

Development Guide
For a P.A.D. Rezoning
for
The Shops at Palm Court
(NWC Jimmie Kerr Boulevard and Tanger Drive)

Revised: May 23, 2005

Revised: April 21, 2005

Date: April 5, 2005

Job No. 04-091

Application No: CG PZ-82-05

EPS Group, Inc.
2150-1 S. Country Club Drive
Suite 22
Mesa, AZ 85210
Tel 480-503-2250
Fax 480-503-2258

The Shops at Palm Court
Preliminary Development Plan and Development Guide
for a Planned Area Development - P.A.D.
(NWC Jimmie Kerr Boulevard and Tanger Drive)

Application No. CG PZ-82-05

Submitted to:

City of Casa Grande
Planning Department
510 East Florence Boulevard
Casa Grande, AZ 85222
(520) 421-8637

Prepared for:

Sun West Land & Development, Ltd.
2250 East Beachcomber Drive
Gilbert, AZ 85234
Tel: 480-892-7131
Fax: 480-892-7096

Prepared by:

EPS Group, Inc.
2150-1 South Country Club Drive
Suite 22
Mesa, AZ 85210
Tel 480-503-2250
Fax 480-503-2258

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Exhibit 1	<i>Casa Grande General Plan Future Land Use</i>
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Part I - Project Overview

1.0 Introduction

The Shops at Palm Court has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 117.57 acres of land, referred to herein as "The Shops at Palm Court," consists of two residential neighborhoods of single-family detached dwellings, totaling 295 proposed lots on 83.12 acres, and a commercial component totaling 34.45 acres. The current Land Use Plan designates the property for Low-Density Residential and Office/Business Park uses which allows for a residential density range of 1 to 4 dwelling units per acre (DU/ac) and primarily professional office complexes and high-tech/research business parks (see Exhibit 1). The proposed commercial land use was approved as a Major General Plan Amendment, MGPA, (CGPZ-31-05) by the City of Casa Grande. Hearings before the Planning and Zoning Commission were held on April 7 and 14, 2005. The annexation and MGPA were approved by the City Council on May 2, 2005.

The proposed residential development is at a density of 3.55 dwelling units per acre (DU/ac) and is in compliance with the density for this urban growth area. By incorporating open space areas, landscaping and a pedestrian trail connection to the north, the proposed development contributes to the 'open community' concept. As shown in the General Plan Transportation Element (Exhibit 2) the project proposes a central collector road connection from Jimmie Kerr Boulevard to the north property line, which will have a future extension to Florence Boulevard (refer to Exhibit 3, Conceptual Site Plan).

2.0 Planned Area Development Request

Containing approximately 117.57 acres, The Shops at Palm Court is located in a portion of the southeast quarter of Section 2, Township 7 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. The property is situated at the northwest corner of the intersection of Jimmie Kerr Boulevard and Tanger Drive (refer to Exhibits 4 and 5).

This is a formal request for a Rezoning from the existing GR, General Rural Zone, to a Planned Area Development (PAD). The PAD will contain two principal uses: low-density, single family residential development on 83.12 acres and a 34.45-acre commercial portion (Exhibit 3). The commercial portion will adopt the development standards for a B-2 Zoning District, as discussed in more detail in Section 4.0.

The low-density residential development has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. The new central collector road effectively separates the two residential areas, and open space tracts are located to both provide a buffer and to offer recreational opportunities within each area. A pedestrian trail is proposed along the west side of this collector to allow future access to Florence Boulevard.

The commercial component of The Shops at Palm Court consists of three portions: one pad at the northwest corner of the intersection of Jimmie Kerr Boulevard and the central collector road; the shopping center/retail development at the northeast corner of the

intersection of Jimmie Kerr Boulevard and the central collector road; and a self-storage (mini-storage) area to the north of the shopping center major (refer to Exhibit 3, Conceptual Site Plan).

3.0 Existing Site Conditions

The property is a basic triangular shape, with Jimmie Kerr Boulevard (State Hwy 84) across the south; the Tanger Outlet Mall adjacent to the east; and agricultural uses adjacent to the north and the west sides. An active line of the Union Pacific Rail Road parallels and lies to the south of Jimmie Kerr Boulevard. Exhibit 5 contains an aerial photograph of the site.

The property has an existing single-family residence that was built in the late 1930's and the land has been under agriculture use since that time. A Phase I Environmental Site Assessment was performed in July of 2004. No evidence of recognized environmental conditions was revealed and there was no further environmental assessment recommended. Exhibit 6 contains a photo index and photos of the site. A survey and legal description are included as Exhibit 7.

- Topography and Drainage

A Preliminary Water Resources and Utilities Research Report were also prepared in July of 2004. The property is not located within a designated floodplain or floodway area. As can be seen in Exhibit 8, the property lies within Zone C, which is designated as an area of minimal flooding. A Preliminary Drainage Report will be prepared and submitted with the Preliminary Plat application which will address off-site flows and cover drainage patterns, drainage areas, retention volumes required, retention volumes provided, estimated storm drain facilities and how offsite drainage flows might impact this site.

- Relationship to Surrounding Properties

The Shops at Palm Court is adjacent and to the north of Jimmie Kerr Boulevard (State Hwy 84), adjacent and to the west of the Tanger Outlet Mall. Agricultural uses exist to the north and west. An active line of the Union Pacific Rail Road parallels and lies to the south of Jimmie Kerr Boulevard. These conditions can be seen on Exhibits 4 and 5. Adjacent land is zoned GR, General Rural Zone in Pinal County, and PAD in Casa Grande (Tanger Outlet Mall). The Casa Grande General Plan identifies Low Density Residential (1-4 DU/acre) and Office/Business Park for this property; and Low Density Residential (1-4 DU/acre) for the surrounding, undeveloped property. Please refer to Exhibit 1.

North: Agricultural land, currently zoned GR, General Rural.

East: The Outlets at Casa Grande Mall, currently zoned PAD.

South: Jimmie Kerr Boulevard, then Union Pacific Rail Road, then agricultural land which is zoned I-1, Garden and Light Industrial.

West: Agricultural land, currently zoned GR, General Rural.

- **Accessibility**

Primary access to the property is from Jimmie Kerr Boulevard, which has direct access to Interstate 10 and to north/south arterials leading directly into Casa Grande proper. Access to the residential portions will be from new collector roads that connect to Jimmie Kerr Boulevard and extend to the north boundary of the property. The east half of a collector road is proposed along the west property boundary and a central collector is proposed in the middle of the property. Access to the commercial portion will be from the central collector road and from Jimmie Kerr Boulevard. Access into the residential portions of the project will be from both collector roads, although primary access will be from the central collector.

A traffic study will be submitted with the Preliminary Plat to address internal and external circulation issues. This report will also address future signalization of the central collector road intersection with Jimmie Kerr Boulevard.

- **Legal Description**

This property is two parcels of land located in Pinal County, parcels 511-21-004E and 511-21-017. It is a portion of the southeast quarter of Section 2, Township 7 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. A survey and legal description are included as Exhibit 7.

4.0 Project Land Use

The proposed P.A.D. includes two different uses - residential and commercial, with a concept plan illustrated in Exhibit 3. The first use is for a single-family residential development containing 295 lots on 83.12 acres. This represents an overall density of 3.55 dwelling units per acre. Proposed lot sizes are discussed later in this Section. The second proposed land-use is for a 34.45-acre commercial development. The commercial uses are compatible with the existing commercial use at the outlet mall, and will provide convenient neighborhood services for this development, as well as for other existing and proposed developments in the area. The central collector will eventually tie into Florence Boulevard, forming an excellent connection for vehicular and pedestrian traffic in this portion of the City.

- **Site Description**

This property is included in Casa Grande's planning area, and is shown on their General Plan as Office/Business Park and Residential (0-4 DU/acre). Exhibit 1 shows the property in relation to the City's Future Land Use Plan. Exhibit 3 contains the Conceptual Site Plan.

The residential component of The Shops at Palm Court has been designed for site-built, single-family detached homes in two neighborhoods, separated by a central collector road. Residential areas are buffered from the collector by a landscaped open space tract and contain internal open space areas. A pedestrian trail is proposed along the west side of the central collector which will provide future access to the north. The development proposal also includes a commercial area, located in the southeast portion of the site.

The primary portion of the commercial component of The Shops at Palm Court is located between Tanger Drive and the central collector road, with a single bank or similar use pad

proposed at the northwest corner of Jimmie Kerr Boulevard and the central collector. Total acreage for the commercial portion is 34.45 acres, of which 3.57 acres are identified for retention and open space. Commercial uses envisioned for the development include a retail anchor with associated shops, neighborhood services and offices, a convenience store, sit-down restaurant, drug store, bank, fast food services, auto services, a mini-storage site, and other similar uses. The convenience store will have a fuel dispensing area and may include a car wash. The commercial portion will adopt the development standards for a B-2 Zoning District and will be subject to site plan approval through the City. An enlarged conceptual layout for this portion of the property is shown on Sheet 2 of Exhibit 3.

