

CORTONA

PLANNED AREA DEVELOPMENT GUIDE



Submitted: April 13th, 2005
Revised: August 5, 2005
Revised: November 21, 2005
City of Maricopa Planning Department
City of Maricopa
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PROJECT DEVELOPMENT TEAM

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1. Purpose of Request

The Phoenix Metropolitan Area has experienced unprecedented growth over the past several years. Once rural Pinal County Cities and Towns, such as Maricopa, Casa Grande, Coolidge, and Florence, are now becoming very popular for families who want the convenience of being close to a large metropolitan city, but prefer to live in a more pastoral environment. The City of Maricopa currently leads the country in growth due largely the demand for single family residential housing with the opportunity for such a lifestyle. The applicant is pleased to be involved in such a vibrant community and contribute to the quality and ever increasing diversity of housing options. *(See exhibit A)*

The purpose of our request is to entitle a 487-acre property the ('Site') as a Master Planned Community (MPC) inclusive of a range of residential housing choices. The specific request is for a PAD rezoning with underlying CR-1 and CR-3 residential districts. The Master Planned Community design was chosen to maximize the potential benefits of the development to the future residents of the project and the greater community of Maricopa.

2. Description of Proposal

2.1 Location

The subject property is located at the southeast corner of Farrell Road and Hartman Road within the incorporated limits of the City of Maricopa. *(See exhibit B)*

2.2 Design Theme

We have developed our proposal around providing a high quality lifestyle that incorporates a range of housing choices and "state of the art" open space system design that is both practical and aesthetically impressive. The project is laid out for people to take center stage, this will be accomplished via a design approach that is built around active community spaces or "pod's" provided in each of three areas. *(See exhibit C)* Each pod features a large central park that will provide turf areas for community gatherings, field sports, and active and passive recreation to suit all members of the community, each connected by an elaborate trail system. A small lake is also proposed in two of the three of these large parks creating a peaceful and beautiful park experience. Conceptual layouts of the parks are located in *exhibit D*.

2.3 Proposed Land Uses

The total project area consists of approximately 487 gross acres, of which approximately 24 acres will be dedicated as public right-of-way for arterial and collector streets (subject to approved SATS). The remaining acreage (± 463 acres) is proposed to be developed in a range of residential land uses. Our current development plan proposes 1,480 dwelling units which equates to 3.2 du/acre net density and 3.0 du/acre gross density. A minimum of 20.0% of the project will be dedicated to open space, much of which will provide active and passive recreational opportunities to community residents. *(See exhibit E)*

The site's designation under the current proposed City of Maricopa General Plan *(See exhibit F)* indicates MPC (Master Planned Community) over the majority of the site, with components of high density residential

and employment. As the result of staff input through the review process an interest has been expressed for lots larger than is typical in the market place for these types of land use categories. The goal therefore was to create a master planned community that features a wide variety of housing opportunities desired in the market place and also meets the density requirements. The development team believes we have exceeded this goal with the Cortona PAD. Additionally we looked to the recently approved Eagle Shadow and Eagle Wing development proposals for a benchmark of development standards approved by the City. A comparison of this proposal reveals that Cortona meets, and in most cases exceeds, the development criteria established by the "Eagle's" projects. More specifically, Cortona is providing (relative to project area of Eagle Shadow/Wing):

- Higher percentage of Open Space;
- Larger minimum lot size;
- Greater minimum front yard setback;
- Higher percentage of lots greater than 12,000 square feet
- A Component of a CR-1 underlying zoning district [20,000 square feet minimum]

Diversity is an important component of any project. Through the use of a PAD zoning overlay, Cortona is providing it with a range of lot sizes within two underlying zoning districts (CR-1 and CR-3) and a variation of setbacks. (See exhibit H for Development Standards) Because the CR-3 zoning district makes up the majority of the residential land area, Cortona proposes four distinct lot sizes within the district. We believe the combination of the five lot sizes will offer a truly diverse master planned experience. The five minimum lot sizes, 50s, 60s, 70s, 90s and 80s/(20,000 square feet minimum lots) by parcel and area as proposed are shown in the chart:

Planned Area Development

Land Use Data

<i>Parcel</i>	<i>Underlying Zoning</i>	<i>Minimum Lot Size [Feet, Width x Depth]</i>	<i>± Gross Acreage</i>
1	CR-3	60x125	29.8
2	CR-3	50x120	33.0
3	CR-3	70x130	33.8
4	CR-3	60x125	32.2
5	CR-3	70x130	27.5
5A	CR-1	*20,000 Square Feet	4.8
6	CR-3	90x135	25.5
6A	CR-1	*20,000 Square Feet	6.6
7	CR-3	50x120	33.3
8	CR-3	60x125	32.8
9	CR-3	70x130	28.9
10	CR-3	60x125	27.6
11	CR-3	50x120	28.6
12	CR-3	60x125	27.7
13	CR-3	50x120	28.8
*80' lot width minimum (per Zoning Code)			

This project is designed to allow flexibility in its development. Thus we have intermixed the five lot sizes throughout the project allowing each phase to be developed independently and with a variety of lots. The five lot sizes were chosen as they allow builders to offer diverse floor plans and housing styles while still creating sustainable neighborhoods that are compatible with one another. *(See exhibit E)*

2.4 Project Theme

The name comes from the delightful medieval town in Tuscany, Italy named Cortona. The project theme is a blending of the Italian Tuscan agrarian culture and the traditional Arizona territorial agrarian notions of the region. The theme presents itself through an entry icon in the form of an old stone farm house structure with fireplace and garden arch located at the main entrance to the community. The materials for this structure are a mix of stacked stone and mortar washed stone veneers with brilliant terracotta and yellow ochre plaster. The house features a rustic red tile roof and faux window openings that would be back illuminated with warm amber light. Extending from behind to the low stone wall is a low metal accent fence reminiscent of a rustic wood pole fence. The house is located on the right side of the main entry and is balanced with the chimney element, the garden arch and a grove of fruitless olive trees. Additional landscaping elements, such as perimeter walls, entry drive materials, and open space structures will echo this theme throughout the project. *(See exhibit I)*

2.5 Open Space and Pedestrian Circulation

As illustrated in the Site Data Table, a significant amount of open space has been provided in this development. We believe that a quality open space system facilitates neighbor interaction creating a friendly community that is sustainable. However, it is not only the amount of open space that matters, but the allocation and use of it that creates the spaces that make people feel good about where they live. To accomplish that in this project, we focused on three main objectives.

The first and most important objective was to create three (3) large community parks, one in each pod. These parks are vital to promote interaction among neighbors and provide a sense of community. Two of the three parks will have a lake to act as a gathering and aesthetic focal point. Each park will feature large turf areas for sports while other amenities will be divided between the 3 parks and will include sand volleyball, playgrounds with elaborate modern play systems, full court basketball, soccer, baseball, a street hockey court, amphitheatre, group ramada, several smaller ramadas, a state of the art splash pad, barbecue grills, dock at the lake and well defined and lit trails. *(See exhibit D)*

Each neighborhood or parcels will also have an open space that provides smaller, more intimate recreational experiences. These are important as they provide local recreational opportunity for families with small children and/or pets. The neighborhood parks are strategically located in each parcel to be highly visible and centrally located allowing easy access using the local street sidewalk network. Tot lots and/or ramadas will be provided in the neighborhood parks as amenities. *(See exhibit D)*

The third and equally important objective was to provide pedestrian connection and circulation between the large community parks. This is accomplished through the use of wide, landscaped parkway pedestrian paths along the streets that connect the three large parks. Detached sidewalks and lush landscaping will be used to promote a safe, aesthetically pleasing pedestrian experience while traveling through the community. *(See exhibit I)*

2.6 Access and Circulation

The Site benefits from its close proximity to Arizona State Highways 347 and 238 (Maricopa-Casa Grande Highway). These highways provide convenient vehicular access to both Phoenix and Casa Grande, with Tucson beyond. Developed section line arterial streets will ultimately surround the site and provide a variety of connection routes between the site and the aforementioned highways. (See exhibit G)

Once to the site, a hierarchy of collector and local streets provide access to each home within the project. The development plan illustrates three "sub areas" of development, each utilizing a collector street intersecting a loop road at each areas major open space amenity or "pod". The collector streets convey traffic into the project from the arterial using an unloaded parkway design denoting entry and arrival, is safe, efficient and aesthetically pleasing. Local neighborhoods are accessed off of the loop via a "modified local" road surrounding the major park(s). A modified local street is utilized to connect all pods to one another to maximize pedestrian connectivity throughout the entire development. Sidewalks will be provided on both sides of all local streets, some detached, some wide and meandering (between "pods") in generous landscape tracts, and some attached in the conventional manor. (See exhibit G)

2.7 Schools

This project is being designed to appeal to families of all sizes and as such, contribution to the area schools is of the utmost importance to us. We have met with both the Casa Grande Elementary School District and the Casa Grande Union High School District and have executed formal agreements to meet all of their contribution requests.

2.8 Topography and Drainage

A majority of the Site has historically been graded to accommodate the irrigation of crops. The Site slopes very gently to the north, northwest. The high point of the Site is at the southeast corner that is approximately 1,228 feet above mean sea level ("MSL"). The low point of the Site, at the northwest corner, is approximately 1,213 feet above MSL. Elevation and topographic information was derived from the United States Geological Survey Topography Maps along with the Topography exhibit and ALTA provided by CVL which is shown as *Exhibit J*.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) Panel Number 0400770675 D, dated May 4, 1987, indicates that the project falls predominantly within Zone C. Zone C is defined by the Federal Emergency Management Agency (FEMA) as: "Areas of minimal flooding." Zone C is outside the delineated 100-year floodplain (i.e. not in the floodplain). The southern and western boundary of the site is located in Zone A. Zone A is defined by FEMA as: Areas of 100-year flood; base flood elevations and flood hazard factors not determined." Currently, however, the North Santa Cruz Wash Regional Group (including the Eagle Shadow Master Planned Community) is proposing a project that will channelize the wash south of this area along the Maricopa Casa Grande Highway and then north on the Fuqua Road alignment. In order to accomplish this, the developers will submit a Conditional Letter of Map Revision (CLOMR) to FEMA. Once this study is approved by FEMA, the entire site will be located in Zone C and will have no impact from US Army Corps of Engineers delineated "waters of the USA" (i.e. no 404 impacts). (See exhibit K)

The site is subject to existing offsite runoff from the east. The area west of the existing irrigation canal, located approximately 1/2 mile east of Murphy Road, and north of the midsection line (*Area DA1 shown in*

exhibit L) flows northwest to the intersection of Murphy and Farrell Road. Historically, this flow sheet flows north of Murphy Road and continues northwest, away from the project site. Should this project develop prior to completion of other projects to the south and east, the area south of the midsection line (DA2) will be diverted south along Section 4 midsection line and west along an open area tract provided along the Steen Road Alignment. It will then outfall to the an improved naturalized channel along the east side of Hartman Road and continue along its existing flow path.

All onsite drainage facilities will be designed to satisfy the City of Maricopa and Pinal County Flood Control criteria, including onsite retention within designated tracts and regional parks and the provision of storm drains where the street capacity is exceeded in a 10-year storm event. Drywells will be required to drain the design storm event in a 36-hour period unless percolation results show that the basins can drain by means of natural ground percolation.

2.9 Provision of Utilities

Utilities will be provided as follows:

Water Service: Water service for the property will be provided by Santa Cruz Water Company, a subsidiary of Global Water Management LLC. Santa Cruz's CC&N has recently been approved by the Arizona Corporation Commission to take in the subject property. An Infrastructure Coordination Agreement has been recorded for provision of water service to the property by Global Water Management. (*See exhibit M*) Global is responsible for 100-year assured water supply certification as issued by the Arizona Department of Water Resources. Global will operate and maintain all water supplies, wells and pumping facilities that will serve the supply lines to the site. Water piping within the individual subdivision parcels requires a 6" minimum water line size. These line sizes are necessary for maintaining adequate operating pressures and flows to serve both the fire-fighting and domestic water needs for the development. A looped (connected/supplied at two ends) water supply system will be provided for each phase of the site.

Sewer Service: Sewer service for the property will be provided by Palo Verde Utilities, a subsidiary of Global Water Management LLC. Palo Verde's CC&N has recently been approved by the Arizona Corporation Commission to take in the subject property. An Infrastructure Coordination Agreement has been recorded for provision of water service to the property by Global Water Management. (*See exhibit M*) Global will be providing sanitary sewer service and is responsible for operating all sanitary sewer facilities off site, including treatment plants, lift station and mains, which will receive the wastewater from this development.

Reclaimed Water: Reclaimed water service for the property will be provided by Palo Verde Utilities. The project will be required to provide on-site storage for reclaimed water. The storage will be in the form of an on-site lake or multiple lakes with a total surface area of approximately 2.0 acres. The stored reclaimed water will be used to irrigate the projects larger landscaped areas. (*See exhibit M*)

Solid Waste Provider (Trash): Solid waste pick-up service will be provided for by Maricopa Disposal or Waste Management.

Electrical Service: Electrical service will be provided by Electric District 3 (ED3).

Natural Gas: This property and others are in the service area of Southwest Gas.

Irrigation Water: There is an existing Maricopa/Stansfield Irrigation & Drainage District ("MSIDD") canal located along Farrell Road that is to remain on the property. There are private laterals that run within the property will be removed or tiled as required.

Dry Utilities: Local utility companies shall provide dry utility services such as electrical power, natural gas, cable television, telephone, etc. Upon construction completion and acceptance, operation and maintenance of all utilities and facilities shall rest with the operating agency. All utility extensions will be installed as services are required and per City of Maricopa standards.

