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Volare

A Residential Development
Planned Area Development Guide
Casa Grande, Arizona

June 26, 2006
Revised August 4, 2006
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VOLARE PLANNED AREA DEVELOPMENT

Preliminary Development Plan and Development Guide

Submitted:
City of Casa Grande Planning Department
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EXHIBITS

- Exhibit A – Vicinity Map
- Exhibit B – Aerial Map
- Exhibit C1 – Concept Land Use Plan
 - C2 – Wall Plan
 - C3 – Open Space Plan
 - C4 – Multi-Use Trail Plan
- Exhibit D – Casa Grande 2010 Future Land Use
- Exhibit E – ALTA Survey
- Exhibit F – Topographic Map
- Exhibit G – FIRM Map
- Exhibit H – Landscape Plans
- Exhibit I – Street Sections
- Exhibit J – Water and Sewer
- Exhibit K – Preliminary Drainage Plan
- Exhibit L – Phasing Plan
- Exhibit M – Preliminary Development Plan

1.0 PURPOSE OF REQUEST

Volare is planned and engineered for compliance with city of Casa Grande's General Plan 2010. The Plan's Land Use Element designates the site area as Low Density Residential (LDR) having a density of 1 to 4 dwelling units per acre (du/ac). The target density for LDR in the General Plan is 2.5 du/ac with a maximum of 4 du/ac. This proposed planned area development is within the allowed density range.

This zoning request is to zone a 126.16-acre parcel Planned Area Development (PAD) for single family residential use. Volare is a well-planned development designed in conjunction with the City's vision of high quality development. The proposed Volare PAD zoning was chosen as a way to meet the requirements of the City's General Plan while providing a diversity of housing and recreational open spaces for the community.

2.0 PROPERTY LOCATION AND DESCRIPTION

2.1 LOCATION

Volare is a proposed single-family detached residential development located at the city limits on the northwest corner of Storey Road and Hacienda Road. Storey Road is Cottonwood Lane on the west side of Interstate 10. The site is shown on enclosed Exhibits A and D and is located within the southeast quarter of Section 13, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Casa Grande, Pinal County, Arizona.

2.2 EXISTING SITE CONDITIONS

The existing land use is irrigated farm fields with irrigation water provided in a north-south ditch through the central portion of the site and also along the south and east sides of the site. Some onsite irrigation ditches appear to feed water to adjacent farm fields. Although the irrigation ditches are owned by the property owner, the ditches are fed by the Hohokom Irrigation District's connection located at the northwest corner of Storey and Hacienda Roads. The land is very flat, sloping downhill to the northwest at approximately 2-inches per 100 feet or 0.15-percent. An aerial photo is included as Exhibit B and topographic map is included as Exhibit F.

An El Paso Natural Gas Company high pressure gas line crosses diagonally through the site from near the mid point at the west edge of the site to the mid point at the south edge of the site. The easement is shown on the enclosed ALTA survey in Exhibit E.

Surrounding land uses are similar irrigated farm fields with an existing residence located adjacent to the site on the west side of Hacienda Road, ¼-mile north of Storey Road with a commercial trucking business located north of the residence.

The irrigated farm fields to the south and west of the site are in the initial planning stages as commercial and residential development areas.

3.0 VOLARE PROJECT OVERVIEW

3.1 LAND USE

This proposal is to develop Volare under the PAD zoning classification. A birds eye view of the proposed development is shown in an aerial map in Exhibit B and a vicinity map in Exhibits A.

Volare is a Planned Area Development consisting of a maximum of 405 lots with all public streets. The development is presented in multiple phases as shown on Exhibit L and may be developed in one or more phases at a time. Whether singly or in multiples, phases will follow the consecutive order as numbered on the master site plan. Phases vary in size from 70 to 150, plus residential lots with associated open space/parks, stormwater retention facilities, and local and arterial street accesses.

3.2 OPEN SPACE

This open space plan addresses community needs for recreational space, pedestrian access, landscaped buffer space and a sense of destination and "place."

The Volare PAD is designed around multiple public open space areas with these areas interconnected with trails and the public street sidewalk system. Park areas and publicly accessible stormwater retention basins are clustered along entry roads to provide a spacious boulevard style entry at the south and west entries to the project.

A paved trail will extend along the gas line easement to the project borders where it can interconnect with future similar trails when developed by future adjacent projects.

Publicly accessible open space areas are a combination of stormwater retention basins and elevated park areas. These areas are linked by public street sidewalks and the trail system that link to residential areas thus providing multiple neighborhood gathering points. Two tot-lots and a community park with recreational facilities including a pool, sand volleyball court, playground equipment, and picnic facilities are incorporated in the development. Eight separate area-wide retention basins are designed with open public access for general recreational use.

Additionally, a minimum of 15-foot open space buffer is provided adjacent to all perimeter arterial and collector streets and between all residential side yard and adjacent local streets.

3.3 RESIDENTIAL LAND USE

Volare will be developed for single-family residential land uses with typical 120-foot deep lots with neighborhoods divided onto 55-foot, 60-foot or 70-foot wide lots to accommodate a variety of housing types. Typical lots are 6,600, 7,200, or 8,400 square feet in area with an overall average net (exclusive of perimeter street rights-of-way) density of 3.44 du/ac and a gross area density of 3.21 du/ac.

Single-Family Residential Setbacks and Building Heights for 55-foot, 60-foot, and 70-foot wide lots.

Front Yard Setback – 20' ⁽¹⁾
Rear Yard Setback – 20' ⁽²⁾
Side Yard Setback – 5'/10' ⁽³⁾
Corner Yard Setback – NA ⁽⁴⁾
Single-Family Building Height – 28'

⁽¹⁾ Homes with garages facing the street shall maintain a minimum 20' setback, and stagger up to 23' every 4th home with a front loaded garage. Homes with side entry garages shall maintain a minimum 10' setback, and stagger up to 13' every 4th home with a side entry garage. Homes with livable areas in front of garages shall maintain a minimum 10' setback.

⁽²⁾ Porches or patio covers that are open on at least three sides shall be allowed up to a 10' encroachment into the minimum rear yard setback. A 3' maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, entertainment centers, and ornamental features such as architectural pop-outs.

⁽³⁾ A minimum 10' side yard setback shall be provided for every lot to allow for adequate access to the rear yard. On side yards setbacks, a 3' maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, and ornamental features, such as architectural pop-outs. All rear access gates shall be located on the 10' side yard setback

⁽⁴⁾ There are no corner lots in the development. Where corner lots would occur, a 15' landscape tract is inserted between the lot and the street right-of-way.

All corner lots in the development have a landscape buffer between the lot and the side street. The landscape buffer is a separate tract and creates an attractive landscaped area with an upscale feel in the development. Additionally, lots that back up to arterial roads have a generous landscape buffer tract along the rear of the lot providing separation from the arterial perimeter streets and preventing double frontage access.

3.4 CIRCULATION

3.4.1. Street Circulation

All streets proposed within Volare are public and will conform to existing Casa Grande standards. The development has three entrances with one located on the south at the mid-point along the existing paved arterial road of Storey Road. Another entrance is located on the west at the mid-point of a new collector road, Biscayne Road, and the third entrance on the north at the quarter mile alignment along a new collector road, Barrus Road. The south and west entrances will have principal entry monuments. The northern access on Barrus Road will have minor entry monuments with Barrus Road providing a secondary access to the development.

Future adjacent development will extend Barrus Road easterly to Hacienda Road. Interior to the site, two street connections are stubbed to the project boundary to provide for future residential street connections to adjacent undeveloped land. One east west stub street in on the quarter mile alignment and one is a cul-de-sac termination with the right-of-way extended to the project boundary to allow a possible future extension.

The interior street circulation system is designed to prevent through traffic crossing through residential neighborhoods and concentrate vehicle use at the two major entrances connecting to the external collector and arterial street system. To achieve this, the interior streets are designed to provide convenient access to and from residential neighborhoods and main entry points. Also a network of trails within the project will encourage alternative forms of transportation, thereby reducing the burden on local and arterial roadways. Typical street sections are included in Exhibit I.

3.4.2. Non-Vehicular Circulation

A multi-use trail and a pedestrian street sidewalk system provides and encourages alternative mobility throughout the development. To accommodate non-vehicular circulation throughout the development and in accordance with city of Casa Grande subdivision design standards, 4-foot, 5-foot and 6-foot wide public sidewalks are proposed for pedestrian traffic on each side of every street. Local residential streets have 4-foot wide sidewalks, the half-mile collector streets and residential streets with median islands have 5-foot wide detached sidewalks, and the one-mile arterial streets have 6-foot wide detached sidewalks.

A 10-foot wide paved multi-use trail system is provided. This hard surfaced multi-use trail runs diagonally through the development along a gas line easement connecting at Storey Road and Biscayne Road. A branch of the trail extends north and south meandering through open space retention basins to connect with Barrus Road at the north edge of the development. These trails may be extended by future adjacent developments. Their terminus at the perimeter collector and arterial streets provide convenient connections to the street sidewalks and the designated bicycle lanes in the street system.

Several additional paved sidewalks are provided through open space retention basins. These sidewalks provide pedestrian pathways between street sidewalks, the 10-foot wide trail system, and tot lots.

3.5 LANDSCAPING

As illustrated by the Conceptual Landscape Plan of Exhibit H, Volare will contain a significant amount of landscaped and/or turfed areas. Shade trees and other landscaping will be provided along the collector streets, in medians, at entry points, and around the private and public recreational areas. At least 50% of perimeter trees will be 24" box or larger. The landscaping contained within the common and open space areas, in addition to all landscaping within rights-of-way (except the City shall maintain landscaping within arterial roadway medians), will be maintained by the homeowners association. An illustration of the types of plants that may be incorporated into the landscaping plan is included in Exhibit H.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, will be submitted prior to the approval of any final subdivision plats for the property. The plans will comply with the Development Guide and all applicable City codes.

Wall and entry monumentation is shown on the Conceptual Landscape Plan of Exhibit H and located on the Wall Exhibit in Exhibit C2. Four wall types are proposed a major theme wall, a minor theme wall, a view wall, and a neighborhood wall. All walls are of masonry construction and 6-feet high. Major theme walls are located along the perimeter arterial and collector streets behind the landscape tract along these streets. The minor theme walls are located along rear and side lot lines where the outside of the wall is viewable from a public street. View walls are 4 feet of wrought iron fencing on a short masonry wall and are located at the ends of cul-de-sacs that terminate at the perimeter arterial and collector streets. Neighborhood walls are located along all other residential lot lines.

3.6 DRAINAGE

All drainage issues are addressed in the *Master Drainage Report* for Volare prepared by JMA Engineering Corporation in 2006. At the time of the preliminary plat, the site will be designed such that the offsite flows, if any, will be conveyed through the site and the onsite flows will be retained for the 100 year, 1 hour storm event.

The project site is located approximately a mile south of the junction of two alluvial fan formations that form the north branch of the Santa Cruz Wash. Volare PAD is surrounded by irrigated agricultural fields separated on the south and east by Storey Road and Hacienda Road, both paved two-lane county roads. There are no major drainages within or near the site. Regional drainage is a sheet flow with every farm field bermed and ditched to control drainage. Therefore, no offsite flow is identified and there is no concentration of offsite flows within or near the project.

Onsite drainage will be conveyed in the proposed public streets to onsite retention basins. Exhibit K shows the preliminary drainage plan. All of the public streets will be designed according with city of Casa Grange drainage guidelines. Stormwater runoff will be retained within retention basins in accordance with City regulations.

3.7 FLOODPLAIN

As shown on the enclosed Exhibit G, the Flood Insurance Rate Map (FIRM) Panel Number 0400770725 C, dated August 15, 1983 indicates that the project is in Zone C. Zone C is defined by the Federal Emergency Management Agency (FEMA) as area of minimal flooding. Zone C is outside the delineated 100-year floodplain where flood insurance is required.

3.8 UTILITIES AND INFRASTRUCTURE

3.8.1. Sewer

Exhibit J shows the proposed sewer collection system. Sewer service is provided by the city of Casa Grande. The developer is currently working with the City Engineer to evaluate the wastewater collection methodology from an engineering and economic standpoint to devise a solution that best serves the City and the Volare project. The proposed wastewater collection system is more particularly described in the *Master Wastewater Plan* to be prepared and submitted at the time of the preliminary plat.

3.8.2. Domestic Water

Exhibit J shows the proposed water distribution and fire protection system. Water service is provided by the city of Casa Grande with the development extending water mains from the south in Hacienda Road. The proposed water distribution system is more particularly described in the *Master Waste Plan* to be prepared and submitted at the time of the preliminary plat.

3.8.3. Electric

Electrical power will be supplied to the project by Hohokam Irrigation and Drainage District, APS or ED2. Supplier will be determined towards commencement of final design.

3.8.4. Natural Gas

The developer may choose to use natural gas for the project. Currently, Southwest Gas has existing gas lines along Kortsen Road.

3.8.5. Telephone

Telephone service will be provided to the project by Qwest Communications, formerly US West Communications.

3.8.6. Sanitation

Sanitation services will be provided to the project by the City of Casa Grande.

3.8.7. Underground Utilities

Any utilities running through the Property or any utilities, including those external to the Property, which need to be relocated/provided for the development of the site, must be placed underground.

3.8.8. Emergency Services

Emergency services will be provided by the City of Casa Grande Police and Fire Departments. Fire hydrants and street lighting will be provided for the project in accordance with the City codes, the City Fire Department's written policies, and the approval of the City Engineer.

3.9. HOMEOWNERS ASSOCIATION

A Homeowners Association (HOA) will be created for the Volare development to manage all common landscaping, open space areas, and facilities.

The residential, multifamily, and commercial portions of Volare will be controlled by Conditions, Covenants, and Restrictions (CC&Rs) developed by the HOA. The CC&Rs will be submitted to the City of Casa Grande Planning and Zoning Department prior to recording of any subdivision plats.

3.10. PHASING

As shown on enclosed Exhibit L, the development is divided into four phases. Developing the phases in order preserves multiple street access to each phase and logical extension of sewer and water services to each phase. Phase 2 is an in-fill of Phase 1 and may be developed any time after Phase 1. Phase 3 requires the street circulation system of Phase 1 and may develop any time after Phase 1. Phase 4 is an in-fill of Phase 3 and may be developed any time after Phase 3.

