

# COTTONWOOD RANCH

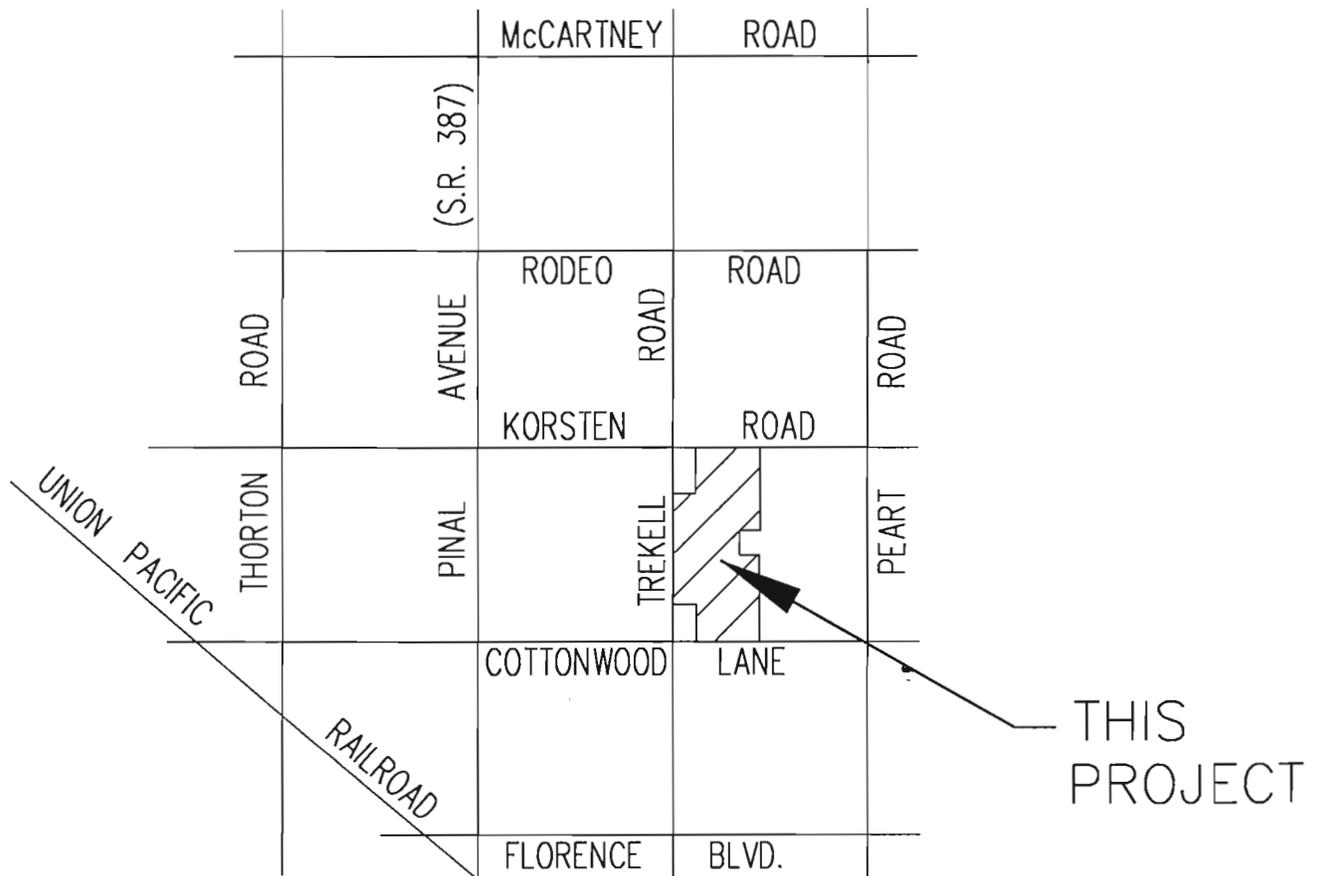
A PLANNED AREA DEVELOPMENT

LOCATED IN  
CITY OF CASA GRANDE, AZ  
DEVELOPMENT GUIDE

AUGUST 6, 1999  
OCTOBER 8, 1999  
DECEMBER 10, 1999

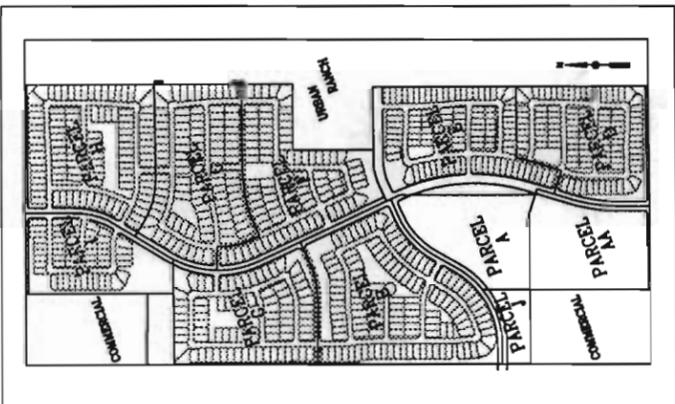


VICINITY MAP  
McCARTNEY RANCH  
CASA GRANDE, ARIZONA



# PRELIMINARY PLAT COTTONWOOD RANCH

PART OF W 1/2, OF SECTION 16,  
T.6 S., R.6 E., GILA AND SALT  
RIVER MERIDIAN, PINAL COUNTY, ARIZONA



PARCEL MAP  
N.T.S.

**SITE DATA**

GROSS SITE AREA	10,520,565 S.F. (241.5 AC)
R/W AREA	
COTTONWOOD LANE	37,443 S.F. (0.86 AC)
TREKEKK ROAD	14,994 S.F. (0.34 AC)
KORTSEN ROAD	36,431 S.F. (0.88 AC)
NET AREA	239.4 AC
NET S.F. DEVELOPMENT AREA	204.5 AC
NUMBER OF LOTS	757
DENSITY	3.70 DU/AC
O.S./LANDSCAPE AREAS	32.14 (16.04 O/S)
ZONING CASE NO.	CP27-124,125,126, and 127-99

**GENERAL NOTES:**

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED FOR PUBLIC USE.
2. ALL STREETS TO BE CONSTRUCTED TO CITY OF CASA GRANDE STANDARDS.
3. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
4. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR EA, PARCEL OR PARCELS. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY H.O.A., AND ALL LOT OWNERS SHALL BE A MEMBER OF THE H.O.A. C.C.R.'S TO BE ENFORCED BY H.O.A.
5. STREET LIGHTS TO BE DESIGNED BY REGISTERED ELECTRICAL ENGINEER AND SUBJECT TO APPROVAL BY CITY ENGINEER.
6. STREET NAME SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS WITHIN OR ADJUTING THE SUBDIVISION.
7. REGULATORY SIGNS SHALL BE INSTALLED AS REQUIRED WITH THE TYPE AND LOCATION TO BE APPROVED BY THE CITY ENGINEER.
8. TRAFFIC SIGNAL ANALYSIS STUDY TO BE PERFORMED BY REGISTERED TRAFFIC ENGINEER W/DESIGN & INSTALLATION SUBJECT TO APPROVAL OF CITY ENGINEER.
9. 10' PUE TYPICAL ALONG ALL LOCAL STREETS (SEE TYP. SECTION)
10. ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. SEE SEWER STUDY FOR ALL SEWER INF.
11. ALL SEWER LINES ARE 8" PVC UNLESS OTHERWISE NOTED. SEE SEWER STUDY FOR ALL SEWER INF.

**TRACT TABLE:**

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
B	A	LANDSCAPE/RETENTION	1.79 AC	
	B	LANDSCAPE/RETENTION	2.81 AC	
	C	LANDSCAPE/RETENTION	0.11 AC	
	D	LANDSCAPE/RETENTION	0.11 AC	
	E	LANDSCAPE/RETENTION	0.64 AC	
	F	LANDSCAPE/RETENTION	1.74 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
C	A	LANDSCAPE/RETENTION	0.74 AC	
	B	LANDSCAPE/RETENTION	0.05 AC	
	C	LANDSCAPE/RETENTION	1.14 AC	
	D	LANDSCAPE/RETENTION	0.09 AC	
	E	LANDSCAPE/RETENTION	2.07 AC	
	F	LANDSCAPE/RETENTION	0.67 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
D	A	LANDSCAPE/RETENTION	1.69 AC	
	B	LANDSCAPE/RETENTION	0.05 AC	
	C	LANDSCAPE/RETENTION	0.19 AC	
	D	LANDSCAPE/RETENTION	0.11 AC	
	E	LANDSCAPE/RETENTION	0.17 AC	
	F	LANDSCAPE/RETENTION	0.05 AC	
	G	LANDSCAPE/RETENTION	0.67 AC	
	H	LANDSCAPE/RETENTION	0.02 AC	
	I	LANDSCAPE/RETENTION	0.06 AC	
	J	LANDSCAPE/RETENTION	0.03 AC	
	K	LANDSCAPE/RETENTION	0.03 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
E	A	LANDSCAPE/RETENTION	1.57 AC	
	B	LANDSCAPE/RETENTION	0.06 AC	
	C	LANDSCAPE/RETENTION	0.05 AC	
	D	LANDSCAPE/RETENTION	0.48 AC	
	E	LANDSCAPE/RETENTION	0.05 AC	
	F	LANDSCAPE/RETENTION	0.05 AC	
	G	LANDSCAPE/RETENTION	0.05 AC	
	H	LANDSCAPE/RETENTION	0.10 AC	
	I	LANDSCAPE/RETENTION	0.36 AC	
	J	LANDSCAPE/RETENTION	0.15 AC	
	K	LANDSCAPE/RETENTION	0.10 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
F	A	LANDSCAPE/RETENTION	0.27 AC	
	B	LANDSCAPE/RETENTION	1.55 AC	
	C	LANDSCAPE/RETENTION	0.05 AC	
	D	LANDSCAPE/RETENTION	0.05 AC	
	E	LANDSCAPE/RETENTION	0.07 AC	
	F	LANDSCAPE/RETENTION	0.05 AC	
	G	LANDSCAPE/RETENTION	0.05 AC	
	H	LANDSCAPE/RETENTION	0.74 AC	
	I	LANDSCAPE/RETENTION	0.03 AC	
	J	LANDSCAPE/RETENTION	0.05 AC	
	K	LANDSCAPE/RETENTION	0.05 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
G	A	LANDSCAPE/RETENTION	0.47 AC	
	B	LANDSCAPE/RETENTION	1.00 AC	
	C	LANDSCAPE/RETENTION	0.29 AC	
	D	LANDSCAPE/RETENTION	0.05 AC	
	E	LANDSCAPE/RETENTION	0.05 AC	
	F	LANDSCAPE/RETENTION	0.07 AC	
	G	LANDSCAPE/RETENTION	0.03 AC	
	H	LANDSCAPE/RETENTION	0.05 AC	
	I	LANDSCAPE/RETENTION	0.18 AC	
	J	LANDSCAPE/RETENTION	0.04 AC	
	K	LANDSCAPE/RETENTION	0.03 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
H	A	LANDSCAPE/RETENTION	0.69 AC	
	B	LANDSCAPE/RETENTION	0.04 AC	
	C	LANDSCAPE/RETENTION	0.09 AC	
	D	LANDSCAPE/RETENTION	0.22 AC	
	E	LANDSCAPE/RETENTION	0.45 AC	
	F	LANDSCAPE/RETENTION	0.05 AC	
	G	LANDSCAPE/RETENTION	2.33 AC	
	H	LANDSCAPE/RETENTION	0.03 AC	
	I	LANDSCAPE/RETENTION	0.03 AC	
	J	LANDSCAPE/RETENTION	0.03 AC	

