L-1

Eagle Meadows at

Casa Grande No. 1

P.A.D.

(Hacienda Road and Early Road)

Development Guide

submitted to:

City of Casa Grande

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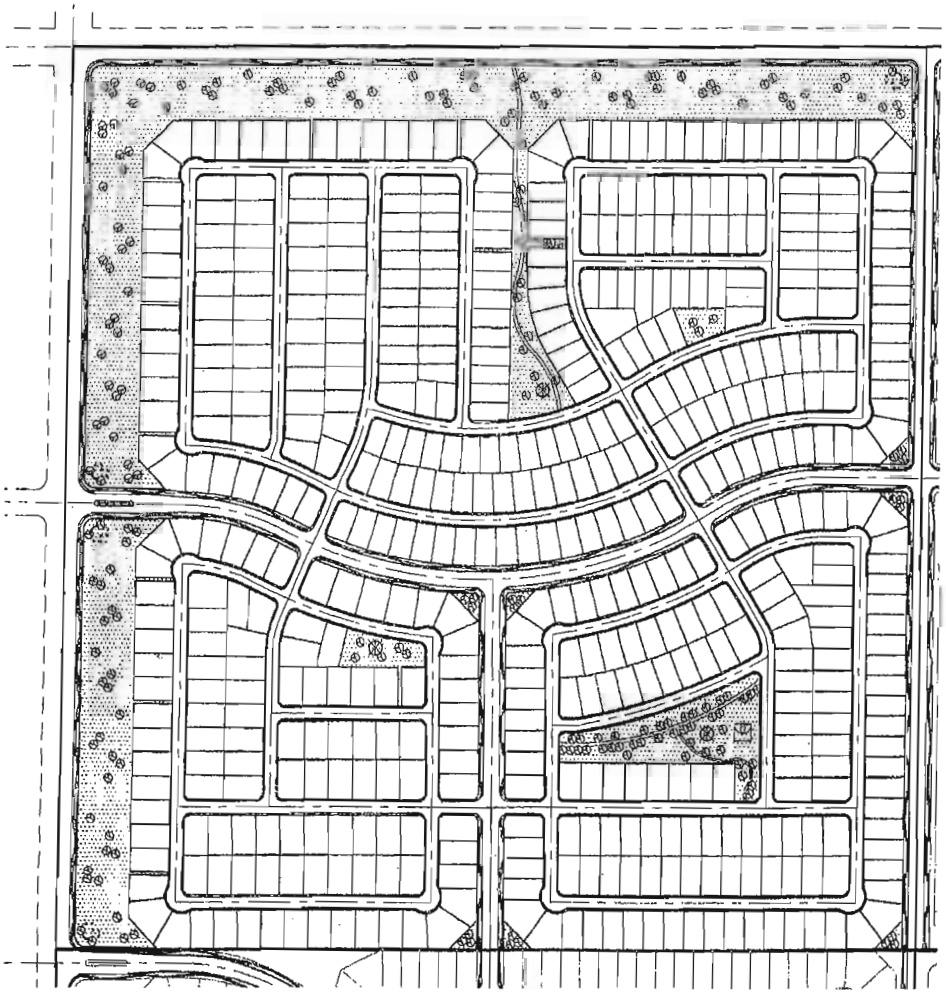

Revised September 15, 2005

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Eagle Meadows at Casa Grande #1

Preliminary Development Plan and Development Guide

for a Planned Area Development - P.A.D

(SE of Earley Road and Hacienda Road)

Application No.

Submitted to:

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Part 1 - Project Overview

1.0 Introduction

Eagle Meadows at Casa Grande #1 has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 154.78 acres of land, referred to herein as "Eagle Meadows at Casa Grande #1", consists of eight residential neighborhoods of single-family detached dwellings, totaling 542 proposed lots. By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the existing community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the south. As outlined in the Roadway Circulation Section, the road layout further complies with the General Plan by continuing the design of the existing arterial and collector roadways in the area (Refer to Exhibit 5, Preliminary Overall Layout).

2.0 Planned Area Development Request

Containing approximately 154.78 acres, Eagle Meadows at Casa Grande #1 is all of the northwest quarter of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base & Meridian, Pinal County, Arizona.

The primary use, a residential development, has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with future and proposed developments on all sides. Along with providing a community connection, it serves as a pedestrian-safe area for the residents of Eagle Meadows at Casa Grande #1.

3.0 Existing Site Conditions

- Topography and Drainage

The proposed drainage system for this project is outlined within the enclosed preliminary platting submitted to the City of Casa Grande. A highlight of this plan includes stormwater retention within the site for runoff generated by this project, within its boundaries, including the half-street improvements.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicate that this project falls predominately within Zone C. Zone C defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is also outside of the delineated 100-year flood plain boundary. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

- Relationship to Surround Properties

The land surrounding the site is a mixture of agricultural, residential and commercial zones.

- Accessibility

As indicated on the Vicinity Map, Casa Grande is easily accessible from Interstate-10 and existing arterial roads. If approaching from the City of Casa Grande downtown area to the west, it is accessible from Florence Boulevard or Early Road.

- Legal Description

This property is a single parcel of land located in the City of Casa Grande. It is all of the northwest quarter of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona. A copy of the current ALTA survey is included in Exhibit 12.

- Utilities to be Relocated

As shown in Exhibit 13 Site Photographs, there are concrete irrigation ditches and or overhead power lines adjacent to the proposed development. The concrete irrigation ditches will be abandoned and removed or filled. The overhead power lines will be placed underground.

4.0 Project Land Use

The proposed P.A.D. designation is for a single-family residential subdivision. The neighborhood will contain a combination of three different lot sizes separated into seven phases of construction. The phasing and design offer the opportunity to develop seven separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

- Site Description

Eagle Meadows at Casa Grande #1 has been designed for site-built, single-family detached homes with a centralized park area. The community will have easy access to the park and other surrounding developments.

- Lot Sizing

There are three residential lot sizes in this development, for a total of no more than 542 lots and three phases of residential construction.

The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Subdivision plats shall be submitted for review and approval prior to any development of this portion of the project. See Exhibit 5 for lot sizes.

- Community Open Space Areas

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Casa Grande and the residents of this development.

Earley and Hacienda Road Buffers: Both of the arterials will include 160 foot wide landscaped buffer areas. The buffers exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

- Neighborhood Trail and Sidewalk System

A designated trail and sidewalk system is proposed for Casa Grande. A lighted ten-foot wide meandering concrete multi-use trail and five-foot wide pedestrian concrete path will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-ways to form a safe and accessible environment.

- Internal Streets

The subdivision has been designed with a combination of cul-de-sacs and internal residential streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

- Surface Water and Retention Areas

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational areas at least fifteen percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm.

- Conceptual Landscaping and Walls

Eagle Meadows at Casa Grande #1 will have extensive landscaping throughout the development. The landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative, masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

- Maintenance of Landscape, Signs and Walls

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way (including the landscape medians at the project's entrances.)

5.0 Traffic Circulation and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Eagle Meadows at Casa Grande #1. A preliminary traffic study is currently under way for the area, and will be forwarded to the city as soon as it is completed.

The developer will be responsible for the engineering and construction of the south half of Early Road and the east half of Hacienda Road along the subject site. Cross-sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon the completion of construction and City Acceptance, maintenance of improvements within rights-of-way, will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within the rights-of-way which will be maintained by the soon to be created Master Home Owners Association.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Eagle Meadows at Casa Grande #1. They will dedicate the 44-foot rights-of-way as a function of the neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' Association will maintain all landscaping within the local street rights-of -way.

6.0 Street Maintenance

The Street cross-sections will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

- Sewer

The sewer service provided by the City of Casa Grande. Each preliminary Plat or Zoning Application shall be required to provide a "Local Sewer Study prior to submittal of the Final Plat. Eagle Meadows at Casa Grande is currently working with adjacent developments to ensure sewer capacity will be provided.

A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of an Final Subdivision Plats or Major Site Plans for this project.

- Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company. The Arizona Water Company does not currently have a "Certificate of Assured Water Supply" which covers their service area in Eagle Meadows at Casa Grande #1. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply. An application for this project is currently in progress.

The closest existing water main, which has capacity to serve the project, is a 24" D.I.P. located along Florence Boulevard, Water mains within the project are anticipated to be 8" diameter ductile iron pipe, except in dead end lines in the cul-de-sacs and shall be looped. Water mains along arterial roads may be 12".

The layout of the water systems for this site is "looped" to provide adequate pressures throughout the system. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

- School Districts/Community Facilities

Eagle Meadows at Casa Grande #1 is located within the Casa Grande Elementary School District, and Casa Grande Union High School District. The Developer is required to pay a fee of $300 per dwelling unit to assist the impacts the development will cause to the Casa Grande Union High School District. A twelve (12) acre elementary school site is required to be located near the center of the section, the school site will be located in a future development in an adjacent quarter section.

8.0 Grading and Drainage Concept

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

Final drainage reports and improvement plans will meet the City Engineer's approval prior to the approval of any plats. A Conceptual Grading and Drainage Design report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat. If recommended by the City Engineer, drywells will be included.

9.0 Phasing Plan

This project has been designed to allow for seven residential construction phases. The preliminary phasing plan is presented in Exhibit 10. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Eagle Meadows at Casa Grande #1 development.

Part II - P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential Design Standards for a Planned Area Development (PAD). The following sections outline how Eagle Meadows at Casa Grande #1 will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 24 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 15% of the net single-family residential area of 154.78 acres. This total meets the recommended 15% open space requirements per the City Development standards. See Exhibit 5

The primary internal open space area is a large centralized park and recreation tract. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. These retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basins will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by the City Engineer.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will contain a minimum of 6,325 square feet. The minimum lot sizing for this project is 55 feet wide by 115 feet deep. Other proposed lot sizes are 60 x 116 and 70 x 115. Exhibit 5 outlines the distribution of the lot sizes.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements per the City of Casa Grande General Plan 2010:

SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES							
Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Building Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	6,325 sf	15'-23'	20'	5'&10'	15'	30'	10'

Notes:

- The minimum lot width for this development is 55 feet and the minimum lot area is 6,325 square feet.
- The front yard setback for elevations with a House Forward (Livable Area) or Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 20' is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line. Every 3rd or 4th house will have a 23 foot setback for a staggered appearance.
- Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5-foot wide side yard will still be designed on the lot.
- Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.
- No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.
- No additional perimeter setback requirements apply.
- A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Earley Road, Hacienda Road and the interior collector roads. The theme walls adjacent to both Earley Road and Hacienda Road will be have a staggered offset to prevent a continuous flat wall surface. Wall colors and designs will be submitted to the City of Casa Grande for review and approval.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrances are located on Hacienda Road and Earley Road. This view corridor offers a sense of arrival into a high-quality community. The other secondary entrances offer views into landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the Developer and maintained by the Home Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to arterial and collector roadways. The design for Eagle Meadows at Casa Grande #1 has included a significantly larger landscape tract due to the drainage conveyance and linear open space corridor requirements. Exhibit 7, the Preliminary Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in this project. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction. (refer to Exhibit 7 for more details)

Front Yard Landscaping

The homebuilder will be providing the home buyer with a selection of landscape packages for their homes. The front yard landscape for each lot shall be installed as part of the home construction package, but maintained by the individual homeowner. The front yard landscaping will comply with the City's PAD Standards.

7.0 Cul-de-sacs

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs and "knuckle" designs with numerous points of access to internal open spaces. The cul-de-sacs have been designed to open into the central park and recreation area for the community. Other strategically placed cul-de-sacs connect to pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 7 Preliminary Landscape Plan for more details.)

8.0 Multi-Story Homes

As noted no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

9.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

10.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

- Multi-Use Path

  A trail system will be constructed throughout the project. The system will consist of six-foot wide concrete sidewalks meandering along the arterial rights-of-way, and a five-foot wide meandering concrete sidewalks along the collector and local rights-of-way. Arterial and collector roads will also provide for striped bicycle lanes within the rights-of-way. A lighted ten-foot wide concrete multi-use path and four-foot wide pedestrian concrete path will be used throughout the open space, lining the different neighborhoods together, as well as to adjacent developments.

  A neighborhood park system will be established throughout the development. The park system will have many amenities with recreational features such a a soccer field, a basketball court, tot lots, ramadas, trails, and open turf areas. The park system will be designed to be equally accessible for each neighborhood.

  A combination of ten-foot wide concrete multi-use path will meander through the developments open space corridors and unit the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director.

- Enhanced Subdivision Entries

  Free standing entry monuments shall be placed at each of the primary project entrances. Each additional neighborhood entrance shall offer wall mounted entry signage to create a sense of home and community. Construction

materials shall include concrete masonry units, colored sign lettering, and landscape 'up" lighting. The entry monuments shall use colors which will be complimentary to the theme wall. Locations of monuments are indicated on the wall and monument exhibit included as Exhibit 5. The entrances into the subdivision will be designed to create a sense of arrival into a high-quality community. As detailed in Exhibit 6, entry monuments feature split-face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.

- Landscape Buffers
  Including right-of-way and tracts, a minimum 18-foot wide open space/landscape buffer strip has been provided along all arterial and collector roads to provide for increased separation from these home sites to vehicle travel lanes. This landscape strip will be maintained by the Eagle Meadows at Casa Grande #1 HOA. Landscape tracts are provided along all arterial and collector roadways as depicted on the Preliminary Landscape Plan, Exhibit 8. As previously noted, a minimum 18-foot wide landscape tract will be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more area.

- Enhanced Perimeter Wall Design
  The perimeter wall designs detailed on Exhibit 6 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director. These walls have been designed with staggers and breaks.

- Enhanced Mail Box Design
  Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product for the three (3) lot sizes in this development has not been determined at this time. However, in order to provide the architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Eagle Meadows at Casa Grande #1 will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with three (3) distinct elevations will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilder for Eagle Meadows at Casa Grande #1 will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- A variety of home roofing colors, shapes, and/or textures will be offered. Concrete tile roofs will be required for all sloped roofs; however, the City may give consideration to alternative durable roofing materials that are consistent with the proposed housing theme.
- A variation of ridge lines and designs will be provided.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof- mounted or wall-mounted mechanical equipment including HVAC or evaporative coolers. This type of mechanical equipment will be ground-mounted.

Garages:

- In subdivisions where side-entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.
- Front-loaded garages will not extend more than ten feet past the front plane of the livable portion of the home. In a home where more than a standard two-car front-entry garage can be accommodated, the additional garage bay (s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Patio Covers:

- Rear or side yard covered patios or covered courtyards will be standard on every home.
- Where possible, covered patio areas will be incorporated into the architecture of the home.
- The patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns will be subject to review and approval of the Planning and Zoning Commission.

Additions and Modifications:

- All additions to home will be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages will not be converted or enclosed for other uses.
- Accessory building will be located within walled rear yard. Accessory building over 200 square feet in area will be constructed to match or compliment the building materials and colors used on the principal residence.

Additional Requirements for PAD Residential Architecture
(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The Homebuilder will provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows and/or dormers as standard features on all homes.

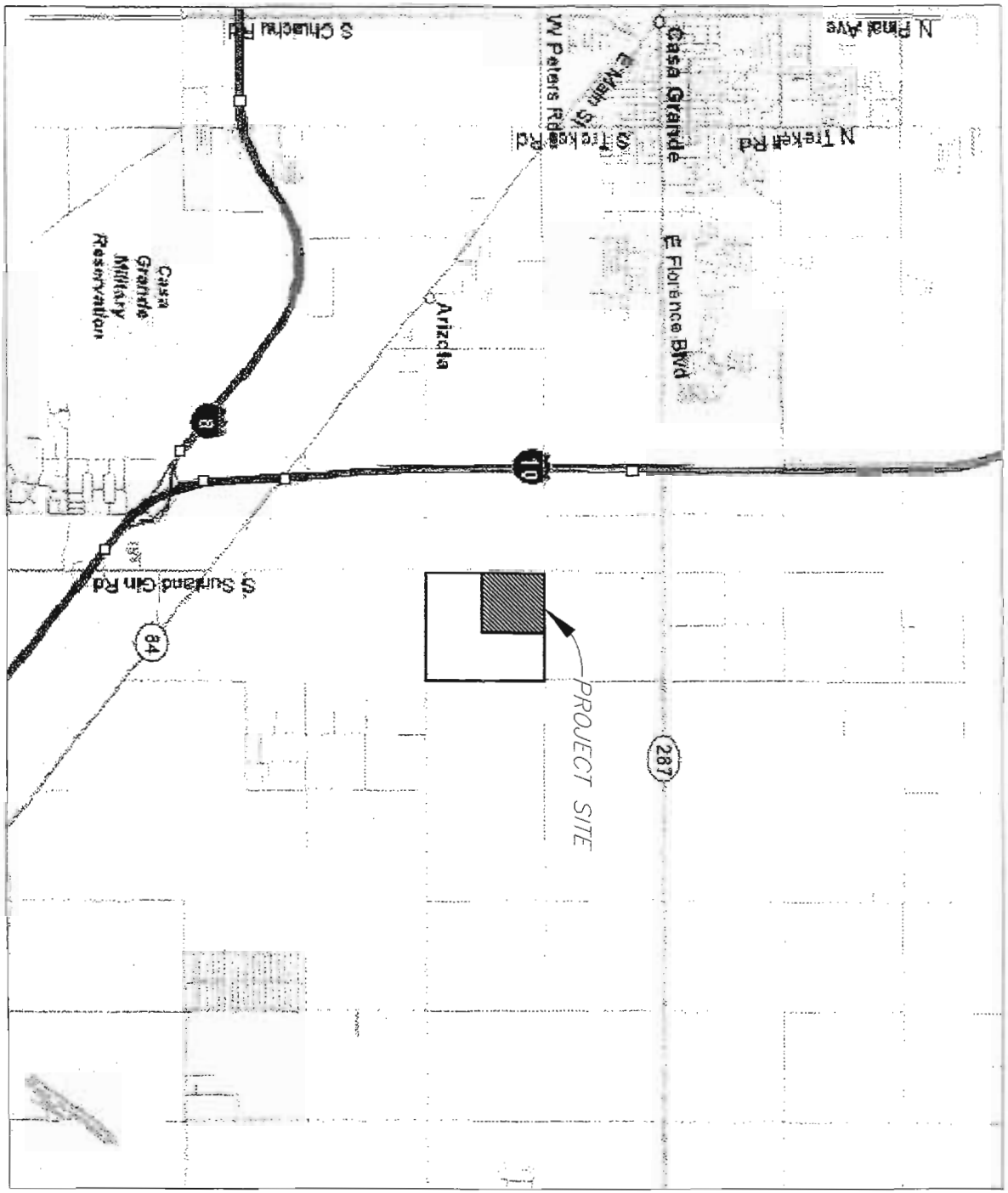
- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home (House Forward) as a standard feature. In addition, the number of floor plans using side-loaded garages (Side-Entry Garage) as standard features will be greater than the required minimum.
- The Homebuilder will reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, multiple roof changes, and/or equally effective measures.
- The Homebuilder will place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets or open space areas.
- Homebuilder's Choice: the Homebuilder may select an architectural requirement beyond the listed standards to increase the diversity of the housing products.

3.0 Approvals

The Community Developer is proposing to develop platted and engineered lots or finished lots for the homebuilding community of the City. Therefore, it will not be possible to present floor plans and elevations as part of the PAD zoning process. At the time of the selection of the Homebuilder(s) by the Community Developer, the floor plans and elevations for the selected subdivision parcel are presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

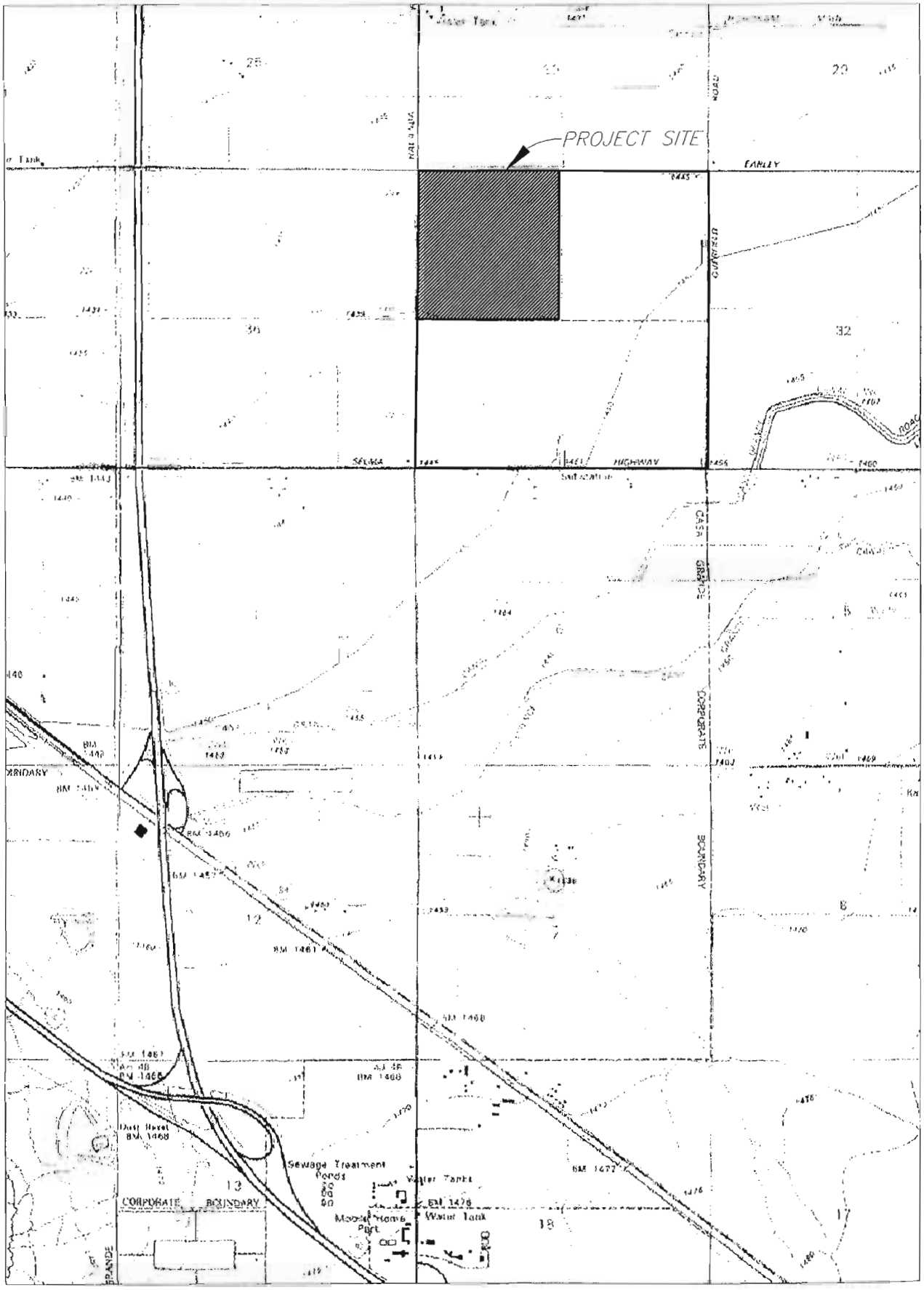
References

1. City of Casa Grande General Plan 2010 — Disk dated 5,2002
2. Residential Design Standards for Panned Area Dev. — 01 & 02, 2003
3. City of Casa Grande Title 17 Zoning Ordinance — Revised 01/2001
4. City of Casa Grande Title 16 Subdivision Ordinance — Revised 11/1998
5. City of Casa Grande Web Page — www.ci.casa-grande.az.us.com
6. Sonoran Heights Development Guide — Dated July 28, 2004



Vicinity Map

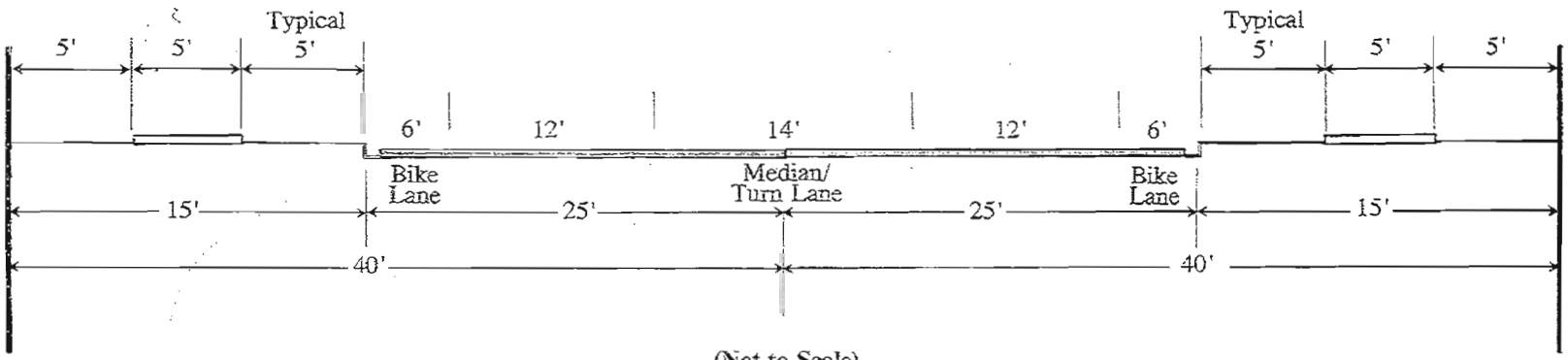
Exhibit 1



U.S.G.S. Quad Map

Exhibit 2

Typical Road Sections

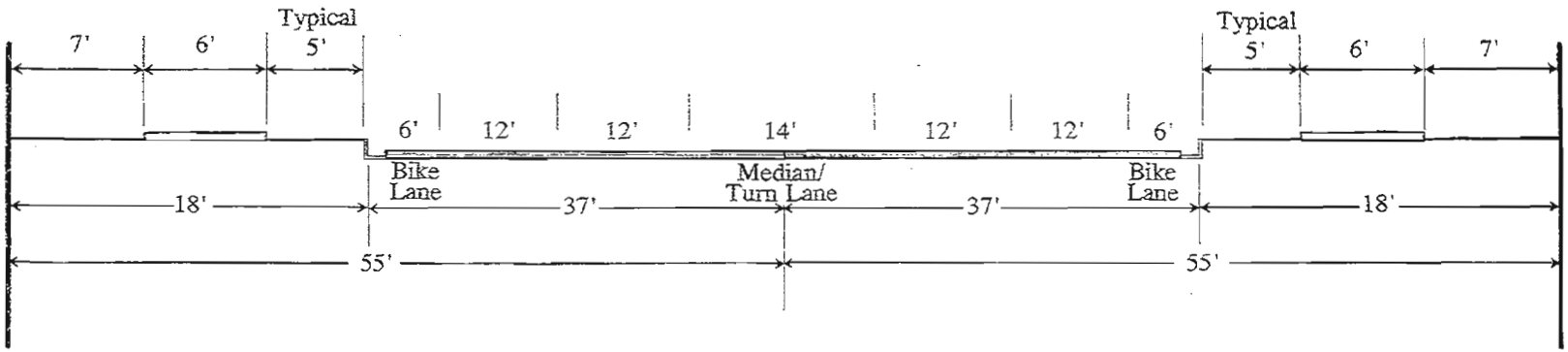


(Not to Scale)

Street Section (80' R.O.W.)

SCALE: NONE

MAJOR COLLECTOR



(Not to Scale)

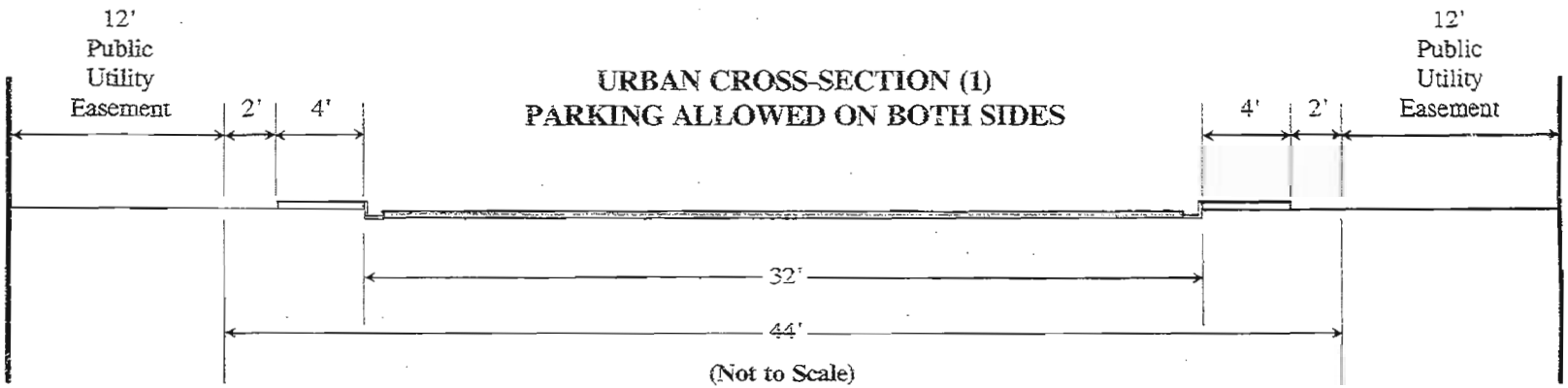
SCALE: NONE

Street Section (110' R.O.W.)

ARTERIAL (HACIENDA & EARLEY ROADS)

Exhibit 3

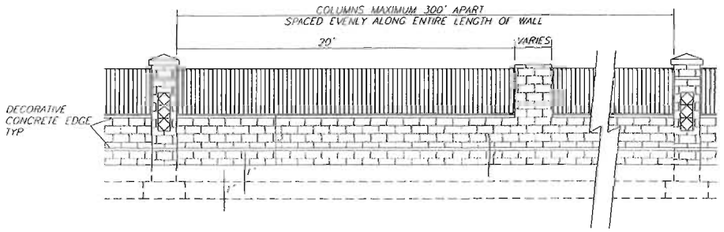
Typical Road Sections



Street Section (44' R.O.W.)

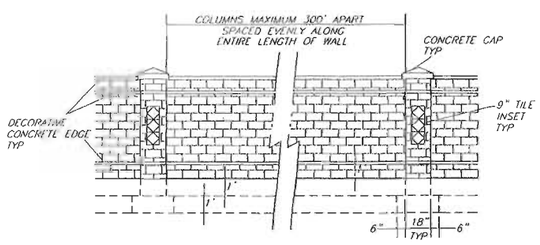
SCALE: NONE

Exhibit 3

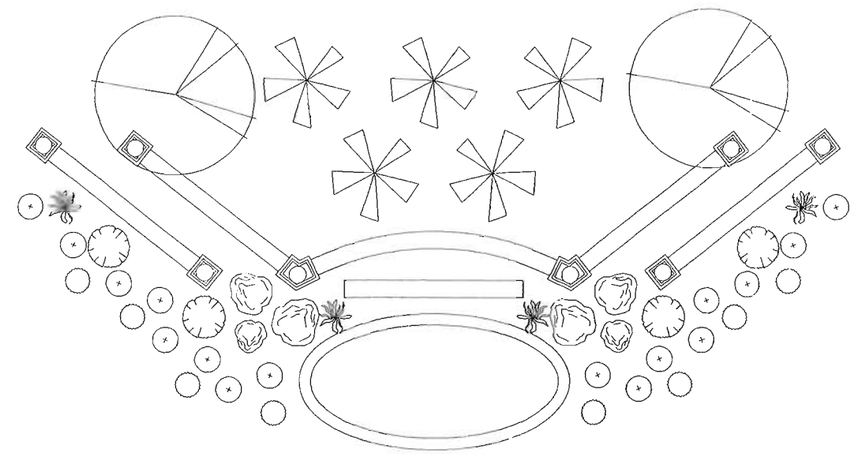


View Wall
SCALE: 1"=50'

Entrance Monument Elevation
SCALE: 1"=50'



Theme Wall
SCALE: 1"=50'



Entrance Monument Plan View
SCALE: 1"=50'

Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666 "Solutions You Can Build On"

Preliminary Entry Monument

Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: J.
DESIGNER: C. CAVE
DRAFTER: J. MA
RENDER:
DATE: January 19
REVISIONS
1. JM SEPT 15,2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 1 SHEETS 10

Exhibit 4

Reeve & Associates, Inc.

Site Summary

APN# 401-01-076

SITE AREA

TOTAL AREA:	154.78 ACRES
RIGHT-OF-WAY:	39.06 ACRES
OPEN SPACE:	23.62 ACRES
LOT AREA:	92.10 ACRES

542 LOTS PROPOSED
542 LOTS / 154.78 ACRES = 3.50 LOTS/ACRE
AVERAGE LOT SIZE 7417 s.f.

SITE DATA

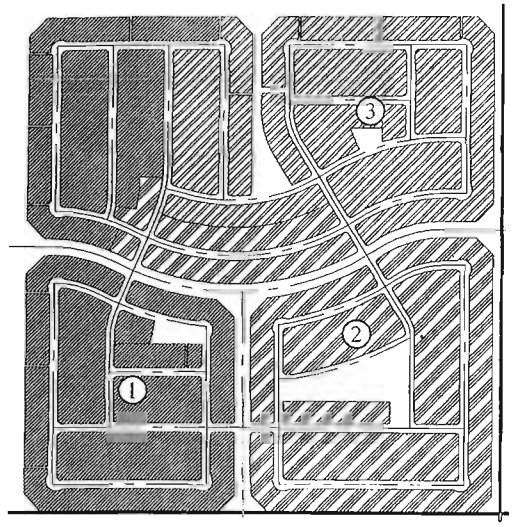
PARCEL	LOT SIZE	# OF LOTS
1	55' X 115'	180
2	60' X 116.67'	182
3	70' X 115'	180
	TOTAL	542

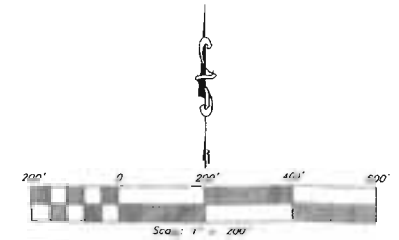
LOT ANALYSIS

MIN S.F.	# OF LOTS
6000 s.f.	180
7000 s.f.	182
8000 s.f.	180
TOTAL	542

AREA DEVELOPMENT STANDARDS

ZONING DISTRICT	P.A.D.	
MINIMUM LOT SIZE	6,000 s.f.	
MINIMUM LOT WIDTH	55'	
MINIMUM YARD SETBACKS	FRONT	20'
	SIDE	7' & 10'
	SIDE STREET	15'
	REAR	20'
MAXIMUM BUILDING HEIGHT	STORIES	2
	FEET	30



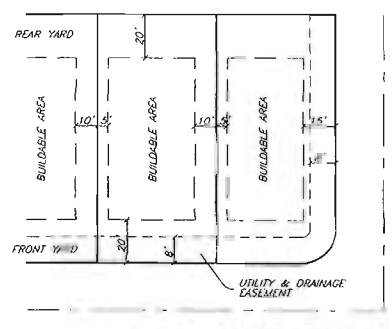


Legend and Abbreviations

	= OPEN SPACE	CFS	= CUBIC FEET PER SECOND
	= BOUNDARY LINE	OC	= ON CENTER
	= LOT LINE	PP	= POWER/UTILITY POLE
	= STREET CENTER LINE	R/C	= REBAR & CAP
(1)	= PARCEL ID	RCP	= REINFORCED CONCRETE PIPE
BLDG	= BUILDING	TBC	= TOP BACK OF CURB
C&G	= CURB & GUTTER	WM	= WATER METER
CB	= CATCH BASIN	EX	= EXISTING
CF	= CUBIC FEET	ROW	= RIGHT-OF-WAY

NOTES:

1. THE SITE IS CURRENTLY BEING USED AS AGRICULTURAL LAND. -PROPOSED ZONING IS P.A.D.
2. ALL STREETS ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT. (SEE STREET SECTION DETAIL)
3. ALL STREETS TO BE IMPROVED AND DEDICATED TO THE CITY OF CASA GRANDE.
4. ALL SIDEWALKS, SANITARY SEWER, WATER AND STORM DRAIN ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT
5. ALL AREA PUBLIC SERVICES (SCHOOL, FIRE RESPONSE, ETC..) WILL BE LOCATED OFF-SITE PER AGREEMENTS WITH SERVICE PROVIDERS.
6. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE.
7. DEVELOPMENT PLAN TO BE TO CITY OF CASA GRANDE STANDARDS AND SPECIFICATIONS.
8. ALL OPEN SPACE SHALL BE LANDSCAPED.
9. STORM RUNOFF SHALL BE CONVEYED THROUGH CURB AND GUTTER TO CATCH BASINS ADJACENT TO RETENTION AREAS. ALL OPEN SPACE SHALL SERVE AS RETENTION BASINS.



Easement & Set-back Detail
SCALE: NONE

NOTE: 23' SETBACK EVERY THIRD OR FOURTH LOT

Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Preliminary Overall Layout

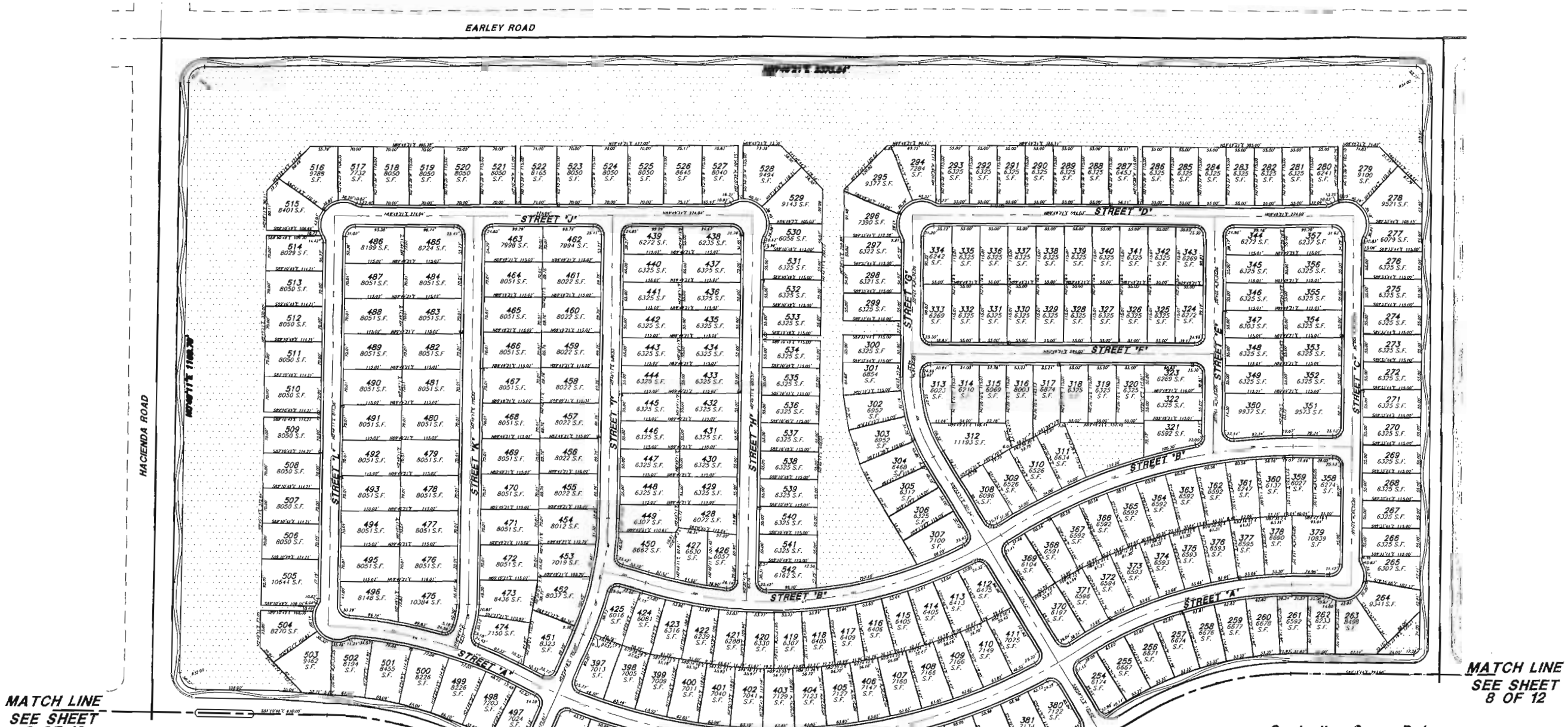
Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., G.&S.R. BASE & MERIDIAN
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2003

ENGINEER: J. BEECE
DESIGNER: C. CASE
DRAFTER: J. MATHUSSO JR
REVISION: J. MATHUSSO JR 1.13.2005
DATE: JANUARY 13, 2005
REVISIONS
1. JAN. 13, 2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 6587-38

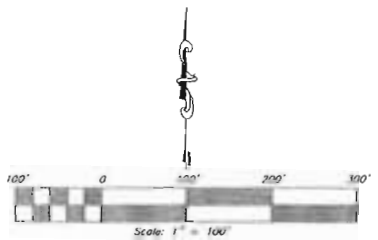
SHEET 2 OF 10 SHEETS

Exhibit 5

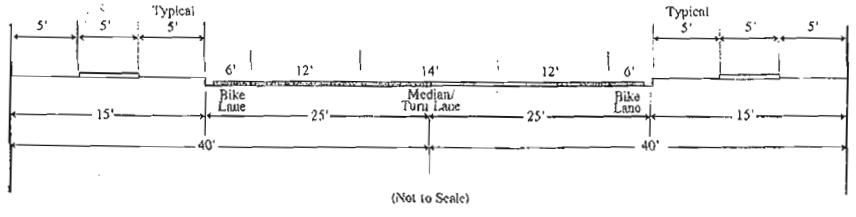


Centerline Curve Data

NUMBER	Delta	Length	Radius	Tangent	Chord	Cd. Length
C14	17°[illegible]	257.94	845.[illegible]	129.[illegible]	[illegible]'54"[illegible]	[illegible].94
C15	05°53'51"	87.[illegible]	[illegible]	[illegible]	S[illegible]'11'54"E	[illegible]7.03
C16	[illegible]	34[illegible]	845.90	174.93	S76°56'57"[illegible]	[illegible]2.62
C17	[illegible]'48'44"	929.8[illegible]	[illegible]69.58	[illegible]96.62	N87°[illegible]	[illegible]8.[illegible]
C18	[illegible]	[illegible]18.[illegible]	779.15	214.52	N73°4[illegible]'31"E	413.65
C19	[illegible]	[illegible]4.13	1056.20	204.57	N69°56'[illegible]"E	[illegible]
C20	08°33'46"	157.8[illegible]	1056.20	79.[illegible]	[illegible]	[illegible]
C21	[illegible]29'08"	[illegible]1.9[illegible]	1056.20	[illegible]81	N[illegible]'13'01"[illegible]	555.37
C22	[illegible]'24'2[illegible]	[illegible]4.45	300.00	84.35	S15°15'57"E	162.40
C23	29°10'43"	426.7[illegible]	837.[illegible]	[illegible]	[illegible]'7'2[illegible]	[illegible]22.16
C24	13°40'[illegible]	[illegible]00.08	837.99	100.52	S79°46'49"E	199.60
C25	42°51'31"	626.8[illegible]	837.99	328.90	N[illegible]'37'49"E	612.32
C26	08°22'10"	[illegible]	594.8[illegible]	43.[illegible]	S[illegible]'26'58"[illegible]	86.82
C27	10°07'4[illegible]"	106.[illegible]	600.00	53.18	S[illegible]'53'05"W	105.94
C28	12°31'20"	131.13	600.00	65.83	S17°12'38"W	130.[illegible]
C29	22°39'07"	237.2[illegible]	600.00	120.[illegible]	S12°08'45"W	235.67
C30	17°59'33"	47.10	150.00	23.7[illegible]	S09°48'58"W	46.91

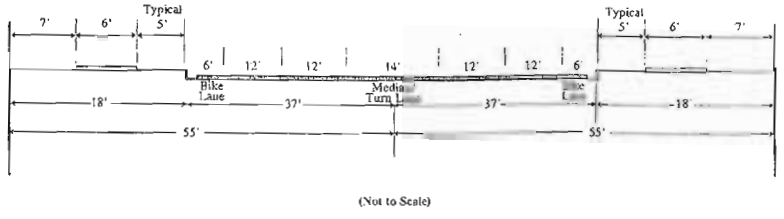


80' ROW MAJOR COLLECTOR



(Not to Scale)

110' ROW MINOR ARTERIAL



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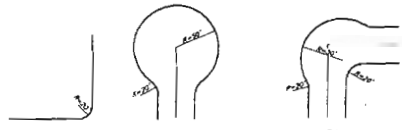

Typical Street Intersection, Cul-de-sac and Knuckle Radiuses

SCALE: NONE

Legend

- = OPEN SPACE
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT LINE
- = MATCH LINE
- = STREET CENTER LINE

Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Preliminary
Lot Layout

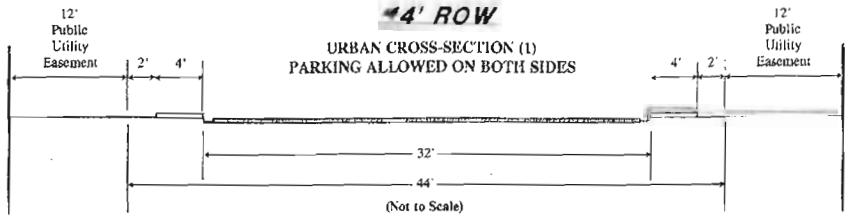
Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

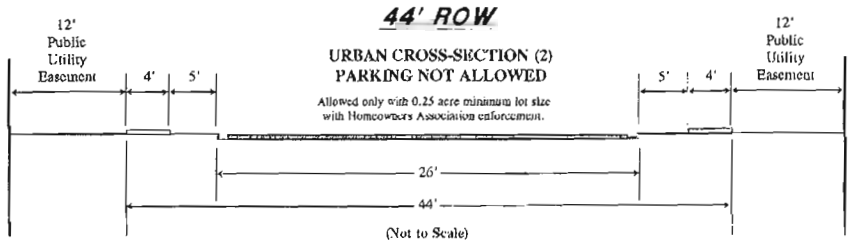
ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: J. MATHUSSEK JR
REVIEW:
DATE: January 19, 2005
REVISIONS
1. JW SEPT 15, 2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 3 SHEETS 10

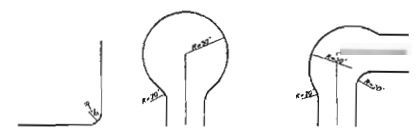
Exhibit 6





Centerline Curve Data

NUMBER	Delta	Length	Radius	Tangent	Chord	Cd. Length
C1	[illegible]	293.09	674.11	148.90	S75°58'13"E	290.78
C2	[illegible]	[illegible]	[illegible]	233.21	[illegible]	[illegible]
C3	24°47'56"	543.[illegible]	1256.56	276.26	N76°[illegible]"E	539.63
C4	45°49'38"	[illegible]	1256.56	531.1[illegible]	N[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	151.[illegible]	[illegible]	[illegible]
C6	18°29'[illegible]4"	462.71	1433.39	233.39	N72°11'12"	46[illegible].71
C7	32°17'21"	239.5[illegible]	[illegible]04	123.04	N72°23'17"E	236.36
C8	09°56'40"	26.0[illegible]	1[illegible]00	13.05	N85°01'40"E	26.00
C9	20°07'39"	600.27	1708.76	303.26	N69°59'30"E	597.19
C10	31°24'2[illegible]"	82.23	150.00	42.17	S15°15'57"E	81.20
C11	24°[illegible]"	213.80	497.1[illegible]	108.58	S75°50'09"E	212.16
C12	18°07'36"	413.73	1307.74	208.61	S75°35'17"	412.01
C13	59°59'60"	123.53	117.96	68.11	N[illegible]°09'29"E	117.96

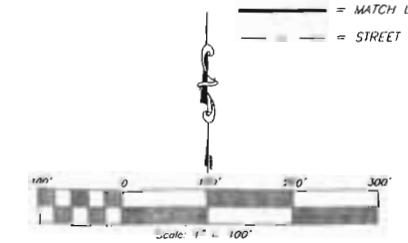


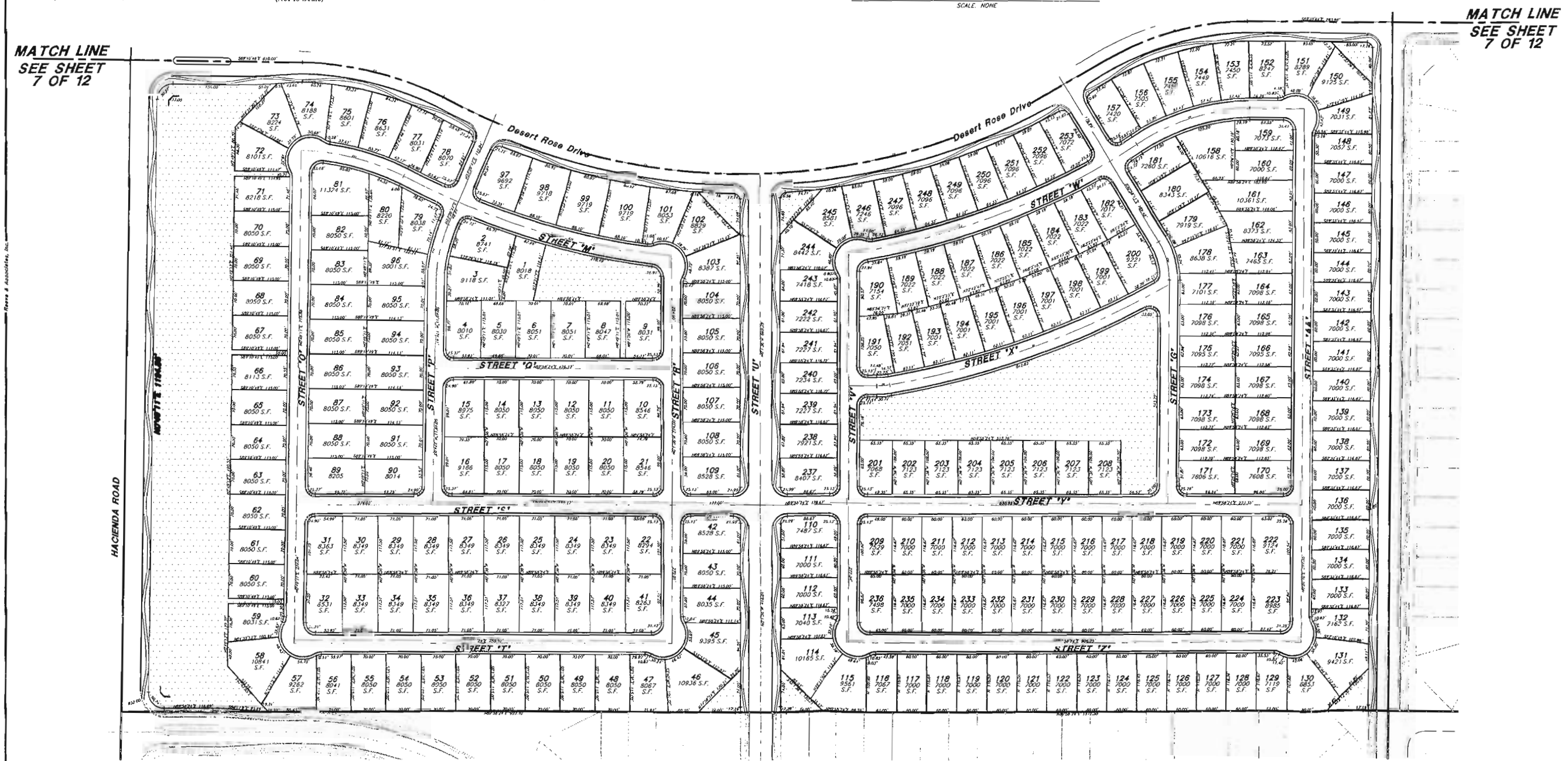
Typical Street Intersection, Cul-de-sac and Knuckle Radiuses

