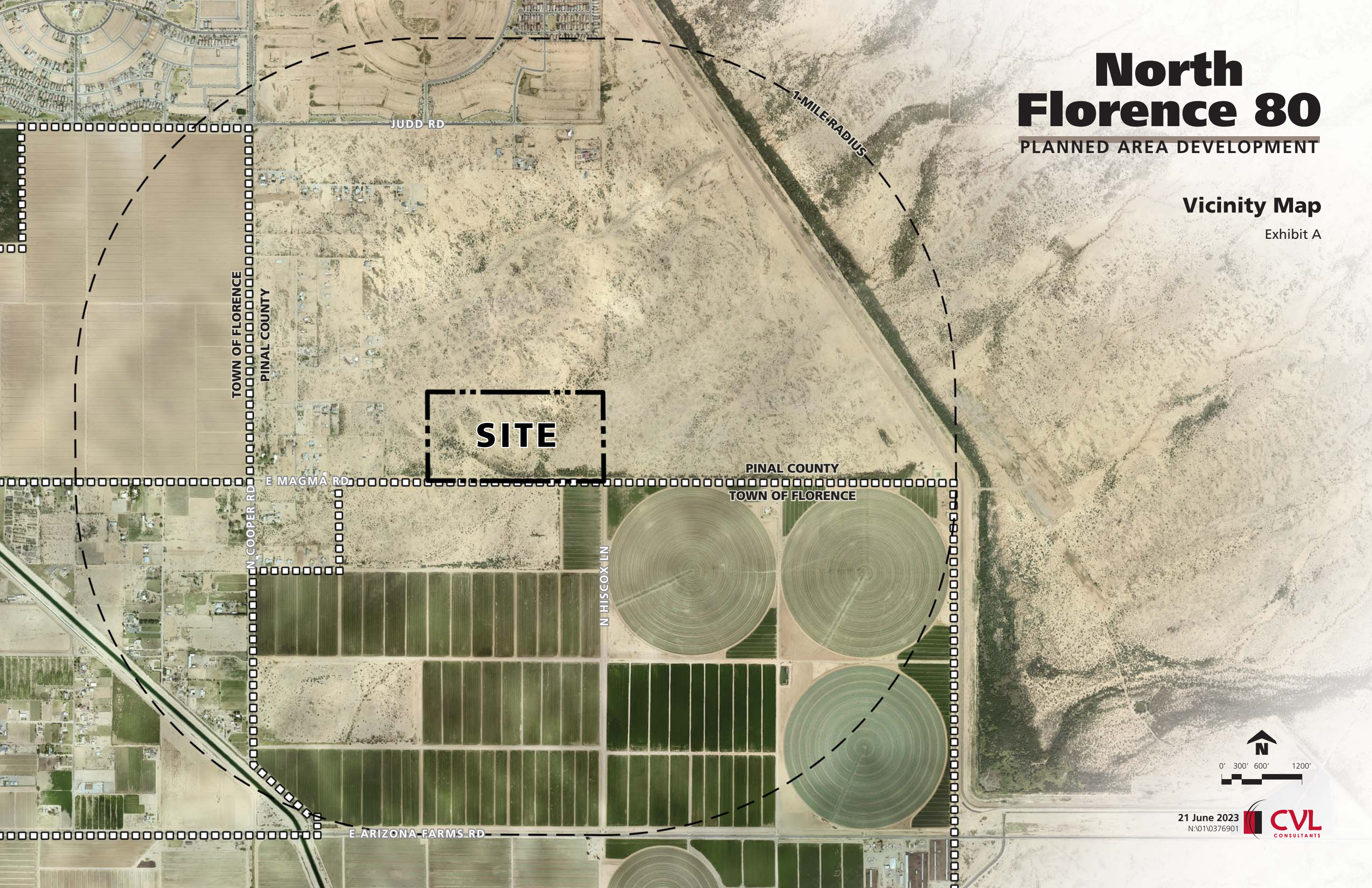


North Florence 80

PLANNED AREA DEVELOPMENT

Vicinity Map
Exhibit A



SITE

1-MILE RADIUS

TOWN OF FLORENCE
PINAL COUNTY

N COOPER RD
E MAGMA RD

PINAL COUNTY
TOWN OF FLORENCE

N HISCOX LN

E ARIZONA FARMS RD



North Florence 80

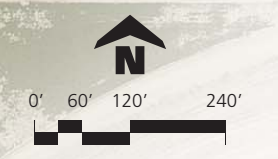
PLANNED AREA DEVELOPMENT

Aerial Map
Exhibit B



E MAGMA RD

N HISCOX LN











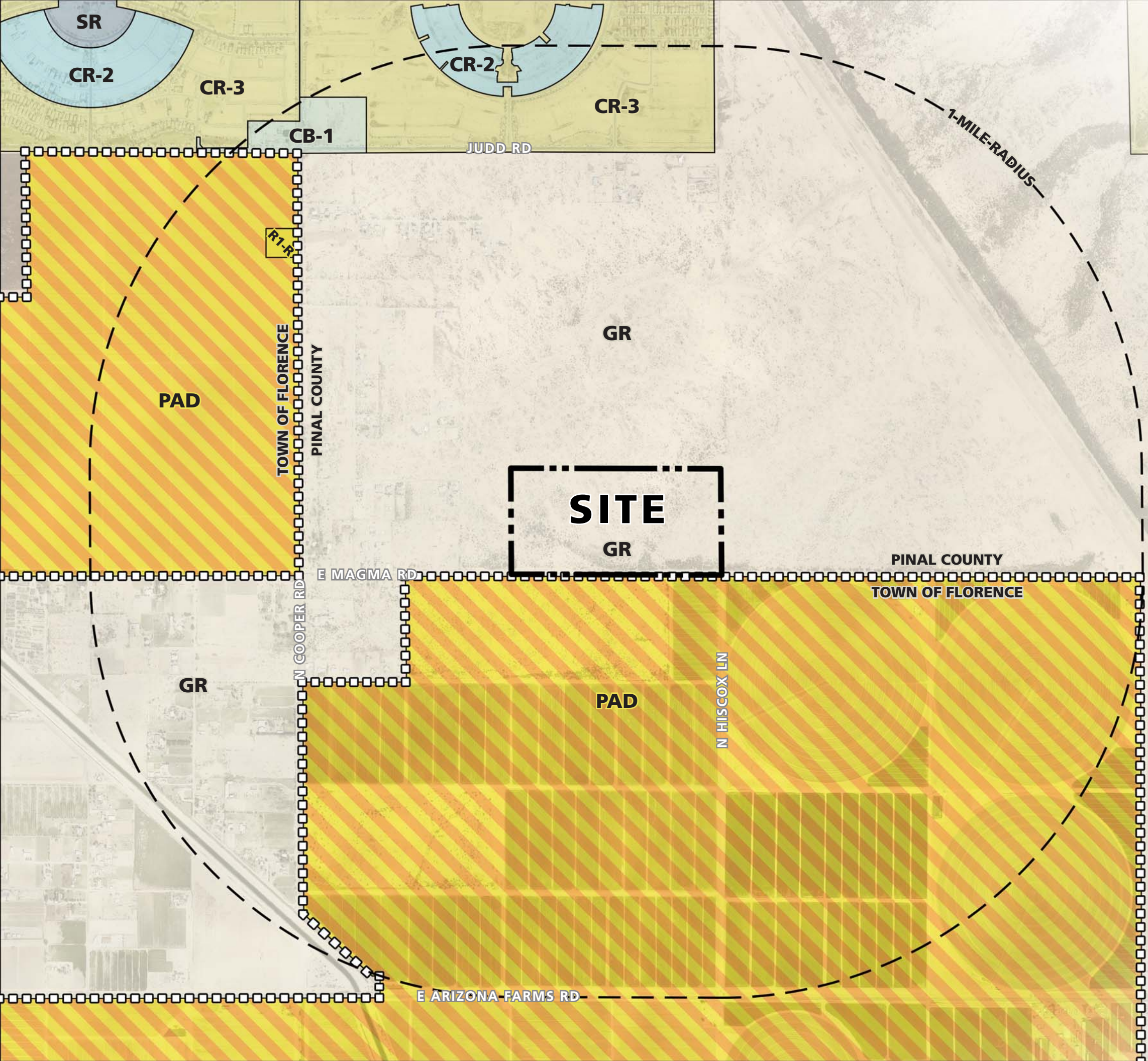
North Florence 80

PLANNED AREA DEVELOPMENT

Context Map Existing Zoning

Exhibit C.1

| LEGEND | |
|---|---------------------|
| Pinal County Zoning | |
|  | CB-1 |
|  | SR |
|  | CR-2 |
|  | CR-3 |
|  | GR General Rural |
| Town of Florence Zoning | |
|  | PAD |
|  | R1-R |
|  | 1 Mile Radius |



