

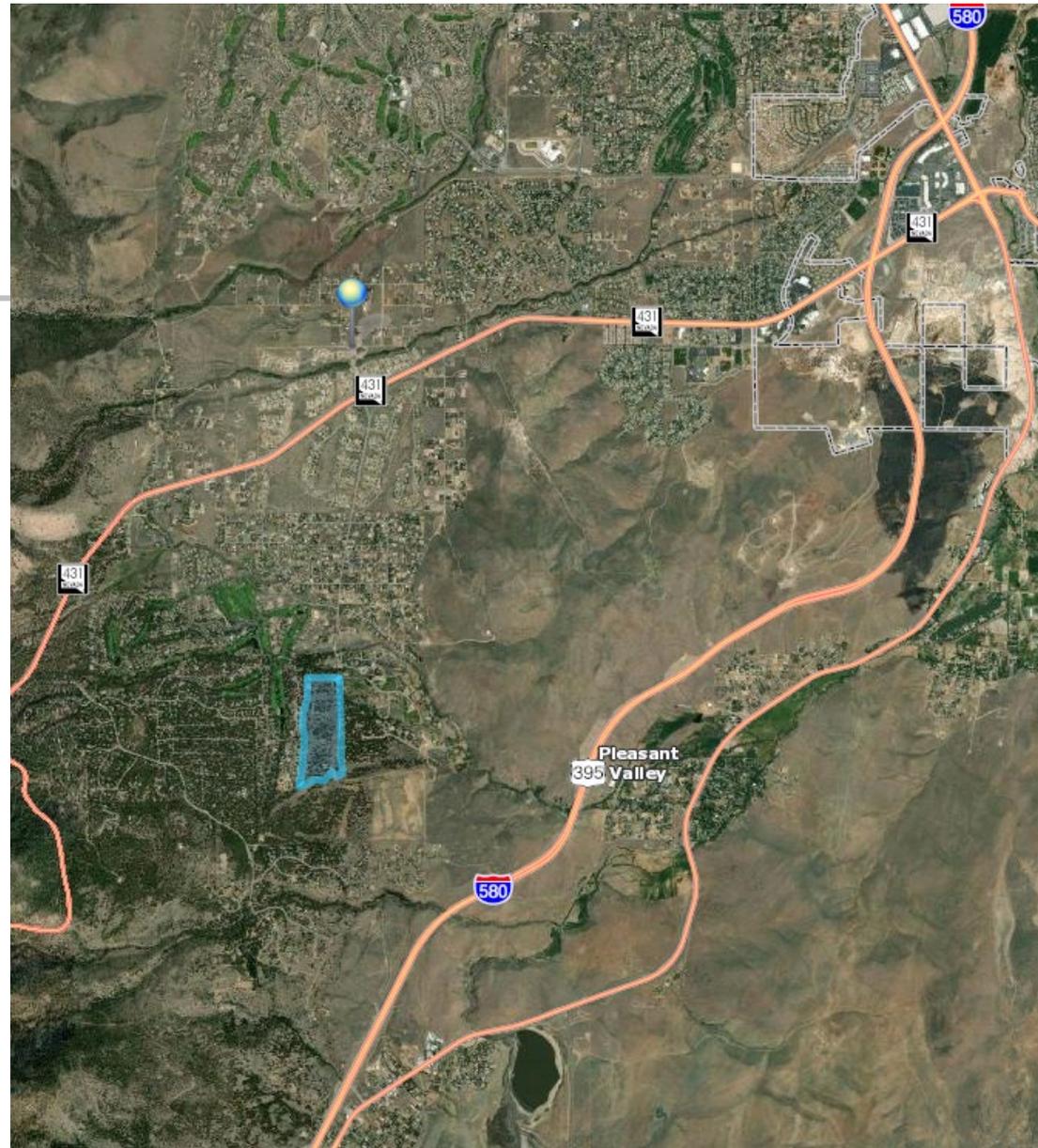


Terracotta & Tierra Grande Well Sites

Board of Adjustment – November 3, 2022

PROJECT LOCATION

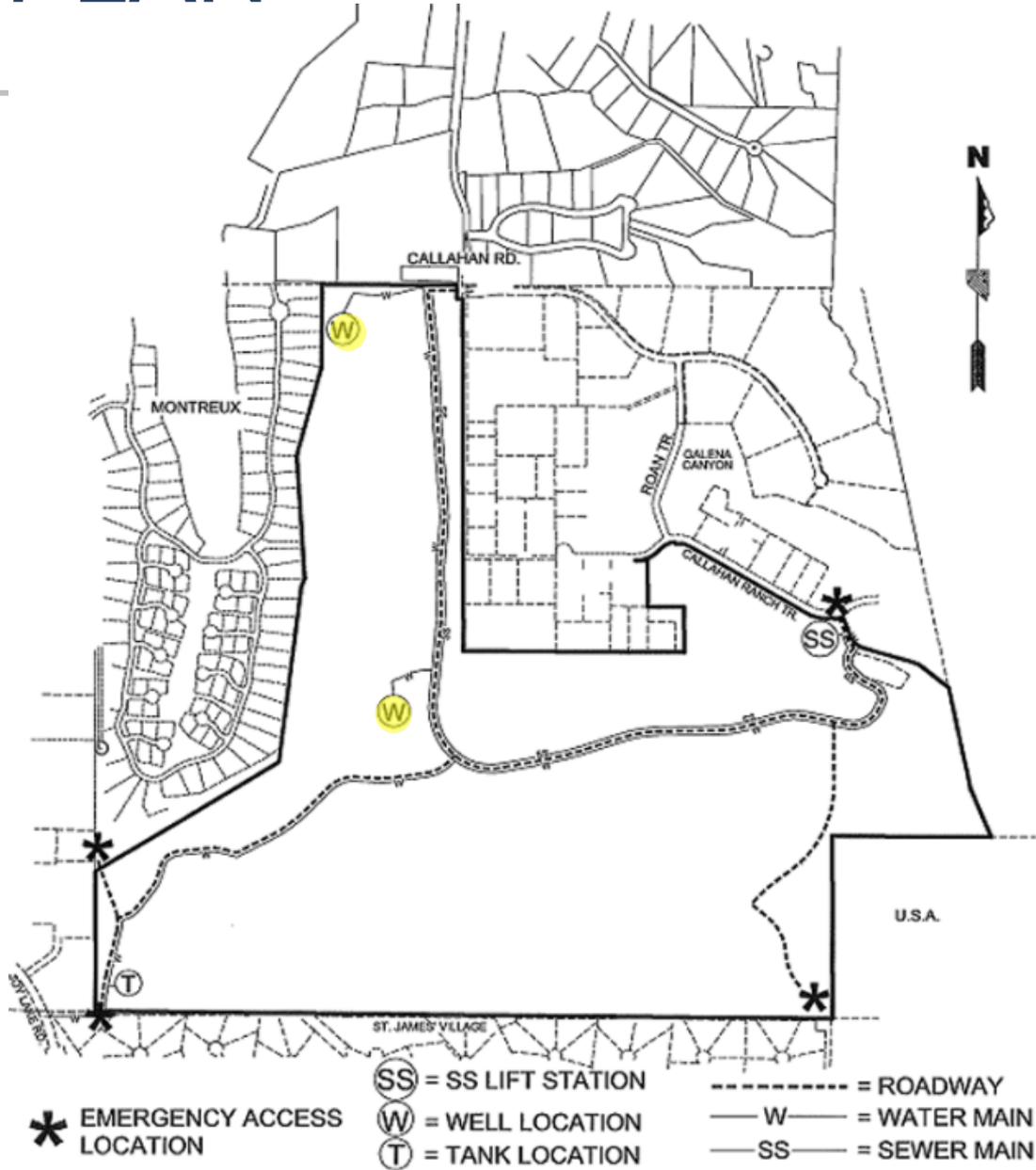
- Southwest of Callahan Road and Callahan Ranch Trail



FOREST AREA PLAN



Appendix A
Reynen and Bardis
Specific Plan
Utility/Access Plan



EXISTING CONDITIONS



Terracotta Well Site

- Existing wells previously approved and drilled



Tierra Grande Well Site

APPLICATION



SPECIAL USE PERMIT

For construction of the wellhouses, equipping of the well, and well site improvements (Utility Services)

APPLICATION



Will allow for construction of the wellhouses and equipping of the well sites.

