

COTTONWOOD COMMONS

Planned Area Development

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Applicant:

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COTTONWOOD COMMONS
Planned Area Development

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2) Project Location

A. Site Description

The City of Casa Grande is in Pinal County near the Interstates 10 and 8 junction. Casa Grande is described as western Pinal County's regional hub. The proposed PAD property is 7.14 acres at the southeast corner of Cottonwood Lane and Colorado Street in Casa Grande.

A 1. Legal Description

A portion of the Northeast quarter of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as:

COMMENCING at the North quarter corner of Section 21;
THENCE North 89 degrees 22 min, 12 sec. East along the North line of said Northeast quarter 1233.0 ft. to the Northwest corner of a well site shown on Map of Dedication recorded in Cabinet A, slide 197, Pinal Co., Arizona;
THENCE South 0 degrees, 37 min., 37 seconds East along the West line of Well Site 50.0 ft. to the South line of the North 50.0 ft. of said Northeast quarter and the POINT OF BEGINNING;
THENCE continuing along said West line South 0 degrees 37 min., 37 seconds East 50.0 feet;
THENCE North 89 degrees 22 min. 12 seconds East along the south line of Well Site 99.13 ft.;
THENCE South 0 degrees 07 min. 33 seconds East 567.03 ft.;
THENCE South 89 degrees 26 min. 10 seconds West 585.30 ft. to the Easterly right-of-way line of Colorado St. as shown on Map of Dedication, and the beginning of a non-tangent curve the center of which bears North 60 degrees 3 min. 39 seconds West 655.49 ft.;
THENCE Northerly along said Easterly right-of-way and the arc of said curve through a central angle of 30 degrees 33 min. 58 seconds an arc distance of 349.69 ft.;
THENCE continuing along Easterly right-of-way line North 00 degrees 37 min. 37 seconds West 253 ft. to the beginning of a tangent curve to the right having a radius of 30.0 ft.;
THENCE Northeasterly along the arc of said curve through a central angle of 89 degrees 59 min. 49 seconds an arc distance of 47.12 ft. to the South line of the North 50.0 ft. of said Northeast quarter;
THENCE North 89 degrees 22 min. 12 seconds East along said South line 370.05 ft. to the POINT OF BEGINNING.



SITE MAP
COTTONWOOD COMMONS
CASA GRANDE, ARIZONA

DESIGN: MAH DRAWN: MAH CHECK: MAH
 DATE: 01/10/02 JOB No. 01260 SHEET 1 OF 1

B. Project Description

Cottonwood Commons consists of 28 single-family lots of one lot size, 45/55 x 100'. Lots are approximately 5,000 square feet in area. Total acres in the residential portion are 5.6. This reflects 28 residential lots of a total 3.43 acres, 1.29 acres of undedicated r-o-w and .88 acres of open space. An additional 1.54 acres of the project are designated as professional office plaza.

a. Project Concept

Cottonwood Commons PAD is a 28 lot single-family residential community by Countrywalk Homes, Inc. A professional office plaza is located north of and adjacent to the residential lots. The project is located at the southeast corner of Cottonwood Lane and Colorado Street.

Access to the residential lots is by way of Colorado Street and Colorado Loop. The development features a curvilinear street system and a recreation area including a tot lot and ramada. A turfed retention basin is part of the recreation area.

b. Residential Uses/Development Standards

The 28 detached single-family homes will be built on approximately 5,000 square foot lots. Architectural design elements and elevation options are included beginning on page 21.

Minimum setbacks for all lots are:

- Front- 20 feet to garage, 15 feet to livable area or front porch.
- Rear- 15 feet
- Side- 4 feet (minimum 3 feet to eaves)
- Corner- 4 feet (minimum 3 feet to eaves)
(adjacent landscape tracts also provided)

C. Open Space

a. Recreation/Retention Area-

The combination .57-acre active and passive recreation and retention area includes a tot lot, shade ramada, tables and b-b-q area. Five-foot wide sidewalks will provide pedestrian access.

b. Landscaped Setbacks-

Landscaping along setbacks will provide buffering from the minor arterial street Cottonwood Lane and collector roadway Colorado Street. This buffer helps create an attractive streetscape. The setback along Cottonwood Lane is 30 feet and will provide limited retention. Landscape tract along corner lots will be 10 feet, and total proposed landscaped open space is .88 acres. A Homeowner's Association will maintain all landscaped areas, including within adjacent rights-of-way.

Landscape design concepts are found on page 20.

D. Residential Design Standards Conformance

This project has been designed to incorporate components of the Casa Grande Residential Design Standards for PADs, 6/2001 (*in italics*).

1) Open Space

- *Minimum 15% (.84 acres of the 5.6 acres of single-family residential) open space shall be provided within the single-family residential portions of a PAD.*

Cottonwood Commons has approximately 16% open space within the residential portion of the project- .88 acres total of open space. This

includes a .57-acre active and passive recreation area within the residential portion of the project and three smaller open space areas with a total of .31 acres. The .88 acres is approximately 16% open space, which is more than the required 15%.

