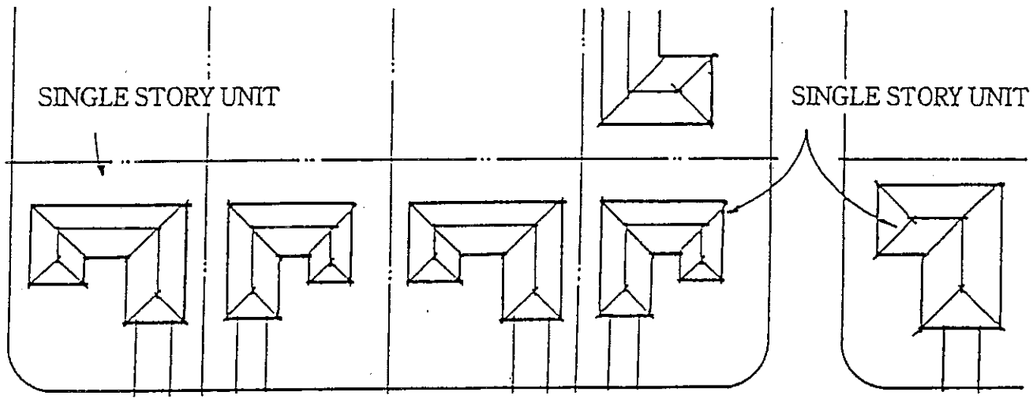


AVOID PREFERRED

**B. Priority Elevations:**
It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations. Priority should be given to those sides which are visible from streets and walkways. The most articulated elevations should be those which are in public view. For multi-family clusters this will generally be true of all four exposures.

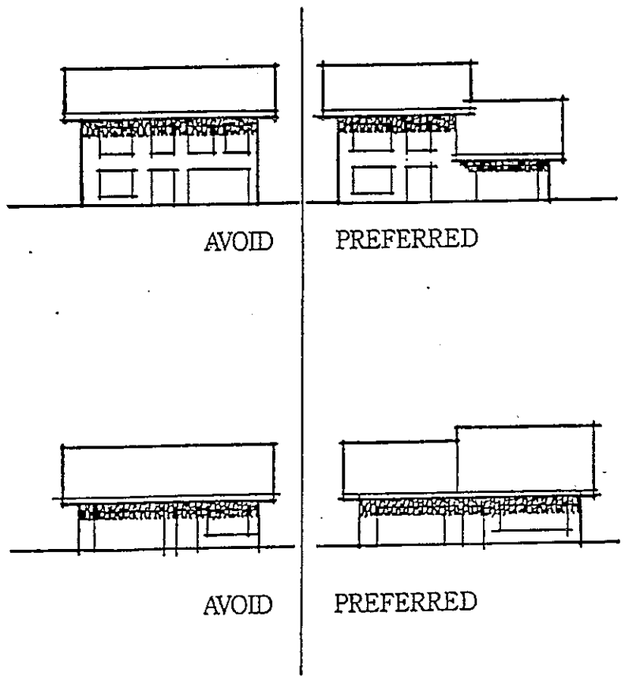


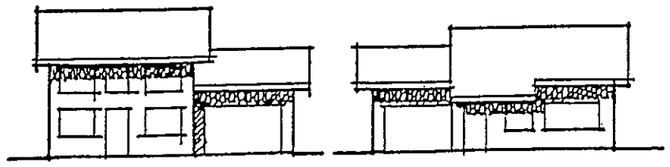

**C. Site Massing:**
Corner lots in single-family, detached developments should be single story. In multi-family areas, the outside corners should be lowered with single-story elements. Where a "U" shaped plan has a short and long side, the short side should be toward the corner.



**D. Elevation Massing:**

The same criteria for breaking up the box shape of a plan applies to the elevations. Two-story residences should have single-story elements. Single-story residences should include some variation of the ridge line. Where a one-story residence occurs next to a two-story residence, the single-story elements should be adjacent to each other. Builders should encourage privacy as much as possible and avoid creating a two-story structure where occupants may directly overlook into a single story back-yard.



