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GENERAL DEVELOPMENT GUIDE

for

FAIRWAYS

A Planned Area Development

in

Casa Grande, Arizona

prepared for:

George McGavin & Partners
11684 Ventura Boulevard, Studio 559
Studio City, CA 91604

Owner / Developer
818 / 543- 9673

prepared by:

J.W. Stansel & Associates
7860 Via Bonita
Scottsdale, AZ 85258

May, 1996
REVISED JULY 12, 1996
REVISED AUGUST 23, 1996

FOR PLANNING DEPT FIL

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APPROVALS:

Planning Commission:

Mitchell Martin 12-4-96

Chairman Date

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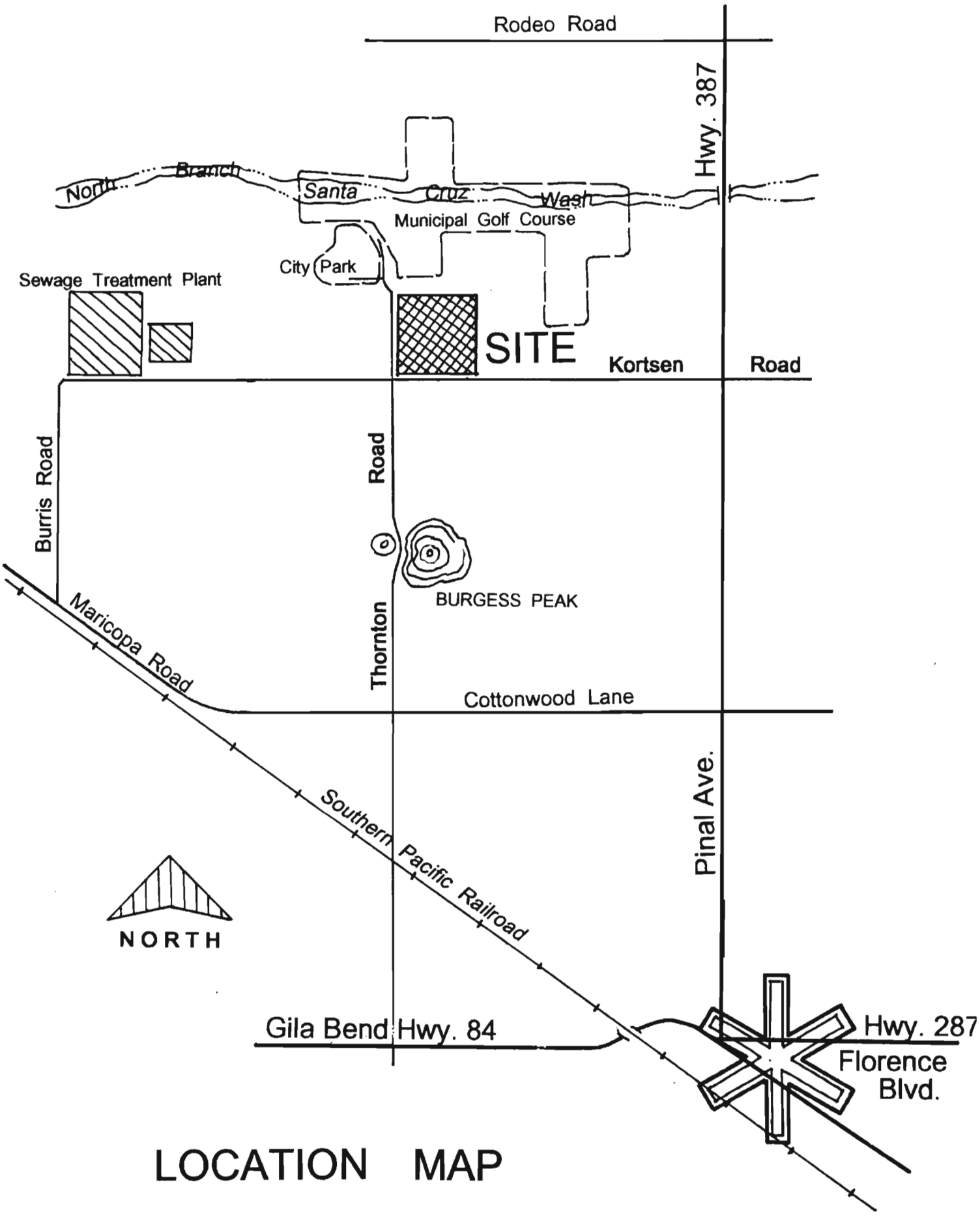
PROJECT INTENT

It is the intent of the developers to construct **FAIRWAYS** as a quality manufactured home park for senior citizens. The project is located at the Northeast corner of Kortsen and Thornton Roads in Casa Grande, Arizona. The project contains 37 acres and proposes 206 lots for an overall density of 5.56 units per acre. A community / social building of approximately 7,500 square feet is proposed near the center of the park. Three acres of the site or slightly over 7% of the site is set aside for common open space .

The project is located 3 miles from the downtown business district of Casa Grande. See Figure 1 for general location. Access is by paved streets from Pinal Avenue / State Highway 387, via Kortsen Road one mile to Thornton Road.

The owner believes that the project is located within an expanding area of the city, close to major features and attractions of the city and suitable for a manufactured home park. It is proposed to develop the entire project as a single phase of construction and that full development improvements will be less than one year and full winter time occupancy will be less than five years.



LOCATION MAP

Figure 1

EXISTING CONDITIONS:

The project site is a vacant piece of desert. The property sits at an elevation of 1376 feet at the southeast corner and slopes to the northwest to an elevation of 1370 feet with a cross slope of less than one percent. Vegetation is relatively sparse and consists primarily of desert saltbush, seepweed and scrub mesquite. The northwest corner has a low area that holds some storm water due to Thornton Road, and alsoan existing irrigation ditch on adjacent land to the north. Consequently, this area has a heavier concentration of vegetation and contains some trees, mostly desert mesquites and other desert plants. The owner / developer has a landscape environmentalist to survey the property for the possibility of relocating and salvaging some of these trees and plants for general landscaping within the project.
The United States Department of Agriculture, Soil Conversation Service in their report "Soil Survey of Pinal County, Arizona, Western Part", classifies the subject property soils "Toltec Series ", a fine sandy loam that is suitable for irrigated crops and urban uses and development. The main problem for this type of soils may be the possibility of settling and blowing dust when disturbed during initial development. These can be readily overcome with proper grading procedures and building technics. The owner / developer retained a consultant to conduct a Phase I Environmental Survey of the property. This survey did not indicate any adverse conditions on the site.

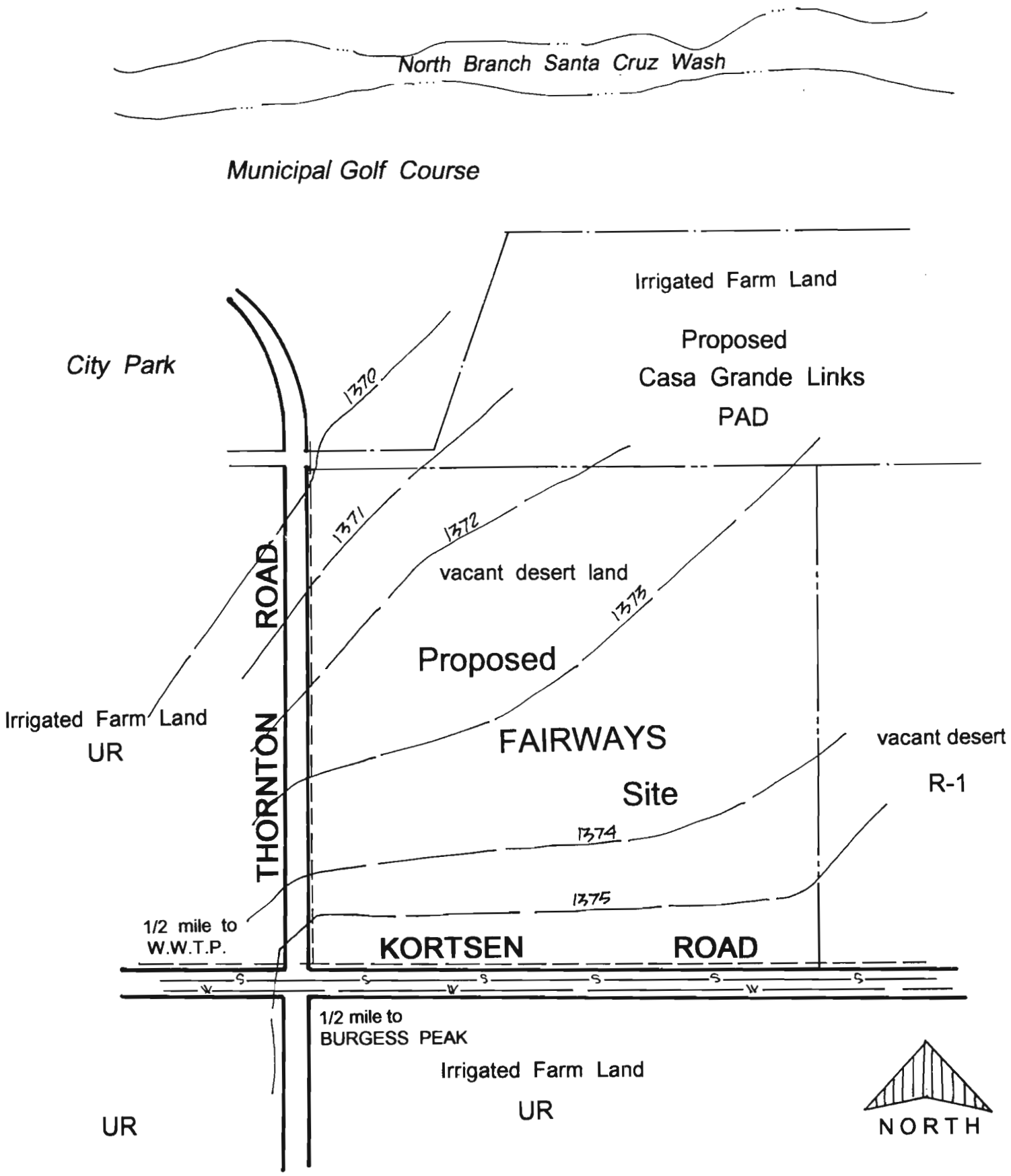
An old abandoned irrigation ditch runs east to west across the property in the south 200 feet. A visual survey indicates that the use of this ditch has been replaced by other delivery systems. No mention of this ditch or any water irrigation rights have been indicated in the Preliminary Title report. Consequently, it is the intent of the developer to eliminate the ditch during construction of the project.

