

*CASTLE & COOKE*

# Country Club Estates Specific Plan

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A Master Planned Community By:  
CASTLE & COOKE SIERRA VISTA

September, 1998

Revised April 21, 2003

Revised September 11, 2003

Adopted by Ordinance 974 as Appendix I in VISTA 2010,  
The City of Sierra Vista's General Development Plan,  
March 23, 1995  
Amended: February 27, 1997 - Ordinance 1026  
Amended: September 24, 1998 - Ordinance 1075  
Amended: September 11, 2003 - Ordinance 2003-016

Prepared For:

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and

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**ADOPTED BY THE CITY OF SIERRA VISTA**

**March 23, 1995**

**Ordinance 974**

**Amended February 27, 1997**

**Ordinance 1026**

**Amended September 24, 1998**

**Ordinance 1075**

**Amended September 11, 2003**

**Ordinance 2003-016**

Castle & Cooke  
Country Club Estates  
Specific Plan

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Adopted March 23, 1995  
Amended February 27, 1997  
Amended September 24, 1998  
Amended September 11, 2003

# TABLE OF CONTENTS

---

<b>CHAPTER 1 - SPECIFIC PLAN SUMMARY</b>	<b>PAGE</b>
Specific Plan Summary .....	1
<b>CHAPTER 2 - INTRODUCTION</b>	
A. Purpose & Intent .....	1
B. Project Location & Description .....	1
C. Authority & Scope .....	2
D. Legal Description .....	2
E. Ownership & Tax Code .....	3
<b>CHAPTER 3 - STATEMENT OF INTENT</b>	
A. Introduction .....	1
B. Plan Objectives .....	2
C. Alternative Planning Tools .....	2
D. Land-Use Plan Consistency .....	3
E. Zoning Code Consistency .....	3
F. Community Benefits .....	3
G. Land-Use Context Compatibility .....	4
H. Environmental Suitability .....	4
I. Public Services Suitability .....	5
<b>CHAPTER 4 - SITE AND AREA ANALYSIS</b>	
A. Surface Hydrology and Water Resources .....	1
B. Topography and Slope Analysis .....	2
C. Land Use Information .....	2
D. Soils .....	3
E. Vegetative Communities .....	5
F. Existing Structures, Roads, and Other Development .....	6
G. Existing Infrastructure and Public Services .....	7
H. Traffic .....	9
I. Cultural Resources Investigation .....	9
J. Synthesis and Summary of Analysis .....	10
<b>CHAPTER 5 - CONCEPT PLAN</b>	
A. Purpose & Intent .....	1
B. Development Goals .....	1
C. Land Use Plan .....	2
D. Circulation Concept Plan .....	3
E. Public Facilities and Services Plan .....	4
F. Water Resources Concept Plan .....	4
G. Grading Concept Plan .....	5

H. Open Space and Recreation Concept Plan .....	6
I. Landscape Concept plan .....	6

**CHAPTER 6 - DEVELOPMENT REGULATIONS**

A. Purpose & Intent .....	1
B. Definitions .....	1
C. General Provisions .....	3
D. Development Standards Comparison.....	4
E. Land Use Summary .....	6
F. Development Standards .....	8

**CHAPTER 7 - DESIGN GUIDELINES**

A. Introduction.....	1
B. Site planning .....	2
C. Landscape .....	6
D. Architectural Guidelines.....	17

**CHAPTER 8 - SPECIFIC PLAN IMPLEMENTATION**

A. Purpose .....	1
B. Phasing Plan .....	1
C. General Implementation Responsibilities .....	2
D. Drainage .....	3
E. Circulation .....	3
F. Sewer System, Water, and Utility Implementation .....	3
G. Transfer of Density.....	4
H. Monitoring Program .....	5
I. Site Plan Review Procedures .....	6
J. General Administration.....	8
Plan Monitoring Report.....	9

Bibliography

Appendix

# LIST OF EXHIBITS

## CHAPTER 2

Exhibit 2.1: Site Location Map .....	2.1
Exhibit 2.2: Regional Location Map .....	2.2

## CHAPTER 3

Exhibit 3.1: Sierra Vista General Development Plan .....	2.1
----------------------------------------------------------	-----

## CHAPTER 4

Exhibit 4.1: Watershed.....	2.1
Exhibit 4.2: On-site Hydrology.....	2.2
Exhibit 4.3: Topography.....	2.3
Exhibit 4.4: Existing Zoning.....	4.1
Exhibit 4.5: Soils.....	4.2
Exhibit 4.6: Vegetative Communities .....	6.1
Exhibit 4.7: Vegetation Density .....	6.2
Exhibit 4.8: Boundary Map .....	8.1
Exhibit 4.9: Regional Utility Map .....	8.2
Exhibit 4.11: Composite Map .....	10.1

## CHAPTER 5

Exhibit 5.1: Land Use Plan .....	2.1
Exhibit 5.2: Circulation Plan.....	4.1
Exhibit 5.3: Roadway Cross-Section A .....	4.2
Exhibit 5.4: Roadway Cross-Section B .....	4.3
Exhibit 5.5: Roadway Cross-Section C .....	4.4
Exhibit 5.6: Public Facilities – Water .....	4.5
Exhibit 5.7: Public Facilities – Sewer .....	4.6
Exhibit 5.8: Water Resources .....	6.1
Exhibit 5.9 : Open Space and Recreation.....	6.2
Exhibit 5.10: Landscape Concept Plan .....	8.1

## CHAPTER 8

Exhibit 8.1: Phasing Plan.....	2.1
Exhibit 8.2: Phasing Plan - Circulation .....	2.2
Exhibit 8.3: On-site Public Water Facilities.....	2.3
Exhibit 8.4: Phasing Plan: Sewer .....	2.4



# LIST OF TABLES

## CHAPTER 4

Table 4.1: On-site Hydrology .....	1
Table 4.2: Traffic Table.....	10

## CHAPTER 5

Table 5.1: Proposed Land Use Categories .....	3
-----------------------------------------------	---

## CHAPTER 6

Table 6.1: Sierra Vista Development Code Equivalent .....	3
Table 6.2: Development Standards Comparison Table .....	5
Table 6.3: Land Use Density, Target Density, and Minimum Lot Size .....	6
Table 6.4: Specific Plan Land Use Summary.....	7

# 1. SPECIFIC PLAN SUMMARY

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This Specific Plan is being amended to reflect a change in the adopted land use designations within a portion of this plan. A complete description of the proposed designations is found in Chapter 2, page 1.

The Country Club Estates Specific Plan establishes comprehensive guidance, regulations, and implementation for the development of approximately 425 acres located in Sierra Vista, Arizona. The overall guidance for physical development is provided by VISTA 2020, the City of Sierra Vista's General Development Plan. It sets forth goals, objectives, policies and programs for the entire jurisdiction in a variety of subject areas. These same subject areas are included in this Specific Plan, to the extent they apply, but for a localized area and in greater detail. This Specific Plan establishes development of regulations and is in essence customized zoning.

The Specific Plan provides a bridge between VISTA 2020 and the Country Club Estates Specific Plan development, in a more area-specific manner than is possible with community-wide ordinances. The Specific Plan can amend zoning ordinances to create more appropriate land use or density designations; address specific area concerns, such as aesthetic and setback features; and can serve as an excellent basis for a development agreement. All of these procedures can be processed in a single process, essentially creating an area plan, zoning ordinance, circulation plan, and park and recreation plan, all tailored to particular uses in a specific geographic area.

The Country Club Estates Specific Plan integrates the streetscapes through customized bufferyard regulations. Building heights and building setbacks have also been customized to allow clustering of development areas leaving areas of contiguous open space. Residential development standards allow for a range of product types and densities with the flexibility to adapt to changing market conditions with the assurance of consistent, quality development.

This Specific Plan is divided into eight chapters. The first four chapters; the Summary, the Introduction, the Statement of Intent, and the Site and Area Analysis, give information on the existing conditions of the project area, the regional context, and local planning issues. The second four chapters, entailing the Concept Plan, Development Regulations, Design Guidelines, and Specific Plan Implementation use the existing condition information to determine goals, strategies, and implementation regulations for the site.

This Summary explains the general purpose and method of Specific Plans. The Introduction Section establishes the basic information including ownership, location, and general property description as the legal and planning framework rationale are

## CHAPTER 1 - SUMMARY

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discussed in the Statement of Intent. A detailed description of existing natural and built environmental conditions on and around the site is in the Site and Area Analysis. This section includes technical data on hydrology, topographic conditions, vegetative habitats, and public services available or planned to serve the site.

The Concept Plan section clearly identifies the project goals, objectives, and policies. They are the result of a thorough site analysis and research from the previous section. The Specific Plan components, which implement these goals, are described in the Development Regulation Section. The Design Guidelines describe and begin to create the theme and character of development. The Design Guidelines ensure all development will maintain the intent and quality of the Specific Plan area goals established in the Development Regulation section. The final chapter, Specific Plan Implementation, provides guidance and regulation for the administration of the Specific Plan. That section sets forth the general administration, subdivision, and amendment procedures, and the linkage between these elements.

The authority for preparation of Specific Plans is found in the Arizona Revised Statutes, Section 9-461.09 through 9-461.10 and in the City of Sierra Vista Development Code, Article 151.27.

## **2. INTRODUCTION**

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### **A. Purpose & Intent**

The adopted Country Club Estates Specific Plan allows for a mix of recreational and residential land uses on approximately 425 acres within Sierra Vista, Arizona.

The Country Club Estates Specific Plan, as adopted, establishes the location, land use, intensity, and character of development. The Plan focuses on determining the environmental compatibility with development capacity for the site, coordinating a mix of single family homes, while providing adequate circulation and open space. It establishes provisions for development with the flexibility to anticipate future needs. It provides development regulations unique to this development/area that create continuity of quality and design.

The Specific Plan is a device used to implement VISTA 2020. It is a more detailed plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls on the proposed uses. The Country Club Estates Specific Plan is the combination of concepts, procedures, and regulations of numerous planning documents combined into one.

### **B. Project Location & Description**

The Specific Plan area consists of a mix of residential communities, open space, and a regulation 18 hole golf course. The project is located in the southern edge of the City of Sierra Vista, Arizona, Township 22 South, Range 20 East, within Sections 13 and 14. The site is bounded on the west by Buffalo Soldier Trail and the Fort Huachuca Army Base. Buffalo Soldier Trail also defines the southern boundary. The existing Country Club Estates adjoins the eastern portion of the Specific Plan site. The north boundary is the alignment of Greenbriar Road. (See Exhibit 2.1: Site Location)

The City of Sierra Vista lies at the base of the Huachuca Mountains in the Coronado National Forest. The San Pedro River is east of the City. The San Pedro is a perennial watercourse with a rich riparian habitat. (See Exhibit 2.2: Regional Location).

Southern Arizona has a well developed corridor of tourist attractions within the Sierra Vista vicinity which accrues significant economic and employment benefits. The expanded area boasts the Mexican border communities of Douglas/Agua Preita, Naco, and Nogales, as well as Bisbee, the Lavender Pit,

the Copper Queen underground mine tour, Tombstone, the San Pedro Riparian National Conservation area, the Nature Conservancy's bird sanctuary at Ramsey Canyon, abandoned mining towns such as Charleston and Dubuesne, and Kartchner Caverns. The quality and diversity of these tourist services and facilities encourages visitors exploring and recreating in Sierra Vista. These services provide the potential for employment opportunities.

**C. Authority & Scope**

The Country Club Estates Specific Plan was prepared pursuant to the provisions of the Arizona revised Statues, Title 9, Chapter 4, Article 2, Section 9-461.09 through 9-461.10. The Arizona Revised Statues authorizes jurisdictions to adapt Specific Plans by ordinance as regulation. Hearings were held by both the Planning and Zoning Commission and the Mayor and Council. The Specific Plan was then adopted by the Mayor and Council to be in effect.

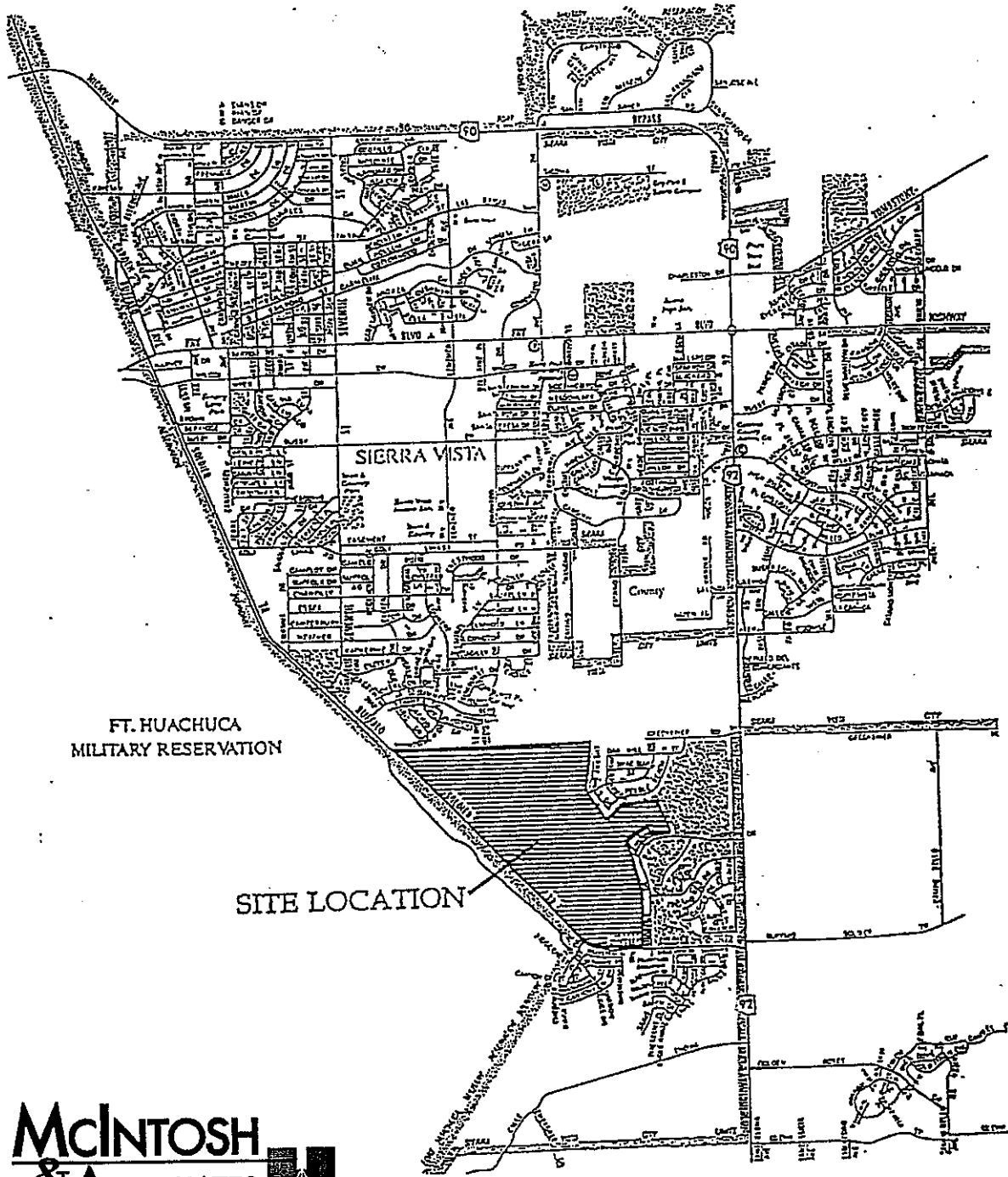
The Country Club Estates Specific Plan is a regulatory plan which will serve as the zoning for the project. Proposed development plans, or agreements, preliminary plats, and any other development approval must be consistent with this Specific Plan. Projects, which are found consistent with the Specific Plan, will be deemed consistent with the City's General Plan.

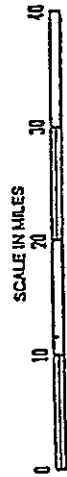
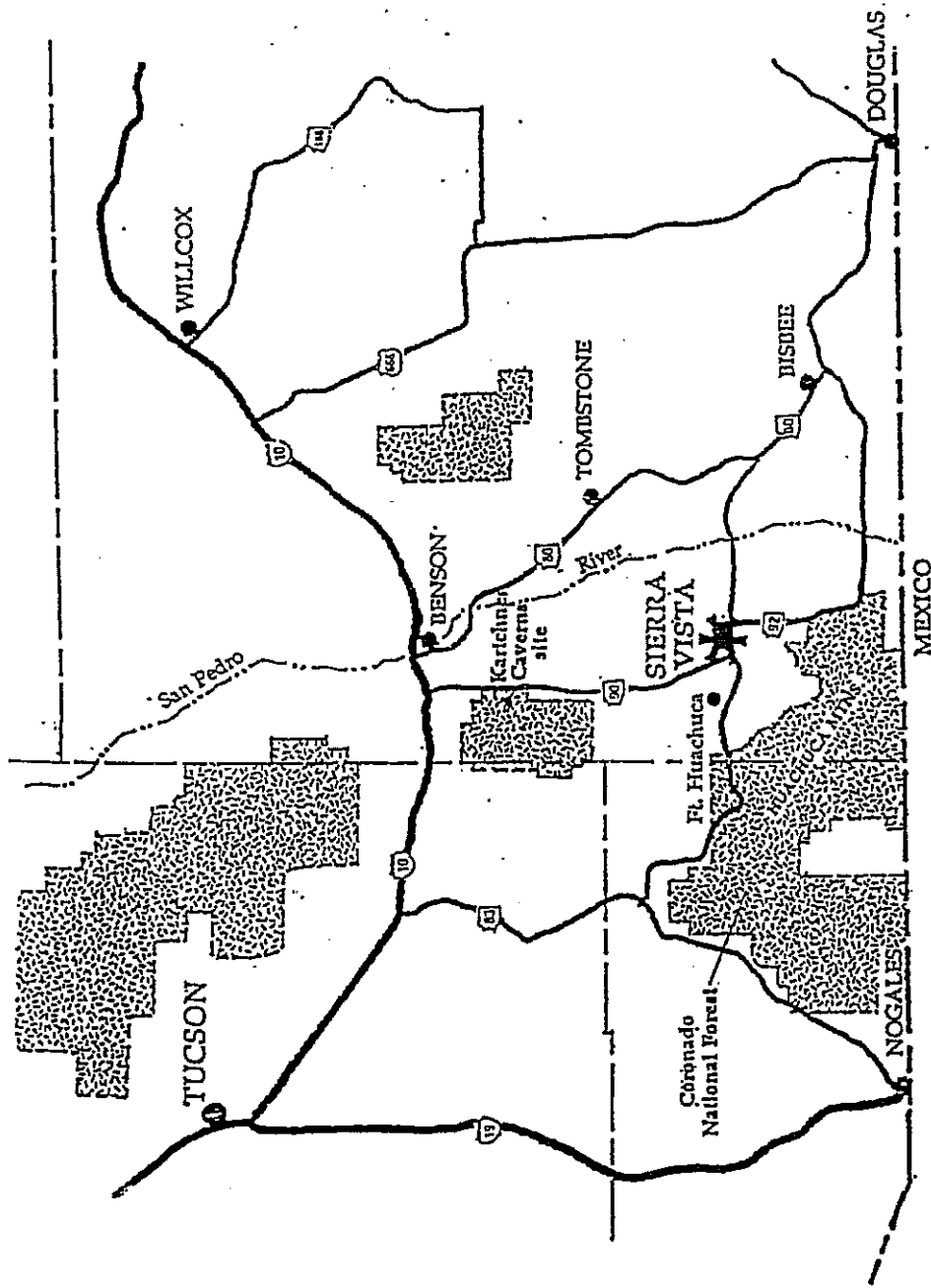
The intent of the Specific Plan is to provide a concise development plan for the proposed site. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein and will be adapted by ordinance as a regulatory document.

**D. Legal Description**

See Appendix.

EXHIBIT 2.1: SITE LOCATION





**EXHIBIT 2.2:  
REGIONAL LOCATION**

**E. Ownership & Tax Code**

The Country Club Estates Specific Plan Area is owned by Castle & Cooke Arizona, Inc.

Cochise County Assessor Tax Parcel Numbers are as follows:

105-96-004 thru 058  
105-96-322 thru 356  
105-96-104 thru 184  
105-97-357 thru 423  
105-97-425 thru 552  
105-97-722 thru 808



### **3. STATEMENT OF INTENT**

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#### **A. Introduction**

The adopted Country Club Estates Specific Plan consists of a planned community, conventional residential subdivision, golf course, clubhouse, open space recreational facility, and commercial uses. (See Exhibit 5.1: Land Use Plan) It is consistent with the City of Sierra Vista General Plan and has areas zoned for commercial, open space, public, and residential uses. (See Exhibit 4.9: Existing Zoning). This plan is being amended to reflect a change in the proposed land uses and overall development concept.

The proposed project will consist of a mixture of single family residential lots, varying in size from 4,000 square feet to 10,800 square feet. The development will preserve open space for the existing South Garden Wash which flows in a southwest to northeast direction, accommodate development around an existing golf course and provide park sites within the residential areas.

The Country Club Estates Specific Plan is a long-range plan allowing for a progressive community committed to the concept of residential villages. The village concept goal is to establish a neighborhood social area by creating a sense of community identity and fostering neighboring among residents. The Specific Plan concept allows the Country Club Estates Specific Plan area to be planned as a single integrated unit with the flexibility to adapt to the changing needs of a growing community. Other land use planning techniques, such as rezoning and planned area development, are not as flexible to adapt to new market conditions. The Country Club Estates Specific Plan allows public planning officials to consider the merits of the entire site development plan rather than judge each residential, recreational, and open space element separately.

Development is suitable for this location. City growth is filling in this area which is already bounded with residential development to the north, east, and south. This area is characterized by relatively flat terrain. It reflects the vegetation and natural characteristics typical of the local desert environment.

The adopted Specific Plan establishes the type, location, intensity, development, character, and required infrastructure for development to take place. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the residential uses and product types, and provides adequate circulation, recreation, and public facilities.

The Specific Plan is a device used to implement general plans in a more detailed way for a focused area. The Specific Plan articulates the planning considerations for the site and imposes regulations or controls. The County Club Estates Specific Plan is the combination of concepts, procedures, and regulations of numerous planning documents combined into one.

### **B. Plan Objectives**

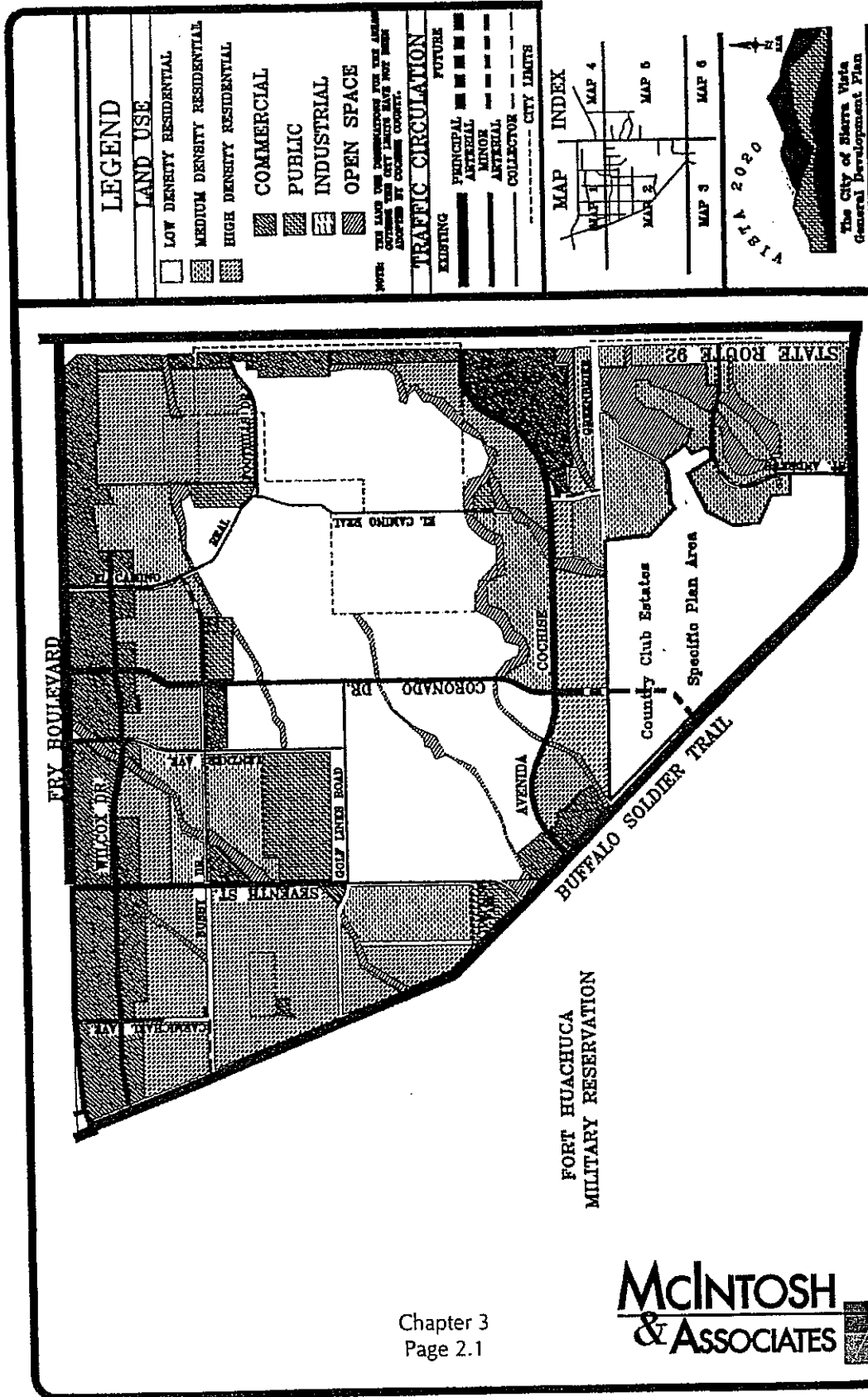
The plan objectives recognize major development issues, the landowner's objectives, and City requirements. The County Club Estates Specific Plan objectives are:

1. To implement the goals and policies of VISTA 2020;
2. To ensure coordinated, responsible planning through the use of cohesive procedures, regulations standards and guidelines;
3. To provide a range of opportunity for land uses, based on current, anticipated, and future demands;
4. To provide uniform regulations for land use, circulation, and landscaping;
5. To identify and clarify development standards for direct implementation;
6. To provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner;
7. To provide a development phasing plan which estimates the timing of development;
8. To provide design guidelines which establish a framework for the evolution of a cohesive and aesthetic community plan.

### **C. Alternative Planning Tools**

The use of the Specific Plan for this property is extremely appropriate. The Specific Plan provides the bridge between the Sierra Vista General Plan and individual development. It establishes a flexible, orderly, cost effective, and environmentally sound framework for development. The Specific Plan is the only planning tool capable of maintaining the structure of VISTA 2020 policies while allowing the flexibility to respond to future development conditions. The Specific Plan allows development regulations and design guidelines which are

# EXHIBIT 3.1: GENERAL DEVELOPMENT PLAN



## LEGEND

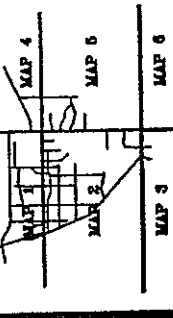
- LAND USE**
- LOW DENSITY RESIDENTIAL
  - ▨ MEDIUM DENSITY RESIDENTIAL
  - ▩ HIGH DENSITY RESIDENTIAL
  - ▧ COMMERCIAL
  - ▦ PUBLIC
  - ▥ INDUSTRIAL
  - ▤ OPEN SPACE

NOTES: THE LAND USE DESIGNATIONS FOR THE LAND OUTLINED ON THIS CITY LIMITS MAP WERE FIRST ADOPTED BY COCHISE COUNTY.

