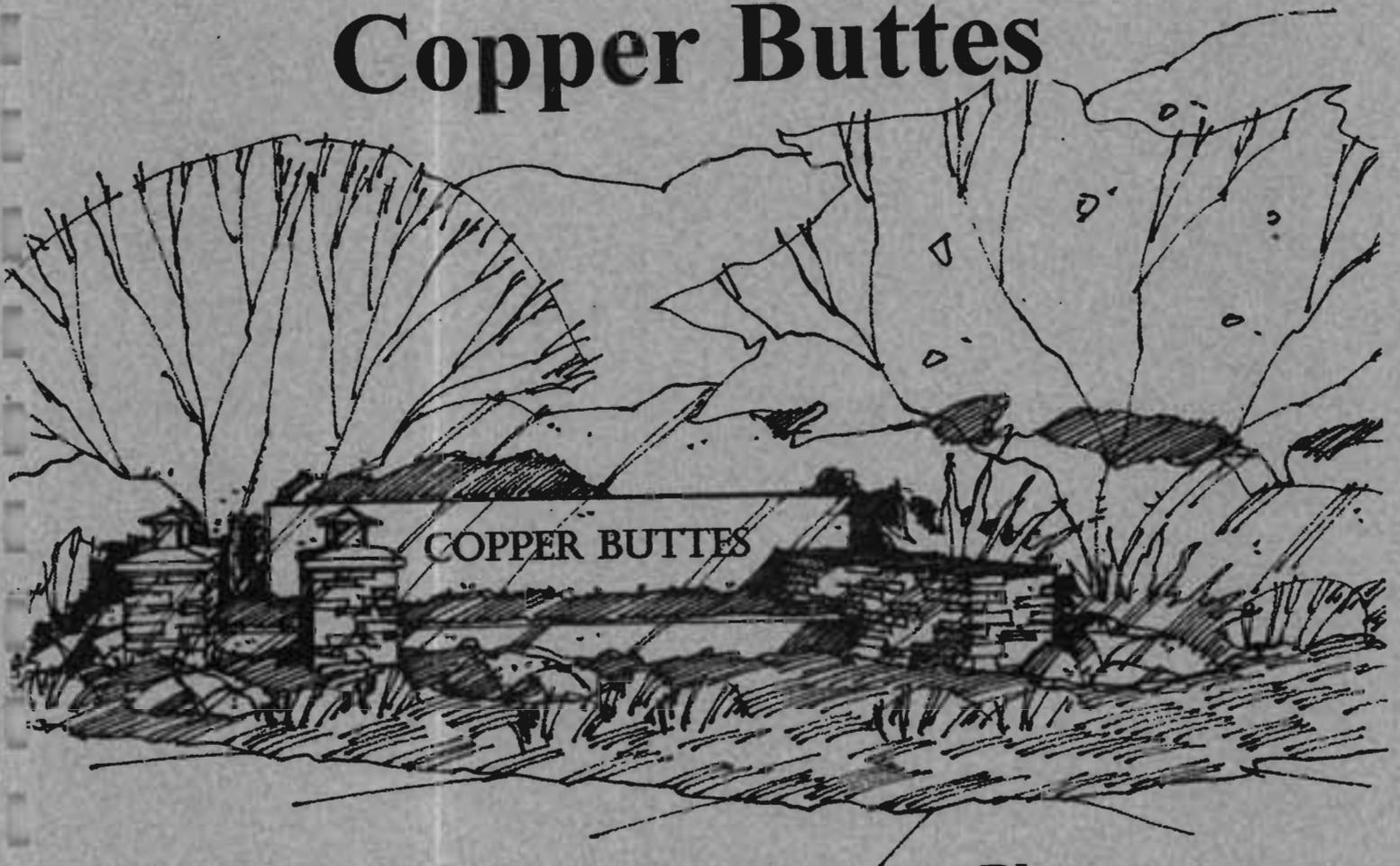


Copper Buttes



**Preliminary Development Plan
and
Development Guide
for a
Planned Area Development
Located at the Southeast Corner of
Val Vista Boulevard and Burris Road**

Copper Buttes

Preliminary Development Plan and Development Guide for a Planned Area Development Located at the Southeast Corner of Val Vista Boulevard and Burriss Road

June 2000

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Copper Buttes

Preliminary Development Plan and Development Guide for a Planned Area Development

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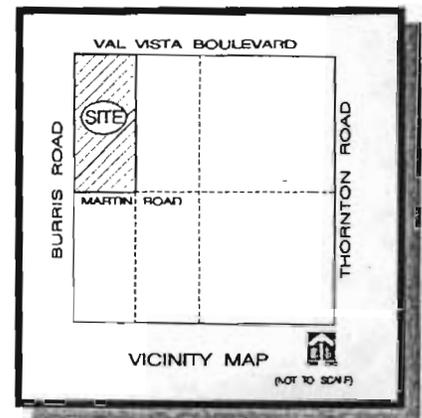
Table	Description
1	Lot Square Footage Comparison by Land Use
2	Percentage of Yield by Land Use

Copper Buttes

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Copper Buttes is a proposed 79.7-acre residential and commercial development located at the southeast corner of Val Vista Boulevard and Burris Road. This Development Guide is being submitted to the City of Casa Grande as a supplement to the Zoning application and is intended to demonstrate the quality of subdivision design and housing product intended for the new community. Dietz-Crane Homes in conjunction with VVB80, L.P. will be developing the property and have designed a high quality, mixed-use community as this document will illustrate.



The purpose of the zoning application is to request a zone change for the **Copper Buttes** site from UR (Urban Ranch) to Planned Area Development (PAD) zoning featuring low and medium density single family residential coupled with neighborhood retail.

The proposed retail site is an appropriate location for commercial uses as supported by the Casa Grande General Plan which designates the corner as CB. The intersection of two arterial roadways, Val Vista Boulevard and Burris Road, provide the needed transportation capacity to support the trip generation associated with commercial development. Val Vista Boulevard serves as the first major east-west road in the north Casa Grande area, offering residents to the east of Burris Road access to Interstate 10 via Pinal Avenue.

In regard to residential uses, the developers are proposing to ring the commercial property with medium-density homes in order to provide a buffer for the proposed lower-

density homes. The future availability of sewer, and the existing availability of water will offer the 'urban-type' services necessary to sustain this type of development.

2.0 Land Use Plan/ Preliminary Development Plan/ Project Description

Dietz-Crane/VVB80, L.P. is proposing a high quality, mixed-use community within the City of Casa Grande. The proposed community will consist of 251 single-family detached homes and a 6.3-acre (gross) commercial shopping center. It has been designed with two residential land use categories, offering a

Parcel/ Land Use	Minimum Lot Square Footage	Average Lot Square Footage	Maximum Lot Square Footage
A/LDR	7,700	8,439	13,477
B/LDR	7,700	8,178	13,747
C/MDR	5,500	6,247	13,226

mix of housing opportunities, income levels and lifestyles within one community. Parcel C will contain lots with a minimum area of 5,500 square feet and a 50' x 110' minimum

lot size. Parcels A and B will contain lots with a minimum lot area of over 7,700 square feet and a 70' x 110' minimum lot size. The average lot square footages by land use category are 6,247 and 8,327 square feet respectively. As illustrated in Table 1, both

Land Use	Yield	Percentage of Total Yield
MDR	88	35%
LDR	163	65%
Total	251	100%

the average and maximum lot square footages within each parcel significantly exceeds the minimum lot square footages requested. This table also illustrates the wide range of lot sizes available within each land use category. Table 2 illustrates the percentage of the project's yield by land use categories.

2.1 Residential Development

The residential portion of **Copper Buttes** includes two separate land use designations, as reflected in the Casa Grande General. Presently, approximately 40 acres of the site are designated for Low-density Residential uses, at a density of 1.4 - 4 dwelling units per acre (d.u./acre). Fifteen (15) acres of the site are presently designated for Medium-density Residential uses, which allows for a density between 4.0 and 12.0 d.u./acre. Additionally, a General Plan Amendment is proposed for another 19 acres to change the land use designation from Community Business to Low-density and Medium-density Residential land uses (discussed in detail below). It is upon these existing and approved

land use designations, intensities of use, and densities that this mixed-use development is based.

The residential portion of **Copper Buttes** consists of 251 site-built single-family lots/homes on approximately 79.7 gross acres, for an overall gross density of 3.2 dwelling units per acre. The proposed single-family residential land uses are designed to reflect the land use designations, and their respective densities, as depicted in the Casa Grande General Plan.

As noted previously, approximately 40 acres of **Copper Buttes** are designated for Low-density Residential land uses, which allows a density of 1.4 to 4.0 dwelling units per acre. Approximately 163 lots are proposed within this portion of the site (which is generally within the boundaries of Parcels 'A' and 'B' on the Preliminary Development Plan), for an overall gross density of between 3.0 to 3.3 dwelling units per acre. Lot sizes within the Low-density Residential portion of the site have a minimum size of 7,700 square feet, which provides for minimum dimensions of 70' wide and 110' deep. The average lot size within this portion of the site is 8,327 square feet, with the maximum size of any lot within this portion of the site at 13,747 square feet.

Fifteen (15) acres of the site are presently designated for Medium-density Residential land uses, which allows a density of 4.0 to 12.0 dwelling units per acre. As a companion request to this PAD application, a General Plan Amendment is proposed to change the land use designation for an additional 19 acres of the site from Community Business to Low-density and Medium-density residential land uses. The resultant acreage would yield approximately 27 lots are proposed within the Medium-density Residential portion of the site (which is generally within the boundaries of Parcel 'C' on the Preliminary Development Plan), and approximately 37 lots within the Low-density Residential portion of the site (which is generally within the boundaries of Parcels 'A' and 'B' on the Preliminary Development Plan) for an overall gross density of between 3.2 dwelling units per acre. Lot sizes within the Medium-density Residential portion of the site have a minimum size of 5,500 square feet, which provides for minimum dimensions of 50' wide and 110' deep. The average lot size within this portion of the site is 6,247 square feet, with the maximum size of any lot within this portion of the site at 13,226 square feet.

2.2 Residential Subdivision Design

Dietz-Crane Home's goal is to design a community with visual interest and distinctive character and identity. The design of the subdivision is critical to the success of a "visually diverse" community. **Copper Buttes** has been designed with numerous cul-de-sacs, curvilinear streets, and centralized, useable and highly visible open space. The local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic calming measure. Cul-de-sacs and short loop roads have been designed extensively to create mini-neighborhoods within the overall community. To maximize visual impact for the overall community, some local streets are single-loaded adjacent to open space areas. In addition, to encourage the use and supervision of shared open space, many cul-de-sacs open-up to and roads terminate with views into open space areas. Numerous connector streets allow easy access to the various neighborhoods. Major access into **Copper Buttes** from Val Vista Boulevard is designed with a generous landscape/drainage tract and the entry road terminates with a view into the centralized open space corridor. All corner lots are designed with a landscape tract adjacent to the street to be maintained by the master homeowner's association. This will improve the overall appearance of the community as well as create a unifying theme. In addition, Dietz-Crane Homes has designed attractive entry monumentation and theme wall design as illustrated within this document.

Over 12.5 acres of open space is proposed within **Copper Buttes** to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to over 18.2% of the residential portion of the project and 17% of the total site. The open space areas were designed to convey drainage through the site as well as being strategically located for high visibility. The main entry from Val Vista Boulevard terminates with a dramatic view into the open space corridor. Numerous other roads terminate with views into open space areas. The open space is centralized as much as possible for maximum use by **Copper Buttes** residents. These open spaces are connected by a 10-foot multi-use pathway which serve to physically and visually tie the neighborhoods together as a community.

A number of recreational amenities will be provided, as illustrated on the site plan. Proposed amenities are centralized as much as possible and include a children's play

area, two shade ramadas, picnic tables and barbeque grills. These amenities will be connected together by a 10-foot concrete path meandering through the open space areas. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant.

2.3 Commercial Shopping Center Development

Approximately 6.3 acres (gross) of the site, along the Val Vista Boulevard and Burriss Road frontage, is proposed for a commercial shopping center with uses similar in intensity and characteristics to the B-2 (General Business) and CO (Commercial Office) zoning districts. This portion of the subject site is presently vacant desert with no improvements. The site is presently designated for Community Business uses on the Casa Grande General Plan for the site. Uses in the commercial parcel will be limited to indoor retail, office, and professional service uses allowed in the City's B-2 and CO zoning districts. The indoor requirements shall not exclude incidental outdoor eating areas or drive-throughs associated with an otherwise allowable use. Setbacks and building heights will be consistent with the City of Casa Grande's B-2 (General Business) zoning district and as noted below.

The exact layout and site plan of the commercial portion of the development is not known at this time. The development of any portion or phase of this commercial shopping center area will undergo the Major Site Plan review process. The Major Site Plan review process, which involves review and recommendation by the Planning Department staff and review and approval by the Casa Grande Planning and Zoning Commission, addresses issues such as site design and layout, building design and appearance, access, signs, lighting, landscaping, parking arrangement, etc.

As a basis for the development of the commercial shopping center site, the following development performance standards will be applied for any phase or portion of the development:

- All buildings and structures within the commercial shopping center will use exterior treatments and colors designed to be compatible with the adjacent residential development.

- All four exterior elevations of any detached ('pad') building will be finished.
- A minimum setback of 45-foot will be maintained along the south boundary of the commercial shopping center site, between any building within the commercial shopping center and the property line of any adjacent residential lot/use. Circulation areas, parking areas, loading areas and trash dumpster enclosures may be allowed to be placed in this setback area, but will maintain a minimum 15-foot setback from the residential boundary.
- The site will be screened from the proposed adjacent residential uses (to the south) by an 8-foot high block wall as illustrated on the Development Plan and Wall Exhibit. A minimum 15-foot wide landscaping buffer placed along the commercial side of the wall will be designed and will be landscaped with screening plant material such as trees or shrubs.
- Trash compactors and loading areas will be located and screened so as to minimize potential noise to adjacent residential uses.
- A coordinated landscape plan and landscaping theme will be utilized throughout the entire commercial shopping center site.
- Driveway locations and roadway improvements will be determined in cooperation with the City of Casa Grande. The commercial corner shall be limited to a maximum of one ingress/egress driveway from each of the adjacent arterial rights of way.
- Continuous vehicular connectivity via cross-access easements and shared parking is required within the commercial parcel. Parking and loading requirements will be in accordance with Zoning Ordinance requirements (including provisions for handicapped-accessible spaces).
- All on-site circulation, drive areas and parking areas are to be paved and landscaped, with concrete vertical curbing provided. Parking area screening will be in accordance with City of Casa Grande requirements.
- Sign structures will be designed to be compatible with the buildings within the commercial shopping center. Detached signs will be limited to low-profile, monument-style signs. A comprehensive sign package, meeting the approval of the City Planning and Zoning Commission, will be submitted at the time of the first site plan for the commercial site.
- On-site lighting will be designed so as to not 'fall' onto adjacent residential uses.

- The first Major Site Plan request shall be required to submit a conceptual (final if request is for full parcel) site plan layout, meeting the approval of the Planning and Zoning Commission, for the entire commercial parcel.

2.4 Open Space

Over 12.5 acres of open space is to be developed is to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to over 18.2% of the residential portion of the project and 12.5% of the total site. The open space is centralized as much as possible for maximum use by **Copper Buttes** residents and strategically located for high visibility. The main entries into the project terminate with views into open space areas in order to create a dramatic entry to the project. In addition, numerous interior roads and cul-de-sacs terminate with views into open space areas.

These open spaces are connected by a 10-foot wide concrete multi-use pathway and 5-foot wide concrete walkways which meanders through the open space corridors. This trail system serves to physically and visually tie the neighborhoods together as a community. The internal path (10 foot wide) and walkway (5 foot wide) network will be designed to provide safe and convenient connections/linkages to all open space amenities, open-ended cul-de-sacs, and the commercial center. 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.

A number of recreational amenities will be provided as illustrated on the site plan and master landscape plan Exhibit 1/4. Proposed amenities are centralized as much as possible and include three children's play areas, a half basketball court, four shade ramadas, picnic tables and barbeques and turf areas for passive recreation.

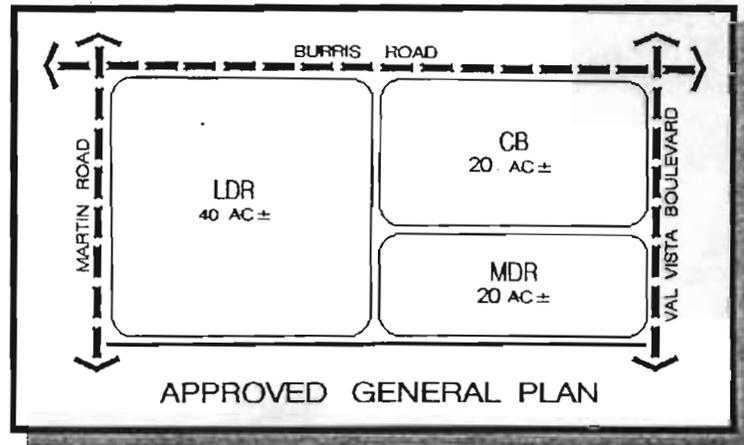
The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. A final landscape and open space amenity plan, meeting the approval of the City's Planning and Development Director, shall be submitted prior to the approval of any Final

Subdivision Plats for the property. A minimum of 12.5 acres of open space, not including landscaped rights-of-way, shall be provided within the single-family residential portions of this PAD.

The open space areas were designed to retain storm water generated on the site as well carry off-site drainage through the site in an aesthetically-pleasing design. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing and curvilinear pedestrian pathways in order to make the basins pleasant open spaces 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.

3.0 Relationship to City of Casa Grande General Plan

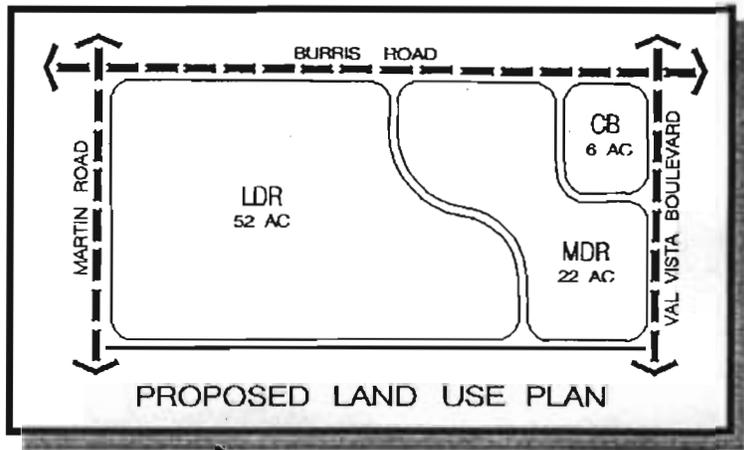
The subject site was included as part of a larger General Plan Update and annexation, both of which became effective less than one year ago, on May 5, 1999. The 80-acre site includes several different land uses, as designated within the Casa Grande General Plan. These land use designations are Community Business (approximately 20 acres), Low-density Residential (1.4 - 4 d.u./acre – approximately 40 acres), and



Medium-density Residential (4 - 12 d.u./acre- approximately 20 acres). It is upon these existing land use designations, intensities of use, and densities that this mixed-use development is based. These land use designations, as indicated on the approved Casa Grande General Plan, are those that were agreed to and approved by the City to secure their approval of the annexation of this property into the City of Casa Grande.

