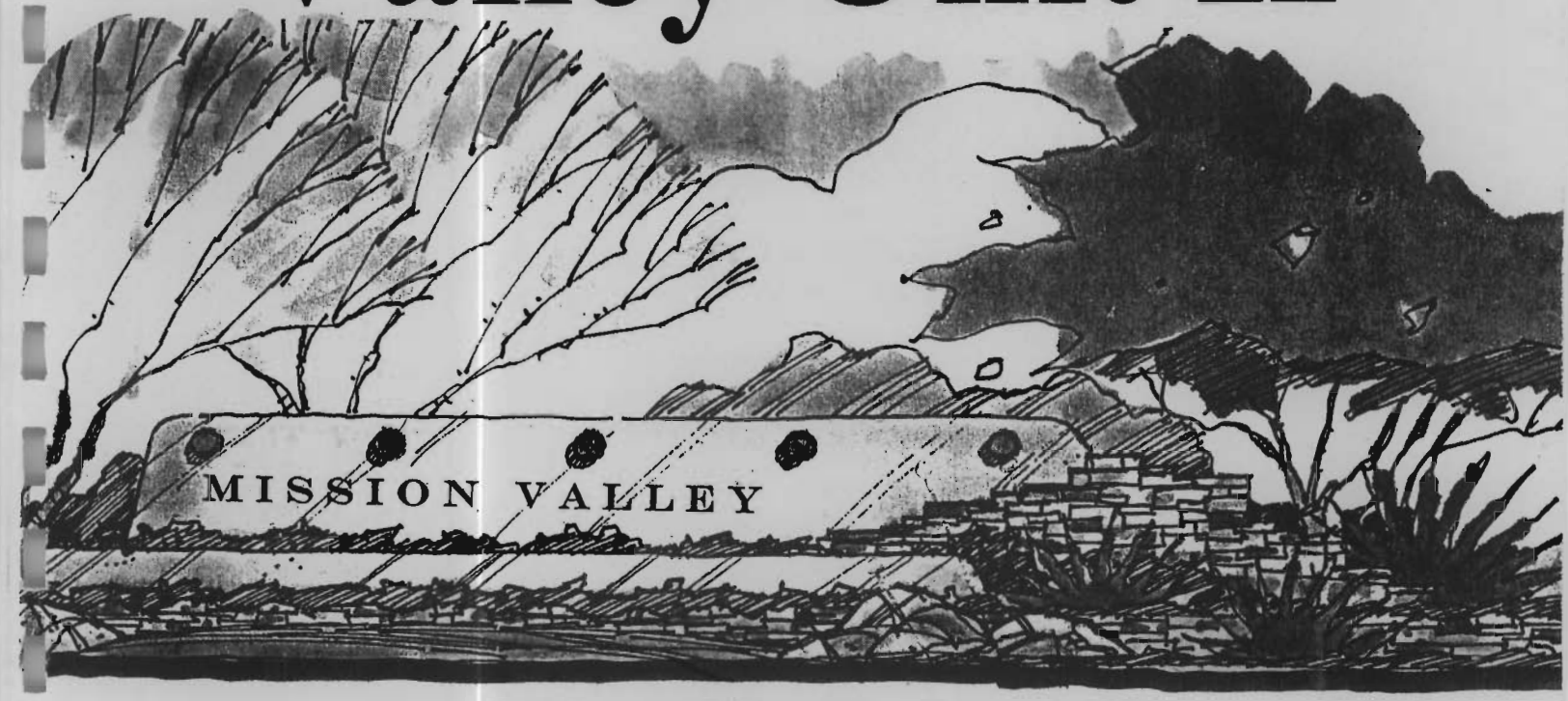
Mission Valley Unit II



Preliminary Development Plan
and
Development Guide
for a
Planned Area Development
Located North of Kortsen Road
and West of Henness Road

City of Casa Grande Case No. CGPZ-__-00

Mission Valley Unit II

Preliminary Development Plan and Development Guide for a Planned Area Development Located at the North of Kortsen Road and West of Henness Road

February 2001

Prepared for:
City of Casa Grande
510 East Florence Boulevard
Casa Grande, Arizona 85222

Submitted by:
Dietz-Crane Homes
3612 West Dunlap Avenue
Phoenix, Arizona 85051

Prepared by:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254

Prepared by:
DNA Incorporated
314 East 8th Street
Casa Grande, Arizona 85222

Prepared by:
Greg Loper, AICP
306 West Monte Cristo
Phoenix, Arizona 85023

PAD Library Copy (Mission Valley)

City of Casa Grande

August 19, 2002

City of Casa Grande
Planning Department
510 E. Florence Boulevard
Casa Grande, AZ 85222

RE: CGPZ-39-02: PAD Amendment – Copper Vista PAD

This letter serves as documentation that the PAD Amendment received a favorable recommendation by the Planning and Zoning Commission, on August 1, 2002 subject to the following conditions:

1. Setbacks for Copper Vista shall be as follows:

Front: Also Applies to Mission Valley
Front loaded garage: Twenty feet; every third or fourth garage staggered to 23 feet
Side entry garage: Fifteen feet
Front livable or front porch: Fifteen feet

Rear:
Twenty feet

Corner:
Fifteen feet. An adjacent landscape tract can count towards up to ten feet of the corner setback.

Side:
Single story home: 5'/5'
Multi-story home: 5'/10'

Accessory buildings:
Per City Zoning Ordinance

2. The proposed front yard landscape packages are approved, subject to the following conditions:

   A. Maintenance requirements in the CC&R's and/or Design Guidelines shall specifically address the extra emphasis needed for turf landscaping;
   B. An Automatic Irrigation System is required as part of the standard landscape package;
   C. Typical 70' wide lots shall have two trees standard;

MISSION VALLEY PHASE 1A

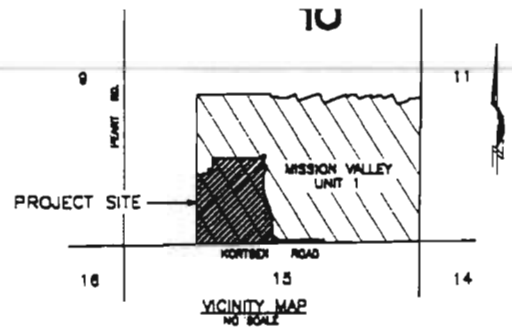
A RESUBDIVISION OF PORTIONS OF MISSION VALLEY UNIT 1 WHICH LIES WITHIN SECTION 10, T.6S., R.6E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

STATE OF ARIZONA } SS
COUNTY OF PINAL }

I HEREBY CERTIFY THAT THE WITHIN INSTUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET _____, SLIDE _____.
DATE _____
REQUEST OF: _____
WITNESS MY HAND AND OFFICIAL SEAL.

LAURA DEAN-LYTLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY

PAD LIBRARY COPY



VICINITY MAP
NO SCALE

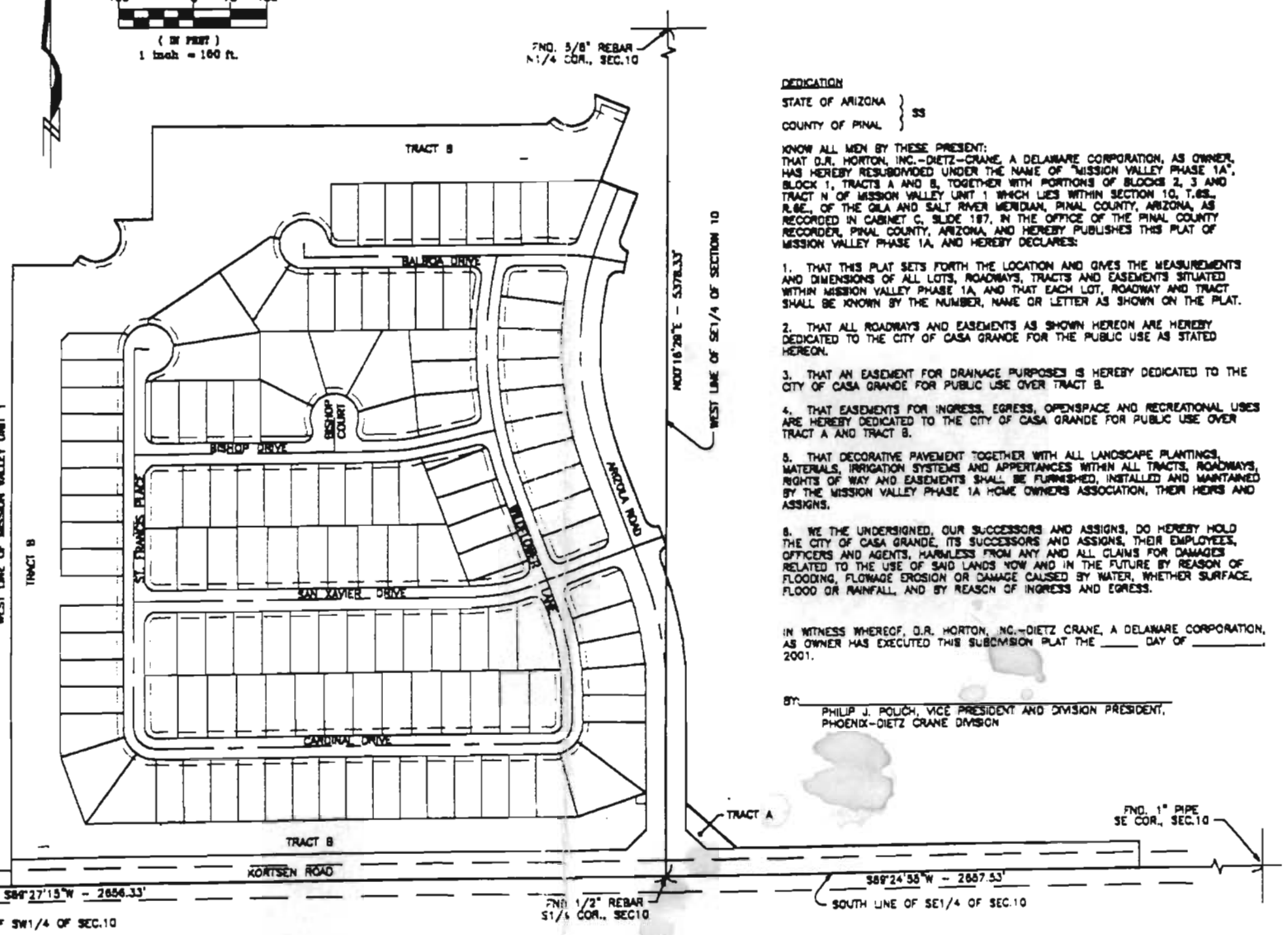
LEGAL DESCRIPTION

A RESUBDIVISION OF BLOCK 1, TRACTS A AND B, TOGETHER WITH PORTIONS OF BLOCKS 2, 3 AND TRACT N OF MISSION VALLEY UNIT 1 WHICH LIES WITHIN SECTION 10, T.6S., R.6E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS RECORDED IN CABINET C, SLIDE 187, IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE S89°24'55"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1687.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°24'55"W ALONG SAID SOUTH LINE A DISTANCE OF 969.56 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S89°27'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1328.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE N00°11'09"E ALONG SAID WEST LINE A DISTANCE OF 1283.86 FEET; THENCE S89°48'51"E A DISTANCE OF 120.00 FEET; THENCE N41°11'42"E A DISTANCE OF 26.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS N41°11'42"E A DISTANCE OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'36" A DISTANCE OF 153.48 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N89°48'11"E ALONG SAID LINE A DISTANCE OF 78.87 FEET; THENCE N00°11'09"E A DISTANCE OF 180.01 FEET; THENCE N89°48'11"E A DISTANCE OF 787.81 FEET; THENCE N48°50'53"E A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS N48°50'53"E A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 156°23'44" A DISTANCE OF 136.48 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S68°33'56"E ALONG SAID LINE A DISTANCE OF 76.13 FEET; THENCE S21°26'08"W A DISTANCE OF 159.89 FEET; THENCE S68°33'56"E A DISTANCE OF 80.00 FEET; THENCE S21°26'05"W A DISTANCE OF 89.43 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY AND HAVING RADIUS POINT WHICH BEARS S68°33'55"E A DISTANCE OF 620.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°24'50" A DISTANCE OF 4.48 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS S68°08'48"E A DISTANCE OF 21.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°11'58" A DISTANCE OF 38.36 FEET TO A POINT ON A RADIAL LINE; THENCE S11°48'17"W ALONG SAID LINE A DISTANCE OF 44.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S11°48'17"W A DISTANCE OF 700.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°38'37" A DISTANCE OF 7.86 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS S11°10'41"W A DISTANCE OF 21.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°28'36" A DISTANCE OF 32.41 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS S77°14'56"E A DISTANCE OF 620.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58" A DISTANCE OF 360.52 FEET TO A POINT ON A TANGENT LINE; THENCE S20°33'55"E ALONG SAID LINE A DISTANCE OF 147.00 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS N69°26'05"E A DISTANCE OF 21.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A RADIAL LINE; THENCE S20°33'55"E ALONG SAID LINE A DISTANCE OF 44.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS S20°33'55"E A DISTANCE OF 21.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A TANGENT LINE; THENCE S20°33'55"E ALONG SAID LINE A DISTANCE OF 18.08 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S69°26'05"W A DISTANCE OF 700.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'24" A DISTANCE OF 254.61 FEET TO A POINT ON A TANGENT LINE; THENCE S00°16'29"W ALONG SAID LINE A DISTANCE OF 232.91 FEET; THENCE S48°15'48"E A DISTANCE OF 137.12 FEET TO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE N89°24'55"E ALONG SAID LINE A DISTANCE OF 825.98 FEET; THENCE S00°35'05"E A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 45.25 ACRES.

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.



LEGEND OF SYMBOLS

- DEDICATED RIGHT-OF-WAY PER THIS PLAT
- CENTER OR MONUMENT LINE (M)
- RIGHT-OF-WAY LINE (R/W)
- RIGHT-OF-WAY RESERVATION
- PROPERTY OR LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED VEHICULAR NON-ACCESS EASEMENT (1' VNAE)
- B.C. IN H.H. / B.C. FLUSH — EXISTING SURVEY MONUMENT
- SET 1/2" REBAR W/L.S. TAG

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND STREET CENTERLINE MONUMENTS ARE TO BE SET AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. TAG.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENT:
THAT D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AS OWNER, HAS HEREBY RESUBDIVIDED UNDER THE NAME OF "MISSION VALLEY PHASE 1A", BLOCK 1, TRACTS A AND B, TOGETHER WITH PORTIONS OF BLOCKS 2, 3 AND TRACT N OF MISSION VALLEY UNIT 1 WHICH LIES WITHIN SECTION 10, T.6S., R.6E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS RECORDED IN CABINET C, SLIDE 187, IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF MISSION VALLEY PHASE 1A, AND HEREBY DECLARES:

1. THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF ALL LOTS, ROADWAYS, TRACTS AND EASEMENTS SITUATED WITHIN MISSION VALLEY PHASE 1A, AND THAT EACH LOT, ROADWAY AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER AS SHOWN ON THE PLAT.

2. THAT ALL ROADWAYS AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR THE PUBLIC USE AS STATED HEREON.

3. THAT AN EASEMENT FOR DRAINAGE PURPOSES IS HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR PUBLIC USE OVER TRACT B.

4. THAT EASEMENTS FOR INGRESS, EGRESS, OPENSPACE AND RECREATIONAL USES ARE HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR PUBLIC USE OVER TRACT A AND TRACT B.

5. THAT DECORATIVE PAVEMENT TOGETHER WITH ALL LANDSCAPE PLANTINGS, MATERIALS, IRRIGATION SYSTEMS AND APPERTAINCES WITHIN ALL TRACTS, ROADWAYS, RIGHTS OF WAY AND EASEMENTS SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE MISSION VALLEY PHASE 1A HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

6. WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE CITY OF CASA GRANDE, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL, AND BY REASON OF INGRESS AND EGRESS.

IN WITNESS WHEREOF, D.R. HORTON, INC.-DIETZ CRANE, A DELAWARE CORPORATION, AS OWNER HAS EXECUTED THIS SUBDIVISION PLAT THE _____ DAY OF _____, 2001.

BY: _____
PHILIP J. POLICH, VICE PRESIDENT AND DIVISION PRESIDENT, PHOENIX-DIETZ CRANE DIVISION

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL }

ON THIS, THE _____ DAY OF _____, 2001, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PHILIP J. POLICH, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT AND DIVISION PRESIDENT FOR THE PHOENIX-DIETZ CRANE DIVISION OF D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AND THAT HE, AS SUCH AN OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING IN THE NAME OF THE CORPORATION AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS _____ DAY OF _____, 2001.

_____
MAYOR
ATTEST:

_____
CITY CLERK

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISION ON THE 11TH DAY OF JANUARY, 2001. THE FINAL PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2001.

_____
PLANNING AND ZONING COMMISSION CHAIRPERSON

_____
PLANNING AND DEVELOPMENT DIRECTOR

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2001, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

_____
CITY ENGINEER

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY FOR PLATTING OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTHS OF APRIL AND MAY, 2000, AND MONUMENTATION FOUND OR SET IS AS SHOWN HEREON.

WILLIAM E. COLLINGS
R.L.S. 18801

BASIS OF BEARING:

SOUTH LINE OF SOUTHWEST QUARTER, SECTION 10, T.6S., R.6E. AS SHOWN ON THE FINAL DEVELOPMENT PLAT FOR MISSION VALLEY UNIT 1, SECTION 10, T.6S., R.6E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

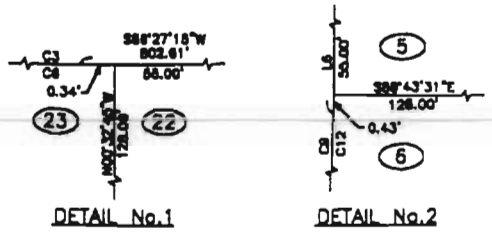
CERTIFICATE OF ASSURED WATER SUPPLY

MISSION VALLEY PHASE 1A HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED 100 YEAR WATER SUPPLY PURSUANT TO A.R.S. 48-576, SUBSECTION E., AS ON RECORD WITH DWR UNDER FILE No. 27-400454, MAY 2, 2001.

