

# **Hacienda Highlands**

## **Planned Area Development**



Application No. CG PZ-116-05

Prepared For:

**City of Casa Grande**  
Planning & Development Department  
510 East Florence Blvd.  
Casa Grande, AZ 85222

and

**The Myers Group**  
PO Box 65629  
Tucson, AZ 85728

Prepared By:



**Engineering and Environmental Consultants, Inc.**  
4625 E. Ft. Lowell Rd.  
Tucson, AZ 85712

July 25, 2005

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The SW ½ of Section 30 T6S R7E

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## **Part 1 – Project Overview**

### **1.0 Introduction**

The Hacienda Highlands Planned Area Development consists of 154.7 acres within the City of Casa Grande, Arizona at the northeast corner of Hacienda Rd and Early Rd as shown in Exhibit B. Hacienda Highlands is proposed as single family residential development to be developed as two separate projects for a total of 545 lots.

The Hacienda Highlands PAD area has recently been annexed by Casa Grande. The purpose of this PAD designation is to allow for the 154.7 acre parcel from the newly designated UR (Urban Ranch) to allow for flexible development standards to accommodate the residential development and to respond to market demand for open space, recreational uses, and buffering. The Hacienda Highlands PAD advances the vision of the City of Casa Grande General Plan 2010.

Parcel A is a 77.4 acre parcel and will have 270 lots with an average size of 60' x 110'. There are three categories of lot sizes including less than 7,000 sq. ft., 7,000 to 7,999 sq. ft., and above 8,000 sq. ft. There are planned to be 92 lots within the less than 7,000 sq. ft. category, 81 lots within the 7,000 to 7,999 sq. ft. category, and 97 lots within the above 8,000 sq. ft. category. Parcel A provides 9.13 acres of open space.

Parcel B is a 77.3 acre parcel and will have 275 lots with an average size of 60' x 125'. All of the lots within Parcel B will be within the 7,000 to 7,999 sq. ft. category. Parcel B provides 9.71 acres of open space.

Table 1. Single Family Residence Lots

	RAC	Lots	SFR Lot Sizes (sq. ft.)		
			<7000	7000-7999	≥8000
Parcel A	3.5	270	92	81	97
Parcel B	3.5	275	-	275	-
Totals	-	545	92	351	97

## **2.0 Existing Conditions**

### Topography and Drainage

A preliminary drainage report with the proposed drainage scheme will be submitted to the City along with the Preliminary Plat. This report will discuss off-site drainage, retention/detention requirements, and means of conveyance. The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) shows this property within flood Zone C. This is an area of minimal flooding. If applicable, the 100-year floodprone limits will be identified in this report.

### Surrounding properties

Both Parcels A and B are bounded by Earley Rd to the south, Hacienda Rd and Mission Royale to the West, vacant land to the East, and residential property to the north (Refer to Exhibit C). An irrigation canal runs east to west across the north boundary. This is a dedicated easement to the Federal Government.

The parcel to the northwest of the site is currently used as a commercial metal fabrication business. The El Paso Natural Gas line runs diagonally across the northwest corner of the site. To the northeast is vacant agricultural land.

## **3.0 Accessibility**

The primary access route to the Hacienda Highlands PAD is from Hacienda Rd to the west and the collector road between Parcels A and B as shown in Exhibit E. Future half right-of-way will be dedicated along the south, east and west boundaries of the site. A full right-of-way will be dedicated along the ¼ section line between Parcels A and B.

The Hacienda Highlands PAD will advance the accessibility goals for the City of Casa Grande General Plan 2010 by providing trail access throughout the development. Trail connections are planned to connect Parcels A and B from north to the south boundary of Earley Rd. Trails will also allow for east to west accessibility between Parcels A and B, as well as connecting the residential units to the Highland Hacienda PAD's parks.

## **4.0 Project Description**

### Land Use Plan

The concept for the Hacienda Highlands PAD is to incorporate contiguous tracts of open space between residential neighborhoods with a trail system to connect parks, open space areas, and public sidewalks.