4.0 CITY OF CASA GRANDE RESIDENTIAL DESIGN STANDARDS FOR PAD

The City first adopted and published the Residential Design Standards for Planned Area Developments (the "Design Standards") in July of 1999, and printed an updated version in 2003. As stated in the Design Standards, the purpose of these standards is to "aid in fostering diversity within new residential PADs relative to overall PAD design, lot sizes and architecture," thus maintaining the City's primary objective of providing "diversity, sustainability, and innovation" within the PAD zone. The Owners have expended considerable effort to ensure that Volare achieves the objectives of the Design Standards, but also exceeds the City's expectations in creative ways.

5.0 RESIDENTIAL DESIGN STANDARDS

Volare is designed to incorporate the City of Casa Grande's Residential Design Standards. The following outlines how the project meets and exceeds these Standards.

5.1 MANDATORY PAD LAYOUT AND DESIGN STANDARDS

5.1.1 Open Space

Open space areas are provided throughout the development in the form of public accessible landscaped retention basins, neighborhood parks, tot-lots and trail corridors as shown on enclosed Exhibits C3, Open Space Plan. All public use open space areas are interconnected with streets and public sidewalks and most areas are directly accessible on the trail system as shown on enclosed Exhibits C4, Multi-Use Trail Plan. The project will incorporate these innovative ideas while conforming with the 15% open space requirement set forth in the City's Design Standards for the residential development.

As shown on Exhibit H, project-wide open space will be landscaped to provide intimate inviting recreational areas and on-site greenbelt corridors. Internal project specific open spaces will be strategically located for high visibility and usability. Neighborhood entries and the main entry roads are located along open space areas providing a spacious feel and easy access to landscaped recreation areas. Each park will have a Ramada and each tot-lot will have a sliding/climbing playground feature.

The greenbelts serve as non-vehicular connections throughout the project, increasing the use of alternative modes of transportation within the neighborhoods and to and from the commercial center. A final landscape, landscape lighting, and open space amenity plan, meeting the approval of the City Planning and Development Director, will be submitted prior to the approval of any final subdivision plats for the project. The plans will comply with the amended Development Agreement and all applicable City codes. The plan shall clearly demonstrate the design and details of all open areas and amenities.

5.1.2 Single-Family Lot Sizes

No single-family lot shall be less than 6,000 square feet in area nor have a width less than fifty feet. Three lot sizes are proposed each being approximately 120-feet deep and either 55-feet, 60-feet or 70-feet in width. Thus providing minimum lot sizes of 6,000 square feet, 7,200 square feet and 8,400 square feet to accommodate three distinct housing types. In addition, many lots will be oversized due to the cul-de-sacs and knuckles that are integrated into the plan. The proposed lot mix is an integral part of the Developer's ability to construct a diverse and sustainable community that will meet the lifestyle demands of the family housing market.

5.1.3 Setbacks

The Design Standards require that a minimum 10-foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard. The project proposes 5' and 10' side yards on interior and corner lots, with the addition of a 15-foot landscape tract with PUE separating corner lots from the side street. Volare also proposes staggered front yard setbacks of 20' to 23' from property line on every fourth home and minimum rear yards of 20'.

5.1.4 Manufactured Homes

No manufactured homes are being proposed within the Family Community of Volare.

5.1.5 Multi-Story Homes

No multi-story homes shall be built adjacent to other established single story subdivisions. Multi-story homes will be allowed at all other locations within Volare.

5.1.6 Streetscapes and Entrances

The main entrance monument signs at Volare shall not exceed 6-feet in height, feature a stone veneer and fluted block accents. Stone and block color will be selected to compliment architecture. The development name is displayed in dark bronze finish metal letters mounted on the wall. Night lighting and a classic arrangement of southwest deciduous trees with flowering ground cover creates a sense of arrival for residents and easily satisfies the Design Standards requirement. The secondary entrance and corner monument at Storey and Hacienda roads will feature subordinate features repeating the design, color and material of the main entry monument.

The streetscape will be enhanced by landscape improvements along all roadways. 24-inch box trees will be provided at a minimum of 25-foot intervals along both sides of all collector and arterial roadways in the Volare development. A minimum 15-foot wide landscape tract is provided along the perimeter arterial and collector streets. Volare also features a paved multi-use path that will wind throughout the community and provide residents with yet another opportunity to explore the area.

5.1.7 Front Yard Landscaping

Front yard landscaping will be provided by the homebuilder for all homes within the Volare Community within 30 days of occupancy. A selection of front yard landscape packages will be offered to the homebuyer. The homebuyer will be responsible for maintaining their front yard landscaping. Front yard landscaping will include a variety of water conserving plants, including two 24-inch box trees, 15-gallon shrubs or accent plants, 1-gallon ground cover plants, an automatic irrigation system, and decomposed granite topping or decorative rock. Turf may also be offered as a front yard landscape option; however, turf area shall not exceed 20% of front yard area, and shall be separated from non-turf areas by landscape curb materials. Decomposed granite or decorative rock, river rock or boulders will cover all exposed ground surfaces that are not planted. Three standard landscape plans will be offered for each of the lot sizes within the Volare.

5.1.8 School Sites

No school sites are planned within the Volare Community, but agreements have been reached with the elementary school district. Agreements with the high school district are currently being negotiated.

5.2 MANDATORY PAD RESIDENTIAL ARCHITECTURE STANDARDS

The residential architectural design requirements for Volare will promote architectural diversity and quality. The architectural requirements will improve the cohesiveness of neighborhoods and create more appealing streetscapes.

The requirements stated here provide a preview of the residential architectural design of this development. The housing products for Volare are currently being designed to meet the Casa Grande Architectural Standards. All home designs shall strictly adhere to Section IIA, Mandatory PAD Residential Architectural Standards, and to Section IIB, Additional Requirements for PAD Residential Architecture. The final design plans, including floor plans and elevations, will be submitted to the City Planning and Zoning Commission for their review and approval.

In complimenting the residential architecture, the overall Project theme is extended to monuments and decorative walls. Each parcel within the Project will take on it's own unique personality by using a variety of floor plans, elevations, materials, and colors.

The character of Volare will be highlighted by a Southwest or Tuscan theme. The architectural theme will be a combination of Southwest, Arizona Ranch, and Italian Classic. Exterior finishes will consist of stucco and concrete tile, with embellishments of varied wrought iron, wood beams, a variety of window styles and shapes as well as varied architectural styles. A minimum of six different color schemes will be offered, each with different roof, body, and trim colors. Each floor plan will have a minimum of three different elevations offered. Exterior stone will be offered on the elevations. To create a more varied streetscape, the same color scheme or plan elevation is not offered on adjacent lots along a street or on facing lots across streets.

5.2.1 Floor Plans and Elevations

House elevations will be coordinated so that there are no consecutive front elevations of the same plan, and no front elevations directly facing each other. There also will not be more than two consecutive rear home elevations from the same plan backing to an arterial or collection street in the development.

A minimum of 5 floor plans per product type, each with distinct elevations, will be provided for each of the 3 product types within Volare. An overlap of floor plans and elevations between parcels is expected. Of the minimum 15 floor plans and elevations being offered within the Community, each will have a unique color scheme which coordinates with its architectural style and material palette.

A variety of stone veneers, decorative coins, wrought iron railing and wall details, decorative concrete railings, and pop outs will be incorporated and utilized. Pop outs shall be included on 4-sided home elevations. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

There will be a minimum of six color palettes offered within the Volare Community. Each color scheme will be represented as follows: Body and trim, architectural details, and eave and front doors. This, in combination with a variety of veneer materials, wrought iron details and roof tiles, will create considerably diverse color schemes. Garage doors may be painted body color to lose prominence. There will be no more than two consecutive homes with the same color scheme. The full selection of colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

5.2.2 Roofs

A variety of home roofing colors, shapes, and/or textures is required per project. Durable lightweight concrete tile roofs will be utilized on all homes without flat roofs. Distinct roof color selections will be offered for each floor plan. Overlap of colors between parcels is expected. For greater diversity, no more than two consecutive homes will use the same tile roof color. Tile designs and colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

There will be no roof-mounted air conditioners or evaporative coolers in Volare (except roof-mounted air conditioners and coolers may be used within nonresidential portions of this Project when they are completely screened from view by a continuous parapet wall). All air conditioning units within the residential portions of Volare will be ground mounted.

5.2.3 Garages

On lots where side entry garages can be accommodated (i.e. 65' wide or wider lots) one floor plan per product type will be designed with a standard side entrance garage. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet. At least one floor plan per parcel or product type shall have the livable area or a porch of the home forward of the garage. Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). 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.

5.2.4 Patio Covers

Rear or side yard covered patios or covered courtyards shall be standard on every home with an option to extend the coverage. Covered patio areas will be incorporated into the architecture of the homes where possible. 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 shall be subject to the review and approval of the Planning and Zoning Commission.

5.2.5 Additions and Modifications

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

5.3 ADDITIONAL REQUIREMENTS FOR PAD RESIDENTIAL ARCHITECTURE

5.3.1 Incorporate a Variety of Durable Materials and Finishes

Each elevation will have a unique appearance. Stone veneers, architectural coins, wrought iron details and railings, and stucco pop outs details will be incorporated and utilized on front elevations. These materials will be offered in various colors and quantities from low profile veneers at columns and walls to more coverage of bay windows and other focused relief details. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

5.3.2 Provide a Unique Architectural Style

The overall theme of the Project will be supported by architectural designs. In complementing the residential architecture, the theme is extended to monuments, decorative walls, and to the streetscape furnishings. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, materials, and colors.

5.3.3 Provide Significant Architectural Features

Elevation treatments will include architectural details to include window and door reliefs, louvered vent treatments, key stone designs at raised door, window and entry detail areas including pop-outs or shutters on front elevation windows. All homes which have side elevations visible from the side streets shall have design elements to enhance this elevation. Front porches will be offered as standard or optional features on some homes.

5.3.4 Applicant's Choice – Increased Color Schemes and Enhanced Perimeter Walls

There will be six distinct color palettes offered on each product type within the community of Volare. An overlap of colors will be expected in each parcel. Each color scheme will be represented by two distinct exterior colors. This, in combination with a variety of veneer materials and roof tiles, will give considerable diversity of color schemes. Garage doors may be painted body color to lose prominence. There will be not more than two consecutive homes with the same color scheme.

The style theme will be incorporated into the design of the perimeter walls facing all major roadways including Interstate 10. Colors for all walls and fences will be in keeping with the theme and those colors used on homes. Final wall designs and materials will be presented to the City Planning and Development Director for review and approval in conjunction with Final Subdivision Plats and Major Site Plans. All mail gang boxes will be built within a decorative block wall/structure feature. Landscaping or other creative design work to de-emphasize mailboxes may also be acceptable. Any such design shall meet U.S. P.O. requirements and the City of Casa Grande Planning Department standards.

5.3.5 Substitute Standard

As a substitute to the standards listed above, one or more of the following standards maybe incorporated into the final subdivision design:

- i) *Front Loaded v. Side Loaded Garages.* Reducing the number of standard front loaded garages by having at least 1 floor plan per project or product type with the garage orientated towards the rear of the home as a standard feature or offering 2 or more floor plans with side-loaded garages on lots where they can be accommodated (i.e. 65' wide or wider lots)
- ii) *Two-Story Homes.* Reducing the impact of two-story homes by providing second story plane changes and/or providing multiple roof changes to enhance the visual character of the second story.
- iii) *Windows.* Placing additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or offering bay windows on elevations facing streets and open space areas. Pop outs of varying styles shall be included on all four sides of home elevations.
- iv) *Housing Elevations.* Providing one elevation per project that uses flat roof, e.g., Santa Fe or Pueblo architectural style and elements.
- v) *Additional Applicant's Choice.* Providing a creative or design innovative alternative.

6.0 DEVELOPMENT TEAM

Developer

Turner Communities
20860 N. Tatum Blvd., Suite 125
Phoenix, AZ 85050
Phone: 480.342.8250
Fax: 480.342.8251
Contact: Louis L. Turner

Land Planning & Civil Engineering

JMA Engineering Corporation
531 E. Bethany Home Rd., Garden Suite
Phoenix AZ 85012
Phone: 602.248.0286
Fax: 602.248.0976
Contact: Paul Cleaveland, PE

Bloodgood Sharp Bluster, Architects and Planners, Inc.

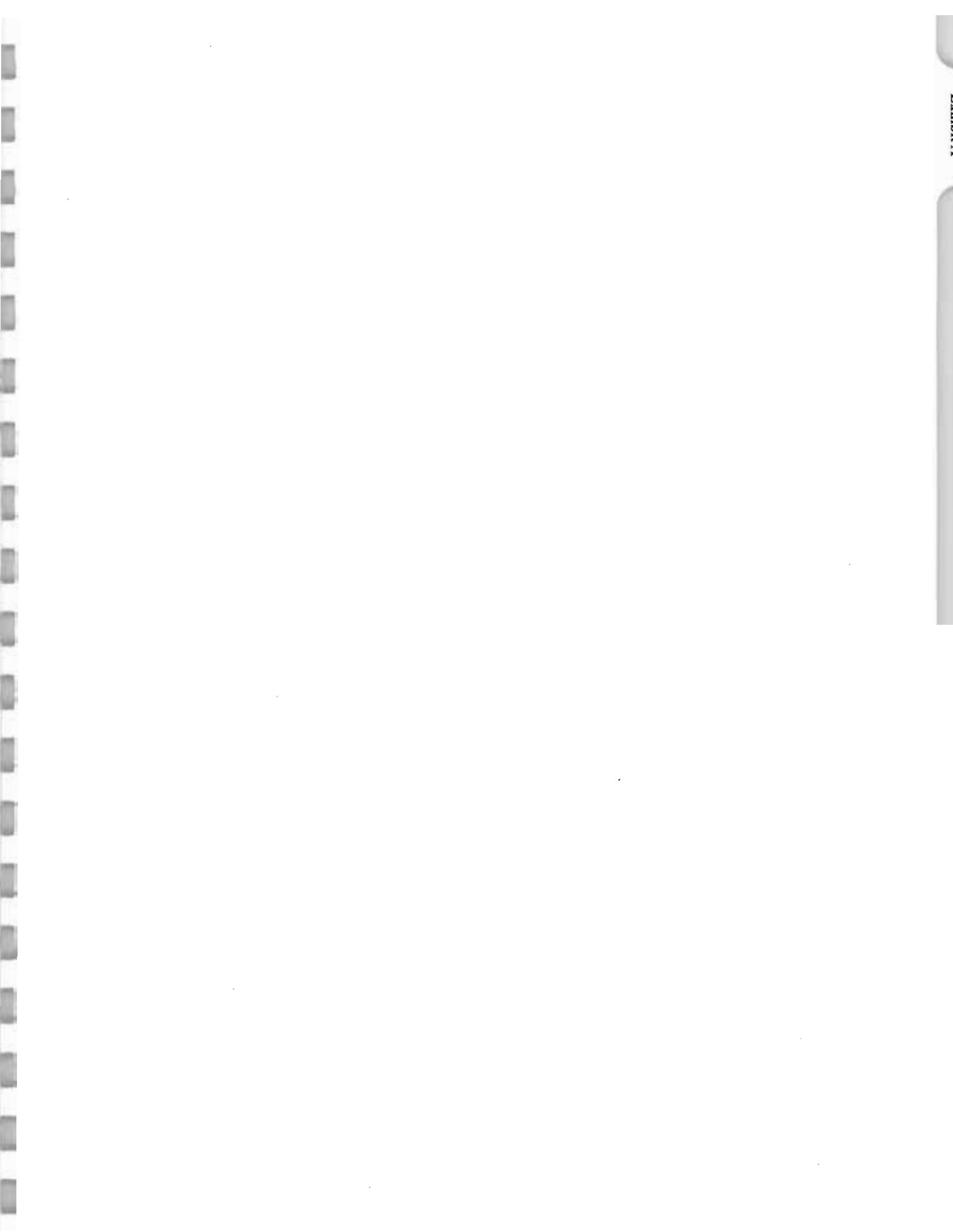
4021 N. 75th St., Suite 105
Scottsdale, AZ 85251
Phone: 480.663.2100
Fax: 480.994.9134

