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McCARTNEY RANCH II

PLANNED AREA DEVELOPMENT GUIDE

CITY OF CASA GRANDE ARIZONA
SUBMITTED MAY 2 2005
PLANNING COMMISSION AUGUST 4 2005





**PLANNED AREA DEVELOPMENT (PAD)
PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT GUIDE**

RESUBMITTED: July 14, 2005

SUBMITTED: MAY 2, 2005

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PROJECT DEVELOPMENT TEAM

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McCartney Ranch II

A PROPOSED P.A.D. MASTER PLANNED COMMUNITY

In August 1999, the City of Casa Grande City Council approved Ordinance, a PAD Plat for McCartney Ranch II and a Planned Area Development Guide for McCartney Ranch II. McCartney Ranch II is located on the southwest corner of Trekell and McCartney Roads and encompasses approximately a total of 320 acres. A Vicinity Map showing McCartney Ranch II and its location within the City is attached in **Exhibit A**. McCartney Ranch II through the implementation of the PAD and as an alternative to conventional zoning and development approaches and processes, the PAD will strive to encourage the development of commercial, residential and open space so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Casa Grande. The PAD will allow the development of a master planned community consistent with Casa Grande's commitment to create high-quality neighborhoods. McCartney Ranch II will have a commercial base to support the local shopping needs, but the main focus of the project is to create a broad range of single-family residential lot and home sizes. A McCartney Ranch II Illustrative Master Plan can be found in **Exhibit C**.

The proposed McCartney Ranch II Planned Community will include:

- A Low Density Residential single-family development with an overall density of 2.21 dwelling units per acre; Medium Density Residential 1, Multi-family Residential and Commercial with underlying B-2 zoning.
- Usable open space that encompasses a minimum of 15% of the community;
- Several separate, but linked recreation areas containing, basketball courts, tot lots, ramadas, barbeques, park benches, picnic tables, numerous turfed open space areas, and a generous central park adjacent to a 12-acre public school site.
- Pedestrian access connecting all parts of the development to the open space and each of the recreational areas.
- An entry monument feature that gives a sense of destination and identity to the community.

This Development Guide has been created to present how this master planned community has been planned to be in compliance with the land use and development guidelines of the City and General Plan 2010 as well as the City PAD zoning requirements.

1 GENERAL PLAN COMPLIANCE

McCartney Ranch II has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010 ("General Plan"). The Land Use Plan Element designates the Site in an area planned for Low Density Residential ("LDR") that allows a density range of 1-4 dwelling units per acre (du/ac). This Plan Element places the target density for LDR at 2.5 du/ac, with a maximum density not to exceed 4.0.

McCartney Ranch II plans to meet the criteria of the General Plan. The proposed density range of 2.21 dwelling units/per acre (du/ac) is within the allowed density for the LDR designation of the Land Use Plan.

McCartney Ranch II also complies with the Community Character Element, a subsection of the Land Use Plan Element, by incorporating a variety of materials and landscaping in the treatment of the perimeter walls, and by staggering front yard setbacks.

2 PLANNED AREA DEVELOPMENT ZONING REQUEST

McCartney Ranch II is a well-planned development that has been designed in conjunctions with the City's vision for high quality housing and the Casa Grande General Plan Land Use element. The proposed McCartney Ranch II Planned Area Development (PAD) zoning was chosen as a way to meet the requirements of the General Plan while providing for a diversity of housing and recreational open space within this community.

3 EXISTING SITE AND AREA CONDITIONS

The following sections describe the current conditions of the Site and those of the surrounding area.

A EXISTING SITE CONDITIONS

McCartney Ranch II is composed of approximately 320 acres. The property lies in Township 6 South, Range 6 East in the northern half of Section 5. An ALTA survey of the site is included as **Exhibit E**. The nearly ½ square mile land area is bounded by McCartney Road to the north, Pinal Avenue (SR387) to the west, Trezell Road to the east, and The El Paso Gas Line to the south. Currently the property is undeveloped and mostly in a natural state. As shown by the aerial photo (**Exhibit B**) portions of the northwest and northeast quarter sections have recently been used for agricultural.

B TOPOGRAPHY AND DRAINAGE

The Site is characterized by mild, natural terrain sloping to the south at approximately 0.53%. The high point of the Site is at the northeast corner that is approximately 1,419 feet above mean sea level ("MSL"). The low point of the Site, at the southwest corner, is approximately 1,401 feet above MSL, elevation and topographic information was derived from topography mapping of the site done by AMEC Survey. A Topographic Map is attached as **Exhibit F**.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) Panel Numbers 0400800005C and 0400800010 C, dated September 29, 1989, indicates that the project falls predominantly within Zone X (shaded). Zone X (shaded) is defined by the Federal Emergency Management Agency (FEMA) as: "Areas of 500 year flood; Areas of 100 year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and protected by levees from the 100 year flood." Zone X is outside the delineated 100-year flood plain. Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood insurance is optional at the discretion of the owner or lending institution.

C RELATIONSHIP TO SURROUNDING PROPERTIES

The majority of the surrounding land use within a one-quarter mile radius of the Site may be characterized as either residential or open space. The southwest quarter of Section 5 has been recently developed and is entitled Coyote Ranch. Coyote Ranch is comprised of single-family residential, townhouse residential and commercial areas. The southeast portion of McCartney Ranch II located in the southeast quarter of section 5 and has just started development in the 1st phase of the original McCartney Ranch PAD. The property (Villago) to the north of the proposed McCartney Ranch II is under development and will also be low density residential. Directly east of the Site is Casa Grande Union High School (north half) and single family residential (south half) while the remaining southeastern land remains undeveloped desert.

D LEGAL DESCRIPTION

This proposed residential PAD is comprised of one-parcel of land in the northern half of Section 5, Township 6 South, Range 6 East of the Gila and Salt River Meridian, City of Casa Grande, Pinal County, Arizona. A copy of the ALTA Survey is located in **Exhibit E**.

4 MASTER PLAN / PROJECT LAND USE

McCartney Ranch II is a residential community of single-family detached houses that integrates a variety of open spaces. At the center of the site there is a large park, which is the focal point of McCartney Ranch II that each collector road ties into. The community is proposed as a Planned Area Development (PAD) and is designed to conform to Residential Design Standards for Planned Area Developments.

A GENERAL SITE DESCRIPTION

McCartney Ranch II has been planned with the design flexibility of being developed with a total of 708 single family detached homes, with a centrally located open space area and smaller open space areas throughout the development. A minimum of 15% of the project has been set aside for open space and retention and is accessible from any part of the community by using a combination of sidewalks and neighborhood trails within the development. The northwest corner of the site has been left for commercial development, while the southwest section has been left for future cluster development.

B LOT SIZING AND PLACEMENT

McCartney Ranch II is divided into four categories of lot sizes. The size of the lots are as follows: 55'x120' (6,600 square feet), 60'x125' (7,500 square feet), 65'x125' (8,125 square feet) and 70'x125' (8,750 square feet). The smallest lots within McCartney Ranch II are 6,600 square feet, while the largest lot is over 15,000 square feet. The average size lot is approximately 7,700 square feet.

The lotting concept calls for 708 proposed lots. There are 179 proposed lots with a minimum lot area of 7,000 square feet, or 25% of the development. Of the proposed 708 lots in this development, 228 lots will be less than 7,000 square feet. This accounts for another 32% of the proposed lots in this development. The remaining balance of the lots 301 are 8,000 square feet or greater, which accounts for the remaining 43% of the project. This ratio of lots provides a true blending of the three lot sizes while clearly meeting the lot size requirements of the PAD zoning. For the percentage of the project's yield by lot size see **Exhibit L**.

C LOT DESIGN

All lots that side onto streets within McCartney Ranch II will have a landscape buffer between the lot and the street of a minimum of 10 feet. This makes the lots more enjoyable as well as providing open space to create both a classic and contemporary upscale feel of the development. The lots that back up to arterial roads have a generous landscape tract of a minimum of 15 feet. This separates the arterial roadways from the development.

5 COMMUNITY OPEN SPACE AND RECREATION AMENITIES

As part of the conceptual Landscape Plan shown in **Exhibit H**, McCartney Ranch II has been designed with distinctive, but fully integrated, open space areas. The Open Space encompasses a minimum of 15% of the project and has been designed to be part of all of the proposed residential subdivisions with this development. The Open Space is a combination of numerous common open space areas and landscaped areas. The Site also contains designated active recreation areas, all of which are linked within the development by a neighborhood trail and public sidewalk system. To ensure that the Open Space plan is incorporated into the subdivision, the Community Developer will create and record a set of Covenant, Conditions, and Restrictions ("C, C&Rs") establishing a homeowner's association ("HOA") for the McCartney Ranch II. The HOA will be responsible for maintaining the landscaping and designated recreation areas for the Open Space including any landscaping within adjacent rights-of-way. The following sections are a brief outline of the various features of the Open Space.

McCartney Ranch II open space has been designed to enhance the quality of life for the residents as well as the surrounding community of Casa Grande. The well-planned neighborhood is designed around the open spaces to ensure that recreational and leisure activities will be accessible and plentiful.

A community park is the major open space element and occurs in a central location to McCartney Ranch II. This park is designed to function as a community focal point and is within 2000' access from all adjacent residential areas. The community park contains a multi-use field, ½ basketball court, a large ramada with picnic tables and barbecues; also as mentioned previously there are small parks that include tot lots to serve all the parcels to maintain the 1000' required minimum for the location of parks within a PAD. The major park will serve as the main community gathering space, and allow all residents the occasion to meet each other and create strong community ties.

The El Paso Natural Gas right-of-way is also integrated into the open space plan. This pipeline bifurcates the north and south of the property and has been integrated into the PAD through extensive design coordination, review and consultation with right-of-way authorities. El Paso representatives have agreed in concept to provide this Development with an easement for conditional use of the right-of-way for which a Development Agreement will be entered into related use, landscaping and maintenance per the original McCartney Ranch II PAD

Distinctive major entries will be provided at all collector and arterial street intersections with consistent wall and monumentation features to be used throughout the Development. McCartney Ranch II is designed to provide attractive streetscapes along all arterial frontages with a 15' minimum landscape tract around the perimeter of the site.

6 CONCEPTUAL LANDSCAPING, WALL MONUMENTATION

McCartney Ranch II, through its community design and landscape framework, makes every effort to convey characteristics that make a community unique. The Conceptual Landscape Plan located in **Exhibit H** details the theme of the community.

A WALLS AND FENCES

Subdivision Theme and Perimeter Walls: The Site will have a perimeter theme wall along the arterial roadways. This wall will be decoratively designed and built to meet City fencing requirements and standards. The theme wall will follow the proposed rear or side lot lines of the adjacent subdivisions in the development to create a visually pleasing streetscape along both the collector roads and the arterial road. The design criteria of each of these walls are presented on the Conceptual Landscape Plan, which is presented in **Exhibit H**.

View Fence along Open Spaces: The view fence will be a 4-foot block wall with 2-foot wrought iron top of the wall. The location and design criteria for this view fence are presented on the Conceptual Landscape Plan. Final wall plans, designs, and colors are subject to review and approval of the Planning Director, and are to be designed per City of Casa Grande pool code regulations. See **Exhibit H**.

Internal Lot Line Walls: A standard 6 foot tall subdivision or site wall will be provided for the side and rear lot lines within each subdivision of this development. The individual property owners, not the HOA, will maintain the common lot line walls within these subdivisions. Fence returns will be located within 10 feet of the front corners of the homes.

B RIGHT OF WAY AND OPEN SPACE LANDSCAPING

Landscaping will be provided along all arterial roadways. Landscaping will also be provided in the open space/ retention basin tracts within McCartney Ranch II. The landscaping will, at a minimum, fulfill the requirements identified in the provisions of the Municipal Code of the City. Plant information and pictorial renderings of the conceptual landscaping in the open space areas will be presented in the Construction Drawings to be submitted to the City for final approval. Final landscaping plans are subject to the review and approval of the Planning Director.

C SIGNAGE AND ENTRY MONUMENTATION

Primary lighted, monumentation and signage will be placed with the major entry features along the arterial roadway. The exact locations for primary monumentation will be determined prior to final plat. Monuments, sign plans, designs and colors are subject to review and approval of the Planning Director.

D WALL, LANDSCAPE, SIGNAGE AND MONUMENTATION MAINTENANCE

The HOA will be responsible for the maintenance of all the walls except the internal lot line Walls. The individual homeowner will be responsible for the maintenance of the internal lot line walls. Likewise, the HOA will maintain the landscaping, the signage at the entries, as well as all landscaping located within adjacent rights-of-way.

7 TRAFFIC CIRCULATION AND STREET DESIGN

The development is bordered on all sides by arterial roadways and State Route 387. Interstate 10 is located approximately 2 miles to the east, and Interstate 8 is accessible via SR 387, 6 miles to the south. **Exhibit I.**

A ARTERIAL STREETS

There are three primary entrances into McCartney Ranch II. The first is from McCartney Road, which runs along the northern boundary of the Site. The second entry is off of Trekell Road along the east side of the Site. Trekell Road runs north/south and is expected to provide the majority of the traffic access. The third entrance is from the west off of Pinal Avenue. There is one secondary entrance as well that enters from the subdivision to the south. Typical street cross-sections can be found in **Exhibit I.** Developer/Builder will be responsible for designing and constructing arterial streets to City standards.

