



# COYOTE CROSSING

PLANNED DEVELOPMENT REZONE

TEPEE STREET & IDAHO ROAD

1ST SUBMITTAL: JUNE 2019

2ND SUBMITTAL: AUGUST 2019

3RD SUBMITTAL: OCTOBER 2019

## PROJECT TEAM



120 S. Ash Avenue  
Tempe, AZ 85281  
Contact: Christopher Jones  
Phone: 480.994.0994  
Email: [cjones@rviplanning.com](mailto:cjones@rviplanning.com)



**ATWELL**

4700 E Southern Avenue  
Mesa, Arizona 85206  
Contact: Dennis Roberts  
Phone: (480) 218-8831  
Email: [dennisroberts@atwell-group.com](mailto:dennisroberts@atwell-group.com)



4365 E. Pecos Road, Suite 140  
Gilbert, Arizona 85281  
Contact: Brad Young  
Email: [brad@betterchoicehomes.com](mailto:brad@betterchoicehomes.com)

# TABLE OF CONTENTS:

SECTION 1: INTRODUCTION.....	1
A.    REQUEST.....	1
SECTION 2: EXISTING DESIGNATIONS AND SITE CONDITIONS.....	1
A.    EXISTING GENERAL PLAN DESIGNATION.....	1
B.    EXISTING SITE CONDITIONS.....	1
C.    RELATIONSHIP TO SURROUNDING PROPERTIES.....	1
SECTION 3: THE DEVELOPMENT PROPOSAL.....	2
A.    SITE PLAN.....	2
B.    OPEN SPACE.....	3
C.    STREETS.....	3
D.    WALLS.....	3
SECTION 4: PROPOSED INFRASTRUCTURE AND UTILITIES.....	3
A.    UTILITIES AND SERVICES.....	3
B.    WATER AND WASTEWATER.....	4
C.    DRAINAGE SOLUTIONS .....	4
SECTION 5: PD DEVELOPMENT STANDARDS AND JUSTIFICATION.....	5
A.    REQUESTED MODIFICATIONS:.....	5
SECTION 6: JUSTIFICATION FOR PROPOSED MODIFICATIONS.....	6
A.    REQUIRED FINDINGS.....	6
SECTION 7: IMPLEMENTATION.....	7
A.    PURPOSE AND INTENT.....	7
B.    PUBLIC PARTICIPATION.....	7
C.    GENERAL ADMINISTRATION.....	7
D.    RESIDENTIAL SUBDIVISION.....	7
E.    AMENDMENTS TO THE PD.....	7
SECTION 8: CONCLUSION.....	7



# LIST OF EXHIBITS

EXHIBIT 1: VICINITY MAP.....	8
EXHIBIT 2: EXISTING ZONING MAP.....	9
EXHIBIT 3: PROPOSED ZONING MAP.....	10
EXHIBIT 4: GENERAL PLAN MAP.....	11
EXHIBIT 5: CONCEPTUAL SITE PLAN.....	12
EXHIBIT 6: FLOOR PLANS & ELEVATIONS.....	13
EXHIBIT 7: CONCEPTUAL LANDSCAPE PLAN.....	17
EXHIBIT 8: OPEN SPACE DATA PLAN.....	18

## SECTION 1: INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of Better Choice Builders (the Developer), is pleased to submit this project narrative, site plan and related exhibits in support of a Planned Development Rezoning request for a proposed residential community on approximately 2.50 acres at the southwest corner of Tepee Street and Idaho Road in Apache Junction. The site is identified by the Assessor's Parcel Number (APN) 100-31-001A. See **Exhibit 1: Vicinity Map**.

### A. REQUEST

Our request to the City of Apache Junction is to rezone the property from General Rural Low Density Single-Family Detached Residential (RS-GR), to High Density Multi-Family Residential (RM-1) with a Planned Development (PD) Overlay, to allow for the development of a 12-lot, single family, detached residential community.

This change in zoning will allow the Developer to build a unique middle-housing community that conforms to the current housing market and the desires of today's homebuyers. The addition of the Planned Development Overlay will give the Developer the flexibility to adjust the development standards of the RM-1 zoning district to further customize the development to this contemporary product. See **Exhibit 2: Existing Zoning Map** and **Exhibit 3: Proposed Zoning Map**.

## SECTION 2: EXISTING DESIGNATIONS AND SITE CONDITIONS

### A. EXISTING GENERAL PLAN DESIGNATION

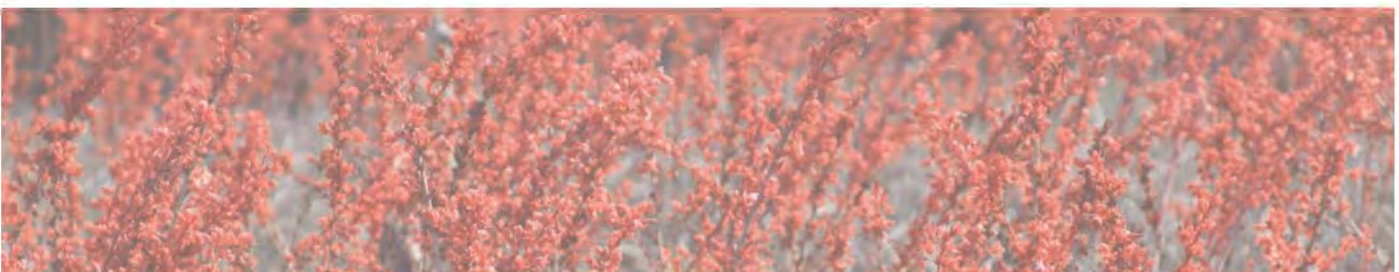
The site is currently designated as Medium Density Residential (MDR) in the General Plan with a maximum density of 6 dwelling units per acre (du/ac). The proposed development has a density of approximately 5 du/ac. See **Exhibit 4: General Plan Map**.

### B. EXISTING SITE CONDITIONS

The project is located at the southwest corner of Tepee Street and Idaho Road. Tepee Road exists as a  $\pm 24'$  two-lane road with no curb and sidewalk, half street improvements are anticipated as part of this development. Tepee roadway section will be built to meet the Apache Junction standard minor arterial 80' ROW section. Idaho Road is fully built out to meet the Apache Junction standard 100' ROW, there are also improvements associated with tying into Tepee Road's half street improvements. The property is currently vacant, undeveloped land with a couple of abandoned concrete pads that were once used for mobile homes.

### C. RELATIONSHIP TO SURROUNDING PROPERTIES

The site is bound on the north by Tepee Street and a few homes, on the east by Idaho Road and vacant land, on the south by the Quail Creek Condominiums and on the west by a few homes and vacant land. **Table 1: Surrounding Uses & Classifications** shows the General Plan Designations, Zoning Classifications and Existing Uses for the surrounding parcels.





**Table 1: Surrounding Uses & Classifications**

Direction	General Plan Designation	Zoning	Existing Use
North	Low Density Residential	RS-GR	Vacant Property, Residential
East	Public Parks & Public/ Institutional	RS-GR, PI	Vacant Property, School
South	Medium Density Residential	RM-2/PD	Residential, Multi-family Residential
West	Medium Density Residential	RS-GR, RM-2/PD	Residential

In addition, the site is located less than one mile south of a regional public park, Prospect Park; approximately a quarter of a mile north of the Apache Junction Public Library; and less than a quarter of a mile from the Boys and Girls Club of the East Valley and Four Peaks Elementary School.



## SECTION 3: THE DEVELOPMENT PROPOSAL

### A. SITE PLAN

As shown on the Conceptual Site Plan provided with this application, this community has been designed with access from Tepee Street. There is a 15-foot landscaped setback along the adjacent rights-of-way that surround the development on two sides. Together the collection of materials for the homes, the hardscape and the landscape have been carefully curated to complement each other and to assimilate into the surrounding desert landscape. See **Exhibit 5: Conceptual Site Plan**.

Homes in this development are two-story with typical lot dimensions of 37' x 105' and a minimum lot dimension of 37' x 82.5'. There are three proposed elevations with traditional styles, clean lines and simple forms. The floor plans include small covered porches. Materials for the homes include stucco as a base with accents of stone and/or siding and punctuated by ornamented front and garage doors. See **Exhibit 6: Floor Plans & Elevations**. Front yard landscape design options will be offered to homeowners at time of purchase. Residents may select either a Standard or Enhanced design to be installed by the builder, or they may hire a third party to implement a custom design only if the landscape is installed by the completion of the construction of the home. All front yard landscape shall meet the minimum requirements of two trees and 10 shrubs per home.

The layout of this development with a single cul-de-sac provides for a quiet, close-knit community sheltered from the noise and traffic of through-streets and local traffic. This secluded enclave of single-family detached homes acts as a transitional land use between the denser condos and townhomes to the south and the low density residential homes to the north and west. Additionally, the homes are internally focused with the front door to the street but also take advantage of the extraordinary views of the nearby Superstition mountains and Four Peaks beyond.

