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# OVERFIELD FARMS

A Planned Area Development  
Casa Grande, Arizona



Submitted for: Marathon Farming Investments  
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# Overfield Farms

## Planned Area Development (Master Planned Community) Development Guide

Prepared for:  
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# Table of Contents

1. Purpose of Request
2. Location
3. Municipal Planning Areas
4. Existing Site Conditions
5. Relationship to City of Casa Grande Land Use Plan
6. Preliminary Development Plan – Project Description
  - 6.1. Very Low Density Residential
  - 6.2. Low Density Residential
  - 6.3. Medium and High Density Residential
  - 6.4. Commercial
  - 6.5. Office/Business Park
  - 6.6. Open Space
  - 6.7. Community Walls and Monumentation
  - 6.8. Front Yard Landscaping
7. Relationship to Surrounding Properties
8. Accessibility
9. Circulation System and Street improvements
  - 9.1. Arterial Roadways
  - 9.2. Collector and Local Streets
  - 9.3. Multi-Modal Transportation
10. Public Facilities
11. Utilities
  - 11.1. Potable Water
  - 11.2. Sewer
  - 11.3. Electrical Power
  - 11.4. Natural Gas
  - 11.5. Communications
  - 11.6. Sanitation
12. Phasing
13. Property Management
14. Conclusion

## List of Exhibits and Appendix

- Exhibit A- Master Land Use Plan
  - Exhibit B- Existing Conditions
  - Exhibit C- Existing Zoning and Land Uses
  - Exhibit D- Pinal County Assessor Map
  - Exhibit E- MPC Existing and Proposed
  - Exhibit F- City of Casa Grande General Plan
  - Exhibit G- Existing Ownership
  - Exhibit H- Innovative Residential Products
  - Exhibit I- Conceptual Lotting Layout-Cluster and Z-Lot
  - Exhibit J- Conceptual Lotting Layout-Alley Loaded
  - Exhibit K- Active Open Space
  - Exhibit L- Active Open Space Perspective
  - Exhibit M- Common Area Open Space Theme
  - Exhibit N- Trail Plan
  - Exhibit O- Screen Wall Elevations
  - Exhibit P- Primary Entry Perspective
  - Exhibit Q- Primary Entry Monument
  - Exhibit R- Secondary Entry Monument
  - Exhibit S- Vicinity Map
  - Exhibit T- Surrounding Ownership
  - Exhibit U- Circulation Plan
  - Exhibit V- Street Cross Section
  - Exhibit W- Typical Collector Streetscape
- 
- Appendix A- Low Water Use Plant List
  - Appendix B- Annexation Detail

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## **1. Purpose of Request**

The purpose of this request is to obtain approval of a Planned Area Development on an approximately 3,714 acre site to be located within the corporate limits of the City of Casa Grande, to be referred to as Overfield Farms. The Overfield Farms project is the vision of a group of 8 Casa Grande families, who have come together to work towards something that has never been done before, which is creating a large, innovative master planned community out of property currently used for dairy operations, to protect the long term interests of the City of Casa Grande and allow the City to grow and expand quickly and responsibly. These families, the Dugans, the Scotts, the Walkers, the Kiblers, the Boyles, the Langstons, the Davis's, and the Herseths have been living and doing business in the Casa Grande area for several generations and see the Overfield Farms Master Planned Community as an ideal transition from the agrarian traditions of this area to the vibrant city that Casa Grande has become. The Overfield Farms Master Planned Community will maintain its agrarian roots through extensive use of thematic elements, as well as incorporation of agrarian principles in its extensive trail and park system, but will at the same time provide a link to the future through its incorporation of innovative commercial and living spaces. The land owners have a great desire to ensure that the City of Casa Grande continues to prosper, while still paying homage to its agrarian roots, and believe that Overfield Farms is the ideal tool to accomplish both of these goals. It is with great respect that these long time Casa Grande residents submit this application to the City for its consideration.

## **2. Location**

Overfield Farms is located along the western boundary of Casa Grande in an area generally bounded by Hacienda Road on the west, Kortsen Road on the north, Signal Peak Road on the east, and Florence Boulevard (AZ HWY. 287) on the south (See Exhibit A, Master Land Use Plan). Both Overfield Road and Toltec Buttes Road bisect the project running north and south. The majority of Overfield Farms is within Casa Grande's current Urban Fringe Growth Area, making it an ideal location for the continued expansion of commercial growth along this corridor, as well as a ready palate for the implementation of innovative single and multi-family residential products.

## **3. Municipal Planning Areas**

At the time of the drafting of this narrative, the majority of the area encompassed by Overfield Farms is contained within the Casa Grande planning boundary. However, a portion of the northeast quadrant of the property is still included within the planning boundary of the City of Coolidge. Pursuant to an intergovernmental agreement between Casa Grande and Coolidge, an owner within the planning boundary of one of the cities may request that their land be removed from that city's planning boundary, and that their land be annexed into the other city. The landowners that remain within the Coolidge planning boundary will notify both Coolidge and Casa Grande of their intent and desire to be removed from the Coolidge planning boundary and be annexed into Casa Grande. All land within Overfield Farms is to be included in the City of Casa Grande's planning area prior to final City Council approval establishing the Overfield Farms Master Planned Community.

#### **4. Existing Site Conditions**

Despite the large area which composes the approximately 3,714 acres which is Overfield Farms, the existing conditions are relatively similar across the entire project area. There are no major washes, drainage concerns, varied topography, major natural challenges to development, or large areas of existing development. The vast majority of the land is and has historically been used for agricultural production, including three existing dairies (See Exhibit B, Existing Conditions) owned and operated by members of the Casa Grande families who have come together to plan for the growth and future of Casa Grande. In annexing into the City of Casa Grande, these operations shall be permitted to continue as they currently operate, until such time as the Property is developed for residential and/or commercial purposes (See Exhibit B, Existing Conditions, Exhibit C, Existing Zoning and Land Uses and Exhibit D, Pinal County Assessor Map).

Given its extensive history of agricultural use, portions of the land within Overfield Farms may contain certain irrigation structures, including irrigation canals. The property is located within the jurisdiction of the San Carlos Irrigation District, and the Owners will work with the District to abandon, move, or pipe underground all such irrigation structures to allow for development of the property in an appropriate manner. The site does not contain any major washes and does not present any flood control issues that would be problematic at the development stage. Owners will take all actions necessary to control on-site water flows and preserve the historical drainage contours of the property.

The existing land uses have been maintained in the locations depicted in the Casa Grande General Plan where possible and appropriate (See Exhibits A & E, Master Land Use Plan and MPC Existing & Proposed, respectively). In those portions not previously included in the City of Casa Grande's planning area, the land uses have been configured so as to achieve an optimal balance while taking in to consideration access, buffering, demand, appropriateness of juxtaposition of specific uses, and efficiency of public service delivery.

The existing Pinal County zoning across the entire 3,714 acres is General Rural. This zoning district is no longer appropriate for this area because the area and City of Casa Grande have experienced a huge increase in growth of the past few years and this particular area is ideally located for development as it is adjacent to Interstate 10 and conveniently accessed to and from many parts of the City and surrounding County. A change from General Rural under County jurisdiction to PAD within an MPC, after annexation in to the City of Casa Grande, is the most appropriate designation to facilitate the highest and best uses of the land.

#### **5. Relationship to City of Casa Grande Land Use Plan**

If this request is approved, the Overfield Farms Master Planned Community, and the uses contained therein, will be consistent with the Casa Grande General Land Use Plan's Master Planned Community Designation (See Exhibit A, Master Land Use Plan, and Exhibit F, City of Casa Grande General Plan). The Master Planned Community (MPC) designation is requested for this development because it is an important and useful tool in providing the flexibility to allow for creative and comprehensive design of an area as large as Overfield Farms. The MPC designation affords the opportunity to plan for development in an orderly and directed manner

that can take into account and accommodate the need to balance land use configuration, create innovative and quality design guidelines, and provide for current evolving community needs. Adherence to the existing land uses provides none of these benefits that are so integral to responsibly planned communities that are sustainable and truly livable (See Exhibit E, MPC Existing and Proposed).

## **6. Preliminary Development Plan – Project Description**

The long time Casa Grande families that have come together to form Overfield Farms (See Exhibit G, Existing Ownership) are dedicated to the continued growth and prosperity of the City of Casa Grande, and this plan reflects that dedication. The project's location near Interstate 10 and within Casa Grande's Urban Fringe Growth Area, makes it an ideal location for a wide array of land uses, including single-family residential development, medium density residential housing, multi-family housing, mixed-use development, and commercial and office land uses. The Master Land Use Plan incorporated as Exhibit A provides an overall picture of the proposed project and the specific land uses within the Planned Area Development (PAD). It is noted that the land owners have selected the PAD zoning designation to increase the project's diversity and sustainability as compared to conventional zoning. The PAD mechanism is also required in conjunction with the proposed Master Planned Community Land Use designation.

As is evident from the Master Land Use Plan, Overfield Farms will incorporate a large amount of commercial and office park space. These uses are ideally located within the community to take advantage of existing and future growth in this area. The commercial and office park uses located in the southwest corner of the community are intended to blend seamlessly and provide a complement to the extensive commercial space that is currently being planned for the land along State Highway 287. Overfield Farms also features extensive commercial uses along both Storey Road and Kortsen Road, which are projected to be major thoroughfares in the very near future, more than capable of supporting a wide array of commercial uses. As a complement to these commercial and office park uses, the Master Land Use Plan also provides for a large amount of higher density multi-family uses that will serve to provide a diverse mix of residential product, as well as a greater level of affordability for all of the City's residents. These higher density sites will be integrated into the open space and trail systems within Overfield Farms, providing access to job centers while decreasing reliance on motorized modes of transportation. The City's review during the development of the multi-family sites will ensure that proper site planning and high architectural standards are met.

The Master Land Use Plan for Overfield Farms also contemplates a broad array of single family residential products. Overfield Farms is unique in that it will present the opportunity for many different kinds of product under the single family residential umbrella. The single family residential product within Overfield Farms will range from ½ and 1 acre estate type housing, to cluster type product, to more traditional single family homes on a variety of lot sizes. This mix of residential uses, in conjunction with the multi-family product, will provide quality housing opportunities for a broad range of City and area residents. This extensive residential development in close proximity to both commercial and office park space will create an ideal situation where residents are both living and working within the Casa Grande city limits.

While Overfield Farms will be a large development encompassing many different communities, the Owners are dedicated to insuring that these smaller communities are unified

under some of the common themes that have made this land unique for so many years. The Owners have a great deal of respect for the land on which their families have sustained their livelihoods for many generations, and want to instill this same sense of respect in the future residents of Overfield Farms. To accomplish this, the entry monumentation, community signage, and open space elements will all contain common agricultural themes. The respect for the land and agrarian operations will be especially evident in the design of the parks and trails that will flow throughout Overfield Farms. The major parks located throughout Overfield Farms may contain historical farm and dairy machinery that can be explored by neighborhood children and adults alike. This concept not only provides a recreational outlet, but also a museum-like element to allow a solid connection with the historical use of the land. The community trail system may also incorporate instructional nodes along the circuit that will allow the residents to learn more about the history of the community. The Owners feel that if the residents of these smaller communities within Overfield Farms maintain a common connection to the land, that it will be much easier for them to come together as one and make Overfield Farms a great place to live.

The residential, commercial and office park development within Overfield Farms will be connected by a comprehensive system of trails and parks that will contribute towards a true sense of community, and will lessen the projected impact on the City's roadway infrastructure.

Multi-family residential, commercial and office/business park development within Overfield Farms will be subject to the City's requirements for major site plan review and be held to the City's standards for such development, unless otherwise provided in this document.

Land Uses	Acreage	% of Total Gross Area	Density Range	Max No. of Lots
Very Low Density Residential	136	4	0-2 du/ac	272
Low Density Residential	2669	72	1-4 du/ac	10,676
Medium Density Residential	329	9	4-8 du/ac	2,632
High Density Residential	120	3	12-16 du/ac	1,920
Commercial	318	9		
Office/Business Park	83	2		
Public Facility	3	0.001		
Proposed School Sites	56	2		

### 6.1. Very Low Density Residential

Very Low Density Residential uses within Overfield Farms will feature estate and equestrian style homes. These parcels total approximately 136 acres and will develop with a maximum density of 2.0 dwelling units per acre. Estate lots will have a minimum area of 21,000 square feet or approximately ½ acre, up to more than 1 acre based on the site and topographical conditions.

#### Allowed Uses

- a. Single family detached dwelling unit
- b. Common Area Open Space for Overfield Farms

- c. Accessory buildings, including, but not limited to, private swimming pools, armadas, guest quarters, and home occupations.

Minimum Development Standards

Minimum Lot Depth	125'
Minimum Lot Width	110'
Minimum Lot Area	21,000 square feet
Maximum Height	30'2 story
Lot Coverage	25 percent

	Front Setback	Side Setback	Corner Setback	Rear Setback
Single Family Dwelling	25'*	15'*	25'*	40'*
Single Family Residence Accessory Structures	NA (Located in side, corner, or rear yards only)	15'	20'	20'

\* For all front porches and side entry garages, allow 5' encroachment. There must be 20' between the face of the garage and the adjacent edge of the public sidewalk. A 3' encroachment for bay windows, entertainment niches, fireplaces and other architectural elements is allowed within all required setbacks.

**6.2. Low Density Residential**

Low Density Residential uses of various lot sizes and products will comprise a total of approximately 2,669 acres. The Low Density Residential areas will contain an average density from 1 to 4 dwelling units per acre. The density in the Low Density Residential areas will have a maximum average of 4 dwelling units per acre. For each lot in the Low Density Residential portion of Overfield Farms that is less than 6,000 square feet there shall be an equal number of lots greater than 8,000 square feet. The Low Density Residential portions of Overfield Farms will have the following development standards:

Allowed Uses

- a. Single family detached dwelling unit
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, and model homes.

Minimum Development Standards

Minimum Lot Depth	110'
Minimum Lot Width	55'
Minimum Lot Area	6,000 square feet
Maximum Height	30'2 story
Lot Coverage	40 percent

	Front Setback	Side Setback	Corner Setback	Rear Setback
Single Family Dwelling	20*	5'/10'**	15****	20'
Schools, civic cultural and religious institutions (including accessory structures)	50'	50'	50'	50'
Single Family Residence Accessory Structures	20'	3'	20'	3'
Structures for all other principal, conditional, or accessory uses	20'	10'	20'	20'

\* For all front porches and side entry garages, allow 5' encroachment. There must be 20 feet between the face of the garage and the outside edge of the sidewalk.

\*\* Minimum 5' setback on one side yard and minimum 10' setback on other side. A 3' encroachment for bay windows, entertainment niches, and other architectural elements is allowed only on the minimum 10' side yard. Minimum 5' side yard setback on each side yard.

\*\*\* Includes an adjacent 15' wide minimum landscape tract.

**6.3. Medium and High Density Residential**

The Medium and High density residential portions of Overfield Farms are designed to complete the range of home offerings and create a sustainable community wherein the full

spectrum of home buyers can be accommodated. Overfield Farms is planned in a way that will allow for first time home buyers to move upwards without moving out of the larger community. The medium and high density residential segments will support the Commercial and Office/Business Park uses by way of providing a consumer base as well as a work force. The design standards for these home types will allow for a creativity and design innovation for a high level of uniqueness of community, while ensuring that the development will be done in such a way as to provide a safe, responsibly planned, and aesthetically pleasing community. Exhibits H-J depict the various types of creative housing products that can be employed in these residential districts. These types of housing product accommodate the fast growing segments of the population which do not have the same desire or need as some for the traditional large single family detached housing. It is only by including an appropriate amount of medium and higher density residential areas that the optimal balance of housing product can be obtained to match the changing needs of the City's residents. Those standards are as follows:

Allowed Uses

Those principally permitted uses which are allowed in the City's conventional R-2 and R-3 zoning districts will be allowed in Overfield Farms and shall conform with the City's zoning standards set forth in the R-2 and R-3 districts.