Fire Service: The developer has met with the Maricopa Fire District and has been issued a project "will-serve" letter by the District. Service is planned to be provided by a future station located at the intersection of Hartman and Bowlin Roads.

2.10 Environmental Assessment

Determining the environmental condition of the property is integral in developing a successful community. During our feasibility research the following research/reports were generated to assure the site and the resulting development would not negatively impact the environment.

Phase One Environmental Report: This analysis was performed by Professional Service Industries, PSI, on November 30, 2004. The overall assessment did not reveal evidence of apparent environmental conditions in relation to this project. Based on this information, PSI has determined no further analysis or future Phase II study of this property will be required.

Pesticides and Toxaphene Report: This analysis was performed by Professional Service Industries PSI, on November 15, 2004. Pesticide concentrations in excess of the laboratory detection limit were detected for the analytes – 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, Dieldrin, Endosulfan II, Endrin Aldehyde and Toxaphene. However the concentrations of this analyte were below the applicable SRLs or PRGs. Based on the laboratory findings of the soil samples analyzed, neither soil remediation nor restrictions for property residential usage are required for the subject property at this time. Based upon this information, no further investigation is recommended.

Soils and Geotechnical Report: This analysis was performed by Construction Inspection & Testing Co. (CIT) on December 20, 2004. The site is considered suitable however, the following general conclusions are drawn:

Specialized treatments of existing soils within foundation areas are required. This includes over-excavation and re-compaction below foundations. All lots are subject to expansive soil conditions. All native fill soil material will require limited compaction. Post-tensioned floor/foundation systems designed for highly expansive soils are recommended.

During and after construction of building, structural foundation/floor slab bearing soils should not be exposed to moisture infiltration/fluctuations. Proper drainage of surface water and roof runoff water away from the structures should be provided during construction as well as throughout their life. In no case should long-term ponding be allowed near structures. Proper designing and placement of yard vegetation and irrigation systems should be used so that structural foundation/floor slab bearing soils are not exposed to moisture infiltration/fluctuations.

Archaeology Assessment: This analysis was performed by The Louis Berger Group, Inc. on December 8, 2004. The overall assessment showed that no Archaeological sites were found. The Louis Berger Group, Inc. has made the recommendation that the proposed project will have a finding of no effect to cultural resources.

3. Relationship to Surrounding Properties

The property is bordered by Hartman, Farrell, Steen and Murphy Roads. West and Southwest is the Eagle Shadow development. Farrell Road borders the site to the north, with agricultural fields beyond. Agricultural land also borders the site to the south and east, although the Volkswagen proving grounds is located at the northeast corner of Farrell and Murphy Roads. The project has agreed to a single story (19-feet) height restriction for a quarter mile west and south of the intersection for a distance of 371 feet from the arterials inside the project and will continue to work with VW and other adjacent properties as necessary. While it is likely that much of the surrounding agricultural lands will be developed into suburban land uses, due the context sensitive site design, we believe this development is compatible with the adjacent land uses with or without that occurring.

4. Timing of Development/Phasing

The project has been designed with the option of Cortona to be developed in two phases. Each phase roughly consists of 1/2 of the project acreage and is intended to feature a mix of product types. This scenario will ensure a rich mixture of housing variety throughout the course of the development. Construction for the first phase of the project is planned to begin within several months of Final Plat approval, allowing sufficient time for the future builder to prepare construction plans/schedules accordingly. Future phases will follow within 12 – 18 months of the first phase. Several builders have expressed interest in the project however currently no builder is directly associated with the development of Cortona.

5. Neighborhood Involvement

A neighborhood meeting was held on April 11th, 2005 and prior to the proposed rezoning application being heard by the Planning and Zoning Commission. The neighborhood meeting notes are provided as *exhibit N*. Since this area is currently sparsely populated, we did not receive many comments on the proposal from the public. All known property owners within 300 feet were notified of the neighborhood meeting via mailed correspondence. The development team also believes in community involvement and has met and attended meetings of the following:

- Volkswagen to address their concerns for the development of Cortona adjacent to there property
- Individual adjacent property owners to address their concerns and questions
- El Dorado Holdings the developer of Eagle Shadow for coordination
- Participation in the Small Area Transportation Study Meetings
- Participation in the General Plan Advisory Committee Meetings
- Participation in the North Santa Cruz Regional Drainage Meetings

6. Conclusion

As with most development, our intent is to create a community that is attractive to homebuyers in consideration of quality of life and sustainability. We believe Cortona implements an innovative design which creates a community focused on functional and interconnective open space that provides a higher standard than most developments. We have also made a concerted effort to design a community that provides a healthy mix of housing types, sizes, and pricing. We have given a lot of forethought to how future residents of this development will travel to and from their homes during the day, and how they will recreate in the evening and on the weekends. We believe this development will exceed the quality of life offered in neighboring developments and be a delightful and welcome addition to the City of Maricopa. We respectfully request your approval.

The Development Team
November, 2005



Project Number: 01-2005-003

DEVELOPMENT ACTIVITY PLAN

Date: November 22, 2005

CORTONA

City of Maricopa, Arizona

All information contained in this drawing is Preliminary, and Not for Construction



Aerial Map Provided By Westpac

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REGIONAL VICINITY MAP

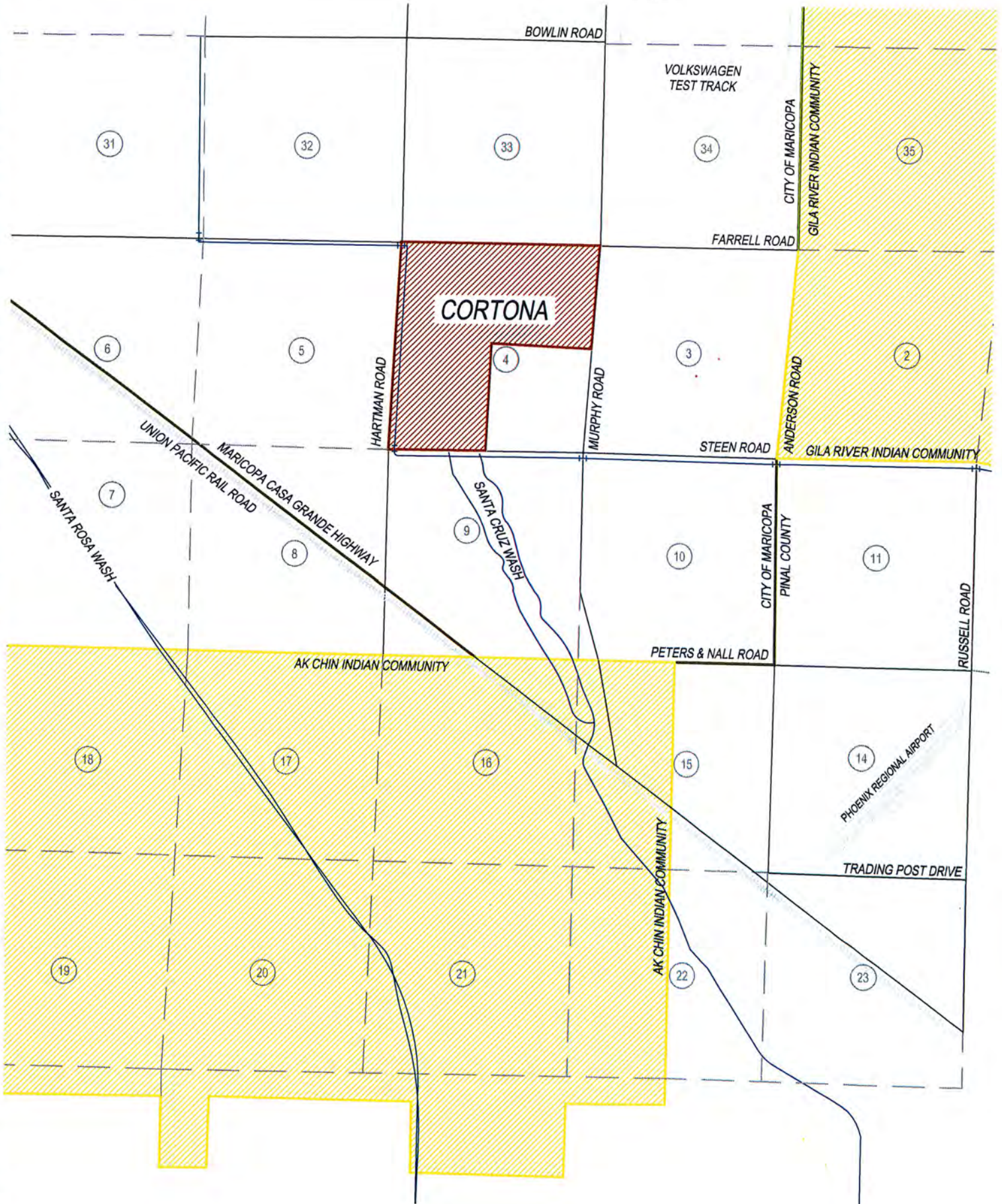
SCALE: N.T.S.





VICINITY MAP

SCALE: N.T.S.



CONCEPTUAL LOTTING EXHIBIT

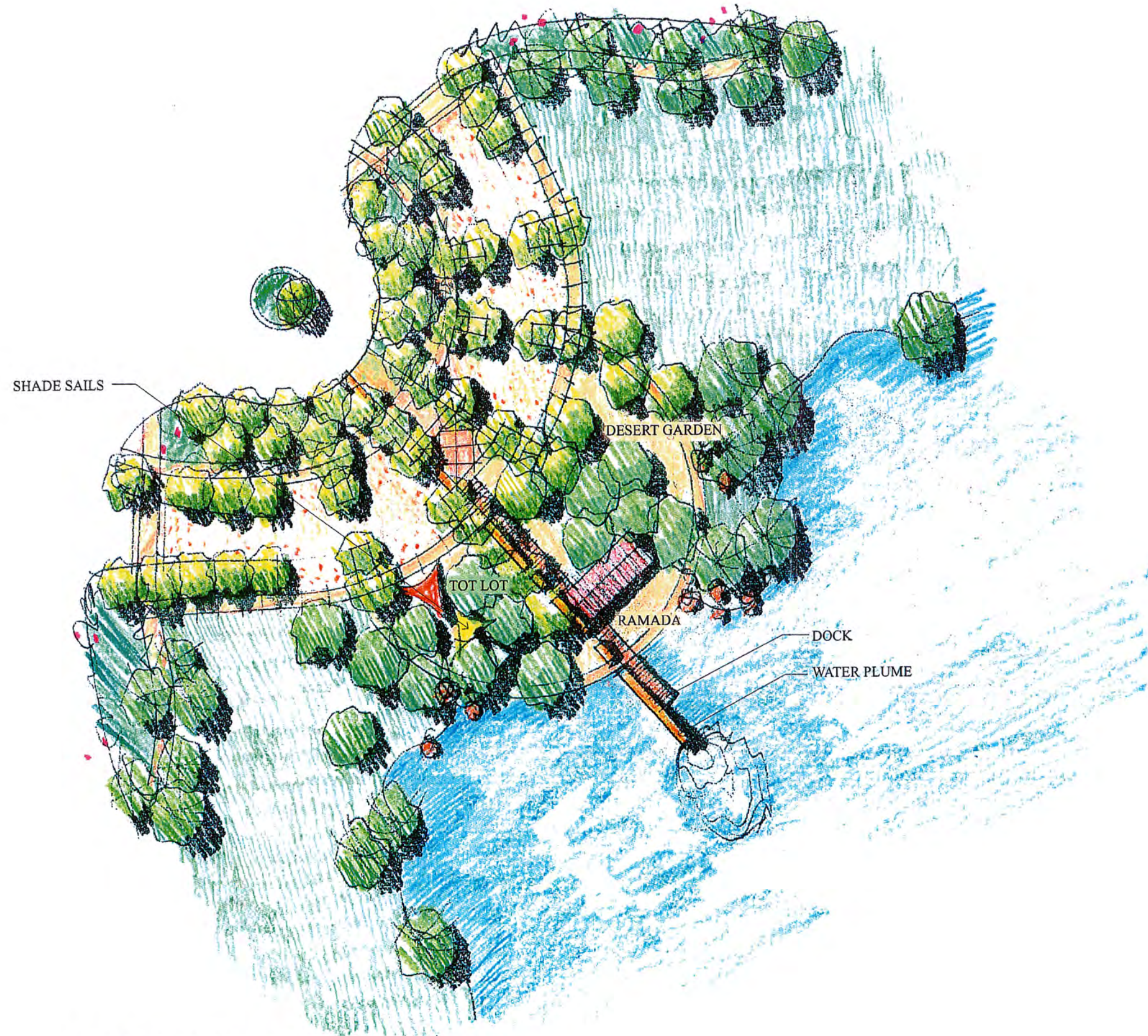
SCALE: N.T.S.