### Proposed lot sizes and density

The City of Casa Grande 2010 General Plan identifies this area as Low Density Residential (LDR) with a density range of 1-4 units per acre and a density of 2.5 units per acre. Discussions with the City of Casa Grande planning staff have indicated support for 3.5 RAC density in this area. This density is compatible with similar densities in the residential projects such as Mission Royale and the proposed Post Ranch (Refer to Exhibit D for the Proposed Plan).

### Open Space and Amenities

Open space and recreational amenities will be provided for the residents and will be conveniently located and easily accessible through sidewalks and trails connections. When retention areas are designed for recreational use, a minimum 15% of the basin will be elevated above the 25-year flood water surface elevation (Refer to Exhibit G for the Conceptual Open Space Plan).

### Trails and Sidewalks

Multiuse trails and a sidewalk system will be provided for safe pedestrian access to all active open space and park areas. A 10' concrete multi-use lighted path will run from north to south connecting the two Parcels in the Hacienda Highlands PAD. Additional trails throughout the development will be lighted and 5' in width.

### Internal Streets

The street system has been designed to avoid using a grid system to promote a sense of character and discourage speeding. The combination of loops, cul-de-sacs, and curvilinear streets will create a unique neighborhood.

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A 60' right-of-way along the ¼ section line will be provided to the City of Casa Grande. This road will enter and exit the Hacienda Highlands PAD at the ¼ section line alignment and connect to the existing Hacienda Rd.

Detention/Retention Areas

All detention and/or retention areas will be designed to accommodate surface runoff for the proposed development. Any areas that are used for recreation sites will have at least 15% of the basin above a 25 year flood water surface elevation. Drywells will be used in retention areas where possible.

Conceptual Landscape and Wall Design

Landscape design will include drought tolerant and native plant species in open space and recreational areas, as well as accent plantings at entries. Plant selections will be in compliance with the City of Casa Grande plant guidelines (Refer to Exhibit F and H).

Final landscape plans, park designs, entry monuments and wall designs will be submitted to the City of Casa Grande Planning Department for review and approval at the Preliminary Plat stage.

Covenants, Conditions and Restrictions

This design character of Hacienda Highlands will be enhanced and protected through the use of Covenants, Conditions and Restrictions (CC&R's). The CC&R's will be submitted to the City Planning and Development Director for review and approval prior to the approval of the Final Subdivision Plat.

Homeowners' Association

A Homeowners' Association (HOA) will be formed to maintain landscaping along the perimeter, open spaces and entry monuments, and perimeter walls and open space areas. The HOA will also maintain drainage ways and landscaping within right-of-ways of interior streets and Hacienda Rd and Earley Rd.

## **5.0 Traffic Circulation and Street Improvements**

The developer of the Hacienda Highlands PAD will be responsible for the construction of all interior streets, and the construction of the half 55' right-of-way for Earley Rd, half 55' right-of-way for Hacienda Road, full 60' right-of-way of the road along the  $\frac{1}{4}$  section line between Parcels A and B, as well as half 40' right-of-way to the east. After construction and acceptance, the City of Casa Grande will be responsible for improvement maintenance of the roadway. All right-of-way cross-sections and streets will be in compliance with the City of Casa Grande standards and will be submitted for review and approval by the City Engineer. Roadway cross-sections are shown in Exhibit E.

## **6.0 Public Facilities and Utilities**

### School Districts

The Hacienda Highlands PAD is within the Casa Grande Elementary School District and the Casa Grande Union High School District. The proposed development to the west of Hacienda Highlands is anticipated to provide an additional elementary school for area residents. The Myers Group is committed provide for both school districts in order to accommodate for anticipated growth generated by this development.

### Sewage

Wastewater service will be provided by the City of Casa Grande. The parcels lie within the north half of the southwest  $\frac{1}{4}$  of Section 30. There are no wastewater conveyance facilities adjacent to the properties. There is currently a 21" sewer line at the west boundary of the Mission Royale Master Planned Community.

