Development Guidelines

for

A Residential P.A.D.

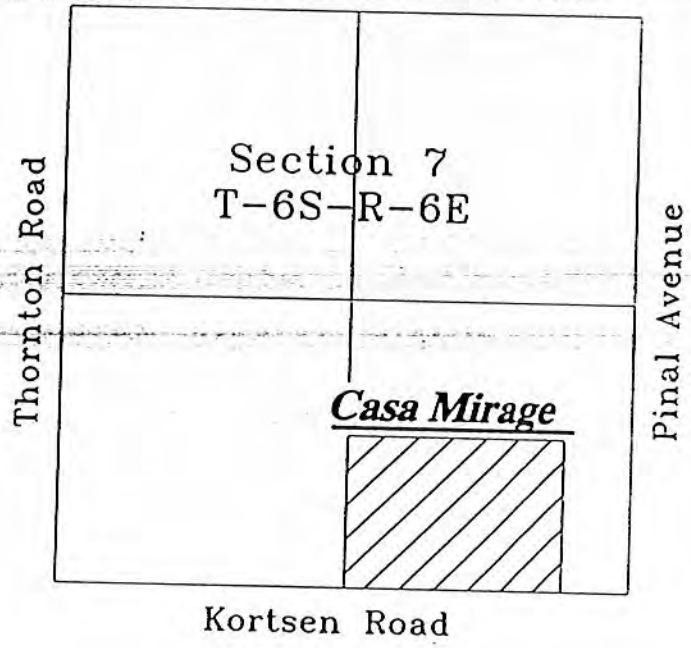
Casa Mirage

Casa Grande, Arizona

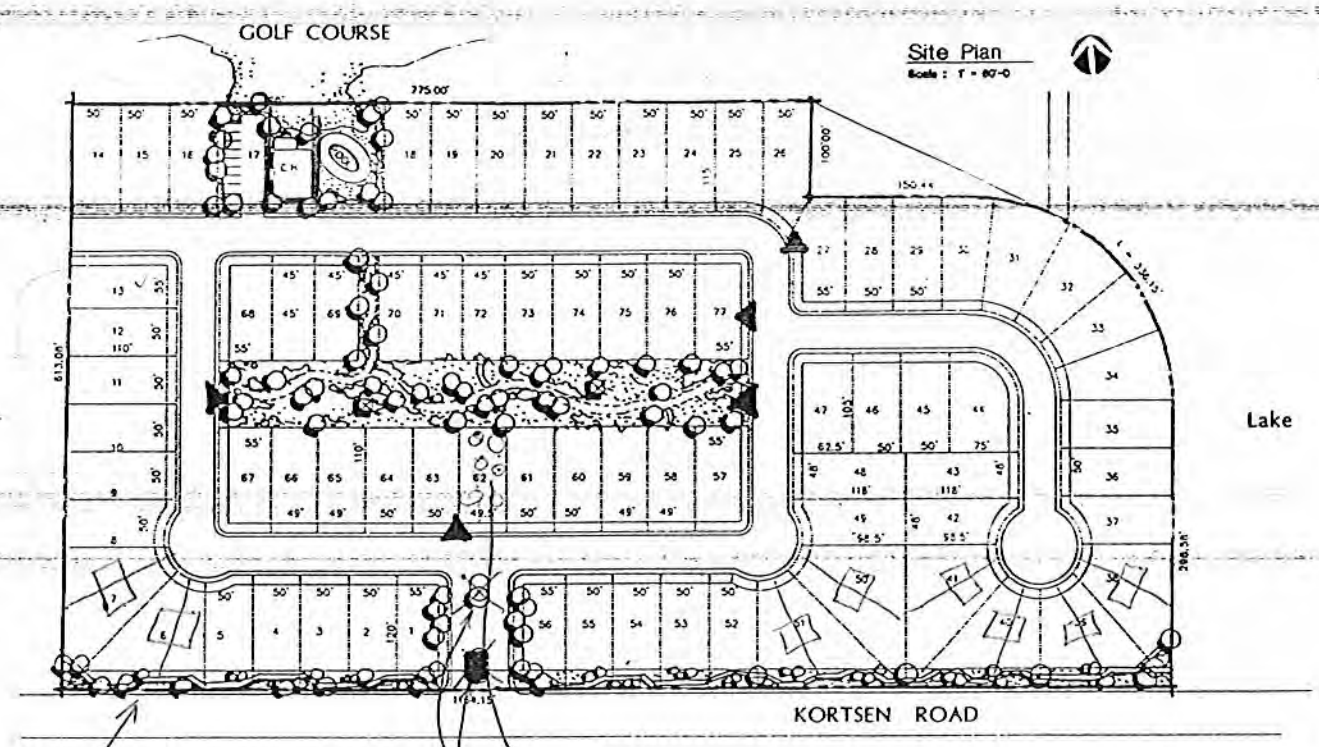
Introduction:

This submittal has been prepared in order to provide supplemental information and documentation to the City of Casa Grande Planning Department for review of the proposed Planned Area Development and associated General Plan Amendment relative to this project.

This submittal has been prepared on behalf of Mirage Homes, Inc., and the new residential community of ***Casa Mirage.***



Location Map
No Scale



DUPLEX TOWNHOME SHARED COMMON WALL TO LOOK LIKE SINGLE FAMILY HOME FROM THE STREET.