## TRAFFIC CIRCULATION

- EXISTING**
- ▬ PRINCIPAL ARTERIAL
  - ▬ MINOR ARTERIAL
  - ▬ COLLECTOR
  - ▬ CITY LIMITS
- FUTURE**
- ▬ PRINCIPAL ARTERIAL
  - ▬ MINOR ARTERIAL
  - ▬ COLLECTOR
  - ▬ CITY LIMITS

## MAP INDEX



1988  
2020

The City of Sierra Vista  
General Development Plan

more restrictive than the Sierra Vista Development Code, to insure quality, coordinated development.

Traditional zoning does not promote coordinated development, nor does it provide any flexibility to responsively adapt to future community needs or market conditions. Conventional zoning categories apply to the entire city and can be less appropriate than a detailed Specific Plan designed for the site and surrounding land uses.

Planned Area Developments allow coordinated development for smaller sites being developed as a single phase. Planned Area Development's do not allow any flexibility and do not incorporate unifying design guidelines or development regulations. The Specific Plan will provide a means of responding to existing plan policies that piecemeal rezoning and Planned Area Developments will not permit.

**D. Land-Use Plan Consistency**

The Country Club Estates Specific Plan is in substantial conformance with VISTA 2020. These plans and policies specify land use designation within the site area for residential, commercial recreational, and open space development. (See Exhibit 3.1: General Development Plan)

**E. Zoning Code Consistency**

The Country Club Estates Specific Plan is generally consistent with the Sierra Vista Zoning Code. The Site Development Regulation section indicates the closes existing equivalent development standard. The entire 425 acre Specific Plan site lies within the City of Sierra Vista Planning Area.

**F. Community Benefits**

The Country Club Estates Specific Plan area is positioned to respond to and accommodate project growth. The U.S. Census Bureau 2000 Population and House Characteristics Summary showed that Sierra Vista had an official population of 37,775 in the year 2000, up from the 1990 census of 32,983. The mid-year 2001 population estimate for Sierra Vista was 38,740, up by 2.6% from the year 2000 data.

As the population in Sierra Vista increases, the demand for housing and services increase. A portion of the communities needs will be met with these residential villages. Establishing land use designations early on will provide for some of

the long term needs of the increasing population as well as assure that the community will be built-out as planned.

The Specific Plan's long term commitment to quality development, land use designations, development standards, design guidelines, and implementation plan will provide benefits to the neighborhood, community and region. The property owners within and adjacent to the plan area, as well as the region, will benefit similarly from the increased certainty regarding land use and property values.

**G. Land-Use Context Compatibility**

The Country Club Estates Specific Plan is a project which addresses present and future growth in Sierra Vista. It provides the framework for appropriate land uses and the provision of needed services. The Plan provides for a sensitivity to the region, the neighborhood and the site. Planned as an area of residential/recreational activity, the community will provide the vitality for a high quality of life.

The existing land uses within 1/4 mile of the site are:

**NORTH:** Low/Medium Density Residential and Vacant

**EAST:** Medium Density Residential/Golf Course

**SOUTH:** Huachuca Mountain Elementary School  
Medium Density Residential

**WEST:** Fort Huachuca Army Base field training site

**H. Environmental Suitability**

The Specific Plan area is environmentally suitable for development. The area is characterized by soils suitable for development, gentle slopes, and Semidesert Grassland vegetation. The parcel is relatively flat, with one major and one minor drainage washes crossing the site.

There are no known Federally listed threatened or endangered species of wildlife. There have been no archeological surveys conducted on-site. According to Sharon Urban, Public Archeologist for the Arizona State Museum, there is a medium degree of potential for recovery of cultural remains on the subject property.

These environmental elements will be respected and planned for in the Specific Plan.

**I. Public Services Suitability**

Existing public services in the vicinity of the Plan Area provide an adequate foundation for its development. Existing sewer and water facilities in the immediate vicinity of the project are sufficient to provide an adequate foundation for the development of the Plan Area. Other basic utilities, i.e. electric, natural gas, and telephone have facilities in the immediate vicinity of the Plan Area such that any extensions required to serve the site will be non-subsidized.

Buffalo Soldier Trail and St. Andrews Drive currently are major paved roadways adjacent to the property. Colorado Drive will be extended through the northwestern portion of the property as development occurs in the northwest quadrant of the project site and will connect with Buffalo Soldier Trail.

## 4. SITE AND AREA ANALYSIS

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### A. Surface Hydrology and Water Resources

The regional drainage for the general area containing the Specific Plan location typically flows from the southwest to the northeast and drains the Huachuca Mountain Basin into the San Pedro River. This regional drainage system is subdivided into seven major drainage basins, namely: Soldier Creek, Woodcutters Canyon, Coyote Wash, Lewis Springs Wash, Bakarich-McCool Wash, Garden Canyon, and Ramsey Canyon which are contained within the study area of the Simons, Li, & Associates, Inc. (SLA) study entitled Hydrologic and Hydraulic Investigation Report for the City of Sierra Vista and Surrounding Areas, dated June 3, 1986.

The Specific Plan area is located within the Coyote Wash Basin. (See Exhibit 4.1: Watershed) The SLA study computed discharge values at the concentration points along Buffalo Soldier Trail within this basin and the Specific Plan area. These concentration points were designated points 403 and 404. (See Exhibit 4.2: On-Site Hydrology) The runoff values were computed for the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storms as shown on the following table.

Table 1: On-Site Hydrology

	Conc. Pt.	Q-100 (cfs)	Q-50 (cfs)	Q-25 (cfs)	Q-10 (cfs)	Q-2 (cfs)
South Garden Wash	403	2229	1672	1226	780	223
Country Club Estates	404	957	717	526	353	96

The culverts under Buffalo Soldier Trail were also evaluated in the SLA Report at concentration points 403 and 404 for present and future capacity. The culvert at location 403 is a 2 cell 10 ft x 7 ft concrete box culvert, and the culvert at concentration point 404 is a 2 cell 8 ft x 6 ft concrete box culvert. Both culverts were evaluated for carrying capacity and were determined to be capable of conveying flows of the 100-yr storm event. The SLA Report also rated both box culverts for a Flooding Potential Index value (FPI). They were determined to maintain a FPI of 1 (very low) for both existing and future conditions.

The Specific Plan area has been studied by the Federal Emergency Management Agency (FEMA) and is contained within Firm Panel 1251 of 1575, Community Panel Number 040012 1251C, revised May 19, 1987. The Firm Map depicts the two major drainages on site as the Country Club Estates Wash and Tributary No. 2. These two washes were designated as AH Zones, and the remaining portion of the Specific Plan area to be Zone C. AH Zones are areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; Base Flood Elevations (BFE) are shown as well as the limits of flooding. C Zones can be described as areas of minimal flooding (no shading).

**B. Topography and Slope Analysis**

This project site gently slopes northeasterly from the Fort Huachuca Military Base located on the Huachuca Mountain pediment towards the Sierra Vista Metropolitan Area. (See Exhibit 4.3: Topography). The average cross-slope for the project site was determined to be 5% by the following equation.

$$\text{Average Cross-slope (S}_1\text{)} = (I \times L \times 0.0023) / A$$

where: I = contour interval in feet = 10  
L = combined length in feet of all contour lines measured on the project site = 85,160  
A = project site area in acres = 425.0  
S<sub>1</sub> = 4.6 = 5%

There are no Hillside Conservation Areas nor other significant topographic features located on the site. The zones greater than 15% in cross slope are restricted to the banks of the larger, more prominent, wash located on the site as shown on Exhibit 4.2: On-Site Hydrology.

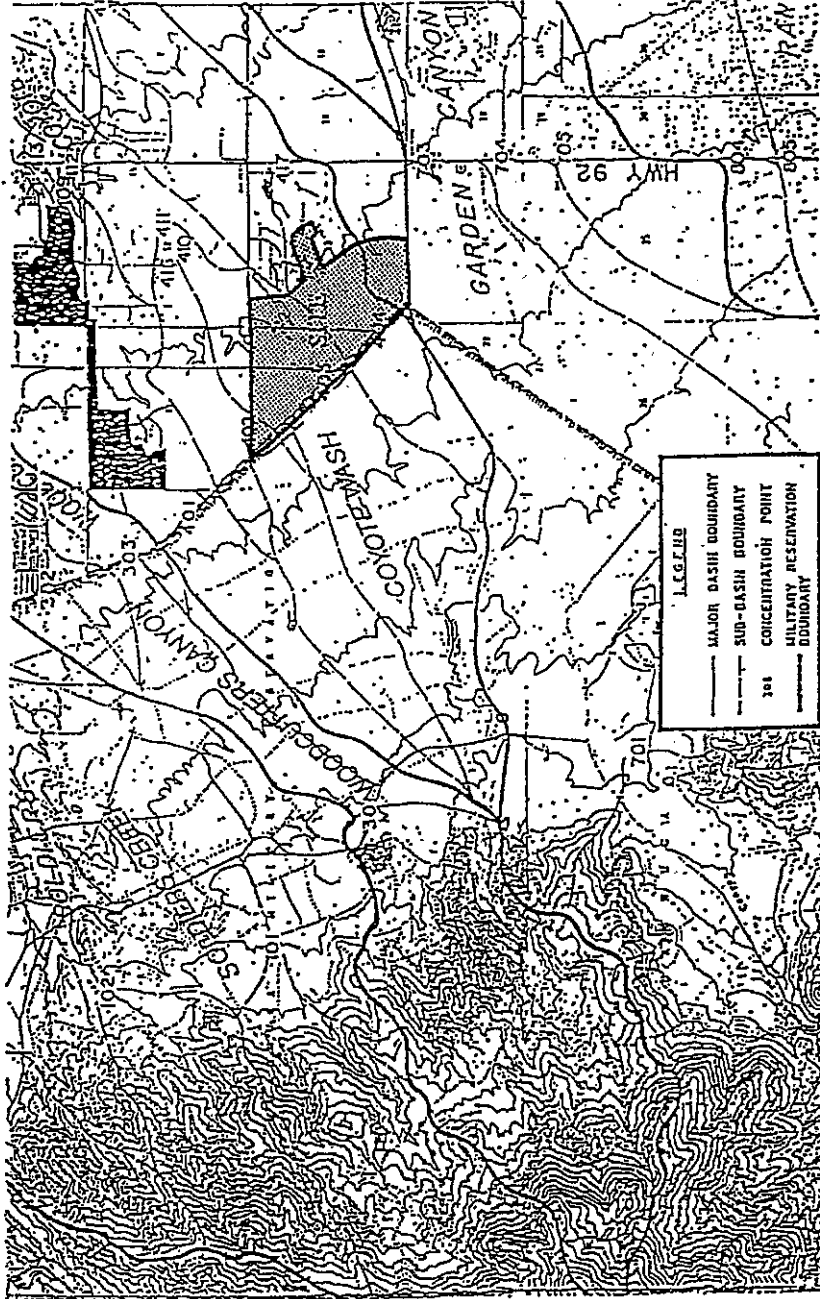
There are no significant rock outcrops on-site.

The area is typified by shallow to moderately incised, broad bottomed, washes separated by expansive low lying ridges. Buffalo Soldier Trail, located on the westerly boundary line, is elevated, and concentrates and restricts flow into two culverts which drain onto the golf course.

**C. Land Use Information**

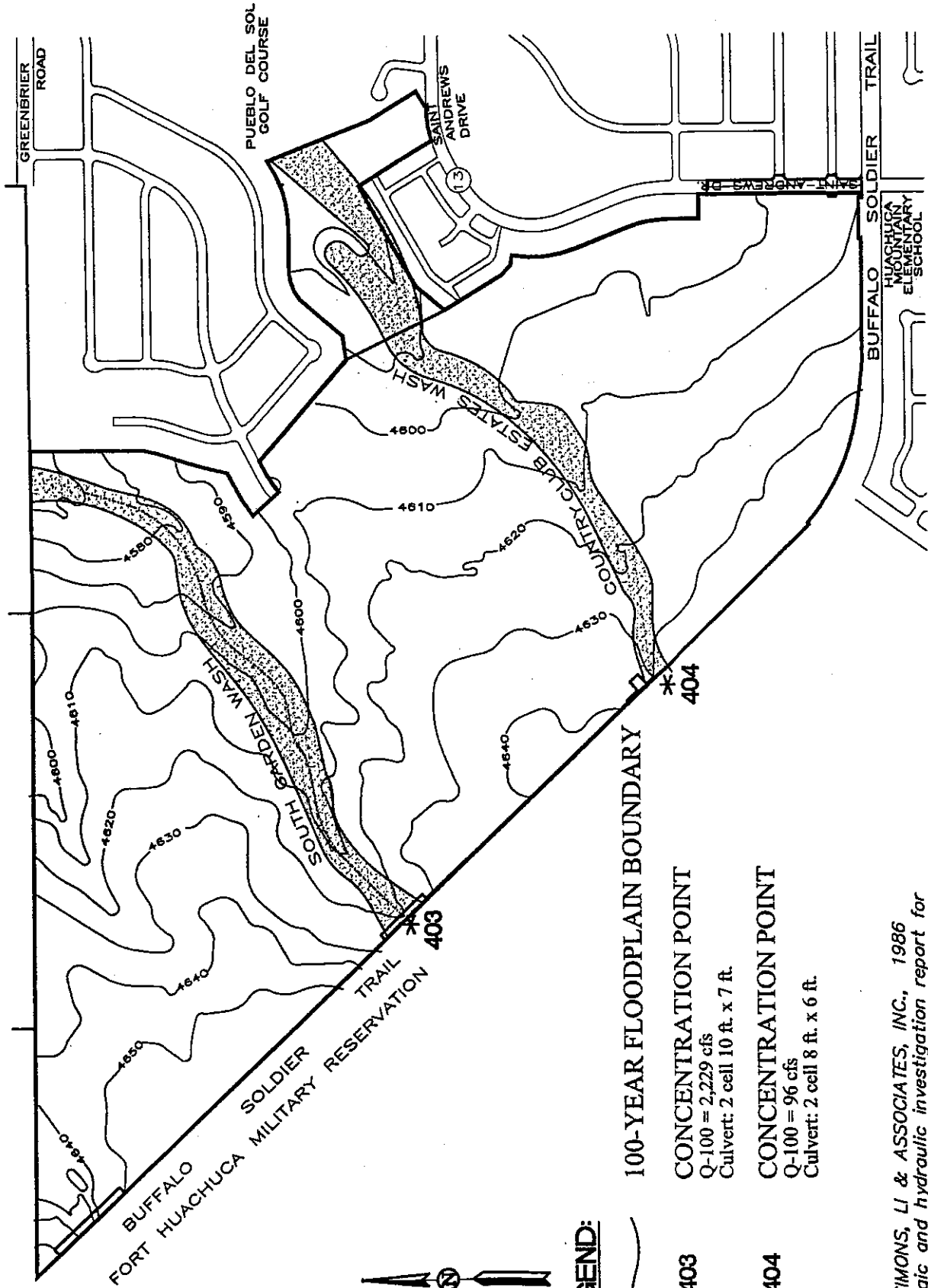
The Country Club Estates Specific Plan area was originally designated Single Family Residential in the Sierra Vista Development Code, with one residence allowed on each 36,000 square foot lot. With the adoption of the Country Club





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**LEGEND:**

- 403 100-YEAR FLOODPLAIN BOUNDARY
- CONCENTRATION POINT  
Q-100 = 2,229 cfs  
Culvert: 2 cell 10 ft. x 7 ft.
- 404 CONCENTRATION POINT  
Q-100 = 96 cfs  
Culvert: 2 cell 8 ft. x 6 ft.

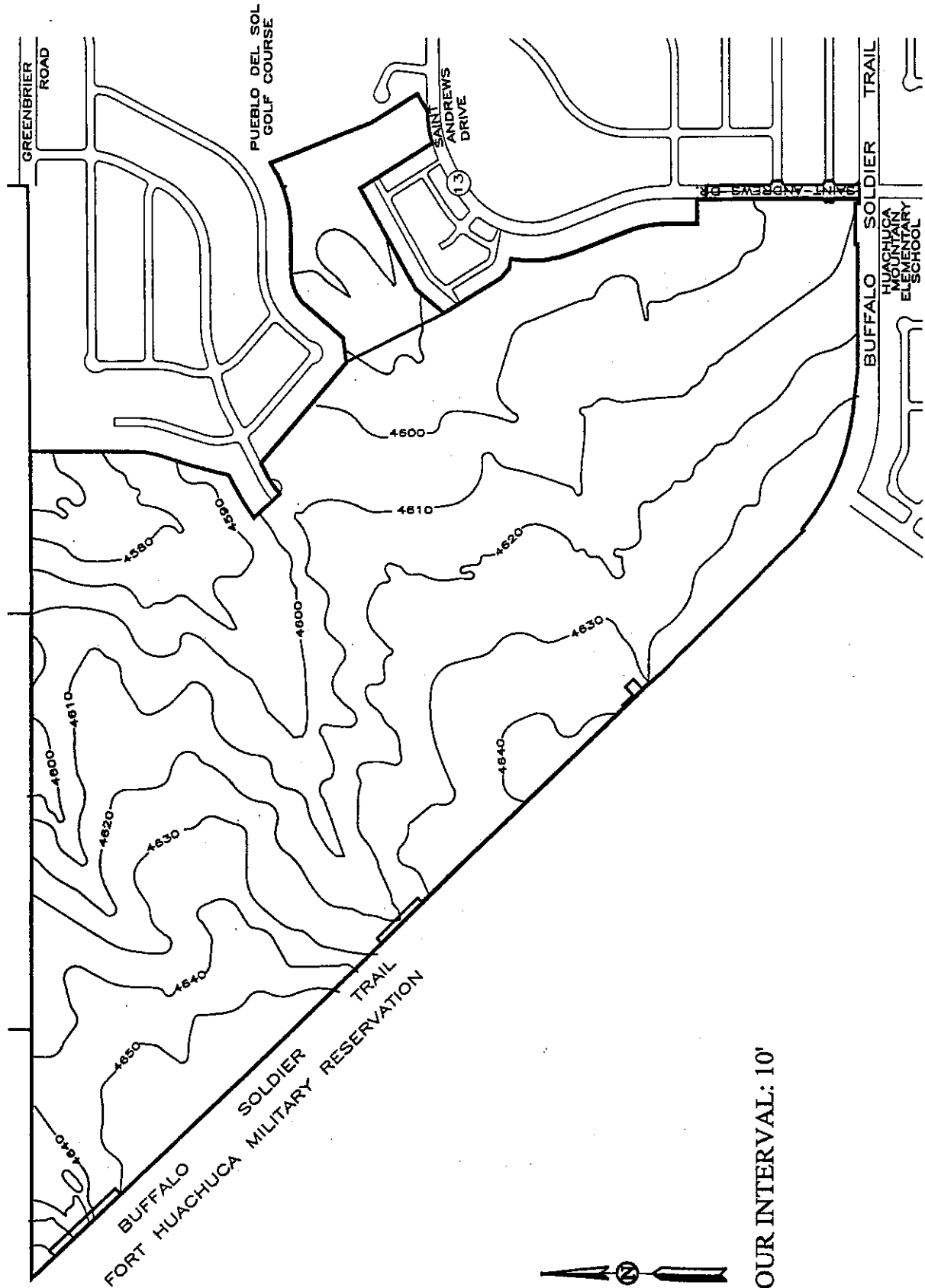
REF.: SIMONS, LI & ASSOCIATES, INC., 1986  
Hydrologic and hydraulic investigation report for  
the city of Sierra Vista and surrounding areas.

**EXHIBIT 4.2:**

**ON-SITE HYDROLOGY**

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
A MASTER PLANNED COMMUNITY BY  
CASTLE & COOKE

**McINTOSH & ASSOCIATES**  
INC. ARCHITECTS, ENGINEERS, PLANNERS  
1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, ARIZONA 85004  
PH: 602/254-1100



CONTOUR INTERVAL: 10'

**EXHIBIT 4.3:**  
**TOPOGRAPHY**

**CASTLE & COOKE**  
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A MASTER PLANNED COMMUNITY BY  
CASTLE & COOKE

**McINTOSH & ASSOCIATES**  
LAND SURVEYING • CIVIL ENGINEERING • © 2003

**CHAPTER 4 – SITE AND AREA ANALYSIS**

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Estates Specific Plan in 1995 it now supersedes the development code. This amendment of the specific plan will continue to be the prevailing document for development. In addition, both on-site washes have been designated in the development code as Flood Hazard Overlay District.

Surrounding land uses and zoning designations within one-quarter mile are as follows: (See Exhibit 4.4: Existing Zones)

	<b>LAND USE</b>	<b>ZONE</b>
<b>NORTH</b>	Low Density Residential	Single Family Residential - 12,
	Vacant Land	Multi-Family Residential, Single Family Residential - 6
<b>WEST</b>	Fort Huachuca Army Base - Vacant	N/A
<b>SOUTH</b>	Low Density Residential Public - Huachuca Mountain Elementary School	Single Family Residential - 6
<b>EAST</b>	Low Density Residential	Single Family Residential - 10
	Residential	Multi-Family Residential

The existing structures on and in the immediate surrounding area of the site are primarily single story. There are no historically significant structures on or around the subject property.

The Country Club Estates Specific Plan is in substantial conformance with VISTA 2020. These plans and policies specify land use designations within the site area for residential, commercial, open space, and public uses.

**D. Soils**

The Soil Conservation Service is in the process of remapping and reclassifying the soils of Cochise County. Advance information from this survey indicates that the Sierra Vista site supports five different soil types, and described below. (See Exhibit 4.5: Soils)

Soil properties of importance in planning and engineering design include permeability, shear strength, compaction, expansion, drainage and shrink-swell potential. Preliminary results indicate that existing soils are suitable for

development utilizing standard engineering and construction practices. No soil testing has been completed on site. More detailed soil analyses may be necessary prior to any construction activity. The development will utilize public sanitary sewer services.

Courtland-Sasabe-Diaspar complex. These well-drained soils consist largely of sandy clay loams and clay loams. Occasionally layers of sandy loam, gravelly sandy clay loam and gravelly clay loam are also encountered. Permeability is moderately slow with slow to moderate runoff. The shrink-swell potential is moderate with some high potential in Sasabe soils. These soils have moderately high erosion hazard due to wind.

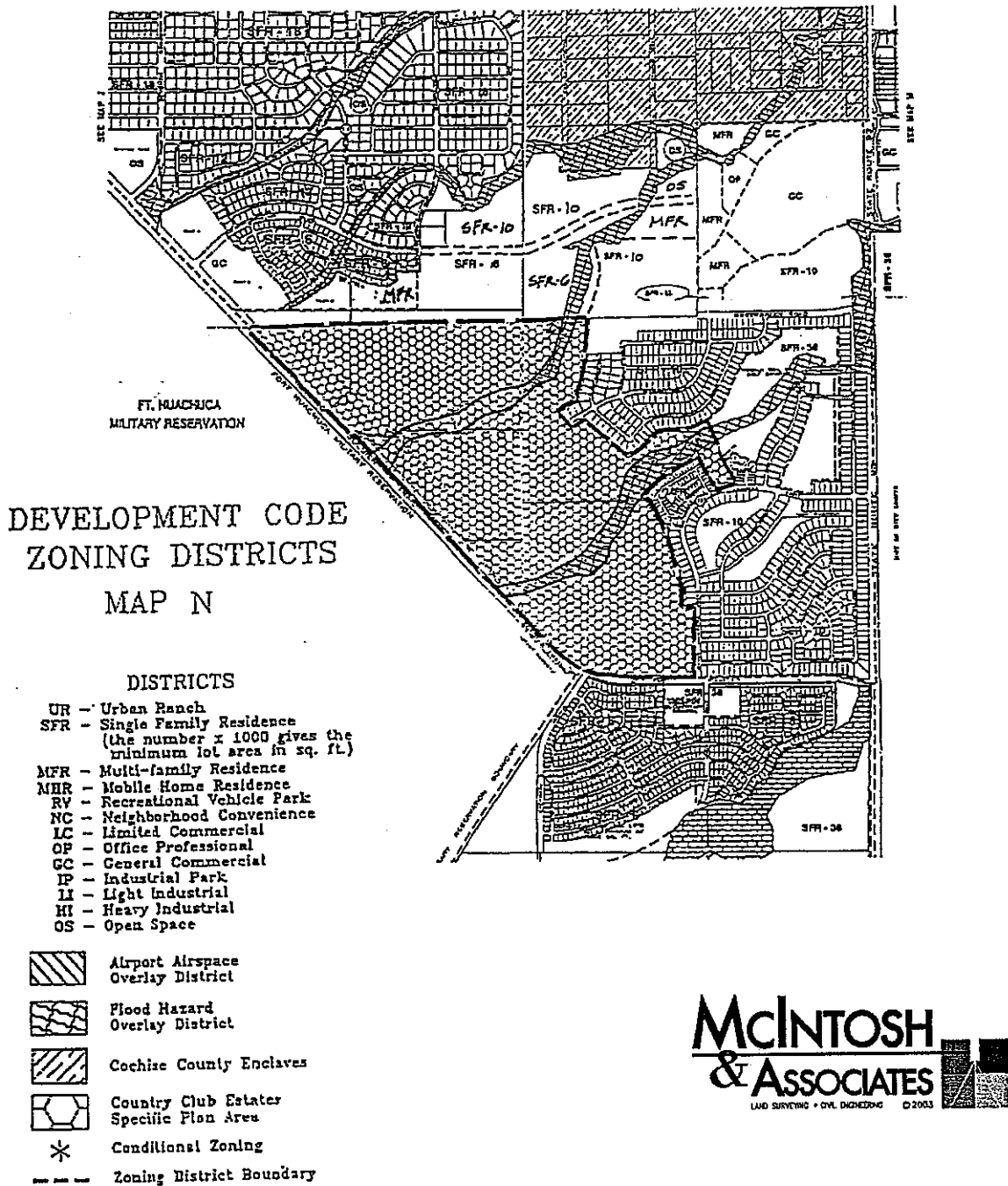
Libby-Gulch complex. The primary soil type in this complex is a gravelly clay loam, typically limy and occasionally gypsiferous. Clays, clay loams, and sandy clay loams (all limy) are also found. Soils are well-drained with slow to moderate permeability and runoff. The shrink-swell potential is moderate to high. Erosion hazards due to wind and water are slight to moderate.