Based on City of Casa Grande projections, there is remaining conveyance capacity in the 21" main, of which The Myers Group has reserved 0.5 million gallon per day (MGD) in anticipation of the development. Parcels A and B will total 545 lots. Based on A.R.S. 18-9-E301, 4.01 D1.c (ii) with a peaking factor of 2.21, they are projected to create a wastewater discharge of 0.3953 MGD, or 79% of the total conveyance capacity reserved by The Myers Group from the City of Casa Grande. All sewer plans and reports are subject to the review and approval of the City Engineer.

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Water

This project lies within the Arizona Water Company's (AWC) water service area. There is an existing 12" diameter water main line in Florence Blvd as well as a new 12" diameter water main in Mission Parkway. It is expected that these two parcels will be tying into the 12" line in Mission Parkway for service. The onsite water systems will be comprised of 8" water mains looped throughout the two parcels in order to provide minimum required pressures with minimal pressure variations. A Certificate of Assured Water Supply for the Hacienda Highlands PAD will be required through the Arizona Department of Water Resources.

Electricity

Electric service is provided by Electrical District #2, Coolidge, Arizona. There is existing service along Florence Blvd and Hacienda Rd. Any existing or new electrical lines will be placed underground.

Natural Gas

Natural Gas is provided by Southwest Gas Company. There is an existing 1/2" line approximately 1 mile from the project on Toltec Buttes Rd.

Communications

Traditional local and long distance telephone service as well as DSL internet service will be provided by Qwest Communications. Cox Communications is available for cable, digital cable, cable internet, and digital telephone services.

Sanitation

The City of Casa Grande will provide refuse pickup service.

Fire and Police Protection

Fire protection is provided by the Casa Grande Fire Department, and police protection will be provided by the City of Casa Grande Police Department.

## **7.0 Grading and Drainage Concept**

This project will utilize streets for the conveyance of surface runoff to retention basins located in the project within the designated open space areas. Prior to the approval of the Preliminary Plat, a Preliminary Drainage Report will be submitted to the City of Casa Grande. Prior to Final Plat approval, Improvement Plans will be submitted to the City Engineer for review and approval. All grading and drainage reports and plans are subject to the review and approval of the City Engineer.

## **8.0 Project Phasing**

It is tentatively planned that Parcel A will be developed first, with Parcel B following. The platting and Improvement Plans may be prepared in two or more distinct construction phases. Other necessary documents, such as drainage reports, landscape plans, etc. will be phased as well. Project phasing is subject to the review and approval of the City Engineer and City Planning and Development Director.

## **Part II – PAD Residential Design Standards**

### **1.0 Introduction**

The Hacienda Highlands PAD has been designed in compliance with the City of Casa Grande's Residential Design Standards for Planned Area Developments to enhance the development's neighborhood character and sense of place.

### **2.0 Open Space**

The City of Casa Grande requires a minimum of 15% open space. The total amount of open space required is 17 acres. The total amount of open space provided is 19.78 acres. For Parcel A, 9.13 acres have been set-aside for open space. Parcel B will provide approximately 9.71 acres of open space. Parcels A and B are designed to meet the open space requirement individually or together.

Of this acreage, 50% (4.6 acres for Parcel A, and 4.3 for Parcel B) will include passive and active recreation areas including parks, multi-use trails, bike paths, turf retention areas, basketball and volleyball courts and two age oriented playgrounds. The park in Parcel A is 2.1 acres and will offer a covered ramada, tot lot, school age playground, turf area and volleyball court and half basketball court. The park in Parcel B is 2.65 acres and will also offer all of the above.

A 10' lighted concrete trail system will connect the open space areas. The remainder of the paths will be lighted and 5' in width. Final landscape plans which show the details and design of these areas will be submitted to the City prior to the approval of the Final Plats. See Exhibit I for the concept plan for the Parcel A park site, which also represents the amenities that will be provided in the Parcel B site. Exhibit H shows the Conceptual Landscape Plans and trail locations for each parcel.

### **3.0 Single Family Residence Lots**

The Hacienda Highlands PAD consists of SFR lots between 6000 and 8000 sq. ft., with a minimum width of 55 ft. For every lot less than 7000 sq. ft., an 8000 sq. ft. lot has been provided. The average lot width is for Parcel A is 60', and 65' for Parcel B. See Table 1 for lot width counts for each parcel.

