

Development Guide
Requesting a P. A. D. Rezoning
for
Monterra Village
(SEC Kortsen Road & Peart Road)

Date: November 24, 2003
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Job No. 03-015
Application No: CGPZ-5-04

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Monterra Village
Preliminary Development Plan and Development Guide
for a Planned Area Development - P.A.D.
(SEC of Kortsen Road and Peart Road)

Application No. CGPZ - 5-04

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EXHIBITS

- Exhibit 1 Vicinity Map
- Exhibit 2 Preliminary Development Plan
- Exhibit 3 Zoning Map
- Exhibit 4 Site Photographs
- Exhibit 5 Topographic Survey & Alta Survey
- Exhibit 6 Flood Insurance Rate Map
- Exhibit 7 Lot Sizing & Open Space Diagram
- Exhibit 8 Preliminary Landscape Plan
- Exhibit 9 Preliminary Phasing Diagram

Part I - Project Overview

1.0 Introduction

Monterra Village has been planned and engineered to be in compliance with the City of Casa Grande General Plan 2010. The current Land Use is designated for a Low-Density Residential Zone and it allows for a density range of 1.4 to 4 dwelling units per acre (du/ac) and a maximum density not to exceed 4.0 du /ac. The proposed development is at a net acre residential density of 3.76 du/ac. The proposed density is in compliance with the target density for this Urban Growth Area.

By incorporating open space areas, landscaping, and pedestrian trails, the proposed development enhances the existing community character of the neighborhood. It also contributes to the 'open community' concept by including a connection to adjacent communities to the south. As outlined in the General Plan (5.1), the Roadway Circulation Section, the design further complies by continuing the design of the existing arterial and collector roadways in the area (Refer to Exhibit 2, Preliminary Development Plan).

2.0 Planned Area Development Request

Containing approximately 80 acres, Monterra Village is a portion of the north half of the northwest quarter of Section 15, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. The property is located at the southeast corner of the intersection of Kortszen Road and Peart Road, (Refer to Exhibit 1, Vicinity Map for more details).

This is a formal request for a Rezone from the site's current Single Family Residential (R-1) zoning district to a Planned Area Development (PAD). The PAD will contain two principal uses: low density single-family residential development; and a 3.99-acre Professional Office Park.

The primary use, a low-density residential development, has been planned to include open space areas that will contribute to the overall aesthetic quality of the community. Open space tracts are centralized within the residential development and will form a connection with the adjacent developments to the south (Tamaron and Highland Manor 2). Along with providing a community connection, it serves as a pedestrian-safe area for the residents of Monterra Village (Exhibit 3 identifies zoning on this and the adjacent properties).

The proposal also includes a secondary use, a Professional Office Park. Since the property across Peart Road to the west is a future commercial site for the G-Diamond Ranch mixed-use master-planned development, the Professional Office Park will serve as an appropriate transition at this intersection. It will create a safe, efficient and convenient mainstay and offer employment opportunities for the residents of Casa Grande.

3.0 Existing Site Conditions

This site is a rectangular, agricultural parcel of land. The property includes a concrete-lined irrigation ditch that runs along the east side of the site, just inside of the eastern boundary. Along the concrete-lined ditch is an existing dirt road. There is an existing Retention Basin adjacent to the northeast of the property that is approximately 6 feet deep, 350 feet long and 40 feet wide and is surrounded by Mesquite trees and other vegetation. The retention basin is not a part of the Monterra Village development.

Located about four hundred (400') feet on the inside of the northeast corner of Monterra Village is an existing three-pipe concrete culvert that runs north under Kortsen Road. Engineering designs will be incorporated to address the future use of the drainage culvert.

The southernmost boundary is shared by two future residential subdivisions: Tamaron and Highland Manor 2. Monterra Village and Highland Manor 2 will be connected by McDonald Street, a forty-four (44') foot wide residential drive.

It is important to note that a portion of O'Neil Drive, an eighty (80') foot wide collector located in the Tamaron subdivision, crosses into the southeast boundary of Monterra Village. The two proposed developments will be connected at this corner with a future right-of-way.

The property across Peart Road to the west is a future commercial parcel that is a part of the G-Diamond Ranch mixed-use master plan. The designs for G-Diamond Ranch are still in the preliminary stages of engineering. Refer to Exhibit 4 for photographs of the site.

- **Topography and Drainage**

This property has been graded for agricultural use, with existing grade sloping to the northwest. The high point is located on the southeast corner and the low point is the west boundary. As shown on Exhibit 5, the site is fairly flat with an approximate slope of 0.1% to 0.15%.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicate that this project falls predominantly within Zone C. Zone C is defined by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flooding. It is also outside of the delineated 100-year flood plain boundary. 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. A Flood plain Map is attached as Exhibit 6.

- **Relationship to Surrounding Properties**

As outlined in Exhibit 3-Zoning Map, the land surrounding the site is a mixture of agricultural, residential and commercial zones.

North: Abutting the north side of the site is Kortsen Road. Across Kortsen Road is an

undeveloped parcel zoned Urban Ranch. Northeast across Kortsen Road is an existing residential subdivision Mission Valley, zoned P.A.D.

East: The site is bound on the east side by unsubdivided, agricultural property presently zoned Urban Ranch.

South: The south property line is shared by two future residential subdivisions: Highland Manor Phase 2 and Tamaron. Both subdivisions have been approved by the City as P.A.D. developments.

West: The site is bound on the west side by Peart Road. Across Peart Road is an undeveloped parcel currently in the planning stage as the G-Diamond Ranch Mixed-Use Master Plan. The portion of that master plan that is directly adjacent to Monterra Village is zoned for a proposed commercial use.

- **Accessibility**

As indicated on the Vicinity Map, Monterra Village is easily accessible from Interstate-10 and existing arterial roads. If approaching from the City of Casa Grande downtown area to the west, it is accessible from Florence Boulevard and Peart Road. Cottonwood Lane is approximately $\frac{1}{4}$ mile south and will also lead to the site via Peart Road.

- **Legal Description**

This property is a single parcel of land located in the City of Casa Grande. It is a portion of the north half of the Northwest Quarter of Section 15, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, located in Pinal County, Arizona. The assessor parcel number is 505-15-004B. A copy of the current ALTA survey is included in Exhibit 5.

4.0 Project Land Use

The proposed P.A.D. includes two different uses. The first use is for a single-family residential subdivision. The neighborhood will contain a combination of two different lot sizes separated into two phases of construction. The phasing and design offer the opportunity to develop four separate but integrated neighborhoods of single-family homes under the Planned Area Development District.

The second proposed land-use is for a 3.99-acre Professional Office Park. The proposed location for the Professional Office Park is at the southeast corner of Kortsen Road and Peart Road. This intersection will be a heavily-traveled transportation route in the near future. Since professional business parks typically have low impact traffic patterns and customer contact, this is an ideal location. The professional business park will also create a safe transition from the residential neighborhoods to the future commercial properties.

- **Site Description**

Monterra Village has been designed for site-built, single-family detached homes with a centralized park area. The community will have easy access to the park with a combination

of sidewalks and neighborhood trails. The development proposal also includes a professional office park, located in the northwest corner of the property.

- **Lot Sizing and Placement**

There are two residential lots sizes in this development, for a total of no more than 253 lots and two phases of residential construction. The professional office park will be developed as a separate phase, and, although the adjacent landscape tract will be owned and maintained by a Home Owners' Association, landscaping and other improvements within this tract will occur with the development of the office park.

Phase One consists of 55 lots averaging 7,150 square feet, and 56 lots averaging 8,450 square feet. Phase Two consists of 82 lots averaging 7,150 square feet, and 60 lots averaging 8,450 square feet. The two phases of construction are united by a central, community open space area.

As discussed earlier, the Planned Area Development will also include a Professional Office Park. The offices will offer a convenient location for the residents to seek employment and professional services. Development of this portion of Monterra Village will occur separately from the residential portion of the property. The phasing exhibits and discussions in the Development Guide pertain only to the residential portions of the development. Access to the Professional Office Park will be as approved by the City of Casa Grande. Site plans shall be submitted for review and approval prior to any development of this portion of the project.

LOT SIZING AND PLACEMENT

Proposed Zone	Type of Lots	Phasing Area 1	Phasing Area 2	Total Number of Lots	Lot Type (%)
PAD	7,000-7,999 sf	55	82	137	53%
PAD	8,000 + sf	56	60	116	46%
PAD	Office/Business	----	----	3.99 Ac	1%
Totals	----	111	142	253	100%

- **Community Open Space Areas**

Open space tracts can be found throughout the community and have been designed primarily for the benefit of the residents of Monterra Village. Exhibit 7 and the following list are details of the main common neighborhood open spaces.

Kortsen & Peart Road Buffers: Both of the arterials will include fifty-foot wide (50') landscaped buffer areas. The buffers exceed the minimum requirement for buffering adjacent to an arterial road. These buffers will also serve as drainage tracts and conform to the requirements of the City of Casa Grande General Plan 2010.

Phase 1:

Large Central Combined: This large 3.6-acre central park area occurs at the main entrance to Monterra Village from Kortsen Road. It is a welcoming sight into the community. The design includes a large tot lot, park benches, picnic tables, a half-basketball court and ramada in combination with a turf retention basin. It will merge the two phases of construction with a combination of meandering multi-use trails and pedestrian crossings. This is a beautiful neighborhood common open-space area that will promote field sports and community recreational activities. Please refer to the Concept Landscape Plan, Exhibit 8, for specific amenities.

South: The two subdivisions (Monterra Village and Highland Manor 2) will be connected by McDonald Street, a 44-foot wide residential street. Landscape tracts and sidewalks will form a safe pedestrian pathway from one subdivision into the other.

South-Central: This is a 0.40-acre tract located on the south side of Phase One that forms another view corridor and also controls traffic. This tract will be turf and serve as a both a landscaped retention area and as a safe pedestrian connection from open space in Tamaron.

Peart Road Entry: This 0.24-acre tract will form an inviting view corridor into the subdivision from Peart Road. The space will be landscaped with a variety of plants and landscaping features.

Adjacent to Office Park: This 3.06-acre tract will contain an inviting entrance monument at the Peart Road entrance. It will also serve as a turf retention basin and park area for the residents of Monterra Village. With the use of a variety of plants, walls and landscaping materials, the space will form a buffer from the professional office park.

Phase 2:

South: This is an open area adjacent to O'Neil Drive, an 80-foot wide collector street located in the subdivision to the south (Tamaron). The 0.4-acre tract will serve as another connection between the two subdivisions.

Central: As discussed with Phase One, this is a centralized 0.4-acre tract that will serve as a turf retention area and pedestrian safe crossing. It also creates a traffic control barrier.

- **Neighborhood Trail and Sidewalk System**

A designated trail and sidewalk system is proposed for Monterra Village. A ten-foot wide meandering concrete multi-use trail will be incorporated into the central common areas within the community. The trail will connect to sidewalks along rights-of-way to form a safe

and accessible environment (see Exhibits 7 and 8 for more details).

- **Internal Streets**

The subdivision has been designed with a combination of cul-de-sacs and internal residential streets. One of the main considerations for the design was to provide for a variety of open space areas and view corridors within the subdivision. The main entry and the cul-de-sacs lead into a large centralized community park. Other collectors also lead into strategically placed open tracts for an overall presentation of views. The final lane configuration, sizing and design will be submitted to the City Engineering Department for review and approval.

- **Surface Water and Retention Areas**

All open space areas that serve as retention basins will be engineered to handle the surface water retention for the proposed development. In tracts that will also serve as recreational areas at least fifteen percent of the basin will be elevated above the twenty-five year flood water surface elevation. The retention basin system will be sized for a 100-year, 1-hour storm (see preliminary drainage report).

- **Conceptual Landscaping and Walls**

Monterra Village will have extensive landscaping throughout the development. As shown in Exhibit 8, the conceptual landscape design will have a variety of plant materials and amenities incorporated into the open space areas. A decorative, masonry theme wall and monument design, as well as final landscape plans, will be submitted to the City of Casa Grande Planning Department for review and approval.

- **Maintenance of Landscape, Signs and Walls**

The Master Home Owners' Association will be responsible for the maintenance of the theme walls. The individual homeowners will be responsible for the maintenance of the internal lot-line walls and the Master Home Owners' Association will be responsible for the maintenance of all common areas, entry signs, and landscaping within adjacent rights-of-way (including the landscape medians at the project's entrances).

5.0 Traffic Circulation and Street Improvements

Final Traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic Study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generation by Monterra Village.

The developer will be responsible for the engineering and construction of half of Kortsen Road, Peart Road and Arizola Road which border the property. Cross-sections and striping plans for the arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon the completion of construction and City Acceptance, maintenance of improvements within

rights-of-way, will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within rights-of-way which will be maintained by the Master Home Owners' Association. The maintenance of the arterial median landscaping will also be the responsibility of the City of Casa Grande upon the installation by the developer and the acceptance by the City Engineer.