Minimum Development Standards

	Three and Four Family Dwelling Structure	Townhouse /Cluster
Minimum Lot Depth	90'	90'
Minimum Lot Width	80'	90'
Minimum Lot Area	3,000sf	3,000sf
Maximum Height	35'	35'
Outdoor Living Area	450sf	400sf

Setbacks	Front Setback	Side Setback	Corner Setback	Rear Setback
Three and Four Family Dwelling Structure	20'	10' (3)	20' (1)	20' (2)
Townhouse Cluster	20'	10' (3)	20' (1)	20' (2)
Multi-Family Structure	20' (4)	20'	20' (4)	20'
Multi-Family Accessory Structures	20'	3'	20'	3'

1. Includes an adjacent 15' wide landscape tract.
2. Encroachments. Elements including fireplaces and bay windows may encroach into the front yard, 8' side yard, and rear yard a maximum of 3 feet. Covered patios may encroach a maximum of five (5) feet into street side yard, and rear yards. Open steps and decks shall be permitted to extend a distance of not more than five (5) feet in the case of the front and side yards and not closer than five (5) feet to the property line in the case of side yards.
3. 20' minimum between principal structures on adjacent lots.
4. Parking shall not be allowed within the front or corner side setbacks unless screened from public view by a 3 ½' berm or block wall, or as approved by the City.

#### 6.4. Commercial

The Commercial components of Overfield Farms have been located at key intersections of arterial roads and adjacent to compatible land uses. Locating these uses in this way ensures easy accessibility to all parts of the community and to traffic moving through the area. These Commercial areas vary from 10 acres to over twenty acres and will provide necessary services, goods, and jobs to the surrounding residential areas.

#### Allowed Uses

- a. Neighborhood Commercial and/or Convenience Commercial;
- b. Animal hospital, clinic, and kennel run entirely indoors;
- c. Appliance sales, service;
- d. Athletic clubs;
- e. Accessory single-family residential uses when occupied by the owner, lessee, or watchman employed on the premises;
- f. All ages book/video store;
- g. Bakery for on-site sales less than 3,500 square feet;
- h. Banks and other savings and lending institutions;
- i. Barber shop;
- j. Beauty parlor;
- k. Blueprint shop and photo processing;

- l. Bowling alley;
- m. Bus terminals;
- n. Business and office machine sales, service and repair shop;
- o. Clothing and costume rental shop;
- p. Commercial recreation;
- q. Community center or meeting hall;
- r. Convenience food store;
- s. Costume dressmaking, furrier, millinery, or tailor shop employing five persons or less;
- t. Dance or theatrical studio;
- u. Delicatessen and catering establishment;
- v. Dry cleaning establishment;
- w. Essential (as determined by the City) public service installation;
- x. Feed store, including yard;
- y. Florist;
- z. Game rooms, pool halls;
- aa. Garden supply store;
- bb. Gas station, fast-food restaurant, automotive (excluding auto body) repair, tire sales/repairs, and/or car wash uses shall be limited to commercial parcels with primary arterial roadway frontage;
- cc. General service uses including business, personal and professional service establishments;
- dd. General retail businesses engaged in direct sales to the ultimate consumer;
- ee. Greenhouse;
- ff. Hardware store;
- gg. Interior decorator's shop
- hh. Lock and key shop;
- ii. Medical, dental, or health clinic;
- jj. Museum;
- kk. Music studio;
- ll. Photographic studio;
- mm. Printing and publishing house;
- nn. Public buildings;
- oo. Radio and Television studio;
- pp. Restaurant;
- qq. Theater;
- rr. Upholstery shop;
- ss. Video arcade;
- tt. Watch repair shop;
- uu. Sports equipment sales and service.

### Development Standards

Commercial development within Overfield Farms shall comply with all applicable regulations and provisions for B-2 zoning per Sections 17.24.110 to 17.24.180, Table 17.24.240, and Table 17.16.030B (except as noted above in list of allowed uses) of the Casa Grande Zoning Code. Conditionally permitted uses for the Commercial uses within Overfield Farms shall be the same as those set forth in Table 17.16.030B of the City's

Zoning Code. Uses that are typically permitted through a conditional use permit under B-2 of the City Code are now allowed in the Overfield Farms Commercial land uses and shall be set back at least 50 feet from residential zoning districts or located centrally within the Commercial Zoning District to mitigate noise and light pollution resulting from normal operations of these uses.

Examples of these uses include but are not limited to the following:

- ∞ Commercial recreation
- ∞ Convenience food store
- ∞ Gas station, fast-food restaurant, automotive repair (excluding auto body), tire sales/repair, and/or car wash uses shall be limited to commercial parcels with primary arterial roadway frontage
- ∞ Printing and publishing house
- ∞ Upholstery shop

In addition, Landscape buffer between Commercial District and Residential Zoning District shall not be less than 25 feet.

All Commercial uses within the Overfield Farms PAD shall be processed through a Major Site Plan (MSP) review and approval process.

#### Sign Regulations

Signage within Overfield Farms shall conform with the City's adopted Sign Code; however, all commercial development will be required to submit a comprehensive sign package at the time of MSP submittal to be reviewed and approved by the Planning Director

#### **6.5. Office/Business Park**

The Office/Business Park (O/BP) portions of Overfield Farms are intended to provide attractive professional, administrative, and business offices on sites in appropriate locations to serve nearby residential and commercial areas. The strategic placement of the majority of the O/BP designated area near Interstate 10 along Storey Road positions it in a location where it can best serve the community by being highly accessible to the local community as well as the rest of the City and region.

#### Allowed Uses

Those principally permitted uses which are allowed in the City's conventional C-O zoning district will be allowed in Overfield Farms.

#### Development Standards

Office/Business Park development within Overfield Farms shall comply with all applicable regulations and provisions for C-O zoning per Sections 17.30.010 to 17.30.060, Table 17.24.240, and Table 17.16.030B (except as noted above in list of allowed uses) of the Casa Grande Zoning Code. Conditionally permitted uses for the office/business park uses within Overfield Farms shall be the same as those set forth in Table 17.16.030B of the City's

## 6.6. Open Space

The open space element within Overfield Farms will be a cohesive system designed to serve multiple purposes within the community and the surrounding area. Overfield Farms will comply with the Parks and Open Space regulations as adopted by the City of Casa Grande. Those regulations, though not publicly available at the time that this document was prepared, have been previewed and an effort has been made to incorporate the goals, objectives, and spirit of those regulations.

A minimum of 15% of the land within Overfield Farms will be dedicated to open space, and will provide an extensive amount of recreational and community building activities for its residents, with an eye towards connectivity of land uses and preservation of this area's agrarian past. The land owners feel that a sense of community, above all else, is the backbone of any area, and they want that tradition to continue in Overfield Farms. In order to promote this sense of community, Overfield Farms will feature large community parks and other distinct common areas where all residents can gather for recreational activities (See Exhibit K, Active Open Space, Exhibit L, Active Open Space Perspective and Exhibit M, Common Area Open Space Theme) and smaller neighborhood parks that will allow similar recreational opportunities and a chance for more intimate neighborhood gatherings.

In order to further promote a sense of community within Overfield Farms, the open space design will also include an extensive trail system that will connect the residential portions of the project to the job centers and schools within the community (See Exhibit N, Trail Plan). The trail system will also provide a link to the area's agrarian past, incorporating a series of historical features and activities that will be accessible to all residents of Overfield Farms. The open space plan as a whole will serve to transform a very large development into a small community where residents will be proud to live and work.

Amenities and elements necessary for high levels of service for the open space and parks within Overfield Farms will be made up of components recommended by the City's Parks & Recreation Department. Those components include trash receptacles, landscaping, pedestrian trails, trees above and beyond City street landscaping requirements, group picnic armadas, individual armadas, open turf areas, various sports courts, playgrounds, barbecue grills, benches, bicycle racks, drinking fountains, picnic tables, and shade structures. These components will be combined in such a way as to provide maximum usable active and passive recreation areas.

## **6.7. Community Walls & Monumentation**

The community walls and entry monumentation are shown in Exhibits O-R (Screen Wall Elevations; Primary Entry Perspective; Primary Entry Monument; and Secondary Entry Monument, respectively) and are meant to conceptually show the general style and type of design and materials that will be used in Overfield Farms. Different materials and complimentary colors will be used for the wall types within the development to clearly establish the boundaries of the individual communities and public/private areas. View fencing will be used where appropriate and beneficial to maximize views and enhance an open feel within the community.

Entry monumentation will be strategically placed at key points along the perimeter of the project so as to clearly identify the major points of access. Monumentation will also be employed on a slightly smaller scale within the development to direct attention to amenities such as parks and open space areas as well as to identify the individual neighborhoods that will together form Overfield Farms. This monumentation will be unique in its own way but will generally conform to the theming outlined in this document.

## **6.8. Front Yard Landscaping**

Front yard landscaping is required for all homes and unless approved by the Planning and Development Director, will be provided by the developer/home builder and consist of a combination of plants from the Low Water Use Plant List provided in Appendix A to this document. Front yard landscaping provided by the developer/builder or their representative must be installed within six weeks of closing. The Planning and Development Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning and Development Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and if turf/lawn is provided for front yards, it shall be kept to a minimal (no more than 20 percent) portion of the front yard and include a concrete header or similar border.

## **7. Relationship to Surrounding Properties**

Much of the land to the west of the project, along Interstate 10, is designated for Commercial, Office, and High-Density Residential uses. The project is ideally located near these future centers for employment. The remaining land surrounding this project is mostly designated as Low-Density Residential (See Exhibit S, Vicinity Map and Exhibit T, Surrounding Ownership). The Overfield Farms Master Planned Community will provide an ideal transition from the Commercial and Office uses along Interstate 10 to the Low Density Residential uses north of the project.

Connectivity with the surrounding area will be provided by the circulation system in Overfield Farms maintaining the alignment of section line roads and the entry/exit of mid-section

line roads where they meet the section lines (See Exhibit R, Circulation Plan). Alignment of the mid-section line roads within the interior of the sections of Overfield Farms may vary from the mid-section line to accommodate ideal community design but will generally enter and exit sections at the mid-section line. The Owners will work closely with the City to ensure that the Circulation Plan for Overfield Farms is compatible with the City's Small Area Transportation Study, and recognize that some portions of the Circulation Plan may have to be modified to reflect the results of the Study.

## **8. Accessibility**

The Overfield Farms project is highly accessible from all directions, making it suitable for all proposed uses. The project is located just east of Interstate 10 and immediately north of State Highway 287. It is anticipated that Storey Road and Kortsen Road will be major east-west corridors through the City, and that both Overfield and Toltec Buttes Roads will be built out as full 140 foot rights of way that will bisect the project in a north-south direction, and provide ready access to all community residents. Additionally, the project will contain an extensive series of internal collector roadways to ensure safe and efficient travel within the community as well as access to major arterials, highways and freeways. Roadways will be built and maintained to City standards.

## **9. Circulation System and Street improvements**

As is demonstrated on the Circulation Plan attached as Exhibit U, both arterial and internal collector Roadways will provide access within the site, and will be improved in conjunction with this project. Signalization of intersections will be implemented as warranted by traffic studies to be submitted at the platting stage of the development process. Signals will likely be located initially at the intersection of major arterials surrounded by commercial corners

### **9.1. Arterial Roadways**

It is anticipated that as part of this project, the portions of Hacienda Road, Overfield Road, Toltec Buttes Road, Signal Peak Road, Storey Road and Kortsen Road that run adjacent to the project will be built out as Arterial Roadways and dedicated to the City of Casa Grande for maintenance and operation. This system of Arterial Roadways will provide ready access for community residents to Interstate 10, State Highway 287, collector streets within the community, and the City of Casa Grande as a whole (See Exhibit V, Street Cross Sections).

### **9.2. Collector and Local Streets**

Internal circulation for Overfield Farms is to be provided by a series of collector roads and local streets, some of which are shown on the Circulation Plan. These Collector Roads and Local Streets shall be constructed in accordance with standards set forth by the City of Casa Grande, and will serve to provide an efficient flow of traffic within the community, and will also connect all of the neighborhoods within Overfield Farms to the Arterial Roadways described above (See Exhibit V, Street Cross Sections and Exhibit W, Typical Collector Streetscape).

### **9.3. Multi-Modal Transportation**

Where possible, interconnecting trails within the parks/open space will accommodate bicycle traffic as well as pedestrian traffic to allow for multi-modal access throughout the development. Emphasis will be placed on connectivity between Commercial and Office/Business Park areas and residential portions of the development as a part of the major site plan review process for Commercial and Office/Business Park development to help create a community that does not rely solely on automobile transportation. As mass transit becomes a feasible reality for the City in the future, the logical efficient design of the circulation system will allow for the easiest possible integration of such a system.

### **10. Public Facilities**

Police and Fire protection will be provided by the Casa Grande Police and Fire Departments, respectively. The land owners have already been working with the City Police and Fire Departments, and in accordance with the request of the Police and Fire Departments, have agreed to dedicate a three (3) acre site within the community that will be used for a fire station/police substation site.

The property is within the Casa Grande Unified School District. Overfield Farms will continue working with the District to ensure appropriate facilities are sited and contributions are made to ameliorate the impact of the development on the District.

### **11. Utilities**

#### **11.1. Potable Water**

Potable Water for Overfield Farms will be served by American Water Company.

#### **11.2. Sewer**

Wastewater Service for Overfield Farms will be provided by the City of Casa Grande. The City's Wastewater Master Plan appears to contemplate a 42" line running along Rodeo Road to Interstate 10 that could potentially provide a future connection point for Overfield Farms. The Wastewater Master Plan also shows a 15" line running along Kortsen Road to Hacienda Road, which also provides a potential connection for the project. Both the 15" and the 42" line connect to the Future Gravity Main running to the Casa Grande Water Reclamation Facility. At such time as the area including Overfield Farms is annexed into the corporate limits of the City of Casa Grande, the Casa Grande Designated Management Area will expand by statute to include the entire property, and no portion of the property will remain in the City of Coolidge Designated Management Area.

#### **11.3. Electrical Power**

Electrical service will be provided by A.P.S.

#### **11.4. Natural Gas**

Natural Gas Service will be provided by Southwest Gas Corporation.

#### **11.5. Communications**

Telephone Service will be provided by Qwest. Cable service may be provided by Qwest or Cox Communications.

