

Planned Area Development

For

MONUMENT Village

Casa Grande, Arizona

Prepared for:
Advisor Mortgage, Inc.
Revised: July 1992

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PLANNED AREA DEVELOPMENT
PROGRAM AND GUIDELINES
FOR
MONUMENT Village

Revised: July 1992

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INTRODUCTION

MONUMENT Village is a proposed mixed use urban village to be developed under the Planned Area Development (PAD) zoning district of the City of Casa Grande. The project was originally submitted in 1988 under a different name and owner. The project remains substantially the same as the one previously submitted and approved by the planning commission and council. The reason for the resubmittal is due to time limitations that have expired. The project contains 110 acres and is located between Florence Boulevard and Cottonwood Lane on the west side of Arizola Road.

MONUMENT Village is planned to contain a mixture of single- family homes, patio homes, apartments, a neighborhood park, a small shopping center. Also included is a business park that will provide space for small business establishments and generate employment opportunities. All of the land uses are appropriately interconnected with a unique and distinctive pattern of streets, bike paths and landscaping treatments, as portrayed on the Land Use Plan.

Purpose:

MONUMENT Village has been designed to comply with and to incorporate the purpose of the PAD district as set forth in the Casa Grande Zoning Ordinance "to encourage innovations in residential, commercial and industrial development so that greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Casa Grande; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient aesthetic and desirable

development." We believe that the **MONUMENT Village** Plan accomplishes the purpose of the PAD district.

The purpose of this report is to provide a graphic and written explanation of the elements of the plan, their relationships and compatibilities, access and circulation, accesses to utilities as well as to set forth a general development program. The information provided herein should assist the staff, commission and council in their review and understanding of the **MONUMENT Village** Plan, its goals and objectives.

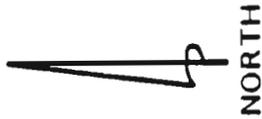
Location:

The following vicinity map indicates the location of **MONUMENT Village** to the Casa Grande downtown area, its direct access to Florence Boulevard and its closeness and easy access to Interstate 10. The site is near the expanding commercial activities along Florence Boulevard and less than ½ mile from the Casa Grande Regional Medical Center. Cottonwood Lane, a proposed minor arterial roadway, will provide direct access west to Pinal Ave. and the Dave White Regional Park, Rodeo Grounds and to the Municipal Airport to the north. The site is two (2) miles from Casa Grande High School, 2 ½ miles from the junior high school and only ½ mile from the new Ironwood Elementary School. The project is located within the city's easterly growth pattern towards Interstate 10 along Florence Boulevard.

TUCSON
62mi.

INTERSTATE-10

PHOENIX
44mi.



Hennes Rd.

Regional
Hospital *

Arizola Rd.

SITE

Rd.
Earley

Peart Road

BLVD.

E.S.
*

84-93

Trekell Road

FLORENCE

State Hwy.

H.S.
*

DOWNTOWN

Airport
2mi.

Kortsen
Road

Cottonwood
Lane

JHS
*

PINAL

AVE.

Regional Park

Thorton Road

Road

VICINITY MAP

Access & Circulation:

MONUMENT Village will have good access to all parts of the City of Casa Grande. Initial primary access will be by Arizola Avenue via Florence Boulevard. Recent improvements to Florence Boulevard provide good connections from the project to both I-10 and to downtown Casa Grande.

Internal circulation will consist of a combination of grid and curvilinear street patterns. The Business Park area is separated from the remaining portion of the **Village** by a landscaped collector street. The single-family area will be served primarily by a looped street that is interconnected with local streets, set at angles which take into consideration the sun's orientation in order to optimize energy savings. Each individual lot or parcel has easy access to the exterior collector and arterial streets as well as to the shopping center and park site located within the project.

EXISTING CONDITIONS

Existing Land Use:

The **MONUMENT Village** site is idle farm land with no vegetation except casual weeds and grasses. There are no existing buildings on the site and the only man-made structures are two (2) small, abandoned irrigation ditches. Arizola Road is improved from Florence Boulevard north to the mid-section point and then continues north as a dirt road to Cottonwood Lane. Cottonwood Lane is presently a dirt road west to ¼ mile east of Pert Road.

The Las Brisas apartments are located just east of the southeast corner of the project. The remaining land to the south and west is vacant and land to the north and east is under agricultural cultivation. Arizona Public Service has a walled-in substation adjacent the southeast corner of the project. Arizona Water Company has two well sites adjacent the project's eastern boundary and one well site across Cottonwood Lane. The Casa Grande Regional Medical Center is approximately ½ mile south and east. Ironwood Elementary School is approximately ½ to ¾ mile west of the project.

Existing Utilities:

MONUMENT Village is suitable for immediate development due to the availability of utilities. An existing 12" water and 18" sewer line are each located in Arizola Road and Cottonwood Lane, and are adequate for this project. These trunk lines are in place and sized to accommodate the proposed development. A new major electrical substation has been constructed adjacent the site that can provide underground electrical service to the project. Natural gas service is readily available from a 2" line located under Arizola Road. Telephone service will also be extended from the lines under Arizola Road now serving the Las Brisas apartment project. Dimension Cable TV has a service line in Arizola Road that can provide cable TV service to the project.

Environmental Conditions:

Beneficial or adverse environmental conditions are almost non-existent. The land is extremely flat, devoid of any vegetation and rather nondescript. A few long views of distant mountains exist from the site but nothing outstanding. Dust and pollen from the weeds and idle ground on the site are the most adverse environmental condition.

GENERAL MASTER PLAN

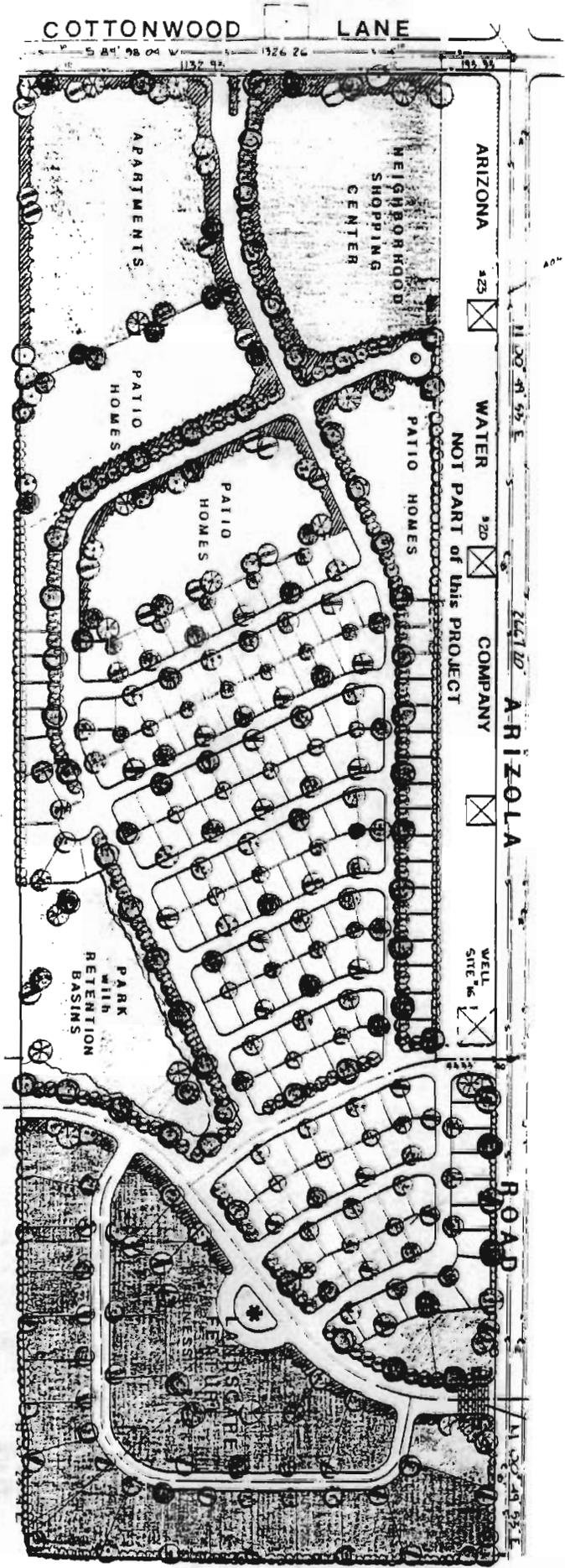
MONUMENT Village

Master Plan:

The concept utilized in the planning of **MONUMENT Village** was to create a mixed-use urban development into a unique and distinctive neighborhood plan that could be compatible with neighboring land uses as well as with the city's master land use and

MONUMENT Village

MASTER LAND USE PLAN



ARIZONA 423 WATER 920 COMPANY WELL SITE

NOT PART of this PROJECT

ARIZOLA

JWStansel & Associates
 PLANNING ARCHITECTURE ENGINEERING
 7600 VIA ROMA SCOTTSDALE, ARIZONA 85258 (602) 997-2000

transportation / circulation plans. This has been accomplished. In order to proceed with the development of the **Village** Plan in 1988, amendments were made to the Casa Grande General Plan to permit the inclusion of the Business Park lots, the Neighborhood Shopping Center site, and the apartment residential area. The business park will produce extended employment opportunities for residents within the **Village** and the shopping center will provide shopping and employment opportunities, without the necessity to leave the neighborhood.