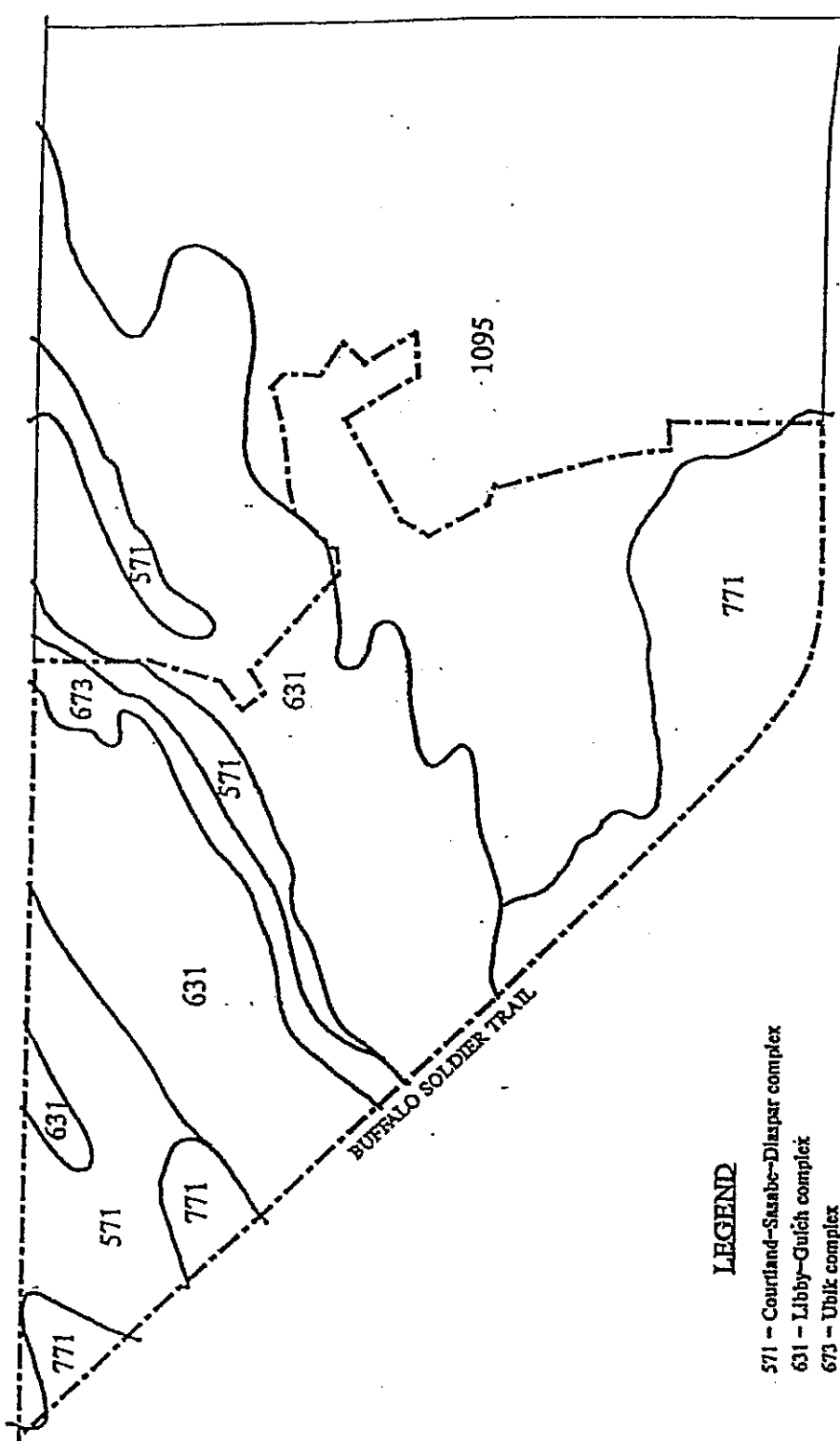
Ubik complex. These well-drained silt loams and fine sandy loams occur in the South Garden wash. Moderate permeability, slow runoff and low shrink-swell potential characterize these soils. Erosion hazard due to water is slight to moderate.

Blakeney series. Blakeney soils are well-drained very gravelly loams with a calcium carbonate cemented hardpan typically encountered at a depth of 16 inches. Although the thickness of this hardpan is variable, the typical soil profile has 44+ inches of hardpan. Otherwise, these soils are moderately permeable with medium to rapid runoff. Shrink-swell potential is low and water erosion hazard is slight to moderate. The presence of a hardpan layer limits potential rooting depths to 8-20 inches.

Vana series. This series consists of well-drained fine sandy loams with an indurated hardpan, typically 10 inches thick, found at a depth of about 14 inches. Permeability is moderately slow, runoff is medium, and shrink-swell potential is low. Water erosion hazard is moderate but wind erosion potential is moderately high. The hardpan layer limits potential rooting depths to 8-20 inches.

# EXHIBIT 4.4: EXISTING ZONING





**LEGEND**

- 571 - Courland-Staabe-Diazpat complex
- 631 - Libby-Guich complex
- 673 - Ubik complex
- 771 - Blakney very gravelly loam
- 1095 - Vana fino sandy loam

**EXHIBIT 4.5: SOILS**

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 Country Club Estates  
 Specific Plan

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**E. Vegetation Communities**

The Specific Plan area is located within the Semidesert Grassland biome or biotic community and is characterized by perennial grasses and scrub-shrub species. The dominant scrub species on the site is Mesquite (*Prosopis glandulosa*, *P. juliflora*, *P. velutina*). Sub-dominant species include Whitethorn and Catclaw Acacia (*Acacia constricta*, *A. greggii*), Soaptree Yucca (*Yucca elata*), and Mormon Tea (*Ephedra spp.*). Desert Willow (*Chilopsis linearis*), Fairy duster (*Calliandra eriophylla*), Cane Cholla (*Opuntia spinosior*), Prickly Pear (*Opuntia spp.*), Pincushion cacti (*Mammillaria spp.*), and Agave (*Agave spp.*) are locally common.

Grasses found within the Semidesert Grassland biome in the Sierra Vista area include:

Poverty three-awn	<i>Aristida divaricata</i>
Red three-awn	<i>A. longiseta</i>
Purple three-awn	<i>A. purpurea</i>
Wright three-awn	<i>A. wrightii</i>
Cane beardgrass	<i>Bothriochloa barbinodis</i>
Sideouts grama	<i>Bouteloua curtipendula</i>
Black grama	<i>B. eriopoda</i>
Blue Grama	<i>B. gracilis</i>
Lehmann lovegrass	<i>Eragrostis lehmanniana</i>
Green sprangletop	<i>Leptochloa dubia</i>
Vine mesquite grass	<i>Panicum obtusum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Bristlegrasses	<i>Setaria spp.</i>
Wright Sacaton	<i>Sporobolus wrightii</i>
Fluffgrass	<i>Tridens pulchellus</i>

Two major washes are present on the site - the South Garden and Country Club Estates drainage-ways. (See Exhibit 4.2: On-site Hydrology) The Country Club Estates drainage has been cleared of significant vegetation and is maintained by periodic mowing to control runoff through the golf course.

The South Garden drainage supports a Xero-riparian Scrub vegetative community which is characterized by greater densities and larger specimens of the Semidesert Grassland shrubs and trees. Catclaw Acacia and Desert Willow are found almost exclusively along the wash, and an exceptionally thick stand of Desert Willow is found immediately upstream from the existing golf course (see



Exhibit 4.6: Vegetative Communities). This wash exists in a comparatively natural state with the exception of several dump sites, abandoned vehicles, and off-road vehicle tracks. The South Garden wash has potential for becoming an attractive site amenity for maintaining the existing natural vegetation and enhancing and revegetating disturbed areas.

No threatened or endangered species are known to occur on the site based on information supplied by the Arizona Department of Game and Fish. (See Appendix)

Vegetation densities on the site (Exhibit 4.6: Vegetation Density) were measured from aerial photographs and verified during field investigations. Densities are expressed as percent canopy coverage, utilizing calculations based on shrub and tree canopies. Cacti, grasses and other ground covers were not considered. Golf course greens were also excluded from these calculations.

Vegetation densities were divided into three categories:

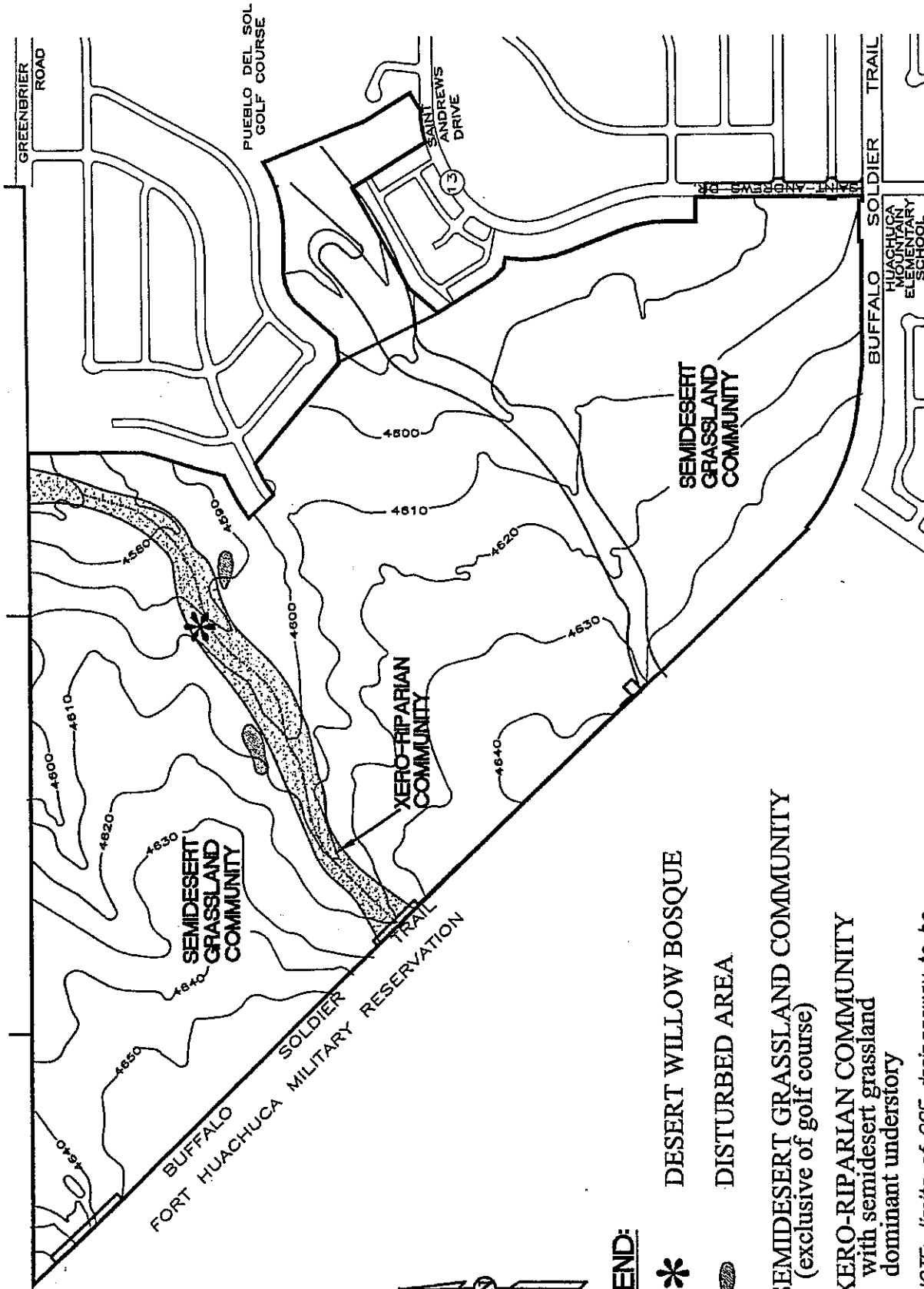
High Density	66-100 %
Medium Density	36-65 %
Low Density	0-35 %

Most of the site supports low vegetation densities in terms of canopy cover. Medium vegetative density characterized by an increase in Mesquite, Acacia, or Desert Willow is found only along the South Garden wash xero-riparian area and in the southeast corner of the site. No areas of high density cover occur on the site.

The understory of grasses, forbes and perennials creates a thick ground cover over much of the site, which is not reflected on the density map. Grasses, shrubs and trees play an important role in stabilizing soils on site.

#### **F. Existing Structures, Roads and Other Development**

The subject property is primarily vacant except the southern portion which is developing with single family residential lots, identified as "Winterhaven". There are no roads or improved structures within the northern portion of the property. There is an existing 18-hole golf course on the eastern edge of the property which intertwines into this project site and is a recreational feature within the Specific Plan.



**LEGEND:**

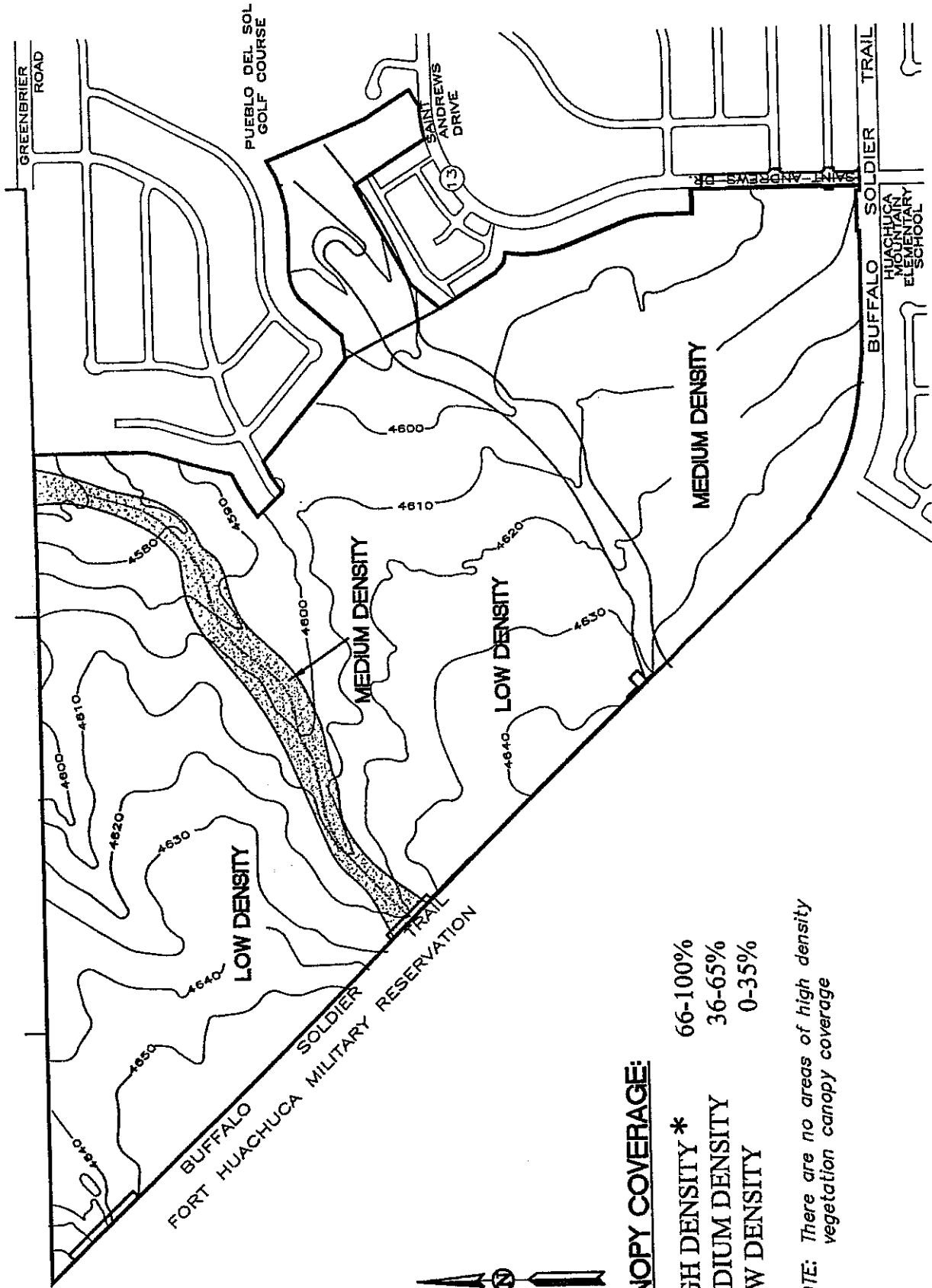
- \* DESERT WILLOW BOSQUE
- ◐ DISTURBED AREA
- SEMIDESERT GRASSLAND COMMUNITY (exclusive of golf course)
- XERO-RIPARIAN COMMUNITY with semidesert grassland dominant understory

NOTE: limits of CCE drainageway to be identified—pending engineering information.

**EXHIBIT 4.6:**  
**VEGETATIVE COMMUNITIES**

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**CANOPY COVERAGE:**

- HIGH DENSITY\* 66-100%
- MEDIUM DENSITY 36-65%
- LOW DENSITY 0-35%

\*NOTE: There are no areas of high density vegetation canopy coverage

**EXHIBIT 4.7:**

**VEGETATIVE DENSITY**

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**G. Existing Infrastructure and Public Services**

1. Utilities

The Specific Plan area is contained within a well established network of public services. Water, electric, gas, and sewer services are presently installed in the adjacent subdivisions to the north, east, and south. (See Exhibit 4.9: Regional Utility Map)

Highway 90 and Buffalo Soldier Trail are both major conduits for the utility needs of the community at large. Therefore, primary utility access points are readily available to the project area.

The utility companies serving the site are:

Power	Sulphur Springs Valley Electric Company
Water	Pueblo del Sol Water Company
Gas	Southwest Gas
Sewer	City of Sierra Vista
Telephone	<i>Q West</i>

2. Schools

The Specific Plan area is in the Huachuca Mountain School District. Area students attend the following schools:

Huachuca Mountain Elementary School Buffalo Soldier Trail & Equestrian Dr.	658 current students
Sierra Vista Middle School Golf Links & Lenzner	813 current students
Buena High School 5225 Buena School Drive	2700 current students

Apache Middle School and Buena High School were opened last year and the whole system switched from junior highs to middle schools to avoid crowding in the elementary schools. Typical elementary schools are designed to meet the needs of 600 students and typical middle schools are designed for 800 students in Sierra Vista.

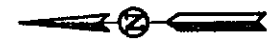
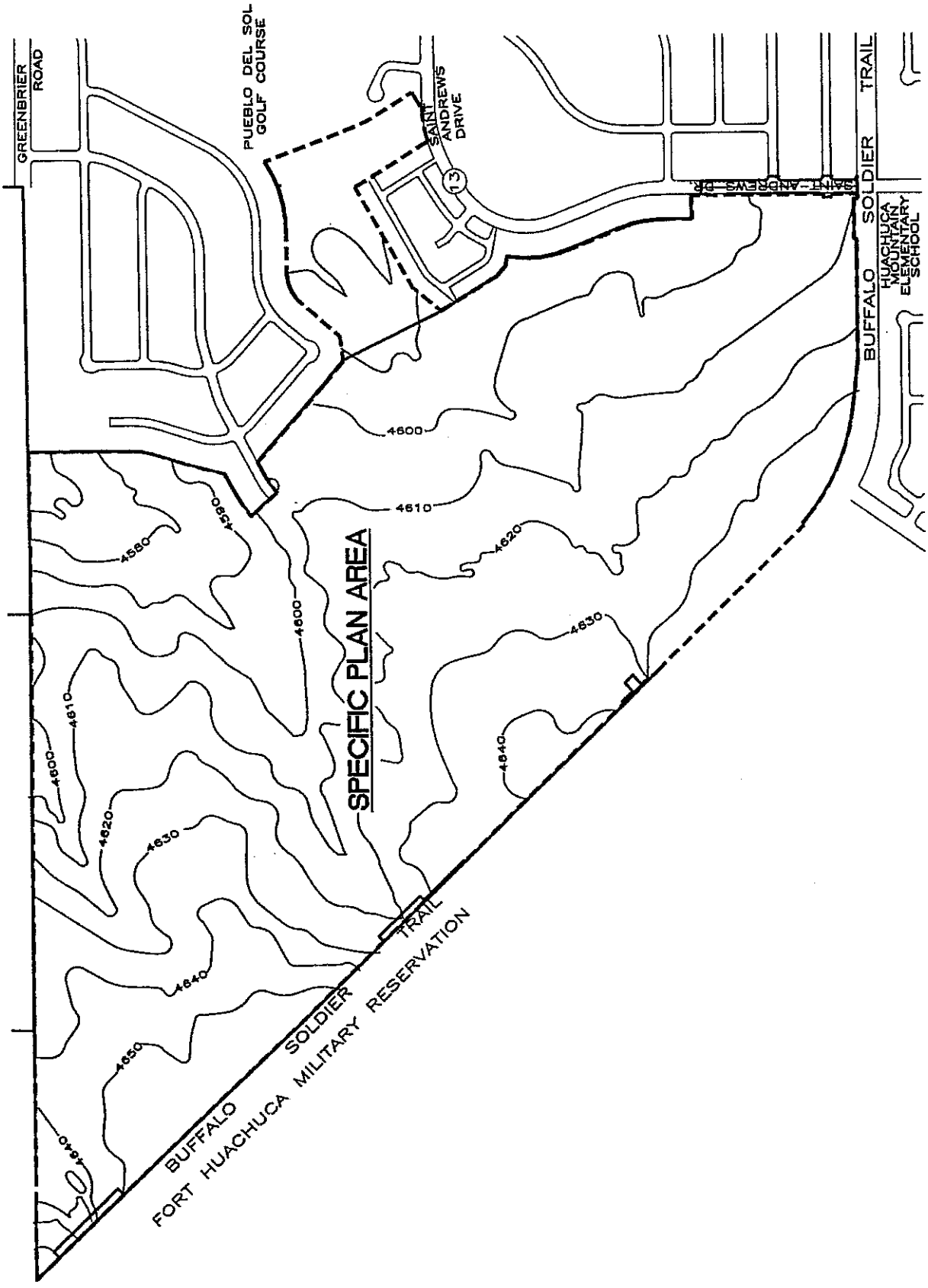
Discussions with Sierra Vista School District representatives indicate there currently is not an interest in developing a school site within the Country Club Estates Specific Plan area.

3. Parks and Recreation

No private or public trails, parks, or recreation areas are located within a one-mile radius of the Specific Plan site. Pueblo del Sol Golf Course, the only 18-hole public course currently existing in Sierra Vista, is located adjacent to and within the project site.

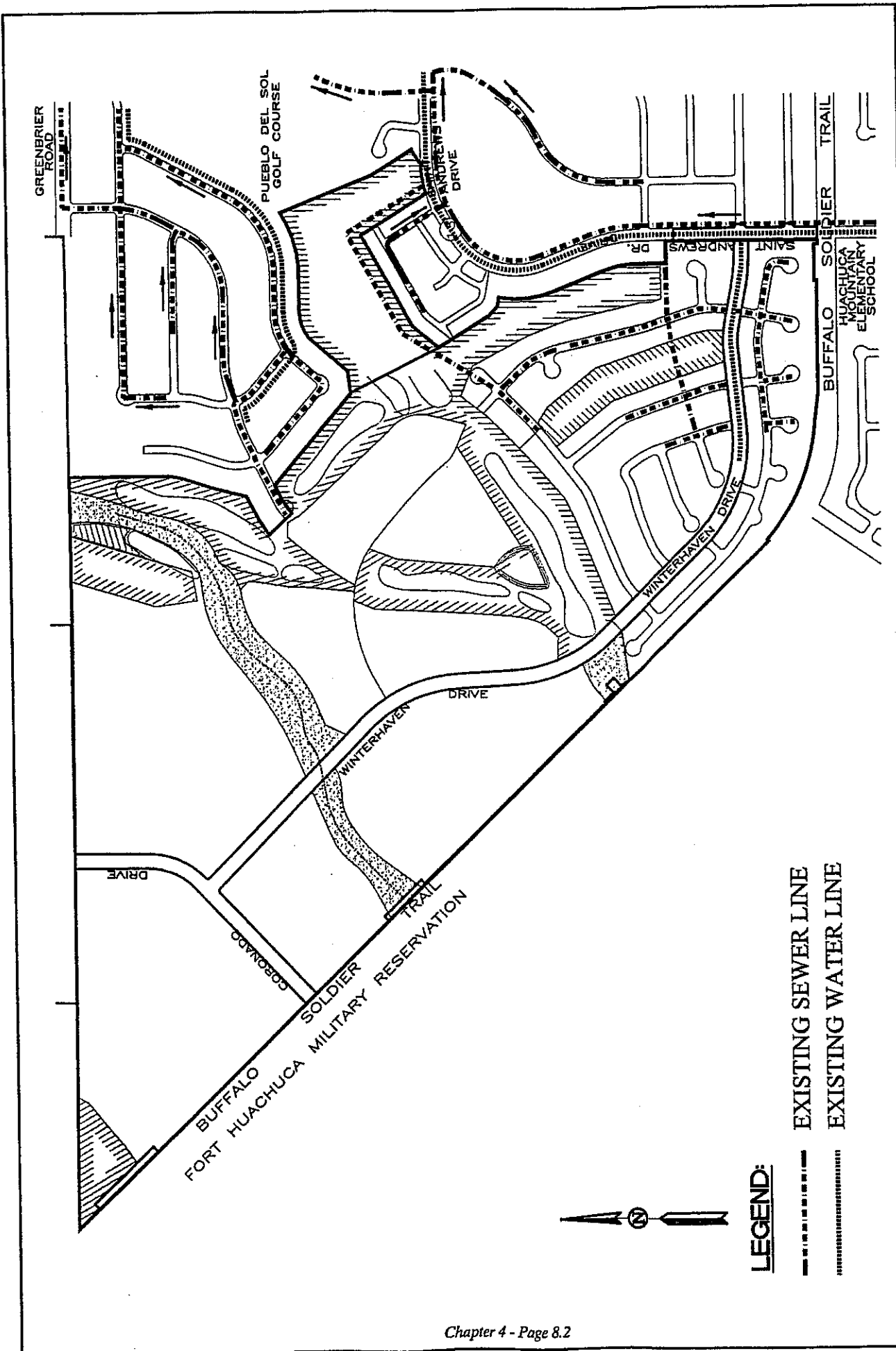
The communities of Sierra Vista and Fort Huachuca offer a variety of recreational facilities within several miles of the site. The city of Sierra Vista has four neighborhood parks (less than 5 acres) and three community parks (less than 100 acres). Taken altogether, these facilities provide playground equipment, picnic tables, baseball diamonds, a soccer field, a swimming pool, tennis courts, and a motor-cross track. Special Interest parks include an equestrian park with rodeo grounds, and a Little League ballpark with four diamonds.

The Specific Plan will provide a total of three pocket parks of approximately one acre in size each. The second park is under construction and is located in the second phase of development. It will contain restroom facilities, a pool and spa, lawn games such as shuffleboard and horseshoes and a community recreation building. The future park will be a public linear park. Access to the parks will be provided via landscaped pedestrian walkway and/or golf cart path/bicycle trail located along Winterhaven Drive. Additionally, Park #3, located south of the intersection of Coronado Drive and Winterhaven Drive, adjacent to the South Garden Wash, and will have access via a trail system, which is tied to the expanded open space along the Wash. This trail system will be constructed along the north side of the South Garden Wash and will meander the entire length of the wash, providing residents with the opportunity to walk, bike and ride the trail system. The trail will be native ground, cleared to a width of 5' and will connect with the landscaped pedestrian walkway and cart path/bike trail along Winterhaven Drive. (See Exhibit 5.9 Open Space & Recreation Plan). All native trees and brush will remain in their natural state in order to preserve the scenic beauty of the area.



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**EXHIBIT 4.8:**  
**BOUNDARY MAP**



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**EXHIBIT 4.9:**  
**REGIONAL UTILITY MAP**

Residents who have access to the military base at Fort Huachuca may also take advantage of five parks, three swimming pools, a rodeo arena, ball fields, Little League diamonds, a golf course, and a skeet/archery range. In addition, recreational opportunities are available in several canyons, including Garden Canyon, located in the Huachuca Mountains on military property.

