

Development Guide
For an Amended P.A.D.
for
Sonoran Heights
(NEC Early Road & Henness Road)

APPROVED BY

DATE 7-27-06
CITY OF CASA GRANDE
PLANNING DEPT.

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Sonoran Heights
Preliminary Development Plan and Development Guide
for a Planned Area Development - P.A.D.
(NEC of Early Road and Henness Road)

Application No. CG PZ-107-04

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EXHIBITS

- Exhibit 1 Vicinity Map
- Exhibit 2 Topographic Survey & Alta Survey
- Exhibit 3 USGS Quad Map
- Exhibit 4 Master Plan Exhibit
- Exhibit 5 Typical road Sections
- Exhibit 6 Preliminary Plant Palette
- Exhibit 7 Wall & Monument Plan
- Exhibit 8 Entry Monument Plan 7 Elevations
- Exhibit 9 Landscape Character Sheet
- Exhibit 10 Site Photographs

Part I - Project Overview

1.0 Introduction

Sonoran Heights has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 262.83 acres of land., referred to herein as " Sonoran Heights," consists of seven residential neighborhoods of single-family detached dwellings, totaling 750 proposed lots, a 20.3-acre residential parcel of multi-family use totaling 324 proposed units and one commercial parcel totaling 1.8 acres. By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the existing community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the south. As outlined in the General Plan (5.1), the Roadway Circulation Section, the design further complies by continuing the design of the existing arterial and collector roadways in the area (Refer to Exhibit 4, Master Plan Exhibit).

2.0 Planned Area Development Request

Containing approximately 262.83 acres, Sonoran Heights is a portion of the west half of Section 26, Township 6 South, Range 6 East of the Gila and Salt River Base & Meridian, Pinal County, Arizona.

This is a formal request for an amended P.A.D. The approved PAD for Sonoran Heights included commercial, office, high-density residential and low-density residential uses. This plan was most recently revised in February of 2000. The amended PAD proposal will expand the low-density residential component by changing the 9.8-acre commercial parcel (Parcel 10 in the approved plan) and the 10.0-acre office parcel (Parcel 2 in the approved plan) to low-density residential uses. The small 1.8-acre commercial parcel at the northeast portion of the site (Parcel 1 on the approved plan) and the high-density residential parcel (Parcel 3 on the approved plan) remain unchanged.

The primary use, a low-density residential development, has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with the adjacent developments to the south. Along with providing a community connection, it serves as a pedestrian-safe area for the residents of Sonoran Heights

3.0 Existing Site Conditions

- Topography and Drainage

The proposed drainage system for this project is outlined in detail in the "Preliminary Drainage report" submitted to the City of Casa Grande as part as of the "Preliminary Plat Application." Highlights of this plan include means of conveyance through the project of off-site drainage, and stormwater retention within the site for runoff generated by this

project, within its boundaries, including the half-street improvements.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicate that this project falls predominantly within Zone C. Zone C is defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is also outside of the delineated 100-year flood plain boundary. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

- **Relationship to Surrounding Properties**

The land surrounding the site is a mixture of agricultural, residential and commercial zones.

North: Is a 57 acre undeveloped tract which lies between a portion of the subject site and Florence Boulevard, this is currently zoned UR.

East: The site is the proposed P.A.D known as Casa Grande Mercado.

South: Existing P.A.D. known as Casa Grande 320.

West: Existing P.A.D known as Sierra Ranch. Also adjoining the subject property to the west is undeveloped land currently zoned UR.

- **Accessibility**

As indicated on the Vicinity Map, Sonoran Heights is easily accessible from Interstate-10 and existing arterial roads. If approaching from the City of Casa Grande downtown area to the west, it is accessible from Florence Boulevard or Early Road.

- **Legal Description**

This property is a single parcel of land located in the City of Casa Grande. It is a portion of the west half of Section 26, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona. A copy of the current ALTA survey is included in Exhibit 2.

4.0 Project Land Use

The proposed P.A.D. amendment includes three different uses. The first use is for a single-family residential subdivision. The neighborhood will contain a combination of four different lot sizes separated into two phases of construction. The phasing and design offer the opportunity to develop two separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

The second proposed land-use is for a 20.3-acre multi-family parcel. The proposed location for the multi-family parcel is at the northwest corner of project, consistent with the approved PAD for Sonoran Heights.

The third proposed land-use is for a 1.8-acre commercial parcel, located at the northeast corner of project. Again, this is consistent with the approved PAD for Sonoran Heights.

- **Site Description**

Sonoran Heights has been designed for site-built, single-family detached homes with a centralized park area. The community will have easy access to the park with a combination of sidewalks and neighborhood trails. The development proposal also includes a multi-family and commercial site, located in the north section of the property.