The site is bounded on the south by Kortsen Road, a section line road designated as a Minor Arterial and on the west by Thornton Road, also a section line road but designated as a Collector. Thornton Road is the main access to the City's Regional Park and Municipal Golf Course. Immediately to the south, southwest and west is irrigated agricultural lands. Immediately to the north is also irrigated agricultural land, but land that has been planned for a single- family residential subdivision of approximately 76 lots. Land to the east is vacant desert scrub similar to the project parcel. One half mile to the south is Burgess Peak, an abrupt rise of land of more than 100 feet that makes an interesting visual land feature. To the north and west is the city's 170 acre Dave White Regional Park and Municipal golf course with the North Branch of the Santa Cruz Wash running through the park and golf course. Three fourths to one mile to the west is the city's wastewater treatment plant. Occasionally odors from this plant drift over the subject site. Therefore, a notice to this affect will be attached to the final plat for this development.

Access to the project site is very good with Kortsen Road paved to Pinal Road and Thornton Road paved north to the city park and golf course and to the south to Cottonwood Lane / Maricopa Road as indicated on Figure 2. However, both roads are not completed to their respective " Build -out" cross-sections.

The subject property is located within the FIRM Flood Insurance Rate Map, Community Panel Number 0400800 0010 C. The property is located within Zone "X", areas of 500 year floods but with average depths of less than one foot for 100 year storms. Therefore, flood insurance will not be required for manufactured homes located within this project.

An existing electrical transmission line is located adjacent to the south and west property lines. As of this writing the ownership and voltage rating for these power lines have not been firmly established. However, If the lines are less than 69KV they will be placed underground along the length of the project at the developer's expense, as required by city ordinance. The City of Casa Grande has a 12 inch sewer trunk line located in Kortsen Road running east to west to the sewage treatment plant. The City also has plans to install a second parallel line in Kortsen Road sometime this year. Arizona Water Company has a 16 inch trunk water line as well as a 12 inch distribution line located in the south half of Kortsen Road past the project property.



EXISTING CONDITIONS MAP

Figure 2

PROPOSED PLAN:

FAIRWAYS is a proposed Manufactured Home Park consisting of 206 lots on a 37 acre parcel , providing an overall density of 5.56 lots per gross acre. (See Figure 3). The park will be developed under the PAD zoning district since it proposes private interior streets. The project will be developed under single ownership with unit spaces rented or leased. The management will have full responsibility for the maintenance of all of the common open, spaces and facilities. In addition to the lots the park will contain a central open space of approximately 1.5 acres with a social / recreation building of approximately 7,500 square feet. (See Figure 4).

A one acre or larger open space and retention basin will be located at the northwest corner of the project. This area will be connected to the central open space with additional open space and lineal landscaped parkways towards the southeast corner of the project.

All of these open spaces and recreational spaces account for more than 7 percent of the site area as required by the PAD district.

Individual lots will typically be 60' x 80' or 4,800 square feet which exceeds the 4,500 square feet required by the R-4 Zoning District for mobile homes. Each individual lot will typically accommodate mobile homes up to 26' x 60' or 1,560 square feet. This size accounts for 75 percent or more of the manufactured homes built today. Each lot will also accommodate a patio or parking slab and cover of 12 feet in width on each side of the unit. In addition a minimum 5 foot side yard on each side and a 10 foot front and rear yard will be provided on each lot. (See typical lot plan Figure 5) Lots that back onto the perimeter property line shall maintain a 20' setback in accordance with PAD requirements.

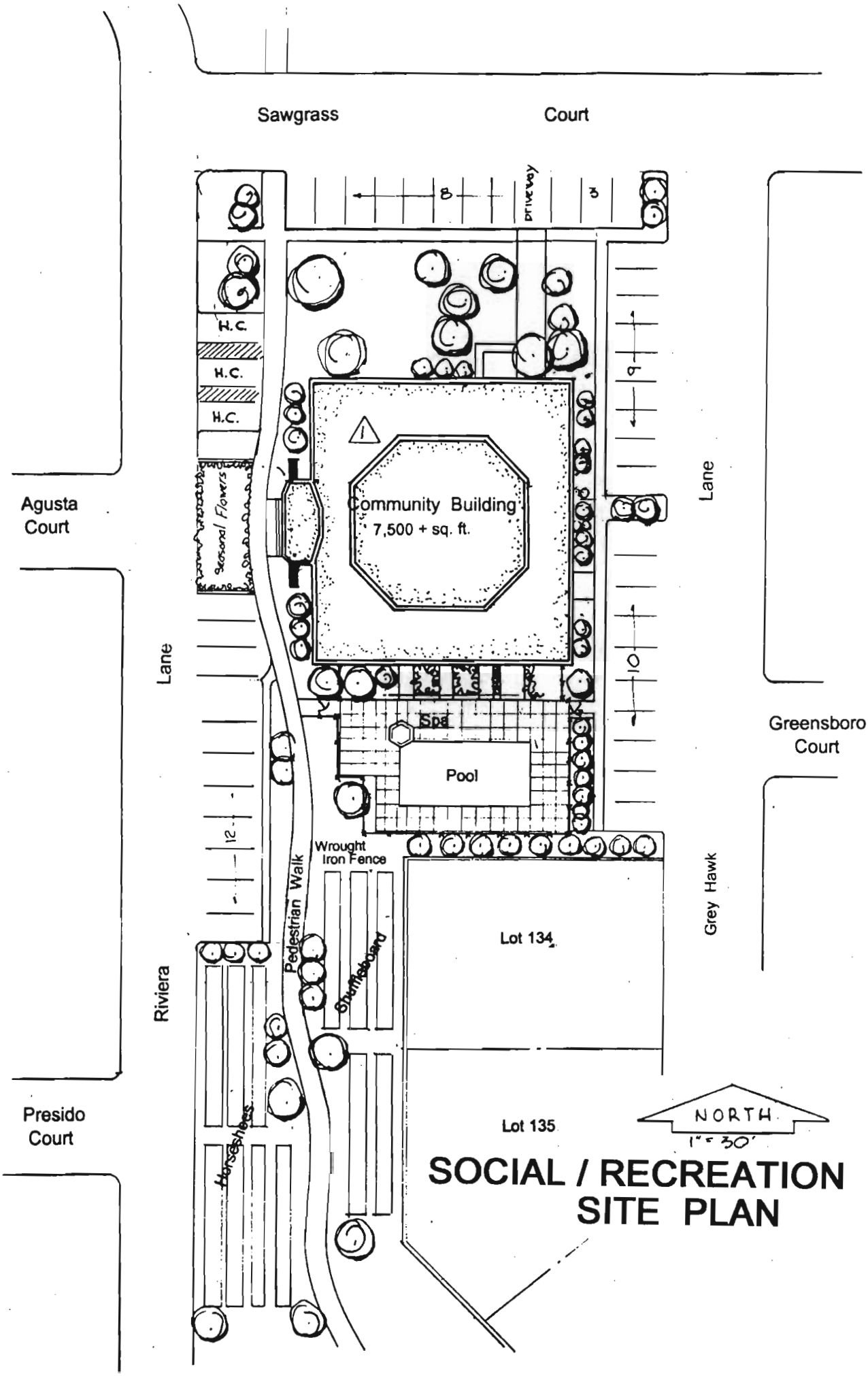
The park proposes private interior streets 30 feet in width. This will provide 2 eleven foot driving lanes and an 8 foot parking lane on one side. The typical street cross section (See Figure 6) will not have sidewalks. Curb sections will vary from a wedge curb to a rolled curb to a vertical curb depending upon location and required storm water street flows. Due to the flatness of the land the private streets may use an inverted crowned street in certain areas.