The Coronado National Forest is within an hour's drive and provide numerous opportunities for camping, hiking, hunting, picnicking and birdwatching. A segment of the Arizona Trail, a 750-mile long trail extending from Mexico to Utah, passes through the Miller Peak Wilderness along the crest of the Huachuca Mountains. The Nature Conservancy's Ramsey Canyon Preserve, located a few miles south of Sierra Vista, is a popular location for birdwatching.

The San Pedro Riparian Conservation Area, located 5 miles east of the city, is nationally recognized as an important migratory route and habitat for thousands of birds.

#### **H. Traffic**

Presently, the road infrastructure for the Specific Plan area consists of Buffalo Soldier Trail to the south and west, and St. Andrews Drive to the east. Winterhaven Drive currently provides access to the first two phases of development within the plan area, adjacent to St. Andrews Drive. Coronado Drive will be extended southward to provide internal access into the Specific Plan area and will connect with Buffalo Soldier Trail. Winterhaven Drive, south of the South Garden Wash, will be gated, providing private entrances into some of the Specific Plan area. Additionally, Avenida Cochise will experience increased traffic upon development of it's corridor including the Specific Plan area, but is not contained within the site. Table 4.2: Traffic Table located on page 10 describes the existing streets which will be impacted by future development of the Specific Plan area.

#### **I. Cultural Resources Investigation**

Listed in the appendix is a letter from the Arizona State Museum. There have been four linear survey projects that border the site, but none within the site boundaries. In all surveys cultural remains were not noted. According to Sharon Urban, Public Archeologist for the Arizona State Museum, there is a medium degree of potential for recovery of cultural remains on the subject property and recommends an on-the-ground survey be conducted on this property prior to any ground modification activities.



Table 4.2: Traffic Table

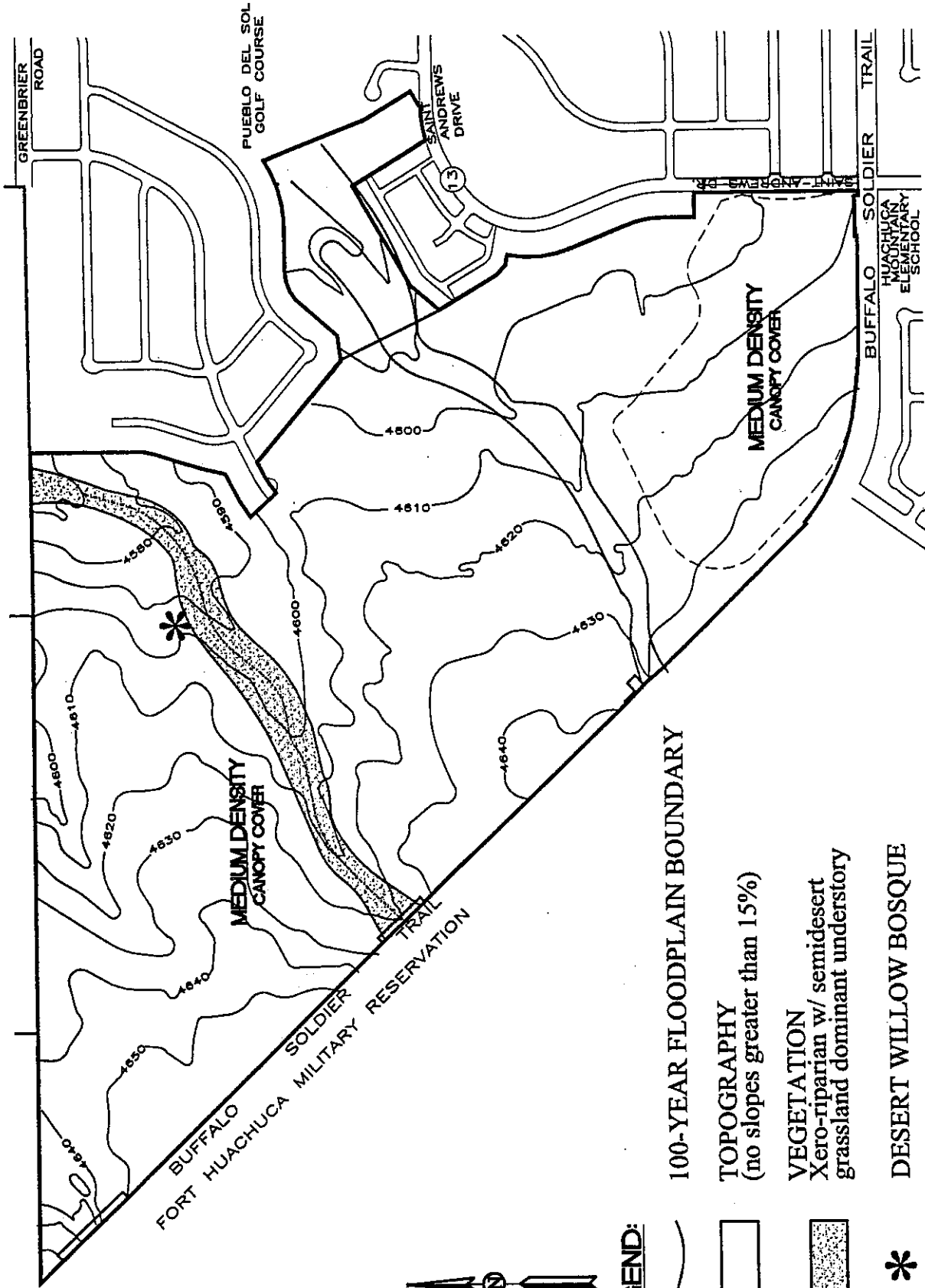
Road Name	Existing R/W Width	Future R/W Width	Exist. Pavement Width	Future Pavement Width	Posted Speed Limit	Classification
Buffalo Soldier Trail	100/175/200'	no change	(2 lanes) 32'	(4 lanes) 72'	50 mph	Principal Arterial
Coronado Drive	80'	100'	(4 lanes) 68' + curbs	(4 lanes) no change	35 mph	Minor Arterial
Avenida Cochise	n/a	100'	n/a	(4 lanes) 68' + curbs	n/a	Minor Arterial
Winterhaven Drive	100'	80'	4 lanes 56' + curbs	2 lanes 40' + curbs	25 mph	Collector
St. Andrews Drive	80'	n/a	46' + curbs	n/a	25 mph	Collector

**J. Synthesis and Summary of Analysis**

The purpose of the composite map is to identify areas on-site with multiple site characteristics which may require special evaluation in regard to proposed development. Exhibit 4.11: Composite Map, illustrates the relationship between topography, hydrology, and vegetation.

The majority of the site contains one or less of the above listed characteristics. There is only one area, the Country Club Estates Specific Plan area, with two cumulative characteristics. This is the northern wash, South Garden wash, which has both vegetative and hydrological significance. The most limiting factor for development is the floodplain.

The majority of the site is appropriate for development with preservation and/or mitigation plans for hydrology and vegetation.



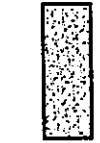
**LEGEND:**

100-YEAR FLOODPLAIN BOUNDARY

TOPOGRAPHY  
 (no slopes greater than 15%)

VEGETATION  
 Xero-riparian w/ semidesert  
 grassland dominant understory

DESERT WILLOW BOSQUE



## **5. CONCEPT PLAN**

---

### **A. Purpose & Intent**

The Country Club Estates Specific Plan is planned as a residential community with commercial recreational features and open space. As future development begins to occur, the needs of this community and of Sierra Vista, as a whole, may change. This Specific Plan attempts to anticipate possible changes and provides for potential alternative uses, which are compatible with the character and intent of the goals of this development. This chapter contains a description of the goals, objectives and policies of the plan combined with various plan components. These components provide the rationale for the development regulations found in Chapter 6.

### **B. Development Goals**

In recognizing the major development issues, the landowner's objectives and City requirements, a set of development plan goals have been established:

1. Implementation and clarification of the goals and policies of VISTA 2020;
2. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards, and guidelines;
3. Implement the Specific Plan, which will provide future growth and development for the region and the Specific Plan area;
4. Provide uniform regulations for land use, circulation and landscaping;
5. Provide backbone infrastructure system and public facilities to support development in an efficient and timely manner;
6. Utilize the drainage-ways as a community amenity for recreation and open space;
7. Enhance the community via Codes, Covenants & Restrictions, and a Master Homeowner's Association.

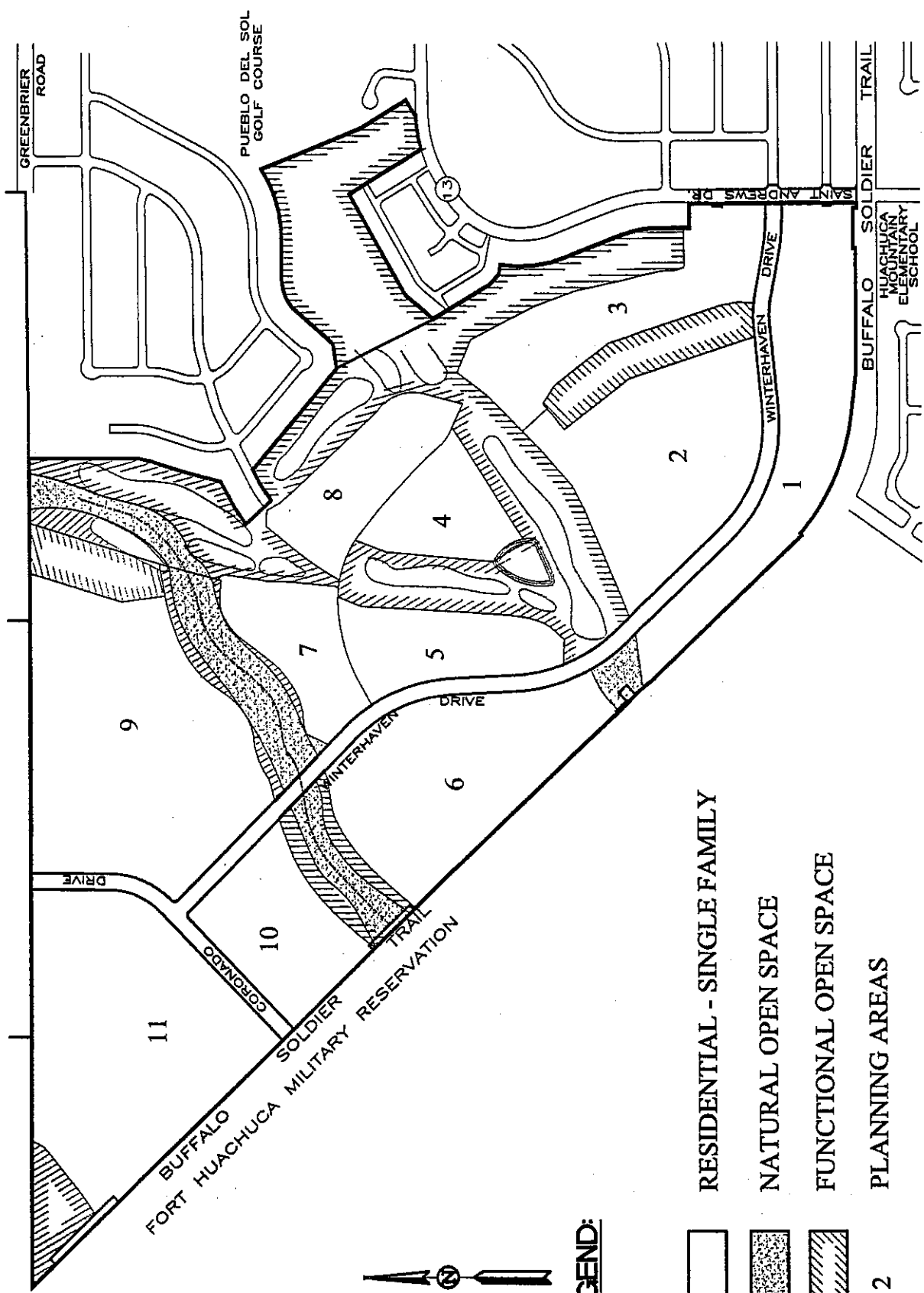
**C. Land Use Plan**

The Country Club Estates Specific Plan encompasses 425 acres and is divided into eleven land use Planning Areas with designated areas for natural open space (Exhibit 5.1: Land Use Plan). The total acreage includes land devoted to primary collector and internal local streets. The proposed primary land use allocation is summarized in Table 5.1: Land Use Summary. The design of this Specific Plan project is an active residential community surrounding an existing 18-hole course. All land uses are integrated regarding circulation, open space, drainage-ways, aesthetic and visual setting, development standards, and design guidelines.





The Country Club Estates Specific Plan incorporates four residential land use categories, within several residential neighborhoods. Residential densities vary depending on their location within the plan area. Larger lots are located adjacent to the natural open space areas and fronting the golf course. Smaller lots are located between Buffalo Soldier Trail and Winterhaven Drive, and adjacent to the MFR zoned Silverado development at the northwest boundary of the site.

The existing 18-hole golf course is planned to be the focus of the Country Club Estates Specific Plan community. The course will serve as a recreational and open space amenity for the community. The existing 4 acre golf clubhouse site will provide the community recreational focus including expanded facilities for a pool, recreation rooms, and multi-use game courts. In addition, the clubhouse may include activities such as dining and meeting space. Three 1 acre (approximate) pocket parks are planned within the Specific Plan area to serve the recreational needs of the community. Trails are planned along the north side of the natural drainage area to provide for walking, biking and riding.

Wherever possible, the Specific Plan preserves open space, wildlife habitat and native vegetation. The South Garden Wash will be maintained as natural open space to preserve native vegetation and provide habitat for wildlife. In addition,



**LEGEND:**

-  RESIDENTIAL - SINGLE FAMILY
-  NATURAL OPEN SPACE
-  FUNCTIONAL OPEN SPACE
-  PLANNING AREAS

**EXHIBIT 5.1:**  
**LAND USE PLAN**

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
A MASTER PLANNED COMMUNITY BY  
CASTLE & COOKE



this xero-riparian wash is a positive amenity feature for residents of the community with recreational opportunities such as a meandering trail & bicycle path, picnic areas, and wildlife viewing areas. The Country Club Estates Wash has potential for both recreational and habitat uses.

All land use Planning Areas are subject to landscape bufferyard as required in the Sierra Vista Zoning Code Chapter 12-15-5, and as stated in the Specific Plan Design Guidelines, to reduce impacts on adjacent, dissimilar uses.

Table 5.1: Proposed Land Use Categories

Land Use Categories		
Land Use	Proposed Use	Planning Area
Residential Category A (RCA)	Single Family Detached	3,8
Residential Category B (RCB)	Single Family Detached	2, 4
Residential Category C (RCC)	Single Family Detached	1, 5, 6, 7, 10, 11
Residential Category D (RCD)	Single Family Detached	9
Commercial Recreation	Golf Course, Club House (w/dining facilities, lounge and pro shop), Indoor/Outdoor Athletic/Recreation Facilities	n/a
Open Space (OS)	Golf Course, Parks, Undisturbed/Re-vegetated & Enhanced Open Space	n/a

**D. Circulation Concept Plan**

Winterhaven Drive, St. Andrews Drive and Coronado Drive will serve as the primary outlets for traffic circulation through the subject property. Local residential streets will intersect Winterhaven Drive at controlled access locations through median placement and curb cuts. The local traffic will circulate through the planned development areas via loop roads and short cul-de-sacs. Winterhaven Drive is gated at St. Andrews Drive and will be gated south of the South Garden Wash. (See Exhibit 5.2: Circulation Plan)

The alignment of Coronado Drive, as shown, conforms to the City of Sierra Vista General Comprehensive Plan (VISTA 2020) which designates Coronado Drive as a minor arterial road.

Exhibit 5.3: Roadway Cross-section A shows the proposed street section for Coronado Drive. Exhibit 5.4: Roadway Cross-section B shows the proposed street section for Winterhaven Drive. Exhibit 5.5: Roadway Cross-section C illustrates internal private residential roadways. Public local residential streets will be constructed per existing standards as approved by the City.

There will be no residential frontage off Winterhaven Drive or Coronado Drive.

**E. Public Facilities and Services Plan**

1. Utilities

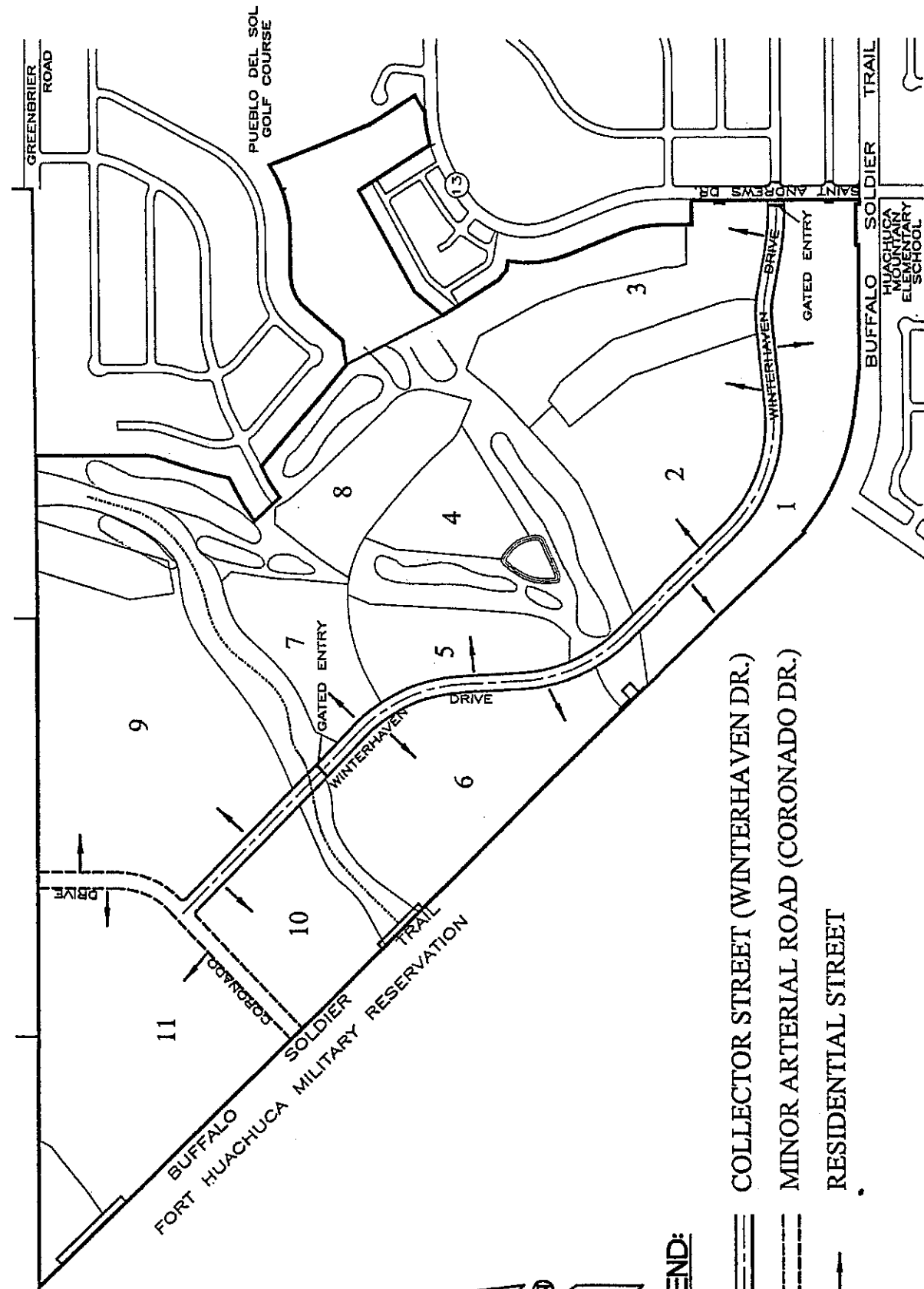
The Specific Plan area will augment the existing public services infrastructure by connecting disjointed facilities for gas, electric, and sewer. Furthermore, the Specific Plan area will provide additional system looping for all of the public services and facilitate expansion towards the north and northwest. The infrastructure augmentation and system looping area depicted on Exhibit 5.6: Public Facilities - Water and Exhibit 5.7: Public Facilities - Sewer.

2. Schools

Discussions with Sierra Vista School District representatives indicate that there is not an interest in developing a school site within the Country Club Estates Specific Plan area. However, should this change, public facilities are allowed on either of the commercial development areas.

**F. Water Resources Concept Plan**

The network of golf course tees, fairways, and greens, allows for the surface runoff to flow into the drainageways flowing through the site. When available and feasible, the golf course will utilize effluent for irrigation. The golf course areas provide natural Stormwater flow attenuation due to the retardance of flow produced by higher runoff coefficients. The delay in the time of concentration due to the stormwater runoff attenuation benefits downstream homesites and allows for additional infiltration time for the surface flows. (See Exhibit 5.8: Water Resources Concept Plan)