- **Lot Sizing and Placement**

There are four residential lot sizes in this development, for a total of no more than 750 lots and two phases of residential construction. The multi-family and commercial will be developed as a separate phase, and, although the adjacent landscape tract will be owned and maintained by a Home Owners' Association, landscaping and other improvements within this tract will occur with the development of these two parcels.

As discussed earlier, the Planned Area Development will also include a multi-family and commercial component. Development of this portion of Sonoran Heights will occur separately from the residential portion of the property. The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Access to the multi-family and commercial parcels will be as approved by the City of Casa Grande. Site plans shall be submitted for review and approval prior to any development of this portion of the project. See Exhibit 4 for lot sizes

- **Community Open Space Areas**

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Sonoran Heights

Early & Henness Road Buffers: Both of the arterials will include landscaped buffered areas. Henness Road will have a minimum of a sixty foot (60') buffer and Early Road will have a minimum of a twenty foot (20') buffer. The buffers exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

- **Neighborhood Trail and Sidewalk System**

A designated trail and sidewalk system is proposed for Sonoran Heights. A ten-foot wide meandering concrete multi-use trail and four-foot wide pedestrian concrete path will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-way to form a safe and accessible environment (see Exhibit 4 more details).

- **Internal Streets**

The subdivision has been designed with a combination of cul-de-sacs and internal residential

streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

- **Surface Water and Retention Areas**

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational areas at least fifteen percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm (see preliminary drainage report).

- **Conceptual Landscaping and Walls**

Sonoran Heights will have extensive landscaping throughout the development. As shown in Exhibit 6 & 7, the conceptual landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative, masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

- **Maintenance of Landscape, Signs and Walls**

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way (including the landscape medians at the project's entrances).

5.0 Traffic Circulation and Street Improvements

Final Traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Sonoran Heights.

The developer will be responsible for the engineering and construction of the north half of Early Road and the east half of Henness Road along the subject site. Cross-sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon the completion of construction and City Acceptance, maintenance of improvements within rights-of-way, will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within rights-of-way which will be maintained by the Master Home Owners' Association.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Sonoran Heights. They will dedicate the 44-foot rights-of-way as a function of the neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon the completion of construction, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' Association will maintain all landscaping within the local street rights-of-way.

Access from the commercial and multi-family parcels to adjacent arterials will be subject to the approval of the City of Casa Grande Engineering and Planning departments during the site plan review process. Driveway locations and configurations for these parcels will be analyzed and approved by the City Engineer when a specific plan for development becomes available. As stated earlier, improvements within the adjacent landscape tract will be completed with development of this portion of the site.

6.0 Street Maintenance

The Street cross-sections and the striping plans will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Master Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

- Sewer

The sewer service provided by the City of Casa Grande. Each Preliminary Plat or Zoning

Application shall be required to provide a "Local Sewer Study" prior to submittal of the Final Plat. The official policy for reserving capacity indicates that once the Final Plat (not preliminary plat) is approved by the City Council, the subject property shall have capacity reserved.

There is an existing 15" sewer line in Henness Road north of Florence Boulevard, draining north. This project will require a 15" line to be installed in Henness Road along the entire west boundry of the subject property to tie into the existing 15" line. To the south of the subject site, there is a proposal by others for a 320 acre P.A.D. known as "Casa Grande 320" on the north half of section 35. This project would also contribute sewage flow to the proposed 15" line to be installed along Henness Road extending to the existing line at the intersection of Henness Road and Florence Boulevard. If " Sonoran Heights" is developed first, the developer would request reimbursement from the "Casa Grande 320" development, as well as other adjacent developments in the form of a payback agreement with the City of casa Grande.

A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project.

- **Potable Water**

The domestic water supply for this subdivision will be provided by Arizona Water Company. The Arizona Water Company does not currently have a "Certificate of Assured Water Supply" which covers their service area in Casa Grande. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply. An application for this project is currently in progress.

The closest existing water main, which has capacity to serve the project, is a 24" D.I.P. located along Florence Boulevard. Water mains within the project are anticipated to be 8" diameter ductile iron pipe, except in dead end lines in the cul-de-sacs and shall be looped. Water mains along arterial roads may be 12".

The layout of the water system for this site is "looped" to provide adequate pressures throughout the system. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

- **School Districts/Community Facilities**

Sonoran Heights is located within the Mesquite Elementary School District, Casa Grande

Junior High School District and Casa Grande Union High School District. This project includes a 6-acre school site.

8.0 Grading and Drainage Concept

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

Final drainage reports and improvement plans will meet the City Engineer's approval prior to the approval of any plats. A Conceptual Grading and Drainage Design report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat. If recommended by the City Engineer, drywells will be included.