B.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN DWAN	DATE 6/10/01	JOB 00-100	SHEET 1 OF 3

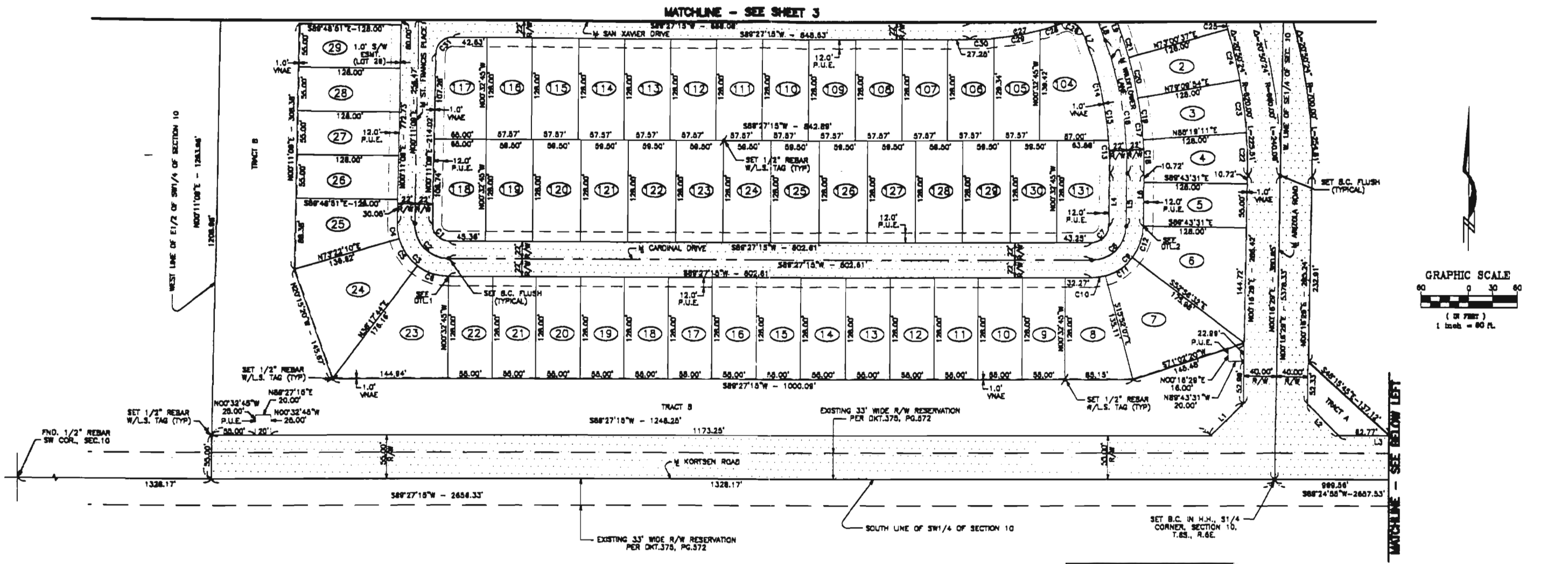
MISSION VALLEY PHASE 1A



STATE OF ARIZONA } SS
COUNTY OF PINAL }

I HEREBY CERTIFY THAT THE WITHIN INSTUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY
IN CABINET _____ SLIDE _____
DATE _____
REQUEST OF: _____
WITNESS MY HAND AND OFFICIAL SEAL.

LAURA DEAN-LYTLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	33.26	21.00	90°43'54"
C2	68.08	43.00	90°43'54"
C3	102.93	66.00	90°43'54"
C4	19.06	66.00	16°48'59"
C5	42.06	66.00	37°04'25"
C6	41.80	66.00	36°80'29"
C7	32.69	21.00	88°10'46"
C8	66.93	43.00	88°10'46"
C9	101.17	66.00	88°10'46"
C10	17.38	66.00	15°18'22"
C11	42.06	66.00	37°04'25"
C12	41.73	66.00	36°48'58"
C13	41.18	446.00	5°18'04"
C14	121.76	446.00	15°34'20"
C15	162.95	446.00	20°80'24"
C16	170.96	470.00	20°80'24"
C17	176.86	482.00	20°80'24"
C18	42.55	482.00	4°87'18"
C19	82.86	482.00	8°08'17"
C20	82.86	482.00	8°08'17"
C21	30.70	482.00	3°34'32"
C22	53.62	620.00	4°87'16"
C23	86.60	620.00	8°08'17"
C24	86.60	620.00	8°08'17"
C25	38.89	620.00	3°34'32"
C26	32.88	21.00	88°42'57"
C27	118.48	344.00	19°44'07"
C28	29.61	344.00	4°86'52"
C29	86.82	344.00	8°44'48"
C30	30.14	344.00	5°03'26"
C31	32.72	21.00	89°18'06"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°51'52"W	56.97
L2	S45°09'18"E	56.14
L3	N89°24'55"E	62.77
L4	N00°16'29"E	66.18
L5	N00°16'29"E	66.18
L6	N00°16'29"E	66.15
L7	N20°33'55"W	18.06
L8	N20°33'55"W	61.06
L9	N20°33'55"W	18.06

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND STREET CENTERLINE MONUMENTS ARE TO BE SET AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. TAG.

16801 WILLIAM E. COLLINS ARIZONA

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN DWAN	DATE 8/10/01	JOB 00-100	SHEET 2 OF 3

MISSION VALLEY PHASE 1A

LINE TABLE		
LINE	BEARING	LENGTH
L6	N20°33'55"W	61.09
L9	N20°33'55"W	18.09
L10	N20°33'55"W	18.09
L11	N20°33'55"W	61.09
L12	N20°33'55"W	18.09
L13	S69°26'05"W	61.00
L14	S69°26'05"W	84.00
L15	S69°26'05"W	84.00
L16	N21°26'05"E	86.43
L17	N21°26'05"E	86.43
L18	N21°26'05"E	86.43
L19	S69°33'55"E	60.00
L20	S69°26'05"W	41.19
L21	S89°27'15"W	10.67
L22	S89°27'15"W	71.88
L23	S89°27'15"W	106.44
L24	S79°58'54"W	105.43
L25	S79°58'54"W	144.67
L26	S79°58'54"W	107.78
L27	S89°27'15"W	34.24
L28	S89°27'15"W	99.90
L29	N00°32'45"W	70.00
L30	S89°27'15"W	103.31
L31	N00°11'08"E	122.26'
L32	N00°11'08"E	103.28
L33	S89°48'51"E	28.00
L34	N48°11'08"E	21.21
L35	S89°56'13"E	8.84
L36	S00°42'08"E	10.00
L37	N00°32'45"W	28.00
L38	S78°11'29"E	20.00
L39	N00°33'45"W	138.00

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C26	36.99	620.00	3°34'32"
C32	225.51	620.00	20°50'24"
C33	240.06	660.00	20°50'24"
C34	254.61	700.00	20°50'24"
C35	32.99	21.00	90°00'00"
C36	32.99	21.00	90°00'00"
C37	32.99	21.00	90°00'00"
C38	32.99	21.00	90°00'00"
C39	36.94	21.00	100°47'38"
C40	32.41	21.00	88°23'38"
C41	7.56	700.00	0°38'37"
C42	36.36	21.00	99°11'08"
C43	27.06	21.00	73°48'40"
C44	58.91	722.00	7°03'22"
C45	66.93	722.00	5°18'41"
C46	34.20	700.00	2°47'57"
C47	81.03	660.00	5°17'52"
C48	4.48	620.00	0°24'50"
C49	32.99	21.00	90°00'00"
C50	32.99	21.00	90°00'00"
C51	33.12	21.00	90°22'18"
C52	112.51	322.00	20°01'10"
C53	102.86	300.00	19°38'52"
C54	33.25	21.00	90°43'54"
C55	94.35	872.00	6°11'58"
C56	54.80	872.00	3°36'28"
C57	36.45	872.00	2°23'32"
C58	133.86	850.00	9°01'48"
C59	11.50	828.00	0°47'48"
C60	64.86	828.00	4°28'43"
C61	64.86	828.00	4°28'43"
C62	64.86	828.00	4°28'43"
C63	64.86	828.00	4°28'43"
C64	64.86	828.00	4°28'43"
C65	64.86	828.00	4°28'43"
C66	44.85	828.00	3°06'14"
C67	29.01	21.00	79°08'53"
C68	16.56	700.00	1°21'18"
C69	38.86	744.00	2°59'33"
C70	8.72	700.00	0°47'48"
C71	54.82	700.00	4°28'43"
C72	54.82	700.00	4°28'43"
C73	54.82	700.00	4°28'43"
C74	54.82	700.00	4°28'43"
C75	54.82	700.00	4°28'43"
C76	54.82	700.00	4°28'43"
C77	53.77	700.00	4°24'08"
C78	11.48	21.00	31°20'28"
C79	21.01	21.00	57°18'41"
C80	32.49	21.00	88°38'08"
C81	31.48	21.00	85°48'33"
C82	47.85	872.00	3°08'03"
C83	61.16	872.00	4°01'04"
C84	62.15	872.00	4°05'02"
C85	104.13	872.00	6°50'32"
C86	36.56	21.00	99°47'48"
C87	10.37	400.00	1°29'06"
C88	46.46	400.00	6°39'02"
C89	31.23	400.00	4°28'23"
C90	87.06	400.00	12°28'23"
C91	82.29	378.00	12°28'23"
C92	77.50	356.00	12°28'23"
C93	4.46	356.00	0°43'07"
C94	73.03	356.00	11°48'18"
C95	41.18	21.00	112°21'04"
C96	32.34	50.00	37°03'21"
C97	38.82	50.00	44°29'28"
C98	38.94	50.00	44°38'48"
C99	38.80	50.00	44°43'10"
C100	44.00	50.00	50°28'28"
C101	17.48	21.00	47°43'41"
C102	23.69	21.00	64°37'23"
C103	41.18	21.00	112°21'04"
C104	32.72	21.00	89°16'06"
C105	33.25	21.00	90°43'54"
C106	9.57	21.00	26°06'31"
C107	23.69	21.00	64°37'23"
C108	28.52	21.00	77°48'12"
C109	3.47	21.00	9°28'27"
C110	28.04	21.00	68°18'46"
C111	3.72	9.00	23°41'18"
C112	75.63	50.00	86°40'02"
C113	71.58	50.00	82°01'24"
C114	48.07	50.00	55°04'08"
C115	28.69	50.00	32°52'38"
C116	29.82	50.00	34°09'56"
C117	58.51	50.00	66°11'18"
C118	135.65	50.00	155°26'56"
C119	28.52	21.00	77°48'12"
C120	14.83	21.00	40°28'31"
C121	13.88	21.00	37°19'41"
C122	153.49	50.00	175°52'56"
C123	136.48	50.00	156°23'44"

DETAIL No.3

DETAIL No.4

DETAIL No.5

DETAIL No.6

STATE OF ARIZONA } SS
COUNTY OF PINAL }

I HEREBY CERTIFY THAT THE WITHIN INSTUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET _____, SLIDE _____, DATE _____
REQUEST OF: _____
WITNESS MY HAND AND OFFICIAL SEAL.

LAURA DEAN-LYTLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND STREET CENTERLINE MONUMENTS ARE TO BE SET AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. TAG.

16801 WILLIAM E. COLLINGS RLS

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(602) 271-9911

DRAWN DWAN | DATE 5/10/01 | JOB 00-100 | SHEET 3 OF 3

Mission Valley Unit II

Preliminary Development Plan and Development Guide for a Planned Area Development

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Legal Description

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B	Approved Mission Valley Land Use Plan
C	Landscape Master Plan
D	Entry Feature Exhibit
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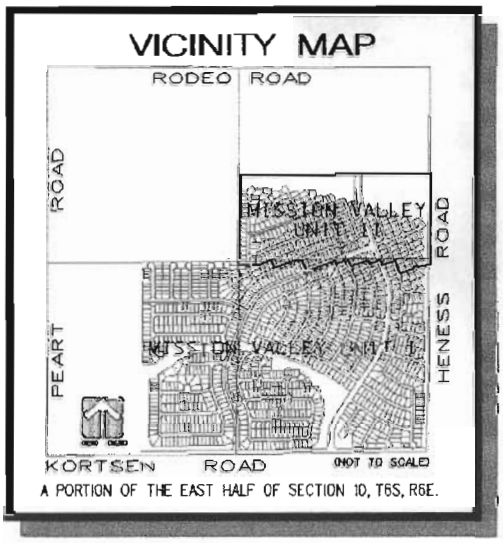
2	Percentage of Yield by Lot Area

Mission Valley Unit II

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Mission Valley is a proposed 318-acre Planned Area Development by Dietz-Crane Homes located north of Kortsen Road and west of the Henness Road alignment. **Unit II** is a 76.35-acre portion of **Mission Valley** located at the northeast corner of the project. This Development Guide is being submitted to the City of Casa Grande as a supplement to the Zoning application for **Mission Valley Unit II** and is intended to demonstrate the quality of subdivision design and housing product Dietz-Crane Homes intends to build within their new community. **Unit II** will continue the standards established for **Mission Valley** under the initial PAD zoning as this document will illustrate.



The purpose of the zoning application is to request a zone change for the **Mission Valley Unit II** site from Pinal County General Rural to Planned Area Development (PAD).

2.0 Land Use Plan/Preliminary Development Plan/ Project Description

Mission Valley Units I and **II** have been carefully planned to create a high-quality living environment. One major aspect of **Mission Valley** is the emphasis on a rural lifestyle in an urban environment. An extensive series of green belts and multi-use trails have been designed for the project. The green belts couple as neighborhood parks, and in some cases, detention basins with playground equipment and picnic facilities. Dietz-Crane is

Table 1
Lot Square Footage Comparison

Parcel	Minimum Lot Square Footage	Average Lot Square Footage	Maximum Lot Square Footage
L	7,150	7,630	10,375
M	7,150	7,870	11,850
N	5,500	6,610	11,830
P	7,150	7,480	9,440

proposing **Mission Valley Unit II** as an extension of the quality and style of **Mission Valley Unit I**. The proposed community of **Mission Valley Unit II** will consist of 227 site-built, single-family detached homes as illustrated on the Preliminary Development Plan Exhibit A of this document. The overall gross density for the project including the open space is 2.9 dwellings units per acre. The project has been designed with two residential land use categories, offering a mix of housing opportunities that reflect varying income levels and lifestyles within one community. Parcels L, M, and P will contain lots with a minimum lot area of over 7,150 square feet and a 65' x 110' minimum lot size. Parcel N will contain lots with a minimum area of 5,500 square feet and a 50' x 110' minimum lot size. The average lot square footages by land use category are 6,310 and 7,655 square feet respectively. As illustrated in Table 1, both the average and maximum lot square footages within each parcel significantly exceed the minimum lot square footages requested. This table also illustrates the wide range of lot sizes available within each land use category. Table 2 illustrates the percentage of the project's yield by land use designation. The Residential Design Standards for Planned Area Developments require a maximum of 25% of the lots to be less than 7,000 square feet. **Mission Valley Unit II** has fewer than 20% of the lots at less than 7,000 square feet in size.

Table 2
Percentage of Yield by Lot Area

Lot Area (square feet)	Yield	Percentage of Total Yield
5,500	45	19.8%
7,000 +	182	80.2%
Total	227	100%

2.1 Residential Subdivision Design

Dietz-Crane Home's goal is to design a community with visual interest and distinctive character and identity. The design of the subdivision is critical to the success of a "visually diverse" community. **Mission Valley Unit II** has been designed with numerous cul-de-sacs and an abundant amount of useable, highly visible open space. The local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic calming measure. Cul-de-sacs and short loop roads have been designed extensively to create mini-neighborhoods within the overall community. In order to encourage the use and supervision of shared open space, many cul-de-sacs open-up to, and roads terminate with, views into open space areas. Numerous internal connector streets allow easy access to the various neighborhoods for resident's of

Mission Valley Unit II. Dietz-Crane Homes has designed attractive entry monumentation and theme wall design as illustrated on Exhibits C, D and E within this document.

Extensive effort will be made to establish a unique character for the community. Entry monumentation, a unified landscape theme, careful attention to perimeter theme wall details and placement will all combine to give **Mission Valley Units I** and **II** a unique sense of community. Over 25.5 acres of open space is proposed within **Mission Valley Unit II** to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to over 33% of the site. The open space areas are designed as a regional park and drainage/detention area in order to detain storm water generated on the site.

The entry from the north along Friar Road bisects the park and creates a dramatic entry into the project. Numerous interior roads and cul-de-sacs terminate with views into the open space areas. The open spaces are connected by a 10-foot concrete multi-use trail which serves to physically and visually tie the neighborhoods together as a community. Pavers will be provided where the collector road interrupts the greenbelt at the pedestrian underpass area as shown on the Master Landscape Plan, which is Exhibit C of this document.

Recreational amenities are proposed as illustrated on the site plan and Master Landscape Plan, Exhibit C. Proposed amenities are centralized as much as possible and include two children's play areas, two shade ramadas, picnic tables and barbeques. **Mission Valley Unit II** is designed to provide all residents easy access to open space and recreational areas. Children will not be required to cross any major thoroughfares to access a park. Improved open space has been designed to be an amenity to the community. Every home in **Mission Valley Unit II** will be within 1000 feet of a park, multi-use trail or open space. The multi-use path will include connections to greenbelts, tot lots, and cul-de-sacs and adjacent properties as deemed necessary by the City Engineer. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer prior to occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants, ground covers, and vines. Decomposed granite or river rock will cover all exposed areas. A variety of front yard landscape designs shall be provided to create visual diversity along the street scene. Turf and non-desert vegetation landscape options will not be offered by the builder/developer.

3.0 Conformance to Adopted Land Use Plans

This Development Guide is being submitted in accordance with Section 17.40 of the Casa Grande zoning code and in a manner compatible with the requirements, goals and objectives of the adopted Residential Standards for Planned Area Developments. At Dietz-Crane Home's request, the site has recently been included as an update/amendment to the Casa Grande General Plan. The Mayor and City Council of Casa Grande approved the General Plan update/amendment by designating the site for low-density residential development (1-4 dwelling units per acre). As proposed, the Residential Planned Area Development application at a density of 2.9 dwelling units per acre conforms with both the area and the intensity/type of use approved for this site in the Casa Grande General Plan. A copy of the approved Land Use Plan for the subject site is included with this document as Exhibit B.