The major portion of the **MONUMENT Village** Plan consists of single-family and patio home lots, which are compatible with the land uses and densities established in the Casa Grande's General Plan. Street patterns have been designed to be compatible with those shown on the city's General Plan and on the Casa Grande Transportation Plan. Bicycle routes and a neighborhood park have also been provided for in the **MONUMENT Village** Plan. The city's General Plan does not describe a need for any additional public community facilities within the subject property. The city's General Plan designates both a public school and a park, to be located east of the **MONUMENT Village** site.

Single-Family Area:

The single-family lot area consists of approximately 175 lots, with 70' x 100' being the most typical lot dimension. The area contains approximately 41 acres, represents over 37% of the total project land area, and provides an average density of 4.2 units per acre. The street and lot pattern is a combined grid and curvilinear pattern, with the internal streets angled to maximize lot orientation relative to the sun for energy saving opportunities. Street circulation and ease of access to major collectors and arterials is very good. A bicycle / pedestrian path just under one (1) mile in length is planned along the single-family area's internal looped street. This bike / pedestrian path will connect to a planned bike path adjacent McMurray Boulevard that is a part of the bike plan indicated in the city's General Plan Update. The internal, residential lots will have direct access to the **Village** park site, the neighborhood shopping center, and to **MONUMENT Plaza** by the bike / pedestrian path .

Patio Homes:

This use occupies approximately 17 acres spread over three (3) separate parcels. It is planned that the patio home areas will develop at a density of approximately eight (8) units per acre, yielding about 135 total units. Typical patio home lot will measure approximately 45' x 90' or 4050 square feet. The patio home areas provide a buffer and transition use between the single-family lots, and the shopping center and apartment sites at the north end of the project. The patio home areas will be served by the internal bike / pedestrian pathway.

Apartments:

The apartment area covers approximately 10 acres and is planned to be developed to a density near 16 units per acre. The apartment site will provide its own storm water retention capacity. A site plan will be submitted to the city for review by a future developer.

Neighborhood Park:

The neighborhood park and drainage retention basin is located and sized to satisfy two major design goals. The first is to provide adequate storm water retention basins. The second is to provide a neighborhood park for **MONUMENT Village** residents. Most of the lots and parcels within the **Village** will drain storm water to the park site via the public street system. Scupper modification to McMurray Boulevard will be performed by the developer during final grading, drainage and improvements plans preparation. The park site will be designed to provide storm water retention for a 100-year storm of one-hour duration.

Initially, the park site area will be graded and seeded with grass to provide retention for the first phases of development. As the project expands beyond the projected third phase of development, the developer will add landscaping and recreational facilities to serve residents of the **Village**. The park area will be constructed and maintained by the developer.

MONUMENT Plaza

Business Park:

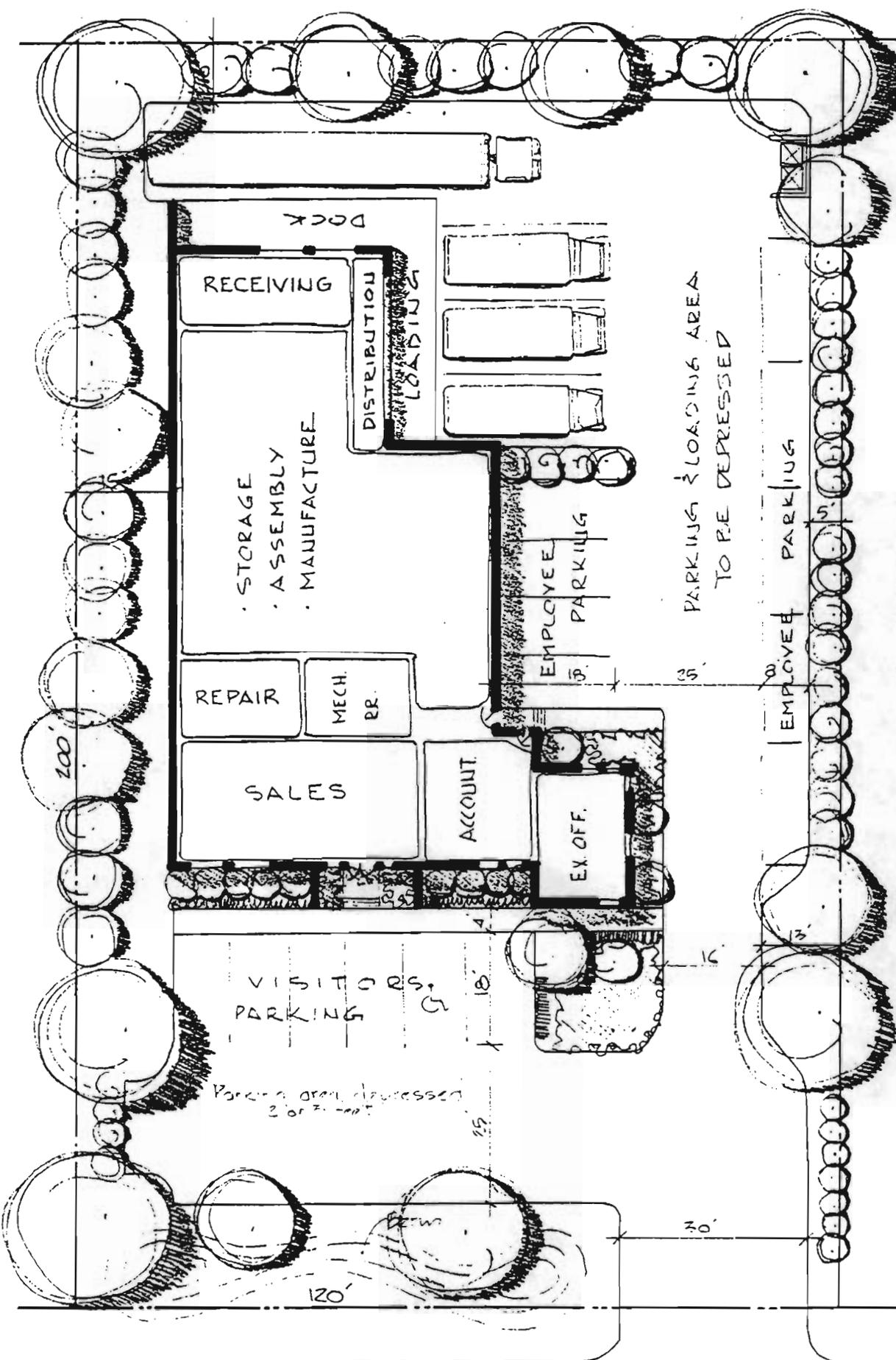
The business park to be named "**MONUMENT Plaza**" has been incorporated into the **MONUMENT Village** plan for several reasons. The major reason for including the business park lots was to provide work settings and employment opportunities within the neighborhood, to satisfy a land use element that is lacking within the community, and to develop a pleasing and appropriate buffer between the residential lots and the electrical substation to the south. **MONUMENT Plaza** will only be available to uses that are compatible with the **Village** concepts, and C.C.&R.'s. All permitted businesses will be conducted entirely within enclosed buildings. All future businesses will be required by the C.C.&R.'s to submit building , site, and landscape plans to be approved by an established architectural design review committee. This will insure development compatibility and enhancement for both the **Village** and the city.

MONUMENT Plaza is separated from other elements of the **Village** by McMurray Boulevard. The Boulevard has been improved within the project as part of a city-wide Improvement District Program. The Boulevard provides direct access to Arizola Road, then south 1/8 mile to Florence Boulevard and into town or to Interstate 10, making the site very desirable from an access and location standpoint. **MONUMENT Village** is planned to have an attractive landscape entry off Arizola Road. A landscape and identity feature for **Monament Plaza** off McMurray Boulevard will be established near the center and south of McMurray Boulevard. Both of these features will present an identity for the entire **Village** neighborhood. **MONUMENT Plaza** lots will be accessed from an interior local street that does not connect directly to residential

streets of the **Village**. This design eliminates the need for non-resident employees or for customers to utilize the other **Village** streets. Two lots at the northwest corner of the intersection of Arizola Road and McMurray will be accessed from McMurray Boulevard. These two lots will be restricted to office use only.

The developers of **MONUMENT Village** will construct the entry and identity features as part of the improvement for the first phase of development. Maintenance of the entry and identity features will be carried out by a **Property Owner's Association** that will be established prior to lot sales.

The following sketch describes a typical site plan concept for a **MONUMENT Plaza** lot. The lot fronts will be attractively landscaped and buildings will have an attractive facade to the public street. Parking in front will be held to a minimum and strictly reserved for customers or business agents. Employee parking and truck parking will be located to the side or to the rear of the lot and screened from view to the public street.