## B. OPEN SPACE

Coyote Crossing encompasses approximately 0.41 acres of open space, 16.4% of the total acreage of the site. As shown on **Exhibit 7: Conceptual Landscape Plan**, the majority of the open space is located toward the south end of the site and includes dense desert planting and the stormwater retention for the development. The proposed plant palette for the site has been designed to complement both the rural architecture and the surrounding Sonoran landscape. The landscape for the site incorporates several species of desert shade trees to elevate the aesthetic of the project as well as provide a more comfortable environment for residents. The limited size of the site and the small number of units on the site reduces the need for traditional amenities; however, the site is ideally located less than one mile from Prospect Park, less than a half mile from the Apache Junction Public Library, and is directly adjacent to the Boys and Girls Club of the East Valley to the northeast. These public facilities in combination with the open spaces provided on the site offer the residents many opportunities for recreation, entertainment and social interaction. See **Exhibit 8: Open Space Data Plan**.

## C. STREETS

The entry to Coyote Crossing is off Tepee Street. Visitors and residents will traverse the site via a 50-foot wide public roadway that terminates in a cul-de-sac at the south end of the property surrounded by open space and stormwater retention with enhanced desert landscaping. This central street is not gated, and features detached 6-foot sidewalks that are attached at the cul-de-sac with street trees within the landscape strip. Parking will not be allowed on the street.

## D. WALLS

The theme walls in Coyote Crossing will be comprised of a pattern of decorative split-face CMU and slump block with a pre-cast concrete cap in pleasing earth-tone colors. The aesthetic goal is to complement and blend with the surrounding dessert landscape. As shown on **Exhibit 7: Conceptual Landscape Plan**, the homes that back on to the public rights-of-way will be enclosed with the community theme wall, while the portions of the property adjacent to neighboring parcels will be enclosed with a standard builder wall. All walls within the development will be 6 feet in height. There will also be a 3'-8" block sign wall at the entry to the community with pin maounted metal letters announcing to residents and visitors their arrival at the community.

# SECTION 4: PROPOSED INFRASTRUCTURE AND UTILITIES

## A. UTILITIES AND SERVICES

Public Utilities and services for this community will be provided by the entities shown below:

Table 2: Utility Providers	
Service	Provider
Water	Arizona Water Company
Sanitary Sewer	Superstition Mountain CFD#1
Solid Waste Collection	Republic Services
Electric	Salt River Project
Gas	Southwest Gas
Cable	Century Link or Mediacom
Telephone	CenturyLink
Law Enforcement	Apache Junction Police Dept.
Fire	Apache Junction Fire District



## B. WATER AND WASTEWATER

Arizona Water Company will be providing potable water to this project. The water for the site will be provided through a proposed 8-inch water line connecting to an existing water main within Teepee Street.

Superstition Mountain Communities Facility District No.1 will be providing sewer services to this Project. The wastewater conveyance for the site will be provided through a proposed 8-inch sewer line connecting to an existing sewer main within Teepee Street.

## C. DRAINAGE SOLUTIONS

The Preliminary retention calculations included on **Exhibit 8: Conceptual Civil Plan** within this application demonstrate that the Coyote Crossing project will be developed in accordance with City of Apache Junction's Engineering Standards. This concept will provide for the safe and efficient collection and conveyance of all offsite and onsite runoff. Development of this Project is in accordance with Apache Junction's Stormwater Master Plan and is not anticipated to produce any adverse effects for adjacent or downstream property owners.

This preliminary drainage study has determined:

- Offsite flows calculated based on Apache Junction's Stormwater Master Plan
- Offsite flows are managed in accordance with Chapter 10 of Apache Junction,
- AZ Land Development Code
- Onsite flows are conveyed to surface retention basins throughout the site via
  - surface flow and 4-inch roll curb or 6-inch vertical curb
- Onsite retention basins are provided to accommodate 110% on-site retention
  - requirements of the 10-year, 24-hour storm event (2.40-inches, 0.20-feet)
- The retention basins will be drained within 36 hours. The dewatering of the
  - drainage facilities will be accomplished using surface percolation and
  - drywells, when required
- All finished floor elevations are set a minimum of 14 inches above the outfall
  - elevation and the low top of curb.





## SECTION 5: PD DEVELOPMENT STANDARDS AND JUSTIFICATION

As discussed in the Apache Junction Zoning Ordinance, the purpose of the Planned Development Overlay District (PD) is to allow site and building design flexibility which may not otherwise be allowed through conventional base zoning. The intent of this district is to enable the following:

1. Provide opportunity for mixed-use development that may include a combination of different dwelling types and/or a variety of land uses which complement each other, and which are compatible with existing and proposed land uses in the vicinity.
2. Promote the most appropriate land use.
3. Facilitate adequate and economical provision of streets and utilities.
4. Facilitate flexible building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

The PD development tool enables the City to allow unique and creative design solutions on small or otherwise constrained sites that, among other things, promote the most appropriate use of a parcel, preserve and utilize open space and provide for the unified control of land development.

## A. REQUESTED MODIFICATIONS:

To meet the development requirements of the project, Better Choice Builders is requesting modifications to the RM-1 development standards as permitted by the City of Apache Junction through the Planned Development overlay provision.

The requested modifications are shown in red in the table below:

Table 3: Coyote Crossing Planned Development Standards		
Standard	RM-1 (Required)	RM-1 PD (Proposed)
Maximum Density	13 du/ac	5.0 du/ac
Minimum Lot Width	60'	37'
Minimum Lot Area (s.f.)	3,350 s.f.	3,000 s.f.
Lot Coverage	50%	70% <sup>(1)</sup>
Maximum Building Height	35'	35'
<b>Minimum Setbacks:</b>		
Front Setback	20'	15' <sup>(2)</sup>
Side Setback	10'	5'
Side Setback (Street)	10'	10'/5' when adjacent to a landscape tract
Rear Setback	20'	5' <sup>(3)</sup>

- (1) Only Lots 6 & 7 will require this adjustment in lot coverage all other lots shall meet or exceed the standard 50% maximum lot coverage.
- (2) 18' minimum driveway length as measured from the back of sidewalk to face of garage.
- (3) Only Lots 6 & 7 will require this reduction in rear setback all other lots shall meet or exceed the standard 15' minimum rear setback.

## SECTION 6: JUSTIFICATION FOR PROPOSED MODIFICATIONS

The proposed modifications are being requested to allow for smaller lots that satisfy the preferences of many homebuyers in the current market. It has been a common theme in the residential real estate market for several years, that homebuyers want smaller lots with less maintenance costs in a community with strong thematic elements. In addition, the density of the proposed product is in line with the newer developments to the south, the Quail Creek Condominiums and Apache Junction Townhomes. The quality of architecture and landscape proposed for the site in conjunction with the public amenities provided in the area, including Prospect Park to the north, the Apache Junction Public Library to the south, create a desirable community elevating the standard of living in the area.

### A. REQUIRED FINDINGS

As required in the Apache Junction Zoning Ordinance, a PD request may be approved by the City Council after consideration has been given to three different criteria. The required criteria are shown below in *italics*, and the manner in which this proposed development meets them are shown in **bold** text.

- a. *That a better design cannot be achieved by applying the strict provisions of the underlying zoning district.*

**The modifications requested within this PD application have been thoughtfully crafted to allow for the development of a community featuring high-quality architecture, adequate lot sizes and appropriate home placement on the lots. The proposed small-lot development fits a niche popularly called “middle housing” that provides hopeful homeowners with attainable housing options such as starter homes for growing families or downsized homes for empty nesters. This design would not be possible without the proposed changes to the RM-1 Development Standards.**

- b. *That strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety and welfare of the inhabitants of the proposed development.*

**The Proposed modifications do not affect the health safety or welfare of the future residents or existing residents of the surrounding properties as all fire and emergency access standards are being met through the design of the public streets.**

- c. *That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.*

**The goal of this community is to provide residents of Apache Junction with a type of housing product that features quality, contemporary architecture, and aesthetic landscape design. The housing product offered in Coyote Crossing will command a price that will contribute to an increase in comparable home values in the immediate area while matching the trend of development in the area.**



## SECTION 7: IMPLEMENTATION

### A. PURPOSE AND INTENT

Development of Coyote Crossing will be implemented in conformance with the development standards contained within this Planned Development. This section outlines the procedures for administration of the development detail contained herein.

### B. PUBLIC PARTICIPATION

A neighborhood meeting will be held in order to introduce the proposed development to adjacent neighbors and interested parties and to allow them to express their support or concerns regarding the project. All interaction between the public and the development team will be documented and assembled into a report for the City as required. The applicant and property owner will comply with the zoning procedures set forth in Article 1-16-7 of the City of Apache Junction Zoning Ordinance relating to citizen review.

### C. GENERAL ADMINISTRATION

The Coyote Crossing PD will be administered and enforced by the City of Apache Junction Planning & Zoning Department in accordance with the City of Apache Junction Zoning Ordinance.

### D. RESIDENTIAL SUBDIVISION

Residential lots within Coyote Crossing will be created through the Preliminary Plat, Final Plat and Residential Subdivision processes as outlined in the City of Apache Junction Subdivision and Minor Land Division Regulations.

### E. AMENDMENTS TO THE PD

Minor modifications or alterations of the approved Coyote Crossing PD will be reviewed and approved by the Planning Director or designee. Major modifications or alterations require Council approval and shall be processed in accordance with §1-16-6.

The Director or designee shall interpret the proposed modification to be major if, in the Director's opinion, the modified project density, setbacks or height is proposed to be deviated from by more than 10%, the quality of project design is diminished, the types of proposed land uses are significantly altered and/or the overall character of the project is contrary to the intent and spirit of the original City Council PD ordinance approval.

