G-DIAMOND RANCH

PLANNED AREA DEVELOPMENT GUIDE
Major PAD Preliminary Development Plan Amendment

for

Sonland Lutheran Church

4.0 acres
City of Casa Grande, Arizona

August 2011
Rev Sept 16, 2011

DSA-11-00127

G-Diamond Ranch PAD Amendment
Major Amendment to G-Diamond Ranch PAD
Preliminary Development Plan
DSA-11-00127
Submittal Date: 09/19/2011 Submittal # 2
Planner: Keith Newman

Planning History:

G-Diamond Ranch PAD (CGPZ-69-03)	Approved 10-6-2003
Amended PAD–Parcels C, D & E (GPZ-48-04)	Approved 02-2-2006
Amended PAD-Parcels B, F, H, K & I (DSA-07-01412)	Approved 9-17-2007
Amended PAD-Parcels E-3 & E-4 (DSA-10-00044)	Approved 5-10-2011

Prepared for:

Robert Abbey, President
Sonland Lutheran Church
PO Box 10462
Casa Grande, AZ 85123-0462

Property Owner:

Cactus Heights, LLC
James F. Wehmueller
11811 N Tatum Boulevard, Suite 1051
Phoenix, AZ 85028

Agent:

Jackie Guthrie, AICP
Jackie Guthrie & Associates
19710 W Black Knob Street
Casa Grande AZ 85122

Introduction

The property included within the G-Diamond Ranch Planned Area Development (PAD) is classified as "Neighborhoods" under the Casa Grande General Plan 2020. The PAD was originally approved by the Casa Grande City Council on October 6, 2003 as a mixed-use Development on approximately 367 acres. G-Diamond Ranch is generally located at the southwest corner of Kortsen Road and Peart Road and extends southward to Cottonwood Lane. The PAD was approved as case #CGPZ-69-03. Subsequent to the approval of the PAD in 2003, the G-Diamond Ranch PAD was amended by the following cases:

- PAD Amendment under case #CGPZ-48-04
- PAD Amendment for Parcels C, D and E under case #CGPZ 57-06
- PAD Amendment for Parcels B, F, H, K and I under case #DSA-07-01412
- PAD Amendment for Parcels E-3 & E-4 under case # DSA 10-00044

This application for a Major Preliminary Development Plan Amendment will affect a portion of Parcel E-4 of the current G-Diamond Ranch PAD and is proposed for approximately 4.0 net acres of property located north of Cottonwood Lane on the east side of Colorado Street. The legal description and parcel boundary map of Proposed Parcel E-5 are attached hereto as **Exhibit A.**

Recently a PAD Amendment was approved for a high school site at the northeast corner of Colorado Street and Cottonwood Lane and a commercial site at the northwest corner of Peart Road and Cottonwood Lane. This Amendment proposes change in land use for a church site on approximately 4.0 net acres located north of the school site on Colorado Street. The new church parcel will be designated as "Parcel E-5" within G-Diamond Ranch.

The church site will replace twelve 70' x 115' residential lots and a portion of an open space retention area.

Existing G-Diamond Ranch Preliminary Development Plan & Amendments

G-Diamond Ranch, as presently approved, is a mixed use development including single family residential, multi-family residential, neighborhood commercial, a recreational facility, and office uses integrated with two school sites and significant areas of open space and common areas. G-Diamond Ranch is also designed to be developed as separate parcels, each with its own land uses and density criteria. The current G-Diamond Ranch Land Use Plan approved under Case DSA-10-00044 is attached hereto as **Exhibit B** Current PAD Land Use Plan (1/19/11) and **Exhibit C** Current Landscape/Open Space Plan.

The currently approved parcels and land uses for G-Diamond Ranch, as approved under Case DSA-10-00044, are as follows:

Parcel	Use	Dwelling Units	Residential Density	Approx. Net Acres
A	Single Family Residential	10	0.91 du/ac	11.00
B	Single Family Residential	15	1.33 du/ac	11.30
C-1	Single Family Residential	99	3.15 du/ac	31.41
C-2	Single Family Residential	125	4.03 du/ac	31.02
D-1	Single Family Residential	81	2.83 du/ac	28.58
D-2	Single Family Residential	73	3.15 du/ac	23.14
D-3	Existing School Site	N/A	N/A	11.66
E-1	Single Family Residential	92	7.89 du/ac	20.19
E-2	Single Family Residential	81	3.46 du/ac	23.38
E-3	High School Site	N/A	N/A	8.92
E-4	Single Family Residential (70 x 115)	46	3.75 du/ac	15.71
F	Park/Open Space	N/A	N/A	4.23
F-1	Single Family Residential	134	3.26 du/ac	41.06
F-2	Single Family Residential	115	3.32 du/ac	34.61
H	Multi-Family Residential	102	10.0 du/ac	10.20
I	Office/Recreational Facility	N/A	N/A	8.00
J	Commercial	N/A	N/A	20.00
K	Professional Office	N/A	N/A	10.52
L	Commercial	N/A	N/A	8.92
	Total	***973***	***3.46***	***353.85***

Note: As this PAD has been amended over time new survey data has resulted in slight changes to acreage totals.