CONCEPT-SITE PLAN for BUSINESS PARK LOT

TYPICAL SIZE 120' x 200' = 24,000 SQ. FT. or 0.55 ACRE

Neighborhood Shopping Center:

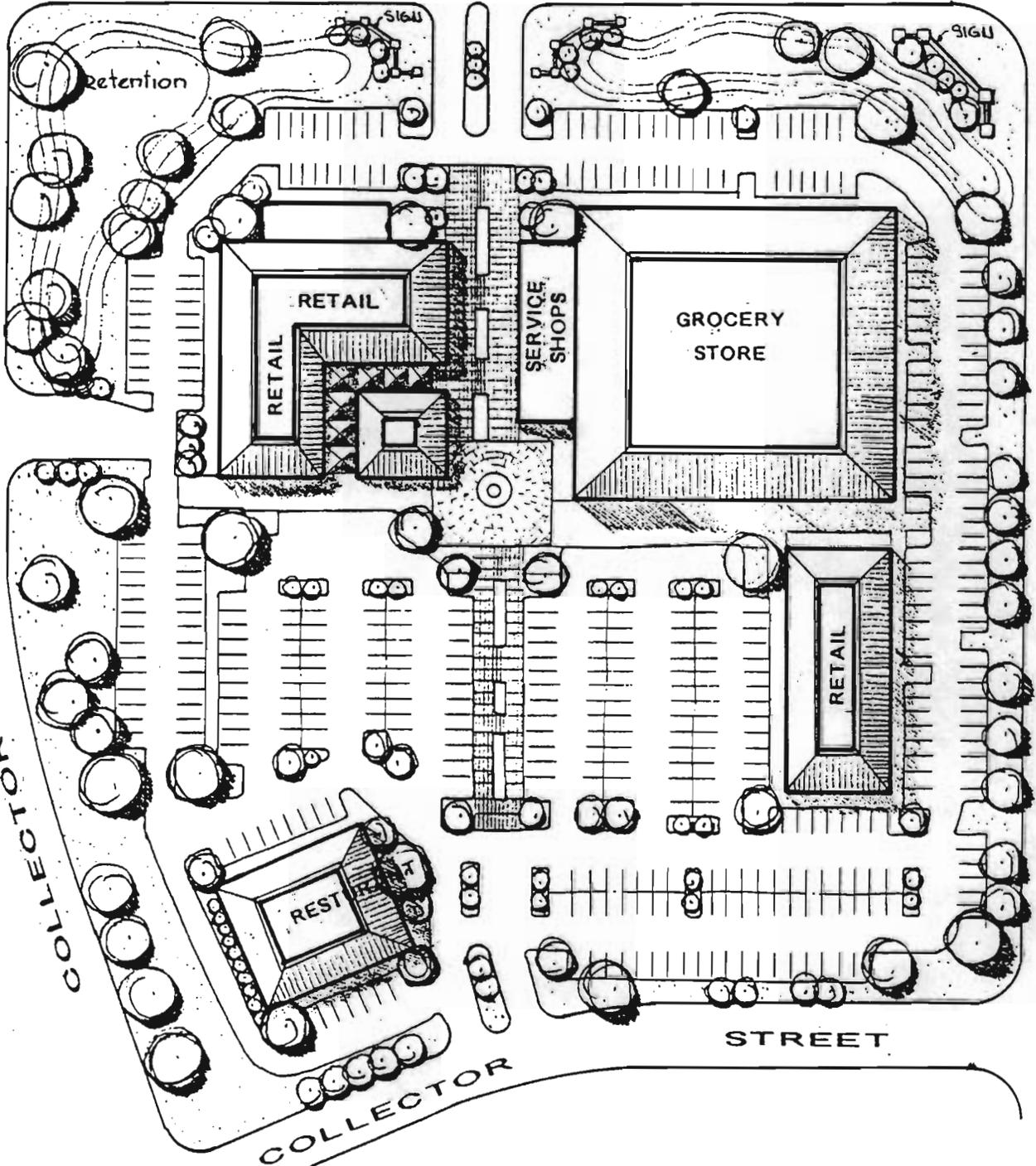
The shopping center site contains approximately 10 acres and is planned as the last phase of development for the **MONUMENT Village** project. It is planned that the 153 foot strip along Arizola Avenue, owned by Arizona Water Company, will become part of the overall shopping center site; this will add about two (2) more acres to the site. Primary access to the shopping center site will be from Cottonwood Lane, a major arterial street. Residents' access to the **Village** is through the residential street along the south edge. This entrance will provide direct access to the shopping center site from all lots within the **Village**. The shopping center will also have a connection with the interior bicycle path.

The shopping center will devote between 20 and 25 percent of the site to open space for retention and landscaping, about 30 to 35 percent for parking, and the remaining area for retail and commercial service. The following sketch provides a concept of how the shopping center site may be developed.

COTTONWOOD

LANE

STREET



ROAD

ARIZOLA

STREET

COLLECTOR

COLLECTOR

CONCEPT PLAN

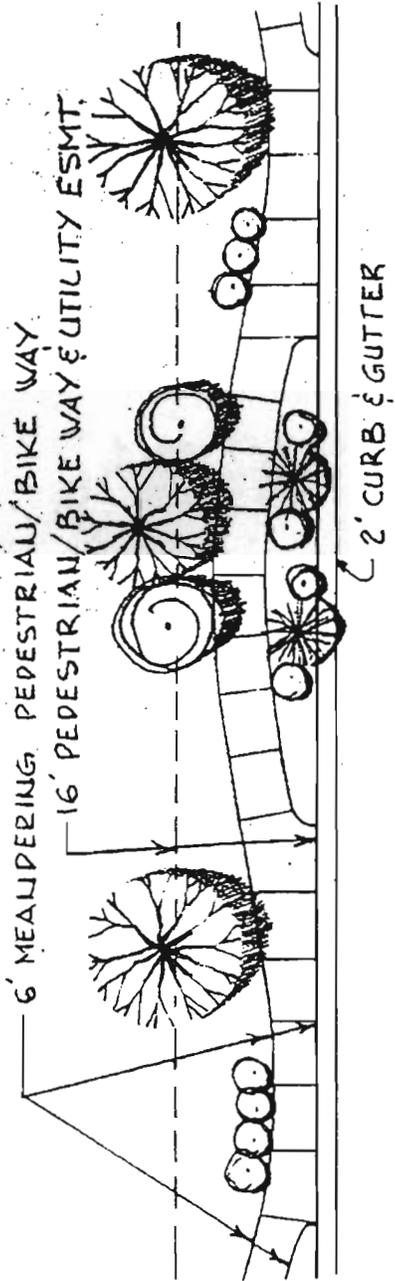
NEIGHBORHOOD SHOPPING CENTER SITE

Streets and Bike Paths:

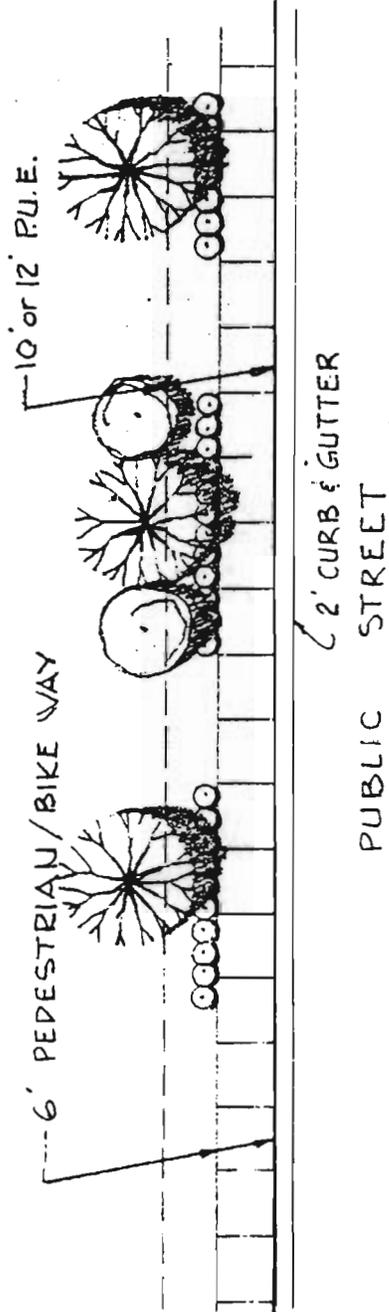
MONUMENT Village streets are primarily local residential streets. These streets will be platted and improved to current city standards with a 44 foot right-of-way, with a 36 foot back-of-curb to back-of-curb street width, 4 foot sidewalks on each side and 10 foot public utility easements on each side adjacent the sidewalks. The interior street pattern provides access to each lot by means of a series of diagonal streets that are connected to a modified interior looped street. The residential portion of the **Village** is separated from **MONUMENT Plaza** by McMurray Boulevard, a collector street that has recently been improved to current city collector street standards. A pedestrian / bikeway will be added to the north side of the street at the time the adjacent lands are platted.

Bike paths will be provided throughout the **Village**. One major component will be the major bikeway along McMurray Boulevard that will be a part of the city system of Bicycle Routes, as indicated in the General Plan Update. A second component is the interior circular route that is established primarily for the use of residents of **MONUMENT Village**, but will connect to the citywide system. The following drawing indicates three (3) concepts of how the bicycle path system may be developed. Concept 'A' delineates a bike / pedestrian system to be developed traversing the neighborhood park. Concept 'B' delineates the development of an internal / circular route. The McMurray Boulevard bike route will be developed in accordance with either concept 'B' or 'C'.