9.0 Phasing Plan

This project has been designed to allow for two residential construction phases. The first phase will include the construction of the major collector road and all lots north of the major collector street. Phase two will include all lots south of the major collector road. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Sonoran Heights development. Development plans for the Commercial site will be submitted to the City of Casa Grande for review and approval through the site plan process.

Part II - P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential and Commercial Design Standards for a Planned Area Development (PAD). The following sections outline how Sonoran Heights designs will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 35 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 15% of the net single-family residential area of 233.95 acres. This total meets the recommended 15% open space requirement per the City Development standards, see Exhibit 4 and 6.

The primary internal open space area is a large centralized park and recreation tract. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. These retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basins will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by the City Engineer.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will contain a minimum of 6,325 square feet. The minimum lot sizing for this project is 55 feet wide by 115 feet deep. Other proposed lot sizes are 60x117, 65x125 and 70x125. Exhibit 4 outlines the distribution of the lot sizes.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements per the City of Casa Grande General Plan 2010:

SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES							
Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Bldg Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	6,325 sf	15'-20'	20'	5, & 10'	15'	28'-2 story	10'

Notes:

- The minimum lot width for this development is 55 feet and the minimum lot area is 6,325 square feet.
- The front yard setback for elevations with a House Forward (Livable Area) or a Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 20 to 23 feet is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line.
- A 3-foot deep staggered front setback will be placed on every 3rd or 4th home in the proposed subdivisions.
- Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5-foot wide side yard will still be designed on the lot.
- Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.
- No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.
- No additional perimeter setback requirements apply.
- A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Earley Road, Henness Road and the collector roads. Wall colors and designs will be submitted to the City of Casa Grande for review and approval. See the Conceptual Landscape Plan (Exhibit 7) for more details.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrance located on Henness Road. This view corridor offers a sense of arrival into a high-quality community. The other secondary entrances offer views into landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the Developer and maintained by the Home Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to arterial and collector roadways. The design for Sonoran Heights has included a significantly larger landscape tract due to drainage conveyance and linear open space corridor requirements. Exhibit 9, the Conceptual Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in this project. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction (refer to Exhibit 7 for more details).

Front Yard Landscaping

The homebuilder will be providing the home buyers with a selection of landscape packages for their homes. The front yard landscape for each lot shall be installed as part of the home construction package, but maintained by the individual homeowner. The front yard landscaping will comply with the City's PAD Standards.

7.0 Cul-de-sacs

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs and "knuckle" designs with numerous points of access to internal open spaces. A few selected cul-de-sacs will be landscaped with a 30' diameter landscape island. The cul-de-sacs have been designed to open into the central park and recreation area for the community. Other strategically placed cul-de-sacs connect to pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 4 Preliminary Development Plan for more details).

8.0 Multi-Story Homes

No multi-story homes are allowed on lots of less than 6,000 square feet. As noted no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

9.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

10.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

- **Staggered Setbacks**

The front yard setbacks for this subdivision will be designed to allow for a stagger of at least 3 feet. Stagers will occur on every third or fourth home and will be determined by the Homebuilder.

- **Multi-Use Path**

A trail system will be constructed throughout the project. The system will consist of six-foot wide concrete sidewalks meandering along the arterial rights-of-way, and five-foot wide meandering concrete sidewalks along the collector and local rights-of-way. Arterial and collector roads will also provide for striped bicycle lanes within the rights-of-way. A lighted ten-foot wide multi-use path and four-foot wide pedestrian path will be used throughout the open space, linking the different neighborhoods together, as well as to adjacent developments.

A neighborhood park system will be established throughout the development. The park system will be highly amenitized with recreational features such as a soccer field, a basketball court, tot lots, ramadas, trails, and open turf areas. The park system will be designed to be equally accessible for each neighborhood.

A combination of ten-foot wide concrete multi-use path will meander through the development's open space corridors and unite the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use path will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director.

- **Enhanced Subdivision Entries**
Free standing entry monuments shall be placed at each of the primary project entrances. Each additional neighborhood entrance shall offer wall mounted entry signage to create a sense of home and community. Construction materials shall include concrete masonry units, colored sign lettering, and landscape 'up" lighting. The entry monuments shall use colors which will be complimentary to the theme wall. Locations of monuments are indicated on the wall and monument exhibit included as Exhibit 7. The entrances into the subdivision will be designed to create a sense of arrival into a high-quality community. As detailed in Exhibit 8, entry monuments feature split-face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.
- **Landscape Buffers**
Including right-of-way and tracts, a minimum 15-foot wide open space/landscape buffer strip has been provided along all arterial and collector roads to provide for increased separation from these home sites to vehicle travel lanes. This landscape strip will be maintained by the 'Sonoran Heights" HOA. Landscape tracts are provided along all arterial and collector roadways as depicted on the Preliminary Landscape Plan, Exhibit 8. As previously noted, a minimum 15-foot wide landscape tract will be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more area.
- **Enhanced Perimeter Wall Design**
The perimeter wall designs detailed on Exhibit 8 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director. These walls have been designed with staggers and breaks.
- **Enhanced Mail Box Design**
Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

