CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS
826 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING
Monday, July 18, 2016
6:00 pm.

I. CALL TO ORDER

A. Roll Call
B. Approval of Minutes: June 20, 2016, regular meeting.

II. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

III. OLD BUSINESS:

1. **PCU 16-005 VETRAPLEX-** Request to extend completion date of project to allow for additional funding.

IV. NEW BUSINESS:

1. **DR 16-015 FANDANGO FENCE-** Request for Design Review Approval to allow a seven (7) foot tall fence with new double gate in a C-1 (Light Commercial) zoned property in Old Town Cottonwood. Address: 1037 N. Main St. APN: 406-34-006A. Owner: Michael & Patricia Van Horn. Agent: Joel Dench.
2. **PCU 16-007 & DR 16-013 TAVERN HOTEL ADDITION-** Request for a Conditional Use Permit and Design Review to expand an existing hotel in a C-1 (Light Commercial) zoned property. Address: 904 N. Main St. APN: 406-22-022A. Owner: Jerome Properties LLC. Agent: Bob Backus.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

3. **Z 16-002 THE VINEYARDS AT COTTONWOOD-** Request for rezoning from existing PAD (Planned Area Development) to new PAD (Planned Area Development) for property located on approximately 100.81 acres east of State Route 89A and Groseta Ranch Road. APN: 406-23-036V, 406-23-036W, 406-23-174B, 406-23-174C, & 406-32-080P. Owner: The Vineyards at Cottonwood I LLC. Agent: Granite Mountain Asset Management, LLC.

Pursuant to A.R.S. 38.431.03 (A)(3), the Commission my vote to convene in executive session to obtain legal advice regarding the scope of its review of the project at this stage in the process.

V. DISCUSSION ITEM: None.

VI. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

VII. ADJOURNMENT

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, June 20, 2016, at 6:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Vice Chairman Williams called the meeting to order at 6:00 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Vice Chairman Robert Williams
Thomas Narwid
Suzanne Poslaiko
Judd Wasden
Jean Wilder

Planning & Zoning Commission Members Absent

Chairman Ed Kiyler
Ray Cox

Staff Members Present

Berrin Nejad, Community Development Manager
Scott Ellis, Community Development Planner
Christina Papa, Planning Technician, Recorder

APPROVAL OF MINUTES OF MAY 16, 2016-REGULAR MEETING

Motion: ***To approve the minutes of 5/16/2016-regular meeting***

Made by: ***Commissioner Wasden***
Second: ***Commissioner Narwid***
Vote: ***Unanimous***

CALL TO THE PUBLIC (NONE)

OLD BUSINESS (NONE)

DRAFT

NEW BUSINESS

1. **DR 16-011 FLIP CITY-** Design Review approval for the construction of a new two story building with two classrooms, offices, and a gymnastics area. Address: 614 S. Airpark Rd. APN: 406-08-055. Owner City of Cottonwood. Agent: Bob Backus. Below is Ellis's report:

STAFF REPORT

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: June 20, 2016

PROJECT NUMBER: **DR 16-011 Flip City**

The applicant is requesting approval of a Design Review application for the construction of a new two story building with two classrooms, offices, and a gymnastics area.

PROJECT DATA AND FACTS:

Applicant/Agent	Bob Backus
Owner	City of Cottonwood
Location of Property	614 S. Airpark Road
Present Zoning and Land Use	I-2 (Heavy Industrial)
Description of Applicant's Request	New two-story building for gymnastics and preschool classrooms.

LAND USE:

Description and Character of Surrounding Area
The site is located at 614 S. Airpark Road, on the curve where it turns into W. Cottonwood Street. It is immediately adjacent to the Cottonwood Airport and has vacant land and airport hangars bordering it. **North:** I-2 - Heavy Industrial – Vacant land. **East:** I-2 – Heavy Industrial – Vacant land. **South:** I-2 – Heavy Industrial – Airport Hangars. **West:** I-2 – Heavy Industrial – Cottonwood Municipal Airport.

PROJECT PROPOSAL:

DRAFT

Background:
The site is vacant and undeveloped. The property is owned by the City but is part of the 100 year airport lease agreement and has been leased to the applicant who wishes to construct a new two-story building to be used by a local gymnastics company and also provide two classrooms for a preschool and offices. If the gymnastics company does not use the building as anticipated, the applicant would like to possibly split the building for other tenants to use as permitted in the I-2 zone.

The applicant is required to obtain FAA approval for the project due to its proximity to the airport. FAA form 7460-1 has been submitted to the FAA by the applicant and will be submitted to staff once approved.

The proposed development fits within the General Plan designation for this area and the Land Use Map showing Industrial development.

STRUCTURE DESIGN:

Number of Buildings	1
Number of Stories	2
Square Footage	6,000 sq. ft. of 1st floor used as gymnastics. 1,500 sq.ft. of 2nd floor used as gymnastics. 1,500 sq.ft. of 1st floor used for two preschool classrooms and office areas.

Parking:
The City's Parking Ordinance requires 1 space per 400 square feet of usable floor area, plus 1 space per 2 employees for the gymnastics use. The preschool would require 1 space per employee. This adds up to 19 required spaces for the gym, not counting employees. It is undetermined how many employees would be utilized for the preschool. The applicant has proposed 33 parking spaces as shown on the site plan, which staff has determined would exceed the minimum number of spaces likely to be required.

Lighting:
Exterior lighting as per the lighting plan meets lighting ordinance requirements.

Signage:
At this time the applicant is unsure as to what signage may be used for the building, and the signs depicted on the elevations may not be accurate. A complete sign permit application with all required details will be submitted to staff for approval when a design has been agreed upon.

Access:
Access will be from an existing curb cut at the south end of S. Airpark Road before it makes the turn to W. Cottonwood Street (see site plan).

DRAFT

Landscape Plan:
The landscape plan meets zoning ordinance requirements.

The landscape ordinance requires a landscape island to be placed after every 15 consecutive parking stalls. The north side of the property shows 16 consecutive parking stalls without a proposed landscape island. The applicant has been made aware of this requirement and is asking for an exception to allow the 16 stalls without a landscape island.

Utilities:
All necessary utilities are located in proximity to the site.

Architecture, Materials, Colors:
The building will be a steel structure with metal siding except for a 60' x 8' high wainscot along the north elevation, and a 25' x 8' high wainscot along the west elevation. The wainscot will be horizontal Hardi plank siding, which is a concrete composite siding painted to match the colors indicated on the renderings and samples. This will help break up the vertical lines of the building facing Cottonwood St. which will be the most visible portion of the building.

CRB Review:
This project was reviewed by the Code Review Board on May 17, 2016 for the initial approval and applicant has already met most of the requirements from staff.

STIPULATIONS:
Staff has reviewed this project and finds it fits within the Industrial use of this area as depicted in the General Plan. If approved, staff recommends the following stipulations:

1. That the project is developed in conformance with the site plans submitted May 24, 2016 and as may be further modified by the Planning Commission.

2. That the project conforms to Code Review Board comments dated May 20, 2016.

3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.

4. Any other stipulations the Planning & Zoning Commission deems necessary.

Commissioner Narwid asked staff what the size of the lot was, didn't see it in the packet. Staff responded that it was about .83 acres. Commissioner Wilder commented to staff that there is a concern with the preschool playground being located right at the turn of the road, also would like to see more covered parking. Commissioner Poslaiko had some concerns with the FAA approval, and if the applicant needs that why is the commission approving a project that may not get that approval. Staff responded that the applicant has submitted a successful application to the FAA. Commissioner Narwid asked staff if there was anything that the FAA needed from the commission. Staff responded that they do not. Commissioner Poslaiko had some concerns regarding parking spaces, and how it is determined whether they have enough parking if they are unsure how many employees they will have, also, will there be no parking signs installed to disallow street parking. Applicant mentioned that

DRAFT

there should be no parking signs along that road, but that there are not, that is why we want to get as much parking as we can in the parking lot, also with the playground there will be a good buffer between the roadway and the fence. Commissioner Wilder asked the applicant if the offices and gymnastics center are open year round. Applicant responded that the preschool will only operate during normal school hours and school days within a year, the offices and gymnastics center would be open year round. Commissioner Wilder mentioned that the reason she asked was because of the lighting. Applicant responded that there will be minimal lighting on the building.

Motion: ***To Approve DR 16-011 Flip City with the following stipulations:***

1. ***That the project is developed in conformance with the site/landscape plans submitted on May 24, 2016***
2. ***That the project conforms to Code Review Comments dated May 20, 2016.***
3. ***A Certificate of Zoning Compliance documenting the completion of conditions shall be issued.***

Made by: ***Commissioner Wasden***
Second: ***Commissioner Narwid***
Vote: ***Unanimous***

2. **DR 16-012 RENDEZVOUS SQUARE-** Design Review approval for the enclosure of an existing open-bay building and future development of the site. Address: 773 N. Main St. APN: 406-28-024, 406-38-025A, 406-38-025E, 406-38-025D. Owner: Pender Enterprises LLC. Agent: Tom Pender. Below is Ellis's report:

Vice Chairman Williams asked staff if there was enough parking for all three phases. Staff responded that there was. Commissioner Narwid asked staff what the allowable number of parking spaces is. Staff responded that depends on the use, this is a commercial use, so it can range from a restaurant to a retail space. Commissioner Narwid mentioned that the commission is being asked to approve a plan without knowing if there will be enough parking, what would be the allocation under normal circumstances, they are going to use and include the adjacent property then RIOT should be upgraded, need to develop the properties combined to present a parking plan with RIOT and phase one, two, and three, there is not enough information and coordination. Commissioner Wasden asked if there were any samples of the materials from the applicant, there were not any in the packet. Staff responded that they did not receive any. Commissioner Poslaiko also had some concerns with the parking allotment. Commissioner Wilder mentioned that she remembered when RIOT came in for approval, and there were questions regarding parking, and it was determined that there was parking allowed on Main Street. Vice Chairman Williams asked what is the allotment for the maximum use, at what point on the map are they exempt from parking? Staff responded that the parking is determined by the useable square footage of a use, and that can vary, the parking requirements change just past RIOT at the bridge. Commissioner Narwid mentioned that he can understand the first phase and

DRAFT

parking there, but has concerns regarding the other two phases. Vice Chairman Williams mentioned to the commission that they have the option to choose what they want to approve or not approve. Applicant mentioned that they did not agree that there should be a line drawn down the middle of the ditch by the bridge that distinguishes whether they are exempt from parking or not; there is not a conflicting use. Meaning that the eight (8) to five (5) operation hours are not the same as the hours existing for the restaurant. Vice Chairman Williams asked the applicant if he still owns the whole property of RIOT and if he still owns the building in the middle of the two properties. Applicant responded that he sold RIOT but retained a shared parking agreement with the owner so that he has ownership of that parking lot. Commissioner Narwid asked the applicant how many parking spaces would be available for the third phase? Applicant responded twelve spaces. Commissioner Narwid mentioned that he would like to see a better parking plan besides the stalls being striped, should be adequately striped where phase three parking spaces will be, along with all other phases. Vice Chairman Williams mentioned that one of the stipulations is already on there that parking stalls are to be striped. Applicant mentioned that they will re-stripe the parking spaces that are out there. Commissioner Wasden mentioned that he really liked the project and that it will be a good use, there have been a lot of changes with both the commission and staff, there needs to be consistency with what is required in the submittal to the commission for approval; has a hard time approving a project without seeing a rendering of materials that are going to be used, the commission needs to have that, and I do not see parking being an issue. Commissioner Wilder mentioned that she had no problems with the project as it is presented. Commissioner Poslaiko agreed with Commissioner Wasden that the commission needs a color board, to have a concrete example in writing, the commission wants to be consistent, would like to see the finished materials that will be used in the future phases. Commissioner Narwid mentioned that he doesn't have a problem with phases one, two, and three, but has a problem with approving something five to ten years away from now. Vice Chairman Williams mentioned that they need architectural renderings for future detail, in fairness to everyone we have to stay consistent, we need materials to approve, table the item and give the applicant time to get back with us on that. Commissioner Wasden said we have to show consistency. Commissioner Wilder mentioned that this submittal is much better then what was presented on the project down the street. Vice Chairman Williams mentioned that phase one is fine but need the details for the future phases. Applicant mentioned to the commission that he will bring back samples. Commissioner Wasden mentioned to bring them back for the next meeting (July).

Motion: ***DR 16-012 Rendezvous Square be tabled pending submission of materials, samples, and renderings for phases one, two, and three at our next meeting in July .***

Made by: ***Commissioner Wasden***
Second: ***Commissioner Poslaiko***
Vote: ***Unanimous***

3. Recommendation to City Council regarding the status of new state law Arizona Revised Statutes, Title 9 (Cities and Towns) Section 9-500.38, Limitations on

DRAFT

regulation of vacation rentals; state preemption; definitions. And amending various sections of Title 42 Taxation, related to vacation rentals.

There was a brief discussion but the commission was all in agreement on the motion below and the below information:

RECOMMENDATION TO COTTONWOOD CITY COUNCIL

WHEREAS THE ARIZONA STATE LEGISLATURE IN THE 2016 LEGISLATIVE SESSION APPROVED SENATE BILL 1350, AND THE GOVERNOR OF ARIZONA INACTED SAID BILL INTO LAW.
WHEREAS SAID SENATE BILL 1350 AMENDED THE ARIZONA REVISED STATES TO LIMIT REGULATION BY ANY COUNTY, CITY, OR TOWN ON VACATION RENTALS AND SHORT-TERM RENTALS BASED UPON THEIR CLASSIFICATION, USE OR OCCUPANCY, EXCEPT FOR PROTECTION OF HEALTH, SAFETY, NOISE, WELFARE, PROPERTY MAINTENANCE, AND OTHER NUISANCES.
WHEREAS SAID SENATE BILL 1350 NEGATES THE CITY OF COTTONWOOD AND THE COTTONWOOD PLANNING AND ZONING COMMISSION FROM ENFORCING CITY RESIDENTIAL ORDINANCES 411-417, INCLUSIVE, WITH REGARD TO LIMITING THE USE OF THE PROPERTIES IN SAID DISTRICTS TO PROTECT THE RESIDENTIAL CHARACTER OF THESE PROPERTIES.
WHEREAS THE CITY OF COTTONWOOD PLANNING AND ZONING COMMISSION IS OF THE OPINION THAT SAID SENATE BILL 1350 NEGATES THE PROTECTION OF PROPERTY OWNERS IN RESIDENTIAL ZONED DISTRICTS OF THE CITY OF COTTONWOOD FROM COMMERCIAL RENTAL OF PROPERTIES IN SAID DISTRICTS, AND THEREFORE THE PROTECTION OF THE RESIDENTIAL CHARACTER OF THEIR NEIGHBOORHOODS AS SET FORTH IN CITY ZONING ORDINANCES.
THE CITY OF COTTONWOOD PLANNING AND ZONING COMMISSION HEREBY REQUESTS THAT THE COTTONWOOD CITY COUNCIL TAKE ALL NECESSARY ACTION, WORKING WITH ARIZONA STATE LEGISLATORS, YAVAPAI COUNTY SUPERVISORS, AND THE LEAGUE OF ARIZONA CITIES AND TOWNS, TO OVERTURN OR AMEND SAID SENATE BILL 1350 TO ALLOW THE CITY OF COTTONWOOD TO ONCE AGAIN PROTECT THE RESIDENTIAL CHARACTERISTICS OF RESIDENTIAL ZONED AREAS OF THE CITY.

DRAFT

Motion: ***Planning and Zoning Commission do state unequivocally to members of the City Council that the commission does not support the statue that was passed by the state which is Title 9 Section 9-500.38, Limitations on regulation of vacation rentals; state preemption; definitions and amending various sections of Title 42 Taxation, related to vacation rentals. Urge City Council to take action to defend the rights of residential homeowners.***

Made by: ***Commissioner Wasden***
Second: ***Commissioner Poslaiko***
Vote: ***Unanimous***

DISCUSSION ITEMS (NONE)

INFORMATIONAL REPORTS AND UPDATES

There was a brief update/discussion in regards to the following, no action was taken, these were only for informational purposes.

1. Treasure Junkies
2. Landscaping at Development Services Building
3. Galpin RV Sign
4. Merkin Winery Sign
5. Old Recreation Center Building
6. Hippie Emporium

ADJOURNMENT

Meeting adjourned at 7:43 p.m.

DRAFT

MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, Planner

THROUGH: Berrin Nejad, Community Development Manager

HEARING DATE: July 18, 2016

HEARING NUMBER: **PCU-16-005 VetraPlex**

On February 22, 2016 the Commission approved PCU 16-005 subject to a stipulation in which the conditions of approval shall be completed by July 1, 2016 or the Conditional Use Permit shall be subject to revocation. The applicant is requesting an extension of this date to allow for additional funding to complete the project. Completion of the project is scheduled for October 31, 2016.

STAFF MEMO

TO: Planning and Zoning Commission

FROM: Tyler Roberts, Assistant Planner

THROUGH: Berrin Nejad, Community Development Manager

HEARING DATE: February 22, 2016

PROJECT NUMBER: **PCU 16-005 VetraPlex**

The applicant is requesting approval of a Conditional Use Permit to allow a residential use inside an existing building. The proposed site is located at 125 South 6th Street, which is zoned C-1 (Light Commercial).

PROJECT DATA AND FACTS:

Applicant	Gary Rideout
Property Owner	VetraPlex, LLC
Location of Property	125 South 6th Street
Present Zoning and Land Use	C-1 (Light Commercial) – Office space for VetraPlex, LLC
Description of Applicant's Request	Allow residential housing within an existing building.

LAND USE:

Description and Character of Surrounding Area
The site is on the east side of South 6th Street, between 89A and Mingus Ave. The property is surrounded by apartments, vacant land, and public/community buildings including the Cottonwood Library, Recreation Center, and Public Safety Building.

Adjacent Land Uses and Zoning	
North:	C-1 – Light Commercial – Apartments
South:	R-3 – Multiple Family Residential – Public Safety Building
East:	R-3 – Multiple Family Residential – Vacant land which is part of the Public Safety Building's parcel.
West: (across 6th Street)	R-1 – Single Family Residential – Cottonwood Library

PROJECT PROPOSAL:

Background:
There is only one building located on the site. It is currently used as office space for VetraPlex, LLC. VetraPlex is a licensed general contractor that hires veterans by providing handyman, landscaping, construction and moving services. The applicant would like to provide temporary housing to homeless veterans.

Parking:
Adequate parking already exists to accommodate the use as proposed. A total number of 19 spaces will be available.

Lighting:
No lighting changes are proposed.

Signage:
The applicant does not propose to have any signage at this time.

Access:
Two driveway entrances exist on the property allowing access off South 6th Street.

Landscape Plans:
No landscape plan has been submitted.

Utilities:
All utilities are available to the site.

CRB Review:
This project was reviewed by the CRB (Code Review Board) on January 5th, 2016 and the applicant will need to meet all requirements as indicated.

REQUIRED FINDINGS:

General Findings:

The current zoning of C-1 (Light Commercial) allows residences, subject to R-3 standards, given that a Conditional Use Permit is obtained. The use will not be detrimental to the health, safety, and well-being of surrounding properties.

Compatibility with Surrounding Uses:

The proposed use of this building would be compatible with the mixture of surrounding uses in the area, including public facilities, office spaces, and apartments.

Traffic and Circulation:

There are not any traffic or circulation issues associated with this project or property. The existing road is adequate to handle the traffic generated by this business.

Nuisance Activities:

No nuisance activities have been identified at this location for the existing or proposed use.

Buffering and Screening:

The use requested by this permit does not create the need for additional screening.

Staff Review:

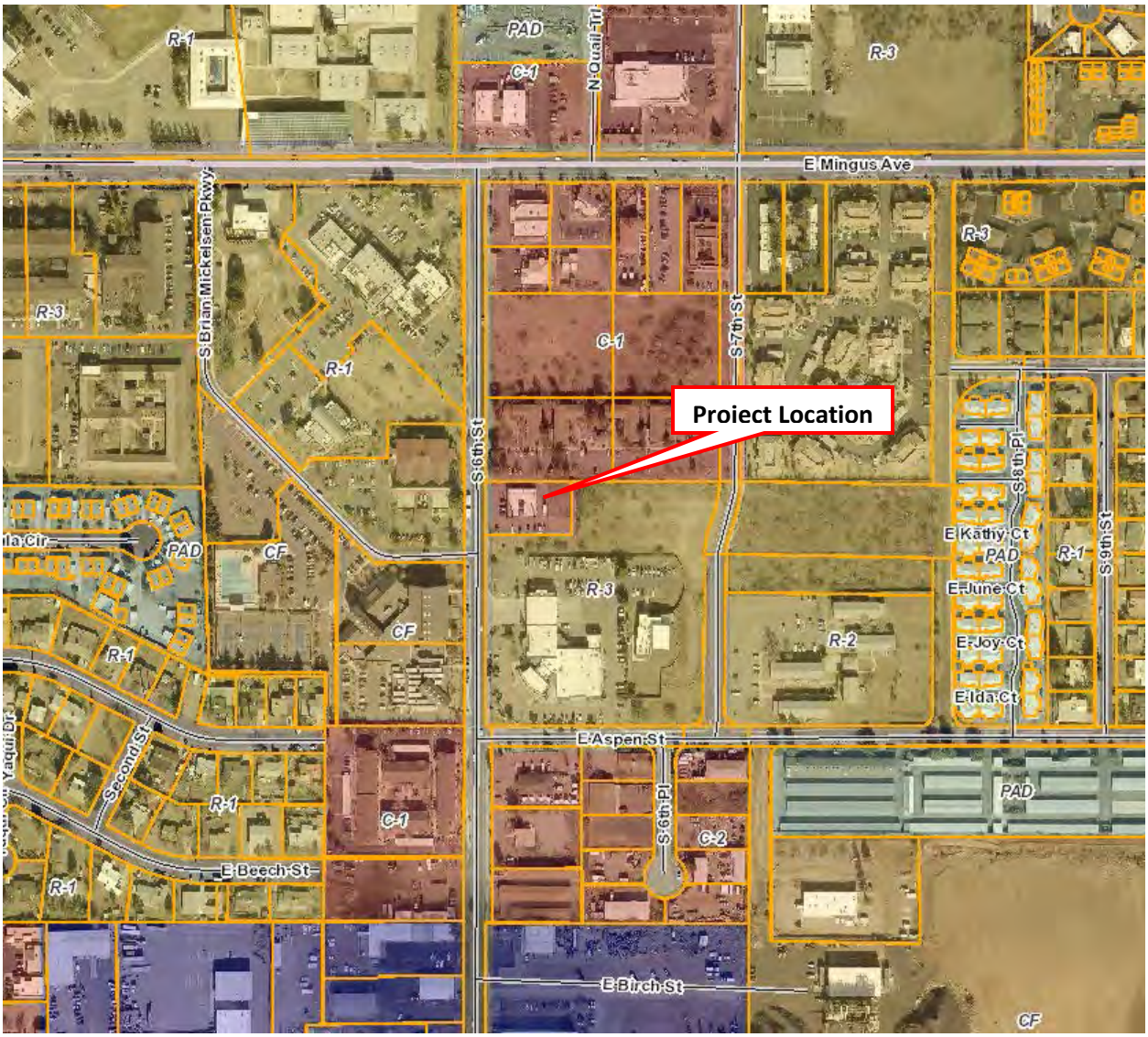
Staff has reviewed this project and finds the activity is permitted, with the need to obtain a Conditional Use Permit for residential use. If approved, staff recommends the following stipulations:

1. That the project conforms to Code Review Board comments dated January 8, 2016.

2. The conditions of approval shall be completed by _____ months from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation.

3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.

4. Any other stipulations the Planning & Zoning Commission deems necessary.


Proiect Location
E Mingus Ave
N Quail Tr
S Brian Mickelsen Pkwy
S 6th St
S 7th St
S 8th Pl
S 9th St
E Kathy Ct
E June Ct
E Joy Ct
E Ida Ct
E Aspen St
S 6th Pl
E Beech St
E Birch St
Second St
R-1
R-3
R-2
C-1
C-2
PAD
CF

vets4hire

RESIDENTIAL & COMMERCIAL SERVICES

RECEIVED JUN 24 2018

REQUEST of EXTENSION

Dear City of Cottonwood,

The purpose of this letter is to request an extension of our Building Permit (#0383), as well as the approved Conditional Use Permit (PCU 16-005).

We are currently waiting on additional funding from USDA Rural Development.

The completion of our project is scheduled for October 31st and this request of extension should allow us enough time to conclude.

Sincerely,

Gary Rideout,

Vetraplex Owner

Vetraplex Vets4Hire
P.O. Box 1488
Cottonwood, AZ 86326
(928) 284-2022 Phone
(928) 257-4035 Fax

vets4hire

RESIDENTIAL & COMMERCIAL SERVICES

January 26, 2016

City of Cottonwood
Letter of Intent

Re: Parcel #406-42-223A/125 S. 6th Street

We are the Vetraplex Vets4Hire. Owner – Gary Rideout. We are a licensed general contractor and a socially conscience company that hires Veterans to provide employment and income by providing handyman, landscaping, construction and moving services. Both residential and commercial.

We have recently purchased the property which is 3118 sf single story building. It was originally used as a charter school and was somewhat split in to 7 suites for classrooms. It has 2 separate outside entrance baths with toilet and sink/vanity and one inside bath with toilet and sink/vanity only. We have remodeled and are currently using approximately 700 sf as our business office space. For the remaining space we plan to create 2 full inside baths and a community kitchen/dining room along with 4 bedrooms as living space for the purpose of transitional housing for homeless Veterans. One additional outside entrance suite/room will be used for emergency short term shelter for anyone in need. Finally, one suite will be used for job training, computer use and meetings.

Regarding Conditional Use permits, Zone Changes and General Plan Amendment issues; This property is appropriate for the proposed use as it is located within a block of, as well as directly adjacent to 4+ apartment complexes. It is also directly across the street from public transit, the public library and Rec Center as well as County Medical Services.

Phase 1 will be remodeling to complete the interior community kitchen/dining area as well as the 2 interior full baths. The projected date for completion is July 1, 2016.

Phase 2 will be completing the outside improvements to the building including making all entrances and exits ADA compliant. The projected date for completion is July 1, 2016.

Phase 3 will be remodeling to complete the 4 separate sleeping/living quarters and hallways as well as the emergency shelter room, and the training/meeting room. The projected date of completion is July 1, 2016.

Thank you for your consideration of this worthy project.

Gary Rideout

Gary Rideout
Owner, Vetraplex Vets4Hire
gary@vetraplex.org

26-01-16 P04:07 IN

26-01-16 P04:06 IN

PPU18-8

Exterior
WALLS

Painter's White
PPU18-8[U]

PPU18-11

Exterior
~~WALLS~~
TRIM

Classic Silver
PPU18-11

PPU18-19

Exterior
DOORS

Intellectual
PPU18-19[D]

Project: ADOPT A VET TRANSITIONAL HOUSING Date: 1/26/16

Site Address: 125 S. 6th St Cottonwood, AZ 86326

Project Coordinator: Gary Rideout Phone: 928-284-2022

Lumen Calculation Sheet

Cottonwood Zoning Ordinance (Sec. 408), "Outdoor Lighting Code"

The information below is accurate (to be signed by Project Coordinator): Gary Rideout

PLEASE ATTACHE THE FOLLOWING:

- Photometric data sheets or manufacturer's product description for all "**S**" type (shielded) fixture combinations showing photometric description to verify upward light control characteristics, All other fixtures will be considered unshielded, or "**U**" class luminaries. Mercury vapor lamps are prohibited.
- Site plan indicating placement of each fixture.

SITE ACREAGE = .57

LESS ACRES FOR

RIGHTS-OF-WAY-

NET ACRES= .57

SITE MAXIMUM FOR UNSHEILDED LUMEN [ ] X 5,500

SITE MAXIUMUM FOR ALL LUMEN [ ] X 100,000

LIGHTING INVETORY

List information below for each fixture to be used for outdoor illumination (existing and proposed). Use the following Abbreviations:

Lamp type:

LPS Low Press Sodium
HPS High Press Sodium
MH Metal Halide
HL Halogen
IN Incandescent
FL Fluorescent

Shielding Type:

S Shielded
U Unshielded
See "Definitions" under Sec. 408 for clarification regarding shielding.

FIXTURE REFERENCE NUMBER (from attached site plan) AND USE/PURPOSE		CANOPY SIZE (if applicable)*	LAMP TYPE & SHIELDING		WATTS	MANUFACTURER'S MODEL AND CATALOG NO. (for shielded fixtures)	INITIAL LUMEN (see reverse)	QTY. UNITS	SUB-TOTALS S LUMEN	SUB-TOTALS U LUMEN	TOTALS*
1	Exterior Light			Full	100	Hampton Bay	1500	5	7,500		7,500
2	Exterior Light			Full	100	" "	1500	1	1,500		
3	Exterior Light			Full	100	" "	1500	1	1,500		
4	Exterior Light			Full	100	" "	1500	1	1,500		
5	Exterior Light			Full	100	" "	1500	1	1,500		
								5	7,500		

GRAND TOTALS NOT TO EXCEED SITE MAXIMUMS ABOVE 7,500

Staff Review

Approved By:
Date:
Sheet_____**of**____

***Gas St. Canopies:** All fixtures to be flush mounted. Lumen SUBTOTALS not to exceed 40 lumen/sq.ft. Lumen TOTALS to be divided by 2 (count only 50%)

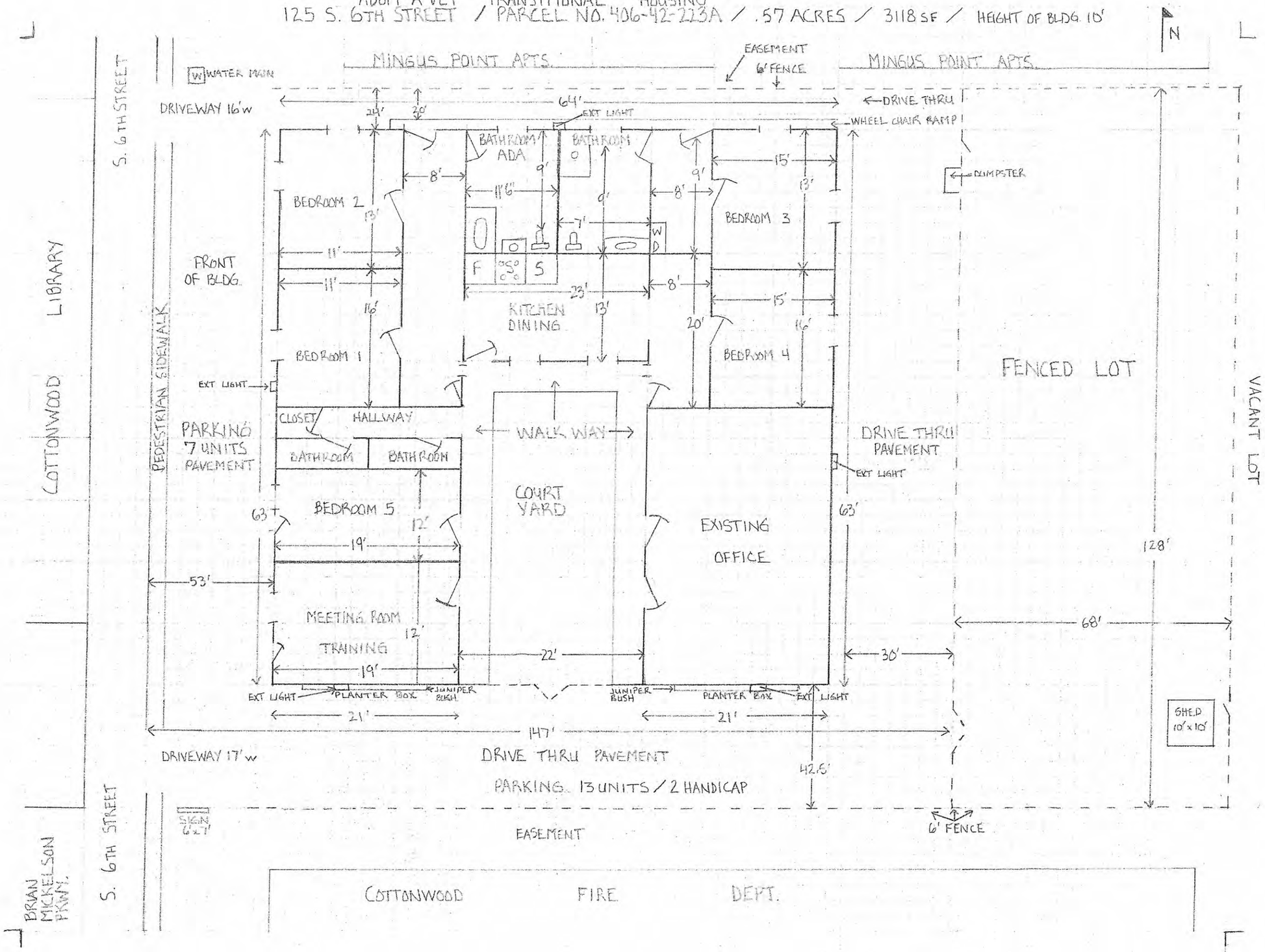
Ball fields and outdoor display areas which exceed 100,000 lumen per acre: I hereby certify that lighting associated with related facilities described above is no greater than minimum luminance levels for the activity recommended by the IESNA.

26-01-16 P04:07 IN

Signature of Lighting Engineer

Arizona Registrant's No.

ADOPT A VET TRANSITIONAL HOUSING
125 S. 6TH STREET / PARCEL NO. 406-42-223A / .57 ACRES / 3118 SF / HEIGHT OF BLDG. 10'

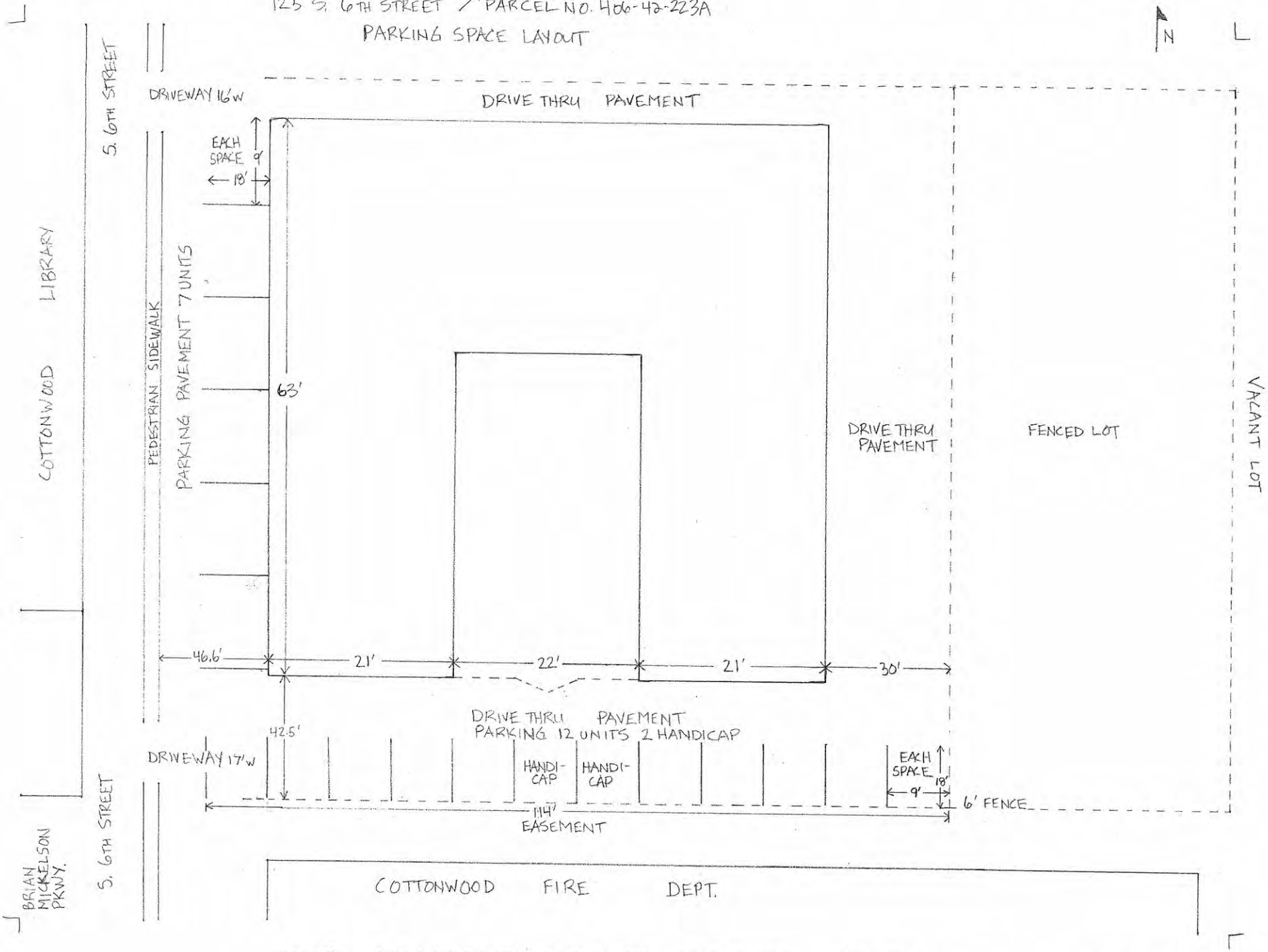


OWNER: GARY RIDEOUT P.O. BOX 1488 COTTONWOOD 928-294-2022

REVISION JAN 25 2016

27-01-16 P04:29 IN

ADOPT A VET TRANSITIONAL HOUSING
125 S. 6TH STREET / PARCEL NO. 406-42-223A
PARKING SPACE LAYOUT



OWNER: GARY RIDEOUT P.O.BOX 1488 COTTONWOOD 928-284-2022

REVISION JAN 27 2016

STAFF MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: July 18, 2016

SUBJECT: **DR 16-015 Fandango Fence**

REQUEST:
The applicant is requesting Design Review approval to place a new wrought iron fence in Old Town.

Applicant:
Joel Dench
19801 N. 59th Ave #12560
Glendale, AZ 85308

Property Owner :
Michael & Patricia Van Horn
16 Colebrick Ct.
Shamong, NJ 08088

BACKGROUND:
The property owners of 1037 N. Main Street are looking to replace fencing with a new 7 foot tall wrought iron fence with double gates and galvanized corrugated metal panels. A 26ft x 10ft tall corrugated metal wall will be on the back east side patio.

Please see the attached fence design.

Parcel number- 406-34-006A

Owner- Van Horn Michael & Patricia RS

Address 1037 n Main Street

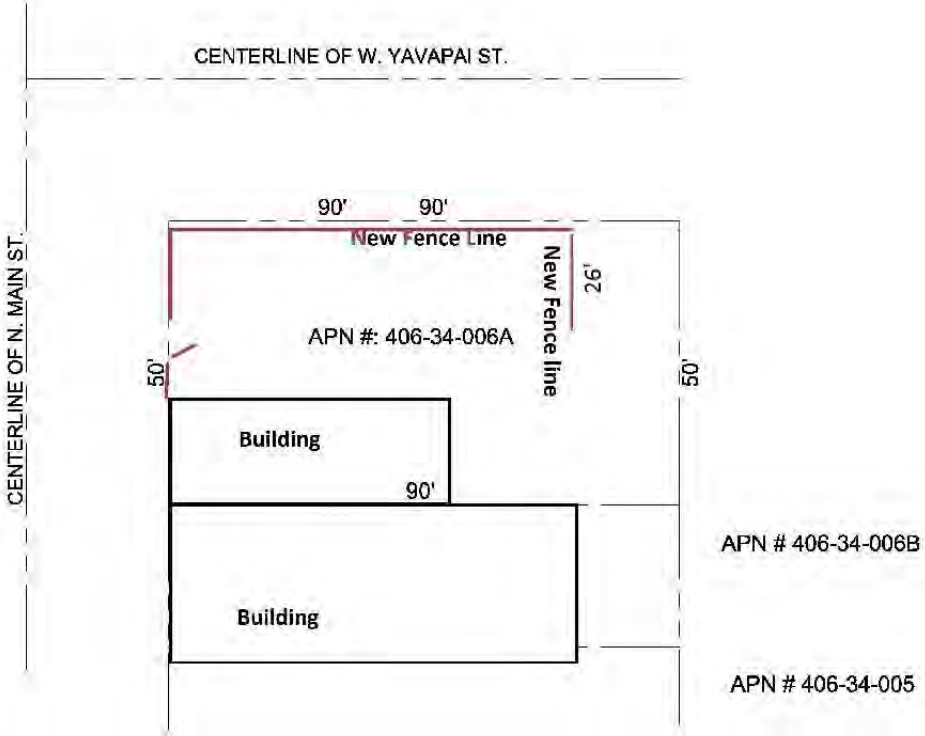
Cottonwood AZ

Royal Fence is in the process of replacing existing wrought iron fence to enclose patio area. The fence will be 7ft tall with new double gates, on the bottom of fence there will be galvanized corrugated metal panels 3ft tall

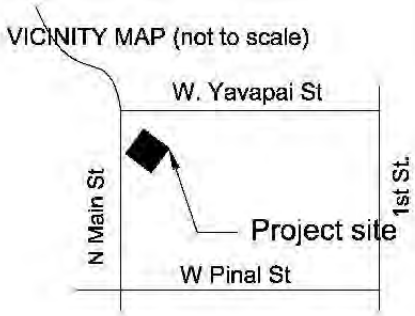
On the back east side of patio Royal Fence will be installing a 26ft wide x 10ft tall corrugated metal wall to match building.

Joel Dench

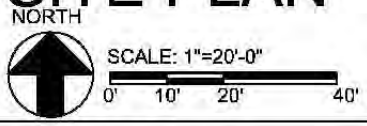
Royal Fence



SITE DATA:
OWNER: MICHAEL & PATRICIA Van HORN
CONTRACTOR: ROYAL FENCE
623-308-5464
APN #: 406-34-006A
ADDRESS: 1037 N MAIN ST
COTTONWOOD AZ 85326
ZONING: C-1
SUBDIVISION: MASON ADDITION

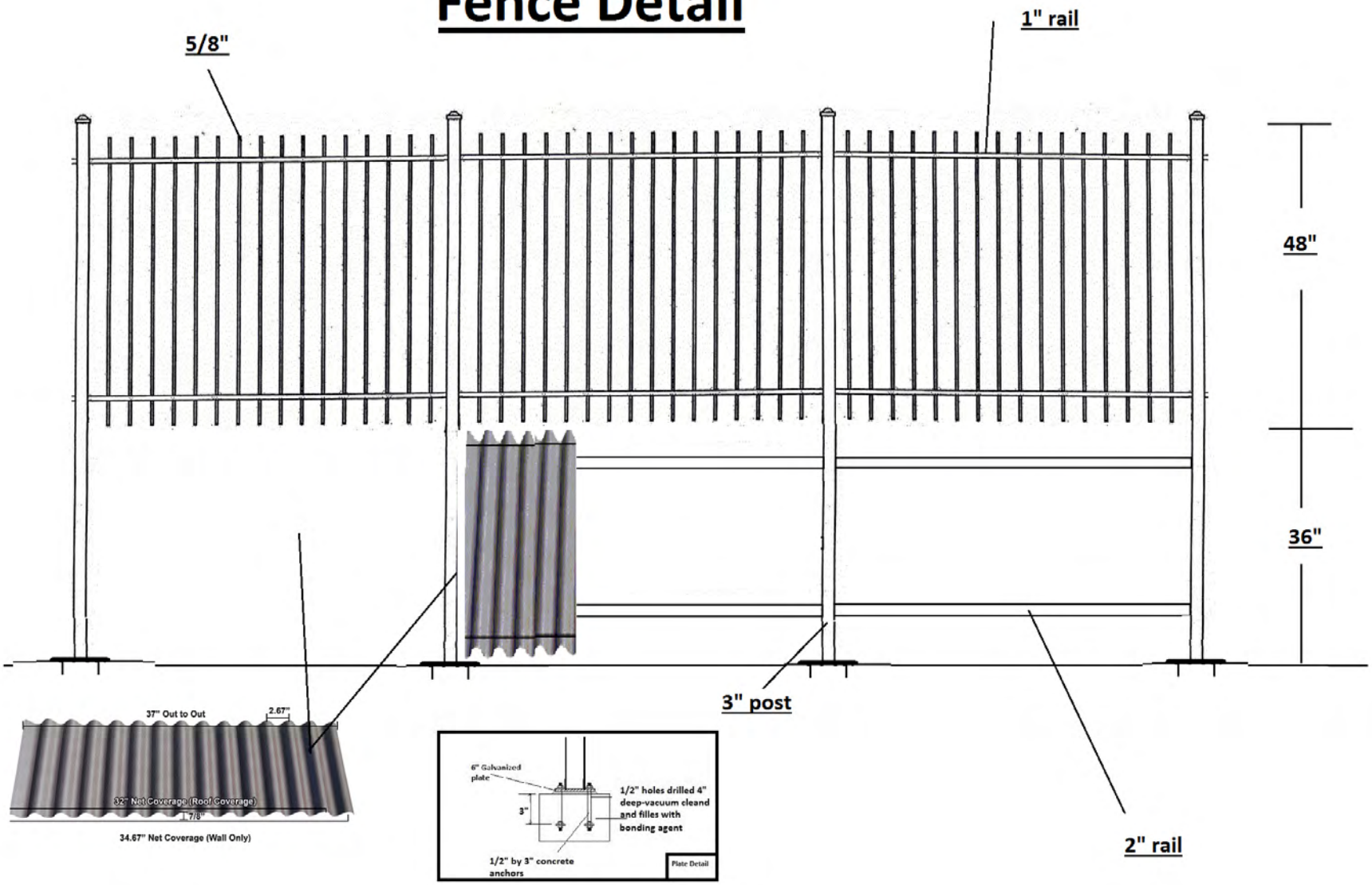


SITE PLAN



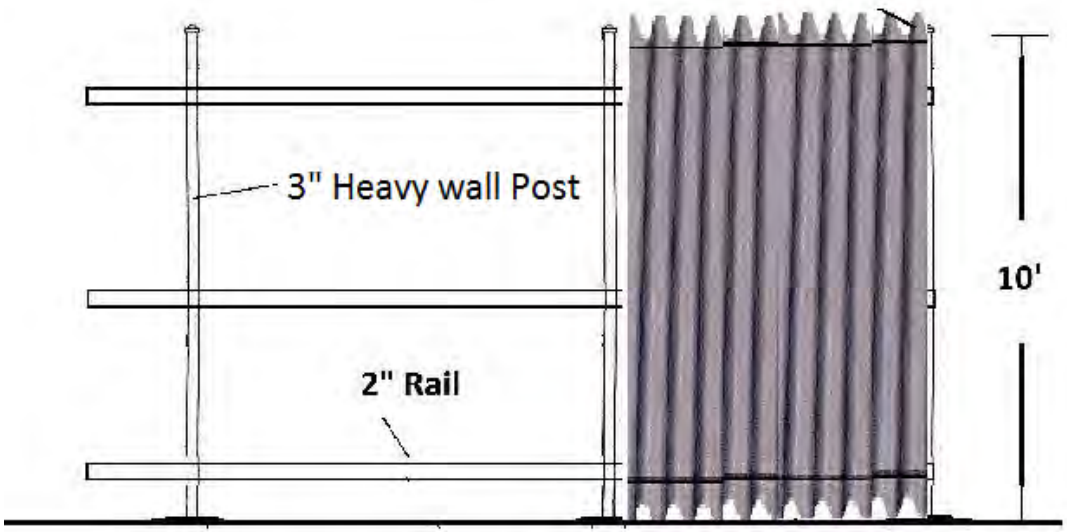
A1

Fence Detail

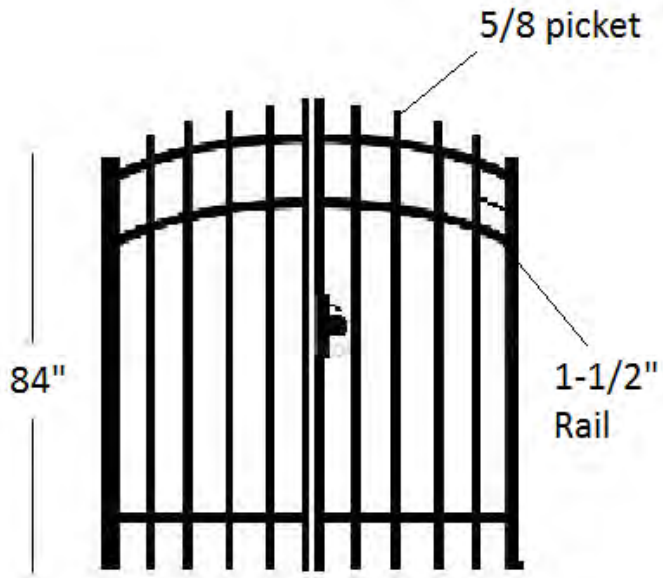


Fence Detail

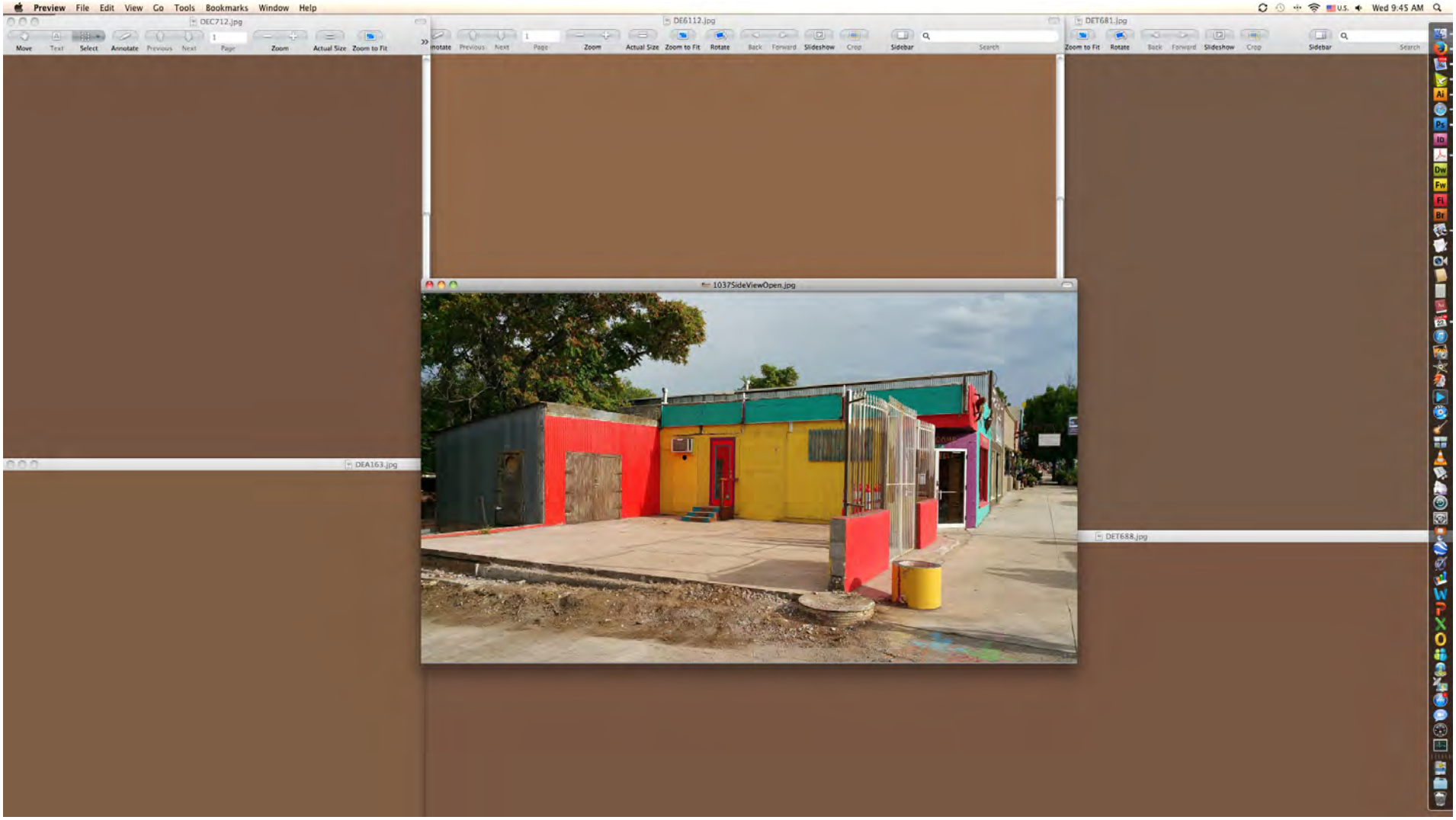
Back East Side Fence 26'



All corragated panels galvanized



Gate Detail


Preview File Edit View Go Tools Bookmarks Window Help
Wed 9:45 AM
DEC712.jpg
DE6112.jpg
DET681.jpg
1037SideViewOpen.jpg
DEA163.jpg
DET688.jpg

FANDA

1059

FANDANGO'S
GIFT CLUB

CAT
WELCOME

N Main St
E Yavapai St

WELCOME
DRAGONFLY
LITTLE MOO'S

handcrafted

N Main St
E Yavapai St
WELCOME

WELC

STAFF MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, Planner

THROUGH: Berrin Nejad, Community Development Manager

HEARING DATE: July 18, 2016

PROJECT NUMBER: **PCU 16-007/DR 16-013 Tavern Hotel Expansion**

Approval of a Conditional Use Permit and Design Review is requested to allow the expansion of the existing Tavern Hotel with an additional building of 26 rooms on property in Old Town zoned C-1 (Light Commercial.) The proposed site is located at 904 N. Main Street.

PROJECT DATA AND FACTS:

Applicant/Agent	Bob Backus
Property Owner	Jerome Properties
Location of Property	904 N. Main Street (Corner of W. Pima St. and N. Cactus St.)
Present Zoning and Land Use	C-1 (Light Commercial) Existing Tavern Hotel.
Description of Applicant's Request	To expand the existing hotel and construct a new 26 room building to the north of the existing hotel.

LAND USE:

Description and Character of Surrounding Area
Existing Tavern Hotel to be expanded with a new adjacent, two-story building to provide an additional 26 guest rooms, lobby, laundry facilities, beauty salon, and outdoor seating. The property owner has purchased the adjacent properties to the north of the existing hotel and has combined them into one parcel. There are a variety of mixed uses surrounding the property including single family homes and commercial businesses.

Adjacent Land Uses and Zoning	
North:	C-1 (Light Commercial) – Vacant lot.
South:	C-1 (Light Commercial) – Vacant lot to be improved and used as parking for this project.
East:	C-1 (Light Commercial) – Tavern Grill, retail, and City owned parking lot.
West:	R-2 (Single Family Residential) – Single family homes.

PROJECT PROPOSAL:

Background:
The property owner currently owns and operates several businesses throughout Old Town, including the existing Tavern Grill and Tavern Hotel. The current hotel consists of 10 rooms plus a "cottage" in an adjacent building. The adjoining three parcels to the north of the existing hotel along Cactus St. have been purchased by the hotel owner and combined into one single lot which will allow for the development of the new hotel. Existing structures on the property will be removed.

The existing C-1 zoning of the property allows for consideration of a Conditional Use Permit for development of a hotel at this location.

BUILDING AND STRUCTURE DESIGN:

The new building will be two-stories, approximately 18,093 square feet, with a maximum height of 29'4". A mixture of CMU walls, resysta wood siding, river rock to match existing hotel, steel columns, and stucco matching the existing hotel will be used throughout the exterior of the building to give it a modern, upscale look.

Please see the attached color samples and finish details submitted by the applicant.

SITE PLAN:

Parking:
The subject property falls outside of the parking exemption boundary which allows exemptions for requiring off-street parking. Hotels and motels require 1 off-street parking space per guestroom, plus 1 per 2 employees. The site plan indicates 4 employees for the hotel which will require 2 off-street parking spaces, 26 additional off-street parking spaces would be required for the guestrooms. The beauty salon also requires 2 spaces per service chair. Staff has been informed that there will be 4 service chairs, requiring a total of at least 36 additional off-street parking spaces.

The City's Parking Ordinance allows the Community Development Director to administratively approve a reduction of up to 50% of the required off-street parking for non-residential uses located within 300 feet of a City of Cottonwood owned public parking lot. The project site is adjacent to a City owned parking lot and the Community Development Director has approved this 50% reduction, requiring the owner to provide at least 18 additional off-street parking spaces.

As shown on the site plan, 9 new off-street parking spaces will be provided immediately in front of the hotel on the east side. The owner also owns a parcel of land to the south of the project, across W. Pima Street that will be developed into an additional 7 parking spaces. With the 9 spaces adjacent to the building and 7 spaces across the street, a total of 16 new off-street parking spaces will be provided for this project.

Future land agreements with a neighboring property owner may result in an additional 11 off-street parking spaces for the project.

Lighting:
Exterior lighting for the hotel will meet all Lighting Ordinance requirements and Dark Sky requirements.

Signage:
No signage has been proposed at this time for this project.

Landscape Plans:
A landscaping plan has been submitted which consists of various plants and seasonal flowers. The City's Landscape Ordinance does not include seasonal flower beds as part of landscape requirements and therefore the one identified on the site plan should not be looked at as meeting the landscape requirements. Most of the plants listed appear on the in the City's approved plant list in the Landscape Ordinance. The water features identified on the landscape plan will be 4 galvanized tub planters (horse troughs) placed side by side with Horsetail Reeds planted inside. The water feature will have a re-circulator and bubbler system.

Access/Driveway:
Access to the building will be via the City owned parking lot to the east off N. Main Street and W. Pima Street.

Utilities:
All utilities are available to the site.

CRB Review:
This project was reviewed by the Code Review Board on March 8, 2016. The applicant will need to meet all code requirements, as indicated.

REQUIRED FINDINGS:

A Conditional Use Permit shall only be granted if the approving body determines that the project conforms to the required findings in this Section. (*Zoning Ordinance, Section 302*.) If it is determined that it is not possible to confirm the required findings for the proposed CUP, whether as submitted or through conditions that may be required, the application shall be denied. The specific basis for any decision shall be established in the record as findings of fact. The following criteria shall be considered as the basis for the findings to approve, approve with conditions or deny the Conditional Use Permit:

General Findings:

The principal use has been established at this location for several years with the existing hotel and cottage. The expanded site plan is compatible with surrounding uses and is appropriate for the location in Old Town as a tourist destination. A need for additional hotel rooms has been mentioned by various visitors to the city

and event organizers. The use will not be detrimental to the health, safety and well-being of surrounding properties.

Compatibility with Surroundings Uses:

The current hotel and proposed expansion and beauty shop is compatible with the surrounding retail, restaurants, wine tasting, events, and trails in the Old Town vicinity.

Traffic and Circulation:

Main Street provides adequate capacity to serve the use. The site is served by sidewalks on adjacent streets in Old Town. An agreement between the property owner, an adjacent property owner, and the City is being worked out for the alley between the properties fronting N. Cactus Street and N. Main Street to be improved and provide one-way directional traffic flow.

Infrastructure:

Infrastructure systems are adequate to serve the proposed use.

Nuisance Activities:

No nuisance activities have been identified at this location for the existing or proposed use.

Buffering and Screening:

No additional buffering is required.

Stipulations:

A Conditional Use Permit is necessary to accommodate the expansion of the site plan of the adjacent C-1 property. If approved, staff recommends the following stipulations:

1. That the project is developed in conformance with the development plans submitted for the July 18, 2016 Planning and Zoning Commission meeting, and as may be further modified by the Planning and Zoning Commission.

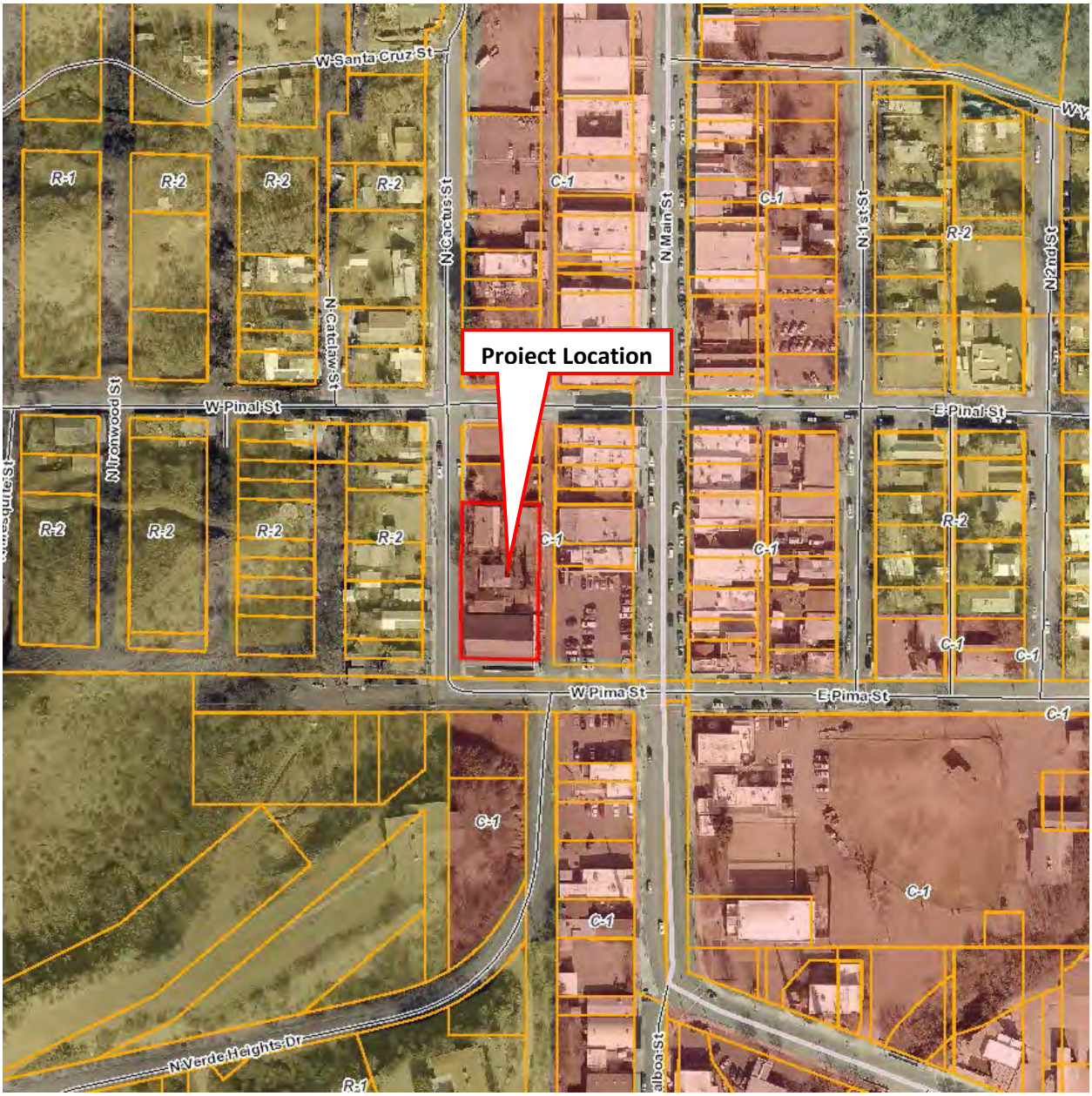
2. That the project conforms to Code Review Board comments dated March 11, 2016.

3. That the project conforms to the Design Review requirements as approved separately by the Planning & Zoning Commission.

4. Building Permits shall be applied for by twelve (12) months from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.

5. A Certificate of Zoning Compliance documenting the completion of Conditional Use Permit conditions shall be issued prior to the Certificate of Occupancy.

6. Any other stipulations the Planning & Zoning Commission deems necessary.


Proiect Location
W Santa Cruz St
W Pinal St
E Pinal St
W Pima St
E Pima St
N Cactus St
N Catclaw St
N Ironwood St
N Main St
N 1st St
N 2nd St
N Verde Heights Dr
R-1
R-2
C-1

Letter of Intent

City of Cottonwood
827 North Main Street
Cottonwood, AZ 86326

June 15, 2016

Subject: TAVERN HOTEL ADDITION:

To Whom It May Concern:

It is the Intent of Jerome Properties, LLC, owner of the Tavern Hotel located at 904 N. Main St., Cottonwood AZ., is to construct an addition to the existing Tavern Hotel.