**LEGEND:**

- ==== COLLECTOR STREET (WINTERHAVEN DR.)
- - - - MINOR ARTERIAL ROAD (CORONADO DR.)
- — — RESIDENTIAL STREET

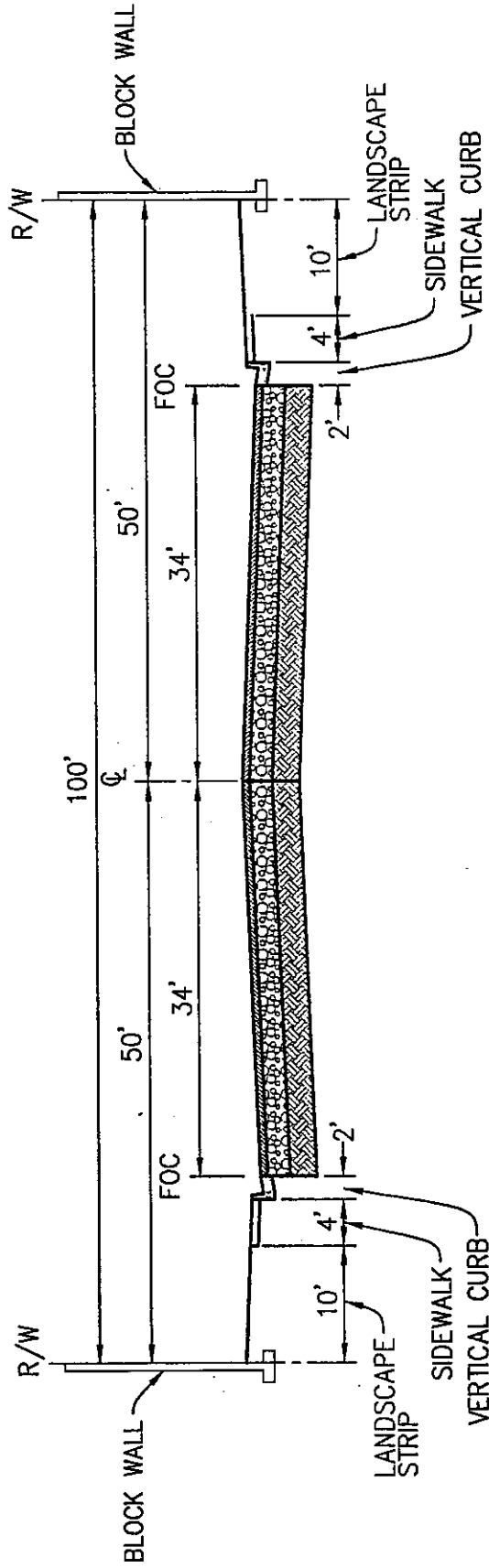
**EXHIBIT 5.2:**  
**CIRCULATION PLAN**

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
A MASTER PLANNED COMMUNITY BY:  
CASTLE & COOKE

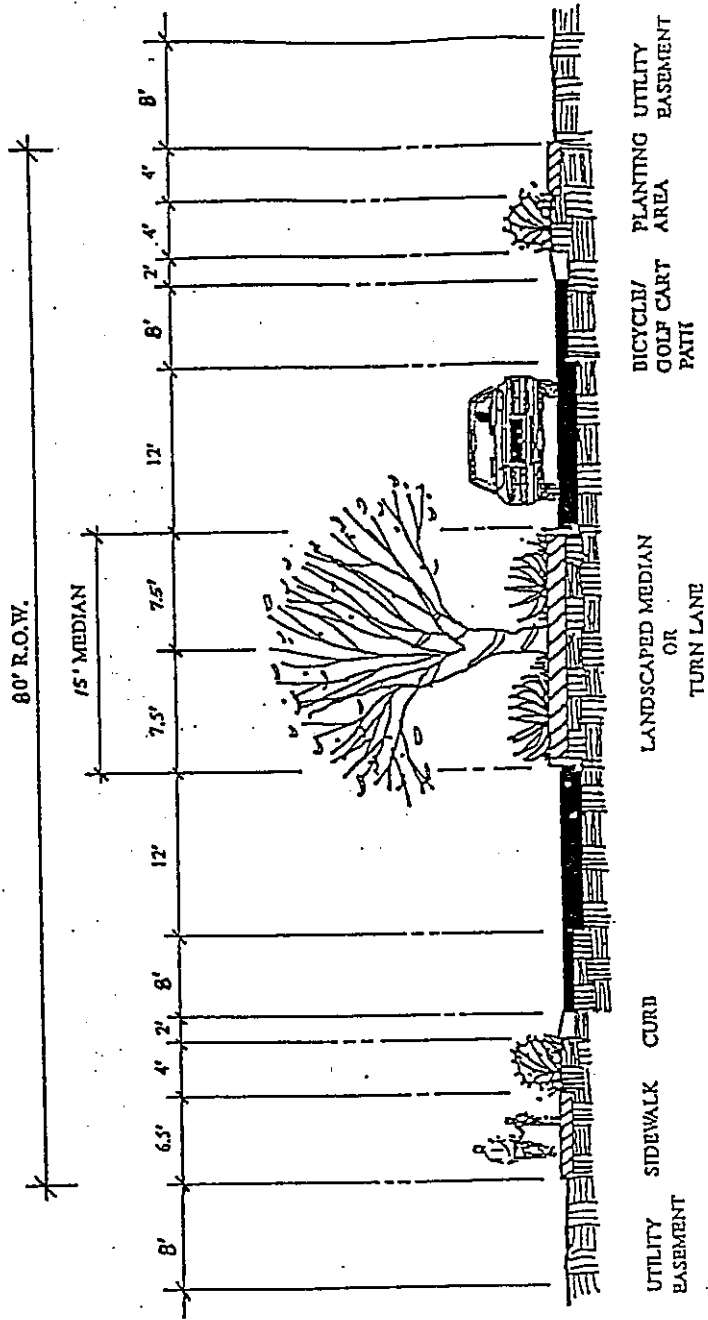
**MCINTOSH & ASSOCIATES**  
LAND SURVEYING • CIVIL ENGINEERING • 97003



**CORONADO DRIVE  
100' R/W**



WINTERHAVEN DRIVE  
80' R/W

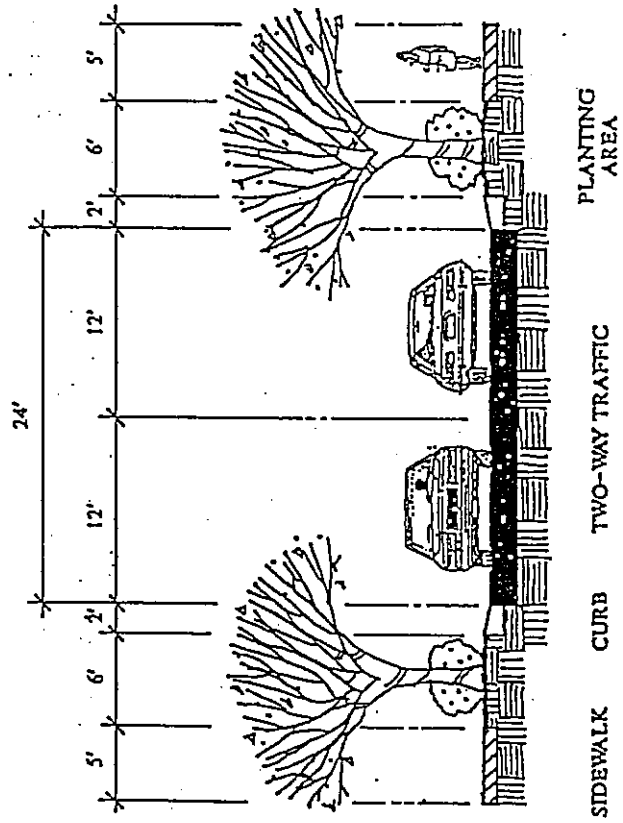


**EXHIBIT 5.4:**  
**ROADWAY CROSS-SECTION B**

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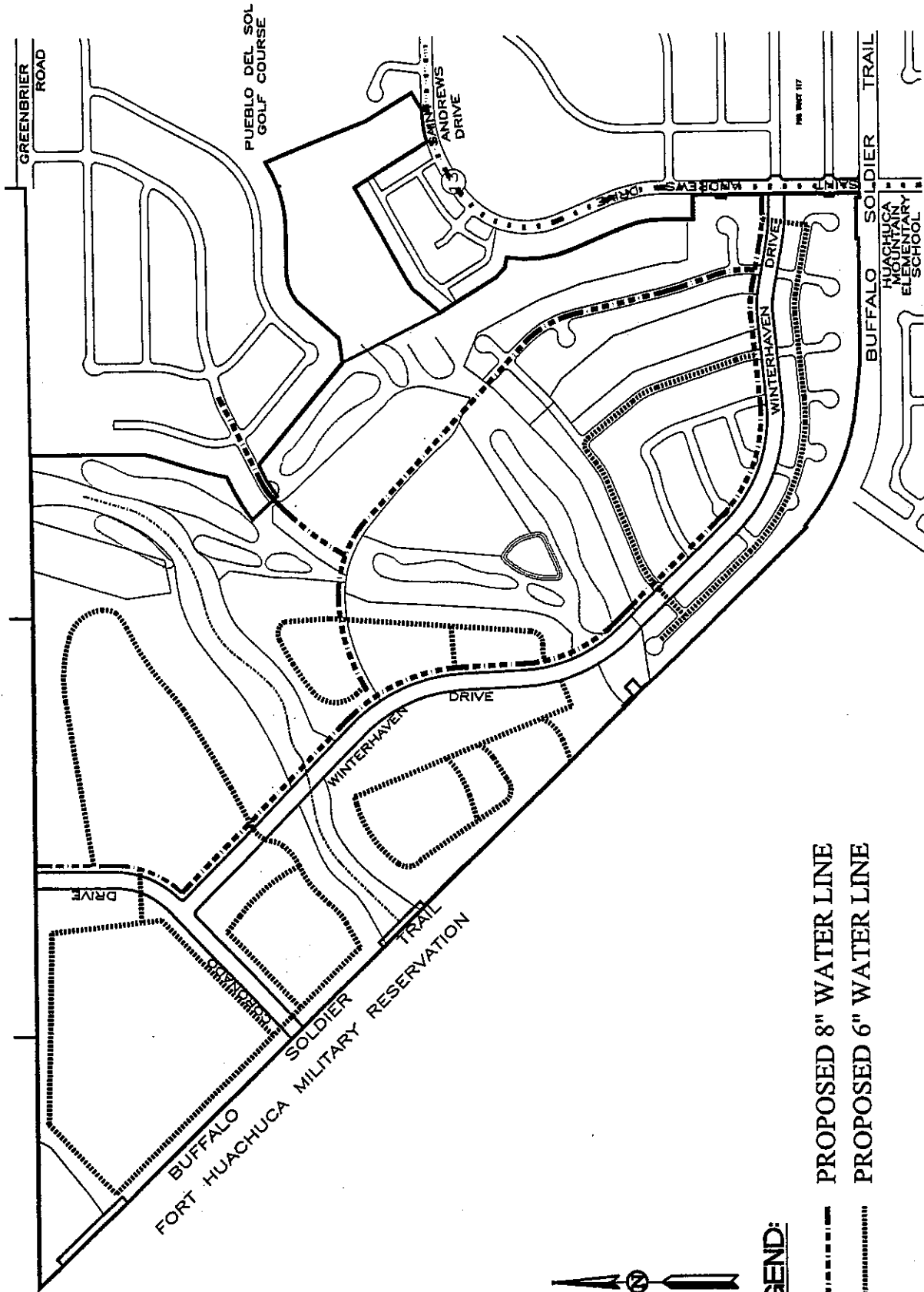
INTERIOR PRIVATE LOCAL STREETS  
50' R/W



**EXHIBIT 5.5:**

**ROADWAY CROSS-SECTION C**

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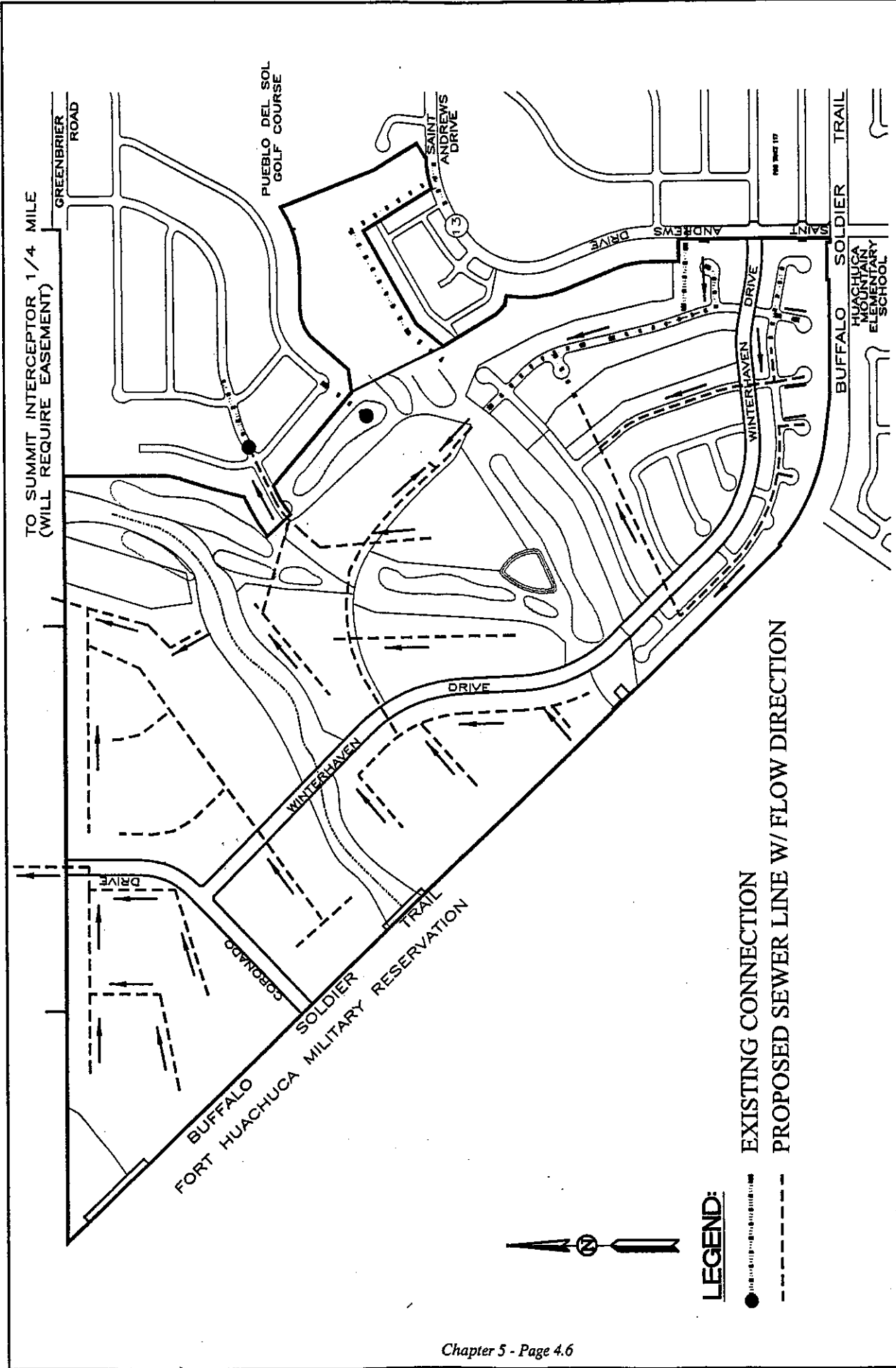


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**EXHIBIT 5.6:**  
**PUBLIC FACILITIES PLAN -**  
**WATER**

**EXHIBIT 57:**  
**PUBLIC FACILITIES PLAN -**  
**SEWER**



**LEGEND:**  
 EXISTING CONNECTION  
 PROPOSED SEWER LINE W/ FLOW DIRECTION

All major drainages will remain in their natural state; i.e., the natural floodways will not be altered except for improvements at street crossings and golf course crossings. The fairways of the golf course will be used for detention and retention of drainage to the maximum extent possible while staying within the guidelines of good development practices. Our goal will be to limit or decrease the runoff as it now exists and enhance groundwater recharge.

The South Garden drainageway is an established natural water course. Manmade channel improvements are not necessary as long as adequate natural area is preserved to pass the  $Q_{100}$  discharge. The Simons Li Associates (SLA) Surface Water Plan designates that the South Garden Drainageway (Reach 410) has capacity for the 100 year storm under existing conditions and a very low (1) flooding potential index.

The Country Club Estates drainageway traverses the Country Club Estates Golf Course and is incorporated into the golf course layout. The primary channel of the drainageway is predominately left in its natural state with overbank areas included in the interconnected fairways. The SLA study indicates that the existing channel has capacity for the 100 year flood event, and that the flooding potential index under existing conditions is very low (1).

**G. Grading Concept Plan**

Grading within the Specific Plan Area will conform as nearly as possible to the existing contours and will be limited to building pads and roads. Grading within the drainage-ways and natural areas will be minimized. Any grading performed on the Golf Course will be to create golf course hazards or interesting landscape features.

The lot grading concept will integrate the proposed development with the existing golf course and natural areas in such a way as to allow access from the lots and preserve natural and manufactured open space corridors.

**H. Open Space and Recreation Concept Plan**

The Open Space and Recreation Concept is depicted in Exhibit 5.9: Open Space and Recreation Plan. It's intent, where feasible, is to preserve open space and critical wildlife habitat while providing recreational opportunities in the Specific Plan area. South Garden Wash, as it currently exists in its relatively natural state, will be maintained as natural open space. This xero-riparian corridor provides habitat for wildlife, particularly native vegetation which provides an abundance of shelter, forage, and nesting opportunities.

Landscaped pedestrian walkways and bike paths along the interior collector roads provide opportunities for exercise and socializing. These walkways will be connected with pedestrian and bike trails along South Garden Wash natural area. (See Exhibit 5.9 Open Space & Recreation Plan).

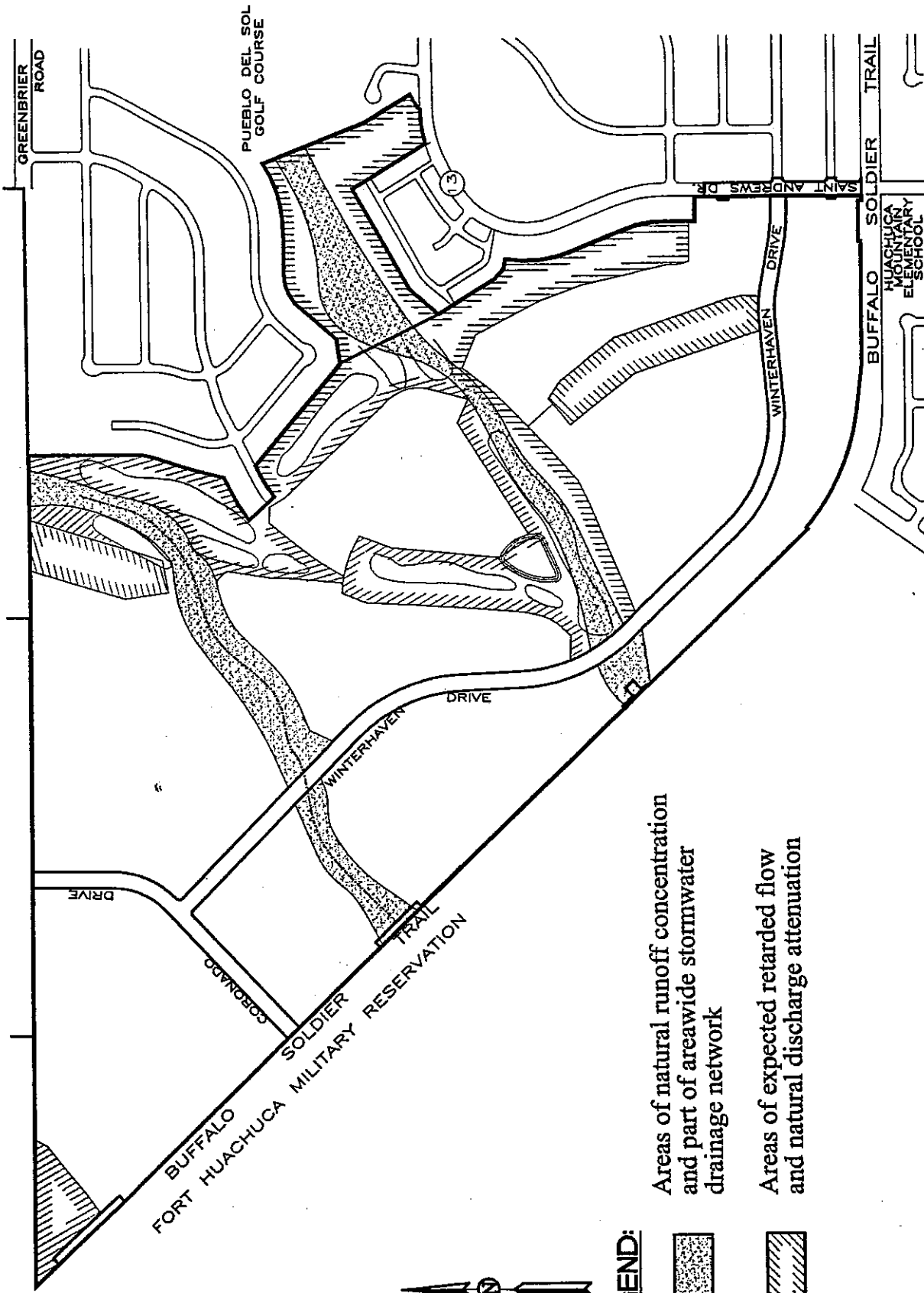
The golf course will be a major component of the open space and recreation element. In addition to its recreational function, the golf course provides a visual and aesthetic amenity for residents. The golf course is semi-private; residents who live within the specific plan may purchase memberships to the course when they purchase a home. At the current time, the public may also play the course with some restrictions. Some advantages will also occur for wildlife both native and exotic species, in terms of increased availability of water and vegetation along the course.

Approximately 25% (100 acres) of the Country Club Estates Specific Plan area is reserved for open space and recreation purposes. This includes 9 holes of the existing golf course and natural drainage-ways (20 acres).

**I. Landscape Concept Plan**

The landscape concept plan is depicted in Exhibit 5.10: Landscape Concept Plan. The intent of the landscape plan is to provide a community landscape framework which serves to enhance the overall image and character of the Castle & Cooke Country Club Estates Specific site.

The vacant portion of the Specific Plan area is characterized by a Mixed Semidesert Grassland plant community. Predominant plant materials include acacia, creosote bush, small native mesquite, yucca, prickly pear, ocotillo, and various grasses. Much of the native vegetation is healthy, attractive, and suitable for buffering, screening, and other landscape uses. The close

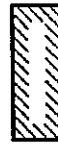


**LEGEND:**

Areas of natural runoff concentration and part of areawide stormwater drainage network



Areas of expected retarded flow and natural discharge attenuation



**EXHIBIT 5.8:**  
**WATER RESOURCES**  
**CONCEPT PLAN**

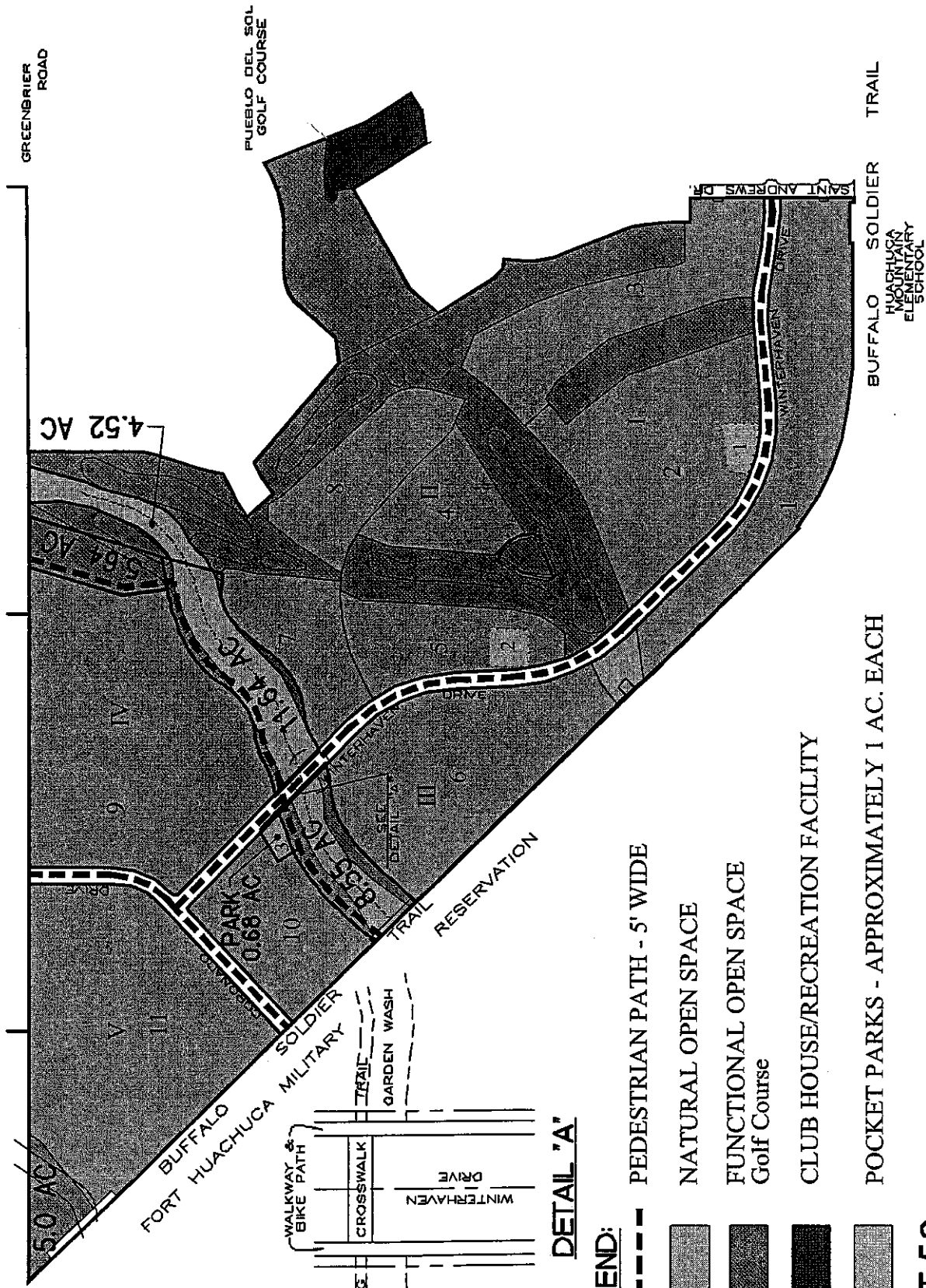
**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
 A MASTER PLANNED COMMUNITY BY:  
 CASTLE & COOKE



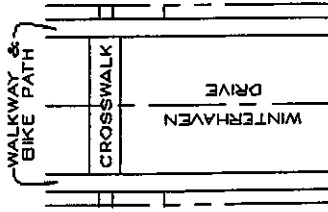
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 Country Club Estates Specific Plan

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**EXHIBIT 5.9:**  
 OPEN SPACE AND  
 RECREATION PLAN



5' WIDE  
 MEANDERING  
 SOUTH



**DETAIL 'A'**

- LEGEND:**
- PEDESTRIAN PATH - 5' WIDE
  - [Stippled Box] NATURAL OPEN SPACE
  - [Dark Stippled Box] FUNCTIONAL OPEN SPACE  
Golf Course
  - [Solid Black Box] CLUB HOUSE/RECREATION FACILITY
  - [Light Stippled Box] POCKET PARKS - APPROXIMATELY 1 AC. EACH

proximity of the diverse vegetation of the Huachuca Mountains and the San Pedro River Valley lend other plant materials for use.

The Castle & Cooke Country Club Estates Specific Plan area is planned as a semidesert grasslands community with a landscape concept that emphasizes and enhances the native ambiance with pockets of oasis areas adjacent to activity centers. As much as possible, the plants utilized will be plant materials salvaged from on-site and/or plants indigenous to the area. To date there have been few plants salvaged from on-site, however every effort will be made to salvage plant material as the development progresses. A local plant nursery will be employed to salvage trees with an 8" diameter, where feasible, by boxing and storing them on-site. The nursery will also maintain the stored plant material until such time as re-planting occurs. All trees located within the Open Space area, provided along South Garden Wash, will remain in their natural state in order to provide shade and a visual appeal to the public using the walking path. A suggested plant palette has been prepared for the plan area (See Chapter 7).

The Landscape Plan identifies a hierarchy of landscaped entry features: the primary entry monumentation, the secondary entry monumentation, and the specialty monumentation. Entry features, like doorways, delineate passage into or out of the community. The Castle & Cooke Country Club Estates primary entry monumentations are designed entry points with signage, lighting, special paving, and accent landscaping to communicate the theme and identity of the community. The secondary entry statements will be smaller in scale than the primary monumentations and will provide access directly into core areas. These will also reflect the overall community theme. The specialty monumentation will utilize signage and accent plantings to define arrival.

The primary entrances to Castle & Cooke's Winterhaven community are located on Winterhaven Drive, south of the South Garden Wash and at St. Andrews Drive at the intersection of Winterhaven Drive. These are the "front doors" of the community leading to the single family residential areas and providing a sense of arrival to the Specific Plan area. The secondary entry statements are within the Specific Plan area, off Winterhaven Drive, establishing individual planning areas. Specialty monumentation provides identity for the clubhouse facility.

The major internal streetscape will provide a safe and aesthetic progression utilizing an enhanced semidesert xero-riparian theme. This streetscaping will provide unity to the Specific Plan area while allowing for individual development identity. The streetscape includes landscaped edges with sidewalks, lighting and a bike/golf cart trail. Country Club Drive will utilize

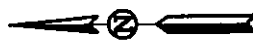
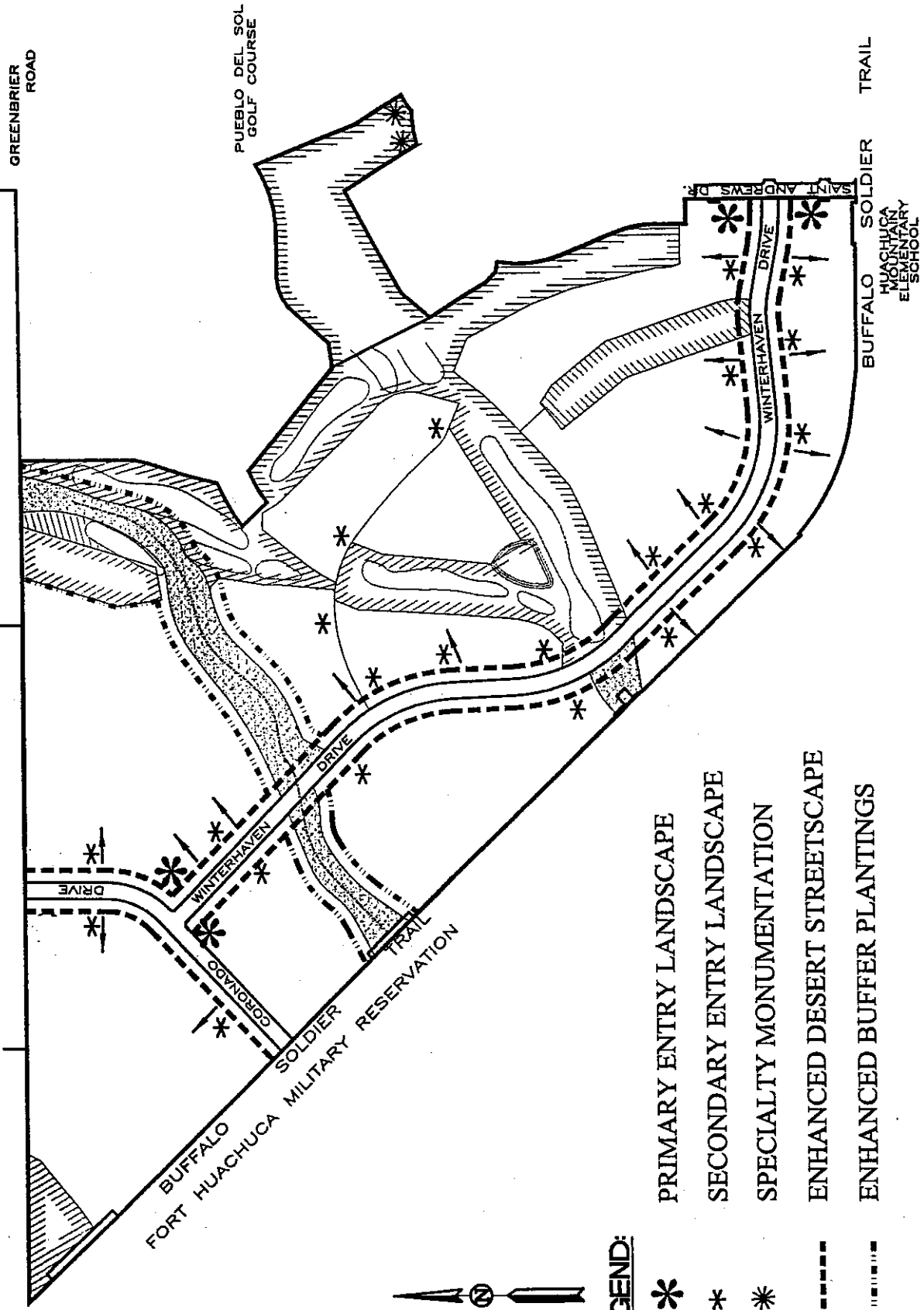
landscaping signage, and lighting to carry out the natural theme of the community. It will provide a sense of identity and entry to the community. Enhanced buffer planting will be designed for the segments along both sides of the major wash. This will include planting of species found within the on-site xero-riparian community.

Retention and detention areas will be landscaped appropriately with plant materials able to withstand inundation (See Chapter 7). As part of the golf course, they will be designed as multiple-use/passive recreation nodes and will become an extension of the xero-riparian zone.