North Florence 80

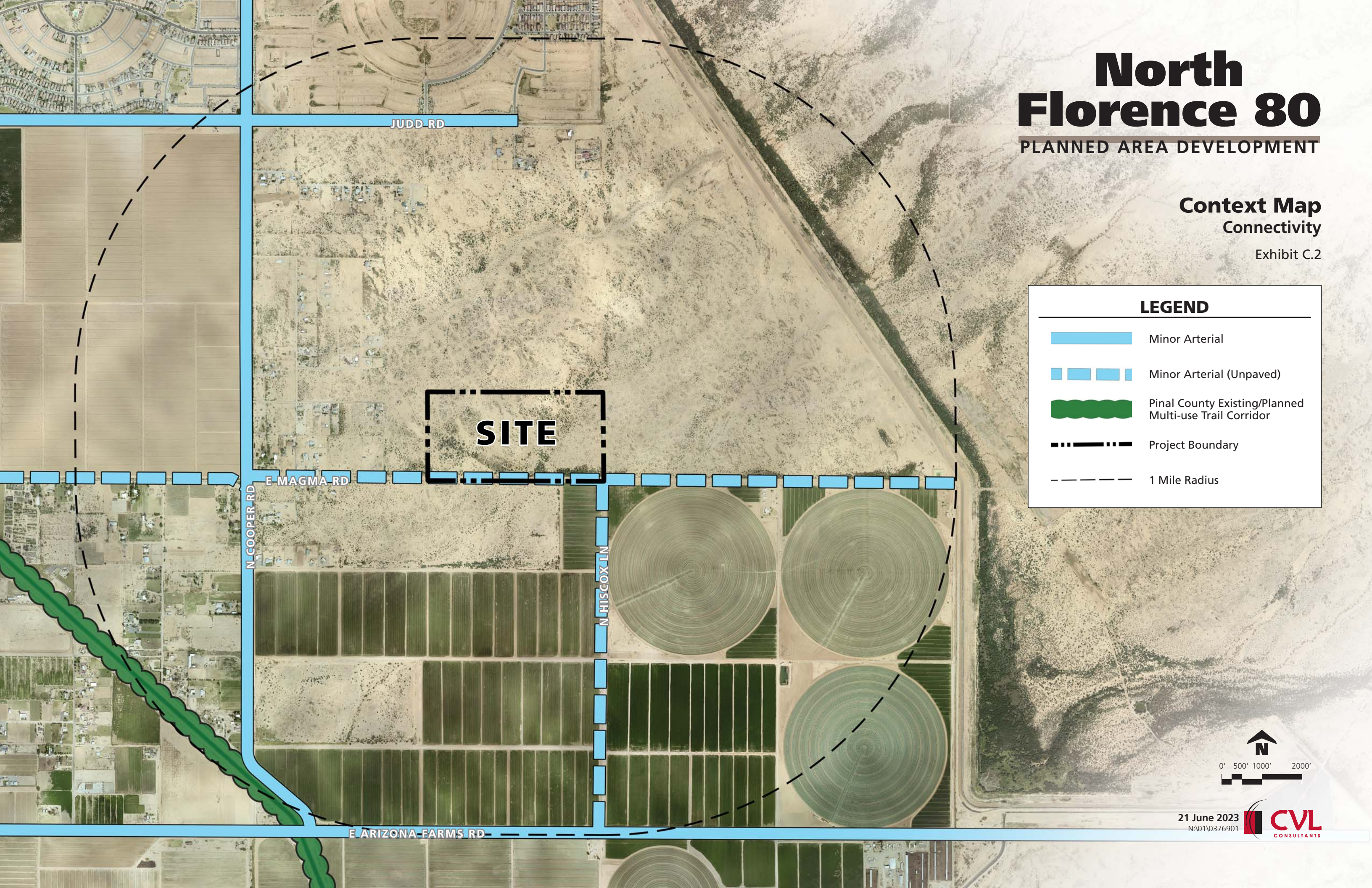
PLANNED AREA DEVELOPMENT

Context Map Connectivity

Exhibit C.2

LEGEND

- Minor Arterial
- Minor Arterial (Unpaved)
- Pinal County Existing/Planned Multi-use Trail Corridor
- Project Boundary
- 1 Mile Radius



SITE

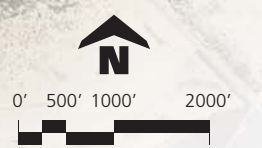
JUDD RD

E MAGMA RD

N COOPER RD

N HISCOX LN

E ARIZONA FARMS RD









North Florence 80

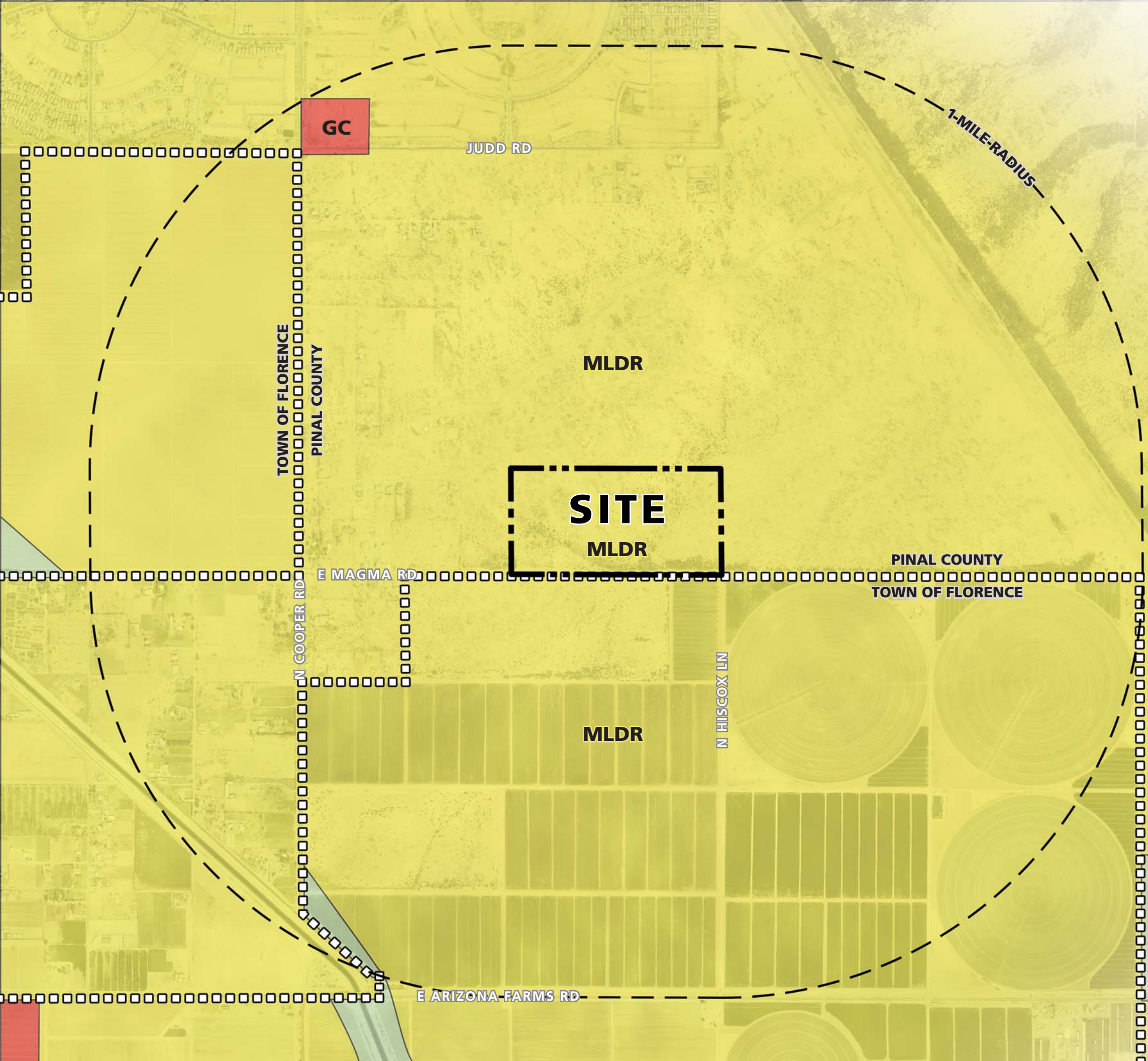
PLANNED AREA DEVELOPMENT

Existing General Plan

Exhibit D

LEGEND
Pinal County Zoning

| | |
|---|--|
|  | Moderate Low Density Residential (1-3.5 du/ac) |
|  | General Commercial |
|  | Recreation / Conservation |
|  | Project Boundary |
|  | 1 Mile Radius |
|  | City Boundary |