Proposed PAD Preliminary Development Plan Amendment

This proposed Amendment will affect Parcel E-4 by converting approximately 4.0 net acres of real property, currently approved for 12 residential lots, to a church site. The church site will be referenced as Parcel E-5. Current Parcel E-4 of G-Diamond Ranch will be amended to revise the boundary lines and the residential lot count resulting in the elimination of 12 residential lots. Additionally, Parcel E-4 will be amended to provide for a total lot count of 34 residential lots with dimensions of 70' x 115'. The church parcel is illustrated on **Exhibit D**, Proposed PAD Land Use Plan (9/16/11) and **Exhibit E** Proposed Landscape/Open Space Plan (8/25/11).

The final lot count for G-Diamond Ranch will include 405 lots less than 7,000 square feet in area and 454 lots greater than 8,000 square feet in area. The proposed lot mix is in conformance with the City of Casa Grande Residential Design Standards which require one lot over 8,000 square feet in area for each lot less than 7,000 square feet in area.

The proposed Major PAD Amendment includes the following parcels and land uses:

Parcel	Use	Dwelling Units	Residential Density	Approx. Net Acres
A	Single Family Residential	10	0.91 du/ac	11.00
B	Single Family Residential	15	1.33 du/ac	11.30
C-1	Single Family Residential	99	3.15 du/ac	31.41
C-2	Single Family Residential	125	4.03 du/ac	31.02
D-1	Single Family Residential	81	2.83 du/ac	28.58
D-2	Single Family Residential	73	3.15 du/ac	23.14
D-3	Existing School Site	N/A	N/A	11.66
E-1	Single Family Residential	92	7.89 du/ac	20.19
E-2	Single Family Residential	81	3.46 du/ac	23.38
E-3	New High School Site	N/A	N/A	8.92
E-4	**Single Family Residential** (70 x 115)	**34**	**2.90 du/ac**	**11.71**
E-5	**Church Site**	**N/A**	**N/A**	**4.00**
F	Park/Open Space	N/A	N/A	4.14
F-1	Single Family Residential	134	3.26 du/ac	41.06
F-2	Single Family Residential	115	3.32 du/ac	34.61
H	Multi-Family Residential	102	10.0 du/ac	10.20
I	Office/Recreational Facility	N/A	N/A	8.00
J	Commercial	N/A	N/A	20.00
K	Professional Office	N/A	N/A	10.52
L	Commercial	N/A	N/A	8.92
	Total	***961***	***3.46***	***353.76***

Note: Density is calculated on net residential acreage (gross acreage less arterial and collector rights of way).

Proposed Parcel E-5 Church Site Specifics

Proposed Parcel E-5 contains approximately 4.0 net acres located east of Colorado Street north of the high school site.

The principally permitted use for Proposed Parcel E-5 will be for a church, which is a conditionally permitted use in all residential and business zoning districts, as defined in Title 17, City of Casa Grande Zoning Code. By amending the G-Diamond Ranch PAD to allow a church as a permitted use a Conditional Use Permit will not be required at the time of development. The specific design of the site will be processed through the City of Casa Grande as a PAD Final Development Plan subject to review by City Staff and final approval by the Planning and Zoning Commission.

Development Guidelines

Building setbacks: The minimum principle building and accessory building setbacks from any lot line or public right-of-way for the church on Amended Parcel E-5 shall be as follows:

Front setback	35 feet
Interior side setback	15 feet
Rear setback	15 feet
Residential Zone Boundary setback	35 feet

Parking lot setbacks: The minimum parking lot setback from any lot line or public right-of-way shall be as follows:

Front	4 feet
Interior side and rear	3 feet
Corner side	4 feet
Residential Zone Boundary	3 feet

Height: The maximum height of a structure shall be 35 feet, not including church spires, belfries, cupolas and domes.

Parking: One space per four seats based upon design capacity of the main assembly hall.

All other development standards will be in accordance to City Code requirements.

Access to the church site from the adjoining public right-of-way is proposed with two access drives onto the Colorado Street alignment. The location of the drives may be adjusted during the PAD Final Development Plan process.

Relationship to Surrounding Properties

Properties to the north, east and west have been designated for single-family uses, as more specifically defined in the PAD for G-Diamond Ranch and shown on the Proposed PAD Land Use Plan, attached hereto as **Exhibit D.** The property to the south has been designated and

recently developed as a high school site. The PAD Amendment for Parcel E-5, as herein proposed, will be compatible with the adjoining and surrounding land uses. Churches are typically considered compatible uses to residential neighborhoods and schools. Churches provide a service to local residents with convenient access within the neighborhood. Churches and schools typically do not operate during the same hours thus minimizing any conflict with traffic. Many churches offer services to youth and students in the service area.

Existing Site Conditions

The property comprising Proposed Parcel E-5 is currently undeveloped and vacant. Recently, significant infrastructure improvements have been made to both Cottonwood Lane and Colorado Street south of the site. These improvements include the widening of Cottonwood Lane to a Minor Arterial (55-foot half-street), the installation of pavement, curbs, medians, sidewalks and a traffic signal. Colorado Street has been improved on the east side to a 40-foot wide half street, including curb, gutter and sidewalks from Cottonwood Lane north to the south east corner of the church parcel.

Conformance with Planned Area Development Review Criteria

The proposed Major Amendment to the G-Diamond Ranch PAD is in conformance with the following review criteria for Planned Area Development approval as listed in City Code section 17.68.290, B:

1. **Interrelationship with the plan elements to conditions both on and off the property:**

   The site is undeveloped, surrounded by flat former agricultural lands with an existing high school to the south. The development as proposed will have no direct physical impacts on the surrounding area. Traffic impacts will be reviewed at the time of PAD Final Development Plan review. It is anticipated that the applicant will build the entire adjacent east half-street improvements of Colorado Street along with the amount of pavement within the west-half of the Colorado right of way necessary to convey north and south bound traffic, unless the improvements are completed prior to development of the site.