The existing hotel is located on parcel # 406-22-025. Jerome Properties owns adjacent parcels #'s 406-22-024, 023, and 022. The four (4) parcels have now been combined as one parcel and future plans will indicate only the new single parcel number.

The new building will consist of an additional 26 upscale hotel rooms, lobby, laundry facilities, beauty solon, and outside seating areas. There will be 9 additional parking spaces adjacent to the alleyway and we are currently working on other parking possibilities.

At this time the site consists of 3 residential lots zoned C-1. Parcel 406-22-024 is an old house that was relocated from Jerome many years ago and is being used as a week-end rental. (Tavern Cottage) This house will be relocated to north 4th. St in Cottonwood.

Parcel #406-22-023 is a condemned residence that will be demolished along with the metal sheds along the alley.

Parcel # 406-22-022 is currently a duplex that will also be demolished along with the metal sheds along the alley.

There are no significant historical features or proposed treatment for such features other than moving the Tavern Cottage to a new location in old town.

Letter of Intent

CONDITIONAL USE PERMIT OR ZONE CHANGE.

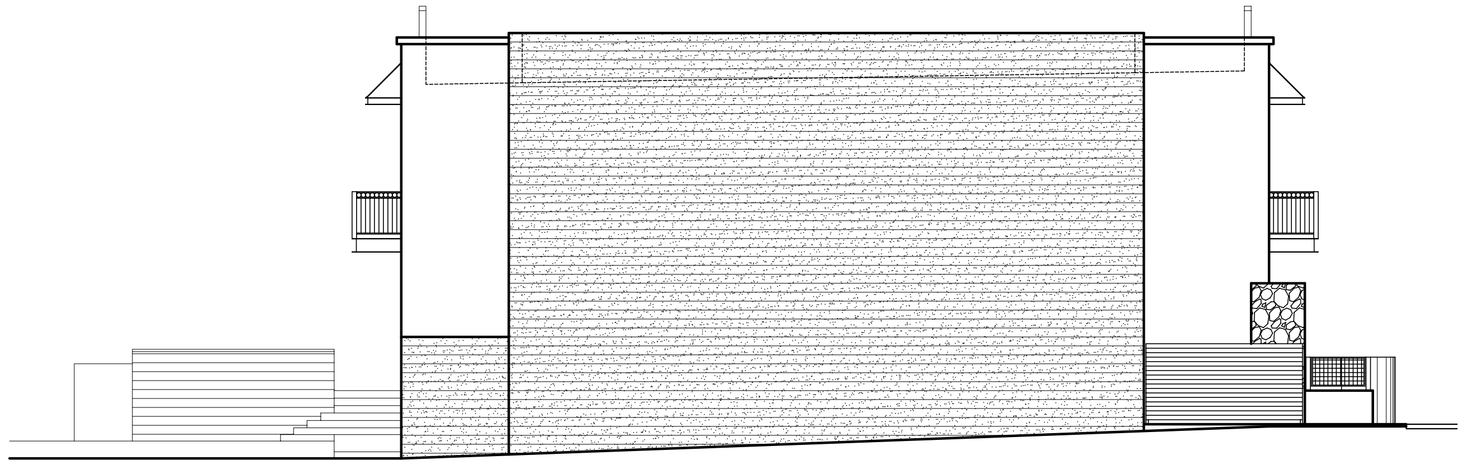
At this time the zoning for these parcels is C-1.
We are asking for a conditional use permit or change of zoning to permit hotels in this area.

Old Town Cottonwood and the Verde Valley is becoming a destination place rather than a drive thru place which may not have been addressed when the zoning maps were put into place in the past. The need for C-2 zoning or conditional use permits for lodging in old town has become apparent only in the last few years.

We believe additional hotel rooms in Old Town will be of great benefit for the area businesses, and the community, and therefore request your consideration on this matter.

We are anticipating completion of the project by early 2017.

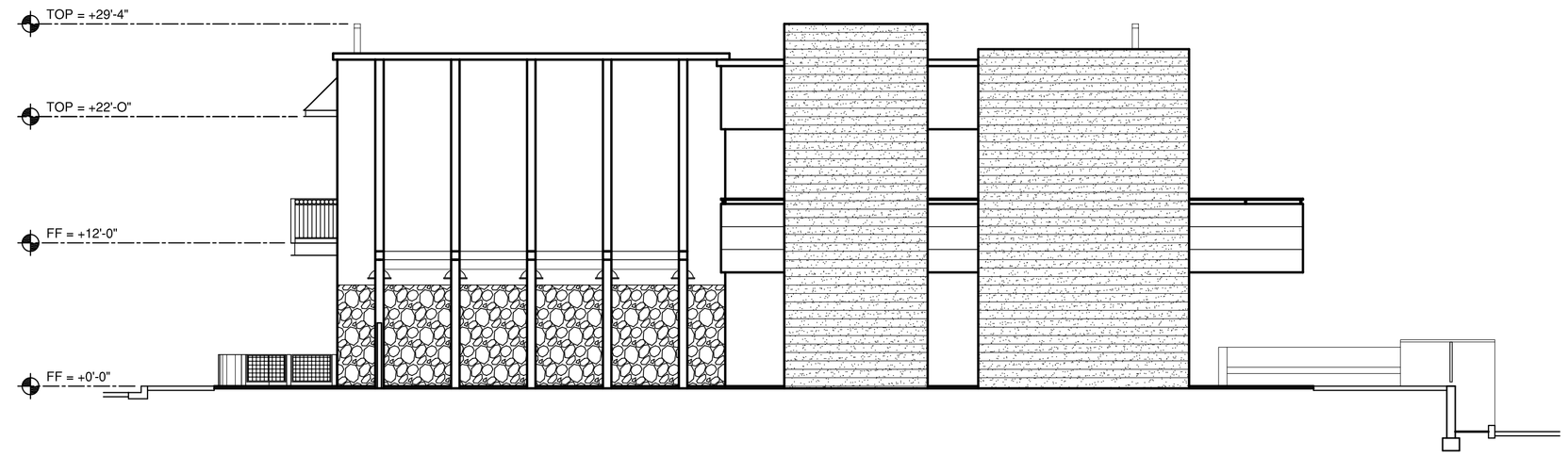
Thank You.
Eric Jurisin
Box 896
Jerome, AZ
928-301-0168



North Elevation

SCALE: 1/8"=1'-0"

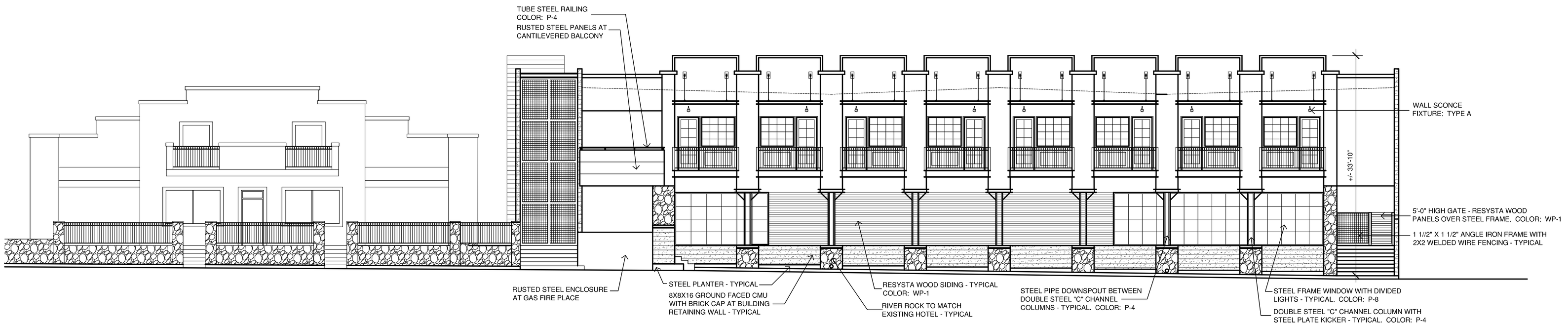
0 4 8



South Elevation

SCALE: 1/8"=1'-0"

0 4 8



East Elevation

SCALE: 1/8"=1'-0"

0 4 8

West Elevation

SCALE: 1/8"=1'-0"

0 4 8

DOUG HANSON ARCHITECTURE, INC.
4239 E. CAMPBELL AVENUE PHOENIX, AZ 85018 PH: (602) 667-3469 FX: (602) 667-3462

06/06/16

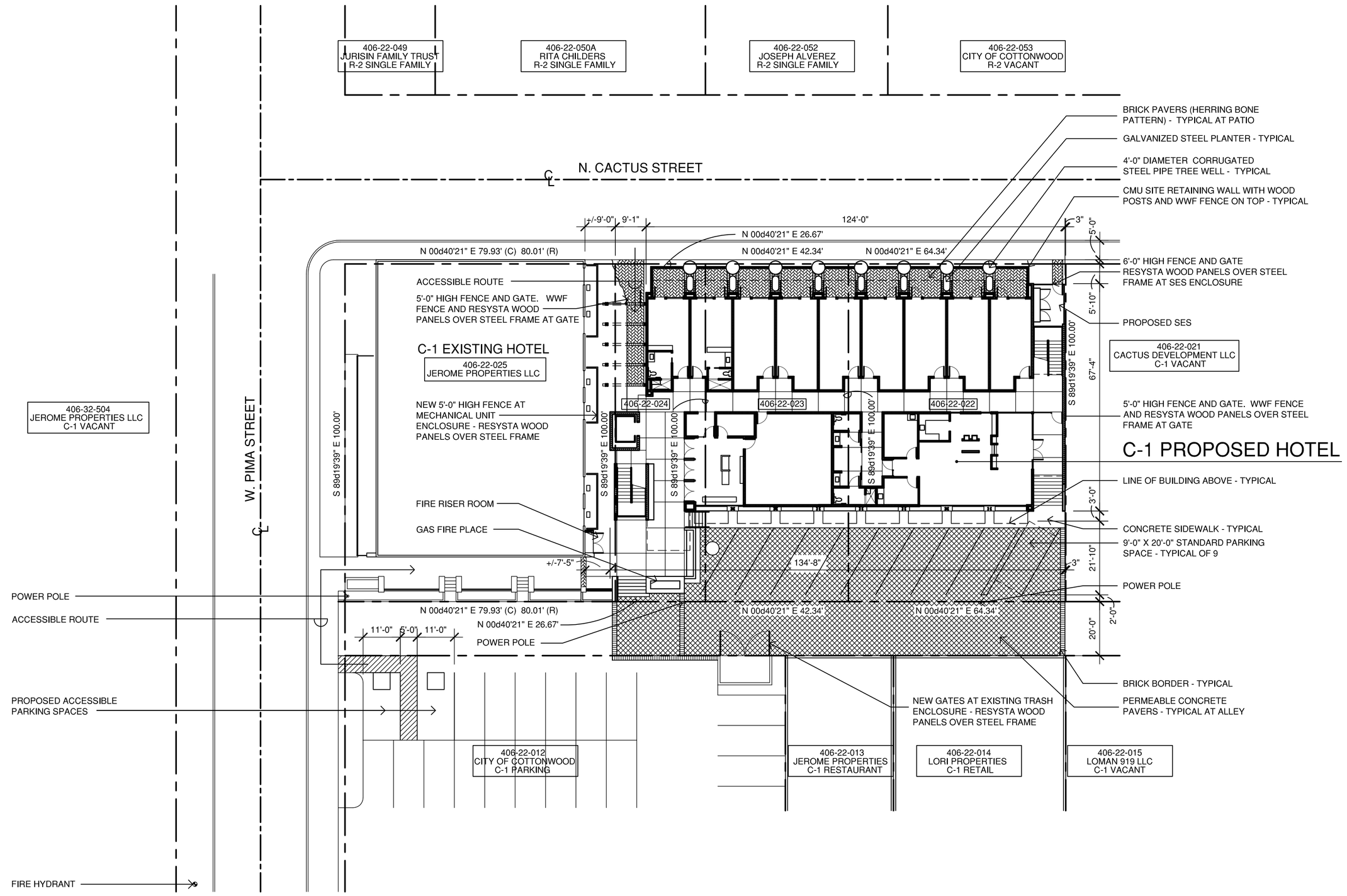
15051.00

Tavern Hotel

COTTONWOOD, AZ

A3.0

This drawings is an instrument of service and the property of Doug Hanson Architecture, Inc. and may not be reproduced, or reproductions hereof used without their written permission. The drawing shall not be used on other projects or for additions to this project without their written permission.



Site / First Floor Plan

SCALE: 1/16" = 1'-0"

0 10 20

PROJECT DATA

PROJECT ADDRESS:	904 N. MAIN STREET COTTONWOOD, AZ
APN NO:	SEE SITE PLAN
ZONING:	C-1
CONSTRUCTION TYPE:	V-B, AFES
OCCUPANCY:	R-1
LOT AREA:	APN 406-22-022 6,454 SF (NET) APN 406-22-023 4,234 SF (NET) APN 406-22-024 2,667 SF (NET) TOTAL: 13,555 SF (NET) / 0.31 ACRES
LOT COVERAGE:	9,184 SF/13,555 SF = 67.75%

BUILDING AREA:

	Building (under roof)	Patio/Trellis (under roof)	Balcony	Total
1st Floor:	8,072 SF	1,112 SF	000 SF	9,184 SF
2nd Floor:	8,093 SF	000 SF	816 SF	8,909 SF
Total:	16,165 SF	1,112 SF	816 SF	18,093 SF

PARKING:

REQUIRED:	HOTEL ROOMS: 26 X 1/ROOM =	26
	EMPLOYEE: 4 X 1 PER 2 EMPLOYEES =	2
	SALON: 4 X 2 PER CHAIR =	8
	TOTAL SPACES	36 X 0.5 = 18
PROVIDED:	ON SITE: 9 STANDARD	

PROJECT DESCRIPTION

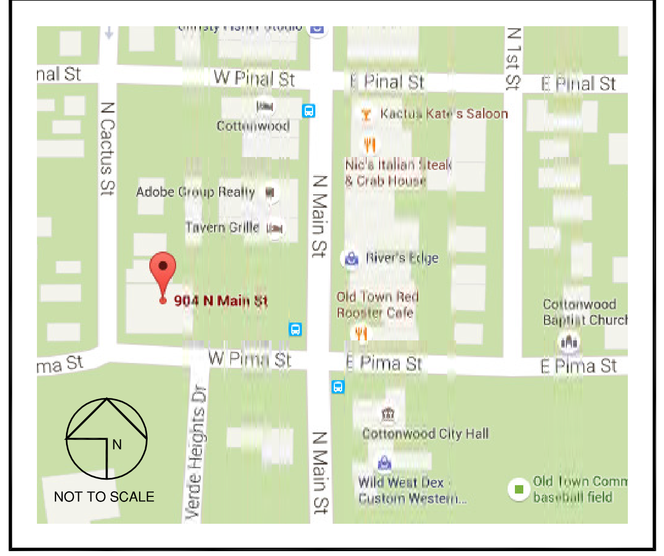
New two story hotel located adjacent to the existing Tavern Hotel. Including 26 rooms, reception, laundry/back of house and hair salon/spa.

PROJECT TEAM

OWNER: ERIC JURISIN
JEROME PROPERTIES, LLC
P.O. BOX 896
JEROME, AZ 85331
PH: (928) 301-0168

ARCHITECT: DOUG HANSON ARCHITECTURE INC.
4329 E. CAMPBELL AVENUE
PHOENIX, AZ 85018
PH: (602) 667-3469
AZ REGISTRATION: 22437

VICINITY MAP



DOUG HANSON ARCHITECTURE, INC.
4239 E. CAMPBELL AVENUE PHOENIX, AZ 85018 PH: (602) 667-3469 FX: (602) 667-3462

06/06/16

15051.00

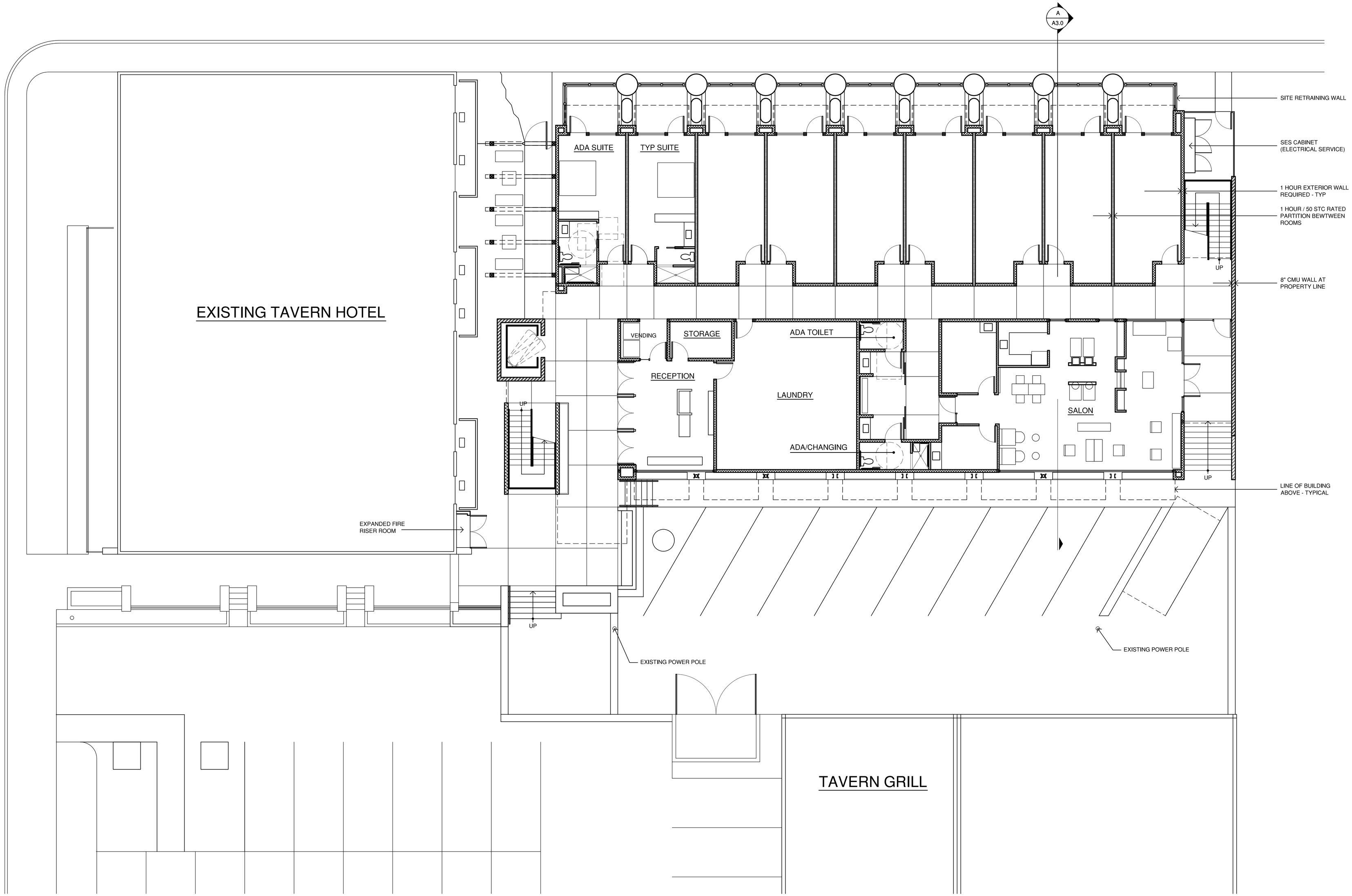
Expires 03/31/18

Tavern Hotel

COTTONWOOD, AZ

A0.0

This drawings is an instrument of service and the property of Doug Hanson Architecture, Inc. and may not be reproduced, or reproductions hereof used without their written permission. The drawing shall not be used on other projects or for additions to this project without their written permission.



Site / First Floor Plan

N

SCALE: 1/8"=1'-0"

0 4 8

DOUG HANSON ARCHITECTURE, INC.
4239 E. CAMPBELL AVENUE PHOENIX, AZ 85018 PH: (602) 667-3469 FX: (602) 667-3462

06/06/16

15051.00

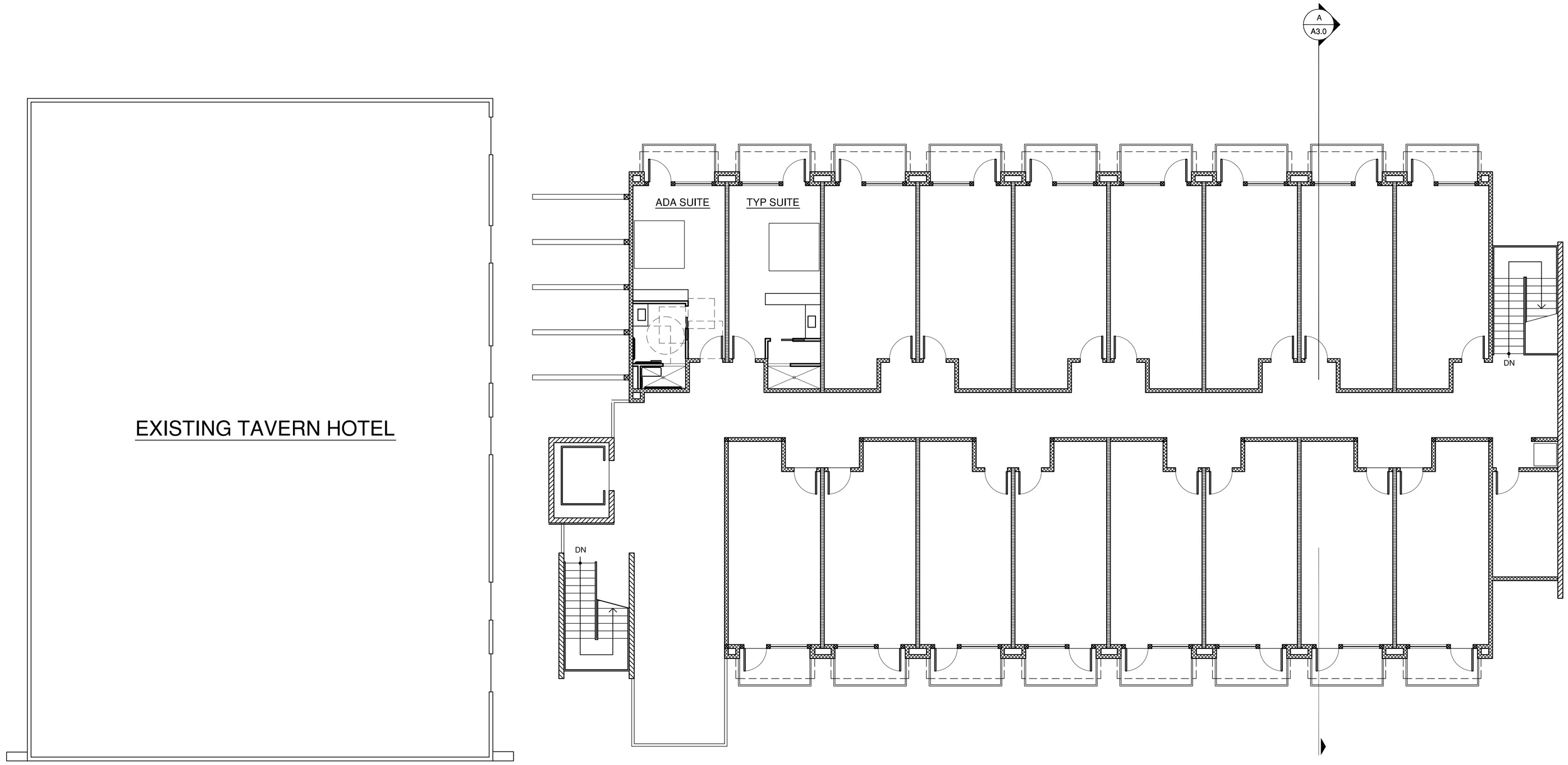
Expires 03/31/18

Tavern Hotel

COTTONWOOD, AZ

A1.0

This drawings is an instrument of service and the property of Doug Hanson Architecture, Inc. and may not be reproduced, or reproductions hereof used without their written permission. The drawing shall not be used on other projects or for additions to this project without their written permission.



Second Floor Plan

SCALE: 1/8"=1'-0"

DOUG HANSON ARCHITECTURE, INC.
4239 E. CAMPBELL AVENUE PHOENIX, AZ 85018 PH: (602) 667-3469 FX: (602) 667-3462

06/06/16

15051.00

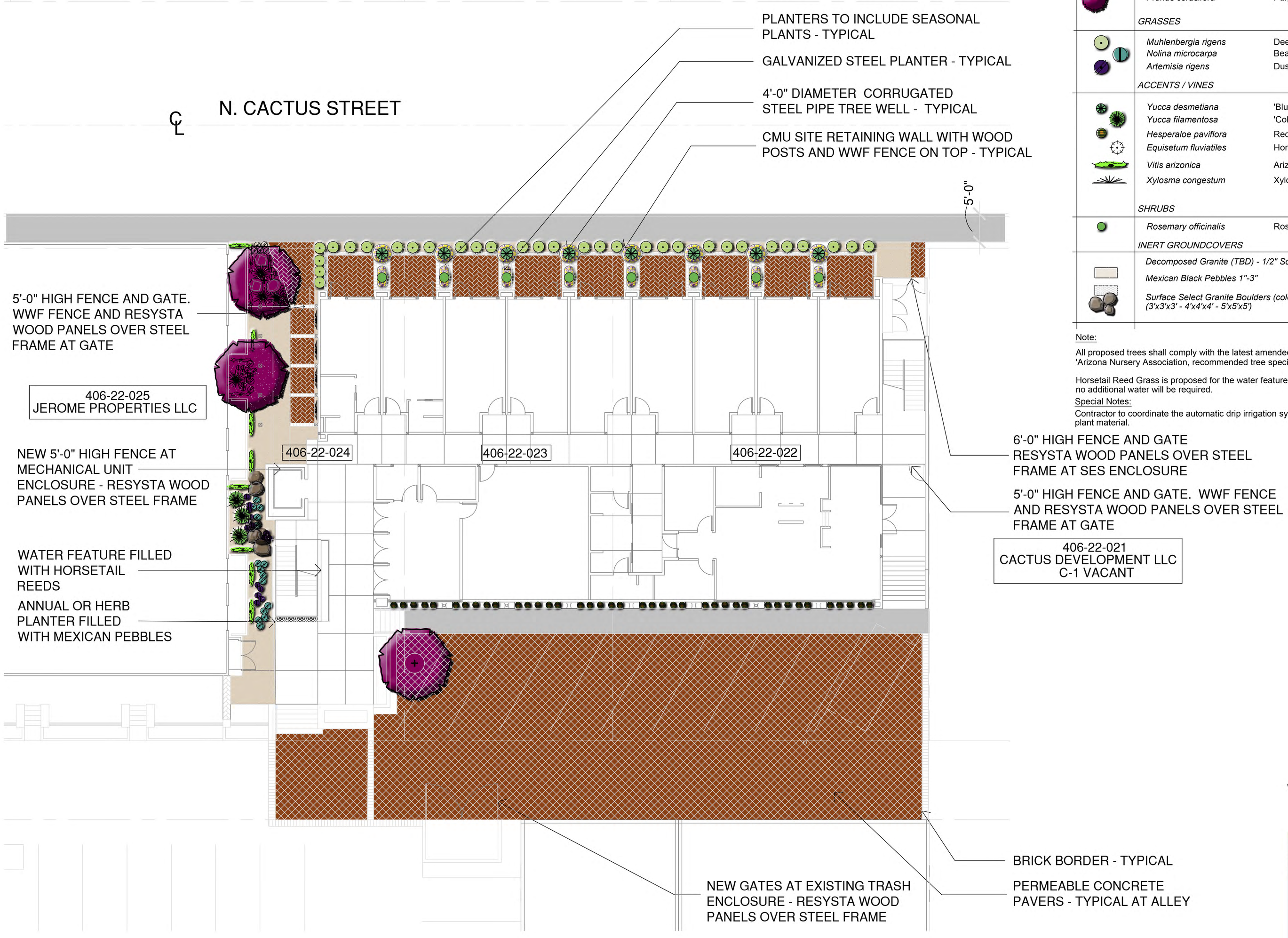
Expires 03/31/18

Tavern Hotel

COTTONWOOD, AZ

A2.0

This drawings is an instrument of service and the property of Doug Hanson Architecture, Inc. and may not be reproduced, or reproductions hereof used without their written permission. The drawing shall not be used on other projects or for additions to this project without their written permission.



Preliminary Landscape Plan

SCALE: 1/16" = 1'-0"

0 10 20

LANDSCAPE LEGEND

SYMBOL	NAME: BOTANICAL	COMMON	SIZE	QUANTITY
	TREES			
	Prunus cerasifera	Purple Leaf Plum	24" Box	3
	GRASSES			
	Muhlenbergia rigens	Deer Grass	1 Gal.	31
	Nolina microcarpa	Beargrass	1 Gal.	27
	Artemisia rigens	Dusty Miller	1 Gal.	30
	ACCENTS / VINES			
	Yucca desmetiana	'Blue Boy' Yucca	1 Gal.	8
	Yucca filamentosa	'Color Guard' Yucca	1 Gal.	7
	Hesperaloe paviflora	Red Yucca	1 Gal.	50
	Equisetum fluviatiles	Horsetail Reed Grass	1 Gal.	10
	Vitis arizonica	Arizona Grape	1 Gal.	12
	Xylosma congestum	Xylosma	1 Gal.	4
	SHRUBS			
	Rosemary officinalis	Rosemary	1 Gal	8
	INERT GROUNDCOVERS			
	Decomposed Granite (TBD) - 1/2" Screened			
	Mexican Black Pebbles 1"-3"			
	Surface Select Granite Boulders (color to match granite) (3'x3'x3' - 4'x4'x4' - 5'x5'x5')			

Note:

All proposed trees shall comply with the latest amended edition of the 'Arizona Nursery Association, recommended tree specifications'.

Horsetail Reed Grass is proposed for the water feature on the patio no additional water will be required.

Special Notes:

Contractor to coordinate the automatic drip irrigation system for all new plant material.

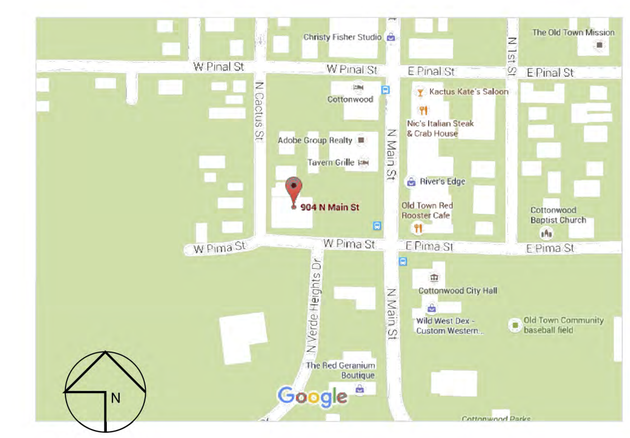
PROJECT TEAM

OWNER: ERIC JURISIN
JEROME PROPERTIES, LLC
P.O. BOX 896
JEROME, AZ 85331
PH: (928) 301-0168

ARCHITECT: DOUG HANSON ARCHITECTURE INC.
4329 E. CAMPBELL AVENUE
PHOENIX, AZ 85018
PH: (602) 667-3469
AZ REGISTRATION: 22437

LANDSCAPE ARCHITECT: DUNLAP LANDSCAPE ARCHITECTURE LLC.
2233 W. POINSETTIA DR.
PHOENIX, AZ 85029
PH: (602) 622-1248
AZ REGISTRATION: 61246

VICINITY MAP



NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 61246
JOY DUNLAP
Date Signed 7/8/16
ARIZONA, U.S.A.
Expires 12/4/2016

Dunlap Landscape Architecture LLC
2233 W. POINSETTIA DRIVE
PHOENIX, ARIZONA 85029
602-622-1248
joy@dunlapla.com

TAVERN HOTEL

904 N. MAIN STREET COTTONWOOD, AZ

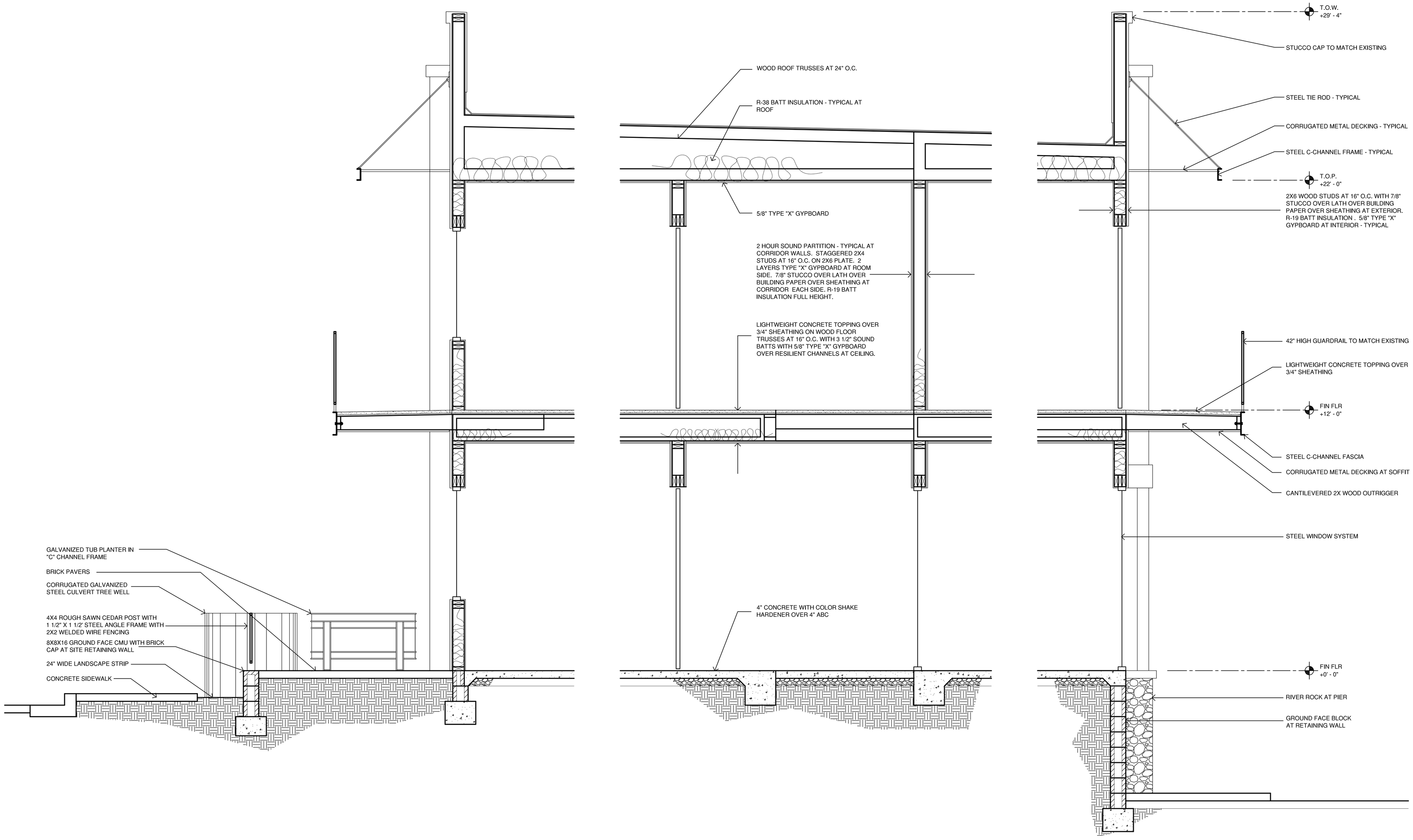
This drawing as legal instrument of professional services are and shall remain the property of the landscape architect

This drawing shall not be used on other projects for for additions to this project except by written agreement from the landscape architect

revisions:

drawn by: JD
designed by: JD
checked by: JD
project no.: 016-036
date: 07-08-16

SHEET
L0.0
of



A

Building Section - House

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

0 1 2

DOUG HANSON ARCHITECTURE, INC.
4239 E. CAMPBELL AVENUE PHOENIX, AZ 85018 PH: (602) 667-3469 FX: (602) 667-3462

06/06/16

15051.00

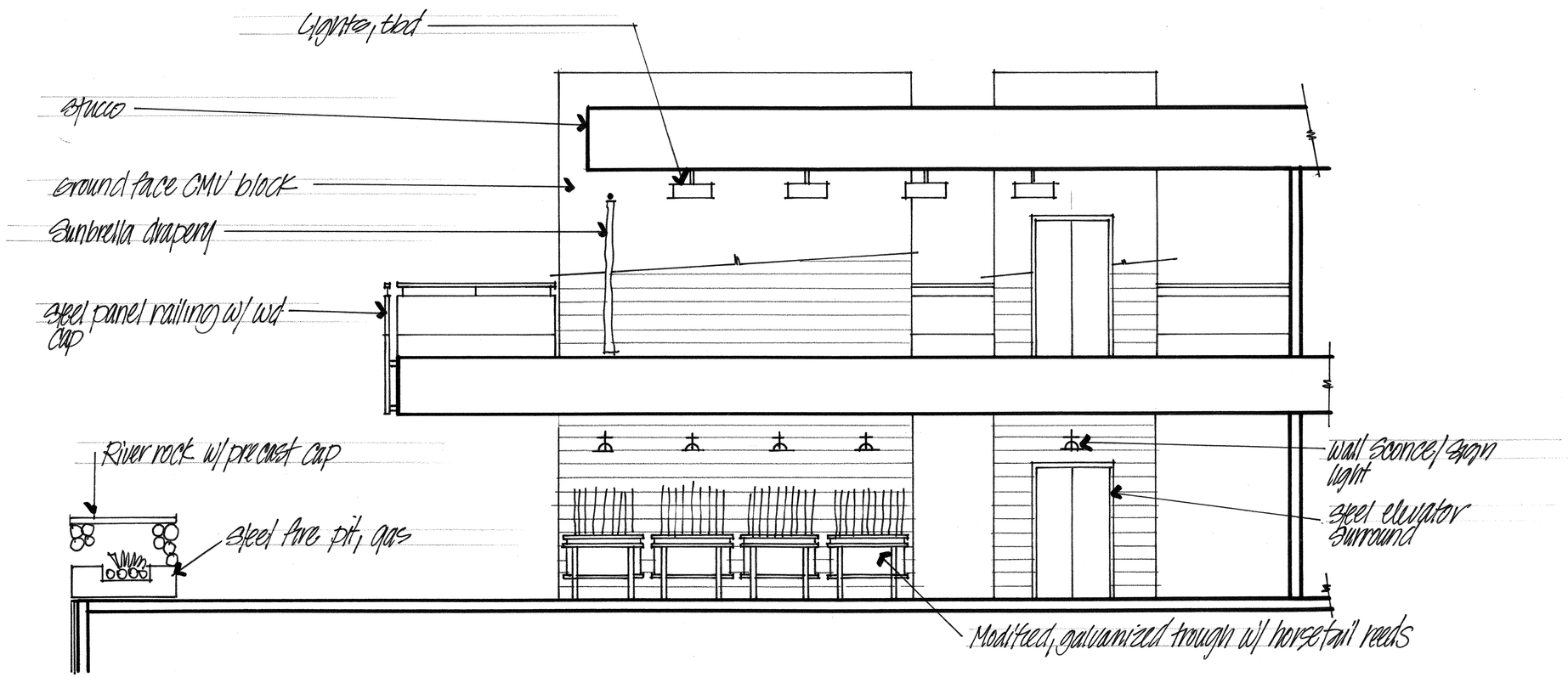
Expires 03/31/18

Tavern Hotel

COTTONWOOD, AZ

A4.0

This drawing is an instrument of service and the property of Doug Hanson Architecture, Inc. and may not be reproduced, or reproductions hereof used without their written permission. The drawing shall not be used on other projects or for additions to this project without their written permission.

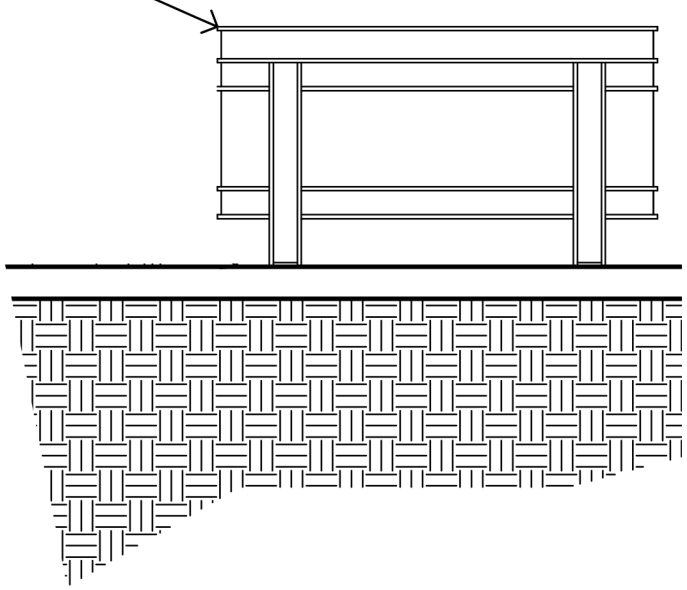


EX 162 Elevation Looking South - lobby
scale: 1/4"=1'-0"

Tavern Hotel
6-3-2016

GALVANIZED TUB PLANTER IN
"C" CHANNEL FRAME

4 - 48” L X 18” W X 18” deep tubs placed side by side. Tubs to be planted with Horsetail Reeds.



Horse Trough Water Feature

06/30/2016 15:36

PRIVATE PROPERTY
06/30/2016 15:36

06/30/2016 15:36

06/30/2016 15:37

06/30/2016 15:37

06/30/2016 15:37

06/30/2016 15:37

06/30/2016 15:37

909
THE
TAVERN
COTTAGE
NO PARKING
06/30/2016 15:37

06/30/2016 15:38

06/30/2016 15:38

06/30/2016 15:38

06/30/2016 15:38

06/30/2016 15:39

904
06/30/2016 15:39

06/30/2016 15:39

THE TAVERN HOTEL
BOUTIQUE HOTEL
THE TAVERN HOTEL
904
BOUTIQUE HOTEL
06/30/2016 15:39

BOUTIQUE HOTEL
06/30/2016 15:39

06/30/2016 15:39

A Multi Phased
Master Development Plan

Developed by:

The Vineyards at Cottonwood I, LLC

Managed By

Granite Mountain Asset Management LLC

7765 N Williamson Valley Road

Prescott, Arizona 86305

Submitted May 2016

Revised June 2016

EXECUTIVE SUMMARY

Property: 100.83 acres consisting of parcels 406-23-036V, 406-23-036W, 406-23-174, 406-32-080A, 406-32-080H. Parcels will be re-assigned new parcel numbers by the County.

Zoning: This property is currently zoned light commercial and multifamily per the 2001 PUD, ORD #408. GMAM and The Vineyards at Cottonwood I, LLC propose to rezone to PAD for single family, multifamily and commercial/residential zoning.

Management: Granite Mountain Asset Management L.L.C. (GMAM) is an investment and development company. The managing members are Clark Pettit, KJ Kasun and Swayze McCraine (Principals). The Principals have a 28-year history of developing and managing over $25 million in investors' funds, with gross returns of over $125 million in revenues. GMAM is the manager of The Vineyards at Cottonwood I, LLC (Vineyards). GMAM and the Vineyards jointly purchased 100.83 acres from Aultman Land and Cattle, LLC.

Project Name: The new development will be named "The Vineyards at Cottonwood".

Project Length: The project will consist of 9 development phases over an estimated 8-10 year duration.

PROJECT NARRATIVE

GMAM, as managers of The Vineyards, wishes to build and provide infrastructure, city and private streets and walkways to "Old Town Cottonwood" to service approximately 555 new residences on this 100+/- acres. The terrain and gentle grades will also allow for a community/commercial center with shops and markets along with a small community farm growing produce and vegetables for the local Farmer's Market. Further in keeping with the Wine Theme prevalent through Cottonwood the majority of the open space will be oriental vines and while using the natural arroyos as walkways to access the public attractions as well as the "Old Town" area.

The current design of homes allows for front and side porches inviting a "hometown" feel and allowing neighbors to meet and greet one another. Exterior finishes, in keeping with the Americana theme shall consist of a cement product lap siding complimented with stone, stone veneer accents, stucco walls, architectural shingles, all neatly coordinated and integrated with Craftsman style paints and trim colors to create some individual feel. “The Vineyards at Cottonwood” will offer four distinct products all constructed within the same Craftsman Americana architecture style.

Starting with our patio home series on a unique flaglot design, we intend to bring the families together with a cluster of 4 patio homes sharing a common 25’wide private driveway, porches that face your neighbor and side entry garages. Homes will range from 1100-1400sf on 4000sf lots.

Single family home series will range from 1600sf to 2000sf and offer the same architecture and style as the patio homes. Set on an ample 7000sf lot, with options for front entry or side entry garages, and front porches.

Townhouses will be offered during phase's 3, 6, 7, and 8 of the project. The units located around the community/commercial center will be built on 4000sf lots and offer Craftsman Style architecture and range from 1100sf-1250sf with common wall design and garages for each unit.

Condominiums will balance out the community with a Craftsman style design 4 up/4 down building set on a 10,000sf lot. Ranging in size from 1000sf to 1200sf, covered parking, ample open space, and access to the amenities offered within the development, these upscale units will offer an affordable option for those individuals looking for a turn-key option with no maintenance.

All our products will be engineered and constructed to Energy Star ® specifications and furnished with Energy Star ® appliances and features to reduce our energy consumption and carbon footprint.

"The Vineyards at Cottonwood" offers a beautiful and tranquil setting with views of the Mingus Mountains to the South and the Red Rocks to the North. Each phase of the development will be designed to capture those amazing panoramic views. With open space to the NW, and the community of Pine Shadows, On the Greens development and Coyote Hills Golf Course to the N, open space to the E and crossroads development on the S side of SR-89A, our development will feel open and not boxed in.

With a multitude of arroyos, ravines, flood plain and washes, our trail system will offer miles of adventure and natural undisturbed setting for wildlife viewing. A short walk or bicycle ride through the development to Main Street will put you in the heart of "Old Town" with all the amenities it has to offer. Golf cart use on the Northern most part of the trail system leading to Old Town may be allowed in future phased development only if the City, police, and fire department approve the usage.

DIGITAL DVD TABLE OF CONTENTS

FOLDERS

Folders contain respective name items and exhibits for the project

1. Appendix Exhibits
2. Conceptual Exhibits
3. Engineering Exhibits
4. House and Condo Elevation Exhibits
5. Nursery Plant Exhibits

PDF FILES

6. MDP Final Print Revised
7. Neighborhood Meeting Sign In and Comments
8. Proposed Street and Lane Names

TITLE PAGE

Development Name:
The Vineyards at Cottonwood

Development Location:
The approximate 100.83 acres that comprises The Vineyards at Cottonwood is located at SR-89A and Groseta Ranch Road on the north side of SR-89A and north east and northwest side of Groseta Ranch Road, located within the city limits of Cottonwood, Arizona, County of Yavapai.

Applicant/Developer name and contact information:
The Vineyards at Cottonwood I, LLC, and Granite Mountain Asset Management, LLC

Swayze McCraine
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-771-0673 T
928-771-0747 F

KJ Kasun
7765 N. Williamson Valley Road
Prescott, AZ 86305
817-602-6365 T
928-771-0747 F

Clark Pettit
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-460-0840 T
928-771-0747 F

Email: info@granitemountainasset.com

Website: www.granitemountainasset.com

DATE SUBMITTED: May 20, 2016 Revised June 2016

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY
2. DIGITAL DVD TABLE OF CONTENTS
3. TITLE PAGE Pg. i
4. TABLE OF CONTENTS Pg. ii
5. APPENDIX Pg. iii
6. PROJECT NARRATIVE Pg. iv-v
7. CONCEPTUAL PRESENTATION
8. LAND LEGAL DESCRIPTION Pg. 1-13
9. DEVELOPMENT PHASE OVERVIEW Pg. 14-15
10. PHASE 1 PLAN Pg. 16-17
11. LAND USE AREA SUMMARIES Pg. 18-21
12. PRIOR PUD/PAD ZONING APPROVAL Pg. 22
13. PROJECT OBJECTIVES Pg. 23-26
14. GENERAL PLAN 2025 REVIEW Pg. 27-31
15. PROJECT GRAPHIC EXHIBITS Pg. 32
16. PROPERTY DEVELOPMENT STANDARDS Pg. 33-36
17. PROJECT DESIGN GUIDELINES Pg. 37-43
18. OPEN SPACE STANDARDS Pg. 44-45
19. STREET STANDARDS Pg. 46
20. MAINTENANCE AND OPERATIONS RESPONSIBILITIES Pg. 50
21. TRAFFIC IMPACT ANALYSIS STUDY Pg. 47-49
22. MASTER WATER/SEWER REPORT Pg. 51-66
23. MASTER DRAINAGE REPORT Pg. 67-80
23. SOIL TESTING REPORT Pg. 81-88

APPENDIX

A. Master Phase Plan

B. Phase I Site Plan

C. Growth Areas General Plan 2025

D. Zoning Map 2014 General Plan 2025

E. Master Site Conceptual Plan

F. Land Legal Description

G. Aerial Topo

H. Commercial/Community Center Conceptual

I. Screen Wall Design Features

J. Entry Design Features

K. Marquee

L. Marquee Design Features

M. AZDWR Well Registry

N. Entryway Landscaping

O. Project Granite Selection

P. Trail Amenities

Q. Trail Map

R. Common Area Landscaping

S. ADWR Designation of Adequate Water Supply

T. Master Plant List

U. Urban scape Products

V. Irrigation Routing

W. Traffic Trip Generation Report

X. Project lights

Y. Aerial Landscape SR-89A

Z. Landscape Sketch

PROJECT NARRATIVE

Name:

"The Vineyards at Cottonwood" is the name of this multi-phased master planned development recognizing the City of Cottonwood and its strong affiliation to the Arizona Wine Country.

Property Owners Contact Information:

The Vineyards at Cottonwood I, LLC and Granite Mountain Asset, LLC

Swayze McCraine
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-771-0673 T
928-771-0747 F

KJ Kasun
7765 N. Williamson Valley Road
Prescott, AZ 86305
817-602-6365 T
928-771-0747 F

Clark Pettit
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-460-0840 T
928-771-0747 F

Developers Contact information:

The Vineyards at Cottonwood I, LLC, Managed by Granite Mountain Asset, LLC

Swayze McCraine
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-771-0673 T
928-771-0747 F

KJ Kasun
7765 N. Williamson Valley Road
Prescott, AZ 86305
817-602-6365 T
928-771-0747 F

PROJECT NARRATIVE

Clark Pettit
7765 N. Williamson Valley Road
Prescott, AZ 86305
928-460-0840 T
928-771-0747 F

Email: info@granitemountainasset.com

Website: www.granitemountainasset.com

Location:

"The Vineyards at Cottonwood" is located at SR-89A and Groseta Ranch Road on the north side of SR-89A and north east and northwest side of Groseta Ranch Road, located within the city limits of Cottonwood, Arizona, County of Yavapai. (Complete Legal Description is included in the MDP)

PROJECT NARRATIVE SUMMARY

A comprehensive project narrative summary that addresses all the required information requested, has been assembled within the MDP and can be found in the Table of Contents, Appendix Exhibits and the Digital DVD of the submitted MDP.

Disclosure:

THE VINEYARDS AT COTTONWOOD CAFÉ AND COMMERCIAL CENTER ARE INTENDED TO BE CONCEPTUAL DEPICTIONS ONLY.

Actual architecture design and building plans will be finalized and submitted during future phases of the MDP and community development.

A CONCEPTUAL PRESENTATION

OF

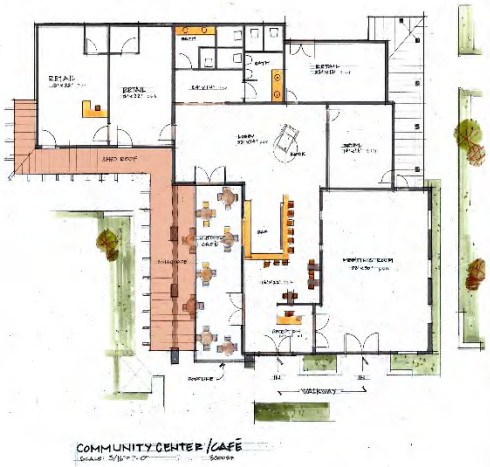
the Vineyards at Cottonwood

The Vineyards at Cottonwood
The Vineyards at Cottonwood

the Vineyards of Cottonwood / Community Center & Cafe

liberté

the Vineyards at Cottonwood COMMERCIAL CENTER Conceptual



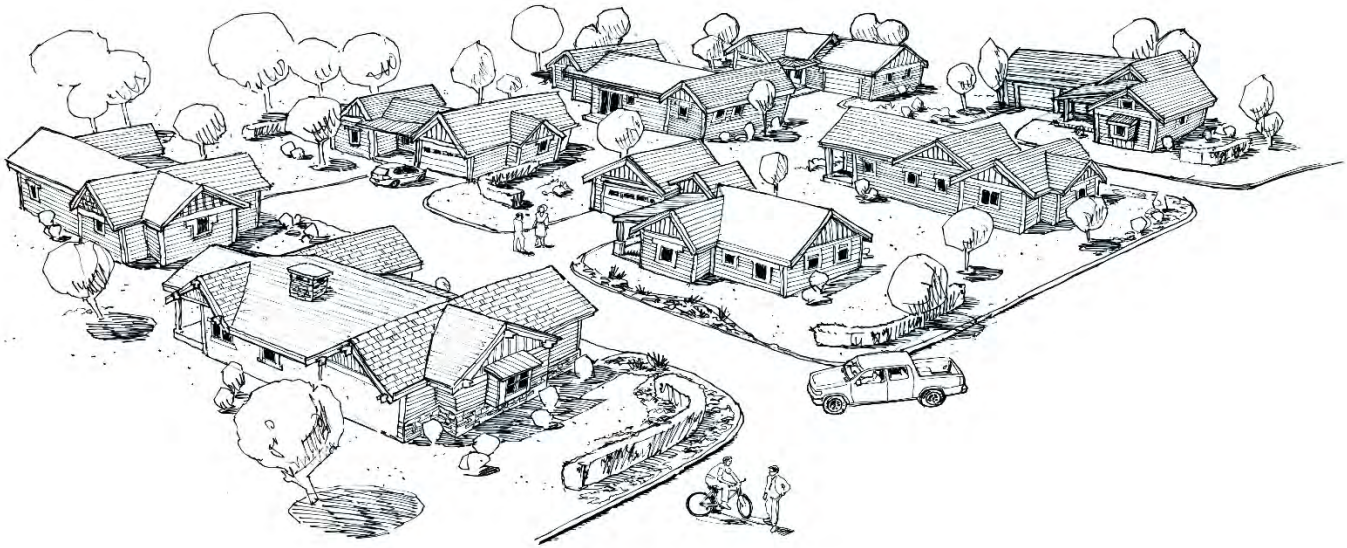
the VINEYARDS Community Center & Cafe

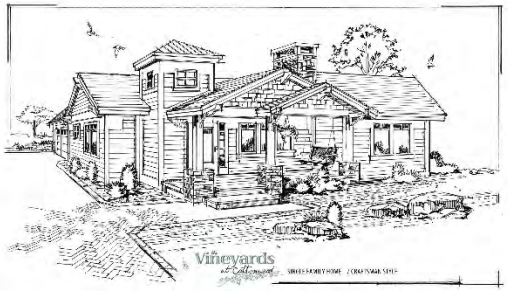
liberté

Screen Wall Design Appendix I

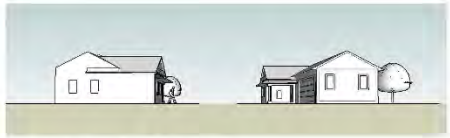
the Vineyards at Cottonwood

the VINEYARDS / Wall Concept





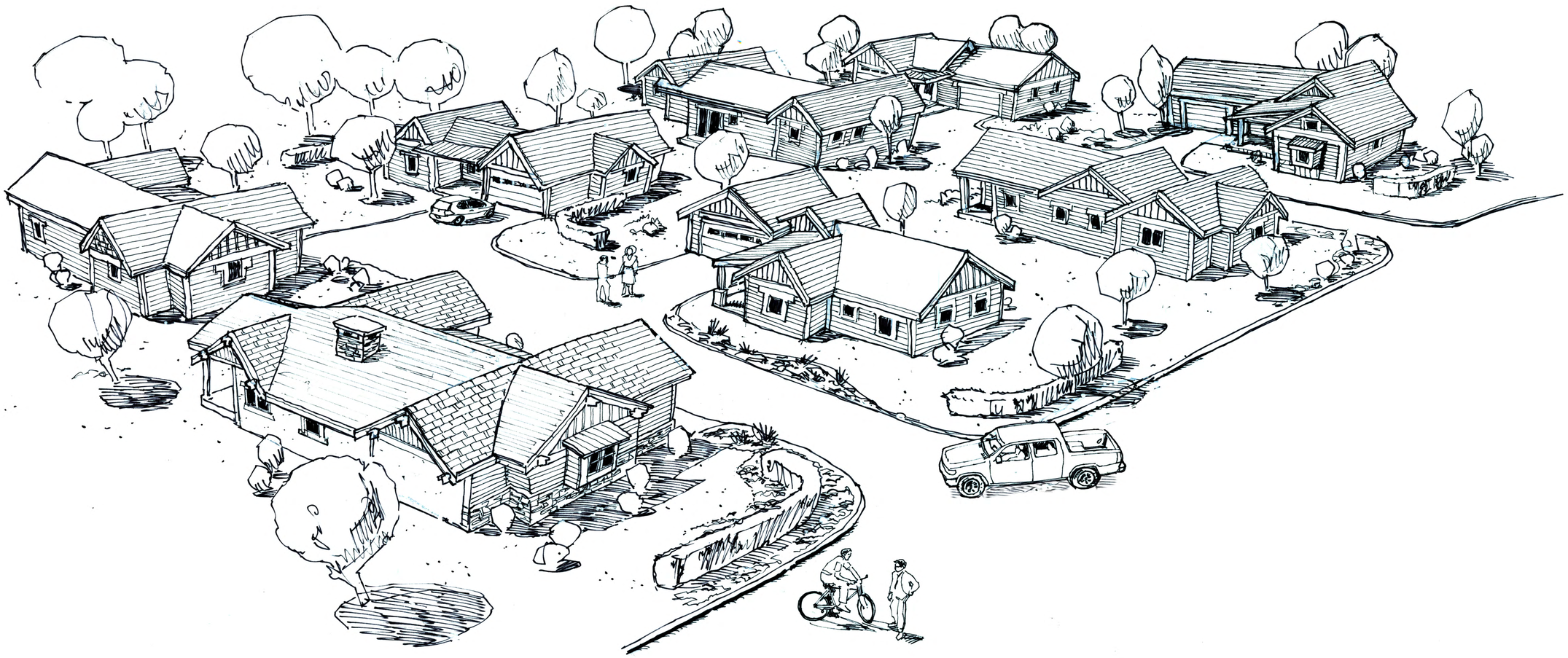
HOUSE STYLE



STREET SECTION

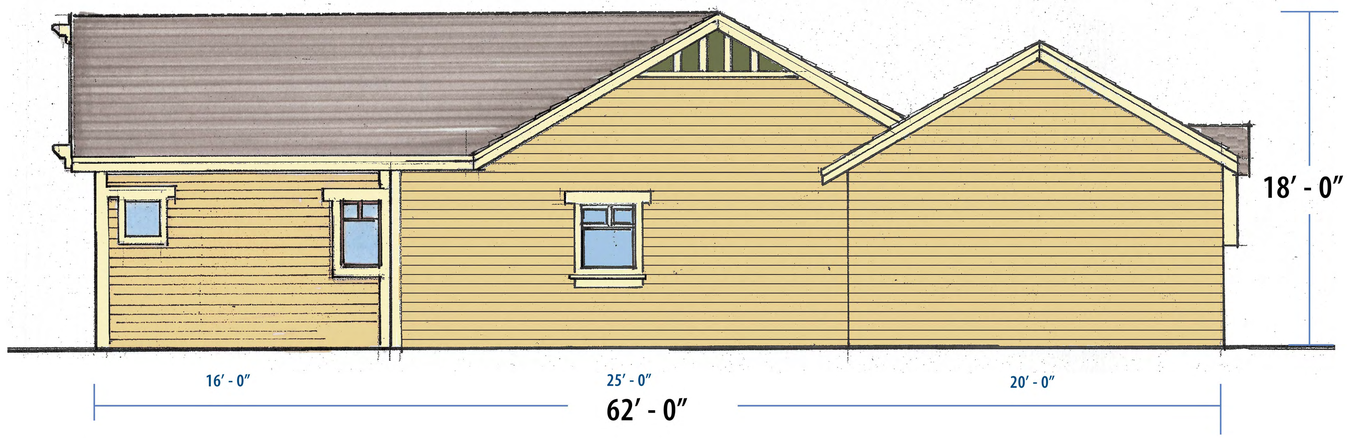
the Vineyards at Cottonwood **STREETSCAPE SCHEME**

