

G-Diamond Ranch

Minor PAD Amendment

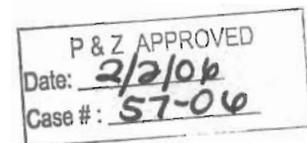
Amended Development Guide

for a

Planned Area Development (PAD)

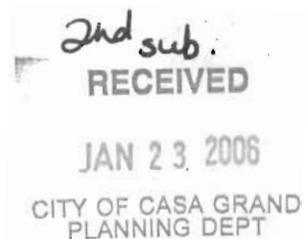
A 367-acre, mixed-use, master-planned development
located at the northwest corner of Cottonwood Lane and Peart Road

Application case #: CGPZ-57-06
(prior case #'s: CGPZ-69-03, CGPZ-48-04)



PAD Approved / Amendment Revised:

October 6, 2003 / December 27, 2005



Introduction & Description of Request:

The Planned Area Development (PAD) was approved for G-Diamond Ranch by the Casa Grande City Council on October 6, 2003, as a mixed-use and master-planned development located on 367 acres (approximate gross size) at the northwest corner of Cottonwood Lane and Peart Road, under case #CGPZ-69-03. It was subsequently amended to allow changes to Parcels C, D & E in regard to lot sizes, ratios and mixes, under CGPZ-48-04.

This application is for a Minor Amendment to the PAD for G-Diamond Ranch to allow for changes to the side-yard setbacks within Parcels C, D & E (approximately 261.73 acres), as well as to update other project data such as lot counts, etc.

Preliminary Development Plan/ Project Description:

G-Diamond Ranch is a mixed-use development proposed with single-family residential (SFR), multi-family residential (MFR - Medium and High-density Residential), and neighborhood commercial/office (COM) uses, along with a school site. A summary of the uses and their respective approximate net acreages is as follows:

Use	Net Acreage (approx.)
SFR	284.1
MFR	22.0
COM	20.0
School	12.2
Total	338.3 *

* Net acreage excludes the areas for arterial and collector roadway dedications (approx. 14 acres).

Further, G-Diamond Ranch is proposed to be developed as 10 separate 'parcels', labeled 'A' through 'J'. These parcels, their respective use, approx. net acreages, proposed number of units, and gross densities (as proposed) are as follows:

Parcel	Use	# Lots/Units	Density	Net Acreage
A	SFR	10	0.8/acre	11.0
B	SFR	15	1.4/acre	9.1
C	SFR	305	3.4/acre	85.6
D	SFR	246	3.8/acre	62.1
E	SFR	387	3.6/acre	102.8
F	SFR	7	0.5/acre	13.6
G	School	-	-	12.2
H	MFR	125	10.0/acre	12.0
I	MFR	159	15.9/acre	10.0
J	Com	-	-	20.0
TOTALS	-	1,254	3.5/acre	338.3

These uses and their respective general locations reflect the appropriate land use designations of the Casa Grande General Plan, as amended for the subject site under application CGPZ-12-03.

G-Diamond Ranch has been carefully planned and designed to reflect the desire of the Gilbert family to provide a high-quality living environment within the City of Casa Grande. The various residential components consist of site-built single-family detached lots of various sizes (Parcels A – F), attached single-family/townhomes (Parcel H) and apartments (Parcel I). A neighborhood commercial corner is proposed directly at the southwest corner of Kortsen and Peart Roads (Parcel J), and a school site (Parcel G) is proposed within the interior of the site. These parcels are described in more detail below in this Development Guide.

Open space consists of passive and active areas such as tot lots and park sites that are conveniently located throughout the development, as well as landscaped open space areas that provide for non-motorized access between the various parcels of G-Diamond Ranch. A significant landscape setback will be provided along the arterial street (Cottonwood Lane, Kortsen Road and Peart Road) frontages, in excess of minimum City requirements and described below. Significant open space is provided within the single-family residential portions of G-Diamond Ranch (parcels C, D & E), totaling approximately 41 acres (16%) of this total site area. Additional open space areas will be provided within the remaining parcels, as well. A specific landscape palette has also been chosen for all of G-Diamond Ranch.

All development will conform with the requirements of the City of Casa Grande. Provisions for retention/drainage, street-lights and fire protection will be as required by the City of Casa Grande.

Land Use Descriptions:

Single-family Residential (Parcels A – F):

Parcels A through F are proposed as a series of single-family, site-built, residential parcels, and comprise a total of approximately 284.1 net acres (84%) of the G-Diamond Ranch site.

Parcel A (Large-lot single-family residential):

Parcel A consists of approximately 11.0 acres, and is proposed for ten (10) one-acre (approx.) size lots with single-family residential (site-built only) uses. The density for this parcel is 0.87 dwelling units per acre. Homes within this parcel will likely be custom built, and will not be subject to Design Review (unless developed as production housing). Horses, and accessory uses and structures necessary for horses, may be allowed to occur within parcel A. The actual determination as to whether equestrian uses will be allowed shall be determined at the time of approval of any Preliminary Plat(s) for parcel A.

The future developer of this parcel may opt to develop this parcel as a gated community, with private streets. Such determination shall be made at the time of approval of any Preliminary Plat(s) for this parcel, and shall be subject to City of Casa Grande approval.

The development standards for Parcel A are as follows:

Front Setback:	20' (to front-loaded garage – 15' front setback to livable area and/or side-loaded garage)
Side Setback:	10'
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	28' / 2 stories

Accessory structures within parcel A shall observe these same development standards, and shall be limited in size to a maximum of 33% of the rear yard area (for each individual structure).

The other development standards for Parcel A shall be the same as those provided under the Urban Ranch (UR) zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

Parcels B & F (Large-lot single-family residential):

Parcels B and F consist of approximately 9.1 acres and 13.6 acres, respectively, and are proposed for a total of approximately 22 site-built homes/lots (15 for Parcel B and 7 for Parcel F), with an average lot size of approximately ½-acre. The density for Parcel B is approximately 1.43 dwelling units per acre, and the density of Parcel F is approximately 0.49 dwelling units per acre. Homes within these parcels will likely also be custom built, and also will not be subject to Design Review (unless developed as production housing). Horses, and accessory uses and structures necessary for horses, may be allowed to occur within either or both parcels B & F. The actual determination as to whether equestrian uses will be allowed shall be determined at the time of approval of any Final Plat(s) for parcels B & F.

The future developer(s) of either or both of these parcels may opt to develop this parcel as a gated community, with private streets. Such determination shall be made at the time of approval of any Preliminary Plat(s) for this parcel, and shall be subject to City of Casa Grande approval.

The development standards for Parcels B & F are as follows:

Front Setback:	20' (to front-loaded garage – 15' front setback to livable area and/or side-loaded garage)
Side Setback:	10'
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)

Rear Setback: 20'
 Maximum Height: 28' / 2 stories

Accessory structures within parcels B & F shall observe these same development standards, and shall be limited in size to a maximum of 33% of the rear yard area (for each individual structure).

The other development standards for Parcels B & F shall be the same as those provided under the Urban Ranch (UR) zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

Parcels C, D & E (standard single-family residential):

Parcels C, D & E consist of approximately 250.6 total net acres (approx. 283.5 gross), with a total of approximately 938 lots/homes (same number as under the original PAD).

Two different minimum lot widths are proposed within these three parcels, resulting in lots that vary in size from 6,325 square feet (minimum lot size) to lots in excess of 8,000 square feet in size. The typical lot sizes are as follows:

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
55'	115'	6,325 sq. ft.
70'	115'	8,050 sq. ft.

This PAD and the proposed single-family residential developments conform with the requirements of the Casa Grande PAD Diversity standards in that no lot is less than 6,000 square feet, and for every lot less than 7,000 square feet there is an equal, or greater, number of lots that are in excess of 8,000 square feet.

A breakdown of the number of lots, by minimum lot size, is as follows:

Lots < 7,000 sq. ft.	Lots 7,000 – 8,000 sq. ft.	Lots >8,000 sq. ft.
416	100	422

The Land Use Plan for G-Diamond Ranch indicates the general location of the lots and lot sizes within Parcels C, D & E. The actual lots within any of these parcels may vary, but in no case shall the number of lots less than 7,000 square feet in size exceed the number of lots greater than 8,000 square feet in size. Consequently, the number of lots and resultant densities of Parcels C, D & E may vary slightly to reflect the changes in lot sizes within these parcels that may occur during the platting and/or engineering design processes.

Homes within parcels C, D & E will likely be developed by a production homebuilder, with home designs indicative of the particular homebuilder. At the present time, no particular homebuilders have been chosen for any parcel or phase of G-Diamond Ranch, and therefore no examples of housing product are available at this time. The housing product will conform to the City of Casa Grande's PAD Residential Design Standards, as well as the review and approval of the Gilbert family (the property owner), and will be submitted for review and approval by the Planning and Zoning Commission prior to issuance of any permits for any homes.

The development standards for lots within parcels C, D & E are as follows (a 'typical lot' exhibit is included as an exhibit to this Development Guide):

Front Setback:	15' - 23' (front-loaded garages will vary from 20' to 23' for every 3 rd or 4 th home. 15' front setback to livable area and/or side-loaded garage)
Side Setback:	7' & 8' (15' total)
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	28' / 2 stories

The other development standards for Parcels C, D & E shall be the same as those provided under the R-1 zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

Parcels A through F – In General:

When adding the 10, one-acre lots (Parcel A) and 22, ½-acre lots (Parcels B & F), to this mix, there will be a total of 938 single-family lots/homes within parcels A through F. This lot size mix provides for 416 lots less than 7,000 square feet in size (44% of the total) and 422 lots in excess of 8,000 square feet (45% of the total).

G-Diamond Ranch has been designed with curvilinear streets, cul-de-sacs, and centralized, useable and highly visible open space, in order to achieve a "visually diverse" community. The general design of parcels A through F is indicated on the land use plan. The actual design for these parcels (or portions thereof) will be provided at the time of platting for the respective, parcel, phase or portion.

Details regarding the specific subdivision and home development standards, as well as a discussion of this project's conformance to Casa Grande's PAD Residential Design Standards, are noted in Appendix 'A' to this Development Guide.

Model home sales offices/complexes for any of the single-family residential parcels (A through F) may occur within any of these parcels/phases of development.

Notice to all homebuyers within G-Diamond Ranch will be provided at the time of the sale of the respective homes that notifies them of the non single-family residential uses within G-Diamond Ranch that are proposed to occur on parcels G, H, I and J, as well as the potential for equestrian uses on parcels A, B &/or F.