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PARK ENTRY WITH LAKE PLAN VIEW
NOT TO SCALE



**CONCEPTUAL
PARK**

Job #040025
11 April 2005

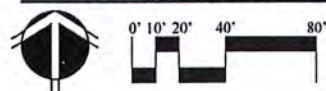
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PARK ENTRY WITH LAKE PLAN VIEW



**CONCEPTUAL
NORTHEAST PARK**

Job #050024
3 August 2005

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MULTI-USE STREET
HOCKEY COURT

SPORTS RAMADA

BASKETBALL COURT

34 SPACE PARKING LOT

PARK IDENTITY WALL &
STRUCTURES TO FRAME
VIEWS FROM ENTRY

TRAFFIC CIRCLE WITH
LOW PLANTING TO
ALLOW PARK VIEWS

CENTRAL PLAZA
WITH RAMADAS

TOT LOT WITH TENSILE
SHADE STRUCTURES

SOCCER FIELD

PARK PEDESTRIAN
PORTAL ENTRY

PARK OVERLOOK AND
PEDESTRIAN PORTAL

5' WIDE PERIMETER
CONCRETE SIDEWALK

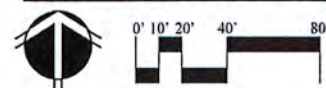
PERIMETER BIKE LANE

40 ON-STREET
PARKING SPACES

BASEBALL FIELD DESIGNED
TO ACCOMODATE SOFTBALL
AND LITTLE LEAGUE PLAY
WITH ADJUSTABLE BASELINES

BLEACHERS AND DUGOUTS

PARK ENTRY WITH LAKE PLAN VIEW



CONCEPTUAL
NORTHWEST
PARK

Job #050024
3 August 2005

CONCEPTUAL PARCEL PARK EXHIBIT

SCALE: N.T.S.



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**TYPICAL TOT LOT
AMENITY**

Job #040025
11 April 2005



GRILL



TRASH RECEPTACLE



PLAYGROUND EQUIPMENT



RAMADA



ELDORADO STONE 'MILANO': STONE PATTERN FOR FARM HOUSE ENTRY CONCEPT, RAMADA COLUMNS, ENTRY SIGNAGE AND WALL COLUMN BASES



PICNIC TABLE



SUPERLITE SPLIT-FACE CMU



ELDORADO STONE 'MILANO' WITH OVER-GROUT TECHNIQUE



SPLASH PAD

Cortona

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AMENITIES AND MATERIALS

Cortona

Job #040025
11 April 2005



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SITE DATA

GROSS AREA:	486.77 ac
NET AREA:	462.65 ac
ARTERIAL & COLLECTOR RIGHT OF WAY:	24.12 ac
NET DENSITY:	3.20 du/ac
GROSS DENSITY:	3.04 du/ac
MAX UNITS:	1480 units
OPENSOURCE:	92.5 ac
OPENSOURCE %:	20.0%

Planned Area Development Land Use Data

Parcel	Underlying Zoning	Minimum Lot Size [Feet, Width x Depth]	±Gross Acreage
1	CR-3	60x125	42.06
2	CR-3	50x120	34.82
3	CR-3	70x130	39.62
4	CR-3	60x125	39.69
5	CR-3	70x130	30.92
5A	CR-1	*20,000 Square Feet	12.77
6	CR-3	90x135	24.73
6A	CR-1	*20,000 Square Feet	15.66
7	CR-3	50x120	37.82
8	CR-3	60x125	35.03
9	CR-3	70x130	21.67
10	CR-3	60x125	30.72
11	CR-3	50x120	40.88
12	CR-3	60x125	35.30
13	CR-3	50x120	26.72
Park A	CR-3	-	6.12
Park B	CR-3	-	6.12
Park C	CR-3	-	6.12
TOTAL ACREAGE			486.7

*80' lot width minimum (per Zoning Code)

CR-3 Single Family Residence Zone Development Standards

Minimum Width (ft)	Minimum Depth (ft)	Minimum Area (sqft)		Minimum Side Yard (ft)	Minimum Dist Between Buildings (ft)	Minimum Rear (ft)	Maximum Buildable Area (%)	Maximum Building Height (ft)
50	120	6,000	20' measured from property line/ROW; 10' to livable area/porch or side entry garage	5 & 5	10	15	50	30
60	125	7,500	20' measured from property line/ROW; 10' to livable area/porch or side entry garage	5 & 8	13	20	45	30
70	130	9,100	20' measured from property line/ROW; 10' to livable area/porch or side entry garage	5 & 8	13	20	45	30
90	135	12,150	20' measured from property line/ROW; 10' to livable area/porch or side entry garage	10 & 10	20	25	40	30

CR-1 Single Family Residence Zone Development Standards

Minimum Width (ft)	Minimum Depth (ft)	Minimum Area (sqft)	Minimum Front Yard (ft) ¹	Minimum Side Yard (ft)	Minimum Dist Between Buildings (ft)	Minimum Rear (ft)	Maximum Buildable Area (%)	Maximum Building Height (ft)
80	--	20,000	25' measured from property line/ROW; 15' to livable area/porch or side entry garage	10 & 10	20	25	40	30

¹front setbacks shall be staggered within a range of 3 feet such that no more than two adjacent units have the same front yard setback

Project Number: 01-2005-003

DEVELOPMENT PLAN

Date: November 22, 2005

CORTONA

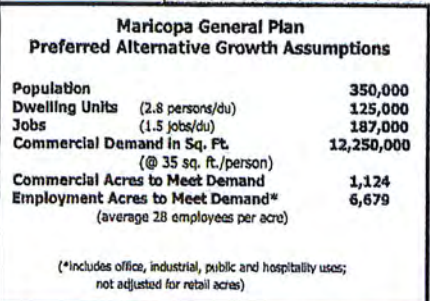
City of Maricopa, Arizona

All information contained in this drawing is Preliminary, and Not for Construction

AMEC Infrastructure, Inc



4435 E. Holmes Ave.
Mesa, Arizona 85206
Phone: (480) 830-3700
Fax: (480) 830-3903



RURAL (<1 du/ac)	COMMERCIAL	STATE LAND
LOW DENSITY RESIDENTIAL (1-2 du/ac)	PARK / OPEN SPACE	FEDERAL LAND
MEDIUM DENSITY RESIDENTIAL (2-6 du/ac)	AGRICULTURE	RESERVATION
MIXED USE	PUBLIC	FREEWAYS / INTERSTATES
HIGH DENSITY RESIDENTIAL (>6 du/ac)	EMPLOYMENT/ INDUSTRIAL	MAJOR ARTERIALS / HIGHWAYS

DATE: 5-24-2005

STREET SECTIONS KEY MAP

SCALE: N.T.S.



[illegible][illegible]

MINOR ARTERIAL STREET C-C FUTURE STEEN RD.
N.T.S.

Plan view of the proposed road layout. The layout includes the following features and dimensions from left to right:

- FUTURE R/W**: 3' SW, 5' TYP.
- FUTURE 55' R/W BY OTHERS**: 37' B/C, 12', 12', 6'.
- BIKE LANE**: 6'.
- TURN LANE**: 12', 7'.
- BIKE LANE**: 12', 7'.
- TURN LANE**: 12', 7'.
- BIKE LANE**: 12', 6'.
- MSDD NORTH R/W**: 33'.
- EXISTING R/W**: 4'.
- CONST.**: 4'.
- 100' EXISTING CANAL**: 16'.
- EXISTING SERVICE ROAD**: 11'.
- EXISTING CANAL**: 26'.
- EXISTING SERVICE ROAD**: 16'.
- EXISTING CANAL**: 58'.
- MSDD SOUTH R/W**: 18'.
- WAPA NORTH R/W**: 100'.
- WAPA**: 100'.
- MULTI USE TRAIL**: 12'.

Figure 1: Typical cross-section of a four-lane highway with a median. The diagram shows a cross-section with a central median labeled "MEDIAN/TURN LANE" and two outer sections labeled "BIKE LANE" and "BRAKE LANE". Dimensions are given in feet ('). The total width is 70' R/W. The median is 14' wide. The bike lane is 6' wide. The brake lane is 6' wide. The total width of the two outer sections is 51' B/C. The total width of the four-lane section is 70' R/W. The diagram also shows a "FUTURE 70' R/W" section on the right side.

LOCAL STREET
N.T.S.

TYPICAL STREET SCENE SETBACKS

SCALE: N.T.S.



CR-3 Single Family Residence Zone Development Standards

Minimum Width (ft)	Minimum Depth (ft)	Minimum Area (sqft)	Minimum Side Yard (ft)	Minimum Dist Between Buildings (ft)	Minimum Rear (ft)	Maximum Buildable Area (%)	Maximum Building Height (ft)
50	120	6,000	20' measured from property line/ROW; 10' to livable area/porch or side entry garage	10	15	50	30
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CR-1 Single Family Residence Zone Development Standards

Minimum Width (ft)	Minimum Depth (ft)	Minimum Area (sqft)	Minimum Front Yard (ft) ¹	Minimum Dist Between Buildings (ft)	Minimum Rear (ft)	Maximum Buildable Area (%)	Maximum Building Height (ft)
80	--	20,000	25' measured from property line/ROW; 15' to livable area/porch or side entry garage	20	25	40	30

¹Front setbacks shall be staggered within a range of 3 feet such that no more than two adjacent units have the same front yard setback

Cortona

Prepared for:
WESTPAC
 8501 N SCOTTSDALE RD. STE 260
 SCOTTSDALE, ARIZONA 85253
 p. 480.889.6900
 contact: Kelly Hall

Prepared by:
COE & VAN LOO CONSULTANTS, INC.
 4550 N 12TH STREET
 PHOENIX, ARIZONA 85014
 p. 602.264.6831
 contact: Sharon Pangle Miller, R.L.A.

PLANT PALETTE

TREES

Acacia anura
Acacia smallii
Chilopsis linearis 'Lois Adams'
Dahlbergia sissoo
Olea europaea 'Swan Hill'
Prosopis chilensis

Mulga
 Sweet Acacia
 Desert Willow
 Rosewood
 Fruitless Olive
 Chilean Mesquite

SHRUBS AND ACCENTS

Agave vilmoriana
Bougainvillea spp.
Caesalpinia mexicana
Calliandra californica
Convolvulus cneorum
Dalea frutescens 'Sierra Negra'
Dasyllirion wheeleri
Dodonaea viscosa 'purpurea'
Eremophila sp.
Hesperaloe parviflora
Jusitica californica
Leucophyllum candidum 'Thunder Cloud'
Muhlenbergia rigens 'Regal Mist'
Ruellia tweediana
Tetraneris acanthus
Teucrium lucidrys

Ocotopus Agave
 Bougainvillea
 Mexican Bird of Paradise
 Baja Fairy Duster
 Bush Morning Glory
 Black Dalea
 Desert Spoon
 Hopseed Bush
 Valentine Bush
 Red Yucca
 Chuparosa
 Thunder Cloud Sage
 Regal Mist Deergrass
 Garden Ruellia
 Angelita Daisy
 Germander

GROUNDCOVERS

Baccharis hybrid 'Starn'
Dalea capitata
Dalea greggii
Euphorbia rigida
Lantana sp. 'New Gold'
Rosmarinus officinalis
Wedelia trilobata
Cynodon 'Mirage'

Thompson Coyote Bush
 Sierra Gold Dalea
 Trailing Indigo
 Gopher Plant
 New Gold Lantana
 Trailing Rosemary
 Yellow Dots
 Mirage Bermuda