- **Lot Sizing and Placement**

Three varying lot sizes are proposed and are shown on the Conceptual Plan (Exhibit 3) and Exhibit 9. The minimum lot size is 6,325 square feet (55'x115') and the maximum lot size is 7,475 square feet (65'x115'), with an average lot size of 6,900 square feet (60'x115'). The proposed lots sizes comply with Casa Grande's minimum lot width requirements. This project will comply with the City requirements for PAD. For every lot that is less than 7,000 s.f., a lot equal to or greater than 8,000 s.f. will be provided.

- **Community Open Space Areas**

Total acreage for the residential portion is 83.12 acres, 13.68 acres of which are identified for retention and open space. Open space, shown in Exhibit 10, is dispersed throughout the residential portion including a buffers adjacent to the central collector and Jimmie Kerr Boulevard. Jimmie Kerr Boulevard will have a minimum thirty foot wide buffer (30') and the collector roads will have a minimum fifteen foot wide buffer (15'). The 13.68 acres of open space equate to 16% of the residential area, which meets the City of Casa Grande requirements. While open space tracts are for the primary benefit of the residents of The Shops at Palm Court, the pedestrian trail will provide an important connection to future development to the north of this property.

- **Neighborhood Trail and Sidewalk System**

A designated trail and sidewalk system is proposed for The Shops at Palm Court. A ten-foot wide meandering concrete multi-use trail will be incorporated into the central common area, and is proposed along the west side of the central collector. The trail will connect to sidewalks along rights-of-way to form a safe and accessible environment. Details are provided on the Conceptual Landscape Plan, included as Exhibit 10..

- **Internal Streets**

The subdivision has been designed to minimize impacts on adjacent properties and to efficiently convey traffic from the collectors to the residential interior. Where possible, curvilinear streets and cul-de-sacs are included to vary the streetscape and provide openings into the open space. Street improvements will be as outlined in Section 5.0.

- **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 to meet City requirements. A Preliminary Drainage Report will be submitted with the Preliminary Plat.

- **Conceptual Landscaping and Walls**

The Shops at Palm Court will contain landscaping throughout both the residential and commercial portions of the development. The enclosed conceptual landscape plan, Exhibit 10, outlines plant materials and amenities incorporated into the open space areas. This plan also indicates walls to be located throughout the development, including theme walls, entry monuments, and view walls. Final landscape plans will detail these elements and will be submitted to the City of Casa Grande Planning Department for review and approval with the improvement plans.

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

The Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within the residential portion of the development, including adjacent rights-of-way. Individual homeowners will be responsible for the maintenance of the internal lot-line walls. A Master Property Owners' Association will be responsible for the maintenance of all common areas, entry signs, internal lot-line walls, and landscaping within the commercial portion of the development, including adjacent rights-of-way.

5.0 Traffic Circulation and Street Improvements

Circulation patterns within The Shops at Palm Court are designed to efficiently carry and distribute traffic and minimize impacts on the residential neighborhoods and adjacent properties. The new collector roads will convey traffic from Jimmie Kerr Boulevard into both the commercial and residential portions. These roads will extend to the north property line, allowing a future extension of the central collector to Florence Boulevard, which is shown on the Transportation Element of the City's General Plan (Exhibit 2). The west collector will provide connections to properties to the north and west.

The proposed collector road section is an 80-foot wide right-of-way (40-foot wide half right-of-way), which conforms to the City of Casa Grande requirements. Local streets are also proposed to conform to the City's requirement, which is a 44-foot wide right-of-way, with a minimum 8-foot P.U.E. adjacent to both sides of the right-of-way. The P.U.E. is required to be landscaped, resulting in an effective 60-foot wide local street corridor. For this project, a minimum 10-foot wide landscape tract is proposed adjacent to any residential lot that sides onto a street.

A Traffic Study will be submitted with the Preliminary Plat to address internal and external circulation issues. This report will also address future signalization of the central collector road intersection with Jimmie Kerr Boulevard. 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 The Shops at Palm Court.

The developer will be responsible for the engineering and construction of the full right-of-way for the central collector road, and for the east half of the right-of-way for the west collector road. Cross-sections and striping plans for the 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 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' and Master Property Owners' Associations.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within The Shops at Palm Court. This includes dedication of local streets and improvements to include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the right-of-way. Upon the completion of construction and City acceptance, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' and Master Property Owners' Associations will maintain all landscaping within the local street rights-of-way.

Access from the commercial property to the adjacent arterial will be subject to the approval of the City of Casa Grande Engineering and Planning departments and by the Arizona Department of Transportation (ADOT) during the Preliminary Plat and site plan review processes. Driveway locations and configurations for these parcels will be analyzed and approved by ADOT and the City when the Preliminary Plat is submitted and when specific plans for the commercial development become available. Improvements within adjacent landscape tracts will be completed with development of the applicable portions of the site. Currently Jimmie Kerr Boulevard is under the jurisdiction of ADOT, but it is our understanding that the pending annexation of this property into Casa Grande will include the road as well.

6.0 Street Maintenance

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 these 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' (residential component) and Property Owners' (commercial component) Associations.

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 will be provided by 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. The official policy for reserving capacity coincides with approval of the Final Plat by the City Council, or upon approval of a Development Agreement by the City Council.

- Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company, which does not currently have a "Certificate of Assured Water Supply" covering 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.

The layout of the water system for this site will be "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

The Shops at Palm Court is located within the Casa Grande School District. We have been in contact with Frank Davidson, Superintendent of the School District, and provided him a copy of the proposed development to discuss with the School Board. We are in receipt of a standard Development Agreement with the District, and are waiting to hear back from them following their discussion of this development proposal. We have also contacted Nancy Pifer, superintendent of the High School District, to discuss the impacts of this project on their facilities and are waiting to hear back from them. The developer's agreements will be finalized prior to Council approval of the zoning case.

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

It is anticipated that the residential portion of this project will be developed in one phase, with the commercial portion following in a later phase. It is possible, however, that the residential portion may be built in two phases, with the central collector forming the boundary between the first and second phase. A phasing plan for the residential and commercial components will be submitted to the City with the Preliminary Plat. The Phasing Plan will address both the residential and commercial portions of the development. Development plans for the commercial portions 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 The Shops at Palm Court will meet or exceed the PAD residential and commercial design standards.

2.0 Open Space

Approximately 13.68 acres of landscape and open space areas have been incorporated into the residential subdivision design. Landscape buffers are proposed along the central collector road and along the west collector. Internal open space areas allow both retention and recreation facilities to be incorporated within the neighborhoods. A pedestrian trail is proposed along the west side of the central collector to provide future connection to the north. The open space equals approximately 16% of the single-family residential area of 83.12 acres, which meets the recommended open space requirement per the City Development standards. A Home Owners' Association will be responsible for the maintenance of all residential landscape tracts and amenities.

Many of the proposed open space areas will be designed to retain storm water in combination with forming landscaped recreation areas. These retention basins will be 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.

The attached conceptual landscape plan, Exhibit 10, indicates plant materials and amenities incorporated into the open space areas. A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted with 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 size for this project is 55 feet wide by 115 feet deep. Other proposed lot sizes are 60x115, and 65x115. Exhibit 9 illustrates the typical lot sizes and setbacks. Per City requirements, for each lot less than 7,000 s.f. in area, a lot equal to or exceeding 8,000 s.f. will be provided.

4.0 Setbacks

The front yard setbacks are proposed to stagger from 20 to 23 feet to a front-loaded garage. Front yard setbacks to any living space, front porch area, or side-entry garage will

be a minimum of 15 feet. Interior side yard setbacks will be 5 to 10 feet. Street side yard setbacks will be no less than 15 feet, however, if a lot is adjacent to a 10-foot landscape tract, the side yard will be allowed to remain at 5 feet to meet the required separation. Rear yard setbacks are proposed at a minimum of 20 feet. Proposed development standards are shown in Table 1. A comparison of the City of Casa Grande and The Shops at Palm Court development standards is contained in Table 2. Exhibit 9 illustrates the lot sizes and setbacks that are proposed for the residential portion of the project.

In Summary:

- The minimum lot width 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 up to 2-feet into the setbacks on all sides of a lot. An encroachment of 3 feet into the 10-foot side yard setback is allowed for bay windows, media 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 the Final Plat describing the exact area of each lot.

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed and is included with the attached Conceptual Landscape Plan (Exhibit 10). Distinctive lighted entry monuments will be designed and installed at the primary entries into the subdivisions. Secondary entrances will be identified with signage as appropriate. Entry monuments will be installed by the Developer and maintained by the Home Owners' Association. Decorative entry monuments, signage and theme walls for the commercial portion will be included in the overall Concept Landscape Plan and will be compatible with those for the residential component. These elements will be maintained by the Property Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to the collector roads and a minimum 30-foot wide landscape buffer will be provided adjacent to Jimmie Kerr Boulevard. These buffers will be landscaped and contoured to provide an interesting streetscape and amenity for the proposed residential and commercial developments.