4.0 Existing Site Conditions

As shown on the vicinity map, **Mission Valley Unit II** consists of approximately 76 acres located at the northeast corner of the **Mission Valley** Planned Community. The legal description of the project site is attached as Appendix B. The site is primarily farmland in active production.

The site drains toward the existing Santa Cruz Wash that runs along the north boundary of the site. This wash will be maintained as open space and utilized for a multi-use pathway. The site has an approximate slope of 0.6%.

5.0 Relationship to Surrounding Properties

Most of the land to the east and west of **Mission Valley Unit II** is in agriculture. The property to the south consists of Phases one through three of **Mission Valley Unit I**. To the north and northwest, the majority of the land is unimproved desert. A man-made levee borders the site to the east, along the Henness Road alignment. No significant physical barriers to development currently exist.

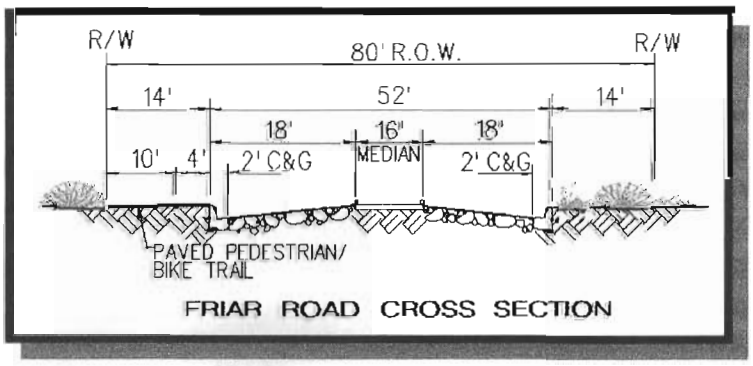
6.0 Accessibility

The principal access to **Mission Valley Unit II** is from the arterial roadway of Kortsen Road, through **Mission Valley Unit I**, along Friar Road or Arizola Road and to the site.

Secondary access to **Mission Valley Unit II** will be via the proposed collector roadway Friar Road from the north. Future plans include the extension of Friar Road to McCartney and the installation of an interchange at I-10 and Kortsen. Detailed descriptions of the Traffic Plans and Impact are contained in the Traffic Impact Report and Street Plan previously submitted with the approved land use plan for the overall **Mission Valley** community.

7.0 Circulation System and Street Improvements

Prior to the approval of the Final Plat, a comprehensive traffic impact study meeting the approval of the City Engineer, will be submitted and reviewed by the City. This study determines 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 generated by **Mission Valley Unit II.** A Preliminary Traffic Impact Study was submitted to the City with the approved land use plan for the overall **Mission Valley** community.

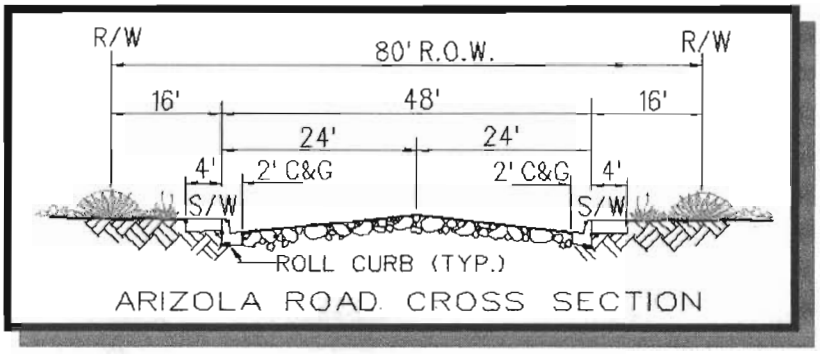


FRIAR ROAD CROSS SECTION

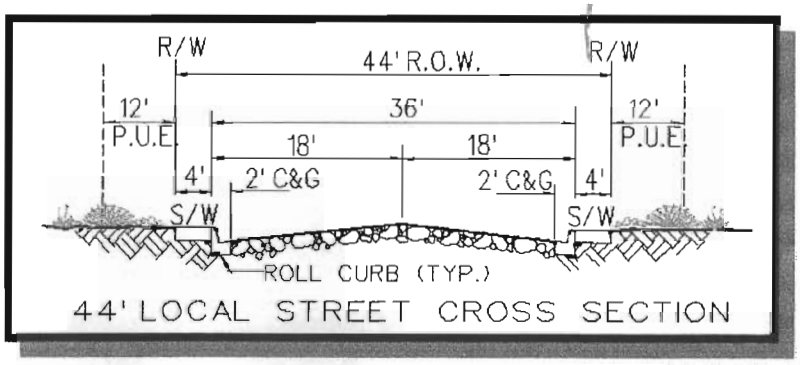
The developer will be responsible for the engineering and construction of the full street improvements for Friar

Road as a collector within the site boundaries of **Mission Valley Unit II.** The developer will dedicate 80-feet of right of way and install paving, curb, gutter, median, 10-foot wide paved pedestrian and bike trail along one side of Friar Road only, and landscaping within the unused right of way. Cross-sections and striping plans for collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Upon completion of construction and acceptance by the City of Casa Grande, maintenance of improvements for Friar Road within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within right-of-way. Maintenance of median landscaping is to be the responsibility of the City of Casa Grande upon installation and acceptance.

The developer will be responsible for the engineering and construction of the full street improvements for the collector roadway Arizola Road within the boundaries of **Mission Valley Unit II.** Dedicate 80-foot right of way and install paving, curb, gutter, 4-foot wide sidewalk on both sides of the street, and landscaping within the right of way. Upon completion of construction and acceptance by the City of Casa Grande, maintenance of improvements for Arizola Road within the right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping.



The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Mission Valley Unit II.** Local streets will be dedicated with 44-feet of right-of-way. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the street. Upon completion of construction



and acceptance by the City of Casa Grande, maintenance of improvements for these local and cul-de-sac right-of-ways will be the responsibility of the City of Casa Grande. All street names are subject to the review and approval of the City Building Division.

8.0 Public Facilities

Police and fire protection will be provided by the City of Casa Grande. Dietz-Crane has planned the roadway system to provide easy ingress and egress for fire trucks. In addition, sufficient water pressure to fight fires will be provided throughout the project. Refuse collection will be provided by the City of Casa Grande.

Mission Valley Unit II is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school facility is located approximately 2 miles away, at the intersection of McCartney and Trekell Roads. A new junior high school is currently under construction ¾ of a mile to the west on Kortsen Road adjacent to the Cholla Elementary School.

A 15.24-acre parcel within **Mission Valley Unit I** has been reserved as a potential future school site and will be donated to the Casa Grande Elementary School District. The parameters for the school site donation are in accordance with those adopted recently by the Governing Board of the Casa Grande Elementary School District.

This residential development will include usable open space areas and other passive and active recreational activities and amenities as noted previously throughout this document. In addition to these amenities, the Dave White Regional Park is located approximately 2 miles to the south of **Mission Valley Unit II**. No other public recreational areas or parks exist near the site.

9.0 Phasing Plan

The overall **Mission Valley** community will be developed in multiple phases in accordance with the approved Phasing Plan for the project. **Mission Valley Unit II** is scheduled as Phase 4 on the overall Phasing Plan. **Mission Valley Unit II** is anticipated to be developed in one phase. However, the phasing schedule is preliminary at this time and is subject to modifications depending on market trends. Prior to the approval of any

subdivision final plats or Major Site Plans for this PAD, the developer/builder shall submit a detailed phasing plan, meeting the approval of the City Engineer and Planning Director, for the completion of all required improvements.

10.0 Utilities

All utilities running through the site or any utilities that need to be relocated/provided for the development of the site, will be placed underground unless otherwise approved by the City Council. Sewer facilities, streetlights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

The City of Casa Grande's sewer facilities that will serve this site consists of an existing 30-inch sewer line located on Kortsen Road approximately one and one-half miles west of **Mission Valley Unit II**. The preliminary sewer analysis indicates that the demand generated by **Mission Valley Unit II** will be satisfied by an 18-inch diameter main with a minimum slope of 0.10 percent. It is the developer's intent to construct this 18-inch line south to the terminus of the 30-inch main extension to be built with the development of **Mission Valley Unit I**. The conceptual sewer collection system is illustrated in the Conceptual Sewer Design Report which was previously submitted with the overall **Mission Valley** land use plan. Final Sewer Reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project. Sewer capacity shall not be reserved for any parcel until either a Final Subdivision Plat (not PAD Plat) or Major Site Plan is approved for the subject parcel.

10.2 Potable Water

Potable water for **Mission Valley Unit II** will be provided by the Arizona Water Company. The company's water system will serve the site with an existing 24" water line located in Peart Road approximately ¼ mile west of the site. See

Preliminary Water Design Report which was previously submitted with the **Mission Valley** land use plan. The developer/builder will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval. Final Water Reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

10.3 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.4 Electrical Power

Electrical services will be provided by Arizona Public Service Company. APS has recently completed their high-power line installation in Peart Road approximately ¼ mile west of **Mission Valley Unit I** to service this area.

10.5 Telephone

Telephone services will be provided by U.S. West.

10.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

11.0 Grading and Drainage Concept

The site drains to the existing north branch of the Santa Cruz Wash which is located along the northern boundary of the site. The grading and drainage concept for **Mission Valley Unit II** consists of providing detention basins within the proposed greenbelt and other locations as required. The property will be graded to drain toward the detention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the detention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. See Conceptual Grading and Drainage Design Report submitted with the **Mission Valley** land use plan. Final Drainage Reports and plans, meeting the approval of the City Engineer, are required prior to the

recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

The detention basins and green belts will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event.

12.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Mission Valley Unit II** will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&Rs). Each homeowner will buy his property subject to the CC&R's. The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. An Architectural Review Committee will be formed to ensure that develoment, property use, and construction will meet the highest of standards. The committee will review matters that will preserve and enhance the attractiveness and functional utility of the community. The CC&R's will be patterned after other, high-quality Master Planned Communities. The CC&R's will be presented to the City Planning Director for review and approval prior to approval of any Final Subdivision plats.

13.0 Homeowners Association

A master homeowners association will be formed with the development of **Mission Valley Unit II,** which will be responsible for the maintenance all landscape tracts, and open space areas including drainageways and tot lots. The homeowners association will also maintain all perimeter fencing. Sidewalks and multi-use paths located outside of the right-of-way will be maintained by the Homeowner's Association. An easement shall be granted for public access to all sidewalks and paths located outside of the right-of-way. The Homeowner's Association will be responsible for maintaining all landscaped medians for all collector roadways, subject to the review and approval of the City Engineer. The Homeowner's Association will be responsible for maintaining all paver roadway treatments within **Mission Valley**.

The Homeowner's Association will not review or approve landscaping plans for individual, single-family lots. However, each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, or other unsightly material. Low water-usage landscaping will be encouraged throughout the community.

14.0 Dietz-Crane Homes

Dietz-Crane Homes has been recognized as a leader in every aspect of homebuilding. Their reputation for quality, variety, and affordability has put them at the head of the homebuilding industry. They carefully chose the location of their communities and the design of their homes in order to meet the needs of the homebuyer. Because Dietz-Crane Homes has focused on staying committed to craftsmanship, design and value, they are building some of the finest homes in Arizona.

15.0 Development Team

Dietz-Crane Homes has assembled a team to design **Mission Valley Unit II** as a community which any homebuyer would be proud to live within. A community which invites its residents to walk, run, ride, play and mingle. A community which attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Owner/Builder
Dietz-Crane Homes
3612 West Dunlap Avenue
Phoenix, Arizona 85051
Contact: Craig Prouty
Phone: 602.973.8632

Zoning Consultant
Greg Loper, AICP
306 West Monte Cristo
Phoenix, Arizona 85023
Contact: Greg Loper
Phone: 602.550.7004

Engineer
DNA Incorporated
314 East 8th Street
Casa Grande, Arizona 85222
Contact: Bill Collings, P.E.
Phone: 520.836.5501

Development Guide Prepared by:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Contact: Christine Taratsas, RLA
Phone: 480.951.6410

16.0 Plats

The subdivision plats shall be consistent with the final development plan, with the exception of minor changes that may be required due to engineering constraints and the

recommendations of the Planning and Zoning Commission at the time of preliminary plat review. The exact number of lots can only be determined at the time final plats are approved for **Mission Valley Unit II**. In general, the following requirements will apply to the design of all subdivisions:

- No lots will back to the front yard of adjacent lots.
- Lots that side on collector roadways will be avoided. Where they occur, they will have a minimum 20-foot corner setback, including landscape tracts.
- Irregular/inconsistent orientation of lots will be avoided.
- Double-fronting/abutting cul-de-sac lots are not allowed.

17.0 Existing Plant Material Preservation/Salvage

The developer/builder of **Mission Valley Unit II** shall work with the City Planning department to develop a plan for identifying, preserving and/or relocating all large (specimen type) desert trees on the site.

18.0 Conclusion

Mission Valley Unit II has been planned in a manner compatible with the purpose and objectives of, and will be in accordance with, the Residential Design Standards for Planned Area developments dated July 21, 1999. Development of the PAD shall be in accordance with the approved Final PAD Development Guide, all applicable City codes and ordinances, and all conditions required by the City Council.

Mission Valley Unit II

Appendix A
Residential Development Standards

Appendix A

1.0 Residential Development Standards

Mission Valley Unit II has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of **Mission Valley Unit II** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 25.5 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to over 33% of the total site. The open space areas designed to maximize use by all neighborhoods and are connected by a series of multi-use trails and pedestrian paths. Every home within **Mission Valley Unit II** will be within 1000 feet of a pathway or open space area. In addition, many streets and cul-de-sacs terminate with views of the spaces. As stated previously, two tot lots along with ramadas and barbeques are proposed within the open spaces. See Exhibit 1/4 of this submittal. A Master Homeowners Association will be formed to maintain all landscape tracts.

Many of the proposed open space areas will also provide detention for the project. Creatively designed, these detention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15% of the detention basins that are designed for recreational usage will be elevated above the 25-year flood-water surface elevation.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any final subdivision plats for the property. The greenbelt open space will include elevated turfed play areas, ramadas with benches and play equipment similar to

that shown in the Development Guide. Non-turf areas will have native desert landscaping with decomposed granite and river rock (bottom of drainageways) toppings. Smaller turfed play areas with tot lots will be located as shown in the Development Guide. Tot lots have been strategically located to serve each neighborhood, thus, avoiding the necessity of children crossing a major street to access a park.

1.1.2 Additional Requirements for PAD Layout and Design

The following additional development standards will be utilized at **Mission Valley Unit II**.

- **Enhanced subdivision entryway features.** The main entry to **Mission Valley Unit II** will create a sense of arrival. Attractive entry monumentation as depicted in this document will be installed by Dietz-Crane Homes and will promote the sense of a high-quality residential community. The main entry from the north is located adjacent to a major open space and detention facility which will heighten the sense of arrival to the community. Entry monumentation will consist of an adobe/mission-style wall with lush desert landscaping and appropriate signage designed to create a warm sense of arrival. The entry feature design is illustrated on Exhibit C and E of this Guide.
- **Cul-de-sac designs.** Five (5) cul-de-sacs are designed with varying lengths and lot orientation. All of the cul-de-sacs open up to the adjacent open spaces and have 5-foot multi-use trails which tie the cul-de-sacs to the 10-foot multi-use trail system.
- **Curvilinear street system.** The project has been designed with a curvilinear street system which follows the natural lay of the land. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- **Stamped concrete.** The developer/builder will provide pavers or colored stamped concrete at the pedestrian underpass where the multi-use trail crosses Friar Road as depicted in the Development Guide. All pavers or colored stamped concrete treatments shall be maintained by the homeowner's association.

- **Stagger front yard setbacks.** The developer proposes to vary the building relationship to the street by providing alternating setbacks on every second or third home on lots that are at least 7,000 square feet in area that do not have side entry garages. Front-loaded garages will vary in setback from 15 feet to 20 feet for lots that are at least 7,000 square feet in area. The setback for side-entry garages shall be 15 feet. The proposed homes may include options such as side entry garages and covered front porches that project beyond the face of a front entry garage.
- **Perimeter wall design.** Theme walls throughout **Mission Valley Unit II** will be consistent with the southwest/mission and Mediterranean look as depicted on the Theme Wall Exhibit included as Exhibit D of this Development Guide. See the Development Plan and Wall Exhibit A for location of proposed theme walls.
- **Multi-Use Path.** A 10-foot wide concrete path will meander through the development's proposed open space corridors physically tying the community together as one. The internal multi-use path (10-foot wide minimum) and walkways (5-foot wide minimum) network shall be designed to provide safe and convenient connections/linkages to all open space amenities, and residential land uses. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements.
- **Lot orientation.** Many of the lots are oriented in such a way as to provide terminating views onto open space, parks or mountains. Lots that back onto these spaces will have view walls as illustrated on the Site Plan.
- **Open Space.** Over 33% of the site is proposed open space which exceeds the City requirement for open space by approximately 18%.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Mission Valley Unit II** has not been determined at this time. The elevations and floor plans illustrated in this document are a sample of the type of product Dietz-Crane Homes builds. As illustrated, the homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product Dietz-Crane will build at **Mission Valley Unit II** will incorporate architectural elements that will

help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to Council approval of the final subdivision plat for **Mission Valley Unit II**. Housing product for **Mission Valley Unit II** shall meet the minimum requirements of this PAD Guide and all applicable City Codes and ordinances and is subject to the final review and approval of the Planning and Zoning Commission. The following guidelines will be followed when developing the product for the project.