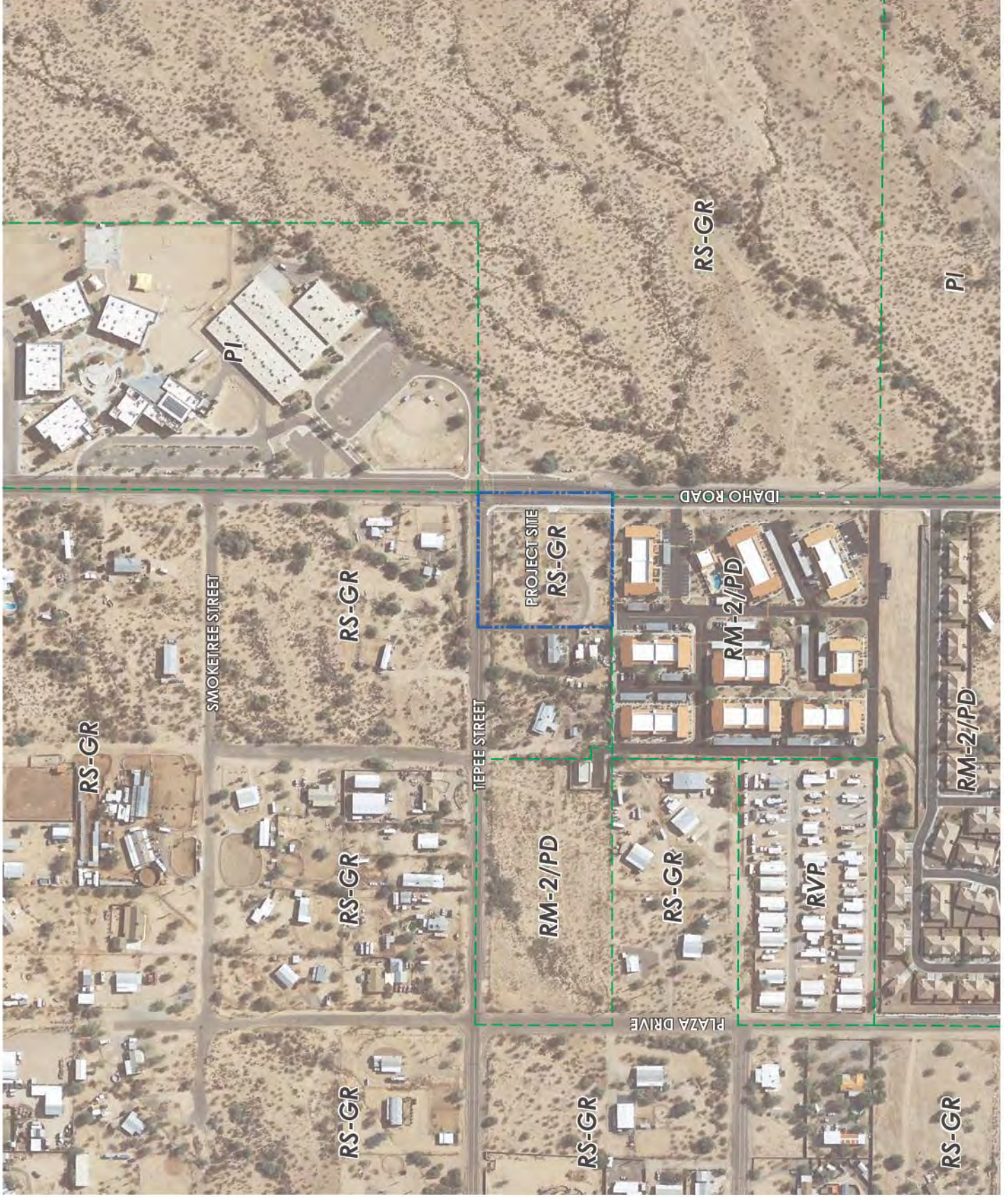
## SECTION 8: CONCLUSION

This Planned Development Overlay is being requested to enable Better Choice Builders to provide a community in Apache Junction that features updated architectural and landscape design that fits within the "middle housing" niche. Coyote Crossing will contribute to the overall aesthetic and character of the community. The proposed density is permitted within the Medium Density Residential (MDR) General Plan Land Use Category and development standards have been modified to meet the needs of future homebuyers. This proposed community will benefit the residents within the community as well as the immediate vicinity. Better Choice Builders and the entire development team looks forward to working with the City of Apache Junction to implement our vision for this development.