The developer will be responsible for the engineering and construction of the east half of Peart Road adjacent to Monterra Village. Peart road is currently a two-lane minor arterial with a posted speed limit of 45 mph. It has a right-of-way of 110 feet and there are currently no plans to widen it. It will need a two-way left turn lane in the future. It was also a recommendation of the Traffic Engineer that a right turn deceleration lane for northbound to eastbound turns on Peart Road be included in the designs. (Refer to the Preliminary Traffic Engineering Report for more details).

The developer will be responsible for the engineering and construction of the south half of Kortsen Road adjacent to Monterra Village. Kortsen Road is currently a two-lane minor arterial with a posted speed limit of 45 mph. There are no current plans to widen it, but since a minor arterial has a 110 foot right-of-way and a future interchange is planned at the intersection of Interstate 10 and Kortsen Road; this roadway may need to be widened in the future. It will also need a two-way left turn lane in the future and a right turn decel lane at the Kortsen entrance. (Refer to the Preliminary Traffic Engineering Report for more details).

Since Peart and Kortsen Roads provide the primary access into Monterra Village, the two major entrances will include median islands and will provide sufficient fire truck access. Exclusive left turn lanes should be installed on all approaches. Per the recommendation of the Traffic Engineer, the intersection of Kortsen Road and Peart Road should have a traffic signal installed under the projected Year 2020 conditions. Traffic signals should not be installed until one or more of the warrants for the Manual on Uniform Traffic Control Devices are met, as determined by the City of Casa Grande.

The developer will be responsible for the engineering and construction of the west half of Arizola Road adjacent to Monterra Village. Arizola is currently an unpaved dirt road south of Kortsen Road. North of Kortsen Road it is paved and serves the Mission Valley site. This road is planned as a major collector with two lanes and a right-of-way of 80 feet. It will primarily serve the southern residential developments and as a secondary entrance into Monterra Village. It will need two through lanes in the future. (Refer to the Preliminary Traffic Engineering Report for more details).

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Monterra Village. They will dedicate the 44-foot rights-of-way as a function of the neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon the completion of construction, maintenance of improvements within the right-of-way will be the responsibility of the City of Casa Grande. The Master Home Owners' Association will maintain all landscaping within the local street rights-of-way.

Access from the Professional Office Park to adjacent arterials will be subject to the approval of the City of Casa Grande Engineering and Planning departments during the site plan review process. Driveway locations and configurations for the Professional Office Park will be analyzed and approved by the City Engineer when a specific plan for development becomes available. As stated earlier, improvements within the adjacent landscape tract will be completed with development of this portion of the site.

6.0 Street Maintenance

The Street cross-sections and the striping plans will be subject to the review and approval of the City prior to the approval of the Preliminary Plat. Upon acceptance of improvements, the City will be responsible for the maintenance of the improvements within the public rights-of-way, with the exception of the landscaping which is the responsibility of the Master Home Owners' Association.

7.0 Utility Service and Public Facilities

Private utility companies will provide water, gas and electric service for this development. The City of Casa Grande will provide the sewer, police, fire protection and refuse collection. All utilities will be placed underground with the exception of the existing major overhead electrical line along Peart Road. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments.

The following table summarizes the utility providers.

Utility	Company
Water	Arizona Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone	QWEST Communications

- Sewer

The City of Casa Grande's sewer facilities that will serve this site are the existing 21" sewer line located in Peart Road and the existing 30" sewer line located in Kortsen Road. The preliminary sewer analysis indicates that the generated demand will be satisfied by eight inch (8") diameter sewer lines with a minimum slope of 0.33 percent. A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to the approval of the Preliminary Plat for this site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats or Major

Site Plans for this project.

- **Potable Water**

The domestic water supply for this subdivision will be provided by Arizona Water Company. The water system will serve the site by tying into the existing water lines located in Kortsen and Peart Roads. The layout of the water system for this site is "looped" to provide adequate pressures throughout the system. All water lines will be 6" diameter ductile iron pipe except dead end lines in the cul-de-sacs which will be 8" diameter ductile iron pipe. A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to the approval of the Preliminary Plat for this site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

- **School Districts/Community Facilities**

Monterra Village is located within the Cholla Elementary School District, Cactus Middle School District and the Casa Grande Union High School District. The high school facility is located approximately 3 ½ miles from the property. The developer has sent copies of the proposed development to the school district and is waiting for the district's response to the proposal.

The Regional Medical Center is just three miles away from the site and the closest major City Park is Ivy Park. The site is approximately 3 ½ miles southeast of the Casa Grande Municipal Airport.

8.0 Grading and Drainage Concept

The grading and drainage concept for this subdivision consists of retention basins within the proposed open space areas. The streets will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

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

9.0 Phasing Plan

This project has been designed to allow for two residential construction phases. The first phase will include all lots west of the major central open area, the central open area itself, and all City required improvements to Peart Road and Kortsen Road. The preliminary phasing plan is presented in Exhibit 9. A more detailed phasing plan that has been approved by the City will be established during the Preliminary Plat review and approval process. The Phasing Plan addresses the residential component of the Monterra Village development.

Development plans for the Professional Office Park will be submitted to the City of Casa Grande for review and approval through the site plan process.

Part II - P.A.D. Design Standards

1.0 Introduction

This project has been designed to incorporate and meet the City of Casa Grande's Residential and Commercial Design Standards for a Planned Area Development (PAD). The following sections outline how Monterra Village designs will meet or exceed the PAD residential design standards.

2.0 Open Space

Approximately 13.10 acres of landscape and open space areas have been incorporated into the subdivision design. A large centralized recreation area and inviting pocket parks enhance the safe pedestrian friendly atmosphere within the community. The open space equals approximately 18.2% of the Site based on a total net area of 72.03 acres (to existing right-of-way). This total meets and exceeds the recommended 15% open space requirement per the City Development standards, see Exhibit 7.

The primary internal open space area is a large centralized park and recreation tract. The design also includes a variety of pocket parks that are strategically located to form open view corridors and inviting entries. The landscaped open spaces are connected by pathways and sidewalks which continue the cohesive pedestrian safe theme. Every home within Monterra Village will be within 1,000 feet of a useable common area. Safety lighting that meets the open space lighting requirements specified by the City of Casa Grande will be provided within the subdivision. A Home Owners' Association will be responsible for the maintenance of all the landscape tracts and amenities.

Many of the proposed open space areas have been designed to retain storm water in combination with forming landscaped recreation areas. These retention basins have been engineered to utilize a variety of side slopes, plants and meandering pathways that provide aesthetically pleasing open spaces. In areas where tot lots or other amenities will be installed, 15% of the basins will be elevated above the 25-year flood water surface elevation. Drywells will be utilized where necessary if recommended by the City Engineer.

A final landscape, open tract and amenity plan complying with the City of Casa Grande codes will be submitted prior to the approval of the Final Plat.

3.0 Single-Family Lot Sizes

All lots in this development will be 7,000 square feet or more. The minimum lot sizing for this project is 55 feet wide by 130 feet deep. Exhibit 8 outlines the distribution of the lot

sizes and Exhibit 9 contains a Preliminary Phasing Diagram.

4.0 Setbacks

The following is a table listing the minimum residential setback requirements per the City of Casa Grande General Plan 2010:

SETBACK AND RESIDENTIAL DEVELOPMENT GUIDELINES							
Proposed Zoning	Minimum Lot Area	Minimum Yard Setbacks				Min Bldg Height	Min Distance Between Buildings
		Front	Rear	Side (Int)	Side (Cor)		
P.A.D.	7,000 sf	15'-23'	20'	5, & 10'	15'	28'-2 story	10'

Notes:

- The minimum lot width for this development is 55 feet and the minimum lot area is 7,000 square feet.
- The front yard setback for elevations with a House Forward (Livable Area) or a Side Entry Garage is a minimum of 15-feet. A minimum front yard setback of 20 to 23 feet is required for a Garage Forward (Front Loaded) elevation. Front yard setbacks are measured from the front lot line.
- A 3-foot deep staggered front setback will be placed on every 3rd or 4th home in the proposed subdivisions.
- Street side yard setbacks on corner lots shall include the adjacent landscape tracts. In addition to any landscape tract, a 5-foot wide side yard will still be designed on the lot.
- Non-foundation home features will be allowed to encroach 2-feet into the setbacks on all sides of a lot. An encroachment of 3-feet into the side yard on the 10-foot side yard of a lot can take the place of bay windows, entertainment niches, fireplaces and other similar home features.
- No walls will be allowed to be built within the Public Utility Easements adjacent to corner lots.
- No additional perimeter setback requirements apply.
- A Lot Matrix will be provided with each Final Plat describing the exact areas of each lot.

5.0 Streetscapes and Entrances

A decorative masonry theme wall will be designed per the City of Casa Grande specifications for this development. It will border the perimeter of the subdivision along Peart Road, Kortsen Road and the future right-of-way (Arizola Road). Wall colors and designs will be submitted to the City of Casa Grande for review and approval. See the Conceptual Landscape Plan (Exhibit 8) for more details.

Distinctive lighted entry monuments will be designed and installed at the main entries into the subdivision. The primary entrance located on Kortsen Road, opens up to an extensive 4-acre open space park and recreation facility. This view corridor offers a sense of arrival into a high-quality community. The two secondary entrances are aligned with landscaped open tracts which further enhance the welcoming effect. The entry monuments will be installed by the Developer and maintained by the Home Owners' Association.

A minimum 15-foot wide landscape buffer will be provided adjacent to arterial and collector roadways. The design for Monterra Village has included a significantly larger landscape tract due to drainage conveyance and linear open space corridor requirements. Exhibit 8, the Conceptual Landscape Plan, provides a more detailed description of the materials selected for this development.

6.0 Landscaping

The landscaping for this development will fulfill the requirements identified in the City of Casa Grande Design Guidelines for a Planned Area Development. Careful attention will be paid to the tree selection and planting location in the vicinity of the overhead power lines along Peart Road. Plant palettes and renderings will be presented to the City for final approval prior to the time of construction (Refer to Exhibit 8 for more details).

- **Front Yard Landscaping**

The homebuilder will be providing the home buyers with a selection of landscape packages for their homes. A minimum of three (3) front yard landscape packages will be offered to each prospective buyer. As part of the purchase, it will be stipulated that each homeowner will be responsible for maintaining the front yard landscaping adjacent to his property. The homebuilder will install the landscaping within thirty (30) days of home occupancy.

The minimum package will include a variety of water-conserving plants, granite rock topping or turf, and an automatic sprinkler system as part of the installation. The turf area will not exceed 20% of the yard area and will be separated from the granite area by a concrete or brick header. The minimum landscape packages will include a predetermined minimum of the following options: 15 gallon trees; 5-gallon shrubs or accent plants; 1-gallon ground cover plants; granite rock topping or turf; and an automatic irrigation system. The landscape packages are subject to the approval of the City of Casa Grande Planning and Development Director.

7.0 Cul-de-sacs

As recommended by the City of Casa Grande Planning Department, this project has been designed to include a mixture of cul-de-sacs. The cul-de-sacs have been designed with open ends that form a centralized park and recreation area for the community. Other strategically placed cul-de-sacs form pocket parks which contribute to the overall balance of the common areas. The cul-de-sacs and open space tracts promote a staggering of the streets and discourage cut-through traffic. They also serve as a means for slowing down traffic and develop an overall safer environment for the residents (see Exhibit 2- Preliminary Development Plan for more details).

8.0 Multi-Story Homes

As noted on Exhibit 2, no multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

9.0 Side Yard Fence Returns

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

10.0 Additional Requirements for Residential PAD Layout Designs

The following additional development standards will be implemented into this subdivision design to satisfy the requirements of the City of Casa Grande General Plan 2010.

- **Staggered Setbacks**
The front yard setbacks for this subdivision will be designed to allow for a stagger of at least 3-feet. Staggers will occur on every third or fourth home and will be determined by the Homebuilder.
- **Multi-Use Path**
A combination of ten-foot wide concrete multi-use path will meander through the development's open space corridors and unite the community. Internal walkways shall be designed to provide safe and convenient connections to all of the open space amenities. All sidewalks, walkways and multi-use path will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director.
- **Enhanced Subdivision Entries**
The entrances into the subdivision will be designed to create a sense of arrival into

a high-quality community. As detailed in Exhibit 8, entry monuments feature split-face CMU block with stone veneer accents. These entry monuments will be lighted and will be installed by the developer. Details and materials will be submitted for the review and approval of the City Planning and Development Director. Stamped concrete will be used as an additional accent at the two main entryways.

- **Landscape Buffers**

Landscape tracts are provided along all arterial and collector roadways as depicted on the Preliminary Landscape Plan, Exhibit 8. As previously noted, a minimum 20-foot wide landscape tract will be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more area.

- **Enhanced Perimeter Wall Design**

The perimeter wall designs detailed on Exhibit 8 further illustrate the use of varied materials. Theme walls are designed with a smooth, painted CMU block, accent split-face columns and split face band. Wall details and colors will be submitted for the review and approval of the City Planning and Development Director.

