

Requesting Department:
Development Services



TO: Planning and Zoning Commission

THROUGH: Chris Anaradian, Development Services Director; Brett Burningham, Planning Administrator

FROM: Christine Sheehy, Principal Planner

RE: Discussion and Possible Action on P17-0099 “Cresleigh Homes Hastings Farms Parcel B Residential Design Review”. Cresleigh Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 168 lots in Parcel B of the Hastings Farms subdivision located east of the intersection of Chandler Heights and Ellsworth Roads.

DATE: October 11, 2017

STAFF RECOMMENDATION

Staff recommends approval of P17-0099, “Cresleigh Homes Hastings Farms Parcel B Residential Design Review”, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P17-0099, “Cresleigh Homes Hastings Farms Parcel B Residential Design Review”, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

The proposal consists of a request for approval of six (6) floor plans with three (3) distinct elevations each to be built on 168 lots on Parcel B in the Hastings Farms subdivision. Cresleigh Homes is requesting to build 43 and 45-foot wide product on 55’ x 90’ and 55’ x 110’ lots. All lots are zoned Medium Density Residential (MDR). Floor plans range in size from 2,117 square feet to 3,541 square feet.

HISTORY

- August 17, 2005 Town Council approves RZ04-04 and S06-04, Hastings Farms PAD.
- August 16, 2006 Town Council reviews and approves 45' Wide Series for Parcel B at Hastings Farms Subdivision DR 06-044.
- April 19, 2017 Council approved a Zoning Ordinance Text Amendment (P16-0074) to consolidate the R-2, R-3 and R-4 zoning districts into one Medium Density Residential (MDR) zoning district that allows up to 14 dwelling units per acre. Parcel B is now zoned MDR.

DISCUSSION

Subdivision Information	
Project Name	Hastings Farms Parcel B (Cresleigh Homes)
Site Location	East of Chandler Heights and Ellsworth Roads
Current Zoning	Medium Density Residential (MDR)
General Plan Designation	Medium Density Residential MDR (0-3 du/acre)
Total Lots/Units	168 lots
Minimum Lot Width	55 feet
Minimum Lot Depth	90 feet
Minimum Lot Area	4,950 square feet

Cresleigh Homes is requesting to build five (5) 45-foot-wide product and one (1) 43-foot-wide product on 55' x 90' and 55' x 110' lots in Parcel B. All lots are zoned Medium Density Residential (MDR). In total, Cresleigh is proposing six (6) new standard plans with three (3) elevations each and a total of twelve (12) different color schemes.

Four plans are single-story and two plans are two-story. One two-story plan offers options for additional bedroom and garage configurations. The proposed home designs complement existing homes within Queen Creek and the surrounding neighborhoods in both character and quality. The six (6) standard plans offer consistent architecture and comply with the Town's Zoning Ordinance and Design Guidelines for single-family residences. The "Spanish" elevations include clay tile venting details, S-shaped roof tiles, stucco eaves, wood beams, corbels and wrought iron details. The "Ranch" elevation proposes a shed porch roof, rubble or cut stone wainscot base, shutters, flat tile roofing, wood posts and corbels. The "Craftsman" elevation includes decorative bracket beam supports, large front porches supported with various columns of river rock or stacked stone, exposed rafter tails and flat concrete tile roofing.

The six (6) new standard plan homes range in size from 2,117 square feet to 3,541 square feet. The table below summarizes the size of each proposed standard plan.

Series	Plan	Square Footage	Stories
43'-Series	Plan 5	2,982 square feet	2
45'-Series	Plan 1	2,144 square feet	1
	Plan 2	2,515 square feet	1
	Plan 3	2,117 square feet	1
	Plan 4	2,689 square feet	1
	Plan 6	3,541 square feet	2

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans presented by Cresleigh Homes contain a variety of quality materials and are consistent with approved plans in the immediate area.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the six (6) new standard plans. Plan 1 fits on all lots. See the attached Lot Fit Table that indicates where the remaining five (5) plans fit on specific lots. Staff has determined that there is an adequate number of plans for this proposed subdivision.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The same building elevation shall not be utilized across from, or adjacent to each other.
3. All standard plans shall provide a residential front yard landscape package.
4. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened and designed to appear as an integral part of the building.

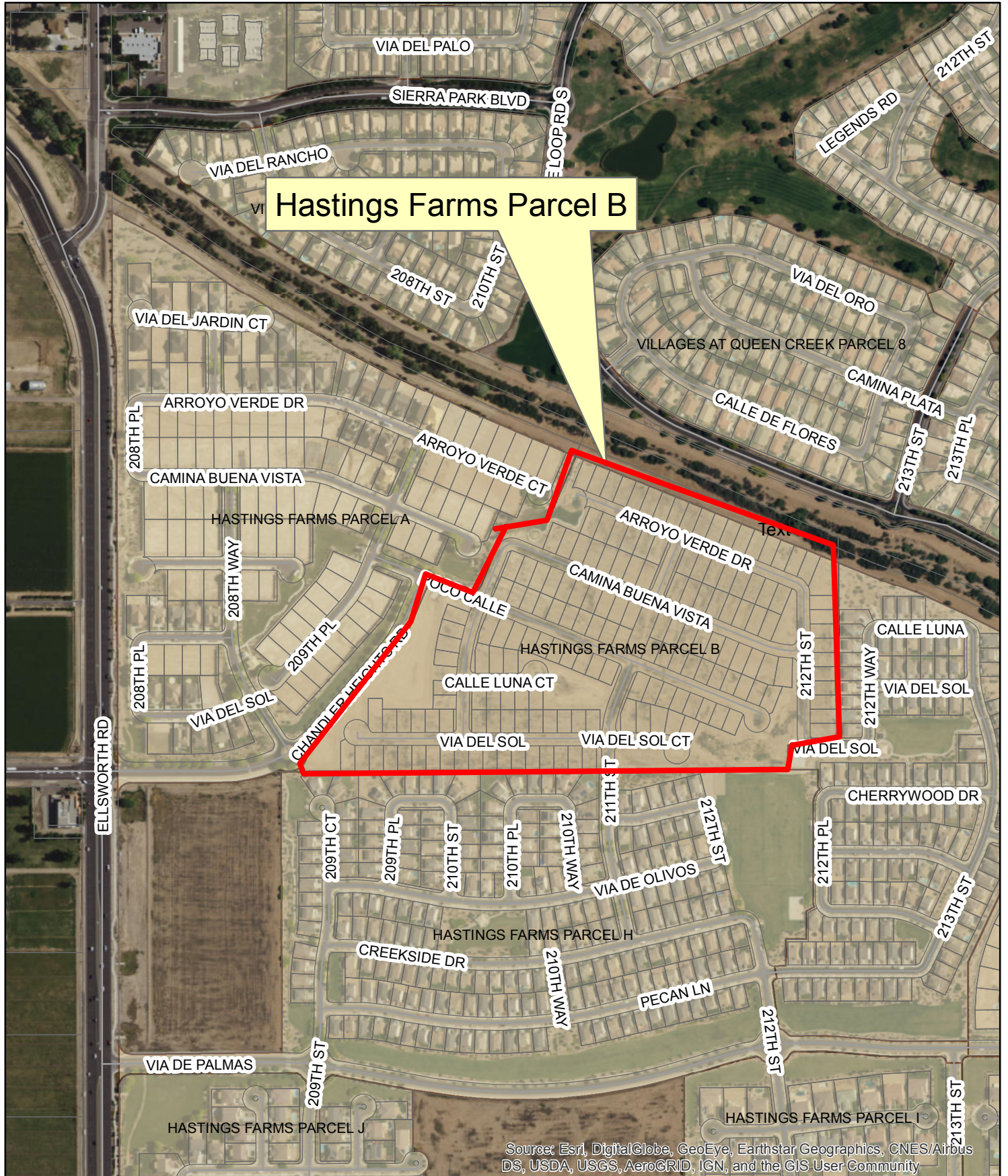
ATTACHMENTS

1. Aerial Photo Location Map
2. Cresleigh Homes Narrative Parcel B
3. Cresleigh Homes Design Review Submittal
4. Lot Fit Analysis

Project Name: Cresleigh Homes Hastings Farms Parcel B Residential Design Review Location Map

Case Number: P17-0099

Planning Commission Hearing Date: October 11, 2017



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Hastings Farms Parcel B

55'x90' & 55'x110' Lots

By

Cresleigh Homes

Residential Design Review Narrative

DESIGN:

Cresleigh Homes offers six (6) residential floor plans that incorporate three (3) themed architectural styles across the entire series to create a diverse and aesthetically pleasing street scene. These products include elements such as varied rooflines, recessed & side-turn garages, and architectural projections. Due to the compact lots that are available within Hastings Farms, our approach is to provide exterior living spaces through the use of Porches, Courtyards, & Patio areas throughout the series.

Each elevation style will offer a minimum of 4 different color schemes including a range of roof tile selections, and color choices to enable the homebuyer to individualize their home. The color schemes have been themed to ensure that a Spanish Colonial elevation and a Craftsman Bungalow elevation will never have the same colors thus staying true to their historical aesthetics. However, the Spanish and Ranch Styles may share color schemes – 8 total schemes.

Garage dominance is a concern within the Town of Queen Creek so the series offers a variety of recessed, mid-placement, & side-entry garage orientations and placement on the lot. This allows for side courtyards and vast front porches to act as a buffer between vehicular and pedestrian traffic. All plans will offer a garage door style that coexists with the elevation style to further achieve an authentic architectural look.

This project will comply with the Queen Creek Development Guidelines, including, but not limited to:

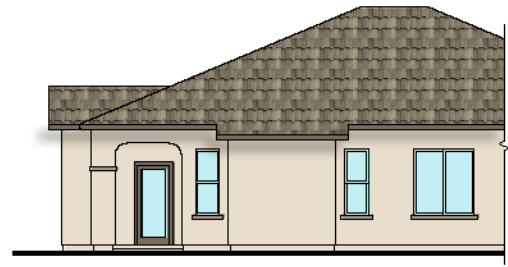
1. Providing 4-sided architecture on all portions of the building visible from arterial streets.
2. Providing three (3) significant architectural style differences in the choice of elevations offered for each floor plan all taken from the styles recommended in the Design Guidelines.
3. Window detailing specific to the architectural style on all four sides of the elevations.
4. Rear patios on some plans that are incorporated into the overall roof lines of the home.

ARCHITECTURALLY THEMED STYLES:

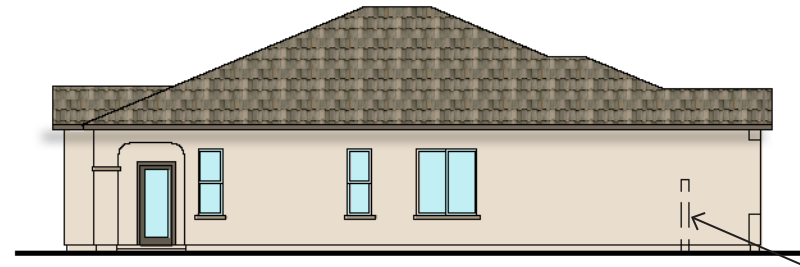
SPANISH COLONIAL ELEVATION: Various brown & red colors of concrete S-tile roofing, predominately front facing gabled roof forms, clay tile venting details, ornate black wrought iron details, stucco eaves, rough sawn wood beams and corbels, and recessed front feature windows with divided lites.

RANCH HACIENDIA ELEVATION: One story shed porch roof, typical story and a half appearance with rubble or cut stone wall mass and a wainscot base, shutters, heavy timber wood posts and corbels, 2x8 Fascia boards, concrete flat tile roofing with predominately gabled roof forms and shed roof segments.

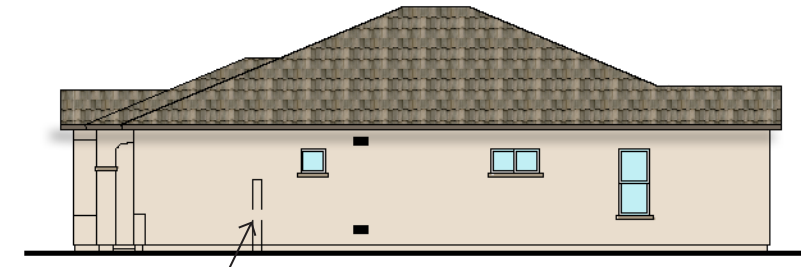
CRAFTSMAN BUNGALOW ELEVATION: Various grey & brown colors of flat concrete tile roofing, decorative bracket beam supports, large front porches supported with various column types with river rock or stacked stone columns, rectangular front windows with divided lites, exposed wood rafter tails, , tri-vents with king post details, siding elements at predominant projections and predominately gabled roof forms.



Left Elevation - Media Option

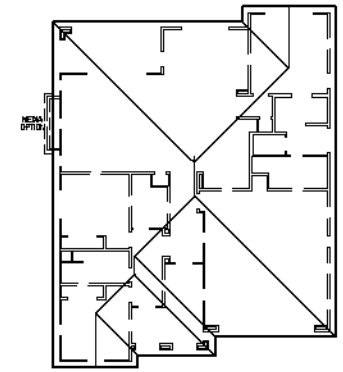


Left Elevation

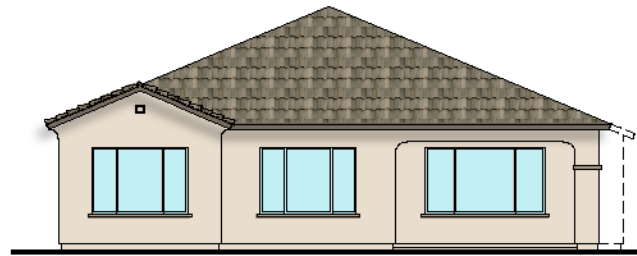


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Where Occurs

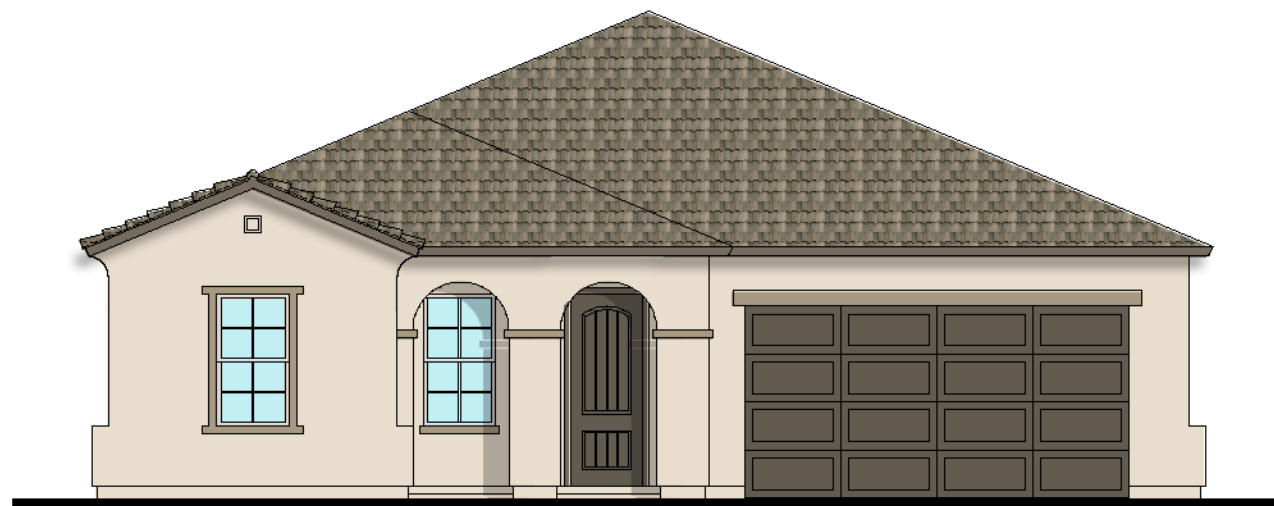
Right Elevation



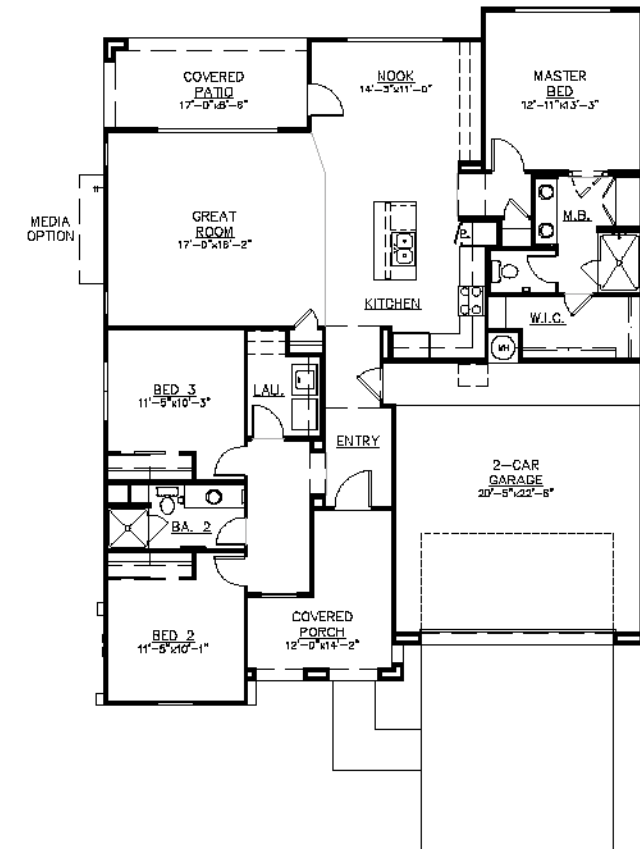
Roof Plan



Rear Elevation



Front Elevation

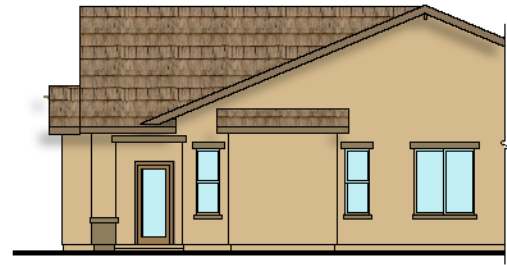


Plan 1 - Spanish

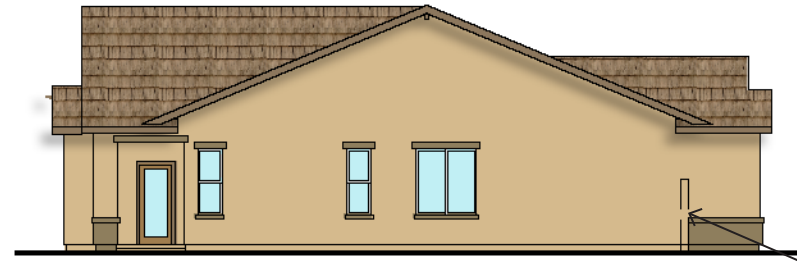
± 1,638 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

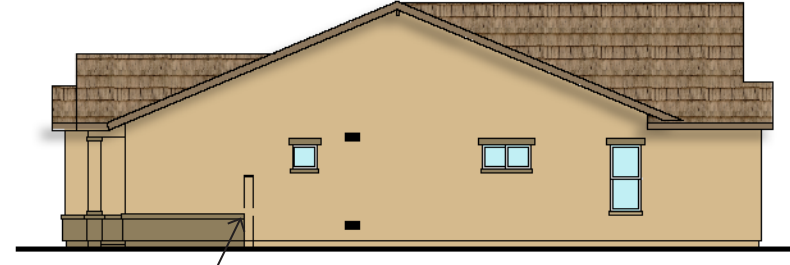
Hastings Farm, Queen Creek, Arizona



Left Elevation - Media Option

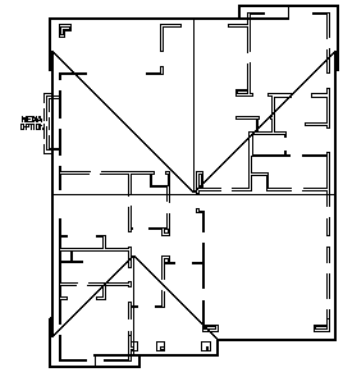


Left Elevation

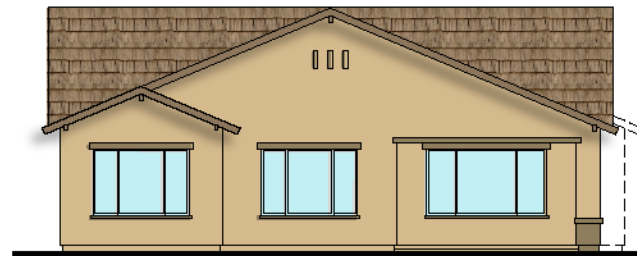


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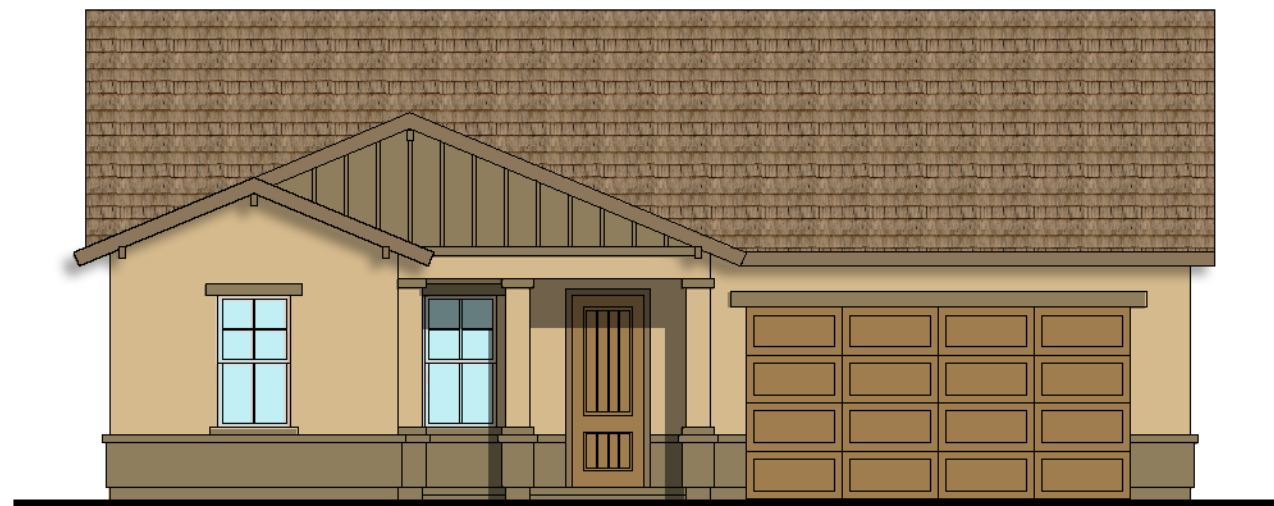
Right Elevation



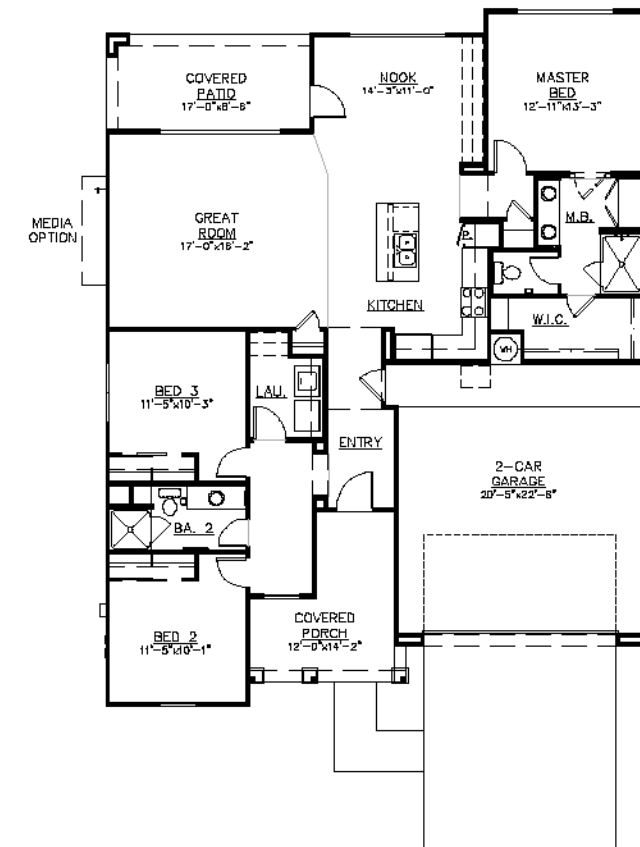
Roof Plan



Rear Elevation



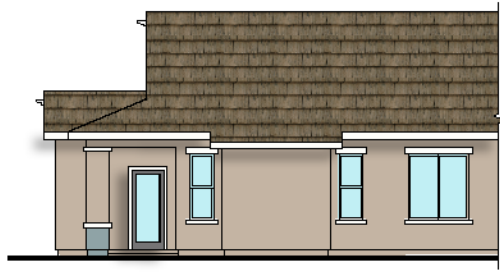
Front Elevation



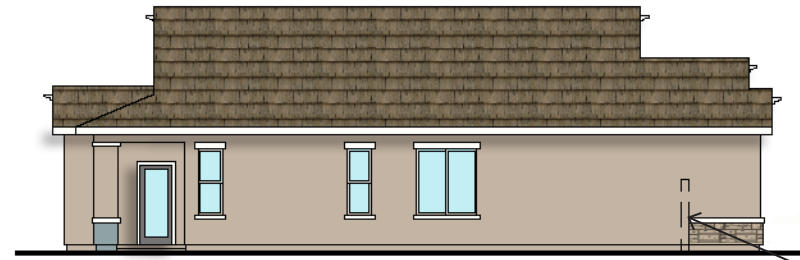
Plan 1 - Ranch
± 1,638 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

