

WESTFIELD PARK

PLANNED AREA DEVELOPMENT DEVELOPMENT GUIDE



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1.0 DESCRIPTION OF PROPOSAL

Westfield Park is a proposed single-family residential community located on a 80.65 gross acre site one quarter mile north of Highway 84 on the west side of Burris Road. The purpose of this request is to rezone the property from its current classification of UR (Urban Ranch) to PAD (Planned Area Development) to allow for the development of 282 single-family residential lots. The PAD zoning classification is requested to allow the creation of flexible development standards that ensure a unique and creatively designed community. These enhanced provisions are discussed throughout the ensuing sections of this narrative known as the Westfield Park Development Guide.

Westfield Park is uniquely situated just north of Highway 84 on the western boundary of and within the existing city limits of Casa Grande. Highway 84 is the primary east-west route extending through the city. Close proximity to existing city infrastructure and excellent transportation access make this an ideal site for the proposed type of development.

The City of Casa Grande General Land Use Plan designates the property as Low Density Residential. That designation allows for densities ranging from 1-4 dwelling units per an acre. Westfield Park is in compliance with the General Land Use Plan with a gross density of 3.50 dwelling units per an acre. Since Westfield Park is consistent with the General Land Use Plan, no General Plan amendment is required for this project.

VICINITY MAP



2.0 RELATIONSHIP TO SURROUNDING PROPERTY

Westfield Park is located on the western boundary of and within the existing Casa Grande city limits. The surrounding property consist of mostly farmland with the exception of an existing residential community to the east. However, much of the balance of the surrounding property is currently planned for low density residential uses, making Westfield Park compatible with both the existing and proposed land uses in the area.

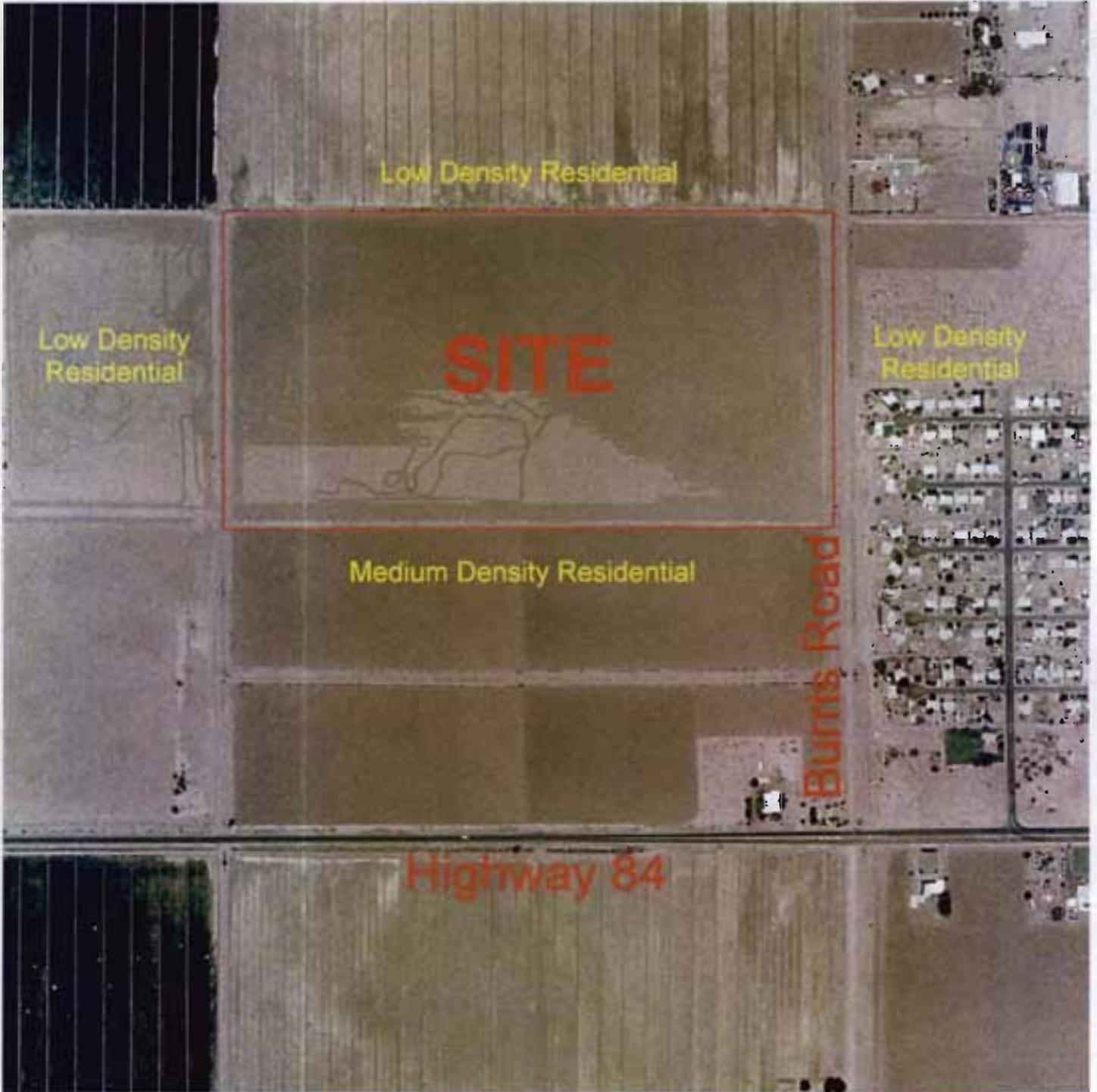
Property to the north is currently used for agricultural purposes. The General Land Use Plan designates this property as Low Density Residential (1-4 du/ac). Westfield Park will eventually be separated from the property to the north by McMurray boulevard. McMurray Boulevard currently does not exist in this location. However, the developer of Westfield Park will be responsible for dedicating the south half of the future 80' wide collector street right-of-way. In addition, the developer of Westfield Park will be responsible for installing the half-street improvements for McMurray Boulevard along the northerly boundary of the project.