DISTRICT	TRACT	DESCRIPTION	LANDSCAPE/RETENTION	LANDSCAPE
I	A	LANDSCAPE/RETENTION	4.66 AC	
	B	LANDSCAPE/RETENTION	0.05 AC	
	C	LANDSCAPE/RETENTION	0.05 AC	
	D	LANDSCAPE/RETENTION	0.05 AC	
	E	LANDSCAPE/RETENTION	0.13 AC	

**DISTRICT OPENSAPCE TOTALS**

B	SINGLE FAMILY	7.23 AC
C	SINGLE FAMILY	4.76 AC
D	SINGLE FAMILY	3.04 AC
E	SINGLE FAMILY	3.02 AC
F	SINGLE FAMILY	2.96 AC
G	SINGLE FAMILY	3.26 AC
H	SINGLE FAMILY	3.83 AC
I	SINGLE FAMILY	4.94 AC

TRACT TABLE:

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
4433 EAST HOLMES AVENUE
MESA, ARIZONA 85206
PHONE (480) 830-3700 FAX (480) 830-3903

**AGRA Infrastructure, Inc.**  
ENGINEERING GLOBAL SOLUTIONS  
4433 EAST HOLMES AVENUE  
MESA, ARIZONA 85206  
PHONE (480) 830-3700 FAX (480) 830-3903



VICINITY MAP  
N.T.S.

**OWNER/DEVELOPER**

DALE WALKER/ALLEN WALKER  
2625 S. BROWN ROAD, SUITE 3  
MESA, AZ 85213  
PHONE: 802-331-2000  
FAX: 802-331-2000  
CONTACT PERSON: B. WOLFFMUELLER

**PLANNERS, ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS:**

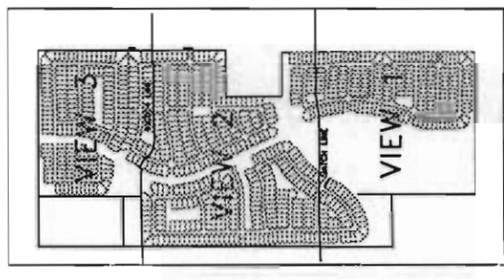
AGRI INFRASTRUCTURE, INC.  
4433 E. HOLMES AVE.  
MESA, AZ 85206  
PHONE: 480-830-3700  
FAX: 480-830-3903  
CONTACT PERSON: KELLY HULL/OWENS LUDWIG

**LEGAL DESCRIPTION**

SEE ALTA SURVEY - SHEET 3

**PARCEL TABLE**

DESCRIPTION	ACRES	NO. LOTS	O.S. (AC)	BELOW 7,000
PARCEL A MULTI-FAMILY	15.91			
PARCEL B SINGLE FAMILY	36.68	124	7.23	
PARCEL C SINGLE FAMILY	23.78	79	4.76	
PARCEL D SINGLE FAMILY	22.52	103	3.04	85
PARCEL E SINGLE FAMILY	27.13	98	3.02	60
PARCEL F SINGLE FAMILY	24.74	92	2.96	
PARCEL G SINGLE FAMILY	25.90	102	2.26	
PARCEL H SINGLE FAMILY	27.62	105	3.93	
PARCEL I SINGLE FAMILY	16.13	54	4.94	33
PARCEL J COMMERCIAL	4.03			
PARCEL AA MULTI-FAMILY	17.08			
TOTALS	241.52	757	32.14	178

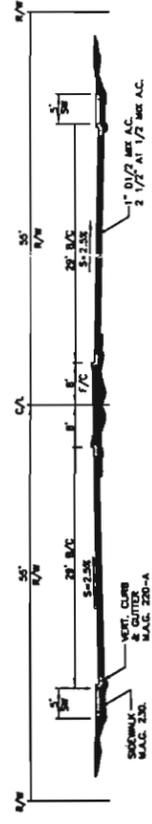


KEY MAP  
N.T.S.

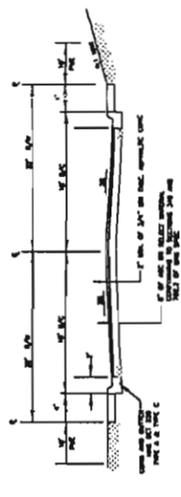
**INDEX TO SHEETS**

- SHEET 1 COVER
- SHEET 2 VIEW 1
- SHEET 3 VIEW 2
- SHEET 4 VIEW 3
- SHEET 5 ALTA SURVEY

**TYPICAL SECTION  
MINOR ARTERIAL STREET  
(COTTON WOOD LANE)  
(TREKEKK ROAD)  
(KORTSEN ROAD)**



**TYPICAL LOCAL STREET SECTION**



**COLLECTOR STREET SECTION**



PARCEL #	DESCRIPTION	MIN. LOT AREA SF	GROSS ACRES	# LOTS	GROSS DU/AC	#LOTS <7000 SF	O.S./R ACRES	% O.S./R.
Parcel A	Multi-Family	-	15.91*	-	-	-	-	-
Parcel AA	Multi-Family	-	17.08*	-	-	-	-	-
Parcel B	Single Family 55x130	7150	36.68	124	3.38	0	7.23	19.7
Parcel C	Single Family 60x120	7200	23.78	79	3.31	0	4.76	20.0
Parcel D	Single Family 50x110	5500	22.52	103	4.58	85	3.04	13.5
Parcel E	Single Family 50x110	5500	27.13	98	3.62	60	3.02	11.1
Parcel F	Single Family 60x120	7200	24.74	92	3.72	0	2.96	12.0
Parcel G	Single Family 60x120	7200	25.90	102	3.94	0	2.26	8.7
Parcel H	Single Family 55x130	7150	27.62	105	3.80	0	3.93	14.2
Parcel I	Single Family 50x110	5500	16.13	54	3.35	33	4.94	30.6
Parcel J	Commercial B-2	-	4.03*				-	
	<b>TOTALS</b>		<b>241.52</b>	<b>757</b>	<b>3.70</b>	<b>178<sup>1</sup></b>	<b>32.14</b>	<b>15.7</b>

\* Not included in Area and Density Calculations

<sup>1</sup> Percent <7000 SF = 23.5%

Calculating the proposed single-family residential parcel densities, (i.e. excluding the multi-family residential area) indicates a gross density of 3.70 du/ac (757 lots on 204.5 acres).

The Development is designed with 32.14 acres of open space, recreation and landscaped retention/drainage areas to include recreational amenities (at least 50% of open space to be improved for active or passive recreation), amounting to approximately 15.7% of the proposed single-family residential area.

Exhibit 3, the Preliminary PAD Plat (Sheet 1 of 1) and the Preliminary Plat (Sheets 1 to 4) clearly delineate each proposed parcel, density, type of development, location of central collector streets, central open space, and other existing and proposed features.

As indicated in the table above, and as illustrated by the “Preliminary Development Plan/Site Plan” (Exhibit 4), the Development integrates a wide mix of housing diversity and homeownership opportunities ranging from conventional large lots at 60’x120’ (minimum 7200S.F. typical), to smaller lots at 50’x110’ (minimum 5500 S.F. typical). The average lot size is approximately 6612 S.F. The percentage of lots less than 7000 S.F. is 23.5.

Parcels A and AA, labeled as Multi-Family, will be submitted separately from this development proposal. Multi-family housing includes apartments, townhouses, and condos. Site specific plans for the multi-family and commercial areas will be required and will be subject to “Major Site Plan” review, and subdivision plat review (as applicable) by the City of Casa Grande.

Parcel J, labeled as Commercial B-2, will be consistent with uses allowed in the city’s B-2



**COTTONWOOD RANCH**  
**A Planned Area Development**  
**PRELIMINARY DEVELOPMENT PLAN**  
**DEVELOPMENT GUIDE**

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8) Grading and Drainage	9
9) Phasing	9
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**EXHIBITS**

1	Vicinity Map
2	General Plan Update
3	Preliminary PAD Plat
4	Site Plan/Preliminary Development Plan
5	Open Space/Recreation Plan
6	Typical Amenity Location Plan
7	Proposed Plant Palette
8	Preliminary Landscape and Wall Exhibits
9	Master Water Concept
10	Master Sewer Concept
11	Naturalized Drainage Channel
12	Sidyard Setback Exhibit
13	City of Casa Grande Stipulations For Project Approval, CGPZ-126-99

# PRELIMINARY P.A.D. PLAT COTTONWOOD RANCH

PART OF W 1/2, OF SECTION 16,  
T.6 S., R.6 E., GILA AND SALT  
RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**AGRA Infrastructure, Inc.**  
ENGINEERING GLOBAL SOLUTIONS  
4435 EAST HOLMES AVENUE  
MESA, ARIZONA 85208  
PHONE (480) 830-3700 FAX (480) 830-3903