As depicted on the Preliminary Development Plan included with this PAD application, land uses and densities are proposed that conform with the land use designations, as noted above, for the applicable portion of the Casa Grande General Plan except as noted below.

Commercial uses, in conformance with the Community Business land use designation, are proposed for the portion of the site directly at the southeast corner of the intersection of Burris Road and Val Vista Boulevard. Although the proposed commercial uses are in conformance with the Community Business land use designation, only 6.3 acres of commercial uses are actually proposed, rather than the 20 acres that are indicated to occur in the current Casa Grande General Plan.



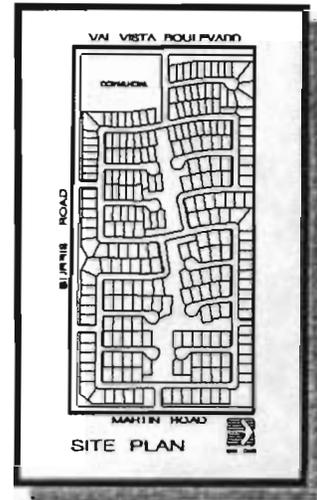
Residential uses are proposed to occur within the remaining 73.4 acres of the site, all of which is designated for residential land uses, at an overall gross density of 3.5 dwelling units acre. Those portions of the proposed residential uses that area located within the portion of the site indicated for Low-density Residential uses (Parcels 'A' and 'B'), are at a proposed gross density of 3.0 to 3.3 dwelling units per acre. Those portions of the proposed residential uses that area located within the portions of the site indicated for Medium-density Residential uses are at a proposed gross density of 4.1 dwelling units per acre. These range of residential densities conform with the respective General Plan land use designations.

As noted previously, an 15-acre portion of the site (approximate size), located south of the southeast corner of Burris and Val Vista, and immediately to the south of the proposed commercial uses, is proposed for residential uses, at a gross density of 4.1 dwelling units per acre, rather than Community Business uses. Under separate application, a General Plan Amendment is being requested to amend the land use designation for this portion of the site from the Community Business land use designation to the Medium-density Residential land use designation, to allow for residential uses at a maximum gross density of 4.1 dwelling units per acre.

4.0 Existing Site Conditions

As shown on the map below, **Copper Buttes** consists of approximately 79.7 acres located at the southeast corner of Val Vista Boulevard and Burris Road. The legal description of the project site is attached as Exhibit A. The site is presently undeveloped, with no improvements.

The site drains from north to south with an approximate slope of 1.2%. Several regional washes transverse through the site. These washes have been combined into one main centralized drainage corridor which will be developed as useable open space and utilized for a multi-use pathway to connect the neighborhoods.



5.0 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:

- Areas to the north are scattered single-family residential uses within the platted Desert Vista Unit 5 subdivision and undeveloped/vacant desert, zoned GR (General Rural) and under the jurisdiction of Pinal County.
- Areas to the east are undeveloped/vacant desert. All areas to east of **Copper Buttes** are zoned UR (Urban Ranch).
- Areas to the south are undeveloped/vacant desert, are located within the City of Casa Grande, and are zoned UR (Urban Ranch). Further to the south is the Casa Grande Airport.
- Areas to the west of **Copper Buttes** are undeveloped/vacant desert, zoned UR (Urban Ranch), and under the jurisdiction of the City of Casa Grande.

The City of Casa Grande corporate limits 'run' along the north-side of the Val Vista Boulevard alignment, which serves as the north boundary of **Copper Buttes** as well as ¼ mile to the west of Burris Road which defines the west boundary.

The site is discussed within City of Casa Grande Municipal Airport – Airport Master Plan, adopted in 1987 and amended in 1998, the site is indicated as likely to develop with residential and commercial land uses similar to those that are requested in this application. The Airport Master Plan indicates that the site is not located within any noise contours. Even so, the developer has proposed that as added protection to the City, if necessary, language will be placed on all plats, deeds, titles and/or leases that puts the potential property owner/lessee on notice regarding the proximity of the airport and the potential for noise.

6.0 Accessibility

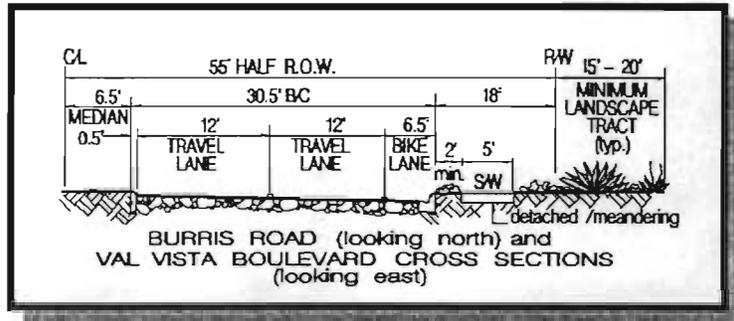
The principal access to **Copper Buttes** is from Val Vista Boulevard, which is a graded dirt two-lane roadway adjacent to the north boundary of the site. Secondary access to **Copper Buttes** is via Burris Road, which is a non-maintained dirt roadway adjacent to the west-side of the site. The collector road to the south, Martin Road, is not developed at this time.

7.0 Circulation System and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project. This study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer/builder will be required to provide and/or be partially financially responsible for based on the amount of traffic generated by **Copper Buttes**. A Preliminary Traffic Impact Study will be submitted to the City under separate cover.

The developer/builder will be responsible for the engineering and construction of the south half of Val Vista Boulevard adjacent to **Copper Buttes**. The road is currently a graded dirt two-lane roadway adjacent to the north-side of the site. The developer will dedicate 55-foot half right of way and install paving, curb, gutter, median, striped bike lane, 5-foot wide detached, meandering sidewalk, and landscaping within the right of way. If not already improved at the time of Phase One development, the developer/builder of **Copper Buttes** will pave Val Vista Boulevard from the east end of the project to where Val Vista Boulevard is paved (approximately Faldale Road) in

accordance with the recommendations of the City Engineer. Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector 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

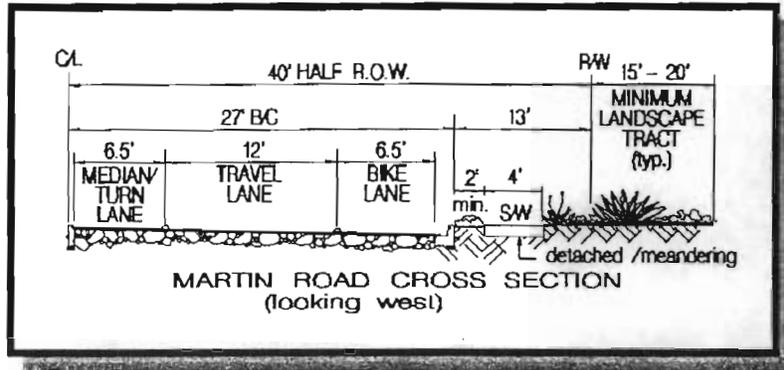


within right-of-way. Maintenance of median landscaping to be the responsibility of the City of Casa Grande upon installation by the developer/builder and acceptance by the City.

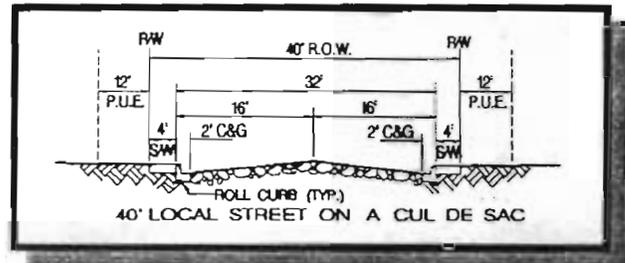
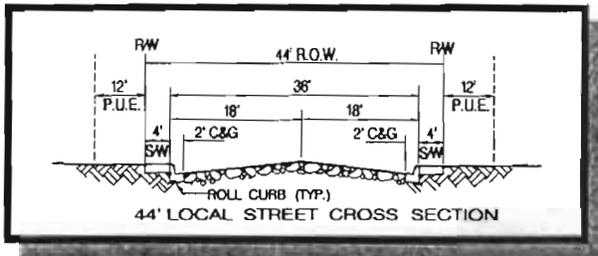
The developer will be responsible for the engineering and construction of the east half of Burris Road adjacent to **Copper Buttes**. Burris Road is currently a non-maintained dirt roadway adjacent to the west boundary of the site. The developer will dedicate 55-foot half right of way and install paving, curb, gutter, median, striped bike lane, 5-foot wide detached, meandering sidewalk, and landscaping within the right of way. Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector 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 right-of-way. Maintenance of median landscaping to be the responsibility of the City of Casa Grande upon installation and acceptance.

The developer will be responsible for the engineering and construction of the north half of Martin Road adjacent to **Copper Buttes**. They will dedicate 40-foot half right of way

and install paving, curb, gutter, 4-foot wide detached, meandering sidewalk, and landscaping within the right of way. Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector 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.



The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Copper Buttes**. The developer/builder will dedicate 44-foot right-of-way and 40-foot right-of-way respectively as a function of neighborhood traffic needs. Use of the 40-foot wide right-of-way will be restricted to cul-de-sac streets with limited trip generation characteristics. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande.



8.0 Public Facilities

Police and fire protection will be provided by the City of Casa Grande. Refuse collection will be provided by the City of Casa Grande.

Copper Buttes is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school facility is located approximately 3 miles away, at the intersection of McCartney and Trekell Roads.

A proposed elementary school site is proposed within the **Gila Buttes** development by Dietz-Crane Homes. The Casa Grande Elementary School District has agreed to the proposed location as a future elementary school. Dietz-Crane and the school district is negotiating as to the timing of the actual development of the school and the terms of the dedication.

This residential development will include usable open space areas and other passive and active recreational activities and amenities as noted previously throughout this document. In addition to these amenities, the Dave White Regional Park is located approximately 2 miles to the south of **Copper Buttes**. No other public recreational areas or parks exist near the site.

9.0 Phasing Plan

The project will be developed in multiple phases in accordance with the Phasing Plan as shown on Exhibit C. The phasing schedule is preliminary at this time and is subject to modifications depending on market trends. A more detailed phasing plan, meeting the approval of the City Engineer and Planning Director, will be established during the improvement plan and final plat review process.

10.0 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 as approved by the City Council. 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.

10.1 Sewer

The City of Casa Grande's sewer facilities that will serve this site consists of an existing 27" sewer line located on the Thornton Road alignment approximately one mile east of and one mile south of **Copper Buttes**. The preliminary sewer analysis indicates that the generated demand will be satisfied by a 10-inch diameter main with a minimum slope of 0.24 percent. It is the developers intent to construct this 10-inch line east to the proposed 15-inch main in Thornton Road. If this main has not been constructed in conjunction with the **Gila Buttes** development, it will be constructed as part of phase one of this project to the terminus of the existing 27-inch trunk main. The conceptual sewer collection system is illustrated on the Conceptual Sewer Design Report to be submitted under separate cover. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project.

10.2 Potable Water

Potable water for **Copper Buttes** will be provided by the Arizona Water Company. The company's water system will serve the site with an existing 12" water line located in Val Vista Boulevard ¾ miles east of the site at Thornton Road. See Preliminary Water Design Report submitted under separate cover. Final water reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project. The developer/builder will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

10.3 Electrical Power

Electrical services will be provided by Arizona Public Service Company.

10.4 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.5 Telephone

Telephone services will be provided by U.S. West.

10.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

11.0 Grading and Drainage Concept

The grading and drainage concept for **Copper Buttes** 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 onsite 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. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. See Conceptual Grading and Drainage Design Report submitted under separate cover. Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event.

12.0 Tree Preservation

The developer/builder shall work with the City Planning Department to develop a plan for identifying and preserving and/or relocating all large (specimen type) desert trees existing on the site.

13.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Copper Buttes** will be controlled by a strong set of Covenants, Conditions, and

Restrictions (CC&Rs). 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 Subdivision Plats.

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer prior to occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants, ground covers, and vines. 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. A variety of front yard landscape designs shall be provided to create visual diversity along the street scene.

14.0 Homeowners Association

A master homeowners association will be formed with the development of **Copper Buttes** which will maintain all landscape tracts and open space areas including drainageways, paver/stamped asphalt road treatments, perimeter walls, and rights-of-way (except arterial roadway medians).

15.0 Dietz-Crane Homes

Dietz-Crane Homes has been recognized as a leader in every aspect of homebuilding. Their reputation for quality, variety, and affordability has put them at the head of the homebuilding industry. They carefully chose the location of their communities and the design of their homes in order to meet the needs of the homebuyer. Because Dietz-Crane Homes has focused on staying committed to craftsmanship, design and value, they are building some of the finest homes in Arizona.

16.0 Development Team

Dietz-Crane Homes/VVB80, L.P. has assembled a development team to design **Copper Buttes** as a community which carries through the standards they developed for **Copper Vista** and to create a community any homebuyer would be proud to live within. One which invites its residents to walk, run, ride, play and mingle. A community which

attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Owner/Builder

Dietz-Crane Homes & VVB80, L.P.
3612 West Dunlap Avenue
Phoenix, Arizona 85051
Contact: Craig Prouty
Phone: 602.973.8632

Engineer

DNA Incorporated
314 East 8th Street
Casa Grande, Arizona 85222
Contact: Bill Collings, P.E.
Phone: 520.836.5501

Land Planner

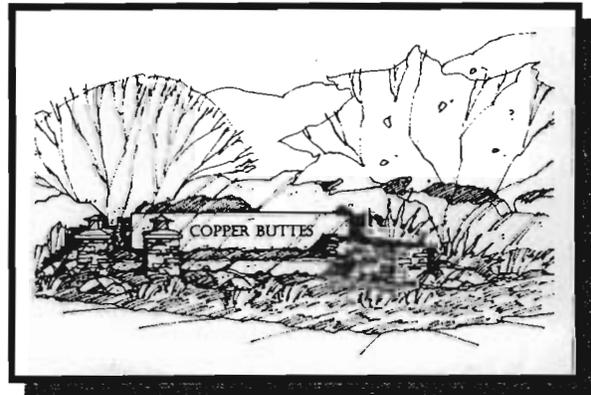
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Contact: Christine Taratsas, RLA
Phone: 480.951.6410

Zoning Consultant

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

17.0 Conclusion

Copper Buttes is a community which invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and centrally located for high usability. Additional design features such as significant entry monumentation and



attractive perimeter theme wall design as illustrated below combine to create a high quality residential community which Dietz-Crane Homes is proud to develop within the City of Casa Grande.

Development of **Copper Buttes** will be in accordance with applicable code requirements of the City of Casa Grande, the City's Residential Design Standards for PAD's, the approved Development Guide, and any other conditions deemed necessary by the City of Casa Grande Council.

Copper Buttes

Appendix A Residential Development Standards

Appendix A

1.0 Residential Development Standards

Copper Buttes 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 **Copper Buttes** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 12.5 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to over 17% of the total site and over 18.2% of the residential portion of project. The open space areas are centralized as much as possible to maximize use by all neighborhoods. The proposed open spaces are connected by paths and walks which ties the community together as a whole. Every home within **Copper Buttes** will be within 500 feet of a multi-use path or open space area which is half the City-recommended distance. In addition, the open space was strategically located for high visibility with many streets and cul-de-sacs terminating with views of the spaces. A Master Homeowners Association will be formed to maintain all landscape tracts.

As stated previously, numerous recreational amenities are proposed including a centralized tot lot with a ramada and barbeques. An additional ramada with picnic tables and barbeques is located in the northern portion of the project.

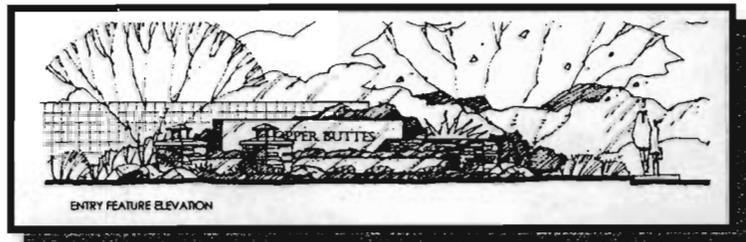


Many of the proposed open space areas will also provide retention for the project. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15%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

1.1.2 Additional Requirements for PAD Layout and Design

The following seven additional development standards will be utilized at **Copper Buttes**.

- Enhanced subdivision entryway features. Attractive entry monumentation as depicted in this document will be installed by the developer/builder and will promote the sense of a high-quality residential community. The entry monumentation is designed to complement the features designed for **Copper Vista**



and **Gila Buttes**. The use of similar materials, such as cultured stone and metal lattice, encourage a wall theme along Val Vista Boulevard and will help visually tie the three communities together. In addition, a 50-foot landscape/drainage tract is proposed along the Val Vista Boulevard which will provide a visual and physical buffer for the homes backing on Val Vista and will heighten the sense of arrival to the community. The main entry from Val Vista Boulevard terminates with a view into the main open space corridor. Stamped and colored asphalt pavers will be installed at all entries in order to promote the sense of a planned community.

- Curvilinear street system. The project has been designed with a curvilinear street system which follows the natural lay of the land. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure. Two streets are designed to “stub-out” to the undeveloped property to the east in anticipation of future development.