OPEN SPACE
15
16
17
18
19
20
21
22
23
OPEN SPACE
N
SCALE IN FEET



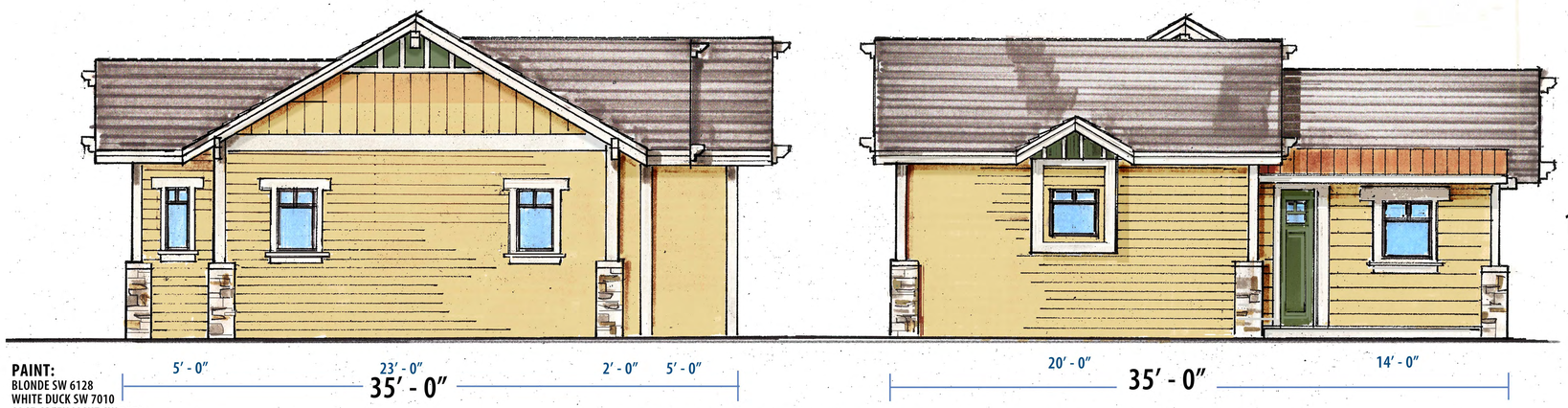
the Vineyards at Cottonwood

STREETSCAPE SCHEME / Revised

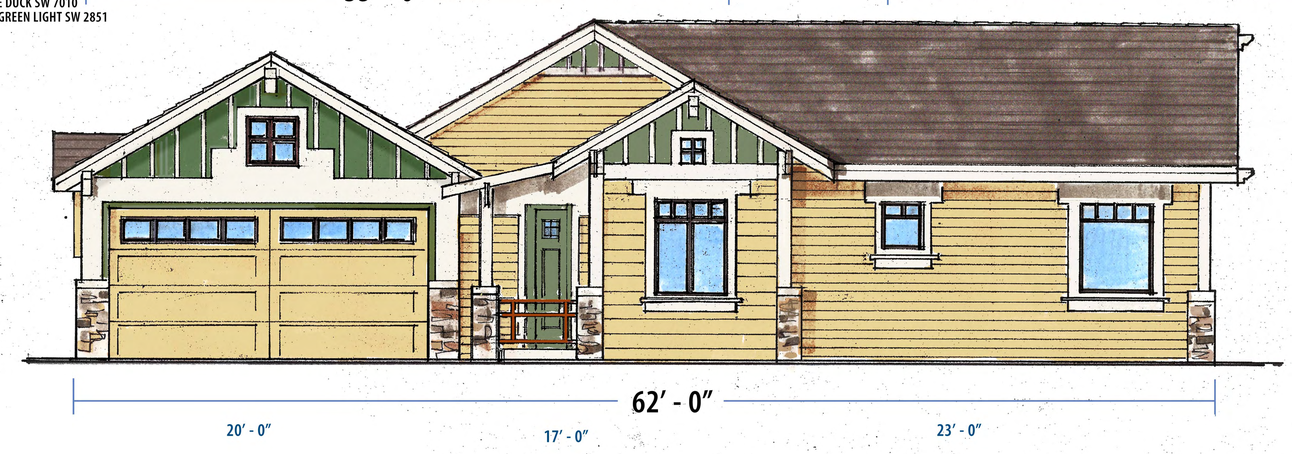


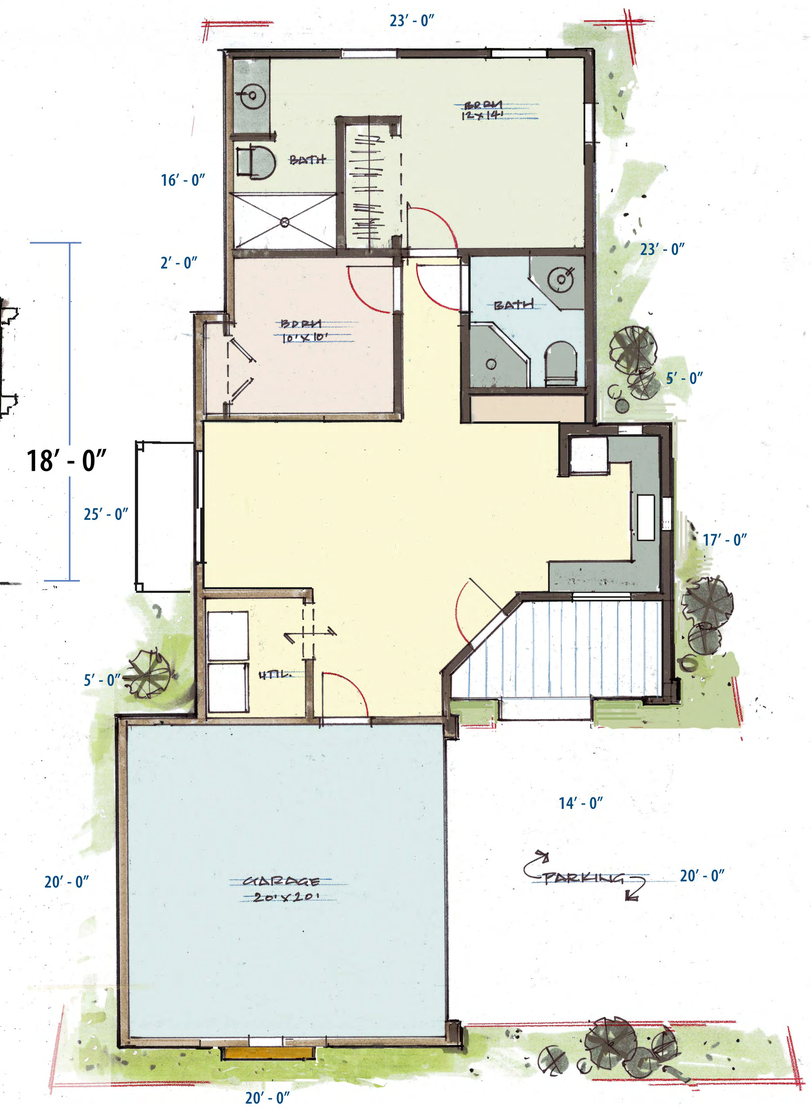
the Vineyards at Cottonwood

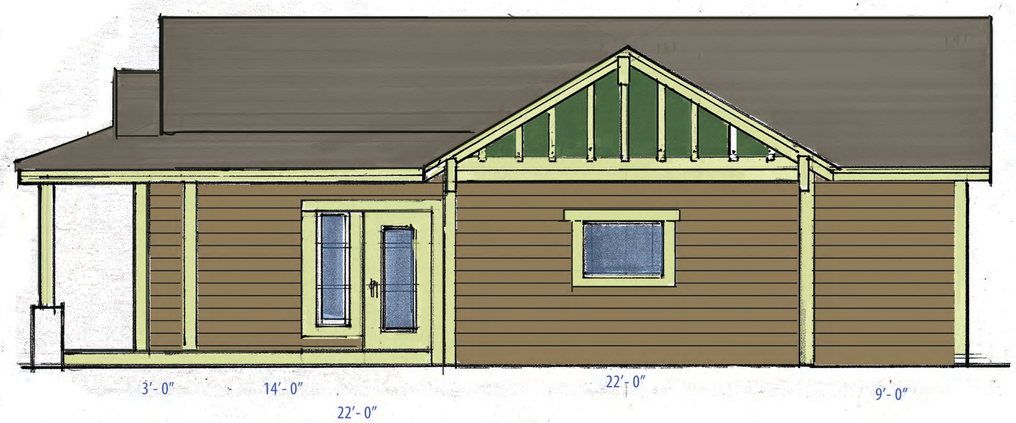
PLAN 1 PATIO 1100 SF / ELEVATIONS Color 1



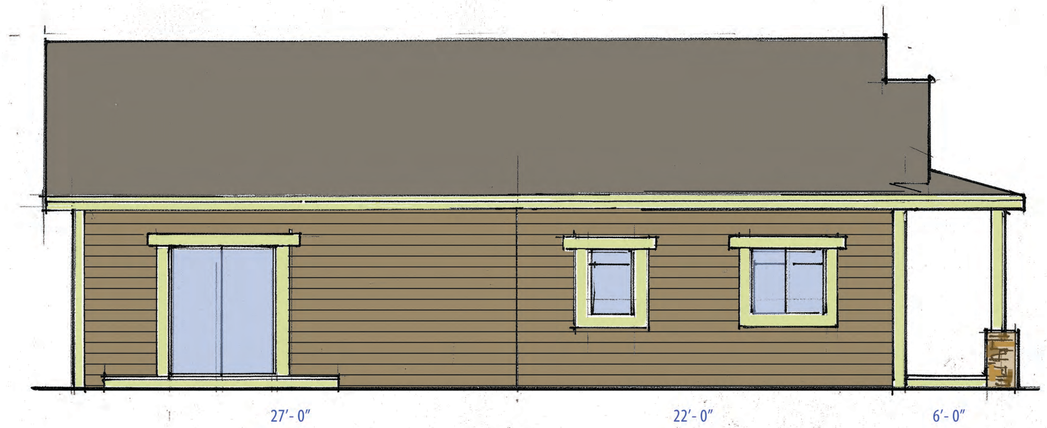
PAINT:
BLONDE SW 6128
WHITE DUCK SW 7010
SAGE GREEN LIGHT SW 2851





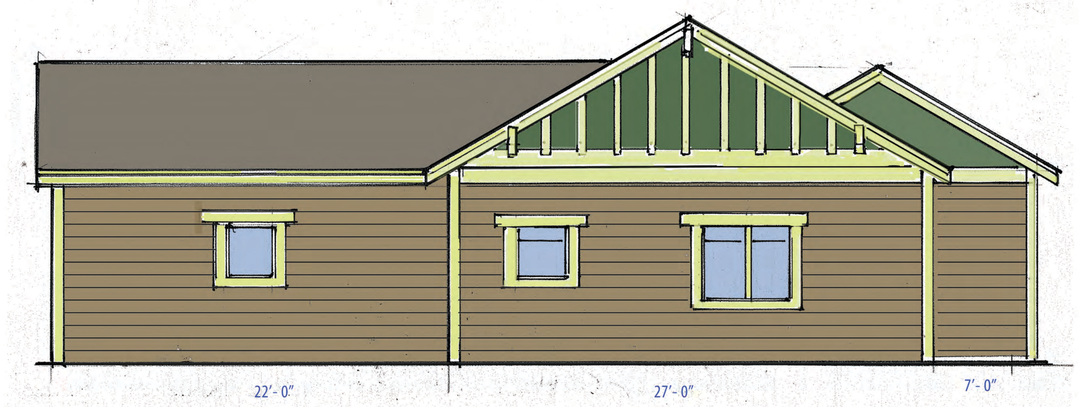


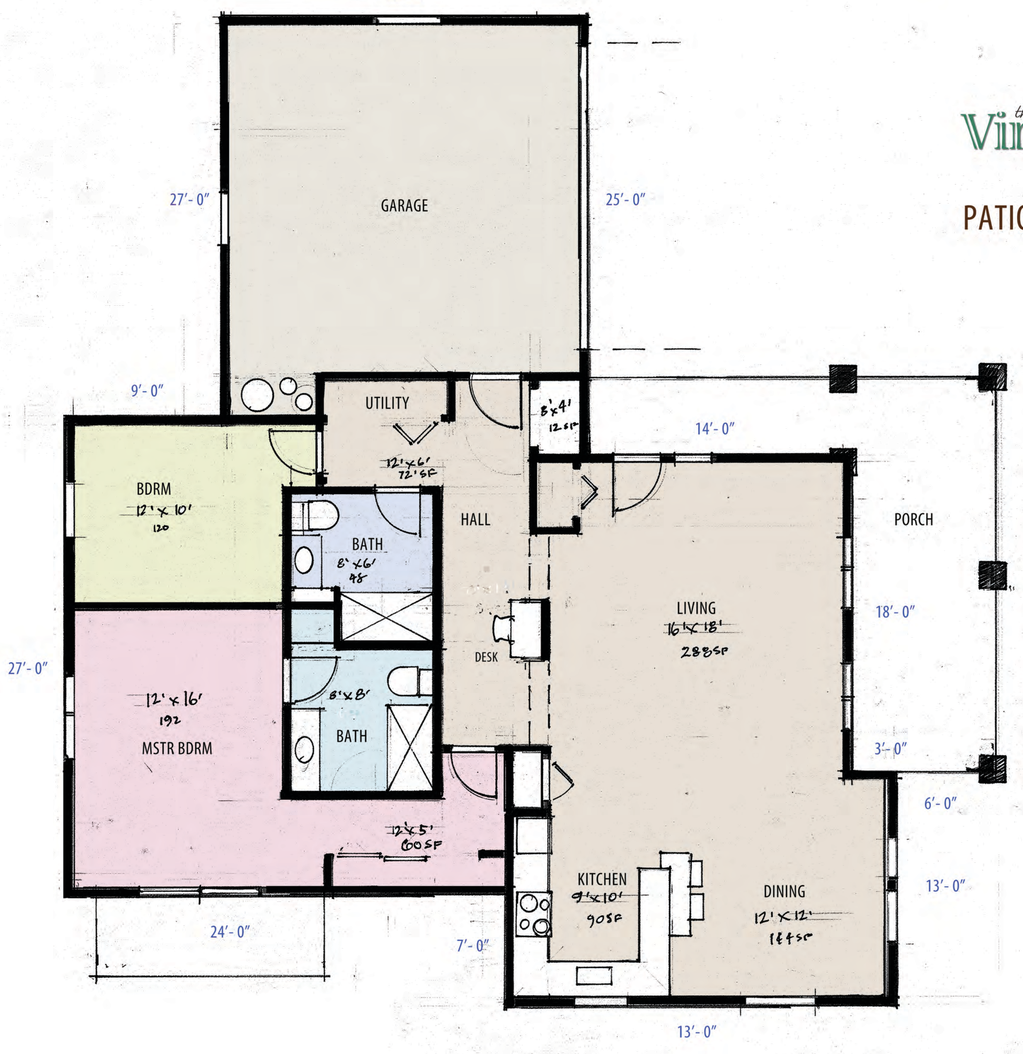
19 - 6"



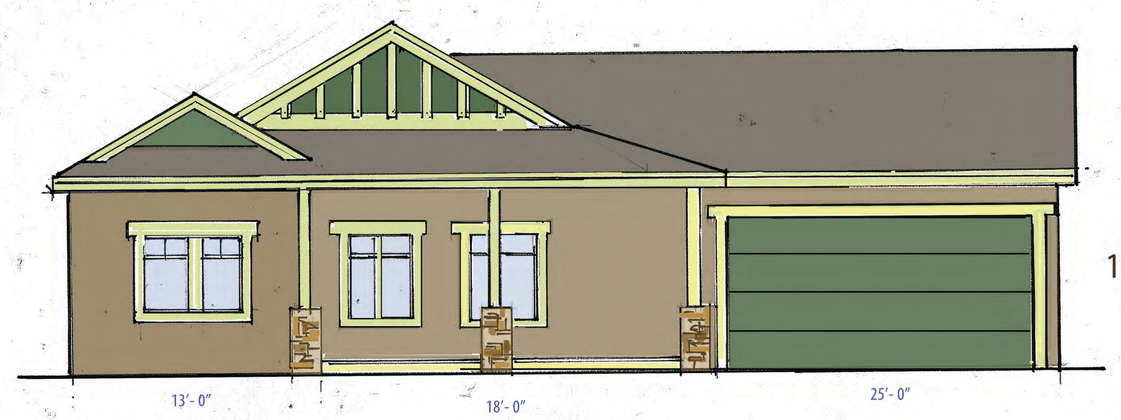
the Vineyards at Cottonwood

PATIO **2** / 1100 SF

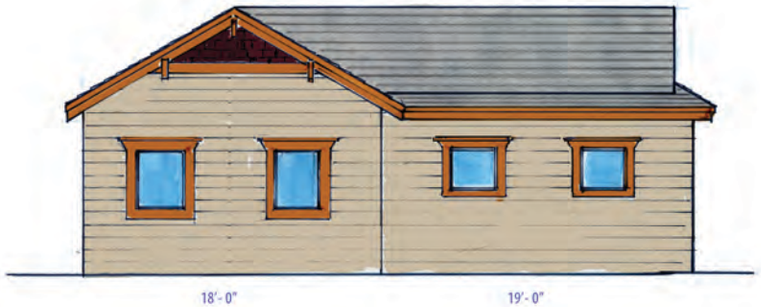


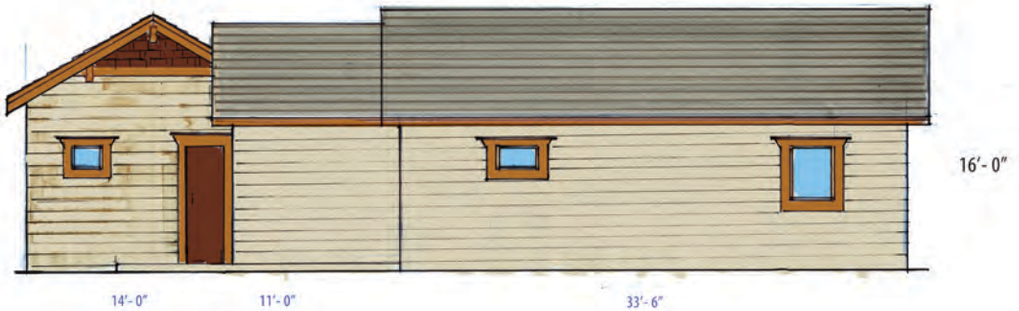


PAINT:
TEA CHEST SW 6103
CREAMY SW 7012 / NATURAL CHOICE SW7011
PEWTER GREEN SW 6208



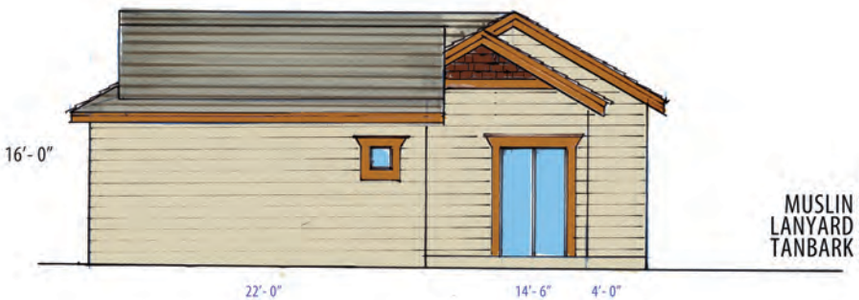
18' - 0"



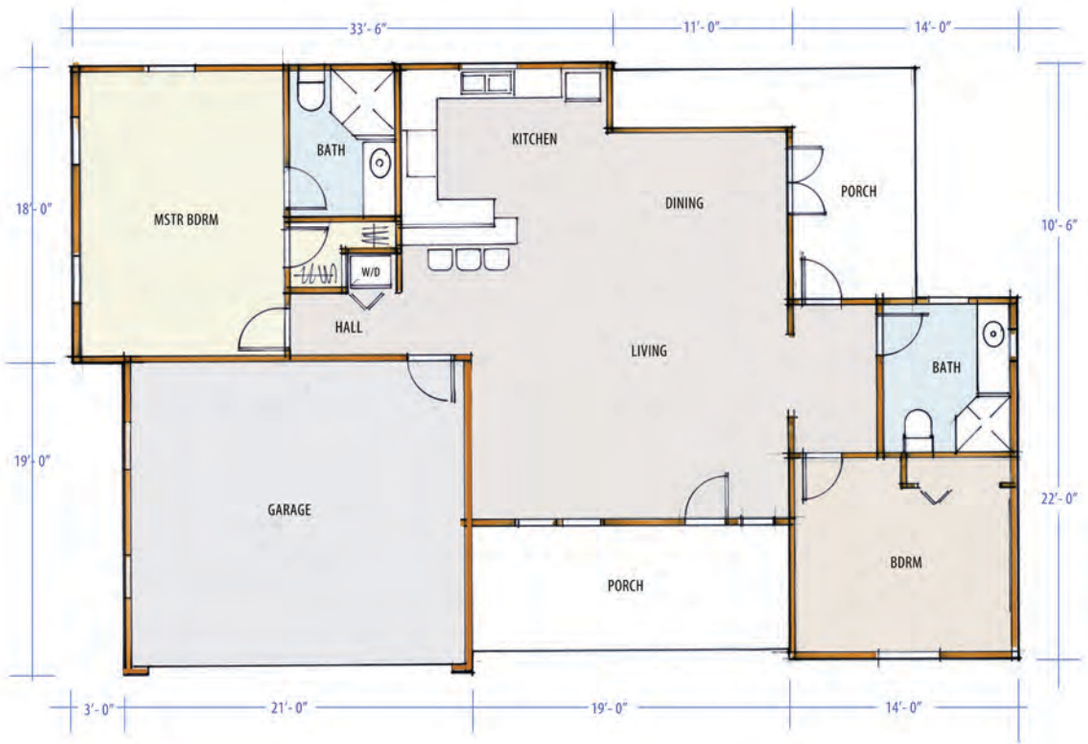


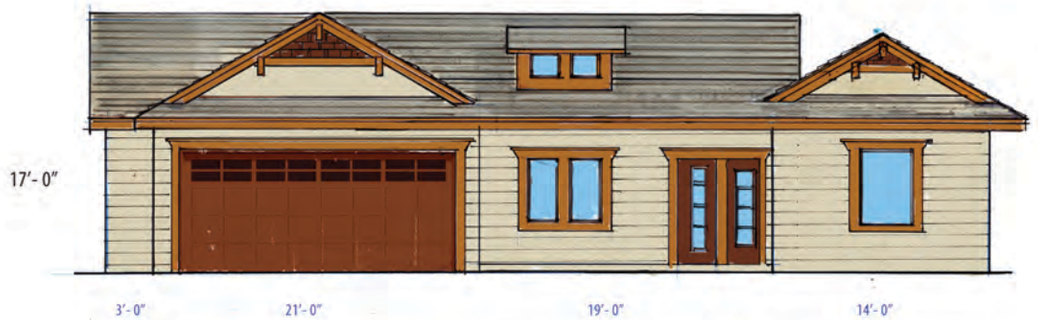
the Vineyards at Cottonwood

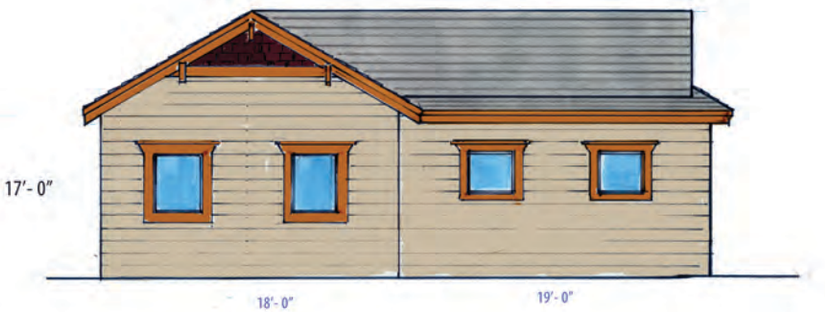
PATIO 3 / 1300 SF



PAINT:
MUSLIN SW 6133
LANYARD SW 7680
TANBARK SW 6061

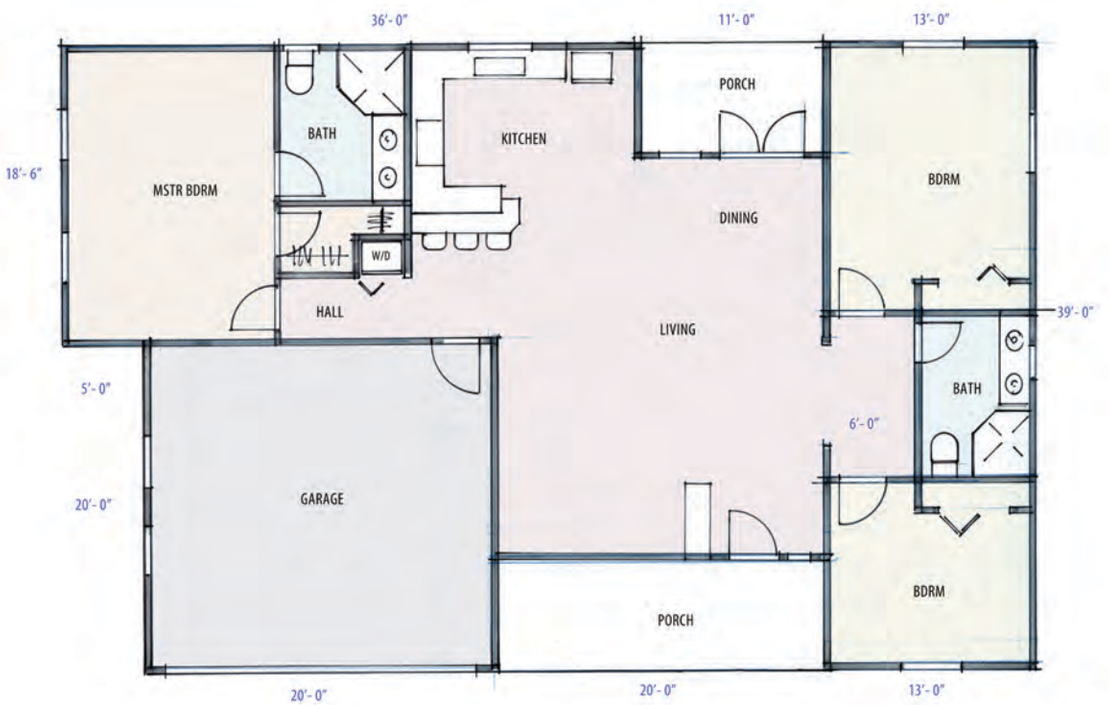


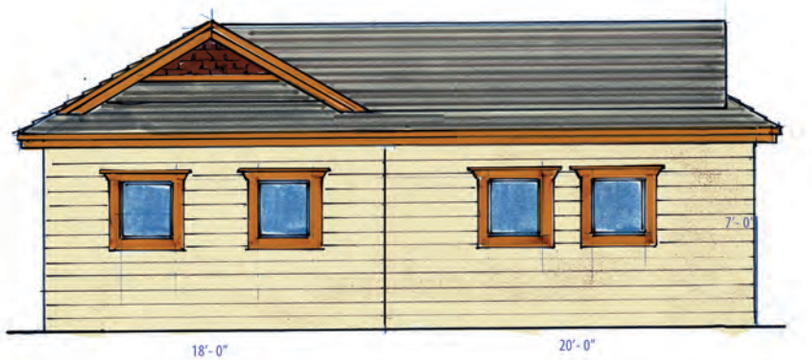




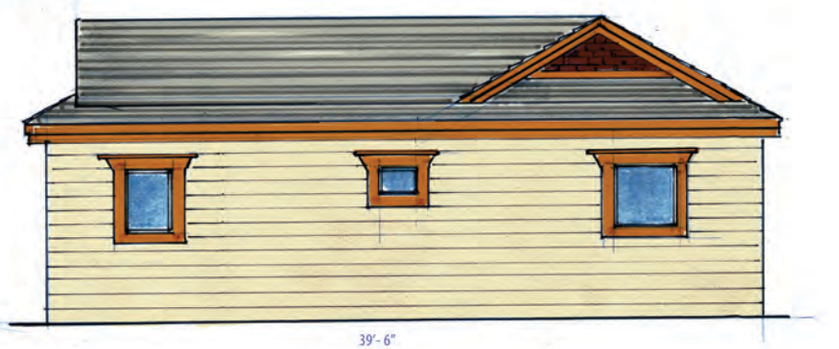
the Vineyards at Cottonwood

PATIO 4 / 1400 SF



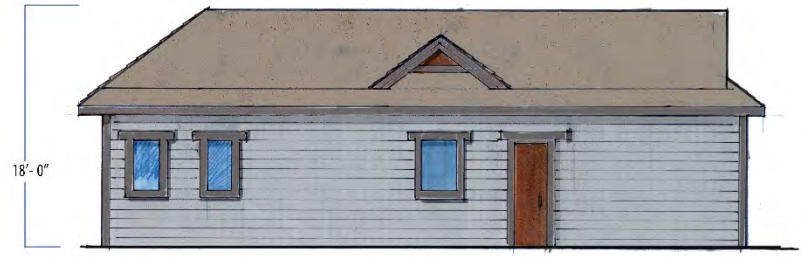


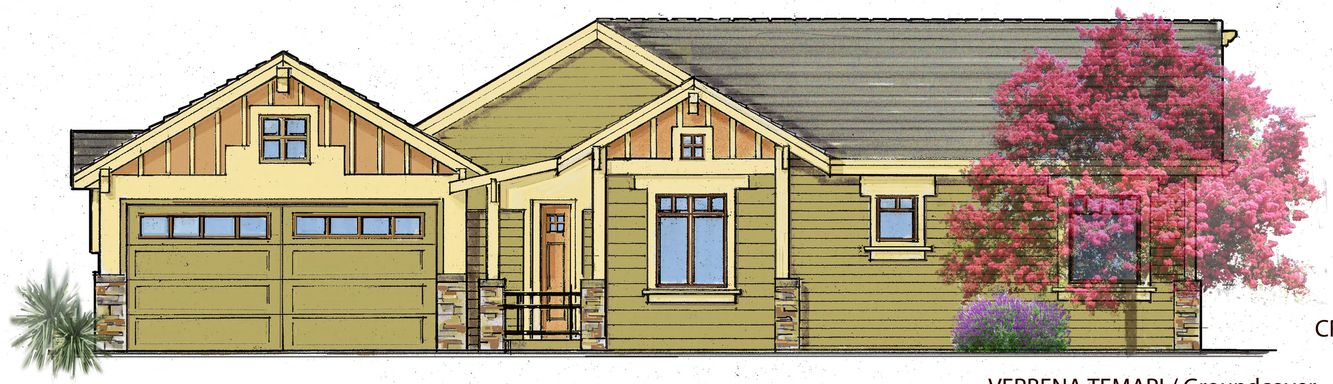
PAINT:
MUSLIN sw6133
LANYARD sw7680
TANBARK sw 6061



the Vineyards at Cottonwood **PATIO 5 / 1500 SF**

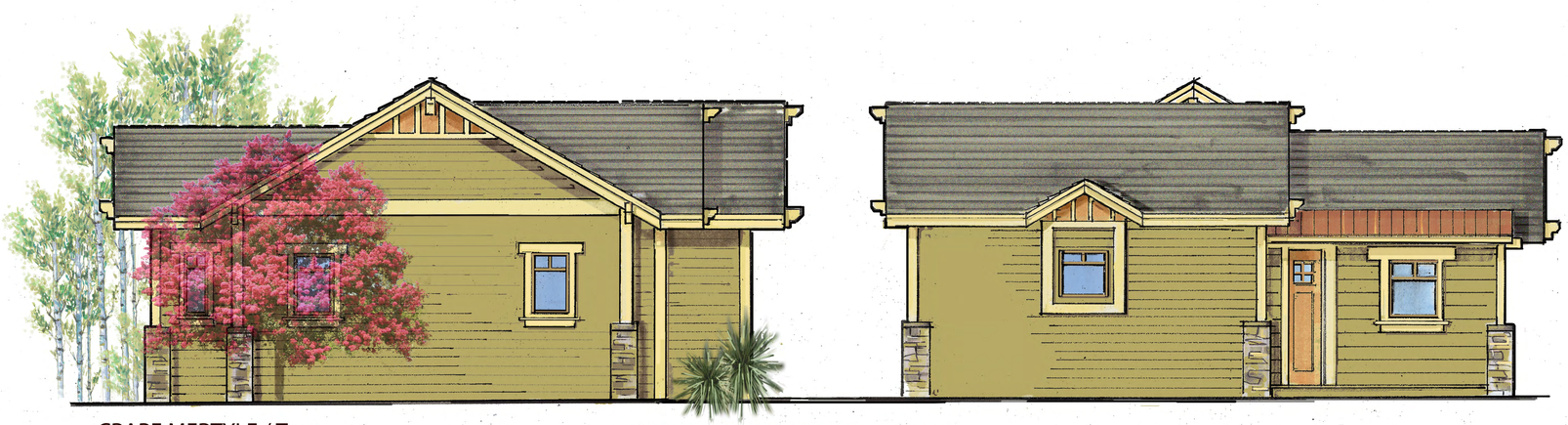
PAINT:
CHELSEA GRAY SW2850
WESTCHESTER GRAY SW 2849
DECOROUS AMBER SW 0007
ROYCROFT PEWTER SW 2848

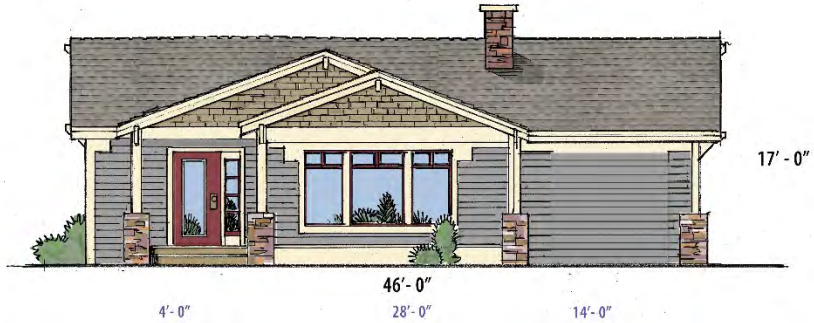


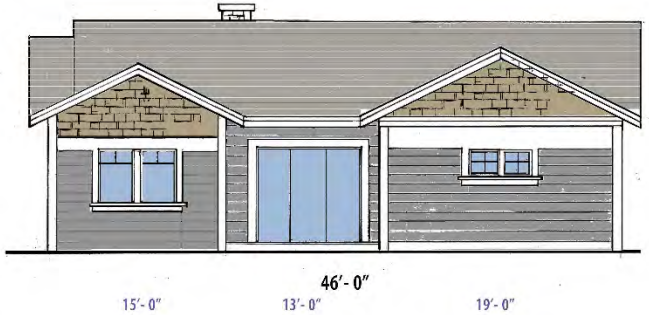


the Vineyards at Cottonwood

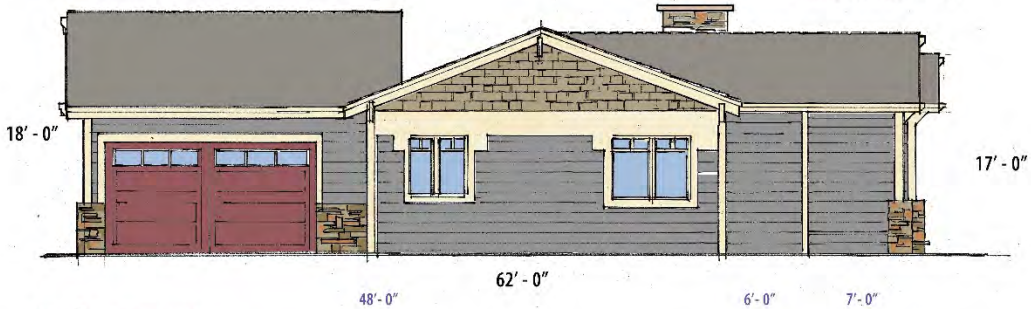
LANDSCAPE / ELEVATION





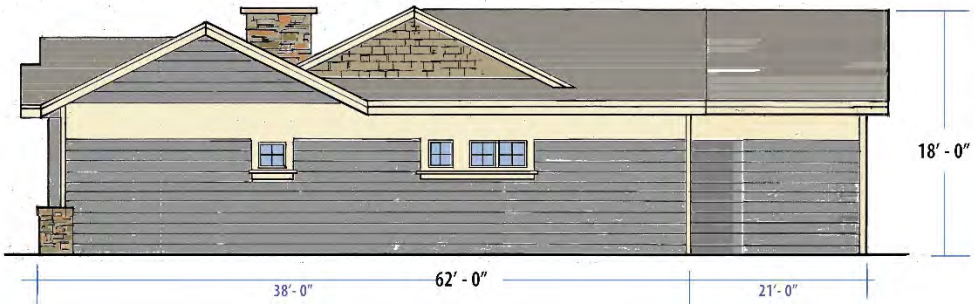


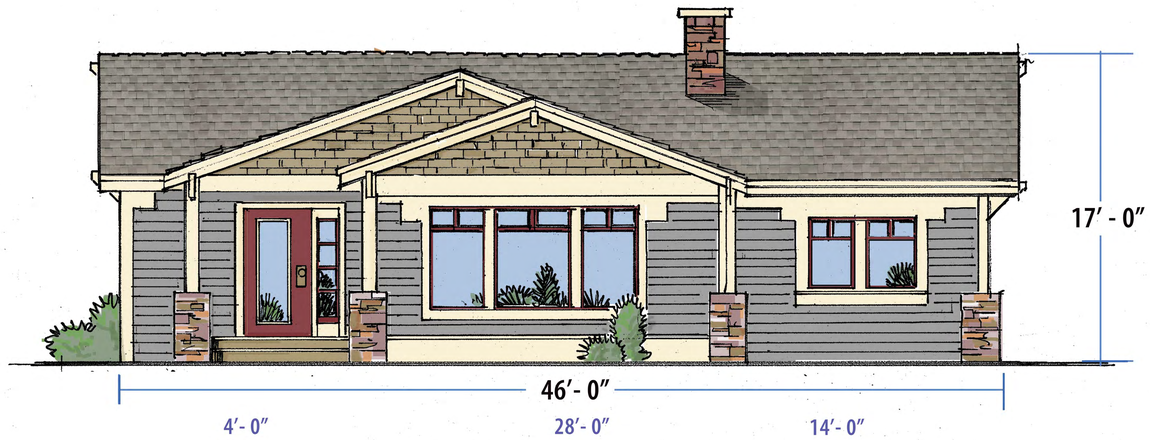
PAINT:
Bracing Blue sw6242
Dover White sw6385
Cocoa Whip sw9084
Sundried Tomatoe sw7585

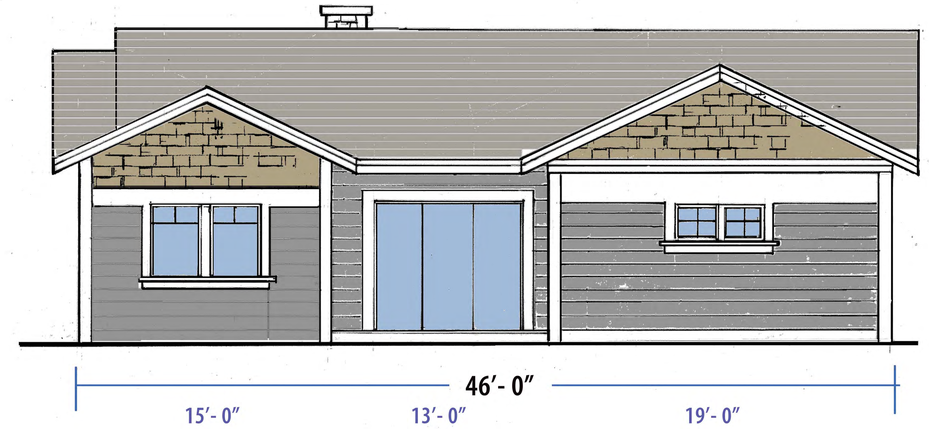


the Vineyards at Cottonwood

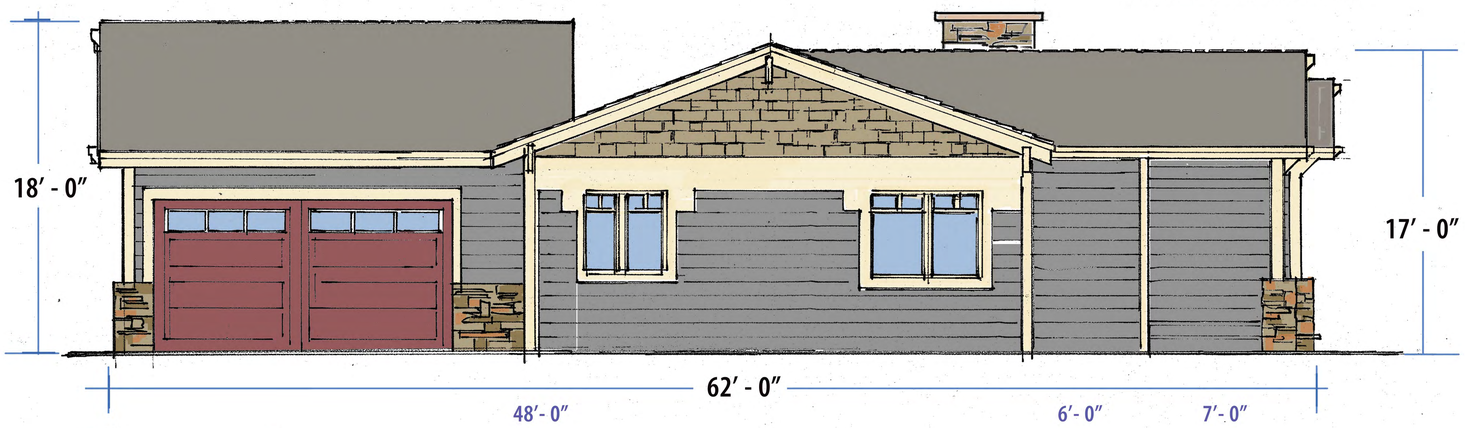
SINGLE FAMILY Plan 1 / Elevations 1600 SF





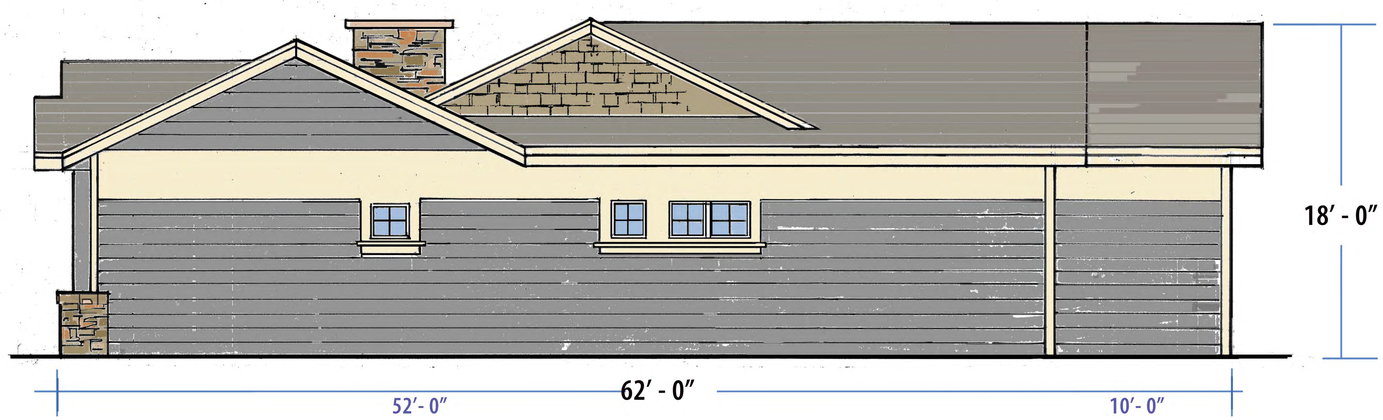


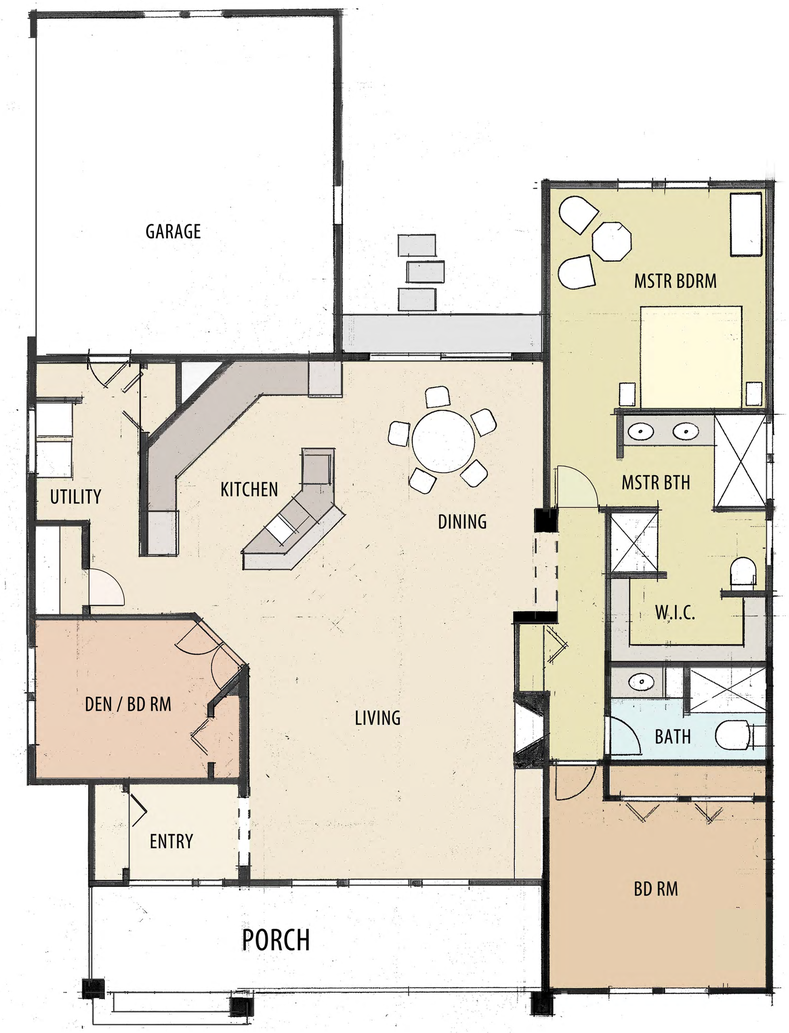
PAINT:
Bracing Blue sw6242
Dover White sw6385
Cocoa Whip sw9084
Sundried Tomatoe sw7585

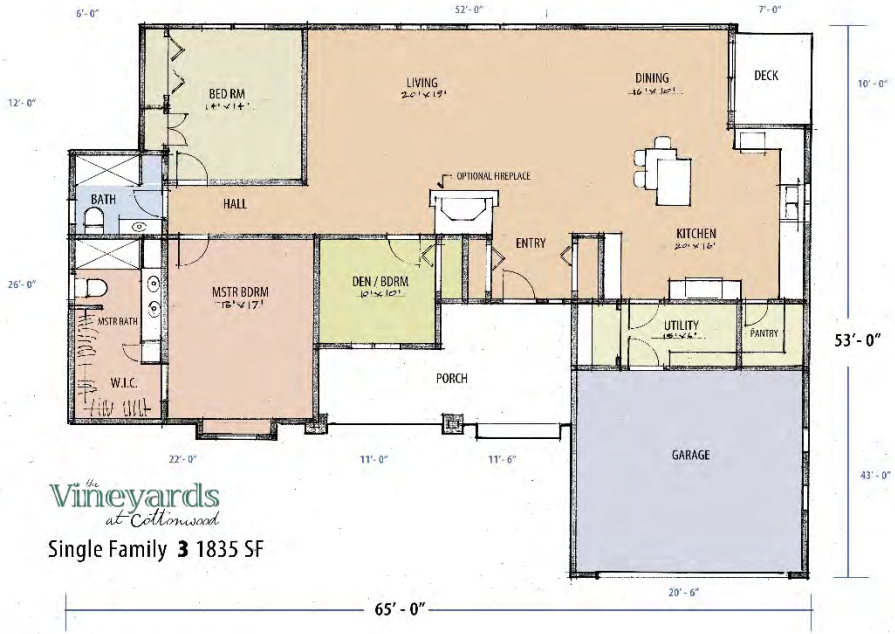


the Vineyards at Cottonwood

SINGLE FAMILY Plan 2 / Elevations 1720 SF



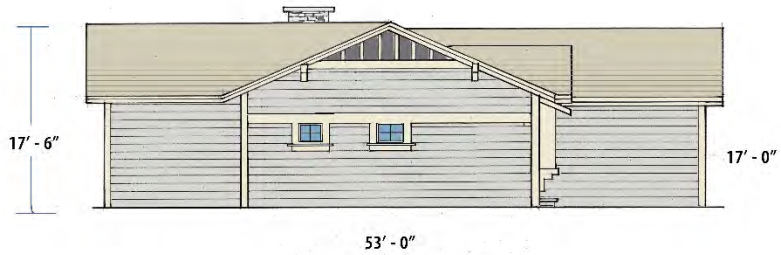


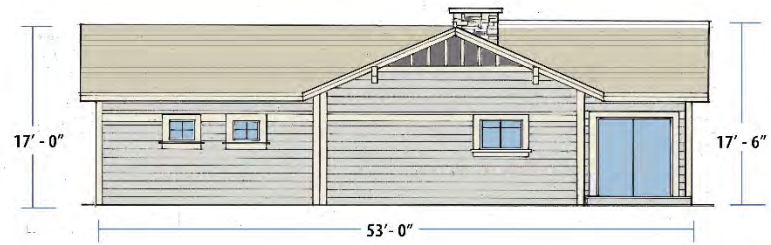


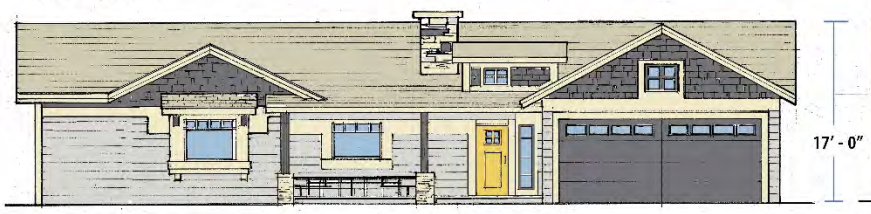
the Vineyards at Cottonwood

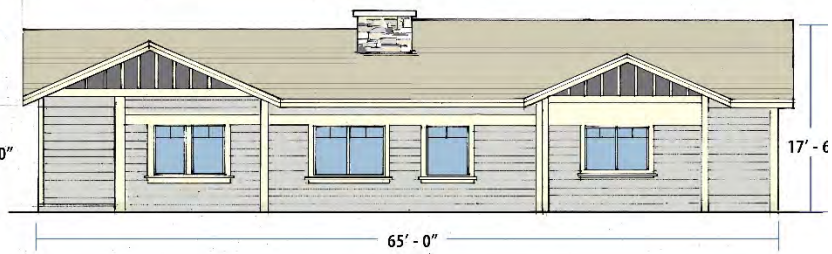
Single Family **3** 1835 SF

PAINT:
COLONIAL REVIVAL GRAY SW 2832
PURE WHITE SW 7005
DOWNING SLATE SW 2819



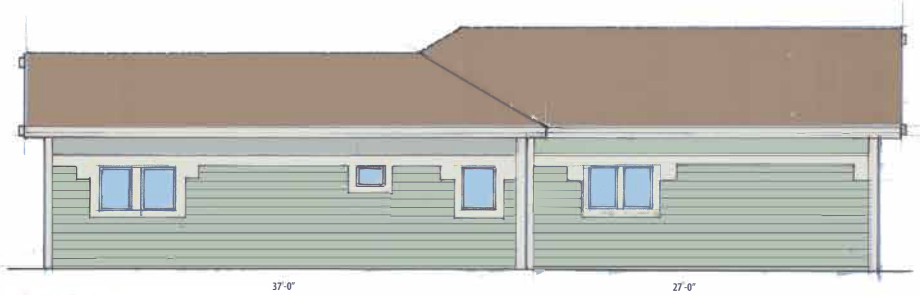




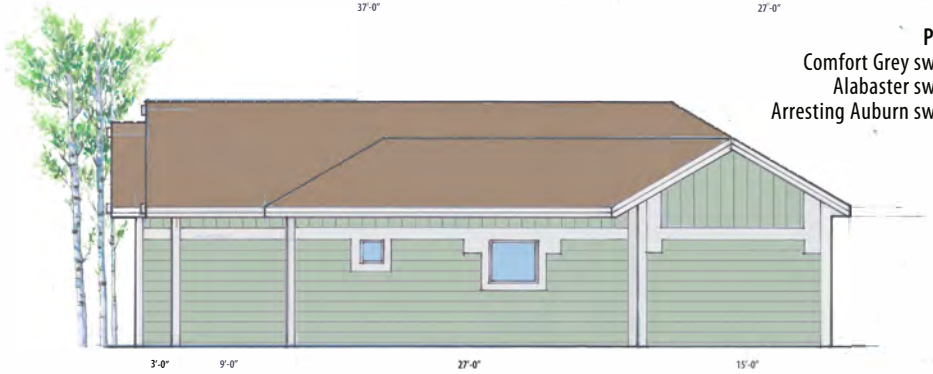


the Vineyards at Cottonwood

SINGLE FAMILY 2 / 2000 sf



PAINT:
Comfort Grey sw 6205
Alabaster sw 7008
Arresting Auburn sw 6034



Vineyards at Cottonwood Single Family PLAN 2 / 2000 SF

Single Family Home Paint Color Schemes

Plan 1 & 2

Body	Bracing Blue SW6242	
Trim	Dover White SW6385	
Accent	Cocoa Whip SW9084	SW 9084 Cocoa Whip 198-C4
Accent 2	Fireweed SW6328	

Plan 2 Alt

Body	Colonial Revival Stone SW6242	SW 2827 Colonial Revival Stone
Trim	Classical White SW6385	
Accent	Tricorn Black SW9084	SW 6258 Tricorn Black 251-C1
Accent 2	Rockwood Red SW2802	SW 2802 Rookwood Red

Single Family Home Paint Color Schemes

Plan 3

Body	Colonial Revival Gray SW2832	SW 2832 Colonial Revival Gray
Trim	Pure White SW7005	SW 7005 Pure White 255-C1
Accent	Downing Slate SW2819	SW 2819 Downing Slate
Accent 2	Harvester SW6373	SW 6373 Harvester 129-C2

Plan 4

Body	Chelsea Gray SW2850	SW 2850 Chelsea Gray
Trim	Westchester Gray SW2849	SW 2849 Westchester Gray
Accent	Decorous Amber SW0007	SW 0007 Decorous Amber
Accent 2	Roycroft Pewter SW2848	SW 2848 Roycroft Pewter

Patio Home Paint Color Schemes

Plan 1

Body — Blonde SW6128

Trim — White Duck SW7010

Accent — Sage Green Light SW2851

Plan 2

Body — Tea Chest SW6103

Trim — Creamy SW7012

Accent — Pewter Green SW6208

Plan 3 & 4

Body — Muslin SW6133

Trim — Lanyard SW7680

Accent — Tan Bark SW6061

Patio Home Paint Color Schemes

Plan 4 Alternate

Body	Gray Clouds SW7658	SW 7658 Gray Clouds 238-C3
Trim	Reflection SW7661	SW 7661 Reflection 233-C1
Accent	Rocky River SW6215	SW 6215 Rocky River 218-G6

Plan 5

Body	Chelsea Gray SW2850	SW 2850 Chelsea Gray
Trim	Westchester Gray SW2849	SW 2849 Westchester Gray
Accent	Decorous Amber SW0007	SW 0007 Decorous Amber
Accent 2	Roycroft Pewter SW2848	SW 2848 Roycroft Pewter

Condominium Paint Color Schemes

Plan 1

Body	Colonial Revival Stone SW2827	SW 2827 Colonial Revival Stone
Trim	Sage Green Light SW2851	
Accent	Dover White SW6385	
Accent 2	Rockwood Dark Red SW2801	SW 2801 Rookwood Dark Red

Alt 2

Body	Downing Stone SW2821	SW 2821 Downing Stone
Trim	Sage Green Light SW2851	SW 2851 Sage Green Light
Accent	Roycroft Bronze Green SW2846	SW 2846 Roycroft Bronze Green
Accent 2	Classic Light Buff SW0050	SW 0050 Classic Light Buff

the Vineyards at Cottonwood

LANDSCAPE PLAN

LEGEND

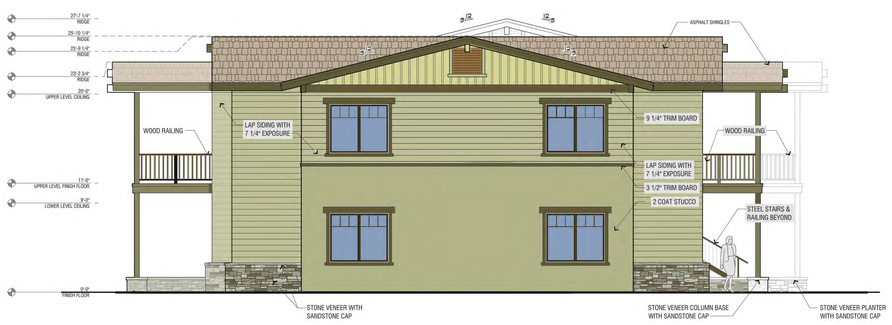
VERBENA TEMARI / Groundcover

JUNIPERUS HORIZONTALIS / Shrub

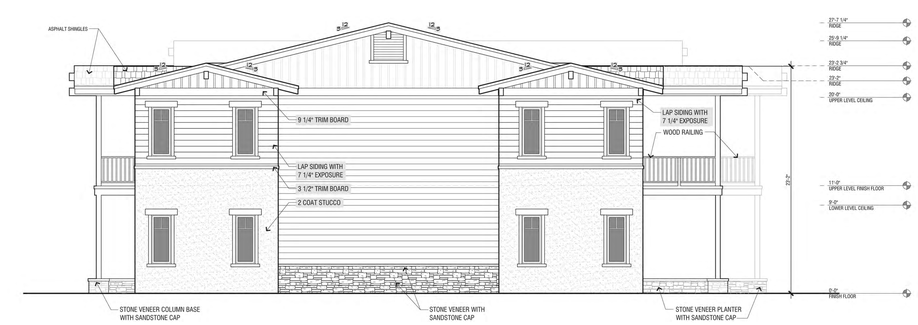
NOLINA MICROCARPA /Beargrass

CRAPE MERTYLE / Tree

THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON SHEET G0.0, & ALL OTHER DOCUMENTS REFERRED TO ON THE DRAWINGS, & ALL OTHER DOCUMENTS REQUIRED BY THE CONTRACT FOR CONSTRUCTION.

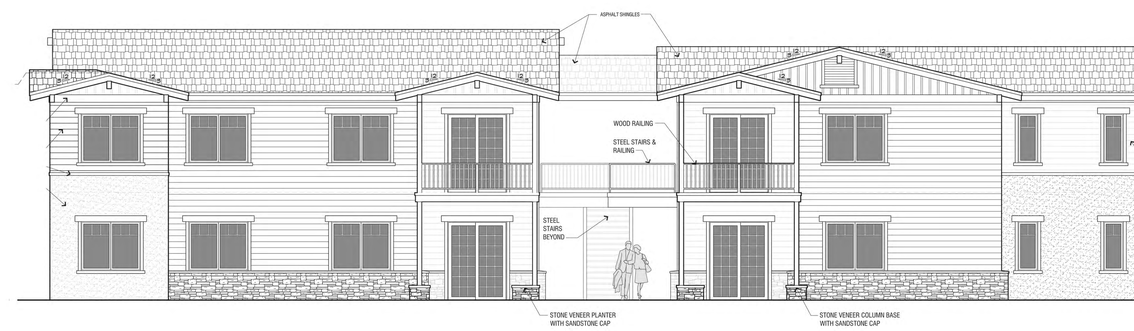


2 LEFT ELEVATION
SCALE = 1/4" = 1'-0"

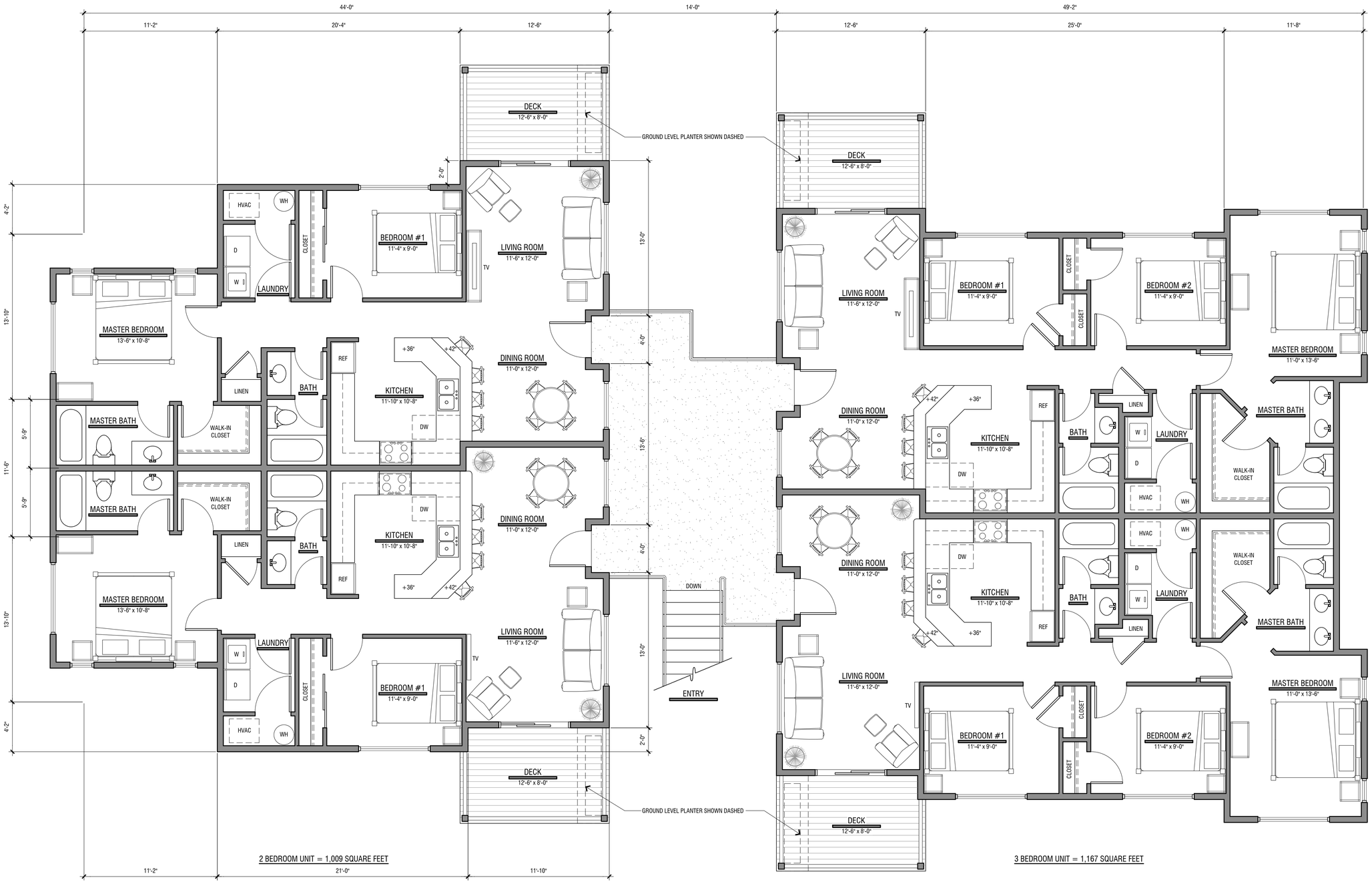


2 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"

1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"



1 REAR ELEVATION
SCALE = 1/4" = 1'-0"



1 CONCEPTUAL FLOOR PLAN - UPPER LEVEL

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

THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON SHEET G0.0, & ANY OTHER DOCUMENTATION AS SUPPLIED BY THE ARCHITECT & CONSULTING ENGINEERS. ALL OF THE PROJECT DOCUMENTS REPRESENT AN ALL ENCOMPASSING WHOLE, & SHALL BE USED IN THEIR ENTIRETY FOR BIDDING & CONSTRUCTION PURPOSES

MICHAEL TAYLOR ARCHITECTS, INC.
118 SOUTH PLEASANT STREET PRESCOTT, ARIZONA 86303
PHONE 928 . 445 . 0626 WWW.MTA.NET

REGISTERED ARCHITECT
MICHAEL TAYLOR
REGISTRATION EXPIRATION
12.30.2016
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT FLOOR PLAN FOR

THE VINEYARDS AT COTTONWOOD

COTTONWOOD ARIZONA

CONDOMINIUM BUILDING

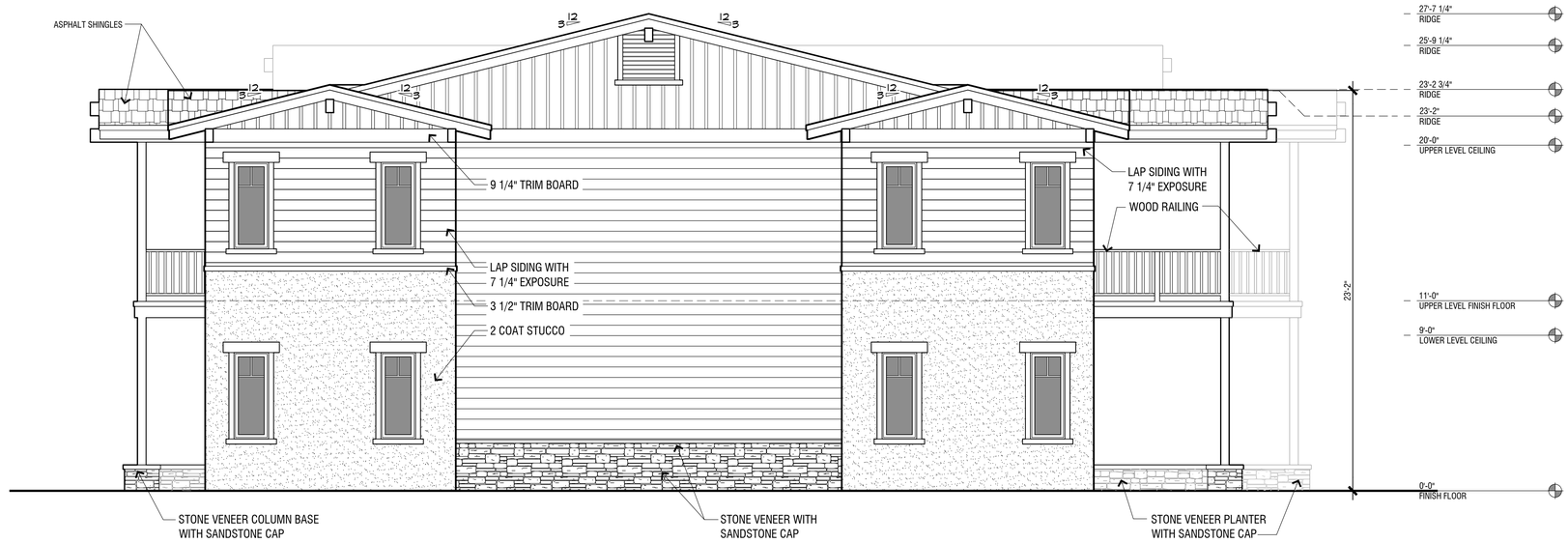
PROJECT NO: 16018
DATE: 5/13/16

MARK	DATE	DESCRIPTION

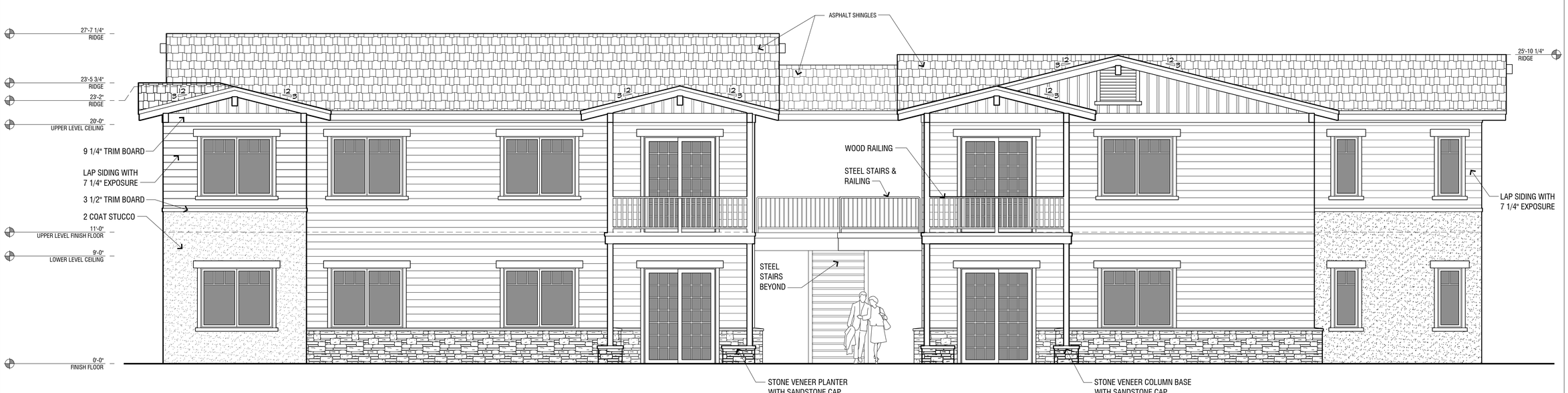
FLOOR PLAN

A2.0

THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON SHEET G0.0, & ANY OTHER DOCUMENTATION AS SUPPLIED BY THE ARCHITECT & CONSULTING ENGINEERS. ALL OF THE PROJECT DOCUMENTS REPRESENT AN ALL ENCOMPASSING WHOLE, & SHALL BE USED IN THEIR ENTIRETY FOR BIDDING & CONSTRUCTION PURPOSES



2 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"



1 REAR ELEVATION
SCALE = 1/4" = 1'-0"

MICHAEL TAYLOR
ARCHITECTS, INC.
118 SOUTH PLEASANT STREET PRESCOTT, ARIZONA 86303
PHONE 928 . 445 . 0626 WWW.MTA.NET

REGISTERED ARCHITECT
MICHAEL TAYLOR
ARIZONA
REGISTRATION EXPIRATION
12.30.2016
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT FLOOR PLAN FOR
THE VINEYARDS AT COTTONWOOD
COTTONWOOD CONDOMINIUM BUILDING ARIZONA

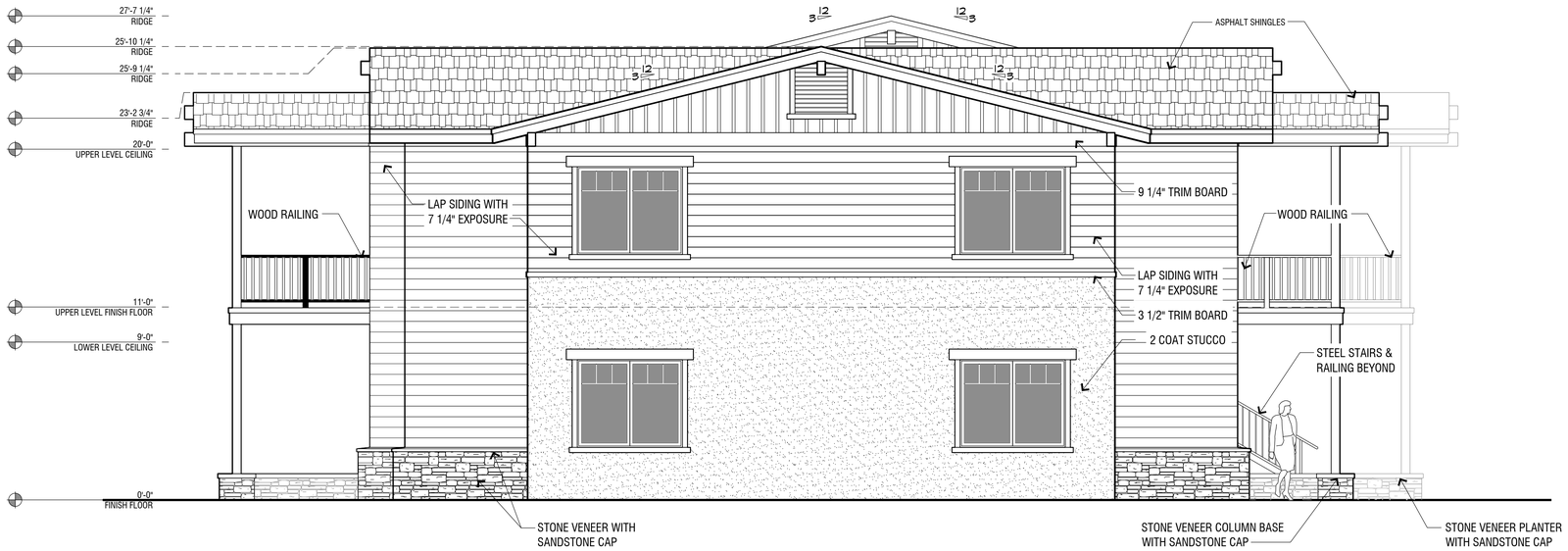
PROJECT NO. 16018
DATE: 5/17/16

MARK	DATE	DESCRIPTION

ELEVATIONS

A4.1

THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON SHEET G0.0, & ANY OTHER DOCUMENTATION AS SUPPLIED BY THE ARCHITECT & CONSULTING ENGINEERS. ALL OF THE PROJECT DOCUMENTS REPRESENT AN ALL ENCOMPASSING WHOLE, & SHALL BE USED IN THEIR ENTIRETY FOR BIDDING & CONSTRUCTION PURPOSES



2 LEFT ELEVATION
SCALE = 1/4" = 1'-0"

1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"

MICHAEL TAYLOR
ARCHITECTS, INC.
118 SOUTH PLEASANT STREET PRESCOTT, ARIZONA 86303
PHONE 928 . 445 . 0626 WWW.MTA.NET

REGISTERED ARCHITECT
MICHAEL TAYLOR
CERTIFICATE NO. 26-16
REGISTRATION EXPIRATION
DATE: 6.30.2016
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT FLOOR PLAN FOR
THE VINEYARDS AT COTTONWOOD
COTTONWOOD CONDOMINIUM BUILDING ARIZONA

PROJECT NO. 16018
DATE: 5/17/16

MARK	DATE	DESCRIPTION

ELEVATIONS

A4.0

The Vineyards at Cottonwood Legal Description

The Vineyards project consist of multiple parcels which total 100.83 acres. The following parcels are included in the project. Parcel numbers

406-32 -080A and 406-32 -080H will be re-parceled and assigned new parcel numbers by the County.