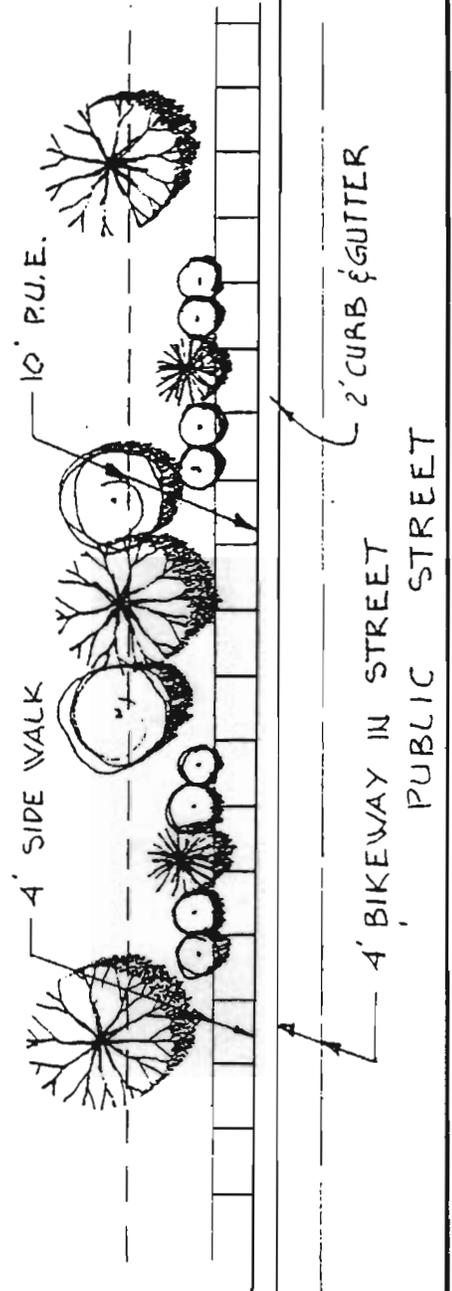
SUGGESTED PEDESTRIAN / BIKE WAYS for MONUMENT VILLAGE



"A"



"B"



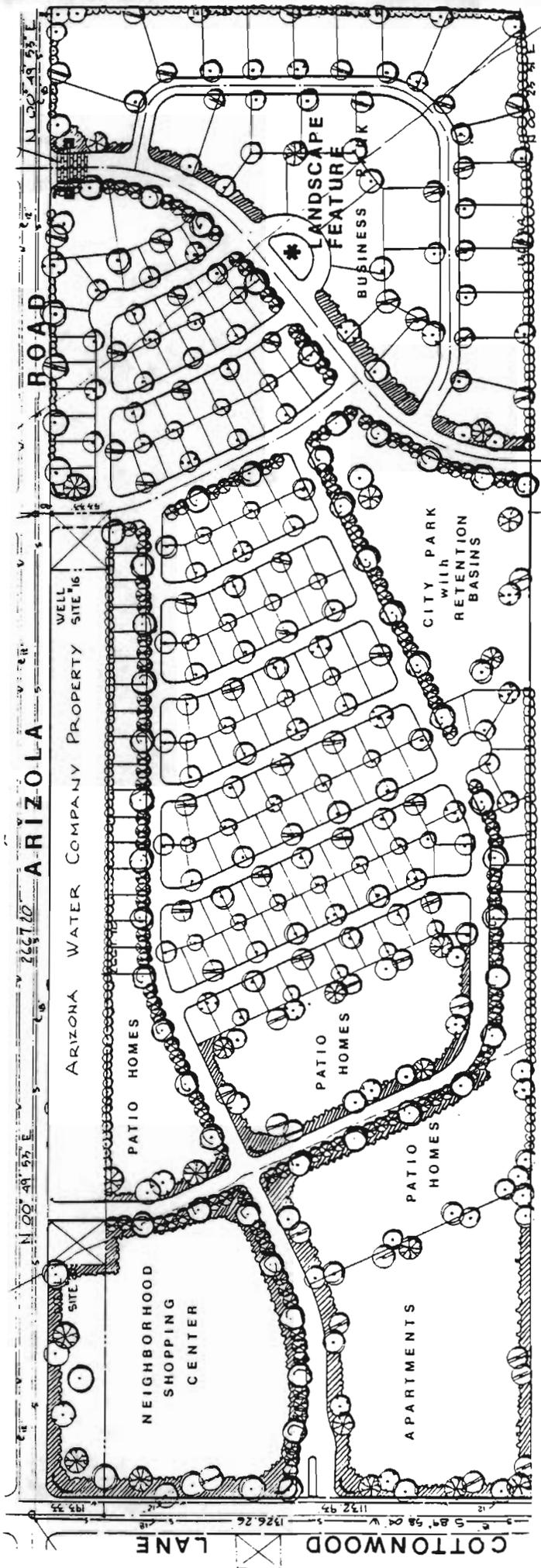
"C"

Landscaping and Amenities:

The **MONUMENT Village** Plan proposes a landscape plan designed to provide harmony, distinction and character. The landscaping is composed of three main elements: 1) a proposed landscaped bike path that will follow a repeating tree plan which will be easily recognized throughout the **Village**; 2) attractive landscaped setbacks and greenbelts along the public rights of way for all non-single-family uses; 3) landscaped buffer areas with a masonry wall adjacent the existing well sites, the A.P.S. substation and perimeter property lines, where appropriate.

Amenities will consist of the improvement of the neighborhood park site, development of an attractive entry feature on McMurray Boulevard at Arizola Road, and the development of a landscape / identification feature near the center of **MONUMENT Plaza**, adjacent McMurray Boulevard. This feature, along with landscaped setbacks on McMurray Boulevard will present an image and identity to the **Plaza**, as well as offering a pleasant edge treatment to residents of the **Village**.

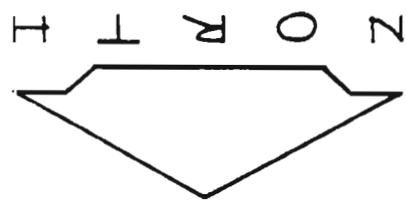
The following two (2) drawings indicate in plan and cross section a concept of how **MONUMENT Plaza** landscape features may be developed. It includes a semi-circular reflecting pond, flanked by a short fountain waterfall with a second, higher wall that would contain the name and logo of **MONUMENT Plaza**. The semi-circular walls would then be flanked by a row of flowering trees and hedges. These features would provide a very attractive identification and focal point to the entire **Village**, and would separate **MONUMENT Plaza** from the residential area, physically as well as visually.



LANDSCAPE PLAN

LEGEND

-  CONTOUR LINES
-  PROPERTY LINES
-  CENTER LINE OF STREETS
-  STREET RIGHT OF WAY
-  ZONING DISTRICT BOUNDARY
-  PROPERTY CORNER
-  WATER LINE
-  SEWER LINE
-  PROPOSED STREET RIGHT OF WAY LINE
-  PROPOSED LANDSCAPED BIKE ROUTE
-  PROPOSED LANDSCAPED SCREEN W/ 6' MASONRY WALL
-  PROPOSED LANDSCAPED SETBACK & GREENBELT