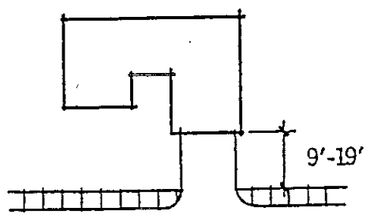
PREFERRED

**E. Off-Street Parking:**

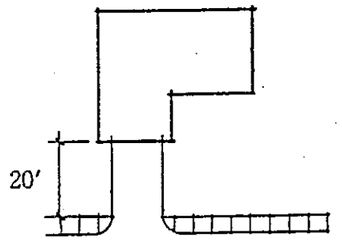
Where cluster development permits minimal setbacks, garage doors should be positioned to either fully allow or prohibit tandem parking. There should be a distance of at least 20 feet between the garage door and the closest edge of the sidewalk if parking is to be permitted. Marginal distances, i.e., 9 to 19 feet, tend to encourage parking despite the inadequate depth.

Individual residential developments should have a minimum of two off-street parking spaces per dwelling unit in an enclosed garage.

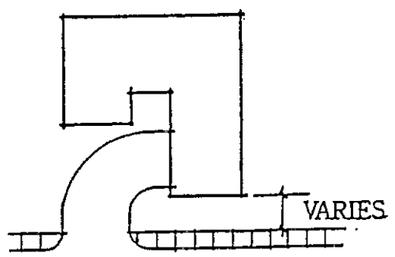
All residences shall comply with the setback requirements of the City.




UNACCEPTABLE



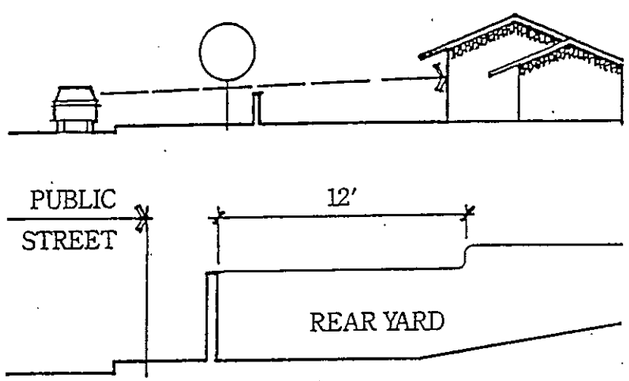

ACCEPTABLE

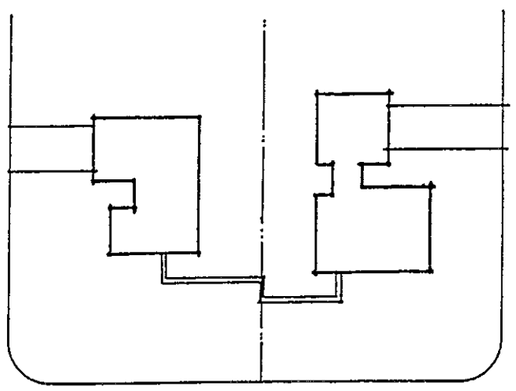



ACCEPTABLE

**F. Rear and Side Yards:**

Enclosed rear yards are subject to design review only with regard to landscaping golf course abutting lots and the following considerations which could have an impact on residential areas within public view from all roadways: that portion of the design and disposition of windows and other exterior openings of a building within public view should be "front elevation" quality. If a side-yard wall in a sloping area would be higher than the rear wall if extended straight out, the side-yard wall should be stepped down to match the level of the rear wall. Corner houses should be joined by a wall of uniform design and color, creating a carefully coordinated architectural connection between the two end units.



**G. Street Furniture:**
Mailboxes, light structures, benches, bicycle racks, gates and details such as address plaques should be controlled by individual project design guidelines and treated as opportunities to reinforce the design theme of each neighborhood; however, consult the Master CC&R's in respect to address plaques.

## 4.3 ROOF-MOUNTED EQUIPMENT

Satellite dishes, exposed rooftop or pole mounted antennas, and rotating roof-top ventilators or other equipment will not be permitted on roofs in residential areas.

## 4.4 TRASH COLLECTION

For anything other than single-family developments, trash collection areas must be provided and should be fully enclosed with masonry walls and doors on metal frames. Where possible, they should also be landscaped on at least two sides.

# NON-RESIDENTIAL DEVELOPMENT

## 5. NON-RESIDENTIAL DEVELOPMENT

The standards set forth below for all non-residential development are in addition to overall concepts related in previous sections and will assure that these projects complement the surrounding residential projects and incorporate the architectural and semi-arid region landscaping theme of Tatum Ranch.

