Arroyo Vista

A residential
Planned Area Development

Located on 158 acres at the southwest corner of
McCartney and Peart Roads

Development Plan / Development Guide
for a PAD rezoning request submitted to the
City of Casa Grande

Date Prepared/Submitted: November 1, 2001
Revised: December 10, 2001

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McCartney and Peart Roads

Development Plan / Development Guide
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to the City of Casa Grande

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14816
CARLTON F.
BECKSTEAD
12-10-01
Date Signed
ARIZONA, U.S.A.

Date Prepared/Submitted: November 1, 2001
Revised : December 10, 2001

Purpose of Request

Arroyo Vista is a proposed 158-acre residential community located at the southwest corner of McCartney Road and Peart Road in the northeast Casa Grande area. This Development Guide is provided as a supplement to the PAD rezoning application for the subject site and is intended to demonstrate the overall standards proposed for this development.

The purpose of the related PAD rezoning application is to request a zone change for the **Arroyo Vista** site from UR (Urban Ranch) to PAD (Planned Area Development).

Project Description

Arroyo Vista has been carefully planned to create a high-quality living environment within the City of Casa Grande. The **Arroyo Vista** community will consist of 509 site-built single-family detached lots/homes, along with significant open space which will include passive and active recreational opportunities such as a private trail system.

As depicted in the Casa Grande General Plan, the property upon which **Arroyo Vista** is proposed is designated for Low-density Residential land use, which allows a density of 1.4 to 4.0 dwelling units per acre. As proposed, **Arroyo Vista** consists of 509 single-family lots/homes on approximately 158 gross acres, for an overall gross density of 3.22 dwelling units per acre, which is actually below the allowed density under the Low-density Residential land use designation. The net density (minus arterial rights of way) is 3.37 DU/AC. **Arroyo Vista** is generally divided into four separate development 'parcels' as depicted on the Preliminary Development Plan submitted with this PAD rezoning application (**Exhibit "A"**). Each 'parcel' is characterized by a particular minimum lot size as noted below in Table 1.

Table 1
Lot Sizes by Parcel

Parcel	Min. Lot Size	Min. Lot Width	Min. Lot Depth
A	6,050 s.f.	55'	110'
B	6,660 s.f.	60'	110'
C	7,150 s.f.	65'	110'
D	7,700 s.f.	70'	110'

The minimum lot size within **Arroyo Vista** is 6,050 square feet. The average lot size is 7,654 square feet, and the maximum size of any lot within the site is 15,920 square feet. The average area per dwelling unit, inclusive of open space, is 10,338 square feet. Lots less than 7,000 square feet comprise approximately 25% of the total number of lots within **Arroyo Vista**, while lots in excess of 8,000 square feet comprise approximately 25% of the total number of lots within **Arroyo Vista**, as noted within Table 2.
Note: The number of lots within this development can not be finalized until subdivision platting is underway Final lot counts will not exceed those indicated in this PAD Guide.

Arroyo Vista

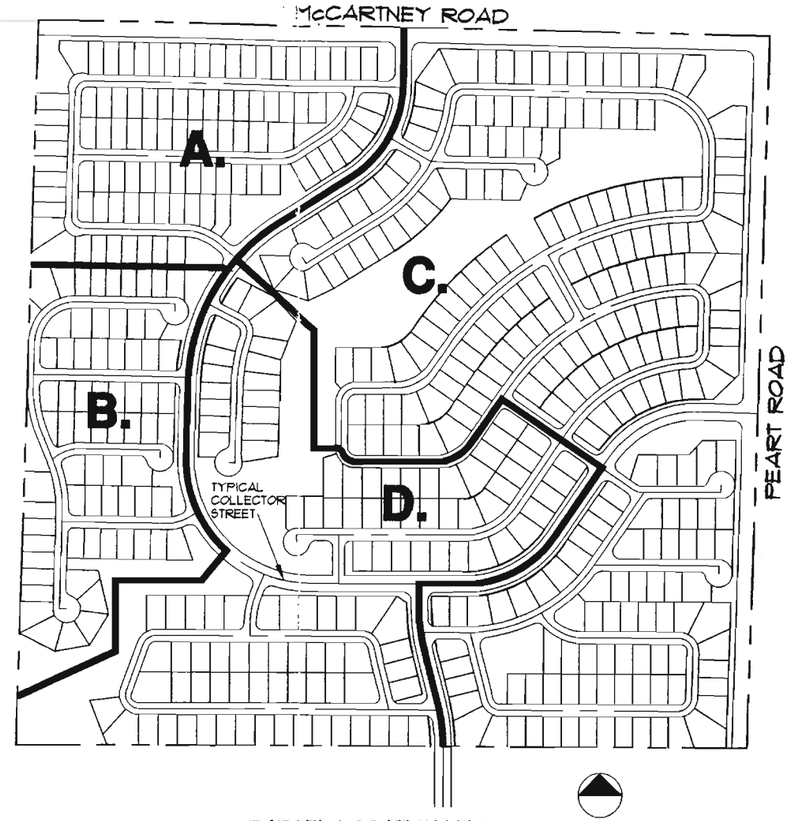
PRELIMINARY DEVELOPMENT PLAN

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA

TRACT TABLE

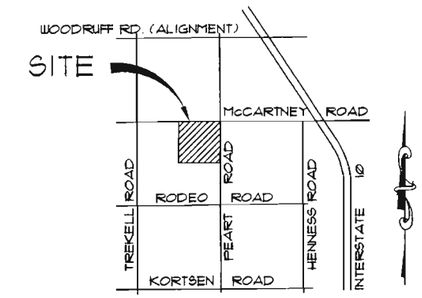
TRACT	AREA (ACRES)	USE
"A"	13.88 AC.	O.S. / RET. / REC.
"B"	5.28 AC.	O.S. / RET. / REC.
"C"	0.35 AC.	O.S. / LANDSCAPE
"D"	0.26 AC.	O.S. / LANDSCAPE
"E"	0.71 AC.	O.S. / RET.
"F"	0.23 AC.	O.S. / L.S.
"G"	0.97 AC.	O.S. / RET.
"H"	1.14 AC.	O.S. / RET.
"I"	0.79 AC.	O.S. / L.S.
"J"	2.35 AC.	O.S. / L.S.
"K"	0.25 AC.	O.S. / L.S.
"L"	1.60 AC.	O.S. / L.S.
"M"	0.94 AC.	O.S. / RET.
"N"	0.13 AC.	O.S. / L.S.
"O"	0.32 AC.	O.S. / L.S.
"P"	0.04 AC.	O.S. / L.S.
"Q"	0.41 AC.	O.S. / L.S.
"R"	0.44 AC.	O.S. / L.S.
"S"	0.13 AC.	O.S. / L.S.
"T"	0.19 AC.	O.S. / L.S.
"U"	0.11 AC.	O.S. / L.S.
TOTAL OPEN SPACE *	30.11 AC.	

* O.S. / RET. = OPEN SPACE, RETENTION



PARCEL LOCATION MAP

NORTH
NO SCALE



VICINITY MAP
NO SCALE

DEVELOPMENT STANDARDS

PARCEL	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA	FRONT LIVING	SETBACK GARAGE	INTERIOR SETBACK	CORNER SIDE SETBACK	REAR YARD SETBACK	LOT COVERAGE	NO. OF LOTS
A	55'	110'	6,050 S.F.	20'	20'/15'*	5'/10'	15'	20'	50%	95
B	60'	110'	6,660 S.F.	20'	20'/15'*	5'/10'	15'	20'	50%	67
C	65'	110'	7,150 S.F.	20'	20'/15'*	5'/10'	15'	20'	50%	237
D	70'	110'	7,700 S.F.	20'	20'/15'*	5'/10'	15'	20'	50%	110

* 15' ALLOWED FOR SIDE ENTRACE GARAGE ONLY

SITE DATA

LEGAL DESCRIPTION LOTS 1 & 2 AND SOUTH 1/2, N.E. 1/4, SECTION 4, T6S-R6E G.&S.R.M., PINAL COUNTY, AZ. EXCEPT THE SOUTH 150' OF THE SOUTH 1/2, N.E. 1/4

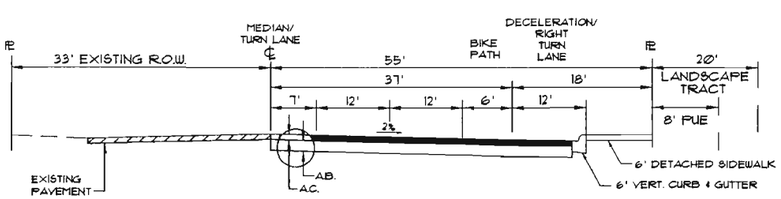
EXISTING ZONING	U.R.
PROPOSED ZONING	P.A.D.
GROSS SITE AREA	157.96 AC.
OPEN SPACE PROVIDED (1311,591.60 S.F.)	30.11 AC.
% OF SITE	19.06 %
GROSS DENSITY	3.22 DU/AC.
NET DENSITY	3.37 DU/AC.