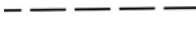



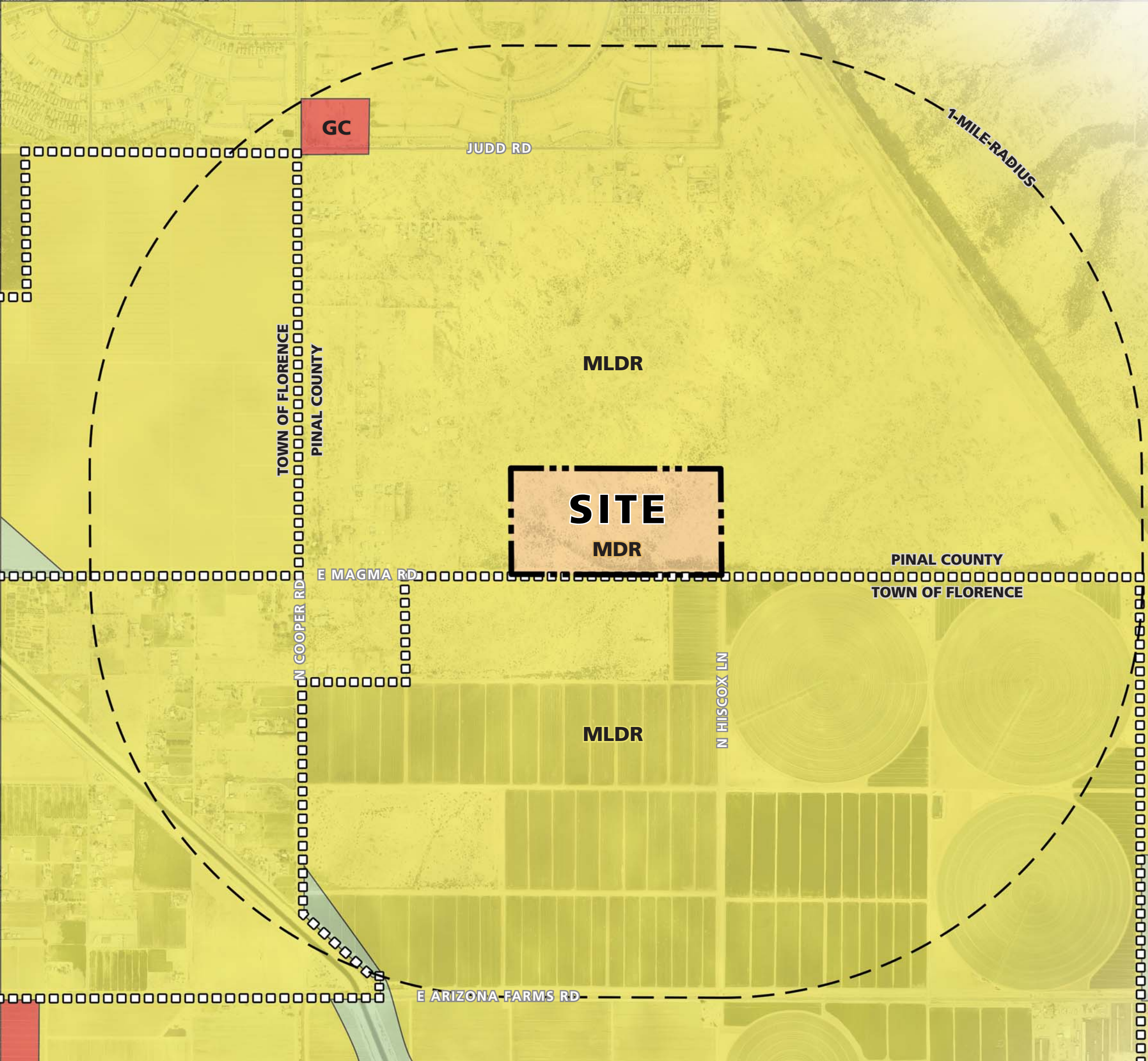
North Florence 80

PLANNED AREA DEVELOPMENT

Proposed General Plan

Exhibit E

| LEGEND | |
|---|--|
| Pinal County Zoning | |
|  | Moderate Low Density Residential (1-3.5 du/ac) |
|  | Medium Density Residential (3.5-8 du/ac) |
|  | General Commercial |
|  | Recreation / Conservation |
|  | Project Boundary |
|  | 1 Mile Radius |
|  | City Boundary |

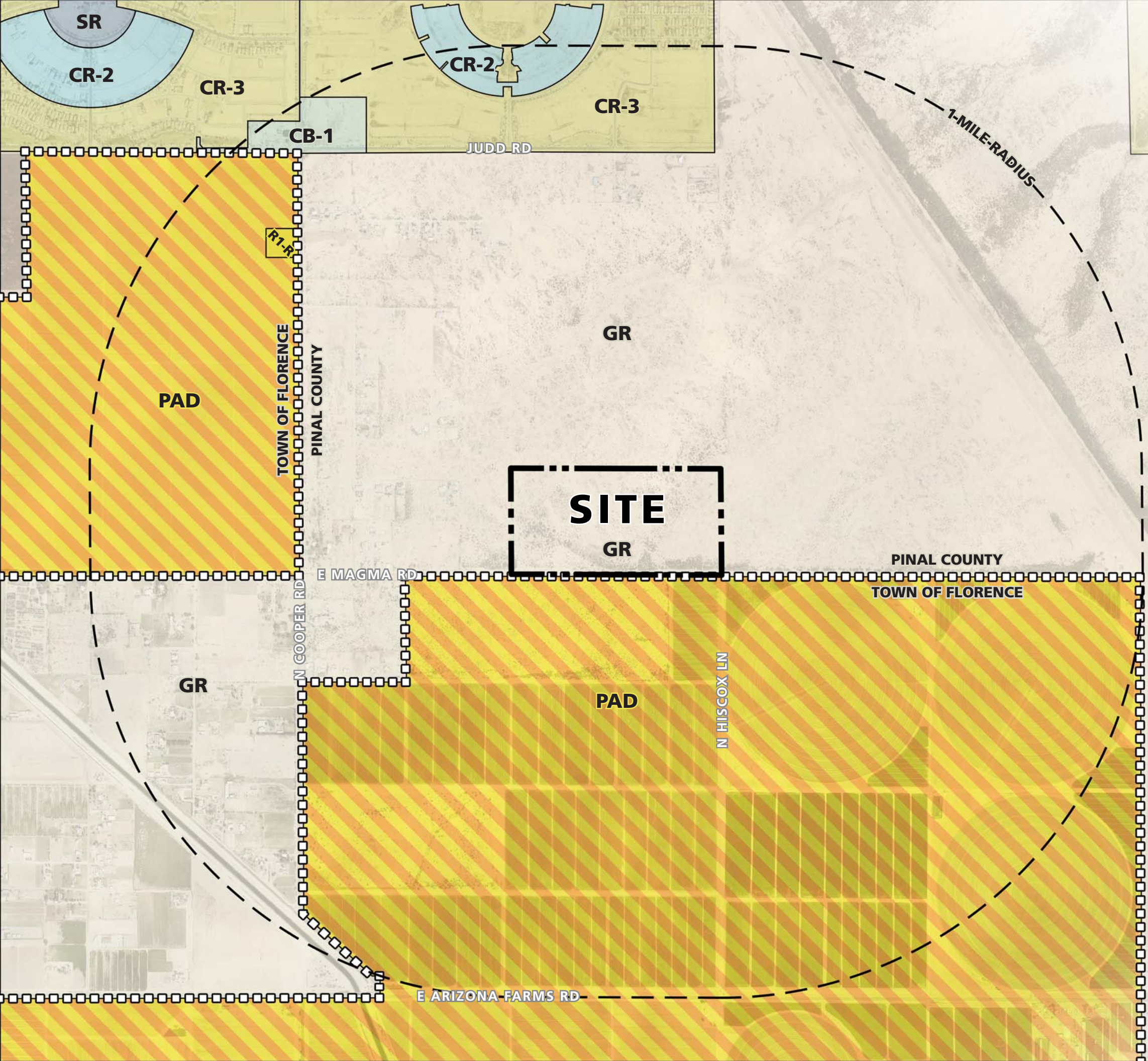


North Florence 80

PLANNED AREA DEVELOPMENT

Existing Zoning Plan

Exhibit F



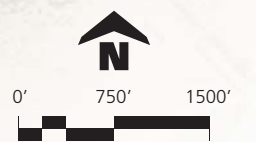
LEGEND

Pinal County Zoning

| | |
|---|---------------------|
|  | CB-1 |
|  | SR |
|  | CR-2 |
|  | CR-3 |
|  | GR General Rural |

Town of Florence Zoning

| | |
|---|------------------|
|  | PAD |
|  | R1-R |
|  | Project Boundary |
|  | 1 Mile Radius |
|  | City Boundary |