### 5.1 SITE DEVELOPMENT STANDARDS

Adequate off-street parking should be provided for each development. Parking lot size and configurations are governed by the City and will also be subject to approval by the ARC. Parking areas should be screened with walls, berms and plants, or a combination thereof wherever possible. Islands in parking lots should be designed to be of adequate size to accommodate landscaping.

### 5.2 NON-RESIDENTIAL ARCHITECTURAL STANDARDS

Non-residential structures should be designed consistent with the standards previously discussed in Section 3.7, as applicable, with the following additional standards taken into consideration:

A. Building design should complement surrounding development and the natural terrain.

B. Setbacks and structure mass will be controlled by both the City and the ARC to maintain cohesive relationships between buildings and adjacent development.

C. Perimeter walls constructed adjacent to residential party walls or the Master Developer's wall system should be visually integrated with those walls.

D. Street furniture, such as benches and bicycle racks, should be used to reinforce the design theme of each development.

E. Trash collection areas which are visible from walkways and streets must be screened from view with walls and doors on metal frames and landscaped on at least two sides.

F. Satellite dishes or exposed rooftop antennas may be approved by the ARC for use in non-residential areas, provided they are screened from public view and are located sufficiently remote from residential dwelling units.

## 5.3 CABLE TELEVISION PROVIDERS

The standards set forth in Section A below are to be followed by all cable television providers (each, a "Provider") in Tatum Ranch. The standards set forth in Sections B-F below are to be followed by all Providers who have secured a "hub site" (i.e., a location leased or owned by a Provider from which to transmit and receive microwave signals) inside Tatum Ranch for service to subscribers in Tatum Ranch.

**A. Above-Ground Appurtenances or Enclosures**

The dimensions and number of above-ground appurtenances or enclosures located on lots or parcels within Tatum Ranch shall not exceed the specifications referred to below:

| Above Ground Appurtenance or Enclosure | Dimensions | Frequency in Tatum Ranch |
|---|---|---|
| Service Pedestal | Height: 26 1/2 inches<br>Width: 8 inches<br>Depth: 8 inches | 1000 total<br>(average: 1 for each<br>4 units)* |
| Line Extender | Height: 38 1/2 inches<br>Width: 16 1/8 inches<br>Depth: 11 inches | 800 total<br>(average: 1 for each<br>5.5 units)* |
| Trunk Amplifier | Height: 36 1/2 inches<br>Width: 23 1/4 inches<br>Depth: 11 inches | 100 total<br>(average: 1 for each<br>44 units)* |
| Power Supply | Height: 34 inches<br>Width: 25 inches<br>Depth: 15 inches | 20 total<br>(average: 1 for each<br>220 units)* |

Each above-ground appurtenance or enclosure may be located on a concrete slab approximately twice the width and depth of the appurtenance or enclosure. Each appurtenance or enclosure shall be located as closely as possible to a corner boundary of a lot or parcel or in the least obtrusive place possible on the lot or parcel as may be reasonably determined by the Provider from (i) information given to Provider by the Master Developer, relevant Builder or the Association and (ii) Provider's best judgment. The above-ground appurtenances or enclosures may be painted by the Provider, Master Developer or the Association, provided lock, serial number and "Do Not Disturb" sticker areas of such above-ground appurtenances or enclosures are

*None of these appurtenances (except for a power supply) shall be co-located.

undisturbed and provided further that the governing ARC approves such painting. The Master Developer or the ARC shall approve a reasonable request to alter any of the above dimensions which may be provided by a Provider in writing, provided such alterations do not substantially deviate from the current dimensions listed above.

**B. Plans and Specifications**

All plans and specifications for hub sites are to be approved in advance by the ARC (see Section 2 of these Design Guidelines). The structure(s) and facilities located thereon to be built on the hub site by a Provider shall not exceed a combined height of 30 feet without the prior written approval of the ARC (unless placed on an existing building which may be over 30 feet and which has already been approved by the ARC, in which case the facilities shall not exceed the height of such approved building).

**C. Walls**

(1) Individual Hub Site: Within 90 days after commencement of construction on the hub site, a Provider shall build a perimeter wall around the Provider's individual hub site, as such perimeter wall is specified in Section 3.4 of these Design Guidelines; provided that the perimeter wall is not required to be staggered according to elevation.

