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RUSSELL RANCH

Preliminary Development Plan and Development Guide

City of Casa Grande, Arizona

Submitted: June, 2006

July, 2006

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PLANNED AREA DEVELOPMENT (PAD)

PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT GUIDE

SUBMITTED: July, 2006

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RUSSELL ROAD
A PROPOSED P.A.D. MASTER PLANNED COMMUNITY

Russell Ranch is located on the northeast corner of Russell Road and Maricopa-Casa Grande Highway and encompasses approximately a total of 125 acres. A Vicinity Map showing Russell Ranch and its location within Pinal County is attached in **Exhibit A**. Russell Ranch through the implementation of this PAD as an alternative to conventional zoning will strive to encourage the development of residential and open space so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Casa Grande. The PAD will allow the development of a master planned community consistent with Casa Grande's commitment to create high-quality neighborhoods. Russell Ranch's main focus is to create a broad range of single-family residential lots and home sizes. A Russell Ranch Illustrative Master Plan can be found in **Exhibit C**.

The proposed Russell Ranch Planned Community will include:

- A Low Density Residential single-family development with 359 total lots and an overall density of 3.40 dwelling units per acre, and approximately 20 acres of commercial development.

- Usable open space that encompasses a minimum of 15% of the residential community

- Several separate, but linked recreation areas containing various amenities, basketball courts, tot lots, ramadas, barbeques, park benches, picnic tables, numerous turfed open space areas, and small pocket parks throughout the Site.

- Pedestrian access connecting all parts of the development to the open space and each of the recreational areas.

- An entry monument feature that gives a sense of destination and identity to the community.

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

1 GENERAL PLAN COMPLIANCE

The majority of Russell Ranch is planned and engineered to be in compliance with the City of Casa Grande General Plan 2010 ("General Plan") with the exception of 20 acres in the south portion of the Site. The Land Use Plan Element designates the Site in an area planned for Low Density Residential ("LDR") that allows a density range of 1-4 dwelling units per acre (du/ac). This Plan Element places the target density for LDR at 2.5 du/ac, with a maximum density not to exceed 4.0. Russell Ranch plans to meet the criteria of the General Plan. The proposed density of 3.40 dwelling units/per acre (du/ac) is within the allowed density for the LDR designation of the Land Use Plan.

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

2 PLANNED AREA DEVELOPMENT ZONING REQUEST

The purpose of our request is to entitle a 125 acre property [Russell Ranch] as a master planned community inclusive of a range of residential housing choices and a 20-acre commercial development in the southern portion of the site. The specific request is for a PAD zoning classification. The design for Russell Ranch was chosen to maximize the potential benefits of the development to the future residents of the project and the greater community of the City of Casa Grande.

3 EXISTING SITE AND AREA CONDITIONS

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

A EXISTING SITE CONDITIONS

Russell Ranch is composed of approximately 125 acres. The property lies in Township 5 South, Range 4 East in the western half of the western half of Section 24. An ALTA survey of the site is included as **Exhibit E**. Currently the property is undeveloped and mostly in a natural state. As shown by the aerial photo (**Exhibit B**) portions of the section have recently been used for agricultural.

B TOPOGRAPHY AND DRAINAGE

The Site is characterized by mild, natural terrain sloping in a southwesterly direction at approximately 0.7%. The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) Panel Numbers 0400770675 D dated March 5, 1990, indicates that the project falls within Zone C (unshaded) **Exhibit F**. Zone C is defined by the Federal Emergency Management Agency (FEMA) as: "Areas of minimal flooding." Flood insurance is available, but not required by the Federal Insurance Administration, for buildings concerned with a federally insured loan. Flood insurance is optional at the discretion of the owner or lending institution.

C RELATIONSHIP TO SURROUNDING PROPERTIES

The majority of the surrounding land use within a one-quarter mile radius of the Site may be characterized as currently mainly agricultural. The future land use of this surrounding area is residential. West of the Site is currently land that is not within the City's Planning Area Boundary but there are existing sparely located single-family residential units located near this site's west property line. Phoenix Regional Airport is located directly northwest of the Site in Section 14. South of the Site, as

mentioned, is the Maricopa Casa Grande Highway. This runs diagonal along the southern edge of the Site. Running parallel to this is the Pacific Union Railroad. The properties to the north, east, and south are currently vacant and are also in the process of being zoned for future residential and commercial developments. The planning of Russell Ranch is consistent with the developments that are adjacent.

D LEGAL DESCRIPTION

This proposed residential PAD is comprised of one-parcel of land, # 502-13-003D, in the western portion of the western portion of Section 24, Township 5 South, Range 4 East of the Gila and Salt River Meridian, City of Casa Grande, Pinal County, Arizona. A copy of the ALTA Survey is located in **Exhibit E**.

4 MASTER PLAN / PROJECT LAND USE

Russell Ranch is a residential community of single-family detached houses that integrates a variety of open spaces. The design includes pocket parks that will be accessible by all 359 lots. A 20-acre commercial development is proposed in the southern portion of the site within the community. This development is planned as a Planned Area Development (PAD) and is designed to conform to Residential Design Standards for Planned Area Developments.

A GENERAL SITE DESCRIPTION

Russell Ranch has been planned with the design flexibility of being developed with a total of 359 single family detached homes, with small open space areas throughout the development. A minimum of 15% of the project has been set aside for open space and retention and is accessible from any part of the community by using a combination of sidewalks and neighborhood trails within the development. The southern portion of the Site has been left for commercial development.