LOT AREA TABLE

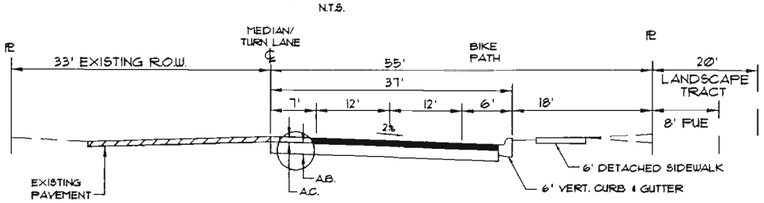
TOTAL NUMBER OF LOTS	509	% TOTAL
LOTS LESS THAN 7,000 S.F.	125	25%
LOTS 7,000 S.F. - 8,000 S.F.	246	48%
LOTS GREATER THAN 8,000 S.F.	138	27%
SMALLEST LOT SIZE	6,050 S.F.	
LARGEST LOT SIZE	15,920 S.F.	

TYPICAL STREET SECTIONS

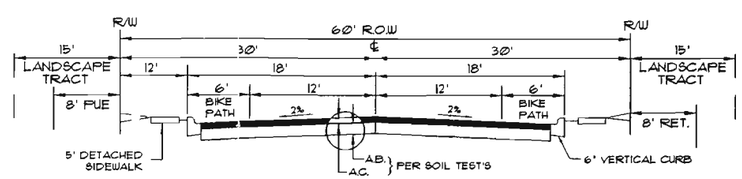
NO SCALE



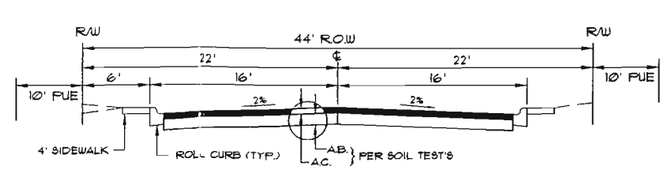
McCARTNEY AND PEART ROADS (DECELERATION LANE)
(LOOKING EAST) (LOOKING SOUTH)
CROSS SECTION
N.T.S.



McCARTNEY AND PEART ROADS (MINOR ARTERIAL)
(LOOKING EAST) (LOOKING SOUTH)
CROSS SECTION
N.T.S.



COLLECTOR STREET
CROSS SECTION
N.T.S.



LOCAL STREET & CUL-DE-SAC
CROSS SECTION
N.T.S.

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 14816
CARLTON F. BECKSTEAD
12/1/06

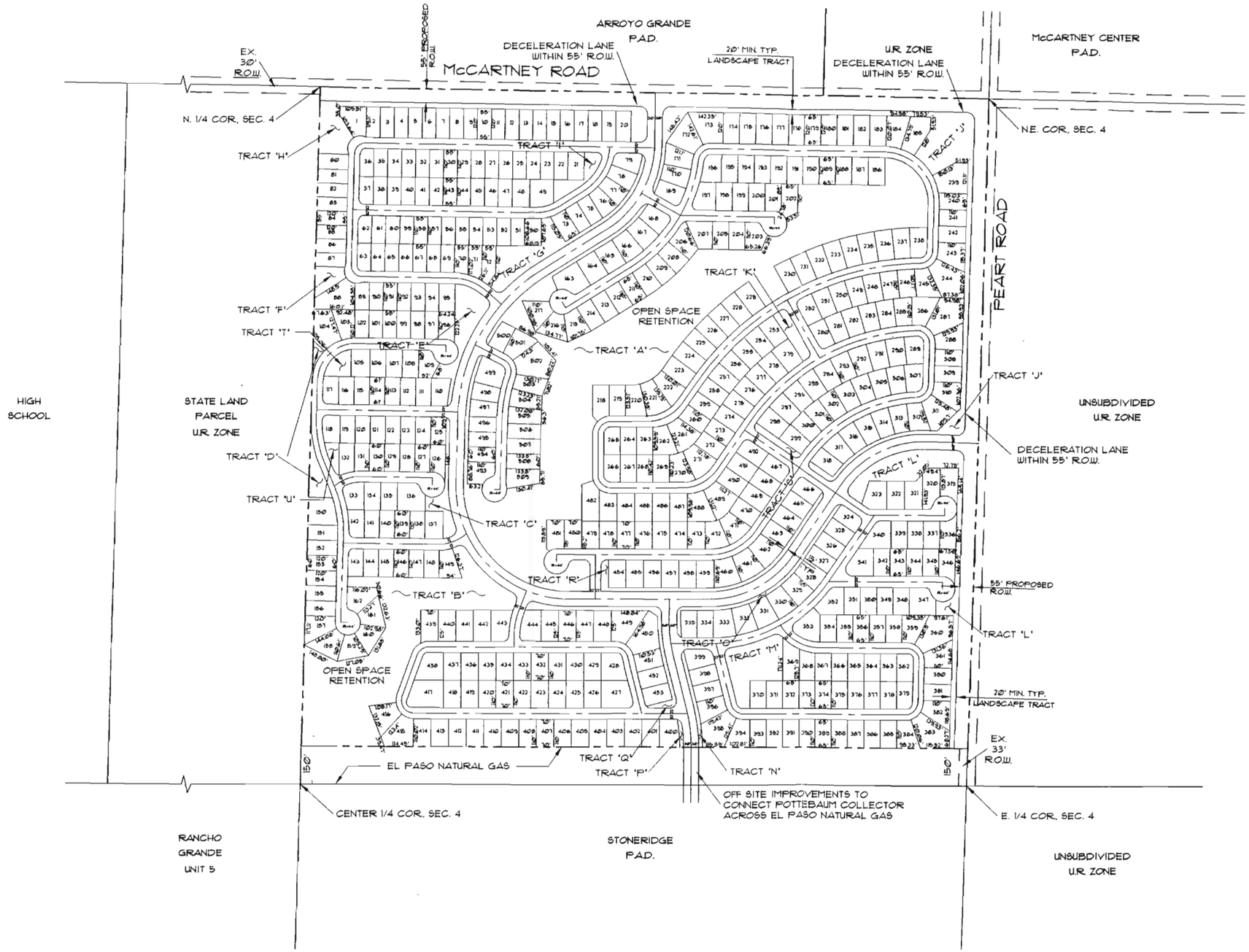
FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3335

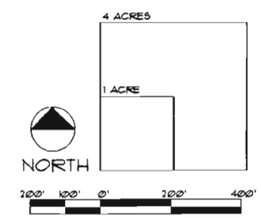
EXHIBIT 'A'
SHEET 1 OF 2
FFE #354-01

Arroyo Vista

PRELIMINARY DEVELOPMENT PLAN

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA





GRAPHIC SCALE

SCALE 1"=200'

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4,10 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14816 CARLTON F. BECKSTEAD 12/16/02 ARIZONA U.S.A.

FLEET • FISHER ENGINEERING, INC.
4050 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3338

EXHIBIT 'A'
SHEET 2 OF 2
FFE #354-01

Table 2 Overall Lot Sizes		
# Lots	Size Range	% of Total
128	< 7,000 s.f.	25%
253	7,000 – 8,000 s.f.	50%
128	> 8,000 s.f.	25%

Residential Subdivision Design

Arroyo Vista has been designed with short loop roads, curvilinear streets and cul-de-sacs, along with centralized, useable and highly visible open space. The entrance roads and local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic-calming measure. To maximize visual impact for the community and to encourage the use and supervision of shared open space areas, many of the interior streets and development parcel entrance roads terminate with views into open space areas. The interior collector street system is designed as a loop roadway to minimize cut-through traffic, and provides for a future connection to the residential developments to the south. Entry monumentation and theme walls provide for unifying design themes within **Arroyo Vista**. In order to improve the overall appearance of the community as well as create a unifying design element within **Arroyo Vista**, where possible corner lots are designed with an adjacent landscape tract. This landscape tract is to be maintained by the homeowners' association. A PAD Plat shall not be required for this PAD. Preliminary and Final Subdivision Plats are required for this subdivision. All plats shall comply with the City Subdivision regulations.