- **Enhanced Mail Box Design**

Gang mail boxes will be screened with a three-foot tall decorative wall to better integrate these facilities within landscaped areas.

11.0 Office Parcel Standards

- The development is subject to a Major Site plan review and approval.
- Uses and development standards shall be in compliance with the City's CO (Commercial Office) Zoning District, plus the maximum height shall not exceed a single story.
- The minimum architectural standards shall blend and be compatible with the design of the homes and screen walls.
- The final access design to and from Peart Road and Kortsen Road is subject to the review and the approval of the City of Casa Grande Engineer.
- Use subject to an Administrative General Plan Amendment from LDR to Office/Business Park.

Part III - P.A.D. Architectural Standards

1.0 Introduction

The residential product for the four (4) lot sizes in this development has not been determined at this time. However, in order to provide the architectural diversity recommended by the City of Casa Grande, the following PAD architectural standards will be included as a part of the project.

2.0 Residential Architectural Standards

The following sections provide information on how Monterra Village will comply with the mandatory architectural standards.

Floor Plans and Elevations:

- A minimum of five (5) home floor plans, each with three (3) distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five (5) distinct home color schemes will be offered within each definitive housing price range or product type.
- The Homebuilders for Monterra Village will strive to offer diversity and uniqueness in the elevations and the color schemes.
- The Homebuilder will not allow two (2) 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.
- There will not be any more than three (3) consecutive similar rear elevations for homes backing collector and arterial streets.
- 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.
- Window pop-outs, windowsills, recessed window and/or similar architectural embellishments will be provided on windows.

Roofs:

- 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.
- A variation of ridge lines and designs will be provided. Unique roof colors will be matched to each home color scheme. Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC or evaporative

coolers. This type of mechanical equipment will be ground-mounted.

Garages:

- 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.
- No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward the garage.
- Front-loaded garage doors shall not exceed fifty percent (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:

- Rear or side yard covered patios or covered courtyards will be standard on every home.
- Where possible, covered patio areas will be incorporated into the architecture of the home.
- 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 review and approval of the Planning and Zoning Commission.

Additions and Modifications:

- All additions to homes will be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages will not be converted or enclosed for other uses.
- Accessory building will be located within walled rear yard. 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.

Additional Requirements for PAD Residential Architecture

(Homes to comply with at least four (4) of the following selections)

- The Homebuilder will incorporate a variety of Durable Exterior Materials and Finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- The Homebuilder 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.
- The Homebuilder will reduce the number of standard front-loaded garages (Garage Forward) in a proposed subdivision. At least one floor plan per project or product type will have the garage oriented toward the rear of the home (House Forward) as a standard feature. In addition, the number of floor plans

using side-loaded garages (Side-Entry Garage) as standard features will be greater than the required minimum.

- 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 equally effective measures.
- 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 or open space areas.
- Homebuilder's Choice: the Homebuilder may select an architectural requirement beyond the listed standards to increase the diversity of the housing products.

3.0 Office Parcel Standards

- The development is subject to a Major Site plan review and approval.
- Uses and development standards shall be in compliance with the City's CO (Commercial Office) Zoning District, plus the maximum height shall not exceed a single story.
- The minimum architectural standards shall blend and be compatible with the design of the homes and screen walls.
- The final access design to and from Peart Road and Kortsen Road is subject to the review and the approval of the City of Casa Grande Engineer.
- Use subject to an Administrative General Plan Amendment from LDR to Office/Business Park.

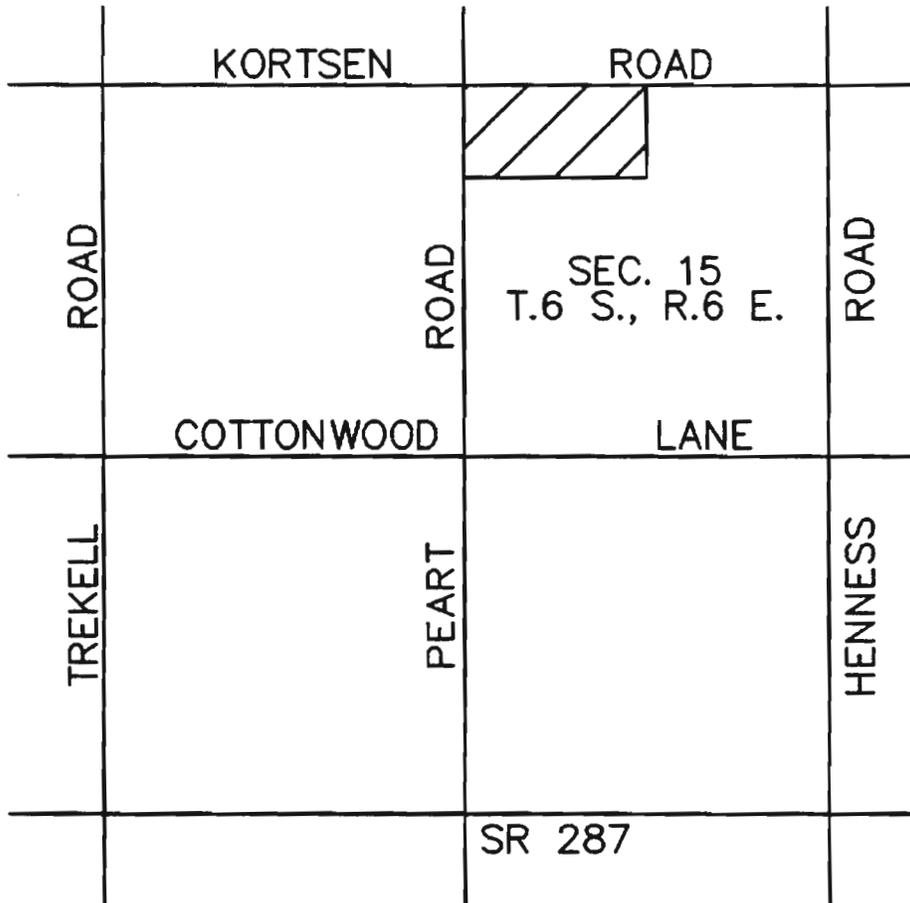
4.0 Approvals

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 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 floor plans and elevations for the selected subdivision and office business park will be presented to the Planning and Zoning Commission for their review and approval prior to obtaining permits.

REFERENCES

1. *City of Casa Grande General Plan 2010*
 2. *Residential Design Standards for Planned Area Dev.*
 3. *City of Casa Grande Title 17 Zoning Ordinance*
 4. *City of Casa Grande Title 16 Subdivision Ordinance*
 5. *Tamaron PAD Development Guide*
 6. *G-Diamond Ranch*
 7. *City of Casa Grande Web Page*
- Disk dated 5, 2002
01 & 02, 2003
Revised 01/2001
Revised 11/1998
Revised 06/27/2003
Submitted 06/30/2003
www.ci.casa-grande.az.us.com

VICINITY MAP



N.T.S.

MONTERRA VILLAGE

Preliminary Development Plan

(SEC Kortsen Rd. & Peart Rd.)

LEGAL DESCRIPTION

A portion of the North Half of the Northwest Quarter of Section 15, Township 6 South, Range 6 East of the Gila and Salt River Meridian, City of Casa Grande, Pinal County, Arizona.

OWNER/DEVELOPER

Willis Property Co.
3850 E. Baseline Rd., Ste. 118
Mesa, AZ 85206

PLANNER/ENGINEER

EPS Group Inc.
2150-1 S. Country Club Dr. Ste 22
Mesa, AZ 85210
Tel (480)-503-2250
Fax (480)-503-2258

SITE DATA

Existing Zoning: R1
Proposed Zoning: P.A.D
Zoning Case No.: CGP2-5-04
Existing Use: Agriculture
Site Area (Gross): 80.70 AC
Site Area (Net to Existing ROW): 72.03 AC
Residential Site Area (Net to Future ROW): 67.37 AC
Parcel 'A' Site Area (Net to Future ROW): 3.99 AC
Future Right-Of-Way Deductions:
Kortsen Rd.: 0.7 AC
Peart Rd.: 1.3 AC
Arizona Rd.: 1.2 AC
Number Of Lots: 253
Minimum Lot Size: 55' X 130' (7,150 SF)
Average Lot Size: 7765 SF
Residential Density (Net): 3.76 du/ac

NOTES

- The minimum lot width for this development is 55-feet and the minimum lot depth is 130-feet.
- Front setbacks for elevations with a house forward (liveable area) or a side entry garage are a minimum of 15-feet. A minimum front setback of 22 to 23-feet is required for a garage forward (front loaded). All front setbacks are measured from the front lot line.
- A staggered 3-foot setback will be placed on every 3rd or 4th home in the proposed subdivision.
- Street side yard setbacks on corner lots will include any adjacent landscape tracts in addition to the required 5-foot side yard setback.
- Non-foundation homes will be allowed to encroach two (2) feet into the setback on all sides. An encroachment of 3-feet into the side yard setback on the 10' side yard of a lot, can take the place of bay windows, entertainment niches, fireplaces, and other similar home features.
- No walls will be allowed to be built within the 12' public utility easement (P.U.E.) adjacent to corner lots.
- No additional perimeter setback requirements apply.
- A lot matrix will be provided with each final plat describing the exact square footage of each lot.

UTILITIES

WATER: ARIZONA WATER COMPANY
SEWER: CITY OF CASA GRANDE
ELECTRIC: ARIZONA PUBLIC SERVICE
REFUSE: CITY OF CASA GRANDE
FIRE: CITY OF CASA GRANDE
POLICE: CASA GRANDE POLICE DEPARTMENT
TELEPHONE: QWEST COMMUNICATIONS
SCHOOL: CASA GRANDE UNIFIED SCHOOL DISTRICT

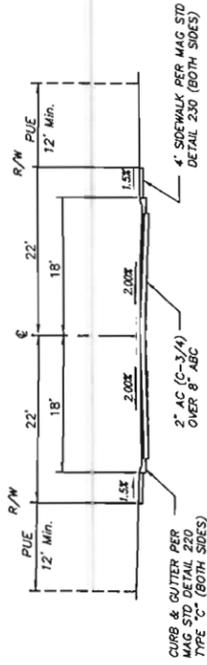
VICINITY MAP



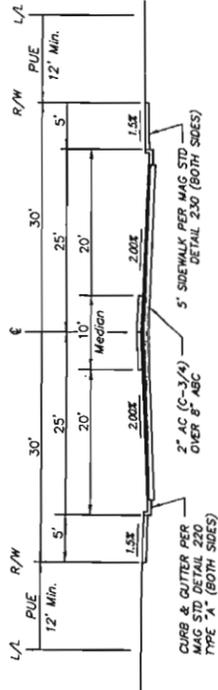
TYPE OF LOTS	PHASING AREA	TOTAL NUMBER OF LOTS	PERCENTAGE
7,000-7,999 SF	One (1)	55	22%
8,000+ SF	Two (2)	82	32%
Commercial Office		60	24%
TOTALS		197	78%
		142	55%
		253	100.0%

TRACT	PROPOSED USE	Area
A	Open Space/Landscape/Retention/Drainage/Utility	3.60 AC
B	Landscape/Open Space/Utility	0.40 AC
C	Landscape/Open Space/Utility	0.24 AC
D	Open Space/Landscape/Retention/Drainage/Utility	0.43 AC
E	Open Space/Landscape/Retention/Drainage/Utility	3.05 AC
F	Open Space/Landscape/Retention/Drainage/Utility	2.00 AC
G	Open Space/Landscape/Retention/Drainage/Utility	0.73 AC
H	Landscape/Open Space/Utility	0.40 AC
J	Landscape/Open Space/Utility	0.06 AC
K	Landscape/Open Space/Utility	0.04 AC
L	Landscape/Open Space/Utility	0.04 AC
M	Landscape/Open Space/Utility	0.03 AC
N	Landscape/Open Space/Utility	0.07 AC
P	Landscape/Open Space/Utility	0.07 AC
O	Landscape/Open Space/Utility	0.07 AC
R	Landscape/Open Space/Utility	0.07 AC
S	Landscape/Open Space/Utility	0.03 AC
T	Landscape/Open Space/Utility	0.07 AC
V	Landscape/Open Space/Utility	0.07 AC
W	Landscape/Open Space/Utility	0.07 AC
Y	Landscape/Open Space/Utility	0.07 AC
Z	Landscape/Open Space/Utility	0.08 AC
AA	Landscape/Open Space/Utility	0.08 AC
BB	Drainage/Retention/Landscape/Open Space	0.15 AC
CC	Access/Drainage/Retention/Landscape/Open Space	1.10 AC
TOTAL		13.10 AC