B LOCAL STREETS

The primary circulation route throughout McCartney Ranch II will be via the collector roads mentioned before, which can be accessed from every side of the Site. Internal to the single family districts, curvilinear street design, cul-de-sacs and looped local streets provide functionality, interest, visual appeal and respect homeowner privacy as it improves public safety throughout the project while vehicular speeds are reduced. This design also serves to significantly discourage cut-through traffic and unifies each of the neighborhoods. Typical street sections are depicted in **Exhibit I.** Developer/Builder will be responsible for designing and constructing collector streets to City standards.

C RESIDENTIAL STREET DESIGN

The Community Developer will be responsible for the engineering and construction of local residential streets within McCartney Ranch II. A 44-foot right-of-way will be dedicated to the City. Local street improvements will include paving, curb and gutter, and a 4-foot wide sidewalk, and a 8' PUE (Public Utility Easement) on either side of the right-of-way.

8 UTILITY SERVICE AND PUBLIC FACILITIES

Private utility companies will provide water, gas, cable TV, phone, and electric service. The City will provide the sewer, police, fire protection, and refuse collection per annexation agreement.

A WATER AND SEWER

The Conceptual Master Water and Sewer plans are attached as **Exhibit J** for information and review. The water and sewer will be designed and constructed by the developer and owned and operated by the private water company and the City respectively.

The Arizona Water Company will provide water service to the subject property. A 100-year assured water supply certification has been issued by the Arizona Department of Water Resources, but will be revised per the new site layout. The Arizona Water Company operates and maintains all water supplies, wells and pumping facilities that will serve the supply lines to the site.

Water piping within the individual subdivision parcels requires a 6" minimum water line size per Arizona Water Company's guidelines. These line sizes are necessary for maintaining adequate operating pressures and flows to serve both the fire fighting and domestic water needs for the development. As required by The City of Casa Grande, a looped (connected/supplied at two ends) water supply system will be provided for each phase of the site. See **Exhibit J** for the Conceptual Water Plan.

The City of Casa Grande will provide sanitary sewer service for this development and is responsible for operating all sanitary sewer facilities, including treatment plants, lift station and mains, which will receive the wastewater from this development. Sewer improvements within the subdivision will be 8" to 18" depending on the amount of cover over the sewer mains. It is proposed that a portion of this site sewer north into a proposed 21" sewer main by the developers north of McCartney Road and the remaining portion of the site sewer east into the existing 15" sewer main in Trekell Road. See **Exhibit J** for the Conceptual Sewer Plan.

B IRRIGATION WATER

The site irrigates from the supply canal running throughout the property. There are private laterals that run within the property. These will be removed or tiled as required.

C DRY UTILITIES

Local utility companies shall provide dry utility services such as electrical power, natural gas, cable television, telephone, etc. Upon construction completion and acceptance, operation and maintenance of all utilities and facilities shall rest with the operating agency. All utility extensions will be installed as services are required and per City of Casa Grande standards.

D SCHOOL DISTRICT

McCartney Ranch II is located within the Casa Grande Elementary School District and the Casa Grande Union High School District. The Casa Grande Elementary School District serves students from Kindergarten to Sixth Grade. Cholla Elementary School and Cactus Middle School are located within a half mile, both southwest of the site. Casa Grande Union High School District serves the site with a school located at the intersection of McCartney and Trekell Roads, directly to the east of the site. As mentioned there is also a proposed elementary school site located within McCartney Ranch II. This site is located centrally along the southern edge of the site just south of the community park.

E SOLID WASTE

Casa Grande provides twice a week collection of solid waste and recyclables from all residential units in the incorporated areas as an exclusive service provider. Monthly collection of uncontained items is also provided to residential customers. County residents located within the City of Casa Grande Planning Area are not included in this service. They must utilize private subscription services for the removal of their solid waste.

F POLICE AND FIRE

Community security, fire safety and the associated ease of on-site circulation will be principal determinants in the design and planning of McCartney Ranch II. McCartney Ranch II is designed to have a minimum of two (2) points of ingress/egress to allow emergency vehicle access.

9 GRADING AND DRAINAGE CONCEPT

A OFF-SITE DRAINAGE

Offsite drainage information has been obtained from The Master Drainage Report for Rancho Paseo prepared by CMX, L.L.C. dated April 29, 2003. Per this study, two off site flows impact the site from the north. One flow enters the site at the intersection of Trekell and McCartney Road. This runoff will continue to flow within the existing channel to the west of Trekell Road. The second offsite runoff enters the site to the east of the Commercial parcel. This runoff will be directed through the site and continue along its historical flow path.

B ON-SITE DRAINAGE

The storm water runoff from the 100-year, 1-hour storm will be retained on-site in accordance with the City of Casa Grande Design Guidelines. The site will retain it's own on site and adjacent arterial runoff in basins provided within the Project. The basins, which are incorporated with the open space areas throughout the neighborhood, will be graded with varying cross slopes and undulating side slopes to create an aesthetic look for the subdivision. All basins will drain within 36 hours by means of natural ground percolation and dry wells where necessary.

C PHASING PLAN

At this time there is no proposed phasing, although McCartney Ranch II may be phased based on market conditions. While individual parcels may be phased the backbone improvements – arterials, collector, water and sewer – will be completed for the major phase all at one time. All phasing of public infrastructure improvements will be subject to the review and approval of the Planning Director and City Engineer.

10 RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS

A Homeowners Association (HOA) will be created to manage all common open space facilities. In addition to these tracts, the HOA will assume the maintenance responsibility for local roads median landscaping and landscaping within the public rights-of-way abutting the community's internal and external boundaries. The community's HOA shall also maintain landscape/common areas. The HOA will develop CC&Rs to incorporate the design principals as outlined in this document and will promote diversity in home plans and elevations, use of color, home amenities, and subdivision streetscapes and maintenance.

11 PAD RESIDENTIAL DESIGN STANDARDS

A PAD PROJECT LAYOUT AND DESIGN

McCartney Ranch II has been designed to incorporate and meet the City's Residential Design Standards for PAD zoned developments ("RDS/PAD"), adopted January/February of 2003. The following sections outline how the subdivision design of McCartney Ranch II will meet or exceed these PAD residential design standards for the development.

B MANDATORY PAD LAYOUT AND DESIGN STANDARDS

There are ten concepts within the design standards of the RDS/PAD that must be followed. The following subsections provide information on how McCartney Ranch II will comply with those mandatory layout and design standards.

OPEN SPACE

McCartney Ranch II complies with the following requirements:

- Minimum of 15% Open Space: The project proposes 48.84 acres of open space, which meets the minimum 15%.
- Clubhouses, indoor recreation centers, parking lots, street rights-of-way, and non-landscaped or cement retention areas and drainage channels do not count towards the open space requirement.
- At least 50% of the required open space must include parks, multi-use trails, turf retention areas, tot lots, and/or other outdoor active or passive recreation improvements.
- When retention areas are designed for recreation usage, at least 15% of the basin needs to be elevated above a 25-year floodwater surface elevation.
- All open space not considered natural preservation area shall be landscaped according to an approved water-conserving final landscape plan. There are no proposed natural preservation area that utilizes a water conservation palette of plant materials. Retention areas designated for field play are turf.
- PAD's located along interstate 10 corridor: Not applicable
- Golf courses: Not applicable
- Landscape, landscape lighting and open space amenity plans shall be subject to the review and approval of the Planning Development Director. Concept plans are enclosed in this application and final plans will be submitted for review.

The overall design of open spaces is intended to create a sense of community and identity. This is achieved by provided small open space/recreation facilities in residential neighborhoods, within easy walking distance of all homes. Larger areas are consolidated to provide for larger recreation areas and to provide focal points within the overall community. The goal is to create a sense of 'arrival' within McCartney Ranch II. Additionally, open space has been coordinated with storm water retention, so that drainage requirements are met, while contributing to community usage, identity and buffering.

SINGLE FAMILY LOT SIZES

- No single-family lot shall be smaller than 6,000 square feet
- A minimum 55-foot width is required for all single-family lots. The minimum single-family lot width is 55 feet
- Lot and space diversity is required to encourage diversity is housing product types and neighborhoods. The project proposes four lot types: Single family lots of 6,600 Square Feet, 7,500 Square Feet, 8,125 Square Feet, and 8,750 Square Feet.

- For every single-family lot less than 7,000 square feet in area, an equal or greater number of lots that are at least 8,000 square feet in area shall be provided. This condition is met in that there are 228 lots less than 7,000 square feet and 301 lots over 8,000 square feet proposed. This is shown in **Exhibit L**.

SETBACKS AND LOT STANDARDS

Included below are requests made for flexibility from certain City Code development standards. In the spirit of a PAD, creative options for development are arranged and designed in accordance with modern land planning principles and development techniques. Additionally, substantial community benefit is provided as demonstrated with the provision of over twice the minimum required open space and site amenities, as well as design in consideration of both aesthetic and functional appeal desirable in the marketplace.

The flexibility from City Code standards is proposed to provide greater diversity to the project. In addition to the rationale stated below, all of the PAD design flexibility requests are warranted by the substantial benefit provided to the community both immediate and ongoing with examples such as provision of, substantial open space, ample amenities, and master plan excellence through design both congruous and complimentary to adjacent developments as illustrated and described in this guide. The following development standards table and accompanying additional criterion are the standards proposed with this application.

Lot Sizes/Types

Zoning District	Proposed PAD		
	Average Area	Dimensions	Bldg. Height
PAD	6,660 SF	55'x120'	28'
PAD	7,500 SF	60'x125'	28'
PAD	8,125 SF	65'x125'	28'
PAD	8,750 SF	70'x125'	28'

Setbacks

Zoning District	Proposed PAD				
	Front	Side	Corner	Rear	Bldg. Height
PAD	15'/20' *	5'/10' **	15' **	20'	28'
COMMERCIAL B-2	STD***	STD***	STD***	STD***	STD***

Notes:

* A minimum front yard set back of 15' is permitted from livable areas or side entry garages. Every third or fourth front loaded garage will be staggered a minimum of 3' for a total front setback of 23'.

** At least one side yard shall be 10'; the remaining side yard may be less than 10' but at least 5'. On corner lots a 15' setback can include up to 10' of the adjacent landscape tract. Also a 3' encroachment into 10' side setback allowed for entertainment niches, fireplace, and bay windows.

*** Standard Requirements

MANUFACTURED HOMES

No Manufactured homes will be built in this development.

STREETSCAPES AND ENTRANCES

- A unique and cohesive theme for the PAD shall be demonstrated through the PAD's streetscapes, perimeter walls, signage and landscaping design. The project has been designed with a comprehensive theme in order to create a cohesive feeling throughout the project.
- Perimeter walls and walls adjacent to roadways must be decorative, etc. Walls have been designed to be decorative and provide variety.
- A minimum 15-foot wide landscape tract shall be provided between every residential portion of a PAD and an adjacent arterial or collector right-of-way.

The main entrances into a subdivision have been designed to create a sense of arrival. Lighted monument signage, increased vegetation and larger plant sizes are required to enhance subdivision entrances. Additional enhancements shall include a combination of the following features: landscaped medians, brick walls, decorative paving, and stone features. Project entries are shown on **Exhibit H**.

FRONT YARD LANDSCAPING

The homebuilders in this development will offer to the homebuyer a selection of front yard landscape packages. The front yard landscaping will be installed by the homebuilder within 3 weeks of home occupancy, and will be maintained by the individual homebuyer. The homebuilder will offer a minimum number of front yard landscape packages that will include a variety of water conserving plants, a set minimum of 15 gallon trees, 5 gallon shrubs or accent plants, 1 gallon ground cover plants, granite rock topping or turf; and an automatic irrigation system. Where grass is proposed in a front yard, the turf area is not to exceed 20% of the front yard area and will be separated from the granite areas by a concrete or brick header. Decomposed Granite will cover all exposed areas to reduce dust in the air. Landscaping packages will offer the option of berming, contouring, boulders and river runs to add variety to each front yard landscape package. The landscape packages are subject to review and approval of the City Planning and Development Director.

MISCELLANEOUS

1. Side yard fence returns for all interior lot walls shall extent to within 10 feet of the front corner of the home. Agreed.
2. 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. Wall designs and colors will be carefully coordinated so that all project/community walls will be similarly treated to provide for continuity of appearance throughout the project.

12 ADDITIONAL REQUIREMENTS FOR PAD LAYOUT AND DESIGN

In addition to the mandatory requirements of the RDS/PAD, at least four of seven proposed standards must also be selected to apply to the entire development. The following four additional development standards will be used in McCartney Ranch II.

A CUL-DE-SAC MIX AND CURVILINEAR STREET SYSTEM

Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles and a curvilinear street system.

B MULTI-USE PATH

Provide a ten-foot wide or wider concrete multi-use path meandering through the development. This path will be provided along the collector roads and open space in order to connect the entire site to the centralized major park.

This standard must be selected for all projects with open space corridors, including washes and utility easements.

C STAGGERED FRONT SETBACKS

The front setbacks for each subdivision within this development will be established to allow a stagger of at least three feet (20' or 23'). These front setback staggers will occur on every third or forth home with front loaded garages and will be determined by the Homebuilder.

D ENHANCED ARTERIAL AND COLLECTOR ROAD THEME FENCING

Developer will use wrought iron or similar view fencing along portions of collectors and/or arterial roadways where homes are not backing/siding these portions of roadways.