21 June 2023
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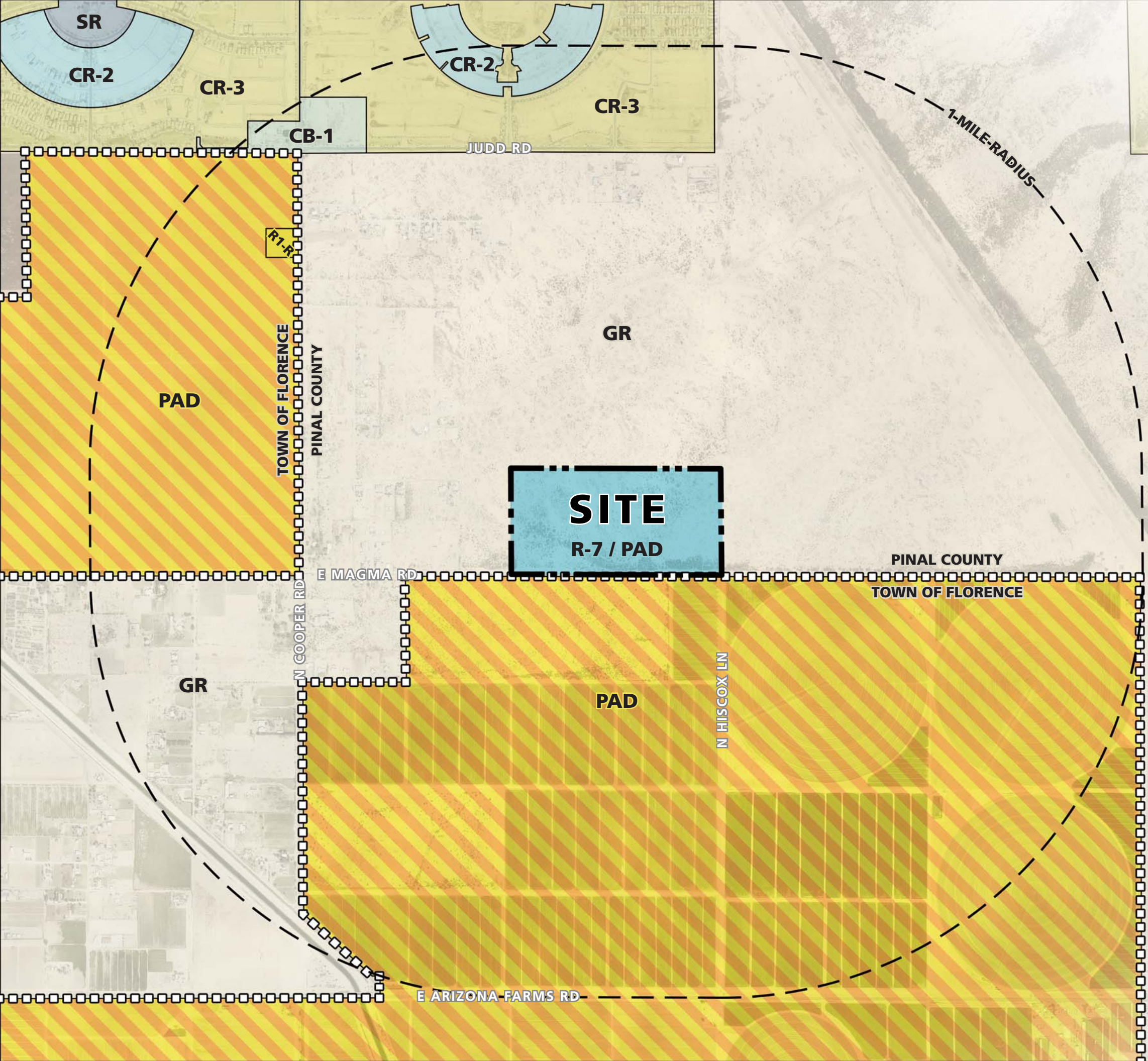


North Florence 80

PLANNED AREA DEVELOPMENT






Proposed Zoning Plan

Exhibit G








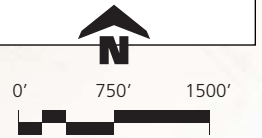
LEGEND

Pinal County Zoning

| | |
|---|---------------------|
|  | CB-1 |
|  | SR |
|  | CR-2 |
|  | CR-3 |
|  | R-7 / PAD |
|  | GR General Rural |

Town of Florence Zoning

| | |
|---|------------------|
|  | PAD |
|  | R1-R |
|  | Project Boundary |
|  | 1 Mile Radius |
|  | City Boundary |



21 June 2023
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North Florence 80

PLANNED AREA DEVELOPMENT




Proposed Site Plan

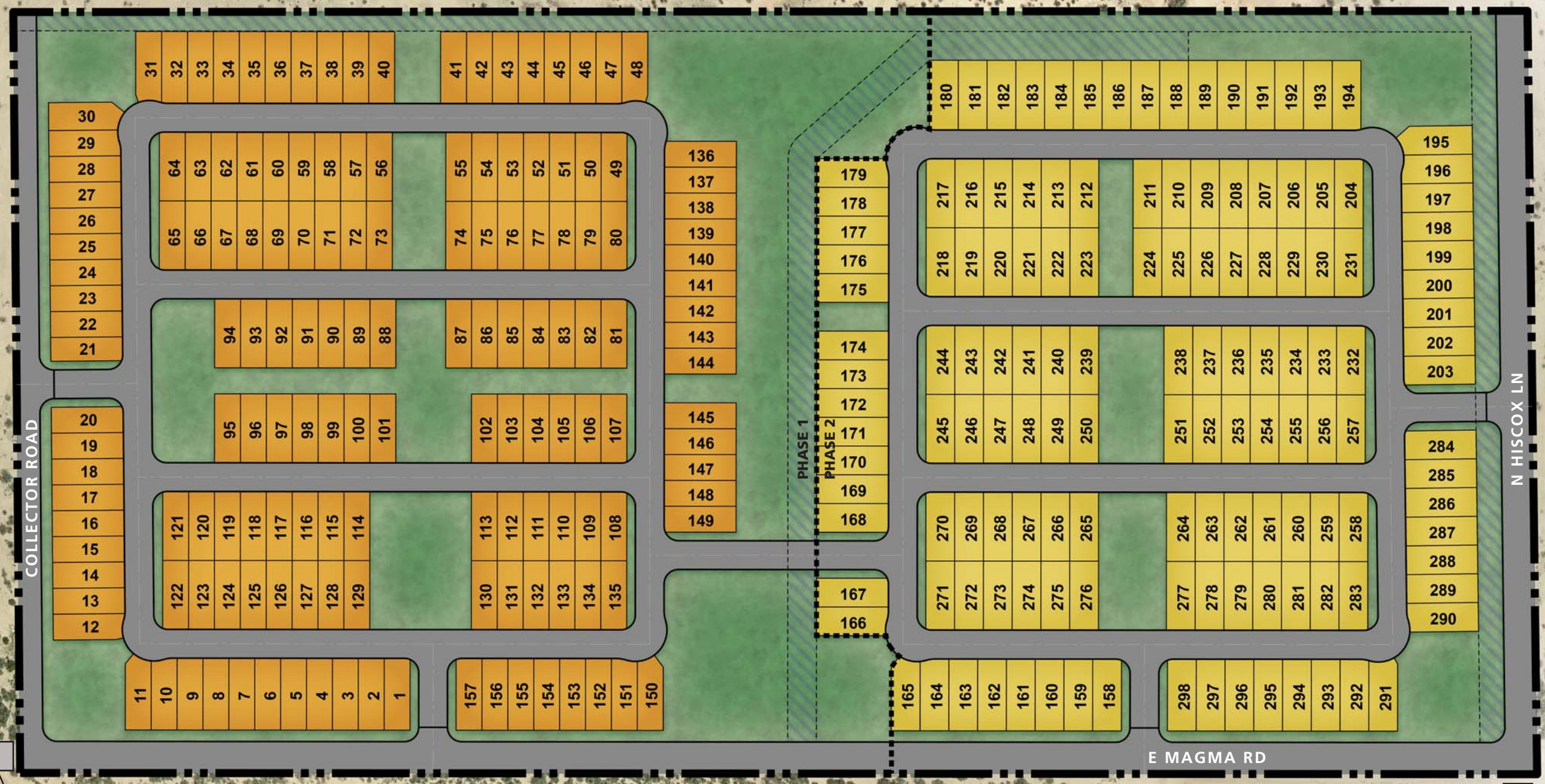
Exhibit H

| SITE DATA | | |
|------------|----------|-------|
| Gross Area | 80.19 ac | |
| Zoning | R-7/PAD | |
| Density | 3.72 | du/ac |

| OPEN SPACE | | |
|------------|------------|-------|
| Required | 14.43 ac | 18% |
| Provided | ± 20.48 ac | ± 26% |

| LOT MIX | | |
|------------|-------|-------|
| 45' x 120' | ± 157 | ± 53% |
| 50' x 120' | ± 141 | ± 47% |
| Total | 298 | 100% |

| LEGEND | |
|---|------------|
|  | 50' x 120' |
|  | 45' x 120' |
|  | Open Space |



PAVED ACCESS TO COOPER RD

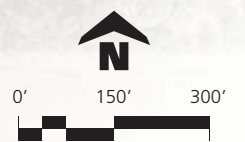
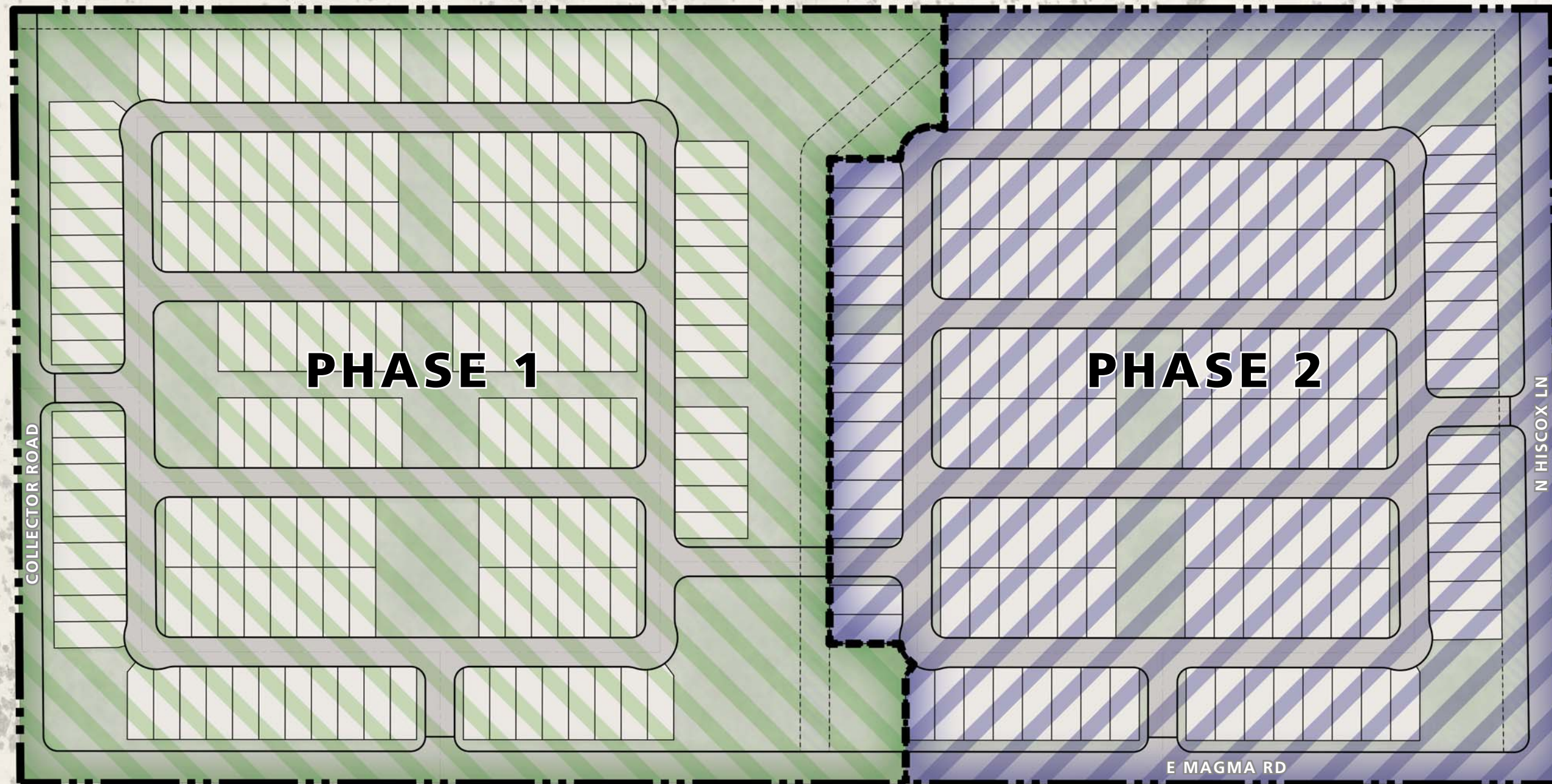
PAVED ACCESS TO ARIZONA FARMS RD