Details regarding the specific subdivision and home development standards, as well as a discussion of this project's conformance to Casa Grande's PAD Residential Design Standards, are noted in Appendix 'A' attached to this Development Guide. **Exhibit "B"** illustrates proposed entry monuments.

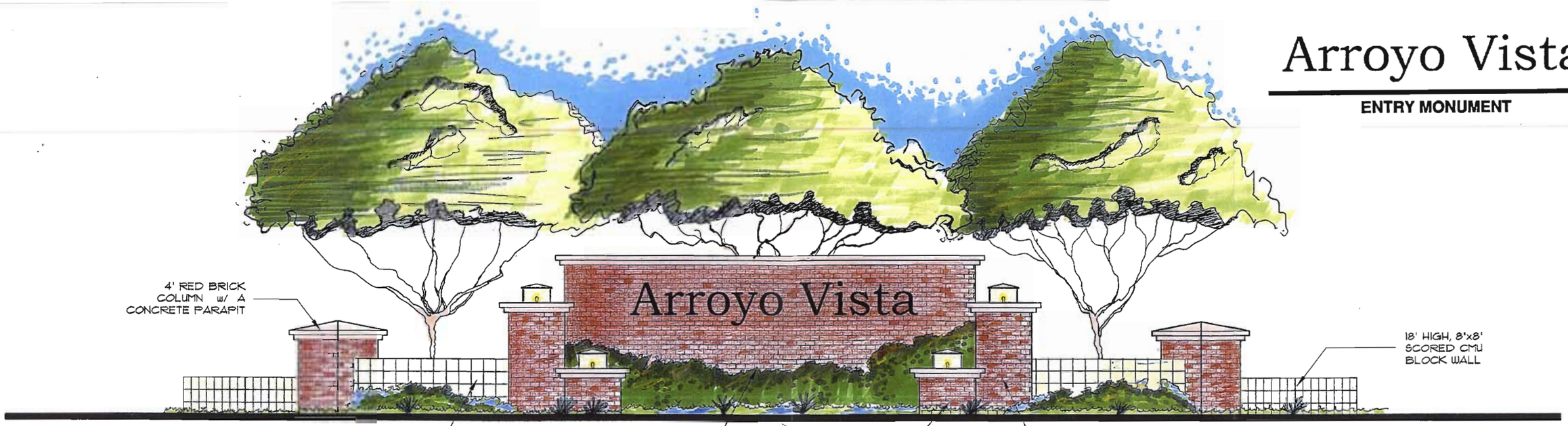
Open Space and Landscaping

Over 30 acres of open space is proposed within **Arroyo Vista**, which equates to over 19% of the project site area. All open space areas will be landscaped and maintained by the homeowners' association, and are designed to enhance recreational opportunities for all of the residents within **Arroyo Vista**.

Open space is concentrated in a centralized area which roughly bisects the subject site in a southwest to northeast orientation, creating an inviting recreational area and pedestrian corridor. This open space area 'opens' to the intersection of McCartney and Peart Roads, further defining the **Arroyo Vista** community by providing for an attractive community entrance opportunity and focal point (**Exhibit "C"**). Within this area there will be a concrete multi-use pathway along with recreational amenities such as playfields,

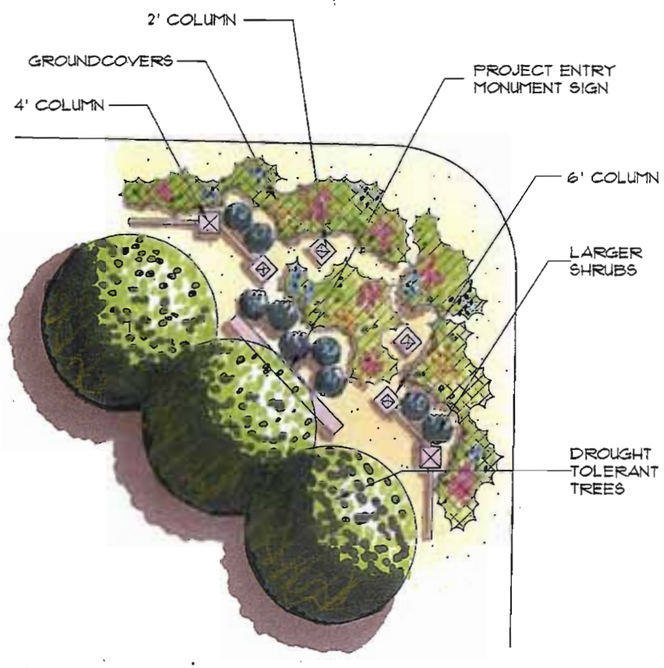
Arroyo Vista

ENTRY MONUMENT

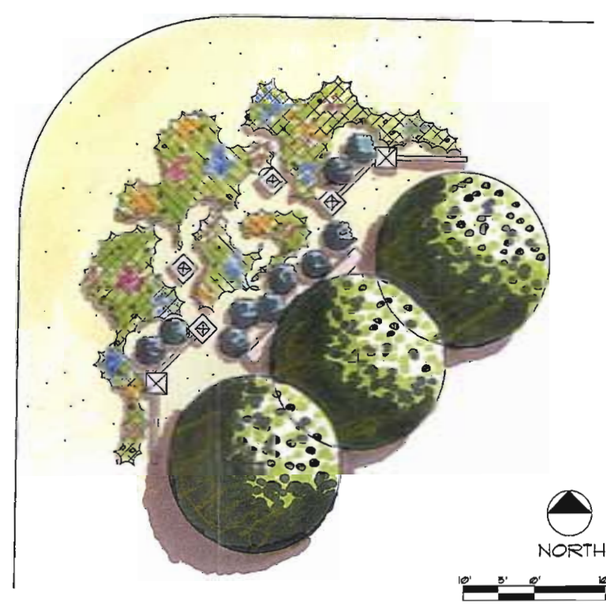


ENTRY MONUMENT
(ELEVATION VIEW)

NTS



ENTRY MONUMENT
(PLAN VIEW)



NORTH

10' 5' 0' 10' 20'

GRAPHIC SCALE

SCALE 1"=10'

ENTRY MONUMENT LOCATION MAP
NO SCALE

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14815 CARLTON F. BECKSTEAD 11/16/01 ARIZONA U.S.A.

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3335

EXHIBIT 'B'
SHEET 1 OF 1
FFE #354-01

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Arroyo Vista

COMMUNITY ELEMENTS

TOT LOT/OPEN SPACE PERSPECTIVE

NTS

NEIGHBORHOOD OPEN SPACE PLAN
(CLOSE UP PLAN VIEW)

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14816 CARLTON F. BECKSTEAD 11/1/01 ARIZONA U.S.A.

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3335

EXHIBIT 'C'
SHEET 1 OF 1
FFE #354-01

concrete courts, playground equipment, ramadas, picnic areas and barbeque facilities. Additional open space areas, many containing recreational amenities as noted previously, are strategically located throughout each development parcel and are designed to accommodate more neighborhood-oriented recreational needs. These open spaces are connected by concrete walkways which serve to physically and visually tie together the individual **Arroyo Vista** neighborhoods and create a sense of community. The internal multi-use path and walkway network shall be designed to provide safe and convenient connections/linkages to all open spaces and the adjacent regional pathway system proposed for the El Paso natural gas property. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. The main entry into the project terminates with a view into central open space area in order to create a dramatic entry to the project. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for active and passive recreation.

Landscaping is also proposed along the perimeter of **Arroyo Vista** adjacent to McCartney and Peart Roads, within a 20'-wide landscape tract (plus any unused right-of-way) located between the back-of-sidewalk and the perimeter subdivision screening wall.

Plant material selections reflect the native vegetation of Arizona, are drought-tolerant, and will conform with the City's adopted landscaping Ordinance. A conceptual landscape plan is included as **Exhibit "D"** with this Development Guide. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.