TRAILHEAD

STONE COLUMN WITH POINT OF INTEREST PLAQUE



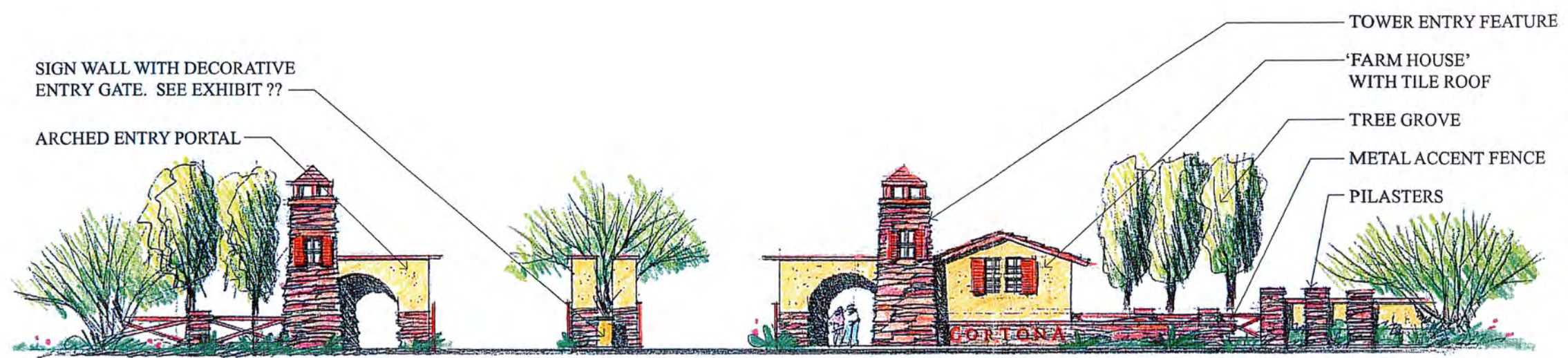
**MASTER
 LANDSCAPE PLAN**

Job #050024
 3 August 2005

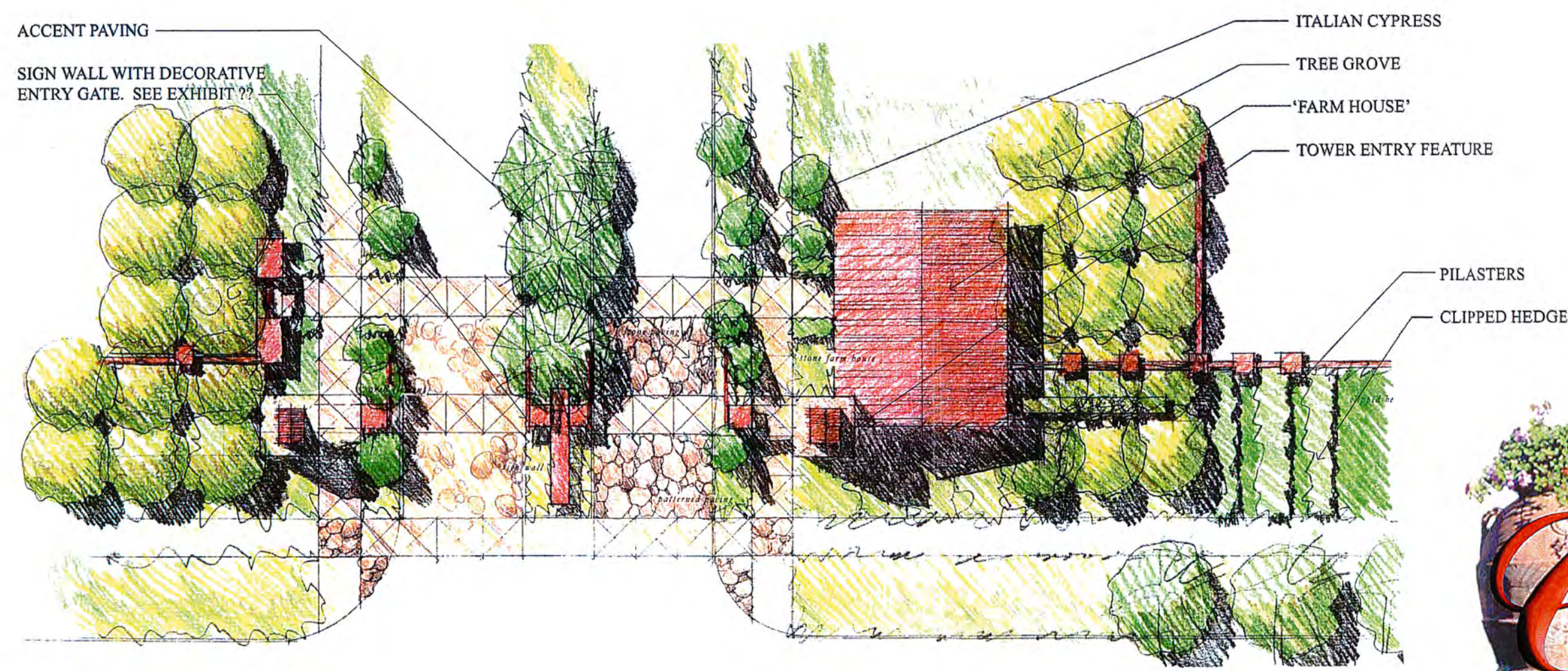
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PRIMARY ENTRY ELEVATION
 NOT TO SCALE



PRIMARY ENTRY PLAN
 NOT TO SCALE



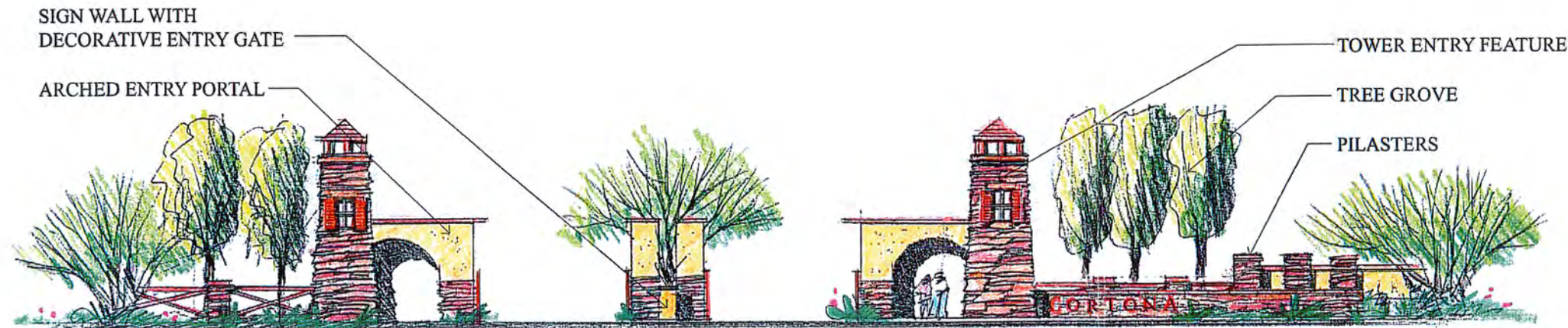
PRIMARY ENTRY
 plan and elevation

Job #040025
 11 April 2005

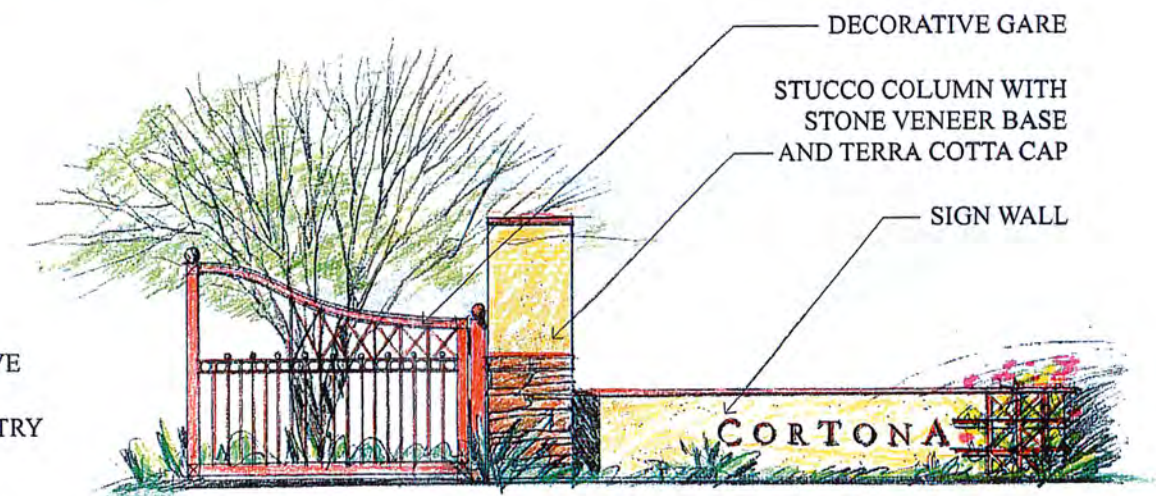
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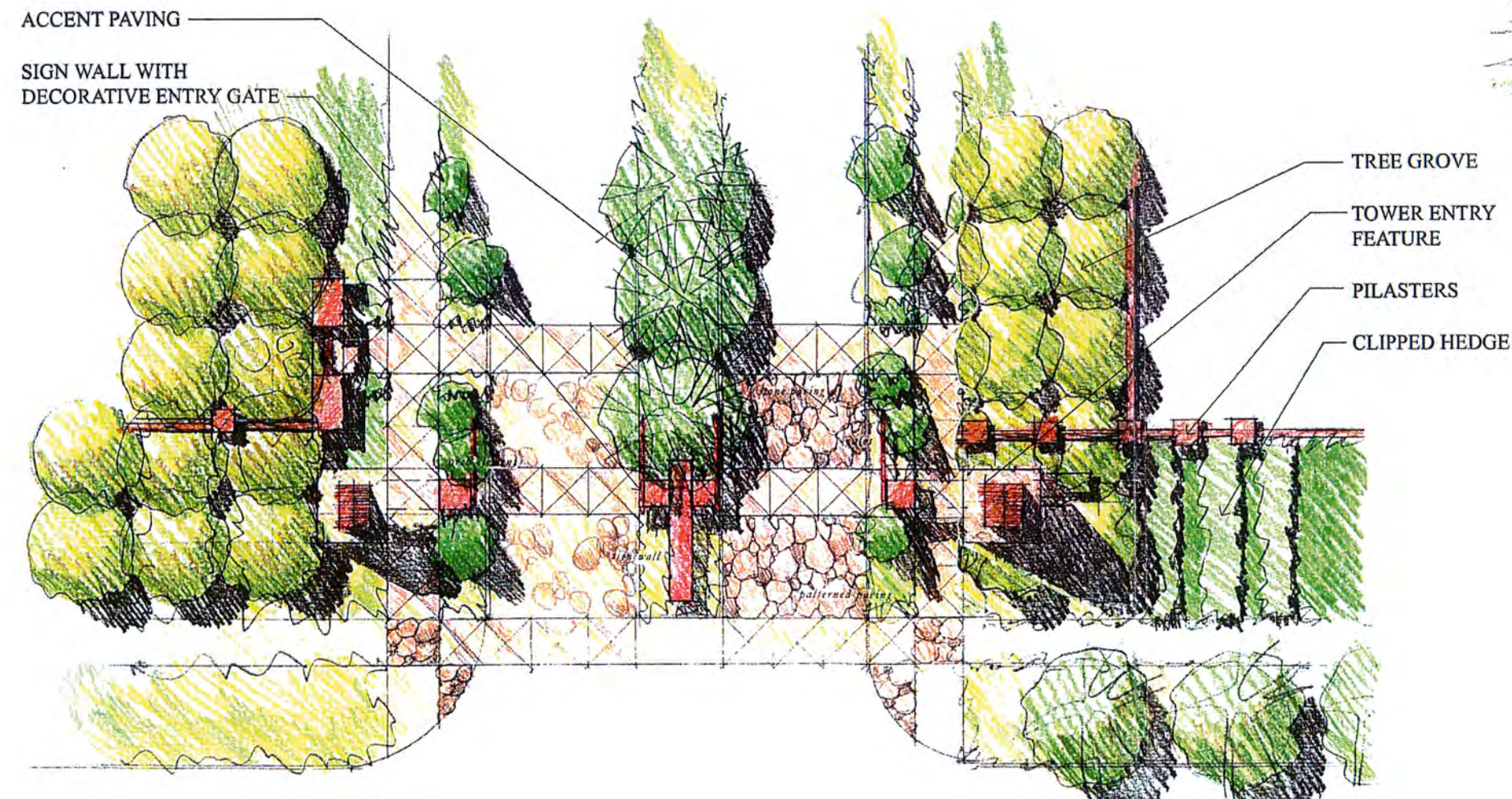
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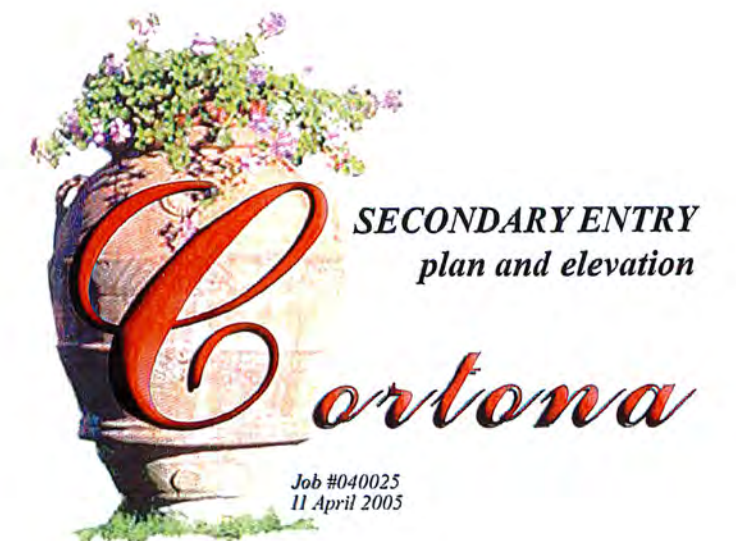
SECONDARY ENTRY ELEVATION
 NOT TO SCALE



SIGN WALL with DECORATIVE GATE
 NOT TO SCALE



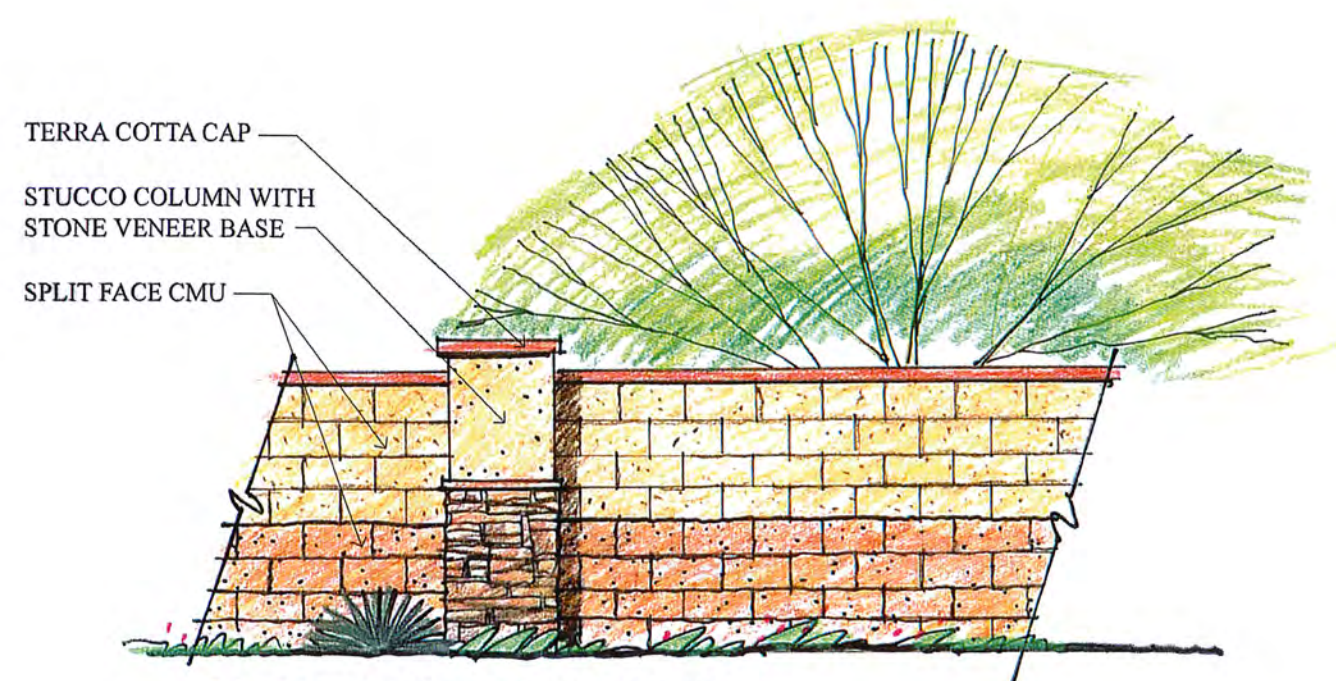
SECONDARY ENTRY PLAN
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Cortona