Wellhouses will house mechanical components.

Required on-site generator will ensure emergency power.

Part of TMWAs regional water system.

Will occur with future residential development to supply its needs and supplement the regional system.

Included in TMWA's 2021-2025 Capital Improvement Plan.

SITE PLAN - Terracotta

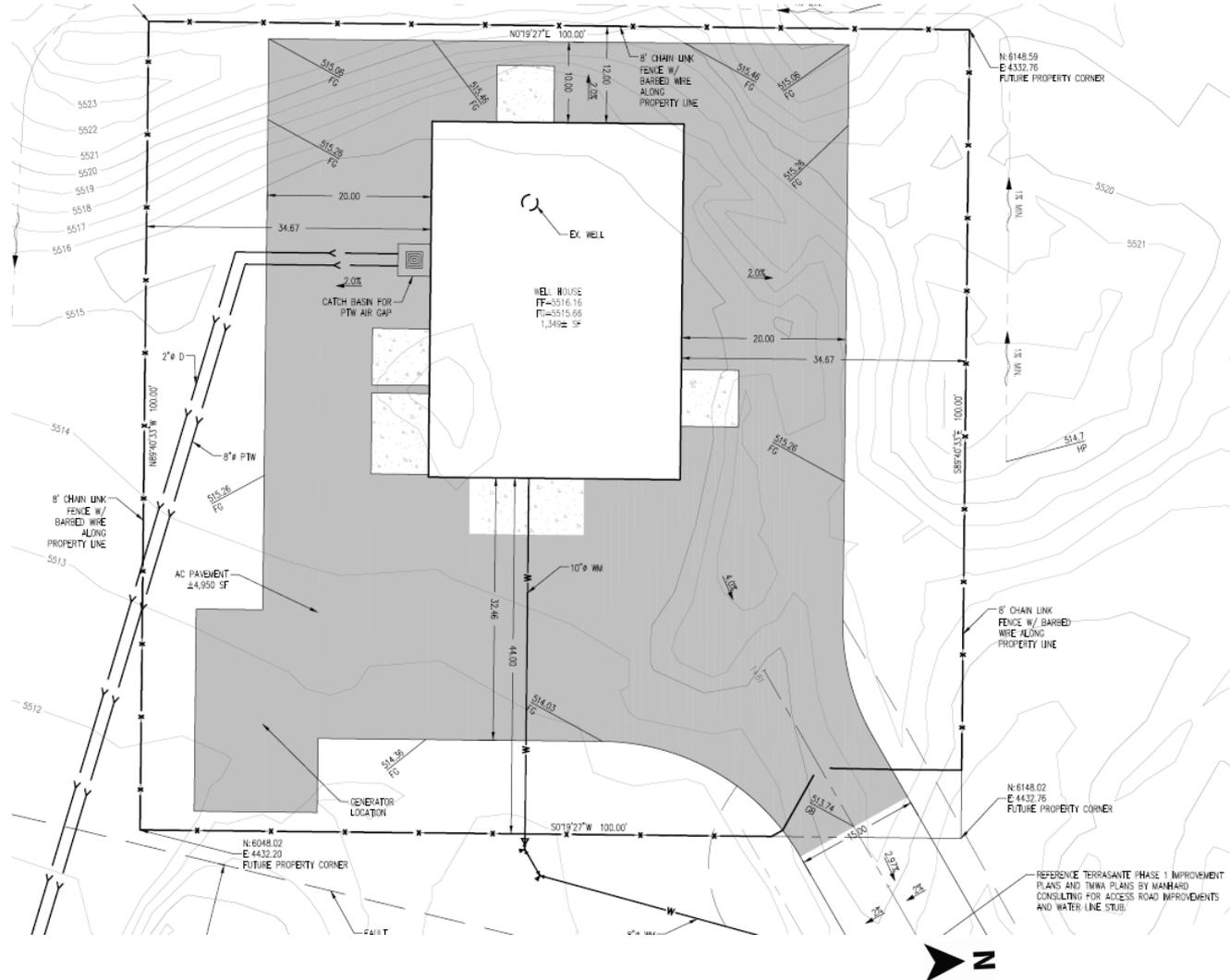


Proposed Parcel:
+/- 10,000 sq. ft.