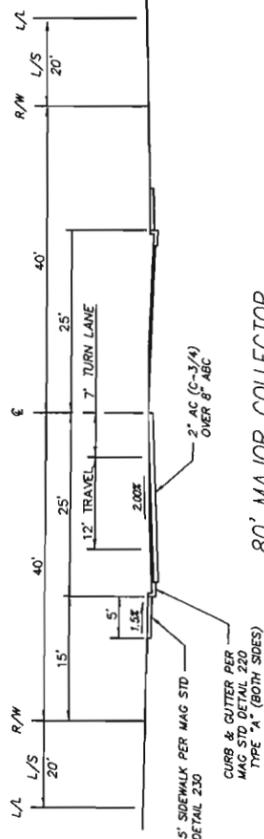
Proposed Zoning (P.A.D.)	Minimum Yard Setbacks			Max Bldg Height	Min. Distance Between Blggs
	Front	Rear	Side (Cor)		
Residential	15'-23'	20'	5'@10'	28'-2 story	10'
Residential Professional Office	15'-23'	20'	5'@10'	28'-2 story	10'
	35'	15'	15'	30'	30' Boundary at Residential Zone



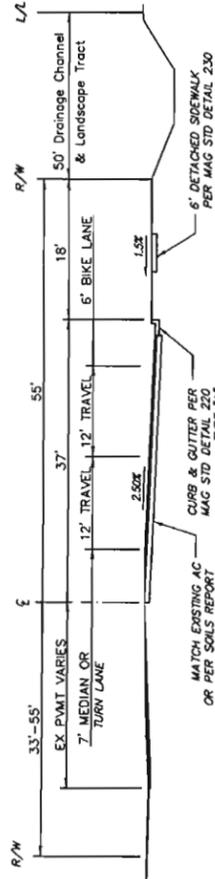
TYPICAL 44' (URBAN -1) RESIDENTIAL STREET



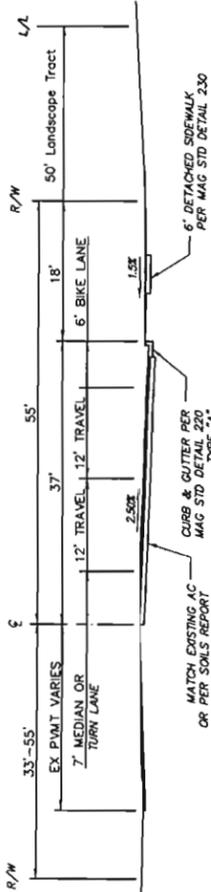
60' MINOR COLLECTOR (North & West Entrance)



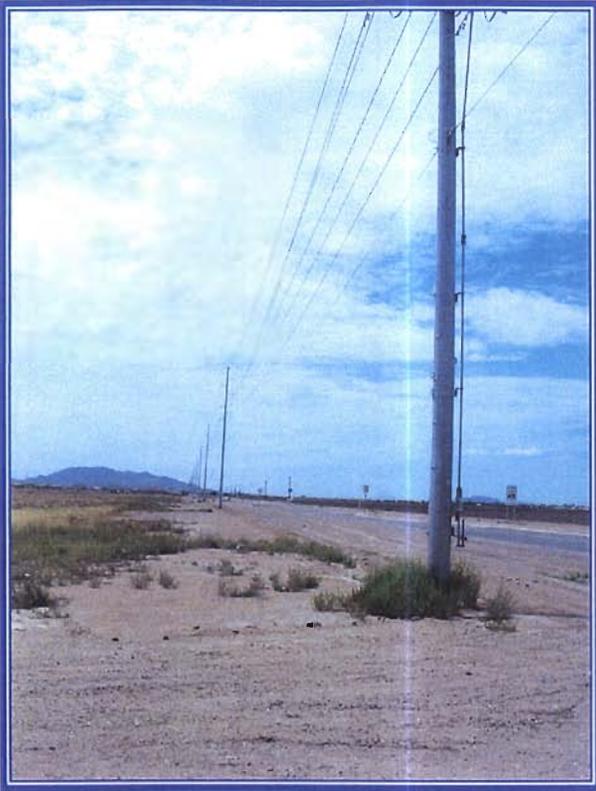
80' MAJOR COLLECTOR (Arizona Road)



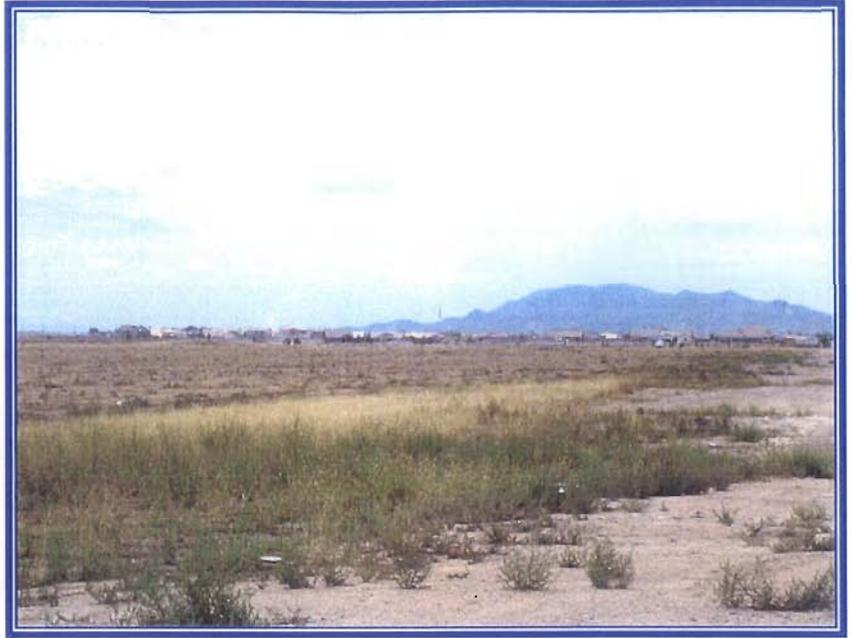
110' MINOR ARTERIAL STREET (Peart Rd.)



110' MINOR ARTERIAL STREET (Kortsen Rd.)



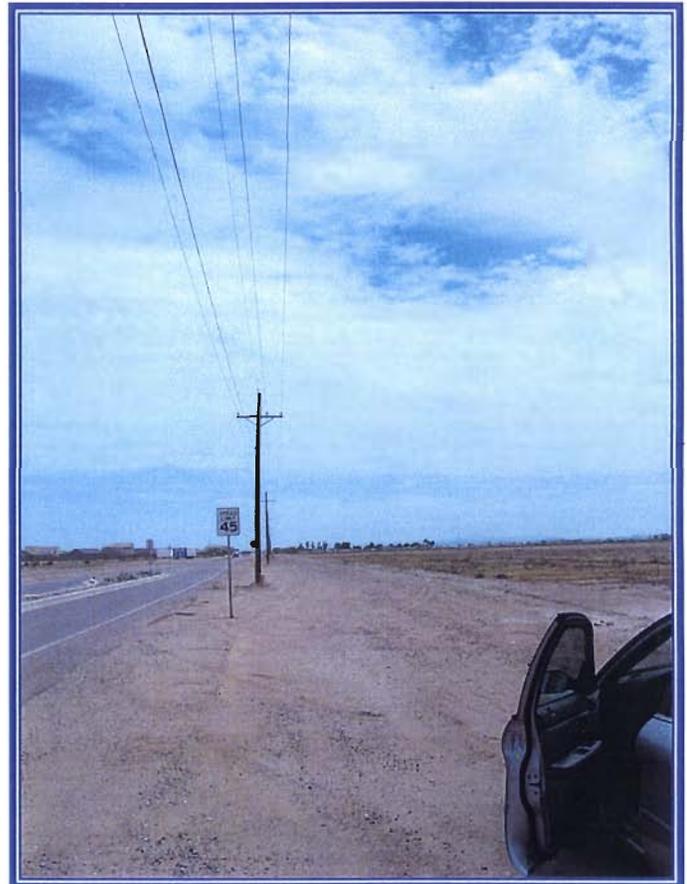
View from Kortsen/Peart looking south



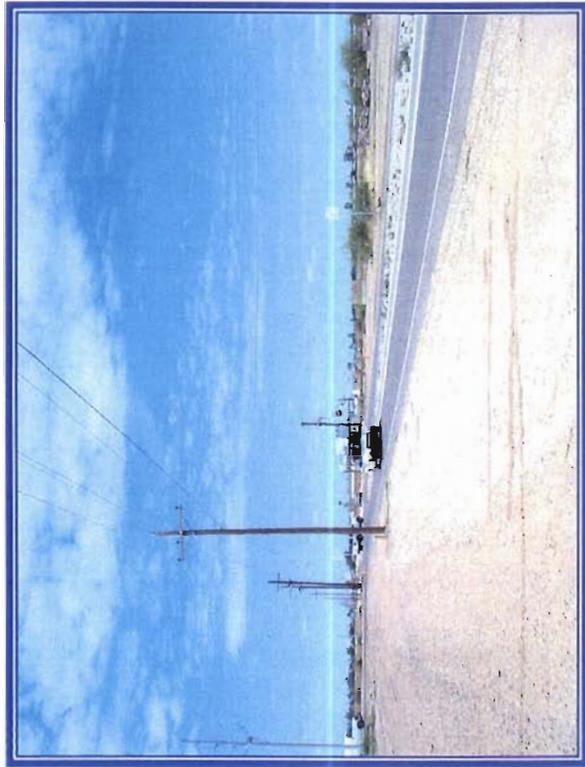
View from Kortsen/Peart looking southeast



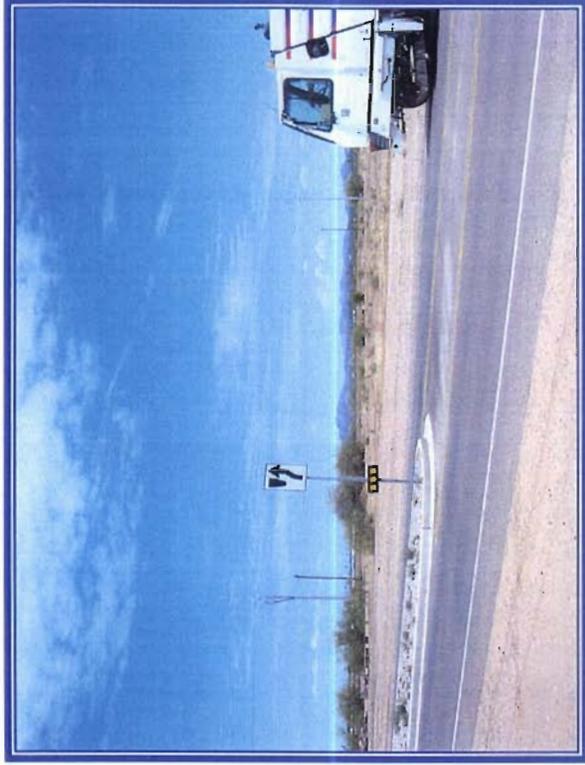
View from Kortsen/Peart looking southeast