The main entrance to the park is proposed off of Thornton Road with the entrance and exit lanes separated with a landscaped median. A secondary entrance will be provided off of Kortsen Road. This entrance will primarily be used for arriving mobile home units and for emergency vehicle access. Both entrances will be gated for security purposes but will be constructed or controlled so that public emergency vehicles will have access.

The proposed site for the social / recreation building will also have associated parking spaces, an outdoor swimming pool, a spa as well as shuffleboard courts and horseshoe pits. With the park being so close to the City's Dave White Regional Park and Municipal Golf Course it is anticipated that some of the park residents will want to use the golf

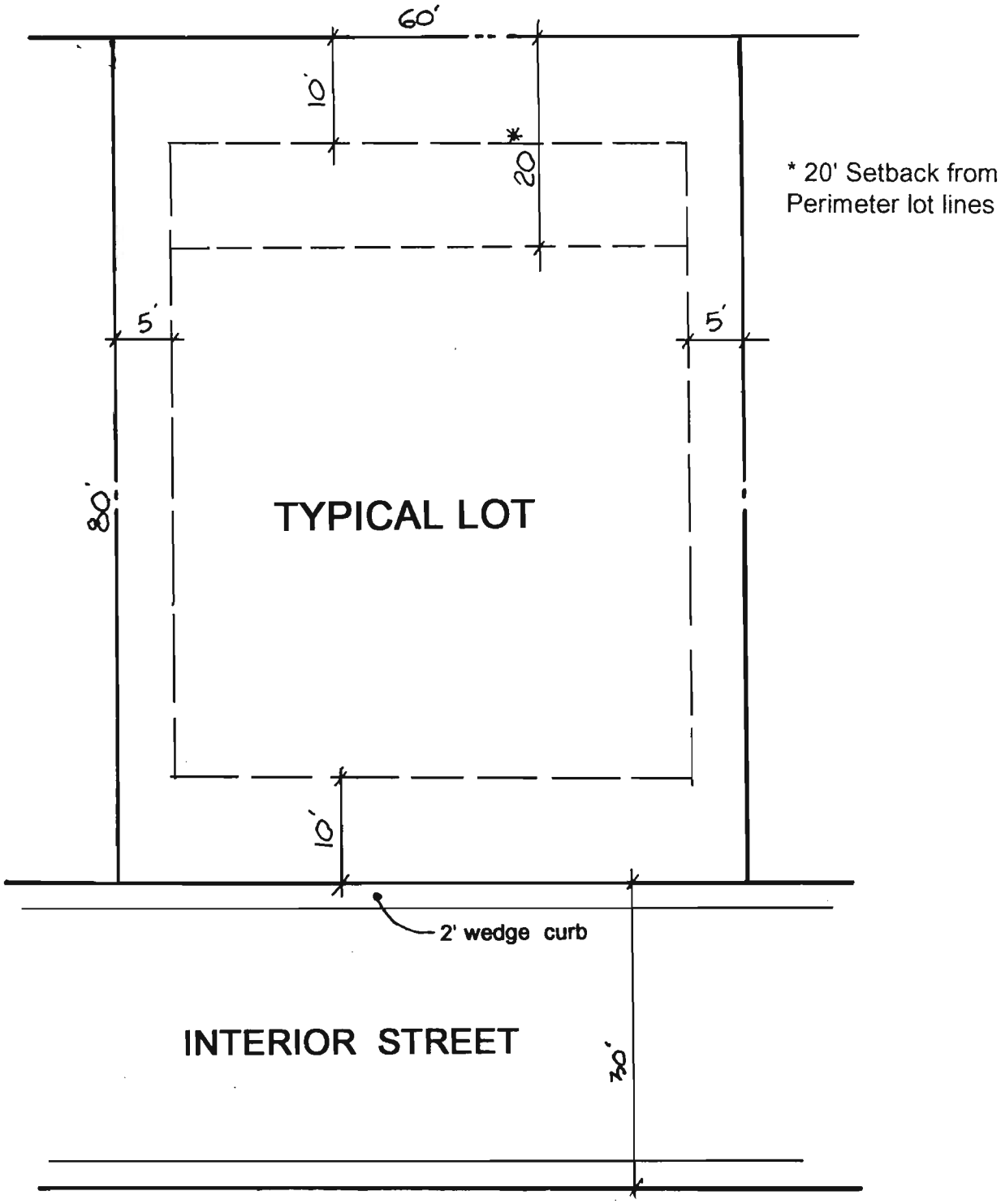
SITE PLAN

Figure 3



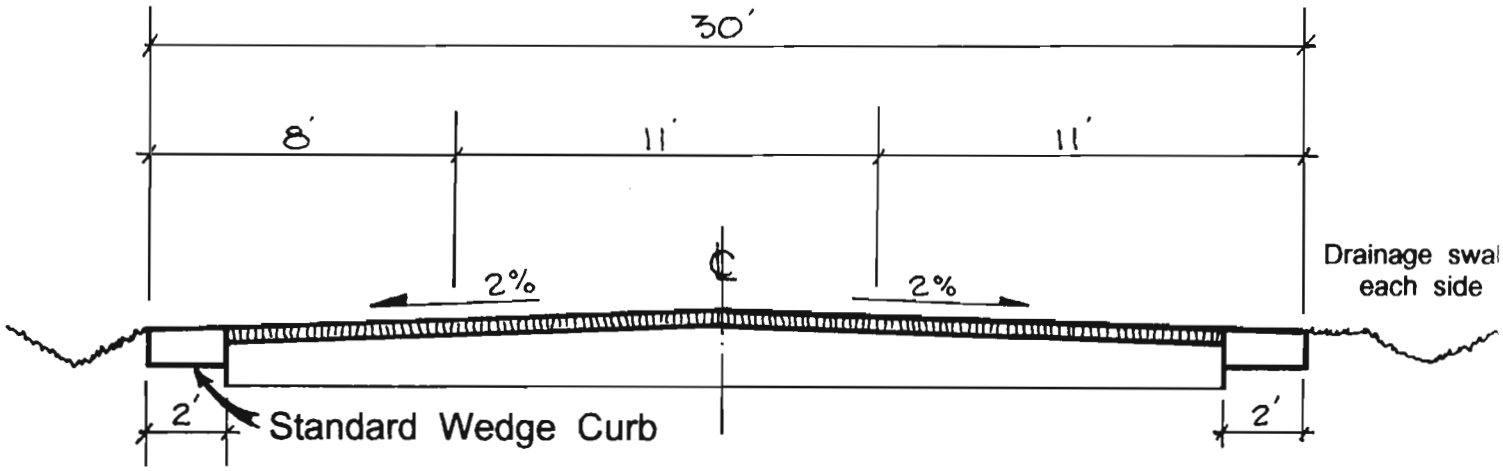
SOCIAL / RECREATION BUILDING SITE PLAN

Figure 4



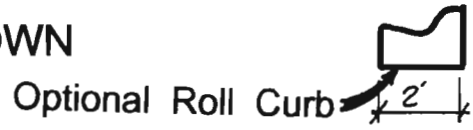
TYPICAL LOT with MINIMUM YARD SETBACKS

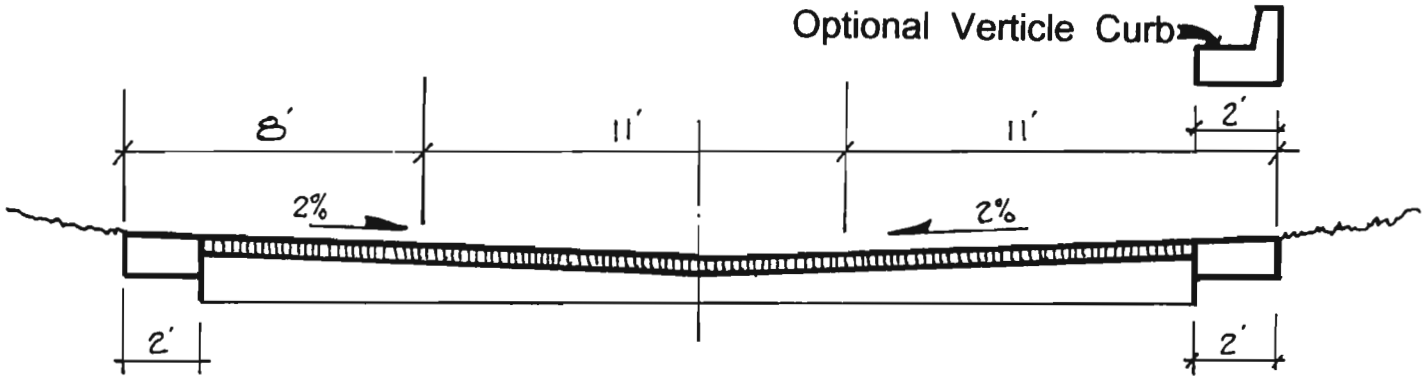
Figure 5



Typical Interior Cross Section

STANDARD CROWN





Typical Interior Cross Section

INVERTED CROWN

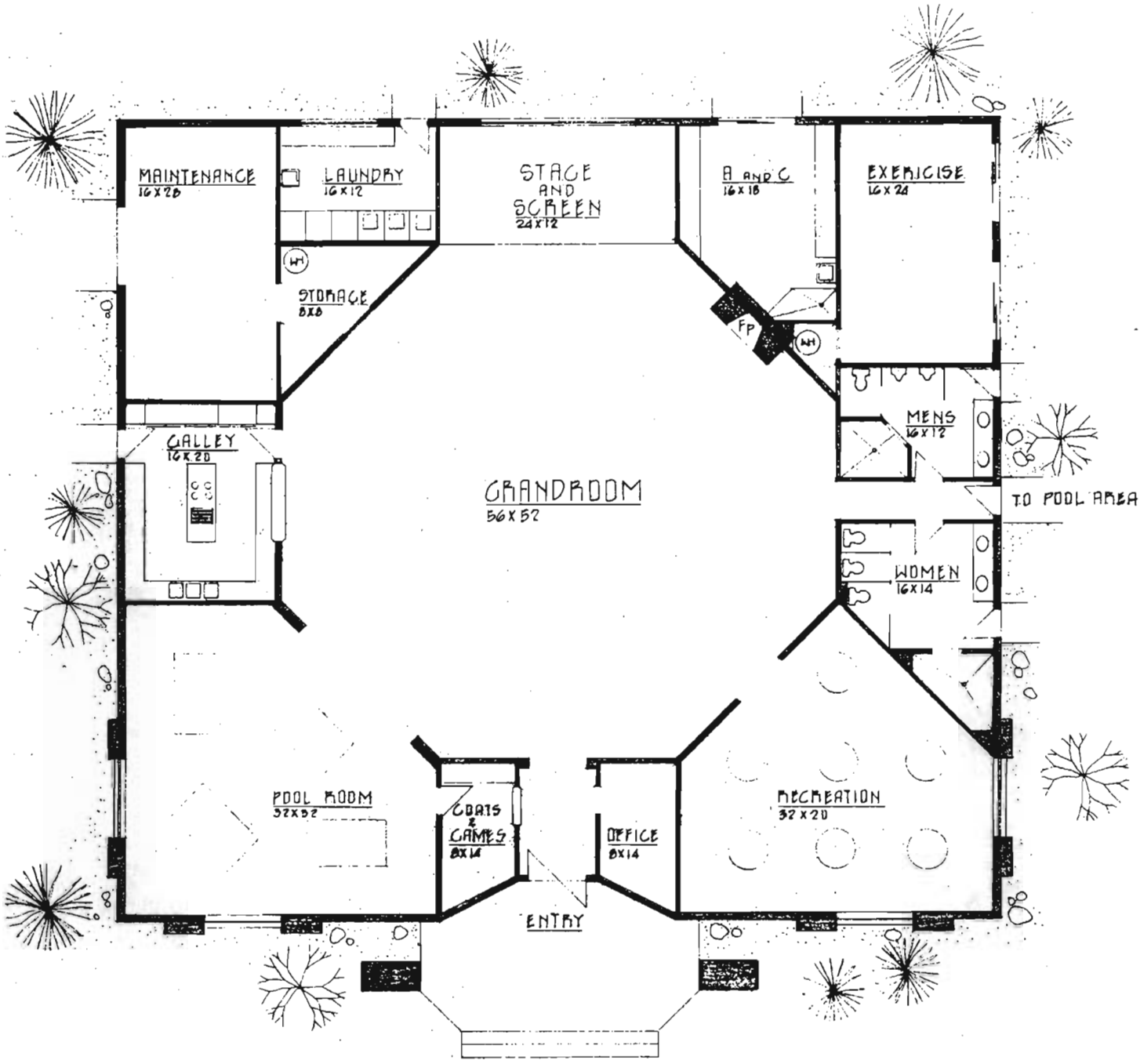
INTERIOR STREET CROSS SECTION

Figure 6

course as well as the tennis and racquet ball courts in the city park. The social / recreation building will contain a leasing and management office, a large social room with a stage and screen, an exercise room, game rooms, maintenance equipment area, laundry room, mechanical room and ladies and men's toilet rooms. (See Figure 7, Typical Floor Plan). The social / recreation building will be constructed with a