

# THE SCORE AT COTTONFIELDS

## PLANNED UNIT DEVELOPMENT NARRATIVE

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**CITY OF PHOENIX**

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# TABLE OF CONTENTS

## PURPOSE & INTENT

1

## INTRODUCTION

2

History.....	2
Community Vision .....	2
Site Description.....	2
Exhibit 1: Site Location.....	3

## LAND USE PLAN

4

Existing General Plan Land Use .....	4
Proposed General Plan Land Use .....	4
Existing Zoning Designation .....	4
Proposed Zoning Designation .....	4
Table 1: General Plan Land Use Designation .....	4
Table 2: Zoning Designation .....	4
Exhibit 2: General Plan Land Use Designation .....	5
Exhibit 3: Zoning Designation .....	6
The Score at Cottonfields Land Use Plan .....	7
Table 3: The Score at Cottonfields Land Use .....	8
Exhibit 4: Land Use Plan .....	8
Conceptual Development Plan .....	9
Table 4: Development Program .....	9
Exhibit 5: Conceptual Development Plan .....	10

## LIST OF USES

11

The Score at Cottonfields Uses.....	11
-------------------------------------	----

## DEVELOPMENT STANDARDS & GUIDELINES

12

Development Standards.....	12
Table 5: Detached Residential Development Standards (Development Unit B & D).....	12
Table 6: Attached/Detached Residential Development Standards (Development Unit A & C).....	13
Standard Lot Details .....	14
Table 7: Golf Course Development Standards .....	15
Table 8: Streetscape Standards .....	16
Landscape Guidelines.....	17
Open Space & Amenities .....	17
Approved Plant Pallet.....	17

Table 9: Landscape Standards .....	18
Table 10: Approved Trees .....	19
Table 11: Approved Accents .....	19
Table 12: Approved Shrubs .....	20
Architectural Guidelines Purpose & Intent .....	21
Architectural Character.....	21
Color Schemes.....	21
Materials.....	21
Craftsman Bungalow - Single Family Detached .....	22
Contemporary - Single Family Detached .....	23
Ranch - Single Family Detached .....	24
Traditional Southwest - Single Family Detached .....	25
Luxury Townhomes - Single Family Attached .....	26
Townhome Villas - Single Family Attached .....	27

## COMMUNITY SIGNAGE & MONUMENTATION

28

Cottonfields Community Entry.....	28
New Residential Monumentation.....	28
Materials & Color Palette.....	28
Cottonfields Signage .....	29
Table 13: Signage Standards .....	29
Exhibit 6: New Community Conceptual Entry Monument .....	30
Exhibit 7: Modernized Entry Monumentation & Arrival (Baseline) .....	31
Exhibit 8: Modernized Entry Monumentation & Arrival (Southern).....	32

## COMMUNITY WALLS & SECURITY

33

Perimeter Screening & Security .....	33
Walls & Fencing Guidelines .....	33
Perimeter Theme Wall Requirements .....	33
Full View Fencing Requirements .....	33
Partial View Fencing Requirements .....	33
Exhibit 9: Walls & Monumentation Plan .....	34
Exhibit 10: Perimeter Theme Wall .....	35
Exhibit 11: Perimeter Full View Fence .....	36
Exhibit 12: Residential Lot Partial View Fence .....	37
Exhibit 13: Enhanced Cottonfields Vehicular Gate .....	38

## RESIDENTIAL SUSTAINABILITY

39

Thermal Comfort .....	39
Sustainable Neighborhoods .....	39
Energy Efficiency & Long-Term Operation .....	39
Water Conservation .....	39

# GOLF COURSE SUSTAINABILITY

- Thermal Comfort .....40
- Sustainable Neighborhoods .....40
- Energy Efficiency & Long-Term Operation .....40
- Water Conservation .....40

# INFRASTRUCTURE

- Circulation .....41
- Traffic Impact Analysis .....41
- Grading & Drainage .....42
- Water & Wastewater .....42
- Golf Course Water .....42
  - Exhibit 14: Conceptual Drainage Plan .....43
- Complete Streets .....44
  - Exhibit 15: Conceptual Circulation Plan .....45

# APPENDIX

- Comparative Zoning Standards .....46
  - Table 14: Phoenix Single-Family Detached Standards (R1-6) .....46
  - Table 15: Phoenix Single-Family Attached Standards (R-2) .....47
  - Table 16: Phoenix Golf Course District Standards (GC) .....48
- Legal Description .....49



## PURPOSE & INTENT

The Score at Cottonfields Planned Unit Development is intended to establish definitive standards and guidelines to redevelop the abandoned golf course with new residential homes and a reimagined golf course to sustainably bring back the vibrance of the Cottonfields Community. The plans set forth within the PUD are a product of extensive community engagement and planning efforts beginning in January of 2023 and still ongoing today, is a reflection of the community engagement and feedback received from the existing Cottonfields residents over a series of community meetings.

The overall design for The Score at Cottonfields includes a 20-hole golf course with a variety of single-family product types including traditional single-family detached homes as well as single family attached. Supporting uses such as a restaurant, golf retail store and event venue are envisioned to support the executive course and provide existing and future residents with accessible amenities and improved open space.

The Planned Unit Development (PUD), under the City of Phoenix, is intended to create a holistic approach to the built environment by tailoring the standards and guidelines to the unique sites need. The Score at Cottonfields is unique in the property's development history, geographic constraints and stakeholders who desire to see the golf course once again become a successful activated space. The use of the PUD district for The Score at Cottonfields is an appropriate development proposal necessary to encourage, and finance, the newly imagined golf course inclusive of a sustainability plan needed to maintain a cohesive planning effort to blend the proposed residential development and 20-hole short course with the existing Cottonfields Community.

# INTRODUCTION

## HISTORY

The Score at Cottonfields is located within the Laveen Village in Phoenix, Arizona. The overall property was initially a 36-hole golf course built in the mid 1990's when the surrounding area was primarily functioning for agricultural uses. The property was then redeveloped in 2001 with single-family residential homes while maintaining 18-holes of the original golf course. This community came to be known as Cottonfields. A total of 450 homes were developed to create a new golf course community in this rural area of Phoenix. Since then, the golf course was abandoned in 2019, leaving existing residents of Cottonfields with a barren landscape in their backyards. Major planning efforts with the community residents and development team have led to the opportunity to revitalize the abandoned golf course with a modern redesigned course and introduce a mixture of residential uses.

## COMMUNITY VISION

The Score at Cottonfields is envisioned to reflect the core elements of the long-standing established Cottonfields neighborhood with a modern twist, while respecting Laveen's admiration for agricultural design elements. Each section of the Planned Unit Development (PUD) was carefully crafted alongside community stakeholders to determine a cohesive mixture of housing products, placement of new residential uses, management of community access, Development timing and implementation, setting standards for architectural and landscape character, as well as introduce fresh new monumentation standards.

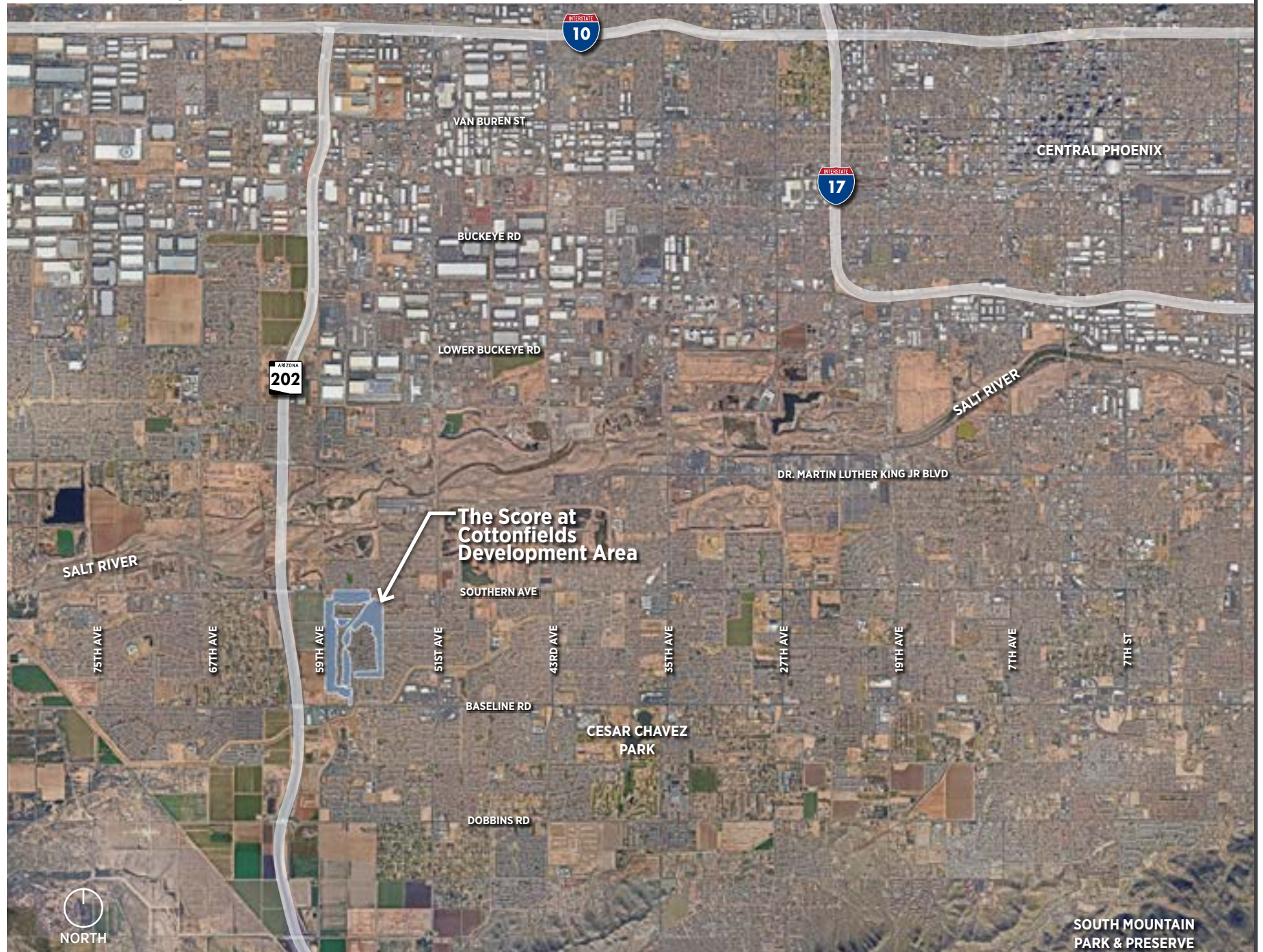
The community vision for the Score at Cottonfields is to create a long-standing, quality golf course community that is designed to cohesively harmonize the existing, and new residential communities around a redesigned golf course. The homes will be constructed along the revitalized course. The residential elements introduced as part of the Score at Cottonfields shall reflect the existing residential community by use of cohesive design through architecture, landscape, screening and selection of colors and materials as described within the design guidelines.

## SITE DESCRIPTION

The Score at Cottonfields development area consists of approximately 153- gross acres located at the southeast corner of 59th Avenue and Southern Avenue. The abandoned golf course site is located within the City of Phoenix's Laveen Village and bounded by Southern Avenue to the north, 59th Avenue alignment to the west, Baseline Road to the south and adjacent various single-family residential communities to the east. With the opening of Arizona Loop 202 to the west, the subject site is in close proximity to major Phoenix Metropolitan circulation routes. This area of Laveen is booming with development as there are two new retail centers south of Baseline Road. As of 2023, additional retail is being constructed at the northwest corner of 59th Avenue and Baseline Road. Just west of the development area, along 59th Avenue, are agriculture fields that are understood to be planned as future multi-family residential, retail and a community college campus. The Score at Cottonfields development area is identified on Exhibit 1, Site Location.



# EXHIBIT 1 | SITE LOCATION





# LAND USE PLAN

## EXISTING GENERAL PLAN LAND USE

The Score at Cottonfields development area is currently designated as Private Parks/Open Space under the Phoenix General Plan 2015 which indicates privately owned golf course amenities.

## EXISTING ZONING DESIGNATION

The Score at Cottonfields is currently zoned as Golf Course under the Phoenix Zoning Code, which allows for recreational golf courses and accessory uses to support the course.

## PROPOSED GENERAL PLAN LAND USE

In order to allow the proposed development plan, a General Plan designation of Residential is required for the residential portion of the development, while the remainder of the planned golf course would continue to be designated as Private Parks/Open Space. See Exhibit 2, General Plan Land Use Designation.

## PROPOSED ZONING DESIGNATION

In order to allow for the development of a mixture of residential uses and a newly designed executive golf course, a designation of Planned Unit Development is respectfully requested for the development site consisting of a mixture of uses in order to create a cohesively planned golf course community. See Exhibit 3, Zoning Designation.

Table 1: General Land Use Plan Designation

	LAND USE DESIGNATION	AREA	CITY OF PHOENIX GENERAL PLAN LAND USE DESCRIPTION
<b>EXISTING</b>	Parks / Open Space-Private	153.12 Acres	Land use category denotes privately owned natural areas and recreational amenities such as golf courses.
<b>PROPOSED</b>	Parks / Open Space-Private	88.52 Acres	Land use category denotes privately owned natural areas and recreational amenities such as golf courses.
	Residential 3.5 to 5 du/ac	41.38 Acres	The Residential land use category provides for a variety of suburban lifestyles with planned single-family residential communities which include open space, recreation and cultural opportunities, including schools, churches and public facilities. This category would provide single-family, townhome, patio home and duplex type units.
	Residential 5 to 10 du/ac	23.23 Acres	

Table 2: Zoning Designation

	ZONING DESIGNATION	AREA	CITY OF PHOENIX ZONING DESCRIPTION
<b>EXISTING</b>	Golf Course	153.86 Acres	The purpose of the Golf Course District is to permit golf courses including accessory uses and activities that recognize the unique relationship such courses have within a community, allowing commercial recreational opportunities while providing a desirable open space amenity. The long-term viability of the use and continued compatibility with adjacent uses is encouraged through the provisions of this section.
<b>PROPOSED</b>	PUD	153.86 Acres	The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis.

# EXHIBIT 2 | GENERAL PLAN LAND USE DESIGNATION





# EXHIBIT 3 | ZONING DESIGNATION





## THE SCORE AT COTTONFIELDS LAND USE PLAN

The Score at Cottonfields Planned Unit Development has identified a total of five (5) unique Development Units to offer a variety of residential opportunities and golf recreation. Each Development Unit was created with a specific residential product in mind to determine a diverse combination of uses that will provide housing opportunity within Laveen while complementing the redesigned golf course and the existing Cottonfields Community.