- Stamped asphalt. Pavers or colored stamped asphalt will be located at all entries into the development and at all locations where the internal path or walkway network cross roadways. All paver or colored stamped asphalt 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 18 feet to 23 feet. The setback for side-entry garages shall be 15 feet. The proposed homes may include options such as side entry garages and covered front porches that project beyond the face of a front entry garage. Those projections can vary the streetscape by incorporating setbacks from 15 feet to 23 feet.
- Perimeter wall design. The perimeter wall design as depicted in this document illustrates the use of varied material including block, stucco, and cultured stone. The theme wall will consist of smooth face 8" x 8" scored CMU block with two 8" stone veneer pop-outs located approximately 150 - 200 feet on center. See Wall and Entry Feature Exhibit included as Exhibit G of this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 150 - 200 feet apart in order to create visual "staggers" in the wall. See the Development Plan and Wall Exhibit for location of proposed theme walls.
- Multi-Use Path. A 10-foot wide concrete path and 5-foot wide concrete walk will meander through the development's proposed open space corridors physically tying the community together as one. The internal path (10 foot wide) and walkway (5 foot wide) network will be designed to provide safe and convenient connections/linkages to all open space amenities, open-ended cul-de-sacs, and the commercial center. 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.
- Lot orientation. Many of the lots are oriented in such a way as to provide terminating views onto open space. Lots that back onto these spaces will have view walls as illustrated on the Site Plan. In order to maximize visibility

into open spaces, many lots side onto open space areas which allows increased visibility into the spaces.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Copper Buttes** has not been determined at this time. The elevations and floor plans illustrated in this document are a sample of the type of product Dietz-Crane Homes builds. As illustrated, the homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product Dietz-Crane will build at **Copper Buttes** will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. 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 Council approval of the final subdivision plat for **Copper Buttes**. The following guidelines will be followed when developing the product for the project.

2.1 Elevations and Roofs

- A minimum of four home floor plans, each with three distinct elevations, will be utilized within parcels A and B. A minimum of four home floor plans, each with three distinct elevations, will be offered within parcel C.
- A minimum of three distinct home color schemes will be offered within parcels A and B. A minimum of three distinct home color schemes will be offered within parcel C. Low reflective desert colors (LRV of 50 or less) will be utilized.
- The developer/builder will not allow two similar home elevations to be located on adjacent lots within **Copper Buttes**. 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 Val Vista Boulevard, Burris Road or Martin Road.
- A variety of home roofing materials, colors, shapes or textures will be offered. All roofing will be of durable, long-lasting clay or concrete tile roofing material.

A minimum of three tile colors will be provided within parcels A and B and within parcel C.

- Residential dwelling units and accessory buildings/structures will have no roof-mounted mechanical equipment including HVAC coolers or antennas.
- 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 at least one large window.
- In most instances, front-loaded garages will not extend more than 10 feet beyond the livable portion of the home.
- Non-tandem front-loaded garages for three or more cars will not be allowed on any lot less than 60 feet wide at the 20-foot front setback line.
- 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 and/or Pueblo-style architecture as standard features on at least four of the offered elevations per product/price type.

2.2 Add-ons

Add-on elements such as awnings and carports must be approved by the **Copper Buttes Master Homeowner's Association** and will be constructed and painted to complement the homes. Carports or any other detached buildings/structures shall only be located within the rear yard. No more than one accessory buildings/structure per dwelling unit will be allowed. 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.

3.0 Additional Requirements for PAD Residential Architecture

A minimum of four of the standards listed below will be mandatory for Dietz-Crane Homes to implement at **Copper Buttes**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to Council approval of the final subdivision plat for **Copper Buttes**.

- 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 all of the homes.
- Provide significant architectural features, such as covered front entries, 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 yard detached garages on thirty percent or more of the homes.
- De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage, and/or other effective methods.
- 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.

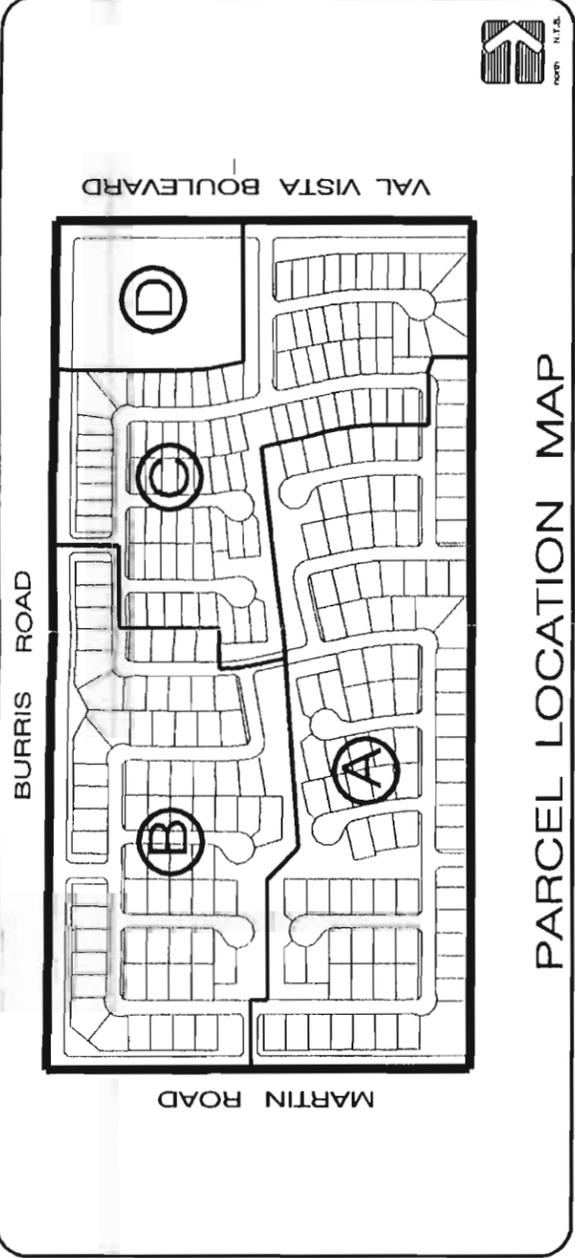
4.0 MAILBOXES

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

Copper Buttes

Exhibit A
Preliminary Development Plan
Wall Exhibit
Topographical Exhibit

TRACT TABLE	
TRACT AREA	PROPOSED USE
A-1	0.8 AC. RETENTION/OPEN SPACE
A-2	.16 AC. OPEN SPACE
A-3	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
A-4	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
A-5	2.4 AC. RETENTION/OPEN SPACE
A-6	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
A-7	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
A-8	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
A-9	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
A-10	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
A-11	1.2 AC. RETENTION/OPEN SPACE
A-12	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
PARCEL A TOTAL 4.87 ACRES	
B-1	0.8 AC. OPEN SPACE/LANDSCAPE TRACT
B-2	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
B-3	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
B-4	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
B-5	2.5 AC. RETENTION/OPEN SPACE
B-6	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
B-7	0.7 AC. OPEN SPACE/LANDSCAPE TRACT
B-8	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
PARCEL B TOTAL 4.22 ACRES	
C-1	0.3 AC. LANDSCAPE TRACT
C-2	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
C-3	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
C-4	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
C-5	1.4 AC. RETENTION/OPEN SPACE
C-6	0.6 AC. 50' DRAINAGE WAY/OPEN SPACE
C-7	.05 AC. 10' SIDE YARD LANDSCAPE TRACT
C-8	0.8 AC. 50' DRAINAGE WAY/OPEN SPACE
C-9	.13 AC. OPEN SPACE
C-10	.02 AC. 10' SIDE YARD LANDSCAPE TRACT
PARCEL C TOTAL 3.42 ACRES	
TOTAL OPEN SPACE = 12.51 ACRES	



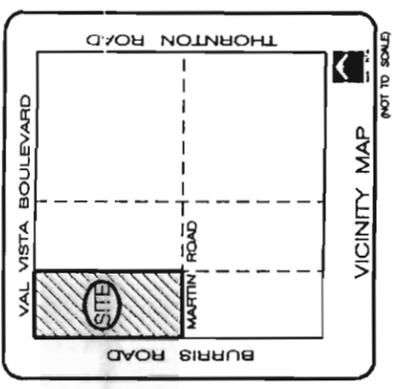
PARCEL LOCATION MAP

SITE SUMMARY TABLE									
PARCEL	EXISTING ZONING	PROPOSED ZONING	PROPOSED USE	GROSS AREA	NET AREA	YIELD	GROSS DENSITY	**NET DENSITY	OPEN SPACE AREA
A	UR	PAD	SINGLE FAMILY	28.5 AC.	27.9 AC.	94 LOTS	3.3 DU/AC	3.4 DU/AC	4.87 AC.
B	UR	PAD	SINGLE FAMILY	23.3 AC.	20.7 AC.	68 LOTS	2.9 DU/AC	3.3 DU/AC	4.22 AC.
C	UR	PAD	SINGLE FAMILY	21.6 AC.	20.0 AC.	89 LOTS	4.1 DU/AC	4.5 DU/AC	3.42 AC.
SUBTOTAL				73.4 AC.	68.6 AC.	251 LOTS	3.4 DU/AC	3.7 DU/AC	*12.51 AC/18.2%
D	UR	PAD	COMMERCIAL	6.3 AC.	5.0 AC.	0 LOTS	---	---	---
TOTAL				79.7 AC.	73.6 AC.	251 LOTS	3.1 DU/AC	3.4 DU/AC	*12.51 AC/17.0%

*OPEN SPACE AREA EQUATES TO 17.0% OF TOTAL SITE, OR 18.2% OF RESIDENTIAL PORTION OF SITE.
 **OPEN SPACE AREA INCLUDES ALL LANDSCAPE TRACTS
 ***NET DENSITY EXCLUDES PROPOSED RIGHTS-OF-WAYS ALONG VAL VISTA BLVD., BURRIS ROAD & MARTIN ROAD

RESIDENTIAL DEVELOPMENT GUIDELINES							
PROPOSED ZONING	MINIMUM LOT AREA	LOT SIZE	MINIMUM YARD SETBACKS	MAXIMUM BLDG. HEIGHT	DISTANCE BETWEEN BUILDINGS	P.A.D.	PERIMETER
A	P.A.D.	7,700 S.F.	70' X 110' 15'-23'	15'	35' - 2 story	10'	25'
B	P.A.D.	7,700 S.F.	70' X 110' 15'-23'	15'	35' - 2 story	10'	25'
C	P.A.D.	5,500 S.F.	50' X 110' 15'-23'	15'	35' - 2 story	10'	25'

15' TO LIMB PORTION OF HOME OR FRONT PORCHES 18' - 21' MIN. TO FRONT LOADED GARAGE SIDE LOADED GARAGES WILL BE SETBACK 5'
 **REAR SETBACKS FOR LOTS BACKING ONTO ARTERIAL OR COLLECTOR ROADWAYS IS 20'
 ***LANDSCAPE TRACTS PROVIDED ADJACENT TO ALL CORNER LOTS. MINIMUM OF 10' TRACTS AND MINIMUM OF 6' BUILDING SETBACK FROM TRACT.
 ****A MINIMUM OF 15' SEPARATION SHALL BE PROVIDED BETWEEN A MULTI-STORY HOME AND ANY OTHER HOME
 Q-TWO STORY HOMES ARE NOT ALLOWED ON LOTS LESS THAN 6,000 SQUARE FEET.
 A LOT MATRIX WILL BE PROVIDED WITH EACH PLAT WHICH DESCRIBES EXACT SQUARE FOOTAGE OF EACH LOT.



VICINITY MAP (NOT TO SCALE)

PRELIMINARY DEVELOPMENT PLAN FOR

COPPER BUTTES

The east half of the northeast quarter of Section 30, T. 5 S., R. 6 E., G&SRM, Pinal County, Arizona

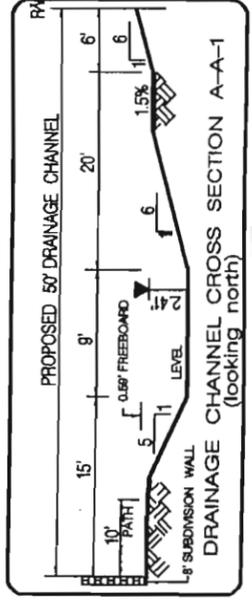
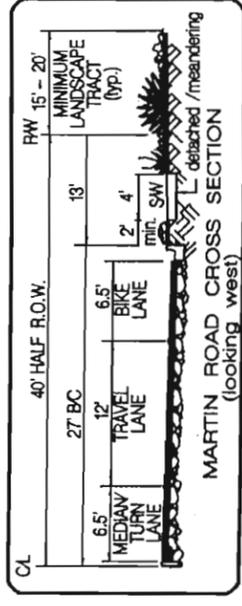
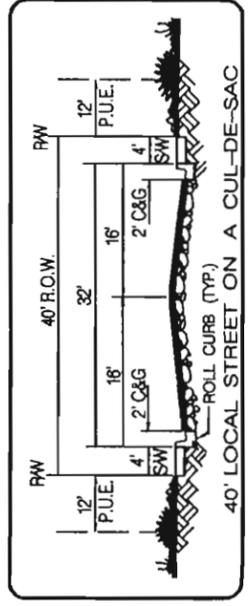
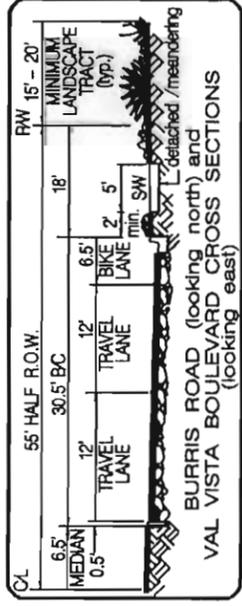
DEVELOPER / OWNER

DIETZ-CRANE HOMES AND WB80 L.P.
 3612 WEST DUNLAP AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: 602.973.8632
 FAX: 602.973.2258
 CONTACT: CRAIG PROUTY

LAND PLANNER

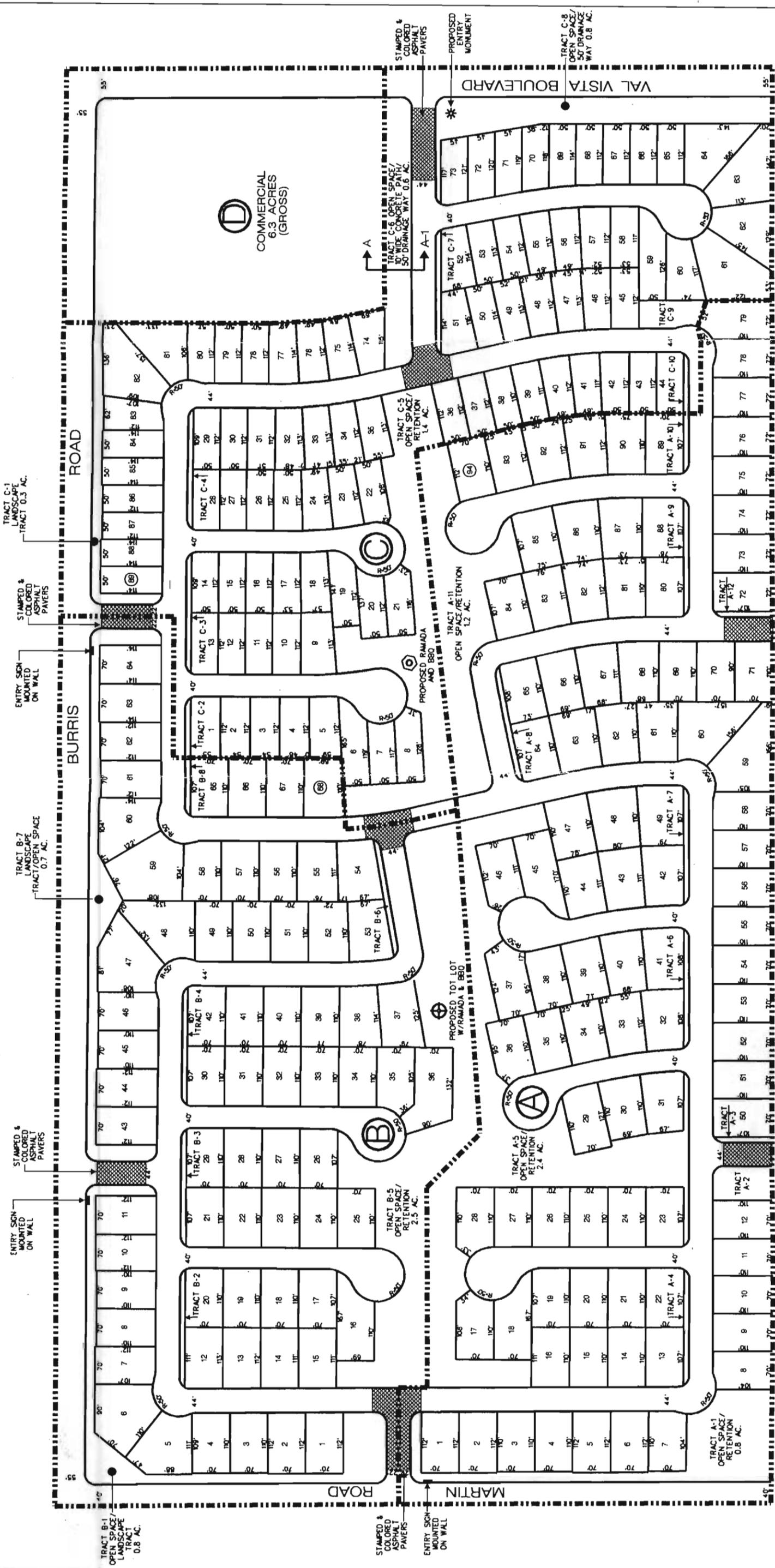
ARIZONA LAND DESIGN
 5202 E. OAKHURST WAY
 SCOTTSDALE, AZ 85254
 PHONE: 480.951.6410
 FAX: 480.315.8698
 CONTACT: CHRISTINE TARATSAS, R.L.A.

TYPICAL STREET SECTIONS



ENGINEER
 D.N.A. INCORPORATED
 314 EAST 8TH STREET
 CASA GRANDE, AZ 85222
 PHONE: 520.836.5501
 FAX: 602.271.9985
 CONTACT: BILL COLLINGS, P.E.

JOB# 99-0089
 DATE: 04/04/00
 REV.: 06/19/00
 SHEET 1 OF 4



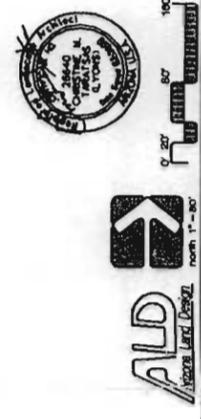
DEVELOPER / OWNER
 DIETZ-CRANE HOMES
 AND WBS90.L.P.
 3612 WEST DUNLAP AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: 602.973.8632
 FAX: 602.973.2258
 CONTACT: CRAIG PROUTY

LAND PLANNER:
 ARIZONA LAND DESIGN
 5202 EAST OAKHURST WAY
 SCOTTSDALE, ARIZONA 85254
 PHONE: 480.951.6410
 FAX: 480.315.8698
 CONTACT: CHRISTINE TARATSAS, R.L.A.