- *At least 50% of required open space must include parks, tot lots, multi-use trails, bike paths, turf retention areas and/or other outdoor active or passive recreational improvements.* The .57-acre open space area includes a tot lot and turf retention area.
- *All open space not improved for recreational usage or considered natural preservation areas shall be landscaped according to an approved water-conserving final landscape plan.* See attached conceptual landscape plan.
- *Open space must be provided so it is easily accessible from all lots or units. A good measure of accessibility is providing open space through parks, multi-use trails, bike paths or passive recreation areas within a 1,000-foot radius of each dwelling unit.* The recreation/retention area is less than 1,000 feet from any lot.
- *Shall be located and designed as a community amenity. Improved open space shall be within each development phase and be highly visible to encourage community utilization and awareness.* Open space shall be provided and complete in one phase in conjunction with home building.
- *Method of maintaining open space must be demonstrated and approved by the City.* Property owners shall maintain open space through a Homeowner's Association.

2) Single-family Lot Sizes

- *No single-family lot shall be less than 6,000 sf.* All lots are approximately 5,000 square feet due to the project's unique design.

- *A minimum 55-foot width is required for all single-family lots. Lot widths are 45' / 55' feet due to the project's unique design.*
 - *This project shall consist of both one and two story homes to add variety to the neighborhood's street scene.*
- 3) **Setbacks and Separations**
- *R-1 (single-family Residential) setbacks shall be used for establishing single-family residential setbacks; however, unique setbacks shall be established for each PAD based on the proposed development theme and housing product. All lots will conform to setbacks previously discussed.*
- 4) **Multi-family Development-** N/A
- 5) **Manufactured Homes-** N/A
- 6) **Multi-story Homes**
- *No multi-story homes shall be built on corner or end lots. Only single-story homes will be built on the three end/corner lots adjacent to Colorado St.*
 - *No multi-story homes shall be located immediately adjacent to established one-story SF home subdivisions. There are no established one-story subdivisions adjacent to Cottonwood Commons.*
- 7) **Streetscapes and Entrances**
- *Minimum 15-foot wide landscape tract shall be provided between every residential portion of a PAD and an adjacent arterial or collector right-of-way. There are no residential lots immediately adjacent to an arterial or collector right-of-way. Buffers are provided.*
 - *Main entrances into a subdivision shall be designed to create a sense of arrival. Using a creative combination of monument signs, lighting, increased landscaping, landscaped medians, water features, sculptures, brick walls and stone features can accomplish this. Subdivision entrance shall include design features of lighting and enhanced landscaping.*

8) Front Yard Landscaping

- *Required and must be installed by the developer/builder or representative prior to closing. Landscaping will be installed prior to closing.*
- *A variety of landscape packages, water-conserving plants, ground covers and designs shall be provided. A design with a river run or courtyard shall be offered as a standard design. Standard front yard landscaping packages will include courtyard and river run features.*

9) School sites

- *Consideration shall be given to the need to plan for conveniently located school sites and the importance of neighborhood schools within master planned communities.*

Ironwood Elementary School is just south of the project site.

10) Miscellaneous

- *Side yard fence returns for all interior lot walls shall extend to within 10 feet of the home's front corner.*
- *All walls exposed to the public such as streets and open areas shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the residence's color. Perimeter wall designs will be presented for the review and approval of the Planning Director prior to Final Plat approval.*

11) Additional Requirements for PAD Layout and Design
(required)

- *Provide a mix of cul-de-sac designs and curvilinear street system. Project's street design follows a curvilinear system.*
- *A unique Z-lot design is utilized.*
- *Five foot-wide concrete sidewalks meander through the PAD's open space areas.*

12) Mandatory PAD Residential Architectural Standards (All are required)

Elevations are provided with this guide. Final floor plans, elevations and color palettes will be presented to the Planning and Zoning Commission prior to final plat approval.

1) Floor Plans and Elevations

- *Minimum of 5 floor plans, each with 3 distinct elevations per project and within each definitive housing price range or product type.* Three home floor plans are provided, each with three distinct elevations, due to project's unique design. See architectural designs and streetscape on page 21 and floor plans, pages 22-23.
- *Minimum of 5 distinct home color schemes per project and within each definitive housing price range or product type.* Four color schemes are provided due to project's unique design. See streetscape on page 21.
- *Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.* Four distinct elevations on page 21 show varying color schemes.
- *Homes with the same front elevation or color schemes will not be adjacent to or across from each other.* See attached streetscape design.
- *No more than 3 consecutive similar rear elevations for homes backing an arterial or collector roadway. Variation in roof types (gabled, hip, etc.), rear patio areas and window locations and designs can be used to create diversity in rear elevations.* See attached elevation plan for roof types.