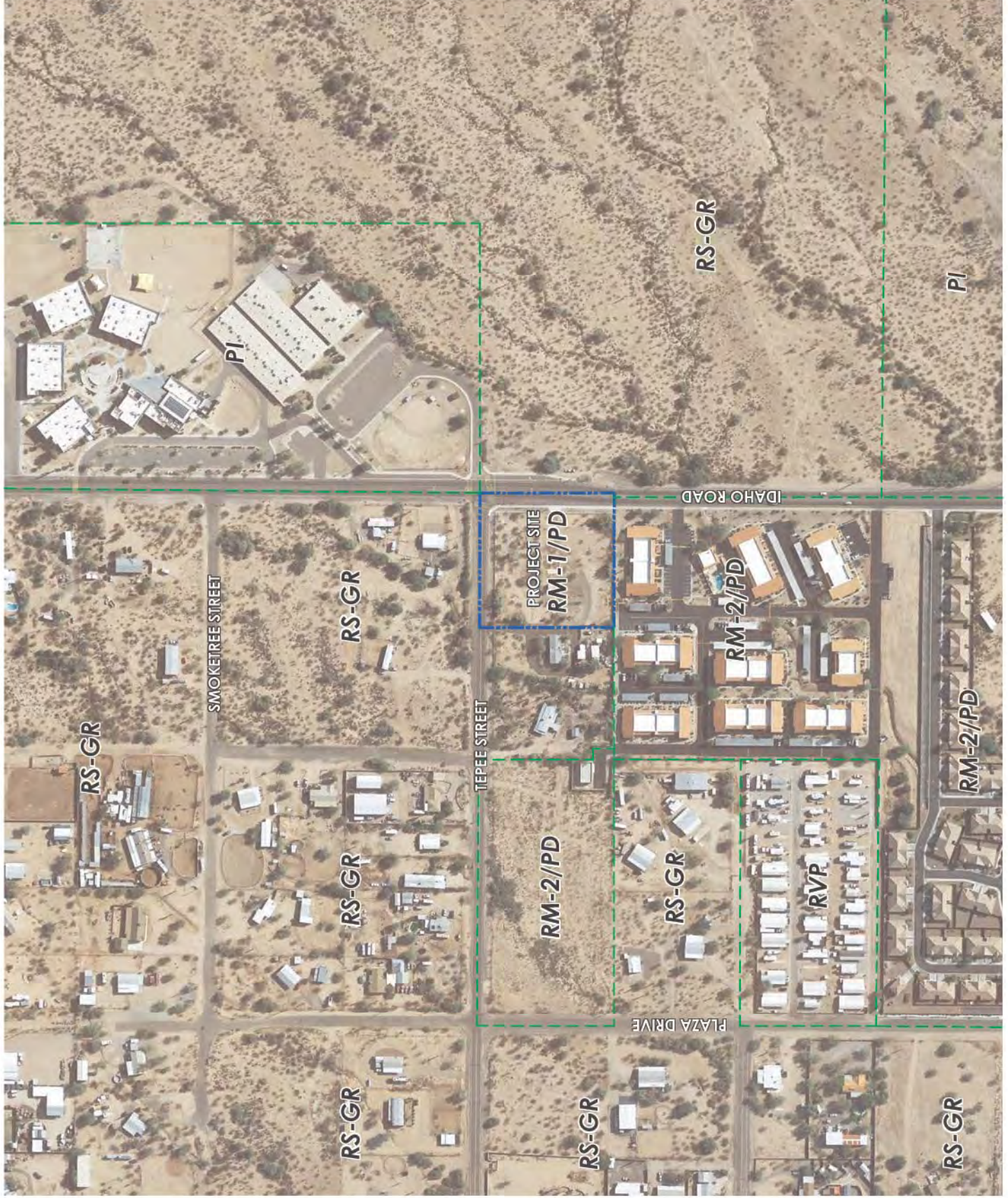




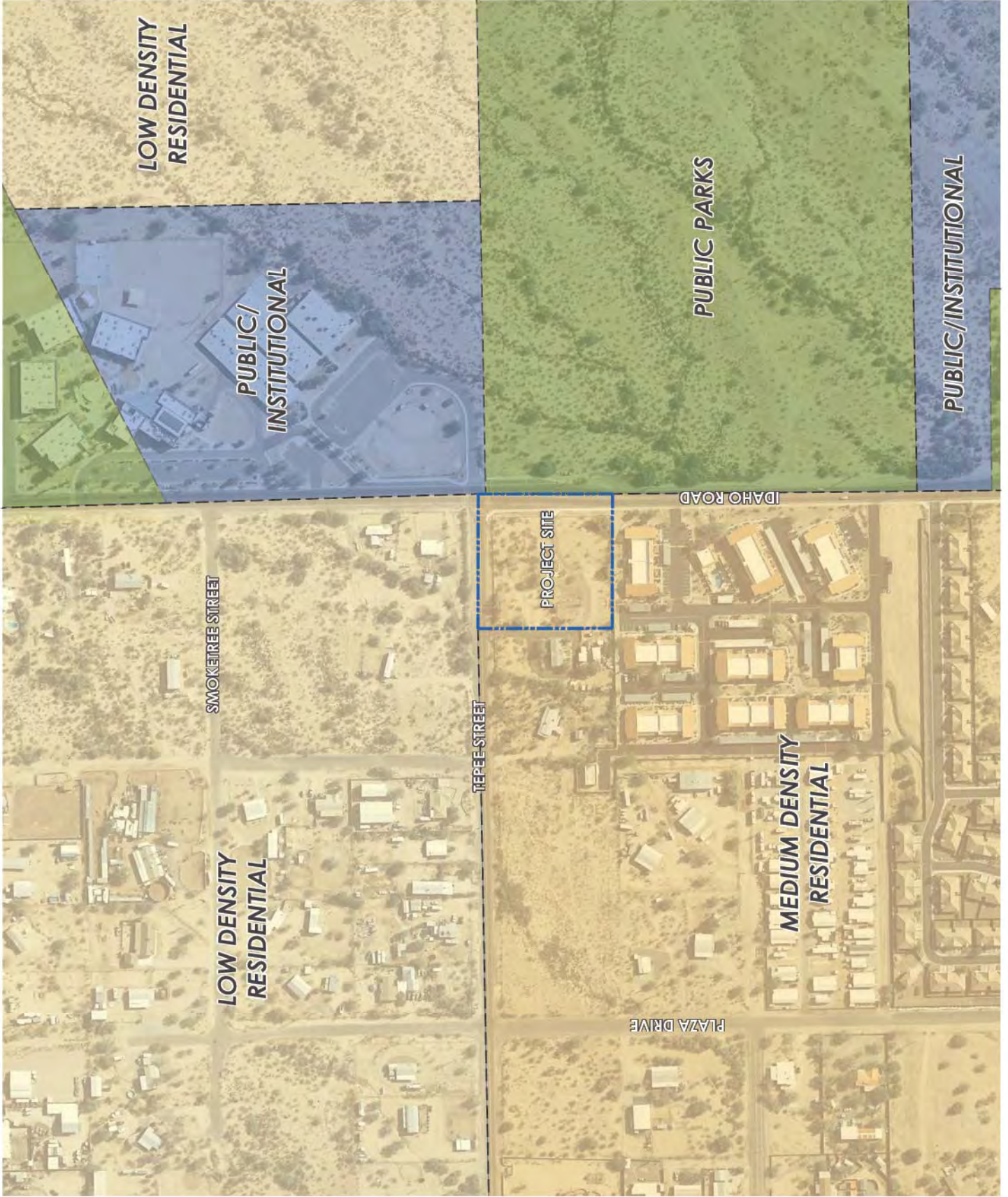










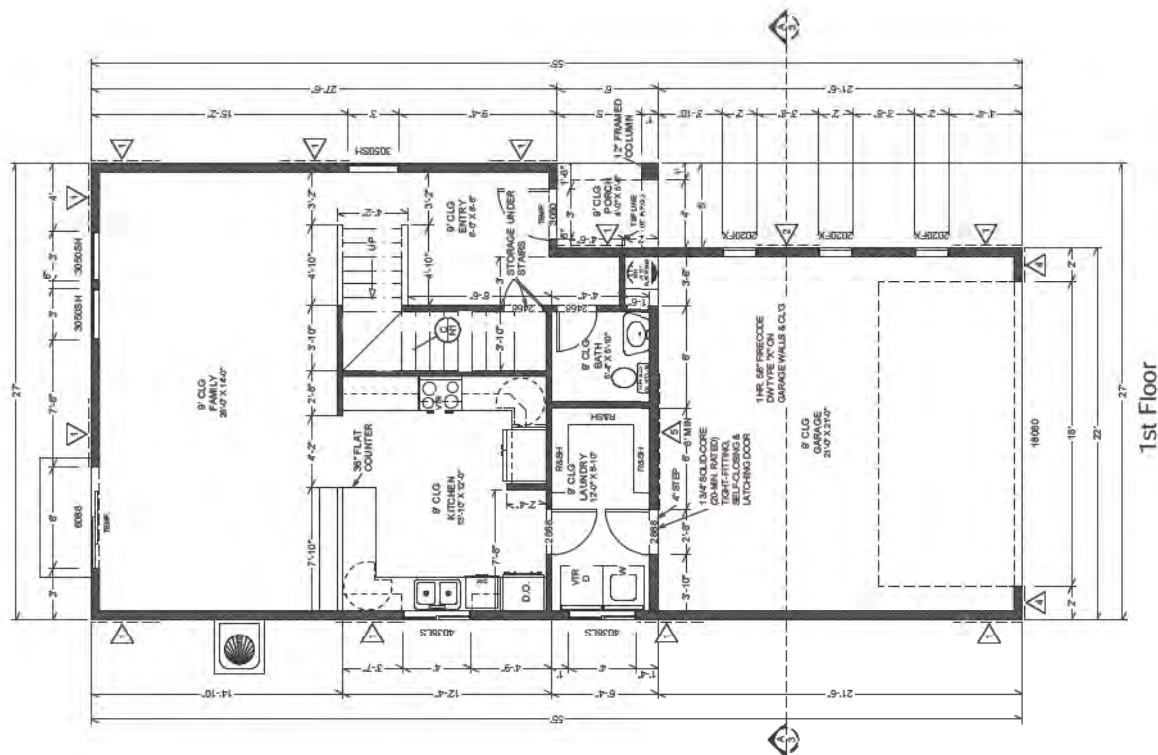




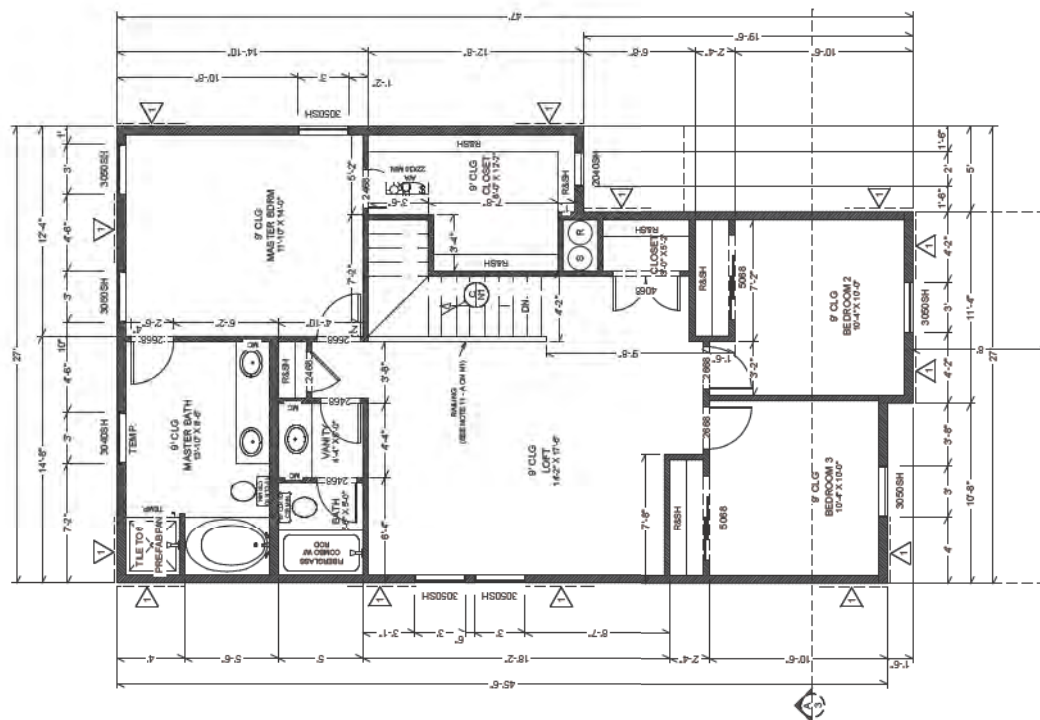
**WALL LEGEND**  
 PERIMETER WALL  
 (SEE CONCEPTUAL LANDSCAPE)  
 DOOLEY WALL

NTS





1st Floor

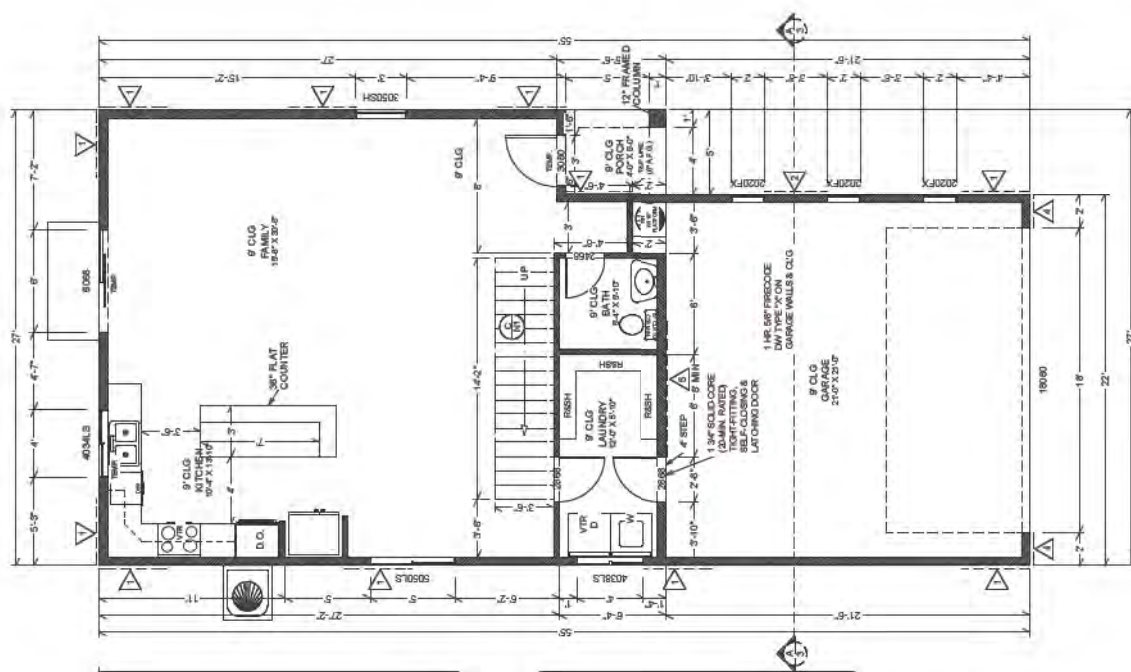


## 2nd Floor

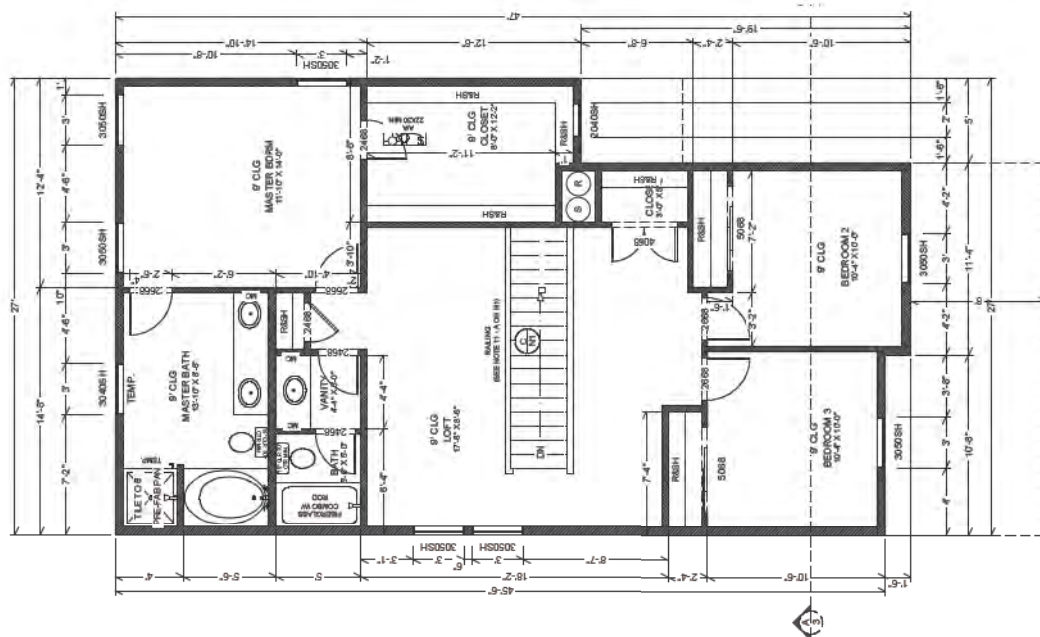
1ST LIVABLE:	868 S.F.
2ND LIVABLE:	1,108 S.F.
TOTAL LIVABLE:	1,976 S.F.
GARAGE:	480 S.F.
PORCH:	30 S.F.
TOTAL U.R.:	1,787 S.F.
TOTAL:	2,468 S.F.

	BASE INDEX	COLOR	OVERVIEW