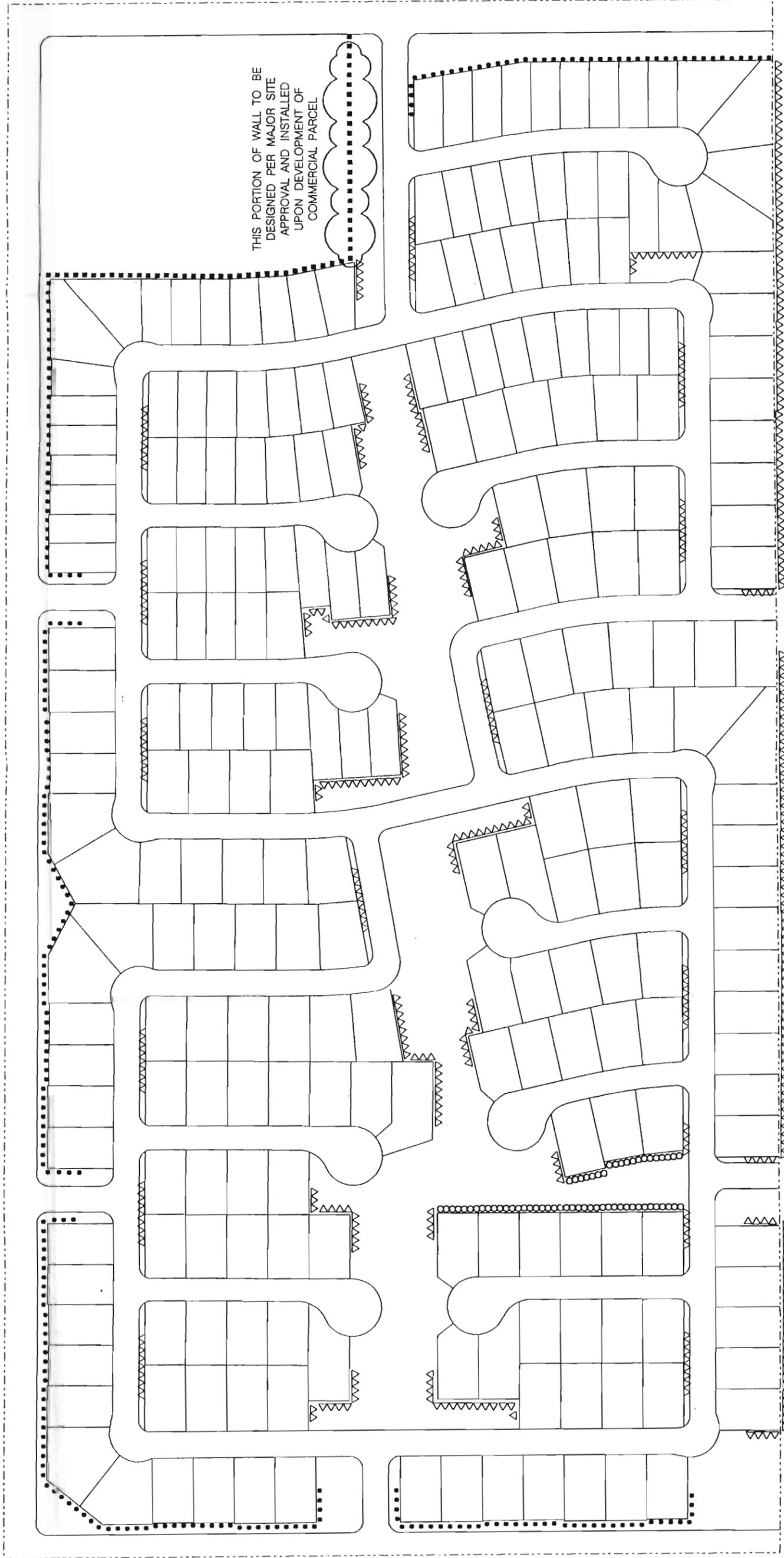
- LEGEND:**
- * ENTRY MONUMENT
 - ENTRY SIGN
 - ⊕ TOT LOT, BARBEQUE AND RAMADA
 - ⊙ RAMADA & BARBEQUE
 - ▨ PAVERS OR STAMPED COLORED ASPHALT

COPPER BUTTES

PRELIMINARY DEVELOPMENT PLAN



DATE: 06-20-00
 REV.: 04-30-00
 REV.: 06-16-00
 SHEET 2 OF 4



THIS PORTION OF WALL TO BE
DESIGNED PER MAJOR SITE
APPROVAL AND INSTALLED
UPON DEVELOPMENT OF
COMMERCIAL PARCEL

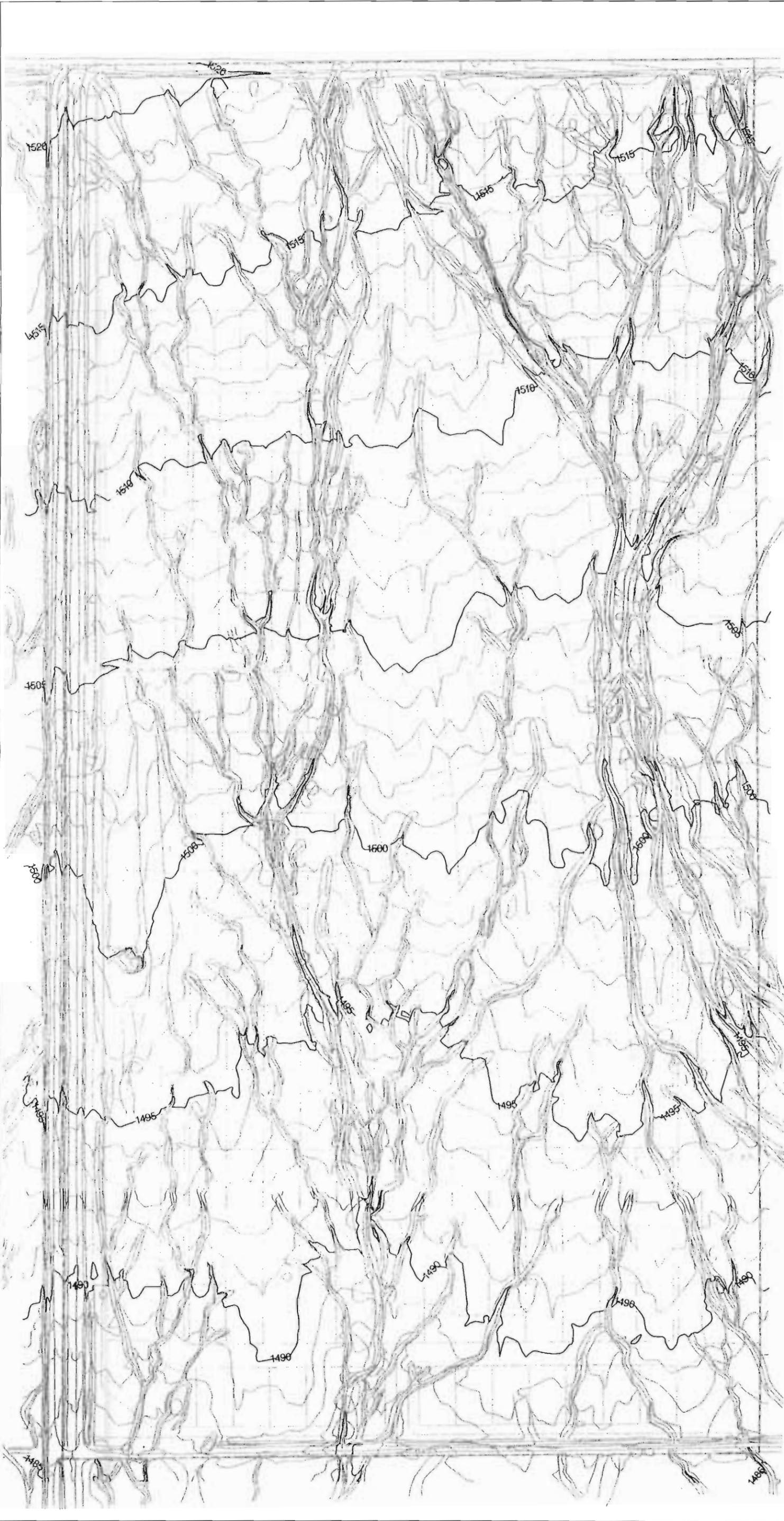
DEVELOPER / OWNER
DIETZ-CRANE HOMES
AND WBS80, L.P.
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

LAND PLANNER:
ARIZONA LAND DESIGN
5202 EAST OAKHURST WAY
SCOTTSDALE, ARIZONA 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT: CHRISTINE TARATSAS, R.L.A.

- LEGEND:**
- THEME WALL
 - VIEW WALL
 - ■ ■ ■ ■ 8' BLOCK WALL
 - △△△△△ 6' BLOCK SUBDIVISION WALL (interior streets and open space walls)

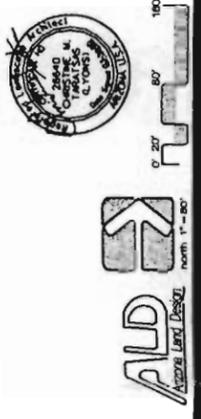
DATE: 03-30-00
REV: 04-30-00
REV: 05-28-00
SHEET 3 OF 4

COPPER BUTTES WALL EXHIBIT



DEVELOPER / OWNER
 DIETZ-CRANE HOMES
 AND WB80 L.P.
 3612 WEST DUNLAP AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: 602.973.8632
 FAX: 602.973.2288
 CONTACT: CRAIG PROUTY

LAND PLANNER:
 ARIZONA LAND DESIGN
 5202 EAST OAKHURST WAY
 SCOTTSDALE, ARIZONA 85254
 PHONE: 480.951.6410
 FAX: 480.315.8698
 CONTACT:
 CHRISTINE TARATSAS, R.L.A.



COPPER BUTTES

TOPOGRAPHICAL EXHIBIT

JOB# 88-028
 DATE: 03-30-00
 REV: 04-30-00
 SHEET 4 OF 4

Copper Buttes

**Exhibit B
Legal Description
and
PAD Plat**

FINAL DEVELOPMENT PLAT COPPER BUTTES

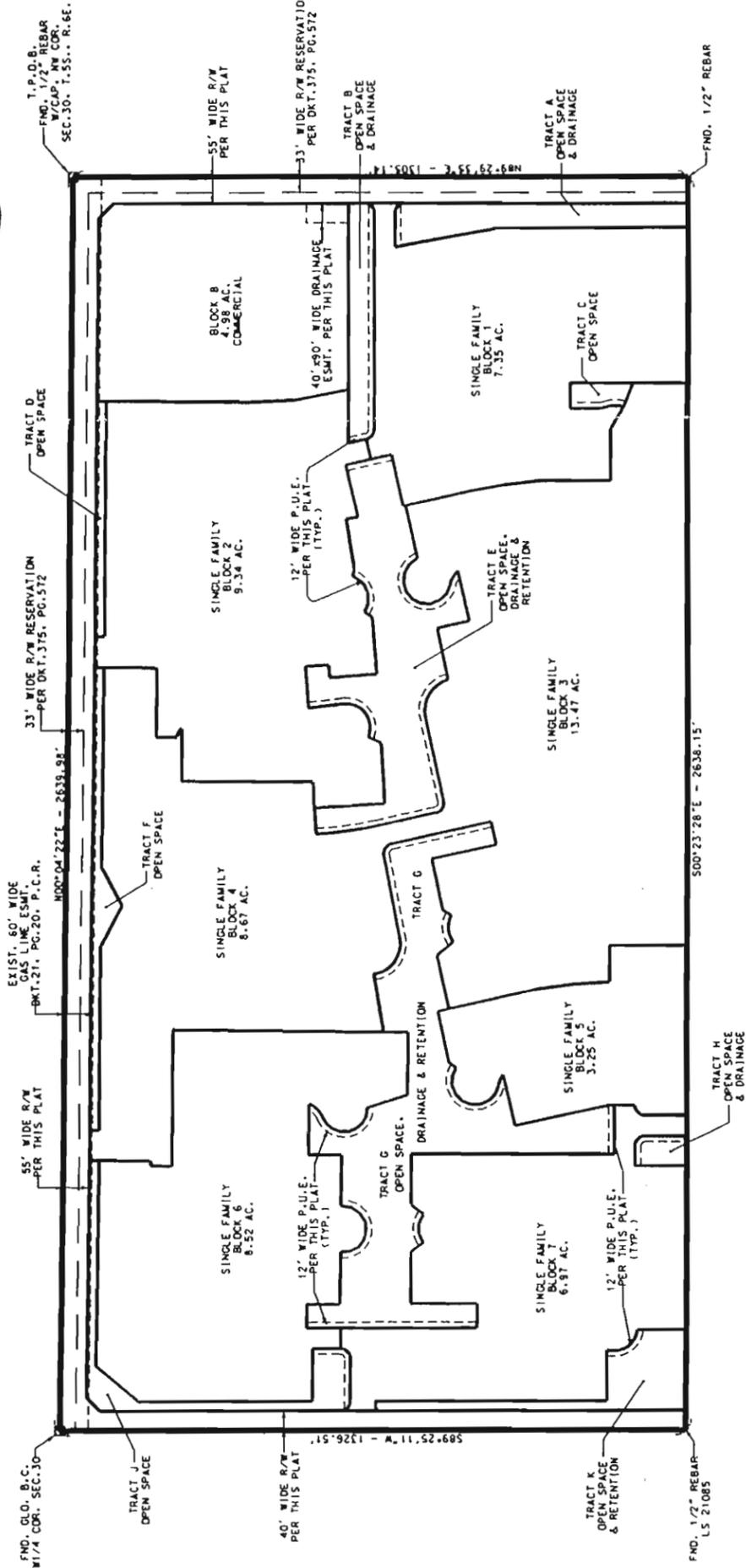
A PLANNED AREA DEVELOPMENT LOCATED OVER G.L.O. LOTS 1 AND 2 WITHIN THE NORTHWEST QUARTER OF SECTION 30, T.5.S., R.6.E., GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER: VVB 80 LIMITED PARTNERSHIP
C/O DIETZ-CRANE HOMES
3612 W. DUNLAP AVENUE
PHOENIX, AZ 85051

DESCRIPTION	LANDUSE	AREA	UNITS	DU/AC.
OPEN SPACE	DRAINAGE/RETENTION	11.08	38	5.17
BLOCK 1	SINGLE FAMILY	7.35	51	5.46
BLOCK 2	SINGLE FAMILY	9.34	53	3.93
BLOCK 3	SINGLE FAMILY	13.47	34	4.00
BLOCK 4	SINGLE FAMILY	8.67	13	4.23
BLOCK 5	SINGLE FAMILY	3.25	36	4.02
BLOCK 6	SINGLE FAMILY	8.52	28	0.30 FAR
BLOCK 7	SINGLE FAMILY	6.97		65.079 S.F.
BLOCK 8	COMMERCIAL	4.98		

- LEGEND**
- SET 5/8" REBAR
 - FOUND SEC. CORNER AS NOTED
 - FOUND 1/2" REBAR

GRAPHIC SCALE
1 IN FEET = 1/4" INCH
1 Inch = 150 ft.



APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS _____ DAY OF _____, 2000.

MAYOR _____

ATTEST: _____

CITY CLERK _____

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2000.

THE FINAL DEVELOPMENT PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2000.

PLANNING AND ZONING COMMISSION CHAIRPERSON _____

DATE ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2000. BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER _____

I CERTIFY THAT IN MY OPINION ALL BLOCKS AND TRACTS WITHIN THE DEVELOPMENT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

PLANNING DIRECTOR _____

DATE _____

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30 AND THE TRUE POINT OF BEGINNING; THENCE S89°25'11"W, ALONG THE NORTH LINE OF SAID G.L.O. LOT 1, A DISTANCE OF 1325.14 FEET TO THE NORTHWEST CORNER OF SAID G.L.O. LOT 11; THENCE S5°00'21"28"E, ALONG THE EAST LINE OF G.L.O. LOTS 1 AND 2, A DISTANCE OF 2638.15 FEET TO THE SOUTHWEST CORNER OF G.L.O. LOT 21; THENCE S89°25'11"W, ALONG THE SOUTH LINE OF SAID G.L.O. LOT 2, A DISTANCE OF 1326.51 FEET TO THE SOUTHWEST CORNER OF SAID G.L.O. LOT 2 AND A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE N00°04'22"E, ALONG SAID WEST LINE A DISTANCE OF 2639.98 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS, THAT VVB 80 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, WITH VVB 80 LIMITED PARTNERSHIP, AS MANAGING PARTNER, BELIEVERS, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF COPPER BUTTES, AND HEREBY DECLARES:

- THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIVISIONS OF THE BLOCKS, ROADS AND EASEMENTS SHOWN WITHIN COPPER BUTTES, AND THAT EACH BLOCK AND ROAD SHALL BE KNOWN BY THE NUMBER AS SHOWN ON THE PLAT.
- THAT ALL ROADS SHOWN ON THE PLAT ARE HEREBY DEDICATED FOR ROADWAY PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSMISSION LINES, AND PUBLIC UTILITIES.
- THAT UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE AND RETENTION PURPOSES AND SHALL REMAIN IN PERPETUITY.
- THAT ALL TRACTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR OPEN SPACE, DRAINAGE AND RETENTION PURPOSES AND SHALL REMAIN IN PERPETUITY.
- WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE CITY OF CASA GRANDE, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER WHETHER SURFACE, FLOOD OR RAINFALL AND BY REASON OF IMPRESS AND EGRESS.

IN WITNESS WHEREOF, VVB 80 LIMITED PARTNERSHIP, AS OWNER HAS EXECUTED THIS SUBDIVISION PLAT THE _____ DAY OF _____, 2000.

BY: LARRY K. YOUNT, MANAGING PARTNER

ACKNOWLEDGMENT

ON THIS, THE _____ DAY OF _____, 2000, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LARRY K. YOUNT, WHO ACKNOWLEDGED WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING PARTNER OF VVB 80 LIMITED PARTNERSHIP, AND THAT HE, AS SUCH AN OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING IN THE NAME OF THE PARTNERSHIP AS SUCH OFFICER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF COMPLIANCE

DEVELOPMENT OF LAND WITHIN THE COPPER BUTTES PLANNED AREA DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE COPPER BUTTES DEVELOPMENT GUIDE AS RECORDED WITH THE FINAL COUNTY RECORDER'S OFFICE AND ON FILE WITH THE CITY OF CASA GRANDE PLANNING DEPARTMENT.