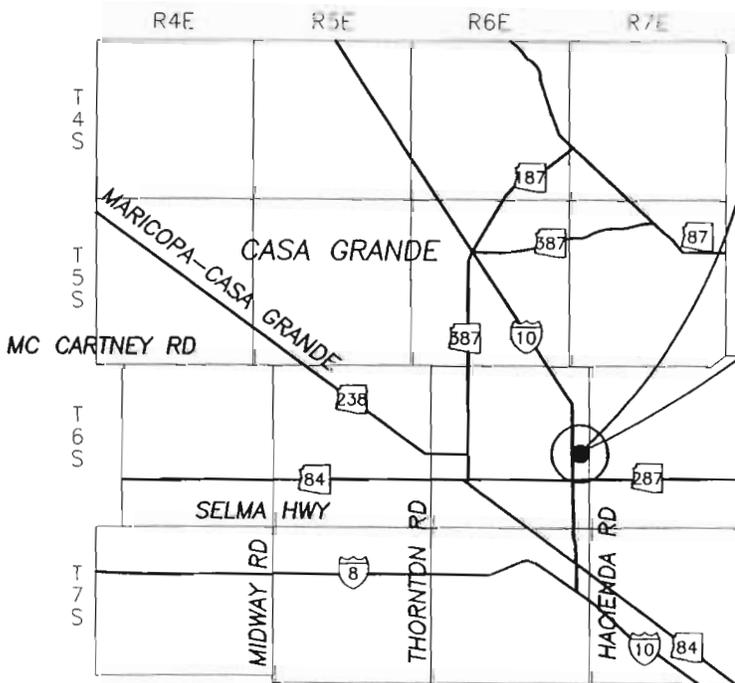
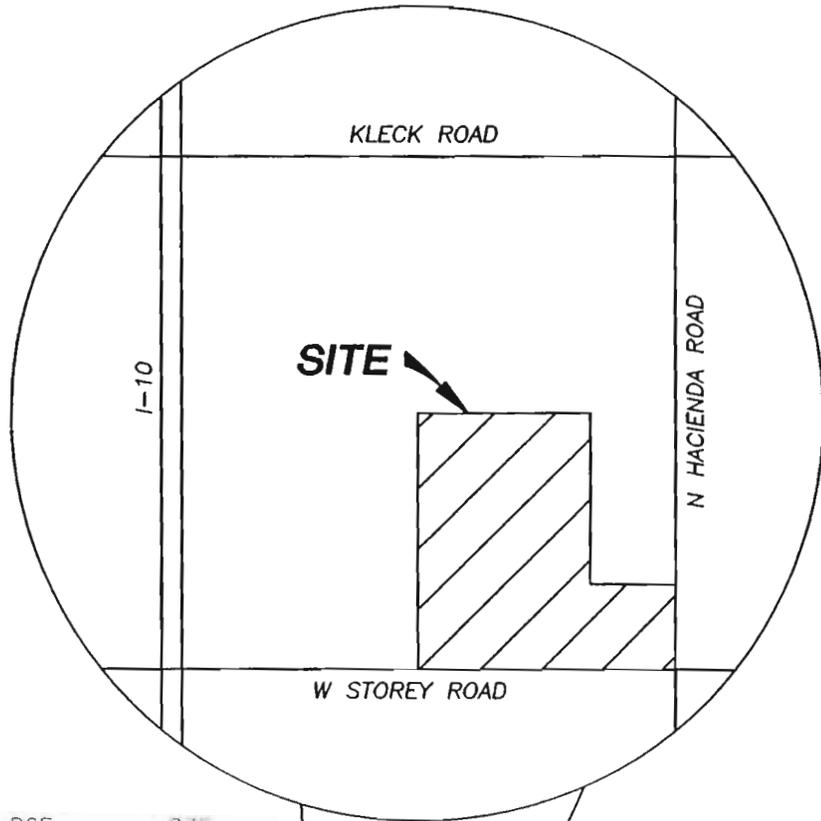
Traffic Engineering

Task Engineering
3707 N. 7th St., Suite 235
Phoenix, AZ 85014
Phone: 602.277.4224
Fax: 602.277.4228
Contact: Kenneth Howell, PE

Landscape Architect

Waible & Associates Landscape Architecture
1013 E. Buena Vista Dr.
Tempe, AZ 85284
Phone: 480.893.3849
Fax: 480.893.3846
Contact: James Waible, LA



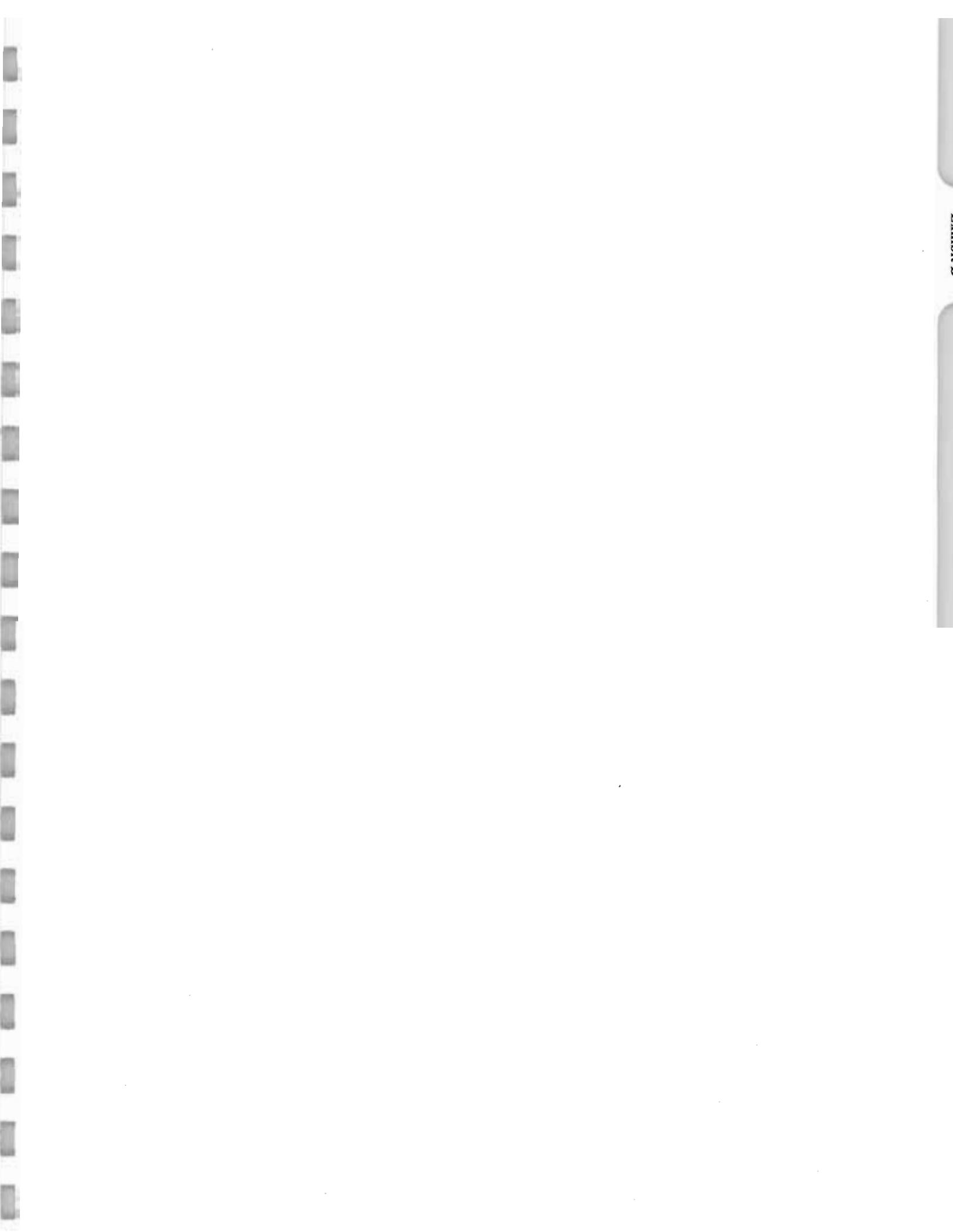


VICINITY MAP

CASA GRANDE, AZ

JMA
JMA ENGINEERING CORPORATION
531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012

EXHIBIT A
VICINITY MAP
VOLARE - PAD





CASA GRANDE, ARIZONA

**EXHIBIT B
AERIAL MAP
VOLARE - PAD**

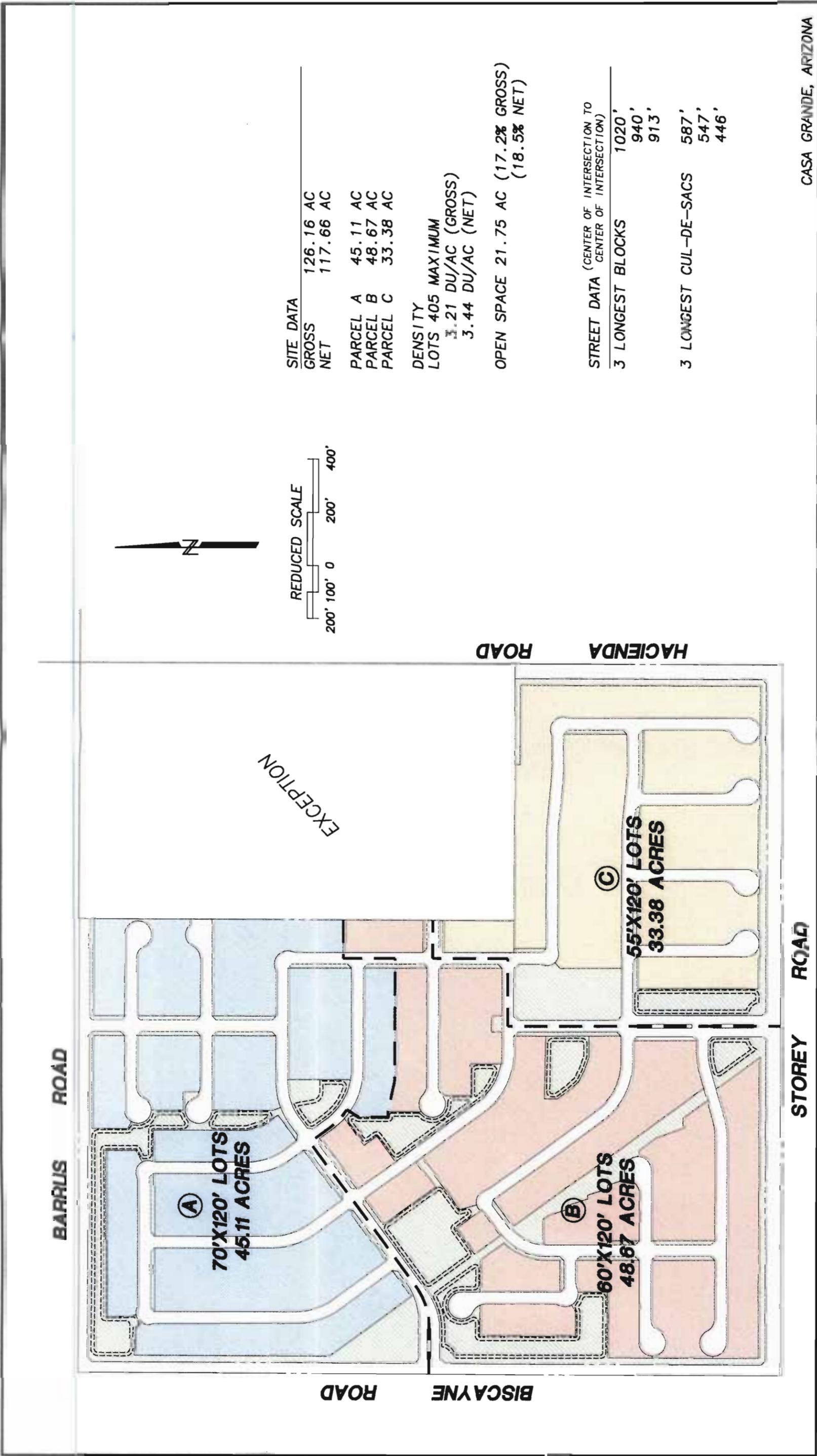
12/06

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531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012



0532x_b.dwg

Exhibit C



EXCEPTION



SITE DATA
 GROSS 126.16 AC
 NET 117.66 AC

PARCEL A 45.11 AC
 PARCEL B 48.67 AC
 PARCEL C 33.38 AC

DENSITY
 LOTS 405 MAXIMUM
 3.21 DU/AC (GROSS)
 3.44 DU/AC (NET)

OPEN SPACE 21.75 AC (17.2% GROSS)
 (18.5% NET)

STREET DATA (CENTER OF INTERSECTION TO CENTER OF INTERSECTION)