contemporary southwest style of architecture, utilizing wood frame stucco exterior construction with flat roofs and varying parapet wall heights. Windows will be deep set and entrances will be recessed with roof canopies to reduce direct sun light. Exterior color will be light beige with dark trim. (See Figure 8, for Typical Elevations).

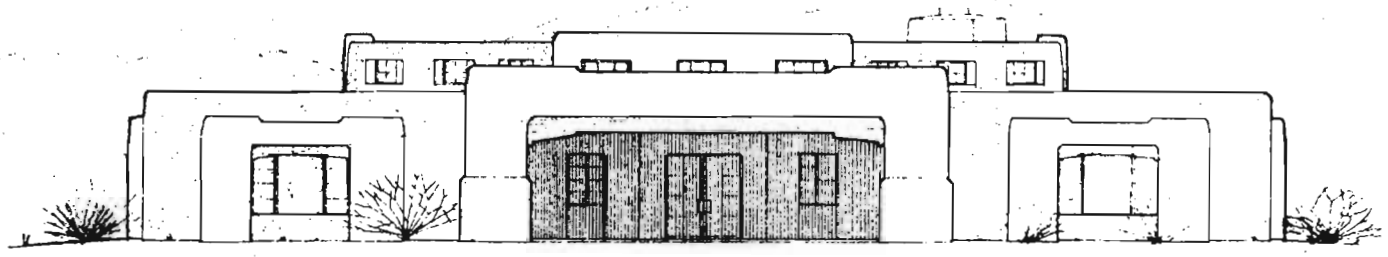
A storage yard has been located in the northeast corner of the project that will provide for the temporary storage of residents R.V's, trailers, boats etc. The storage yard will have a gravel parking and driving surface. Landscaping will consist of citrus trees located around the perimeter on 15 foot centers with some additional shrubs and ground cover near the entrances and street frontage. (See Figure 9).

Open spaces: In addition to the central common area for the social / recreation building site and the large retention basin area at the northwest corner, the park has several other open spaces that will be landscaped. Within these open spaces will be a pedestrian way that will provide pedestrian access from many of the lots to the social / recreation area and to the city park and golf course. (See general location on Site Plan, Figure 3). This pedestrian way may be converted to a golf cart path in the future if the desire or demand for access to the golf course by golf carts dictates. The open space areas will be desert landscaped with low water using trees and shrubs. Ground cover will be decomposed granite and river rock with some low water using type ground covers. Turf may be placed in some areas around the social / recreation building and in some of the retention areas.