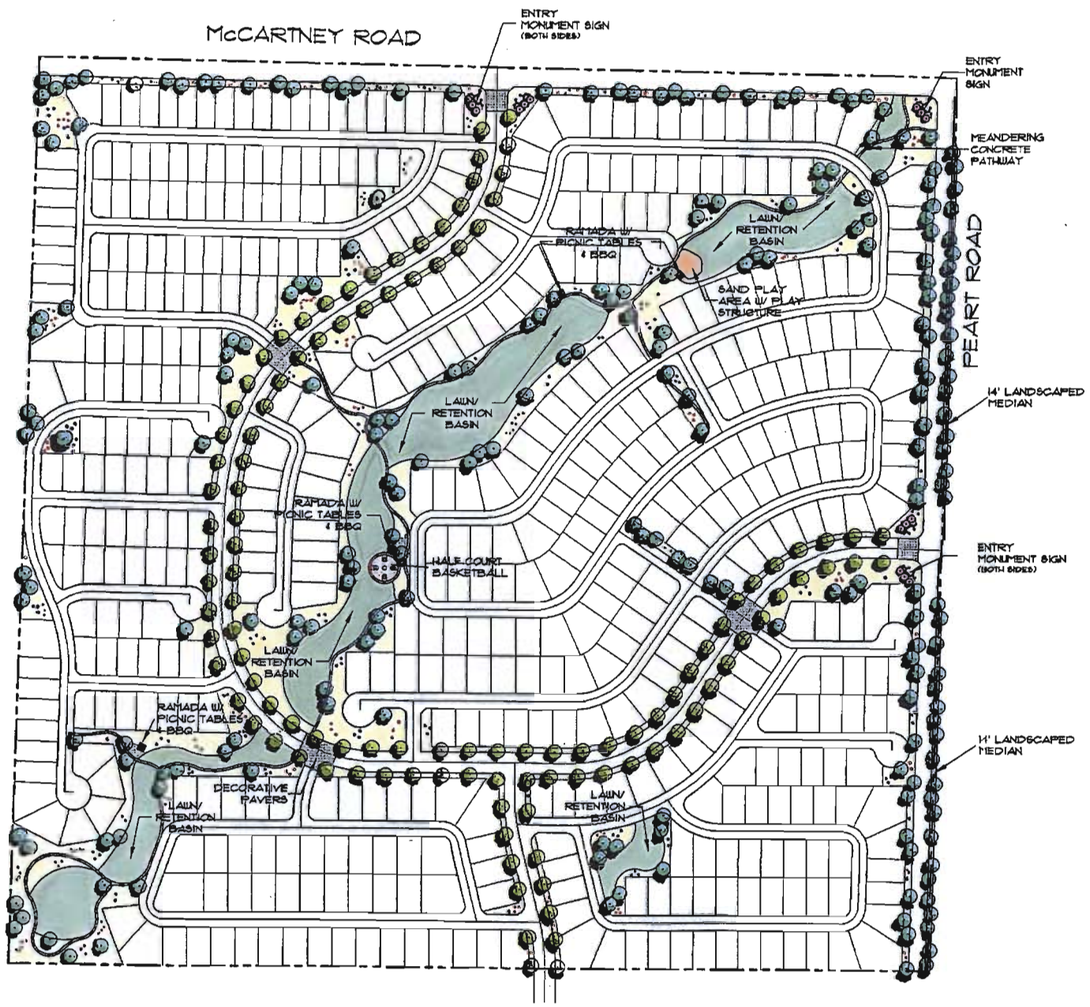
As the site has been utilized for agricultural production, there are no large (specimen type) desert trees or cacti existing on the site that can be salvaged.

Front yard landscaping for each individual lot will be required of each home/lot within 3 weeks of occupancy of the home and will be maintained by the individual homebuyer. The developer will provide to the homebuyer a wide and varied (minimum 4 standard plans) selection of front yard landscape packages designed to create visual diversity along the streetscape, and these packages will include a variety of water-conserving trees, shrubs, accents, ground covers, and vines. Berming and "river run designs will be among the standard plans provided. Turf will not be offered by the developer/homebuilder as a front-yard landscape option. Decomposed granite or river rock will cover all exposed areas. Each of the 4 standard front yard landscape plans will be presented to the planning director for review and approval.

Subdivision screening walls (height of 6') are proposed along the rear of all lots within **Arroyo Vista**. The perimeter of **Arroyo Vista** will utilize an upgraded screening wall that will be constructed of masonry with red brick columns. Additionally, the rear of those lots adjacent to major open space areas will be constructed with a combination block wall/view fence (4' high block with 2' high wrought iron view fence). Illustrative examples of the proposed screening walls are included as **Exhibit "E"** with this

Arroyo Vista

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE PALLETTE

TREES (MINIMUM SIZE - 24" BOX)

FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
PINUS HALIPENSIS	ALEPPO PINE
ULMUS PARVIFOLIA	EVERGREEN ELM
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK

ACACIA SMALLII	SWEET ACACIA
CERCIDIUM FLORIDUM	PALO VERDE
OLNEYA TESOTA	IRONWOOD
PROSOPIS CHILENSIS	CHILEAN MESQUITE

SHRUBS (MINIMUM SIZE - 5 GALLON)

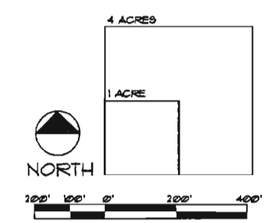
CAESALPINIA PULCHERRIMA	BIRD OF PARADISE
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CASSIA NEMOPHILA	CASSIA
DALEA SP.	INDIGO BUSH
REULLIA PENINSULARIS	BAJA RUELLIA
SALVIA GREGGII	RED SALVIA
TECOMA STANS	ARIZONA YELLOW BELLS

GROUNDCOVERS (MINIMUM SIZE - 1 GALLON)

AGAVE AMERICANA	CENTURY PLANT
BOUGAINVILLEA SP.	BOUGAINVILLEA
GAZANIA SP.	GAZANIA
LANTANA SP.	LANTANA
RUELLIA 'KATIE'	KATIE RUELLIA
VERBENIA SP.	VERBENIA
YUCCA RECURVIFOLIA	CURVED LEAF YUCCA

LAWN/RETENTION BASIN AREAS

ALL LAWN AREAS TO BE SEEDED BERMUDA



GRAPHIC SCALE

SCALE 1"=200'

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

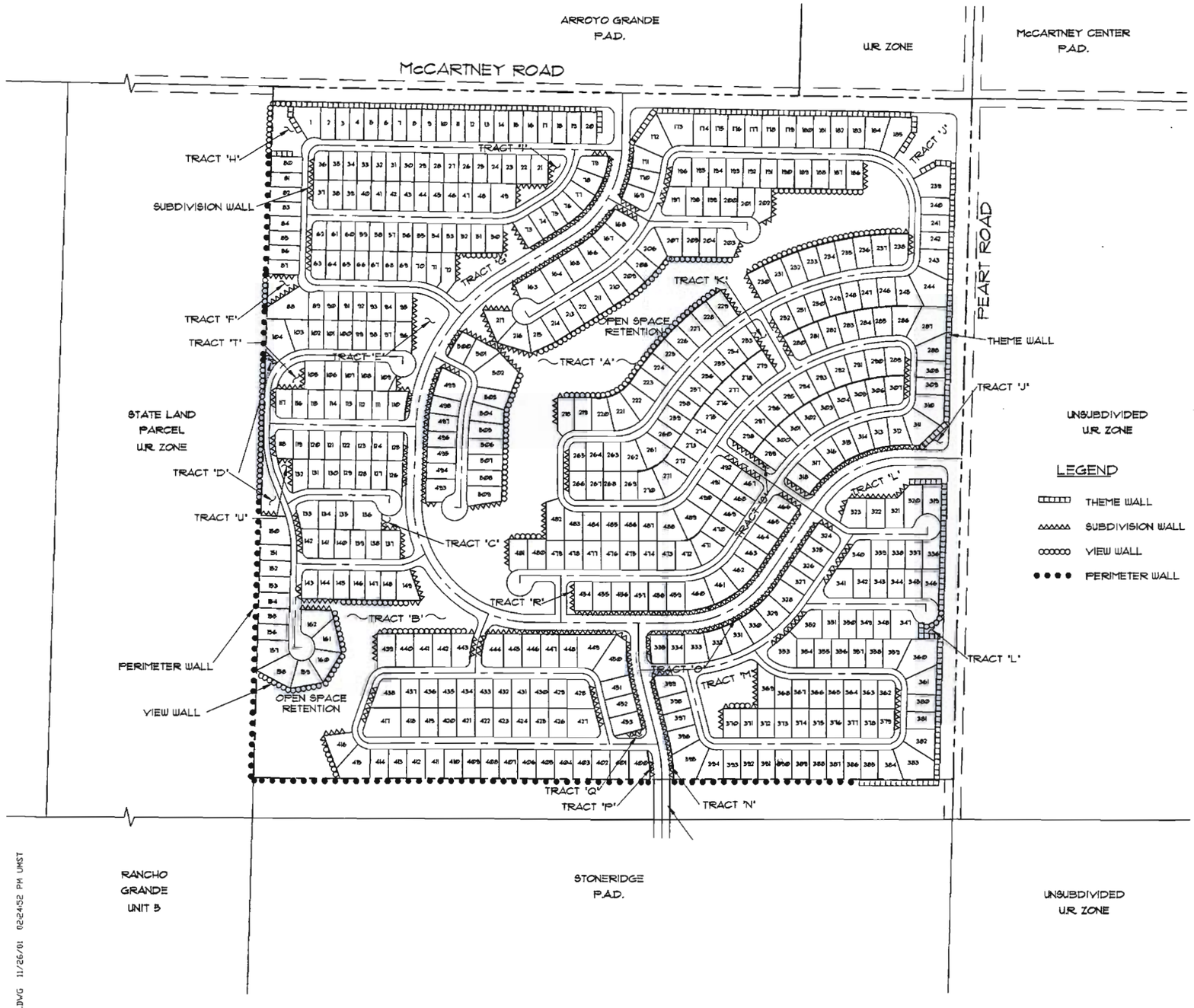
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14815 CARLTON F. BECKSTEAD