- *Emphasis (covered front entries, covered front porches, bay windows, etc.) must be placed on front elevations of homes. Front entries must face the street. All elevations show porches or bay windows and front entries face the street. Living areas closer to the street decrease visual emphasis of the garage.*
- *Emphasis must also be placed on all elevations facing roadways and open space. Window pop-outs and/or similar architectural embellishments are required on all front, rear and side elevations adjacent to roadways and open space. Recessed garages are hidden from the street. See attached elevations plans for proposed embellishments.*

2) Roofs

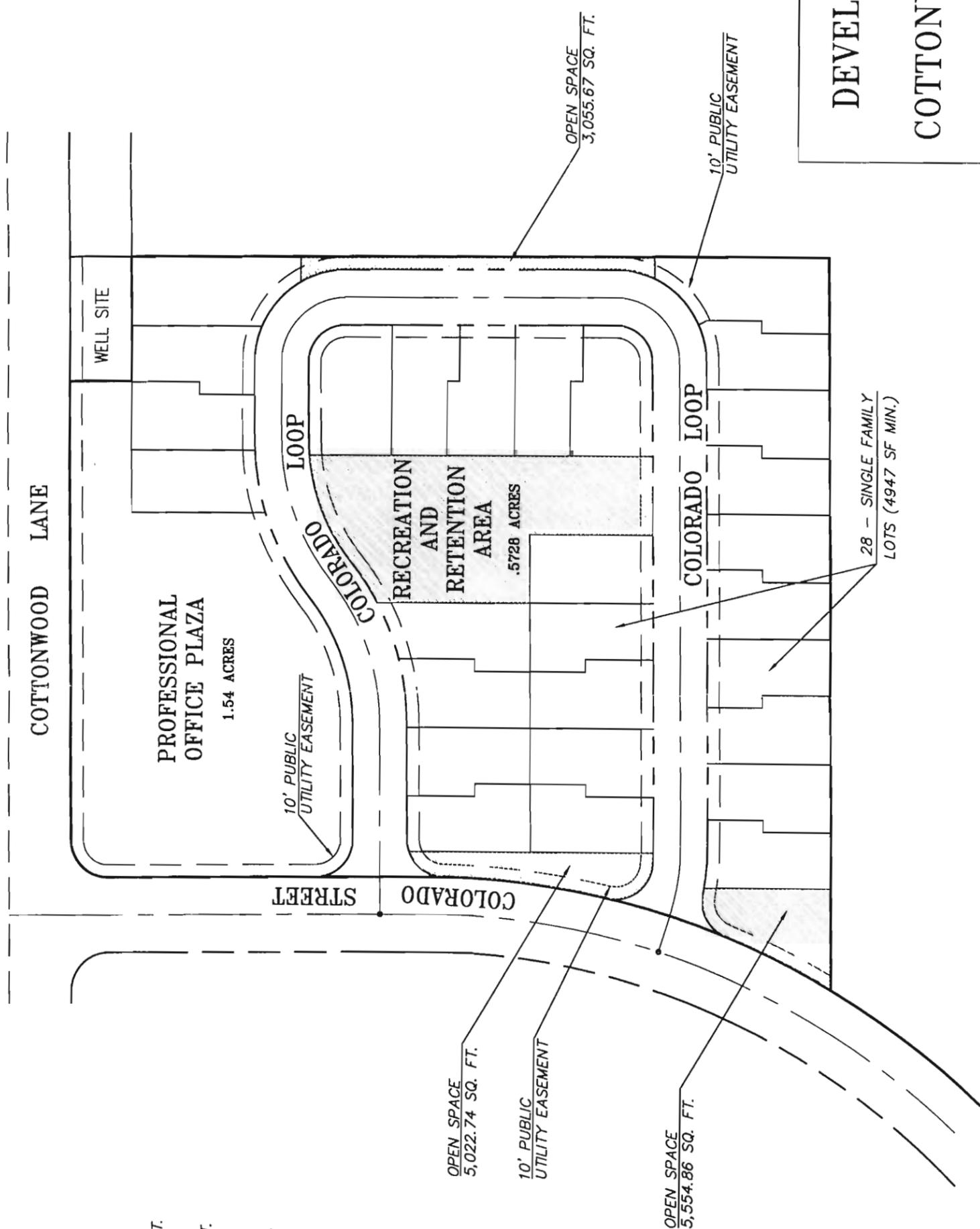
- *A variety of home roofing colors, shapes and/or textures is required. Concrete tile shall typically be required for all sloped roofs; however, considerations shall be given to alternative durable materials upon review. Concrete tile will be used. Roof types are gable and hip.*
- *Unique roof colors shall be matched to each home color scheme. Matching color schemes for homes are shown on streetscape on page 21.*
- *No buildings within a PAD shall have roof mounted or wall-mounted mechanical equipment (HVAC, evaporative coolers). All shall be ground-mounted. All mechanical equipment shall be ground-mounted.*
- *Covered patio areas should be incorporated into the homes' architecture. Covered patios are included in the elevations.*

GENERAL NOTES

- TOTAL OPEN SPACE: 38,585.06 SQ. FT.
.8858 ACRES ±
- TOTAL RESIDENTIAL SPACE: 149292.66 SQ. FT.
3.43 ACRES ±
- TOTAL COMMERCIAL SPACE: 67,129.77 SQ. FT.
1.54 ACRES ±
- TOTAL ROW SPACE: 56119.36 SQ. FT.
1.29 ACRES ±
- TOTAL PROJECT SIZE: 311,126.85 SQ. FT.
7.14 ACRES ±
- AVERAGE LOT SIZE: 5331.88 SQ. FT.
.1224 ACRES ±



SCALE: 1"=100'



DEVELOPMENT PLAN
COTTONWOOD COMMONS
P.A.D.

