

ORDINANCE NO. 1178.309.1

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A MAJOR AMENDMENT TO MARATEA, CASA GRANDE PLANNED AREA DEVELOPMENT (PAD) ADOPTED FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BIANCO ROAD AND MCCARTNEY ROAD (ALIGNMENT), CASA GRANDE, ARIZONA.

WHEREAS, on August 6, 2007, the City of Casa Grande approved Planned Area Development zoning for the Maratea master planned community; and

WHEREAS, due to its proximity to employment and industrial uses, portions of the Maratea community were designated as Industrial/Manufacturing in the Casa Grande General Plan 2020; and

WHEREAS, the owners/developers of the Maratea master planned community desire to amend the zoning to allow the location of utility-scale solar power generation in a discrete section of the Maratea planned area development; and

WHEREAS, the City of Casa Grande is currently working toward the establishment of standards for the location of solar facilities within the City limits; and

WHEREAS, although most proposed locations for such uses would benefit greatly from waiting until completion of such standards before permitting use of solar within a Planned Area Development; due to its unique location near additional power-generating facilities, its proximity to existing power lines to distribute electricity into the grid, its designation as appropriate for Industrial/Manufacturing uses in the City's General Plan 2020, and the limited period of time provided to utilize the facility as a utility-scale solar plant, it appears that permitting utility-scale solar power generation within the Maratea Planned Area Development upon the conditions and stipulations set forth below would be in the best interest of the City Of Casa Grande;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

Section 1. Authorization for Major Amendment to PAD Zoning:

P.A.D. Zoning is amended by approving a major amendment to the Maratea, Casa Grande, Planned Area Development (PAD) on property generally located at the southwest corner of Bianco Road and McCartney Road (alignment) (also known as a portion of Pinal County Section 4, Township 6 South, Range 5 East of the Gila & Salt River Meridian), Casa Grande, Arizona, as set forth in the application and PAD Addendum submitted and on file with the City's

Planning Department. The legal description is as provided in Exhibit A (attached hereto and incorporated herein by this reference).

This major amendment is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions:

1. Future development of the site shall be in accordance with the amended Maratea Planned Area Development (PAD) Development Guide (as filed with the City Planning and Development Department), all applicable City codes and ordinances, and all conditions required by the Planning and Zoning Commission and/or City Council. Project shall fully comply with the City's Residential Design Standards for Planned Area Developments.
2. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
3. Traffic and engineering reports for the site are subject to the review and approval of the City Engineer at the time of Platting and/or Major Site Plan.
4. Driveway alignments, ingress/egress points, rights-of-way widths, and internal roadway circulation plans shall be subject to the review and approval of the City Engineer.
5. Final phasing of all on-site and off-site improvements for the subject PAD shall be subject to the review and approval as part of the Major Site Plan or Platting submittal, which ever comes first. Should only a portion of the area designated for the solar energy generating facility be developed as such, the phasing plan shall specifically address the development of the remaining portions.
6. Final grading and drainage reports must be submitted to the Engineering Department for their review and approval prior to any development of the site.
7. Final drainage reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats and/or Major Site Plans for this project.
8. The maximum height of the utility solar electrical generating facility structures, as measured from the highest point of the structure to the adjacent finished grade, shall be twenty (20) feet.
9. The Major Site Plan for the utility-scale solar electrical generating facility shall specifically address appropriate reflectivity mitigation, visual buffering/screening (especially adjacent to rights-of-ways and existing or future non-solar facility uses), and the location of any potential substations or ancillary structures.

10. Applicant will comply with all applicable laws and regulations that pertain to the solar use.
11. The PAD amendment area shall be limited to exclusive use by a utility-scale solar electrical generating facility or the land uses set forth in the original Maratea PAD.
12. Use of the PAD amendment area as a utility-scale solar electrical generating facility is expressly conditioned on the developer/applicant obtaining the required Major Site Plan, site development permits, and building permits for the utility solar electrical generating facility no later than December 31, 2012.
13. Should any portion of the PAD amendment area be developed or used as a utility-scale solar electrical generating facility, no residential development or other uses permitted under the original Maratea PAD shall be allowed within the PAD amendment area while solar facilities are in use or remain in place. If any portion of the PAD amendment area is developed as a residential use or other use permitted under the original Maratea PAD prior to development as a utility-scale solar electrical generating facility, the PAD amendment area shall not be allowed to be developed as a utility-scale solar electric generating facility.
14. The utility-scale solar electrical generating facility shall utilize the existing 69 kv electrical transmission lines located along the eastern boundary of Bianco Rd. A new overhead extension of said lines may be constructed to the eastern border of the solar facility solely to connect the utility-scale solar electrical generating facility to the existing 69 kv lines. Any additional electrical transmission facilities shall be located underground.
15. The applicant shall obtain the approval of the Casa Grande Airport Administration indicating that the utility-scale solar electrical generating facility will not interfere with the airport Instrument Landing System or create reflectivity problems.
16. If the use of the site as a utility-scale solar electrical generating facility is discontinued for a period of at least twelve (12) months, all equipment and appurtenances shall be removed by the facility owner and the site restored to a condition as approved by City Planning as part of the demolition process.
17. Developer shall dedicate a full one hundred forty (140) feet of right of way for the area designated as McCartney Road along the general alignment depicted in the PAD. Developer shall be responsible to build a half street improvement along McCartney Road, or such greater improvement as may be required pursuant to an approved traffic study, as well as provide other roadway dedications and improvements as forth in the City Code and the City's approved Small Area Transportation Plan dated July 2, 2007, including

Bianco Road. Phasing of the street improvements shall be done in accordance with the approved traffic study.

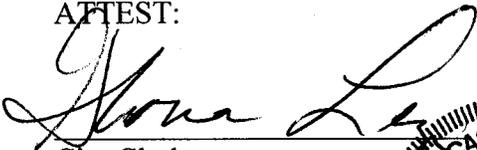
Section 2. Operative Date:

The effective date of this Ordinance shall be July 20, 2010.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 21st. day of June, 2010.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney





## Legal Description Asarco Overall

Job No. 05-093

Revised: August 14, 2006  
May 30, 2006

A portion of Section 4, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**BEGINNING** at at an Aluminum Cap at the southeast corner of said Section 4, from which a Brass Cap at the south quarter corner of said Section 4 bears  $N89^{\circ}47'46''W$  (an assumed bearing), along the south line of the Southeast Quarter of said Section 4, for a distance of 2642.77 feet; thence  $N89^{\circ}47'46''W$ , along said south line, for a distance of 1438.79 feet to a point on the northeasterly right-of-way line of the Maricopa-Casa Grande Highway; thence  $N53^{\circ}47'22''W$ , along said northeasterly right-of-way line, for a distance of 3133.49 feet to a point on the west line of the East Half of the Southwest Quarter of said Section 4; thence  $N00^{\circ}04'03''W$ , along said west line, for a distance of 797.19 feet to a point on the south line of the Northwest Quarter of said Section 4; thence  $N89^{\circ}48'13''W$ , along said south line, for a distance of 1092.98 feet to a point on the northeasterly right-of-way line of said Maricopa-Casa Grande Highway; thence  $N53^{\circ}47'22''W$ , along said northeasterly right-of-way line, for a distance of 278.87 feet to a point on the west line of the Northwest Quarter of said Section 4; thence  $N00^{\circ}06'07''W$ , along said west line, for a distance of 2629.64 feet to a point on the south line of the Southeast Quarter of Section 33, Township 5 South, Range 5 East; thence  $N89^{\circ}58'34''E$ , along said south line, for a distance of 13.76 feet to the southwest corner of Section 34, Township 5 South, Range 5 East; thence  $N89^{\circ}59'50''E$ , along the south line of the Southwest Quarter of said Section 34, for a distance of 2610.16 feet to the south quarter corner of said Section 34; thence  $N89^{\circ}59'18''E$ , along the south line of the Southeast Quarter of said Section 34, for a distance of 2609.36 feet to the southeast corner of said Section 34; thence  $S89^{\circ}53'57''E$ , along the south line of the Southwest Quarter of Section 35, Township 5 South, Range 5 East, for a distance of 31.53 feet to the northeast corner of said Section 4; thence  $S00^{\circ}17'26''E$ , along the east line of the Northeast Quarter of said Section 4, for a distance of 2672.33 feet to a point on the north line of the South 140.00 feet of the Northeast Quarter of said Section 4; thence  $N89^{\circ}48'13''W$ , along said north line, for a distance of 2638.42 feet to a point on the west line of the Northeast Quarter of said Section 4; thence  $S00^{\circ}09'49''E$ , along said west line, for a distance of 140.00 feet to the center of said Section 4; thence  $S89^{\circ}48'13''E$ , along the north line of the Southeast Quarter of said Section 4, for a distance of 1978.71 feet to a point on the west line of the East 660 feet of the Southeast Quarter of said Section 4; thence  $S00^{\circ}15'05''E$ , along said west line, for a distance of 150.00 feet to a point on the south line of the north 150 feet of the Southeast Quarter of said Section 4; thence  $S89^{\circ}48'13''E$ , along said south line, for a distance of 660.02 feet to a point on the east line of the Southeast Quarter of said Section 4; thence  $S00^{\circ}15'05''E$ , along said east line, for a distance of 2489.88 feet to the POINT OF BEGINNING.

Together with the following described property:

P & Z APPROVED  
Date: 4/11/2010  
Case #: 10-00016

BEGINNING at a Brass Cap at the south quarter corner of said Section 4, from which an Aluminum Cap at the southeast corner of said Section 4 bears S89°47'46"E (an assumed bearing), along the south line of the Southeast Quarter of said Section 4, for a distance of 2642.77 feet; thence N00°09'49"W, along the west line of the Southeast Quarter of said Section 4, for a distance of 444.37 feet to a point on the southwesterly right-of-way line for the Union Pacific Railroad; thence S53°47'22"E, along said southwesterly right-of-way line, for a distance of 755.88 feet to a point on the south line of the Southeast Quarter of said Section 4; thence N89°47'46"W, along said south line, for a distance of 608.61 feet to the POINT OF BEGINNING.

An area containing 517.5765 acres, more or less.



# MARATEA

*A Planned Area Development  
Preliminary Development Plan and Guideline*

## *Description*

*A 514.45 acre PAD located at the between Bianco and Corrales Roads  
On the North side of the Maricopa Casa Grande Highway*

## *Submitted to*

*City of Casa Grande, Planning Department  
510 East Florence Boulevard  
Casa Grande, Arizona 85222  
520.421.8637*

## *Prepared for*

*Mainspring Casa Grande, LLC  
8925 E. Pima Center Parkway, Suite 200  
Scottsdale, Arizona 85258*

## *Prepared by*

*Rose Law Group, pc  
6613 N. Scottsdale Road, Suite 200  
Scottsdale, Arizona 85250  
480.505.3937  
Contact: Court S. Rich*

**Re-submitted: 2.16.2007**  
**Re-submitted: 4.19.2007**  
**Amended: 5.17.2010**

# Table of Contents

I. Introduction	4
A. Summary	4
B. Location	4
1) History	4
2) Existing Uses/Zoning/Land Use Designation	4
3) Surrounding Uses/Zoning	5
a) Surrounding Land Uses	5
b) Surrounding Zoning	5
4) Parcel Numbers	5
II. Development Plan	6
A. Proposed Land Use and Zoning Plan	6
1) Proposed Uses and Intensities	6
2) Phasing Program	7
3) Benefits and Advantages for Casa Grande	7
4) City of Casa Grande General Plan Conformance	8
5) Alternative Large or Utility-Scale Solar Energy Generating Facility Use	9
B. Hillside Preservation	13
C. Services and Infrastructure	13
1) Water	14
2) Wastewater	14
3) Grading and Drainage Concept	14
4) Traffic and Accessibility	15
5) Maintenance of Streets and Common Areas	19
6) Schools	19
7) Parks and Open Space	19
III. Development Requirements	20
A. Purpose and Intent	20
B. General Provisions	20
C. Mandatory Residential Development Standards	21
1) Open Space	21
2) Single Family Lot Sizes	21
3) Setbacks	22

4) Multi-story Homes	22
5) Streetscapes and Entrances	22
6) Front Yard Landscaping	23
7) School Sites	23
8) Miscellaneous	23
D. Additional Residential Design Standards	24
E. Comparison of Maratea PAD Residential Development Requirements & Casa Grande Zoning Ordinance	26
F. Commercial Development Standards	26
1) Commercial Permitted Uses	26
2) Commercial Development Standards	28
G. Commercial Office Development Standards	28
1) Commercial Office Permitted Uses	28
2) Commercial Office Development Standards	28
 IV. Design Guidelines	 29
A. Purpose	29
B. Mandatory PAD Residential Architecture Standards	29
1) Floor Plans and Elevations	29
2) Roofs	30
3) Garages	30
4) Patios	30
5) Additions and Modifications	31
C. Additional PAD and Residential Architecture Standards	31
1) Selected Requirements	31
2) Circulation Guidelines	32
3) Landscape Guidelines	32
a) Casa Grande Low Water Use Plant List	32
4) Signage Guidelines	38
5) Lighting Guidelines	39
 V. Conclusion	 40

## List of Tables

PAD Quantitative Development - Table 1	6
PAD Density Calculations - Table 2	7
Slope Analysis - Table 3	13
PAD Lot Data - Table 4	24

## List of Exhibits

Existing Conditions and Land Use Map	A
Legal Description	B
Adjacent Zoning & Ownership Map	C
Conceptual Land Use Plan	D
Phasing Plan	E
Circulation Plan	F
School Agreement	G
Conceptual Trails and Open Space Plan	H
Water Plan	I
Sewer Plan	J
Casa Grande Roadway Circulation Plan	K
Principal Arterial Cross-section	L
Minor Arterial Cross-section	M
Major Collector Cross-section	N
Minor Collector Cross-section	O
Local Street Cross-section	P
Community Walls	Q
Conceptual Community Open Space Park	R
Conceptual Neighborhood Open Space Park	R.1
Primary Entry & Monumentation	S
Project Entry and Wall Plan	T
Conceptual Park Plan	U
2020 General Plan Map	V
Alternative Land Use Plan	W
Surrounding Area Map	X

# 1. Introduction

## A. Summary

The Maratea development consists of approximately 514 acres located at the northwest corner of Bianco Road and the Maricopa Casa Grande Highway in Northern Casa Grande. Maratea will be a diverse community providing various single-family housing products as well as commercial and office/business park uses all connected by a series of trails, parks, and greenbelts, providing for an excellent sense of community. Maratea reflects a design that is committed to creating an enhanced quality of life through accessible useable open space, attractive monumentation and walls, and comprehensive development standards and design guidelines.

This Planned Area Development is being requested to continue the development process and is in accordance with the recently approved Major General Plan Amendment for this site. Maratea requires this re-zoning from Urban Ranch to a PAD zoning district to facilitate a more harmonious, creative, integrated community complete with housing, commercial and office space. The PAD district was chosen because of the flexibility inherent to it, which allows certain deviations from the other zoning district standards to enable a creative utilization of the land and accomplish a more efficient, aesthetic, and desirable development. Those deviations are laid out in this Preliminary Development Plan and Development Guide.

## B. Location

### 1) History

The property is currently vacant unused land. The property is generally surrounded by residential uses and comparable PAD planned communities. In 2006 the land to the immediate east was designated in the Casa Grande General Plan to Employment. The Maratea development and the surrounding land uses will compliment each other well by establishing the necessary components (residential, commercial, offices, and employment) of a balanced community. This project fits perfectly with the surrounding uses. (See Exhibit A – Existing Conditions and Land Use Map).

### 2) Existing Uses/Zoning/Land Use Designation

The property was approved for a Major General Plan Amendment of the Casa Grande General Plan from an Employment land use designation to the

current Low Density Residential, Commercial, and Office/Business Park land use designations in 2006. The current zoning on the property is Urban Ranch.

3) *Surrounding Uses/Zoning*

The existing surrounding land uses are depicted in Exhibit A. Below is a general description of those uses.

a) Surrounding Land Uses

North: Employment and Low Density Residential

East: Employment

South: Employment and Low Density residential

West: Low Density Residential

b) Surrounding Zoning

North: Pinal County C1-2, City General Plan Employment and PAD

East: Pinal County C1-2, City General Plan Employment

South: Recently annexed – zoning unassigned – County GR

West: Recently annexed – zoning unassigned – County GR

4) *Parcel Numbers*

The parcel numbers for the property according to the Pinal County Assessor's office are 503-27-001, 503-27-002, 503-27-003A, 503-27-004A, 503-27-005C, and 503-27-005D. See Legal description (See Exhibit B – Legal Description and C – Adjacent Zoning and Ownership Map).

## II. Development Plan

### A. Proposed Land Use and Zoning Plan

#### 1) Proposed Uses and Intensities

The proposed PAD includes residential, commercial, office/business park, school and park sites (Exhibit D – Conceptual Land Use Plan). Maratea proposes not more than 1,336 lots for a density of 3.2 du/ac. The two commercial sites are 19.5 and 15.88 acres and will provide convenient neighborhood and community services for this development, as well as for other proposed developments in the area. 30 acres of Office/business park uses will provide employment opportunities through professional office complex and high-tech business park developments to both residents of Maratea and other developments in the area. The Conceptual Land Use Plan (Exhibit D) shows land uses and development concepts for the Maratea PAD. Proposed lot sizes are discussed later in this section.

PAD Quantitative Development – Table 1

Total Gross Area	514.45 acres
Minimum Open Space Required	62.68 Acres = 15%
Proposed Open Space Area	89.50 Acres = 21%
Total Number of Dwelling Units Allowed	1,671 units
Total Number of Dwelling Units Proposed	1,336 units
Total Area of Residential Development (Less Open Space)	355.21 acres
Total Area of Commercial Development	35.38 acres
Total Area of Office/Business Park Development	30.00 acres
<b>Maximum Overall Density Allowed in Zoning District</b>	<b>4 units/acre</b>
<b>Maximum Overall Density Proposed in Zoning District</b>	<b>3.2 units/acre</b>

PAD Density Calculations - Table 2

Total Number of Dwelling Units Proposed	1,336 units
Total Net Residential Area (per Casa Grande Ordinance 17.12.430)	417.89 acres
<b>Proposed Density</b>	<b>3.2 units/acre</b>

2) Phasing Program

The residential portion of Maratea is proposed to be built in four phases. Phasing shown in the Phasing Plan (Exhibit E) presents a logical sequence of arterial and collector road construction and it is anticipated that these roads will be in place prior to development of the commercial or office/business park parcels. Development plans for the two commercial parcels and the office/business park parcel will be submitted to the City of Casa Grande for review and approval through the site plan process as these parcels become ready for development. If a commercial or office/business park parcel develops before adjacent arterial roads are constructed, then those roads will be constructed with the commercial or office/business park parcel. The phasing plan also reflects the availability and extensions of utilities to serve Maratea. A more detailed discussion of project phasing, including specific sewer and water extensions, will be submitted with the engineering reports associated with the Preliminary Plat. The property will generally develop from southwest to northeast in line with the residential development.

3) Benefits and Advantages for Casa Grande

The Maratea development will benefit the City of Casa Grande in many ways. The Commercial and Office/Business Park portions of the project will provide space for businesses that will meet the retail needs of the new and existing residents, provide jobs for those people, and generate significant sales tax revenue for the City.

The City recently approached the developer and asked if they would accommodate moving McCartney Road to the south so it bisects this project. While it was not in the developer's original plans, the developer gladly made the changes for the good of the City. The developer was also able to modify his utility plans to accommodate McCartney Road and take advantage of the opportunities created by the major roadway to capture additional sales tax revenue for the City with additional commercial sites.

The commercial uses are now planned at the major intersections of Bianco and McCartney Roads and Corrales and McCartney Roads. These are ideal locations given the size of the roads they are adjacent to and the high accessibility to travelers on the roads as well as pedestrian traffic from within Maratea.

The Residential portion of the project will provide diverse quality housing to meet the need of the fast growing region. Amenities and open space are key components of Maratea and will be accessible and in close proximity to every resident within the development. This open space will also serve to buffer the residences from the higher intensity uses and major roadways. Approval of the Maratea development will facilitate growth that is in conformance with the Casa Grande General Plan's goals and objectives.

The Circulation Plan (Exhibit F) illustrates how this development will also allow for logical, efficient, and orderly use of transportation infrastructure to improve the surrounding and internal roadways to ensure that the transportation needs of the community within and without Maratea will be met. The re-alignment of McCartney Road to the south will make it possible for that major arterial road to continue where it would otherwise have to terminate at the former site of the Asarco mining facility. This re-alignment will permit a connectivity which will assist in the regional flow of traffic.

The Maratea development will be home to many families whose children will be attending the local schools creating a need for an additional school and additional monetary funding to maintain the high levels of education currently available. As acknowledgment of this, the developer of Maratea has entered into an agreement with the Casa Grande Elementary School District No. 4 of Pinal County, Arizona to provide a 12 acre school site (Exhibit G – School Agreements) as well as a per residential lot donation. The development team is in the process of creating a similar agreement with Casa Grande High School District No. 82 of Pinal County, Arizona for a per residential lot donation as well.