Covenants, Conditions, and Restrictions (CC&R's) will be established in order to ensure that the community maintains a high level of quality and to protect the investments of its residents. The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in homes, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R's will be provided to the City of Casa Grande for review and approval prior to the approval of any Final Subdivision Plats.

Homeowner's Associations (HOA's), with a master association and sub-associations (where necessary), will be formed for all parcels (with the possible exception of parcels A, B &/or F) to enforce the CC&R's and to maintain all landscape tracts, perimeter walls, and open space areas including drainageways, perimeter walls and landscaping within rights-of-ways (except arterial roadway medians).

Parcels H & I (Multi-family Residential):

Parcels H and I are proposed for multi-family residential uses, and are located within the northeastern portion of G-Diamond Ranch, just south of the Commercial site (Parcel J).

Parcel H, consisting of approximately 12.5 acres, is proposed to be developed for attached single-family, townhome or condominium residential uses (including duplexes, cluster housing, etc.), at a density of approximately 8 to 12 dwelling units per acre. The site is designated for Medium-density Residential uses (MDR 2) on the land use plan element of the Casa Grande General Plan as recently amended for the subject site. This designation allows a density of 8 to 12 dwelling units per acre (target density of 10.0 d.u./acre).

Parcel I, consisting of approximately 10.0 acres, is proposed to be developed for multi-family residential uses (apartments), at a density of approximately 12 to 16 dwelling units per acre. The site is designated for High-density Residential uses (MDR 2) on the land use plan element of the Casa Grande General Plan as recently amended for the subject site. This designation allows a density of 12 to 16 dwelling units per acre (target density of 14.0 d.u./acre).

Model home sales/rental offices/complexes may occur within both or either of these parcels (H & I) or phases of development.

The development standards for Parcels H & I are as follows:

Front Setback:	20' (to front-loaded garage – 15' front setback to livable area and/or side-loaded garage)
Side Setback:	10' (5' & 10' for single-family dwelling)
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	35'

The other development standards for parcels H & I shall be the same as those provided under the R-3 zoning district and other applicable sections of the Casa Grande Zoning Ordinance, except that single-, two-, three- and four-family dwellings shall follow the applicable development standards of the R-2 zoning district.

The architectural style, building materials, colors, landscaping theme, etc., shall compliment the same elements as developed within the single-family residential portions of G-Diamond Ranch. Development of parcels H and/or I, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscaping, signage, open space, parking, access, etc.

Parcel J (Commercial):

Parcel J is proposed as a 20.5-acre neighborhood commercial area, and is located directly at the southwest corner of Kortsen and Peart Roads.

The proposed uses within this parcel will primarily consist be of those uses identified as the permitted and conditionally permitted uses of the B-2 zoning district. These uses include, but are not limited to, the following:

- A "Large Single Retail Use" and/or "large Multiple Use Shopping center" use on the commercial parcels with arterial frontage providing that the use meets the requirements for such uses as outlined in the City Zoning Ordinance;
- Accessory single-family residential uses when occupied by the owner, lessee, or watchman employed on the premises.
- All ages book/ video store;
- Animal hospital/veterinarian office without outdoor kennels;
- Appliance sales and service;
- Art gallery/museum;
- Athletic club;
- Bakery with on-site sales and less than 3,500 square feet;
- Banks and credit unions;
- Blueprint/photo processing and/or sales;
- Bowling alley;
- Business/office machine sales and service;
- Call centers;
- Car wash;
- Catering business;
- Churches/synagogues;
- Cigar and tobacco store;
- Clothing store;
- Community meeting centers;
- Convenience store (with or without gasoline sales and/or car wash);
- Dance/theatrical/music studio;
- Delicatessen;

- Dry cleaning and/or Laundromat;
- Electronics store;
- Essential (as determined by City) Public services/uses;
- Fast-food restaurant;
- Florist;
- Game rooms/pool halls;
- Garden supply stores;
- Gas station;
- Grocery store/food sales;
- Hair salon/beauty parlor/barber;
- Hardware store;
- Home furnishing store;
- Hotel;
- Interior decorator;
- Jewelry sales/service;
- Liquor store;
- Lock and key shop;
- Medical urgent care center, including satellite hospital facilities;
- Medical, dental, and chiropractic offices;
- Movie theater;
- Municipal or other governmental uses;
- Nail salon;
- Newsstand;
- Optician;
- Photographic studio;
- Professional and semi-professional offices;
- Radio/television studio;
- Shoe repair/service;
- Sit-down restaurants;
- Sports equipment sales and service; and
- Tavern/bar.
- Permitted accessory uses, including business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises.
- Additional retail and office uses that are similar in nature to those specifically listed above (excluding any uses that are of a primary outdoor nature such as automotive, RV, boat, and manufactured home sales) shall also be permitted. Pawn shop, consignment store, thrift store and tattoo/piercing parlor uses are prohibited. The Planning and Development Director shall determine which additional similar uses may be allowed within the PAD. Appeals shall be made to the Planning and Zoning Commission and City Council through the Major Amendment to a PAD process.

It is anticipated that this site will develop as a neighborhood commercial center, with a major tenant (such as a grocery store), along with additional attached 'shop' space and detached 'pad' sites suitable for uses such as a convenience store (with or without gas sales) and/or fast-food restaurants. However, it may develop as any of a number of commercial center scenarios.

The development standards for Parcel J are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Side Setback:	25'
Rear Setback:	15'
Maximum Height:	35'

Other development standards for Parcel J shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

The architectural style, building materials, colors, landscaping theme, etc., shall compliment the same elements as developed within the single-family residential portions of G-Diamond Ranch. Development of the site, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscaping, signage, parking, access, etc. At the time of the submittal of a site plan for the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial area such as design theme, landscape theme, signage, open space, shared access and parking, etc.

Parcel G (School site):

Parcel 'G' is proposed as a 12-acre school site, and an agreement is already in place with the Casa Grande Elementary School District for the site's possible future use as an elementary school. Should the site not be chosen by the school district, the site may be developed for single-family residential uses in a manner consistent with parcels C, D &/or E (would require a Minor Amendment to the Casa Grande General Plan to change the land use designation from P/SP to LDR or other land use).

Open Space:

G-Diamond Ranch proposes a number of unique and inviting open space features, as well as the more 'typical' provisions for tot lots, non-motorized (pedestrian and bicycle) access and landscaping. Exhibits that graphically depict the landscaping of G-Diamond Ranch are included with this Development Guide.

One of the open space features of G-Diamond Ranch is a significant landscape setback that will be provided along the arterial street (Cottonwood Lane, Kortsen Road and Peart Road) frontages. This landscape setback area will have an average width of 33' along Cottonwood and Peart and an average width of 25.5' along Kortsen Road (the City of Casa Grande requirement is 15'). The actual width varies from these averages by 2.5', which is achieved by varying the depth of the perimeter and screening walls along a given arterial frontage as depicted on the accompanying exhibits. Additionally,

this setback area is also significantly landscaped well in excess of City of Casa Grande requirements, and will included turf areas.

The perimeter screen wall also provides for a unique look and identifying theme for G-Diamond Ranch, and consists (adjacent to the single-family residential uses) of a 7'4" high fluted CMU block wall, with 8' high columns that have a metal 'cap' with a patina finish. The wall will be colored to complement the architectural theme of G-Diamond Ranch.

Entry monuments consist of major and minor entry features, with major features provided at the major entrances from Cottonwood, Kortsen and Peart, with additional minor features along these frontages and at the interior collector entrance from O'Neil Drive.

Landscaped, open space corridors are provided as links between the various parcels, with 10' wide trails multi-use pathways and 5-foot wide walkways meandering through the open space corridors as illustrated on the Site Plan and the Conceptual Landscape Exhibit. This trail system serves to physically and visually tie the various neighborhoods into a community. The internal 10-foot wide multi-use path and 5-foot wide walkway network will be designed to provide safe and convenient connections/linkages to all open spaces. All walkways and paths will be constructed of concrete and designed to AASHTO standards and as required by the City of Casa Grande.

Of particular note are open space and landscaped areas that serve to separate the single-family residential uses from the higher-density residential and commercial uses within G-Diamond Ranch. These areas will also have an 10' wide trail that provides for non-motorized (pedestrian and bicycle) access to these uses and allows someone access to the commercial area without having to walk adjacent to an arterial or collector roadway.

A specific landscape palette has also been chosen for G-Diamond Ranch, which serves to provide for a unifying landscape theme along the arterial street frontages and throughout the development. Landscaping includes shade trees, shrubs, ground cover, and turf areas as noted on the conceptual landscape plan, with plant material selections reflecting the native vegetation of Arizona.

Open space areas and tracts for G-Diamond Ranch will be improved (i.e., landscaped, paths installed, etc.) concurrent with the phase or portion within which it is located. Final landscape and amenity plans are subject to review and approval by the City of Casa Grande Planning Department.

Approximately 41 acres of open space are proposed within the 250-acre single-family residential portion of G-Diamond Ranch (Parcels C, D & E). These open space areas will consist of conveniently located tot lots and other recreation areas, as well as landscaped pedestrian corridors. Within these parcels, open space equates to approximately 16% of the area for these parcels, which slightly exceeds City of Casa Grande requirements (15%).

Additional open space will also be provided within parcels A, B, F, H & I, as well as within the commercial center (parcel J). Details regarding the arrangement and amount of open space within these parcels will be provided at the time of platting (parcels A, B & F) or at site plan review (parcels H, I & J). Parcel G (the school site) is not subject to open space criteria, unless developed for residential uses.

Within parcels C, D & E, the respective developer(s) of these single-family residential portions of G-Diamond Ranch will offer to the homebuyer a selection of front yard landscape packages. Front yard landscaping will be installed by either the developer or the individual homebuyer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option, but will be limited to a maximum area of the front yard area (to be determined) and shall include concrete/brick header as a border to other landscape areas. Decomposed granite or river rock will be provided for all non-turf/exposed areas. A minimum of four standard landscape plans shall be offered, and one plan shall include a river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the City of Casa Grande.

Relationship to City of Casa Grande General Plan:

The proposed uses and their respective general locations for G-Diamond Ranch reflect the appropriate land use designations of the Casa Grande General Plan, as recently amended for the subject site under application CGPZ-12-03.

Existing Site Conditions:

As indicated on the vicinity map, G-Diamond Ranch consists of approximately 367 acres located at the northwest corner of Cottonwood Lane and Peart Road. The site is presently used for agricultural purposes, is generally flat, with no significant drainage features. There presently exists within the site with a centrally located residence and agriculturally-related buildings. These improvements will be removed at the time of development of that particular phase/parcel. Additionally, agricultural uses may continue to occur on parcels/portions of the site until the development of that parcel/portion occurs. The appropriate disclosure(s) of these uses will be provided to future homebuyers.