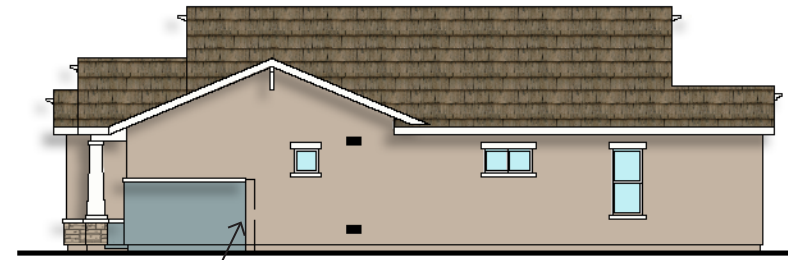
Hastings Farm, Queen Creek, Arizona



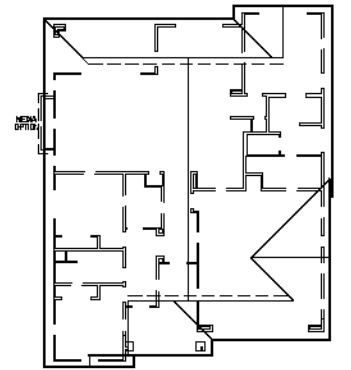
Left Elevation - Media Option



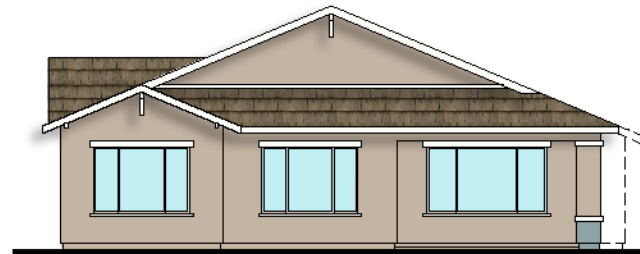
Left Elevation



Site Fence Where Occurs
Right Elevation



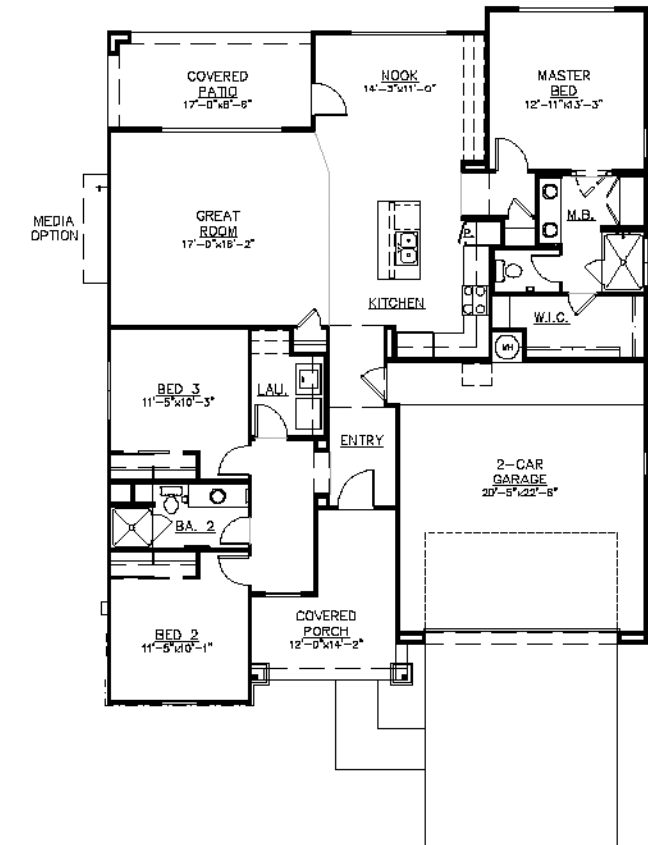
Roof Plan



Rear Elevation



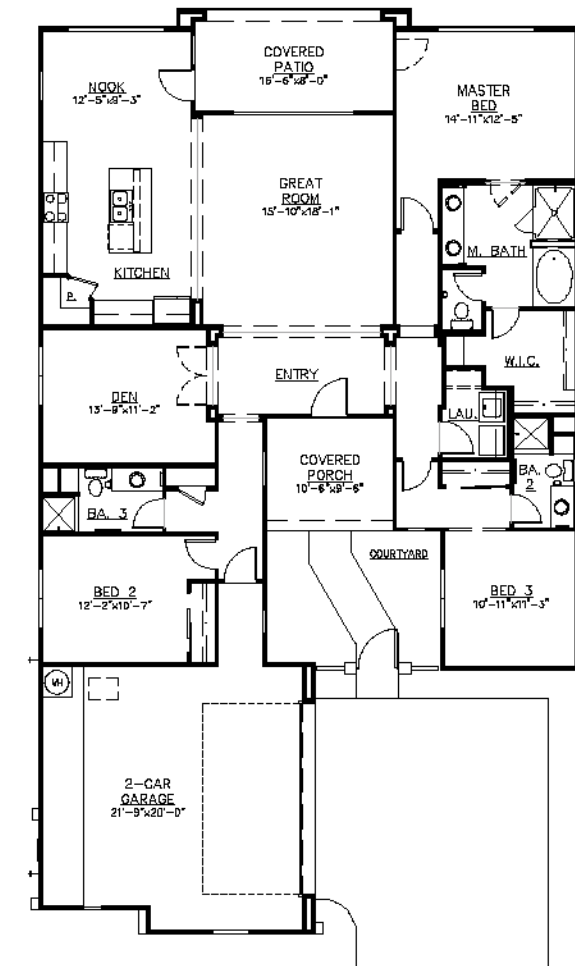
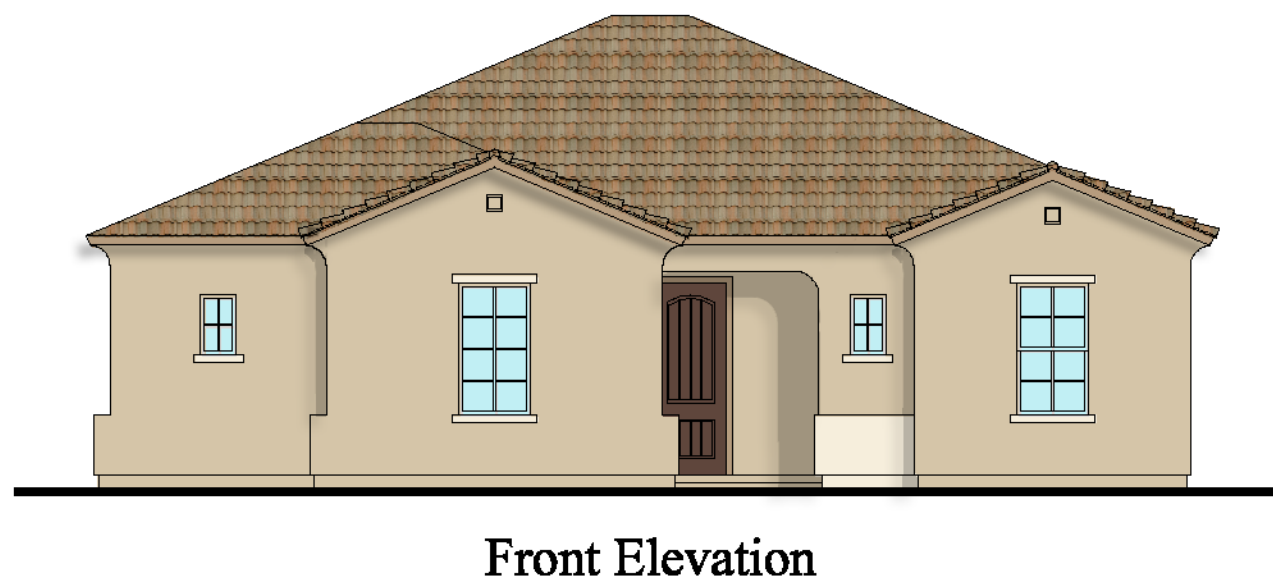
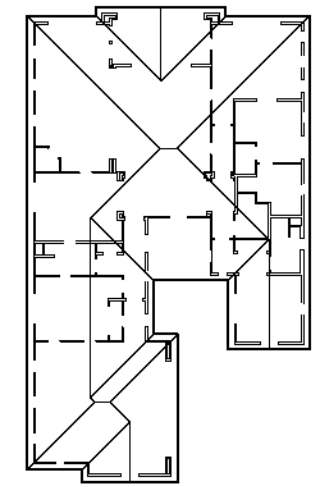
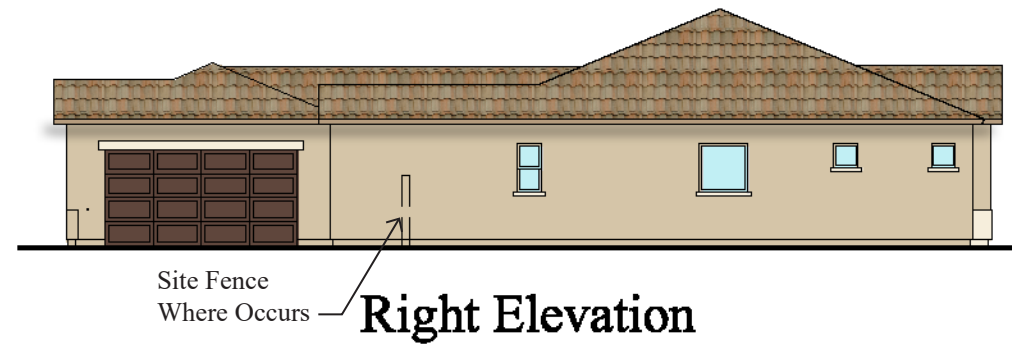
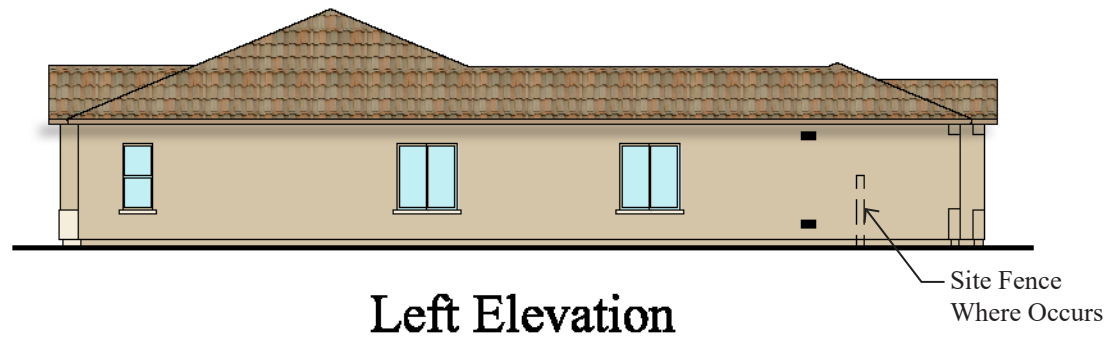
Front Elevation



Plan 1 - Craftsman
± 1,638 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



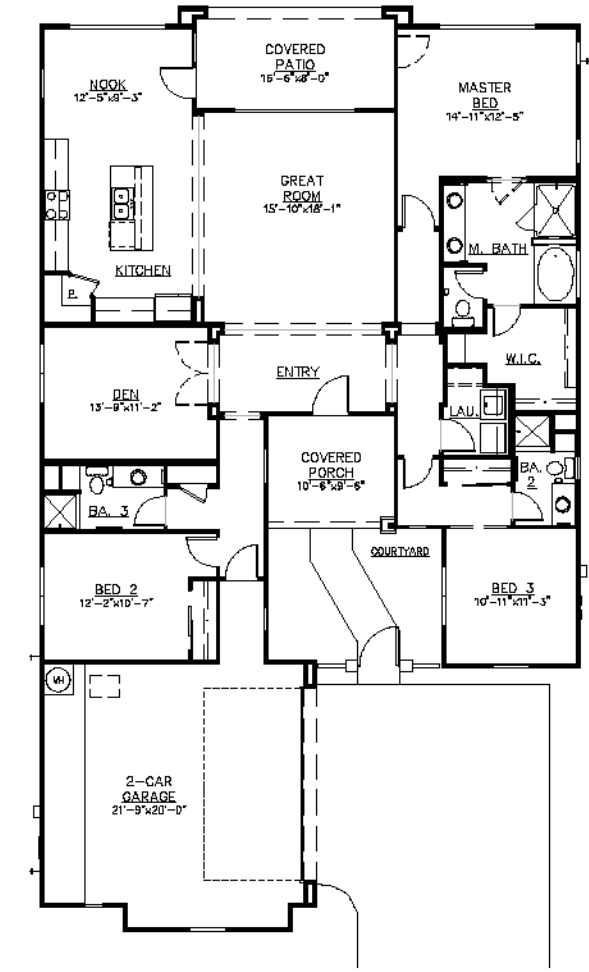
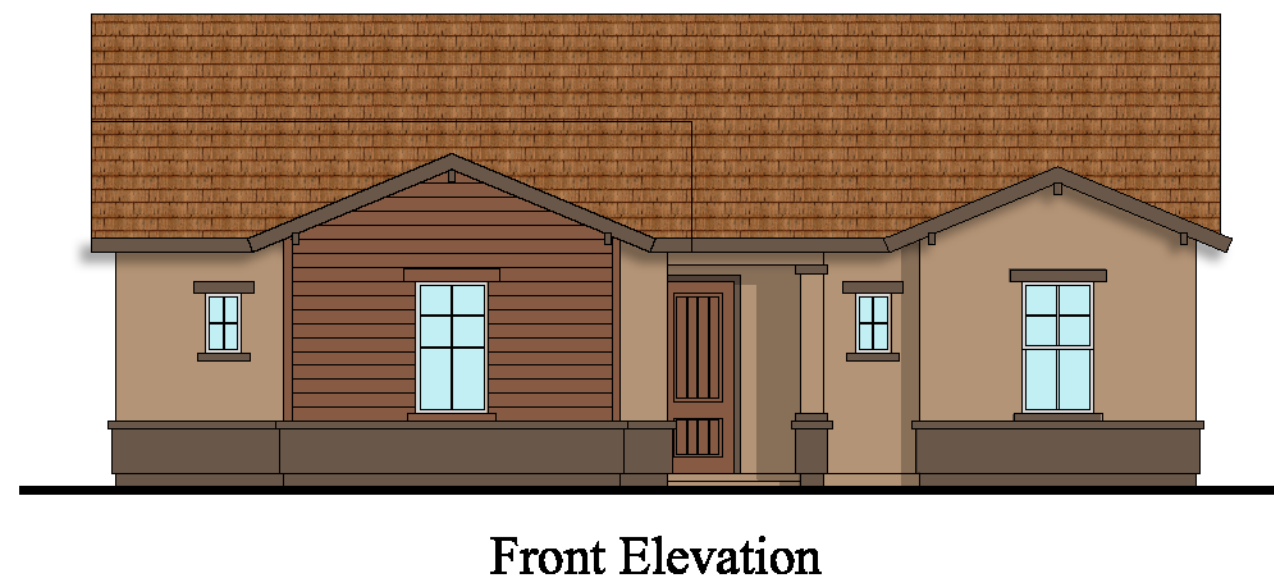
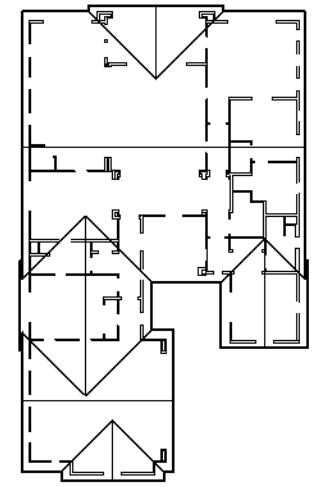
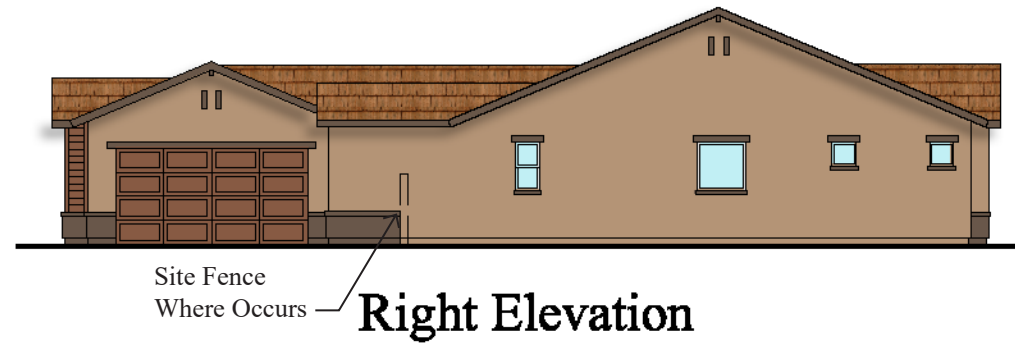
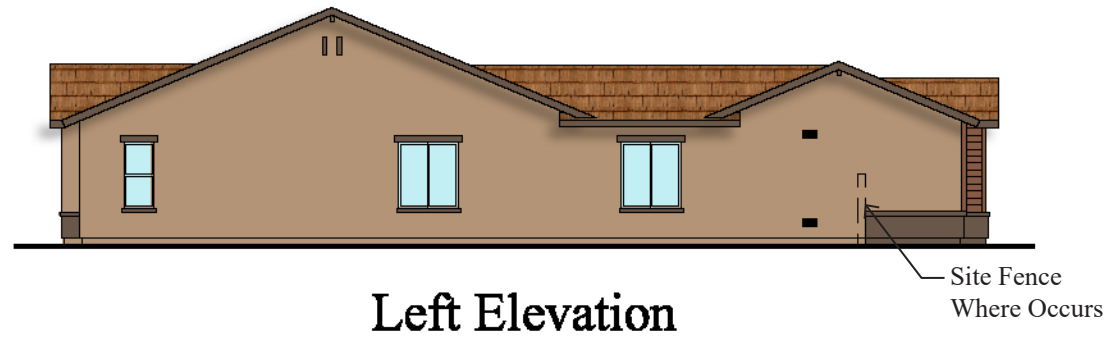
Plan 2 - Spanish
± 1,990 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



315024 September 21, 2017



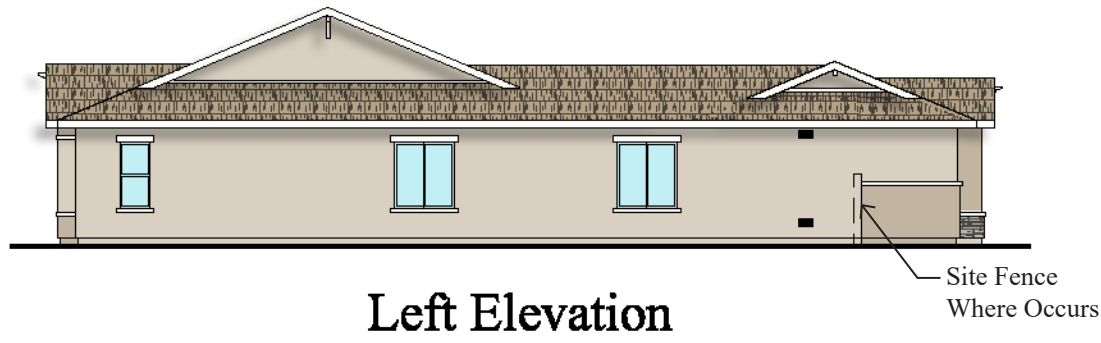
Plan 2 - Ranch
± 1,990 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

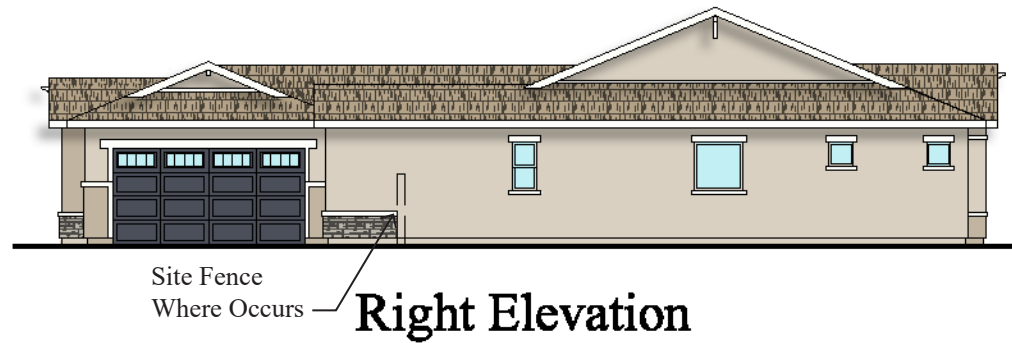
Hastings Farm, Queen Creek, Arizona



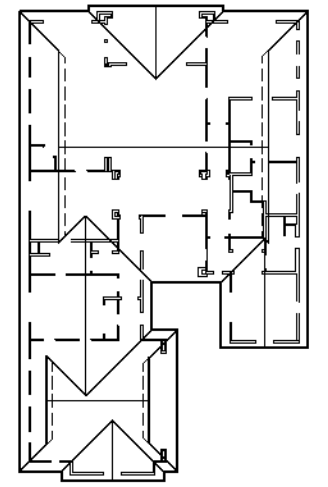
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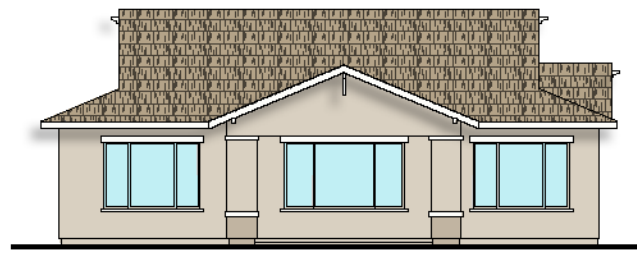
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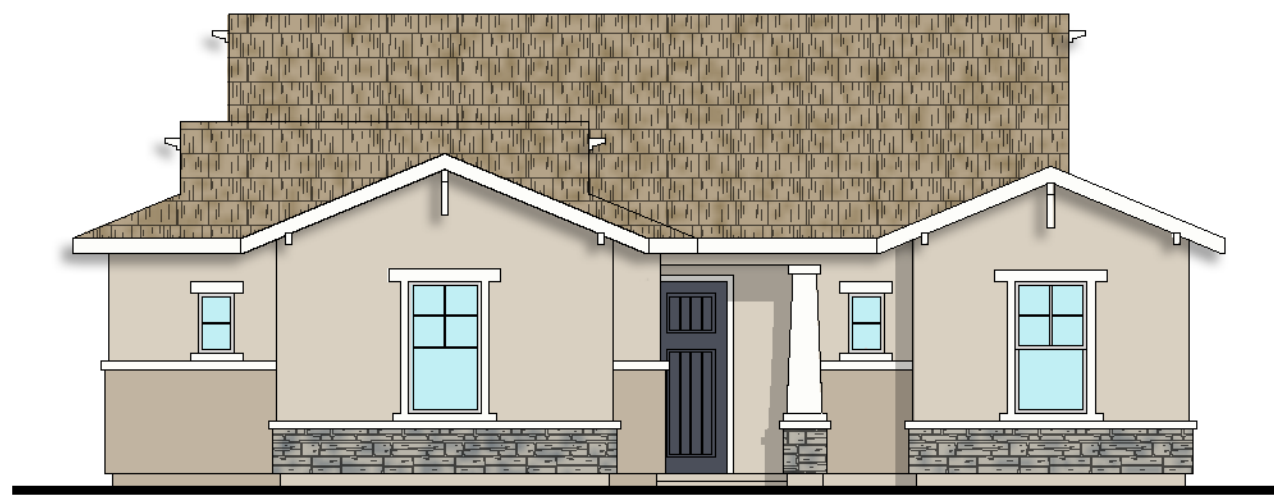
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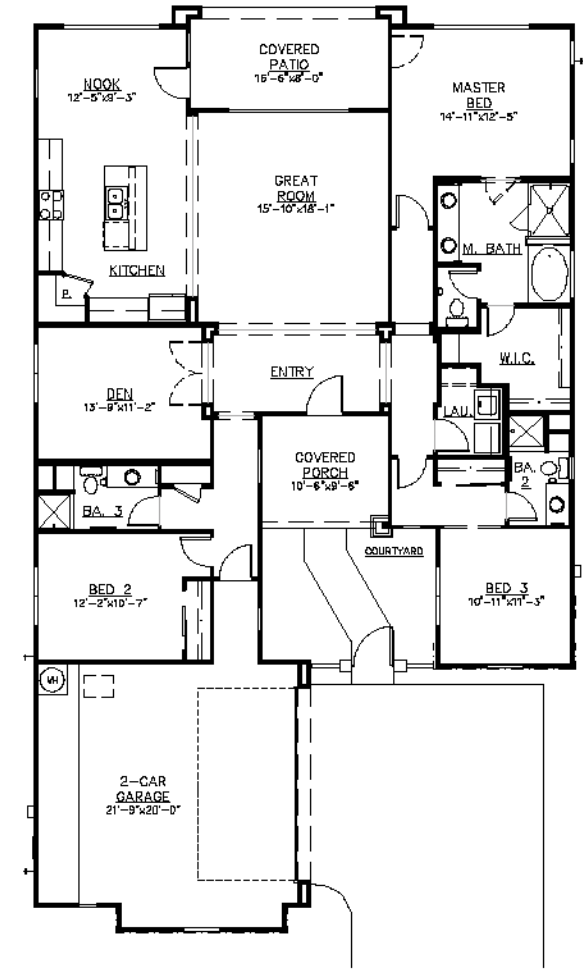
Roof Plan



Rear Elevation



Front Elevation

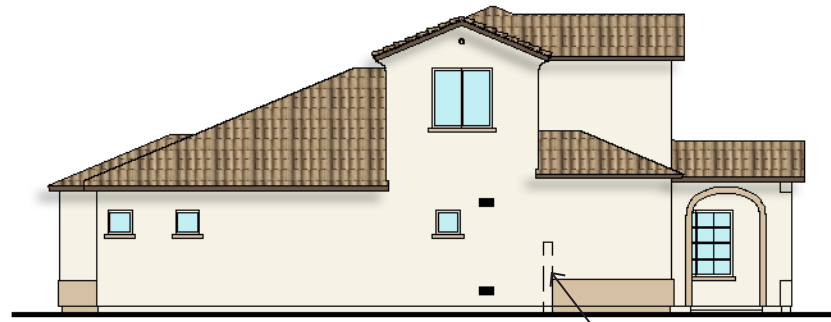


Plan 2 - Craftsman

± 1,990 Livable Sq. Ft.

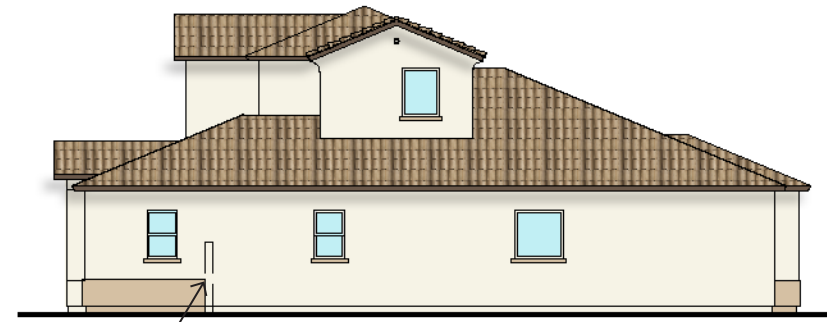
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



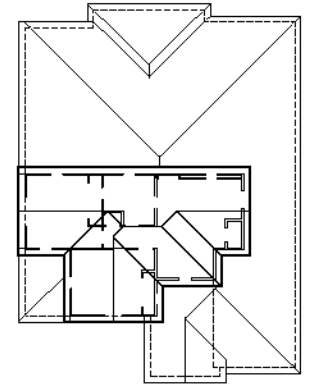
Left Elevation

Site Fence
Where Occurs

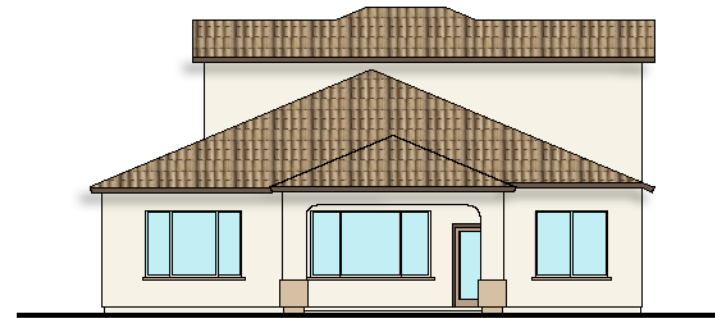


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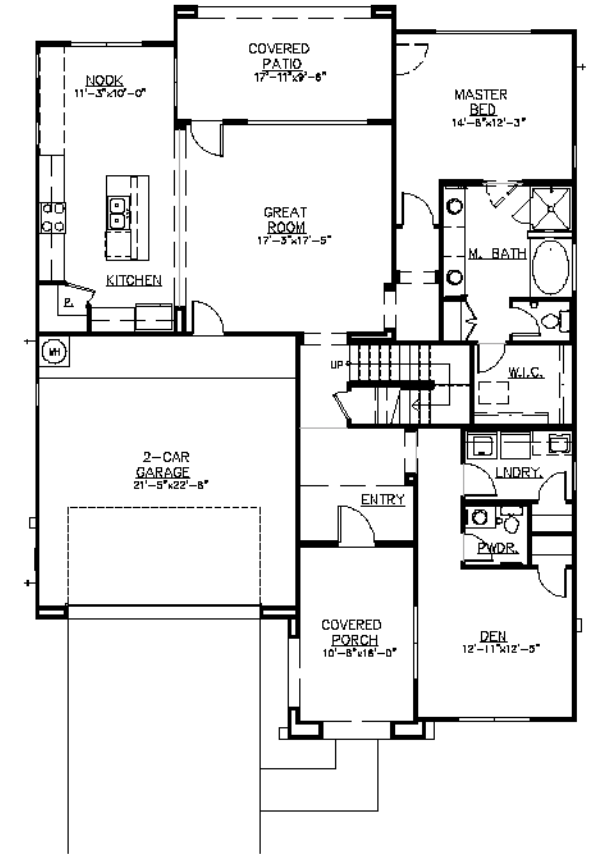
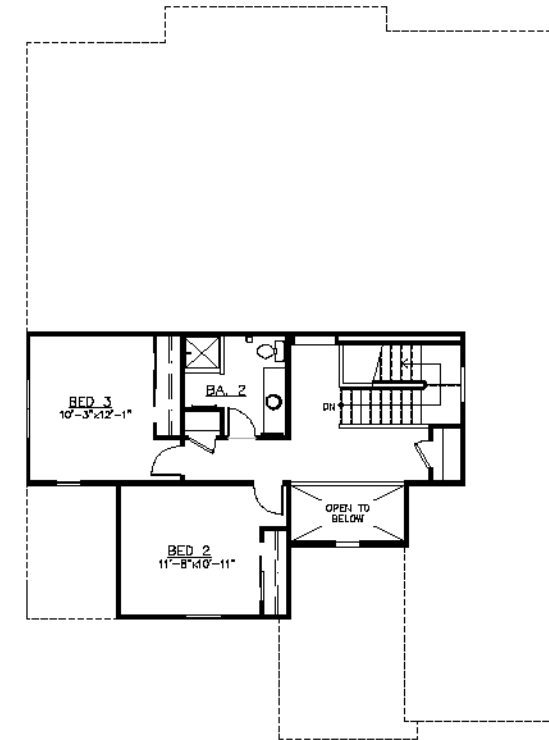
Site Fence
Where Occurs



Roof Plan



Rear Elevation



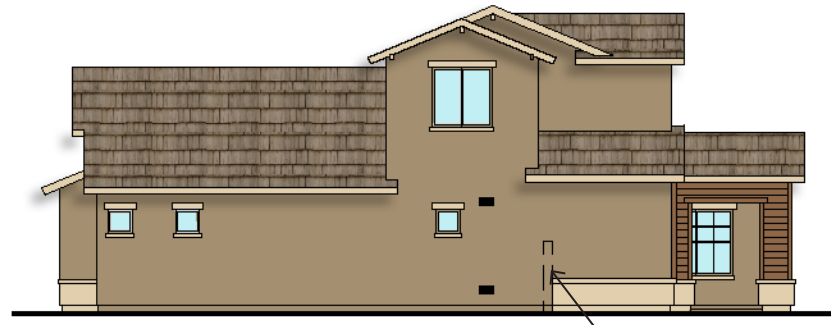
Plan 3 - Spanish
± 2,142 Livable Sq. Ft.



Front Elevation

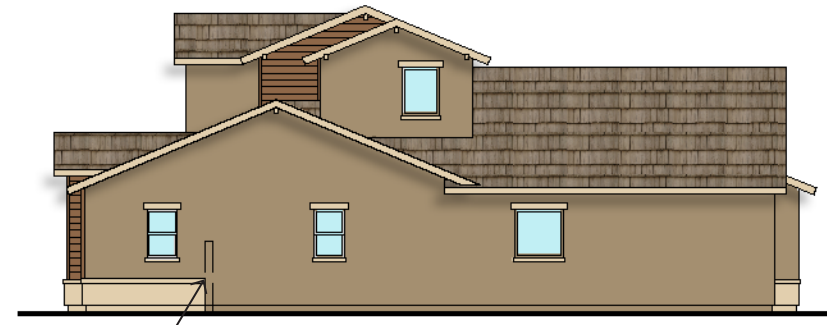
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



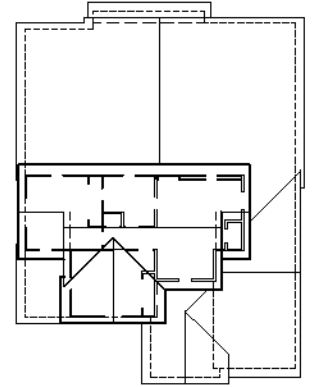
Left Elevation

Site Fence
Where Occurs

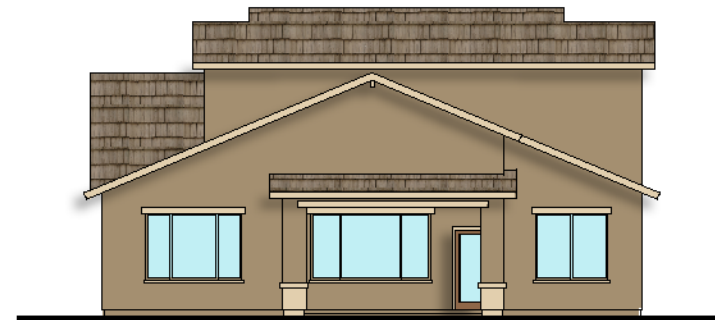


Right Elevation

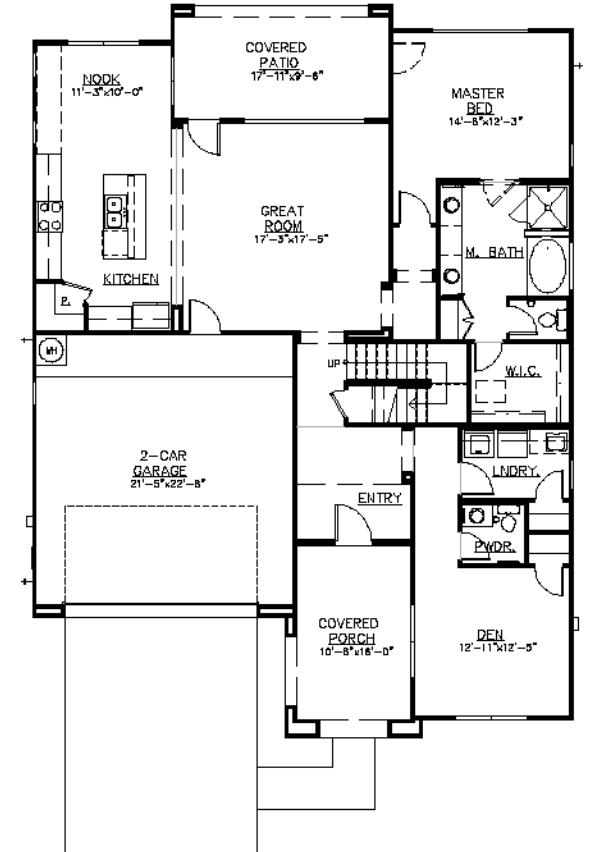
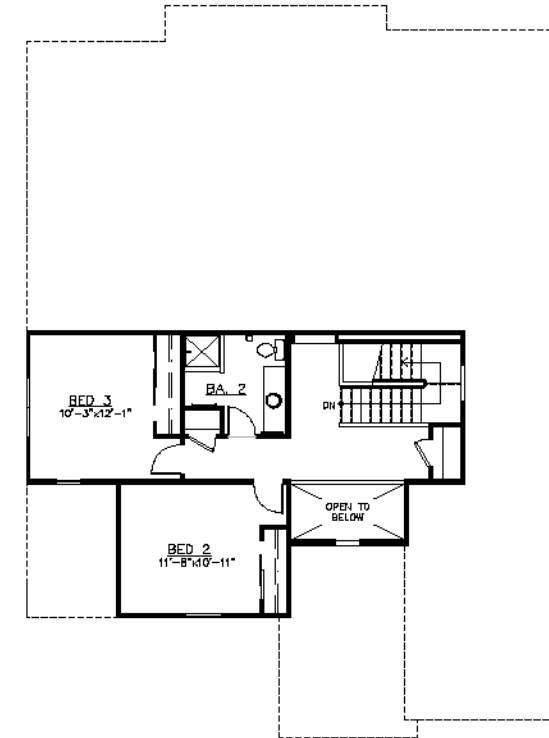
Site Fence
Where Occurs



Roof Plan



Rear Elevation



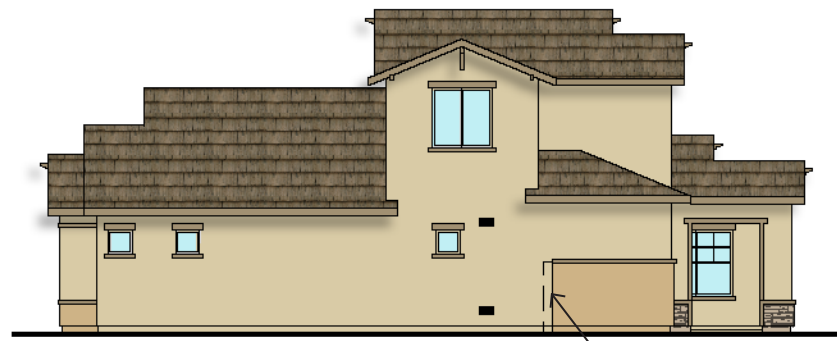
Plan 3 - Ranch
± 2,142 Livable Sq. Ft.