SCALE: NONE

Legend

- = OPEN SPACE
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT LINE
- = MATCH LINE
- = STREET CENTER LINE





Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Preliminary Lot Layout

Eagle Meadows at Casa Grande #1

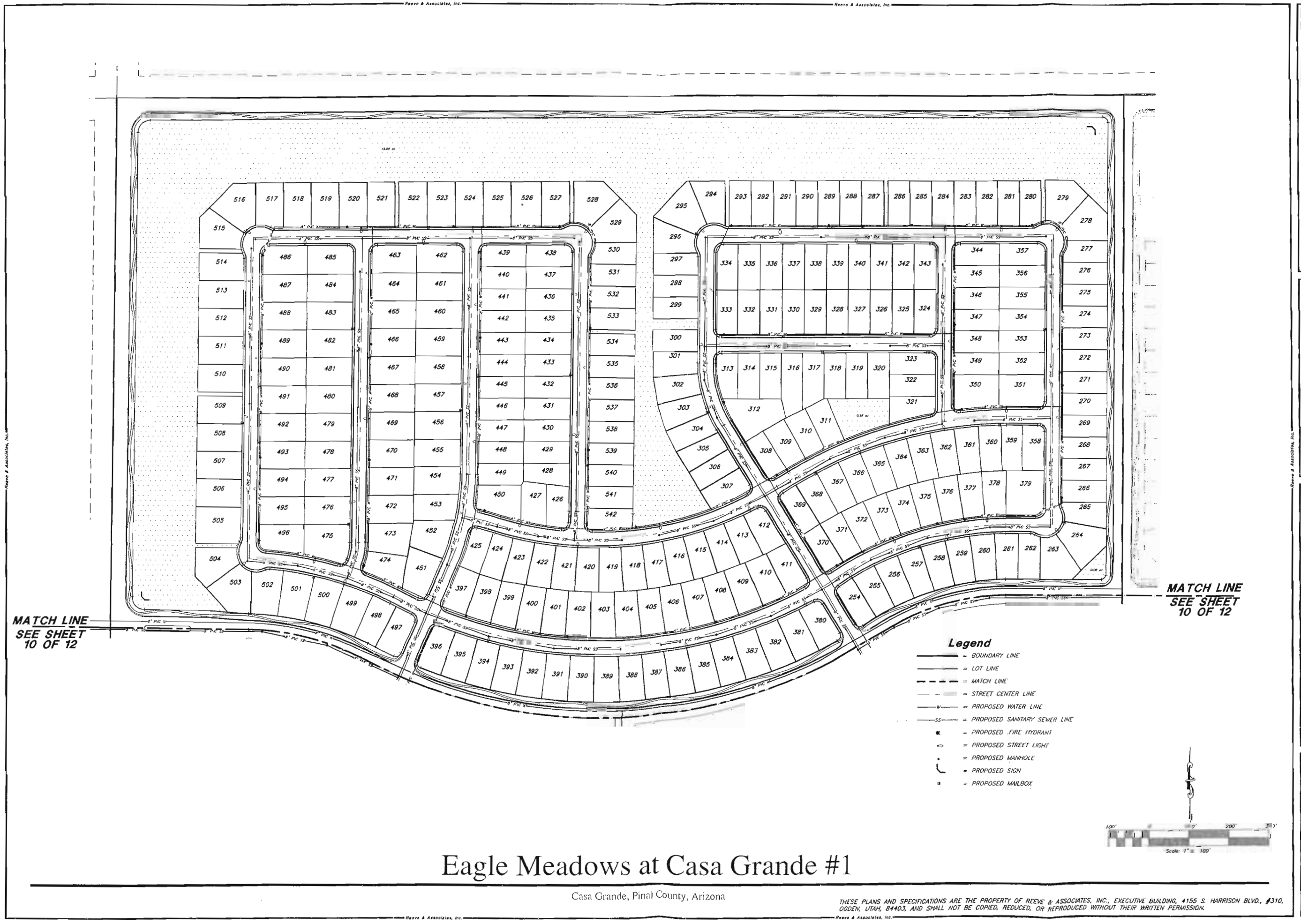
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: J. MATHUSEK JR
RENDER:
DATE: JANUARY 19, 2005
REVISIONS
1. JM SEPT 15, 2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-35

SHEET 4 10 SHEETS

Exhibit 7



Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

"Solutions You Can Build On"

Preliminary
Utility Layout

Eagle Meadows at
Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: J. REEVE
DESIGNER: C. CAYE
DRAFTER: J. MATHUSEK JR.
REVIEWER:
DATE: January 19, 2005
REVISIONS:
1. JM SEPT 15, 2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4507-38

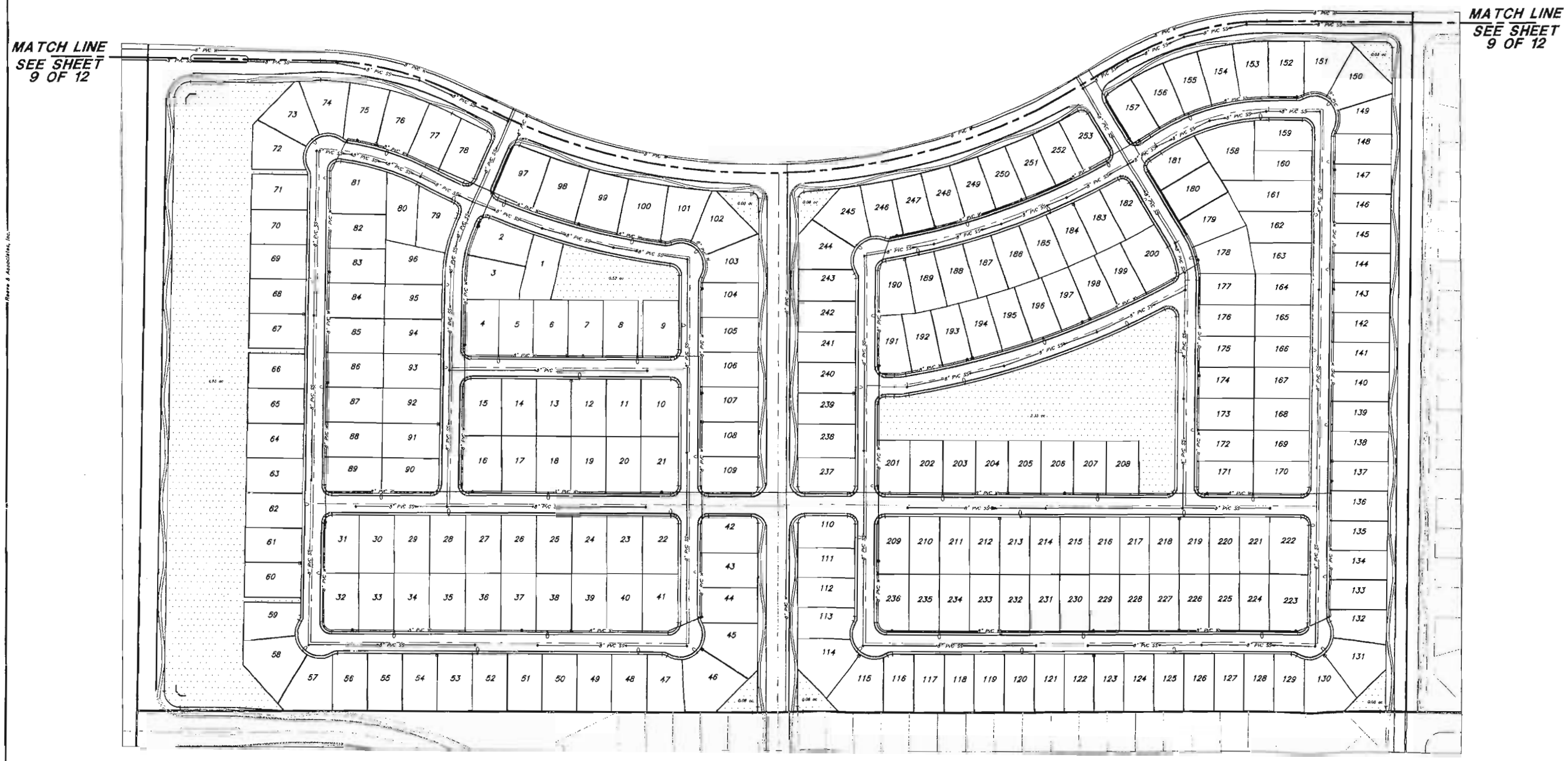
SHEET 5 10 SHEETS

Exhibit 8

Reeve & Associates, Inc.

Legend

- = BOUNDARY LINE
- = LOT LINE
- = MATCH LINE
- = STREET CENTER LINE
- —W— = PROPOSED WATER LINE
- —SS— = PROPOSED SANITARY SEWER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED STREET LIGHT
- = PROPOSED MANHOLE
- = PROPOSED SIGN
- = PROPOSED MAILBOX



Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666 "Solutions You Can Build On"

Preliminary Utility Layout

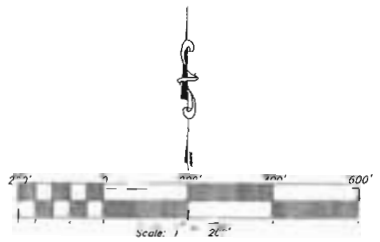
Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: J. REEVE
DESIGNER: S. GUSE
DRAFTER: J. MATHISEN JR
APPROVED:
DATE: JANUARY 18, 2005
REVISIONS
1. PER REV. 15.2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 6 OF 10 SHEETS

Exhibit 9



Landscape Schedule

Trees

Symbol	Scientific Name	Common Name	Planting Size
	Acacia stenophylla	Shoestring Acacia	24" Box
	Cercidium floridum	Blue palo verde	24" Box
	Chilopsis linearis	Desert Willow	24" Box
	Washingtonia robusta	Mexican fan palm	24"

Shrubs

Symbol	Scientific Name	Common Name	Planting Size
	Aloysia lycioides	White Bush	5 Gal
	Caesalpinia pulcherrima	Dwarf poinciana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal
	Salvia greggii	Autumn Sage	5 Gal

Cactus/Succulents

Symbol	Scientific Name	Common Name	Planting Size
	Fouquieria splendens	Ocotillo	6'
	Hesperaloe parviflora	Red yucca	5 Gal

Turf

Symbol	Scientific Name	Common Name	Planting Size
	Cynodon dactylon 'Midiron'	Midiron Bermudagrass	Sod

Misc.

Symbol	Scientific Name	Size
	River Run Fractured Granite	4"-8"
	Granite Boulders	2'x2' 3'x3'
	Decomposed Granite - Desert Gold - 2" depth	3/8" Fines

Amenity Area - Could include Ramada, Picnic Area, Walking Path, Tot Lot, Sports Areas

Half Court Basketball

Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Preliminary Landscape Plan

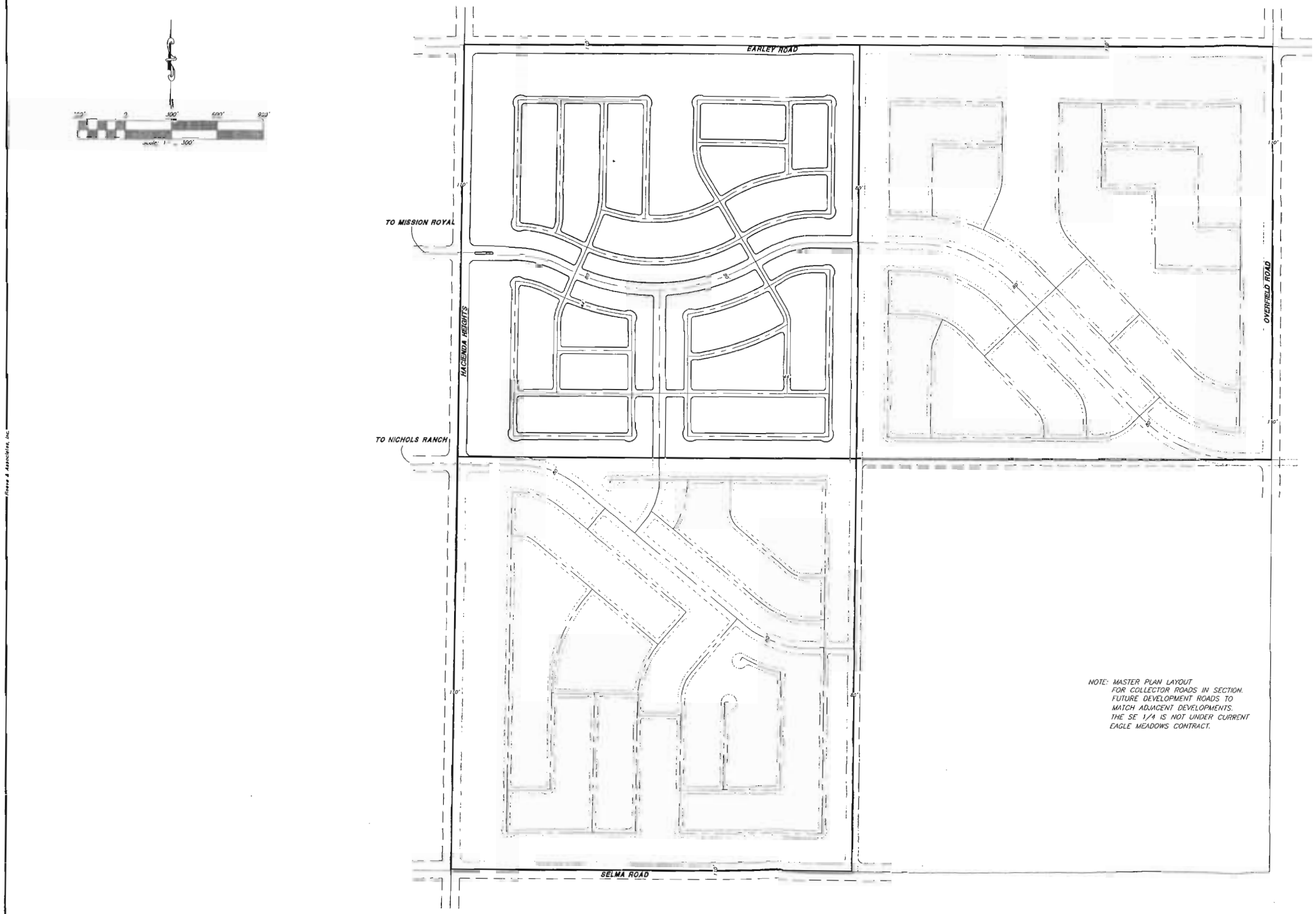
Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.5S., R.7E., G.&S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: J. BECK
DESIGN: C. LINT
DRAFTER: J. MATHESIS
REVISER:
DATE: JANUARY 18, 2005
APPROVED:
1. JAN. 18, 2005
2. SEPT. 15, 2005

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 7 OF 10 SHEETS

Exhibit 10



Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Preliminary
Traffic Flow Layout

Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

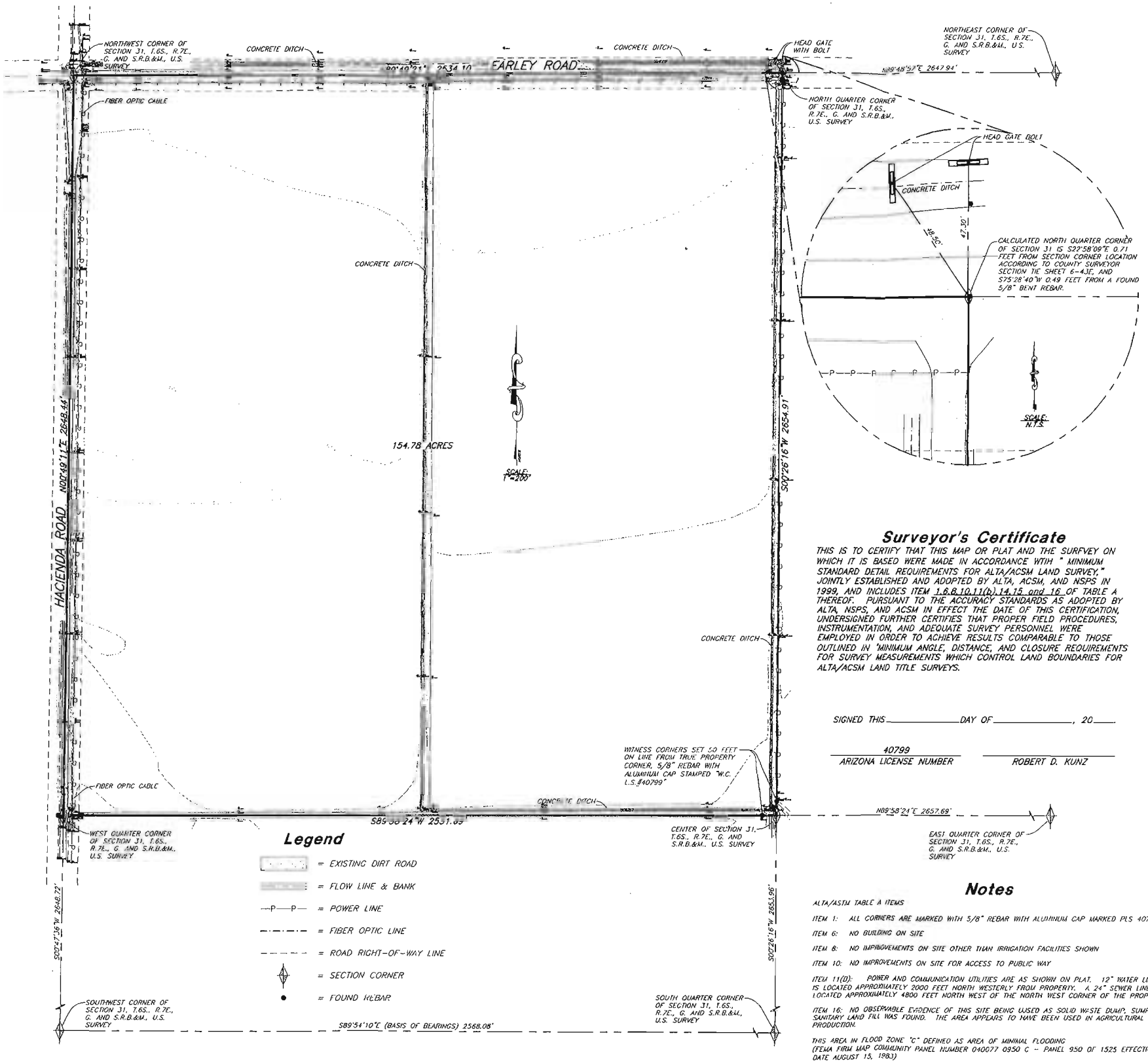
ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: J. MATHUSSEK JR.
REVIEWER:
DATE: January 19, 2005
REVISIONS
1. JM SEPT. 15, 2005
2.

Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 8 SHEETS 10

Exhibit 11

Reeve & Associates, Inc.



Legend

- = EXISTING DIRT ROAD
- = FLOW LINE & BANK
- —P—P— = POWER LINE
- = FIBER OPTIC LINE
- = ROAD RIGHT-OF-WAY LINE
- = SECTION CORNER
- = FOUND REBAR

Deed Description

ALL OF THE NORTHWEST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY

Surveyed Description

ALL OF THE NORTHWEST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE N89°49'21"E ALONG THE NORTH LINE OF SAID SECTION 31 2534.10 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°26'16"W ALONG THE QUARTER SECTION LINE 2654.91 FEET TO THE CENTER OF SAID SECTION 31; THENCE S89°58'24"W ALONG THE QUARTER SECTION LINE 2551.69 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE N00°49'11"E ALONG THE WEST LINE OF SAID SECTION 31 2648.44 FEET TO THE POINT OF BEGINNING.

CONTAINS: 154.78 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 34, T.6S., R.7E., GILA AND SALT RIVER BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'10"E

Narrative

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE EAGLE MEADOWS at CASA GRANDE #1 SUBDIVISION FOR EAGLE MEADOWS at CASA GRANDE #1, L.L.C. THE NORTH LINE WAS FIXED BY THE NORTH SECTION LINE OF SECTION 31, T.6S., R.7E., G. AND S.R.B.&M., U.S. SURVEY. THE EAST LINE WAS FIXED BY THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31. THE SOUTH LINE WAS FIXED BY THE SOUTH LINE OF SAID NORTHWEST QUARTER. THE WEST LINE WAS FIXED BY THE WEST SECTION LINE OF SAID SECTION 31. ALL FOUND REBAR ARE SHOWN AS LOCATED ON THE GROUND.

Surveyor's Certificate

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEM 1,6,8,10,11(b),14,15 and 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM IN EFFECT THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

SIGNED THIS _____ DAY OF _____, 20____

40799 — ARIZONA LICENSE NUMBER

ROBERT D. KUNZ

Notes

ALTA/ASTM TABLE A ITEMS

ITEM 1: ALL CORNERS ARE MARKED WITH 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 40799

ITEM 6: NO BUILDING ON SITE

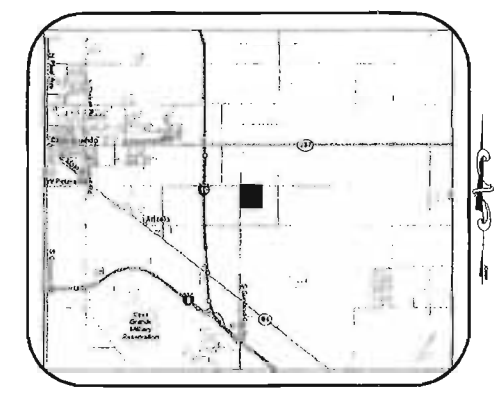
ITEM 8: NO IMPROVEMENTS ON SITE OTHER THAN IRRIGATION FACILITIES SHOWN

ITEM 10: NO IMPROVEMENTS ON SITE FOR ACCESS TO PUBLIC WAY

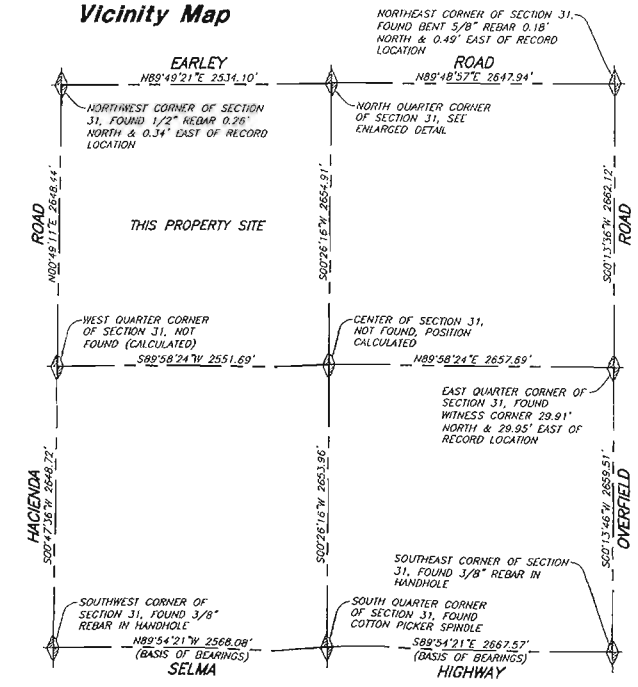
ITEM 11(B): POWER AND COMMUNICATION UTILITIES ARE AS SHOWN ON PLAT. 12" WATER LINE IS LOCATED APPROXIMATELY 3000 FEET NORTH WESTERLY FROM PROPERTY. A 24" SEWER LINE IS LOCATED APPROXIMATELY 4800 FEET NORTH WEST OF THE NORTH WEST CORNER OF THE PROPERTY

ITEM 16: NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL WAS FOUND. THE AREA APPEARS TO HAVE BEEN USED IN AGRICULTURAL PRODUCTION.

THIS AREA IN FLOOD ZONE "C" DEFINED AS AREA OF MINIMAL FLOODING (FEMA FIRM MAP COMMUNITY PANEL NUMBER 040077 0950 C - PANEL 950 OF 1525 EFFECTIVE DATE AUGUST 15, 1983)



Vicinity Map



OWNER/DEVELOPER:
EAGLE MEADOWS at CASA GRANDE #1, L.L.C.
3799 CATAMOUNT RIDGE
SANDY, UTAH 84092
PHONE: (801) 706-5155
FAX: (801) 773-0583
CONTACT: KENT HOGGAN

STATE OF ARIZONA)
COUNTY OF PINAL) SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN
SURVEYS BOOK:_____
PAGE:_____
DATE:_____
REQUEST OF:_____
WITNESS MY HAND AND OFFICIAL SEAL.
LAURA DEAN-LYTLE PINAL COUNTY RECORDER
BY:_____ DEPUTY

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Preliminary
Alta Survey

Eagle Meadows at Casa Grande #1
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., G.&S.R.B.&M., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

ENGINEER: R. Kunz
DESIGNED: R. Kunz
DRAFTER: R. Johnson
DATE: January 19, 2005
REVISIONS
1.
2.
3.
Eagle Meadows at Casa Grande #1
PROJ. NO. 4597-38

SHEET 9 OF 10 SHEETS

Exhibit 12

Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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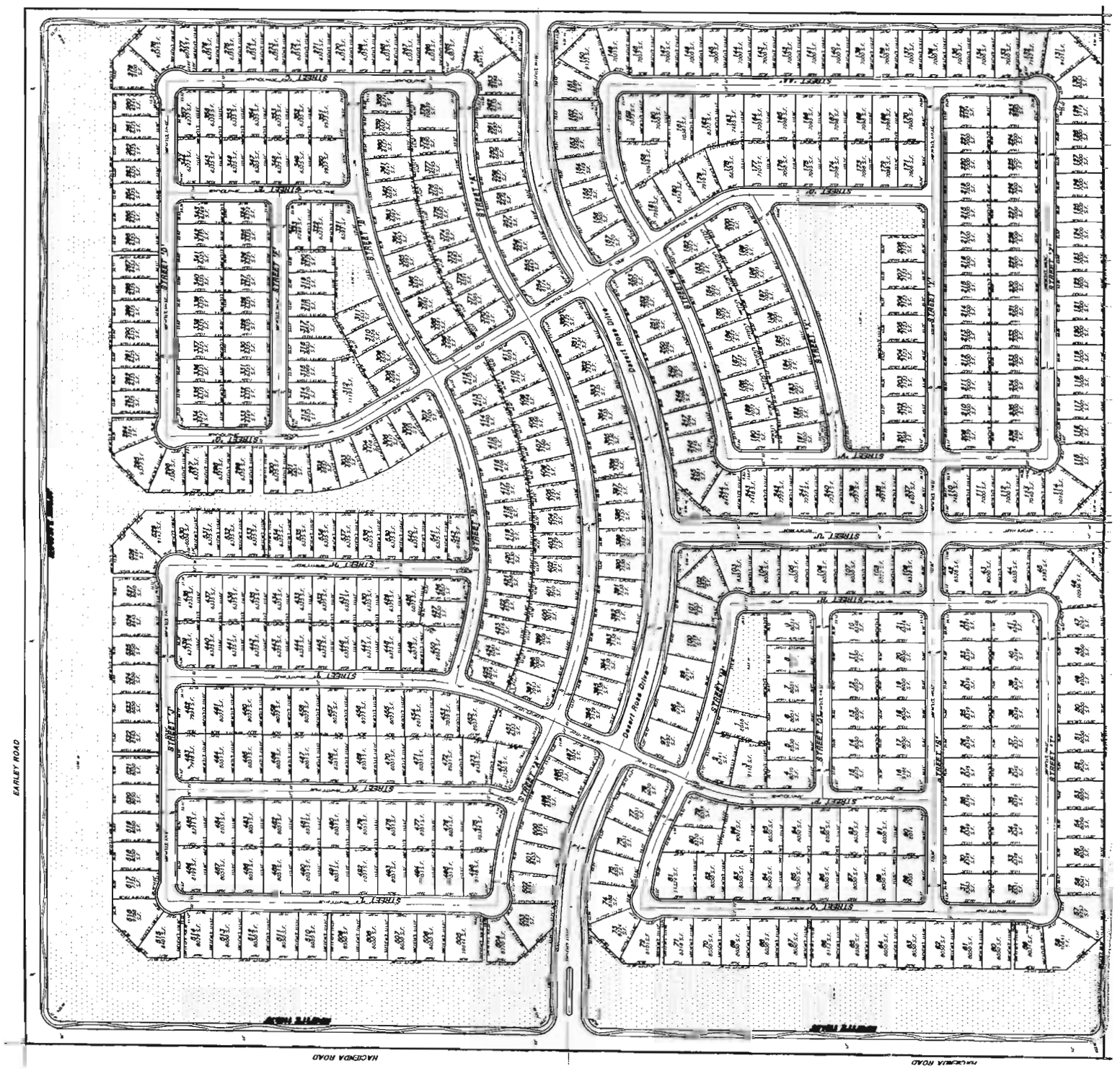
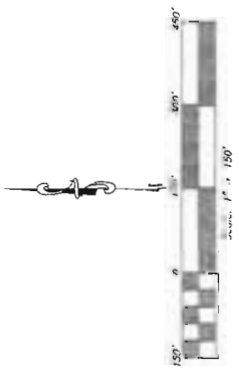
Reeve & Associates, Inc.





Eagle Meadows at Casa Grande #1

Casa Grande, Pinal County, Arizona

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Reeve & Associates, Inc.

ENGINEER: J. REEVE	
DESIGNER: C. CALE	
DRAFTER: J. MATHUSEK	
REVIEW:	
DATE: January 19, 2005	
REVISIONS	
1. JN SEPT 15,2005	
2.	
3.	
PROJ. NO. 4597-36	
Date: January 19, 2005	
SHEET 10	SHEETS 10

Eagle Meadows at Casa Grande #1

ALL OF THE NW 1/4 OF SECTION 31, T.5S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
JANUARY, 2005

Preliminary Plat Layout

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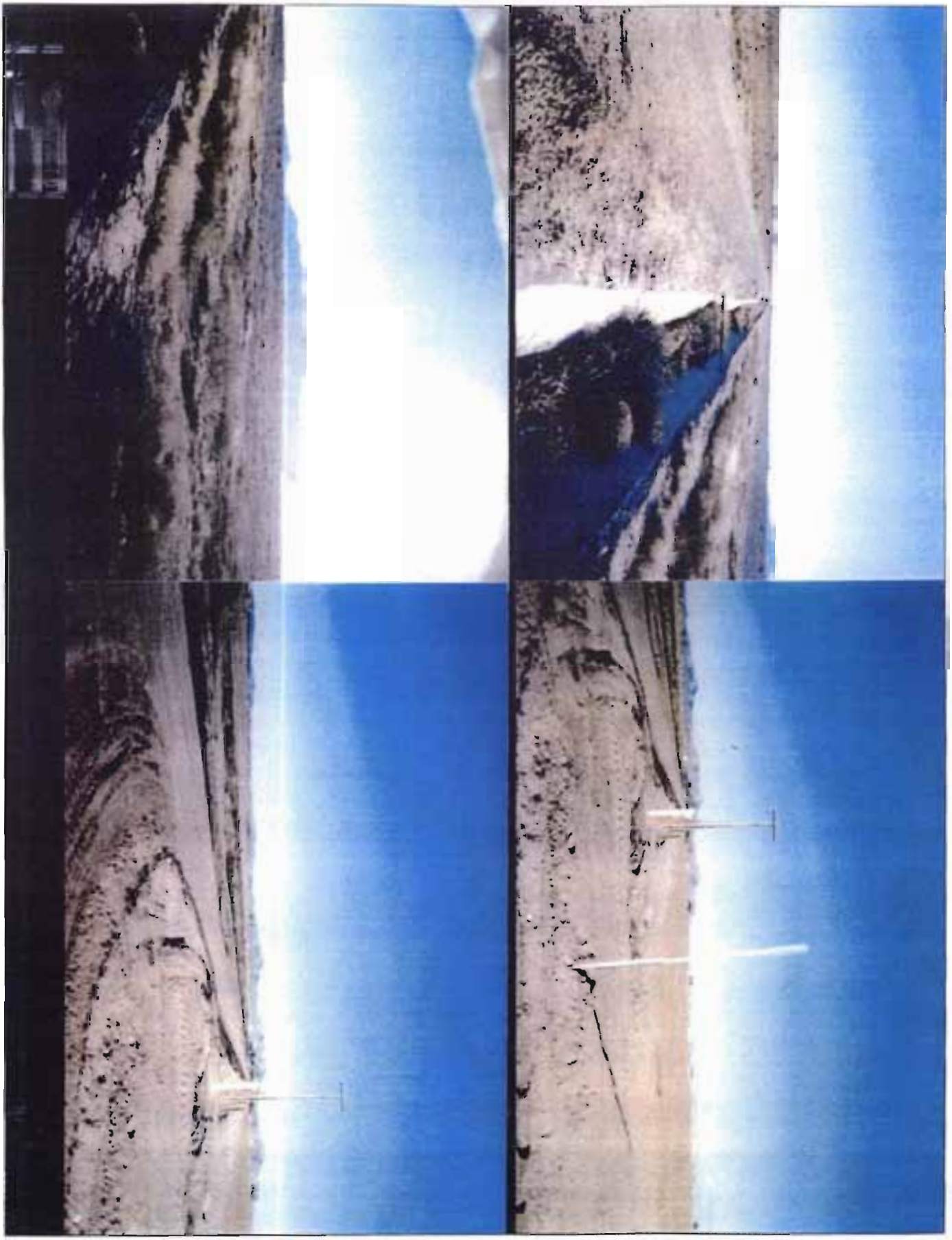
Exhibit 13



Site Photographs

Exhibit 14

Eagle Meadows at
Casa Grande L.L.C.

Contact:
Kent Hoggan
Development Planner
3799 Catamount Ridge
Sandy, UT 84092
Phone: 801.706.5155
Fax: 801.733.0583

Ref: 4597-46

L-1

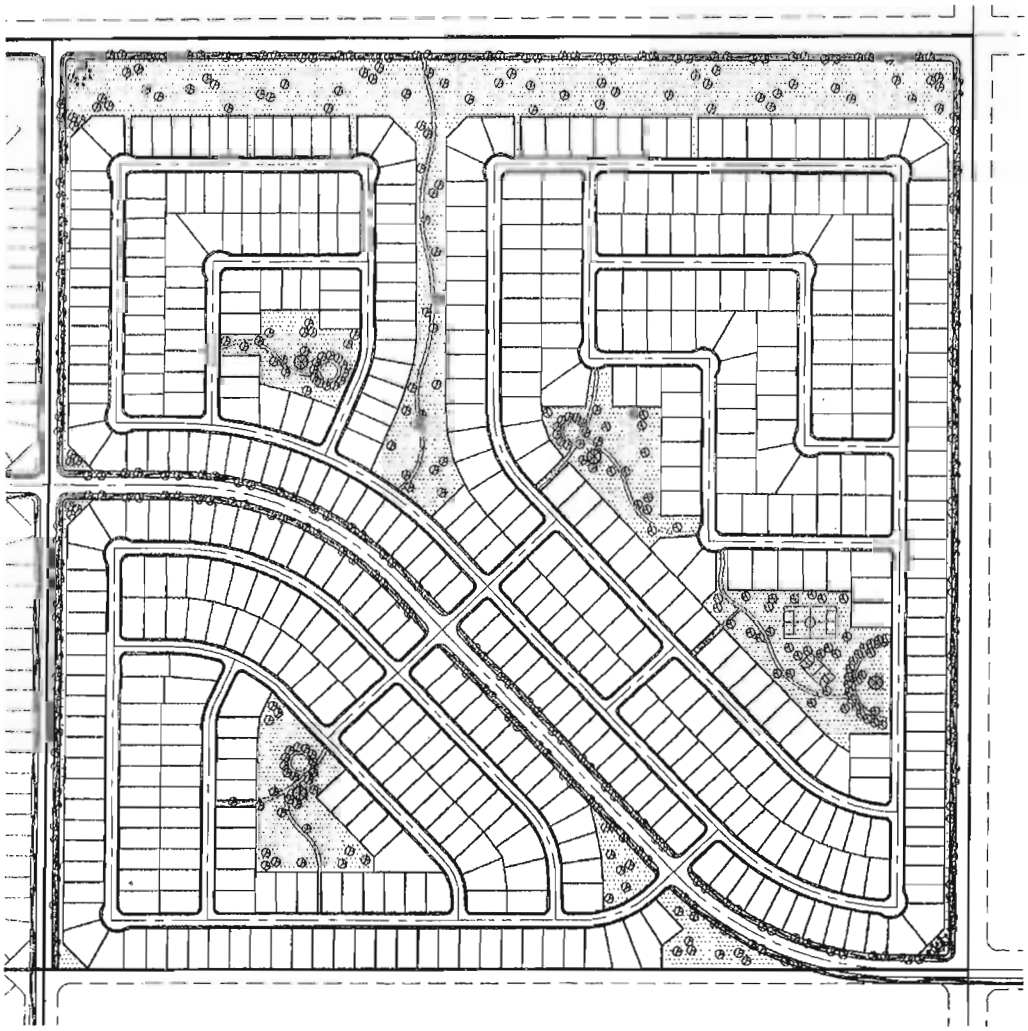
Eagle Meadows at

Casa Grande No. 2

Submitted to:

City of Casa Grande

Development Guide



Revised September 15, 2005

Prepared by:

Reeve & Associates, Inc.
4155 S. Harrison
Suite 310
Ogden, UT 84403
Phone: 801.621.3100
Fax: 801.621.2666
nreeve@reeve-assoc.com

Owner:

Eagle Meadows at
Casa Grande #2, L.L.C.

Contact:
Kent Hoggan
Development Planner
3799 Catamount Ridge
Sandy, UT 84092
Phone: 801.706.5155
Fax: 801.733.0563

Ref: 4597-46

Eagle Meadows at Casa Grande #2

Preliminary Development Plan and Development Guide

for a Planned Area Development - P.A.D

(SW of Earley Road and Overfield Road)

Application No.

Submitted to:

City of Casa Grande
Planning Department
510 East Florence Boulevard
Casa Grande, AZ 85222
(520) 421-8637

Prepared for:

Eagle Meadows at Casa Grande #2 L.L.C.
3799 Catamount Ridge
Sandy, UT 84092
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Prepared by:
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Fax 801-621-2666

Submitted: May 31, 2005
Revised: September 15, 2005

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Exhibit 2	**USGS Quad Map**
Exhibit 3	**Typical Road Section**
Exhibit 4	**Preliminary Entry Monument**
Exhibit 5	**Preliminary Master Wall & Amenity Plan**
Exhibit 6	**Preliminary Landscape Plan**
Exhibit 7	**Preliminary Typical Common Area with Amenity**
Exhibit 8	**Preliminary Overall Layout**
Exhibit 9	**Preliminary Lot Layout**
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Exhibit 15	**Preliminary Plat**
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Exhibit 17	**Site Photographs**

Part 1 - Project Overview

1.0 Introduction

Eagle Meadows at Casa Grande #2 has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 161.90 acres of land, referred to herein as "Eagle Meadows at Casa Grande #2", consists of three residential neighborhoods of single-family detached dwellings, totaling 566 proposed lots. By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the existing community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the south and west. As outlined in the General Plan (5.1), the Roadway Circulation Section, the design enhances the traffic flow by utilizing existing collector and arterial roads with new roadways within the development. (Refer to Exhibit 8, Preliminary Overall Layout).

2.0 Planned Area Development Request

Containing approximately 161.90 acres, Eagle Meadows at Casa Grande #2 is all of the Northeast 1/4 of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base & Meridian, Pinal County, Arizona.

The primary use, a residential development, has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with future and proposed developments on all sides. Along with providing a community connection, it serves as a pedestrian-safe area for the residents of Eagle Meadows at Casa Grande #2.

3.0 Existing Site Conditions

- Topography and Drainage

The proposed drainage system for this project is outlined within the enclosed preliminary platting submitted to the City of Casa Grande. A highlight of this plan includes stormwater retention within the site for runoff generated by this project, within its boundaries, including the half-street improvements.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicate that this project falls entirely within Zone C. Zone C defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is also outside of the delineated 100-year flood plain boundary. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

- Relationship to Surround Properties

The land surrounding the site is a mixture of active and inactive agricultural areas and proposed residential zones.

- Accessibility

As indicated on the Vicinity Map, Eagle Meadows at Casa Grande #2 is easily accessible from Interstate-10 and existing arterial roads. If approaching from the City of Casa Grande downtown area to the west, it is accessible from Florence Boulevard or Earley Road.

- Legal Description

This property is a single parcel of land located in the City of Casa Grande. It is all of the Northeast 1/4 of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona. A copy of the current ALTA survey is included in Exhibit 13.

- Utilities to be Relocated

As shown in Exhibit 15 Site Photographs, there are concrete irrigation ditches and or overhead power lines adjacent to the proposed development. The concrete irrigation ditches will be abandoned and removed or filled. The overhead power lines will be placed underground.

4.0 Project Land Use

The proposed P.A.D. designation is for a single-family residential subdivision. The neighborhood will contain a combination of three different lot sizes separated into multiple phases of construction. The phasing and design offer the opportunity to develop multiple separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

- Site Description

Eagle Meadows at Casa Grande #2 has been designed for site-built, single-family detached homes with a centralized park area. The community will have easy access to the park and other surrounding developments.

- Lot Sizing

There are three residential lot sizes in this development, for a total of no more than 556 lots of residential construction.

The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Subdivision Plats shall be submitted for review and approval prior to any development of this portion of the project. See Exhibit 8 for lot sizes.

- Community Open Space Areas

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Casa Grande and the residents of this development.

Earley Road Buffer: The arterial will include 160 foot landscaped buffer area. The buffer exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010. The landscape buffer has been enlarged to provide a future corridor for the proposed 500 kV power lines that are planned in this area.

Overfield Road Buffer: The arterial will include fifty-foot wide (50') landscaped buffer areas. The buffers exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

- Neighborhood Trail and Sidewalk System

A designated trail and sidewalk system is proposed for Eagle Meadows at Casa Grande #2. A lighted ten-foot wide meandering concrete multi-use trail and five-foot wide pedestrian concrete path will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-ways to form a safe and accessible environment (see Exhibit 6 more details).

- Internal Streets

The subdivision has been designed with a combination of cul-de-sacs and internal residential streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

- Surface Water and Retention Areas

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational areas at least fifteen percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm.

- Conceptual Landscaping and Walls

Eagle Meadows at Casa Grande #2 will have extensive landscaping throughout the development. As shown in Exhibit 6, the landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative, masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

- Maintenance of Landscape, Signs and Walls

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way (including the landscape medians at the project's entrances.)

5.0 Traffic Circulation and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Eagle Meadows at Casa Grande #2. A preliminary traffic study is currently under way for the area, and will be forwarded to the city as soon as it is completed.

The developer will be responsible for the engineering and construction of the south half of Early Road and the west half of Overfield Road along the subject site. Cross-sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon the completion of construction and City

Acceptance, maintenance of improvements within rights-of-way, will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within the rights-of-way which will be maintained by the soon to be created Master Home Owners Association.

The developer will be responsible for the engineering and construction of collector streets throughout the development. Collectors will tie into arterials at the mid section line per the requirements of Casa Grande Engineering Deptartment. The exception is on the west side of Eagle Meadows of Casa Grande #1, the collector will connect to Hacienda Road at the quarter section in order to align with the entrance to Mission Royal. A series of collectors will allow traffic to travel from east to west and north to south across the section. Refer to Exhibit 3 for standard street cross sections.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Eagle Meadows at Casa Grande #3. They will dedicate the 44-foot rights-of-way as a function of the neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' Association will maintain all landscaping within the local street rights-of -way.

6.0 Street Maintenance

The Street cross-sections will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

- Sewer

The sewer service will be provided by the City of Casa Grande. A proposed sanitary sewer main is being proposed to service this and adjacent developments. The proposed sanitary sewer line would flow north along Overfield Road and tie into the existing line at Florence Avenue. Each preliminary Plat or Zoning Application shall be required to provide a "Local Sewer Study prior to submittal of the Final Plat. Eagle Meadows at Casa Grande is currently working with adjacent developments to ensure sewer capacity will be provided.

A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of an Final Subdivision Plats or Major Site Plans for this project.

- Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company. The Arizona Water Company does not currently have a "Certificate of Assured Water Supply" which covers their service area in Eagle Meadows at Casa Grande #2. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply. An application for this project is currently in progress.

The closest existing water main, which has capacity to serve the project, is a 24" D.I.P. located along Florence Boulevard. Water mains within the project are anticipated to be 8" diameter ductile iron pipe, except in dead end lines in the cul-de-sacs and shall be looped. Water mains along arterial roads may be 12".

The layout of the water systems for this site is "looped" to provide adequate pressures throughout the system. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The

developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

- School Districts/Community Facilities

Eagle Meadows at Casa Grande #2 is located within the Casa Grande Elementary School District, and Casa Grande Union High School District. The Developer will be required to pay the appropriate fees to Casa Grande Union High School District. An elementary school is tentatively planned to be in a development in the southeast 1/4 of this section, near the center of the section. The Developer has sent copies of the proposed development to the school district and is waiting for the district's response to the proposal.

8.0 Grading and Drainage Concept

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

Final drainage reports and improvement plans will meet the City Engineer's approval prior to the approval of any plats. A Conceptual Grading and Drainage Design report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat. If recommended by the City Engineer, drywells will be included.

9.0 Phasing Plan

This project has been designed to allow for multiple residential construction phases. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Eagle Meadows at Casa Grande #2 development.

Part II - P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential Design Standards for a Planned Area Development (PAD). The following sections outline how Eagle Meadows at Casa Grande #2 will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 26 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 15% of the net single-family residential area of 161.90 acres. This total meets the recommended 15% open space requirements per the City Development standards. See Exhibit 8.

The primary internal open space area is a large centralized park and recreation tract. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. These retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basins will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by the City Engineer.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will contain a minimum of 6,325 square feet. The minimum lot sizing for this project is 55 feet wide by 115 feet deep. Other proposed lot sizes are 60 x 116 and 70 x 115. Exhibit 8 outlines the distribution of the lot sizes.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements per the City of Casa Grande General Plan 2010:

SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES							
Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Building Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	6,325 sf	15'-23'	20'	5'&10'	15'	30'	10'

Notes:

- **The minimum lot width for this development is 55 feet and the minimum lot area is 6,325 square feet.**
- **The front yard setback for elevations with a House Forward (Livable Area) or Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 20' is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line. Every 3rd or 4th house will have a 23 foot setback for a staggered appearance.**
- **Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5-foot wide side yard will still be designed on the lot.**
- **Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.**
- **No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.**
- **No additional perimeter setback requirements apply.**
- **A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.**

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Earley Road, Overfield Road and the interior collector roads. Wall colors and designs will be submitted to the City of Casa Grande for review and approval. See the Preliminary Master Wall and Amenity Plan (Exhibit 5) for more details.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrances are located on Overfield Road and Earley Road. This view corridor offers a sense of arrival into a high-quality community. The other secondary entrances offer views into landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the Developer and maintained by the Home Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to arterial and collector roadways. The design for Eagle Meadows at Casa Grande #2 has included a significantly larger landscape tract due to the drainage conveyance and linear open space corridor requirements. Exhibit 6, the Preliminary Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in this project. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction (refer to Exhibit 6 for more details.)

- Front Yard Landscaping

The homebuilder will be providing the home buyer with a selection of landscape packages for their homes. The front yard landscape for each lot shall be installed as part of the home construction package, but maintained by the individual homeowner. The front yard landscaping will comply with the City's PAD Standards.

7.0 Cul-de-sacs

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs and "knuckle" designs with numerous points of access to internal open spaces. The cul-de-sacs have been designed to open into the central park and recreation area for the community. Other strategically placed cul-de-sacs connect to pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 6 Preliminary Landscape Plan for more details.)

8.0 Multi-Story Homes

In order to maintain an "open" feeling no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

9.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

10.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

- Multi-Use Path

  A trail system will be constructed throughout the project. The system will consist of six-foot wide concrete sidewalks meandering along the arterial rights-of-way, and a five-foot wide meandering concrete sidewalks along the collector and local rights-of-way. Arterial and collector roads will also provide for striped bicycle lanes within the rights-of-way. A lighted ten-foot wide concrete multi-use path and four-foot wide concrete pedestrian path will be used throughout the open space, lining the different neighborhoods together, as well as to adjacent developments.

  A neighborhood park system will be established throughout the development. The park system will have many amenities with recreational features such as: a soccer field, a basketball court, tot lots, ramadas, trails, and open turf areas (See Exhibit 8 and 9 for more details). The park system will be designed to be equally accessible for each neighborhood.