PROJECT:  
**PRELIMINARY P.A.D. PLAT  
COTTONWOOD RANCH**  
CITY OF CASA GRANDE

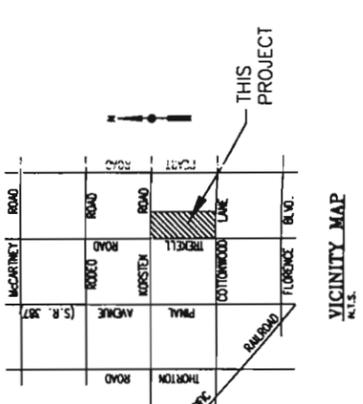
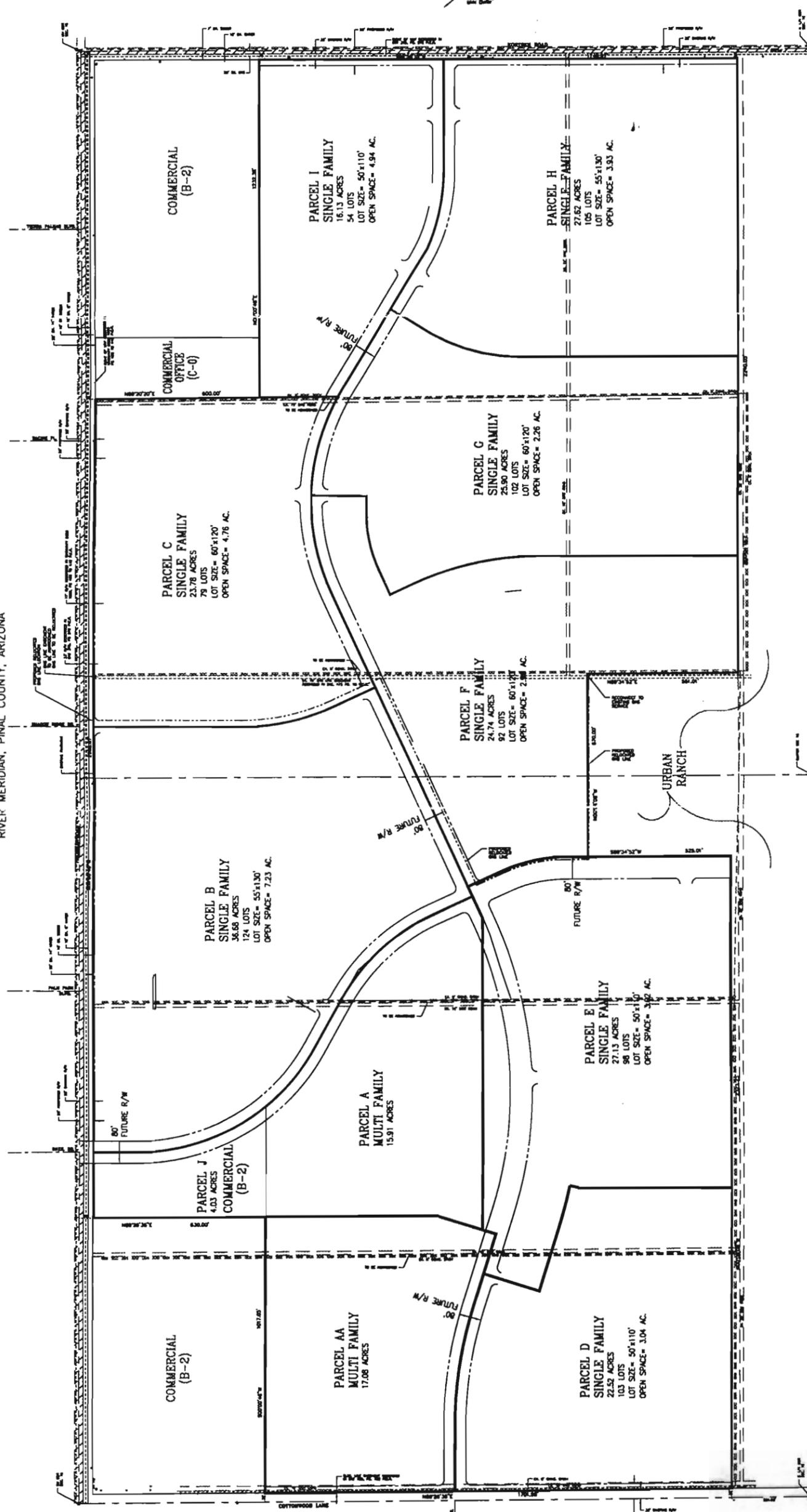
283-1100  
1-800-STAKE-IT

NOV. 30, 1999  
OCT. 06, 1999  
AUG. 06, 1999



JOB NO.  
01-1999-054  
9054PPAD01

SHEET NO.  
**1**



**PARCEL TABLE**

PARCEL	DESCRIPTION	ACRES	NO. LOTS	O.S.	BELOW 7,000
PARCEL A	MULTI FAMILY	15.91			
PARCEL B	SINGLE FAMILY	36.68	124	7.23	
PARCEL C	SINGLE FAMILY	23.78	79	4.76	
PARCEL D	SINGLE FAMILY	22.52	103	3.04	B5
PARCEL E	SINGLE FAMILY	27.13	98	3.02	60
PARCEL F	SINGLE FAMILY	24.74	92	2.96	
PARCEL G	SINGLE FAMILY	25.90	102	2.26	
PARCEL H	SINGLE FAMILY	27.62	105	3.93	
PARCEL I	SINGLE FAMILY	16.13	54	4.94	
PARCEL J	COMMERCIAL	4.03			
PARCEL AA	MULTI FAMILY	17.08			
TOTALS		241.52	757	32.14	178 (23.7%)

- LEGEND**
- FD BRASSCAP (AS NOTED)
  - FD MARKER (AS NOTED)
  - FD REBAR (AS NOTED)
  - SET 1/2" REBAR W/CAP
  - RLS 15573
  - AS NOTED
  - CONCRETE MONUMENTATION
  - CITY OF CASA GRANDE
  - ARIZONA HIGHWAY DEPARTMENT
  - PERMITS RECORD PER LULLIUM
  - PERMITS RECORD, BK. 4 OF MAPS, PL. 48, P. 101
  - BOUNDARY LINE
  - SECTION LINE
  - EASEMENT LINE
  - ADJOINING P.L. OR SUBDIVISION LINES
  - SIGN
  - DELINEATOR
  - IRRIGATION STANDPIPE
  - SEWER M.H.
  - WATER METER
  - WATER VALVE
  - TEL. METER
  - TEL. M.H.
  - STREET LIGHT
  - PULL BOX

01-1999-054

SEE VIEW 2

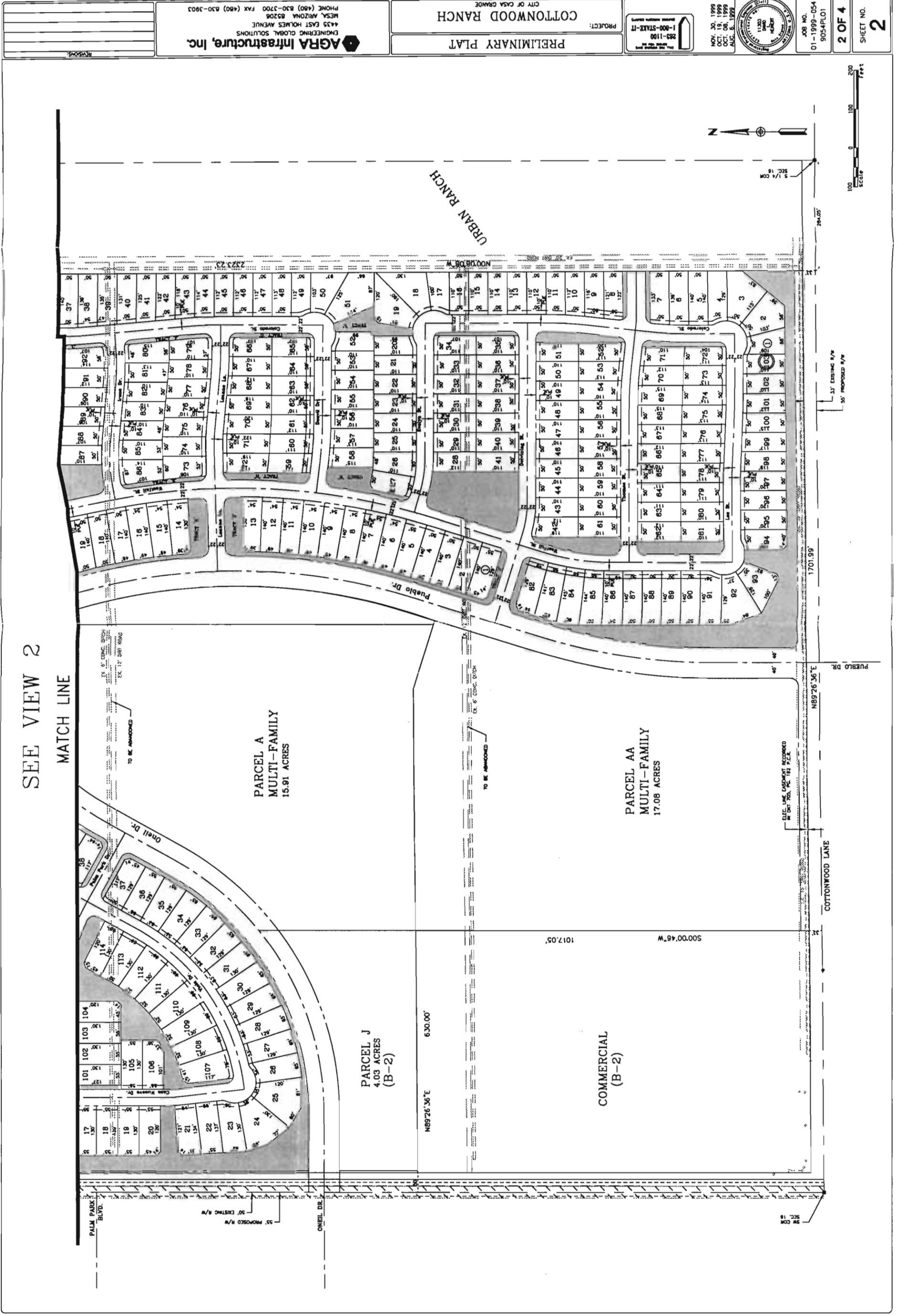
MATCH LINE

PARCEL A  
MULTI-FAMILY  
15.91 ACRES

PARCEL J  
4.03 ACRES  
(B-2)

COMMERCIAL  
(B-2)

PARCEL AA  
MULTI-FAMILY  
17.08 ACRES



PRELIMINARY PLAT  
COTTONWOOD RANCH  
CITY OF CASA GRANDE

AGRA Infrastructure, Inc.  
ENGINEERING GLOBAL SOLUTIONS  
4435 EAST HOLMES AVENUE  
MESA, ARIZONA 85206  
PHONE (480) 830-3700 FAX (480) 830-3903