OPTION A			
1	FLOOR PLAN		
2	FOUNDATION PLAN		
3	ELEVATION PLANS		
4	ELEVATION CROSS SECTION A		
	ELECTRICAL MECHANICAL		
OPTION B			
5	FLOOR PLAN		
6	FOUNDATION		
	ELEVATION MECHANICAL		
	FRAMING PLANS		
OPTION C			
7	FRAMING PLANS/		
	ELEVATIONS		
D1	FOUNDATION DETAILS		
D2	FRAMING DETAILS		
	CONSTRUCTION NOTES		





1st Floor

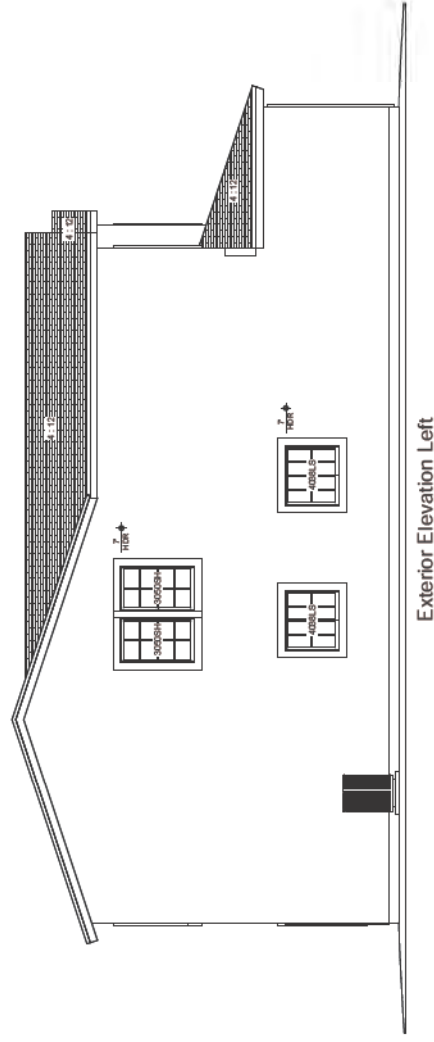
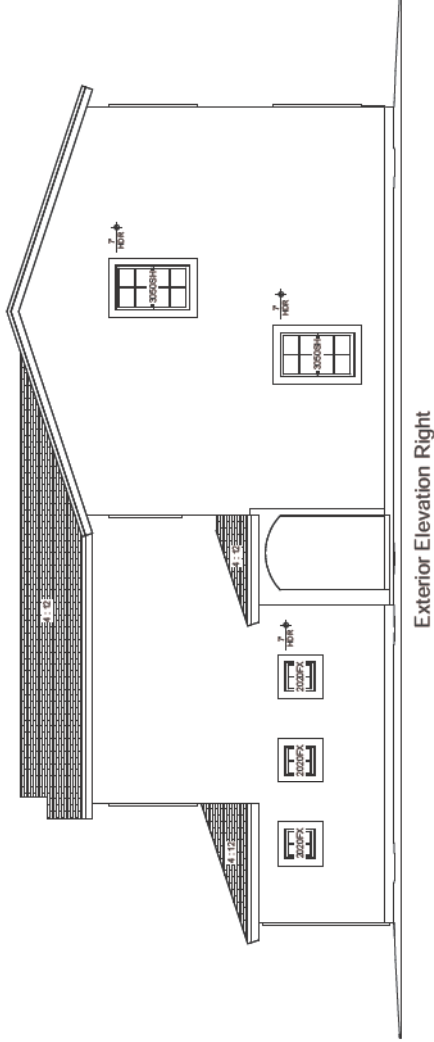
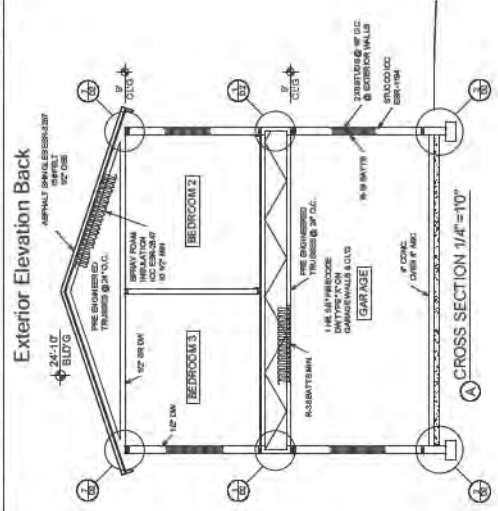
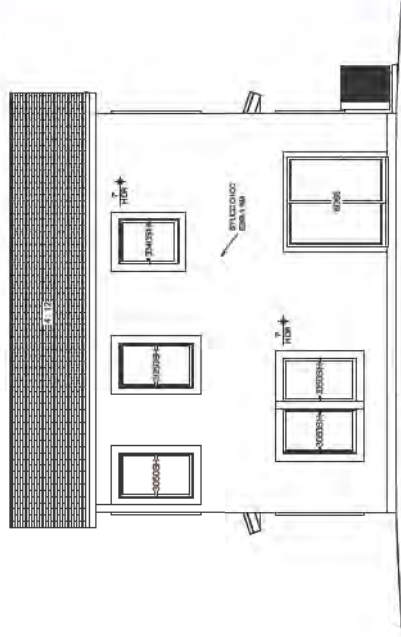
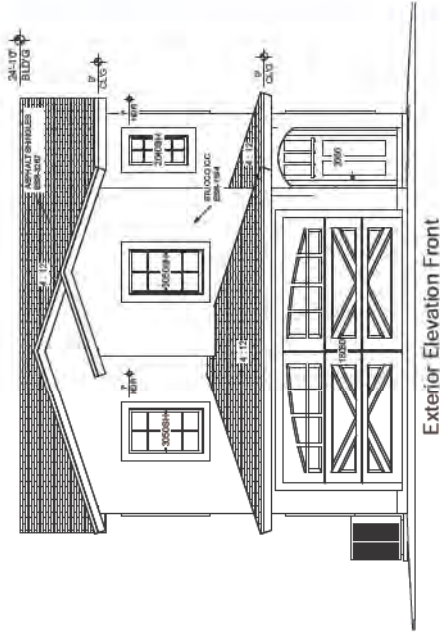