North Florence 80

PLANNED AREA DEVELOPMENT

Phasing Plan

Exhibit I



21 June 2023
N:\01\0376901



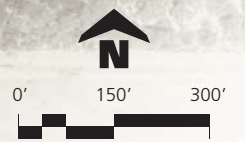
North Florence 80

PLANNED AREA DEVELOPMENT

Open Space and Amenities Plan

Exhibit J

| LEGEND | | | | | |
|----------|-----------------------|----------|---|----------|---|
| A | Entry Monument | B | Community Park Required: | C | Community Node Required: |
| | | | <ul style="list-style-type: none"> • Tot Lot (All Ages) • Built Shade • Picnic Tables • Benches/Passive Seating • Open Play Areas • Shade Trees | | <ul style="list-style-type: none"> • Benches/Passive Seating • Pet Waste Stations • Shade Trees • Trash Receptacles |
| | | | Community Park Optional (Select 3): <ul style="list-style-type: none"> • Game Lawn • Game Tables • Pool Facility • Splash Pad • Outdoor Dining/BBQ • Amphitheater • Trails/Bike Courses • Fit Stations | | Community Node Optional (Select 3): <ul style="list-style-type: none"> • Accent Lighting • Specialty Planting • Hardscape Material Changes • Built Shade • Game Tables • Passive Lawns and Turf Areas • Tot Lot • Fit Stations |








North Florence 80

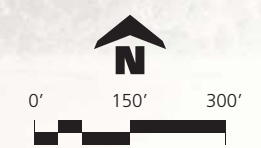
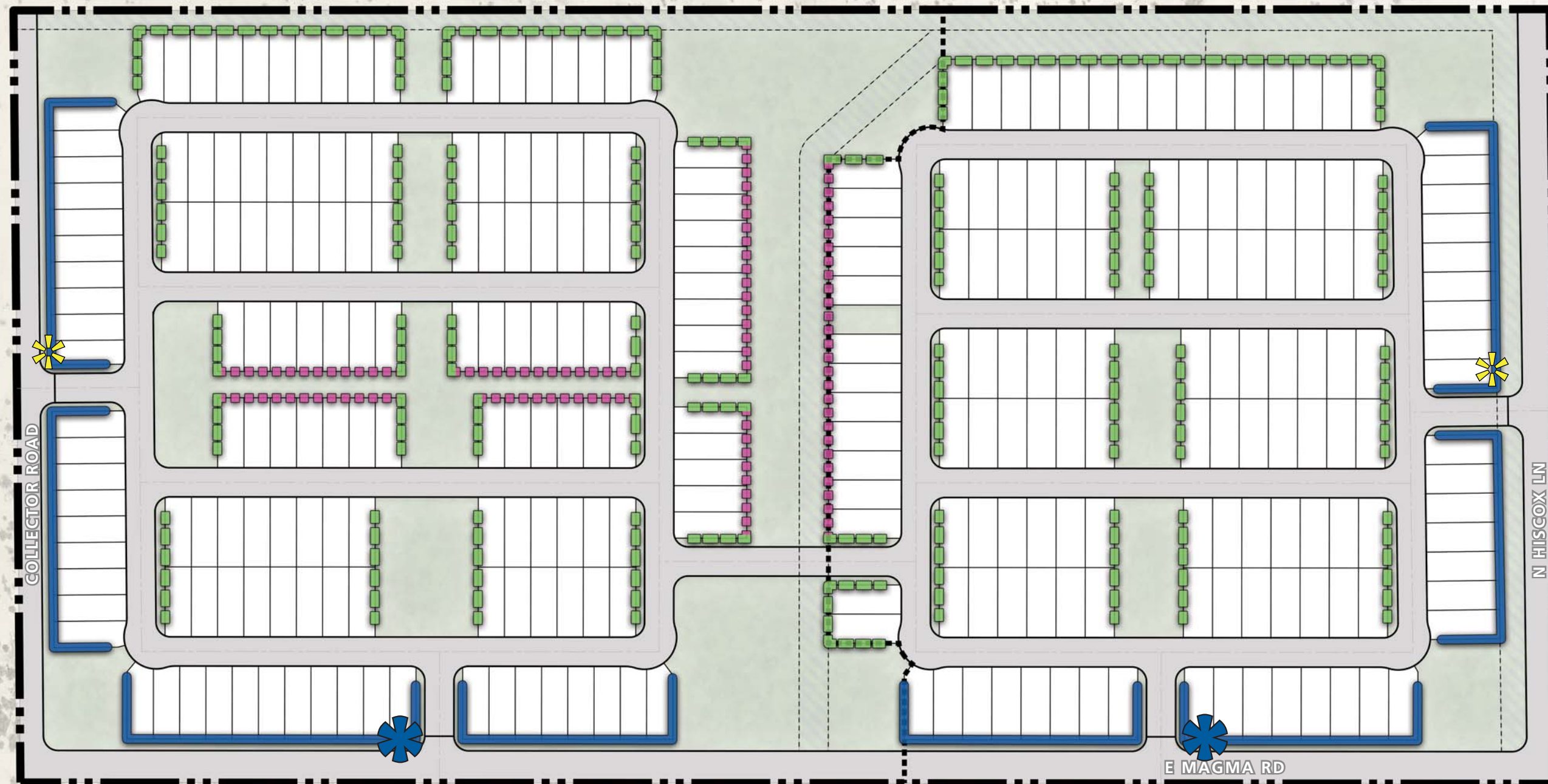
PLANNED AREA DEVELOPMENT

Wall & Signage Plan

Exhibit K

LEGEND

| | | | |
|---|-------------------|---|------------------------|
|  | Theme Wall |  | Primary Entry Monument |
|  | Secondary Wall |  | Secondary Entry Sign |
|  | Partial View Wall | | |