DESIGN: _____ DRAWN: MAH CHECK: MAH
DATE: 02/13/02 JOB No. 01260 SHEET 1 of 1

877 S. Alvernon Way
Tucson, AZ 85711
520.318.3800



- *Stuccoed patio cover columns are required. Patio roofs shall use the same materials as the rest of the roof or high profile composition shingles to match the homes' tile roofs.*

3) Garages

- *No garage shall extend forward of a home's livable area or covered front porch by more than 10 feet. See attached elevations.*
- *At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage. See attached elevations.*
- *Front-loaded garage doors shall not exceed 50% of the house width (frontage). No front-loaded garage doors shall exceed 50% of the home's width. Garages are either located at the home's rear or recessed.*

4) Additions and Modifications

- *All additions shall be constructed of the same materials as the principal residence and painted to complement it.*
- *Garages shall not be converted or enclosed for other uses.*
- *Accessory buildings shall only be located within walled rear yards. Those over 200 sf shall be constructed to match or complement the principal residence's building materials and colors.*

13) Additional Requirements for PAD Residential Architecture (required).

- *Provide unique architectural styles for all homes within a parcel or parcels of PAD. Use more unique styles such as craftsman, tudor,*

Spanish mission and pueblo. Housing styles include Spanish colonial and craftsman/bungalow. See attached streetscape design.

- *Provide significant architectural features such as covered front entries, covered front porches and front and corner side bay windows as standard on all elevations.* A majority of the homes will have covered front entries and/or bay windows and open rail porches.
- *Reduce number of standard front-loaded garages. At least one floor plan per product type shall have the garage oriented toward the home's rear.* All floor plans feature either a recessed garage or garage located at the home's rear.
- *Place emphasis on all windows by providing a variety of window shapes, sizes and arrangements and using pop-outs and/or similar embellishments on all windows.* A variety of window types are shown on the proposed elevations and streetscape, and popouts or similar window embellishments will be added.
- *Provide covered rear patios as standard features.* Covered rear patios are standard for all homes.

E. Phasing

Site improvements, including open space, will be constructed in one phase. Home construction will occur continuously.

Construction is anticipated to begin mid-2002.

3) Relationship to *Casa Grande General Plan*

A. Conformance with General Plan

The City of Casa Grande's General Plan establishes future development goals, objectives for addressing growth and establishing a vision for the City. The 2010 General Plan designates the project site as low-density residential (LDR) with a small "office/business park" designation on the corner intersection. *Cottonwood Commons* varies from 2010 General Plan standards for LDR, which allow up to 4.0 dwelling units per acre (DU/AC.) *Cottonwood Commons* incorporates 5.0 DU/AC, due to the project's unique design.

4) Existing Site Conditions

Surrounding Land Uses and Existing Conditions

The project site is bound by Cottonwood Lane and agricultural zoned UR land to the north, vacant R-3 (multi-family) zoned land to the east, Colorado Street and R-1 zoned land to the west and R-1 zoned land with an elementary school to the south.

Topography and drainage direction of the site is relatively flat. Drainage will be addressed with on-site retention. Power lines are located along the south side of Cottonwood Lane.

5) Circulation and Accessibility

A. Cottonwood Lane, a minor arterial adjacent to the project site, will be improved with a 6-foot wide detached sidewalk and streetlights upon site development. Fifty-five (55) feet of right-of-way is required for the south half of this right-of-way. When the north half of Cottonwood Lane is improved, there will be a median in the roadway.

B. Colorado Street, a collector street, serves the project site. Access to the project is by way of Colorado Street from the west. A forty (40) foot half right-of-way is required. A five-foot wide detached sidewalk and streetlights will be provided with PAD development.

C. Interior local streets will be public and constructed to City standard right-of-way of 44 feet. This local street will be improved to City standards. Colorado Loop will be fully built within the single-family residential portion of the project.

6) Utilities

A. Water

Arizona Water Company (AWC), a private utility company, provides water supply and distribution to the project site. Water mains are located along Cottonwood Lane and Colorado Street, and along Sunset Lane and McMurray Blvd. in the adjacent Sunset Estates subdivision. A 1-million gallon supply tank is located along Cottonwood Lane and Trezell Road. AWC storage tanks are located throughout the area. A certificate of assured water supply will be provided before final plat approval.

B. Sewer

A treatment plant on Korsten Road east of Burris Road and approximately 2 miles north of SR 84 serves the project. The plant has a 4-million gallons/day capacity and potential future capacity to treat 12 million gallons/day.