Relationship to Surrounding Properties:

Areas to the west and east are generally undeveloped, but are planned for future development, primarily single-family residential in nature (Cottonwood Ranch to the west, Highland Manor to the east). To the north is the Casa Grande Junior High, along

with vacant/undeveloped land. To the south are a variety of uses, including churches, offices, scattered single-family residential and vacant/undeveloped areas.

Accessibility:

As G-Diamond Ranch is surrounded on the south, east and north by three arterial roadways/alignments (Cottonwood Lane, Peart Road and Kortsen Road, respectively), principal access is provided from these roadways. Secondary access to the interior portions of G-Diamond Ranch are provided from three collector roadways: Colorado Street, O'Neil Drive, and Vekol Road.

Circulation System and Street Improvements:

As noted previously, G-Diamond Ranch is surrounded on the south, east and north by arterial roadway alignments (Cottonwood Lane, Peart Road and Kortsen Road, respectively). These roadway alignments exist as 33' reservations only adjacent to the site, with no improvements (the actual roadways, although adjacent to the site, are located on the adjoining properties/rights-of-way).

These arterial roadways will be dedicated with a half-street dedication of 55' along the respective alignment. These roadways will be improved with paving, curb, gutter, median, striped bike lane, 6-foot wide detached, meandering sidewalk, and landscaping within the right-of-way as required by the City of Casa Grande. Sidewalks along all collector and arterial roadways shall be detached from the curb, except at intersections, and meander within the right-of-way.

Within G-Diamond Ranch, three collector roadways are to be provided. These collector roadways are Colorado Street, O'Neil Drive, and Vekol Road. These collector roadways follow the alignments as indicated under the Casa Grande General Plan and as dictated in order to align with the same off-site roadways. These three collector roadways are designed in a discontinuous manner, as reflected in the Casa Grande General Plan, so as to discourage their use for through-traffic. This design creates a unique situation whereby there are two, three-way interior collector intersections. In the event that these intersections may require signalization, the developer shall provide for underground conduit when these respective intersections are constructed. These roadways will be dedicated with 80' of right-of-way, and will be improved with paving, curb, gutter, 5-foot wide sidewalk (detached & meandering), and landscaping within the unused right-of-way as required by the City of Casa Grande (respecting any vision triangle requirements). Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right-of-way, as required by the City of Casa Grande.

Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways.

Cross sections for arterial and collector roadways are included with this Development Guide, and are subject to review and approval by the City of Casa Grande Engineering Department. Except as approved by the City of Casa Grande Engineering Department, deceleration lanes will be provided at all collector roadway entrances into G-Diamond Ranch from Cottonwood Lane, Kortsen Road and/or Peart Road.

Interior local streets and cul-de-sacs will be designed and constructed as required by the City of Casa Grande, with 44' of right-of-way, paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the street. Where possible, local streets will be designed in a discontinuous manner so as to discourage cut-through traffic and to act as a traffic-calming measure. The placement of landscaping, signs and any utility-related equipment shall conform with City of Casa Grande vision triangle/sight distance requirements.

Future builders/developers of the parcels, phases or portions of G-Diamond Ranch will be responsible for the dedication and improvement of all interior roadways, as well as the half-street dedication and improvement to any respective arterial or collector roadways adjacent to the particular parcel, phase or portion.

Parcels A, B and/or F may be developed as a gated community(ies), with private streets. Such determination shall be made concurrent with the submittal of any Preliminary Plat(s) for these parcels, and shall be subject to City of Casa Grande approval (including the roadway cross-sections, designs and any provisions for turn-arounds and emergency access).

Upon completion of construction, maintenance of improvements within rights-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within all rights-of-way (except arterial roadways), which will be maintained by the project's Homeowner's Association. Maintenance of arterial median landscaping, if any, is to be the responsibility of the City of Casa Grande upon installation by the developer and acceptance by the City.

Final traffic reports and related improvement plans, meeting the approval of the City Engineer, will be submitted for review and approval concurrent with the submittal of any Final Subdivision Plats for any parcel, phase or portion of G-Diamond Ranch.

Phasing Plan:

The project is proposed to be developed as a number of phases. The phasing plan is preliminary at this time, and is subject to modifications depending on market conditions and absorption rates. A more detailed phasing plan, meeting the approval of the City Engineer, Planning Director and the Planning and Zoning Commission will be established during the Preliminary Plat review process.

Public Facilities:

Police and fire protection will be provided by the City of Casa Grande. Refuse collection will be provided by the City of Casa Grande.

G-Diamond Ranch is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. As noted previously, parcel G is indicated as an elementary school site, per a previous agreement with the Elementary School District. The high school facility is located approximately two miles away, at the intersection of McCartney and Trekell Roads. The applicant has contacted both school districts regarding this proposal, and will attempt to resolve any issues.

As noted previously, G-Diamond Ranch includes usable open space areas and other active and passive recreational amenities as noted throughout this document. In addition to these amenities, the Dave White Regional Park is located approximately three miles to the west of G-Diamond Ranch. No other public recreational areas or parks exist near the site.

Utilities:

Sewer service presently exists adjacent to the site, and will be provided by the City of Casa Grande. A preliminary sewer study has been provided along with this Development Guide, and is subject to review and approval by the City of Casa Grande Engineering Department.

Water service is also available to the site, and will be provided by the Arizona Water Company.

Electrical service will be provided by Arizona Public Service Company. Natural gas service will be supplied by Southwest Gas Company. Telecommunications will be provided by Cox, Qwest Communications and/or other provider. Waste disposal services will be provided by the City of Casa Grande.

All utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council.

Street lights and fire hydrants will be provided as required by the City of Casa Grande.

Development Team:

The G-Diamond Ranch development team consists of the following:

Owner (Parcels A, B, D thru J):

The Gilbert Family
ATTN: Miriam Gilbert
715 East Granada
Tempe, AZ 85281

Owner (Parcel C, D & E):

Wood-McCaslin III, LLC
ATTN: Jim Wehmueller
7321 North 16th St., #102
Phoenix, AZ 85020
602.870.7495

Engineer (PAD):

Bill Collings
DNA, Inc.
314 East 8th Street
Casa Grande, AZ 85222
520.836.5501

Engineer (Preliminary Plats / Parcel C, D & E):

Jim Abraham
Clouse Engineering
1642 East Orangewood Avenue
Phoenix, AZ 85020
602.395.9300

Zoning Consultant:

Greg Loper, AICP
9024 West Yukon Drive
Peoria, AZ 85382
602.550.7004

Land Planner:

Jeff Farr
Drifting Sands Design
P.O. Box 24261
Tempe, AZ 85285
480.927.9208

Appendix A

Residential Development Standards:

The “production builder” portions of the single-family residential parcels of G-Diamond Ranch (parcels C, D & E) have been designed to incorporate as many of the City of Casa Grande’s Residential Design Standards for Planned Area Developments as possible (Parcels A, B & F are proposed for custom/semi-custom homes, and are not subject to these criteria unless developed by a production builder). The following is an explanation of how parcels C, D & E of G-Diamond Ranch meet or exceed these standards.

Mandatory PAD Layout and Design Standards:

Open Space:

Open space areas are located both for high visibility and serve as pedestrian/bike pathways through the site. Where possible, subdivision entries and a number of the interior roads terminate with views into open space areas. These open spaces are connected by a series of pedestrian pathways and paths, which serve to both physically and visually tie the neighborhoods together, and provide for non-motorized access to other areas within G-Diamond Ranch. The internal open space areas are centralized as much as possible to maximize use by all of the community, and every home within G-Diamond Ranch will be within 1000 feet of a pathway or open space area. Security lighting will be provided for selected open space areas as required by the City of Casa Grande Planning Department. A Homeowner’s Association(s), with a master association and sub-associations, will be formed to maintain all landscape tracts and common areas.

Where necessary, open space areas are also designed to retain on-site storm water in an aesthetically-pleasing design. Many of the proposed open space areas will provide retention for the project, and will be designed to minimize the appearance of retention areas through the use of varied side slopes, varied plant massing, and curvilinear pedestrian pathways. At least 15% of the retention basins that are also designed for recreational usage will be elevated above the 25-year flood-water surface elevation. Where necessary, dry-wells will be utilized within retention basins as required by the City of Casa Grande.

Approximately 41 acres of open space are proposed within the 250-acre single-family residential portion of G-Diamond Ranch (Parcels C, D & E). These open space areas will consist of conveniently located tot lots and other recreation areas (including ramadas, picnic areas and a half-court basketball court, as well as landscaped pedestrian corridors. Within these parcels, open space equates to approximately 16% of the area for these parcels, which slightly exceeds City of Casa Grande requirements (15%).

Additional open space will also be provided within parcels A, B, F, H & I, as well as within the commercial center (parcel J). Details regarding the arrangement and amount of open space within these parcels will be provided at the time of platting (parcels A, B & F) or at site plan review (parcels H, I & J). Parcel G (the school site) is not subject to open space criteria.

Prior to the approval of any Final Subdivision Plat(s) for any portions of G-Diamond Ranch, final landscape and open space amenity plan(s) shall be submitted for review and approval by the City of Casa Grande Planning Department.

Multi-Story Homes:

No multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development from an arterial or collector roadway.

Streetscapes and Entrances:

A significant landscape/open space feature will be provided adjacent to the perimeter arterial street system (Cottonwood Lane, Kortsen Road and Peart Road) within G-Diamond Ranch. This landscape setback area will have an average width of 33' along Cottonwood and Peart and an average width of 25.5' along Kortsen Road (the City of Casa Grande requirement is 15'). The actual width varies from these averages by 2.5', which is achieved by varying the depth of the perimeter and screening walls along these arterial frontages. Additionally, this setback area is also significantly landscaped well in excess of City of Casa Grande requirements, and will included turf areas to provide for visual interest.

The perimeter screen wall also provides for a unique look and identifying theme for G-Diamond Ranch, and consists (adjacent to the single-family residential uses) of a 7'4" high fluted CMU block wall, with 8' high columns that have a metal 'cap' with a patina finish. The wall will be colored to complement the architectural theme of G-Diamond Ranch.

Entry monument features consist of major and minor entry features, with major features provided at the major entrances from Cottonwood Lane, Kortsen Road and Peart Road, with additional minor features along these frontages and at the interior collector entrances. These features, similar to those depicted in this Development Guide, will be installed by the future developer(s) and will promote a sense of place/arrival and of a high-quality residential community.