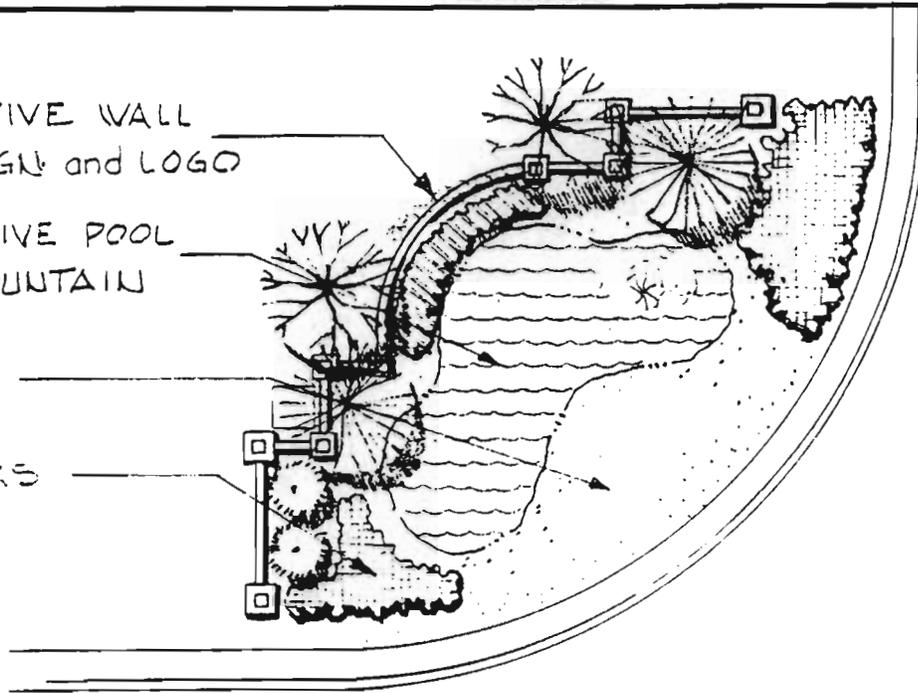


DECORATIVE WALL
WITH SIGN and LOGO

REFLECTIVE POOL
WITH FOUNTAIN

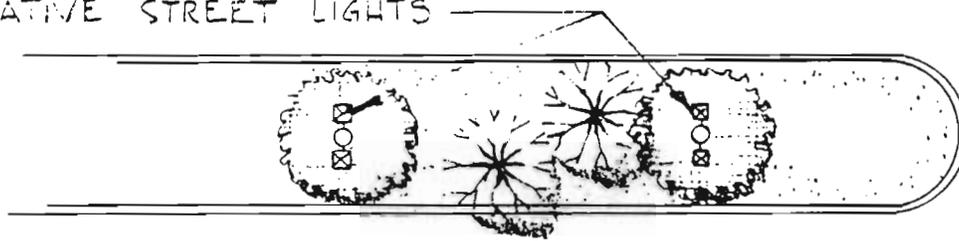
GRASS

FLOWERS



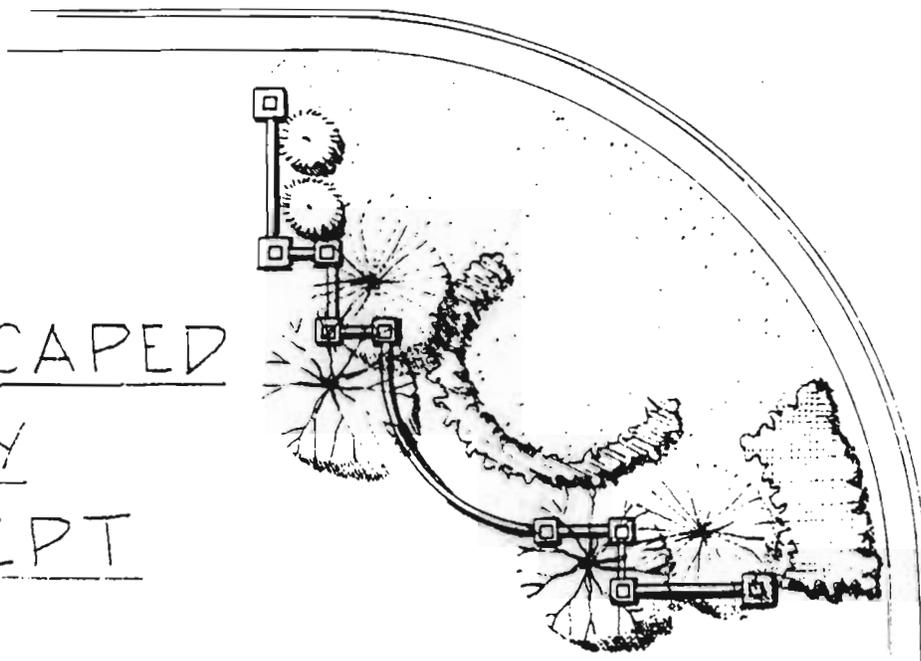
McMURRAY

DECORATIVE STREET LIGHTS



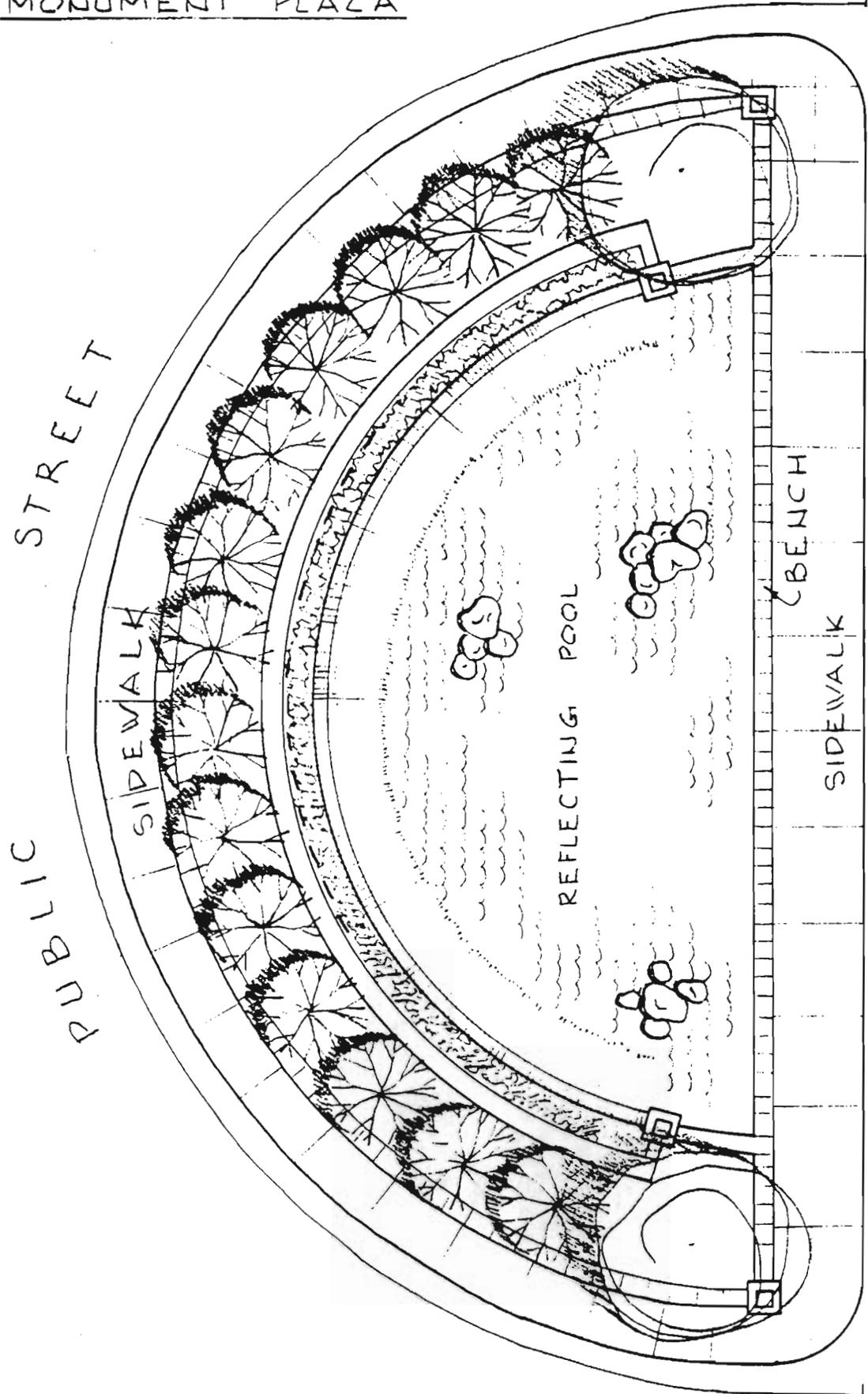
BOULEVARD

LANDSCAPED
ENTRY
CONCEPT



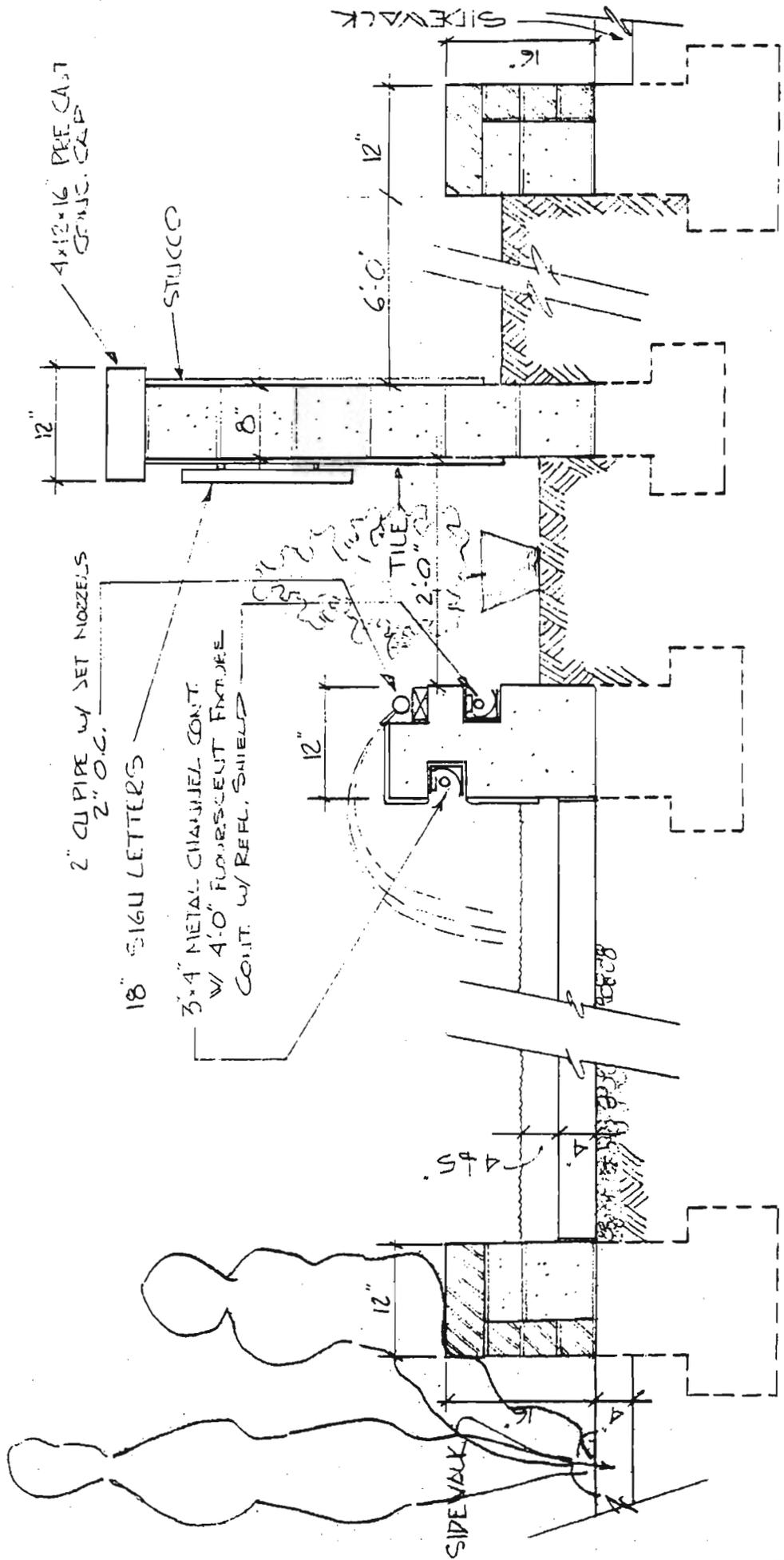
ARIZOLA ROAD

CONCEPTUAL PLAN of
LANDSCAPE FEATURE for
MONUMENT PLAZA



MC MURRY BLVD.