13 RESIDENTIAL PAD ARCHITECTURAL STANDARDS

The residential product for the two lot sizes in McCartney Ranch II has not been determined at this time. However, the homes will have architectural diversity while maintaining a cohesive architectural theme and character. The varying use of house forward, side entry garages, as well as staggered garage forward elevations will help create a diverse and visually pleasing street scene. Product elevations and floor plans will be presented to the City staff and the Planning and Zoning Commission for review and approval prior to issuance of any building permits for homes in any proposed subdivisions within McCartney Ranch II.

In order to provide architectural diversity, the following standards will be provided in the housing products offered in the project to meet the City's PAD Residential Architecture Standards. The following sections outline the housing design standards for the development.

A MANDATORY RESIDENTIAL ARCHITECTURAL STANDARDS

There are five housing concepts within the architectural standards for a proposed PAD development that must be followed. The following subsections provide information on how McCartney Ranch II will comply with those mandatory residential architectural standards.

FLOOR PLANS AND ELEVATIONS

1. A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.
2. A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
3. The Homebuilders for each parcel within McCartney Ranch II will strive to offer diversity and uniqueness in the elevations and the color schemes.
4. The Homebuilder will not allow two homes with the same front elevation or color scheme to be located on adjacent lots or across from each other. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
5. There will not be any more than three consecutive similar rear elevations for homes backing on Peart Road.
6. The Homebuilder will place emphasis on designing covered front porches, bay windows, etc., into the front elevations of homes. Front entries will be visible from the street.
7. Window pop outs, windowsills, recessed windows and/or similar architectural embellishments will be provided on windows.

ROOFS

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

GARAGES

1. In subdivisions where side entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
2. No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.

3. At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.
4. Front loaded garage doors shall not exceed 50% of the house width (frontage). In a home where more than a standard two-car front entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

PATIO COVERS

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

ADDITIONS AND MODIFICATIONS

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

14 ADDITIONAL REQUIREMENTS FOR PAD RESIDENTIAL ARCHITECTURE

In addition to the mandatory requirements, at least four of eight proposed standards must be selected to apply to the entire development. At minimum, the following five additional residential architecture standards will be used in McCartney Ranch II.

DURABLE EXTERIOR MATERIALS AND FINISHES

The Homebuilders will incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.

SIGNIFICANT ARCHITECTURAL FEATURES

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

TWO STORY HOME IMPACT REDUCTION

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

WINDOW TREATMENTS

The Homebuilder will place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open space areas.

HOME FLOOR PLANS AND ELEVATION APPROVALS

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

15 CONCLUSION

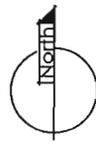
As demonstrated, the development team strongly desires to bring forth an appealing neighborhood to complement and enrich the City of Casa Grande. We envision a development that both enhances and respects the surrounding district. McCartney Ranch II reflects quality, diversity and compatibility with the area and will provide both future and existing City of Casa Grande residents with a high quality living environment that residents and the City will be proud of. McCartney Ranch II PAD allows the development of a diversified residential community in a park-like setting centered on common-use open space. McCartney Ranch II is a well-designed and attractive planned area development that builds upon the City of Casa Grande General Plan as well as the areas history and character to create a development that exceeds the goals and vision encouraged by The Plan. We respectfully request your approval.



VICINITY MAP

SCALE: N.T.S.





AERIAL PHOTO

SCALE: N.T.S.





High School

Site Data

ACRES	DU/ac	SIZE	UNITS
1	22.78	60 x 125'	69
2	24.04	60 x 125'	66
3	45.18	65 x 125'	128
4	40.31	55 x 120'	128
5	34.07	55 x 120'	119
6	15.04	70 x 125'	42
7	27.93	70 x 125'	87
8	19.81	60 x 125'	66
TOTAL			708

LOT SIZE SUMMARY

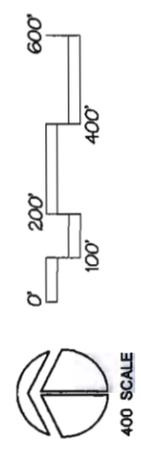
55 x 120'	6600 sf	247
60 x 125'	7500 sf	203
65 x 125'	8125 sf	129
70 x 125'	8750 sf	129
		258

July 11, 2005



McCartney Ranch

ILLUSTRATIVE MASTER PLAN

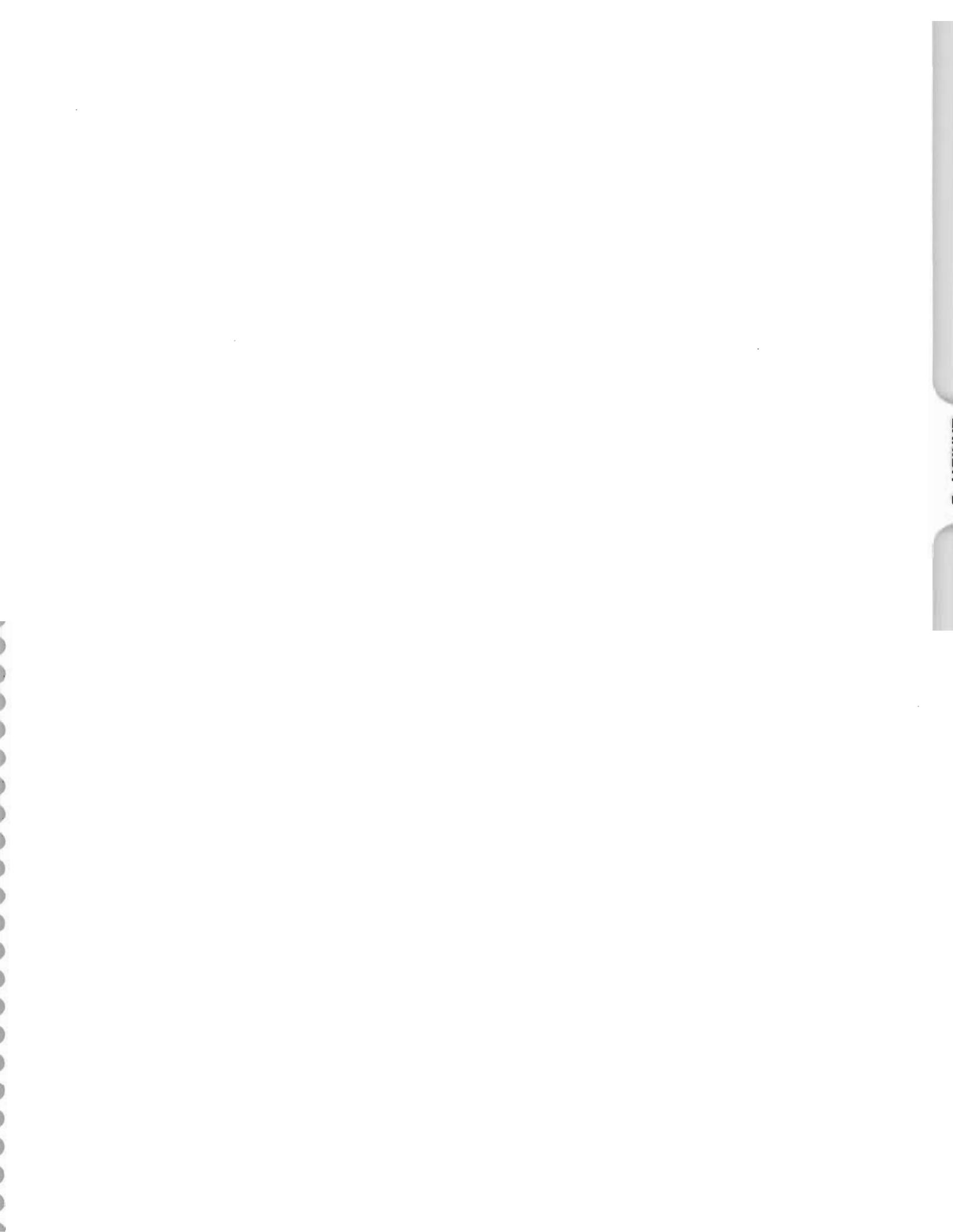


EL PASO NATURAL GAS RIGHT-OF-WAY

McCartney Ranch Phase I

10
Commercial
36 ac

9
Unique Product
23.5 ac
4-8 du/ac





City of Casa Grande General Plan 2010

Future Land Use

Figure 3.1

Legend

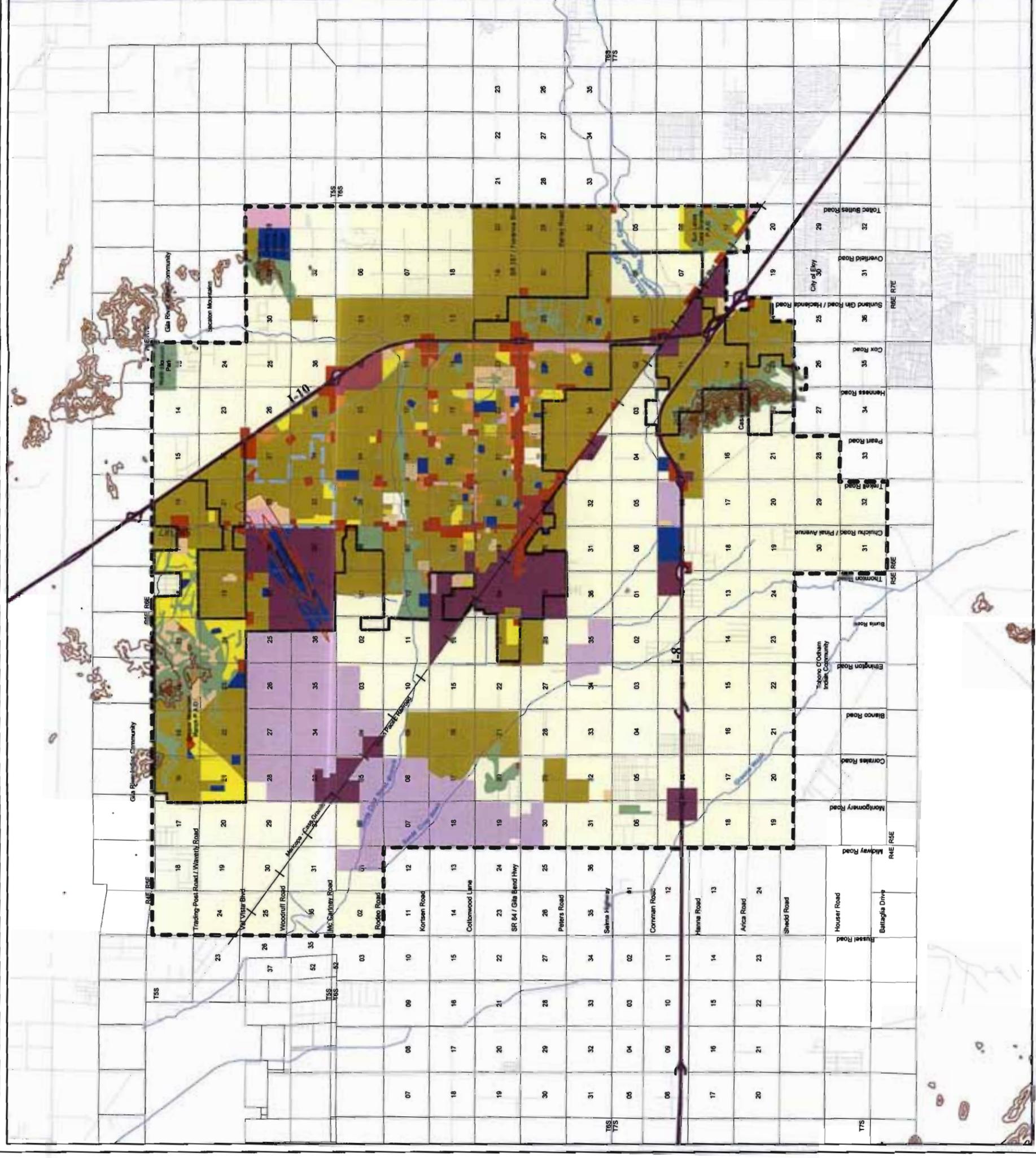
Land Use Designation	Target
Rural Residential (0-1 DU/AC*)	Target: .5 DU/AC
Low Density Residential (1-4 DU/AC)	Target: 2.5 DU/AC
Medium Density Residential #1 (4-8 DU/AC)	Target: 5.0 DU/AC
Medium Density Residential #2 (8-12 DU/AC)	Target: 10.0 DU/AC
High Density Residential (12-16 DU/AC)	Target: 14.0 DU/AC
Commercial	
Regional Commercial	
Office/Business Park	
Employment	
Natural Resource Extraction	
Public/Semi-Public	
Parks/Open Space	
Revitalization Area	
Master Planned Community (MPC)	
City Incorporated Boundary	
Planning Area Boundary	
Airport Noise Exposure Contours	