Table 3 on the following page identifies and defines the Development Units within The Score at Cottonfields PUD, which can be seen in Exhibit 4, Land Use Plan.

# EXHIBIT 4 | LAND USE PLAN



## CONCEPTUAL DEVELOPMENT PLAN

A total of four new residential areas, referred to as Development Units, have been identified to be developed as a mixture of residential housing products including single-family detached and attached homes.

**Development Unit A**, located just south of the existing clubhouse near Baseline Road, is planned to be single-family attached or detached residential uses. Development Unit A is intended for luxury townhome products, but could also be developed with unique detached home products. Access to Development Unit A is shared with the clubhouse parking lot entry along 57th Avenue. A private gated entry will be provided for the luxury townhome community to provide security for the future residents while an additional exit only drive is provided to the south. A total of twenty-three (23) residential units are proposed within Development Unit A. Each unit is envisioned to be two-stories with their own driveway, garage, and private open space patio area with easy access to the golf course clubhouse and amenities.

**Development Unit B** is located just west of the clubhouse and has a configuration that projects north adjacent to the 59th Avenue alignment. A combination of one and two-story single-family detached residential housing products are planned at Development Unit B. Secured access to the development is planned with one gated entry aligned at the future Vineyard Road alignment along 59th Avenue. Additionally, two exit only drives are proposed to be located along 59th Avenue to align at the future Carson Road and Alta Vista Road alignments. This single-family detached community is planned to include a total of 115 subdivided lots. The typical lot dimension of each lot within Development Unit B is 50-feet wide by 80-feet deep. It is intended that the new residential be fully secured by use of perimeter fencing and gated entries. Passive and active open space areas will be provided, separate from the proposed golf course to the east of Development Unit B.

**Development Unit C**, primarily located along Southern Avenue, with a small portion located along 59th Avenue, is planned to develop as single-family attached or detached residential uses. Development Unit C is intended for townhome villa products, but could also be developed with unique detached home products. A total of 184 units are proposed within Development Unit C. A gated entry will be provided along 59th Avenue as well as Southern Avenue, which is envisioned to be the primary entry leading to the central activated open space area unique to the community. The planned dwelling units will be presented for sale on individual lots.

**Development Unit D**, which is located at the northeast portion of the Score at Cottonfields, consists of 93 single family detached residential units. The typical lot size is 45-feet wide by 110-feet deep. Access to Development Unit D is planned adjacent to Cottonfields Lane. It is envisioned that the existing Cottonfields Community gated entry will be moved south of the proposed access point of Development Unit D in order to maintain exclusivity and security for the existing Cottonfields community. Passive and active open space amenities will be provided for Development Unit D in addition to the redeveloped golf course. Lots adjacent to the golf course will have view fencing to contribute to the openness of the course.

In total, 415 residential units and a 20-hole golf course are proposed within the overall 153-acre development site. This development plan is envisioned to provide additional residential options among the ever-growing housing crisis while providing the existing community with a beautiful golf course designed to respond to the current golf market while offering opportunity to promote golf course sustainability over time. See Table 4 for the Development Program and Exhibit 5 for the Conceptual Development Plan. The Development Program yields a blended overall density of 2.70 dwelling units per acre the entire site.

Table 4: Development Program

DEV. UNIT	USE	LOT SIZE	UNIT COUNT	AREA (GROSS ACREAGE)	DENSITY
A	Single Family Residential - Attached & Detached	35' x 50'	23	3.28 Acres	7.01 du/ac
B	Single-Family Residential - Detached	50' x 80'	115	24.95 Acres	4.61 du/ac
C	Single Family Residential - Attached & Detached	Varies	184	19.94 Acres	9.23 du/ac
D	Single Family Residential - Detached	45' x 110'	93	16.43 Acres	5.54 du/ac
E	Golf Course & Clubhouse	-	0	88.52 Acres	-
<b>TOTAL</b>	-	-	415 <sup>(1)</sup>	153.12 Acres	2.70 du/ac

(1) The maximum number of units permitted within The Score at Cottonfields residential development units is 415 dwelling units.



# EXHIBIT 5 | CONCEPTUAL DEVELOPMENT PLAN



- A** SINGLE-FAMILY ATTACHED OR DETACHED RESIDENTIAL
- B** SINGLE-FAMILY DETACHED RESIDENTIAL
- C** SINGLE FAMILY ATTACHED OR DETACHED RESIDENTIAL
- D** SINGLE-FAMILY DETACHED RESIDENTIAL
- E** THE SCORE AT COTTONFIELDS GOLF COURSE
- THE SCORE AT COTTONFIELD DEVELOPMENT AREA
- ★ PLANNED ACCESS POINTS
- ★ PLANNED EGRESS POINTS
- GATED ENTRY

# LIST OF USES

## THE SCORE AT COTTONFIELDS USES

Under The Score at Cottonfields PUD, uses shall be limited to the list below.

Land uses not included as permitted are prohibited unless determined to be analogous to a permitted land use. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section “List of Uses”, as authorized by Zoning Ordinance Section 307.A.3.

### Development Unit A

Permitted Uses:

- Single-Family Attached Residential
- Single-Family Detached Residential

### Development Unit B

Permitted Uses:

- Single-Family Detached Residential

### Development Unit C

Permitted Uses:

- Single-Family Attached Residential
- Single-Family Detached Residential

### Development Unit D

Permitted Uses:

- Single-Family Detached Residential

### Development Unit E

Permitted Uses:

- Golf Course, public or private (Zoning Ordinance Section 641)

Accessory Uses:

- Uses listed in Section 641.B.2 of the Phoenix Zoning Ordinance
- Public Assembly - Entertainment
  - Shall only be conducted between 8 a.m. and 11 p.m.
  - No outdoor music or other outdoor entertainment shall be permitted after 10 p.m.
  - Shall be setback 100 feet from the nearest residential lot line
- Restaurant
  - Outdoor dining, outdoor alcoholic beverage consumption, outdoor food preparation and cooking per the standards of Section 622.D.150.a through 622.D.150.d, and 622.D.150.f.

### Overall PUD Development

Prohibited Uses:

- Multifamily Residential

Temporary Uses:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance. Uses requiring an Administrative Temporary Use Permit (ATUP), shall be subject to all ATUP conditions, except as follows:

- All ATUP uses shall be located a minimum of 150’ from the nearest single-family residential propertyline, except as otherwise provided below

Submission of an ATUP application shall not be required for the following uses:

- Civic Event
  - Shall only be conducted between 8 a.m. and 11 p.m.
  - Shall not be located within 50 feet of a single family residential property line
  - There shall be a maximum of 5 events per year
  - Each event is limited to 10 days
- Community Fair
  - Shall only be conducted between 8 a.m. and 11 p.m.
  - Shall not be located within 100 feet of a single family residential property line
  - There shall be a maximum of 5 events per year
  - Each event is limited to 10 days
- Promotional Events
  - Shall only be conducted between 8 a.m. and 11 p.m.
  - Shall not be located within 25 feet of a single family residential property line
  - There shall be a maximum of 12 events per year
  - Each event is limited to 10 days
- Administrative Temporary Uses shall be subject to all conditions of the ATUP process guide and as updated over time

# DEVELOPMENT STANDARDS & GUIDELINES

The Score at Cottonfields is comprised of five (5) unique Development Units to allow for the development of a variety of residential products and golf recreation. These Development Units are illustrated in Exhibit 4, Land Use Plan. The tables below indicate the development standards for the unique Cottonfields PUD Development Units.

Table 5: Detached Residential Development Standards (Development Unit B & D)

COTTONFIELDS PUD DEVELOPMENT UNIT		
STANDARDS	DEVELOPMENT UNIT D	DEVELOPMENT UNIT B
LOT WIDTH	45' min.	50' min.
LOT DEPTH	110' min.	80' min.
PUD UNIT COUNT	A maximum of 415 units are permitted within Development Units A through D	
DWELLING UNIT DENSITY	5.65 du/ac max.	4.63 du/ac max.
PERIMETER BUILDING SETBACK	Street: 15' min. Rear: 10' (1-story), 20' (2-story) min. Side: 5' (1-story), 5' (2-story) min. Adjacent to GC zoning: 10' min.	Street: 15' min. Rear: 5' (1-story), 10' (2-story) min. Side: 5' (1-story), 5' (2-story) min. Adjacent to GC zoning: 10' min.
LANDSCAPE SETBACK ADJACENT TO PERIMETER STREETS	15' average, 10' minimum	15' average, 10' minimum
INTERIOR BUILDING SETBACKS	Front: 10' min. Rear: None Street Side: 10' min. <sup>(1)</sup> Sides: None	Front: 10' min. Rear: None Street Side: 10' min. <sup>(1)</sup> Sides: None
BUILDING SEPARATION	10' min.	10' min.
GARAGE SETBACK	22' min. from back of sidewalk	20' min. from back of sidewalk
HEIGHT	2 stories (30') max.	2 stories (30') max.
LOT COVERAGE	50% max.	50% max.
COMMON AREAS	Min. 8% of Gross Area	Min. 8% of Gross Area
PARKING	Section 702 of the Zoning Ordinance	Section 702 of the Zoning Ordinance
BICYCLE PARKING	1 space per every 10 units <sup>(2)</sup>	1 space per every 10 units <sup>(2)</sup>
STREET STANDARDS	Public Street or Private Accessway	Public Street or Private Accessway

(1) Landscape tracts shall count towards the building setback requirements.

(2) Bike parking shall be provided within common areas in the form of inverted U or artistic racks.



Table 6: Attached or Detached Residential Development Standards (Development Unit A & C)

COTTONFIELDS PUD DEVELOPMENT UNIT		
STANDARDS	DEVELOPMENT UNIT A	DEVELOPMENT UNIT C
LOT WIDTH	35' min.	None
LOT DEPTH	None	None
PUD UNIT COUNT	A maximum of 415 units are permitted within Development Units A through D	
DWELLING UNIT DENSITY	7.5 du/ac max.	9.5 du/ac max.
PERIMETER BUILDING SETBACK	10' min for units fronting street rights-of-way; 15' min. for units siding street rights-of-way. This area is to be in common ownership or management. 10' min. adjacent to property line. 5' min. when adjacent to GC zoning.	10' min. for units fronting street rights-of-way; 15' min. for units siding street rights-of-way. This area is to be in common ownership or management. 10' min. adjacent to property line. 5' min. when adjacent to GC zoning.
LANDSCAPE SETBACK ADJACENT TO PERIMETER STREETS	None	None
INTERIOR BUILDING SETBACKS	Individual Unit Lot: None	Individual Unit Lot: None
BUILDING SEPARATION	None	None
GARAGE SETBACK	None	None
HEIGHT	2-stories (30') max.	2-stories (30') max.
LOT COVERAGE	100% for each individual lot. 50% for other parcels or tracts with accessory structures	100% for each individual lot. 50% for other parcels or tracts with accessory structures
COMMON AREAS	Minimum 8% of Gross Area	Minimum 8% of Gross Area
PARKING	Section 702 of the Zoning Ordinance	Section 702 of the Zoning Ordinance
BICYCLE PARKING	1 space per every 10 units <sup>(1)</sup>	1 space per every 10 units <sup>(1)</sup>
STREET STANDARDS	Public Street or Private Accessway	Public Street or Private Accessway

(1) Bike parking shall be provided within common areas in the form of inverted U or artistic racks.

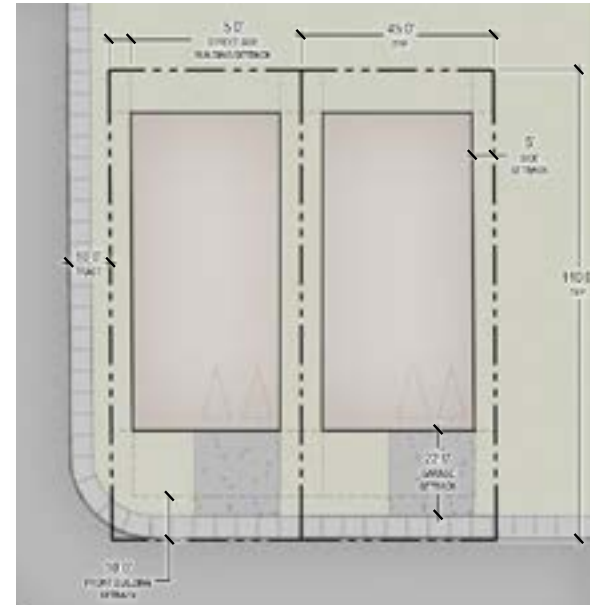
# STANDARD LOTS DETAILS

For illustrative purposes.

## TRADITIONAL HOMES (45'X110' LOTS)

Below is a list of standard layout criteria for the traditional home lots, located at development unit D, to create a cohesive planned residential development.

- Lot Width of 45'
- Lot Depth of 110'
- 5' typical street side setback on corner lots
- 5' typical side yard setback
- 10' Minimum building separation
- 22' Garage setback
- 10' Front building setback



## TRADITIONAL HOMES (50'X80' LOTS)

Below is a list of standard layout criteria for the patio home lots, located at development unit B, to create a cohesive planned residential development.