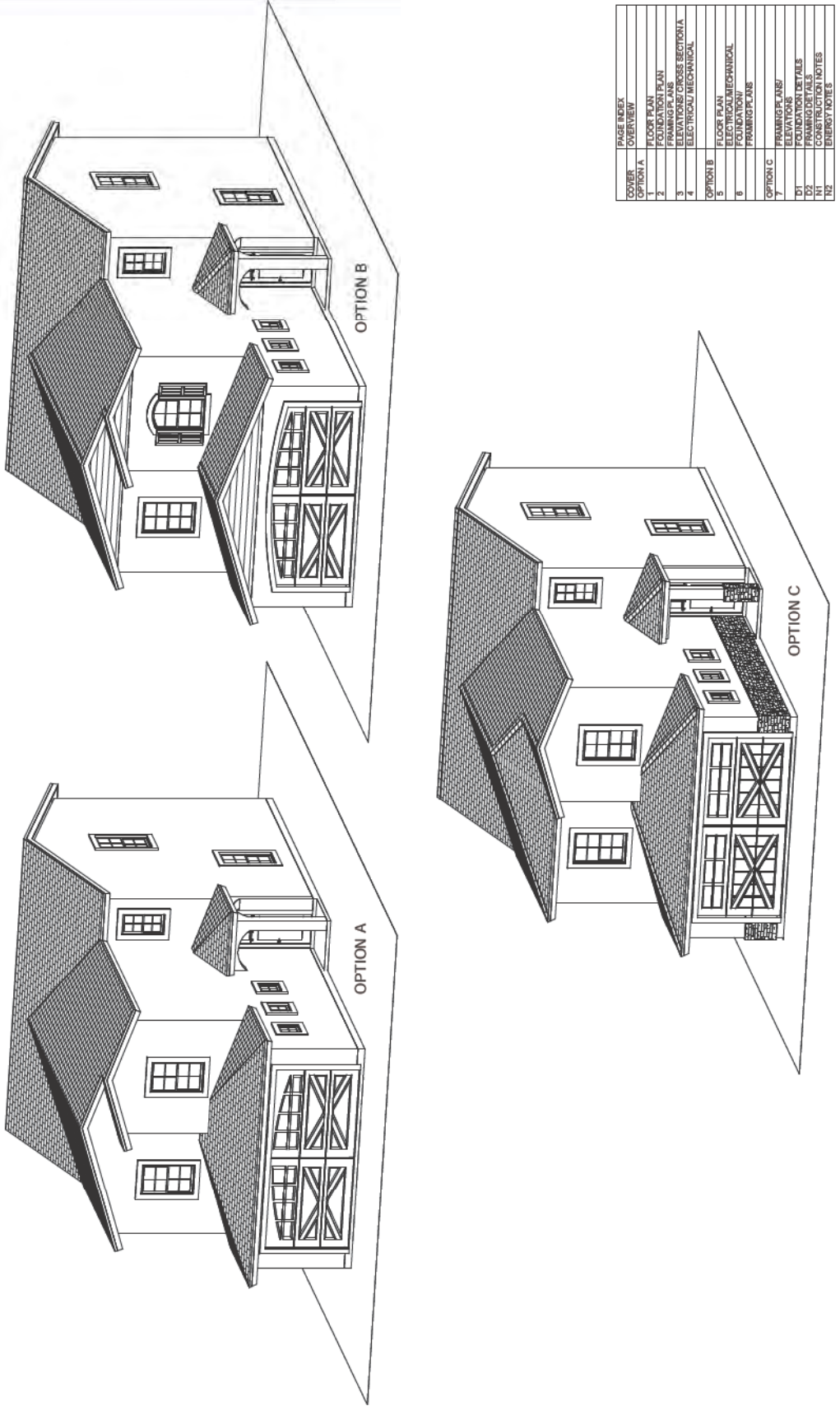
## 2nd Floor

[illegible]

1ST LIVABLE:	868 S.F.
2ND LIVABLE:	1,108 S.F.
TOTAL LIVABLE:	1976 S.F.
GARAGE:	480 S.F.
PORCH:	30 S.F.
TOTAL U.R.:	1378 S.F.
TOTAL:	2486 S.F.