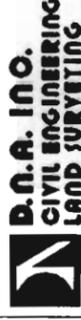
100 YEAR WATER SUPPLY

COPPER BUTTES SUBDIVISION IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576, SUBSECTION E.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY AND PLATTING OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2000 AND MONUMENTATION FOUND OR SET IS AS SHOWN HEREON.

WILLIAM E. COLLINGS
R.L.S. 16801

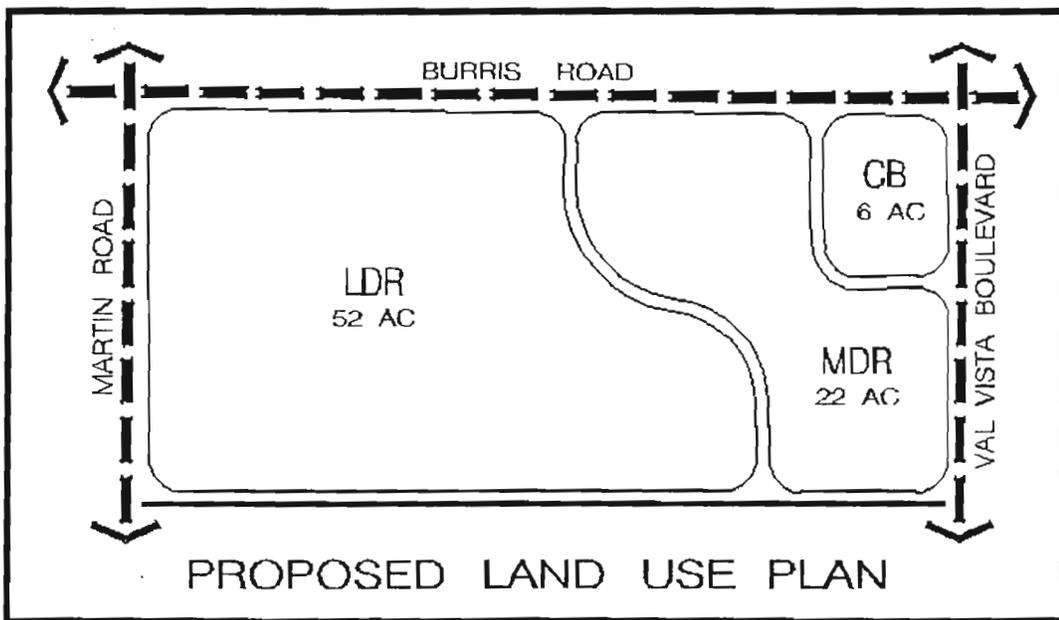
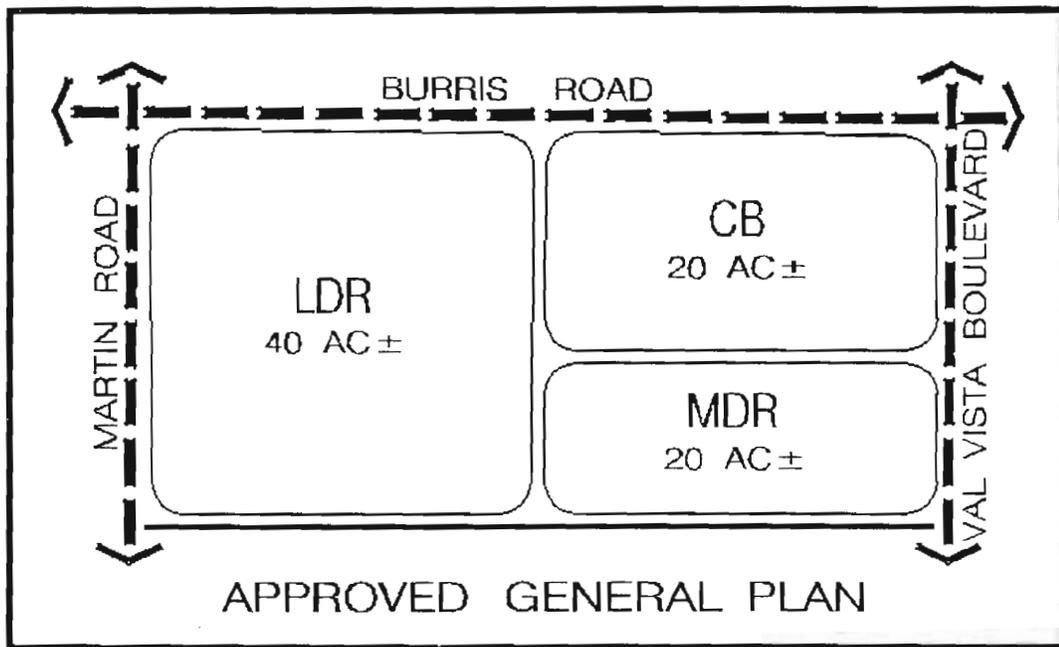


340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN BY: DWAN DATE: 3/10/00 JOB: 99-248V SHEET 1 OF 1

Copper Buttes

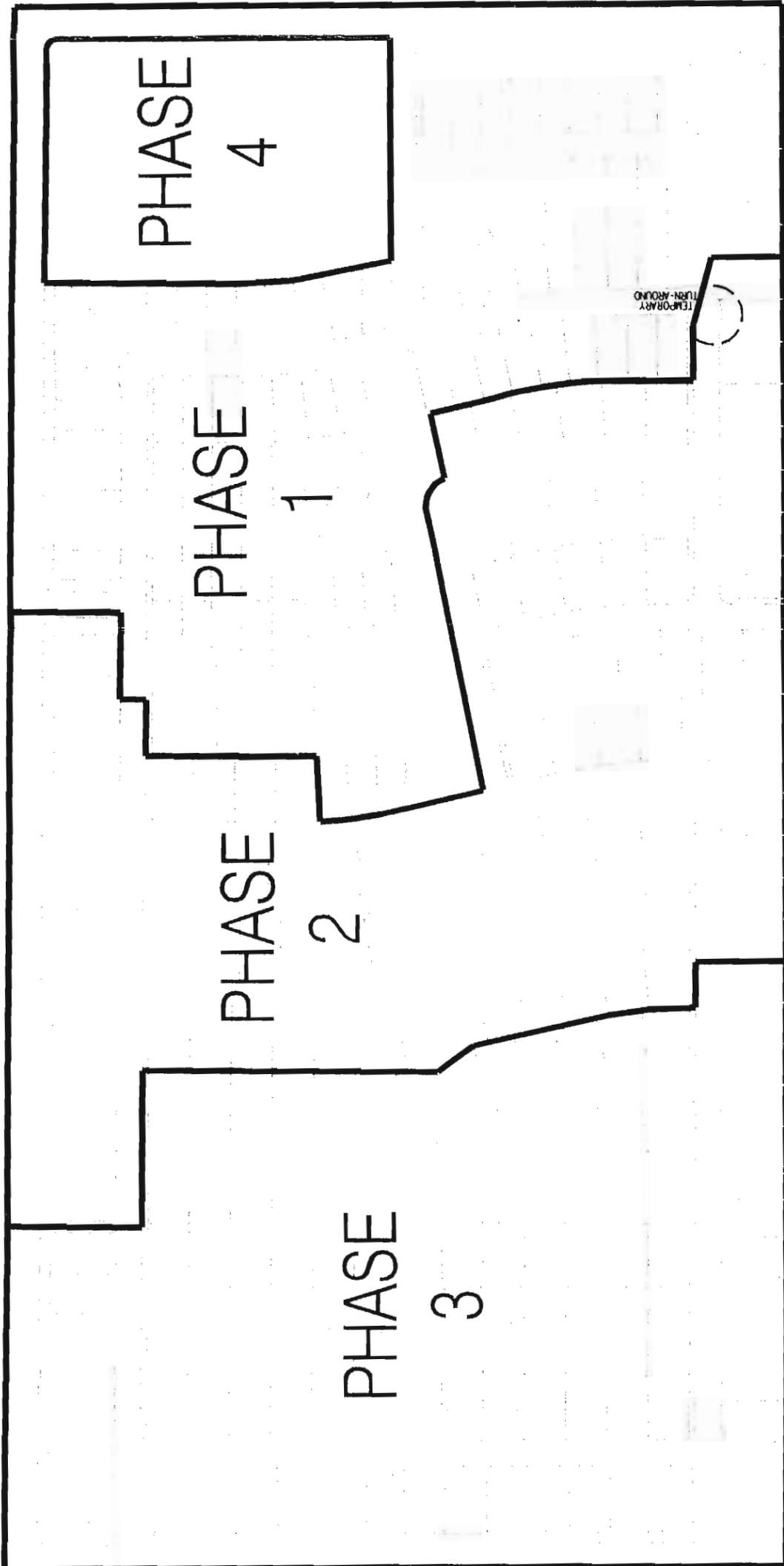
Exhibit C Casa Grande Land Use Plan Comparison



Copper Buttes

Exhibit D Phasing Plan and Phasing Schedule

BURRIS ROAD



MARTIN ROAD

VAL VISTA BOULEVARD

DEVELOPER / OWNER

DIETZ-CRANE HOMES
AND WB80, L.P.
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

LAND PLANNER

ARIZONA LAND DESIGN
5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT: CHRISTINE TARATSAS, R.L.A.

ENGINEER

D.N.A. INCORPORATED
314 EAST 8TH STREET
CASA GRANDE, AZ 85222
PHONE: 520.836.5501
FAX: 602.271.9985
CONTACT: BILL COLLINGS, P.E.

PHASING SCHEDULE	
PHASE	ANTICIPATED CONSTRUCTION DATES
1	2001 - 2003
2	2002 - 2004
3	2003 - 2005
4	2005 - 2007



NOT TO SCALE

JOB# 99-029
DATE: 03-30-00
REV: 04-30-00
SHEET 1 OF 1

COPPER BUTTES

PHASING PLAN

Copper Buttes

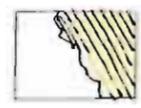
Exhibit E Landscape Master Plan

COPPER BUTTES

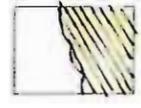
PRELIMINARY OPEN SPACE MASTER PLAN



TREES
 CERCIDIUM SP.
 MESQUITE
 IRONWOOD
 ACACIA SP.



SHRUBS
 TEXAS RANGER
 BIRD OF PARADISE
 SALVIA
 RUELLIA
 CASSIA
 DALEA
 CALLIANDRA
 YELLOW BELLS



GROUNDCOVERS/ACCENTS
 LANTANA SP.
 VERBENA SP.
 GAZANIA



TURF AREAS
 ALL TURF TO BE SEEDED BERMUDA

ALL DECOMPOSED GRANITE TO BE 1/2" MINUS "DESERT GOLD"
 ALL RIVER ROCK TO BE 6"-8" SALT RIVER TYPE



402.202.8190 VOICE / 402.795.1100 FAX / 402.274.0044 CELL / 818MACDON.COM
 PLOT DATE 5.15.00
 SCALE 200'
 AIA JOB NUMBER 20000047
 DRAWN BY RM

LANDSCAPE MASTER PLAN

1/4



ENTRY FEATURE WALL MOUNTED

TOT LOT RAMADA BBQ

ENTRY FEATURE WALL MOUNTED

RAMADA BBQ

BURRIS ROAD

VAL VISTA BOULEVARD

COMMERCIAL

ENTRY FEATURE

PATH

PATH

PATH

PATH

MARTIN ROAD

Copper Buttes

Exhibit F
Community Elements

COPPER BUTTES
COMMUNITY ELEMENTS



SALES
MODELS
CONSTRUCTION

SEATWALL

INITIAL DEVELOPER SIGNAGE
(FUTURE COMMUNITY BOARD OR REMOVED
AT COMMUNITY COMPLETION)

RAMADA

PICNIC TABLE



MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 4338
602.203.9170 VOICE / 602.793.1130 FAX / 602.242.0244 CBL / RIMACUMS.COM

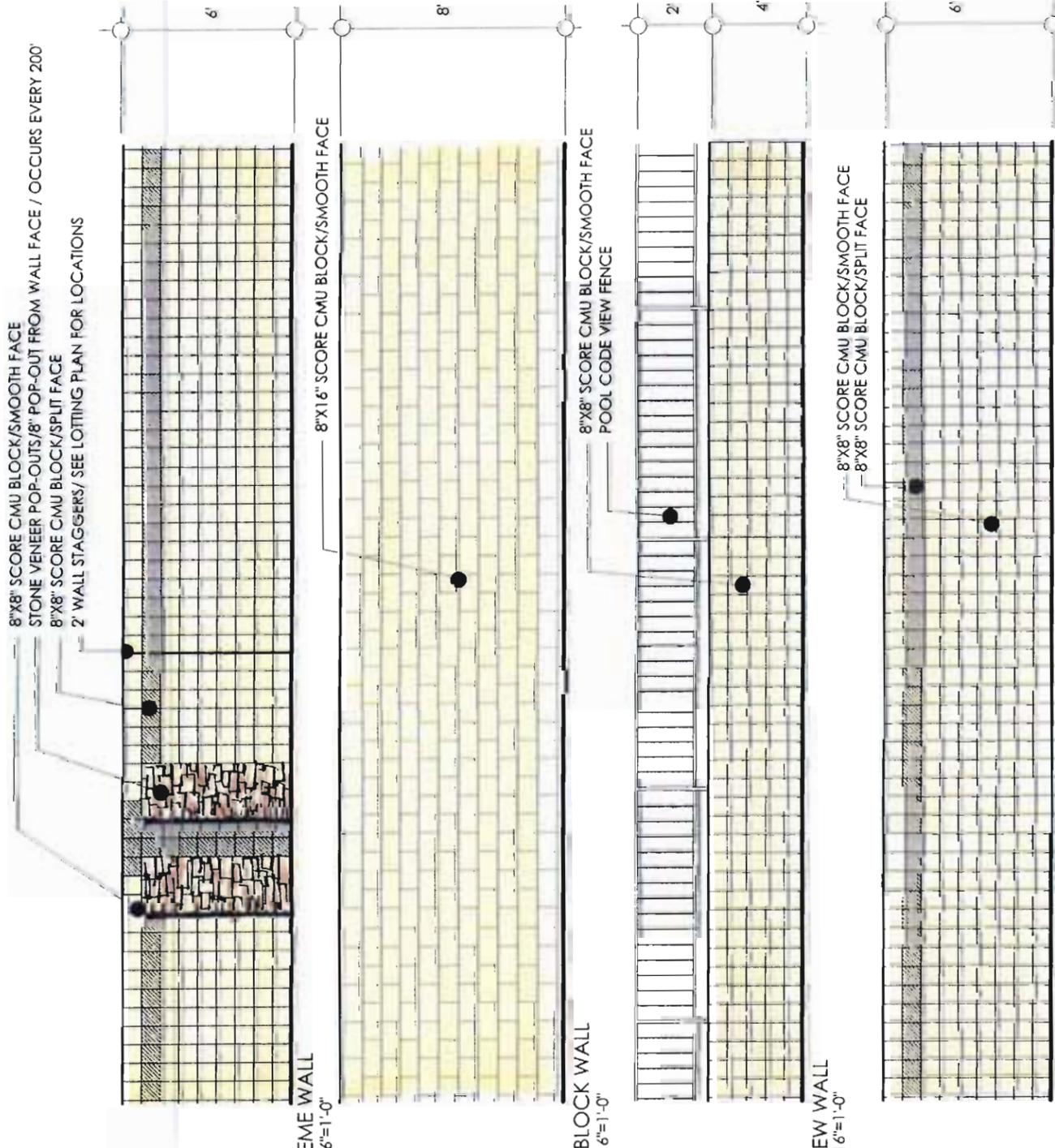
PLOT DATE 5.15.00
N/A JOB NUMBER 2000047
DRAWN BY RM

Copper Buttes

**Exhibit G
Theme Walls
and
Entry Feature**

COPPER BUTTES

WALLS/ENTRY FEATURE



ENTRY FEATURE PERSPECTIVE

INTERIOR STREETS AND OPEN SPACE WALL
 1/16"=1'-0"



ENTRY FEATURE ELEVATION



602.240.5119 | VOICE / 602.735.1150 | FAX / 602.254.6444 | CBL / @MACDONALD
 PLOT DATE 5.15.00
 M.L.A. JOB NUMBER 2000047
 DRAWN BY RVI