  A combination of ten-foot wide concrete multi-use path will meander through the developments open space corridors and unit the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director.

- **Enhanced Subdivision Entries**
  Free standing entry monuments shall be placed at each of the primary project entrances. Each additional neighborhood entrance shall offer wall mounted entry signs to create a sense of home and community. Construction materials shall include concrete masonry units, colored sign lettering, and landscape "up" lighting. The entry monuments shall use colors which will be complimentary to the theme wall. Locations of monuments are indicated on the wall and monument exhibit included as Exhibit 6. The entrances into the subdivision will be designed to create a sense of arrival into a high-quality community. As detailed in Exhibit 6, entry monuments feature split-face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.

- **Landscape Buffers**
  Including right-of-way and tracts, a minimum 18-foot wide open space/landscape buffer strip has been provided along all arterial and collector roads to provide for increased separation from these home sites to vehicle travel lanes. This landscape strip will be maintained by the Eagle Meadows at Casa Grande #2 HOA. Landscape tracts are provided along all arterial and collector roadways as depicted on the Preliminary Landscape Plan, Exhibit 7. As previously noted, a minimum 18-foot wide landscape tract will be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more area.

- **Enhanced Perimeter Wall Design**
  The perimeter wall designs detailed on Exhibit 5 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director. These walls have been designed with staggers and breaks.

- **Enhanced Mail Box Design**
  Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product for the three (3) lot sizes in this development has not been determined at this time. However, in order to provide the architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Eagle Meadows at Casa Grande #2 will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with three (3) distinct elevations will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilder for Eagle Meadows at Casa Grande #2 will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- A variety of home roofing colors, shapes, and/or textures will be offered. Concrete tile roofs will be required for all sloped roofs; however, the City may give consideration to alternative durable roofing materials that are consistent with the proposed housing theme.
- A variation of ridge lines and designs will be provided.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof- mounted or wall-mounted mechanical equipment including HVAC or evaporative coolers. This type of mechanical equipment will be ground-mounted.

Garages:

- In subdivisions where side-entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.
- Front-loaded garages will not extend more than ten feet past the front plane of the livable portion of the home. In a home where more than a standard two-car front-entry garage can be accommodated, the additional garage bay (s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Patio Covers:

- Rear or side yard covered patios or covered courtyards will be standard on every home.
- Where possible, covered patio areas will be incorporated into the architecture of the home.
- The patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns will be subject to review and approval of the Planning and Zoning Commission.

Additions and Modifications:

- All additions to home will be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages will not be converted or enclosed for other uses.
- Accessory building will be located within walled rear yard. Accessory building over 200 square feet in area will be constructed to match or compliment the building materials and colors used on the principal residence.

Additional Requirements for PAD Residential Architecture
(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The Homebuilder will provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows and/or dormers as standard features on all homes.

- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home (House Forward) as a standard feature. In addition, the number of floor plans using side-loaded garages (Side-Entry Garage) as standard features will be greater than the required minimum.
- The Homebuilder will reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, multiple roof changes, and/or equally effective measures.
- The Homebuilder will place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets or open space areas.
- Homebuilder's Choice: the Homebuilder may select an architectural requirement beyond the listed standards to increase the diversity of the housing products.

3.0 Approvals

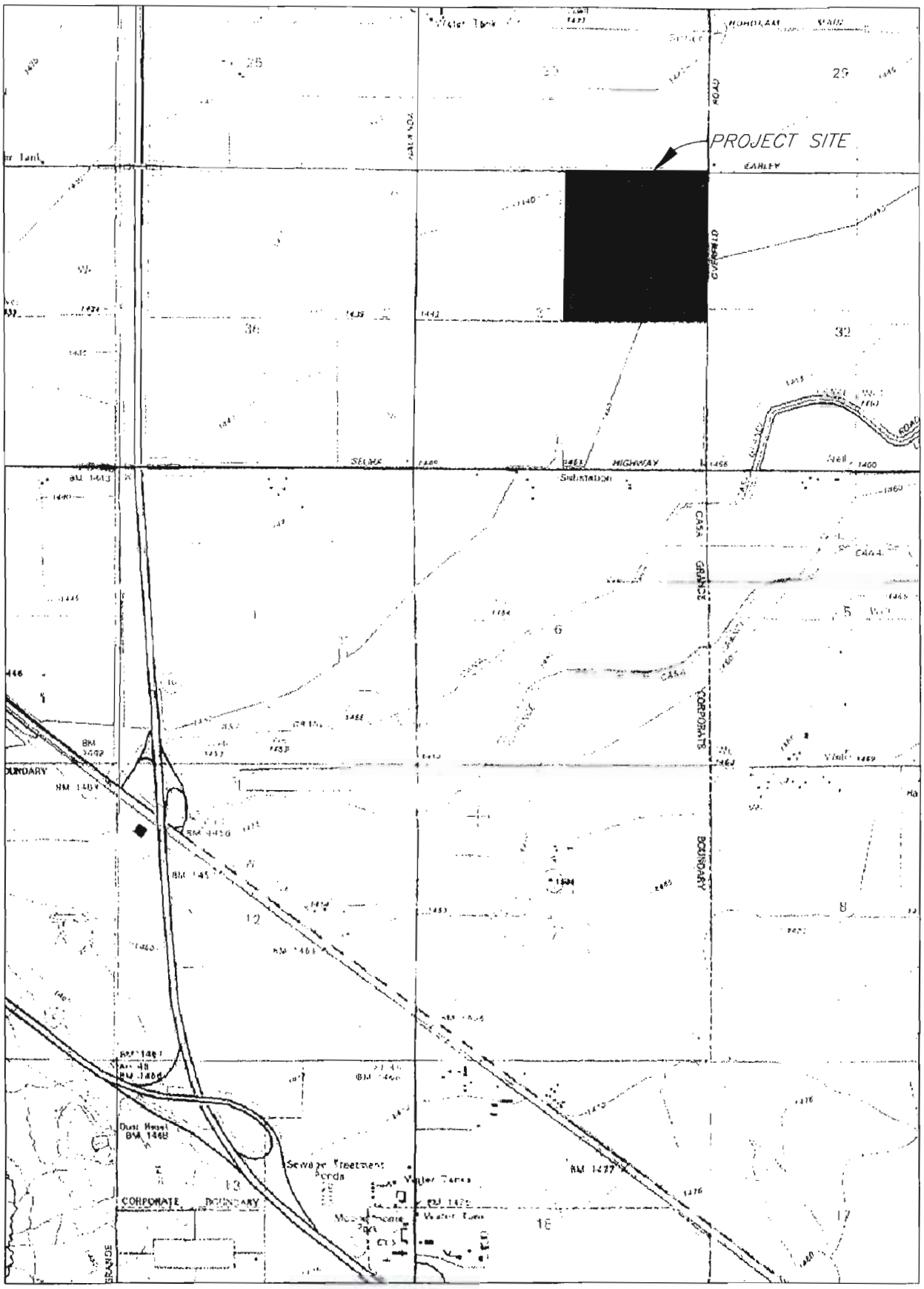
The Community Developer is proposing to develop platted and engineered lots or finished lots for the homebuilding community of the City. Therefore, it will not be possible to present floor plans and elevations as part of the PAD zoning process. At the time of the selection of the Homebuilder(s) by the Community Developer, the floor plans and elevations for the selected subdivision parcel are presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

References

1. City of Casa Grande General Plan 2010 — Disk dated 5,2002
2. Residential Design Standards for Panned Area Dev. — 01 & 02, 2003
3. City of Casa Grande Title 17 Zoning Ordinance — Revised 01/2001
4. City of Casa Grande Title 16 Subdivision Ordinance — Revised 11/1998
5. City of Casa Grande Web Page — www.ci.casa-grande.az.us.com
6. Eagle Meadows at Casa Grande #1 Development Guide — Dated Jan 20, 2005

Vicinity Map

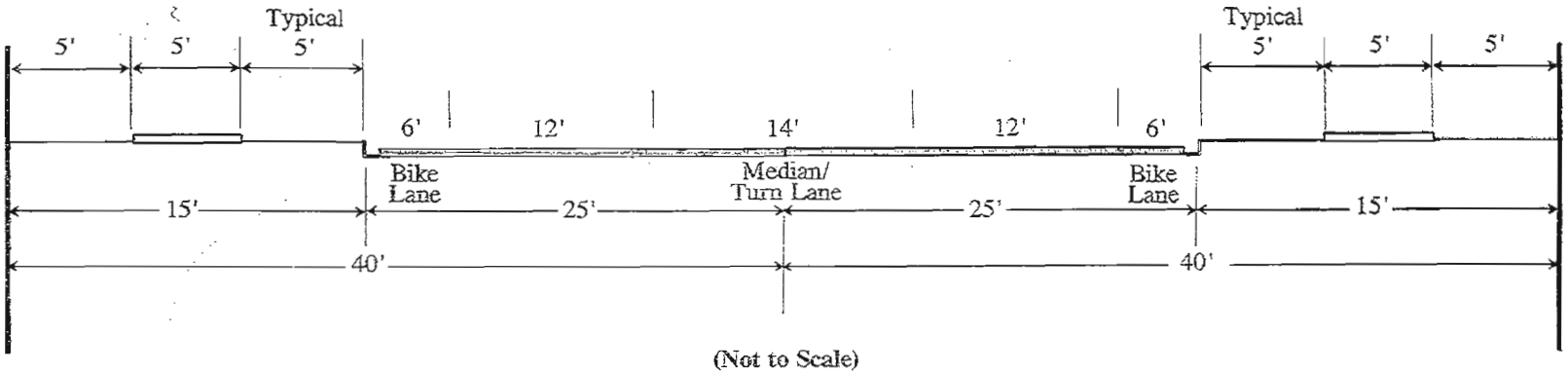
Exhibit 1



U.S.G.S. Quad Map

Exhibit 2

Typical Road Sections

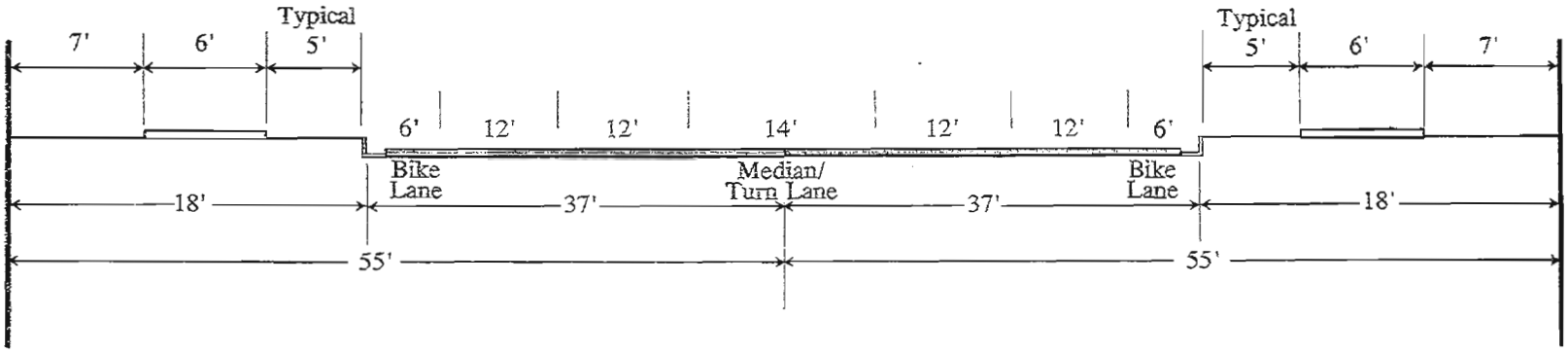


(Not to Scale)

Street Section (80' R.O.W.)

SCALE: NONE

MAJOR COLLECTOR



(Not to Scale)

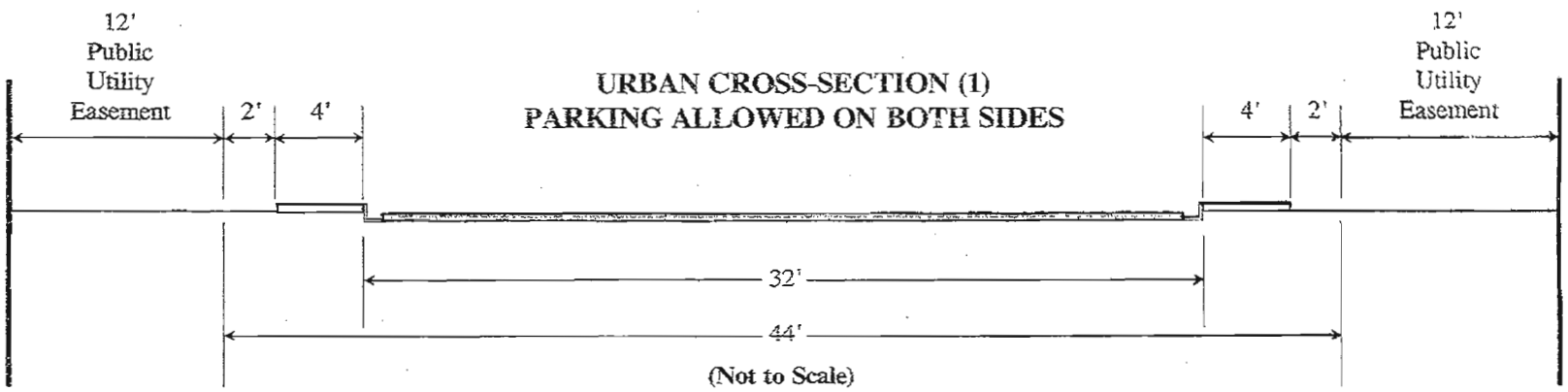
SCALE: NONE

Street Section (110' R.O.W.)

ARTERIAL (HACIENDA & EARLEY ROADS)

Exhibit 3

Typical Road Sections

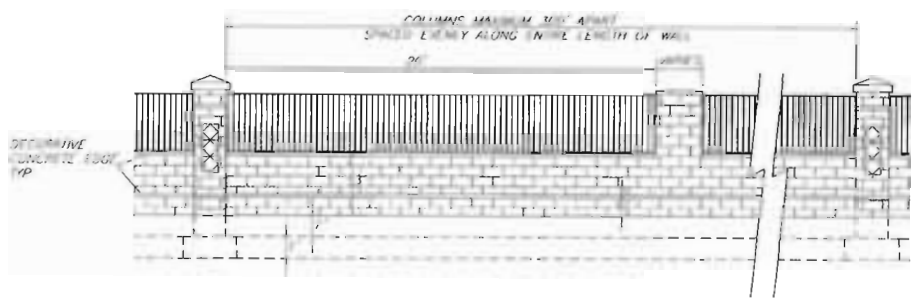


Street Section (44' R.O.W.)

SCALE: NONE

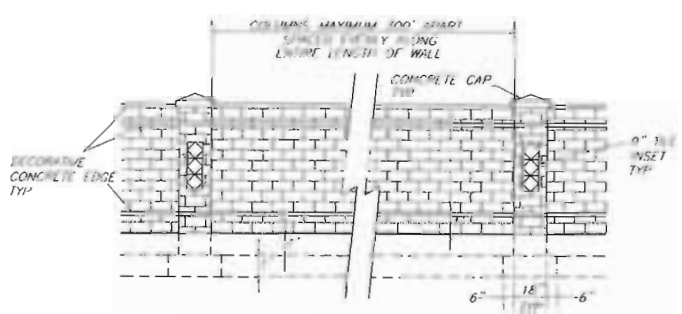
Exhibit 3

Reeve & Associates, Inc.

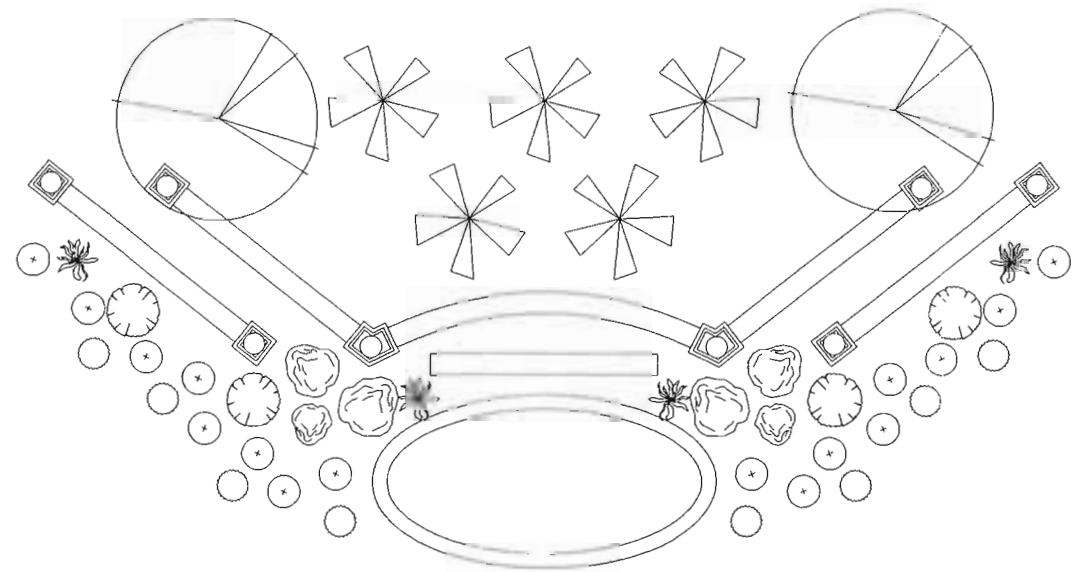


View Wall
SCALE: 1"=50'

Entrance Monument Elevation
SCALE: 1"=50'



Theme Wall
SCALE: 1"=50'



Entrance Monument Plan View
SCALE: 1"=50'

Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Reeve & Associates, Inc.

REEVE & ASSOCIATES, INC.
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Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG. 4155 S. HARRISON BLVD. #310
OGDEN, UTAH 84403
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Preliminary Entry Monument

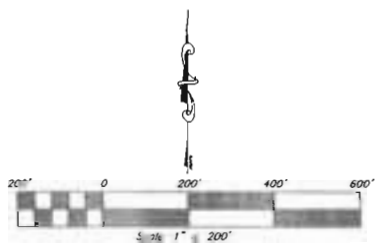
Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., G.S.R. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2003

ENGINEER: J. REEVE
DESIGNED: J. CLARK
DRAFTER: J. MATHOSIAN JR.
RENDER: J. MATHOSIAN JR.
DATE: AUGUST 2003
REVISIONS
1.
2.

EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4 -48

SHEET 1 OF 12 SHEETS

Exhibit 4



Legend

1 PARCEL IDENTIFICATION NUMBER

A ENTRY MONUMENT

B THEME WALL

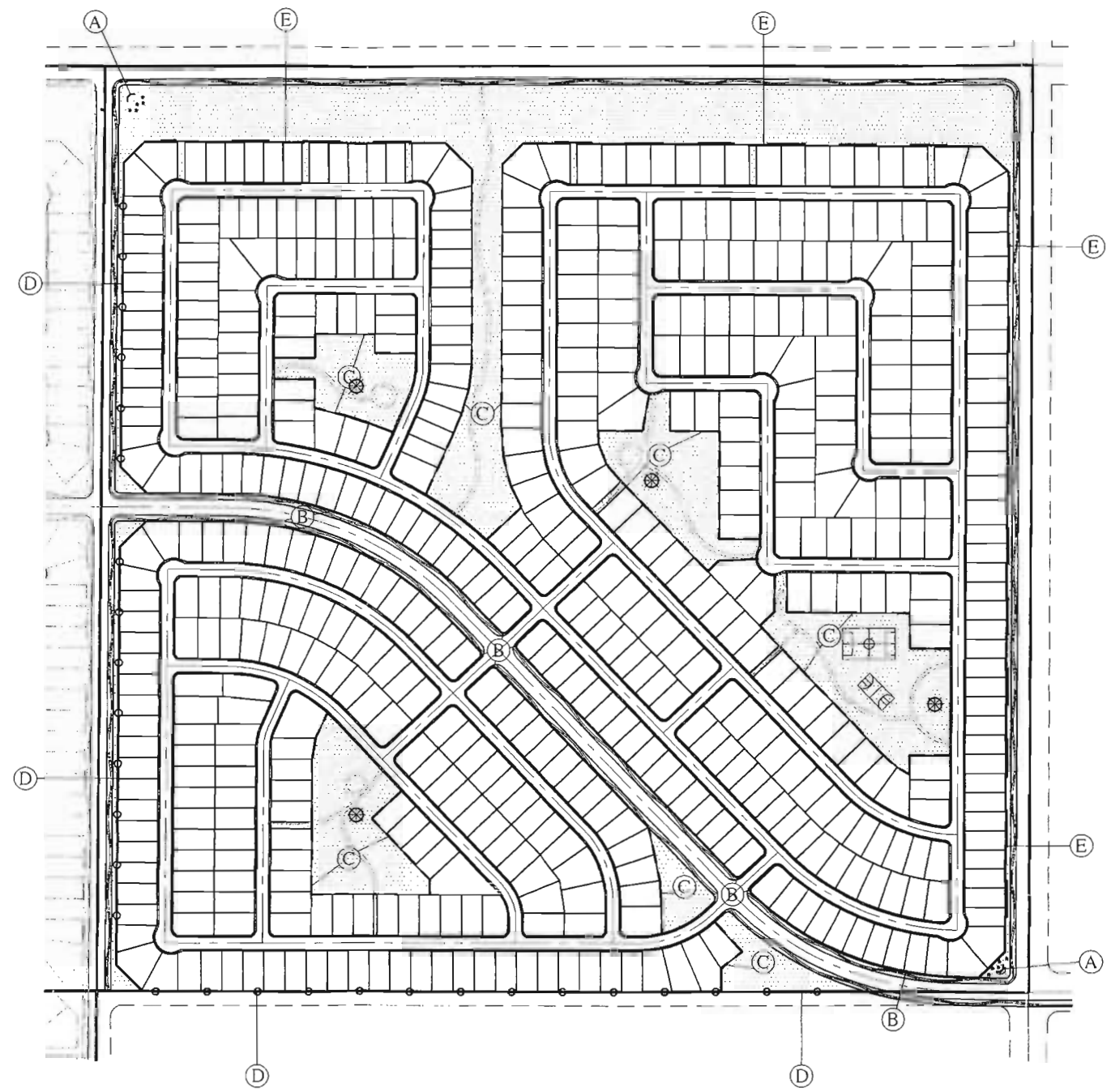
C VIEW WALL

D 6' BLOCK WALL

E THEME WALL WITH OFFSET
SEE WALL DETAILS – SHEET 2

AMENITY AREA TO INCLUDE:
- Ramada
- Mini Soccer Field
- Half/Full Court Basketball
- Walking paths
- Tot Lot
- Benches

POCKET AREAS TO INCLUDE:
- Ramada and/or Tot Lot



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Surveying • Land Planning • Landscape Architecture

Preliminary Master Wall and Amenity Plan

Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

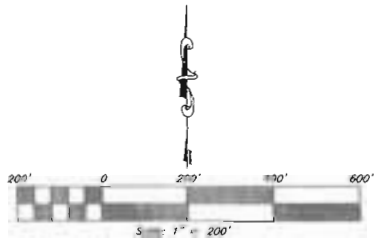
ENGINEER: J. REEVE
DESIGNER: G. CAVE
DRAFTER: J. MATHUSEK JR.
REVIEWER: J. MOELLER
DATE: AUGUST 25, 2005
REVISIONS
1.
2.

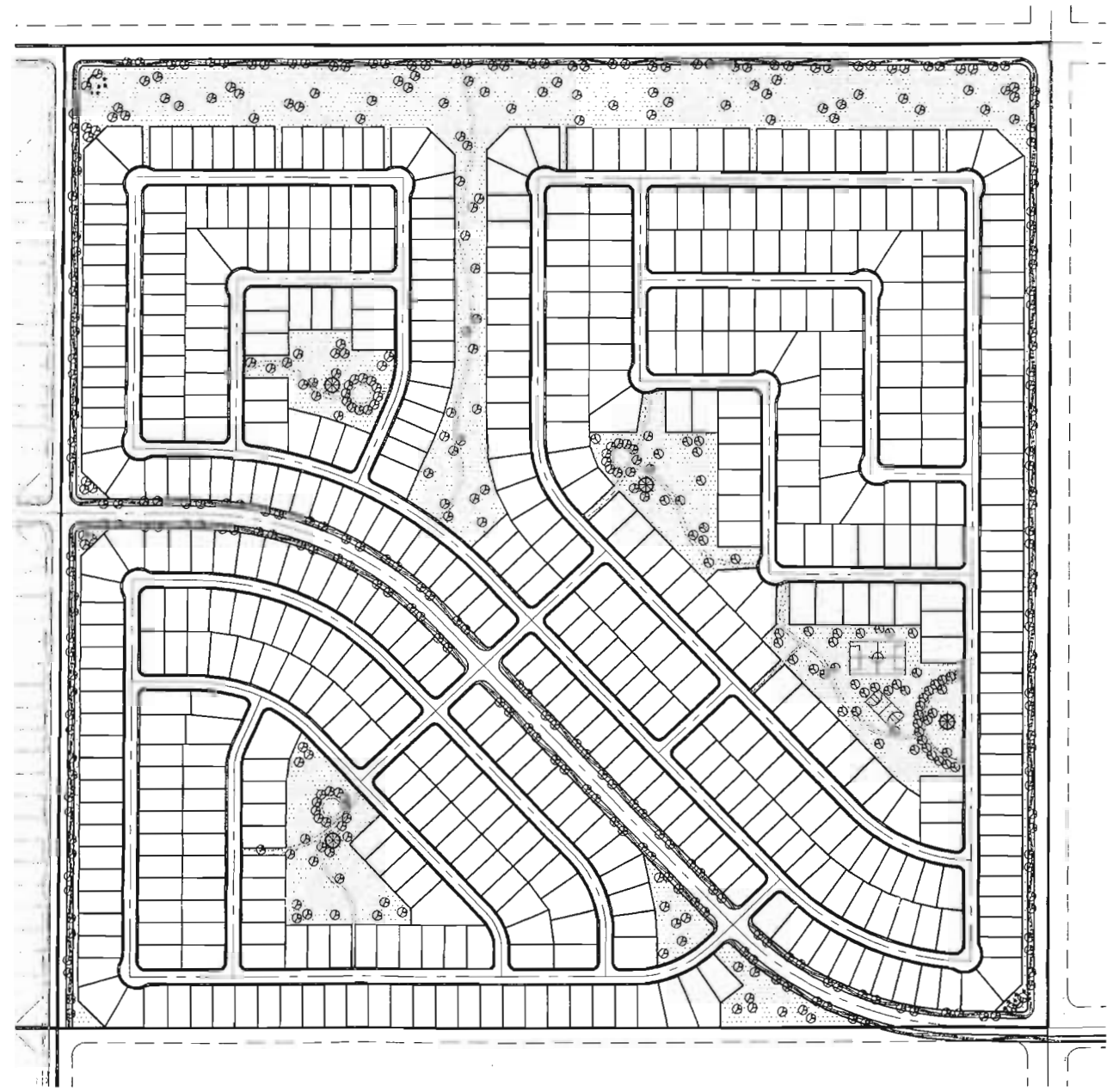
EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4597-46

SHEET 2 12 SHEETS

Exhibit 5

Reeve & Associates, Inc.





Landscape Schedule

Trees

Symbol	Scientific Name	Common Name	Planting Size
	Acacia stenophylla	Shoestring Acacia	24" Box
	Cercidium floridum	Blue palo verde	24" Box
	Chilopsis linearis	Desert Willow	24" Box
	Washingtonia robusta	Mexican fan palm	24"

Shrubs

Symbol	Scientific Name	Common Name	Planting Size
	Aloysia lycioides	White Brush	5 Gal
	Caesalpinia pulcherrima	Dwarf poinciana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal
	Salvia greggii	Autumn Sage	5 Gal

Cactus/Succulents

Symbol	Scientific Name	Common Name	Planting Size
	Fouquieria splendens	Ocotillo	6'
	Hesperaloe parviflora	Red yucca	5 Gal

Turf

Symbol	Scientific Name	Common Name	Planting Size
	Cynodon dactylon 'Midiron'	Midiron Bermudagrass	Sod

Misc.

Symbol	Scientific Name	Size
	River Run Fractured Granite	4"-8"
	Granite Boulders	2'x2'-5'x5'
	Decomposed Granite - Desert Gold - 2" depth	3/8" minus

Amenity Area - May include Ramada, Picnic Area, Walking Path, Tot Lot, Sports Areas

Mini Soccer Field

Basketball Half/Full Court

Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Surveying • Land Planning • Landscape Architecture
[redacted]
(801) 621-3100 FAX (801) 621-2666

Preliminary Landscape Plan

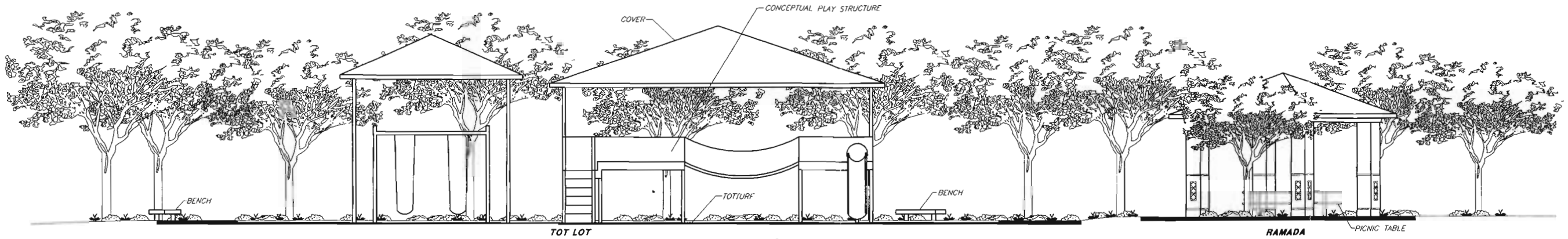
Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER J. LATTE
DESIGNER S. DAVE
DRAFTER J. MILTERTS JR.
REVIEWER J. LATTE
DATE AUGUST 25, 2005
REVISIONS
1.
2.

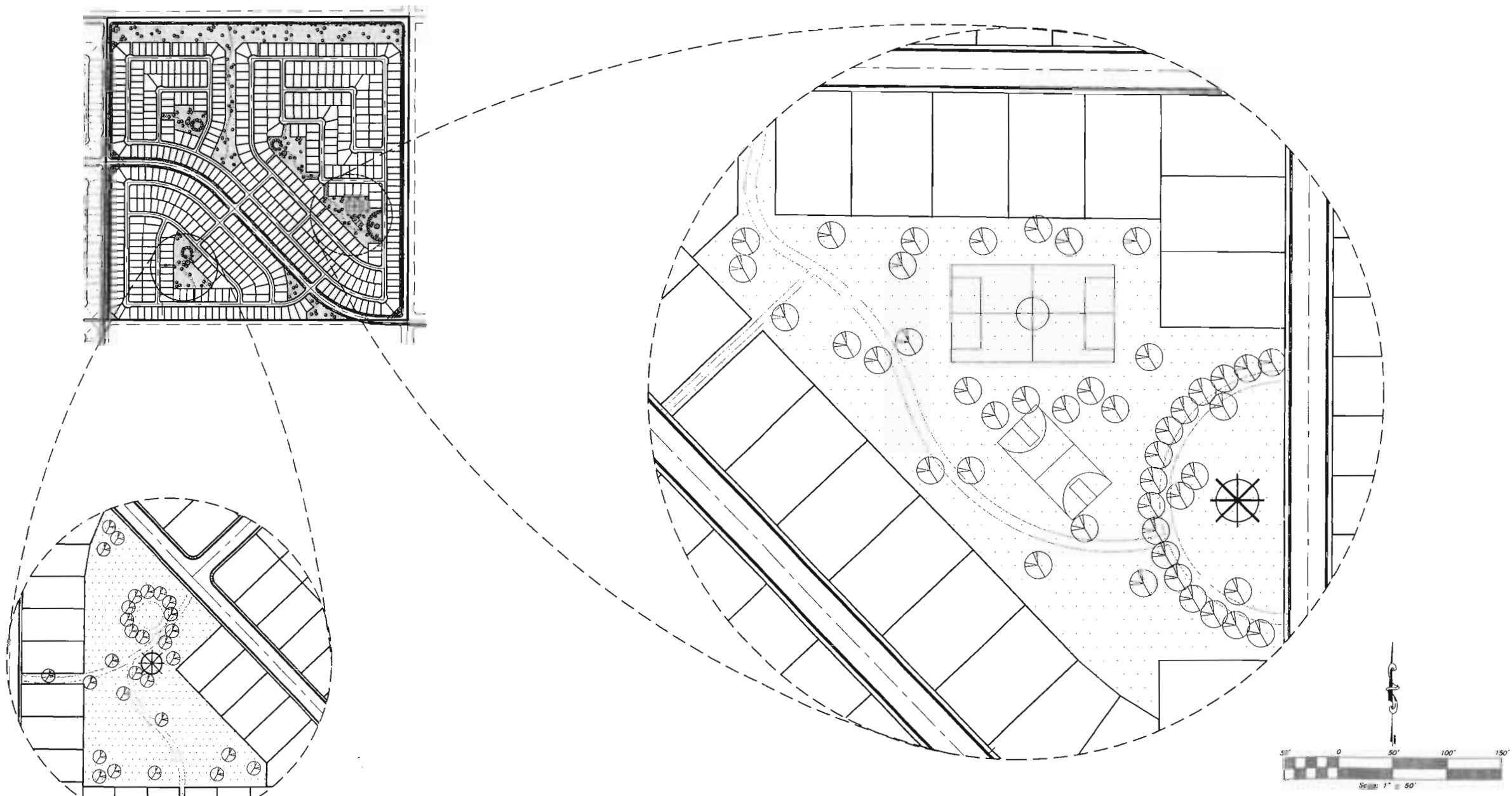
EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4597-46

SHEET 3 / 12 SHEETS

Exhibit 6



Section A



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture

Preliminary
Typical Common Area
With Amenity

Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER: J. REEVE
DESIGNER: G. DIXIE
DRAFTER: J. MATHUSEK JR
RENDER: J. MATHUSEK JR
DATE: AUGUST 2005
REVISIONS
1.
2.
EAGLE MEADOWS
AT
CASA GRANDE #2
PINAL 4107-46

SHEET 4 SHEETS 12

Exhibit 7

Site Summary

APN# 401-01-074

SITE AREA

TOTAL AREA:	161.90 ACRES
RIGHT-OF-WAY:	40.33 ACRES
OPEN SPACE:	26.44 ACRES
LOT AREA:	95.21 ACRES

556 LOTS PROPOSED
566 LOTS / 161.90 ACRES = 3.50 LOTS/ACRE
AVERAGE LOT SIZE 7327 s.f.

SITE DATA

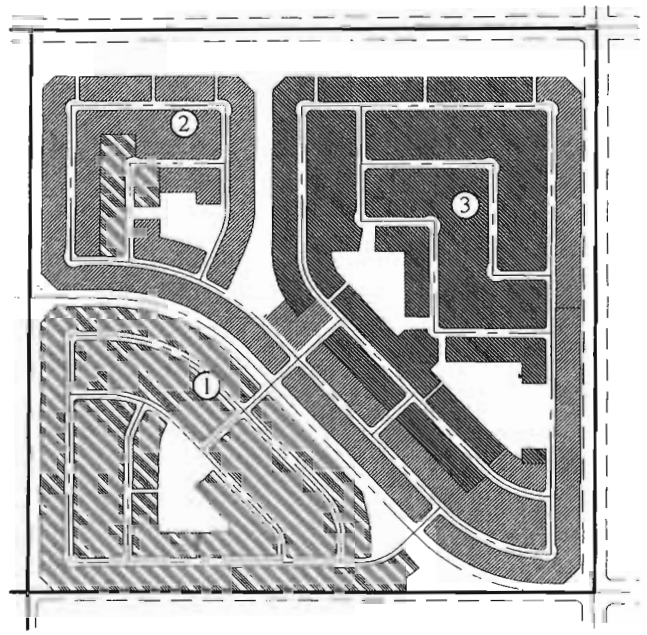
PARCEL	LOT SIZE	# OF LOTS
1	55' X 115'	188
2	60' X 116.67'	190
3	70' X 115'	188
	TOTAL	566

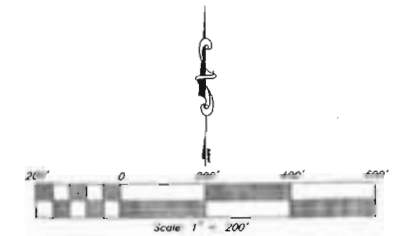
LOT ANALYSIS

MIN S.F.	# OF LOTS
6000 s.f.	188
7000 s.f.	190
8000 s.f.	188
TOTAL	566

AREA DEVELOPMENT STANDARDS

ZONING DISTRICT	P.A.D.
MINIMUM LOT AREA	[illegible]
MINIMUM LOT WIDTH	55'
MINIMUM YARD SETBACKS	[illegible]
	[illegible]
	15
MAX BUILDING HEIGHT	STORIES 2
	[illegible] 30'



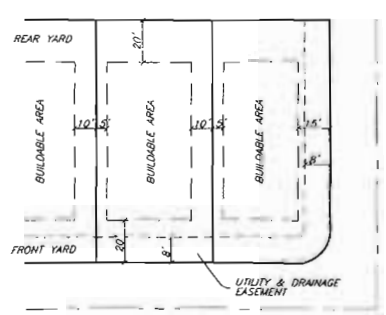


Legend and Abbreviations

	= OPEN SPACE	CFS	= CUBIC FEET PER SECOND
	= BOUNDARY LINE	OC	= ON CENTER
	= LOT LINE	PP	= POWER/UTILITY POLE
	= STREET CENTER LINE	R/C	= REBAR & CAP
(1)	= PARCEL ID	RCP	= REINFORCED CONCRETE PIPE
BLDG	= BUILDING	TBC	= TOP BACK OF CURB
C&G	= CURB & GUTTER	WM	= WATER METER
CB	= CATCH BASIN	EX	= EXISTING
CF	= CUBIC FEET	ROW	= RIGHT-OF-WAY

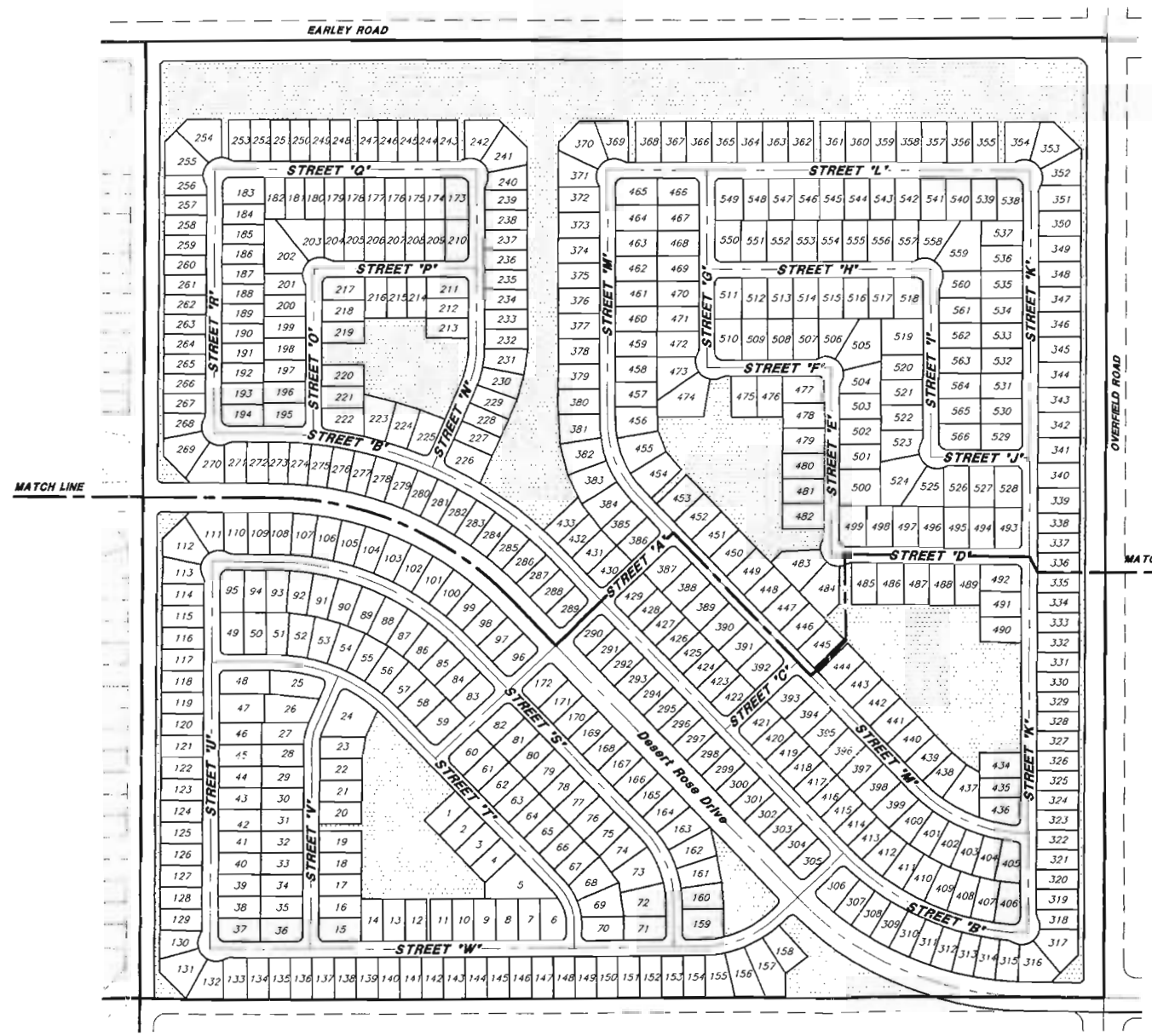
NOTES:

1. THE SITE IS CURRENTLY BEING USED AS AGRICULTURAL LAND. --PROPOSED ZONING IS P.A.D.
2. ALL STREETS ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT. (SEE STREET SECTION DETAIL)
3. ALL STREETS TO BE IMPROVED AND DEDICATED TO THE CITY OF CASA GRANDE.
4. ALL SIDEWALKS, SANITARY SEWER, WATER AND STORM DRAIN ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT.
5. ALL AREA PUBLIC SERVICES (SCHOOL, FIRE RESPONSE, ETC.) WILL BE LOCATED OFF-SITE PER AGREEMENTS WITH SERVICE PROVIDERS.
6. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE.
7. DEVELOPMENT PLAN TO BE TO CITY OF CASA GRANDE STANDARDS AND SPECIFICATIONS.
8. ALL OPEN SPACE SHALL BE LANDSCAPED.
9. STORM RUNOFF SHALL BE CONVEYED THROUGH CURB AND GUTTER TO CATCH BASINS ADJACENT TO RETENTION AREAS. ALL OPEN SPACE SHALL SERVE AS RETENTION BASINS.



Easement & Set-back Detail
SCALE: NONE

NOTE: 23' SETBACK EVERY THIRD OR FOURTH LOT



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[redacted]

Preliminary Overall Layout

Eagle Meadows at Casa Grande #2
A PORTION OF THE W 1/2 OF SECTION 31, T.5S., R.7E., G.S.R.B.&M.
ALL OF THE NW 1/4 OF SECTION 31, T.5S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER: J. BACK
DESIGNER: J. MATTINGER
CONTROL: J. WHITE
REVIEW: J. MCFLAIN
DATE: AUGUST 26, 2005
REVISIONS
1.
2.

EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4307-46

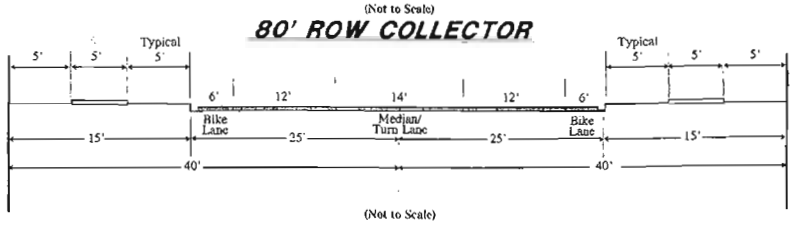
SHEET 5 OF 12 SHEETS

Exhibit 8

110' MINOR ARTERIAL

(Not to Scale)

80' ROW COLLECTOR



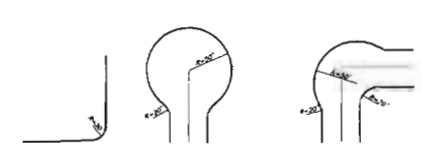
(Not to Scale)

Legend

- = OPEN SPACE
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT LINE
- = MATCH LINE
- = STREET CENTER LINE

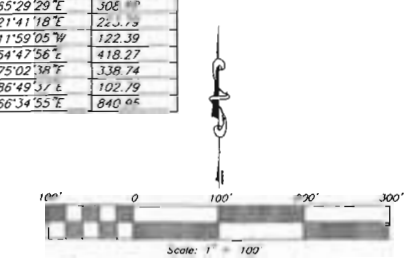
CENTERLINE CURVE DATA

Number	Delta	Length	Radius	Tangent	Chord	Length
C1	45°57'37"	721.94	900.00	381.66	S66°34'55"E	[illegible]
C2	47°06'43"	728.97	886.54	386.51	S66°58'45"E	708.61
C3	45°57'37"	578.62	721.33	305.89	S66°34'55"E	[illegible]
C4	43°37'42"	228.44	300.00	120.08	S21°47'15"E	222.96
C5	43°37'42"	114.22	150.00	60.04	S21°47'15"E	111.48
C6	45°57'37"	356.15	443.99	188.28	S66°34'55"E	346.66
C7	23°19'02"	180.69	443.99	91.61	S77°54'13"E	179.44
C8	22°38'36"	175.47	443.99	88.89	S54°55'24"E	174.33
C9	23°19'02"	61.04	150.00	30.95	N12°05'47"E	60.62
C10	43°34'30"	228.16	300.00	119.92	N68°11'09"E	222.70
C11	45°33'23"	574.87	723.00	303.60	S66°22'48"E	559.84
C12	40°10'58"	314.89	449.00	164.23	S65°29'29"E	308.[illegible]
C13	43°47'55"	229.33	300.00	120.60	S21°41'18"E	223.[illegible]
C14	23°32'26"	123.26	300.00	62.51	S11°59'05"W	122.39
C15	22°23'39"	420.95	1077.00	213.20	S54°47'56"E	418.27
C16	18°05'45"	340.15	1077.00	171.50	S75°02'38"E	338.74
C17	05°28'13"	102.83	1077.00	51.45	S86°49'37"E	102.79
C18	45°57'37"	863.93	1077.00	456.72	S66°34'55"E	840.[illegible]



Typical Street Intersection, Cul-de-sac and Knuckle Radiuses

SCALE: NONE



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[illegible]

Preliminary Lot Layout

Eagle Meadows at Casa Grande #2

ALL OF THE SE QUARTER OF SECTION 26, T7S, R1E, G.&S.R.B.&M. U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

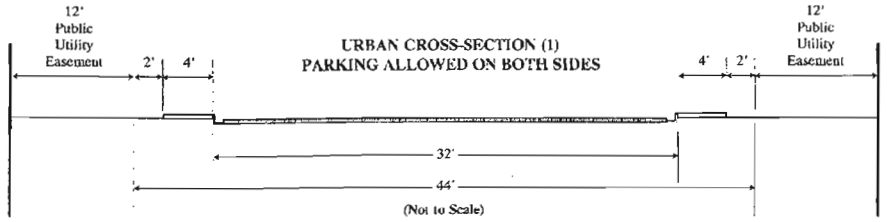
ENGINEER: J. RICKS
DESIGNER: D. CAIN
DRAFTER: J. CHURCH JR.
REVIEW: J. MOELLER
DATE: AUGUST 30, 2005
REVISIONS
1.
2.
EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4597-46

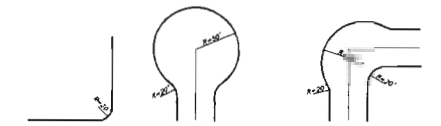
SHEET 6 / 12 SHEETS

Exhibit 9

Reeve & Associates, Inc.