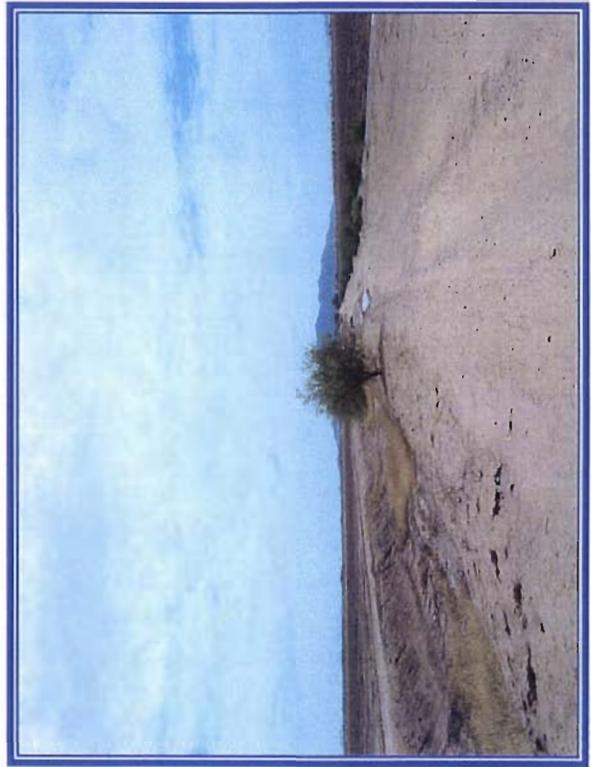
View from Kortsen/Peart looking east



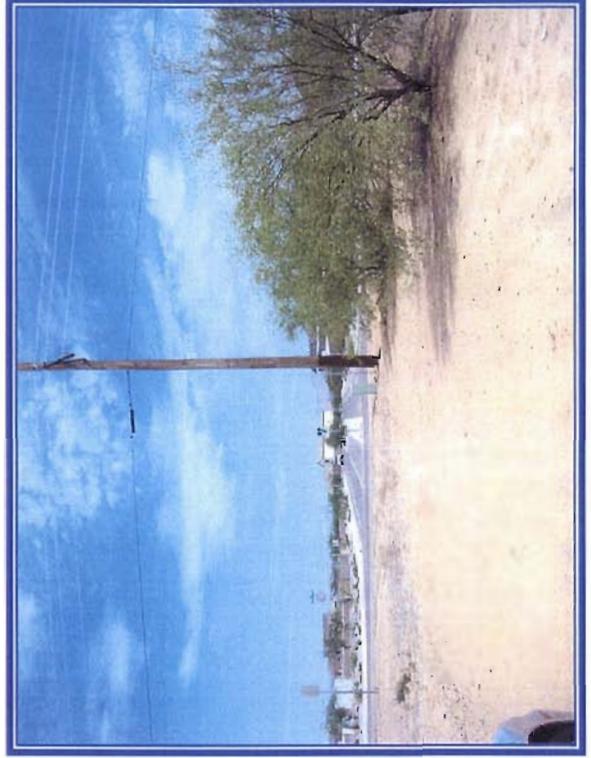
Kortsen looking west to Peart



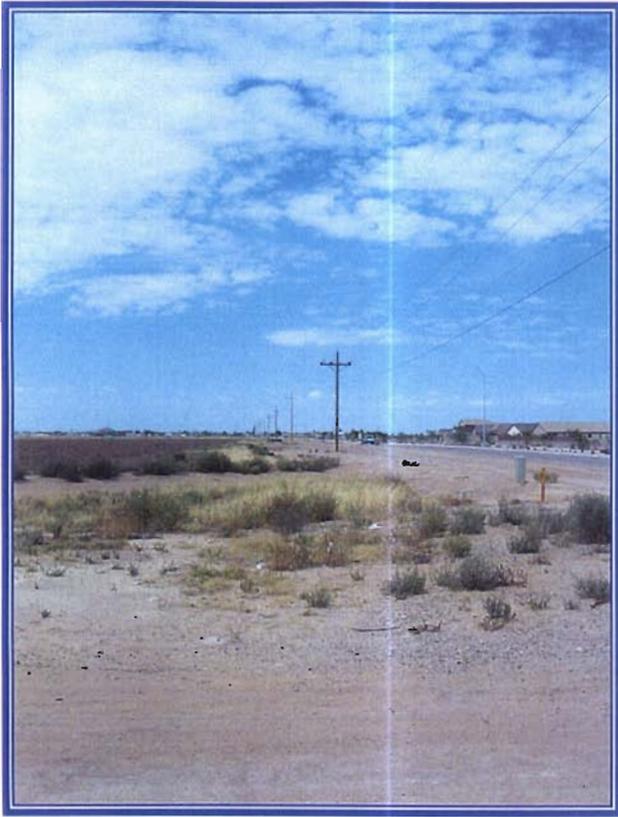
Median end on Kortsen



Kortsen/Arizona looking south



Kortsen/Arizona looking north



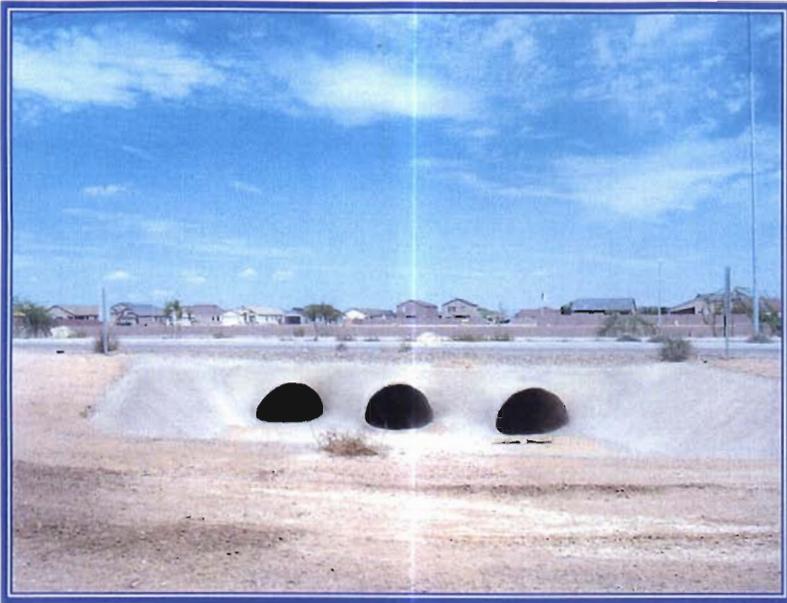
Kortsen/Arizola looking west



Kortsen/Arizola looking north

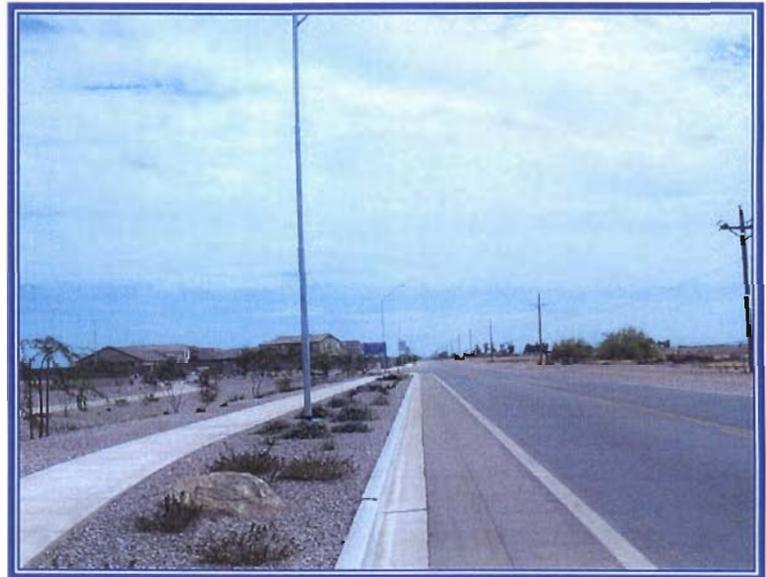


Kortsen/Arizola looking northwest

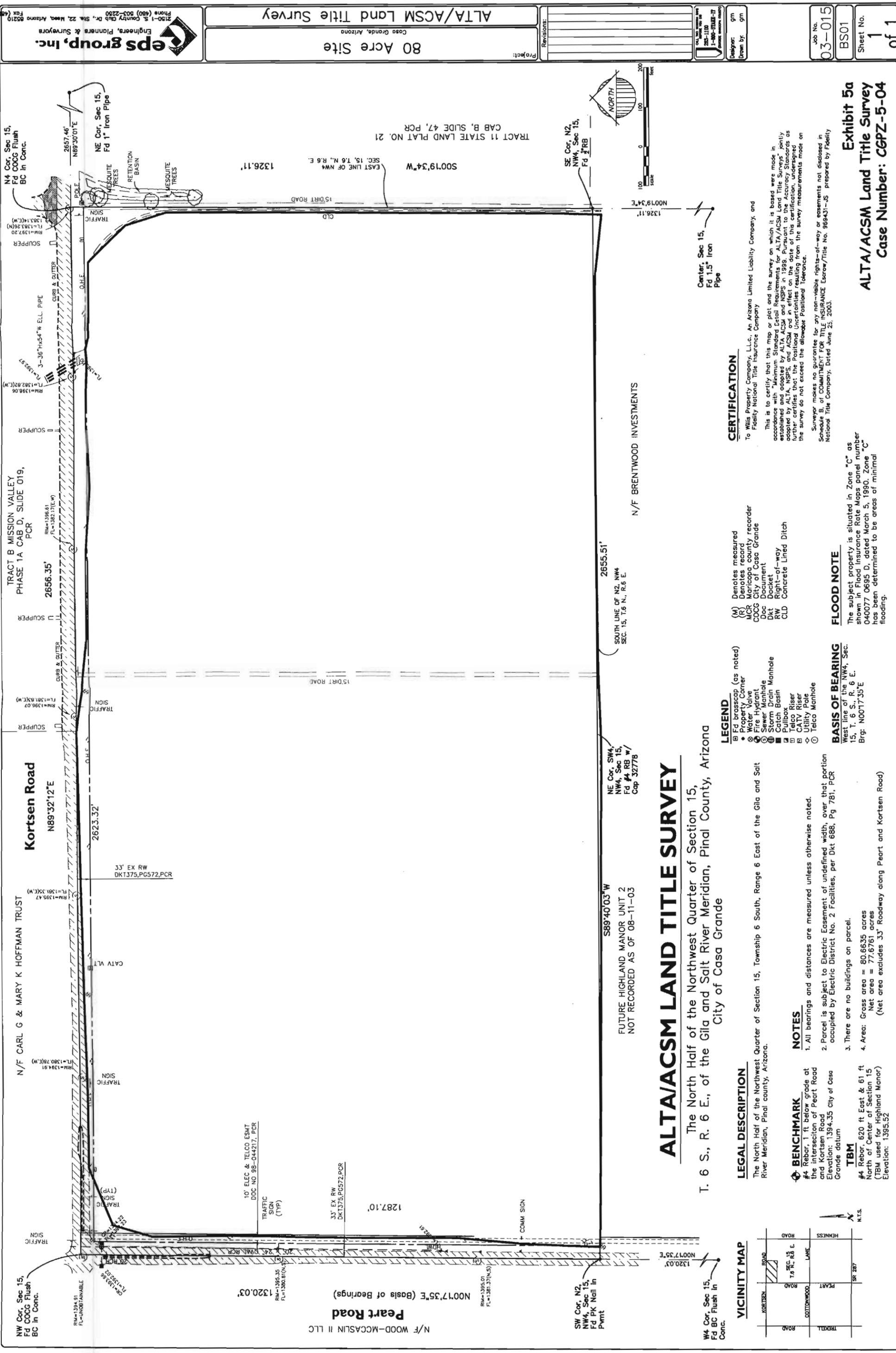


Kortsen west of Arizola looking north

North side of Kortsen looking east to Arizola



North side of Kortsen looking west to Peart



eps group, inc.
 Engineers, Planners & Surveyors
 2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
 Phone (480) 903-2250 Fax (480) 903-2250

Project: **80 Acre Site**
 Case Grande, Arizona
ALTA/ACSM Land Title Survey

Revisions:

CALL FOR THE LATEST REVISIONS
 252-1100
 1-800-371-2777
 (Outside Arizona, please call 252-1100)

Designer: gm
 Drawn by: gm

Job No. **03-015**
 BS01
 Sheet No. **1**
 of **1**

ALTA/ACSM LAND TITLE SURVEY

The North Half of the Northwest Quarter of Section 15,
 T. 6 S., R. 6 E., of the Gila and Salt River Meridian, Pinal County, Arizona
 City of Casa Grande

VICINITY MAP



LEGAL DESCRIPTION

The North Half of the Northwest Quarter of Section 15, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal county, Arizona.

BENCHMARK

#4 Rebar, 1 ft below grade at the intersection of Peart Road and Kortsen Road
 Elevation: 1394.35 city of Casa Grande datum

TBM

#4 Rebar, 620 ft East & 61 ft North of Center of Section 15
 (TBM used for Highland Manor)
 Elevation: 1395.52

NOTES

- All bearings and distances are measured unless otherwise noted.
- Parcel is subject to Electric Easement of undefined width, over that portion occupied by Electric District No. 2 Facilities, per Dkt 688, Pg 781, PCR
- There are no buildings on parcel.
- Area: Gross area = 80.6635 acres
 Net area = 77.6761 acres
 (Net area excludes 33' Roadway along Peart and Kortsen Road)

LEGEND

- Fd brasscap (as noted)
- Property Corner
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Catch Basin
- Pullbox
- Telco Riser
- CATV Riser
- Utility Pole
- Telco Manhole

BASIS OF BEARING

West line of the NW4, Sec. 15, T. 6 S., R. 6 E.
 Brg: N007°35'E

CERTIFICATION

To Willis Property Company, L.L.C., An Arizona Limited Liability Company, and Fidelity National Title Insurance Company
 This is to certify that this map or plot and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly prepared by ALTA, ACSM and NSPS in 1998. Pursuant to the Accuracy Standards as applied by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainty resulting from the survey measurements made on the survey do not exceed the allowable Positional Uncertainty.
 Surveyor makes no guarantee for any non-visible rights-of-way or easements not disclosed in Schedule B, of COMMITMENT FOR TITLE INSURANCE Escrow/Title No. 969431-US prepared by Fidelity National Title Company, Dated June 25, 2003.

FLOOD NOTE

The subject property is situated in Zone "C" as shown in Flood Insurance Rate Maps panel number 040077 0695 D, dated March 5, 1990. Zone "C" has been determined to be areas of minimal flooding.

Exhibit 5a
ALTA/ACSM Land Title Survey
Case Number: C6PZ-5-04

N/F BRENTWOOD INVESTMENTS

SOUTH LINE OF N2, NW4, SEC. 15, T.6 N., R.6 E.

NE Cor. SW4, NW4, Sec 15, Fd #4 RB w/ Cap 32778

S89°40'03"W
 FUTURE HIGHLAND MANOR UNIT 2
 NOT RECORDED AS OF 08-11-03

SW Cor. N2, NW4, Sec 15, Fd PK Nail in Pvmnt

N/F WOOD-MCCASLIN II LLC
 Peart Road
 N007°35'E (Basis of Bearings)
 1320.03'

33' EX RW
 DK1375,PG572,PCR

10' ELEC & TELCO ESMT
 DOC NO 98-044217, PCR

Kortsen Road
 N89°32'12"E

N/F CARL G & MARY K HOFFMAN TRUST
 N89°32'12"E

NW Cor, Sec 15, Fd COCG Flush BC in Conc.