6.0 Landscaping

The enclosed Conceptual Landscape Plan, Exhibit 10, meets the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. A final landscape plan showing open space tracts and amenities will be submitted with the Final Plat. Plant palettes and renderings will be included for both the residential and commercial components.

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 Street Design

A few cul-de-sacs were included in the residential portion and these will include a central landscape island. Due to the location of the central collector and the west half collector streets, it is difficult to incorporate all the design elements of curvilinear streets and cul-de-sacs. Curvilinear elements have been introduced where possible and through streets have been minimized to discourage cut-through traffic.

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 lots at each side of an 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.

- **Sidewalks and Pathways**

A trail system will be constructed throughout the project. The system will consist of five-foot wide concrete sidewalks along the collector rights-of-way and four-foot

wide concrete sidewalks along local rights-of-way. Collector roads will also provide for striped bicycle lanes within the right-of-way. A lighted ten-foot wide multi-use path will run on the west side of the central collector to the north property line to allow for future connection to the north. This will link the neighborhoods and commercial portion to future developments.

A neighborhood park system will be established in each subdivision. Recreational features identified on the Conceptual Landscape Plan will include open play areas, tot lots, and ramadas. In addition, active amenities will be added adjacent to the passive areas. The open space areas will be accessible from each neighborhood.

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 complementary to the theme wall. Locations of monuments, details, colors and materials are indicated in the attached Concept Landscape Plan. Stamped concrete will be used as an additional accent at the main entryways.

- **Landscape Buffers**

A minimum 30-foot wide open space/landscape buffer has been provided along Jimmie Kerr Boulevard, and a minimum 15-foot wide open space/landscape buffer has been provided along all collector roads to provide for increased separation between homes and vehicle travel lanes. Additionally, a minimum 10-foot wide landscape tract has been provided along all local streets where lots side to those streets. These landscape tracts will be maintained by The Shops at Palm Court HOA. Landscape tracts along all arterial, collector and local roadways are depicted on the Conceptual Site Plan, Exhibit 3.

- **Enhanced Perimeter Wall Design**

The perimeter walls will be designed to use a variety of materials, colors and textures. Wall details, materials, colors and textures will be included in the Concept Landscape Plan. These walls will also be designed with staggers and breaks where possible and appropriate.

- **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 commercial 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, except for the following prohibited uses: mortuaries; pawn shops; sexually oriented businesses subject to licensing requirements of Chapter 5.24; model homes, temporary uses; exterminator shops; bus terminals; and swap meets or flea markets.
- The minimum architectural standards shall blend with and be compatible to the design of the homes and screen walls.
- The final access design to and from Jimmie Kerr Boulevard is subject to the review and approval of the Arizona Department of Transportation (ADOT). Access to and from the collector roads is subject to the review and the approval of the City of Casa Grande Traffic Engineer.
- A comprehensive sign plan, meeting the approval of the Planning and Development Director and the Planning and Zoning Commission, shall be submitted for the commercial property with the first Major Site Plan submittal.

Commercial Sign Guide

Building Wall Sign Standards

All signs shall be placed within a sign envelope designated on the elevation drawings to be submitted. Not more than one occupant sign may be placed in each sign envelope. Wall signs will be restricted to identifying the person, firm, corporation or the products and/or services offered specifically at this location.

- Sign area for each Occupant wall sign shall be limited to a maximum of 2 square foot for every linear foot of frontage.
- Each Occupant will have at least 24 square feet of signage.
- Occupants occupying a corner or freestanding location may have a sign on each elevation with the each sign not being more than 2 square foot for every linear foot of frontage associated with that elevation.
- All signs to be internally illuminated with LED.
- Signs constructed of aluminum, pan channel, individual letters.
- Logos permitted and must be constructed as a pan channel letter with acrylic faces and first surface vinyl, internally illuminated of LED.
- Letter returns to be a minimum of 3" deep.
- No exposed hardware or fasteners allowed.
- No exposed conduit or raceways may be used. All conductors and transformers must be concealed.

- All exterior bolts, fasteners, clips or other hardware shall be of hot-dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
- Letter faces color open.
- Letter return color to match face of letter.
- All penetrations of the building shall be neatly sealed and kept in a watertight condition. Building penetrations shall be minimized. Upon removal of any sign, the fascia shall be restored to the texture, color and finish of the surrounding wall area at the Occupant's expense.

Freestanding Signage

- Each Pad site is allowed one freestanding pad sign 8 feet tall and 64 square feet in sign area in addition to wall signage. Designed with architectural features of the center included.
- One multi-tenant sign 25' in height with 100 square feet of sign area spaced every 300' feet of frontage. Designed with architectural features of the center included.
- One project identification sign internally illuminated in the corner of Jimmie Kerr Blvd and Tanger Drive. Designed with the architectural features of the center included.

Entry Door/ Side Light Sign Standards

- All materials are to be #220-10 white, reverse cut, high performance 3M Scotchal vinyl.
- Area of window signs not to exceed 25% of the total window area. Window signage limited to Tenant/User names, hours of operation and telephone number, except as otherwise approved by Landlord.

Building Address/Identification Standards

- All buildings shall have one (1) internally halo illuminated building address identification per elevation. Each address character shall be 3" deep, reverse pan channel, aluminum characters can be either brushed aluminum or painted bronze. The character height shall be 8".

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product 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 The Shops at Palm Court 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 The Shops at Palm Court 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.

Roofing:

- 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.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.
- Front-loaded garages will not extend further 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.
- 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 as 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 for other uses.
- Accessory structures will be located within walled rear yard areas. Accessory structures 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 Parcel Standards

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

4.0 Approvals

The 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 Developer, the floor plans and elevations for the selected subdivision and commercial parcel will be 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 Development
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 (www.ci.casa-grande.az.us.com)



City of Casa Grande General Plan 2010

Future Land Use

Legend Figure 3.1

Land Use Designation	Target
Rural Residential (0-1 DU/AC)	Target: 3 DU/AC
Low Density Residential (1-4 DU/AC)	Target: 2.5 DU/AC
Medium Density Residential (4-8 DU/AC)	Target: 5.0 DU/AC
Medium Density Residential (8-12 DU/AC)	Target: 10.0 DU/AC
High Density Residential (12-16 DU/AC)	Target: 14.0 DU/AC
Commercial	
Regional Commercial	
Office/Business Park	
Employment	
Natural Resource Extraction	
Public/Scenic/Parkland	
Parks/Open Space	
Rehabilitation Area	
City Incorporation Boundary	
Planning Area Boundary	
Airport Noise Exposure Contours	

• DU/AC = dwelling units per acre
 Note: A different target density for land designated Low Density Residential may be allowed depending on location. See Growth Areas and Text in the General Plan document.