#### **11.6. Sanitation**

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

### **12. Phasing**

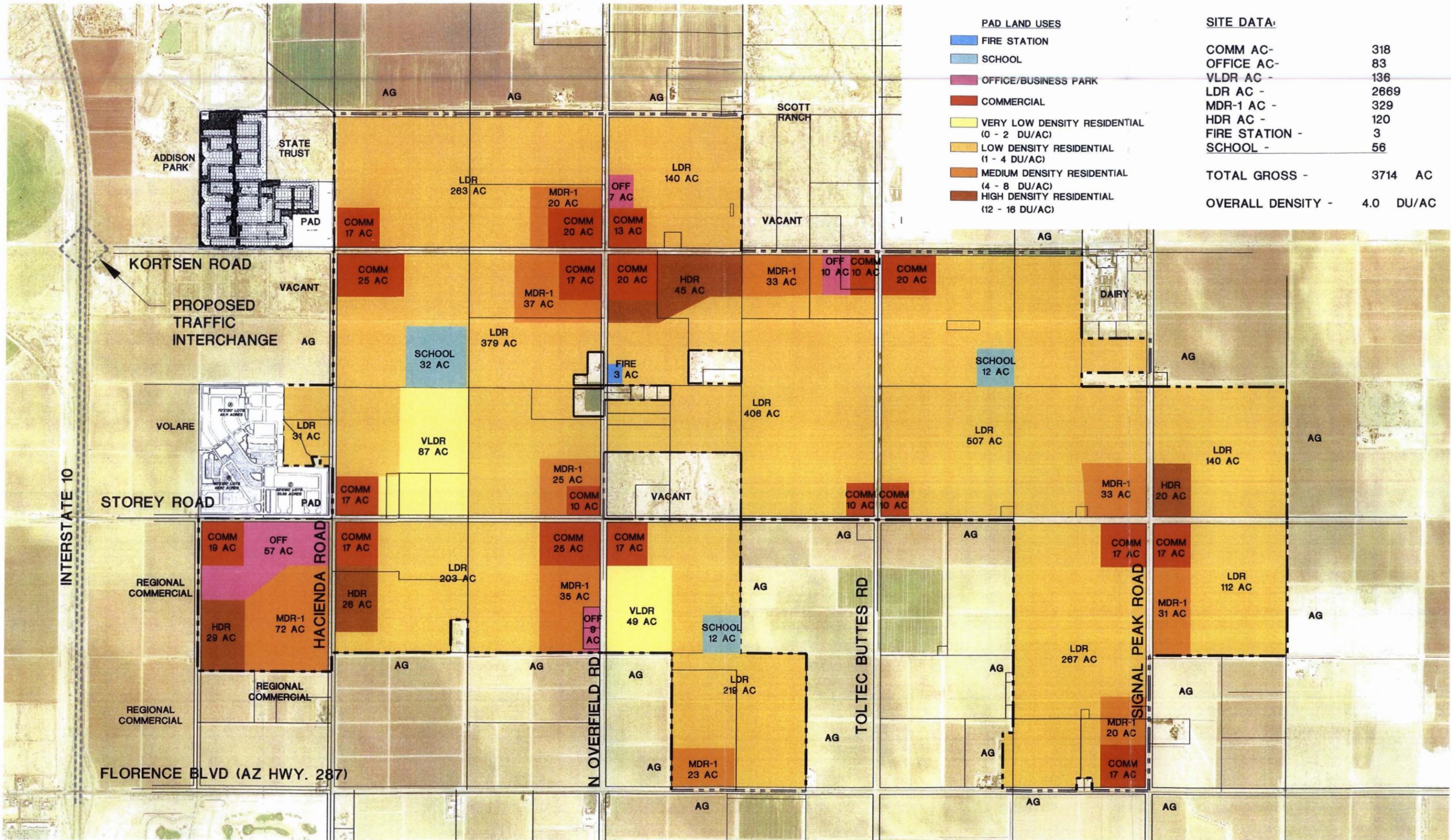
It is anticipated that the development of Overfield Farms will occur in multiple phases. Project phasing will occur based on the timing of infrastructure extensions and market factors.

### **13. Property Management**

Overfield Farms will adopt a set of Covenants, Conditions, and Restrictions or other similar documents in order to ensure that the community meets and maintains high standards of quality. The single-family residential component of the project will be controlled by an established Homeowner's Association. Multi-family and commercial sites, if not covered by the community's master association, will be under the control of property management companies.

### **14. Conclusion**

The land owners of Overfield Farms have come together as long time Casa Grande families to plan a true community that encourages the continued growth and prosperity of the City of Casa Grande while still maintaining a grasp on the agrarian history of this area. We are thrilled to present this proposal to the City on their behalf.



- PAD LAND USES**
- FIRE STATION
  - SCHOOL
  - OFFICE/BUSINESS PARK
  - COMMERCIAL
  - VERY LOW DENSITY RESIDENTIAL (0 - 2 DU/AC)
  - LOW DENSITY RESIDENTIAL (1 - 4 DU/AC)
  - MEDIUM DENSITY RESIDENTIAL (4 - 8 DU/AC)
  - HIGH DENSITY RESIDENTIAL (12 - 16 DU/AC)

**SITE DATA:**

COMM AC -	318
OFFICE AC -	83
VLDR AC -	136
LDR AC -	2669
MDR-1 AC -	329
HDR AC -	120
FIRE STATION -	3
SCHOOL -	56
<b>TOTAL GROSS -</b>	<b>3714 AC</b>
<b>OVERALL DENSITY -</b>	<b>4.0 DU/AC</b>

# OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

## MASTER LAND USE PLAN - EXHIBIT A

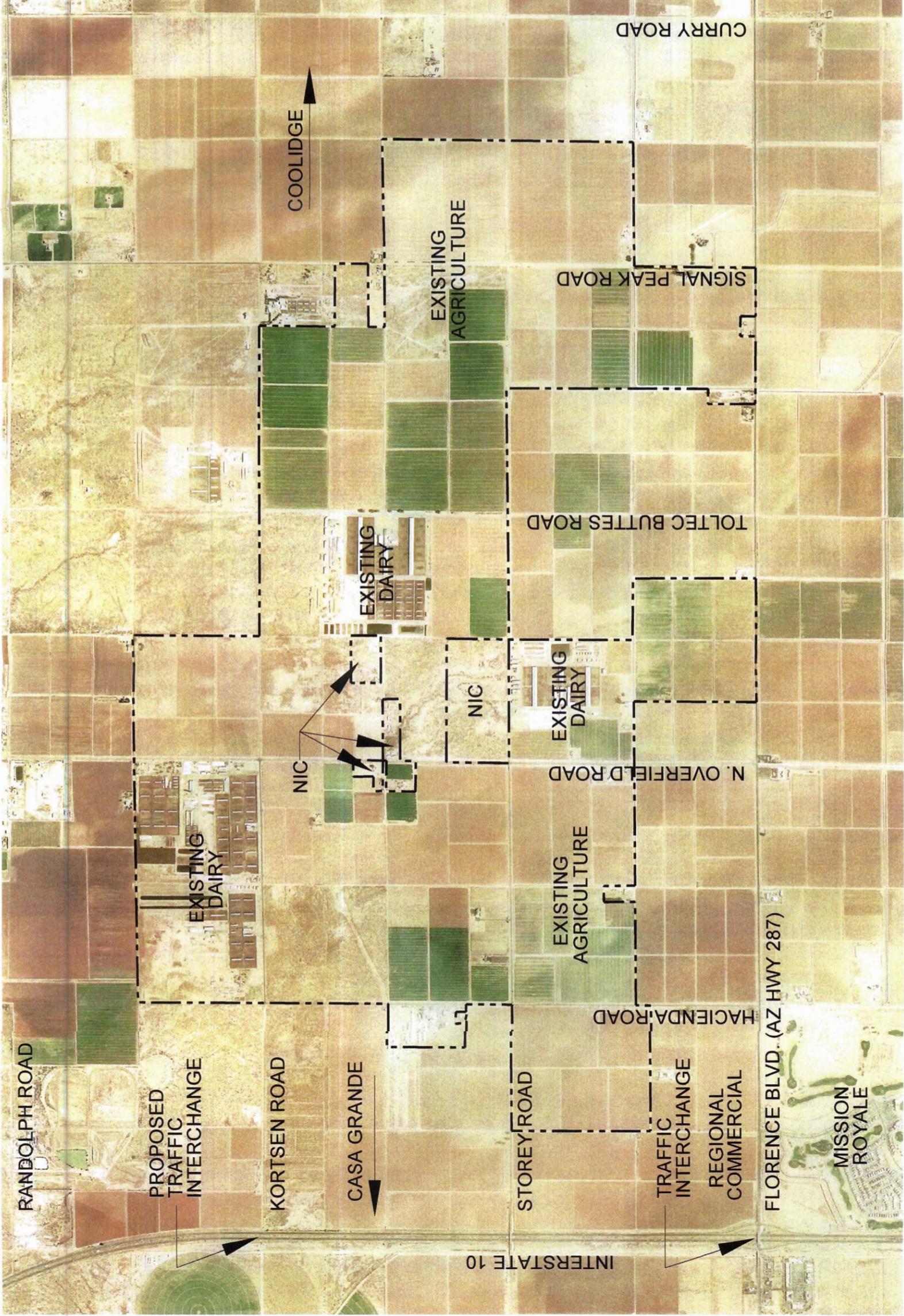
PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

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SCALE: 1" = 800'  
 DATE: 4/12/07  
 GP JOB# 06072



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**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

**EXISTING CONDITIONS - EXHIBIT B**

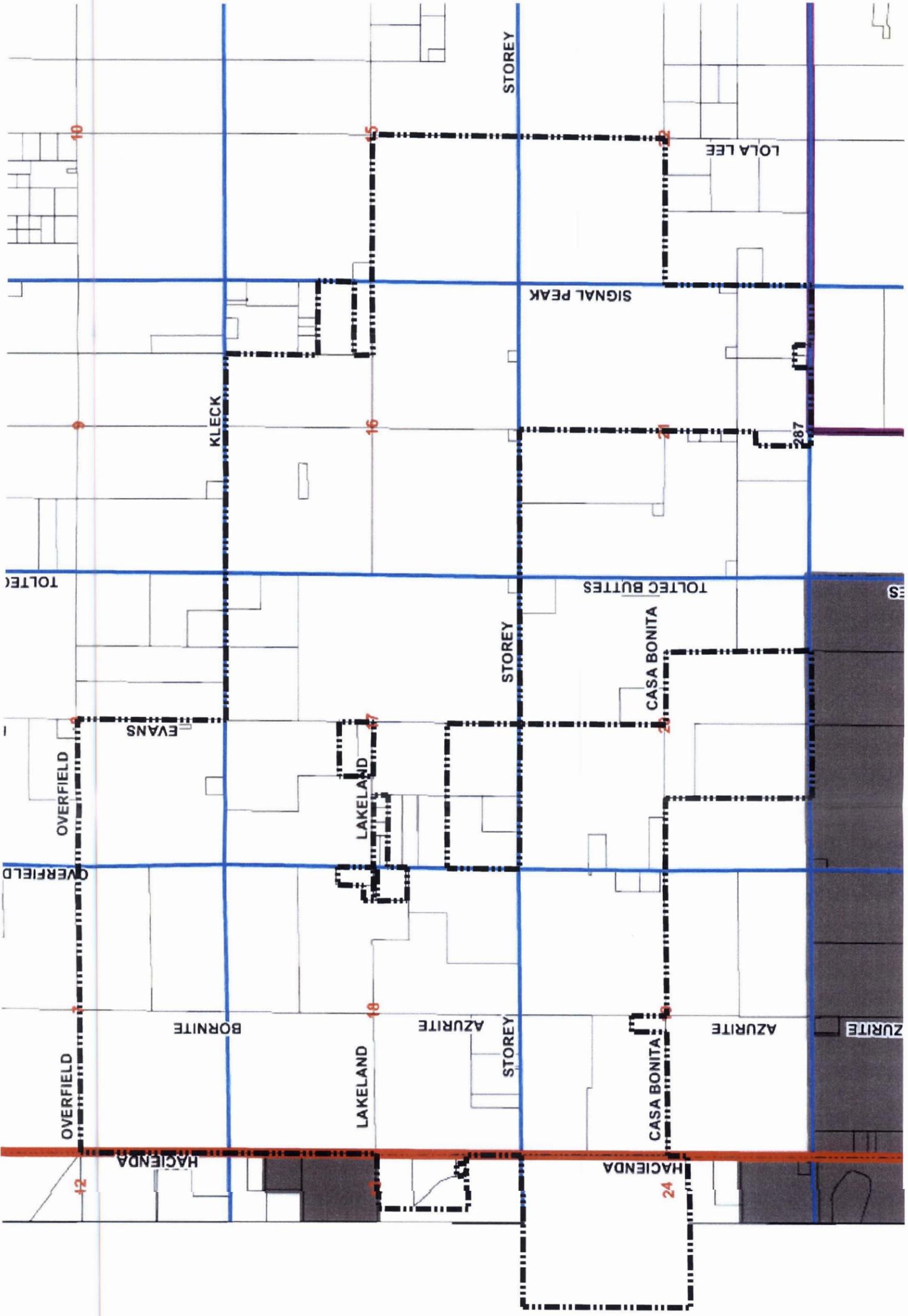
PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP



**Legend**

**Zoning**

- CAR
- CB-1
- CB-2
- CI-1
- CI-2
- CI-B
- CR-1
- CR-1A
- CR-2
- CR-3
- CR-4
- CR-5
- GR
- MH
- MHP
- PAD
- RVP
- SH
- SR
- TR
- UNDESIGNATED



**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

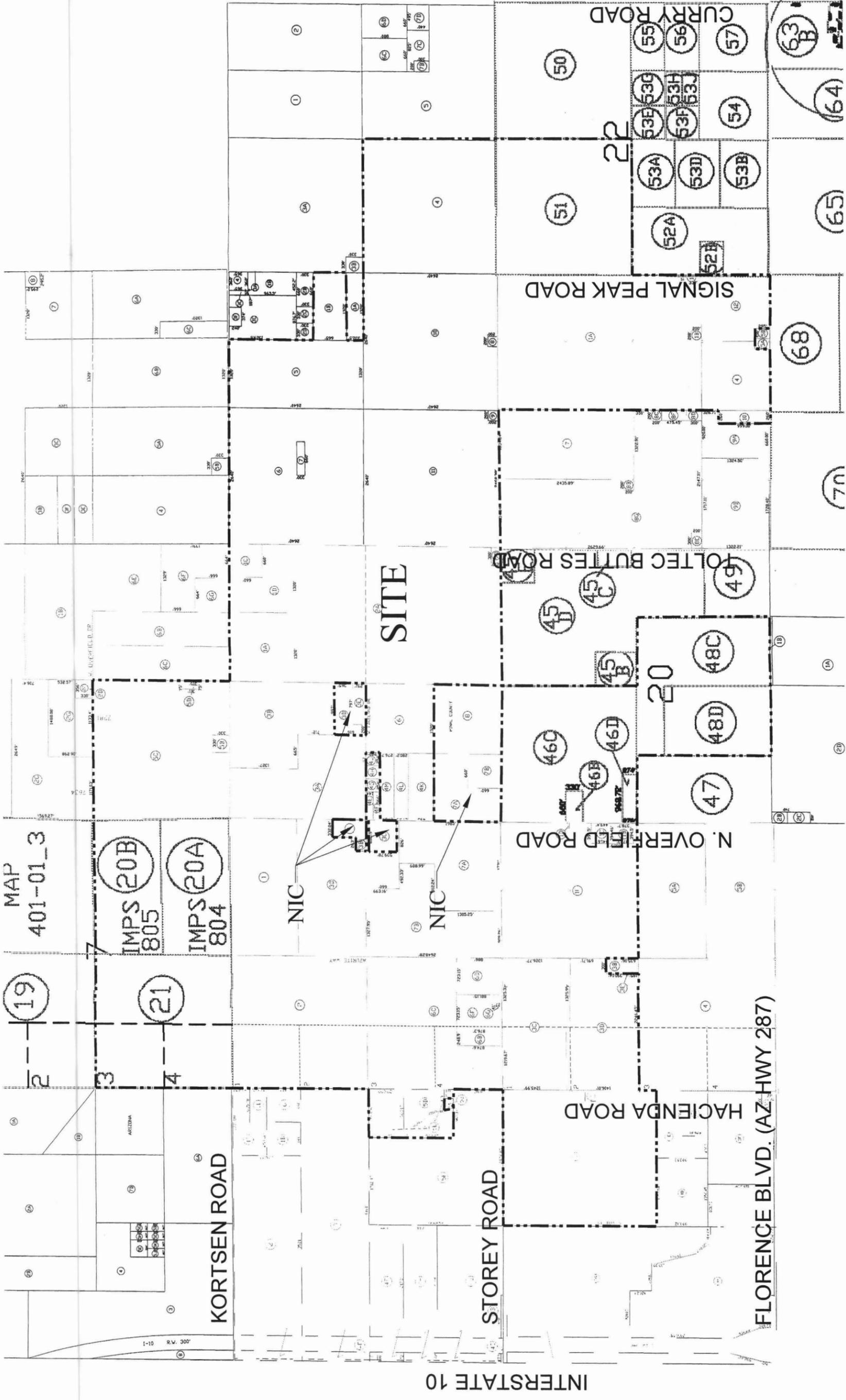
**EXISTING ZONING AND LAND USE - EXHIBIT C**