2. **Conformance to the general plan guide:**

   The proposed Major PAD Preliminary Development Plan Amendment is in conformance to the Casa Grande General Plan 2020 guide based upon the following criteria:

   a. *Neighborhoods Category* – Appropriate Land Uses. The Casa Grande General Plan 2020 identifies this property to be within the *Neighborhoods Category*. Within this category, appropriate land uses include single use residential, retail and neighborhood and community retail developments. Additionally, appropriate zoning within the *Neighborhoods Category*

includes Planned Area Developments (PAD), as well as Residential Zones, Neighborhood Business Zone (B-1) and General Business Zone (B-2):

i. The proposed church on Proposed Parcel E-5 is a conditionally permitted use within all residential zones, and all business zones and is an appropriate land use in the *Neighborhoods Category.* The site design and characteristics are at a scale that is compatible with the adjoining residential land uses to the north, east and west and the school site to the south.

b. *Neighborhoods Category* – Infrastructure. The General Plan requires that certain infrastructure and mobility criteria be met for developments within the *Neighborhoods Category.* The proposed church will be in compliance with this criteria for the following reasons:

i. All driveways within the proposed development site shall comply with City standards and be connected to adjoining public rights-of-way at key access points.

ii. The proposed church development will be connected to and served by an approved water provider.

iii. The proposed church development will provide direct connections for pedestrians and bicycles to the adjoining residential developments.

iv. All utilities servicing church development will be underground.

c. *Neighborhoods Category* – Spatial Form & Design. The proposed church parcel will be in conformance with the Spatial Form and Design criteria for residential developments within the *Neighborhoods Category* of the General Plan 2020 for the following reasons:

i. Streets within G-Diamond Ranch are united with common design elements.
ii. A variety of residential types and building design will be developed within the PAD.

3. The impact of the plan on the existing and anticipated traffic and parking conditions:

The traffic impacts will be analyzed at the time of PAD Final Development Plan submittal to the City of Casa Grande when the size of the church and size of the congregation has been determined.

4. **The adequacy of the plan with respect to land use:**

The proposed plan is in compliance with the Neighborhoods Land Use Category as set forth in the General Plan 2020.

Appropriate Land Uses

- Single use retail, *service* or office development.
- Horizontal and vertical mixed-use retail/office/residential developments.

Appropriate Zoning

- PAD – Planned Area Development

Infrastructure and Mobility

- Paved streets constructed to City standards and connected to the city- wide grid at key access points.
- Development that will be connected to an approved water provider and City sewer
- Services that are within this land use category meet or exceed city norms.
- Direct pedestrian, bicycle and open space connections between neighborhoods will be provided.
- Utilities will be provided underground.

This proposed amendment provides specifics for setbacks from adjoining properties and driveway access. Future PAD Final Development Plan submittal will further define the site development specifics and adequacy of the site plan for development of the church site. The PAD Final Development Plan will be subject to review and approval by staff, a well as the Planning and Zoning Commission.

5. **Pedestrian and vehicular ingress and egress, include handicapped accessibility:**

The future PAD Final Development Plan for the site will provide for vehicular, pedestrian and handicap accessibility. Two driveways are proposed from Colorado Street into the site. The exact locations will be refined in the PAD Final Development Plan process. Pedestrian access in the form of a sidewalk will be provided along the Colorado Street frontage. Pedestrian access within the site with linkages to the public sidewalk will also be provided. Handicapped accessibility will be provided in the form of handicap parking as well as sidewalks providing access to the church facilities and to the neighborhood.

6. **Architectural design:**

The architectural design for the church has not been determined at this time. Architectural style, building materials, colors and landscaping theme 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 PAD Final Development Plan process. This process will review architectural design, landscaping, signage, parking and access.

7. **Landscaping:**

The landscape of the site will comply with the landscape guidelines and plant palette established in the G-Diamond Ranch PAD. Landscape will include a lush desert, low water use, plant palette. The size and number of trees, shrubs and groundcover will be in conformance to the City's landscape standards as outlined in the Casa Grande Zoning Code.

8. **Provision for utilities:**

The site may be serviced by the following utility providers:

Water: will be provided by the Arizona Water Company.
Sewer: service will be provided by the City of Casa Grande. Sewer line extensions will be reviewed and approved by the public works department. The land owner will be responsible for the extension of sewer lines to the site.
Telecommunications: service will be provided by Qwest Communications, Cox Communications, and/or others.
Electricity: APS
Gas: Southwest gas
Refuse: Will be by contract with the City of Casa Grande or a private provider.

9. **Site drainage:**

The PAD Final Development Plan will include a drainage plan. The site will be graded and retention facilities provided to contain on site drainage as required by city standards.

10. **Open space and/or public land dedications:**

It is not anticipated that the site will dedicate land for public open space. Dedications of half street right of way for Colorado Street will be made during the Final Plat process after the approval of the PAD Final Development Plan.

11. **Grading:**

The PAD Final Development Plan will include a grading plan to ensure proper site grading in accordance to city standards. The site is currently level agricultural ground.

Conclusion

This proposed Major PAD Preliminary Development Plan Amendment to the G-Diamond Ranch PAD is in Conformance with Planned Area Development Review Criteria. A church site within the G-Diamond Ranch PAD will provide a community benefit to the nearby residents locating a worship facility in close proximity to residential neighborhoods. The proposed church is a compatible use with other existing and approved land use in the area.