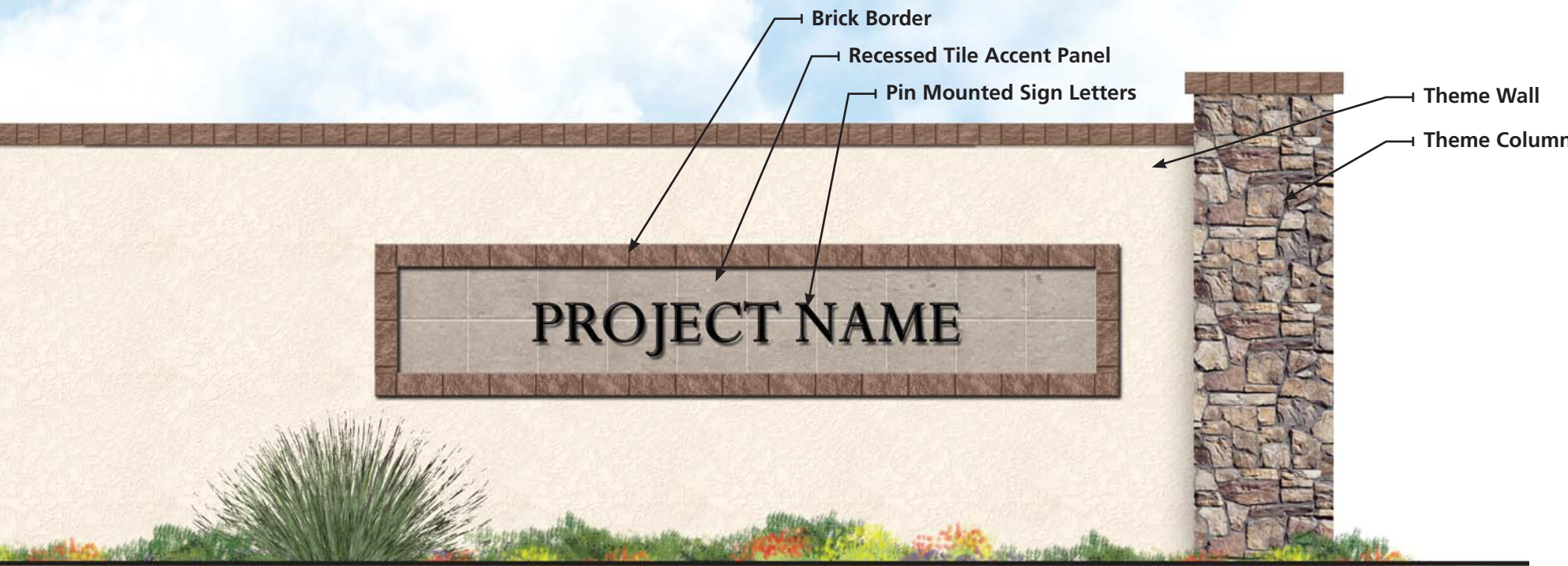


North Florence 80

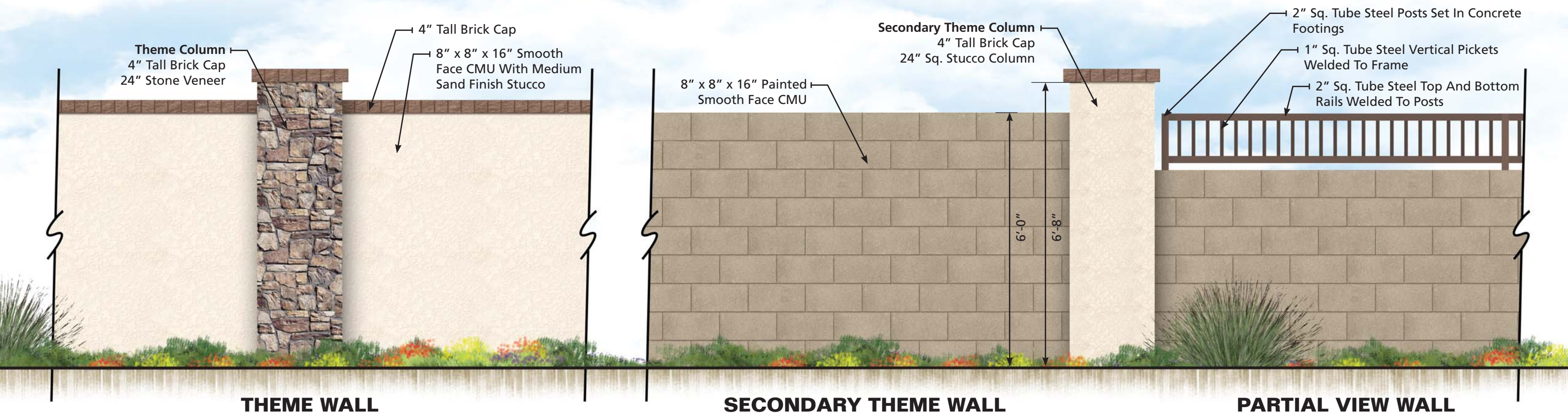
PLANNED AREA DEVELOPMENT

Secondary Entry and Wall Elevations

Exhibit L



SECONDARY ENTRY SIGN



THEME WALL

SECONDARY THEME WALL

PARTIAL VIEW WALL

North Florence 80

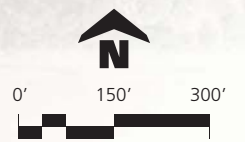
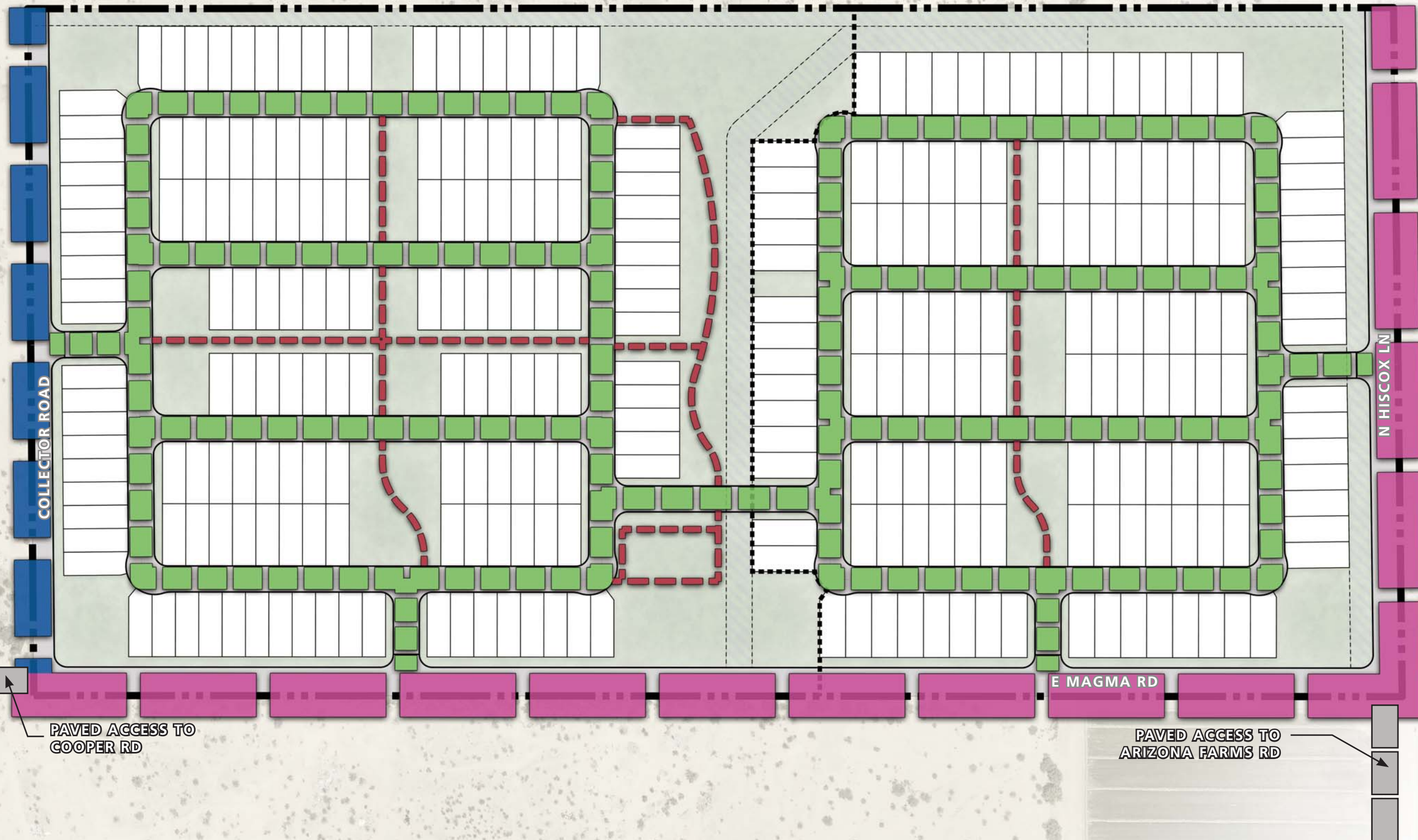
PLANNED AREA DEVELOPMENT

Circulation Plan

Exhibit M

LEGEND

| | |
|--|---|
| <p>Minor Arterial</p> <ul style="list-style-type: none"> • 6.5' Bike Lane • 8' Detached Sidewalk | <p>Local street</p> <ul style="list-style-type: none"> • 4' Attached Sidewalk |
| <p>Major Collector</p> <ul style="list-style-type: none"> • 6.5' Bike Lane • 6' Detached Sidewalk | <p>Interior Trails</p> <ul style="list-style-type: none"> • 5' Paved |