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3335

EXHIBIT "D"
SHEET 1 OF 1
FFE #354-01

Arroyo Vista

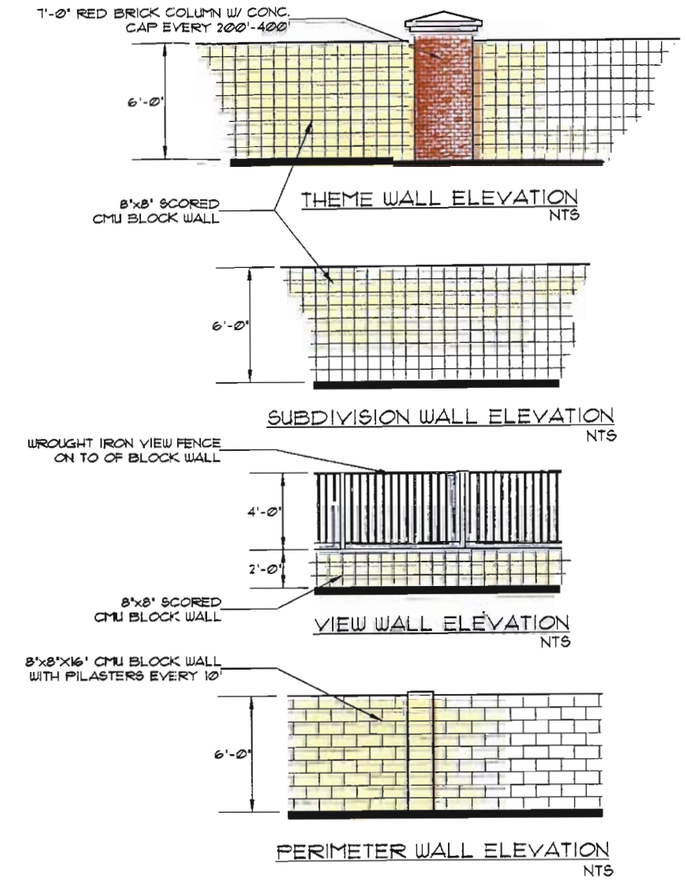
A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA



LEGEND

- THEME WALL
- SUBDIVISION WALL
- VIEW WALL
- PERIMETER WALL

WALL EXHIBIT



GRAPHIC SCALE

SCALE 1"=200'

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

OWNER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

REGISTERED PROFESSIONAL ARCHITECT CERTIFICATE NO. 14816 CARLTON F. BECKSTEAD 11-26-01

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3338

EXHIBIT 'E'
SHEET 1 OF 1
FFE #354-01

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Development Guide. The final design of these wall will be determined by the ultimate builder of the respective development parcels/portions of **Arroyo Vista** and is also subject to review and approval of the Planning Director.

Major entry features are proposed at the principal entrances from McCartney and Peart Roads, and directly at the southwest corner of the intersection of these roads. Minor entry features are proposed at entrances to the development parcels from the interior loop collector road and at the entrance into the site from the south. Illustrative examples of the proposed entry features, along with their general locations, are included as Exhibit 'F' with this Development Guide.

Relationship to City of Casa Grande General Plan

The subject site is designated in the Casa Grande General Plan for Low-density Residential land uses at a density of 1.4 to 4.0 dwelling units per acre (d.u./acre).

As depicted on the Preliminary Development Plan included with this PAD application, the land use for **Arroyo Vista** is single-family residential with a density of 3.22 d.u./acre, and is therefore consistent with the Casa Grande General Plan.

Existing Site Conditions

As shown on the vicinity map, **Arroyo Vista** consists of approximately 158 acres located at the southwest corner of Peart and McCartney Roads. The legal description of the project site is included with this PAD rezoning application.

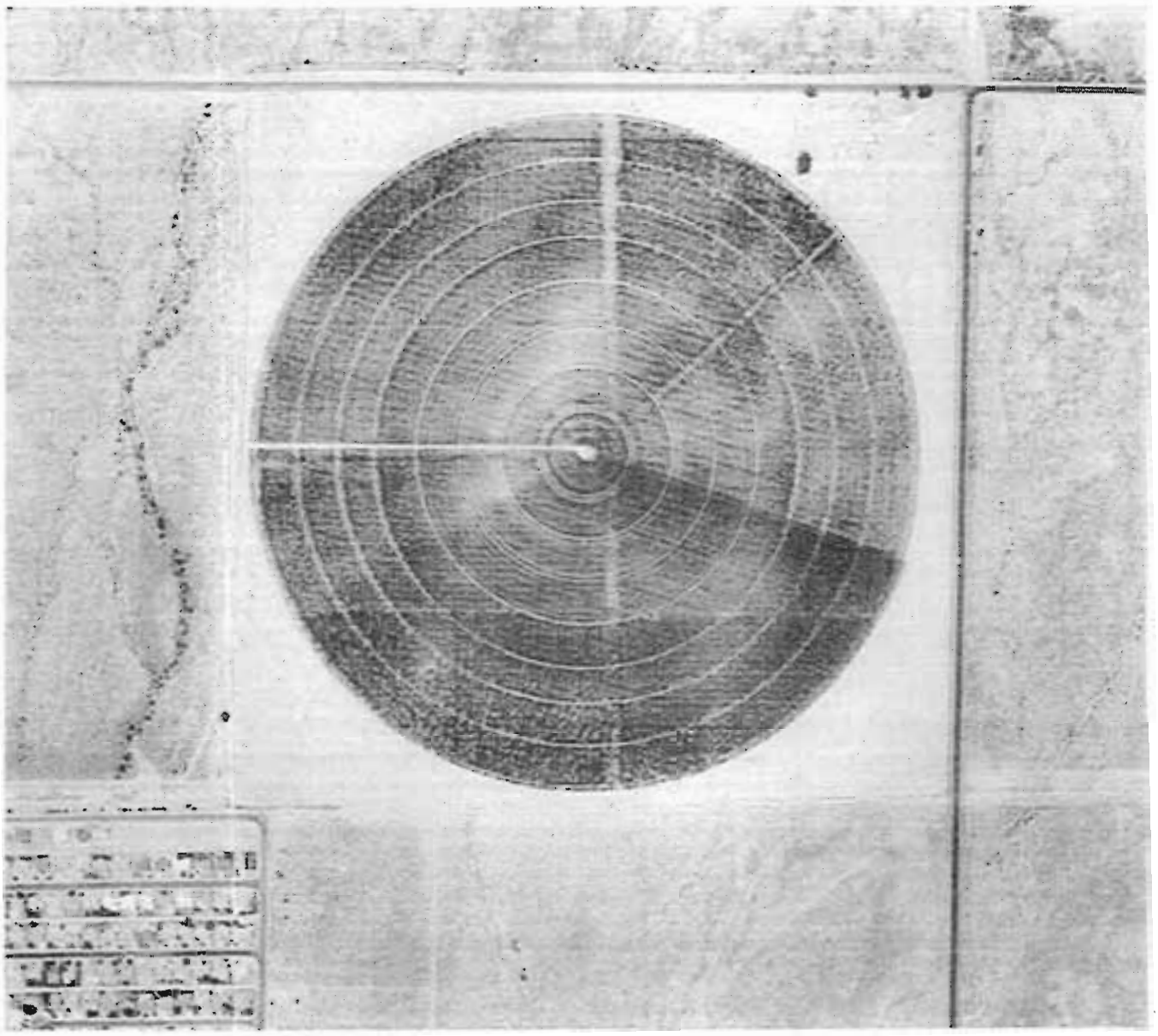
The site is presently undeveloped, and has been used for agricultural and farming-related activities. The only improvements include an old abandoned home and storage building, along with existing water wells. The structures will be removed at the commencement of development. See **Exhibit "F"**.