3 LONGEST BLOCKS 1020'
 940'
 913'

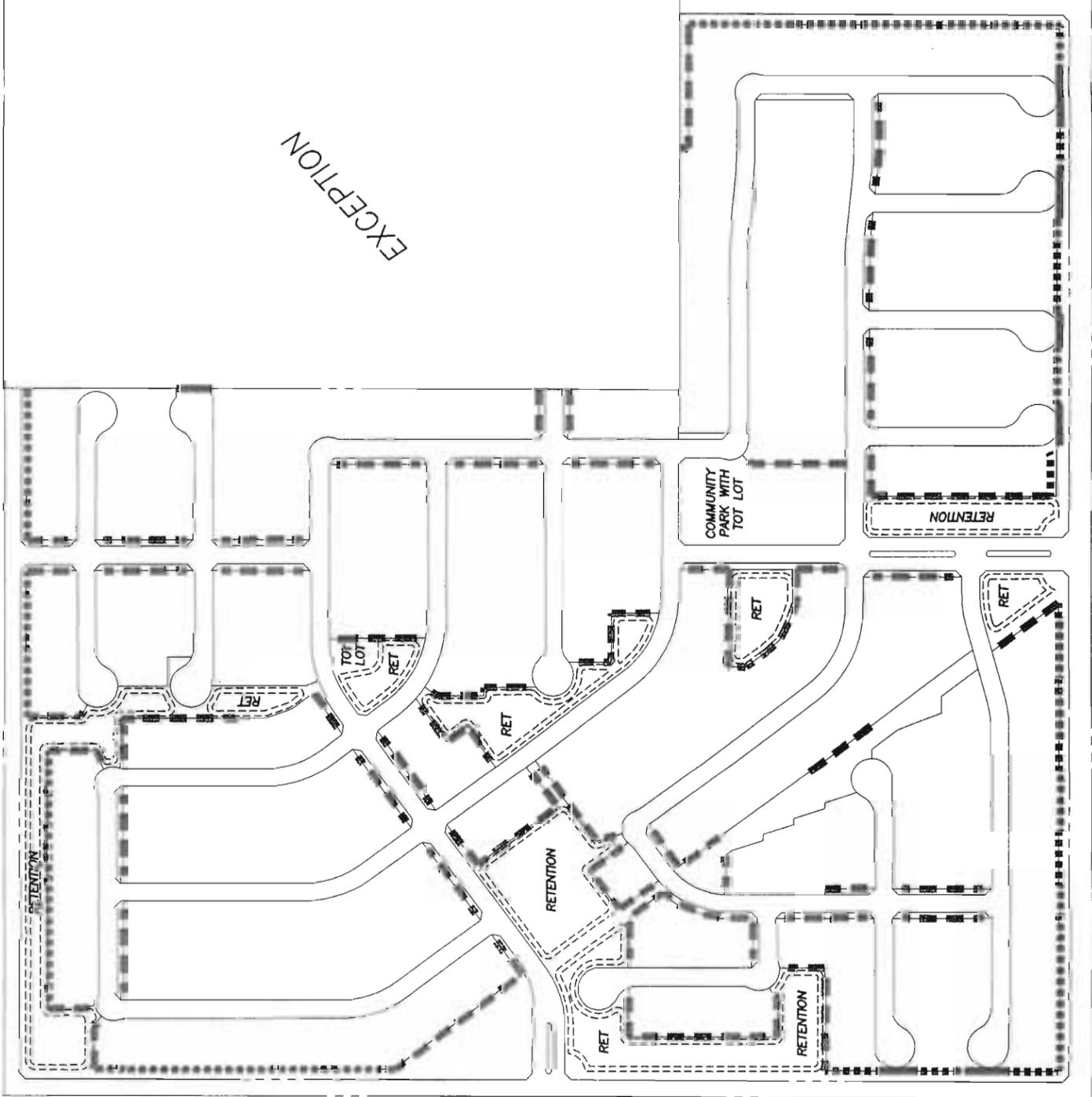
3 LONGEST CUL-DE-SACS 587'
 547'
 446'

CASA GRANDE, ARIZONA

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 Phoenix, Arizona 85012

EXHIBIT C1
CONCEPT LAND USE PLAN
VOLARE PAD

BARRUS ROAD



HACIENDA ROAD

STOREY ROAD

BISCAYNE ROAD



SITE DATA

- MAJOR THEME WALL
- - - - MINOR THEME WALL
- VIEW WALL/FENCE
- NEIGHBORHOOD WALL AT SIDE & REAR LOT LINES

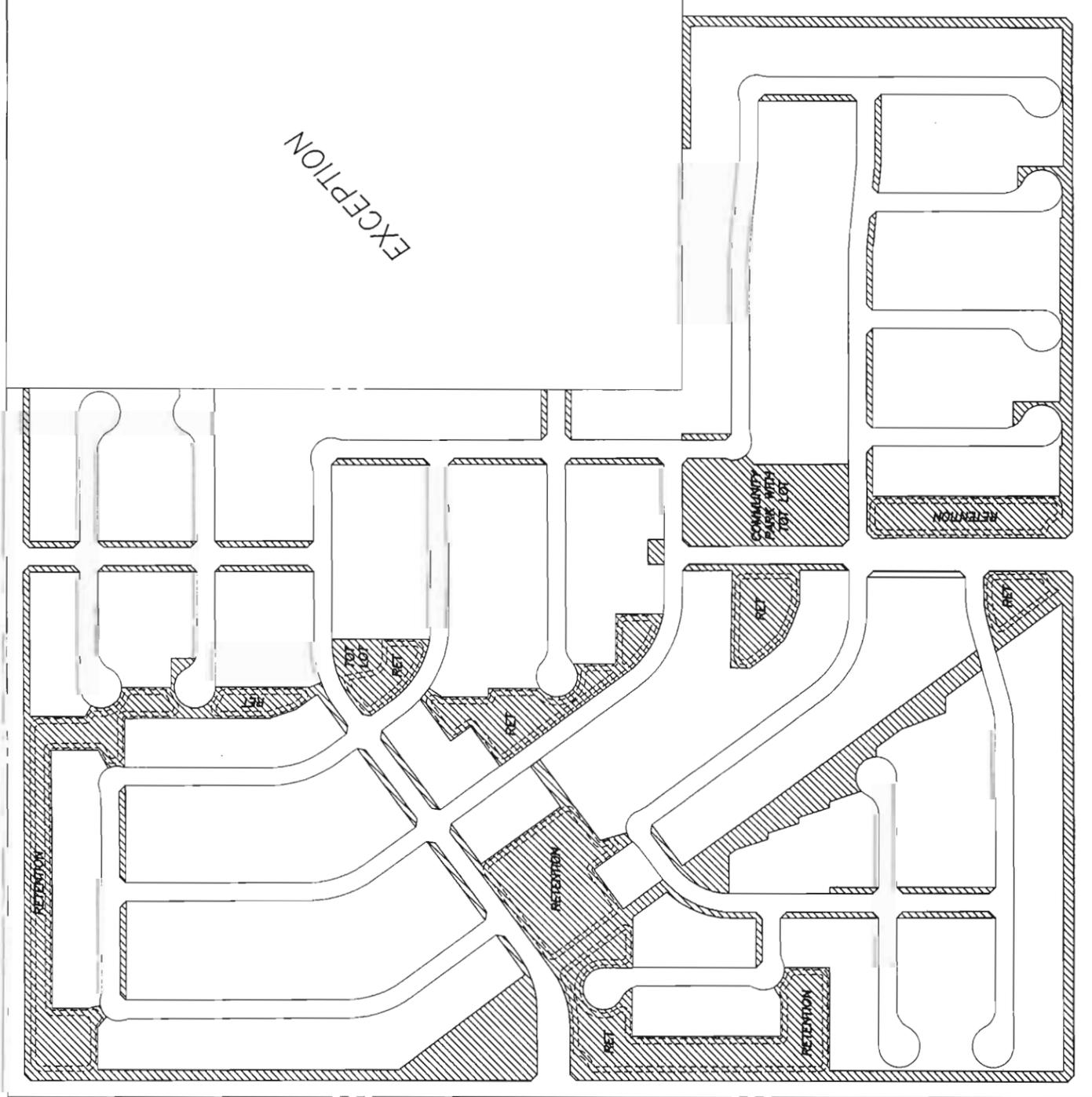
CASA GRANDE, ARIZONA

EXHIBIT C2
WALL PLAN
VOLARE PAD

12/06

JMA
JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012

BARRUS ROAD



SITE DATA

PROJECT AREA (GROSS)	126.16 AC
PROJECT AREA (NET)	117.66 AC
OPEN SPACE	21.75 AC (17.2% GROSS) (18.5% NET)