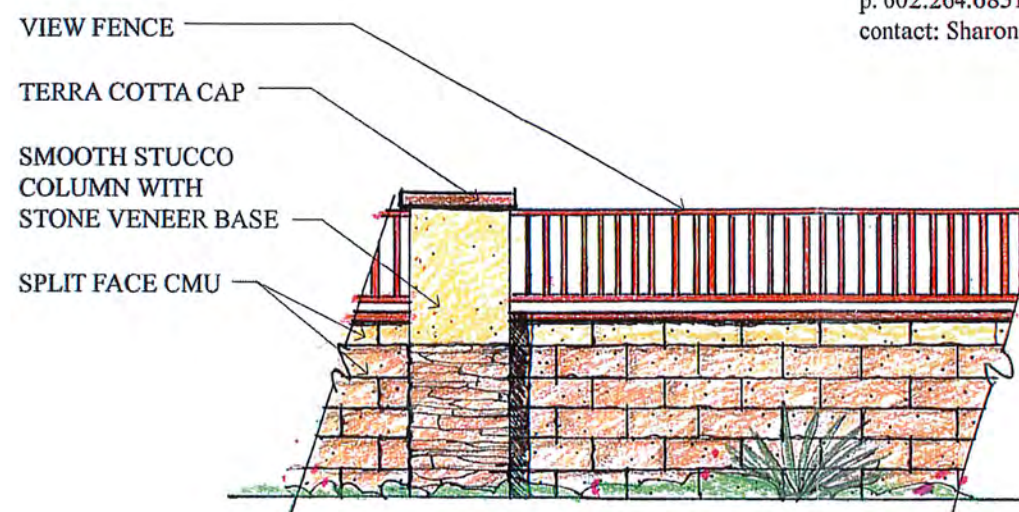
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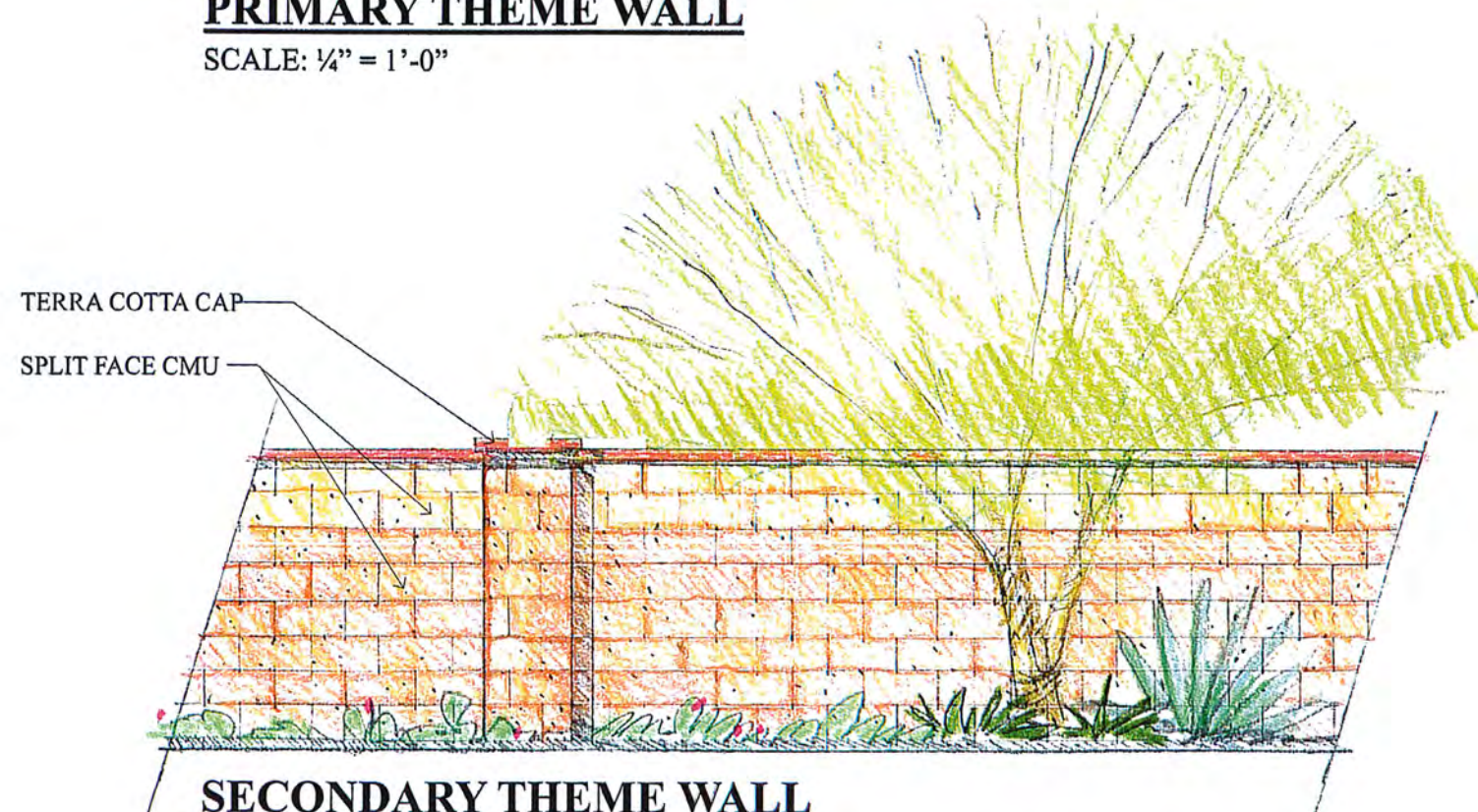
PRIMARY THEME WALL

SCALE: 1/4" = 1'-0"



VIEW WALL

SCALE: 1/4" = 1'-0"



SECONDARY THEME WALL

SCALE: 1/4" = 1'-0"



WALL CONCEPTS
plan and elevations

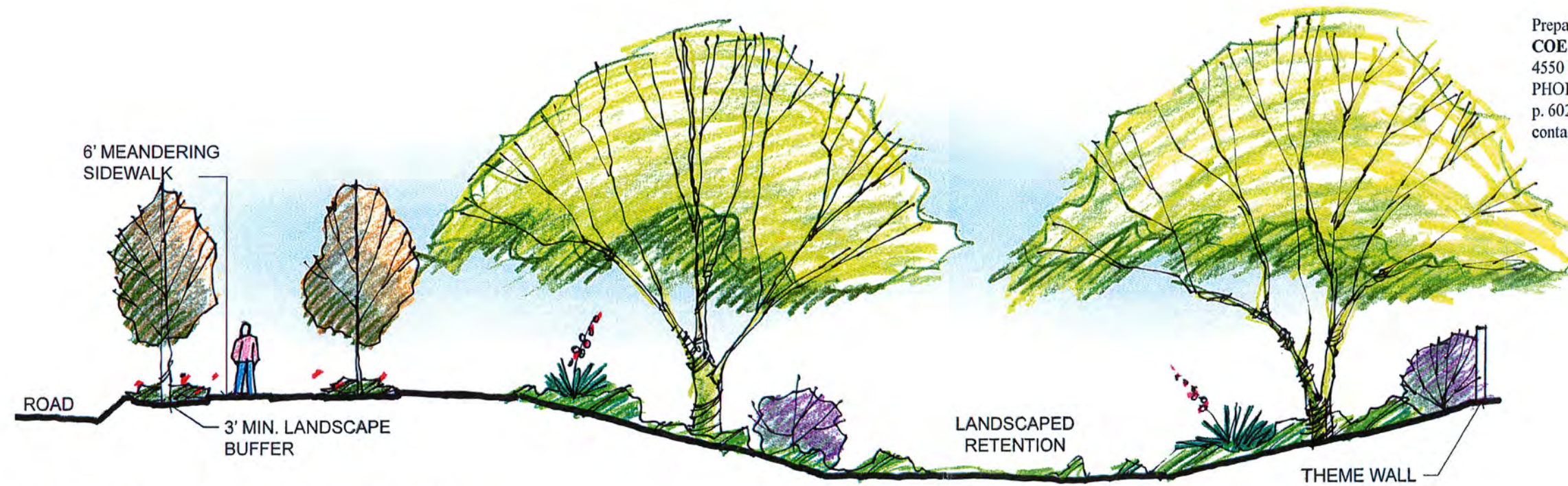
Cortona

Job #050024
3 August 2005

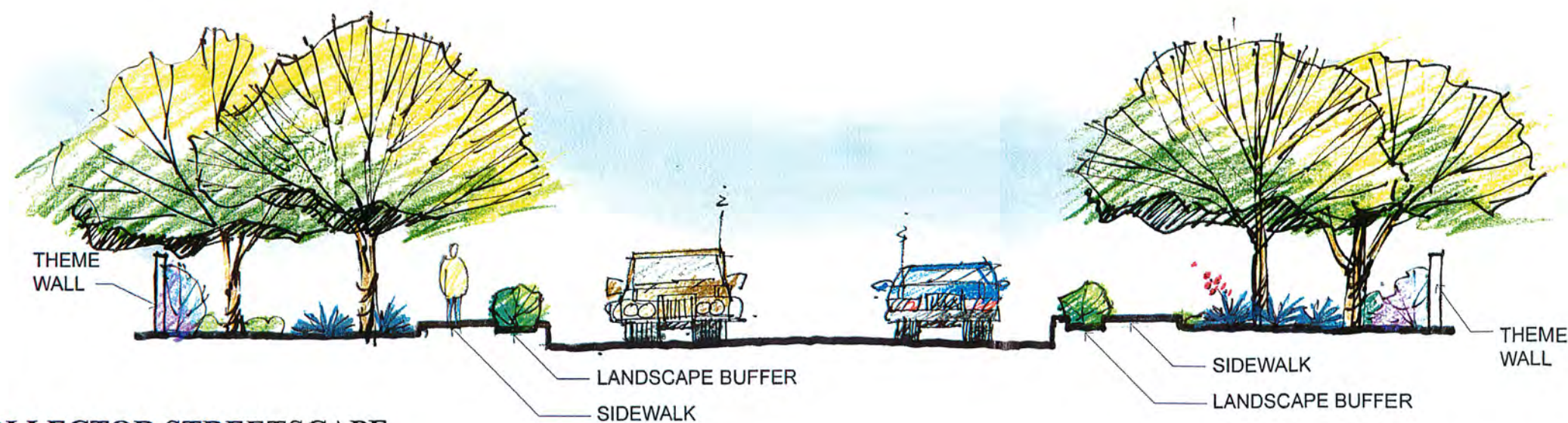
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 PHOENIX, ARIZONA 85014
 p. 602.264.6831
 contact: Sharon Pangle Miller, R.L.A.



ARTERIAL STREETSCAPE SECTION
 NOT TO SCALE



COLLECTOR STREETSCAPE
 NOT TO SCALE



**CONCEPTUAL
 STREETSCAPES**

Job #040025
 11 April 2005

PARCEL NO. 1:
THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST OF THE GILA AND GALT RIVER BASE
AND MEBERIAN PAUL COUNTY, ARIZONA.

PATCEL NO. 2
THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 4 EAST OF THE 10th AND 11th MERIDIAN
AND MARIKUPA VALLEY COUNTY, ARIZONA.

PARCEL NO. 3.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MORGAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4:
THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER, BOTH OF THE NORTHWEST
QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.

PARCEL NO. 1 CONTAINING 161.412 ACRES, GROSS, MORE OR LESS.
PARCEL NO. 2 CONTAINING 163.042 ACRES, GROSS, MORE OR LESS.
PARCEL NO. 3 CONTAINING 101.608 ACRES, GROSS, MORE OR LESS.
PARCEL NO. 4 CONTAINING 60.696 ACRES, GROSS, MORE OR LESS.
THE TOTAL CONTAINING 486.757 ACRES, GROSS, MORE OR LESS.

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY MONTH ADERICAN TITLE COMPANY.
ORDER NO. AZ0418200074694
PULVER, MARY

THE PROPERTY IS SUBJECT TO THE FOLLOWING, THOUGH NOT ESPECIALLY LOCATABLE AND, THEREFORE, NOT SHOWN:

RESERVATION/EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, OR IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.

POPULINE AGREEMENT
DOCKET 316, PAGE 163
LEGAL DESCRIPTION INSUFFICIENT TO MAP.