For purposes of determining landscape and streetscape bufferyards only, as required by City of Sierra Vista Development Code Article 151.15 Table 151.15-5 for land uses within and/or adjacent to Castle & Cooke Country Club Estates Specific Plan, the following is provided:

1. Residential A, B, C, & D Sierra Vista's closest equivalent is: SFR (Single Family Residential).
2. Commercial Recreation, Sierra Vista's closest equivalent is: LC (Limited Commercial) and OS (Open Space).
3. Open Space, Sierra Vista's closest equivalent is: OS (Open Space)

Suggested plant palettes and aesthetics are provided in the Design Guidelines, Chapter 7. Whenever possible, plant materials within buffer/screening areas shall be drought tolerant or low water use. Recommended plant materials shall be from the Arid and Transitional Zone Plan Palette in the Design Guidelines.



**LEGEND:**

- \* PRIMARY ENTRY LANDSCAPE
- \* SECONDARY ENTRY LANDSCAPE
- \* SPECIALTY MONUMENTATION
- ENHANCED DESERT STREETSCAPE
- ..... ENHANCED BUFFER PLANTINGS

**EXHIBIT 5.10:**  
**LANDSCAPE CONCEPT PLAN**

**CASTLE & COOKE**  
Country Club Estates Specific Plan  
A MASTER PLANNED COMMUNITY BY:  
CASTLE & COOKE

**MCINTOSH & ASSOCIATES**  
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## 6. DEVELOPMENT REGULATIONS

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### A. Purpose & Intent

These regulations will serve as the primary mechanism for implementation of the land use specifications for the Country Club Estates Specific Plan area. The regulations contained herein provide the direction for future needs necessary to achieve compatibility between land uses. This Specific Plan will abide by applicable adopted Sierra Vista Regulations not included or specifically addressed within this document.

Land use designations for the Specific Plan shall be as follows:

- Residential
- Open Space
- Commercial Recreation

### B. Definitions

1. Builder: The person or entities who acquire Planning Areas (as defined below) in the Country Club Estates Specific Plan from the Master Developer.
2. Country Club Estates Design Review Committee: The Country Club Estates Design Review Committee shall include up to five members, to be appointed by Castle & Cooke.
3. Commercial Recreation: Any private land designated for the establishment of structures in which to provide a combination of commercial and recreational activities such as health club/spa, country club resort/hotel, etc. Also, open space areas with functional use for residents of the development and/or on a membership basis, such as golf course, swimming pools, and tennis courts.
4. Developers: The person or entities who acquire Planning Areas (as defined below) in the Country Club Estates Specific Plan Area from the Owner for the purpose of developing said Planning Areas.
5. Dwelling Unit Cap: The maximum number of dwelling units permitted within the Specific Plan.
6. Floor Area: Floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the

exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.

7. Hospitality Facilities: Short term overnight facilities (i.e., 1-2 weeks)
8. Master Developer: The owner/primary developer responsible for planning construction of the basic infrastructure.
9. Open Space: Any area of land, essentially left undeveloped and not occupied by structures, that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area. Open space areas may include developed areas for passive recreation (i.e. nature trails, exercise trails, seating areas).
10. Passive Recreation: Recreational activities which can be done in natural open space areas without extensive development of the area, i.e., hiking, walking, day picnicking.
11. Pedestrian Path Access: The designated entry/egress points of public recreational pedestrian pathways.
12. Planning Area: A designated sub-area of the Specific Plan with specified permitted uses and regulations covering the development of those uses.
13. Recreation: Any private or public land use which relates to the pursuit of active or passive movement to refresh body or mind, such as tennis, golf, baseball, soccer, swimming, walking, jogging, etc.
14. Recreational Facilities: Any site or structure designated to provide recreational activities such as health club/spa, country club, golf course or clubhouse.
15. Residential: Any land designated for the establishment of structures in which to live.
16. Spine Infrastructure System: Those systems which are necessary to provide for development of the individual Planning Areas including hydrology improvements, residential collector and their associated streetscapes, the trunk sewers, water mains and utility lines in the major streets.

**C. General Provisions**

1. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for, or clearly understandable, those regulations of the Sierra Vista Development Code that are applicable are as follows:

Table 6.1: Sierra Vista Development Code Equivalent

Specific Plan Designation	Closest Equivalent	Article Number	Sierra Vista Designation
Residential Category A	SFR	151.22.009	Single Family Residential
Residential Category B	SFR	151.22.009	Single Family Residential
Residential Category C	SFR	151.22.009	Single Family Residential
Residential Category D	SFR	151.22.009	Single Family Residential
Commercial Recreation	LC, OS	151.22.016 151.22.027	Limited Commercial Open Space
Open Space	OS	151.22.027	Open Space

2. This Specific Plan may be amended by the same procedure as it was adopted by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.
3. Any persons, firm, or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Sierra Vista Development Code pertaining to zoning violations.
4. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, the Director of Development Services may determine said use is similar in nature to allowable uses and consistent with the goals and objectives of the Specific Plan and therefore an allowable use.
5. That portion lying south of the South Garden Wash within the Country Club Estates Specific Plan shall be in conformance with the age restriction parameters set forth in the Fair Housing Amendments Act of 1988, Public Law 100-430 [H.R. 1158]; September 13, 1988.

6. Model homes are allowed in all residential areas without restriction on number.
7. The setback requirements are as specified within the development standards for each planning unit. If not otherwise specified, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way, or property line, to the foundation point of the closest structure, except covered patios, which ever is most restrictive.
8. Setbacks for all permitted accessory structures shall be the same as those required by the Sierra Vista Development Code under the most closely equivalent zoning classifications as addressed in Table 6.1: Sierra Vista Development Code Equivalent.

**D. Development Standards Comparison**

The Country Club Estates Specific Plan development standards have been customized to suit the site and differ slightly from the Sierra Vista Development Code standards while remaining consistent with the goals and objectives of the Code. For instance, the Specific Plan allows more uses in the Residential categories than are allowed in the Single Family Residential categories. These additional uses, including model homes, recreational facilities, and accessory structures are all compatible with residential development, especially when regulated by the Country Club Estates Design Guidelines, and Development Regulations.

The Specific Plan allows taller building structures and shorter setbacks than does Sierra Vista Development Code. This allows for clustering of development and areas of contiguous open space. These customized deviations from the Development Code are appropriate for this particular site and mix of development. These standards are illustrated in the following table:



TABLE 6.2 DEVELOPMENT STANDARDS COMPARISON TABLE

SV C CE		Uses Permitted	Min. Lot Size	Max. Building Height	Parking Requirements	Max. Density	Building Setbacks						
		S.V. Zoning	Specific Plan Proposal	S.V. Zoning	Specific Plan Proposal	S.V. Zoning	Specific Plan Proposal	S.V. Zoning	Specific Plan Proposal	S.V. Zoning	Specific Plan Proposal	S.V. Zoning	Specific Plan Proposal
SF R	R C A	Single Family	Single Family Recreational Facilities Model Homes Accessory Structures	6,000 - 36,000 S.F.	7,200 S.F.	25'	25'	SVDC 151.22.009	SVDC 151.22.009	1-7 Units per acre	<6.1 units per acre	Front:20'-40' Side:5'-20' Rear:20'-30'	Front:20' Side:5' Rear:20'
SF R	R C B	Single Family	Single Family Recreational Facilities Model Homes Accessory Structures	6,000 - 36,000 S.F.	7,000 S.F.	25'	25'	SVDC 151.22.009	SVDC 151.22.009	1-7 Units per acre	<6.2 units per acre	Front:20'-40' Side:5'-20' Rear:20'-30'	Front:20' Side:5' Rear:20'
SF R	R C C	Single Family	Single Family Recreational Facilities Model Homes Accessory Structures	6,000 - 36,000 S.F.	6,000 S.F.	25'	25'	SVDC 151.22.009	SVDC 151.22.009	1-7 Units per acre	<7.2 units per acre	Front:10'-40' Side:5'-20' Rear:20'-30'	Front:10' Side:5' Rear:20'
SF R	R C D	Single Family	Single Family Recreational Facilities Model Homes Accessory Structures	6,000 - 36,000 S.F.	4,000 S.F.	25'	25'	SVDC 151.22.009	SVDC 151.22.009	1-7 Units per acre	<10.9 units per acre	Front:10'-40' Side:5'-20' Rear:20'-30'	Front:10' Side:5' Rear:20'
LC/OS	C R	Those listed in Section 151.22.016 151.22.027	*See list below	None for LC 1 acre for OS	None	25'	35'	SVDC 151.22.016 151.22.027	15% < SVDC 151.22.016 151.22.027	N/A	N/A	Front:40' Side:25'-300'	Front:40' Side:0' Rear:10'
OS	O S	Those listed in Section 151.22.027	Recreational Uses Utility and Road Crossings	1 acre	None	N/A	N/A	SVDC 151.22.027	SVDC 151.22.027	N/A	N/A	N/A	N/A

\* These uses are permitted in the Commercial Recreational category: Recreational Facilities; Clubhouse/lounge; Restaurant; Specialty Commercial; Functional Open Space; Habitat Extension; Golf Course; Open Space and Assessorly Structures.  
SVDC = Sierra Vista Development Code

**E. Land Use Summary**

Land use designations have been assigned to each area identified in the Country Club Estates Specific Plan. There are four Residential categories, as well as Commercial Recreation and Open Space. The designation, dwelling units and lot size statistics are shown below.

The Country Club Estates Specific Plan site has been developed into 11 Planning Areas with additional Commercial Recreation and Open Space. The Specific Plan acreage's as well as Land Use Categories designated for each are as follows:

**Table 6.3 Land Use Density, Target Density Ranges and Minimum Lot Size**

Land Use	Proposed Use	Max. Allowable Density (RAC)	Target Density (RAC)	Min. Lot Size (Sq.Ft)
Residential Category A (RCA)	Single Family Detached	<6.1	<5.1	7,200
Residential Category B (RCB)	Single Family Detached	<6.2	<5.2	7,000
Residential Category C (RCC)	Single Family Detached or Attached	<7.2	<6.0	6,000
Residential Category D (RCD)	Single Family Detached or Attached	<10.9	<7.6	4,000
Commercial Recreation (CR)	Golf Course Recreational Facilities Clubhouse Restaurant	n/a	n/a	n/a
Open Space (OS)	Active/Passive Open Space Areas	n/a	n/a	n/a

Note: All densities are expressed in net acreage and do not include street areas.

**Table 6.4** Specific Plan Land Use Summary

Planning Area	Acres	Land Use Category	Max. Allowed Density (RAC)	Target Density	Target # of Dwelling Units	Potential Combinations of Dwelling Units*
1	30	RCC	216	4.0	120	N/A
2	31	RCB	223	3.8	117	N/A
3	21	RCA	119	2.4	50	N/A
4	10	RCB	65	3.8	38	N/A
5	13	RCC	86	3.0	40	N/A
6	34	RCC	244	4.0	193	N/A
7	13	RCC	86	3.2	42	N/A
8	14	RCA	76	3.7	52	N/A
9	57	RCD	621	5.8	187	N/A
10	18	RCC	130	4.0	73	N/A
11	42	RCC	302	4.0	135	N/A
Golf Course	93	CR	7.2	N/A	N/A	---
Open Space	30	OS	N/A	N/A	N/A	---
R.O.W.	19	N/A	N/A	N/A	N/A	---
<b>TOTAL</b>	<b>425</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>1,047</b>	

\* Number of units in specific categories may change, but total number of units within Specific Plan will not exceed **1,582** dwelling units

**F. Development Standards**

**1. Residential Category A (RCA)- Single Family Detached  
Includes all or portions of Planned Areas 3 & 8**

**A. Uses Permitted:**

- 1) Single Family Residential
- 2) Recreational Facilities
- 3) Model Homes
- 4) Accessory Structures (as per definition Sierra Vista Development Code Section 151.22.009)

**B. General Development Standards - Residential**

- 1) Minimum Lot; 7,200 square feet
- 2) Maximum Building Height: Not to exceed 25'
- 3) Parking Requirements: Shall be in conformance with Article 151.09 in the Sierra Vista Development Code.
- 4) Maximum Density: <6.1 Residences per acre
- 5) Minimum Building Setback: Front: 20'  
Side: 5'  
Rear: 20'
- 6) Pedestrian path access shall be provided to each residence.

**2. Residential Category B (RCB)- Single Family Detached  
Includes all or portions of Planned Areas 2 & 4**

**A. Uses Permitted:**

- 1) Single Family Residential
- 2) Recreational Facilities
- 3) Model Homes
- 4) Accessory Structures (as per definition Sierra Vista Development Code Section 151.22.009)

**B. General Development Standards - Residential**

- 1) Minimum Lot: 7,000 square feet
- 2) Maximum Building Height: Not to exceed 25'
- 3) Parking Requirements: Shall be in conformance with Article 151.09 in the Sierra Vista Development Code.
- 4) Maximum Density: <6.2 Residences per acre

- 5) Minimum Building Setback: Front: 20'  
Side: 5'  
Rear: 20'
- 6) Pedestrian path access shall be provided to each residence.

**3. Residential Category C (RCC)- Single Family Detached and /or Attached**  
**Includes all or portions of Planned Areas 1, 5, 6, 7, 10, & 11**

- A. Uses Permitted:
  - 1) Single Family Residential
  - 2) Recreational Facilities
  - 3) Model Homes
  - 4) Accessory Structures (as per definition Sierra Vista Development Code Section 151.22.009)
- B. General Development Standards - Residential
  - 1) Minimum Lot: 6,000 square feet
  - 2) Maximum Building Height: Not to exceed 25'
  - 3) Parking Requirements: Shall be in conformance with Article 151.09 in the Sierra Vista Development Code.
  - 4) Maximum Density: <7.2 Residences per acre
  - 5) Minimum Building Setback: Front: 10'  
Side: 5'  
Rear: 20'
  - 6) Pedestrian path access shall be provided to each residence.

**4. Residential Category D (RCD)- Single Family Detached and /or Attached**  
**Includes all or portions of Planned Area 9**

- A. Uses Permitted:
  - 1) Single Family Residential
  - 2) Recreational Facilities
  - 3) Model Homes
  - 4) Accessory Structures (as per definition Sierra Vista Development Code Section 151.22.009)
- B. General Development Standards - Residential
  - 1) Minimum Lot: 4,000 square feet
  - 2) Maximum Building Height: Not to exceed 25'

- 3) Parking Requirements: Shall be in conformance with Article 151.09 in the Sierra Vista Development Code.
- 4) Maximum Density: < 10.9 Residences per acre
- 5) Minimum Building Setback: Front: 10'  
Side: 5'  
Rear: 20'
- 6) Pedestrian path access shall be provided to each residence.

**5. Commercial Recreation**  
**Includes all of the Golf Course**

**A. Primary Uses Permitted**

- 1) Recreational Facilities
- 2) Clubhouse/lounge
- 3) Restaurant
- 4) Specialty Commercial
- 5) Functional Open Space
- 6) Hospitality Facilities
- 7) Golf Course
- 8) Open Space
- 9) Recreational Center
- 10) Pool

**B. Secondary Uses Permitted**

- 1) Single Family Residential Detached
- 2) Accessory Structures (as per Sierra Vista Development Code Section 151.22.016 & 151.22.027)

**C. General Development Standard Non-Residential**

- 1) Shall be in conformance with Section 151.22.016 & 151.22.027 of the Sierra Vista Development Code.
- 2) Parking Requirements: Calculations shall be computed in accordance with Article 151.09 of the Sierra Vista Development Code. All uses within the Commercial Recreation category, including but not limited to the clubhouse will have a 15% decrease in required parking spaces. Golf Course studies indicate 10-25% of neighboring residents will use the golf course facilities. The location and design of the Commercial Recreation uses within

the Specific Plan indicates a percentage of users would have access to alternative transportation modes, i.e. private golf carts, bicycles, and pedestrian pathways.

- 3) Maximum Lot Area: None
- 4) Maximum Building Height: Not to exceed 35'
- 5) Minimum Landscape Coverage: 10% of gross site area.
- 6) Minimum Distance Between Buildings: None
- 7) Average Area per Unit: None
- 8) Minimum building Setback: Front: 40'  
Side: None  
Rear: 10'

D. General Development Standards - Residential

- 1) Minimum Lot: 6,000 square feet
- 2) Maximum Building Height: Not to exceed 25'
- 3) Parking Requirements: Shall be in accordance with Section 151.22.009 of the Sierra Vista Development Code
- 4) Maximum Density: <7.2 Residences per acre
- 5) Minimum building Setback: Front: 40'  
Side: None  
Rear: 10'
- 6) Pedestrian path access shall be provided to each residence.

6. Open Space

**Includes all areas designated Open Space**

A. Uses Permitted

- 1) Passive recreational uses (i.e. hiking trails, seating areas)
- 2) Utility and road crossings per the Director of Development Services approval
- 3) Maintenance Road

B. General Development Standard

- 1) Utility and road crossings per the Director of Development Services approval.
- 2) Maintenance road per City of Sierra Vista Department of Public Works.
- 3) Shall be in conformance with Section 151.22.027 of the Sierra Vista Development Code.

# 7. DESIGN GUIDELINES

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## A. Introduction

The design guidelines are intended to guide the developer/designer through the design development process toward the expression of overall community character. The guidelines address areas of circulation, landscaping, architecture, and recreation/open space.

The purpose of these guidelines is to ensure high quality development, thus protecting the investment of those who locate within the Castle & Cooke Country Club Estates Specific Plan area. The design guidelines provide design direction to be implemented by developers, architects, engineers, landscape architects, builders and other professionals to assure a high quality community character in appearance and land use compatibility within the Specific Plan area.

They are also presented to give guidance to City staff, the Planning and Zoning Commission and the City Council in their review of development projects within the Castle & Cooke Country Club Estates Specific Plan area.

The following goals will direct the overall planning and design effort and outline the intent of the guidelines:

- Provide direction to individual design efforts so the Castle & Cooke Country Club Estates site maintains high quality development with cohesive community identity and character.
- Ensure quality design, thereby maximizing property values and enhancement of investments.
- Conservation of existing natural features and minimum adverse impact on the ecosystem.
- Encouragement of imaginative and innovative planning of facilities and sites and flexibility to respond to changes in market demand.

As guidelines, if there is any conflict with existing City of Sierra Vista ordinances, the most restrictive will apply.



**B. Site Planning**

Site planning concentrates on the proper placement of buildings, roads, and services within the site. This requires an understanding of site opportunities and constraints, including existing drainage patterns and terrain. It also requires an understanding of building form, orientation, coverage, setbacks, parking and such support services as utilities, loading, storage and driveway location.

**GOAL:**

Create an appropriate neighborhood environment that has a balance of land uses interlaced by open space, and joined by an overall design theme.

**OBJECTIVES:**

- Site buildings in a manner sensitive to topography, natural drainage, native vegetation, soil stability, views and governmental performance standards.
- Achieve identity and cohesiveness within the Castle & Cooke Country Club Estates Specific Plan area.
- Protect uses and ensure non-encroachment of conflicting uses.

**1. Grading**

Grading guidelines are formulated with the intent of preserving and enhancing natural landscape whenever feasible.



**ROUND CREST AND TOE OF SLOPE**

Site grading design shall complement and reinforce the architectural land landscape design character in several ways. These include screening parking, loading and service areas,

helping to reduce the perception of height and mass on larger buildings, providing reasonable transitions between on-site uses, providing elevation transitions contributing to the efficiency of on-site and off-site movement systems, and providing reasonable transitions between lots.

The grading of the site terrain shall reflect the natural topography and result in a harmonious transition of the man-made grade with the natural terrain. The tops and toes of all slopes shall be rounded.

2. Drainage

All proposed drainage shall comply with standards administered by the City of Sierra Vista Department of Development Services.

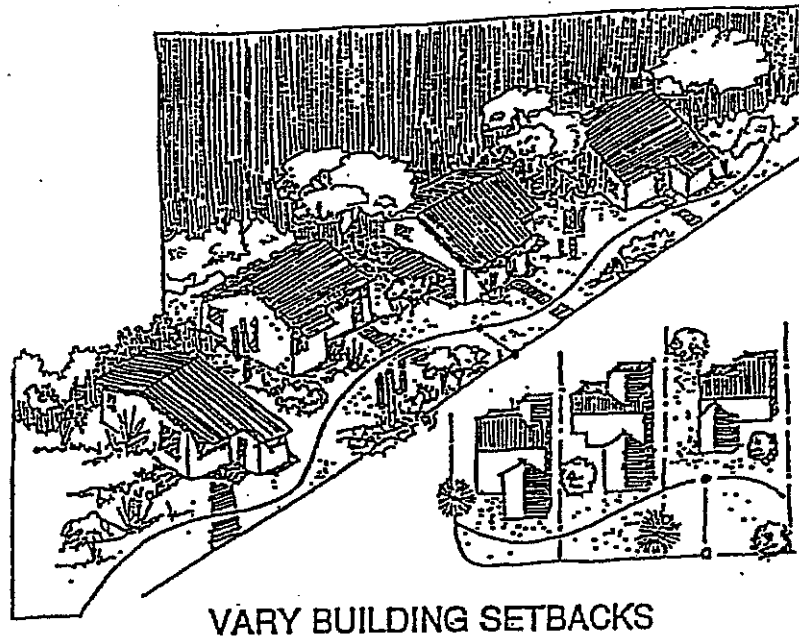
Drainage velocities shall be minimized to limit erosion, reduce debris accumulation in streets and drainage-ways, and to prevent hazardous flow conditions.

Whenever possible, native riparian vegetation shall be the predominant plant material throughout site drainage.

3. Building Setbacks

All structures must be set back a minimum of 50 feet from each bank of the low flow channel and outside of the 100 year floodplain of the two drainage-ways traversing the site in accordance with the City of Sierra Vista Development code 12-8-61.

Landscaping adds variety to uniform setbacks, softening the obvious repetition from house to house. Varied setbacks shall be encouraged to reduce the tunnel effect created by uniform facade setbacks. Landscape design shall be used to enhance building setback variations.



The builder shall be responsible for providing landscaping and irrigation systems in the setback area to the edge of roadway pavement, in a manner complimentary to the on-site architecture and landscape design concepts.

Garages for homes shall be located within 8 feet or greater than 20 feet from the curb to avoid short driveways where narrow lots are planned, shared drives or alternative front and rear (alley) garage access is encouraged.

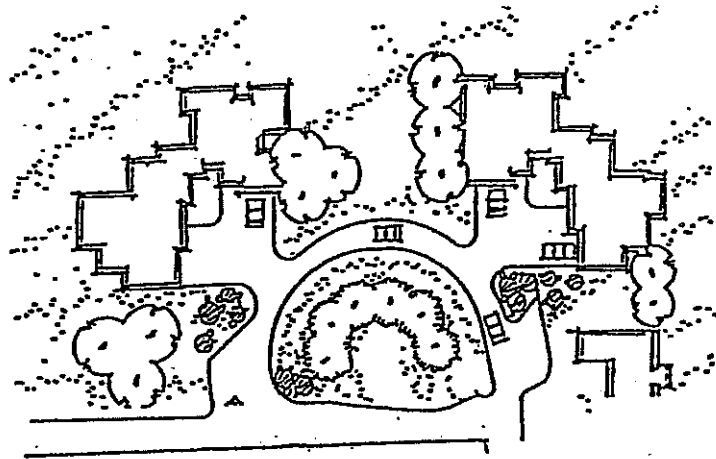
4. Building Orientation and Siting

The project shall be planned to maximize the feeling of open space within the development. Design approaches include curving streets, orienting the road axis to open areas and the creation of views.

The recreation areas shall be placed in highly visible locations such as an area visible from the project entry or adjacent to model complexes.

Buildings shall be designed and sited to minimize the impact and silhouette of built forms on the natural landscape. Roof line silhouettes shall minimize their visual impact by keeping a low profile, not dominating the horizon line.

Attention shall be given to the shading of windows with a western exposure. Interior and exterior shading devices are encouraged.



**CLUSTER ATTACHED PRODUCTS UNITS AND VARY ORIENTATION**

Convenient passenger drop-off courts shall be designed into the public areas of the project, which work well with circulation and “right-side” unloading.

5. Loading, Storage, Refuse and Servicing

Loading dock areas shall be set back, recessed, or screened so as not to be visible from adjacent lots or sites, neighboring properties or streets.

Storage areas screened by visual barriers shall be located toward the rear portions of the site.

Walls or hedges are required as screening for a service yard, if any, to enclose all above-ground garbage and trash containers and other outdoor maintenance and service facilities.

6. Utilities and Exterior Equipment

All exterior on-site utilities including, but not limited to, sewers, gas lines, water lines, electrical, telephone and communication wires and equipment shall be installed and maintained underground (exception: existing dedications and surface easements).

Solar panels shall be “flush-mounted” onto roof plane or fully screened so as not to create any adverse visual impact on any portion of the community. Natural silver aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

Locate exterior transformers, utility pads, cable television and telephone boxes out of view in public rights-of-way, or screen with walls, fences, or vegetation whenever possible.

All utility and other public rights-of-way shall be landscaped and maintained, where permitted by City and utility companies.

C. Landscape

The Specific Plan area is characterized by a mixed semidesert grassland plant community. Predominant plants include acacia, creosotebush, native mesquite, yucca, prickly pear, ocotillos and various grasses. Much of the native vegetation is healthy, attractive, and suitable for buffering, screening, and other landscape uses. The landscape theme of enhanced natural semidesert grassland with oasis areas adjacent to points of activity will create a community framework for all common and public areas for the Castle & Cooke Country Club Estates site. This will maintain the continuity of the Castle & Cooke Country Club Estates site within the San Pedro River Valley and adjacent to the Huachuca Mountains. The goals and objectives of the landscape theme are as follows:

Goal:

A landscape theme for the community which acts to unify and reinforce the open space and circulation in the creation of the Castle & Cooke Country Club Estates community structure.

Objectives:

- Establish a landscape palette for use within the Castle & Cooke Country Club Estates Specific Plan Area.
- Establish landscape design guidelines for development of residential and community areas, including street trees, street furniture and view corridors.
- Encourage wildlife to visit the site through the use of attractive native plant species to provide food and cover.

Landscape elements contribute significantly to the overall visual and developmental character of a project area. Community character is reinforced through the coordinated design and choice of landscape materials, with an emphasis on special design elements. To achieve uniformity, guidelines are required for the following categories:

- Streetscapes
- Entries
- Project Edges
- Landscape Materials
- Hardscape Design Elements
- Drainage-ways
- Retention/Detention Areas

Consistent landscape plantings in native semidesert grassland vegetation, or other drought tolerant species, shall be encouraged.

Grading guidelines and construction area requirements shall be developed to minimize damage to the natural terrain and vegetation and to protect the major spine wash, which traverses the site.

1. Xeriscape Concept

The Castle & Cooke Country Club Estates Specific Plan project site shall be landscaped with a xeriscape concept, with emphasis on indigenous plant materials, blending development into the existing desert grassland and promoting water conservation. The xeriscape concept can be divided into three zones of water use. All zones shall be irrigated by a permanent, underground automatic irrigation system. Drip irrigation shall be used for plant materials other than turf and seeded areas which will

receive spray irrigation. The three landscape zones are Arid, Transition and Mini-oasis.

The Arid landscape zone shall use predominantly native plant materials (see recommended plant list for each zone) with minimal irrigation. A seed mix has been developed for revegetation in this area. This zone is the peripheral area of each development site. When peripheral dense screening is required, additional native vegetation shall be added to the arid zone plant materials to “beef up” the density. The arid zone also includes disturbed areas adjacent to natural open space or drainage-ways.