WALLS/ENTRY FEATURE

Copper Buttes

**Exhibit H
Perspectives
and
Plan Views**

COPPER BUTTES

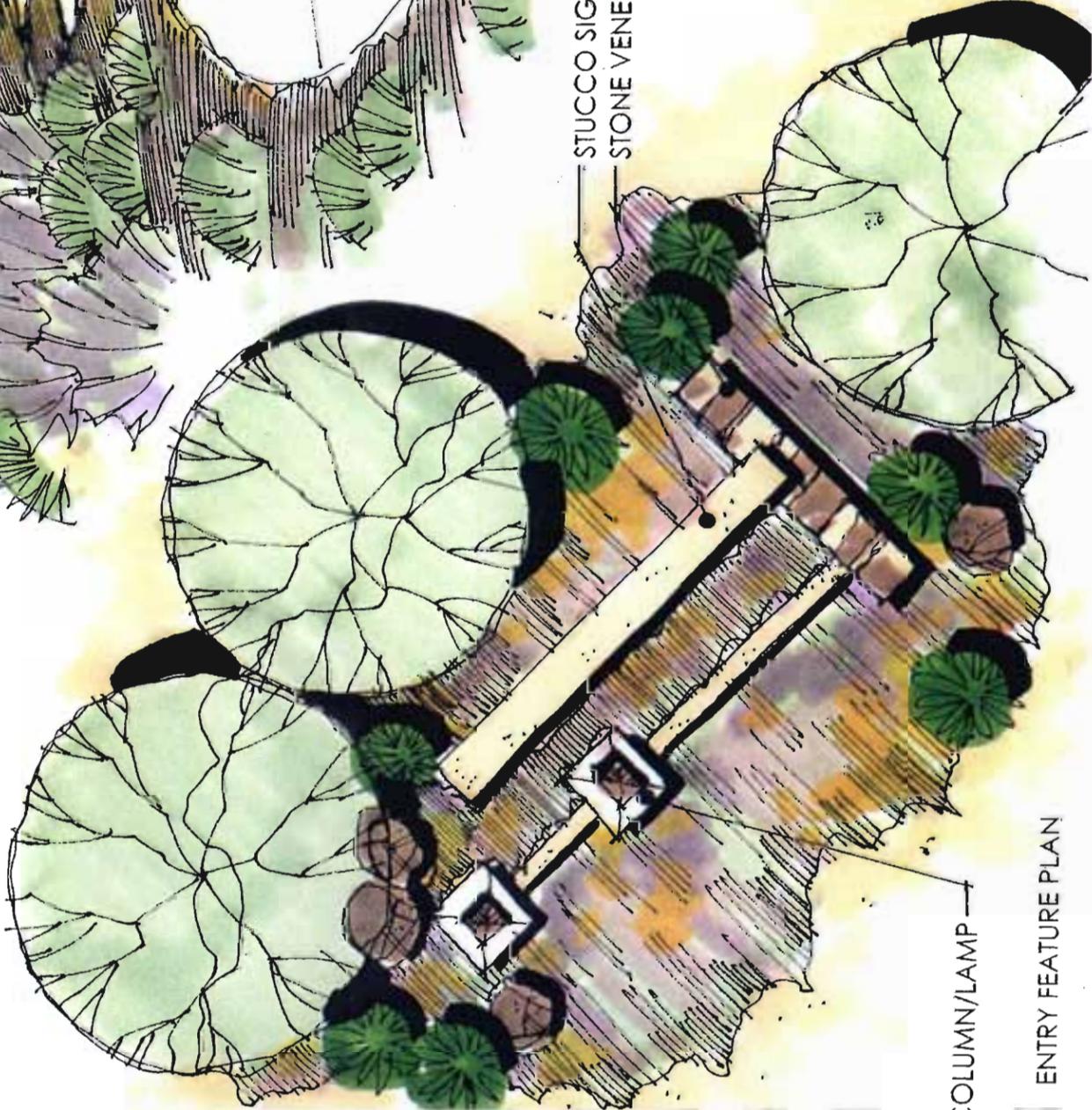
PERSPECTIVES/PLAN VIEWS



TYPICAL PLAY EQUIPMENT



LOT 101 / OPEN SPACE PERSPECTIVE



STUCCO SIGN WALL
STONE VENEER WALL

COLUMN/LAMP

ENTRY FEATURE PLAN



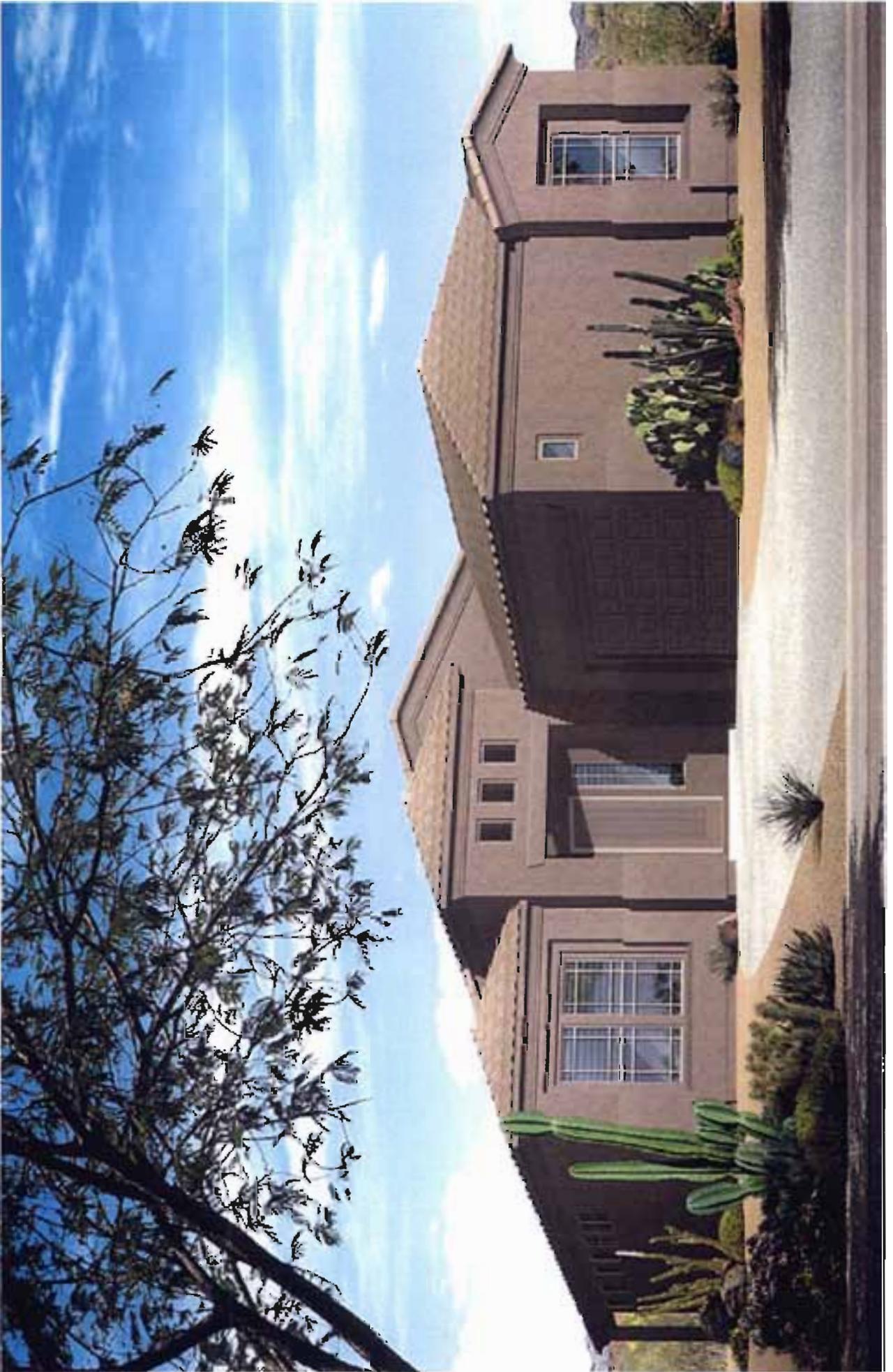
MACDONALD
MACDONALD
LANDSCAPE ARCHITECTURE

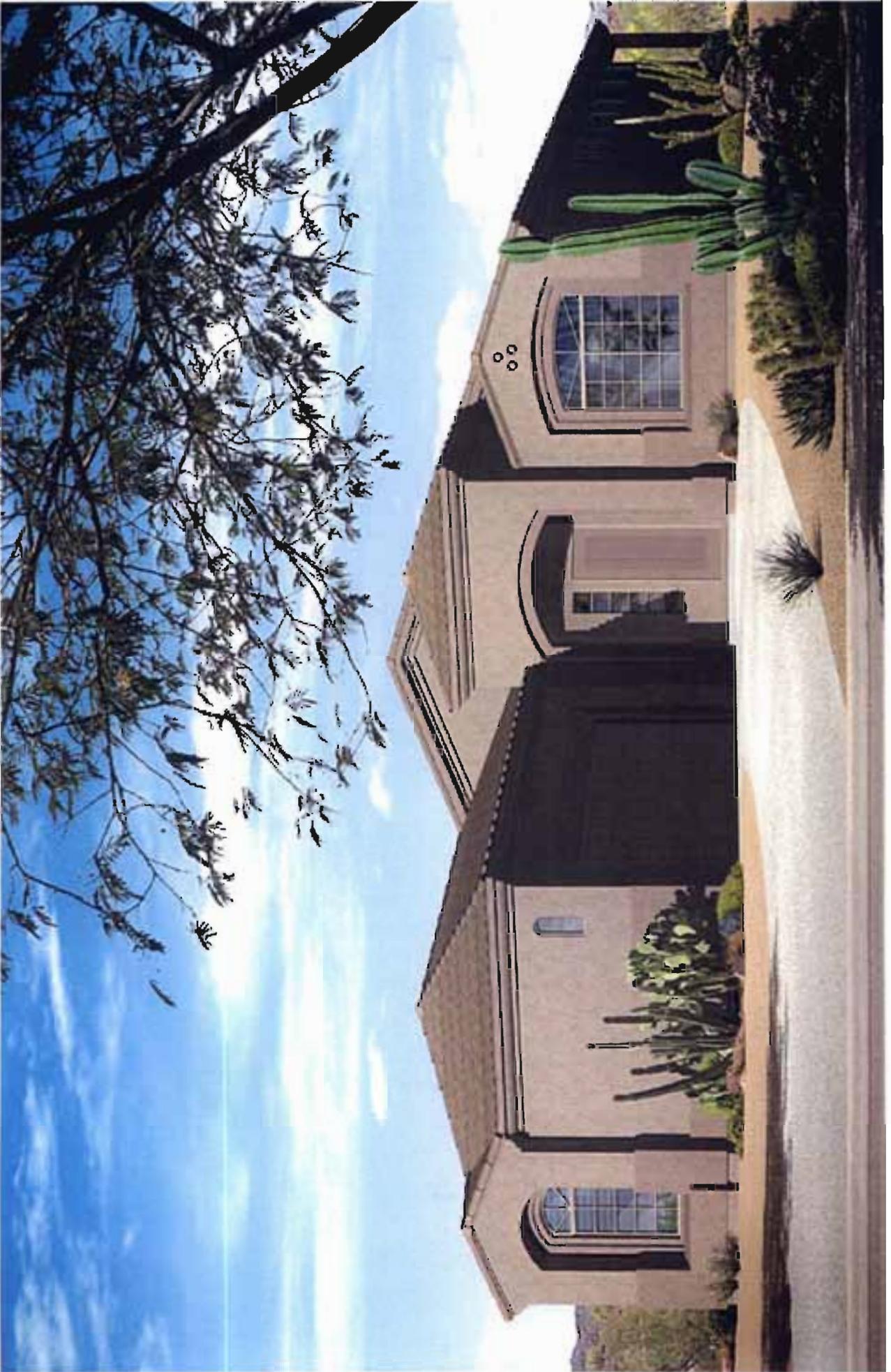
PROJECT NO. 2000-07
DATE: 05/05/04
PROJECT: 1120 FAX: / 602.251.0344 CBL / R/MAC/MLA.COM
PLOT DATE: 5.15.04
MLA JOB NUMBER: 20000-07
DRAWN BY: R/M