B LOT SIZING AND PLACEMENT

Russell Ranch is divided into two categories of lot sizes. The sizes of the lots are as follows: 55'x120' (6,000 square feet) and 65'x125' (8,000 square feet). The smallest lot within Russell Ranch is 6,484 square feet, while the largest lot is over 20,075 square feet. The average size lot is approximately 7,700 square feet. The lotting concept calls for 359 proposed lots. There are 162 proposed lots with a minimum lot area of 6,000 square feet, or 45% of the development. Of the proposed 359 lots in this development, 33 lots will have a minimum lot area of 7,000-7,999 square feet. This accounts for another 9% of the proposed lots in this development. The remaining balance of the lots 164 are 8,000 square feet or greater, which accounts for the remaining 46% of the project. This ratio of lots provides a true blending of the three lot sizes while clearly meeting the lot size requirements of the PAD zoning. See **Exhibit K**.

C LOT DESIGN

All lots that side onto streets within Russell Ranch will have a landscape buffer between the lot and the street of a minimum of 10 feet. This makes the lots more enjoyable as well as providing open space to create both a classic and contemporary upscale feel of the development.

5 COMMUNITY OPEN SPACE AND RECREATION AMENTITIES

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

Russell Ranch open space has been designed to enhance the quality of life for the residents as well as the surrounding community of Casa Grande. The subdivisions/parcels are designed around the open spaces to ensure that recreational and leisure activities will be accessible and plentiful.

Parks are a major open space element and occur in central locations to the subdivisions/parcels. The parks are designed to function as community focal points and to facilitate neighbor interaction which in turn creates a friendly community that is sustainable. All of the park areas are within 2000' access from all adjacent residential subdivision/parcel areas. The 2 larger parks contain Tot-lots, one park contains a ½ basketball court, large ramadas with picnic tables and barbecues. The smaller park areas that maintain the 1000' required minimum provide the community gathering spaces, and allow all the residents the occasion to meet each other and create strong community ties. A 25' landscape buffer will be provided between the residential Parcel 1 and the adjacent commercial parcel to the south. An open space sidewalk will also be provided adjacent to a 25' landscape buffer for pedestrian access through the site.
Distinctive major entries will be provided at two locations with consistent wall and monumentation features to be used throughout the Development. Russell Ranch is designed to provide attractive streetscapes along all collectors with a 15' minimum landscape tract.

6 CONCEPTUAL LANDSCAPING, WALL MONUMENTATION

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

A WALLS AND FENCES

Subdivision Theme Walls: Russell Ranch will have a theme wall along the collectors; the wall will be decoratively designed and built to meet City fencing requirements and standards to create a visually pleasing streetscape along the collector roads. The design criteria of each of these walls are presented on the Conceptual Landscape Plan, which is presented in **Exhibit G**.
View Fence along Open Spaces: The view fence will be a 4-foot block wall with 2-foot wrought iron top of the wall. The location and design criteria for this view fence are presented on the Conceptual Landscape Plan. Final wall plans, designs, and colors are subject to review and approval of the Planning Director, and are to be designed per City of Casa Grande pool code regulations. See **Exhibit G**.

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

B RIGHT OF WAY AND OPEN SPACE LANDSCAPING

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

C SIGNAGE AND ENTRY MONUMENTATION

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

D WALL, LANDSCAPE, SIGNAGE AND MONUMENTATION MAINTENANCE

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

7 TRAFFIC CIRCULATION AND STREET DESIGN

The development is bordered on the west side by Russell Road and Maricopa Casa Grande Highway to the south. These are the two major roads that will provide circulation to the Site. The residential portion of the Site will only be accessible from two points of entry, both along Russell Road and a local road, which will tie into future development to the east. Maricopa Casa Grande Highway will provide the access to the commercial parcel.

A ARTERIAL STREETS

There are currently no arterial street right-of-ways within this project. The only current minor arterial street is Russell Road and Waverly Road, which runs along the western and northern border of the Site respectively.

B COLLECTOR AND RESIDENTIAL STREETS

The primary circulation route throughout Russell Ranch will be via the minor arterial road mentioned before, which can be accessed from the west side of the Site. There will be two entry points. These short collectors will include landscaped medians and filter into the local streets. Internal to the single family districts, curvilinear street design, cul-de-sacs and looped local streets provide functionality, interest, visual appeal and respect homeowner privacy as it improves public safety throughout the project while vehicular speeds are reduced. This design also serves to significantly discourage cut-through traffic and unifies each of the neighborhoods. A 44-foot right-of-way will be dedicated to the City. Local street improvements will include paving, curb and gutter, a 4-foot wide sidewalk, and an 8' PUE (Public Utility Easement) on either side of the right-of-way. Typical street sections are depicted in **Exhibit H**. Developer/Builder will be responsible for designing and constructing collector and local streets to City standards.

8 UTILITY SERVICE AND PUBLIC FACILITIES

Private utility companies will provide water, gas, cable TV, phone, and electric service. All of the utilities will be placed underground as required by City standards. The City will provide the sewer, police, fire protection, and refuse collection per agreement.

A WATER AND SEWER

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

Global Utility Company will provide water service to the subject property. A 100-year assured water supply certification needs to be processed through the Arizona Department of Water Resources. Global Utility Company operates and maintains all water supplies, wells and pumping facilities that will serve the supply infrastructure to this site.

Water infrastructure within the individual subdivision parcels will consist of a 6" minimum water line size per Global Utility Company's guidelines. A hydraulic water model will be prepared to analyze adequate operating pressures and flows to serve both the fire fighting and domestic water needs for Russell Ranch. As required by The City of Casa Grande, a looped (connected/supplied at two ends) water supply system will be provided for each phase of the site. Two (2) connections to existing water mains are expected, at Russell Road for the residential and commercial phase of development. Some offsite water infrastructure may be necessary to make these connections. See **Exhibit I** for the Conceptual Water Plan.

Global Utility Company will provide sanitary sewer service for this development and is responsible for operating all sanitary sewer facilities, including treatment plants, lift stations, mains, as well as site sewer infrastructure which will receive the wastewater from this development. This entire site is expected to sewer by gravity southerly but connects to a proposed future 24" sewer line, which is to be installed by Global Utility Company in Russell Road, at the intersection of Russell Road and Trading Post Drive. All onsite sewer will be 8" in diameter. Some offsite sewer infrastructure coordination may be required. See **Exhibit I**, Conceptual Sewer Plan, for wastewater conveyance patterns and outfall locations.