The Transition landscape zone shall use a combination of native plant materials and other colorful, drought tolerant, desert adapted plant material. The streetscape, parking screens, and landscaping around the buildings are within the transitional zone. The transitional landscape shall blend with native plant materials, but is characteristically denser, greener, and more colorful. Decomposed granite, matching native rock and soil on the site is an acceptable groundcover.

The Mini-oasis landscape zone includes the use of more exotic, desert adapted plant materials in combination with transition plant materials. This creates a “mini-oasis” within a high use area adjacent to a building. This is the highest water use zone and shall occupy relatively small areas of the site. Mini-oasis zone includes swimming pool/recreation areas, turf areas, some small areas at building entrances, courtyards or patios, or outdoor eating areas at restaurants.

RECOMMEND PLANT PALETTES

The following are recommended plant materials. Additional plants will be considered upon review by the Design Review Committee (for definition see chapter 6.b).

**Arid Landscape Zone:**

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia spp.</i>	Acacia
<i>Cercidium spp.</i>	Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Prosopis glandulosa</i> "glandulosa"	Honey Mesquite
<i>Prosopis spp.</i>	Hybrid Mesquite Species (i.e. Chilean/Argentina)
<i>Agave spp.</i>	Century Plant
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Caesalpinia spp.</i>	Mexican Bird of Paradise
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Dalea puchra</i>	Bush Dalea
<i>Dasyilirion wheeleri</i>	Desert Spoon
<i>Fouquieria splendens</i>	Ocotillo
<i>Larrea tridentata</i>	Creosote
<i>Opuntia spp.</i>	Prickly Pear
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Yucca spp.</i>	Native Yuccas
<i>Abronia villosa</i>	Sand verbena
<i>Dalea greggii</i>	Trailing Indigo Bush
<i>Penstemon spp.</i>	Pestemon

**Transitional Landscape Zone:**

All plant materials in the Arid Landscape Zone plus the following:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Brahea armata</i>	Mexican Blue Palm
<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Eleagnus angustifolia</i>	Russion Olive
<i>Fraxinus velutina</i>	Arizona Ash



<i>Gleditsia triacanthos</i> "inermis"	Thornless Honey Locust
<i>Juniperus deppeana</i>	Alligator Bark Juniper
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Quercus buckleyi</i> "Redrock"	Redrock Oak
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Vitex agnus-castus</i>	Chaste Tree
<i>Eleagnus ebbingii</i>	Ebbing Silverberry
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Myrtus communis</i>	Classic Myrtle
<i>Rosa banksiae</i>	Lady Banks Rose
<i>Tagetes lemmonii</i>	Mountain Marigold
<i>Calylophus hartweggi</i>	Calylophus
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Oenothera spp.</i>	Primrose

**Mini-oasis Landscape Zone:**

All plant materials in the Arid and Transition Landscape Zones plus the following:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Carya illinoensis</i>	Pecan
<i>Cercis canadensis</i>	Eastern Redbud
<i>Fraxinus velutina</i> "Rio Grande"	Fan Tex Ash
<i>Platanus wrightii</i>	Arizona sycamore
<i>Trachycarpus fortunei</i>	Windmill Palm
<i>Campsis radicans</i>	Trumpet Creeper
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Gelsemium sempervirens</i>	Caroline Jasmine
<i>Jasminum humile</i>	Italian Jasmine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Lonicera japonica</i> "Halliana"	Hall's Honeysuckle
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Punica granatum</i>	Pomegranate
<i>Wisteria floribunda</i>	Japanese Wisteria
<i>Xylosma congestum</i>	Xylosma
<i>Rosmarinus officinalis</i>	Rosemary
<i>Vinca major</i>	Periwinkle

Revegetation Seed Mix:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia constricta</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Aristida purpurea</i>	Purple Threeawn
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Baileya multiradiata</i>	Desert Marigold
<i>Bouteloua curtipendula</i>	Sideoats Grama
<i>Bouteloua gracilis</i>	Blue Grama
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Eschscholzia californica</i>	California Poppy
<i>Gaillardia pulchella</i>	Firewheels
<i>Larrea tridentata</i>	Creosote
<i>Oryzopsis hymenoides</i>	Indian Ricegrass
<i>Penstemon spp.</i>	Penstemon
<i>Sphaeralcea ambigua</i>	Desert Globe Mallow

2. Screening and Buffers

Areas intended to be screened from view from the streets and adjacent parcels of dissimilar use include all loading areas, and refuse collection. Screening shall consist of walls or earth berming and landscaping (see loading/storage, and utilities/exterior equipment sections).

- The landscaping requirement shall be within the transitional zone palette, consisting of trees, shrubs, and groundcovers that creates a visual barrier while adding interest and variety to protect the edges.
- Perimeter landscape buffering and/or screening shall be required between dissimilar uses and along street frontages.
- Buffering shall include salvaging existing native plants where possible. The buffer shall be a minimum of fifteen feet wide. Plant materials shall be selected from the arid zone plant palette and be irrigated until established.

- If project edges are graded or disturbed, the area shall be revegetated and/or seeded with native desert materials at densities as indicated on the Landscape Buffer Chart within the “Disturbed” category. If native vegetation remains intact, then the requirement is as indicated on the Landscape Buffer Chart as “Undisturbed”.
- Minimum landscape buffer width is fifteen (15) feet with the use of a decorative screen wall and thirty (30) feet without a screen wall.
- Fences for screening shall be solid and opaque.
- The Design Review Committee (DRC), as defined in chapter 6.B, will review any design adjustments from the requirements in the chart to allow for any special conditions. The DRC will have the final decision.
- Landscape buffer requirements are summarized in the chart below and illustrated in the drawings. Minimum sizes for landscape buffer plantings are as follows:

Tree	15 gallon
Shrub	5 gallon
Accent Plant	5 gallon or standard size bare root
Groundcover/Bankcover	1 gallon

3. Landscape Buffering

Required plantings per 100 LF of landscape buffer

<u>15 foot width</u>	<u>30 foot width</u>	<u>45 foot width</u>
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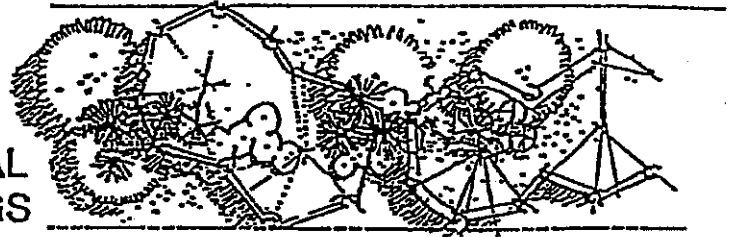
Disturbed Buffers

5 trees	5 trees	5 trees
15 shrubs	15 shrubs	15 shrubs
5 accents	5 accents	5 accents
10 groundcovers	10 groundcovers	10 groundcovers
Native seeding	Native seeding	Native seeding
6' screen wall	No wall required	No wall required

Undisturbed Buffers

To existing vegetation:	To existing vegetation:	Existing vegetation is sufficient
Add 2 trees	Add 1 tree	
Add 5 shrubs	Add 3 shrubs	
Add 3 accents	Add 1 accent	

**INFORMAL  
BUFFER PLANTINGS**



4. Revegetation and Erosion Control

All graded areas shall be revegetated, prior to seasonal rains, for erosion control. Revegetation shall be with native plant materials (see arid landscape zone palette) and/or a native seed mix. Irrigation shall be provided until plantings are established. Any disturbance to the South Garden Wash during development shall be revegetated and enhanced to restore it to a natural appearance. Riparian plantings shall include mesquite, desert willow, texas ranger, yellow bird of paradise, four wing saltbush, and trailing indigobush to help retain the banks of the wash. If rock is used on steep slopes along washes, rock coverage shall be less than 50% of the slope and be integrated with bankcover plantings to provide a natural appearing wash edge blending with existing conditions.

5. Streetscape

- a) Internal Streets: The streetscapes have been designed so that the internal loop road shall have a “theme” landscape element, thus providing identity, shade, colorful groundplane treatment and enhanced views. This will identify it as the primary circulation feature.

Based on the strong wildlife viewing attraction of the surrounding environment and the nature of the area, the internal loop road streetscape will have an enhanced native semidesert grassland concept. Plant materials associated with the Sierra Vista/Cochise County region will be emphasized. This includes plant materials from the arid or transitional zone landscape.

Tree and shrub masses shall be planted to frame views and focus drivers attention to particular entry points into projects.

Recommended trees include redrock oak, acacia, mesquite, and palo verde. Shrub masses shall be mixed with generous numbers of native accent plants such as yucca ocotillo, agave, and prickly pear.

- b) Clubhouse and Recreational facilities Parking Areas: Large areas of asphalt or concrete parking lots are unattractive and deflect heat into nearby buildings. The use of groundcovers and shade trees will reduce the amount of paving, softening the appearance of the parking area while reducing the solar heat gain.

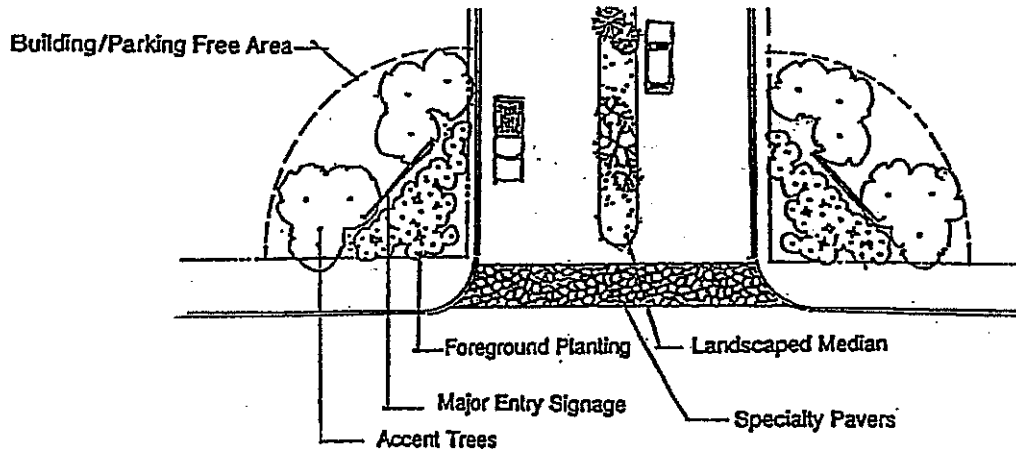
6. Entries

The two major entries into the project shall serve as the focus of the core development. The design of these entries shall symbolically form a gateway and transition to Castle & Cooke Country Club Estates development. Special landscape treatments with specialty paving, lush plantings, signage, and monumentation shall be used to emphasize and contrast the entryway with the rest of the environment. Clear views for traffic safety and project signage must be maintained.

Entrances into the individual Planning Areas will be designed as secondary entry features. Secondary entry features, combining accent trees with specialty paving and plantings, shall be consistent with the style of the major entrances.

A 30' minimum building and parking free area shall be maintained at the entry intersections to provide adequate entry monumentation features.

The specialty monumentation will clearly mark arrival at the Pueblo del Sol Clubhouse through the use of planting and monumentation.



### TYPICAL MAJOR ENTRY STATEMENT

#### 7. Project Edges

The perimeter edge of the project shall not be an abrupt edge but shall be a gradual transition to the surrounding landscape. Visual screening and noise buffering will also preserve the privacy of the residents.

The landscaping concept for the perimeter edges is to develop a lush semidesert grassland scene, creating an informal buffer between the development and the surrounding landscape. Internal plant groupings will be encouraged. Fences and walls to a height of 6' are allowed. The Arid Landscape Zone plant palette shall be used in quantities noted under Landscape Buffering.

8. Drainage-ways

It is important for drainage-ways to remain as continuous and natural as possible to function effectively as natural drainage-ways and as wildlife corridors. Additionally, the open space created by washes provides visual relief along vehicular routes and enhances the value of adjacent residential neighborhoods.

Along the major South Garden wash, a buffer of enhanced native riparian plant materials found within the spine wash shall be used. Indigenous vegetation shall be preserved as much as possible and existing plant material will be salvaged. A plant nursery company will be employed to transplant all native trees with a diameter trunk size of 8" or greater, where feasible. The salvage operation will include the maintenance of the salvaged/boxed trees on-site and will be monitored by the nursery, until such time as the trees can be replanted within the project site. The transplanted trees will provide the core of the natural vegetation and additional nursery stock will supplement the design concept (see Arid Landscape Zone plant palette).

9. Walls and Fences

All walls and fences used within the residential communities shall be of a material compatible with the architectural design of the structures. They shall be a visual extension of the architecture of the residence. The texture and color of walls (if stucco) shall conform to the same standards as the main residence. Walls shall not exceed six feet in height unless approved by the DRC. Wall systems along major streets shall respect the designated setback requirement and have a stepped, varied, or non-linear appearance.

The following materials are allowed for walls and fences subject to Design Review:

- Wrought Iron
- Concrete masonry: Integral color (consistent with building color)
- Brick
- Concrete: Textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)
- Stucco: Integral or painted color (consistent with building color).

All swimming pools shall be enclosed by a fence, wall or other structure in conformance with the provisions of the Uniform Building Code.

10. Retention/Detention Areas

Retention and detention areas shall be designed and utilized as multipurpose areas for drainage, open space, active and passive recreation, etc. Landscaping shall be native, drought tolerant species from the Arid Landscape Zone plant palette.

**D. Architectural Guidelines**

The following guidelines are not intended to limit designs, but to provide a flexible framework to accomplish an overriding design concept and to encourage quality development.

Goal:

Architectural design ensuring quality development that reinforces the community theme within the Castle & Cooke Country Club Estates Specific Plan area.

Objectives:

- Establish architectural design criteria to give guidance on the desired external three dimensional building form, materials and appearance.
- Encourage and utilize a high quality and variety of southwestern architectural systems to be constructed within the Castle & Cooke Country Club Estates Specific Plan area.

Architecture, or building design, is an element contributing significantly to create a visual and spatial expression that identifies the area with special design considerations and solutions. All architecture is intended to appear as an integrated part of an overall site design concept.

1. Architectural Themes

The architectural theme for Castle & Cooke Country Club Estates Specific Plan area shall reflect the integration of structures within the overall desert environment, specifically the southwestern form. Themes of southwest style, such as “Territorial,” “Spanish Colonia” “Mission”, “Santa Fe”, “Santa Barbara Mission”, or modern variations thereof, shall be encouraged.



## CHAPTER 7 – DESIGN GUIDELINES

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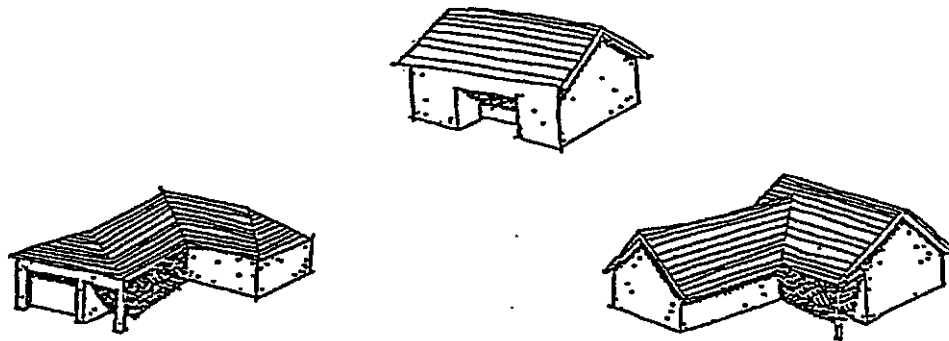
Exterior building materials shall be consistent with the overall community character. Recommended major colors are subdued earthtone colors such as browns, tans, and grays with additional accent colors. Recommended building materials are:

- Masonry
- Stucco
- Adobe
- Concrete Block
- Slump Block

Other colors and materials must be approved by the Design Review Committee.

Recessed door, window and wall openings are characteristic elements of the intended architectural style and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

Every building shall have a shadow relief. Offsets, pop-outs, overhangs and recesses, all may be used to produce effective shadow interest areas. Larger buildings require more shadow relief than do smaller buildings. Large, unbroken expanses of wall shall be avoided.



### SHADOW RELIEF ON BUILDINGS

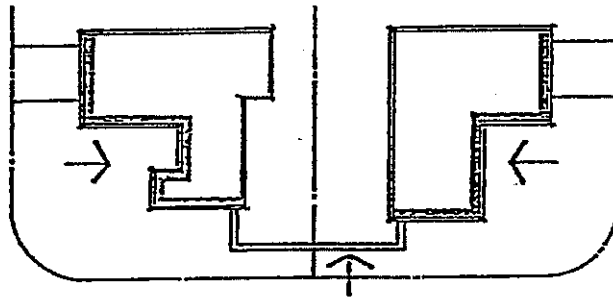
Lighting is part of an architectural vocabulary, helping to create and dramatize a nighttime image of a structure; but it is also necessary for functional requirements of safety, security and identification. Lighting shall be designed to coordinate with the community theme. The Sierra Vista Development Code Standards for lighting will be followed. Lighting shall be directed downward onto the pavement/property and not onto neighboring areas. Use of low pressure sodium lights is encouraged.

2. Residential

The pitch and form of “roofs” are a visible community feature. A range of roof forms and roof pitches can add an appealing visual impact to the community/streetscape.

The roofing material shall be constructed of non-reflective materials and exhibit muted earth tones.

All walls and fences used within the residential area shall be of material compatible with the architectural design of the structure. Walls shall not exceed six feet in height. If the fence or wall connects two separate units they shall be of the same color and material, and be compatible with the color and material of the architecture.



**COMPATIBLE COLORS AND MATERIALS**

Rectangular plans and variations of the rectangle may assure compatibility and variation. Variety and interest can be developed with rectangular plans by varying dimensions and positions of structures.

All parking structures, either free-standing or attached garages, shall incorporate the same design element as the dwelling unit.

3. Community Buildings

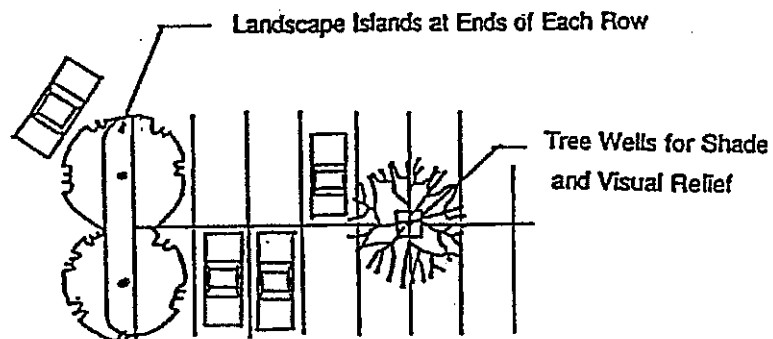
Roof projections over windows are encouraged. Roofs shall be constructed of clay tile, slate, metal, concrete or asphaltic compound shingles. No mechanical equipment of any kind is permitted on roofs. All vents and other projections shall be colored to blend with the roof.

Flat roofs with parapet walls to screen rooftop equipment are appropriate, although building with angular forms and changes in roof planes are encouraged.

Perimeter walls shall not exceed a height of 6 feet above finished grade. Walls shall match primary buildings with respect to color, texture and overall design.

Whenever possible, avoid long linear vistas and building edges by varying and articulating building facades, heights and rooflines.

Whenever possible, parking shall be located to the side and/or rear portion of the site. Parking lots shall be landscaped with a minimum of one shade tree per 10 stalls. Also see parking and loading/storage sections.



### LANDSCAPE PARKING LOTS

Parking lots and driveway lighting shall provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones.

## **8. SPECIFIC PLAN IMPLEMENTATION**

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### **A. Purpose**

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for the administration of the plan, including a Phasing Plan for the development of the proposed Planning Areas. A monitoring program is required so the City may track the progress of the Specific Plan development and monitor associated improvements and budgetary needs.

Other information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. The Country Club Estates Specific Plan shall be implemented through site plans and the subdivision process. This process will allow for the creation of lots as preliminary plat maps, which are necessary for implementation of the project phasing.

### **B. Phasing Plan**

The Country Club Estates Specific Plan will generally be developed in five phases, as indicated on Exhibit 8.1: Phasing Plan. Phasing is necessary to insure adequate levels of infrastructure will be built to accommodate the development in each phase. Phasing also allows updated attention to changing market considerations and a staggered introduction of a variety of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made: 1) the rate of growth for this project will remain consistent as calculated, 2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services, will remain consistent as calculated, and 3) the market need for both the proposed traditional and adult-oriented residential product types and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time the Phasing Plan and the City monitoring program must be flexible enough to make adjustments in corresponding infrastructure and service requirements. (See Exhibit 5.6:

Public Facilities Plan: Water and Exhibit 5.7: Public Facilities Plan: Sewer).

The first phase is currently being developed in the south portion of the project site. (See Exhibit 8.2: Phasing Plan--Circulation.) The first portion of the inner loop road will be extended from St. Andrews during Phase One. Underground utilities including sewers, electricity, water, and gas mains will be installed during this construction.

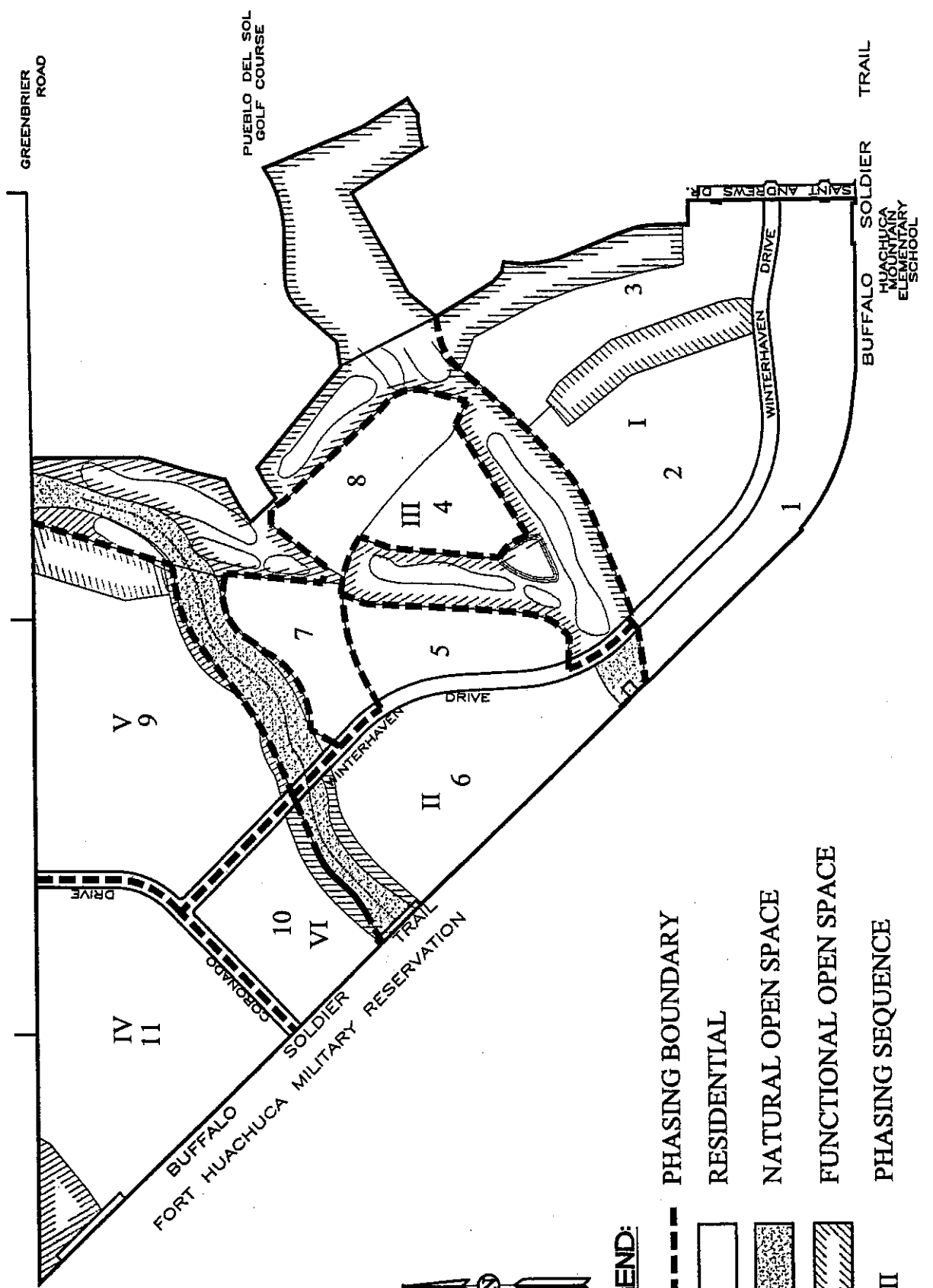
Residential Planning Areas 1,2 & 3 will be developed during Phase I. These areas will provide a mix of residential lot sizes including all three residential categories.

**C. General Implementation Responsibilities**

Implementation of the amended Country Club Estates Specific Plan shall be the responsibility of the master developer and the builder, except as noted. The master developer shall be responsible for engineering and implementation of the spine infrastructure systems. The spine infrastructure systems are defined as those systems, which are necessary to provide for development of the individual Planning Areas. These include hydrology improvements, residential collector and their associated streetscapes, the trunk sewers, water mains, and utility lines in the major streets. The builder is responsible for implementation of those facilities within each of the Planning Areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

Approval of a subdivision plat, development plan, or building permit is subject to the following:

1. Conformance with the Country Club Estates Specific Plan as adopted.
2. Provision of development-related assurances as required by the applicable agencies.