PROJECT:  
1-800-STAKE-IT  
283-1100

NOV. 30, 1999  
OCT. 19, 1999  
OCT. 08, 1999  
AUG. 8, 1998



JOB NO.  
01-1999-054  
9054PLOT1

2 OF 4  
SHEET NO.  
2



SEE VIEW 3

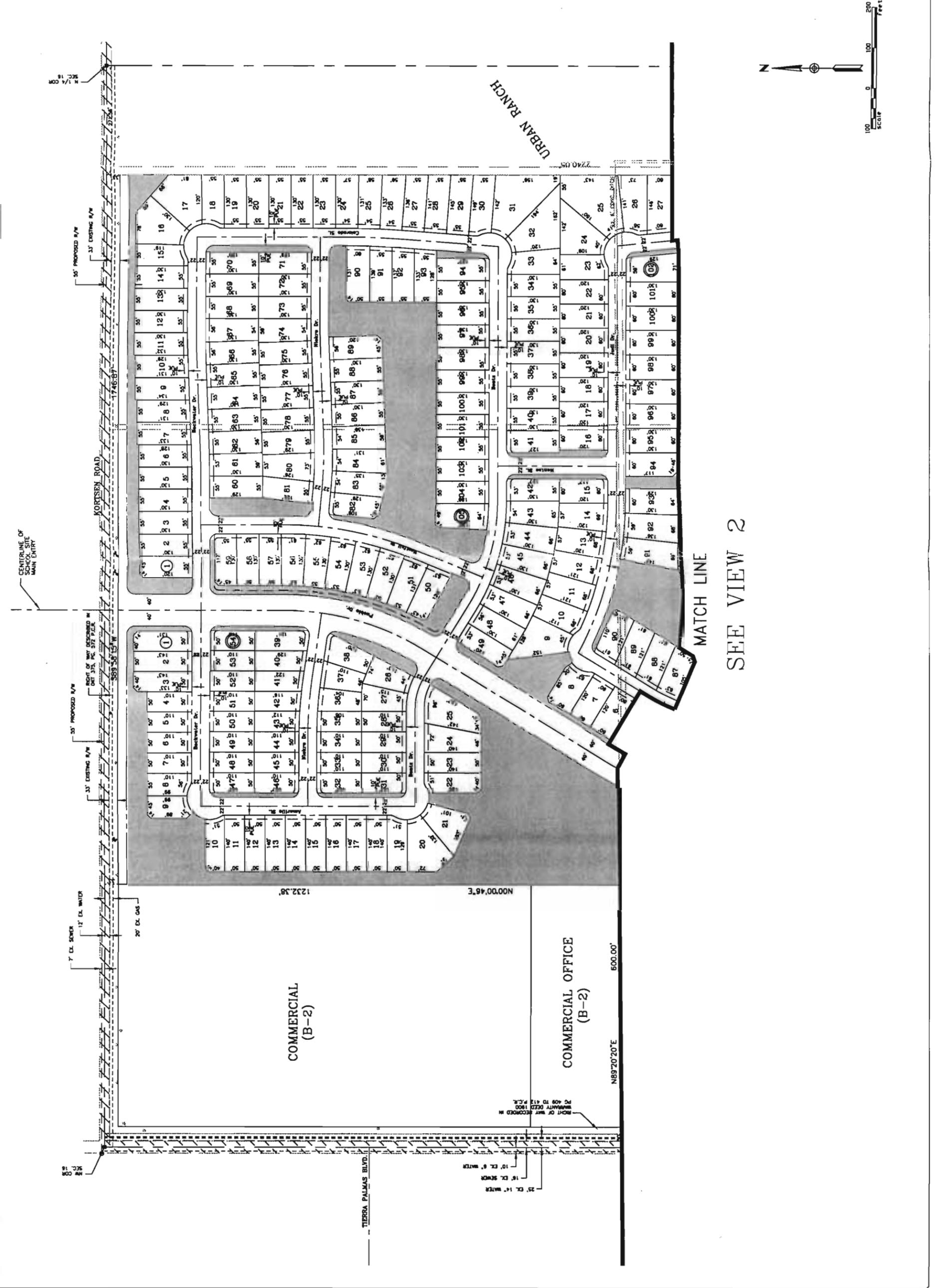
MATCH LINE

MATCH LINE

SEE VIEW 1



<p><b>AGRA Infrastructure, Inc.</b> ENGINEERING GLOBAL SOLUTIONS 4435 EAST HOLMES AVENUE MESA, ARIZONA 85206 PHONE (480) 830-3700 FAX (480) 830-3803</p>	<p>PROJECT: <b>PRELIMINARY PLAT</b> <b>COTTONWOOD RANCH</b> CITY OF CASA GRANDE</p>	<p>83-1108 1-800-STAKE-IT MAY 1999 NOV. 30, 1999 NOV. 30, 1999 OCT. 08, 1999 AUG. 6, 1999</p>		<p>JOB NO. 01-1999-054 9054PLOS</p>	<p><b>4 OF 4</b></p>	<p>SHEET NO. <b>4</b></p>
	<p>NOV. 30, 1999 NOV. 30, 1999 OCT. 08, 1999 AUG. 6, 1999</p>			<p>NOV. 30, 1999 NOV. 30, 1999 OCT. 08, 1999 AUG. 6, 1999</p>		



### **1) INTRODUCTION**

The purpose of this application is to obtain Planned Area Development zoning to implement a new master-planned community by Vanderbilt Farms and Willis Property Company to be called *Cottonwood Ranch*.

*The Cottonwood Ranch Planned Area Development* comprises approximately 242 gross acres located in the west ½ of Section 16, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. (see Vicinity Map – Exhibit 1).

The purpose of this PAD is to allow for the development of a planned community to consist of a variety of single-family and multi-family residential development. The proposed development is in substantial conformance with the City of Casa Grande’s General Plan (see Exhibit 2), therefore no amendment to the General Plan will be required.

This Development Guide will demonstrate how the proposed development of *Cottonwood Ranch* meets or exceeds the primary design objectives of the PAD Zone for diversity, sustainability, creativity and design innovation.

### **2) SITE CONDITIONS**

The nearly 1/2 square mile land area is bounded by Kortsen Road to the north, Trekell Road to the west, and Cottonwood Lane to the south. Currently the property is in agricultural use. The property is characterized by mild terrain sloping to the north at approximately 0.2%.

The east half of section 16 is currently undeveloped; adjacent to the western boundary across Trekell Road is single family residential, commercial and professional offices; adjacent to the north across Kortsen Road is commercial (east half) and an existing elementary school as well as a proposed middle school (west half); the remaining southern boundary across Cottonwood Lane is single family residential and undeveloped land.

### **3) MASTER PLAN/LAND USE**

Vanderbilt Farms and Willis Property Company propose with this application, to develop 757 single-family residential lots on approximately 239.4 net acres (Development Plan area includes two multi-family parcels and a 4.03 acre commercial parcel). The PAD Parcel Table below illustrates the proposed parcels of the PAD rezoning application.

### **PAD PARCEL TABLE**

(General Business) or CO (Commercial Offices) zones. Cross-access will be provided between this parcel and the commercial exception parcel to the south.

#### **4) PAD DESIGN STANDARDS**

Careful attention has been paid to the latest approved “Residential Design Standards for Planned Area Developments” of the City of Casa Grande (7/21/99). All mandatory PAD Layout and Design Standards for Open Space, Lot Sizes, Setbacks and Separations, and Miscellaneous Requirements (where applicable) have been strictly adhered to in the design of this Development (see Stipulation 2; Exhibit 13). As well, nine (9) of the Section 1B, “Additional Requirements for PAD Layout and Design” have been incorporated<sup>1</sup>. These include:

1. Enhanced subdivision entryway/monumentation features.
2. Increased separation distances between homes and reduced equal separation distances between homes by grouping similar side yard setbacks on lots (see Exhibit 12).
3. Curvilinear street system.
4. Stagger (vary) front yard setbacks by at least five feet such that no more than three consecutive houses at same front setback.
5. Perimeter and interior walls to include staggers, breaks and varied materials, and include view fencing segments in areas adjacent to open space.
6. Provide ten-foot wide ADA accessible interconnecting multi-use trail system along the west side of Pueblo Dr. (north to south) and along the north side of Oneil Dr. (east to west).
7. Lots oriented on terminating vistas of focal points (open space areas).
8. Provide street trees within the development along both the collector roadways (Mexican Fan Palms), and along the local streets within all units of the Cottonwood Ranch development (Desert Museum Palo Verde). Trees to be planted in both conditions at consistent spacing and in a manner so as not to impede traffic safety, and will be maintained by the Home Owners Association.
9. Applicants choice: Include 10’ wide (min.) landscape tract at the end of all residential streets. These tracts are to be landscaped as part of each unit developed and will be maintained by the Home Owners Association. The intent of this amenity is to both continue the street tree theme (item 8) and to establish consistency of landscape maintenance and visual appearance.

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<sup>1</sup> *Subject to substitution after development approval upon consent of Planning and Development Director and Planning and Zoning Commission.*

Consideration given to the PAD residential design standards includes minimum lot area, prescribed setbacks, building height, lot coverage, and so forth (see Stipulation 2,24,27; Exhibit 13). Typical proposed design standards are illustrated in the *Proposed Pad Standards* table on page 5.

The long-term quality of the community will be ensured by the amenity package and standards for architectural design, product diversity and landscaping. The “Mandatory PAD Residential Architecture Standards shall be applicable to this Development with the Section IIB, “Additional Requirements for PAD Residential Architecture” to be addressed upon presentation by Builder of home floor plans and elevations to the Planning and Zoning Commission at a later date for review and approval.

In order to preserve visual unity throughout the neighborhoods in this development, the homes will have a consistent landscape theme (see Stipulation 24; Exhibit 13). The CC&R’s for Cottonwood Ranch will contain specific guidelines for the neighborhood builders. The guidelines will provide standards for color, exterior materials and accent materials, reflectivity values, restrictions on roof-mounted mechanical equipment, floor plan and elevation, designs, and special fenestration details of design. All building designs must be reviewed and approved by the Architectural Review Committee prior to submittal to the Casa Grande Planning and Zoning Commission for review and approval. Southwestern styles and landscaping that are sensitive to, and compatible with, the natural desert environment will be encouraged within the CC&R’s. Features to soften and enhance the architectural design will also be encouraged, such as: detail and relief of windows, entrances and doors, breaks in the roof-line with elevation changes, people gathering/activity spaces, and attention to service spaces. Each residence will be architecturally compatible and reflect continuity and community character.