2.1 Elevations and Roofs

- A minimum of four home floor plans, each with three distinct elevations, will be utilized within parcels L, M and O. A minimum of four home floor plans, each with three distinct elevations, will be offered within parcel N.
- A minimum of three distinct home color schemes will be offered within parcels L, M and O. A minimum of three distinct home color schemes will be offered within parcel N. Low reflective desert colors (LRV of 50 or less) will be utilized.
- The developer/builder will not allow two similar home elevations to be located on adjacent lots within **Mission Valley Unit II**. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on Arizola Road or Friar Road.
- A variety of home roofing materials, colors, shapes or textures will be offered. All roofing will be of durable, long-lasting clay or concrete tile roofing material. A minimum of three tile colors will be provided within parcels L, M and O and within parcel N.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted mechanical equipment including HVAC coolers or antennas.
- All homes will have front entries. Emphasis will be placed on attracting attention to these entryways instead of the garages.
- All side elevations facing a public right of way will have at least one large window.

- The developer/builder shall develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows, and/or Mission or Mediterranean-style architecture as standard features on at least four of the offered elevations per product type.

2.2Add-ons

Add-on elements such as awnings and carports must be approved by the **Mission Valley Unit II** Master Homeowner's Association and will be constructed and painted to complement the homes. Carports or any other detached buildings/structures shall only be located within the rear yard. No more than one accessory building/structure per dwelling unit will be allowed. All accessory buildings/structures will be constructed of materials and colors complimentary to the dwelling unit. Accessory buildings/structures will only be located within fenced rear yards and no closer than 5 feet from any property line or 20 feet from the perimeter of the PAD. Garage conversions shall be prohibited.

2.3 Mail boxes

All mail gang boxes will be built within a decorative block wall/structure feature meeting the United States Post Office requirements.

3.0 Additional Requirements for PAD Residential Architecture

A minimum of four of the standards listed below will be mandatory for Dietz-Crane Homes to implement at **Mission Valley Unit II**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to Council approval of the final subdivision plat for **Mission Valley Unit II**.

- Incorporate a variety of durable exterior materials and finishes, such as thirty-year shingles, brick, and masonry into the homes.
- Provide significant architectural features, such as covered front entries, front porches, and bay windows on at least fifty percent of the homes.
- Reduce the number of front-loaded garages. Use side-loaded and/or rear yard detached garages on thirty percent or more of the homes.

- De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage, and/or other effective methods.
- Exceed the mandatory requirements for the number of required distinct floor plans, elevations and home color schemes.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

Mission Valley Unit II

Appendix B
Legal Description

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE S89°24'55"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 2657.53 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°16'29"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2651.95 FEET TO A POINT ON SAID WEST LINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°16'29"E ALONG SAID WEST LINE A DISTANCE OF 44.05 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE CONTINUING N00°16'29"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1191.16 FEET; THENCE N89°47'58"E ALONG A LINE 150.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER A DISTANCE OF 2670.21 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S00°27'56"W ALONG SAID EAST LINE A DISTANCE OF 1189.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE CONTINUING S00°27'56"W ALONG SAID EAST LINE A DISTANCE OF 87.88 FEET; THENCE S82°43'55"W A DISTANCE OF 177.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S82°43'55"W A DISTANCE OF 65.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°14'26" A DISTANCE OF 15.02 FEET TO A POINT ON A RADIAL LINE; THENCE S69°29'29"W ALONG SAID LINE A DISTANCE OF 44.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S69°29'29"W A DISTANCE OF 21.00 FEET; THENCE SOUTHWESTERY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A TANGENT LINE; THENCE S69°29'29"W ALONG SAID LINE A DISTANCE OF 178.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS N20°30'31"W A DISTANCE OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A TANGENT LINE; THENCE N20°30'31"W ALONG SAID LINE A DISTANCE OF 179.00 FEET; THENCE S69°29'29"W A DISTANCE OF 194.00 FEET; THENCE N20°30'31"W A DISTANCE OF 74.06 FEET; THENCE S69°29'29"W A DISTANCE OF 150.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S67°40'16"W A DISTANCE OF 65.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'47" A DISTANCE OF 100.04 FEET TO A POINT ON A TANGENT LINE; THENCE S69°29'29"W ALONG SAID LINE A DISTANCE OF 178.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS N20°30'31"W A DISTANCE OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A TANGENT LINE; THENCE N20°30'31"W ALONG SAID LINE A DISTANCE OF 68.00 FEET; THENCE S69°29'29"W A DISTANCE OF 44.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS S69°29'29"W A DISTANCE OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 32.99 FEET TO A POINT ON A TANGENT LINE; THENCE S69°29'29"W A DISTANCE OF 107.00 FEET; THENCE N20°30'31"W A DISTANCE OF 40.00 FEET; THENCE S69°29'29"W A DISTANCE OF 428.00 FEET; THENCE N20°30'31"W A DISTANCE OF 179.16 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE S89°46'11"W ALONG SAID NORTH LINE A DISTANCE OF 71.66 FEET; THENCE S69°29'2 9"WA DISTANCE OF 346.78 FEET; THENCE N20°30'31"W A DISTANCE OF 120.00 FEET; THENCE S69°29'29"W A DISTANCE OF 180.00 FEET; THENCE S89°59'55"W A DISTANCE OF 132.72 FEET; THENCE N00°16'29"E A DISTANCE OF 24.18 FEET; THENCE N89°43'31"W A DISTANCE OF 142.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.

CONTAINS 3366916.23 S.F. (77.29 AC.)

Mission Valley
Unit II

Exhibit A-1
City of Casa Grande
Recommended
Site Plan

MISSION VALLEY

A MASTER PLANNED COMMUNITY

BY VIKEN DEVELOPMENT, L.L.C.

EXHIBIT I: CONCEPTUAL OPEN SPACE AND LANDSCAPE PLAN

CONCEPTUAL PLANT SCHEDULE:

Trees:		
	Cericidium 'Desert Museum'	'Desert museum' Palo Verde
	Cercidium praecox	Palo Brea
	Pithecellobium flexicoule	Texas Ebony
	Prosopis Chilensis	Chilean Mesquite
Shrubs & Groundcovers:		
	Chrysactina mexicana	Damianita
	Convolvulus cneorum	Bush Morning Glory
	Dalea bicolor 'Monterrey Blue'	Monterrey Blue Dalea
	Encelia farinosa	Brittlebush
	Justicia californica	Chuparosa
	Leucophyllum candidum	'Thunder Cloud' Texas Ranger
	Leucophyllum frutescens	'Green Cloud' Texas Ranger
	Ruellia peninsularis	Baja Ruellia
	Verbena rigida	Verbena
Accents:		
	Dasylirion wheeleri	Desert Spoon
	Fouquieria splendens	Ocotillo
	Opuntia 'Santa Rita'	Tubac

NORTH

SCALE: 1" = 200'

SHEET 1 OF 1

DATE: Dec. 21, 1999
TIME: 10:29:59
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Mission Valley Unit II

City of Casa Grande
Recommended Site Plan
and
Stipulations

The following are a list of stipulations recommended by the City of Casa Grande Planning and Zoning Commission at their hearing on February 1, 2001. The following Preliminary Sketch was presented to the Planning and Zoning Commission at the above referenced hearing and is included in this Development Guide to address the Commission's stipulation 8, which requests the site be designed with curvilinear streets.

1. A landscaped median shall be provided for the collector roadway.

2. The "Friar Road" collector roadway shall include four-foot wide sidewalks on each side of the roadway.

3. Bike lanes shall be striped on all collector roadways.

4. Sidewalks on all collector roadways shall be detached from the curbs and meandering.

5. No multi-story homes will be permitted on lots less than 6,000 square feet in area.

6. No same or similar home front elevations shall be adjacent to, or across from, each other.

7. Ten foot wide, Homeowner's Association maintained, landscape tracts shall be provided adjacent to the corner lots at the local street and collector road intersection and where residential front yards abut an adjacent rear yard.

8. All streets shall be curvilinear.

9. The minimum front setback for all garages shall be twenty feet.

10. The Mission Valley homeowners association shall be responsible for maintaining all open space areas and right-of-way landscaping within this development, including the retention park area along the north project perimeter.

11. A preliminary Landscape Plan shall be submitted along with the preliminary plat application for the review and approval of the Planning and Zoning Commission.

12. Approval of this PAD shall not constitute the approval of the exact number of lots that may be allowed for this development.

13. Any other conditions the Commission deems necessary.

SITE SUMMARY TABLE					
PARCEL	PROPOSED ZONING	PROPOSED USE	GROSS AREA	YIELD	GROSS DENSITY
L	PAD	SINGLE FAMILY	19.1 AC.	81 LOTS	4.2 DU/AC
M	PAD	SINGLE FAMILY	11.5 AC.	50 LOTS	4.3 DU/AC
N	PAD	SINGLE FAMILY	9.5 AC.	46 LOTS	4.8 DU/AC
O	PAD	SINGLE FAMILY	11.6 AC.	46 LOTS	4.0 DU/AC
SUBTOTAL	- - -	- - -	51.7 AC.	223 LOTS	4.3 DU/AC
P	- - -	REGIONAL PARK	14.7 AC.	0 LOTS	- - -
O	- - -	REGIONAL PARK	10.6 AC.	0 LOTS	- - -
TOTAL	- - -	- - -	77.2 AC.	223 LOTS	2.9 DU/AC

PREPARED FOR:
DIETZ-CRANE
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

PREPARED BY:
ARIZONA LAND DESIGN
5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6910
FAX: 480.315.8698
CONTACT:
CHRISTINE TARATSAS, R.L.A.

ALD Master Land Design
PRELIMINARY NOT FOR CONSTRUCTION

JOB: 00-032
DATE: 01/29/01

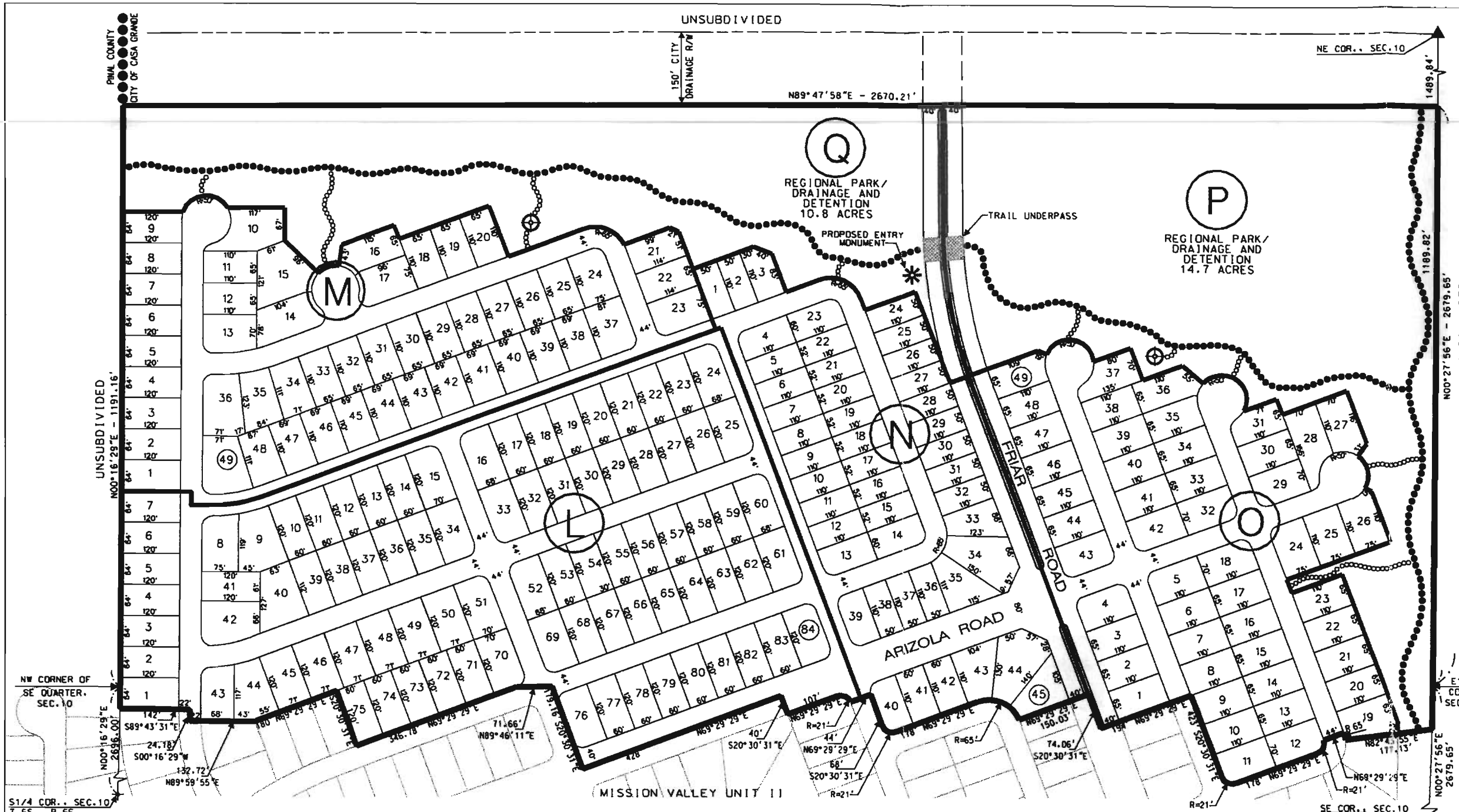
MISSION VALLEY - UNIT II

PRELIMINARY SKETCH

Mission Valley Unit II

Exhibit A
Preliminary Development Plan
Wall Exhibit
Topographical Exhibit

PRELIMINARY DEVELOPMENT PLAN FOR MISSION VALLEY UNIT II



DEVELOPER /OWNER:

DIETZ-CRANE
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

ENGINEER/PLANNER:

D.N.A. INCORPORATED
314 EAST 8TH STREET
CASA GRANDE, AZ 85222
PHONE: 520.836.5501
FAX: 602.271.9985
CONTACT: BILL COLLINGS, P.E.

PREPARED BY:

ARIZONA LAND DESIGN
5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT:
CHRISTINE TARATSAS, R.L.A.

LEGEND:

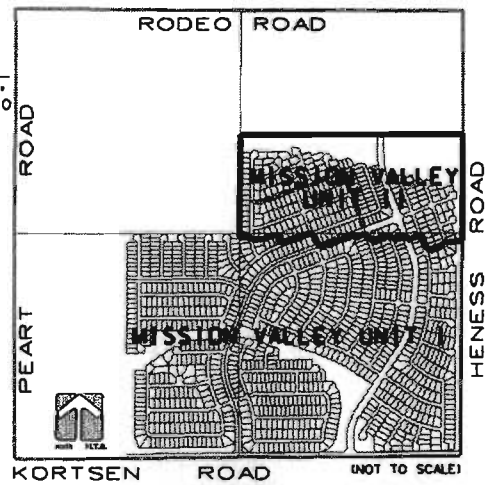
ENTRY MONUMENT *

TOT LOT, BARBEQUE AND RAMADA ⊕

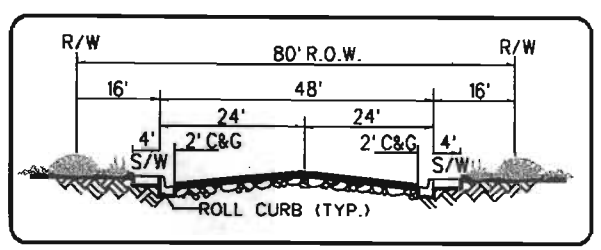
10' CONCRETE MULTI-USE TRAIL

5' CONCRETE WALKWAY

VICINITY MAP

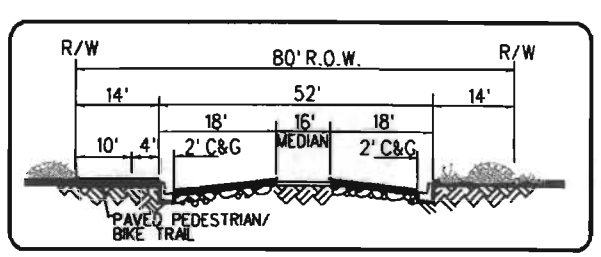


A PORTION OF THE EAST HALF OF SECTION 10, T6S, R6E.

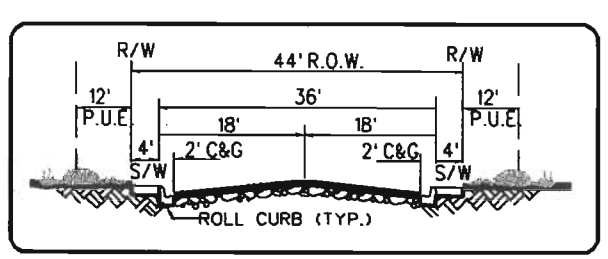


ARIZOLA ROAD CROSS SECTION

TYPICAL STREET CROSS SECTIONS



FRIAR ROAD CROSS SECTION



44' LOCAL STREET CROSS SECTION

SITE SUMMARY TABLE

PARCEL	EXISTING ZONING	PROPOSED ZONING	PROPOSED USE	GROSS AREA	YIELD	GROSS DENSITY
L	UR	PAD	SINGLE FAMILY	19.1 AC.	84 LOTS	4.4 DU/AC
M	UR	PAD	SINGLE FAMILY	11.5 AC.	49 LOTS	4.3 DU/AC
N	UR	PAD	SINGLE FAMILY	9.5 AC.	45 LOTS	4.7 DU/AC
O	UR	PAD	SINGLE FAMILY	11.6 AC.	49 LOTS	4.2 DU/AC
SUBTOTAL	- - -	- - -	- - -	51.7 AC.	227 LOTS	4.4 DU/AC
P	- - -	- - -	REGIONAL PARK	14.7 AC.	0 LOTS	- - -
Q	- - -	- - -	REGIONAL PARK	10.8 AC.	0 LOTS	- - -
TOTAL	- - -	- - -	- - -	77.2 AC.	227 LOTS	2.9 DU/AC

RESIDENTIAL DEVELOPMENT GUIDELINES

PARCEL	PROPOSED ZONING	MINIMUM LOT AREA	LOT SIZE	MINIMUM YARD SETBACKS *FRONT	**REAR	SIDE (INTERIOR)	SIDE (CORNER)	MAXIMUM BLDG. HEIGHT	***DISTANCE BETWEEN BUILDINGS	P.A.D. PERIMETER
L	P.A.D.	7,150 S.F.	65' X 110'	15'	15'	5'	15'	35' - 2 story	10'	25'
M	P.A.D.	7,150 S.F.	65' X 110'	15'	15'	5'	15'	35' - 2 story	10'	25'
N	P.A.D.	5,500 S.F.	50' X 110'	15'	15'	5'	15'	35' - 2 story	10'	25'
O	P.A.D.	7,150 S.F.	65' X 110'	15'	15'	5'	15'	35' - 2 story	10'	25'

* 15' TO LIVABLE PORTION OF HOME OR FRONT PORCHES. SIDE LOADED GARAGES WILL BE SETBACK 15'.