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**4.0 Setbacks**

See Table 2 below for the minimum setback requirements per the City of Casa Grande General Plan 2010.

Table 2. Minimum Setback Requirements

Lot Area (sq. ft.)	Minimum Lot Width	Minimum Yard Setbacks (as measured from wall of house)				Max. Bldg. Height	Min. Distance Between Buildings
		Front	Rear	Side (Interior)	Side (Corner)		
7000- 8000	55'	15'- 23'	20'	5' one side, 10' other side	15'	28' 2-story	10'

**Additional Notes:**

- The minimum lot width for this development is 55 feet.
- The front yard setback for a residence with side garage and livable forward is 15 feet. Residences with a front garage will be setback either 20 feet or 23 feet. Front setbacks will be staggered 3 feet every 3<sup>rd</sup> to 4<sup>th</sup> house.
- No multi-story homes shall be built on corner or end lots.
- Non-foundation home features will be allowed to encroach 2' into the setbacks on all sides of a lot. Bay windows, entertainment niches, fireplaces and other similar home features will be allowed to encroach 3' into the 10' side yard setbacks.
- No other perimeter setback requirements apply.

**5.0 Entry Monuments and Street Landscaping**

Entry monuments for the Hacienda Highlands PAD will complement the theme of the neighborhood's architecture and character. Landscaping in the entry areas will provide seasonal color and utilize low water use plants from the City of Casa Grande Low Water Use Plant List.

A minimum 15' landscape buffer is provided along collector streets. A minimum 30' strip is provided along arterial streets of Earley Rd and Hacienda Rd. Corner lots will provide a 10' landscape strip on the side yards as an added buffer.

See Exhibit H for the Conceptual Landscape Plans. Exhibit F shows the Conceptual Entry Statement designs for Hacienda Highlands PAD.

## **6.0 Landscaping**

All landscaping will comply with the requirements of the City of Casa Grande Residential Design Standards for Planning Area Development. All plants will be selected from the City of Casa Grande's approved plant list. Final plant palettes and rendered exhibits will be presented to the City for approval. Front yard landscape packages will be offered by the developer/builder and will also be submitted to the City of Casa Grande Planning and Development Director for approval.

## **7.0 Street Layout**

The Hacienda Highland PAD street layouts consist of centralized park sites bordered by streets with 'eyebrows' at the corners that will slow traffic. Cul-de-sacs are also utilized to reduce through traffic and create defined neighborhoods areas.

## **8.0 Multi-story Homes**

No multi-story homes will be built on corner or end lots.

## **9.0 Side Yard Fence Returns**

All side yard fence returns for interior lots will extend to within 10' of the front corner of the house.

## **10.0 Additional Requirements for PAD Layout and Design**

### Setbacks

Front yard setbacks for lots within the Hacienda Highlands PAD will be staggered every 3<sup>rd</sup> to 4<sup>th</sup> lot at a minimum of 3 ft to enhance visual interest within the neighborhood.

### Multi-use Trails

A 10 ft concrete lighted multi-use trail will be provided along the Arizona Canal irrigation ditch and connect Parcel A and B's park sites. A lighted 5 ft trail will connect passive and active recreation areas and interior sidewalks.

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Entry Statements

Entry statements to the Hacienda Highlands PAD will be themed to coordinate with perimeter walls and will be placed at the main entries. They will provide a sense of place for the residents by defining the development. The entry monuments will be installed by the developer and maintained by the HOA. Stamped and colored concrete will be used to accent major entries.

Landscape Buffers

A minimum of 15 ft will be provided as a buffer strip along collector streets. A 30 ft buffer strip is provided along the arterials of Hacienda Rd and Earley Rd. These landscape areas will be maintained by the HOA.

Perimeter Walls

Perimeter walls will be decorative and will include such design features as 4 inch interlocking color blocks with split face band, varying wall heights, and decorative features such as wrought iron. View fencing will be provided when appropriate.