BUSINESS PARK LANDSCAPE FEATURE CROSS-SECTION DETAIL



PUBLIC UTILITY SERVICE

Utilities:

MONUMENT Village is ready for development. All utilities are available.

Consequently, excessive costs of extending trunk utility lines will not be necessary to supply the needs of the **Village**.

Water Service:

Will be provided by Arizona Water Company from existing 12 inch water lines located under Arizola Road and Cottonwood Lane. Arizona Water Company presently has three (3) water wells along Arizola Avenue and one (1) well on Cottonwood Lane.

The development of **MONUMENT Village** is compatible with the overall growth and development plans of the Water Company, which has a 100-year assured water certification from the Arizona Water Resources Department that includes this project.

Sewer Service:

Will be provided by the City of Casa Grande. An existing 18 inch trunk line, located under Arizola Avenue and Cottonwood Lane is available for immediate development.

The land uses and densities proposed by the **MONUMENT Village** Plan will be compatible with the overall sewer service plans for the area.

Electric Service:

Will be provided by Arizona Public Service Company. A new electrical substation, located at the southeast corner of the project provides electric power both to the

general area and to this project. Street lights will be installed and maintained by Arizona Public Service Company throughout the project in accordance with design, construction, maintenance and service regulations and specifications presently in effect.

Natural Gas Service:

Will be provided by Southwest Gas Company. A two (2) inch gas line is located in Arizola Road between Florence Boulevard and Singh Road. The line will be extended to serve **MONUMENT Village**.

Telephone Service:

Will be provided by U.S. West Telecom Company. Telephone service will be extended from service lines located within and near Florence Boulevard.

Cable Television:

Will be provided by Dimension Cable Company. Cable service is immediately available from an overhead cable, located within the right-of-way of Arizola Road.

Refuse Collection and Disposal:

Will be provided by the City of Casa Grande to all residential areas, and to non-residential customers, depending on the service policy and procedures at the time of actual development.

Service Agreement and Financing:

The developer plans to provide full street and utility improvements for each phase of the development as required by the city or public utility companies. The developer will submit plans to the city and utility companies for review and approval. Proper financial assurances will be provided the City for full improvements with each subdivision plat or development plan. The developer will enter into any required construction financing and payback agreements that relate to any development phase of the project.

Conditions, Covenants and Agreements (C.C.&R.'s)

The developer will establish C.C.&R.'s for the entire project, that will provide for establishment of a Property Owner's Association (P.O.A.) to be responsible for the continued management and maintenance of the common area grounds and facilities. These C.C.&R.'s and through them the P.O.A. will have the ability to make monetary assessments against each property owner within the project, in order to provide sufficient revenue to perform those maintenance functions on a continuing basis.

ARCHITECTURAL DESIGN REVIEW

Architecture and Landscape Control:

Due to the size of **MONUMENT Village** and the proposed mixed land use, there will be no attempt to establish an architectural style or motif throughout the project.

Instead, an architectural design review committee will be established as part of the Conditions, Covenants and Restrictions (C.C.&R.'s) that will be recorded with the first phase of development. This committee will review all preliminary site and architectural plans for all proposed buildings and homes prior to them being submitted to the city for building permits.

The architectural committee will review plans for appropriate site plan layout and landscaping, exterior building materials, and overall appearance. All other building code reviews relating to building safety, fire protection, mechanical equipment, etc. will remain with the city building department. The architectural review committee, at the start shall consist of three (3) or four (4) members selected by the owner / developer. As the project develops these members will be added to or replaced by owner / residents of the **Village**.

The architectural design review committee shall establish guidelines and procedures for the preparation of drawings, the process of filing, review fees, architectural and landscape character.

Architectural guidelines and committee review will address:

Site Plans:

- Building locations
- Parking areas
- Ingress & egress
- Wall masses
- Perimeter & screen walls
- Signs & lighting

Building Plans:

- Building heights
- Wall masses & off-sets
- Exterior materials
- Exterior colors
- Openings - doors, windows, courtyards & arcades
- Roof designs - types, slopes, materials & colors
- Projections - overhangs, patios, wing walls,
 fireplaces & mechanical devices
- Wall signs & exterior lighting

Landscape Plans:

- Use of plants - specimen & locations
 - Trees
 - Shrubs
 - Flowers

Cacti

Groundcovers

Parkway landscaping

Hedges and screens

Berming

Driveways, paths & landscapes

Ground signs & exterior lighting

Retention Basins

Irrigation methods

Landscape plans, concepts and plant materials will utilize those concepts and materials set forth in the publication "Desert Excellence, A Guide to Natural Landscaping" by Steve Martino and Vernon D. Swaback.

Plant materials will be those listed in the "Preferred Plant Materials" Section of the City Zoning Ordinance.

PHASING OF DEVELOPMENT

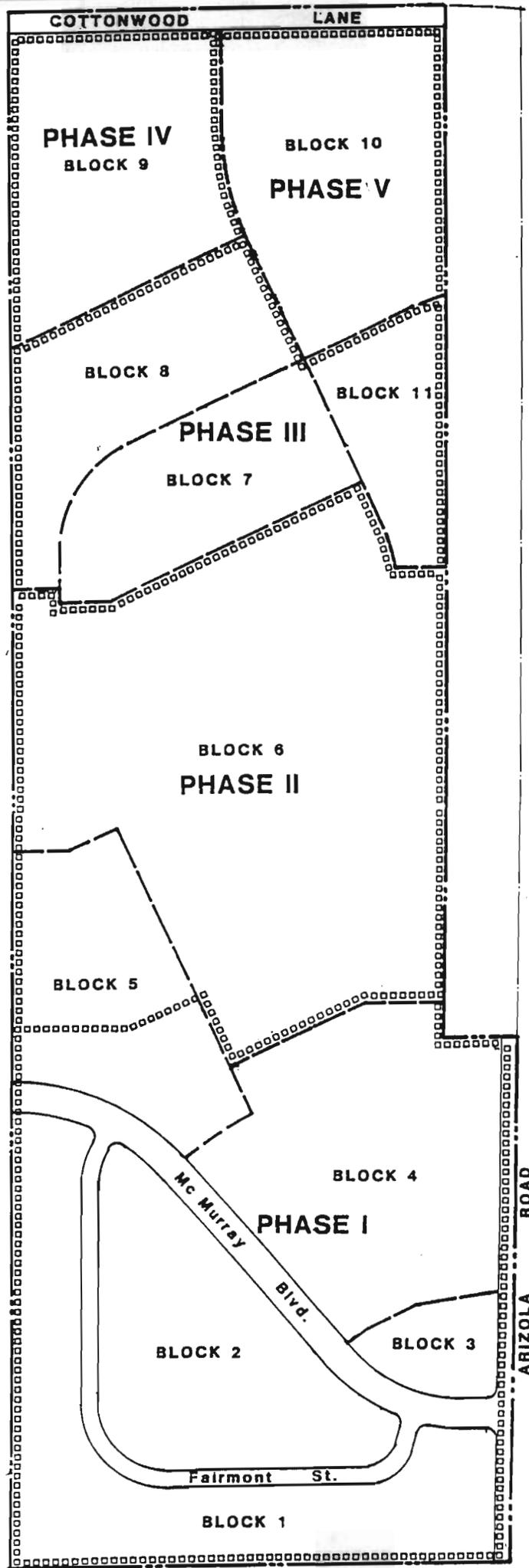
Total development of **MONKIMENT Village** is expected to take about 5 to 6 years. Consequently, the phasing of development has been established to accommodate this extended time period and for other physical and economic reasons. The included corelative report; "**General Development Guidelines**", has been prepared to specify and delineate improvements proposed for each Phase of Development. The General Development Guidelines will be recorded along with a Final Plat, after approval by the Casa Grande City Council. The following map on page 30 illustrates the planned phases of development.

Phase 1:

This area was selected as the first phase primarily because of its close proximity to Florence Boulevard, the major access route both to the city and to Interstate 10. It will also provide easy access to prospective buyers as Arizola Road is fully improved from Florence Boulevard to McMurray Boulevard. This phase also includes the immediate availability of trunk water, sewer and other utilities.