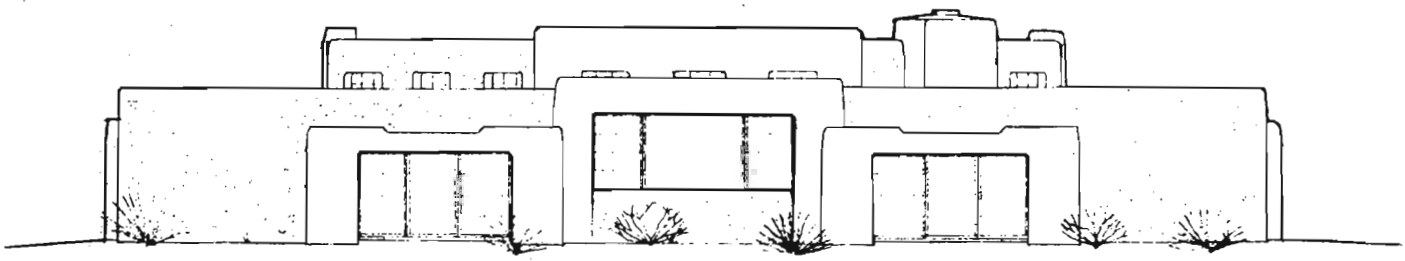


SOCIAL / RECREATION BUILDING FLOOR PLAN

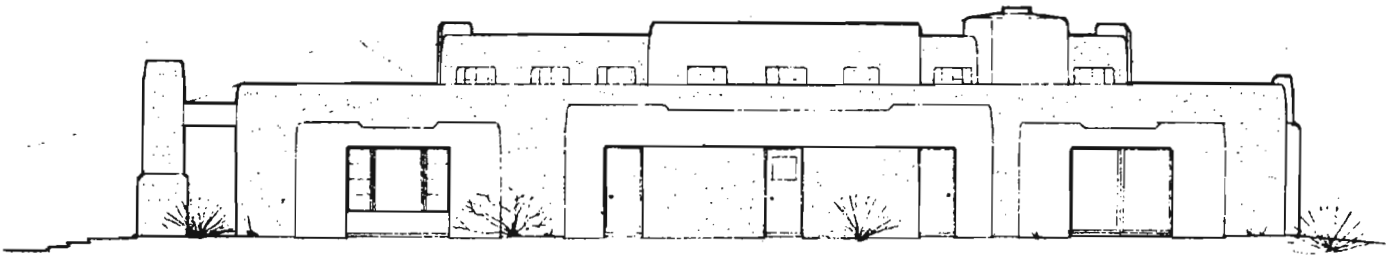
Figure 7



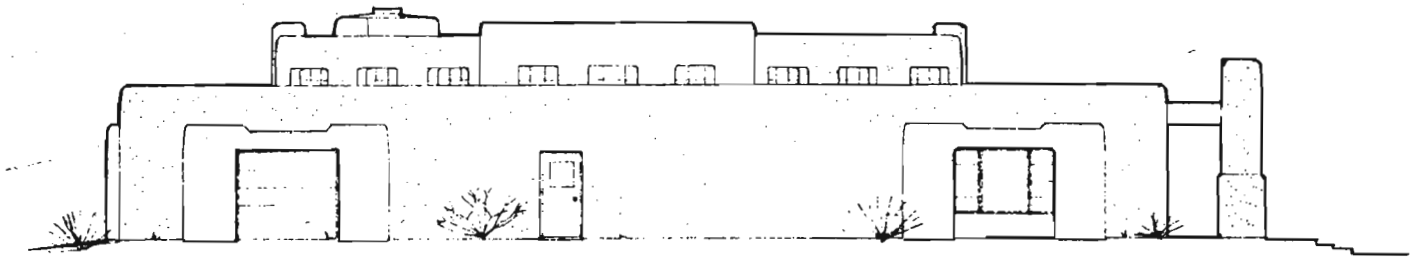
FRONT ELEVATION



REAR ELEVATION



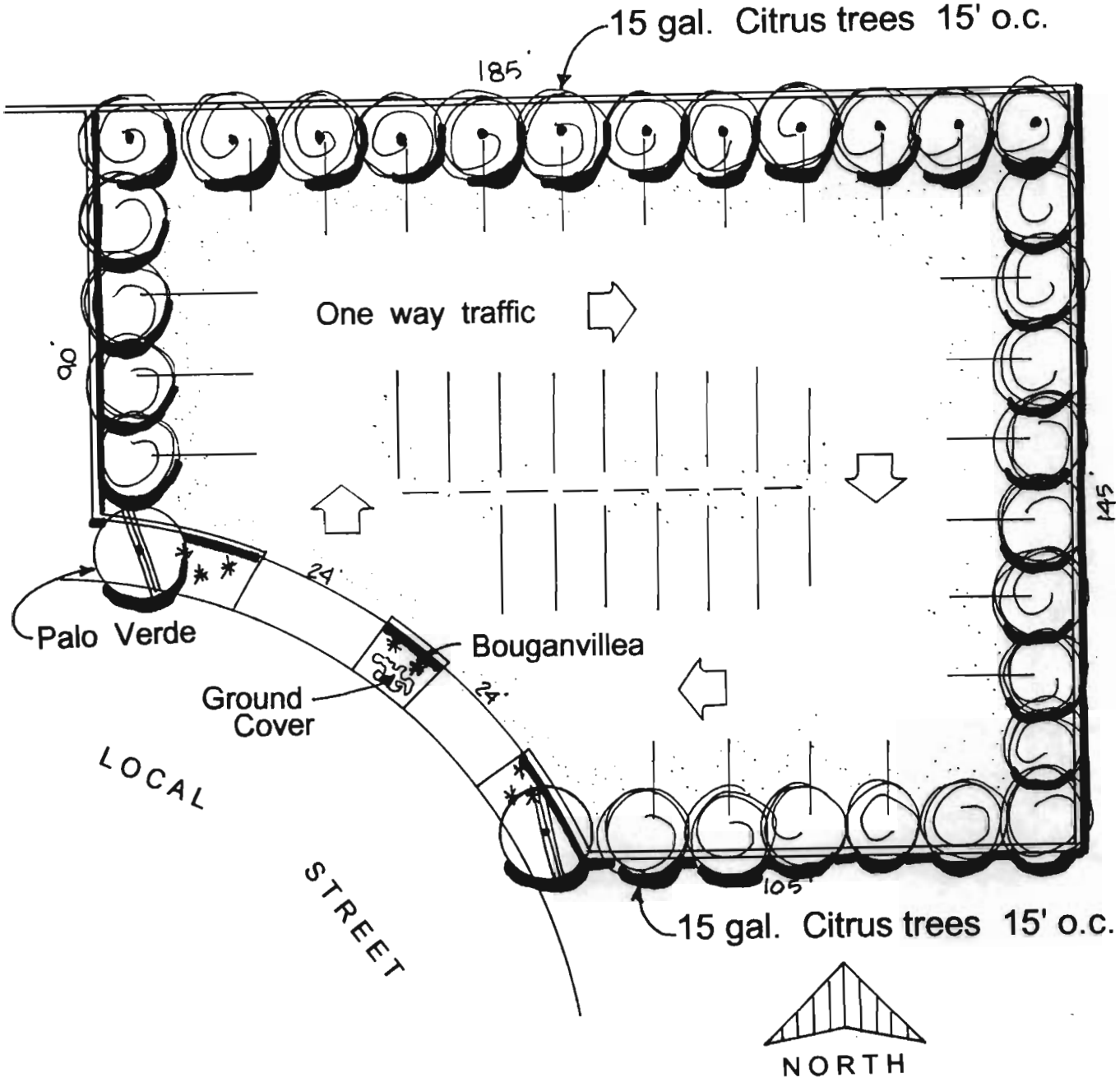
RIGHT ELEVATION



LEFT ELEVATION

SOCIAL / RECREATION BUILDING ELEVATIONS

Figure 8



PROPOSED STORAGE YARD

Figure 9

PROPOSED IMPROVEMENTS

Phasing:

The owner / developer proposes to develop the entire project in one phase of development. The social / recreation building will probably be the last item of construction and the owner anticipates being able to move units onto the site prior to this building being completed.

Off -Site Improvements:

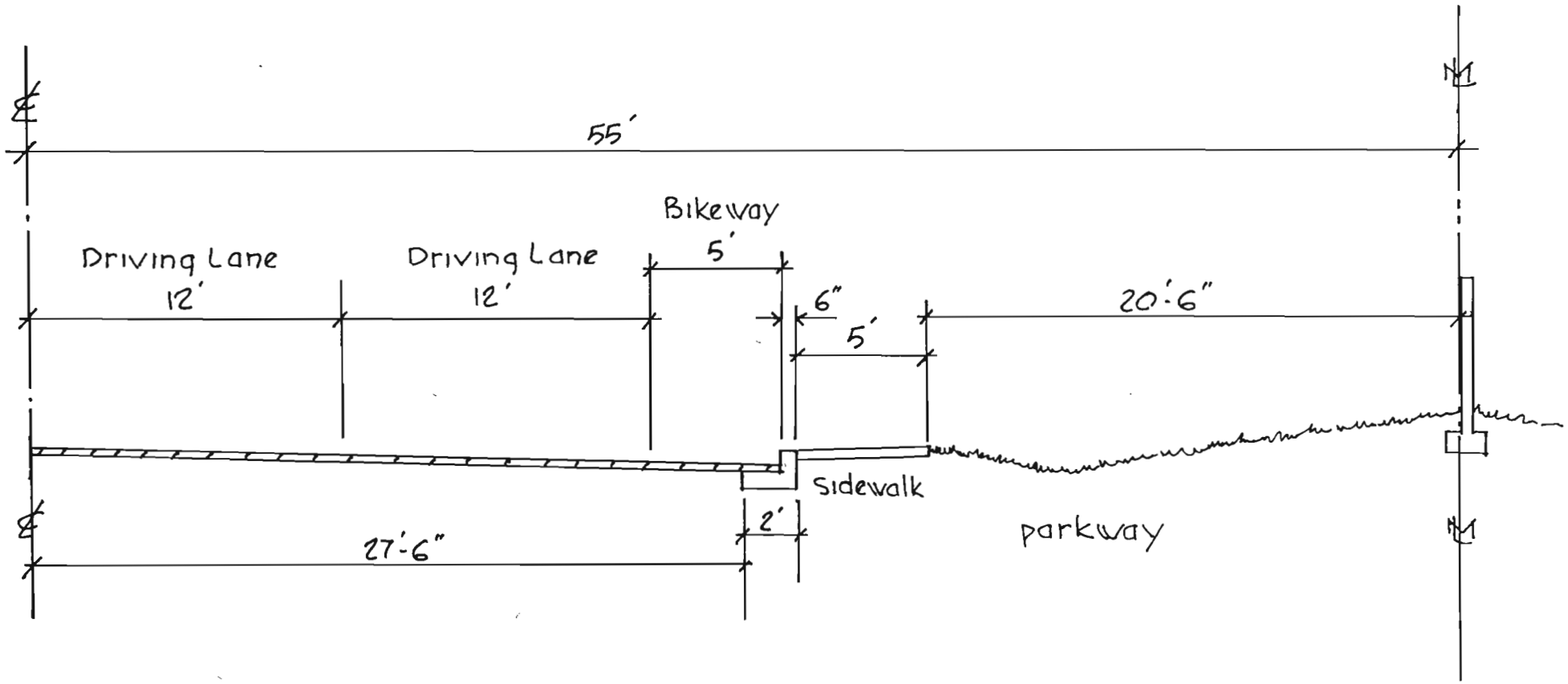
The only off-site improvements are existing improvements to Kortsen and Thornton Roads and some utility extensions. Overhead power lines are to be placed underground.