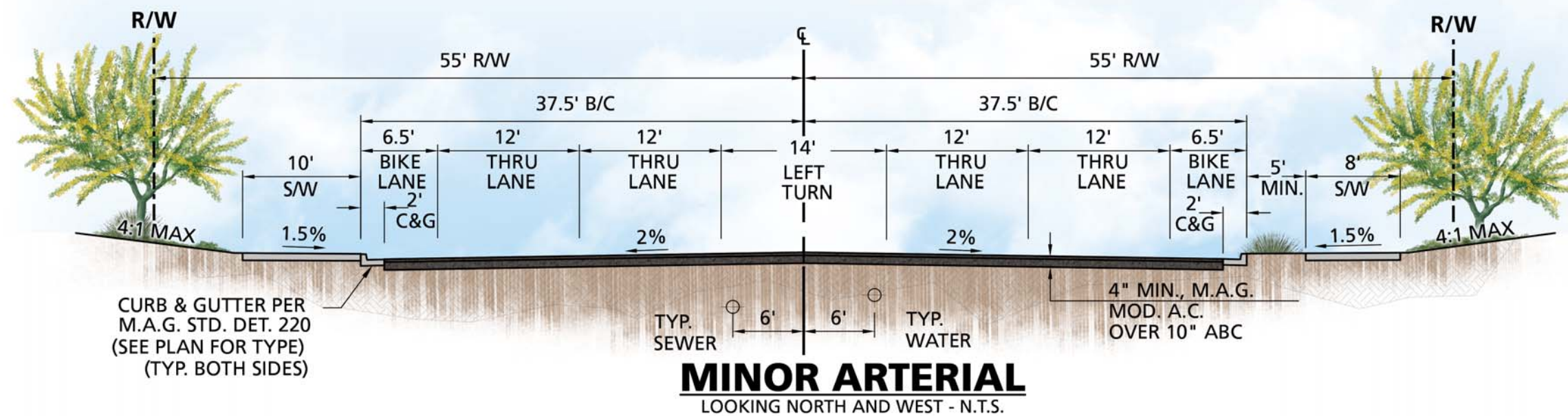
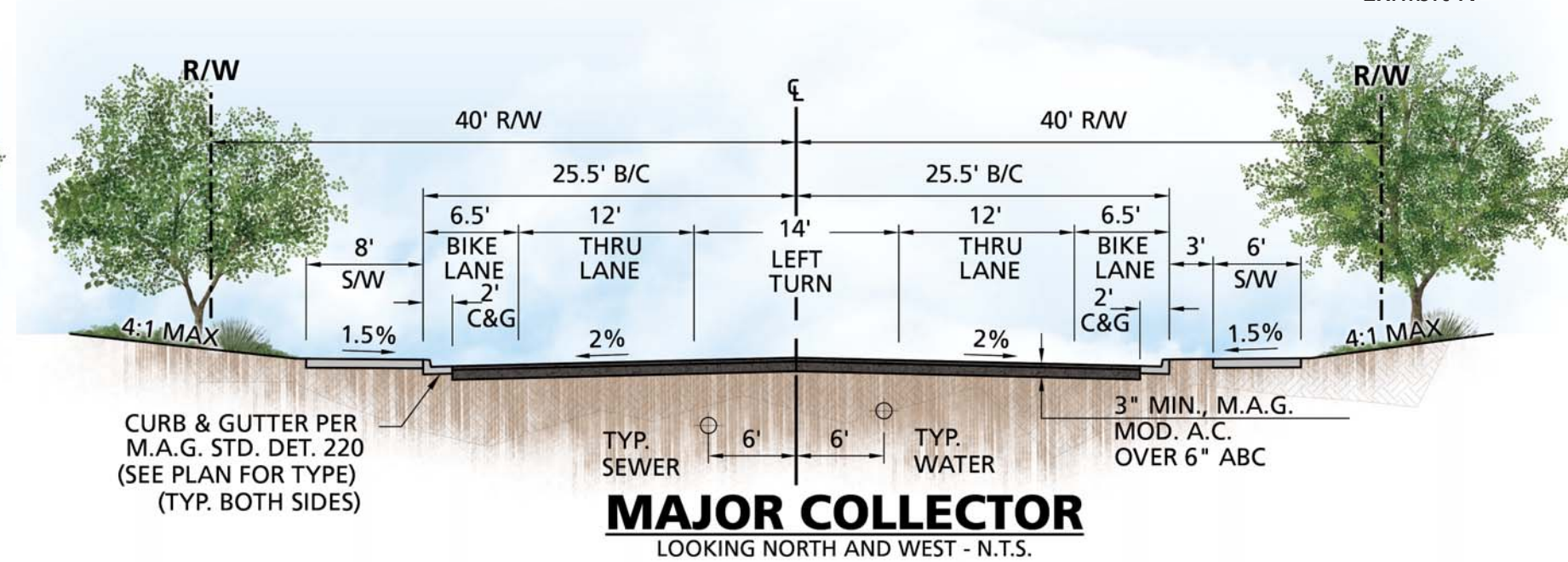
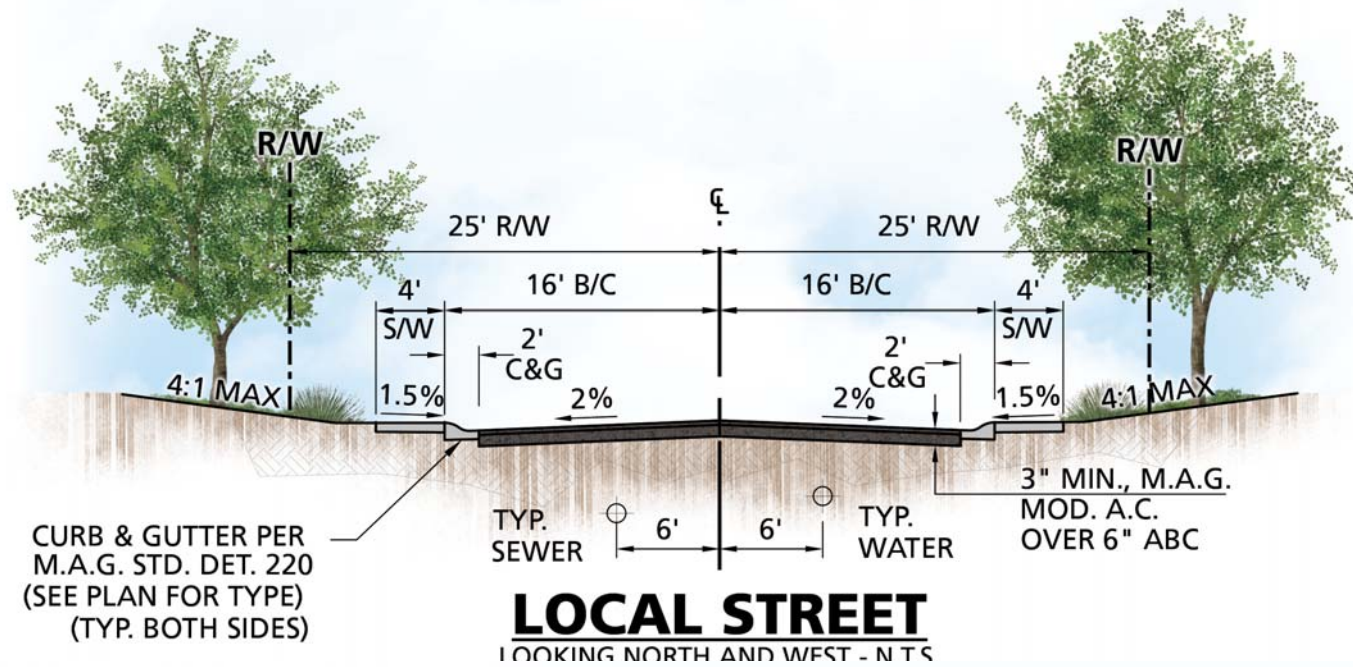


North Florence 80

PLANNED AREA DEVELOPMENT

Streetscape Sections

Exhibit N

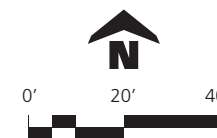
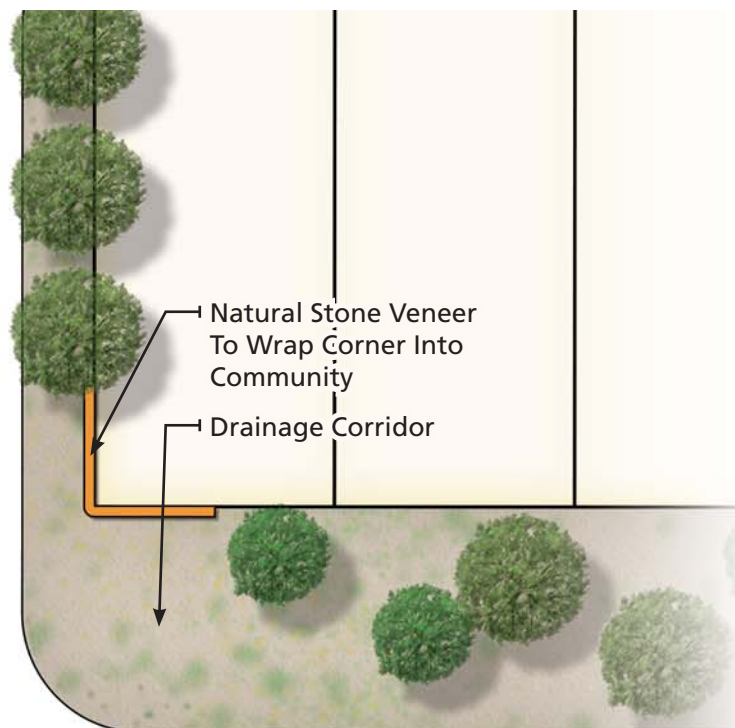
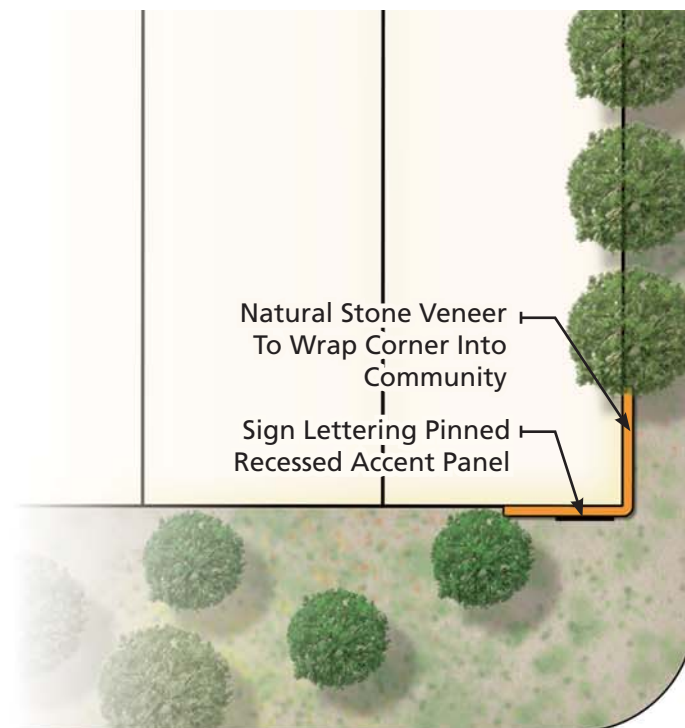
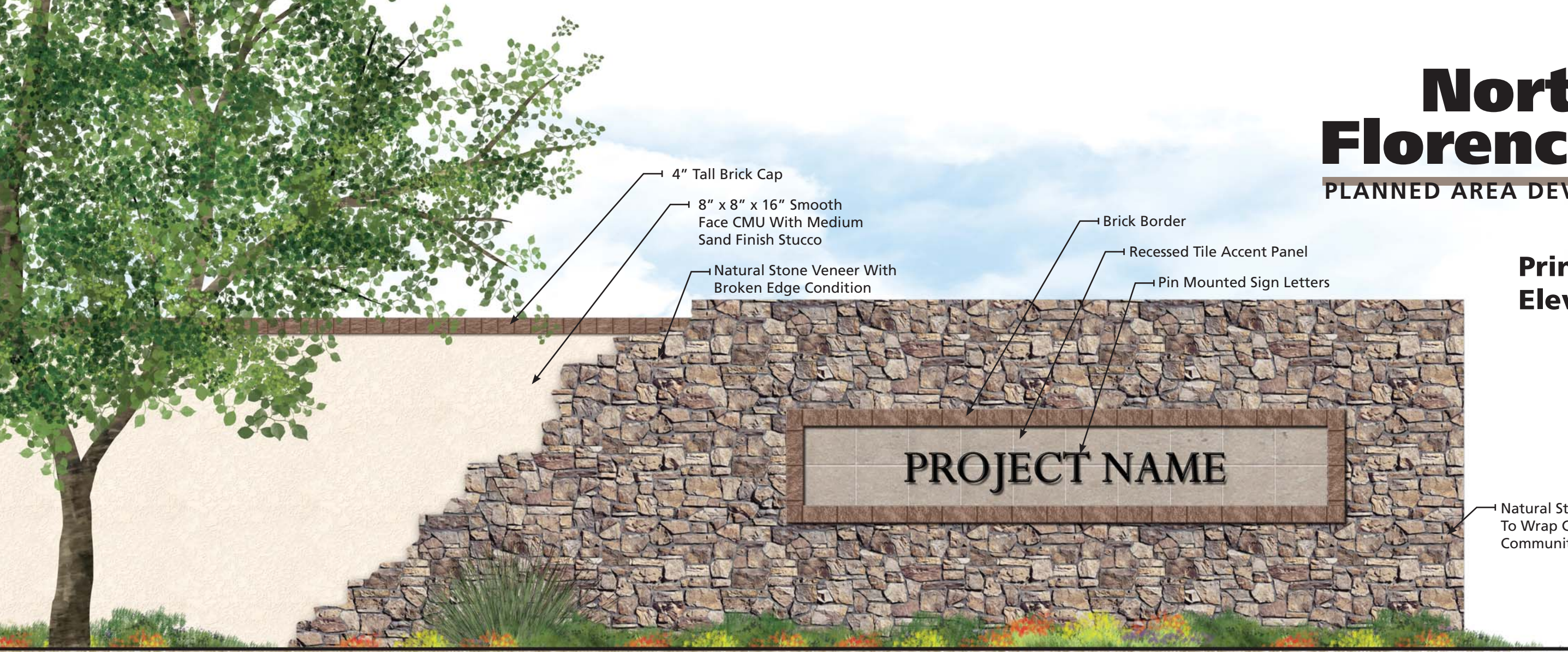