1. Architectural Finish Materials
  - (a) Walls
    - (i) Cement plaster or one coat stucco system
    - (ii) Concrete block
    - (iii) Ceramic or Clay tile
    - (iv) Concrete – precast or cast-in-place
    - (v) Glass Block
  - (b) Roofs
    - (i) Clay tile

- (ii) Concrete tile

2. Colors

- (a) Desert hues and other earth tones including medium and light brown, cream and tan
- (b) Off-white, light gray (reflectivity values less than 50%)
- (c) Reds and desert hues appearing in brick utilized in buildings or in roof tiles

3. Design

- (a) Extended front elevation detail to appropriate point of termination on side elevation
- (b) Place visual emphasis on front door versus garage door (i.e. encourage use of porticos, entryway patio treatment, kneewalls to define front door entry, etc.) Maintain a minimum of a 15' and 20' setback to face of building and face of garage respectively.
- (c) Create architectural interest by stepping building massing vertically and horizontally
- (d) Provide architectural emphasis to elevation(s) fronting and backing public streets and public open space areas (no windowless elevations adjacent to streets)

<b>PROPOSED PAD STANDARDS</b>										
<i>LAND USE Typ. Lot Size</i>	<i>LOT AREA (Typ.)</i>	<i>LOT WIDTH (Typ.)</i>	<i>FRONT SETBACK†</i>	<i>INTERIOR SIDE SETBACK</i>	<i>CORNER SETBACK††</i>	<i>REAR SETBACK*</i>	<i>MAX. BLDG. HEIGHT</i>	<i>LOT COVERAGE</i>	<i>DISTANCE BETWEEN BLDGS. **</i>	<i>PAD PERIMETER</i>
Single Family 50'x110'	5500	50'	15' Min	5' and 10' Min	20' Min	20' Min.	35' 2 Story	50% (Max)	10'-20'	25'
Single Family 55'x130'	7150	55'	15' Min	5' and 10' Min	20' Min	20' Min.	35' 2 Story	50% (Max)	10'-20'	25'
Single Family 60'x120'	7200	60'	15' Min	5' and 10' Min	20' Min	20' Min.	35' 2 Story	50% (Max)	10'-20'	25'

† Minimum 20' to face of garage.

†† Includes 10' landscape tract.

\* Rear Setback for Lots backing onto Arterial and Collector Roadways is 25'.

\*\*Minimum Distance between a 2-Story House and any other house is 15'.

At the request of the Casa Grande planning department, no multi-story homes shall be

constructed on lots less than 6000 sq. ft., with the exception of multi-family homes.

Open space recreation areas within the PAD are easily accessible from all lots and are provided in the form of parks, multi-use trails, bike paths and passive recreation areas well within the 1000' radius from each dwelling unit as required. The Open Space Plan (Exhibits No. 5 and 6 pages 1-2) shows proposed locations of parks, open spaces and retention areas (see Stipulation 12; Exhibit 13). The proposed plant palette (for the entire Development) is also attached for review (Plant Palette - Exhibit. 7).

Distinctive major entries establishing a particular theme, will be provided at all collector and arterial street intersections with consistent wall and monumentation features to be used throughout the Development (see Stipulation 13; Exhibit 13). *Cottonwood Ranch* is designed to provide attractive streetscapes along all arterial frontages with a 20' minimum (varies) landscape tract around the perimeter.

Preliminary Landscape and Preliminary Wall Exhibits have been prepared by a Registered Landscape Architect for review and approval (see Exhibit No. 8 pages 1-2). Wall type "A" will be located along internal collector and exterior arterial streets. Wall type "B" is proposed on side lots adjacent to landscape tracts. Wall type "C" is proposed on lots adjacent to open space areas. Wall type "D" will be located along the eastern boundary of *Cottonwood Ranch*. Entry monumentation will be included at the intersections of major arterial and interior collector streets. Preliminary Landscape and Wall plans have been designed to meet or exceed all current requirements of the City of Casa Grande and will be subject to final approval by the Casa Grande Planning Department (see Stipulation 14; Exhibit 13).

Open spaces within each parcel will be constructed and completed prior to issuance of occupancy permits. The respective Home Owner's Association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel or parcels. Play stations and active and passive recreation facilities will be designed into all useable open spaces. Required amenities are based on calculated play stations where a minimum 0.12 play stations are required per housing unit (e.g. 757 units times 0.12 equals 91 play stations required.) Most playground equipment manufacturers list the number of play stations per play structure (see Stipulation 12; Exhibit 13). Credit for play stations will also be given for amenities other than playground equipment as follows:



# COTTONWOOD RANCH

**PARCEL TABLE**

DESCRIPTION	ACRES	NO. LOTS	LOT SIZE	O.S.
PARCEL A	15.91			
PARCEL B	36.68	124	55' x 130'	7.23
PARCEL C	23.78	79	60' x 120'	4.76
PARCEL D	22.52	103	50' x 110'	3.04
PARCEL E	27.13	98	50' x 110'	3.02
PARCEL F	24.74	92	60' x 120'	2.96
PARCEL G	25.90	102	60' x 120'	2.26
PARCEL H	27.62	105	55' x 130'	3.93
PARCEL I	16.13	54	50' x 110'	4.94
PARCEL J	4.03			
PARCEL AA	17.08			
OPEN SPACE/RETENTION				
<b>TOTALS</b>	<b>241.52</b>	<b>757</b>		<b>32.14</b>





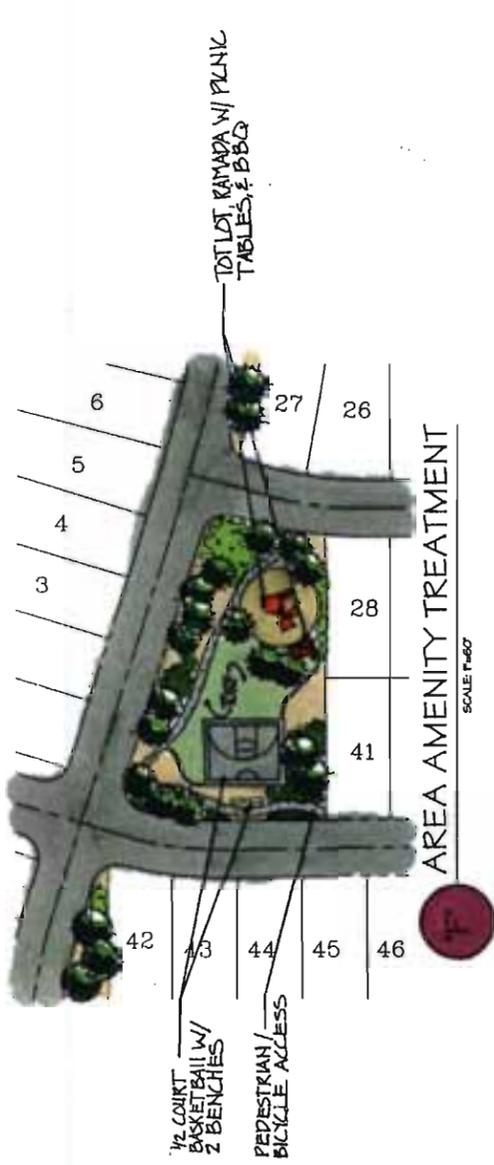
# COTTONWOOD RANCH

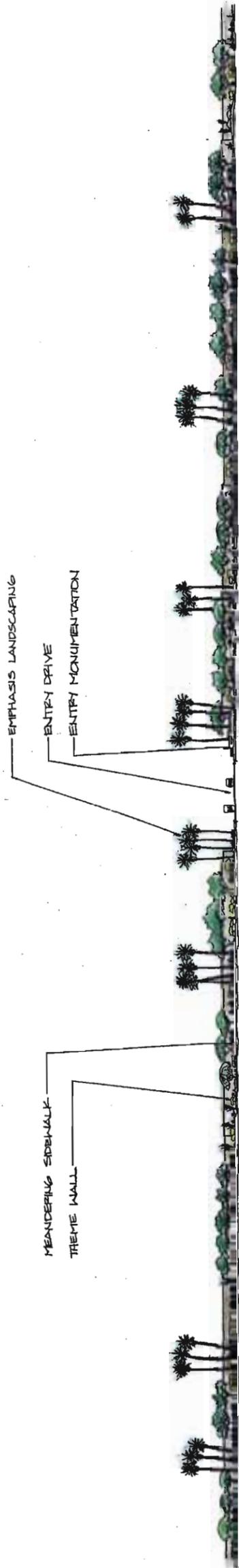
AGRA Infrastructure, Inc. ENGINEERING GLOBAL SOLUTIONS



KORREKT







ELEVATION VIEW  
SCALE: 1"=50'-±



CONCEPTUAL LANDSCAPE ENTRY TREATMENT  
PLAN VIEW  
SCALE: 1"=50'-±



AGRA Infrastructure, Inc.  
ENGINEERING GLOBAL SOLUTIONS  
4435 EAST HOLMES AVENUE  
MESA, ARIZONA 85206  
PHONE (480) 830-3700 FAX (480) 830-3903