## **Part III – PAD Architectural Standards**

### **1.0 Introduction**

The housing product has not yet been determined for the Hacienda Highlands PAD. To comply with the recommendations of the City of Casa Grande, the following architectural standards will be used for this project. Floor plans, elevations, colors and materials shall be subject to the review and approval of the City Planning and Zoning Commission prior to the issuance of any home permits.

### **2.0 Residential Architectural Standards**

#### Floor Plans and Elevations

- A minimum of 5 home floor plans, each with 3 distinct elevations will be offered within each definitive housing price range or product type.
- A minimum of 5 distinct home color schemes will be provided within each definitive housing price range or product type.
- The homebuilder(s) will provide diversity and uniqueness in elevations and color schemes.
- The homebuilder(s) will ensure that 2 homes with the same front elevation or color schemes are not side by side or across from each other.
- The homebuilder(s) will ensure that no more than three consecutive similar rear home elevations back an arterial or collector roadway.
- The homebuilder(s) will ensure that emphasis is made on the front elevations of homes-including covered front entries and porches, bay windows, etc.. Main entries will face the street.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments will be provided on all windows.

#### Roofs

- A variety of home roofing colors, shapes and/or textures will be provided by the homebuilder(s). Concrete tile is required for all sloped roofs; however the City will give consideration to alternative durable materials upon review of the housing project.
- A variation in roof ridge lines and designs will be provided by the homebuilder(s).
- A selection of unique roof colors will be matched to each home color scheme.

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- No buildings will have roof-mounted or wall-mounted mechanical equipment (including HVAC and evaporative coolers). All such equipment will be ground-mounted.

#### Garages

- On lots where side-entry garages can be accommodated, at least one floor plan will be provided per product type with a standard side entrance garage.
- No front-loaded garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one floor plan per parcel or product type will have the livable area of the home forward of the garage.
- Front-loaded garage doors will not exceed 50% of the house width (frontage). Where more than a standard two car front entry garage can be accommodated, the additional garage bay(s) will be architecturally designed to appear separate and distinct from the remainder of the garage.

#### Patio Covers

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

#### Additions and Modifications

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

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Additional Requirements for PAD Residential Architecture

Homes to comply with at least 4 of the following:

- The homebuilder(s) will incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The homebuilder(s) will provide unique styles for all homes within a parcel or parcels of a PAD such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission and Pueblo.
- The homebuilder(s) will provide significant features, such as dramatic covered front entries, large covered front porches, bay windows, and/or dormers as standard features on all homes.
- The homebuilder(s) will reduce the number of standard front-loaded garages. At least 1 floor plan per project or product type will have the garage oriented toward the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features will be increased from the minimum required.
- The homebuilder(s) will 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.
- The homebuilder(s) will place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open space areas.
- The homebuilder(s) will provide one elevation per product type that uses flat roof (Santa Fe or Pueblo architectural style) elements.
- Homebuilder(s)'s choice: the homebuilder(s) may select an architectural style not listed here that offers additional visual interests on the homes.