PAGE INDEX	COVER SHEET
OPTION A	
1	FLOOR PLAN
2	FOUNDATION PLAN
3	FRAMING PLANS
4	MECHANICAL SYSTEMS SECTION A
5	ELECTRICAL/MECHANICAL
OPTION B	
6	FLOOR PLAN
7	FOUNDATION PLAN
8	FRAMING PLANS
9	MECHANICAL SYSTEMS SECTION A
10	ELECTRICAL/MECHANICAL
OPTION C	
11	FLOOR PLAN
12	FOUNDATION PLAN
13	FRAMING PLANS
14	MECHANICAL SYSTEMS SECTION A
15	ELECTRICAL/MECHANICAL
OPTION D	
16	FLOOR PLAN
17	FOUNDATION PLAN
18	FRAMING PLANS
19	MECHANICAL SYSTEMS SECTION A
20	ELECTRICAL/MECHANICAL
OPTION E	
21	FLOOR PLAN
22	FOUNDATION PLAN
23	FRAMING PLANS
24	MECHANICAL SYSTEMS SECTION A
25	ELECTRICAL/MECHANICAL
OPTION F	
26	FLOOR PLAN
27	FOUNDATION PLAN
28	FRAMING PLANS
29	MECHANICAL SYSTEMS SECTION A
30	ELECTRICAL/MECHANICAL
OPTION G	
31	FLOOR PLAN
32	FOUNDATION PLAN
33	FRAMING PLANS
34	MECHANICAL SYSTEMS SECTION A
35	ELECTRICAL/MECHANICAL
OPTION H	
36	FLOOR PLAN
37	FOUNDATION PLAN
38	FRAMING PLANS
39	MECHANICAL SYSTEMS SECTION A
40	ELECTRICAL/MECHANICAL
OPTION I	
41	FLOOR PLAN
42	FOUNDATION PLAN
43	FRAMING PLANS
44	MECHANICAL SYSTEMS SECTION A
45	ELECTRICAL/MECHANICAL
OPTION J	
46	FLOOR PLAN
47	FOUNDATION PLAN
48	FRAMING PLANS
49	MECHANICAL SYSTEMS SECTION A
50	ELECTRICAL/MECHANICAL
OPTION K	
51	FLOOR PLAN
52	FOUNDATION PLAN
53	FRAMING PLANS
54	MECHANICAL SYSTEMS SECTION A
55	ELECTRICAL/MECHANICAL
OPTION L	
56	FLOOR PLAN
57	FOUNDATION PLAN
58	FRAMING PLANS
59	MECHANICAL SYSTEMS SECTION A
60	ELECTRICAL/MECHANICAL
OPTION M	
61	FLOOR PLAN
62	FOUNDATION PLAN
63	FRAMING PLANS
64	MECHANICAL SYSTEMS SECTION A
65	ELECTRICAL/MECHANICAL
OPTION N	
66	FLOOR PLAN
67	FOUNDATION PLAN
68	FRAMING PLANS
69	MECHANICAL SYSTEMS SECTION A
70	ELECTRICAL/MECHANICAL
OPTION O	
71	FLOOR PLAN
72	FOUNDATION PLAN
73	FRAMING PLANS
74	MECHANICAL SYSTEMS SECTION A
75	ELECTRICAL/MECHANICAL
OPTION P	
76	FLOOR PLAN
77	FOUNDATION PLAN
78	FRAMING PLANS
79	MECHANICAL SYSTEMS SECTION A
80	ELECTRICAL/MECHANICAL
OPTION Q	
81	FLOOR PLAN
82	FOUNDATION PLAN
83	FRAMING PLANS
84	MECHANICAL SYSTEMS SECTION A
85	ELECTRICAL/MECHANICAL
OPTION R	
86	FLOOR PLAN
87	FOUNDATION PLAN
88	FRAMING PLANS
89	MECHANICAL SYSTEMS SECTION A
90	ELECTRICAL/MECHANICAL
OPTION S	
91	FLOOR PLAN
92	FOUNDATION PLAN
93	FRAMING PLANS
94	MECHANICAL SYSTEMS SECTION A
95	ELECTRICAL/MECHANICAL
OPTION T	
96	FLOOR PLAN
97	FOUNDATION PLAN
98	FRAMING PLANS
99	MECHANICAL SYSTEMS SECTION A
100	ELECTRICAL/MECHANICAL
OPTION U	
101	FLOOR PLAN
102	FOUNDATION PLAN
103	FRAMING PLANS
104	MECHANICAL SYSTEMS SECTION A
105	ELECTRICAL/MECHANICAL
OPTION V	
106	FLOOR PLAN
107	FOUNDATION PLAN
108	FRAMING PLANS
109	MECHANICAL SYSTEMS SECTION A
110	ELECTRICAL/MECHANICAL
OPTION W	
111	FLOOR PLAN
112	FOUNDATION PLAN
113	FRAMING PLANS
114	MECHANICAL SYSTEMS SECTION A
115	ELECTRICAL/MECHANICAL
OPTION X	
116	FLOOR PLAN
117	FOUNDATION PLAN
118	FRAMING PLANS
119	MECHANICAL SYSTEMS SECTION A
120	ELECTRICAL/MECHANICAL
OPTION Y	
121	FLOOR PLAN
122	FOUNDATION PLAN
123	FRAMING PLANS
124	MECHANICAL SYSTEMS SECTION A
125	ELECTRICAL/MECHANICAL
OPTION Z	
126	FLOOR PLAN
127	FOUNDATION PLAN
128	FRAMING PLANS
129	MECHANICAL SYSTEMS SECTION A
130	ELECTRICAL/MECHANICAL
OPTION AA	
131	FLOOR PLAN
132	FOUNDATION PLAN
133	FRAMING PLANS
134	MECHANICAL SYSTEMS SECTION A
135	ELECTRICAL/MECHANICAL
OPTION AB	
136	FLOOR PLAN
137	FOUNDATION PLAN
138	FRAMING PLANS
139	MECHANICAL SYSTEMS SECTION A
140	ELECTRICAL/MECHANICAL
OPTION AC	
141	FLOOR PLAN
142	FOUNDATION PLAN
143	FRAMING PLANS
144	MECHANICAL SYSTEMS SECTION A
145	ELECTRICAL/MECHANICAL
OPTION AD	
146	FLOOR PLAN
147	FOUNDATION PLAN
148	FRAMING PLANS
149	MECHANICAL SYSTEMS SECTION A
150	ELECTRICAL/MECHANICAL
OPTION AE	
151	FLOOR PLAN
152	FOUNDATION PLAN
153	FRAMING PLANS
154	MECHANICAL SYSTEMS SECTION A
155	ELECTRICAL/MECHANICAL
OPTION AF	
156	FLOOR PLAN
157	FOUNDATION PLAN
158	FRAMING PLANS
159	MECHANICAL SYSTEMS SECTION A
160	ELECTRICAL/MECHANICAL
OPTION AG	
161	FLOOR PLAN
162	FOUNDATION PLAN
163	FRAMING PLANS
164	MECHANICAL SYSTEMS SECTION A
165	ELECTRICAL/MECHANICAL
OPTION AH	
166	FLOOR PLAN
167	FOUNDATION PLAN
168	FRAMING PLANS
169	MECHANICAL SYSTEMS SECTION A
170	ELECTRICAL/MECHANICAL
OPTION AI	
171	FLOOR PLAN
172	FOUNDATION PLAN
173	FRAMING PLANS
174	MECHANICAL SYSTEMS SECTION A
175	ELECTRICAL/MECHANICAL
OPTION AJ	
176	FLOOR PLAN
177	FOUNDATION PLAN
178	FRAMING PLANS
179	MECHANICAL SYSTEMS SECTION A
180	ELECTRICAL/MECHANICAL
OPTION AK	
181	FLOOR PLAN
182	FOUNDATION PLAN
183	FRAMING PLANS
184	MECHANICAL SYSTEMS SECTION A
185	ELECTRICAL/MECHANICAL
OPTION AL	
186	FLOOR PLAN
187	FOUNDATION PLAN
188	FRAMING PLANS
189	MECHANICAL SYSTEMS SECTION A
190	ELECTRICAL/MECHANICAL
OPTION AM	
191	FLOOR PLAN
192	FOUNDATION PLAN
193	FRAMING PLANS
194	MECHANICAL SYSTEMS SECTION A
195	ELECTRICAL/MECHANICAL
OPTION AN	
196	FLOOR PLAN
197	FOUNDATION PLAN
198	FRAMING PLANS
199	MECHANICAL SYSTEMS SECTION A
200	ELECTRICAL/MECHANICAL
OPTION AO	
201	FLOOR PLAN
202	FOUNDATION PLAN
203	FRAMING PLANS
204	MECHANICAL SYSTEMS SECTION A
205	ELECTRICAL/MECHANICAL
OPTION AP	
206	FLOOR PLAN
207	FOUNDATION PLAN
208	FRAMING PLANS
209	MECHANICAL SYSTEMS SECTION A
210	ELECTRICAL/MECHANICAL
OPTION AQ	
211	FLOOR PLAN
212	FOUNDATION PLAN
213	FRAMING PLANS
214	MECHANICAL SYSTEMS SECTION A
215	ELECTRICAL/MECHANICAL
OPTION AR	
216	FLOOR PLAN
217	FOUNDATION PLAN
218	FRAMING PLANS
219	MECHANICAL SYSTEMS SECTION A
220	ELECTRICAL/MECHANICAL
OPTION AS	
221	FLOOR PLAN
222	FOUNDATION PLAN
223	FRAMING PLANS
224	MECHANICAL SYSTEMS SECTION A
225	ELECTRICAL/MECHANICAL
OPTION AT	
226	FLOOR PLAN
227	FOUNDATION PLAN
228	FRAMING PLANS
229	MECHANICAL SYSTEMS SECTION A
230	ELECTRICAL/MECHANICAL
OPTION AU	
231	FLOOR PLAN
232	FOUNDATION PLAN
233	FRAMING PLANS
234	MECHANICAL SYSTEMS SECTION A
235	ELECTRICAL/MECHANICAL
OPTION AV	
236	FLOOR PLAN
237	FOUNDATION PLAN
238	FRAMING PLANS
239	MECHANICAL SYSTEMS SECTION A
240	ELECTRICAL/MECHANICAL
OPTION AW	
241	FLOOR PLAN
242	FOUNDATION PLAN
243	FRAMING PLANS
244	MECHANICAL SYSTEMS SECTION A
245	ELECTRICAL/MECHANICAL
OPTION AX	
246	FLOOR PLAN
247	FOUNDATION PLAN
248	FRAMING PLANS
249	MECHANICAL SYSTEMS SECTION A
250	ELECTRICAL/MECHANICAL
OPTION AY	
251	FLOOR PLAN
252	FOUNDATION PLAN
253	FRAMING PLANS
254	MECHANICAL SYSTEMS SECTION A
255	ELECTRICAL/MECHANICAL
OPTION AZ	
256	FLOOR PLAN
257	FOUNDATION PLAN
258	FRAMING PLANS
259	MECHANICAL SYSTEMS SECTION A
260	ELECTRICAL/MECHANICAL
OPTION BA	
261	FLOOR PLAN
262	FOUNDATION PLAN
263	FRAMING PLANS
264	MECHANICAL SYSTEMS SECTION A
265	ELECTRICAL/MECHANICAL
OPTION BB	
266	FLOOR PLAN
267	FOUNDATION PLAN
268	FRAMING PLANS
269	MECHANICAL SYSTEMS SECTION A