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

DATE: 12.28.09  
 GP-008-0007  
 NORTH

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MAP  
401-01\_3

IMPS 20B  
805

IMPS 20A  
804

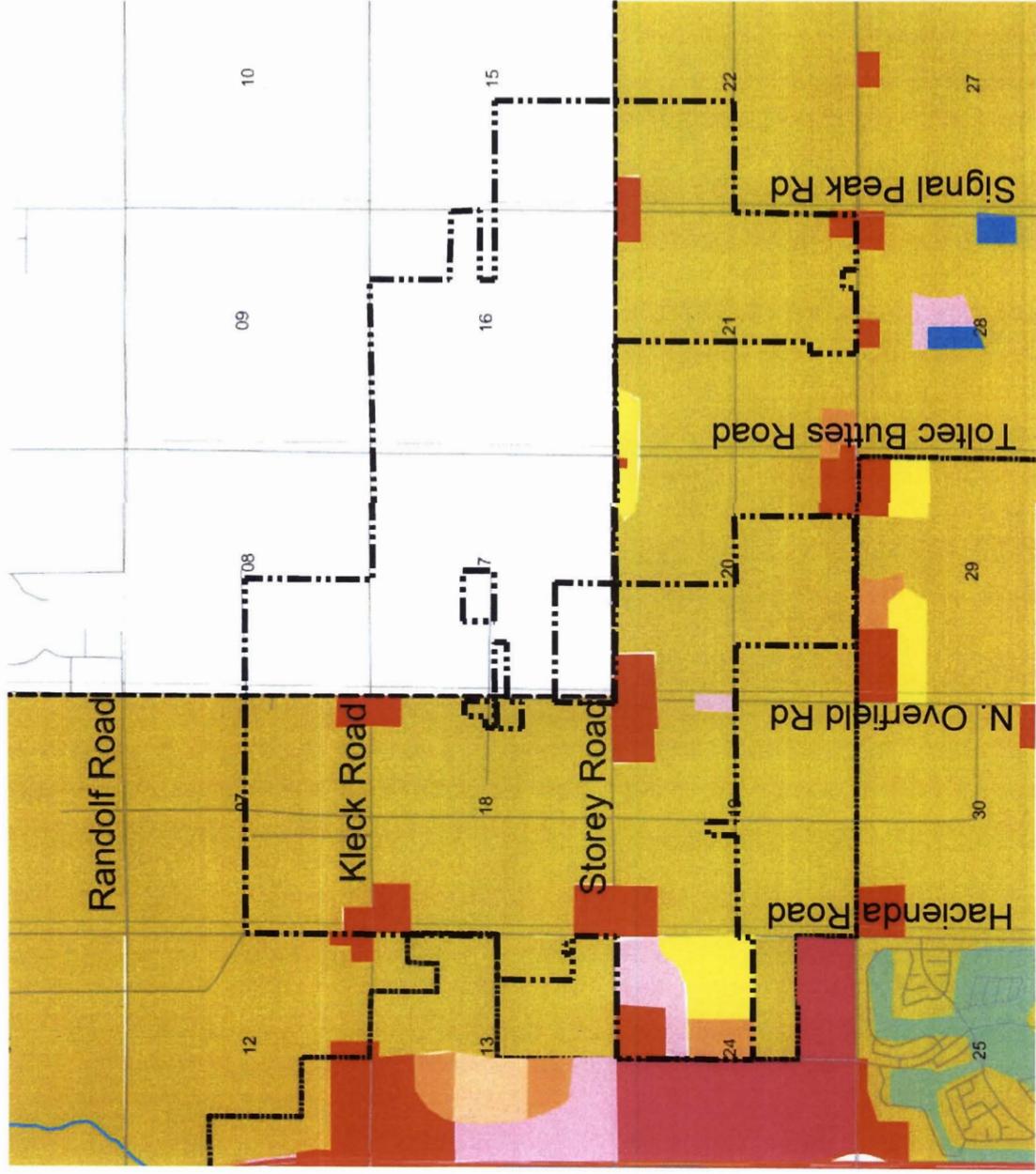
SITE

NIC

NIC

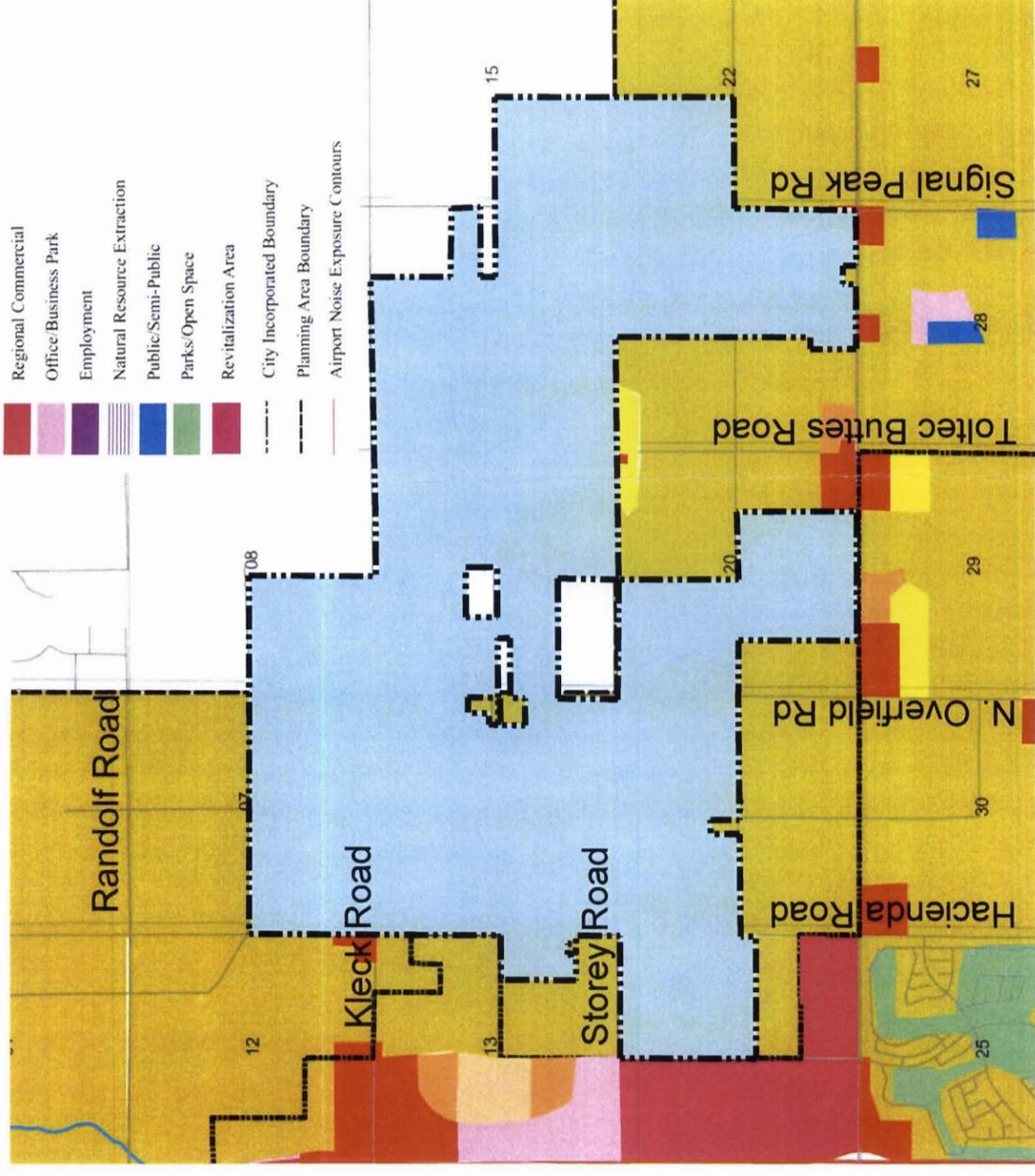
**Land Use Designation**

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



EXISTING

NTS



PROPOSED

NTS

**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

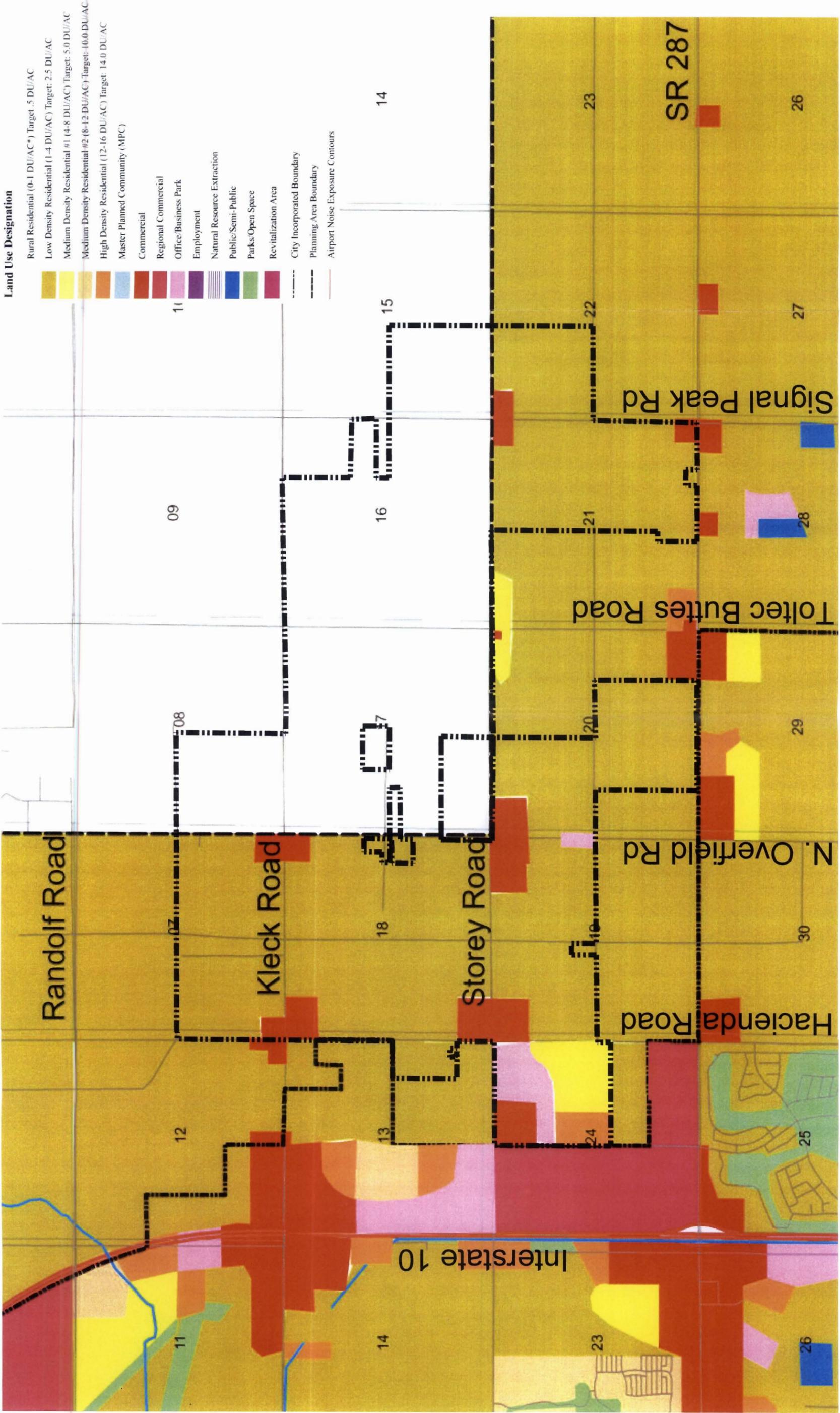
PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
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 ROSE LAW GROUP

**MPC EXISTING AND PROPOSED - EXHIBIT E**

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**Land Use Designation**

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

NTS



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**CITY OF CASA GRANDE GENERAL PLAN - EXHIBIT F**

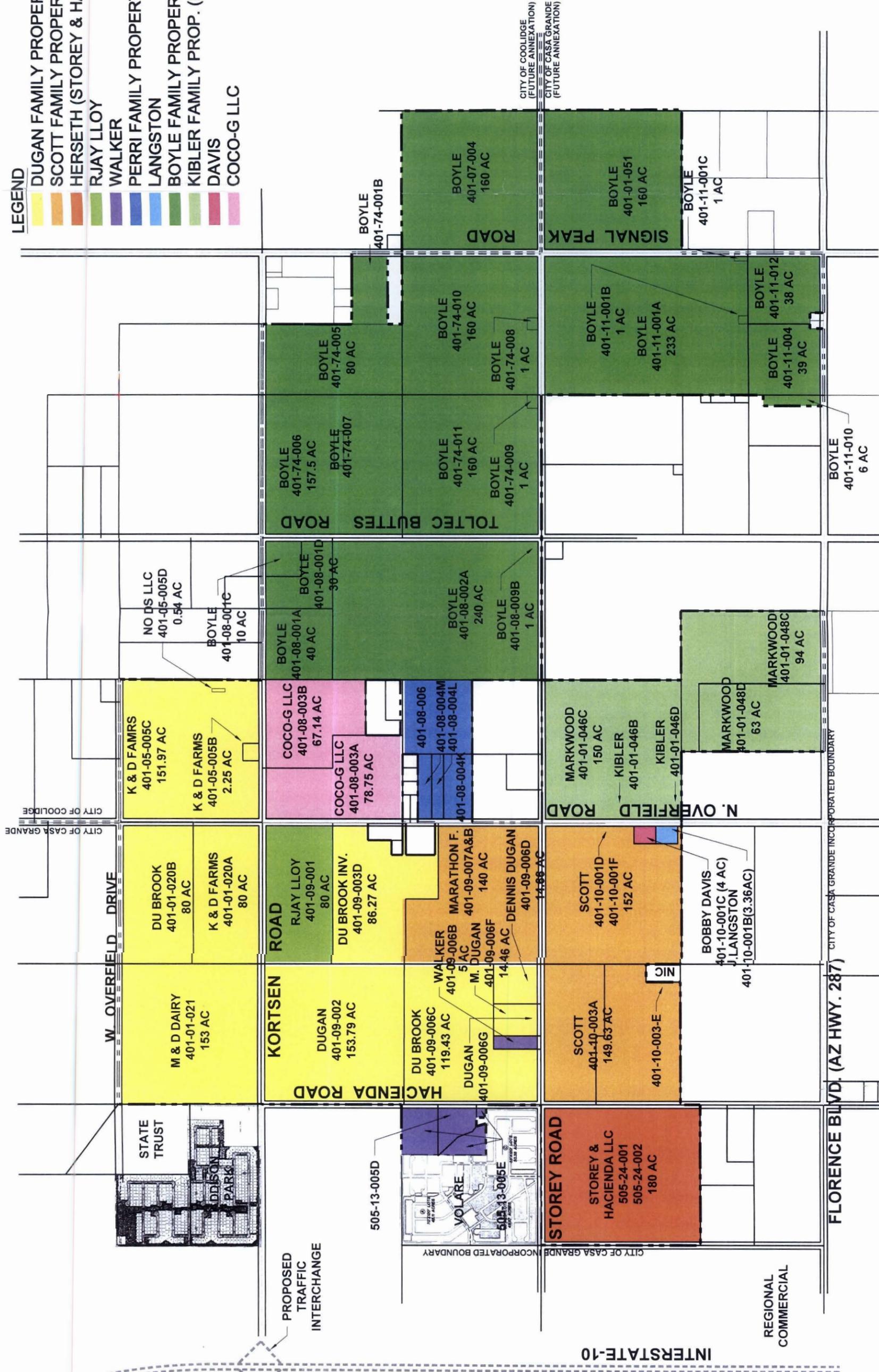


**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

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- LEGEND**
- DUGAN FAMILY PROPERTIES
  - SCOTT FAMILY PROPERTIES
  - HERSETH (STOREY & HACIENDA)
  - RJAY LLOY
  - WALKER
  - PERRI FAMILY PROPERTIES
  - LANGSTON
  - BOYLE FAMILY PROPERTIES
  - KIBLER FAMILY PROP. (MARKWOOD ENT.)
  - DAVIS
  - COCO-G LLC