Exhibits

The following exhibits are included within the PAD Development Guide for purposes of illustration, and to more clearly define the goals of the proposed Major Amendment to the G-Diamond Ranch PAD:

Exhibit A - Legal Description and Parcel Boundary Map for Proposed Parcel E-5 Church Site
Exhibit B - Current PAD Land Use Plan 1/19/11(approved per DSA-10-00044)
Exhibit C - Current Landscape/Open Space Plan (approved per DSA-10-00044)
Exhibit D - Proposed PAD Land Use Plan 9/16/11
Exhibit E - Proposed Landscape/Open Space Plan 8/25/11

EXHIBIT A

Legal Description and Parcel Boundary Map for Proposed Parcel E-5 Church Site

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

June 15, 2011
Job No. 110605

Legal Description
For
Church Site

That portion of the Southeast quarter of Section 16, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Commencing at the Southeast corner of said Section 16;

Thence along the South line of said Southeast quarter of Section 16, South 89 degrees 28 minutes 08 seconds West a distance of 1862.79 feet to a point on the centerline of proposed Colorado Street;

Thence along said centerline North 00 degrees 31 minutes 52 seconds West a distance of 146.27 feet to the beginning of a tangent curve whose center bears North 89 degrees 28 minutes 08 seconds East a distance of 1000.00 feet;

Thence Northeasterly along the arc of said curve through a central angle of 24 degrees 32 minutes 04 seconds and an arc length of 428.21 feet;

Thence continuing along said centerline North 24 degrees 00 minutes 12 seconds East a distance of 83.86 feet;

Thence leaving said centerline South 65 degrees 59 minutes 48 seconds East a distance of 40.00 feet to a point on the Easterly right of way line of said Colorado Street and the **Point of Beginning**;

Thence along said right of way line North 24 degrees 00 minutes 12 seconds East a distance of 387.11 feet to the beginning of a tangent curve whose center bears North 65 degrees 59 minutes 48 seconds West a distance of 900.00 feet;

Thence Northerly along the arc of said curve through a central angle of 02 degrees 55 minutes 21 seconds and an arc length of 45.90 feet;

Thence South 65 degrees 59 minutes 56 seconds East a distance of 203.21 feet;

Thence South 69 degrees 31 minutes 04 seconds East a distance of 68.07 feet;

Thence South 79 degrees 38 minutes 03 seconds East a distance of 60.18 feet;

Thence South 05 degrees 52 minutes 13 seconds West a distance of 438.09 feet to a point on the arc of a non-tangent curve whose center bears North 00 degrees 29 minutes 14 seconds East a distance of 422.00 feet;

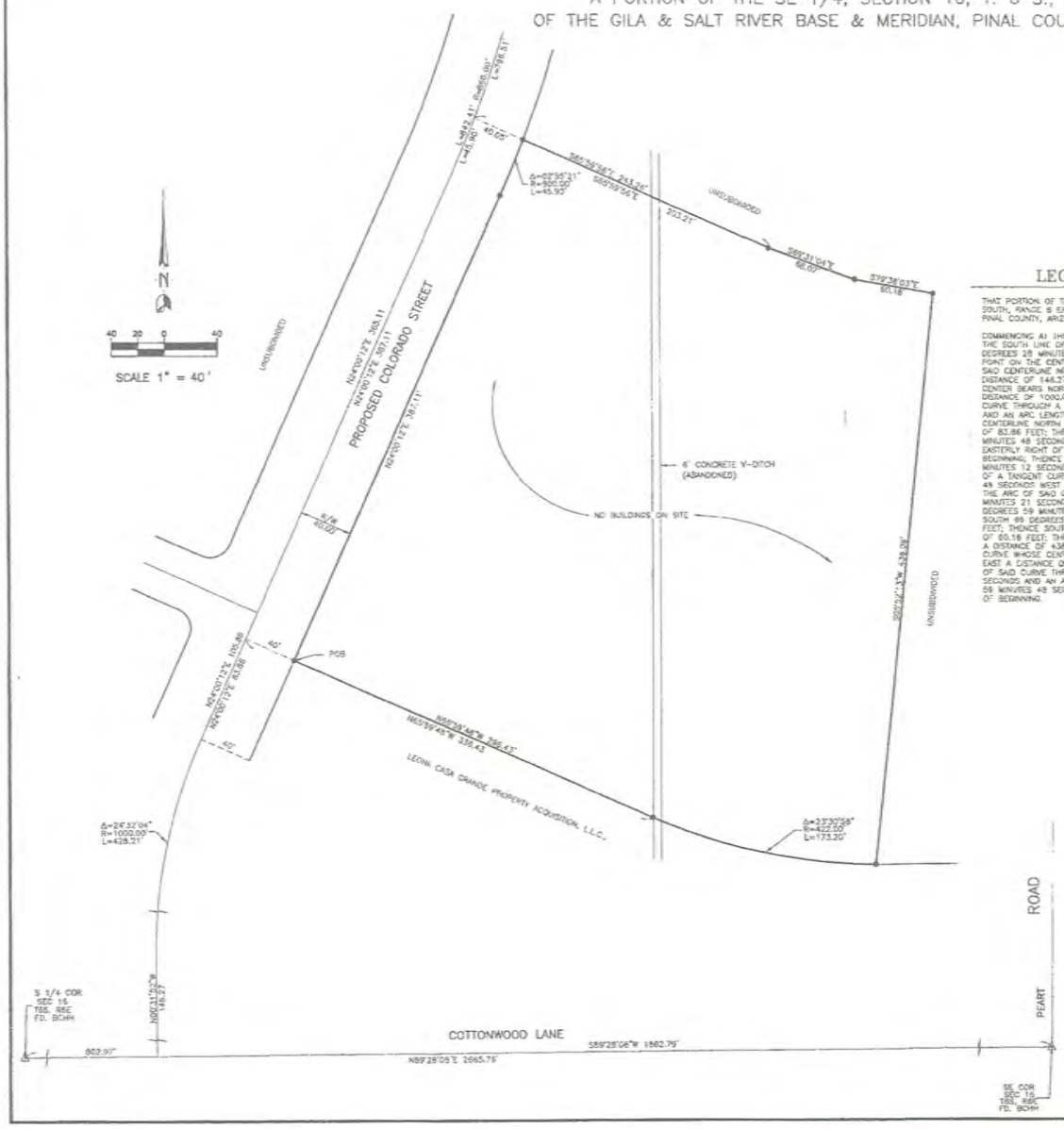
Thence Northwesterly along the arc of said curve through a central angle of 23 degrees 30 minutes 58 seconds and an arc length of 173.20 feet;