Kortsen Road:

Kortsen Road is a section line road and is presently a 2 lane paved rural roadway with no curbs. Kortsen Road has been designated as a Minor Arterial Street requiring a 55 foot half street right of way. Figure 10 indicates the typical cross-section for Kortsen Road. A new sewer trunk line is proposed by the City to be installed in Kortsen Road in the very near future and the street will be torn up for this construction and then rebuilt to some type of a cross section. It has been implied that the developer of **FAIRWAYS** will be required to pay for one additional lane of traffic, vertical curb and gutter and a 5' sidewalk at the time these proposed improvements are put in place. The owner / developer will be required to enter into an agreement with the City to provide for the financing or construction of these improvements. The City Master Thoroughfare Plan indicates that a class III Bike Route be established along Korsten Road. A class III Bike Route is one that shares the roadway with other vehicles but is prominently signed. Figure 10 indicates a proposed cross section for Kortsen Road.

Thornton Road:

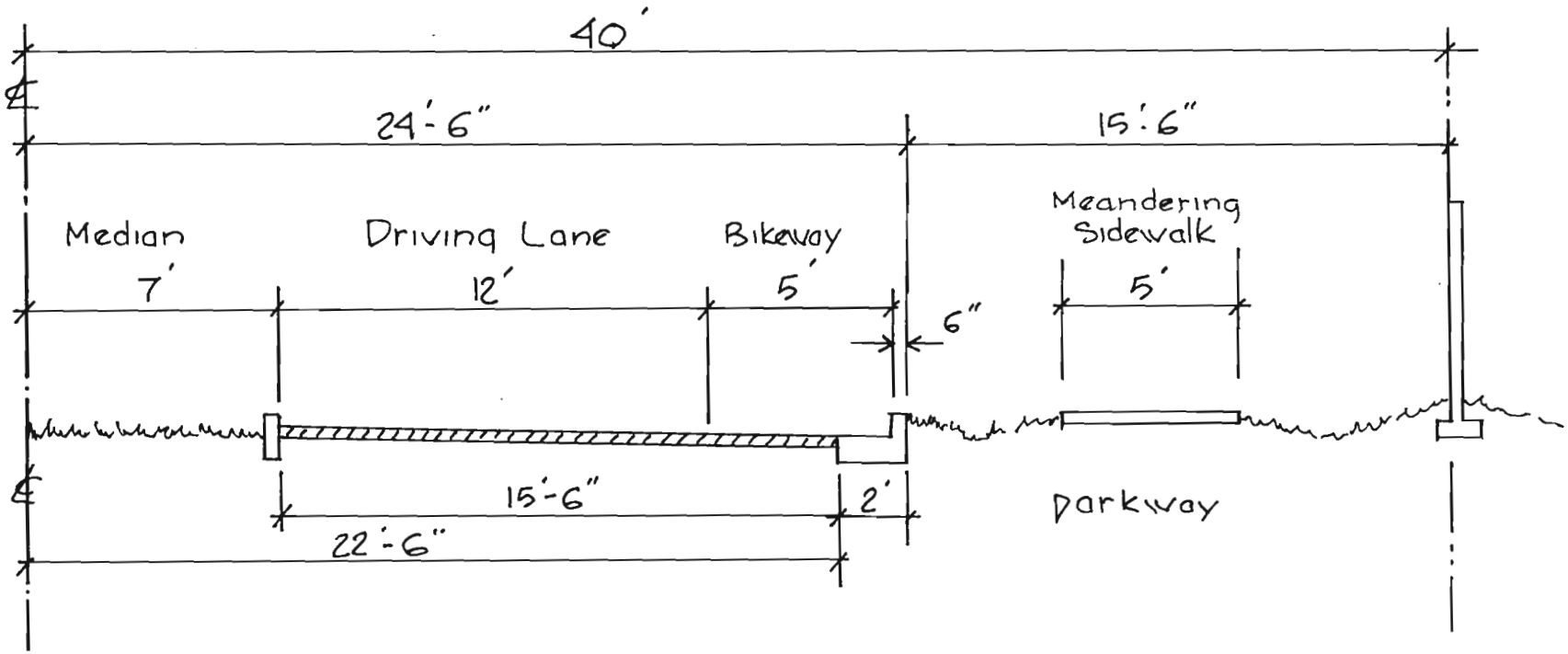
Thornton Road is also a section line road. It presently serves as the only access to the city park and municipal golf course and terminates with a turn around in the park. Existing improvements consists of a 12 foot wide paved lane in each direction. Since Thornton Road terminates at the park it has been designated as a Collector with a 40 foot, 1/2 street right of way. Figure 11 indicates a proposed typical cross section for this segment of Thornton Road.



KORTSEN ROAD CROSS SECTION

MINOR ARTERIAL STREET

Figure 10



THORNTON ROAD

COLLECTOR STREET

Figure 11

Landscaping:

The developers of **FAIRWAYS** propose to landscape the parkway areas for both Kortsen and Thornton Roads in a manner to exceed the minimum requirements set forth in the cities zoning ordinance. Figure 12 indicates the proposed landscaping along Kortsen Road and Figure 13 is proposed for Thornton Road.

Street Lighting and Fire Hydrants:

The developers of **FAIRWAYS** proposes to install street lights and fire hydrants in accordance with City standards and regulations at its expense for both Kortsen and Thornton Roads adjacent the project.

On-Site Improvements:

Interior streets: will be improved to the cross section portrayed in Figure 6. Pavement construction will be a minimum of 2 inches of asphalt pavement over 6 inches of aggregate base course. The developer proposes to have soil tests conducted which will indicate the appropriate pavement thickness.

Entrances: will be developed in a manner similar to those shown in Figures 14 and 15.

Perimeter Walls: A 6 foot high masonry wall will be constructed around the perimeter of the project except for the entrances and the pedestrian / golf cart entrance at the northwest corner of the project adjacent Thornton Road. The perimeter wall will be similar to the wall portrayed on Figure 16.

Retention Basins: The **FAIRWAYS** project proposes storm water retention basins in the general areas shown on the Master Development Plan that will hold a minimum of 208,650 cubic feet. The basins will be landscaped with desert type low water using vegetation.

Social / recreation building: The developers of **FAIRWAYS** proposes to construct a social / recreation building along with all other associated improvements in a manner similar to those portrayed in Figures 4,7 and 8. The design of the social / recreation building contained within this report have been prepared by C.C. Bachelier.

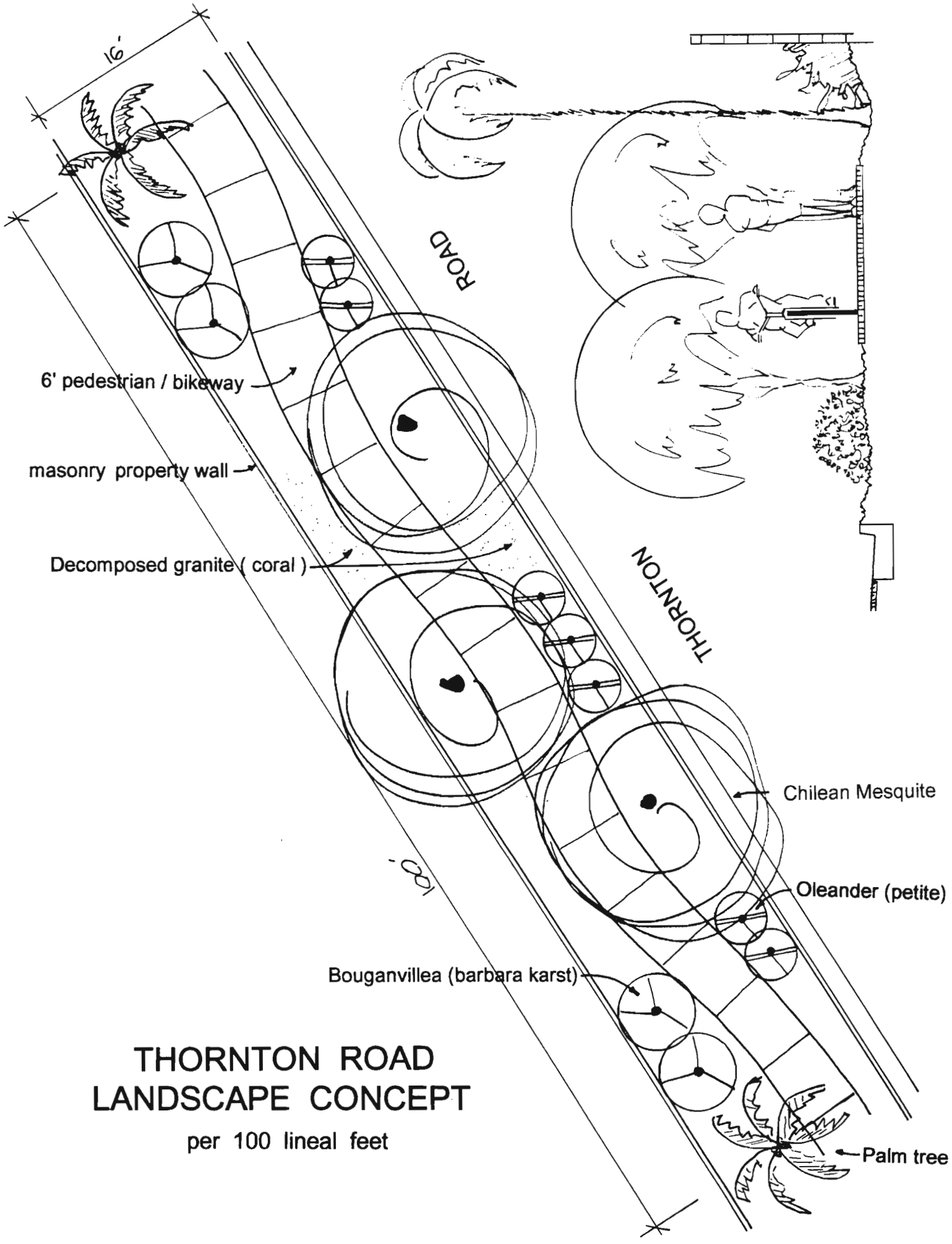
Unit Development and Appearance:

The applicant proposes that all units to be located within the park will not be over three years old at the time of installation, and that all units installed will meet the Uniform Building Code requirements for mobile, modular and manufactured homes. All homes must also comply with regulation A119.1 of the American National Standards Institute.