The site generally drains from north to south with an approximate slope of 0.51%. No washes or other drainage features exist on the site . See **Exhibit "G".**

Relationship to Surrounding Properties

The primary character of the area is scattered single-family residential uses on one-plus acre lots and vacant desert. The character of the surrounding properties are as follows:

- Property to the north is generally vacant, undeveloped desert with the exception of a manufactured home which exists directly at the northwest corner of Peart and McCartney Roads. The vacant, undeveloped area is zoned PAD for the proposed Arroyo Grande development, while the manufactured home is located



Arroyo Vista

AERIAL PHOTOGRAPH

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

NORTH

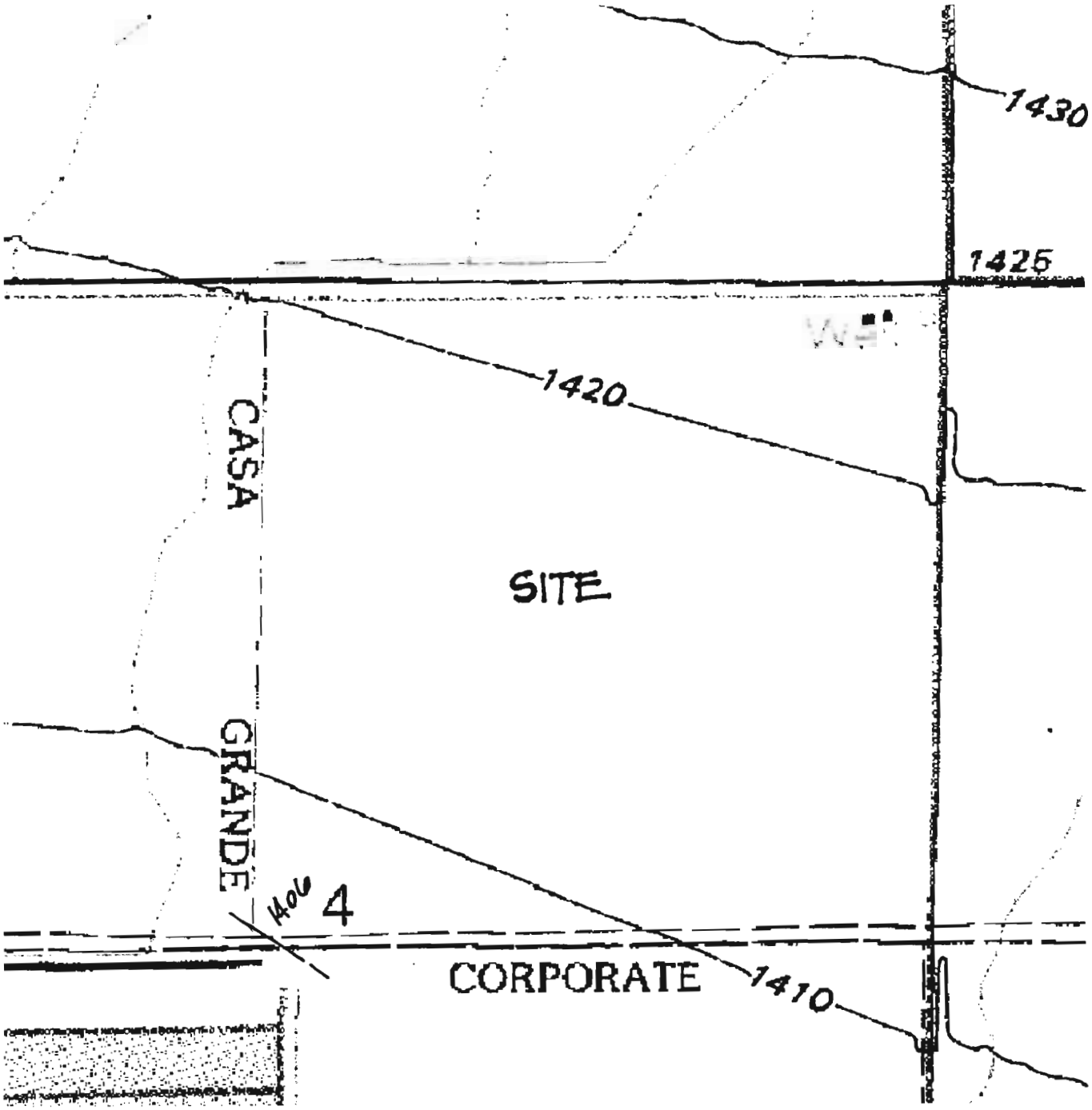
DEVELOPER:

Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3330

SOURCE: US GEOLOGICAL SURVEY

EXHIBIT "F"
SHEET 1 OF 1
FFE #354-01



Arroyo Vista

TOPOGRAPHY

A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

NORTH

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

FLEET • FISHER ENGINEERING, INC.
4250 EAST CAMELBACK RD., SUITE 410K PHOENIX, ARIZONA 85018 PH. (602) 264-3339

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on property zoned Urban Ranch (UR). These areas are under the jurisdiction of the City of Casa Grande.

- Areas to the east are undeveloped/vacant desert. All areas to east of **Arroyo Vista** are zoned General Rural (GR), are under private ownership, and are under the jurisdiction of Pinal County.

- Areas to the west are undeveloped/vacant desert, are zoned UR, are under the ownership of the State of Arizona, and are under the jurisdiction of the City of Casa Grande. Further to the west (approx. ½-mile) is the Casa Grande Union High School facility.

- Areas to the immediate south consist of an El Paso Natural Gas pipeline within a 150' wide parcel of land (zoned UR). This property is proposed to be used as part of a regional multi-use pedestrian corridor, as indicated on the draft update to the Casa Grande General Plan. Areas further to the south are zoned PAD (Single-family Residential) and are presently under development for single-family residential uses. All areas to the south are under the jurisdiction of the City of Casa Grande.

Accessibility

Principal access to **Arroyo Vista** is from McCartney and Peart Roads.

McCartney Road is an east-west section-line roadway which lies along the north boundary of **Arroyo Vista**. McCartney Road is an arterial roadway which provides regional access to both Interstate 10, at an interchange located approximately 1-mile to the east of the subject site, and to Pinal Avenue (a.k.a. State Route 387), located approximately 1-½ miles to the west.

Peart Road is a north-south section-line roadway which lies along the eastern boundary of **Arroyo Vista**. Peart Road is an arterial roadway which provides access primarily to the south to the City of Casa Grande (Peart Road does not extend north of McCartney Road at the present time).

Secondary access to **Arroyo Vista** is via a proposed north-south (generally) un-named collector roadway which will provide a future link between this development and the residential developments occurring to the south. Due to the status of the areas to the west, which includes land owned by the State of Arizona and not likely to develop for residential uses, as well as the high school located further to the west, no east-west access from **Arroyo Vista** to the properties to the west if proposed.

Circulation System and Street Improvements

A Preliminary Traffic Impact Study is included as a supplement to the PAD rezoning submittal, and indicates the general and relative traffic impacts and mitigation efforts proposed for **Arroyo Vista**. Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plat(s) for this project.

In general, the **Arroyo Vista** developer/builder will be responsible for the engineering and construction of the south-half of McCartney Road and the west-half of Peart Road adjacent to **Arroyo Vista** as minor arterial roadways. These improvements will include the half-street dedication of 55' of right-of-way plus the installation of paving (2 - 12' wide lanes), curb, gutter, median, 6' wide striped bike lane, 6-foot wide detached and meandering sidewalk, and landscaping within the right-of-way for each respective roadway. Due to the existing substandard condition of Peart and McCartney Roads, the City Engineer may require that existing roadway improvements (e.g., asphalt) be removed to complete the proper construction of the required 1/2 street improvements. The developer/builder shall be responsible for a portion of the cost to provide a traffic signal at Peart Road and McCartney Road. This requirement will be fully evaluated during the subdivision process.