#### *4) City of Casa Grande General Plan Conformance*

The Maratea PAD is in conformance with the recently amended Casa Grande General Plan and its Goals Policies and Objectives. From a land use standpoint, the Maratea PAD will assist the City of Casa Grande in meeting its land use goals and objectives in many ways.

Maratea's lot sizes and housing products will add to the diversity of housing options in Casa Grande.

The Casa Grande General Plan identifies the rural lifestyle and farming as important community assets to be protected while still encouraging, planning

for, and monitoring growth. Approval of the Maratea PAD will not disturb the farming of any land as the property is sitting unused and vacant.

In addition, the overriding theme of Maratea will honor the rural heritage and lifestyle of the area in an aesthetically pleasing and beautiful community. The design guidelines within this PAD will ensure that the theme and overall design vision are achieved when construction is complete.

A high quality educational system will be maintained in Casa Grande to meet the current and future needs through the agreements mentioned above with the School Districts that are within the development. The land reserved in the Land Use Plan (Exhibit D) along with the per residential unit donation, will balance the educational needs of the new residential development with the capability of the local education system. The school site is located in the heart of the development to reduce the need to bus students and put the school in close proximity to the neighborhood it serves.

Through buffering, landscaping, location, and an extensive Open Space and Trails System (Exhibit H-Conceptual Trails and Open Space Plan), Maratea will endure a compatibility of land uses while still providing a good mix of those uses.

The development includes both Commercial and Office/Business Park uses in this PAD in the most appropriate locations and adds to the balance of regional and community commercial and office uses in the City to proportionately serve the needs of local residents, area-wide residents, and seasonal visitors.

5) *Alternative Large or Utility-Scale Solar Energy Generating Facility Use*

**Introduction**

The inclusion of an alternative Large or Utility-Scale Solar Energy Generating Facility permitted use within the Maratea PAD (the “PAD”) will enable the development of the City of Casa Grande’s first solar power generation facility (the “Project”). The Project is proposed in an ideal location within the PAD, located at the southwest corner of McCartney and Bianco Roads, adjacent to the Asarco mine. Large or Utility-Scale Solar Energy Generating Facilities is therefore added as permitted use that may be implemented within the portion of the PAD located north and east of the McCartney Road realignment.

Use of the Maratea site for solar generation will, along with other already pending projects, help to establish the City of Casa Grande as a leader in sustainable green development and could help drive other energy, technology and sustainable uses and employers to the City. An assortment of Federal and

State grants, tax credits and incentives are currently fueling the development of solar generation facilities in Arizona and the rest of the Country. It is essential that the Project be able to move quickly in order to capitalize on the available incentives, some of which expire in the near future. Without the various available incentives, the Project will be unable to compete with others who are also moving to capture those same benefits. The Amendment is the first step in implementing the solar use on the site in a timely manner.

The recently approved 2020 General Plan land use designation for this portion of the PAD is Manufacturing/Industry, which is compatible and in conformance with the solar energy development use being proposed by the Amendment (see 2020 General Plan Map attached hereto as Exhibit V).

The property owner will have the option of developing the solar Project on the portion of the PAD designated as Manufacturing/Industry by the 2020 General Plan, but will still retain the right to implement the PAD as outlined in Section II A (1) above, if the Project ultimately proves not to be viable in light of the intense competition for solar facilities at this time. This will enable the Project to move forward at a pace that will allow it to be far enough along in the development process to qualify for the sunseting incentives.

### **Description of Proposal**

The Project will have a total capacity of approximately 33 – 40 MW, and will utilize photovoltaic (“PV”) panel technology. Specific panel types and associated tracking systems will be evaluated in order to maximize the cost efficiency and electrical output of the facility. It is anticipated that the Project will generate in excess of 70,000,000 KWh of electrical power each year, enough to power up to 5,000 homes. PV panel technology requires very little water usage. The only water used by the Project will be for periodic washing of the PV panels, which is anticipated to occur only once or twice each year.

The Project will comprise approximately 217 acres in the portion of the PAD located north and east of the McCartney Road re-alignment (see Alternative Land Use Plan attached hereto as Exhibit W). It is anticipated that the Project will be connected to the local power grid through interconnection to the adjacent 69kV transmission system. This may include the construction of a new 69kV transmission line to an existing substation in the vicinity of the project, or direct interconnection to existing 69kV transmission lines in the area.

In order to take advantage of current federal renewable energy development incentives, the Project must break ground by December 2010 and is anticipated to be online by the end of 2012. The Project will provide an economic benefit to Casa Grande in the form of additional tax revenues and job creation. The anticipated construction period for the Project is approximately 18 – 24 months, during which, hundreds of construction jobs could be created. The property

owner is currently in the process of assembling a development team and will use every reasonable effort to utilize local suppliers, contractors and workers in the construction and development of the Project. Once the Project is operational, approximately 3 - 8 full-time positions will be created, with annual salaries ranging from \$40,000 to \$100,000.

### **Relationship to Surrounding Properties**

The Project is compatible with the surrounding land uses, including the Asarco mine (½-mile to the north) and the Desert Basin Power Plant's cooling ponds (immediately east of the PAD). The Project is bordered on the north by state land (designated as Manufacturing/Industry) and a portion of the Copper Mountain Ranch master-planned community, the property to the east is designated as Manufacturing/Industry, and the single-family residential land uses to the south and west within the PAD will be buffered from the facility by McCartney Road and/or the PAD's trail and open space corridor (see Surrounding Area Map attached hereto as Exhibit X).

### **Impacts to PAD**

Despite the inclusion of Large or Utility-Scale Solar Energy Generating Facilities as a permitted use within the portion of the PAD located north and east of the McCartney Road realignment, the other land uses outlined for this portion of the PAD shall remain as permitted uses (i.e. single-family residential, commercial, school, etc.). However, the Large or Utility-Scale Solar Energy Generating Facility use shall not be developed in combination with other permitted uses within this portion of the PAD. In the event the solar Project proves to be unfeasible and is not developed, this portion of the PAD will be developed in accordance with the Conceptual Land Use Plan attached hereto as Exhibit D. A side by side comparison of the two land use options is depicted in the Alternative Land Use Plan attached hereto as Exhibit W).

In the event that this alternative permitted use is implemented on the subject portion of the PAD, the solar Project will entirely replace the northern portion of the PAD including 615 single-family residential units. The residential density, open space percentage and lot sizes for the balance of the PAD will ultimately be brought into conformance with the Residential Development Standards outlined in the PAD. The solar Project will conform to the setbacks and height restrictions prescribed by the PAD.

The Net Residential Area for the balance of the PAD (per Casa Grande City Code Section 17.12.430) is 220.18 acres. The PAD's Residential Development Standards allow a maximum overall density of 3.2 dwelling units per acre. Consequently a maximum of 704 total residential units would be allowed within the balance of the PAD. The PAD's Residential Development Standards also require that for every single-family lot less than 7,000 square feet in area, an

equal number of lots shall be provided that are at least 8,000 square feet. Currently, the PAD contemplates an equal number of 55' x 115' lots (6,325 sf) and 65' x 125' lots (8,125 sf). In the event that the solar Project is implemented, this lot mix will be maintained on the balance of the PAD as indicated in the table below:

<b>Lot Size</b>	<b>Lot Area</b>	<b>No. Lots</b>
55' x 115'	6,325 sf	352
65' x 125'	8,125 sf	352

In addition, the PAD Residential Development Standards require a minimum of 15% open space to be provided. This open space requirement will be maintained in the balance of the PAD with a minimum of 33.03 acres of open space provided.

**School Site**

The elimination of the school site in this portion of the PAD has been discussed with the Casa Grande Elementary School District No. 4 of Pinal County (the “District”) and the existing donation agreement for the school site is being amended to contemplate a fee only arrangement in the event that the Project is developed. Given the reduction in the number of dwelling units that would result from the development of the Project, it is anticipated that the school site will not be needed by the District. Correspondence from the District confirming the preparation of an amended agreement has been provided to the City. This amended agreement will be approved and executed by the District Board in next several weeks.

**Phasing**

The subject portion of the PAD is currently contemplated as Phase 2 and Phase 3. In the event that the solar Project is developed, it would instead constitute Phase I of the PAD.

**Infrastructure**

The Circulation Plan outlined in the PAD would not be significantly impacted by the development of the Project. The only impact would be the elimination of the Major Collector which runs through the middle of the subject portion of the PAD. This Major Collector was intended to distribute traffic from the residential development to the adjacent Major Arterials. The development of the solar Project would eliminate the need for this Major Collector.

Ultimate street cross-sections and rights-of-way will remain unchanged. The north half of McCartney Road will be improved adjacent to the Project.

However, given the extremely low traffic generation that will result from the Project, construction of the ultimate half-street cross-section on McCartney Road is not warranted at this time. Instead, an interim half-street cross-section will be constructed that will include curb and gutter and 28 feet of pavement. Bianco Road is an existing paved two-lane roadway adjacent to the Project. Consequently no improvements are proposed to Bianco Road at this time. The ultimate full-street cross-section for McCartney Road and the ultimate half-street cross-section for Bianco Road will be completed by Mainspring Casa Grande, LLC, the owner, with the development of the balance of the PAD.

The development of the Project will result in a reduced impact and demand on the water and sewer infrastructure required for the PAD.

**Conclusion**

The proposed solar Project is ideally located and is compatible with the 2020 General Plan as well as the surrounding properties. Successful development of the Project has numerous benefits for the City of Casa Grande, including additional tax revenues, job creation, and the establishment of the City as a truly “green” community and a leader in renewable energy development in Arizona. In order for the Project to capitalize on crucial sunseting Federal & State incentives for solar power development, it must be allowed to move forward as quickly as possible.

*B. Hillside Preservation*

*Slope Analysis – Table 3*

<b>Slope Category</b>	<b>Area</b>
0-5 Percent	514.45
Over 5 Percent	0

*C. Services and Infrastructure*

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

<b>Utility</b>	<b>Company</b>
Water	Arizona Water Company
Sewer, Refuse, Fire, Police	City of Casa Grande
Gas	El Paso Natural Gas
Electric Service	Arizona Public Service
Telephone	QWEST Communications
School Districts	Casa Grande Elementary and High School Districts

1) *Water*

The domestic water supply for this subdivision will be provided by the Arizona Water Company, which does not currently have a “Certificate of Assured Water Supply” covering their service area in Casa Grande. Each project is required to file individual applications with the Arizona Department of Water Resources for Assured Water Supply.

The layout of the water system for this site will be “looped” to provide adequate pressures throughout the system (Exhibit I). A Preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans that meet the approval of the City Engineer and Arizona Water Company are required prior to the approval of the Final Subdivision Plat for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

2) *Wastewater*

The sewer service will be provided by the City of Casa Grande (Exhibit J). A Preliminary Sewer Report will be prepared in accordance with the City of Casa Grande Master Sewer Study and submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans approved by the City Engineer are required prior to the approval of the Final Subdivision Plat for this project. The official policy for reserving capacity coincides with approval of the Final Plat by the City Council, or upon approval of a Development Agreement by the City Council.

3) *Grading and Drainage Concept*

The grading and drainage concept for this development consists of retention basins along with a drainage area along the north side of Casa Grande-Maricopa Highway. The streets will be designed according to the City’s standards to convey all of the on-site storm water runoff to retention basins. All drainage facilities will be designed in accordance with accepted engineering standards

and in compliance with the City's code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

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

#### 4) *Traffic and Accessibility*

Circulation patterns within the Maratea PAD are designed to efficiently carry and distribute traffic and minimize impact to the residential neighborhoods and adjacent properties. Collector roads will convey traffic from subdivisions to arterials. The City's Roadway Circulation Plan is shown in Exhibit K.

Recently, the City has undertaken a Multimodal Transportation Study (MMTS) by Lima & Associates. This study identifies existing and future traffic patterns, levels of service, and includes forecasts and recommendations for improvements through the year 2020. McCartney Road and Bianco Road are identified as Principal Arterials; Corrales Road is classified as a Minor Arterial in this plan. The three collector roads shown on the Preliminary Development Plan will be Major Collectors, and entries into subdivisions will be through a Minor Collector. Local streets will comply with the Urban Cross-Section 1 with parking allowed on both sides. Design criteria from the MMTS are contained in Table 1 and roadway cross sections from this study are shown in Exhibits M through Q.

A Traffic Study will be submitted with the Preliminary Plat to address internal and external circulation issues. Final Traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of the Final Subdivision Plat for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Maratea PAD.

Primary access to the site will be at the northwest corner of the property from McCartney Road and from the east side of the property from Bianco Road. There will be additional secondary access points along Bianco Road into the residential and office/business park portions of the development. There will be one access point along the Maricopa-Casa Grande Highway and one access point on the west side of the project from Corrales Road.

### **Principal Arterial – Exhibit L (McCartney Road and Bianco Road)**

A principal arterial street provides for long distance traffic movement within the community. Service to abutting land is limited with access controlled through raised medians and through spacing and location of driveways and intersections. Opposing traffic flows are often separated by a raised median or continuous two-way left-turn lane. This road will have the following service characteristics:

- Traffic movements with long or moderately long trip lengths;
- Traffic movements consisting of through and major circulation movements;
- Traffic movements involving a large portion of the total vehicle-miles of travel on a minimum of mileage;
- Traffic movements at moderate speeds.

Principal arterials will contain six or seven travel lanes within a 140-foot wide right-of-way. The opposing travel directions are separated by either a raised median or a two-way left-turn lane. A bike lane is included in the cross-section. An interim four-lane cross-section may be constructed if 20-year forecast volumes do not indicate the need for a six-lane facility. Access to principal arterial streets is limited to intersections at quarter-mile spacing and to driveways of major developments, such as large commercial, industrial or office complexes and master-planned communities. On-street parking is not allowed.

### **Minor Arterial – Exhibit M (Corrales Road)**

A minor arterial street provides for moderately long distance traffic movement within the community. Access is controlled through the spacing and location of driveways and intersections. A continuous two-way left-turn lane or raised median separates opposing traffic flows. A minor arterial has the following service characteristics:

- Traffic movements consisting of major circulation movements with more emphasis on land access than principal arterials;
- Traffic movements do not penetrate residential neighborhoods;
- Traffic movements at moderate speeds.

Minor arterials will contain five travel lanes within a 110-foot wide right-of-way. Opposing travel directions are separated by a two-way left-turn lane or raised median. A bike lane is included in the cross-section. Access to minor

arterial streets is limited to intersections at quarter-mile spacing and to driveways of major developments, such as large commercial, industrial or office complexes and master-planned communities. On-street parking is not allowed.

### **Major Collector – Exhibit N**

Major collector streets provide for short distance (less than three miles) traffic movement, primarily function to collect and distribute traffic between local streets or high volume traffic generators and arterial streets, and provide direct access to abutting land. A continuous two-way left-turn lane or raised median separates opposing traffic flows. A major collector has the following service characteristics:

- Traffic movements between traffic generators and routes of a higher classification;
- Traffic movements consisting of both land access service and traffic circulation;
- Traffic movements subject to high levels of median and side friction;
- Traffic movements which penetrate residential neighborhoods, commercial and industrial areas.

A major collector contains three travel lanes within an 80-foot wide right-of-way. Opposing travel directions are separated by a two-way left-turn lane or raised median. A bike lane is included in the cross-section. Access to major collector streets is limited to intersections at one-eighth mile spacing and to driveways and adjacent developments. All vehicles entering the traffic stream must be driving forward. No backing into the traffic is allowed. On-street parking is not allowed.

This roadway section will be used in the three locations as shown on the Conceptual Land Use Plan and Preliminary Development Plan.

An alternate cross-section for a major collector street includes four traffic lanes. Neither a two-way left-turn lane nor bike lanes are included in this cross-section. The section will not be utilized in the Maratea PAD.

### **Minor Collector – Exhibit O**

A minor collector street provides for short distance (less than one mile) traffic movement, primarily functions to collect and distribute traffic between local streets and arterial or major collector streets, and provides direct access to abutting land. The spacing and location of intersections and driveways may

control some access. A minor collector has the following service characteristics:

- Traffic movements between local streets and major collectors or arterial streets;
- Traffic movements between locally important traffic generators;
- Traffic movements consisting of both land access service and traffic circulation;
- Traffic movements subject to high levels of median and side friction.

A minor collector contains two travel lanes within a 60-foot wide right-of-way. The roadway consists of one 12-foot wide travel lane and a 6-foot wide bike lane in each direction. Access to minor collector streets should be restricted except for large contiguous lots.

This roadway section will be used for subdivision entries within the Maratea PAD.

### **Local Street – Exhibit P**

A local street provides direct access to residential, commercial or other abutting land and local traffic movements. Local streets connect to collector or arterial streets. A local street has the following service characteristics:

- Traffic movements between adjacent lands and collectors or other roads of higher classification;
- Traffic movements over relatively short distances, less than one-half mile long in most cases;
- Traffic movements subject to frequent driveway access.

Local streets have three levels of design standards: Urban - Parking Allowed; Urban - Parking Not Allowed; and Rural - Parking Not Allowed. Due to the lot size restrictions associated with the Urban - Parking Not Allowed and Rural design standards, these streets will not be considered with the Maratea development.

The Urban - Parking Allowed street is a 32-foot wide, two-lane roadway constructed within a 44-foot wide right-of-way. Parking is allowed on both sides of the street. Access to local streets is allowed from each parcel abutting the street. This street section will be utilized for local streets within the Maratea PAD.

## **Intersection Flare**

An additional 20 feet by 150 feet parcel of right-of-way will be required at all principal arterial/principal arterial, principal arterial/minor arterial, and major collector/arterial intersections to accommodate turn lanes.

### *5) Maintenance of Streets and Common Areas*

All streets within Maratea will be designed and built to the City's minimum standards for public right-of-way. They will be public streets and, if accepted by the City, maintained by the City of Casa Grande. All common areas will be the responsibility of and maintained by the Homeowner's Association which will be created by the time of Final Plat.

### *6) Schools*

The Maratea development is within the Casa Grande Elementary School District No. 4 of Pinal County and the Casa Grande High School District No. 82 of Pinal County. The development team has been working closely with the School Districts to ensure that their need will be met. To this end, a twelve acre school site has been established in the center of the property along an internal collector street. In addition, an agreement has been entered into between the developer and Casa Grande Elementary School District No. 4 to establish this site as well as a donation based on a per residential unit to the Elementary School District. A similar agreement is being negotiated for a donation to the High School District.

### *7) Parks and Open Space*

Maratea features a park and trail system that will be of the highest quality in the City. As currently planned, Maratea is proud to offer 21% open space with extension trails and numerous open spaces all around a grand central family oriented park. Long stretches of Maratea will be devoted to fitness trails and family play areas. Maratea will truly be a standout when it comes to use and design of its open space.

Maratea is being planned as a traditional community with a lush desert landscape theme that relates to the natural washes and adjacent mountain range. Landscape design and recreational opportunities will celebrate the intimate character of this development. Residential parcels, with generous exposure to open space, will optimize the pedestrian accessibility throughout the site. Residents will be encouraged to walk to the store to do their shopping and even to walk to work in the business park.

Open Space shall consist of approximately 89.50 acres but under no circumstance will it be less than fifteen percent of the Maratea PAD. This open space will be designed and landscaped to be aesthetically pleasing, exceedingly useable, and water and maintenance responsible.

Community walls and monumentation (Exhibit Q) will incorporate rich materials and colors that distinguish Maratea with a recognizable traditional rural character. View fencing will be used primarily adjacent to open space, such as wash corridors, to allow open views of improved and native areas.

Open space planning and recreational opportunities are an integral part of the Maratea development (See Conceptual Community Open Space Park and Conceptual Neighborhood Open Space Park - Exhibits R and R1). The naturalized linear open space will have an interior pedestrian circulation system and greenbelt linkage to the neighborhood and adjacent parks from most surrounding parcels, providing pedestrian and bicycle circulation through the major open space, with connections between the future school, community and various neighborhood parks. These neighborhood parks will be evenly distributed throughout the project. Installation of each neighborhood park will correspond with the adjacent parcel development.

### III. Development Requirements

#### A. Purpose and Intent

The Maratea PAD has been designed to integrate all of the City of Casa Grande's Residential Design Standards for Planned Area Developments.

#### B. General Provisions

- All construction and development within the PAD shall comply with the applicable provisions of the Casa Grande Building Code and the various related mechanical, electrical, plumbing, fire, grading, excavation, and subdivision codes unless modified herein.
- A Homeowner's Association (HOA) will be created for Maratea to manage all common landscaping, open space areas, and facilities.

Draft Codes, Covenants, and Restrictions (CC&Rs) will be provided at the time of Final Plat to be enforced by the HOA. The CC&Rs will reflect development standards that will ensure home design and color diversity, subdivision streetscape appearance, and private and common area maintenance levels and responsibility.