ISLANDS TO BE ELIMINATED

OPEN SPACE (HORSE STATUE)

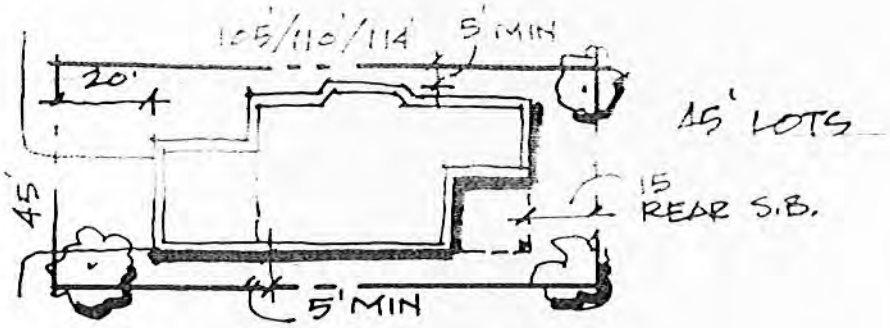
■ MONUMENT (ENTRY)

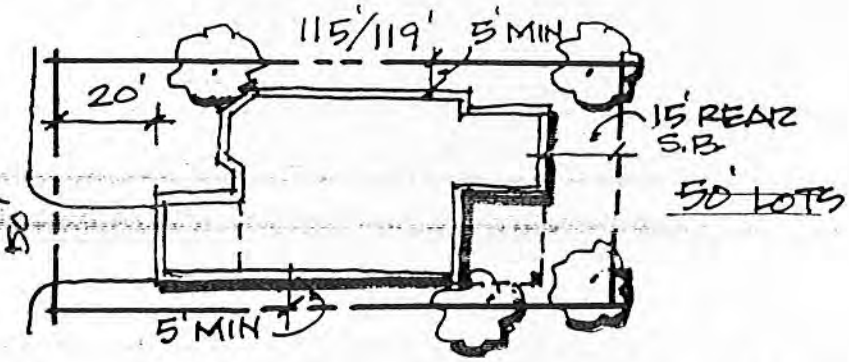
▲ DIRECTIONAL

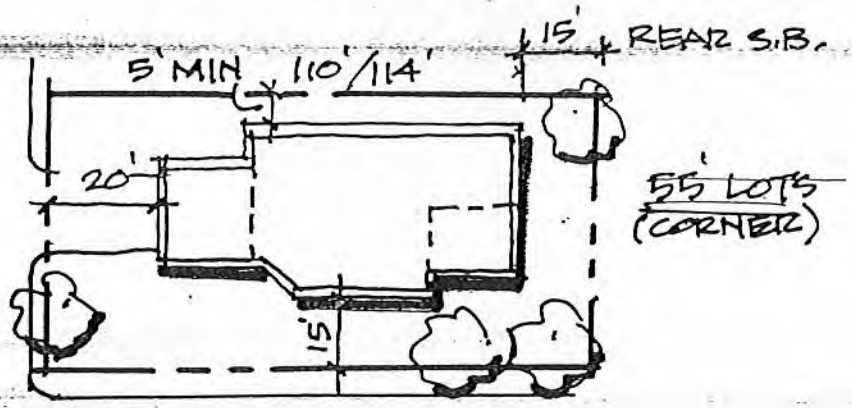
PROJECT SIGNAGE

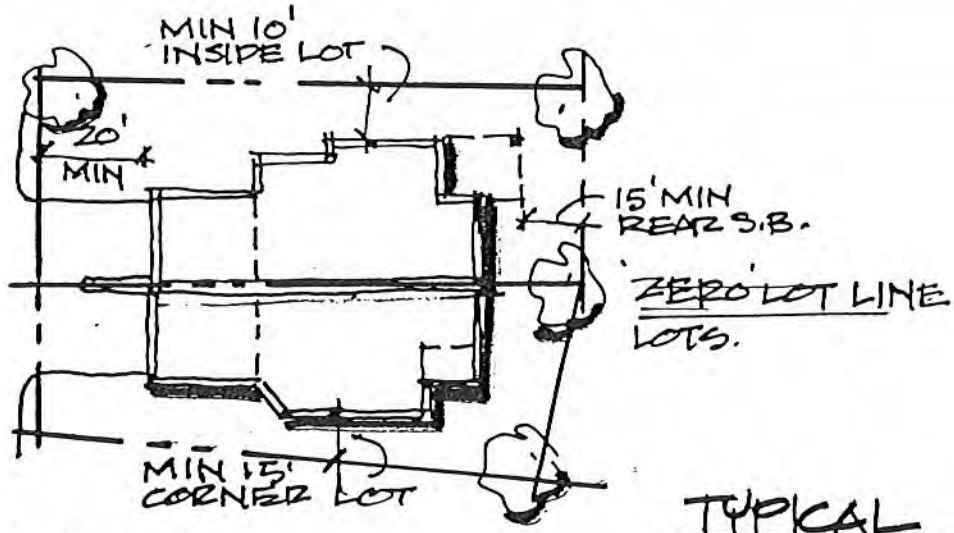
Casa Mirage

Building Setback Guidelines *Casa Grande, Arizona*





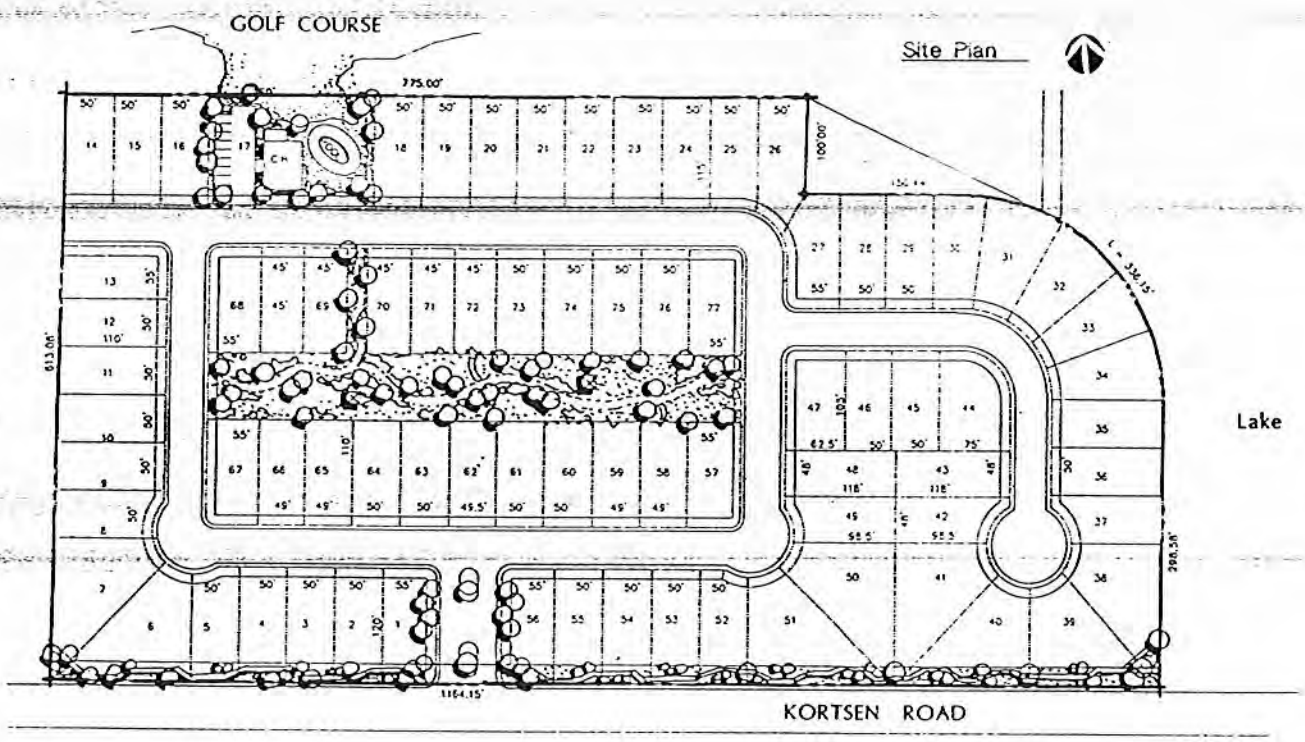




TYPICAL SETBACKS

Casa Mirage

Casa Grande, Arizona



CONCEPTUAL LANDSCAPE & OPEN SPACE PLAN

- PROJECT THEME TREES
- DESERT LANDSCAPE OPEN SPACE/RETENTION
- LUSH LANDSCAPE PROJECT ENTRY/POOL & CLUBHOUSE AREA

Casa Mirage

Building Setback Guidelines

Casa Grande, Arizona

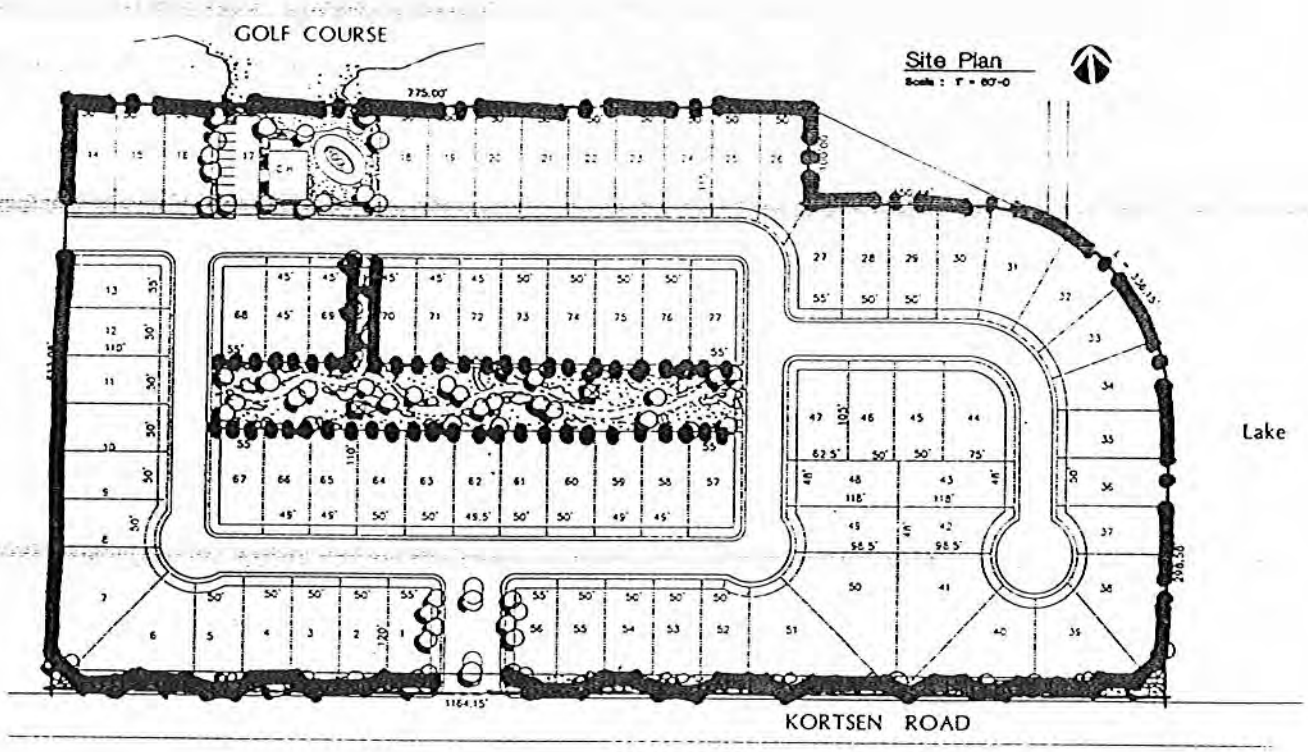
Plant List:

Trees

Botanical name	Common Name
Acacia spp.	Acacia/Wattle
Brachychiton populneus	Bottle tree
Brahea Armata	Mexican Blue Palm
Caesalpinia spp.	Bird of Paradise
Celtis reticulata	Western Hackberry
Cercidium spp.	Palo Verde
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Eucalyptus spp.	
Geijera parvifloro	Austrailian Willow
Gledistsia triacanthos	Honey Locust
Lysiloma spp.	
Olea Europaea "Swan Hiill"	Swan Hill Olive (or other non-pollen producing olive trees)
Olneya tosota	Ironwood
Pinus canariensis	Canary Island Pine
Pinus aldarica	Afghan Pine
Pistacia spp.	Pistachia
Pittosporum phillyraeoides	Willow Pittosporum
Prosopis spp.	Mesquite
Rhus lancea	African Sumac
Schinus terebinthifolious	Brazialian Pepper
Ulmus parfvifolia 'sempervirens'	Evergreen Elm