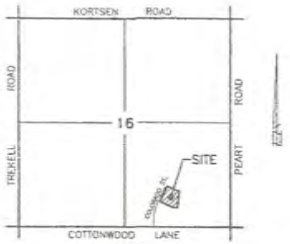
Thence North 65 degrees 59 minutes 48 seconds West a distance of 296.43 feet to the **Point of Beginning.**

Note: The above described parcel contains 174,273 square feet or 4.0010 acres more or less.

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SE 1/4, SECTION 16, T. 6 S., R. 6 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA





VICINITY MAP

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 89 DEGREES 28 MINUTES 06 SECONDS WEST A DISTANCE OF 1862.79 FEET TO A POINT ON THE CENTERLINE OF PROPOSED COLORADO STREET; THENCE ALONG SAID CENTERLINE NORTH 00 DEGREES 31 MINUTES 53 SECONDS WEST A DISTANCE OF 144.27 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS NORTH 89 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 32 MINUTES 04 SECONDS AND AN ARC LENGTH OF 428.21 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 24 DEGREES 56 MINUTES 12 SECONDS EAST A DISTANCE OF 83.86 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 65 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 24 DEGREES 00 MINUTES 12 SECONDS EAST A DISTANCE OF 387.11 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS NORTH 65 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 800.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 21 SECONDS AND AN ARC LENGTH OF 45.90 FEET; THENCE SOUTH 65 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 203.21 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST A DISTANCE OF 68.07 FEET; THENCE SOUTH 79 DEGREES 38 MINUTES 03 SECONDS EAST A DISTANCE OF 60.18 FEET; THENCE SOUTH 05 DEGREES 52 MINUTES 13 SECONDS WEST A DISTANCE OF 438.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 422.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 30 MINUTES 58 SECONDS AND AN ARC LENGTH OF 173.20 FEET; THENCE NORTH 65 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 296.43 FEET TO THE POINT OF BEGINNING.

LEGEND

- (#) SCHEDULE "B" ITEM
- INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP, R.L.S. # 36070
- B.C. BRASS CAP
- H.H. HANDHOLE
- R/W RIGHT OF WAY

NOTES

1) THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY TITLE SECURITY AGENCY OF PINAL COUNTY, LLC. ISSUING AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NO. 01006819-010-LG, DATED MAY 23, 2011.
2) THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTONWOOD ROAD BETWEEN PEART ROAD AND THE SOUTH 1/4 CORNER OF SECTION 16 USING A BEARING OF N89°28'06"E
3) NET AREA IS 174,273 SQ. FT. OR 4.0010 ACRES, MORE OR LESS.
4) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED EVIDENCE ONLY.
5) SUBJECT PROPERTY IS ZONED PAD (PLANNED AREA DEVELOPMENT) SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.
6) ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04021C1190E DATED DECEMBER 4, 2007, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
7) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, CURRENT OR RECENT CONSTRUCTION, NOR ANY EVIDENCE SITE HAS OR IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE "B" EXCEPTIONS

(5) EASEMENT FOR TELECOMMUNICATIONS BOOK 24 OF MISC, PAGE 489, 490 AND 491, P.C.R. (UNABLE TO DETERMINE LOCATION OF 16.5' WIDE EASEMENT)

(6) EASEMENT FOR ELECTRIC FACILITIES DOCKET 886, PAGE 794, P.C.R. (BLANKET EASEMENT NOT PLOTTED)

(7) PUBLIC UTILITY EASEMENT DOC NO. 2009-054359, P.C.R. (DOES NOT AFFECT PROPERTY)

(8) DRAINAGE EASEMENT DOC NO. 2009-054360, P.C.R. (DOES NOT AFFECT PROPERTY)

(9) DEDICATION OF RIGHT OF WAY DOC. NO. 2009-054361, P.C.R. (DOES NOT AFFECT PROPERTY)

(10) MEMORANDUM OF AGREEMENT DOC. NO. 2011-027907, P.C.R. (DOES NOT AFFECT PROPERTY)

CERTIFICATION

TO: SONLAND LUTHERAN CHURCH, INC., AN ARIZONA NON-PROFIT CORPORATION
TITLE SECURITY AGENCY OF PINAL COUNTY, LLC, ISSUING AGENT
FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 6, 11(b), 16, 17, 20(c) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2011.