## C. Mandatory Residential Development Standards

### 1) Open Space

In an effort to ensure that the desired levels of quality open space are provided, certain requirements are necessary. Maratea meets or exceeds all of the City's current open space requirements. Below are the open space requirements for the Maratea development:

- A minimum of fifteen percent open space shall be provided within the single-family residential portions of the PAD
- Clubhouses, indoor recreation centers, parking lots, street rights-of-way, and non-landscaped or cement built retention areas and drainage channels shall not count towards the open space requirements.
- At least fifty percent of the required open space will include parks, multi-use trails, bike paths, turfed retention areas, tot lots, and/or other outdoor active or passive recreational improvements.
- Where retention areas are designed for recreational usage, at least fifteen percent of the basin shall be elevated above a twenty-five year flood water surface elevation. Where possible, drywells shall be used for all retention basins
- All open space that is not considered to be a natural preservation area shall be landscaped according to an approved water-conserving final landscape plan
- Landscape, landscape lighting, and open space amenity plans shall be subject to the review and approval of the Planning and Development Director.

### 2) Single Family Lot Sizes

The Single Family lots within Maratea will comply with all of the City's Subdivision requirements. In order to provide housing that will meet the community's needs while maintaining a diversity of housing options, multiple lot sizes will be implemented. They are (1) 55' by 115' and (2) 65' by 125'. The layout and design of the lots will comply with the following requirements:

- All single-family lots will be a minimum of 6,000 square feet.

- For every single-family lot less than 7,000 square feet in area, an equal number of lots shall be provided that are at least 8,000 square feet.

### 3) *Setbacks*

The minimum setbacks for Maratea will be 18 feet front yard for front-loaded garages and 15 feet for front porches, side-entry garages, and livable areas which project in front of the front-loaded garage; 20 feet rear yard; and 5 and 10 side-yard, with no side-yard less than 5 feet and at least one side-yard must be at least 10 feet in width; 15 feet side-yard setbacks for houses on corner lots if no landscape tract exists and 10 feet if a landscape tract is present. All setbacks shall be measured from the property line.

### 4) *Multi-story Homes*

There will be no multi-story homes on corner or end lots. Nor shall there be multi-story homes constructed immediately adjacent to pre-existing one-story single-family home subdivisions that are not part of the Maratea development.

### 5) *Streetscapes and Entrances*

Walls and fencing are integral pieces to a unique and cohesive theme within the Maratea development. Walls and fencing above many other design aspects of the development serve to both define boundaries and connect between separate areas of the PAD. For this reason the following guidelines will be adhered to in order to create visual interest and a fluidity of transition throughout the development and with neighboring properties:

- Perimeter walls and walls adjacent to roadways must be decorative and constructed of split-face block, scored block, or similar materials.
- View fencing along collector and arterial roadways may be suggested under appropriate circumstances.
- Prominent walls must also include staggers, breaks, and/or columns for vertical and horizontal relief. Stone veneers may be used to accentuate the walls.
- All wall details are subject to approval of the Planning and Development Director.

Additionally, to enhance streetscapes and entrances, a minimum fifteen-foot landscape tract will be provided between every residential portion of the PAD

and an adjacent arterial or collector right-of-way. Main entrances into the PAD will be designed to create a sense of arrival by making innovative use of monument signage, increased vegetation and larger plant sizes. Additional enhancements shall include a creative combination of lighting, landscape medians, water features, sculptures, brick walls, boulders, and stone features.

6) *Front Yard Landscaping*

The homebuilder will offer various landscaping packages to the homebuyer to be installed no more than three weeks after closing on the home. The timeframe for installation of front yard landscaping may be extended by the Planning and Development Director for homeowner installed or custom landscaping for individual lots. These packages will include, at a minimum, a variety of standard and upgraded front yard landscape packages with automatic irrigation systems, berming, river run features, courtyards, lighting, or other creative features offered for standard landscape designs. If turf lawn is provided for front yards, it shall cover no more than twenty percent of the front yard and include a concrete header or similar border.

7) *School Sites*

The Maratea development is within the Casa Grande Elementary School District No. 4 of Pinal County and the Casa Grande High School District No. 82 of Pinal County. The development team has been working closely with the School Districts to ensure that their needs will be met. The development team has entered into an agreement with the Elementary School District to set aside a 12 acre school site and establish a per dwelling donation amount. The school site is situated in the center of the development and adjacent to a park to maximize the accessibility and use of the open space by the school, minimize the need for bussing students and situate the school as close as possible to the neighborhood that it serves.

8) *Miscellaneous*

Side yard fence returns for all interior lot walls shall extend to within ten feet of the front corner of the home. All walls exposed to the public, e.g., streets and open areas, shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence.

PAD Lot Data - Table 4

Lot Size	Lot Area	No. Lots
55' x 115'	6,325 sq. ft.	668
65' x 125'	8,125 sq. ft.	668

#### D. Additional Residential Design Standards

##### **Cul-de-Sac Designs**

A mix of cul-de-sac designs have been incorporated into the overall development that open into passive and active open space areas.

##### **Wrought Iron/View fencing**

Tubular steel fencing that appears as wrought iron will be used as partial view fencing along the sides and rear of lots abutting the natural wash area and along open space areas, as shown on the Primary Entry & Monumentation (Exhibit S) and Project Entry and Wall Plan (Exhibit T).

##### **Staggered Setbacks**

The front yard setbacks for this subdivision will be designed to allow for a stagger of at least 3 feet. Stagers will occur on every third or fourth home and will be determined by the Homebuilder.

##### **Parks and Open Space Corridors**

A neighborhood park system will be established as shown on the Conceptual Park Plan, (Exhibit U). Each subdivision will also contain smaller open space elements. The parks will be accessible from each neighborhood through a sidewalk and trails system. The open-ended cul-de-sacs will be used as links to the open space areas. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. A lighted ten-foot multi-use path will be built adjacent to the natural wash running north/south through the project to allow for future connection to neighborhoods and the Multi-use Trail Plan.

##### **Enhanced Subdivision Entries**

Freestanding entry monuments shall be placed at the primary and secondary project entries. Additional neighborhood entries shall offer wall mounted entry signage to create a sense of home and community. Construction materials shall include concrete masonry units, colored sign lettering and decorative ground mounted lighting. Entry monuments shall use colors which are complementary to the overall project theme. Locations of monuments, details, colors and materials are indicated on the Project Entry and Wall Plan (Exhibit T), Primary Entry & Monumentation (Exhibit S), Community Walls (Exhibit Q).

### **Landscape Buffers**

A minimum 20-foot wide landscape buffer has been provided along the principal arterials; a minimum 15-foot wide landscape buffer has been provided along major collector roads; and a 10-foot wide landscape buffer has been provided along all minor collector and local streets, where lots side to those streets. This will provide for increased separation between homes and vehicle travel lanes as well as provide a pleasing streetscape. These landscape buffers will be maintained by the Maratea HOA. Landscape tracts along all roadways are depicted in the Conceptual Land Use Plan, (Exhibit D).

### **Enhanced Perimeter Wall Design**

The perimeter theme walls will be designed to use a variety of materials, colors and textures such as split face CMU and decorative stone veneer columns. Wall details, materials, colors and textures are included in (Exhibit Q), Wall Details. Walls will stagger horizontally and break where possible and appropriate.

### **Enhanced Mail Box Design**

Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities with landscaped areas. Materials and colors will be compatible with the overall wall design for the project. (See Exhibit "R")

### **Curvilinear Street System**

The Maratea street system has been designed as curvilinear to utilize the natural features of the land, provide efficient flow of traffic, and to break up the monotony of a conventional straight street system.

In accordance with Section 16.16.160(B) of the Casa Grande Zoning Code, The lengths, widths, and shapes of blocks shall be in conformance with the overall type and theme of the Maratea development; however, block lengths in residential areas shall not exceed six hundred feet or twelve times the minimum lot width required in the zoning district.

E. Comparison of Maratea PAD Residential Development Requirements  
 & Casa Grande Zoning Ordinance

	Zoning Designation	Land Use Designation	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Setbacks (Front/Rear/Side/Corner)	Maximum Building Height	Minimum Distance Between Buildings
Casa Grande Residential Design Standards for PADs	R-1	Low Density Residential (1-4 DU/AC)	6,000 sq. ft.	55'	100'	20' 20' 5'/10' 20'	28'	10'
Proposed Standards	PAD	Low Density Residential (1-4 DU/AC)	6,000 sq. ft.	55'	100'	20' 20' 5'/10'*** 10'-15'****	28'	10'

- \* No side shall be less than five feet and at least one side yard shall be ten feet.
  - \*\* Corner side yard adjacent to a landscape tract shall be ten feet.
  - \*\*\* Pop-outs, porches, bay windows used as architectural features shall not be counted towards the setback requirements.
- (All setbacks shall be measured from the property line)

F. Commercial Development Standards

All commercial uses within Maratea shall comply with and be governed by all applicable City standards with the exception of the following standards. The following are permitted uses and development standards for Commercial uses within the Maratea development.

1) Commercial Permitted Uses

- Neighborhood Commercial and/or Convenience Commercial;
- Animal hospital, clinic, and kennel run entirely indoors;
- Appliance sales, service;
- Athletic clubs;
- Accessory single-family residential uses when occupied by the owner, lessee, or watchman employed on the premises;
- All ages book/video store;
- Bakery for on-site sales less than 3,500 square feet;
- Banks and other savings and lending institutions;
- Barber shop;
- Beauty parlor;

- Blueprint shop and photo processing;
- Bowling alley;
- Business and office machine sales, service and repair shop;
- Churches;
- Cigar/tobacco store;
- Clothing and costume rental shop;
- Commercial recreation;
- Community center or meeting hall;
- Convenience food store;
- Costume dressmaking, furrier, millinery, or tailor shop employing five persons or less;
- Dance or theatrical studio;
- Day care center;
- Delicatessen and catering establishment;
- Dry cleaning establishment;
- Essential (as determined by the City) public service installation;
- Florist;
- Game rooms, pool halls;
- Garden supply store;
- Gas station, fast-food restaurant, automotive (excluding auto body) repair, tire sales/repairs, and/or car wash uses shall be limited to commercial parcels with primary arterial roadway frontage;
- General service uses including business, personal and professional service establishments;
- General retail businesses engaged in direct sales to the ultimate consumer;
- Hardware store;
- Interior decorator's shop;
- Laundromat;
- Liquor store;
- Lock and key shop;
- Medical, dental, or health clinic;
- Museum;
- Music studio;
- Offices;
- Photographic studio;
- Public buildings;
- Radio and Television studio;
- Restaurant;
- Shoe repair;
- Tavern/bar
- Theater;
- Video arcade;
- Watch repair shop;
- Sports equipment sales and service.

## 2) Commercial Development Standards

Commercial development within Maratea shall comply with all applicable regulations and provisions per Sections 17.24.100 to 17.24.180, Table 17.24.150, and Table 17.16.030B (except where noted in above list of principally permitted uses) of the Casa Grande Zoning Code.

## G. Commercial Office Development Standards

All Commercial Office uses within Maratea shall comply with and be governed by all applicable City standards with the exception of the following standards. The following are permitted uses and development standards for Commercial Office uses within the Maratea development.

### 1) Commercial Office Permitted Uses

- Professional, semi-professional, administrative, and business offices;
- Banks and similar financial institutions;
- Medical, dental, and chiropractic offices, but not including hospitals or medical facilities;
- Studios for photography, commercial arts, or other professional work.

### 2) Commercial Office Development Standards

- Minimum lot width shall be 150 feet.
- Minimum lot area shall be determined by building area, parking, retention, landscaping, and setback requirements.
- Setbacks shall be:
  - Front: Thirty-five feet
  - Rear: Fifteen feet
  - Side: Fifteen feet
  - Corner side: Twenty feet
  - Residential zone boundary: Forty-five feet
- Maximum height shall be forty-five feet

## IV. Design Guidelines

### A. Purpose

The Maratea development is dedicated to a diversity of appearance, function, and design. This is apparent from the multiple land uses provided for and the extension of open space systems. The dedication to diversity is continued in the mandatory architectural standards for the residential portion of the development. As assurance that these standards will be followed, floor plans and elevations will be provided to the Planning and Zoning Commission for their review and approval at a later date prior to obtaining building permits.

A homeowner's association will be created for the development which, accompanied with the CC&Rs, will be able to ensure compliance with these standards and oversee maintenance of public areas of the property.

### B. Mandatory PAD Residential Architecture Standards

#### 1) Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, shall be provided at the project-wide level and within each definitive housing price range or product type.
- A minimum of five distinct home color schemes shall be provided at the project-wide level and within each definitive housing price range or product type.
- Diversity and uniqueness in elevations and color schemes shall be demonstrated
- No two homes with identical front elevations or color schemes shall be located adjacent to (side by side) or across from each other.
- There shall be a limitation of three consecutive similar rear home elevations for homes backing an arterial or collector roadway.
- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries will face the street.

- Emphasis will be placed on all elevations facing roadways and open space areas.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments will be provided on most windows.

## 2) Roofs

- A variety of home roofing colors, shapes, and/or textures will be provided.
- Variation in roof ridgelines and designs shall be provided.
- Unique roof colors shall be matched to each home color scheme.
- All mechanical equipment (e.g., HVAC, evaporative coolers) shall be ground-mounted. No residential building or accessory structure shall be roof-mounted or wall-mounted mechanical equipment.

## 3) Garages

- On lots 65 feet and wider, at least one floor plan per parcel or product type shall be designed with a standard side-entry garage.
- No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet.
- At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.
- Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

## 4) Patios

- Rear or side yard covered patios or covered courtyards shall be provided standard on every home.
- Where possible, covered patio areas shall be incorporated into the architecture of the homes.
- Patio cover columns and roofs shall be designed and constructed to blend with and compliment the remainder of the home. Where possible and

appropriate, the materials used for the patio cover columns shall be the same as the remainder of the home.

#### 5) *Additions and Modifications*

- All additions to homes shall be constructed of the same building material as the principal residence and painted to compliment the home.
- Garages may not be converted to livable space.
- All non-livable accessory buildings shall be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or compliment the building materials and colors used on the principal residence.

### C. *Additional PAD and Residential Architecture Standards*

#### 1) *Selected Requirements*

In addition to the previously stated mandatory requirements, the four standards listed below shall be implemented by the homebuilder(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.
- Provision for significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows, and/or dormers shall be encouraged 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.
- 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.

#### 2) *Circulation Guidelines*

The circulation system for the Maratea PAD is the result of careful scrutiny of the area transportation system, expected trip generation from the development, surrounding planned development, the nature of the various uses within the development, and conversations with Staff. The circulation system includes a re-alignment of McCartney Road per Staff's request. As a whole, the Maratea PAD will consist of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such a manner as to constitute a safe, efficient, and convenient development per 17.40.010.B (PAD Zone Section) of the City of Casa Grande's Zoning Ordinance.

### 3) Landscape Guidelines

#### a) Casa Grande Low Water Use Plant List

## Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	Acacia/Wattle
Agonis flexuosa	West Australia Peppermint
Brachychiton populneus	Bottle Tree
Brahea spp.	
Bursera spp.	
Caesalpinia spp.	
Callistemon viminalis	Weeping Bottle Brush
Casuarina spp.	
Celtis reticulata	Western Hackberry
Ceratonia siliqua	St. John's Bread Tree/Carob Tree
Cercidium spp.	
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Cupressus arizonica	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dahlbergia sissoo	Sissoo Tree
Dalea spp.	
Forchammeria watsonii	
Eucalyptus spp.	
Geijera parviflora	Australian Willow
Gleditsia triacanthos	Honey Locust
Leucaena retusa	Golden Ball Lead Tree
Lysiloma spp.	
Olea Europaea	"Swan Hill" Swan Hill Olive (or other non-pollen

	producing olive trees)
Olneya tesota	Ironwood
Parkinsonia aculeata	Mexican Palo Verde
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus roxburghii	Chir Pine
Pistacia spp.	Pistachio
Pithecellobium spp.	
Pittosporum	
phillyraeoides	Willow Pittosporum
Prosopis spp.	Mesquite
Quercus spp.	Oak
Rhus lancea	African Sumac
Schinus terebinthifoliosus	Brazilian Pepper
Sophora secundiflora	Texas Mountain Laurel
Tamarix aphylla	Athel Tree
Ulmus	
parvifolia "sempervirens"	Evergreen Elm
Vitex agnus-castus	Chaste Tree
Washingtonia spp.	Fan Palm
Ziziphus jujuba	Chinese Jujube

## Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
Alousia spp	Acacia/Wattle
Acacia spp.	
Ambrosia deltoidea	
Ambrosia dumosa	White Bursage
Atriplex spp.	Saltbush
Baccaris spp.	
Berberis haematocarpa	Red Barberry
Bougainvillea spp.	Bougainvillea
Buddleia marrubifolia	Summer Lilac
Caesalpinia spp.	

<i>Caliandra californica</i>	Fairy Duster
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Calliandra peninsularis</i>	Fairy Duster
<i>Callistemon viminalis</i>	Lemon Bottle Brush
<i>Callistemon citrinus</i>	"Captain Cook" Dwarf Bottle Brush
<i>Calothamnus</i> spp.	Cassia spp.
Cassia	
<i>Celtis pallida</i>	Desert Hackberry
<i>Chrysothamnus</i> <i>nauseosus</i>	Rabbit Brush
<i>Cistus</i> spp.	
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Cordia boissieri</i>	
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Dalea</i> spp.	
<i>Dodonaea</i> spp.	Hopbush
<i>Encelia</i> spp.	Brittlebush
<i>Ephedra</i> spp.	Mormon Tea
<i>Eremaea beaufortioides</i>	Eremaea
<i>Eremaea pauciflora</i>	Snow Gum
<i>Eremaea violacea</i>	Violet Eremaea
<i>Eriogonum</i> spp.	Buckwheat
<i>Eucalyptus</i> spp.	
<i>Forestiera neomexicana</i>	Desert Olive
<i>Genista hispanica</i>	Spanish Broom
<i>Grevillea rosmarinifolia</i>	
<i>Hakea</i> spp.	
<i>Haplopappus Laricifolia</i> varieties	Turpentine Bush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Jatropha</i> spp.	
<i>Juniperus chinensis</i> varieties	Juniper
<i>Justicia</i> spp.	
<i>Kunzea</i> spp.	
<i>Lantana camara</i>	Bush Lantana
<i>Leucophyllum</i> spp.	Creosote Bush
<i>Lycium</i> spp.	
<i>Melaleuca</i> spp.	
<i>Mimosa biuncifera</i>	Wait-a-Minute Bush
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa

Nerium oleander varieties	Oleander
Plumbago scandens	Cape Plumbago
Pyra cantha spp.	Pomegranate
Punica granatum varieties	Pyracantha
Quercus spp.	Oak
Rhus ovata	Mountain Laurel
Rhus trilobata	Skunkbush
Rhus virens	Evergreen Sumac
Ruellia californica	Ruellia
Ruellia peninsularis	
Salvia spp. (shrub only)	Sage
Sececio cineraria	Dusty Miller
Simmondsia chinensis	Jojoba
Sophora arizonica	
Sophora formosa	
Tecoma stans	Yellow Bells
Teucrium fruticans	Bush Germander
Vauquelinia spp.	Rosewood
Viguiera tomentosa	Golden Eye
Ziziphus obtusifolia	Greythorn

## Groundcovers/Herbaceous Plants

<u>Botanical Name</u>	<u>Common Name</u>
Acaia spp.	
Anigozanthos spp.	Kangaroo Paw
Artemisia spp.	
Asclepias subulata	Desert Milkweed
Asparagus densiflorus cv. sprengeri	Sprenger Asparagus
Atriplex spp.	
Baccharis spp.	
Carpobrotus edulis	Ice Plant
Centaurea cineraria	Dusty Miller
Cephalophyllum spp.	Red Spike Ice Plant
Clianthus formosus	Sturt's Desert Pea

Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	
Gazania spp.	Gazania
Grevillea crithmifolia	Spider flower
Kennedia coccinea	Caoral Vine
Kennedia prostrata	Scarlet Runner
Lantana montevidensis	Trailing Lantana
Malephora crocea	Ice Plant
Myoporum parvifolium	Sandalwood
Oenothera berlandieri	Mexican Evening Primrose
Oenothera drummondii	Baja Primrose
Pentzia incana	Karoo Groundcover
Romneya coulteri	Matilija Poppy
Rosmarinus officinalis	Prostrate Rosemary
Salvia chamaedryoides	Blue Sage
Salvia farinacea	Mealy Cup Sage
Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Green Santolina
Sesuvium verrucosum	Sea Purslane
Sphaeralcea spp.	Globe-Mallow
Verbena bipinnatifida	Verbena
Verbena peruviana	Peruvian Verbena
Verbena pulchella	False Sand Verbena
Verbena rigida	Verbena

## Succulents

<u>Botanical Name</u>	<u>Common Name</u>
Agave spp.	Century Plant/Agave
Aloe spp.	Aloe
Cacti (all)	
Dasyliirion spp.	Desert Spoon
Fouquieria spp.	
Hesperaloe spp.	
Nolina spp.	Bear Grass
Yucca spp.	Yucca