N4 Cor, Sec 15, Fd COCG Flush BC in Conc.

TRACT B MISSION VALLEY
 PHASE 1A CAB D, SLIDE 019, PCR

TRAFFIC SIGN

33' EX RW
 DK1375,PG572,PCR

TRAFFIC SIGN

TRAFFIC SIGN

TRAFFIC SIGN

TRAFFIC SIGN

NE Cor, Sec 15, Fd 1" Iron Pipe

RESQUITE TREES

RETENTION BASIN

RESQUITE TREES

TRAFFIC SIGN

15'DIRT ROAD

1326.11'

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S00°19'34"W

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

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EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

EAST LINE OF NW4, SEC. 15, T.6 N., R.6 E.

1287.10'

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2657.46'

2657.46'

2657.46'

2657.46'

2657.46'

2657.46'

N89°30'01"E

2656.35'

2656.35'

2656.35'

2656.35'

2656.35'

2656.35'

2656.35'

2656.35'

2656.35'

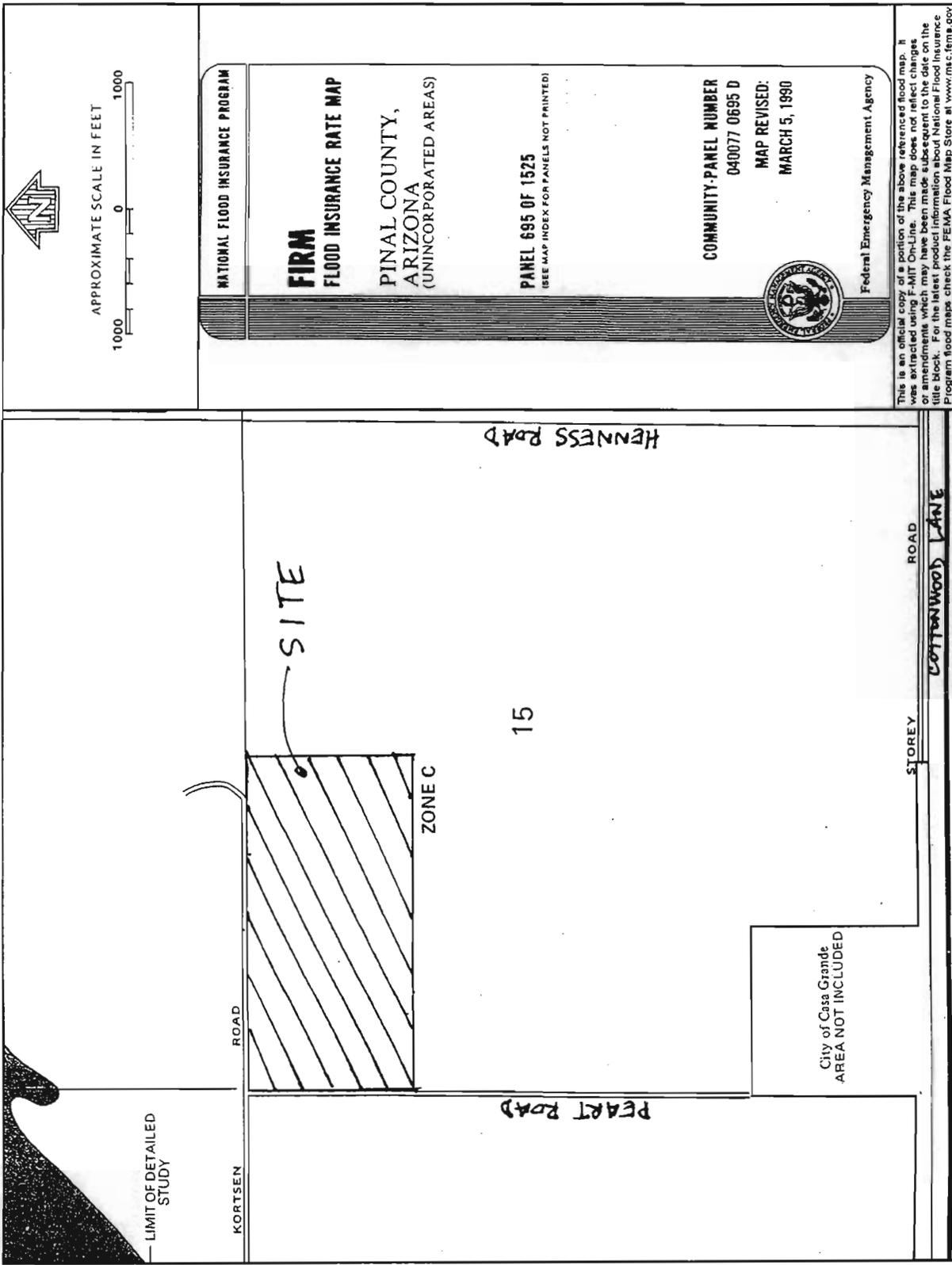
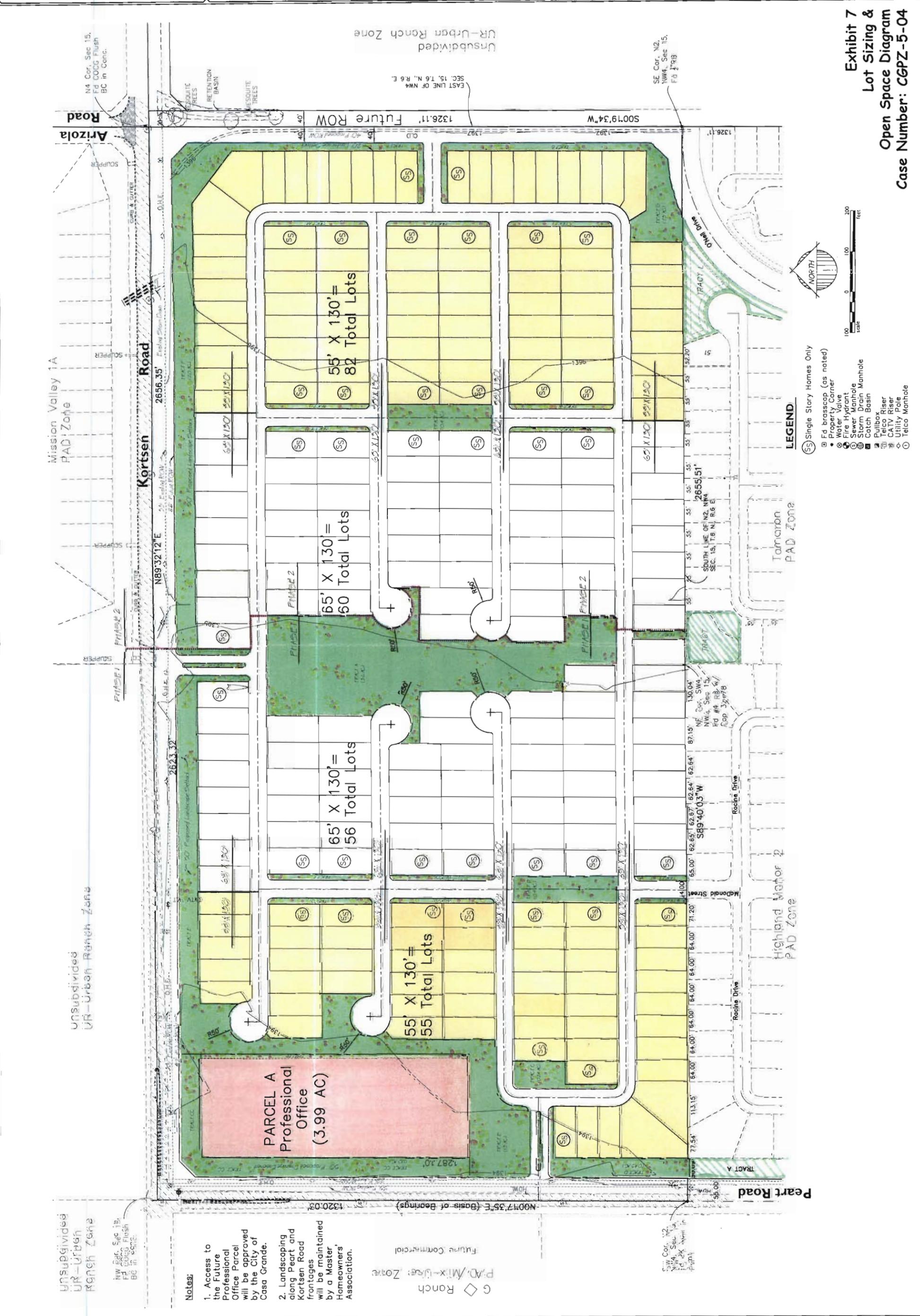


Exhibit 6
Flood Insurance Rate Map
Case Number: CGPZ-5-04



Notes:
 1. Access to the Future Professional Office Parcel will be approved by the City of Casa Grande.
 2. Landscaping along Peart and Kortsen Road frontages will be maintained by a Master Homeowners' Association.

UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE

03-015

Exhibit 7
 Lot Sizing &
 Open Space Diagram
 Case Number: CGPZ-5-04

LEGEND
 (SS) Single Story Homes Only
 □ Fd brasscap (as noted)
 ● Property Corner
 ● Water Valve
 ● Fire Hydrant
 ● Sewer Manhole
 ● Storm Drain Manhole
 ● Catch Basin
 ● Pullbox
 ● Telco Riser
 ● CATV Riser
 ● Utility Pole
 ○ Telco Manhole

Scale: 1" = 100'
 0 100 200 feet

North Arrow

UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE

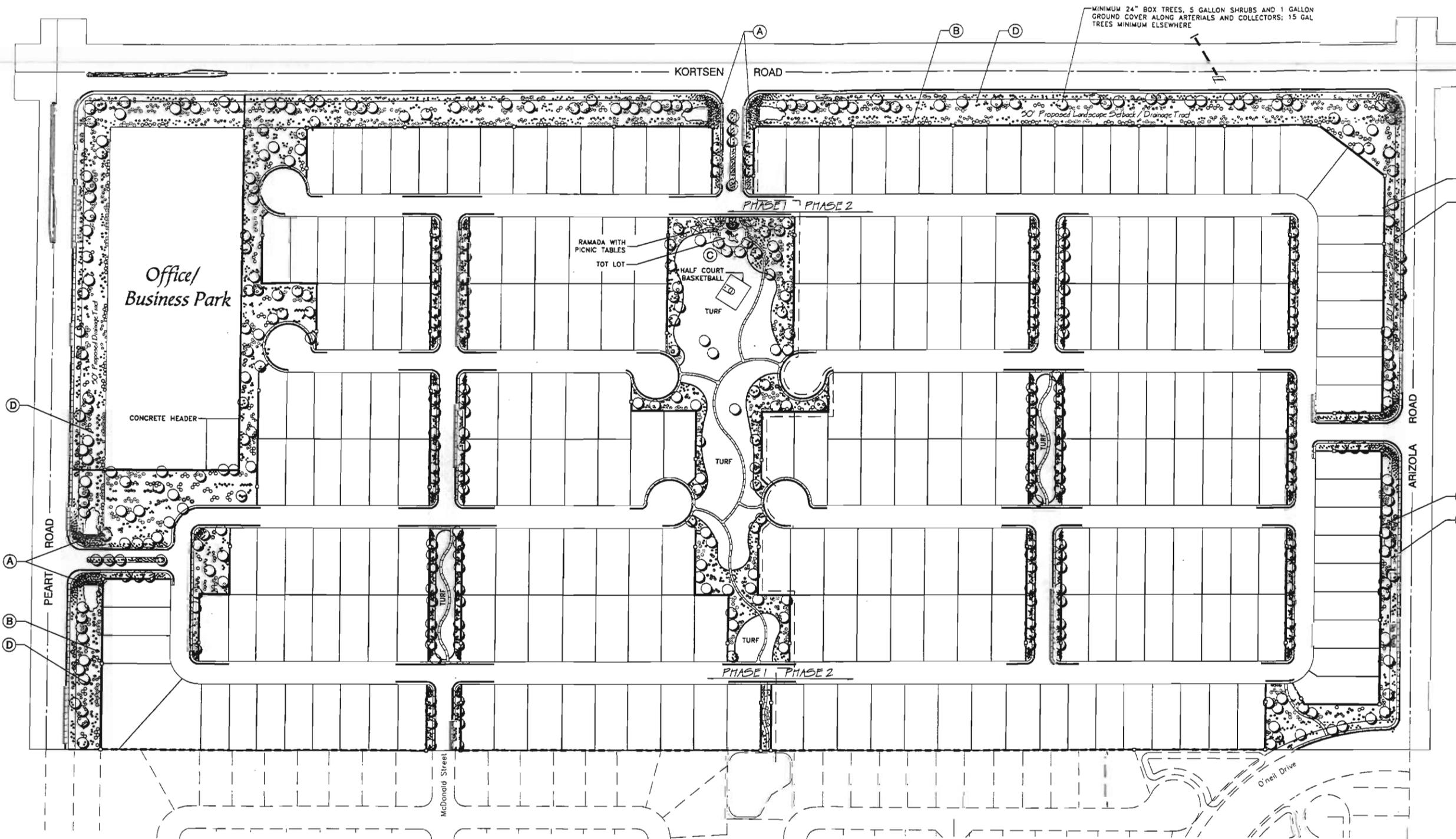
UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE