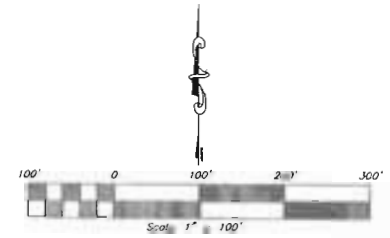
44' ROW





Typical Street Intersection, Cul-de-sac and Knuckle Radiuses

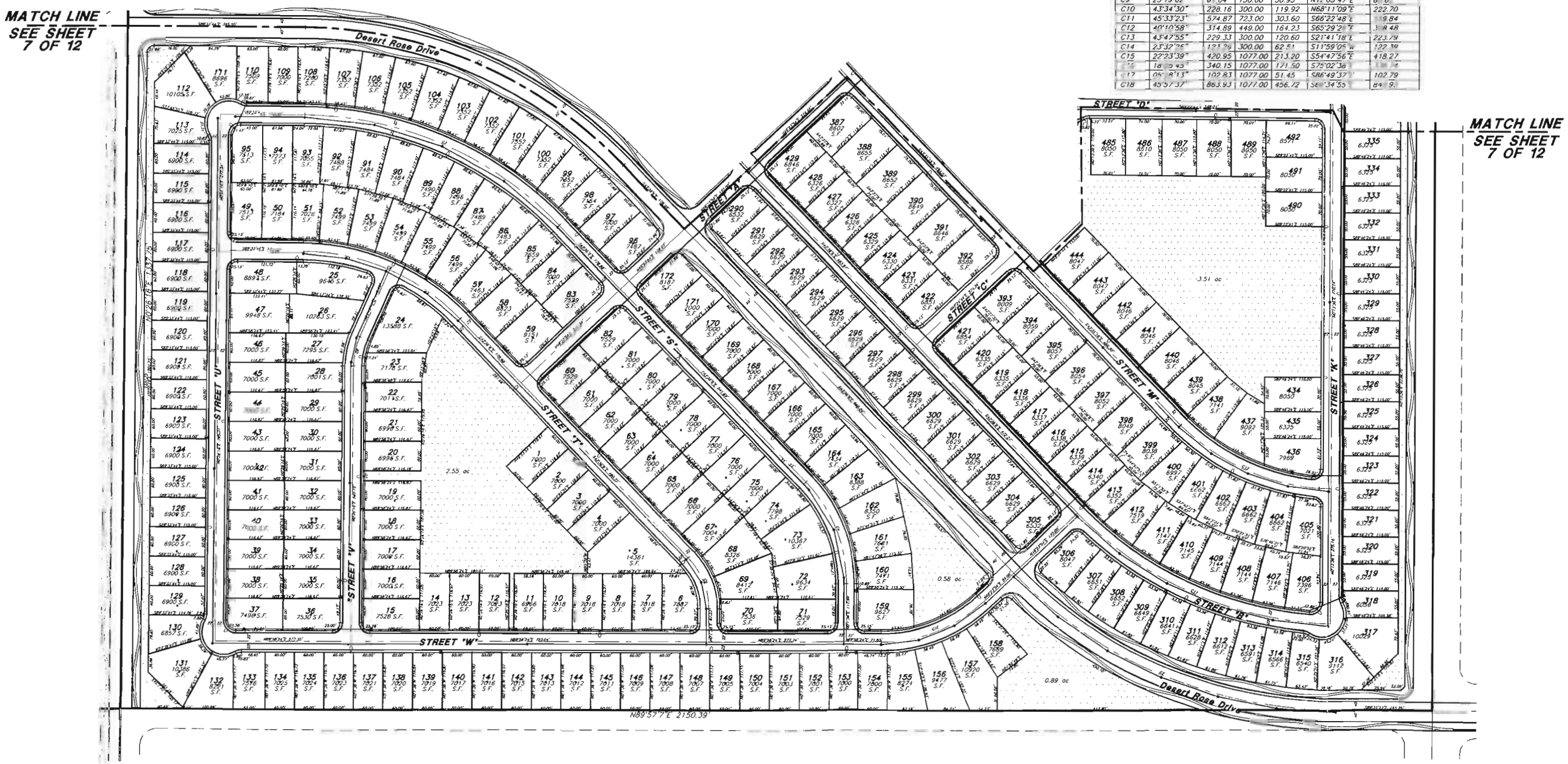
SCALE: NONE



Legend

- OPEN SPACE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- STREET CENTER LINE

Number	Delta	Length	Radius	Tangent	Chord	Cd Length
C1	45°57'37"	721.94	900.00	381.66	S66°34'55"E	702.74
C2	47°06'4[illegible]	728.97	886.54	386.51	S66°58'4[illegible]"	708.61
C3	45°57'37"	578.62	721.33	305.89	S66°34'55"E	563.23
C4	43°3[illegible]'42"	228.44	300.00	120.08	S2[illegible]°47'15"E	222.96
C5	4[illegible]°57'42"	114.22	150.00	60.04	S21°47'15"E	111.48
C6	[illegible]°57'3[illegible]"	356.15	443.99	188.28	S66°34'55"E	346.68
C7	[illegible]°19'0[illegible]"	180.69	443.99	91.61	S77°54'13"E	179.44
C8	22°38'36"	175.47	443.99	88.89	S55°55'24"E	174.33
C9	23°19'02"	[illegible]04	150.00	30.95	N12°05'47"E	[illegible]67
C10	43°34'30"	228.16	300.00	119.92	N68°11'09"E	222.70
C11	45°33'23"	574.87	723.00	303.60	S66°22'48"E	[illegible]9.84
C12	40°10'58"	314.89	449.00	164.23	S65°29'2[illegible]"E	[illegible]8.48
C13	43°47'55"	229.33	300.00	120.60	S21°41'18"E	223.79
C14	23°32'[illegible]"	1[illegible]	300.00	62.[illegible]	S11°59'0[illegible]"W	122.30
C15	22°23'39"	420.95	1077.00	213.20	S54°47'56"E	418.27
C16	18°[illegible]'43"	340.15	1077.00	171.50	S75°02'36"	[illegible]
C17	06°[illegible]'13"	102.83	1077.00	51.45	S86°49'37"	102.79
C18	45°57'37"	863.93	1077.00	456.12	S66°34'55"	84[illegible].9[illegible]



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[illegible]
(801) 621-3100 FAX (801) 621-2666

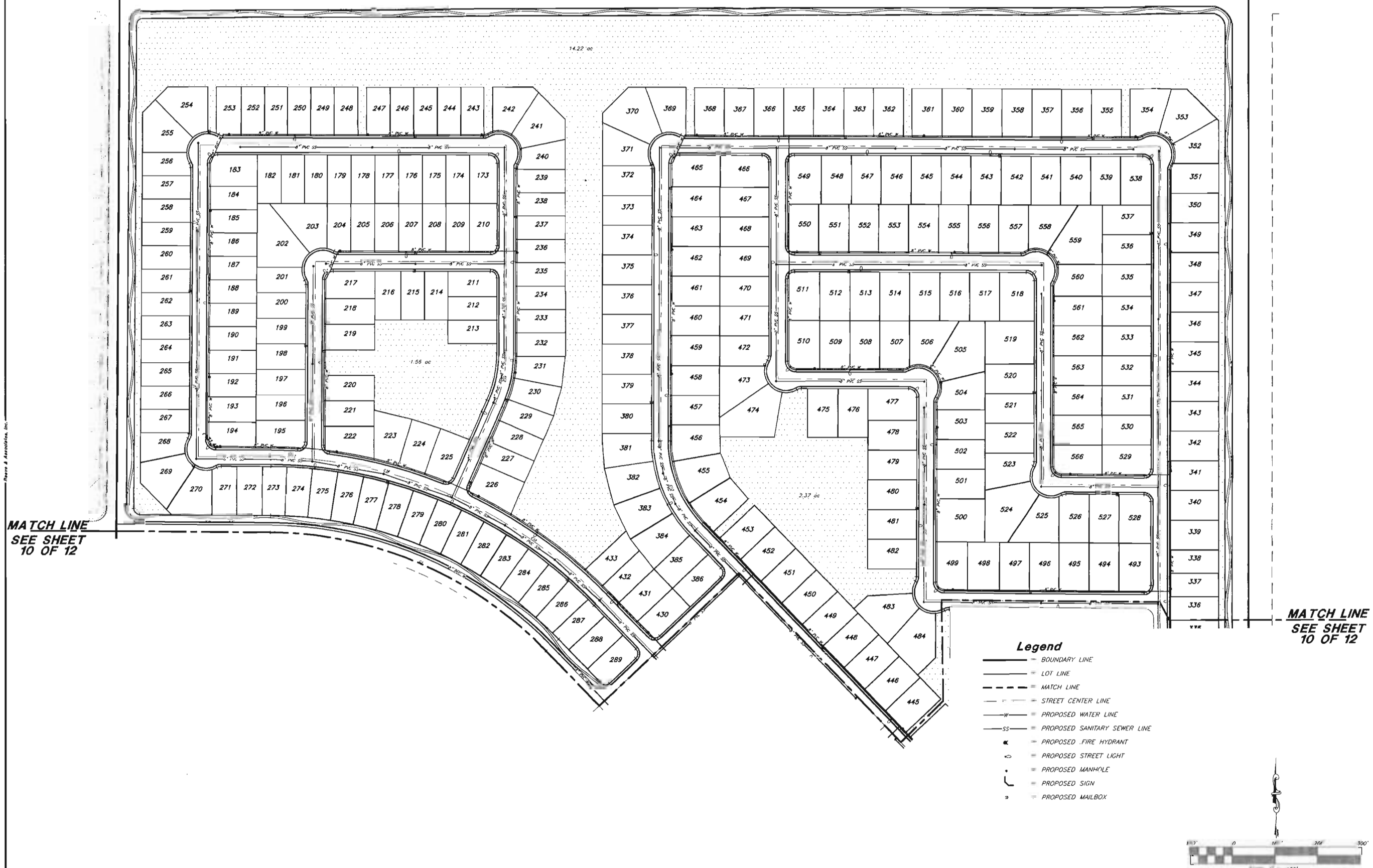
Preliminary Lot Layout

Eagle Meadows at Casa Grande #2
ALL OF THE N.E. QUARTER OF SECTION 27, T.5S., R.7E., G.&S.R.B.&M. U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER J. ROLK
DESIGNER J. LAWRENCE
DRAFTER J. LAWRENCE
REVIEW JPC
DATE 7-25-05
REVISIONS
1.
2.
EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4597-46

SHEET 7 OF 12 SHEETS

Exhibit 10



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture

Preliminary Utility Layout

Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: J. MATHUSEK
REVIEWER: J. MEEKER
DATE: AUG. 25, 2005
REVISIONS
1.
2.

EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4597-46

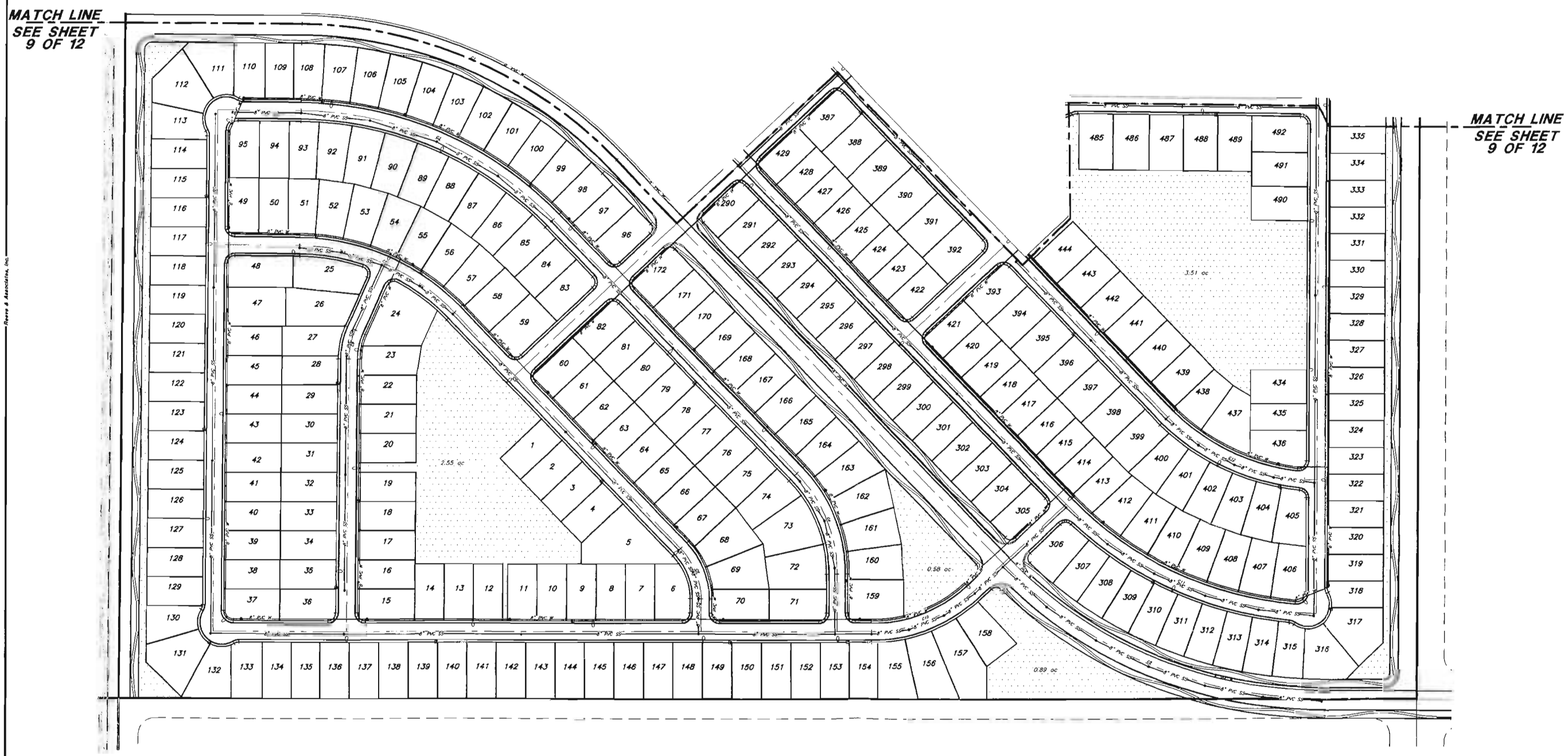
SHEET 8 | 12 SHEETS

Exhibit 11

Reeve & Associates, Inc.

Legend

- = BOUNDARY LINE
- = LOT LINE
- = MATCH LINE
- = STREET CENTER LINE
- —W— = PROPOSED WATER LINE
- —SS— = PROPOSED SANITARY SEWER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED STREET LIGHT
- = PROPOSED MANHOLE
- = PROPOSED SIGN
- = PROPOSED MAILBOX



Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Reeve & Associates, Inc.

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
CONSULTING CIVIL, STRUCTURAL & SANITARY ENGINEERS
(801) 621-3100 FAX: (801) 621-2666

Preliminary Utility Layout

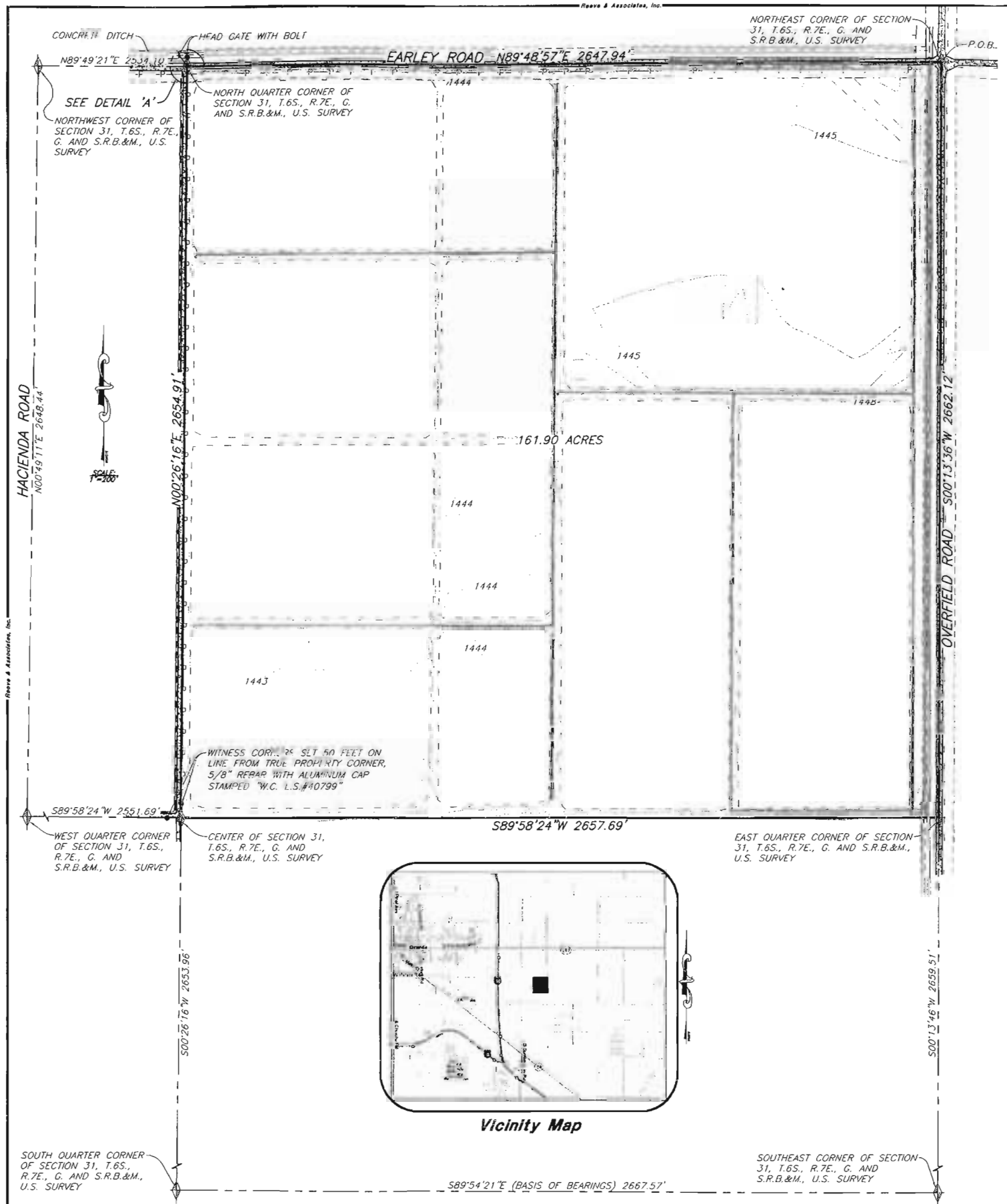
Eagle Meadows at Casa Grande #2
ALL OF THE SW 1/4 OF SECTION 15, T-5-S, R-7E, G.S.R.B.&M. U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER: REEVE
DESIGNER: L. CAYE
DRAWN: CADD
REVIEW: —
DATE: AUGUST
REVISIONS
1.
2.

EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4397-46

SHEET 9 OF 12 SHEETS

Exhibit 12



Vicinity Map

Deed Description

ALL OF THE NORTHEAST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY

Surveyed Description

ALL OF THE NORTHEAST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S00°13'36"W ALONG THE EAST LINE OF SAID SECTION 31 2662.12 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE S89°58'24"W ALONG THE QUARTER SECTION LINE 2657.69 FEET TO THE CENTER OF SAID SECTION 31; THENCE N00°26'16"E ALONG THE QUARTER SECTION LINE 2654.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE N00°49'11"E ALONG THE WEST LINE OF SAID SECTION 31 2648.44 FEET TO THE POINT OF BEGINNING.

CONTAINS: 161.90 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 34, T.6S., R.7E., GILA AND SALT RIVER BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'10"E

Narrative

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE EAGLE MEADOWS at CASA GRANDE #3 SUBDIVISION FOR EAGLE MEADOWS at CASA GRANDE #3, L.L.C. THE EAST LINE WAS FIXED BY THE EAST LINE OF SECTION 31, T.6S., R.7E., G. AND S.R.B.&M., U.S. SURVEY. THE SOUTH LINE WAS FIXED BY THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31. THE WEST LINE WAS FIXED BY THE WEST LINE OF SAID NORTHEAST QUARTER. THE NORTH LINE WAS FIXED BY THE NORTH SECTION LINE OF SAID SECTION 31. ALL FOUND REBAR ARE SHOWN AS LOCATED ON THE GROUND.

Surveyor's Certificate

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEM 1,6,8,10,11(b),14,15 and 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM IN EFFECT THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN 'MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

SIGNED THIS _____ DAY OF _____, 20___.

40799 — ARIZONA LICENSE NUMBER

ROBERT D. KUNZ

Notes

ALTA/ASTM TABLE A ITEMS

ITEM 1: ALL CORNERS ARE MARKED WITH 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 40799

ITEM 6: NO BUILDING ON SITE

ITEM 8: NO IMPROVEMENTS ON SITE OTHER THAN IRRIGATION FACILITIES SHOWN

ITEM 10: NO IMPROVEMENTS ON SITE FOR ACCESS TO PUBLIC WAY

ITEM 11(b): POWER AND COMMUNICATION UTILITIES ARE AS SHOWN ON PLAT. A 12" WATER LINE IS LOCATED APPROXIMATELY 2000 FEET NORTH WESTERLY FROM PROPERTY. A 24" SEWER LINE IS LOCATED APPROXIMATELY 4800 FEET NORTH WEST OF THE NORTH WEST CORNER OF THE PROPERTY.

ITEM 14: NO EVIDENCE OF RECENT EARTH MOVING ACTIVITY EXCEPT THAT WHICH IS INCIDENTAL TO FARMING.

ITEM 15: NO EVIDENCE WAS FOUND AS TO CHANGES IN STREETS RIGHT-OF-WAY OR CONSTRUCTION.

ITEM 16: NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL WAS FOUND. THE AREA APPEARS TO HAVE BEEN USED IN AGRICULTURAL PRODUCTION.

THIS AREA IN FLOOD ZONE "C" DEFINED AS AREA OF MINIMAL FLOODING (FEMA FIRM MAP COMMUNITY PANEL NUMBER 040077 0950 C - PANEL 950 OF 1525 EFFECTIVE DATE AUGUST 15, 1983)

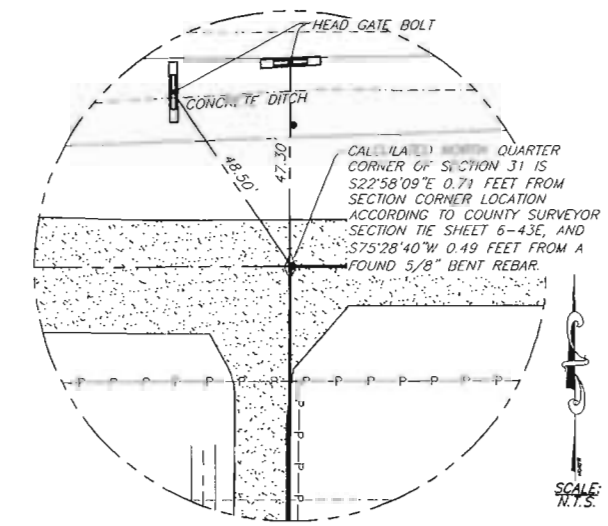
OWNER/DEVELOPER:
EAGLE MEADOWS at CASA GRANDE #3, L.L.C.
3799 CATAMOUNT RIDGE
SANDY, UTAH 84092
PHONE: 801-708-5155
FAX: 801-773-0583
CONTACT: KENT HOGGAN

STATE OF ARIZONA)
COUNTY OF PINAL)
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN
SURVEYS BOOK:_____
PAGE:_____
DATE:_____
REQUEST OF:_____
WITNESS MY HAND AND OFFICIAL SEAL.
LAURA DEAN-LYTLE PINAL COUNTY RECORDER

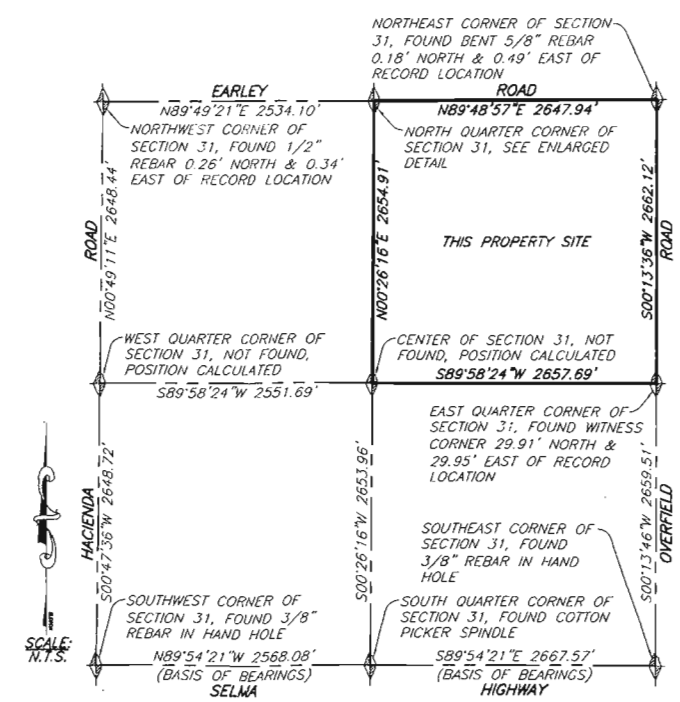
BY:_____ DEPUTY

Legend

- = EXISTING DIRT ROAD
- = EXISTING FARM ACCESS DIRT ROAD
- = FLOW LINE & BANK
- —P—P— = POWER LINE
- = ROAD RIGHT-OF-WAY LINE
- = SECTION CORNER
- = FOUND REBAR



Detail 'A'



Section 31, T.6S., R.7E., G. and S.R.B.&M.,

Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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EXECUTIVE BLDG. 4155 S. HARRISON BLVD., STE. #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666 "Solutions You Can Build On"

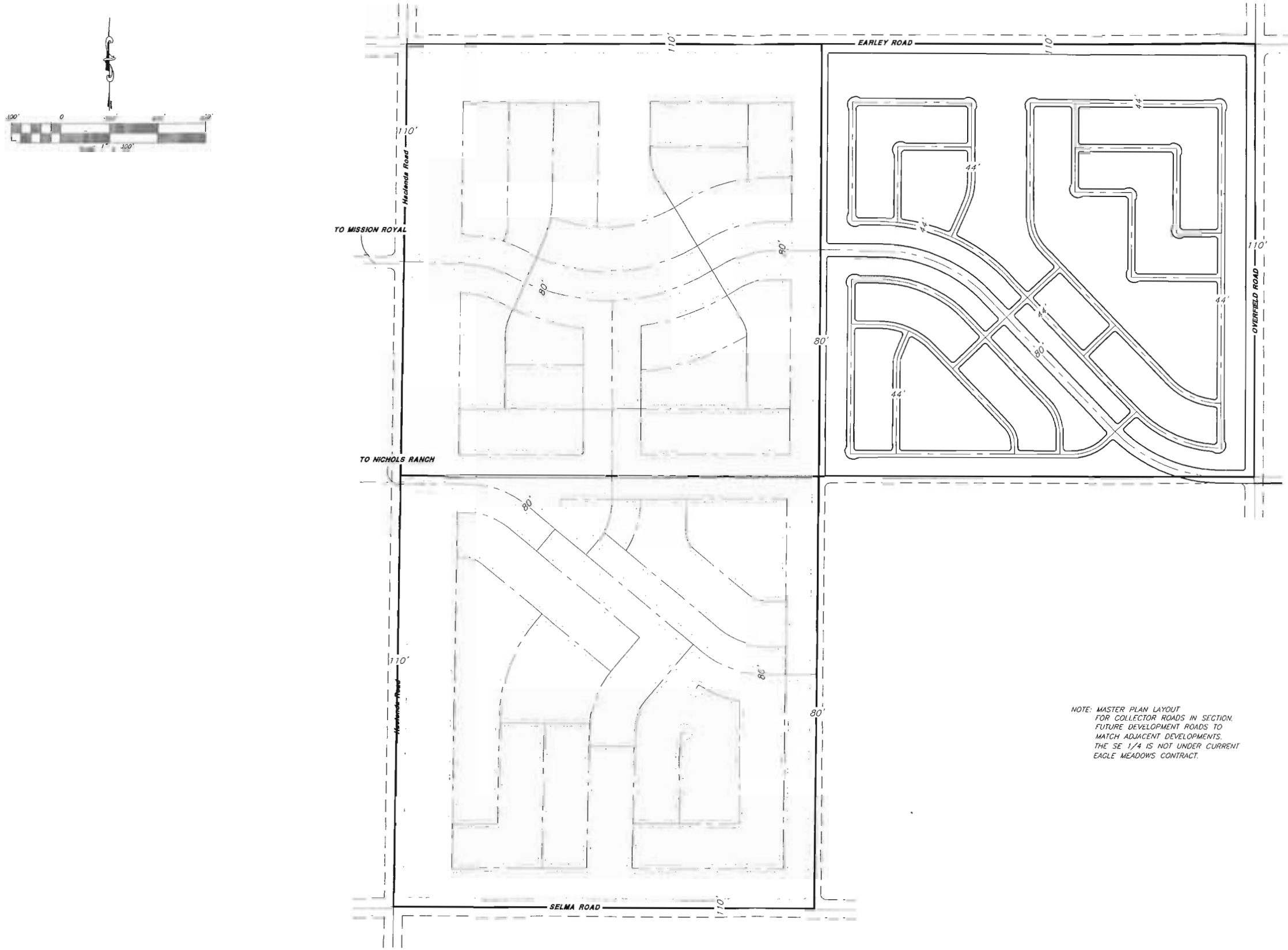
Preliminary ALTA Survey

Eagle Meadows at Casa Grande #2
ALL OF THE NE 1/4 OF SECTION 31, T.6S., R.7E., G.&S.R.B.&M., CASA GRANDE, PINAL COUNTY, ARIZONA
APRIL, 2005

ENGINEER: R. Kunz
DRAWN BY: J. Hess
CHECKED BY: D. Wright
DATE: 06/05/05
REVISIONS: 1. 2. 3.
Eagle Meadows at Casa Grande #3
PROJ. NO. 5387-46

SHEET 10 OF 12 SHEETS

Exhibit 13



NOTE: MASTER PLAN LAYOUT
FOR COLLECTOR ROADS IN SECTION.
FUTURE DEVELOPMENT ROADS TO
MATCH ADJACENT DEVELOPMENTS.
THE SE 1/4 IS NOT UNDER CURRENT
EAGLE MEADOWS CONTRACT.

Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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Preliminary
Traffic Flow Layout

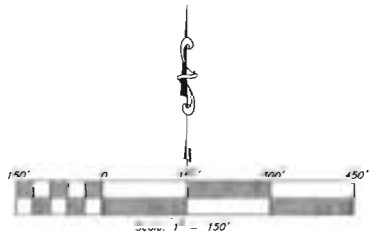
Eagle Meadows at
Casa Grande #2
ALL OF THE NE 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

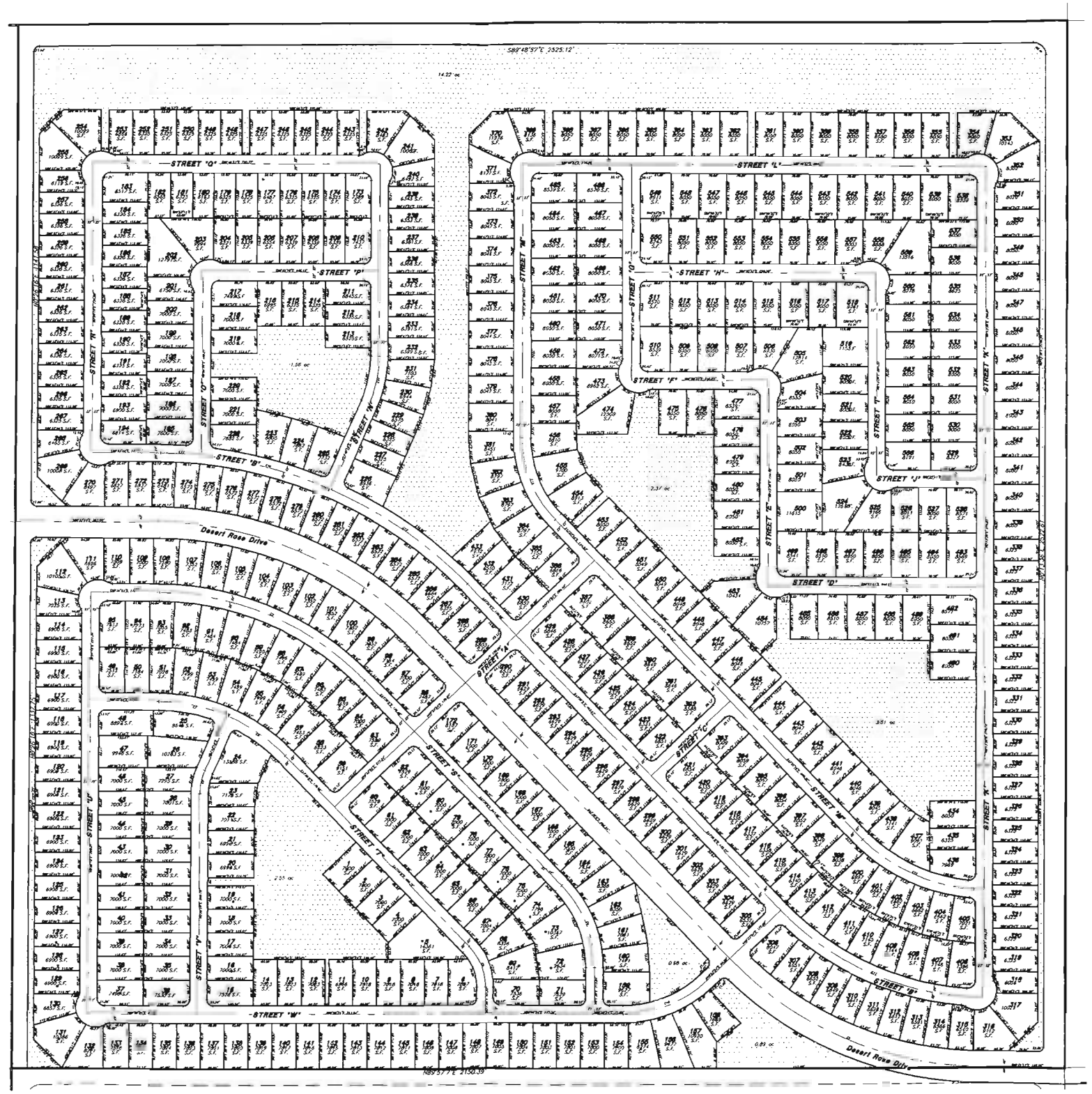
ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: J. MATHUSEK JR
REVIEWER:
DATE: August 25, 2005
REVISIONS
1. JN SEPT 15,2005
2.

Eagle Meadows at Casa Grande #2
PROJ. NO 4597-46

SHEET 11 | 12 SHEETS

Exhibit 14





Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture

Preliminary Plat Layout

Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

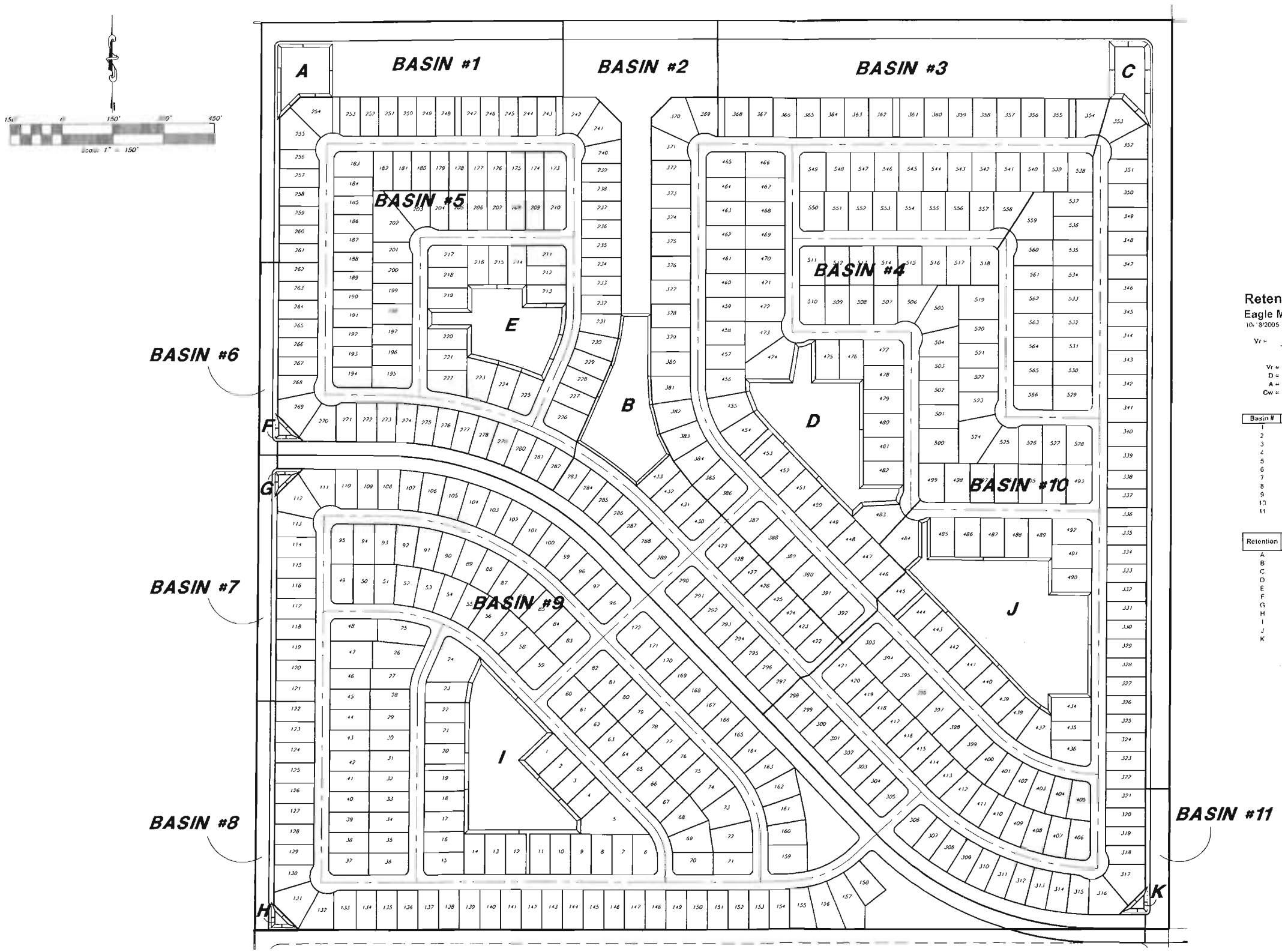
ENGINEER: J. REEVE
DESIGNER: C. CAVE
DRAFTER: [illegible]
REVIEWER: [illegible]
DATE: [illegible]
REVISIONS
1.
2.

EAGLE MEADOWS
CASA GRANDE #2
PROJ. NO. 4617-4

SHEET 12 | 12 SHEETS

Exhibit 15

Reeve & Associates, Inc.



Retention Analysis

Eagle Meadows at Casa Grande #2

10/18/2005 BAT

$$Vr = \frac{(D)(A)(Cw)}{12}$$

Vr = Volume retention in cubic feet
D = 100yr-1hr rainfall = 2.39 inches
A = Area (sq. feet)
Cw = Runoff Factor = 0.50 (Single-Family areas less than 18,000 s.f.)

Basin #	Retention	D (in)	A (s.f.)	Cw	Vr (c.f.)
1	A	2.39	220,819	0.50	21,990
2	B	2.39	533,628	0.50	53,146
3	C	2.39	404,046	0.50	40,236
4	D	2.39	1,305,042	0.50	129,990
5	F	2.39	1,007,105	0.50	100,291
6	F	2.39	33,749	0.50	3,361
7	G	2.39	42,376	0.50	4,220
8	H	2.39	39,775	0.50	3,961
9	I	2.39	1,889,007	0.50	188,074
10	J	2.39	1,515,675	0.50	150,936
11	K	2.39	31,322	0.50	3,119

Retention	Bottom Area (s.f.)	Water Depth (ft)	Bottom Volume (c.f.)	Side Slope Perimeter (l.f.)	Side Slope Volume (c.f.)	Total Volume (c.f.)
A	20,798	1.5	30,444	625	2,813	33,257
B	62,386	1.0	62,386	1,191	2,382	64,768
C	13,671	3.0	41,012	529	9,522	50,535
D	81,075	2.0	162,050	1,611	12,888	174,938
E	53,239	2.0	106,478	1,104	9,312	115,790
F	764	2.5	1,910	138	1,700	3,610
G	765	2.75	2,106	136	2,057	4,243
H	801	2.75	2,203	136	2,057	4,260
I	89,253	2.0	178,506	1,473	11,832	190,338
J	131,674	1.5	197,511	1,875	8,442	205,953
K	756	2.5	1890	136	1,700	3,590

Eagle Meadows at Casa Grande #2

Casa Grande, Pinal County, Arizona

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OGDEN, UTAH 84403
(801) 627-5100 FAX (801) 627-5101

Preliminary Drainage Analysis

Eagle Meadows at Casa Grande #2
ALL OF THE NW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
AUGUST, 2005

ENGINEER: J. REEVE
DESIGNER: J. CAVE
DRAFTER: MATHCUTT JR.
CHECKED: J. REEVE
DATE: AUGUST 25, 2005

REVISIONS
1.
2.

TITLE: EAGLE MEADOWS
SA GRANDE #2
PROJ. NO. 4592-46

SHEET 1 OF 1 SHEETS

Exhibit 16

Site Photographs

Exhibit 17

Eagle Meadows at Casa Grande #2 L.L.C.

Contact:
Kent Hoggan
Development Planner
3799 Catamount Ridge
Sandy, UT 84092
Phone: 801.706.5155
Fax: 801.733.0583

Ref: 4597-46

L-3

Eagle Meadows at Casa Grande No. 3

P.A.D.

(NE Corner of Hacienda Road and Selma Highway)

Submitted to:

City of Casa Grande

Development Guide

Prepared by:

Reeve & Associates, Inc.
4155 S. Harrison
Suite 310
Ogden, UT 84403
Phone: 801.621.3100
Fax: 801.621.2666
nreeve@reeve-assoc.com

Owner:

Eagle Meadows at
Casa Grande #3, L.L.C.

Contact:
Kent Hoggan
Development Planner
3799 Catamount Ridge
Sandy, UT 84092
Phone: 801.706.5155
Fax: 801.733.0583

Ref: 45/7-48

May 31, 2005

Revised: November 17, 2005

Eagle Meadows at Casa Grande #3

Preliminary Development Plan and Development Guide

for a Planned Area Development - P.A.D

(NE of Selma Highway and Hacienda Road)

Application No.

Submitted to:

City of Casa Grande
Planning Department
510 East Florence Boulevard
Casa Grande, AZ 85222
(520) 421-8637

Prepared for:

Eagle Meadows at Casa Grande #3 L.L.C.
3799 Catamount Ridge
Sandy, UT 84092
tel 801-706-5155
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Prepared by:
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Ogden, UT 84403
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Fax 801-621-2666

Submitted: May 31, 2005
Revised: November 17, 2005

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EXHIBITS

Exhibit 1	**Vicinity Map**
Exhibit 2	**USGS Quad Map**
Exhibit 3	**Typical Road Section**
Exhibit 4	**Preliminary Rendering and Sheet Index**
Exhibit 5	**Preliminary Entry Monument**
Exhibit 6	**Preliminary Master Wall & Amenity Plan**
Exhibit 7	**Preliminary Landscape Plan**
Exhibit 8	**Preliminary Typical Common Area with Amenity**
Exhibit 9	**Preliminary Overall Layout**
Exhibit 10	**Preliminary Lot Layout**
Exhibit 11	**Preliminary Lot Layout**
Exhibit 12	**Preliminary Utility Layout**
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Exhibit 15	**Preliminary Traffic Flow Layout**
Exhibit 16	**Preliminary Plat**
Exhibit 17	**Preliminary Drainage Study**
Exhibit 18	**Site Photographs**

Part 1 - Project Overview

1.0 Introduction

Eagle Meadows at Casa Grande #3 has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 155.79 acres of land, referred to herein as "Eagle Meadows at Casa Grande #3", consists of three residential neighborhoods of single-family detached dwellings, totaling 545 proposed lots. By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the existing community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the south and west. As outlined in the General Plan (5.1), the Roadway Circulation Section, the design enhances the traffic flow by utilizing existing collector and arterial roads with new roadways within the development. (Refer to Exhibit 10, Preliminary Overall Layout).

2.0 Planned Area Development Request

Containing approximately 155.79 acres, Eagle Meadows at Casa Grande #3 is all of the Southwest 1/4 of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base & Meridian, Pinal County, Arizona.

The primary use, a residential development, has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with future and proposed developments on all sides. Along with providing a community connection, it serves as a pedestrian-safe area for the residents of Eagle Meadows at Casa Grande #3.

3.0 Existing Site Conditions

- Topography and Drainage

The proposed drainage system for this project is outlined within the enclosed preliminary platting submitted to the City of Casa Grande. A highlight of this plan includes stormwater retention within the site for runoff generated by this project, within its boundaries, including the half-street improvements.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicate that this project falls entirely within Zone C. Zone C defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is also outside of the delineated 100-year flood plain boundary. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

- Relationship to Surround Properties

The land surrounding the site is a mixture of active and inactive agricultural areas and proposed residential zones.

- Accessibility

As indicated on the Vicinity Map, Eagle Meadows at Casa Grande #3 is easily accessible from Interstate-10 and existing arterial roads. If approaching from the City of Casa Grande downtown area to the west, it is accessible from Florence Boulevard or Selma Road.

- Legal Description

This property is a single parcel of land located in the City of Casa Grande. It is all of the Southwest 1/4 of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona. A copy of the current ALTA survey is included in Exhibit 14.

- Utilities to be Relocated

As shown in Exhibit 16 Site Photographs, there are concrete irrigation ditches and or overhead power lines adjacent to the proposed development. The concrete irrigation ditches will be abandoned and removed or filled. The overhead power lines will be placed underground.

4.0 Project Land Use

The proposed P.A.D. designation is for a single-family residential subdivision. The neighborhood will contain a combination of three different lot sizes separated into multiple phases of construction. The phasing and design offer the opportunity to develop multiple separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

- Site Description

Eagle Meadows at Casa Grande #3 has been designed for site-built, single-family detached homes with a centralized park area. The community will have easy access to the park and other surrounding developments.

- Lot Sizing

There are three residential lot sizes in this development, for a total of no more than 545 lots of residential construction. The lot sizes are 6,000; 7,000; and 8,000 square feet, there are 180 six and eight thousand square feet lots, while there are 185 seven thousand square foot lots.

The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Subdivision Plats shall be submitted for review and approval prior to any development of this portion of the project. See Exhibit 9 for lot sizes.

- Community Open Space Areas

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Casa Grande and the residents of this development.

Selma Highway Buffer: **The arterial will include fifty-foot wide (50') landscaped buffer areas. The buffer exceeds the minimum requirement for buffering adjacent to an arterial road. The buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.**

Hacienda Road Buffer: **The arterial will include 160 foot landscaped buffer area. The buffer exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010. The landscape buffer has been enlarged to provide a future corridor for the proposed 500 kV power lines that are planned in this area.**

- Neighborhood Trail and Sidewalk System

A designated trail and sidewalk system is proposed for Eagle Meadows at Casa Grande #3. A lighted ten-foot wide meandering concrete multi-use trail and five-foot wide pedestrian concrete path will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-ways to form a safe and accessible environment (see Exhibit 7 more details).

- Internal Streets

The subdivision has been designed with a combination of cul-de-sacs and internal residential streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

- Surface Water and Retention Areas

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational areas at least fifteen percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm. Refer to Exhibit 17 for Preliminary Drainage Analysis.

- Conceptual Landscaping and Walls

Eagle Meadows at Casa Grande #3 will have extensive landscaping throughout the development. As shown in Exhibit 7, the landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative, masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

- Maintenance of Landscape, Signs and Walls

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way (including the landscape medians at the project's entrances.)

5.0 Traffic Circulation and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Eagle Meadows at Casa Grande #3.

The developer will be responsible for the engineering and construction of the north half of Selma Highway and the east half of Hacienda Road along the subject site. Cross-sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon the completion of construction and City Acceptance, maintenance of improvements within rights-of-way, will be the

responsibility of the City of Casa Grande except for the maintenance of landscaping within the rights-of-way which will be maintained by the soon to be created Master Home Owners Association.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Eagle Meadows at Casa Grande #3. They will dedicate the 44-foot rights-of-way as a function of the neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' Association will maintain all landscaping within the local street rights-of -way.

6.0 Street Maintenance

The Street cross-sections will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

- Sewer

The sewer service will be provided by the City of Casa Grande. A proposed sanitary sewer main is being proposed to service this and adjacent developments. Eagle

Meadows of Casa Grande #3 sanitary sewer will tie into the adjacent Eagle Meadows of Casa Grande developments eventually tying into the proposed sanitary sewer line in Overfield Road. Each preliminary Plat or Zoning Application shall be required to provide a "Local Sewer Study prior to submittal of the Final Plat. The official policy for reserving capacity indicates that once the Final Plat (not preliminary plat) is approved by the City Council, the subject property shall have capacity reserved.

A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of an Final Subdivision Plats or Major Site Plans for this project.

- Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company. The Arizona Water Company does not currently have a "Certificate of Assured Water Supply" which covers their service area in Eagle Meadows at Casa Grande #3. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply. An application for this project is currently in progress.

The closest existing water main, which has capacity to serve the project, is a 24" D.I.P. located along Florence Boulevard. Water mains within the project are anticipated to be 8" diameter ductile iron pipe, except in dead end lines in the cul-de-sacs and shall be looped. Water mains along arterial roads may be 12".

The layout of the water systems for this site is "looped" to provide adequate pressures throughout the system. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

- Fire Protection

Eagle Meadows at Casa Grande #3 will be designed to comply with the 1994 Uniform Fire Code standards. All hydrant placement and spacing shall be approved by the Casa Grande Fire Department prior to construction. All dwelling units must be within 500 feet of an approved fire hydrant. A minimum fire flow of 1000 gallons per minute at a residual pressure of 20 psi is required throughout the development.

- School Districts/Community Facilities

Eagle Meadows at Casa Grande #3 is located within the Mesquite Elementary School District, Casa Grande Junior High School District and Casa Grande Union High School District. The Developer has agreed to pay $300 per dwelling unit to assist the impacts the development will cause to Casa Grande Union High School District. A 12 acre elementary school is proposed to be located near the center of the section, the

proposed school site is located in a future development in an adjacent quarter section.

8.0 Grading and Drainage Concept

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

Final drainage reports and improvement plans will meet the City Engineer's approval prior to the approval of any plats. A Conceptual Grading and Drainage Design report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat. If recommended by the City Engineer, drywells will be included.

9.0 Phasing Plan

This project has been designed to allow for five residential construction phases. The preliminary phasing plan is presented in Exhibit 10. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Eagle Meadows at Casa Grande #3 development.

Part II - P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential Design Standards for a Planned Area Development (PAD). The following sections outline how Eagle Meadows at Casa Grande #3 will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 25 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 15% of the net single-family residential area of 155.79 acres. This total meets the recommended 15% open space requirements per the City Development standards. See Exhibit 9.