Front Elevation

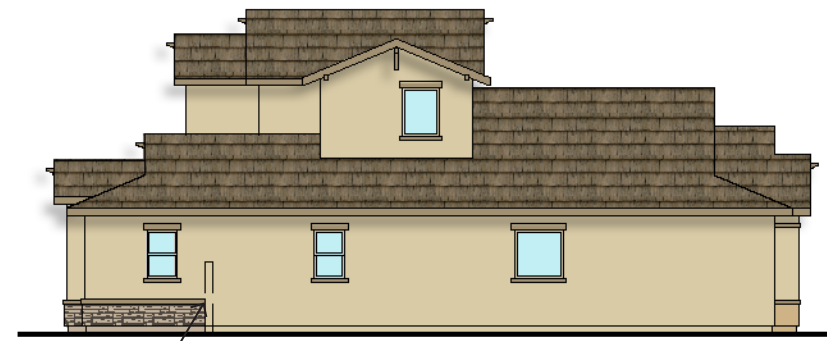
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



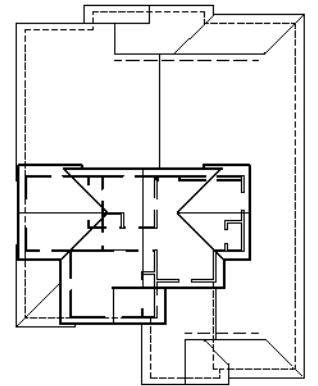
Left Elevation

Site Fence
Where Occurs

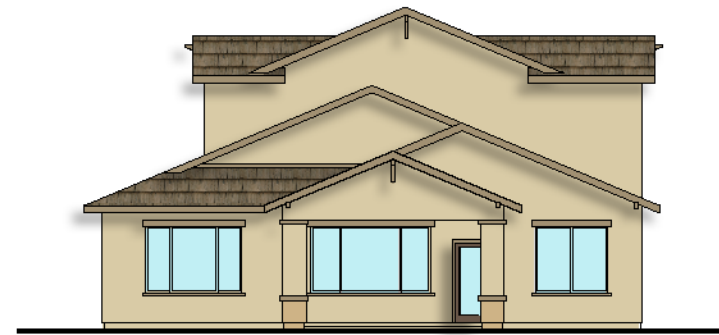


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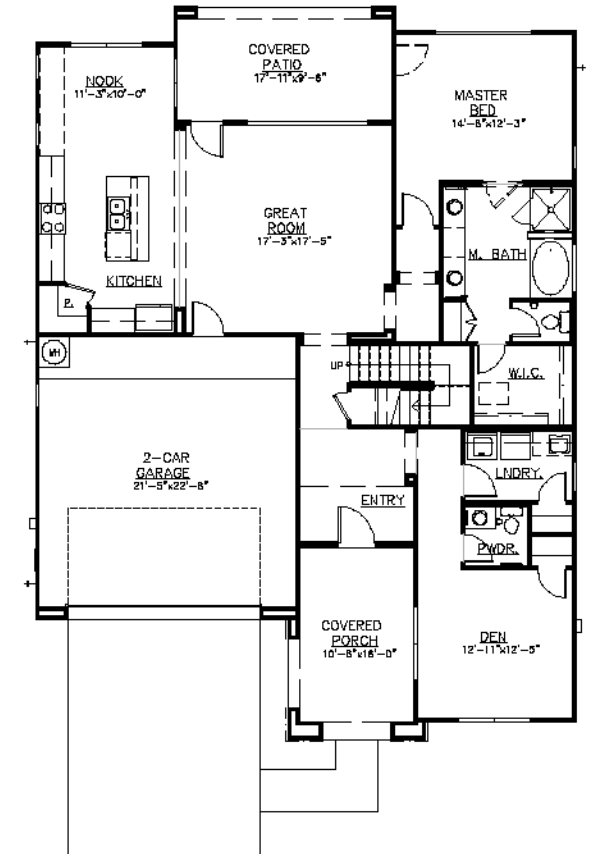
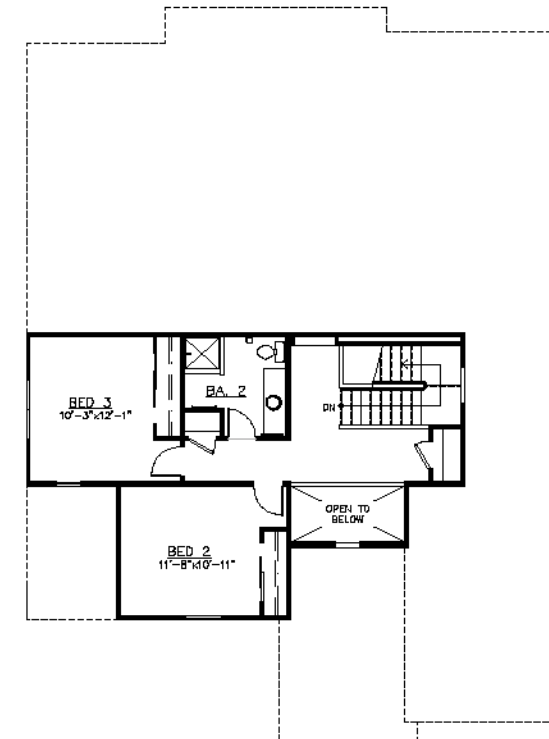
Site Fence
Where Occurs



Roof Plan



Rear Elevation



Plan 3 - Craftsman

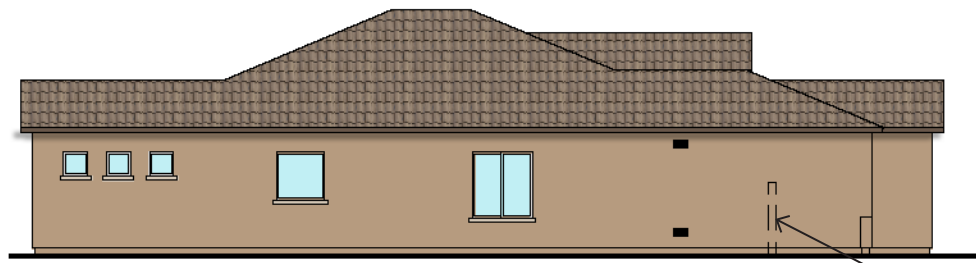
± 2,142 Livable Sq. Ft.



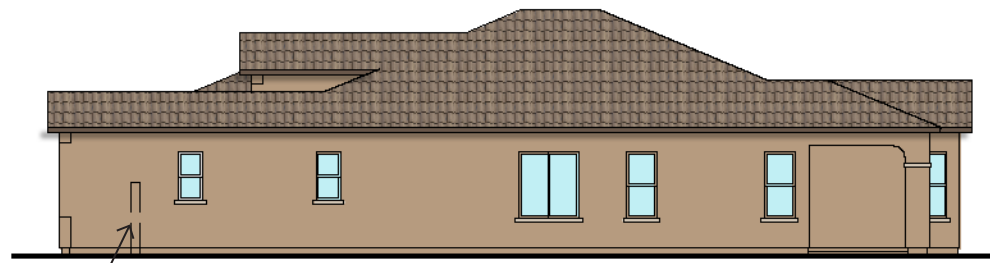
Front Elevation

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona

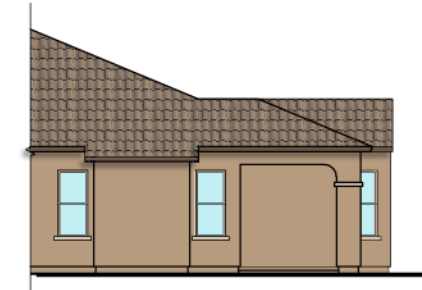


Left Elevation

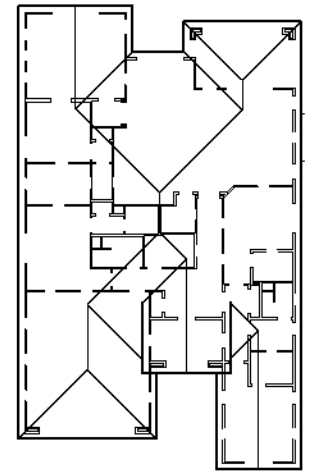


Right Elevation

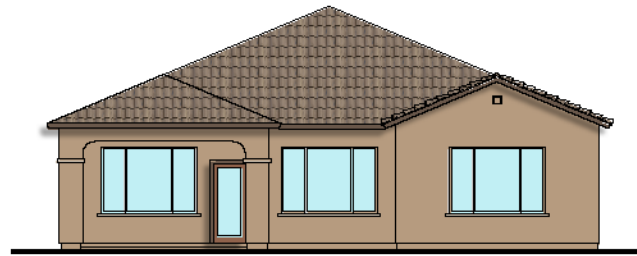
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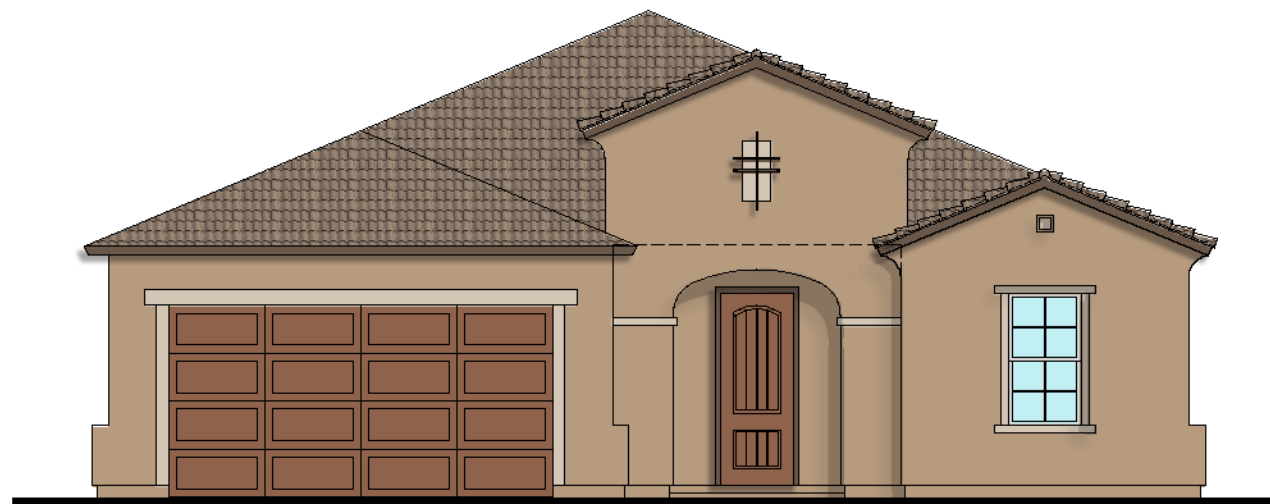
Right Elevation
Media Option



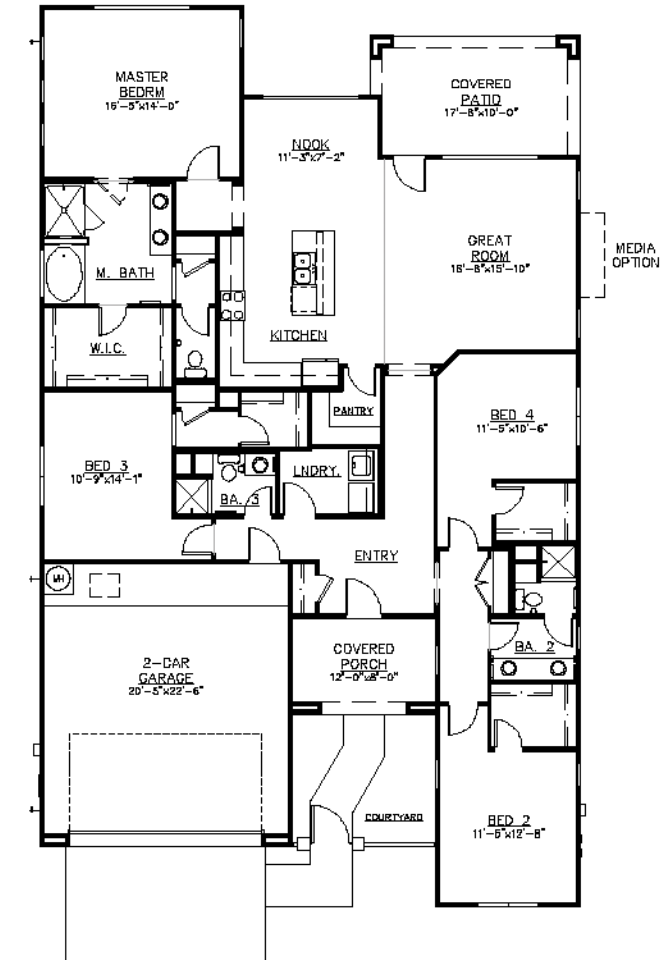
Roof Plan



Rear Elevation



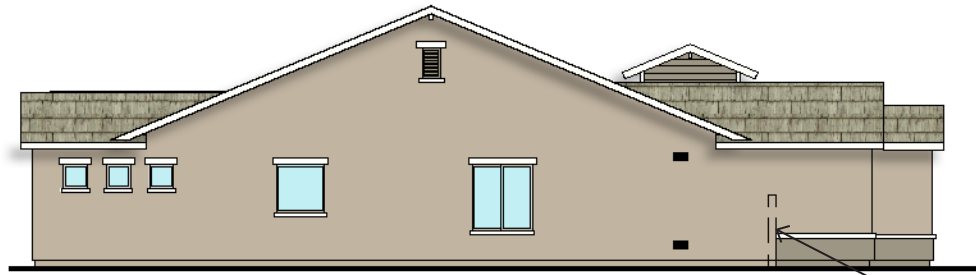
Front Elevation



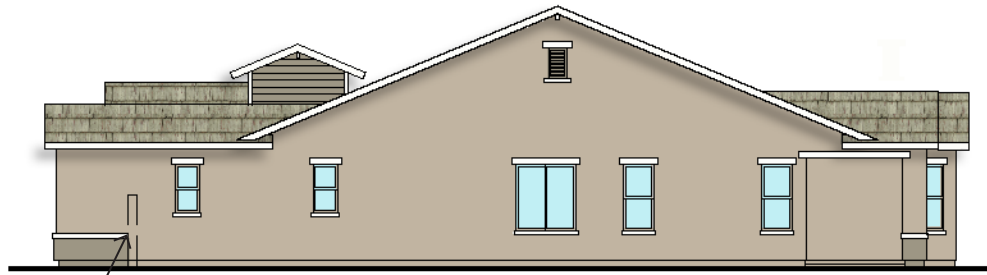
Plan 4 - Spanish
± 2,193 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona

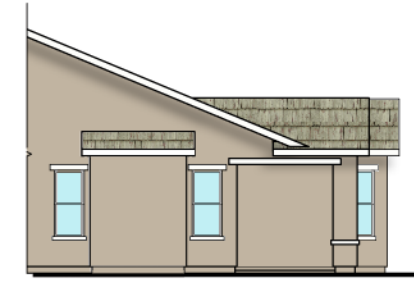


Left Elevation

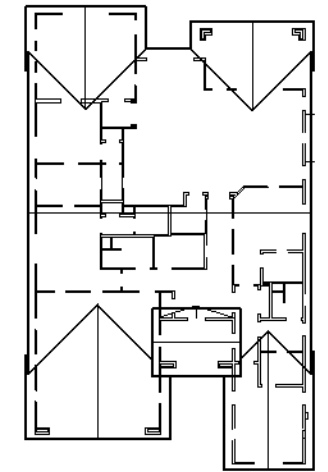


Right Elevation

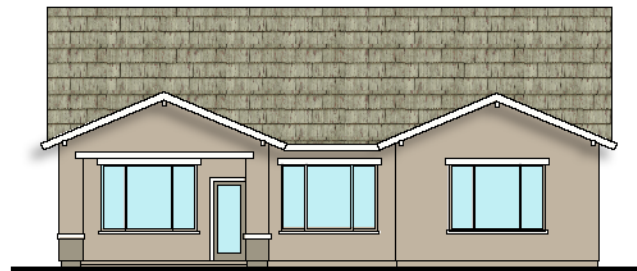
Site Fence
Where Occurs



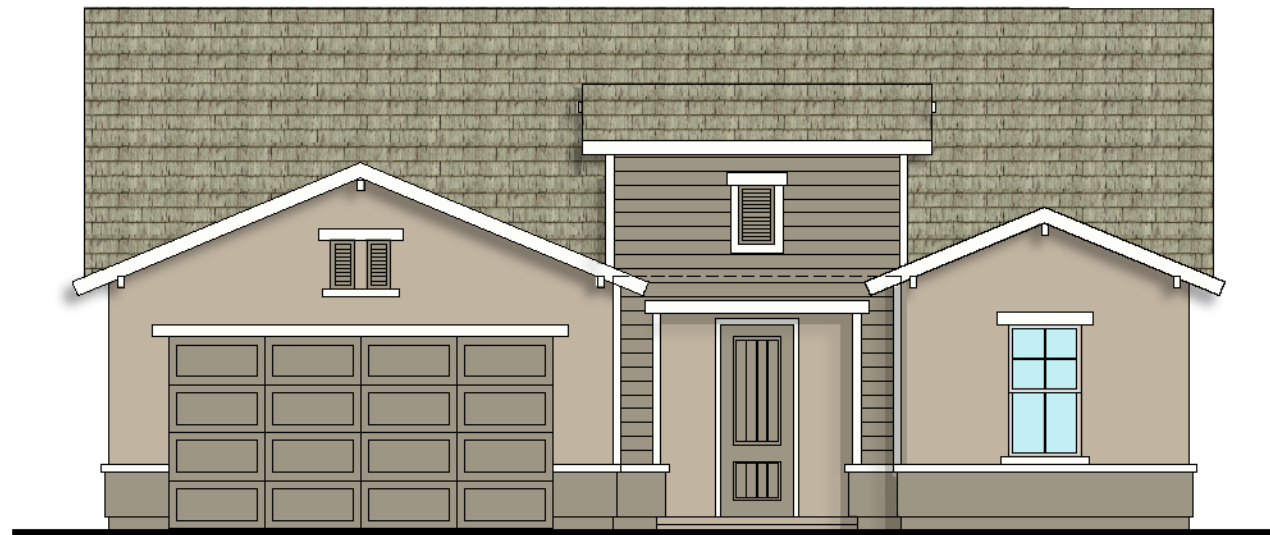
Right Elevation
Option



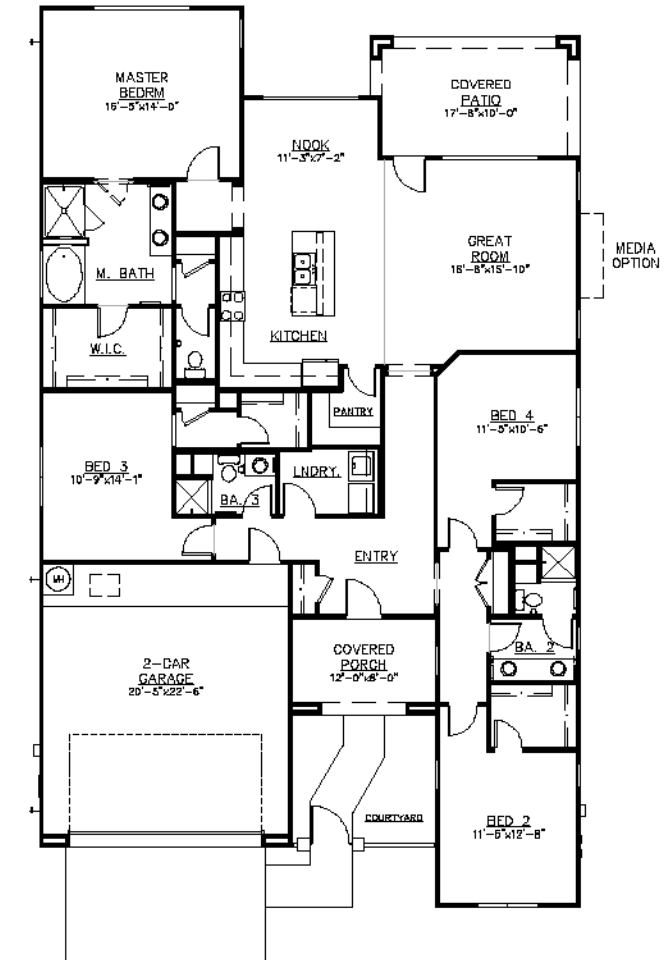
Roof Plan



Rear Elevation



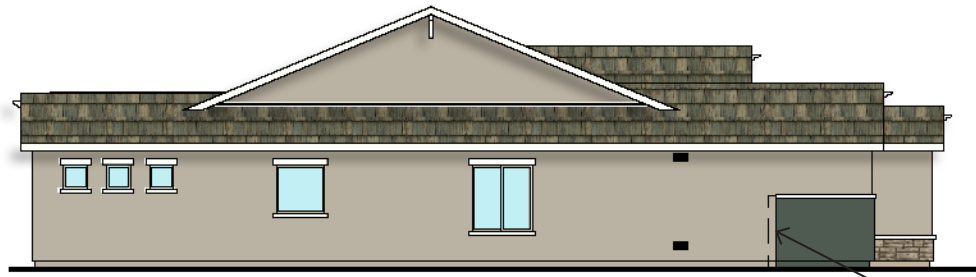
Front Elevation



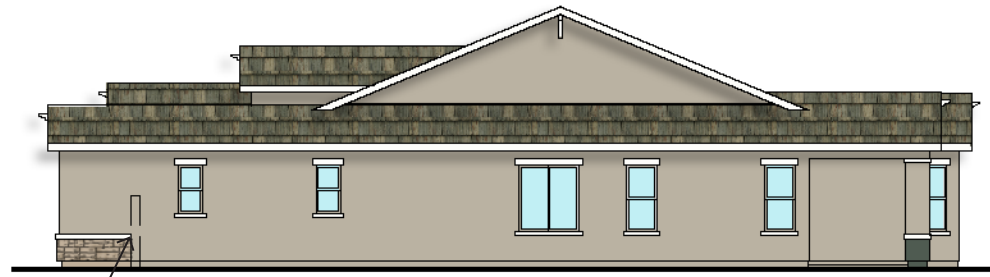
Plan 4 - Ranch
± 2,193 Livable Sq. Ft.

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona

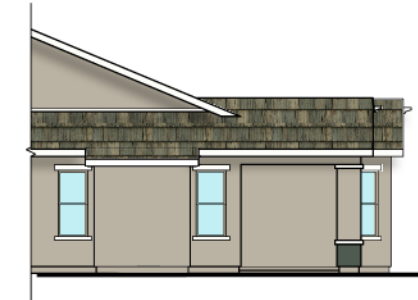


Left Elevation

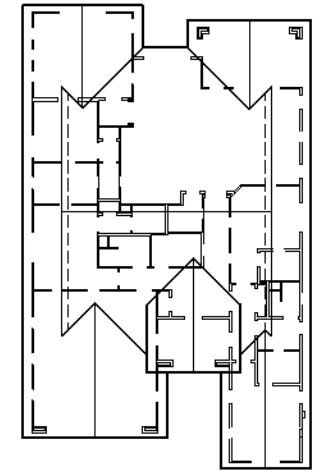


Right Elevation

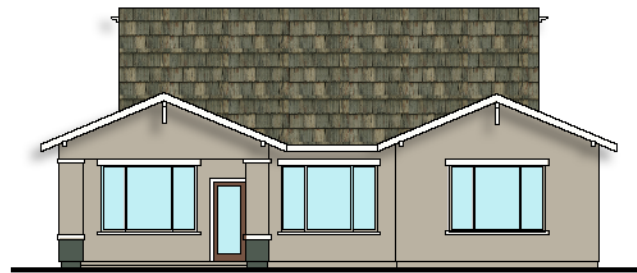
Site Fence
Where Occurs



Right Elevation
Media Option



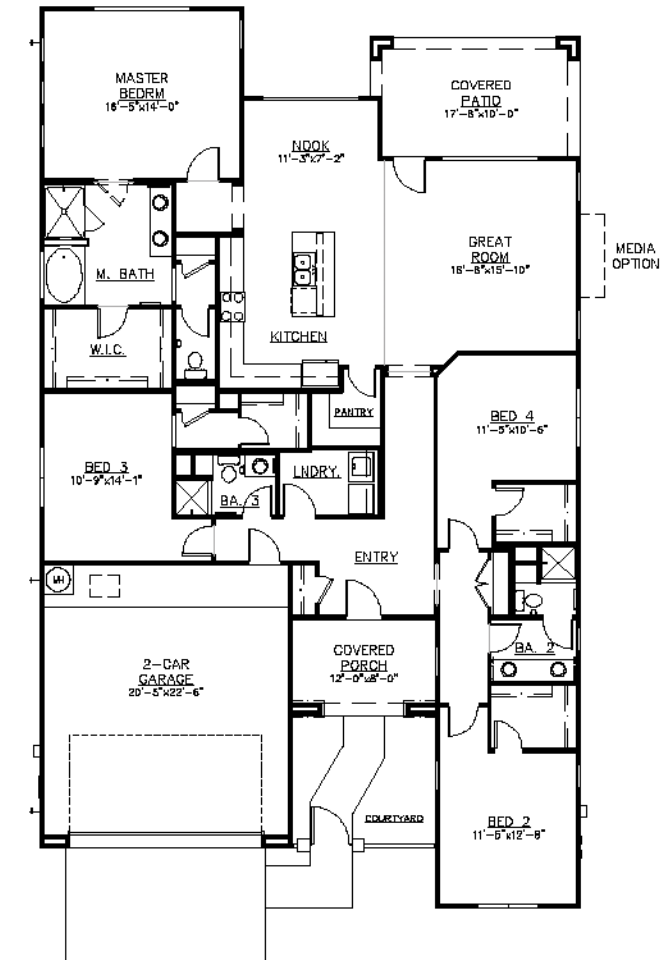
Roof Plan



Rear Elevation



Front Elevation

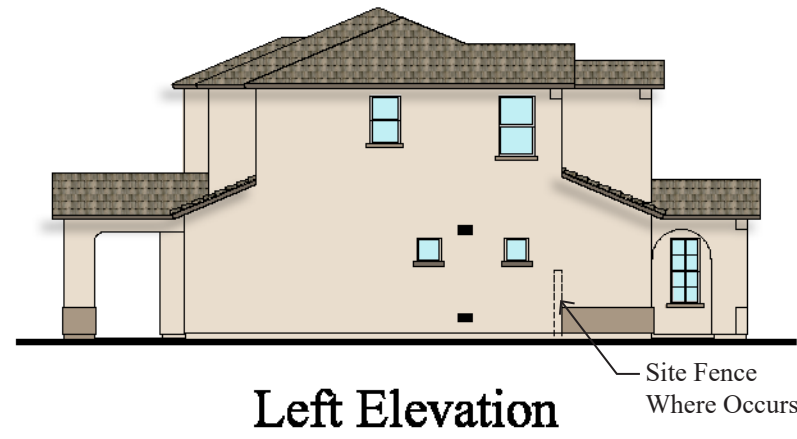


Plan 4 - Craftsman

± 2,193 Livable Sq. Ft.