UNSUBDIVIDED UR-URBAN RANCH ZONE
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 UNSUBDIVIDED UR-URBAN RANCH ZONE

UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE

UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE
 UNSUBDIVIDED UR-URBAN RANCH ZONE

03-015



wall legend

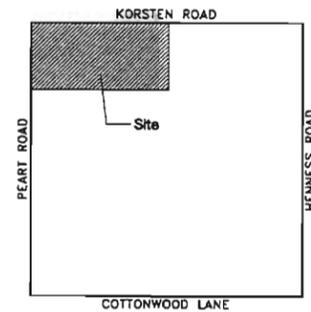
- (A) ENTRY MONUMENT
- (B) PROJECT THEME WALL 6" HIGH WITH 2" SQUARE 6" HIGH CMU COLUMN
- (C) AMENITY AREA WITH TOT LOT, PATHWAY, 16" SQUARE RAMADA AND BENCH
- (D) LANDSCAPED COMMON AREA & TRACTS

plant legend

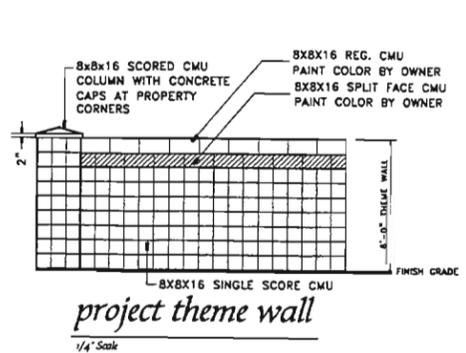
- SWEET ACACIA
- MONDEL PINE
- LIVE OAK
- EVERGREEN ELM
- DATE PALM
- ▲ BARBARA KARST BOUGAINVILLEA
- RIO BRAVO SAGE
- DWARF PINK OLEANDER
- DESERT SPOON
- RED YUCCA
- DEER GRASS
- BAJA RUELLIA
- CIMARRON SAGE
- DESERT CARPET
- BUSH MORNING GLORY
- NEW GOLD LANTANA
- PURPLE LANTANA
- PROSTRATE ROSEMARY
- FOXTAIL FERN

stone note

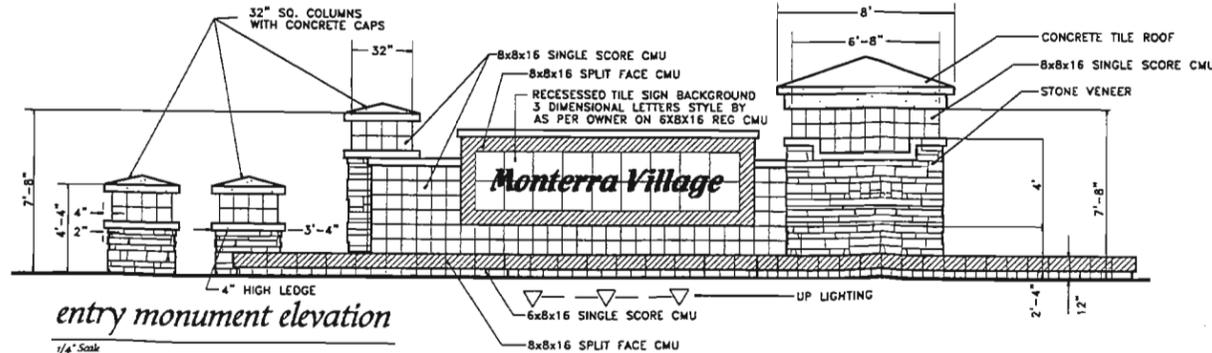
*DECOMPOSED GRANITE ALL NON-TURF LANDSCAPE AREAS WITH LARGER DIAMETER RIVER ROCK OR FRACTURED GRANITE WITHIN THE BOTTOMS OF DRAINAGE TRACTS
 *BOULDERS USED FOR ACCENTS



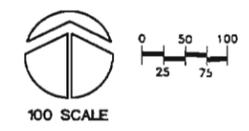
vicinity map



project theme wall
 1/4" Scale



entry monument elevation
 1/4" Scale



Monterra Village
 CASA GRANDE, ARIZONA

PDSA
 LANDSCAPE ARCHITECTS
 PDS&A ASSOCIATES
 3050 West Baseline Road / Suite 117
 Mesa, Arizona 85206
 Telephone 480.633.9569
 Fax 480.633.9568

12.22.03

- Unsubdivided UR-Urban Ranch Zone
- Notes:
1. Access to the Future Professional Office Parcel will be approved by the City of Casa Grande.
 2. Landscaping along Peart and Kortsen Road frontages will be maintained by a Master Homeowners' Association.

G Ranch
PAD/Mix-Use Zone
Future Commercial

PARCEL A
Professional Office
(3.99 AC)

55' X 130' =
55 Total Lots

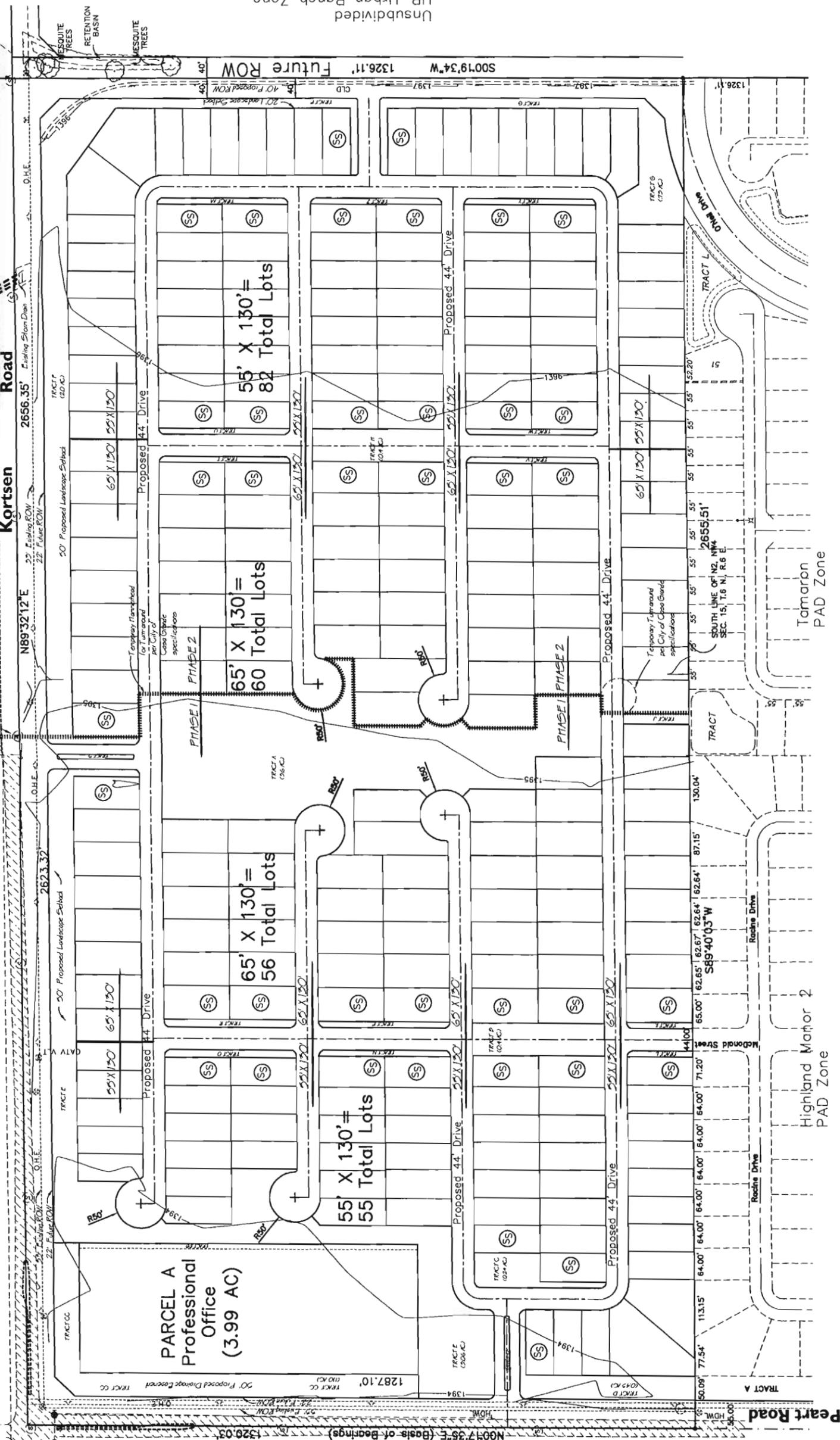
65' X 130' =
56 Total Lots

65' X 130' =
60 Total Lots

55' X 130' =
82 Total Lots

PHASE 1

PHASE 2



NOTES: PHASING PLAN

1. Any required off-site improvements to Peart Road and Kortsen Road will be constructed with Phase 1 Residential development.
2. Any required off-site improvements to Arizona Road will be constructed with Phase 2 residential development.
3. Development of the Professional Office Park will occur separately from the residential portion of the property.

LEGEND

- Single Story Homes Only
- Fd brasscap (as noted)
- Property Corner
- Water Valve
- Fire Hydrant
- Storm Manhole
- Storm Drain Manhole
- Catch Basin
- Pullbox
- Riser
- CATV Riser
- Utility Pole
- Telco Manhole

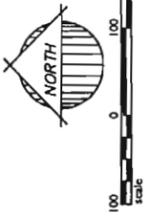


Exhibit 9
Preliminary Phasing Diagram
Case Number: CGPZ-5-04

eps group, inc.
Engineers, Planners & Surveyors
15501 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2100 Fax (480) 503-2158

Monterra Village
SEC Kortsen & Peart Roads
Casa Grande, AZ
Preliminary Phasing Diagram

Project: 12-22-03 City of Casa Grande PAD Submittal
Revision: 1
Designer: [Signature]
Drawn by: [Signature]

Preliminary Not For Construction Or Recording
Job No. 03-015
EX-9
Sheet No. 2 of 2

MONTERRA VILLAGE
MINOR GENERAL PLAN AMENDMENT REQUEST

This Minor General Plan Amendment request is for an approximate 5.1-acre site located within the Monterra Village PAD, at the southeast corner of Kortsen Road and Peart Road, in the north half of the northwest quarter of Section 15, Township 6 South, Range 6 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

The purpose of this Minor General Plan Amendment (MGPA) request is to comply with Condition 3 of CGPZ-5-04, which is the rezoning case for the overall property. Monterra Village PAD consists of two principal land uses: low-density, single-family residential development on approximately 67 acres and professional office park on approximately 5.1 acres. While the overall area for this MGPA request is approximately 5.1 acres, the net developable area, exclusive of a proposed drainage easement along Kortsen Road and Peart Road, is only 3.99 acres. Professional Office uses at this location will offer employment opportunities and neighborhood support services for residents of Monterra Village.

Adjacent land uses include the residential portion of the Monterra Village PAD to the east and south; approved commercial as part of the G Diamond PAD development across Peart Road to the west; and undeveloped property across Kortsen Road to the north. The property across Kortsen Road to the north is identified for Commercial on the City of Casa Grande General Plan 2010. The Land Use designation for this site is for Low Density Residential on the City's General Plan 2010. Exhibit 1 shows the project location within the context of the City's General Plan 2010. Exhibit 2 illustrates the Professional Office parcel in relationship to the surrounding land uses.

Professional Office at this location will not significantly alter the Land Use Plan mixture or balance of the City's General Plan 2010 as approval of this request will result in an increase of approximately 5.1 acres of employment space, based on the gross project area. Access to the site will be from an adjacent arterial road, no internal vehicular connection to the residential portion of the PAD is contemplated. The Office Park will be connected to and buffered from the residential portion of the PAD through open space.

Condition 3 of CGPZ-5-04 states:

- The office parcel boundary shall extend to the adjacent Kortsen Road and Peart Road rights-of-way boundaries and the total new area of the office parcel shall not exceed 3.99 acres. With this reconfiguration, staff hereby administratively approves the requested Office/Business Park land use at said location according to the provisions of the 2010 Casa Grande General Plan. The office parcel may be increased in area up to a total of 5.25 acres providing that: a). a Minor General Plan Amendment from Low Density Residential to Office/Business Park is approved for the entire office parcel site within six months of the effective date of this zoning ordinance; and b). a minimum of fifteen percent open space is provided for the residential portion of the PAD.