406-23-036R
406-23-036V
406-23-036W
406-23-174
406-32-080A
406-32-080H

The complete legal description is described below:

Commonwealth Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Lawyers Title of Arizona, Inc.**
1500 E Woolford Road ,Suite 102
Show Low, AZ 85901

Policy No.: **AZ-FXDK-IMP-81306-1-16-01838725** Order No.: **01838725-295-NA**

Address Reference: **Vacant Lots, Yavapai, , AZ**

Amount of Insurance: **$2,848,044.00**

Date of Policy: **March 31, 2016 at 2:27 PM**

1. Name of Insured:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   A FEE

3. Title is vested in:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

4. The Land referred to in this policy is described as follows:

   See Exhibit A attached hereto and made a part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1:

That portion of Sections 28 and 33, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being portions of those certain parcels described in Book 3984 of Official Records at Page 64 and Book 3984 of Official Records at Page 67, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100 (from which the southwest corner of said Section 28, marked with a found, bent, rebar with aluminum cap "RLS 40622", bears North 88°51'34" West, along the Basis of Bearing, a distance of 2648.46 feet);

Thence North 88°51'35" West, along the south line of the southwest quarter of said Section 28 a distance of 1645.61 feet to a point;

Thence South 05°37'52" East a distance of 407.23 feet to a point;

Thence South 57°33'17" West a distance of 204.00 feet to a point;

Thence North 86°33'06" West a distance of 335.72 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 51°07'57" West, along said easterly right-of-way, a distance of 230.49 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622", the TRUE POINT OF BEGINNING;

Thence North 40°41'19" West, along said easterly right-of-way, a distance of 449.08 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 01°41'55" East, along said easterly right-of-way, a distance of 28.05 feet to a point on said south line of the southwest quarter of said Section 28 marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 01°47'45" East, along said easterly right-of-way, a distance of 31.34 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 56°54'34" East, along said easterly right-of-way, a distance of 259.24 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 25°08'18" West, along said easterly right-of-way, a distance of 13.31 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 24°52'54" West, along said easterly right-of-way, a distance of 25.00 feet to a point on the southerly line of that certain exception described as PARCEL 1 in said Book 3984 at Page 67 marked with a set 1/2 inch rebar with plastic cap "LS 48100" in pavement;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A
(Continued)

Thence North 64°15'46" East, along said southerly line of exception, a distance of 90.24 feet to a found spindle with washer "LS 13015" in pavement;

Thence North 63°56'12" East, along said southerly line of exception, a distance of 28.82 feet to a point on the southerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100" in pavement;

Thence North 73°50'09" East, along said southerly line of right-of-way, a distance of 252.98 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100;

Thence easterly, along said southerly line of right-of-way, along a curve to the right having a radius of 360.00 feet, a central angle of 17°50'56", a chord of North 82°45'37" East, 111.70 feet, for an arc length of 112.15 feet to a point marked with a set ½ inch rebar with plastic cap "LS 48100;

Thence South 88°18'55" East, along said southerly line of right-of-way, a distance of 10.84 feet to a point;

Thence South 00°41'18" East a distance of 145.53 feet to a point;

Thence South 01°08'25" West a distance of 249.50 feet to a point;

Thence South 50°02'37" West a distance of 493.65 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of Sections 28 and 33, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being portions of those certain parcels described in Book 3984 of Official Records at Page 64 and Book 3984 of Official Records at Page 67, records of Yavapai County, more particularly described as follows:

BEGINNING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100 (from which the southwest corner of said Section 28, marked with a found, bent, rebar with aluminum cap "RLS 40622", bears North 88°51'34" West, along the Basis of Bearing, a distance of 2648.46 feet);

Thence North 88°51'35" West, along the south line of the southwest quarter of said Section 28 a distance of 1645.61 feet to a point;

Thence South 05°37'52" East a distance of 407.23 feet to a point;

Thence South 57°33'17" West a distance of 204.00 feet to a point;

Thence North 86°33'06" West a distance of 335.72 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A
(Continued)

Thence North 51°07'57" West, along said easterly right-of-way, a distance of 230.49 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 50°02'37" East a distance of 493.95 feet to a point;

Thence North 01°08'25" East a distance of 249.50 feet to a point;

Thence North 00°41'18" West a distance of 145.53 feet to a point on the southerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577;

Thence South 88°18'55" East, along said southerly line of right-of-way, a distance of 844.00 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence northeasterly, along said southerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 34°07'26", a chord of North 74°37'22" East, 258.20 feet, for an arc length of 262.05 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 57°33'39" East, along said southerly line of right-of-way, a distance of 686.99 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence northeasterly, along said southerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 04°25'16", a chord of North 55°21'01" East, 33.94 feet, for an arc length of 33.95 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100"

Thence North 53°08'23" East, along said southerly line of right-of-way, a distance of 263.69 feet to a point on the locally accepted north-south mid-section line of said Section 28 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 00°01'22" West, along said mid-section line, a distance of 834.67 feet to a found 1/2 inch rebar with tag "LS 32224";

Thence South 00°17'19" West, along said mid-section line, a distance of 150.03 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

That portion of Section 29, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being a portion of that certain parcel described as PARCEL 2 in Book 3984 of Official Records at Page 66, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of Section 28, said Township and Range marked with a found 1/2 inch rebar with set tag "LS 48100;

Thence North 88°51'34" West along the south line of the southwest quarter of said Section 28 and the Basis of Bearing, a distance of 2648.46 feet to the southeast corner of said Section 29 marked with a found, bent, rebar with aluminum cap "RLS 40622";

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A
(Continued)

Thence North 00°01'30" West a distance of 150.74 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence South 65°35'15" West, along said easterly right-of-way, a distance of 50.75 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 74°40'47" West, along said easterly right-of-way, a distance of 155.85 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°38'55" West, along said easterly right-of-way, a distance of 405.00 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 05°18'05" West, along said easterly right-of-way, a distance of 91.04 feet to a point on the southerly line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100", the TRUE POINT OF BEGINNING;

Thence North 05°18'05" West, continuing along said easterly right-of-way, a distance of 9.86 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 61°45'06" West, along said easterly right-of-way, a distance of 220.77 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°39'12" West, along said easterly right-of-way, a distance of 431.99 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 07°00'05" East, along said easterly right-of-way, a distance of 48.39 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 35°09'52" West, along said easterly right-of-way, a distance of 164.23 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°39'27" West, along said easterly right-of-way, a distance of 127.33 feet to a point on the north line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 82°38'00" East, leaving said right-of-way, along said north line, a distance of 721.71 feet to the end of the westerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 44°41'05" East, along said westerly line of right-of-way, a distance of 628.44 feet to a point on the southerly line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 55°45'19" West, along said southerly line, a distance of 110.11 feet to a found 5/8 inch rebar with illegible plastic cap and set tag "LS 48100;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

Thence South 51°42'35" West, along said southerly line, a distance of 259.86 feet to a found 5/8 inch rebar with set tag "LS 48100";

Thence South 61°30'43" West, along said southerly line, a distance of 192.34 feet to a found 5/8 inch rebar with plastic cap "LS 13015";

Thence South 32°52'33" West, along said southerly line, a distance of 30.33 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 4:
That portion of Sections 28 and 29, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being a portion of that certain parcel described as PARCEL 1 in Book 3984 of Official Records at Page 66, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100;

Thence North 88°51'34" West along the south line of the southwest quarter of said Section 28 and the Basis of Bearing, a distance of 2648.46 feet to the southwest corner of said Section 28 marked with a found, bent, rebar with aluminum cap "RLS 40622";

Thence North 00°01'30" West a distance of 150.74 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622", the TRUE POINT OF BEGINNING;

Thence South 65°35'15" West, along said easterly right-of-way, a distance of 50.75 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 74°40'47" West, along said easterly right-of-way, a distance of 155.85 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°38'55" West, along said easterly right-of-way, a distance of 405.00 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 05°18'05" West, along said easterly right-of-way, a distance of 91.04 feet to a point on the northerly line of said PARCEL 1 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 32°52'33" East, along said northerly line, a distance of 30.33 feet to a found 5/8 inch rebar with plastic cap "LS 13015";

Thence North 61°30'43" East, along said northerly line, a distance of 192.34 feet to a found 5/8 inch rebar with set tag "LS 48100;

Thence North 51°42'35" East, along said northerly line, a distance of 259.86 feet to a found 5/8 inch rebar with illegible plastic cap and set tag "LS 48100;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

Thence North 55°45'19" East, along said northerly line, a distance of 110.11 feet to a point on the westerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 44°41'05" East, along said westerly line of right-of-way, a distance of 266.82 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southeasterly, along said westerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 11°18'53", a chord of South 50°20'32" East, 86.75 feet, for an arc length of 86.89 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 55°59'58" East, along said westerly line of right-of-way, a distance of 160.73 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southerly, along said westerly line of right-of-way, along a curve to the right having a radius of 260.00 feet, a central angle of 39°50'07", a chord of South 36°04'55" East, 177.15 feet, for an arc length of 180.77 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 16°09'51" East, along said westerly line of right-of-way, a distance of 37.03 feet to an angle point (the intersection of said westerly line of right-of-way and the northerly line of the same right-of-way) marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 73°50'09" West, along said northerly line of right-of-way, a distance of 252.15 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southwesterly, along said northerly line of right-of-way, along a curve to the left having a radius of 540.00 feet, a central angle of 28°29'01", a chord of South 59°35'39" West, 265.70 feet, for an arc length of 268.45 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 45°21'09" West, along said northerly line of right-of-way, a distance of 28.66 feet to a point on the easterly right-of-way of said PRESCOTT-FLAGSTAFF HIGHWAY marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 65°34'31" West, along said easterly right-of-way, a distance of 1.68 feet to the TRUE POINT OF BEGINNING.

APN:

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B

EXCEPTIONS FROM COVERAGE

PART I

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

END OF SCHEDULE B– PART I

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association

SCHEDULE B

PART II

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2016.

2. Intentionally Deleted

3. Intentionally Deleted

4. Intentionally Deleted

5. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

6. Reservation, exceptions, covenants, conditions, smoke easement and rights reserved or imposed in Deed:

   Recorded in Book 187 of Deeds
   Page 331
   (all parcels)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	drainage
Recorded in Book:	301 of Official Records
Page:	21

   (all parcels)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	construction
Recorded in Book:	328 of Official Records
Page:	414

   (all parcels)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	electric lines
Recorded in Book:	930 of Official Records
Page:	660

   And thereafter Release of Easement

Recorded in Book:	4465 of Official Records
Page:	560

   (Affects Section 33)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	communication and other facilities
Recorded in Book:	1361 of Official Records
Page:	410

    (Parcels 1, 2 and 4)

Schedule B
(Continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	slope
Recorded in Book:	2012 of Official Records
Page:	120
(Parcels 1, 2 and 4)	

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	drainage
Recorded in Docket:	2012 of Official Records
Page:	123
(Affects Section 33)	

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public road
Recorded in Book:	2019 of Official Records
Page:	116
(Affects Section 33)	

14. Matters shown on record of survey:

Recording No.:	Book 49 of Land Surveys, page 87
(all parcels)	

15. Matters shown on record of survey:

Recording No.:	Book 63 of Land Surveys, page 20
(all parcels)	

16. Matters shown on record of survey:

Recording No.:	Book 80 of Land Surveys, page 56
(all parcels)	

17. Matters shown on record of survey:

Recording No.:	Book 81 of Land Surveys, page 99
(Affects Section 33)	

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Schedule B
(Continued)

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	underground electric lines
Recorded in Book:	3253 of Official Records
Page:	879
(Affects Section 28)	

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document

Purpose:	underground electric
Recorded in Book:	3253 of Official Records
Page:	883
(Affects Section 28)	

20. The effect of Resolution No. 2002-01 by the Verde Rural Fire District and the Cornville/Page Springs Fire District recorded in

Recorded in Book:	3892 of Official Records
Page:	665
Concerning	Fire District boundaries
(all parcels)	

21. Matters shown on record of survey disclosing Territory in the Vicinity of the Cottonwood Airport:

Recording No.:	Book 55 of Maps, page 98
(all parcels)	

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public road
Recorded in Book:	4217 of Official Records
Page:	577
(Affects Section 28)	

23. Resolution of Establishment by the Arizona Department of Transportation

For:	highway
Recorded in Book:	4519 of Official Records
Page:	34
(all parcels)	

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commonwealth Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Lawyers Title of Arizona, Inc.**
1500 E Woolford Road ,Suite 102
Show Low, AZ 85901

Policy No.: **AZ-FXDK-IMP-81306-1-16-01838725** Order No.: **01838725-295-NA**

Address Reference: **Vacant Lots, Yavapai, , AZ**

Amount of Insurance: **$2,848,044.00**

Date of Policy: **March 31, 2016 at 2:27 PM**

1. Name of Insured:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   A FEE

3. Title is vested in:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

4. The Land referred to in this policy is described as follows:

   See Exhibit A attached hereto and made a part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

DEVELOPMENT PHASE OVERVIEW

During the last housing boom developers started clearing and developing land, building walls, adding infrastructure at record pace all in speculation of completing as fast as possible and starting the next project. As we saw with the prolonged economic downturn, most of these developments sat idle, and became community eyesores. Many projects financially failed leaving the municipalities to pick up the cost for HOA services, maintaining the common and open areas, along with the nuisance of unfinished projects.

"The Vineyards at Cottonwood" will implement strategic phasing to best manage all resources available, realize cost savings to both the city and developer by only adding infrastructure, utilities, and offsite improvements as needed to complete each phase of the development.

"The Vineyards at Cottonwood" will be a project length of 8 to 10 + years and 9 development phases. Each construction phase will be started at 50% absorption rate of the current phase. This allows the current land to remain natural until each phase is started for construction.

The overall conceptual vision of this project will be refined over the course of the project to reflect evolving residential and commercial demands. *(See Master Phase Plan Appendix A)*

While this is our first project in Cottonwood, we are committed to building a long term relationship with the city and the community as we have with all of our past projects.

Design that is appealing, innovative, and controlled phased development throughout the this project will make *"The Vineyards at Cottonwood"* a success for the City of Cottonwood, community and the Heart of Wine Country Arizona.

PHASE I PLAN

The 9.37 acre parcel 406-23-036W will be the site of Phase I. The site boundaries will be SR-89A on the S, Anna's Avenue on the N-NW, Parcel 406-23-036V on the W, and Groseta Ranch Road on the SE-E. 46 units consisting of 6-single family home lots, 32- Patio home lots, and one 8-plex condo (three adjacent additional condo buildings will be constructed in Phase I area during later phases*) will be constructed on 7.871 acres, leaving approximately 1.499 acres toward the total project open/green space requirements of 30%. *(Appendix B Phase I site plan)*

Model Homes

Three model homes will be constructed as part of Phase I and located within phase I boundary. The models will be located in decorative wrought iron or other type of fenced area which will be accessed through the sales office only. This arrangement will allow our potential residents safe, convenient pedestrian access to the model homes and development.

“The Vineyards at Cottonwood” will offer two lot sizes for first phase development of single family homes and patio lots of 4000sf and 7000sf. Lot size for the condo buildings, will be approximately 10,000sf.

The unique location of *“The Vineyards at Cottonwood”* offers spectacular views of the Mingus Mountains to the South and the beautiful Red Rocks of “Red Rock Country” to the North allows Phase I lots to capture those panoramic views.

*Two additional condo buildings are planned for phase II, and one additional condo building is planned for phase III located in the phase I development area.

LAND USE AREA SUMMARIES

Located in the “Heart of Arizona Wine Country”, being the “Primary destination in Arizona Wine Country and the “Central hub for the industry as a whole within the State” as identified in Cottonwood General Plan 2025, the Land Use of *“The Vineyards at Cottonwood”* project supports the continuing efforts of the City to successfully promote the Verde Valley Vineyards, Viticulture and Enology programs at Yavapai College, wineries, industry related commercial business and tourism.

“The Vineyards at Cottonwood” as the name suggest is to be developed with a vineyard theme community and a proposed commercial/community center that will likely include amenities such as small retail businesses, café, wine tasting room, organic farm, and farmers market for the enjoyment of all the residents of Verde Valley area. Located at SR-89A and Groseta Ranch Road and a convenient short walk through the development to “Old Town”, “*The Vineyards at Cottonwood”* will be the be one of first locations in Cottonwood to introduce the influx of visitors driving in from Jerome to Arizona vintners and their award winning wines.

The pre-existing 144 acre PAD *(Ord 408 Zoning map 2014 Appendix D*) was originally approved in 2001 but never developed so there are no existing land uses. 100.83 acres of the original PAD was jointly purchased by The Vineyards at Cottonwood I, LLC *(Developer)* and Granite Mountain Asset Management, LLC *(Project Manager)* on March 31, 2016 with the intent to developing a multi-mix residential community with a small commercial/community center *(master conceptual site plan Appendix E)* following the vision and wine theme focus of the Cottonwood General Plan 2025.

"The Developer" is proposing to rezone 100.83 acres of the pre-existing approved PAD and rezone into single family, multi-family and commercial/residential zoning.

Situated between our neighbors, "Pine Shadows" to the N-NE, "On the Greens" to the N-NE, "The Crossroads" on the E-SE on SR-89A, "Kindra Heights" to the N and our future planned project phases to the S-SE, this acreage is comprised of multiple parcels *(Land Legal description appendix F)* in which the terrain consist of desert vegetation, native trees, plants, and bushes throughout the property. Arroyos and well defined washes *(Topographic Map Appendix G)* will be utilized as part of the

trail system, common and open space throughout the project. The terrain has an approximate elevation range from 3,525’ along SR-89A to 3,388’ in Kindra Heights and a natural slope southeast to northwest of approximate 3%.

This project development is a multi-phased and multi-year project that requires a degree of flexibility in preliminary and final platting of the entire project to best benefit both the City of Cottonwood and the *"Developer"*. Projects of this magnitude being driven by economic conditions, consumer demand, and product offered by *“Developer”* where, it is more prudent to submit a preliminary plat for each phase of the project. *“The Developer”* currently proposes to develop 555 homes on the 100.83 acres as follows: 68 acres of single family, multi-family and commercial/residential development, 2.83 acres of commercial/mixed use development and 30 acres of open space. The overall density of the project will range from 6.22 DU/AC for single family homes, 10.88 DU/AC for patio homes and townhouses to 16 DU/AC for condominium units. The mixed use areas are currently scheduled to be introduced during phase III-IV of the project.

The proposed commercial center/community center is projected to be approximately 3000-4000sf building located on approximately 2.83 acres

and will consist of a café, small retail spaces, farmers market and meeting/events room, organic farm, and parking. Vegetables and a small vineyard will be grown in the organic farm area with the help and support of local vintners and residents. *(Commercial/Community Center Conceptual Appendix H)*

Further descriptive land uses will follow in other sections of the MDP.

PUD/PAD ZONING APPROVAL

In 2001, subject property was rezoned to Planned Unit Development (PUD-C & PUD-R) Zone for the “Groseta Ranch Master Plan,” which included approximately 144 acres. PUD zoning city-wide was subsequently renamed Planned Area Development (PAD) Zone. The former project did not proceed past the zoning approval process. *(Ord # 408 zoning map Appendix D)*

VINEYARDS PROJECT OBJECTIVES

"The Vineyards at Cottonwood" brings an exciting style and innovative product to the Cottonwood Community and Arizona's Wine Country. Stepping back in time to offer Craftsman style architecture to its home design, concept and Vineyard themed development providing a sense of identity and unique style, rather than the common stucco box garage fronted neighborhood.

"The Vineyards at Cottonwood" will offer four distinct products constructed to Energy Star® Specifications with a variety of options and floor plans that will offer affordable price points for all of our products. To capture the beautiful views and features, our setting offers, our development will maintain our building heights to 19'+- on single family and patio homes, and 35' or less on townhouses and condominiums. All within the City of Cottonwoods standard.

SINGLE FAMILY HOMES

Single Level Craftsman style family homes approximately 1600sf to 2000sf will be offered on 7000sf lots utilizing 23%-29% of the lot area. Side entry and front entry 2 car garages, ample covered porches, and a variety of options and color choices.

PATIO HOMES

Single level Patio homes will be approximately 1100sf to1400sf offered on 4000sf flag-lots, utilizing 28%-35% of the lot area. Side entry 2 car garages, shared common driveway maintained by the community HOA, ample covered porches, and a variety of options and color choices, along with a design created to encourage interaction with your neighbor.

Single Family Homes, Patio Homes and Townhouse Standard Model Designs may be constructed or modified to meet certain lot configurations or if market demands require additional product options.

TOWNHOUSES

Townhouses will be offered during phase's 3, 6, 7, and 8 of the project. The units located around the community/commercial center will be built on 4000sf lots utilizing 28%-32% of the lot area and offer Craftsman Style architecture. Units will range from 1100sf-1250sf with common wall design and garages for each unit.

CONDOMINIUMS

Our Craftsman styled multi-family two story 8 unit condominiums will be initially located within Phase I, and will evolve throughout the project development during future phased construction as consumer demand dictates.

Condominium size will range from 1000sf to 1200sf, and offer 2-3 bedroom units in 4 units up and 4 units down configuration, ample storage, covered parking, spacious balconies, and future planned amenities that include spa, outdoor gazebo, access to hiking trails and all other development amenities.

All homes within the development will be constructed to Energy Star® Specifications and incorporate Architectural shingles, Hardie Board® siding, high Performance Low e Windows, energy efficient doors, sealed duct work, high efficiency heating and cooling systems, programmable thermostats, low water use plumbing fixtures and Energy Star® appliances.

SITE LOCATION AND SURROUNDING FEATURES

"The Vineyards at Cottonwood" offers a beautiful and tranquil setting with views of the Mingus Mountains to the South and the Red Rocks to the North. Each phase of the development will be designed to capture those amazing panoramic views. With open space to the NW, and the community of Pine Shadows, On the Greens development and Coyote Hills Golf Course to the N, open space to the E and crossroads development on the S side of SR-89A, our development will feel open and not boxed in. With a multitude of arroyos, ravines, flood plain and washes, our trail system will offer miles of adventure and natural undisturbed setting for wildlife viewing. A short walk or bicycle ride through the development to Main Street will put you in the heart of "Old Town" with all the amenities it has to offer.

LOW IMPACT DEVELOPMENT STRATEGY

The initial infrastructure stage of the project is the most critical stage of the project and will utilize a planned strategy that provides the least impact and disturbance to the land in each phase of the project. This strategy will continue into each construction phase of the project keeping as much of the natural terrain features undisturbed for protection of animal habitat, natural drainage management, and project overall community perception and aesthetics.

DEVELOPMENT SIGNAGE

The signage plan for *"The Vineyards at Cottonwood"* will be themed to the development primarily at SR-89A and Groseta Ranch Road, Groseta Ranch Road and Main Street and the entryway feature proposed for the commercial center/community center within the development. LED down cast lighting will be used to illuminate entryway signs on Hwy 89A and Groseta Ranch Rd. and future entryway from Main Street and Groseta Ranch Rd. All signage and lighting plans will be submitted to the Zoning Administrator with the appropriate permits in accordance to the City of Cottonwoods sign ordinance for approval.

COTTONWOOD GENERAL PLAN 2025 REVIEW

The City of Cottonwood General Plan 2025 has identified the location for *"The Vineyards at Cottonwood"* as a growth area in the Northern part of the city. *(Growth Plan 2025 Appendix C)* Located at SR-89A and Groseta Ranch Rd., *"The Vineyards at Cottonwood"* brings a dynamic and creative design for this development while providing a "sense of place and identity" to its residents and Cottonwood and the community.

Following the vision of the City of Cottonwood 2025 General plan in growth, "Traditional Small Town Qualities", and the increasing presence of Cottonwood being the "Primary destination in Arizona Wine Country and the "Central hub for the industry as a whole within the State", The pre-existing 144 acre PAD *(Ord 408 Zoning map 2014 Appendix D*) was originally approved in 2001 but never developed so there are no existing land uses.

Vines, native and xeriscape plants will be located throughout the development in the common/open space areas and at the proposed commercial/community center that will likely showcase a small farmers market and area for organic farming of vegetables, and grapes, and offer some community amenities such as; small café, retail business space, and a community area for community events, addressing the social components of the General Plan 2025. *(Conceptual Café and Commercial Center Appendix H)*

Further following the "Small Town Qualities concept" of "Well Planned, Focused Development", "Healthy Natural Environment", "Affordable Housing", "Human Scale and Walk-ability", "Diversity of Housing" walking trails, bicycle lanes, well designed streets will allow safe access throughout the development. Future connection to Old Town Cottonwood through Groseta Ranch Road and Main Street, will be designed in future phases to promote a healthy active lifestyle.

"The Vineyards at Cottonwood" offers a unique and dynamic property concept with all its products that encourages human interaction with your neighbor through the broad mix and diversity of land uses, development design, circulation and open space plans, commercial/community center, café, organic farm, and the vast network of hiking trails, all essential elements of the General Plan 2025 goals.

Water Conservation is a controversial topic in Arizona and our community design, practices and goals aligns itself with the General Plan 2025, through water conservation practices, xeriscape and natural native plant selections, utilizing alternative water sources such as well water and effluent to irrigate the open space/common areas, low water use irrigation systems throughout the development, and low water use toilets, and fixtures are all key elements within the Water Resources Element of the General Plan.

Using the natural land resources of washes, arroyos and flood plain, and other sustainable development features utilized for natural drainage of the development will further the Environmental Planning Element of the General Plan Goals.

"The Vineyards at Cottonwood" is providing the public infrastructure required to serve this development in accordance to the Cost of Development Element of the General Plan.

The City of Cottonwood and Valley Verde region will embrace the Economic Development goals that generates from this project. Hiring local trades, buying material locally, supporting the retail and service sector of the community are a

few of the key objectives in keeping revenues in Cottonwood in accordance to the Economic Development Element of the General Plan.

"The Vineyards at Cottonwood" open space will consist of 30 acres and provide over 3 miles of multi-use hiking, bicycling trails around the perimeter of the development and through the development for resident enjoyment, meeting physical components of the General Plan 2025 Goals. The trail system will lead into Main Street and Old Town as a means for our residents to enjoy the amenities of the town without having to drive into town. Main trails will have trail markers and pet waste disposal stations and trash cans. Selected trails will have benches to enjoy the natural landscape and the panoramic views of the Red Rocks and the Mingus Mountains. Proposed future golf cart use on the Northern most part of the trail system leading to Old Town will be allowed only if the City, Police, and Fire departments approve the usage,

The circulation plan for *"The Vineyards at Cottonwood"* will provide safety, traffic calming devices, hammerhead designs on streets rather than Cul De Sacs, and street design that will address both neighborhood and local traffic in a safe and efficient manner, while providing marked bike lanes and a beautiful streetscape for all to enjoy.

"*The Vineyards at Cottonwood"* aligns itself with the City of Cottonwood and our Neighbors' by embracing the same visions and goals set forth in the Cottonwood General Plan 2025.

Those visions and goals include "positive economic opportunity, a healthy natural environment, safe prosperous neighborhoods, effective physical infrastructure and a great quality of life."

Project Graphic Exhibits

Graphic Exhibits for “The Vineyards at Cottonwood” can be located in the appendix section of the MDP and the Digital DVD disk included in the front pocket of each MDP Book.

PROPERTY DEVELOPMENT STANDARDS

"The Developer" will adhere to all City of Cottonwood Applicable building codes and subdivision ordinance standards for all Construction phases within the development.

PRELIMINARY AND FINAL PLAT GUIDELINE

The project development is a multi-phase and multi-year project that requires a degree of flexibility in preliminary and final platting of the entire project to best benefit both the City of Cottonwood and the Developer. As most projects of this magnitude being driven by market demand it is more prudent to submit a preliminary plat for each phase of the project. That submitted will then become valid for 24 months after date of approval. Final Plats will be prepared in accordance to the approved preliminary plat and submitted with all documentation required by the City of Cottonwood.

LOT MIX DESIGN GUIDELINE

Lots average approximately 40’, and 70’ wide and 100’ deep with a slight degree of variance for corner lots, condo lots, view lots, and flag lots. The total lot count of the project will remain the same as specified in the MDP zoning Ordinance and closely monitored throughout each building phase. Product mix and lot size mix will be determined by buyer demand in all building phases.

PROPERTY PERIMETER SETBACK

All property perimeters, lots, and corner lot setbacks will be in accordance and conform to the City of Cottonwood Building Standards, Subdivision and Zoning Ordinances. Typical Lot layout setbacks fronting Collector street will be 5' on both sides, 15' rear and 8' front. On Local streets 5' on both sides, 15' rear and 8' ESMNT and front.

WATER AND SEWER

The City of Cottonwood has a Designation of Adequate Water Supply Certificate issued by the ADWR that shows the City has ample water supply to supply *the “The Vineyards at Cottonwood”* development without the *“Developer”* having to seek alternative water supplies. *(2014 ADWR Designation of Water Adequate Supply Appendix S).*

The development will connect into the City sewer System for its waste water collection. Both water and sewer services are provided and maintained by the City of Cottonwood. *"The Developer"* will provide a new sewer lift station when the City deems the flow rates within the development dictate the need for the new lift station. The site location will be mutually agreed upon for the lift station in accordance with easements already obtained. The lift station and infrastructure will become property and responsibility of the City of Cottonwood to maintain and operate.

GREY WATER DISPOSAL

"The Vineyards at Cottonwood" will be connected into the City sewer system and no other alternative dual drainage system is required for this project. The development will also follow the Water Resource Element of the General 2025 plan found on pg. 29 of the MDP.

EFFLUENT WATER

"The Vineyards at Cottonwood" will utilize the City of Cottonwood effluent for all open space, and common space irrigation when the City makes the line improvement and extension to our development. Effluent lines and infrastructure within the development and off-site will be maintained and operated by the city of Cottonwood.

MISCELLANEOUS DEVELOPMENT DESIGN STANDARDS

- All waste containers must be screened from the street and neighboring property or stored in garages.
- All stored items must be stored in garages or must not be visible from the street or neighboring property.
- On street parking is not allowed within the development after dusk.

CONSTRUCTION OFFICE, MODEL HOMES AND SALES OFFICE

Model homes may be constructed in each phase of the project by the developer. Sales offices and construction offices may be located in the model home or temporary mobile construction trailers or offices may be established throughout the development by developer upon approval from the Community Development Director, City Fire Marshal and City Manager.

BUILDING HEIGHT

To capture the beautiful views and features, our setting offers, the *"Developer"* will maintain the building height to 20'+- on single family and patio homes, and 35' or less on townhouses and condominiums. All buildings will conform to the City of Cottonwoods Building Standards.

PROJECT DESIGN AND GUIDELINES

A project themed natural planted screen wall will be constructed within the development in various heights to follow the natural terrain of the property. The screen wall will be essential for bird and other wildlife habitat and will be constructed in Phases and follow the same master phase plan of home construction. View fence or other wall screen may be added in specific locations throughout the development to enhance the natural features of the development. Themed project entryway features will be added by *"Developer"* at SR-89A and Groseta Ranch Road and Main Street and Groseta Ranch Road.

SCREEN WALL

In order to provide seclusion and reduce noise from SR-89A, The *"Developer"* has selected a natural planted screen wall rather than typical block wall. This natural hedge wall will be constructed parallel with SR-89A and will run from our North and South property lines to the corner of Groseta Ranch Road *(Screen Wall design features Appendix I)*. The Screen wall will be complimented with a Masonry project themed entryway into the development. All Screen walls at project entryways and corner lots will be constructed to City of Cottonwood Code.

SCREEN WALL CONSTRUCTION

Utilizing a natural alternative, the screen wall along SR-89A will be constructed using (Red Tip Photinia "*Photinia x fraseri*") to create a solid hedge screen wall. The wall will follow the topography of the terrain and will have various levels of vertical relief. Stone veneer columns will be placed at 150' intervals for overall continuity and uniformity of the themed project. *(Screen Wall design features Appendix I)* to enhance the appearance of the natural screen wall.

PROJECT THEMED MONUMENTATION

A masonry entry feature will be constructed at the intersection of SR-89A and Groseta Ranch road with "The Vineyards at Cottonwood" logo integrated into the feature to identify and promote *"The Vineyards at Cottonwood"*.

The masonry feature will include a project themed *"The Vineyards at Cottonwood"* signage integrated into the feature. This same design themed entry

wall screen will be used at Groseta Ranch Road and Main Street when this road is extended during future development phases. *(Entry design features Appendix J)*.

MARQUEE

Entry into the proposed commercial/community center development will be enhanced with an Entryway Feature *(Marquee Appendix K)* strategically placed to enhance overall vineyard theme and appearance of the commercial/community area. The vineyard theme of the project will be projected in the metal art laser cut top of the Marquee itself, positioned on stone veneer faced columns *(Marquee design features Appendix L)* with a step down pergola across both sides of the sidewalk leading into the commercial/community center.

DEVELOPMENT FENCING

While our project intent and design is to promote an open feel and to encourage human interaction, we realize some residents will want to fence their individual property and we encourage the use of view fence rather than a solid wall. Therefore only fencing that keeps the theme and uniform appearance of the subdivision will be allowed in the project. Residents wishing to build fencing will

need to submit the design to the HOA design committee for approval. All fences will be constructed to the City of Cottonwood zoning Code section 404 General Provisions.

GATES

Due to our property size single entry fence gates are allowed up to 5’ wide. In order to maintain the integrity of the development and project continuity, RV or double gates will be allowed only on specific lots designated by *“Developer”*. Wrought iron gates or wrought iron gates with wood slats are the only permitted gate approved for the subdivision.

LANDSCAPING

“The Vineyards at Cottonwood” landscape plan will be designed in accordance to the City of Cottonwood Zoning Ordinance section 407 guidelines and approved plant selections.

The development will utilize low water use drip irrigation and xeriscape plant materials throughout the community to minimize water usage from both a supplementary water well *(AZDWR Well Registration Appendix M)* registered with

Arizona Department of Water Resources #55-905196 located on parcel 406-2036R of the property and future use of effluent from the City of Cottonwood when it becomes available to connect into the system at future development phases.

The low water drip irrigation system and irrigation well located within the subdivision property lines will be maintained by the community HOA. Supplemental effluent water from the City of Cottonwood will be maintained by the City of Cottonwood from the source of origin to the connection point within the subdivision.

Tree and plant species native to the Cottonwood area will be utilized throughout the common areas, arterial and collector streetscapes with a common theme throughout the development with the exception of the themed development entryway and areas around the commercial/community center.

The main entry into the development accessed from HWY 89A and Groseta Ranch Road will have a vine's, flowering trees, and native trees and shrubs along both sides of Groseta Ranch Road to Anna's Avenue utilizing drought resistant vines, trees, xeriscape and native plants and shrubs that will run parallel with the road. *(Entryway Landscaping Appendix N)* and *(landscape plan Appendix Z)*

A secondary entry into the subdivision will be at Groseta Ranch Road and Main Street will be developed during later building phases and will incorporate some of

the same design features as the main entrance to keep continuity throughout the development.

Decomposed granite products in various colors and sizes will be used for residential, common areas, pathways and trails throughout the development to create a uniformed continuity throughout the development.

Boulders, rocks, and other compatible landscaping material is encouraged to enhance the design, character, and overall xeriscape theme to the subdivision.

All front yard landscaping and drip irrigation will be installed by the builder and will consist of drip irrigation and basic xeriscape plant and tree landscaping.

The homeowner can choose to upgrade landscaping from the basic package at their own expense and design approval by the HOA.

All residents will be required to obtain landscape design approval from the HOA design committee and landscape their backyards within 90 days of closing on their residence. A waiver or extension may be granted by the HOA upon filing for such waiver with the governing body of the HOA.

All landscaping other than builder provided will be at the home owner's expense.

Although discouraged, grass/turf will be allowed in backyard landscaping plans. The grass area is not to exceed 300sf and must be irrigated with low water use irrigation system.

The community HOA will approve the decomposed granite, plant and tree selections for front and back yard landscaping to comply with the City's Zoning Ordinance Section 407.

Decomposed granite color selection chart will be provided to homeowners along with approved plant selections by the HOA. The recommended selections and list are shown in *(Home Landscaping Appendix O)*

SITE LIGHTING

Lighting throughout the development will utilize LED down cast fixtures to comply with the Dark Sky Requirement. Street lights will be used around the condominiums in phase 1, and at the entryway off of Anna's Avenue into the phase 1 development. Dark Sky Compliant coach light fixtures will be used on all houses and LED lights will be used under the parking canopies. In addition to this lighting, LED down cast lighting will be used for the entryway sign into the development. (See phase 1 lighting plan located in Digital Copy disc included in each MDP). An additional APS Dark Sky Compliant down cast street light will be strategically placed at the corner of Anna's Avenue and Groseta Ranch road and be the responsibility of the city to maintain. Light specifications can be obtained from APS. Future phase developing will include a lighting lumen cut sheet utilizing same or comparable Dark Sky Compliant fixtures as each phase is platted.

OPEN SPACE/COMMON SPACE/TRAILS

Open Space and Common area landscaping will retain much of the natural native vegetation throughout the washes and walking trails. Trees will be pruned, brush thinned and trails will be constructed that will run around the perimeter of the property as well through the property utilizing the development natural features.

Benches will be selectively placed throughout the trail system with Trash/Doggie stations located at trailheads. Trail markers will be placed at main trailheads.

Trails will be constructed 6' -8' wide in a manner that optimizes natural terrain features and will be covered with compacted decomposed granite rock to promote drainage, keeping weeds and dust to a minimum, while providing a consistent uniformed trail surface throughout the community. *(Trail Amenities Appendix P)*

With 30% of open space in the development, the trail system will offer over 3.45 miles of walking/bicycle trails for resident enjoyment. The trail system will also connect the development to "Old Town Cottonwood" through Kindra Heights *(Trail Map Appendix Q)* to offer our residents a means to enjoy the "Entertainment District" and its amenities. Removable steel bollards will be placed at trail heads and street crossings to ensure no vehicle traffic enters the trail system other than maintenance vehicles.

Open Space Standards

All trails that cross streets within the development will be marked at pedestrian crossing with both painted crossing area and posted pedestrian crossing signs at trail intersections to ensure pedestrian safety. Sidewalks and bike lanes on collector streets will connect to the open space, common space and trail system to allow pedestrian access. Golf cart use on the Northern most part of the trail system leading to Old Town may be allowed in future phased development only if the City, police, and fire department approve the usage.

Consistent to the vineyard theme, specific common areas, commercial/ community center, organic farm area will also have low water use vines to enhance the project theme and promote the regions Viticulture and Enology resources and industry. *(Project Vines Appendix R)*

Low water use drip irrigation and low water use irrigation systems will be utilized for common areas and some open space areas to supplement and sustain plant and tree growth. All landscaping, irrigation, and maintenance in common areas, open space and trails will be maintained and serviced by the community HOA.

STREET STANDARDS

STREET STANDARDS AND CIRCULATION PATTERN

All streets within The Vineyards at Cottonwood will be constructed to the City of Cottonwoods Standards. The circulation pattern has been designed and engineered for the safe and efficient travel throughout the development. Bicycle lanes, attractive landscape will adorn all collector streets. Traffic calming devices and engineering features will be implemented to safely control speed and convey regional and local traffic throughout the development and the future expansion of Groseta Ranch Road to Main Street. All public streets within the development will be maintained by the City of Cottonwood. Typical street construction for Hammerhead Turn-Arounds will be 40" R.O.W., 24' curb to curb, with a 5' sidewalk on the opposite side of the hammerhead turn-around. Local streets will be 45' R.O.W., 30' curb to curb with a 7' sidewalk on one side of the street. Collector Streets will be 60' R.O.W. 32' curb to curb with a 6' wide sidewalk on both sides of the street. Flag Lots will have a common 25' wide private driveway with a maximum driveway length of 135' or less.

TRAFFIC IMPACT ANALYSIS STUDY

At this point, the site is only conceptually designed with preliminary layout and unit orientation. We expect this concept to change after we commence engineering analyses.

The access to the site will be onto Groseta Ranch Road. Ultimately, traffic will distribute west onto SR 89A and/or east on Kendra heights to Main Street (to be developed).

The "developer" proposes to only commence the project with approximately 46 units. The purpose of this plan is to minimize development impacts and "test the market" to determine if a future phase can be developed or will be acceptable to the market.

Although the "grand plan" envisions another phase of development, there is not enough confidence in the market to propose the full buildout at this time.

The build out time-frame will depend on how well the 46 units are received in the market. If this initial project is well received, the developer will proceed with planning of the future phase. However, a future phase may take 10 years or more

if this initial market test is slow. Hence, for the traffic analysis, we propose the project be reviewed and analyzed as only this smaller initial phase at this time.

In the future, if the project is well received, a full Traffic Impact Study is proposed for all units including this first phase's 49 units. The time between this project and a future phase will assist the developer in understanding the market demand as well as to refine the future layout / site plans accordingly.

In addition it should be clearly noted if the "developer" performs a full Traffic Impact Study at this point in time, the results may not be valid due to the potential unknown variables.

The final site plan may substantially change in a future phase and the amount of lapsed time or delay between the small initial "market test" build and the future phase build could easily be beyond 4-5 years. This could render the traffic study "out of date" and new analyses / results would be needed to update the original study.

As a result of the above description, the "developer" would like to proceed with submitting the appropriate documentation for a 46 unit subdivision. With respect to traffic, the trip generation analyses has been performed and is attached as *(Traffic Trip Generation Report Appendix W)* submitted for record and future reference if a future phase can proceed. With this low quantity of units proposed, we are not

anticipating any further analyses other than a Trip Generation Analysis letter report. With the City's current guidelines of less than 50 units, no significant impacts are anticipated.

MAINTENANCE AND OPERATION RESPONSIBILITIES

The Vineyards at Cottonwood I, LLC will create a Master HOA and establish sub HOA's for single family homes, patio homes and condominiums along with CC&R’s established for this community to ensure the integrity of the development. Townhouses will be managed under the patio homes HOA. The Articles of HOA Incorporation and CCR's will be submitted upon approval of final plat. The HOA's will be controlled and managed by the *"Declarant"* until the project is 85% sold and turned over to the homeowners.

The community HOA will be responsible for maintaining all open space, common areas, trail system, private drives on flag lots, condominium trash service, landscaping and irrigation system, water well and delivery system, maintenance on all open space and common space areas, condominium parking areas, condominium grounds keeping, commercial center/ community center parking areas and grounds keeping around that facility. Street lights in and around the condominiums and commercial center/ community center parking areas will be maintained by the community HOA.

Public Streets, sidewalks, fire hydrants, water, sewer, effluent lines, lift station, delivery system facilities and all infrastructure related, owned and operated by the City of Cottonwood, will be maintained, repaired, and operated by the City of Cottonwood.

PRELIMINARY DESIGN REPORT
MASTER WATER AND SEWER STUDY

for:

Vineyards at Cottonwood Subdivision
Cottonwood, Arizona

Prepared for:

Granite Mountain Asset Management
Mr. Swayze McCrain
Mr. KJ Kasun
7765 N. Williamson Valley Road
Prescott, AZ 86305

Prepared by:

Kelley/Wise Engineering, Inc.
146 Grove Avenue
Prescott, Arizona 86301

Registered Professional Engineer (Civil)
CERTIFICATE NO.
22880
GARY R.
KELLEY
Date Signed 5/18/16
ARIZONA, U.S.A.
Expires 06/30/18

KWE #15-078

May 18, 2016

TABLE OF CONTENTS

		Page
I.	GENERAL LOCATION AND DESCRIPTION	1
	A. Location	1
	B. Description of Property	1
II.	WATER AND SEWER	2
	A. Water System	2
	B. Sewer System	3
III.	REFERENCES	6

Attachment

The Vineyards at Cottonwood – Master Water and Sewer Plan

Appendix

Appendix A:

Existing Sewer System Capacity Calculation Summary Sheets

Appendix B:

Rating Table for 8-inch Pipe – Full Flow Capacity
Rating Table for 10-inch Pipe – Full Flow Capacity
Rating Table for 12-inch Pipe – Full Flow Capacity

I. GENERAL LOCATION AND DESCRIPTION

A. Location

The subject site consists of multiple parcels totaling approximately 101 acres in Cottonwood, Arizona. Access to the site is from Groseta Ranch Road east of State Route 89A. The site occupies portions of the Southwest Quarter of Section 28, the Southeast Quarter of Section 29 and the Northwest Quarter of Section 33, Township 16 North, Range 3 East Gila and Salt River Meridian, Yavapai County. The subject site is bound on the north by Pine Shadows Subdivision; on the north and east by Annas Avenue, Groseta Ranch Road/Yuma Street and On the Green Subdivision, on the east by various privately owned metes and bounds parcels and Verde Heights Plat 2 Subdivision; on the south by privately owned metes and bounds parcels; on the west by State Route 89A (SR 89A) right of way (ROW).

B. Description of Property

The Vineyards at Cottonwood Subdivision is a proposed residential Planned Area Development (PAD) on ±101-acres consisting of approximately 555 lots (see Master Water and Sewer Plan). The property is comprised of various adjoining parcels owned by the same owner, all of which are located within the City of Cottonwood corporate limits. The assessor's parcel numbers (APN) for the parcels are 406-23-036V, 036W, 174B, 174C, and 406-32-080P. Groseta Ranch Road divides parcels 036V and 036W on the north from the remaining parcels. The parcels are located in gently easterly sloping (slopes less than 5%) terrain with various existing ravine drainage ways that also flow easterly. Current City of Cottonwood development standards would apply to development of this land.

The conceptual layout consists of various development densities and lot layouts. The preliminary lot layout that this study is based on was created in several development phases which are subject to change based on demand and market performance. The initial phase is planned to be a mixture of single family residential lots and one condominium totaling approximately 46 dwelling units (38 lots, 8 condominiums).Phase 1 is located north of Groseta Ranch Road between Annas Avenue and SR 89A. The proposed layout consists of a looping road off of Annas Ave with the land on the outside of the loop divided as single family lots and the land on the interior used for condominium development.

II. WATER AND SEWER

A. Water System

1. Existing/Proposed Facilities

The proposed subdivision will be served water from the City of Cottonwood's existing water system. A 12-inch water main exists on the easterly side of the SR 89A ROW adjacent to the site. This water main is relatively new and was constructed in 2010-2011. It is assumed that this 12-inch main will provide adequate water volume and pressure to all phases of development for the Vineyards at Cottonwood project in accordance with ADEQ Engineering Bulletin No. 10 "Guidelines for the Construction of Water Systems", Chapter 7, Section C2, which states that "The normal working pressure in the distribution system should be approximately 75 PSI and not less than 40 PSI."

2. Point of Connection(s)

This project will likely ultimately connect to the existing 12-inch main in SR 89A ROW at multiple points, extending easterly into a looping water network to provide water service to the various development phases. The initial point of connection will be to serve phase 1 and will be located approximately 350 feet northerly of the intersection of SR 89A/Groseta Ranch, at a ground elevation of about 3515. An 8-inch water main would be extended easterly to the phase 1 ROW where it would split and loop around to Annas Ave. Additionally, an 8-inch main would be extended southerly in Annas Ave to Groseta Ranch Road for connection for future Vineyards at Cottonwood phases. It is anticipated that 8-inch mains will be adequate to supply fire flows and water service for phase 1. The existing elevations of phase 1 vary from about 3485 to 3515.

3. Requirements for Service

The proposed 555 dwelling unit (DU) subdivision will generate the following estimated water flows using design parameters of 2.5 people per DU and 100 GPD per person.

Average Daily Flow (ADF) = 555 DU x 250 GPD/DU =138,750 GPD=96.4 GPM

Maximum Daily Flow = 2 ADF = 192.7 GPM

Maximum Hourly Flow = 3 ADF = 289.1 GPM

The minimum flow requirement for new fire hydrants is assumed to be 1500 GPM at 20 PSI residual pressure. It is assumed that the existing 12-inch main will provide adequate flow and pressure to this proposed development. Phased development may cause the need for additional points of connection to meet fire flow requirements. Also, longer non-looping segments of water main may need to increase to 12-inches to achieve required fire flows.

B. Sewer System

1. Existing Facilities

The City of Cottonwood operates a gravity sewer collection system to the east of the proposed Vineyards at Cottonwood Subdivision. The existing sewer system drains through a system of 8-inch sewer pipes, to a trunk main in Main Street and Yavapai St. The trunk main drains easterly in Yavapai Street, southerly in 3rd Street, easterly in Pinal, northerly in 5th and overland to 10th street, easterly in 10th Street to Riverfront and easterly in Riverfront to a sewer lift station. Several reports indicate that the trunk main transitions from 10-inch to 12-inch in 10th street, while the most recent ProPipe report (2015) indicates that the trunk main changes from 10-inch to 12-inch near the intersection of Main/Yavapai Streets. The lift station pumps effluent to another lift station (#4 per Coe & Van Loo report) adjacent to the City of Cottonwood Fire/Police Station, which pumps to the City of Cottonwood Water Reclamation Facility east of the Cottonwood Airport.

The proposed Vineyards at Cottonwood subdivision sewer system would connect to the existing network of 8-inch sewer mains near the intersection of Yuma Street/Kindra Heights Road. The new sewer would extend easterly down an existing drainageway beyond the subdivision eastern boundary approximately 0.3 miles to reach this point. This point of connection is upstream of the trunk main in Main Street which drains to the Riverfront lift station. Preliminary analysis indicates that the existing trunk main is adequate to serve the entire buildout (555 DU) for the Vineyards at Cottonwood project, (regardless of the actual location of the transition point between 10-inch and 12-inch). However, the preliminary analysis also indicates that a portion of the existing 8-inch system will need to be up-sized to accommodate 555 DU's. The existing 8-inch pipe to be upsized is

located where the existing 8-inch system combines with the upstream flow from multiple existing developments, approximately between MH 3-1-7 to MH 3-4-7. Approximately half of the proposed DU's could be served using the existing 8-inch sewer mains. It is assumed that the existing capacity of the lift station is sufficient for the additional sewer flow from the proposed subdivision.

Existing sewer inverts and as-built slopes were not used for this preliminary analysis. For the purposes of this preliminary study, the analysis was conducted on the assumption that the critical flow capacity in the existing system is based on minimum allowable design slopes for 8, 10 and 12-inch sewers. The existing sewer system contains 8-inch, 10-inch and 12-inch pipe which will receive sewer flow from the entire Vineyards at Cottonwood Subdivision. Using the minimum allowable design slopes of 0.33%, 0.25% & 0.20% respectively, the full flow capacities of 8-inch, 10-inch and 12-inch sewer pipes are 313 GPM, 492 GPM , and 715 GPM respectively. Using the City's design criteria of 200 GPD or 0.139 GPM per DU (80 GPD per person and 2.5 people per DU) provides an average daily flow of ±77 GPM for full buildout for the Vineyards at Cottonwood subdivision.

Projected Gravity Sewer Demands:

The following design parameters were used for predicting gravity sewer flows for the proposed subdivision:

- Average Daily Flow (ADF) per DU = 200 GPD/DU = 0.14 GPM/DU
- Peaking Factor per AAC R18-9-E301.D.1.b.i = (6.330 xp^-0.231)+1.094
  The peaking factor was calculated for multiple locations, changing slightly due to the changing upstream population p= upstream population
- Peak Flow = 163.26 GPM

Based upon the design parameters referenced above, Table A below lists the variable flow rates based on development at the maximum anticipated number of dwelling units.

TABLE A

	Projected Gravity Sewer Flow Rates (GPM)		
	Number of Dwelling Units	**Average Daily Flow (ADF)**	**Peak Flow**
Proposed Vineyards at Cottonwood	555	77	163
Existing	±768	71	150
Combined	1323	148	313

Appendix B contains reports showing the capacities of an 8, 10 and 12-inch pipes flowing full at varying slopes.