11.0 Commercial Parcel Standards

- The development is subject to a Major Site plan review and approval.
- Uses and development standards shall be in compliance with the City's B-2 (General Commercial) Zoning District, plus the maximum height shall not exceed a single story.
- The minimum architectural standards shall blend and be compatible with the design

of the homes and screen walls.

- The final access design to and from adjacent arterial and collector roads are subject to the review and the approval of the City of Casa Grande Engineer.

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product for the four (4) lot sizes in this development has not been determined at this time. However, in order to provide the architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as a part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Sonoran Heights will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with three (3) distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilder for Sonoran Heights will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three (3) consecutive similar rear elevations for homes backing collector and arterial streets.
- The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- A variety of home roofing colors, shapes, and/or textures will be offered. Concrete tile roofs will be required for all sloped roofs; however, the City may give consideration to alternative durable roofing materials that are consistent with the proposed housing theme.
- A variation of ridge lines and designs will be provided.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC or evaporative

coolers. This type of mechanical equipment will be ground-mounted.

Garages:

- In subdivisions where side-entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.
- Front-loaded garages will not extend more than ten feet past the front plane of the livable portion of the home. In a home where more than a standard two-car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Patio Covers:

- Rear or side yard covered patios or covered courtyards will be standard on every home.
- Where possible, covered patio areas will be incorporated into the architecture of the home.
- The patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns will be subject to review and approval of the Planning and Zoning Commission.

Additions and Modifications:

- All additions to homes will be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages will not be converted or enclosed for other uses.
- Accessory building will be located within walled rear yard. Accessory building over 200 square feet in area will be constructed to match or complement the building materials and colors used on the principal residence.

Additional Requirements for PAD Residential Architecture

(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The Homebuilder will provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows and/or dormers as standard features on all homes.
- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home (House Forward) as a standard feature. In addition, the number of floor plans

using side-loaded garages (Side-Entry Garage) as standard features will be greater than the required minimum.

- The Homebuilder will reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, multiple roof changes, and/or equally effective measures.
- The Homebuilder will place additional emphasis on all windows by providing a variety of window shapes sizes, and arrangements and/or using bay windows on elevations facing streets or open space areas.
- Homebuilder's Choice: the Homebuilder may select an architectural requirement beyond the listed standards to increase the diversity of the housing products.

3.0 Commercial/Multi-Family Parcel Standards

- The development is subject to a Major Site plan review and approval.
- Setbacks and building heights will be consistent with the City's B-2 and R-3 requirements for commercial and multi-family uses respectively.
- The minimum architectural standards shall blend and be compatible with the design of the homes and screen walls.

4.0 Approvals

The Community Developer is proposing to develop platted and engineered lots or finished lots for the homebuilding community of the City. Therefore, it will not be possible to present floor plans and elevations as part of the PAD zoning process. At the time of the selection of the Homebuilder(s) by the Community Developer, the floor plans and elevations for the selected subdivision and commercial parcel are presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

REFERENCES

1. City of Casa Grande General Plan 2010
 2. Residential Design Standards for Planned Area Dev.
 3. City of Casa Grande Title 17 Zoning Ordinance
 4. City of Casa Grande Title 16 Subdivision Ordinance
 5. City of Casa Grande Web Page
- Disk dated 5, 2002
01 & 02, 2003
Revised 01/2001
Revised 11/1998
www.ci.casa-grande.az.us.com