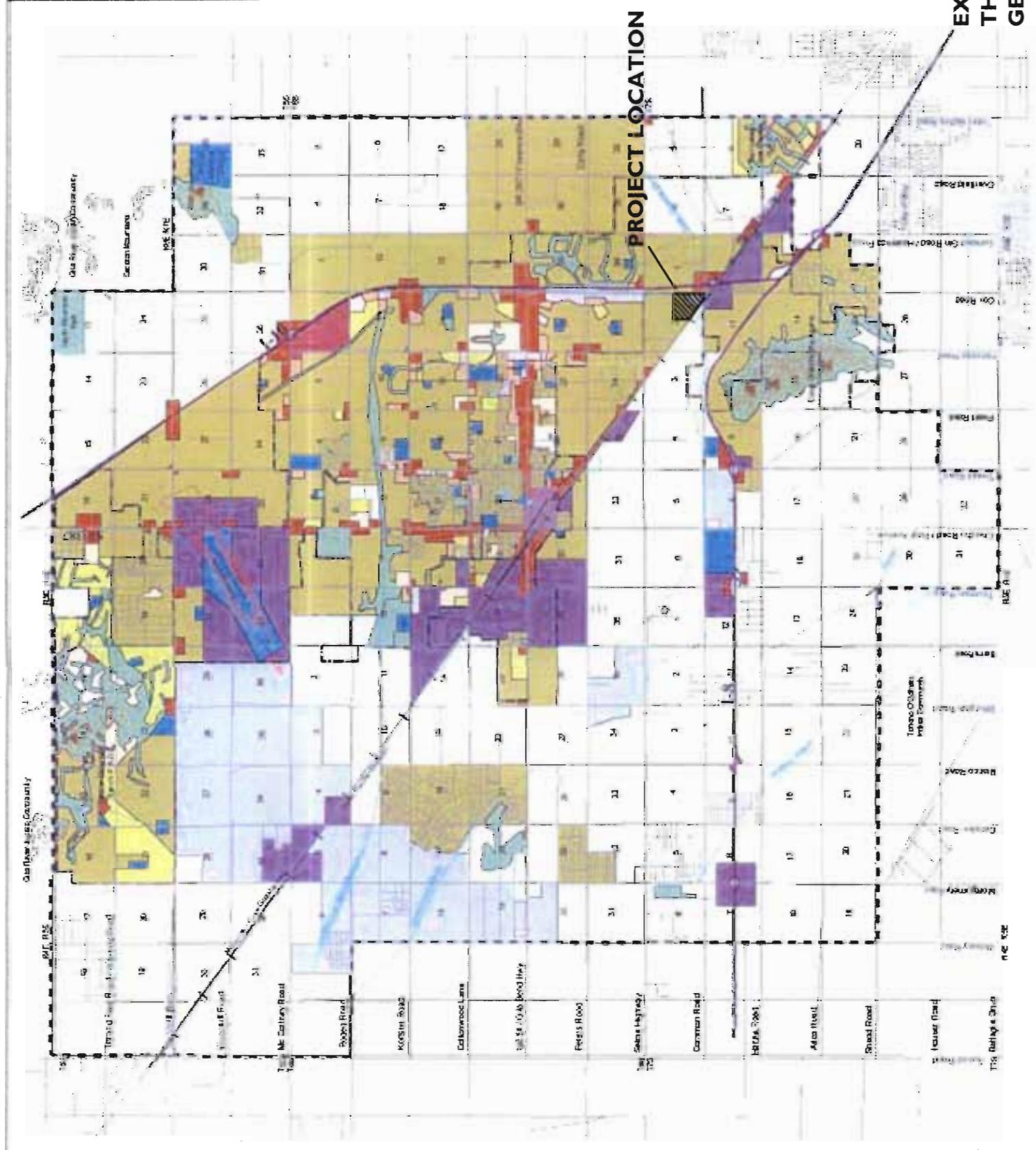
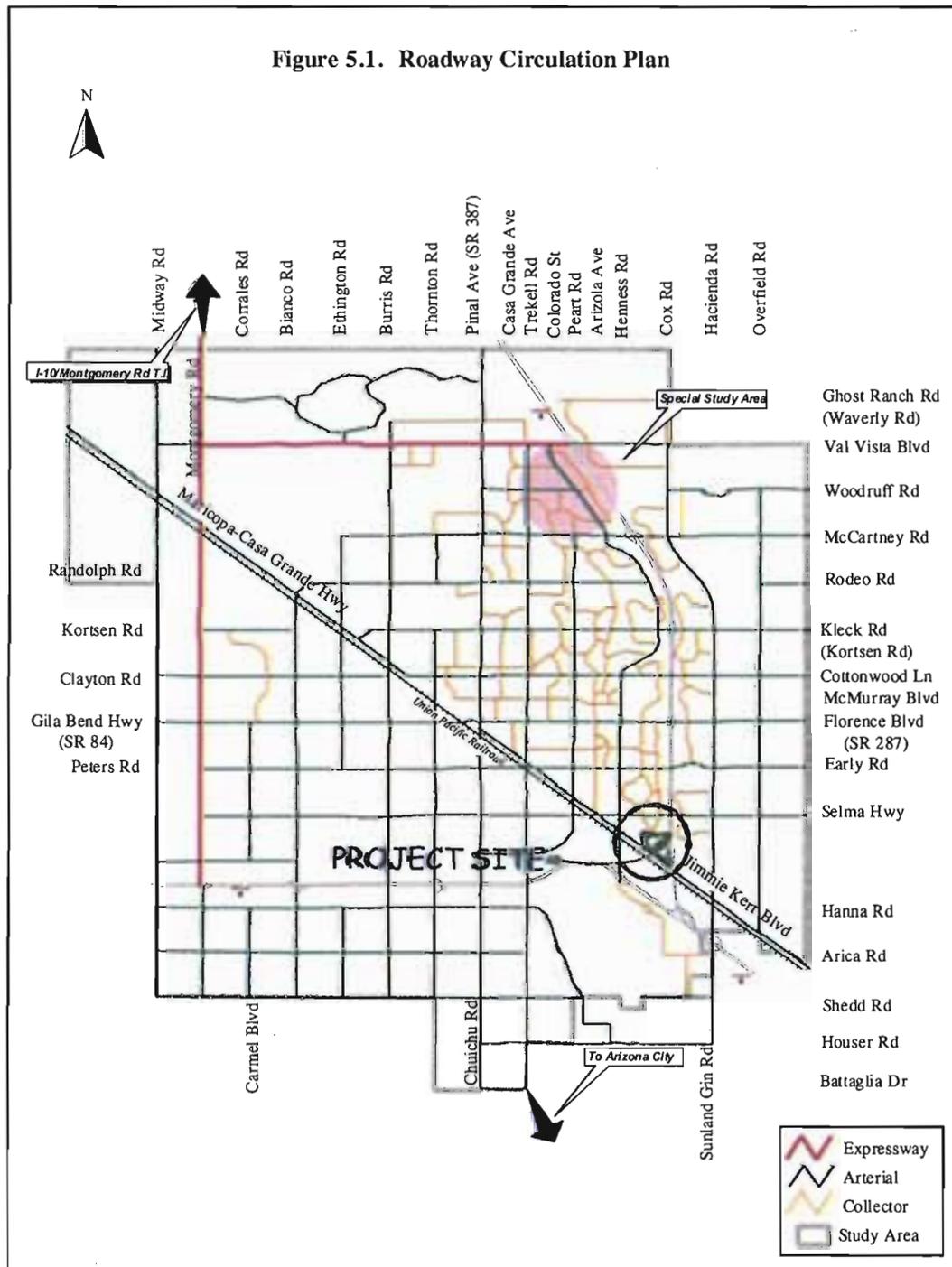


EXHIBIT I THE SHOPS AT PALM COURT P.A.D. GENERAL PLAN FUTURE LAND USE



City of Casa Grande General Plan 2010

Figure 5.1. Roadway Circulation Plan





K&I
I N T E R I O R S
A R C H I T E C T S

1860 N. CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602.252.2202
FAX: 602.252.2203

THE SHOPS AT PALM COURT

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OVERALL SITE PLAN

JOB NUMBER: 04058
DRAWN BY: SCOTT ST. G.
CHECKED BY: KRISTIAN S.
ISSUE DATE:

SHEET NUMBER:

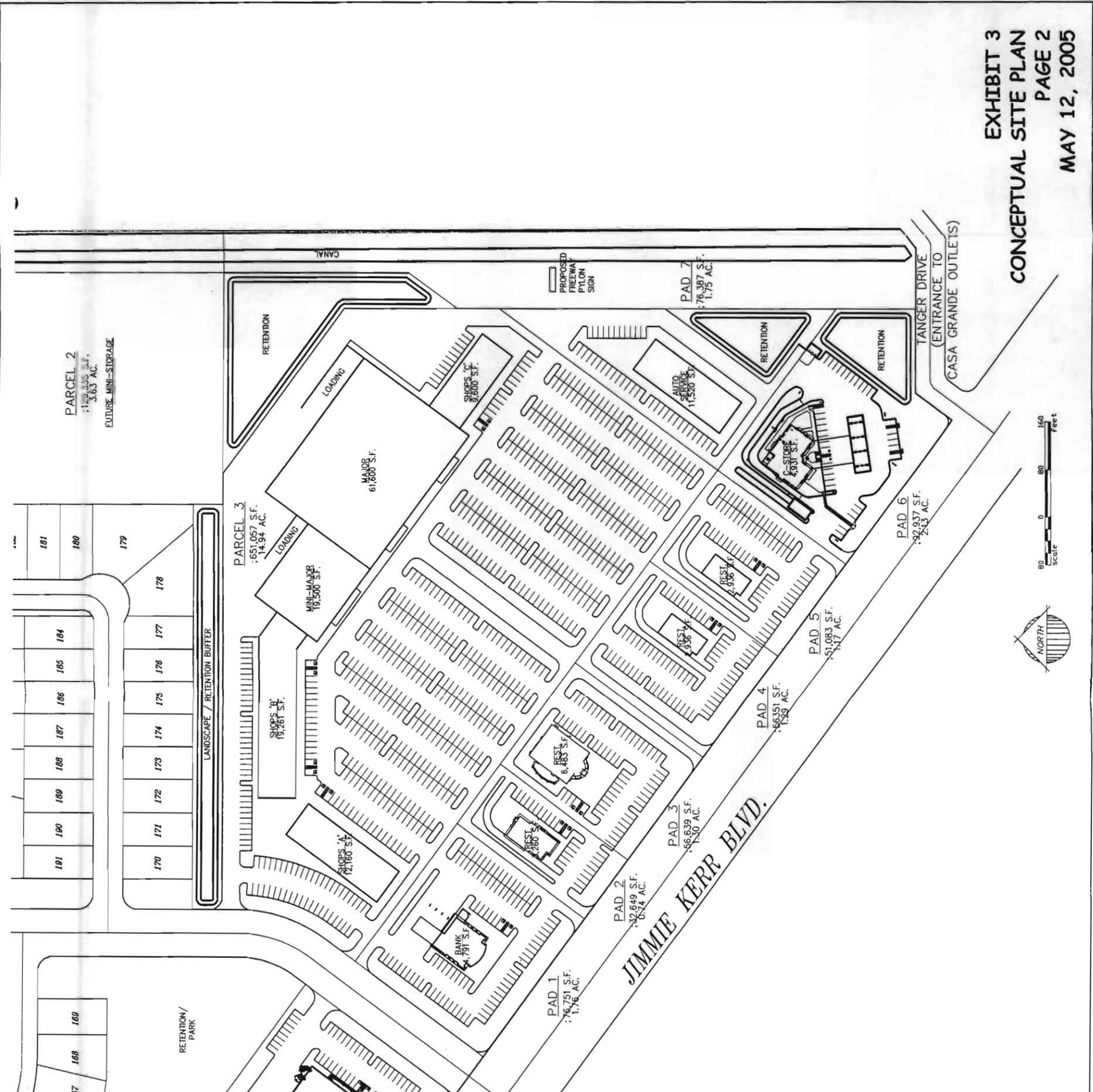


EXHIBIT 3
CONCEPTUAL SITE PLAN
PAGE 2
MAY 12, 2005

SITE DATA

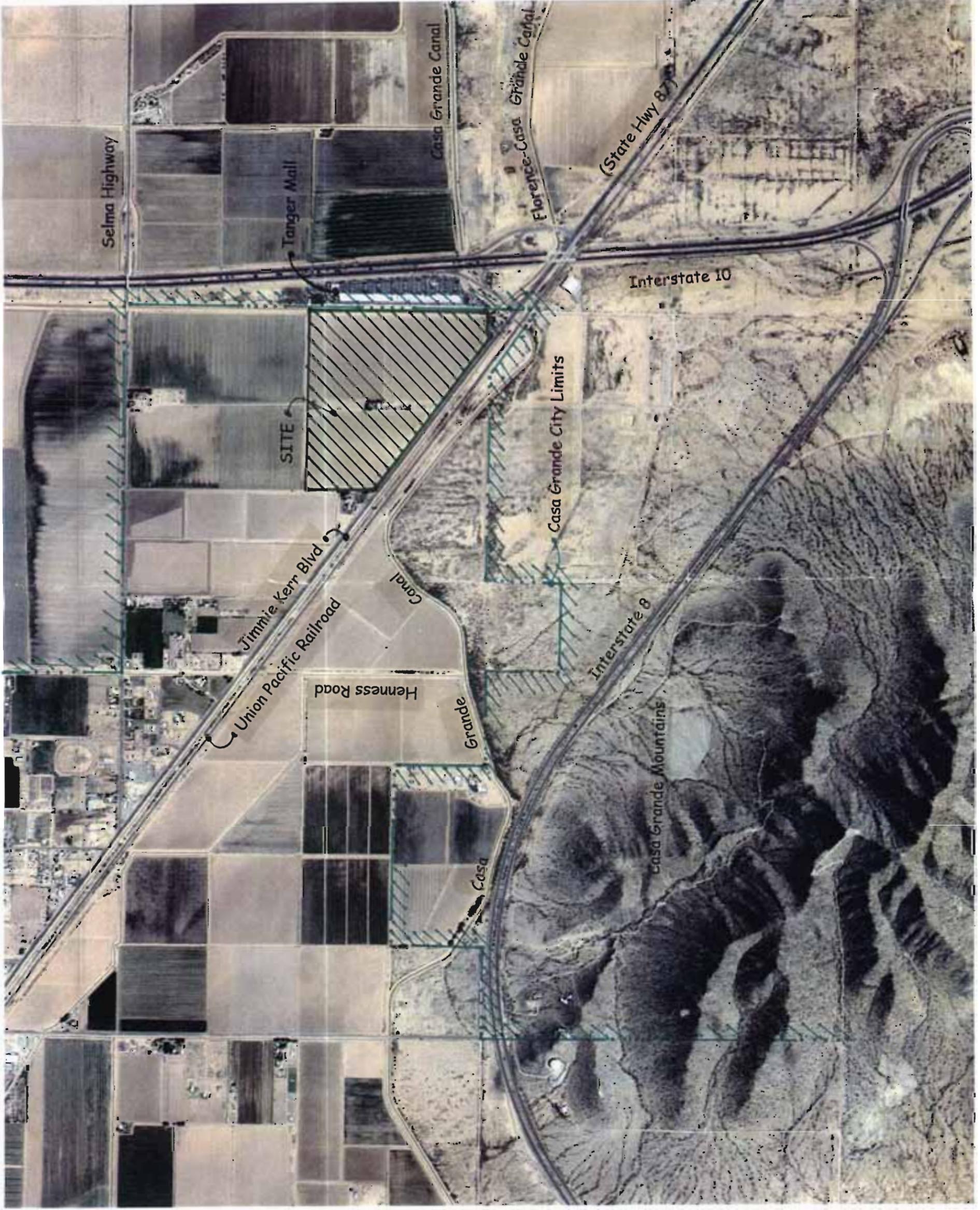
COMMERCIAL LAND USE	AREA ACRES	BUILDING SQ. FT.	PARKING PROVIDED
PARCEL 1	2.17	14,620	71
PARCEL 2	3.63	202,781	N/A
PARCEL 3	14.94	651,057	730
PAD 1	1.76	5,740	94
PAD 2	0.74	3,670	27
PAD 3	1.30	3,850	66
PAD 4	1.29	3,820	71
PAD 5	1.17	N/A	60
PAD 6	2.13	3,035	39
PAD 7	1.75	2,450	39
RETENTION/OPEN SPACE	3.57	N/A	N/A
TOTAL COMMERCIAL	34.46	861,323	1118

RESIDENTIAL LAND USE	AREA ACRES	TOTAL UNITS	MIN. LOT DIMENSION	MIN. LOT SIZE
SINGLE FAMILY	N/A	44	55X115	8325 SF
SINGLE FAMILY	N/A	208	60X115	8900 SF
PARKS/RETENTION/TRAFFIC	13.66	43	65X115	7475 SF
TOTAL RESIDENTIAL	82.12	296	N/A	N/A
TOTAL COMMERCIAL	34.46			
TOTAL RESIDENTIAL	82.12			
TOTAL AREA	117.57			

GENERAL PLAN DESIGNATION	PROPOSED ZONING	COMMERCIAL & LOW DEN. RESIDENTIAL
PERCENTAGE OF OPEN SPACE	16%	
GROSS DENSITY	3.55 DU/AC	
ENTRY ROAD R.O.W.	80'	
LOCAL STREET R.O.W.	50'	



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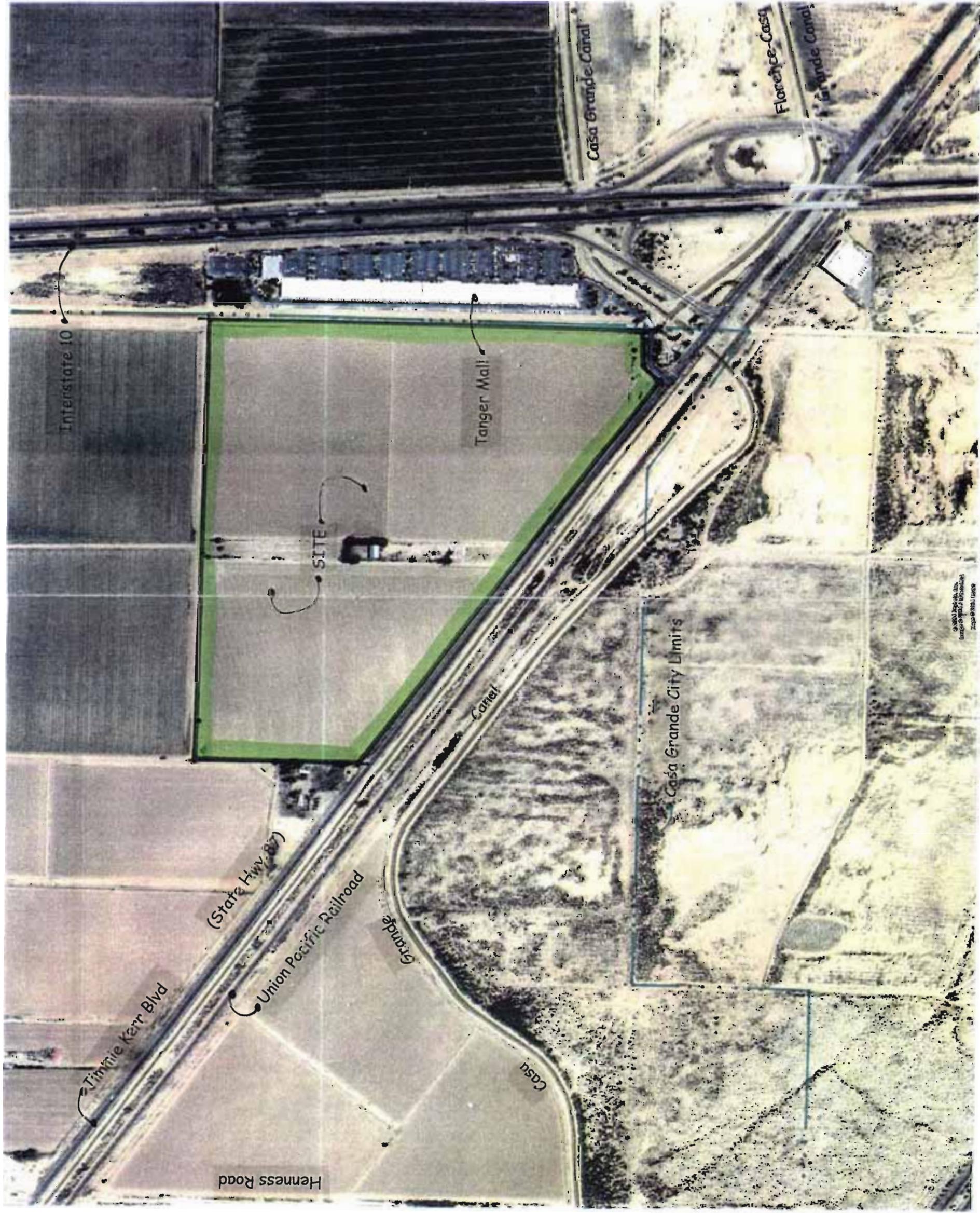