C. Electricity, Gas and Communication

Arizona Public Service (APS) will provide electrical services to the project site. Southwest Gas will provide natural gas service. Qwest Communications will provide telephone service.

7) Community Services

A. Fire and Police Service

The City of Casa Grande will provide fire and police service to the project.. Fire hydrants will be provided per City fire codes.

B. Schools

The Casa Grande Elementary School District serves the project site. Nine public elementary and two private schools are within the project boundary. Students living within the project site would attend Ironwood Elementary School, Casa Grande Middle School and Casa Grande Union High School.

The Casa Grande School District has been alerted to the proposed project.

8) **Grading and Drainage**

No noticeable slope exists on the site. Project site grading will follow City standards. On-site retention will occur within the recreation/open space area. One or more drywells will be provided as required by the City Engineer.

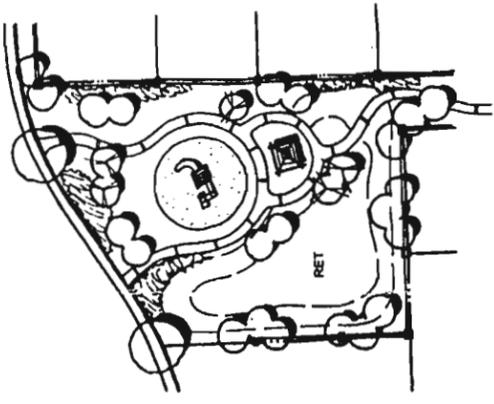
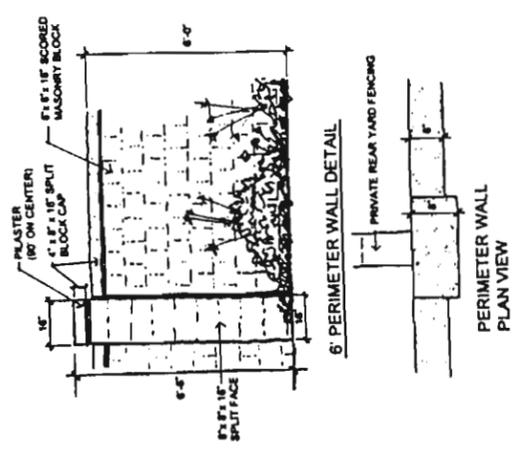
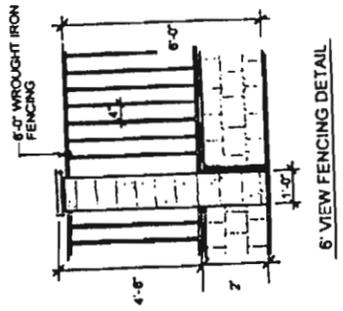
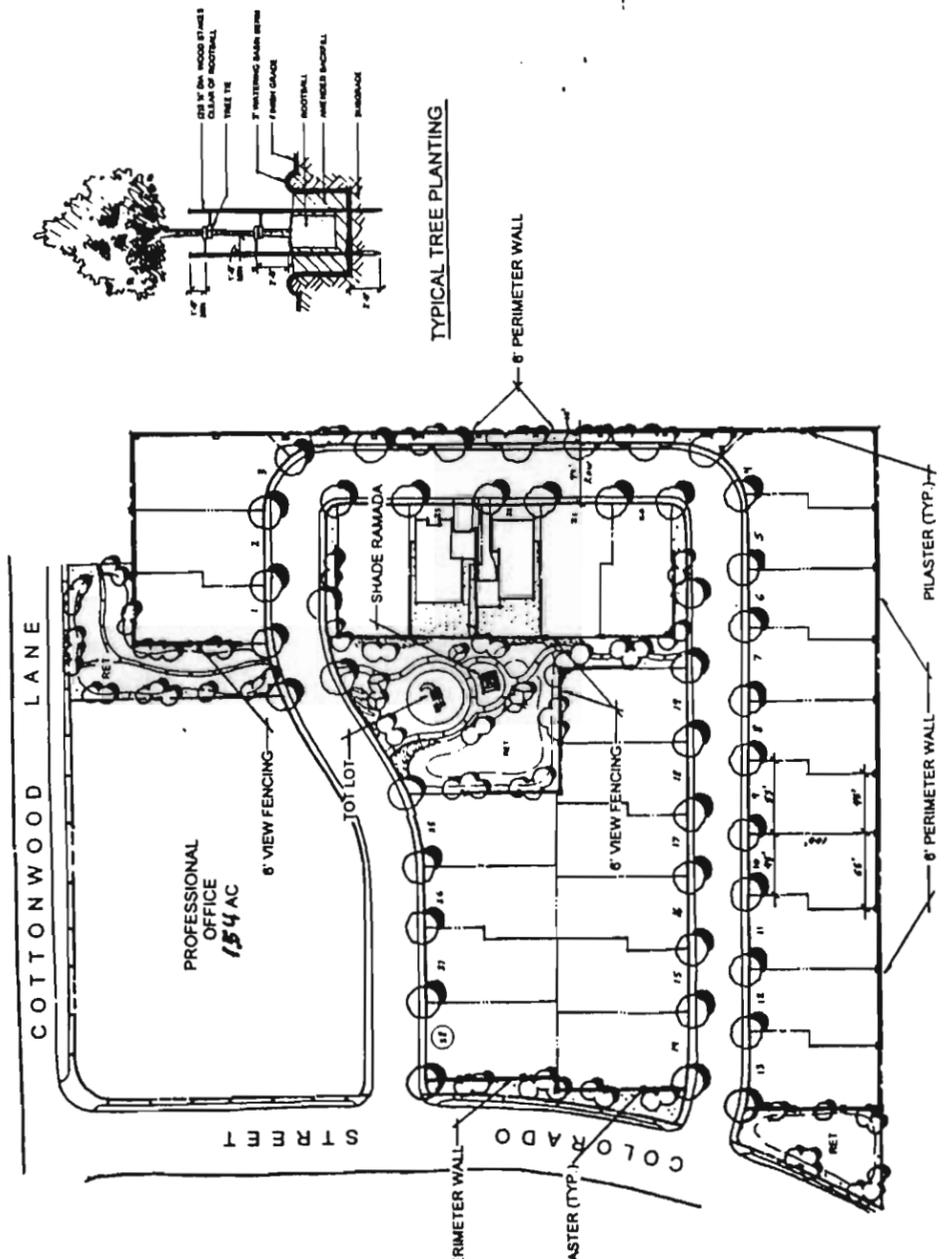
A preliminary drainage report will be included with the preliminary plat. Final reports are required prior to final plat approval.