**References**

City of Casa Grande  
*General Plan 2010*

City of Casa Grande  
*Title 17 Zoning Ordinance*

City of Casa Grande  
*Title 16 Subdivision Ordinance*





V. HWY 287

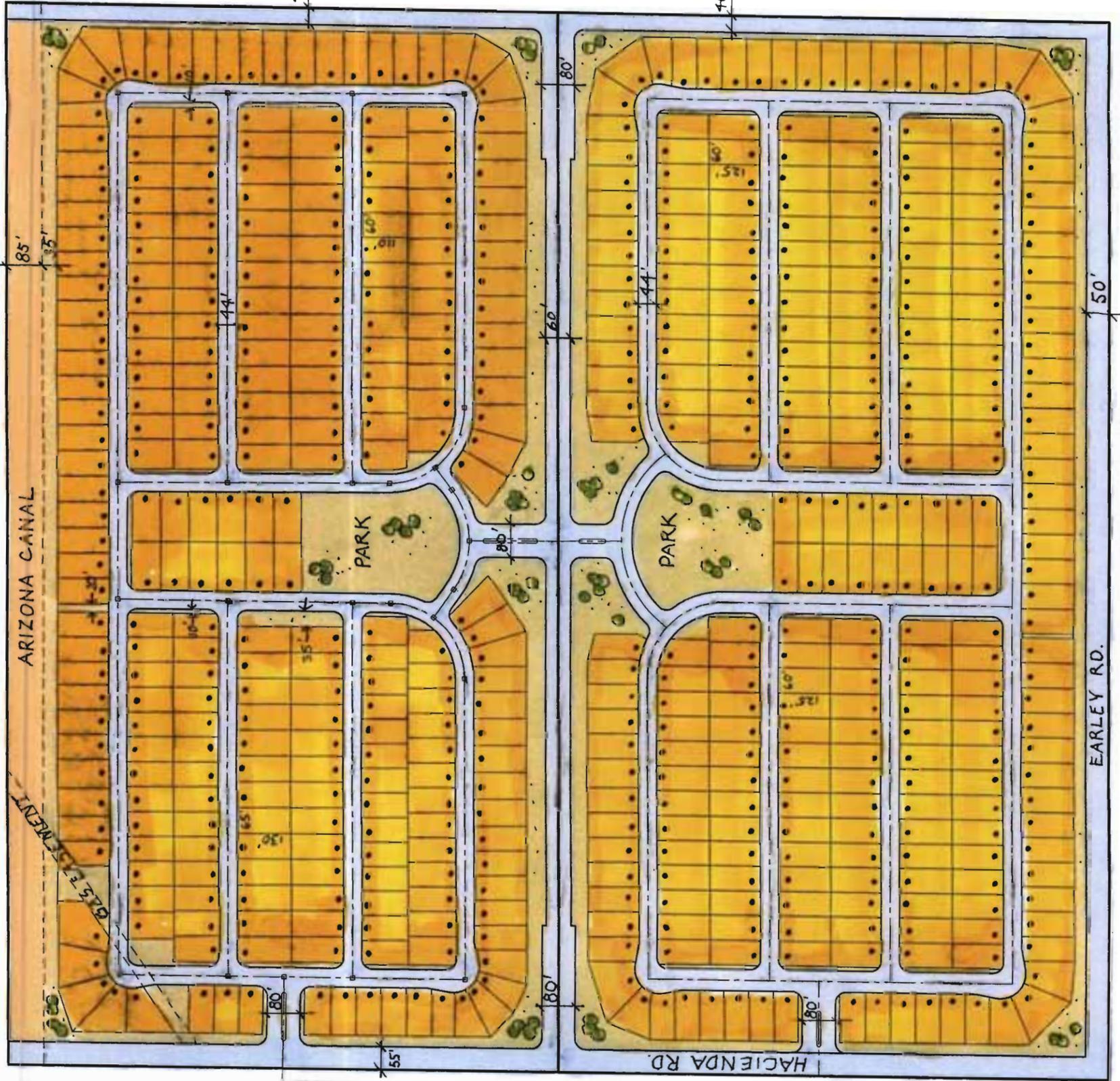
HIGHWAY #287

SEE MAP 401-16





Scale: 1"=300'



**SITE STATISTICS**

**PARCEL A**

77.4 Acres

270 60' x 110' Lots (Aver.)

3.5 R.A.C.

15% Open Space Required:

Open Space Provided:

9.13 ac.

9.98 ac.

**PARCEL B**

77.3 Acres

275 60' x 125' Lots (Aver.)

3.5 R.A.C.

15% Open Space Required:

Open Space Provided:

8.55 ac.

9.71 ac.