## Annuals/Perennials

<u>Botanical Name</u>	<u>Common Name</u>
<i>Abronia villosa</i>	Sand Verbena
<i>Arctotis</i> spp.	African Daisy
<i>Argemone pleicantha</i>	Prickly Poppy
<i>Baeria chrysostoma</i>	Goldfield
<i>Bahia absinthifolia</i>	Bahia
<i>Baileya multiradiata</i>	Desert Marigold
<i>Cassia covesii</i>	
<i>Catharanthus roseus</i> cultivars	Madagascar Periwinkle
<i>Celosia</i> spp.	Cockscomb
<i>Cosmos</i> spp.	Cosmos
<i>Dimorphotheca</i> spp.	African Daisy
<i>Dyssodia pentachaeta</i>	Dyssodia
<i>Eschscholzia californica</i>	California Poppy
<i>Eschscholzia mexicana</i>	Mexican Gold Poppy
<i>Gilia leptantha</i>	Showy Blue Gilia
<i>Gomphrena globosa</i>	Globe Amaranth
<i>Helichrysum bracteatum</i>	Everlasting Daisy
<i>Helipterum</i> spp.	
<i>Kallstroemia grandiflora</i>	Arizona Poppy
<i>Layia platyglossa</i>	Tidy Tips
<i>Lesquerella gordonii</i>	Gold Crucifer
<i>Linaria</i> spp.	Toadflax
<i>Lupinus densiflorus</i>	Lupine
<i>Lupinus sparsiflorus</i>	
<i>Matricaria grandiflora</i>	Pineapple Weed
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Mentzelia</i> spp.	Blazing Star
<i>Orthocarpus purpurascens</i>	Owl's Clover
<i>Pectis papposa</i>	Chinch Weed
<i>Penstemon</i> spp.	
<i>Phacelia</i> spp.	
<i>Tagetes</i> spp.	Marigold
<i>Ursinia</i> spp.	Ursinia

## Grasses

<u>Botanical Name</u>	<u>Common name</u>
Aristida purpurea	Red Three Awn
Bromus rubens	Red Brome
Eragrostis atherstone	Cochise Lovegrass
Eragrostis lehmanniana	Lehmann Lovegrass
Muhlenbergia dumosa	Giant Muhley
Pennisetum setaceum	Fountain Grass
Schismus barbatus	Schismus

## Vines

<u>Botanical Name</u>	<u>Common name</u>
Antigonon leptopus	Mountain Rose/Queens Wreath
Billardiera ringens	Bougainvilla
Bougainvillea spp.	Riverbell Flower
Campsis radicans	Common Trumpet Creeper
Cissus Trifoliata	Arizona Grape Ivy
Clematis drummondii	Virgin's Bower
Hardenbergia comtoniana	Wild Wisteria
Kennedia nigricans	Black Yellow Vine
Macfadyena unguis - cati	Cat Claw
Mascagnia lilacaena	Lilac Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine
Merremia aurea	Yuca
Solanum jasminoides	Potato Vine

### 4) Signage Guidelines

All residential signage shall comply with the Maratea HOA Signage Guidelines, the “Sign Code for the City of Casa Grande” (adopted by Ordinance No. 583 as amended), and meet the approvals of the City of Casa Grande Planning and Development Director and the Planning and Zoning Commission. The following is the restated Maratea HOA Signage Guidelines contained in the Maratea CC&R’s:

“No billboards or signs of any type or character which are Visible From Neighboring Property shall be erected or maintained on any portion of the

Property or on any Lot, except for signs used by Declarant or a Designated Builder to advertise the Property (or to identify builders, contractors or lenders) during the construction and sales period and except for any sign erected by the Association. Nothing herein shall be deemed to prohibit:

Signs required by legal proceedings;

Residential Unit address plates identifying the address of such Residential Unit, provided the size, color, content and location of such address plates have been approved in writing by the Architectural Committee;

The placing upon the exterior of any Residential Unit (or upon the Lot containing the Residential Unit) a single "For Sale" sign placed by a professional residential real estate brokerage company or the Owner of the Lot, provided that such sign shall be consistent with provisions set forth in the Design Guidelines;

The placing upon the exterior of any Residential Unit (or upon the Lot containing the Residential Unit) of political signs that are in conformance with any applicable state, county or municipal code erected not more than forty-five (45) days prior to an election and which must be removed not later than seven (7) days following the election;

The placing upon the exterior of any Residential Unit (or upon the Lot containing the Residential Unit) a single security system sign placed by a professional residential security alarm company that has installed a security alarm system in the Residential Unit, provided that such sign is consistent with provisions set forth in the Design Guidelines; or

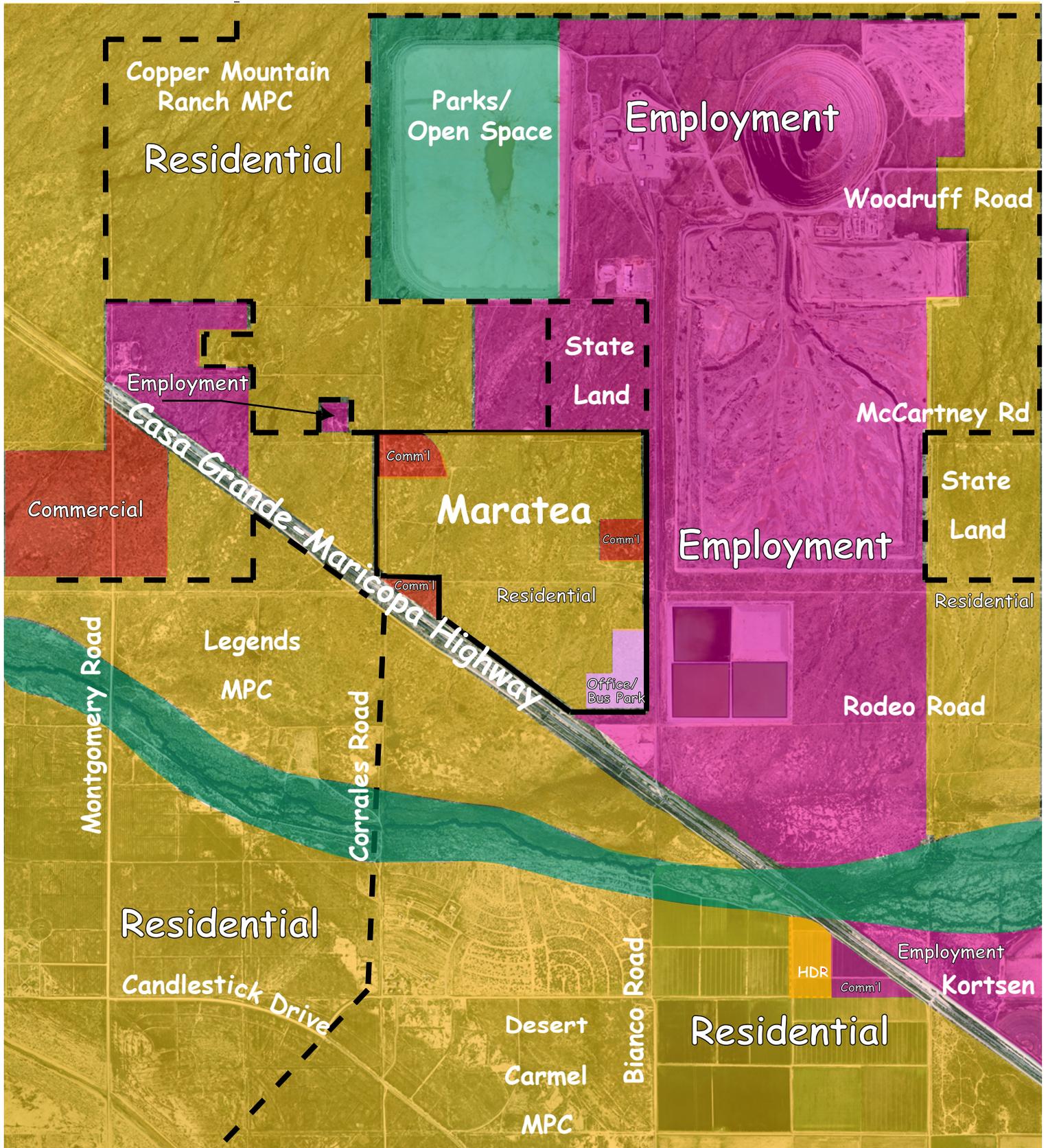
The placing upon any portion of the Property such directional signs, subdivision identification signs, street signs or similar signs as may be approved by the Architectural Committee for installation or maintenance by the Association."

#### 5) *Lighting Guidelines*

Per 16.16.200 (Design Standards, Street Light Requirements Section) of the City of Casa Grande's Zoning Ordinance, installation of street lights shall be required in accordance with design and specification standards approved by the city engineer. Lighting on local and collector streets shall maintain a minimum of .4 lumens at any given point along the street right-of-way while .7 lumens shall be maintained along arterial streets. In addition, light standards shall be spaced such that each intersection is provided at least one light standard.

#### V. *Conclusion*

With a variety of uses, lower than usual density, intelligent design, a huge amount of open space, easy access, and an ideal location, Maratea is well equipped to become a point of pride and another high quality community in Casa Grande. The development team is committed to this goal and looks forward to working with the City to achieve it. Together we will be able to ensure that Maratea will be a long lasting family friendly community for many years to come.



Existing Conditions and Land Use Map



## Legal Description Asarco Overall

Job No. 05-093

Revised: August 14, 2006  
May 30, 2006

A portion of Section 4, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at at an Aluminum Cap at the southeast corner of said Section 4, from which a Brass Cap at the south quarter corner of said Section 4 bears  $N89^{\circ}47'46''W$  (an assumed bearing), along the south line of the Southeast Quarter of said Section 4, for a distance of 2642.77 feet; thence  $N89^{\circ}47'46''W$ , along said south line, for a distance of 1438.79 feet to a point on the northeasterly right-of-way line of the Maricopa-Casa Grande Highway; thence  $N53^{\circ}47'22''W$ , along said northeasterly right-of-way line, for a distance of 3133.49 feet to a point on the west line of the East Half of the Southwest Quarter of said Section 4; thence  $N00^{\circ}04'03''W$ , along said west line, for a distance of 797.19 feet to a point on the south line of the Northwest Quarter of said Section 4; thence  $N89^{\circ}48'13''W$ , along said south line, for a distance of 1092.98 feet to a point on the northeasterly right-of-way line of said Maricopa-Casa Grande Highway; thence  $N53^{\circ}47'22''W$ , along said northeasterly right-of-way line, for a distance of 278.87 feet to a point on the west line of the Northwest Quarter of said Section 4; thence  $N00^{\circ}06'07''W$ , along said west line, for a distance of 2629.64 feet to a point on the south line of the Southeast Quarter of Section 33, Township 5 South, Range 5 East; thence  $N89^{\circ}58'34''E$ , along said south line, for a distance of 13.76 feet to the southwest corner of Section 34, Township 5 South, Range 5 East; thence  $N89^{\circ}59'50''E$ , along the south line of the Southwest Quarter of said Section 34, for a distance of 2610.16 feet to the south quarter corner of said Section 34; thence  $N89^{\circ}59'18''E$ , along the south line of the Southeast Quarter of said Section 34, for a distance of 2609.36 feet to the southeast corner of said Section 34; thence  $S89^{\circ}53'57''E$ , along the south line of the Southwest Quarter of Section 35, Township 5 South, Range 5 East, for a distance of 31.53 feet to the northeast corner of said Section 4; thence  $S00^{\circ}17'26''E$ , along the east line of the Northeast Quarter of said Section 4, for a distance of 2672.33 feet to a point on the north line of the South 140.00 feet of the Northeast Quarter of said Section 4; thence  $N89^{\circ}48'13''W$ , along said north line, for a distance of 2638.42 feet to a point on the west line of the Northeast Quarter of said Section 4; thence  $S00^{\circ}09'49''E$ , along said west line, for a distance of 140.00 feet to the center of said Section 4; thence  $S89^{\circ}48'13''E$ , along the north line of the Southeast Quarter of said Section 4, for a distance of 1978.71 feet to a point on the west line of the East 660 feet of the Southeast Quarter of said Section 4; thence  $S00^{\circ}15'05''E$ , along said west line, for a distance of 150.00 feet to a point on the south line of the north 150 feet of the Southeast Quarter of said Section 4; thence  $S89^{\circ}48'13''E$ , along said south line, for a distance of 660.02 feet to a point on the east line of the Southeast Quarter of said Section 4; thence  $S00^{\circ}15'05''E$ , along said east line, for a distance of 2489.88 feet to the POINT OF BEGINNING.

Together with the following described property:

Page 1 of 2

EPS Group, Inc. • 2150-16 Country Club Dr., Suite 22 • Mesa, AZ 85210

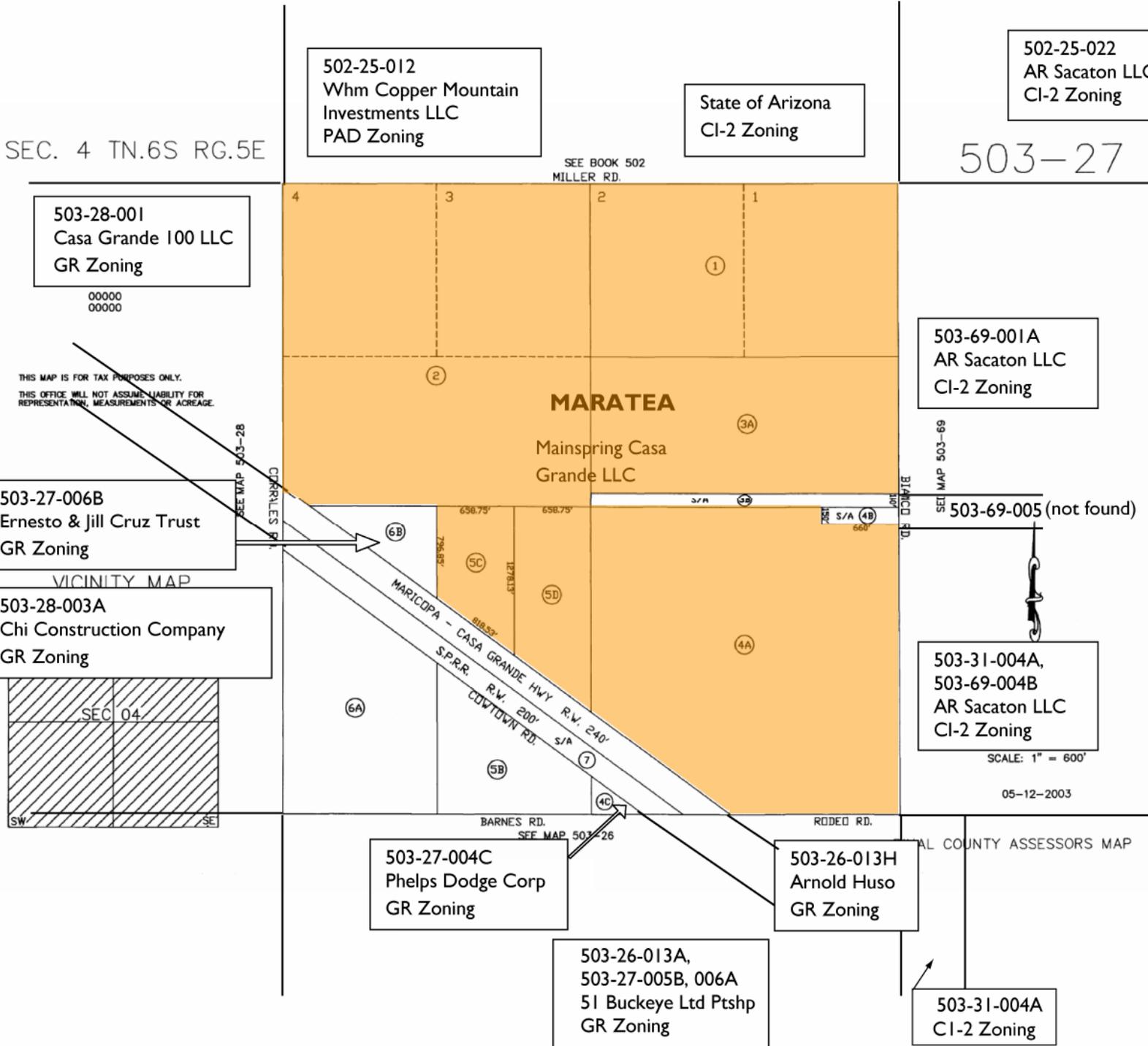
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2005\05-093\Legal Surveys\Asarco\05093 LD Overall 053006.doc

BEGINNING at a Brass Cap at the south quarter corner of said Section 4, from which an Aluminum Cap at the southeast corner of said Section 4 bears  $S89^{\circ}47'46''E$  (an assumed bearing), along the south line of the Southeast Quarter of said Section 4, for a distance of 2642.77 feet; thence  $N00^{\circ}09'49''W$ , along the west line of the Southeast Quarter of said Section 4, for a distance of 444.37 feet to a point on the southwesterly right-of-way line for the Union Pacific Railroad; thence  $S53^{\circ}47'22''E$ , along said southwesterly right-of-way line, for a distance of 755.88 feet to a point on the south line of the Southeast Quarter of said Section 4; thence  $N89^{\circ}47'46''W$ , along said south line, for a distance of 608.61 feet to the POINT OF BEGINNING.

An area containing 517.5765 acres, more or less.

ADJACENT ZONING & OWNERSHIP MAP





## Land Use Summary

Gross acres	514.45 acres
Arterial right of way	31.18 acres
Commercial	35.38 acres
Office/Business Park	30.00 acres
Residential	405.89 acres
School Site	12.00 acres
Parks, trails & open space	89.50 acres (21%)
Required open space	62.70 (15%)
Proposed number of lots	1,336
Proposed density	3.2

## Lot Summary

Parcel	Lot size	Lot Count
A	55x115	154
B	65x125	96
C	65x125	86
D	65x125	82
E	65x125	106
F	55x115	165
G-1	n/a	-
G-2	n/a	-
H	65x125	82
I	55x115	94
J	55x115	144
K	65x125	81
L	55x115	122
M	65x125	124
<b>Total</b>		<b>1336</b>

Lot < 7,000 square feet = 668 (50%)  
Lot > 8,000 square feet = 668 (50%)



### Phase Summary

Parcel	Lot Size	# of Lots
J	55x115	144
K	65x125	81
L	55x115	122
M	65x125	124
<b>Total Lots</b>		<b>471</b>



### Phase Summary

Parcel	Lot Size	# of Lots
E	65x125	106
F	55x115	165
H	65x125	82
I	55x115	94
<b>Total Lots</b>		<b>447</b>



### Phase Summary

Parcel	Lot Size	# of Lots
C	65x125	86
D	65x125	82
Total Lots		168



### Phase Summary

Parcel	Lot Size	# of Lots
A	55x115	154
B	65x125	96
Total Lots		250





### Legend

- Highway (Casa Grande - Maricopa Highway)
- Major Arterial (McCartney Road & Bianco Road)
- Minor Arterial (Corrales Road)
- Major Collector

1402

When recorded, return to:  
Frank Davidson, Ed.D., Superintendent  
Casa Grande Elementary Schools  
1460 N. Pinal Avenue  
Casa Grande, AZ 85222



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE**

DATE/TIME: 07/27/06 1419  
FEE: \$15.50  
PAGES: 14  
FEE NUMBER: 2006-105796

**DONATION AGREEMENT  
Casa Grande Elementary Schools and  
Mainspring Casa Grande, LLC**

## MAINSRING CASA GRANDE

### DONATION AGREEMENT

**THIS DONATION AGREEMENT** (this "**Agreement**") is made as of June 13, 2006 by and between **CASA GRANDE ELEMENTARY SCHOOL DISTRICT NO. 4 OF PINAL COUNTY, ARIZONA**, a political subdivision of the State of Arizona (the "**District**"), and **MAINSRING CASA GRANDE, LLC**, an Arizona limited liability limited company, its successors-in-ownership and assigns (collectively, "**Owner**").

#### RECITALS:

A. Owner owns certain real property in Pinal County, Arizona (the "**County**"), more particularly described in Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**").

B. The Property may be developed in accordance with the Land Use Plan ("**LUP**"), attached hereto as Exhibit "B" and incorporated herein by reference (the "**Project**").

C. The development of the Project will increase the population of students attending elementary and middle schools within the District and the District is requesting the donation of a school site and payment of fees from Owner to ensure the accommodation of additional students attending such schools.