Front Yard Landscaping:

Future developer(s)/homebuilder(s) within G-Diamond Ranch will be required to offer to each future home-buyer a selection of front yard landscape packages. Front-yard landscaping will be installed by the developer within thirty (30) days of home occupancy, and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option, as a way to vary the look within front yards and to offer for a varied streetscape, but will be limited to a maximum area of the front yard area (to be determined) and shall include concrete/brick header as a border to other landscape areas. Decomposed granite or river rock will be provided for all non-turf/exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the City of Casa Grande Planning Department.

Miscellaneous:

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.

Additional Requirements for PAD Layout and Design:

The following additional development standards will be utilized at G-Diamond Ranch.

- Curvilinear street system. G-Diamond Ranch has been designed with a curvilinear street system. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- Staggered front yard setbacks. Front-loaded garages will vary in setback from 20 feet to 23 feet, with a 23-foot front setback provided on every third or fourth lot with a front-loaded garage. The minimum setback for front porches, side-entry garages and livable areas, which project in front of the front-loaded garage, shall be 15 feet.
- Multi-Use Path. As indicated on the conceptual landscape plan, a number of internal pathways are provided to provide for non-motorized access to and through G-Diamond Ranch and its various uses. These pathways consist of both 10-foot wide concrete paths and 5-foot wide concrete walks, and shall meander through the development's proposed open space corridors and be designed to provide safe and convenient connections/linkages to all open space amenities, thereby physically tying the community together. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the

recommendations of the City Engineer and Planning Director. If requested by the City, those paths and walks not located within public right-of-way shall be covered by pedestrian public access easements,.

- Enhanced Subdivision Entries. The entrances to G-Diamond Ranch shall be designed to create a sense of place/arrival. Entry monument features consist of major and minor entry features, with major features provided at the major entrances from Cottonwood Lane, Kortsen Road and Peart Road, with additional minor features along these frontages and at the interior collector entrances. These features, similar to those depicted in this Development Guide, will be installed by the future developer(s) and will promote a sense of place/arrival and of a high-quality residential community. Raised, landscaped medians will be provided at all entry streets into the community.
- Landscape Buffers. Significant landscape tracts/buffers are provided along all arterial roadways (Cottonwood Lane, Kortsen Road and Peart Road) within G-Diamond Ranch as noted previously. This landscape setback area will have an average width of 33' along Cottonwood and Peart and an average width of 25.5' along Kortsen Road (the City of Casa Grande requirement is 15'). The actual width varies from these averages by 2.5', which is achieved by varying the depth of the perimeter and screening walls along these arterial frontages. Additionally, this setback area is also significantly landscaped well in excess of City of Casa Grande requirements, and will include turf areas to provide for visual interest.
- Enhanced Perimeter Wall Design. As noted previously, The perimeter screen wall adjacent to the arterial street system provides for significant variation, both in depth and through 'staggered' stretches of wall. The wall will be constructed of 7'4" high fluted CMU block wall, with 8' high columns that have a metal 'cap' with a patina finish. The wall will be colored to complement the architectural theme of G-Diamond Ranch. Wall details and colors shall be submitted for the review and approval of the City of Casa Grande Planning Department.

Mandatory Residential PAD Architectural Standards:

The residential product for G-Diamond Ranch has not been determined at this time, and shall be at the discretion of future developer(s)/homebuilder(s). However, it is the intent of the present owners of G-Diamond Ranch to ensure diversity and visual interest in the future homes within the single-family residential portions by incorporating architectural elements that will help create a diverse and aesthetically-pleasing streetscape. Product elevations and floor plans will be presented to the City of Casa Grande Planning Department, and the Planning and Zoning Commission, for review and approval prior to issuance of any building permits for any homes within parcels C, D and/or E.

The following guidelines will be followed when developing the housing product for homes within G-Diamond Ranch:

Floor Plans and Elevations:

- A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The future developer(s)/homebuilder(s) within G-Diamond Ranch will not allow two homes with the same front elevation or color scheme to be located on adjacent lots or across a local street from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing onto the perimeter arterial or internal collector streets.
- Emphasis (through covered front porches, bay windows, etc.) will be placed on the front elevations of homes. Front entries will be visible from the street.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs and/or similar architectural embellishments will be provided on all front, rear and side elevations.

Roofs:

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and designs will be provided. Concrete tile shall be utilized for all sloped roofs. The Planning and Zoning Commission may give consideration to alternate durable roof materials that are consistent with the housing theme of G-Diamond Ranch.
- Unique roof colors will be matched to each home color scheme.
- No roof-mounted or wall-mounted mechanical equipment, including HVAC or evaporative coolers, will be allowed for any residential dwelling unit or accessory building/structure. All such equipment must be ground-mounted.
- Where provided, covered courtyards or patio areas will be incorporated into the architecture of the home.
- Where patios are offered, patio cover columns will be stuccoed. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the City of Casa Grande Planning Department.

Garages:

- On lots that are at least typically seventy feet (70') wide, at least one elevation per floor plan per homebuilder, 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 ten feet (10').
- At least one elevation per floor plan per homebuilder, parcel or product type will have the livable area of the home forward of the garage.

Additions and Modifications:

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

Additional Requirements for PAD Residential Architecture:

Four of the standards listed below will be mandatory for the developer to implement at G-Diamond Ranch. These additional requirements for PAD residential architecture will be decided upon and presented to the Planning and Zoning Commission prior to approval of the respective final subdivision plat(s).

- 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.
- Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission, and Pueblo.
- 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.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-

loaded garages as standard features shall be increased from the minimum required.

- Reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.
- 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 and open space areas.
- Provide one elevation per project or product type that uses flat roof, e.g., Santa Fe or Pueblo architectural style elements.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

G-Diamond Ranch

December 27, 2005

Plan Data	
Total Site Area	367.3 acres
Gross Site Area	353.3 acres
Net Site Area	338.3 acres
Zoning	PAD
Total Number of Units	1,254

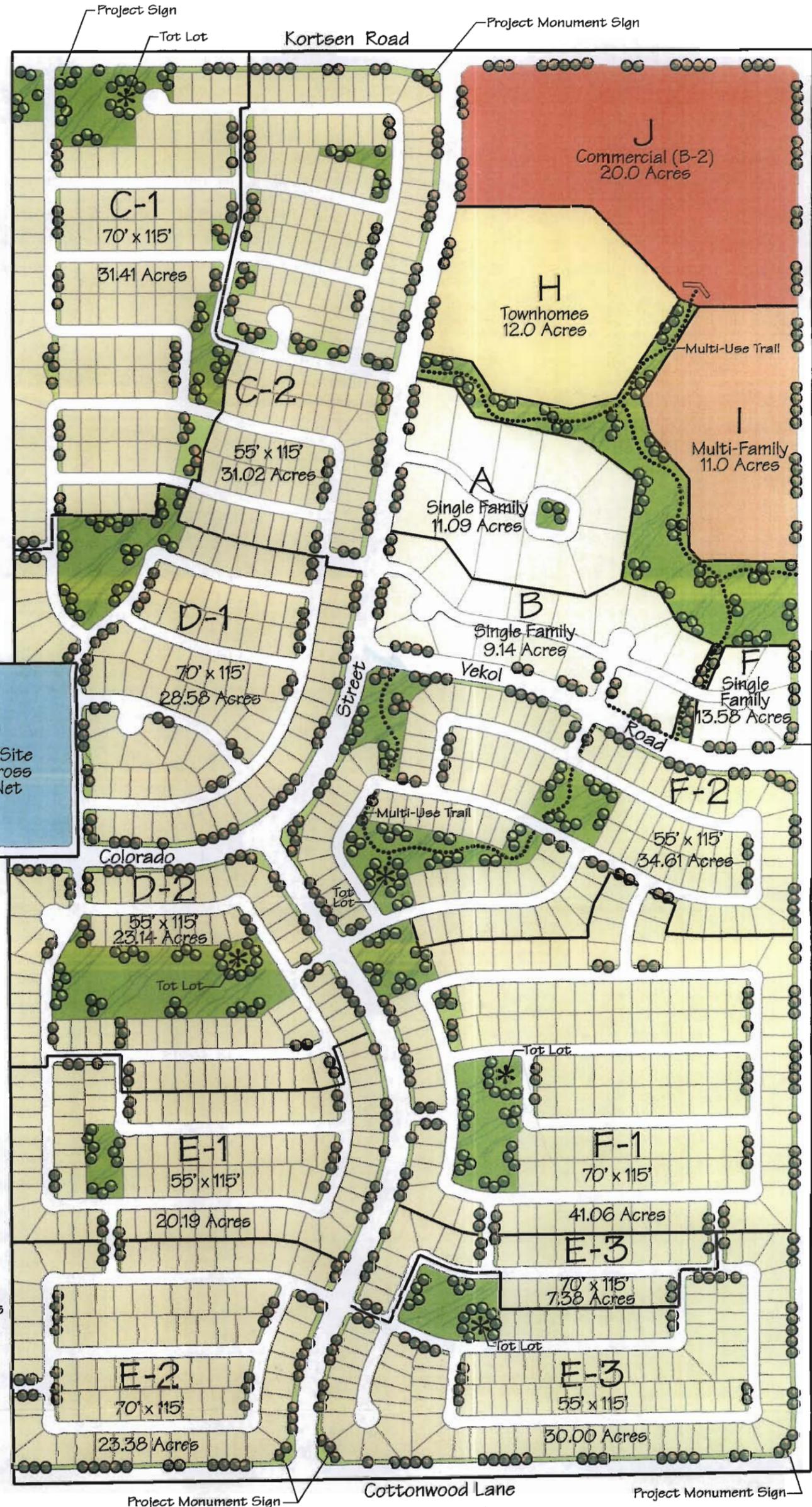
Use by Acre	
Use	Net Acreage (approx.)
SFR	284.1
MFR	22.0
COM	20.0
School	12.2
Total	338.3 *

Parcel Info				
Parcel	Use	# Lots/Units	Density	Net Acreage
A	SFR	10	0.8/acre	11.0
B	SFR	15	1.4/acre	9.1
C	SFR	305	3.4/acre	85.6
D	SFR	246	3.8/acre	62.1
E	SFR	387	3.6/acre	102.8
F	SFR	7	0.5/acre	13.6
G	School	-	-	12.2
H	MFR	125	10.0/acre	12.0
I	MFR	159	15.9/acre	10.0
J	Com	-	-	20.0
TOTALS	-	1,254	3.5/acre	338.3