Wellhouse Size:
+/- 1,350 sq. ft.

Project Access:
15 ft. access road
from future road
network.

Screening:
Landscaping and
fencing as required
by Code.



SITE PLAN – Tierra Grande

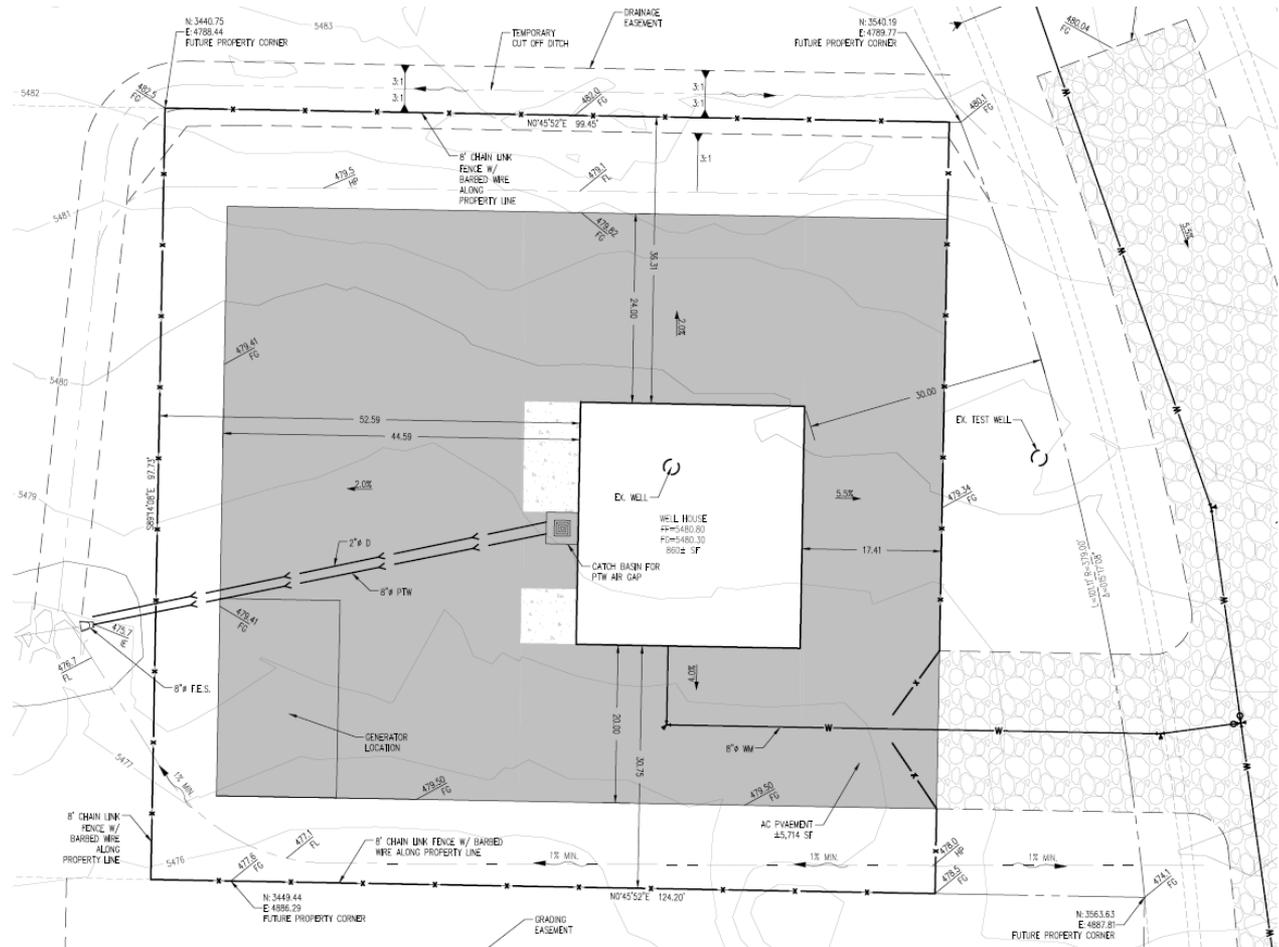