EXHIBIT 5
AERIAL PHOTO



PHOTO SITE 1 LOOKING NORTHWEST



PHOTO SITE 1 LOOKING NORTHEAST



PHOTO SITE 1 LOOKING SOUTHEAST



PHOTO SITE 1 LOOKING SOUTHWEST



PHOTO SITE 1 LOOKING NORTH



PHOTO SITE 2 LOOKING NORTH



PHOTO SITE 2 LOOKING EAST



PHOTO SITE 2 LOOKING SOUTH



PHOTO SITE 2 LOOKING WEST



PHOTO SITE 2 LOOKING NORTHWEST



PHOTO SITE 3 LOOKING SOUTH



PHOTO SITE 3 LOOKING NORTH



PHOTO SITE 3 LOOKING EAST



PHOTO SITE 3 LOOKING WEST



PHOTO SITE 3 LOOKING SOUTHWEST



PHOTO SITE 4 LOOKING EAST



PHOTO SITE 4 LOOKING NORTH



PHOTO SITE 4 LOOKING WEST



PHOTO SITE 4 LOOKING SOUTH



PHOTO SITE 4 LOOKING SOUTHEAST



PHOTO SITE 5 LOOKING NORTH



PHOTO SITE 5 LOOKING SOUTH



PHOTO SITE 5 LOOKING WEST



PHOTO SITE 5 LOOKING SOUTHEAST



PHOTO SITE 5 LOOKING NORTHEAST



PHOTO SITE 6 LOOKING NORTHEAST



PHOTO SITE 6 LOOKING SOUTHEAST



PHOTO SITE 6 LOOKING NORTHWEST

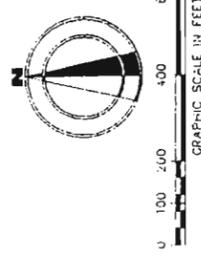


PHOTO SITE 6 LOOKING WEST

RECORD OF SURVEY / ALTA / ACSM LAND TITLE SURVEY

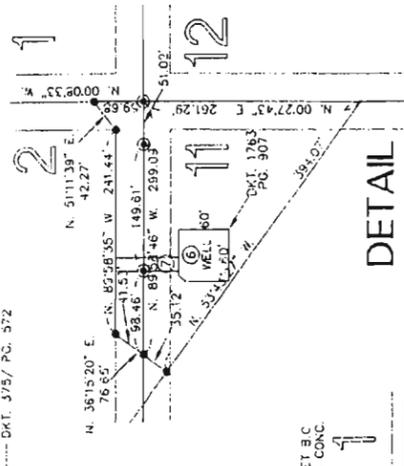
OF PORTIONS OF SECTIONS 2, 3 & 11, T. 7-S., R. 8-E. OF THE G. & S. R.M., PINAL COUNTY, ARIZONA.
 AS DESCRIBED IN EXHIBIT "ONE" OF FIDELITY NATIONAL TITLE INSURANCE CO
 TITLE COMMITMENT No. 973685-JS DATED JUNE 01, 2004 AT 7:00 A.M.

7/22/04
 STAKE (SURVEY)
 P.P. (SURVEY)
 S.S. (C)
 R.K. R/W.
 UNB. CULDS.
 PROP. ADJ.
 P. JACK'S
 R.O. C.
 ENTRY
 1/2" DIA
 PIPES



LEGEND

- (C) CALCULATED INFORMATION
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- FOUND 1/2" OPEN PIPE W/O TAG (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR #/TAG, S. 571.3 (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- POWER POLE
- FENCE
- CANAL
- DITCH
- SCHEDULE B ITEM



DETAIL



THIS WAS PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2004

RAYMOND LEE JONES, R.L.S. #2713

HOLLENBACH SURVEYING COMPANY L.L.C.

Casa Grande, Phoenix





APPROXIMATE SCALE IN FEET
2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 925 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

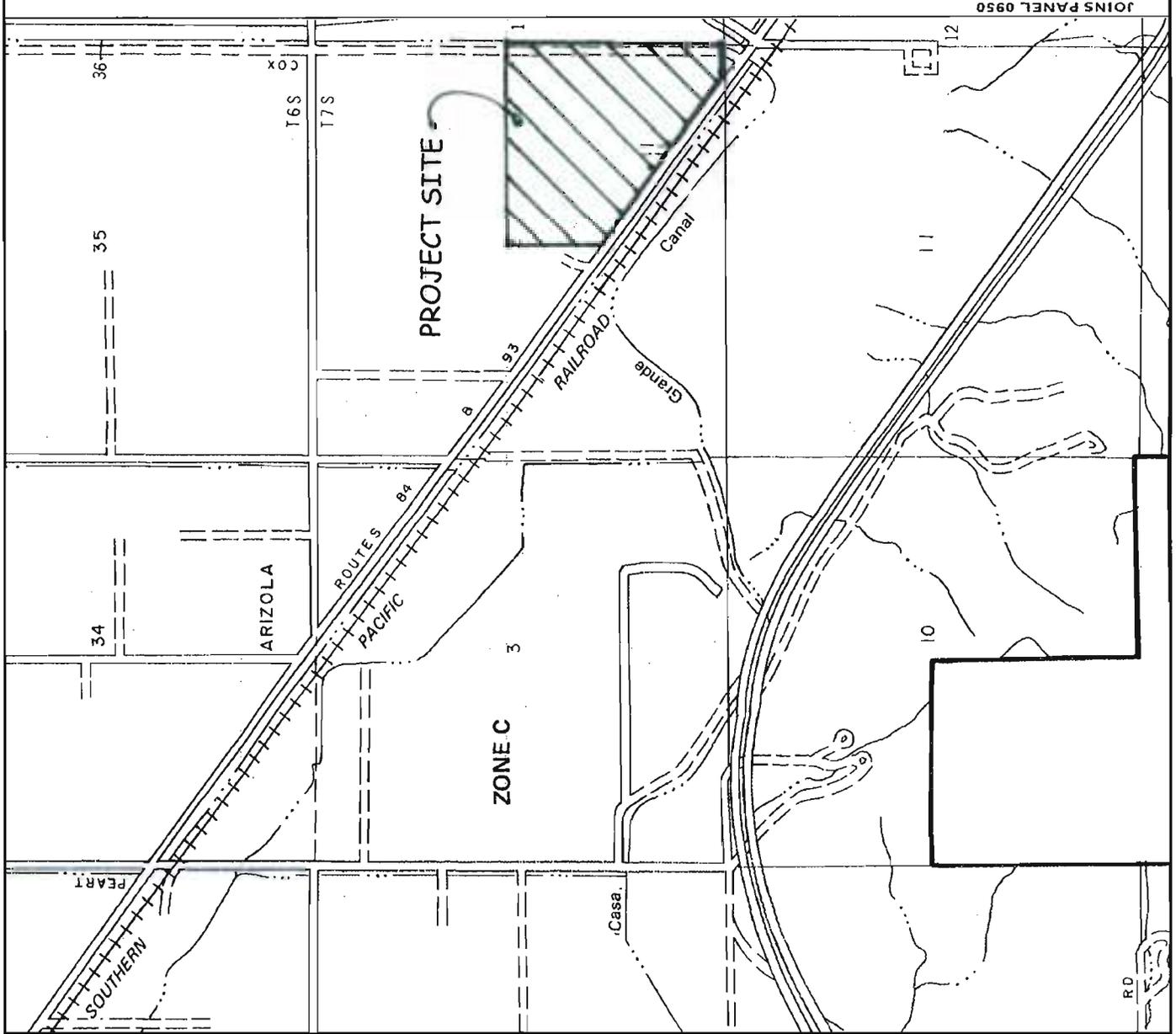
COMMUNITY-PANEL NUMBER
040077-0925-D

MAP REVISED:
MARCH 5, 1990



Federal Emergency Management Agency

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R.D.



APPROXIMATE SCALE IN FEET

2000 0 2000

are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.

A1-A30 Areas of 100-year flood; base flood elevations and flood hazard factors determined.

A99 Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.

B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)

C Areas of minimal flooding. (No shading)

D Areas of undetermined, but possible, flood hazards.