**REAR SETBACKS FOR LOTS BACKING ONTO ARTERIAL OR COLLECTOR ROADWAYS IS 25'.

***A MINIMUM OF 15' SEPARATION SHALL BE PROVIDED BETWEEN A MULTI-STORY HOME AND ANY OTHER HOME.

A LOT MATRIX WILL BE PROVIDED WITH EACH PLAT WHICH DESCRIBES EXACT SQUARE FOOTAGE OF EACH LOT.

19.8% OF LOTS ARE LESS THAN 7,000 SQUARE FEET.

JOB# 00-032
DATE: 10/30/00
SHEET 1 OF 3

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LEGEND:

VIEW WALL ○○○○○○○○

THEME WALL ●●●●●●●●

DEVELOPER /OWNER:
DIETZ-CRANE
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
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ENGINEER/PLANNER:
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314 EAST 8TH STREET
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PREPARED BY:
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SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT:
CHRISTINE TARATSAS, R.L.A.

NOTE:

TYPICAL SIDEYARD SUBDIVISION WALLS WILL EXTEND THE MAJORITY DISTANCE OF THE SIDE OF THE HOME.

JOB# 99-027
DATE: 10/30/00
SHEET 2 OF 3

MISSION VALLEY UNIT II

WALL EXHIBIT

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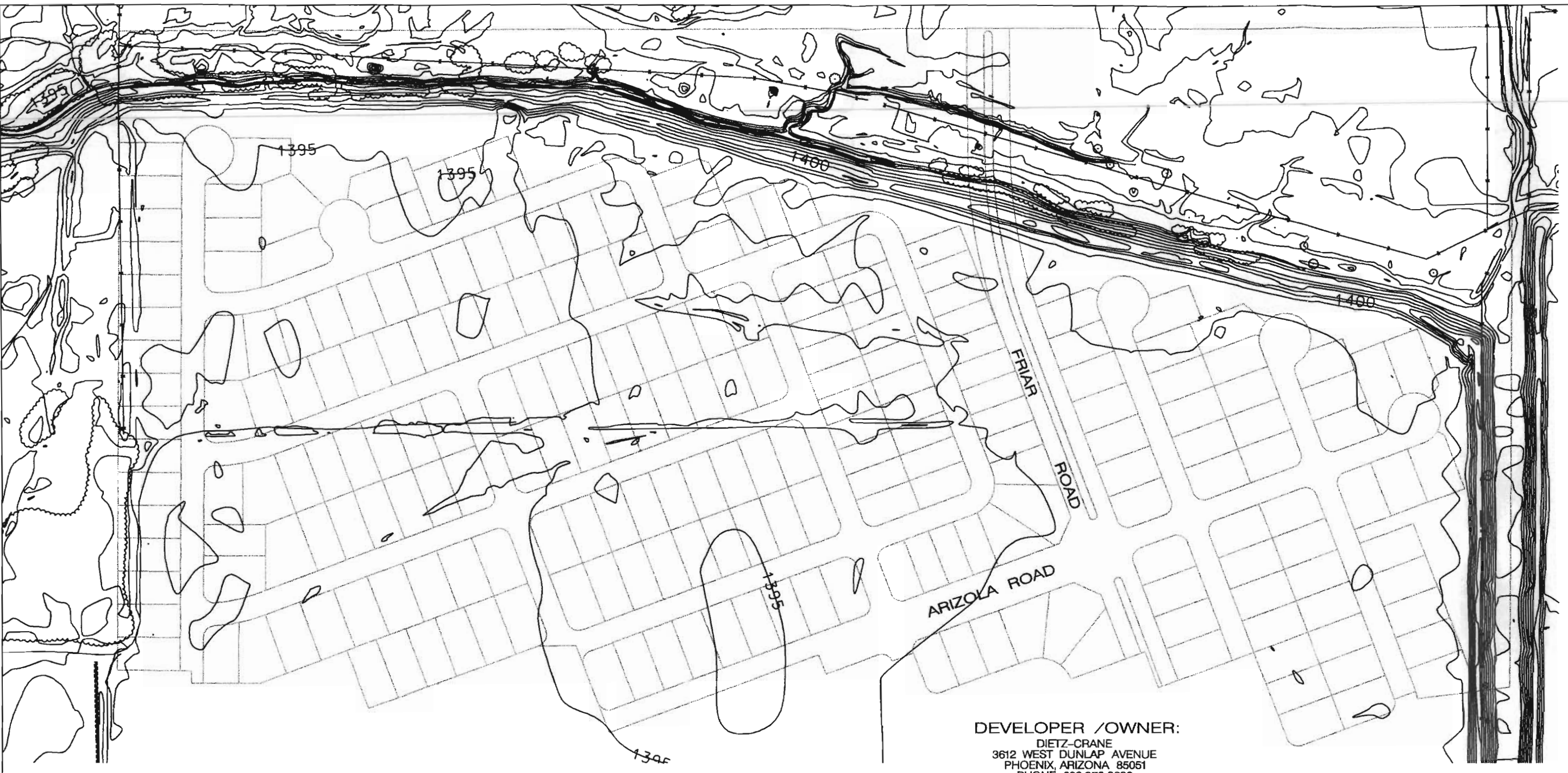

MISSION VALLEY UNIT II

TOPOGRAPHICAL EXHIBIT

DEVELOPER /OWNER:
DIETZ-CRANE
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

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5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT:
CHRISTINE TARATSAS, R.L.A.

JOB# 99-027
DATE: 103000
SHEET 3 OF 3

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Mission Valley
Unit II

Exhibit B
Mission Valley
Approved Land Use Plan

EXHIBIT F
LAND USE PLAN, UNITS 1 AND 2

MISSION VALLEY

A PLANNED RESIDENTIAL COMMUNITY

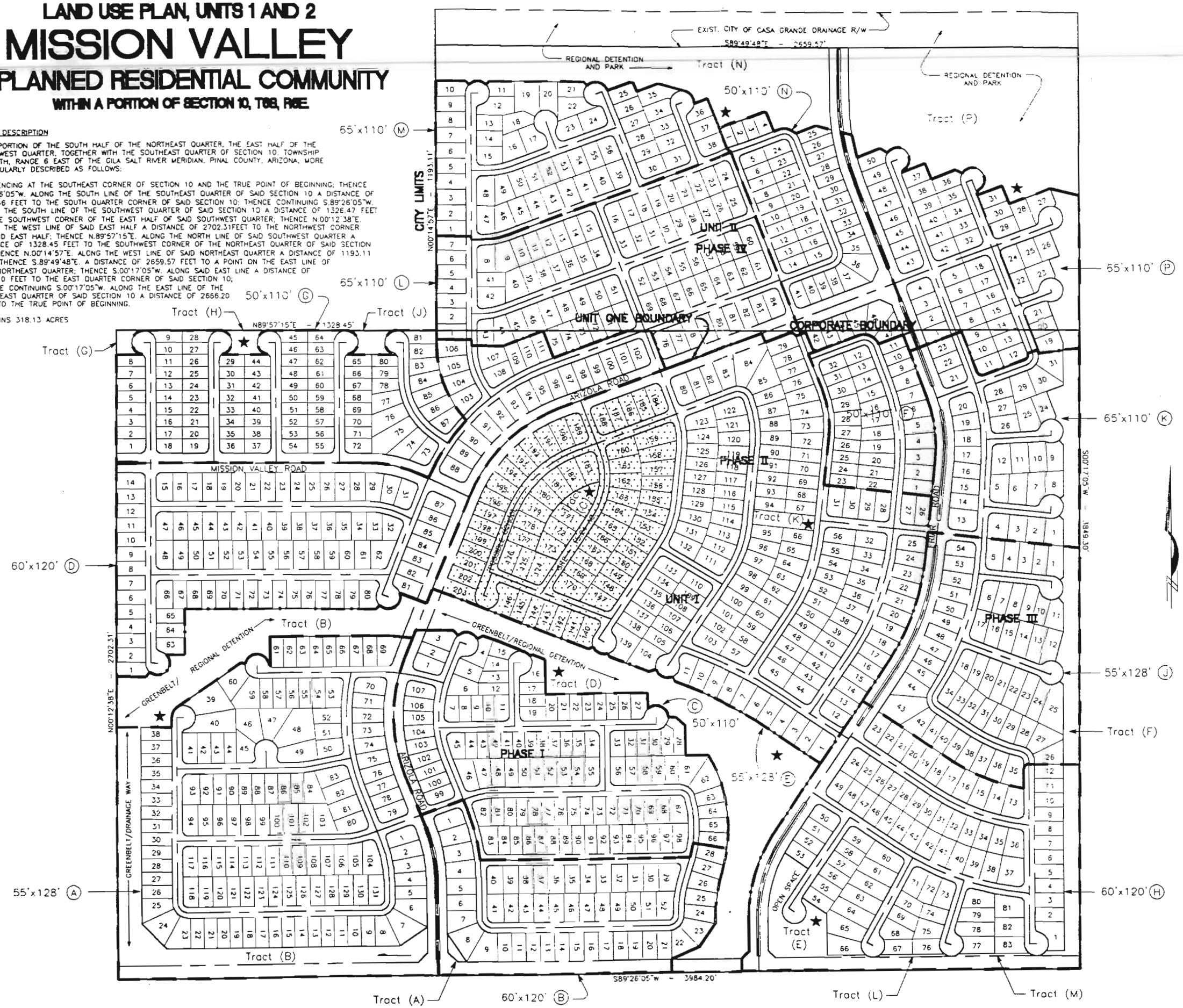
WITHIN A PORTION OF SECTION 10, T6S, R8E.

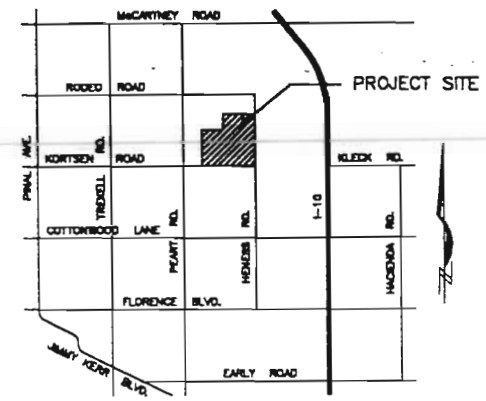
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, TOGETHER WITH THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10 AND THE TRUE POINT OF BEGINNING; THENCE S.89°26'05"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 2657.46 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE CONTINUING S.89°26'05"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1326.47 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE N.00°12'38"E. ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 2702.31FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE N.89°57'15"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1328.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N.00°14'57"E. ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1193.11 FEET; THENCE S.89°49'48"E. A DISTANCE OF 2659.57 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S.00°17'05"W. ALONG SAID EAST LINE A DISTANCE OF 1183.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE CONTINUING S.00°17'05"W. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 2666.20 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 318.13 ACRES





VICINITY MAP
NO SCALE

GRAPHIC SCALE

200 0 400 800

(IN FEET)
1 inch = 200 ft.

EXPLANATION OF SYMBOLS

- PHASE LINE
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- STREET CENTERLINE
- (Z) PARCEL DESIGNATION
- (55) DENOTES PARCEL LOT TOTAL
- 60'x117' DENOTES MINIMUM LOT DIMENSIONS
- 21 AC. PARCEL GROSS AREA
- ★ DENOTES POCKET PARK/TOT LOT
- DENOTES POCKET PARK/TOT LOT

PREPARED FOR:
DIETZ-CRANE HOMES
3612 W. DUNLAP AVENUE
PHOENIX, AZ 85051
PHONE:(602)973-8632 FAX:(602)973-2258

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA ST.
PHOENIX, ARIZONA
85004
(502) 271-9911

DRAWN	DATE	JOB	SHEET
MSD	12/17/99	98-340	1 OF 1

Mission Valley Unit II

Exhibit C
Landscape Master Plan

TREES

CERICIDIUM "DESERT MUSEUM"	"DESERT MUSEUM" PALO VERDE
CERICIDIUM PRAECOX	PALO BREA
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
PROSOPIS CHILENSIS	CHILEAN MESQUITE

ACCENTS

DASYLIRION WHEELERI	DESERT SPOON
FOUQUIERIA SPLENDENS	OCOTILLO
OPUNTIA "SANTA RITA"	TUBAC

SHRUBS/GROUNDCOVERS

CHRYSATINA MEXICANO	DAMIANITA
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
DALEA BICOLOR MONTERREY BLUE	MONTERREY BLUE DALEA
ENCELIA FARINOSA	BRITTLEBUSH
JUSTICIA CALIFORNICA	CHUPAROSA
LEUCOPHYLLUM CANDIDUM	"THUNDER CLOUD" TEXAS RANGER
LEUCOPHYLLUM FRUTESCENS	"GREEN CLOUD" TEXAS RANGER
RUELLIA PENINSULARIS	BAJA RUELLIA
VERBENA RIGIDA	VERBENA

MISSION VALLEY UNIT II

0' 100'

ALD Arizona Land Design
5202 E. DAHLIA ST. WAY
SCOTTSDALE, ARIZONA 85254
PHONE: 480.951.6410 FAX: 480.365.5898

LANDSCAPE MASTER PLAN

1/4

JOB • 2000-32

DATE: 10/24/00

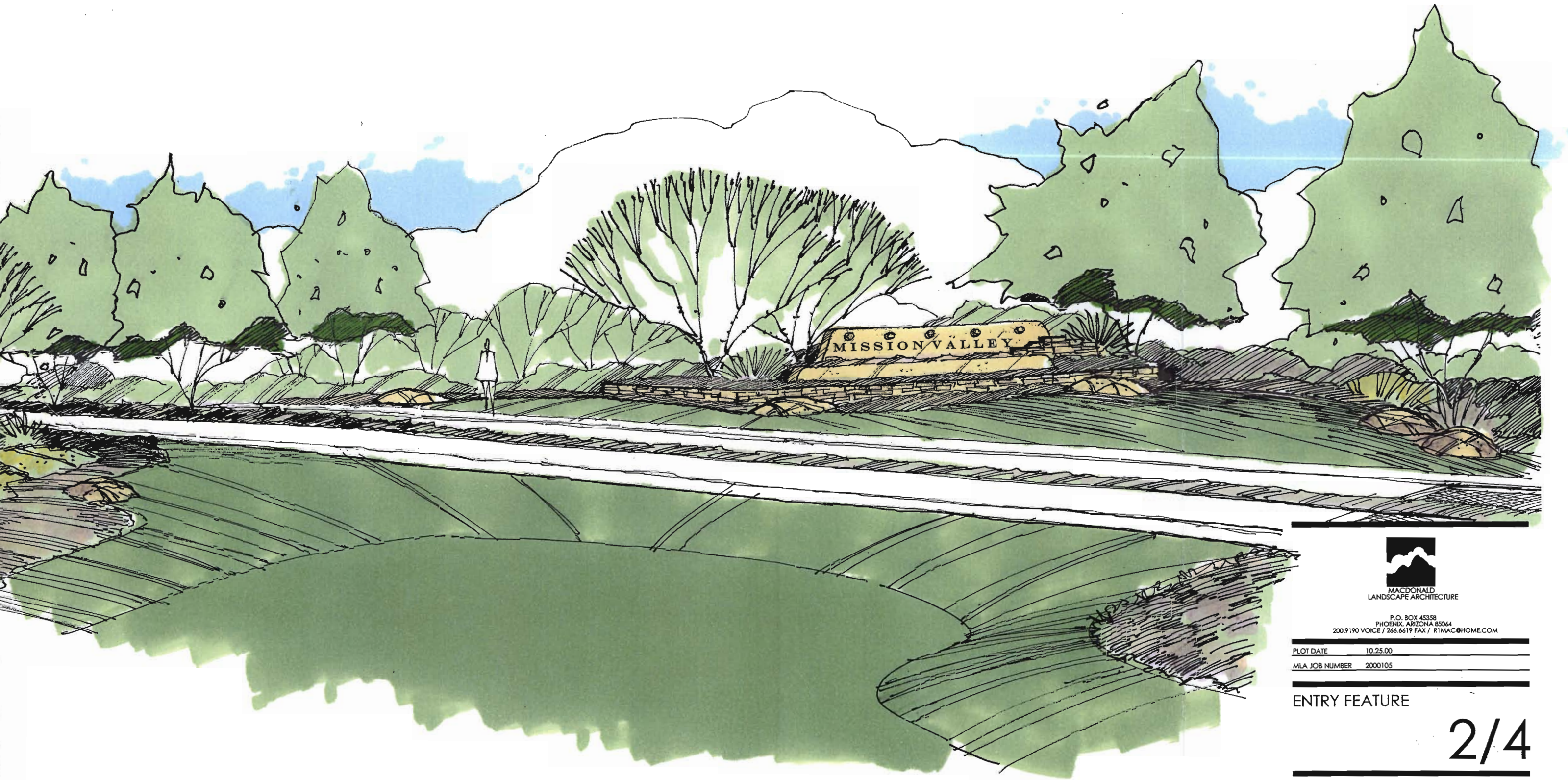
D:\c00-32\site5mls.dgn 10/25/00 10:05:32

Mission Valley
Unit II

Exhibit D
Entry Feature
Exhibit

MISSION VALLEY

ENTRY FEATURE



MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 45358
PHOENIX, ARIZONA 85064
200.9190 VOICE / 266.6619 FAX / R1MAC@HOME.COM

PLOT DATE	10.25.00
MLA JOB NUMBER	2000105

ENTRY FEATURE

Mission Valley Unit II

Exhibit E
Theme Wall Exhibit

MISSION VALLEY

THEME WALLS

GREENBELT THEME WALL
½"=1'

FRIAR ROAD THEME WALL
½"=1'

MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 45358
PHOENIX, ARIZONA 85064
200.9190 VOICE / 266.6619 FAX / R1MAC@HOME.COM

PLOT DATE 10.25.00

MLA JOB NUMBER 2000105

THEME WALLS

Mission Valley
Unit II

Exhibit F
Entry Feature
Plan View
Exhibit

MISSION VALLEY

ENTRY FEATURE PLAN VIEW/
ELEVATION

Y MONUMENT

RY MONUMENT/PLAN VIEW

MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 65358
PHOENIX, ARIZONA 85064
200.9190 VOICE / 266.6619 FAX / RIMAC@HOME.COM

PLOT DATE	10.25.00
MLA JOB NUMBER	2000105

ENTRY FEATURE PLAN VIEW/
ELEVATION

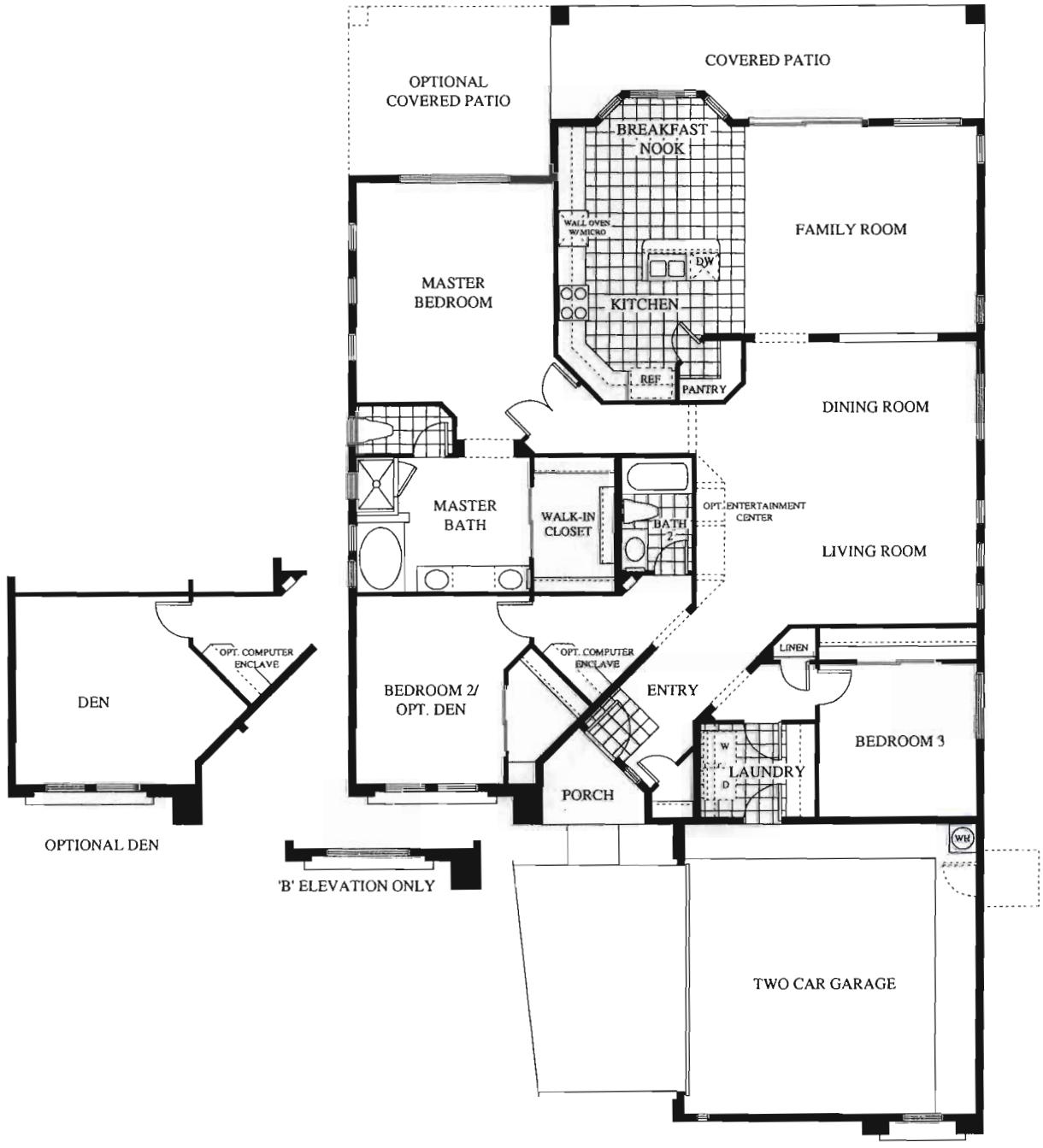
Mission Valley
Unit II

Exhibit G
Example Product Floor Plans
and
Elevations

Highland at Dove Valley Ranch

2136 SQUARE FEET
3 BEDROOMS, DEN OPTION,
FORMAL LIVING/DINING, 2 BATHS
DEN OPTION, 2 BATHS

Bay Hill
Plan 2136



PRELIMINARY
SUBJECT TO CHANGE

In the interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

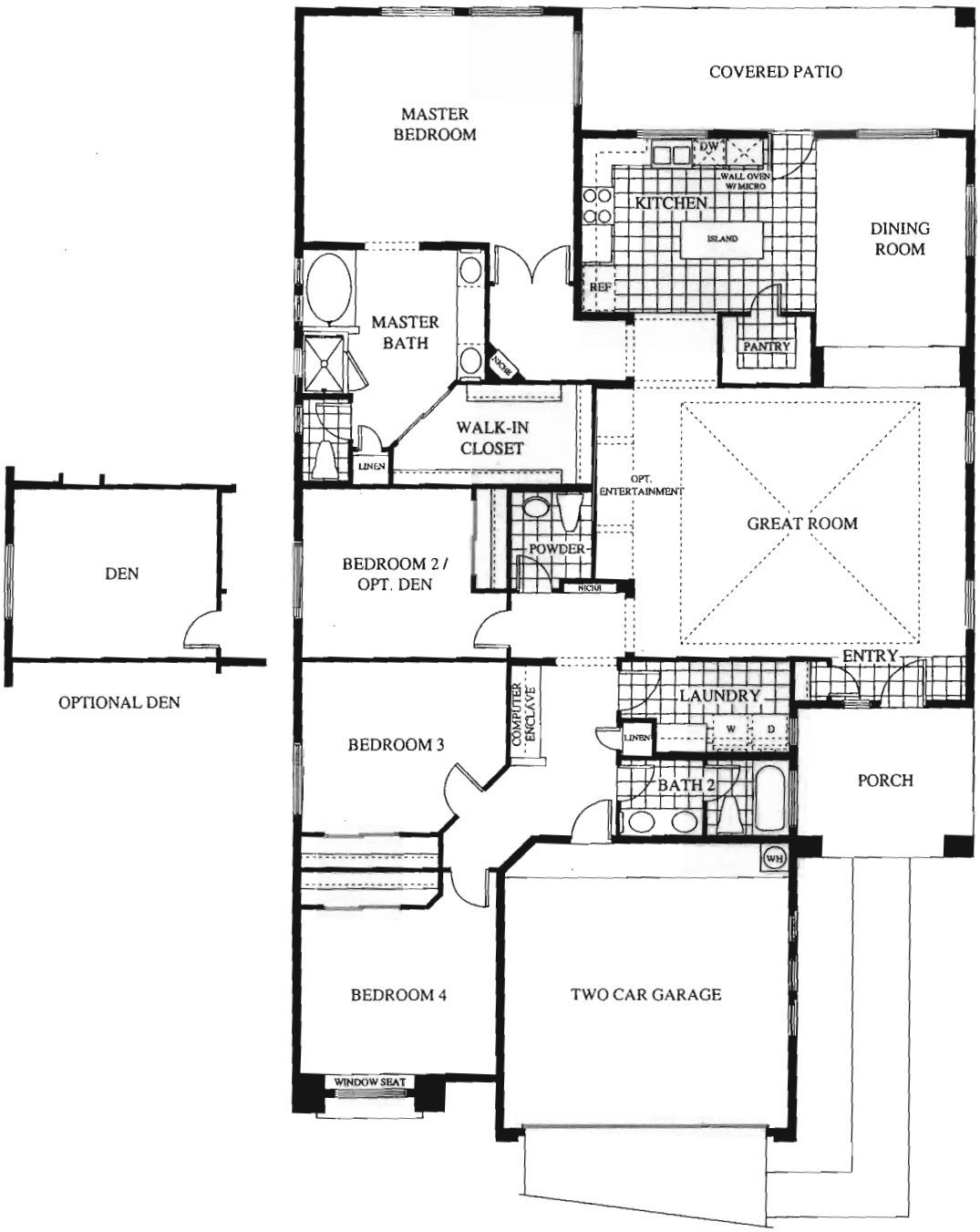
HIGHLAND/051500

DIETZ-CRANE HOMES
Quality since 1954

Highland at Dove Valley Ranch

2395 SQUARE FEET
4 BEDROOMS, GREAT ROOM,
DEN OPTION, 2.5 BATHS

Oakhurst
Plan 2395



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SUBJECT TO CHANGE

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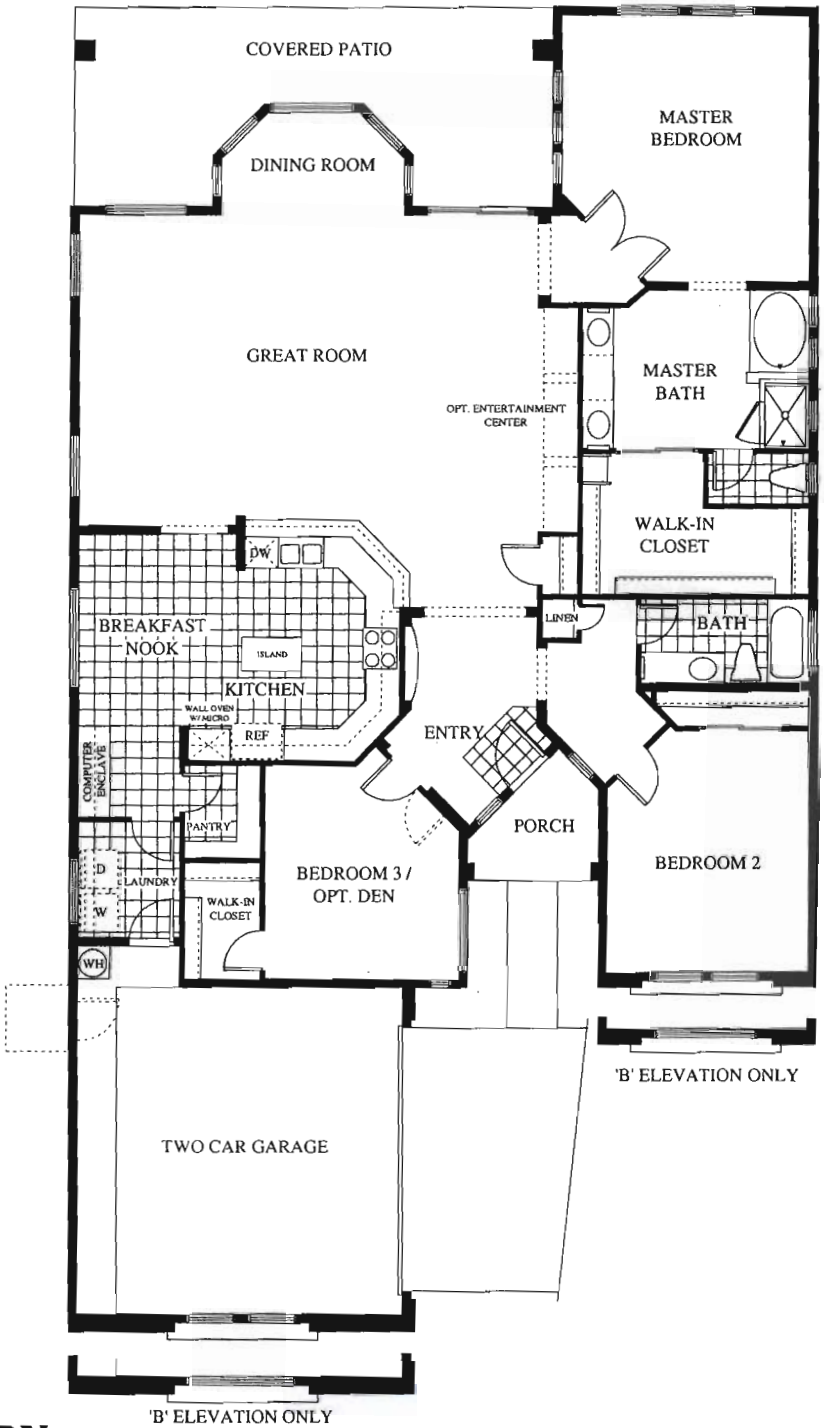
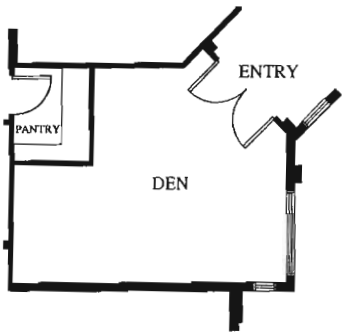
DIETZ-CRANE HOMES
Quality since 1954