Proposed Parcel:
+/- 10,000 sq. ft.

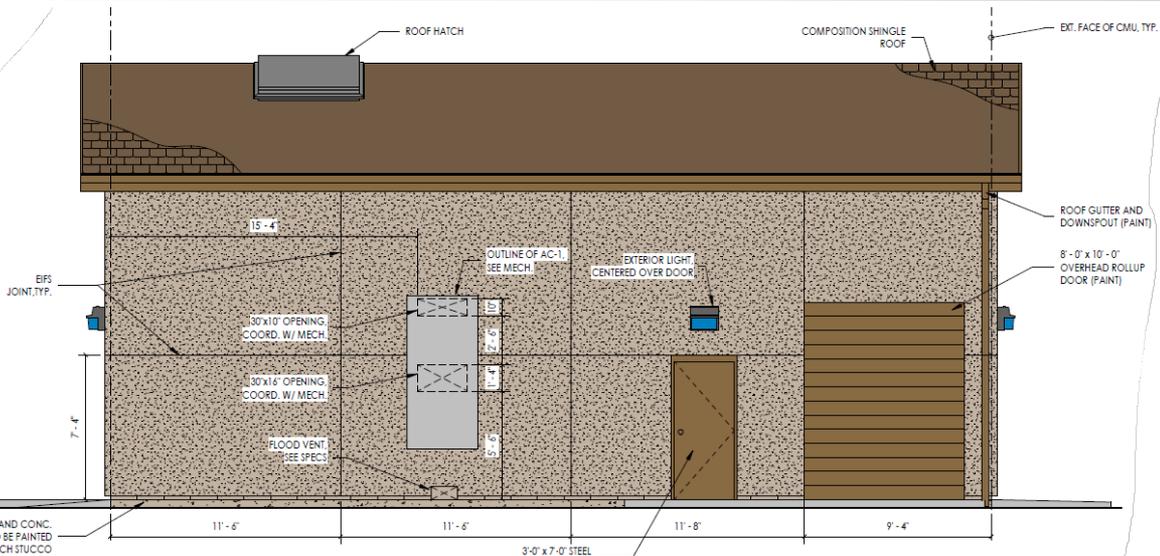
Wellhouse Size:
+/- 860 sq. ft.

Project Access:
20 ft. access road
from future road
network.

Screening:
Landscaping and
fencing as required
by Code.