Robert J Blake

REGISTERED LAND SURVEYOR NO. 36070
DATE OF PLAT OR MAP: MARCH 23, 2011

ROBERT J. BLAKE
Date Signature Expires 12/31/2012

ALTA.DWG

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1543 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-8300 Fax 602-395-8310

ALTA/ACSM LAND TITLE SURVEY

SONLAND LUTERAN CHURCH
COLORADO STREET

ARIZONA

CASA GRANDE

Revised

Date
06-14-11

As-Built

Job No.
110805

EXHIBIT B

Current PAD Land Use Plan 1/19/11
(Approved per DSA-10-00044)

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-DIAMOND RANCH

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°25'31"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"W 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 2273.15 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°30'22"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°16'03"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.)

AMENDED LOT SUMMARY CHART			
PARCEL AREA	MINIMUM DIMENSIONS	NOMINAL AREA	NUMBER OF UNITS
A	PROJECTED	0.87 DU/AC	10
B	**PROJECTED**	**1.33 DU/AC**	**15**
C-1	70' x 115'	8050 S.F.	69
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8050 S.F.	61
D-2	55' x 115'	6325 S.F.	73
D-3	SCHOOL SITE		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	SCHOOL		0
E-4	70' x 115'	8050 S.F.	46
F	OPEN SPACE		0
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	PROJECTED 10.00 DU/AC		102
I	PROF. OFFICE/REC. FACILITY		0
J	COMMERCIAL		0
K	PROFESSIONAL OFFICE		0
L	COMMERCIAL		0
		TOTAL	973

NOTE: AMENDED PARCELS IN BOLD

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

GROSS SITE

COMMERCIAL	6.35%
SINGLE FAMILY RESIDENTIAL	74.41%
PROFESSIONAL OFFICE	5.89%
TOWNHOME RESIDENTIAL	2.92%
SCHOOL SITE	6.28%
RETAIL SITE	3.00%
OPEN SPACE	1.15%

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.
NET SITE AREA	353.253 AC.
SINGLE FAMILY RESIDENTIAL DENSITY	
PARCEL C	
NET RESIDENTIAL AREA	62.430 AC.
* RESIDENTIAL DENSITY	3.60 DU/AC.
OPEN SPACE	12.156 AC.
(%) OPEN SPACE PARCEL C	13.67%
PARCEL D	
NET RESIDENTIAL AREA	51.720 AC.
* RESIDENTIAL DENSITY	2.96 DU/AC.
OPEN SPACE	10.648 AC.
(%) OPEN SPACE PARCEL D	16.30%
PARCEL E&F	
NET RESIDENTIAL AREA	134.530 AC.
* RESIDENTIAL DENSITY	3.48 DU/AC.
OPEN SPACE	18.021 AC.
(%) OPEN SPACE (PARCELS E-F)	16.78%
CUMMULATIVE (PARCELS C-F)	
NET RESIDENTIAL AREA	248.680 AC.
* RESIDENTIAL DENSITY	3.41 DU/AC.
OPEN SPACE	40.825 AC.
(%) OPEN SPACE (PARCELS C-F)	15.50%

* RESIDENTIAL DENSITIES ARE BASED ON GROSS AREA

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.

CONCEPT2.DWG

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1842 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

CONCEPTUAL LAND USE PLAN
FOR
G-DIAMOND RANCH

CASA GRANDE ARIZONA

Revisions	Date
07/23/10	03/26/04
09/07/10	Job No.
10/14/10	030901
10/21/10	SH. 1
11/02/10	
11/15/10	OF 1
01/05/11	
01/19/11	

EXHIBIT C

Current Landscape/Open Space Plan
(Approved per DSA-10-00044)

Amended Lot Summary

Parcel Area	Minimum Dimensions	Nominal Area	Number of Units
A	Projected 0.67 du/ac		10
B	Projected 1.33 du/ac		15
C-1	70x115	8050 s.f.	99
C-2	55x115	6325 s.f.	125
D-1	70x115	8050 s.f.	81
D-2	55x115	6325 s.f.	73
D-3	Existing School Site		0
E-1	55x115	6325 s.f.	92
E-2	70x115	8050 s.f.	81
E-3	High School		0
E-4	70x115	8050 s.f.	46
F	Open Space		0
F-1	70x115	8050 s.f.	134
F-2	55x115	6325 s.f.	115
H	Projected 10.00 du/ac		102
I	Prof. Office/Rec. Facility		0
J	Commercial		0
K	Professional Office		0
L	Commercial		0
		Total	973

G-Diamond Ranch Open Space

Total Site: 367.265 AC
Total Open Space: 46.49 AC (12.66%)

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.
Interior Common Open Space/ Retention Areas

Tot Lot

Multi Use Trail

G-Diamond Ranch

Conceptual Land Use and Open Space Plan

EXHIBIT D

Proposed PAD Land Use 8/04/11

PAD 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.