V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Areas of special flood hazard (100-year flood) include Zones A, A1-30, AE, AH, AO, A99, V, V1-30 AND VE.

Certain areas not in the Special Flood Hazard Areas (zones A and V) may be protected by flood control structures.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

For adjoining map panels, see separately printed Index to Map Panels.

INITIAL IDENTIFICATION:

JANUARY 10, 1975

FLOOD HAZARD BOUNDARY MAP REVISIONS:

OCTOBER 25, 1977

FEBRUARY 7, 1978

JUNE 26, 1979

FLOOD INSURANCE RATE MAP EFFECTIVE:

AUGUST 15, 1983

FLOOD INSURANCE RATE MAP REVISIONS:

Map revised MARCH 5, 1990 to change corporate limits, to add zone designations, to add base flood elevations, to add streets, and street names, to change special flood hazard areas and to change base flood elevations.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 PINAL COUNTY,
 ARIZONA
 (UNINCORPORATED AREAS)

PANEL 925 OF 1525
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

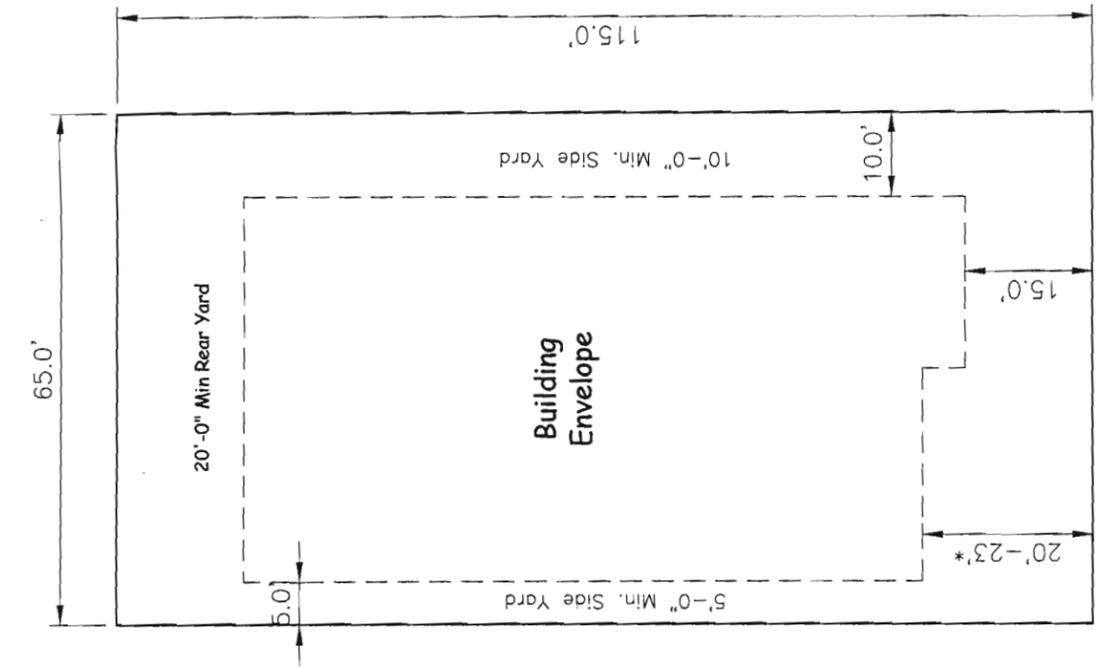
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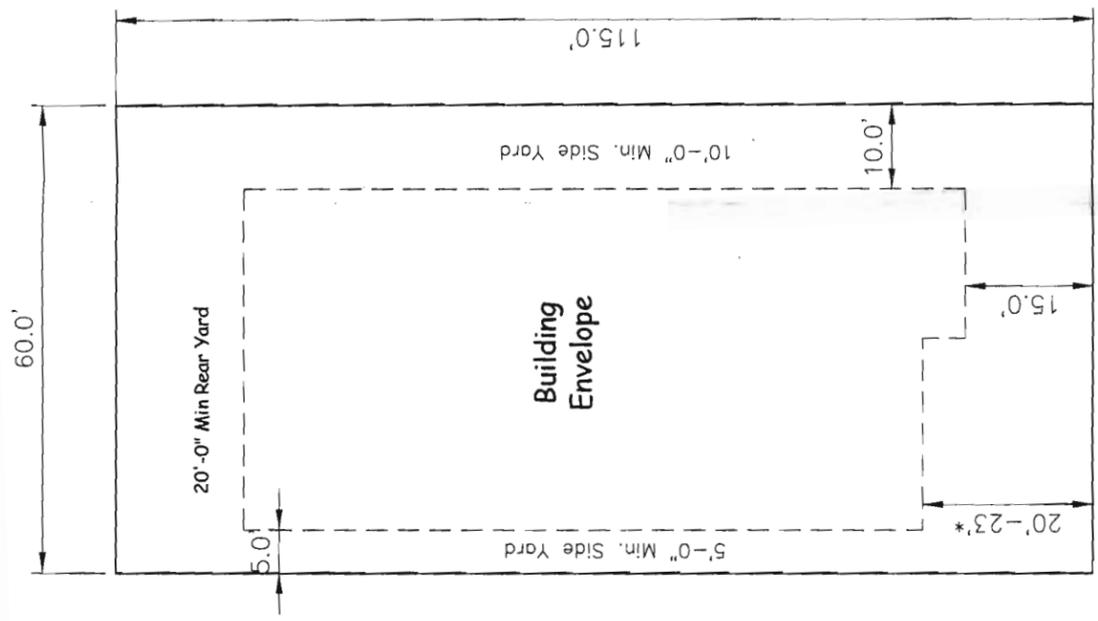


Federal Emergency Management Agency

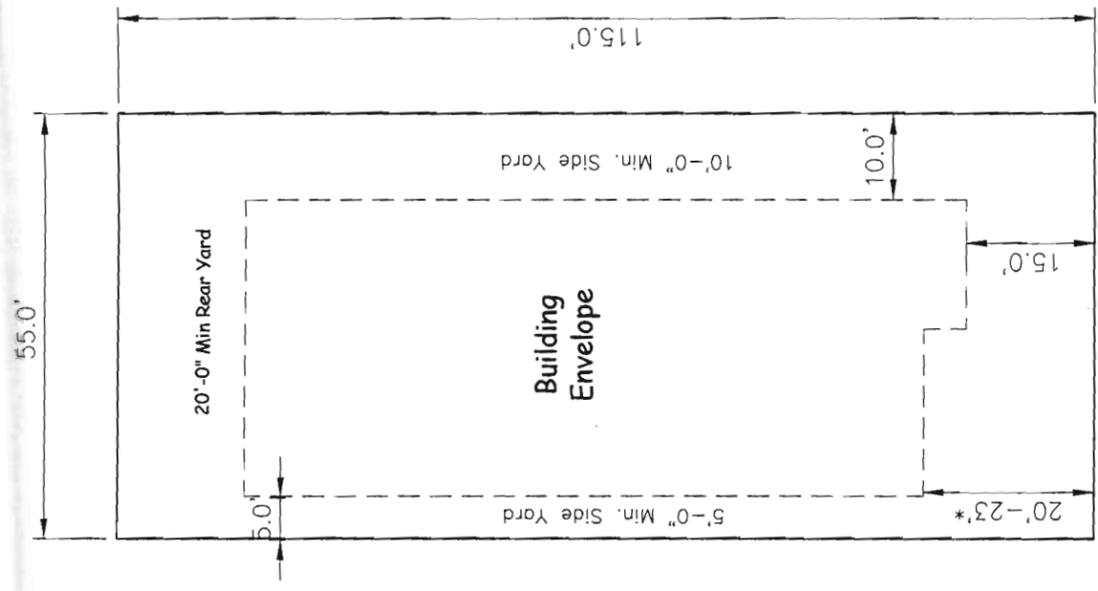
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Typical Lot Setbacks
 (7,475 SF Lots)



Typical Lot Setbacks
 (6,900 SF Lots)



Typical Lot Setbacks
 (6,325 SF Lots)

NOTES

- 1). *20'-23' MIN. STRAGGERED FRONT SETBACK TO FRONT - LOADED GARAGE.
- 2). 15' MIN. FRONT SETBACK TO PORCH, LIVING AREA OR SIDE-ENTRY GARAGE.
- 3). 15' MIN. STREET SIDE SETBACK (LANDSCAPE TRACT CAN COUNT UP TO 10' - MAKING 5' MIN SIDEYARD SETBACK).
- 4). 15' (5' & 10') MIN. SIDE YARD SETBACK.
- 5). 10' MIN. BUILDING SEPERATION.