TYPICAL ELEVATIONS

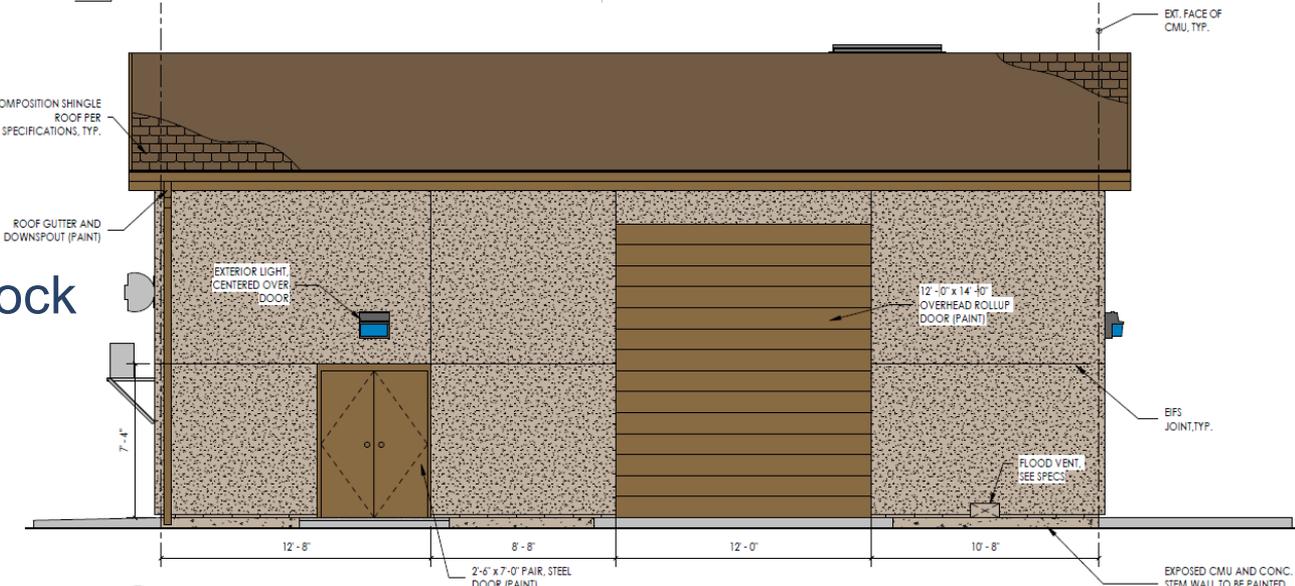


1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND:

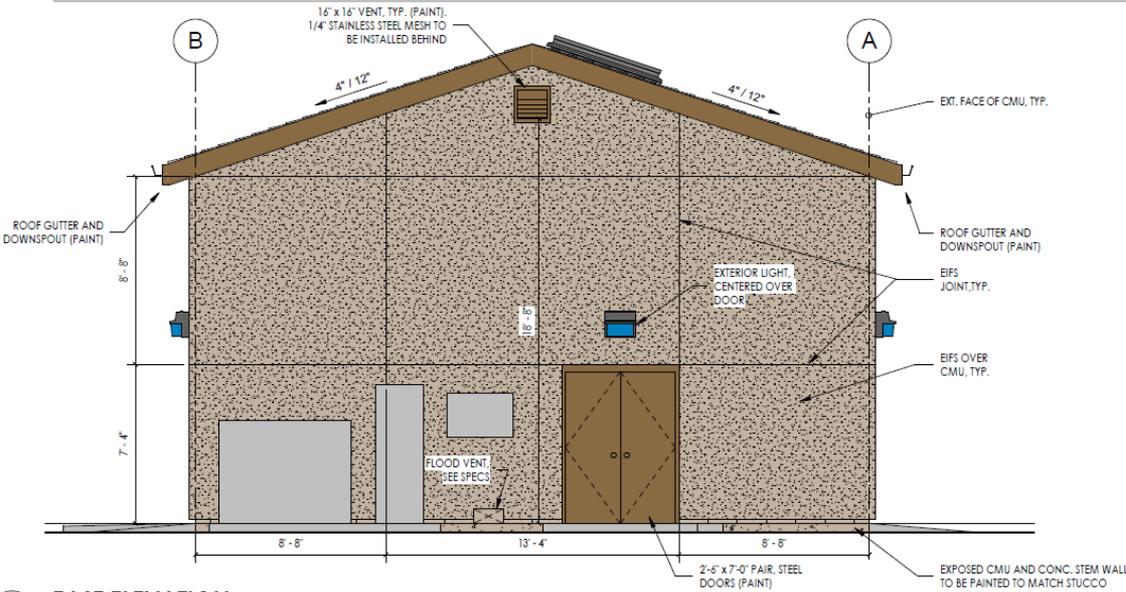
	BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN #1123, TEXTURE FREESTYLE
	EXTERIOR STUCCO ACCENT/DOORS/TRIM/LOUVERS: BENJAMIN MOORE FORT SUMNER TAN #1119
	ROOF COLOR: HICKORY