- Lot Width of 50'
- Lot Depth of 80'
- 5' typical street side setback on corner lots
- 5' typical side yard setback, otherwise zero
- 10' Minimum building separation
- 20' Garage setback
- 10' Front building setback

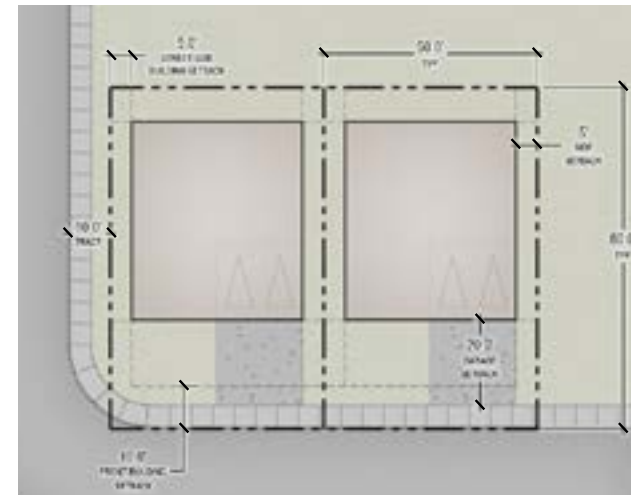


Table 7: Golf Course Development Standards

COTTONFIELDS PUD DEVELOPMENT UNIT	
STANDARDS	DEVELOPMENT UNIT E
<b>BUILDING HEIGHT</b>	2-stories or 30' max.
<b>PERIMETER SETBACKS</b>	Primary structures shall maintain minimum thirty-foot (30') setbacks from all perimeter lot lines. Accessory structures shall maintain a minimum of five-feet (5') from all perimeter lot lines.
<b>LOT COVERAGE</b>	5% max.
<b>WALLS &amp; FENCES</b>	6' maximum within building setback
<b>SIGNAGE</b>	Signage shall refer to Table 8 of The Score at Cottonfields PUD
<b>PARKING</b>	Section 702 of the Zoning Ordinance. The Golf Course shall provide a minimum of four (4) Electric Vehicle (EV) Installed parking stalls shall be provided at the clubhouse.
<b>BICYCLE</b>	1 space for every 3 golf course hole
<b>PRIMARY STRUCTURES</b>	Primary Structures for The Score at Cottonfields shall include the clubhouse, restaurant, retail and event center spaces that provide primary areas of gathering for people.
<b>ACCESSORY STRUCTURES</b>	Accessory Structures for The Score at Cottonfields shall include the maintenance shed and golf course simulators. All maintenance equipment will be screened from public view with a six foot high fence, wall, vegetative screening or combination thereof. Cart storage shall be exempt from screening requirements.



Table 8: Streetscape Standards

STREETSCAPE STANDARDS	
ROADWAY	MINIMUM REQUIREMENTS
<b>59TH AVENUE</b> (FOR THE FULL LENGTH OF 59TH AVENUE BETWEEN BASELINE ROAD AND SOUTHERN AVENUE INTERSECTIONS, INCLUDING OUTPARCEL APN: 104 -80-523A)	Landscape Strip: 10' located between back of curb & sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought tolerant shade trees. (**) Sidewalk Width: 6' (**) Sidewalk Tree Shade Coverage: 50% (*)(**)
<b>SOUTHERN AVENUE</b> (FOR THE FULL LENGTH OF SOUTHERN AVENUE BETWEEN 59TH AVENUE AND 55TH AVENUE INTERSECTIONS, INCLUDING OUTPARCEL APN: 104 -80-523A, AND APN: 104-80-004C)	Landscape Strip: 7' located between back of curb & sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees (**) Sidewalk Width: 6' (**) Sidewalk Tree Shade Coverage: 75% (*)(**)
<b>BASELINE ROAD</b>	Landscape Strip: 9' located between back of curb & sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees (**) Sidewalk Width: 6' (existing conditions to remain) (**) Sidewalk Tree Shade Coverage: 75% (*)(**) Multi-Use Trail Width: 10' (**)

\*Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

\*\* Or as otherwise approved by SRP

## LANDSCAPE GUIDELINES

The following general landscape requirements apply to all landscaped common areas within the residential portions of the Score at Cottonfields:

- All development units within The Score at Cottonfields PUD shall adhere to the standards outlined in Table 9, Landscape Standards.
- All common areas and programmed open space areas shall be landscaped with species from the approved plant palette as identified in tables 10, 11 and 12.
- Thorny plant material is discouraged adjacent to public sidewalks.
- All turf areas must be irrigated.
- All xeriscape landscape areas and tree plantings must be irrigated.
- Landscape areas must consist of decomposed granite or top dress.

## OPEN SPACE & AMENITIES

Each residential community within the Score at Cottonfields is required to provide activated open space in addition to any required common open space areas. All areas of activated open space shall be accessed via pedestrian walkways. The activated open space areas must be programmed with a minimum of four (4) of the following elements throughout each development unit:

- Play equipment.
- BBQ Facilities
- Picnic Ramada
- Community Pool (Single-Family Attached)
- Pollinator Garden
- Dog Park
- Multi-Purpose Field
- Basketball Court
- Volleyball Court
- Bocce Court
- Pickleball Court
- Hammock Groves
- Seating Area
- Pet Waste Receptacle
- Ping Pong
- Cornhole
- Bike Repair Station
- Trails
- Fitness Equipment

## APPROVED PLANT PALETTE

In order to aid in the cohesive theming throughout the Score at Cottonfields, a plant palette inclusive of trees, shrubs and accents have been defined within the design guidelines. The plant palette was determined through analyzing the existing Cottonfields Community landscapes and supplementing the existing pallet with complimentary species to create a community theme with a modern take. Tables 10, 11 & 12 identify the approved species to be used throughout the residential design of the Score at Cottonfields. In addition to the approved theming species, deviation from the tables is permitted if the species is listed on the Phoenix Area Management Area Low Water Use/ Drought Tolerant Plan.

Table 9: Landscape Standards

	DEVELOPMENT UNIT A	DEVELOPMENT UNIT B	DEVELOPMENT UNIT C	DEVELOPMENT UNIT D	DEVELOPMENT UNIT E
PLANT THEMING	<p><b>Community Entry Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing.</p> <p><b>Streetscape/Perimeter Planting:</b> Xeriscape with Native or Desert Adapted Trees</p> <p><b>Open Space Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing</p> <p>All vegetation shall be chosen from the approved plant selections identified in Table 10, 11 &amp; 12. Any deviations from the approved plant pallet must be drought tolerant vegetation.</p> <p>A minimum of 10% of plant materials shall be milkweed or other nectar native species.</p>	<p><b>Community Entry Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing.</p> <p><b>Streetscape/Perimeter Planting:</b> Xeriscape with Native or Desert Adapted Trees</p> <p><b>Open Space Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing</p> <p>All vegetation shall be chosen from the approved plant selections identified in Table 10, 11 &amp; 12. Any deviations from the approved plant pallet must be drought tolerant vegetation.</p> <p>A minimum of 10% of plant materials shall be milkweed or other nectar native species.</p>	<p><b>Community Entry Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing.</p> <p><b>Streetscape/Perimeter Planting:</b> Xeriscape with Native or Desert Adapted Trees</p> <p><b>Open Space Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing</p> <p>All vegetation shall be chosen from the approved plant selections identified in Table 10, 11 &amp; 12. Any deviations from the approved plant pallet must be drought tolerant vegetation.</p> <p>A minimum of 10% of plant materials shall be milkweed or other nectar native species.</p>	<p><b>Community Entry Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing.</p> <p><b>Streetscape/Perimeter Planting:</b> Xeriscape with Native or Desert Adapted Trees</p> <p><b>Open Space Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing</p> <p>All vegetation shall be chosen from the approved plant selections identified in Table 10, 11 &amp; 12. Any deviations from the approved plant pallet must be drought tolerant vegetation.</p> <p>A minimum of 10% of plant materials shall be milkweed or other nectar native species.</p>	<p><b>Community Entry Planting:</b> Enhanced Landscape Vegetation &amp; Tree Massing.</p> <p><b>Streetscape/Perimeter Planting:</b> Xeriscape with Native or Desert Adapted Trees</p> <p><b>Open Space Planting:</b> Xeriscape with Native or Desert Adapted Trees, Enhanced Tree Massings in strategic locations to provide shaded areas, Turf only to be provided along course tees, fairways and greens.</p> <p>All vegetation shall be chosen from the approved plant selections identified in Table 10, 11 &amp; 12. Any deviations from the approved plant pallet must be drought tolerant vegetation.</p>
PLANT QUANTITIES	<p><b>Perimeter:</b> trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>	<p><b>Perimeter:</b> trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>	<p><b>Perimeter:</b> trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>	<p><b>Perimeter:</b> trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>	<p><b>Perimeter:</b> None <b>Internal:</b> Massing of trees strategically placed with a minimum of 10 trees per hole.</p>
PLANT SIZE	All landscape areas shall provide 50% 2-inch caliper, 25% 1.5" caliper and 25% 1-inch caliper trees to promote a mixture of maturity				
SHADE	<p>Minimum of 75% shade coverage shall be provided along connectivity paths and paths within amenity spaces.</p>	<p>Minimum of 75% shade coverage shall be provided along connectivity paths and paths within amenity spaces.</p>	<p>Minimum of 75% shade coverage shall be provided along connectivity paths and paths within amenity spaces.</p>	<p>Minimum of 75% shade coverage shall be provided along connectivity paths and paths within amenity spaces.</p>	<p>Minimum of 75% shade coverage shall be provided along connectivity paths and paths within amenity spaces at the clubhouse and supporting accessory uses.</p>
PARKING LOT LANDSCAPE	<p>Minimum of 5' wide landscape Island every 10 parking spaces. Minimum of one (1) tree per landscape island.</p>	N/A	<p>Minimum of 5' wide landscape Island every 10 parking spaces. Minimum of one (1) tree per landscape island.</p>	N/A	<p>Minimum of 5' wide landscape Island every 10 parking spaces. Minimum of one (1) tree per landscape island.</p> <p>Minimum of 15% shade coverage shall be provided by use of landscaping or shade structures.</p>



Table 10 : Approved Trees

BOTANICAL NAME	COMMON NAME	CALIPER/TRUNK <sup>(1)</sup>	EXISTING/NEW
ACACIA ANEURA	Mulga	1"- 2" / Single	Existing within Cottonfields
ACACIA SALINCIA	Willow Acacia	1"- 2" / Single	Existing within Cottonfields
ACACIA SMALLII	Sweet Acacia	1"- 2" / Single or Multi	New within The Score at Cottonfields
CAESALPINIA CACALACO	Cascalote	1"- 2" / Single	New within The Score at Cottonfields
CELTIS RETICULATA	Desert Hackberry	1"- 2" / Single	New within The Score at Cottonfields
CHILOPSIS LINEARIS	Desert Willow	1"- 2" / Multi	Existing within Cottonfields
CORDIA BOISSIERI	Texas Olive	1"- 2" / Single	New within The Score at Cottonfields
EBENOPSIS EBANO	Texas Ebony	1"- 2" / Single	Existing within Cottonfields
EUCALYPTUS MICROTHECA	Coolibah	1"- 2" / Single	Existing within Cottonfields
OLNEYA TESOTA	Ironwood	1"- 2" / Multi	New within The Score at Cottonfields
PARKINSONIA FLORIDA	Blue Palo Verde	1"- 2" / Multi	Existing within Cottonfields
PARKINSONIA PRAECOX	Palo Brea	1"- 2" / Multi	New within The Score at Cottonfields
PROSOPIS HYBRID	Thornless Mesquite	1"- 2" / Multi	New within The Score at Cottonfields
PROSOPIS VELUTINA	Velvet Mesquite	1"- 2" / Multi	Existing within Cottonfields
QUERCUS VIRGINIANA	Southern Live Oak	1"- 2" / Single	Existing within Cottonfields
ULMUS PARVIFLORA	Chinese Elm	1"- 2" / Single	Existing within Cottonfields

(1) All landscape areas shall provide 50% 2-inch caliper, 25% 1.5" caliper and 25% 1-inch caliper trees to promote a mixture of maturity.

Table 11: Approved Accents

BOTANICAL NAME	COMMON NAME	MIN. GAL.	EXISTING/NEW
AGAVE AMERICANA	Century Plant	5 Gal	Existing within Cottonfields
ALOE X BLUE ELF	Blue Elf Aloe	5 Gal	Existing within Cottonfields
ECHINOCACTUS GRUSONII	Golden Barrel Cactus	5 Gal	Existing within Cottonfields
ECHINOPSIS CANDICANS	Argentine Giant	5 Gal	Existing within Cottonfields
FOUQUERIA SPLENDENS	Octotillo	15 Gal	Existing within Cottonfields
HESPERALOE PARVIFLORA 'YELLOW'	Yellow Yucca	5 Gal	Existing within Cottonfields
LOPHOCEREUS SCHOTTII VAR. MONSTROSUS	Smooth Totem Pole Cactus	5 Gal	Existing within Cottonfields
OPUNTIA FICUS INDICA	Indian Fig	5 Gal	Existing within Cottonfields
PACHYCYRUS MARGINATUS	Mexican Fence Post Cactus	15 Gal	Existing within Cottonfields
SMOOTH AGAVE	Agave Desmettiana	5 Gal	Existing within Cottonfields
STENOCEREUS THURBERI 'COMPACTA'	Compact Organ Pipe	5 Gal	Existing within Cottonfields

Table 12: Approved Shrubs

BOTANICAL NAME	COMMON NAME	MIN. GAL.	EXISTING/NEW
CAESALPINIA PULCHERRIMA	Red Bird of Paradise	5 Gal	Existing within Cottonfields
EREMOPHILA GLABRA MIGENEW GOLD	Outback Sunrise Emu	1 Gal	Existing within Cottonfields
LANTANA MONTEVIDENSIS	Trailing Lantana	1 Gal	Existing within Cottonfields
LEUCOPOHYLLUM LAEVIGATUM	Rio Bravo	5 Gal	Existing within Cottonfields
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	Regal Mist Muhly	5 Gal	New within The Score at Cottonfields
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	White Cloud Muhly	5 Gal	New within The Score at Cottonfields
MUHLENBERGIA RIGENS	Deer Grass	5 Gal	New within The Score at Cottonfields
RUELLIA BRITTONIANA	Purple Ruellia	5 Gal	Existing within Cottonfields

Note: Selected plants may vary within the golf course as it is a separate parcel from any new residential development at the Score at Cottonfields. Any deviations from the approved plant pallet within Tables 10, 11 & 12 may only be additional drought tolerant vegetation. Golf Course Areas may include drought tolerant turf varieties, such as Buffelgrass or native species of grass, including ground covers regardless of whether such varieties are listed in Tables 9, 10, 11 or 12 of these guidelines. This provision shall be for the purpose of soil stabilization and landscape aesthetics of golf use areas that are not to be planted with turfgrass. Species substitution is permitted based on nursery availability.

Example Plant Palette





## ARCHITECTURAL GUIDELINES PURPOSE & INTENT

The Score at Cottonfields Architectural Guidelines are intended to guide home builders to design a product line that reflects one of the architectural styles set forth within the PUD. Staff is to determine if home builders are in general conformance with one of the single-family attached or detached architectural styles identified on page 22-27 of the PUD. It is anticipated that architectural elevations will be presented to Village Planning Committee and Planning Hearing Officer.

## ARCHITECTURAL CHARACTER

The Score at Cottonfields is envisioned to offer a range of architectural styles between single-family attached and single-family detached housing options while respecting the existing residential housing character to create an overall cohesive Cottonfields Community. This section outlines key architectural elements which shall be used to guide the visual character for future residential products and styles to reinforce the aspiration of a harmonious and visually appealing golf course community. The single-family detached products, located at Development Units B and D may be designed with Craftsman, Contemporary, Ranch or Traditional Southwest architectural elements. The single-family attached products, located at Development Units A and C, may use those same architectural elements with a modernized spin. The following sections define features of the architectural styles envisioned to create a cohesive community for the Score at Cottonfields.