B IRRIGATION WATER

Private laterals that run within the property will be removed or tiled as required.

C DRY UTILITIES

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

D SCHOOL DISTRICT

Russell Ranch is located within the Casa Grande Elementary School District and the Casa Grande Union High School District. The Casa Grande Elementary School District serves students from Kindergarten to Sixth Grade.

E SOLID WASTE

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

F POLICE AND FIRE

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

9 GRADING AND DRAINAGE CONCEPT

A OFF-SITE DRAINAGE

Historically, this site was used for agricultural purposes and as such is graded at approximately 0.7% slope from the north to south, outfalling into the Casa Grande Canal. Natural washes to the north and east seem to divert most offsite flows that would otherwise impact the site.

B ON-SITE DRAINAGE

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

C PHASING PLAN

At this time there is no proposed phasing, although Russell Ranch may be phased in the future based on market conditions. Individual parcels may be phased with "backbone" improvements. Collector streets, water and sewer mains will be completed for the major phase all at one time. All phasing of public infrastructure improvements will be subject to the review and approval of the Planning Director and City of Casa Grande Engineer.

10 RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS

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

11 PAD RESIDENTIAL DESIGN STANDARDS

A PAD PROJECT LAYOUT AND DESIGN

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

B MANDATORY PAD LAYOUT AND DESIGN STANDARDS

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

OPEN SPACE

Russell Ranch complies with the following requirements:

- Minimum of 15% Open Space of the residential development: The project proposes 18.51 acres of open space, which meets the minimum 15%.
- Clubhouses, indoor recreation centers, parking lots, street rights-of-way, and non-landscaped or cement retention areas and drainage channels do not count towards the open space requirement.
- At least 50% of the required open space must include parks, multi-use trails, turfed retention areas, tot lots, and/or other outdoor active or passive recreation improvements.
- When retention areas are designed for recreation usage, at least 15% of the basin needs to be elevated above a 25-year floodwater surface elevation.
- All open space not considered natural preservation area shall be landscaped according to an approved water-conserving final landscape plan. There is no proposed natural preservation area that utilizes a water conservation palette of plant materials. Retention areas designated for field play are turfed.
- PAD's located along interstate 10 corridor: Not applicable
- Golf courses: Not applicable
- Landscape, landscape lighting and open space amenity plans shall be subject to the review and approval of the Planning Development Director. Concept plans are enclosed in this application and final plans will be submitted for review.

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

SINGLE FAMILY LOT SIZES

- No single-family lot shall be smaller than 6,000 square feet
- A minimum 55-foot width is required for all single-family lots. The minimum single-family lot width in Russell Ranch is 55 feet.
- Lot and space diversity is required to encourage diversity is housing product types and neighborhoods. The project proposes two lot types: Single family lots of that average 6,000 Square Feet and 8,000 Square Feet.
- For every single-family lot less than 7,000 square feet in area, an equal or greater number of lots that are at least 8,000 square feet in area shall be provided. This condition is met in that there are 153 lots less that 7,000 square feet and 163 lots over 8,000 square feet proposed. This is shown in **Exhibit K**.

SETBACKS AND LOT STANDARDS

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

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

Lot Sizes/Types

Zoning District	***Proposed PAD***		
	Minimum Area	*Dimensions*	*Bldg.Height*
PAD	6,000 SF	55'x120'	30'; 2 story
PAD	8,000 SF	65'x125'	30'; 2 story

Setbacks

Zoning District	***Proposed PAD***				
	Front	*Side*	*Corner*	*Rear*	*Bldg. Height*
PAD	15'/20' *	5'/10' **	15' **	20'	30'; 2 story
Commercial	*** STD	*** STD	*** STD	*** STD	*** STD

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

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

*** Per City of Casa Grande zoning code
STD (Standard)

MANUFACUTRED HOMES

- No Manufactured homes will be built in this development.

STREETSCAPES AND ENTRANCES

- A unique and cohesive theme for the PAD shall be demonstrated through the PAD's streetscapes, perimeter walls, signage and landscaping design. The project has been designed with a comprehensive theme in order to create a cohesive feeling throughout the project.
- Perimeter walls and walls adjacent to roadways must be decorative, etc. Walls have been designed to be decorative and provide variety.
- A minimum 15-foot wide landscape tract shall be provided between every residential portion of a PAD and an adjacent arterial or collector right-of-way.
- The main entrances into a subdivision have been designed to create a sense of arrival. Lighted monument signage, increased vegetation and larger plant sizes are required to enhance subdivision entrances. Additional enhancements shall include a combination of the following features: landscaped medians, brick walls, decorative paving, and stone features. Project entries are shown on **Exhibit G**.

FRONT YARD LANDSCAPING

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

MISCELLANEOUS

- Side yard fence returns for all interior lot walls shall extent to within 10 feet of the front corner of the home. Agreed.
- All walls exposed to the public (e.g., streets and open areas), shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence. Wall designs and colors will be carefully coordinated so that all project/community walls will be similarly treated to provide for continuity of appearance throughout the project.