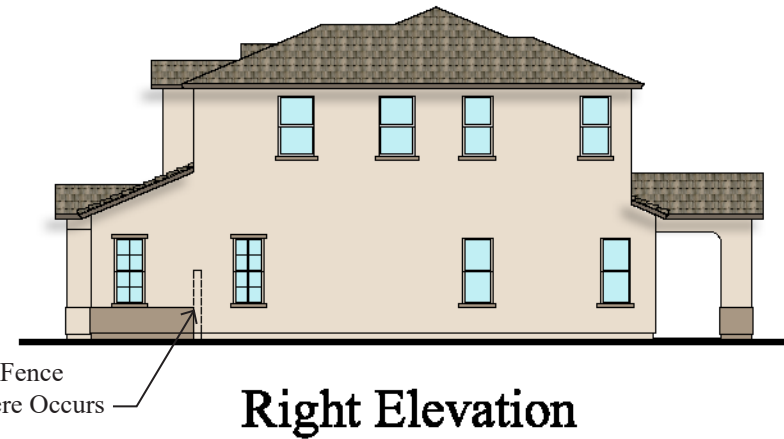
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



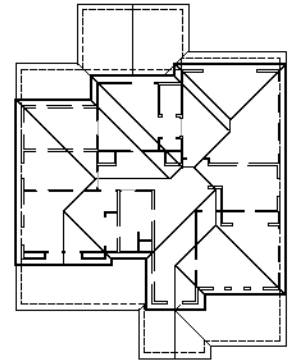
Left Elevation

Site Fence
Where Occurs

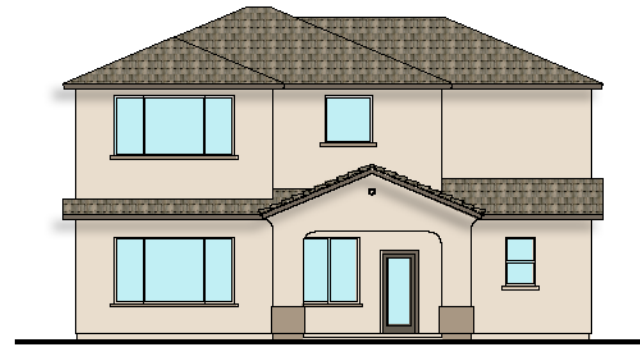


Right Elevation

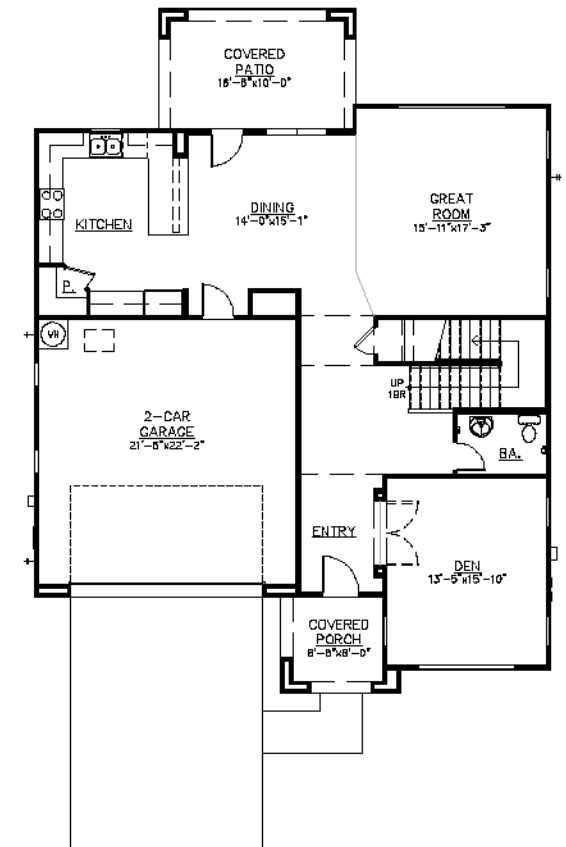
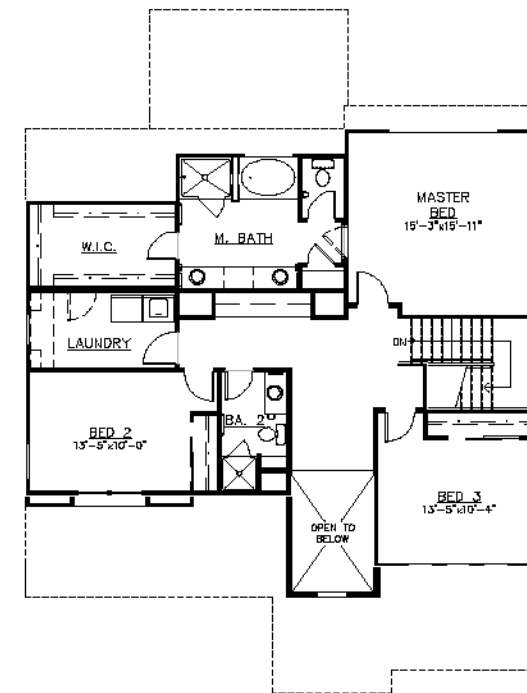
Site Fence
Where Occurs



Roof Plan



Rear Elevation



Front Elevation

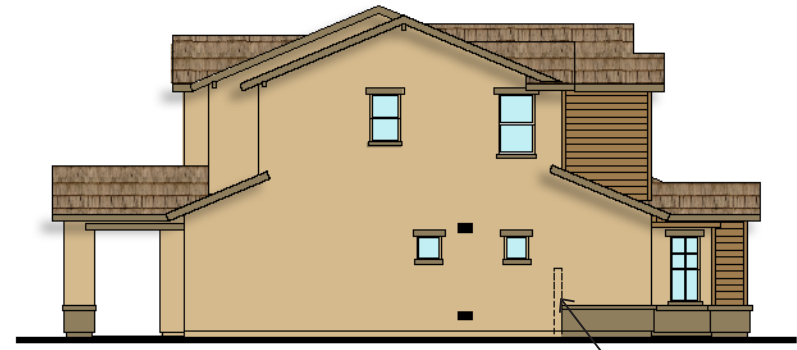
Plan 5 - Spanish

± 2,485 Livable Sq. Ft.

Similar to Plan 1 -Scheme 1

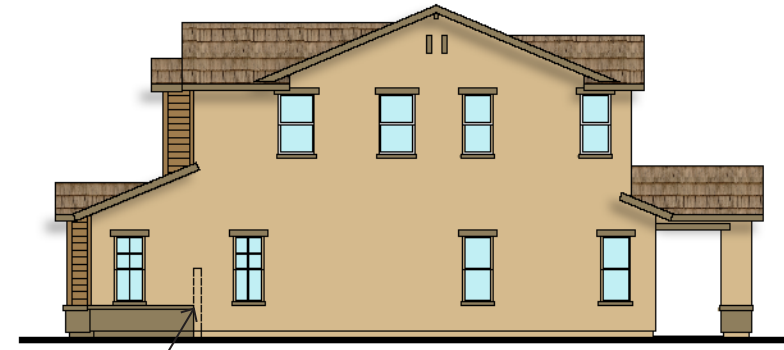
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



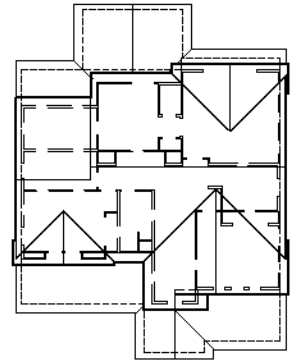
Left Elevation

Site Fence
Where Occurs

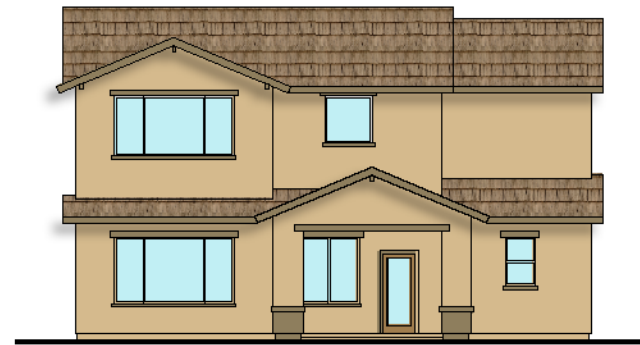


Right Elevation

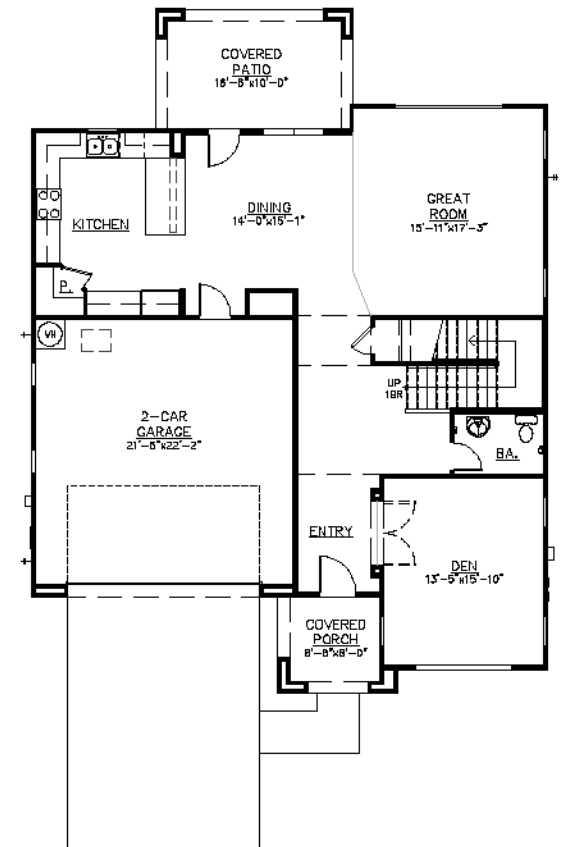
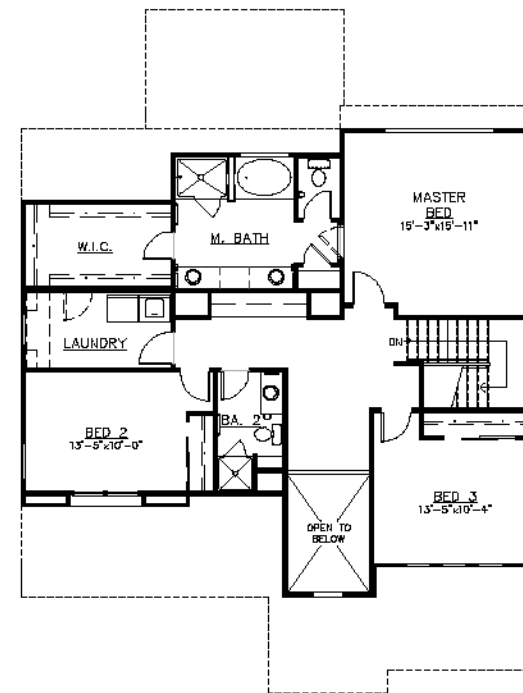
Site Fence
Where Occurs



Roof Plan



Rear Elevation



Front Elevation

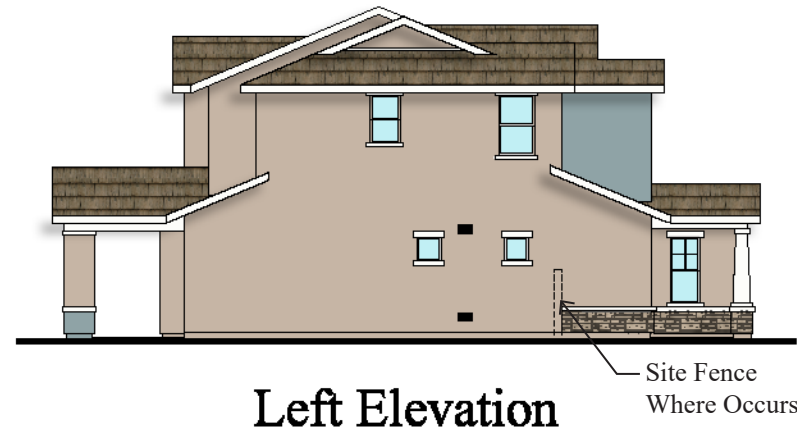
Plan 5 - Ranch

± 2,485 Livable Sq. Ft.

Similar to Plan 1 -Scheme 1

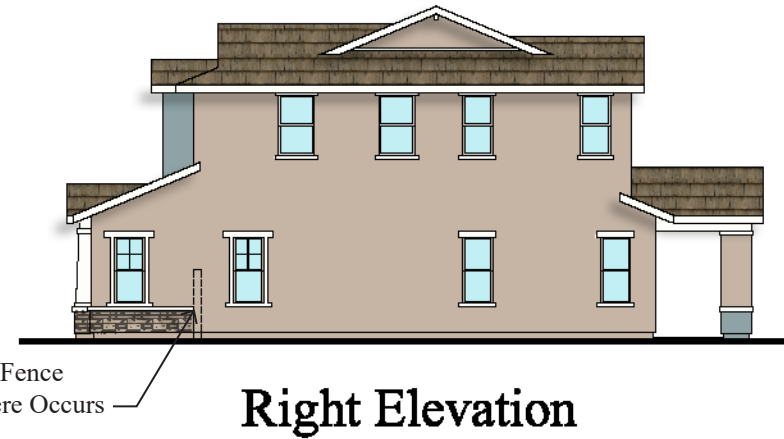
Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



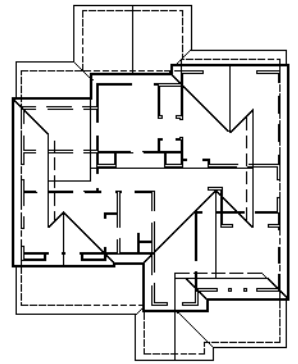
Left Elevation

Site Fence
Where Occurs

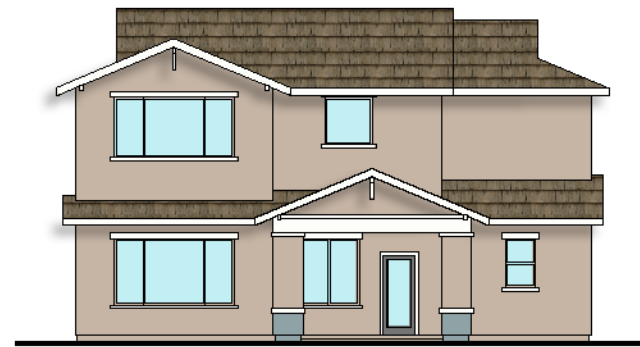


Right Elevation

Site Fence
Where Occurs



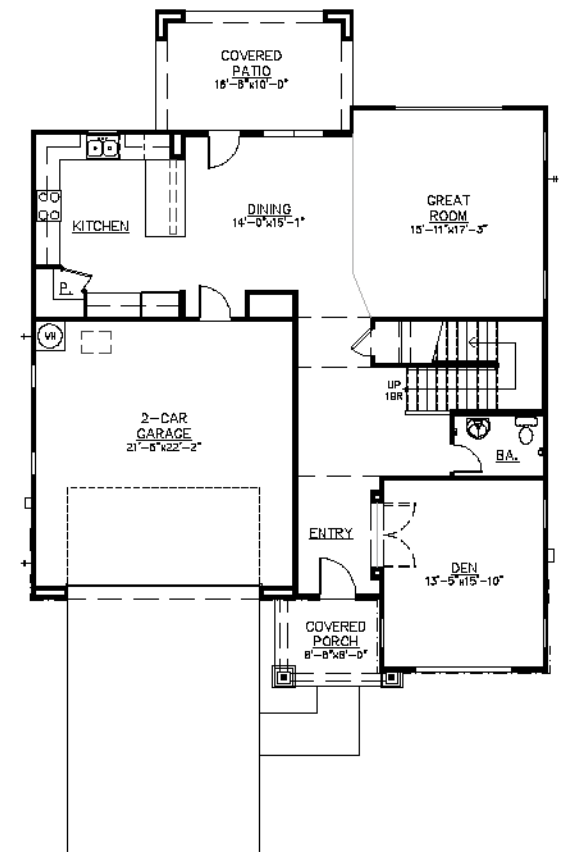
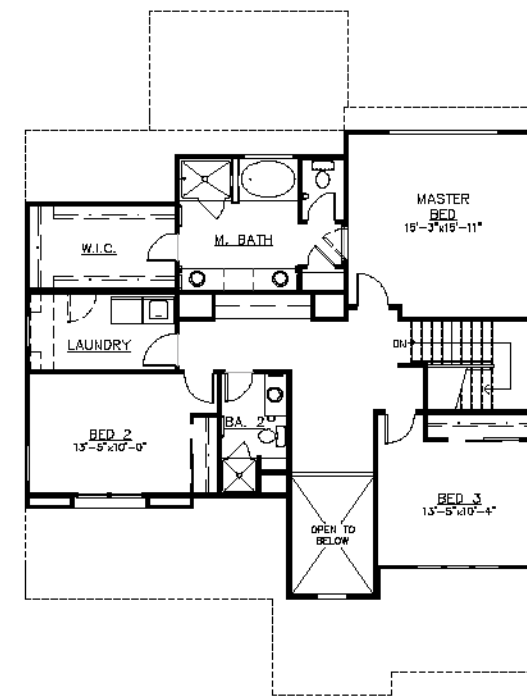
Roof Plan



Rear Elevation



Front Elevation



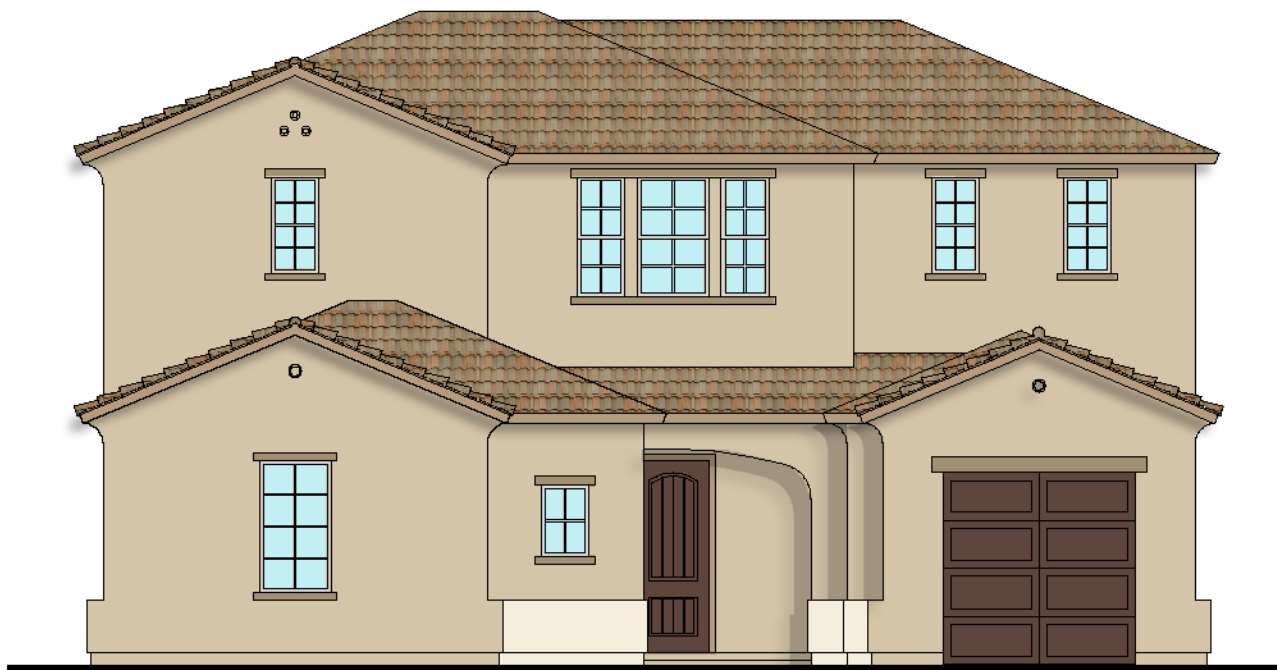
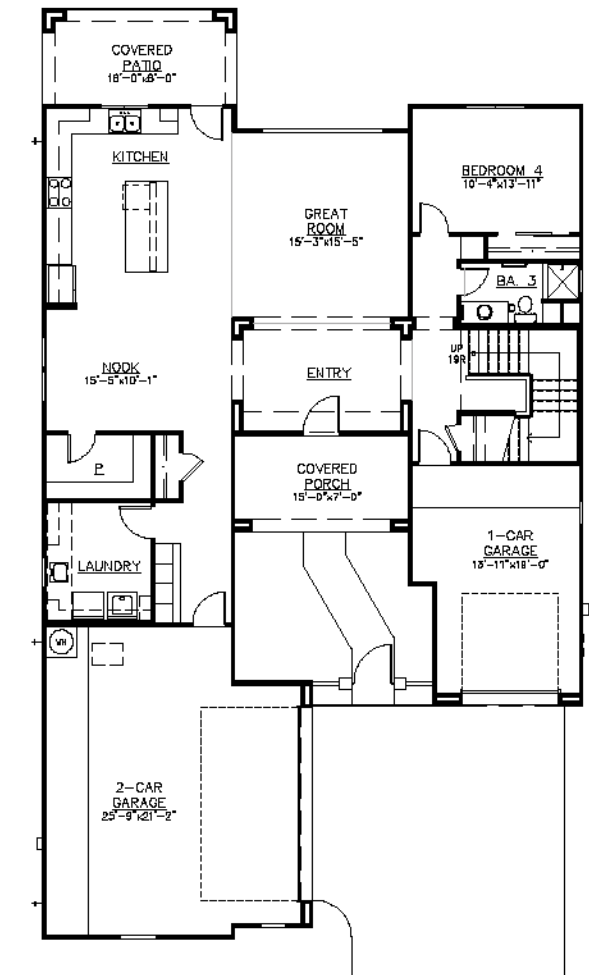
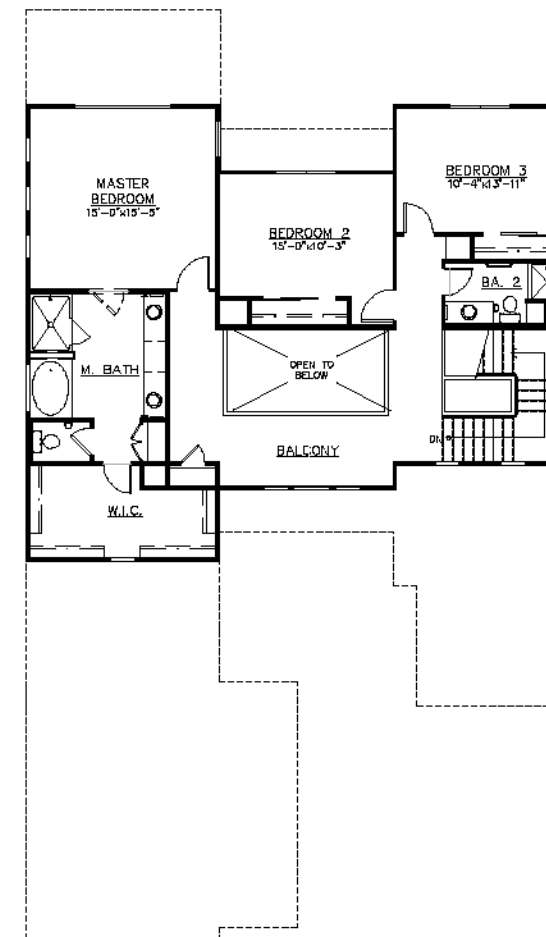
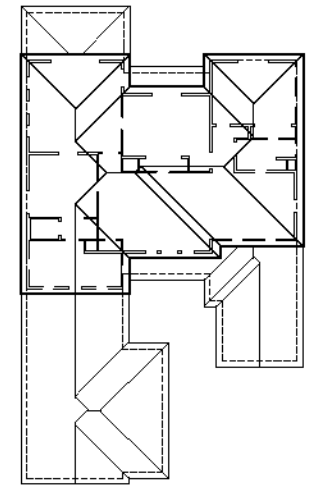
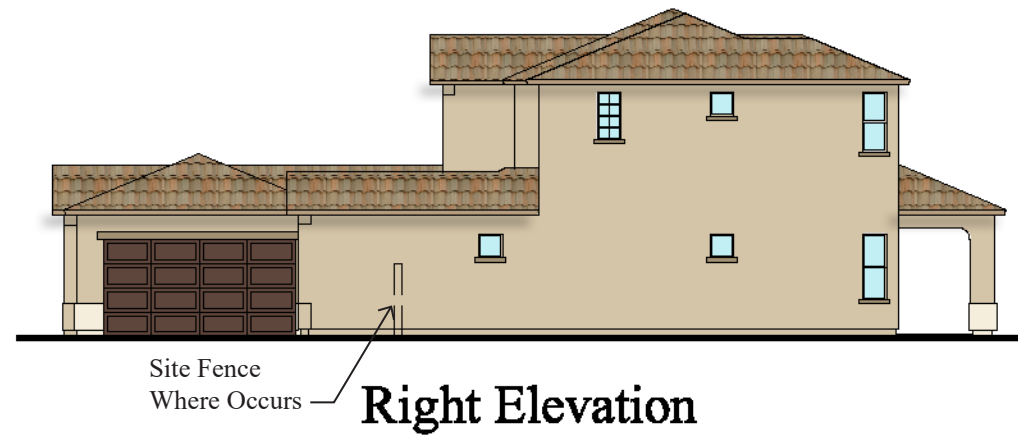
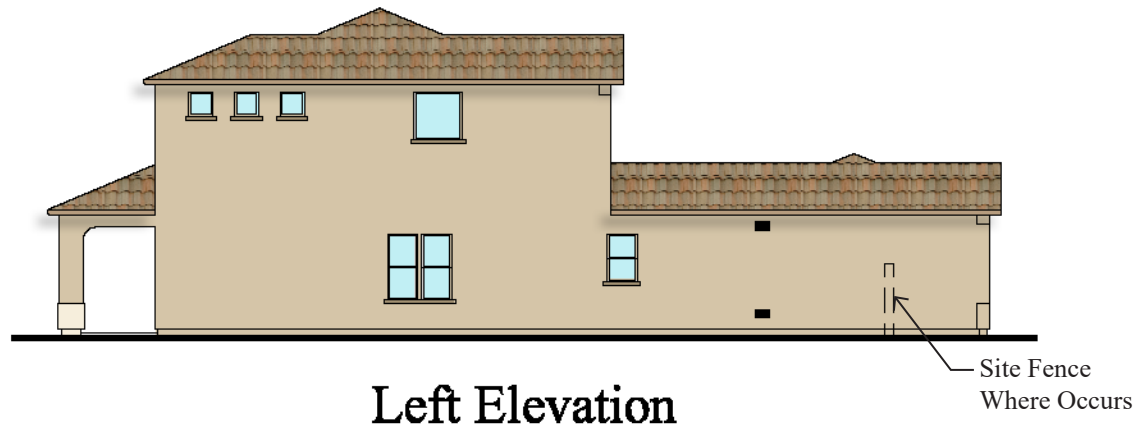
Plan 5 - Craftsman

± 2,485 Livable Sq. Ft.

Similar to Plan 1 -Scheme 1

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



Plan 6 - Spanish

± 2,720 Livable Sq. Ft.