**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

**EXISTING OWNERSHIP - EXHIBIT G**

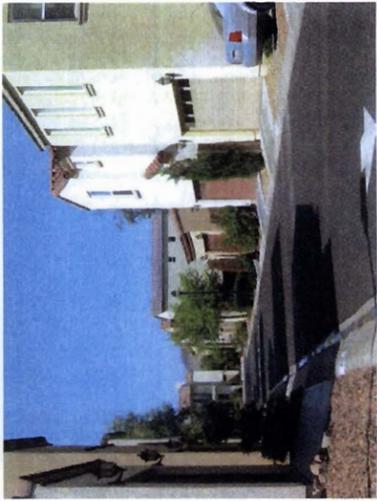
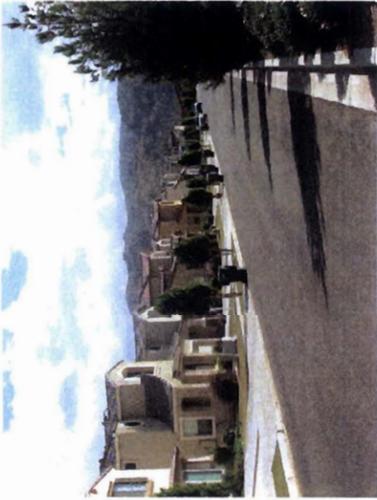
PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

SCALE: 1" = 800'  
 DATE: 4-12-07  
 GP JOB# (0503) 08072



NORTH





# OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

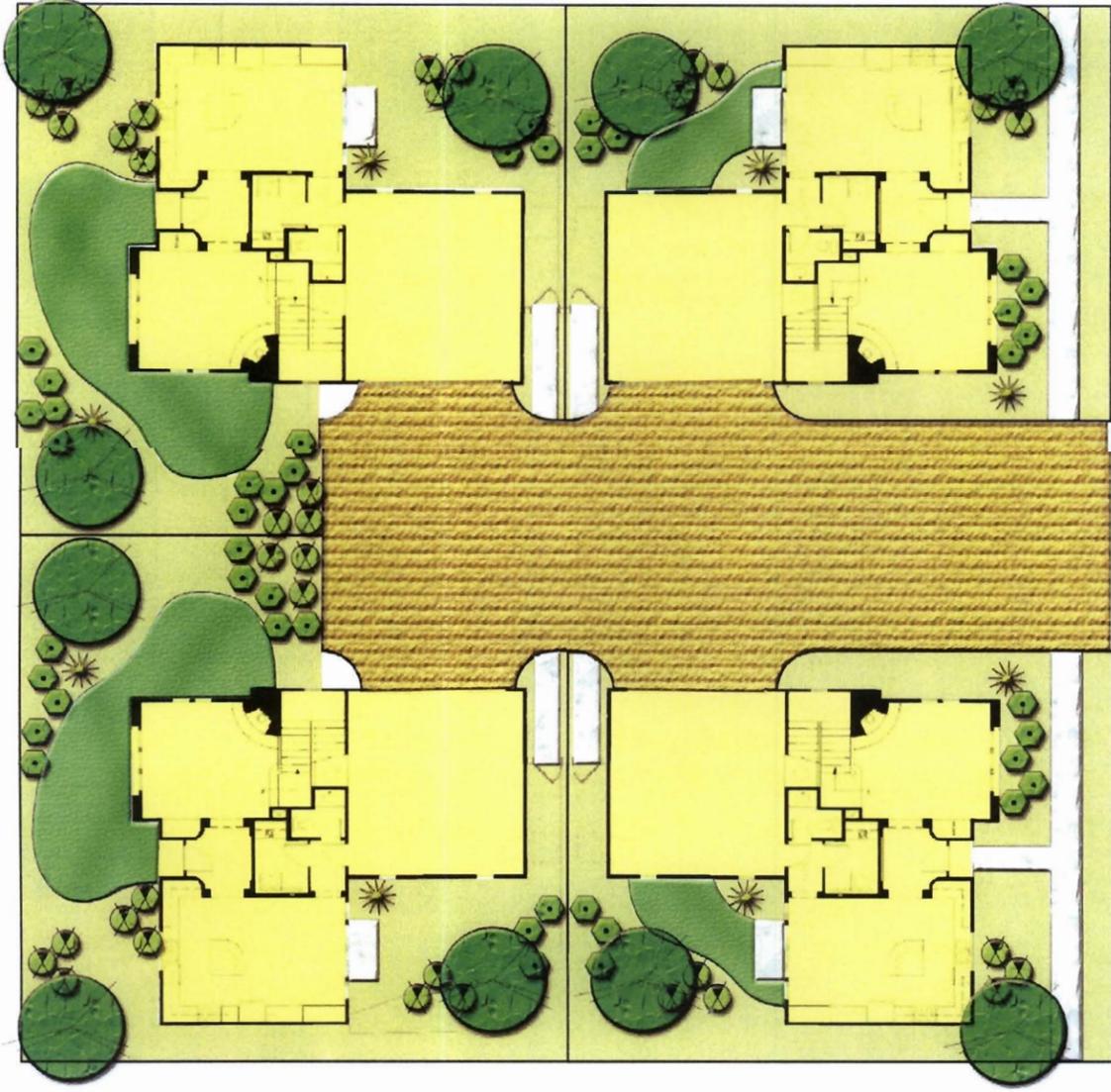
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ROSE LAW GROUP

# INNOVATIVE RESIDENTIAL PRODUCTS - EXHIBIT H

DATE: 4-15-07  
OF: 308-0072



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CLUSTER HOMES - MDR



Z-LOT HOMES - MDR

OVERFIELD FARMS - CASA GRANDE, AZ

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

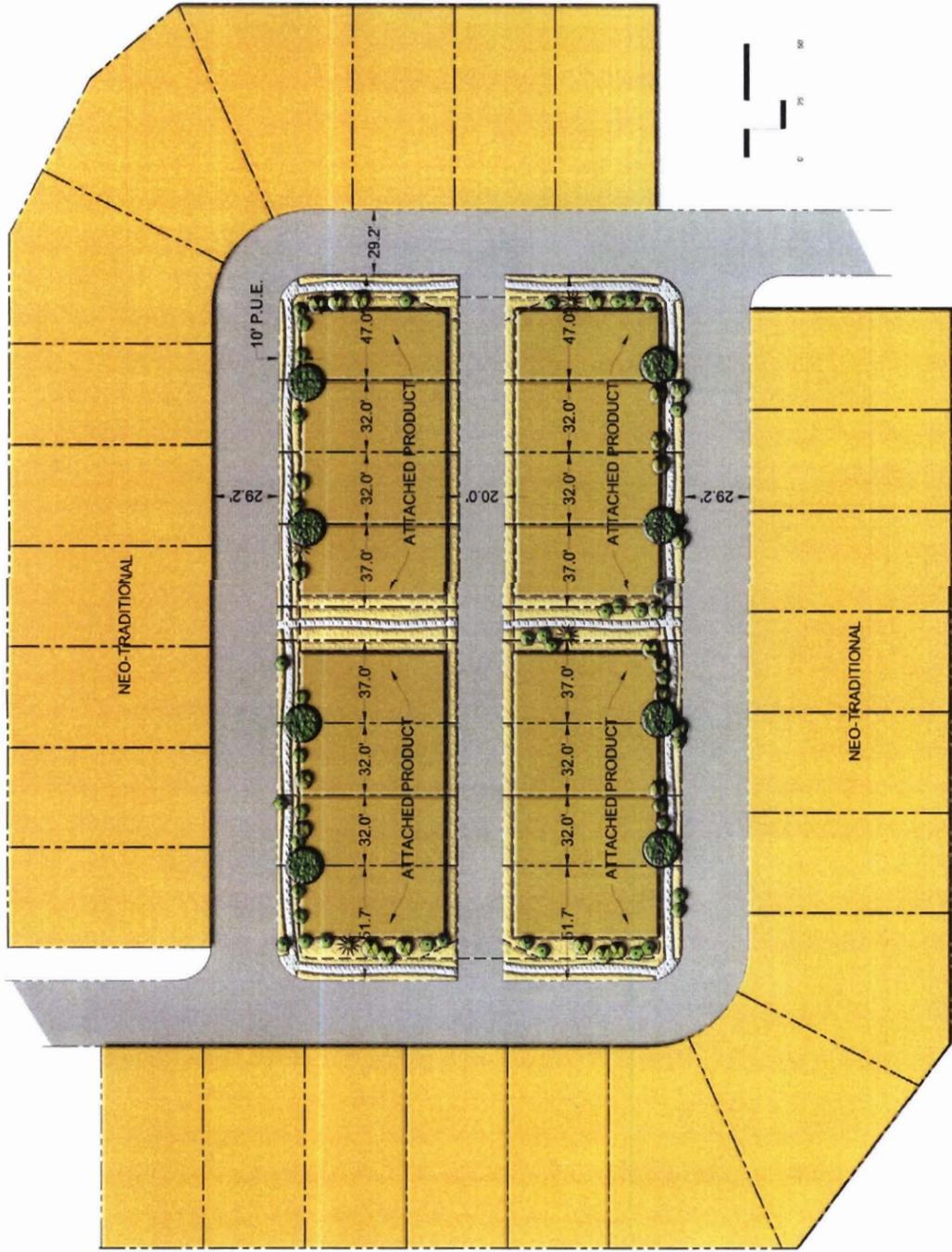


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CONCEPTUAL LOTTING LAYOUT - CLUSTER & Z-LOT - EXHIBIT I

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DATE: 4-12-07  
 OF: J084 00072



ATTACHED ALLEY LOADED - MDR



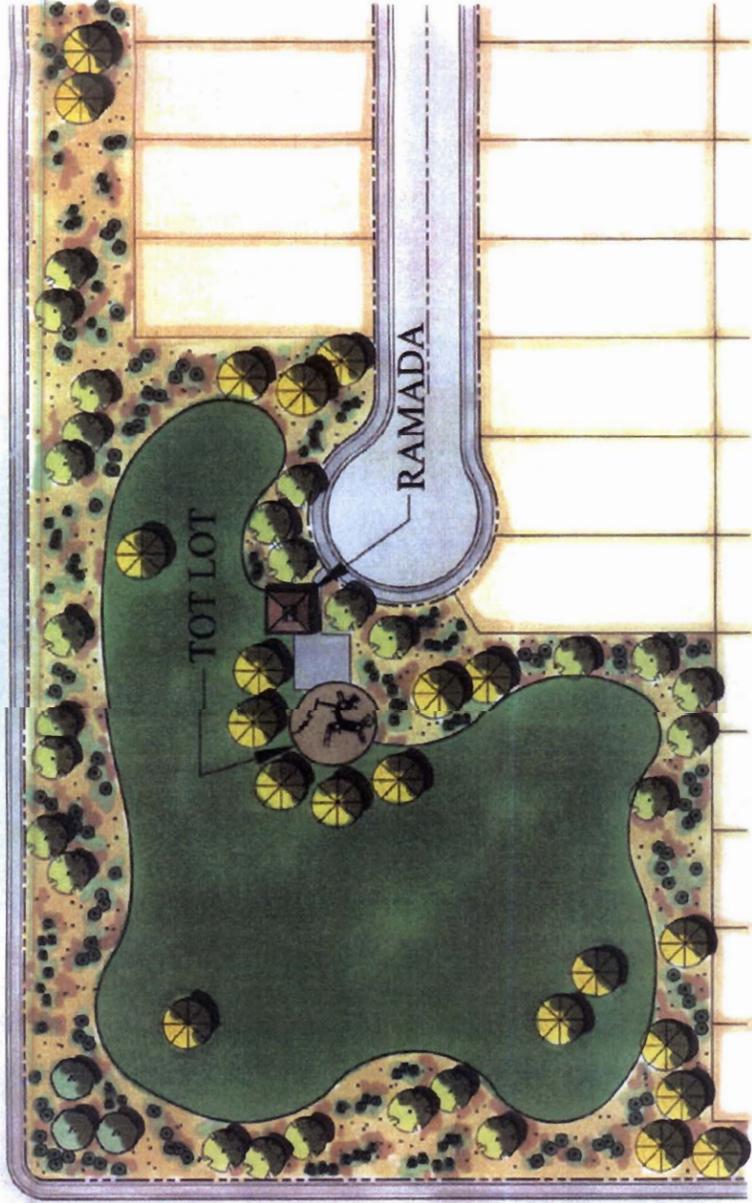
DETACHED ALLEY LOADED - MDR

OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

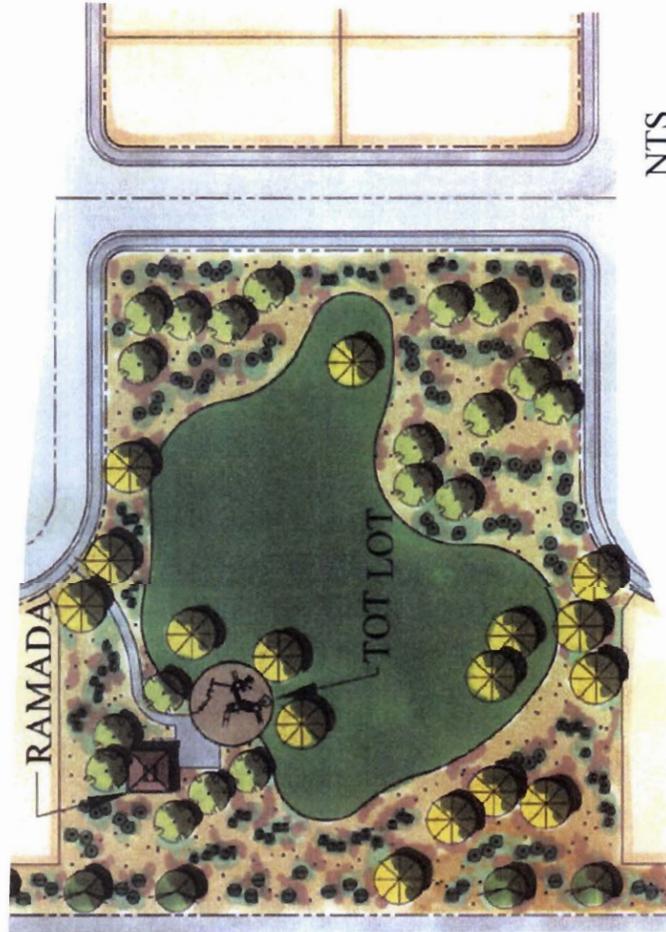
PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