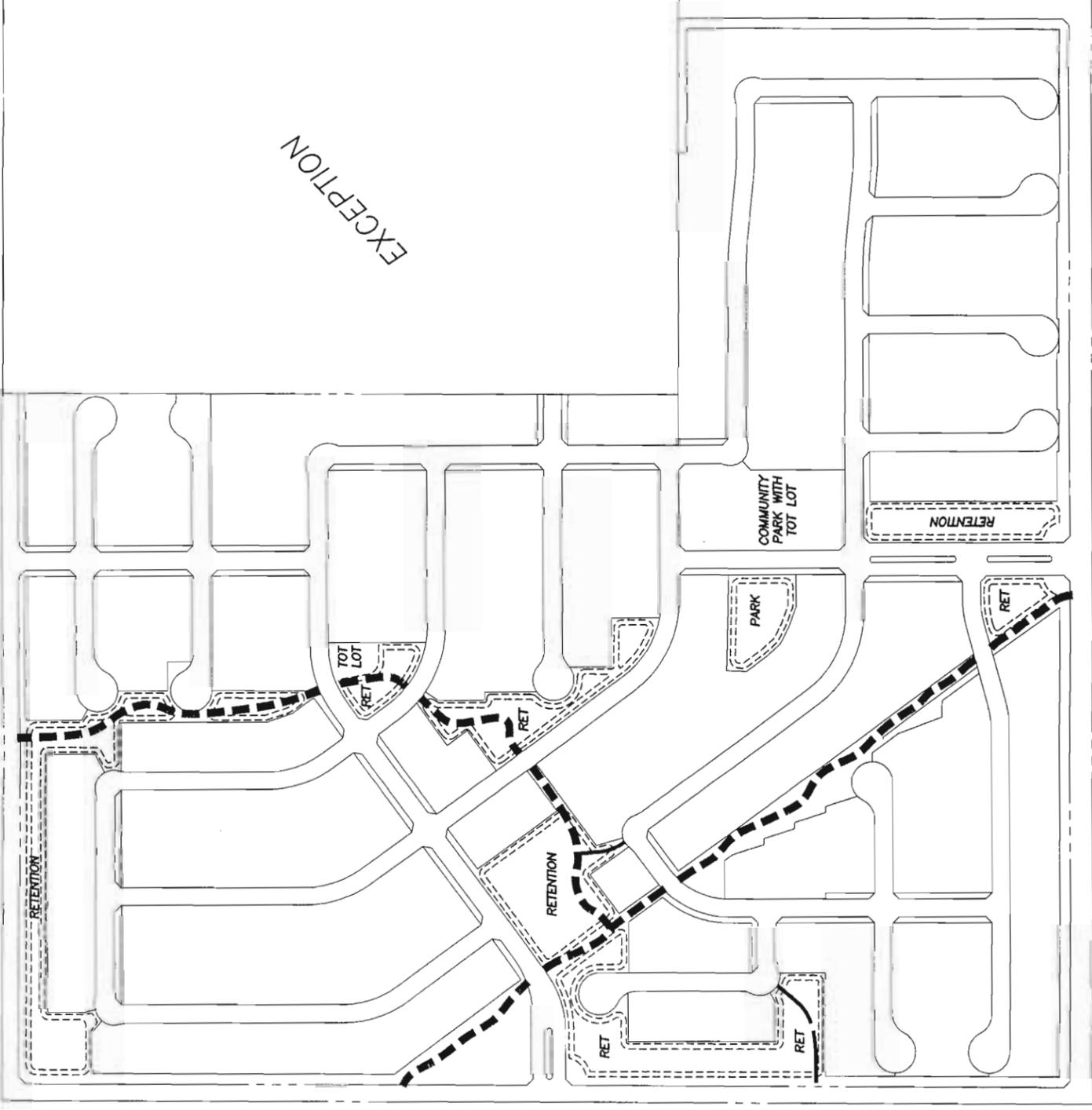
STOREY ROAD

CASA GRANDE, ARIZONA

JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012

EXHIBIT C3
OPEN SPACE PLAN
VOLARE PAD

BARRUS ROAD



BISCAYNE ROAD

HACIENDA ROAD

STOREY ROAD



SITE DATA

- MAJOR TRAIL 10' WIDE
- MINOR TRAIL 5' WIDE

CASA GRANDE, ARIZONA

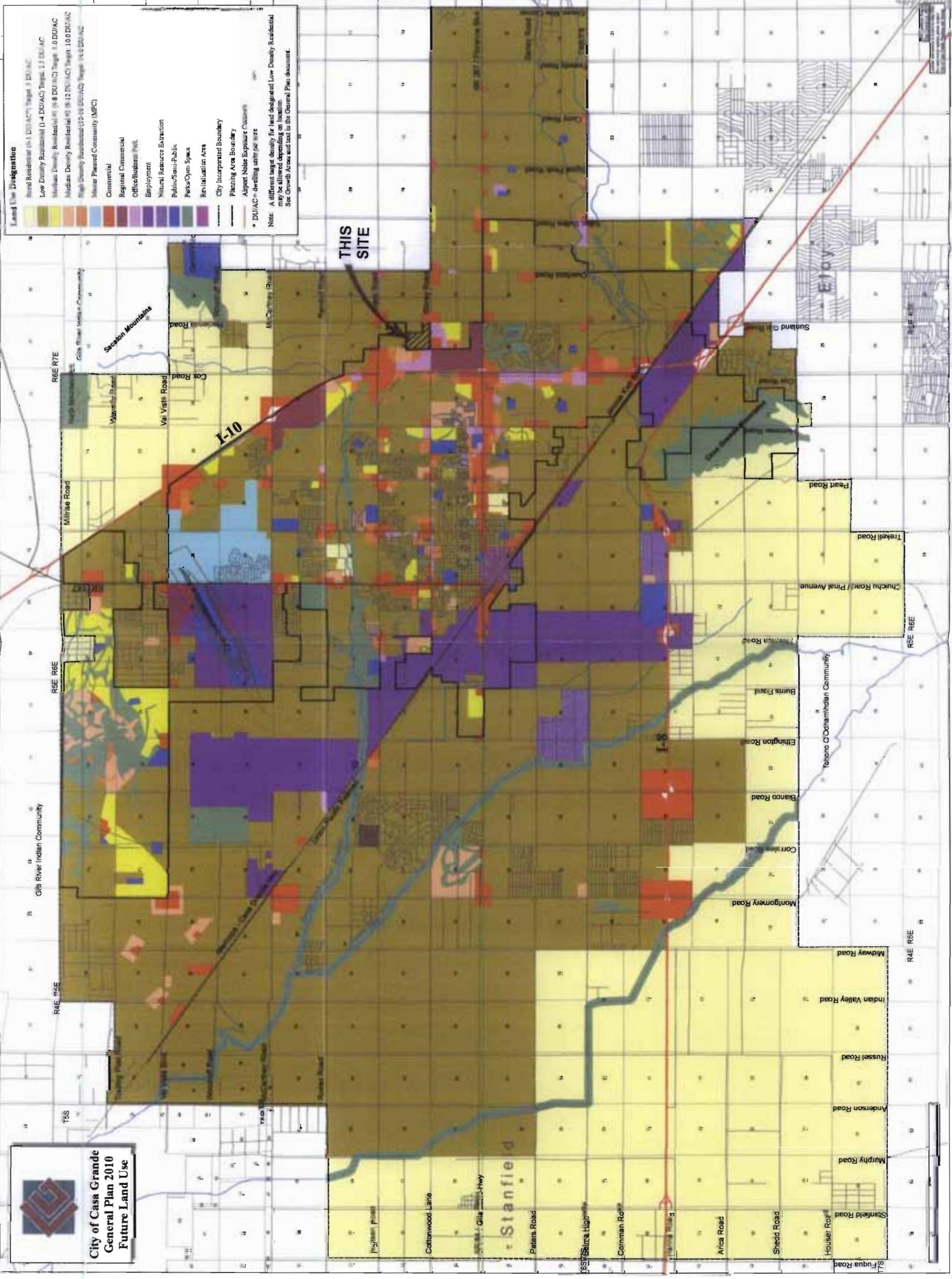


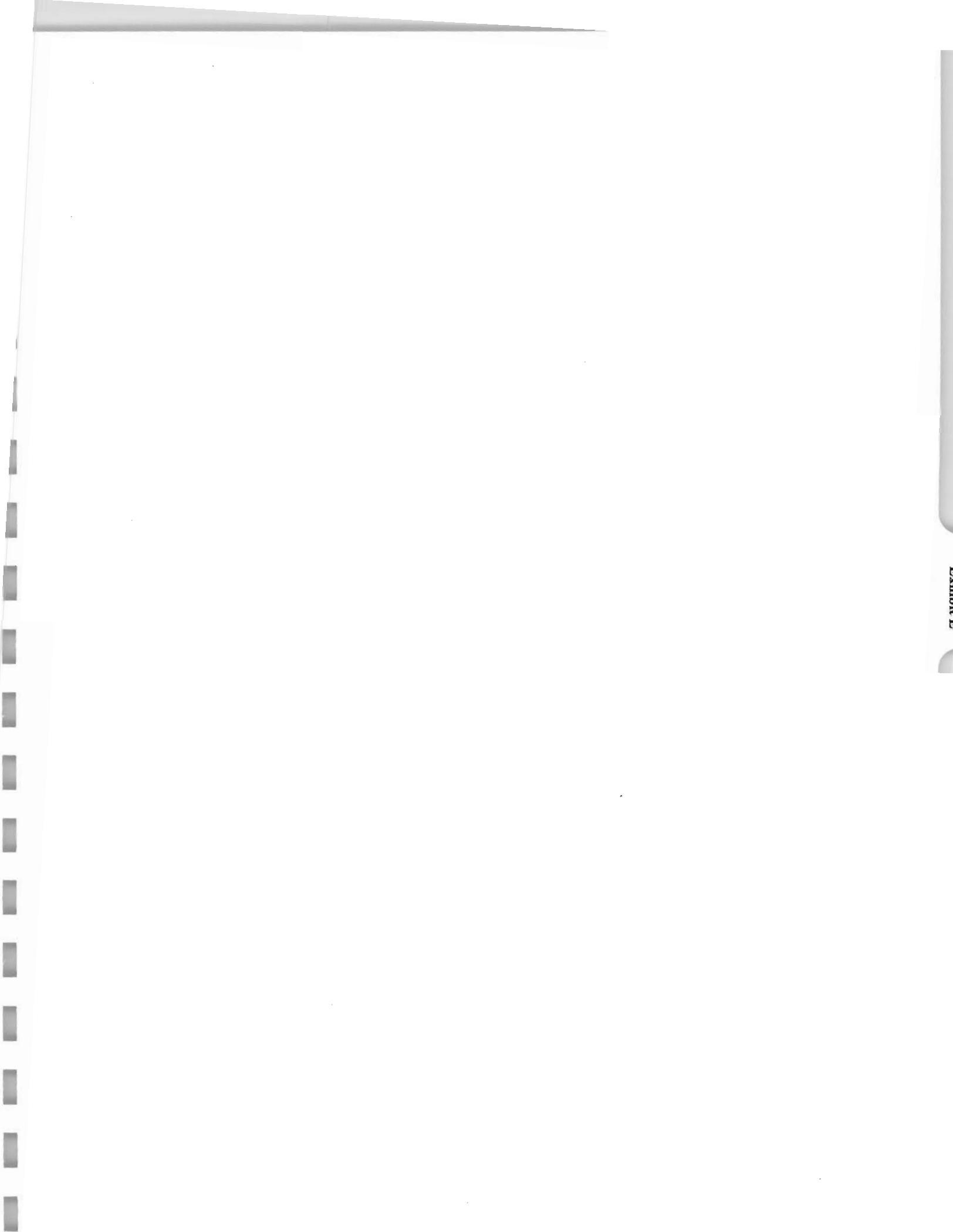
JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012

EXHIBIT C4
MULTI-USE TRAIL PLAN
VOLARE PAD

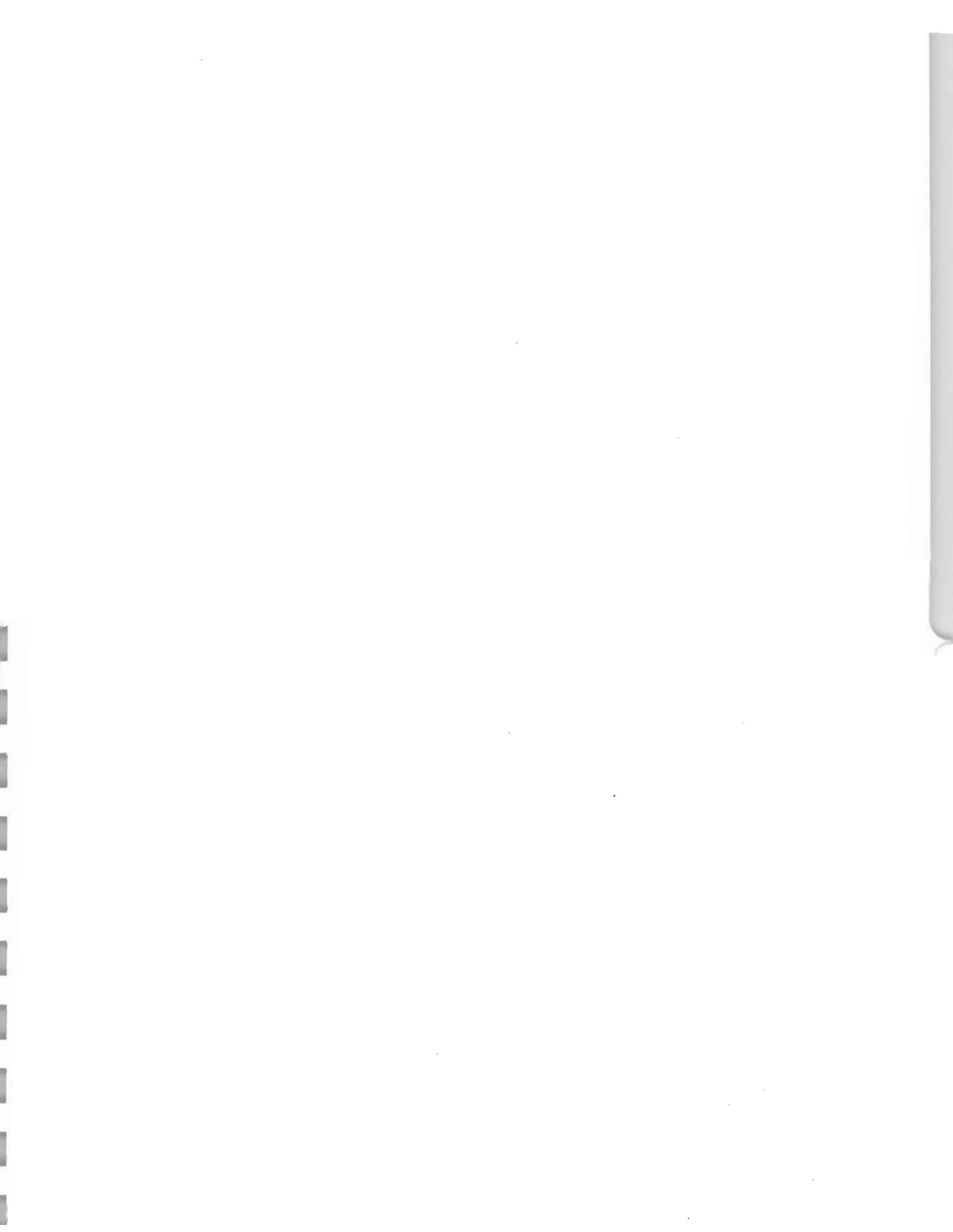


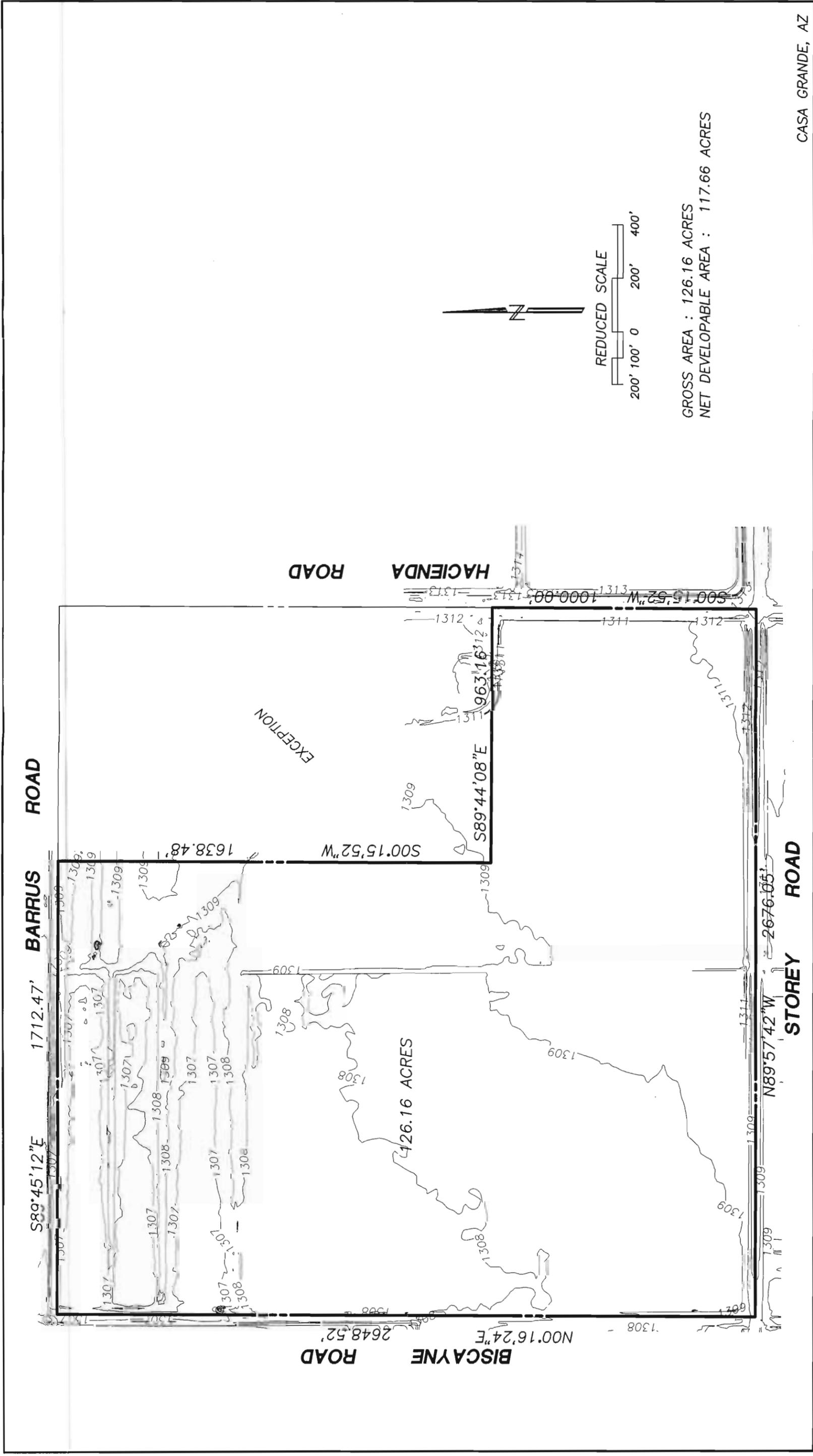
**City of Casa Grande
General Plan 2010
Future Land Use**





LAWSON





CASA GRANDE, AZ

EXHIBIT F
EXISTING TOPOGRAPHY
VOLARE - PAD

JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012





APPROXIMATE SCALE
0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 725 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