Highland at Dove Valley Ranch

2255 SQUARE FEET
3 BEDROOMS OR 2 BEDROOM WITH DEN OPTION, GREAT ROOM,
2 BATHS

Torrey Pines
Plan 2255





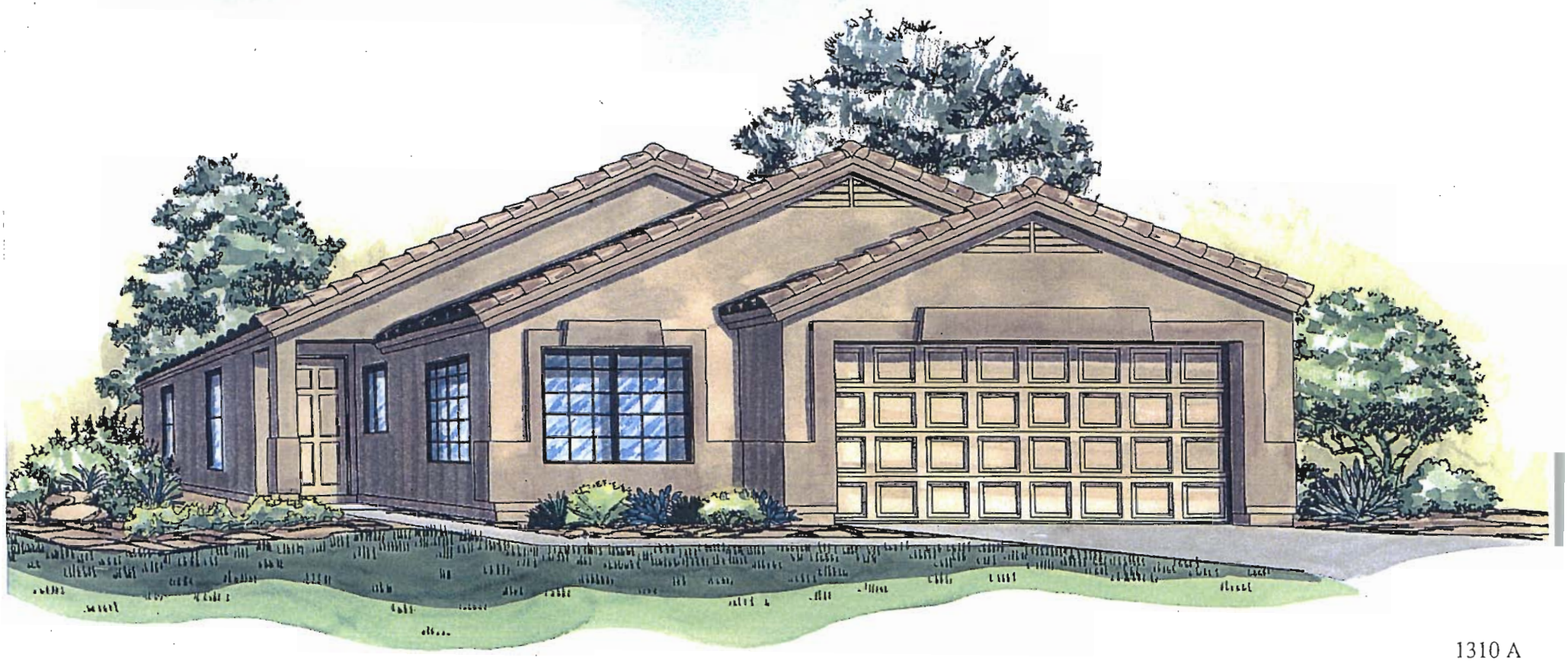
OPTIONAL DEN

PRELIMINARY
SUBJECT TO CHANGE

In the interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

HIGHLAND/051500

DIETZ-CRANE HOMES
Quality since 1954

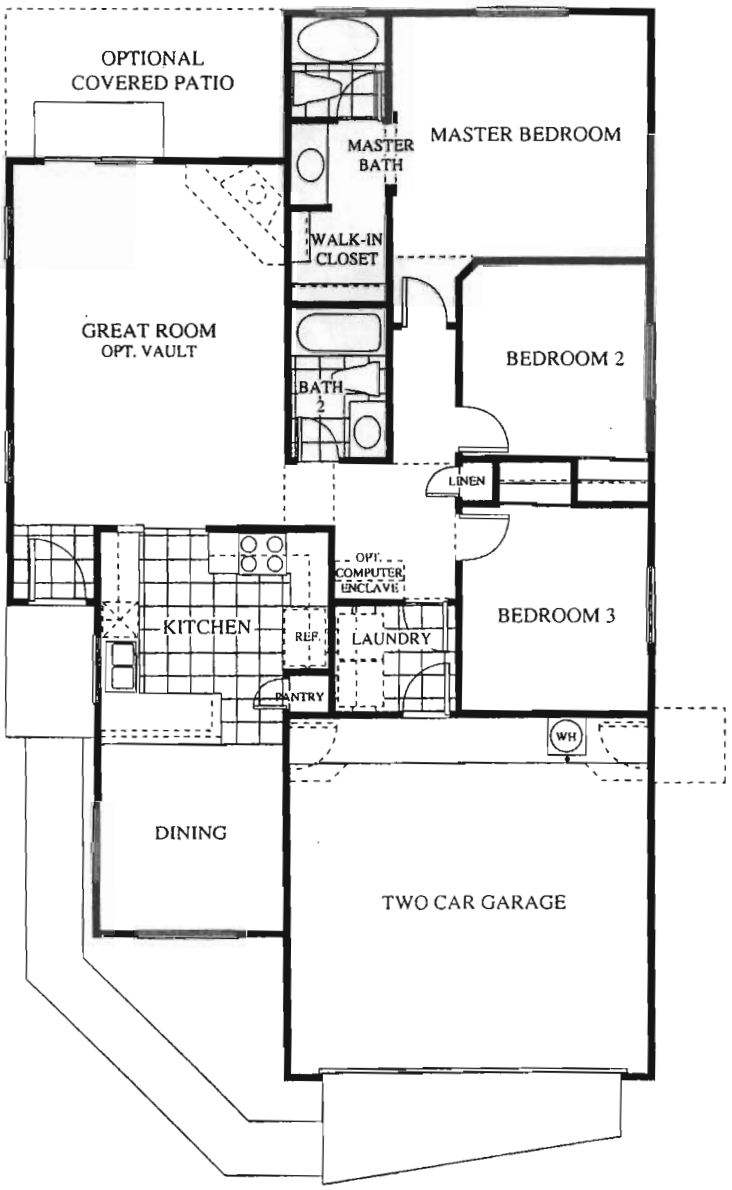


1310 A

The Payson
Model 1310.4

DIETZ-CRANE HOMES
Quality since 1954

3 BEDROOMS, 2 BATHS, ONE STORY,
1310 SQ. FT.



HarborShores/020200

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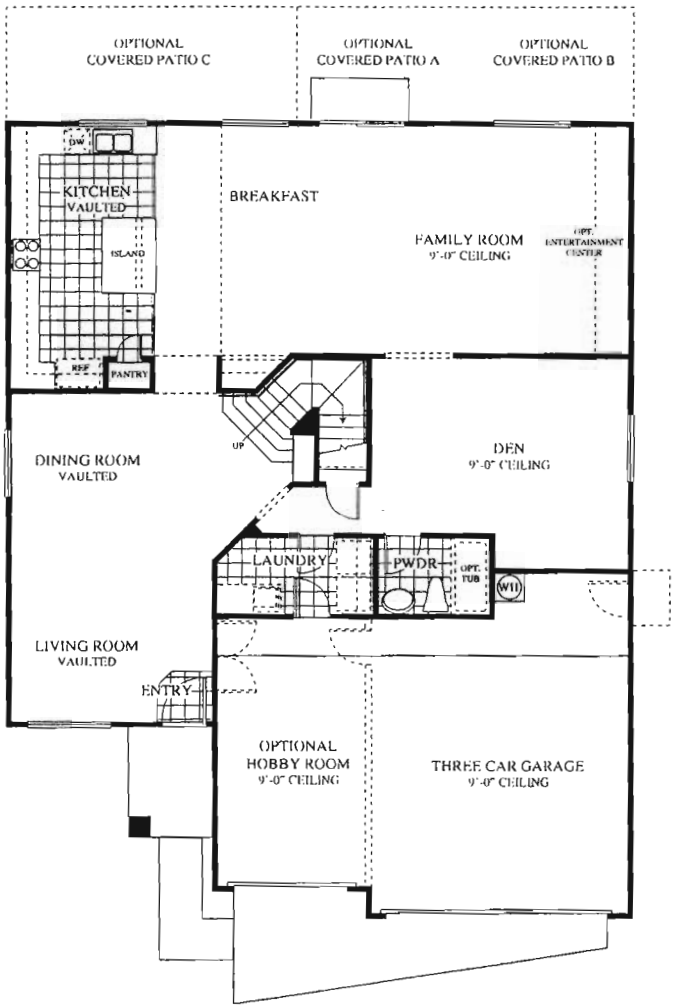
3087 A

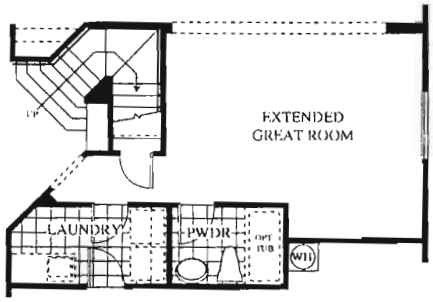
The Acacia
Model 3087.4

DIETZ-CRANE HOMES

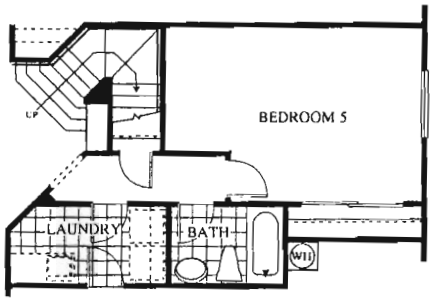
Quality since 1954

4 BEDROOMS AND A DEN, OR WITH A VARIETY OF OPTIONS, 5 BEDROOMS, 2 1/2 TO 3 BATHS, LOFT, EXTENDED GREAT ROOM, 3 CAR GARAGE, 3087 SQ. FT.

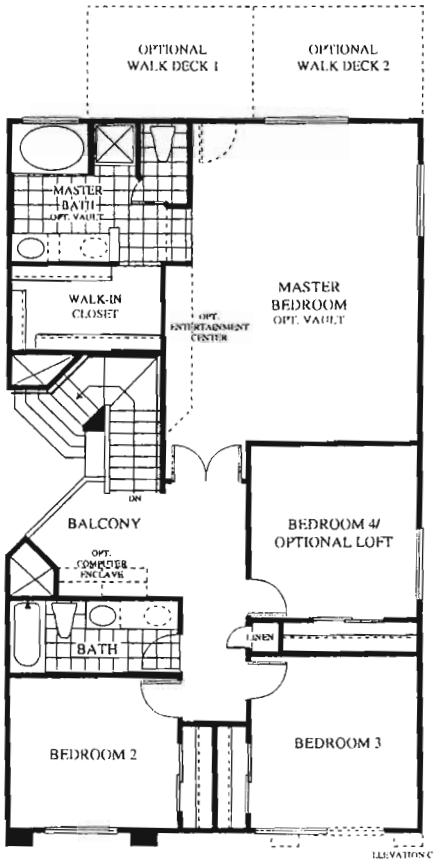




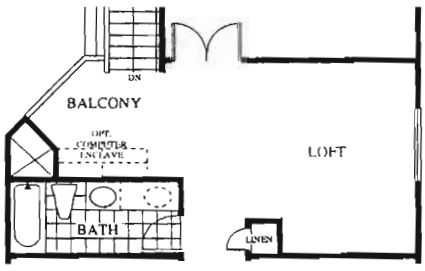
OPTIONAL EXTENDED GREAT ROOM



OPTIONAL BEDROOM 5



ELEVATION C



OPTIONAL LOFT

Catalina @ Rancho El Mirage/020200

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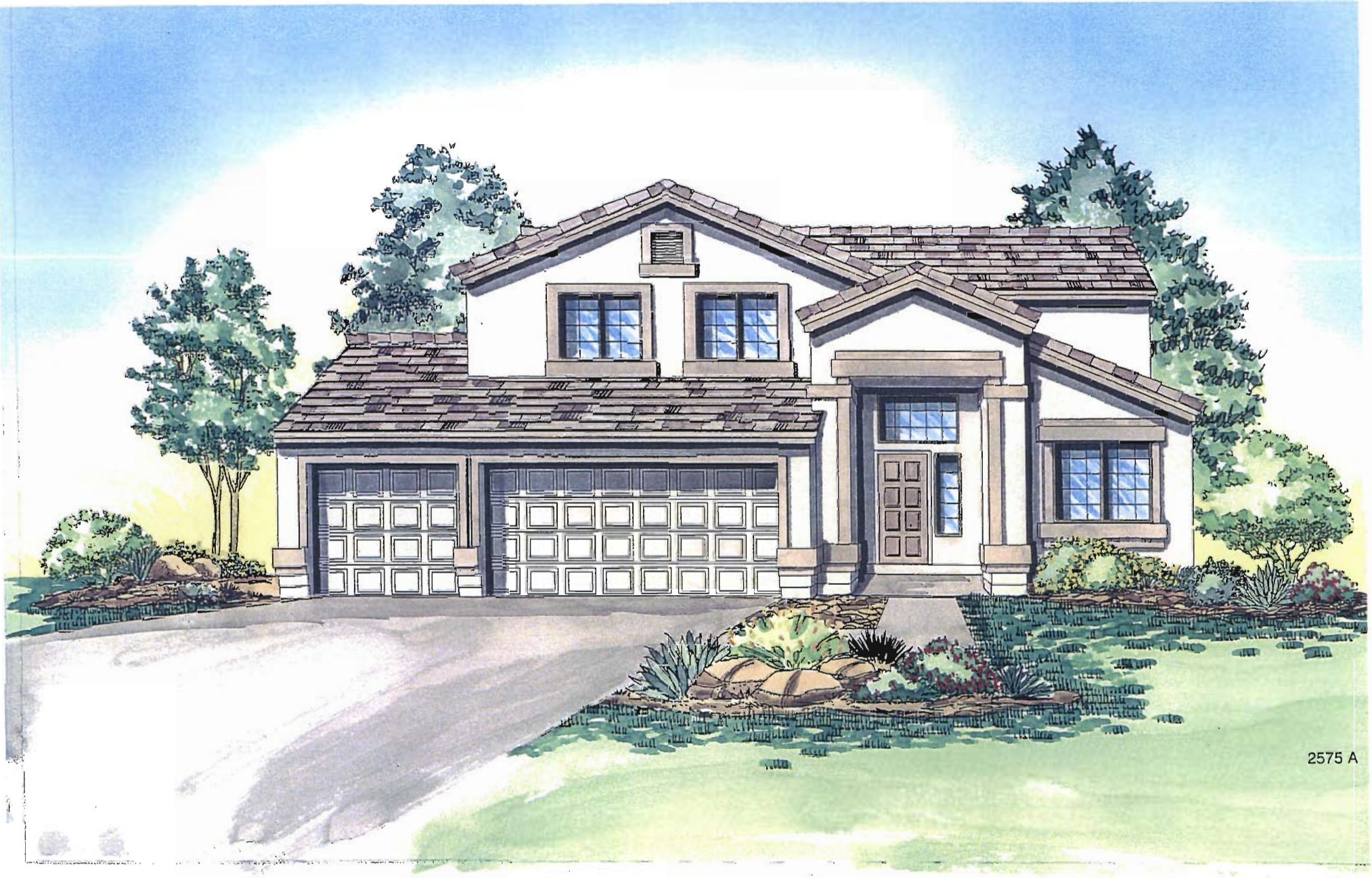
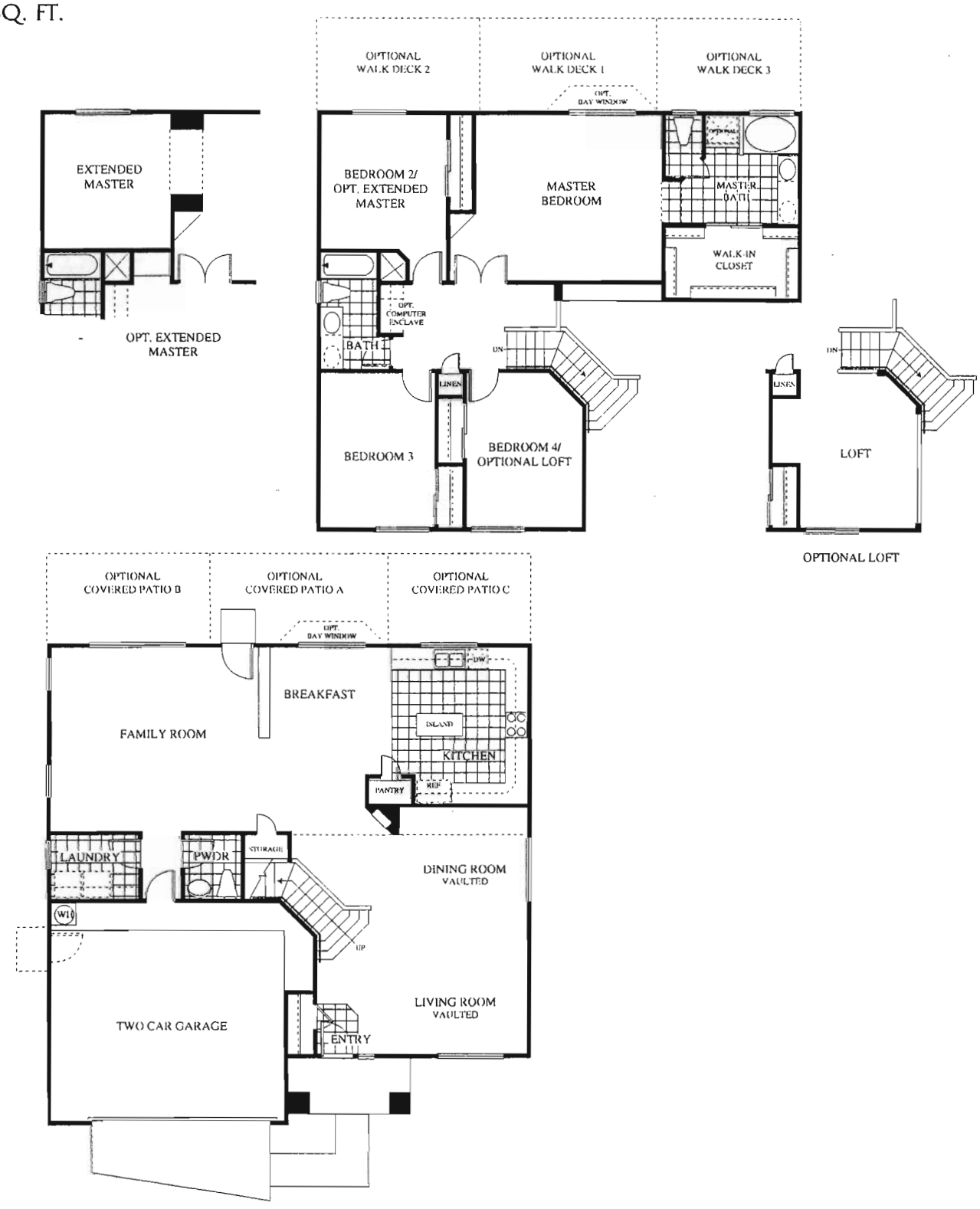