## COLOR SCHEMES

Future residential development within the Score at Cottonfields Development Area shall maintain an exterior color palette complementary to the existing Cottonfields residential homes. Earth tones and neutral color palettes are encouraged while the use of vibrant colors are prohibited. Muted accent colors are permitted to promote a sense of subtle vibrancy within the new residential developments.

## MATERIALS

Architectural materials of the residential development shall maintain a traditional stucco exterior to blend with the existing Cottonfields Community. Materials such as stone, brick, wood or other natural materials may be used as an accent to enhance the building facade. Light, neutral and earth tone materials are allowed.



ROOFING



ROOFING



ROOFING



TEXTURED STUCCO



STONE VENEER



TEXTURED STUCCO



STONE VENEER



BRICK ACCENT



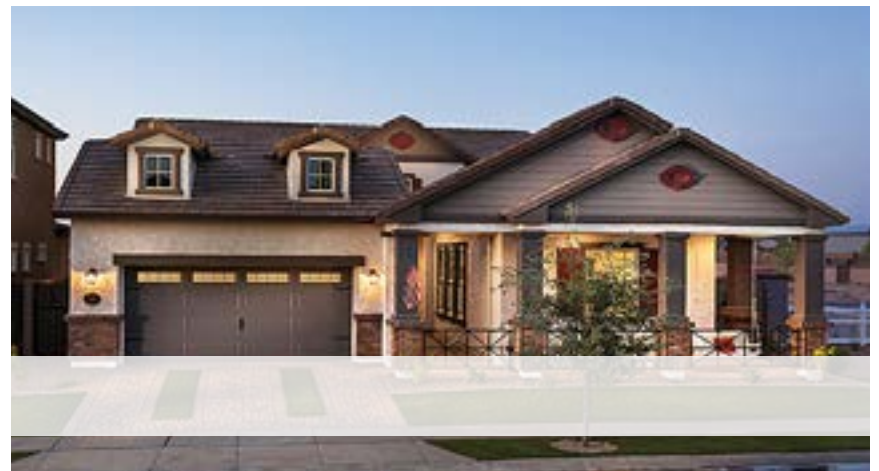
## CRAFTSMAN BUNGALOW

Craftsman, or Bungalow style architecture embraces simplicity and handiwork, representing the arts and crafts lifestyle and philosophy which originated near the turn of the 20th century. Architectural form is based on a more functional aesthetic, natural materials, and a greater degree of craftsmanship. Architects and designers of homes of this style believe a simple architectural style which is less pretentious, leads to a healthier, more comfortable and productive life.

Below is a list of features that may be used to authentically develop craftsman bungalow style architecture.

- Low-pitched roof lines, gabled or hipped roof
- Deeply overhanging eaves
- Front porch beneath extension of main roof
- Tapered, square columns supporting roof
- Symmetrical forms
- Exposed rafters or decorative brackets under eaves
- Hand-crafted stone or woodwork
- Stucco and brick exterior

SINGLE FAMILY DETACHED



## CONTEMPORARY

Contemporary style architecture embodies the various styles of building designs stemming from a wide range of influences yet uses the latest technology and materials. Homes often showcase a sleek, clean aesthetic free from fussy exterior details. Simplicity becomes the rule, which helps develop a tranquil and luxurious atmosphere. Contemporary architecture frequently hinges on the desire to create harmony between structure and nature.

Below is a list of features that may be used to authentically develop contemporary style architecture.

- One or Two- story building masses
- Asymmetrical forms
- Low-pitched or flat roof
- Simple forms
- Stucco and natural material exteriors
- Broad overhanging eaves
- Oversized windows
- Clean, smooth textures
- Stucco and brick exterior

SINGLE FAMILY DETACHED



# RANCH

The history of ranch design dates to the 1800s. Homesteaders developed a style of building that is still honored today. Their homes were made from available regional materials like timber and rock that were honed by hand. Contemporary ranch homes also incorporate elements of the Colonial, Monterey, and Spanish architectural styles.

Below is a list of features that may be used to authentically develop ranch style architecture.

- Simple one and two-story rectangular masses
- Porches and patios
- Low-pitched predominantly gabled and shed roof lines
- Deep overhangs
- Stucco, faux-stone, wood, and brick exterior
- Exposed rustic wood-like beams and posts
- Rectangular windows and openings
- Barrel tile, shake style, or partial metal roof



SINGLE FAMILY DETACHED



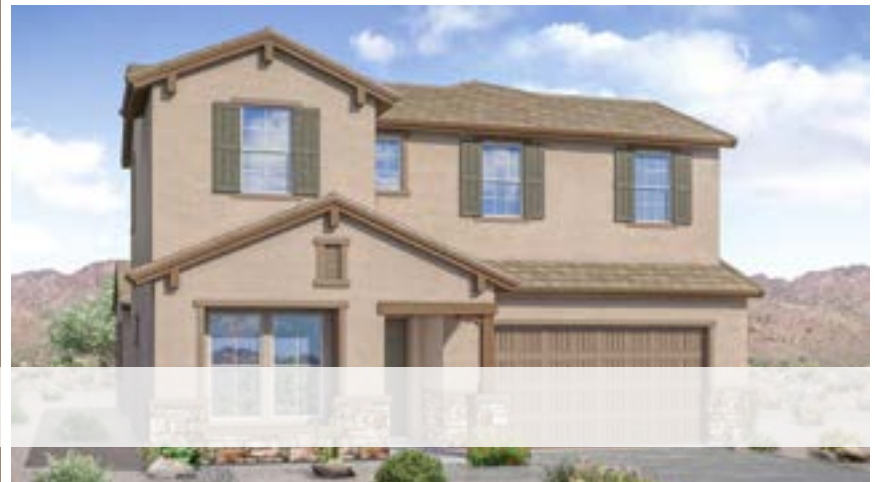
## TRADITIONAL SOUTHWEST

The traditional southwest style architecture is based on classical design principles that have been adapted for the context and climate of the desert southwest. This style packs a lot of history into one design genre, melding together elements from multiple cultures and periods of history, yet is translatable to modern homes of today.

Below is a list of features that may be used to authentically develop traditional southwest style architecture.

- Simple, horizontal massing
- Symmetrical forms
- Pitched roof lines, gabled or hipped
- Stucco, faux-stone, and brick exterior
- Brick or faux-stone accents
- Rectangular windows and openings
- Barrel tile roof
- Earth colored exterior walls in varied shades

SINGLE FAMILY DETACHED



## LUXURY TOWNHOMES

The luxury townhomes, located nearest to the clubhouse at Development Unit A, are part of the entry experience as community residents and golfers enter the community and facilities. The architectural style for this single-family attached product may resemble the Ranch, Contemporary or Traditional Southwest architectural features to blend with the single-family detached products. The townhomes are envisioned to be a modern luxurious product reflective of the surrounding area while providing a new architectural element to the overall community.

Below is a list of features that may be used to authentically develop luxury modern townhome architecture.

- Clean lines & smooth textures
- Flat roofline or mild slope
- Large windows
- Asymmetrical forms & variation in depth
- Balconies
- Modern garage doors
- Illuminated Features
- Stucco, stone or brick accents



SINGLE FAMILY ATTACHED



## TOWNHOME VILLAS

The townhome villas, located along Southern Avenue at Development Unit C, are anticipated to provide resort style living adjacent to the golf course. The cluster of four to six units are envisioned to feel like large, luxury homes on the course. The villas may reflect Craftsman, Contemporary, Ranch or Southwest Traditional architecture to blend with the single-family detached products. In addition to the architectural features identified for the single-family detached products, this attached townhome product may reflect Spanish architectural elements to provide the grand villa feel to the building masses.

Below is a list of features that may be used to authentically develop the townhome villa architecture.

- Symmetrical Forms
- Patios, Porches & Balconies
- Arches
- Large windows
- Pitched Roofline
- Simple horizontal massing
- Stucco, faux-stone or other natural material exterior



SINGLE FAMILY ATTACHED



# COMMUNITY SIGNAGE & MONUMENTATION

## COTTONFIELDS COMMUNITY ENTRY

As part of the Score at Cottonfields development plan, the developer will promote compatibility with the existing residential community by providing community entry modernization enhancements to the existing Cottonfields Community monumentation and vehicular entries. These enhancements will utilize the existing structural elements of the entry features, such as the columns, and provide a modern design inclusive of new materials, color pallet and gate details. The Community Entry Monumentation updates will occur at both the north and south entries to the existing community, as identified on Exhibit 9, Walls & Monumentation Plan. Exhibit 13 illustrates the conceptual design for the modernized vehicular gated entry enhancements while Exhibit 7 & 8 illustrate design updates to the existing Cottonfields Community monumentation signage along Baseline Road and Southern Avenue. The modernized community entry shall radiate the theming of the blended community, which design elements shall be consistently used throughout the entire Score at Cottonfields development area to ensure a cohesively designed community. Through this PUD, the developer of The Score at Cottonfields commits to the Community Entry Monument upgrades depicted on Exhibit 7 & 8. It should be noted that the existing Cottonfields Community Entry Monuments are outside the PUD boundaries and are controlled by the Cottonfields Community Association. The developer of The Score at Cottonfields shall work with the association to execute the upgrades of the monumentation along Baseline Road and Southern Avenue. Conceptual designs are included within the PUD to demonstrate design intent of the overall community designs as The Score at Cottonfields golf course will function alongside the existing Cottonfields Community.

## NEW RESIDENTIAL MONUMENTATION

For all new residential development within the Score at Cottonfields development area, monumentation signage shall reflect the conceptual monumentation designs as illustrated in Exhibit 7. The individual entry monumentation for the new residential Development Units shall reflect the design and materials of the modernized Cottonfields Community Entry Monumentation to create a consistent theme between the existing communities and future residential developments. Exact locations of the new residential entry monumentation are indicated on Exhibit 9 at the primary access points of Development Unit B, C & D.

## MATERIALS & COLOR PALETTE

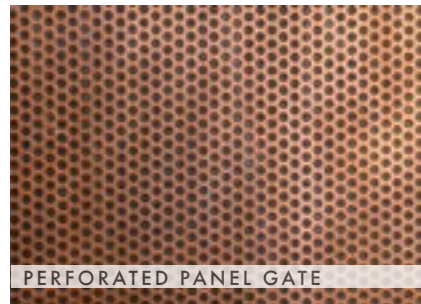
The use of consistent materials such as stone veneer, smooth face CMU block, weathered steel, integral concrete caps and other materials identified within the design guidelines shall be used for entry monumentation throughout the Cottonfields Community, the Score at Cottonfields Golf Course and the new residential areas.



STONE VENEER



DAVIS CONCRETE: SALMON



PERFORATED PANEL GATE



WEATHERED STEEL



MOUNTED LANTERN

CONCRETE CAP



SW COLOR: DARK AUBURN



COTTON STALK DESIGN ELEMENT



CHANGE OF PAVEMENT

## COTTONFIELDS SIGNAGE

The Score at Cottonfields PUD sets forth standards and conceptual design for various sign types including the new residential community entry sign and enhanced existing Cottonfields Community sign. The existing Cottonfields Community Signage shall be modified to match the theming and materials of The Score at Cottonfields identified within the Community Design Guidelines, subject to approval by the Cottonfields Community HOA. The existing Cottonfields Community monumentation enhancements shall include updates to reflect the new golf course, The Score, which functions together as an overall community in addition to the new residential developments that will have their own unique identifying signage.

The monumentation design for new residential developments at the Score at Cottonfields can be seen in Exhibit 6 and shall meet the residential use signage standards set forth in Table 13.

Existing entry monumentation for the Cottonfields Community and previous golf course signage is located on a singular monument at the entrances on Baseline Road and Southern Avenue. Due to lack of visibility to the course from a public street, the PUD sets forth conceptual designs to enhance the existing Cottonfields Community and Golf Course Signage and Monumentation. The conceptual designs along Baseline and Southern can be seen in Exhibit 7 and Exhibit 8.

Table 13: Signage Standards

	RESIDENTIAL USE	NON-RESIDENTIAL ACTIVITY IN RESIDENTIAL DISTRICT
STANDARDS	DEVELOPMENT UNITS A, B, C, D	DEVELOPMENT UNIT E
<b>WALL SIGN</b>		
HEIGHT	15-feet maximum	15-feet maximum
AREA	See Table D-1, Section 705 of the Phoenix Zoning Ordinance	See Table D-1, Section 705 of the Phoenix Zoning Ordinance
<b>GROUND &amp; COMBINATION SIGNS</b>		
NUMBER OF SIGNS	Two (2) signs are permitted at each entrance of a residential subdivision or development.	Two (2) signs are permitted at each driveway, one sign on each side.
HEIGHT	5' maximum	8' maximum
AREA	16 sq. ft maximum	32 sq. ft. maximum
SPACING	150' maximum	150' maximum
PLACEMENT	n/a	Non-residential uses (golf course and accessory uses) within the residential development units are permitted to display signage on residential monumentation in which the non-residential use support.

# EXHIBIT 6 | NEW COMMUNITY CONCEPTUAL ENTRY MONUMENT



NOTE: NEW RESIDENTIAL SIGNAGE LOCATED AT DEVELOPMENT UNIT B, C & D PRIMARY ACCESS DRIVES. (SEE EXHIBIT 10 FOR EXACT LOCATIONS)



# EXHIBIT 7 | MODERNIZED ENTRY MONUMENTATION & ARRIVAL (BASELINE)





# EXHIBIT 8 | MODERNIZED ENTRY MONUMENTATION & ARRIVAL (SOUTHERN)



# COMMUNITY WALLS & SECURITY

## PERIMETER SCREENING & SECURITY

Through community outreach and the planning process, it was determined that the Score at Cottonfields would include securing the perimeter of all new residential development as well as the perimeter of the golf course in order to best protect the privacy and safety of existing and future residents. The enhanced security is intended to be provided by the use of themed perimeter walls, view fencing and gated access. These perimeter wall and fencing facilities will make for an aesthetically pleasing community while ensuring residents feel safe within their own neighborhoods.

A theme wall shall be provided along the perimeter of the property except for the eastern perimeter where existing residential neighborhoods are directly adjacent to the property line. All perimeter theme walls shall tie into vehicular gates to ensure controlled access.