The primary internal open space area is a large centralized park and recreation tract. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. These retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basins will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by the City Engineer.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will contain a minimum of 6,325 square feet. The minimum lot sizing for this project is 55 feet wide by 115 feet deep. Other proposed lot sizes are 60 x 116, 60 x 167 and 70 x 115. Exhibit 9 outlines the distribution of the lot sizes.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements per the City of Casa Grande General Plan 2010:

SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES							
Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Building Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	6,325 sf	15'-23'	20'	5'&10'	15'	28'-2	10'

Notes:

- **The minimum lot width for this development is 55 feet and the minimum lot area is 6,325 square feet.**
- **The front yard setback for elevations with a House Forward (Livable Area) or Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 18' is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line. Every 4th house will have a 23 foot setback for a staggered appearance.**
- **Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5-foot wide side yard will still be designed on the lot.**
- **Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.**
- **No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.**
- **No additional perimeter setback requirements apply.**
- **A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.**

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Selma Highway, Hacienda Road and the interior collector roads. Wall colors and designs will be submitted to the City of Casa Grande for review and approval. See the Preliminary Master Wall and Amenity Plan (Exhibit 6) for more details.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrances are located on Overfield Road and Earley Road. This view corridor offers a sense of arrival into a high-quality community. The other secondary entrances offer views into landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the Developer and maintained by the Home Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to arterial and collector roadways. The design for Eagle Meadows at Casa Grande #3 has included a significantly larger landscape tract due to the drainage conveyance and linear open space corridor requirements. Exhibit 7, the Preliminary Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in this project. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction (refer to Exhibit 7 for more details.)

- Front Yard Landscaping

The homebuilder will be providing the home buyer with a selection of landscape packages for their homes. The front yard landscape for each lot shall be installed as part of the home construction package, but maintained by the individual homeowner. The front yard landscaping will comply with the City's PAD Standards.

7.0 Cul-de-sacs

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs and "knuckle" designs with numerous points of access to internal open spaces. The cul-de-sacs have been designed to open into the central park and recreation area for the community. Other strategically placed cul-de-sacs connect to pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 7 Preliminary Landscape Plan for more details.)

8.0 Multi-Story Homes

In order to maintain an "open" feeling no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

9.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

10.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

- **Multi-Use Path**
  A trail system will be constructed throughout the project. The system will consist of six-foot wide concrete sidewalks meandering along the arterial rights-of-way, and a five-foot wide meandering concrete sidewalks along the collector and local rights-of-way. Arterial and collector roads will also provide for striped bicycle lanes within the rights-of-way. A lighted ten-foot wide concrete multi-use path and four-foot wide concrete pedestrian path will be used throughout the open space, lining the different neighborhoods together, as well as to adjacent developments.

  A neighborhood park system will be established throughout the development. The park system will have many amenities with recreational features such as: a soccer field, a basketball court, tot lots, ramadas, trails, and open turf areas (See Exhibit 8 and 9 for more details). The park system will be designed to be equally accessible for each neighborhood.

  A combination of ten-foot wide concrete multi-use path will meander through the developments open space corridors and unit the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director.

- **Enhanced Subdivision Entries**
  Free standing entry monuments shall be placed at each of the primary project entrances. Each additional neighborhood entrance shall offer wall mounted entry signs to create a sense of home and community. Construction materials shall include concrete masonry units, colored sign lettering, and landscape "up" lighting. The entry monuments shall use colors which will be complimentary to the theme wall. Locations of monuments are indicated on the wall and monument exhibit included as Exhibit 6. The entrances into the subdivision will be designed to create a sense of arrival into a high-quality community. As detailed in Exhibit 6, entry monuments feature split-face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.

- **Landscape Buffers**
  Including right-of-way and tracts, a minimum 18-foot wide open space/landscape buffer strip has been provided along all arterial and collector roads to provide for increased separation from these home sites to vehicle travel lanes. This landscape strip will be maintained by the Eagle Meadows at Casa Grande #3 HOA. Landscape tracts are provided along all arterial and collector roadways as depicted on the Preliminary Landscape Plan, Exhibit 7. As previously noted, a minimum 18-foot wide landscape tract will be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more area.

- **Enhanced Perimeter Wall Design**
  The perimeter wall designs detailed on Exhibit 6 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director. These walls have been designed with staggers and breaks.

- **Enhanced Mail Box Design**
  Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product for the three (3) lot sizes in this development has not been determined at this time. However, in order to provide the architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Eagle Meadows at Casa Grande #3 will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with three (3) distinct elevations will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilder for Eagle Meadows at Casa Grande #3 will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- A variety of home roofing colors, shapes, and/or textures will be offered. Concrete tile roofs will be required for all sloped roofs; however, the City may give consideration to alternative durable roofing materials that are consistent with the proposed housing theme.
- A variation of ridge lines and designs will be provided.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof- mounted or wall-mounted mechanical equipment including HVAC or evaporative coolers. This type of mechanical equipment will be ground-mounted.

Garages:

- In subdivisions where side-entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.
- Front-loaded garages will not extend more than ten feet past the front plane of the livable portion of the home. In a home where more than a standard two-car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Patio Covers:

- Rear or side yard covered patios or covered courtyards will be standard on every home.
- Where possible, covered patio areas will be incorporated into the architecture of the home.
- The patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns will be subject to review and approval of the Planning and Zoning Commission.

Additions and Modifications:

- All additions to home will be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages will not be converted or enclosed for other uses.
- Accessory building will be located within walled rear yard. Accessory building over 200 square feet in area will be constructed to match or compliment the building materials and colors used on the principal residence.

Additional Requirements for PAD Residential Architecture
(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The Homebuilder will provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows and/or dormers as standard features on all homes.

- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home (House Forward) as a standard feature. In addition, the number of floor plans using side-loaded garages (Side-Entry Garage) as standard features will be greater than the required minimum.
- The Homebuilder will reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, multiple roof changes, and/or equally effective measures.
- The Homebuilder will place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets or open space areas.
- Homebuilder's Choice: the Homebuilder may select an architectural requirement beyond the listed standards to increase the diversity of the housing products.

3.0 Approvals

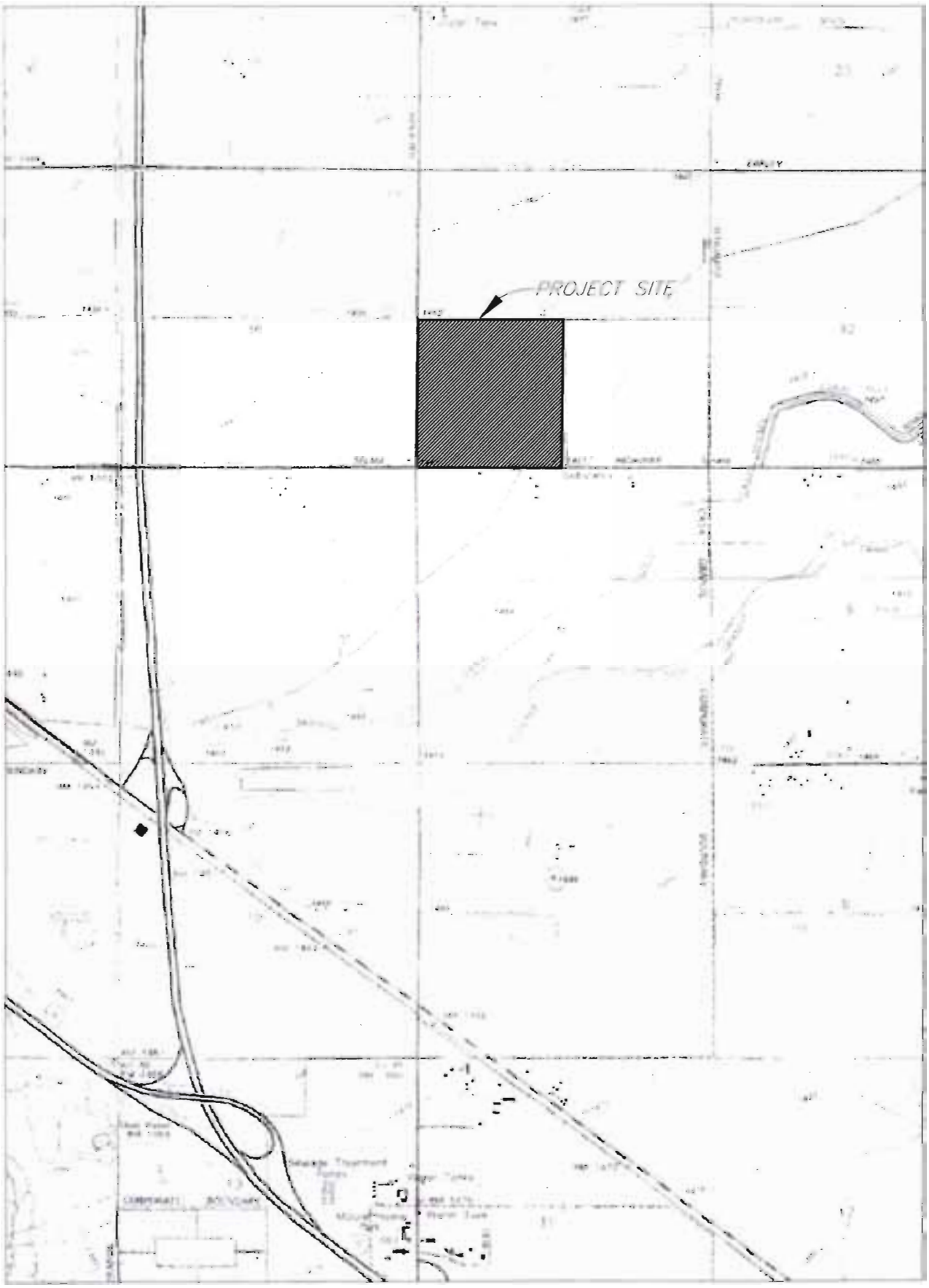
The Community Developer is proposing to develop platted and engineered lots or finished lots for the homebuilding community of the City. Therefore, it will not be possible to present floor plans and elevations as part of the PAD zoning process. At the time of the selection of the Homebuilder(s) by the Community Developer, the floor plans and elevations for the selected subdivision parcel are presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

References

1. City of Casa Grande General Plan 2010 — Disk dated 5,2002
2. Residential Design Standards for Panned Area Dev. — 01 & 02, 2003
3. City of Casa Grande Title 17 Zoning Ordinance — Revised 01/2001
4. City of Casa Grande Title 16 Subdivision Ordinance — Revised 11/1998
5. City of Casa Grande Web Page — www.ci.casa-grande.az.us.com
6. Eagle Meadows at Casa Grande #1 Development Guide — Dated Jan 20, 2005

Vicinity Map

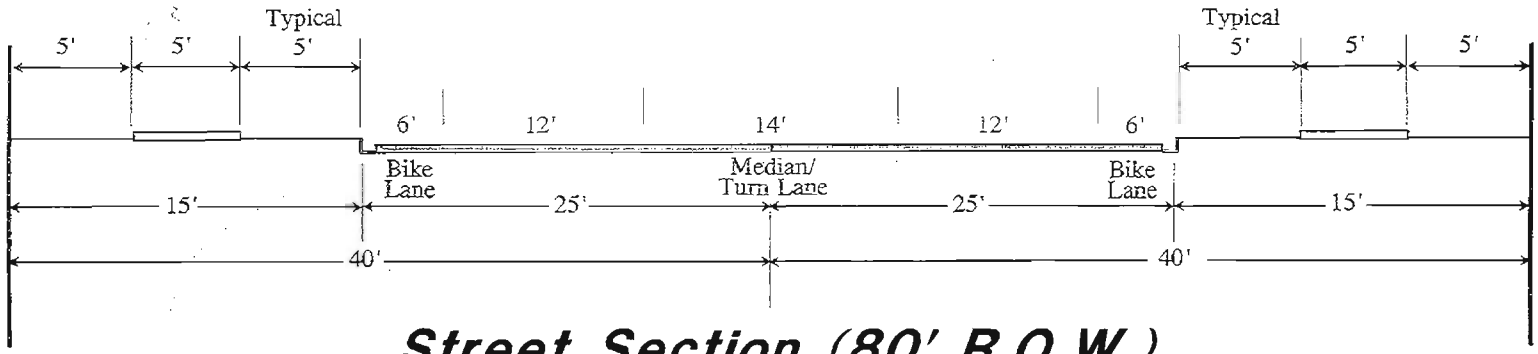
Exhibit 1



U.S.G.S. Quad Map

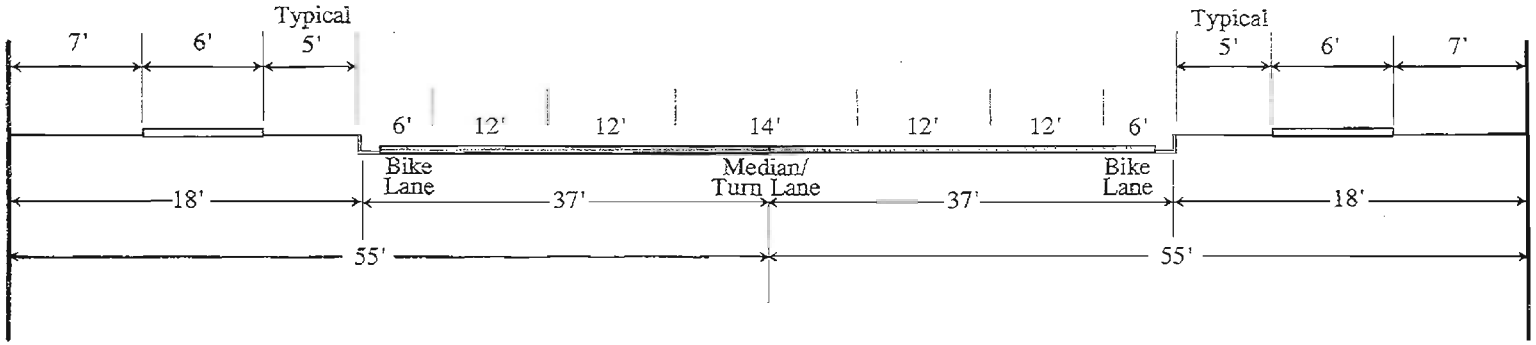
Exhibit 2

Typical Road Sections



Street Section (80' R.O.W.)

SCALE: NONE
MAJOR COLLECTOR

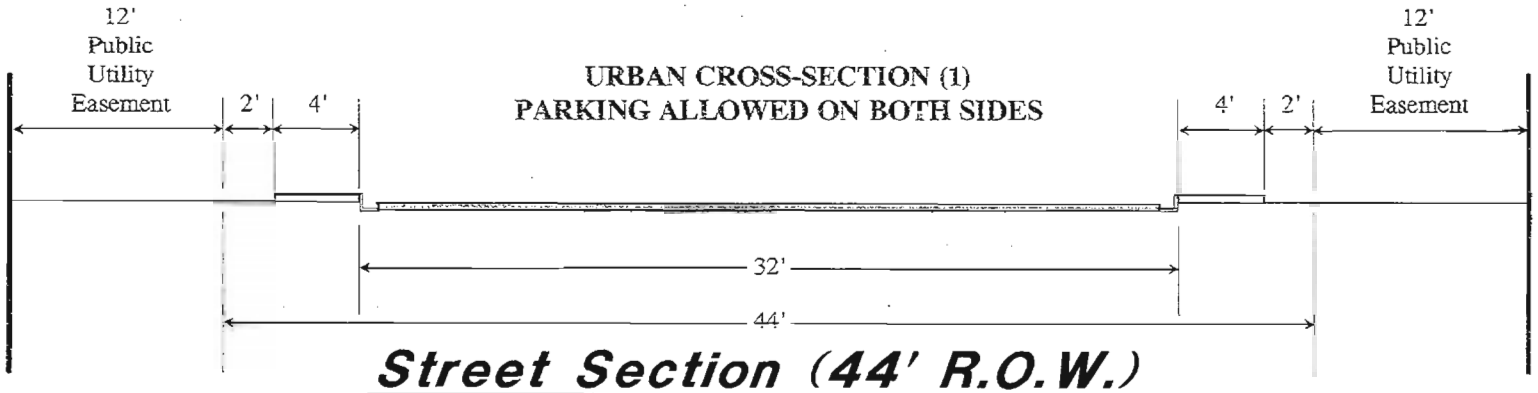


Street Section (110' R.O.W.)

SCALE: NONE
ARTERIAL (HACIENDA & SELMA ROADS)

Exhibit 3

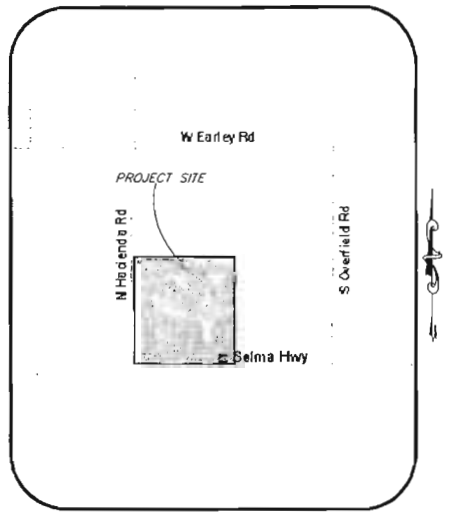
Typical Road Sections



Street Section (44' R.O.W.)

SCALE: NONE

Exhibit 3



Vicinity Map

Sheet Index

SHEET 1 - Preliminary Rendering and Sheet Index
SHEET 2 - Preliminary Entry Monument
SHEET 3 - Preliminary Master Wall and Amenity Plan
SHEET 4 - Preliminary Landscape Plan
SHEET 5 - Preliminary Typical Common Area With Amenity
SHEET 6 - Preliminary Overall Layout
SHEET 7 - Preliminary Lot Layout
SHEET 8 - Preliminary Lot Layout
SHEET 9 - Preliminary Utility Plan
SHEET 10 - Preliminary Utility Plan
SHEET 11 - Preliminary Alta Survey
SHEET 12 - Preliminary Traffic Flow Layout

Prepared for, Subdivider:
Eagle Meadows at Casa Grande #3 L.L.C.
3799 Catamount Ridge
Sandy, UT 84092
Phone: (801) 706-5155
Fax: (801) 773-0583
Contact: Kent Hoggan

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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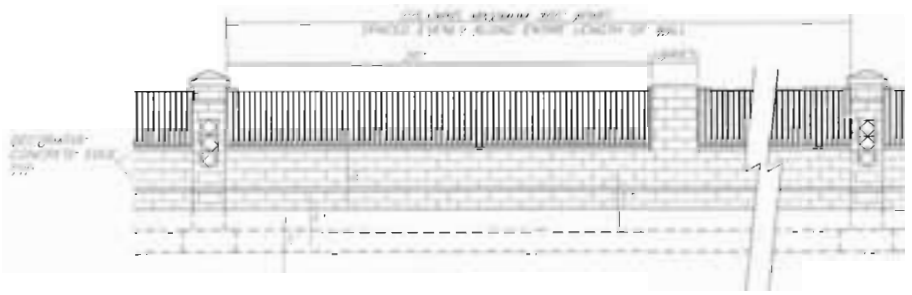
Preliminary Renderings and Sheet Index

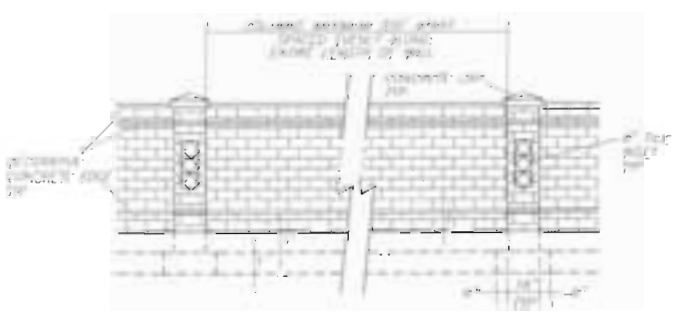
Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 14, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 01, 2005

Exhibit 4

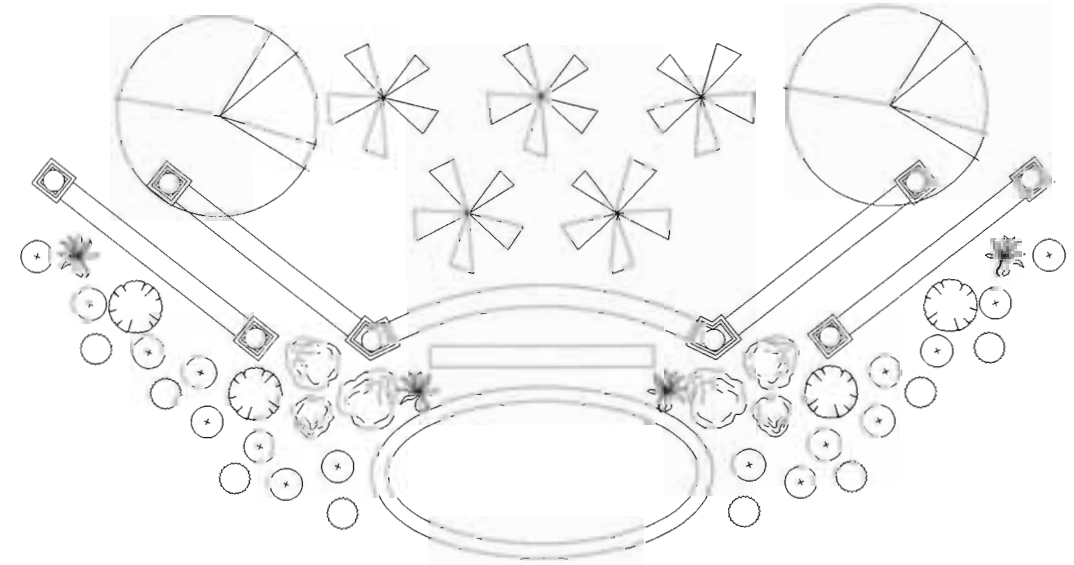


View Wall
SCALE: 1"=50'

Entrance Monument Elevation
SCALE: 1"=50'



Theme Wall
SCALE: 1"=50'



Entrance Monument Plan View
SCALE: 1"=50'

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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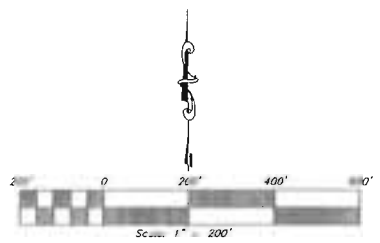
Preliminary Entry Monument

Eagle Meadows at Casa Grande #3

REVISIONS

SHEET 2 SHEETS 14

Exhibit 5



Legend

- (1) PARCEL IDENTIFICATION NUMBER
- (A) ENTRY MONUMENT
- (B) THEME WALL
- (C) VIEW WALL
- (D) 6' BLOCK WALL
- (E) THEME WALL WITH OFFSET
  SEE WALL DETAILS – SHEET 2
- AMENITY AREA TO INCLUDE:
  - Ramada
  - Mini Soccer Field
  - Half Court Basketball
  - Walking paths
  - Tot Lot
  - Benches
- POCKET AREAS TO INCLUDE:
  - Ramada and/or Tot Lot

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Preliminary Master Wall and Amenity Plan

Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

REVISIONS
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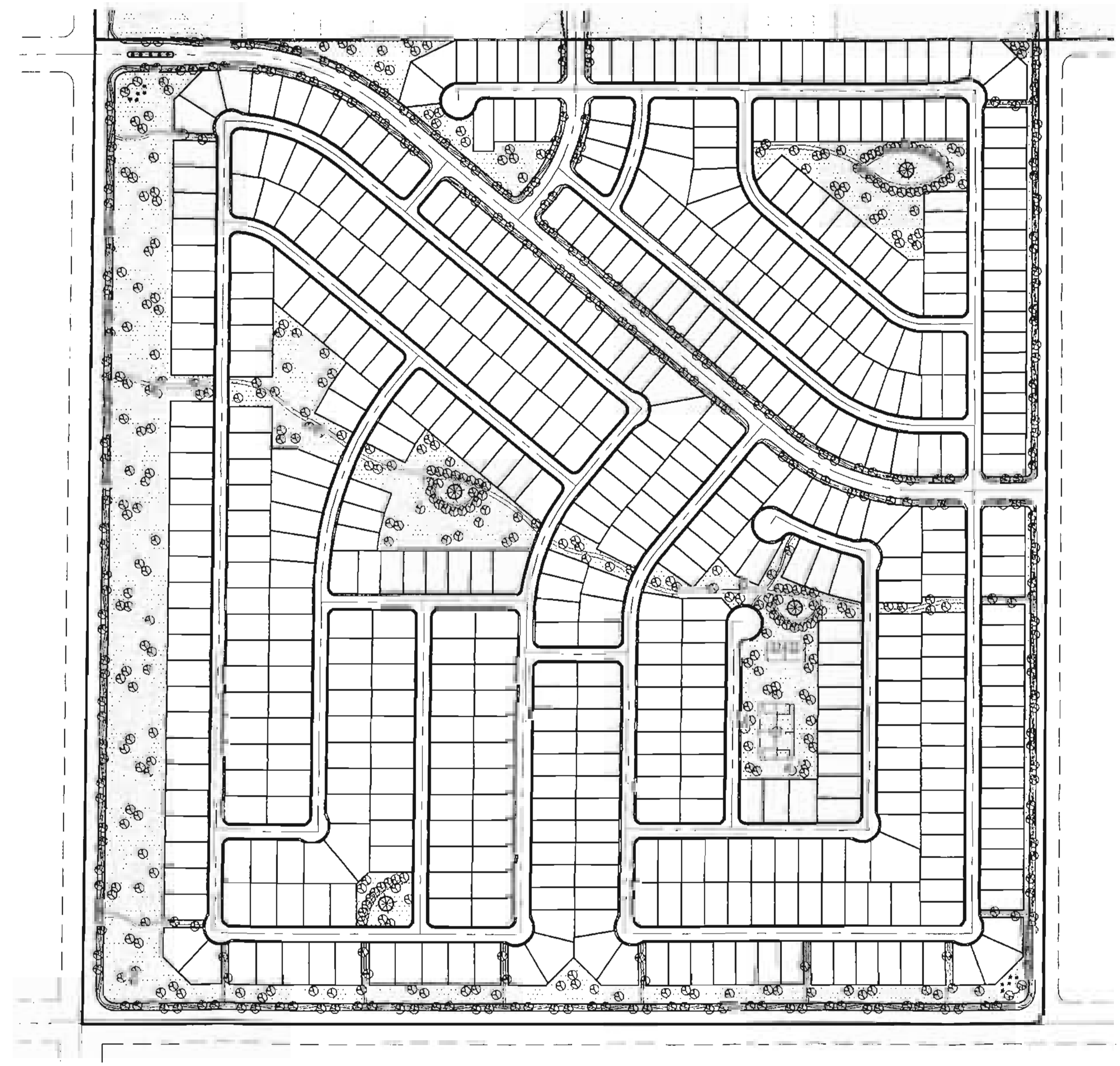
EAGLE MEADOWS
CASA GRANDE #3
PROJ. NO. 4597-4

SHEET 3 | 14 SHEETS

Exhibit 6



Landscape Schedule

Trees

Symbol	Scientific Name	Common Name	Planting Size
	Acacia stenophylla	Shoestring Acacia	36" Box
	Cercidium floridum	Blue palo verde	36" Box
	Chilopsis linearis	Desert Willow	36" Box
	Washingtonia robusta	Mexican Fan palm	[illegible]

Shrubs

Symbol	Scientific Name	Common Name	Planting Size
	Aloysia lycioides	White Brush	5 Gal
	Caesalpinia pulcherrima	Dwarf Poinciana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal
	Salvia greggii	Autumn Sage	5 Gal

Cactus/Succulents

Symbol	Scientific Name	Common Name	Planting Size
	Fouquieria splendens	Ocotillo	6'
	Hesperaloe parviflora	Red yucca	5 Gal

Turf

Symbol	Scientific Name	Common Name	Planting Size
	Cynodon dactylon 'Midiron'	Midiron Bermudagrass	Sod

Misc

Symbol	Scientific Name	Size
	River Run Fractured Granite	4"-8"
	Granite Boulders	2'x2'-5'x5'
	Decomposed Granite - Desert Gold - 2" depth	3/8" minus

Amenity Area - May include Ramada, Picnic Area, Walking Path, Tot Lot, Sports Areas

Mini Soccer Field

Basketball 1/2 Court

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Preliminary Landscape Plan

Eagle Meadows at Casa Grande #3
OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

REVISIONS
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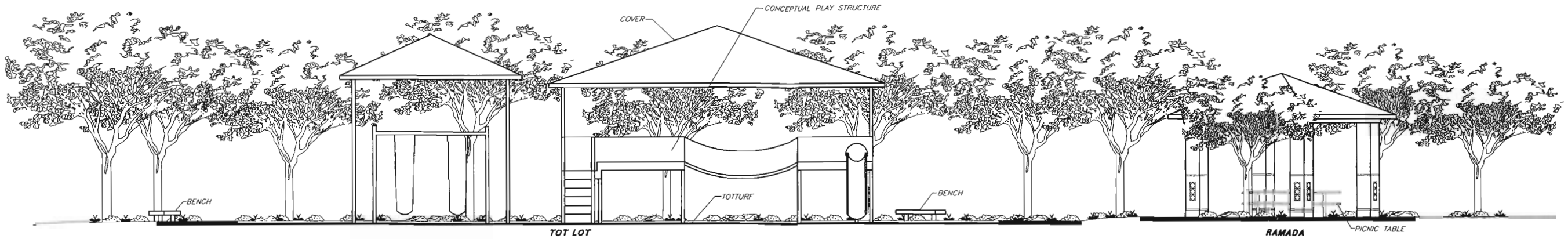
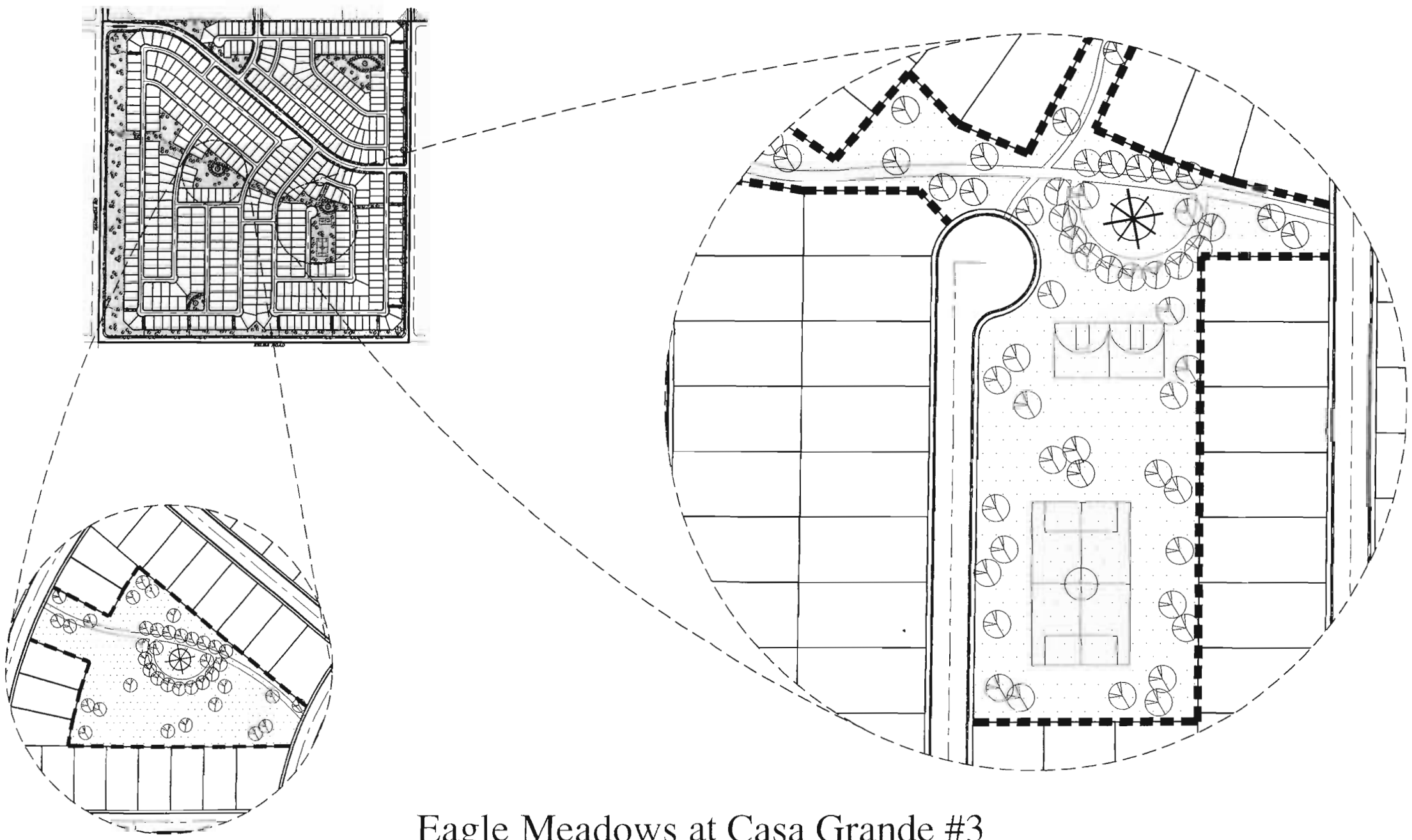
2.

SHEET 4 of 14

Exhibit 7



Section A



Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Preliminary
Typical Common Area
with Amenity

Eagle Meadows at
Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.9E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

REVISIONS

SHEET 5 14

Exhibit 8

Site Summary

APN: 401-01-[illegible]

SITE AREA

TOTAL AREA:	155.79 ACRES
RIGHT-OF-WAY:	36.90 ACRES
OPEN SPACE:	25.27 ACRES
LOT AREA:	93.62 ACRES

545 LOTS PROPOSED
545 LOTS / 155.79 ACRES = 3.5 LOTS/ACRE
AVERAGE LOT SIZE 7480 s.f.

SITE DATA

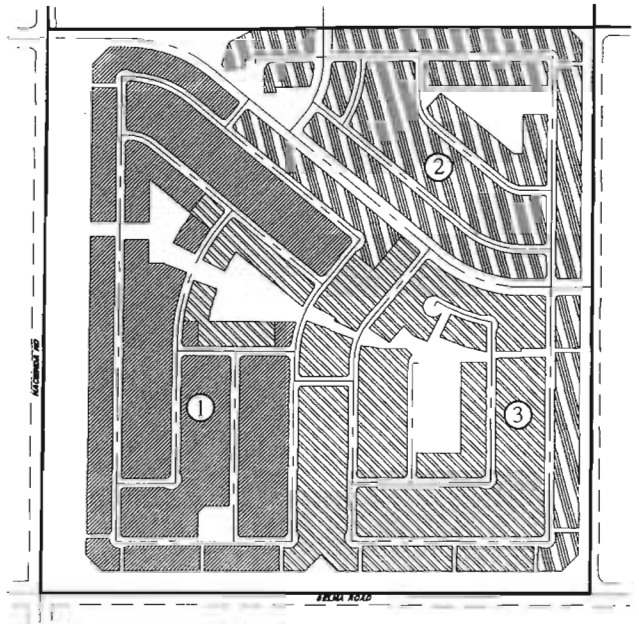
PARCEL	LOT SIZE	# OF LOTS
1	70' x 115'	185
2	60' X 116.67'	180
3	[illegible]' X 115'	180
	TOTAL	545

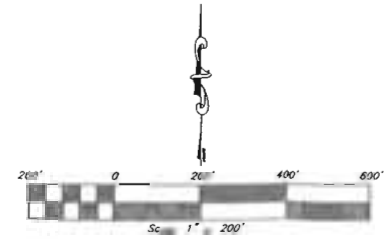
LOT ANALYSIS

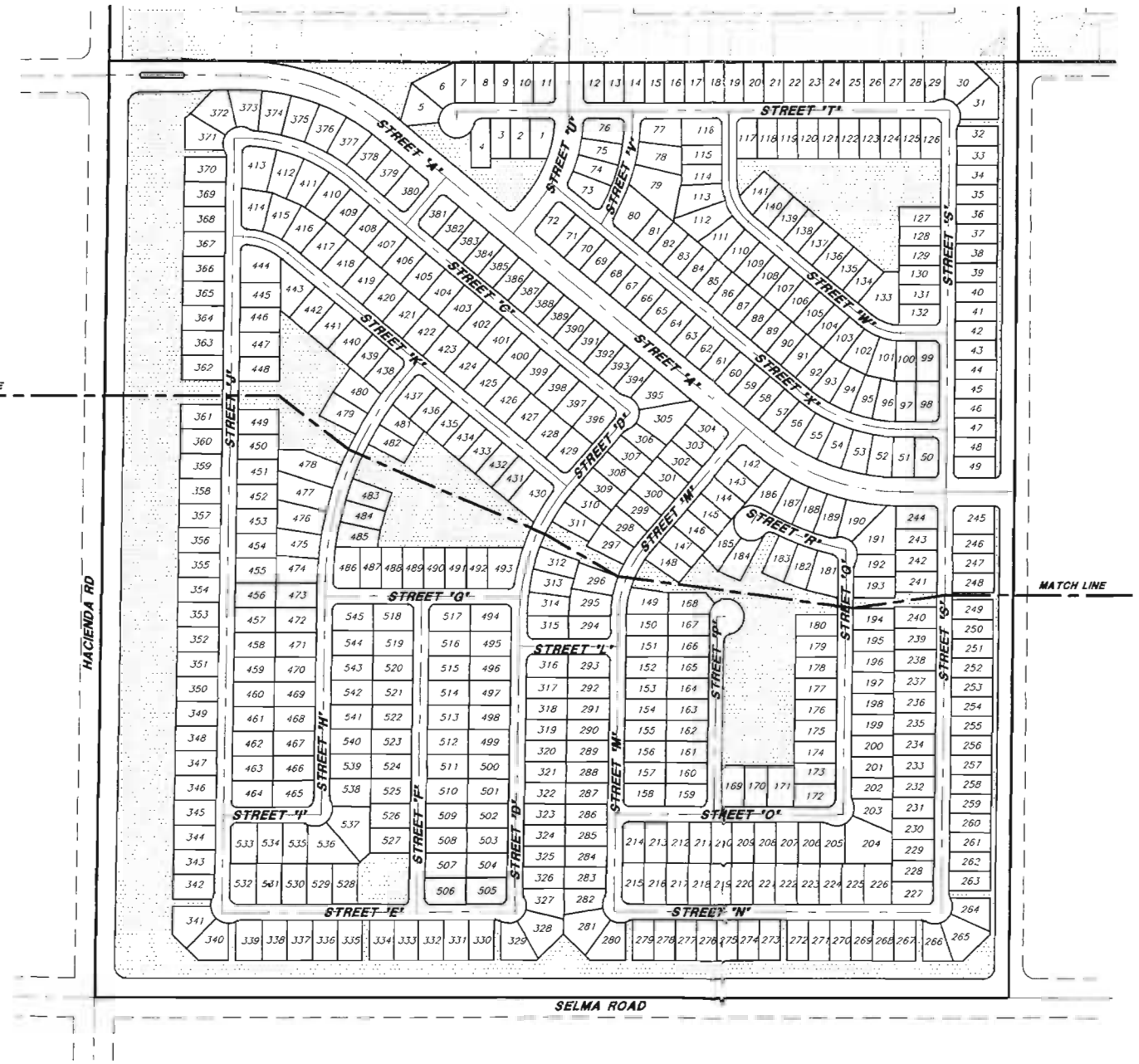
MIN S.F.	# OF LOTS
6000 s.f.	180
7000 s.f.	185
8000 s.f.	[illegible]
TOTAL	545

AREA DEVELOPMENT STANDARDS

ZONING DISTRICT	P.A.D.	
MINIMUM SQ. [illegible]	[illegible]	
MINIMUM LOT WIDTH	55'	
MINIMUM YARD SETBACKS	[illegible]	[illegible]
	SIDE	[illegible] & 10'
	[illegible] STREET	15'
	[illegible]	[illegible]
[illegible]XIMUM BUILDING HEIGHT	STORIES	2
	[illegible]	[illegible]





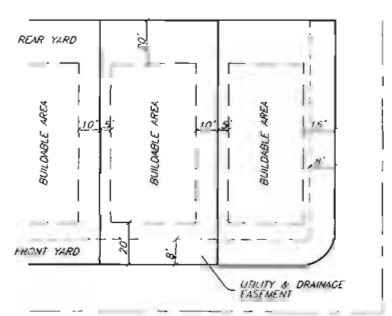


Legend and Abbreviations

	= OPEN SPACE	CFS	= CUBIC FEET PER SECOND
	= BOUNDARY LINE	OC	= ON CENTER
	= LOT LINE	PP	= POWER/UTILITY POLE
	= STREET CENTER LINE	R/C	= REBAR & CAP
(1)	= PARCEL ID	RCP	= REINFORCED CONCRETE PIPE
BLDG	= BUILDING	TBC	= TOP BACK OF CURB
C&G	= CURB & GUTTER	WM	= WATER METER
CB	= CATCH BASIN	EX	= EXISTING
CF	= CUBIC FEET	ROW	= RIGHT-OF-WAY

NOTES:

1. THE SITE IS CURRENTLY BEING USED AGRICULTURAL LAND. PROPOSED ZONING IS P.A.D.
2. ALL STREETS ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT. (SEE STREET SECTION [illegible])
3. ALL STREETS TO BE IMPROVED AND DEDICATED TO THE CITY OF CASA GRANDE.
4. ALL SIDEWALKS, SANITARY SEWER, WATER AND STORM DRAIN ARE TO BE CONSTRUCTED TO MINIMUM CASA GRANDE STANDARDS UNLESS OTHERWISE APPROVED BY THE CASA GRANDE PUBLIC WORKS ENGINEERING DEPARTMENT.
5. ALL AREA PUBLIC SERVICES (SCHOOL, FIRE RESPONSE, ETC.) WILL BE LOCATED OFF-SITE PER AGREEMENTS WITH SERVICE PROVIDERS.
6. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE.
7. DEVELOPMENT PLAN TO BE TO CITY OF CASA GRANDE STANDARDS AND SPECIFICATIONS.
8. ALL OPEN SPACE SHALL BE LANDSCAPED.
9. STORM RUNOFF SHALL BE CONVEYED THROUGH CURB AND GUTTER TO CATCH BASINS ADJACENT TO RETENTION AREAS. ALL OPEN SPACE SHALL SERVE AS RETENTION BASINS.



Easement & Set-back Detail
SCALE: NONE

NOTE: 23' SETBACK EVERY FOURTH LOT

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[illegible]
[illegible]
(602) 957-[illegible] FAX (602) 957-[illegible]

Preliminary Overall Layout

Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

ENGINEER
SURVEYOR
LANDSCAPE ARCHITECT
OWNER
REVISIONS
1.
2.
EAGLE MEADOWS
PROJ. NO. 4597-48

SHEET 6 OF 14

Exhibit 9

Centerline Curve Data

Number	Delta	Length	Radius	Tangent	Chord	Cd. Length
C1	40°00'17"	453.84	650.00	236.61	S70°01'28"E	444.68
C2	40°00'17"	418.93	600.00	218.41	S70°01'28"E	410.47
C3	40°00'17"	295.34	423.00	153.98	S70°01'28"E	289.38
C4	40°00'17"	104.73	150.00	54.60	S70°01'28"E	102.62
C5	49°59'43"	130.89	150.00	69.94	S25°01'28"E	126.77
C6	33°38'60"	338.87	577.00	174.48	N15°29'02"E	334.02
C7	30°48'07"	215.04	400.00	110.19	S13°28'42"W	212.46
C8	11°05'55"	77.48	400.00	38.86	S34°25'43"W	77.36
C9	41°53'15"	292.59	400.22	153.18	S19°04'09"W	286.12
C10	42°03'24"	347.20	473.00	181.84	S71°03'02"E	339.45
C11	39°11'04"	136.78	200.00	71.19	S69°3[illegible]'52"E	134.13
C12	39°11'04"	615.51	900.00	320.34	N20°23'08"E	603.58
C13	34°14'16"	345.00	577.34	177.82	N22°2[illegible]'54"E	339.89
C14	04°32'20"	45.74	577.34	22.88	N03°03'46"E	45.72
C15	38°45'55"	390.73	577.50	203.17	N20°10'46"E	383.32
C16	39°11'04"	205.17	300.00	106.78	N20°23'08"E	201.19
C17	20°02'03"	272.27	778.67	137.54	S68°44'[illegible]"E	270.89

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture

Preliminary Lot Layout

Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

SHEET 7 SHEETS 14

Exhibit 10

Typical Street Intersection, Cul-de-sac and Knuckle Radiuses

SCALE: NONE

Centerline Curve Data

Number	Delta	Length	Radius	Tangent	Chord	Cd. Length
C1	40°00'17"	453.84	650.00	236.61	S70°01'28"E	444.68
C2	40°00'17"	418.93	600.00	218.41	S70°01'28"E	410.47
C3	40°00'17"	295.34	423.00	153.98	S70°01'28"E	289.38
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C7	30°48'07"	215.04	400.00	110.19	S13°28'42"W	212.46
C8	11°05'55"	77.48	400.00	38.86	S34°25'43"W	77.36
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C10	42°03'24"	347.20	473.00	181.84	S71°03'02"E	339.45
C11	39°11'04"	136.78	200.00	71.19	S69°36'52"E	134.13
C12	39°11'04"	615.51	900.00	320.34	N20°23'08"E	603.58
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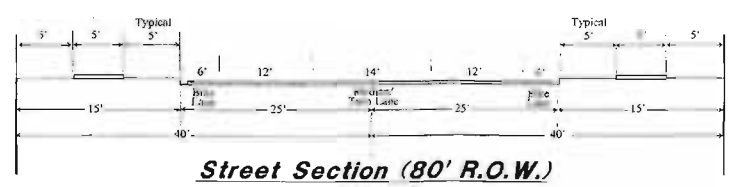
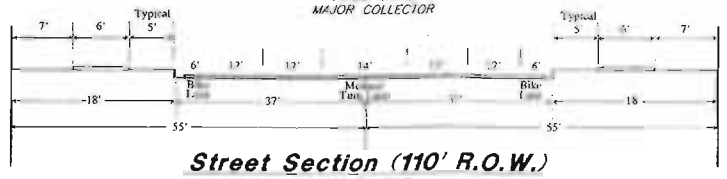
C16	39°11'04"	205.17	300.00	106.78	N20°23'08"E	201.19
C17	20°02'03"	272.27	778.67	137.54	S68°44'35"E	270.89



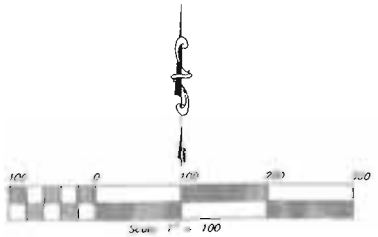
Street Section (80' R.O.W.)

SCALE: NONE
MAJOR COLLECTOR



Street Section (110' R.O.W.)