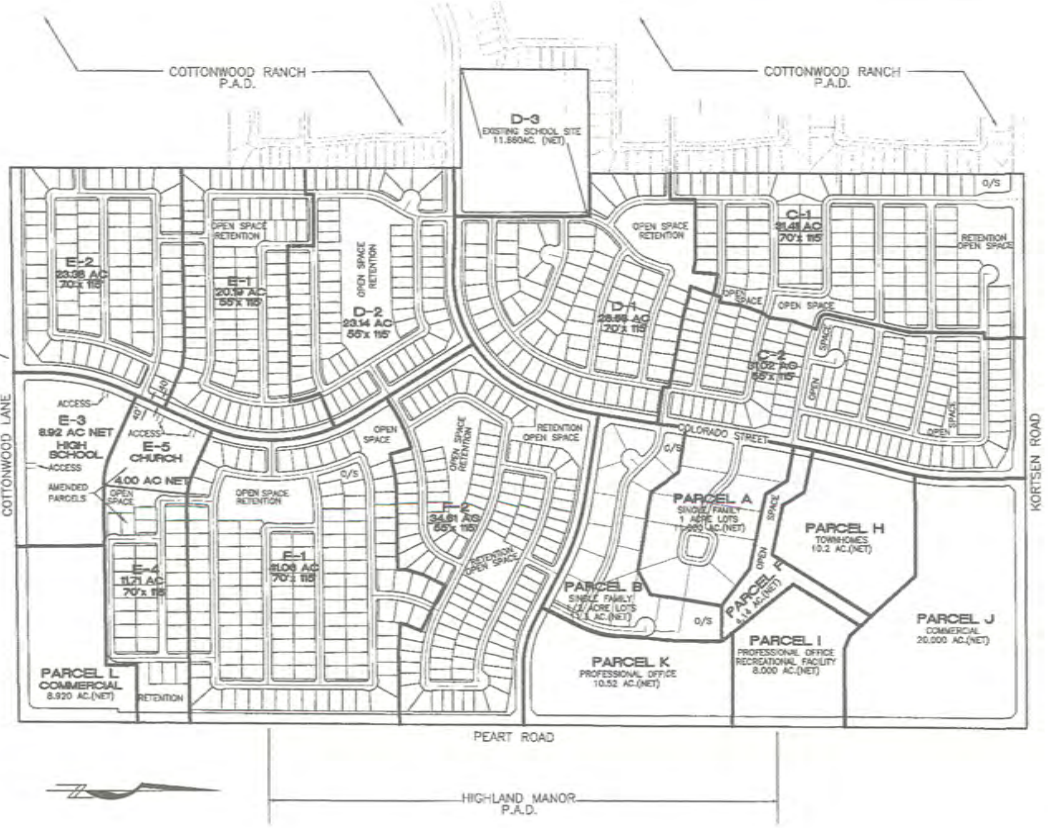
LEGAL DESCRIPTION: G-DIAMOND RANCH

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"W 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 2719.36 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 NORTH-EAST QUARTER, SAID POINT BEING A FOUND FLUSH BRASS CAP; THENCE S00°17'39"W ALONG THE EAST LINE OF SAID NORTH-EAST 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 15,398,046.948 S.F. (357.265 ACRES.)

VICINITY MAP



AMENDED LOT SUMMARY CHART			
PARCEL AREA	MINIMUM DIMENSIONS	NOMINAL AREA	NUMBER OF UNITS
A	PROJECTED	0.87 DU/AC	10
B	PROJECTED	1.33 DU/AC	15
C-1	70' x 115'	8050 S.F.	99
C-2	55' x 115'	6325 S.F.	175
D-1	70' x 115'	8050 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	SCHOOL SITE		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	SCHOOL		0
E-4	**70' x 115'**	**8050 S.F.**	**34**
E-5	**CHURCH**		**0**
F	OPEN SPACE	8050 S.F.	0
F-1	70' x 115'	6325 S.F.	134
F-2	55' x 115'		115
H	PROJECTED 10.00 DU/AC		102
I	PROF. OFFICE/REC. FACILITY		0
J	COMMERCIAL		0
K	PROFESSIONAL OFFICE		0
L	COMMERCIAL		0
	TOTAL		961

NOTE: AMENDED PARCELS IN BOLD

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

GROSS SITE	
COMMERCIAL	5.35%
SINGLE FAMILY RESIDENTIAL	74.41%
PROFESSIONAL OFFICE	5.89%
TOWNHOME RESIDENTIAL	2.92%
SCHOOL SITE	6.28%
RETAIL SITE	3.00%
OPEN SPACE	1.15%

SITE DATA SUMMARY

TOTAL SITE AREA	357.265 AC.
NET SITE AREA	353.253 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.
PARCEL A	11.000 AC.
PARCEL B	11.300 AC.
PARCEL D-3	11.560 AC.
PARCEL E-3	8.920 AC.
PARCEL E-5	4.000 AC.
PARCEL H	10.200 AC.
PARCEL I	8.000 AC.
PARCEL J	20.000 AC.
PARCEL K	10.520 AC.
PARCEL L	8.920 AC.
SINGLE FAMILY RESIDENTIAL DENSITY	
PARCEL C	
NET RESIDENTIAL AREA	82.430 AC.
* RESIDENTIAL DENSITY	3.60 DU/AC.
OPEN SPACE	12.156 AC.
(%) OPEN SPACE PARCEL C	13.87%
PARCEL D	
NET RESIDENTIAL AREA	51.720 AC.
* RESIDENTIAL DENSITY	7.96 DU/AC.
OPEN SPACE	10.648 AC.
(%) OPEN SPACE PARCEL D	16.30%
PARCEL E&F	
NET RESIDENTIAL AREA	134.530 AC.
* RESIDENTIAL DENSITY	3.38 DU/AC.
OPEN SPACE	18.021 AC.
(%) OPEN SPACE (PARCELS E-F)	16.78%
CUMMULATIVE (PARCELS C-F)	
NET RESIDENTIAL AREA	248.680 AC.
* RESIDENTIAL DENSITY	3.41 DU/AC.
OPEN SPACE	40.826 AC.
(%) OPEN SPACE (PARCELS C-F)	15.50%

* RESIDENTIAL DENSITIES ARE BASED ON GROSS AREA

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.