In addition to a secured perimeter, it is important to recognize the need for aesthetic fencing within the community. All new residential lots adjacent to the revitalized golf course shall provide partial view fencing along the lot lines to blend with the existing golf course property wall treatments and contribute to the open feel along the golf course.

Exhibit 9, Walls and Monumentation Plan, identifies the existing security fencing and proposed wall or fence locations along the perimeter. Exhibit 10, 11 & 12 provide design details specific to the variations of perimeter fencing including the perimeter theme wall, full view fence and partial view fence.

## WALLS & FENCING GUIDELINES

As shown in Exhibit 9, Walls & Monumentation Plan, a variety of walls, fencing and screening are envisioned and thoughtfully placed along the redevelopment area perimeter and internally to promote safety, as well as, create a cohesive and aesthetically themed blended golf course community. The following design elements are required for the varying screening mechanisms identified for the Score at Cottonfields.

## PERIMETER THEME WALL REQUIREMENTS

- 6' Tall CMU Block Wall; Painted Dark Auburn (SW-6034)
- 3" Integral Concrete Cap; Davis Color Salmon (10134)
- 2' Wide Stone Veneer Theme Columns with Concrete Cap
- Columns spaced on center at each residential lot line or every 100' if theme wall is not along residential lot line.
- See Exhibit 10 for details

## FULL VIEW FENCING REQUIREMENTS

- Located along southeastern boundary where the existing CMU split view fence from Laveen Crossing Community ends and the CMU Split View Fence begins for the Cottonfields Ranch Community
- Additional location of full view fence adjacent to Development Unit A and clubhouse to allow for view of entry experience.
- A minimum of 75% of the fence section shall be made of view fencing
- The following requirements define the design intent of Exhibit 11
  - 6' Tall Tubular Steel Fence; Painted Dark Auburn (SW-6034)
  - 2' Wide Stone Veneer Columns spaced 100' on center
  - 3" Integral Concrete Cap; Davis Color Salmon (10134)

## PARTIAL VIEW FENCING REQUIREMENTS

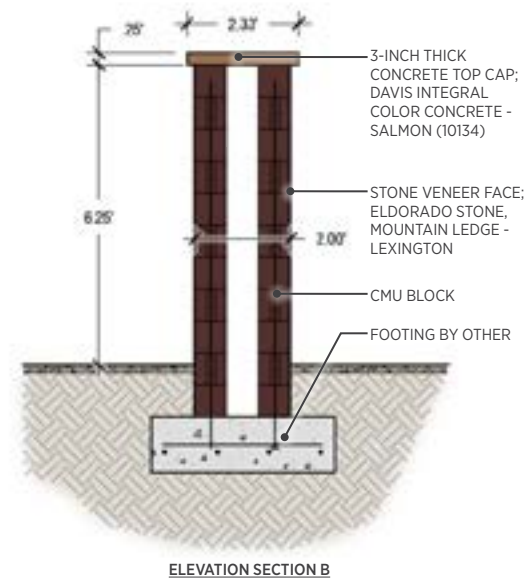
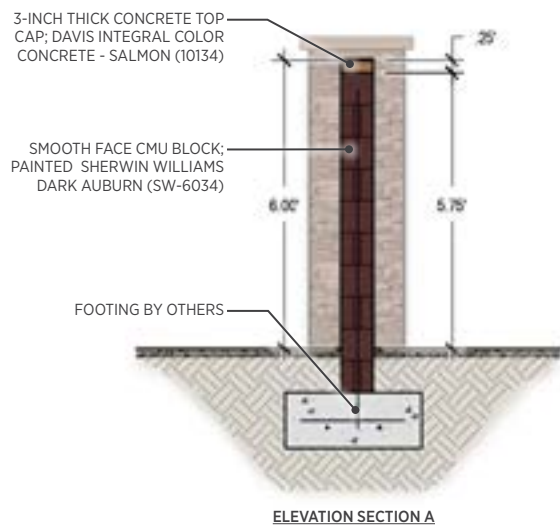
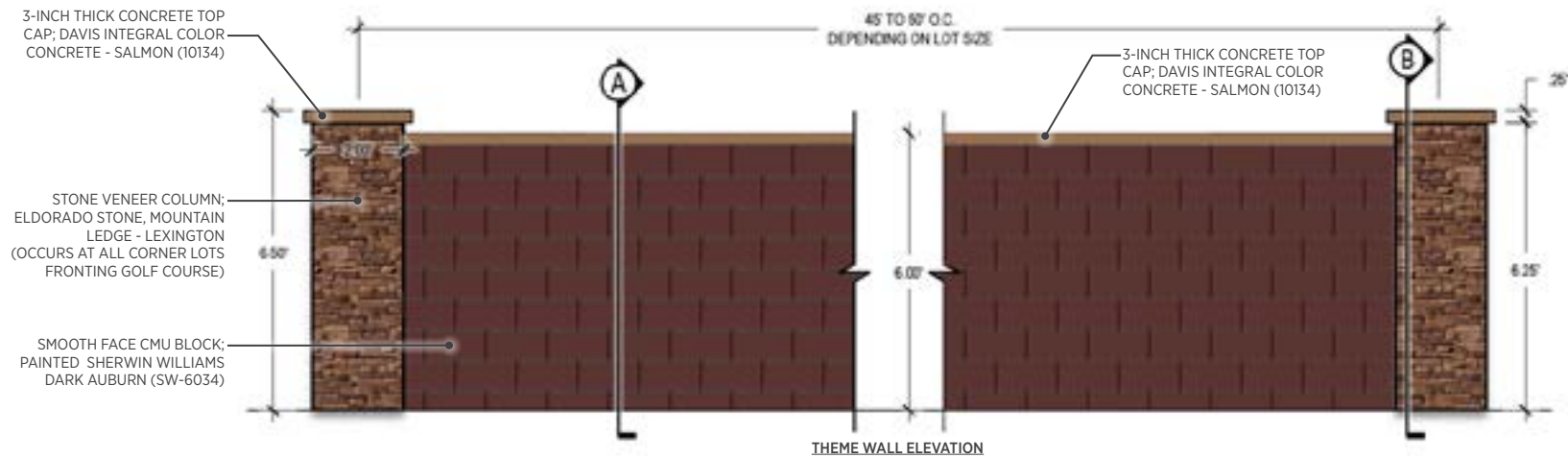
- A minimum of 50% of the fence section shall be made of view fencing
- The following requirements define the design intent of Exhibit 12
  - 6' Tall Partial View Fence
  - 2' Tall CMU Block Wall Base; Painted Dark Auburn (SW-6034)
  - 4' Tall Tubular Steel Top View Fence; Painted Dark Autumn (SW-6034)
  - 2' Wide Stone Veneer Theme Columns placed at all corner or end lots fronting golf course
  - 16" CMU Column Painted Dark Auburn (SW-6034); Spaced on center at each internal lot line fronting golf course
- All single-family residential lots adjacent to the golf course shall provide a partial view fence at the rear property line



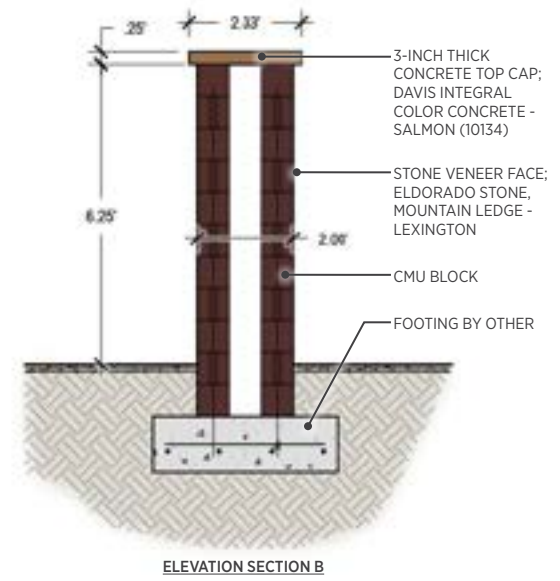
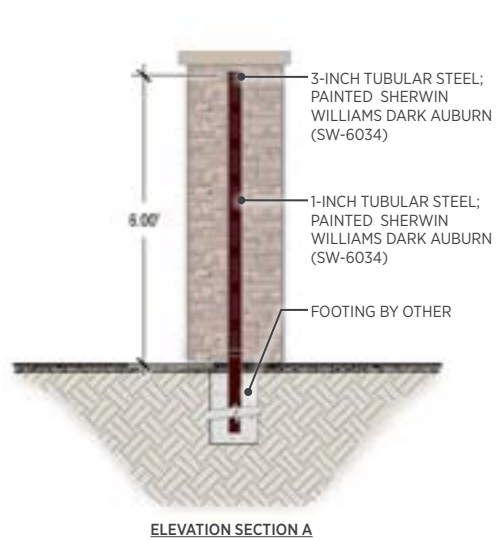
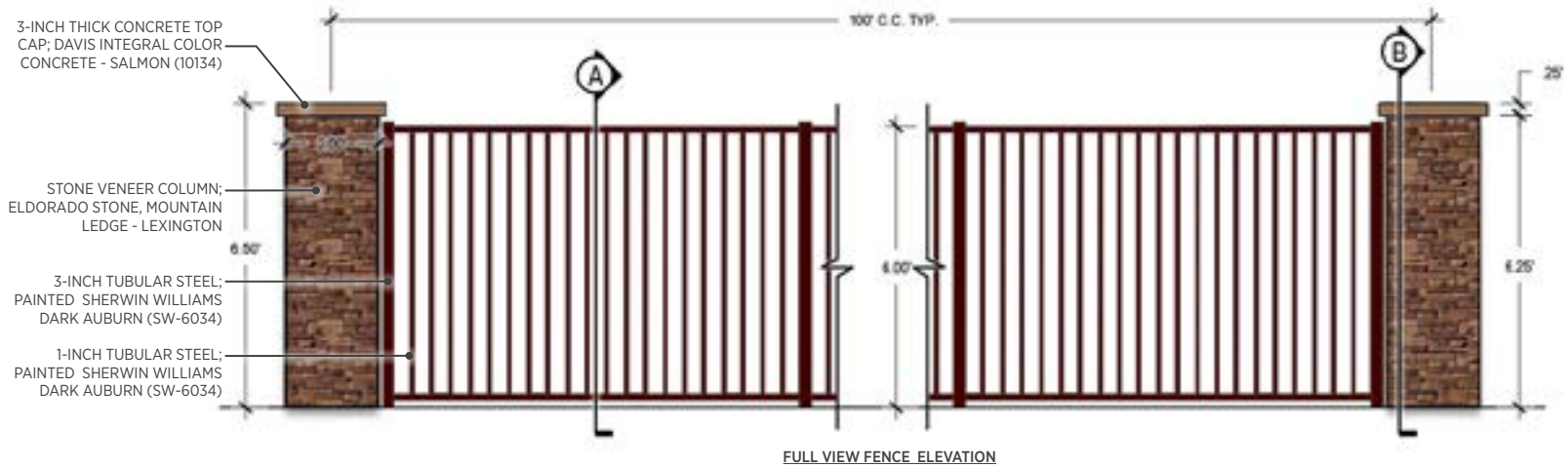
# EXHIBIT 9 | WALLS & MONUMENTATION PLAN



# EXHIBIT 10 | PERIMETER THEME WALL

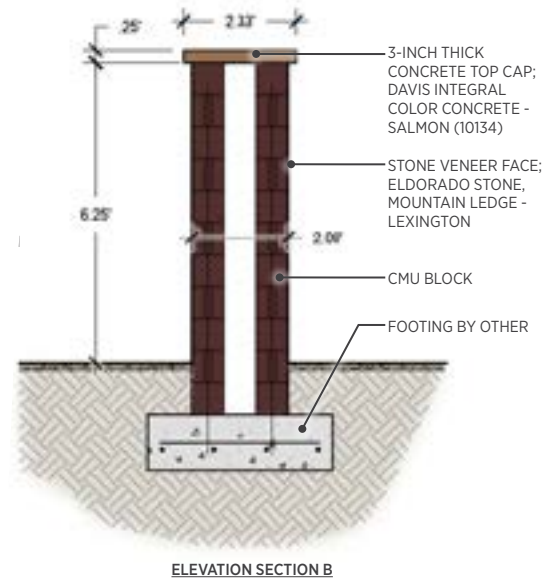
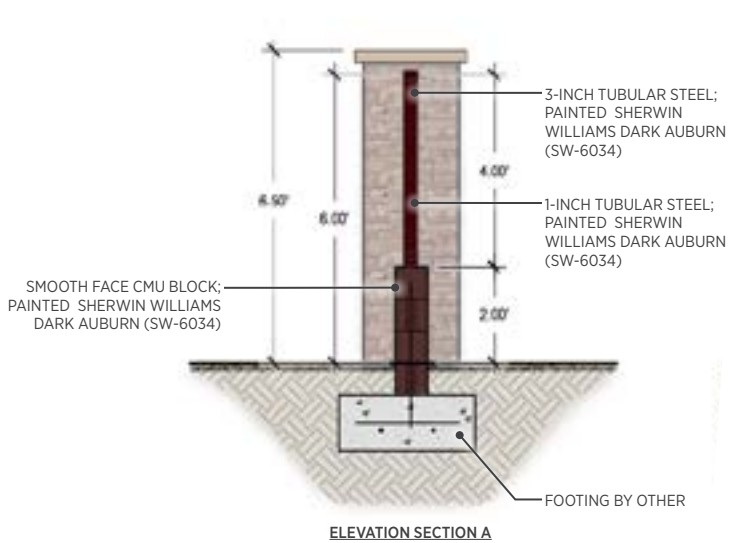
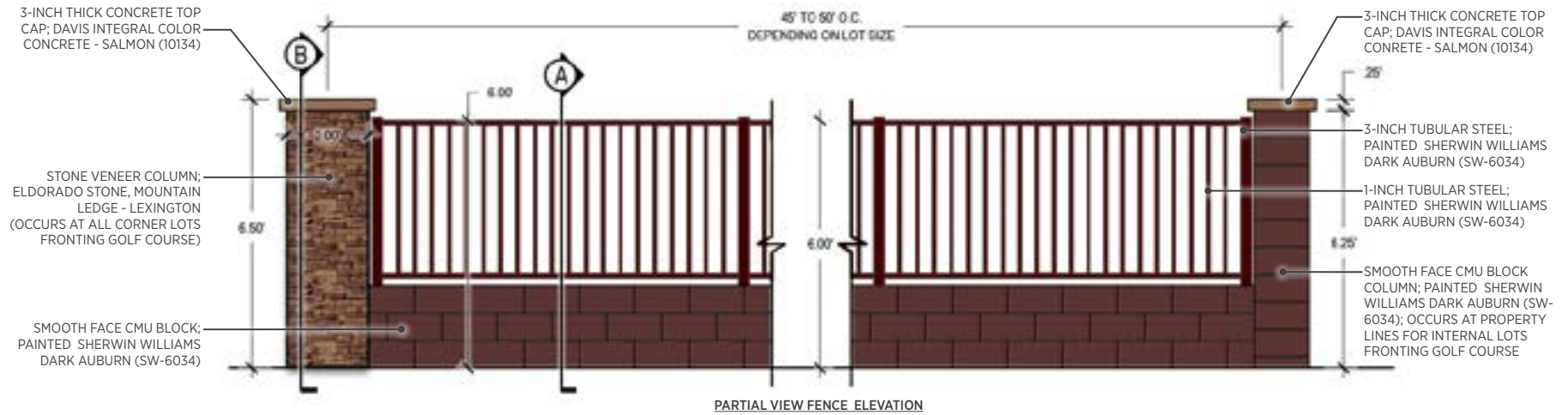