REFERENCES

City of Cottonwood Wastewater Collection System Master Plan, Coe & Van Loo Consultants, Inc. Project No. 1.01.0154017, March 1, 2013

ProPipe Existing Sewer Inspection Report, "Vineyards Running Line – Cottonwood, AZ" December 24, 2015

ProPipe Existing Sewer Inspection Report, "2009 PROPIPE REPORT CCF12172015_0001" February 27, 2009

ProPipe Existing Sewer Inspection Report, "2008 PROPIPE REPORT CCF12172015" May 28, 2008

APPENDIX A

EXISTING SEWER SYSTEM CAPACITY CALCULATION SUMMARY SHEETS

Subdivision	DWELLING UNITS	PER CAPITA	GPD/PER CAPITA	GPD/DU	ADF/GPD	ADF/GPM	PEAK FLOW
Pine Shadows	349	1.5	80	120	41,880	29.08	61.60
On the Green	300	1.5	80	120	36,000	25.00	52.95
Grey Fox Ridge	99	2.5	80	200	19,800	13.75	29.12
Kindra Heights	20	2.5	80	200	4,000	2.78	5.88
Vineyards at Cottonwood	555	2.5	80	200	111,000	77.08	163.26
	1323	2658.5					

PEAKING FACTOR= 2.11803

8" PIPE FULL FLOW CAPACITY @ 0.33% SLOPE= 313.11 gpm

10" PIPE FULL FLOW CAPACITY @ 0.25% SLOPE= 491.67 gpm

12" PIPE FULL FLOW CAPACITY @0.20% SLOPE= 715.1 gpm

EX 8" SEWER TO ± MH 3-2-7	
PEAK FLOW-GPM	312.8213
Available GPM	313.1100
GPM-net	0.2887
Daily-net [GPD]	415.7994
PER CAPITA net	5.1975
DWELLING UNITS-net	2.0790
Trigger point (in lots)	557

APPROXIMATE SERVICE AREA	APPROX AREA [AC]	DU PER ACRE	DU	APPROX POPULATION	ADF/GPD	ADF/GPM	PEAK FLOW
CACTUS SEWER	75.44	2	150.88	377.2	30,176	20.96	43.74
VERDE HEIGHTS	72.4	3	217.2	543	43,440	30.17	61.84
YAVAPAI	26.41	4	105.64	264.1	21,128	14.67	29.85
MAIN	143.96	6.5	935.74	2339.35	187,148	129.96	251.70
				3523.65			

PEAKING FACTOR CS	2.08712
PEAKING FACTOR VH	2.050078
PEAKING FACTOR Y	2.034481
PEAKING FACTOR MAIN	1.936656

This information is based on sewer pipes flowing full with minimum allowable slopes and a dry weather peaking factor per AAC R18-9-E301.D.1.b.i

EX 8" SEWER MH 3-2-7 TO 3-1-7	
PEAK FLOW-GPM	356.5580
Available GPM	313.1100
GPM-net	-43.4480
Daily-net [GAL]	-62565.1467
PER CAPITA net	-782.0643
DWELLING UNITS-net	-312.8257
Trigger point (in lots)	242

EX 10" SEWER FROM MH 3-1-7 TO YAV	
PEAK FLOW-GPM	418.4020
Available GPM	491.6700
GPM-net	73.2680
Daily-net [GAL]	105505.8801
PER CAPITA net	1318.8235
DWELLING UNITS-net	527.5294
Trigger point (in lots)	1083

EX 10" SEWER FROM YAV TO 12"	
PEAK FLOW-GPM	448.2524
Available GPM	491.6700
GPM-net	43.4176
Daily-net [GAL]	62521.3634
PER CAPITA net	781.5170
DWELLING UNITS-net	312.6068
Trigger point (in lots)	868

EX 12" SEWER MAIN	
PEAK FLOW-GPM	699.9478
Available GPM	715.1000
GPM-net	15.1522
Daily-net [GAL]	21819.2085
PER CAPITA net	272.7401
DWELLING UNITS-net	109.0960
Trigger point (in lots)	664

APPENDIX B

RATING TABLE FOR 8-INCH PIPE – FULL FLOW CAPACITY

RATING TABLE FOR 10-INCH PIPE – FULL FLOW CAPACITY

RATING TABLE FOR 12-INCH PIPE – FULL FLOW CAPACITY

Rating Table for 8" Circular Pipe - flowing full

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.33330	% → 313.11 gpm
Normal Depth	8.00	in
Diameter	8.00	in

Channel Slope (%)	Discharge (gal/min)	Velocity (ft/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Top Width (ft)
0.00000			0.35	2.09	0.00
0.10000	171.50	1.09	0.35	2.09	0.00
0.20000	242.54	1.55	0.35	2.09	0.00
0.30000	297.05	1.90	0.35	2.09	0.00
0.40000	343.01	2.19	0.35	2.09	0.00
0.50000	383.49	2.45	0.35	2.09	0.00
0.60000	420.10	2.68	0.35	2.09	0.00
0.70000	453.76	2.90	0.35	2.09	0.00
0.80000	485.09	3.10	0.35	2.09	0.00
0.90000	514.51	3.28	0.35	2.09	0.00
1.00000	542.34	3.46	0.35	2.09	0.00
1.10000	568.81	3.63	0.35	2.09	0.00
1.20000	594.11	3.79	0.35	2.09	0.00
1.30000	618.37	3.95	0.35	2.09	0.00
1.40000	641.71	4.10	0.35	2.09	0.00
1.50000	664.23	4.24	0.35	2.09	0.00
1.60000	686.02	4.38	0.35	2.09	0.00
1.70000	707.13	4.51	0.35	2.09	0.00
1.80000	727.63	4.64	0.35	2.09	0.00
1.90000	747.57	4.77	0.35	2.09	0.00
2.00000	766.99	4.90	0.35	2.09	0.00

Rating Table for 10" SEWER FULL FLOW

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.25000	% =491.67
Normal Depth	10.00	in
Diameter	10.00	in

Channel Slope (%)	Discharge (gal/min)	Velocity (ft/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Top Width (ft)
0.00000			0.55	2.62	0.00
0.10000	310.96	1.27	0.55	2.62	0.00
0.20000	439.76	1.80	0.55	2.62	0.00
0.30000	538.59	2.20	0.55	2.62	0.00
0.40000	621.92	2.54	0.55	2.62	0.00
0.50000	695.32	2.84	0.55	2.62	0.00
0.60000	761.69	3.11	0.55	2.62	0.00
0.70000	822.72	3.36	0.55	2.62	0.00
0.80000	879.52	3.59	0.55	2.62	0.00
0.90000	932.87	3.81	0.55	2.62	0.00
1.00000	983.33	4.02	0.55	2.62	0.00
1.10000	1031.33	4.21	0.55	2.62	0.00
1.20000	1077.19	4.40	0.55	2.62	0.00
1.30000	1121.17	4.58	0.55	2.62	0.00
1.40000	1163.50	4.75	0.55	2.62	0.00
1.50000	1204.33	4.92	0.55	2.62	0.00
1.60000	1243.83	5.08	0.55	2.62	0.00
1.70000	1282.11	5.24	0.55	2.62	0.00
1.80000	1319.28	5.39	0.55	2.62	0.00
1.90000	1355.43	5.54	0.55	2.62	0.00
2.00000	1390.65	5.68	0.55	2.62	0.00

Rating Table for 12" SEWER FULL FLOW

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.20000	% = 715.10gpm
Normal Depth	12.00	in
Diameter	12.00	in

Channel Slope (%)	Discharge (gal/min)	Velocity (ft/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Top Width (ft)
0.00000			0.79	3.14	0.00
0.10000	505.65	1.43	0.79	3.14	0.00
0.20000	715.10	2.03	0.79	3.14	0.00
0.30000	875.81	2.48	0.79	3.14	0.00
0.40000	1011.30	2.87	0.79	3.14	0.00
0.50000	1130.67	3.21	0.79	3.14	0.00
0.60000	1238.59	3.51	0.79	3.14	0.00
0.70000	1337.83	3.80	0.79	3.14	0.00
0.80000	1430.20	4.06	0.79	3.14	0.00
0.90000	1516.95	4.30	0.79	3.14	0.00
1.00000	1599.01	4.54	0.79	3.14	0.00
1.10000	1677.06	4.76	0.79	3.14	0.00
1.20000	1751.63	4.97	0.79	3.14	0.00
1.30000	1823.15	5.17	0.79	3.14	0.00
1.40000	1891.97	5.37	0.79	3.14	0.00
1.50000	1958.38	5.56	0.79	3.14	0.00
1.60000	2022.61	5.74	0.79	3.14	0.00
1.70000	2084.85	5.91	0.79	3.14	0.00
1.80000	2145.30	6.09	0.79	3.14	0.00
1.90000	2204.08	6.25	0.79	3.14	0.00
2.00000	2261.34	6.41	0.79	3.14	0.00

City of Cottonwood

Vineyards at Cottonwood

Yavapai County, Arizona

Phase 1 Drainage Report

January 2016

J2 Project Number: 15.0867

Prepared for: **Kelley/Wise Engineering, Inc.**
146 Grove Avenue
Prescott, AZ 86301
Phone: (928)771-1730

Submitted To: **City of Cottonwood**
Rob Winiecke
1490 W Mingus Avenue
Cottonwood, AZ 86326
Phone: (928)-634-8033

Prepared by: **J2 Engineering and Environmental Design**
4649 E. Cotton Gin Loop, Suite B2
Phoenix, AZ 85040
Phone: (602)-438-2221
Fax: (602)-438-2225

Table of Contents

Section 1: Introduction…….1
1.1 Purpose of Study
1.2 Authority for Study
1.3 Project Location
1.4 Methods of Analysis

Section 2: Survey and Mapping Information…….4
2.1 Digital Projection Information
2.2 Field Survey Information
2.3 Mapping

Section 3: Hydrology and Hydraulic Analysis…….……..5
3.1 Hydrology
3.2 Study Work Maps
3.3 Parameter Estimation
3.3.1 Roughness Coefficients
3.3.2 Expansion and Contraction Coefficients
3.4 Cross Section Description
3.5 Modeling Considerations
3.5.1 Hydraulic Jump and Drop Analysis
3.5.2 Bridges and Culverts
3.5.3 Levees and Dikes
3.5.4 Non-Levee Embankments
3.5.5 Islands and Flow Splits
3.5.6 Ineffective Flow Areas
3.5.7 Supercritical Flow
3.6 Issues Encountered During the Study
3.6.1 Modeling Warning and Error Messages
3.7 Calibration
3.8 Final Results
3.8.1 Hydraulic Analysis Results
3.8.2 Verification or Comparison of Results

List of Figures

Figure 1.1 Project Location Map
Figure 3.1 Basin Delineation
Figure 3.2 Preliminary Floodplain Results
Figure 3.3 Mescal Wash Water Surface Elevation Comparison

List of Tables

Table 3.1 Summary of Discharges
Table 3.2 Manning's n Values
Table 3.3 Culvert Summary

List of Appendices

Appendix A Workmap
Appendix B HEC-RAS Profiles
Appendix C HEC-RAS XS
Appendix D HEC-RAS Result Tables
Appendix E ADOT SR-89A Plans
Appendix F Final Drainage Report - SR-89A Cement Plant Road to Black Hills Drive
Appendix G Mescal Wash Letter of Map Revision
Appendix H USGS Methods for Estimating Magnitude and Frequency of Floods in the Southwestern United States

Section 1: Introduction

1.1 Purpose of Study

The Vineyards at Cottonwood are a proposed development within the City of Cottonwood. The proposed development may include 185 – 200 single family homes, 115 – 120 patio homes, 115 – 120 town homes, and 320 apartments with 30% open space for drainage corridor and trail system. The purpose of this package is to document the hydraulic analysis and 100-year floodplain delineation for the five culvert crossings that converge into two major wash corridors at the downstream end of the project area.

This Technical Data Notebook (TDN) documents the updated detailed hydraulic modeling and study work maps.

1.2 Authority for Study

J2 Engineering and Environmental Design (J2) was contracted by Kelley/Wise Engineering Inc. to complete the requirements. J2's Project Manager for this project is Jeff Holzmeister, P.E.

1.3 Project Location

The proposed 100 acre development is located northeast of SR-89A between Pine Shadows Dr and North Verde Heights Road. The subject project includes the following parcels as defined by the Yavapai County Assessor's Office (APN 406-23-036V, 406-23-036W, 406-23-174, 406-23-036R, 406-23-080A, and 406-23-080H). The proposed development includes the dissolution of the 4 parcels 406-23-036W, 406-23-174, 406-23-036R, and 406-32-080A into 3 parcels. The following figure shows the new parcel formation. The proposed development will occur on parcels A, B, C1 and C2. Parcel D will remain under the current owner.

Figure 1.1 below shows the Project Location Map.

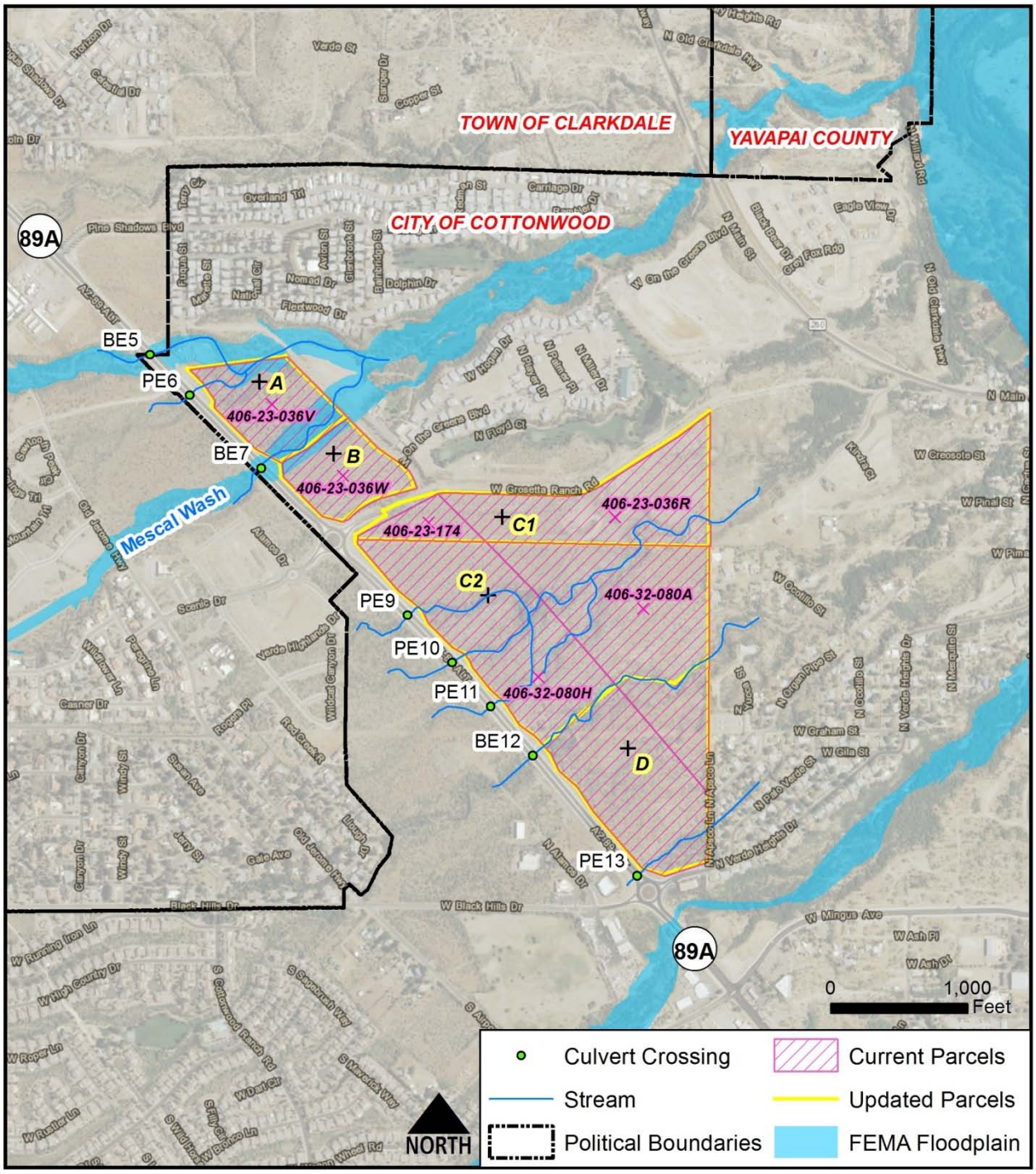


Figure 1.1 - Project Location Map

1.4 Methods of Analysis

Hydrology:

Hydrology was obtained from the SR89A – Cement Plant Road to Black Hills Drive Final Drainage Report prepared by Primatech in August 2008.

Hydraulics:

Hydraulic analyses and floodplain delineations were performed using HEC-RAS version 4.1. HEC-RAS input data and floodplain delineations were prepared using the HEC-GeoRAS extension for ESRI GIS version 10.1.

Section 2: Survey and Mapping Information

2.1 Digital Projection Information

All survey data was collected using vertical datum of NAVD 88 and horizontal datum defined by Kelley/Wise Engineering Inc. Data was converted to NAD1983 State Plane Arizona Central (International Foot) by applying a transformation of the coordinates consisting of adding 611,744' to the Easting and 1,313,953' to the Northing.

2.2 Mapping

The updated detailed mapping consists of 1' contour interval mapping from a flight date of December 8, 2015, performed by AeroTech Mapping (ATM) under ATM project number P1215-126.

Section 3: Hydrology and Hydraulic Analysis

3.1 Hydrology

Hydrology was not updated per this study. Hydrology was obtained from the SR89A – Cement Plant Road to Black Hills Drive Final Drainage Report prepared by Primatech in August 2008, which is included in Appendix F. Primatech reviewed discharges from a previous study by Arizona Department of Transportation (ADOT) using United States Geological Survey (USGS) regression equations. HEC-1 modeling was used for the basins with the drainage area near or exceeding 0.25 square mile. The basin delineation is shown below in Figure 3.1 and is also included in Appendix F.

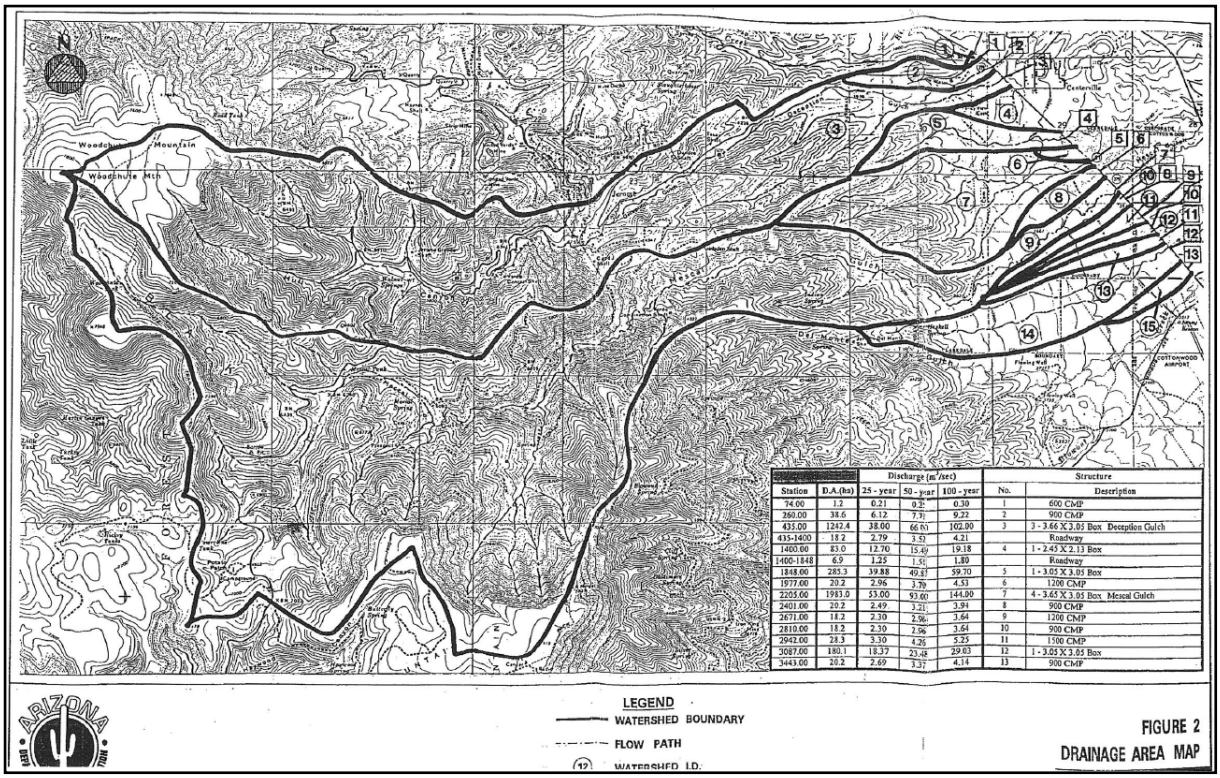
Discharges were reviewed using the current 1997 USGS regression 100-Year discharge equation as shown below, which is outlined in the USGS Southwest Regression manual in Appendix H. Table 3.1 shows the summary of discharges. Column 3 shows the discharges produced in the previous ADOT study. Column 4 shows the discharges used in this hydraulic study produced by Primatech. Column 5 shows discharges produced using the referenced equation which serve as a check. It should be noted that the regression equation has an average standard error of prediction of 39%. The discharges for the larger basins (BE5, BE7, and BE12) differ greatly, which is reasonable because the HEC-1 model is much more detailed than the regression results. The discharges are reasonably similar in the smaller basins.

$$Q_{100(cfs)} = 10^{6.55-3.17(AREA)^{-0.11}}(ELEV/1000)^{-0.454}$$

$AREA = Drainage\ area\ in$ mi^2
$ELEV = Mean\ basin\ elevation\ in\ ft$

1	*2*	*3*	*4*	*5*
		100-Year Discharge		
Culvert	Drainage Area (mi²)	ADOT	Primatech	1997 Regression
BE5	1.10	2108	921	1414
PE6	0.08	160	160	126
BE7	7.66	5085	3020	5089
PE9	0.07	129	128.5	113
PE10	0.07	129	128.5	113
PE11	0.11	185	185	179
BE12	0.70	1025	542	984
PE13	0.08	146	146	126

Table 3.1 – Summary of Discharges



		Discharge (m³/sec)			Structure	
Station	D.A.(ha)	25 - year	50 - year	100 - year	No.	Description
74.00	1.2	0.21	0.2[illegible]	0.30	1	600 CMP
260.00	38.6	6.12	7.7[illegible]	9.22	2	900 CMP
435.00	1242.4	38.00	66.6[illegible]	102.00	3	3 - 3.66 X 3.05 Box Deception Gulch
435-1400	18.2	2.79	3.5[illegible]	4.21		Roadway
1400.00	83.0	12.70	15.4[illegible]	19.18	4	1 - 2.45 X 2.13 Box
1400-1848	6.9	1.25	1.5[illegible]	1.80		Roadway
1848.00	285.3	39.88	49.[illegible]	59.70	5	1 - 3.05 X 3.05 Box
1977.00	20.2	2.96	3.7[illegible]	4.53	6	1200 CMP
2205.00	1983.0	53.00	93.60	144.00	7	4 - 3.65 X 3.05 Box Mescal Gulch
2401.00	20.2	2.49	3.21	3.94	8	900 CMP
2671.00	18.2	2.30	2.96	3.64	9	1200 CMP
2810.00	18.2	2.30	2.96	3.64	10	900 CMP
2942.00	28.3	3.30	4.26	5.25	11	1100 CMP
3087.00	180.1	18.37	23.48	29.03	12	1 - 3.05 X 3.05 Box
3443.00	20.2	2.69	3.37	4.14	13	900 CMP

Figure 3.1 – Basin Delineation

3.2 Study Work Maps

The floodplain delineations are presented at a scale of 1” = 200’ with the 1-foot contour interval topography and a rectified aerial photographic background on 24” x 36” sheets. The study work maps are on the North American Vertical Datum of 1988 (NAVD 88) and include: cross-section locations, parcels, floodplain water surface elevations, floodplain boundaries, and road names. The full-size sheet is located in the appendix.

3.3 Parameter Estimation

3.3.1 Roughness Coefficients

Manning’s roughness coefficient (n value) describes the friction attributable to the channel, banks, and overbanks areas. The majority of the vegetation in this area is characterized as chaparral. N values for the vegetated areas were varied based on the density of the vegetation. Table 3.2 below shows the n values used.

Landuse	N value
Roadway/Pavement	0.015
Light Vegetation	0.045
Medium Vegetation	0.055
Heavy Vegetation	0.075
Golf Course	0.03
Bare Ground	0.035
Channel	0.045
Small Lot Residential	0.055

Table 3.2 – Manning's n Values

3.3.2 Expansion and Contraction Coefficients

Typical values of 0.3 and 0.1 for areas away from structures (fairly uniform floodplain width) were used for expansion and contraction coefficients. Values of 0.5 and 0.3 were applied for culvert expansions and contractions.

3.4 Cross Section Description

Cross sections were placed at significant locations, including bends in the stream, contraction and expansion regions near culverts, and along any ridgelines transverse to the flow. Cross sections were spaced no farther than 350 ft apart in more uniform regions of channel.

3.5 Modeling Considerations

3.5.1 Hydraulic Jump and Drop Analysis

No significant hydraulic jumps and drops exist within this study reaches.

3.5.2 Bridges and Culverts

The bridge and culvert options within the HEC-RAS program were utilized to model the existing culverts in this study. Eight (8) culverts were modeled in this study, as shown in Table 3.3 below. Refer to the previous Figure 1.1 for culvert locations. The ADOT SR-89A plans are contained in Appendix F

.

Name	Type	Length (ft)	100Yr Flow (cfs)	Upstream Invert (ft)	Downstream Invert (ft)
BE5	1-10'x10' RCBC	168	921	3512.76	3504.42
PE6	1-4' CMP	135	160	3513.04	3508.67
BE7	4-12'x10' RCBC	104	3020	3503.66	3501.66
PE9	1-4' CMP	125	128.5	3498.19	3495.75
PE10	2-3' CMP	175	128.5	3486.84	3482.09
PE11	1-5' CMP	120	185	3482.58	3480.89
BE12	1-10'x10' RCBC	114	542	3474.16	3470.56
PE13	3-3' CMP	107	146	3477.97	3475.83

Table 3.3 – Culvert Summary

3.5.3 Levees and Dikes

No levees are present within the modeling area.

3.5.4 Non-Levee Embankments

No non-levee embankments were modeled in this study.

3.5.5 Islands and Flow Splits

Small islands (dry areas within the floodplain measuring less than one acre and where the ground is less than one foot above the water surface) are included as part of the floodplain.

3.5.6 Ineffective Flow Areas and Blocked Obstructions

Ineffective flow areas were modeled near culvert crossings where flow contracts upstream of the structure and expands downstream of the structure. In these cases, a contraction rate of 1:1 was used upstream of the culvert and an expansion rate of 4:1 was used downstream of the culvert.

Blocked Obstructions were evaluated for the modeling of buildings. No buildings were within flooding limits after the initial modeling, negating the need to model blocked obstructions.

3.5.7 Supercritical Flow

The natural slopes in this project area are naturally steep and supercritical flow does occur. HEC-RAS models were run using a subcritical flow regime.

3.6 Issues Encountered During the Study

Modeling Warning and Error Messages
The HEC-RAS models contain some non-critical warning and error messages. The majority of them are related to the conveyance ratio and velocity head differences between cross sections exceeding the standard HEC-RAS values. These warnings are deemed insignificant since they do not have any impact on the floodplain modeling results.

3.7 Calibration

No hydraulic calibration of the model was performed during this study.

3.8 Final Results

3.8.1 Hydraulic Analysis Results

All culverts along SR-89A pass the 100-year flow. The stream downstream of culvert PE13 overtops and ponds up on the West side of Aposco Ln. The HEC-RAS cross section and profile plots, as well as summary profile tables are included in the Appendix. Figure 3.2 below shows the preliminary floodplain results.

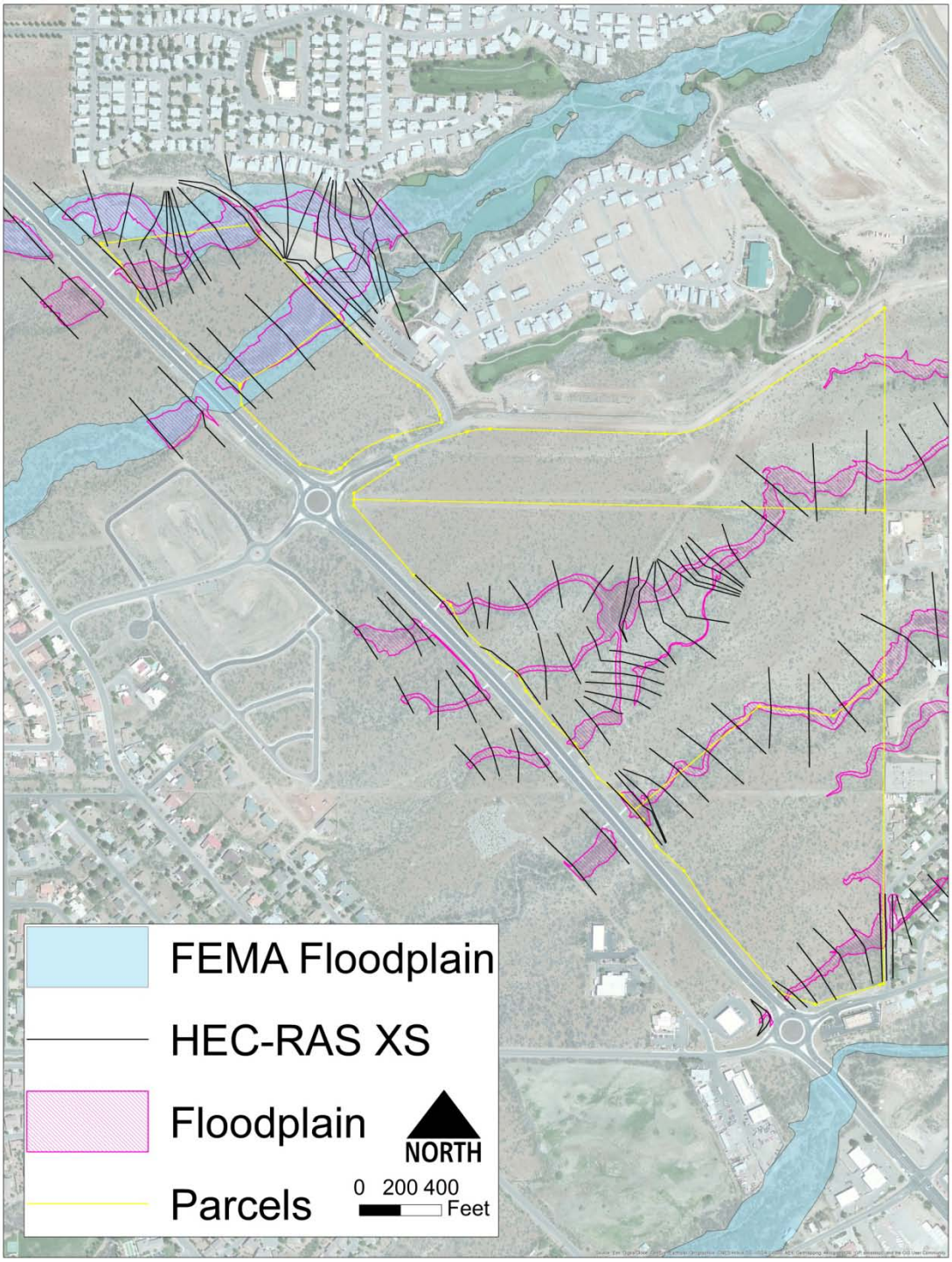


Figure 3.2 – Preliminary Floodplain Results

3.8.2 Verification or Comparison of Results

Mescal Wash is located North of Groseta Ranch Rd. A Letter of Map Revision (LOMR) for Mescal Wash (which flows through culvert BE7) on the west side of SR89A became effective on December 8, 2011. The downstream end of the LOMR intersects with the upstream end of this study. A comparison was done using the effective profile of the wash and is shown below in Figure 3.3. The main reason for these differences is most likely due to the updated topographic mapping.

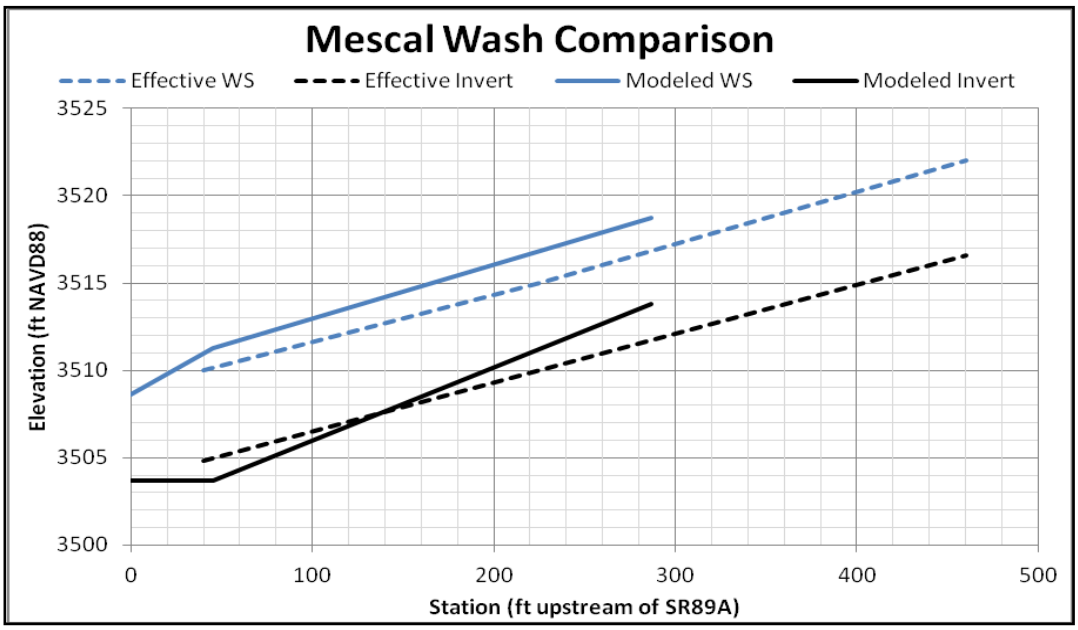


Figure 3.3 – Mescal Wash Water Surface Elevation Comparison

ENGINEERING & TESTING CONSULTANTS INC.

December 28, 2015

Mr. KJ Kasun
Granite Mountain Asset Management
7765 N. Williamson Valley Road
Prescott, Arizona 86305

SUBJECT: PRELIMINARY SUBSURFACE SOIL EXPLORATION FOR GROSETA RANCH ROAD PARCELS, COTTONWOOD, ARIZONA

Dear Mr. Kasun:

Engineering & Testing Consultants, Inc., (ETC) has completed a limited subsurface soil exploration throughout the above referenced properties. The purpose of this exploration was to determine general subsurface soil/rock conditions that may affect site development.

A more detailed description of the subsurface soils encountered by the test borings is shown on the boring logs included in Appendix A.

Site Conditions

The properties are generally located on the north/northwest and south/southeast sides of Groseta Ranch Road, on the east/northeast side of State Route 89A.

Topography typically consists of mildly sloping grades with a moderate amount of brush throughout. However, a large drainage channel is located northwest of Groseta Ranch Road. Our borings on this side of Groseta Ranch were located between the large drainage channel and Groseta Ranch Road.

Subsurface Soil Conditions

ETC performed five exploratory test borings at locations located for us during our site visit by Mr. Michael Foster with Granite Mountain Asset Management.

GEOTECHNICAL ENGINEERING • SOILS & MATERIALS TESTING • SPECIAL INSPECTION

417 NORTH ARIZONA AVENUE • PRESCOTT, ARIZONA 86301
928-778-9001 • FAX 928-778-4866

The subsurface soils encountered typically consist of clayey sand and gravel with varying amounts of cobbles and occasional boulders (Unified Soil Classification SC & GC). The rocky subsurface soils are typically dense to very dense. The upper soils also contain a moderate amount of low to medium plasticity clayey fines.

In Boring B-2, drilled in the north portion of the property on the northwest side of Groseta Ranch Road, southeast of the first large wash. This boring encountered a light brown to white, hard, sandy clay (CL) at a depth of approximately 4 feet, to depths explored, 10 feet. Similar, hard clay soil was also encountered in the east boring, B-3, drilled on the south side of Groseta Ranch, at 2.75 to 6.5 feet depth. The clay soil encountered 2 was hard, and typically low in plasticity.

Bedrock was not encountered by the test borings, to the depths explored, 10 feet below existing grade.

A more detailed description of the subsurface soils encountered by each of the test borings is shown on the boring logs included in Appendix A.

Laboratory

Atterberg limits, gradation, and moisture content laboratory testing was performed for two selected soil samples collected during the field operation. A summary of the laboratory test results is presented below in Table 1. Laboratory testing was performed in accordance with applicable ASTM standards.

As shown in Table 1, the soils tested have a low to medium plasticity. The clay soil from Boring B-2 was tested. However, this more fine-grained soil was only encountered in two of the test borings, B-2 and B-3.

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Boring	Depth (feet)	Liquid Limit (percent)	Plasticity Index	Moisture Content (percent)	Fines Content (percent)	Gravel Content (percent)	Unified Soil Classification
B – 1	0 – 3	31	12	5.8	44	19	SC
B – 2	5 – 8	28	8	5.9	58	5	CL

Site Development

As discussed herein, dense to very dense, rocky material was typically encountered throughout the property. Any significant excavations in the dense material will likely require the use of larger equipment, such as excavators and dozers.

Loose soil, which would require over-excavation and compaction prior to fill placement, was not encountered. The soils were found to be medium dense to dense near the surface.

The fine-grained clayey soil encountered by borings B-1 and B-3 will likely may require a somewhat increased pavement structural section for collector roads, where encountered at pavement subgrade elevations.

Due the very dense, rocky material encountered, consideration may be given to utilizing screened fill material within the upper portion of building pads. This would provide more favorable excavation conditions during construction for completion of foundations, plumbing trenches, and other shallow excavations.

The on-site soils encountered will be adequate for use in site grading, provided that larger cobbles and boulders which may limit adequate compaction are removed.

During fill placement, coarse rock shall be adequately distributed to prevent "nesting" of larger rock pieces. An adequate amount of finer material must be mixed with the coarser material to create a dense fill without the creation of voids. Fill material with a large percentage of rock will still require significant water (sluicing) to promote fines migration and provide for long-term stability and a dense fill section.

Limitations

The information provided in this report is only preliminary and not intended for construction. Any contractor reviewing this report must draw his own conclusions regarding site conditions and specific construction techniques to be used on this project.

For your use. Should you have any questions or concerns, please contact us at (928) 778-9001.

Sincerely,

ENGINEERING & TESTING CONSULTANTS, INC.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37900
MICHAEL PHILIP
WILSON
Date Signed 12.28.15
ARIZONA, U.S.A.

Expires 09/30/17

Michael P. Wilson, P.E.
Project Engineer

Attachments: Appendix A

cc: ETC File No. 9074

APPENDIX A

FIELD EXPLORATION

LOG OF BORING NO. B-1

ENGINEERING & TESTING CONSULTANTS, INC.

PROJECT: S.R. 89A & Groseta Ranch Road
PROJECT NO.: 9074
CLIENT: Granite Mountain Asset Management
DATE: 12-23-2015
LOCATION: S. Area - NW. side of Groseta
ELEVATION: ---
DRILLER: ETC
LOGGED BY: MPW
DRILLING METHOD: Continuous Flight Auger

DEPTH (feet)	Description	GROUP SYMBOL	SOIL TYPE	SAMPLERS	TEST RESULTS (Plastic Limit — Liquid Limit; Water Content - ●; Penetration - ▨; 10 20 30 40 50)	Remarks
	CLAYEY SAND WITH GRAVEL, brown, medium plasticity, some cobbles, occasional boulder, high clayey fines, Medium Dense	SC				
2						
4	CLAYEY GRAVEL WITH SAND, brown, medium plasticity, with cobbles, occasional boulder, Medium Dense to dense	GC				
6						
	Decreased amount of coarse rock 6' to 9'					
8						
10						
	Boring terminated at 10 feet depth.					
12						
14						

This information pertains only to this boring and should not be interpreted as being indicitive of the site.

Figure A-4 PAGE 1 of 1

LOG OF BORING NO. B-2

ENGINEERING & TESTING CONSULTANTS, INC.

PROJECT: S.R. 89A & Groseta Ranch Road
PROJECT NO.: 9074
CLIENT: Granite Mountain Asset Management
DATE: 12-23-2015
LOCATION: N. Area - NW. side of Groseta
ELEVATION: ---
DRILLER: ETC
LOGGED BY: MPW
DRILLING METHOD: Continuous Flight Auger

DEPTH (feet)	Description	GROUP SYMBOL	SOIL TYPE	SAMPLERS	TEST RESULTS (Plastic Limit — Liquid Limit; Water Content ●; Penetration ▨; 10 20 30 40 50)	Remarks
	CLAYEY SAND WITH GRAVEL, brown, medium plasticity, Medium Dense	SC				
2	CLAYEY GRAVEL WITH SAND, light brown to white, some cobbles, occasional boulder, medium plasticity, damp, Medium Dense to dense	GC				
4	SANDY CLAY, light brown to white, low to medium plasticity, Very Stiff to Hard	CL				
6						
8						
10	Boring terminated at 10 feet depth.					
12						
14						

This information pertains only to this boring and should not be interpreted as being indicitive of the site.

Figure A-5 PAGE 1 of 1

LOG OF BORING NO. B-3

ENGINEERING & TESTING CONSULTANTS, INC.

PROJECT: S.R. 89A & Groseta Ranch Road
PROJECT NO.: 9074
CLIENT: Granite Mountain Asset Management
DATE: 12-23-2015
LOCATION: E. Area - South side of Groseta
ELEVATION: ---
DRILLER: ETC
LOGGED BY: MPW
DRILLING METHOD: Continuous Flight Auger

DEPTH (feet)	Description	GROUP SYMBOL	SOIL TYPE	SAMPLERS	TEST RESULTS (Plastic Limit ⊢—⊣ Liquid Limit; Water Content - ●; Penetration - ▨; 10 20 30 40 50)	Remarks
	CLAYEY SAND, brown, moist, medium plasticity, Dense	SC				
2						
	SANDY CLAY, light brown to white, low to medium plasticity, Very Stiff to Hard	CL				
4						
	Hard					
6						
	CLAYEY GRAVEL WITH SAND, light brown, with cobbles, occasional boulder, Very Dense	GC				
8						
10						
	Boring terminated at 10 feet depth.					
12						
14						

This information pertains only to this boring and should not be interpreted as being indicitive of the site.

Figure A-6 PAGE 1 of 1

LOG OF BORING NO. B-4

ENGINEERING & TESTING CONSULTANTS, INC.

PROJECT: S.R. 89A & Groseta Ranch Road
PROJECT NO.: 9074
CLIENT: Granite Mountain Asset Management
DATE: 12-23-2015
LOCATION: S. Area - South side of Groseta
ELEVATION: ---
DRILLER: ETC
LOGGED BY: MPW
DRILLING METHOD: Continuous Flight Auger

DEPTH (feet)	Description	GROUP SYMBOL	SOIL TYPE	SAMPLERS	TEST RESULTS (Plastic Limit ⊢—⊣ Liquid Limit; Water Content - ●; Penetration - ▨; 10 20 30 40 50)	Remarks
	CLAYEY SAND WITH GRAVEL, reddish-brown, damp-moist, medium plasticity, some cobble, medium to high clayey fines, Medium Dense to Dense	SC				
2						
	Less rock, 2.5'-3.25'					
	CLAYEY GRAVEL WITH SAND, light dark brown, with cobbles, occasional boulder, Dense to Very Dense	GC				
4						
6						
8						
10						
	Boring terminated at 10 feet depth.					
12						
14						

This information pertains only to this boring and should not be interpreted as being indicitive of the site.

Figure A-7 PAGE 1 of 1

LOG OF BORING NO. B-5

ENGINEERING & TESTING CONSULTANTS, INC.

PROJECT: S.R. 89A & Groseta Ranch Road
PROJECT NO.: 9074
CLIENT: Granite Mountain Asset Management
DATE: 12-23-2015
LOCATION: NW. Area - South side of Groseta
ELEVATION: ---
DRILLER: ETC
LOGGED BY: MPW
DRILLING METHOD: Continuous Flight Auger

DEPTH (feet)	Description	GROUP SYMBOL	SOIL TYPE	SAMPLERS	TEST RESULTS (Plastic Limit ⊢—⊣ Liquid Limit; Water Content - ●; Penetration - ▨; 10 20 30 40 50)	Remarks
	CLAYEY GRAVEL WITH SAND, reddish-brown, damp-moist, medium plasticity, some cobble, occasional boulder, Dense	GC				
2	Light dark brown					
4						
6						
	Medium Dense to Dense					
8						
10	Boring terminated at 10 feet depth.					
12						
14						

This information pertains only to this boring and should not be interpreted as being indicitive of the site.

Figure A-8 PAGE 1 of 1

KEY TO SYMBOLS

Symbol Description

Strata symbols

Clayey sand

Clayey gravel

Low plasticity clay

Soil Samplers

Bulk sample taken from 4 in. auger

Notes:

1. Exploratory borings were drilled on 12-23-2015 using a 4-inch diameter continuous flight power auger.
2. No free water was observed at the time of drilling.
3. Boring locations were shown to us in the field.
4. These logs are subject to the limitations, conclusions, and recommendations in this report.
5. Results of tests conducted on samples recovered are reported on the logs.

MASTER PHASE PLAN

THE VINEYARDS AT COTTONWOOD
APN. 406-23-036V, 036W, 174B, 174C
AND 406-32-080P

OWNER:
GRANITE MOUNTAIN ASSET MANAGEMENT
SWAYZE McCRAIN
KJ KASUN
7765 WILLIAMSON VALLEY ROAD
PRESCOTT, AZ. 86305
(817) 602-6365

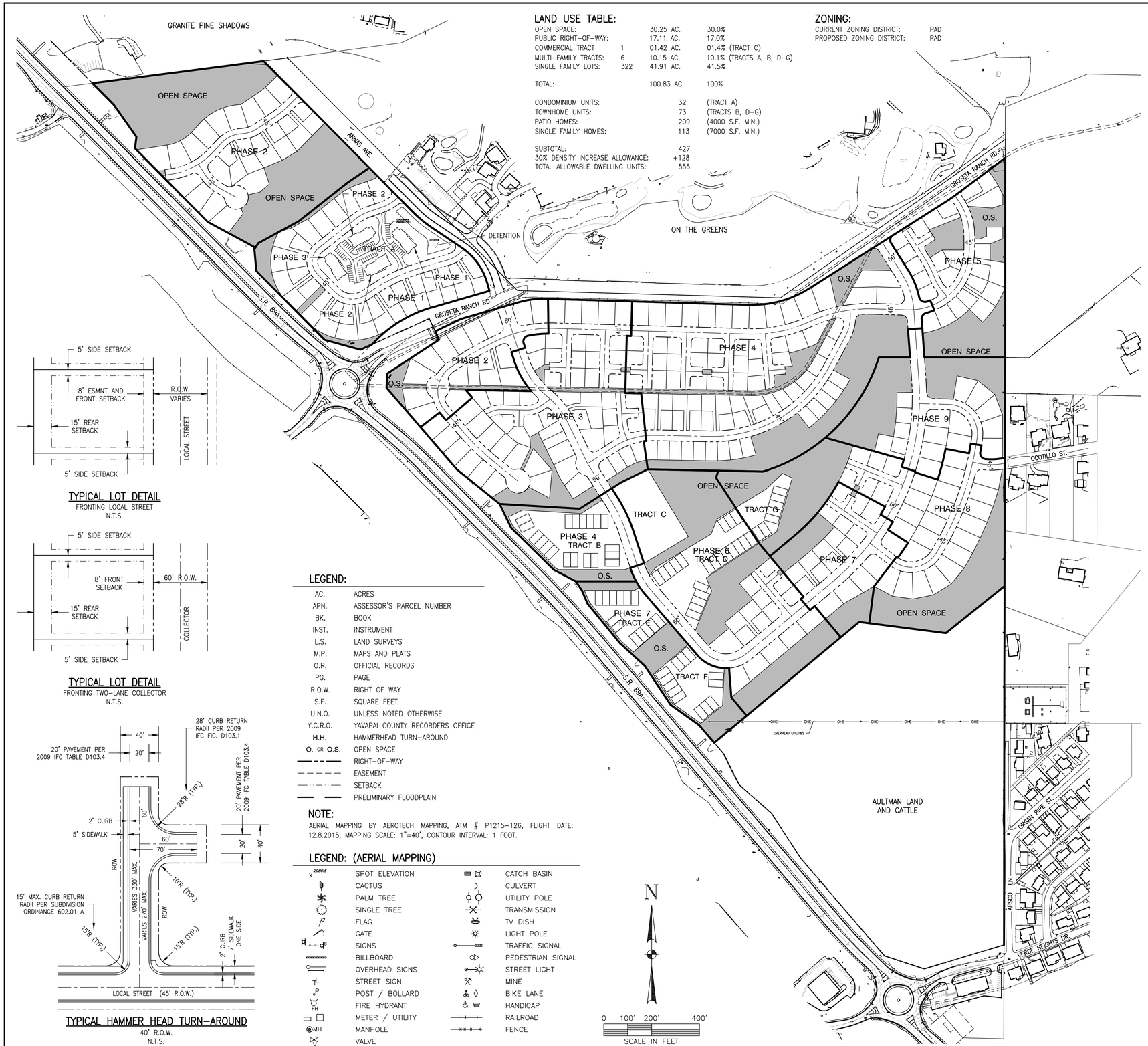
CIVIL ENGINEER:
KELLEY/WISE ENGINEERING, INC.
GARY R. KELLEY, PE 22880
146 GROVE AVENUE
PRESCOTT, AZ. 86301
(928) 771-1730

LAND USE TABLE:

OPEN SPACE:		30.25 AC.	30.0%
PUBLIC RIGHT-OF-WAY:		17.11 AC.	17.0%
COMMERCIAL TRACT	1	01.42 AC.	01.4% (TRACT C)
MULTI-FAMILY TRACTS:	6	10.15 AC.	10.1% (TRACTS A, B, D-G)
SINGLE FAMILY LOTS:	322	41.91 AC.	41.5%
TOTAL:		100.83 AC.	100%
CONDOMINIUM UNITS:		32	(TRACT A)
TOWNHOME UNITS:		73	(TRACTS B, D-G)
PATIO HOMES:		209	(4000 S.F. MIN.)
SINGLE FAMILY HOMES:		113	(7000 S.F. MIN.)
SUBTOTAL:		427	
30% DENSITY INCREASE ALLOWANCE:		+128	
TOTAL ALLOWABLE DWELLING UNITS:		555	

ZONING:

CURRENT ZONING DISTRICT:	PAD
PROPOSED ZONING DISTRICT:	PAD



TYPICAL LOT DETAIL
FRONTING LOCAL STREET
N.T.S.

TYPICAL LOT DETAIL
FRONTING TWO-LANE COLLECTOR
N.T.S.

TYPICAL HAMMER HEAD TURN-AROUND
40' R.O.W.
N.T.S.

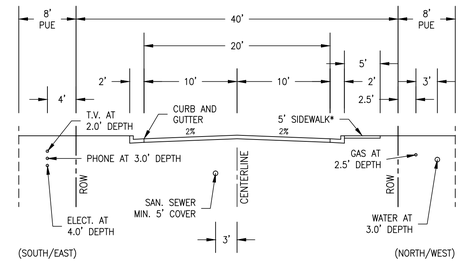
LEGEND:

AC.	ACRES
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
INST.	INSTRUMENT
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
Y.C.R.O.	YAVAPAI COUNTY RECORDERS OFFICE
H.H.	HAMMERHEAD TURN-AROUND
O. OR O.S.	OPEN SPACE
	RIGHT-OF-WAY
	EASEMENT
	SETBACK
	PRELIMINARY FLOODPLAIN

NOTE:
AERIAL MAPPING BY AEROTECH MAPPING, ATM # P1215-126, FLIGHT DATE: 12.8.2015, MAPPING SCALE: 1"=40', CONTOUR INTERVAL: 1 FOOT.

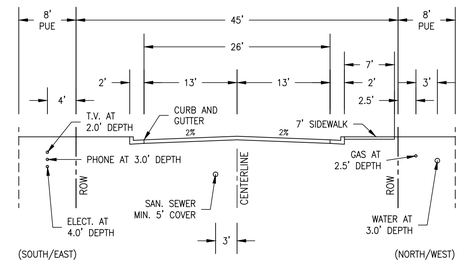
LEGEND: (AERIAL MAPPING)

x 2980.5	SPOT ELEVATION		CATCH BASIN
	CACTUS		CULVERT
	PALM TREE		UTILITY POLE
	SINGLE TREE		TRANSMISSION
	FLAG		TV DISH
	GATE		LIGHT POLE
	SIGNS		TRAFFIC SIGNAL
	BILLBOARD		PEDESTRIAN SIGNAL
	OVERHEAD SIGNS		STREET LIGHT
	STREET SIGN		MINE
	POST / BOLLARD		BIKE LANE
	FIRE HYDRANT		HANDICAP
	METER / UTILITY		RAILROAD
MH	MANHOLE		FENCE
	VALVE		

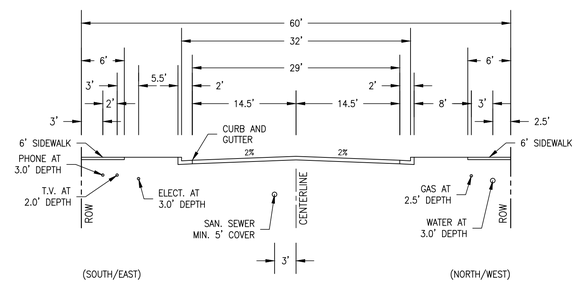


*5' SIDEWALK TO BE LOCATED ON THE SIDE OPPOSITE THE HAMMERHEAD TURN-AROUND

TYPICAL LOCAL STREET SECTION
40' R.O.W. (HAMMERHEAD TURN-AROUND)
SEE ALSO TYPICAL HAMMERHEAD DETAIL ON SHEET 2
N.T.S.



TYPICAL LOCAL STREET SECTION
45' R.O.W. (THRU STREET OR CUL-DE-SAC)
N.T.S.



TYPICAL TWO LANE COLLECTOR SECTION
60' R.O.W. (THRU STREET)
N.T.S.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
22880
GARY R.
KELLEY
7/11/16
Date Signed
ARIZONA, U.S.A.
EXPIRES 06/30/18

VINEYARDS AT COTTONWOOD
MASTER PHASE PLAN

KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX (928) 778-2220

DRAWN	CJK	REVISED
CREW	CJK/WRW	
CHECK	GRK	
DATE	7.11.16	
JOB	15-078	
SHEET NO. 1 OF 1		

SKETCH PLAN

THE VINEYARDS AT COTTONWOOD
PHASE 1 – UNIT 1

ZONING:

CURRENT ZONING DISTRICT: PAD

LAND USE TABLE:

PUBLIC RIGHT–OF–WAY:		2.31 AC.
OPEN SPACE:		---
CONDOMINIUM TRACT:	A	---
CONDOMINIUM UNITS:	16	N/A
PATIO HOMES:	32	---
SINGLE FAMILY HOMES:	14	---
TOTAL:		12.84 AC.

LEGEND:

AC.	ACRES
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
INST.	INSTRUMENT
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
Y.C.R.O.	YAVAPAI COUNTY RECORDERS OFFICE

NOTE:

AERIAL MAPPING BY ATM FLIGHT DATE MAPPING SCALE CONTOUR INTERVAL

LEGEND: (AERIAL MAPPING)

- SPOT ELEVATION
- CACTUS
- PALM TREE
- SINGLE TREE
- FLAG
- GATE
- SIGNS
- BILLBOARD
- OVERHEAD SIGNS
- STREET SIGN
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CATCH BASIN
- CULVERT
- UTILITY POLE
- TRANSMISSION
- TV DISH
- LIGHT POLE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- STREET LIGHT
- MINE
- BIKE LANE
- HANDICAP
- RAILROAD
- FENCE

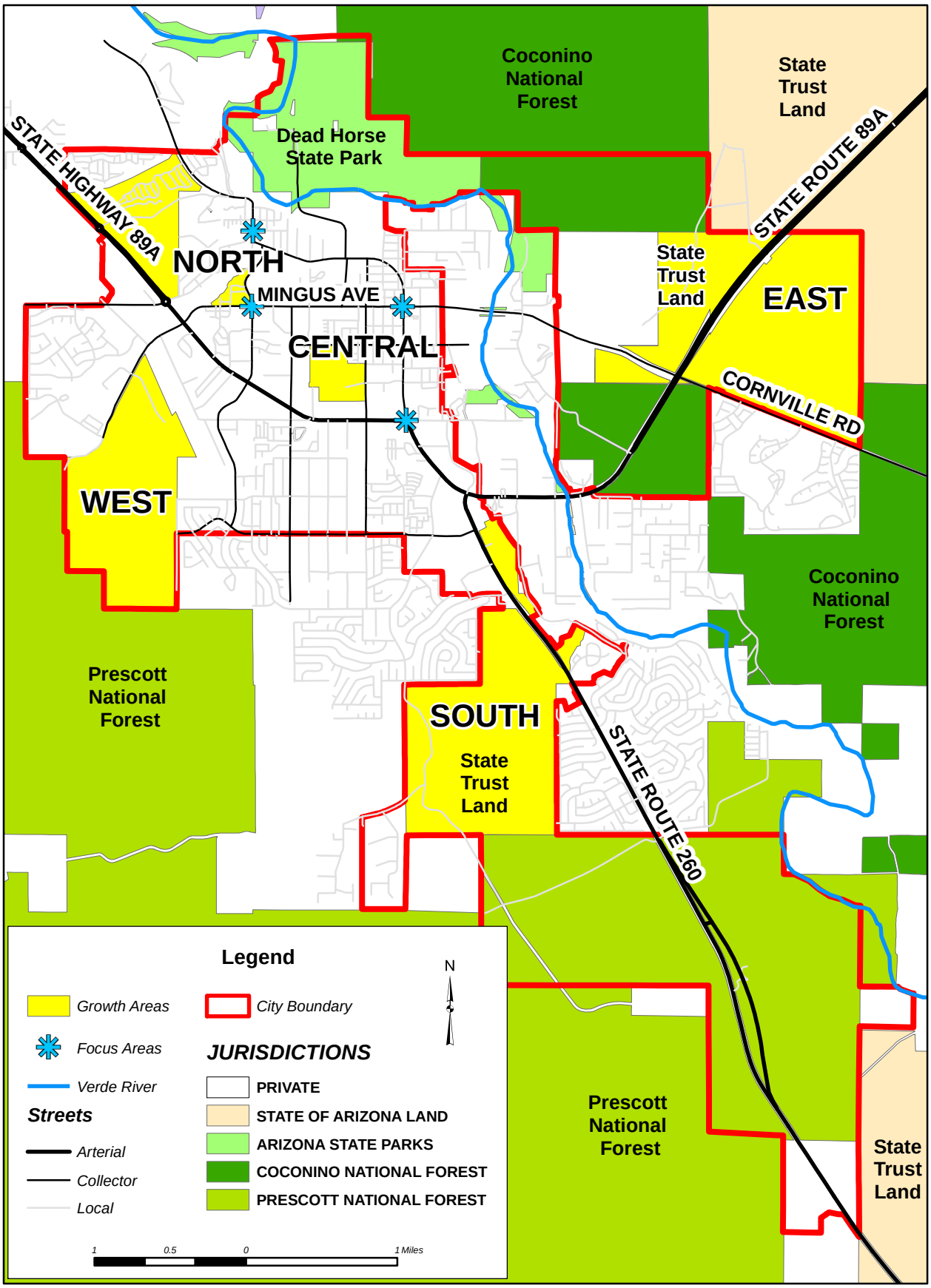
PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

VINEYARDS AT COTTONWOOD
PHASE 1 – UNIT 1

KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771–1730
FAX (928) 778–2220

DRAWN	CJK	REVISED
CREW	CJK/WRW	
CHECK	GRK	
DATE	2.18.16	
JOB	15–086	
SHEET NO. 1 OF 1		

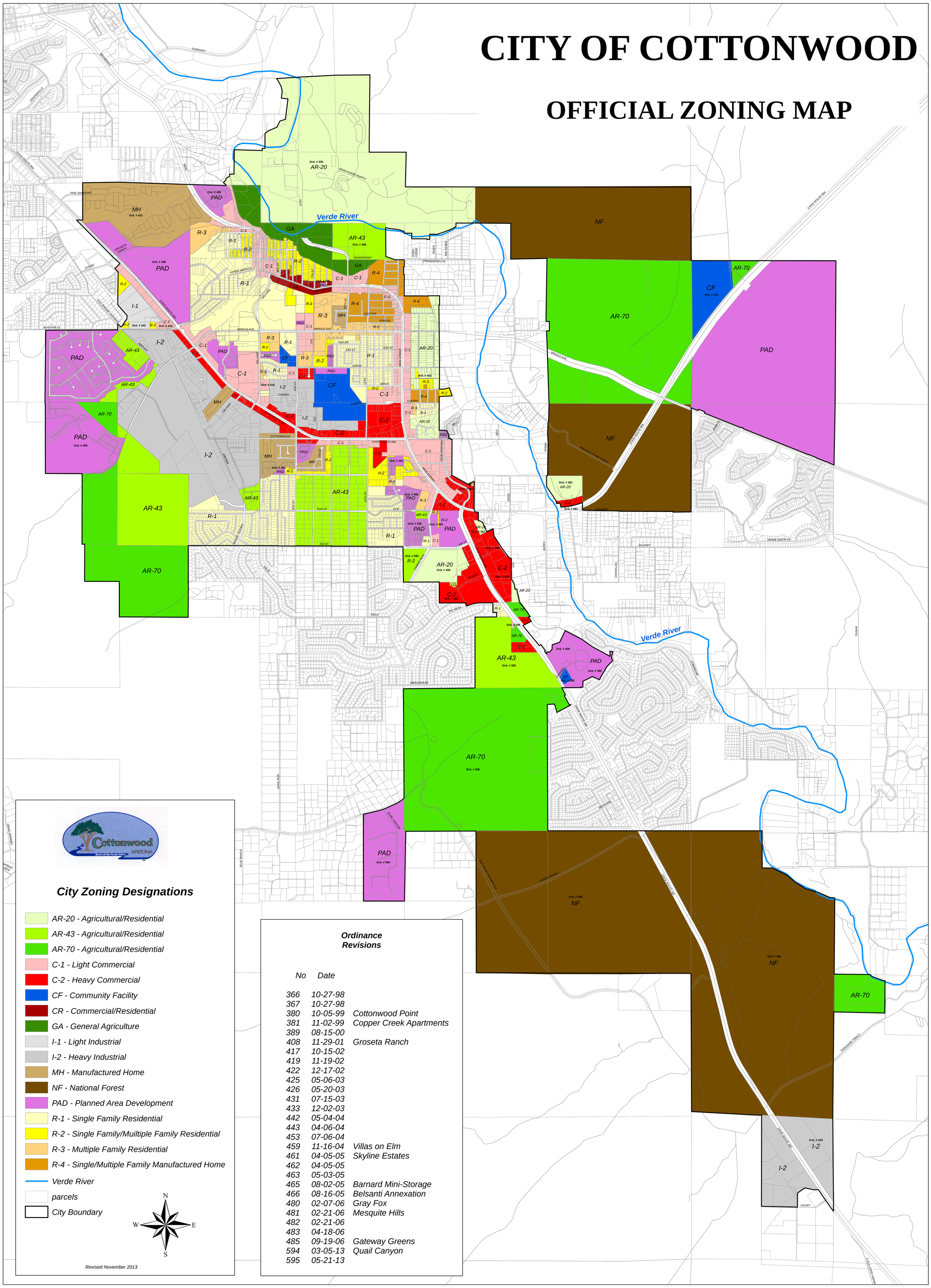
Growth Areas



APPENDIX C

CITY OF COTTONWOOD

OFFICIAL ZONING MAP



APPENDIX D

Land Use Key:

- Open Space
- Commercial Use
- High Density Residential Use
- Medium Density Residential Use
- Low Density Residential Use

Project Data

Site Area: +-100 Acres

Phase One, Unit One Area: 8 Acres

Phase One, Unit Two Area: _____

Phase One, Unit Three Area: _____

Land Use Quantities

Open Space: Acres. %

Village Commercial: +-1.5-Acres

Condominiums: 2-Story

Patio Homes: 2-Story. 4000 sq ft Lots

Single Family Homes: 1 & 2-Story. 7000 sq ft Lots

TOTAL LOTS:

Master Site Plan

North

Scale:

0' 100' 200' 400'

18 February 2016

The Vineyards at Cottonwood

Cottonwood. Arizona

Gra ite Ne w Ar Asset Man gement Prescott Arizona

Studio@St ve ThompsonArchitect.com

Sedona Del Mar. Santa Fe. Chicago. 928.301.5822

APPENDIX E

Appendix F

Order No.: **01838725-295-NA** Policy No.: **AZ-FXDK-IMP-81306-1-16-01838725**

Commonwealth Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Lawyers Title of Arizona, Inc.**
1500 E Woolford Road ,Suite 102
Show Low, AZ 85901

Policy No.: **AZ-FXDK-IMP-81306-1-16-01838725** Order No.: **01838725-295-NA**

Address Reference: **Vacant Lots, Yavapai, , AZ**

Amount of Insurance: **$2,848,044.00**

Date of Policy: **March 31, 2016 at 2:27 PM**

1. Name of Insured:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   A FEE

3. Title is vested in:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

4. The Land referred to in this policy is described as follows:

   See Exhibit A attached hereto and made a part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1:

That portion of Sections 28 and 33, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being portions of those certain parcels described in Book 3984 of Official Records at Page 64 and Book 3984 of Official Records at Page 67, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100 (from which the southwest corner of said Section 28, marked with a found, bent, rebar with aluminum cap "RLS 40622", bears North 88°51'34" West, along the Basis of Bearing, a distance of 2648.46 feet);

Thence North 88°51'35" West, along the south line of the southwest quarter of said Section 28 a distance of 1645.61 feet to a point;

Thence South 05°37'52" East a distance of 407.23 feet to a point;

Thence South 57°33'17" West a distance of 204.00 feet to a point;

Thence North 86°33'06" West a distance of 335.72 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 51°07'57" West, along said easterly right-of-way, a distance of 230.49 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622", the TRUE POINT OF BEGINNING;

Thence North 40°41'19" West, along said easterly right-of-way, a distance of 449.08 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 01°41'55" East, along said easterly right-of-way, a distance of 28.05 feet to a point on said south line of the southwest quarter of said Section 28 marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 01°47'45" East, along said easterly right-of-way, a distance of 31.34 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 56°54'34" East, along said easterly right-of-way, a distance of 259.24 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 25°08'18" West, along said easterly right-of-way, a distance of 13.31 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 24°52'54" West, along said easterly right-of-way, a distance of 25.00 feet to a point on the southerly line of that certain exception described as PARCEL 1 in said Book 3984 at Page 67 marked with a set 1/2 inch rebar with plastic cap "LS 48100" in pavement;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

Thence North 64°15'46" East, along said southerly line of exception, a distance of 90.24 feet to a found spindle with washer "LS 13015" in pavement;

Thence North 63°56'12" East, along said southerly line of exception, a distance of 28.82 feet to a point on the southerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100" in pavement;

Thence North 73°50'09" East, along said southerly line of right-of-way, a distance of 252.98 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100;

Thence easterly, along said southerly line of right-of-way, along a curve to the right having a radius of 360.00 feet, a central angle of 17°50'56", a chord of North 82°45'37" East, 111.70 feet, for an arc length of 112.15 feet to a point marked with a set ½ inch rebar with plastic cap "LS 48100;

Thence South 88°18'55" East, along said southerly line of right-of-way, a distance of 10.84 feet to a point;

Thence South 00°41'18" East a distance of 145.53 feet to a point;

Thence South 01°08'25" West a distance of 249.50 feet to a point;

Thence South 50°02'37" West a distance of 493.65 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of Sections 28 and 33, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being portions of those certain parcels described in Book 3984 of Official Records at Page 64 and Book 3984 of Official Records at Page 67, records of Yavapai County, more particularly described as follows:

BEGINNING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100 (from which the southwest corner of said Section 28, marked with a found, bent, rebar with aluminum cap "RLS 40622", bears North 88°51'34" West, along the Basis of Bearing, a distance of 2648.46 feet);

Thence North 88°51'35" West, along the south line of the southwest quarter of said Section 28 a distance of 1645.61 feet to a point;

Thence South 05°37'52" East a distance of 407.23 feet to a point;

Thence South 57°33'17" West a distance of 204.00 feet to a point;

Thence North 86°33'06" West a distance of 335.72 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A
(Continued)

Thence North 51°07'57" West, along said easterly right-of-way, a distance of 230.49 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 50°02'37" East a distance of 493.95 feet to a point;

Thence North 01°08'25" East a distance of 249.50 feet to a point;

Thence North 00°41'18" West a distance of 145.53 feet to a point on the southerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577;

Thence South 88°18'55" East, along said southerly line of right-of-way, a distance of 844.00 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence northeasterly, along said southerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 34°07'26", a chord of North 74°37'22" East, 258.20 feet, for an arc length of 262.05 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 57°33'39" East, along said southerly line of right-of-way, a distance of 686.99 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence northeasterly, along said southerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 04°25'16", a chord of North 55°21'01" East, 33.94 feet, for an arc length of 33.95 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100"

Thence North 53°08'23" East, along said southerly line of right-of-way, a distance of 263.69 feet to a point on the locally accepted north-south mid-section line of said Section 28 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 00°01'22" West, along said mid-section line, a distance of 834.67 feet to a found 1/2 inch rebar with tag "LS 32224";

Thence South 00°17'19" West, along said mid-section line, a distance of 150.03 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

That portion of Section 29, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being a portion of that certain parcel described as PARCEL 2 in Book 3984 of Official Records at Page 66, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of Section 28, said Township and Range marked with a found 1/2 inch rebar with set tag "LS 48100;

Thence North 88°51'34" West along the south line of the southwest quarter of said Section 28 and the Basis of Bearing, a distance of 2648.46 feet to the southeast corner of said Section 29 marked with a found, bent, rebar with aluminum cap "RLS 40622";

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT A
(Continued)

Thence North 00°01'30" West a distance of 150.74 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence South 65°35'15" West, along said easterly right-of-way, a distance of 50.75 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 74°40'47" West, along said easterly right-of-way, a distance of 155.85 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°38'55" West, along said easterly right-of-way, a distance of 405.00 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 05°18'05" West, along said easterly right-of-way, a distance of 91.04 feet to a point on the southerly line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100", the TRUE POINT OF BEGINNING;

Thence North 05°18'05" West, continuing along said easterly right-of-way, a distance of 9.86 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 61°45'06" West, along said easterly right-of-way, a distance of 220.77 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°39'12" West, along said easterly right-of-way, a distance of 431.99 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 07°00'05" East, along said easterly right-of-way, a distance of 48.39 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 35°09'52" West, along said easterly right-of-way, a distance of 164.23 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°39'27" West, along said easterly right-of-way, a distance of 127.33 feet to a point on the north line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 82°38'00" East, leaving said right-of-way, along said north line, a distance of 721.71 feet to the end of the westerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 44°41'05" East, along said westerly line of right-of-way, a distance of 628.44 feet to a point on the southerly line of said PARCEL 2 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 55°45'19" West, along said southerly line, a distance of 110.11 feet to a found 5/8 inch rebar with illegible plastic cap and set tag "LS 48100;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

Thence South 51°42'35" West, along said southerly line, a distance of 259.86 feet to a found 5/8 inch rebar with set tag "LS 48100";

Thence South 61°30'43" West, along said southerly line, a distance of 192.34 feet to a found 5/8 inch rebar with plastic cap "LS 13015";

Thence South 32°52'33" West, along said southerly line, a distance of 30.33 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 4:
That portion of Sections 28 and 29, Township 16 North, Range 3 East, Gila and Salt River Meridian, Yavapai County, Arizona, being a portion of that certain parcel described as PARCEL 1 in Book 3984 of Official Records at Page 66, records of Yavapai County, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 28 marked with a found 1/2 inch rebar with set tag "LS 48100;

Thence North 88°51'34" West along the south line of the southwest quarter of said Section 28 and the Basis of Bearing, a distance of 2648.46 feet to the southwest corner of said Section 28 marked with a found, bent, rebar with aluminum cap "RLS 40622";

Thence North 00°01'30" West a distance of 150.74 feet to a point on the easterly right-of-way of the PRESCOTT-FLAGSTAFF HIGHWAY per Drawing Number D-13-T-464 on file with the Arizona Department of Transportation and the Warranty Deed re-recorded in Book 4768 of Official Records at Page 553, records of Yavapai County marked with a found aluminum cap "ADOT ROW 2009 RLS 40622", the TRUE POINT OF BEGINNING;

Thence South 65°35'15" West, along said easterly right-of-way, a distance of 50.75 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 74°40'47" West, along said easterly right-of-way, a distance of 155.85 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 44°38'55" West, along said easterly right-of-way, a distance of 405.00 feet to a found aluminum cap "ADOT ROW 2009 RLS 40622";

Thence North 05°18'05" West, along said easterly right-of-way, a distance of 91.04 feet to a point on the northerly line of said PARCEL 1 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence North 32°52'33" East, along said northerly line, a distance of 30.33 feet to a found 5/8 inch rebar with plastic cap "LS 13015";

Thence North 61°30'43" East, along said northerly line, a distance of 192.34 feet to a found 5/8 inch rebar with set tag "LS 48100;

Thence North 51°42'35" East, along said northerly line, a distance of 259.86 feet to a found 5/8 inch rebar with illegible plastic cap and set tag "LS 48100;

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

Thence North 55°45'19" East, along said northerly line, a distance of 110.11 feet to a point on the westerly line of that certain right-of-way granted to the City of Cottonwood and described on EXHIBIT B in Book 4217 of Official Records at Page 577 marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 44°41'05" East, along said westerly line of right-of-way, a distance of 266.82 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southeasterly, along said westerly line of right-of-way, along a curve to the left having a radius of 440.00 feet, a central angle of 11°18'53", a chord of South 50°20'32" East, 86.75 feet, for an arc length of 86.89 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 55°59'58" East, along said westerly line of right-of-way, a distance of 160.73 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southerly, along said westerly line of right-of-way, along a curve to the right having a radius of 260.00 feet, a central angle of 39°50'07", a chord of South 36°04'55" East, 177.15 feet, for an arc length of 180.77 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 16°09'51" East, along said westerly line of right-of-way, a distance of 37.03 feet to an angle point (the intersection of said westerly line of right-of-way and the northerly line of the same right-of-way) marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 73°50'09" West, along said northerly line of right-of-way, a distance of 252.15 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence southwesterly, along said northerly line of right-of-way, along a curve to the left having a radius of 540.00 feet, a central angle of 28°29'01", a chord of South 59°35'39" West, 265.70 feet, for an arc length of 268.45 feet to a point marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 45°21'09" West, along said northerly line of right-of-way, a distance of 28.66 feet to a point on the easterly right-of-way of said PRESCOTT-FLAGSTAFF HIGHWAY marked with a set 1/2 inch rebar with plastic cap "LS 48100";

Thence South 65°34'31" West, along said easterly right-of-way, a distance of 1.68 feet to the TRUE POINT OF BEGINNING.