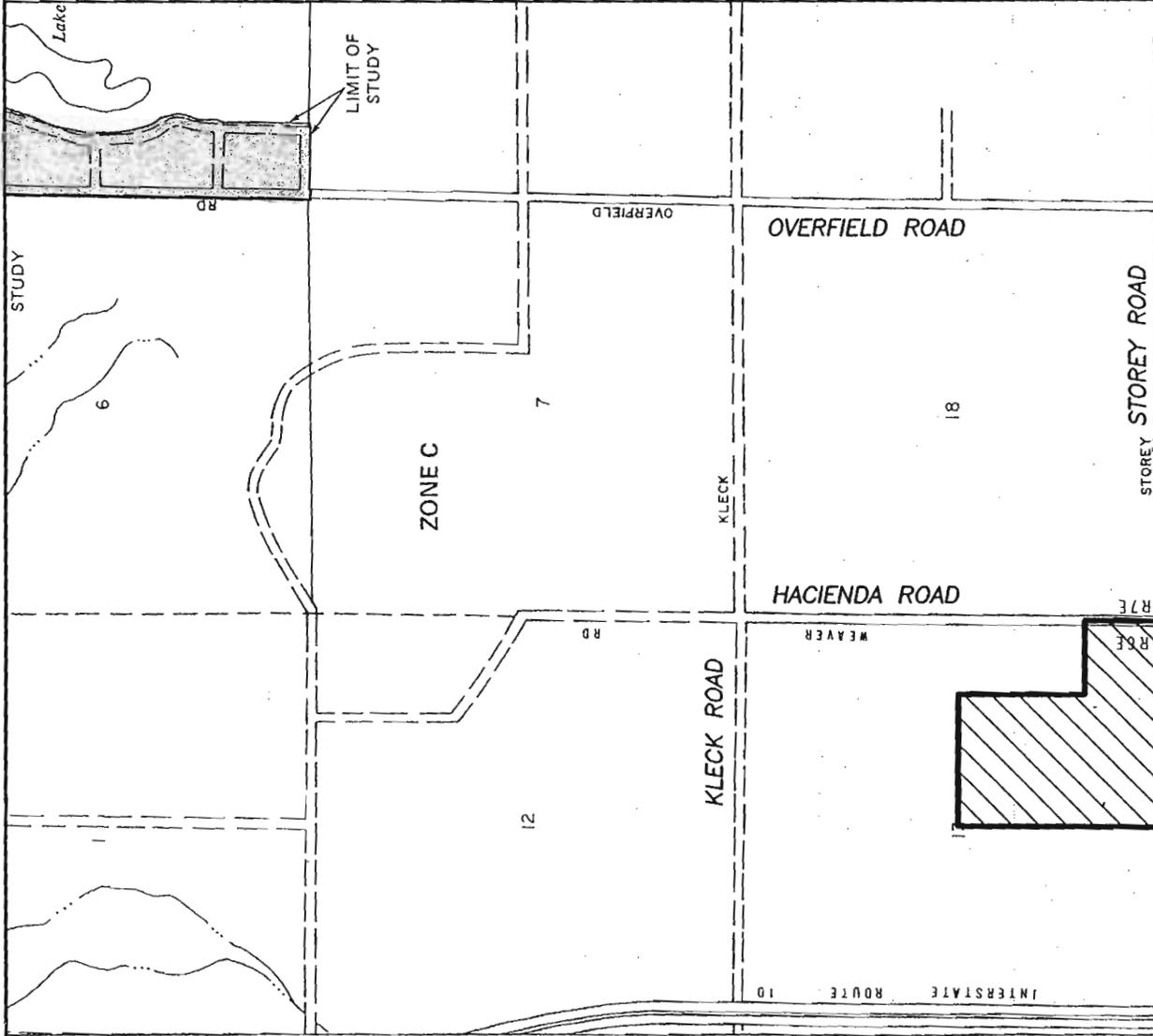
COMMUNITY-PANEL NUMBER
040077 0725 C

EFFECTIVE DATE:
AUGUST 15, 1983



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



JMA JMA ENGINEERING CORPORATION
531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012

EXHIBIT G
FIRM MAP (FLOODPLAIN)
STOREY & HACIENDA

Secondary Entry Feature



Entry Monument Feature
Secondary Entry Feature

- Wall Legend**
- Major Theme Wall
 - Minor Theme Wall
 - View Wall
 - Neighborhood Wall

Scale = 1" = 50'

Preliminary Tree List

- Mesquite
- Evergreen Elm
- Desert Willow
- Shoestring Acacia
- Eucalyptus microtheca
- Anacacho Orchid Tree
- Chaste Tree
- Palo Brea
- Texas Mountain Laurel

Project Amenities

- Tot Lots
- Benches
- Trash Receptacles
- Trail
- Ramada
- Benches
- Picnic Tables
- Trash Receptacles
- Barbeques
- Half-Court Basketball
- Sand Volleyball
- Pool & Restroom Facility
- Turf Open Space
- Decomposed Granite Open Space

Exception

- General Notes:**
1. The Property Owner and/or Lessee shall be responsible to maintain all landscaping within the site.
 2. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed which mature.

Pinal County Landscape Notes:

1. All plant material placed in public rights-of-way shall be on an Arizona Department of Water Resources.
2. All plant material shall meet the minimum standards and specifications of the Arizona Nurseryman's Association or American Association of Nurserymen.
3. All trees placed in public rights-of-way shall be planted up and maintained to a seven (7) foot minimum canopy height.
4. All plant material placed in the 33'x33' sight triangle, signage assessments shall have a maximum height of 24 inches.
5. All landscaping and irrigation including drainage ways and rights-of-way shall be maintained by the home owner's association.
6. No plant material shall be placed within three (3) feet of a fire hydrant, light pole, electrical or communication box.
7. Eucalyptus spp. trees and agave cactus shall not be placed in public rights-of-way.
8. Turf grass shall not be placed in public rights-of-way except as shown control within drainage ways.
9. Trees placed within seven (7) feet of a corner structure shall have a street banner installed adjacent to the structure.

TRACT TABLE SUMMARY

TRACT NAME	AREA (SF)	USE
A	203,652	STORMWATER RETENTION, LANDSCAPED OPEN SPACE/PARK
B	3,375	LANDSCAPED OPEN SPACE
C	3,375	LANDSCAPED OPEN SPACE
D	7,321	LANDSCAPED OPEN SPACE
E	3,375	LANDSCAPED OPEN SPACE
F	3,375	LANDSCAPED OPEN SPACE
G	3,375	LANDSCAPED OPEN SPACE
H	3,375	LANDSCAPED OPEN SPACE
I	3,375	LANDSCAPED OPEN SPACE
J	3,375	LANDSCAPED OPEN SPACE
K	3,375	LANDSCAPED OPEN SPACE
L	1,707	LANDSCAPED OPEN SPACE
M	1,704	LANDSCAPED OPEN SPACE
N	30,379	STORMWATER RETENTION, LANDSCAPED OPEN SPACE/TOT LOT
O	3,375	LANDSCAPED OPEN SPACE
P	3,375	LANDSCAPED OPEN SPACE
Q	52,037	STORMWATER RETENTION, LANDSCAPED OPEN SPACE
R	3,375	STORMWATER RETENTION, LANDSCAPED OPEN SPACE
S	276,889	STORMWATER RETENTION, LANDSCAPED OPEN SPACE
T	3,375	LANDSCAPED OPEN SPACE
U	3,375	LANDSCAPED OPEN SPACE
V	3,375	LANDSCAPED OPEN SPACE
W	1,898	LANDSCAPED OPEN SPACE
X	66,654	LANDSCAPED OPEN SPACE/PARK
Y	2,400	LANDSCAPED OPEN SPACE
Z	36,328	STORMWATER RETENTION, LANDSCAPED OPEN SPACE
AA	81,238	COMMUNITY PARK, LANDSCAPED OPEN SPACE/TOT LOT
BB	7,524	LANDSCAPED OPEN SPACE
CC	3,375	LANDSCAPED OPEN SPACE
DD	117,066	STORMWATER RETENTION, LANDSCAPED OPEN SPACE
EE	3,375	LANDSCAPED OPEN SPACE
FF	3,322	LANDSCAPED OPEN SPACE
GG	3,360	LANDSCAPED OPEN SPACE
HH	3,378	LANDSCAPED OPEN SPACE
TOTAL	1,001,452	

Total Open Space 947,502 S.F. 23 Acres
% of Net Subdivision Area = 18.77%

Wall Legend

- Major Theme Wall
- Minor Theme Wall
- View Wall
- Neighborhood Wall

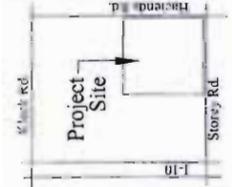
Waibel & Associates
Landscape Architecture



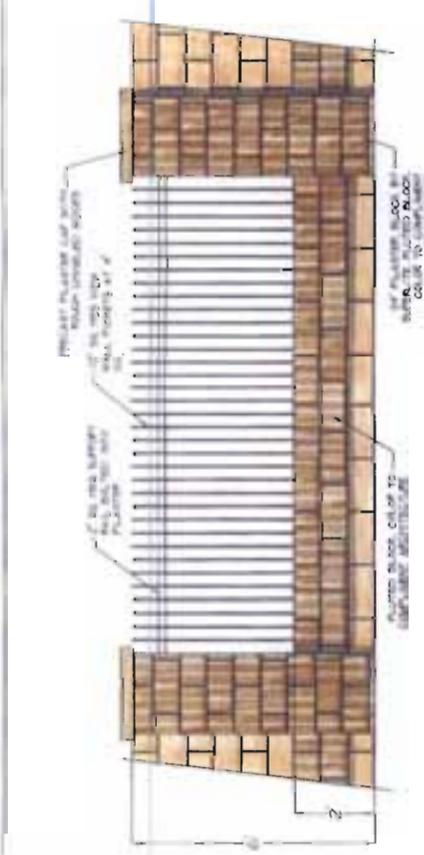
Conceptual
Landscape
Plan



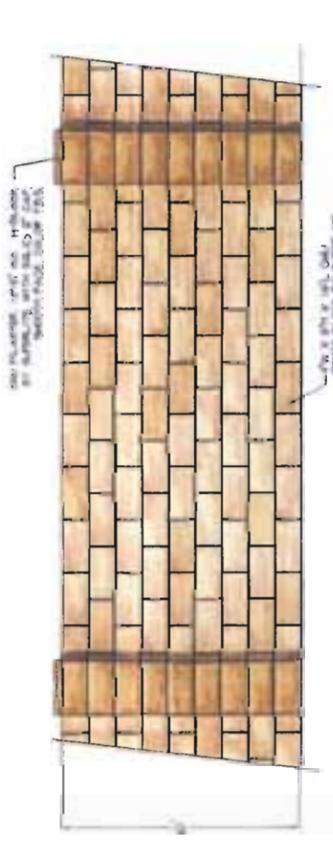
By: Turner Communities
Pinal County, Arizona
4122 W. Innovative Drive, Suite 101
Antem, AZ 85086
P: 480.342.8250 F: 480.342.8251



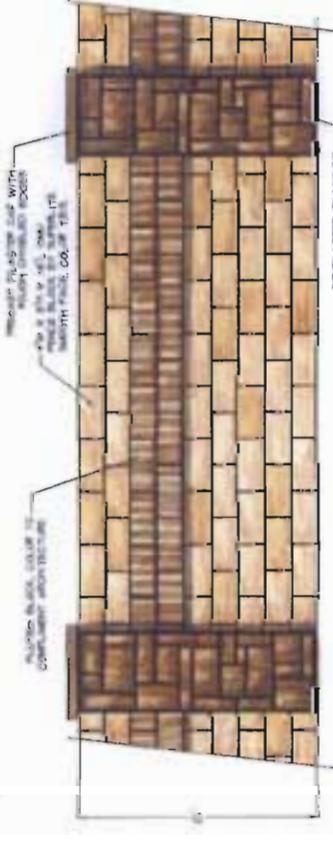
1013 E. Bunker Valley Street, Tempe, Arizona 85284
PH: 480.342.8250



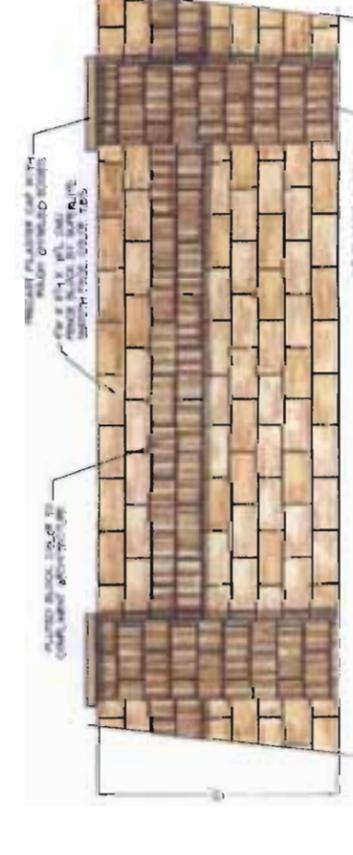
View Wall N.T.S.



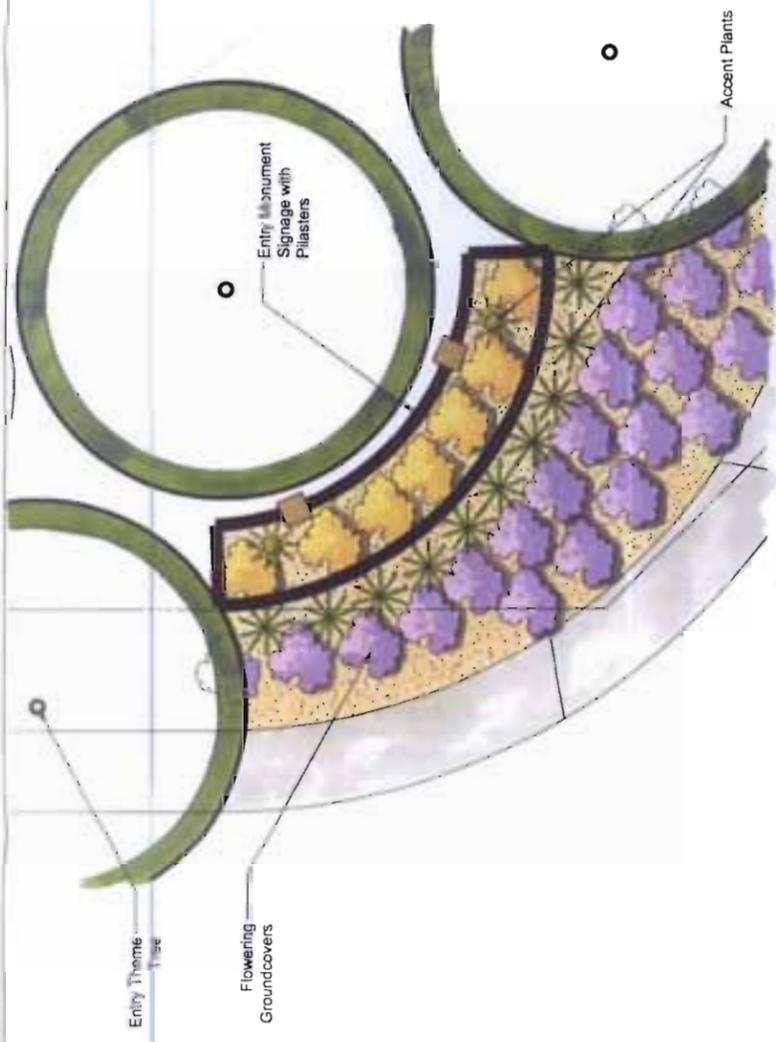
Neighborhood Wall N.T.S.