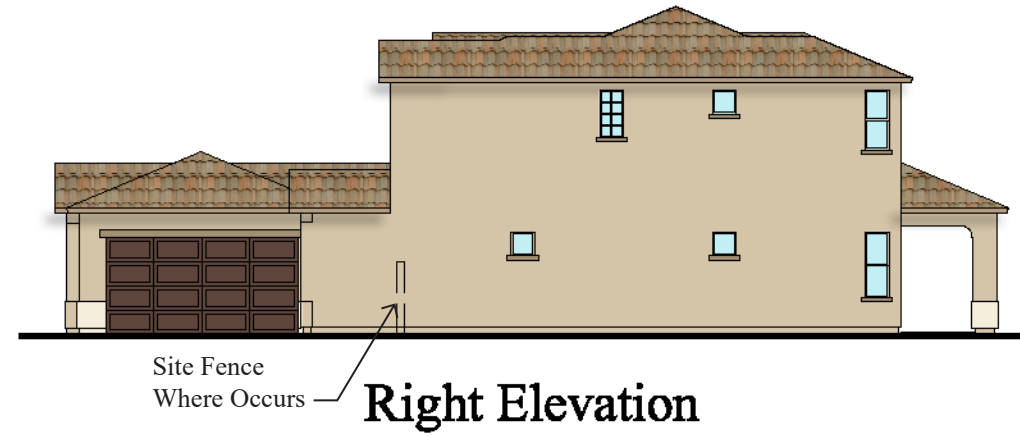
Similar to Plan 2 -Scheme 2

Cresleigh Homes - 45' Wide Series

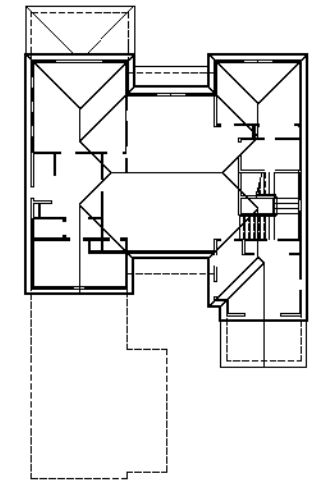
Hastings Farm, Queen Creek, Arizona



Front Elevation - Bedroom #5 Option



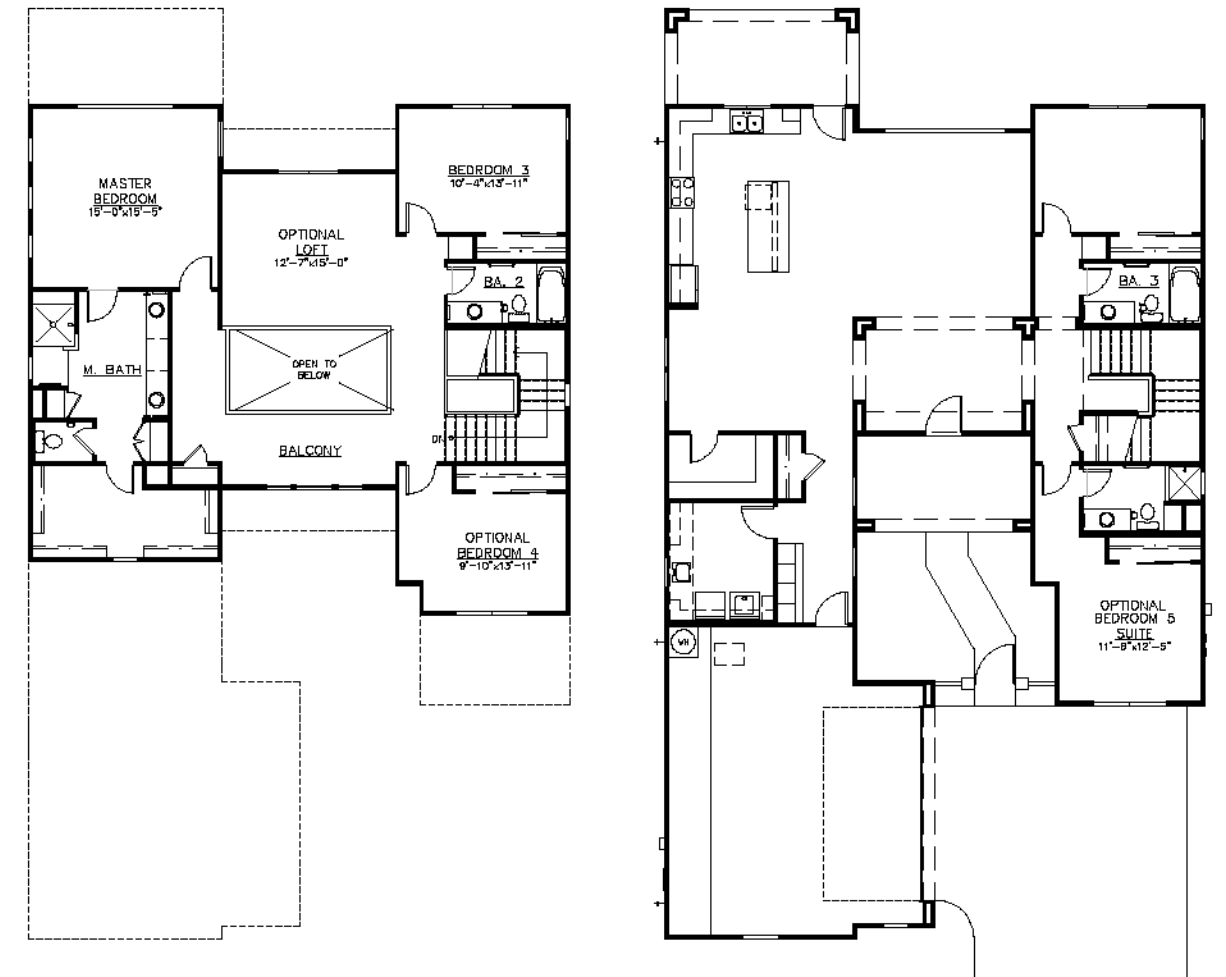
Right Elevation



Roof Plan



Front Elevation - Bedroom #4/5 Option

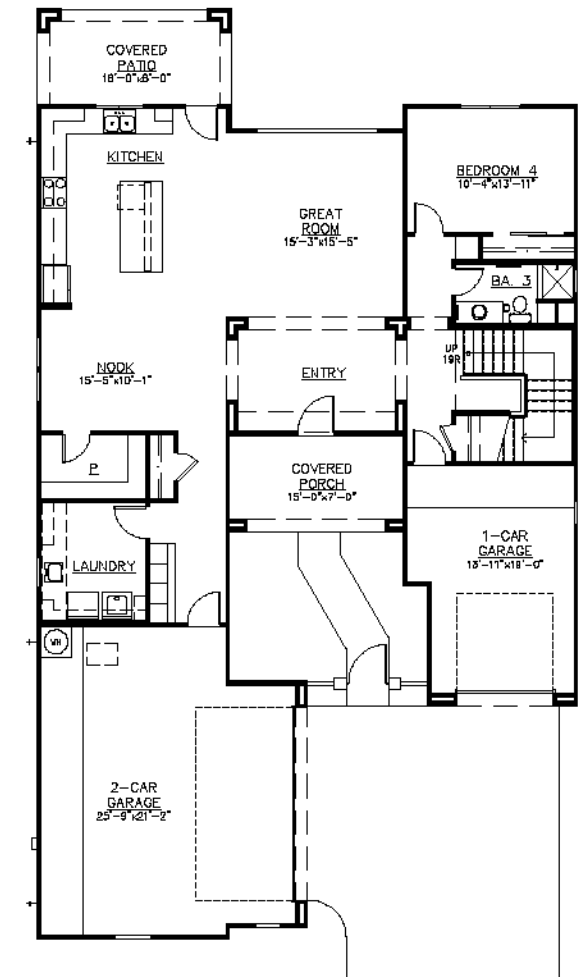
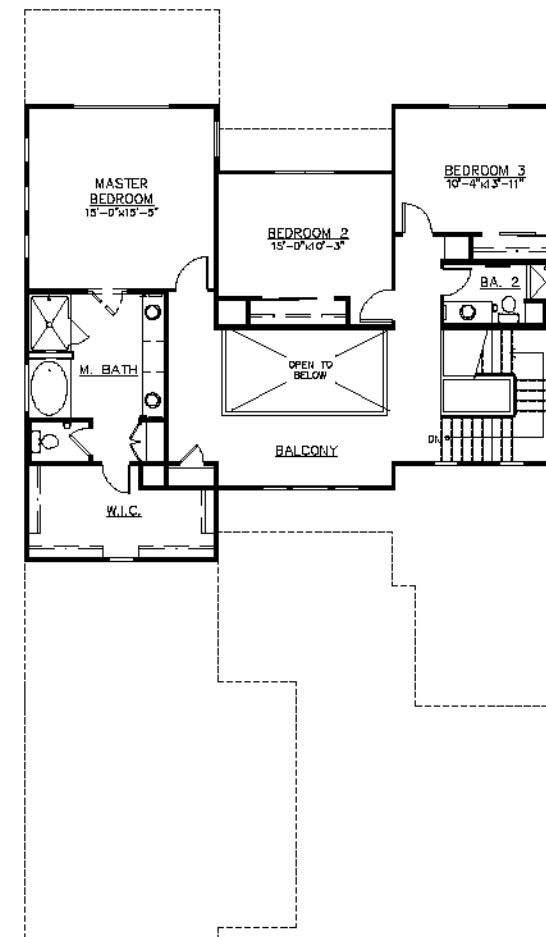
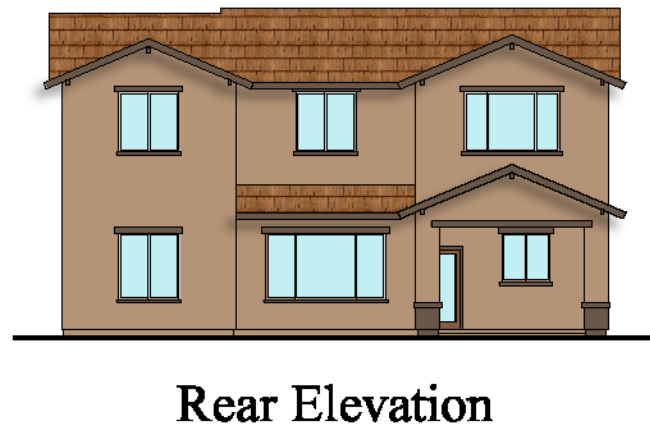
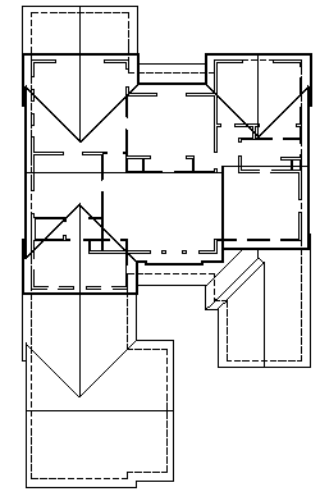
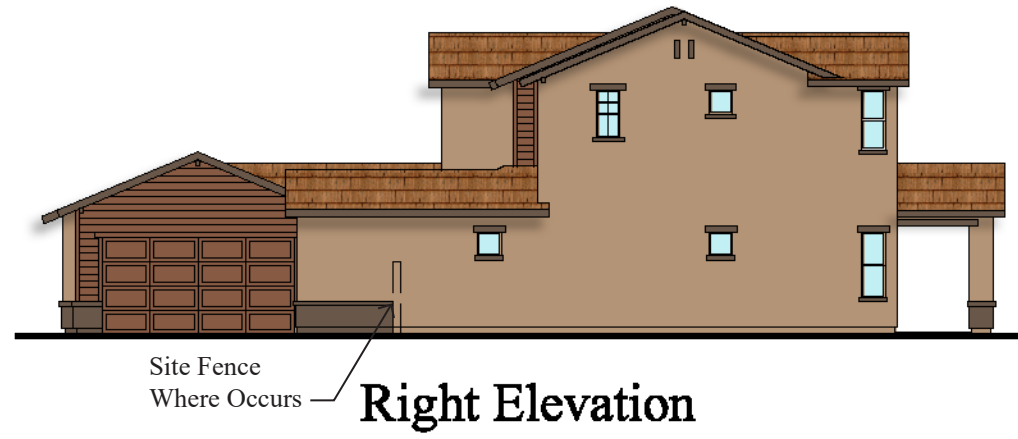
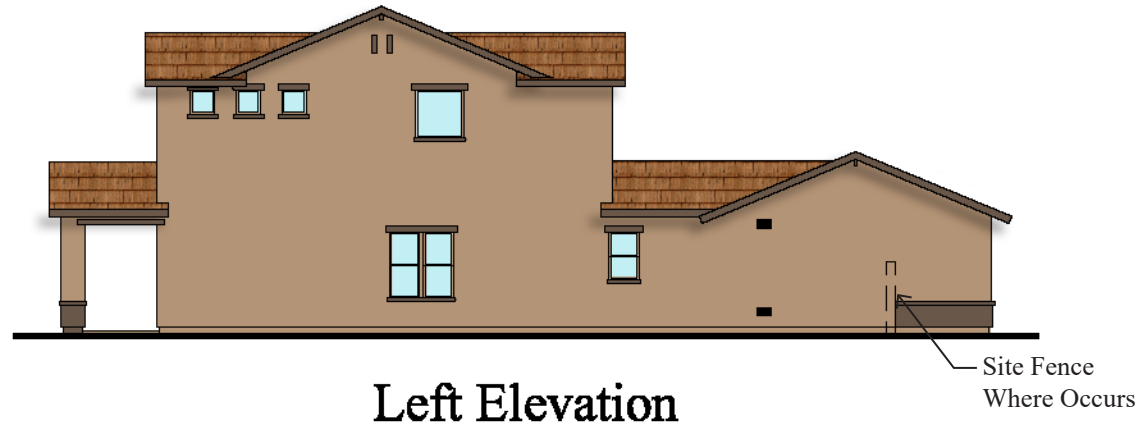


Plan 6 - Spanish - Options

Similar to Plan 2 -Scheme 2

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



Plan 6 - Ranch

± 2,720 Livable Sq. Ft.

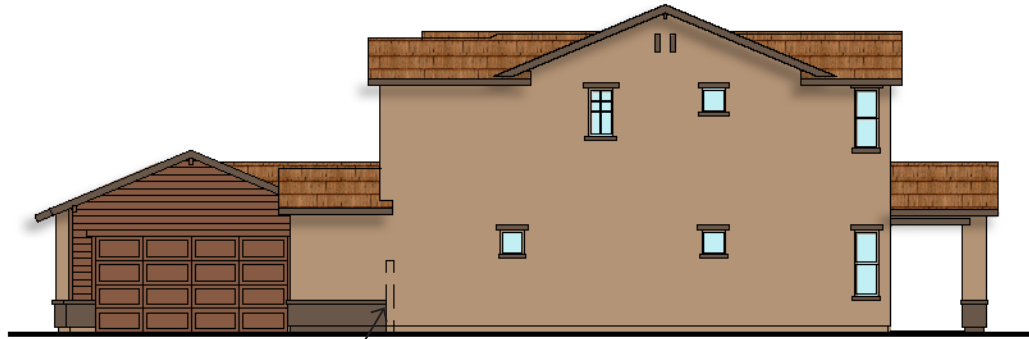
Similar to Plan 2 -Scheme 2

Cresleigh Homes - 45' Wide Series

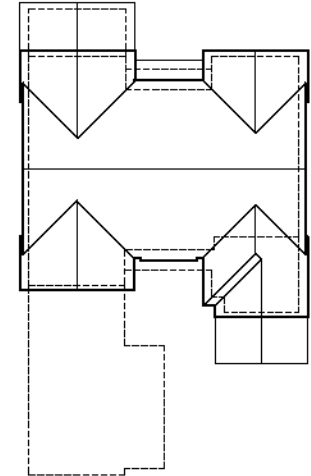
Hastings Farm, Queen Creek, Arizona



Front Elevation - Bedroom #5 Option



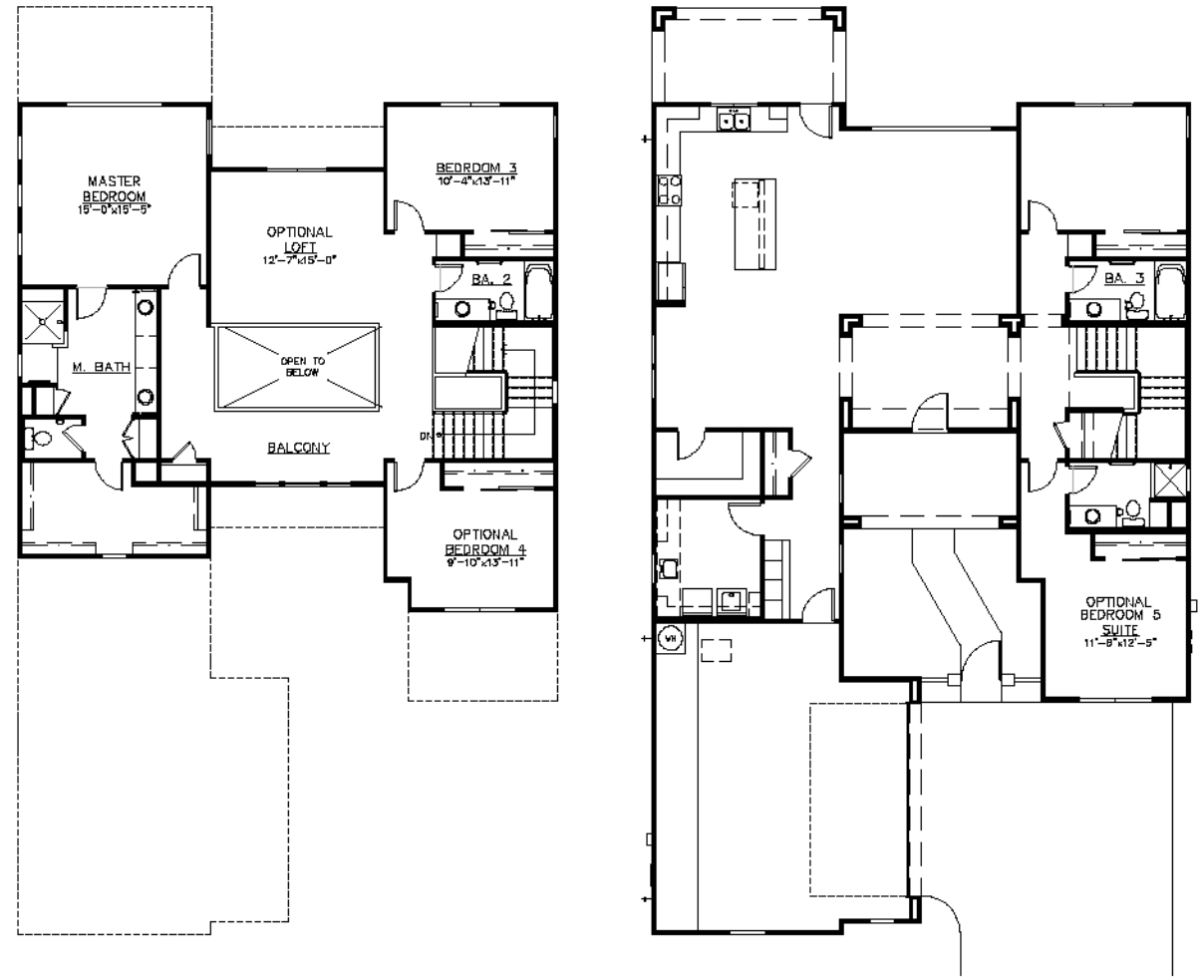
Site Fence Where Occurs
Right Elevation



Roof Plan



Front Elevation - Bedroom #4/5 Option



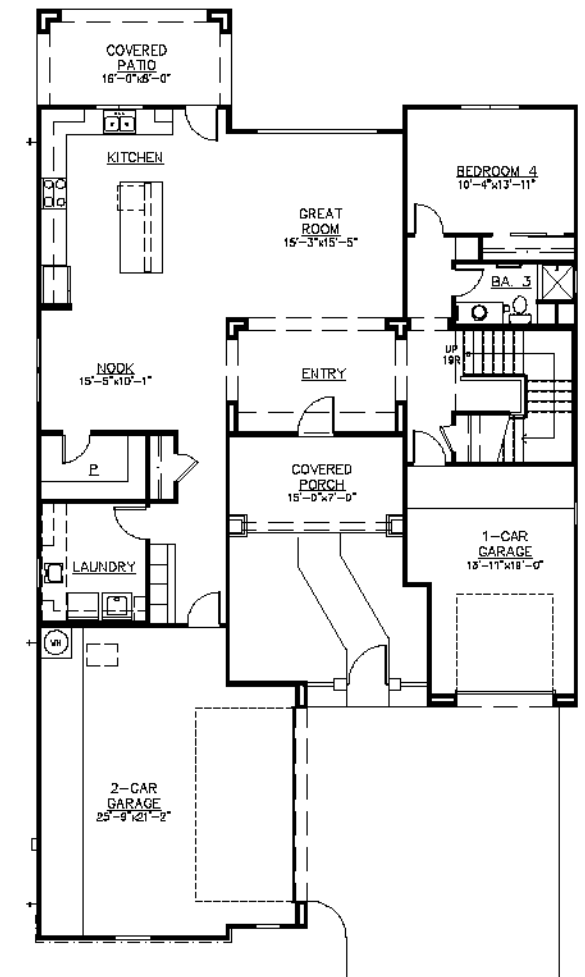
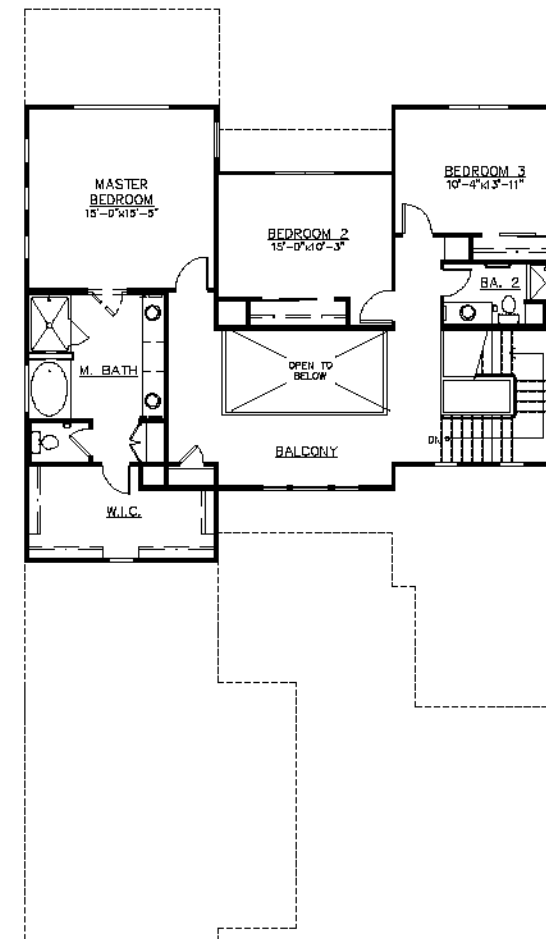
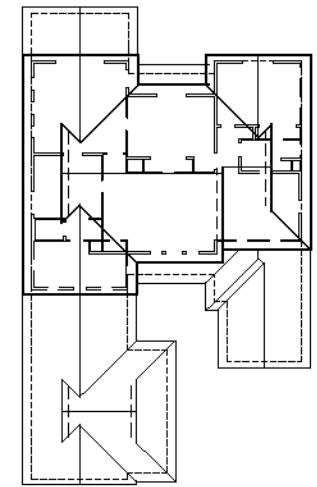
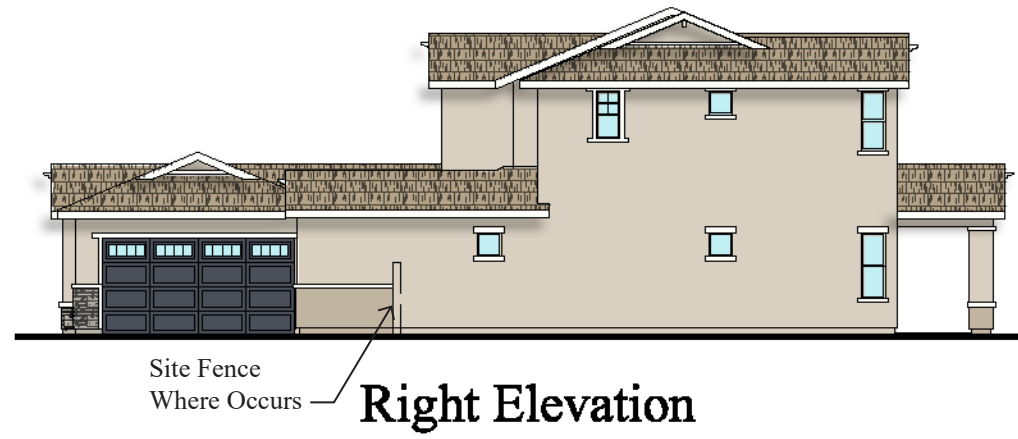
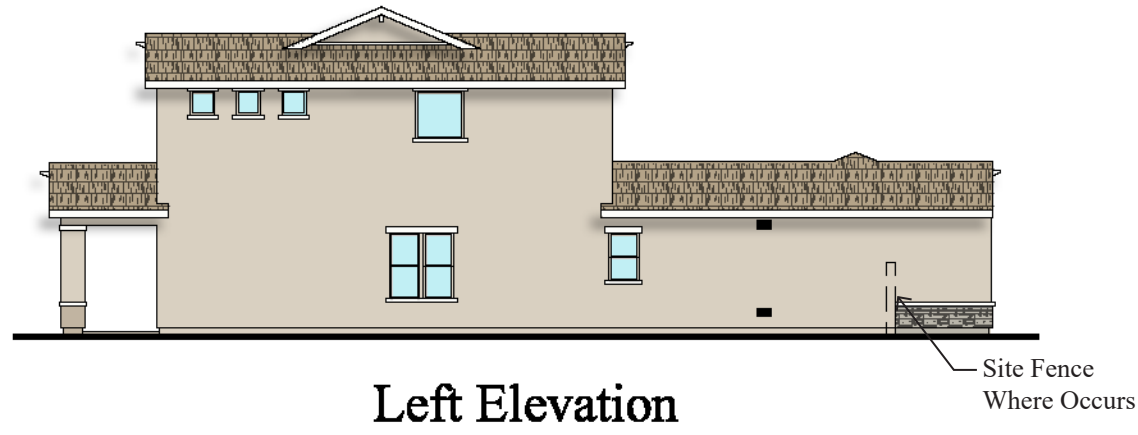
Plan 6 - Ranch
Options
Similar to Plan 2 -Scheme 2

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



315024 September 21, 2017



Plan 6 - Craftsman

± 2,720 Livable Sq. Ft.

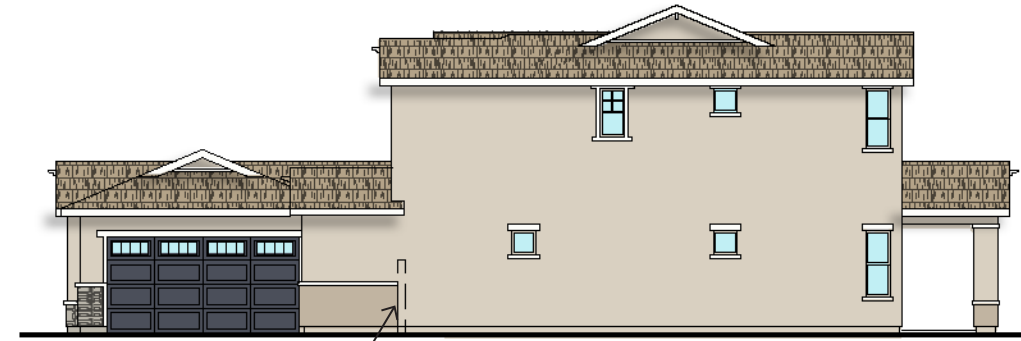
Similar to Plan 2 -Scheme 2

Cresleigh Homes - 45' Wide Series

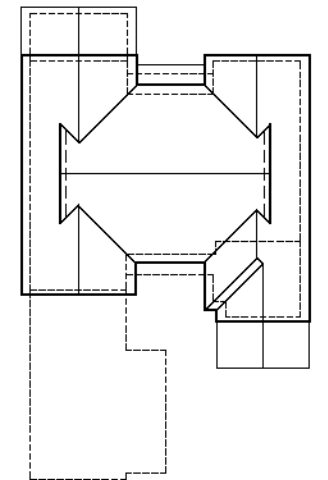
Hastings Farm, Queen Creek, Arizona



Front Elevation - Bedroom #5 Option



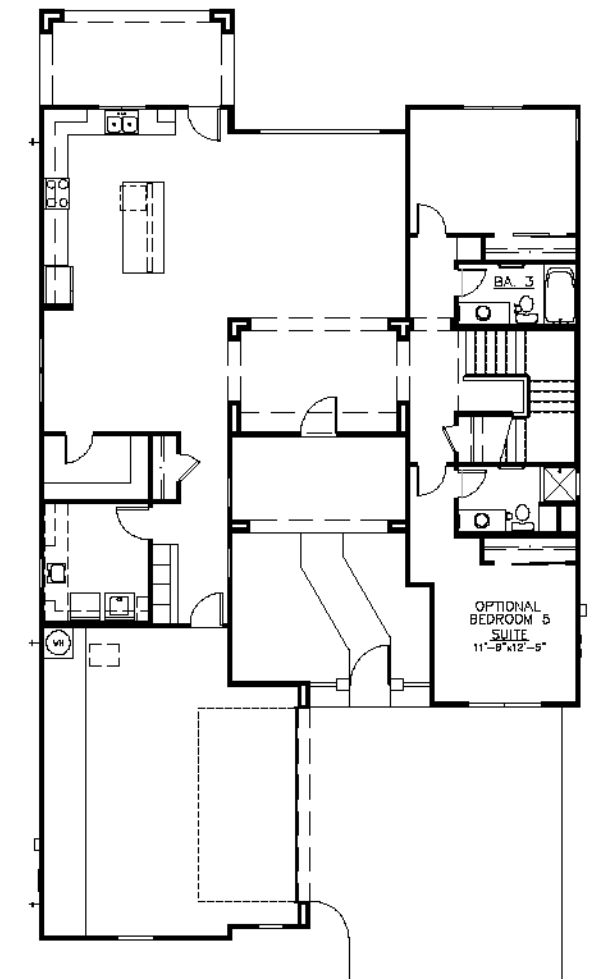
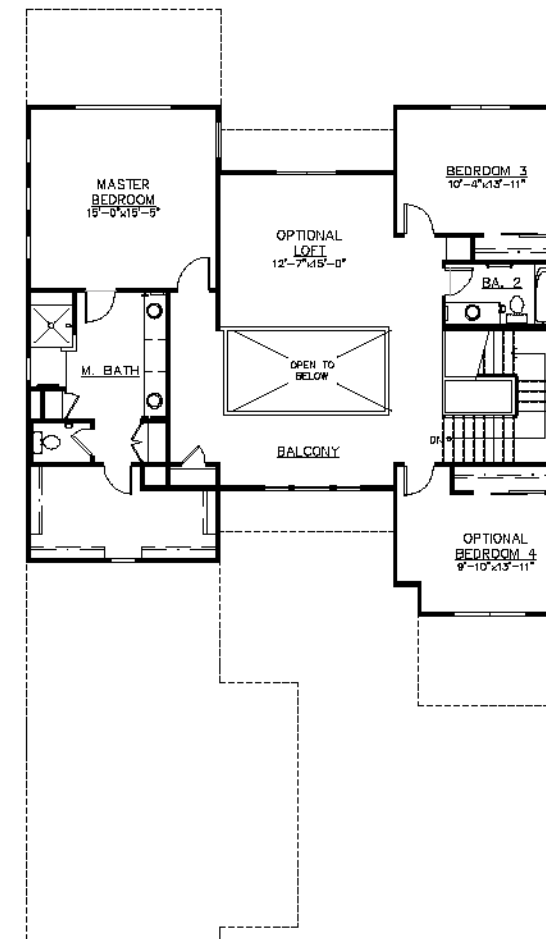
Site Fence Where Occurs
Right Elevation



Roof Plan



Front Elevation - Bedroom #4/5 Option

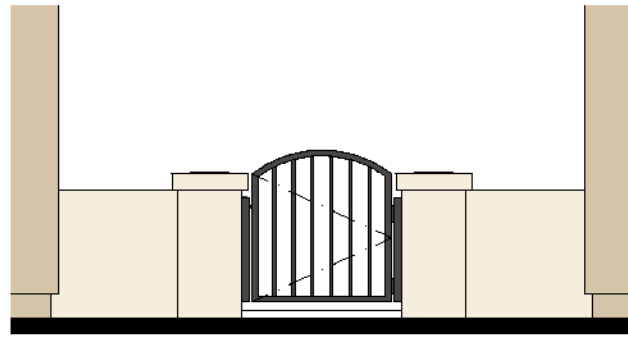


Plan 6 - Craftsman Options

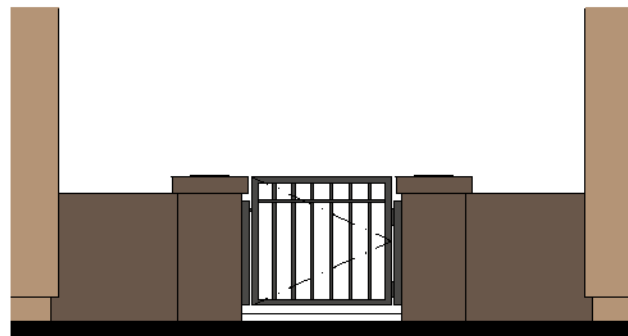
Similar to Plan 2 -Scheme 2?