North Florence 80

PLANNED AREA DEVELOPMENT

Primary Entry Elevation and Plan

Exhibit O



North Florence 80

PLANNED AREA DEVELOPMENT

Main Park Conceptual Landscape Plan

Exhibit P

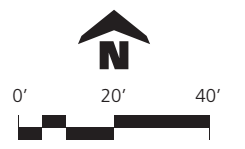
COMMUNITY PARK AMENITIES

Required:

- Tot Lot (All Ages)
- Built Shade
- Picnic Tables
- Benches/Passive Seating
- Open Play Areas
- Shade Trees

Optional (Select 3):

- Game Lawn
- Game Tables
- Pool Facility
- Splash Pad
- Outdoor Dining/BBQ
- Amphitheater
- Trails/Bike Courses
- Fit Stations



January 5, 2022

LEGAL DESCRIPTION FOR
NORTH FLORENCE 80
ZONING BOUNDARY

The South Half of the Southeast Quarter of Section 28, Township 3 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Cotton Picker Spindle in Iron Pipe marking the Southeast Corner of said Section 28;

Thence North $89^{\circ}57'11''$ West, along the South line of said Southeast Quarter, a distance of 2636.86 feet to the Cotton Picker Spindle in Iron Pipe tagged LS 42847 marking the South Quarter Corner of said Section 28;

Thence North $00^{\circ}30'54''$ West, along the West line of said Southeast Quarter, a distance of 1323.97 feet to a point on the North line of the South half thereof;

Thence North $89^{\circ}57'23''$ East, along said North line, a distance of 2631.96 feet to a point on the East line of said Southeast Quarter;

Thence South $00^{\circ}43'30''$ East, along said East line, a distance of 1328.19 feet to the Point of Beginning.

Containing 3,493,219 Square Feet or 80.193 Acres, more or less.



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Page 1 of 1



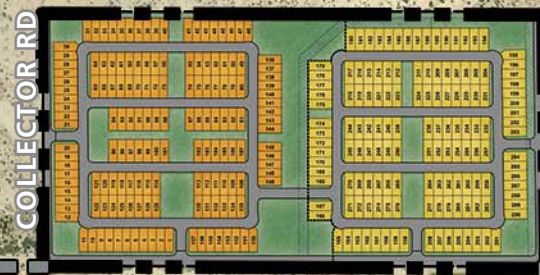
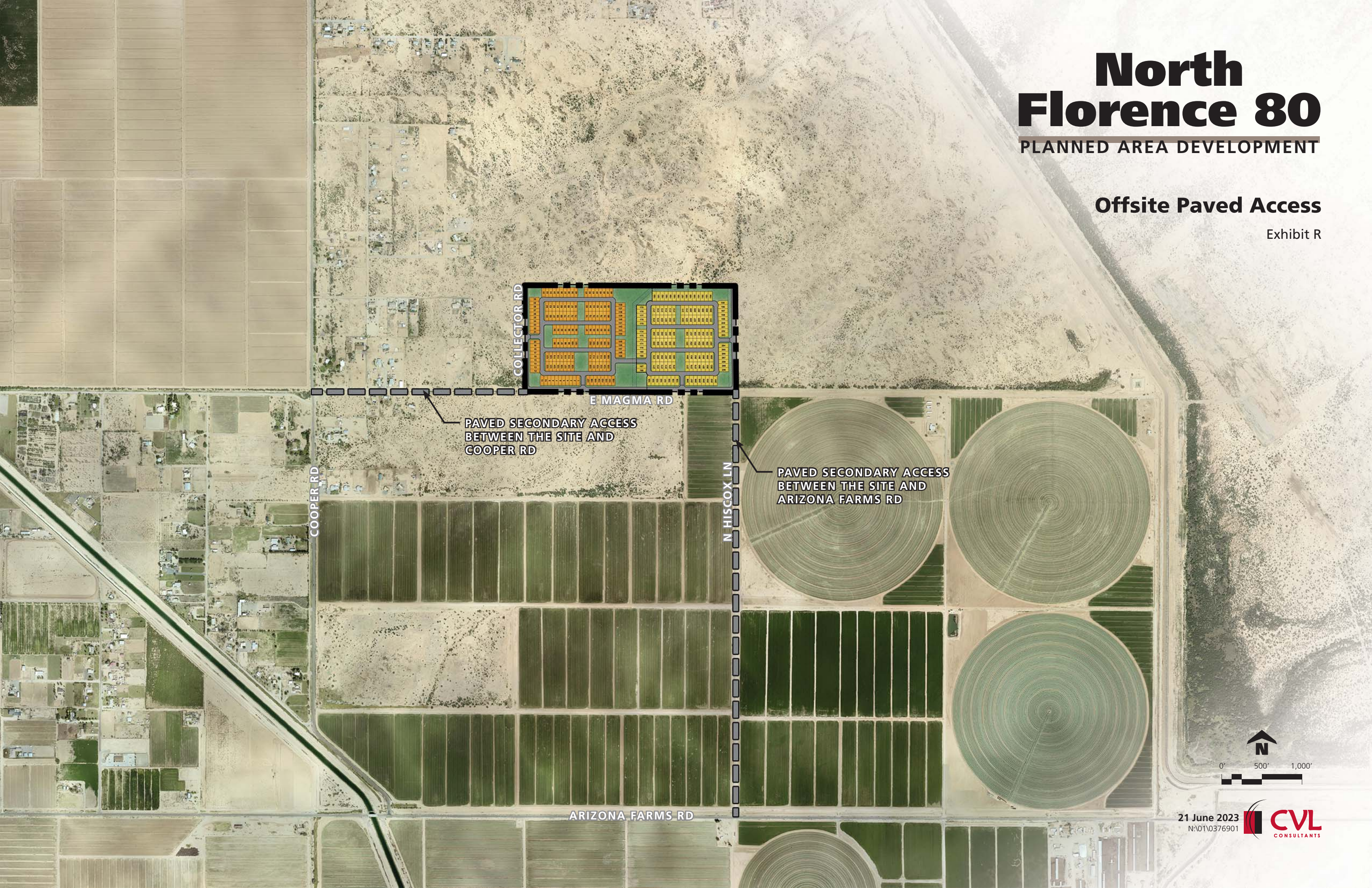
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

North Florence 80

PLANNED AREA DEVELOPMENT

Offsite Paved Access

Exhibit R



PAVED SECONDARY ACCESS
BETWEEN THE SITE AND
COOPER RD

PAVED SECONDARY ACCESS
BETWEEN THE SITE AND
ARIZONA FARMS RD