12 ADDITIONAL REQUIREMENTS FOR PAD LAYOUT AND DESIGN

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

A CUL-DE-SAC MIX AND CURVILINEAR STREET SYSTEM

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

B MULTI-USE PATH

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

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

C STAGGERED FRONT SETBACKS

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

D ENHANCED ARTERIAL AND COLLECTOR ROAD THEME FENCING

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

13 RESIDENTIAL PAD ARCHITECTURAL STANDARDS

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

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

A MANDATORY RESIDENTIAL ARCHITECTURAL STANDARDS

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

FLOOR PLANS AND ELEVATIONS

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

ROOFS

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

GARAGES

1. In subdivisions where side entry garages can be accommodated, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
2. No garage will extend forward of a home's livable area or covered front porch by more than 10 feet.
3. At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.
4. Front loaded garage doors shall not exceed 50% of the house width (frontage). In a home where more than a standard two-car front entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

PATIO COVERS

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

ADDITIONS AND MODIFICATIONS

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

14 REQUIREMENTS FOR PAD RESIDENTIAL ARCHITECTURE

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

DURABLE EXTERIOR MATERIALS AND FINISHES

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

SIGNIFICANT ARCHITECTURAL FEATURES

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

TWO STORY HOME IMPACT REDUCTION

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

WINDOW TREATMENTS

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

HOME FLOOR PLANS AND ELEVATION APPROVALS

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

15 CONCLUSION

As with most development, our intent is to create a community that is attractive to homebuyers in consideration of quality of life and sustainability. We believe Russell Ranch implements an innovative design which creates a community focused on functionality and open space that provides a higher standard than most developments. We have also made a concerted effort to design a community that provides a healthy mix of housing types, and sizes. We have given a lot of forethought to how future residents of this development will travel to and from their homes during the day, and how they will engage in recreation in the evening and on the weekends. We believe this development will exceed the quality of life offered in the neighboring developments and be a welcome addition the City of Casa Grande. We respectfully request your approval.

VICINITY MAP

SCALE: N.T.S.

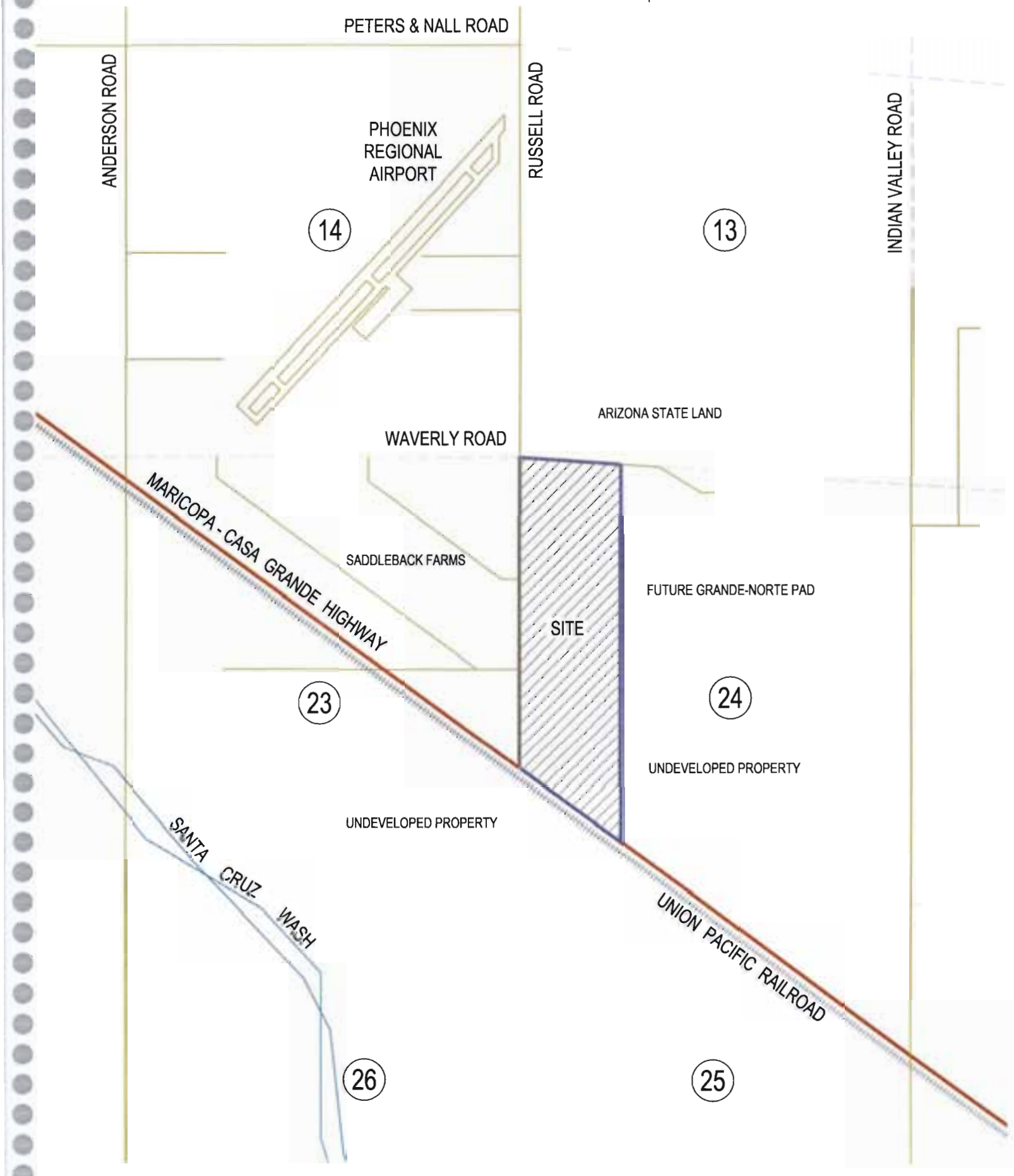


EXHIBIT B

AERIAL MAP

SCALE: N.T.S.