CONCEPTUAL LOTTING LAYOUT - ALLEY LOADED - EXHIBIT J

DATE: 12.28.08  
 GP JOB# 08072



NTS



NTS

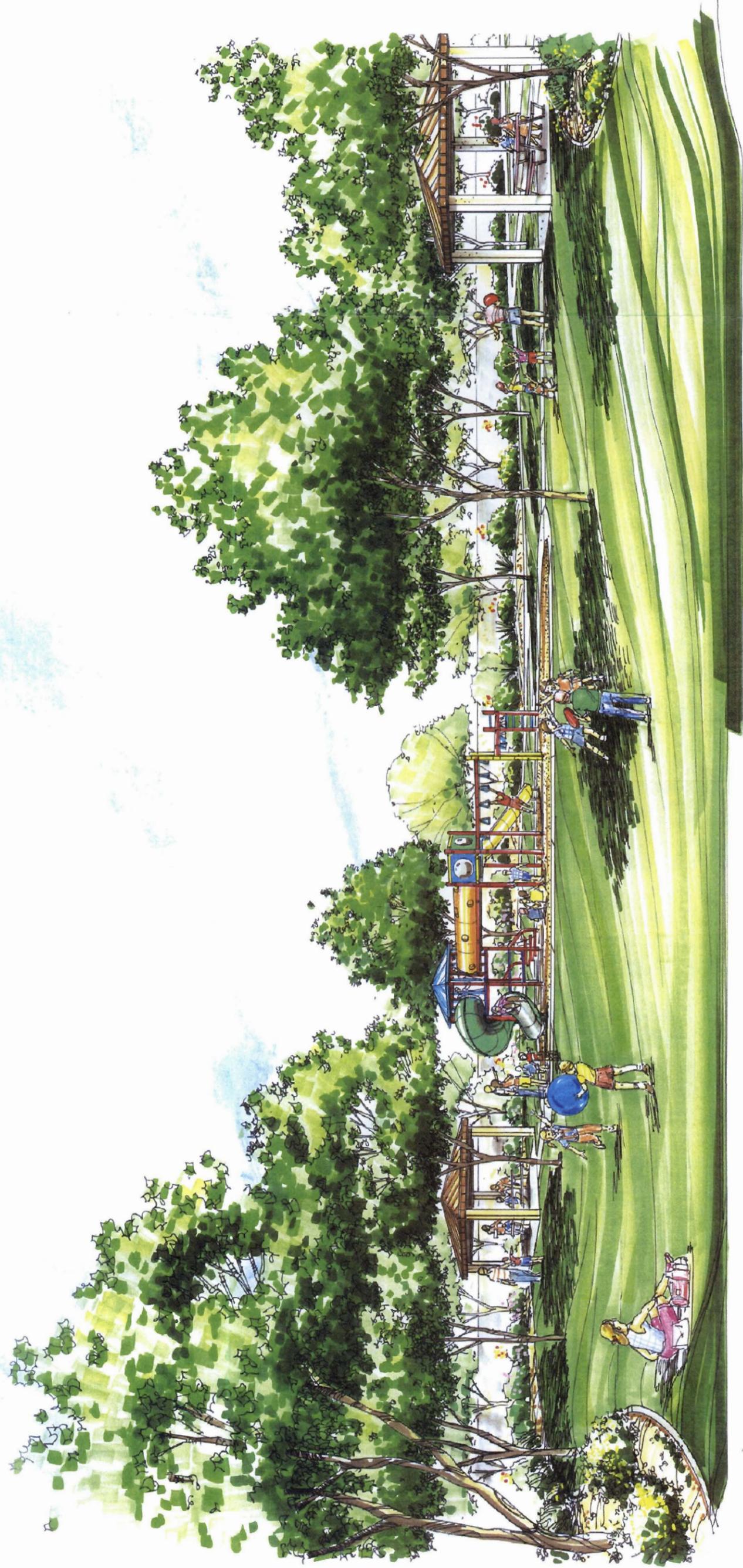
**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
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**ACTIVE OPEN SPACE - EXHIBIT K**

DATE: 12.28.08  
 GP JOB# 08072

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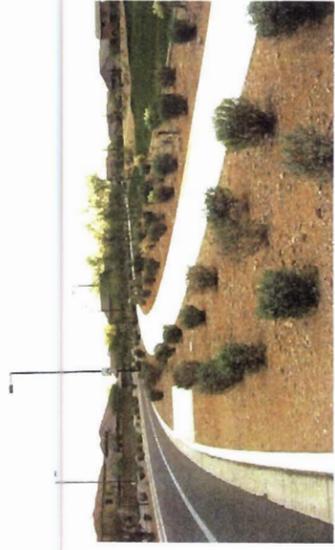


OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

ACTIVE OPEN SPACE PERSPECTIVE - EXHIBIT L

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
ROSE LAW GROUP

DATE: 12-28-08  
GP: JOHN MORTZ



# OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

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PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
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# COMMON AREA OPEN SPACE THEME - EXHIBIT M

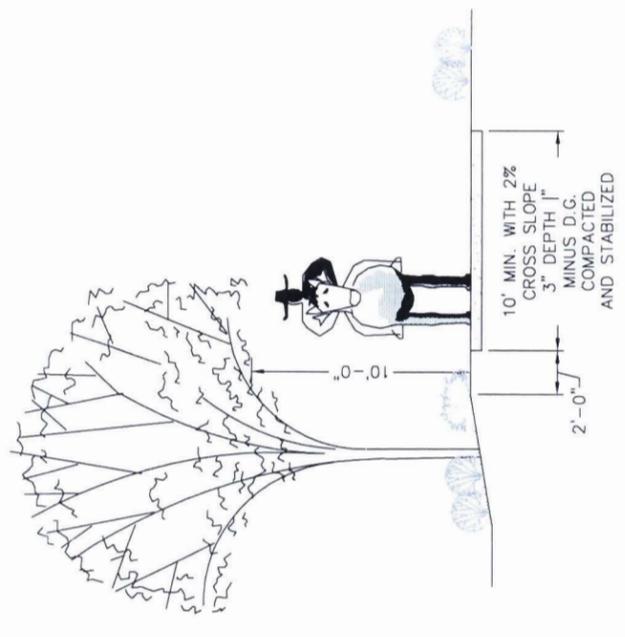
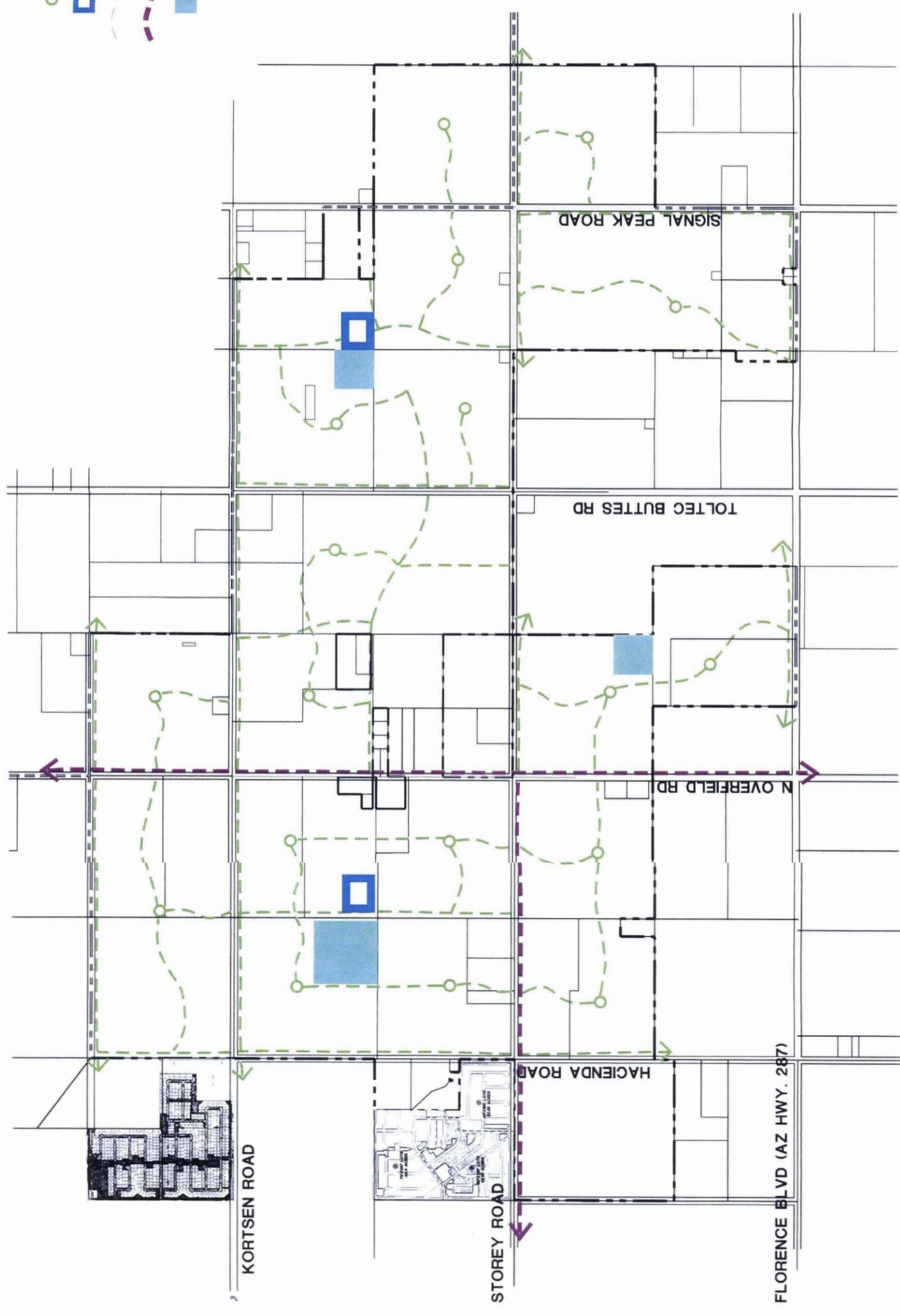
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DATE: 1-12-07  
OF: J098/0607



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- LEGEND**
- NEIGHBORHOOD PARK
  - COMMUNITY PARK
  - - - 8' PROJECT MULTI-USE TRAIL
  - - - REGIONAL MULTI-USE TRAIL
  - SCHOOL



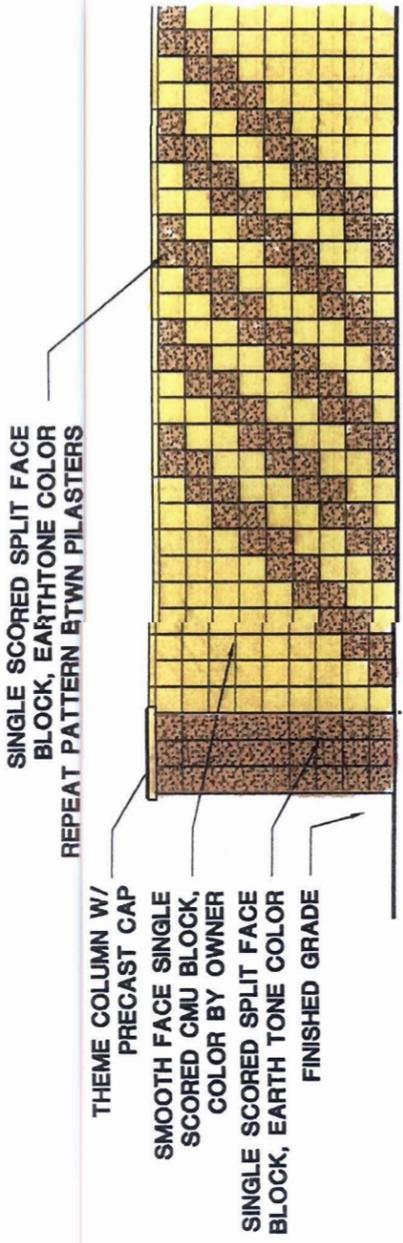
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PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
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 ROSE LAW GROUP

**TRAIL PLAN - EXHIBIT N**

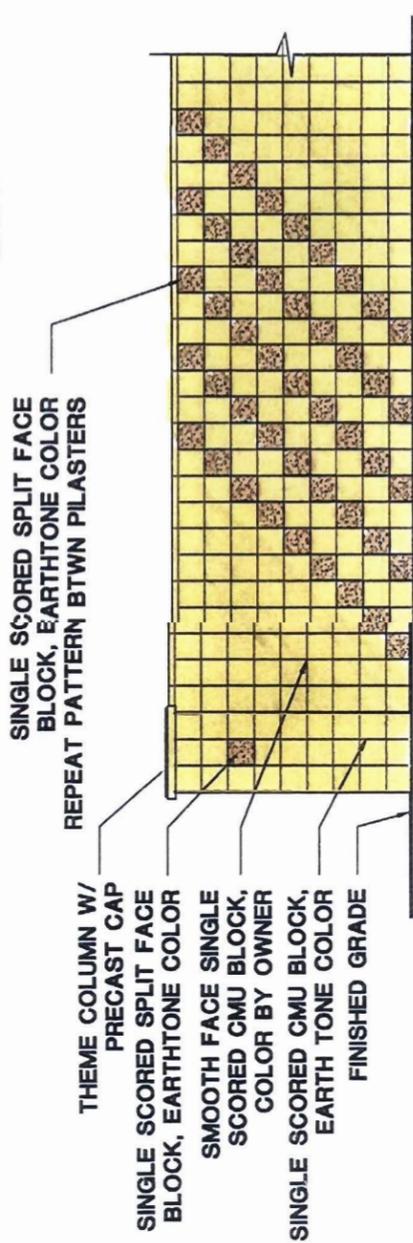


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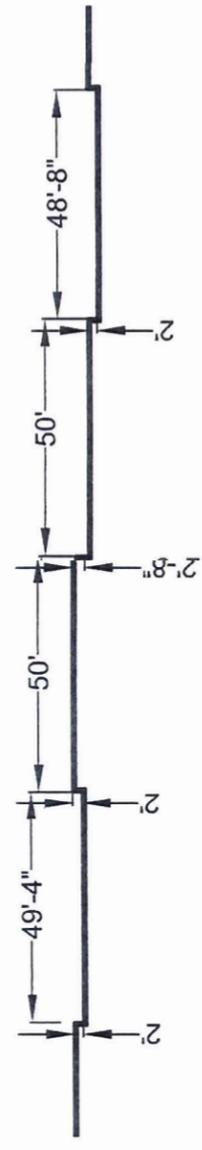
PRIMARY THEME WALL - ELEVATION

SCALE: 1/2" = 1'-0"



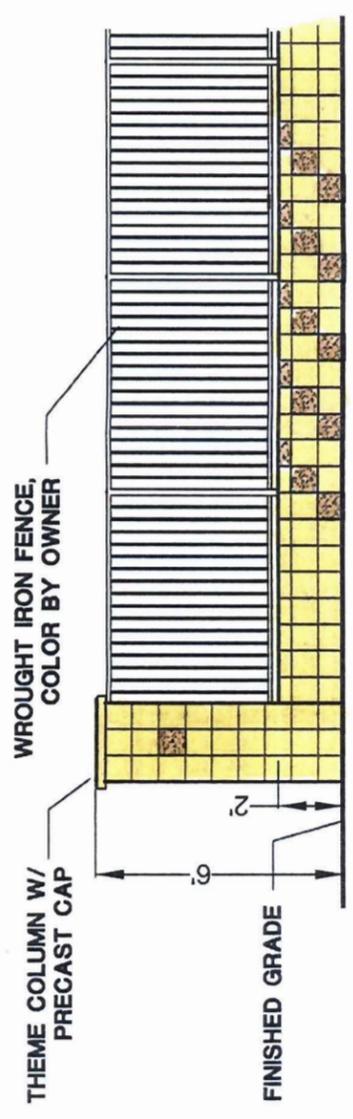
SECONDARY THEME WALL - ELEVATION

SCALE: 1/2" = 1'-0"



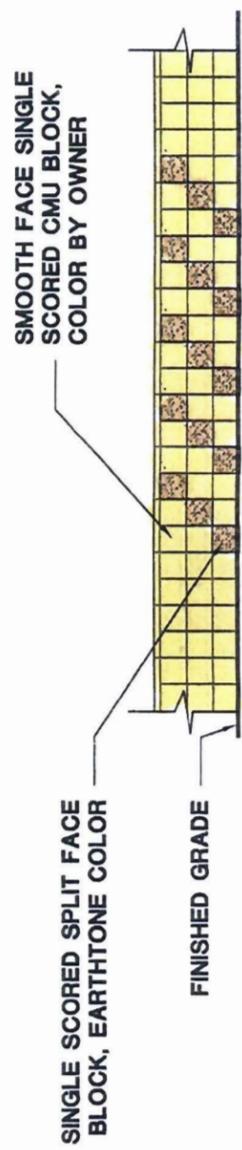
SCREEN WALL TYPICAL LAYOUT

SCALE: 1" = 20'



VIEW FENCE - ELEVATION

SCALE: 1/2" = 1'-0"



3' SCREEN WALL - ELEVATION

SCALE: 1/2" = 1'-0"

OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

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 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