MARICOPA-STANFELD IRRIGATION AND DRAINAGE DISTRICT, PERTAINING TO CENTRAL ARIZONA PROJECT
 AGRICULTURAL WATER ELIGIBILITY REQUIREMENTS.
 DOCKET 1884, PAGE 844.
 BOOK 1 OF SURVEY, PAGE 174.
 RESOLUTION NO. 89-5.

DOCKET 1848, PAGE 804.
MUNICIPALITY-STATEMENT AGREEMENT.
DOCKET 1848, PAGE 804.

INFRASTRUCTURE COORDINATION AGREEMENT.
BOST. NO. 04-98672

THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

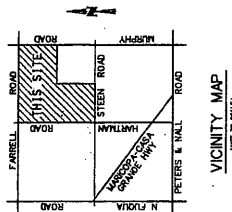
THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SOUTH, RANGE 4 EAST, WITH A BEARING SOUTH 87°13'N' WEST.

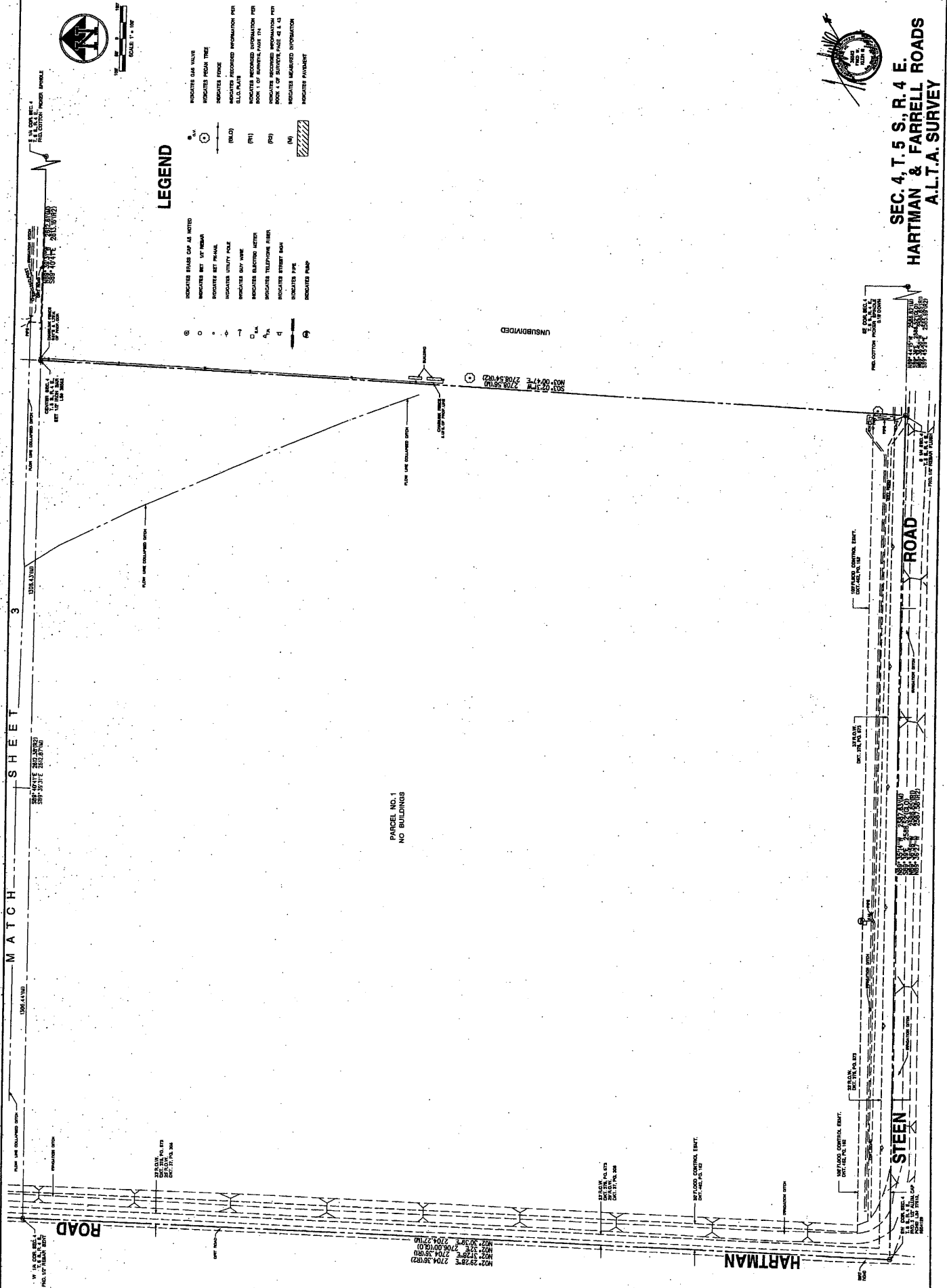
⑥	INDICATES INHER CAN BE NOTED	INDICATES CAN VALUE
○	INDICATES SET OF FRAMES	INDICATES FROM TIME
•	INDICATES SET OF PAIR	INDICATES PRICE
◊	INDICATES EMPTY PAIR	INDICATES INFORMATION PER
—	INDICATES DAY WEEK	INDICATES DAY
D	INDICATES SELECTING METHOD	INDICATES INFORMATION PER
d	INDICATES TELEPHONE NUMBER	INDICATES INFORMATION PER
Δ	INDICATES SELECTING METHOD	INDICATES INFORMATION PER
△	INDICATES PRICE	INDICATES INFORMATION PER
▨	INDICATES INHERITANCE	INDICATES INFORMATION PER

[illegible]

**SEC. 4, T. 5 S., R. 4 E.
HARTMAN & FARRELL ROADS
A.L.T.A. SURVEY**

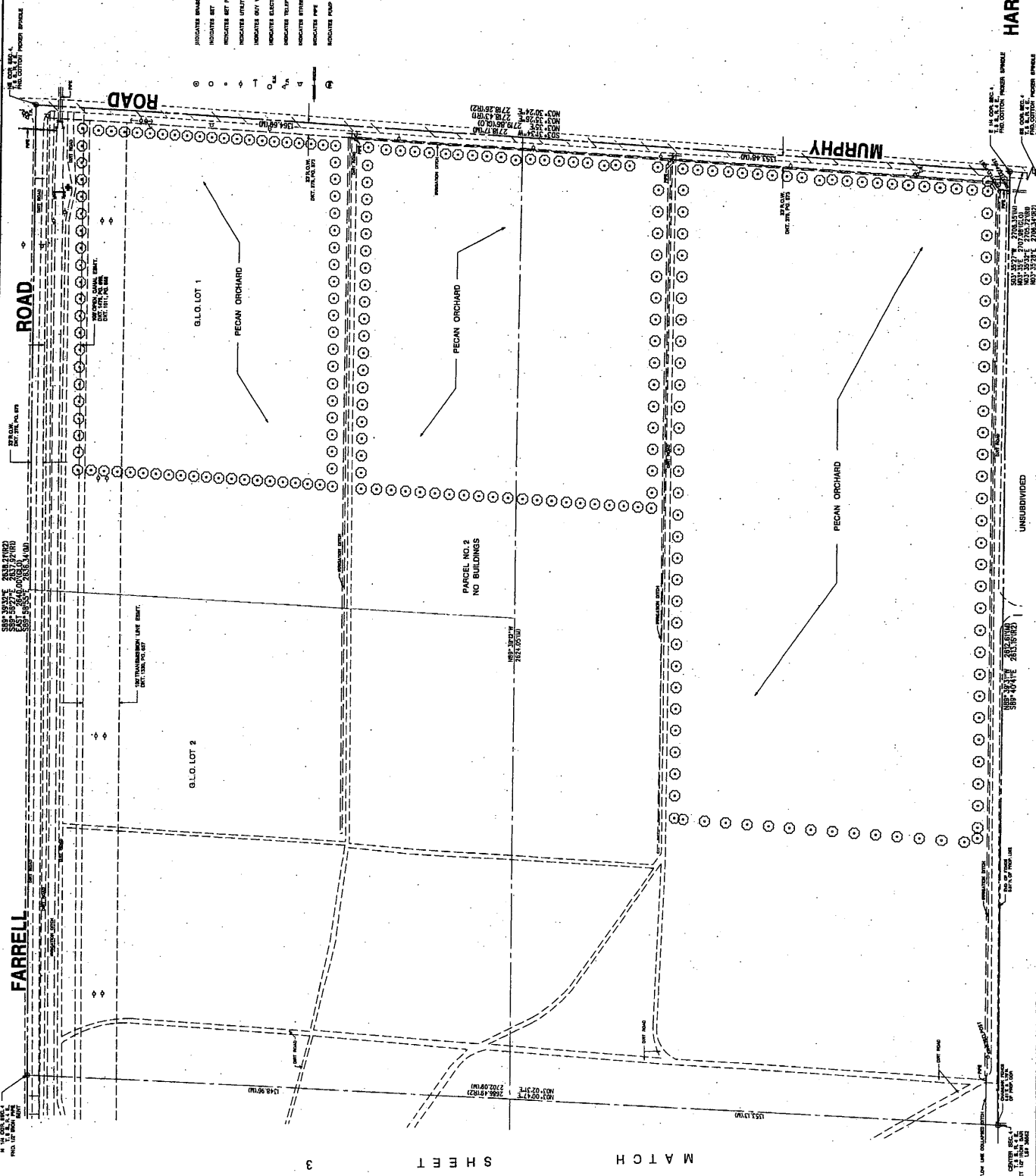


SEC. 4, T. 5 S., R. 4 E.
HARTMAN & FARRELL ROADS
A.L.T.A. SURVEY



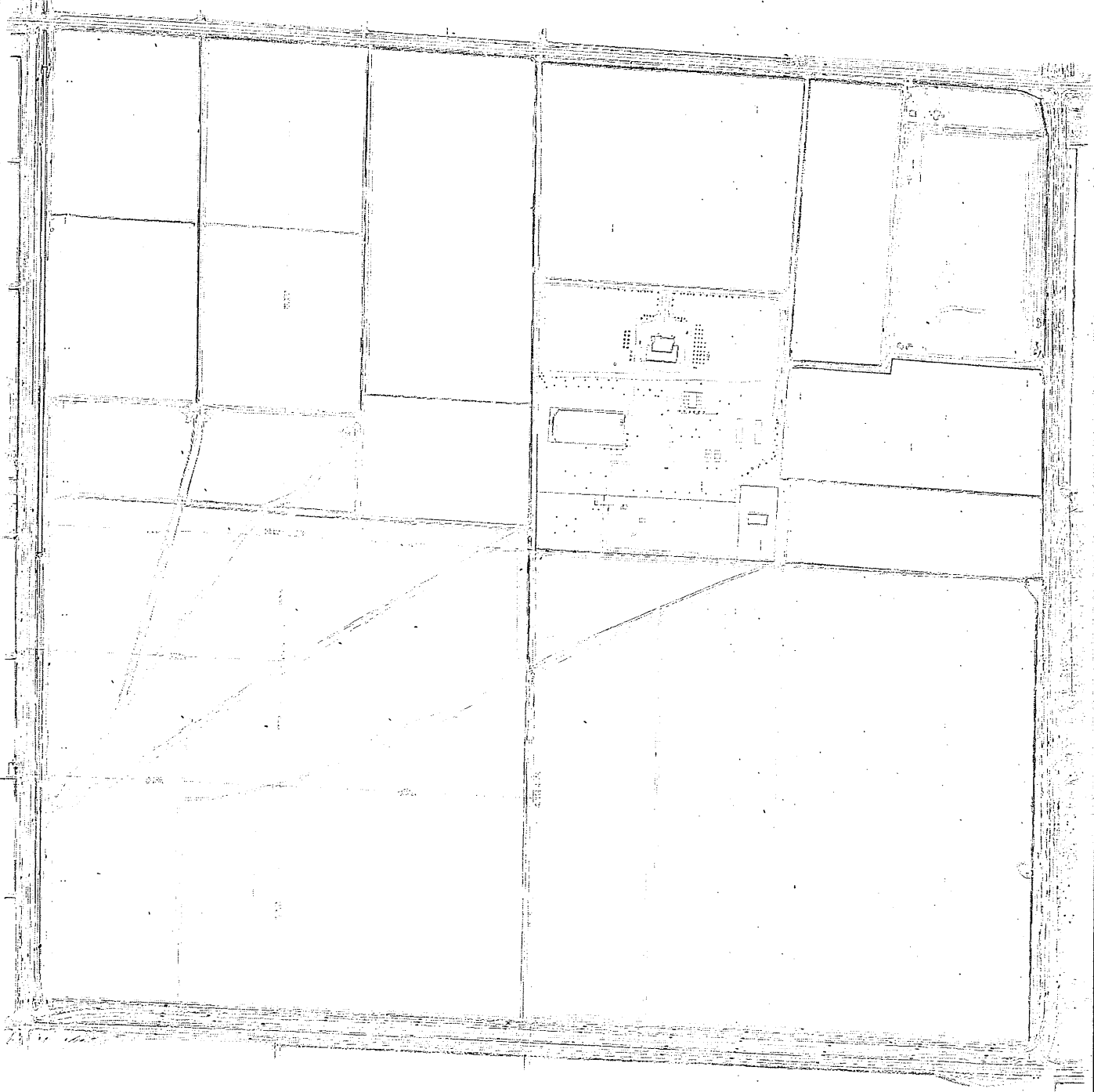


INDICATES BASE CAT. AS NOTED	INDICATES DASH VALVE
INDICATES BENT 1/2 PIPING	INDICATES PIPING TYPE
INDICATES BENT PIPING	INDICATES PIPING
INDICATES UTILITY POLE	(SLO)
INDICATES SAW POLE	(PI)
INDICATES ELECTRIC LATER	(PS)
INDICATES TELEPHONE WIRE	(PM)
INDICATES STREET LIGHT	INDICATES ASSESSING INFORMATION
INDICATES PIPE	INDICATES ASSESSMENT