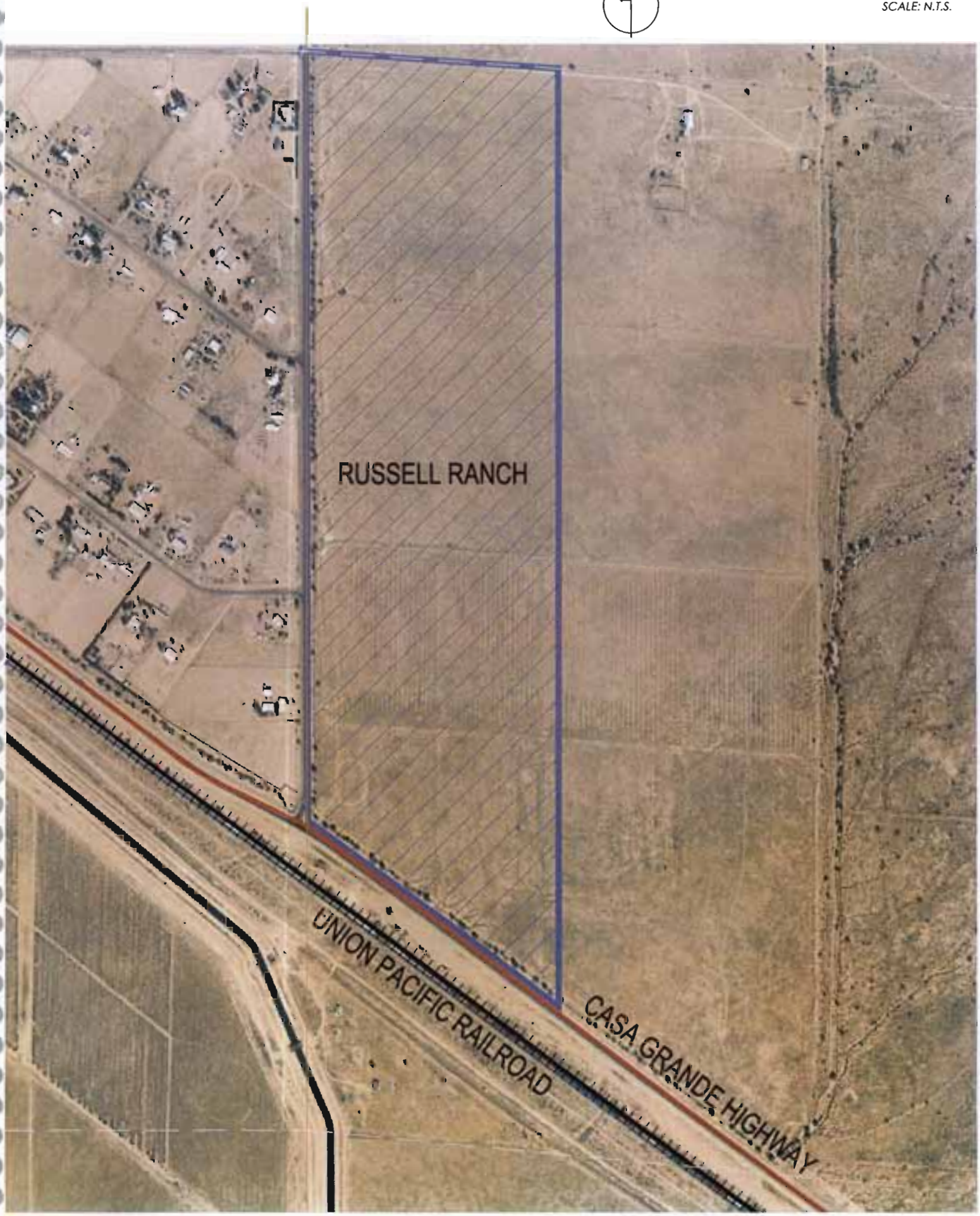


EXHIBIT C

Illustrative Master Plan

Site Data

Parcel	Zoning	Units	Acres	Density
1	PAD	99	26.18	3.78
2	PAD	138	44.23	3.12
3	PAD	122	35.15	3.47
Parcel Total	-	359	105.56	3.40
Commercial	-	-	20.0	-
Total	-	359	125.56	3.40

Lot Mix

Lot Dimension	Lot Size	Units
55x120	6,000 sf.	221
65x125	8,000 sf.	138
	Total	359

REVISIONS:

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

ILLUSTRATIVE MASTER PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PROJECT NO.
JOBNO

SHEET NO.

EXHIBIT "D"

City of Casa Grande
General Plan 2010

Future Land Use

With Proposed 2005 City Initiated and Applicant Initiated Major Amendments

Legend **Figure 3.1**

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

* DU/AC = dwelling units per acre

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

2 0 2 Miles

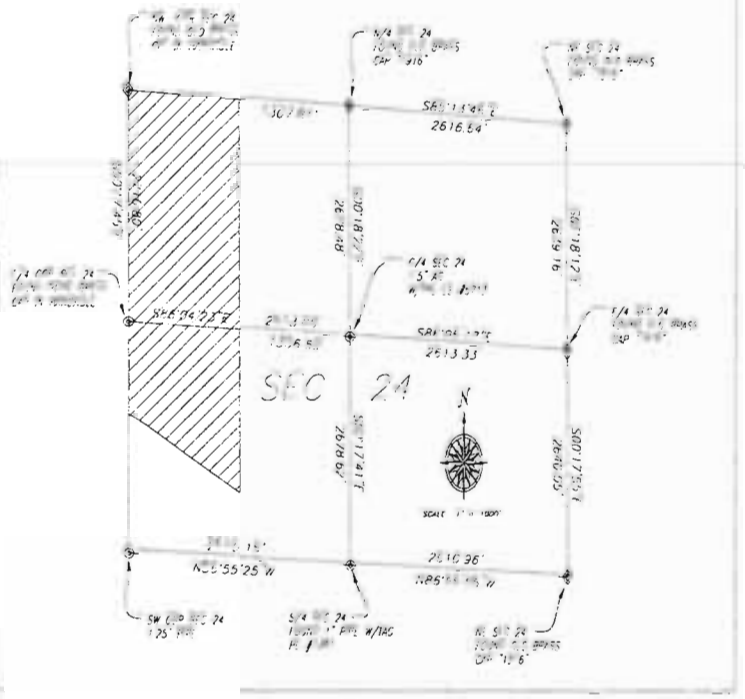
N W E S

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

EXHIBIT E

RECORD OF SURVEY

ALTA / ACSM SURVEY



"Legal Description"
Order No. 30024944

The West Half of the West half of Section 24, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT that part lying South of the North right of way of the Southern Pacific Railroad, and EXCEPT any portion lying within the highway right of way

Schedule "B"
Order No. 30025284-TR
Special Exceptions

1. Exceptions and Exclusions from coverage which will appear in the policy or policies to be issued as set forth in Exhibit A attached

2. Regulations, conditions and restrictions governing use of ground water pursuant to Arizona Revised Statutes 45-101 et. Seq.