Property to the west is currently used for agricultural purposes. The General Land Use Plan designates this property as Low Density Residential (1-4 du/ac). Westfield Park will eventually be separated from the property to the west by a proposed 80' wide collector street. The developer of Westfield Park will be responsible for dedicating the east half of the ultimate right-of-way and installing the respective improvements along the westerly boundary of the project.

Property to the south is also currently used for agricultural purposes. Plans have been submitted to the city for the development of a manufactured home community and a commercial center at the northwest corner of Highway 84 and Burris Road. The General Land Use Plan designates this property as Medium Density Residential (4-8 du/ac) and commercial. The development plan for Westfield Park has been conceived taking these proposed higher density and more intense uses into consideration.

Property to the east consist of both a platted but undeveloped and an existing and established single-family residential neighborhood. The property to the east of Westfield Park is designated as Low Density Residential in the General Land Use Plan. Both the existing and undeveloped neighborhoods will be separated from Westfield Park by Burris Road. Currently, Burris Road is an unpaved road lacking sufficient right-of-way and improvements to support its proposed use a 110' wide arterial roadway. The developer of Westfield Park will be responsible for dedicating a 55' half right-of-way and installing the half-street improvements for Burris Road in conjunction with construction of the project. Further, the development plan proposes an abundance of open space along the project's easterly boundary, thereby ensuring a comfortable transition and separation from the existing neighborhood to the east.

AERIAL PHOTO



3.0 COMMUNITY DESIGN

The development plan for Westfield Park addresses the unique characteristics of the site and has been created to ensure compatibility with current and future land uses surrounding the property. The PAD zoning classification provides flexibility for the design of the community which in turn allows for a variety of lot sizes to be created to accommodate an assortment of home styles and designs.

Westfield Park will consist of 284 lots on 80.65 acres for a gross density of 3.52 dwelling units per an acre. The development plan consist of four lot size niches including 55'x120', 55'x128', 60'x117', and 60'x134'. The proposed lot size mix is provided in the following table:

<u>Lot Size</u>	<u>Avg. Lot Area (sf)</u>	<u>Total Lots</u>	<u>% of Total</u>
55 x 120	6600	72	25
55 x 128	7040	71	25
60 x 117	7020	65	23
60 x 134	8040	<u>74</u>	<u>27</u>
		282	100%

The smallest lots are located in the south half of the project, the larger lots in the north. Lots are arranged to take advantage of project open space as much as possible. The layout of the streets allows for the majority of the lots to have north-south exposure.

An abundance of open space will be provided throughout the community for the benefit of all future residents. The open space will consist of a series of linear parks extending in both a north-south and east-west direction through the community. Several recreational areas, complete with shaded play equipment and ramadas, will be located within these linear parks. In addition, recreational facilities are proposed within the smaller open space/retention areas located in the western portion of the community. All open space areas within the community will be generously landscaped, and have been situated to provided easy access by all future Westfield Park residents.