FLORENCE
PROJECT
SITE

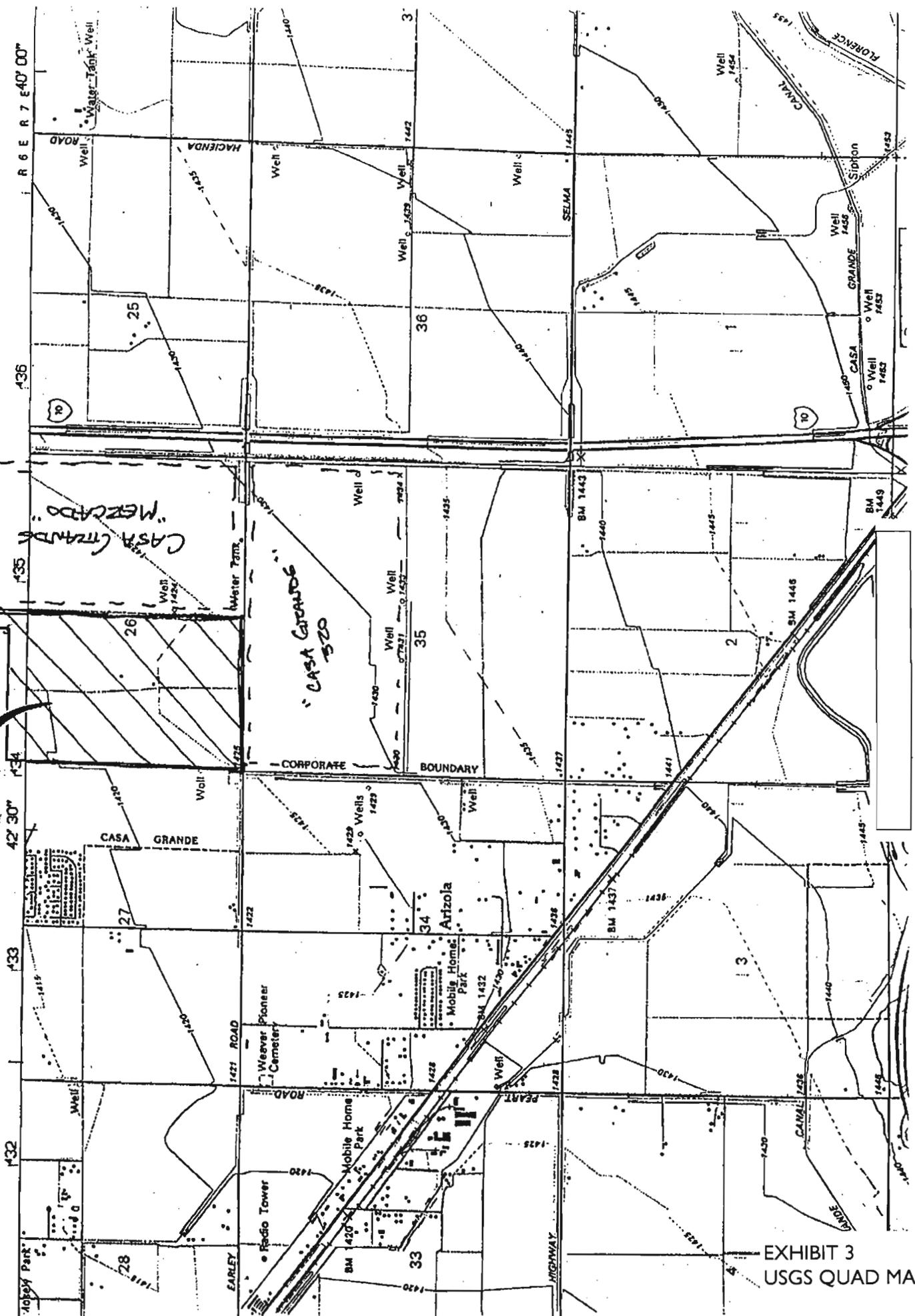


EXHIBIT 3
USGS QUAD MAP



Area Summary

Arterial Street RW	8.7 acres
Single Family Parcels	226.5 acres
School Site	8.1 acres
Total Gross Area	242.7 acres
Open Space Included within SF	25.6 acres
Major Park	9.4 acres
Tracts	50.32 acres

Site Data

Parcel	Lot Size	Units
1	60' x 117'	94
2	65' x 115'	128
3	55' x 115'	140
4	50' x 117'	132
5	70' x 125'	70
6	School Site	-
7	65' x 125'	65
8	55' x 115'	112
9	Commercial	-
TOTAL		750

Lot Analysis

6,325 sf lots	261
7,020, sf lots	226
8,125 sf lots	193
8,750, sf lots	70
TOTAL	750

Legend

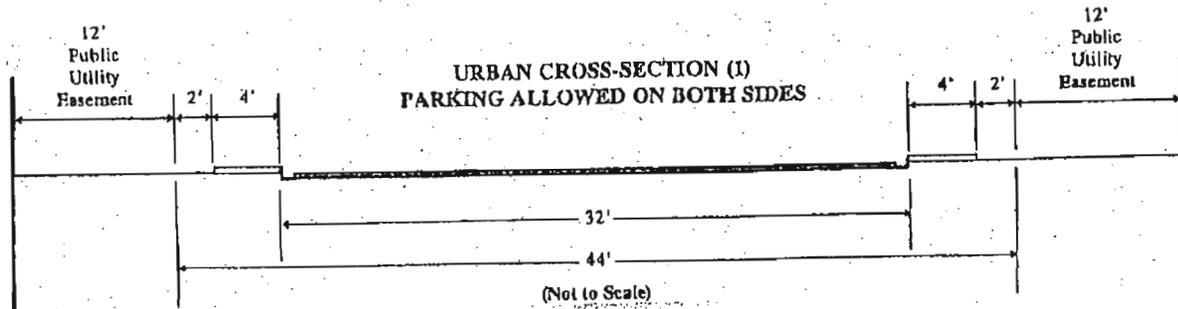
- * Entry Monument
- Theme Wall
- Secondary Theme Wall
- - - View Wall
- ☒ Ramada
- Amenity Area
- ⊞ Half-Court Basketball
- ① Parcel Identification Number
- Decorative Paving (Concrete Pavers)