Shrubs

Botanical name	Common Name
Acacia spp.	Acacia/Wattle
Ambrosia deltoidea	Triangleleaf Bursage
Ambrosia dumosa	White Bursage
Atriplex spp.	Saltbush
Baccaris spp.	
Berberis haematocarpa	Red Berberry
Bougainvillea spp.	Bouganvillea
Caesalpinia spp.	
Callistomon citrinus	Lemon Bottle Brush
Cassia spp.	Cassia
Celtis pallida	Desert Hackberry



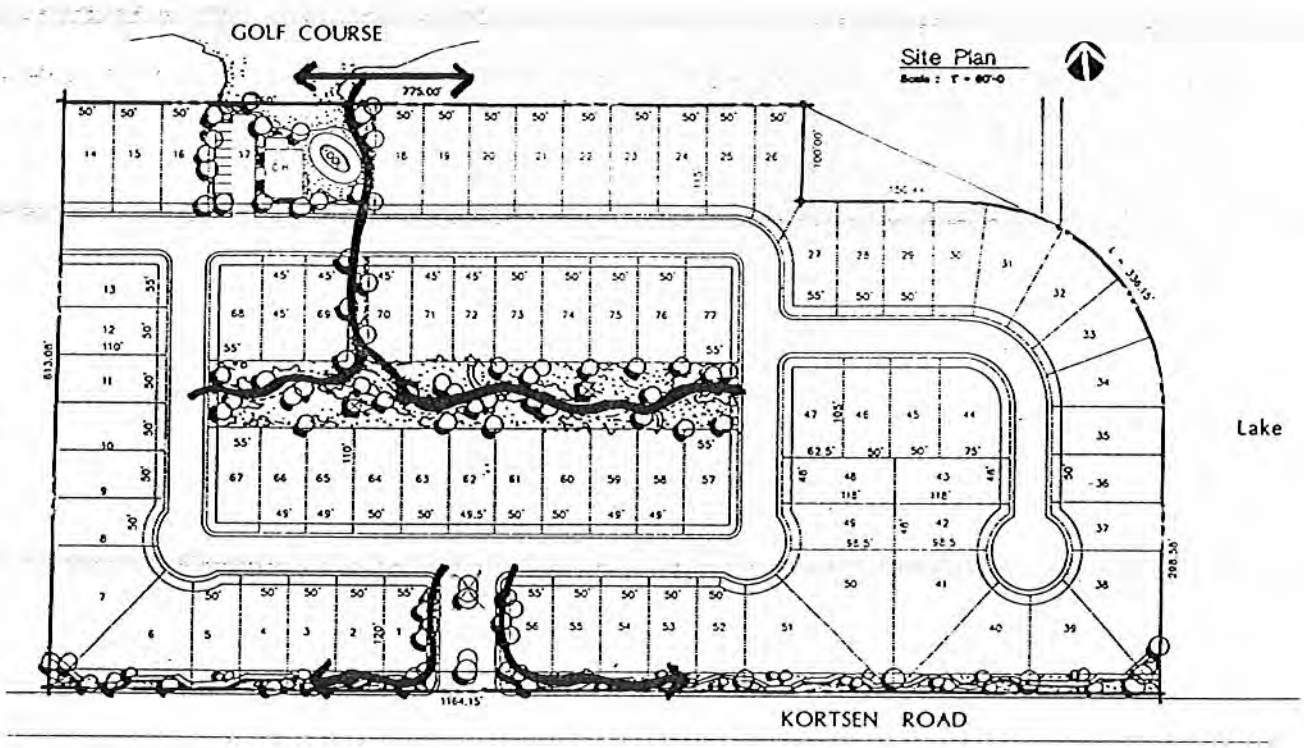
SOLID WALL
OPEN (VIEW WALL OPTION)
VIEW WALL