SCALE: NONE
ARTERIAL (HACIENDA & SELMA ROADS)



Legend

- = OPEN SPACE
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT LINE
- = MATCH LINE
- = STREET CENTER LINE

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Preliminary
Lot Layout

Eagle Meadows at
Casa Grande #3

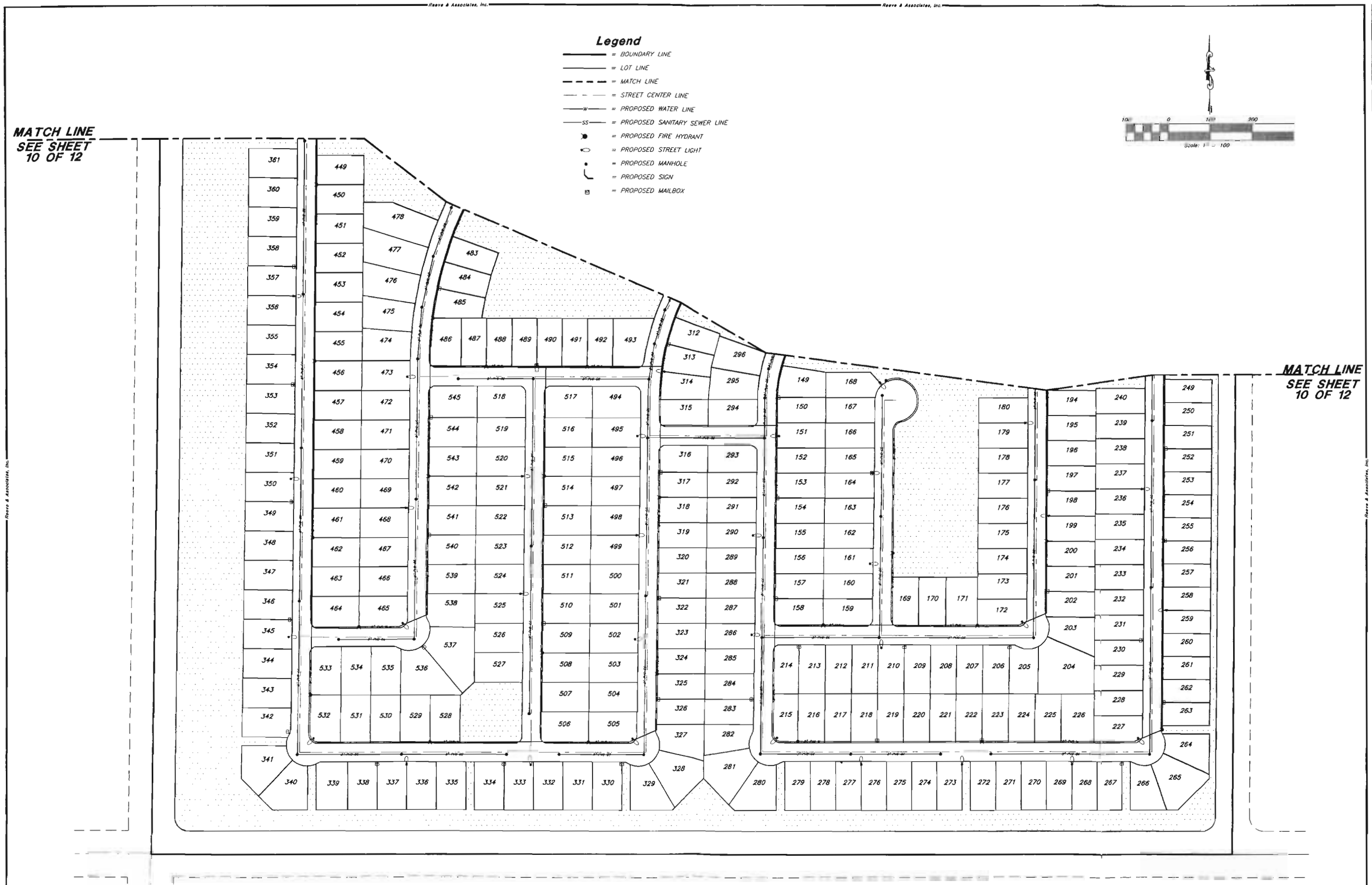
ALL OF THE SW 1/4 OF SECTION 31, T6S, R7E, U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

REVISIONS

EAGLE MEADOWS
CASA GRANDE #3
PROJ. NO. 4597-48

SHEET 8 | 14 SHEETS

Exhibit 11



Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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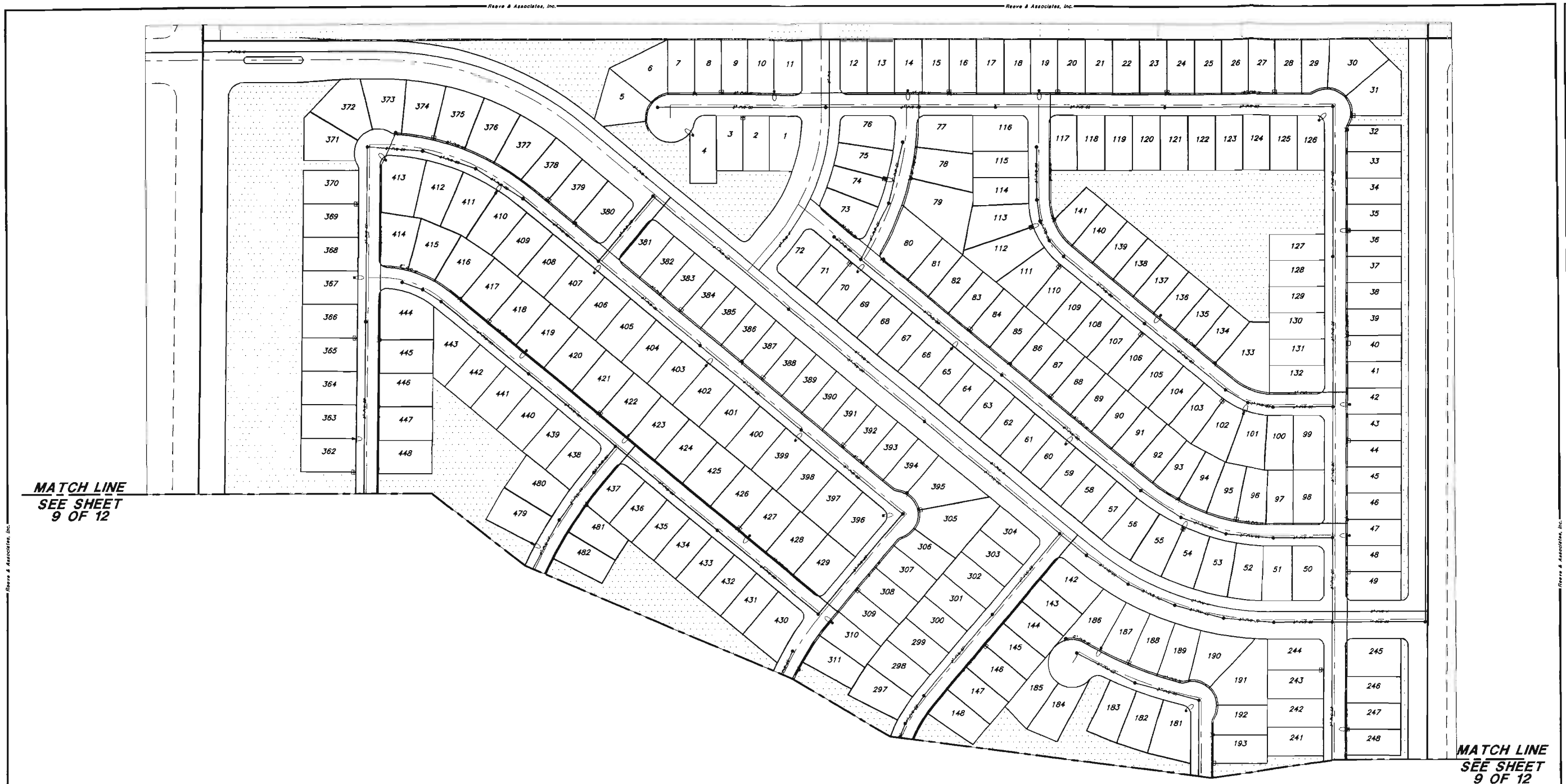
Preliminary Lot Utilities

Eagle Meadows at Casa Grande #3

ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

SHEET 9 14

Exhibit 12



Legend

- = BOUNDARY LINE
- = LOT LINE
- = MATCH LINE
- = STREET CENTER LINE
- = PROPOSED WATER LINE
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED STREET LIGHT
- = PROPOSED MANHOLE
- = PROPOSED SIGN
- = PROPOSED MAILBOX

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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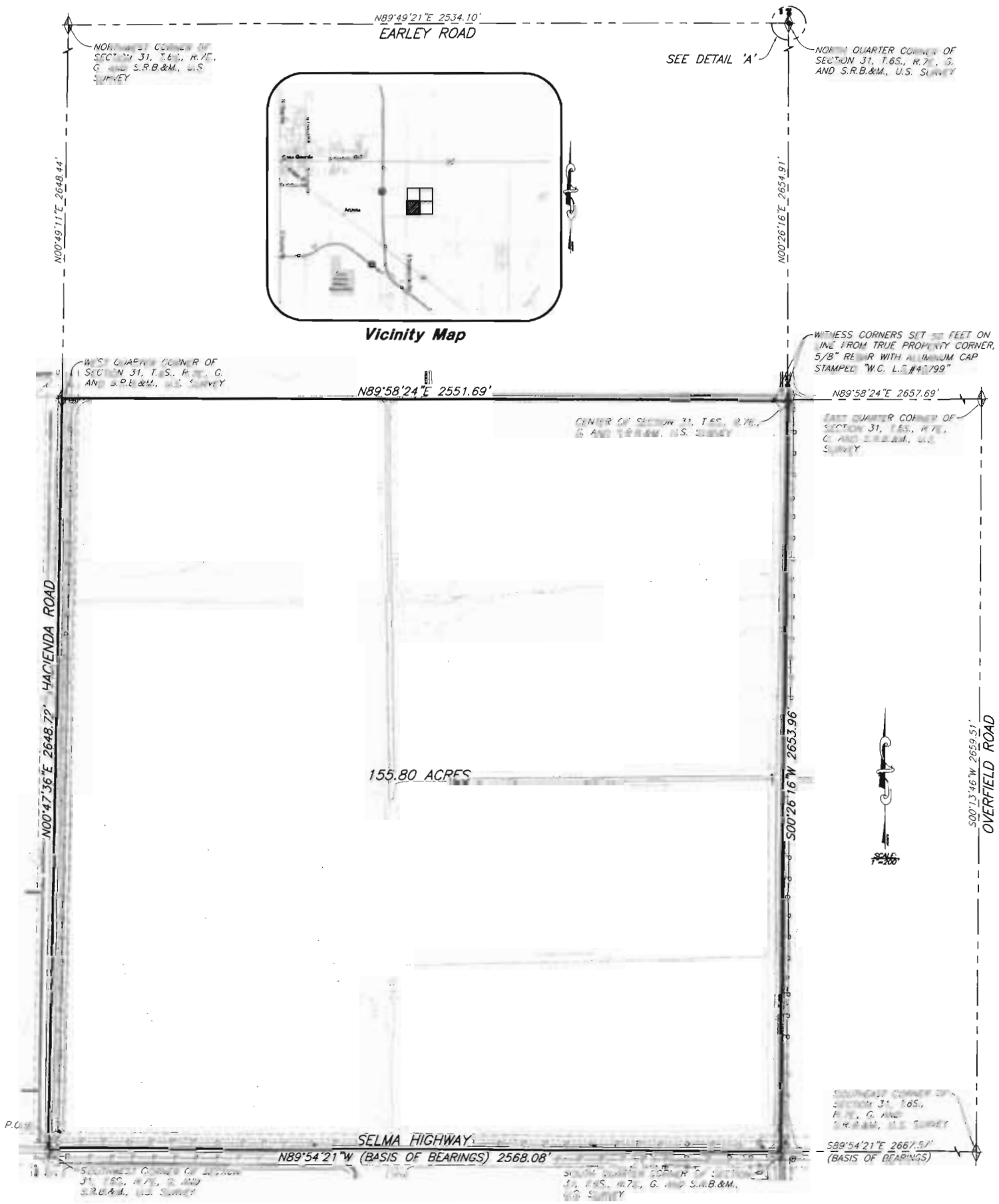
Preliminary
Lot Utilities

Eagle Meadows at
Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

ENGINEER
DRAFTER
REVISIONS
EAGLE MEADOWS
PROJ. NO.

SHEET 10 | 14 SHEETS

Exhibit 13



Deed Description

ALL OF THE SOUTHWEST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY

Surveyed Description

ALL OF THE NORTHEAST QUARTER OF SECTION 31, T.6S., R.7E., GILA AND SALT RIVER BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N00°47'36"E ALONG THE WEST LINE OF SAID SECTION 31 2648.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE N89°58'24"E ALONG THE QUARTER SECTION LINE 2551.69 FEET TO THE CENTER OF SAID SECTION 31; THENCE S00°26'16"W ALONG THE QUARTER SECTION LINE 2653.96 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE N89°54'21"W ALONG THE SOUTH LINE OF SAID SECTION 31 2568.08 FEET TO THE POINT OF BEGINNING.

CONTAINS: 155.80 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 34, T.6S., R.7E., GILA AND SALT RIVER BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'10"E

Narrative

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE EAGLE MEADOWS at CASA GRANDE #4 SUBDIVISION FOR EAGLE MEADOWS at CASA GRANDE #4, L.L.C. THE WEST LINE WAS FIXED BY THE WEST LINE OF SECTION 31, T.6S., R.7E., G. AND S.R.B.&M., U.S. SURVEY. THE NORTH LINE WAS FIXED BY THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 31. THE EAST LINE WAS FIXED BY THE EAST LINE OF SAID SOUTHWEST QUARTER. THE SOUTH LINE WAS FIXED BY THE SOUTH LINE OF SAID SECTION 31. ALL FOUND REBAR ARE SHOWN AS LOCATED ON THE GROUND.

Surveyor's Certificate

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEM 1,6,8,10,11(b),14,15 and 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM IN EFFECT THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN 'MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

SIGNED THIS _____ DAY OF _____, 20___.

40799
ARIZONA LICENSE NUMBER

ROBERT D. KUNZ

Notes

ALTA/ASTM TABLE A ITEMS

ITEM 1: ALL CORNERS ARE MARKED WITH 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 40799

ITEM 6: NO BUILDING ON SITE

ITEM 8: NO IMPROVEMENTS ON SITE OTHER THAN IRRIGATION FACILITIES SHOWN

ITEM 10: NO IMPROVEMENTS ON SITE FOR ACCESS TO PUBLIC WAY

ITEM 11(b): POWER AND COMMUNICATION UTILITIES ARE AS SHOWN ON PLAT. A 12" WATER LINE IS LOCATED APPROXIMATELY 2000 FEET NORTH WESTERLY FROM PROPERTY. A 24" SEWER LINE IS LOCATED APPROXIMATELY 4300 FEET NORTH WEST OF THE NORTH WEST CORNER OF THE PROPERTY.

ITEM 14: NO EVIDENCE OF RECENT EARTH MOVING ACTIVITY EXCEPT THAT WHICH IS INCIDENTAL TO FARMING.

ITEM 15: NO EVIDENCE WAS FOUND AS TO CHANGES IN STREETS RIGHT-OF-WAY OR CONSTRUCTION.

ITEM 16: NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL WAS FOUND. THE AREA APPEARS TO HAVE BEEN USED IN AGRICULTURAL FIELD CROPS.

THIS AREA IN FLOOD ZONE "C" DEFINED AS AREA OF MINIMAL FLOODING (FEMA FIRM MAP COMMUNITY PANEL NUMBER 040077 0500 C - PANEL 500 OF 1425 EFFECTIVE DATE AUGUST 15, 1983)

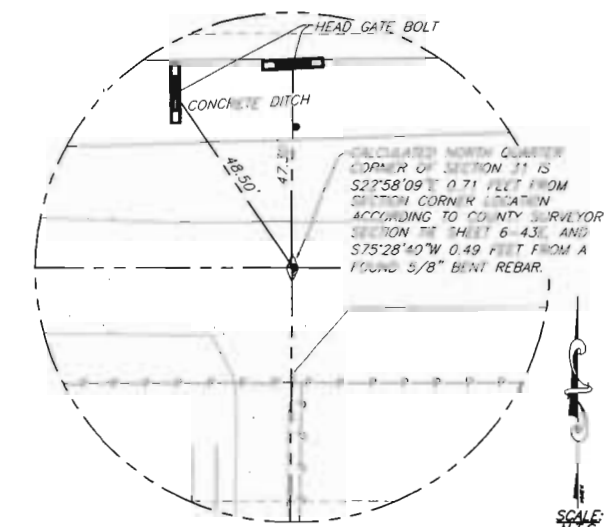
OWNER/DEVELOPER:
EAGLE MEADOWS at CASA GRANDE #3, L.L.C.
3799 CATAMOUNT RIDGE
SANDY, UTAH 84092
PHONE: 801-706-5155
FAX: 801-773-0583
CONTACT: KENT HOGGAN

Legend

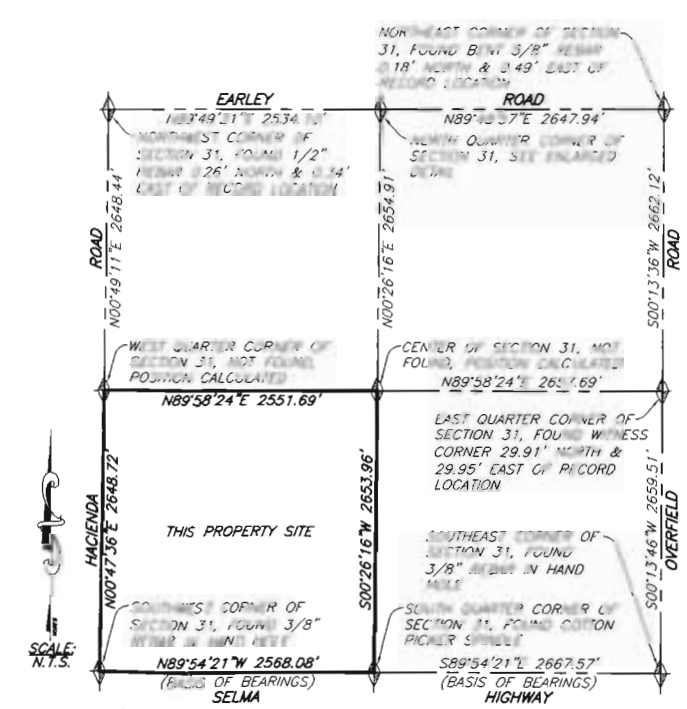
- = EXISTING DIRT ROAD
- = CONCRETE DITCH
- = POWER LINE
- = FENCE LINE
- = ROAD RIGHT-OF-WAY LINE
- = SECTION CORNER
- = FOUND REBAR

STATE OF ARIZONA)
COUNTY OF PINAL) SS
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN
SURVEYS BOOK:_____
PAGE:_____
DATE:_____
REQUEST OF:_____
WITNESS MY HAND AND OFFICIAL SEAL.
LAURA DEAN-LYTLE PINAL COUNTY RECORDER

BY:_____ DEPUTY



Detail 'A'



Section 31, T.6S., R.7E., G. and S.R.B.&M.,

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Surveying • Land Planning • Landscape Design
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., STE. #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666
"Solutions You Can Build On"

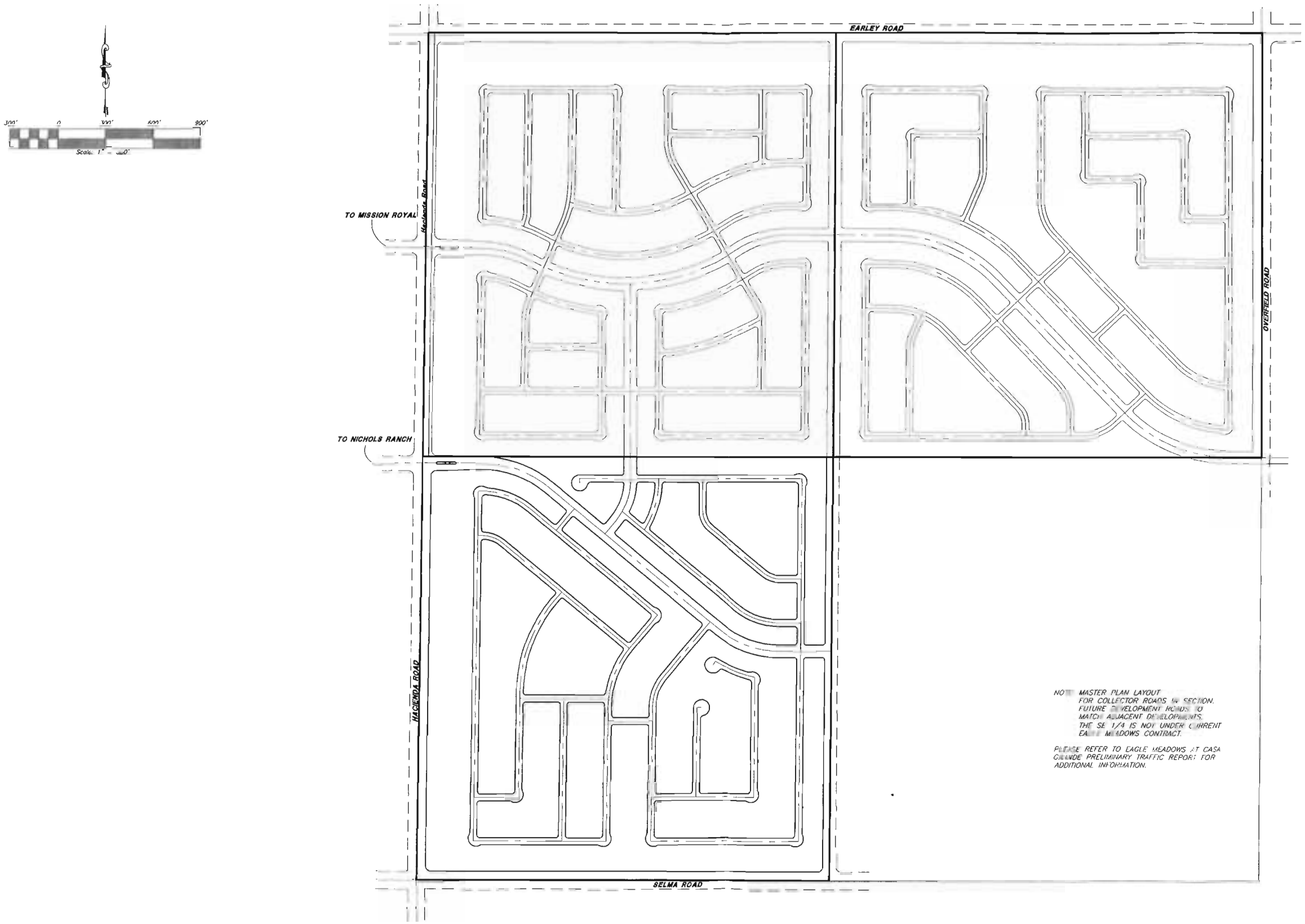
Preliminary
ALTA Survey

Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., G.&S.R.B.&M.
CASA GRANDE, PINAL COUNTY, ARIZONA
MAY, 2000

ENGINEER: R. KUNZ
DATE:
REVISIONS
1
2
3
Eagle Meadows Casa Grande #3
PROJ. NO. 4592-48

SHEET 11 OF 14 SHEETS

EXHIBIT 14



Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture

Preliminary
Traffic Flow Layout

Eagle Meadows at
Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.7E., U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September 06, 2005

SHEET 12 14

Exhibit 15

Reeve & Associates, Inc.

Site Summary

APN # 401-01-[illegible]

SITE AREA

TOTAL AREA:	155.79 ACRES
RIGHT-OF-WAY:	36.90 ACRES
OPEN SPACE:	25.27 ACRES
LOT AREA:	93.62 ACRES

545 LOTS PROPOSED
545 LOTS / 155.79 ACRES = 3.5 LOTS/ACRE
AVERAGE LOT SIZE 7480 s.f.

SITE DATA

PARCEL	LOT SIZE	# OF LOTS
1	70' x 1[illegible]	185
2	60' X 1[illegible]7'	180
3	[illegible]' X 115'	180
	TOTAL	545

LOT ANALYSIS

MIN S.F.	# OF LOTS
6609 s.f.	180
7000 s.f.	1[illegible]
8000 s.f.	180
TOTAL	545

AREA DEVELOPMENT STANDARDS

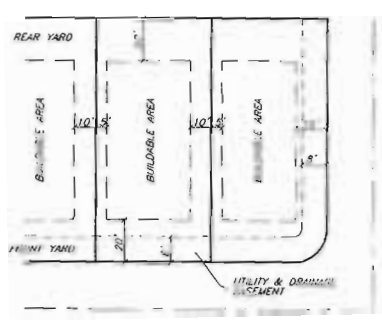
ZONING DISTRICT	PAD	
MINIMUM LOT AREA	[illegible] s.f.	
MINIMUM LOT WIDTH	60	
MINIMUM YARD SETBACKS	FRONT	0'
	SIDE	[illegible]
	SIDE STREET	15'
	REAR	[illegible]
MAXIMUM BUILDING HEIGHT	STORIES	2
	FEET	28'

Centerline Curve Data

Number	Delta	Length	Radius	Tangent	Chord	Cd. Length
C1	40°00'17"	453.8[illegible]	650.00	236.61	S70°[illegible]'28"E	444.68
C2	40°00'[illegible]	418.93	600.00	218.41	S70°01'28"E	410.47
C3	40°00'17"	295.34	423.00	153.98	S70°01'28"E	289.38
C4	40°00'17"	104.73	150.00	54.60	S70°01'28"E	102.62
C5	49°59'4[illegible]	130.89	150.00	69.94	S25°01'28[illegible]	126.77
C6	33°38'50"	338.87	577.00	174.48	[illegible]°29'02[illegible]	334.02
C7	30°48'07"	215.04	400.00	110.19	S13°2[illegible]'47"W	212.4[illegible]
C8	11°05'[illegible]	77.4[illegible]	400.00	38.86	S34°25'43"W	77.36
C9	41°53'15"	2[illegible]9.59	400.22	153.18	S1[illegible]°4[illegible]'[illegible]	286.12
C10	42°03'24"	34[illegible].20	473.00	181.84	S71°03'02"E	339.45
C11	39°11'04"	135.78	[illegible]	71.19	S69°36'52"E	134.13
C12	39°11'04"	615.51	900.[illegible]	320.34	N20°[illegible]'08[illegible]	603.5[illegible]
C13	34°14'16"	345.00	577.34	177.82	N22°26'54"[illegible]	339.[illegible]
C14	04°32'20"	[illegible]	5[illegible]4	22.[illegible]	N03°03'46[illegible]	45.72
C15	38°45'55"	390.73	572.50	203.1[illegible]	N20°10'46[illegible]	383.[illegible]2
C16	39°11'04"	20[illegible].17	3[illegible]00	106.78	N20°23'08"E	20[illegible]
C17	20°02'0[illegible]	[illegible].27	77[illegible]	117.54	S[illegible]8°44'35"E	270.89

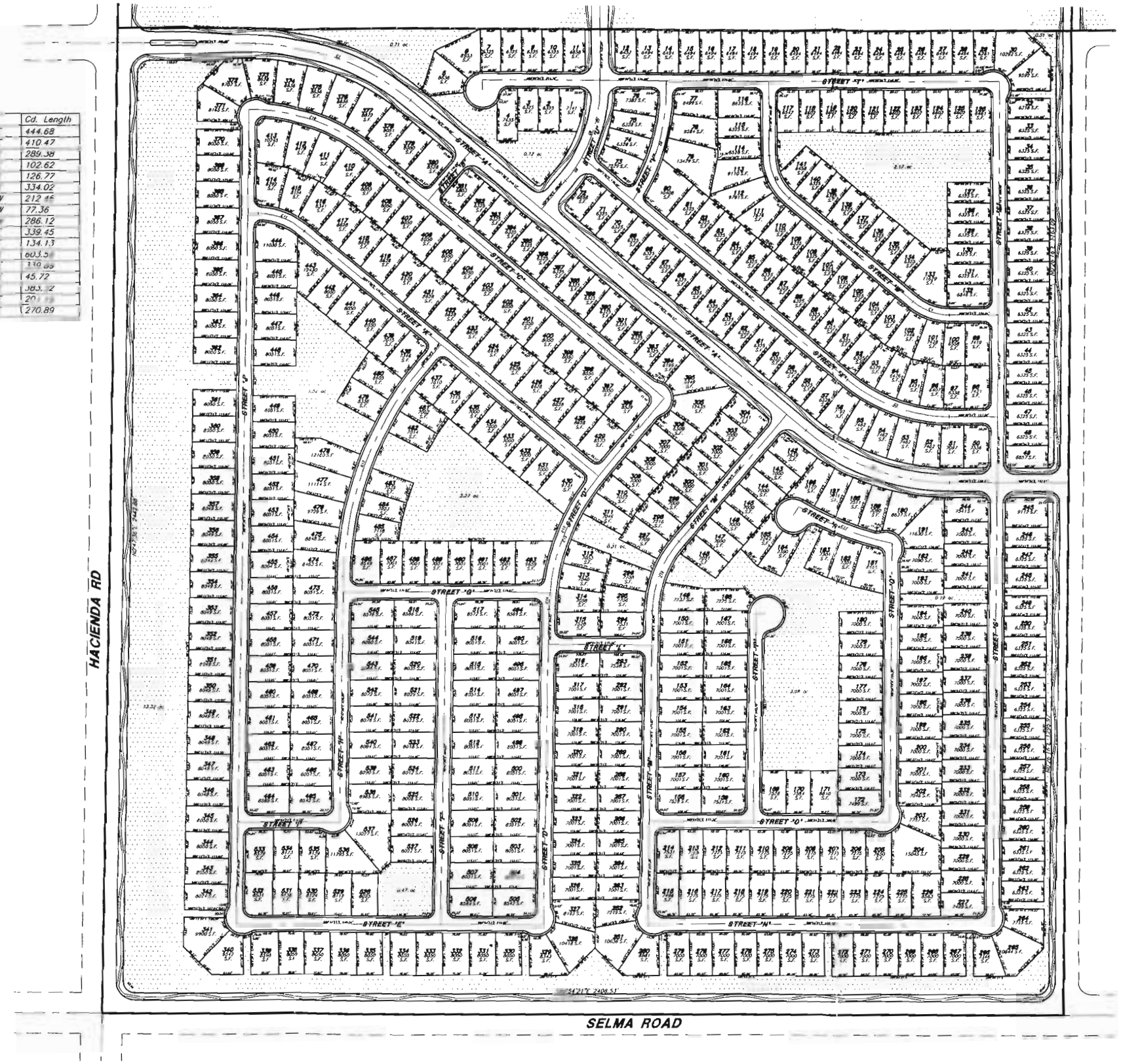
Legend and Abbreviations

	= OPEN SPACE	CFS	= CUBIC FEET PER SECOND
	= BOUNDARY LINE	OC	= CAP COVER
	= LOT LINE	PP	= POWER/UTILITY POLE
	= STREET CENTER LINE	R/C	= REBAR & CAP
(1)	= PARCEL ID	RCP	= REINFORCED CONCRETE PIPE
BLDG	= BUILDING	TBC	= TOP BACK OF CURB
C&G	= CURB & GUTTER	WM	= WATER METER
CB	= CATCH BASIN	EX	= EXISTING
CF	= CUBIC FEET	ROW	= RIGHT-OF-WAY



Easement & Set-back Detail

NOTE: 23' SETBACK EVERY FOURTH LOT



Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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Reeve & Associates, Inc.

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[illegible]
[illegible]
[illegible]

Preliminary Plat

Eagle Meadows at Casa Grande #3
ALL OF THE [illegible] OF SECTION [illegible], T[illegible]S, R[illegible]E, G&SRB&M, U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
September [illegible], 2013

ENGINEER J. E.
DRAFTER [illegible]
RENDER J. WALLER
DATE September [illegible]
REVISIONS 1. 2.
EAGLE MEADOWS
CASE # 23
FILE # 4597-48

SHEET 13 OF 14 SHEETS

Exhibit 16

Retention Analysis

Eagle Meadows at Casa Grande #3

11/16/2005 BAT

$$Vr = \frac{(D)(A)(Cw)}{12}$$

Vr = Volume required to be retained
D = [illegible] rainfall = **2.39** inches
A = Area (sq. feet)
Cw = Runoff Factor = **0.50** (Single-Family areas less than 18,500 s.f.)

Basin #	Retention	D (in)	A (s.f.)	Cw	Vr (c.f.)
1	A	2.39	1,201,128	0.50	119,013
2	B	2.39	426,985	0.50	42,469
3	C	2.39	1,094,750	0.50	109,027
4	D	2.39	878,021	0.50	87,438
5	E	2.39	1,337,426	0.50	133,185
6	F	2.39	1,697,830	0.50	169,076
7	G	2.39	160,589	0.50	15,992

Retention	Bottom Area (s.f.)	Water Depth (ft)	Bottom Volume (c.f.)	Side Slope Perimeter (l.f.)	Side Slope Volume (c.f.)	Total Volume (c.f.)
A	91,117	1.3	118,452	1,730	5,847	124,299
B	55,210	1.0	55,210	1,358	2,716	57,[illegible]
C	73,205	1.5	109,808	1,345	6,053	115,[illegible]
D	87,223	1.0	87,223	1,433	2,866	90,[illegible]
E	74,940	1.7	127,398	1,596	9,180	136,5[illegible]
F	108,506	1.5	162,759	2,508	11,286	174,045
G	22,174	1.0	22,174	1,294	2,588	24,762

Eagle Meadows at Casa Grande #3

Casa Grande, Pinal County, Arizona

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REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
[illegible]

Preliminary Drainage Analysis

Eagle Meadows at Casa Grande #3
ALL OF THE SW 1/4 OF SECTION 31, T.6S., R.[illegible] U.S. SURVEY
CASA GRANDE, PINAL COUNTY, ARIZONA
[illegible]

DATE	
DRAWN	
CHECKED	
REV.	REVISIONS
DATE	
1	
2	

EAGLE MEADOWS
CG [illegible]
JOB NO. 6592-48

SHEET 14 / 14 SHEETS

Exhibit 17

Site Photographs

Exhibit 18

Site Photographs

Exhibit 18

Eagle Meadows at Casa Grande #3 L.L.C.

Contact:
Kent Hoggan
Development Planner
3799 Catamount Ridge
Sandy, UT 84092
Phone: 801.706.5155
Fax: 801.733.0583

Ref: 4597-4B

Eagle Meadows at Casa Grande No.4

P&Z APPROVED
Date: 1/5/06
Case #: 352/353-05

Submitted to: City of Casa Grande, Oct. 2005
Revised: Dec. 23, 2005

Eagle Meadows at Casa Grande #4, L.L.C.

Planned Area Development Guide

Stanley Consultants INC.
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

RECEIVED
JAN 25 2006
CITY OF CASA GRAND
PLANNING DEPT

Eagle Meadows at Casa Grande No. 4
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Exhibit 11 Preliminary Lot Layout

Exhibit 12 Preliminary Lot Layout

Exhibit 13 Preliminary Lot Layout

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Exhibit 15 Preliminary Traffic Flow Layout

Exhibit 16 Site Photographs

Section 1

Section 1 Project Overview

1.0 Introduction

Eagle Meadows at Casa Grade #4 has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The development of 275.98 acres of land, referred to herein as " Eagle Meadows at Casa Grande #4", consists of 7 residential neighborhoods of single family attached dwellings, totaling 953 proposed lots, 1 school site and 70 tracts. By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the North and West. As outlined in the General Plan (5.1), the Roadway Circulation Section, the design enhances the traffic flow by utilizing existing collector and arterial roads with new roadways within the development. (Refer to Exhibit 15, Preliminary Traffic Flow Layout).

2.0 Planned Area Development Request

Containing approximately 276 acres, Eagle Meadows at Casa Grande #4 is all of the Southeast ¼ of Section 31 and the Southwest 1/4 of Section 32 lying North and West of the Casa Grande Canal, Township 6 South, Range 7 East of the Gila and Salt River Base & Meridian, Pinal County, Arizona.

The primary use, a residential development has already been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with future and proposed developments on all sides. Along with providing a community connection , it serves as a pedestrian-safe area for the residents of Eagle Meadows at Casa Grande #4.

3.0 Existing Site Conditions

Topography and Drainage

The proposed drainage system for this project is outlined within the enclosed preliminary platting submitted to the City of Casa Grande. A highlight of this plan includes stormwater retention within the site for runoff generated by this project, within its boundaries, including half-street improvements.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) Indicate that this project falls entirely within Zone C. Zone C defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is outside of the delineated 100-year flood plain boundary. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

Relationship to Surrounding Properties

The land surrounding the site is a mixture of active and inactive agricultural areas and proposed residential zones.

Accessibility

As indicated on the Vicinity Map, Eagle Meadows at Casa Grande #4 is easily accessible from Interstate 10 and existing arterial roads. If approaching from the city of Casa Grande downtown area to the West, it is accessible from Florence Boulevard, Early Road or Selma Highway.

Legal Description

This property is comprised of two parcels of land located in the City of Casa Grande. It is all of the Southeast ¼ of Section 31 and the Southwest ¼ of Section 32 lying North and West of the Casa Grande Canal, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona.

Utilities to be Relocated

As shown in Exhibit 16 Site Photographs, there are concrete irrigation ditches and or overhead power lines adjacent to the proposed development. The concrete irrigation ditches will be abandoned and removed or filled. The overhead power lines will be placed underground.

4.0 Project Land Use

The proposed P.A.D. designation is for a single-family residential subdivision. The neighborhood will contain a combination of three different lot sizes separated into multiple separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

Site Description

Eagle Meadows at Casa Grande #4 has been designed for site-built, single family detached homes with centralized park areas. The community will have easy access to the parks and other surrounding developments.

Lot Sizing

There are three residential lot sizes in this development, for a total of 953 lots of residential construction. The maximum net density allowed by the Land Use Plan Low Density Residential is 4.0 DU/AC.

The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Subdivision Plats shall be submitted for review and approval prior to any development of this portion of the project. See Exhibit 8 for lot sizes.

Community Open Space Areas

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Casa Grande and the residents of this development.

Overfield Road Buffer: The arterial will include an additional fifteen foot (15') wide landscaped tract area. The tract meets the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

Selma Highway Buffer: The arterial will include an additional fifteen foot (15') wide landscaped tract area. The tract meets the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

Neighborhood Trail and Sidewalk System

A designated trail and sidewalk system is proposed for Eagle Meadows at Casa Grande #4. A lighted ten-foot wide meandering concrete multi-use trail and five-foot wide pedestrian concrete path will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-ways to form a safe and accessible environment (see Exhibit 5 for more details).

Internal Streets

The subdivision has been designed with a combination of cul-de-sacs and curvilinear streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

Surface Water and Retention Areas

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational at least fifteen

percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm.

Conceptual Landscaping and Walls

Eagle Meadows at Casa Grande #4 will have extensive landscaping throughout the development. As shown in Exhibit 5, the landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

Maintenance of Landscape, Signs and Walls

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way.

5.0 Traffic Circulation and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for the additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Eagle Meadows at Casa Grande #4.

The developer will be responsible for the engineering and construction of the North half of Selma Highway and all of Overfield Road through the subject site. Cross sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer shall be provided on all collector and arterial roadways.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Eagle Meadows at Casa Grande #4. They will dedicate the 44-foot rights-of-ways.

6.0 Street Maintenance

The Street cross-sections will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of completed improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

Sewer

The sewer service will be provided by the City of Casa Grande. A proposed sanitary sewer main is being proposed to service this and adjacent developments. The proposed sanitary sewer line would flow north along Overfield Road and tie into the existing line at Florence Avenue. Each Preliminary Plat or Zoning Application shall be required to provide "Local Sewer Study" prior to submittal of the Final Plat. The official policy for reserving capacity indicates that once the Final Plat(not preliminary plat) is approved by the City Council, the subject property shall have capacity reserved.

A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans , meeting the approval of the City Engineer, are required prior to the approval of the Final Subdivision Plats or Major Site Plans for this project.

Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company. The Arizona Water Company does not currently have a "Certificate of Assured Water Supply: which covers their service area in Eagle Meadows at Casa Grande #4. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply. An application for this project is currently in progress.

The closest existing water main which has capacity to serve the project, is a 24"D.I.P. located along Florence Boulevard. Water mains within the project are anticipated to be 8" diameter ductile iron pipe, except in dead end lines in the cul-de-sacs and shall be looped. Water mains along arterial roads may be 12".

The layout of the water systems for this site is "looped" to provide adequate pressures throughout the system. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this project. The developer will provide 100-year Assured Water Supply Certificate prior to Final Plat approval.

School Districts/Community Facilities

Eagle Meadows at Casa Grande #4 is located within the Mesquite Elementary School District, Casa Grande Junior High School District and Casa Grande Union High School District. The Developer will be required to pay the appropriate fees to Casa Grande Union High School District. A 12 acre elementary school is tentatively planned to be located near the center of Section 31 at the Northwest corner of this parcel. The Developer has sent copies of the proposed development to the school district and is waiting for the district's response to the proposal.

8.0 Conceptual Drainage Plan

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

Final drainage reports and improvement plans will meet the City Engineer's approval prior to the approval of any Final Plats. A Preliminary Drainage report will be submitted to and approved by the Reviewer, prior to the approval of the Preliminary Plat. If determined by percolation tests or required by the city, drywells will be included in the final hydrology report.

9.0 Phasing Plan

This project has been designed to allow for multiple residential construction phases. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Eagle Meadows at Casa Grande #4 development.

Section 2

P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential Design Standards for a Planned Area Development (PAD). The following sections outline how Eagle Meadows at Casa Grand #4 will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 43.6 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 16.54% of the single-family residential portion of 264 acres. The total meets the recommended 15% open space requirements per the City Development standards. See Exhibit 9.

The primary internal open space areas are large centralized parks and recreation tracts. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. The retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basin area will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by shallow pit percolation tests.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will contain a minimum of 6,000 square feet. The minimum lot sizing for this project is 55 feet wide by 110 feet deep. Other proposed lot sizes are 60'x117' and 67'x120'. Exhibit 7 outlines the distribution of the lot sizes.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements for this project:

TABLE 2: SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES

Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Building Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	6000 sf	15'-23'	20'	5'&10'	15'	30'-2 Story	10'

Notes:

- The minimum lot width for this development is 55 feet and the minimum lot area is 6000 square feet.
- The front Yard setback for elevations with a House Forward (Livable Area) or Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 20' is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line. Every 3rd or 4th house with a front-loaded garage will have a 23 foot setback for a staggered appearance.
- Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5' wide side yard will still be designed on the lot.
- Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.
- No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.
- No additional perimeter setback requirements apply.
- A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.

5.0 Streetscapes and Entrances

A decorative theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Selma Highway, Overfield Road and the interior collector roads. Wall colors and designs will be submitted to the City of Casa Grande for review and approval. See the Preliminary Entry Monument (Exhibit 4) for more details.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrances are located on Overfield Road and Selma Highway. This view corridor offers a sense of arrival into a high-quality community. The south secondary entrance offers views into landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the developer and maintained by the Home Owner's Association. Each additional neighborhood entrance shall offer wall mounted entry signs to create a sense of home and community. Construction materials shall include concrete masonry units, colored sign lettering, and landscape "up" lighting. The entry monuments shall use colors which will be complementary to the theme wall. Details of monuments are indicated on the wall and monument exhibit included as Exhibit 4. The entrances into the subdivision will be designed to create a sense of arrival into a high-quality community. As detailed in Exhibit 4, entry monuments feature split face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.

A minimum 15-foot wide landscape tract will be provided adjacent to collector and arterial roadways. Exhibit 5 the Preliminary Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in this project. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction (refer to Exhibit 5 for more details.)

Front Yard Landscaping

The home builder will be providing the home buyer with a selection of landscape packages for their homes. The front yard landscape for each lot shall be installed as part of the home construction package but maintained by the individual homeowner. The front yard landscaping will comply with the City's PAD Standards.

7.0 Multi-Story Homes

In order to maintain an "open" feeling no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

8.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within ten feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

9.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

Cul-de-sacs and Curvilinear Street System

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs and "knuckle" designs with numerous points of access to internal open spaces. The cul-de-sacs have been designed to open into the open space and recreation areas for the community. Other strategically placed cul-de-sacs connect to pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 5 Preliminary Landscape Plan for more details.)

Multi Use Path

A trail system will be constructed throughout the project. The system will consist of six-foot wide meandering concrete sidewalks along the arterial rights-of way and five-foot wide meandering concrete sidewalks along the collector rights of way. Arterial and collector roads will also provide for striped bicycle lanes within the rights-of way.

A neighborhood park system will be established throughout the development. The park system will have many amenities with recreational features such as; a soccer field, a basketball court, tot lots, ramadas, trails and open turf areas (See Exhibit 5 and 6 for more details). The parks will be designed to be equally accessible for each neighborhood.

A combination of ten-foot wide multi use paths and other walkways will meander through the developments open space corridors and unite the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use paths will be constructed of concrete, will be handicapped accessible and designed to the City uniform standards and recommendations of the City Engineer and Planning Director.

Enhanced Perimeter Wall Design & View Fencing

The perimeter wall designs detailed on Exhibit 4 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director. These walls have been designed with staggers and breaks. View fencing will be used along portions of collector and arterial roadways where homes are not backing or siding them.

Staggered Front Setbacks

Every 3rd or 4th house with a front-loaded garage will have a 23 foot setback for a staggered appearance.

Enhanced Mail Box Design

Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

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Section 3

P.A.D. Architectural Standards

1.0 Introduction

The residential product for three (3) lot sizes in this development has not been determined at this time. However, in order to provide architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Eagle Meadows at Casa Grande #4 will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with (3) distinct elevations will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilder for Eagle Meadows at Casa Grande #4 will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity form home to home.
- The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- A variety of home roofing colors, shapes, and/or textures will be offered. Concrete tile roofs will be required for all sloped roofs; however, the City may give consideration to alternative durable roofing materials that are consistent with the proposed housing theme.

- A variation of ridge lines and designs will be provided.

- Unique roof colors will be matched to each home color scheme.

- Residential dwelling units and accessory building/ structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC or evaporative coolers. This type of mechanical equipment will be ground mounted.

Garages:

- In subdivisions where side-entry garages can be accommodated, at least one elevation per floor plan, per parcel or product type will be designed with a standard side entrance garage.

- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.

- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.

- Front-loaded garage doors shall not exceed 50% of the house width (frontage). In a home where more than a standard two-car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Patio Covers:

- Rear or side yard covered patios or covered courtyards will be standard on every home.

- Where possible, covered patio areas will be incorporated into the architecture of the home.

- The patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns will be subject to review and approval of the Planning and Zoning Commission.

Additions and Modifications

- All additions to home will be constructed of the same building materials as the principle residence and painted to complement the home.

- Garages will not be converted or enclosed for other uses.

- Accessory building will be located within walled rear yard. Accessory building over 200 square feet in area will be constructed to match or complement the building materials and colors used on the principal residence.

Additional Requirements for PAD Residential Architecture

(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.

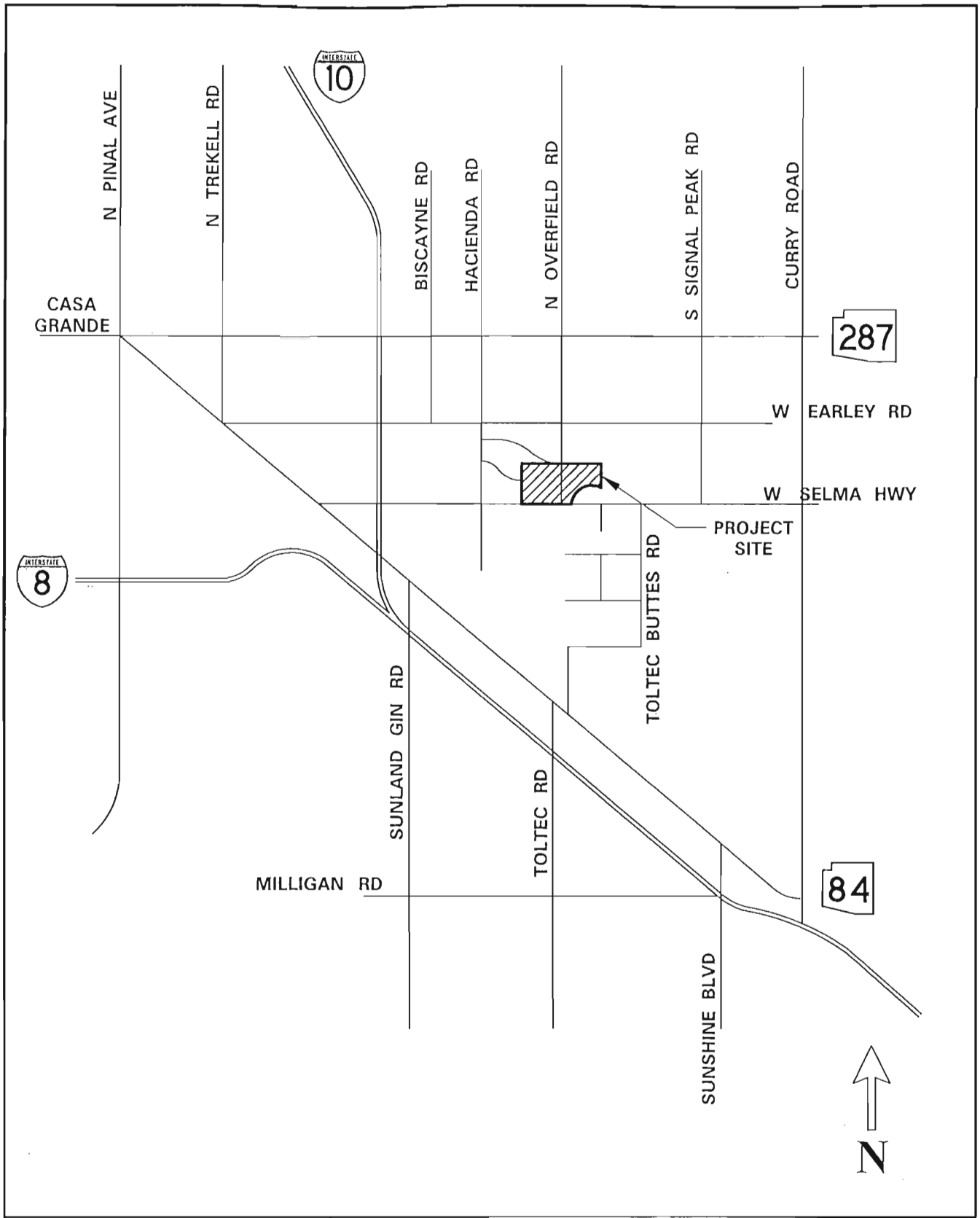
- The Homebuilder will provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows and/or dormers as standard features on all homes.

- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages (Side Entry Garage) as standard features will be greater than the required minimum.

- The Homebuilder will reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, multiple roof changes, and/or equally effective measures.

3.0 Approvals

The Community Developer is proposing to develop platted and engineered lots or finished lots for the homebuilding community of the City. Therefore, it will not be possible to present floor plans and elevations as part of the PAD Zoning process. At the time of the selection of the Homebuilder(s) by the Community Developer, the floor plans and elevations for the selected subdivision parcel are presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

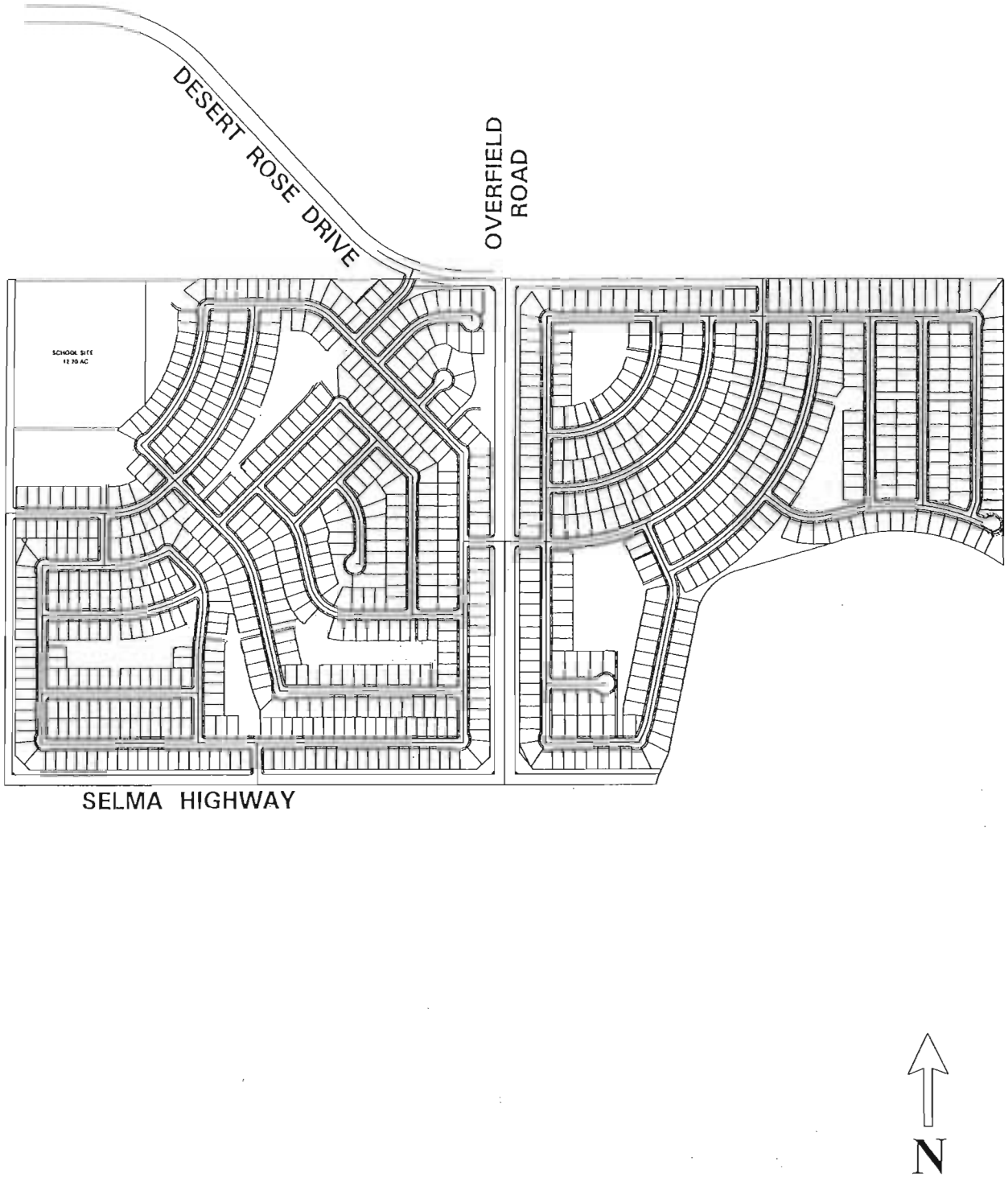


Stanley Consultants INC.