Phase 1 contains approximately 46 acres. It includes 25 acres for the **MONKIMENT Plaza** that has 32 lots of ½ acre or larger for offices and general business, and 15 acres for single-family lots of approximately 8000 square feet or larger and includes a user's park / retention site. McMurray Boulevard and the loop street through the business park have already been improved by a City sponsored Improvement District. Phase 1 improvements will include all interior streets and required utilities, a bicycle path along the north side of McMurray Boulevard, street lights and landscaping.

PROPOSED DEVELOPMENT PHASING



MONUMENT Village

A landscape entry feature at Arizola Road and a landscape identity feature in **MONUMENT Plaza**. A portion of the park site will be improved to provide storm water retention.

Off-site improvements will consist of the installation of street lights along Arizola Road, and share in the cost of traffic signals at Florence Boulevard and Arizola Road.

Phase 2:

This phase represents the remaining single-family lot area. It contains approximately 18 acres. Phase 2 will include all interior street improvements, utilities and landscaping as approved by the city on final improvement plans. The park area will be graded to provide full retention requirements and seeded with Bermuda Grass. A portion of the park may be landscaped for resident's use.

Off-site improvements are not anticipated for Phase 2.

Phase 3:

This phase includes the patio homes area. Phase 3 will contain approximately 17 acres for patio homes. The patio home area has been designed so that it can be converted to single-family lots depending on marketability at time of development. Phase 3 improvements will include full street improvements, consisting of utilities, street lights and landscaping.

Off-site improvements are not anticipated for Phase 3.

Phase 4:

This is a 10 acre parcel planned for apartments. The owner/developer of Phase 4 will submit detailed site plans to the planning department, commission, and council prior to its development. Phase 4 improvements will consist of all interior streets and utility improvements including landscaping and lighting.

Off-site improvements will include south ½ street improvements for Cottonwood Lane adjacent the north boundary of the apartments, and will share in the cost of installing traffic signals at Cottonwood Lane and Arizola Road.

Phase 5:

A 10-acre parcel, designated as a Neighborhood Shopping Center. It is planned to include the Arizona Water Company property for final development of this site, as indicated on the Concept Plan. However; if satisfactory arrangements cannot be made to combine the properties, Phase 5 will be developed independently. A detailed site plan of the proposed site will be submitted for City approval, prior to any development of the site.

Phase 5 will provide full interior improvements and the completion of the south half street improvements for Cottonwood Lane, and the west ½ of Arizola Road, if the Arizona Water Company Property is included.

Phase 5 will also share in the cost of installing traffic signals at the intersection of Cottonwood and Arizola Road.

OFF-SITE IMPROVEMENT PARTICIPATION:

Phase 1

- A. Arizola Road - Complete remaining street improvements from A.P.S. substation to ½ mile north of Florence Boulevard, including complete intersection improvements. Improvements will include curbs and gutters, sidewalks, pavement, fire hydrants, street lights and landscaping.
- B. Florence Boulevard and Arizola Road Intersection - traffic signals. Cash participation for its fair share of the estimated installation cost of appropriate traffic signals.

Phase 2 - None

Phase 3 - None

Phase 4

- A. Cottonwood Lane - Complete the south half of street adjacent the property, including median, or a cash participation, as determined by the city.
- B. Cash participation equal to 100 percent of the landscape, sprinkler and street lighting costs for the south ½ of Cottonwood Lane adjacent the parcel.
- C. Cash participation in a proportionate share of the cost for appropriate traffic signals at the intersection of Arizola Road and Cottonwood Lane.

Phase 5

- A. Arizola Road - Complete street improvements adjacent the parcel, north to Cottonwood Lane, if appropriate rights of way can be obtained.

- B. Cash participation in a proportionate share of the total cost for traffic signals at the intersection of Arizola Road and Cottonwood Lane.

Paybacks:

The developer of any one phase shall be reimbursed any paybacks the city may obtain from adjacent property owners for any of the improvements that the developer may be legally entitled to.

The developer will also provide appropriate payback funds for those utilities used, which are already in place. As of this writing, the only known required payback is for the sewer trunk line in Arizola Road, installed by the Pinal County Regional Hospital. (Estimated liability is approximately \$110,408.32.)

DRAINAGE AND RETENTION PLAN

The general drainage and retention concept is to retain a 100 year storm of one hour duration within the project site. This is accomplished by having a 6.5 acre park centrally located that will retain 9.4 acre / feet of water. The shopping center site and apartment site will provide their own retention of 1.63 and 1.18 acre / feet of water, respectively.

The property is very flat, but slopes to the northwest corner at approximately 0.2 percent grade. By creating a park near the center of the project with a low retention basin, better lot and street grades which could vary individually between 0.5 percent and 2 percent will be possible. A preliminary drainage plan submitted to the city engineers indicates the general direction of drainage from the lots as well as the street flows. The concept incorporates surface drainage through the street system to the park site and into the retention basin.

However, approximately 1000 linear feet of storm drain pipe will be needed to drain the lowest portion of the project into the retention basin. Catch basins and pipes will also be installed underneath McMurray Boulevard to carry water into the park retention basin. A wet well and discharge pump will be located in the northwest corner of the park so that water can be pumped from the retention basin to a drainage way along Cottonwood Lane by a discharge pipe along the west boundary.

Detailed drainage reports and plans will be submitted for each Phase, to the City Engineer for approval, prior to construction commencement.

The following data are the calculations for area, runoff coefficient, and retention as required by Casa Grande City Ordinance 609.4: "Storm Drainage Policy."

Weighted 'C_w' runoff coefficient:

Park Area	=	6.55 Ac	x	0.20	=	1.31
Patio Homes	=	16.90 Ac	x	0.50	=	8.45
Business Park	=	25.54 Ac	x	0.80	=	20.43
Single Family Area	=	<u>40.96 Ac</u>	x	0.40	=	<u>16.38</u>
Totals		89.95				46.57

$$46.57 / 89.95 = \underline{0.518} C_w$$

Retention Requirements:

$$V_r = \frac{D(A) (C_w)}{12}$$

$$\begin{aligned} \text{Total Site - } V_r &= \frac{2.39 \times 89.95 \times 0.52}{12} = 9.32 \text{ Ac / Ft} \end{aligned}$$

$$\begin{aligned} \text{Except Neighborhood Shopping Center - } V_r &= \frac{2.39 \times 10.20 \times 0.80}{12} = 1.63 \text{ Ac / Ft} \end{aligned}$$

$$\begin{aligned} \text{And Except Apartment Site - } V_r &= \frac{.39 \times 9.90 \times 0.60}{12} = 1.18 \text{ Ac / Ft} \end{aligned}$$

$$\text{Total Site Retention} = 12.13 \text{ Ac / Ft}$$

All retention basins will be designed and developed so that they will not exceed 3.5 feet in depth when filled by a 100 year storm of one (1) hour duration.

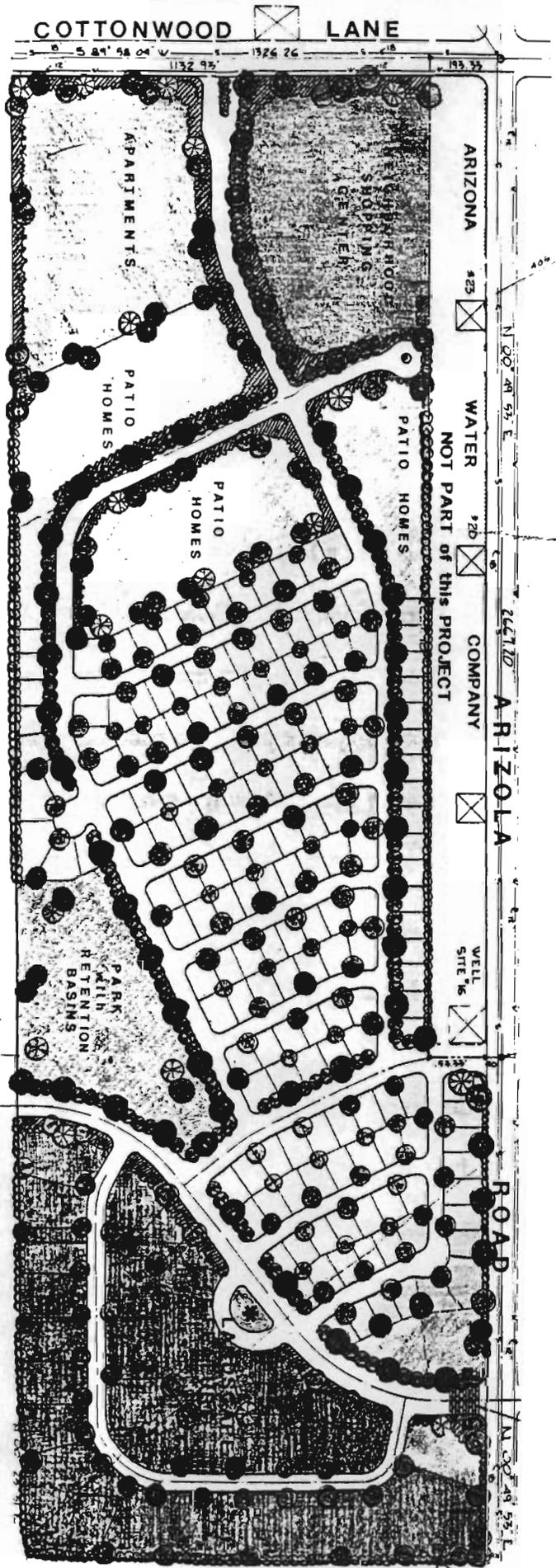
A preliminary drainage report will be submitted with each preliminary plat to the City Engineer, in the manner set forth in Casa Grande City Ordinance 609.4.