Cresleigh Homes - 45' Wide Series

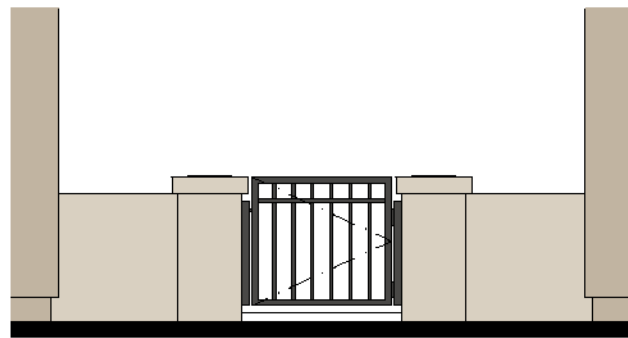
Hastings Farm, Queen Creek, Arizona



Spanish

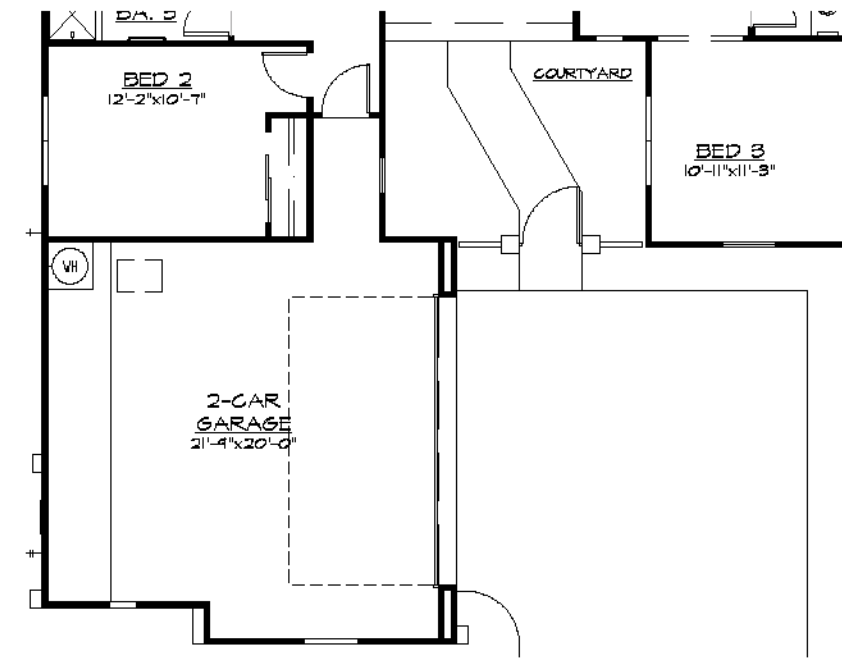


Ranch

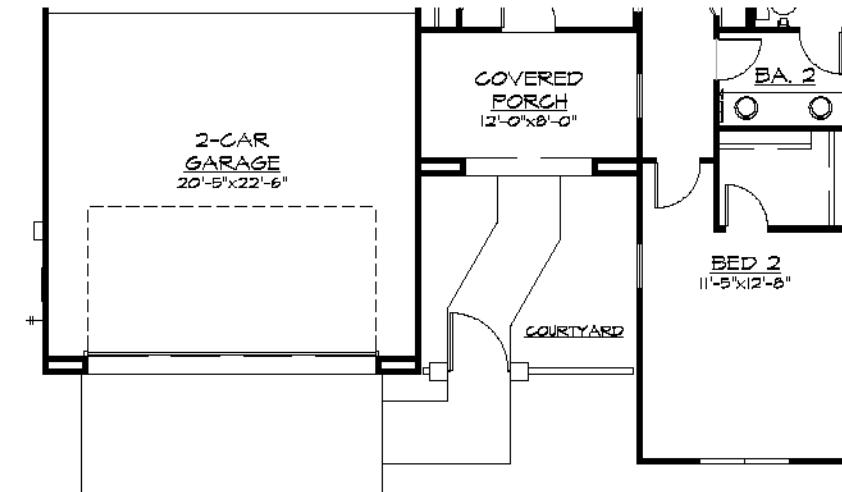


Craftsman

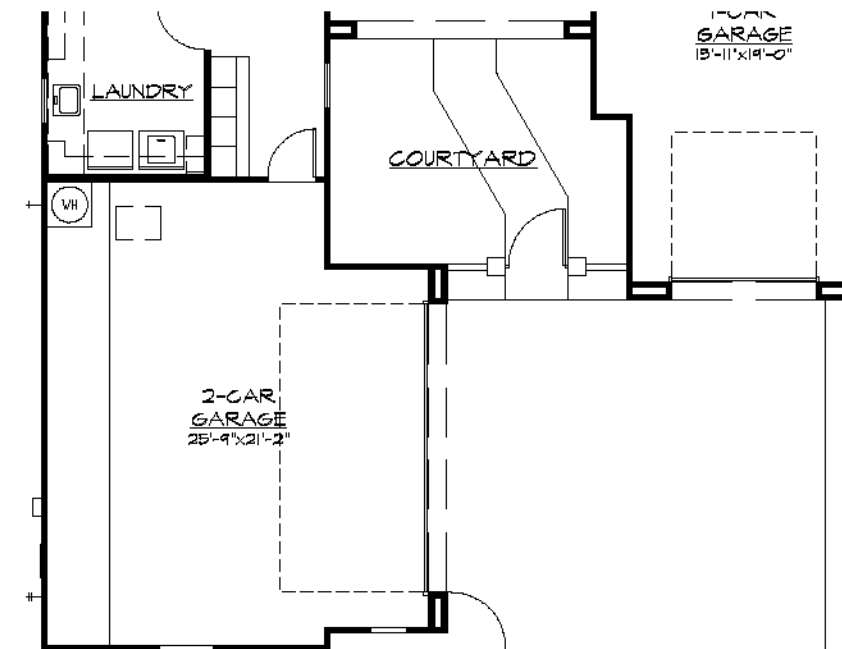
Note: Color schemes shown for reference.
 Courtyard wall to be painted accent color.



Plan 2



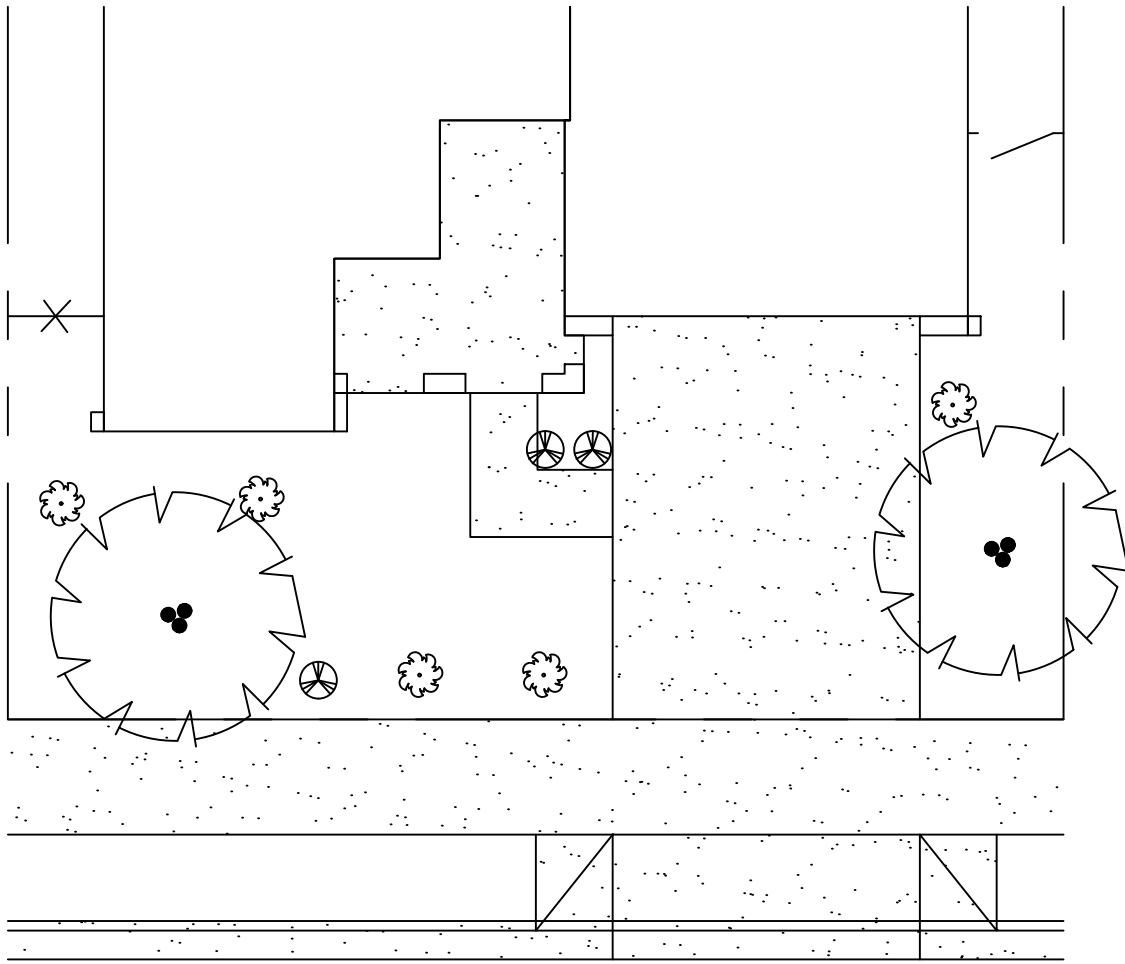
Plan 4



Plan 6

Cresleigh Homes - 45' Wide Series

Hastings Farm, Queen Creek, Arizona



-GROUNDCOVER: DECOMPOSED GRANITE

-TREES: (2) 15 GALLON

-PLANTING: (5) 5 GALLON PLANTS

(3) 1 GALLON PLANTS

*ALL LANDSCAPING TO BE DESERT LANDSCAPING

TREES:

EVERGREEN ELM

FANTEX ASH

PRAECOX PALO VERDE

RED PUSH PISTACHIO

SOUTHERN LIVE OAK

SCALE: 1"=10'

HASTINGS FARMS




STANDARD LANDSCAPE PACKAGE
PLAN 1 SHOWN FOR REFERENCE



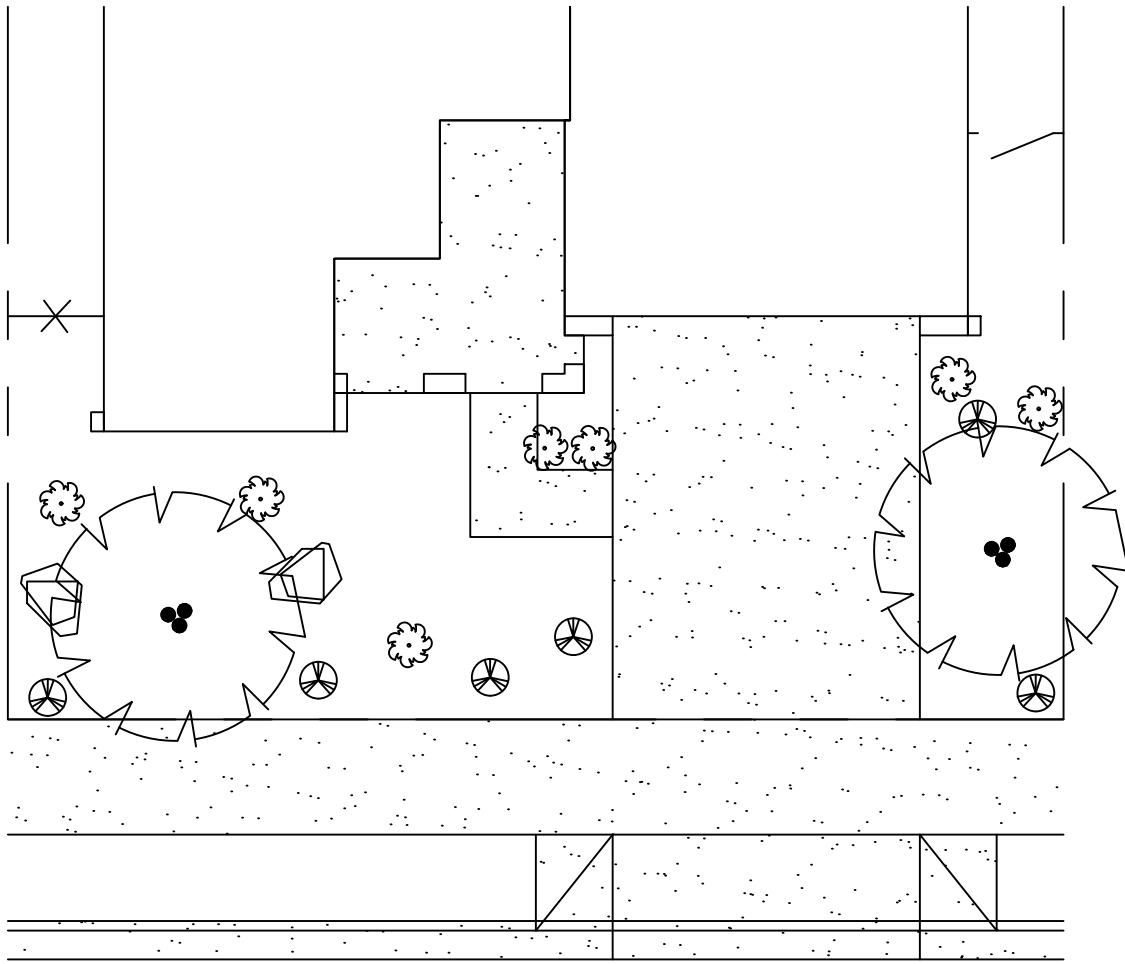
PLAN	LIVABLE S.F.	STORIES	EXTERIOR MODIFYING OPTIONS	COURTYARD WALL
PLAN 1	1,638 SF	1	MEDIA	NO
PLAN 2	1,990 SF	1	NONE	YES
PLAN 3	2,142 SF	2	NONE	NO
PLAN 4	2,193 SF	1	MEDIA	YES
PLAN 5	2,485 SF	2	NONE	NO
PLAN 6	2,720 SF	2	BED 4 EXTENSION, BED 5 I.L.O. 1-CAR	YES

NOTE: ALL PLANS ARE OFFERED IN THREE STYLES
-SPANISH, ELEVATION A
-RANCH, ELEVATION B
-CRAFTSMAN, ELEVATION C

HASTINGS FARMS



PLAN MATRIX



-GROUNDCOVER: DECOMPOSED GRANITE

-TREES: (2) 15 GALLON

-PLANTING: (7) 5 GALLON PLANTS

(6) 1 GALLON PLANTS

-MISC: (2) BOULDERS, 2' x 3'

*ALL LANDSCAPING TO BE DESERT LANDSCAPING

TREES:

EVERGREEN ELM

FANTEX ASH

PRAECOX PALO VERDE

RED PUSH PISTACHIO

SOUTHERN LIVE OAK

SCALE: 1"=10'

HASTINGS FARMS



UPGRADE LANDSCAPE PACKAGE
PLAN 1 SHOWN FOR REFERENCE



**Spanish Style
Ranch Style**

Long Panel
Painted per Color Schemes



Craftsman Style

Long Panel
"Thames" Glass Inserts
Painted per Color Schemes

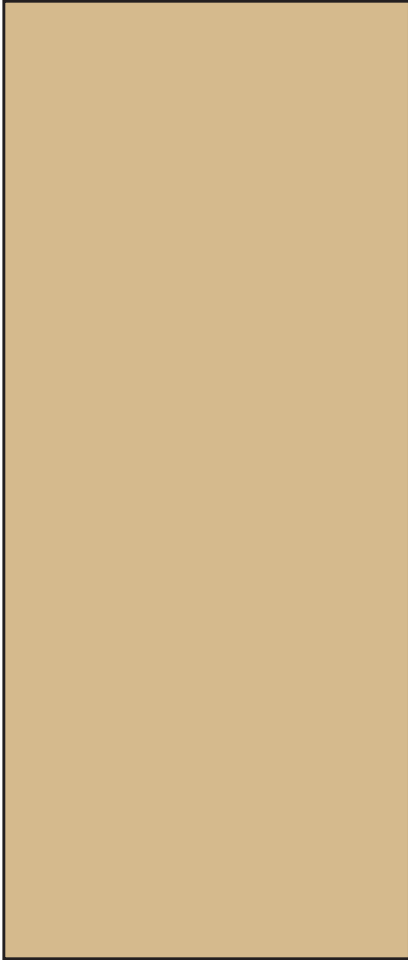
Door Manufacturer: Amarr, Model: Olympus

HASTINGS FARMS



GARAGE DOOR EXHIBIT

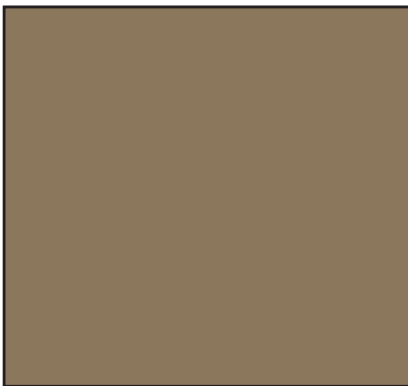
Scheme 1



Paint 1:
DE6158 Buckskin



Paint 2:
DE6153 Pyramid



Paint 3:
DE6209 Rock 'n' Oak



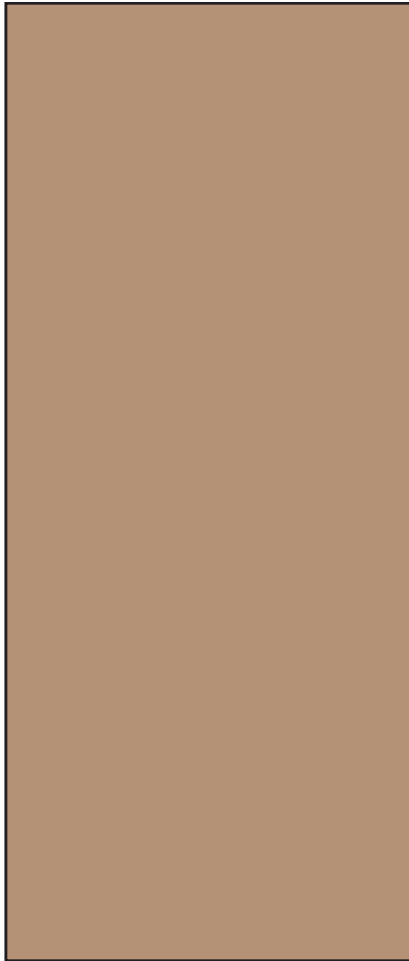
Roof Tile by Eagle:
Ponderosa 5557 Live Oak

- Paint 1 -** Body
- Paint 2 -** Front Door
Garage Door
Plank Siding
- Paint 3 -** Fascia Accent
Trim
Wood Features
B&B Siding

Note: Paint Manufacturer to be Dunn Edwards



Scheme 2



Paint 1:
DE6117 Colorado Trail



Paint 2:
DEA160 Hope Chest

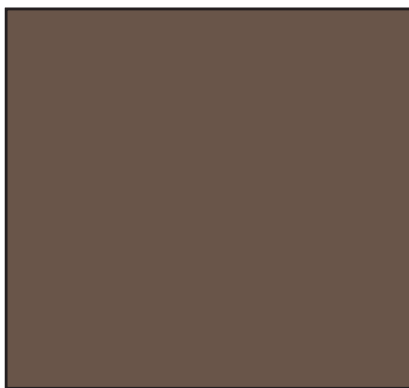


Roof Tile by Eagle:
Ponderosa 5520, Weathered
Terra Cotta Flashed

Paint 1 - Body
Paint 2 - Front Door
Garage Door
Plank Siding

Paint 3 - Fascia
Trim
Wainscot
Wood Features
B&B Siding

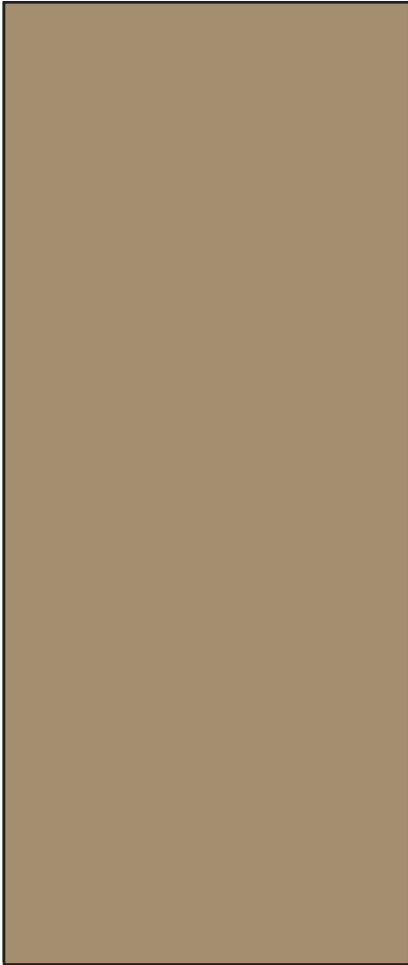
Note: Paint Manufacturer to
be Dunn Edwards



Paint 3:
DEA161 Wild Mustang



Scheme 3



Paint 1:
DET639 Maple Brown
Sugar



Paint 2:
DET683 Wild Horses



Paint 3:
DE6178 Boutique Beige



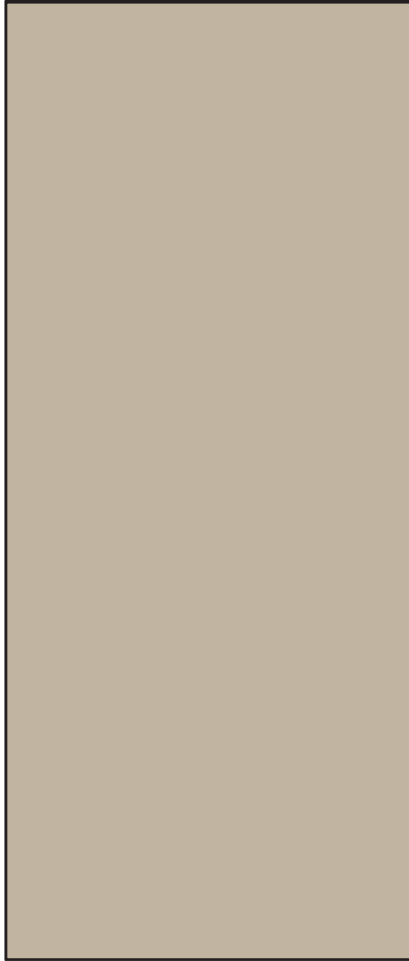
Roof Tile by Eagle:
Ponderosa 5501, Oakwood

- Paint 1 -** Body
- Paint 2 -** Front Door
Garage Door
Plank Siding
- Paint 3 -** Fascia
Trim
Wainscot
Wood Features
B&B Siding

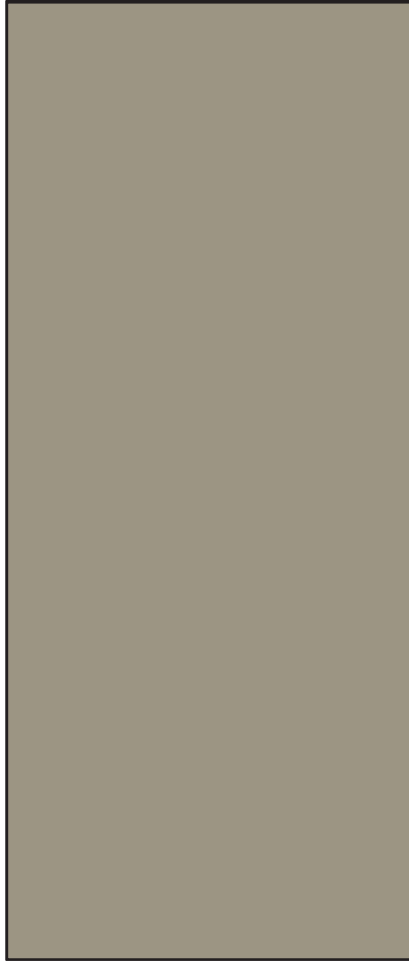
Note: Paint Manufacturer to be Dunn Edwards



Scheme 4



Paint 1:
DE 6214 Pigeon Gray



Paint 2:
DE6229 Calico Rock

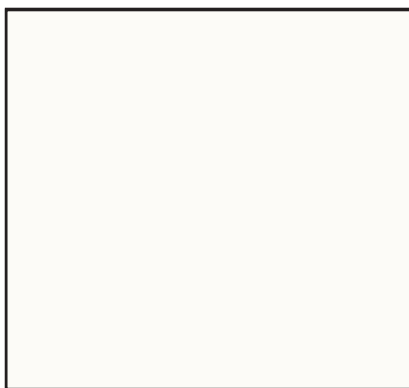


Roof Tile by Eagle:
Ponderosa 5548, Palo Verde

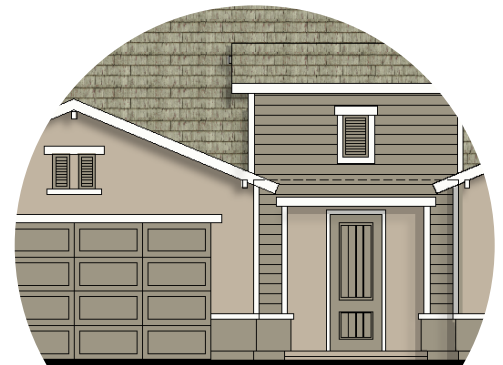
Paint 1 - Body
Paint 2 - Front Door
Garage Door
All Siding

Paint 3 - Fascia
Wainscot
Trim
Siding Trim
Wood Features

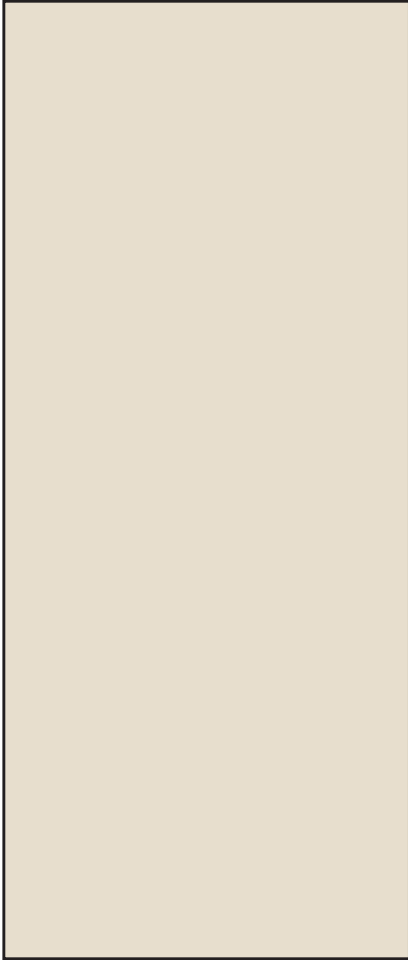
Note: Paint Manufacturer to be Dunn Edwards



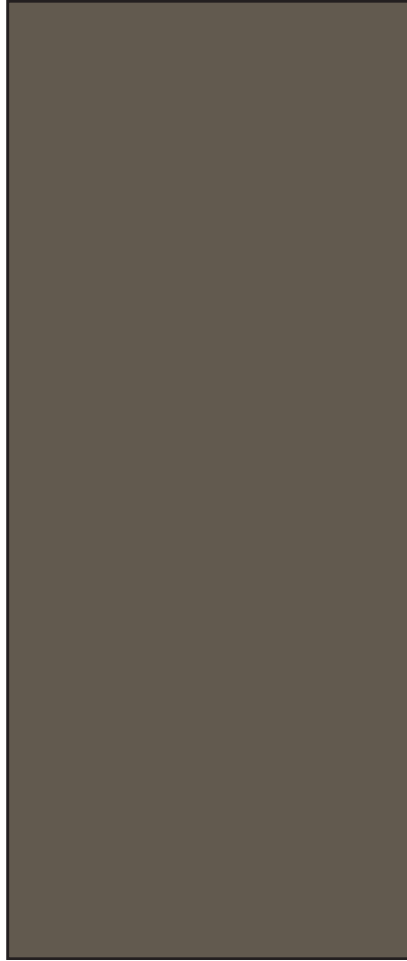
Paint 3:
DEW383 Cool December



Scheme 5



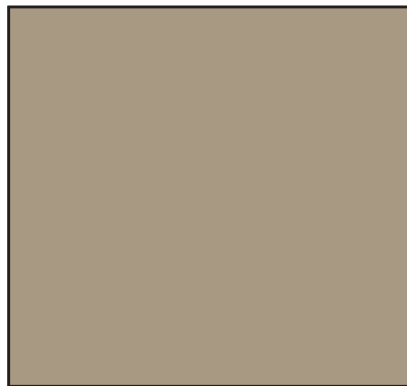
Paint 1:
DE6205 Stucco Tan



Paint 2:
DET 634 Downing to Earth



Paint 3:
DET 631 Cocoa Powder



Paint 4:
DE6215 Wooded Peg



Roof Tile by Eagle:
Capistrano 3687, Gray Brown Range

- Paint 1** - Body
- Paint 2** - Front Door
Garage Door
- Paint 3** - Fascia
Wood Features
All Siding
- Paint 4** - Accent
Trim

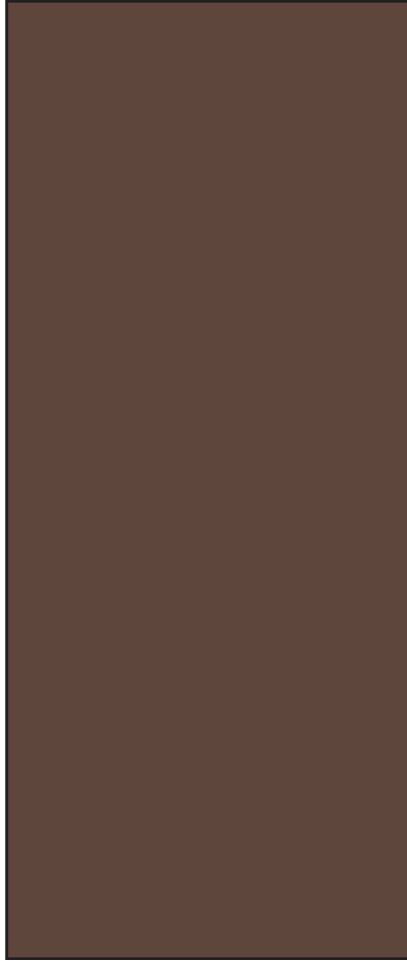
Note: Paint Manufacturer to be Dunn Edwards



Scheme 6



Paint 1:
DE6199 Pale Beach



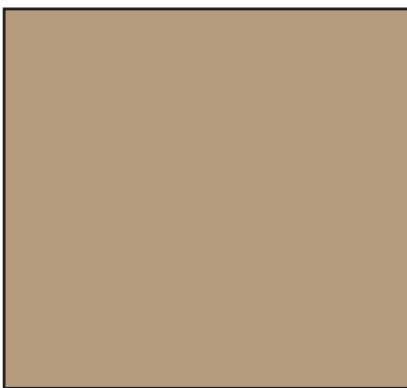
Paint 2:
DEA158 Northern Territory



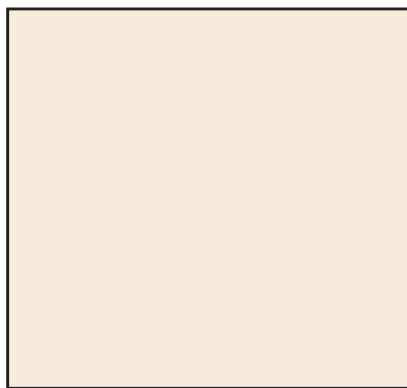
Roof Tile by Eagle:
Capistrano 3680,
Los Padres Blend