3. Property taxes including any personal property taxes and any assessments collected with taxes for the second half of the year 2005

4. Reservations or exceptions and provisions contained in the patent from the United States of America, or in acts authorizing the issuance thereof, as follows

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized by local customs, laws and decisions of courts.

And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by authority of United States

5. Water rights, claims or title to water, whether or not disclosed by the public records

6. Any obligations imposed upon said land by its inclusion within the following named districts:

DISTRICT: MARICOPA ROAD IMPROVEMENT DISTRICT, PINAL COUNTY FLOOD CONTROL DISTRICT, CENTRAL ARIZONA WATER CONSERVATION DISTRICT, and ELECTRICAL DISTRICT NO 3.

7. Easement(s) for the purpose(s) shown below and rights incident thereto as granted in document

Granted to: Pinal County, Arizona
Purpose: construction and maintenance of a public highway
Recorded: August 29, 1954, Docket 101, Page 552
Affects: 100 foot strip North and adjacent to Railroad right-of-way (does not affect subject property)

8. Easement(s) for the purpose(s) shown below and rights incident thereto as granted in document

Granted to: Arizona Public Service Company
Purpose: construct, operate, and maintain electric lines and appurtenances thereto
Recorded: July 30, 1955, Docket 131, Page 425
Affects: strip of land approximately 1 foot West of the East property line (does not affect subject property)

9. Easement(s) for the purpose(s) shown below and rights incident thereto as granted in document

Granted to: Pinal County, Arizona
Purpose: construction and maintenance of a public highway
Recorded: March 11, 1957, Docket 172, Page 493
Affects: See Document (does not affect subject property)

10. A Resolution by the Board of Supervisors of Pinal County which states that a roadway is established over a portion of said land

Recorded: February 21, 1964, in Docket 375, Page 572

11. Easement(s) for the purpose(s) shown below and rights incident thereto as granted in document

Granted to: NS 126 Limited partnership, L.L.L.P., an Arizona limited liability partnership
Purpose: ingress, egress
Recorded: March 16, 2001, Instrument No. 2001-011029
Affects: The North 33 feet

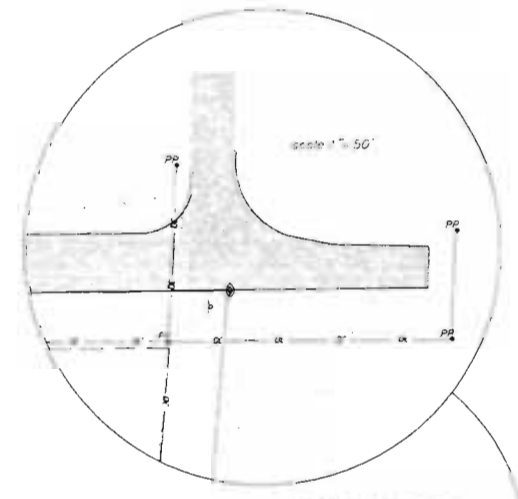
12. Comprehensive Planning Area as disclosed by Pinal County Board of Supervisors Resolution No. PZ-C-002-02(b), recorded October 1, 2002, in Instrument No. 2002-053333, thereafter an amendment as disclosed by Resolution No. PZ-PA-003_04, recorded December 3, 2004 in Instrument No. 2004-099439

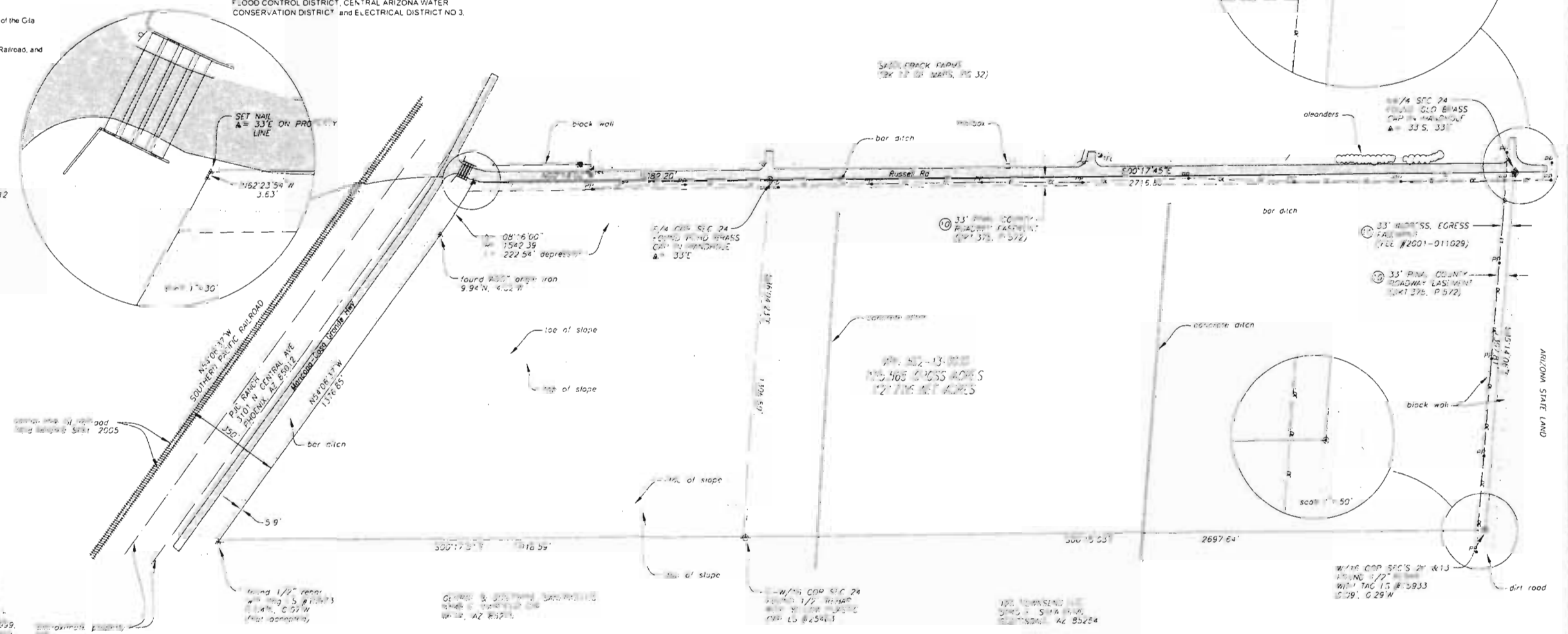
13. Right of way for a roadway and waterline easement as disclosed in map being a part of Easement recorded July 9, 2001, in Instrument No. 2001-030848, and in agreement recorded July 9, 2001, in Instrument No. 2001-030849
(does not affect subject property)