EAGLE MEADOWS AT CASA GRANDE #4
VICINITY MAP

EXHIBIT 1

18910ex2-1.DGN



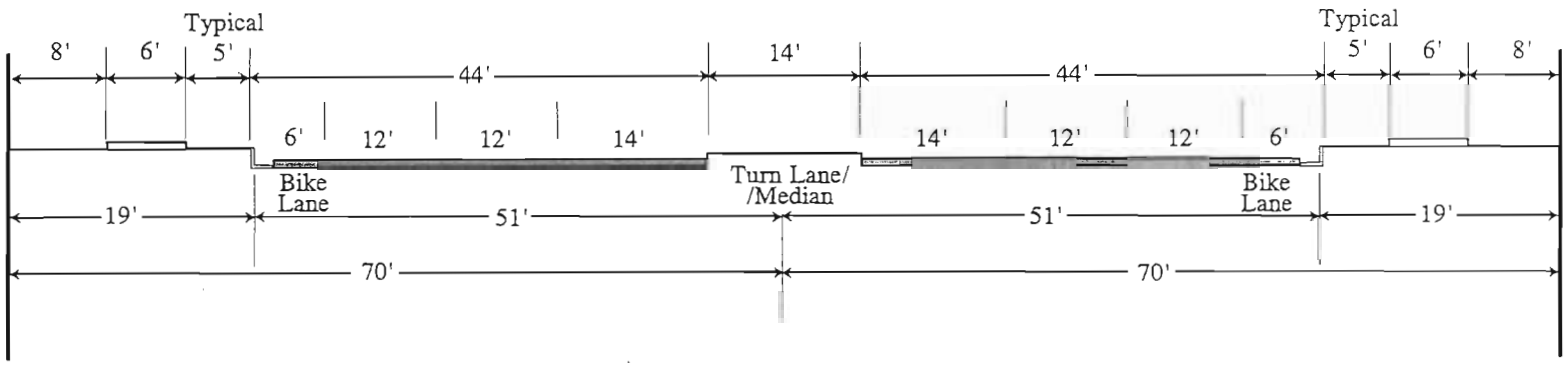
Stanley Consultants INC.

EAGLE MEADOWS @ CASA GRANDE #4
SITE MAP

EXHIBIT 2

18910ex2-2.DGN

FIGURE 7-2. PRINCIPAL ARTERIAL



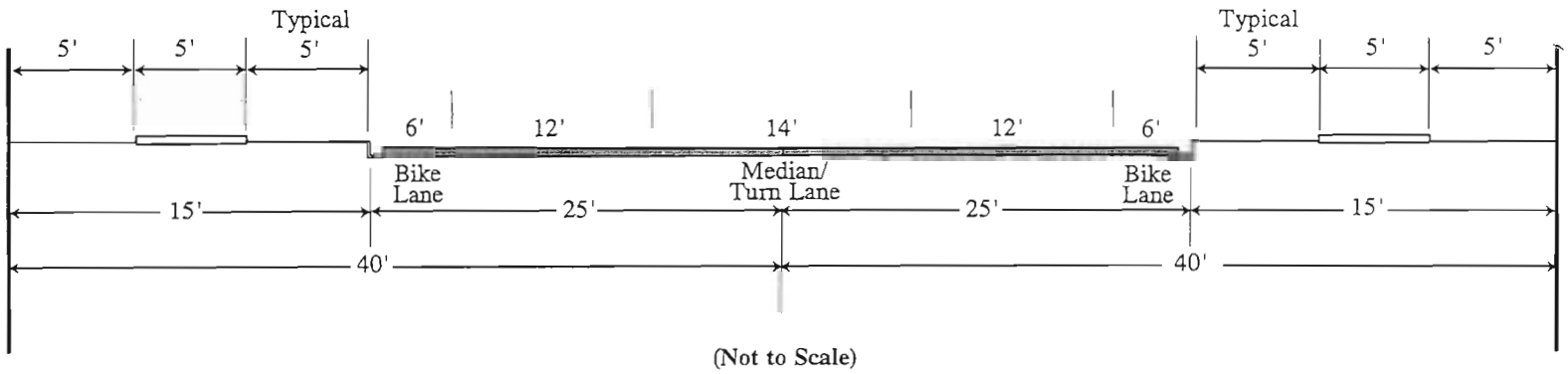
(Not to Scale)

Notes:
- Dimensions measured from back-of-curb.
- Interim roadway width to be determined by traffic study.
- A 5 foot separation between curb and sidewalk is typical, however, the sidewalk may occasionally connect to the curb to allow for a minimal meander and landscaping requirement.
- Retention not allowed within the street R.O.W. Landscaping permitted within the R.O.W. subject to sight triangle and sight distance requirements.

Exhibit 3

Typical Road Sections

FIGURE 7-4. MAJOR COLLECTOR



(Not to Scale)

FIGURE 7-6. LOCAL

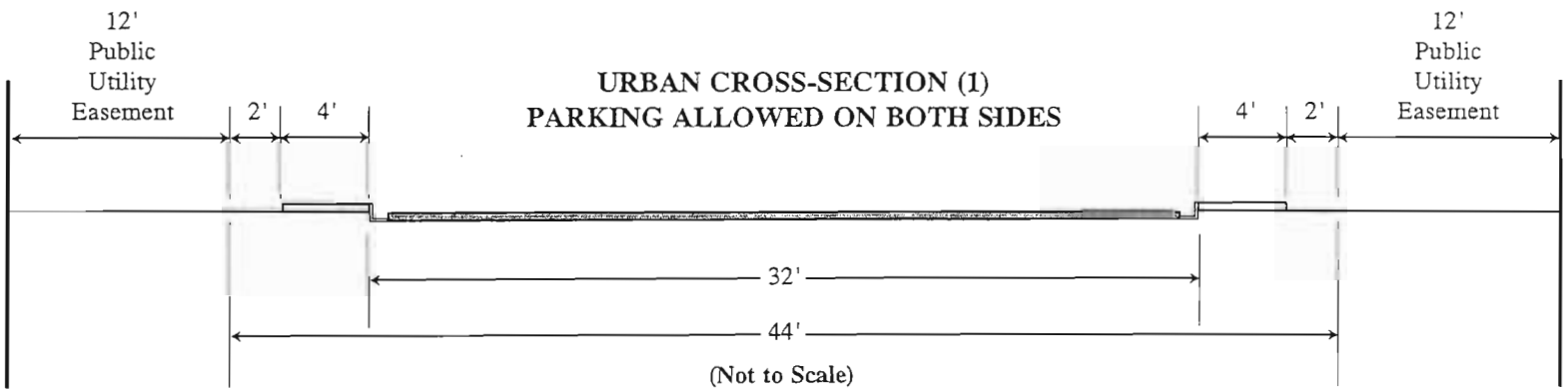


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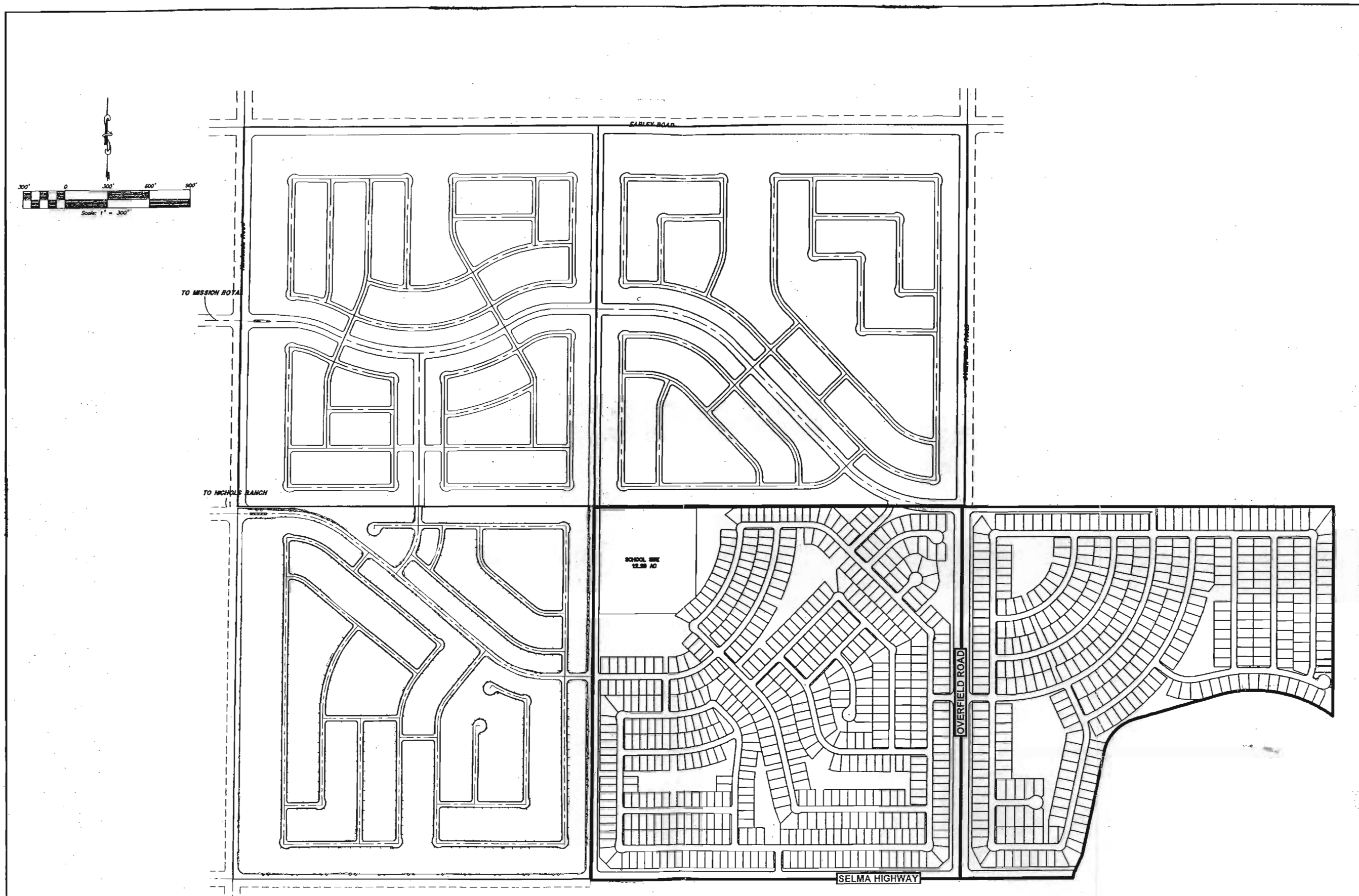
Exhibit 3



Eagle Meadows at Casa Grande #4

Casa Grande, Pinal County, Arizona

2929 East Camelback Road
Phoenix, Arizona 85016

A Stanley Group Company
Engineering, Environmental
and Construction Services – Worldwide

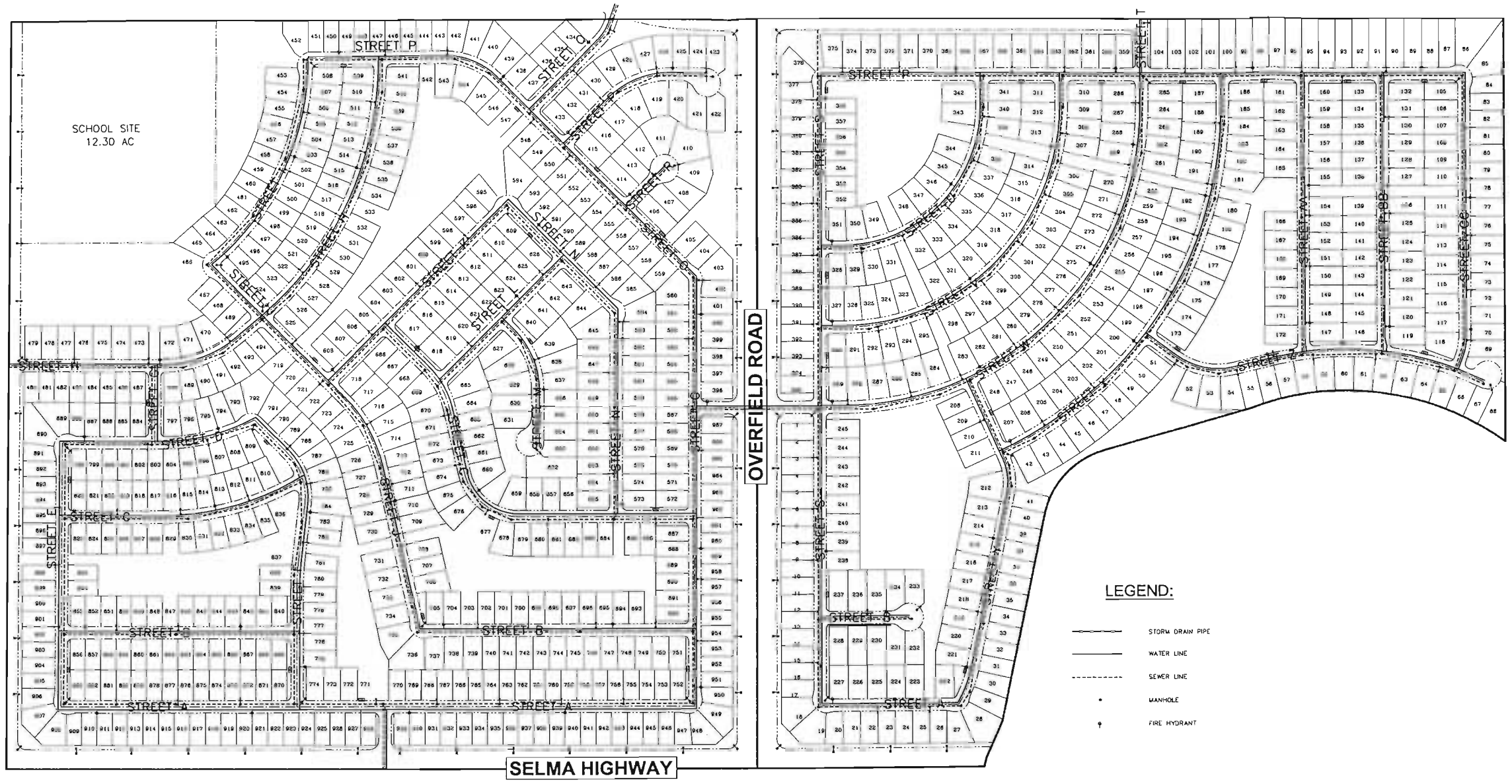
Stanley Consultants

Preliminary
Traffic Flow Layout

Eagle Meadows at Casa Grande #4

OWNER:
DESIGNED:
DRAWN:
REVIEW:
DATE:
REVISIONS
EAGLE MEADOWS
CASA GRANDE, A.Z.
PROJ. NO.
SHEET
SHEETS

Exhibit 15



CONCEPTUAL UTILITY PLAN
1"=150'

LEGEND:

- STORM DRAIN PIPE
- WATER LINE
- SEWER LINE
- MANHOLE
- FIRE HYDRANT

NORTH

SCALE: 1"=150'
0 150 300

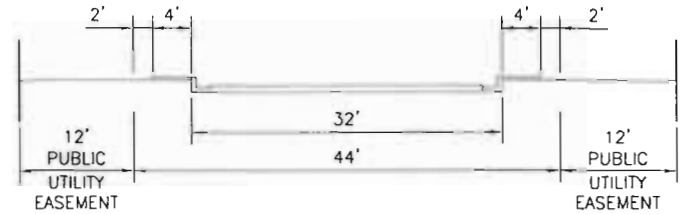
EAGLE MEADOWS @ CASA GRANDE #4

Stanley Consultants

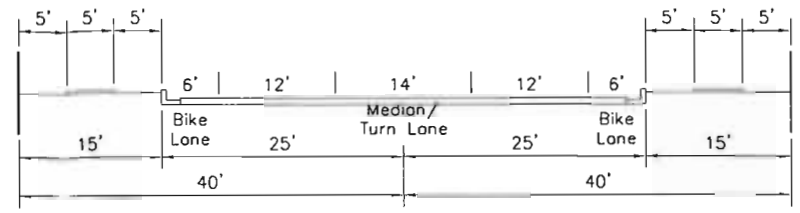
EAGLE MEADOWS @ CASA GRANDE #4 UTILITY PLAN	DESIGNED: TJP
	DRAFTED: PJK
	APPROVED: TJP
CADD FILE: Q:\18467\EAGLE MEADOWS\LDD\DWG\	18467-UTL.dwg
PRINT DATE: 10/01/2005 PROJ NO: 18467.01.11	SHEET NUMBER: 1 OF 1

EAGLE MEADOWS @ CASA GRANDE #4 UTILITY PLAN

EXHIBIT #14



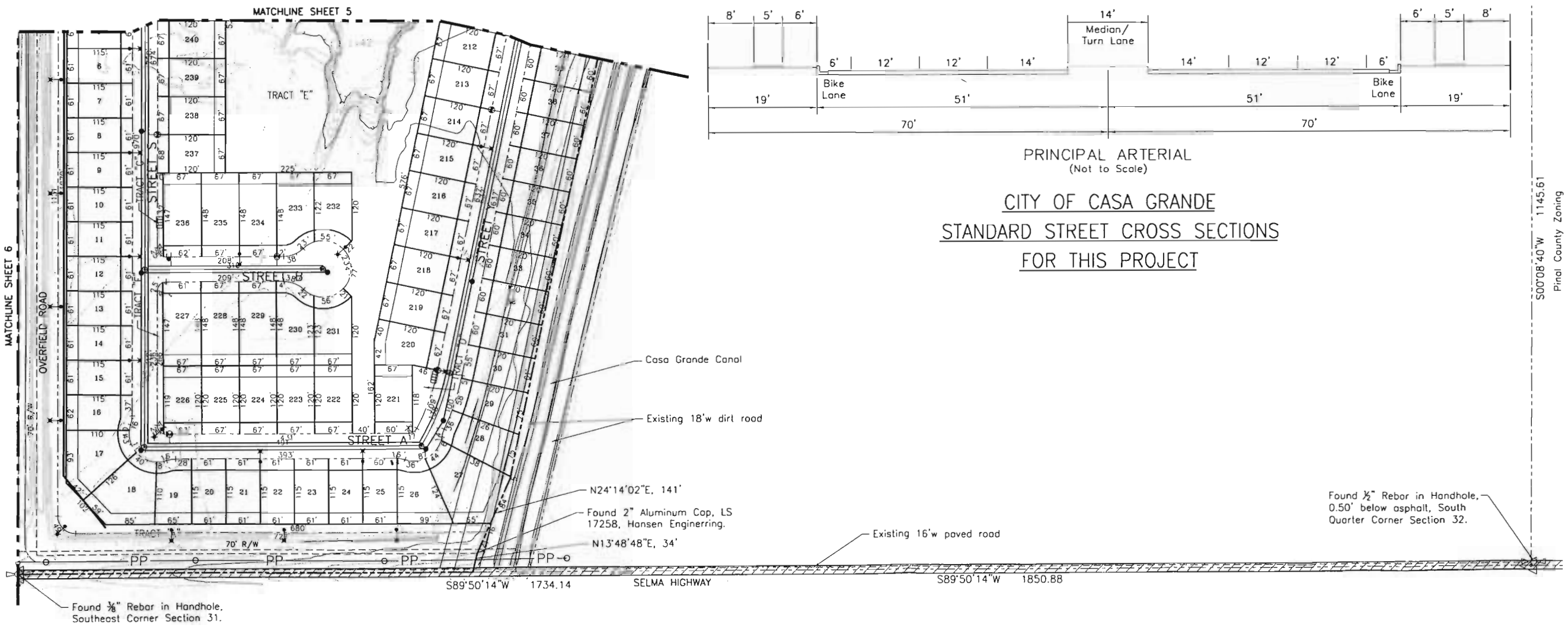
LOCAL STREET
(Not to Scale)



MAJOR COLLECTOR
(Not to Scale)

PRINCIPAL ARTERIAL
(Not to Scale)

CITY OF CASA GRANDE
STANDARD STREET CROSS SECTIONS
FOR THIS PROJECT



N

100 50 0 100
SCALE: 1" = 100'

LEGEND

- INDICATES CORNER OF THIS SUBDIVISION. SET IRON BAR UNLESS OTHERWISE NOTED
- BRASS CAP FLUSH TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
- SECTION CORNER
- QUARTER CORNER
- INDICATES EASEMENT LINES WITH WIDTHS AS SHOWN
- PUE — DENOTES PUBLIC UTILITY EASEMENT (10' WIDE TYPICAL)
- SVT — DENOTES SIGHT VISIBILITY TRIANGLE (SEE DETAIL SHEET 1)
- VE — DENOTES VISIBILITY EASEMENT (SEE TYPICAL SETBACKS DETAIL)
- VNAE — DENOTES VEHICULAR NON-ACCESS EASEMENT (1' WIDE TYPICAL)
- WME — DENOTES WALL MAINTENANCE EASEMENT (3' WIDE TYPICAL)
- INDICATES FRONT OF LOT
- 8"W — PROPOSED 8" WATER LINE, UNLESS NOTED OTHERWISE
- 8"S — PROPOSED 8" SEWER LINE
- FIRE HYDRANT ASSEMBLY
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- WATER VALVE
- CURB STOP
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER SERVICE
- SEWER PLUG
- STOP SIGN
- STREET LIGHT
- GANG MAIL BOXES
- STORM DRAIN

Eagle Meadows @ Casa Grande #4 Preliminary Plat

ORIGINAL DATE: –

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

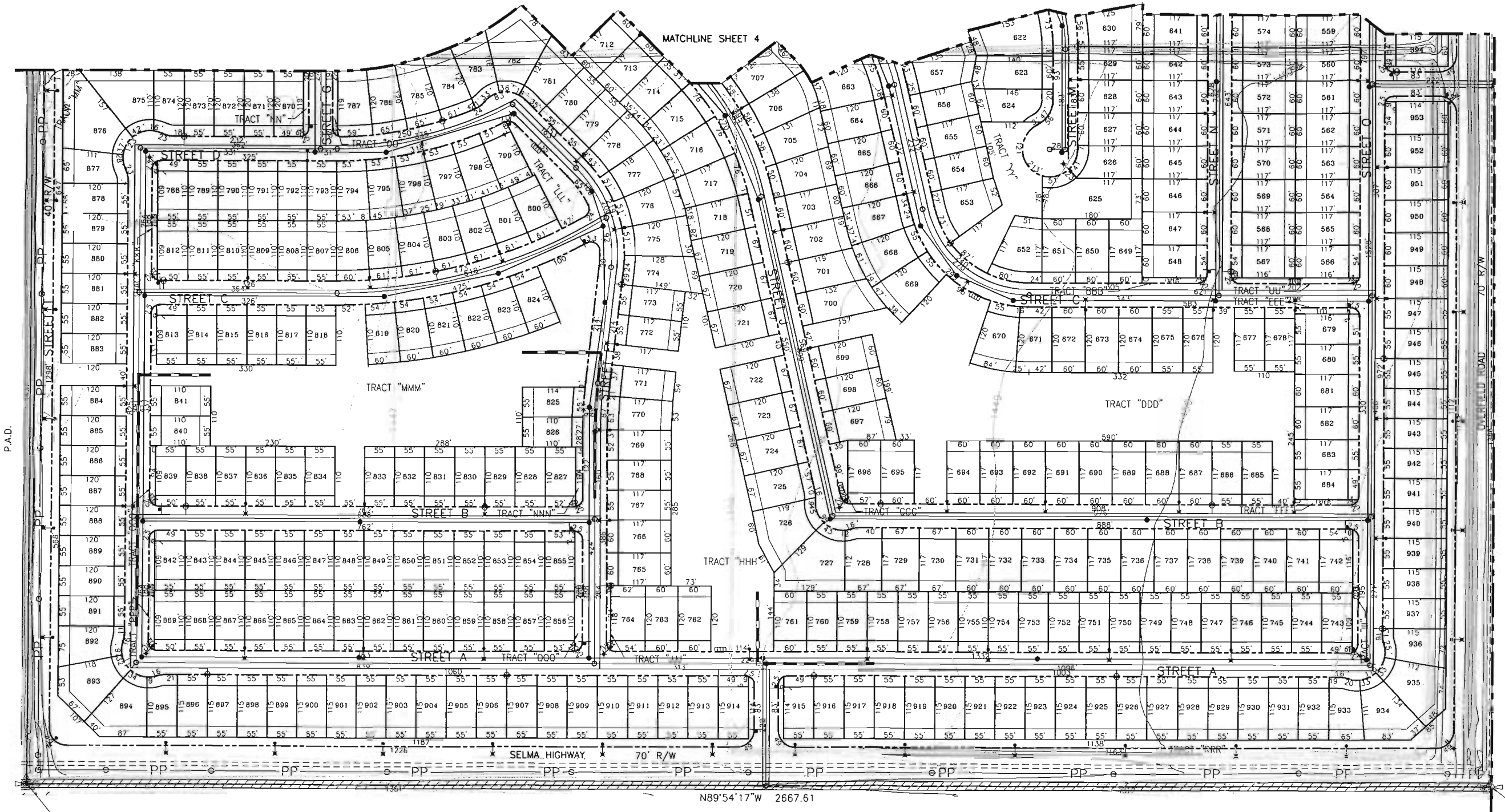
Stanley Consultants

Eagle Meadows @ Casa Grande #4
Preliminary Plat
Plan

DESIGNED: VWR
DRAFTED: VWR
APPROVED: TJP

CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 07.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 7 OF 7



N

100 50 0 100

SCALE: 1" = 100'

LEGEND

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- SEWER PLUG
- STOP SIGN
- STREET LIGHT
- GANG MAIL BOXES
- STORM DRAIN

Eagle Meadows @ Casa Grande #4 Preliminary Plat

ORIGINAL DATE: 9/29/05

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

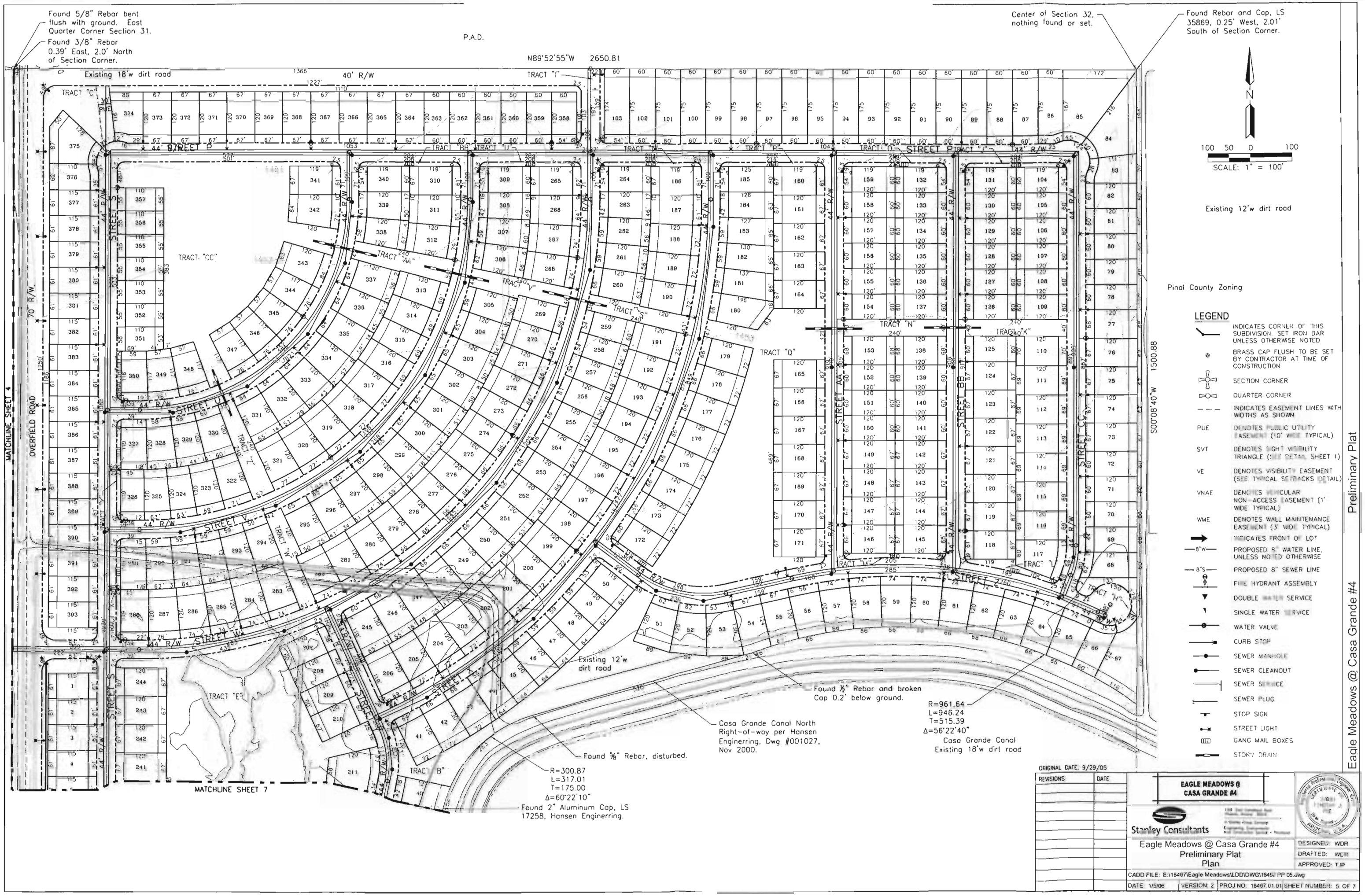
Stanley Consultants

Eagle Meadows @ Casa Grande #4
Preliminary Plat
Plan

DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP

CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 5.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 6 OF 7



Found 5/8" Rebar bent flush with ground. East Quarter Corner Section 31.
Found 3/8" Rebar 0.39' East, 2.0' North of Section Corner.
P.A.D.
N89°52'55"W 2650.81
Center of Section 32, nothing found or set.
Found Rebar and Cap, LS 35869, 0.25' West, 2.01' South of Section Corner.
Existing 18'w dirt road
40' R/W
TRACT "I"
TRACT "C"
STREET P
TRACT "CC"
TRACT "AA"
TRACT "V"
TRACT "S"
TRACT "Q"
TRACT "N"
TRACT "K"
TRACT "M"
TRACT "L"
TRACT "H"
TRACT "E"
TRACT "B"
STREET U
STREET V
STREET W
STREET X
STREET Z
STREET AA
STREET BB
STREET CC
STREET S
44' R/W
70' R/W
OVERFIELD ROAD
MATCHLINE SHEET 4
MATCHLINE SHEET 7
S00°08'40"W 1500.88
Existing 12'w dirt road
Found ½" Rebar and broken Cap 0.2' below ground.
R=961.64
L=946.24
T=515.39
Δ=56°22'40"
Casa Grande Canal Existing 18'w dirt road
Casa Grande Canal North Right-of-way per Hansen Enginerring, Dwg #001027, Nov 2000.
Found ⅝" Rebar, disturbed.
R=300.87
L=317.01
T=175.00
Δ=60°22'10"
Found 2" Aluminum Cap, LS 17258, Hansen Enginerring.
N
100 50 0 100
SCALE: 1" = 100'
Existing 12'w dirt road
Pinal County Zoning
LEGEND
INDICATES CORNER OF THIS SUBDIVISION. SET IRON BAR UNLESS OTHERWISE NOTED
BRASS CAP FLUSH TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
SECTION CORNER
QUARTER CORNER
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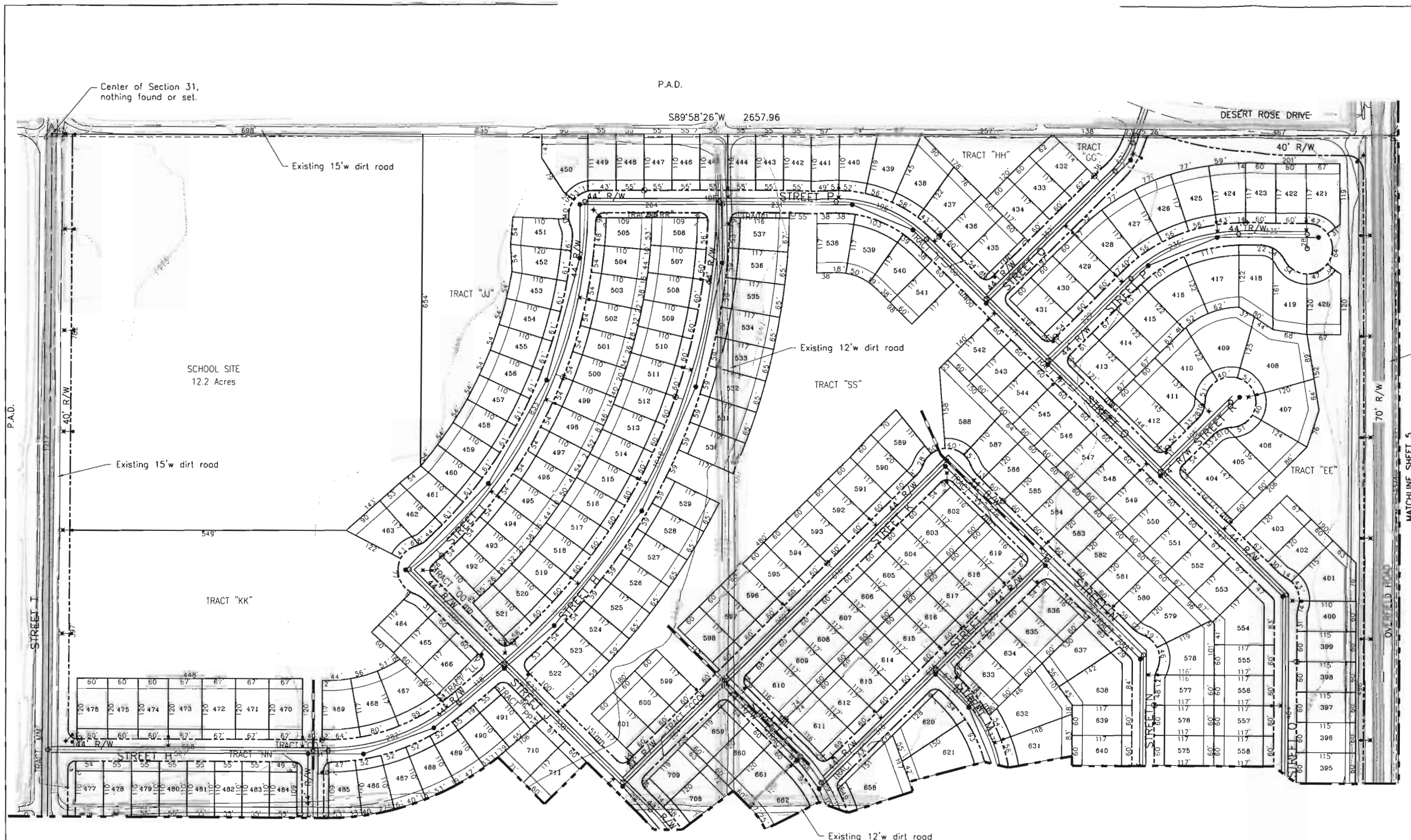
SEWER PLUG
STOP SIGN
STREET LIGHT
GANG MAIL BOXES
STORM DRAIN
Preliminary Plat
Eagle Meadows @ Casa Grande #4
ORIGINAL DATE: 9/29/05
REVISIONS
DATE
EAGLE MEADOWS @ CASA GRANDE #4
Stanley Consultants
Eagle Meadows @ Casa Grande #4
Preliminary Plat
Plan
DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP
CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 05.dwg
DATE: 1/5/06
VERSION: 2
PROJ NO: 18467.01.01
SHEET NUMBER: 5 OF 7



LEGEND

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- QUARTER CORNER
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- SEWER SERVICE
- SEWER PLUG
- STOP SIGN
- STREET LIGHT
- GANG MAIL BOXES
- STORM DRAIN

Eagle Meadows @ Casa Grande #4 Preliminary Plat

ORIGINAL DATE: 9/29/05

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

Stanley Consultants

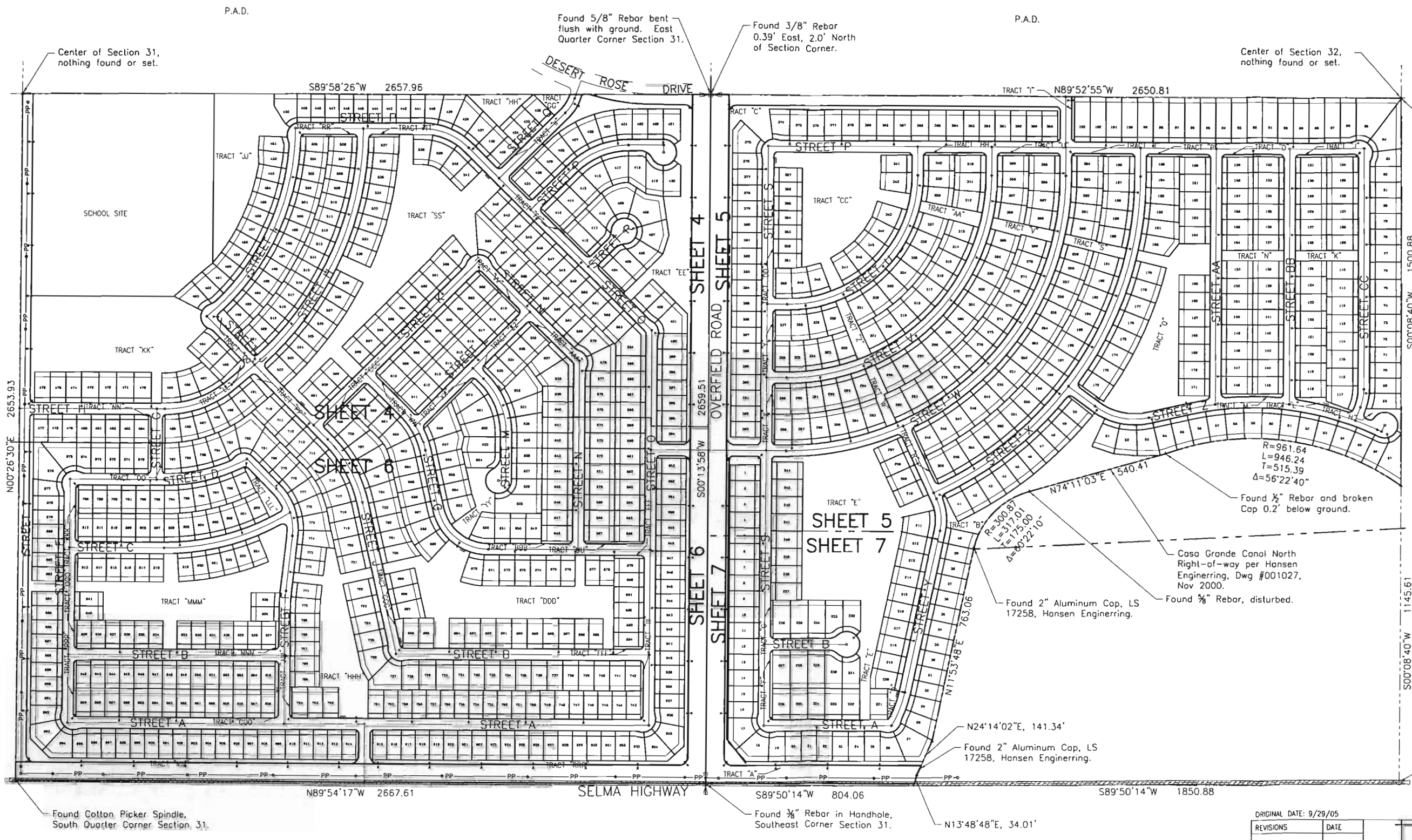
Eagle Meadows @ Casa Grande #4
Preliminary Plat
Plan

DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP

CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 04.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 4 OF 7

Eagle Meadows at Casa Grande #4
Boundary and Index



Eagle Meadows @ Casa Grande #4 Preliminary Plat

ORIGINAL DATE: 9/29/05

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

Stanley Consultants

Eagle Meadows @ Casa Grande #4
Preliminary Plat
Boundary And Index

DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP

CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 03.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 3 OF 7

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14	7015	0.16
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18	11040.08	0.25
19	7147.97	0.16
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24	7015	0.16
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28	8618.75	0.20
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97	10500	0.24
98	10500	0.24
99	10500	0.24
100	10500	0.24

Lot #	Sqft	Ac.
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144	8040	0.18
145	8039.94	0.18
146	8040	0.18
147	8040	0.18
148	8040	0.18
149	8040	0.18
150	7200	0.17
151	7200	0.17
152	7200	0.17
153	8145.14	0.19
154	7200	0.17
155	7200	0.17
156	7200	0.17
157	7200	0.17
158	7200	0.17
159	7197.7	0.17
160	8037.81	0.18
161	8040	0.18
162	8040	0.18
163	8040	0.18
164	8040	0.18
165	8040	0.18
166	8040	0.18
167	8040	0.18
168	8040	0.18
169	8040	0.18
170	8040	0.18
171	8040	0.18
172	8269.35	0.19
173	8269.11	0.19
174	8269.11	0.19
175	8269.11	0.19
176	8269.11	0.19
177	8269.11	0.19
178	8269.11	0.19
179	8269.11	0.19
180	9472.34	0.22
181	8750.58	0.20
182	8257.15	0.19
183	7950	0.18
184	7753.67	0.18
185	7579.01	0.17
186	8037.7	0.18
187	8262.97	0.19
188	8305.57	0.19
189	8305.57	0.19
190	8305.57	0.19
191	8305.57	0.19
192	8305.57	0.19
193	8305.57	0.19
194	8305.57	0.19
195	8305.57	0.19
196	8305.57	0.19
197	8305.57	0.19
198	8305.57	0.19
199	8305.57	0.19
200	8305.57	0.19

Lot #	Sqft	Ac.
201	8305.57	0.19
202	8305.57	0.19
203	8305.57	0.19
204	8305.57	0.19
205	8305.57	0.19
206	8436.39	0.19
207	7199.89	0.17
208	7200	0.17
209	7200	0.17
210	8040	0.18
211	10264.44	0.24
212	8040	0.18
213	8040	0.18
214	8040	0.18
215	8040	0.18
216	8040	0.18
217	8040	0.18
218	8040	0.18
219	8040	0.18
220	8440.67	0.19
221	8031.02	0.18
222	8040	0.18
223	8040	0.18
224	8040	0.18
225	8040	0.18
226	8039.12	0.18
227	9913.69	0.23
228	9915.99	0.23
229	9915.99	0.23
230	9380.79	0.22
231	8333.84	0.19
232	8348.88	0.19
233	9344.08	0.21
234	9915.99	0.23
235	9915.99	0.23
236	9914.59	0.23
237	8089.71	0.19
238	8040	0.18
239	8040	0.18
240	8040	0.18
241	8040	0.18
242	8040	0.18
243	8040	0.18
244	8040	0.18
245	8482.23	0.19
246	8334.8	0.19
247	8334.8	0.19
248	8334.8	0.19
249	8334.8	0.19
250	8334.8	0.19
251	8334.8	0.19
252	8334.8	0.19
253	8334.8	0.19
254	8334.8	0.19
255	8334.8	0.19
256	7736.92	0.18
257	6840.64	0.16
258	6840.64	0.16
259	6840.64	0.16
260	8327.2	0.19
261	7463.1	0.17
262	7463.1	0.17
263	7385.1	0.17
264	7197.7	0.17
265	8038.68	0.18
266	8338.43	0.19
267	8386.98	0.19
268	8386.98	0.19
269	7501.93	0.17
270	7501.93	0.17
271	7501.93	0.17
272	7501.93	0.17
273	7501.93	0.17
274	7501.93	0.17
275	7501.93	0.17
276	7501.93	0.17
277	7501.93	0.17
278	7501.93	0.17
279	7501.93	0.17
280	8376.46	0.19
281	8376.46	0.19
282	8376.46	0.19
283	8376.46	0.19
284	8376.46	0.19
285	8376.46	0.19
286	8376.46	0.19
287	8486.64	0.19
288	8037.92	0.18
289	7285.19	0.17
290	7545.35	0.17
291	7545.35	0.17
292	7545.35	0.17
293	7545.35	0.17
294	7545.35	0.17
295	8424.73	0.19
296	8424.73	0.19
297	8424.73	0.19
298	8424.73	0.19
299	8424.73	0.19
300	8424.73	0.19

Lot #	Sqft	Ac.
301	8424.73	0.19
302	8424.73	0.19
303	8424.73	0.19
304	8424.73	0.19
305	7545.35	0.17
306	8024.06	0.18
307	7555.32	0.17
308	7455.37	0.17
309	7198.68	0.17
310	8037.7	0.18
311	8458.46	0.19
312	8729.98	0.20
313	7629.83	0.18
314	7629.83	0.18
315	7629.83	0.18
316	7629.83	0.18
317	8518.53	0.20
318	8518.53	0.20
319	8518.53	0.20
320	8518.53	0.20
321	8518.53	0.20
322	7813.77	0.18
323	7629.83	0.18
324	6994.77	0.16
325	6994.77	0.16
326	6670.71	0.15
327	7331.25	0.17
328	7747.24	0.18
329	7747.24	0.18
330	8028.07	0.18
331	8622.39	0.20
332	8622.39	0.20
333	8622.39	0.20
334	8622.39	0.20
335	8622.39	0.20
336	8622.39	0.20
337	8622.39	0.20
338	7723.48	0.18
339	7582.05	0.17
340	7197.7	0.17
341	8037.7	0.18
342	8832.69	0.20
343	8807.54	0.20
344	7867.74	0.18
345	7867.74	0.18
346	7867.74	0.18
347	7867.74	0.18
348	7867.74	0.18
349	7867.74	0.18
350	7218.68	0.17
351	6235.41	0.14
352	6050	0.14
353	6050	0.14
354	6050	0.14
355	6050	0.14
356	6050	0.14
357	6050	0.14
358	7197.7	0.17
359	7200	0.17
360	7200	0.17
361	7200	0.17
362	7200	0.17
363	7200	0.17
364	8040	0.18
365	8040	0.18
366	8040	0.18
367	8040	0.18
368	8040	0.18
369	8040	0.18
370	8040	0.18
371	8040	0.18
372	8040	0.18
373	8040	0.18
374	8577.56	0.20
375	10524.31	0.24
376	7072.6	0.16
377	7015	0.16
378	7015	0.16
379	7015	0.16
380	7015	0.16
381	7015	0.16
382	7015	0.16
383	7015	0.16
384	7015	0.16
385	7015	0.16
386	7015	0.16
387	7015	0.16
388	7015	0.16
389	7015	0.16
390	7015	0.16
391	7015	0.16
392	7015	0.16
393	7015	0.16
394	6897.7	0.16
395	6900	0.16
396	6900	0.16
397	6900	0.16
398	6900	0.16
399	6900	0.16
400	6833.69	0.16

Lot #	Sqft	Ac.
401	10429.11	0.24
402	7129.35	0.16
403	8040	0.18
404	8804.2	0.20
405	8738.8	0.20
406	8673.13	0.20
407	10809.97	0.25
408	15103.8	0.35
409	12297.12	0.28
410	8501.5	0.20
411	8618.75	0.20
412	8684.14	0.20
413	8171.7	0.19
414	8174	0.19
415	8326.93	0.19
416	9621.94	0.22
417	10535.61	0.24
418	9613.6	0.22
419	9051.86	0.21
420	8530.19	0.20
421	8373.41	0.19
422	7020	0.16
423	7020	0.16
424	7599.33	0.17
425	7790.32	0.18
426	7790.32	0.18
427	7790.32	0.18
428	7591.28	0.17
429	7020	0.16
430	7020	0.16
431	7017.7	0.16
432	7146.5	0.16
433	7020	0.16
434	7020	0.16
435	7017.7	0.16
436	7020	0.16
437	7810.85	0.18
438	9540.82	0.22
439	9000.29	0.21
440	7106.62	0.16
441	6122.73	0.14
442	6049.98	0.14
443	6049.99	0.14
444	6049.99	0.14
445	6050	0.14
446	6050	0.14
447	6050.01	0.14
448	6050.01	0.14
449	6055.33	0.14
450	9072.11	0.21
451	6777.66	0.16
452	6588.66	0.15
453	6304.64	0.14
454	6304.64	0.14
455	6304.64	0.14
456	6304.64	0.14
457	6304.64	0.14
458	6304.64	0.14
459	6304.64	0.14
460	6304.64	0.14
461	6539.2	0.15
462	6803.61	0.16
463	7628.86	0.18
464	7022.43	0.16
465	7020	0.16
466	7020	0.16
467	8786.63	0.20
468	7951.69	0.18
469	7766.88	0.18
470	8040	0.18
471	8040	0.18
472	8040	0.18
473	8040	0.18
474	7200	0.17
475	7200	0.17
476	7200	0.17
477	6075.94	0.14
478	6050	0.14
479	6050	0.14
480	6050	0.14
481	6050	0.14
482	6050	0.14
483	6050	0.14
484	6047.7	0.14
485	6528.1	0.15
486	6520.67	0.15
487	6520.67	0.15
488	6520.67	0.15
489	6520.67	0.15
490	6364.07	0.15
491	6050	0.14
492	6264.86	0.14
493	6264.86	0.14
494	6264.86	0.14
495	6264.86	0.14
496	6264.86	0.14
497	6264.86	0.14
498	6264.86	0.14
499	6264.86	0.14
500	6264.86	0.14