- Paint 1** - Body
- Paint 2** - Front Door
Garage Door
- Paint 3** - Fascia
Wood Features
All Siding
- Paint 4** - Accent
Trim

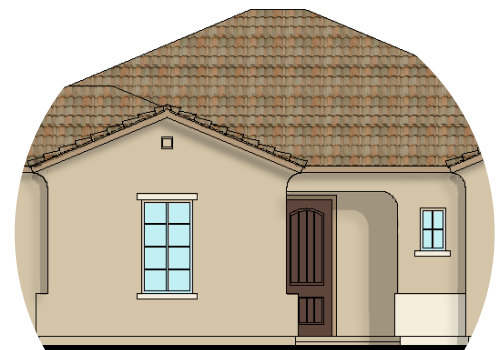
Note: Paint Manufacturer to be Dunn Edwards



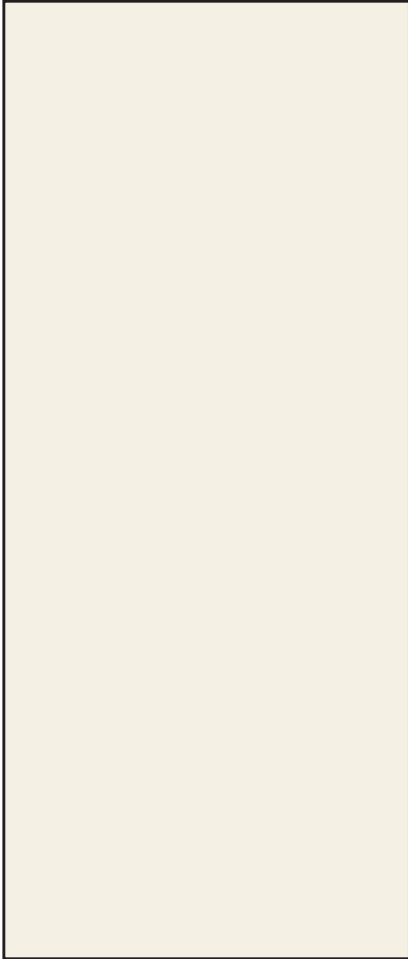
Paint 3:
DE6130 Wooded Acre



Paint 4:
DE6197 Modern Ivory



Scheme 7



Paint 1:
DE6204 Trite White



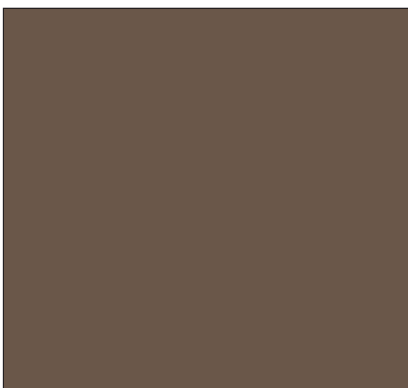
Paint 2:
DE6143 Almond Latte



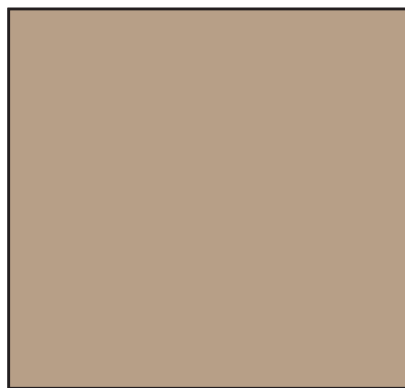
Roof Tile by Eagle:
Capistrano 3549, Santa Paula

- Paint 1** - Body
- Paint 2** - Accent
Trim
- Paint 3** - Fascia
Wood Features
All Siding
- Paint 4** - Front Door
Garage Door

Note: Paint Manufacturer to be Dunn Edwards



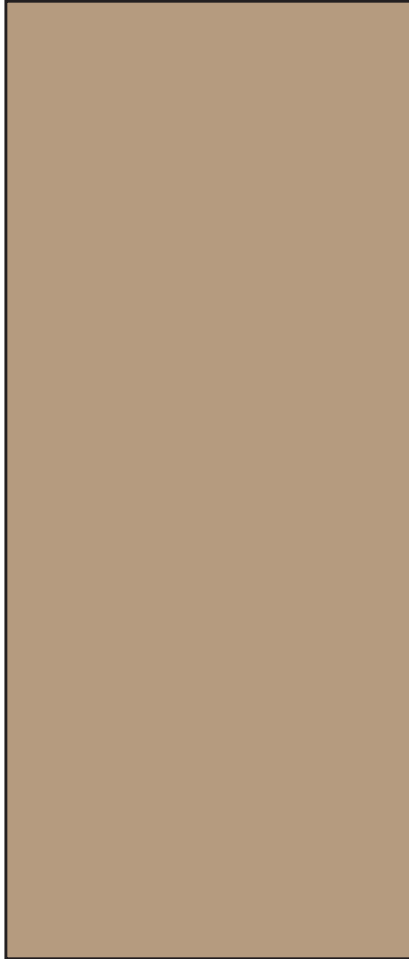
Paint 3:
DE 6070 Chocolate
Chuck



Paint 4:
DEC717 Baked Potato



Scheme 8



Paint 1:
DE6130 Wooded Acre



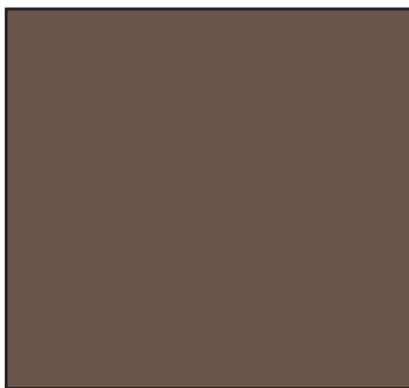
Paint 2:
DE6105 Weathered
Leather



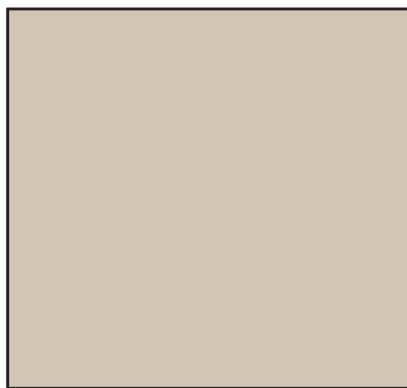
Roof Tile by Eagle:
Capistrano 3581,
Arcadia Canyon Brown

- Paint 1** - Body
- Paint 2** - Front Door
Garage Door
Wood Features
- Paint 3** - Fascia
- Paint 4** - Trim
All Siding

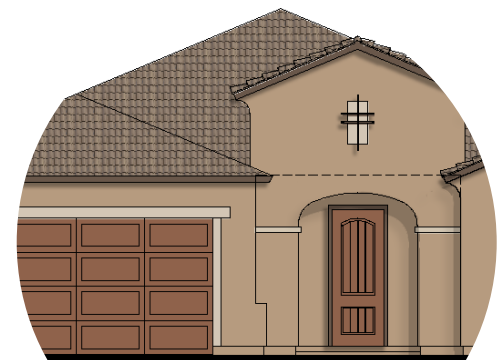
Note: Paint Manufacturer to
be Dunn Edwards



Paint 3:
DEA161 Wild Mustang



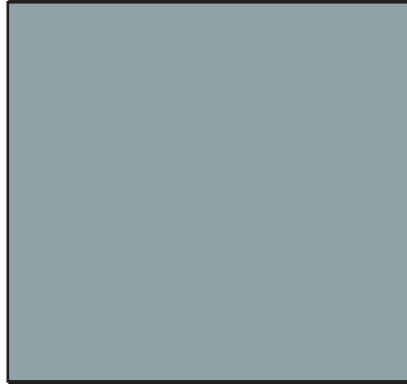
Paint 4:
DE6206 Desert Suede



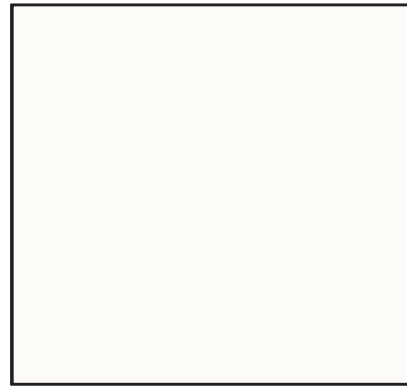
Craftsman/Bungalow - Scheme 1



Paint 1:
DEC766 Steveareno
Beige



Paint 2:
DEC792 Cape Cod Blue



Paint 3:
DEW383 Cool December



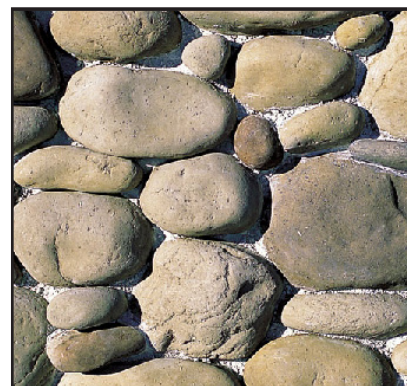
Roof Tile by Eagle:
Ponderosa 5502,
Arcadia

- Paint 1** - Body
- Paint 2** - Accent
- Paint 3** - Fascia
Trim
- Paint 4** - Front Door
Garage Door
Vents

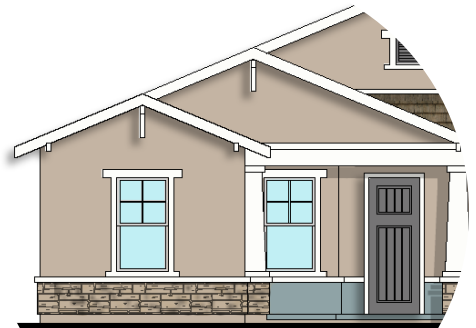
Note: Paint Manufacturer to
be Dunn Edwards



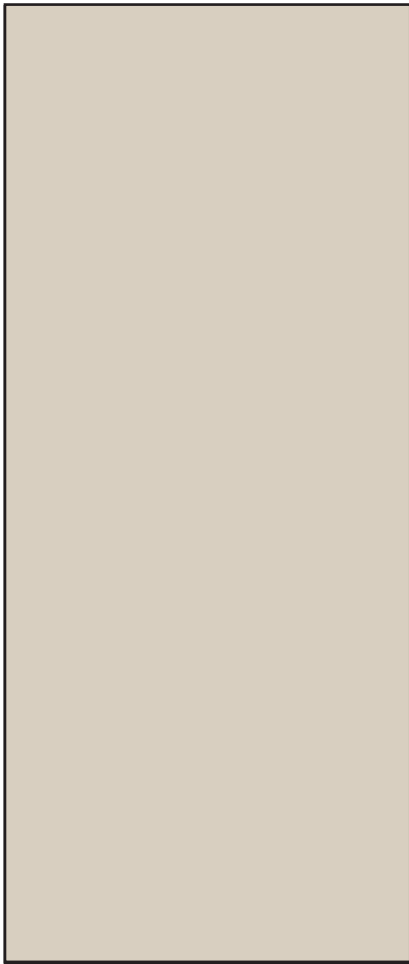
Paint 4:
DE6383 Bank Vault



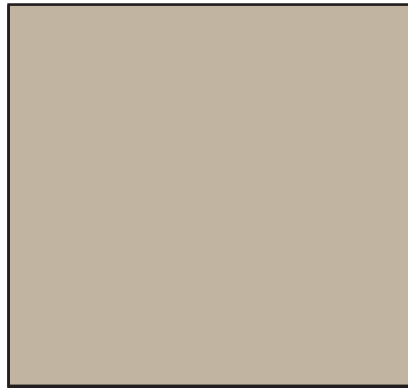
**Stone Type by
Coronado:**
Creek Rock Apache
Brown



Craftsman/Bungalow - Scheme 2



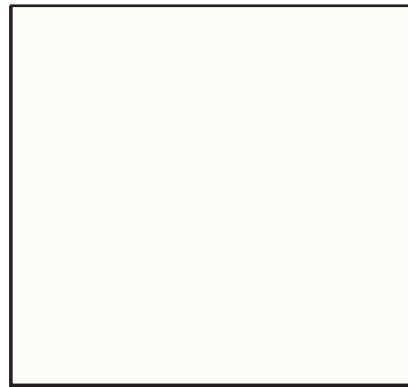
Paint 1:
DE6213 Fine Grain



Paint 2:
DE 6214 Pigeon Gray



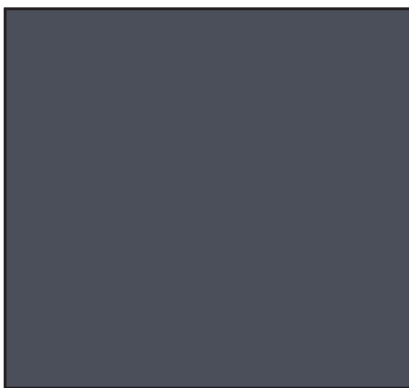
Roof Tile by Eagle:
Ponderosa 5552, Canyon Grey



Paint 3:
DEW383 Cool December

- Paint 1** - Body
- Paint 2** - Accent
Wainscot
- Paint 3** - Fascia
Tirim
- Paint 4** - Front Door
Garage Door
Vents

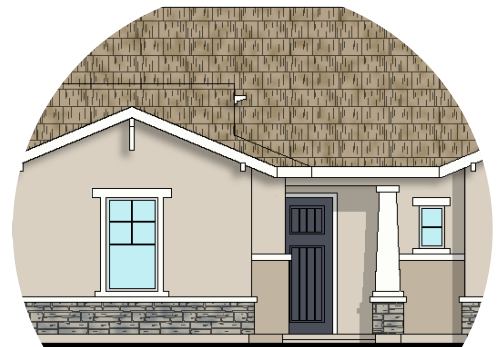
Note: Paint Manufacturer to be Dunn Edwards



Paint 4:
DEA186 Black Pearl



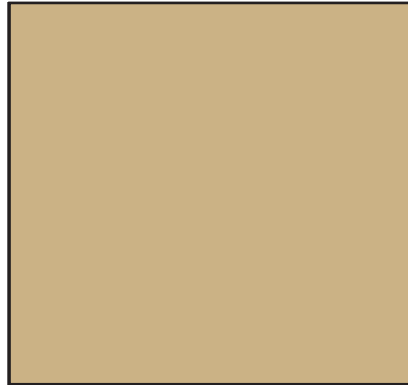
Stone Type by Coronado:
Quick Stack Aspen



Craftsman/Bungalow - Scheme 3



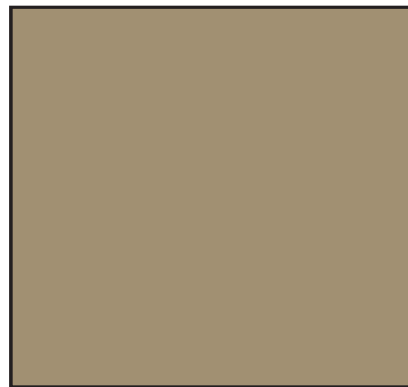
Paint 1:
DE6185 Light Aspiration



Paint 2:
DE6179 Oak Harbor



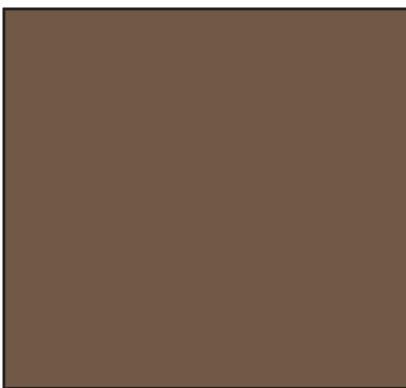
Roof Tile by Eagle:
Ponderosa 5502, Arcadia



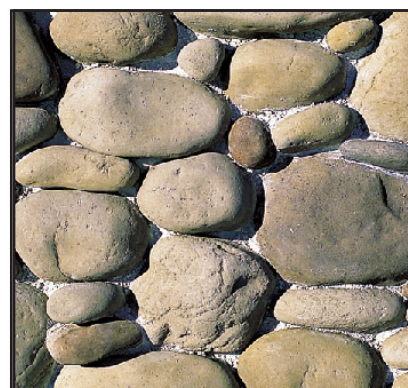
Paint 3:
DE6194 Natural Bridge

- Paint 1** - Body
- Paint 2** - Accent
- Paint 3** - Fascia
Trim
- Paint 4** - Front Door
Garage Door
Vents

Note: Paint Manufacturer to be Dunn Edwards



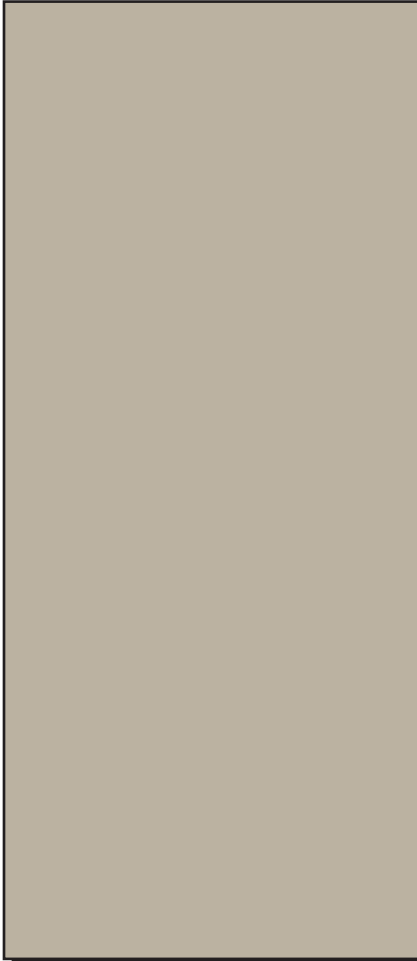
Paint 4:
DEA161 Wild Mustang



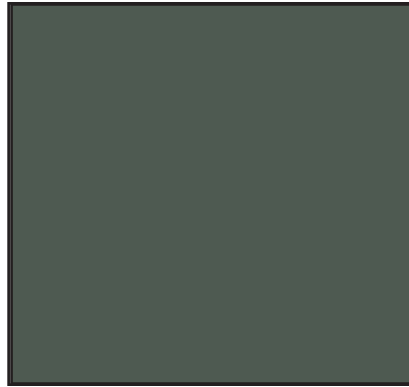
Stone Type by Coronado:
Creek Rock Apache
Brown



Craftsman/Bungalow - Scheme 4



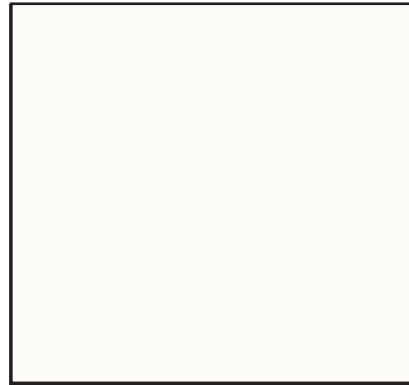
Paint 1:
DE6221 Flintstone



Paint 2:
DE6301 Hidden Forest



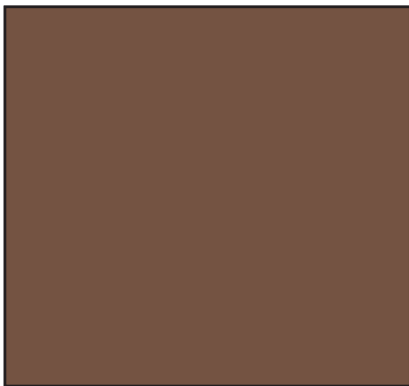
Roof Tile by Eagle:
Ponderosa 5634,
Kings Canyon Blend



Paint 3:
DEW383 Cool December

- Paint 1** - Body
- Paint 2** - Accent
Wainscot
- Paint 3** - Fascia
Trim
- Paint 4** - Front Door
Garage Door
Vents

Note: Paint Manufacturer to be Dunn Edwards



Paint 4:
DEA159 Rich Mocha

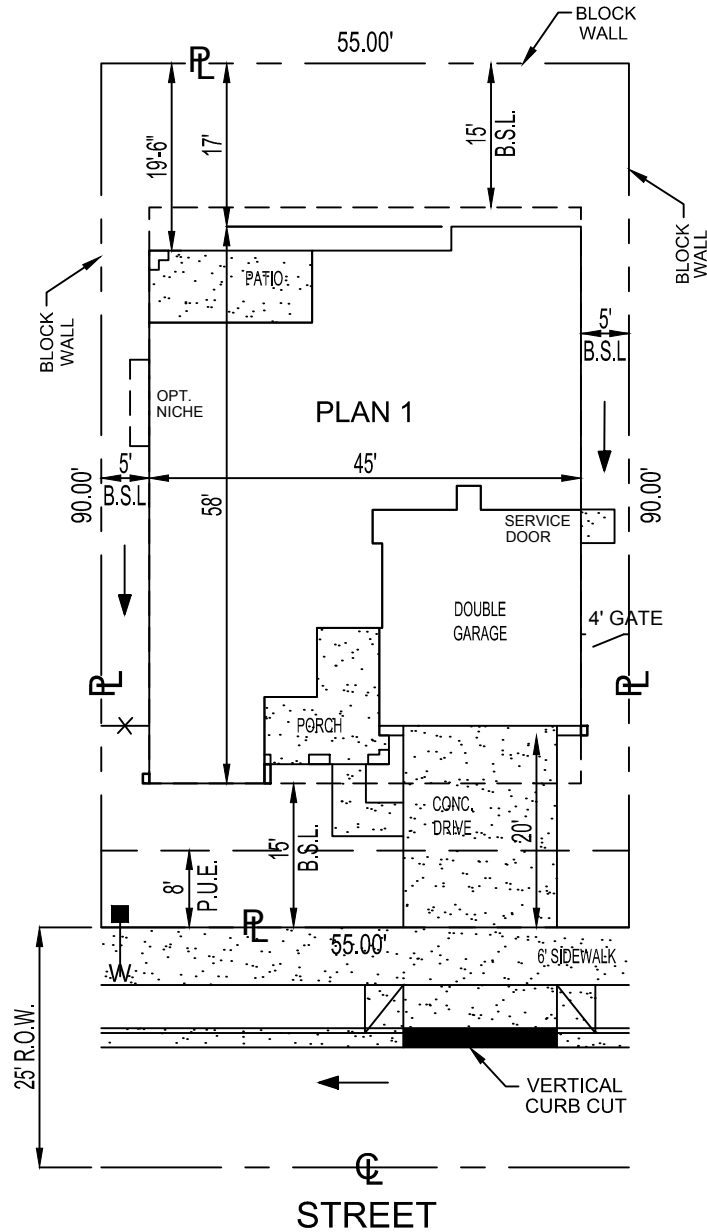


Stone Type by Coronado:
Quick Stack Coastal
Brown



Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,638 sf
Garage	= 506 sf
Porch	= 134 sf
Patio	= 128 sf
First Flr. Total	= 2,406 sf
Lot Sq. Ft.	= 4,950 sf
Lot Cov. %	= 48.6%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

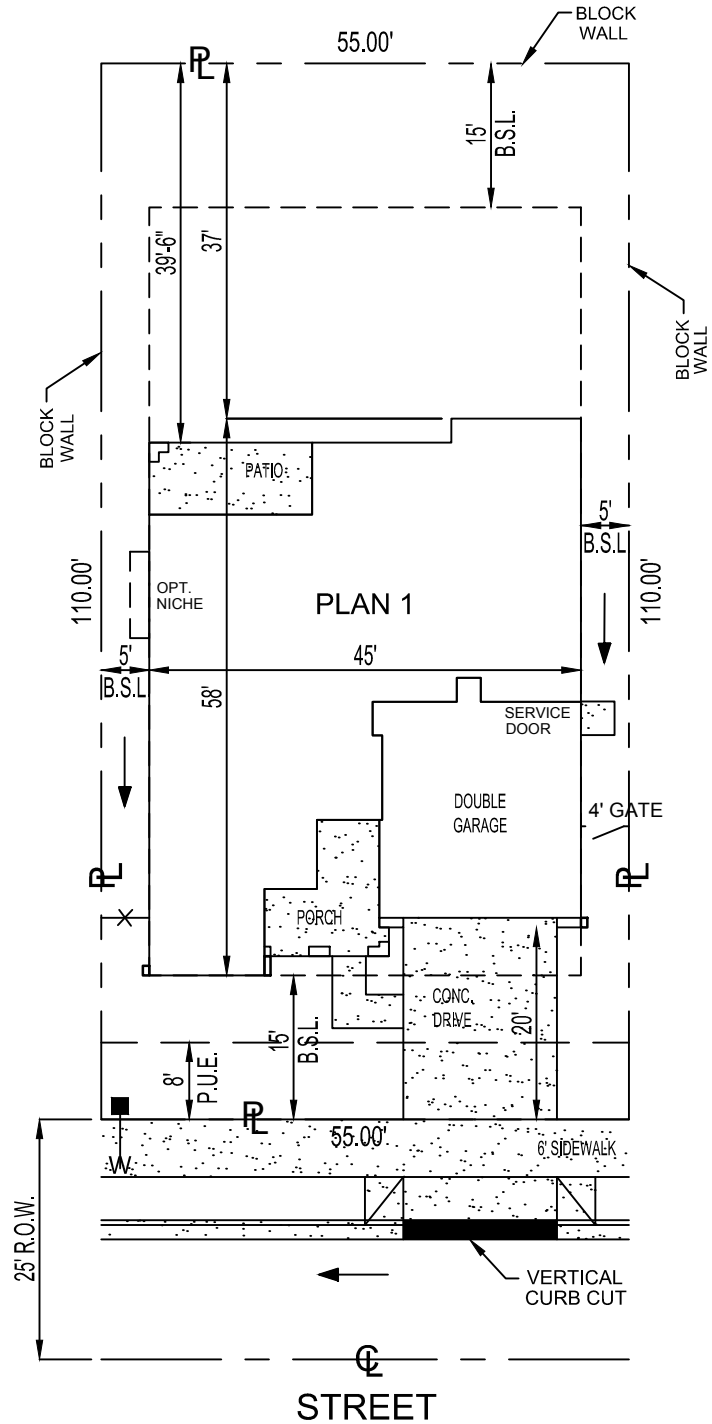
HASTINGS FARMS
 MODEL # Plan 1
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,638 sf
Garage	= 506 sf
Porch	= 134 sf
Patio	= 128 sf
First Flr. Total	= 2,406 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 39.8%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

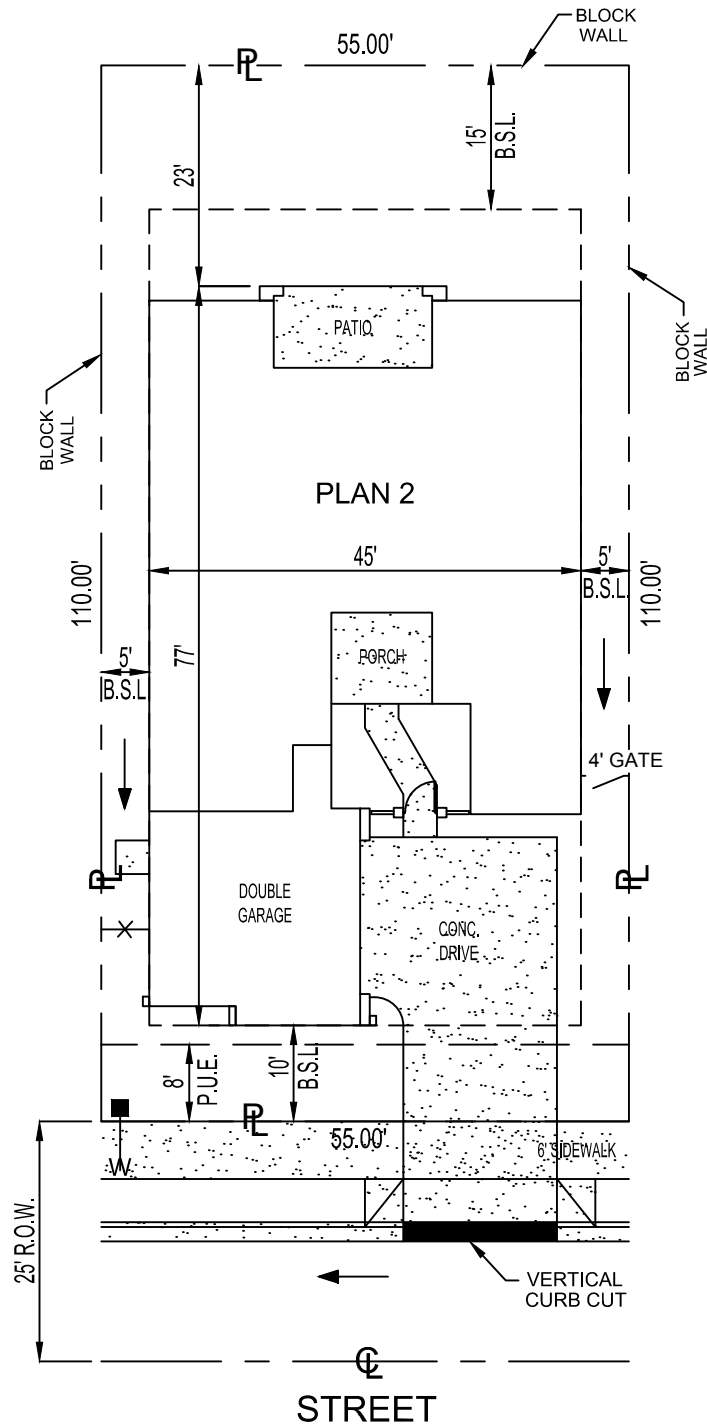
HASTINGS FARMS
 MODEL # Plan 1
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,989 sf
Garage	= 526 sf
Porch	= 100 sf
Patio	= 145 sf
First Flr. Total	= 2,760 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 45.6%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