270	ELECTRICAL/MECHANICAL
OPTION BC	
271	FLOOR PLAN
272	FOUNDATION PLAN
273	FRAMING PLANS
274	MECHANICAL SYSTEMS SECTION A
275	ELECTRICAL/MECHANICAL
OPTION BD	
276	FLOOR PLAN
277	FOUNDATION PLAN
278	FRAMING PLANS
279	MECHANICAL SYSTEMS SECTION A
280	ELECTRICAL/MECHANICAL
OPTION BE	
281	FLOOR PLAN
282	FOUNDATION PLAN
283	FRAMING PLANS
284	MECHANICAL SYSTEMS SECTION A
285	ELECTRICAL/MECHANICAL
OPTION BF	
286	FLOOR PLAN
287	FOUNDATION PLAN
288	FRAMING PLANS
289	MECHANICAL SYSTEMS SECTION A
290	ELECTRICAL/MECHANICAL
OPTION BG	
291	FLOOR PLAN
292	FOUNDATION PLAN
293	FRAMING PLANS
294	MECHANICAL SYSTEMS SECTION A
295	ELECTRICAL/MECHANICAL
OPTION BH	
296	FLOOR PLAN
297	FOUNDATION PLAN
298	FRAMING PLANS
299	MECHANICAL SYSTEMS SECTION A
300	ELECTRICAL/MECHANICAL
OPTION BI	
301	FLOOR PLAN
302	FOUNDATION PLAN
303	FRAMING PLANS
304	MECHANICAL SYSTEMS SECTION A
305	ELECTRICAL/MECHANICAL
OPTION BJ	
306	FLOOR PLAN
307	FOUNDATION PLAN
308	FRAMING PLANS
309	MECHANICAL SYSTEMS SECTION A
310	ELECTRICAL/MECHANICAL
OPTION BK	
311	FLOOR PLAN
312	FOUNDATION PLAN
313	FRAMING PLANS
314	MECHANICAL SYSTEMS SECTION A
315	ELECTRICAL/MECHANICAL
OPTION BL	
316	FLOOR PLAN
317	FOUNDATION PLAN
318	FRAMING PLANS
319	MECHANICAL SYSTEMS SECTION A
320	ELECTRICAL/MECHANICAL
OPTION BM	
321	FLOOR PLAN
322	FOUNDATION PLAN
323	FRAMING PLANS
324	MECHANICAL SYSTEMS SECTION A
325	ELECTRICAL/MECHANICAL
OPTION BN	
326	FLOOR PLAN
327	FOUNDATION PLAN
328	FRAMING PLANS
329	MECHANICAL SYSTEMS SECTION A
330	ELECTRICAL/MECHANICAL
OPTION BO	
331	FLOOR PLAN
332	FOUNDATION PLAN
333	FRAMING PLANS
334	MECHANICAL SYSTEMS SECTION A
335	ELECTRICAL/MECHANICAL
OPTION BP	
336	FLOOR PLAN
337	FOUNDATION PLAN
338	FRAMING PLANS
339	MECHANICAL SYSTEMS SECTION A
340	ELECTRICAL/MECHANICAL
OPTION BQ	
341	FLOOR PLAN
342	FOUNDATION PLAN
343	FRAMING PLANS
344	MECHANICAL SYSTEMS SECTION A
345	ELECTRICAL/MECHANICAL
OPTION BR	
346	FLOOR PLAN
347	FOUNDATION PLAN
348	FRAMING PLANS
349	MECHANICAL SYSTEMS SECTION A
350	ELECTRICAL/MECHANICAL
OPTION BS	
351	FLOOR PLAN
352	FOUNDATION PLAN
353	FRAMING PLANS
354	MECHANICAL SYSTEMS SECTION A
355	ELECTRICAL/MECHANICAL
OPTION BT	
356	FLOOR PLAN
357	FOUNDATION PLAN
358	FRAMING PLANS
359	MECHANICAL SYSTEMS SECTION A
360	ELECTRICAL/MECHANICAL
OPTION BU	
361	FLOOR PLAN
362	FOUNDATION PLAN
363	FRAMING PLANS
364	MECHANICAL SYSTEMS SECTION A
365	ELECTRICAL/MECHANICAL
OPTION BV	
366	FLOOR PLAN
367	FOUNDATION PLAN
368	FRAMING PLANS
369	MECHANICAL SYSTEMS SECTION A
370	ELECTRICAL/MECHANICAL
OPTION BV	
371	FLOOR PLAN
372	FOUNDATION PLAN
373	FRAMING PLANS
374	MECHANICAL SYSTEMS SECTION A
375	ELECTRICAL/MECHANICAL
OPTION BW	
376	FLOOR PLAN
377	FOUNDATION PLAN
378	FRAMING PLANS
379	MECHANICAL SYSTEMS SECTION A
380	ELECTRICAL/MECHANICAL
OPTION BX	
381	FLOOR PLAN
382	FOUNDATION PLAN
383	FRAMING PLANS
384	MECHANICAL SYSTEMS SECTION A
385	ELECTRICAL/MECHANICAL
OPTION BY	
386	FLOOR PLAN
387	FOUNDATION PLAN
388	FRAMING PLANS
389	MECHANICAL SYSTEMS SECTION A
390	ELECTRICAL/MECHANICAL
OPTION BZ	
391	FLOOR PLAN
392	FOUNDATION PLAN
393	FRAMING PLANS
394	MECHANICAL SYSTEMS SECTION A
395	ELECTRICAL/MECHANICAL
OPTION CA	
396	FLOOR PLAN
397	FOUNDATION PLAN
398	FRAMING PLANS
399	MECHANICAL SYSTEMS SECTION A
400	ELECTRICAL/MECHANICAL
OPTION CB	
401	FLOOR PLAN
402	FOUNDATION PLAN
403	FRAMING PLANS
404	MECHANICAL SYSTEMS SECTION A
405	ELECTRICAL/MECHANICAL
OPTION CC	
406	FLOOR PLAN
407	FOUNDATION PLAN
408	FRAMING PLANS
409	MECHANICAL SYSTEMS SECTION A
410	ELECTRICAL/MECHANICAL
OPTION CD	
411	FLOOR PLAN
412	FOUNDATION PLAN
413	FRAMING PLANS
414	MECHANICAL SYSTEMS SECTION A
415	ELECTRICAL/MECHANICAL
OPTION CE	
416	FLOOR PLAN
417	FOUNDATION PLAN
418	FRAMING PLANS
419	MECHANICAL SYSTEMS SECTION A
420	ELECTRICAL/MECHANICAL
OPTION CF	
421	FLOOR PLAN
422	FOUNDATION PLAN
423	FRAMING PLANS
424	MECHANICAL SYSTEMS SECTION A
425	ELECTRICAL/MECHANICAL
OPTION CG	
426	FLOOR PLAN
427	FOUNDATION PLAN
428	FRAMING PLANS
429	MECHANICAL SYSTEMS SECTION A
430	ELECTRICAL/MECHANICAL
OPTION CH	
431	FLOOR PLAN
432	FOUNDATION PLAN
433	FRAMING PLANS
434	MECHANICAL SYSTEMS SECTION A
435	ELECTRICAL/MECHANICAL
OPTION CI	
436	FLOOR PLAN
437	FOUNDATION PLAN
438	FRAMING PLANS
439	MECHANICAL SYSTEMS SECTION A
440	ELECTRICAL/MECHANICAL
OPTION CJ	
441	FLOOR PLAN
442	FOUNDATION PLAN
443	FRAMING PLANS
444	MECHANICAL SYSTEMS SECTION A
445	ELECTRICAL/MECHANICAL
OPTION CK	
446	FLOOR PLAN
447	FOUNDATION PLAN
448	FRAMING PLANS
449	MECHANICAL SYSTEMS SECTION A
450	ELECTRICAL/MECHANICAL
OPTION CL	
451	FLOOR PLAN
452	FOUNDATION PLAN
453	FRAMING PLANS
454	MECHANICAL SYSTEMS SECTION A
455	ELECTRICAL/MECHANICAL
OPTION CM	
456	FLOOR PLAN
457	FOUNDATION PLAN
458	FRAMING PLANS
459	MECHANICAL SYSTEMS SECTION A
460	ELECTRICAL/MECHANICAL
OPTION CN	
461	FLOOR PLAN
462	FOUNDATION PLAN
463	FRAMING PLANS
464	MECHANICAL SYSTEMS SECTION A
465	ELECTRICAL/MECHANICAL
OPTION CO	
466	FLOOR PLAN
467	FOUNDATION PLAN
468	FRAMING PLANS
469	MECHANICAL SYSTEMS SECTION A
470	ELECTRICAL/MECHANICAL
OPTION CP	
471	FLOOR PLAN
472	FOUNDATION PLAN
473	FRAMING PLANS
474	MECHANICAL SYSTEMS SECTION A
475	ELECTRICAL/MECHANICAL
OPTION CQ	
476	FLOOR PLAN
477	FOUNDATION PLAN
478	FRAMING PLANS
479	MECHANICAL SYSTEMS SECTION A
480	ELECTRICAL/MECHANICAL
OPTION CR	
481	FLOOR PLAN
482	FOUNDATION PLAN
483	FRAMING PLANS
484	MECHANICAL SYSTEMS SECTION A
485	ELECTRICAL/MECHANICAL
OPTION CS	
486	FLOOR PLAN
487	FOUNDATION PLAN
488	FRAMING PLANS
489	MECHANICAL SYSTEMS SECTION A
490	ELECTRICAL/MECHANICAL
OPTION CT	
491	FLOOR PLAN
492	FOUNDATION PLAN
493	FRAMING PLANS
494	MECHANICAL SYSTEMS SECTION A
495	ELECTRICAL/MECHANICAL
OPTION CU	
496	FLOOR PLAN
497	FOUNDATION PLAN
498	FRAMING PLANS
499	MECHANICAL SYSTEMS SECTION A
500	ELECTRICAL/MECHANICAL
OPTION CV	
501	FLOOR PLAN
502	FOUNDATION PLAN
503	FRAMING PLANS
504	MECHANICAL SYSTEMS SECTION A
505	ELECTRICAL/MECHANICAL
OPTION CW	
506	FLOOR PLAN
507	





COVER	PAGE INDEX
OPTION A	OVERVIEW
1	FLOOR PLAN
2	FOUNDATION PLAN
3	FRAMING PLANS
4	ELEVATIONS/ CROSS SECTION A
5	ELEVATIONS/ CROSS SECTION B
6	ELECTRICAL MECHANICAL
OPTION B	
1	FLOOR PLAN
2	FOUNDATION
3	FRAMING PLANS
4	ELEVATIONS/ CROSS SECTION A
5	ELEVATIONS/ CROSS SECTION B
6	ELECTRICAL MECHANICAL
OPTION C	
1	FRAMING PLANS/
2	ELEVATIONS
3	FOUNDATION DETAILS
4	MECHANICAL
5	ELECTRICAL
6	CONSTRUCTION NOTES
7	ENERGY NOTES







## OPEN SPACE DATA:

GROSS AREA: 2.50 AC  
NET AREA: 1.86 AC

TOTAL OPEN SPACE: 0.50 AC (100%)  
IN RETENTION: 0.15 AC (30%)  
OUT OF RETENTION: 0.35 AC (70%)







**NTS**

## COYOTE CROSSING

EXHIBIT 9:  
CONCEPTUAL  
CIVIL PLAN

19