Multi-use concrete paths will traverse the open space areas within the project providing pedestrian and bicycle connections to adjoining perimeter roadways. These connections are intended to encouraging residents to walk or bicycle to nearby destinations reducing automobile dependence.

3.0 COMMUNITY DESIGN (CONT.)

The main entrance to Westfield Park is off Burriss Road along the project's easterly boundary. The general parameters for the design of the entryway have been established by the presence of an existing natural gas pipeline easement that diagonally traverses the eastern side of the community. This easement and the inclusive pipeline facilities must remain in their current location. Additionally, a regional irrigation ditch is currently located along the eastern boundary of the community adjacent to Burriss Road. While plans include piping this facility to allow for its continued use, an easement will be created to allow the irrigation provider future access for maintenance purposes. The end result of these significant constraints is the opportunity to create a large open space tract with an abundance of lush landscaping to provide a dramatic entrance while contributing to the aesthetic quality of the overall streetscape along Burriss Road.

Entry monumentation, decorative pavement and a landscaped median will be located at the entrance to the project off Burriss Road announcing the arrival to the community. Also, secondary monumentation will also be provided at the other two entries at the north and west side of the community. Architectural renderings of these features are provided within this development guide.

A well site has been provided on the plan for the development of future water resources. The site for the well is located in the southwest corner of the project and will be provided access only from the collector street along the western boundary of the site.



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LOT SIZE	LOT AREA	QUANTITY
55' X 130'	6,810 S.F.	72
55' X 128'	7,040 S.F.	72
60' X 117'	7,020 S.F.	65
60' X 134'	8,040 S.F.	73
TOTAL		282

PROPOSED ZONING	P1D
GROSS SITE AREA	90.65 ACRES
OPEN SPACE	13.55 ACRES (14.9%)
DWELLING UNIT DENSITY	3.50 DU / ACRE
LANDSCAPE AREA	591,949 S.F. (13.38 ACRES)