(2) Rooftop Site: Within 90 days after commencement of construction of the Provider's facilities on a hub site located on a rooftop of a building within Tatum Ranch, a Provider shall screen such facilities by a parapet wall similar to a perimeter wall (except that the height shall not exceed 3 feet and shall take into account height requirement imposed under B above) or by other means acceptable to the ARC which does not impair Provider's use of the facilities.

**D. No Landscaping Required - Individual Hub Site**

A Provider, the Association or the Master Developer shall not be required to landscape any area of the Provider's hub site; provided that the Master Developer and/or the Association may landscape such area(s) in its (their) sole and absolute discretion in accordance with the Xeriscape concept provided elsewhere in these Design Guidelines. If Provider desires to landscape its hub site, it shall do so in accordance with the Xeriscape concept and the approval of the ARC.

**E. Utility Lines**

Any utility lines required to be brought to the hub site by the Provider shall be done so at the Provider's sole expense.

**F. Other Sections of the Design Guidelines**

Providers shall also be bound by the Master CC&R's and any applicable Tract Declaration recorded in connection therewith. All other Sections of these Design Guidelines not referenced in this Section 5.3 shall not apply to Providers.

# CONSTRUCTION STANDARD

## 6. CONSTRUCTION STANDARDS

To assure that damage during construction activities is avoided to the greatest extent possible, the following construction regulations will be enforced during construction activity within Tatum Ranch:

### 6.1 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES AND TEMPORARY LANDSCAPING

Builders should contact the ARC regarding construction trailers to be brought on site. The ARC will work closely with the Builder to determine the best possible location for the trailer. Any temporary landscaping installed by a Builder shall be consistent with the Xeriscape landscaping plan discussed in these Design Guidelines and shall be first approved by the governing ARC.

All trailers or portable offices should have exterior walls with non-reflective and muted colors and tones. The builders name and/or logo may be displayed on the exterior walls of any such trailer or office provided that a colored scale drawing showing the name and/or logo on the trailer has been submitted to and approved by the ARC. Additionally, the Builder shall be responsible for obtaining all applicable city sign permits.

### 6.2 CONSTRUCTION ACCESS

In order to ensure that construction activities will have minimal impact on surrounding properties, the Builder will designate construction access subject to approval of the governing ARC.

### 6.3 DEBRIS AND TRASH REMOVAL

All materials should be contained and covered in order that all debris and trash is as non-visible as possible. If the cover is off during construction hours, all lightweight materials should also be weighted down to prevent the wind from blowing such materials off the construction site. Trash and debris should be promptly removed from the construction site and not be dumped, buried or burned. Construction sites should be kept neat and properly policed to prevent the construction from affecting other property, particularly natural open space areas.

### 6.4 SANITARY FACILITIES

Builders will be responsible for providing adequate sanitary facilities for their construction personnel.

## 6.5 CONSERVATION OF LANDSCAPE MATERIALS

Builders are advised that the property within the community contains valuable native plants that need to be protected during construction. It is the goal of the Master Developer for Builders to landscape with existing native vegetation as much as possible. Plants that will be left in place should be marked by the Builder or custom home Owner and protected during construction with flags and fences or other barriers.

## 6.6 CUSTOM LOT BUILDER SPECIAL REQUIREMENTS

All custom lot Builders are required to locate a dumpster on the lot for placement of all construction trash and debris. The dumpster is to be emptied as often as necessary so as to avoid any overflowing. Also, a chain link fence is required to be built along the envelope portion of the lot during the construction process so as to avoid disturbance of the desert.

## 6.7 RESTORATION OR REPAIR OF OTHER PROPERTY

Builders need to take precautions to assure that other property, including open space, other lots, roads, driveways and/or other improvements, are not damaged or scarred during construction. Builders shall at all times encourage safety. Builders will be held responsible for the acts of their contractors, subcontractors employees or agents. If damage or scarring occurs on other property, the Builder whose contractor, subcontractors employee or agent caused the damage will promptly repair and/or restore the other property to its prior condition at its expense.

After completion of construction, each Builder will promptly restore all improvements, including grades, shrubs and trees and repair any streets, driveways, pathways, drains, culverts, ditches, signs, lighting, fencing or other improvements or utilities that may have been damaged during construction.