14. Any rights of the parties in possession of a portion of, or all of, said land which rights are not disclosed by the public record

STATE OF ARIZONA } SS
COUNTY OF PINAL }

I hereby certify that the within instrument is filed in the records of the County in Surveys Book ____ Page ____
Date ____
Request of ____
In witness my hand and official seal
Dana Lynne ____ Pinal County Recorder
By ____ Deputy





- ⊙ = SET 1/2" REBAR W/ ALUMINUM CAP O.T. #37512 (OR LEAD AND TACK, NOTED)
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = FOUND LEGAL MONUMENT AS NOTED
- PP = WOODEN POWER POLE
- = WATER METER
- = WATER VALVE
- = GAS LINE MARKER
- = ELECTRIC JUNCTION BOX
- = STREET SIGN
- = EXISTING FENCE LINE
- = OVERHEAD POWER LINES
- = ASPHALT

Survey Disclaimer

This Record of Survey Map or Plat and the Survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. In addition, items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof were considered. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, ACSM and NSPS in effect on the date of this certification, the undersigned further certifies that the following measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Boundaries for ALTA/ACSM Land Title Surveys."

Date: _____
Taylor S. Hansen
Registration No. _____

- ZONED "GR" (General Rural)
- FLOOD ZONE = "C" (Areas of minimal flooding)
- NO EVIDENCE of recent earth moving or water OR a water course

Hansen Engineering & Survey, L.L.C.
PROFESSIONAL ENGINEERS AND SURVEYORS
COOLIDGE, AZ 85128
FAX (520) 723-9108

Grande Valley Airport "Pig Farm"