PERIMETER PROJECT WALLS

Casa Mirage

Building Setback Guidelines

Casa Grande, Arizona

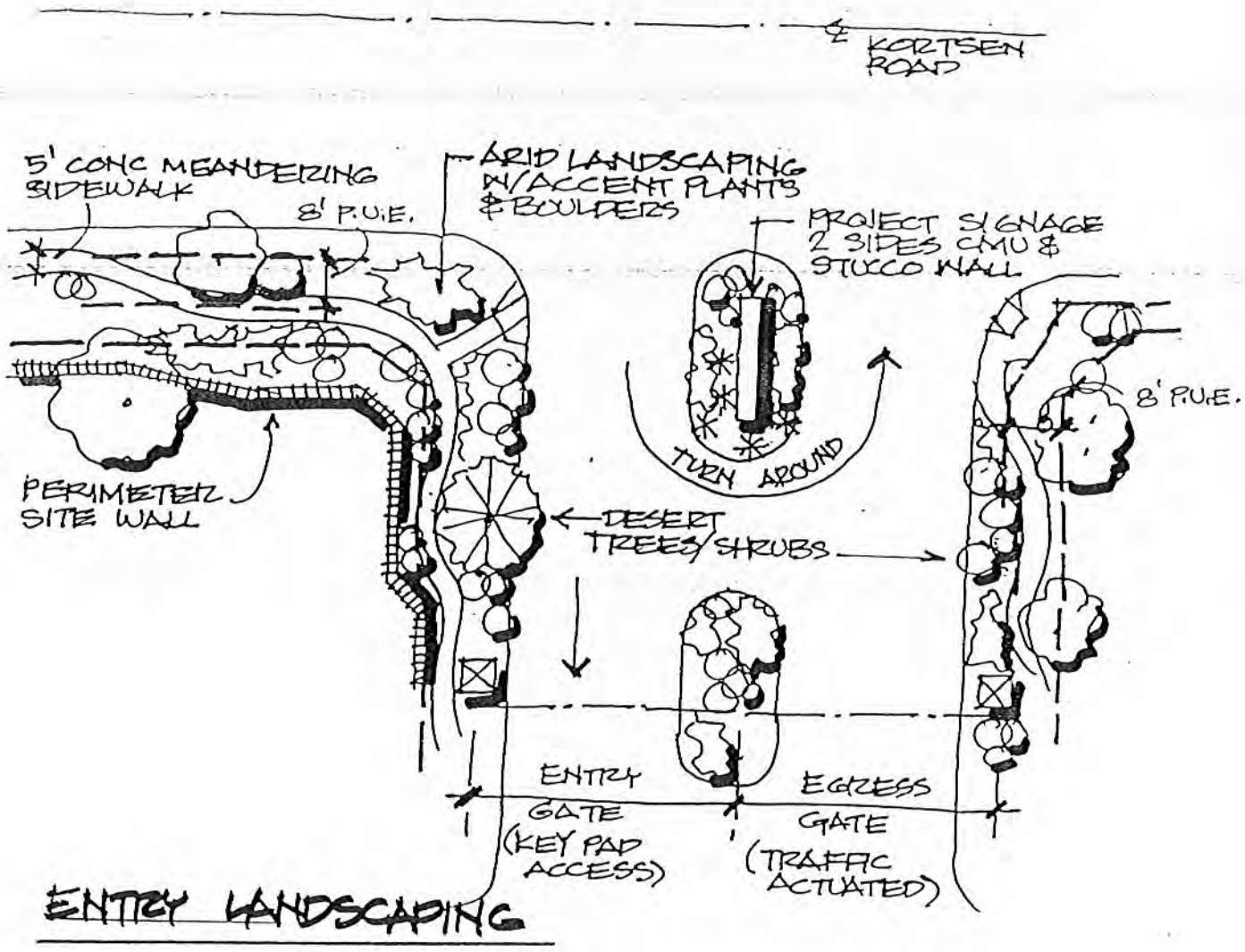


MULTI-USE PATHS

Casa Mirage

Building Setback Guidelines

Casa Grande, Arizona