- Constructed of CMU block
- Exterior stucco look
- Insulation system
- Composition roof



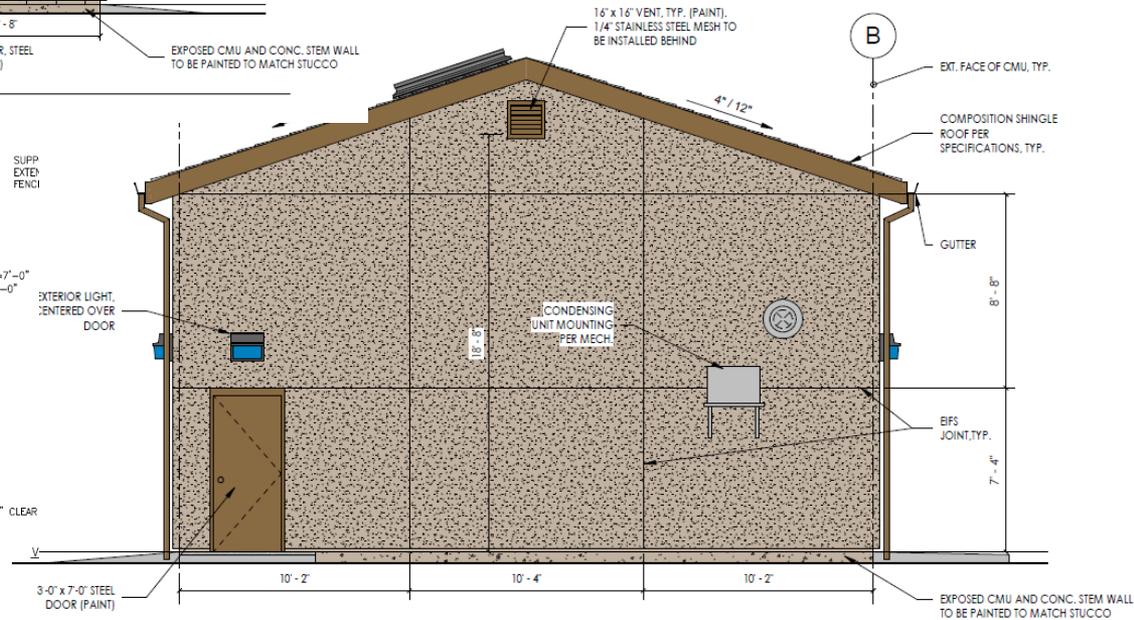
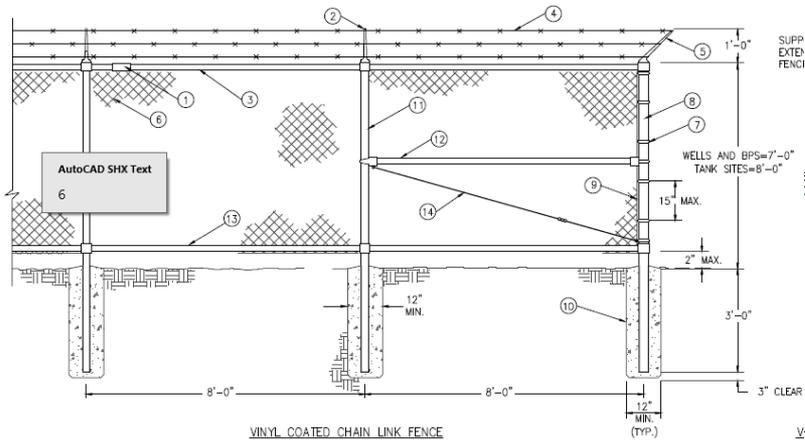
2 SOUTH ELEVATION
1/4" = 1'-0"

TYPICAL ELEVATIONS



3 EAST ELEVATION

1/4" = 1'-0"



4 WEST ELEVATION

1/4" = 1'-0"