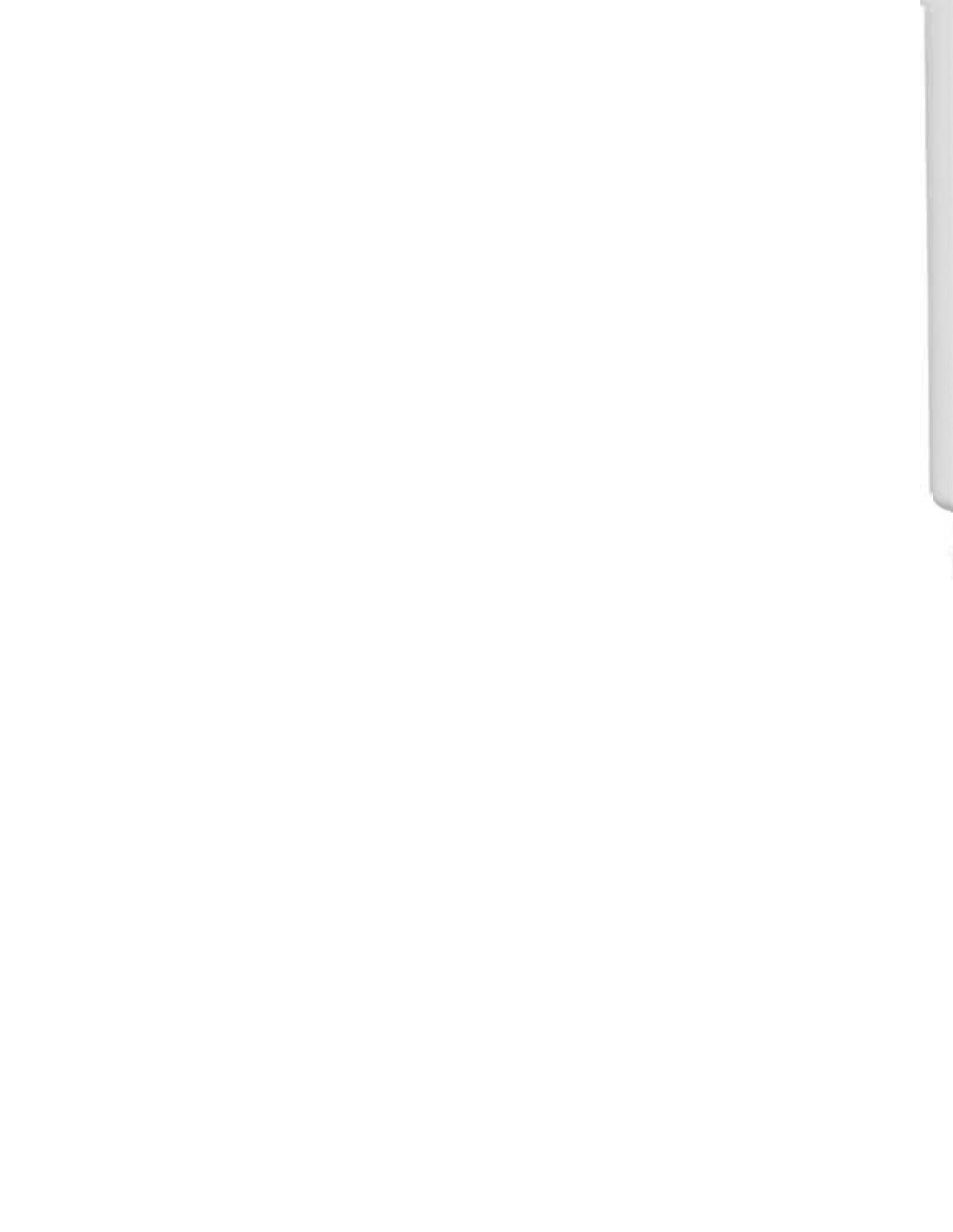
* DU/AC = dwelling units per acre

Note: A different target density for land designated Low Density Residential may be allowed depending on location. See Growth Areas and text in the General Plan document.



Partners For Strategic Action, Inc.
Lima & Associates
January 2005





**ALTA/ACSM LAND
TITLE SURVEY**

PART OF NW 1/4, THE NE 1/4, AND THE SE 1/4
OF SECTION 5, T.6 S., R.6 E., GILA AND SALT
RIVER MERIDIAN, PINAL COUNTY, ARIZONA
AND

LOTS 1, 8, 9, AND 16 OF LILLIAN W. PERT
SUBDIVISION, AS RECORDED IN BOOK 4 OF MAPS
PAGE 40, PINAL COUNTY RECORDERS OFFICE.



BENCHMARK
BRASSCAP IN HANGHOLE AT CENTERLINE
OF ROAD AND 100 FEET FROM
BLANDING ROAD AND 100 FEET FROM
GILBERT DRAIN.

PREPARED FOR
VANDERBILT FARMS LLC.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1, 2, 3 AND 4, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 EAST
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY,
ARIZONA;
EXCEPT THAT PORTION DEEDED TO THE STATE OF ARIZONA IN DOCKET
658, PAGE 406, LINGO NESTLY OF THE FOLLOWING DESCRIBED LINE
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 5,
THENCE S89°57'20" E, 116.64 FEET FROM THE NORTHWEST
CORNER THEREOF.

THENCE S01°37'00" W, 148.87 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 22,818.32
FEET, 710.22 FEET;
THENCE S00°00'00" W, 1,885.00 FEET MORE OR LESS TO THE POINT OF
BEGINNING ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST
QUARTER OF SECTION 5; AND
EXCEPT ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY
BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF
REASONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED IN
DOCKET 78, PAGE 406.

PARCEL NO. 2:
THE SOUTH HALF OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF
SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT
RIVER MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT THE SOUTH 185 FEET OF THE NORTH HALF OF SECTION 5; AND
EXCEPT THAT PORTION DEEDED TO THE STATE OF ARIZONA IN DOCKET
658, PAGE 406, LINGO NESTLY OF THE FOLLOWING DESCRIBED LINE
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 5, WHICH
POINT IS S89°57'20" E, 116.64 FEET FROM THE NORTHWEST CORNER
THEREOF.

THENCE S01°37'00" W, 148.87 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 22,818.32
FEET, 710.22 FEET;
THENCE S00°00'00" W, 1,885.00 FEET MORE OR LESS TO THE POINT OF
BEGINNING ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST
QUARTER OF SECTION 5; AND
EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5 AS
DEEDED TO THE CITY OF CASA GRANDE, A MUNICIPAL CORPORATION IN
DOCKET 2037, PAGE 402, AND DOCKET 2037, PAGE 404 AND DOCKET
2037, PAGE 406, DESCRIBED AS FOLLOWS:

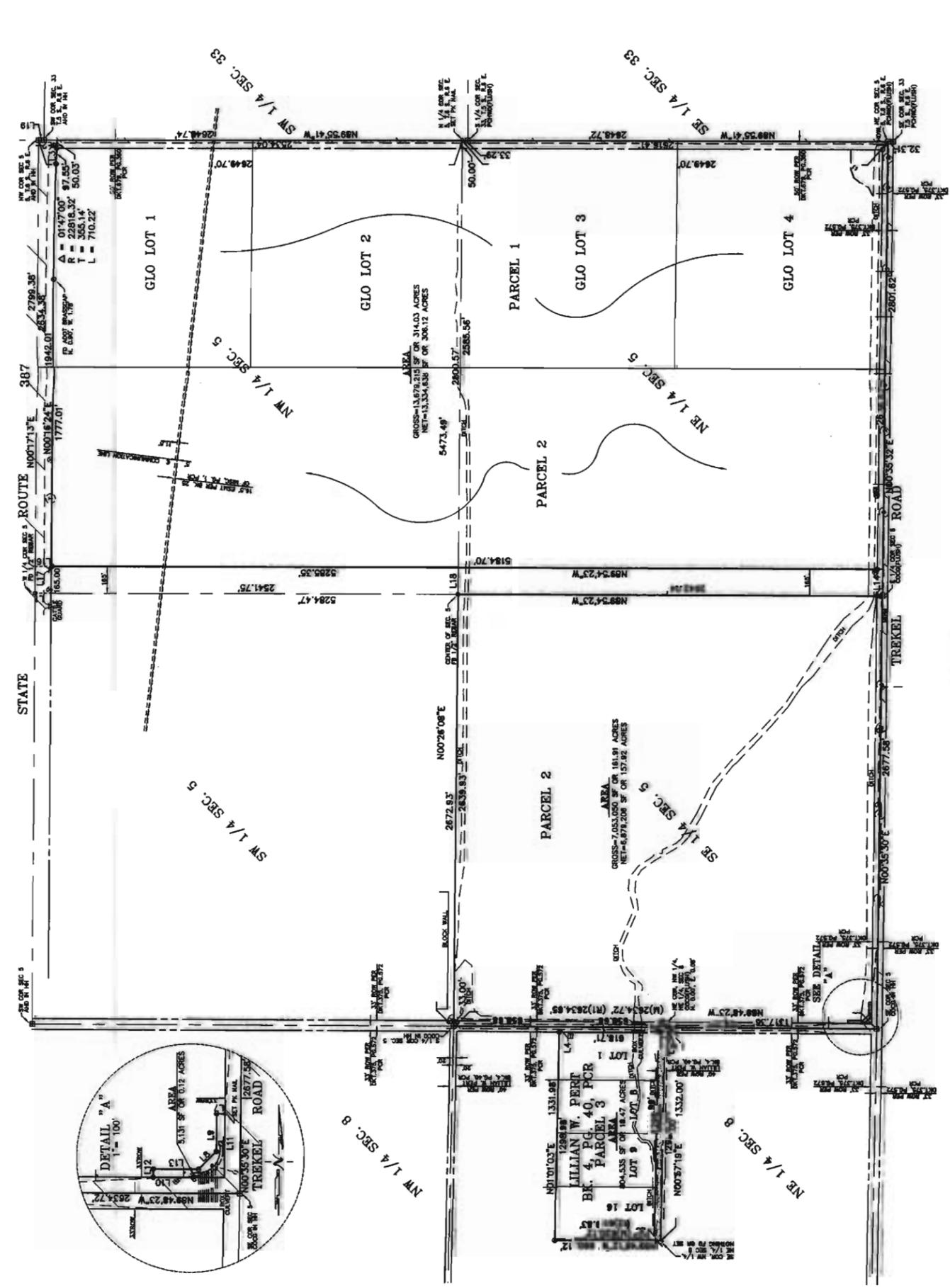
COMMENCING FOR A TIE AT THE CITY OF CASA GRANDE BRASS CAP
MARKING THE SOUTHEAST CORNER OF SECTION 5, FROM WHICH THE
WESTER CORNER OF SECTION 5 BEARS N69°46'23" N, 203.648
FEET DISTANT;

THENCE FROM SAID SOUTHEAST CORNER OF SECTION 5, N44°40'26" N,
45.14 FEET TO A POINT 1/4 SECTION 5, N44°40'26" N, 145.14 FEET
WESTERLY OF THE SOUTHWEST CORNER OF SECTION 5 AND THE POINT
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N89°46'23" N, ALONG THE NORTHERLY BOUNDARY OF A 33.00
FEET ROADWAY EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED IN
DOCKET 375, PAGE 572 (PINAL COUNTY RECORDS), 147.23 FEET;
THENCE N00°11'37" E, 17.00 FEET;
THENCE S89°46'23" N, 83.00 FEET;
THENCE N45°23'34" E, 52.14 FEET;
THENCE N00°36'32" E, 78.18 FEET;
THENCE S89°24'28" E, 17.00 FEET TO A POINT ON THE WESTERLY
BOUNDARY OF SAID 33.00 FEET ROADWAY EASEMENT AS DESCRIBED
IN INSTRUMENT RECORDED IN DOCKET 375, PAGE 572.

THENCE S00°32'32" E, 131.80 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
LOTS 1, 8, 9 AND 16, LILLIAN W. PERT SUBDIVISION, A
MUNICIPAL CORPORATION IN DOCKET 40, MAPS, PAGE 40, RECORDS
OF MARICOPA COUNTY, ARIZONA.



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00° 00' 00" W	100.00	L11	N 00° 00' 00" W	100.00	L21	N 00° 00' 00" W	100.00
L2	S 89° 57' 20" E	116.64	L12	N 00° 00' 00" W	100.00	L22	N 00° 00' 00" W	100.00
L3	S 01° 37' 00" W	148.87	L13	N 00° 00' 00" W	100.00	L23	N 00° 00' 00" W	100.00
L4	S 89° 57' 20" E	116.64	L14	N 00° 00' 00" W	100.00	L24	N 00° 00' 00" W	100.00
L5	N 01° 37' 00" W	148.87	L15	N 00° 00' 00" W	100.00	L25	N 00° 00' 00" W	100.00

NOTES

- THIS RECORD OF SURVEY WAS PREPARED FROM A TITLE REPORT
OBTAINED BY FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMERCIAL NO. 8289 TOUR NO. 1707143 44, PREPARED
08/05/98
- PER DOCKET 78, PAGE 406, PCR, THERE IS A BLANKET EASEMENT
FOR TELEPHONE LINES
- PER DOCKET 78, PAGE 409, PCR, THERE IS A BLANKET EASEMENT
FOR COAL, OIL, GAS, AND OTHER MINERALS.
- PER DOCKET 78, PAGE 409, PCR, THERE IS A BLANKET EASEMENT
FOR FEDERAL AND HIGHWAYS
- PER INSTRUMENT IN BOOK 25 OF MISCELLANEOUS, PAGE 1, PCR,
THERE IS A 16.5 FOOT EASEMENT FOR BARRIED COMMUNICATION
FROM MAP SURVEY BY U.S. WEST IN CASA GRANDE AND SHOULD
BE CONSIDERED APPROXIMATE.
- AN EASEMENT FOR PUBLIC HIGHWAY PER BOOK 45 OF RECORDS, PAGE
544, IS NOT PLATABLE FROM THE INFORMATION PROVIDED BY
THE TITLE CO.
- AN EASEMENT FOR PUBLIC HIGHWAY PER BOOK 73 OF RECORDS, PAGE
117 AND 118, IS NOT PLATABLE FROM THE INFORMATION PROVIDED BY
THE TITLE CO.