APN:

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B

EXCEPTIONS FROM COVERAGE

PART I

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

END OF SCHEDULE B– PART I

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association

SCHEDULE B

PART II

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2016.

2. Intentionally Deleted

3. Intentionally Deleted

4. Intentionally Deleted

5. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

6. Reservation, exceptions, covenants, conditions, smoke easement and rights reserved or imposed in Deed:

   Recorded in Book 187 of Deeds
   Page 331
   (all parcels)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	drainage
Recorded in Book:	301 of Official Records
Page:	21

   (all parcels)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	construction
Recorded in Book:	328 of Official Records
Page:	414

   (all parcels)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	electric lines
Recorded in Book:	930 of Official Records
Page:	660

   And thereafter Release of Easement

Recorded in Book:	4465 of Official Records
Page:	560

   (Affects Section 33)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	communication and other facilities
Recorded in Book:	1361 of Official Records
Page:	410

    (Parcels 1, 2 and 4)

Schedule B
(Continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	slope
Recorded in Book:	2012 of Official Records
Page:	120
(Parcels 1, 2 and 4)	

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	drainage
Recorded in Docket:	2012 of Official Records
Page:	123
(Affects Section 33)	

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public road
Recorded in Book:	2019 of Official Records
Page:	116
(Affects Section 33)	

14. Matters shown on record of survey:

Recording No.:	Book 49 of Land Surveys, page 87
(all parcels)	

15. Matters shown on record of survey:

Recording No.:	Book 63 of Land Surveys, page 20
(all parcels)	

16. Matters shown on record of survey:

Recording No.:	Book 80 of Land Surveys, page 56
(all parcels)	

17. Matters shown on record of survey:

Recording No.:	Book 81 of Land Surveys, page 99
(Affects Section 33)	

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Schedule B
(Continued)

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	underground electric lines
Recorded in Book:	3253 of Official Records
Page:	879
(Affects Section 28)	

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document

Purpose:	underground electric
Recorded in Book:	3253 of Official Records
Page:	883
(Affects Section 28)	

20. The effect of Resolution No. 2002-01 by the Verde Rural Fire District and the Cornville/Page Springs Fire District recorded in

Recorded in Book:	3892 of Official Records
Page:	665
Concerning	Fire District boundaries
(all parcels)	

21. Matters shown on record of survey disclosing Territory in the Vicinity of the Cottonwood Airport:

Recording No.:	Book 55 of Maps, page 98
(all parcels)	

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public road
Recorded in Book:	4217 of Official Records
Page:	577
(Affects Section 28)	

23. Resolution of Establishment by the Arizona Department of Transportation

For:	highway
Recorded in Book:	4519 of Official Records
Page:	34
(all parcels)	

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commonwealth Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Lawyers Title of Arizona, Inc.**
1500 E Woolford Road ,Suite 102
Show Low, AZ 85901

Policy No.: **AZ-FXDK-IMP-81306-1-16-01838725** Order No.: **01838725-295-NA**

Address Reference: **Vacant Lots, Yavapai, , AZ**

Amount of Insurance: **$2,848,044.00**

Date of Policy: **March 31, 2016 at 2:27 PM**

1. Name of Insured:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   A FEE

3. Title is vested in:

   The Vineyards At Cottonwood I L.L.C., an Arizona limited liability company

4. The Land referred to in this policy is described as follows:

   See Exhibit A attached hereto and made a part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

AERIAL TOPO

APPENDIX G

APPENDIX H

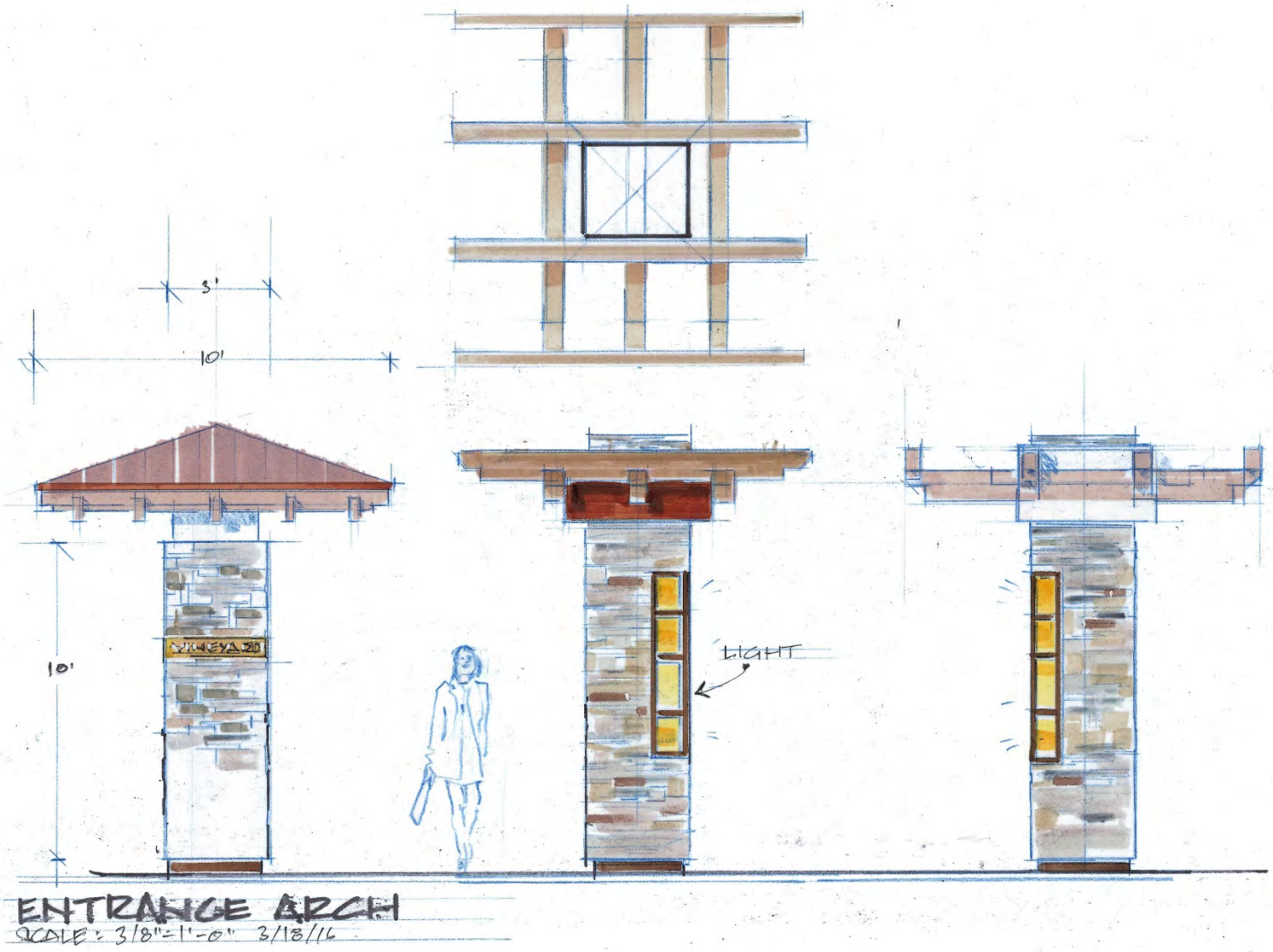
Screen Wall Design Appendix I

the Vineyards at Cottonwood

the VINEYARDS / Wall Concept

Entry Design Feature Appendix J

Marquee Design Features Appendix L



Arizona Department of Water Resources
Water Management Division
P.O. Box 36020 Phoenix, Arizona 85067-6020
(602) 771-8527 • www.azwater.gov

Request to Change Well Information

- Review instructions prior to completing form in black or blue ink.
- You must include with your Notice:
  - check or money order for any required fee(s)
- Authority for fee: A.R.S. § 45-113 and A.A.C. R12-15-104

** PLEASE PRINT CLEARLY **

FILE NUMBER

WELL REGISTRATION NUMBER
55-905196

SECTION 1. REGISTRY INFORMATION

Well Owner

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL
The Vineyards at Cottonwood I, LLC

MAILING ADDRESS
7765 Williamson Valley Road

CITY / STATE / ZIP CODE
Prescott, AZ 86305

CONTACT PERSON NAME AND TITLE
Swayze E. McCraine, Jr.

TELEPHONE NUMBER | FAX

Location of Well

WELL LOCATION ADDRESS (IF ANY)
Groseta Ranch Road, Cottonwood

TOWNSHIP (N/S)	RANGE (E/W)	SECTION	160 ACRE	40 ACRE	10 ACRE
16N	3E	28	SW¼	SE¼	SW¼

LATITUDE			LONGITUDE		
° Degrees	' Minutes	" N Seconds	° Degrees	' Minutes	" W Seconds

METHOD OF LATITUDE/LONGITUDE (CHECK ONE) ☐ *GPS: Hand-Held ☐ USGS Quad Map ☐ Conventional Survey ☐ *GPS: Survey-Grade

*IF GPS WAS USED, GEOGRAPHIC COORDINATE DATUM (CHECK ONE) ☐ NAD-83 ☐ Other (*please specify*):

COUNTY ASSESSOR'S PARCEL ID NUMBER

BOOK	MAP	PARCEL	COUNTY WHERE WELL IS LOCATED
406	23	036R	Yavapai

Type of Request (CHECK ONE)

☐ Change of Well Drilling Contractor (*Fill out Section 2*) ☒ Change of Well Ownership (*Fill out Section 3*) ☐ Change of Well Information (location, use, etc.) (*Fill out Section 4*)

SECTION 2. REQUEST TO CHANGE WELL DRILLING CONTRACTOR

FEE $120 per Well

- If drilling or abandoning a well, the Department must receive this request and issue authorization to the new drilling firm prior to the commencement of well drilling or abandonment.

Current Well Drilling Contractor

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL

DWR LICENSE NUMBER

TELEPHONE NUMBER | FAX

New Well Drilling Contractor

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL

DWR LICENSE NUMBER | ROC LICENSE CATEGORY

TELEPHONE NUMBER | FAX

SECTION 3. STATEMENT OF CHANGE OF WELL OWNERSHIP

FEE $30 per Well

Previous Well Owner

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUA
Aultman Land & Cattle LLC

MAILING ADDRESS
P.O. Box 1619

CITY / STATE / ZIP CODE
Cottonwood, AZ 86326

CONTACT PERSON NAME AND TITLE
Andy Groseta

TELEPHONE NUMBER
928-634-4333 | FAX

New Well Owner

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL
The Vineyards at Cottonwood I, LLC

MAILING ADDRESS
7765 Williamson Valley Road

CITY / STATE / ZIP CODE
Prescott, AZ 86305

CONTACT PERSON NAME AND TITLE
Swayze E. McCraine, Jr.

TELEPHONE NUMBER | FAX

SECTION 4. CHANGE OF WELL INFORMATION (No Fee Required)

NOTE: Applies only to wells that have already been drilled. For proposed wells, an amended Notice of Intent to Drill a Well must be filed.

EXPLAIN

SECTION 5. OPTIONAL BY PROPERTY OWNER AND WELL OWNER ONLY

☐ By checking this box, I hereby provide ADWR permission to enter the property for the purpose of taking water level measurements at this well. (*See instructions.*)

SECTION 6. WELL OWNER SIGNATURE

I HEREBY CERTIFY that the above statements are true to the best of my knowledge and belief.

TYPE OR PRINT NAME AND TITLE
The Vineyards at Cottonwood I, LLC c/o Swayze E. McCraine, Jr.

SIGNATURE OF WELL OWNER | DATE
3-31-16

ARIZONA DEPARTMENT OF WATER RESOURCES
3550 N. Central Avenue Suite 200, Phoenix, Arizona 85012
Telephone (602) 771-8500
Fax (602) 771-8691

Wednesday, July 12, 2006

Aultman Land & Cattle LLC.
P.O. Box 1619
Cottonwood, AZ, 86326

Janet Napolitano
Governor

Herbert R. Guenther
Director

Registration No. 55-905196
File No.A(16-3)28 CDB
Dear Applicant:

Enclosed is a copy of the Notice of Intent to Drill a Well ("NOI") which you recently filed with this Department pursuant to A.R.S. §45-596. This is to inform you that the Department has approved the NOI and has mailed (or otherwise provided) a drilling card authorizing the drilling of the well to the well driller identified in the NOI. The driller may not begin drilling until he has received the drilling card which he must keep in his possession at the well site during drilling.

Well drilling activities must be completed within one year after the date the NOI was filed with the Department. If drilling is not completed within one year, you must file a new NOI before proceeding with further drilling. If in the course of drilling the well, it is determined that the well cannot be successfully completed as initially intended (dry hole, cave in, lost tools, etc.), the well must be properly abandoned and a Well Abandonment Completion Report filed as required by A.A.C. R12-15-816(F).

If you change drillers, you must notify the Department of the new driller's identity. Please ensure that the new driller is licensed by the Department to drill the type of well you require. A new driller may not begin drilling until he receives a new drilling card from the Department. If you are drilling a new or replacement well and it is necessary to change the location of the well, you may not proceed with drilling until you file a new NOI with the Department and the Department issues an amended drilling card to the driller. If county approval was required for the original well site plan (this applies to domestic wells on parcels that are five acres or less), you must submit a new well site plan with the new well location to your local county health authority for approval prior to filing the new NOI with the Department.

A.R.S. § 45-600 requires the registered well owner to complete and file a Pump Installation Completion Report form (DWR form 55-56) within 30 days after the installation of pumping equipment. A form is enclosed for your use. Also enclosed is a well owner's guide that provides useful information and advice concerning your upcoming well construction project. A.R.S.§ 45-600 also requires the driller to file a complete and accurate Well Drillers Report and Well Log (DWR form 55-55) within 30 days after completion of drilling. That form was mailed to your driller with the drilling card. You should insist and ensure that all of the required forms are accurately completed and timely filed with the Department.

Please be advised that A.R.S. § 45-593(C) requires the person to whom a well is registered to notify the Department of a change in ownership of the well and/or information pertaining to the physical characteristics of the well in order to keep this well registration file current and accurate. Any change in well information or a request to change well driller must be filed on a Request to Change Well Information form (DWR form 55-71A) that may be downloaded from the ADWR Internet website at
http://www.azwater.gov/dwr/Content/Find_by_Category/Permits_Forms_Applications/default.htm.

Arizona Department of Water Resources
Information Management Unit
P.O. Box 458 • Phoenix, Arizona 85001-0458
(602) 771-8627 • (800) 352-8488
www.water.az.gov

RECEIVED
FEB 9 - 2010
WATER MGMT

Well Driller Report and Well Log

THIS REPORT MUST BE FILED WITHIN **30 DAYS** OF COMPLETING THE WELL.

PLEASE PRINT CLEARLY USING BLACK OR BLUE INK

FILE NUMBER: A(16-3)28 CDB
WELL REGISTRATION NUMBER: 55 - 905196
PERMIT NUMBER (IF ISSUED):

SECTION 1. DRILLING AUTHORIZATION

Drilling Firm

Mail To:

NAME: DRILL-TECH, INC.	DWR LICENSE NUMBER: 239
ADDRESS: P.O. BOX 3568	TELEPHONE NUMBER: 928-636-8006
CITY / STATE / ZIP: CHINO VALLEY, AZ, 86323-3568	FAX:

SECTION 1. REGISTRY INFORMATION

Well Owner

FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL: Aultman Land & Cattle LLC.

MAILING ADDRESS: P.O. Box 1619

CITY / STATE / ZIP: Cottonwood, AZ, 86326

CONTACT PERSON NAME AND TITLE:

TELEPHONE NUMBER: 928 300-6621 FAX:

WELL NAME (e.g., MW-1, PZ-3, lot 26 Well, Smith Well, etc.):

Location of Well

WELL LOCATION ADDRESS (IF ANY): Groseta Ranch Rd.

TOWNSHIP (N/S)	RANGE (E/W)	SECTION	160 ACRE	40 ACRE	10 ACRE
16N	3E	28	NW 1/4	SE 1/4	SW 1/4

LATITUDE			LONGITUDE		
°	'	"N	°	'	"W

METHOD OF LATITUDE/LONGITUDE (CHECK ONE): ☐ USGS Quad Map ☐ Conventional Survey ☐ *GPS: Hand-Held ☐ *GPS: Survey-Grade

LAND SURFACE ELEVATION AT WELL: Feet Above Sea Level

METHOD OF ELEVATION (CHECK ONE): ☐ USGS Quad Map ☐ Conventional Survey ☐ *GPS: Hand-Held ☐ *GPS: Survey-Grade

*IF GPS WAS USED, GEOGRAPHIC COORDINATE DATUM (CHECK ONE): ☐ NAD-83 ☐ Other (please specify)

COUNTY: YAVAPAI

ASSESSOR'S PARCEL ID NUMBER (MOST RECENT): BOOK 406 MAP 23 PARCEL 036R

SECTION 3. WELL CONSTRUCTION DETAILS

Drilling Method (CHECK ONE)
- ☐ Air Rotary
- ☐ Bored or Augered
- ☐ Cable Tool
- ☐ Dual Rotary
- ☒ Mud Rotary
- ☐ Reverse Circulation
- ☐ Driven
- ☐ Jetted
- ☐ Air Percussion / Odex Tubing
- ☐ Other (please specify)

Method of Well Development (CHECK ONE)
- ☒ Airlift
- ☐ Bail
- ☐ Surge Block
- ☐ Surge Pump
- ☐ Other (please specify)

Condition of Well (CHECK ONE)
- ☐ Capped
- ☐ Pump Installed

Method of Sealing at Reduction Points (CHECK ONE)
- ☐ None
- ☐ Packed
- ☐ Swedged
- ☐ Welded
- ☐ Other (please specify)

Construction Dates

DATE WELL CONSTRUCTION STARTED: 7/12/06

DATE WELL CONSTRUCTION COMPLETED: 11/02/06

I state that this notice is filed in compliance with A.R.S. § 45-596 and is complete and correct to the best of my knowledge and belief.

SIGNATURE OF QUALIFYING PARTY:

DATE: 12/06/06

Well Driller Report and Well Log

RECEIVED
FEB - 9 2010
WATER MGMT

WELL REGISTRATION NUMBER
55 - 905196

SECTION 4. WELL CONSTRUCTION DESIGN (AS BUILD) (attach additional page if needed)

Depth

DEPTH OF BORING	DEPTH OF COMPLETED WELL
1,115 Feet Below Land Surface	1,115 Feet Below Land Surface

Water Level Information

STATIC WATER LEVEL	DATE MEASURED	TIME MEASURED	IF FLOWING WELL, METHOD OF FLOW REGULATION
Feet Below Land Surface			☐ Valve ☐ Other:

Borehole			Installed Casing													
DEPTH FROM SURFACE			DEPTH FROM SURFACE			MATERIAL TYPE (T)				PERFORATION TYPE (T)						
FROM (feet)	TO (feet)	BOREHOLE DIAMETER (inches)	FROM (feet)	TO (feet)	OUTER (inches)	STEEL	PVC	ABS	IF OTHER TYPE, DESCRIBE	BLANK OR NONE	WIRE WRAP	SHUTTER SCREEN	MILLS KNIFE	SLOTTED	IF OTHER TYPE, DESCRIBE	SLOT SIZE (inches)
0	40	28	0	40	20	X				X						
40	1,115	18	0	715	12	X				X						
			715	855	12	X								X		
			855	875	12	X				X						
			875	1,015	12	X								X		
			1,015	1,035	12	X				X						
			1,035	1,115	12	X								X		

Installed Annular Material

DEPTH FROM SURFACE		ANNULAR MATERIAL TYPE (T)								FILTER PACK		
						BENTONITE						
FROM (feet)	TO (feet)	NONE	CONCRETE	NEAT CEMENT OR CEMENT GROUT	CEMENT-BENTONITE GROUT	GROUT	CHIPS	PELLETS	IF OTHER TYPE OF ANNULAR MATERIAL, DESCRIBE	SAND	GRAVEL	SIZE
0	300			X								
300	1,115								TACNA WELL ROCK		X	5/16 X8

Well Driller Report and Well Log

WELL REGISTRATION NUMBER
55 - 905196

SECTION 5. GEOLOGIC LOG OF WELL

DEPTH FROM SURFACE FROM (feet)	TO (feet)	Description Describe material, grain size, color, etc.	Check (T) every interval where water was encountered (if known)
0	4	TOP SOIL	
4	50	MALAPAI & LIMESTONE	
50	140	CALY & MALAPAI	
140	230	SAND STONE & MALAPAI	
230	300	MALAPAI BOULDERS	
300	320	SANDSTONE TUFA	
320	380	SANDSTONE & WHITE LIMESTONE	
380	600	WHITE LIMESTONE & RED MUDSTONE	
600	760	RED MUDSTONE & WHITE LIMESTONE	
760	970	MUDSTONE & LIMESTONE	
970	1,115	LIMESTONE & CLAY	

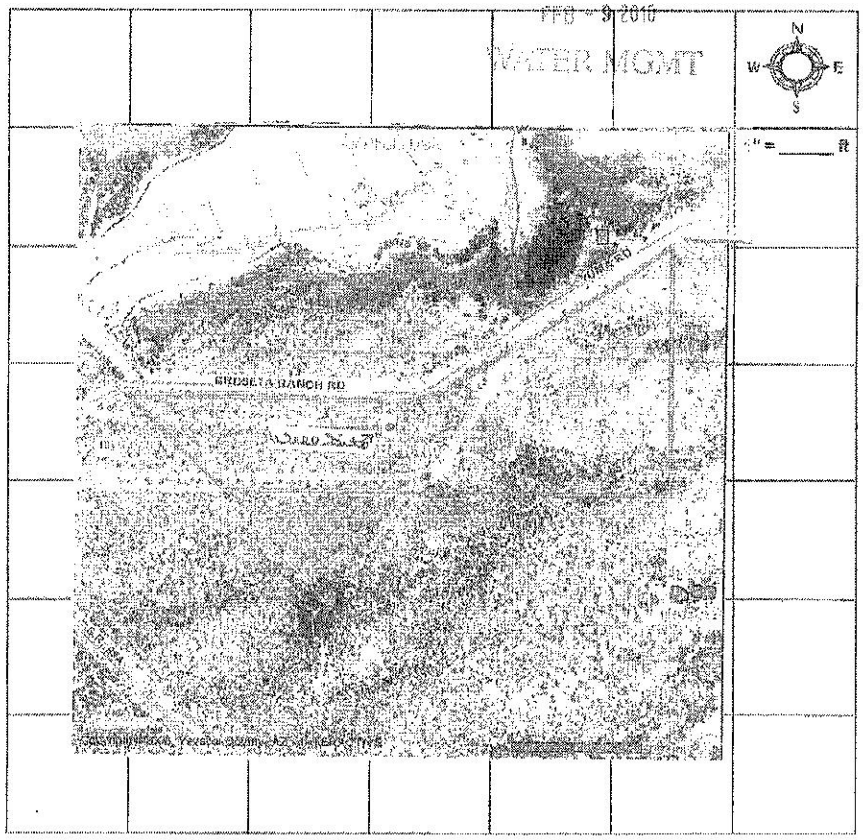
RECEIVED
FEB - 9 2010
WATER MGMT

Well Driller Report and Well Log

WELL REGISTRATION NUMBER
55 - 905196

SECTION 6. WELL SITE PLAN			
NAME OF WELL OWNER	COUNTY ASSESSOR'S PARCEL ID NUMBER (MOST RECENT)		
Aullman Land & Cattle LLC.	BOOK 406	MAP 23	PARCEL 03GR

- Please draw the following: (1) the boundaries of property on which the well was located; (2) the well location; (3) the locations of all septic tank systems and sewer systems on the property or within 100 feet of the well location, even if on neighboring properties; and (4) any permanent structures on the property that may aid in locating the well.
- Please indicate the distance between the well location and any septic tank system or sewer system.



ARIZONA DEPARTMENT OF WATER RESOURCES
3550 N. Central Avenue Suite 200
Phoenix, Arizona 85012

DRILLING CARD

THIS AUTHORIZATION SHALL BE IN POSSESSION OF THE DRILLER DURING ALL DRILLING OPERATIONS

WELL REGISTRATION NO: **55-905196**

AUTHORIZED DRILLER: **DRILL-TECH, INC.** LICENSE NO: **239**

NOTICE OF INTENT TO **DRILL A NON-EXEMPT WELL** HAS BEEN FILED WITH THE DEPARTMENT BY:

WELL OWNER: **Aultman Land & Cattle LLC.**

ADDRESS: **P.O. Box 1619, Cottonwood, AZ, 86326**

THE WELL(S) IS/ARE TO BE LOCATED IN THE:

NW 1/4 of the **SE** 1/4 of the **SW** 1/4 Section **28** Township **16 N** Range **03 E**

NO. OF WELLS IN THIS PROJECT: **1** ASSESSOR'S PARCEL NO: **406-23-036R**

THIS AUTHORIZATION EXPIRES AT MIDNIGHT ON THE DAY OF **7/11/2007**

THE DRILLER MUST FILE A WELL DRILLER REPORT AND WELL LOG WITHIN 30 DAYS OF COMPLETION OF DRILLING

This drilling or abandonment authority was granted based upon the certifications made by the above-named Driller in the notice of intent to drill or abandon. Those certifications, along with any variances granted, are listed below. By drilling or abandoning the well pursuant to this authorization, the above-named driller acknowledges the accuracy of the driller certifications. If the certifications are in error, this authorization is invalid and driller must contact the Department of Water Resource's NOI Section in writing at the address above to correct.

Variance(s) Granted To Driller: **None**

Certification(s) Made By Driller:

- ☑ By checking this box, I certify that I have all necessary Registrar of Contractor (ROC) licenses in all necessary license categories for this drilling or abandonment project and that those licenses are current.
- ☑ By checking this box, I certify that the proposed well site is not within 100 feet of any septic tank system, sewage disposal area, landfill, hazardous waste facility, storage area of hazardous materials or petroleum storage areas and tanks.
- ☑ By checking this box, I certify that this NOI application is not an application to replace, deepen, or modify an existing well.
- ☑ By checking this box, I certify that I have been authorized by the above-named well owner to submit this Notice of Intent on the well owner's behalf.
- ☑ By checking this box, I certify that the information above is complete and correct, and that the well shall be drilled or abandoned in compliance with all pertinent statutes and rules, including any special standards that may be required to protect the aquifer or other water sources.

Entryway/Common/Green Space Trees

APPENDIX N

"Photinia x freseri"

Red Tip Photinia

Entryway/Common/Green Space Trees

APPENDIX N

"Cercis Reniformis"

Oklahoma Redbud

Entryway/Common/Green Space Trees

APPENDIX N

"Vitex agnus-castus"

Vitex Tree

Entryway/Common/Green Space Trees

APPENDIX N

"Vitis Arizonica"

Arizona Canyon Grape

Entryway/Common/Green Space Trees

APPENDIX N

"Lagerstroemia Indica"

Crape Myrtle

Entryway/Common/Green Space Trees

APPENDIX N

"Cercis reniformis"

Oklahoma Redbud

Entryway/Common/Green Space Trees

APPENDIX N

“Malus 'Prairie Fire”

Prairie Fire Crabapple

Entryway/Common/Green Space Trees

APPENDIX N

Lagerstroemia “Tuscarora”

Crape Myrtle

Entryway/Common/Green Space Trees

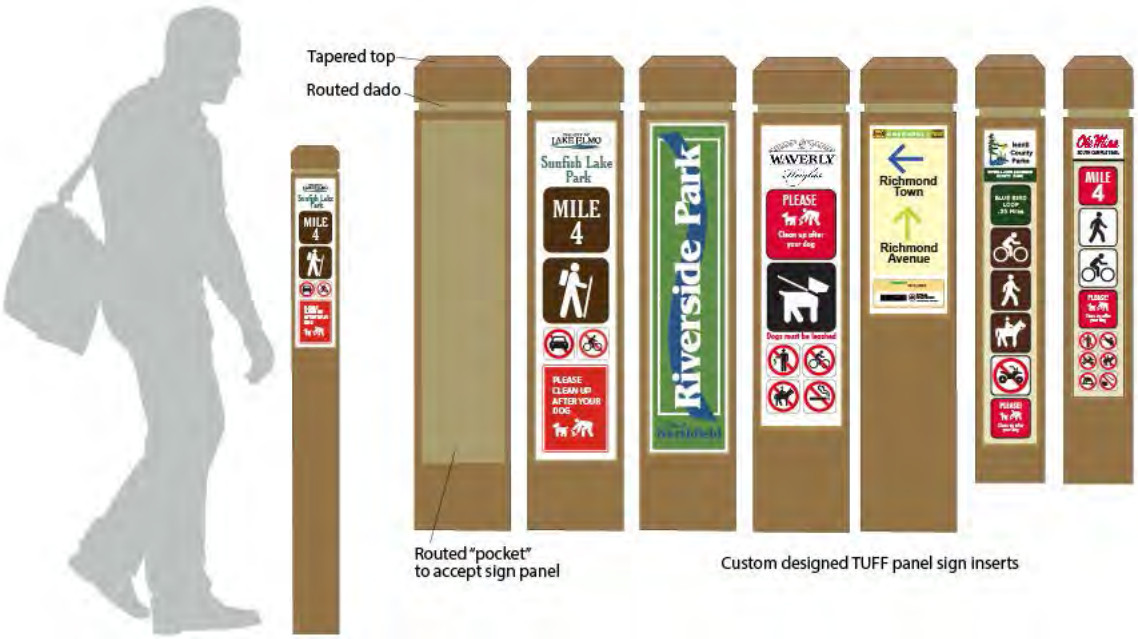
APPENDIX N

"Lagerstroemia Indica"

Crape Myrtle

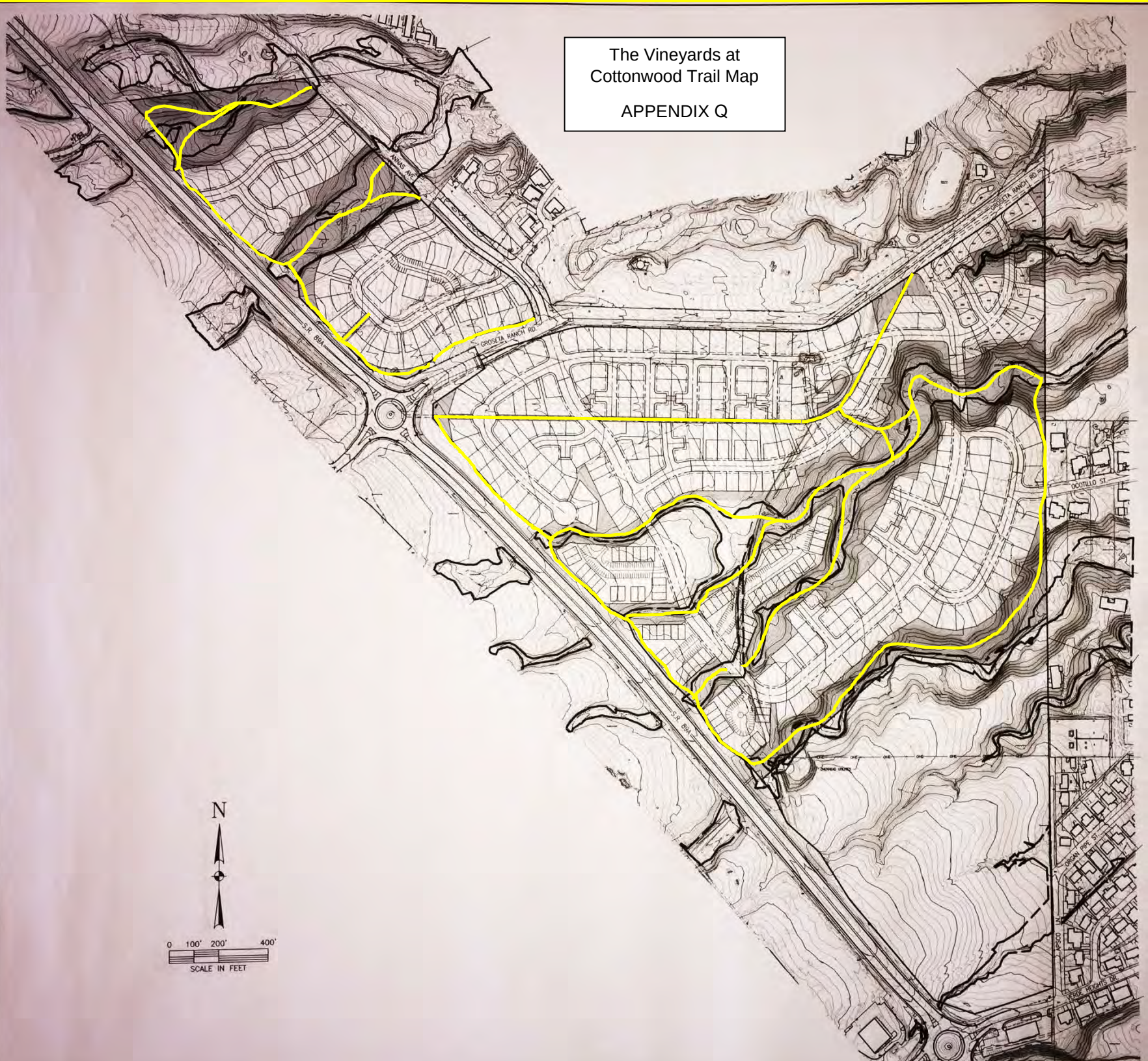
Trail Amenities Appendix P

Trail Amenities Appendix P



The Vineyards at
Cottonwood Trail Map

APPENDIX Q



Vines Appendix R

ADWR Annual Report
Designation of Adequate Water Supply
Electronic Filing Receipt
2014

ADWR Right Number: 40-700578.0000
Report Year: 2014
Date Report Electronically Filed: 5/19/2015 1:59:37 PM
Confirmation ID: 6350342 **CWS Right Number:** 91-000618.0000
Filed_Data ID: 6543647

Filer Information:

Name: Thomas Whitmer
Title: Director of Natural Resources
Phone: 9283402737
E-mail: dbreitkreutz@cottonwoodaz.gov

Part I - Current Demand

TOTAL WATER WITHDRAWN, DIVERTED OR RECEIVED II2014 as reported on the Community Water System (CWS) report:	1507.502 Acre Feet

Part II - Committed Demand: Recorded Lots Not Yet Served:

Type of Lot	Number of Lots	Number of Acres	Estimated Annual Water Demand
Recorded residential lots not yet served	0	0.000	0.000
Recorded non-residential lots/parcels not yet served	0	0.000	0.000
Total estimated water demand	0	0.000	3,000.000
Totals:			**3,000.000**

Part III - Projected Annual Water Demand:

Year	Projected Annual Demand
2015	1,532.00
2016	1,557.00
2017	1,582.00
2018	1,607.00
2019	1,632.00
2020	1,657.00
2021	1,682.00
2022	1,707.00
2023	1,732.00
2024	1,782.00

Part IV - Water Quality:

Question	Answer
Is water provider currently in compliance with the Arizona Department of Environmental Quality's state water quality standards and reporting requirements?	Y
Have any new Superfund or WQARF sites been identified within the water provider's service area or have existing containment plumes migrated to be within one mile of any service area wells?	N

4. Prohibited Plants: The following plants shall not be approved for use with required landscape plans due to their tendencies as high water use plants, invasive species and/or high-pollen producing characteristics. Plants with these characteristics should generally be avoided for landscape plantings in the Cottonwood area.

   a. Common Bermuda Grass (*Cynodon dactylon*). Invasive weed grass.

   b. Desert Broom (*Baccharis sarothroides*). Invasive weed plant.

   c. Red Brome (*Bromus rubens*). Non-native invasive winter grass.

   d. Fountain Grass (*Pennisetum setaceum*). Self-seeding perennial bunchgrass.

   e. Mulberry Tree (Male) (*Morus, male var.*) Noxious pollen producers.

   f. Oleander (*Nerium oleander*) Large invasive and toxic shrub.

   g. Olive Tree (*Olea europaea*) Allergy-producing pollen. "Swan Hill," "Wilson Hill" and similar non-flowering varieties that produce no pollen may be considered.

   h. Russian Olive (*Elaeagnus angustifolia*) Non-native invasive tree.

   i. Pampas Grass (*Cortaderia selloana*). Invasive clump grass.

   j. Paradise Tree (*Ailanthus altissima*). Also known as "Tree-of-Heaven," non-native, highly invasive weed tree.

   k. Giant Reed (*Arundo donax*). Large, fast-growing invasive non-native grass.

   l. Russian Thistle (*Salsola tragus & Salsola iberica*). Small highly invasive shrub, also known as "Common Tumbleweed."

   m. Tamarisk (*Tamarix chinensi*) Aggressive invasive tree or large shrub, also know as "Saltcedar."

City of Cottonwood Approved Plants

Appendix T

CHAPARRAL AND DRY HILLSIDES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
NATIVE TREES			
Arizona Cypress	Cupressus arizonica	30-40’/very low	Dry soils, evergreen
Neatleaf Hackberry	Celtis reticulata	20-30’/low	Riparian and desert areas
One-seed Juniper	Juniperus monosperma	15-25’/very low	Dry mesas, hillsides
Utah Juniper	Juniperus osteosperma	15-25’/very low	One main trunk, dry areas
Velvet Mesquite	Prosopis velutina	15-25’/very low	Riparian and desert areas
Gambel Oak	Quercus gambelii	20-50’/low	Prefers higher elevations
ADAPTIVE TREES			
Arizona Rosewood	Vauqulinia californica	8-10’/low	Evergreen, large shrub
Ash, Modesto	Fraxinus velutina	30-50’/low	Shade
Cedar, Deodar	Cedrus deodara	60-80’/very low	Evergreen, check varieties
Chinaberry	Melia azedarach	30-50’/low	Grows in poor soil
Chinese Pistache	Pistacia chinensis	30-40’/low	Seasonal color, hardy
Crabapple, Flowering	Malus varieties	6-30’/low-mod	Check avail. Local varieties
Crape Myrtle	Lagerstroemia indica	6-25’/ low	Infrequent deep water
Elm, Chinese	Ulmus parvifolia	40-60’/low	Semi-evergreen
Emory Oak (Live Oak)	Quercus emoryi	20-50’/low	Lower slopes, evergreen
Hackberry, Common	Celtis occidentalis	45’/low-mod	Street tree
Honey Locust	Gleditsia triacanthos	35-70’/low	Street tree
Locust	Robinia ambigua	30-40’/very	low Aggressive roots
Monk’s Pepper Tree	Vitex agnus-castus	10-20’/low	Chaste tree, deciduous
Pine, Aleppo	Pinus halepensis	30-60’/low	Hardy to heat, aridity, wind
Plum, Flowering	Prunus varieties	20-30’/low-mod	Requires maintenance
Texas Mountain Laurel	Sophora secundiflora	15-25’/very low	Evergreen, parking lots
Texas Honey Mesquite	Prosopis glandulosa	25-30’/very low	Thornless available
Western Redbud	Cercis occidentalis	15-20’/low-mod	Large shrub
NATIVE SHRUBS AND BUSHES			
Catclaw Acacia	Acacia greggii	4-10’/very low	Common shrub or small tree
Cliffrose	Cowania mexicana	4-10’/very low	Dry rocky hillsides
Creosote Bush	Larrea tridentata	4-8’/very low	Roots emit repellents
Feather Dalea	Dalea formosa	1-2’/very low Dry,	rocky slopes
Graythorn	Ziziphus obtusifolia	6-10’/very low	Grasslands, bird habitat
Manzanita (Pointleaf)	Arctostaphylus pungens	4-6’/very low	Dry hillsides above 4,000’

Mountain Mahogany	Cercocarpus montanus	10-15’/low	High slopes
Mormon Tea Ephedra	viridis	2-6’/very low	Dry soil
Ocotillo	Fouquieria splendens	8-15’/very low	Steep hillsides, good drainage
Sage, Desert Salvia	columbariae	12-20” /very low	Sandy washes, below 4,000’
Saltbush, Four-wing	Atriplex canescens	4-6’/very low	Common, wildlife habitat
Scrub Oak	Quercus turbinella	6-10’/very low	High slopes, dry washes
Snakeweed	Gutierrezia sarothrae	2-4’/very low	Common, over grazed areas
Sugar Sumac	Rhus ovata	2-12’/very low	Part shade, dry slopes
Winter Fat	Eurotia lanata	2-3’/very low	(White Sage) Open rangeland

CHAPARRAL AND DRY HILLSIDES

COMMON NAME	SCIENTIFIC NAME	SIZE/WATER	NOTES
ADAPTIVE SHRUBS AND BUSHES			
Autumn Sage	Salvia greggii	2-3’/very low	Southern Arizona native
Bird of Paradise, Yellow	Caesalpinia gilliesii	4-6’/low	Yellow flowers
Butterfly Bush, Fountain	Buddeia alternifolia	8-12’/low	Long flower clusters
Cotoneaster, Spreading	Cotoneaster divaricata	5-6’/low	Hardy deciduous
Deer Grass	Muhlenbergia rigens	3-4’/low-mod	Clumps, grass-like
Desert Spoon	Dasylirion wheeleri	4-5’/low	grass like clumps
Dusty Miller Artemisia	stelleriana	2-3’/low	Evergreen shrub
Globe Mallow	Sphaeralcea ambigua	3’/very low	Colorful flowers
Juniper	Juniperus chinensis	2-15’/very low	Evergreen
Juniper	Juniperus sabina	2-4’/very low	Evergreen
Juniper, spreading	Juniperus horizontalis	1-2’/very low	Evergreen groundcover
Pittosporum	Pittosporum tobria	6-15’/low	Best some water
Photinia, Chinese	Photinia serrulata	6-12’/low	Water to establish
Pyracantha (Firethorn)	Pyracantha coccinea	6-12‘/low	Trains to fence
Rosemary	Rosemary officinalis	2-6’/low	Needs drainage, aromatic
Santolina, Gray	Santolina chamaecyparissus	1-2’/very low	Evergreen
Santolina, Green	Santolina virens	1-2’/very low	Good ground cover
Sage, Big	Artemisia tridentate	3-6’/ low	Evergreen, western native
Texas Sage	Leucophyllum frutescens	3-5’/very low	Purple sage, summer flowers
Viburnum, various	Viburnum var.	4-12’/low- mod	Partial sun
Xylosma	Xylosma congestum	8-10’/low	Heat tolerant

Type	Botanical	Common/Variety
Cactus	*Agave americana*	Blue Century Plant
Cactus	*Agave americana 'marginata'*	Variegated Century Plant
Cactus	*Agave americana 'marginata'*	Variegated Century Plant
Cactus	*Agave havardiana*	Havard's Century Plant
Cactus	*Agave parryi*	Parry's Agave
Cactus	*Agave parryi*	Parry's Agave
Cactus	*Agave parryi*	Parry's Agave
Cactus	*Agave parryi truncata'retro choke'*	Retro Choke Agave
Cactus	*Agave parryi var. truncata*	Artichoke Agave
Cactus	*Agave parryi var. truncata*	Artichoke Agave
Cactus	*Agave parryi var. truncata*	Artichoke Agave
Cactus	*Agave parryi var. truncata*	Artichoke Agave
Cactus	*Agave scabra*	Rough Agave
Cactus	*Agave scabra*	Rough Agave
Cactus	*Carnegiea gigantea*	Saguaro
Cactus	*Cylindropuntia*	Cholla
Cactus	*Cylindropuntia*	Cholla
Cactus	*Dasylirion longissimum*	Mexican Grass Tree
Cactus	*Dasylirion wheeleri*	Desert Spoon
Cactus	*Dasylirion wheeleri*	Desert Spoon
Cactus	*Dasylirion wheeleri*	Desert Spoon
Cactus	*Dasylirion wheeleri*	Desert Spoon
Cactus	*Echinocactus grusonii*	Golden Barrel
Cactus	*Echinocereus engelmannii*	Hedgehog
Cactus	*Echinopsis*	Argentine Giant Hybrid
Cactus	*Echinopsis*	Argentine Giant Hybrid Red
Cactus	*Echinopsis candicans*	Argentine Giant
Cactus	*Echinopsis candicans*	Argentine Giant
Cactus	*Euphorbia antisyphillitica*	Candelilla, Pencil Cactus
Cactus	*Ferocactus wislizeni*	Fishhook Barrel
Cactus	*Fouquieria splendens*	Large Bareroot Ocotillo
Cactus	*Fouquieria splendens*	Regular Bareroot Ocotillo
Cactus	*Hesperaloe parviflora*	Red Yucca
Cactus	*Hesperaloe parviflora*	Yellow Yucca
Cactus	*Opuntia ellisiana*	Thornless Prickly Pear
Cactus	*Opuntia microdasys*	Red Bunny Prickley Pear
Cactus	*Opuntia violacea*	Santa Rita Prickly Pear
Cactus	*Opuntia violacea*	Santa Rita Prickly Pear
Cactus	*Opuntia violacea*	Santa Rita Prickly Pear
Cactus	*Opuntia violacea*	Santa Rita Prickly Pear
Cactus	*Yucca*	Blue Boy
Cactus	*Yucca*	Color Guard
Cactus	*Yucca aloifolia*	Spanish Bayonet
Cactus	*Yucca baccata*	Banana Yucca
Cactus	*Yucca baccata*	Banana Yucca
Cactus	*Yucca baccata*	Banana Yucca
Cactus	*Yucca elata*	SoapTree Yucca
Cactus	*Yucca harrimaniae*	Harriman's Narrow Leaf
Cactus	*Yucca harrimaniae*	Harriman's Narrow Leaf
Cactus	*Yucca 'nana'*	Dwarf Soapwort

Cactus	*Yucca recurvifolia pendula*	Pendula Yucca
Cactus	*Yucca recurvifolia pendula*	Pendula Yucca
Cactus	*Yucca rostrata*	Beaked Yucca
Cactus	*Yucca schottii*	Mountain Yucca
Fruit	*Almond*	All-in-one
Fruit	*Almond*	All-in-One
Fruit	*Apple*	Arkansas Black
Fruit	*Apple*	Arkansas Black
Fruit	*Apple*	EZ Pick Pink Lady
Fruit	*Apple*	Fuji
Fruit	*Apple*	Fuji
Fruit	*Apple*	Fuji Semi Dwarf
Fruit	*Apple*	Golden Delicious
Fruit	*Apple*	Golden Delicious
Fruit	*Apple*	Golden Delicious
Fruit	*Apple*	Granny Smith
Fruit	*Apple*	Granny Smith
Fruit	*Apple*	Jonathan
Fruit	*Apple*	Jonathan
Fruit	*Apple*	Mcintosh
Fruit	*Apple*	Mcintosh
Fruit	*Apple*	Red Delicious
Fruit	*Apricot*	Chinese
Fruit	*Apricot*	Chinese
Fruit	*Apricot*	Chinese
Fruit	*Apricot*	EZ Pick Dwarf Chinese
Fruit	*Apricot*	Harcot
Fruit	*Apricot*	Harcot
Fruit	*Cherry*	Black Tartarian
Fruit	*Cherry*	EZ Pick Montmorency
Fruit	*Cherry*	EZ Pick Stella
Fruit	*Cherry*	EZ Pick Stella
Fruit	*Cherry*	Stella
Fruit	*Cherry*	Van Cherry
Fruit	*Fig*	Brown Turkey
Fruit	*Fig*	Kadota
Fruit	*Grape*	Candice Grape
Fruit	*Grape*	Concord
Fruit	*Grape*	Flame Seedless
Fruit	*Grape*	Thompson Seedless
Fruit	*Juglans regia*	Carpathian Walnut
Fruit	*Jujube*	Li
Fruit	*Jujube*	Li
Fruit	*Peach*	Dwarf Bonanza
Fruit	*Peach*	Dwarf Bonanza
Fruit	*Peach*	Dwarf Empress
Fruit	*Peach*	Early Elberta
Fruit	*Peach*	Elberta
Fruit	*Peach*	Elberta
Fruit	*Peach*	Hale Haven

Fruit	*Peach*	Hale Haven
Fruit	*Peach*	Ranger
Fruit	*Peach*	Red Haven
Fruit	*Peach*	Red Haven
Fruit	*Peach*	Red Haven
Fruit	*Peach*	Reliance
Fruit	*Peach*	Reliance
Fruit	*Pear*	20th Century
Fruit	*Pear*	20th Century 10ft
Fruit	*Pear*	Bartlett
Fruit	*Pear*	Bartlett
Fruit	*Pear*	Bartlett
Fruit	*Pear*	EZ Pick Bartlett
Fruit	*Pear*	Hosui
Fruit	*Pear*	Shinseiki 9-10ft
Fruit	*Pecan*	Western Schley
Fruit	*Pecan*	Western Schley
Fruit	*Pecan*	Wichita
Fruit	*Pecan*	Wichita
Fruit	*Persimmon*	Fuyu
Fruit	*Persimmon*	Hachiya
Fruit	*Pistachio*	Pistachio Female 5-6ft
Fruit	*Plum*	Santa Rosa
Fruit	*Pomegranate*	Wonderful
Fruit	*Raspberry*	Boyne Raspberry
Fruit	*Raspberry*	Heritage Raspberry
Fruit	*Raspberry*	Heritage Raspberry
Fruit	*Raspberry*	Meeker Raspberry
Fruit	*Raspberry*	Meeker Raspberry
Fruit	*Vitus arizonica*	Canyon Grape
Grass	*Miscanthus sinensis 'punktchen'*	Little Dot JPN Grass
Grass	*Muhlenbergia capillaris*	Pink Muhly
Grass	*Muhlenbergia capillaris*	Pink Muhly
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Nolina microcarpa*	Bear Grass
Grass	*Panicum virgatum*	Rotstrahlbusch, Red
Perennial	*Erysimum*	Bowles Mauve
Perennial	*Hemerocallis*	Daylilly Little Cadet Red/Yellow
Perennial	*Hemerocallis*	Daylilly Stella de Oro - Yellow
Perennial	*Iris bearded*	Yellow
Perennial	*Oenothera*	Evening Primrose
PWShrub	*Abelia chinensis*	Ruby Anniversary
PWShrub	*Berberis thunbergii*	Sunjoy Tangelo Barberry
PWShrub	*Hydrangea*	White Dome

PWShrub	*Ilex*	Castle Spire Holly
PWShrub	*Ilex*	Castle Wall Holly
PWShrub	*Potentilla*	Happy Face
PWShrub	*Spiraea*	Glow Girl Golden
PWShrub	*Spiraea*	Glow Girl Golden
PWShrub	*Syringa*	Bloomerang Lilac, Dark Purple
PWShrub	*Thuja*	Arborvitae-Filip's Magic Moment
PWShrub	*Vitex agnus-castus*	Blue Diddley Chastetree
PWVine	*Parthenocissus quinquefolia*	Red Wall Virginia Creeper
PWVine	*Parthenocissus quinquefolia*	Red Wall Virginia Creeper Stk
Rose	*Rosa banksiae*	Lady Banks'
Rose	*Rosa foetida*	Austrian Copper Bicolor, Orange
Rose	*Rosa foetida*	Persian Yellow
Rose	*Rosa rugosa rubra*	Japanese Rose
Rose	*Rosa shrub*	Morning Magic, Pale Pink
Rose	*Rosa woodsii*	Woods' Rose
Rose	*Rose climbing*	Don Juan, Red
Shrub	*Aloysia virgata*	Almond Verbena
Shrub	*Artemesia frigida*	Fringe Sage
Shrub	*Artemisia ludoviciana*	White Sagebrush
Shrub	*Atriplex canescens*	Fourwing Saltbush
Shrub	*Aucuba*	Variegated
Shrub	*Baccharis sarothroides*	Desert Broom
Shrub	*Berberis thunbergii*	Rose Glow Barberry
Shrub	*Berberis thunbergii*	Royal Cloak Japanese Barberry
Shrub	*Berberis thunbergii*	Ruby Pygmy Barberry
Shrub	*Buddleia*	Flutterby Butterfly Bush
Shrub	*Buddleia davidii*	Burgundy
Shrub	*Buxus*	Boxwood 4-5ft
Shrub	*Buxus*	Winter Gem Boxwood
Shrub	*Buxus*	Winter Gem Boxwood
Shrub	*Caesalpinia gilliesii*	Yellow Bird of Paradise
Shrub	*Camellia*	Cleopatra Camellia
Shrub	*Caryopteris x clandonensis*	Dark Knight Blue Mist Spiraea
Shrub	*Caryopteris x clandonensis*	Dark Knight Blue Mist Spiraea
Shrub	*Ceanothus 'victoria'*	California Lilac
Shrub	*Cedrus deodara*	Divinely Blue Deodar
Shrub	*Cercocarpus ledifolius*	Mountain Mahogany 'curl leaf'
Shrub	*Cercocarpus ledifolius*	Mountain Mahogany 'curl leaf'
Shrub	*Cestrum*	Orange Peel Jessamine
Shrub	*Chamaebatiaria millefolium*	Fernbush
Shrub	*Chrysactinia mexicana*	Damianita
Shrub	*Cistus*	Orchid Rockrose
Shrub	*Cistus*	Orchid Rockrose
Shrub	*Cistus*	Orchid Rockrose
Shrub	*Cornus alba*	European Var. Dogwood
Shrub	*Cornus serica 'kelseyi'*	Red Osier Dogwood
Shrub	*Cornus serica 'kelseyi'*	Red Osier Dogwood
Shrub	*Cornus serica 'kelseyi'*	Red Osier Dogwood
Shrub	*Cornus stolonifera baileyi*	Red Twig Dogwood Baileyi
Shrub	*Cotinus coggygria*	Golden Smokebush

Shrub	*Cotinus coggygria*	Golden Smokebush
Shrub	*Cotinus coggygria*	Royal Purple Smokebush
Shrub	*Cotinus coggygria*	Royal Purple Smokebush
Shrub	*Cotoneaster dammeri*	Lowfast
Shrub	*Cotoneaster glauchophyllus*	Gray Leaf Cotoneaster
Shrub	*Cotoneaster lacteus*	Parneyi
Shrub	*Cotoneaster lacteus*	Parneyi
Shrub	*Cotoneaster lacteus*	Parneyi
Shrub	*Cotoneaster lacteus*	Parneyi
Shrub	*Cotoneaster lacteus*	Parneyi
Shrub	*Cytisus lena*	Scotch Broom Red/Yellow Bicolor
Shrub	*Cytisus purgans*	Spanish Gold
Shrub	*Dodonaea viscosa*	Hop Bush
Shrub	*Elaeagnus x ebbingei pungens*	Silverberry
Shrub	*Elaeagnus x ebbingei pungens*	Silverberry
Shrub	*Elaeagnus x ebbingei pungens*	Silverberry
Shrub	*Ephedra*	Mormon Tea
Shrub	*Ericameria nauseosa*	Blue Rabbitbrush
Shrub	*Ericameria nauseosa*	Blue Rabbitbrush
Shrub	*Escallonia x exoniensis 'Fradesii'*	Pink Princess
Shrub	*Euonymus*	Manhattens
Shrub	*Euonymus*	Silver Queen
Shrub	*Euonymus alatus compacta*	Dwarf Burning Bush
Shrub	*Euonymus alatus compacta*	Dwarf Burning Bush
Shrub	*Euonymus colorata*	Purple Winter Creeper
Shrub	*Euonymus colorata*	Purple Winter Creeper
Shrub	*Euonymus fortunei*	Emerald & Gold Winter Creeper
Shrub	*Euonymus fortunei*	Emerald & Gold Winter Creeper
Shrub	*Euonymus japonicus*	Japanese Green
Shrub	*Euonymus microphyllus*	Boxleaf Golden
Shrub	*Euonymus microphyllus*	Boxleaf Green
Shrub	*Euphorbia rigida*	Gopher Spurge
Shrub	*Euphorbia rigida*	Gopher Spurge
Shrub	*Fallugia paradoxa*	Apache Plume
Shrub	*Foresteria neomexicana*	New Mexican Privet
Shrub	*Foresteria neomexicana*	New Mexican Privet
Shrub	*Gardenia*	Dwarf, Summer Snow
Shrub	*Garrya wrightii*	Silktassel
Shrub	*Ilex x meserveae 'Blue Girl'*	Blue Girl Holly
Shrub	*Ilex x meserveae 'Blue Girl'*	Blue Girl Holly
Shrub	*Juniperus*	Blue Star
Shrub	*Juniperus chinensis*	Sea Green
Shrub	*Juniperus chinensis*	Sea Green
Shrub	*Juniperus chinensis*	Sea Green
Shrub	*Juniperus horizontalis*	Icee Blue Rug
Shrub	*Juniperus horizontalis*	Prince of Wales
Shrub	*Juniperus horizontalis*	Wiltoni Blue Rug
Shrub	*Juniperus horizontalis*	Wiltoni Blue Rug
Shrub	*Juniperus procumbens 'nana'*	Japanese Garden Juniper
Shrub	*Juniperus procumbens 'nana'*	Japanese Garden Juniper
Shrub	*Juniperus sabina*	Buffalo Juniper