HACIENDA  
HIGHLANDS

**Exhibit D**

**Preliminary Plan for  
Parcels A and B**

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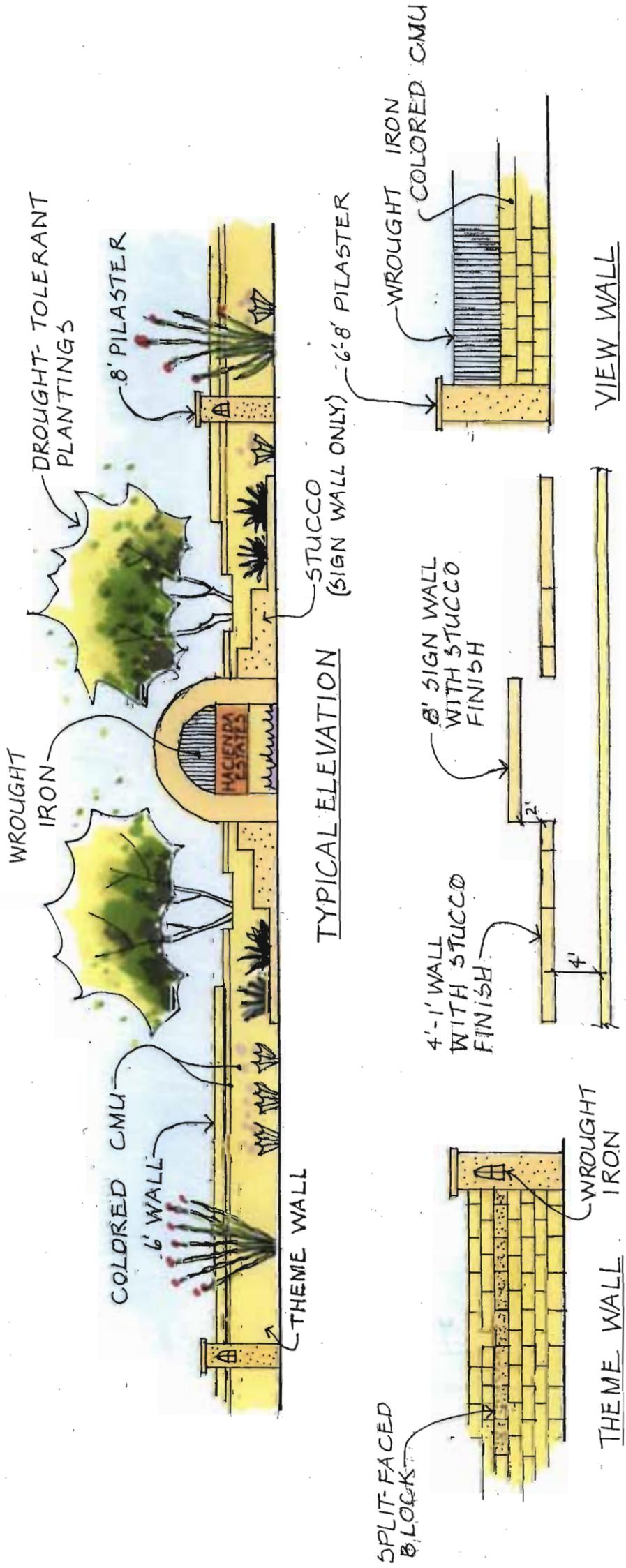
HACIENDA  
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**Exhibit F**  
**Conceptual Entry Design**

The Myers Group  
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# HACIENDA HIGHLANDS

## Exhibit G Conceptual Open Space Plan Parcel A and B

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270 LOTS  
92 LOTS < 7000 SF  
97 LOTS > 8000 SF  
81 LOTS ≥ 7000 SF