CONCEPTUAL LANDSCAPE ENTRY TREATMENT  
PLAN VIEW AND ELEVATION VIEW  
COTTONWOOD RANCH  
CITY OF CASA GRANDE

PROJECT:  
1-800-STAR-TX  
263-1100  
THE CITY OF CASA GRANDE AND THE CITY OF MESA

OCT. 7, 1999



JOB NO.  
01-1999-054  
90541A01

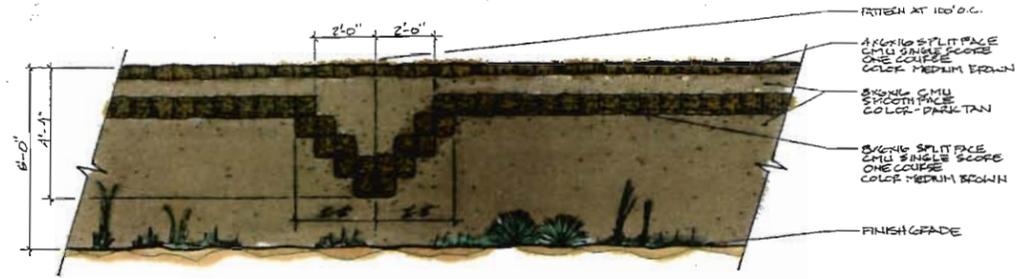
1 OF 3

SHEET NO.  
1

## Exhibit 7

### PLANT PALETTE

TYPE	BOTANICAL NAME/COMMON NAME	SIZE	COMMENTS	
TREES:	ACACIA FARNESIANA SWEET ACACIA	24" BOX	MULTI-TRUNK	
	CERCIDIUM FLORIDUM BLUE PALO VARDE	24" BOX	MULTI-TRUNK	
	CERCIDIUM HIBRID DESERT MUSEUM	24" BOX	MULTI-TRUNK	
	CHILOPSIS LINERIS DESERT WILLOW	24" BOX	STANDARD	
	DALBERGIA SISOO SISOO TREE	24" BOX	STANDARD	
	OLNEYA TESOTA IRONWOOD	24" BOX	MULTI-TRUNK	
	PALO BREA SONORAN PALO VERDE	24" BOX	MULTI-TRUNK	
	QUERCUS VIRGINIANA "HERITAGE" SOUTHERN LIVE OAK	24" BOX	STANDARD	
	RHUS LANCEA AFRICAN SUMAC	24" BOX	STANDARD	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' TALL		
SHRUBS:	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL		
	CALLEANDRA CALIFORNICA BAJA RED FAIRY DUSTER	5 GAL		
	CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GAL		
	DODONEA VISCOSA PURPLE HOP BUSH	5 GAL		
	ENCILLEA FARINOSA BRITTLE BUSH	5 GAL		
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL		
	LARREA TRIDENTATA CREOSOTE BUSH	5 GAL		
	LEUCOPHYLLUM CANDIDUM "THUNDERCLOUD" THUNDER CLOUD SAGE TM	5 GAL		
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL		
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL		
GROUND COVER	ACACIA REDOLENS 'COMPACT' TRAILING DESERT CARPET	5 GAL 8' O.C.		
	DALEA GREGGII TRAILING INDIGO BUSH	5 GAL 8' O.C.		
	LANTANA CAMARA MOUNDING LANTANA	1 GAL 4' O.C.		
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL 4' O.C.		
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL 3' O.C.		
	VERBENA RIGIDA NATIVE VERBENA	1 GAL 3' O.C.		
	ACCENTS:	DASYLIRION WHEELERII DESERT SPOON	5 GAL	
		FEROCACTUS WSLIZENII FISHHOOK BARREL	5 GAL	
FOUQUERIA SPLENDENS OCOTILLO		8 CANE MIN.	7' CANE HEIGHT	
HESPERALOE PARVIFLORA RED YUCCA		1 GAL		
TURF:	CYNODON DACTILON BERMUDA EZ-TURF tm.	SOD		
MATERIAL:	DECOMPOSED GRANITE "DESERT GOLD"	1/2" MINUS	DESERT GOLD UNLESS MATCHING EXISTING	
	LANDSCAPE BOULDER	3'X3'X2' MIN.	SURFACE SELECT	



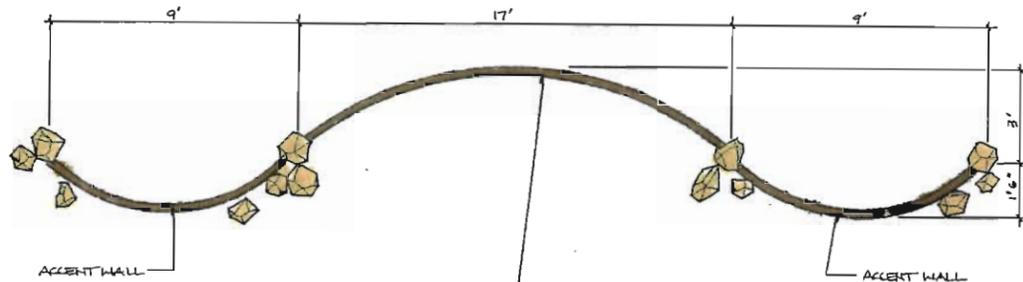
WALL TYPE "A"  
ELEVATION  
N.T.S.



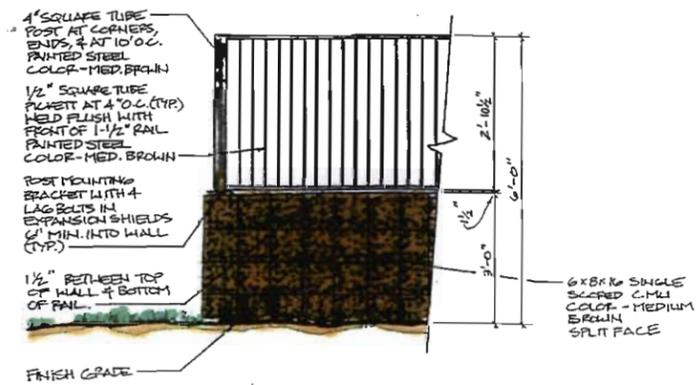
ENTRY MONUMENT  
ELEVATION  
N.T.S.



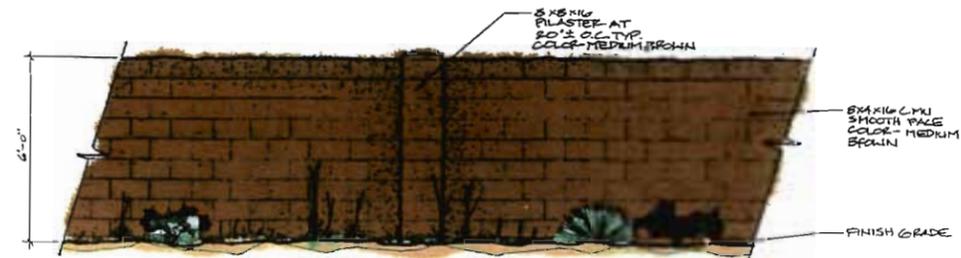
WALL TYPE "B"  
ELEVATION  
N.T.S.



PLAN VIEW  
N.T.S.



WALL TYPE "C"  
ELEVATION  
N.T.S.



WALL TYPE "D"  
ELEVATION  
N.T.S.

REVISIONS:

**AGRA Infrastructure, Inc.**  
ENGINEERING GLOBAL SOLUTIONS  
4435 EAST HOMES AVENUE  
MESA, ARIZONA 85206  
PHONE (480) 830-3700 FAX (480) 830-3903

CONCEPTUAL ENTRY MONUMENTATION AND WALL DETAILS  
PROJECT: **COTTONWOOD RANCH**  
CITY OF CASA GRANDE

243-1100  
1-800-STAKE-IT  
PROJECT NUMBER 000001

OCT. 7, 1999

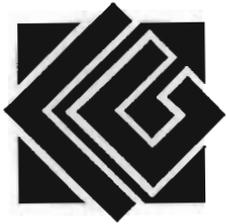


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1 OF 3

SHEET NO.

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# City of Casa Grande

RECEIVED

NOV 17 1999

AGRA INFRASTRUCTURE

November 15, 1999

AGRA Infrastructure, Inc.  
4435 E. Holmes Avenue  
Mesa, AZ 85206

RE: **CGPZ-126-99: Request by AGRA Infrastructure, Inc. for a Major Amendment to a PAD (for the proposed Cottonwood Ranch Planned Area Development) on 241 acres m.o.l., located near the northeast corner of Trekell Road and Cottonwood Lane, A.K.A. a portion of Section 16, T6S, R6E, G&SRM, Pinal County, Arizona, part of APN 505-01-001D.**

This letter is to inform you that your request for a Major Amendment to a PAD was approved by the Planning & Zoning Commission on November 4, 1999, subject to the following conditions:

1. Final Development Guides incorporating all of the conditions recommended by the Commission shall be submitted no less than fourteen days after Commission approval. The recently submitted revised PAD Design Standards and color amenity plan shall be made part of the Final Development Guide.
2. This development shall conform to the City's *Residential Design Standards for Planned Area Developments*. Prior to the issuance of any home permits, the developer/builder shall present staff and the Commission with colored elevations and floor plans of all proposed housing product, which shall demonstrate compliance with the City's PAD Residential Architectural Standards.
3. Prior to approval of the required Final Plats, the applicant shall submit final drainage and retention reports, sewer reports, and a traffic study, that meet the approval of the City Engineer.
4. The developer/builder shall be responsible for the engineering and construction of the south half of Kortsen Road (dedication of 55' R.O.W. required) along their property, including installation of paving, striped bike lane, curb, gutter, a meandering five foot wide sidewalk, and frontage landscaping.

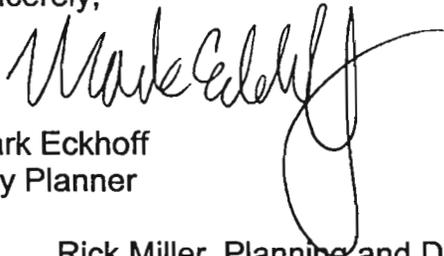
5. The developer/builder shall be responsible for the engineering and construction of the north half of Cottonwood Lane (dedication of 55' R.O.W. required) along their property, including installation of paving, striped bike lane, curb, gutter, a meandering five foot wide sidewalk, and frontage landscaping.
6. The developer/builder shall be responsible for the engineering/design and construction/installation of all improvements necessary to complete the half street improvements, including meandering sidewalks, curb and gutter, and street frontage landscaping, for Trekell Road.
7. The developer/builder shall be responsible for the engineering and construction of (and dedication of) all collector and local streets and cul-de-sacs to City standards, except as approved by the City Engineer (e.g., meandering sidewalks or multi-use paths). All collector roads shall include striped bike lanes.
8. The north-south collector shall align with the main entrance into the Elementary and Middle School to the north. All other Kortsen Road access points shall be separated a minimum of 250 feet from entrances to the north.
9. Sidewalks that meander outside of the R.O.W. shall be maintained by the Homeowner's Association and an easement shall be granted for public access.
10. The phasing of all public improvements shall be in accordance with the recommendations of the City Engineer and Planning Director. A detailed phasing plan shall be established during the improvement plan and final plat review process.
11. A comprehensive traffic study must be submitted and reviewed by the City to 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 this development.
12. A final landscape and recreational amenity plan, meeting the approval of the Planning Director, must be provided prior to approval of any Final Subdivision Plats for this property. Turf play areas shall be included within at least three of the larger recreational open spaces. Open space areas with tot lots, other play equipment, and/or ramadas with benches shall be located within a 1,000 foot radius from any lot.
13. Subdivision signage is limited to one low profile (five foot high max) monument-style at each collector road entrance from Cottonwood Lane, Trekell Road, and Kortsen Road.