LOCATION MAP

NTS

CONTACT INFORMATION

LOT DATA

SITE STATISTICS

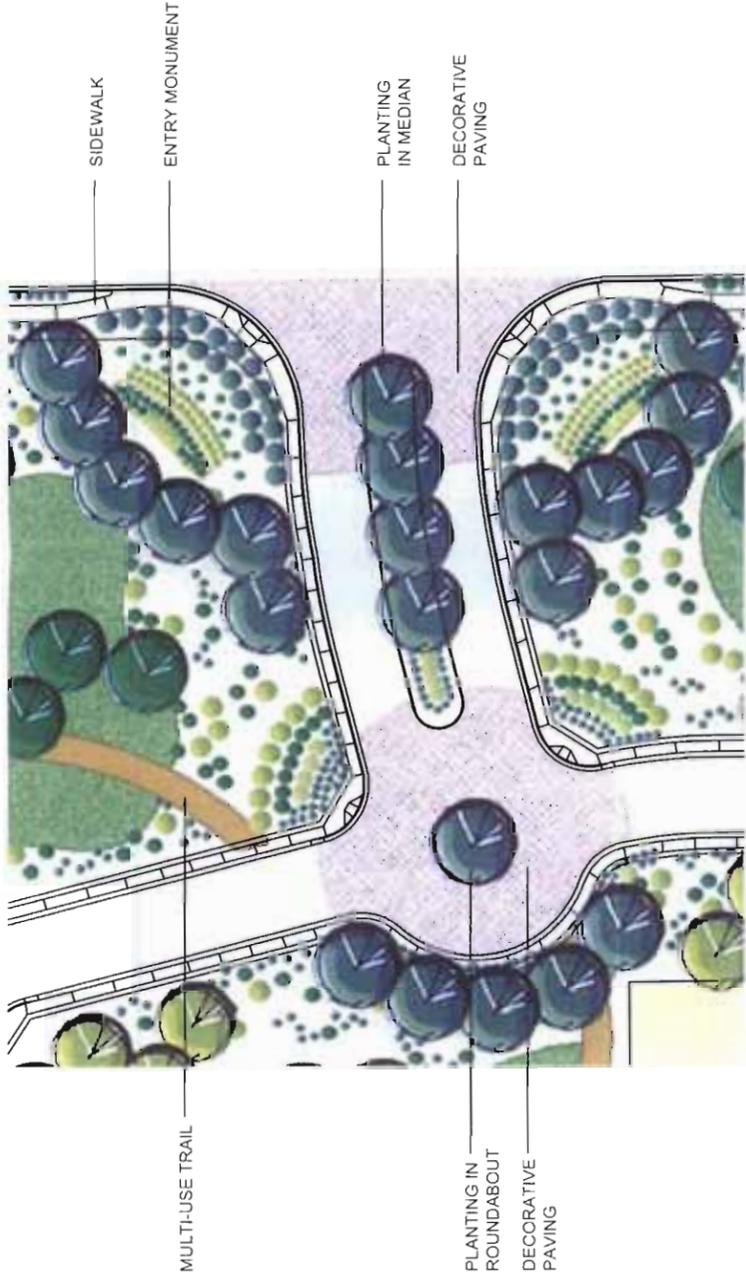


WESTFIELD PARK

CASA GRANDE, ARIZONA SWC OF McMURRAY BLVD AND BURRIS ROAD

PAD ILLUSTRATIVE SITE PLAN

NOT FOR CONSTRUCTION. THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS.



A PRIMARY ENTRY LAYOUT

SCALE: 1"=30'-0"



- CAPSTONE
- SOLID CMU TOP
- CONCRETE CAP
- SPLIT FACE CMU BLOCK
- METAL LETTERING
- SMOOTH FACE CMU BLOCK
- CONCRETE CAP
- SPLIT FACE CMU BLOCK
- MORTAR JOINT

3'-0"

8'-4"