Lot Summary Chart

Parcel	Minimum Dimensions	Nominal Area	Units
A	Projected	0.87 du/ac	10
B	Projected	1.43 du/ac	15
C-1	70' x 115'	8050 S.F.	99
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8050 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	School		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	55' x 115'	6325 S.F.	111
E-4	70' x 115'	8050 S.F.	27
F	Projected	0.50 du/ac	7
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	Projected	10.0 du/ac	125
I	Projected	15.9 du/ac	159
J	Commercial Use		0
TOTAL			1254

D-3
 Future School Site
 12.72 Acres Gross
 11.66 Acres Net



Highland Manner PAD

Project Monument Sign

Peart Road

Cottonwood Ranch PAD

Legend

- Arid Landscape Character:**
 Drought Tolerant Trees, Shrubs, Ground Covers & Accent Plants
- Project Entries
 - Public Streetscapes
 - Interior Common Open Space/Retention Areas
- Lush Landscape Character:**
 Canopy & Vertical Trees, Turf, Annuals
- Project Entries
 - Landscape Tracts along Public R.O.W.s
 - Interior Common Open Space/Retention Areas
- * Tot Lot
 Multi-Use Trail

G Diamond Ranch

Conceptual Site Plan and Landscape/Open Space Plan

Exhibit Prepared By:
ALD
 Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.954.4110
 Fax: 480.255.9636



Not to Scale

Job #04.23
 Date: 01.03.06

CONCEPTUAL LAND USE PLAN G DIAMOND RANCH

A PLANNED AREA DEVELOPMENT OVER THE EAST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION: G-0

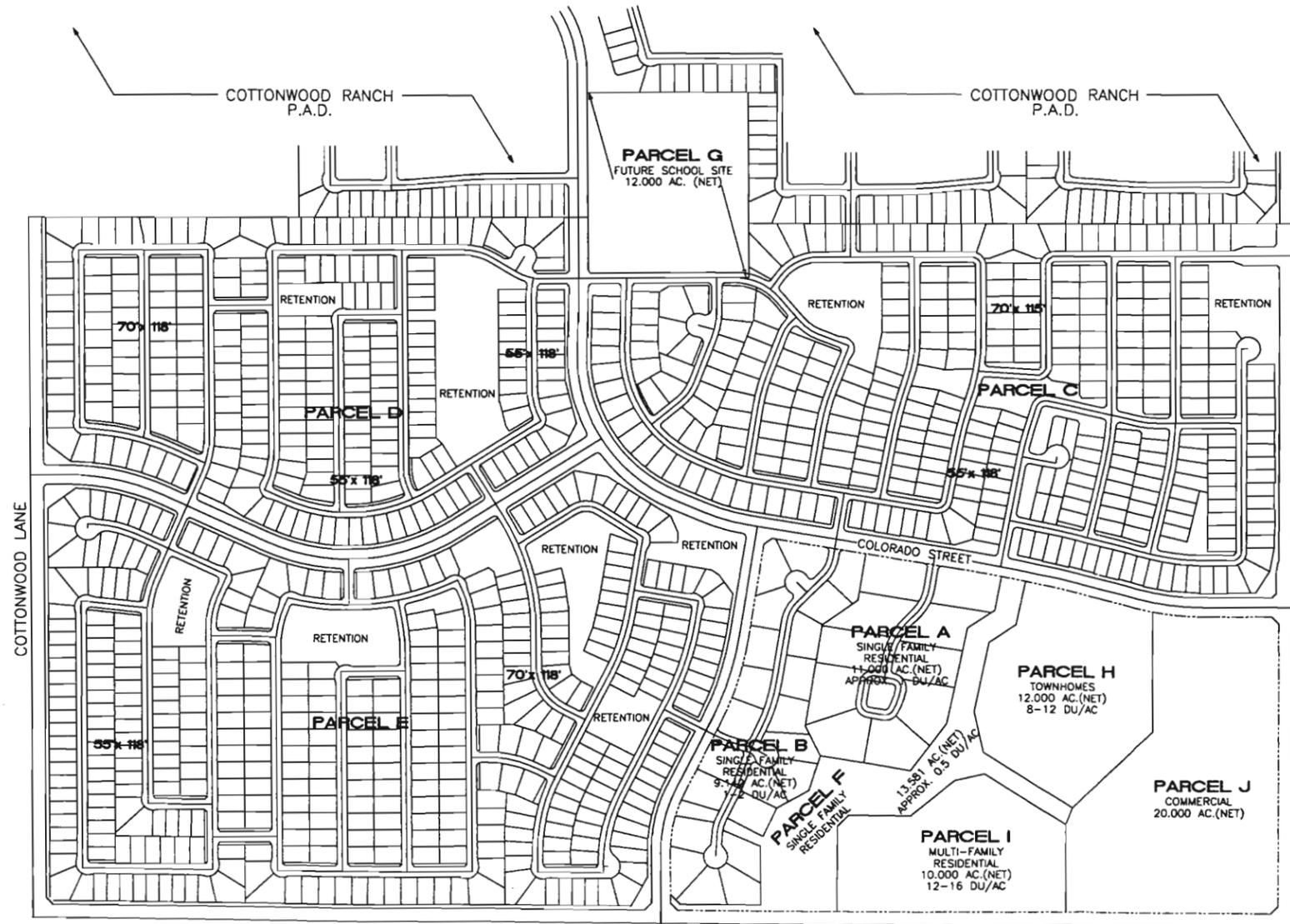
THAT PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE AND THE TRUE POINT OF BEGINNING; THENCE S89°28'08"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2665.76 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE; THENCE S89°26'31"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 284.14 FEET; THENCE N00°08'24"W A DISTANCE OF 2356.23 FEET; THENCE S89°34'36"E A DISTANCE OF 525.00 FEET; THENCE N00°08'24"W A DISTANCE OF 670.00 FEET; THENCE N89°34'36"E A DISTANCE OF 551.39 FEET; THENCE N00°04'22"W A DISTANCE OF 2273.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE N89°58'09"E ALONG SAID NORTH LINE A DISTANCE OF 271.56 FEET TO THE NORTH QUARTER OF SAID SECTION, SAID POINT BEING A FOUND FLUSH BRASS CAP; THENCE N89°50'22"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2689.54 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING A FOUND FLUSH BRASS CAP; THENCE S00°17'39"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2640.09 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S00°18'03"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING.

CONTAINS 15,998,046.946 S.F. (367.265 ACRES.)

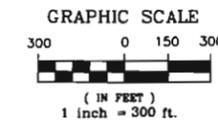


VICINITY MAP



LOT SUMMARY

PARCEL AREA	MINIMUM DIMENSIONS	NOMINAL AREA	NUMBER OF UNITS
A	PROJECTED 0.87 DU/AC		10
B	PROJECTED 1.43 DU/AC		15
C	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	125 180
D	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	165 81
E	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	226 161
F	PROJECTED 0.50 DU/AC		7
H	PROJECTED 10.00 DU/AC		125
I	PROJECTED 15.90 DU/AC		159
			TOTAL 1254



SITE DATA SUMMARY

TOTAL SITE AREA	367.265 AC.
ARTERIAL STREET R/W	14.012 AC.
COTTONWOOD LANE R/W	3.666 AC.
PEART ROAD R/W	6.667 AC.
KORTSEN ROAD R/W	3.679 AC.

GROSS SITE AREA	353.253 AC.
COMMERCIAL	20.490 AC.
SINGLE FAMILY RESIDENTIAL (A)	11.526 AC.
SINGLE FAMILY RESIDENTIAL (B)	10.514 AC.
SINGLE FAMILY RESIDENTIAL (C)	88.948 AC.
SINGLE FAMILY RESIDENTIAL (D)	65.345 AC.
SINGLE FAMILY RESIDENTIAL (E)	107.427 AC.
SINGLE FAMILY RESIDENTIAL (F)	14.256 AC.
MULTI-FAMILY RESIDENTIAL	10,000 AC.
TOWNHOME RESIDENTIAL	12,511 AC.
SCHOOL SITE	12,236 AC.

SINGLE FAMILY RESIDENTIAL DENSITY	
PARCEL C	
GROSS RESIDENTIAL AREA	88.948 AC.
RESIDENTIAL DENSITY	3.40 DU/AC.
OPEN SPACE	12.156 AC.
(%) OPEN SPACE PARCEL C	13.67%
PARCEL D	
GROSS RESIDENTIAL AREA	65.345 AC.
RESIDENTIAL DENSITY	3.80 DU/AC.
OPEN SPACE	10.648 AC.
(%) OPEN SPACE PARCEL D	16.30%
PARCEL E	
GROSS RESIDENTIAL AREA	107.427 AC.
RESIDENTIAL DENSITY	3.60 DU/AC.
OPEN SPACE	18.021 AC.
(%) OPEN SPACE PARCEL D	16.78%
CUMMULATIVE (PARCELS C-E)	
GROSS RESIDENTIAL AREA	261.720 AC.
RESIDENTIAL DENSITY	3.58 DU/AC.
OPEN SPACE	40.825 AC.
(%) OPEN SPACE (PARCELS C-E)	15.60%

GROSS SITE	
COMMERCIAL	5.80%
SINGLE FAMILY RESIDENTIAL	84.36%
MULTI-FAMILY RESIDENTIAL	2.83%
TOWNHOME RESIDENTIAL	3.54%
SCHOOL SITE	3.47%

NOTE: SINGLE FAMILY RESIDENTIAL DENSITIES PER PARCEL MAY VARY DURING THE SITE DESIGN PROCESS. HOWEVER, THE TOTAL SITE SINGLE FAMILY RESIDENTIAL DENSITY SHALL NOT EXCEED 3.55 DU/AC.