LEGEND

- BRASSCAP (AS NOTED)
- FD IRON PEG (AS NOTED)
- WOODEN MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP
- SET 1/2" REBAR W/CAP
- AS NOTED MONUMENTATION
- COG CITY OF CASA GRANDE
- AND ARIZONA HIGHWAY DEPARTMENT
- (R1) DENOTES RECORD PER LILLIAN W. PERT MAPS, PG. 40, PCR
- (R2) DENOTES RECORD PER PARCEL 2, PARCEL 2 EXCEPT.

CERTIFICATION

TO: G.P. PROPERTIES, INC. AN CALIFORNIA CORPORATION, AND
SECURITY TITLE AGENCY

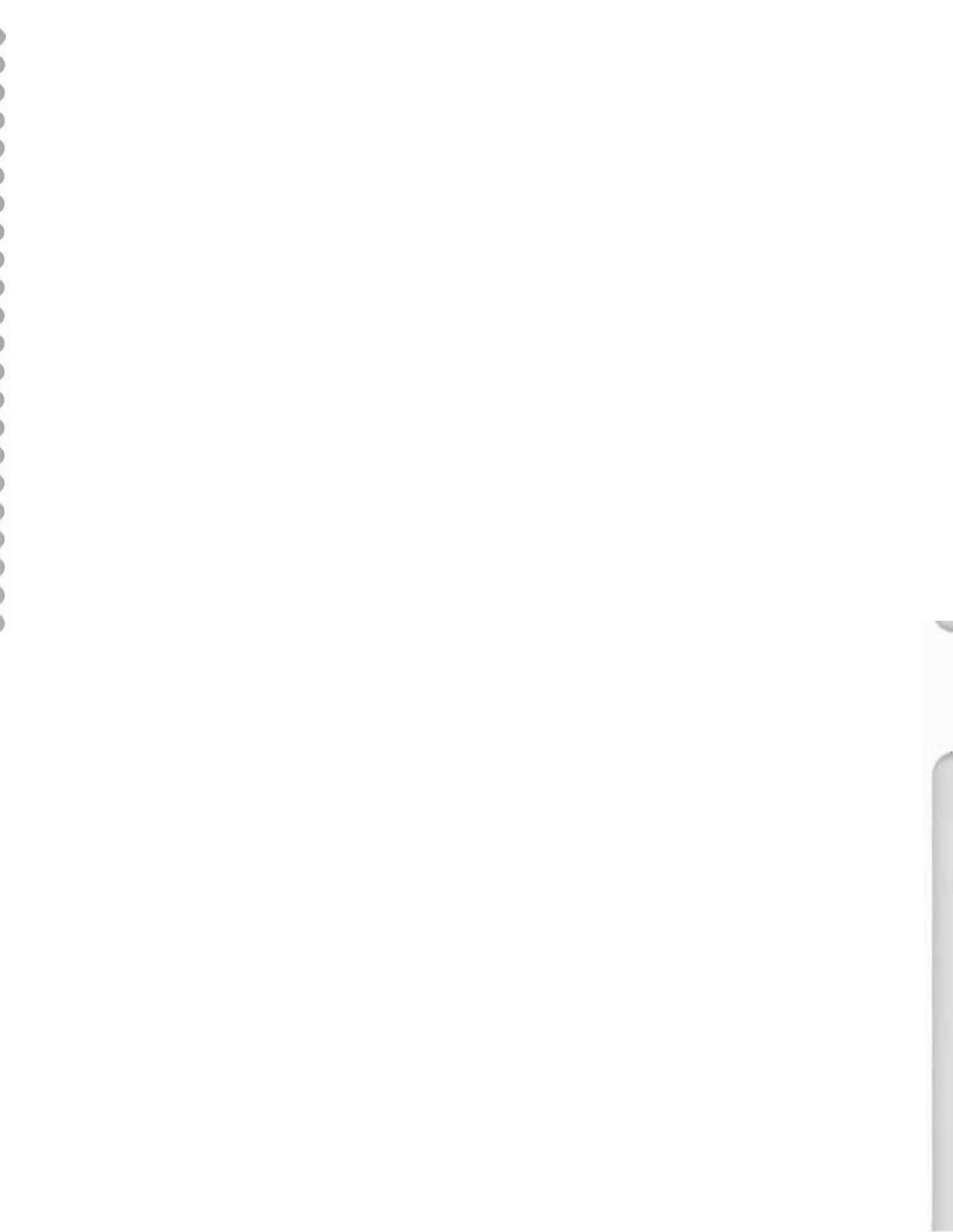
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"
N.E.P.S. IN 1997, AND PURSUANT TO THE ACCURACY STANDARDS AS
ADOPTED BY ALTA/ACSM AND IN EFFECT ON THE DATE OF THIS
SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE
COUNTY OF PINAL AND URBAN SURVEY, SURVEYOR MAPS AND
GUARANTEED TO BE ACCURATE AND COMPLETE. THE SURVEY
NOT DISCLOSED IN SCHEDULE B, OF FIRST AMENDED PRELIMINARY
TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO.
980202341, DATED TO SEPTEMBER 30, 1998

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
2830 E. BROWN ROAD SUITE 17
MESA, ARIZONA 85213-5474 FAX: (602) 630-3903
PHONE: (602) 630-3700 JOB NO. 01-1998-147

McARTNEY RANCH II

City of Casa Grande, Arizona

AMEC Infrastructure, Inc.
4435 E. Holmes Ave.
Mesa, Arizona 85206
Phone: (480) 830-3700
Fax: (480) 830-3903