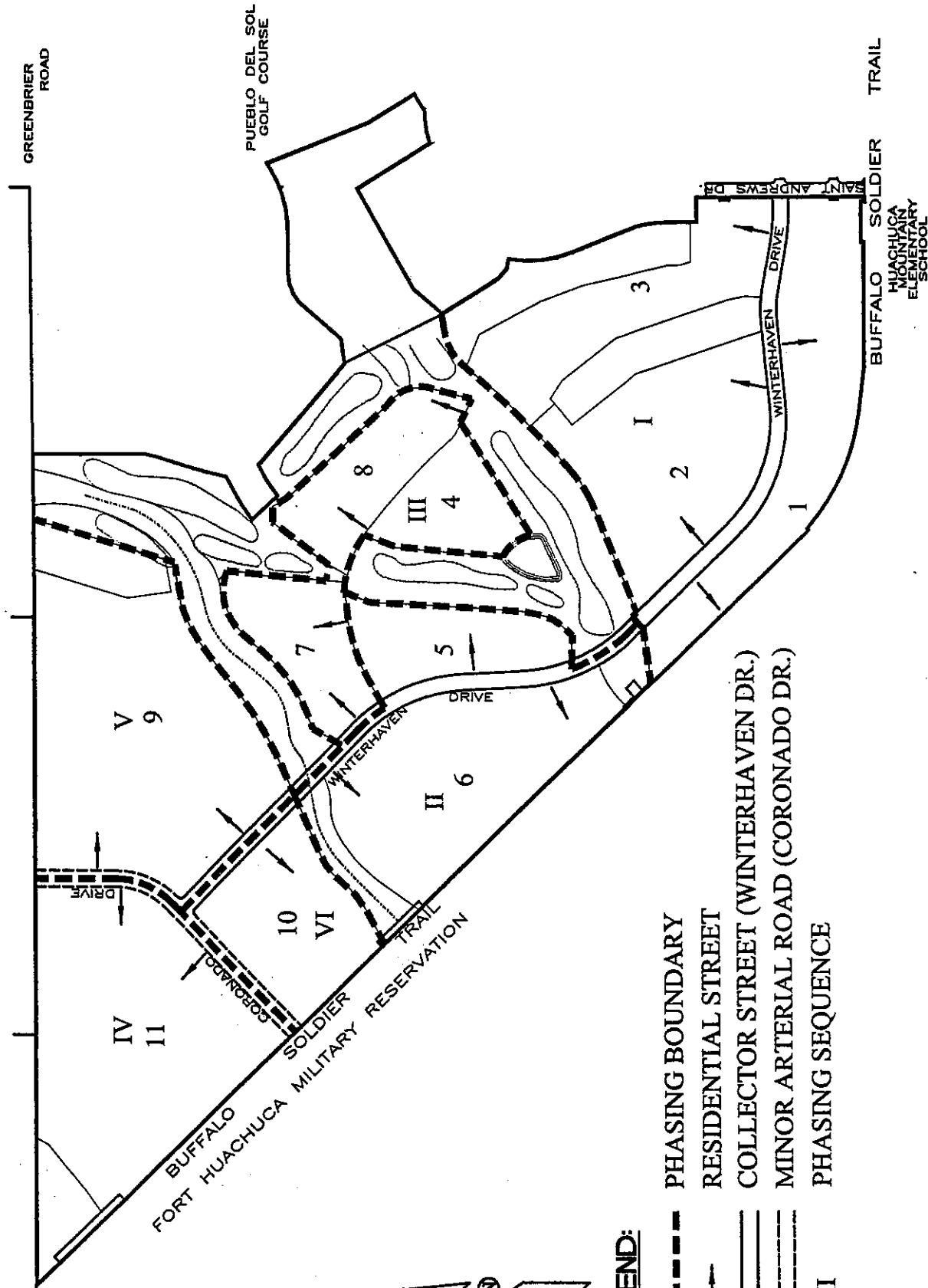
**LEGEND:**

- PHASING BOUNDARY
- [White Box] RESIDENTIAL
- [Stippled Box] NATURAL OPEN SPACE
- [Hatched Box] FUNCTIONAL OPEN SPACE
- II PHASING SEQUENCE

**EXHIBIT 8.1:  
PHASING PLAN**

**CASTLE & COOKE**  
Country Club Estates Specific Plan  
A MASTER PLANNED COMMUNITY BY  
CASTLE & COOKE





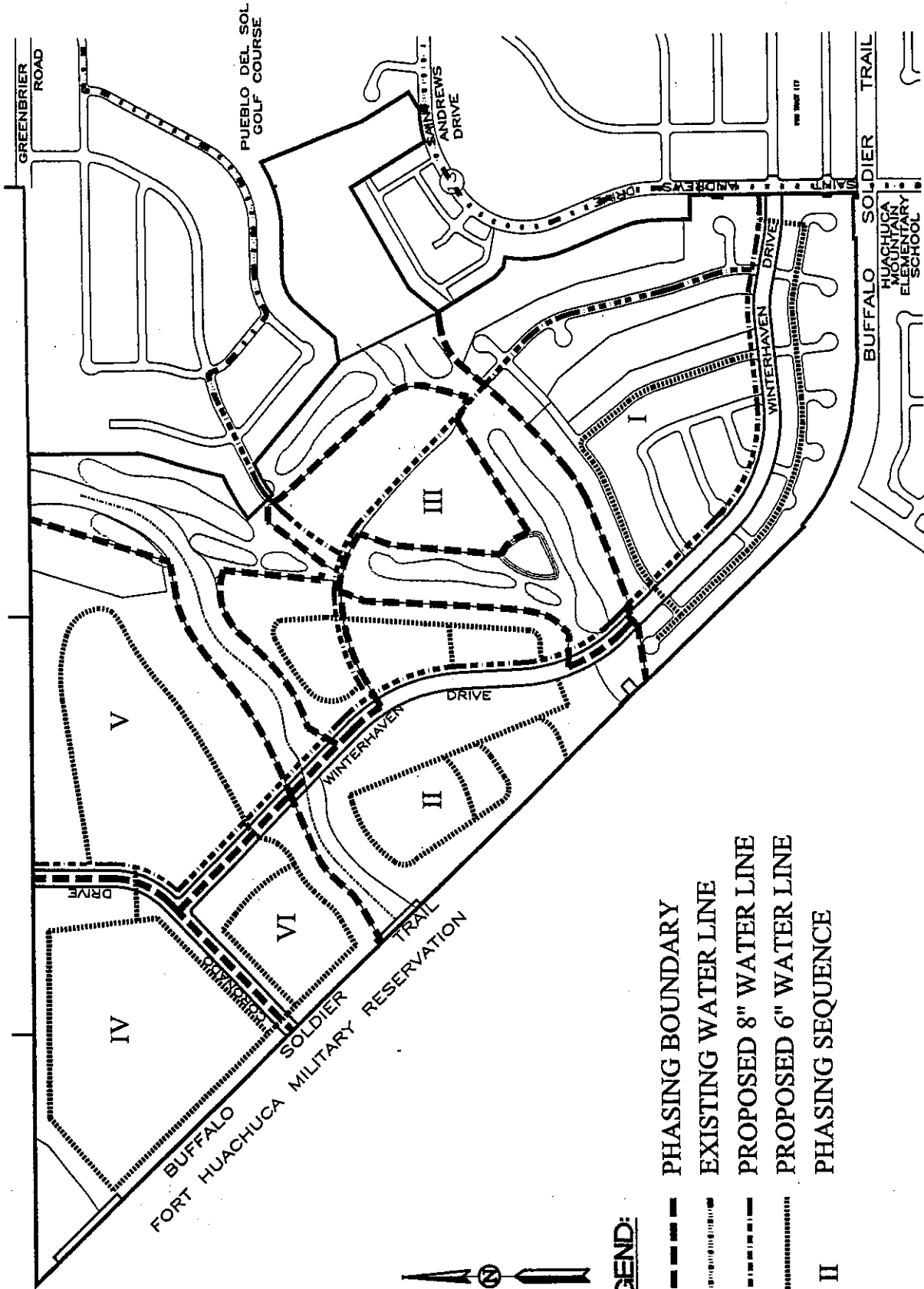
**LEGEND:**

- PHASING BOUNDARY
- RESIDENTIAL STREET
- ==== COLLECTOR STREET (WINTERHAVEN DR.)
- MINOR ARTERIAL ROAD (CORONADO DR.)
- II PHASING SEQUENCE

**EXHIBIT 8.2:**  
**PHASING PLAN -**  
**CIRCULATION**

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
 A MASTER PLANNED COMMUNITY BY  
 CASTLE & COOKE

**MCINTOSH & ASSOCIATES**  
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**LEGEND:**

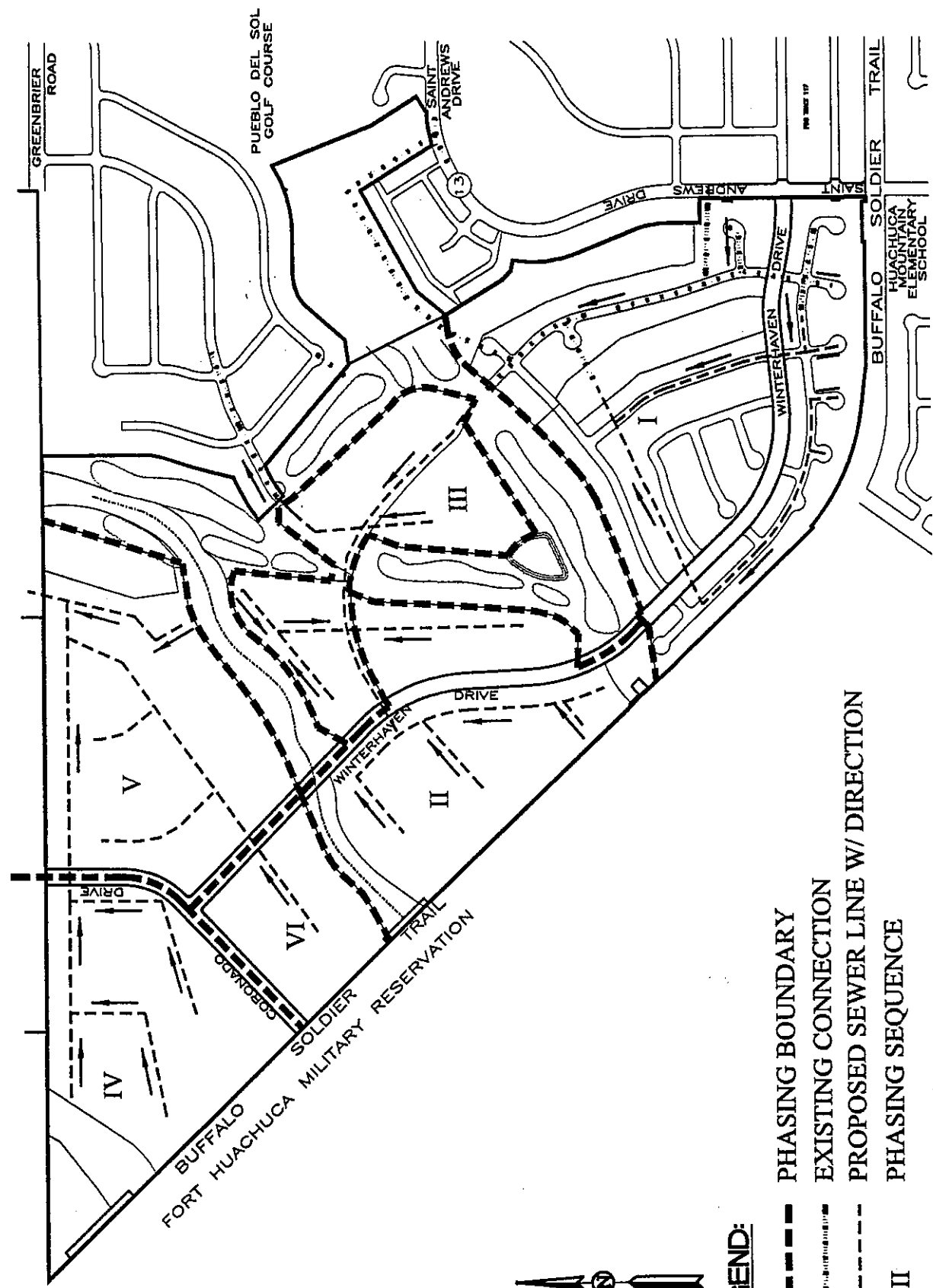
- PHASING BOUNDARY
- EXISTING WATER LINE
- - - PROPOSED 8" WATER LINE
- - - PROPOSED 6" WATER LINE
- II PHASING SEQUENCE

**EXHIBIT 8.3:**  
**ON-SITE PUBLIC**  
**WATER FACILITIES**

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
 A MASTER PLANNED COMMUNITY BY:  
 CASTLE & COOKE







**LEGEND:**

- PHASING BOUNDARY
- EXISTING CONNECTION
- PROPOSED SEWER LINE W/ DIRECTION
- II PHASING SEQUENCE

3. Dedication of appropriate rights-of-way for roads and drainage by plat or by separate instrument if the property is not to be subdivided.

**D. Drainage**

South Garden Wash will remain in its natural state. The Country Club Estates Wash, which is presently incorporated into the Golf Course Fairway, will also remain in its present state.

Local drainage generated from development will be addressed at Preliminary Plat submittal. A hydrologic and hydraulic analysis will be provided along with the Preliminary Plat, which will demonstrate the adequacy of the proposed drainage scheme and its compliance with the City of Sierra Vista regulations.

**E. Circulation**

The internal Loop Road, Winterhaven Drive, will be built in segments as the development of the Specific Plan area progresses from east to west. Winterhaven Drive segments will be constructed with adequate length to allow for looping of the local roads within the development pods.

An adequate circulation system commensurate with the level of development will be maintained through the phased construction of the Specific Plan area.

**F. Sewer System, Water, and Utility Implementation**

The eastern portion of the Specific Plan area is targeted for the initial construction phases. Sewer systems with outfalls to the St. Andrews Drive, Oakmont, and Pebble Beach Drive connections are expected to be constructed to serve the eastern part of the new development.

Sewer development west of Fairway 14 will not occur until a connection is made to the Summit Interceptor line which is located approximately 1/4 mile north of the Specific Plan area. The line extension to the Summit Interceptor will require easements through private land which need to be obtained prior to implementation of the sewer plan west of Fairway 14.

Water will be supplied to the Specific Plan area by Pueblo del Sol Water Company. The Specific Plan area will constitute a new pressure Zone 3 for the system. The water system build-out will consist of a 12 inch loop line, with 8 inch, 6 inch, and 4 inch laterals. Fire hydrants will be installed as required. It is expected that the existing system will be able to deliver at least 1000 gpm to the hydrants as required by the Uniform Fire Code.

Gas and power are available on Highway 92, Buffalo Soldier Trail, and the existing subdivisions contiguous to the Specific Plan area. Development within the Specific Plan area will be required to provide underground utilities, built in accordance with the applicable utility company's specifications.

Southwest Gas has indicated that an extension of their existing line along Buffalo Soldier Trail for the full length of the Specific Plan boundary will be required at build-out. Phasing of the line extension will occur along with development of the building areas, most likely starting from east to west.

**G. Transfer of Density**

To ensure the orderly growth of a well-balanced community, the designated Planning Area within Country Club Estates Specific Plan shall be developed at densities no more than the designated density ranges except as provided for in a density transfer.

Minor modifications in the boundaries and acreage of Planning Areas or adjustments because of final road alignments, drainage areas including retention/detention basins will occur during technical refinements in the preliminary plat map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative Planning Area will not be affected. The Country Club Estates Specific Plan residential dwelling unit cap shall be 1,582 dwelling units.

A transfer of residential density from one residential Planning Area may be permitted within the Specific Plan such that in no case shall transfers of dwelling units result in:

1. Exceeding the overall plan cap of 1,582 dwelling units.
2. Allocating excess units outside of the Planning Area.
3. A change in the density classification range.
4. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan Area.

At the time of approval of the respective tentative plats by the Planning Commission, a revised Specific Plan map and Planning Area summary shall be submitted for all transfers of density. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the maximum density cap. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

#### **H. Monitoring Program**

The purpose of the Specific Plan Monitoring Program is to provide assurances to the City and developer that development is occurring consistent with the Specific Plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared with development that is occurring on a regional scale.

The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project Planning Area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each Planning Area reflected in this Specific Plan.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the facilities and services needed for each level of development. Each phase has a corresponding monitoring sheet which indicates required facilities and services to be completed with the phasing of Planning Areas.

The secondary phase of the Monitoring Program deals with transfer of open space. In order to accommodate possible changes and to insure conformance with adopted City Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

## CHAPTER 8 – SPECIFIC PLAN IMPLEMENTATION

1. The overall assigned yield of 1,582 residential dwelling units shall not be exceeded.
2. A development plan or plat shall be submitted to the City for review and approval prior to development occurring in any Planning Area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the City.
3. Any approved open space transfer shall be accompanied by a revised statistical table in all text and map locations.

All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting ordinance.

4. The Director of Development Services shall cause to be established and maintained an official project file “Country Club Estates Specific Plan”, which contains an original and certified copy of every revision to the Specific Plan, including a record of dwelling unit potential remaining in each Planning Area.

### **I. Site Plan Review Procedures**

The Specific Plan shall be implemented through the review process of development plans and/or plats (Sierra Vista City Development Code, 12-19). A plan shall be required for all development within the Specific Plan area requiring a building permit in accordance with the Sierra Vista City Development Code. Review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits, or any other Sierra Vista City permit for the property. The plan review procedure is

1. To ensure consistency with VISTA 2020, the City of Sierra Vista General Development Plan.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to VISTA 2020.
4. To facilitate complete documentation of authorized land use entitlements and conditions pertinent thereto.
5. To adapt to substantial changes in the circumstances under which the project is undertaken

Procedures

Development Plans and/or plats shall be submitted to the City staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Development Plan or plat. Comment from other City departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized plans.

Applicants should insure that they have obtained a copy of the design guidelines contained within the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Development plan or plat complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the City Staff shall prepare a staff report with recommendations to be submitted along with the development plan/plat to the Planning Commission at the earliest possible regular meeting. The Planning Commission may approve, conditionally approve, or if not consistent with the Specific Plan, modify or deny the proposal.

**J. General Administration**

The Country Club Estates Specific Plan shall be administered and enforced by Sierra Vista City Department of Development Services in accordance with the provisions of the Sierra Vista City Development Code with input from Country Club Estates Development Review Committee.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Director of Development Services, subject to appeal to the Planning Commission and, subsequently, the Mayor and Council. These might include:

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted and is consistent with the goals and objectives of the Specific Plan.

TABLE 8.1

DATE  
ACTION

**County Club Estates  
PLAN MONITORING REPORT**

1 PHASE NO.	2 PLANNING AREA	3 ACRES	4 PREVIOUSLY AUTHORIZED D/U	5 D/U GAINED LOST	6 TRANSFER TO/FROM	7 CURRENTLY AUTHORIZED RAC	8 ORIGINAL AUTH. RAC
<u>I</u>	<u>1</u>	<u>30</u>	<u>120</u>	0	120	4	<6.0
<u>I</u>	<u>2</u>	<u>31</u>	<u>117</u>	0	117	3.7	<5.2
<u>I</u>	<u>3</u>	<u>21</u>	<u>50</u>	0	50	2.4	<5.1
<u>III</u>	<u>4</u>	<u>10</u>	<u>38</u>	+4	42	4.2	<5.2
<u>II</u>	<u>5</u>	<u>13</u>	<u>40</u>	+6	46	3.5	<6.0
<u>II</u>	<u>6</u>	<u>34</u>	<u>193</u>	-43	150	4.4	<7.6
<u>III</u>	<u>7</u>	<u>13</u>	<u>42</u>	+8	50	3.8	<6.0
<u>III</u>	<u>8</u>	<u>14</u>	<u>52</u>	-10	42	3.0	<5.1
<u>III</u>	<u>9</u>	<u>57</u>	<u>187</u>				
<u>V</u>	<u>10</u>	<u>18</u>	<u>73</u>				
<u>V</u>	<u>11</u>	<u>42</u>	<u>135</u>	0	135	3.3	<6.0
Total		283	1,047	-35			



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**APPENDIX**

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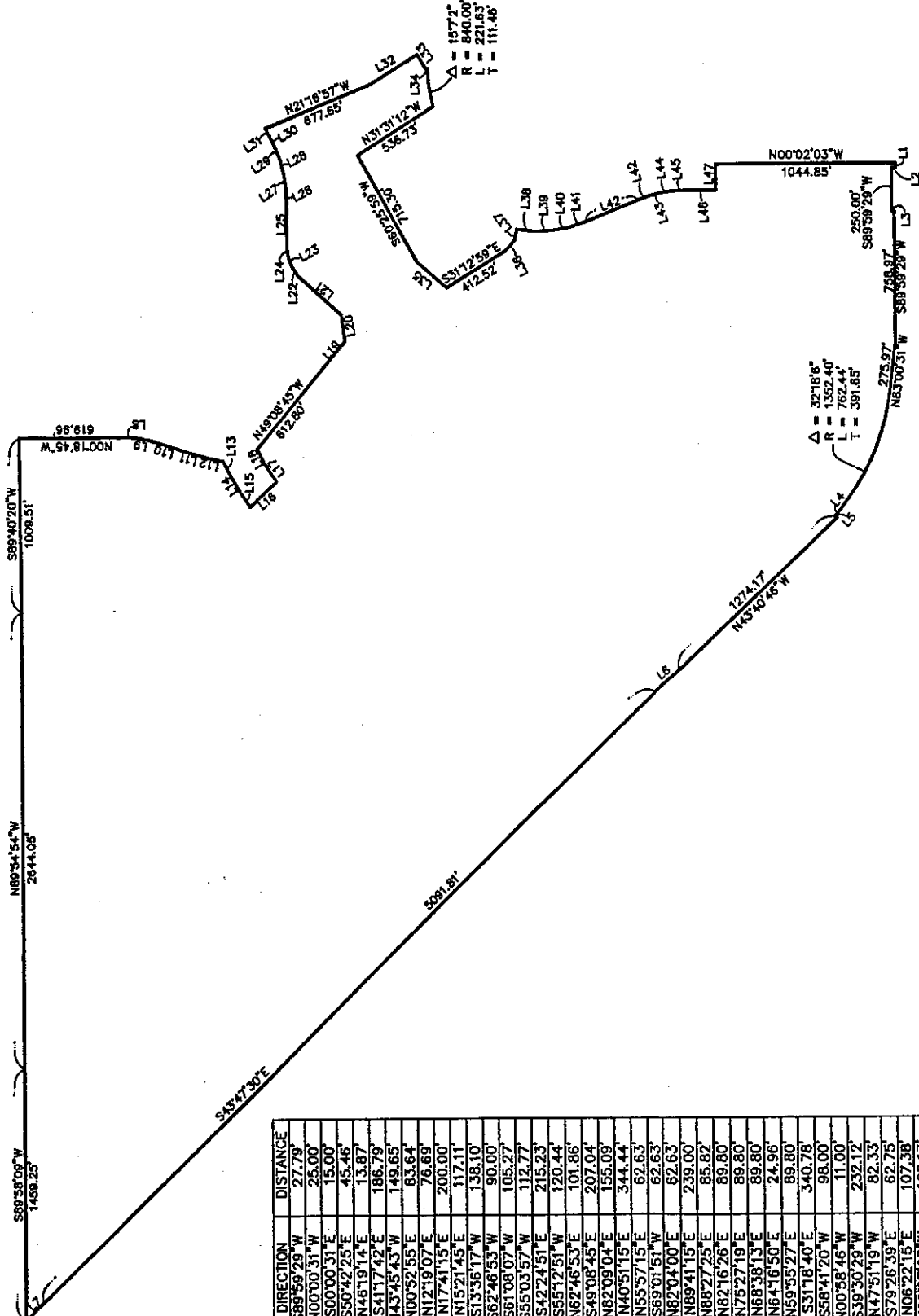
**SPECIFIC PLAN**

EXHIBIT "A"

ALL THAT PORTION OF SECTIONS 13 AND 14 OF TOWNSHIP 22 SOUTH, RANGE 20 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, STATE OF ARIZONA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF BUFFALO SOLDIER TRAIL WITH THE WEST RIGHT-OF-WAY OF SAINT ANDREWS DRIVE; THENCE S.89°59'29"W., 27.79 FEET; THENCE N.00°00'31"W., 25.00 FEET; THENCE S.89°59'29"W., 250.00 FEET; THENCE S.00°00'31"E., 15.00 FEET; THENCE S.89°59'29"W., 758.97 FEET; THENCE N.83°00'31"W., 275.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1352.40 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'06" AN ARC DISTANCE OF 762.44 FEET; THENCE N.50°42'25"W., 45.46 FEET; THENCE S.46°19'14"W., 13.87 FEET; THENCE N.43°40'46"W., 1274.17 FEET; THENCE N.41°17'42"W., 186.79 FEET; THENCE N.43°47'30"W., 5091.81 FEET; THENCE N.43°45'43"W., 149.65 FEET; THENCE N.89°58'09"W., 1459.25 FEET; THENCE S.89°54'54"E., 2644.05 FEET; THENCE N.89°40'20"E., 1009.51 FEET; THENCE S.00°18'45"E., 619.96 FEET; THENCE S.00°52'55"W., 83.63 FEET; THENCE S.12°19'07"W., 76.69 FEET; THENCE S.17°41'15"W., 200.00 FEET; THENCE S.15°21'45"W., 117.11 FEET; THENCE S.13°36'17"W., 138.10 FEET; THENCE S.62°46'53"W., 90.00 FEET; THENCE S.61°08'07"W., 105.27 FEET; THENCE S.55°03'57"W., 112.77 FEET; THENCE S.42°24'51"E., 215.23 FEET; THENCE N.55°12'51"E., 120.44 FEET; THENCE N.62°46'53"E., 101.86 FEET; THENCE S.49°08'45"E., 612.80 FEET; THENCE S.49°08'45"E., 207.04 FEET; THENCE N.82°09'04"E., 155.09 FEET; THENCE N.40°51'15"E., 344.44 FEET; THENCE N.55°57'15"E., 62.63 FEET; THENCE N.69°01'51"E., 62.63 FEET; THENCE N.82°04'00"E., 62.63 FEET; THENCE N.89°41'15"E., 239.00 FEET; THENCE N.88°27'45"E., 85.82 FEET; THENCE N.82°16'26"E., 89.80 FEET; THENCE N.75°27'19"E., 89.80 FEET; THENCE N.68°38'13"E., 89.80 FEET; THENCE N.64°16'50"E., 24.96 FEET; THENCE N.59°55'27"E., 89.80 FEET; THENCE S.21°16'57"E., 677.65 FEET; THENCE S.31°18'40"E., 340.78 FEET; THENCE S.58°41'20"W., 98.00 FEET; THENCE S.00°58'46"E., 11.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS N.00°58'48"W.; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'02" AN ARC DISTANCE OF 221.63 FEET; THENCE N.31°31'12"W., 536.73 FEET; THENCE S.60°25'59"W., 715.30 FEET; THENCE S.39°30'29"W., 232.12 FEET; THENCE S.31°12'59"E., 412.52 FEET; THENCE S.47°51'19"E., 82.33 FEET; THENCE S.79°26'39"E., 62.75 FEET; THENCE S.06°22'15"W., 107.38 FEET; THENCE S.02°07'03"E., 102.13 FEET; THENCE S.10°36'21"E., 102.13 FEET; THENCE S.18°52'15"E., 98.75 FEET; THENCE S.21°53'38"E., 339.01 FEET; THENCE S.18°33'36"E., 83.88 FEET; THENCE S.13°12'56"E., 50.00 FEET; THENCE S.08°00'20"E., 74.86 FEET; THENCE S.01°54'32"E., 82.86 FEET; THENCE S.00°02'03"E., 169.78 FEET; THENCE S.89°56'30"E., 149.85 FEET; THENCE S.00°02'03"E., 1044.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 424.62 ACRES.



LINE	DIRECTION	DISTANCE
L1	S89°59'29\"/>	
L2	N00°00'31\"/>	
L3	S00°00'31\"/>	
L4	S50°42'25\"/>	
L5	N46°19'14\"/>	
L6	S41°17'42\"/>	
L7	N43°45'43\"/>	
L8	N00°52'55\"/>	
L9	N12°19'07\"/>	
L10	N17°41'15\"/>	
L11	N15°21'45\"/>	
L12	S13°36'17\"/>	
L13	S62°46'53\"/>	
L14	S61°08'07\"/>	
L15	S55°03'57\"/>	
L16	S42°24'51\"/>	
L17	S55°42'51\"/>	
L18	N62°46'53\"/>	
L19	S49°08'45\"/>	
L20	N82°09'04\"/>	
L21	N40°51'15\"/>	
L22	N55°57'15\"/>	
L23	S69°01'51\"/>	
L24	N82°04'00\"/>	
L25	N89°41'15\"/>	
L26	N88°27'25\"/>	
L27	N82°16'26\"/>	
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L42	S21°53'38\"/>	
L43	S13°12'56\"/>	
L44	S08°00'20\"/>	
L45	S01°54'32\"/>	
L46	N00°02'03\"/>	
L47	S89°56'30\"/>	

**CASTLE & COOKE**  
*Country Club Estates Specific Plan*  
 A MASTER PLANNED COMMUNITY BY:  
 CASTLE & COOKE