

The Trails at Tortosa

The Trails at Tortosa, also known as Tortosa Northeast ("Tortosa NE") is a single family residential property located in the City of Maricopa, Arizona owned by CSWR121 Tortosa, LLC ("Owner") including approximately 291 gross acres and 1,055 units (3.62 units/acre based on gross acres). The Trails at Tortosa is the third and final phase of the Tortosa master planned community ("Tortosa"). The Tortosa project includes a total of 961 acres within a Planned Area Development ("PAD") overlay District. The Tortosa property was modified by the Pinal County Board of Directors under Case No. PZ-02203 on November 12, 2003, for a total of 3,764 units or 4 units/acre (density is based on 941 residential acres; excluding the 20 acres of commercial).

The first two phases of Tortosa were developed or partially developed in the mid-2000's. The original developer installed underground improvements and most of the surface improvements within Honeycutt Road adjacent to The Trails at Tortosa. A Development Agreement was executed between the City of Maricopa and Owner via instrument number 2013-072823 on September 5, 2013. A copy of the Development Agreement is enclosed. The Development Agreement supersedes the PAD and was executed in part to separate Tortosa NE from the overall Tortosa property in order to clarify what portion of the provisions in the PAD applied to Tortosa NE. In addition, the Development Agreement provides details regarding the rights and obligations of Owner with respect to the Tortosa NE property involving vested rights, dedication of right of way, construction of adjacent roadway infrastructure, land plan/lot coverage and the drainage channel located at the north portion of the Tortosa project.

As allowed by the Development Agreement, the Owner has updated the layout of the existing plan that creates a better overall community. The proposed plan includes the following land planning improvements and enhanced level of aesthetic treatments:

- 1) Enhanced project announcement and entry feature at the intersection of Honeycutt Road and the Tortosa NE spine road.
- 2) Dedicated space for a reclaimed irrigation water feature in the interior of project.
- 3) Enhanced paving treatment and landscape median at the entrance of Tortosa NE spine road.
- 4) A pedestrian loop trail and neighborhood trail system that will connect the open space and community spaces within and around the overall Tortosa community.
- 5) Efficient use of open space which is strategically placed for improved pedestrian trail connectivity including links to project amenities.
- 6) A well thought out land plan accommodating existing easements and unique project attributes which offers greater usability and enhanced aesthetics for future home owners.

The Owner intends to create a Master Preliminary Plat including three phases. Each phase will offer the four different lot sizes which will allow for a wide variety of housing options. The initial phases include adequate open space and recreational amenities allowing residents to enjoy community amenities prior to final completion. The layout of this single family development is shown on the attached site plan.

In an effort to remove a portion of the third phase of Tortosa NE from an undesirable flood zone designation, there will be a Conditional Letter of Map Revision ("CLOMR") submitted to F.E.M.A. associated with the drainage channel located on the north section of the project. The project engineer, Hoskin-Ryan has completed plans and is preparing to submit to FEMA later this year. The water, wastewater, and reclaimed water services will be provided by Global Water. Public sewer and water infrastructure currently exists adjacent to the Site with adequate capacity to serve the proposed use of The Trails at Tortosa. Reclaimed water infrastructure exists at the intersection of Hartman Road and Honeycutt Road with adequate capacity to serve the community. The Water and Wastewater Master Plan Design Reports were submitted and approved for the entire Tortosa development including The Trails at Tortosa. The existing infrastructure was designed and constructed based on these Reports and provides adequate capacity to serve the community since the number of proposed lots is not being increased from the reports. As is indicated in the conclusions of those Reports, both the Reports and the systems discussed therein were prepared in accordance with current standards, recommendations and design parameters of the City, the Arizona Department of Environmental Quality (ADEQ), Global Water and are based on generally accepted engineering practices.

With respect to grading and drainage, a Conceptual Master Drainage Report will be separately submitted. The Report will indicate that retention facilities will be constructed as necessary to handle on-site retention requirements and that a large channel is proposed to convey off-site flows around the Site in accordance with applicable rules and regulations. The Report was prepared in accordance with the City's Guidelines and other governing authority requirements. Development of The Trails at Tortosa is in conformance with the Report.