	Clouse Engineering, Inc. ENGINEERS & SURVEYORS 1642 E. Orangewood Ave. Phoenix, Arizona 85020 Tel 602-395-9300 Fax 602-395-9310	Revisions 03/29/04 12/21/05	Date 03/26/04 Job No. 030901
	CONCEPTUAL LAND USE PLAN FOR G DIAMOND RANCH ARIZONA		SH. 1 OF 1

PRELIMINARY PHASING PLAN G DIAMOND RANCH

A PLANNED AREA DEVELOPMENT OVER THE EAST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

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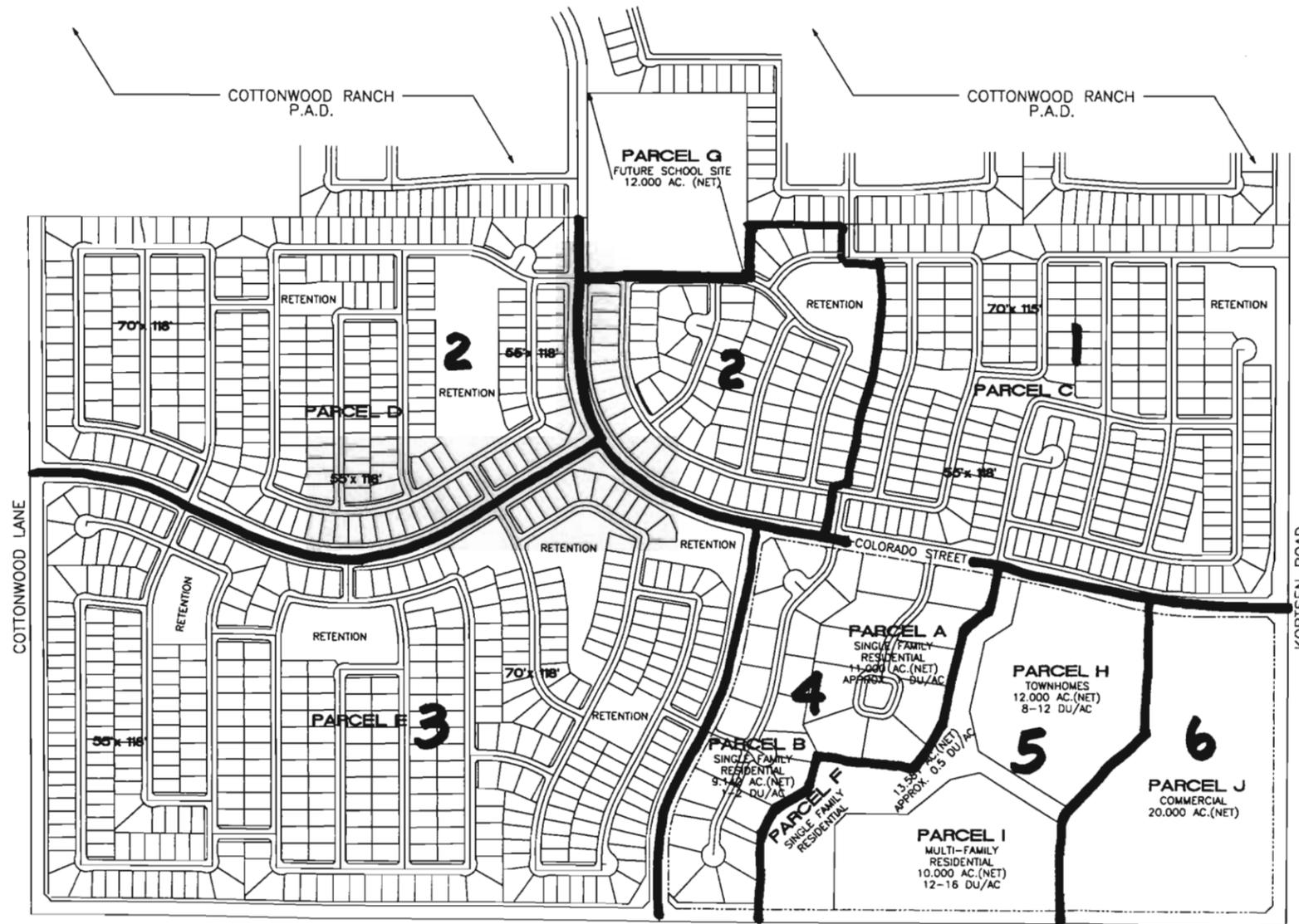
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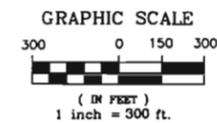


VICINITY MAP



LOT SUMMARY

PARCEL AREA	MINIMUM DIMENSIONS	NOMINAL AREA	NUMBER OF UNITS
A	PROJECTED 0.87 DU/AC		10
B	PROJECTED 1.43 DU/AC		15
C	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	125 180
D	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	165 81
E	55' x 115' 70' x 115'	6325 S.F. 8050 S.F.	226 161
F	PROJECTED 0.50 DU/AC		7
H	PROJECTED 10.00 DU/AC		125
I	PROJECTED 15.90 DU/AC		159
			TOTAL 1254



SITE DATA SUMMARY

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MULTI-FAMILY RESIDENTIAL	10.000 AC.
TOWNHOME RESIDENTIAL	12.511 AC.
SCHOOL SITE	12.236 AC.

SINGLE FAMILY RESIDENTIAL DENSITY

PARCEL C	
GROSS RESIDENTIAL AREA	88.948 AC.
RESIDENTIAL DENSITY	3.40 DU/AC.
OPEN SPACE	12.156 AC.
(%) OPEN SPACE PARCEL C	13.67%
PARCEL D	
GROSS RESIDENTIAL AREA	65.345 AC.
RESIDENTIAL DENSITY	3.80 DU/AC.
OPEN SPACE	10.648 AC.
(%) OPEN SPACE PARCEL D	16.30%
PARCEL E	
GROSS RESIDENTIAL AREA	107.427 AC.
RESIDENTIAL DENSITY	3.60 DU/AC.
OPEN SPACE	18.021 AC.
(%) OPEN SPACE PARCEL D	16.78%
CUMMULATIVE (PARCELS C-E)	
GROSS RESIDENTIAL AREA	261.720 AC.
RESIDENTIAL DENSITY	3.58 DU/AC.
OPEN SPACE	40.825 AC.
(%) OPEN SPACE (PARCELS C-E)	15.60%

GROSS SITE	
COMMERCIAL	5.80%
SINGLE FAMILY RESIDENTIAL	84.36%
MULTI-FAMILY RESIDENTIAL	2.83%
TOWNHOME RESIDENTIAL	3.54%
SCHOOL SITE	3.47%

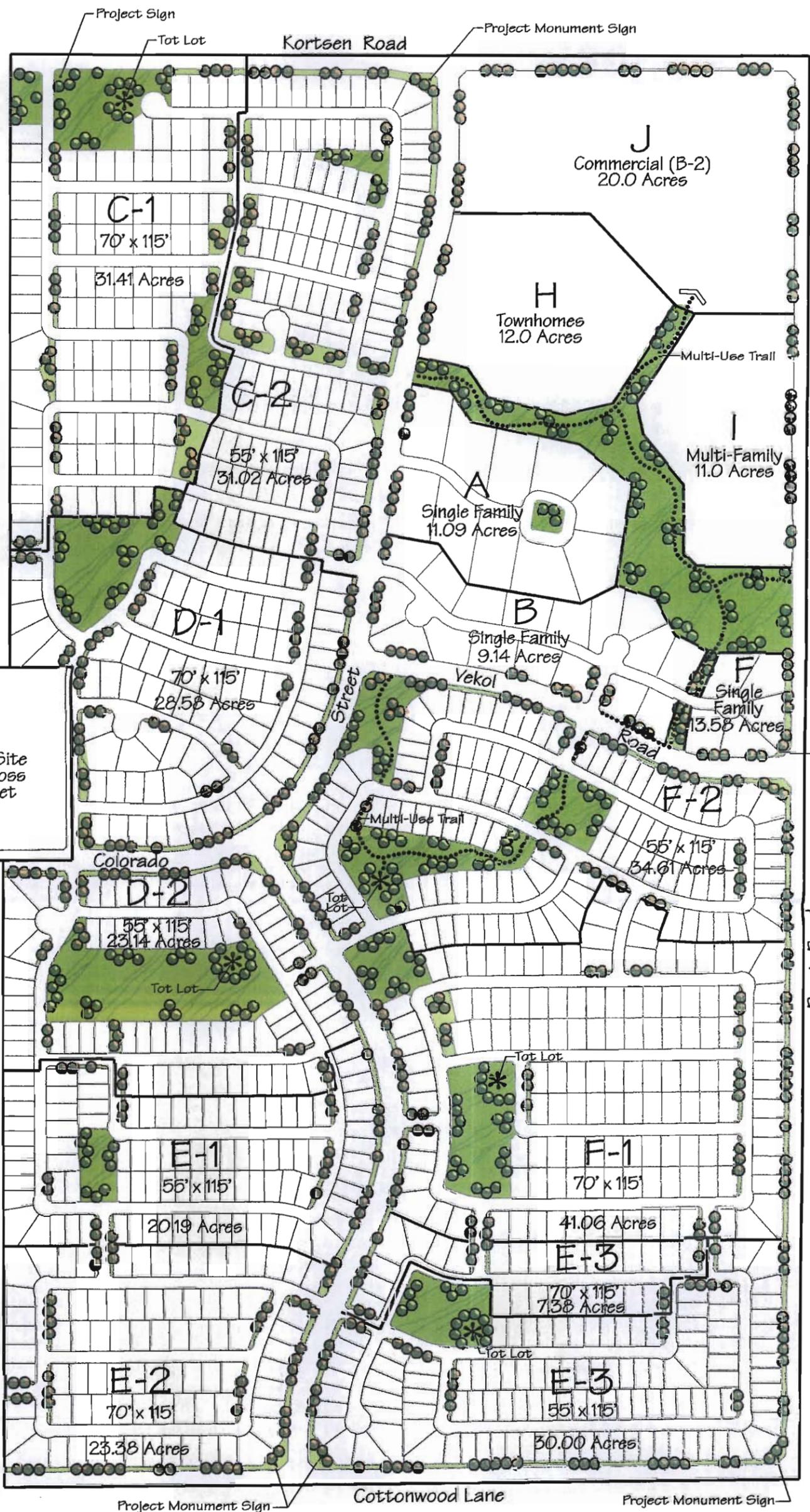
NOTE: SINGLE FAMILY RESIDENTIAL DENSITIES PER PARCEL MAY VARY DURING THE SITE DESIGN PROCESS. HOWEVER, THE TOTAL SITE SINGLE FAMILY RESIDENTIAL DENSITY SHALL NOT EXCEED 3.55 DU/AC.