PAINT SPECIFICATION-FENCING
TATUM RANCH
SunCor Development Company

A. Stucco (Rough Texture-Knock Down Lace)

1st Coat EFF-STOP, Epoxy-Modified Acrylic Latex Concrete Sealer (W709).

2nd & 3rd Coats EVERSHIELD, 100% Acrylic Flat (W701).

B. Stucco (Smooth Cement Plaster)

Bridge cracks larger than 1/32 inches with VIP #5000 Series Ter-Polymer Sealant.

1st Coat VIP #1200 Alkali Resistant Primer/Surfacer.

2nd Coat VIP #8100 Last-0-Coat Elastomeric Coating (330% elongation) 15-18 mils dry film thickness.

Wrought Iron

1st Coat GALV-ALUM, Anti-Corrosion Metal Primer (43-7).

2nd & 3rd Coats ENDURAGLOSS, Silicone Alkyd Enamel (42-53).

Note: Suggest that wrought iron be pre-finished in the fabrication shop providing a system can be implemented to transport fence sections to job site without damage to finish. Minor touch-up is to be expected after wrought iron is installed. Allow 2 weeks lead time for ordering ENDURAGLOSS, Silicone Alkyd Enamel (42-53). If Stucco System B is selected, manufacturer representative should pre-inspect surfaces prior to application of the elastomeric coating. All coatings specified are top of the line, first quality materials designed to provide optimum performance, aesthetics and minimal maintenance.

# APPENDIX A
# PLANT LIST

Appendix "A"

# *Tatum Ranch*

# *APPROVED PLANT LIST*

**Revised 10/21/99**

# APPROVED PLANT LIST

This plant list is the "APPROVED PLANT LIST" of Tatum Ranch Community. The plants listed are the **ONLY** plants allowed in Tatum Ranch.

Plants that live in the desert have numerous characteristics to aid in their survival. These include tap roots, waxy leaf coatings, dormancy in drought, the ability to close leaves to absorb enormous amounts of water in brief periods of time. Many of these devices work to minimize the evaporation rate, allowing these plants to exist on incredibly small amounts of rainfall. By providing supplementary irrigation at regular intervals, one can maintain the optimal appearance of these plants. For this reason, the plants on the following list are either indigenous to the site, or from other semi-arid regions of the world's deserts.

Various agencies have found the plants included in this list to be inherently compatible with this desert area. It is suggested that Arizona Flora (second edition) by Kearney and Peebles, printed by the University of California press, 1960, be used as the standard reference for clarification of questions concerning plants.

Plants may be added to this list upon request of an OWNER and APPROVAL of the Tatum Ranch Residential Architectural Review Committee. Any suggested new plants must meet the following criteria:

1) Native to a semi-arid desert region
2) Compatible with the existing environment in color, texture and mass
3) Drought tolerant
4) Adaptive to the desert soil
5) Attractive foliage
6) Extended bloom period
7) Ease of maintenance
8) 30-foot height limit.

The botanical name, description and other pertinent information that may be necessary to ascertain if the plant meets the above criteria. Plant addition and Plant description forms, may be submitted to the Residential Architectural Review Committee for its consideration and possible addition to the plant list. The Plant addition and description forms are available from Management.

**This plant list has been broken down into the following categories:**
**Trees, Vines, Shrubs, Ground Cover and Herbaceous plants, Grasses, Annuals (Wildflowers), and Cacti.**

**Within each category there are plants that are native to Arizona and Plants that are from other semi-arid desert regions around the world. Without exception each plant has been selected for its attractiveness as a landscape plant, its ability to blend with the natural desert terrain, and for its foliage and flower season.**