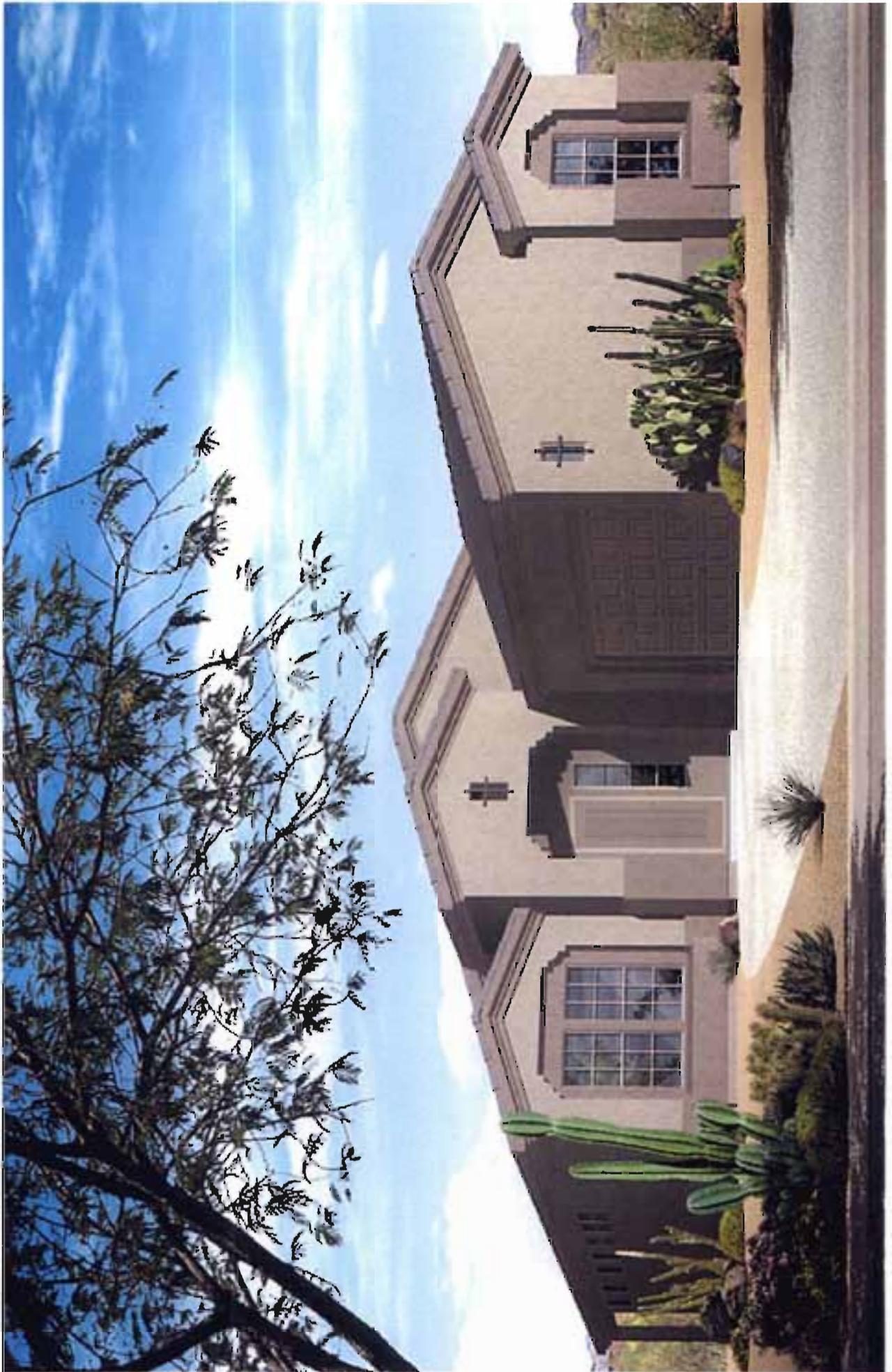
PERSPECTIVES/PLAN VIEWS

Copper Buttes

Exhibit I Example Product Floor Plans and Elevations



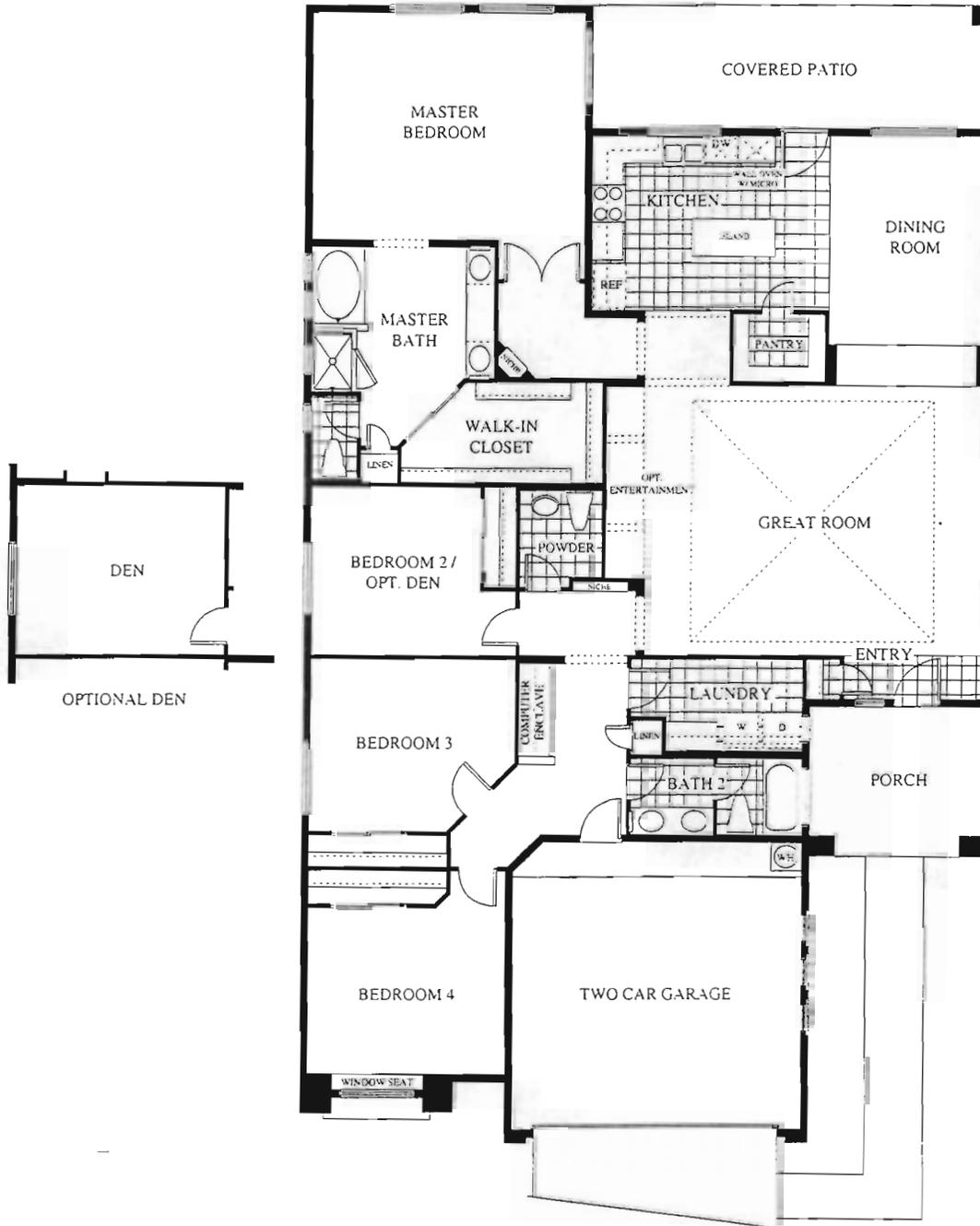




Highland at Dove Valley Ranch

2395 SQUARE FEET
4 BEDROOMS, GREAT ROOM,
DEN OPTION, 2.5 BATHS

Oakhurst Plan 2395



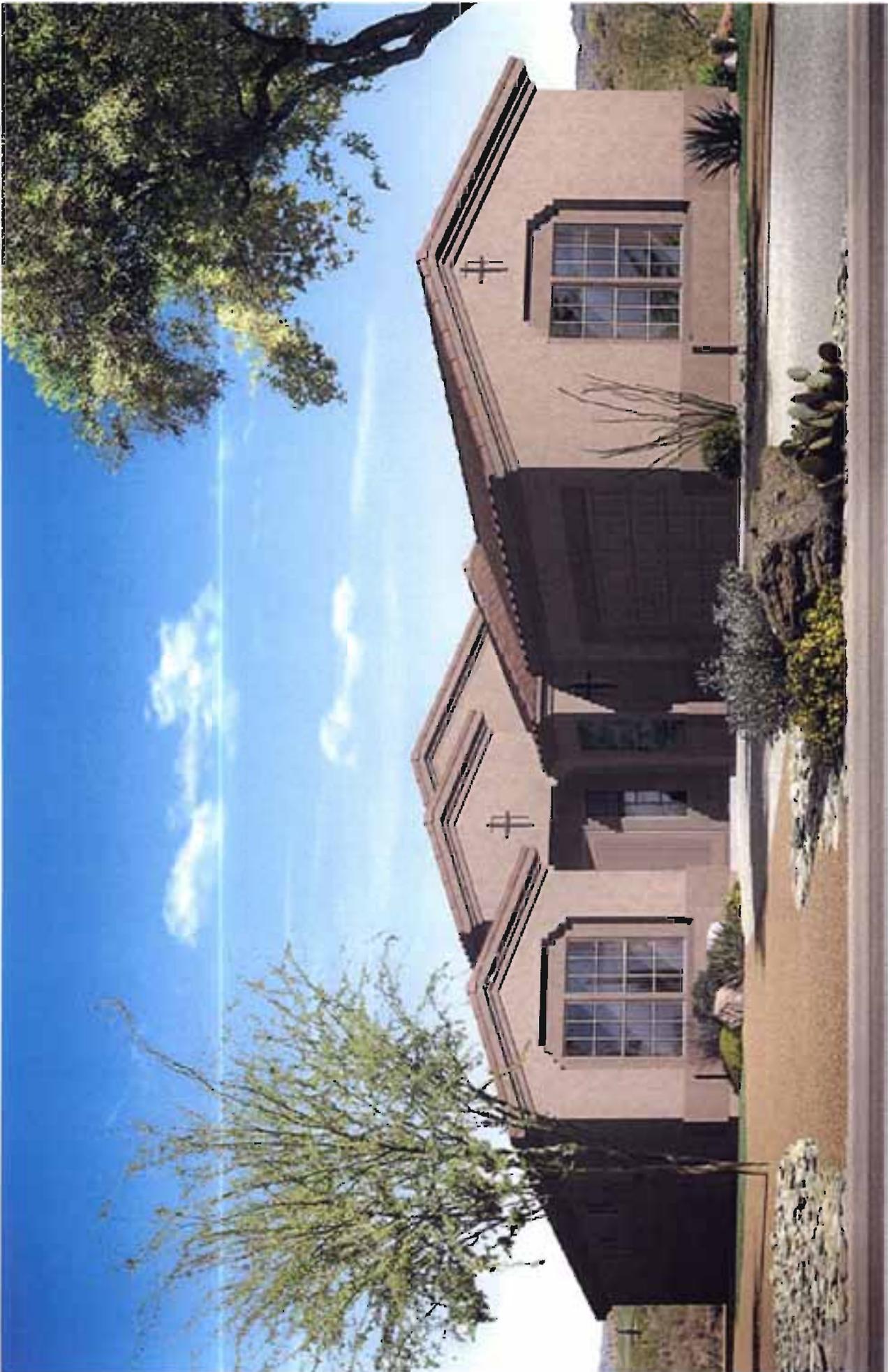
PRELIMINARY
SUBJECT TO CHANGE

In the Interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
HOMES

Quality since 1954

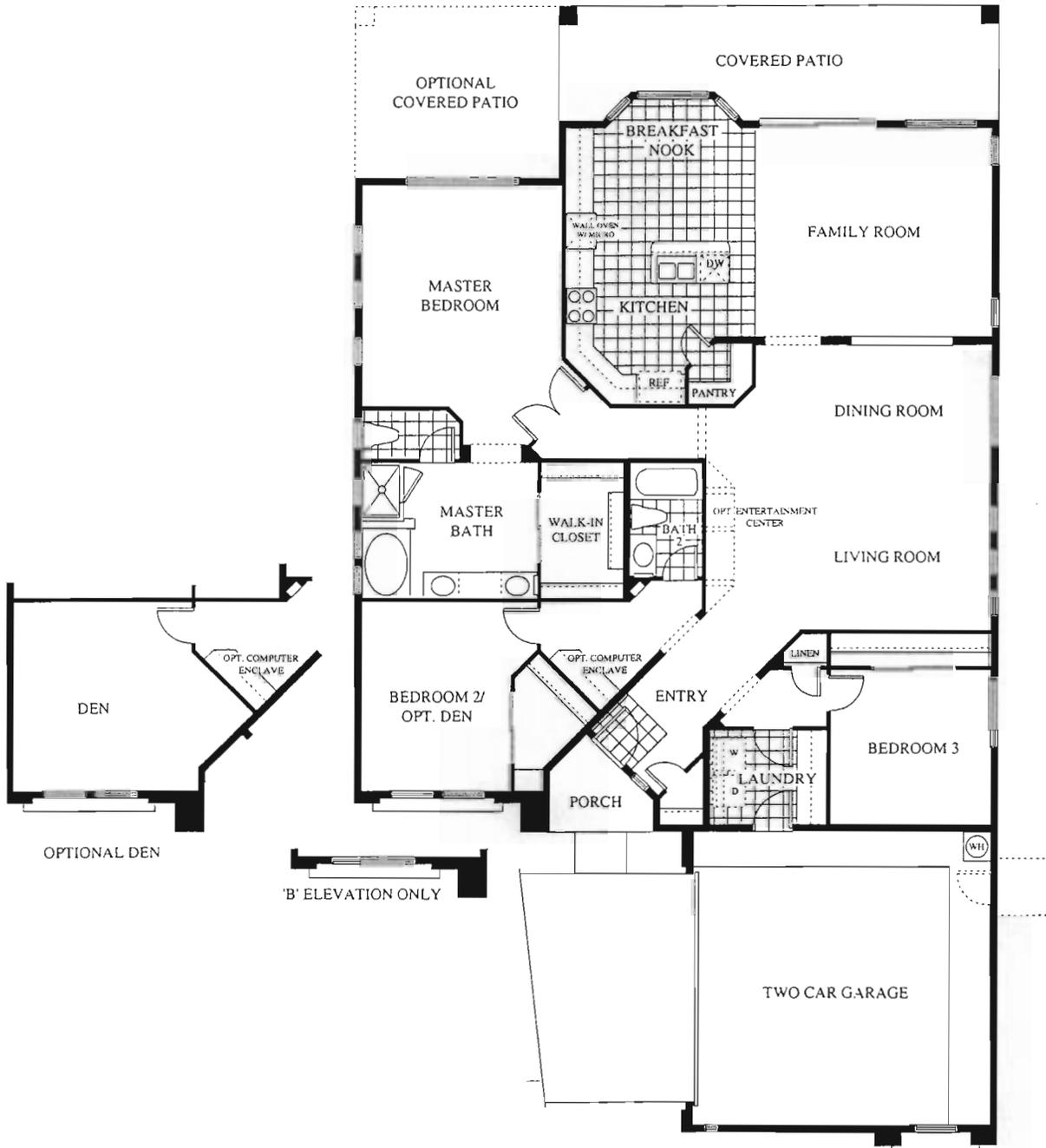




Highland at Dove Valley Ranch

2136 SQUARE FEET
3 BEDROOMS, DEN OPTION,
FORMAL LIVING/DINING, 2 BATHS
DEN OPTION, 2 BATHS

Bay Hill Plan 2136



PRELIMINARY
SUBJECT TO CHANGE

In the interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
HOMES

Quality since 1954



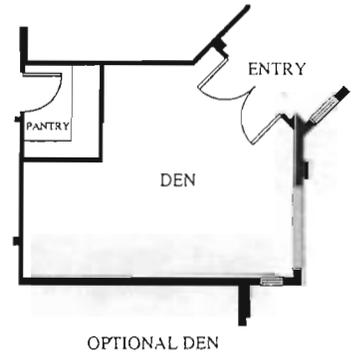
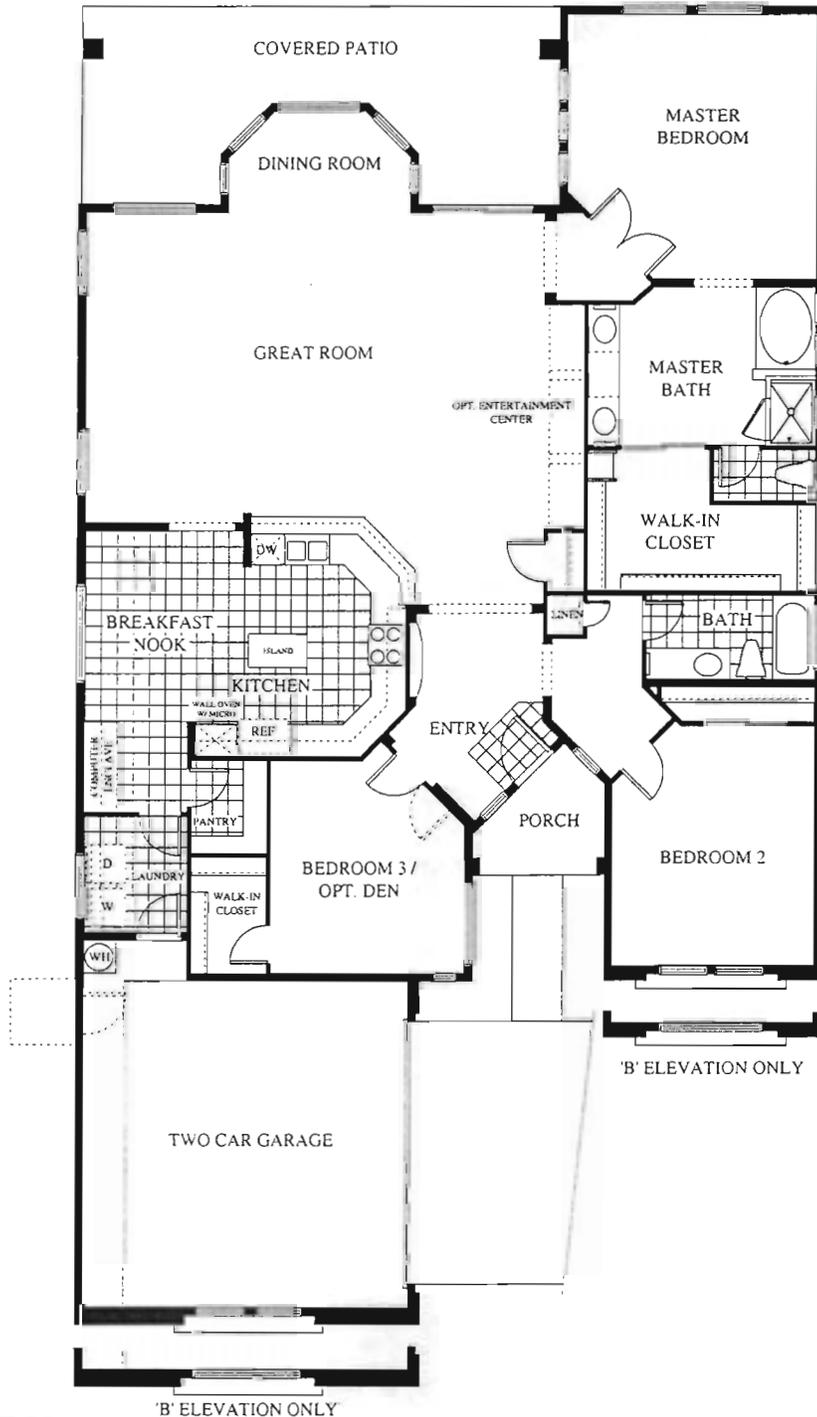