2575 A

The Lantana
Model 2575.4

DIETZ-CRANE HOMES
Quality since 1954

4 BEDROOMS, OR WITH EXTENDED,
MASTER SUITE, OR LOFT OPTIONS,
2 1/2 BATHS, 2 CAR GARAGE,
2575 SQ. FT.



Catalina at Rancho El Mirage/020200

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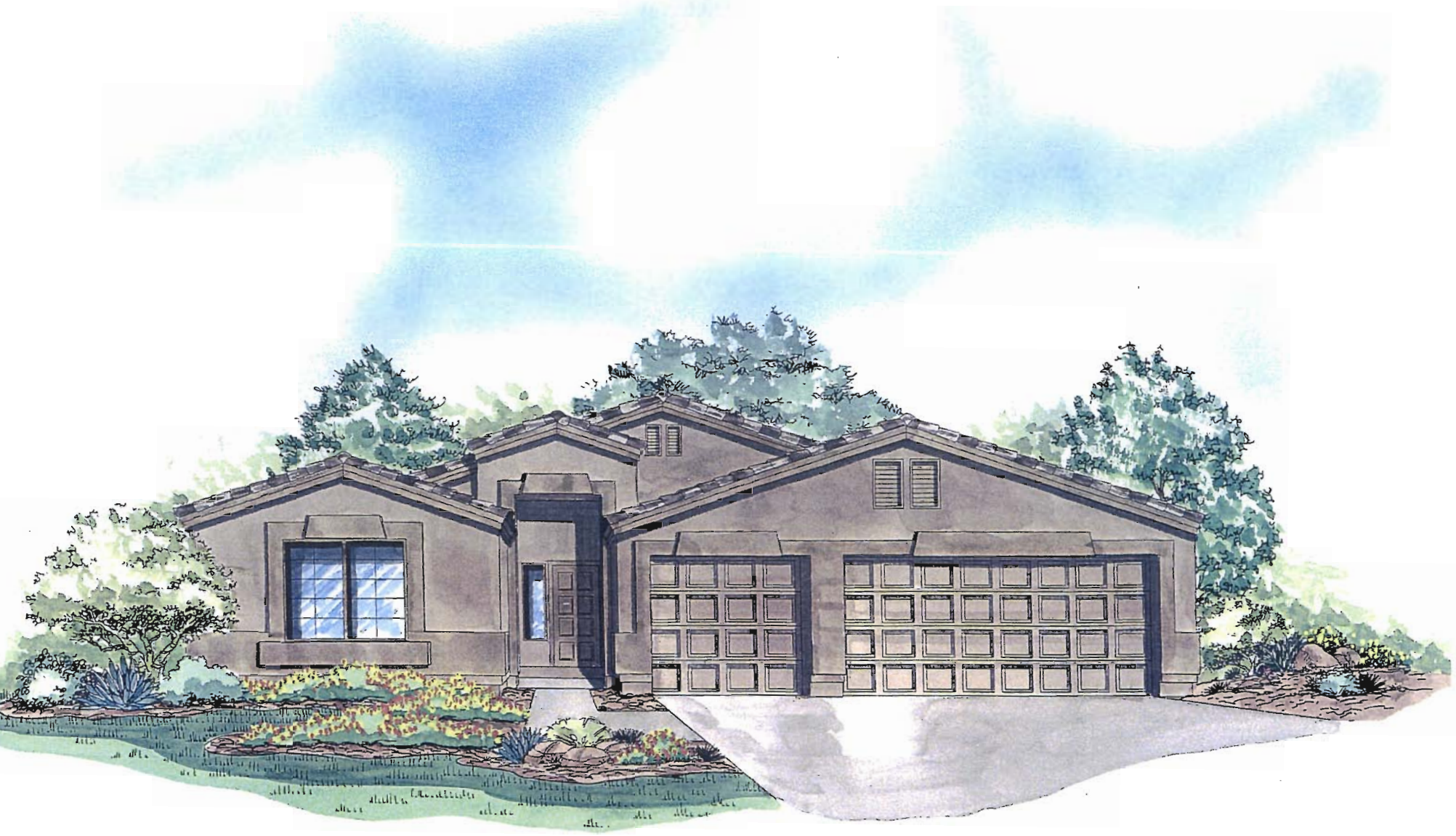
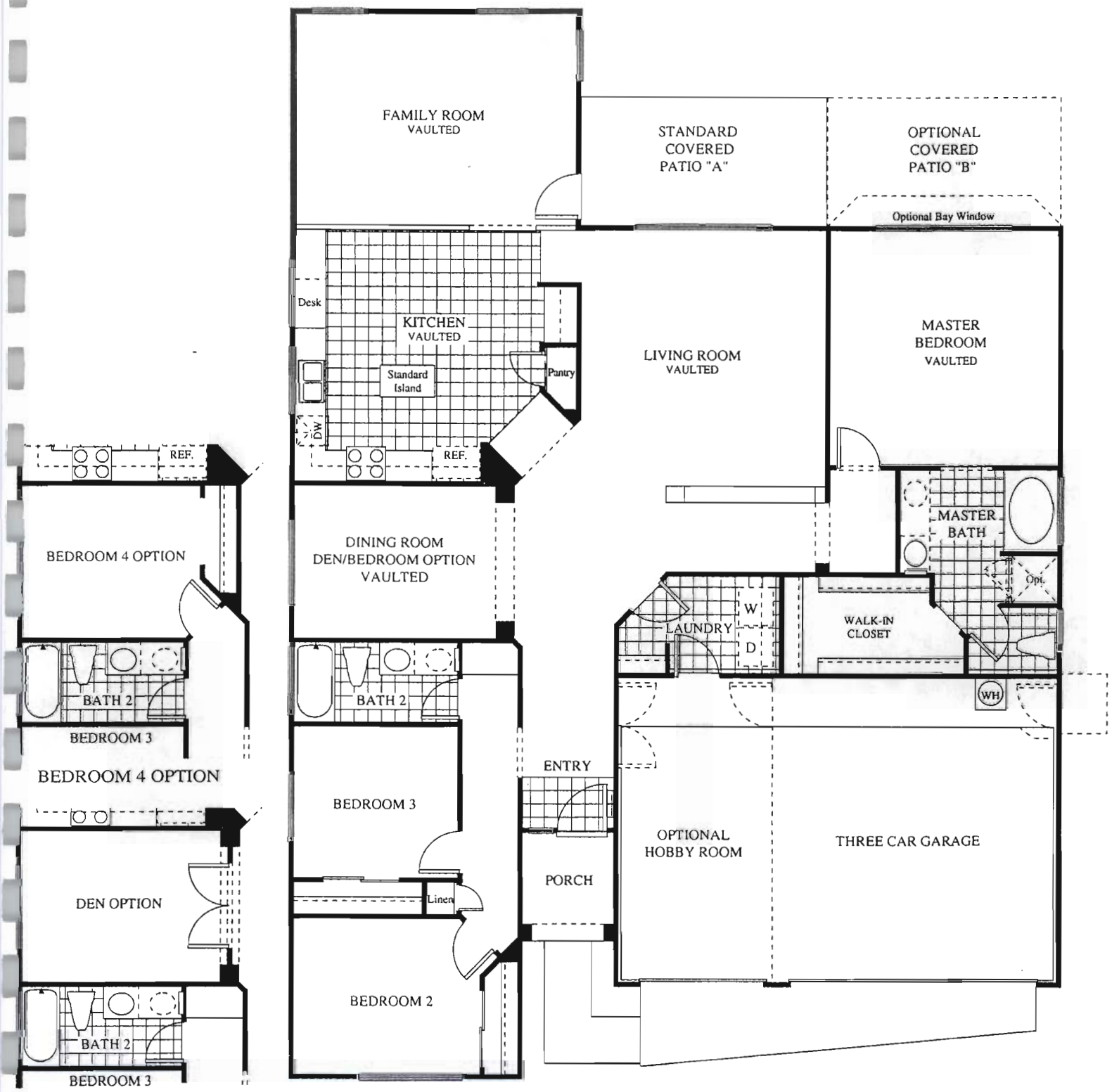


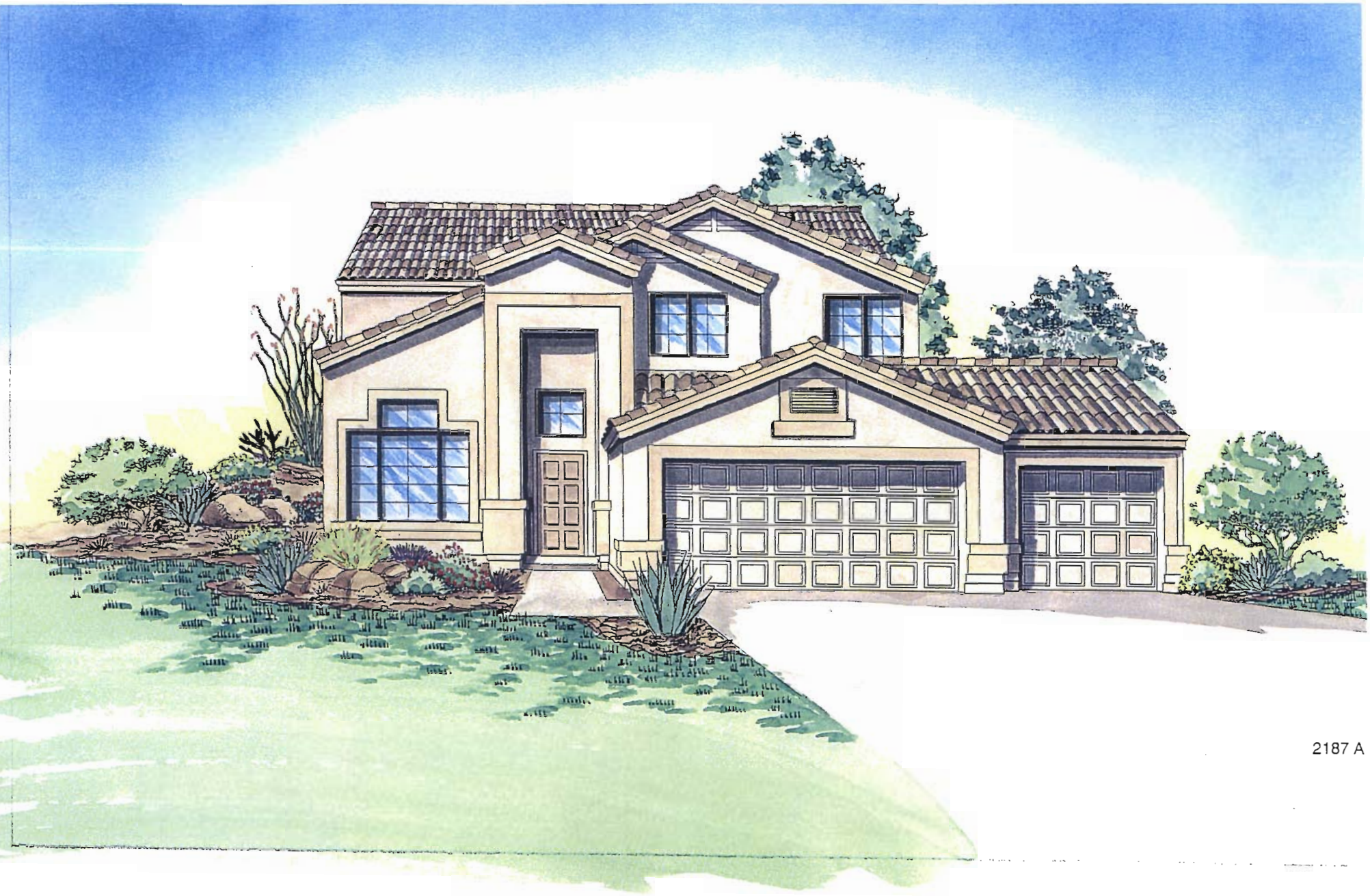
2210 A

The Jerome
Model 2210.3

3 Bedrooms, 2 Baths, One Story,
Optional 4th Bedroom,
3 Car Garage, 2210 sq. ft.



These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice.
All square footages are approximate.

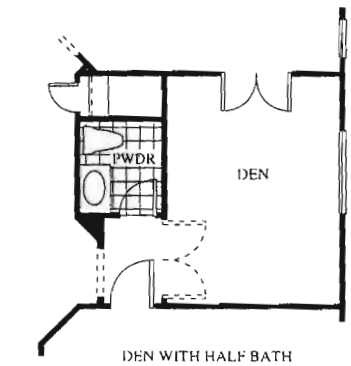


2187 A

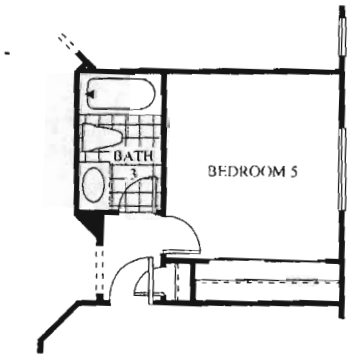
The Ocotillo
Model 2187.4

DIETZ-CRANE HOMES
Quality since 1954

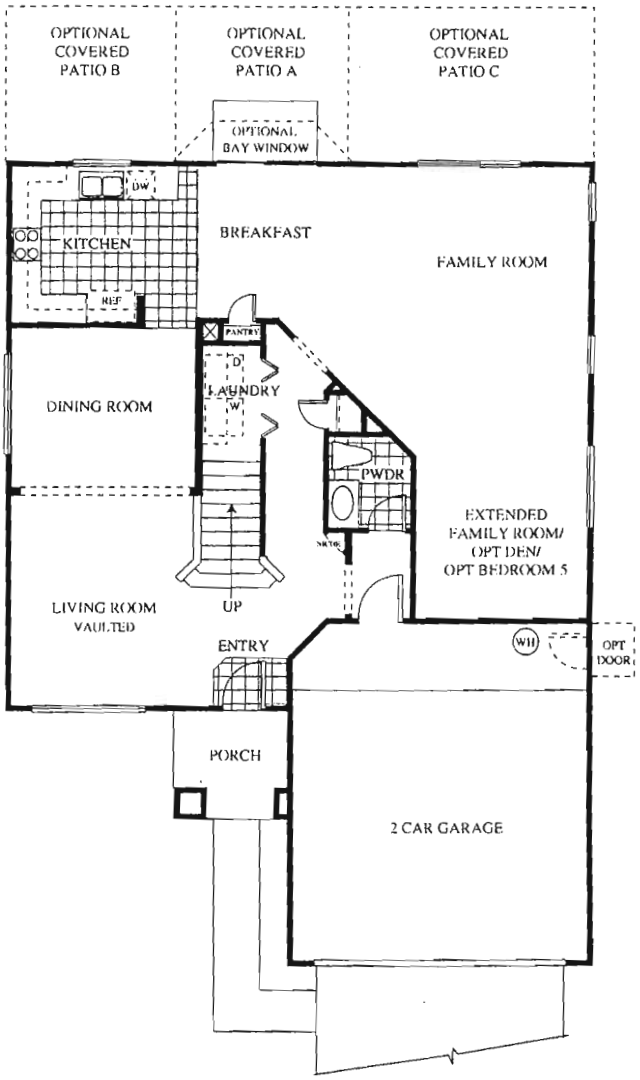
4 BEDROOMS, OR WITH A VARIETY OF OPTIONS,
DEN, 5 BEDROOMS, 2 1/2 TO 3 BATHS,
2 CAR GARAGE, 2187 SQ. FT.

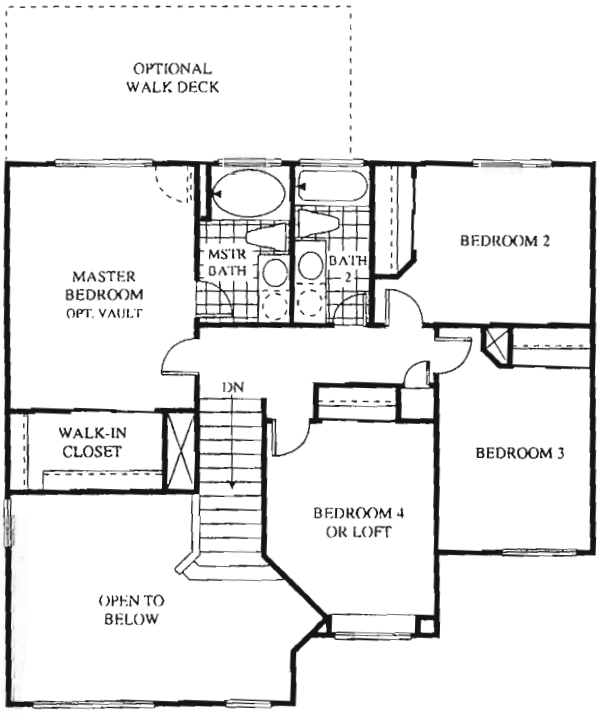


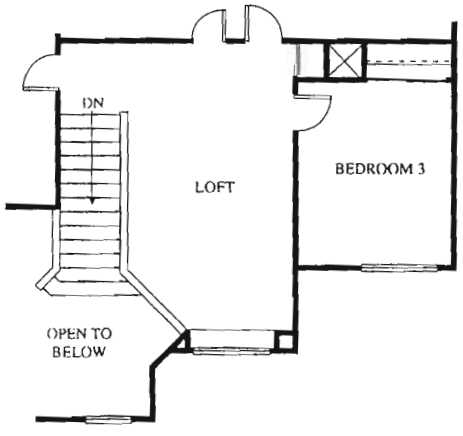
DEN WITH HALF BATH



BEDROOM 5 WITH FULL BATH







LOFT OPTION

Catalina @ Rancho El Mirage/020200

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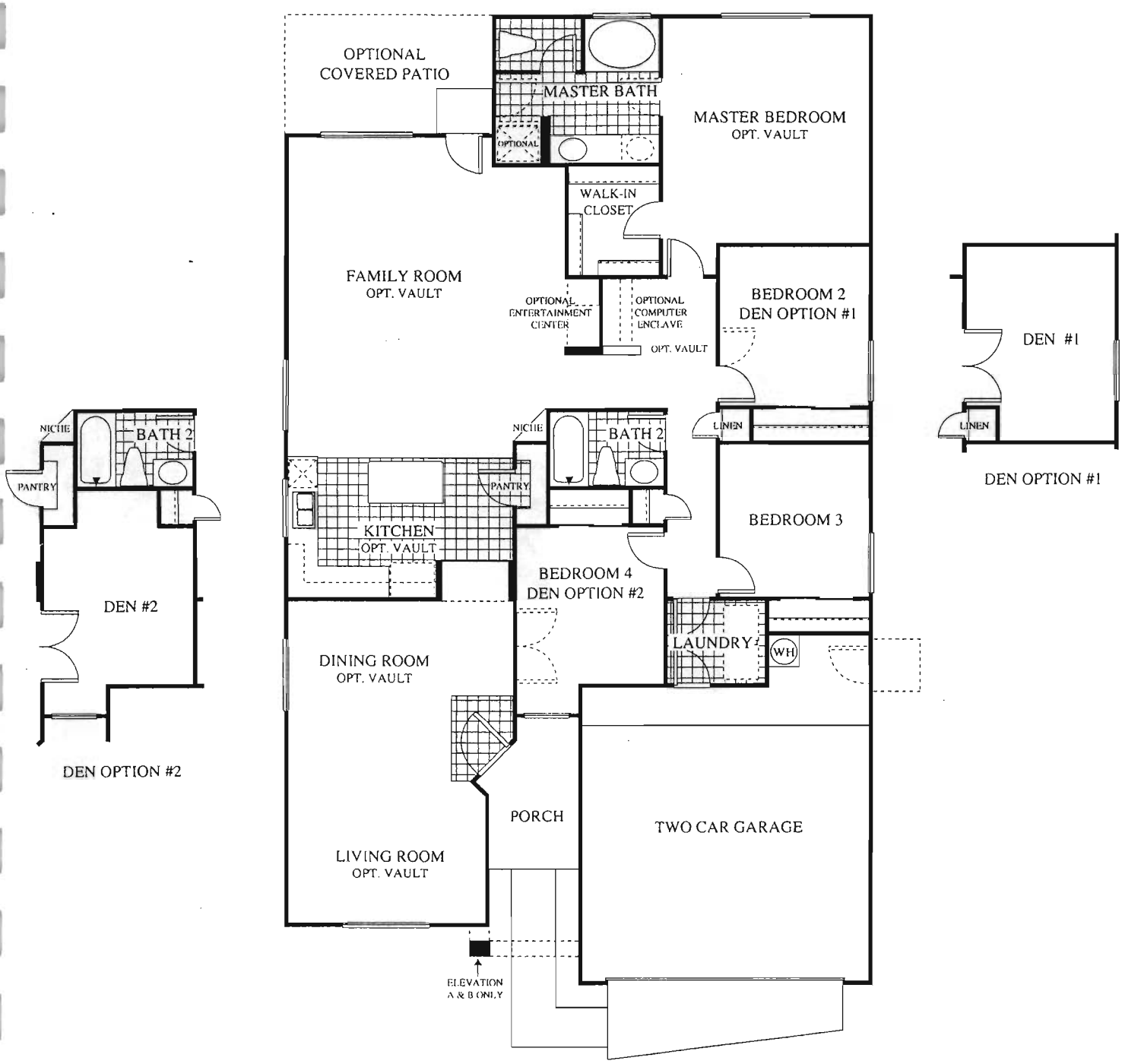
1934 A

The Ironwood
Model 1934.4

DIETZ-CRANE HOMES
Quality since 1954

4 BEDROOMS, OR WITH DEN OPTION,
2 BATHS, 2 CAR GARAGE, 1934 SQ. FT.



Catalina @ Rancho El Mirage/020200

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