[illegible]

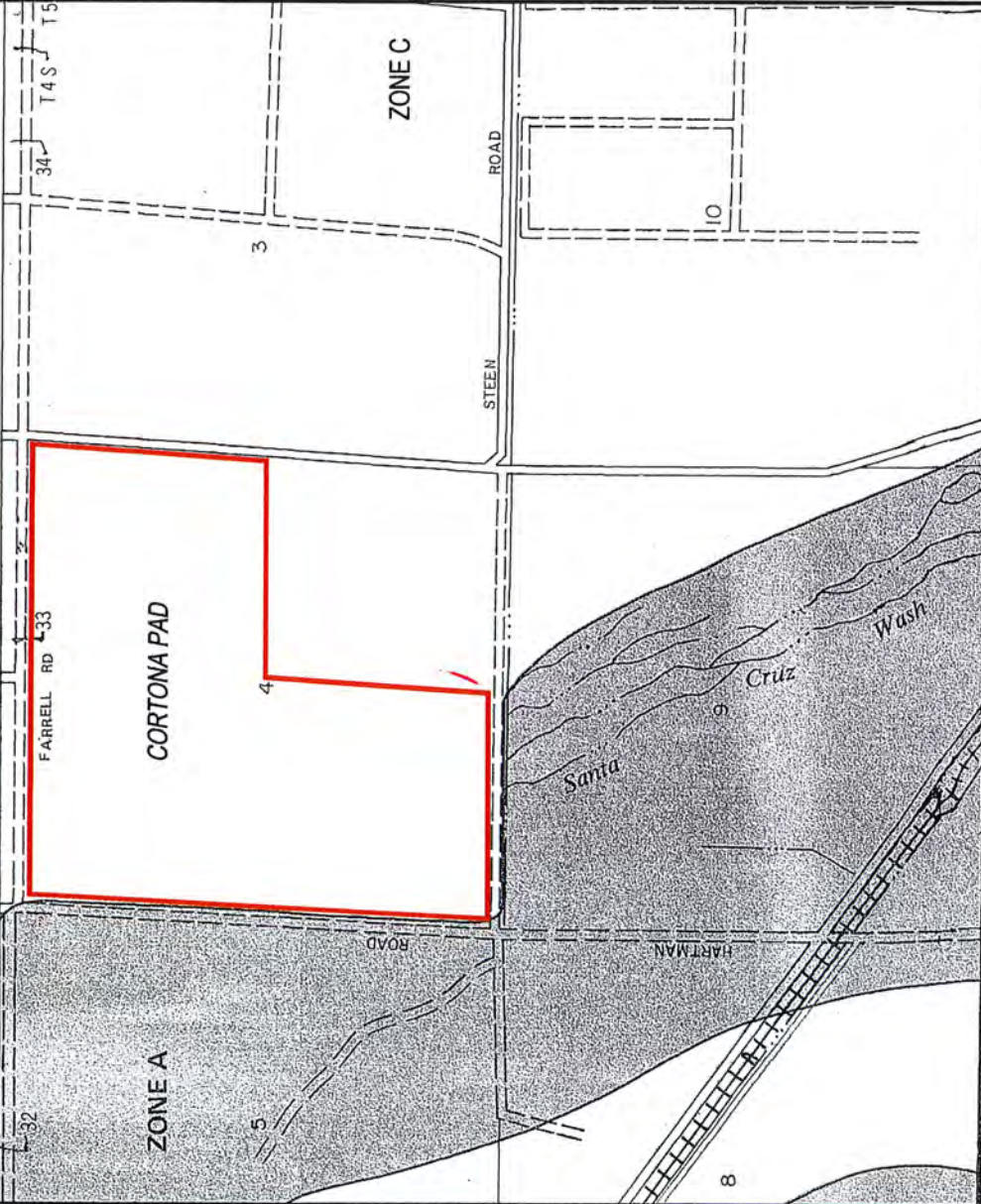
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 284-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE





APPROXIMATE SCALE IN FEET
2000 0 2000



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 675 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
040077 0675 D

MAP REVISED:
MAY 4, 1987

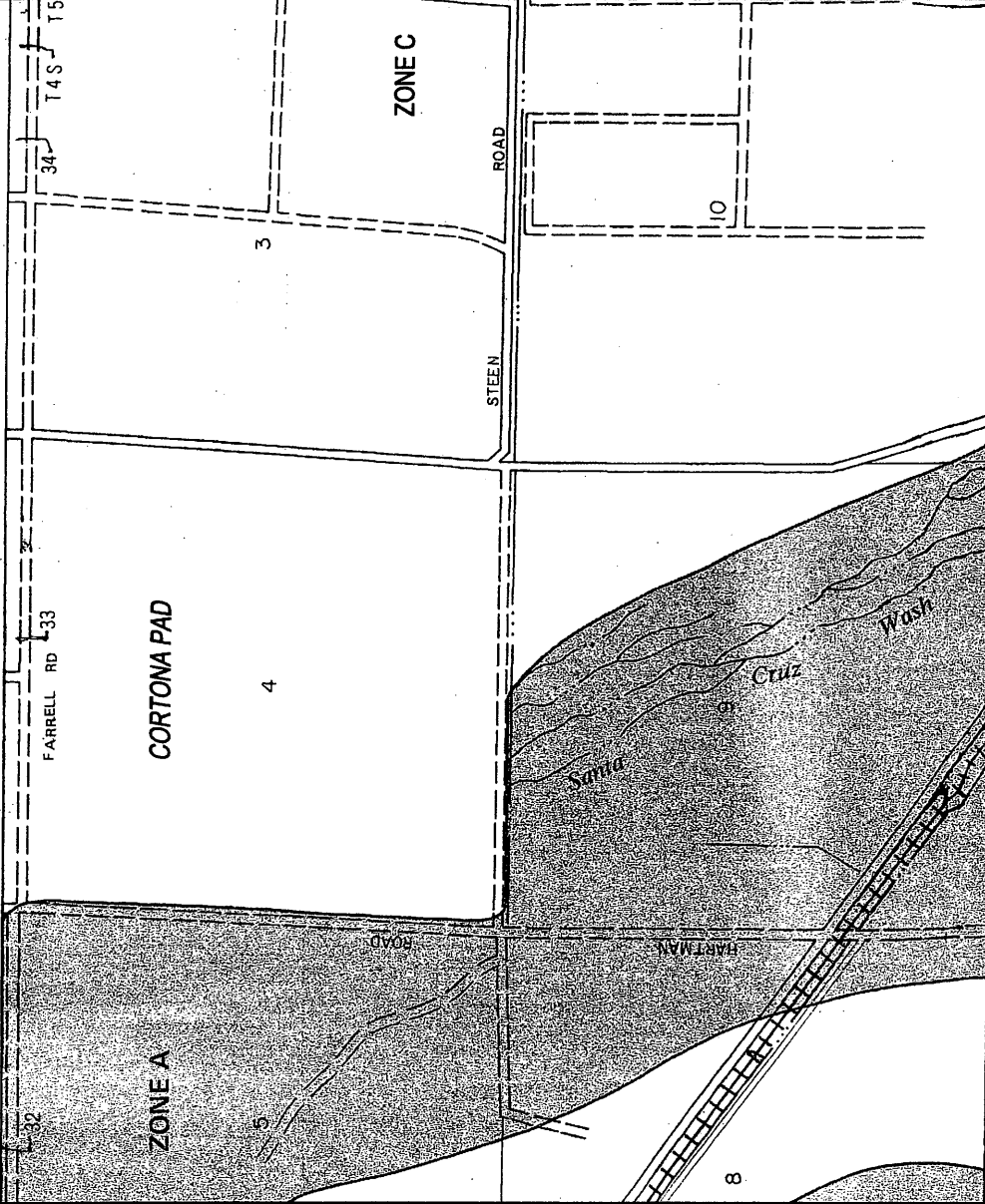


Federal Emergency Management Agency

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



APPROXIMATE SCALE IN FEET
2000 0 2000



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 675 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
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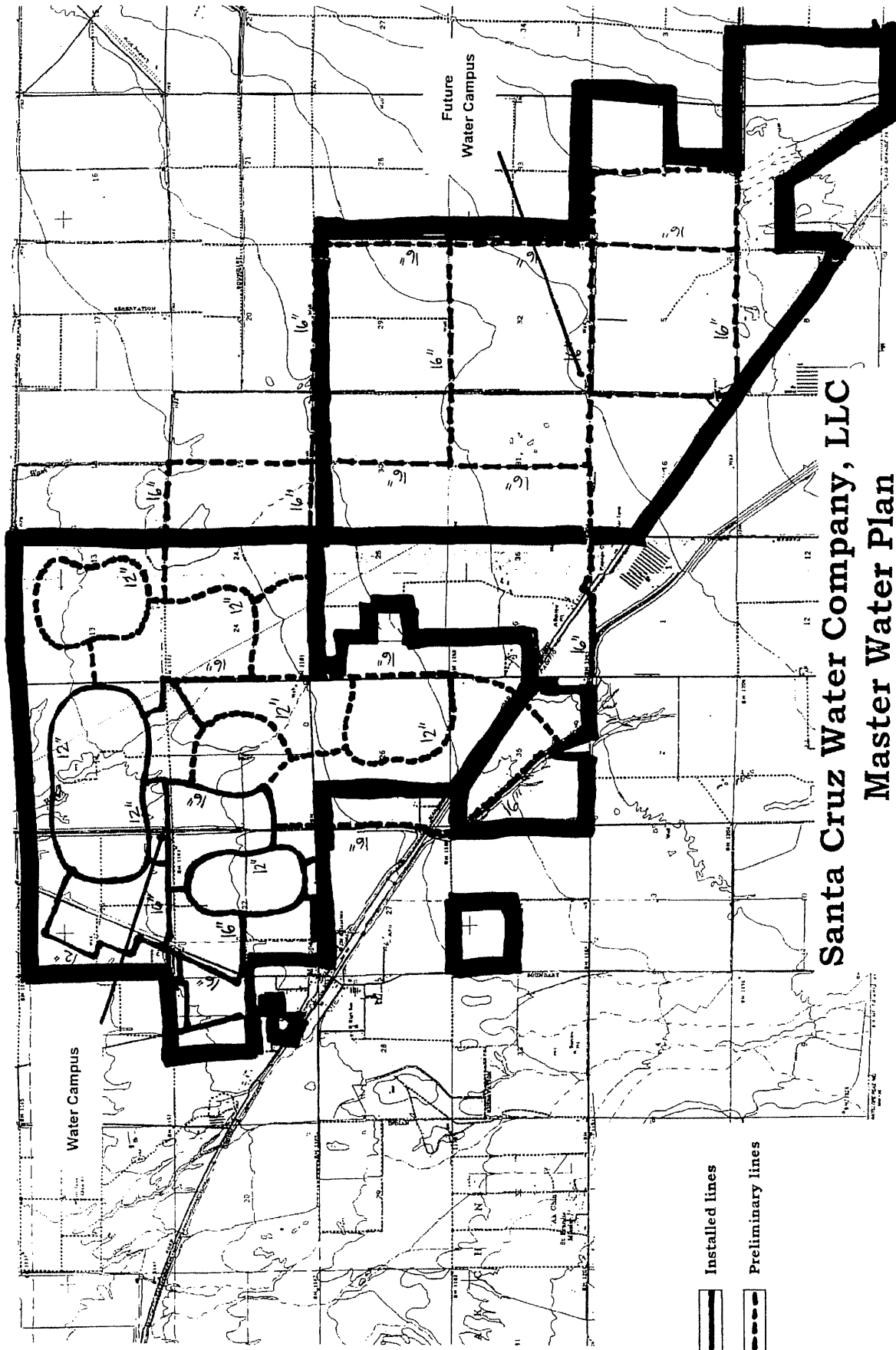