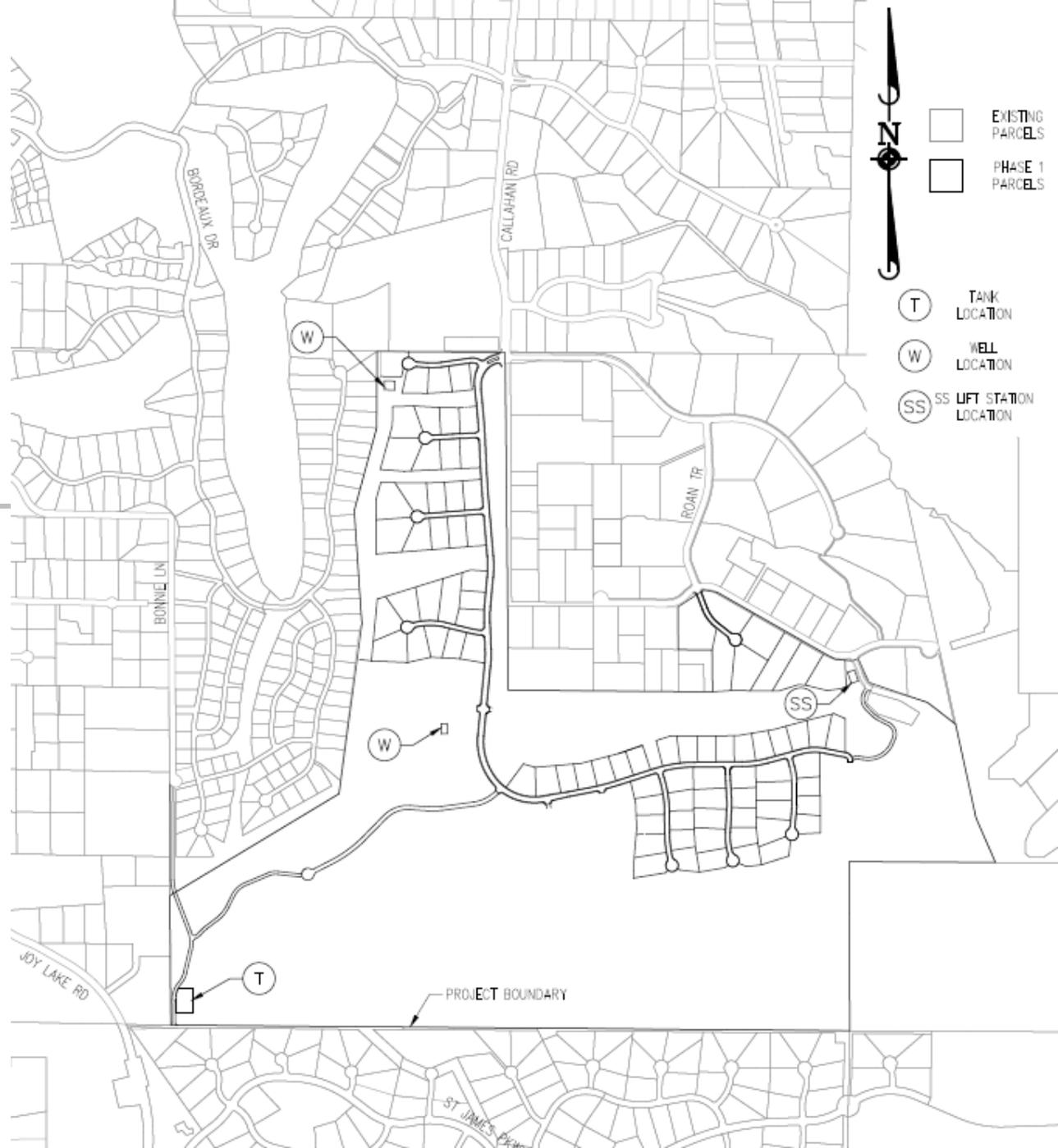


Q&A

Appendix A Reynen and Bardis Specific Plan

Reynen and Bardis (Callamont)

Development Agreement Phase 1



EMERGENCY ACCESS & CONNECTIVITY