Shrub	*Juniperus sabina 'tamariscifolia'*	Tam Juniper
Shrub	*Juniperus x pfitzeriana*	Old Gold
Shrub	*Krascheninnikovia lanata*	Winterfat
Shrub	*Lagerstroemia indica*	Catawba Purple Multi
Shrub	*Lagerstroemia indica*	Dynamite Red Crape Myrtle Multi
Shrub	*Lagerstroemia indica*	Dynamite Red Crape Myrtle Multi
Shrub	*Lagerstroemia 'tuscarora'*	Tuscarora Red/Pink Multi
Shrub	*Lagerstroemia 'tuscarora'*	Tuscarora Red/Pink Multi
Shrub	*Lagerstroemia 'tuscarora'*	Tuscarora Red/Pink STD
Shrub	*Laurus nobilis*	Bay Laurel
Shrub	*Leucophyllum compacta*	Compact Texas Sage
Shrub	*Leucophyllum frutescens*	Texas Sage, Brave River
Shrub	*Leucophyllum zygophyllum*	Cimarron Sage
Shrub	*Ligustrum japonicum texanum*	Waxleaf Privet
Shrub	*Ligustrum lucidum*	Glossy Leaf Privet
Shrub	*Ligustrum lucidum*	Glossy Leaf Privet
Shrub	*Ligustrum lucidum*	Glossy Privet
Shrub	*Ligustrum lucidum*	Glossy Leaf Privet
Shrub	*Ligustrum x vicaryi*	Golden Vicary Privet
Shrub	*Ligustrum x vicaryi*	Golden Vicary Privet
Shrub	*Lonicera involucrata*	Twinberry Honeysuckle
Shrub	*Mahonia aquifolium*	Oregon Grape Holly
Shrub	*Nandina domestica*	Gulf Stream
Shrub	*Nandina domestica*	Gulf Stream
Shrub	*Nandina domestica*	Heavenly Bamboo
Shrub	*Nandina domestica*	Heavenly Bamboo
Shrub	*Nandina domestica*	Heavenly Bamboo
Shrub	*Nandina domestica*	Heavenly Bamboo
Shrub	*Nandina domestica*	Heavenly Bamboo
Shrub	*Parthenium incantum*	Mariola
Shrub	*Philadelphus*	Wild Mock Orange
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Photinia x fraseri*	Red Tip Photinia
Shrub	*Phyllostachys aurea*	Golden Bamboo
Shrub	*Phyllostachys aurea*	Golden Bamboo
Shrub	*Physocarpus*	Diablo Ninebark
Shrub	*Physocarpus capitatus*	Western Ninebark
Shrub	*Pittosporum tobira*	Variegated Mock Orange
Shrub	*Pittosporum tobira*	Variegated Mock Orange
Shrub	*Pittosporum tobira*	Wheelers Dwarf
Shrub	*Pittosporum tobira*	Wheelers Dwarf
Shrub	*Potenitlla fruticosa*	Goldfinger
Shrub	*Potenitlla fruticosa*	Goldfinger
Shrub	*Potenitlla fruticosa*	Goldfinger
Shrub	*Potentilla fruticosa*	Dakota Gold
Shrub	*Prunus besseyi*	Western Sandcherry

Shrub	*Prunus besseyi*	Western Sandcherry
Shrub	*Prunus caroliniana*	Carolina Laurel Cherry
Shrub	*Prunus caroliniana*	Carolina Laurel Cherry
Shrub	*Prunus glandulosa*	Pink Flowering Almond
Shrub	*Prunus x cistena*	Purple Leaf Sandcherry
Shrub	*Prunus x cistena*	Purple Leaf Sandcherry
Shrub	*Quercus turbinella*	Desert Scrub Oak
Shrub	*Rhaphiolepis indica*	Pink Lady Hawthorn
Shrub	*Rhaphiolepis indica*	Pink Lady Hawthorn
Shrub	*Rhododendron*	Rhododendron
Shrub	*Rhus virens*	Evergreeen Sumac
Shrub	*Ribes rubrum*	Red Lake Currant
Shrub	*Ribes rubrum*	Red Lake Currant
Shrub	*Ribes uva-crispa grossularia*	Pixwell Gooseberry
Shrub	*Rosmarinus officinalis*	Blue Spires Rosemary
Shrub	*Rosmarinus prostratus*	Creeping Rosemary
Shrub	*Salvia clevelandii-allen chickering*	Chaparral Sage
Shrub	*Salvia greggii*	Burgundy
Shrub	*Salvia greggii*	Hot Lips
Shrub	*Salvia greggii*	Red
Shrub	*Salvia greggii*	White
Shrub	*Salvia leucantha*	Midnight Mexican Sage
Shrub	*Sparticum junceum*	Spanish Gold Broom
Shrub	*Spiraea japonica*	Darts Red Spirea
Shrub	*Symphoricarpos*	Western Snowberry
Shrub	*Syringa*	Donald Wyman Lilac
Shrub	*Syringa*	Donald Wyman Lilac
Shrub	*Syringa vulgaris*	Commom Lilac
Shrub	*Syringa vulgaris*	Madame Lemoine Lilac
Shrub	*Tagetes lemmonii*	Mt. Lemmon Marigold
Shrub	*Tecoma stans*	Yellow Bells
Shrub	*Thuja*	Emerald Green
Shrub	*Thuja*	Emerald Green 3-4ft
Shrub	*Thuja*	Raffles Arborvitae
Shrub	*Vauquelinia californica*	AZ Rosewood
Shrub	*Viburnum tinus 'spring bouquet'*	Viburnum 'Spring Bouquet'
Shrub	*Vitex agnus-castus*	Chaste Tree
Shrub	*Weigela*	Dark Horse
Shrub	*Weigela*	Minuet
Tree	*Acer ginnala*	Amur Maple
Tree	*Acer ginnala*	Amur Maple
Tree	*Acer ginnala*	Amur Maple
Tree	*Acer ginnala*	Amur Maple Multi
Tree	*Acer ginnala*	Amur Maple STD 6ft
Tree	*Acer negundo*	
Tree	*Acer palmatum*	Bloodgood Maple
Tree	*Acer palmatum*	Bloodgood Maple
Tree	*Acer palmatum*	Bloodgood Maple
Tree	*Acer sango-kaku*	Coral Maple
Tree	*Acer x freemanii*	Autumn Blaze Maple
Tree	*Acer x freemanii*	Autumn Blaze Maple

Tree	*Acer x freemanii*	Autumn Blaze Maple 9.5ft
Tree	*Acer x freemanii*	Autumn Blaze Maple 9-10ft.
Tree	*Acer x freemanii*	Celebration Maple
Tree	*Acer x freemanii*	Celebration Maple 8-9ft
Tree	*Acer x freemanii*	Celebration Maple 9-10ft
Tree	*Acer x freemanii*	Firefall Maple 1.25" cal
Tree	*Acer glabrum*	Rocky Mountain Maple
Tree	*Albizia julibrissin*	Mimosa
Tree	*Albizia julibrissin*	Mimosa STD
Tree	*Albizia julibrissin*	Mimosa Multi
Tree	*Amelanchier grandiflora*	Autumn Brilliance
Tree	*Betula nigra*	Dura Heat Birch Multi
Tree	*Betula nigra*	Dura Heat Birch Multi
Tree	*Betula papyrifera*	Birch Prairie Dream
Tree	*Catalpa*	Cigar Tree
Tree	*Catalpa*	Cigar Tree
Tree	*Cedrus*	Kashmir Cedar
Tree	*Cedrus atlantica*	Green Atlas Cedar
Tree	*Cedrus atlantica glauca*	Blue Atlas Cedar
Tree	*Cedrus atlantica glauca*	Blue Atlas Cedar
Tree	*Cedrus atlantica 'Horstmann'*	Blue Atlas Cedar Horstmann
Tree	*Cedrus atlantica 'Horstmann'*	Blue Atlas Cedar Horstmann 2-3ft
Tree	*Cedrus atlantica 'pendula'*	Weeping Atlas Cedar
Tree	*Cedrus deodara*	Cedar Deodar
Tree	*Cedrus deodara*	Cedar Deodar
Tree	*Cedrus deodara*	Deodar Cedar
Tree	*Cedrus deodara*	Electra' Cedar
Tree	*Celtis reticulata*	Western Hackberry
Tree	*Celtis reticulata*	Western Hackberry
Tree	*Celtis reticulata*	Western Hackberry
Tree	*Cercis canadensis*	Redbud Forest Pansy
Tree	*Cercis canadensis*	Redbud Forest Pansy
Tree	*Cercis canadensis var. texensis*	Redbud Oklahoma
Tree	*Cercis canadensis var. texensis*	Redbud Oklahoma
Tree	*Cercis occidentalis*	Redbud Western Multi
Tree	*Cercis occidentalis*	Redbud Western Multi
Tree	*Chamaerops humilis*	Mediterranean Fan Palm
Tree	*Chilopsis linearis*	Desert Willow Multi
Tree	*Chilopsis linearis*	Desert Willow Multi
Tree	*Chilopsis linearis*	Desert Willow Multi
Tree	*Chilopsis linearis*	Desert Willow, Burgundy
Tree	*Chilopsis linearis*	Desert Willow, Burgundy STD
Tree	*Chitalpa tashkentensis*	Morning Cloud Multi
Tree	*Chitalpa tashkentensis*	Pink Dawn
Tree	*Chitalpa tashkentensis*	Pink Dawn STD
Tree	*Cupressus arizonica*	Arizona Cypress
Tree	*Cupressus arizonica*	Arizona Cypress
Tree	*Cupressus arizonica*	Arizona Cypress
Tree	*Cupressus arizonica*	Arizona Cypress
Tree	*Cupressus arizonica*	Arizona Cypress 'Blue Ice' 3-4ft
Tree	*Cupressus arizonica*	Arizona Cypress 'Blue Ice' 4ft
Tree	*Cupressus arizonica*	Arizona Cypress 'Sapphire'

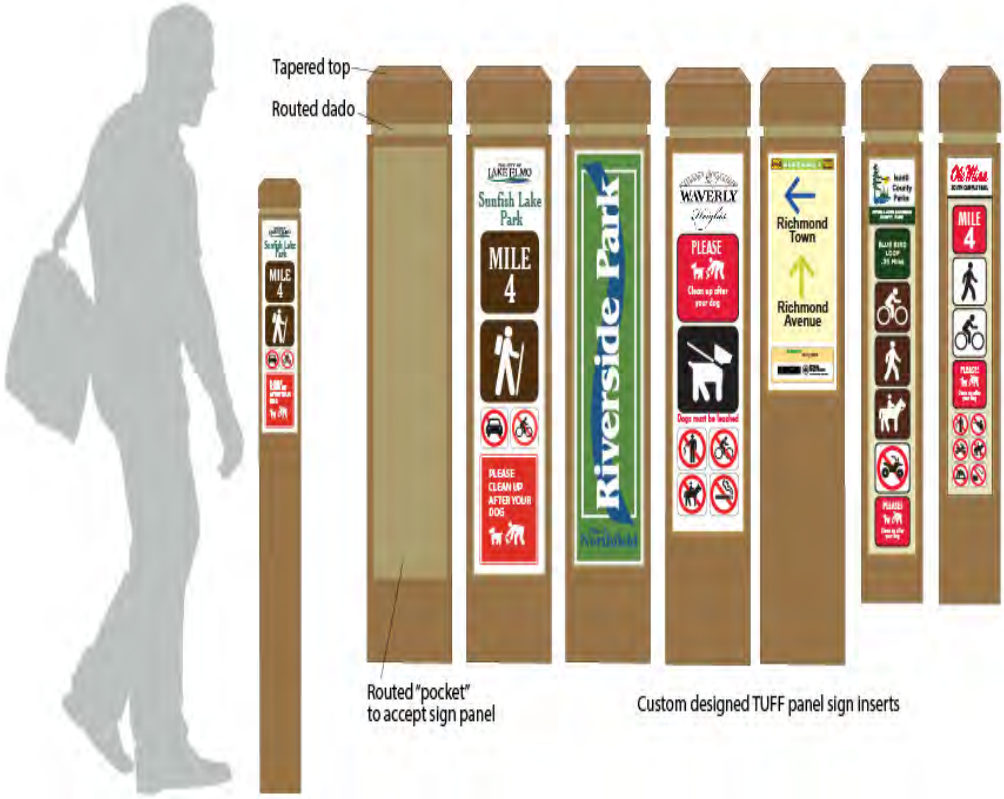
Tree	*Cupressus arizonica*	Arizona Cypress 'Sapphire'
Tree	*Cupressus sempervirens*	Italian Cypress
Tree	*Cupressus sempervirens*	Italian Cypress
Tree	*Cupressus x leylandii*	Leyland Cypress
Tree	*Cupressus glabra*	Arizona Cypress 'Raywood's Weeping' 6f
Tree	*Forestiera neomexicana*	New Mexican Privet
Tree	*Fraxinus oxycarpa*	Ash Raywood
Tree	*Fraxinus oxycarpa*	Ash Raywood
Tree	*Fraxinus oxycarpa*	Ash Raywood
Tree	*Fraxinus penn*	Ash Fan West 9-10ft
Tree	*Fraxinus velutina*	Ash Arizona
Tree	*Fraxinus velutina*	Ash Arizona 7-8ft
Tree	*Gleditsia*	Shademaster Locust
Tree	*Gleditsia inermis*	Shademaster Locust
Tree	*Gleditsia inermis 'aurea'*	Golden Locust 'Aurea'
Tree	*Gleditsia inermis 'aurea'*	Golden Locust 'Aurea' 6-8ft
Tree	*Juglans major*	Arizona Walnut
Tree	*Juniperus chinensis*	Blue Point Juniper
Tree	*Juniperus chinensis*	Blue Point Juniper 4ft
Tree	*Juniperus chinensis*	Spartan Juniper
Tree	*Juniperus chinensis*	Spartan Juniper
Tree	*Juniperus chinensis*	Spartan Juniper
Tree	*Juniperus chinensis*	Spartan Juniper 3-4ft
Tree	*Juniperus chinensis*	Spartan Juniper- Spiral
Tree	*Juniperus chinensis*	Spartan Juniper - Tiered 4-ball
Tree	*Juniperus chinensis*	Spartan Juniper 4-5ft
Tree	*Juniperus scopulorum*	Moonglow Juniper
Tree	*Juniperus scopulorum*	Rocky Mountain Juniper
Tree	*Juniperus scopulorum*	Rocky Mountain Juniper
Tree	*Juniperus scopulorum*	Rocky Mountain Juniper 2ft
Tree	*Juniperus scopulorum*	Rocky Mountain Juniper 3ft
Tree	*Juniperus scopulorum*	Skyrocket Juniper 3ftx8in
Tree	*Juniperus scopulorum*	Wichita Blue Juniper
Tree	*Juniperus scopulorum*	Wichita Blue Juniper 3ft
Tree	*Juniperus scopulorum*	Wichita Blue Juniper 4-5ft
Tree	*Ligustrum lucidum*	Glossy Privet Standard
Tree	*Liquidamber*	Sweet Gum 10-11ft
Tree	*Malus*	Prairie Fire Crabapple
Tree	*Malus*	Prairie Fire Crabapple
Tree	*Malus*	Spring Snow Crabapple
Tree	*Malus ioensis*	Klehm's Improved Bechtel 11-12ft
Tree	*Photinia x fraseri*	Photinia Standard
Tree	*Picea conica glauca*	Dwarf Alberta Spruce
Tree	*Picea pungens*	Colorado Green Spruce
Tree	*Picea pungens*	Fat Albert Spruce
Tree	*Picea pungens*	Fat Albert Spruce
Tree	*Picea pungens*	Fat Albert Spruce
Tree	*Picea pungens*	Fat Albert Spruce
Tree	*Picea pungens*	Sester's Dwarf
Tree	*Picea pungens*	Fat Albert Spruce

Tree	*Picea pungens*	Fat Albert Spruce
Tree	*Picea pungens glauca*	Colorado Blue Spruce
Tree	*Picea pungens glauca*	Colorado Blue Spruce
Tree	*Pinus edulis*	Pinyon Pine
Tree	*Pinus edulis*	Pinyon Pine
Tree	*Pinus edulis*	Pinyon Pine
Tree	*Pinus eldarica*	Mondale Pine
Tree	*Pinus eldarica*	Mondale Pine 3ft
Tree	*Pinus eldarica*	Mondale Pine 9-10ft
Tree	*Pinus halepensis*	Aleppo Pine 3ft
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Austrian Pine
Tree	*Pinus nigra*	Oregon Green Pine
Tree	*Pinus ponderosa*	Ponderosa Pine
Tree	*Pinus ponderosa*	Ponderosa Pine
Tree	*Pinus ponderosa*	Ponderosa Pine
Tree	*Pinus ponderosa*	Ponderosa Pine
Tree	*Pinus thunbergiana*	Japanese Black Pine
Tree	*Pinus thunbergii*	Japanese Black Pine
Tree	*Pinus strobus 'pendula'*	Weeping White Pine 6-7ft
Tree	*Pistacia chinensis*	Chinese Pistache
Tree	*Platanus wrightii*	Arizona Sycamore
Tree	*Platanus wrightii*	Arizona Sycamore Multi
Tree	*Populus angustifolia*	Narrow Leaf Poplar
Tree	*Populus angustifolia*	Narrow Leaf Poplar
Tree	*Populus deltoides*	Siouxland Poplar
Tree	*Populus erecta*	Swedish Aspen
Tree	*Populus nigra*	Theves
Tree	*Populus nigra italica*	Lombardy Poplar Multi 9-10ft, 2.5"
Tree	*Populus tremula erecta*	Swedish Aspen
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen Multi
Tree	*Populus tremuloides*	Quaking Aspen STD
Tree	*Prosopis glandulosa*	Honey Mesquite
Tree	*Prosopis glandulosa v. glandulos*	Texas Honey Mesquite
Tree	*Prosopis velutina*	Arizona Mesquite 3ftx2ft Multi
Tree	*Prosopis velutina*	Arizona Mesquite 5ftx3ft Multi
Tree	*Prosopis velutina*	Arizona Mesquite STD 3-4ft
Tree	*Prunus cerasifera krauter vesuvius*	Purple Leaf Plum
Tree	*Prunus cerasifera krauter vesuvius*	Purple Leaf Plum

Tree	*Prunus serrulata*	Cherry Kwanzan Flowering
Tree	*Prunus virginiana*	Native Chokecherry
Tree	*Prunus virginiana*	Native Chokecherry
Tree	*Prunus virginiana*	Native Chokecherry
Tree	*Prunus virginiana 'Schubert'*	Canada Red Chokecherry Multi
Tree	*Prunus virginiana 'Schubert'*	Canada Red Chokecherry Multi
Tree	*Prunus x yedoensis 'Akebono*	Flowering Akebono Cherry 2-inch cal
Tree	*Pyrus*	Cleveland Select 9-10ft
Tree	*Pyrus*	Cleveland Select 9-10ft
Tree	*Quercus emoryii*	Emory Oak
Tree	*Quercus emoryii*	Emory Oak 3-4ft
Tree	*Quercus gambelii*	Gambell's Oak
Tree	*Quercus gambelii*	Gambell's Oak 4-5ft Multi
Tree	*Quercus gambelii*	Gambell's Oak Multi
Tree	*Quercus virginiana*	Southern Live Oak
Tree	*Quercus virginiana*	Southern Live Oak 6-7ft
Tree	*Robinia x. ambigua*	Purple Robe Locust
Tree	*Robinia x. ambigua*	Purple Robe Locust
Tree	*Robinia x. ambigua*	Purple Robe Locust 2"
Tree	*Salix babylonica*	Weeping Willow
Tree	*Salix exigua*	Coyote Willow
Tree	*Salix exigua*	Coyote Willow Multi
Tree	*Salix matsudana*	Navajo Globe Willow
Tree	*Salix matsudana*	Navajo Globe Willow
Tree	*Sambucus mexicana*	Mexican Elderberry
Tree	*Tilia × euchlora*	Crimean Linden
Tree	*Tilia x cordata*	Linden
Tree	*Vitex agnus-castus*	Chaste Tree
Tree	*Vitex agnus-castus*	Chaste Tree STD
Vine	*Campsis radicans*	Red Trumpet Vine
Vine	*Gelsemium sempervirens*	Carolina Jessamine
Vine	*Hedera helix*	English Ivy
Vine	*Hedera helix*	Gold Child Ivy
Vine	*Hedera helix*	Gold Child Ivy
Vine	*Lonicera japonica 'Halliana'*	Hall's Honeysuckle
Vine	*Parthenocissus quinquefolia*	Virginia Creeper
Vine	*Polygonum aubertii*	Silver Lace Vine
Vine	*Polygonum aubertii*	Silver Lace Vine
Vine	*Pyracantha coccinea*	Santa Cruz
Vine	*Trachelospermum jasminoides*	Star Jasmine
Vine	*Wisteria*	Blue Moon
Vine	*Wisteria*	Cookes Purple

URBANSCAPE PRODUCTS APPENDIX U

URBANSCAPE PRODUCTS APPENDIX U



URBANSCAPE PRODUCTS APPENDIX U

34°45'28"N 112°3'14"W

34°45'28"N 112°2'16"W

34°44'17"N 112°3'14"W

34°44'17"N 112°2'16"W

Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County

Appendix V

0 0.1 0.2 0.4 Miles

0 0.175 0.35 0.7 Kilometers

N

1:7,100

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 5/16/2016

Roundabouts & Traffic Engineering

Arizona Accounting
20 Crimson Vista Ln
Sedona, AZ 86351
(928) 284-0366

California Office
11161 Trails End
Truckee, CA 96161

www.roundabouts.us

May 18, 2016

G. Krishan Ginige, PE
Project Manager/Engineer
Southwestern Environmental Consultants
825 Cove Parkway
Cottonwood, Arizona 86326
Ph: (928) 634-5889

RE: Vineyards at Cottonwood Preliminary Traffic Analyses

Dear Mr. Ginige:

Per your request, Roundabouts & Traffic Engineering (RTE) has conducted a Trip Generation Analysis report of the potential traffic generation impacts associated with the Vineyards at Cottonwood project. Based on recent information from Michel Foster (project manager), the proposed project consists of 38 single family housing units and 8 Condominium Units located along Groeseta Ranch Road east of SR 89A in City limits.

This Preliminary Trip Generation Analysis report is prepared for submission to the City of Cottonwood. The purpose of this analysis and report is to determine the amount of new traffic to be generated by the proposed project for potential future cumulative accounting as well as to document the project's less than significant traffic impacts per City Zoning Ordinance, Section 424 PAD Zoning. Since level of service (LOS) analyses are not required for any intersections at this time, a Trip Generation Analysis (TGA) has been performed for the project. Further on and off-site traffic analyses may be required for internal circulation, roadway cross sections, truck movement capabilities, and sight distances per the discretion of City Staff after a more detailed site plan is developed.

TRIP GENERATION

Trip generation estimates were prepared for the proposed development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* and the ITE *Trip Generation Handbook*. These estimates are based on observed traffic-generation rates for similar land uses nationwide. An estimate of the number of trips generated by the proposed project was developed in order to analyze the existing traffic generation impacts. Trip generation is the evaluation of the number of vehicle-trips that will either

have an origin or destination at the project site. Specifically, the PM peak hour project generated trips on an average weekday and the daily trips need to be determined the resulting net new trips to current city roadways *(for potential future evaluation of traffic impacts and mitigations or fees)*.

A trip generation analysis was conducted during the PM peak hours of a typical weekday and the average daily traffic for the land uses identified. Based upon the information provided by the applicant, the "Single Family Detached Housing" land use (ITE Land Use Code 210) and the "Residential Condominium/Townhouse" land use (ITE Land Use Code 230) best fit this site for the proposed single family dwelling and condominium units.

The ITE Trip Generation Manual identifies trip rates for single-family detached housing, which is defined as all single-family detached homes on individual lots. For this size of development, the manual identifies peak-hour rates of 1.01 trips per dwelling unit generated during the PM peak hour between 4:00 PM and 6:00 PM. An average weekday trip rate of 9.57 trips per dwelling unit per day is also provided by ITE.

The ITE Trip Generation Manual identifies trip rates for the condominium units, which is defined as ownership units that have at least one other owned unit within the same building structure. For this size of development, the manual identifies peak-hour rates of 0.52 trips per dwelling unit generated during the PM peak hour between 4:00 PM and 6:00 PM. An average weekday trip rate of 5.86 trips per dwelling unit per day is also provided by ITE.

The trip generation resulting from the use of the peak-hour of adjacent street traffic (4:00-6:00 PM) is the correct methodology for this site for all land uses to use in the analyses. The land use descriptions and data points specified by the ITE manual for these land uses are consistent with and applicable to this project. However, the *ITE Trip Generation Manual* has several independent variables for these land uses. RTE chose the number of dwelling units for both land uses, opposed to persons, vehicles or acres, since the "dwelling units" independent variable provides the most accurate and consistent results.

In addition, the ITE manual provides both a weighted average rate and a fitted curve equation for the independent variable for these land uses. However, the equations begin ***above*** the number of units proposed and the proposed land uses and fall within the lowest data point range of other like facilities analyzed nationwide. Hence, using the regression equation would generate an illogical amount of weekday and peak hour

traffic based on the number of units of the site. Therefore, the regression equation method was not used for this project in accordance with ITE's "Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations" (*Trip Generation Handbook*). The weighted average rate was used to estimate the trip ends.

TABLE 1: Vineyards at Cottonwood - Trip Generation Analysis

Land Use	ITE Land Use Code	Quantity	Unit	Weekday Trip Rates: PM Peak Hour In	Weekday Trip Rates: PM Peak Hour Out	Weekday Trip Rates: PM Peak Hour Total	Weekday Trip Rates: Daily	Weekday Trips: PM Peak Hour In	Weekday Trips: PM Peak Hour Out	Weekday Trips: PM Peak Hour Total	Weekday Trips: Daily
Single Family Detached	210	38	# of Dwelling Units	0.64	0.37	1.01	9.57	24	14	**38**	**364**
Ownership Condominium / Townhouse	230	8	# of Dwelling Units	0.35	0.17	0.52	5.86	3	1	**4**	**47**
Total New (Net) Project Trip Generation								27	16	**43**	**411**

Note 1: Trip rates and reductions are based on ITE's Trip Generation Manual and Handbook, 7th Edition
Note 2: All trips have been rounded to the nearest integer. Some answers may appear one trip different than the actual calculations due to proper rounding of the calculations.

Source: RTE

Table 1 summarizes the average daily vehicle-trips and the PM peak-hour trips on a typical weekday peak hour of adjacent street traffic for one hour between 4:00 and 6:00 PM based on the weighted average rates. As shown in **Table 1**, the project would generate an estimated total of **43 PM peak-hour trips (27 entering and 16 exiting)** *occurring one hour between 4:00 and 6:00 PM and 411 average daily trips*. No additional Transportation Impact Factors, such as transit trip reductions, were applied in this analysis to remain conservative.

CONCLUSIONS

Based on the results shown in **Table 1**, this project does not generate enough PM peak hour trips to warrant a full traffic impact study report and is considered to have a less than significant effect on the capacity of critical intersections. Therefore, a full traffic study or level of service capacity analysis is not recommended for this project at this time.

In addition to the conclusions above, the City should review the final site plans *(or request to be reviewed by others)* for access details, parking arrangements, truck accommodations, site distances, pedestrian / bicycle facilities, and ADA accessibilities on and off-site for the implementation of improvements to the project and neighboring community. Upon review of this data by City Staff, a determination will be made if any additional analyses are required for this project's traffic impact analysis report. Southwest Environmental Consultants should include this letter and information in their stamped submittal package to the City. If you or City Staff have any additional questions or concerns, please contact me or any RTE staff.

Respectfully Submitted,

Roundabouts & Traffic Engineering,

Scott E. Ritchie, President

APPENDIX X

15.62-in H LED Oil-Rubbed Bronze Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRC1691LM

- Lights up your outdoors
- Traditional design supported by long life high quality aluminum
- Rich oil-rubbed bronze finish with a mix of pristine clear water and clear seeded glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 710 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

17.5-in H LED Black Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRZ1691LM-2

- Lights up your outdoors
- Elegant traditional design
- High quality black finish with crystal clear glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 670 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

13-in H LED Rust Dark Sky Outdoor Wall Light ENERGY STAR Model #: EFU1691L-3

- Lights up your outdoors
- Smooth casual design supported by long light aluminum material
- Vintage rust finish with brilliant clear seedy glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 640 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

SPECIFICATIONS AND FEATURES

Street / Parking Lot Light

Product Type ..... Street / Parking Lot Light

Manufacturer ..... Superior Street Lights

Model Number SSL80WILAOK

Price $369.00

Voltage ..... 90-305VAC/ 180-520VAC Available (Add 15%)

Wattage 80

Lumens 8,000-8,800

Lumens Per Watt 100-110

LED Chipset ..... Philips LUXEON T LEDs

Light Distributions / Beam Angle ..... Type II / Type III-A / Type III-B / 90°x100° / 30° / 60° / 120°

Base Type / Connection ..... Adjustable 90° / Direct Wired

Kelvin (CCT) 3500/4100/5000/5700/6500

CRI ..... >78

Power Factor ..... >0.95

Life Span *(Hours)* ..... 62,000+ (L70)

Dimmable ..... Yes (Add $50.00)

Waterproof ..... YES (IP66)

Certifications ..... DLC, UL, TUV, CE, RoHS

Length of Warranty *(YEARS)* ..... 8yr 10yr Available (Add 10% to Price)

Dimensions ..... 22.68"x11.82"x4.22"

Suggested Replacement For: ..... 300W Metal Halide Fixture and Bulb

Percent of wattage saved from average replacement* 73.4%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes.... Photocell Available (Add $30.00) / 20Kv Lightning Surge Protection Available (Add $24.00) / Fixture Available in Silver, White, Bronze or Black Finish Options

Design Light Consortium (DLC) Approved for Rebates. UL Certified for Quality. Equipped with industry best Philips LUXEON T LEDs and Meanwell HLG Driver. Constructed using anodized aluminum for the housing with a polycarbonate lens. This beauty is perfect for lighting roadways and parking lots.

SSL SuperiorStreetLights

DESIGNLIGHTS CONSORTIUM

SPECIFICATIONS AND FEATURES

Flood Light

Product Type	Knuckle Flood Light
Manufacturer	uSaveLED
Model Number	USFL70WWM-KN
Price	$145.00
Voltage	100-277VAC / 200-480VAC Available (Add $75.00 - DLC Not Available For This Option)
Wattage	70
Lumens	6,790
Lumens Per Watt	97
LED Chipset	Philips Lumileds
Beam Angle (degrees)	80
Mounting Option	Screw-In Knuckle /U-Bracket
Kelvin *(CCT)*	3000/4000/5000/6500
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	NO
Waterproof	YES (IP65)
Certifications	DLC, UL, cUL, CE, RoHS
Length of Warranty *(YEARS)*	5yr
Dimensions	8.67" x 4.33"
Suggested Replacement For:	300W Metal Halide
Percent of wattage saved from average replacement*	76.7%
*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*	
Notes	Black or White Finish Available

Design Lights Consortium (DLC) approved for rebates in many municipalities. These high lumen powerhouses are low power equivalents to traditional HID floodlights. Lasting over 50,000 hours compared to less than 10,000 hours for a HID bulb. Provides excellent security, warehouse, architectural, landscape, playground and all around outdoor lighting. These lights are waterproof and uses 76.7% less electricity.

SPECIFICATIONS AND FEATURES

Low Bay

Product Type	4ft. Waterproof Low Bay
Manufacturer	uSaveLED
Model Number	USLB48WCX
Price	$199.00
Voltage	100-240/277VAC
Wattage	48
Lumens	4246-4757
Lumens Per Watt	88.46-99.11
LED Chipset	672 pcs Epistar 3528 SMD LEDs
Beam Angle (degrees)	150
Base Type / Connection	Direct Wired
Kelvin *(CCT)*	2700/4500/6000
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	YES
(Add Dimmable Microwave Motion Sensor for $36.00)	
Waterproof	YES (IP65)
Certifications	DLC, UL, CE, SAA, EMC, RoHS
Length of Warranty *(YEARS)*	5
Dimensions	4' long x 4'' wide x 3.5'' tall
Suggested Replacement For:	3-4ft. Flourescent Tubes
Percent of wattage saved from average replacement*	60%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes..... Uses Meanwell LPF-60D Driver; Clear or Frosted (Opal) Covers Available; Emergency Battery Backup Availbale (Add $49.00)

OPAL

CLEAR

Waterproof and made using high impact resistant polycarbonate material with a clear, frosted, or opal UV protected lens. Design Light Consortium (DLC) approved for most rebate and incentive programs. Solid UL certified, Meanwell Driver inside ensures that the unit will not overheat, excellent for longevity of fixture life span. Quick-Connect wiring system saves 70% on installation time. Operational temperatures of -22 to 122 Degrees Fahrenheit. Emergency Battery Backup Available (Add $49.00). Dimmable Microwave Motion Sensor Available (Add $36.00).

Round Straight Steel
RSSA

SPECIFICATIONS

Shaft – One-piece construction and fabricated from hot-rolled commercial quality carbon steel tubing with minimum yield strength of 42,000 psi.

Anchor Base – Fabricated from steel plate and conforms to ASTM A36.

Base Cover – Two-piece ABS plastic and finished with same color as pole.

Anchor bolts – Steel rod confirming to ASTM F1554 Grade 55 and provided with (2) hex nuts and (2) flat washers.

Handhole – Reinforced and supplied with cover, grounding provision and hardware.

Finish – Galvanized or powder-coat finish. Standard colors include dark bronze, medium bronze, black and white.

Mounting – Side drilled or tenon top.

Model Number	Mounting Height (ft)	Shaft			Base (in)		Loading Capacity		
		Base Diameter (in)	Top Diameter (in)	Wall Thickness (ga)	Bolt Circle	Bolt Diameter	Max EPA in Square Feet at (Allows for 3 Second Gust Factor):		
							80 MPH	90 MPH	100 MPH
RSSA-10-3030-11	10	3.0	3.0	11	7.0 - 9.0	0.75	9.3	7.1	5.6
RSSA-10-4040-11	10	4.0	4.0	11	7.0 - 9.0	0.75	17.7	13.9	11.3
RSSA-10-4545-11	10	4.5	4.5	11	7.0 - 9.0	0.75	22.7	18.0	14.6
RSSA-12-3030-11	12	3.0	3.0	11	7.0 - 9.0	0.75	7.1	5.4	4.1
RSSA-12-4040-11	12	4.0	4.0	11	7.0 - 9.0	0.75	13.9	10.9	8.8
RSSA-12-4545-11	12	4.5	4.5	11	7.0 - 9.0	0.75	18.3	14.5	11.7
RSSA-14-3030-11	14	3.0	3.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-14-4040-11	14	4.0	4.0	11	7.0 - 9.0	0.75	11.3	8.7	7.0
RSSA-14-4545-11	14	4.5	4.5	11	7.0 - 9.0	0.75	15.0	11.8	9.5
RSSA-16-3030-11	16	3.0	3.0	11	7.0 - 9.0	0.75	4.3	3.0	2.1
RSSA-16-4040-11	16	4.0	4.0	11	7.0 - 9.0	0.75	8.9	6.8	5.5
RSSA-16-4545-11	16	4.5	4.5	11	7.0 - 9.0	0.75	12.1	9.4	7.6
RSSA-18-3030-11	18	3.0	3.0	11	7.0 - 9.0	0.75	3.1	2.1	1.3
RSSA-18-4040-11	18	4.0	4.0	11	7.0 - 9.0	0.75	7.0	5.3	4.2
RSSA-18-4545-11	18	4.5	4.5	11	7.0 - 9.0	0.75	9.7	7.6	6.0
RSSA-20-3030-11	20	3.0	3.0	11	7.0 - 9.0	0.75	2.2	1.3	-
RSSA-20-4040-11	20	4.0	4.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-20-4545-11	20	4.5	4.5	11	7.0 - 9.0	0.75	7.9	6.1	4.8
RSSA-20-5050-11	20	5.0	5.0	11	7.0 - 9.0	0.75	10.8	8.4	6.7
RSSA-25-4040-11	25	4.0	4.0	11	7.0 - 9.0	0.75	2.6	1.8	1.2
RSSA-25-4545-11	25	4.5	4.5	11	7.0 - 9.0	0.75	4.4	3.3	2.5
RSSA-25-5050-11	25	5.0	5.0	11	7.0 - 9.0	0.75	6.7	5.1	3.9
RSSA-30-4545-11	30	4.5	4.5	11	7.0 - 9.0	0.75	2.1	1.4	0.9
RSSA-30-5050-11	30	5.0	5.0	11	7.0 - 9.0	0.75	3.9	2.8	2.0

Landscaping SR-89A

34° 44'57"N
112°2'59"W

34° 44'57"N
112°2'29"W

34° 44'41"N
112°2'59"W

34° 44'41"N
112°2'29"W

Landscaping SR-89A Appendix Y

Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

0 0.04 0.08 0.16 Miles

0 0.05 0.1 0.2 Kilometers

N

1:3,600

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 5/19/2016

APPENDIX Z

LANDSCAPE SKETCH PLAN

THE VINEYARDS AT COTTONWOOD
PHASE 1 – UNIT 1

the Vineyards at Cottonwood

ZONING:

CURRENT ZONING DISTRICT: PAD

LAND USE TABLE:

PUBLIC RIGHT–OF–WAY:		2.31 AC.
OPEN SPACE:		---
CONDOMINIUM TRACT:	A	---
CONDOMINIUM UNITS:	16	N/A
PATIO HOMES:	32	---
SINGLE FAMILY HOMES:	14	---
TOTAL:		12.84 AC.

LEGEND:

AC.	ACRES
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
INST.	INSTRUMENT
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
Y.C.R.O.	YAVAPAI COUNTY RECORDERS OFFICE

NOTE:

AERIAL MAPPING BY ATM FLIGHT DATE MAPPING SCALE CONTOUR INTERVAL

LEGEND: (AERIAL MAPPING)

- SPOT ELEVATION
- CACTUS
- PALM TREE
- SINGLE TREE
- FLAG
- GATE
- SIGNS
- BILLBOARD
- OVERHEAD SIGNS
- STREET SIGN
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CATCH BASIN
- CULVERT
- UTILITY POLE
- TRANSMISSION
- TV DISH
- LIGHT POLE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- STREET LIGHT
- MINE
- BIKE LANE
- HANDICAP
- RAILROAD
- FENCE

PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

VINEYARDS AT COTTONWOOD
PHASE 1 – UNIT 1

KELLEY / WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771–1730
FAX (928) 778–2220

DRAWN	CJK	REVISED
CREW	CJK/WRW	
CHECK	GRK	
DATE	2.18.16	
JOB	15–078	
SHEET NO. 1 OF 1		

Good evening everyone. Welcome to the Public Meeting for the Vineyards at Cottonwood project.

I'm Clark Pettit, Managing Member from Granite Mountain Asset Management and we are the developer.

Introduce 2 other Managing Members - Swayze McCraine and KJ Kasun

Also Michel Foster our Project Coordinator

Also, very importantly like to introduce Andy & Mary-Beth Groseta of Aultman Land & Cattle Company.

From whom we are purchasing the land… are long standing members of the Cottonwood Community.

Andy is helping us coordinate on the project.

Granite Mountain Members have extensive experience with developments

Specialize in communities similar to Cottonwood… including Prescott, Prescott Valley, Williams, Payson

About the Development

Vineyards at Cottonwood

Wine theme with planted vines, green space, walkways and public areas.

Downzoning from the current commercial… Lot more commercial in the first one.

This will be much more of a community with a neighborhood, American Heritage feel.

~500 homes over about 10 years

w/ mix of condominiums, Patio Homes and Single Family Homes

Commercial heart in later phases… Community center, possible organic farm & farmers market

Will adhere to at least 30% open space… trails, new road and walkway to old town.

In later Phase, Paving Groseta Ranch Road to connect to Main Street.

Active living community, easy access to take advantage of old town wine tasting, restaurants, and shopping.

Water – Cottonwood City Water.

Tom Witmer, Dir of Natural Resources for Cottonwood.

Confirmed that the city has already allocated water for this land… 100 year certificate.

Our water usage will be much less than original commercial plans.

We will be utilizing reclaimed effluent water for all green spaces. Will be planting desert varieties of plants to reduce water usage.

As for infrastructure

All streets will be paved with sidewalks with bike access.

We will be building a main sewer line to connect at Kendra Heights.

Also committed to building a new lift station when volume requires it.

Traffic Impact Study underway… will implement their recommendations.

Before I open up to questions, point out couple of conceptual displays:

Café
Marquee
House Elevations

These are all conceptual at this stage and will undoubtedly evolve further… but are indicative of the look and feel we are aiming for.

Like to open up to questions

Neighborhood meeting at
"On the Greens Clubhouse"

The Vineyards at Cottonwood I, LLC
April 25th, 2016

	Name	Address	Telephone	Comments
1	Diane & Barry Dunham	1034 Rankin Ave	928-600-0556	
2	Dave & Jacque Cech	1008 Palmer Dr	928-593-9678	
3	Harold Ernst & Farrie	1035 N. Rankin ave	928-649 2121	
4	Becky Benger	1060 Player Dr	224-717-6382	
5	Tre Schrigg, Nancy Parker	1162 Hogan Dr	928 2741646	
6	Phil Terbell	1021 N Desert Sky Dr Clarkdale	300-2252	
7	Krishan Ginige	825 Cove Parkway Cottonwood	634-5889	
8	Bruce Connolly	"	"	
9	Lambert Garlach	Cottonwood, Az 1037 Plaza DR	9284514461	
10	Joyce Garlach	1037 Plaza DR Cottonwood, Az	9283003728	

Neighborhood meeting at
"On the Greens Clubhouse"

The Vineyards at Cottonwood I, LLC
April 25th, 2016

	Name	Address	Telephone	Comments
1	Dwayne Lynn Jones	1003 N Miller Dr Cottonwood, AZ		
2	Lynn & Brenda Allison	966 N. Player Dr Cottonwood AZ 86326	928-649-0674	
3	Dave & Barb Ferrell	1272 W. Hogan Dr Cottonwood, AZ 86326	928 649-6102	
4	Michael & Mary Hernandez	993 W. On the Greens CTTW	928 593-7650	
5	Lee/Liz Larson	1306 W Hogan	928-202-0628	
6	Lora & Dean Day	1292 W Hogan	928 6490883	
7	Jerry Butterbrodt	565 S. Main St	928.821.1766	
8	Ruth & Hall Stoddard	1183 W On The Greens	928-300-6740	
9	Paul & Bernadette Graham	1232 W. Hogan Dr.	510 332-1185	
10	Oscar & Penny Skoog	961 N. Sheard Place	303 530 1652	

Neighborhood meeting at
"On the Greens Clubhouse"

The Vineyards at Cottonwood I, LLC
April 25th, 2016

	Name	Address	Telephone	Comments
1	Frank & Elaine Slone	1286 W Hogan Cottonwood AZ	928 882-0250	
2	Jerry & Marlene Fenter	2050 W St. Rt 89A LOT #191	928 639-2901	
3	Ed & Jean Womack	1067 N Player	928 639-2112	
4	Dal Dempsewolf	1255 W On The Green	634-4886	
5	Bonnie Dougherty	843 W On The Greens	899-9519	
6	BRIAN GRYCZAJ	643 W OCOTILLO St	300-3989	
7	PHYLLIS LAMATTINA	— —	639-2164	
8	WILLIAM OESTERLING	981 W. ON THE GREENS BLVD	928-239-4561	
9	JON HUTCHINSON	1165 Main, CTN, AZ	928-634-7241	
10	ALLEN POWERS	921 OTG Blvd	5282711282	

Neighborhood meeting at
"On the Greens Clubhouse"

The Vineyards at Cottonwood I, LLC
April 25th, 2016

	Name	Address	Telephone	Comments
1	Susan Brady	1027 W. On The Greens Blvd & Corry PA	814-392-1918	
2	Bob Williams	110 N. Pelo Verde St.		
3	Jerry & Linda Boyer	Lot 369 Pine Shadows	928 301-1207	
4	Michelle Donovan	Pine Shadows, Manager	928-634-0113	
5	Andy Grosetta		928-634-4333	
6	Joe Filosetta	1186 Hogan Drive	425 922 5222	
7	Leisa Farr	Ctwd. 1075 S. Sk 260	928-301-3977	
8	WAYNE ST. Lotta	628 W. Peotillo St	300-8500	
9	Rick McDonald	877 W. ON THE GREES	808-223-7708	
10				

the Vineyards at Cottonwood
The Vineyards at Cottonwood I, LLC.

c/o Granite Mountain Asset Management
7765 N. Williamson Valley Rd.
Prescott AZ 86305
+1 (928) 925-4668
www.GraniteMountainAsset.com

May 10, 2016

Charles Scully
City of Cottonwood Planning Department
111 N Main Street
Cottonwood, Arizona 86326

RE: Neighborhood Meeting Comments

Charlie,

The neighborhood meeting went great and there were a few questions per below.

1. When is the date of construction start? Answered that we are just in the P & Z Phase and probably late fall to start with the infrastructure.
2. Where is the water coming from? Discussed the Cities Water adequacy Supply Certificate.
3. What about our sign for the golf course? Currently working with OTG to provide a solution or potential joint signage.
4. Price range on the homes? Discussed entry price points.
5. Is there going to be a HOA? Yes
6. How much are dues? Unknown at this time.
7. What is the anticipated project length? Responded 8-10 years
8. What kind of commercial business is planned for the Commercial Center? Farmers Market, café, copy shop, etc.
9. How tall are the Condo buildings and will they block our view? 2 stories and not with the placement of the units.
10. What about the road extension to Main Street on the private property? Advised we have an easement through another property that avoids that piece of land.

I have attached the sign in sheets and the meeting overview on the subjects discussed with the residents.

I will submit the original documents with the P & Z Application.

Best Regards,

Michel Foster
Project Coordinator
Granite Mountain Asset Management, LLC
(951) 331-6051

The Vineyards at Cottonwood Proposed

Street and Lane Names

(Lanes service Condominiums and patio homes where turnarounds or hammerheads are required)

Robledo Lane

Concannon Lane

Bogle Lane

Beaulieu Lane

Calistoga Lane

Chimney Rock Lane

Duckhorn Lane

Frog’s Leap Lane

Pine Ridge Lane

Raymond Lane

Rutherford Lane

Silverado Lane

Stag’s Leap Lane

Sterling Lane

Black Coyote Lane

Caymus Lane

Clos Pegase Lane

Silver Stag Lane

Stonegate Lane

Del Dotto Lane

Dry Creek Lane

Los Carneros Lane

Buena Vista Lane

Trapiche Lane

Santa Rita Lane

Beringer Lane

Alamos Lane

Casa Lapostolle Lane

Mondavi Lane

Ravenswood Lane

Gallo Lane

Sabastiani Lane

Kendall Jackson Lane

Hess Lane

Chateau Ste Michelle Lane

La Crema Lane

The Vineyards at

Cottonwood Drive names

(Drives are main streets through the development)

Vineyards Drive (1st choice for the main street through the development also leads to the commercial/Community Center)

Chardonnay Drive

Merlot Drive

Melbac Drive

Chianti Drive

Cabernet Drive

Pinot Noir Drive

Prosecco Drive

Sangria Drive

Zinfandel Drive

Moscoto Drive

Reisling Drive

Bordeaux Drive

Adega Drive

Blanco Drive

Bodega Drive

Cellar Drive

Chataau Drive

Classico Drive

Meritage Drive

Petit Chateau Drive

Port Drive

Talento Drive

Brut Drive

Chablis Drive

Cabernet Sauvignon Drive

Chateau Drive

Grenache Drive

Sauvignon Blanc Drive

Sommelier Drive

Pinot Grigio

Cotes du Rhone Drive

Beaujolais Drive

Sangiovese Drive

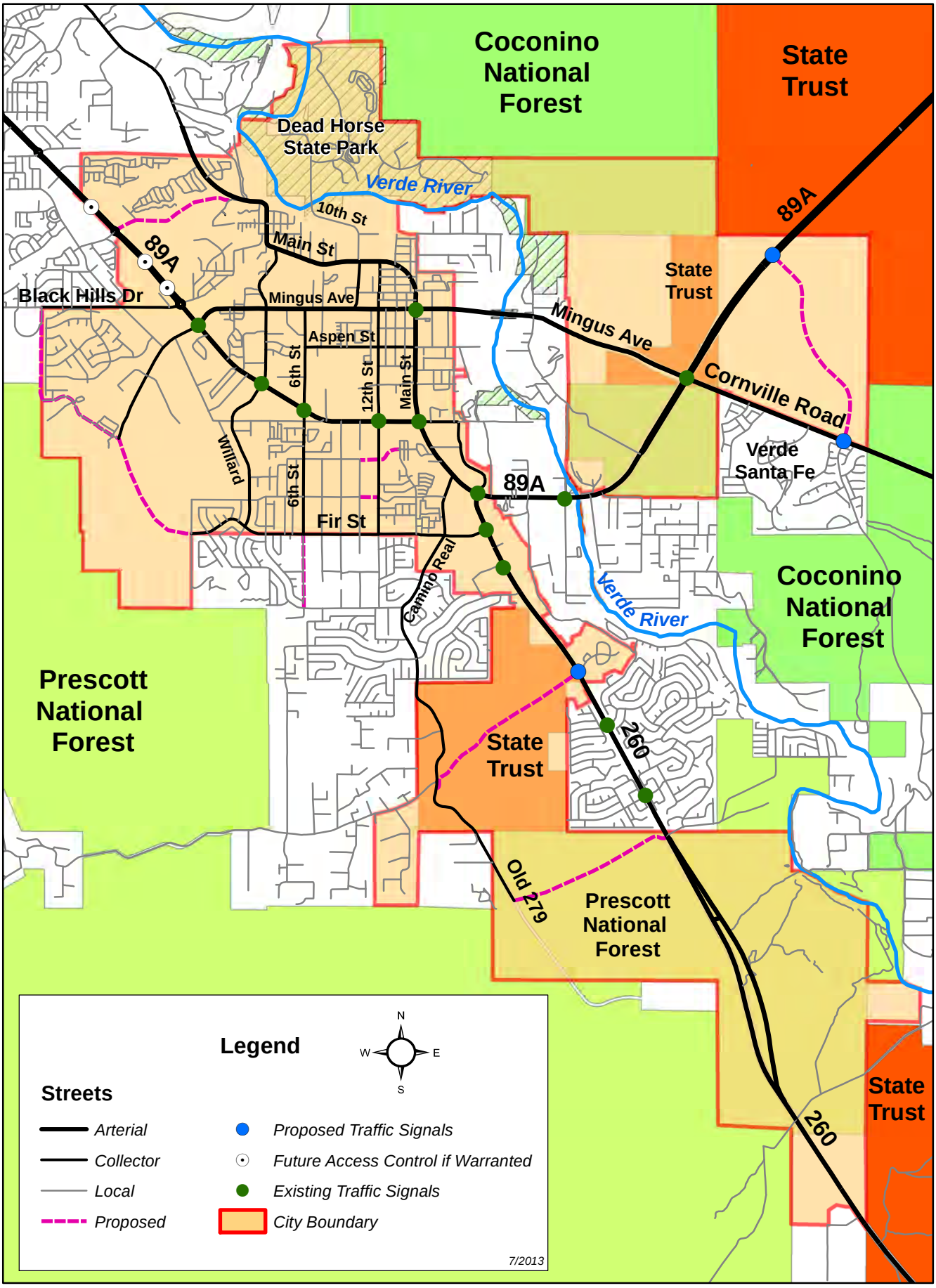
Rosé Drive

Chenin Blanc Drive

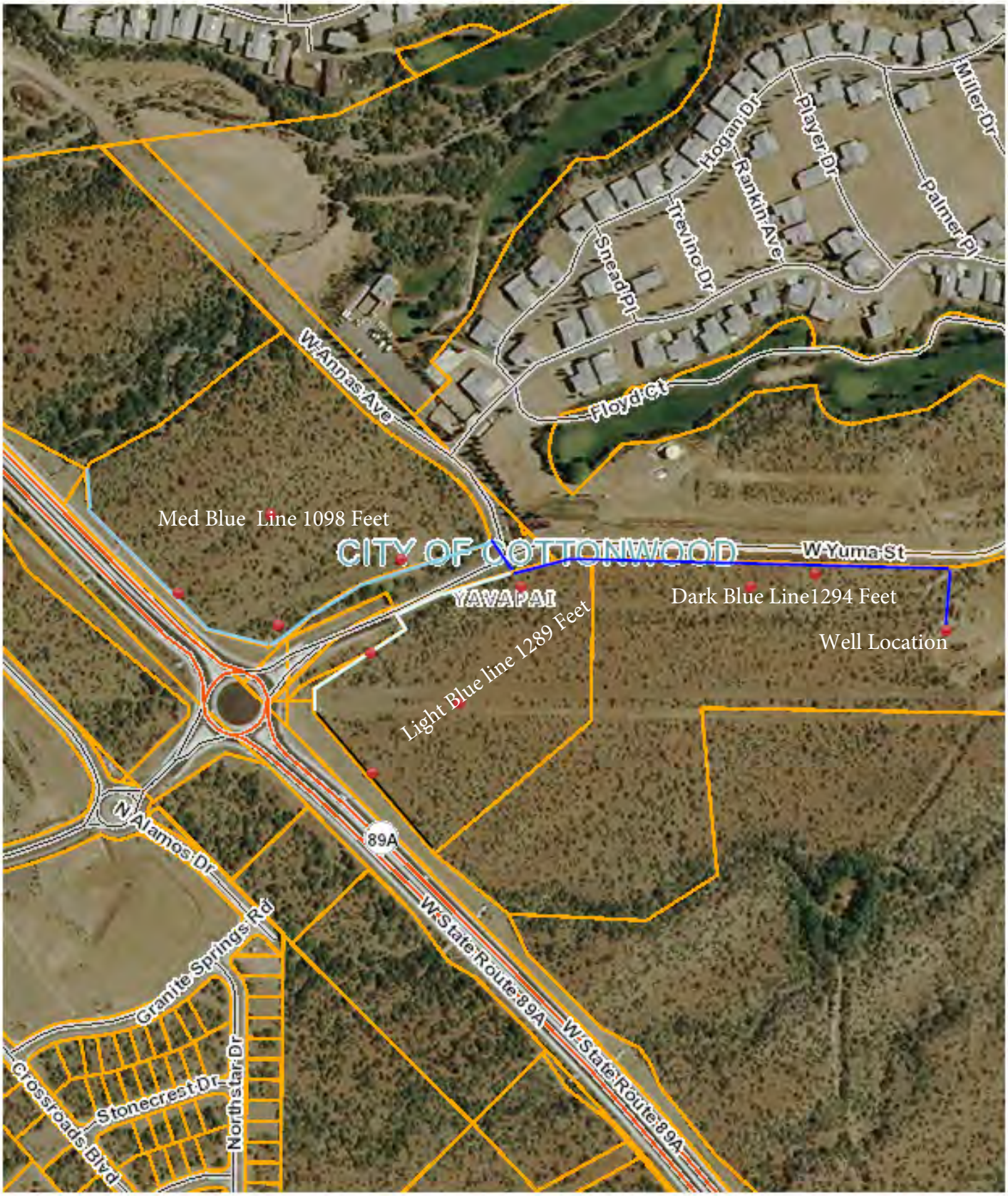
Meritage Drive

Champagne Drive

Street Circulation Map



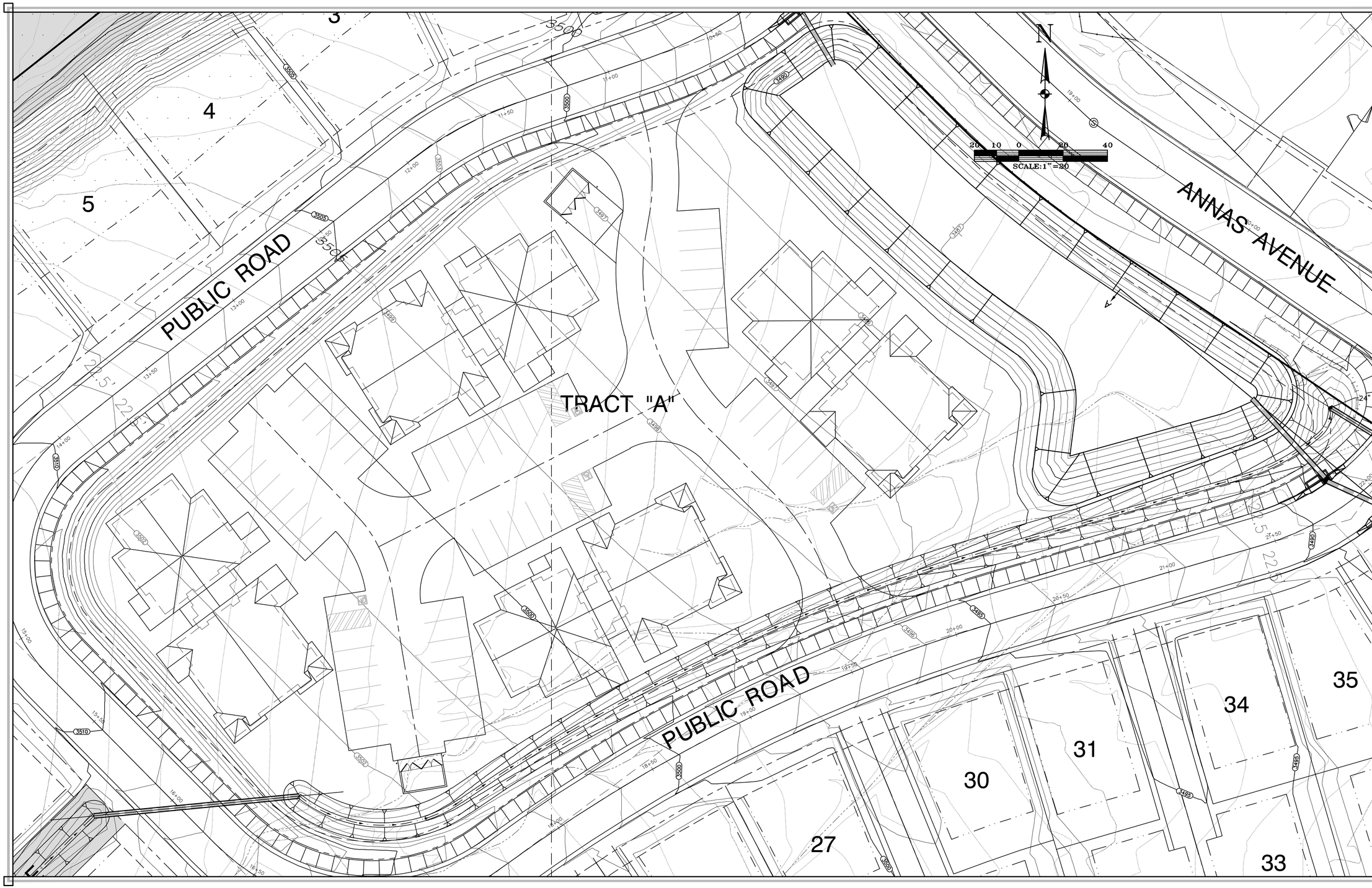
Aerial Irrigation Routing



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 5.13.2016

ANNAS AVE.
GROSETA RANCH RD.
S.R. 89A
OCOTILLO ST.
ORGAN PIPE ST.
APSCO LN.
VERDE HEIGHTS DR.
OVERHEAD UTILITIES
N
0 100' 200' 400'
SCALE IN FEET



(602) 263-1100
1-800-STAKE-IT
(U.S. & CANADA ONLY)

NO.	REVISION	DATE

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-1220
(928) 778-1221 FAX
kwengineering@kelley-wise.com

THE VINEYARDS AT COTTONWOOD

PHASE 1 – UNIT 1
APN 406-23-036W
PRELIMINARY CONDO SITE PLAN

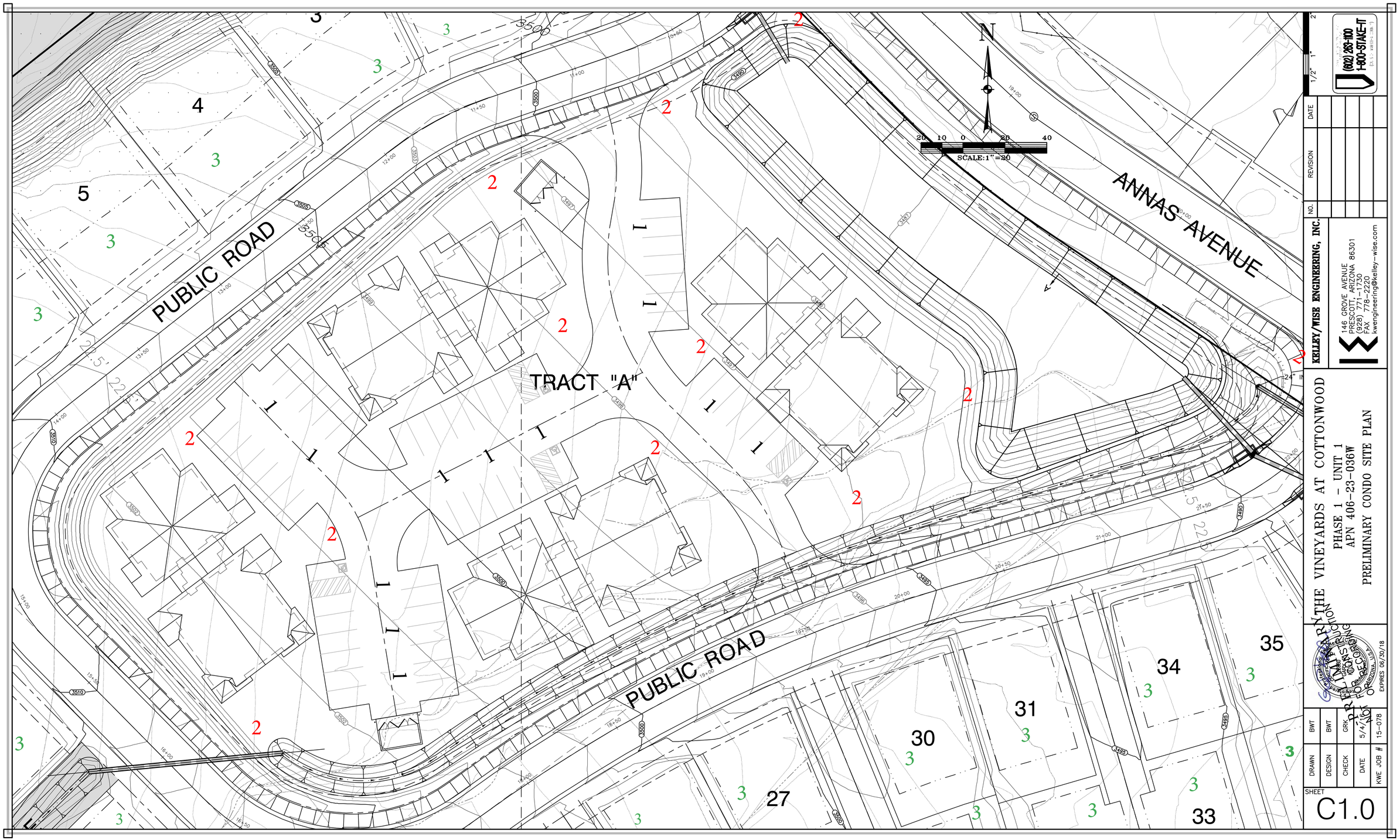
PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR RECORDING

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	5/4/18
KWE JOB #	15-078

EXPIRES 06/30/18

SHEET
C1.0

Condo Preliminary site plan and lighting site plan



1 Canopy light fixture USLB48WCX

2 Street Parking Light fixture SSL80WILAOK

3 House Coach Lights

4 Entryway Feature SR-89A and Groseta Ranch Rd.

ADWR Annual Report
Designation of Adequate Water Supply
Electronic Filing Receipt
2014

ADWR Right Number: 40-700578.0000
Report Year: 2014
Date Report Electronically Filed: 5/19/2015 1:59:37 PM
Confirmation ID: 6350342 **CWS Right Number:** 91-000618.0000
Filed_Data ID: 6543647

Filer Information:

Name: Thomas Whitmer
Title: Director of Natural Resources
Phone: 9283402737
E-mail: dbreitkreutz@cottonwoodaz.gov

Part I - Current Demand

TOTAL WATER WITHDRAWN, DIVERTED OR RECEIVED II2014 as reported on the Community Water System (CWS) report:	1507.502 Acre Feet

Part II - Committed Demand: Recorded Lots Not Yet Served:

Type of Lot	Number of Lots	Number of Acres	Estimated Annual Water Demand
Recorded residential lots not yet served	0	0.000	0.000
Recorded non-residential lots/parcels not yet served	0	0.000	0.000
Total estimated water demand	0	0.000	3,000.000
Totals:			**3,000.000**

Part III - Projected Annual Water Demand:

Year	Projected Annual Demand
2015	1,532.00
2016	1,557.00
2017	1,582.00
2018	1,607.00
2019	1,632.00
2020	1,657.00
2021	1,682.00
2022	1,707.00
2023	1,732.00
2024	1,782.00

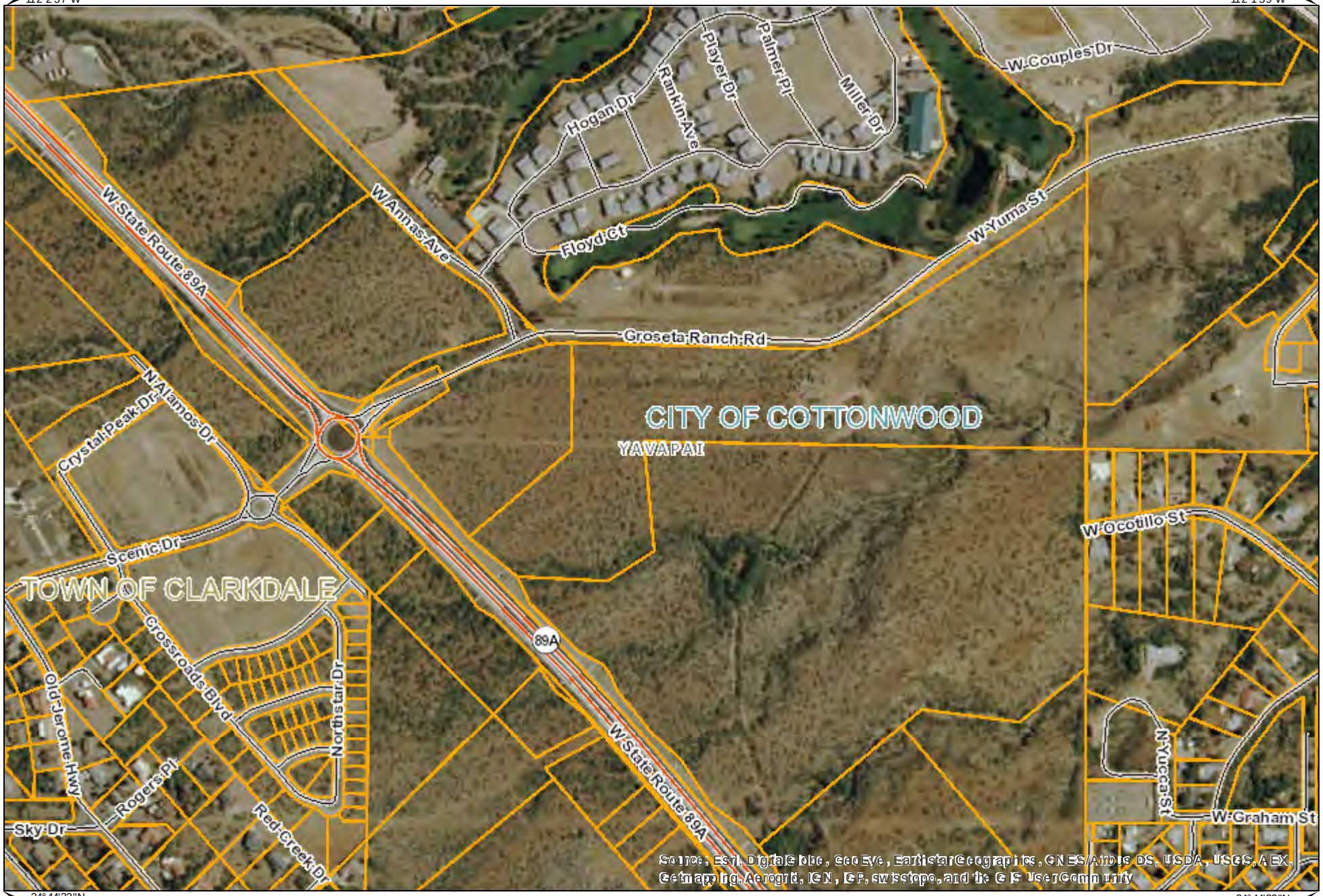
Part IV - Water Quality:

Question	Answer
Is water provider currently in compliance with the Arizona Department of Environmental Quality's state water quality standards and reporting requirements?	Y
Have any new Superfund or WQARF sites been identified within the water provider's service area or have existing containment plumes migrated to be within one mile of any service area wells?	N

Landscape Aerial

34° 45'5"N
112°2'57"W

34° 45'5"N
112°1'59"W



34° 44'33"N
112°2'57"W

34° 44'33"N
112°1'59"W

Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

0 0.075 0.15 0.3 Miles

0 0.125 0.25 0.5 Kilometers

N

1:7,000

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 5/19/2016

Cottonwood ARIZONA

LUMEN CALCULATION SHEET

See Cottonwood Zoning Ordinance (Sec. 408), "Outdoor Lighting Code"

PROJECT: THE VINEYARDS AT COTTONWOOD DATE: 5-18-2016

SITE ADDRESS: PHASE 1 GROSSETTA RANCH RD + ANNA'S AVE

PROJECT COORDINATOR: MICHEL FOSTER PHONE: 951-331-6051

The information below is accurate (to be signed by Project Coordinator): [signature]

PLEASE ATTACH THE FOLLOWING:

- ☑ Photometric data sheets or manufacturer's product description for all **"S"** type (shielded) fixture combinations showing photometric description to verify upward light control characteristics. All other fixtures will be considered unshielded, or **"U"** class luminaires. Mercury vapor lamps are prohibited.
- ☑ Site plan indicating placement of each fixture.