# EXHIBIT 11 | PERIMETER FULL VIEW FENCE

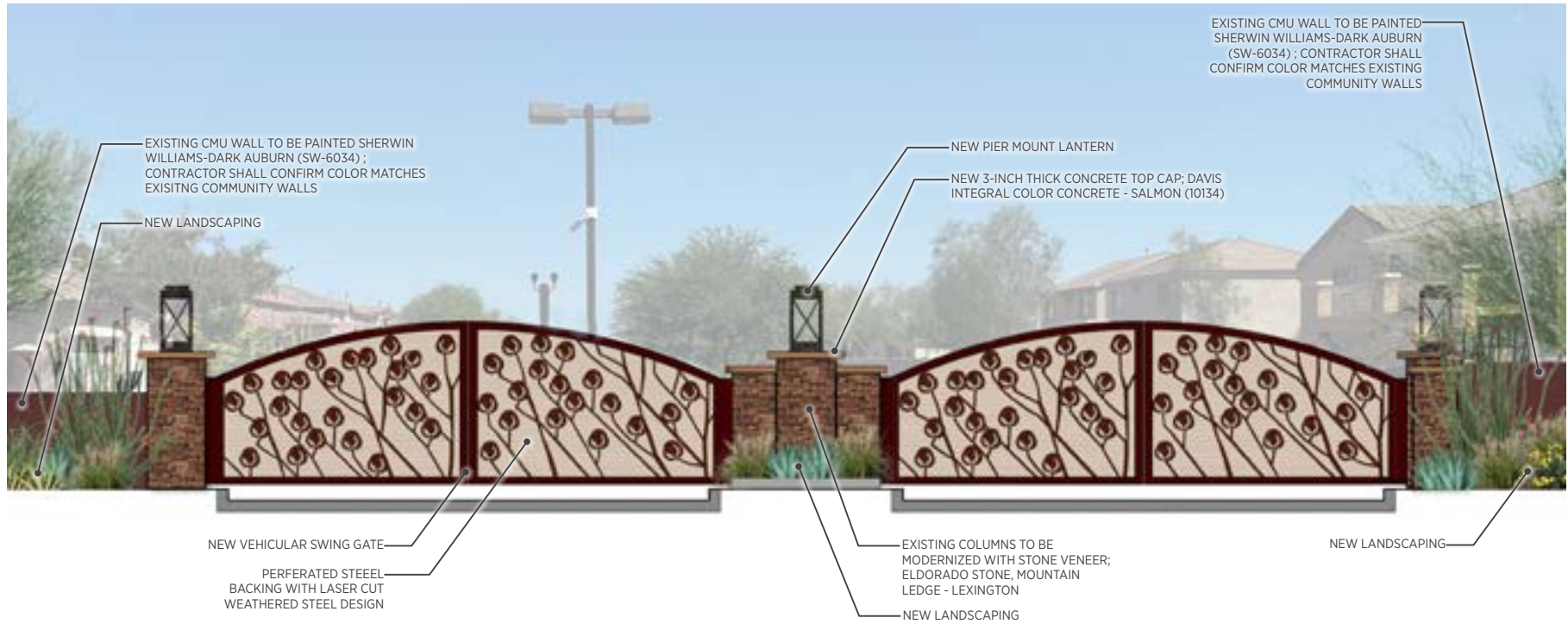




# EXHIBIT 12 | RESIDENTIAL LOT PARTIAL VIEW FENCE



# EXHIBIT 13 | ENHANCED COTTONFIELDS VEHICULAR GATE



# RESIDENTIAL SUSTAINABILITY

## THERMAL COMFORT

In order to promote thermal comfort for pedestrians throughout the residential Development Units, shade shall be prioritized to create a comfortable built environment. The following standards shall apply to The Score at Cottonfields residential development units to achieve the Thermal Comfort Goals.

- A minimum of 75% shade coverage shall be provided along all connectivity paths and paths within amenity spaces for residential uses.
- Along street frontages, a minimum of 75% shade and 75% live coverage shall be provided. Where utility conflicts exist, such as the 59th Avenue frontage, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

## SUSTAINABLE NEIGHBORHOODS

The Score at Cottonfields is proposing a mixture of uses within the overall development to create a long-standing sustainable community that appeals to various users. By providing a mixture of residential housing opportunities and a unique golf course design that has responded to the National Golf Foundation market analysis, The Score at Cottonfields is envisioned to attract new and existing users to ensure the continuous success of the development. The following standards have been identified within the PUD to promote sustainable neighborhood goals for The Score at Cottonfields.

- A minimum of four (4) residential product types must be provided within the overall development of The Score at Cottonfields.

## ENERGY EFFICIENCY & LONG TERM OPERATION

In order to achieve sustainability goals related to energy efficiency and long-term operation, developments are encouraged to use energy efficient design methods such as xeriscape landscape, appropriate building orientation, energy efficient building materials and permeable paving materials where possible. The Score at Cottonfields PUD has set the following standards to promote energy saving techniques and long-term operation of the development.

- All residential homes shall provide high-energy efficient windows to reduce solar heating of the building.
- Lots facing East/West shall have a minimum of one (1) tree on the west side of the home to mitigate the solar impact of the western sun. For homes on the western side of the private accessway, trees shall be placed in the rear yard. For homes on the east side of the private accessway, trees shall be placed in the front yard.
- A minimum of 50% of all residential driveways shall provide permeable surfaces such as brick pavers in order to reduce stormwater runoff.

## WATER CONSERVATION

The Score at Cottonfields is committed to the conservation of water throughout the development. Each residential development unit shall adhere to the following sustainable water conservation efforts:

- The Development Team and contractor shall utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for single-family residential subdivisions. This can be used in the common area and within the front and side yards for the individual lots.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and off site landscape irrigation.
- Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.



# GOLF COURSE SUSTAINABILITY

## THERMAL COMFORT

In order to promote thermal comfort for pedestrians throughout the Golf Course, the development shall prioritize shade and creating a comfortable built environment. The following standards shall apply to The Score at Cottonfields Golf Course to achieve the Thermal Comfort Goals.

- Outdoor seating areas at the clubhouse and golf accessory uses shall provide 75% shade coverage by use of tree massing, shade structures or table umbrellas.
- Parking lots within the Score at Cottonfields shall provide landscape islands between every 10 spaces with a minimum of one (1) tree per island to provide shade for vehicles. Where double head in parking occurs, double loaded parking landscape islands shall provide two (2) trees per island.
- A minimum of 10% of the parking lot shall be landscaped to reduce the heat island effect.
- A minimum of 15% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees at maturity, or a combination thereof.
- Along street frontages, a minimum of 75% live coverage shall be provided. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

## SUSTAINABLE NEIGHBORHOODS

The Score at Cottonfields is proposing a mixture of uses within the overall development to create a long-standing sustainable community that appeals to various users. The Score at Cottonfields Golf Course is envisioned to attract new and existing users to ensure the continuous success of the development. The following standards have been identified within the PUD to promote sustainable neighborhood goals for The Score at Cottonfields.

- A minimum of one (1) food and beverage service and indoor/outdoor seating must be provided at the clubhouse.
- The Score at Cottonfields shall provide a minimum of four (4) entertainment golf style hitting bays near the clubhouse, a putting green, lake and landscape area.

## ENERGY EFFICIENCY & LONG TERM OPERATION

In order to achieve sustainability goals related to energy efficiency and long-term operation, the golf course is encouraged to use energy efficient design methods such as xeriscape landscape, appropriate building orientation, energy efficient building materials and permeable paving materials where possible. The Score at Cottonfields PUD has set the following standards for the golf course to promote energy saving techniques and long-term operation of the development.

- The Golf Course shall provide a minimum of four (4) Electric Vehicle (EV) Installed parking stalls shall be provided at the clubhouse.
- Turf shall be limited to areas of tees, greens, fairways, roughs and areas requiring soil stabilization, drainage basins or other areas where turf coverage may be beneficial and in conformance to Arizona Department of Water Resources (ADWR) guidelines for Golf Facilities. Only artificial turf shall be allowed anywhere else within the development to reduce the amount of irrigation needed.

## WATER CONSERVATION

The Score at Cottonfields is committed to the conservation of water throughout the development. Each residential development unit shall adhere to the following sustainable water conservation efforts:

- The Development Team and contractor shall utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List throughout the golf
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and off site landscape irrigation.
- Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

# INFRASTRUCTURE

## CIRCULATION

The Score at Cottonfields is currently bounded by an existing Major Arterial roadway to the south, known as Baseline Road. To the North of the site is bounded by Southern Avenue, which is designated as an Arterial Roadway. Along the western boundary of the development area is a planned but yet to be constructed 59th Avenue which is designated as an Arterial Roadway. Circulation designs are conceptual and subject to the approval of the Streets Transportation Department

Access to Development Unit A and the Golf Course Clubhouse will be via shared access drive between The Score and the existing Cottonfields Community off Baseline Road along 57th Avenue. From this shared access drive, visitors of The Score can access the clubhouse parking lot and residents of Development Unit A will access the private gated entrance to their community. An additional exit only drive is provided at Development Unit A, leading to the shared access drive for easy egress.

Access to Development Unit B and the southwest portion of Development Unit C will be provided via private gated access points along the future Arterial Roadway of 59th Avenue. Development Unit B will have one gated entry point central to the site with two additional exit only gates at the north and south portions of the development unit. Additionally, a gated emergency access drive will be provided through the clubhouse parking lot leading to Development Unit B. The southwestern portion of Development Unit C which fronts 59th Avenue, includes one proposed gated access point for both entry and exit. The portion of Development Unit C fronting Southern Avenue will be accessed by the main entrance of the community, which will feature an enhanced gated entry and serve as the primary point of ingress and egress.

From Southern Avenue, an existing drive known as Cottonfields Lane, will become a shared access drive between the existing Cottonfields Community and future residential development a part of The Score at Cottonfields. The existing gate location will be redesigned and relocated further south down Cottonfields Lane, subject to approval by the Cottonfields Community Association. This relocation of the existing community gate will allow for access to Development Unit D while still ensuring the existing community is accessed only by existing residents. Development Unit D will have their own private gated entry that will serve as the singular ingress and egress point for the development. The relocation of the existing gate will also allow for an emergency access drive from Cottonfields Lane to Development Unit C.

All internal drives for Development Units A, B, C & D are anticipated as private accessways and private lanes which will function separately from the existing Cottonfields Community. No traffic generated by The Score at Cottonfields will intrude within the existing Cottonfields Community. See Exhibit 15 for the Conceptual Circulation Plan.

## TRAFFIC IMPACT ANALYSIS

A Traffic Impact Study has been prepared to support this development proposal as necessary to demonstrate the appropriate management of traffic flow affiliated with the newly proposed residential units and the re-establishment of the golf course. The Traffic Impact Analysis has been prepared by Trace Consulting and is under separate cover.

## GRADING & DRAINAGE

The overall development site is anticipated to be graded in one phase where both residential and golf areas are completed together in order to attain efficiency

The Score at Cottonfields anticipates any new residential development to appropriately push onsite drainage to the golf course so that any stormwater may contribute to course landscape irrigation while replenishing the groundwater supply. When directing drainage to the course is not possible, new residential development shall store water flows on site by use of retention basins or other engineered strategies. Exhibit 14, Conceptual Drainage Plan indicates locations where directing drainage onto the redesigned course is encouraged.

## WATER & WASTEWATER

The current Water system within Baseline Road includes a 54-inch CCP and a 12-inch ACP. Additionally, 59th Avenue has a 12-inch DIP which is anticipated for the development to stub into and extend north along the 59th Avenue alignment and connect to the 12-inch main in Southern Avenue. It is anticipated that a water main extension will be required along 59th Avenue.

Existing sewer facilities are located in the local street network that supports the existing Cottonfields Community. The outfall from this system is north to a truck sewer in Southern Avenue, then west to the Sewer Lift Station at 75th Avenue and the Salt River. The proposed Score at Cottonfields Development does not anticipate any disruption to this existing service.

The Score at Cottonfields anticipates sewer services will be provided for the four (4) Development Units with connections to existing facilities in Southern Avenue and to planned facilities in 59th Avenue.

## GOLF COURSE WATER

Water delivery for golf uses are intended to remain, which are separate from potable water sources. Long term water source(s) for golf areas shall be subject to change based on the availability of treated effluent or other water sources deemed appropriate for golf uses.



# EXHIBIT 14 | CONCEPTUAL DRAINAGE PLAN



## COMPLETE STREETS

The Score at Cottonfields is committed to developing a community with design principles that lead to successful complete streets. In order to meet the intent of Phoenix's Complete Street initiative, the following guidelines shall apply to road networks within and adjacent to The Score at Cottonfields development:

### Design for Connectivity

- Bike lanes shall be provided along 59th Avenue
- Bike lanes shall be provided along Southern Avenue
- Detached sidewalk shall be provided along 59th Avenue
- Detached sidewalk shall be provided along Southern Avenue
- Utility Corridors shall have enhanced pedestrian treatments such as meandering sidewalks

### Design for Comfort & Convenience

- Pedestrian shade shall be prioritized where possible along Arterial frontages
- All roadway corners should be designed for the smallest possible radius that still accommodates the design vehicle and emergency vehicles
- Bus bays shall only be provided at required locations to maintain pedestrian zones and improve reliability of transit schedules

### Design for Sustainability

- Public sidewalks along arterials shall connect to private gated communities within the development to maximize pedestrian connections for residents at The Score at Cottonfields.
- Bike racks shall be provided within residential communities and at the golf course clubhouse to promote alternative methods of transportation
- Drought tolerant plantings shall be prioritized

### Design for Green Infrastructure

- Implement green infrastructure practices such as curb cuts, vegetative swales and bio-retention focusing around reducing and managing stormwater runoff.