9) Landscaping Theme

- A. Concept Plan: Attached. A final landscape and amenity plan meeting approval of the Planning Director will be provided prior to final plat approval.

- B. Plant Palette: Attached.

- C. Front Yard Landscaping: Attached. Final plans for front yard landscape designs will be presented to the Planning Director for approval.



TABULATION

SITE AREA	1.14 AC
TOTAL UNITS	28 DU
DENSITY	5.0 DU/AC
TYPICAL LOT SIZE	45' x 55' x 100'

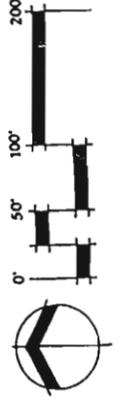
FRONT YARD LANDSCAPING
(BUILDER INSTALLED)

CENTRAL O.S. / TOT LOT

- TREES**
- Acacia stenophylla
 - Arecastrum romanzoffianum
 - Cercidium praecox
 - Dalbergia sissoo
 - Fraxinus v. 'Rio Grande'
 - Nerium Oleander 'Sister Agnes'
 - Olea europaea 'Swan Hill'
 - Pinus aldarica
 - Prosopis chilensis
 - Prunus cerasifera 'atropurpurea'
 - Quercus virginiana
 - Schinus terebinthifolius
 - Ulmus parvifolia
 - Washingtonia robusta
- SHRUBS**
- 'San Diego Red' Bougainvillea
 - Baja Fairy Duster
 - Feathery Cassia
 - Green Carpet Natal Plum
 - Sago Palm
 - Valeriana Eremophilla
 - Texas Sage
 - Rio Bravo Sage
 - Blue Sage
 - Regal Mist Deer Grass
 - Petite Pink Oleander
 - India Hawthorn
 - Dwarf Rosemary
 - Baja Ruellia
 - Xylocoma
- GROUNDCOVERS**
- Convolvulus creorum
 - Lantana m. 'New Gold'
 - Ruellia brittaniana 'Katie'
 - Trachelospermum jasminoides
- ACCENTS**
- Desert Spoon
 - Red Yucca

PLANT LIST

THE GALLOWAY GROUP
Strategic Land Planning & Site Planning
1200 West 10th Street, Suite 100
Ogden, Utah 84403 • Fax (435) 244-1951
DATE 1/15/01 FOR 040111 REV 3/11/01



CONCEPTUAL LANDSCAPE PLAN
COTTONWOOD COMMONS

COUNTRYWALK HOMES, INC.



COTTONWOOD COMMONS '2-PACK'