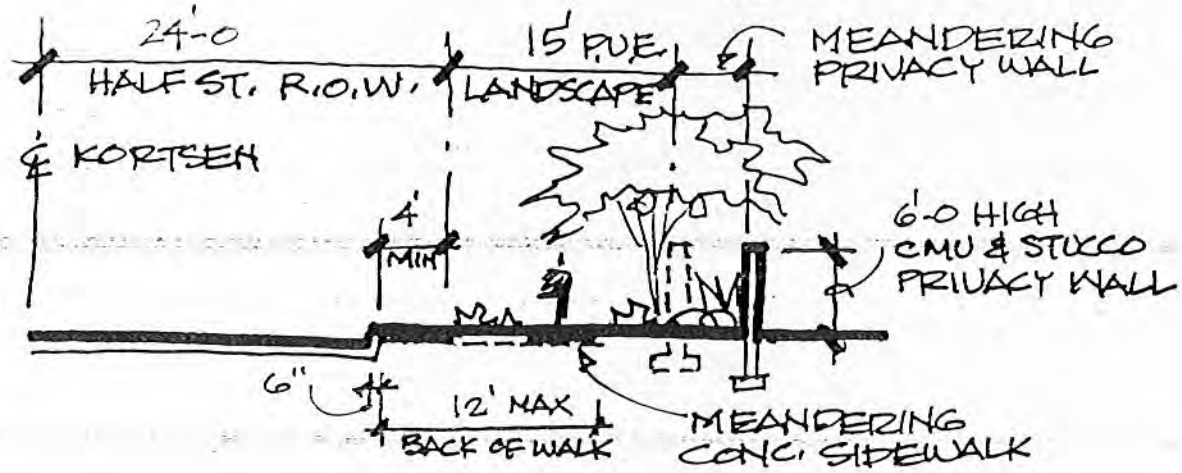


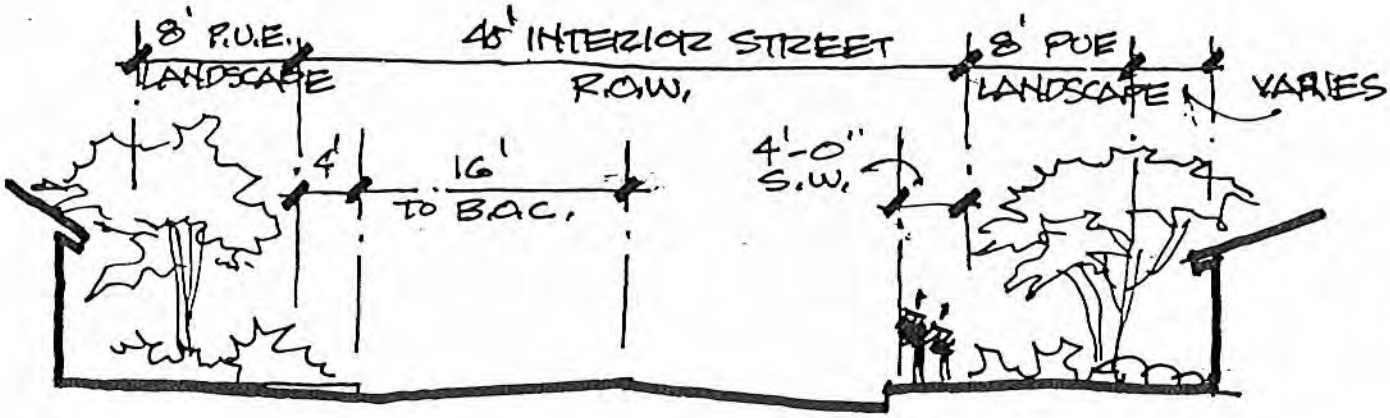
ENTRY LANDSCAPING

Casa Mirage

Casa Grande, Arizona

KORTSEN ROAD
1/2 STREET

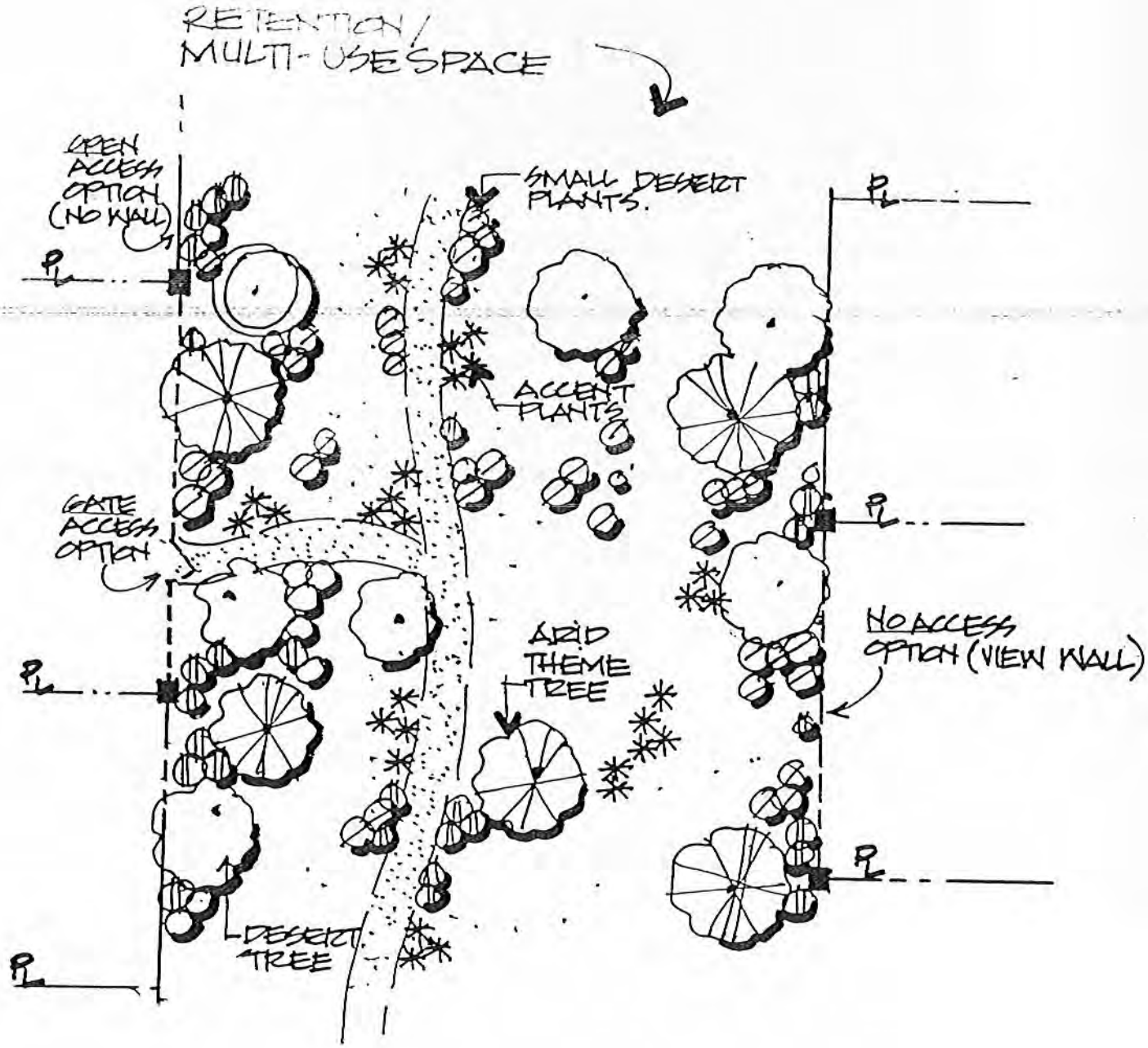




INTERIOR STREET
40' R.O.W.