# EXHIBIT 15 | CONCEPTUAL CIRCULATION PLAN





# APPENDIX

## COMPARATIVE ZONING STANDARDS

Table 14: Phoenix Single-Family Detached Standards (R1-6)

STANDARDS	PHOENIX COMPARATIVE ZONING	COTTONFIELDS DEVELOPMENT UNIT STANDARDS	
	R1-6 (PRD)	DEVELOPMENT UNIT D	DEVELOPMENT UNIT B
MIN. LOT WIDTH	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)	45' min.	50' min.
MIN. LOT DEPTH	None, except 110' adjacent to freeway or arterial	110' min.	80' min.
DWELLING UNIT DENSITY	5.5; 6.5 with bonus	5.65 du/ac max.	4.63 du/ac max.
MINIMUM PERIMETER BUILDING SETBACK	Street (front, rear or side): 15' (in addition to landscape setback) Property Line (rear): 15' (1-story), 20' (2-story) Property Line (side): 10' (1-story), 15' (2-story)	Street: 15' min. Rear: 10' (1-story), 20' (2-story) min. Side: 5' (1-story), 5' (2-story) min. Adjacent to GC zoning: 10' min.	Street: 15' min. Rear: 5' (1-story), 10' (2-story) min. Side: 5' (1-story), 5' (2-story) min. Adjacent to GC zoning: 10' min.
LANDSCAPE SETBACK ADJACENT TO PERIMETER STREETS	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	15' average, 10' minimum	15' average, 10' minimum
MINIMUM INTERIOR BUILDING SETBACKS	Front: 10' Rear: None (established by building code) Street Side: 10' Sides: None (established by building code)	Front: 10' min. Rear: None <sup>(2)</sup> Street Side: 10' min. <sup>(1)</sup> Sides: None <sup>(2)</sup>	Front: 10' min. Rear: None <sup>(2)</sup> Street Side: 10' min. <sup>(1)</sup> Sides: None <sup>(2)</sup>
MINIMUM BUILDING SEPARATION	None	10' min.	10' min.
MINIMUM GARAGE SETBACK	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	22' min. from back of sidewalk	20' min. from back of sidewalk
MAXIMUM HEIGHT	2 stories (30')	2 stories (30') max.	2 stories (30') max.
LOT COVERAGE	50%, plus an additional 10% for an ADU and/or attached shade structures  Total: 60%	50% max.	50% max.
COMMON AREAS	Min. 5% of Gross Area	Min. 8% of Gross Area	Min. 8% of Gross Area
STREET STANDARDS	Public Street or Private Accessway	Public Street or Private Accessway	Public Street or Private Accessway

(1) Landscape tracts shall count towards the building setback requirements.

(2) Bike parking shall be provided within common areas in the form of inverted U or artistic racks.

Table 15: Phoenix Single-Family Attached Standards (R-2)

STANDARDS	PHOENIX COMPARATIVE ZONING		COTTONFIELDS DEVELOPMENT UNIT STANDARDS	
	R-2 (PRD)	DEVELOPMENT UNIT A	DEVELOPMENT UNIT C	
MIN. LOT WIDTH	None	35' min.	None	
MIN. LOT DEPTH	None	None	None	
DWELLING UNIT DENSITY	10.50	7.5 du/ac max.	9.5 du/ac max.	
MINIMUM PERIMETER BUILDING SETBACK	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line	10' min for units fronting street rights-of-way; 15' min. for units siding street rights-of-way. This area is to be in common ownership or management. 10' min. adjacent to property line. 5' min. when adjacent to GC zoning.	10' min. for units fronting street rights-of-way; 15' min. for units siding street rights-of-way. This area is to be in common ownership or management. 10' min. adjacent to property line. 5' min. when adjacent to GC zoning.	
LANDSCAPE SETBACK ADJACENT TO PERIMETER STREETS	None	None	None	
MINIMUM INTERIOR BUILDING SETBACKS	Individual Unit Lot: None	Individual Unit Lot: None	Individual Unit Lot: None	
MINIMUM BUILDING SEPARATION	None	None	None	
MINIMUM GARAGE SETBACK	None	None	None	
MAXIMUM HEIGHT	3 stories or 40' for first 150', 4-story maximum	2-stories (30') max.	2-stories (30') max.	
LOT COVERAGE	100% for each individual lot. 50% for other parcels or tracts with accessory structures	100% for each individual lot. 50% for other parcels or tracts with accessory structures	100% for each individual lot. 50% for other parcels or tracts with accessory structures	
COMMON AREAS	Minimum 5% of Gross Area	Minimum 8% of Gross Area	Minimum 8% of Gross Area	
STREET STANDARDS	Public Street or Private Accessway	Public Street or Private Accessway	Public Street or Private Accessway	

Table 16: Phoenix Golf Course District Standards (GC)

STANDARDS	PHOENIX COMPARATIVE ZONING	COTTONFIELDS DEVELOPMENT UNIT STANDARDS
	GC	DEVELOPMENT UNIT E
<b>BUILDING HEIGHT</b>	2-stories or 30'; Requests to exceed the height limit may be granted by the City Council for development up to four stories not to exceed fifty-six feet upon recommendation from the Planning Commission or the zoning hearing officer that such additional height is not detrimental to adjacent property or the public welfare in general.	2-stories or 30' max.
<b>PERIMETER SETBACKS</b>	Buildings and parking lots shall maintain minimum forty-foot setbacks from all perimeter lot lines	Primary structures shall maintain minimum thirty-foot (30') setbacks from all perimeter lot lines. Accessory structures shall maintain a minimum of five-feet (5') from all perimeter lot lines.
<b>LOT COVERAGE</b>	5%	5% max.
<b>WALLS &amp; FENCES</b>	6' maximum within building setback	6' maximum within building setback
<b>SIGNAGE</b>	Signage shall be in accordance with the "nonresidential activity in a residential district" provisions of Section 705. No sign, display or other exterior indications of an accessory use shall be visible from a public thoroughfare or adjacent property.	Signage shall refer to Table 8 of The Score at Cottonfields PUD
<b>PARKING</b>	Section 702 of the Zoning Ordinance.	Section 702 of the Zoning Ordinance. The Golf Course shall provide a minimum of four (4) Electric Vehicle (EV) Installed parking stalls shall be provided at the clubhouse



## LEGAL DESCRIPTION

Portions of land situated within the west half of Section 32, Township 1 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

### PORTION 1:

**BEGINNING** at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet;

Thence North 00°32'32" West, 2635.15 feet along the west line of the Southwest quarter of said Section 32 to said West Quarter corner;

Thence North 00°32'45" West, 2250.07 feet along the west line of the Northwest Quarter of said Section 32, to a line parallel with and 385.00 feet south of the north line of said Northwest quarter;

Thence along said parallel line, South 89°55'49" East, 324.02 feet to a line parallel with and 324.00 feet east of the west line of said Northwest Quarter;

Thence along said parallel line, North 00°32'45" West, 385.02 feet to the north line of said Northwest Quarter;

Thence along said north line, South 89°55'49" East, 1690.27 feet to the northwest corner of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the western line of said replat the following 21 courses;

Thence South 00°04'11" West, 55.00 feet;

Thence South 45°03'41" East, 76.04 feet;

Thence South 00°11'32" East, 77.24 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 168.58 feet;

Thence southeasterly along said curve, through a central angle of 26°42'17", an arc length of 78.57 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 131.42 feet;

Thence southeasterly along said curve, through a central angle of 26°42'17", an arc length of 61.25 feet to a tangent line;

Thence South 00°11'32" East, 41.07 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 161.42 feet;

Thence southwesterly along said curve, through a central angle of 79°29'19", an arc length of 223.94 feet to a tangent line;

Thence South 79°17'46" West, 200.82 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 163.58 feet;

Thence southwesterly along said curve, through a central angle of 47°52'59", an arc length of 136.71 feet to a non-tangent line;

Thence North 87°50'27" West, 297.74 feet;

Thence South 85°20'54" West, 50.36 feet;

Thence South 78°58'51" West, 51.35 feet;

Thence South 71°52'05" West, 53.31 feet;

Thence North 88°57'59" West, 100.02 feet;

Thence North 77°32'06" West, 50.82 feet;

Thence North 87°50'27" West, 100.00 feet;

Thence South 87°21'54" West, 50.18 feet;

Thence South 63°04'17" West, 34.33 feet;

Thence North 80°43'54" West, 151.16 feet;

Thence North 63°27'26" West, 109.79 feet;

Thence North 87°50'27" West, 170.60 feet to the northwest corner of Lot 48 of said Re-plat;

Thence continuing along the westerly line of said Re-plat the following 70 courses:

Thence South 05°51'35" West, 235.80 feet;

Thence South 05°06'14" West, 150.16 feet;

Thence South 02°48'19" West, 50.19 feet;

Thence South 04°35'01" West, 50.08 feet;

Thence South 15°47'46" West, 50.50 feet;

Thence South 07°44'28" West, 150.00 feet;

Thence South 82°15'32" East, 112.67 feet to a non-tangent curve, concave northeasterly, having a radius of 430.00 feet, the center of which bears North 85°31'02" East, hereinafter referred to as Point "A";

Thence southeasterly along said curve, through a central angle of 18°11'29", an arc length of 136.52 feet to a reverse curve, concave southwesterly, having a radius of 170.00 feet;

Thence southeasterly along said curve, through a central angle of 28°41'58", an arc length of 85.15 feet to a tangent line;

Thence South 06°01'31" West, 130.55 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 130.00 feet;

Thence southeasterly along said curve, through a central angle of 65°11'17", an arc length of 147.91 feet to a non-tangent line;

Thence South 11°07'01" West, 112.62 feet;

Thence South 78°52'59" East, 26.89 feet;

Thence South 11°07'01" West, 189.53 feet;

Thence South 00°00'00" East, 84.13 feet;

Thence South 03°12'41" East, 76.46 feet;

Thence South 00°04'23" West, 325.00 feet;

Thence South 13°16'48" West, 31.70 feet;

Thence South 05°13'14" West, 520.00 feet;

Thence South 03°28'02" East, 263.02 feet;

Thence South 00°33'26" East, 65.33 feet;

Thence South 17°28'33" East, 44.47 feet;

Thence South 11°57'53" East, 136.39 feet;

Thence South 05°00'32" West, 65.00 feet;

Thence South 05°36'05" West, 65.00 feet;

Thence South 05°38'31" West, 260.00 feet;

Thence South 12°54'11" West, 178.27 feet;

Thence South 05°38'31" West, 148.16 feet;

Thence South 84°21'29" East, 135.24 feet to a non-tangent curve, concave northeasterly, having a radius of 140.00 feet, the center of which bears North 57°16'19" East;

Thence southeasterly along said curve, through a central angle of 21°12'56", an arc length of 51.84 feet to a non-tangent line;

Thence North 36°03'24" East, 16.92 feet to a non-tangent curve, concave northerly, having a radius of 123.08 feet, the center of which bears North 36°03'24" East;

Thence easterly along said curve, through a central angle of 39°19'43", an arc length of 84.48 feet to a tangent line;

Thence North 86°43'41" East, 90.98 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 96.92 feet;

Thence southeasterly along said curve, through a central angle of 39°14'57", an arc length of 66.39 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 133.08 feet;

Thence southeasterly along said curve, through a central angle of 39°21'43", an arc length of 91.43 feet to a non-tangent line;

Thence South 03°23'06" East, 8.23 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 10.00 feet;

Thence southeasterly along said curve, through a central angle of  $83^{\circ}35'40''$ , an arc length of 14.59 feet to the beginning of a reverse curve, concave southerly, having a radius of 165.61 feet;

Thence easterly along said curve, through a central angle of  $08^{\circ}45'23''$ , an arc length of 25.31 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 557.51 feet;

Thence southeasterly along said curve, through a central angle of  $04^{\circ}08'48''$ , an arc length of 40.35 feet to the beginning of a compound curve, concave easterly, having a radius of 394.37 feet;

Thence easterly along said curve, through a central angle of  $09^{\circ}02'58''$ , an arc length of 62.29 feet to the beginning of a compound curve, concave northwesterly, having a radius of 41.34 feet;

Thence northeasterly along said curve, through a central angle of  $41^{\circ}02'57''$ , an arc length of 29.62 feet to a non-tangent line;

Thence North  $89^{\circ}42'43''$  East, 76.46 feet to a non-tangent curve, concave southwesterly, having a radius of 445.00 feet, the center of which bears South  $68^{\circ}53'51''$  West;

Thence southeasterly along said curve, through a central angle of  $06^{\circ}03'19''$ , an arc length of 47.03 feet to a non-tangent line;

Thence South  $30^{\circ}19'25''$  East, 54.89 feet;

Thence South  $00^{\circ}24'41''$  West, 83.70 feet;

Thence North  $89^{\circ}35'19''$  West, 80.02 feet to a non-tangent curve, concave northeasterly, having a radius of 80.94 feet, the center of which bears North  $72^{\circ}18'52''$  East;

Thence southeasterly along said curve, through a central angle of  $09^{\circ}27'21''$ , an arc length of 13.36 feet to a tangent line;

Thence South  $27^{\circ}08'29''$  East, 13.91 feet;

Thence North  $64^{\circ}22'51''$  East, 45.53 feet;

Thence South  $25^{\circ}18'48''$  East, 60.45 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 50.33 feet;

Thence southwesterly along said curve, through a central angle of  $75^{\circ}02'26''$ , an arc length of 65.92 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 1.17 feet;

Thence southwesterly along said curve, through a central angle of  $75^{\circ}14'58''$ , an arc length of 1.54 feet to a tangent line;

Thence South  $25^{\circ}31'20''$  East, 18.77 feet;

Thence South  $18^{\circ}45'21''$  West, 1.61 feet;

Thence South  $64^{\circ}28'40''$  West, 66.97 feet to a non-tangent curve, concave northeasterly, having a radius of 65.67 feet, the center of which bears North  $25^{\circ}25'35''$  East;

Thence southeasterly along said curve, through a central angle of  $16^{\circ}19'28''$ , an arc length of 18.71 feet to a tangent line;

Thence South  $80^{\circ}53'53''$  East, 22.33 feet;

Thence South  $08^{\circ}28'40''$  West, 35.36 feet;