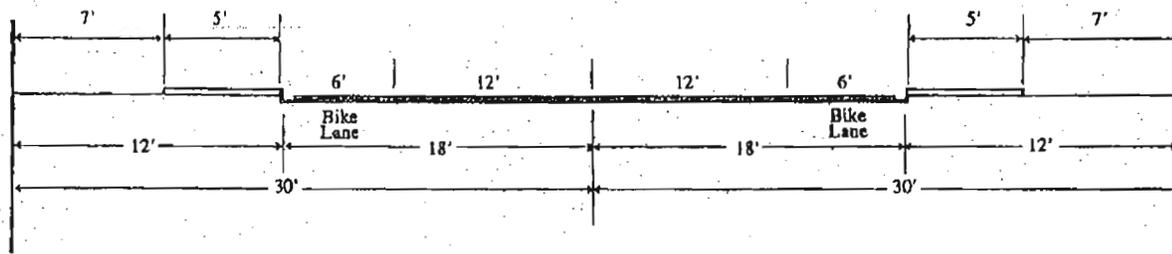
ILLUSTRATIVE MASTER PLAN

Revised May 17, 2006

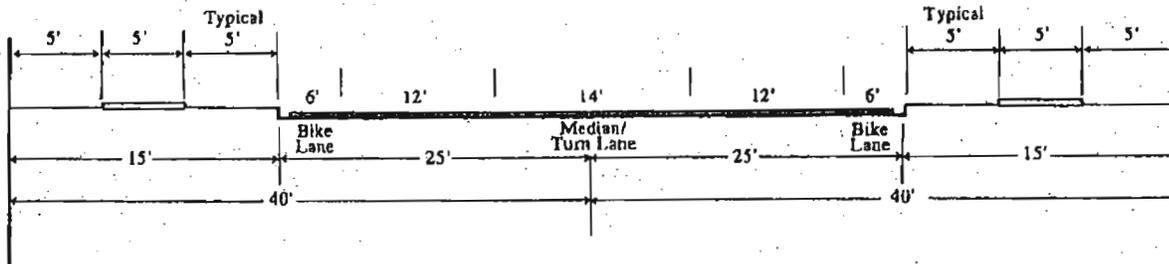
Sonoran Heights



44' R.O.W.
TYPICAL DETAIL A
LOCAL STREET
(NOT TO SCALE)

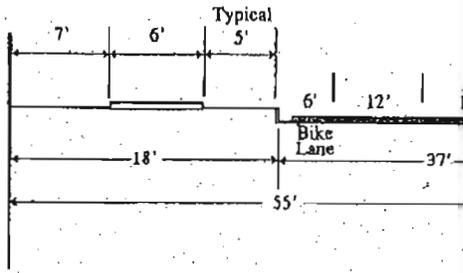


60' R.O.W.
MODIFIED COLLECTOR
(NOT TO SCALE)

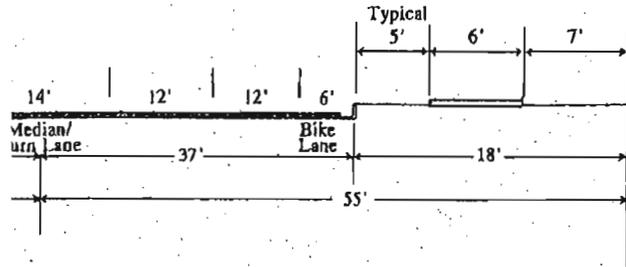


80' R.O.W.
TYPICAL DETAIL B
COLLECTOR STREET
(NOT TO SCALE)