<p>Clouse Engineering, Inc. ENGINEERS & SURVEYORS 1642 E. Orangewood Ave. Phoenix, Arizona 85020 Tel 602-395-9300 Fax 602-395-9310</p>	Revisions 03/29/04 12/21/05	Date 03/26/04 Job No. 030901
	PRELIMINARY PHASING PLAN FOR G DIAMOND RANCH ARIZONA	
CASA GRANDE		CONCEPT1.DWG SH. 1 OF 1

Lot Summary Chart

Parcel	Minimum Dimensions	Nominal Area	Units
A	Projected	0.87 du/ac	10
B	Projected	1.43 du/ac	15
C-1	70' x 115'	8050 S.F.	99
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8050 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	School		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	55' x 115'	6325 S.F.	111
E-4	70' x 115'	8050 S.F.	27
F	Projected	0.50 du/ac	7
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	Projected	10.0 du/ac	125
I	Projected	15.9 du/ac	159
J	Commercial Use		0
TOTAL			1254

D-3
 Future School Site
 12.72 Acres Gross
 11.66 Acres Net



Legend

- Arid Landscape Character:**
 Drought Tolerant Trees, Shrubs, Ground Covers & Accent Plants
- Project Entries
 - Public Streetscapes
 - Interior Common Open Space/Retention Areas
- Lush Landscape Character:**
 Canopy & Vertical Trees, Turf, Annuals
- Project Entries
 - Landscape Tracts along Public R.O.W.s
 - Interior Common Open Space/Retention Areas
- * Tot Lot
 Multi-Use Trail

G Diamond Ranch

Conceptual Site Plan and Landscape/Open Space Plan

Exhibit Prepared By:
ALD
 Arizona Land Design
 3002 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.356.6410
 Fax: 480.356.6430



Not to Scale

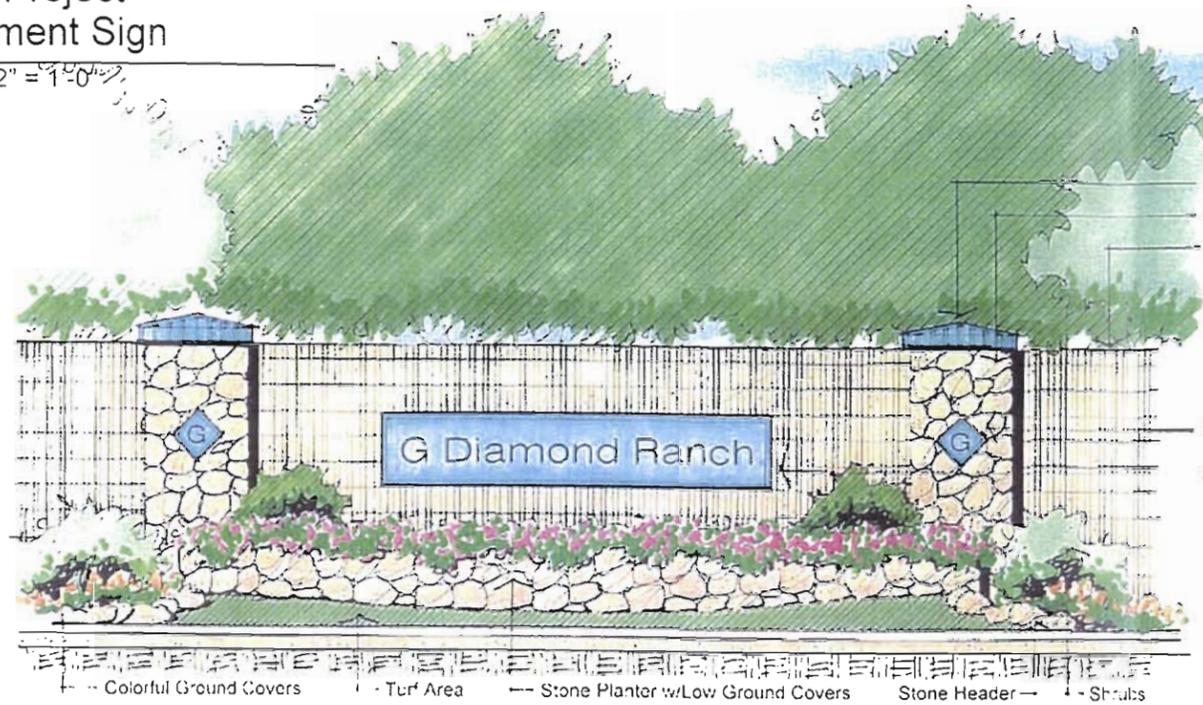
Job #04.23
 Date: 01.03.06

Highland Manner PAD

Peart Road

Major Project Monument Sign

Scale: 1/2" = 1'-0"



- Metal Cap - Patina Finish
- Column w/Field Stone Veneer
- Fluted CMU Block w/Integral Color
- Metal Project Symbol
- Meta: Sign with Cut Out Letters

- Colorful Ground Covers
- Turf Area
- Stone Planter w/Low Ground Covers
- Stone Header
- Shrubs

Project Minor Sign

Scale: 1/2" = 1'-0"



- Meta: Cap - Patina Finish
- Location: Minor Entry Points on O'Neil, Peart & Kortsen
- Meta: Sign with Cut Out Letters
- Fluted CMU Block w/Integral Color

- Metal Project Symbol
- Shrubs

- Accent Plant
- CMU Sign Base w/Field Stone Veneer
- Colorful Ground Covers

Perimeter Wall

Scale: 1/2" = 1'-0"



- Metal Cap - Patina Finish
- Fluted CMU Block w/Integral Color
- Concrete Cap

- Column w/Field Stone Veneer

- Turf Area

- Metal Project Symbol (on columns closest to streets)

- Shrubs
- Colorful Ground Covers
- Decomposed Granite Surface
- Large Accent Plant
- Accent Plant
- Granite Boulder

- Project Bench

Conceptual Project Wall/Signage for:

G Diamond Ranch

Casa Grande, Arizona

Note
Distance between columns vary from 20' minimum to 150' maximum.
Exact locations to be determined with final wall plans.

Prepared for
GuyLotta Ltd.
715 E Granada Drive
Tempe, Arizona 85281
Prepared by:

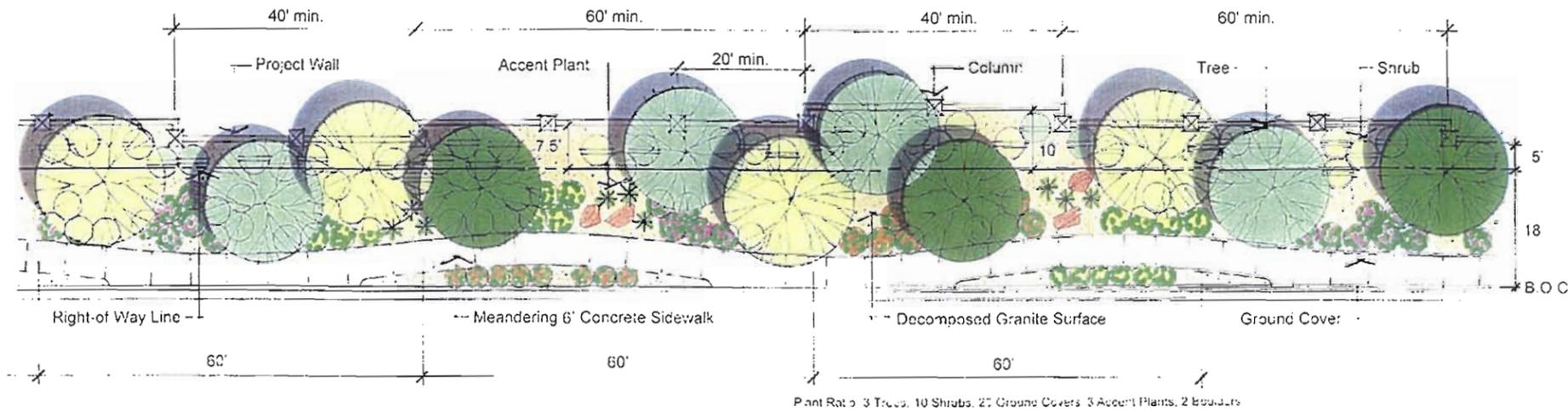


Drifting Sands Design

Date: June 10, 2003
Rev.: August, 2003

Streetscape Along Kortsen Road

Scale: 1" = 10'-0"



Conceptual Plant List:

Trees: Min. 24" box along arterials, 15 gallon elsewhere.

Common Name	Botanical Name
Willow Acacia	Acacia salicina
Desert Willow	Chilopsis linearis
Texas Ebony	Podocarpus flexilis
Bottle Tree	Sterculia diversifolia
African Sumac	Rhus lancea

Shrubs: Min. 5 gallon

Common Name	Botanical Name
Desert Bird of Paradise	Caesalpinia g. hilleb.
Mexican Bird of Paradise	Caesalpinia mexicana
Flea Bush	Julea pulchra
Purple Haze Bush	Dodonaea viscosa purpurea
Mexican Honeysuckle	Justicia sp. elegans
Bush Lantana	Lantana camara
Cenizo	Leucopryum madroanense
Texas Sage	Leucopryum frutescens
Rosemary	Rosmarinus officinalis
Mt. Lemon Mergold	Tagetes lemmonii
Texas Mountain Laurel	Sophora secundiflora
Autumn Sage	Salvia greggii

Ground Covers: Min. 1 gallon

Common Name	Botanical Name
Prostrate Mycenium	Mycenium parvifolium
Trailing Lantana	Lantana montevidensis
Verbena	Verbena rigida

Accents: Min. 1 gallon

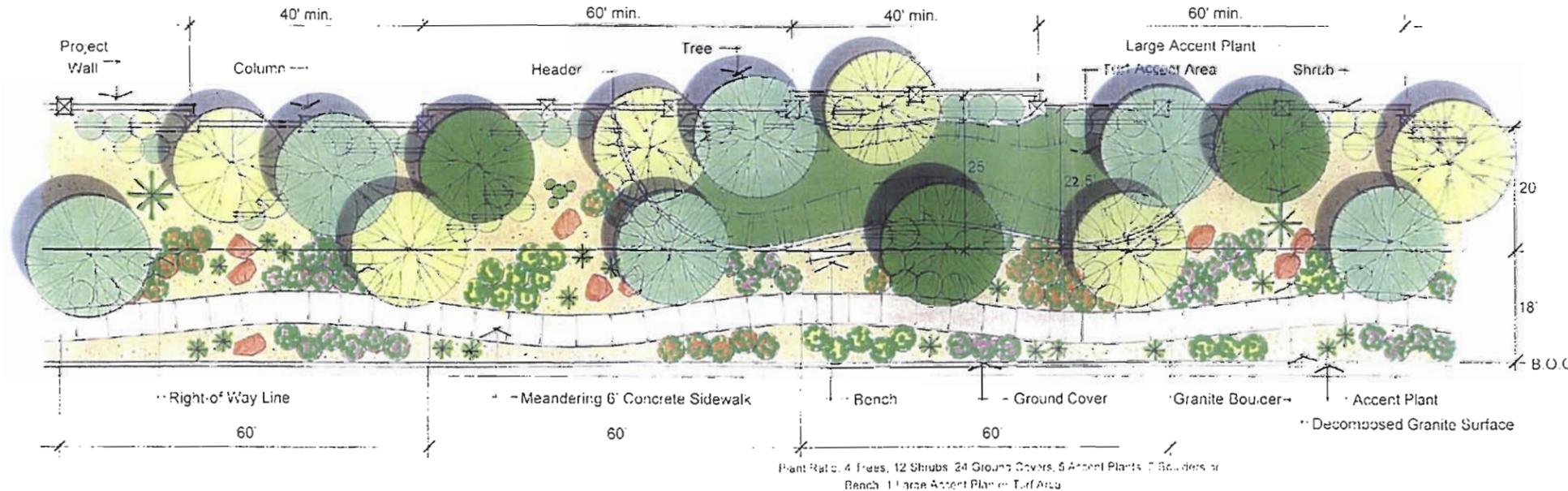
Common Name	Botanical Name
Evergreen Iris	Iris bicolor
Myers Asparagus	Asparagus densiflorus 'Myers'
Golden Columbine	Aquilegia chrysantha
Sago Palm	Cycas revoluta
Firecracker Penstemon	Penstemon saten
Palmy's Penstemon	Penstemon palmy
Red Yucca	Hesperaloe parviflora