Federal Emergency Management Agency

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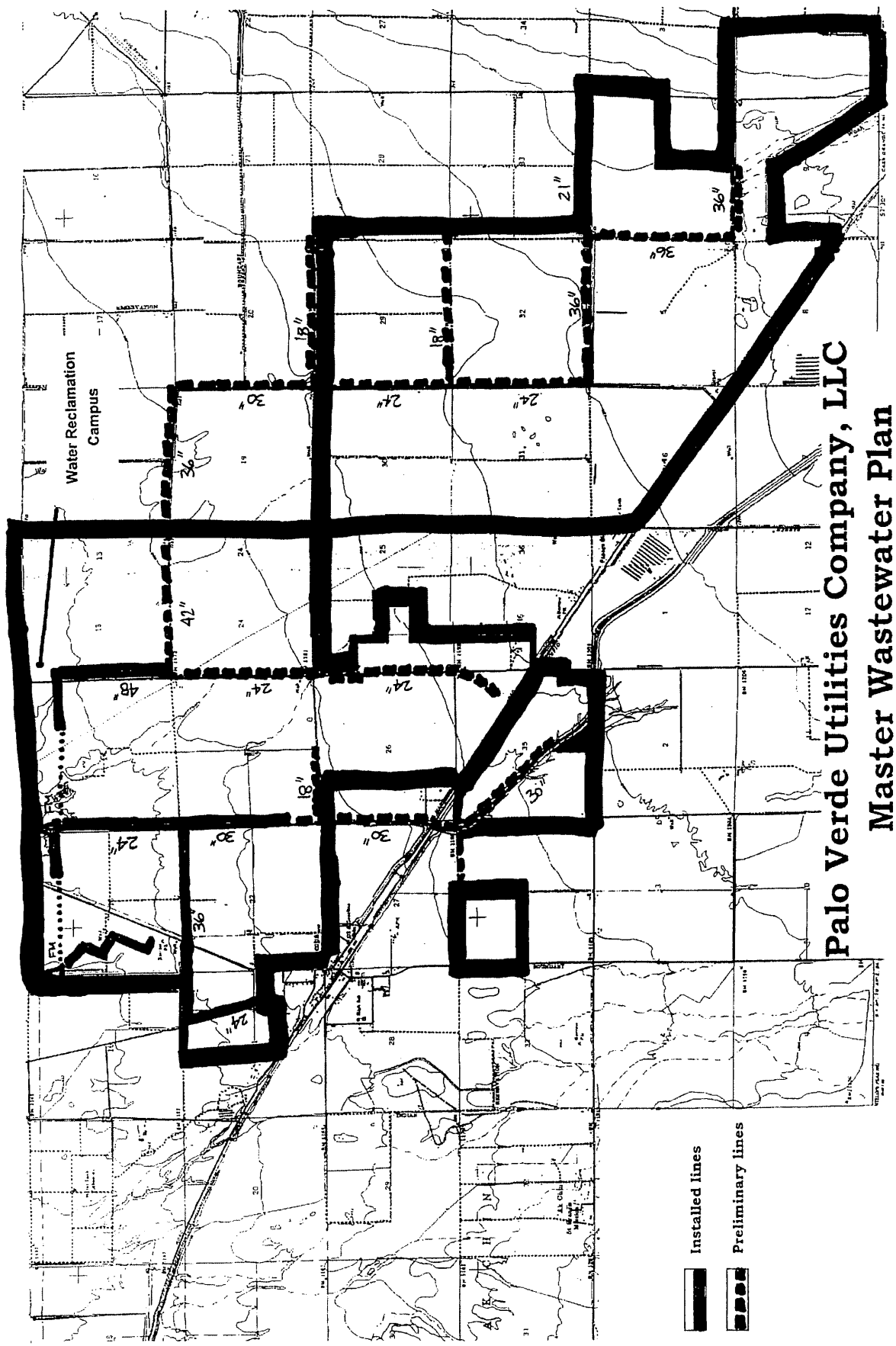
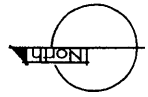
WATER PLAN

SCALE: N.T.S.



WASTEWATER PLAN

SCALE: N.T.S.

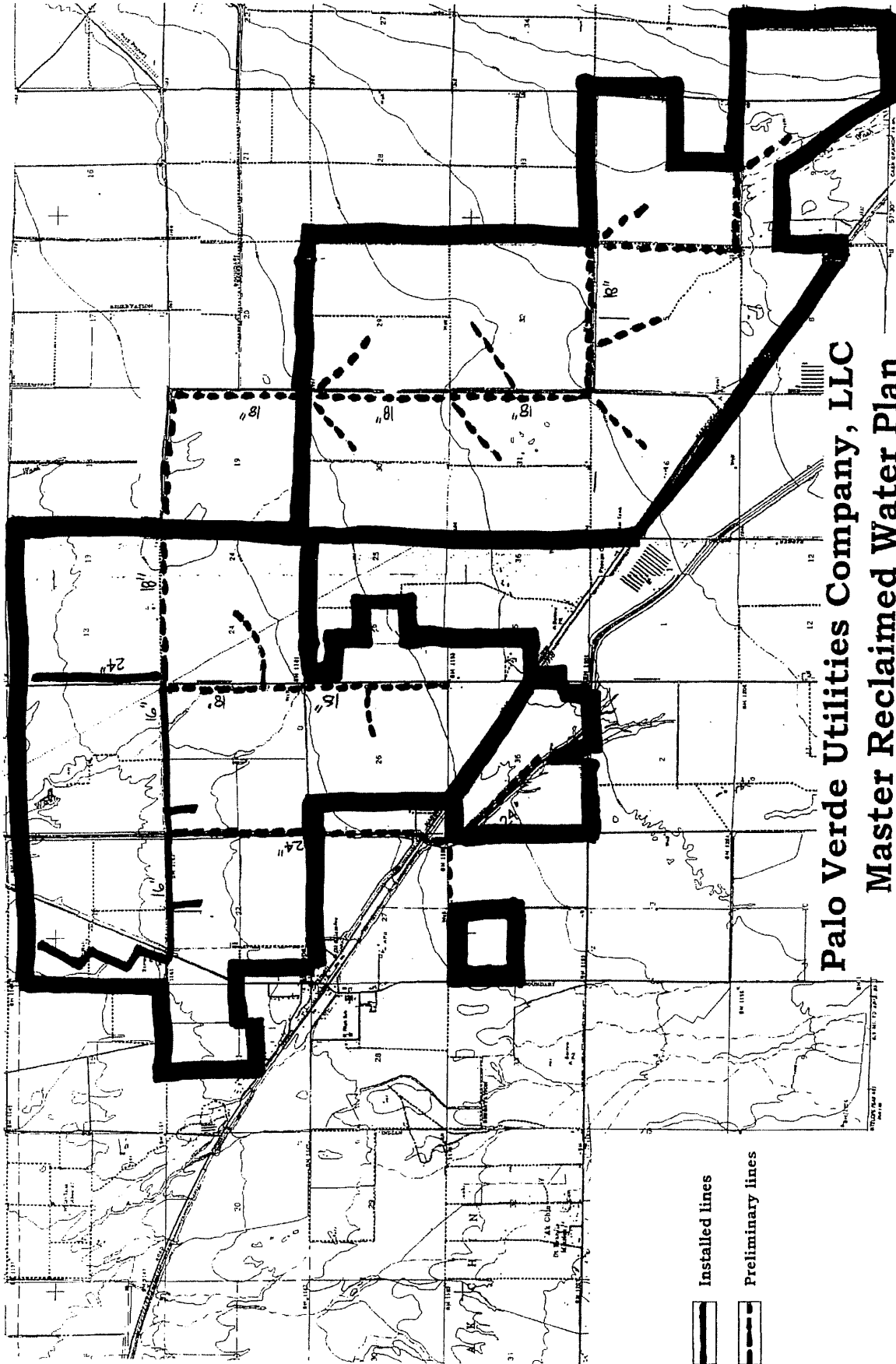
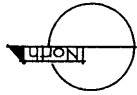


Palo Verde Utilities Company, LLC
Master Wastewater Plan

- Installed lines
- Preliminary lines

RECLAIMED WATER PLAN

SCALE: N.T.S.



Palo Verde Utilities Company, LLC
Master Reclaimed Water Plan

Installed lines

Preliminary lines

ASSESSOR PARCEL MAP

SCALE: N.T.S.

LEGEND

(1 A) PARCEL'S OUTSIDE THE 300' PERIMETER LINE

(1 A) PARCEL'S WITHIN THE 300' PERIMETER LINE

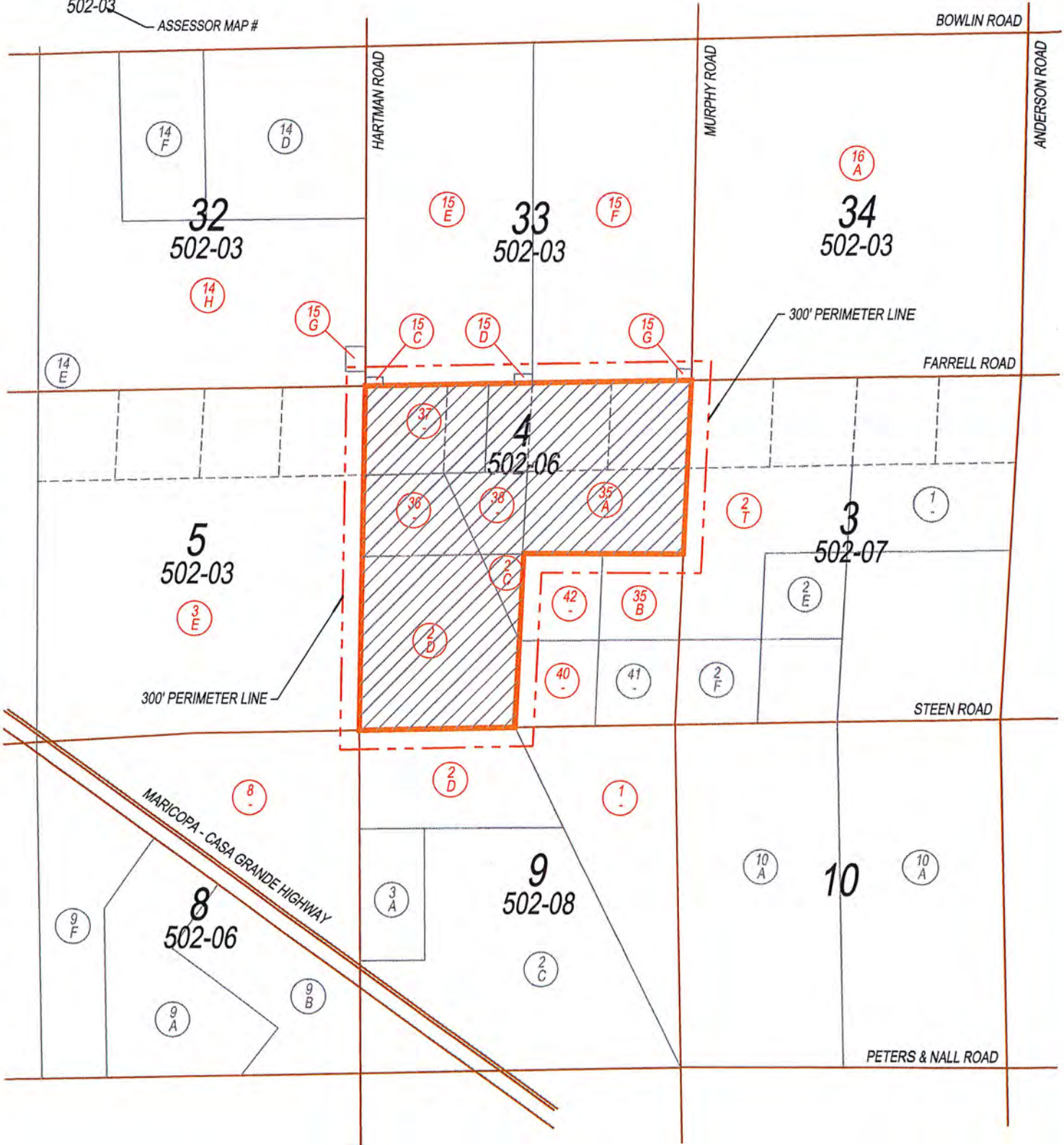
300' PERIMETER LINE

SECTION #

PARCEL LINES

32
502-03

ASSESSOR MAP #



SIGN IN SHEET

SCALE: N.T.S.

Cortona Project
Neighborhood Meeting Sign In Sheet
Monday, April 11, 2005 6:30 PM

Print Name	Signature	Address	Email / Phone
JENNIFER HALL	<i>Jennifer Hall</i>	7272 E. INDIAN SCHOOL RD. SCOTTSDALE	480 505 3938
VAL MARCIANO	<i>Val Marcano</i>	7890 E. McClain	480-368-5205
Chris Cr. Stoker	<i>Chris Cr. Stoker</i>	3501 N. Scottsdale Rd	CCStoker@earthlink.net
<i>Skip & Sheryl Hall</i>	<i>Skip & Sheryl Hall</i>	15382 N. Murphy Rd	568-9350
JENNIFER ECHERREIA	<i>Jennifer Echereia</i>		
Vicencia Echereia	<i>Vicencia Echereia</i>		
Lori Stuart	<i>Lori Stuart</i>	19156 N. White + Parker	l-stuarte@earthlink.net
Shelly Hogan	<i>Shelly Hogan</i>	45065 W. Henry St	shogant@comcast.com

MEETING MINUTES

SCALE: N.T.S.

Cortona Project Neighborhood Meeting Minutes

April 11, 2005, 6:30 p.m.
Assembly of God Church, Maricopa
Minutes

- 6:30 p.m. Neighborhood meeting began. Several exhibits of the project were displayed for the public to review. Present to answer questions and provide a brief introduction and overview were Chuck Chisholm, Project Manager from Westpac Development and Jennifer Hall, Planner from Rose Law Group, PC. Pastor Shelly Hogan of the Assembly of God Church and Val Marciano representing the property owner were also in attendance.
- Neighbors arrived shortly after. Skip and Shirley Hall, adjacent property owners (southeast quarter of section 4) and Lori Stuart who resides at 19156 N. White & Parker Rd. The meeting format was that of an "open house" so that neighbors could review renderings and conceptual plans, ask questions and provide input. The neighbors were very pleased with the design theme of the project as well the overall design and layout.
- 7:30 p.m. Additional neighbors arrived – Jennifer and Vicencia Echeverria. Their parents own the property to the east of Cortona (west half of section three). Again, they reviewed all of the plans and renderings and asked questions. They were pleased with our overall theme and design layout. Comments of all in attendance were very positive regarding the proposed project.
- 8:30 p.m. Neighborhood meeting adjourned