#### AGREEMENT:

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Owner, intending to be legally bound, agree as follows:

1. Conveyance of School Site/Monetary Contribution.

a. Reservation of School Site. The Owner agrees to reserve for the District a 12 acre site (the "**School Site**") in the location shown on the LUP for use as an elementary school. The general location of the School Site is mutually agreeable to the District, and the Owner and a legal description will be provided to the District at the time of conveyance.

b. Conveyance of Reserved Site. The Owner agrees to convey the School Site by warranty deed to the District in accordance with the provisions of A.R.S. § 43-1181, at no cost to the District, within 30 days following final plat

recordation for the phase within which the School Site is located. Upon issuance of permits for 60% of the single-family lots within the phase containing the School Site, Owner will give the District written notice of 60% permit issuance (the "Notice"). From the date of the Notice, the District will have 24 months to demonstrate that it has secured school construction funding for an elementary school on the School Site. In the event that the District is unable to secure construction funding within this time period, the district shall re-convey ownership of the School Site back to the Owner on the first day of the 25<sup>th</sup> month following the Notice.

c. Monetary Contribution. In addition to the above, and subject to the terms and conditions of this Agreement, Owner, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Owner and any homebuilder initially constructing residential units on the Property (a "Dwelling Unit"), agrees to pay to the District \$850.00 for each Single Family Dwelling Unit and \$350.00 for each Multi Family Dwelling Unit initially constructed on the Property (the "Monetary Donation"). (The School Site and the Monetary Donation are collectively referred to herein as the "Donations.") The homebuilder shall contribute all Single Family Dwelling Unit Monetary Donations as required under this Subsection c no later than 30 days after the building permit for construction of the particular Dwelling Unit is issued by the City, and the homebuilder shall contribute all Multi Family Dwelling Unit Monetary Donations within 30 days of the issuance of Certificates of Occupancy by the City. All Monetary Donations shall be submitted to the District at the address listed in Paragraph 7 below. No Monetary Donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the Monetary Donation for such portion of the Property has been initially paid.

d. Future Development Fees. The parties acknowledge that Owner's contribution of the Donations to the District in accordance with the terms and conditions of this Agreement are intended to satisfy any and all obligations of Owner (in connection with the development of the Project) to facilitate the acquisition, development, construction and/or improvement of any and all public school facilities within the District and to address the anticipated impact of development of the Project on the District. Notwithstanding any provision in this Agreement to the contrary, if at any time in the future, any federal, state, county, municipal or other governmental or quasi-governmental authority with jurisdiction over the Property imposes any development fee, donation, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition development, construction and/or improvement of public school facilities within the District, then either or both of the following shall be applicable:

(i) If, at the time of building permit issuance for dwelling units on the Property, a validly enacted Development Fee, per dwelling unit, is greater than the value of the Donations under this Agreement, then Development Fee shall be deemed to be satisfied by Owner's donation obligations under this Agreement and no Donation shall be due and payable by Owner to the District; or

(ii) If, at the time of building permit issuance for dwelling units on the Property, the Development Fee for a dwelling unit is less than the Donation for such dwelling under this Agreement, Owner shall receive a dollar-for-dollar credit towards the Development Fee for the Donation made under this Agreement.

e. Future Development. The parties agree that the School Site to be donated under this Agreement and the facilities to be constructed thereon, will be adequate for the District's needs and for the needs of the Project when it is completed. The parties agree that if future development in the area in which Owner's Property and Project are located occurs prior to Owner's development and completion of the Project, and such development changes the projected number of students that will be using the School Site, or causes the District to need additional school sites or facilities, Owner shall not be required to donate additional school sites or pay any additional fees resulting from such changes and Owner shall not be prohibited from developing and completing the Project in its entirety as a result of such changes.

2. Construction of schools on Property.

a. Infrastructure. The Owner shall size the major infrastructure on the Property, including roadways and utilities, to accommodate the School Site at no cost to the District. The Owner shall not be responsible for improvements or infrastructure on or to the School Site. The District shall be solely responsible for the negotiation and execution of any and all agreements relating to the provision of utility service to the School Site.

b. Design Standards. The District shall consult with the Owner prior to design of a school on the School Site in order to maximize compatibility of the school design with the design standards and requirements applicable to the Property.

3. Effectiveness of Agreement. The Effective Date of this Agreement will be the date on which all of the following have occurred:

a. The LUP, in form and substance satisfactory to Owner, has received all necessary approvals from the applicable governing authority and any and all ordinances and resolutions approving the LUP are final;

b. This Agreement has been duly executed by the parties hereto; and

c. This Agreement has been recorded in the office of the Pinal County Recorder.

4. The District's Representations and Warranties. The District represents and warrants to Owner, which constitute a material part of the consideration hereunder, as follows:

a. The District is a political subdivision of the State of Arizona, duly organized, validly existing and in good standing under the laws of the State of Arizona.

b. The District has the power and authority to enter into and to perform its obligations under this Agreement. The execution and delivery of this Agreement and performance by the District of its obligations under this Agreement have been duly authorized by all necessary actions.

c. This Agreement has been duly executed and delivered by the District and constitutes the legal, valid and binding obligations of the District, enforceable against the District in accordance with its terms.

d. The execution and delivery of this Agreement and the performance of the terms herein by the District (i) will not conflict with or result in a violation of any applicable Arizona law or rule affecting the District; (ii) will not conflict with or result in a violation of any judgment, order or decree of any court or governmental agency of the State of Arizona to which the District is a party or by which it is bound; (iii) will not violate the terms of any instrument, document or agreement, to which the District is a party or by which it or any of its property is bound, or (iv) conflict with, result in a breach of or constitute a default under any such instrument, document or agreement to which the District is a party or by which it or any of its property is bound.

e. No consent, license, approval or authorization of any governmental authority, bureau or agency is required in connection with the execution, delivery, performance, validity and enforceability of this Agreement by or against the District, except those that have previously been obtained.

5. Owner Representations and Warranties. Owner represents and warrants to, and acknowledges that, the District, which constitute a material part of the consideration hereunder, as follows:

a. Owner is a company, duly organized, validly existing and in good standing under the laws of the State of Arizona.

b. Owner has the corporate power and corporate authority to enter into and to perform its obligations under this Agreement. The execution and delivery of this Agreement and performance by Owner of its obligations under this Agreement have been duly authorized by all necessary action.

c. This Agreement has been duly executed and delivered by Owner and constitutes the legal, valid and binding obligations of Owner, enforceable against Owner in accordance with its terms.

d. The execution and delivery of this Agreement and the performance of the terms herein by Owner will not violate the terms of any instrument, document or agreement, to which Owner is a party or by which it or any of its property is bound, or (iv) conflict with, result in a breach of or constitute a default under any such instrument, document or agreement to which Owner is a party or by which it or any of its property is bound.

6. Default and Remedies. In the event of any default under this Agreement, the non-defaulting party shall have all rights and remedies provided at law or in equity, including, without limitation, specific performance and injunctive relief. Owner acknowledges that the District intends to rely upon the promises and agreements made in this Agreement in formulating its plan for growth and in many other regards. Owner agrees that the District shall have the right to enforce the promises and agreements made by Owner in this Agreement in any manner permitted by applicable law.

7. Notices. Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, or by facsimile transmission with confirmation receipt addressed as follows:

To Owner: MainSpring Casa Grande, LLC  
2999 N. 44<sup>th</sup> Stret, Suite 200  
Phoenix, AZ 85018  
Tel: 602-840-6363

With copy to: Rose Law Group, pc  
7272 E. Indian School Road, Suite 360  
Scottsdale, Arizona 85251  
Attn: Carolyn Oberholtzer  
Tel: 480-505-3934  
Fax: 480-505-3925

To the District: Casa Grande Elementary School District No. 4  
1460 N. Pinal Avenue Ave  
Casa Grande, Arizona 85222  
Attn: Frank Davidson, Superintendent  
Tel.: 520-836-2111  
Fax: 520-426-3712

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time, (ii) as of the next day after receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) 3 days after the date of mailing.

8. General.

a. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Owner of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

b. Attorneys' Fees. In the event either party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any breach of default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

c. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

d. Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

e. Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon Owner and the District and their successors-in-ownership and permitted assigns. Upon the conveyance of all or any portion of the Property by Owner or its successors-in-ownership or assigns and the assumption by such transferee of the obligations of Owner hereunder

with respect to the portion of the Property conveyed, Owner or its successors-in-ownership or assigns, as the case may be, shall be relieved of any future liability or obligations under this Agreement with respect to the portion of the Property conveyed, but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The rights, privileges, duties, obligations and liabilities under this Agreement shall be enforceable at law and in equity. The liabilities and obligations of Owner and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the owner of the Property then in default, and, notwithstanding any default by the owner of a portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

f. No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Owner and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

g. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

h. Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

i. Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

j. Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

k. Recording. No later than ten (10) days after this Agreement has been executed by the District and Owner, it shall be recorded in its entirety by the District with the Pinal County Recorder of Pinal County.

**IN WITNESS WHEREOF**, the parties have executed this Agreement the day and year first above written.

**DISTRICT:**

CASA GRANDE ELEMENTARY SCHOOL  
DISTRICT NO. 4 OF PINAL COUNTY,  
ARIZONA, a political subdivision of the State  
of Arizona

By: Frank Davidson

Name: Frank Davidson

Title: Superintendent

OWNER:

MAINSRING CASA GRANDE, L.L.C.,  
an Arizona limited liability company  
By: MainSpring Capital IV, L.L.C.,  
an Arizona limited liability company  
Its: Managing Member

X [Signature]  
By: Wilford M. Farnsworth, III, Presiding Member

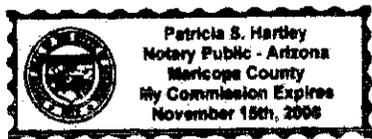
X [Signature]  
By: Gerald V. Blomquist, Member

STATE OF ARIZONA            )  
  ) ss.  
County of Maricopa         )

The foregoing document was acknowledged before me this 5<sup>th</sup> day of June, 2006, by WILFORD M. FARNSWORTH III & GERALD V. BLOMQUIST of MainSpring Capital IV, Managing Member of Casa Grande, L.L.C., on behalf of the company.

(Seal and Expiration Date)

[Signature]  
Notary Public



LIST OF EXHIBITS

- A. Legal Description of the Property
- B. LUP



## Legal Description Asarco Overall

Job No. 05-093

May 30, 2006

A portion of Section 4, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

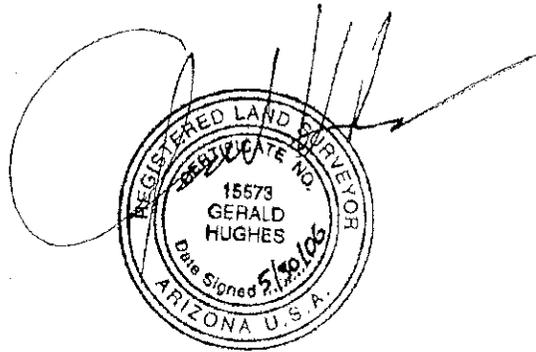
COMMENCING at a Railroad Spike at the East Quarter corner of said Section 4, from which an Aluminum Cap at the Southeast corner of said Section 4 bears  $S00^{\circ}17'42''E$  (an assumed bearing), along the East line of the Southeast Quarter of said Section 4, for a distance of 2639.89 feet; thence  $S00^{\circ}17'42''E$ , along said East line, for a distance of 150.00 feet to a point on the South line of the North 150 feet of the Southeast Quarter of said Section 4 and the POINT OF BEGINNING;

Thence continuing  $S00^{\circ}17'42''E$ , along said East line for a distance of 2489.88 feet to the Southeast corner of said Section 4; thence  $N89^{\circ}50'23''W$ , along the South line of the Southeast Quarter of said Section 4, for a distance of 1438.79 feet to a point on the Northeast right-of-way line of the Maricopa-Casa Grande Highway; thence  $N53^{\circ}49'59''W$ , along said Northeast right-of-way line, for a distance of 3133.49 feet to a point on the West line of the East Half of the Southwest Quarter of said Section 4; thence  $N00^{\circ}06'40''W$ , along said West line, for a distance of 797.19 feet to a point on the East-West mid-section line of said Section 4; thence  $N89^{\circ}50'50''W$ , along said mid-section line, for a distance of 1092.98 feet to a point on the Northeasterly right-of-way line of said Maricopa-Casa Grande Highway; thence  $N56^{\circ}49'59''W$ , along said Northeasterly right-of-way line, for a distance of 278.86 feet to a point on the West line of the Northwest Quarter of said Section 4; thence  $N00^{\circ}08'38''W$ , along said West line, for a distance of 2629.11 feet to the Northwest corner of said Section 4 lying on the South line of the Southeast Quarter of Section 33, Township 5 South, Range 5 East; thence  $N89^{\circ}56'36''E$ , along said South line, for a distance of 13.73 feet to the Southeast corner of said Section 33; thence  $N89^{\circ}56'31''E$ , along the South line of the Southwest Quarter of Section 34, Township 5 South, Range 5 East, for a distance of 2610.09 feet to the South Quarter corner of said Section 34; thence  $N89^{\circ}56'41''E$ , along the South line of the Southeast Quarter of said Section 34, for a distance of 2609.36 to the Southeast corner of said Section 34; thence  $N89^{\circ}56'41''E$ , along the South line of the Southwest Quarter of Section 35, Township 5 South, Range 5 East, for a distance of 31.53 feet to the Northeast corner of said Section 4; thence  $S00^{\circ}20'03''E$ , along the East line of the Northeast Quarter of said Section 4, for a distance of 2672.40 feet to a point on the North line of the South 140 feet of the Northeast Quarter of said Section 4; thence  $N89^{\circ}50'50''W$ , along said North line, for a distance of 2638.42 feet to a point on the North-South mid-section line of said Section 4; thence  $S00^{\circ}12'26''E$ , along said mid-section line, for a distance of 140.00 feet to the Northwest corner of the Southeast Quarter of said Section 4; thence  $S89^{\circ}50'50''E$ , along the North line of the Southeast Quarter of said Section 4, for a distance of 1978.71 feet to a point on the West line of the East 660 feet of the Southeast Quarter of said Section 4; thence  $S00^{\circ}17'42''E$ , along said West line, for a distance of 150.00 feet to a point on the South line of the North

150 feet of the Southeast Quarter of said Section 4; thence S89°50'50"E, along said South line, for a distance of 660.02 feet to the POINT OF BEGINNING.

An area containing 514.45 acres, more or less.

This legal description is for conceptual use only, and should not be used for anything other than the General Plan Amendment, for which it is intended. It is based upon surveys prepared by Stantec (Project No. 185305035-III, dated 7/6/05) and Rosendahl & Associates (Project No. 040915, dated 11/03/04).

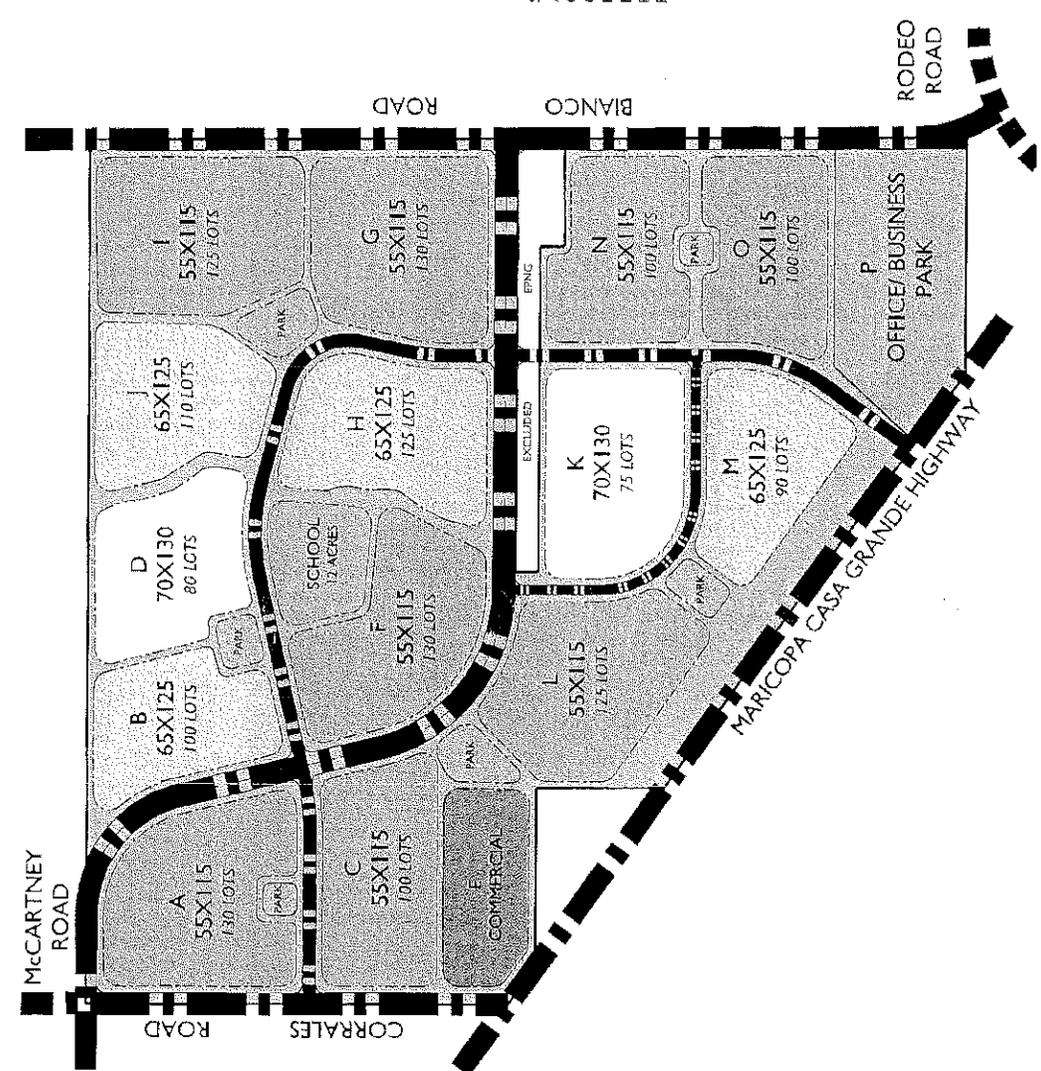


- ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

**CONCEPT 'C'**

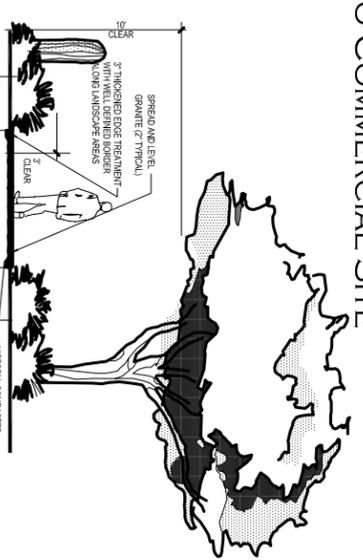
**LAND USE SUMMARY**

SITE AREA	514.5 acres
ARTERIAL R/W	35.0 acres
COMMERCIAL	15.0 acres
OFFICE / BUSINESS PARK	30.0 acres
RESIDENTIAL	434.5 acres
REQUIRED OPEN SPACE	65.0 acres
PROPOSED DENSITY	3.5 DU/ac
PROPOSED NUMBER OF LOTS	1,520 lots



S:\projects\050305-093\working\titleblock\titleblock.dwg, P:\BIBL\050305.dwg

5'-0" WIDE SIDEWALK CONNECTION TO COMMERCIAL SITE



10'-0" MULT-USE TRAIL



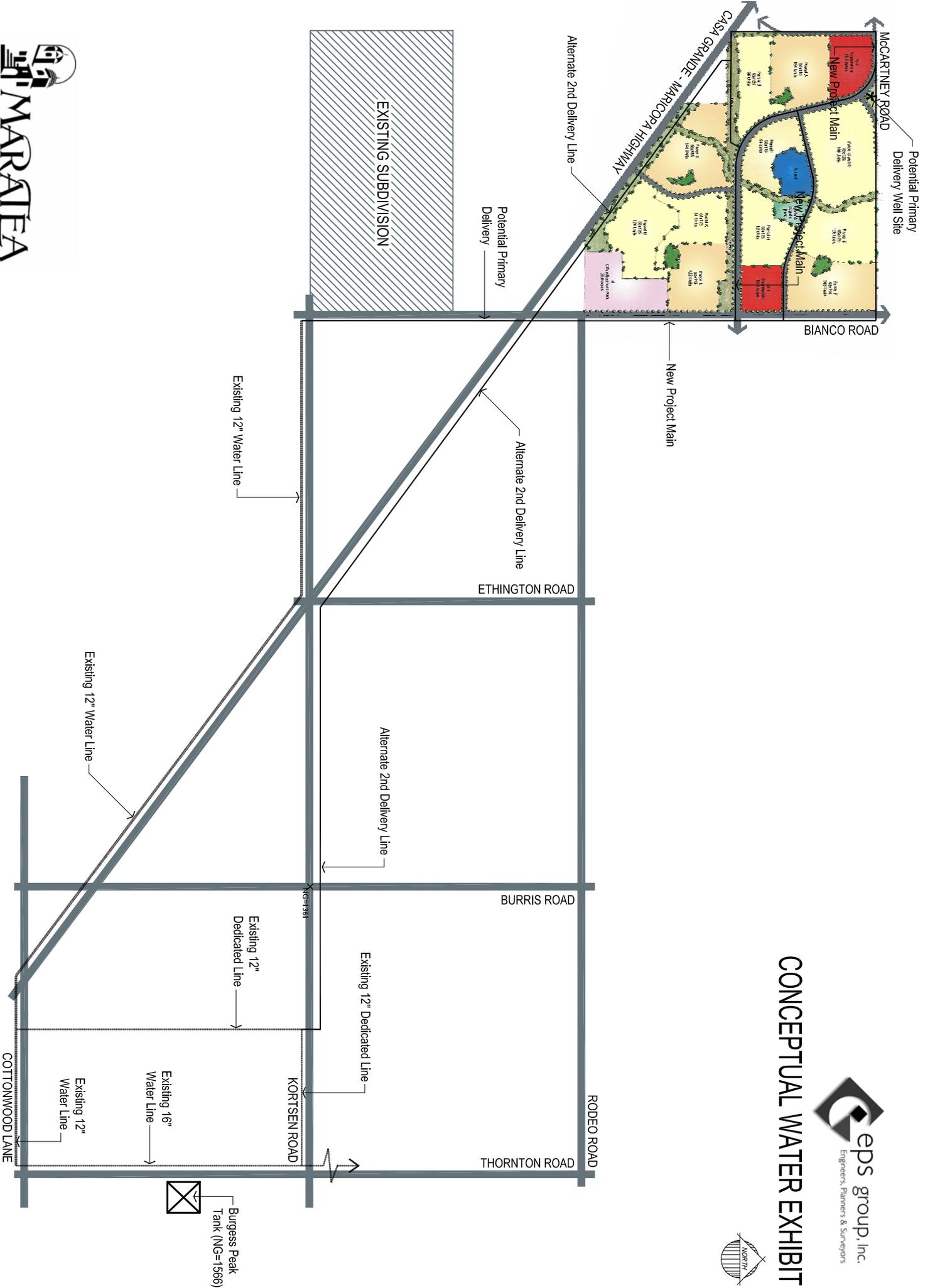
LEGEND

-  5'-0" Wide Sidewalk Connections
-  5'-0" Wide Detached Sidewalk
-  6'-0" Wide Detached Sidewalk
-  10'-0" Multi-Use Trail
-  Trailhead and Parking
-  Linear and Openspace Parks