SCREEN WALL ELEVATION - EXHIBIT O

DATE: 4-13-07  
 DP: JOSH 08072



NTS



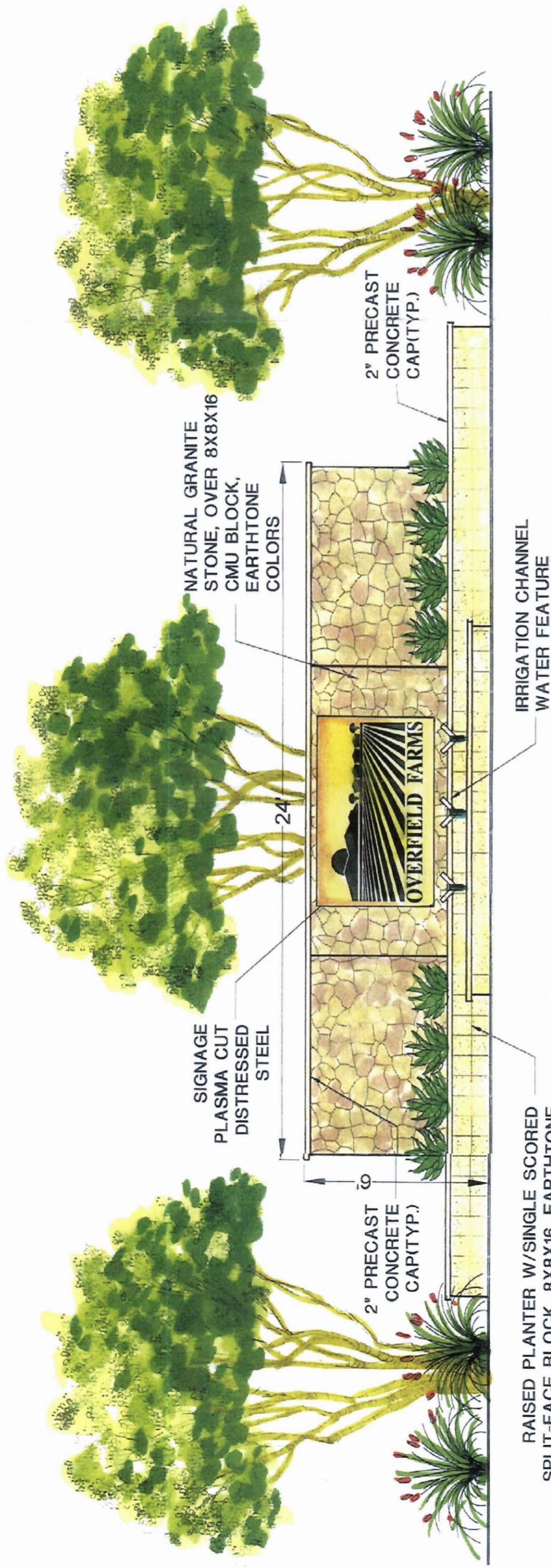
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**PRIMARY ENTRY PERSPECTIVE - EXHIBIT P**

DATE: 12.28.08  
 GP: JCM/08072

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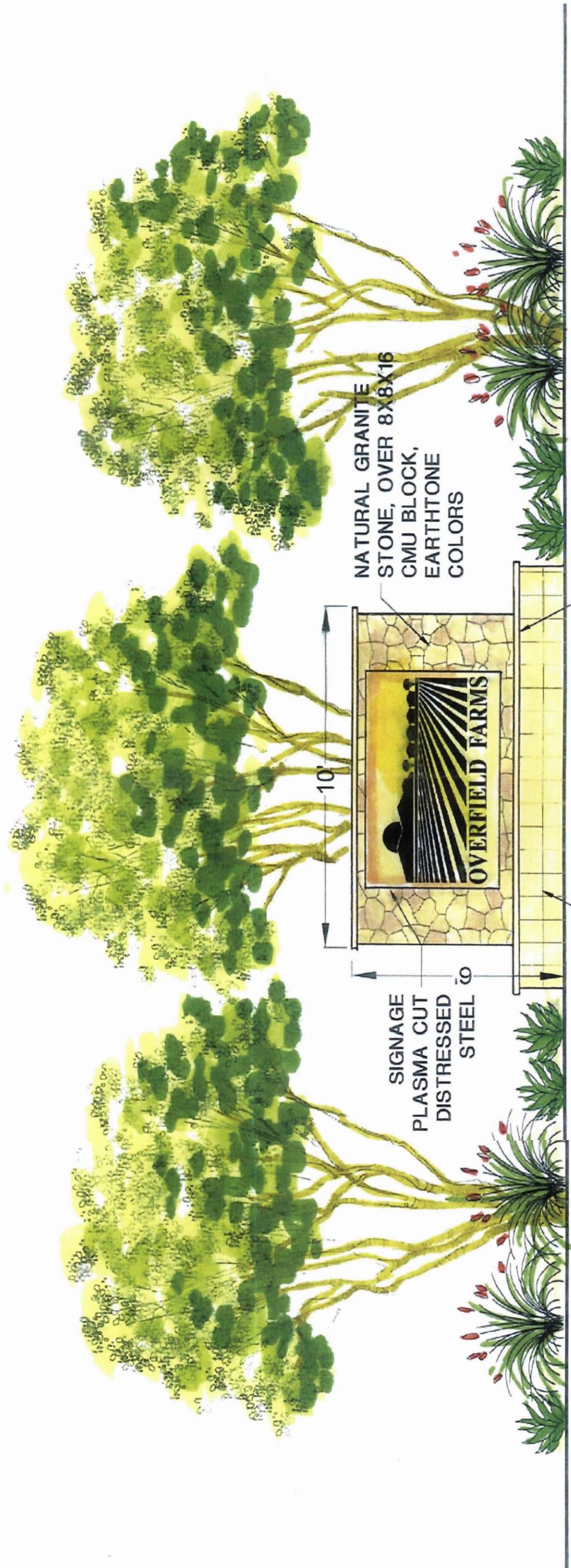
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PRIMARY ENTRY MONUMENT - EXHIBIT Q

DATE: 4-13-27  
BY: JPH/0627

OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
ROSE LAW GROUP



NATURAL GRANITE  
STONE, OVER 8X8X16  
CMU BLOCK,  
EARTHTONE  
COLORS

10'

SIGNAGE  
PLASMA CUT  
DISTRESSED  
STEEL

2" PRECAST  
CONCRETE  
CAP(TYP.)

RAISED PLANTER W/SINGLE SCORED  
SPLIT-FACE BLOCK, 8X8X16, EARTHTONE

NTS

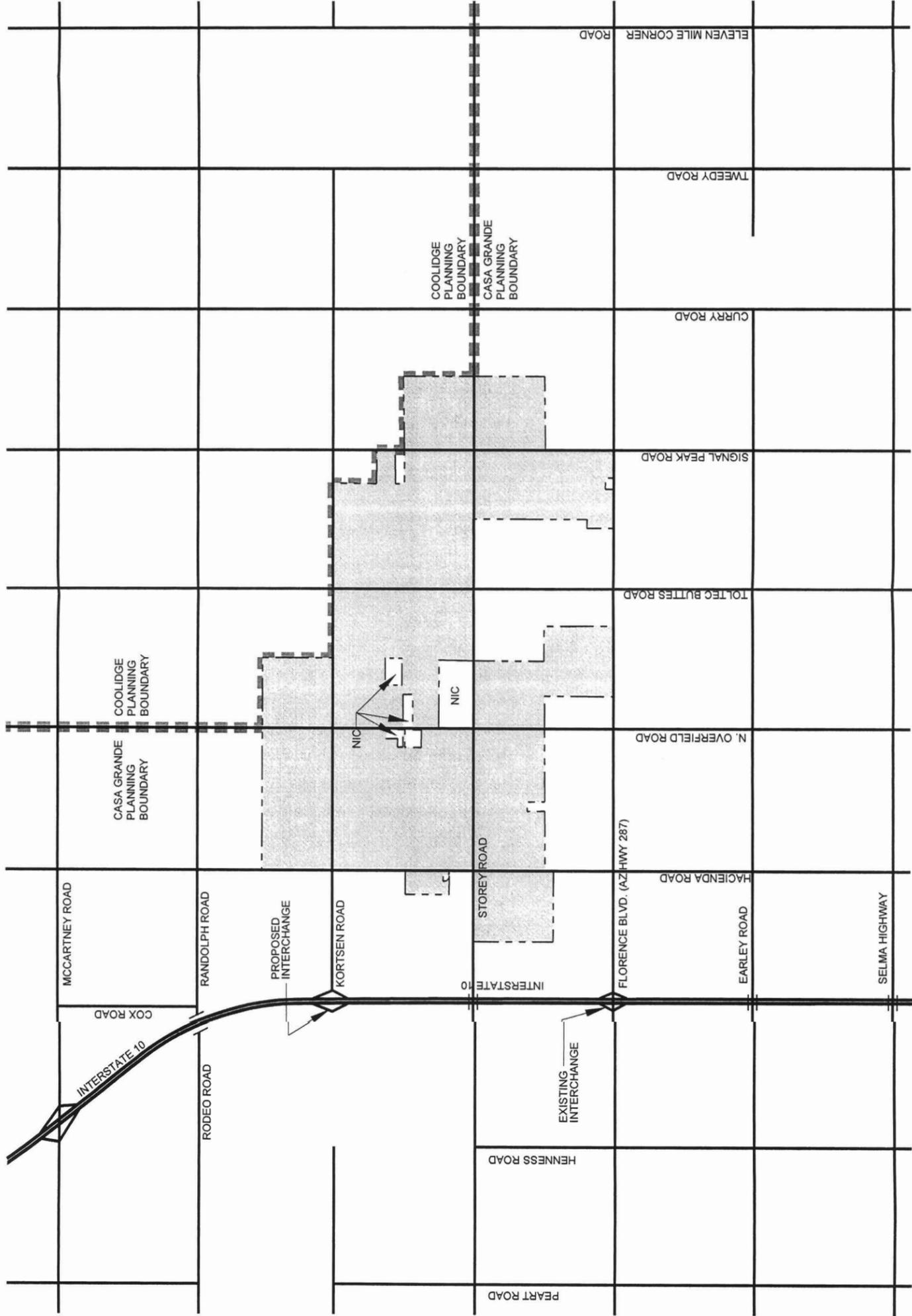
OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ

SECONDARY ENTRY MONUMENT - EXHIBIT R

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
ROSE LAW GROUP

DATE: 4-13-07  
GP 2006 00072

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**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

**VICINITY MAP - EXHIBIT S**

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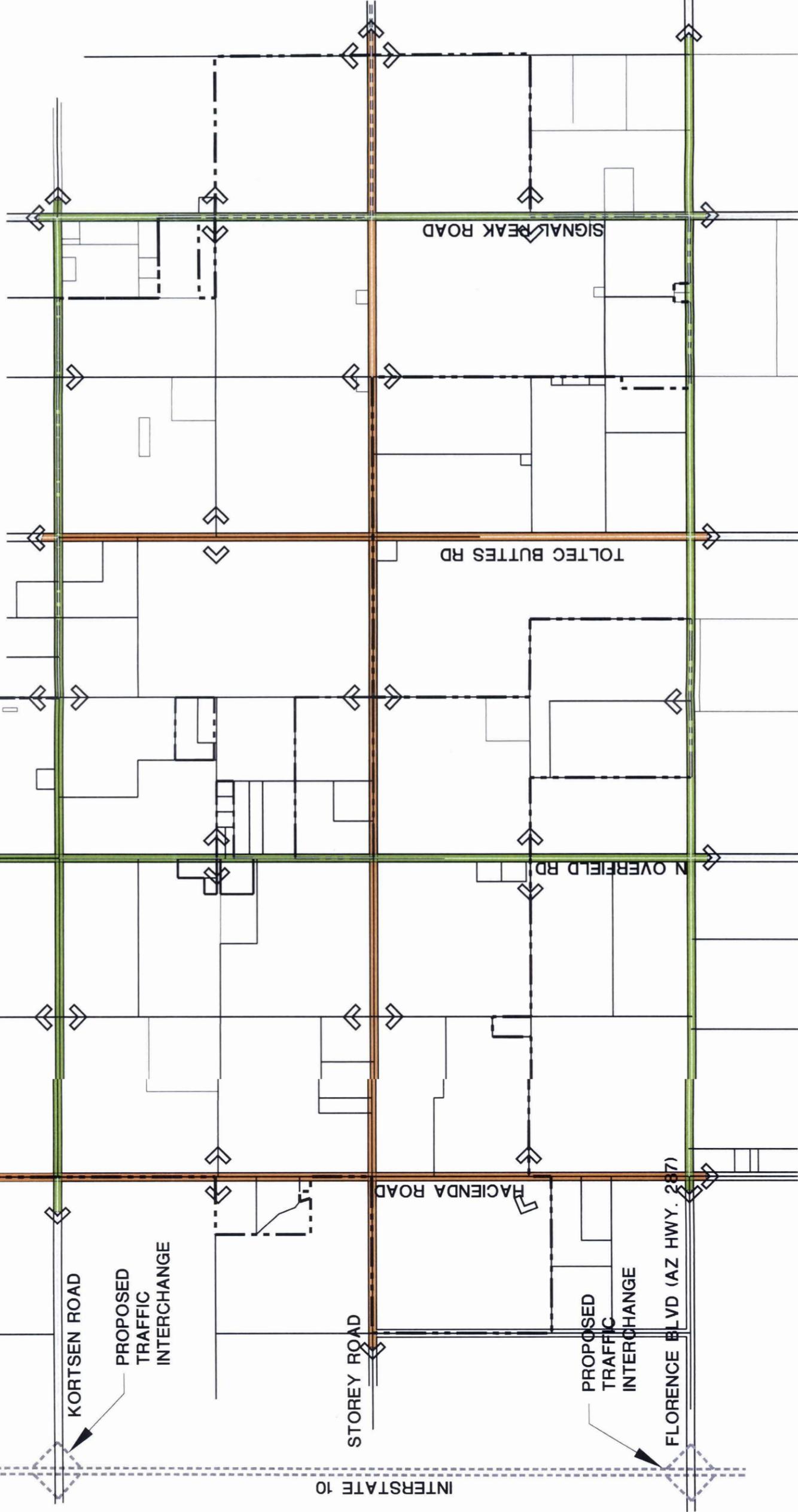


LEGEND:

140' MAJOR ARTERIAL

110' MINOR ARTERIAL

INGRESS OR EGRESS LOCATION



OVERFIELD FARMS - CASA GRANDE, AZ

CIRCULATION PLAN - EXHIBIT U

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
ROSE LAW GROUP

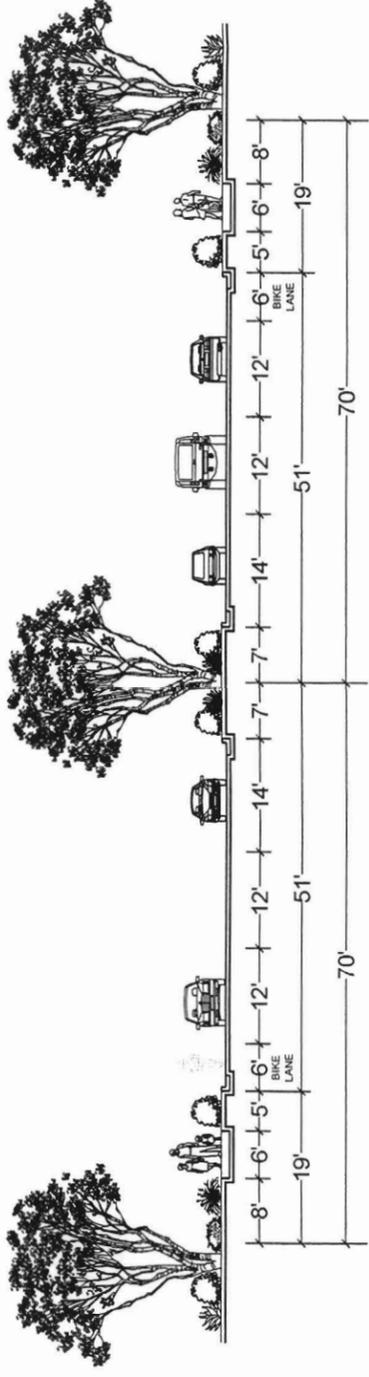
SCALE: 1" = 800'  
SCALE: 1" = 1600'  
SCALE: 1" = 3200'