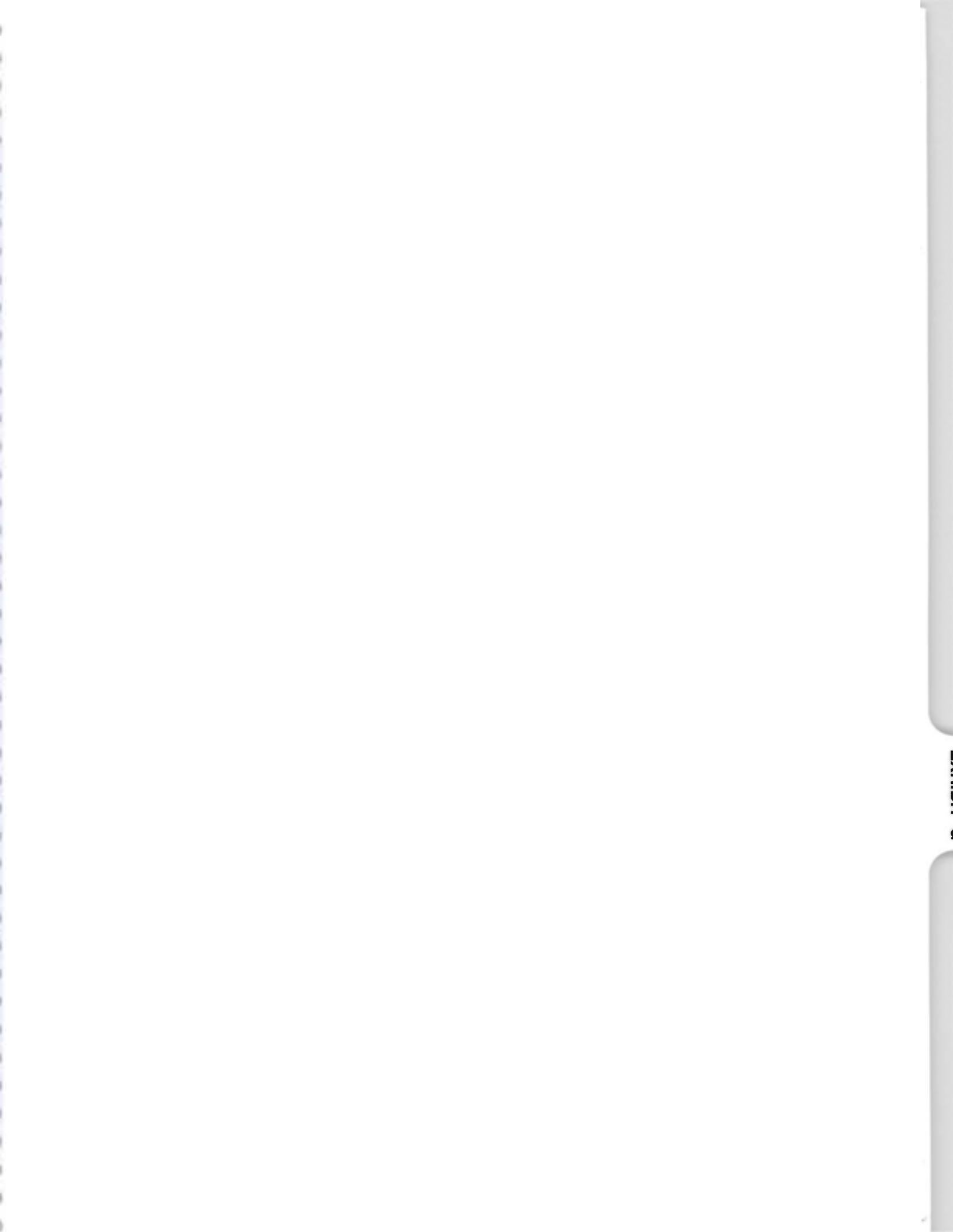
MCCARTNEY RANCH II

TOPOGRAPHY
MAP

Date: May 2, 2005

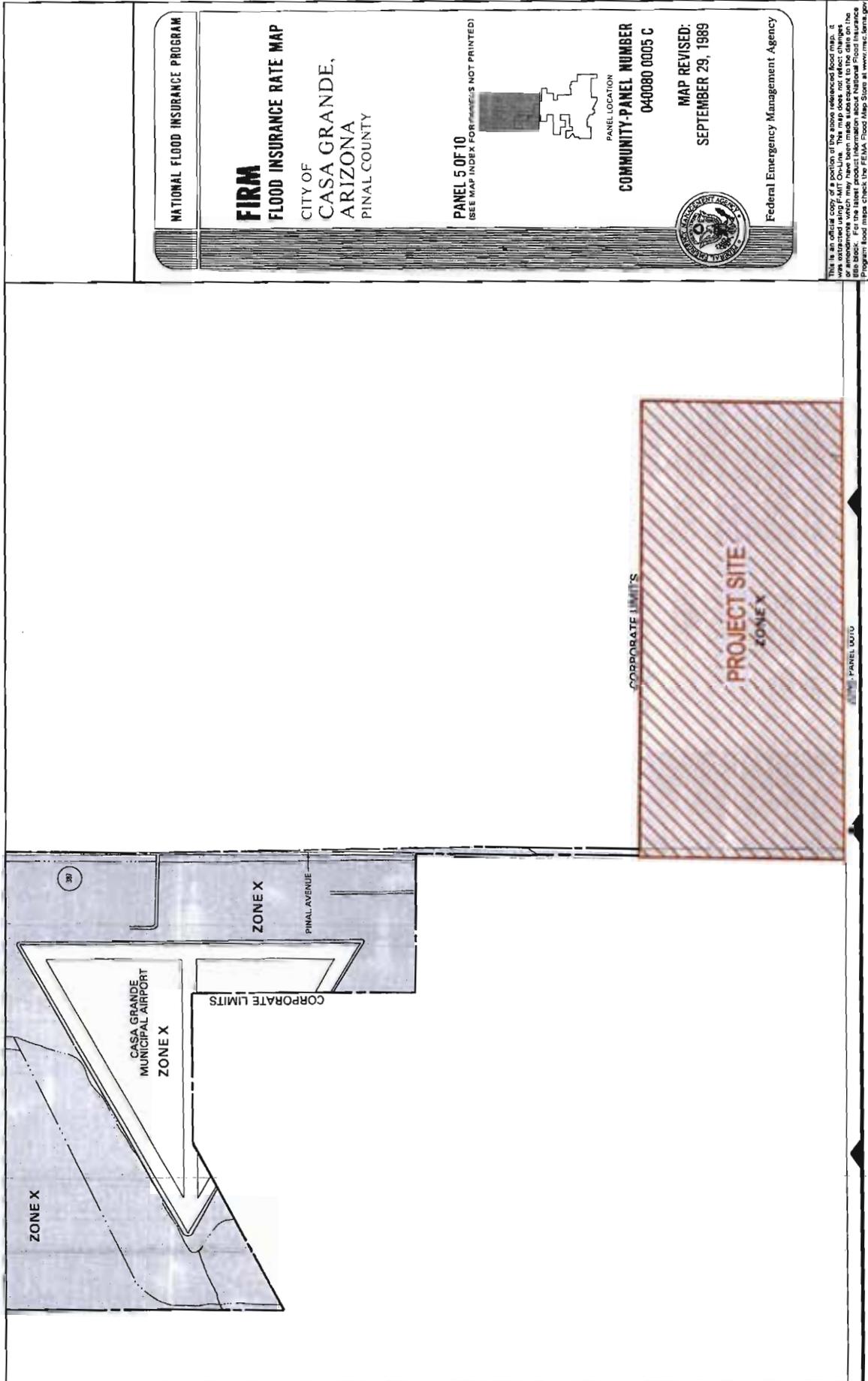
Project Number: 01-2004-017

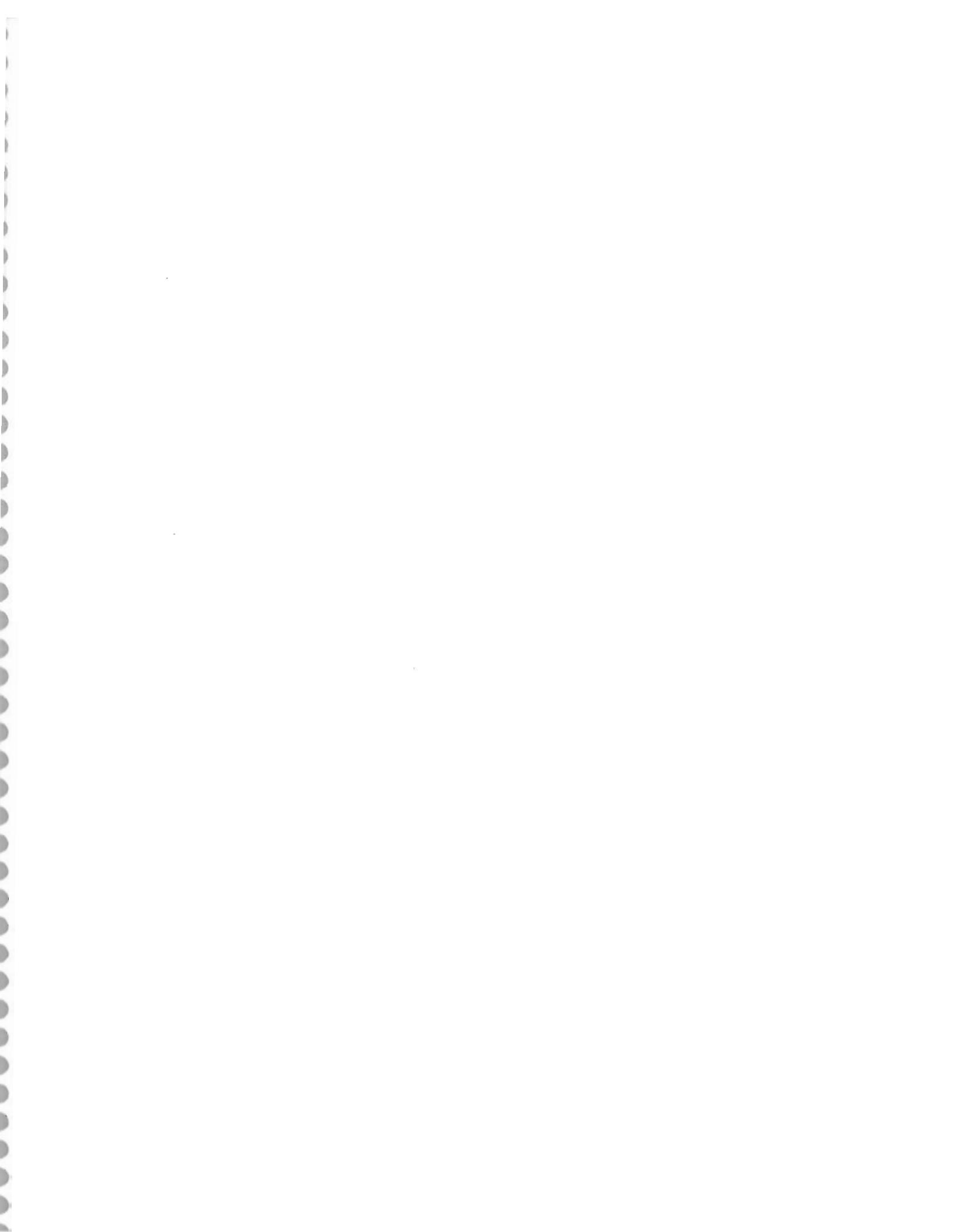




FIRM MAP

SCALE: N.T.S.







Landscape Palette

BOTANICAL NAME	COMMON NAME
CHILOPSIS LINEARIS	DESERT WILLOW
ACACIA SMALLI	DESERT SWEET ACACIA
CERCIDIUM PRAECOX	PALO BREA
ULMUS PARVIFOLIA 'SEMPERVIRENS'	EVERGREEN ELM
DALBERGIA SISSOO	SISSOO TREE
PITHECELLOBIUM FLEXICAULE	MEXICAN FAN PALM
WASHINGTONIA ROBUSTA	TEXAS EBONY
AGAVE WEBERII	WEBER AGAVE
BOUGAINVILLEA SPC. 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA
CASSIA ARTEMISIIDES	FEATHERY CASSIA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
HESPERALOE PARVIFLORA	RED YUCCA
LEUCOPHYLLUM FRUTESCENS	GREEN CLOUD SAGE
LEUCOPHYLLUM LANGMANIE	LYNN'S LEGACY SAGE
MUHLENBEGIA RIGENS	DEER GRASS
NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER
RUELLIA PENNULARIS	DESERT RUELLIA
ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA
LANTANA 'NEW GOLD'	NEW GOLD LANTANA
LANTANA MONTEVIDENSIS	WHITE LANTANA
CALLISTEMON VIMINALIS	LITTLE JOHN
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
CYNODON DACTYLON 'MIDIRON'	MIDIRON BERMUDAGRASS
DECOMPOSED GRANITE IN PLANT BEDS	DESERT GOLD

Amenity Legend

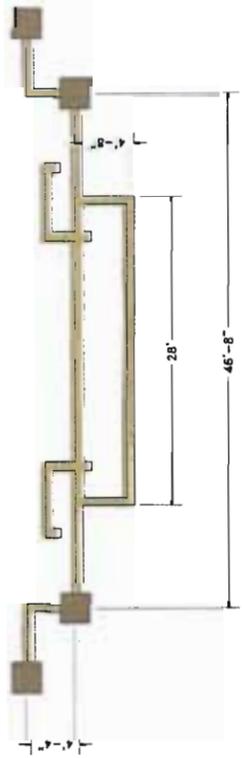
- Tot Lot
- Ramada
- Half Court Basketball

July 11, 2005



McCartney Ranch

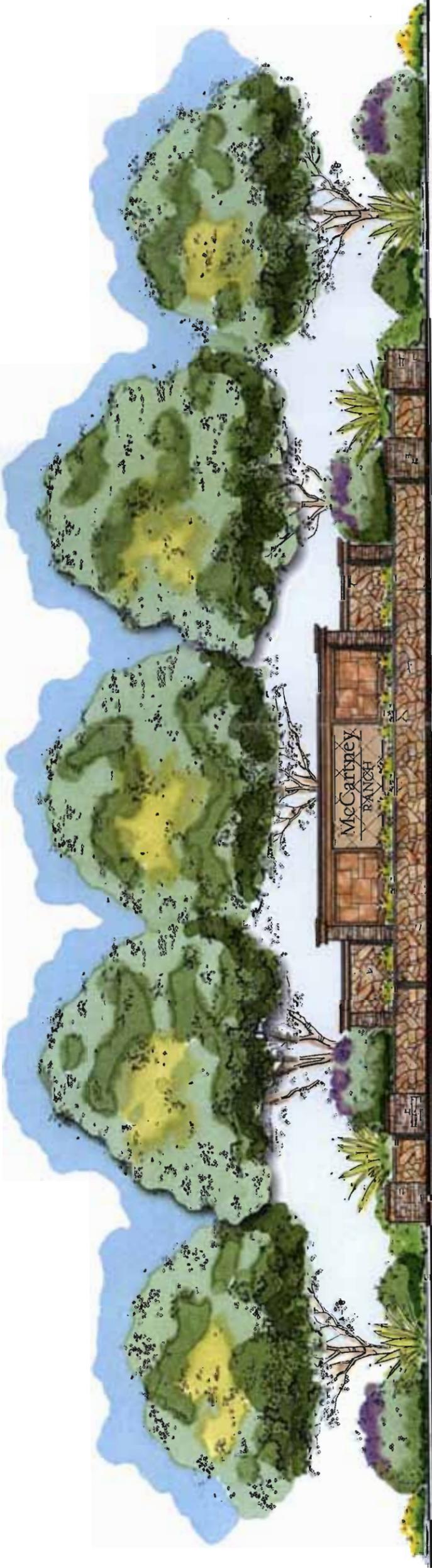
CONCEPTUAL LANDSCAPE/AMENITY PLAN



ENTRY MONUMENT Plan View
1/8" SCALE



ENTRY MONUMENT - McCartney Entry
40" SCALE

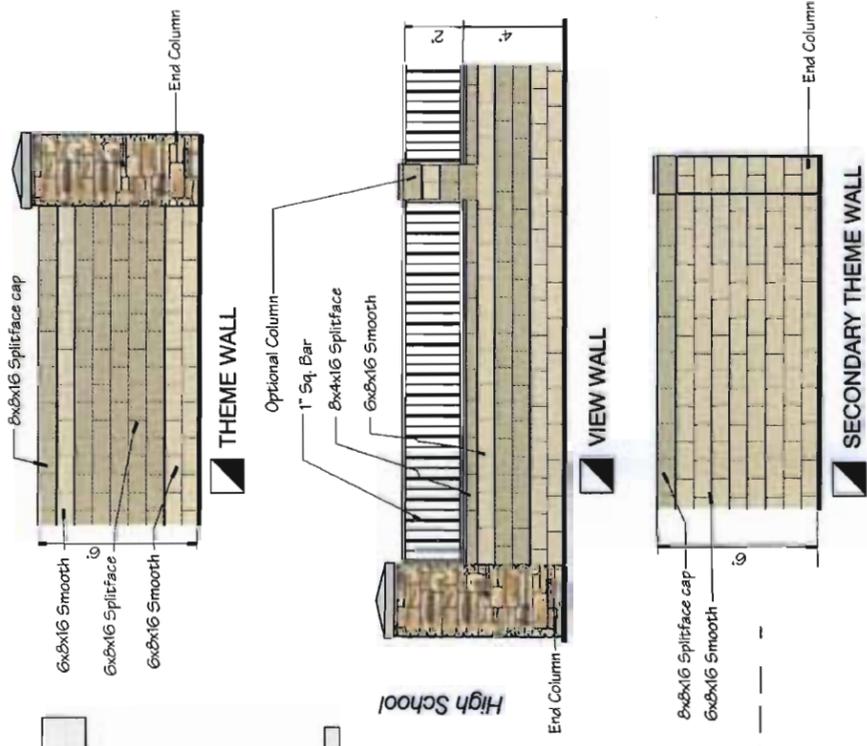
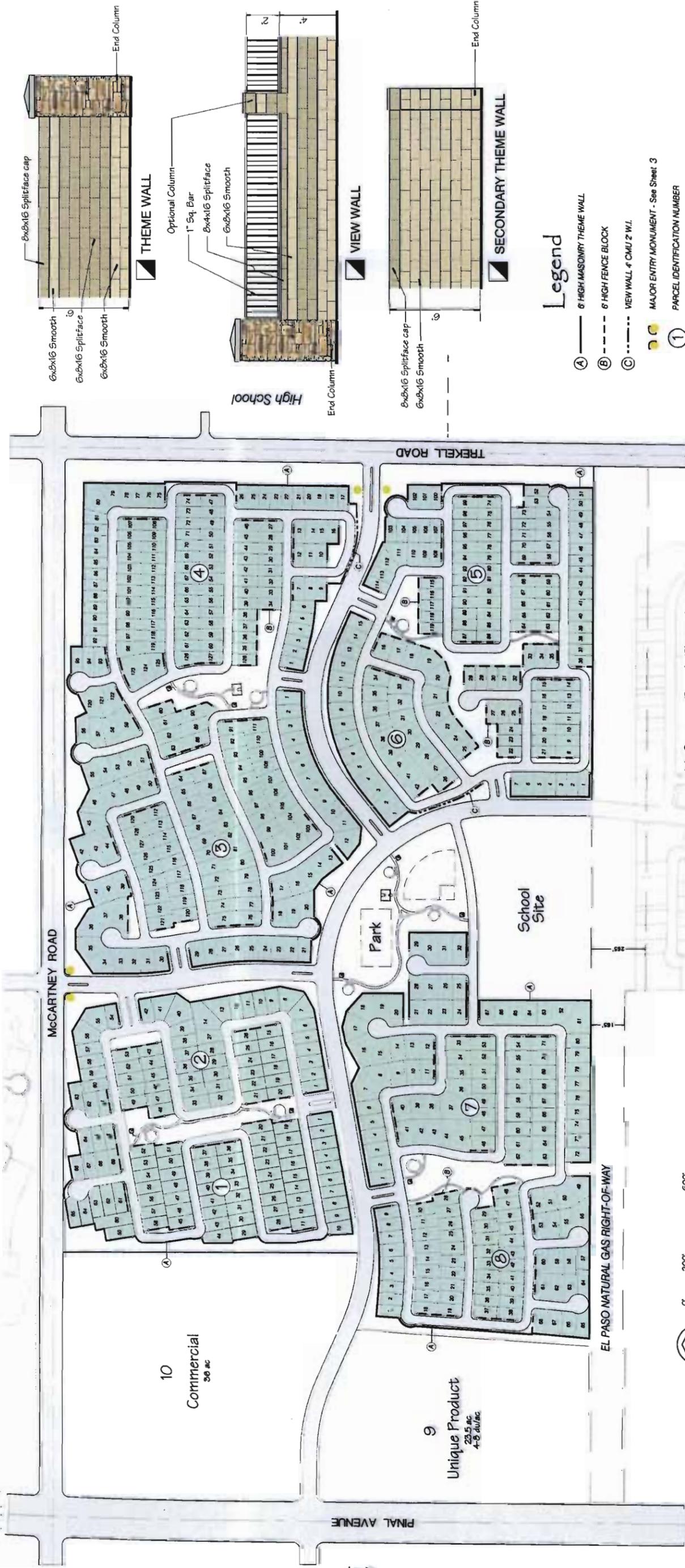