Major Theme Wall N.T.S.



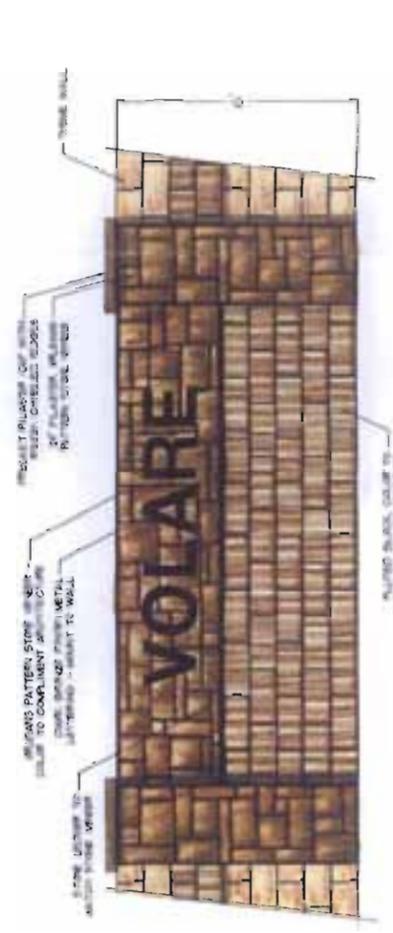
Minor Theme Wall N.T.S.



Typical Entry Planting - Plan View N.T.S.

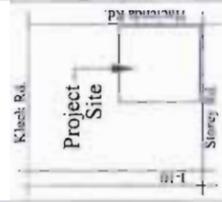


Entry Monument Feature N.T.S.



Secondary Entry N.T.S.

VOLARE
 Pinal County, Arizona
 By: Turner Communities
 4122 W. Innovative Drive, Suite 101
 Anthem, AZ 85086
 P: 480.342.8250 F: 480.342.8251



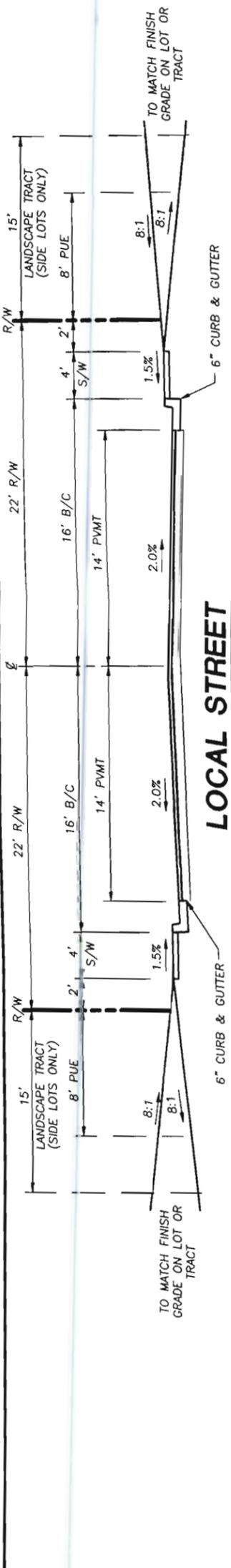
Waibel & Associates
 Landscape Architecture
 1018 West Valley Drive, Suite 101
 Phoenix, AZ 85015
 P: 480.342.8250 F: 480.342.8251



Wall Elevations

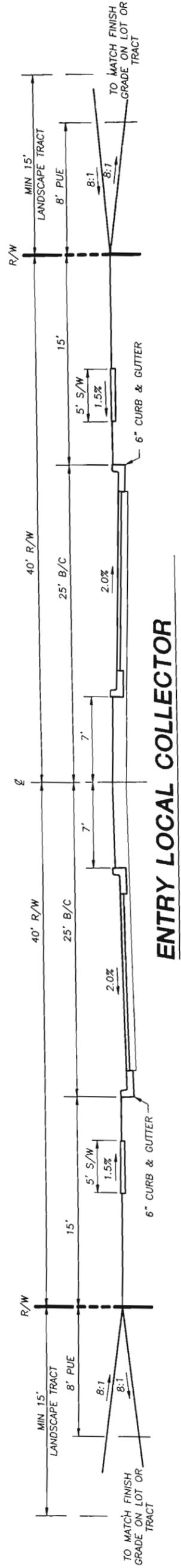


Project No. 2018-001
 Date: November 2018



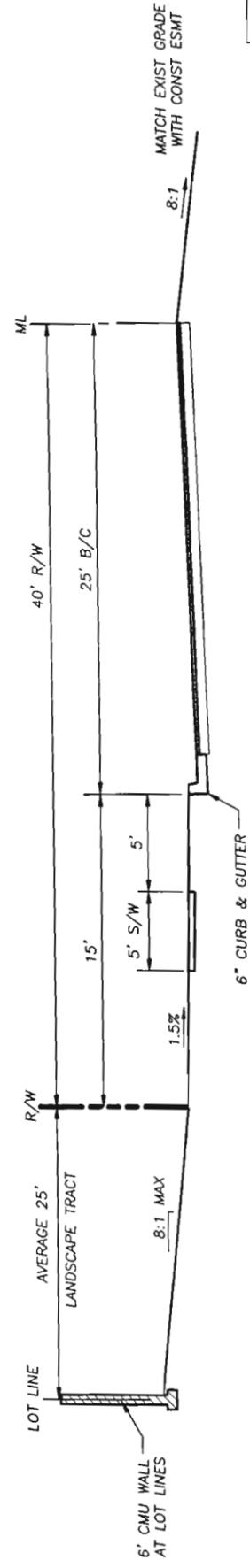
LOCAL STREET

SCALE: NTS



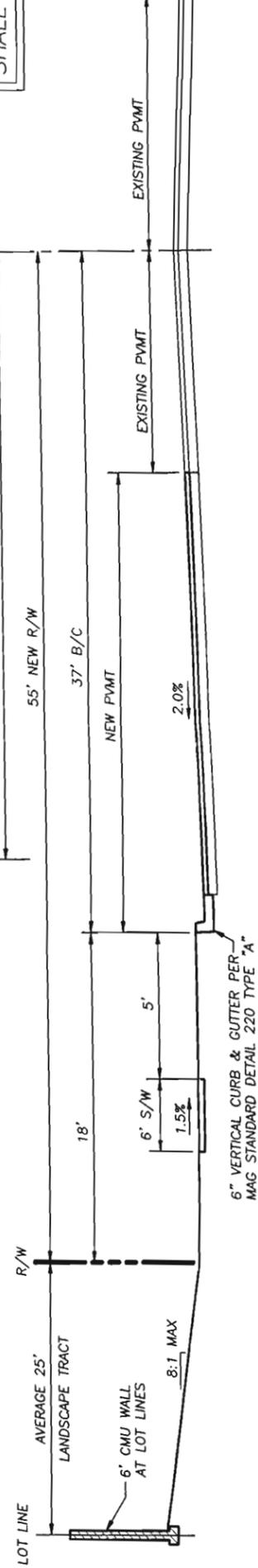
ENTRY LOCAL COLLECTOR

SCALE: NTS



COLLECTOR STREET

SCALE: NTS



MINOR ARTERIAL STREET

SCALE: NTS

NOTE: STREET SECTIONS SHOWN ARE TYPICAL. IF REQUIRED TO MEET CITY ENGINEERING DEPARTMENT STDS, SECTIONS FOR IMPROVEMENT PLANS SHALL BE ALTERED.

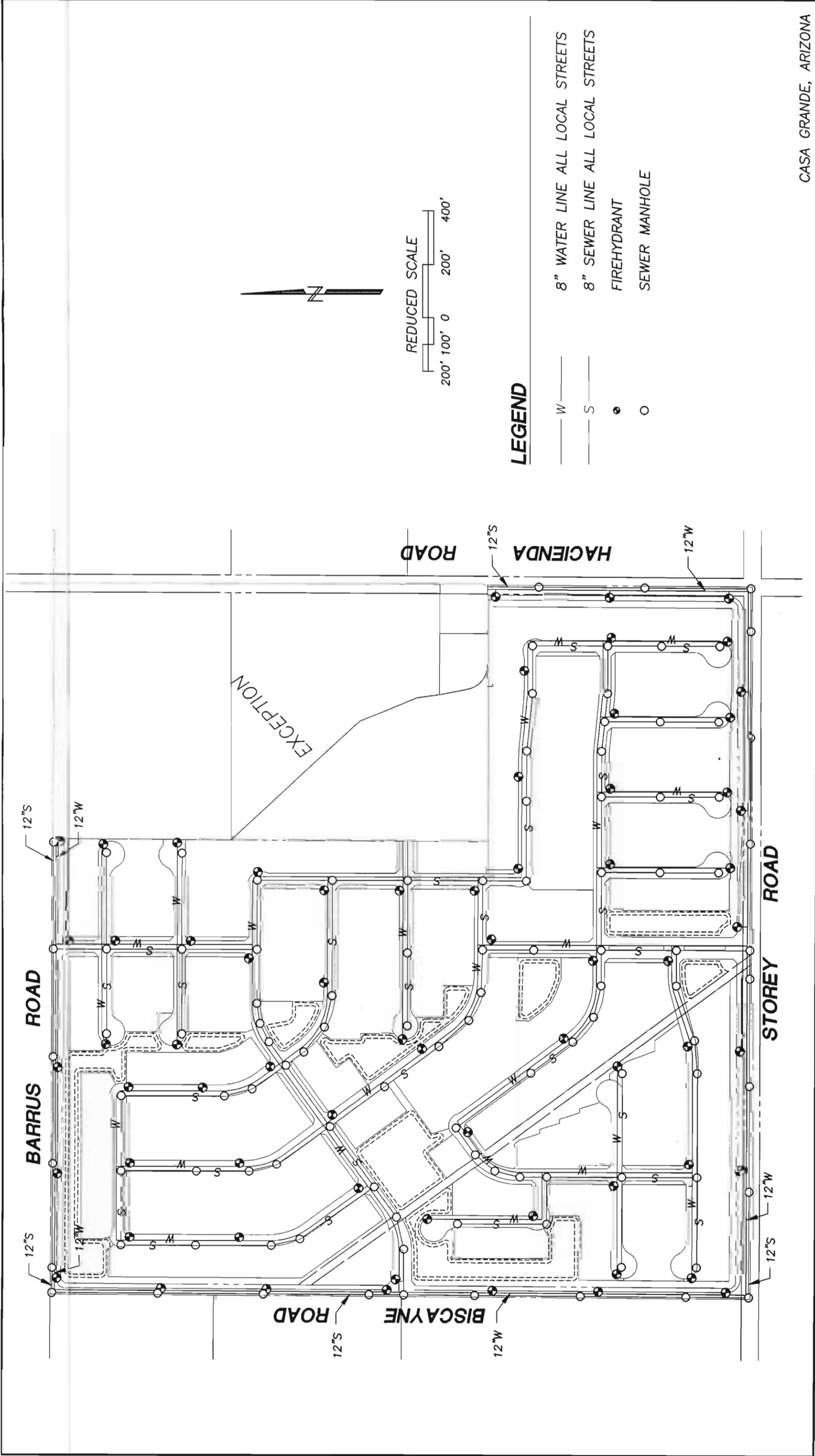
CASA GRANDE, ARIZONA

JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012

EXHIBIT I
TYPICAL STREET SECTIONS
VOLARE - PAD

08/06

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CASA GRANDE, ARIZONA

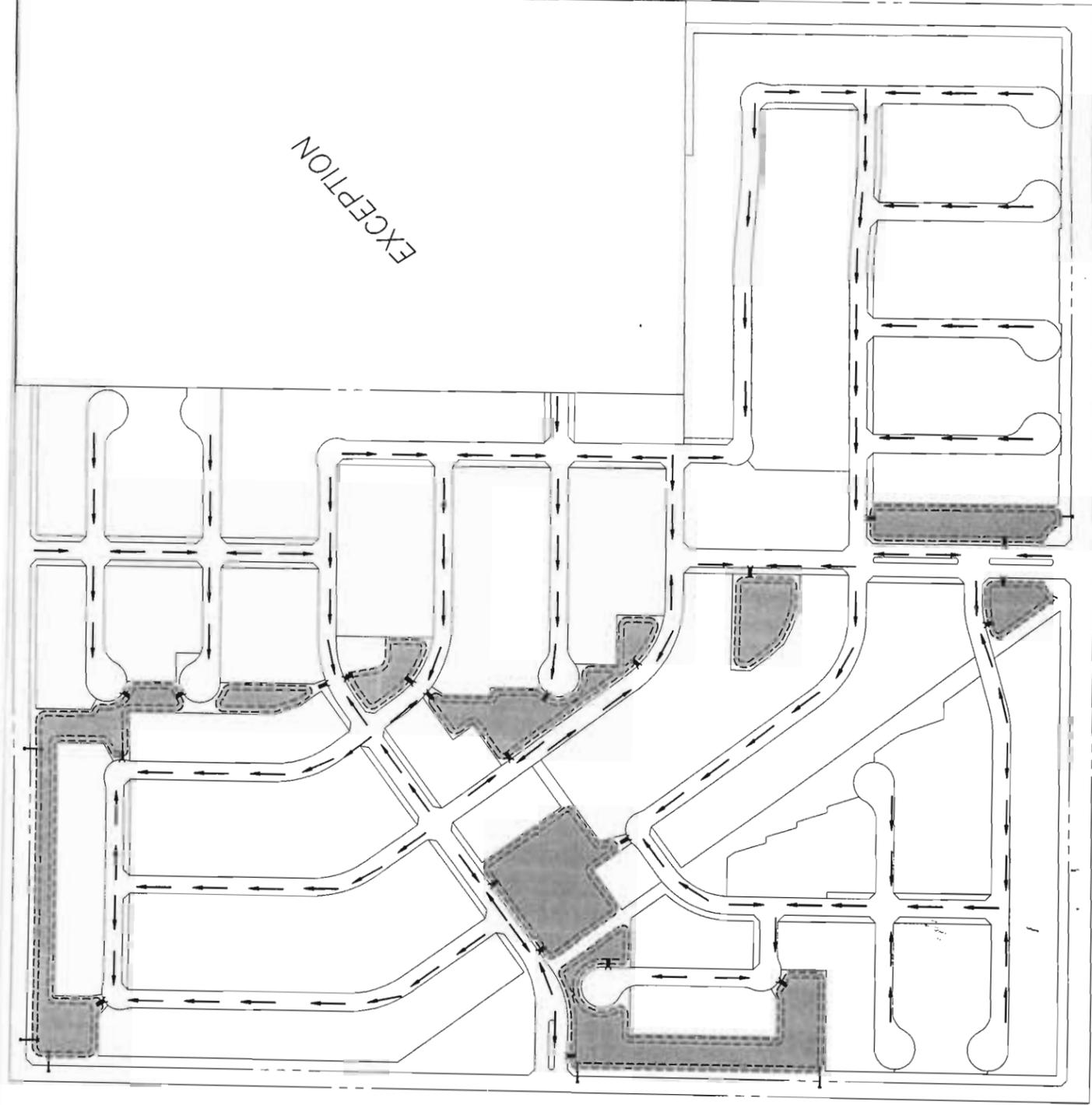
LEGEND

- W — 8" WATER LINE ALL LOCAL STREETS
- S — 8" SEWER LINE ALL LOCAL STREETS
- FIREHYDRANT
- SEWER MANHOLE

EXHIBIT J
WATER AND SEWER LINES
VOLARE - PAD

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JMA ENGINEERING CORPORATION
 531 E. Bethany Home Road, Garden Suite
 Phoenix, Arizona 85012