Casa Mirage

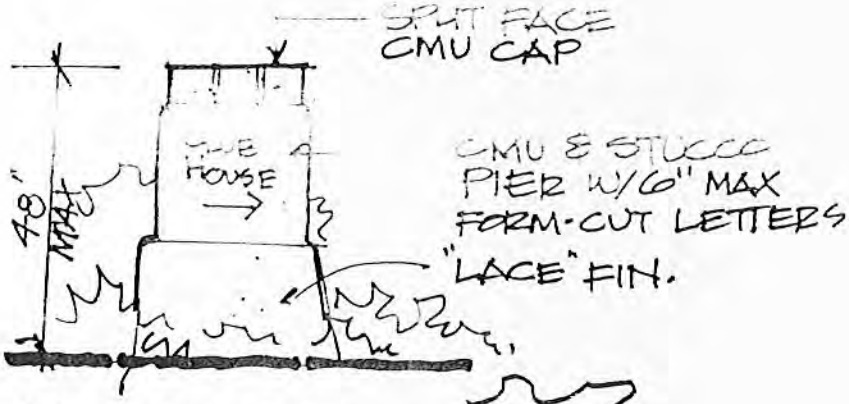
Casa Grande, Arizona



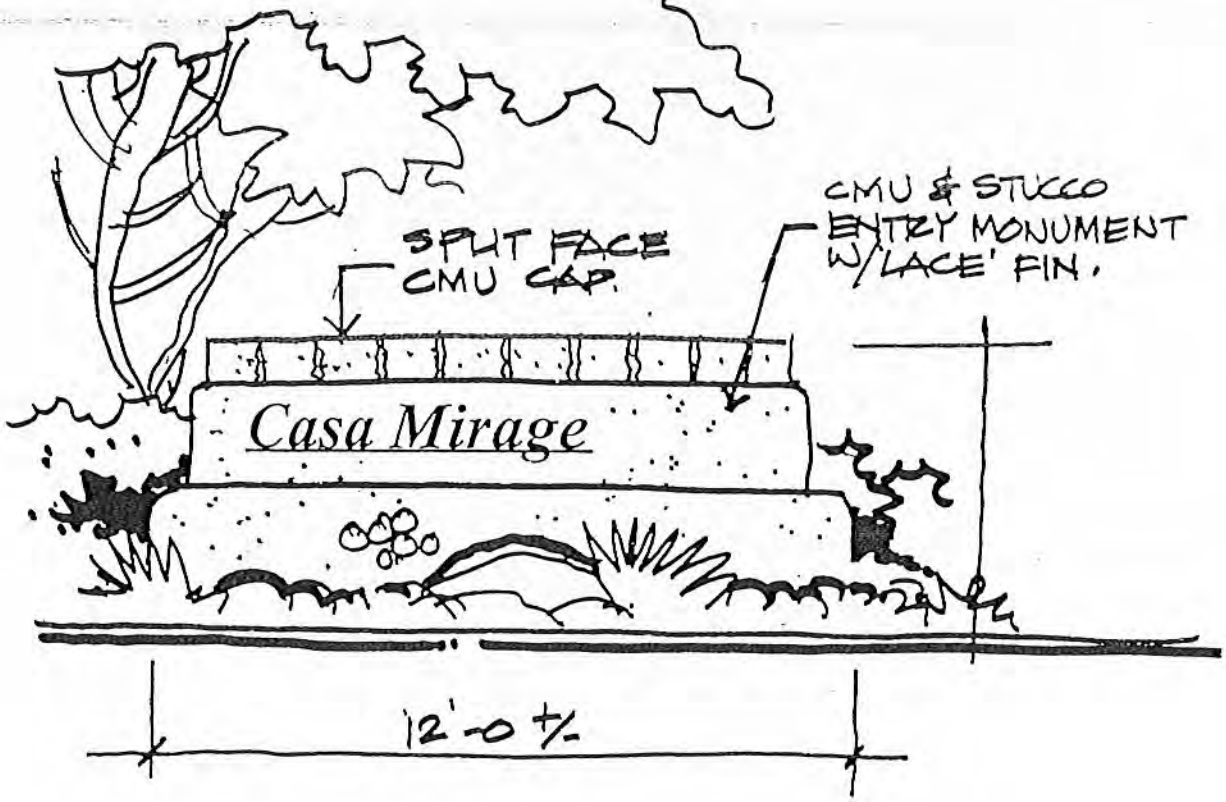
LANDSCAPE CHARACTER

Casa Mirage

Casa Grande, Arizona



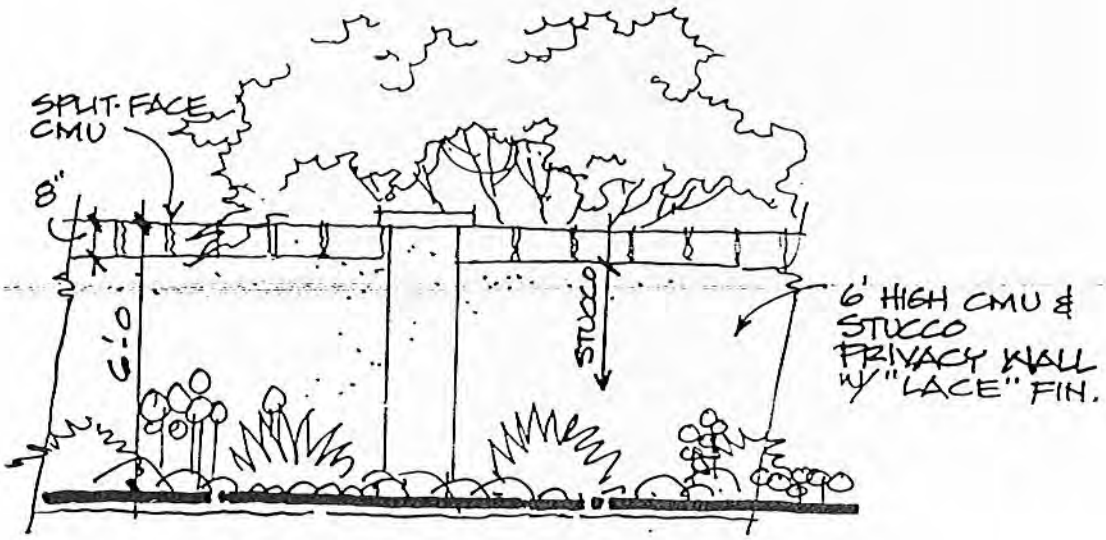
DIRECTIONAL SIGNAGE



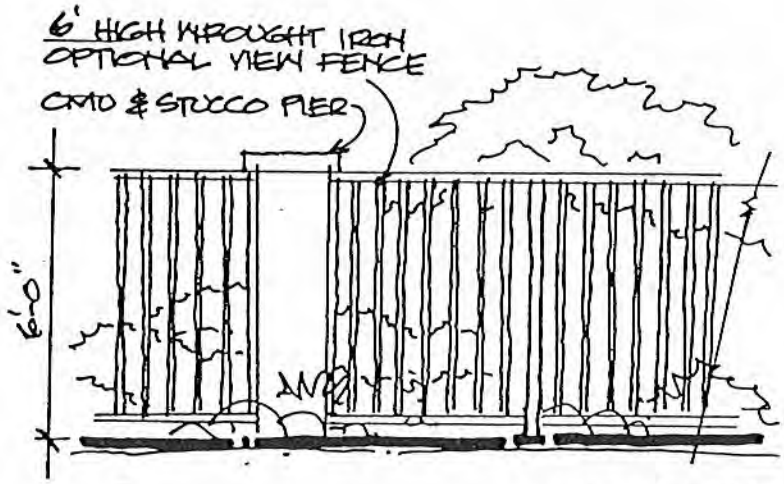
ENTRY MONUMENT

Casa Mirage

Casa Grande, Arizona



PRIVACY WALL



VIEW WALL

Casa Mirage

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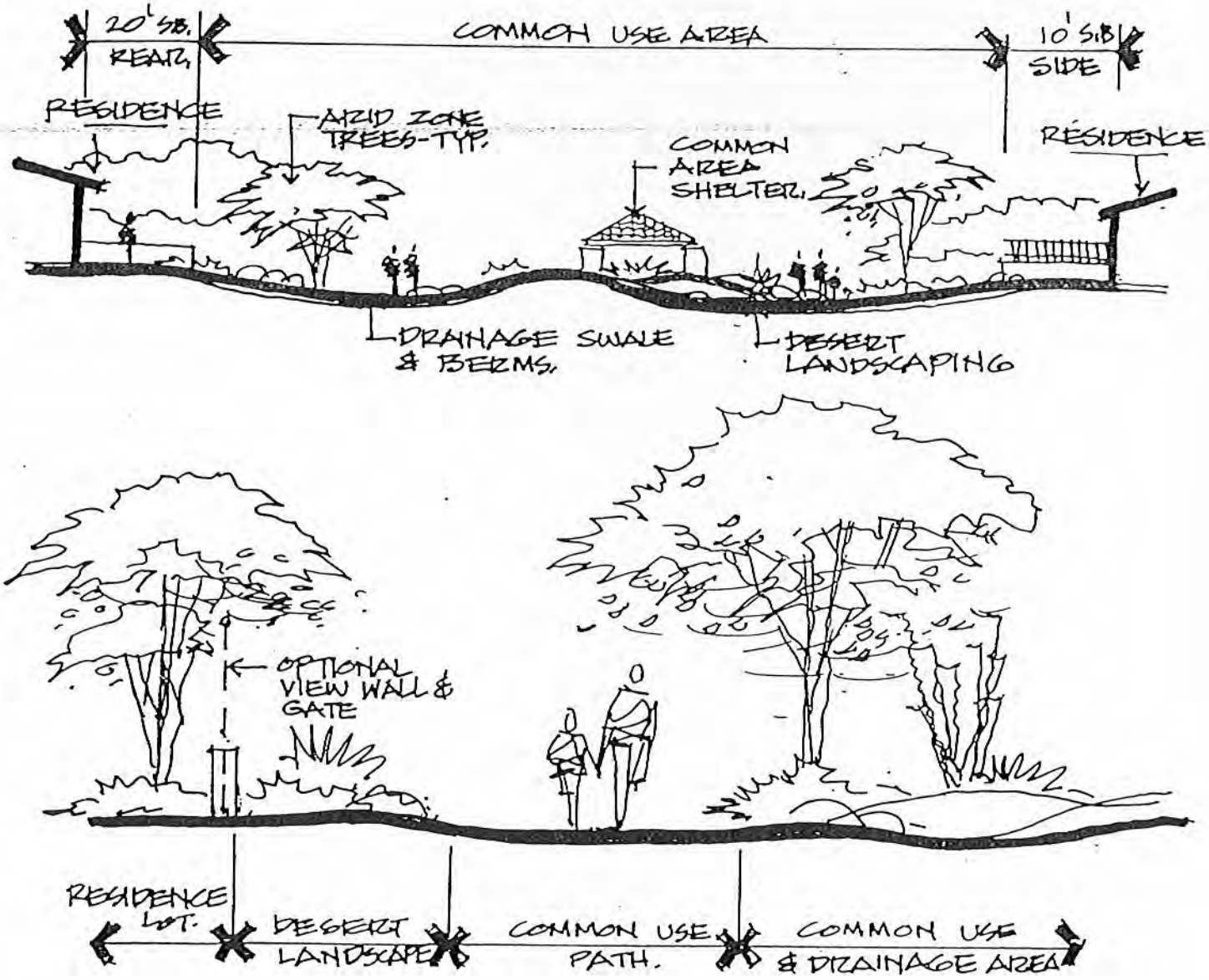

Casa Mirage

Casa Grande, Arizona

Architectural Style/Materials

The homes will be designed as intrinsic contemporary structures. The residences will be further enhanced through a cohesive integration of consistent landscape themeing throughout the development. Each residence will reflect through the proper use of materials, color and other architectural treatments, a visual unity, continuity and an identifiable character. The homes will be parcels architecturally compatible with adjacent residential developments.

A. Architectural Finish Materials

1. *Walls*

* Cement Plaster or one coat stucco system

* Concrete Block

* Ceramic or Clay Tile

* Glass Block

* Wood Siding Accents

* Simulated Stone Veneer

2. *Roofs*

* Concrete Tile

* Composite or single ply flat roofing

B. Colors

* Desert hues and other earth tones including medium and light brown, cream and tan.

* Off-white

* Reds and desert hues appearing in stone utilized in buildings or in roof tiles.

C. Design

*Extended front elevation detail to appropriate point of termination on side elevation.

*Create architectural interest by stepping building massing vertically and horizontally.

Provide architectural emphasis to elevation(s) fronting public streets and public open space.

Landscape Theme