CONCEPTUAL STREET SCENE

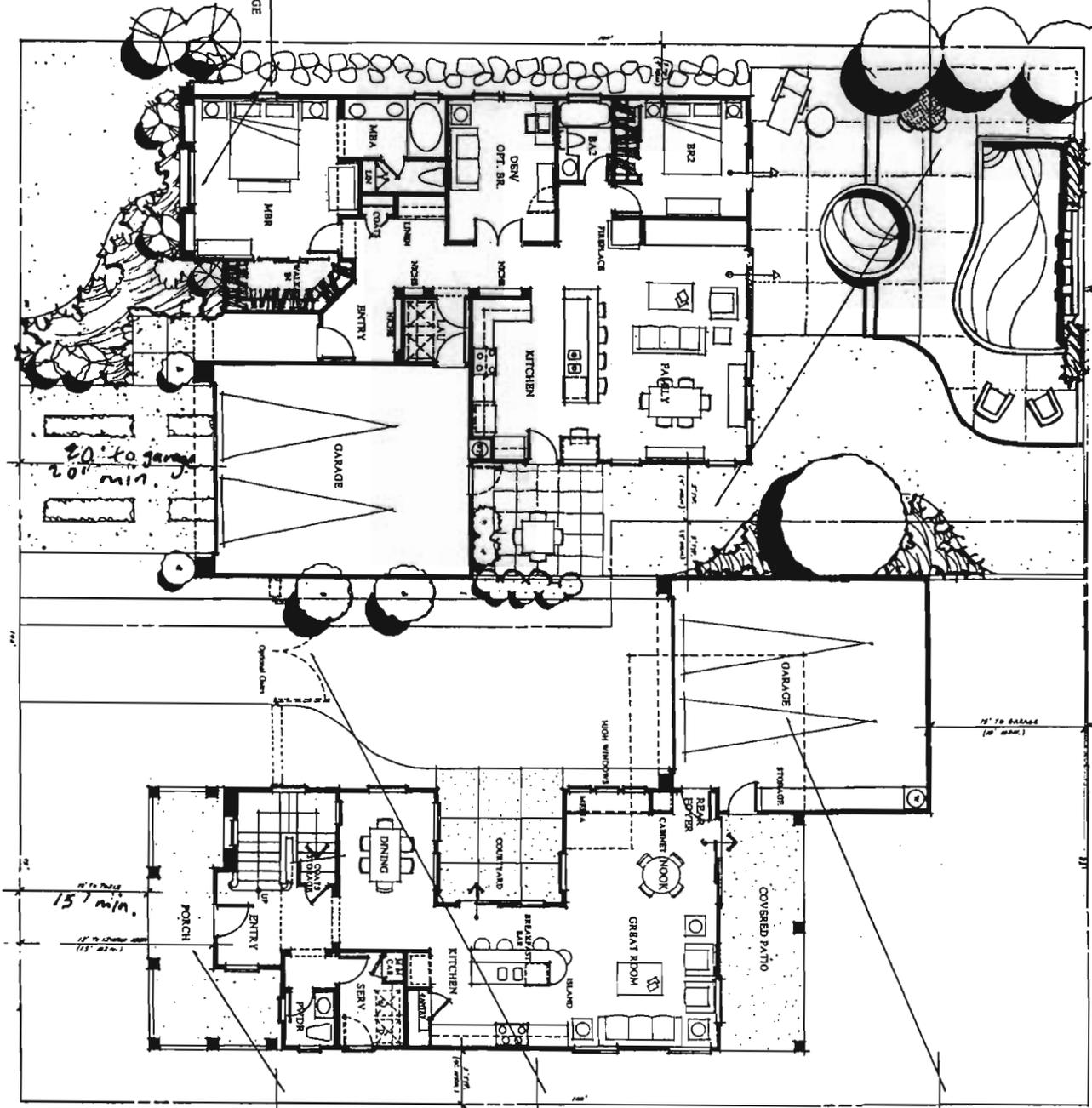


COUNTRYWALK HOMES INC

BENEFIT BASEMENTS CREATE
USEABLE PRIVATE YARD AREAS

SINGLE AND TWO STORY HOMES
ADD VARIETY TO THE STREET SCENE

LIVING AREAS CLOSER TO THE STREET
DECREASE VISUAL EMPHASIS OF THE GARAGE



RECESSED GARAGES ARE
HIDDEN FROM THE STREET

OPTIONAL GATE ENCLOSES
AUTO COURTYARD

PORCHES CREATE FRONT PORCH