KORTSEN ROAD LANDSCAPE CONCEPT

per 50 lineal feet

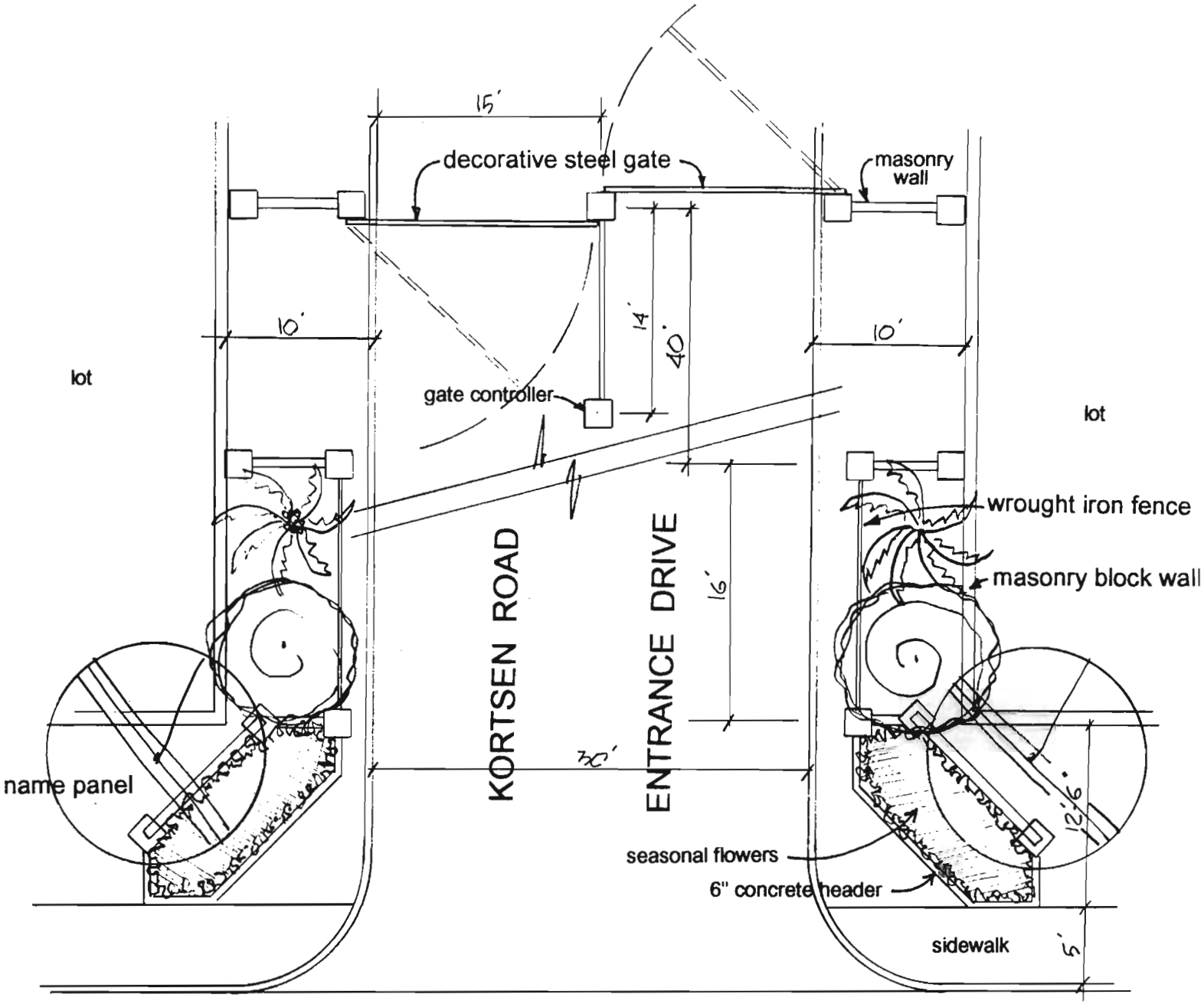
Figure 12

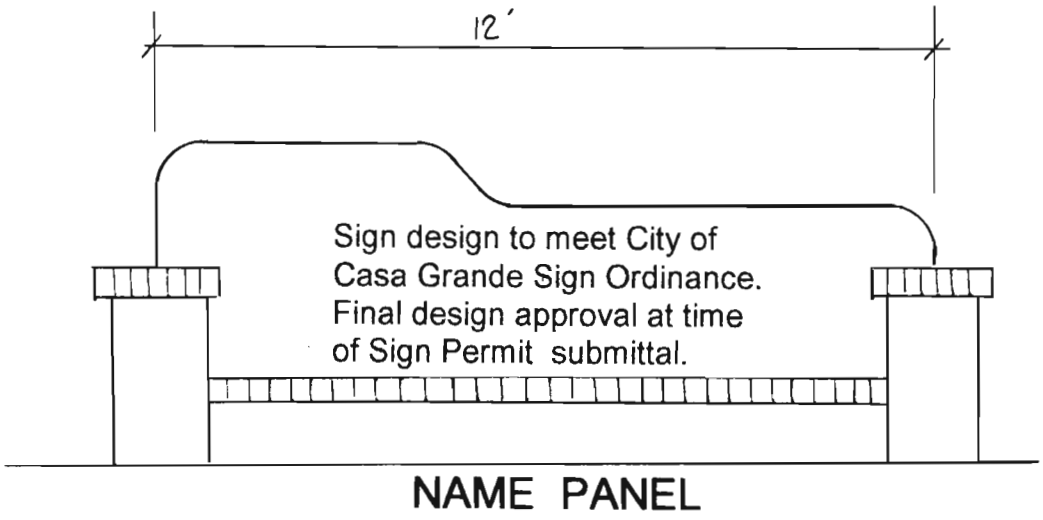


THORNTON ROAD LANDSCAPE CONCEPT

per 100 lineal feet

Figure 13

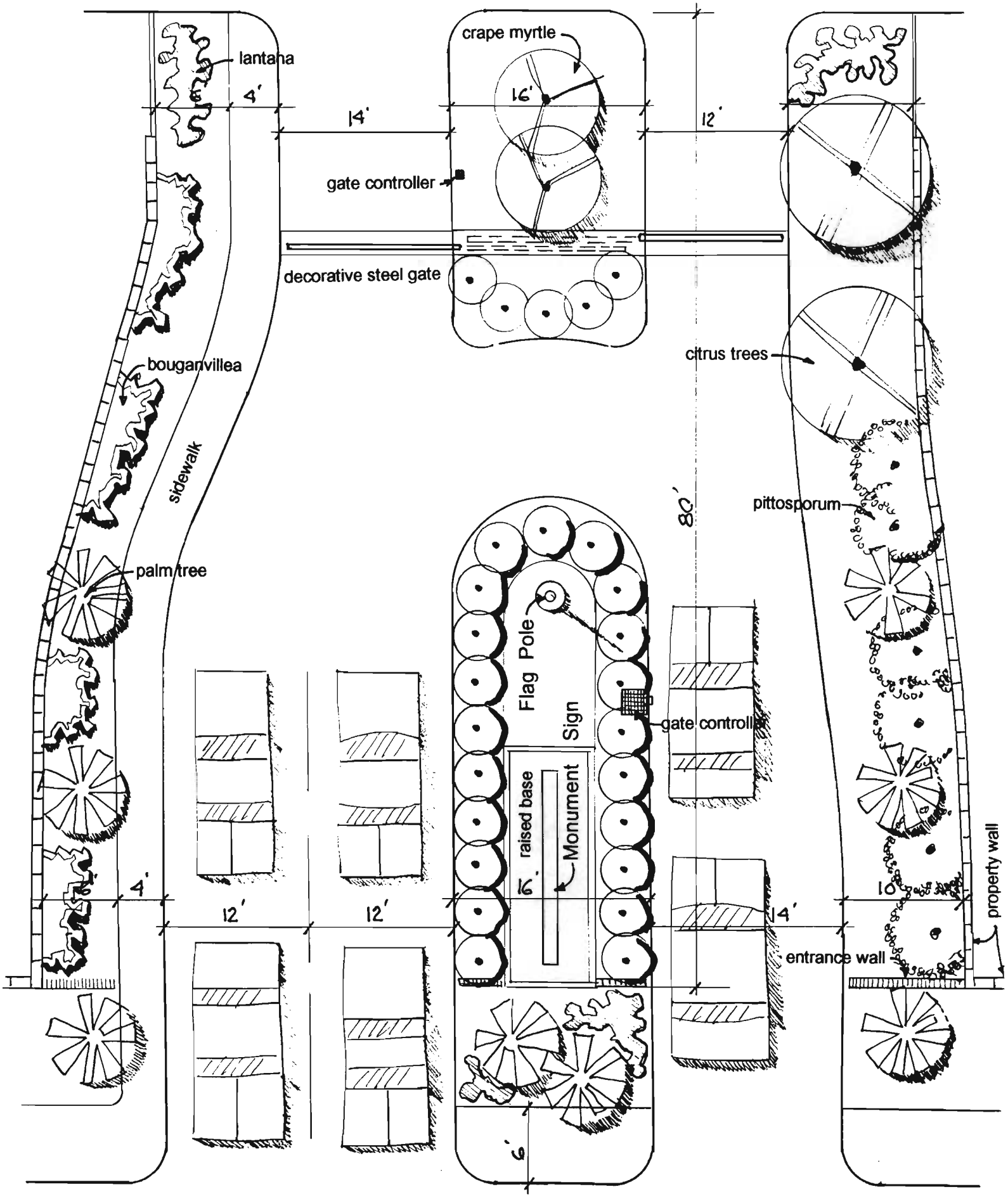




NAME PANEL

KORTSEN ROAD ENTRANCE

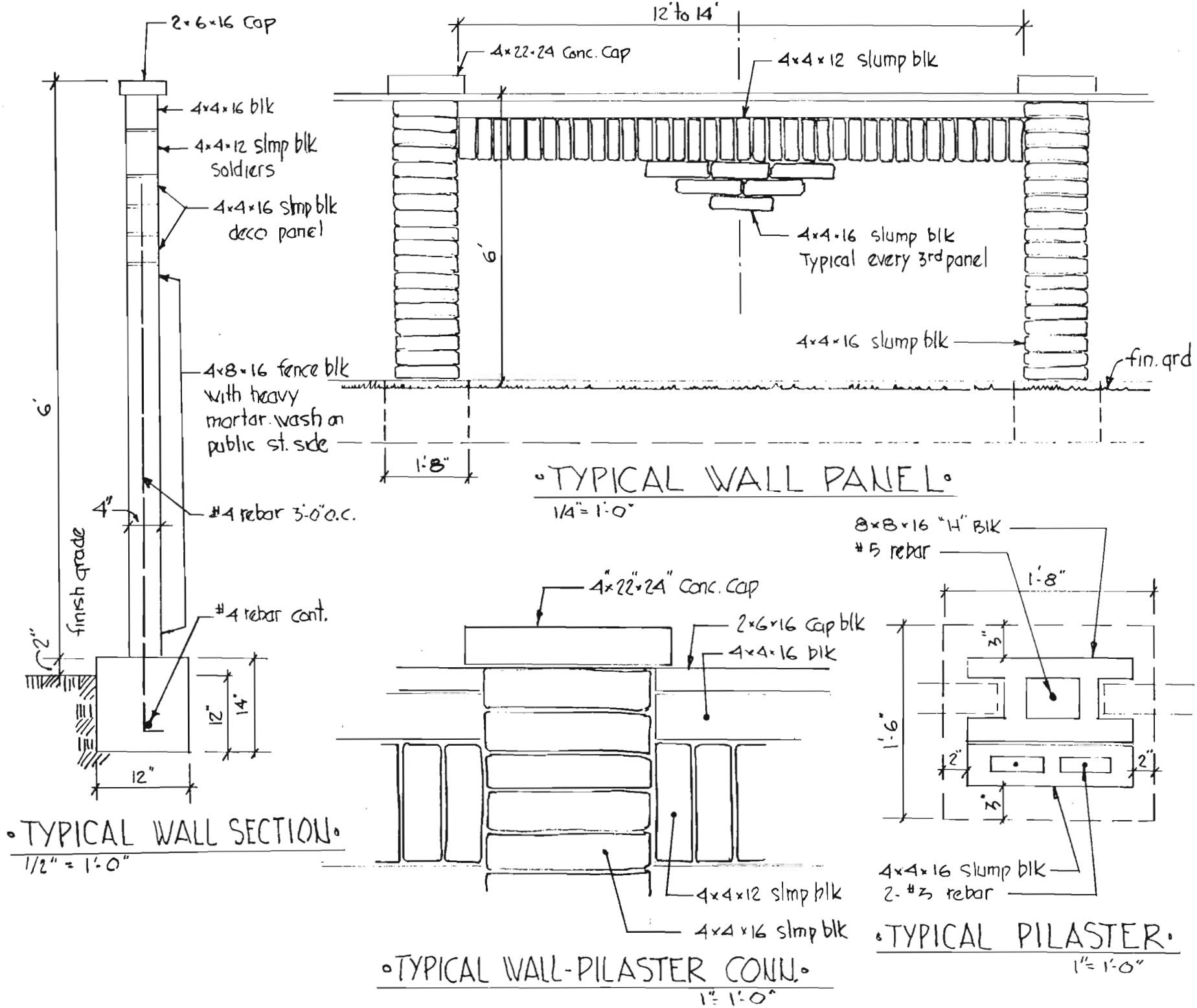
Figure 14



THORNTON ROAD ENTRANCE

Figure 15

PERIMETER WALL CONCEPTS



• TYPICAL WALL SECTION •
1/2" = 1'-0"

• TYPICAL WALL PANEL •
1/4" = 1'-0"

• TYPICAL WALL-PILASTER CONN. •
1" = 1'-0"

• TYPICAL PILASTER •
1" = 1'-0"

Figure 16

TYPICAL LOT

Figure 17

Exterior features of homes permitted will include some or all of the following:

4 in 12 sloped roofs.
Colored asphalt / fiberglass composition shingles.
Gable overhangs
Vinyl / hardboard siding characterizing a variety of wood finishes, patterns and textures.
Tri - color exteriors with a variety of colors.
A variety of window and door styles
Car ports and patio with sloped roof covers to match the unit.
On lot landscaping.
Pads will be dug out so that finnish floors of each unit will be 4 to 6 inches above natural grade. Solid in-ground skirting will be provided around each unit.
See Figure 17 for a typical proposed lot development.

It is the intent of the applicant / owner to establish "**FAIRWAYS** Manufactured Home Park Regulations" that will establish certain guidelines that each tenant must comply with. These regulations will include the landscaping of the individual lot, maintenance of the lot, the installation construction and use of antennaes, screens, storage buildings, patios and covers, window treatment and the placement and use of exterior furniture, vehicles and trash containers.

Landscaping:

The General Development Plan provides a concept of the proposed landscaped areas within the project. Final landscape and irrigation plans will be submitted as part of the total project improvement plans. In addition to the right of way landscape plans for Kortsen and Thornton Roads, a small triangular tract has been established at the intersection of these two roads for additional landscaping and the placement of some low walls with the project name and logo located on one of the walls. This area will be maintained by the developer / manager of the project. Also a similar tract at the southeast corner of the project adjacent Kortsen Road has been proposed with maintenance by the developer. All other common and open space areas indicated on the Master General Development Plan will be landscaped in a manner consistent with the plan and this report.