14. The design and location of all project walls shall resemble that shown in the Development Guide. Wall type "D" shall be utilized for all locations (e.g., adjacent to commercial parcels) where the other type walls are not proposed.
15. The proposed multi-use path shall be designed and constructed to AASHTO standards and the recommendations of the City Engineer. The multi-use path, which shall be located along the north-south collector from Cottonwood Lane to Kortsen Road and the north side of the west-east collector, shall be a minimum of ten feet wide and constructed of concrete. Subject to approval of the City Engineer, the concrete path may be designed in lieu of sidewalks along the side of the collector roadways the multi-use paths are located. Unless otherwise approved by the City Engineer, multi-use paths shall be maintained by the Homeowner's Association and an easement shall be granted for public access.
16. Major Site Plan and/or subdivision plat approvals shall be required for development of the commercial and multi-family parcels.
17. A copy of the CC&R's for this development shall be submitted to the City prior to the issuance of any residential construction permits.
18. Any utilities running through the site or any utilities which need to be relocated for development of the site, must be placed underground.
19. Residential dwelling units and accessory buildings/structures shall have no roof-mounted mechanical equipment (e.g., HVAC, swamp coolers).
20. No more than one accessory building/structure per dwelling unit shall be allowed. All accessory buildings/structures shall be constructed of materials and colors complementary to the dwelling unit. Accessory buildings/structures shall only be located within fenced rear yards and no closer than five feet from any property line or twenty feet from the perimeter of the PAD.
21. Sewer facilities, street lights, and fire hydrants must be provided according to City codes and per the recommendations of the Engineering and Fire Departments.
22. A Certificate of Assured Water Supply will be required for this development.
23. The applicant shall continue to work with and cooperate with the Elementary School District and adjacent property owners to provide for a school site immediately east of this development.
24. Front yard landscaping packages shall include a selection of water-conserving trees, shrubs, cacti, groundcovers, and vines. Rock topping, such as decomposed granite or river rock shall cover all exposed areas. Turf and non-desert vegetation landscape options shall not be offered by the builder/developer.

25. All improvements discussed in the Final Development Guide will be provided and all public improvements must comply with the minimum requirements of the City code unless otherwise approved by the City.
26. An approved Final PAD Plat and Development Guide shall be recorded prior to approval of the Final Plat.
27. Development of the site shall be in accordance with all applicable code requirements of the Building, Fire, Planning, and Engineering departments and the approved Final Development Guide.

**If you have any questions, please call Mark Eckhoff, City Planner, at (520)421-8637 Ext. 303.**

Sincerely,



Mark Eckhoff  
City Planner

cc: Rick Miller, Planning and Development Director

***CONTACT INFORMATION***

Owner/Developer(s):

**Pinal CG1, LLC**

5861 S. Kyrene, Suite 1  
Tempe, AZ 85283  
Phone: 480.831.2000  
Fax: 480.831.1330

Contact person: B. WOLFSWINKEL

**Willis Property Company**

3850 E. Baseline Road, Suite 118  
Mesa, Az 85206  
Phone: 480.507.6200  
Fax: 480.507.6333

Contact person(s): DALE WILLIS / ALLEN WILLIS

**Landscape Architects, Planners, Surveyors, Engineers:**

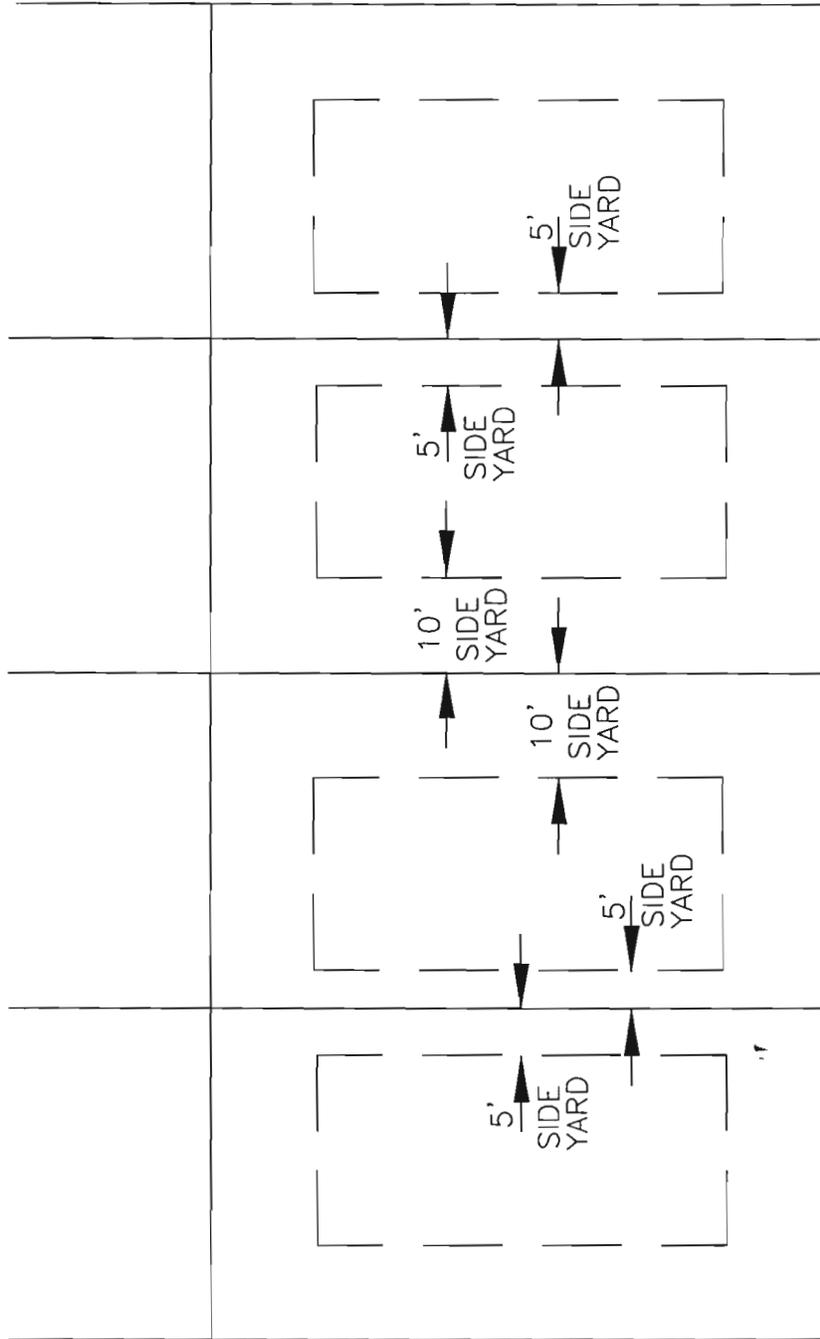
**AGRA Infrastructure, Inc.**

4435 E. Holmes Ave.  
Mesa, AZ 85206-3372  
Phone: 480.830.3700  
Fax: 480-830-3903

Contact person(s):

Chris Lindahl, R.L.A., Ph. 480.648.5287  
Kelly hall, M.E.Des., Ph. 480.648.5288

*K:\1999\054\docs\Cottonwood Ranch DG.doc*



GROUPING SIDEYARD SETBACKS ON LOTS

NTS

crossings will be designed around/under this drainage facility. On-site retention basins have been designed to accommodate run-off during a 100-year storm and wherever possible, to serve the dual purpose of useable open space. At least 15% of the area of the retention basins designed for recreational use shall be above the 25-year flood high water surface elevation.

Grading and drainage for *Cottonwood Ranch* is detailed in the *Cottonwood Ranch Preliminary Engineering Report*, prepared by AGRA Infrastructure, Inc. submitted with the Subdivision Preliminary Plat for this Development. (see Stipulation 3; Exhibit 13)

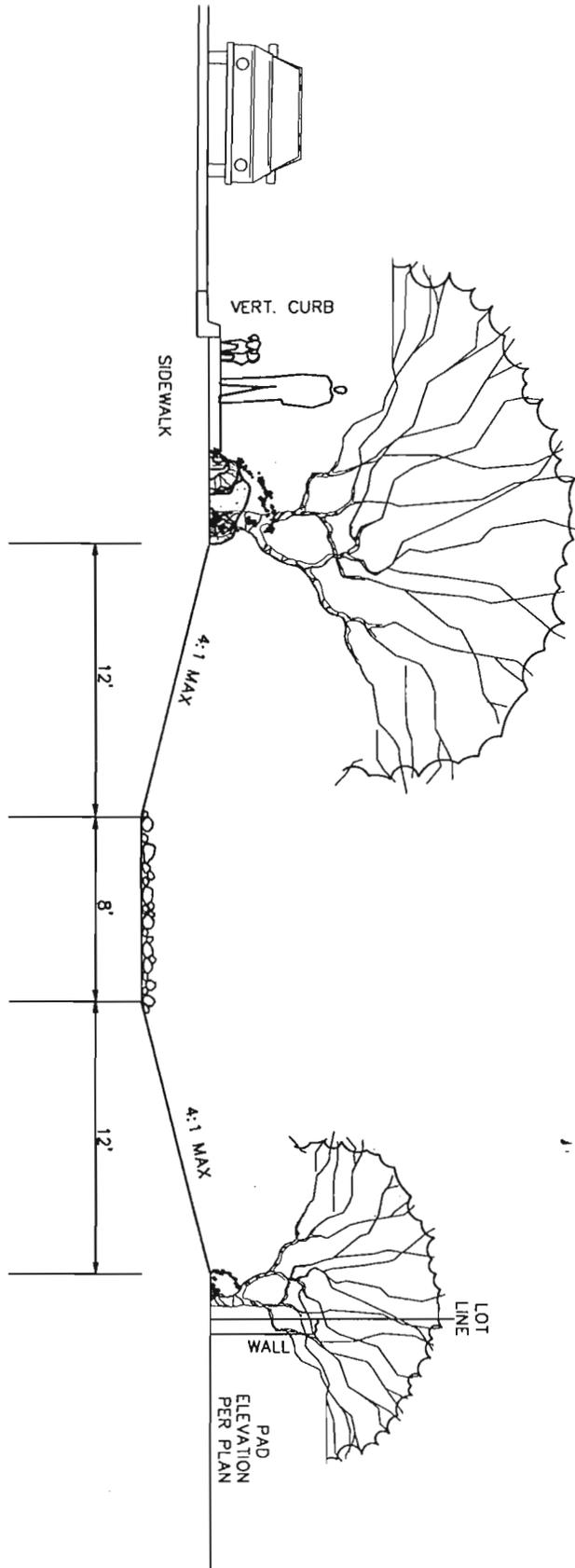
### **9) PHASING**

No prescribed phasing plan is proposed with this Development. It is planned that several Builders will be involved in the construction of this large and diverse residential and mixed-use Development. It is however planned that initial stages of development will occur where existing infrastructure capacity is available such that home-ownership opportunities for current and future residents of the City of Casa Grande can be brought on-stream as quickly as possible.