The interior loop collector roadway, including the tie-in to the south, will be developed as a modified collector roadway with 60' of right-of-way (full-width), plus paving, curb, gutter, sidewalk and landscaping as required by the City of Casa Grande. The internal collector roadway shall be designed to include City Engineer approved left turn lanes at all collector-collector and collector-arterial intersections. Rights-of-way shall be widened at said locations for this purpose. Interior local streets will be developed with 44' of total right-of-way (full-width) for streets and 40' of total right-of-way (full-width) for cul-de-sac streets, plus paving, curb, gutter, sidewalk and landscaping as required by the City of Casa Grande. The developer/builder will construct the off-site portion of the collector roadway across the El Paso Gas Company property to tie into the Mountain View Ranch development to the south. The developer/builder will work with El Paso Gas Company and the City of Casa Grande to obtain necessary right of way for this roadway. The developer/builder of **Arroyo Vista** shall be responsible for constructing all arterial, collector and local rights-of way to City of Casa Grande standards.

Deceleration (turning) lanes will be provided on McCartney and Peart Roads at collector street intersections.

Sidewalks along all collector and arterial roadways shall be detached from the curb, except at intersections, and meander within the right-of-way. Sidewalks within local streets (including cul-de-sacs) will be placed adjacent to the back-of-curb. Pavers/stamped asphalt treatments shall be provided where required by the City. Cross sections and striping plans for arterial, collector and local streets and roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City

Engineer, shall be provided on all collector and arterial roadways. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within the right-of-way. Maintenance of median landscaping, if applicable, to be the responsibility of the City of Casa Grande upon installation and acceptance.

The **Arroyo Vista** homeowner's association will maintain all landscaping within the public right-of-way except for any landscaping occurring within arterial road medians.

Public Facilities

Arroyo Vista is located within both the Casa Grande Union High School District and the Casa Grande Elementary School District. The high school facility is located approximately ½-mile to the west, at the southeast corner of McCartney and Trekell Roads. The nearest Elementary School facility is a new elementary ("Cholla Elementary") and Junior High School ("Cactus Middle School") located on Kortsen Road, east of Trekell Road. The developer of **Arroyo Vista** has begun preliminary discussions with both the Elementary School and High School districts regarding the mitigation of any impacts that this development may have on these respective school districts.

Police and fire protection will be provided by the City of Casa Grande, and fire hydrants will be provided as required by the Casa Grande Fire Department. Refuse collection will be provided by the City of Casa Grande.

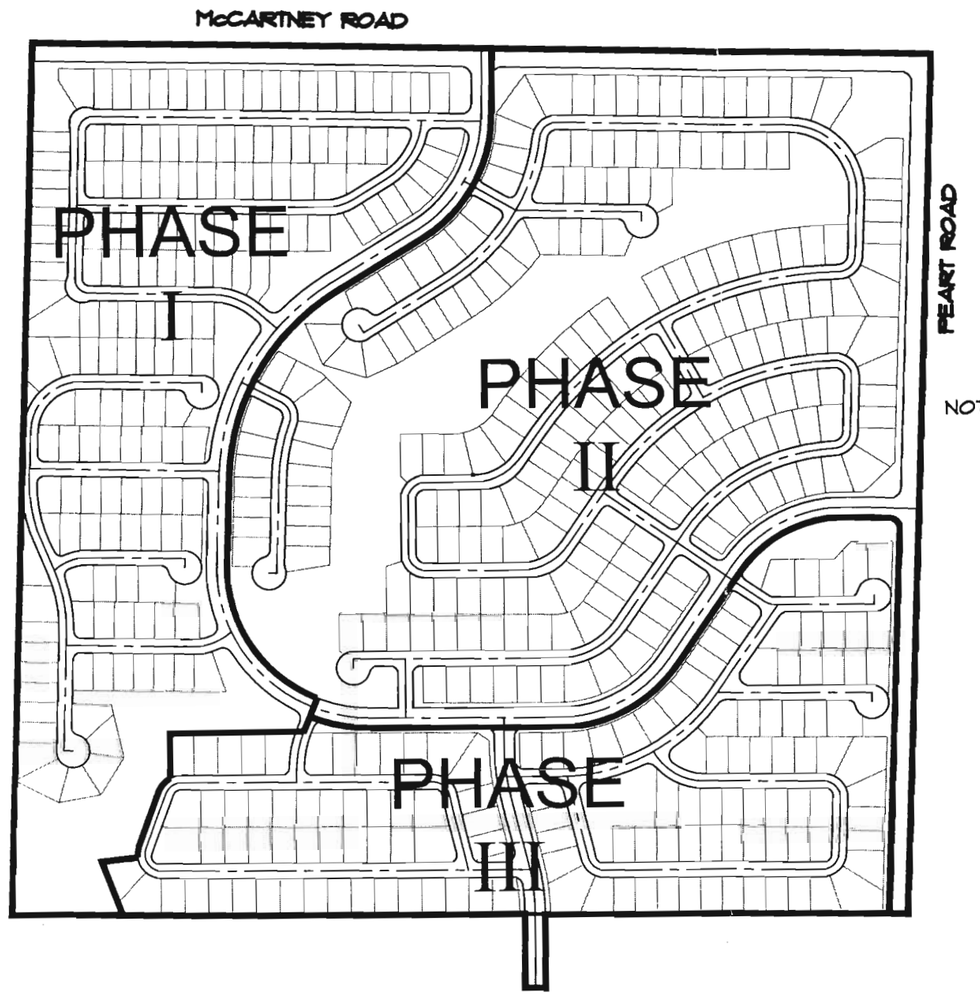
This residential development will include usable open space areas and other passive recreational amenities as noted previously throughout this document. Numerous active recreational amenities including covered tot lots, basketball courts, and ramadas with picnic facilities are designed within **Arroyo Vista**. The residents of **Arroyo Vista** will have cross-use privileges of these amenities. In addition to these amenities, the Dave White Regional Park is located approximately 4 miles to the southwest of **Arroyo Vista**. No other public recreational areas or parks exist near the site (High School facilities are not open to the public) at this time.

Phasing Plan

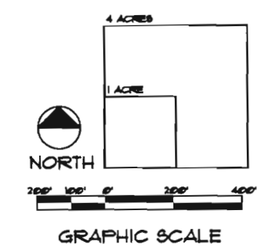
The project will be developed in three phases, depending upon market conditions and absorption rates. Therefore, the phasing plan is preliminary at this time. The preliminary phasing plan is indicated on **Exhibit "H"**. A more detailed phasing plan, meeting the approval of the City Engineer, Planning Director and Planning and Zoning Commission will be established during Preliminary Plat review process.

Arroyo Vista

PHASING PLAN



NOTE: McCARTNEY & PEART TO BE FINISHED IN PHASE II.
COLLECTOR TO BE STARTED IN PHASE I AND
FINISHED IN PHASE II.



A CASA GRANDE PLANNED COMMUNITY BY VILLAGE BUILDERS

DEVELOPER:
Village Builders NA, L.L.C.
4110 N. Goldwater Boulevard #107
Scottsdale, Arizona 85251
PH. 480-429-5327
Clayton McKnight

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EXHIBIT "H"
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Utilities

Any utilities running through the site or any utilities that need to be relocated for development of the site, will be placed underground except for the existing overhead utility lines along Peart Road.. Sewer facilities, street lights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

- ### Sewer

  Sewer service is to be provided by the City of Casa Grande. Sewer facilities that will serve this site consist of an internal 8" gravity sewer system which drains to the southwest corner of the site. A 10" gravity sewer will be constructed from this point to a 15" line to be constructed in Peart Road. The 15" sewer flows south into the existing City of Casa Grande sewer system and regional wastewater treatment plant. The 15" sewer line in Peart Road is a part of the improvements to be constructed as part of the planned McCartney Center project located at the northeast corner of McCartney and Peart Roads. In the event that the development of **Arroyo Vista** precedes McCartney Center then **Arroyo Vista** will construct the 15" sewer in Peart Road. Under this scenario, payback agreements and development agreements will be discussed. Final agreements will be made prior to approval of any Final Plat. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The developer/builder shall be responsible for extending City sewer service to this development in accordance with City Engineer approved final sewer reports and plans and all applicable City Codes. The sewer proposals in the Development guide can not be fully evaluated or approved without through analysis of the required sewer reports and plans for this development.