Lot #	Sqft	Ac.
501	6264.86	0.14
502	6264.86	0.14
503	6264.86	0.14
504	6264.86	0.14
505	6387.75	0.15
506	6352.52	0.15
507	6243.29	0.14
508	6243.29	0.14
509	6243.29	0.14
510	6243.29	0.14
511	6243.29	0.14
512	6243.29	0.14
513	6243.29	0.14
514	6243.29	0.14
515	6243.29	0.14
516	6243.29	0.14
517	6243.29	0.14
518	6243.29	0.14
519	6243.29	0.14
520	6243.29	0.14
521	6243.25	0.14
522	8024.39	0.18
523	6633.37	0.15
524	6633.37	0.15
525	7236.2	0.17
526	7236.2	0.17
527	7236.2	0.17
528	7236.2	0.17
529	7236.2	0.17
530	7236.2	0.17
531	7236.2	0.17
532	7236.2	0.17
533	7236.2	0.17
534	7236.2	0.17
535	7236.2	0.17
536	7236.2	0.17
537	7342.98	0.17
538	7750.55	0.18
539	8929.16	0.20
540	7772.63	0.18
541	7020	0.16
542	7020	0.16
543	7020	0.16
544	7020	0.16
545	7020	0.16
546	7020	0.16
547	7020	0.16
548	7020	0.16
549	7020	0.16
550	7020	0.16
551	7020	0.16
552	7839	0.18
553	7839	0.18
554	11137.19	0.26
555	7020	0.16
556	7020	0.16
557	7020	0.16
558	7020	0.16
559	7020	0.16
560	7020	0.16
561	7020	0.16
562	7020	0.16
563	7020	0.16
564	7020	0.16
565	7020	0.16
566	7017.7	0.16
567	7018.22	0.16
568	7020	0.16
569	7020	0.16
570	7020	0.16
571	7020	0.16
572	7020	0.16
573	7020	0.16
574	7020	0.16
575	7020	0.16
576	7020	0.16
577	7014.33	0.16
578	9121.07	0.21
579	8734.64	0.20
580	7200	0.17
581	7200	0.17
582	7200	0.17
583	7200	0.17
584	7200	0.17
585	7200	0.17
586	7200	0.17
587	7129.08	0.16
588	12834.1	0.29
589	7342.67	0.17
590	7110	0.16
591	7020	0.16
592	7020	0.16
593	7020	0.16
594	7020	0.16
595	7020	0.16
596	7020	0.16
597	7020	0.16
598	7020	0.16
599	7020	0.16
600	7020	0.16

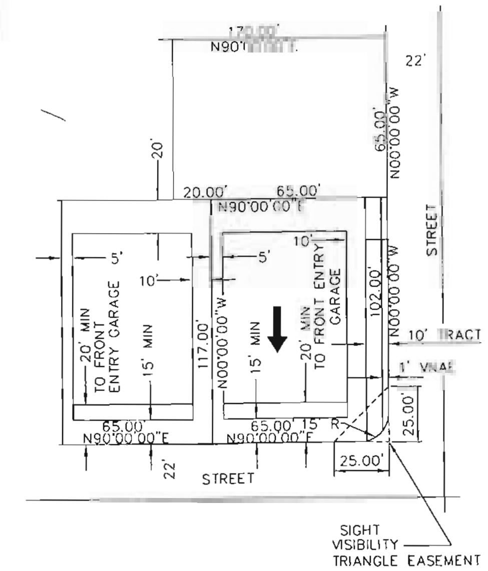
Lot #	Sqft	Ac.
601	7020	0.16
602	7017.7	0.16
603	7020	0.16
604	7020	0.16
605	7020	0.16
606	7020	0.16
607	7020	0.16
608	7020	0.16
609	7020	0.16
610	8655.7	0.20
611	8656.77	0.20
612	7020	0.16
613	7020	0.16
614	7020	0.16
615	7020	0.16
616	7020	0.16
617	7020	0.16
618	7020	0.16
619	7017.7	0.16
620	9174.34	0.21
621	10237.37	0.24
622	9780.84	0.22
623	8703.13	0.20
624	8093.71	0.19
625	13633.61	0.31
626	7322.88	0.17
627	7020	0.16
628	7020	0.16
629	7020.06	0.16
630	8070.02	0.19
631	9204.45	0.21
632	12592.65	0.29
633	7019.99	0.16
634	7020	0.16
635	7020	0.16
636	7017.7	0.16
637	9396.14	0.22
638	11069.68	0.25
639	7020	0.16
640	7020	0.16
641	7020	0.16
642	7020	0.16
643	7020	0.16
644	7020	0.16
645	7020	0.16
646	7020	0.16
647	7020	0.16
648	7017.7	0.16
649	7020.02	0.16
650	7020.02	0.16
651	7020.02	0.16
652	9153.8	0.21
653	8988.71	0.21
654	7020	0.16
655	7020	0.16
656	7020	0.16
657	8391.84	0.19
658	11365.41	0.26
659	7197.7	0.17
660	7200	0.17
661	7200	0.17
662	8723.58	0.20
663	8288.27	0.19
664	7200	0.17
665	7200	0.17
666	7200	0.17
667	7710.96	0.18
668	8347.49	0.19
669	8347.49	0.19
670	8347.49	0.19
671	7555.73	0.17
672	7200	0.17
673	7200	0.17
674	7200	0.17
675	6600	0.15
676	6600	0.15
677	6435	0.15
678	6451.46	0.15
679	6434.3	0.15
680	6435	0.15
681	7020	0.16
682	7020	0.16
683	6435	0.15
684	6432.7	0.15
685	6435	0.15
686	6435	0.15
687	7020	0.16
688	7020	0.16
689	7020	0.16
690	7020	0.16
691	7020	0.16
692	7020	0.16
693	7020	0.16
694	7020	0.16
695	7020	0.16
696	7019.64	0.16
697	8014.63	0.18
698	7200	0.17
699	7200	0.17
700	8620.65	0.20

Lot #	Sqft	Ac.
701	7496.31	0.17
702	7053.87	0.16
703	7020	0.16
704	7507.26	0.17
705	8061.2	0.19
706	8899.02	0.20
707	8593.81	0.20
708	7900.52	0.18
709	7326.34	0.17
710	7739.39	0.18
711	7020	0.16
712	7020	0.16
713	7020	0.16
714	7334.89	0.17
715	7774.42	0.18
716	7774.42	0.18
717	7829.02	0.18
718	7214.1	0.17
719	8040	0.18
720	8040	0.18
721	8040	0.18
722	8040	0.18
723	8040	0.18
724	8040	0.18
725	8036.47	0.18
726	10124.03	0.23
727	11735.45	0.27
728	7781.29	0.18
729	7839	0.18
730	7839	0.18
731	7020	0.16
732	7020	0.16
733	7020	0.16
734	7020	0.16
735	7020	0.16
736	7020	0.16
737	7020	0.16
738	7020	0.16
739	7020	0.16
740	7020	0.16
741	7020	0.16
742	7018.2	0.16
743	6047.7	0.14
744	6050	0.14
745	6050	0.14
746	6050	0.14
747	6050	0.14
748	6050	0.14
749	6050	0.14
750	6050	0.14
751	6050	0.14
752	6050	0.14
753	6050	0.14
754	6050	0.14
755	6050	0.14
756	6050	0.14
757	6050	0.14
758	6050	0.14
759	6050	0.14
760	6050	0.14
761	6600	0.15
762	7200	0.17
763	7200	0.17
764	7493.3	0.17
765	7020	0.16
766	7020	0.16
767	6435	0.15
768	6435	0.15
769	6465.42	0.15
770	6819.79	0.16
771	6559.09	0.15
772	6435	0.15
773	6435	0.15
774	8238.08	0.19
775	7761.34	0.18
776	7528.93	0.17
777	7487.59	0.17
778	7255.6	0.17
779	6435	0.15
780	6435	0.15
781	7784.36	0.18
782	11680.17	0.27
783	6965.69	0.16
784	7072.26	0.16
785	7072.41	0.16
786	7072.41	0.16
787	7079.65	0.16
788	6047.7	0.14
789	6050	0.14
790	6050	0.14
791	6050	0.14
792	6050	0.14
793	6050	0.14
794	6339.87	0.15
795	6342.62	0.15
796	6342.62	0.15
797	6342.62	0.15
798	6342.62	0.15
799	6342.51	0.15
800	6304.03	0.14

Lot #	Sqft	Ac.
801	6304.03	0.14
802	6304.03	0.14
803	6304.03	0.14
804	6304.03	0.14
805	6304.03	0.14
806	6301.64	0.14
807	6050	0.14
808	6050	0.14
809	6050	0.14
810	6050	0.14
811	6050	0.14
812	6048.79	0.14
813	6047.7	0.14
814	6050	0.14
815	6050	0.14
816	6050	0.14
817	6050	0.14
818	6050	0.14
819	6264.43	0.14
820	6264.43	0.14
821	6264.43	0.14
822	6264.43	0.14
823	6264.43	0.14
824	6264.43	0.14
825	6157.75	0.14
826	6053.96	0.14
827	6049.74	0.14
828	6050	0.14
829	6050	0.14
830	6050	0.14
831	6050	0.14
832	6050	0.14
833	6050	0.14
834	6050	0.14
835	6050	0.14
836	6050	0.14
837	6050	0.14
838	6050	0.14
839	6048.3	0.14
840	6050.11	0.14
841	6050.11	0.14
842	6047.7	0.14
843	6050	0.14
844	6050	0.14
845	6050	0.14
846	6050	0.14
847	6050	0.14
848	6050	0.14
849	6050	0.14
850	6050	0.14
851	6050	0.14
852	6050	0.14
853	6050	0.14
854	6050	0.14
855	6049.93	0.14
856	6049.93	0.14
857	6050	0.14
858	6050	0.14
859	6050	0.14
860	6050	0.14
861	6050	0.14
862	6050	0.14
863	6050	0.14
864	6050	0.14
865	6050	0.14
866	6050	0.14
867	6050	0.14
868	6050	0.14
869	6048.78	0.14
870	6597.7	0.15
871	6600	0.15
872	6600	0.15
873	6600	0.15
874	6446.46	0.15
875	10448.09	0.24
876	12521.83	0.29
877	6724.11	0.15
878	6600	0.15
879	6600	0.15
880	6600	0.15
881	6600	0.15
882	6600	0.15
883	6600	0.15
884	6600	0.15
885	6600	0.15
886	6600	0.15
887	6600	0.15
888	6600	0.15
889	6600	0.15
890	6600	0.15
891	6600	0.15
892	7486.41	0.17
893	9452.39	0.22
894	9473.29	0.22
895	6232.55	0.14
896	6325	0.15
897	6325	0.15
898	6325	0.15
899	6325	0.15
900	6325	0.15

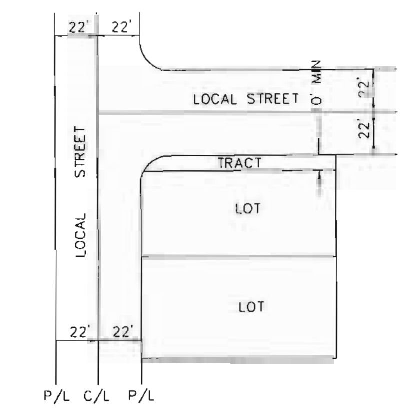
Lot #	Sqft	Ac.
901	6325	0.15
902	6325	0.15
903	6325	0.15
904	6325	0.15
905	6325	0.15
906	6325	0.15
907	6325	0.15
908	6325	0.15
909	6325	0.15
910	6325	0.15
911	6325	0.15
912	6325	0.15
913	6325	0.15
914	6322.7	0.15
915	6322.7	0.15
916	6325	0.15
917	6325	0.15
918	6325	0.15
919	6325	0.15
920	6325	0.15
921	6325	0.15
922	6325	0.15
923	6325	0.15
924	6325	0.15
925	6325	0.15
926	6325	0.15
927	6325	0.15
928	6325	0.15
929	6325	0.15
930	6325	0.15
931	6325	0.15
932	6325	0.15
933	6760.26	0.16
934	9199.1	0.21
935	9535.04	0.22
936	7040.86	0.16
937	6325	0.15
938	6325	0.15
939	6325	0.15
940	6325	0.15
941	6325	0.15
942	6325	0.15
943	6325	0.15
944	6325	0.15
945	6325	0.15
946	6325	0.15
947	6325	0.15
948	6900	0.16
949	6900	0.16
950	6900	0.16
951	6900	0.16
952	6900	0.16
953	6897.7	0.16

Tract	Sqft	Ac.	Use
A	35114.38	0.81	Open Space, Drainage
AA	12103.33	0.28	Open Space, Drainage
AAA	1117.36	0.03	Open Space, Drainage
B	63923.87	1.47	Open Space, Drainage
BB	2294.72	0.05	Open Space, Drainage
BBB	1129.62	0.03	Open Space, Drainage
C	3176.89	0.07	Open Space, Drainage
CC	128644.82	2.95	Open Space, Drainage
CCC	2294.72	0.05	Open Space, Drainage
D	55392.32	1.27	Open Space, Drainage
DD	1117.12	0.03	Open Space, Drainage
DDD	140560.51	3.23	Open Space, Drainage
E	239525.64	5.50	Open Space, Drainage
EE	100084.99	2.30	Open Space, Drainage
EEE	1332.13	0.03	Open Space, Drainage
F	2791.82	0.06	Open Space, Drainage
FF	2562.46	0.06	Open Space, Drainage
FFF	1129.62	0.03	Open Space, Drainage
G	1501.18	0.03	Open Space, Drainage
GG	6000.83	0.14	Open Space, Drainage
GGG	2490.53	0.06	Open Space, Drainage
H	4614.79	0.11	Open Space, Drainage
HH	16023.34	0.37	Open Space, Drainage
HHH	83616.42	1.92	Open Space, Drainage
I	1697.36	0.04	Open Space, Drainage
II	1117.36	0.03	Open Space, Drainage
III	2217.41	0.05	Open Space, Drainage
J	2306.11	0.05	Open Space, Drainage
JJ	103601.91	2.38	Open Space, Drainage
JJJ	851.76	0.02	Open Space, Drainage
K	9600	0.22	Open Space, Drainage
KK	192814.72	4.43	Open Space, Drainage
KKK	2218.83	0.05	Open Space, Drainage
L	3422.28	0.08	Open Space, Drainage
LL	2543.46	0.06	Open Space, Drainage
LLL	9118.14	0.21	Open Space, Drainage
M	2775.56	0.06	Open Space, Drainage
MM	47569.86	1.09	Open Space, Drainage
MMM	134304.74	3.08	Open Space, Drainage
N	9600	0.22	Open Space, Drainage
NN	2194.72	0.05	Open Space, Drainage
NNN	1382.63	0.03	Open Space, Drainage
O	2306.11	0.05	Open Space, Drainage
OO	2194.9	0.05	Open Space, Drainage
OOO	1082.59	0.02	Open Space, Drainage
P	2370.44	0.05	Open Space, Drainage
PP	3071.4	0.07	Open Space, Drainage
PPP	2218.79	0.05	Open Space, Drainage
Q	112836.88	2.59	Open Space, Drainage
QQ	6180.72	0.14	Open Space, Drainage
QQQ	2991.03	0.07	Open Space, Drainage
R	2295.76	0.05	Open Space, Drainage
RR	2095.92	0.05	Open Space, Drainage
RRR	39427.27	0.91	Open Space, Drainage
S	9653.41	0.22	Open Space, Drainage
SS	198337.19	4.55	Open Space, Drainage
T	2294.72	0.05	Open Space, Drainage
TT	1129.09	0.03	Open Space, Drainage
U	2533.61	0.06	Open Space, Drainage
UU	2291	0.05	Open Space, Drainage
V	10837	0.25	Open Space, Drainage
VV	2234.72	0.05	Open Space, Drainage
W	9970.12	0.23	Open Space, Drainage
WW	2262.36	0.05	Open Space, Drainage
X	2294.69	0.05	Open Space, Drainage
XX	2706.05	0.06	Open Space, Drainage
Y	2294.76	0.05	Open Space, Drainage
YY	19931.59	0.46	Open Space, Drainage
Z	11455.21	0.26	Open Space, Drainage
ZZ	2002.5	0.05	Open Space, Drainage



MINIMUM BUILDING SETBACKS AND TYPICAL LOT LAYOUT

NTS



ROADWAY WIDTH DETAIL FOR LOCAL STREETS

NTS

ZONING STANDARDS

	Sqft	Ac.
Gross Area	12,021,524.03	275.98
Net Area	9,532,158.32	218.83
R/W Area	2,489,365.71	57.15
Arterial R/W Area	606,671.62	13.93
Lot Area	7,097,047.74	162.93
Tract Area	1,899,180.09	43.60
Average Lot Size	7,447.47	0.17
Min Lot Size	6,047.70	0.14
Max Lot Size	18,672.21	0.43
Number of Lots		953
% Lot Area		59.04
% 6000 to 6999 sf Lots		30.33
% 7000 to 7999 sf Lots		38.72
% 8000+ sf Lots		30.95
% Tract Area from Gross Site Area		15.80
% Open Space in Residential Portion		16.54
% ROW Area		20.71
Density (Gross)		3.45
Density (Net)		3.64

APPROVED FOOTNOTES

* A 15' Setback is proposed for the living portion of a dwelling unit and to side entry garages. A 20' Setback is proposed for front entry garages to allow for a standard space length within the driveway.

ORIGINAL DATE: 9/28/05

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

Stanley Consultants

Eagle Meadows @ Casa Grande #4
Preliminary Plat
Notes And Details

DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP

CADD FILE: E:\18467\Eagle Meadows\LDD\DWG\18467 PP 02.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 2 OF 7

Eagle Meadows @ Casa Grande #4

Preliminary Plat

Eagle Meadows at Casa Grande #4

Preliminary Plat
in the P.A.D. Zoning District

A Subdivision located in the Southeast ¼ of Section 31 and Southwest ¼ of Section 32, lying North and West of the Casa Grande Canal, Township 6 South, Range 7 East, of Gila and Salt River Meridian, Pinal County, Arizona

LEGAL DESCRIPTION

Parcel 1:

The Southwest Quarter of Section 31, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying north of the Casa Grande Canal.

Parcel 2:

The Southeast Quarter of Section 32, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying north of the Casa Grande Canal.

GENERAL NOTES

Project description
1. Project proposes 953 single family residential lots, and 70 open space, drainage and / or landscape tracts.

Existing contours
2. Existing contours shown are based on a topographic survey compiled by D.N.A. Inc., dated October 2004.

Outdoor lighting
3. All outdoor lighting will conform with Casa Grande light standards.

4. All utilities to be underground.

Street and Tract maintenance
5. Streets will be granted to the City of Casa Grande and all other tracts will be granted to and maintained by the Homeowner's Association (HOA). Landscaping within street tract lines will be maintained by the Homeowner's Association.

Basis of bearings
6. The North–South section line common to the Southeast Quarter Section 31 and Southwest Quarter Section 32, bearing S00°13'58"W a distance of2659.51 feet, according to the Boundary Survey dated July 13, 2005, by Stanley Consultants, Inc.

Fire hydrants
7. There are 69 fire hydrants located within the boundary of Eagle Meadows at Casa Grande #4. During the design and layout of the water line plans the number and location of fire hydrants shown may be revised to maintain a 600' maximum spacing between hydrants and within 300' of any structure.

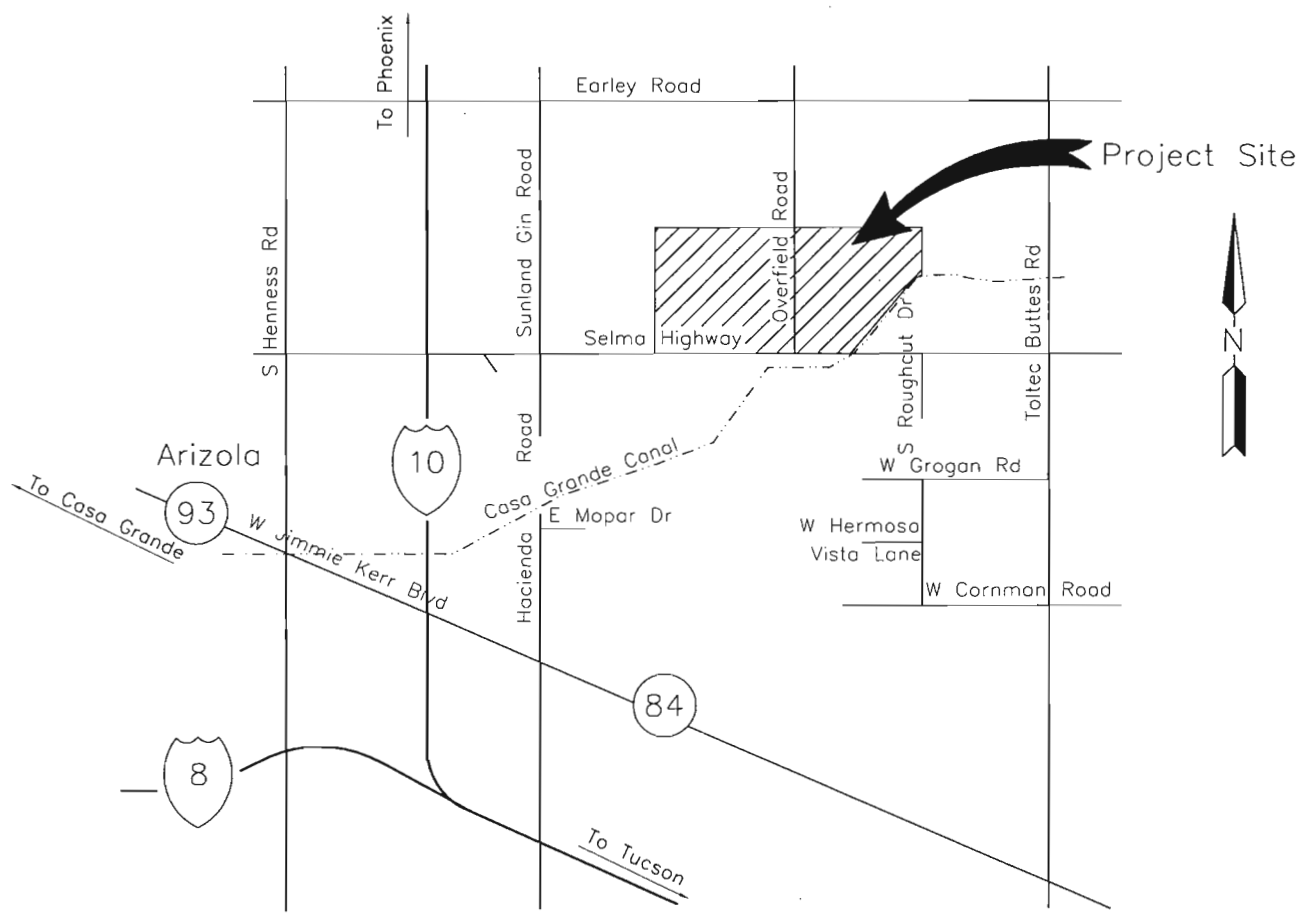
Potable water supply
8. Potable water will be delivered to the site from extentions of an existing 24" diameter water main located along Florence Boulevard.

Wastewater disposal
9. Wastewater from the site will be treated by the City of Casa Grande.

Finished floor elevation
10. Finished floor elevations of any structure will be free from inundation during a 100–year peak runoff event if constructed in accordance with the subdivision improvement plans. Drainage tracts will be maintained by the Homeowner's Association.

SCHOOL DISTRICT

Mesquite Elementary School District
Casa Grande Junior High School District
Casa Grande Union High School District



Vicinity Map
SCALE: 1" = 2000'

PROPERTY OWNER

Eagle Meadows at Casa Grande, L.L.C.
4772 Frontier Way, Suite 400
Stockton, CA 95215
(480) 854–3830
Contact: Kenneth Hardy

DEVELOPER /SUBDIVIDER

Ridgecrest Homes
4772 Frontier Way, Suite 400
Stockton, CA 95215
(480) 854–3830
Contact: Kenneth Hardy

CONSULTING ENGINEER

Stanley Consultants, Inc.
1661 East Camelback Road, Suite 400
Phoenix, AZ 85016
(602) 333–2200
Contact: Timothy J. Poe, P.E.

PREPARED BY

Stanley Consultants, Inc.
1661 East Camelback Road, Suite 400
Phoenix, AZ 85016
(602) 333–2200
Contact: Timothy J. Poe, P.E.

SITE SUMMARY TABLE

Number of Lots	953
Number of Open Space, Drainage and/Landscape Tracts	70
School Site	1
Total Acreage	12,021,525.10 SF/275.9763 Acres
Zoning	P.A.D.
APNS	Parcel 1
	Parcel 2
Number of 6000 to 6999 sf Lots	289 (Typical lot dimensions: 55'x110')
Number of 7000 to 7999 sf Lots	369 (Typical lot dimensions: 60'x117')
Number of 8000+ sf Lots	295 (Typical lot dimensions: 67'x120')
Total Area of Lots	7,097,047.74 SF/162.93 Ac/59.04% of Project
Open Space Area	1,899,180.04 SF/43.60 Ac/15.80% of Project
Public Right–of–way	2,489,365.71 SF/57.15 Ac/20.70% of Project
School Site	535,930.53 SF/12.303 Acres
Density	3.45 Lots per Acre

UTILITY COMPANIES SERVING THIS AREA

Utility	Company
Water	Arizona Water Company
Sewer, Refuse & Fire	City of Casa Grande
Electric Service	Arizona Public Service Company
Telephone	QWEST Communications
Gas	Southwest Gas Corp.
Police	Casa Grande Police Department

FLOOD ZONE

According to the Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), Panel 040077 0950C, this project is in Flood Insurance Zone C. Zone C is defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding.

ENGINEERING RESPONSIBILITY

The following Registered Professional Civil Engineer is responsible for the civil engineering that is necessary for the preparation of this Preliminary Plat: Timothy J. Poe R.C.E. 37881

Eagle Meadows @ Casa Grande #4 Preliminary Plat

ORIGINAL DATE: 9/29/05

REVISIONS	DATE

EAGLE MEADOWS @ CASA GRANDE #4

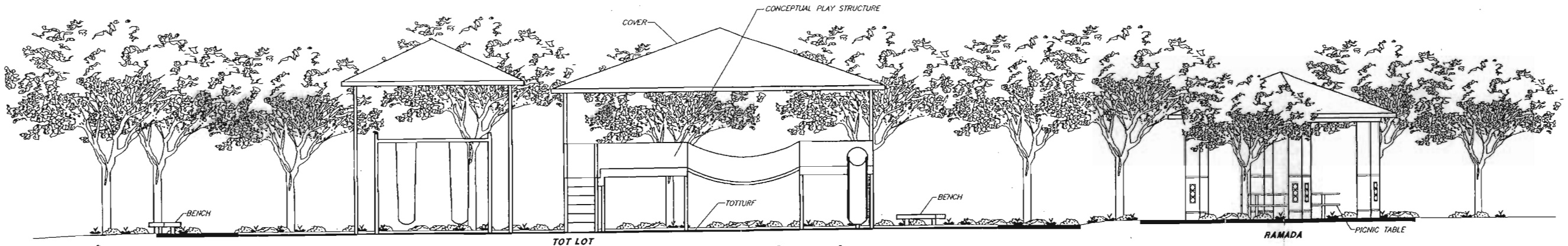
Stanley Consultants

Eagle Meadows @ Casa Grande #4
Preliminary Plat
Coversheet

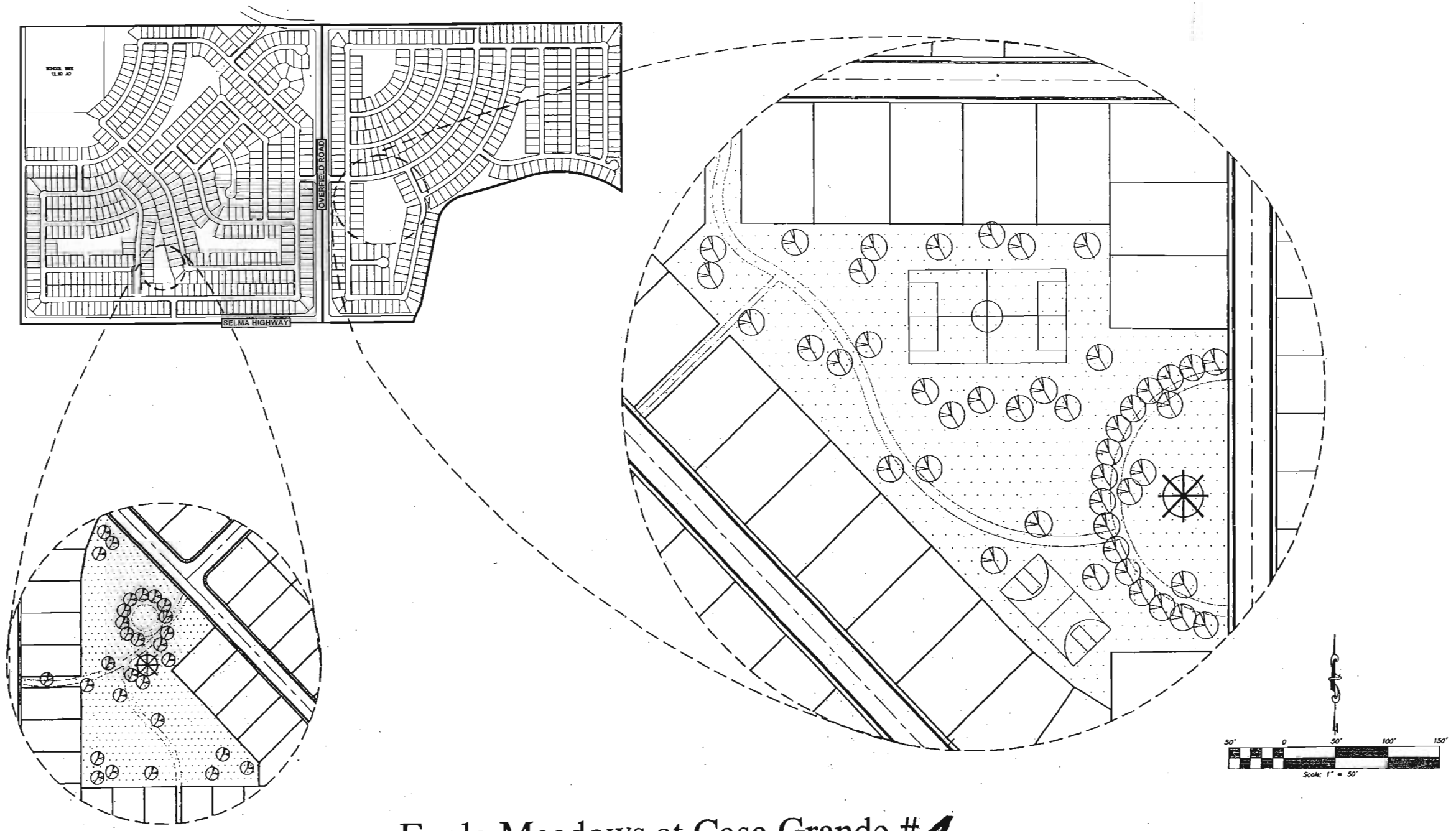
DESIGNED: WDR
DRAFTED: WDR
APPROVED: TJP

CADD FILE: E:\18[illegible]\Eagle Meadows\LDD\DWG\18[illegible]7 PP 01.dwg

DATE: 1/5/06 | VERSION: 2 | PROJ NO: 18467.01.01 | SHEET NUMBER: 1 OF 7



Section A



Eagle Meadows at Casa Grande #4

Casa Grande, Pinal County, Arizona

Stanley Consultants
2929 East Camelback Road
Phoenix, Arizona 85016
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

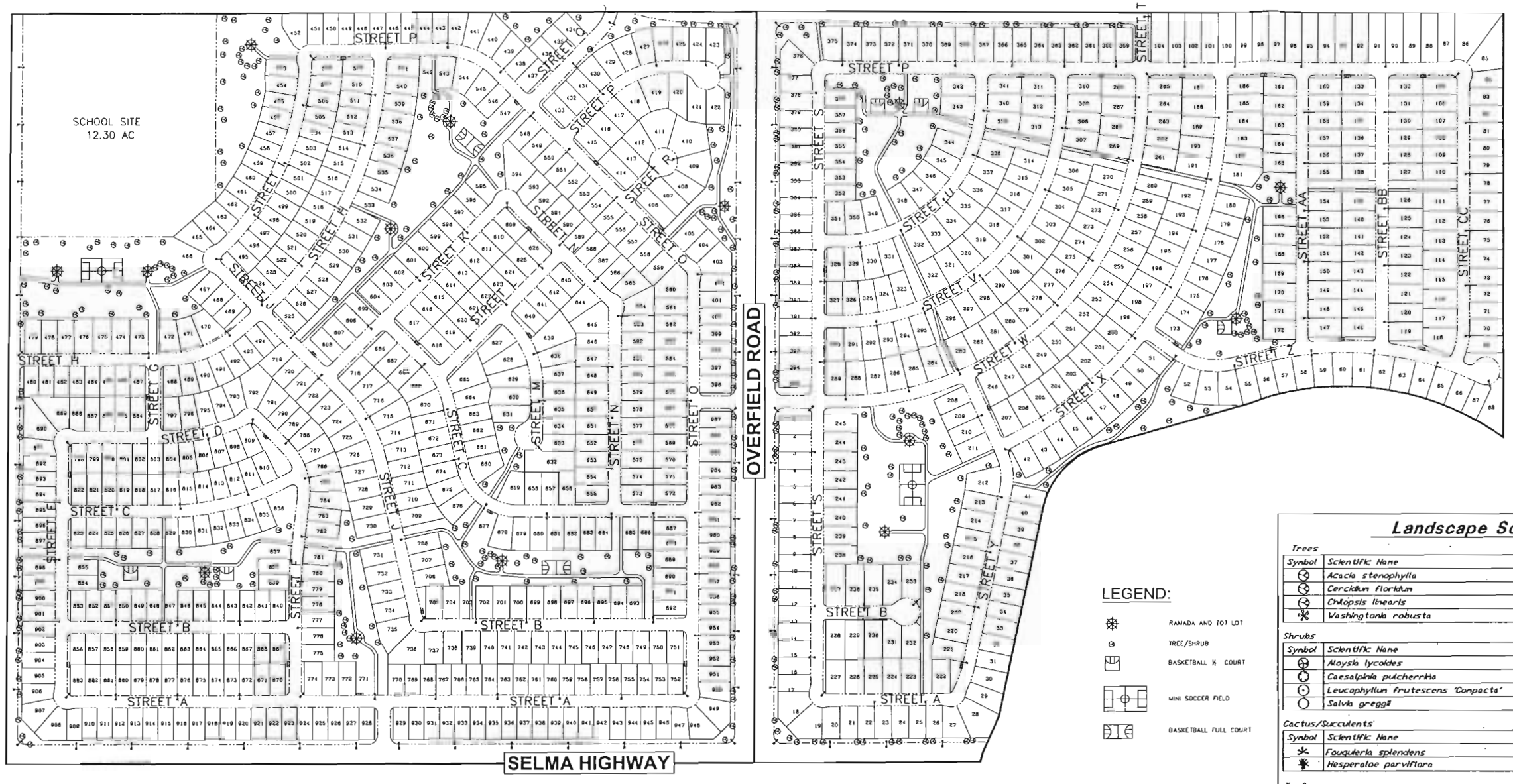
Preliminary Typical Common Area With Amenity

Eagle Meadows at Casa Grande #4

ENGINEER:
DESIGNER:
DRAFTER:
REVIEWER:
DATE: January 19, 2005
REVISIONS
1.
2.
Eagle Meadows at Casa Grande #4
PROJ. NO.

SHEET
SHEETS

Exhibit 6



CONCEPTUAL LANDSCAPE PLAN
1"=150'

LEGEND:

- RAMADA AND TOT LOT
- TREE/SHRUB
- BASKETBALL ½ COURT
- MINI SOCCER FIELD
- BASKETBALL FULL COURT

Landscape Schedule

Trees

Symbol	Scientific Name	Common Name	Planting Size
	Acacia stenophylla	Shoestring Acacia	36" Box
	Cercidium floridum	Blue palo verde	36" Box
	Chilopsis linearis	Desert Willow	36" Box
	Washingtonia robusta	Mexican fan palm	25'

Shrubs

Symbol	Scientific Name	Common Name	Planting Size
	Aloysia lycoides	White Bush	5 Gal
	Caesalpinia pulcherrima	Dwarf poinciana	5 Gal
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal
	Salvia greggii	Autumn Sage	5 Gal

Cactus/Succulents

Symbol	Scientific Name	Common Name	Planting Size
	Fouquieria splendens	Ocotillo	6'
	Hesperaloe parviflora	Red yucca	5 Gal

Turf

Symbol	Scientific Name	Common Name	Planting Size
	Cynodon dactylon 'Midiron'	Midiron Bermudagrass	Sod

Misc.

Symbol	Scientific Name	Size
	River Run Fractured Granite	4"-8"
	Granite Boulders	2'x2'-5'x3'
	Decomposed Granite - Desert Gold - 2" depth	3/8" minus

Amenity Area - May include Ramada, Picnic Area, Walking Path, Tot Lot, Sports Areas

Mini Soccer Field

Basketball 1/2 Court

NORTH

SCALE: 1"=150'
0 150 300

EAGLE MEADOWS @ CASA GRANDE #4

Stanley Consultants
2020 East Camelback Road
Phoenix, Arizona
A Stanley Group Company
Engineering and Construction Services - Worldwide

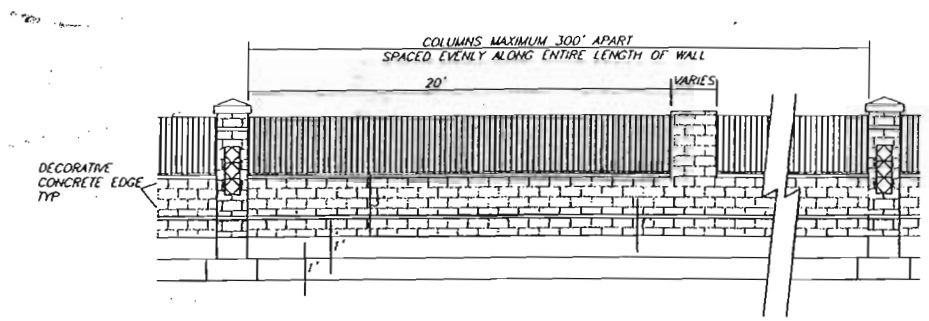
EAGLE MEADOWS @ CASA GRANDE #4
LANDSCAPE PLAN

DESIGNED: TJP
DRAFTED: F.R.
APPROVED: TJP

CADD FILE: Q:\18467\EAGLE MEADOWS\LDD\DWG\ 18467-LSP.dwg
PRINT DATE: 10/01/2005 PROJ NO: 18467.01.01 SHEET NUMBER: 1 OF 1

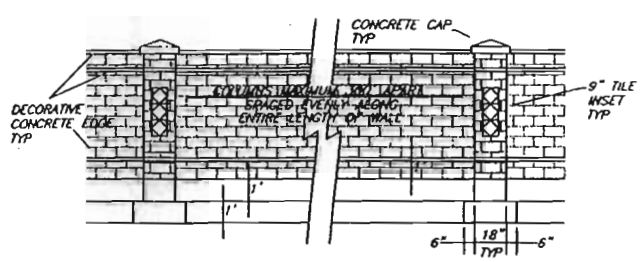
EAGLE MEADOWS @ CASA GRANDE #4 LANDSCAPE PLAN

EXHIBIT #5

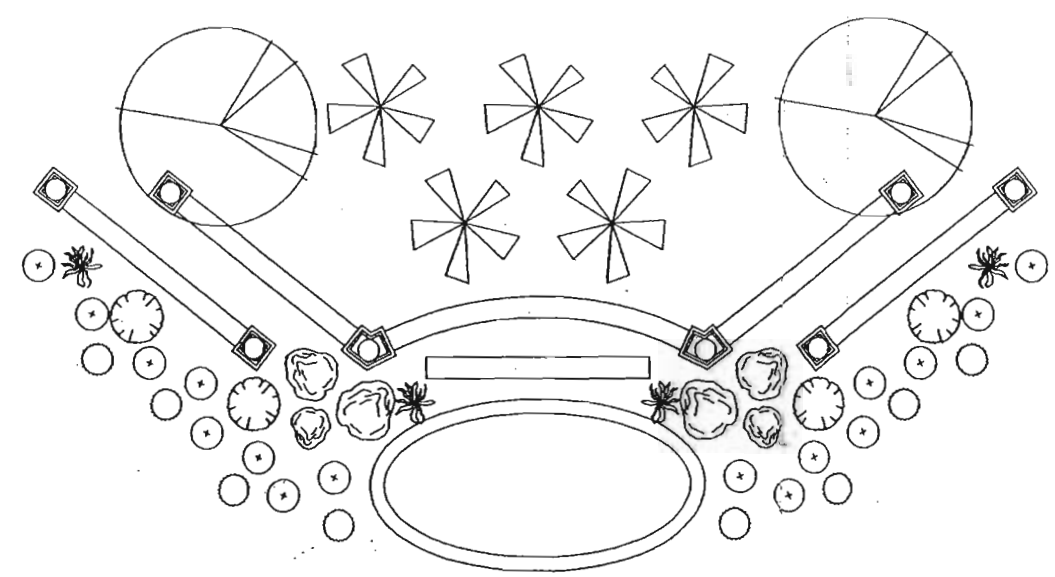


View Wall
SCALE: 1"=50'

Entrance Monument Elevation
SCALE: 1"=50'



Theme Wall
SCALE: 1"=50'



Entrance Monument Plan View
SCALE: 1"=50'

Eagle Meadows at Casa Grande # 4

Casa Grande, Pinal County, Arizona

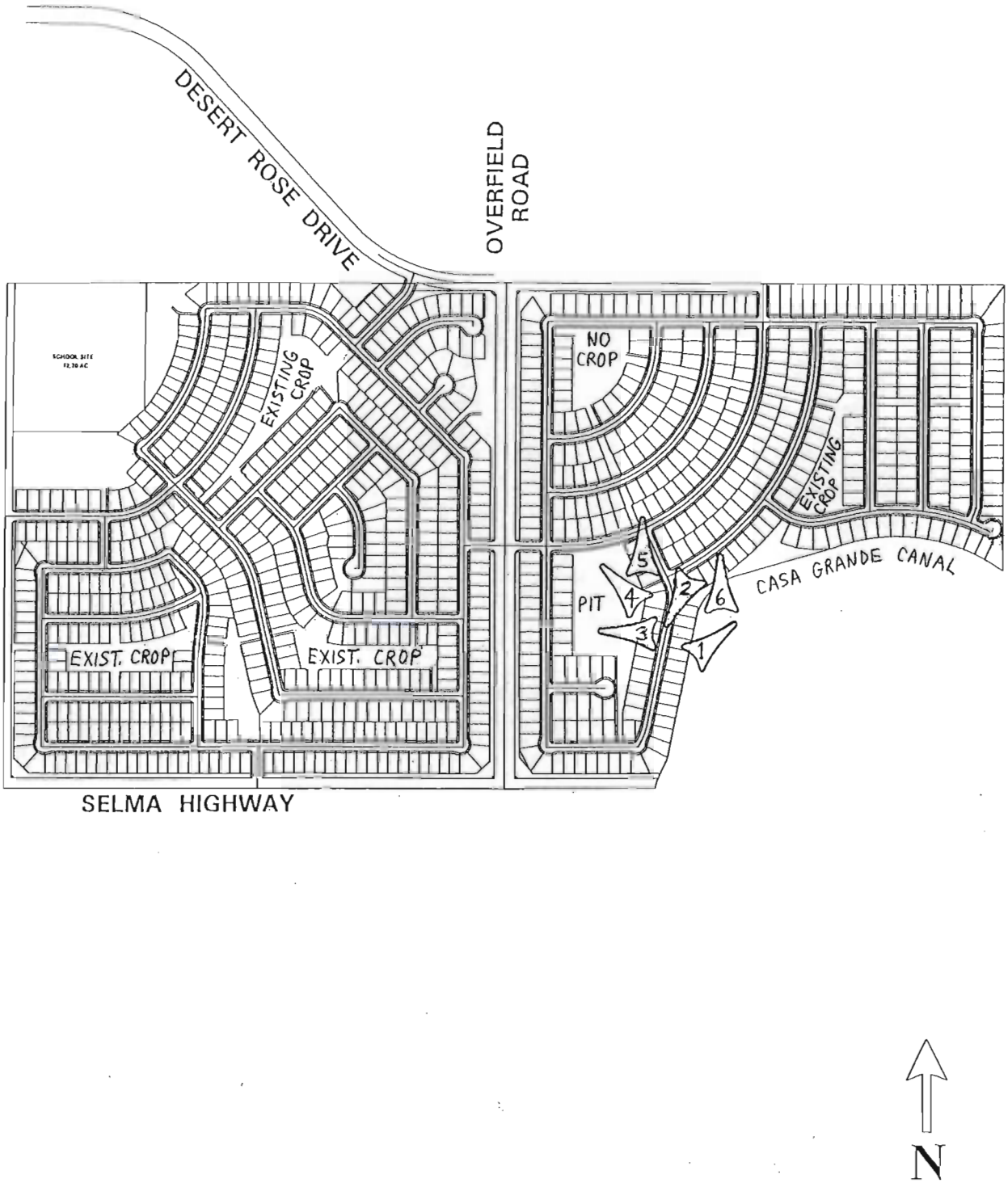
2929 East Camelback Road
Phoenix, Arizona 85016
A Stanley Group Company
Engineering, Environmental and Construction Services -- Worldwide
Stanley Consultants

Preliminary
Entry Monument

Eagle Meadows at
Casa Grande #4

ENGINEER:
DESIGNER:
DRAFTER:
REVIEW:
DATE: January 18, 2005
REVISIONS
1
2
Eagle Meadows
at
Casa Grande #4
PROJ. NO.
SHEET
SHEETS

Exhibit 4

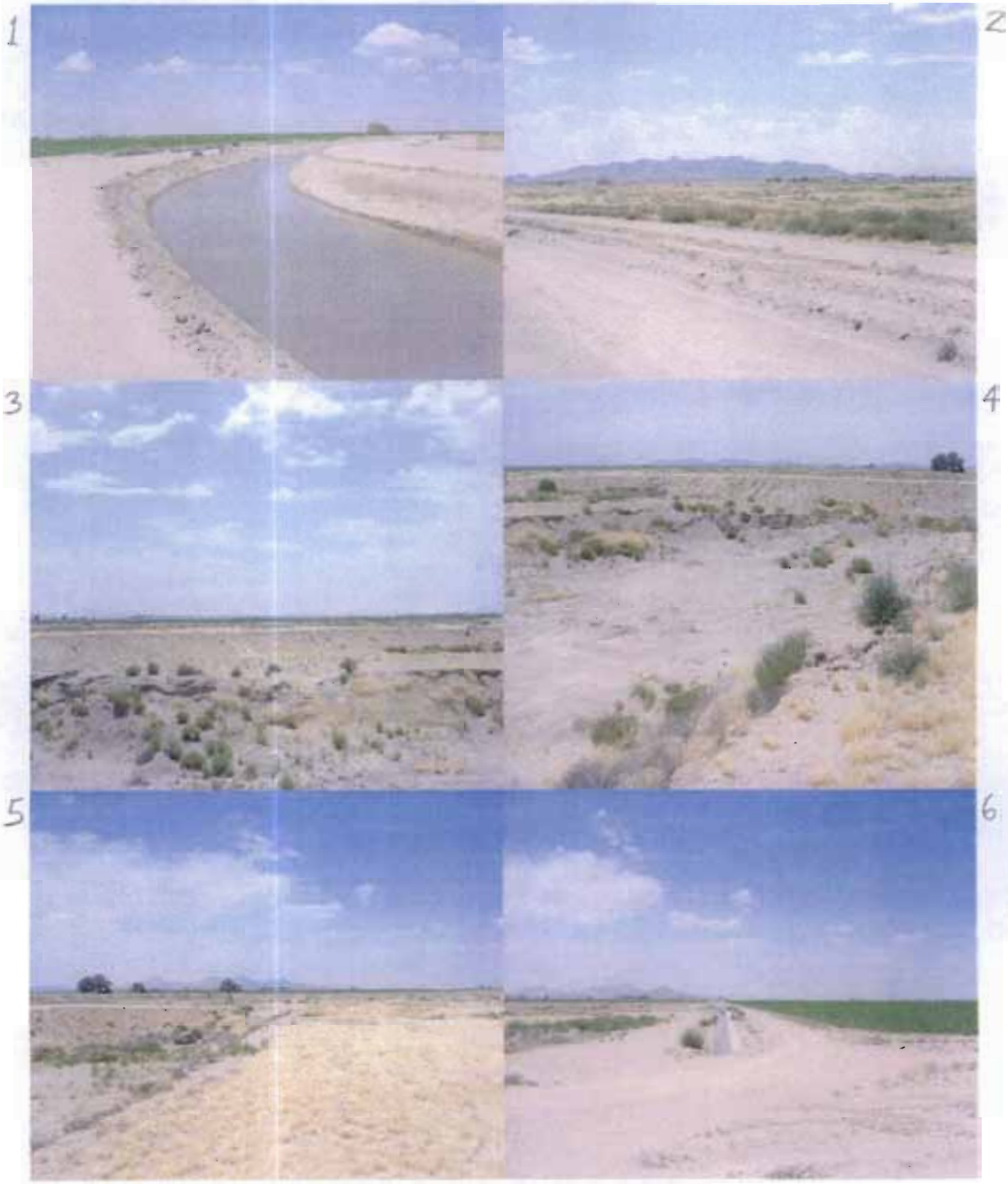


Stanley Consultants INC.

EAGLE MEADOWS @ CASA GRANDE #4

Site Photographs Exhibit 16

18910ex2-2.DGN



Site Photographs
Exhibit 16