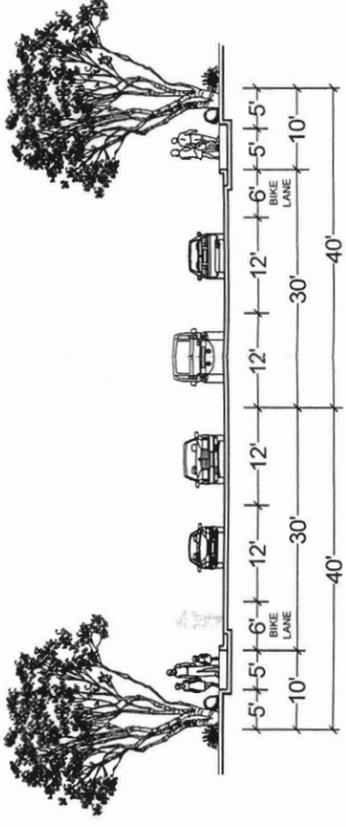
NORTH



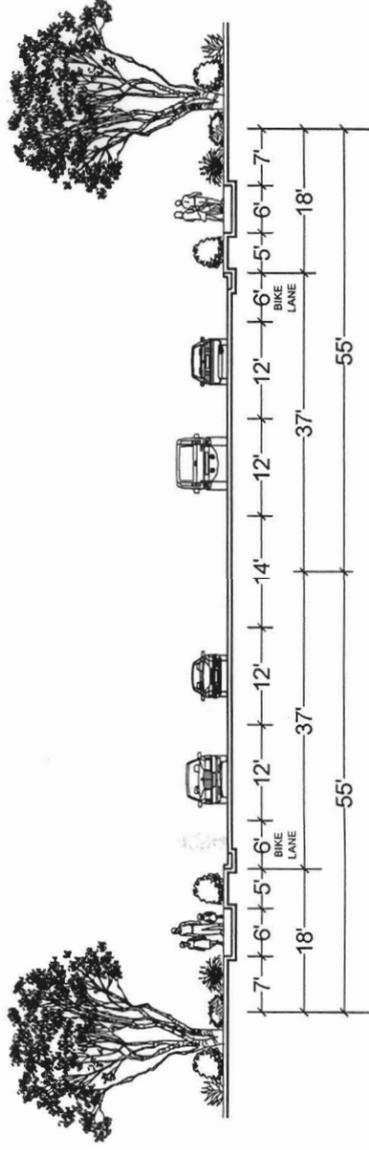
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LAND DESIGN GROUP  
2311 N. 7th Street, Phoenix, AZ 85006  
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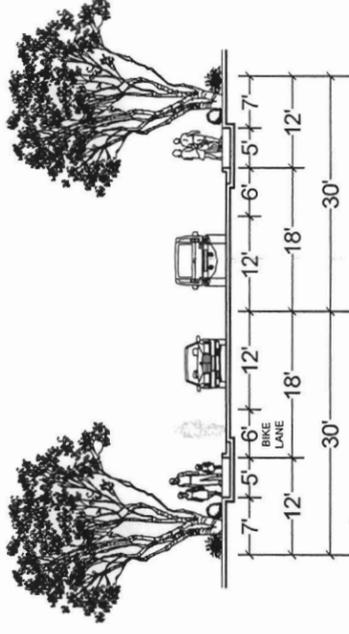
MAJOR ARTERIAL



MAJOR COLLECTOR



MINOR ARTERIAL



MINOR COLLECTOR

**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

**STREET CROSS SECTIONS - EXHIBIT V**

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DATE: 10.24.13  
 BY: JCM/BJP  
 NORTH



NTS

**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**  
 TYPICAL COLLECTOR STREETSCAPE - EXHIBIT W

DATE: 4-14-17  
 GP: JOSH DRETTZ

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

## Appendix A

### Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	Acacia/Wattle
Agonis flexuosa	West Australia Peppermint
Brachychiton populneus	Bottle Tree
Brahea spp.	
Bursera spp.	
Caesalpinia spp.	
Callistemon viminalis	Weeping Bottle Brush
Casuarina spp.	
Celtis reticulata	Western Hackberry
Ceratonia siliqua	St. John's Bread Tree/Carob Tree
Cercidium spp.	
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Cupressus arizonica	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dahlbergia sissoo	Sissoo Tree
Dalea spp.	
Forchammeria watsonii	
Eucalyptus spp.	
Geijera parviflora	Australian Willow
Gleditsia triacanthos	Honey Locust
Leucaena retusa	Golden Ball Lead Tree
Lysiloma spp.	
Olea Europaea	"Swan Hill" Swan Hill Olive (or other non-pollen producing olive trees)
Olneya tesota	Ironwood
Parkinsonia aculeata	Mexican Palo Verde
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus roxburghii	Chir Pine
Pistacia spp.	Pistachio
Pithecellobium spp.	

Pittosporum phillyraeoides	Willow Pittosporum
Prosopis spp.	Mesquite
Quercus spp.	Oak
Rhus lancea	African Sumac
Schinus terebinthifolios	Brazilian Pepper
Sophora secundiflora	Texas Mountain Laurel
Tamarix aphylla	Athel Tree
Ulmus parvifolia "sempervirens"	Evergreen Elm
Vitex agnus-castus	Chaste Tree
Washingtonia spp.	Fan Palm
Ziziphus jujuba	Chinese Jujube

## Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
Alousia spp	Acacia/Wattle
Acacia spp.	
Ambrosia deltoidea	
Ambrosia dumosa	White Bursage
Atriplex spp.	Saltbush
Baccaris spp.	
Berberis haematocarpa	Red Barberry
Bougainvillea spp.	Bougainvillea
Buddleia marrubifolia	Summer Lilac
Caesalpinia spp.	
Caliandra californica	Fairy Duster
Calliandra eriophylla	Fairy Duster
Calliandra peninsularis	Fairy Duster
Callistemon viminalis	Lemon Bottle Brush
Callistemon citrinus	"Captain Cook" Dwarf Bottle Brush
Calothamnus spp.	Cassia spp.
Cassia	
Celtis pallida	Desert Hackberry
Chrysothamnus nauseosus	Rabbit Brush
Cistus spp.	
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	
Cordia parvifolia	Little Leaf Cordia

<i>Dalea</i> spp.	
<i>Dodonaea</i> spp.	Hopbush
<i>Encelia</i> spp.	Brittlebush
<i>Ephedra</i> spp.	Mormon Tea
<i>Eremaea beaufortioides</i>	Eremaea
<i>Eremaea pauciflora</i>	Snow Gum
<i>Eremaea violacea</i>	Violet Eremaea
<i>Eriogonum</i> spp.	Buckwheat
<i>Eucalyptus</i> spp.	
<i>Forestiera neomexicana</i>	Desert Olive
<i>Genista hispanica</i>	Spanish Broom
<i>Grevillea rosmarinifolia</i>	
<i>Hakea</i> spp.	
<i>Haplopappus Laricifolia</i> varieties	Turpentine Bush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Jatropha</i> spp.	
<i>Juniperus chinensis</i> varieties	Juniper
<i>Justicia</i> spp.	
<i>Kunzea</i> spp.	
<i>Lantana camara</i>	Bush Lantana
<i>Leucophyllum</i> spp.	Creosote Bush
<i>Lycium</i> spp.	
<i>Melaleuca</i> spp.	
<i>Mimosa biuncifera</i>	Wait-a-Minute Bush
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa
<i>Nerium oleander</i> varieties	Oleander
<i>Plumbago scandens</i>	Cape Plumbago
<i>Pyra cantha</i> spp.	Pomegranate
<i>Punica granatum</i> varieties	Pyracantha
<i>Quercus</i> spp.	Oak
<i>Rhus ovata</i>	Mountain Laurel
<i>Rhus trilobata</i>	Skunkbush
<i>Rhus virens</i>	Evergreen Sumac
<i>Ruellia californica</i>	Ruellia
<i>Ruellia peninsularis</i>	
<i>Salvia</i> spp. (shrub only)	Sage
<i>Sececio cineraria</i>	Dusty Miller
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora arizonica</i>	

Sophora formosa	
Tecoma stans	Yellow Bells
Teucrium fruticans	Bush Germander
Vauquelinia spp.	Rosewood
Viguiera tomentosa	Golden Eye
Ziziphus obtusifolia	Greythorn

### Groundcovers/Herbaceous Plants

<u>Botanical Name</u>	<u>Common Name</u>
Acaia spp.	
Anigozanthos spp.	Kangaroo Paw
Artemisia spp.	
Asclepias subulata	Desert Milkweed
Asparagus densiflorus cv. sprengeri	Sprenger Asparagus
Atriplex spp.	
Baccharis spp.	
Carpobrotus edulis	Ice Plant
Centaurea cineraria	Dusty Miller
Cephalophyllum spp.	Red Spike Ice Plant
Clianthus formosus	Sturt's Desert Pea
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	
Gazania spp.	Gazania
Grevillea crithmifolia	Spider flower
Kennedia coccinea	Caoral Vine
Kennedia prostrata	Scarlet Runner
Lantana montevidensis	Trailing Lantana
Malephora crocea	Ice Plant
Myoporum parvifolium	Sandalwood
Oenothera berlandieri	Mexican Evening Primrose
Oenothera drummondii	Baja Primrose
Pentzia incana	Karoo Groundcover
Romneya coulteri	Matilija Poppy
Rosmarinus officinalis	Prostrate Rosemary
Salvia chamaedryoides	Blue Sage
Salvia farinacea	Mealy Cup Sage

Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Green Santolina
Sesuvium verrucosum	Sea Purslane
Sphaeralcea spp.	Globe-Mallow
Verbena bipinnatifida	Verbena
Verbena peruviana	Peruvian Verbena
Verbena pulchella	False Sand Verbena
Verbena rigida	Verbena

### **Succulents**

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

### **Annuals/Perennials**

<u>Botanical Name</u>	<u>Common Name</u>
Abronia villosa	Sand Verbena
Arctotis spp.	African Daisy
Argemone pleicantha	Prickly Poppy
Baeria chrysostoma	Goldfield
Bahia absinthifolia	Bahia
Baileya multiradiata	Desert Marigold
Cassia covesii	
Catharanthus roseus cultivars	Madagascar Periwinkle
Celosia spp.	Cockscomb
Cosmos spp.	Cosmos
Dimorphotheca spp.	African Daisy
Dyssodia pentachaeta	Dyssodia
Eschscholzia californica	California Poppy
Eschscholzia mexicana	Mexican Gold Poppy

Gilia leptantha	Showy Blue Gilia
Gomphrena globosa	Globe Amaranth
Helichrysum bracteatum	Everlasting Daisy
Helipterum spp.	
Kallstroemia grandiflora	
	Arizona Poppy
Layia platyglossa	Tidy Tips
Lesquerella gordonii	Gold Crucifer
Linaria spp.	Toadflax
Lupinus densiflorus	Lupine
Lupinus sparsiflorus	
Matricaria grandiflora	Pineapple Weed
Melampodium	
leucanthum	Blackfoot Daisy
Mentzelia spp.	Blazing Star
Orthocarpus	
purpurascens	Owl's Clover
Pectis papposa	Chinch Weed
Penstemon spp.	
Phacelia spp.	
Tagetes spp.	Marigold
Ursinia spp.	Ursinia

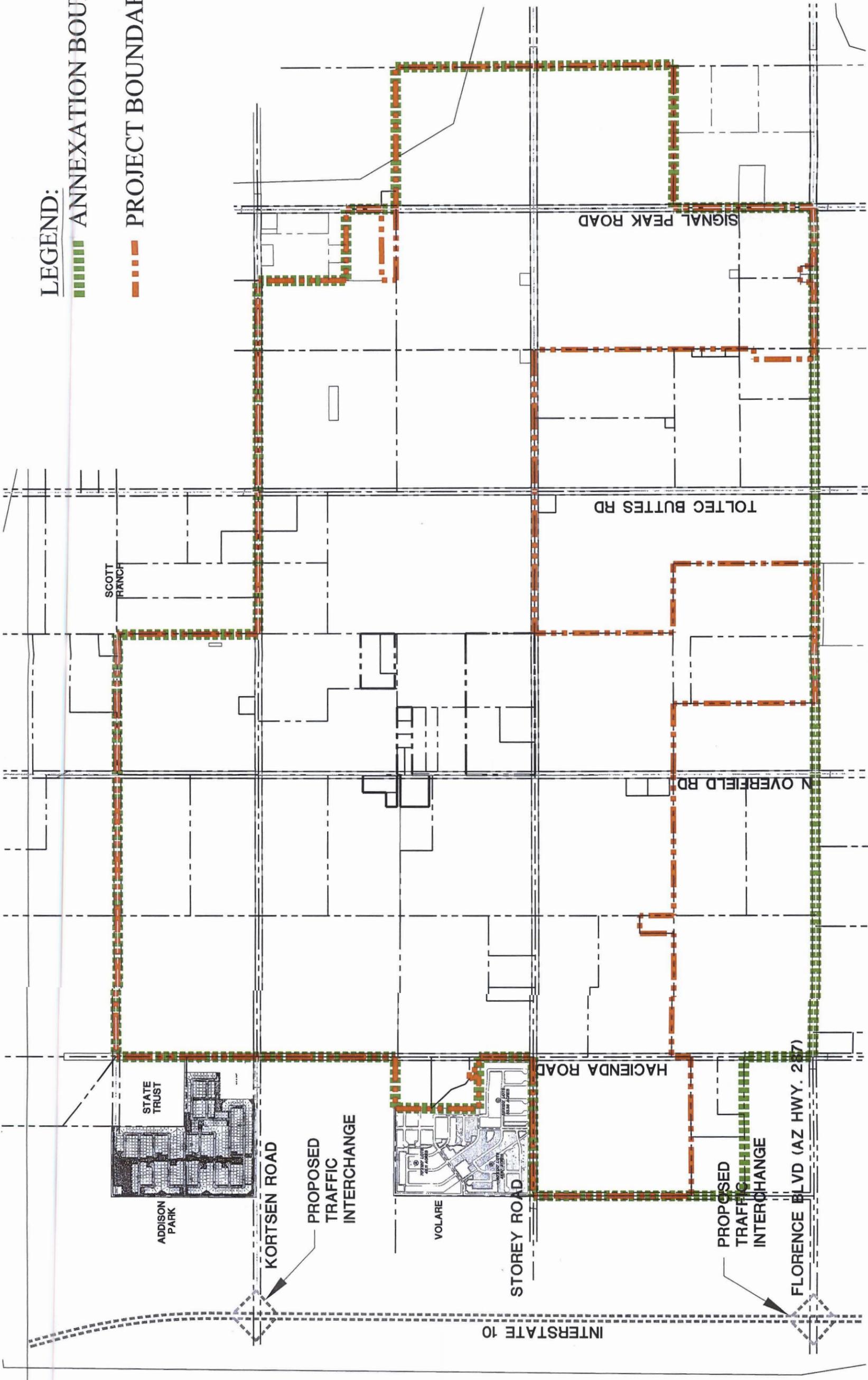
## Grasses

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

## Vines

<u>Botanical Name</u>	<u>Common name</u>
Antigonon leptopus	Mountain Rose/Queens Wreath
Billardiera ringens	Bougainvilla
Bougainvillea spp.	Riverbell Flower

<i>Campsis radicans</i>	Common Trumpet Creeper
<i>Cissus Trifoliata</i>	Arizona Grape Ivy
<i>Clematis drummondii</i>	Virgin's Bower
<i>Hardenbergia comtoniana</i>	Wild Wisteria
<i>Kennedia nigricans</i>	Black Yellow Vine
<i>Macfadyena unguis - cati</i>	Cat Claw
<i>Mascagnia lilacaena</i>	Lilac Orchid Vine
<i>Mascagnia macroptera</i>	Yellow Orchid Vine
<i>Merremia aurea</i>	Yuca
<i>Solanum jasminoides</i>	Potato Vine



**LEGEND:**

- - - - - ANNEXATION BOUNDARY
- - - - - PROJECT BOUNDARY

**OVERFIELD FARMS - MPC/PAD CASA GRANDE, AZ**

**ANNEXATION DETAIL**

PREPARED FOR: OVERFIELD FARMS PROPERTY OWNERS  
 PREPARED BY: GILMORE PARSONS LAND DESIGN GROUP  
 ROSE LAW GROUP

SCALE: 1" = 800'  
 400' 800' 1600' 3200'



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