Utilities and Services:

Undergrounding of all existing power lines along Kortsen Road and Thorton Road and all proposed electrical lines.
Each lot in the park will be provided the following utilities and services.

Water	Cable TV
Sewer	Trash Collection
Electric	Mail Service
Telephone	Street Lighting

Water Service : will be provide by Arizona Water Company from an existing 12 inch distribution line in Kortsen Road. Service will be provide thru a Master Detector Check

Valve and then distributed throughout the park by the park developer. The system will be designed and installed to provide required fire flows to fire hydrants appropriately located as well as service connections to each lot and facility.
Sewer Service: will be provided through a connection in Kortsen Road to the City of Casa Grande's sewer trunk line. The on-site sewage collection system will be designed, constructed and maintained by the mobile home park owner / manager. The system will be designed to meet current Arizona Department of Environmental Quality standards and specifications.

Electrical Power: will be provided by Arizona Public Service to a Master sub=station, meter and service panel. The developer / owner will be responsible for the electrical distribution and street lighting systems within the mobile home park as well as their maintenance. The on-site street lighting plan will be the responsibility of the owner / developer. Plans will be submitted to the City Engineering Department for review and comment.

Telephone Service: will be provided by USWest to each lot and the Social / Recreation building. Each tenant will be responsible for their own hook-ups, services and billings.

Cable TV Service: will be provide by Dimension Cable Co. to each lot and the social / recreation building.

Trash Collections: will be provided by the City of Casa Grandes city wide collection system. Appropriate containers and enclosures will be provided by the management.

Mail Service will be provided at a central collection and individual distribution box area located at the social / recreation building. The distribution area will be outside in a well lit area for 24 hour pick-up capability by each resident.