Thence South  $10^{\circ}45'25''$  West, 42.21 feet to the beginning of a tangent curve, concave easterly, having a radius of 217.50 feet;

Thence southerly along said curve, through a central angle of  $19^{\circ}11'17''$ , an arc length of 72.84 feet to a tangent line;

Thence South  $08^{\circ}25'52''$  East, 79.10 feet to the beginning of a tangent curve, concave westerly, having a radius of 201.00 feet;

Thence southerly along said curve, through a central angle of  $03^{\circ}05'09''$ , an arc length of 10.83 feet to a tangent line;

Thence South  $05^{\circ}20'43''$  East, 20.78 feet;

Thence South  $05^{\circ}03'18''$  East, 61.48 feet;

Thence South  $04^{\circ}58'24''$  East, 56.34 feet;

Thence South  $85^{\circ}26'00''$  West, 16.66 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1.90 feet;

Thence southwesterly along said curve, through a central angle of  $86^{\circ}03'20''$ , an arc length of 2.85 feet to a tangent line;



Thence South 00°37'20" East, 28.58 feet;

Thence South 89°22'40" West, 42.22 feet;

Thence South 00°00'40" West, 97.81 feet to the south line of said Southwest Quarter;

Thence along said south line, North 89°59'20" West, 88.09 feet;

Thence leaving said south line, North 00°00'40" East, 404.00 feet;

Thence North 89°59'20" West, 288.40 feet;

Thence North 00°00'40" East, 86.00 feet;

Thence North 89°59'20" West, 163.30 feet;

Thence North 00°00'40" East, 135.00 feet;

Thence North 89°59'20" West, 562.64 feet to a line parallel with and 33.00 feet east of the west line of said Southwest quarter;

Thence along said parallel line, South 00°32'32" East, 625.03 feet to the south line of said Southwest quarter;

Thence along said south line, North 89°59'20" West, 33.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,514,908 sq. ft. (80.6912 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

## PORTION 2:

**COMMENCING** at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet

Thence South 89°59'20" East, 2605.86 feet along the south line of the Southwest quarter of said Section 32 to a found City of Phoenix brass cap flush, accepted as the South Quarter corner of said Section 32;

Thence North 00°11'28" West, 1316.99 feet along the east line of said Southwest quarter to the northeast corner of the Southeast quarter of said Southwest quarter being the **POINT OF BEGINNING**;

Thence North 89°58'37" West, 1306.97 feet along the north line of said Southeast quarter of the Southwest quarter to the northwest corner thereof being on the easterly line of said Re-plat, hereinafter referred to as Point "B";

Thence along said easterly line the following 55 courses;

Thence North 07°01'33" East, 274.07 feet;

Thence North 87°53'38" East, 660.07 feet;

Thence North 81°08'35" East, 55.29 feet;

Thence North 87°03'07" East, 165.00 feet;

Thence South 75°55'26" East, 57.52 feet;

Thence North 87°03'07" East, 110.00 feet;

Thence North 02°56'53" West, 107.88 feet;

Thence North 44°20'19" West, 18.13 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North 44°20'19" West;

Thence northwesterly along said curve, through a central angle of 127°35'27", an arc length of 129.16 feet to a non-tangent line;

Thence North 00°56'54" East, 188.80 feet;

Thence North 07°21'23" West, 214.73 feet;

Thence North 01°25'59" East, 123.80 feet;

Thence North 15°52'18" West, 57.61 feet;

Thence North 01°25'59" East, 220.00 feet;

Thence North 02°18'15" East, 126.98 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North 40°40'00" West;

Thence northwesterly along said curve, through a central angle of  $120^{\circ}25'43''$ , an arc length of 121.91 feet to a non-tangent line;

Thence North  $18^{\circ}54'17''$  East, 8.42 feet;

Thence North  $22^{\circ}15'30''$  West, 138.80 feet;

Thence North  $52^{\circ}37'12''$  East, 90.00 feet;

Thence North  $37^{\circ}22'48''$  West, 117.15 feet;

Thence North  $84^{\circ}23'03''$  West, 16.57 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North  $84^{\circ}23'03''$  West;

Thence northwesterly along said curve, through a central angle of  $87^{\circ}42'08''$ , an arc length of 88.78 feet to a non-tangent line;

Thence North  $07^{\circ}54'49''$  East, 13.08 feet;

Thence North  $37^{\circ}22'48''$  West, 118.00 feet;

Thence North  $52^{\circ}37'12''$  East, 54.07 feet;

Thence North  $16^{\circ}12'08''$  West, 64.13 feet to a non-tangent curve, concave northwesterly, having a radius of 58.00 feet, the center of which bears North  $16^{\circ}12'08''$  West;

Thence northeasterly along said curve, through a central angle of  $129^{\circ}05'41''$ , an arc length of 130.68 feet to a non-tangent line;

Thence North  $34^{\circ}42'11''$  East, 39.27 feet;

Thence North  $35^{\circ}42'16''$  West, 118.00 feet;

Thence South  $69^{\circ}22'36''$  West, 93.21 feet;

Thence South  $54^{\circ}17'44''$  West, 24.02 feet;

Thence North  $39^{\circ}00'22''$  West, 242.00 feet;

Thence South  $50^{\circ}59'38''$  West, 118.13 feet;

Thence North  $68^{\circ}34'30''$  West, 69.37 feet;

Thence South  $43^{\circ}19'24''$  West, 145.00 feet;

Thence South  $26^{\circ}22'43''$  West, 47.04 feet;

Thence South  $43^{\circ}30'06''$  West, 44.26 feet;

Thence South  $49^{\circ}39'44''$  West, 44.21 feet;

Thence South  $54^{\circ}10'15''$  West, 44.21 feet;

Thence South  $58^{\circ}40'47''$  West, 44.21 feet;

Thence South  $63^{\circ}11'18''$  West, 44.21 feet;

Thence South  $67^{\circ}41'49''$  West, 44.21 feet;

Thence South  $72^{\circ}12'21''$  West, 75.25 feet to a non-tangent curve, concave northeasterly, having a radius of 165.00 feet, the center of which bears North  $47^{\circ}25'15''$  East;

Thence northwesterly along said curve, through a central angle of  $35^{\circ}46'39''$ , an arc length of 103.03 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 235.00 feet;

Thence northwesterly along said curve, through a central angle of  $45^{\circ}37'37''$ , an arc length of 187.14 feet to a non-tangent line, hereinafter referred to as Point "C";

Thence North  $44^{\circ}03'02''$  East, 344.97 feet;

Thence North  $44^{\circ}32'40''$  East, 228.08 feet;

Thence North  $29^{\circ}11'02''$  East, 255.74 feet;

Thence North  $36^{\circ}22'18''$  East, 302.38 feet;

Thence North  $29^{\circ}11'02''$  East, 50.00 feet;

Thence North  $60^{\circ}48'58''$  West, 10.00 feet;

Thence North  $29^{\circ}11'02''$  East, 64.02 feet;

Thence North  $79^{\circ}17'46''$  East, 56.08 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 242.00 feet;

Thence northeasterly along said curve, through a central angle of 71°22'59", an arc length of 301.50 feet to a tangent line;

Thence North 07°54'48" East, 7.16 feet;

Thence leaving said easterly line, South 76°41'35" East, 472.46 feet to the east line of the Northwest quarter of said Section 32;

Thence along said east line, South 00°11'32" East, 2136.86 feet to the center of said Section 32;

Thence South 00°11'28" East, 1316.99 feet along the east line of the Southwest quarter of said Section 32 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,243,366 sq. ft. (51.5006 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

### **PORTION 3:**

**COMMENCING** at aforementioned Point "A";

Thence North 83°46'12" East, 60.03 feet to the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 21 courses;

Thence North 85°48'02" East, 3.10 feet;

Thence South 87°39'09" East, 150.00 feet;

Thence South 77°19'19" East, 50.82 feet;

Thence South 87°39'09" East, 50.00 feet;

Thence South 66°24'28" East, 32.19 feet;

Thence South 87°39'09" East, 100.00 feet;

Thence North 79°01'37" East, 102.76 feet;

Thence North 88°51'53" East, 99.06 feet;

Thence South 75°41'16" East, 92.72 feet;

**THE SCORE AT COTTONFIELDS | PLANNED UNIT DEVELOPMENT**

Thence South 44°03'02" West, 249.05 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of 43°12'18", an arc length of 7.98 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 50.58 feet;

Thence southwesterly along said curve, through a central angle of 88°57'33", an arc length of 78.53 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of 51°13'35", an arc length of 9.46 feet to the beginning of a compound curve, concave northwesterly, having a radius of 470.00 feet;

Thence southwesterly along said curve, through a central angle of 11°02'27", an arc length of 90.57 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 180.00 feet;

Thence southwesterly along said curve, through a central angle of 19°57'42", an arc length of 62.71 feet to a non-tangent line;

Thence North 78°52'59" West, 218.31 feet;

Thence North 11°07'01" East, 38.46 feet;

Thence North 78°52'59" West, 72.94 feet;

Thence North 06°01'31" East, 49.55 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 230.00 feet;

Thence northwesterly along said curve, through a central angle of 28°41'58", an arc length of 115.21 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 370.00 feet;

Thence northwesterly along said curve, through a central angle of 18°28'29", an arc length of 119.30 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 158,849 sq. ft. (3.6467 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

### **PORTION 4:**

**COMMENCING** at aforementioned Point "C";



Thence South 41°05'00" West, 70.19 feet to the **POINT OF BEGINNING** upon a non-tangent curve, concave southwesterly, having a radius of 165.00 feet, the center of which bears South 36°04'42" West, being upon the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the boundary line of said replat the following 28 courses;

Thence southeasterly along said curve, through a central angle of 38°58'13", an arc length of 112.23 feet to a non-tangent line;

Thence South 40°30'33" West, 40.33 feet;

Thence South 09°53'29" West, 141.10 feet;

Thence South 80°06'31" East, 65.35 feet;

Thence South 09°53'29" West, 100.00 feet;

Thence South 06°28'51" East, 93.80 feet;

Thence South 09°53'29" West, 370.00 feet;

Thence North 80°06'31" West, 60.79 feet;

Thence South 40°20'34" West, 30.00 feet;

Thence South 19°12'07" West, 40.00 feet;

Thence South 55°22'44" West, 25.00 feet;

Thence South 20°29'58" West, 12.70 feet to a non-tangent curve, concave southeasterly, having a radius of 330.00 feet, the center of which bears South 15°27'26" East;

Thence southwesterly along said curve, through a central angle of 05°03'21", an arc length of 29.12 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 195.00 feet;

Thence southwesterly along said curve, through a central angle of 22°02'02", an arc length of 74.99 feet to a non-tangent curve, concave southwesterly, having a radius of 44.00 feet, the center of which bears South 88°20'51" West;

Thence northwesterly along said curve, through a central angle of 34°45'14", an arc length of 26.69 feet to a tangent line;

Thence North 36°24'23" West, 49.06 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

Thence northwesterly along said curve, through a central angle of 47°19'06", an arc length of 82.59 feet to a tangent line;

Thence North 10°54'43" East, 73.67 feet;

Thence North 34°32'24" West, 28.82 feet;

Thence North 89°55'37" West, 26.98 feet;

Thence North 00°06'42" East, 190.39 feet;

Thence North 22°36'49" East, 126.42 feet;

Thence North 39°08'13" East, 67.29 feet;

Thence North 24°07'53" East, 195.00 feet;

Thence North 29°26'25" East, 63.68 feet;

Thence North 51°32'59" East, 66.53 feet;

Thence North 39°14'12" East, 65.00 feet;

Thence North 36°04'42" East, 2.90 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 225,740 sq. ft. (5.1823 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

#### **PORTION 5:**

**COMMENCING** at aforementioned Point "B";

Thence South 84°16'55" West, 200.30 feet to the northwest corner of Lot 319 of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 38 courses;

Thence South 01°05'54" West, 220.00 feet;

Thence South 04°30'03" East, 55.26 feet;

Thence South 01°05'54" West, 62.58 feet;

Thence North 88°54'10" West, 25.49 feet to a non-tangent curve, concave southeasterly, having a radius of 225.08 feet, the center of which bears South 00°02'26" East;

Thence southwesterly along said curve, through a central angle of 28°42'18", an arc length of 112.76 feet to the beginning of a reverse curve, concave northerly, having a radius of 90.00 feet;

Thence westerly along said curve, through a central angle of 64°43'22", an arc length of 101.67 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 140.00 feet;

Thence northwesterly along said curve, through a central angle of 39°14'57", an arc length of 95.90 feet to a tangent line;

Thence South 86°43'41" West, 50.64 feet;

Thence North 03°41'54" East, 139.10 feet;

Thence North 05°38'31" East, 715.00 feet;

Thence North 31°57'47" West, 68.37 feet;

Thence North 05°13'14" East, 65.00 feet;

Thence North 00°29'25" East, 195.67 feet;

Thence North 16°52'23" West, 70.15 feet;

Thence North 04°39'44" East, 455.02 feet to a non-tangent curve, concave northerly, having a radius of 255.00 feet, the center of which bears North 19°15'23" East;

Thence easterly along said curve, through a central angle of 28°26'04", an arc length of 126.55 feet to a non-tangent line;

Thence South 09°10'40" East, 30.00 feet;

Thence South 51°16'44" East, 32.01 feet;

Thence South 12°49'59" East, 68.20 feet;

Thence North 77°10'01" East, 80.00 feet;

Thence South 05°12'28" East, 55.49 feet;

Thence South 12°49'59" East, 275.00 feet;

Thence South 12°49'14" East, 55.98 feet;

Thence South 15°49'29" West, 30.73 feet;

Thence South 04°47'41" East, 55.00 feet;

Thence South 23°23'55" East, 58.03 feet;

Thence South 04°47'41" East, 165.00 feet;

Thence South 00°31'01" West, 55.24 feet;

Thence South 04°47'41" East, 55.00 feet;

Thence South 10°44'56" West, 29.41 feet;

Thence South 06°38'49" West, 55.00 feet;

Thence South 02°52'44" East, 55.88 feet;

Thence South 07°45'42" West, 55.00 feet;

Thence South 07°17'52" West, 55.00 feet;

Thence South 18°28'02" West, 56.02 feet;

Thence South 07°31'47" West, 55.00 feet;

Thence South 06°18'24" West, 44.06 feet;

Thence South 06°01'48" West, 55.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 563,215 sq. ft. (12.9296 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

All above described parcels contain a combined computed area of 6,706,077 Sq. Ft. (153.9503 acres).

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.