Per calculations on the Preliminary Plat, a minimum fifteen percent open space will be met on the residential portion of the PAD, with approval of this Minor General Plan Amendment request.

MONTERRA VILLAGE

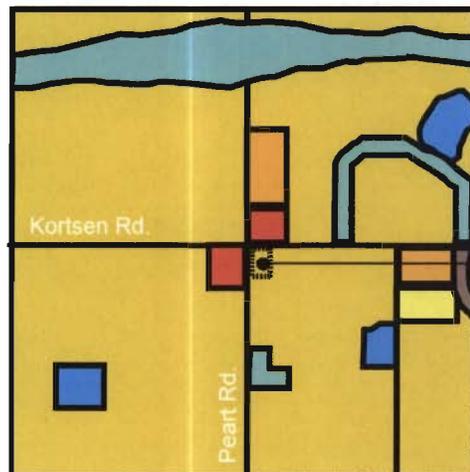
Minor General Plan Amendment

Approximately 5.1 acres located at the southeast corner of Kortsen Road and Peart Road. A portion of the N ½ of the NW ¼ Section 15, T6S-R6E, G&SRB&M, Pinal County, Arizona.

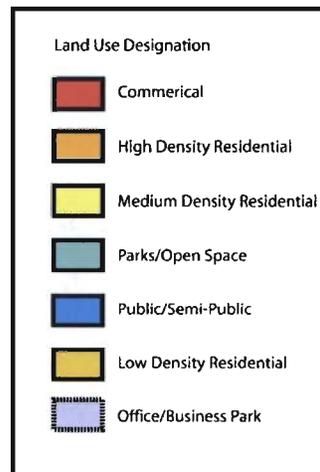
Existing Land Use Designation: Low Density Residential (LDR)

Proposed Land Use Designation: Office/Business Park (O/BP)

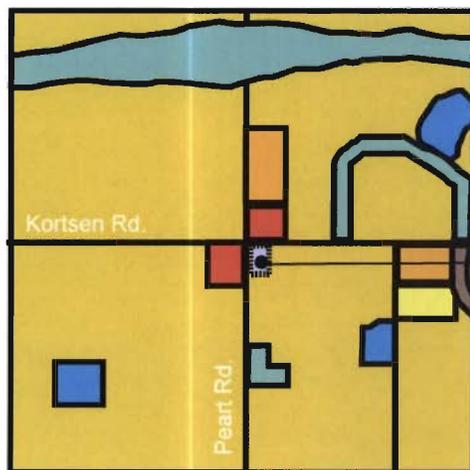
Existing Land Use Designations



Site



Proposed Land Use Designations



Site

Notes:

1. Access to the Future Professional Office Parcel will be approved by the City of Casa Grande.
2. Landscaping along Peart and Kortsen Roads frontages will be maintained by a Master Homeowners' Association. (Except adjacent to office parcel)

Future Commercial
Ranch Use

Unsubdivided UR-Urban Ranch Zone
NW Cor, Sec 15, Fd COCG Flush BC in Conc.

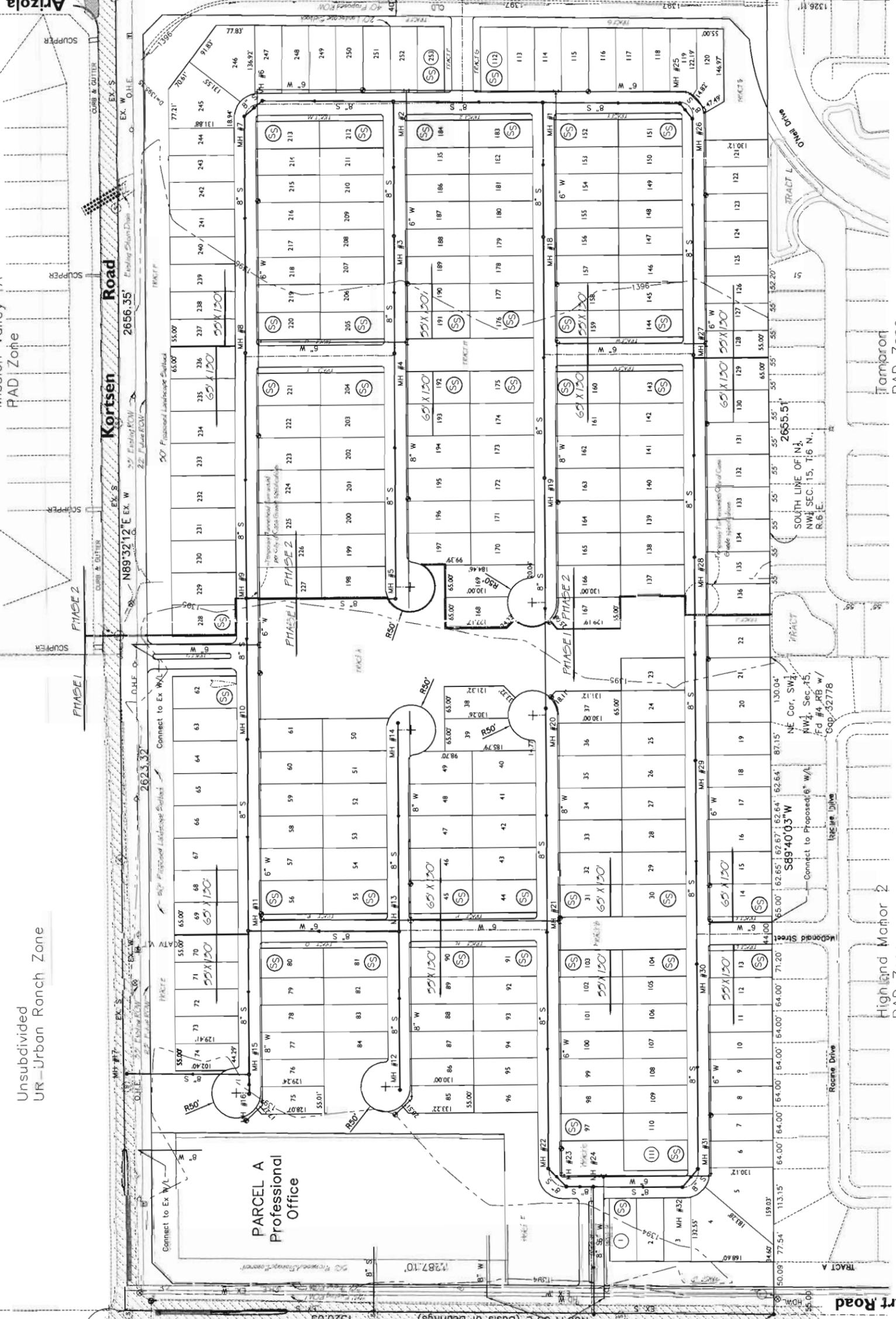
Unsubdivided UR-Urban Ranch Zone

PARCEL A
Professional Office

Mission Valley 1A PAD Zone
Kortsen Road
Arizona

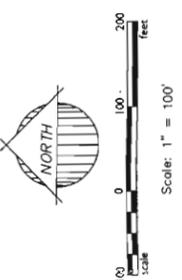
Unsubdivided UR-Urban Ranch Zone
EAST LINE OF NW 1/4 SEC. 15, T.6 N., R.6 E.

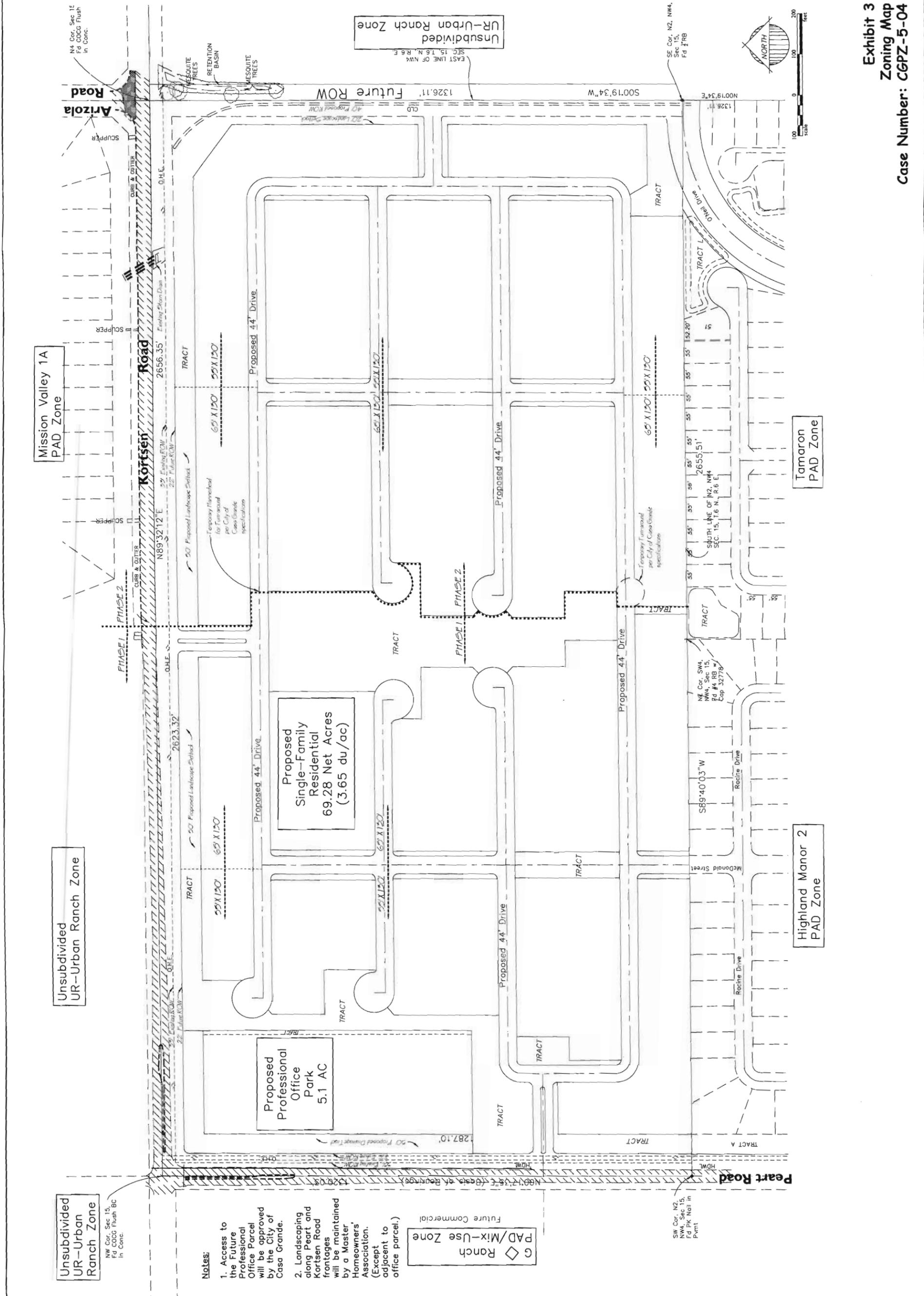
SE Cor N 1/4, NW 1/4 Sec 15, Fd 1/2 RB



LEGEND

⊠	Telco River	⊙	Existing Fire Hydrant
⊡	Light	⊖	Ex. waterline
⊢	Utility Pole	⊕	Proposed waterline
⊣	Transformer	⊗	Proposed Fire Hydrant
⊤	Underground Electric	⊘	Proposed Manhole
⊥	Underground Telephone	⊙	Proposed Flow
⊦	Overhead Electric & Telephone	⊙	
⊧	Irrigation Valve	⊙	
⊨	Stand Pipe	⊙	
⊩	Water Meter	⊙	
⊪	Water Valve	⊙	
⊫	TRANS	⊙	
⊬	UGE	⊙	
⊭	UGT	⊙	
⊮	OHE&T	⊙	
⊯	Single Story Homes Only	⊙	
⊰	Fd brasscap (as noted)	⊙	
⊱	Property Corner	⊙	
⊲	Pulbox	⊙	
⊳	CATV Riser	⊙	
⊴	Telco Manhole	⊙	





- Notes:**
1. Access to the Future Professional Office Parcel will be approved by the City of Casa Grande.
 2. Landscaping along Peart and Kortsen Road frontages will be maintained by a Master Homeowners' Association. (Except adjacent to office parcel.)

G Ranch
PAD/Mix-Use Zone
 Future Commercial

SW Cor. N2, NW4, Sec 15, Fd #4 PK Nail in Punt

NE Cor. SW4, NW4, Sec 15, Fd #4 RB w/ Exp 32778

SOUTH LINE OF N2, NW4 SEC. 15, T.16 N., R.6 E

SE Cor. N2, NW4, Sec 15, Fd #4 RB

EAST LINE OF NW4 SEC. 15, T.16 N., R.6 E.

N4 Cor. Sec 1E Fd COCG Flush in Conc.

NW Cor. Sec 15, Fd COCG Flush BC in Conc.