MONUMENT VILLAGE

(15-92)

MASTER LAND USE PLAN

42



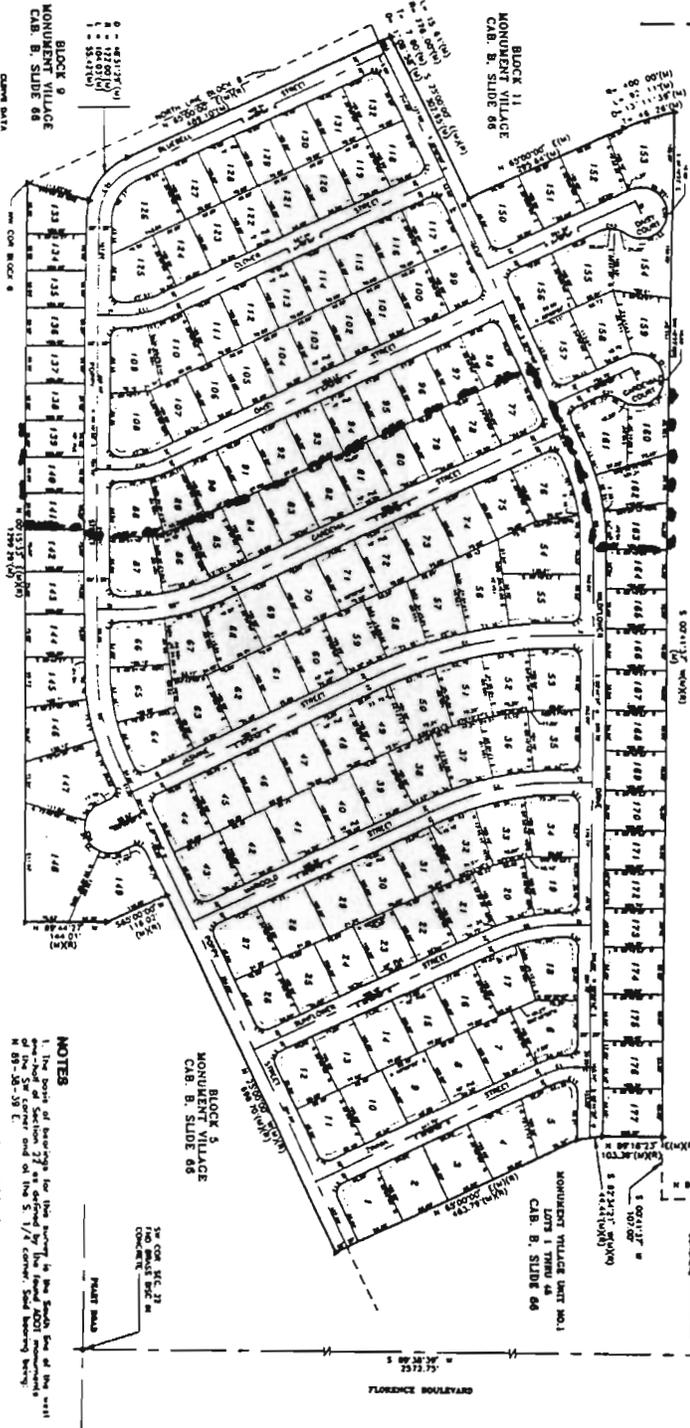
JWStansel & Associates
PLANNING ARCHITECTURE ENGINEERING
7188 VIA BOONTA SCOTTSDALE, ARIZONA 85258 (602) 991-2988

A FINAL PLAT OF WILDFLOWER A PLANNED AREA DEVELOPMENT LOTS 1 THROUGH 177

1/4 COR. SEC. 22
TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE CLAY & SALT WELLS BASE AND MERIDIAN,
COUNTY OF MARICOPA, ARIZONA
1/4 COR. SEC. 22
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COUNTY OF MARICOPA, ARIZONA
1/4 COR. SEC. 22
TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE CLAY & SALT WELLS BASE AND MERIDIAN,
COUNTY OF MARICOPA, ARIZONA

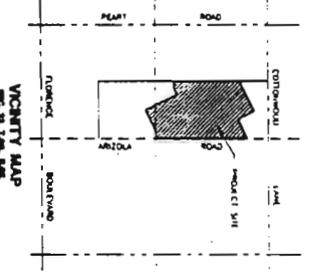
A PORTION OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE CLAY & SALT WELLS BASE AND MERIDIAN,
COUNTY OF MARICOPA, ARIZONA, BEING ALSO A RESUBDIVISION OF BLOCKS 9, 10, 11, AND A PORTION OF BLOCK 8
OF MONUMENT VILLAGE OF THE PIONEER COUNTY RECORDS OFFICE

ROSEBUD PROPERTIES, INC.
UNIT 1501, P.O. BOX 887
PHOENIX, ARIZONA



CLAY DATA

0 - 483127 (A)
1 - 483127 (B)
2 - 483127 (C)
3 - 483127 (D)
4 - 483127 (E)
5 - 483127 (F)
6 - 483127 (G)
7 - 483127 (H)
8 - 483127 (I)
9 - 483127 (J)
10 - 483127 (K)
11 - 483127 (L)
12 - 483127 (M)
13 - 483127 (N)
14 - 483127 (O)
15 - 483127 (P)
16 - 483127 (Q)
17 - 483127 (R)
18 - 483127 (S)
19 - 483127 (T)
20 - 483127 (U)
21 - 483127 (V)
22 - 483127 (W)
23 - 483127 (X)
24 - 483127 (Y)
25 - 483127 (Z)



LEGEND

- 1/4 COR. SEC. 22
- SET 5/8" RADIUS SET AT
- 3/4" 10' CURVES
- POINTS AND TANGENTS
- (A) SHOW REL. BEG.
- (B) SHOW 1/4" SUBDIVISION

NOTES

- The boundaries of the lots shown on this plat are in accordance with the approved subdivision map of the Block 9, 10, 11 and a portion of Block 8 of Monument Village, and shall be subject to the same conditions and restrictions as are shown on said map.
- The lot area of the subdivision is as shown on the subdivision map.
- The lot area of the subdivision is as shown on the subdivision map.

CERTIFICATE OF ASSURED WATER SUPPLY

This development is within an area served by Arizona Water Company, which has Arizona Department of Water Resources has approved its plans on assured water supply.

RECORDERS CERTIFICATE

This plat was filed for record in the Office of the County Recorder at Phoenix, Arizona, on this 19th day of May, 1991, and is duly recorded in Cultural County Recorder's Office.

SURVEYORS CERTIFICATE

I, the undersigned, being a duly licensed Professional Engineer in the State of Arizona, do hereby certify that the above described plat is a true and correct representation of the actual conditions on the ground, and that the same conform to the requirements of the Arizona Department of Water Resources.

PLANNING AND ZONING COMMISSION

This plat is in compliance with the original Planned Area Development Plan approved by the City of Casa Grande, Arizona, on this 19th day of May, 1991.

CITY COUNCIL

Approved by the City Council of the City of Casa Grande, Arizona, on this 19th day of May, 1991.

CITY ENGINEER

Date on this plat prepared and approved this 19th day of May, 1991, by the City Engineer of the City of Casa Grande, Arizona.

WILDFLOWER

PAUL PLAT

Investment & Associates

1991

improvements are completed. These guidelines will be recorded. A copy is included in the packet.

Another concern is the types of uses allowed in the Business Park and the design of the buildings, signs, etc. Uses should be limited to those that need minimal storage area, and can be deemed low intensity uses. C.C. & R's should be written to require architectural review of any proposed building plan. Additionally, major site plan review by the Planning and Zoning Commission shall be required for any proposed industrial, commercial, or multi-family use of a lot.

These requests were reviewed by the Planning and Zoning Commission at the July hearing, and both the Commission and Staff recommend approval of all 3 requests, with the following conditions:

1. That the Final Plat and General Development Guidelines be recorded within 12 months of Council action on these requests or else the Zone Change, Final Plat and General Plan Amendment shall be considered null and void.
2. Prior to issuance of an occupancy permit for any parcel within any proposed phase of development within Monument Village, that all improvements, both on and off-site for that particular phase of development, and any other improvements deemed necessary by the City, shall be completed as stated in the General Development Guidelines, Monument Village Development Guide and the Preliminary Development Plan.
3. Outdoor street lighting, parking area lighting and sign lighting shall conform to existing City Ordinances.
4. Water retention and drainage conform to City requirements.
5. Uses allowed in the Business Park (Monument Plaza), be limited to Light Industrial, Office Uses, and retail sales and services which are directly related to the main business use of the property, provided that retail sales shall not and cannot be considered the main business purpose, with the following uses to be prohibited:
 - All manufacturing except the assembly of previously prepared materials,
 - Building materials sales yard,
 - Personal services except as an accessory use
 - Any uses with noxious smells or noises.
6. All detached signs be low-profile, monument style, not to exceed 8 feet in height; and that the maximum size be 10 sq. ft. per acre of lot size, not to exceed the maximum of 100 sq. ft. of detached signage per lot.