HASTINGS FARMS
 MODEL # Plan 2
 DATE: _____

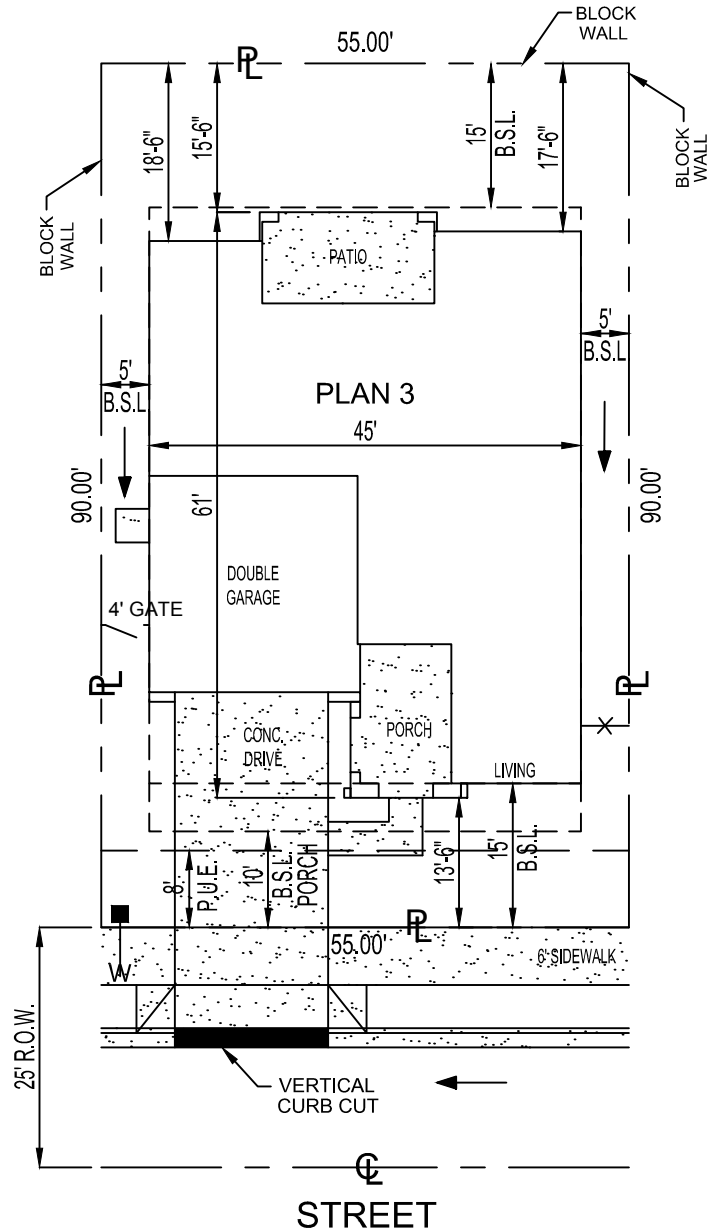


PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____

Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,604 sf
Garage	= 513 sf
Porch	= 164 sf
Patio	= 172 sf
First Flr. Total	= 2,453 sf
Lot Sq. Ft.	= 4,950 sf
Lot Cov. %	= 49.5%

SCALE: 1"=20'

LEGEND:

B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

HASTINGS FARMS

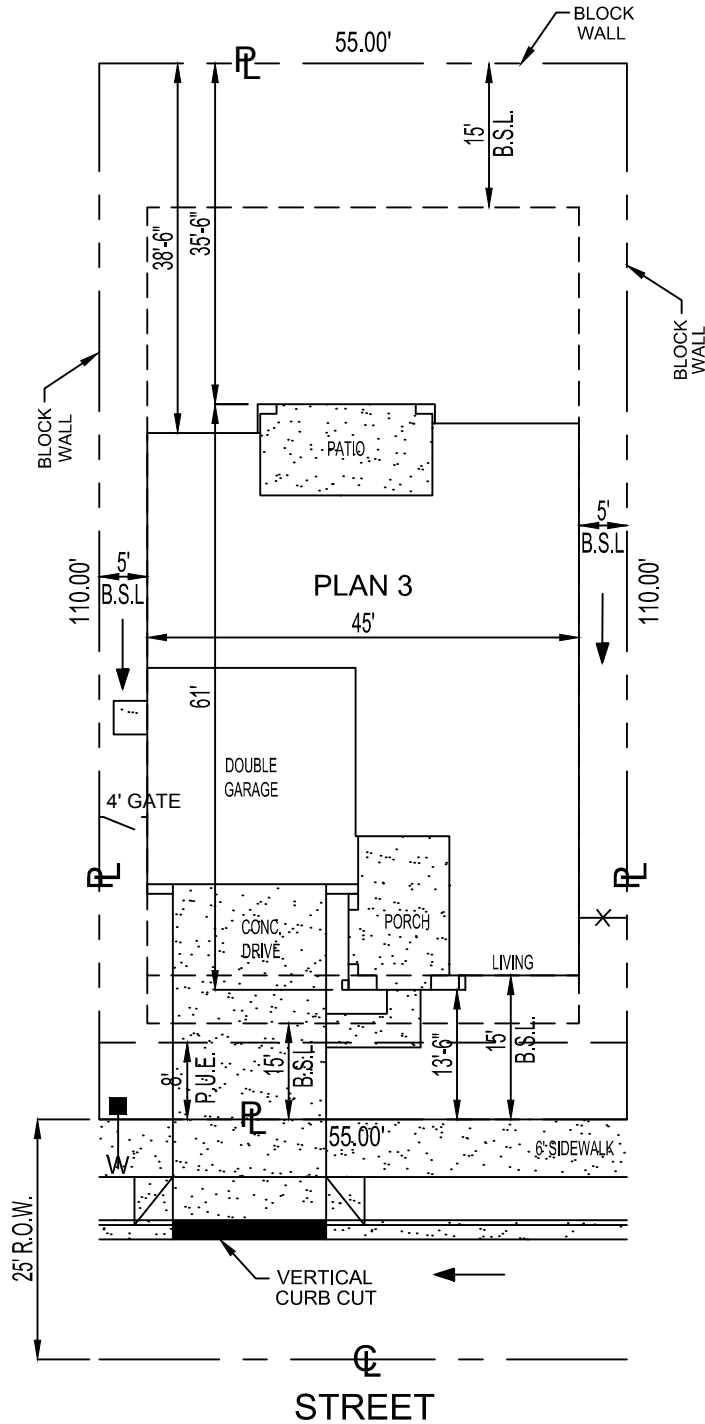
MODEL # Plan 3
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,604 sf
Garage	= 513 sf
Porch	= 164 sf
Patio	= 172 sf
First Flr. Total	= 2,453 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 40.5%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

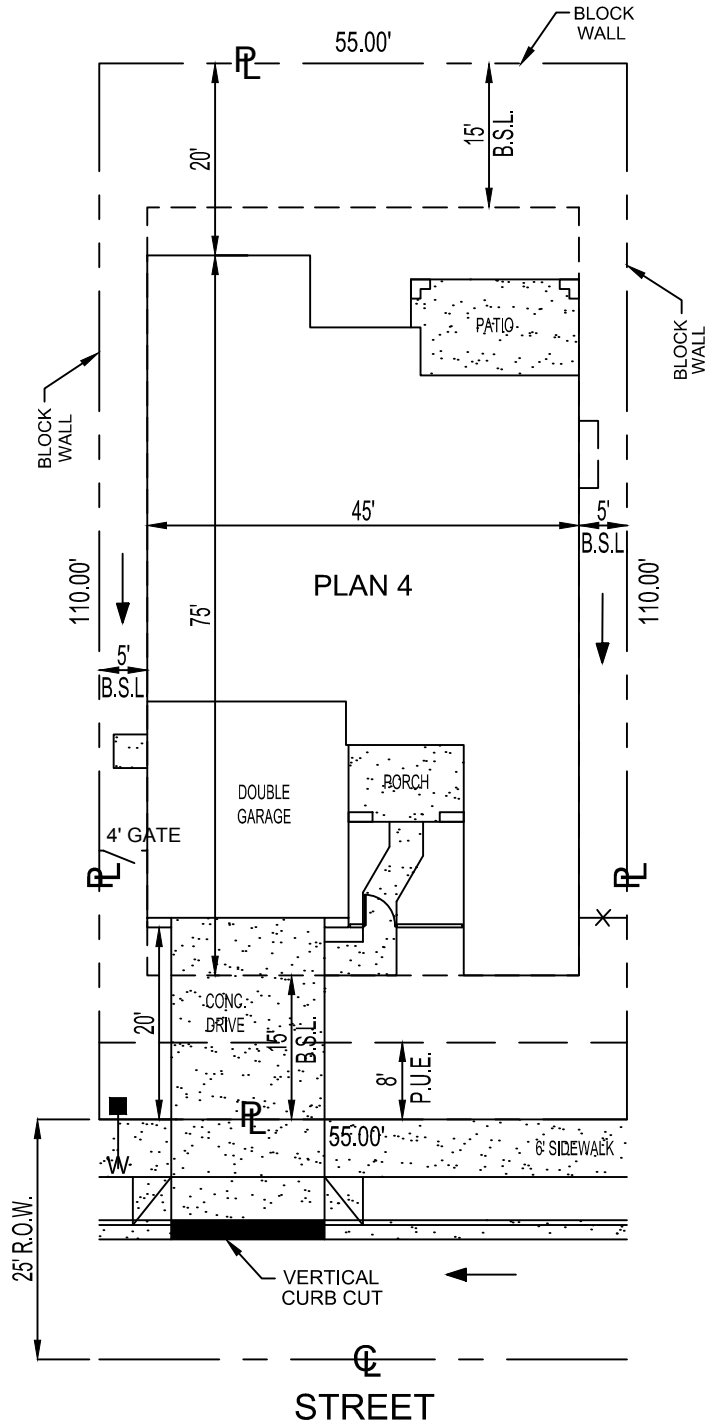
HASTINGS FARMS
 MODEL # Plan 3
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 2,193 sf
Garage	= 496 sf
Porch	= 96 sf
Patio	= 170 sf
First Flr. Total	= 2,955 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 48.8%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

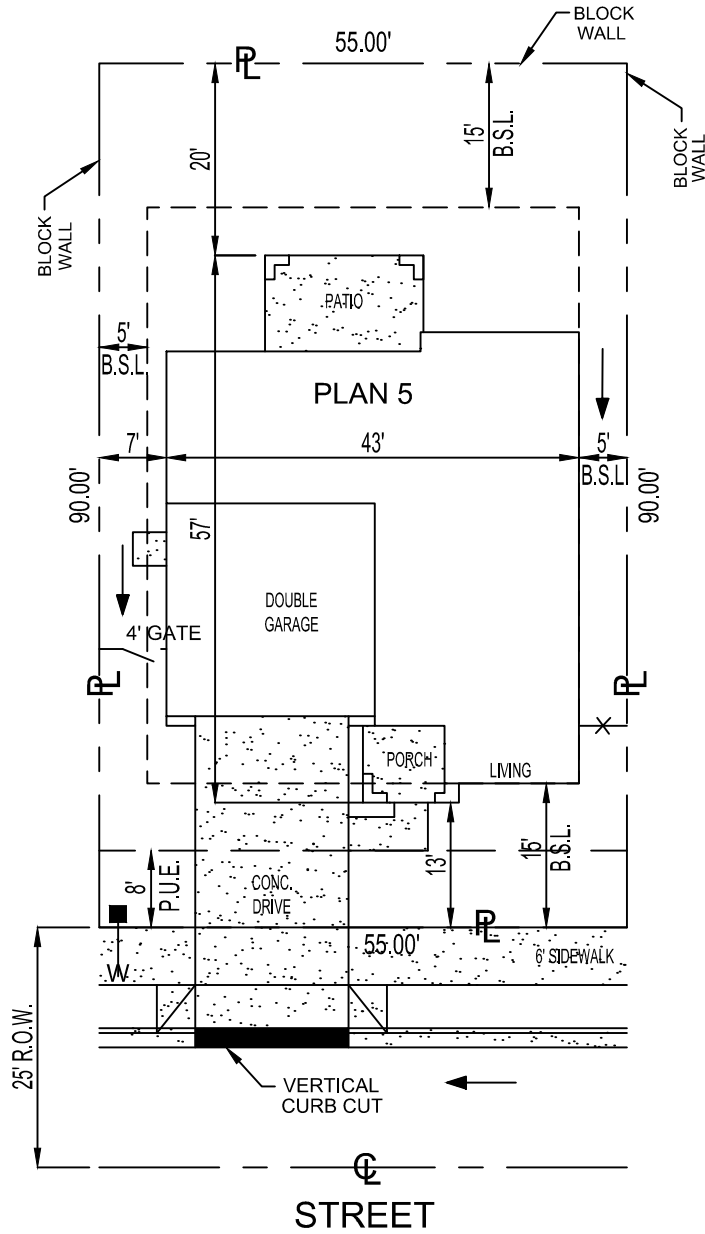
HASTINGS FARMS
 MODEL # Plan 4
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,285 sf
Second Flr Liv.	= 1,200 sf
Garage	= 497 sf
Porch	= 71 sf
Patio	= 164 sf
First Flr. Total	= 2,029 sf
Lot Sq. Ft.	= 4,950 sf
Lot Cov. %	= 41%

SCALE: 1"=20'

LEGEND:
 B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

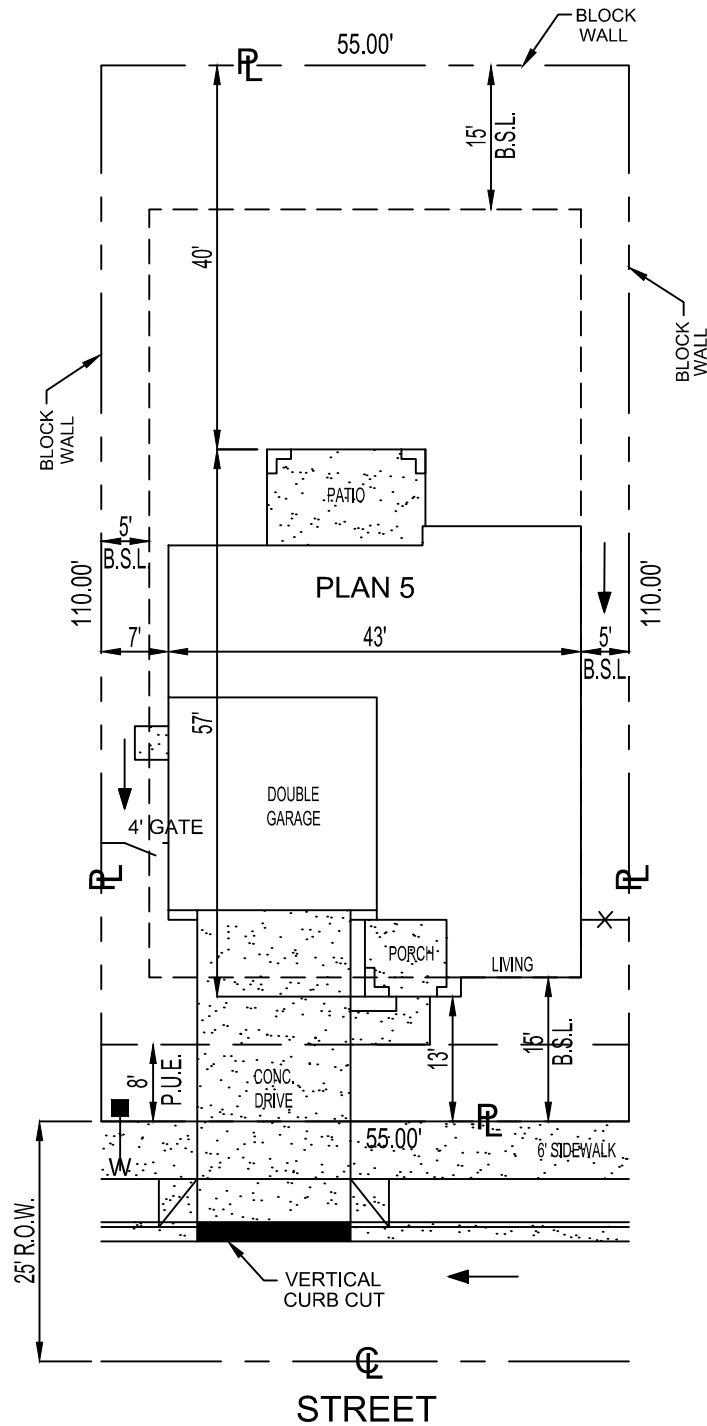
HASTINGS FARMS
 MODEL # Plan 5
 DATE: _____



PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____ Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,285 sf
Second Flr Liv.	= 1,200 sf
Garage	= 497 sf
Porch	= 71 sf
Patio	= 164 sf
First Flr. Total	= 2,029 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 33.5%

SCALE: 1"=20'

LEGEND:

B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

HASTINGS FARMS

MODEL # Plan 5
 DATE: _____

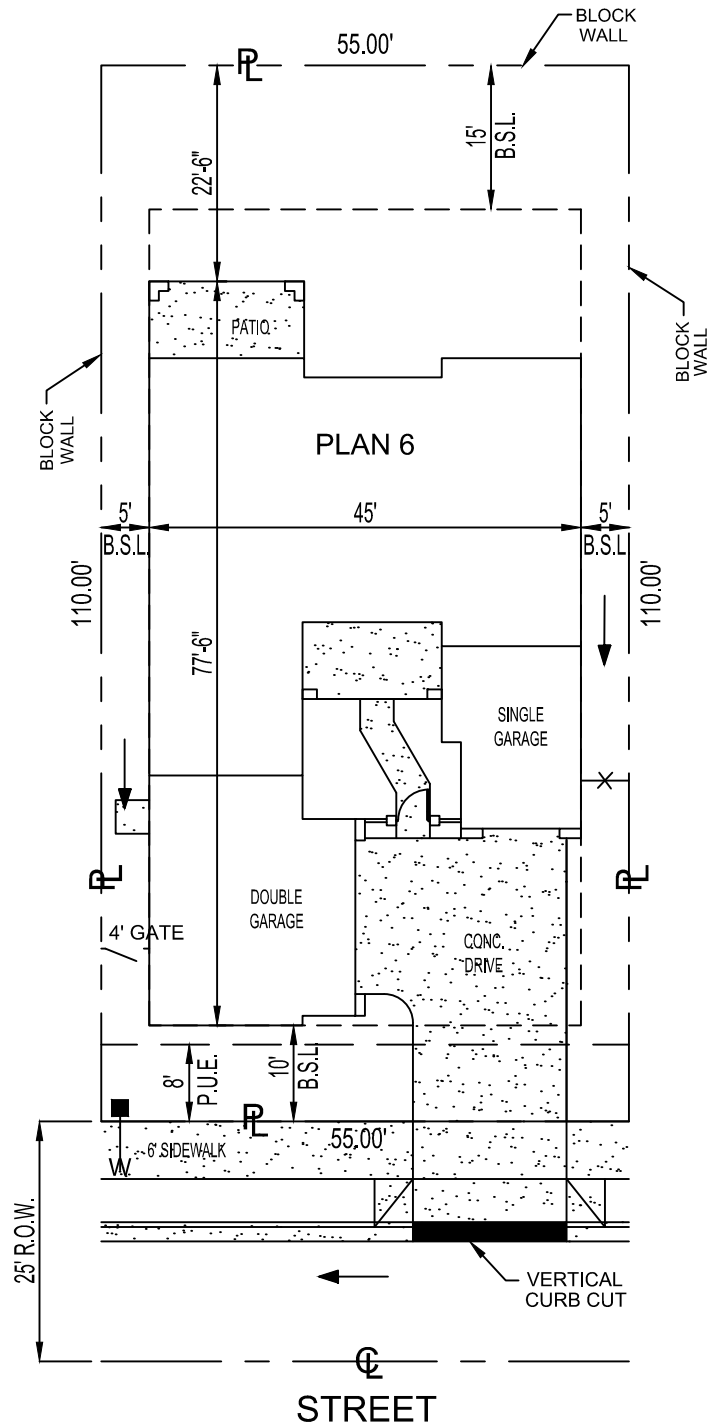


PLOT PLAN TYPICAL

Buyer(s) understand and agrees that the positioning of the home on the lot will be at the discretion of the builder, Cresleigh Homes, and per the requirements of the city which has jurisdiction over the construction of this home. Cresleigh Homes will make every reasonable effort to accommodate the request of the buyer(s) as shown on this lot layout. By signing below, buyer(s) agree that the actual setbacks may vary between 1" and 3'-0" from the dimensions and placements as shown.

Signature _____

Date _____



SETBACK INFORMATION:

FRONT
 = 10' PORCH OR SIDE ENTRY
 = 15' TO LIVING AREA
 = 20' FRONT LOAD GARAGE

REAR
 = 10' TO PATIO
 = 15' TO LIVING AREA

SIDES = 5'

LOT COV'G: 50% MAX

First Flr Liv.	= 1,498 sf
Second Flr Liv.	= 1,221 sf
Garage	= 822 sf
Porch	= 116 sf
Patio	= 129 sf
First Flr. Total	= 2,565 sf
Lot Sq. Ft.	= 6,050 sf
Lot Cov. %	= 42.4%

SCALE: 1"=20'

LEGEND:

B.S.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 P/L = Property Line
 C/L = Center Line
 R.O.W. = Right of Way
 V.T.E. = Visibility Triangle Esmt.

HASTINGS FARMS

MODEL # Plan 6
 DATE: _____



PLOT PLAN TYPICAL

Hastings Farms Parcel B - Preliminary Lot Fit Analysis

Lot #	Sq. Ft.	Conditions	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6
1	5,259		Y	NO	Y	NO	Y	NO
2	5,259		Y	NO	Y	NO	Y	NO
3	5,259		Y	NO	Y	NO	Y	NO
4	5,259		Y	NO	Y	NO	Y	NO
5	5,030		Y	NO	Y	NO	Y	NO
6	4,950		Y	NO	Y	NO	Y	NO
7	5,031		Y	NO	Y	NO	Y	NO
8	4,950		Y	NO	Y	NO	Y	NO
9	4,950		Y	NO	Y	NO	Y	NO
10	4,950		Y	NO	Y	NO	Y	NO
11	4,950		Y	NO	Y	NO	Y	NO
12	7,161		Y	Y	Y	Y	Y	Y
13	6,253		Y	Y	Y	Y	Y	Y
14	5,540		Y	Y	Y	Y	Y	Y
15	5,525		Y	Y	Y	Y	Y	Y
16	5,511		Y	Y	Y	Y	Y	Y
17	5,496		Y	Y	Y	Y	Y	Y
18	5,482		Y	Y	Y	Y	Y	Y
19	5,468		Y	Y	Y	Y	Y	Y
20	5,454		Y	Y	Y	Y	Y	Y
21	5,440		Y	Y	Y	Y	Y	Y
22	5,426		Y	Y	Y	Y	Y	Y
23	5,411		Y	Y	Y	Y	Y	Y
24	5,398		Y	Y	Y	Y	Y	Y
25	5,384		Y	Y	Y	Y	Y	Y
26	5,369		Y	Y	Y	Y	Y	Y
27	5,355		Y	Y	Y	Y	Y	Y
28	5,341		Y	Y	Y	Y	Y	Y
29	5,327		Y	Y	Y	Y	Y	Y
30	5,312		Y	Y	Y	Y	Y	Y
31	5,312		Y	NO	Y	NO	Y	NO
32	5,755		Y	Y	Y	NO	Y	Y
33	6,584		Y	Y	Y	Y	Y	Y
34	6,501		Y	Y	Y	Y	Y	Y
35	7,208		Y	Y	Y	Y	Y	Y
36	4,939		Y	NO	Y	NO	Y	NO
37	4,950		Y	NO	Y	NO	Y	NO
38	4,950		Y	NO	Y	NO	Y	NO
39	4,950		Y	NO	Y	NO	Y	NO
40	4,950		Y	NO	Y	NO	Y	NO
41	4,950		Y	NO	Y	NO	Y	NO
42	4,950		Y	NO	Y	NO	Y	NO
43	4,950		Y	NO	Y	NO	Y	NO
44	5,031		Y	NO	Y	NO	Y	NO
45	5,031		Y	NO	Y	NO	Y	NO
46	4,950		Y	NO	Y	NO	Y	NO
47	4,950		Y	NO	Y	NO	Y	NO
48	4,950		Y	NO	Y	NO	Y	NO
49	5,054		Y	NO	Y	NO	Y	NO
50	5,265		Y	NO	Y	NO	Y	NO
51	5,660		Y	Y	Y	NO	Y	Y
52	6,202		Y	Y	Y	Y	Y	Y
53	6,879		Y	Y	Y	Y	Y	Y

Hastings Farms Parcel B - Preliminary Lot Fit Analysis

Lot #	Sq. Ft.	Conditions	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6
54	6,485		Y	Y	Y	Y	Y	Y
55	5,810		Y	Y	Y	NO	Y	Y
56	5,189		Y	NO	Y	NO	Y	NO
57	4,950		Y	NO	Y	NO	Y	NO
58	4,950		Y	NO	Y	NO	Y	NO
59	4,950		Y	NO	Y	NO	Y	NO
60	4,950		Y	NO	Y	NO	Y	NO
61	4,950		Y	NO	Y	NO	Y	NO
62	4,947		Y	NO	Y	NO	Y	NO
63	6,140		Y	Y	Y	Y	Y	Y
64	5,601		Y	Y	Y	NO	Y	NO
65	5,167		Y	NO	Y	NO	Y	NO
66	4,950		Y	NO	Y	NO	Y	NO
67	4,950		Y	NO	Y	NO	Y	NO
68	4,950		Y	NO	Y	NO	Y	NO
69	4,950		Y	NO	Y	NO	Y	NO
70	5,031		Y	NO	Y	NO	Y	NO
71	5,577		Y	Y	Y	NO	Y	NO
72	4,950		Y	NO	Y	NO	Y	NO
73	4,950		Y	NO	Y	NO	Y	NO
74	4,950		Y	NO	Y	NO	Y	NO
75	4,950		Y	NO	Y	NO	Y	NO
76	4,950		Y	NO	Y	NO	Y	NO
77	4,950		Y	NO	Y	NO	Y	NO
78	4,950		Y	NO	Y	NO	Y	NO
79	4,950		Y	NO	Y	NO	Y	NO
80	4,950		Y	NO	Y	NO	Y	NO
81	4,950		Y	NO	Y	NO	Y	NO
82	4,950		Y	NO	Y	NO	Y	NO
83	4,950		Y	NO	Y	NO	Y	NO
84	4,950		Y	NO	Y	NO	Y	NO
85	4,950		Y	NO	Y	NO	Y	NO
86	4,950		Y	NO	Y	NO	Y	NO
87	4,950		Y	NO	Y	NO	Y	NO
88	4,950		Y	NO	Y	NO	Y	NO
89	4,950		Y	NO	Y	NO	Y	NO
90	5,031		Y	NO	Y	NO	Y	NO
91	6,151		Y	Y	Y	Y	Y	Y
92	6,050		Y	Y	Y	Y	Y	Y
93	6,050		Y	Y	Y	Y	Y	Y
94	6,050		Y	Y	Y	Y	Y	Y
95	6,050		Y	Y	Y	Y	Y	Y
96	6,050		Y	Y	Y	Y	Y	Y
97	6,050		Y	Y	Y	Y	Y	Y
98	6,050		Y	Y	Y	Y	Y	Y
99	6,050		Y	Y	Y	Y	Y	Y
100	6,050		Y	Y	Y	Y	Y	Y
101	6,050		Y	Y	Y	Y	Y	Y
102	6,050		Y	Y	Y	Y	Y	Y
103	6,050		Y	Y	Y	Y	Y	Y
104	6,050		Y	Y	Y	Y	Y	Y
105	6,050		Y	Y	Y	Y	Y	Y
106	6,050		Y	Y	Y	Y	Y	Y

Hastings Farms Parcel B - Preliminary Lot Fit Analysis

Lot #	Sq. Ft.	Conditions	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6
107	6,050		Y	Y	Y	Y	Y	Y
108	6,051		Y	Y	Y	Y	Y	Y
109	7,299		Y	Y	Y	Y	Y	Y
110	7,151		Y	Y	Y	Y	Y	Y
111	6,151		Y	Y	Y	Y	Y	Y
112	6,050		Y	Y	Y	Y	Y	Y
113	6,050		Y	Y	Y	Y	Y	Y
114	6,050		Y	Y	Y	Y	Y	Y
115	6,050		Y	Y	Y	Y	Y	Y
116	6,050		Y	Y	Y	Y	Y	Y
117	6,050		Y	Y	Y	Y	Y	Y
118	6,050		Y	Y	Y	Y	Y	Y
119	6,050		Y	Y	Y	Y	Y	Y
120	6,050		Y	Y	Y	Y	Y	Y
121	6,048		Y	Y	Y	Y	Y	Y
122	6,050		Y	Y	Y	Y	Y	Y
123	6,050		Y	Y	Y	Y	Y	Y
124	6,050		Y	Y	Y	Y	Y	Y
125	6,050		Y	Y	Y	Y	Y	Y
126	6,050		Y	Y	Y	Y	Y	Y
127	6,051		Y	Y	Y	Y	Y	Y
128	6,151		Y	Y	Y	Y	Y	Y
129	6,050		Y	Y	Y	Y	Y	Y
130	6,050		Y	Y	Y	Y	Y	Y
131	6,050		Y	Y	Y	Y	Y	Y
132	6,050		Y	Y	Y	Y	Y	Y
133	6,050		Y	Y	Y	Y	Y	Y
134	6,050		Y	Y	Y	Y	Y	Y
135	6,050		Y	Y	Y	Y	Y	Y
136	6,050		Y	Y	Y	Y	Y	Y
137	6,050		Y	Y	Y	Y	Y	Y
138	6,050		Y	Y	Y	Y	Y	Y
139	6,050		Y	Y	Y	Y	Y	Y
140	6,050		Y	Y	Y	Y	Y	Y
141	6,050		Y	Y	Y	Y	Y	Y
142	6,151		Y	Y	NO	Y	NO	NO
143	6,151		Y	Y	NO	Y	NO	NO
144	6,050		Y	Y	NO	Y	NO	NO
145	6,050		Y	Y	NO	Y	NO	NO
146	6,050		Y	Y	NO	Y	NO	NO
147	6,050		Y	Y	NO	Y	NO	NO
148	6,050		Y	Y	NO	Y	NO	NO
149	6,050		Y	Y	NO	Y	NO	NO
150	6,050		Y	Y	NO	Y	NO	NO
151	6,398		Y	Y	NO	Y	NO	NO
152	5,101		Y	Y	NO	Y	NO	NO
153	6,099		Y	Y	NO	Y	NO	NO
154	6,096		Y	Y	NO	Y	NO	NO
155	6,087		Y	Y	NO	Y	NO	NO
156	6,077		Y	Y	NO	Y	NO	NO
157	6,067		Y	Y	NO	Y	NO	NO
158	6,067		Y	Y	NO	Y	NO	NO
159	6,073		Y	Y	NO	Y	NO	NO

Hastings Farms Parcel B - Preliminary Lot Fit Analysis

Lot #	Sq. Ft.	Conditions	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6
160	6,080		Y	Y	NO	Y	NO	NO
161	6,089		Y	Y	NO	Y	NO	NO
162	6,108		Y	Y	NO	Y	NO	NO
163	6,128		Y	Y	NO	Y	NO	NO
164	6,148		Y	Y	NO	Y	NO	NO
165	6,140		Y	Y	NO	Y	NO	NO
166	6,120		Y	Y	NO	Y	NO	NO
167	6,099		Y	Y	NO	Y	NO	NO
168	6,134		Y	Y	NO	Y	NO	NO

Lots 151-168 are limited to 1-story homes.

C = Corner Lot

Note: No more than two consecutive lots are permitted to have two-story homes.

Note: The same elevations shall not be utilized across from or adjacent to each other.