LANDSCAPE LEGEND

-  Acacia Small Sweet Acacia 15 Gallon (Standard)
-  Acacia Large Sweet Acacia 15 Gallon (Standard)
-  Cercis (Redbud) 24" Box (Standard)
-  Quercus Virginia Live Oak 24" Box (Standard)
-  Dalbergia (Sycamore) 15 Gallon (Standard)
-  Ulmus (Elm) 15 Gallon (Standard)
-  Cercidillum floridum 24" Box (Multi-Trunk)
-  Phoenix dactylifera Date Palm 20' Tall (Straight, Diamond Cut, Matching)
-  Bougainvillea 'Bush Red' 5 Gallon
-  Casiparia mexicana 5 Gallon
-  Casta nemophila 5 Gallon
-  Leucophyllum candidum 'Thunder Cloud' 1 Gallon
-  Leucophyllum frutescens 'Green Cloud' 1 Gallon
-  Nerium oleander 'Petite Pink' 1 Gallon
-  Ruekia peninsularis Baja Ruella 5 Gallon
-  Acacia (Sedgemoor) Desert Cotton 1 Gallon
-  Echinops (Conehead) 6" Extruded Crub Concrete Header see Detail
-  Agave sp. Agave 5 Gallon
-  Hesperaloe parviflora Red Yucca 5 Gallon
-  1/2" Minus Madison Gold Decomposed Granite 2" Depth in all 1/2 areas
-  Daylily longiseta Toothless Desert Spoon 5 Gallon
-  Hesperaloe parviflora 5 Gallon
-  Lantana montevidensis Yellow trailing Lantana 1 Gallon
-  Convolvulus creneorum Climbing Oley 1 Gallon
-  Lantana montevidensis 1 Gallon
-  Lantana montevidensis 1 Gallon
-  Bougainvillea 'Barbara Kort' 5 Gallon
-  4x4x4 Select Surface Granite Boulder 3000 lbs Min. E.C.



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (602) 265-0320
 timmcqueen@tjma.net

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1650 N. CENTRAL AVE.
 SUITE 200
 PHOENIX, AZ 85004
 PH: 602.252.5202
 FAX: 602.252.5203

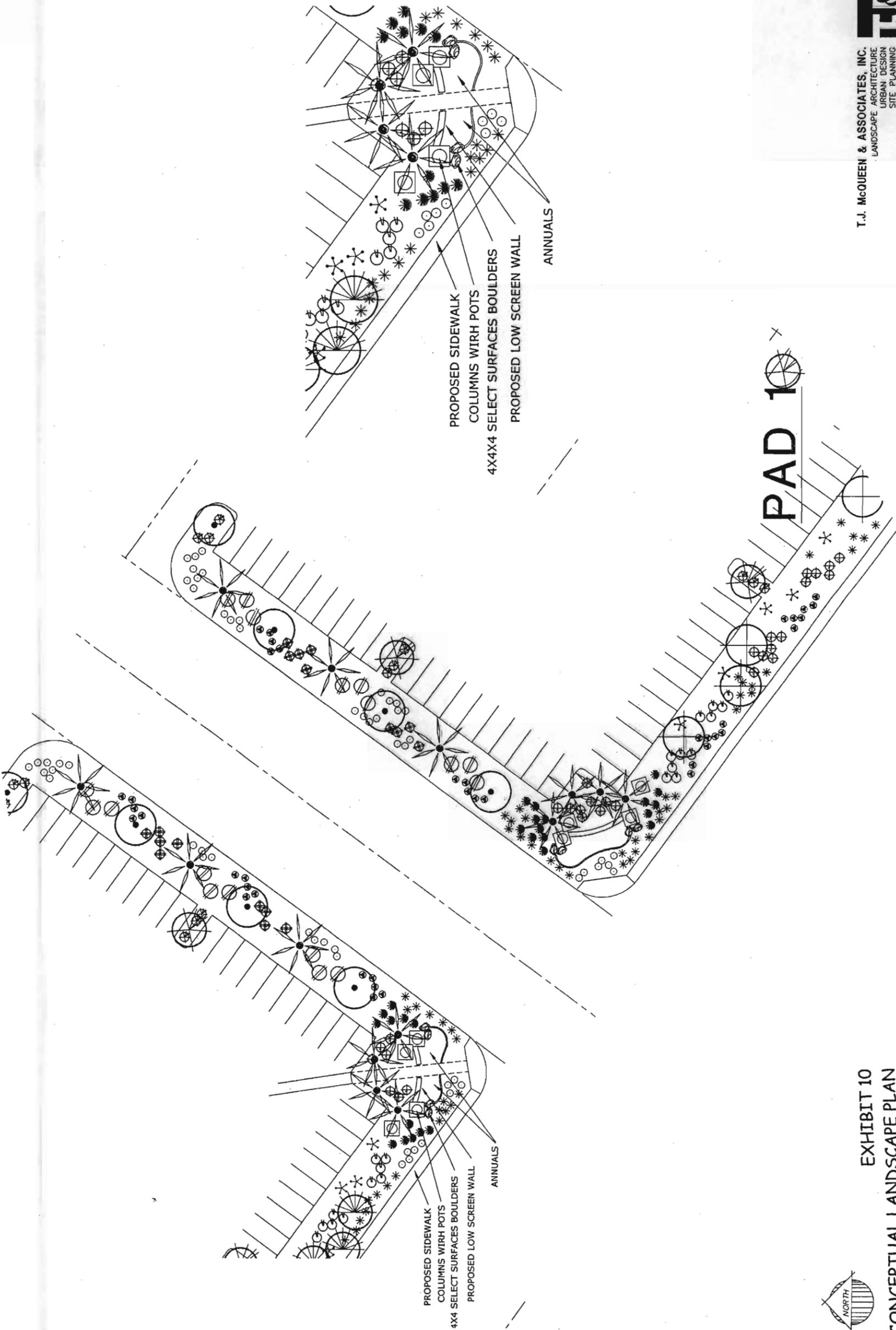
THE SHOPS AT PALM COURT
 CASA GRANDE
 ARIZONA

NO.	DESCRIPTION	DATE

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 DRAWN BY:
 CHECKED BY: KRISTIAN S.
 ISSUE DATE:

SHEET NUMBER:
L-2
OF 4



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 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (602) 265-0320
 (FAX) 266-5619 (E-MAIL) timmccqueen@tjma.net

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 INTERIORS
 1850 N. CENTRAL AVE.
 SUITE 500
 PHOENIX, AZ 85004
 PH: 602.252.9202
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THE SHOPS AT PALM COURT
 CASA GRANDE
 ARIZONA

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L-3 OF 4



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 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85004
 (PH) 266-6619 (E-MAIL) timmcqueen@tjma.net

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EXHIBIT 10
CONCEPTUAL LANDSCAPE PLAN
 PAGE 3

TABLE 1

THE SHOPS AT PALM COURT
DEVELOPMENT STANDARDS

Proposed Zoning District	Density and Intensity Category	Density (du/ac)	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Front Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Street Side Setback (ft)	Maximum Building Height (ft)
PAD	SFD Low	3.0-3.5	7,475	65	20-23*/15	20	5 and 10	15***	28
PAD	SFD Low	3.0-4.0	6,900	60	20-23*/15	20	5 and 10	15***	28
PAD	SFD Low	3.5-4.5	6,325	55	20-23*/15	20	5 and 10	15***	28
PAD	General Business (B-2)	N/A	N/A	N/A	35	10, 20**	15**	25	35

Notes: For the commercial property, all minimum setbacks are perimeter setbacks for the entire parcel.

The overall project density shall be capped at 3.55 units per acre.

A minimum of 15% of the development area will be dedicated to Open Space.

Rear setback is to a covered structure.

* Indicates minimum front setback to garage. Front setback to porch or living area shall be fifteen feet (15').

** Minimum setback from residential zone boundary is forty-five feet (45').

***Minimum fifteen feet (15') street side setback. Adjacent landscape tract can count up to ten feet (10').

TABLE 2

COMPARISON OF DEVELOPMENT STANDARDS
THE SHOPS AT PALM COURT AND CASA GRANDE STANDARDS

Casa Grande Standards are in brackets

Proposed Zoning District	Density and Intensity Category	Minimum Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Front Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Street Side Setback (ft)	Maximum Building Height (ft)
PAD	SFD Low	7,475 [7,000]	65 [70]	20-23*/20 [20]	20 [20]	5, 10 [5, 10]	15*** [20]	28 [28]
PAD	SFD Low	6,900 [7,000]	60 [70]	20-23*/20 [20]	20 [20]	5, 10 [5, 10]	15*** [20]	28 [28]
PAD	SFD Low	6,325 [7,000]	55 [70]	20-23*/20 [20]	20 [20]	5, 10 [5, 10]	15*** [20]	28 [28]
PAD	General Business	N/A	N/A [25]	15 [0]	15** [15***]	5, 10** [5,10**]	25	35 [35]

Notes: For the commercial property, all minimum setbacks are perimeter setbacks for the entire parcel.

The overall project density shall be capped at 3.55 units per acre.

A minimum of 15% of the residential development area will be dedicated to Open Space.

Rear setback is to a covered structure.

* Indicates minimum front setback to garage. Front setback to porch or living area shall be fifteen feet (10').

** Minimum setback from residential zone boundary is forty-five feet (45').

*** Minimum fifteen feet (15') street side setback. Adjacent landscape tract can count up to ten feet (10').