IDENTITY TO THE HOMES AND
ENHANCE SOCIAL INTERACTION

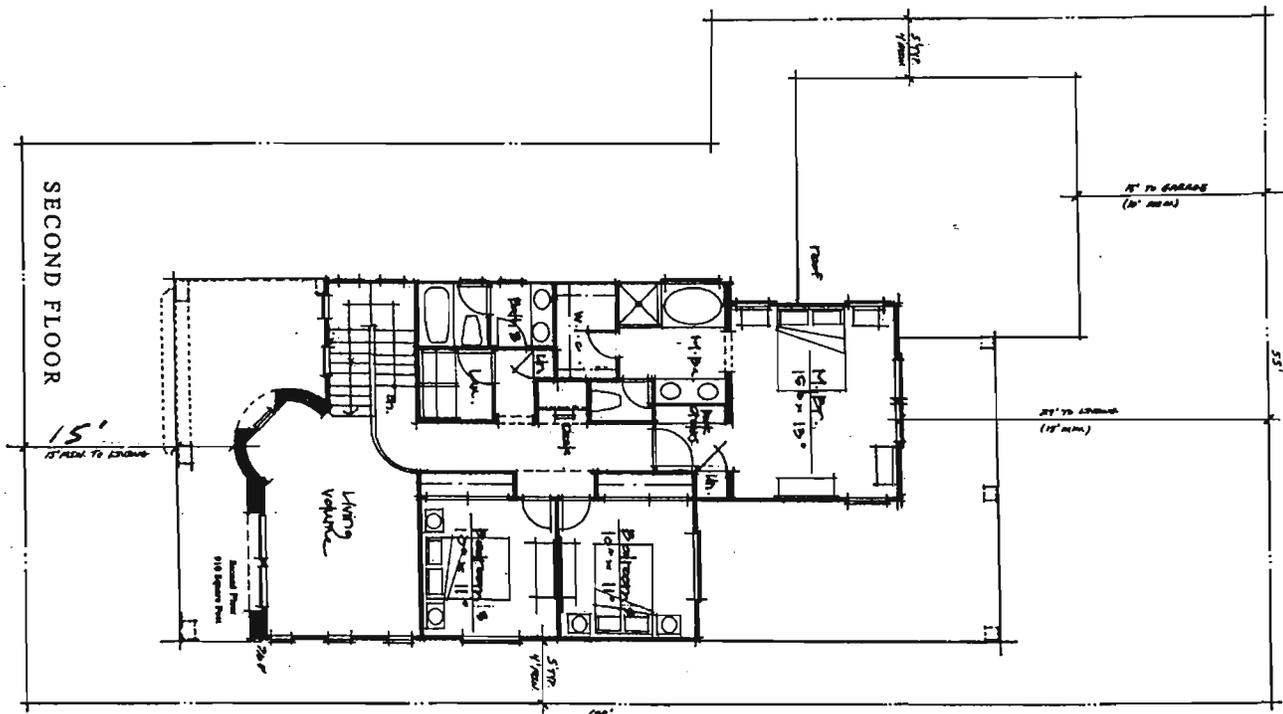
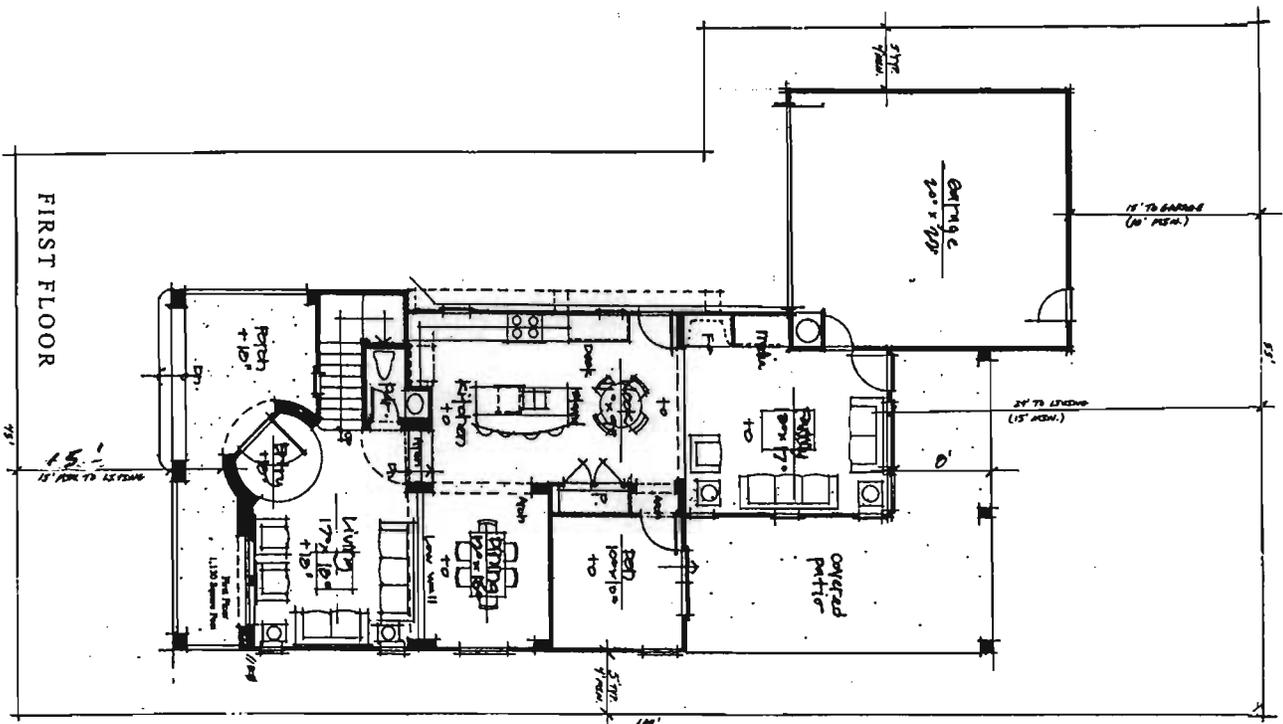
PLANS 1 & 2

COTTONWOOD COMMONS

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PLAN 3

COTTONWOOD COMMONS

COUNTRYWALK HOMES, INC.

THE GALLOWAY GROUP
Strategic Land Planning, Site Planning
and Construction Administration
with 1/4" = 1'-0" scale
0 4 8 16