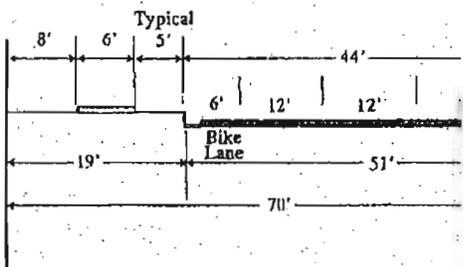
FIGURE TYPICAL ROAD SECTIONS



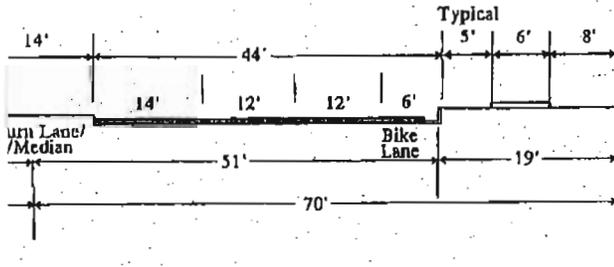
**HENNESSEY
MINOR**



10' R.O.W.
**DETAIL C
D & EARLEY ROAD
TERIAL STREET
(NOT TO SCALE)**



**FLORIAN
MAJOR**



**DETAIL D
E BOULEVARD
TERIAL STREET
(NOT TO SCALE)**



LANDSCAPE PALETTE

BOTANICAL NAME	COMMON NAME
QUINCY TESOTA	DESERT PINNACLES
MESQUITE SPP.	MESQUITE
CERODIUM FLOIDUM	BLUE PALM VERDE
CERODIUM FRACOSUM	PALO BREA
QUERCUS VEROBREA	SOUTHERN LIVE OAK
ACICIA SMITHII MULTI-TRUNK	SWEET ACICIA
PHOENIX DACTYLIFERA	DATE PALM
BOUQUINILLIA SPC. LA JOLLA	BURR BOUQUINILLIA
BOUQUINILLIA SPC. BARBARA KURT	BARBARA KURT BOUQUINILLIA
CASUALPINA PALCHERRIMA	RED IRON OF PARADISE
NEILLIA PENINSULARIS	DESERT RUELLIA
HEPSPALOE PARVIFLORA	RED YUCCA
LEUCOPYLLUM LANGRAME 'NO BRAVO'	NO BRAVO SAGE
MALLENBERGIA INDIANA	DEER GRASS
HEMIFILIPPOPSIS PETITE PINK	DWARF PINK OLEANDER
HEPSPALOE PARVIFLORA	RED YUCCA
LEUCOPYLLUM LANGRAME 'NO BRAVO'	NO BRAVO SAGE
DEER GRASS	DEER GRASS
DWARF PINK OLEANDER	DWARF PINK OLEANDER
RED YUCCA	RED YUCCA
HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK
HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA

LEUCOPYLLUM LANGRAME 'NO BRAVO'			
MALLENBERGIA INDIANA	MALLENBERGIA INDIANA	MALLENBERGIA INDIANA	MALLENBERGIA INDIANA
HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK
ACICIA REDOLENS 'GREEN CARPET'			
CALLISTEMON VIBRANS	CALLISTEMON VIBRANS	CALLISTEMON VIBRANS	CALLISTEMON VIBRANS
CONYLIJALUS CHEORUM	CONYLIJALUS CHEORUM	CONYLIJALUS CHEORUM	CONYLIJALUS CHEORUM
LANTANA NEW GOLD	LANTANA NEW GOLD	LANTANA NEW GOLD	LANTANA NEW GOLD
LANTANA MONTEVIDEOENSIS	LANTANA MONTEVIDEOENSIS	LANTANA MONTEVIDEOENSIS	LANTANA MONTEVIDEOENSIS
GRASSES	GRASSES	GRASSES	GRASSES
CYDONIA DACTYLON 'MERCURY'	CYDONIA DACTYLON 'MERCURY'	CYDONIA DACTYLON 'MERCURY'	CYDONIA DACTYLON 'MERCURY'
BECCOFORSYTHIA GRANITE	BECCOFORSYTHIA GRANITE	BECCOFORSYTHIA GRANITE	BECCOFORSYTHIA GRANITE
RIVER RUN ROCK	RIVER RUN ROCK	RIVER RUN ROCK	RIVER RUN ROCK
HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK
HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA
HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK
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HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK	HEMIFILIPPOPSIS PETITE PINK
HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA	HEPSPALOE PARVIFLORA



Sonoran Heights

LANDSCAPE MASTER PLAN

Revised May 17, 2006





Legend

- * ENTRY MONUMENT
- (A) THEME WALL
- (B) SECONDARY THEME WALL
- (C) VIEW WALL
- (D) RAMADA
- (E) AMENITY AREA
- (F) HALF-COURT BASKETBALL
- (1) PARCEL IDENTIFICATION NUMBER
- (Grey Box) DECORATIVE PAVING (CONCRETE PAVERS)