Notes:

1. Conceptual wall design provides the general character proposed and may vary with final plans.
2. Wall lengths shown are minimum lengths allowed. Final plans will maintain similar wall lengths.
3. Column spacing shown is the minimum spacing allowed and may vary with final plans but will not exceed 150'.

Streetscape Along Peart Rd. & Cottonwood Lane

Scale: 1" = 10'-0"



Conceptual Streetscape/Open Space Buffer for:

G Diamond Ranch

Casa Grande, Arizona

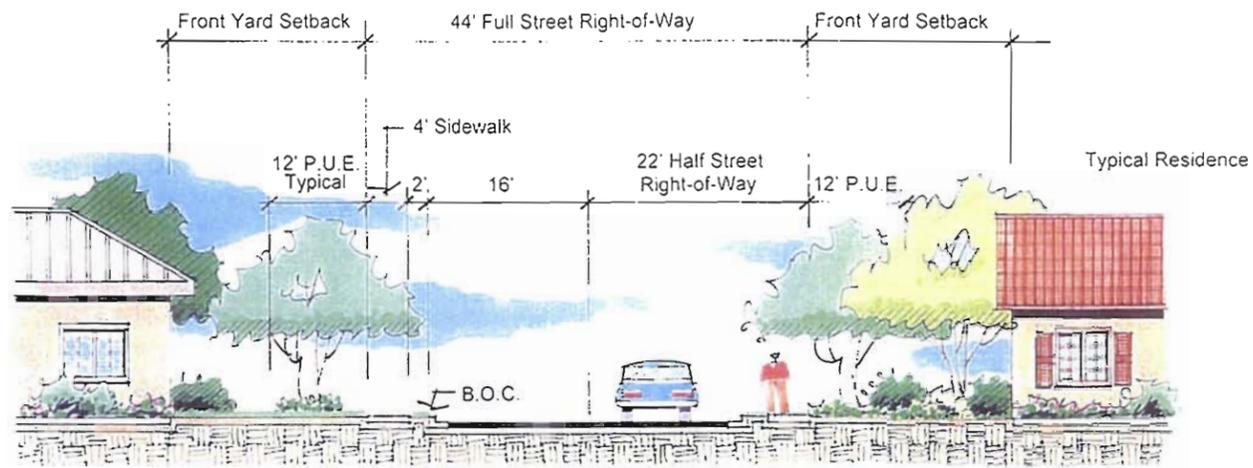
Prepared for
GuyLotta Ltd.
 215 E. Granada Drive
 Tempe, Arizona 85281



Drifting Sands Design

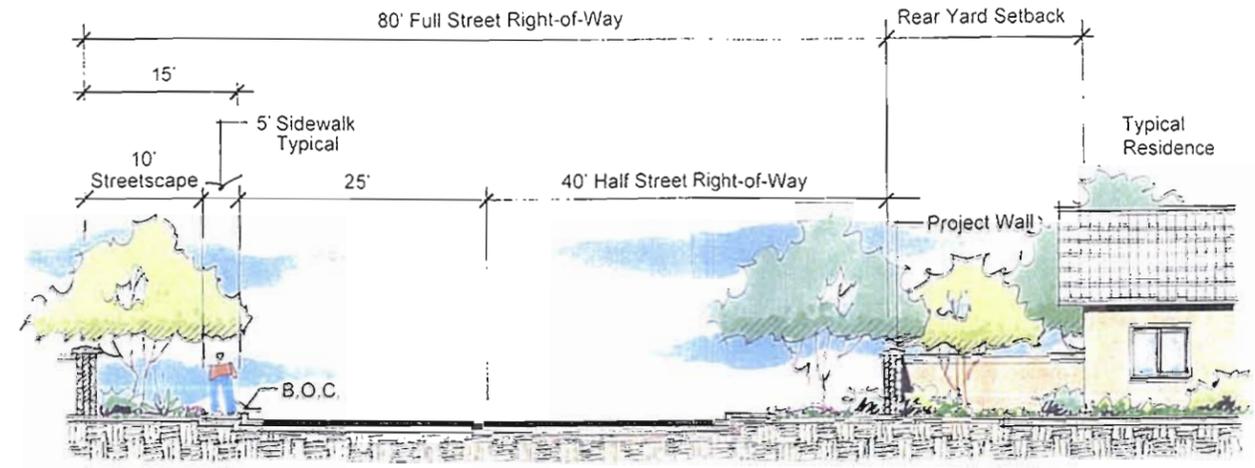
215 E. Granada Drive, Tempe, Arizona 85281
 Phone: 480-948-1234 Fax: 480-948-1234

Date: June 10, 2003
 Rev.: August, 2003



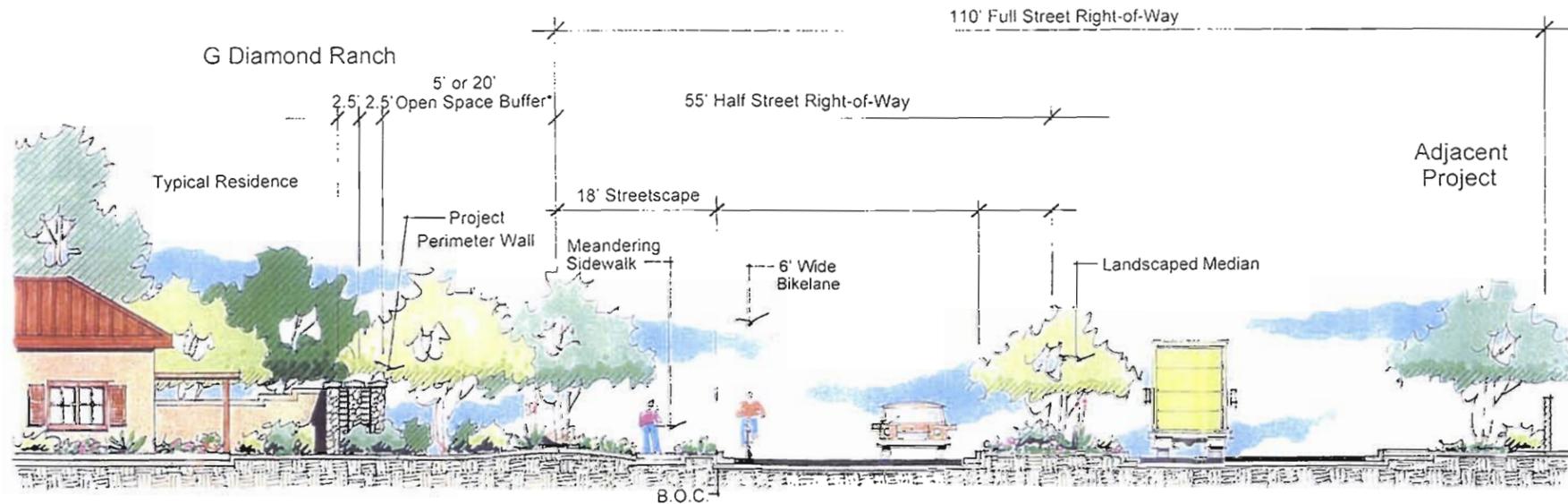
Local Urban (1) Street

1/8" = 1'-0"



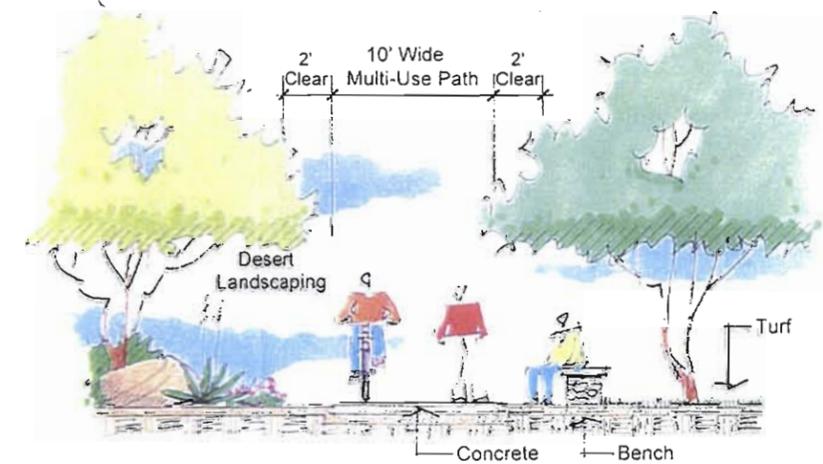
Major Collector Street

Colorado Street/O'Neil Drive/Veckol Road 1/8" = 1'-0"



Minor Arterial Street Kortsen Road/Pearl Road/Cottonwood Lane

1/8" = 1'-0"



Project Trail

1/4" = 1'-0"

*Note 5' min /10' max for Kortsen Road
20' min /25' max for Cottonwood Lane & Pearl Road

Conceptual Street/Project Trail Cross-Sections for:

G Diamond Ranch

Casa Grande, Arizona

prepared for:
GuyLotta Ltd.
715 E Granada Drive
Tempe, Arizona 85281

prepared by:



Drifting Sands Design

Urban and Environmental Land Planning & Landscape Design
Post Office Box 24267 • Tempe, Arizona 85285 • 480-927-1200

Date: June 10, 2003
Revised: August, 2003