SITE ACREAGE	=	9.37
LESS ACRES FOR RIGHTS-OF-WAY	−	2.0
NET ACRES	=	7.37
SITE MAXIMUM FOR UNSHIELDED LUMEN	X 5,500	40,535
SITE MAXIMUM FOR ALL LUMEN	X 100,000	737,000

LIGHTING INVENTORY

List information below for each fixture to be used for outdoor illumination (existing and proposed). Use the following Abbreviations:

Lamp type:

LPS	Low Press. Sodium
HPS	High Press. Sodium
MH	Metal Halide
HL	Halogen
IN	Incandescent
FL	Fluorescent

Shielding Type:

S Shielded
U Unshielded

See "Definitions" under Sec. 408 for clarification regarding shielding.

FIXTURE REFERENCE NUMBER (from attached site plan) AND USE/PURPOSE		CANOPY SIZE (if applicable)*	LAMP TYPE & SHIELDING		WATTS	MANUFACTURER'S MODEL AND CATALOG NO. (for shielded fixtures)	INITIAL LUMEN (see reverse)	QTY. UNITS	SUB-TOTALS S LUMEN	SUB-TOTALS U LUMEN	TOTALS *
1	Parking Canopy		LED	F	48	USLB48WCX	4246	12	50,952		50,952
2	Parking Lot		LED	F	80	SSL80WILA0K	8000	12	96,000		96,000
3	Coach Light		LED	F	12	IRC1691LM	710	38	26,980		26,980
3	Coach Light		LED	F	12	IRZ1691LM-2	670	38	14,060		14,060
3	Coach Light		LED	F	12	EFU1691L-3	640	38	24,320		24,320
4	Entry Sign		LED	U	70	USFL70WWM-KN	6790	2		13,580	13580
									GRAND TOTALS *NOT TO EXCEED SITE MAXIMUMS ABOVE.*	13580	225,892

STAFF REVIEW

APPROVED BY: _____

DATE: _____

SHEET _____ OF _____

* **Gas St. Canopies:** All fixtures to be flush mounted. Lumen SUBTOTALS not to exceed 40 lumen / sq.ft. Lumen TOTALS to be divided by 2 (count only 50%).

Ballfields and outdoor display areas which exceed 100,000 lumen per acre: I hereby certify that lighting associated with related facilities described above is no greater than minimum illuminance levels for the activity recommended by the IESNA.

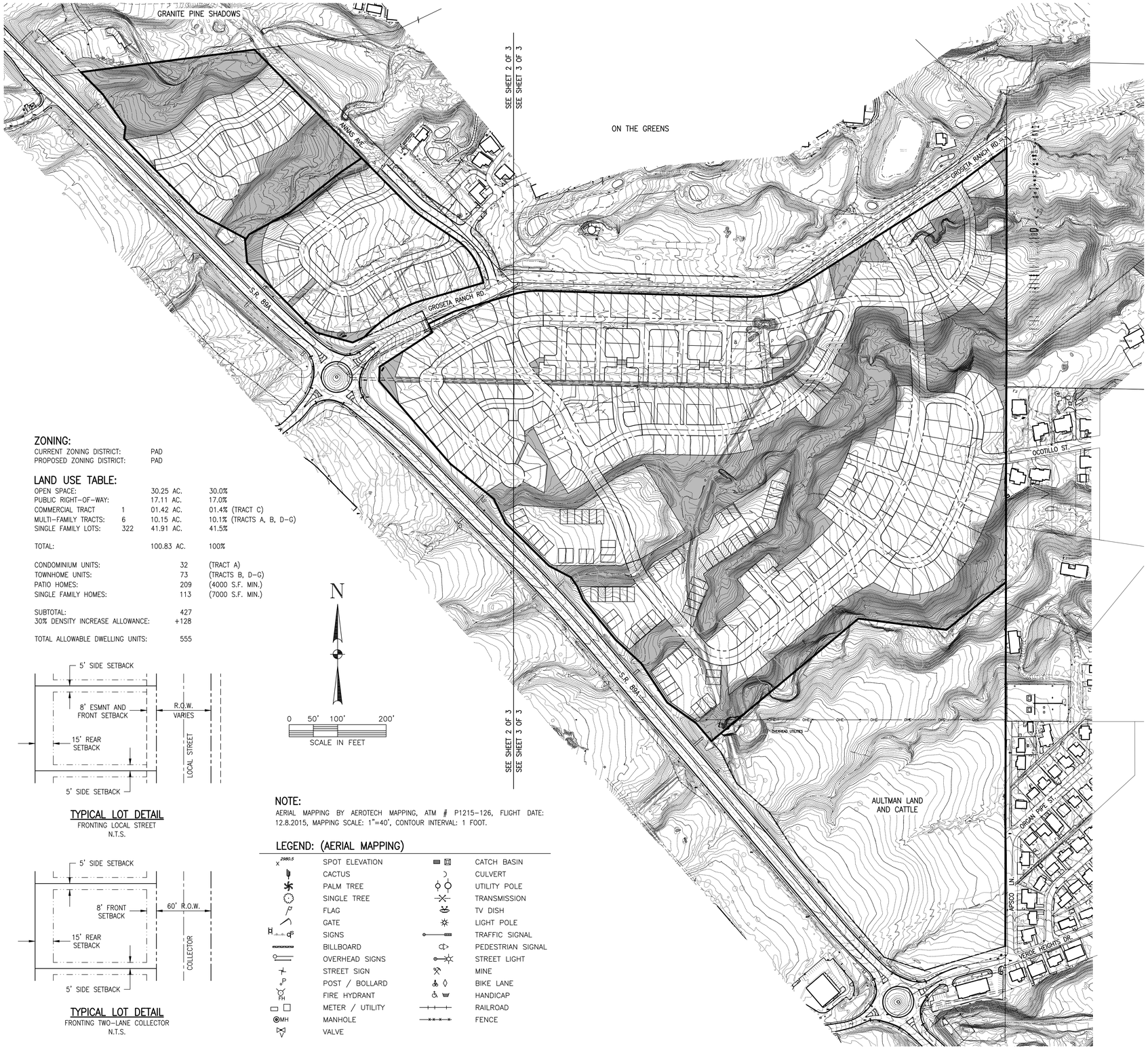
Signature of Lighting Engineer _____ Arizona Registrant's No. _____

MASTER DEVELOPMENT PLAN

THE VINEYARDS AT COTTONWOOD
APN. 406-23-036V, 036W, 174B, 174C
AND 406-32-080P

OWNER:
GRANITE MOUNTAIN ASSET MANAGEMENT
SWAYZE McCRAIN
KJ KASUN
7765 WILLIAMSON VALLEY ROAD
PRESCOTT, AZ. 86305
(817) 602-6365

CIVIL ENGINEER:
KELLEY/WISE ENGINEERING, INC.
GARY R. KELLEY, PE 22880
146 GROVE AVENUE
PRESCOTT, AZ. 86301
(928) 771-1730



ZONING:

CURRENT ZONING DISTRICT:	PAD
PROPOSED ZONING DISTRICT:	PAD

LAND USE TABLE:

OPEN SPACE:		30.25 AC.	30.0%
PUBLIC RIGHT-OF-WAY:		17.11 AC.	17.0%
COMMERCIAL TRACT	1	01.42 AC.	01.4% (TRACT C)
MULTI-FAMILY TRACTS:	6	10.15 AC.	10.1% (TRACTS A, B, D-G)
SINGLE FAMILY LOTS:	322	41.91 AC.	41.5%
TOTAL:		100.83 AC.	100%

CONDOMINIUM UNITS:	32	(TRACT A)
TOWNHOME UNITS:	73	(TRACTS B, D-G)
PATIO HOMES:	209	(4000 S.F. MIN.)
SINGLE FAMILY HOMES:	113	(7000 S.F. MIN.)
SUBTOTAL:	427	
30% DENSITY INCREASE ALLOWANCE:	+128	
TOTAL ALLOWABLE DWELLING UNITS:	555	

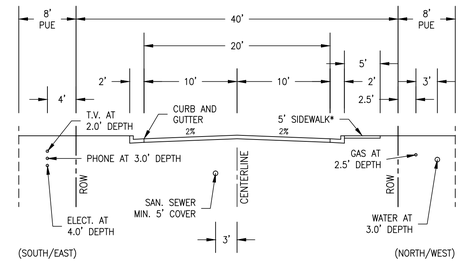
TYPICAL LOT DETAIL
FRONTING LOCAL STREET
N.T.S.

TYPICAL LOT DETAIL
FRONTING TWO-LANE COLLECTOR
N.T.S.

NOTE:
AERIAL MAPPING BY AEROTECH MAPPING, ATM # P1215-126, FLIGHT DATE: 12.8.2015, MAPPING SCALE: 1"=40', CONTOUR INTERVAL: 1 FOOT.

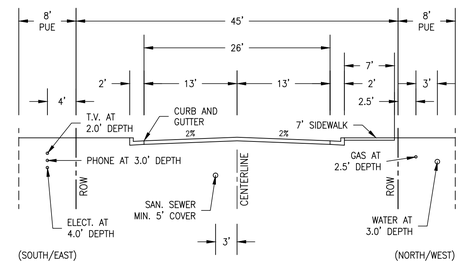
LEGEND: (AERIAL MAPPING)

SPOT ELEVATION	CATCH BASIN
CACTUS	CULVERT
PALM TREE	UTILITY POLE
SINGLE TREE	TRANSMISSION
FLAG	TV DISH
GATE	LIGHT POLE
SIGNS	TRAFFIC SIGNAL
BILLBOARD	PEDESTRIAN SIGNAL
OVERHEAD SIGNS	STREET LIGHT
STREET SIGN	MINE
POST / BOLLARD	BIKE LANE
FIRE HYDRANT	HANDICAP
METER / UTILITY	RAILROAD
MANHOLE	FENCE
VALVE	

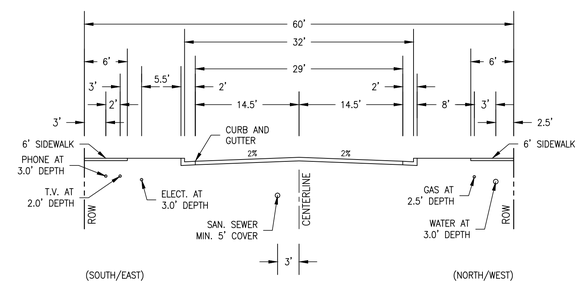


*5' SIDEWALK TO BE LOCATED ON THE SIDE OPPOSITE THE HAMMERHEAD TURN-AROUND

TYPICAL LOCAL STREET SECTION
40' R.O.W. (HAMMERHEAD TURN-AROUND)
SEE ALSO TYPICAL HAMMERHEAD DETAIL ON SHEET 2
N.T.S.



TYPICAL LOCAL STREET SECTION
45' R.O.W. (THRU STREET OR CUL-DE-SAC)
N.T.S.

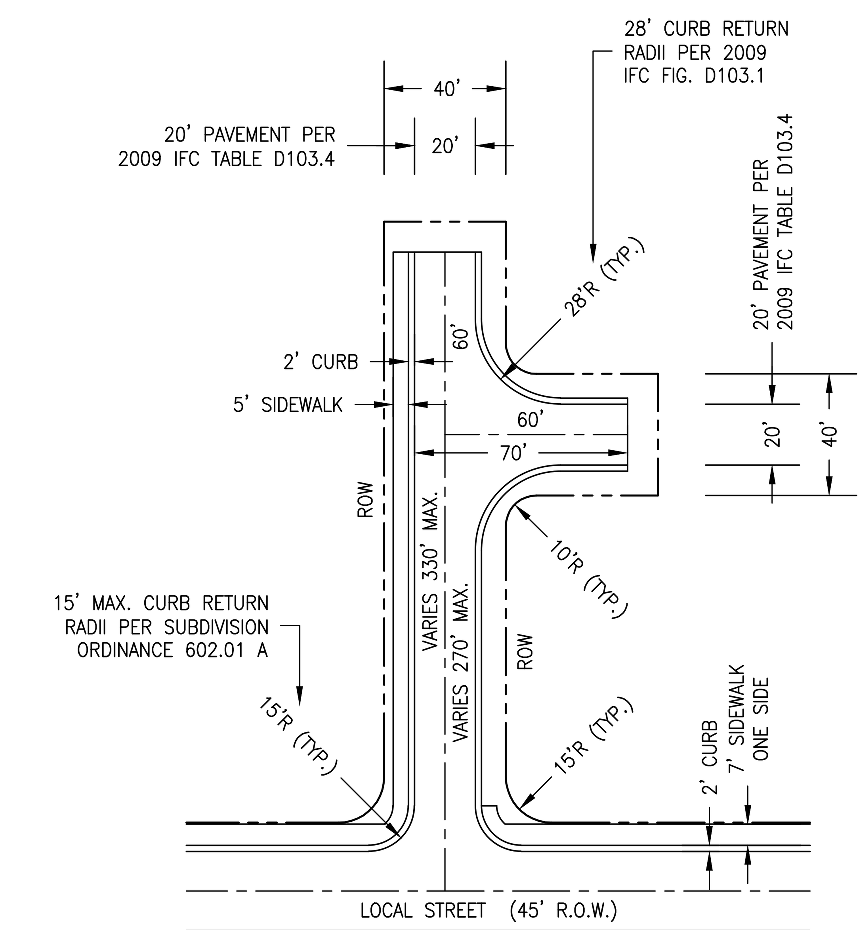


TYPICAL TWO LANE COLLECTOR SECTION
60' R.O.W. (THRU STREET)
N.T.S.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22880
GARY R. KELLEY
Date signed
ARIZONA, U.S.A.
EXPIRES 06/30/18
NOT FOR CONSTRUCTION UNTIL RECORDING OF PLAT

VINEYARDS AT COTTONWOOD MASTER DEVELOPMENT PLAN	DRAWN	CJK	REVISED
	CREW	CJK/WRW	
KELLEY / WISE ENGINEERING, INC.	CHECK	GRK	
	DATE	5.18.16	
	JOB	15-078	
	SHEET NO. 1 OF 3		

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX (928) 778-2220



TYPICAL HAMMER HEAD TURN–AROUND

40' R.O.W.
N.T.S.

LEGEND:

AC.	ACRES
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
INST.	INSTRUMENT
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
Y.C.R.O.	YAVAPAI COUNTY RECORDERS OFFICE
H.H.	HAMMERHEAD TURN–AROUND
O. OR O.S.	OPEN SPACE
— - - —	RIGHT–OF–WAY
— — — — —	EASEMENT
— · · — · · —	SETBACK
—— ——	PRELIMINARY FLOODPLAIN

Registered Professional Engineer (Civil) — CERTIFICATE NO. 22880 — GARY R. KELLEY — 5/18/16 Date signed — ARIZONA, U.S.A.
NOT FOR RECORDING OR CONSTRUCTION
EXPIRES 06/30/18

VINEYARDS AT COTTONWOOD
MASTER DEVELOPMENT PLAN

KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771–1730
FAX (928) 778–2220

DRAWN	CJK	REVISED
CREW	CJK/WRW	
CHECK	GRK	
DATE	5.18.16	
JOB	15–078	
SHEET NO. 2 OF 3		

N

0 50' 100' 200'

SCALE IN FEET

LEGEND:

AC.	ACRES
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
INST.	INSTRUMENT
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
Y.C.R.O.	YAVAPAI COUNTY RECORDERS OFFICE
H.H.	HAMMERHEAD TURN-AROUND
O. OR O.S.	OPEN SPACE
— — — —	RIGHT-OF-WAY
— — — —	EASEMENT
— · — · —	SETBACK
— — — —	PRELIMINARY FLOODPLAIN

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22880
Date Signed 5/18/16
ARIZONA, U.S.A.
EXPIRES 06/30/18

NOT FOR RECORDING OR CONSTRUCTION

VINEYARDS AT COTTONWOOD

MASTER DEVELOPMENT PLAN

KELLEY / WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX (928) 778-2220

DRAWN	CJK	REVISED
CREW	CJK/WRW	
CHECK	GRK	
DATE	5.18.16	
JOB	15-078	
SHEET NO. 3 OF 3		

Phase 1

Legend

City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels

Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines
- Parcel Labels
- Cities

City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome

Legend truncated...

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 4.28.2016

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
VINEYARDS AT COTTONWOOD
Preliminary Phase 1 - Unit 1 Off-site Sewer Improvements

ITEM NO	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT PRICE	ITEM TOTAL
SEWER					
1	8" SDR-35 GRAVITY SEWER MAIN	4,238	LF	30.00	127,140.00
2	48" DIAMETER SEWER MANHOLE (6'-12' DEEP)	15	EA	2,500.00	37,500.00
3	60" DIAMETER SEWER MANHOLE (>12' DEEP)	3	EA	4,000.00	12,000.00
4	CONNECT TO EXISTING MANHOLE	1	LS	1,500.00	1,500.00
5	UPGRADE EXISTING SEWER MAIN (INCLUDING ASPHALT TRENCHING)	1	LS	40,000.00	40,000.00
					$218,140.00
CONSTRUCTION ENGINEERING					
1	CONSTR. STAKING, TESTING,UTILITY AS BUILTS	1	LS	20,000.00	20,000.00
				CONSTRUCTION ENGINEERING SUBTOTAL	**$20,000.00**
				TOTAL	**$238,140.00**

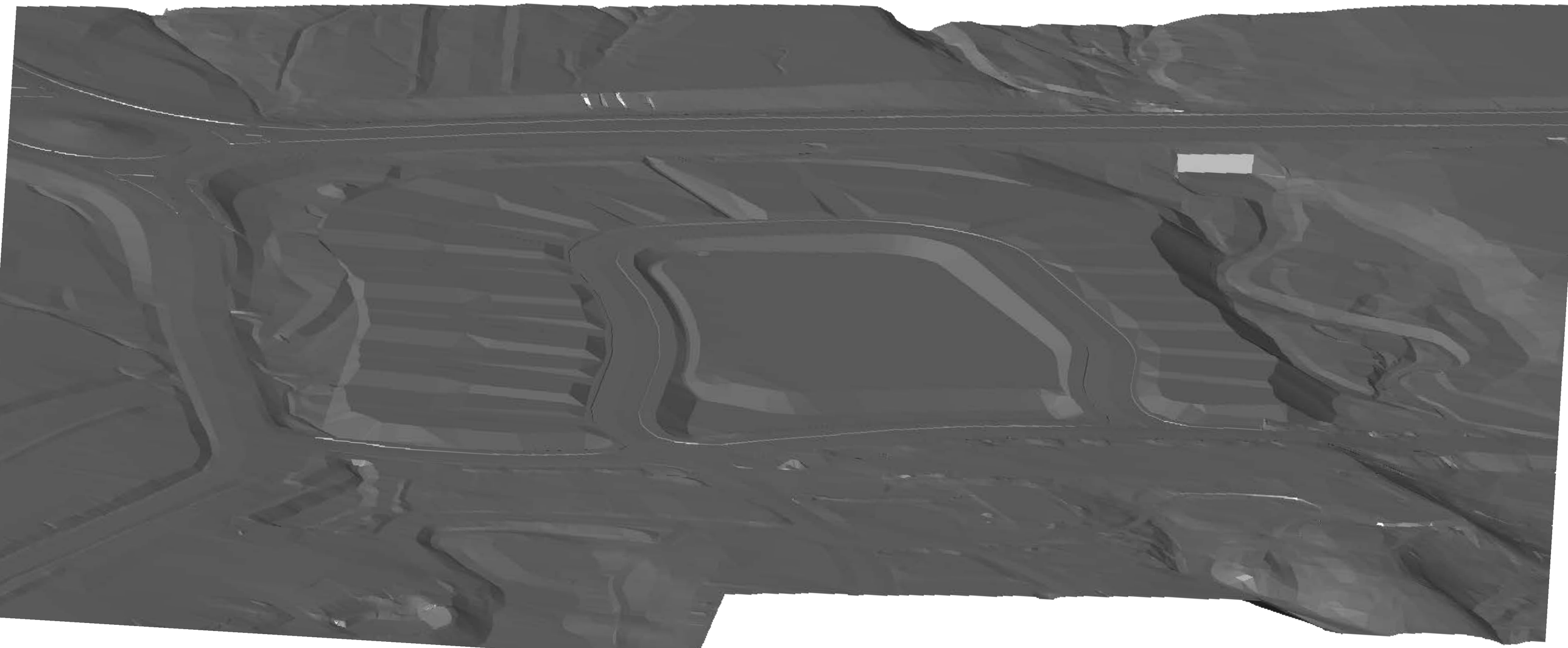
10% CONTINGENCY	**$23,814.00**
GRAND TOTAL	**$261,954.00**

Note: This estimate represents "off-site" sewer to Phase 1 - Unit 1, meaning from the intersection of Annas/Groseta, easterly to the connection point to the existing Cottonwood sewer system.

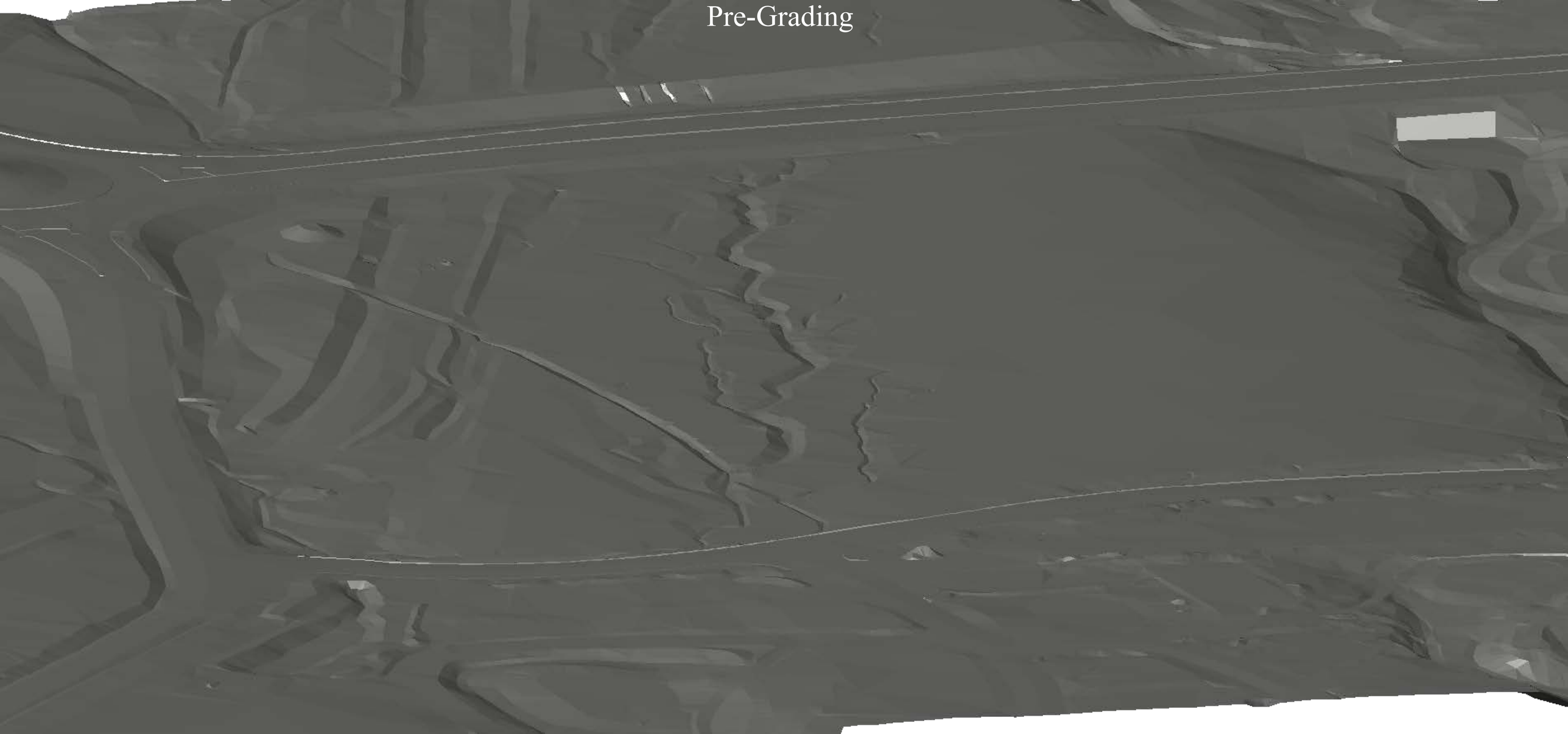
In providing opinions of probable construction cost, the client understands that KWE has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are made on the basis of KWE's recent experience. KWE makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22880
GARY R. KELLEY
Date Signed 5/20/16
ARIZONA, U.S.A.
Expires 06/30/18

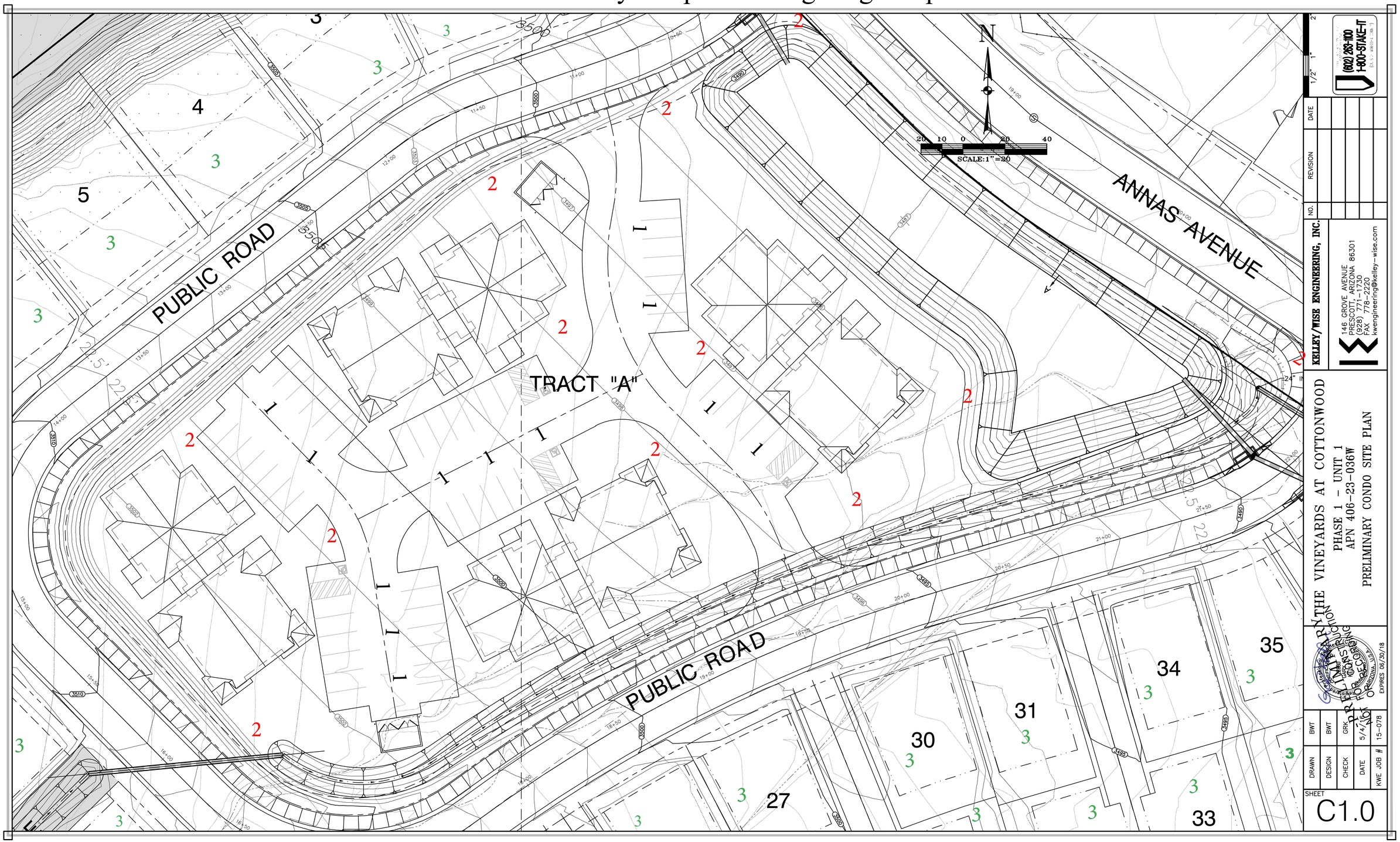
Post Grading



Pre-Grading



Condo Preliminary site plan and lighting site plan



1 Canopy light fixture USLB48WCX 2 Street Parking Light fixture SSL80WILAOK 3 House Coach Lights 4 Entryway Feature SR-89A & Groseta Ranch Rd.

APPENDIX X

15.62-in H LED Oil-Rubbed Bronze Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRC1691LM

- Lights up your outdoors
- Traditional design supported by long life high quality aluminum
- Rich oil-rubbed bronze finish with a mix of pristine clear water and clear seeded glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 710 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

17.5-in H LED Black Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRZ1691LM-2

- Lights up your outdoors
- Elegant traditional design
- High quality black finish with crystal clear glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 670 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

13-in H LED Rust Dark Sky Outdoor Wall Light ENERGY STAR Model #: EFU1691L-3

- Lights up your outdoors
- Smooth casual design supported by long light aluminum material
- Vintage rust finish with brilliant clear seedy glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 640 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

SPECIFICATIONS AND FEATURES

Street / Parking Lot Light

Product Type ..... Street / Parking Lot Light

Manufacturer ..... Superior Street Lights

Model Number SSL80WILAOK

Price $369.00

Voltage ..... 90-305VAC/ 180-520VAC Available (Add 15%)

Wattage 80

Lumens 8,000-8,800

Lumens Per Watt 100-110

LED Chipset ..... Philips LUXEON T LEDs

Light Distributions / Beam Angle ..... Type II / Type III-A / Type III-B / 90°x100° / 30° / 60° / 120°

Base Type / Connection ..... Adjustable 90° / Direct Wired

Kelvin (CCT) 3500/4100/5000/5700/6500

CRI ..... >78

Power Factor ..... >0.95

Life Span *(Hours)* ..... 62,000+ (L70)

Dimmable ..... Yes (Add $50.00)

Waterproof ..... YES (IP66)

Certifications ..... DLC, UL, TUV, CE, RoHS

Length of Warranty *(YEARS)* ..... 8yr 10yr Available (Add 10% to Price)

Dimensions ..... 22.68"x11.82"x4.22"

Suggested Replacement For: ..... 300W Metal Halide Fixture and Bulb

Percent of wattage saved from average replacement* 73.4%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes.... Photocell Available (Add $30.00) / 20Kv Lightning Surge Protection Available (Add $24.00) / Fixture Available in Silver, White, Bronze or Black Finish Options

Design Light Consortium (DLC) Approved for Rebates. UL Certified for Quality. Equipped with industry best Philips LUXEON T LEDs and Meanwell HLG Driver. Constructed using anodized aluminum for the housing with a polycarbonate lens. This beauty is perfect for lighting roadways and parking lots.

SSL SuperiorStreetLights

DESIGNLIGHTS CONSORTIUM

SPECIFICATIONS AND FEATURES

Flood Light

Product Type	Knuckle Flood Light
Manufacturer	uSaveLED
Model Number	USFL70WWM-KN
Price	$145.00
Voltage	100-277VAC / 200-480VAC Available (Add $75.00 - DLC Not Available For This Option)
Wattage	70
Lumens	6,790
Lumens Per Watt	97
LED Chipset	Philips Lumileds
Beam Angle (degrees)	80
Mounting Option	Screw-In Knuckle /U-Bracket
Kelvin *(CCT)*	3000/4000/5000/6500
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	NO
Waterproof	YES (IP65)
Certifications	DLC, UL, cUL, CE, RoHS
Length of Warranty *(YEARS)*	5yr
Dimensions	8.67" x 4.33"
Suggested Replacement For:	300W Metal Halide
Percent of wattage saved from average replacement*	76.7%
*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*	
Notes	Black or White Finish Available

Design Lights Consortium (DLC) approved for rebates in many municipalities. These high lumen powerhouses are low power equivalents to traditional HID floodlights. Lasting over 50,000 hours compared to less than 10,000 hours for a HID bulb. Provides excellent security, warehouse, architectural, landscape, playground and all around outdoor lighting. These lights are waterproof and uses 76.7% less electricity.

SPECIFICATIONS AND FEATURES

Low Bay

Product Type	4ft. Waterproof Low Bay
Manufacturer	uSaveLED
Model Number	USLB48WCX
Price	$199.00
Voltage	100-240/277VAC
Wattage	48
Lumens	4246-4757
Lumens Per Watt	88.46-99.11
LED Chipset	672 pcs Epistar 3528 SMD LEDs
Beam Angle (degrees)	150
Base Type / Connection	Direct Wired
Kelvin *(CCT)*	2700/4500/6000
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	YES
(Add Dimmable Microwave Motion Sensor for $36.00)	
Waterproof	YES (IP65)
Certifications	DLC, UL, CE, SAA, EMC, RoHS
Length of Warranty *(YEARS)*	5
Dimensions	4' long x 4'' wide x 3.5'' tall
Suggested Replacement For:	3-4ft. Flourescent Tubes
Percent of wattage saved from average replacement*	60%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes..... Uses Meanwell LPF-60D Driver; Clear or Frosted (Opal) Covers Available; Emergency Battery Backup Availbale (Add $49.00)

OPAL

CLEAR

Waterproof and made using high impact resistant polycarbonate material with a clear, frosted, or opal UV protected lens. Design Light Consortium (DLC) approved for most rebate and incentive programs. Solid UL certified, Meanwell Driver inside ensures that the unit will not overheat, excellent for longevity of fixture life span. Quick-Connect wiring system saves 70% on installation time. Operational temperatures of -22 to 122 Degrees Fahrenheit. Emergency Battery Backup Available (Add $49.00). Dimmable Microwave Motion Sensor Available (Add $36.00).

Round Straight Steel
RSSA

SPECIFICATIONS

Shaft – One-piece construction and fabricated from hot-rolled commercial quality carbon steel tubing with minimum yield strength of 42,000 psi.

Anchor Base – Fabricated from steel plate and conforms to ASTM A36.

Base Cover – Two-piece ABS plastic and finished with same color as pole.

Anchor bolts – Steel rod confirming to ASTM F1554 Grade 55 and provided with (2) hex nuts and (2) flat washers.

Handhole – Reinforced and supplied with cover, grounding provision and hardware.

Finish – Galvanized or powder-coat finish. Standard colors include dark bronze, medium bronze, black and white.

Mounting – Side drilled or tenon top.

Model Number	Mounting Height (ft)	Shaft			Base (in)		Loading Capacity		
		Base Diameter (in)	Top Diameter (in)	Wall Thickness (ga)	Bolt Circle	Bolt Diameter	Max EPA in Square Feet at (Allows for 3 Second Gust Factor):		
							80 MPH	90 MPH	100 MPH
RSSA-10-3030-11	10	3.0	3.0	11	7.0 - 9.0	0.75	9.3	7.1	5.6
RSSA-10-4040-11	10	4.0	4.0	11	7.0 - 9.0	0.75	17.7	13.9	11.3
RSSA-10-4545-11	10	4.5	4.5	11	7.0 - 9.0	0.75	22.7	18.0	14.6
RSSA-12-3030-11	12	3.0	3.0	11	7.0 - 9.0	0.75	7.1	5.4	4.1
RSSA-12-4040-11	12	4.0	4.0	11	7.0 - 9.0	0.75	13.9	10.9	8.8
RSSA-12-4545-11	12	4.5	4.5	11	7.0 - 9.0	0.75	18.3	14.5	11.7
RSSA-14-3030-11	14	3.0	3.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-14-4040-11	14	4.0	4.0	11	7.0 - 9.0	0.75	11.3	8.7	7.0
RSSA-14-4545-11	14	4.5	4.5	11	7.0 - 9.0	0.75	15.0	11.8	9.5
RSSA-16-3030-11	16	3.0	3.0	11	7.0 - 9.0	0.75	4.3	3.0	2.1
RSSA-16-4040-11	16	4.0	4.0	11	7.0 - 9.0	0.75	8.9	6.8	5.5
RSSA-16-4545-11	16	4.5	4.5	11	7.0 - 9.0	0.75	12.1	9.4	7.6
RSSA-18-3030-11	18	3.0	3.0	11	7.0 - 9.0	0.75	3.1	2.1	1.3
RSSA-18-4040-11	18	4.0	4.0	11	7.0 - 9.0	0.75	7.0	5.3	4.2
RSSA-18-4545-11	18	4.5	4.5	11	7.0 - 9.0	0.75	9.7	7.6	6.0
RSSA-20-3030-11	20	3.0	3.0	11	7.0 - 9.0	0.75	2.2	1.3	-
RSSA-20-4040-11	20	4.0	4.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-20-4545-11	20	4.5	4.5	11	7.0 - 9.0	0.75	7.9	6.1	4.8
RSSA-20-5050-11	20	5.0	5.0	11	7.0 - 9.0	0.75	10.8	8.4	6.7
RSSA-25-4040-11	25	4.0	4.0	11	7.0 - 9.0	0.75	2.6	1.8	1.2
RSSA-25-4545-11	25	4.5	4.5	11	7.0 - 9.0	0.75	4.4	3.3	2.5
RSSA-25-5050-11	25	5.0	5.0	11	7.0 - 9.0	0.75	6.7	5.1	3.9
RSSA-30-4545-11	30	4.5	4.5	11	7.0 - 9.0	0.75	2.1	1.4	0.9
RSSA-30-5050-11	30	5.0	5.0	11	7.0 - 9.0	0.75	3.9	2.8	2.0

Cottonwood ARIZONA

LUMEN CALCULATION SHEET

See Cottonwood Zoning Ordinance (Sec. 408), "Outdoor Lighting Code"

PROJECT: THE VINEYARDS AT COTTONWOOD DATE: 5-18-2016

SITE ADDRESS: PHASE 1 GROSSETTA RANCH RD + ANNA'S AVE

PROJECT COORDINATOR: MICHEL FOSTER PHONE: 951-331-6051

The information below is accurate (to be signed by Project Coordinator): [signature]

PLEASE ATTACH THE FOLLOWING:

- ☑ Photometric data sheets or manufacturer's product description for all **"S"** type (shielded) fixture combinations showing photometric description to verify upward light control characteristics. All other fixtures will be considered unshielded, or **"U"** class luminaires. Mercury vapor lamps are prohibited.
- ☑ Site plan indicating placement of each fixture.

SITE ACREAGE = 9.37

LESS ACRES FOR RIGHTS-OF-WAY − 2.0

NET ACRES = 7.37

SITE MAXIMUM FOR UNSHIELDED LUMEN (X 5,500) 40,535

SITE MAXIMUM FOR ALL LUMEN (X 100,000) 737,000

LIGHTING INVENTORY

List information below for each fixture to be used for outdoor illumination (existing and proposed). Use the following Abbreviations:

Lamp type:

LPS	Low Press. Sodium
HPS	High Press. Sodium
MH	Metal Halide
HL	Halogen
IN	Incandescent
FL	Fluorescent

Shielding Type:

S Shielded
U Unshielded

See "Definitions" under Sec. 408 for clarification regarding shielding.

FIXTURE REFERENCE NUMBER (from attached site plan) AND USE/PURPOSE	CANOPY SIZE (if applicable)*	LAMP TYPE & SHIELDING		WATTS	MANUFACTURER'S MODEL AND CATALOG NO. (for shielded fixtures)	INITIAL LUMEN (see reverse)	QTY. UNITS	SUB-TOTALS S LUMEN	SUB-TOTALS U LUMEN	TOTALS *
1 Parking Canopy		LED	F	48	USLB48WCX	4246	12	50,952		50,952
2 Parking Lot		LED	F	80	SSL80WILAOK	8000	12	96,000		96,000
3 Coach Light		LED	F	12	IRC1691LM	710	38	26,980		26,980
3 Coach Light		LED	F	12	IRZ1691LM-2	670	38	14,060		14,060
3 Coach Light		LED	F	12	EFU1691L-3	640	38	24,320		24,320
4 Entry Sign		LED	U	70	USFL70WWM-KN	6790	2		13,580	13580
								GRAND TOTALS (NOT TO EXCEED SITE MAXIMUMS ABOVE)	13580	225,892

STAFF REVIEW

APPROVED BY: _____

DATE: _____

SHEET _____ OF _____

* **Gas St. Canopies:** All fixtures to be flush mounted. Lumen SUBTOTALS not to exceed 40 lumen / sq.ft. Lumen TOTALS to be divided by 2 (count only 50%).

Ballfields and outdoor display areas which exceed 100,000 lumen per acre: I hereby certify that lighting associated with related facilities described above is no greater than minimum illuminance levels for the activity recommended by the IESNA.

Signature of Lighting Engineer _____ Arizona Registrant's No. _____

APPENDIX X

15.62-in H LED Oil-Rubbed Bronze Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRC1691LM

- Lights up your outdoors
- Traditional design supported by long life high quality aluminum
- Rich oil-rubbed bronze finish with a mix of pristine clear water and clear seeded glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 710 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

17.5-in H LED Black Dark Sky Outdoor Wall Light ENERGY STAR Model #: IRZ1691LM-2

- Lights up your outdoors
- Elegant traditional design
- High quality black finish with crystal clear glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 670 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

13-in H LED Rust Dark Sky Outdoor Wall Light ENERGY STAR Model #: EFU1691L-3

- Lights up your outdoors
- Smooth casual design supported by long light aluminum material
- Vintage rust finish with brilliant clear seedy glass
- Enhances your homes curb appeal
- 12-watt Integrated LED light source with 640 Lumens of bright light enhancing your homes security and at the same time being warm and inviting to friends and family

SPECIFICATIONS AND FEATURES

Street / Parking Lot Light

Product Type ..... Street / Parking Lot Light

Manufacturer ..... Superior Street Lights

Model Number SSL80WILAOK

Price $369.00

Voltage ..... 90-305VAC/ 180-520VAC Available (Add 15%)

Wattage 80

Lumens 8,000-8,800

Lumens Per Watt 100-110

LED Chipset ..... Philips LUXEON T LEDs

Light Distributions / Beam Angle ..... Type II / Type III-A / Type III-B / 90°x100° / 30° / 60° / 120°

Base Type / Connection ..... Adjustable 90° / Direct Wired

Kelvin (CCT) 3500/4100/5000/5700/6500

CRI ..... >78

Power Factor ..... >0.95

Life Span *(Hours)* ..... 62,000+ (L70)

Dimmable ..... Yes (Add $50.00)

Waterproof ..... YES (IP66)

Certifications ..... DLC, UL, TUV, CE, RoHS

Length of Warranty *(YEARS)* ..... 8yr 10yr Available (Add 10% to Price)

Dimensions ..... 22.68"x11.82"x4.22"

Suggested Replacement For: ..... 300W Metal Halide Fixture and Bulb

Percent of wattage saved from average replacement* 73.4%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes.... Photocell Available (Add $30.00) / 20Kv Lightning Surge Protection Available (Add $24.00) / Fixture Available in Silver, White, Bronze or Black Finish Options

Design Light Consortium (DLC) Approved for Rebates. UL Certified for Quality. Equipped with industry best Philips LUXEON T LEDs and Meanwell HLG Driver. Constructed using anodized aluminum for the housing with a polycarbonate lens. This beauty is perfect for lighting roadways and parking lots.

SSL SuperiorStreetLights

DESIGNLIGHTS CONSORTIUM

SPECIFICATIONS AND FEATURES

Flood Light

Product Type	Knuckle Flood Light
Manufacturer	uSaveLED
Model Number	USFL70WWM-KN
Price	$145.00
Voltage	100-277VAC / 200-480VAC Available (Add $75.00 - DLC Not Available For This Option)
Wattage	70
Lumens	6,790
Lumens Per Watt	97
LED Chipset	Philips Lumileds
Beam Angle (degrees)	80
Mounting Option	Screw-In Knuckle /U-Bracket
Kelvin *(CCT)*	3000/4000/5000/6500
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	NO
Waterproof	YES (IP65)
Certifications	DLC, UL, cUL, CE, RoHS
Length of Warranty *(YEARS)*	5yr
Dimensions	8.67" x 4.33"
Suggested Replacement For:	300W Metal Halide
Percent of wattage saved from average replacement*	76.7%
*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*	
Notes	Black or White Finish Available

Design Lights Consortium (DLC) approved for rebates in many municipalities. These high lumen powerhouses are low power equivalents to traditional HID floodlights. Lasting over 50,000 hours compared to less than 10,000 hours for a HID bulb. Provides excellent security, warehouse, architectural, landscape, playground and all around outdoor lighting. These lights are waterproof and uses 76.7% less electricity.

SPECIFICATIONS AND FEATURES

Low Bay

Product Type	4ft. Waterproof Low Bay
Manufacturer	uSaveLED
Model Number	USLB48WCX
Price	$199.00
Voltage	100-240/277VAC
Wattage	48
Lumens	4246-4757
Lumens Per Watt	88.46-99.11
LED Chipset	672 pcs Epistar 3528 SMD LEDs
Beam Angle (degrees)	150
Base Type / Connection	Direct Wired
Kelvin *(CCT)*	2700/4500/6000
CRI	>80
Power Factor	>0.9
Life Span *(Hours)*	50,000+
Dimmable	YES
(Add Dimmable Microwave Motion Sensor for $36.00)	
Waterproof	YES (IP65)
Certifications	DLC, UL, CE, SAA, EMC, RoHS
Length of Warranty *(YEARS)*	5
Dimensions	4' long x 4'' wide x 3.5'' tall
Suggested Replacement For:	3-4ft. Flourescent Tubes
Percent of wattage saved from average replacement*	60%

*(*excludes savings in labor, frequency of bulb changes, ballast, and HVAC savings)*

Notes..... Uses Meanwell LPF-60D Driver; Clear or Frosted (Opal) Covers Available; Emergency Battery Backup Availbale (Add $49.00)

OPAL

CLEAR

Waterproof and made using high impact resistant polycarbonate material with a clear, frosted, or opal UV protected lens. Design Light Consortium (DLC) approved for most rebate and incentive programs. Solid UL certified, Meanwell Driver inside ensures that the unit will not overheat, excellent for longevity of fixture life span. Quick-Connect wiring system saves 70% on installation time. Operational temperatures of -22 to 122 Degrees Fahrenheit. Emergency Battery Backup Available (Add $49.00). Dimmable Microwave Motion Sensor Available (Add $36.00).

Round Straight Steel
RSSA

SPECIFICATIONS

Shaft – One-piece construction and fabricated from hot-rolled commercial quality carbon steel tubing with minimum yield strength of 42,000 psi.

Anchor Base – Fabricated from steel plate and conforms to ASTM A36.

Base Cover – Two-piece ABS plastic and finished with same color as pole.

Anchor bolts – Steel rod confirming to ASTM F1554 Grade 55 and provided with (2) hex nuts and (2) flat washers.

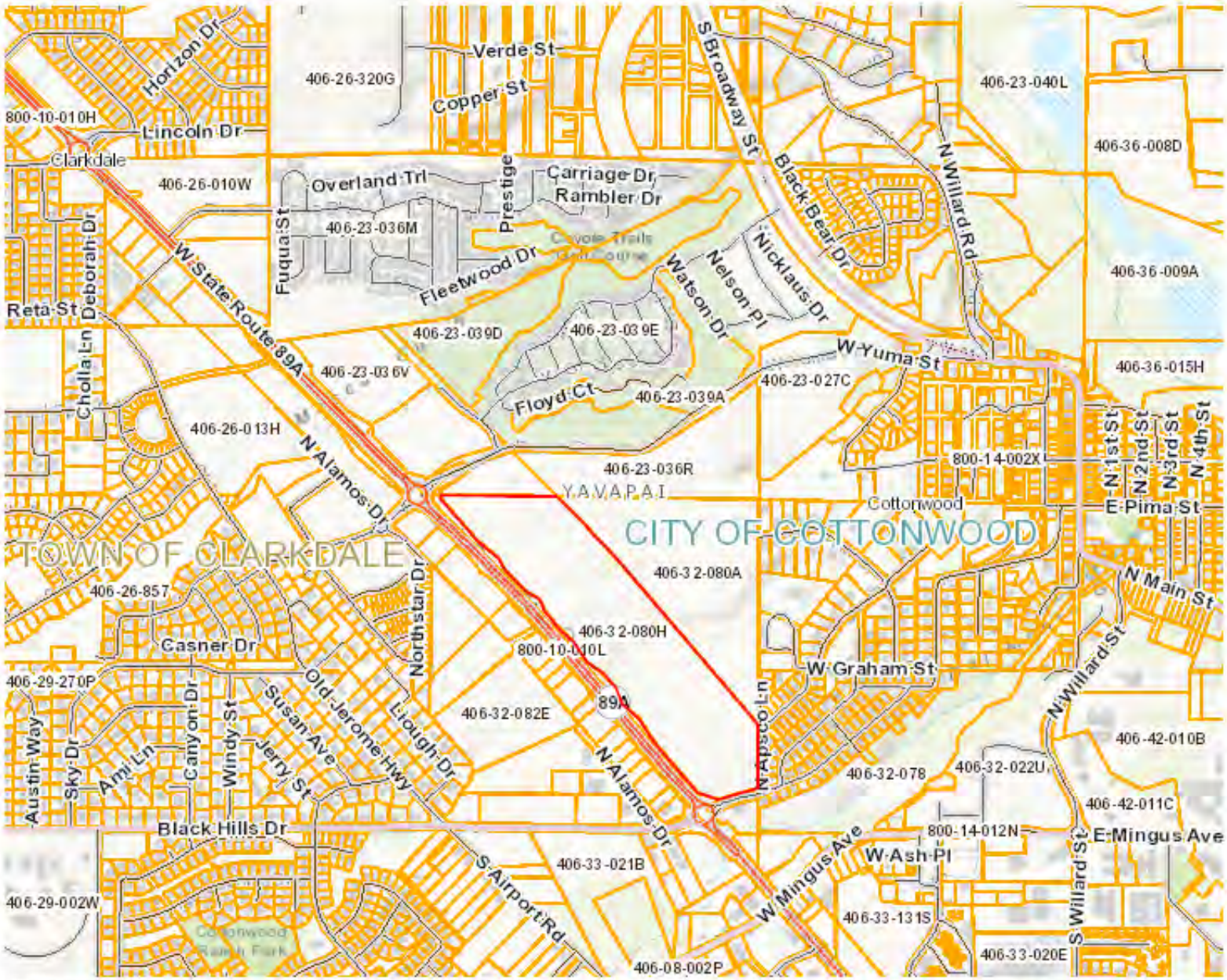
Handhole – Reinforced and supplied with cover, grounding provision and hardware.

Finish – Galvanized or powder-coat finish. Standard colors include dark bronze, medium bronze, black and white.

Mounting – Side drilled or tenon top.

Model Number	Mounting Height (ft)	Shaft			Base (in)		Loading Capacity		
		Base Diameter (in)	Top Diameter (in)	Wall Thickness (ga)	Bolt Circle	Bolt Diameter	Max EPA in Square Feet at (Allows for 3 Second Gust Factor):		
							80 MPH	90 MPH	100 MPH
RSSA-10-3030-11	10	3.0	3.0	11	7.0 - 9.0	0.75	9.3	7.1	5.6
RSSA-10-4040-11	10	4.0	4.0	11	7.0 - 9.0	0.75	17.7	13.9	11.3
RSSA-10-4545-11	10	4.5	4.5	11	7.0 - 9.0	0.75	22.7	18.0	14.6
RSSA-12-3030-11	12	3.0	3.0	11	7.0 - 9.0	0.75	7.1	5.4	4.1
RSSA-12-4040-11	12	4.0	4.0	11	7.0 - 9.0	0.75	13.9	10.9	8.8
RSSA-12-4545-11	12	4.5	4.5	11	7.0 - 9.0	0.75	18.3	14.5	11.7
RSSA-14-3030-11	14	3.0	3.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-14-4040-11	14	4.0	4.0	11	7.0 - 9.0	0.75	11.3	8.7	7.0
RSSA-14-4545-11	14	4.5	4.5	11	7.0 - 9.0	0.75	15.0	11.8	9.5
RSSA-16-3030-11	16	3.0	3.0	11	7.0 - 9.0	0.75	4.3	3.0	2.1
RSSA-16-4040-11	16	4.0	4.0	11	7.0 - 9.0	0.75	8.9	6.8	5.5
RSSA-16-4545-11	16	4.5	4.5	11	7.0 - 9.0	0.75	12.1	9.4	7.6
RSSA-18-3030-11	18	3.0	3.0	11	7.0 - 9.0	0.75	3.1	2.1	1.3
RSSA-18-4040-11	18	4.0	4.0	11	7.0 - 9.0	0.75	7.0	5.3	4.2
RSSA-18-4545-11	18	4.5	4.5	11	7.0 - 9.0	0.75	9.7	7.6	6.0
RSSA-20-3030-11	20	3.0	3.0	11	7.0 - 9.0	0.75	2.2	1.3	-
RSSA-20-4040-11	20	4.0	4.0	11	7.0 - 9.0	0.75	5.6	4.1	3.1
RSSA-20-4545-11	20	4.5	4.5	11	7.0 - 9.0	0.75	7.9	6.1	4.8
RSSA-20-5050-11	20	5.0	5.0	11	7.0 - 9.0	0.75	10.8	8.4	6.7
RSSA-25-4040-11	25	4.0	4.0	11	7.0 - 9.0	0.75	2.6	1.8	1.2
RSSA-25-4545-11	25	4.5	4.5	11	7.0 - 9.0	0.75	4.4	3.3	2.5
RSSA-25-5050-11	25	5.0	5.0	11	7.0 - 9.0	0.75	6.7	5.1	3.9
RSSA-30-4545-11	30	4.5	4.5	11	7.0 - 9.0	0.75	2.1	1.4	0.9
RSSA-30-5050-11	30	5.0	5.0	11	7.0 - 9.0	0.75	3.9	2.8	2.0

Vineyards overview



Legend

- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels
- Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines
- Parcel Labels
- Cities

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 4.29.2016

N

40' 20' 0 40' 80'

SCALE:1"=40'

LEGEND:

3500 EXISTING GRADE CONTOUR LINE

3500 PROPOSED DESIGN CONTOUR LINE

Scattered Brush

OPEN SPACE

PUBLIC ROAD
LOCAL ST.

TRACT "A"

ANNAS AVENUE

GROSETA RANCH ROAD

PUBLIC ROAD
2 LN. COLLECTOR

EX. CULVERTS

STATE ROUTE 89A

SUBD. SIGN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 40 41 42 43 44 100

1/2" 1" 2"

(602) 263-1100
1-800-STAKE-IT
(U.S.A. VARIFIED-24 HR.)

NO.	REVISION	DATE

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-7220
FAX 778-7220
kweengineering@kelley-wise.com

THE VINEYARDS AT COTTONWOOD

PHASE 1 - UNIT 1
APN 406-23-036W

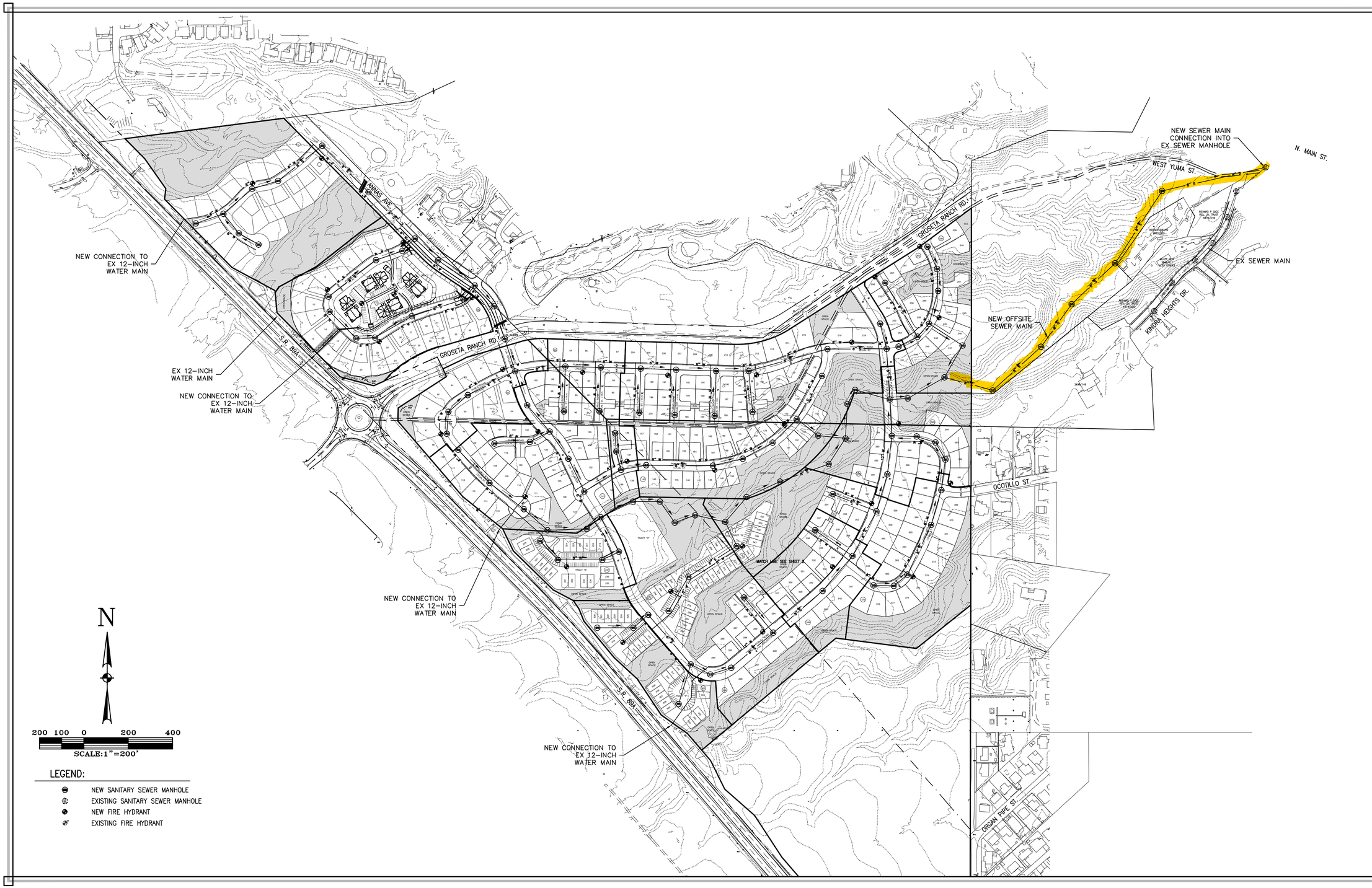
PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR RECORDING

REGISTERED PROFESSIONAL ENGINEER
GREGORY R. KELLEY
ARIZONA, U.S.A.
EXPIRES 06/30/18

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	5/18/18
KWE JOB #	15-078

SHEET C1.0



LEGEND:

- NEW SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT

1/2" 1" 2"

(602) 263-1100
1-800-STAKE-IT
(ARIZONA ONLY)

NO.	REVISION	DATE

KELLEY/WISE ENGINEERING, INC.

146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-1220
FAX 778-1220
kwengineering@kelley-wise.com

THE VINEYARDS AT COTTONWOOD

MASTER WATER AND SEWER PLAN

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES 06/30/18

DRAWN	BWT
DESIGN	BWT
CHECK	GRK
DATE	5/18/16
KWE JOB #	15-078

SHEET

W-S