### **10) CONCLUSION**

Vanderbilt Farms and Willis Property Company strongly desire to produce an attractive neighborhood to complement the City of Casa Grande. We envision a development that both enhances and compliments the surrounding area. The Development as proposed reflects quality, diversity and compatibility with the area and will provide both future and existing Casa Grande residents with a high quality living environment that Residents and the City will be proud of. *Cottonwood Ranch* is a diverse, well-designed and attractive master-planned community that is substantially consistent with the General Plan Update and *The Residential Design Standards for Planned Area Developments*. We respectfully request your approval.

NATURALIZED DRAINAGE CHANNEL  
COTTON WOOD LANE  
N.T.S.



Amenity	Number of Amenities Proposed	Play Station Value
Half Court Basketball	3	9
144 S.F. Ramada W/ Table	5	8
Sand Volleyball Court	2	7
6' Permanent Park Bench	5	1
Permanent Barbecue Grill	5	1

### 5) *TRANSPORTATION, CONNECTION AND CIRCULATION*

The Development is bordered on all sides by arterial roadways as previously indicated. Interstate 10 is located approximately 3 miles to the east, and Interstate 8 is accessible via SR 387, 1 mile to the east and 3.5 miles to the south.

Central collector streets connect local streets with perimeter arterial roadways. Streetscape corridors are provided along all collectors with no lots fronting on any collector (i.e. unloaded). Curvilinear street design, cul-de-sacs and looped local streets provide both functionality and visual appeal. This design also serves to discourage cut-through traffic and unifies the neighborhood. Pedestrian connections are provided to and by local open spaces, tot lots, and linear pathways. (see Stipulation 2,7,9; Exhibit 13)

### 6) *PUBLIC FACILITIES*

No onsite dedication of land for public schools is proposed with this development. The developer has spoken with the schools Superintendent with the understanding that the owners of the exception parcel located on the east side of *Cottonwood Ranch* are in negotiation with the Superintendent for the dedication of a 12-acre future school site. (see Stipulation 23; Exhibit 13)

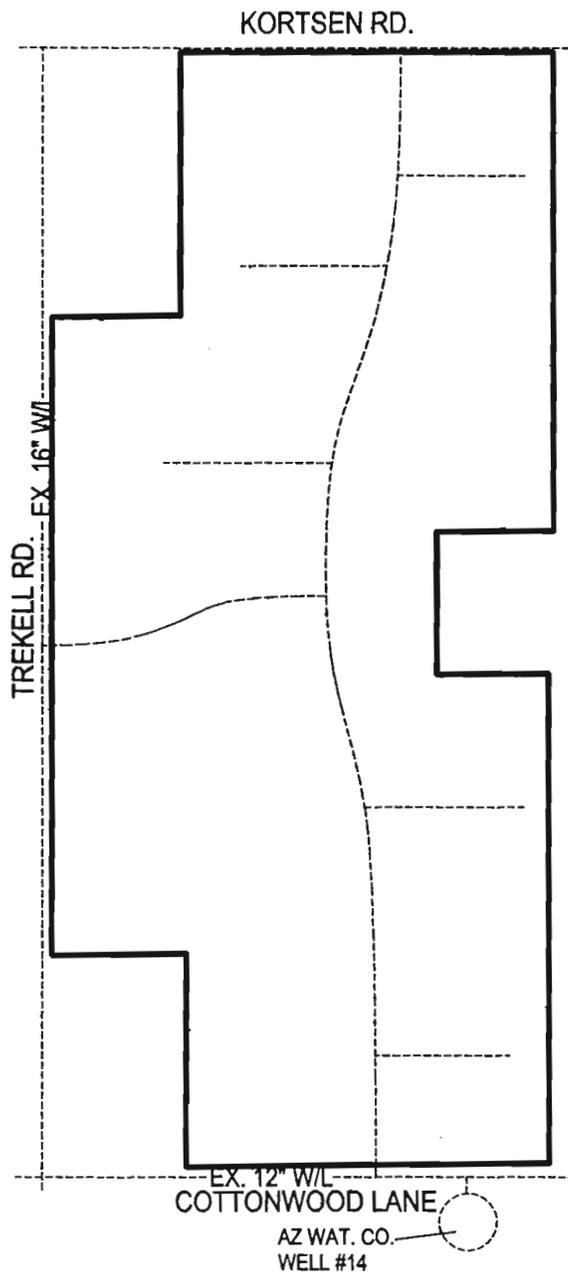
### 7) *UTILITIES AND INFRASTRUCTURE*

Public owned utilities will be constructed as development dictates. Conceptual Master Water and Sewer designs are illustrated in the attached exhibits numbers 9 & 10. Per the Master Water Concept, existing mains owned and operated by the Arizona Water Company exist in Korsten, Cottonwood, and Trell Road. *Cottonwood Ranch* is currently in Arizona Water's franchise area (see Stipulation 22; Exhibit 13). The Master Sewer Concept plan illustrates existing and proposed mains, as approved by the City of Casa Grande

# MASTER WATER CONCEPT

## COTTONWOOD RANCH

### CASA GRANDE, ARIZONA



- EXISTING WATER MAIN
- PROPOSED MAIN 8"
- LATERALS TO BE 6"
- LINES TO BE D.I.P.

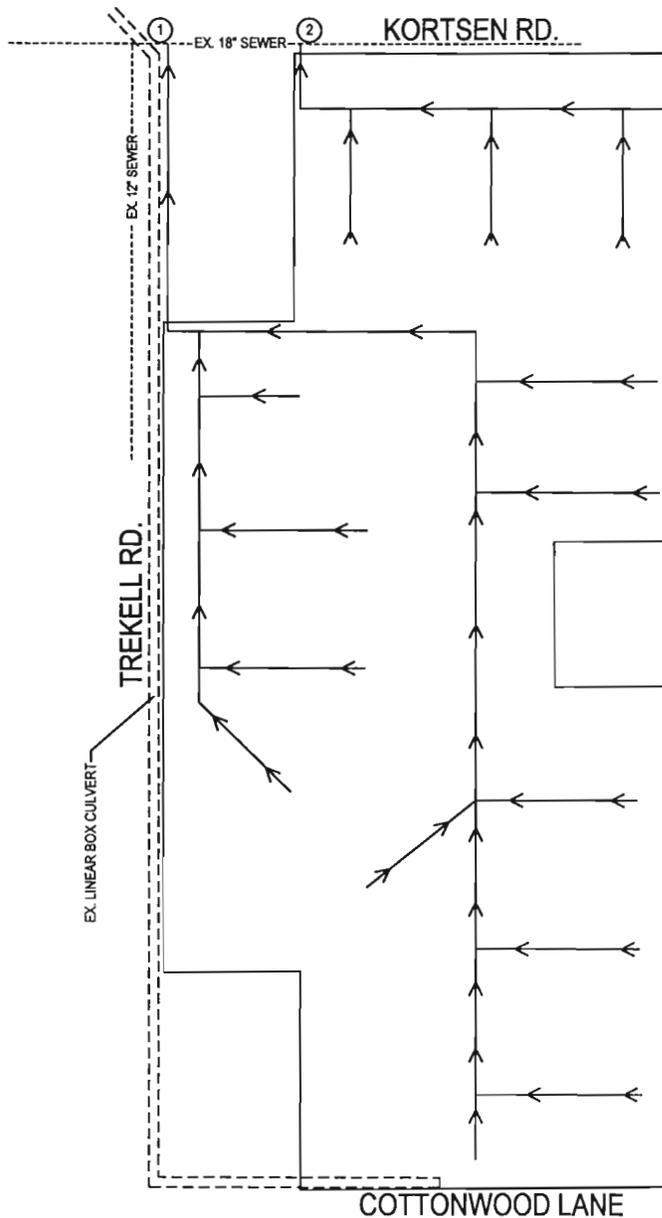


**AGRA Infrastructure, Inc.**  
ENGINEERING GLOBAL SOLUTIONS

# MASTER SEWER CONCEPT

## COTTONWOOD RANCH

### CASA GRANDE, ARIZONA



**LEGEND**

- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN

- ① APPROXIMATE TIE-IN LOCATION
- ② APPROXIMATE TIE-IN LOCATION



Engineering Department. Size of sewer mainlines will accommodate onsite sewage volumes generated by this project. With City participation, sewer mainline sizes may be increased in order to serve adjacent and upstream developments (see Stipulation 21; Exhibit 13).

Dry utility services such as electrical power, natural gas, cable television, telephone, etc. shall be provided by local utility companies. Collector and local streets shall be constructed to city standards. Upon construction completion and acceptance, operation and maintenance of all utilities and facilities shall rest with the operating agency. As stated, all utility extensions will be constructed as the Development is phased and services are required. The City of Casa Grande will provide residents of *Cottonwood Ranch* with refuse collection, fire, and police protection services. (see Stipulation 7,18; Exhibit 13)

Adjacent half-street improvements for Cottonwood Lane and Korsten Road will be completed concurrently with the development of *Cottonwood Ranch* (see Stipulation 4,5,6; Exhibit 13). Phasing of improvements will be subject to the approval of the Casa Grande engineering Department (see Stipulation 10; Exhibit 13). Roadway tapers and striping will be incorporated as needed throughout construction. See typical details as illustrated on page one (1) of the Preliminary Plat (Exhibit 3, Sht. 2 of 5).

A traffic study will be submitted for City Staff review that will determine traffic impact of the proposed development project and any additional or reduced traffic and roadway improvements that the Developer/Builder may be required to provide (see Stipulation 11; Exhibit 13).

#### **8) GRADING AND DRAINAGE**

The site is not located within an area of flooding hazard however off-site discharges impact the site therefore provision has been made to convey the off-site runoff around and/or through the Development where necessary. An existing drainage channel and box culvert convey offsite drainage from the south along the project's southern boundary to the west. This flow is then directed north into a linear box culvert located under the existing sidewalk on the east side of Trekell Road. The landscape tract on the project's southern boundary has been widened to minimize the "ditch" appearance of the drainage channel needed to convey offsite drainage (see Exhibit 11). This added width will allow for a more naturalized appearance that, with the addition of landscaping, will improve aesthetic appeal. The existing box culvert which bounds the site to the west will be left undisturbed and all utility