\*\* 4'-0" Wide Attached Concrete Sidewalk in all Neighborhood Parcels\*\*



# CONCEPTUAL WATER EXHIBIT



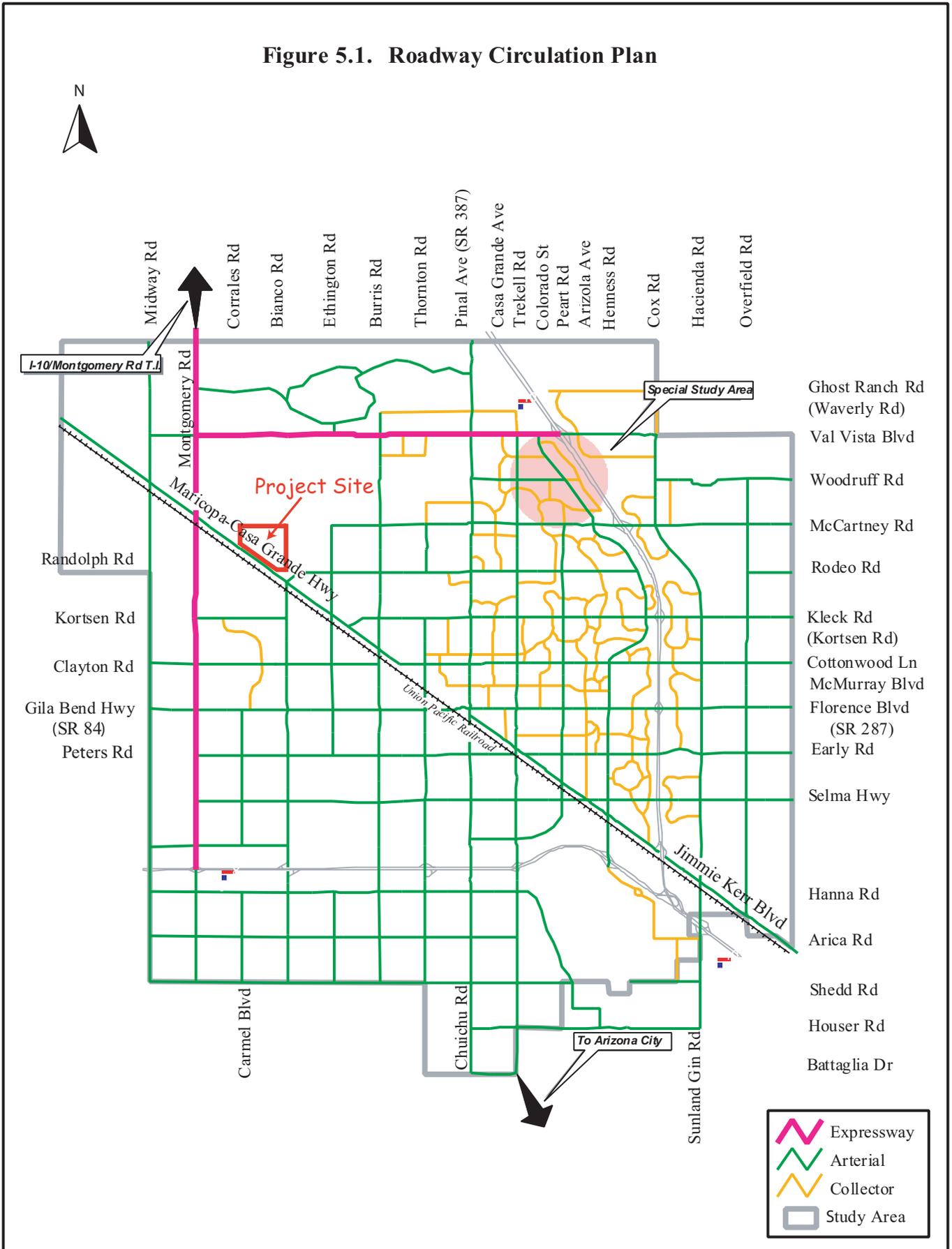
# CONCEPTUAL SEWER EXHIBIT



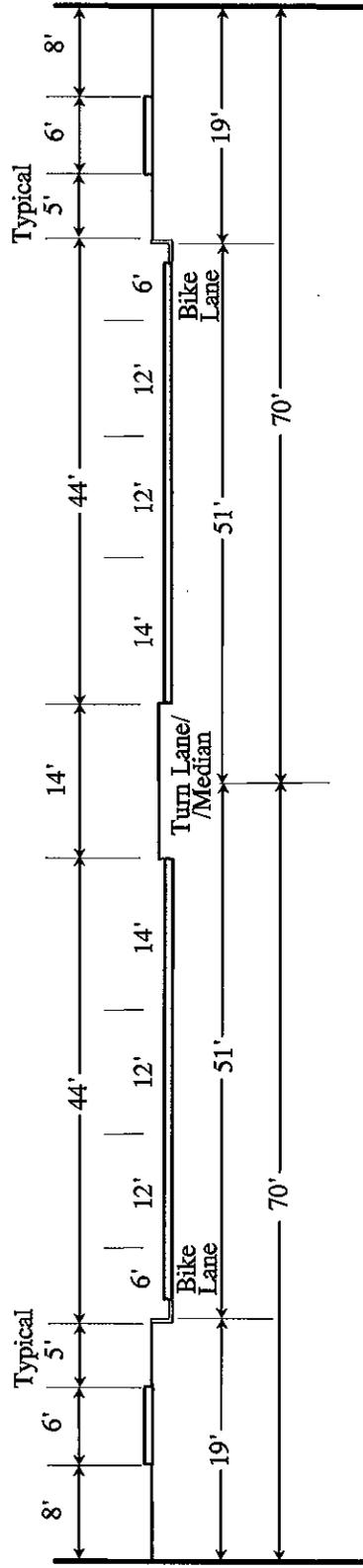


# City of Casa Grande General Plan 2010

Figure 5.1. Roadway Circulation Plan



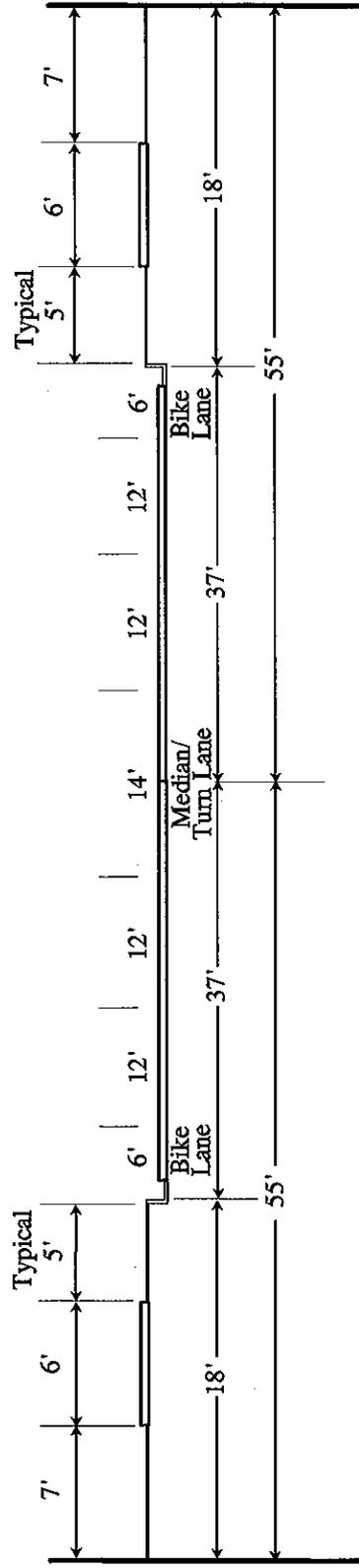
**FIGURE 7-2. PRINCIPAL ARTERIAL**



(Not to Scale)

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

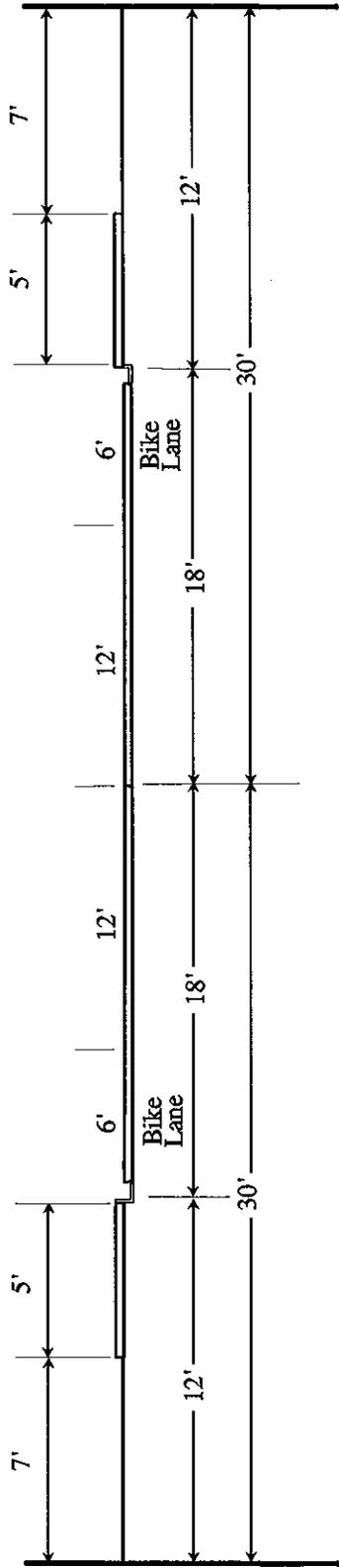
**FIGURE 7-3. MINOR ARTERIAL**



(Not to Scale)

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

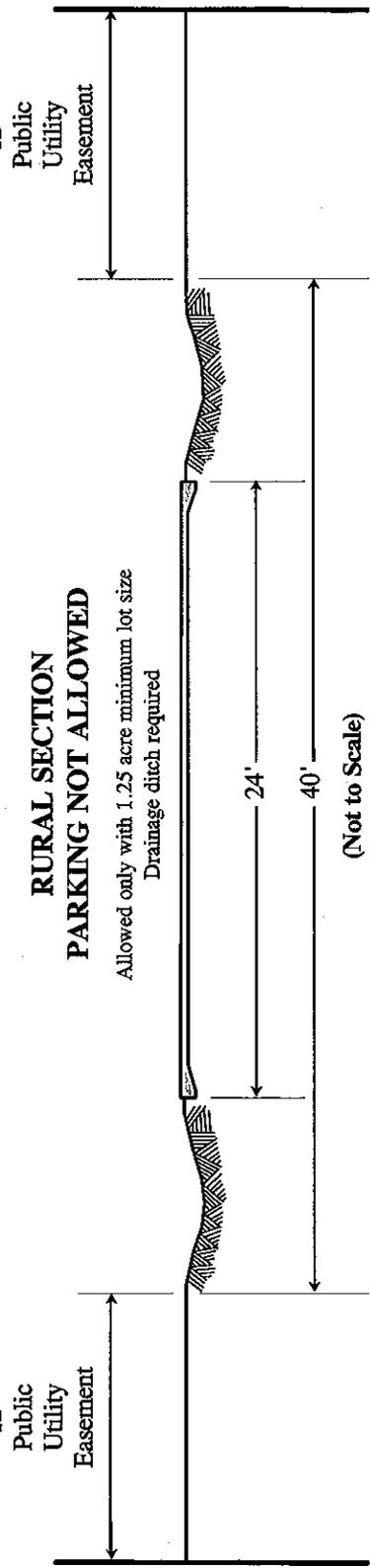
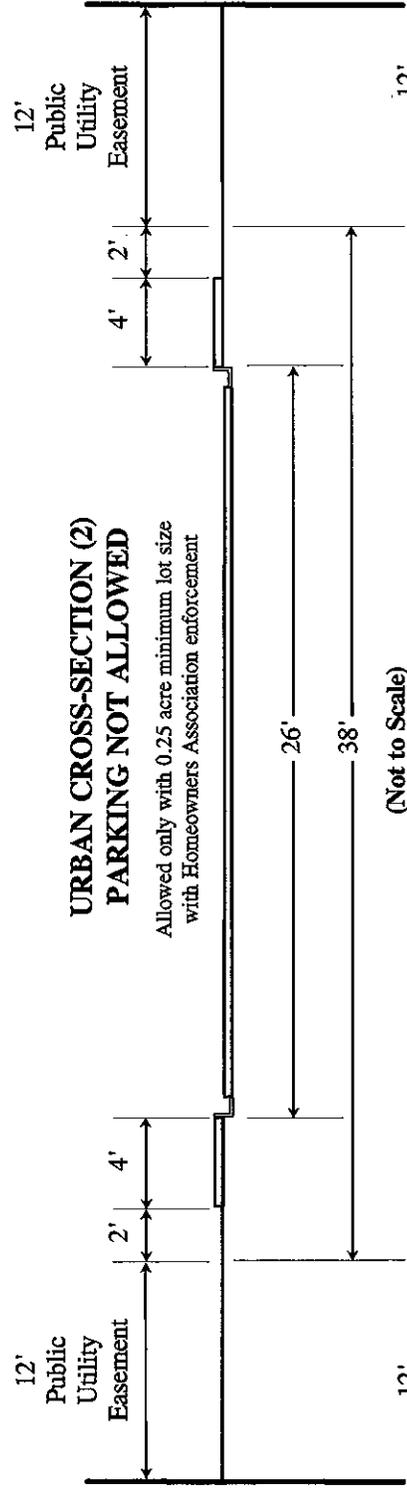
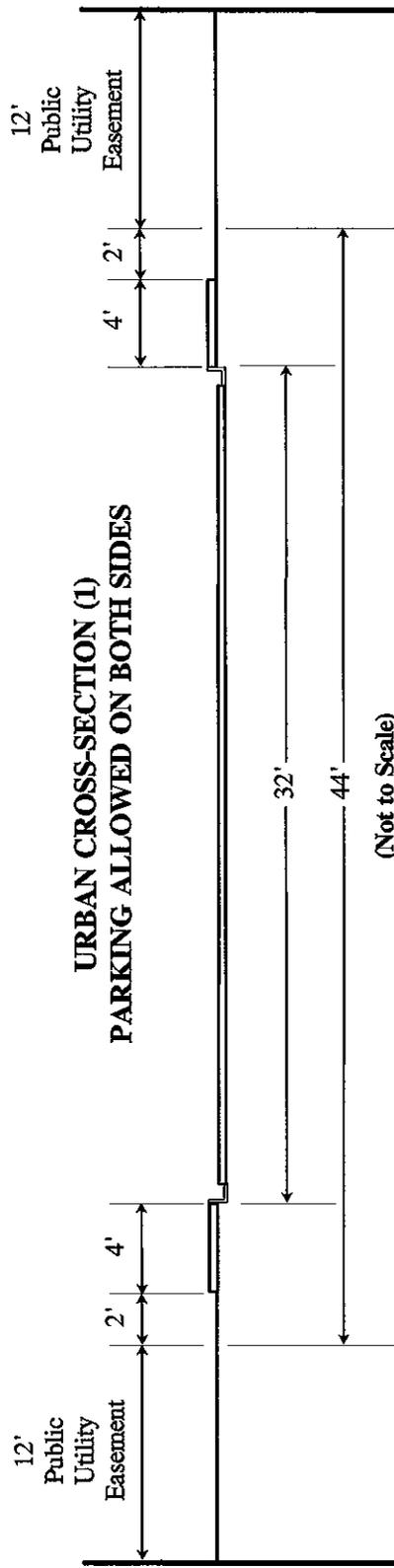
**FIGURE 7-5. MINOR COLLECTOR**

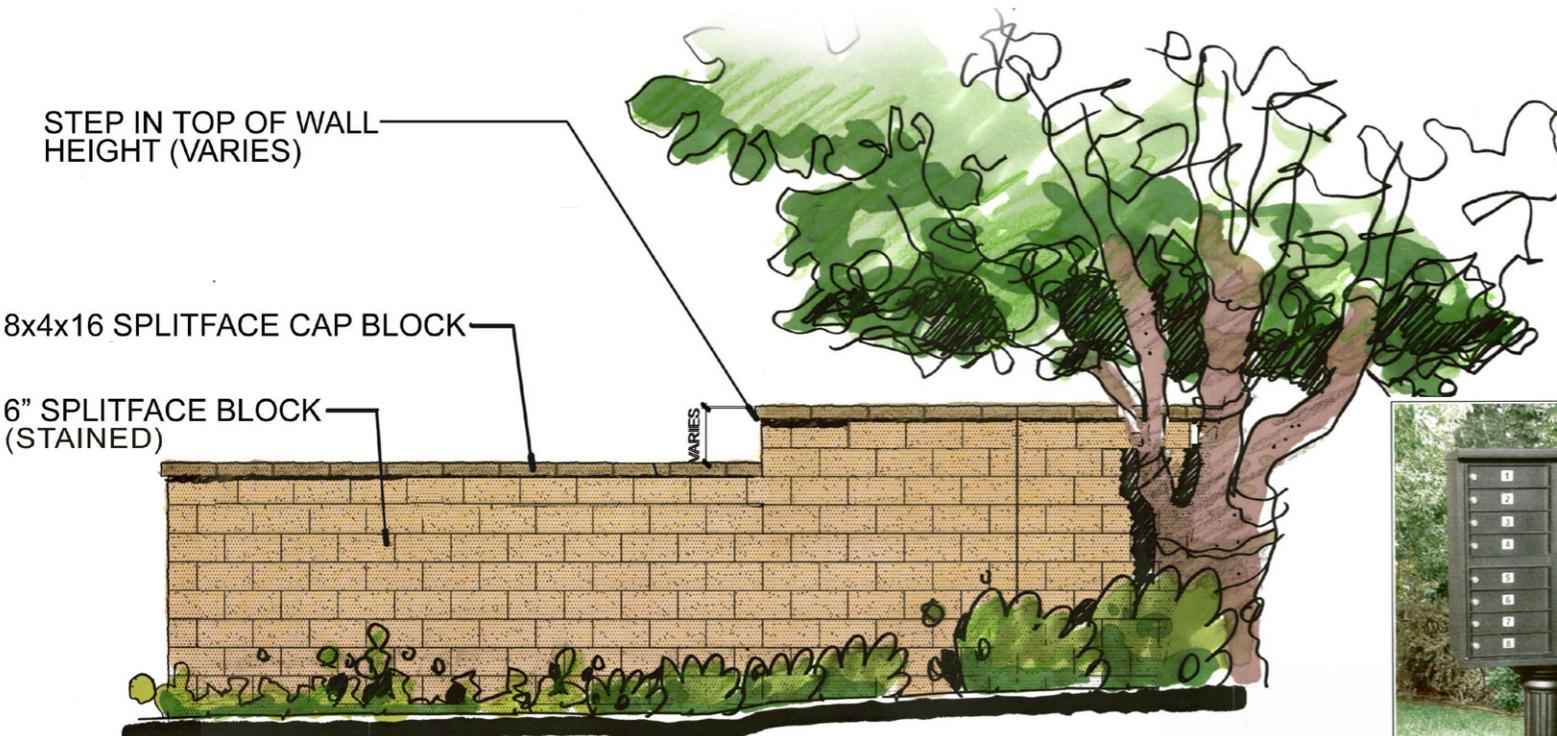


(Not to Scale)

- Notes:
- Dimensions measured from back-of-curb.
  - Interim roadway width to be determined by traffic study.
  - Sidewalk separated from curb only when a minimum 10 foot wide landscape tract is provided adjacent to R.O.W.