ENTRY MONUMENT - Elevation
1/8" SCALE

July 11, 2005

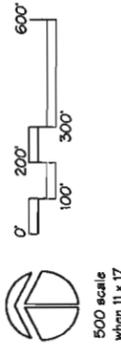


Villago Phase I



Legend

- (A) — 6' HIGH MASONRY THEME WALL
- (B) - - - 6' HIGH FENCE BLOCK
- (C) - · - · VIEW WALL 4' CMU 2' W.I.
- MAJOR ENTRY MONUMENT - See Sheet 3
- (1) PARCEL IDENTIFICATION NUMBER



McCartney Ranch Phase I

July 11, 2005



MASTER WALL PLAN

McCartney Ranch



July 11, 2005



PARK AMENITY AREA

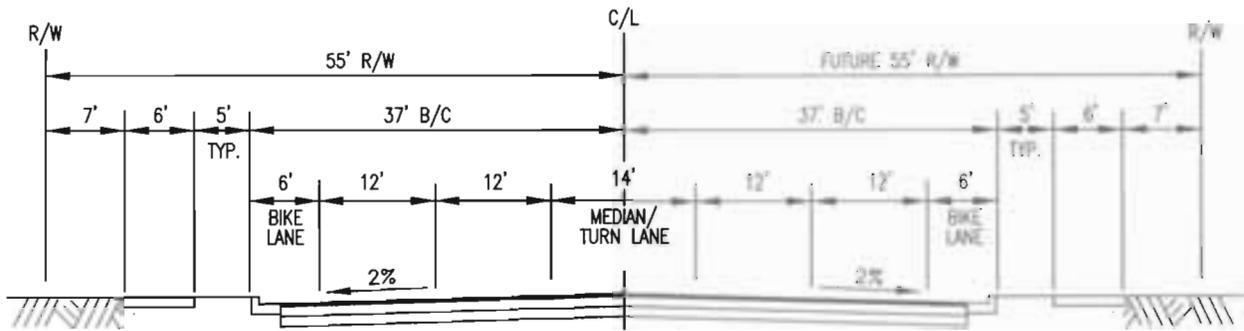
McCartney Ranch





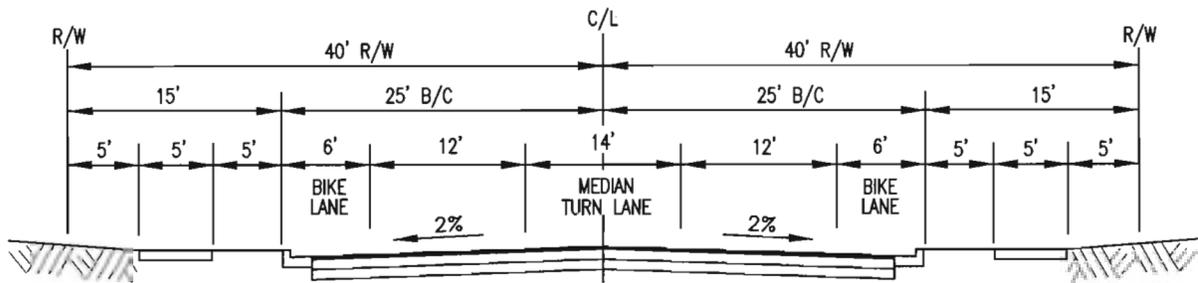
STREET SECTIONS

SCALE: N.T.S.



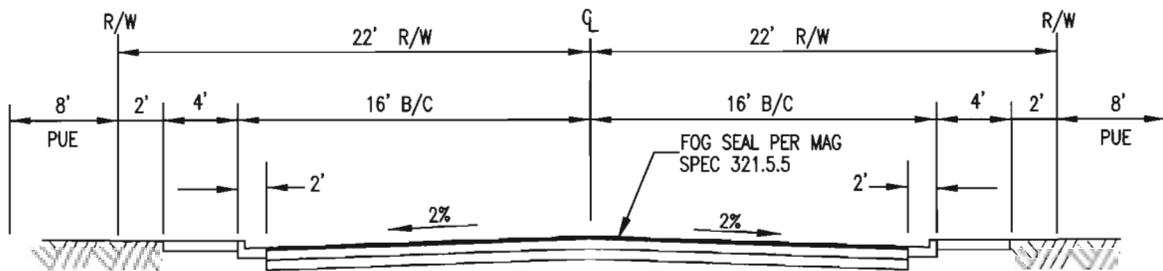
TYPICAL SECTION A-A MINOR ARTERIAL FIGURE 7-3

N.T.S.



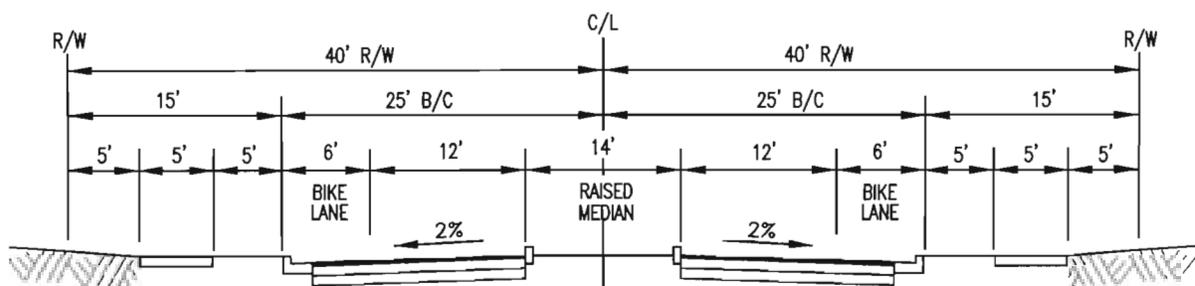
TYPICAL SECTION B-B MAJOR COLLECTOR FIGURE 7-4

N.T.S.



LOCAL STREET TYPICAL-SECTION C-C

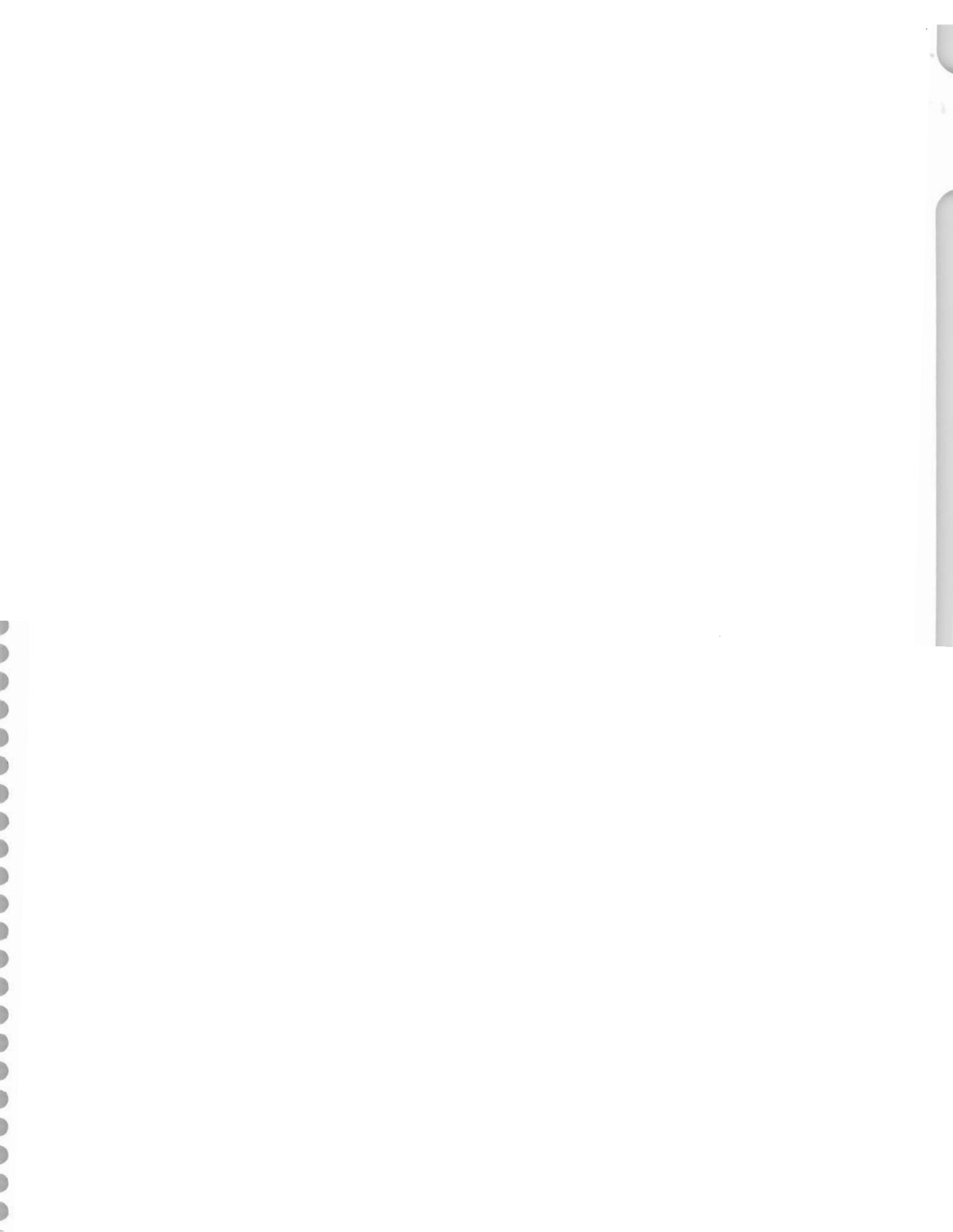
N.T.S.



ENTRY STREET TYPICAL-SECTION D-D

N.T.S.





CONSTRUCTION NOTES

REVISIONS:	



AMEC Infrastructure, Inc.
 4435 EAST HOLMES AVENUE
 MESA, ARIZONA 85206
 PHONE (480) 830-3700
 FAX (480) 830-3903

PROJECT: **McCARTNEY RANCH II**
 CASA GRANDE, ARIZONA

DESIGNER: M/C
 DRAWN BY: M/C

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR
 RECORDING

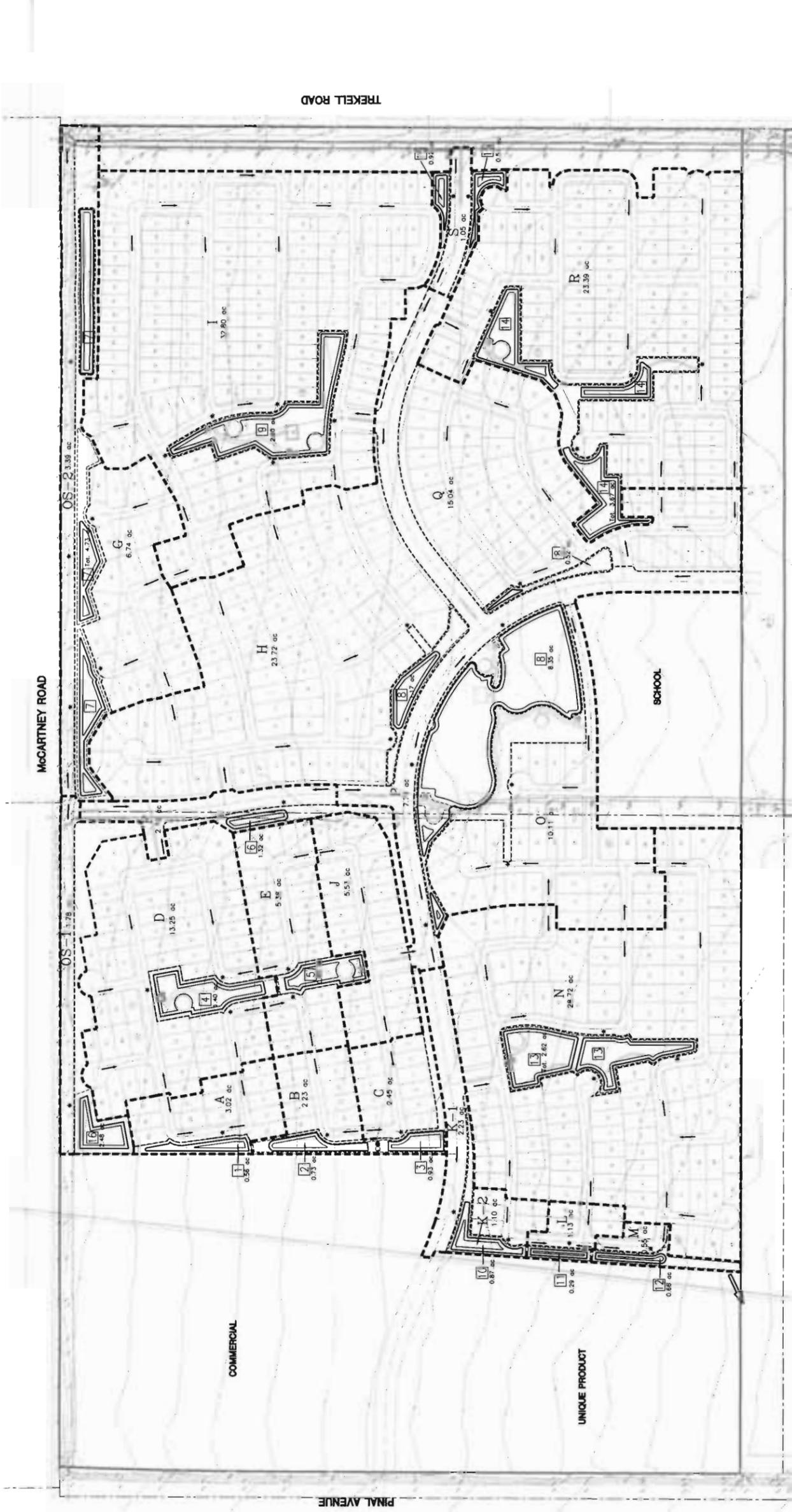
PROJECT NO.
 01-2004-047

DE01

SHEET NO.