# TREES

BOTANICAL/ COMMON NAMES
ACACIA SPECIES/Examples; SWEET, WILLOW LEAF, WHITE THORN
ALBIZIA julibrissin/SILK TREE, MIMOSA
CANOTIA holocantha/CRUCIFIXION THORN
CELTIS SPECIES/Examples; DESERT HACKBERRY, NETLEAF HACKBERRY
CERCIDIUM SPECIES (PALO VERDE) Examples; BLUE, FOOTHILLS, AND PALO BREA
CHILOPSIS linearis/DESERT WILLOW
CITRUS/DWARF VARIETIES ALLOWED IN CONFINES OF BACK YARD
EUCALYPTUS spathulata/NARROW LEAF GIMLET
EUCALYPTUS torquata/CORAL FLOWERED GUM
FRAXINUS greggii/GREGG ASH
GEIJERA parviflora/AUSTRALIAN WILLOW
LEUCAENA retusa/GOLDEN BALL LEAD TREE
LYSILOMA SPECIES/Examples; PALO BLANCO, DESERT FERN
MIMOSA biuncifera/borealis/dysocarpa
OLNEYA tesota/IRONWOOD
PITHECELLOBIUM SPECIES/Examples; TEXAS EBONY, PALO CHINO
PROSOPIS SPECIES/(Mesquite)/Examples; VELVET, SCREWBEAN, CHILEAN, HONEY
RHUS lancea/ African Sumac

# VINES

ANTIGONON leptopus/QUEENS WREATH, CORAL VINE
BOUGAINVILLEA SPECIES
CLEMATIS drummondii/OLD MAN'S BEARD
GELSEMIUM sempervirens/CAROLINA JASMINE
JANUSIA gracilis/SLENDER JANUSIA
JASMINUM mesnyi/PRIMROSE JASMINE
MACFADYENA unguis-cati/CAT'S CLAW VINE
MAURANDYA antirrhiniflora/SNAPDRAGON VINE
MERREMIA aurea/YELLOW MORNING GLORY VINE
PODRANEA ricasoliana/PINK TRUMPET VINE
ROSA banksiae/LADY'S BANKS ROSE

# SHRUBS

ACACIA SPECIES/ Examples: CATCLAW, NEEDLE
ALOYSIA lycioides/WHITE BRUSH
ANISACANTHUS andersoni/ANDERSON'S HONEYSUCKLE
ANISACANTHUS thurberi/DESERT HONEYSUCKLE
BUDDLEIA marrubifolia/WOOLY BUTTERFLY BUSH
CAESALPINIA SPECIES/Examples; YELLOW, MEXICAN, RED BIRD OF PARADISE
CALLIANDRA SPECIES/Examples; BAJA AND PINK FAIRY DUSTER
CASSIA SPECIES/Examples; FEATHERY, TWIN FLOWER, SILVERLEAF
CORDIA SPECIES
CONVOLVULUS mauritanicus/GROUND MORNING GLORY
DALEA SPECIES/Examples; PEA BUSH, INDIGO BUSH, SMOKE BUSH
DODONAEA viscosa
EPHEDRA SPECIES/MORMON TEA
ERICAMERIA laricifolia/TURPENTINE BUSH
FALLUGIA paradoxa/APACHE PLUME
FOUQUIERIA SPECIES/OCOTILLO MEXICAN TREE OCOTILLO
GOSSYPIUM harknessii/HIBISCUS HARKNESSII
HIBISCUS coulteri or denudatus/Examples; DESERT AND PALEFACE ROSE-MALLOW
HYPTIS emoryi/DESERT LAVENDER
JUSTICIA californica, spigera or candicans/CHUPAROSA
LANTANA camara/BUSH LANTANA
LARREA tridentata/CREOSOTE BUSH
LEUCOPHYLLUM SPECIES
LOTUS rigidus/DEER VETCH
LYCIUM SPECIES
NANDINA domestica / HEAVENLY BAMBOO
NERIUM oleander/PETITE OR DWARF VARIETIES
PUNICA granatum/POMEGRANATE, GRANADA
PYRACANTHA SPECIES
RHUS ovata/SUGAR BUSH
ROSMARINUS officinalis/ROSEMARY
RUELLIA peninsularis, californica
SALVIA SPECIES
SANTOLINA chamaecyparissus, virens/LAVENDER COTTON
SENNA SPECIES/RELATIVE OF CASSIA
SIMMONDSIA chinensis/JOJOBA
SOPHORA secundiflora/MESCAL BEAN, TEXAS MOUNTAIN LAUREL
SPHAERALCEA ambigua/GLOBE MALLOW
TAGETES lemmonii/MT. LEMMON MARIGOLD
TECOMA stans/ARIZONA YELLOW BELL
VAUQUELINA californica/ARIZONA ROSEWOOD
VIGUIERA deltoidea,stenoloba/GOLDENEYE AND SKELETONLEAF GOLDENEYE
ZIZYPHUS obtusifolia canescens/GREYTHORN