The perimeters landscape will be drought tolerant native plant materials introduced within R.O.W.'s and adjacent landscape tracts consistent with city ordinance. Interior streets will utilize Chileon Mesquite 35' o/c staggered within all associated landscape tracts. All corner lot landscape tracts will accommodate mesquite trees (theme tree). Project entryways will accommodate colorful massings of native shrubs and group covers. The centrally located park will be landscaped with drought tolerant plants and shade trees. The central open area and front yard landscaping area will be maintained by the Home Owners Association.

Walls

Two types of walls will be utilized at Casa Mirage.

A. Perimeter Wall

Solid masonry wall with stucco, maximum height 6 feet. These walls will be utilized in areas where property lines abut the boundary and offsite screening and/or adjacent road noise needs to be diminished. These walls will also be used for privacy/security between abutting lots.

B. View Wall

6' Wrought Iron

Internal Path System

Sidewalks will be provided on one side of all streets within the Casa Mirage. To provide an enhanced pedestrian experience, the sidewalk will meander (Where possible) outside the right of way into adjacent open space areas.

In addition to sidewalks, Casa Mirage will provide a recreation trail system within the development and providing access to a future area trail system.

The trail will be a compacted natural decomposed granite surface with a crowned cross section to encourage positive drainage. Width of the trail will vary from 4 feet to 6 feet depending upon the location and projected amount of use.

Signs

Two types of signs will be provided.

A. Primary Directional Signs

Free-standing and wall-mount. These signs provide information regarding location of parks, trail system and amenities and will occur at key intersections and decision points along the internal streets.

B. Subdivision/Project Entry Signs

Free standing monument and wall mount.

All project signage will meet the requirements set forth in Casa Grande's sign ordinance regarding setback, size and overall area. Sign material, texture and color will match perimeter walls and on site amenities.