BARRUS ROAD



HACIENDA ROAD

BISCAYNE ROAD

STOREY ROAD

EXCEPTION



REDUCED SCALE
 200' 100' 0 200' 400'

LEGEND

LOT LINE

RETENTION BASIN

FLOW ARROW

CASA GRANDE, ARIZONA

EXHIBIT K
PRELIMINARY DRAINAGE PLAN
VILARE - PAD

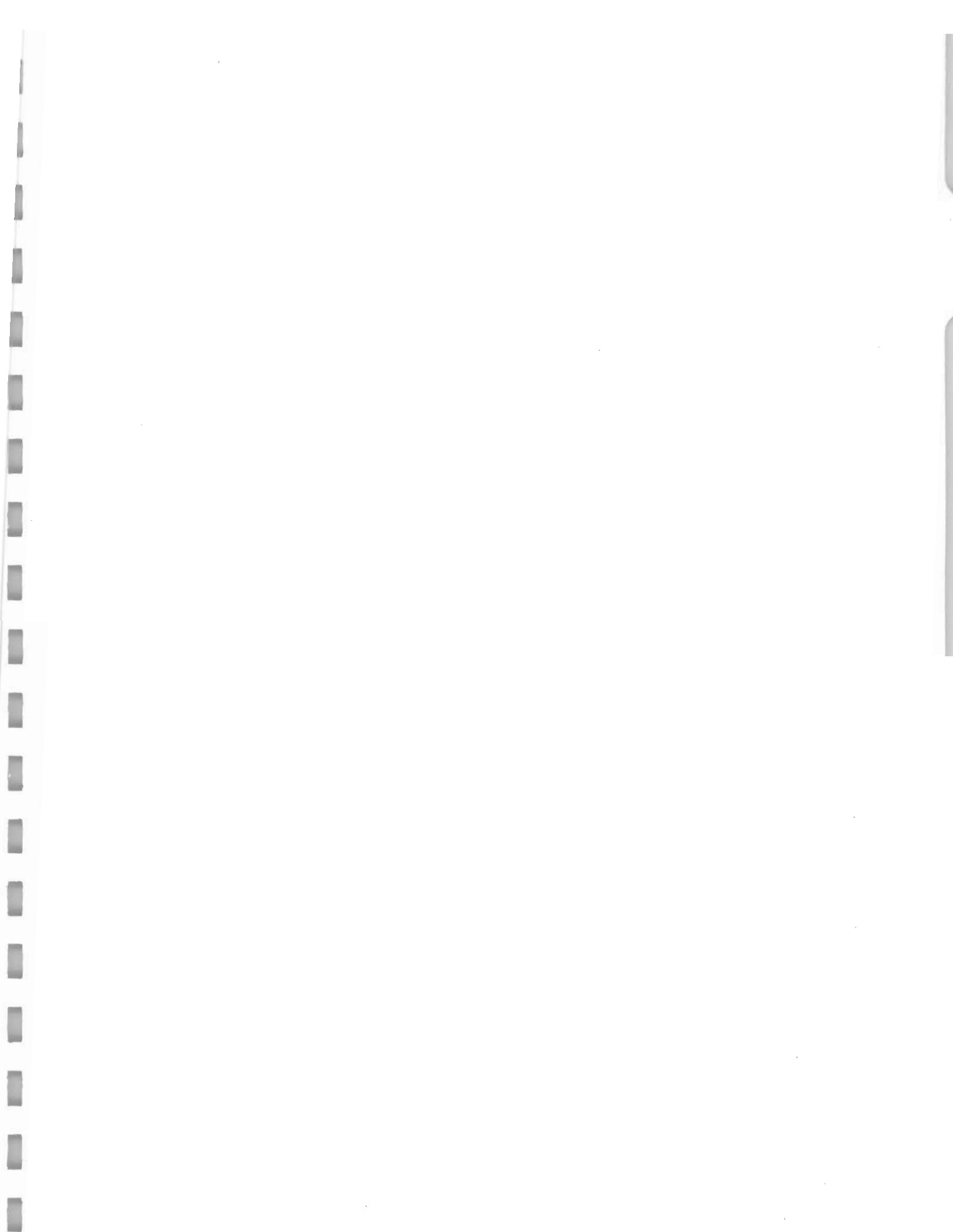
08/06

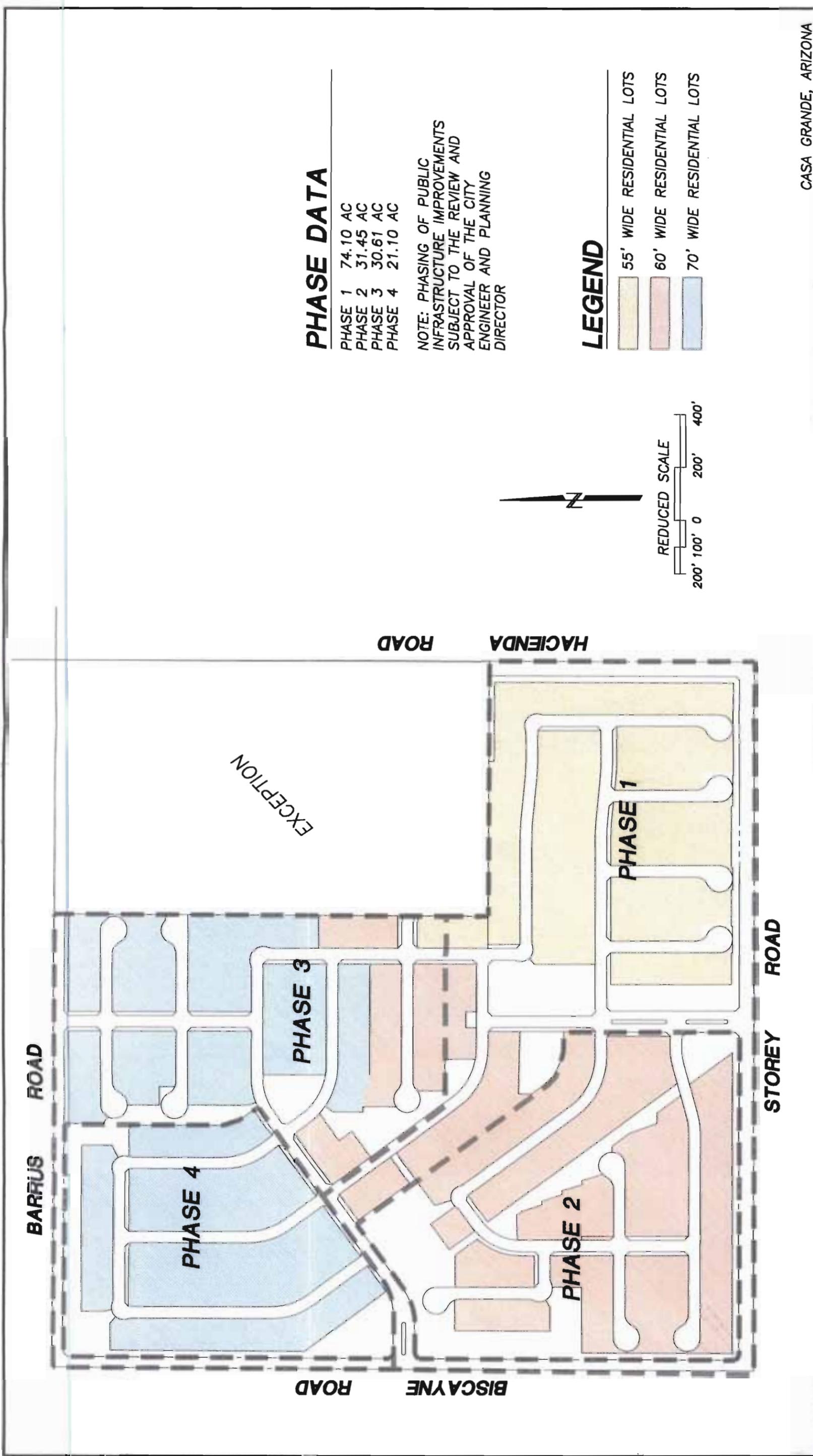
JMA ENGINEERING CORPORATION

531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012



0532x_k.DWG





PHASE DATA

PHASE 1	74.10 AC
PHASE 2	31.45 AC
PHASE 3	30.61 AC
PHASE 4	21.10 AC

NOTE: PHASING OF PUBLIC INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND PLANNING DIRECTOR

LEGEND

- 55' WIDE RESIDENTIAL LOTS
- 60' WIDE RESIDENTIAL LOTS
- 70' WIDE RESIDENTIAL LOTS

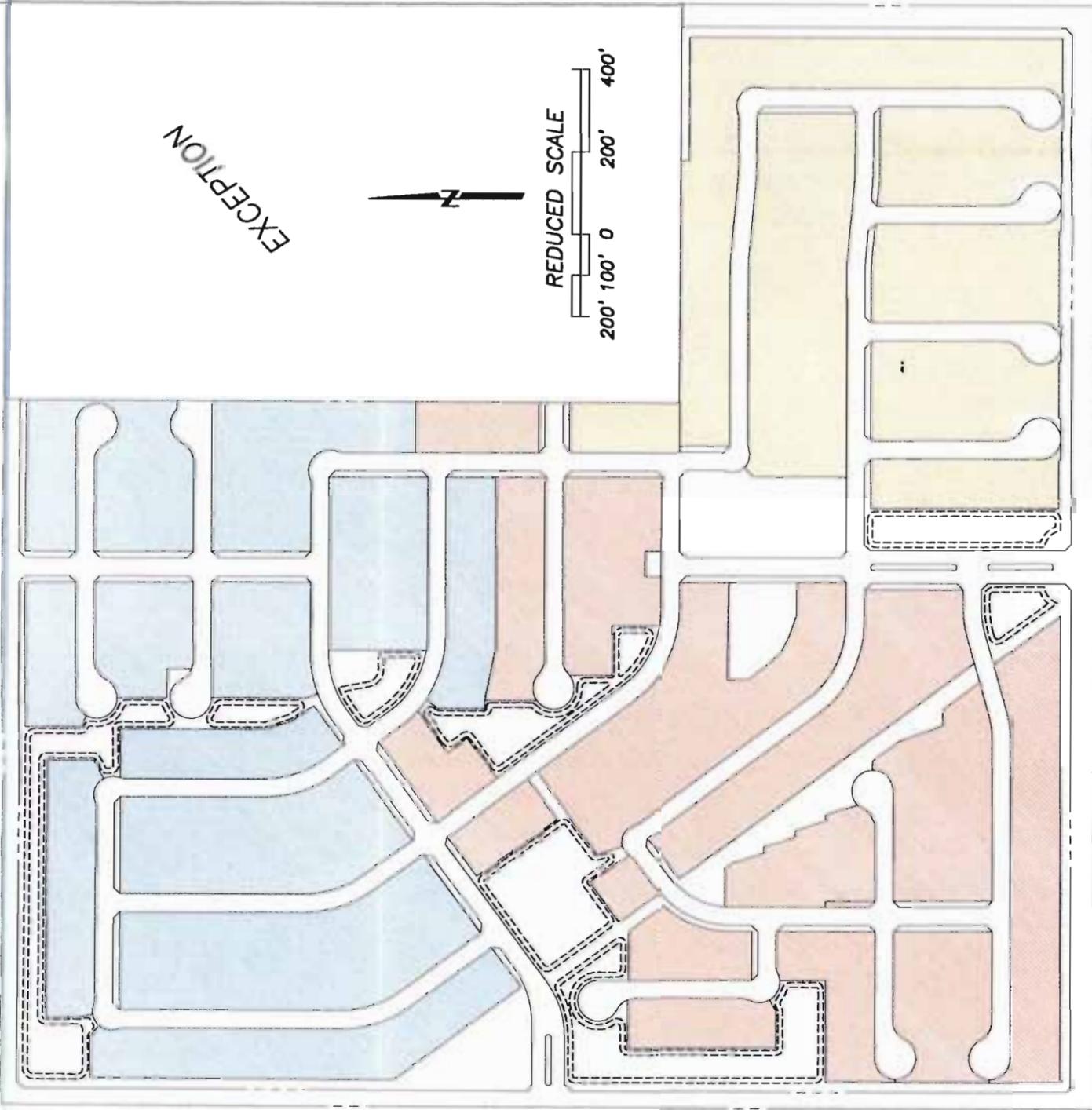
CASA GRANDE, ARIZONA

**EXHIBIT L
PHASING PLAN
VOLARE PAD**

JMA ENGINEERING CORPORATION
531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012



BARRLIS ROAD



EXCEPTION

BISCAYNE ROAD HACIENDA ROAD

STOREY ROAD

MINIMUM LOT WIDTH	AVERAGE AREA (SF)	MINIMUM AREA (SF)	MAXIMUM LOT COUNT
55 FT	6,600	6,400	120 (29.6%)
60 FT	7,200	6,900	147 (36.3%)
70 FT	8,400	8,000	138 (34.1%)
		TOTAL	405 (100%)

DEVELOPMENT GUIDELINES

ZONING	MINIMUM LOT AREA	MINIMUM FRONT	MINIMUM REAR	MINIMUM SIDE (INT)	MINIMUM SIDE (COR)
PAD	6,400 SF	20'	20'	5'/10'	5'/10'

* ALL CORNER LOTS ARE SEPARATED FROM SIDE STREET BY A LANDSCAPE TRACT.

CASA GRANDE, ARIZONA

JMA ENGINEERING CORPORATION

531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012

EXHIBIT M
PRELIMINARY DEVELOPMENT PLAN
VOLARE - PAD