# GROUND COVER AND HERBACEOUS PLANTS

ACACIA SPECIES
AGAVE SPECIES
ALOE SPECIES
ALOYSIA SPECIES
AMBROSIA deltoidea, dumosa/Examples; TRIANGLELEAF BURSAGE and WHITE BURSAGE
ANISACANTHUS thurberi/DESERT HONEYSUCKLE
AQUILEGIA chrysantha/GOLDEN COLUMBINE
ASCLEPIAS linaria, subulata/Examples; PINELEAF AND DESERT MILKWEED
ATRIPLEX SPECIES
BACCHARIS "CENTENNIAL"/DESERT BROOM HYBRID
BAHIA absinthifolia/BAHIA
BAILEYA multiradiata/DESERT MARIGOLD
DALEA greggii/TRAILING INDIGO BUSH
DASYLIRION wheeleri/DESERT SPOON
DIETES bi-color/FORTNIGHT LILY
DYSSODIA pentachaeta/GOLDEN FLEECE
ENCELIA farinosa/BRITTLE BUSH
ERIOGONUM fasiculatum,wrightii/BUCKWHEAT
EUPHORBIA antisyphilitica/CANDELILLA
EURYOPS acraeus, pectinatus/EURYOPS DAISY
GAZANIA rigens/GAZANIA
GLANDULARIA gooddingii/VERBENA GOODDINGII
HESPERALOE parviflora/RED YUCCA
LANTANA montevidensis/TRAILING LANTANA
LIRIOPE muscari/LILYTURF
MELAMPODIUM leucanthum/BLACKFOOT DAISY
MYOPORUM parvifolium/LITTLE LEAF MYOPORUM
OENOTHEREA SPECIES/PRIMROSE
PENSTEMON SPECIES
PHLOX tenuifolia/DESERT PHLOX
PSILOSTROPHE cooperi/PAPERFLOWER
ROSMARINUS prostratus/PROSTRATE ROSEMARY
STACHYS coccinea/RED MINT
TRICHOSTEMA arizonicum/BLUE CURL
VERBENA pulchella/ROCK VERBENA
VERBENA rigida/SAND VERBENA
YUCCA SPECIES
ZAUSCHNERIA californica/CALIFORNIA FUCHSIA
ZINNIA acerosa, grandiflora/DESERT AND PRAIRIE ZINNIA

## GRASSES

ARISTIDA purpurea/RED THREE AWN
BOUTELOUA gracilis/BLUE GRAMA
DIGITARIA californica/ARIZONA COTTON TOP
HILARIA rigida/GALETA
MUHLENBERGIA rigens/DEER GRASS
PLANTAGO insularis/INDIAN WHEAT
SCHISMUS barbatus/SCHISMUS
TYPE OF TURF IS UP TO HOME BUYER

## ANNUALS (WILDFLOWERS)

ABRONIA villosa/SAND VERBENA
ARGEMONE pleicantha/PRICKLY POPPY
BAERIA chrysostoma/GOLDFIELD
BAHIA absinthifolia/BAHIA
BAILEYA multiradiata/DESERT MARIGOLD
DYSSODIA pentachaeta/GOLDEN FLEECE
ERODIUM texanum/FILLAREE
ESCHSCHOTZIA mexicana/MEXICAN GOLD POPPY
KALLSTROEMIA grandiflora/ARIZONA POPPY
LAYIA glandulosa, platyglossa/WHITE TIDY TIPS, TIDY TIPS
LESQUERELLA gordonii/YELLOW BLANKET
LUPINUS sparciflorus/LUPINE
ORTHOCARPUS purpurascens/OWLS CLOVER
PECTIS papposa/CINCH WEED
RAFINESQUIA neomexicana/DESERT CHICORY

## CACTI

ANY SPECIES OF CACTI IS ACCEPTABLE
CARNEGIEA gigantea/SAGUARO
ECHINOCEREUS engelmannii/HEDGEHOG CACTUS
FEROCACTUS acanthodes/BARREL CACTUS
OPUNTIA SPECIES

# APPENDIX B
## SUGGESTED LANDSCAPE AND IRRIGATION PLANS