- ### Water

  Water for **Arroyo Vista** will be provided by the Arizona Water Company. **Arroyo Vista** will be served by a 12" water line to be constructed in McCartney Road. This 12" water line is to be constructed as part of the improvements for the planned McCartney Center project located at the northeast corned of McCartney and Peart.. If the development of **Arroyo Vista** precedes that of McCartney Center then **Arroyo Vista** will construct the 12" water line in McCartney Road. A preliminary Water Design Report is being prepared and will be submitted to the Arizona Water Company for their review and approval prior to the approval of any Final Subdivision Plats for this project. The developer will secure a Certificate of a 100-year Assured Water Supply prior to Final Plat approval.

- Other

  Electrical service will be provided by Arizona Public Service Company. Natural gas service will be supplied by Southwest Gas Company. Telephone services will be provided by Quest (U.S. West), and waste disposal services will be provided by the City of Casa Grande. Street lights will be provided as required by the City of Casa Grande.

Grading and Drainage Concept

The grading and drainage concept for **Arroyo Vista** consists of providing retention basins within the proposed open space areas as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. A Conceptual Grading and Drainage Design Report is included as part of this PAD rezoning submittal. Final drainage and retention reports and plans, meeting the approvals of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with recreational opportunities. Some "high and dry" areas will be provided where amenities are planned. Drywells will be installed in drainage basins to assure that the basins drain within the 36 hours.

Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Arroyo Vista** will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor.

The CC&R's will be presented to the City Planning Director for review and approval prior to the approval of any Final Plats for any portion of **Arroyo Vista**.

Homeowners' Association

A homeowners' association (HOA) will be formed with the development of **Arroyo Vista** which will maintain all landscape tracts, perimeter walls, paver/stamped asphalt treatments, and open space areas including drainage ways, perimeter walls and landscaping within rights-of-ways (except arterial roadway medians).

Development Team

Village Builders has assembled a development team to design **Arroyo Vista** as a community that any homebuyer would be proud to live within. A community which attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Developer:

Village Builders N.A., L.L.C.
4110 North Goldwater Boulevard
Suite 107
Scottsdale, Arizona 85251
Contact: Clayton McKnight
Phone: 480.429.5327

Land Planner & Engineer:

Fleet-Fisher Engineering
4250 East Camelback Road
Suite 410K
Phoenix, Arizona 85018
Contact: Carlton Beckstead, R.L.A.
Phone: 602.264.3335

Zoning Consultant:

Greg Loper, AICP
306 West Monte Cristo Avenue
Phoenix, Arizona 85023
Contact: Greg Loper
Phone: 602.550.7004

Property Owner:

Donohue & Carroll, Inc.
C/o Pete Donohue
1601 West Apache Trail
Suite #53
Apache Junction, AZ 85220
Phone: 602.920.9478

Appendix A

Residential Development Standards

Arroyo Vista has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of **Arroyo Vista** has met or exceeded these standards.

Mandatory PAD Layout and Design Standards

Open Space

Approximately 30.11 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to over 19% of the site area, which is significantly more than the 15% requirement for PAD's.

Open space is strategically located for high visibility and serves as pedestrian/bike pathways through the site. The main entry into the project terminates with a view into the main open space area in order to create a dramatic entry to the project. In addition, numerous interior roads terminate with views into open space areas. These open spaces are connected by a series of pedestrian pathways and paths, which serve to physically and visually tie the neighborhood together. The open space is centralized as much as possible for maximum use by **Arroyo Vista** residents. Every home within **Arroyo Vista** is located within approximately 500 feet of a pathway or an open space area. A Homeowners' Association (HOA) will be formed to maintain all landscape tracts.

Many of the proposed open space areas will also retain storm water generated within the site in an aesthetically-pleasing design. Creatively designed retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year flood-water surface elevation.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any Final Subdivision Plats for the property.

Additional Requirements for PAD Layout and Design

The following seven additional development standards will be utilized at **Arroyo Vista**:

- Enhanced subdivision entryway features. As this project is likely to be the first residential subdivision to develop along McCartney Road, Arroyo Vista has an opportunity to establish a theme for McCartney Road. The entry features and perimeter walls along McCartney Road will utilize a consistent theme in terms of construction materials, colors and treatments. Pavers/stamped asphalt will also be installed at all entries as required by the City of Casa Grande. These features will promote the sense of a high-quality residential development.

- Curvilinear street system. The project has been designed with a curvilinear street system (as much curve as allowed based on the limited size of the site). The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.

- Stamped asphalt. Pavers or colored stamped concrete will be located at the entry into the development and at all locations where the internal path or walkway networks cross roadways within **Arroyo Vista**. All paver or colored stamped concrete treatments shall be maintained to the City Engineer's satisfaction by the homeowner's association.

- Stagger front yard setbacks. The developer proposes to vary the building relationship to the street by providing alternating setbacks on every third or fourth lot with a front-loaded garage. Front-loaded garages will vary in setback from 20 feet to 23 feet. The minimum setback for side-entry garages shall be 15 feet.

- Perimeter wall design. The perimeter wall design as depicted in this document (Exhibit 'B') illustrates the use of varied material for this wall, including scored concrete block and brick.

- Multi-Use Path. Concrete paths and walks will physically link the **Arroyo Vista** community by meandering through the development's proposed open space corridors. The internal path system is provided for **Arroyo Vista** residents and shall consist of 10 foot wide walks where adjacent to public areas and 4 foot and 6 foot wide paths which meander through the project's open spaces. The walkway network shall be designed to provide safe and convenient connections/linkages to all open space amenities and the adjacent regional pathway system proposed for the El Paso natural gas property along the south side of the project.. All walkways and paths will be constructed of concrete

and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements. Low level, bollard type, safety lighting will be provided along the paths

- Lot orientation. As many as possible lots are oriented in such a way as to provide terminating views onto open space areas.

Mandatory Residential PAD Architectural Standards

The residential product for **Arroyo Vista** has not been determined at this time. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to City Council approval of the final subdivision plats.

Elevations and Roofs

- A minimum of four home floor plans, each with three distinct elevations, will be offered for each of the four product areas. (e.g., 4-55', 4-60', 4-65', 4-70')
- A minimum of six distinct home color schemes will be offered. Low reflective desert colors (LRV of 50 or less) will be utilized.
- The developer/homebuilder will not allow two similar home elevations to be located on adjacent or opposite facing lots within **Arroyo Vista**. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on McCartney or Peart Roads.
- A variety of home roofing materials, colors, shapes or textures will be offered. All roofing will be of durable, long-lasting flat and barrel type concrete tile roofing material. A minimum of six tile colors will be offered.
- All homes will have front entries. Emphasis will be placed on attracting attention to these entryways instead of the garages.
- All side elevations facing a public right of way will have added architectural interest, which may include windows.
- In most instances, front-loaded garages will not extend more than 10 feet beyond the livable portion of the home.
- Residential dwelling units and accessory buildings/structures will have no wall or roof-mounted mechanical equipment including HVAC and coolers. Non-tandem front-loaded garages for three or more cars will not be allowed on any lot other than the typical 70' wide lot..
- The applicant will work with City staff to develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows as standard features on selected elevations per product/price type.

- Front loaded garage frontage will not exceed 50% of the front plane of the home
- Added architectural embellishments such as pop-outs or sills will be utilized on all windows.

Add-ons

Add-on elements such as awnings and carports must be approved by the **Arroyo Vista** Homeowners' Association (HOA) and will be constructed and painted to complement the homes. Carports or any other detached buildings/structures shall only be located within the walled rear yard. All accessory buildings/structures will be constructed of materials and colors complimentary to the dwelling unit. Accessory buildings/structures will only be located within fenced rear yards and no closer than five feet from any property line or twenty-five feet from the perimeter of the PAD.

Additional Requirements for PAD Residential Architecture

A minimum of four of the standards listed below will be mandatory for the developer to implement within **Arroyo Vista**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to approval of the final subdivision plats.

- Incorporate a variety of durable exterior materials and finishes. In addition to tile roofing, materials such as brick, stone, and masonry will be incorporated into the homes.
- Provide significant architectural features, such as covered front porches, and bay windows on at least fifty percent of the homes.
- Reduce the number of front-loaded garages. Use side-loaded and/or rear oriented garages on thirty percent or more of the homes.
- Exceed the mandatory requirements for the number of required distinct floor plans, elevations and home color schemes.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

Mailboxes

All mail gang boxes will be built within a decorative block wall/structure feature meeting United States Postal Office requirements.