CONCEPT3.DWG

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PAD LAND USE PLAN
FOR
G-DIAMOND RANCH

CASA GRANDE ARIZONA

Revisions	Date
09/07/10	03/26/04
10/21/10	Job No.
11/02/10	030901
11/16/10	SH. 1
01/05/11	
01/19/11	OF 1
08/04/11	
09/16/11	

EXHIBIT E

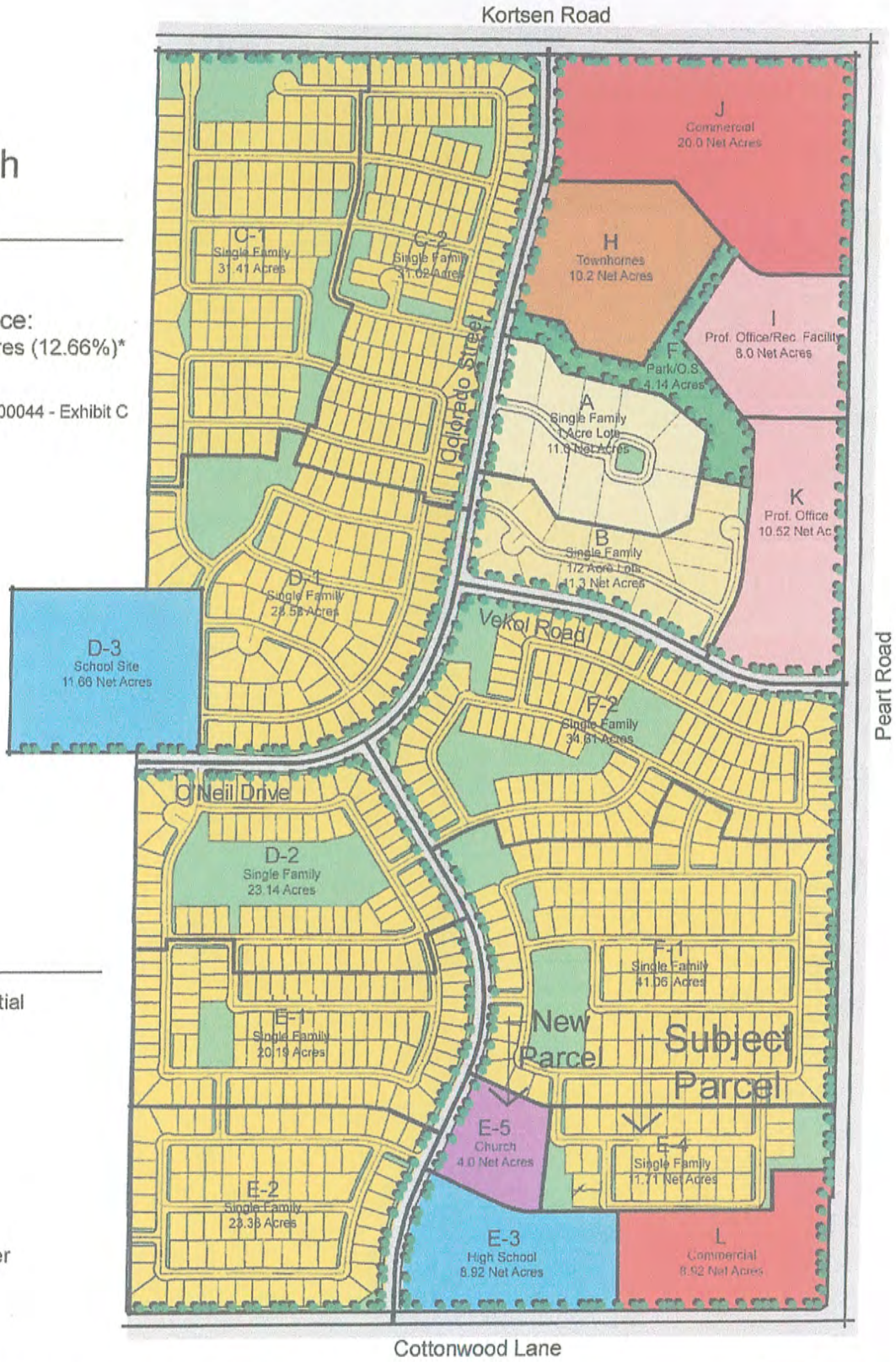
Proposed Landscape/Open Space Plan 8/25/11

G-Diamond Ranch Open Space:

Total Site Area:
367.265 Acres

Total Amount of Open Space:
Existing/Proposed: 46.49 Acres (12.66%)*

*Note:
Open Space Calculation per DSA # 10-00044 - Exhibit C



Key:

- Single Family Residential
- Townhomes
- School
- Church
- Commercial
- Prof. Office/Rec. Center
- Park/Open Space

Conceptual Landscape/Open Space Plan for:

G-Diamond Ranch

No Scale North

Casa Grande, Arizona

Date: August 25, 2011

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