**FIGURE 7-6. LOCAL**





STEP IN TOP OF WALL HEIGHT (VARIES)

8x4x16 SPLITFACE CAP BLOCK

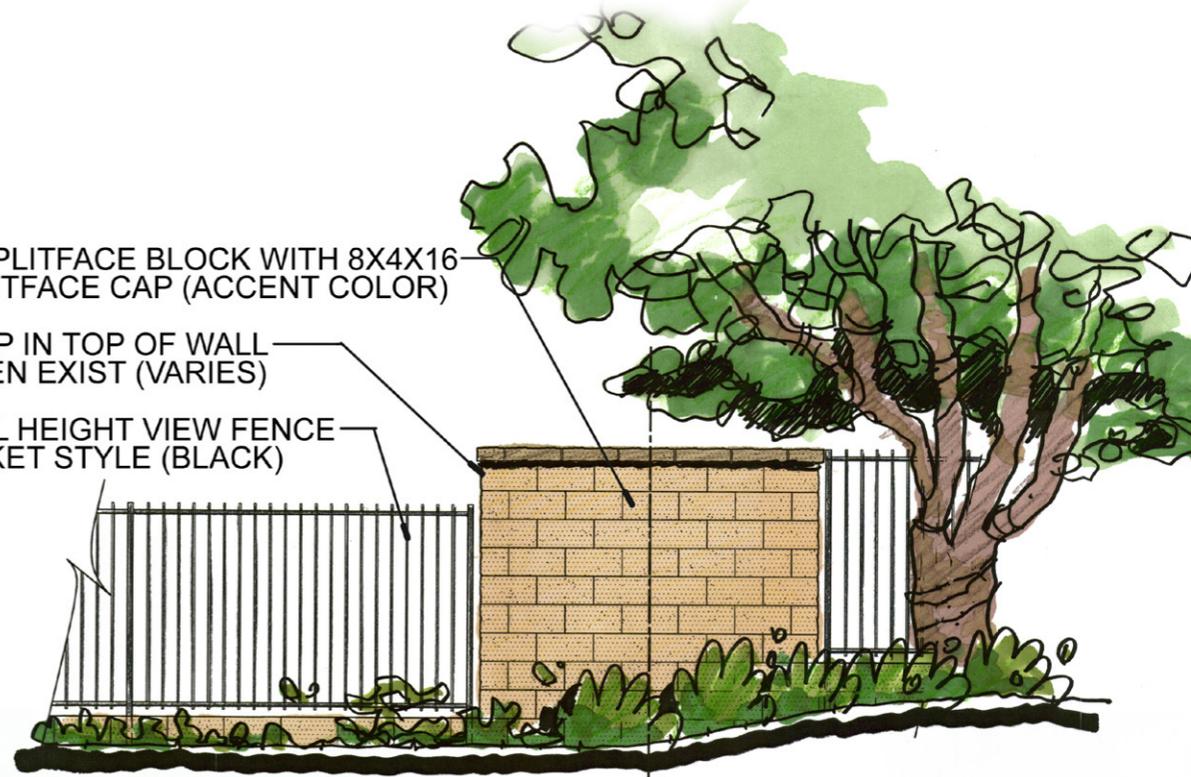
6" SPLITFACE BLOCK (STAINED)

TYPICAL THEMEWALL

6" SPLITFACE BLOCK WITH 8X4X16 SPLITFACE CAP (ACCENT COLOR)

STEP IN TOP OF WALL WHEN EXIST (VARIES)

FULL HEIGHT VIEW FENCE PICKET STYLE (BLACK)



VIEW FENCE



MAILBOX C.B.U.

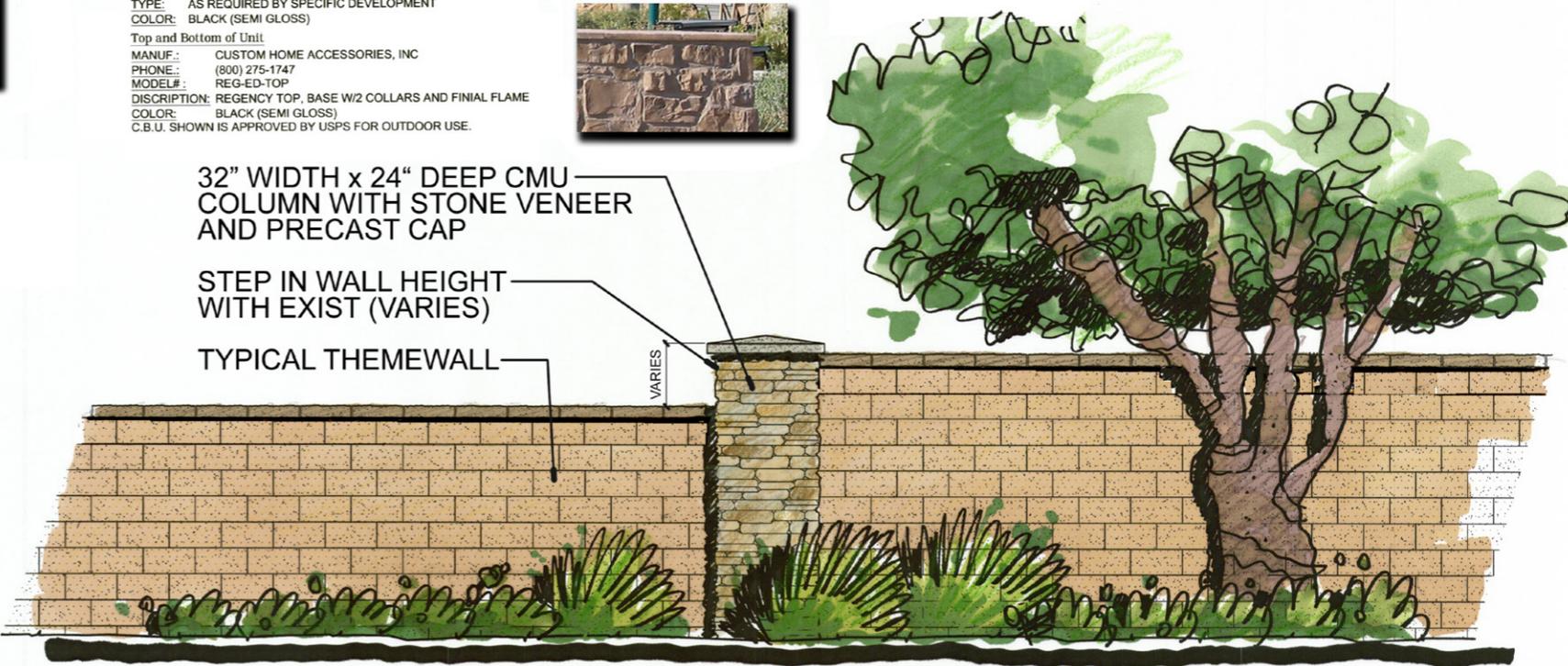
CBU Box Unit:  
 MANUF.: AUTH-FLORENCE (800) 275-1747  
 DIST.: TURNKEY ENTERPRISES (480)855-3929  
 MODEL#: 1565 HIGH SECURITY CLUSTER BOX UNIT (HSCBU)  
 TYPE: AS REQUIRED BY SPECIFIC DEVELOPMENT  
 COLOR: BLACK (SEMI GLOSS)  
 Top and Bottom of Unit  
 MANUF.: CUSTOM HOME ACCESSORIES, INC  
 PHONE: (800) 275-1747  
 MODEL#: REG-ED-TOP  
 DISCRPTION: REGENCY TOP, BASE W/2 COLLARS AND FINIAL FLAME  
 COLOR: BLACK (SEMI GLOSS)  
 C.B.U. SHOWN IS APPROVED BY USPS FOR OUTDOOR USE.



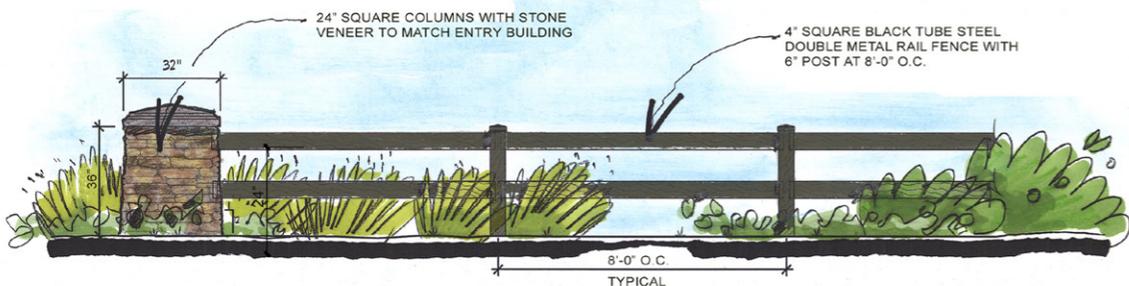
32" WIDTH x 24" DEEP CMU COLUMN WITH STONE VENEER AND PRECAST CAP

STEP IN WALL HEIGHT WITH EXIST (VARIES)

TYPICAL THEMEWALL



DECORATIVE COLUMN AND OFFSET



METAL RAIL FENCE

5'-0" WIDE CONCRETE SIDEWALK WALKING TRAIL AROUND SOCCER FIELD WITH CONNECTION TO PARK AMENITIES AND LINEAR TRAIL SYSTEM.

180' X 300' USYSA REGULATION 12 GRADE SOCCER FIELD

LINEAR OPENSOURCE WITH 10' WIDE MULTI USE TRAIL SYSTEM

Future Parcel

5'-0" WIDE CONCRETE SIDEWALK ALONG PARK BOUNDARY WITH CONNECTION TO PRIMARY PEDESTRIAN CIRCULATION MULTI USE TRAIL ALONG EDGE OF EXISTING WASH CORRIDOR.

**PRIMARY AMENITY AREA:**  
FREEFORM PLAY POOL  
RESTROOM AND FACILITIES  
RADIUS SHADE TRELLIS  
TOT-LOT  
SWING  
CLIMBING STRUCTURE  
30 CAR PARKING LOT  
DROP OFF  
3/4 ROUND OVERLAY BASKETBALL SPORTS COURTS  
OPEN TURF PLAY AREAS  
WALKING TRAILS  
SHADE RAMADA

SOCCER FIELD  
180' x 300'  
USYSA REGULATION  
(12 GRADE)

Future School

FUTURE 5'-0" WIDE CONCRETE SIDEWALK CONNECTION TO SCHOOL SITE.

TRAIL HEAD WITH 36" BOX (MIN.) SPECIMEN ACCENT SHADE TREE AND SEATING NODE

PEDESTRIAN BRIDGE CROSSING ACROSS WASH CORRIDOR.

TURF

SAND TOT LOT

POOL

3/4 ROUND OVERLAY BASKETBALL COURT

TURF

SPORTS COURTS

POOL

30 CAR PARKING LOT

FORMALIZED MASSING OF CANOPY SHADE TREES AROUND AMENITIES AND PARKING LOT

INFORMAL MASSING OF TREES AND SHRUBS ALONG STREET FRONTAGE AND WASH CORRIDOR.

DOUBLE METAL RAIL FENCE WITH LOW DECORATIVE STONE VENEER COLUMNS. REFER TO COMMUNITY WALLS PLAN FOR ELEVATION.

**AMENITIES LEGEND**

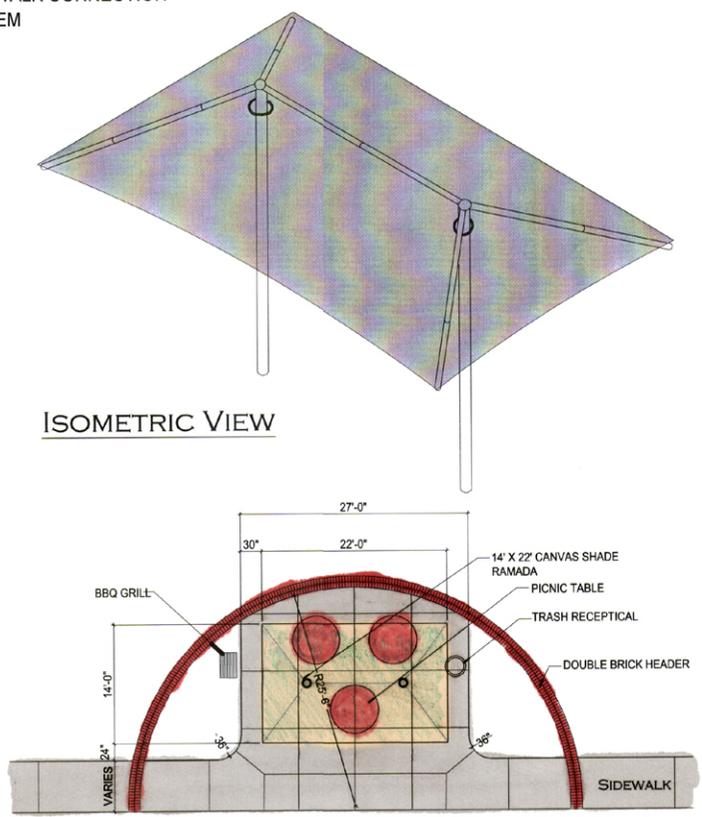
-  PICNIC TABLE
-  BBQ Grill
-  TRASH RECEPTACLE

**NEIGHBORHOOD PARK**

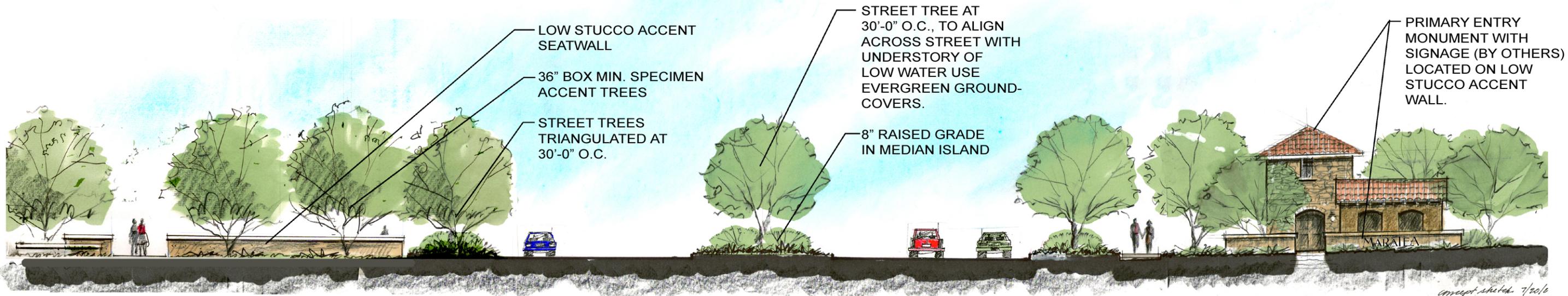
- FULL BASKETBALL COURT
- MEDIUM TOT-LOT/SWINGS
- MULTI-USE TURF FIELD
- TURF VOLLEYBALL
- PEDESTRIAN OVERLOOK
- PICNIC PAVILION
- PARK BENCHES
- PICNIC TABLES
- PET WASTE
- TRASH RECEPTACLE
- BBQ GRILLS



LAYOUT SHOWN IS FOR REFERENCE ONLY AND MAY CHANGE BASED ON FINAL LOTTING AND ENGINEERING LAYOUT OF BASINS, UTILITIES AND UNDERGROUND DRAINAGE STRUCTURES. REFER TO FINAL CONSTRUCTION DOCUMENTS FOR INSTALLATION, DETAILS AND SPECIFICATIONS.



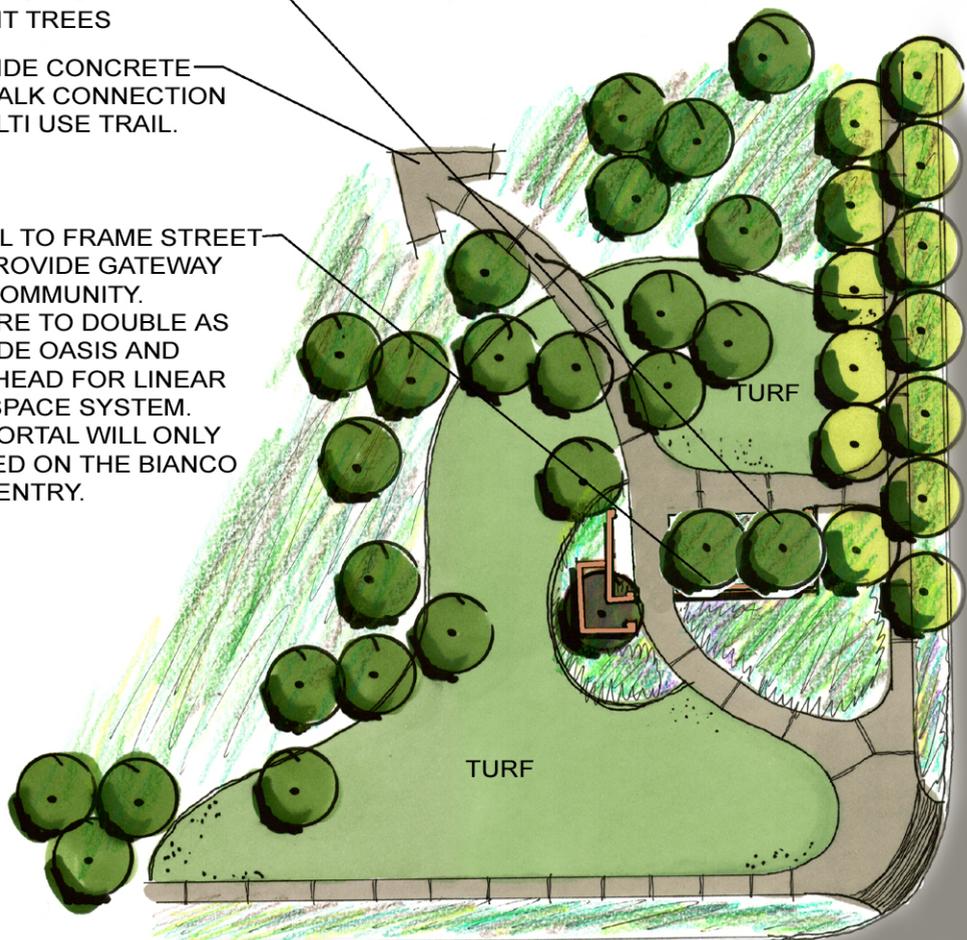
**PLAN**  
TYPICAL PEDESTRIAN OVERLOOK



**CONCEPTUAL MONUMENTATION**

36" BOX SPECIMEN ACCENT TREES  
 8'-0" WIDE CONCRETE SIDEWALK CONNECTION TO MULTI USE TRAIL.

PORTAL TO FRAME STREET AND PROVIDE GATEWAY INTO COMMUNITY. FEATURE TO DOUBLE AS A SHADE OASIS AND TRAIL HEAD FOR LINEAR OPENSOURCE SYSTEM. THIS PORTAL WILL ONLY BE USED ON THE BIANCO ROAD ENTRY.



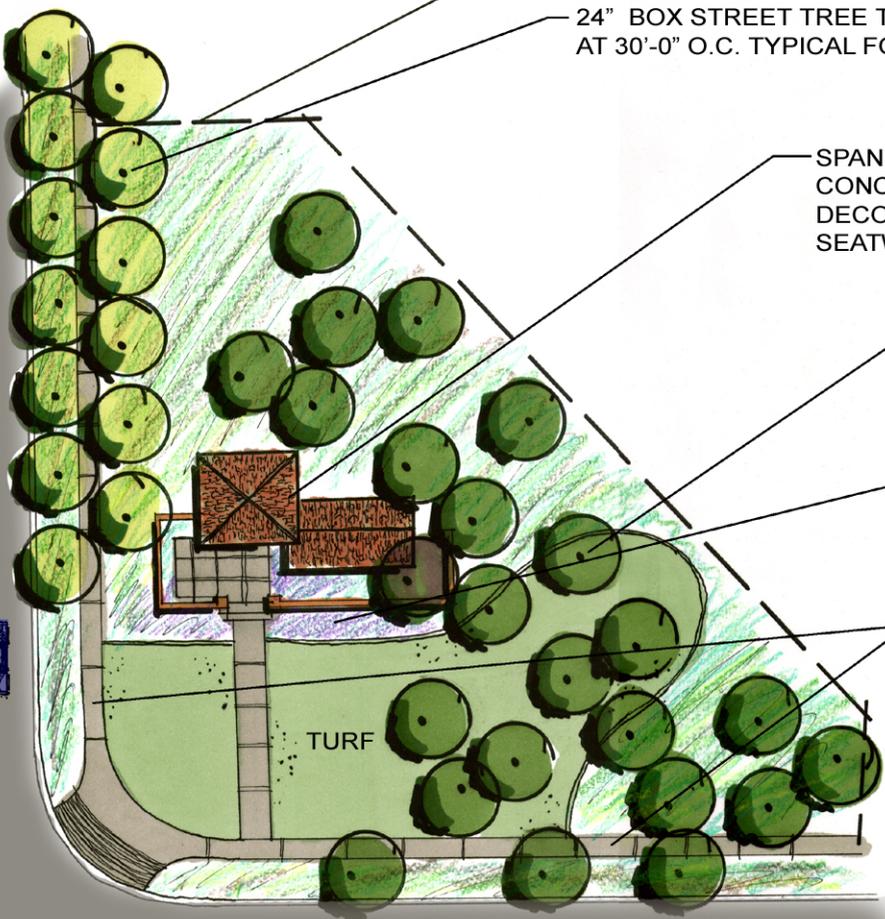
SIGNAGE EASEMENT FOR ENTRIES ON BIANCO AND McCARTNEY ROAD. (TYPICAL)  
 24" BOX STREET TREE TRIANGULATED AT 30'-0" O.C. TYPICAL FOR ENTRIES

SPANISH STYLE ENTRY MONUMENT WITH CONCRETE TILE ROOF, STONE VENEER, STUCCO, DECORATIVE IRONWORK, LOW STUCCO SEATWALLS AND ACCENT LIGHTING.