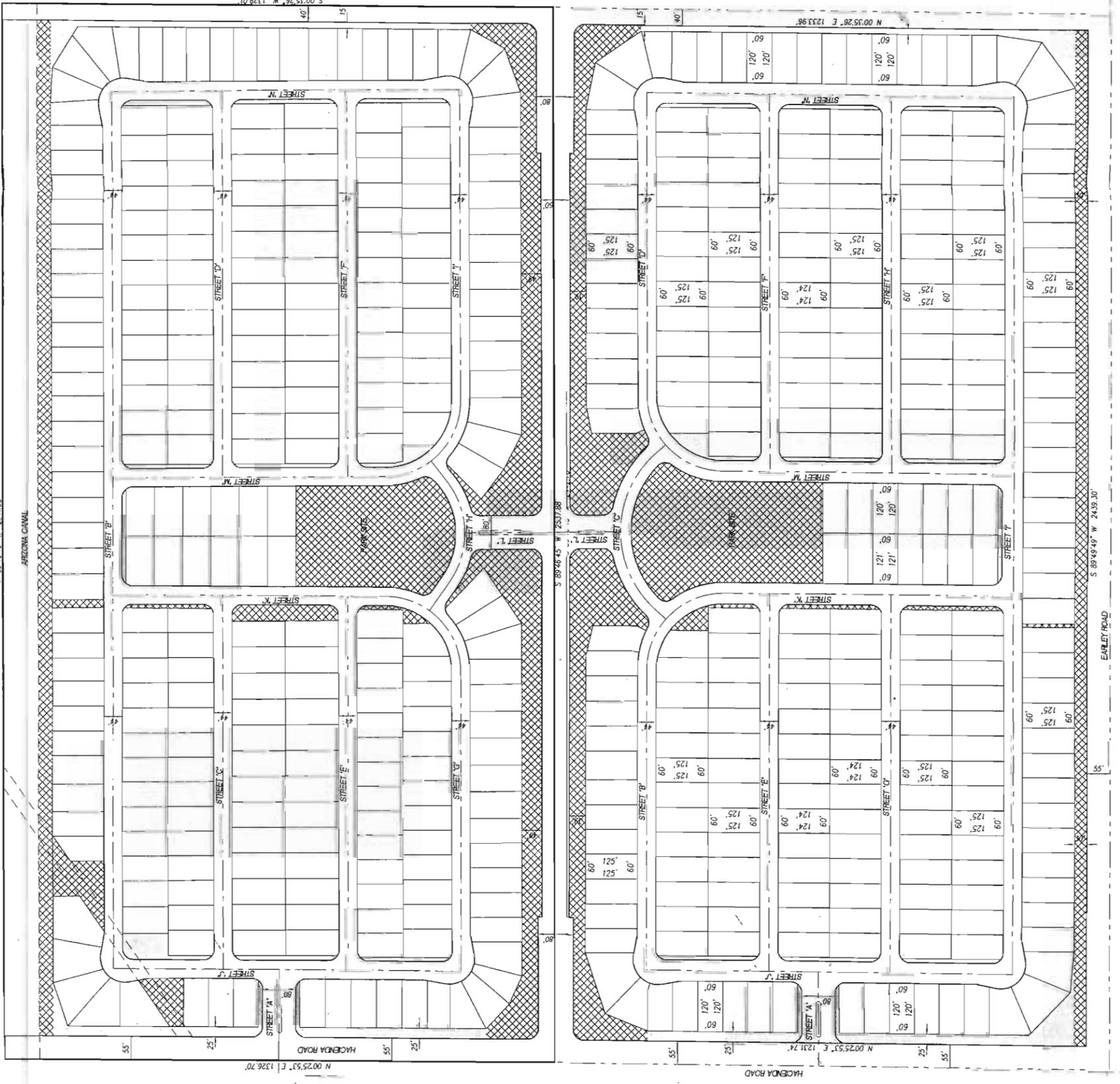
### OPEN SPACE CALCULATIONS

GROSS AREA	77.4 AC
RIGHT-OF-WAY	16.53 AC
NET AREA	60.87 AC
OPEN SPACE	9.13 AC
REQUIRED (60.87 "NET AREA" x 15%)	10.08 AC
ACTUAL	8.34 AC

275 LOTS  
275 LOTS ≥ 7000 SF

### OPEN SPACE CALCULATIONS

GROSS AREA	77.3 AC
RIGHT-OF-WAY	20.27 AC
NET AREA	57.03 AC
OPEN SPACE	8.55 AC
REQUIRED (57.03 "NET AREA" x 15%)	9.71 AC
ACTUAL	7.90 AC





Scale: 1"=300'



HACIENDA  
HIGHLANDS

Exhibit H

Conceptual Landscape  
Plan  
Parcel A and B

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HACIENDA  
HIGHLANDS

Exhibit I

Conceptual Park Site  
Typical Amenities

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