1

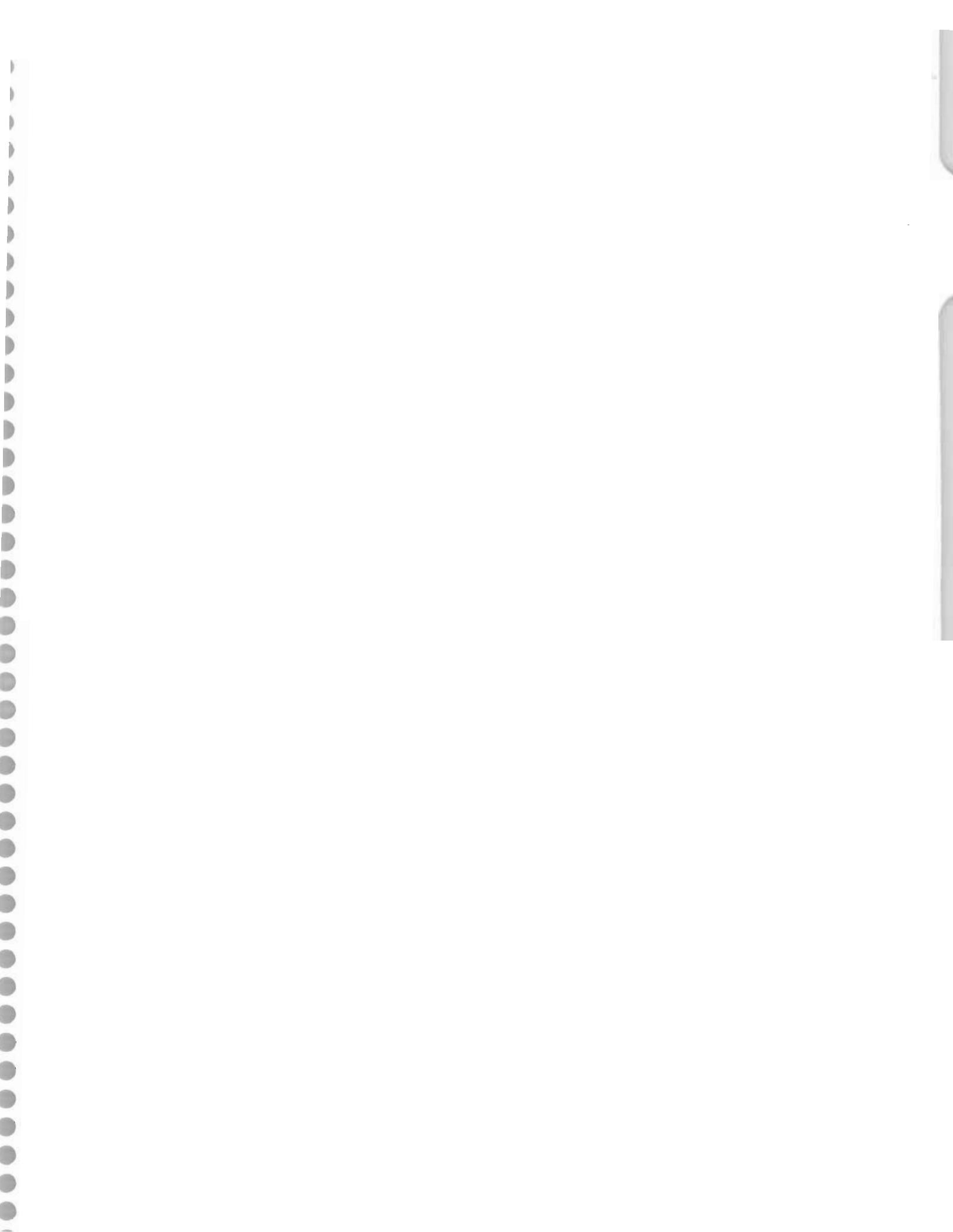
of 1



LEGEND

- SITE ULTIMATE OUTFALL
- K-1 DRAINAGE AREA
- LIMITS OF CATCHMENT AREA
- RETENTION BASIN
- FLOW DIRECTION
- INLET POINT





MCCARTNEY RANCH II
City of Casa Grande, Arizona

Project Number: 01-2004-047



DEVELOPER
VANDERBILT FARMS LLC
1121 W. WARDEN, SUITE 108
TEMPE, AZ 85284
CONTACT: CHRIS HUCK
PHONE: (480) 831-2000
FAX: (480) 863-1604

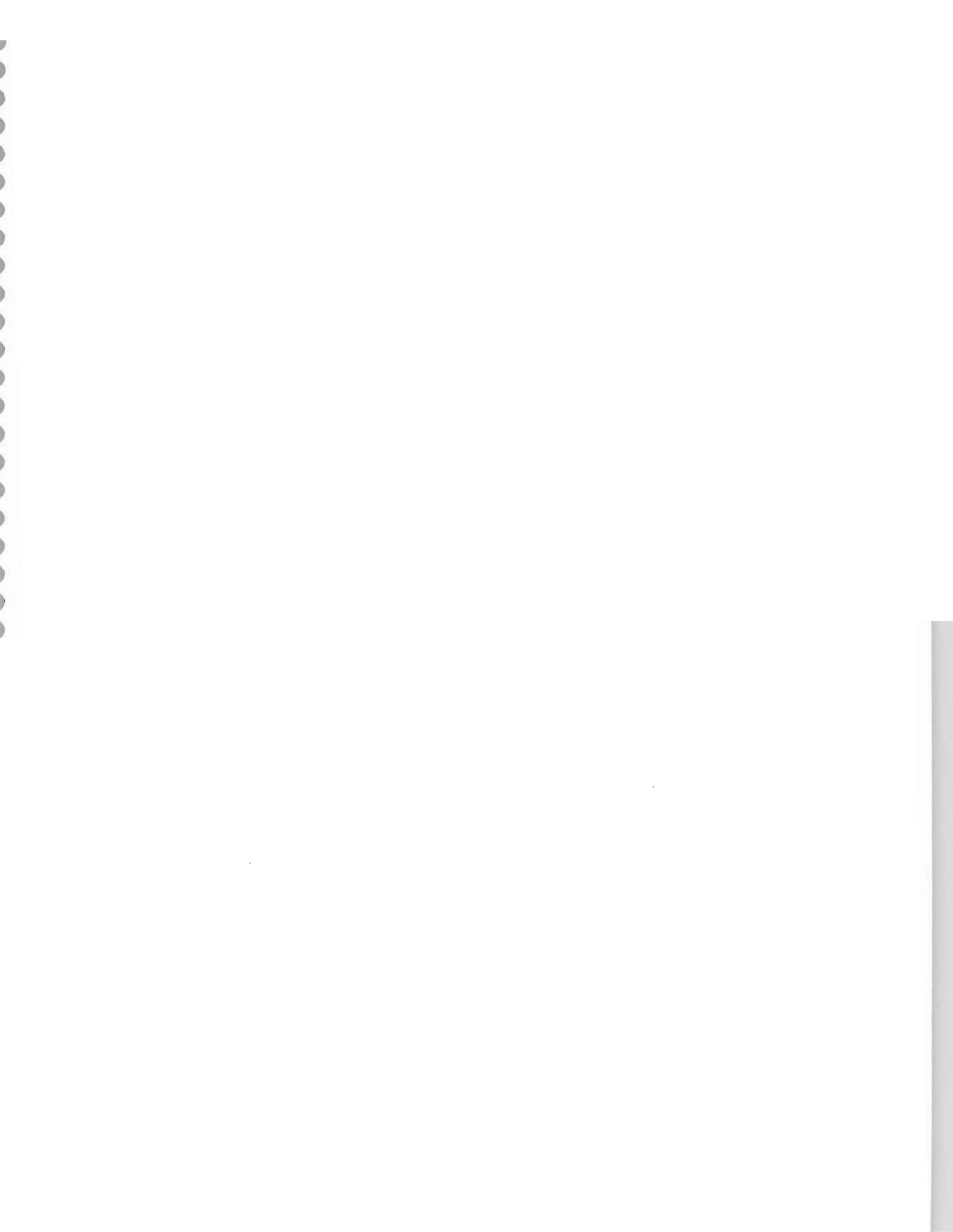
CONSULTANT
AMEC INFRASTRUCTURE, INC.
4435 E. HOLMES AVE.
MESA, ARIZONA 85206-3372
CONTACT: KSH HANSON
PHONE: (480) 830-3700
FAX: (480) 830-3903

SITE DATA

GROSS AREA (A/L)	300.23 AC
NET AREA (A/L)	304.27 AC
OPEN SPACE	48.85 AC (15.25%)
TOTAL LOTS	708
DENSITY	2.21 DU/AC
PROPOSED ZONING	PND

LEGEND

6,000 - 6,999 SF LOTS (228 LOTS 32%)	[Light Green Box]
7,000 - 7,999 SF LOTS (179 LOTS 25%)	[Yellow-Green Box]
8,000 - 8,999 SF LOTS (301 LOTS 43%)	[Yellow Box]



PROJECT: **McCARTNEY RANCH II**
 PRELIMINARY PLAT
 AMEC Infrastructure, Inc.
 4435 EAST HOLMES AVENUE
 MESA, ARIZONA 85206
 PHONE (480) 830-3700
 FAX (480) 830-3903
 CASA GRANDE, ARIZONA

DESIGNER: [Signature]
 DRAWN BY: [Signature]

PROJECT NO. 01-2004-047
 SHEET NO. 3 of 6

1st SUBMITTAL 5/2/05
 2nd SUBMITTAL 7/14/05



LEGEND

- RIGHT OF WAY
- LOT LINE
- PUE
- SETBACK
- CENTER LINE
- SEWER
- WATER
- ADJACENT PROPERTY
- MATCH LINE

EXISTING END OF PAVEMENT

- ALTA BOUNDARY
- MID SECTION LINE
- CONTOUR
- EXISTING IRRIGATION
- EXISTING ROAD
- EXISTING FENCE
- PARCEL BOUNDARY

KEY MAP

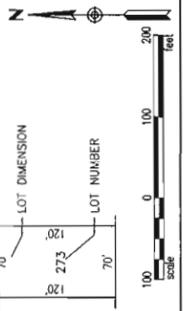
MCCARTNEY ROAD
 PINAL AVENUE
 TREKELL ROAD

1 SHEET 1
 2 SHEET 2
 3 SHEET 3
 4 SHEET 4
 5 SHEET 5
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LOT DIMENSION
 70'
 120'
 273'

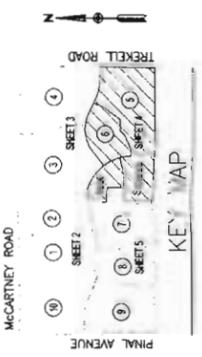
LOT NUMBER

0 100 200
 0 100 200
 0 100 200

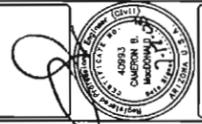


LEGEND

---	RIGHT OF WAY
---	EXISTING END OF PAVEMENT
---	ALTA BOUNDARY
---	MID SECTION LINE
---	CONTOUR
---	EXISTING IRRIGATION
---	EXISTING ROAD
---	EXISTING FENCE
---	PARCEL BOUNDARY
---	ADJACENT PROPERTY
---	MATCH LINE
---	WATER
---	SEWER
---	CENTER LINE
---	SETBACK
---	PUE
---	LOT LINE
---	LOT DIMENSION



PROJECT NO. 01-2004-047
 SHEET NO. 4 of 6



DESIGNER:
 DRAWN BY:

PROJECT: **PRELIMINARY PLAT**
McCARTNEY RANCH II
 CASA GRANDE, ARIZONA

AMEC Infrastructure, Inc.
 4435 EAST HOLMES AVENUE
 MESA, ARIZONA 85206
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1st SUBMITTAL 5/2/05
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