D PRIMARY ENTRY MONUMENT - ELEVATION

NTS

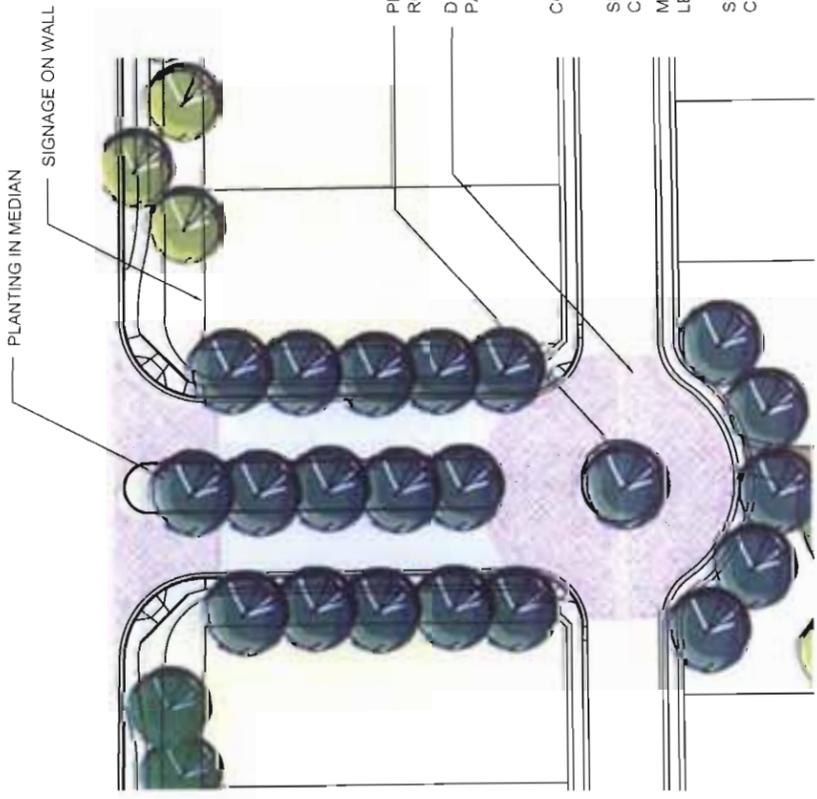


WESTFIELD PARK

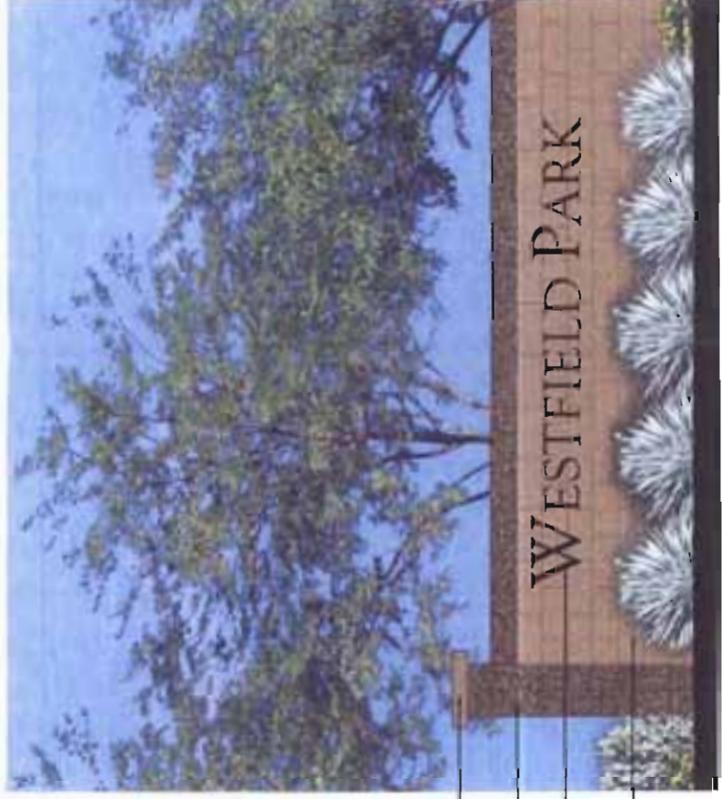
CASA GRANDE, ARIZONA

PRIMARY ENTRY MONUMENTATION

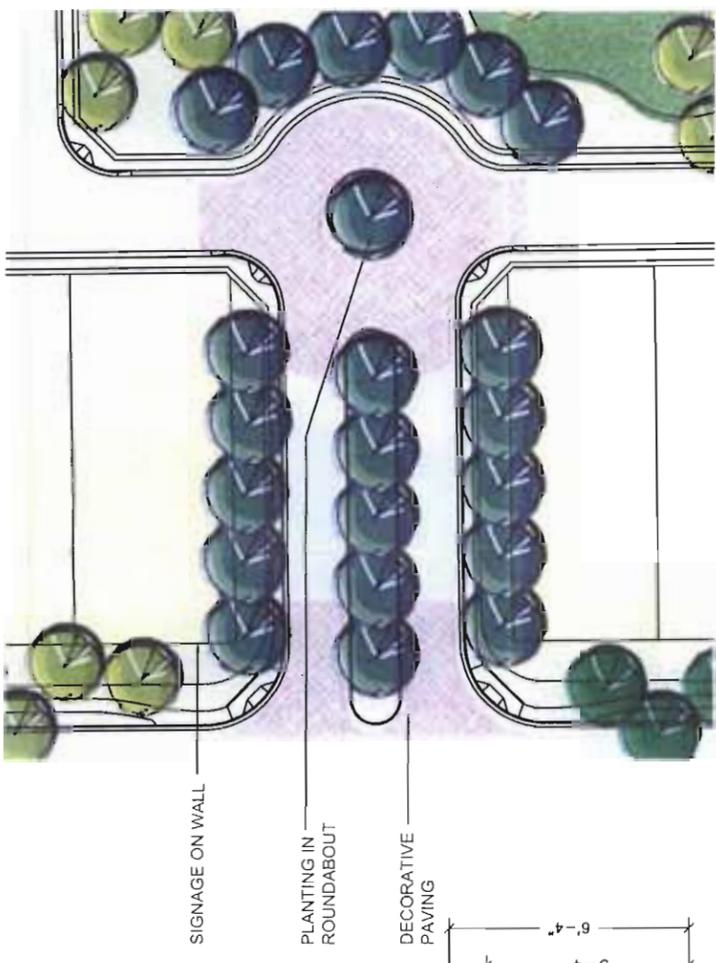
NOT FOR CONSTRUCTION. THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS.



Ⓐ SECONDARY ENTRY LAYOUT - McMURRAY BLVD
SCALE: 1"=30'-0"



Ⓑ SECONDARY ENTRY MONUMENT - ELEVATION
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Ⓒ SECONDARY ENTRY LAYOUT - SISLER ROAD
SCALE: 1"=30'-0"



Ⓓ TYPICAL SECONDARY ENTRY SECTION
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WESTFIELD PARK CASA GRANDE, ARIZONA

SECONDARY ENTRY MONUMENTATION

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4.0 TRAFFIC CIRCULATION

Westfield Park is located one quarter mile north of Highway 84, the main east-west thoroughfare through Casa Grande. Proximity to Highway 84 will provide the site with excellent access to existing transportation infrastructure. Access to the site will come from Burris Road, a future minor arterial roadway with a 110' right-of-way. Burris Road will also serve as the project's main entry location.