200 SCALE

100 200 300



Site Data

Parcel	Lot Size	Units
1	60' x 117'	94
2	65' x 125'	128
3	55' x 115'	149
4	60' x 117'	132
5	70' x 125'	70
6	School Site	-
7	65' x 125'	65
8	55' x 115'	112
9	Commercial	-
TOTAL		750

MASTER WALL AND AMENITY PLAN

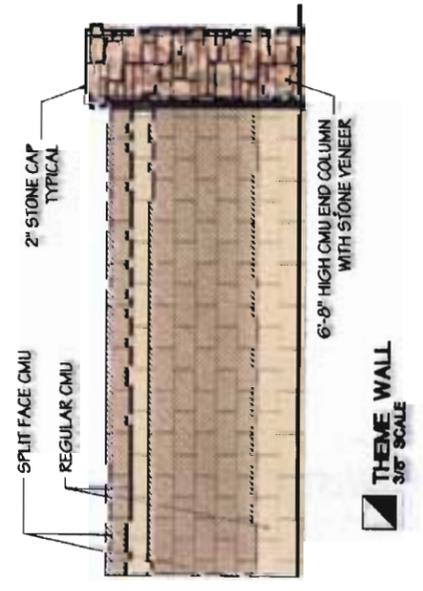
Revised May 17, 2006

Sonoran Heights

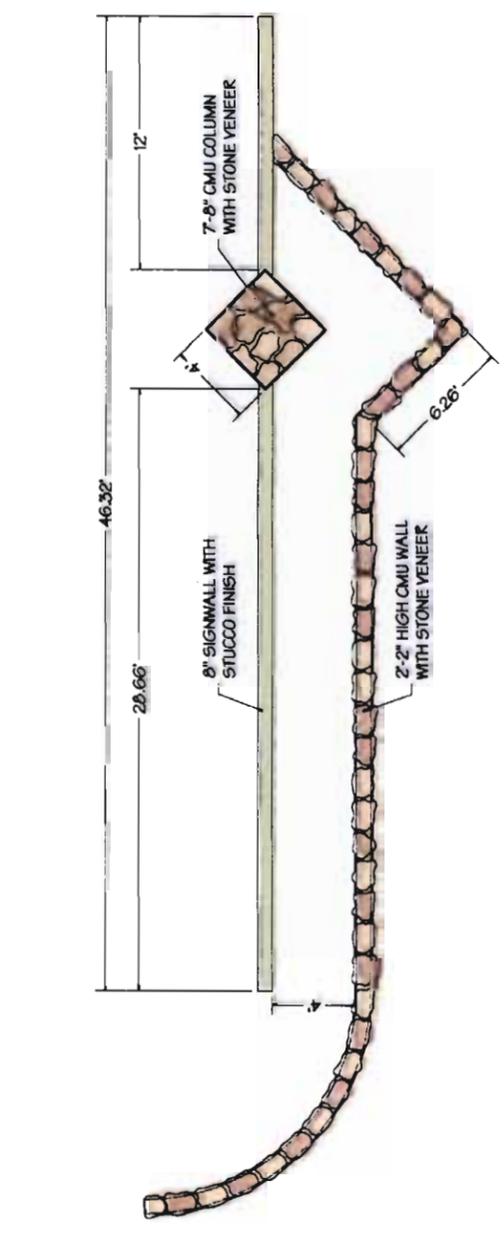




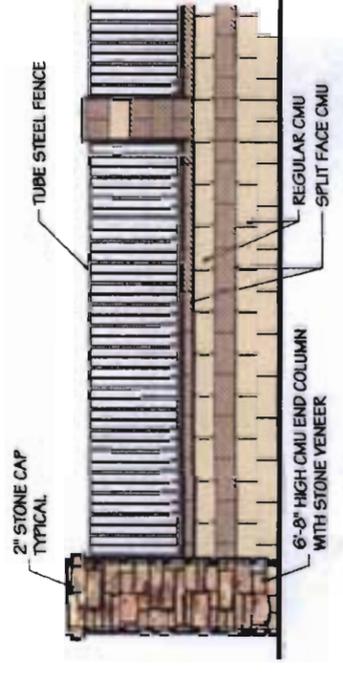
TYPICAL ELEVATION
1/4" SCALE



THEME WALL
3/8" SCALE



VIEW WALL
3/8" SCALE



Sonoran Heights

ENTRY MONUMENT

Revised May 17, 2006

EXHIBIT 8

ENTRY MONUMENT PLAN



SECTION - A
1/8" SCALE



PDSA
PROFESSIONAL DESIGN ASSOCIATES

EXHIBIT 9
LANDSCAPE
CHARACTER AREA

Sonoran Heights

TYPICAL COMMON AREA with Amenity

Revised May 17, 2006



Photo A



Photo B



Photo C



Photo E



Photo G



Photo D



Photo F