INFORMAL MASSINGS OF CANOPY SHADE TREES TO PROVIDE BACK DROP TO ENTRY FEATURE.

INITIAL PLANTING OF SEASONAL ANNUALS FOR MARKETING PURPOSES. TOTAL AREA TO BE REDUCED IN FUTURE FOR LOWER COST OF MAINTENANCE BY HOA.

6'-0" WIDE CONCRETE SIDEWALK OFFSET FROM BACK OF CURB 10' TO 12'.



REFER TO PROJECT WALL AND ENTRY PLAN FOR LOCATION OF PRIMARY ENTRY MONUMENTS

PRIMARY ENTRY  
(PRIMARY TOWER ELEMENT ONLY)  
(MONUMENT EASEMENT ON COMMERCIAL SITE)

Corrales Road  
McCarthy Road

DOUBLE RAIL FENCE  
(LOCATION MAY VARY. REFER TO PRIMARY OPENSOURCE PARK AND COMMUNITY WALLS PLAN)

Bianco Road

LEGEND

-  PRIMARY PROJECT ENTRY MONUMENTATION
-  PARCEL ENTRY FEATURE (PROPOSED)
-  VIEW FENCE
-  THEMEWALL
-  DECORATIVE COLUMN  
(TO BE EVALUATED BASED ON SITE PLAN)
-  DOUBLE RAIL FENCE  
(REFER TO PRIMARY OPENSOURCE PARK AND COMMUNITY WALLS PLAN)

FULL HEIGHT VIEW FENCE

NOTE:  
ALL WALLS SHOWN ON THIS PLAN TO BE INSTALLED BY THE HOME BUILDER AND MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION.



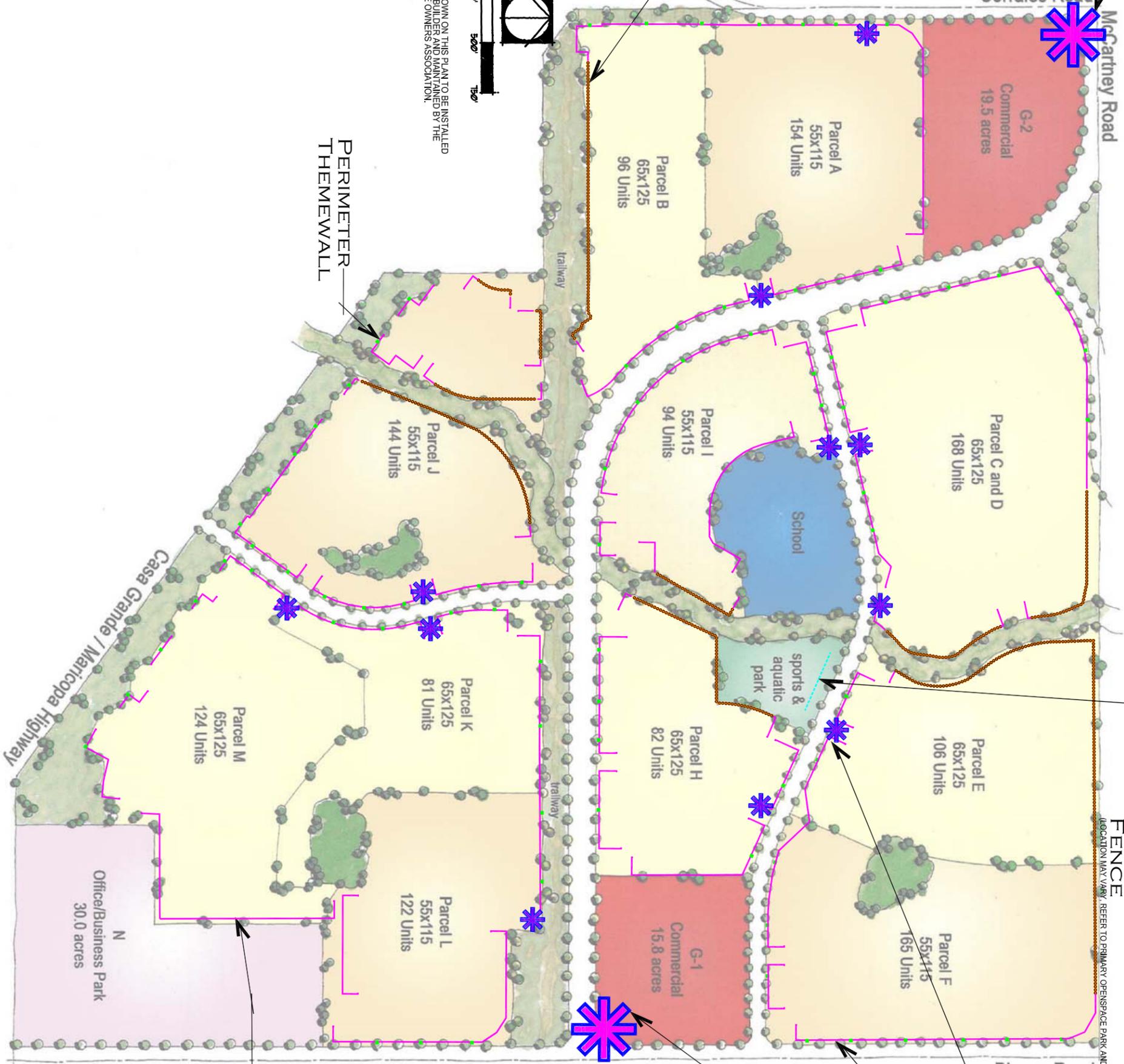
PERIMETER THEMEWALL

PRIMARY ENTRY

PERIMETER THEMEWALL

PARCEL ENTRY

PERIMETER THEMEWALL



**SOCIAL GATHERING AREA**

- PLAY POOL
- RESTROOM FACILITIES
- 2500 SQ. FT. ACTIVITY ROOM
- SHADE RAMADAS
- 30 CAR PARKING LOT
- TRAIL HEAD SEATING NODE
- 1/2 DOUBLE OVERLAY BASKETBALL
- TOT-LOT
- SOCCER FIELD (OVERLAY)
- SOFTBALL
- GREAT LAWN
- GROVE TREES (FORMAL)
- SPORTS COURTS

**(TREE HOUSE)  
NEIGHBORHOOD PARK**

- 1/2 BASKETBALL COURT
- TREE HOUSE PLAYSTRUCTURE
- SWINGS
- SHADE RAMADA
- ORGANIZED SPORTS LAWN
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- PET WASTE
- TRASH RECEPTACLE

**LEGEND**

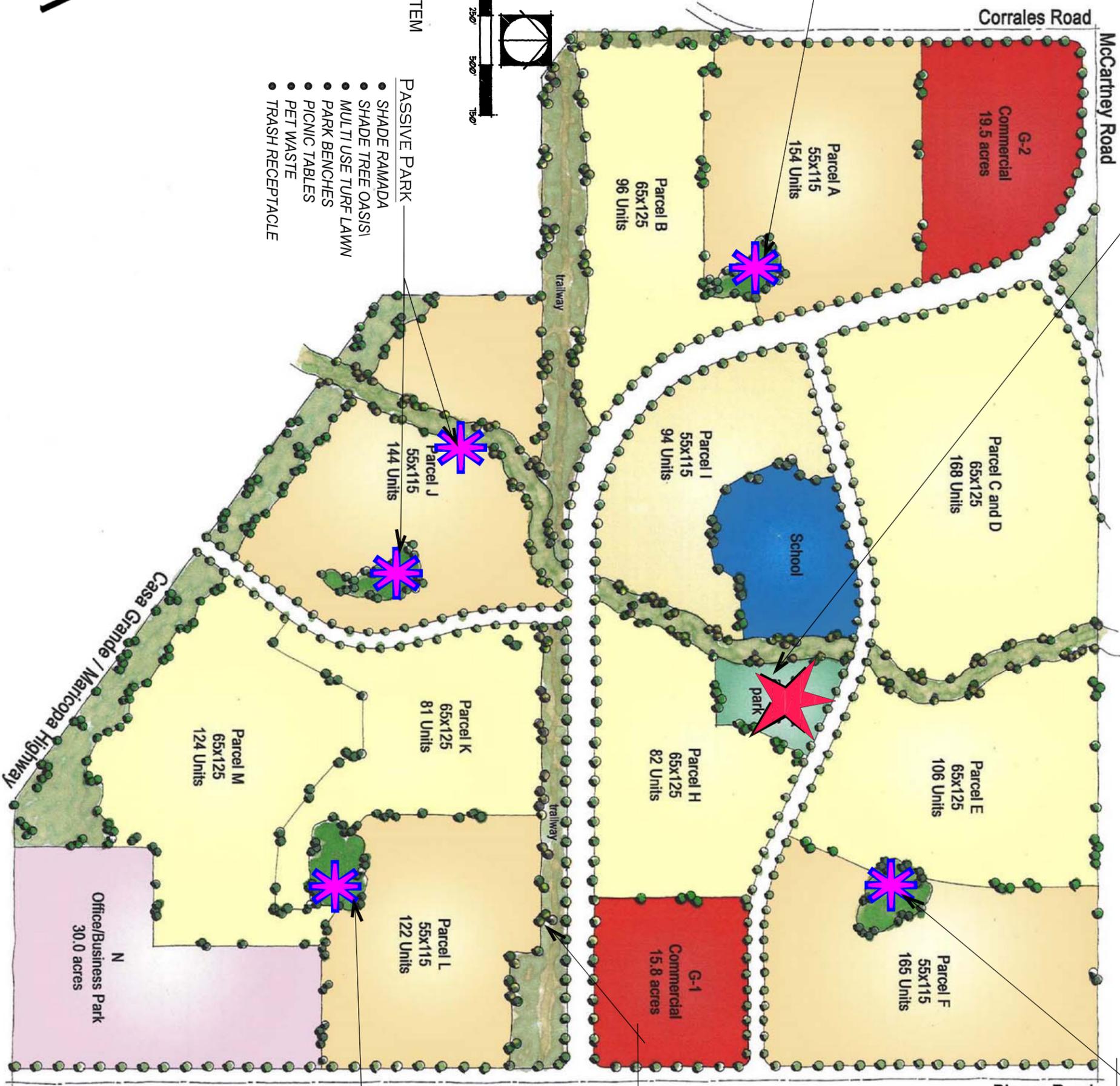
- ✳ NEIGHBORHOOD PARKS
- ★ SOCIAL GATHERING AREA
- LINEAR AND OPENSOURCE PARK SYSTEM



**PASSIVE PARK**

- SHADE RAMADA
- SHADE TREE OASIS
- MULTI USE TURF LAWN
- PARK BENCHES
- PICNIC TABLES
- PET WASTE
- TRASH RECEPTACLE

**Conceptual Park Plan**



**(ORGANIC)  
NEIGHBORHOOD PARK**

- SHADE RAMADA
- SMALL (UNIQUE) TOT-LOT
- BOULDER FEATURE
- SEATING NODE
- TREE SHADE BOSQUE
- PARK BENCHES
- PICNIC TABLES
- PET WASTE
- TRASH RECEPTACLE

**LINEAR PARK SYSTEM**

- CONTINUOUS
- JOGGING LOOP
- MEANINGFUL SHADE BOSQUES
- SPECIALTY GARDENS
- DISTANCE FITNESS MARKERS
- SEATING NODE
- TREE SHADE BOSQUE
- PARK BENCHES
- PICNIC TABLES
- PET WASTE
- TRASH RECEPTACLE

**(RUSTIC)  
NEIGHBORHOOD PARK**

- FULL BASKETBALL COURT
- MEDIUM TOT-LOTS/SWINGS
- MULTI-USE TURF FIELD
- TURF VOLLEYBALL
- PEDESTRIAN OVERLOOK
- PICNIC PAVILION
- PARK BENCHES
- PICNIC TABLES
- PET WASTE
- TRASH RECEPTACLE
- BBQ GRILLS

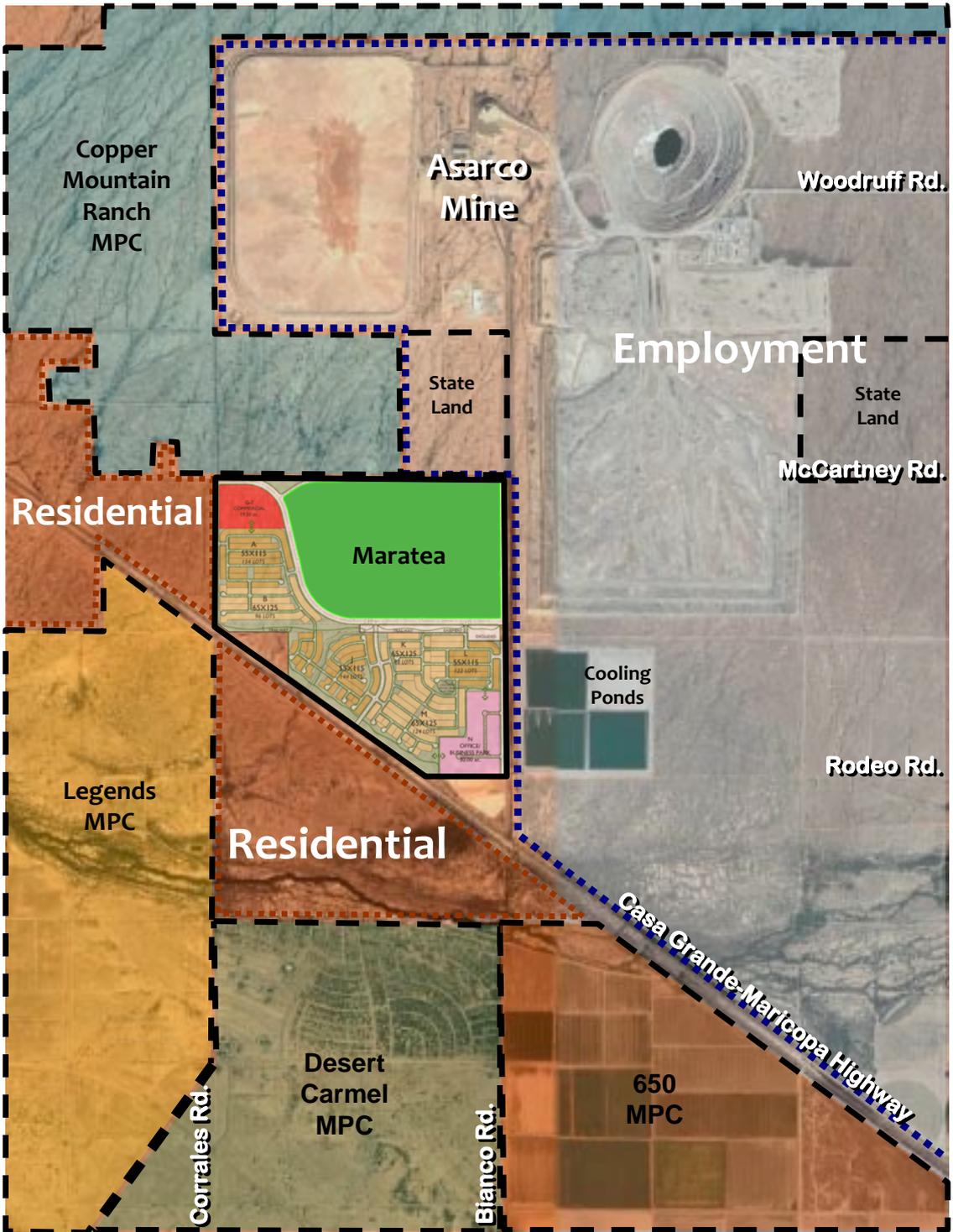
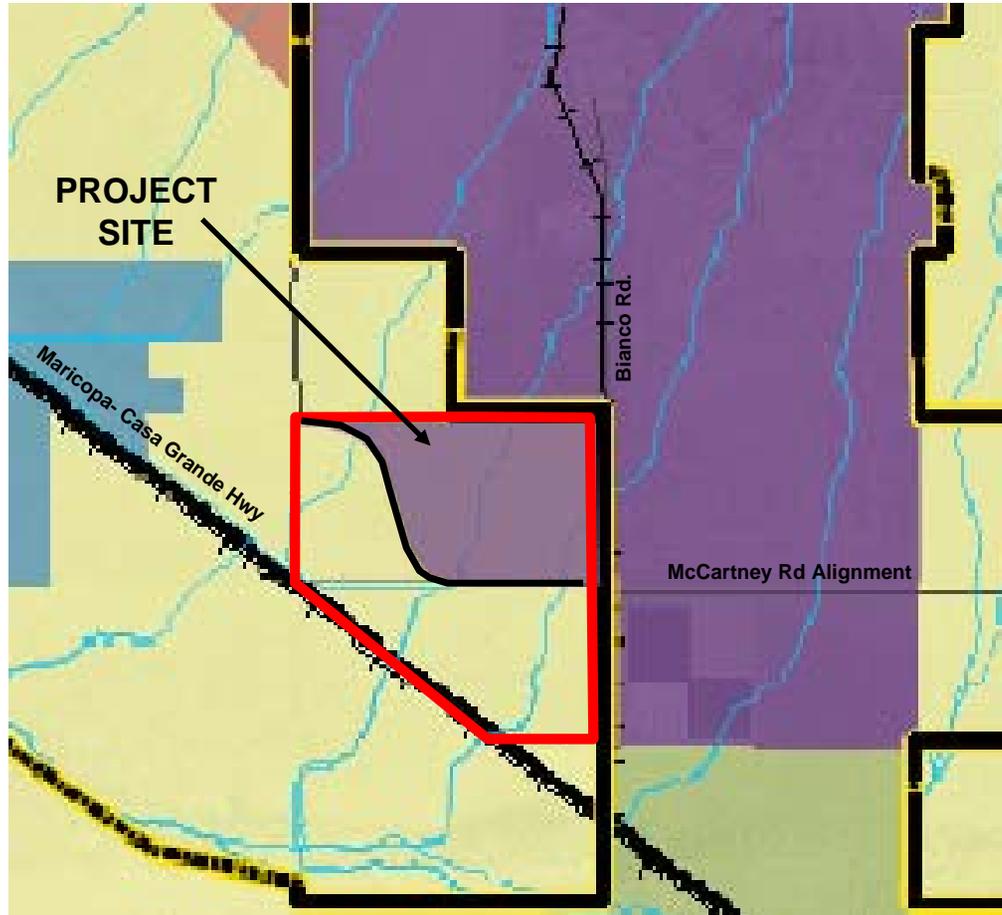


EXHIBIT X-  
Surrounding Area Map



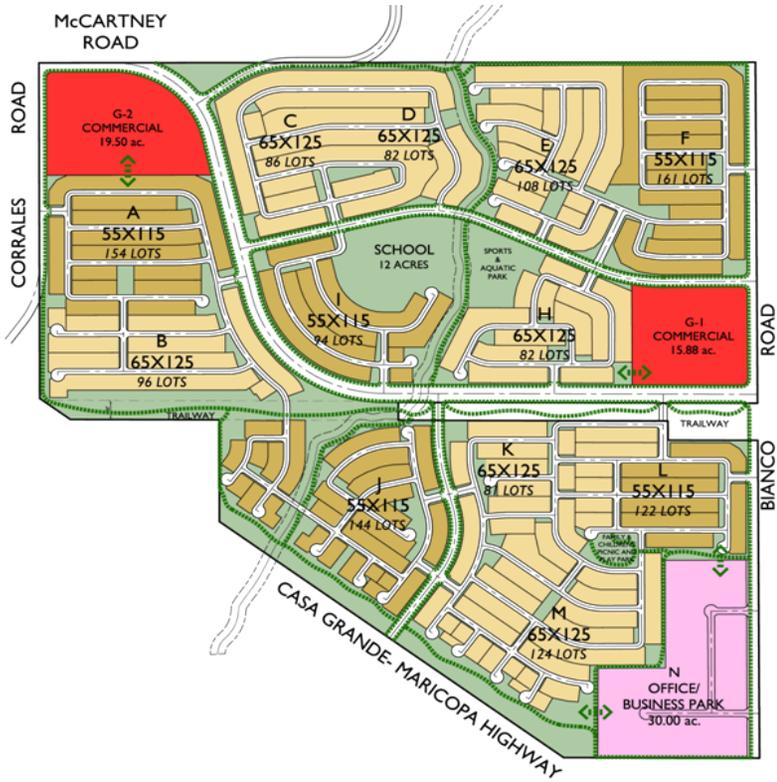
# Casa Grande 2020 General Plan



LEGEND	
	Neighborhoods
	Commerce and Business
	Manufacturing/Industry
	Agriculture



## Development Option A



## Development Option B





# MARATEA

A Planned Area Development  
Preliminary Development Plan and Guideline