Local streets within the community will be dedicated as a 44' public right-of-way with roadway improvements measuring 32' from back of curb to back of curb. However, instead of a standard attached sidewalk, all local street sidewalks will be detached from the curb. The detached sidewalk will allow for the installation of landscaping between the back of curb and the sidewalk making for a more pedestrian friendly environment. Sidewalk easements will be dedicated on the final plat for Westfield Park to accommodate any detached sidewalk that extends outside of the local street right-of-way.

The west half of Burris Road adjacent to the project will be improved to the city's minor arterial street standards. These improvements along Burris Road will include half street paving and a 6' wide detached sidewalk. The City of Casa Grande PAD development standards require a 15' landscaped tract along all collector and arterial roadways. The development plan for Westfield Park proposes a 25' landscaped tract along Burris Road.

The south half of McMurray Boulevard adjacent to the north boundary of the project will be improved as a major collector street. The improvements to be made along McMurray Boulevard will include half street paving and a 5' wide detached sidewalk. A 15' landscaped tract will be provided along McMurray Road to provide a buffer between the roadway and future residents.

A major collector street is also proposed along the westerly boundary of the project. The improvements to be made along the road will be identical to those made along McMurray Road.

5.0 OPEN SPACE CHARACTER

The development plan for Westfield Park proposes a total of 13.00 acres (16.0% of the project gross acreage) as dedicated open space. Open space areas within the project are intended to meet the outdoor recreational and leisure demands of future residents as well as contribute to the overall aesthetic quality of the community.

Numerous amenities will be provided within the project open spaces including tot lots, ramadas, picnic areas and interconnecting multi-use trails. The open spaces have been arranged to provide connections between different areas within the neighborhood and ensure that no lots are further than 1000' from recreational opportunities.

Entrances to the neighborhood will be provided off of Burriss Road, McMurray Boulevard and the west collector street. While Burriss Road will serve as the main entrance into the project, each entrance will contain an entry monument, heavy landscaping, decorative pavement and a traffic round-about to calm and direct traffic flows. Traffic round-about will also be constructed at mid-block locations along 13th Place to further calm traffic flows. Additionally, portions of the project's linear park system or smaller pocket parks will be located at each entrance to the community. This will help evoke a strong open space-oriented environment for all visitors and residents of the community.

The neighborhood open space and amenities will be maintained by the formation of a homeowners association and the establishment of covenants, conditions, and restrictions. Neighborhood design guidelines will also be created so that the character and quality of the project and all open space areas will be perpetually maintained.

In addition to the project's dedicated open spaces, all local streets within the community will have detached sidewalks on both sides. This will provide for a landscaped separation between the back of curb and the sidewalk. These areas will accommodate the installation of meaningful landscaping, which will create a more pedestrian friendly environment within the community. All such areas will be maintained by the respective adjacent lot/home owner.

Several renderings have been provided with this development guide to graphically depict the character and theme of the proposed community open spaces and hardscape design. These renderings are provided in the following pages.