Highland at Dove Valley Ranch

2255 SQUARE FEET
3 BEDROOMS OR 2 BEDROOM
WITH DEN OPTION, GREAT ROOM,
2 BATHS

Torrey Pines Plan 2255

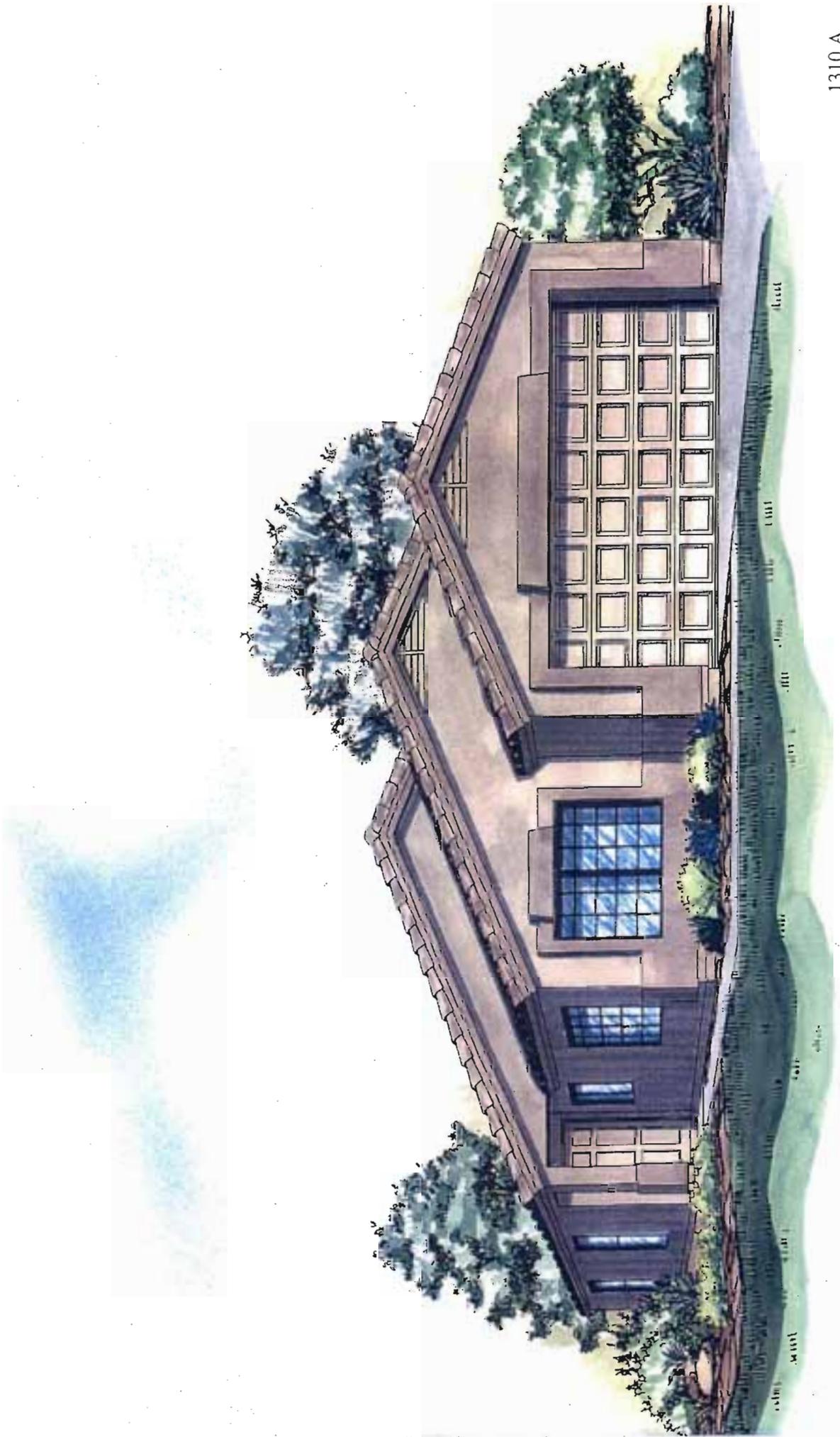


PRELIMINARY
SUBJECT TO CHANGE

In the Interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
HOMES

Quality since 1954



1310 A

The Payson

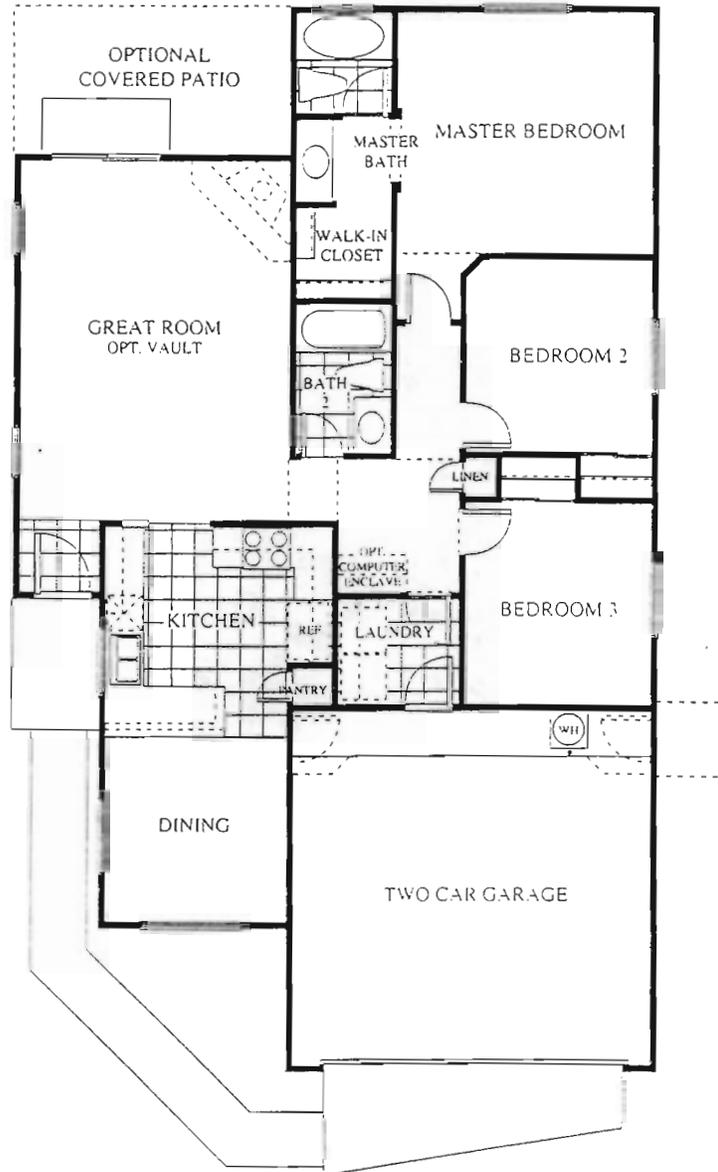
Model 1310.4

DIETZ-CRANE

H O M E S

Quality since 1954

3 BEDROOMS, 2 BATHS, ONE STORY,
1310 SQ. FT.





3087 A

The Acacia

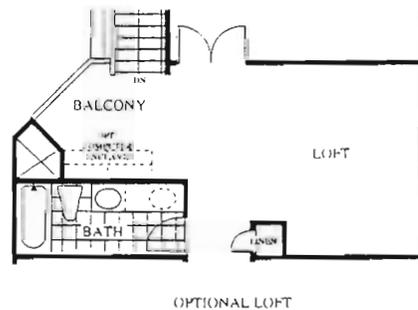
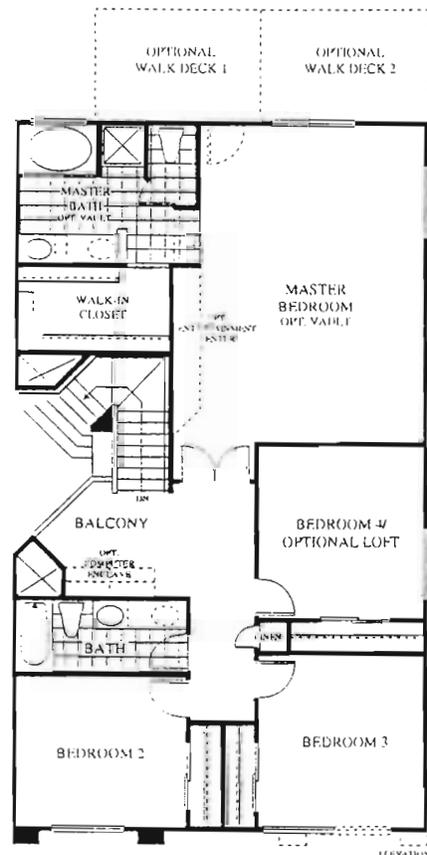
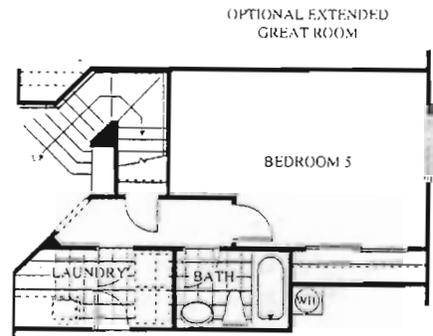
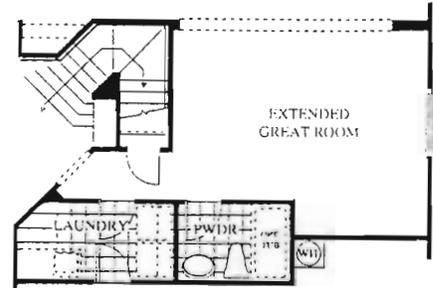
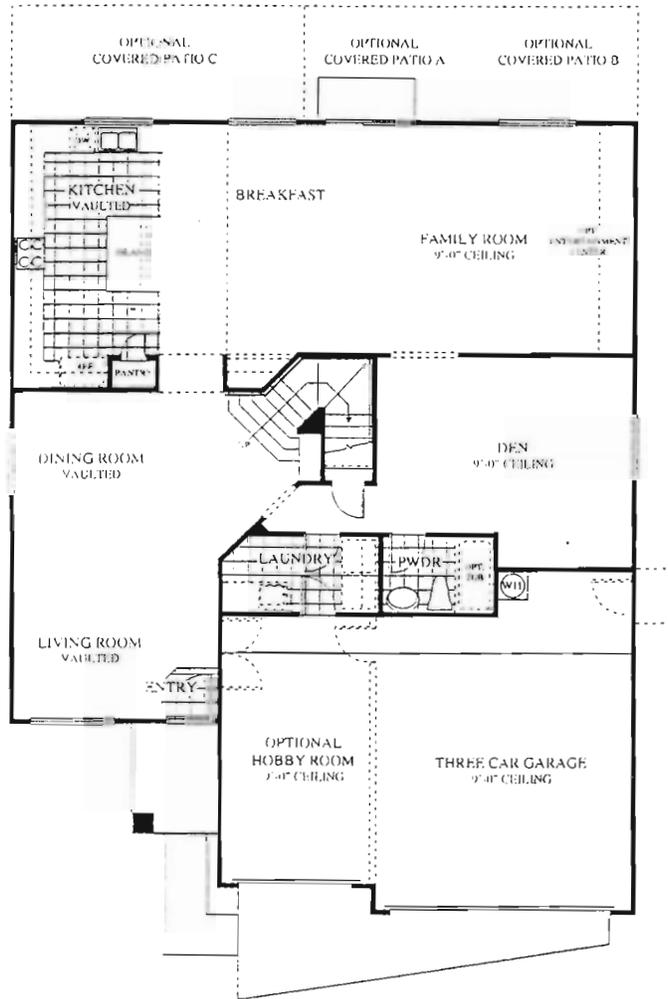
Model 3087.4

DIETZ-CRANE

HOMES

Quality since 1954

4 BEDROOMS AND A DEN, OR WITH A VARIETY OF OPTIONS, 5 BEDROOMS, 2 1/2 TO 3 BATHS, LOFT, EXTENDED GREAT ROOM, 3 CAR GARAGE, 3087 SQ. FT.





2575 A

The Lantana

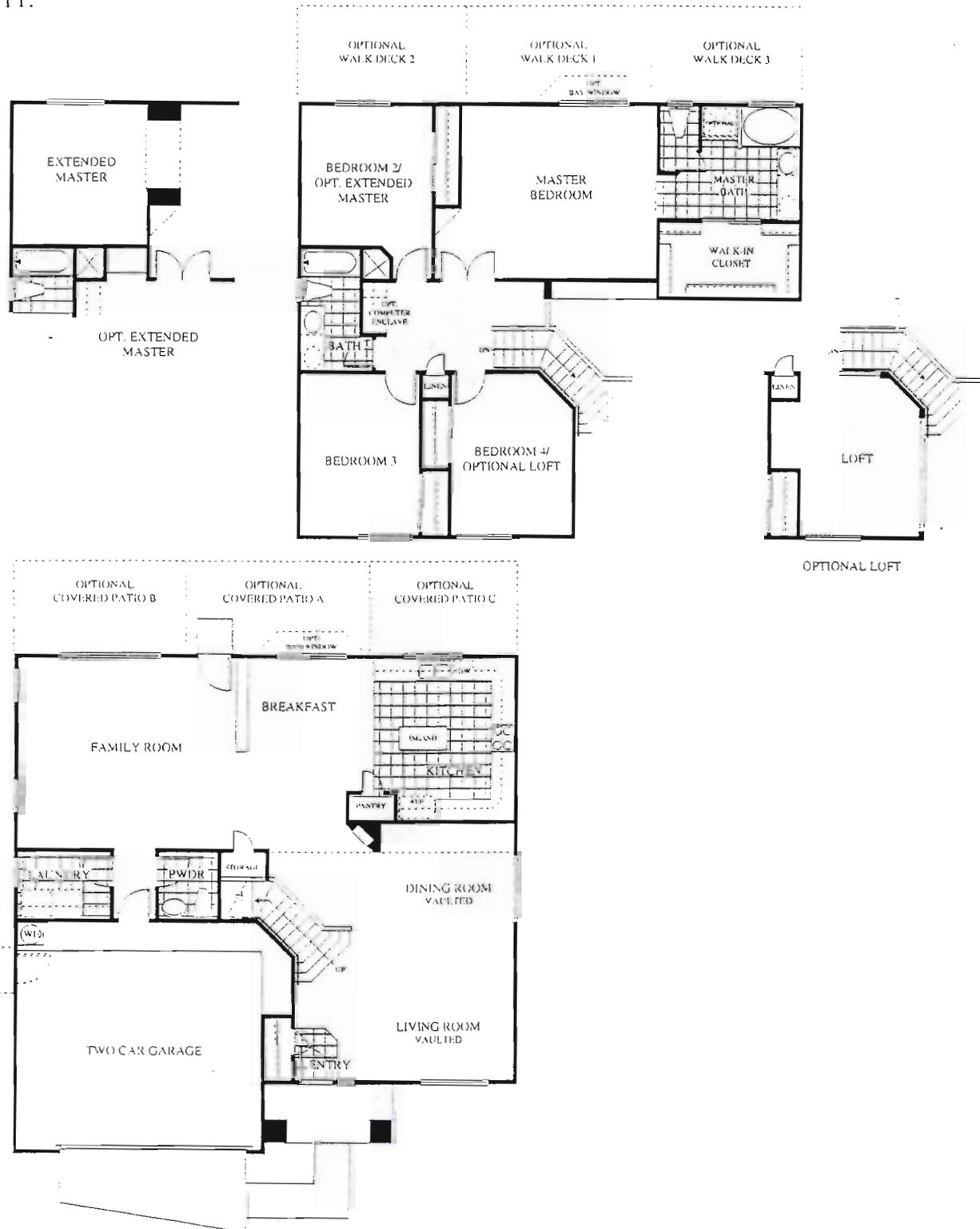
Model 2575.4

DIETZ-CRANE

H O M E S

Quality since 1954

4 BEDROOMS, OR WITH EXTENDED,
 MASTER SUITE, OR LOFT OPTIONS,
 2 1/2 BATHS, 2 CAR GARAGE,
 2575 SQ. FT.



These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice. All square footages are approximate.

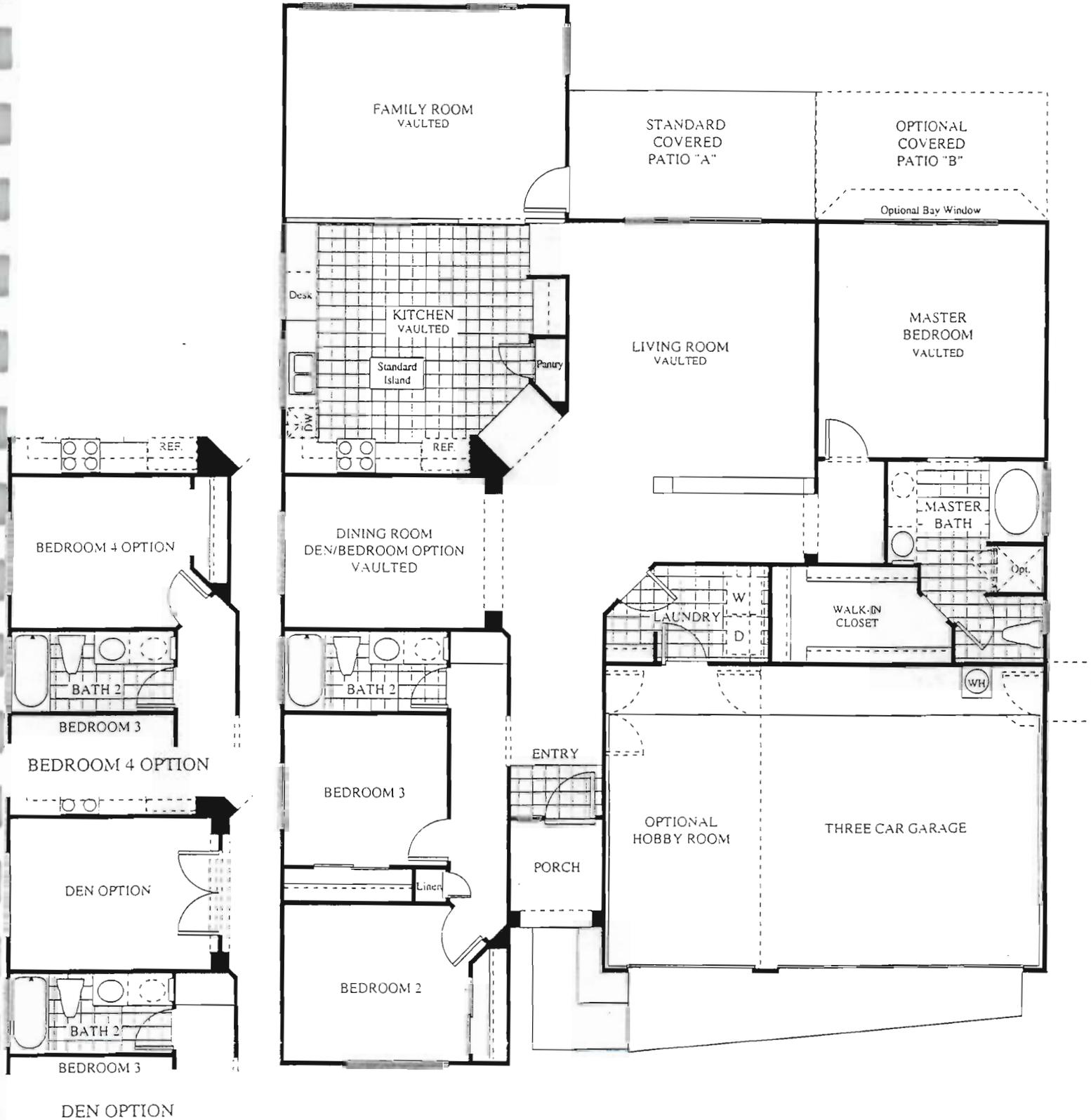


2210 A

The Jerome

Model 2210.3

3 Bedrooms, 2 Baths, One Story,
 Optional 4th Bedroom,
 3 Car Garage, 2210 sq. ft.



These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice.
 All square footages are approximate.



2187 A

The Ocotillo

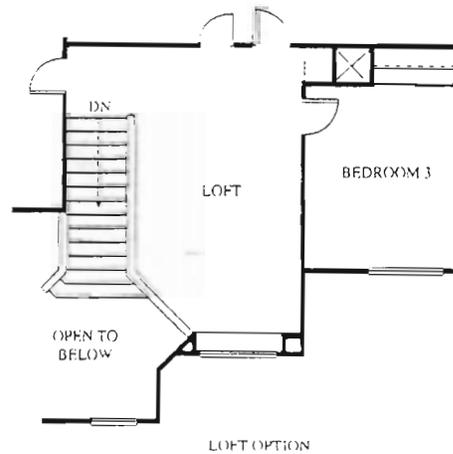
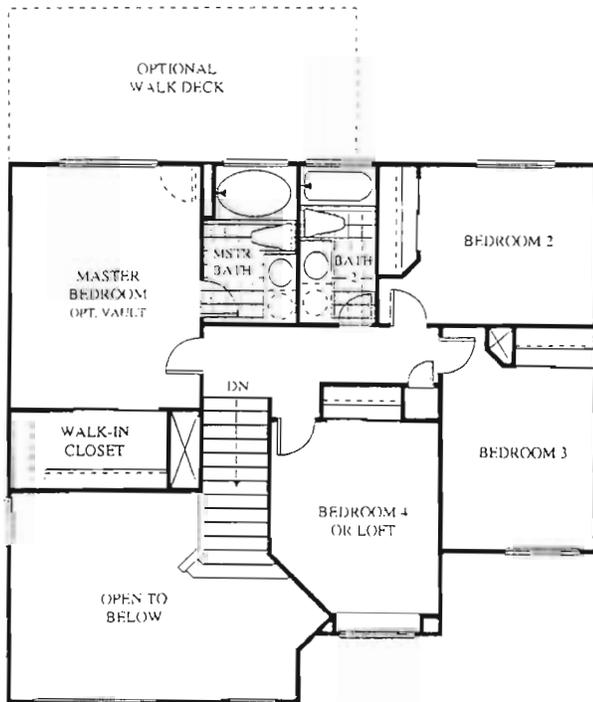
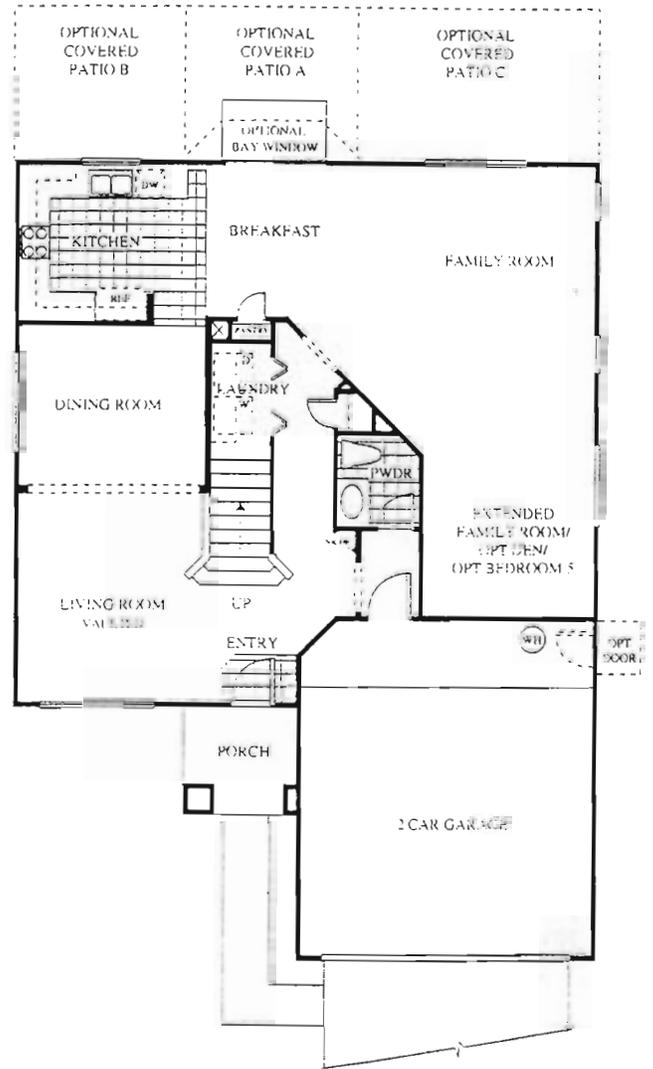
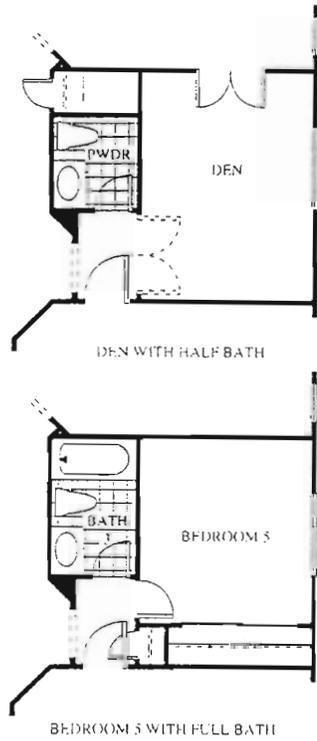
Model 2187.4

DIETZ-CRANE

HOMES

Quality since 1954

4 BEDROOMS, OR WITH A VARIETY OF OPTIONS,
DEN, 5 BEDROOMS, 2 1/2 TO 3 BATHS,
2 CAR GARAGE, 2187 SQ. FT.



These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice. All square footages are approximate.



The Ironwood

Model 1934.4

DIETZ-CRANE

HOMES

Quality since 1954

4 BEDROOMS, OR WITH DEN OPTION,
2 BATHS, 2 CAR GARAGE, 1934 SQ. FT.