WESTFIELD PARK CASA GRANDE, ARIZONA

CONCEPTUAL OPEN SPACE PLAN

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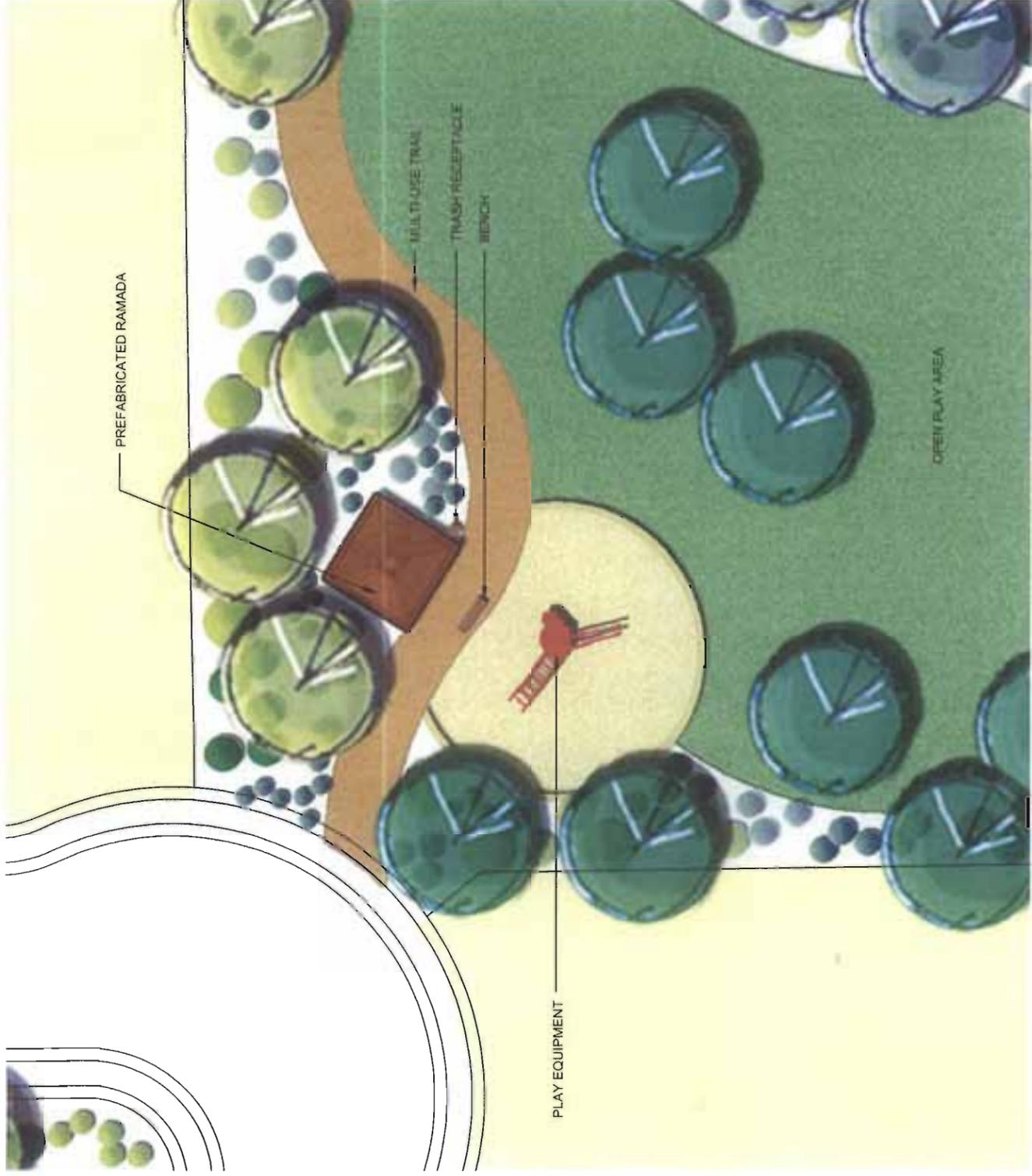


OPEN SPACE USAGE SUMMARY

TRACT ID	TRACT AREA (S.F.)	TRACT ID	TRACT AREA (S.F.)	TRACT ID	TRACT AREA (S.F.)
A	87,522	F	142,438	K	67,084
B	3,209	G	129,265	L	4,600
C	18,507	H	2,744	M	6,194
D	8,227	I	106,444	N	2,744
E	2,979	J	9,992		



JULY 15, 2005
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(A) PLAN - POCKET PARK

SCALE: 1"=10'-0"



Manufacturer:
Americana
Model:
Navajo
Color:
Owner to select

(A) PREFABRICATED RAMADA

NTS



Manufacturer:
Kompan
Model:
Glacier ELE500005
Color:
Owner to select

(B) PLAY EQUIPMENT

NTS



Manufacturer:
Webcoat
Model:
TR32 Taper Classic
Color:
Owner to select

(C) TRASH RECEPTACLE

NTS



Manufacturer:
Webcoat
Model:
B4WB ClassCasino
Color:
Owner to select

(D) BENCH

NTS





CONCRETE CAP
SMOOTH FACE CMU BLOCK
SPLIT FACE CMU BLOCK

(A) PERIMETER WALL

SCALE: 1/2"=1'-0"



CONCRETE CAP
WROUGHT IRON FENCE
SPLIT FACE CMU BLOCK
SMOOTH FACE CMU BLOCK

(B) VIEW FENCE

SCALE: 1/2"=1'-0"

CONCEPTUAL WALL LEGEND

WALL TYPE	SYMBOL
Perimeter Wall	(P)
View Wall	(V)
Primary Entry Features	*
Secondary Entry Features	+



WESTFIELD PARK CASA GRANDE, ARIZONA

WALL PLAN AND ELEVATIONS

NOT FOR CONSTRUCTION. THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS.

6.0 DEVELOPMENT PHASING

It is anticipated that Westfield Park will be constructed in one phase. However, depending on market demand at the time of development, the neighborhood may be developed in multiple phases. If developed as a phased project, the east half will be constructed initially. Any phasing will be indicated at the time of final plat approval.

7.0 UTILITIES

A summary of the wet and dry utility needs, current locations, and extension requirements to service Westfield Park is as follows:

Water – Domestic water service will be provided by Arizona Water Company. A 6" water line currently exists within the Burriss Road right-of-way extending south to a 6" line within the Highway 84 right-of-way. The 6" line in Burriss Road will need to be increased to an 8" line to service the project. An additional connection will be made to an exiting 6" line within the subdivision to the east to provide a secondary source for a looped system.

Wastewater – Sanitary sewer service will be provided by the City of Casa Grande. An 8" line will be extended from the northeast corner of the project east within the McMurray Boulevard alignment to an existing manhole and lift station. The developer of Westfield Park will participate in all necessary infrastructure improvements to provide sewer service to the project.

Electrical Service – Electricity will be provided by Arizona Public Service (APS). Currently APS has overhead facilities along the north side of Highway 84 at Burriss Road. The line is confirmed to have capacity to service the project. An underground line will be extended north along Burriss Road in conjunction with the required roadway improvements to provide electrical service to the project.

Telephone – Telecommunication service will be provided by Qwest Communications. Currently, Qwest has fiber optic facilities underground along the north side of Highway 84. The line is confirmed to have capacity to service the project. An underground line will be extended north along Burriss Road in conjunction with the required roadway improvements.

Gas – Natural Gas service will be provided by Southwest Gas. Currently, a 2" PVC line extends north along the east side of Burriss Road. That line is confirmed to have capacity to service the project. An underground line will need to be extended across Burriss Road to provide natural gas service to Westfield Park.

Cable – Cox Communications will provide cable television and internet service to the project. Currently Cox has a line along the north side of Highway 84 at Burriss Road. The line is confirmed to have capacity to service the project. An underground line will be extended north along Burriss Road in conjunction with the required roadway improvements.

8.0 SCHOOLS

Educational services for all grade K through 8 students will be provided by the Casa Grande Elementary School District. Grade K-5 students living within the project will attend Evergreen Elementary School, located northeast of Trekell Road and Florence Boulevard, approximately three miles from the site. Several new elementary schools are projected to be constructed in the near future in the immediate area. Grade 6-8 students within Westfield Park will attend Casa Grande Middle School located north of Florence Boulevard on the east side of Pinal Avenue, approximately two miles from the site. Additional middle school facilities are currently being planned in the area by the Casa Grande Elementary School District. Bus service will be made available by the Casa Grande Elementary School District to transport students to both Evergreen Elementary and Casa Grande Middle School.

Educational services for all grade 9 through 12 students will be provided by the Casa Grande Union High School District. High school students within the project will attend Casa Grande Union High School, located at the southeast corner of McCartney Road and Trekell Road, approximately seven miles from the site. This facility will soon be supplemented by the addition of a new high school to be constructed at the corner of Cottonwood Lane and Arizola Street, approximately 5 miles east of the site. The new facility is anticipated to open for school year 2008-2009.

9.0 PROPOSED DEVELOPMENT STANDARDS

Specific building setback and height standards are being proposed for all residences within Westfield Park. These standards are as follows:

- Front Setback: 20' to 23' for front load garages (every 3rd or 4th home will have a minimum front yard setback stagger of at least 3').
15' for side load garages, living areas or front porches.
- Side Setback: 5' and 10' (15' total). Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10' side setback by a maximum of 3'.
- Corner Side Setback: 15'. Adjacent landscape tracts of at least 10' in width may be included as up to 10' of this required setback.
- Rear Setback: 20'. Patio covers open on three sides may encroach a distance of up to 10' from the rear property line.
- Building Height: 28'.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code.

11.0 LEGAL DESCRIPTION

The North half of the Southeast quarter of Section 23, Township 6 South, Range 5 East, of the Gila and Salt River Base and Meridian, Pinal County , Arizona.