ALTA/ACSM LAND SURVEY

A PORTION OF THE W/2, W/2 SEC 24
T5S, R4E, G&SRM, PINAL COUNTY, ARIZONA

DRAWING NO. 0100544-P
SHEET 1 OF 1

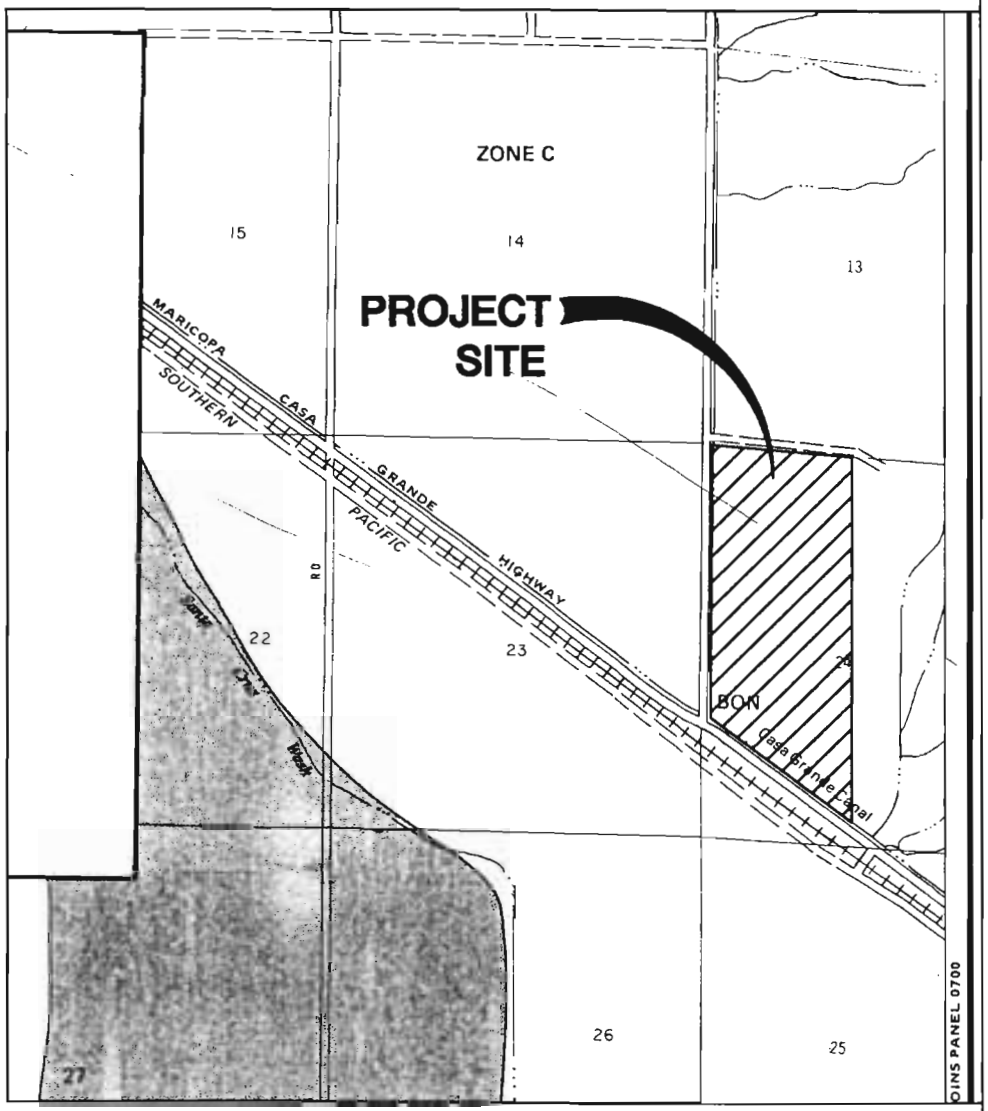


FIGURE 2

KEY TO MAP

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations — ZONE B / ZONE A1 / ZONE Ab / ZONE B

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet** — 513

Base Flood Elevation in Feet Where Uniform Within Zone** — (EL 987)

Elevation Reference Mark — RM7×

Zone D Boundary

River Mile — •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside special flood hazard areas.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

For adjoining map panels, see separately printed Index To Map Panels.

APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA
(UNINCORPORATED AREAS)

PANEL 675 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
040077 0675 D

MAP REVISED:
MAY 4, 1987

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Conceptual Landscape Plan

landscape palette

BOTANICAL NAME	COMMON NAME
ACACIA SMALLI MULTI - TRUNK NOTE: UPRIGHT, NON - WEEPING FORM	SWEET ACACIA
DALBERGIA SISSOO	SISSOO TREE
PINUS ELDARICA	MONDELL PINE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
ULMUS PARVIFOLIA 'SEMPERVIRENS'	EVERGREEN ELM
PHOENIX DACTYLIFERA	DATE PALM
BOUGAINVILLEA SPC. 'BARBARA KARST'	BARBARA KARST BOUG.
BOUGAINVILLEA SPC. 'CRISMON JEWEL'	BUSH BOUGAINVILLEA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADIS
CASSIA NEMOPHILA	DESERT CASSIA
HESPERALOE PARVIFLORA	RED YUCCA

LUECOPHYLLUM FRUTESCENS	GREEN CLOUD SAGE
LUECOPHYLLUM LANGMANIAE	LYNN'S LEGACY
NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN
MUHLENBERGIA RIGENS	DEER GRASS
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
LANTANA 'NEW GOLD'	NEW GOLD LANTANA
LANTANA MONTEVIDENSIS	WHITE LIGHTNIN'
CYNODON DACTYLON ' MIDIRON'	MIDIRON BERMUDA GRASS
Decomposed Granite in all plant beds	SPANISH RED

REVISIONS:

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

CONCEPTUAL LANDSCAPE PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

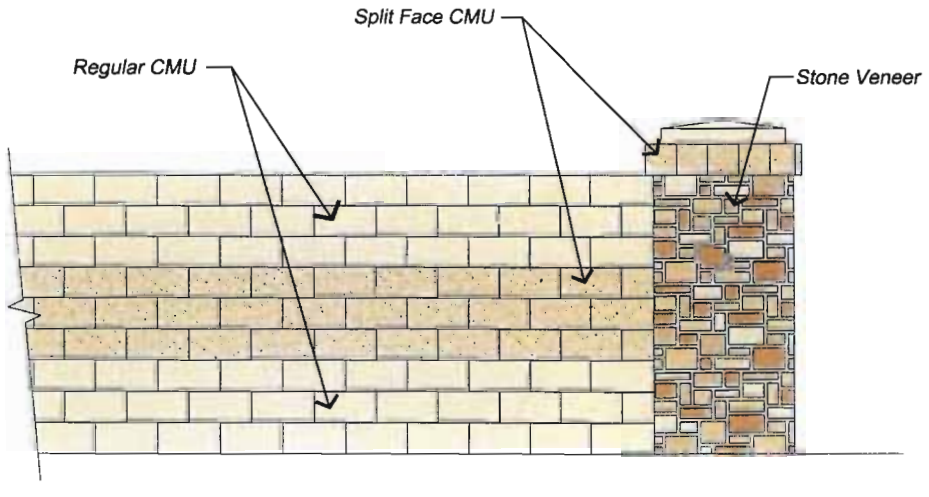
PROJECT NO.
JOBNO

SHEET NO.

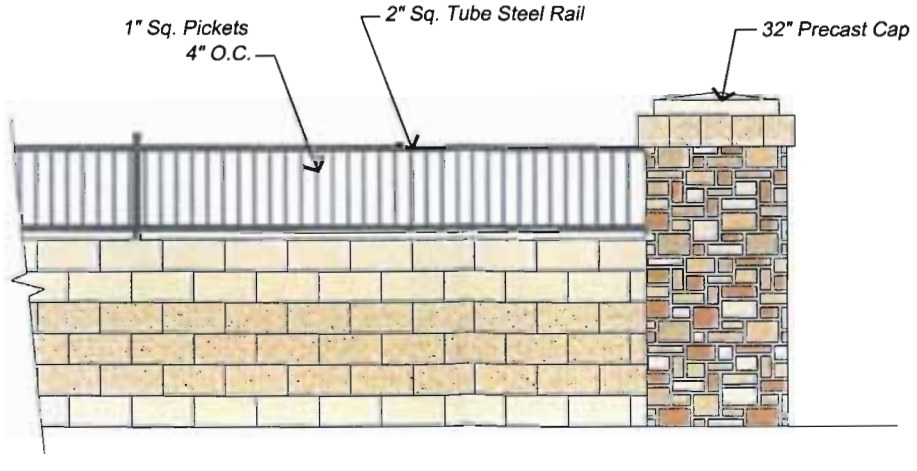
Conceptual Master Wall Plan

Legend

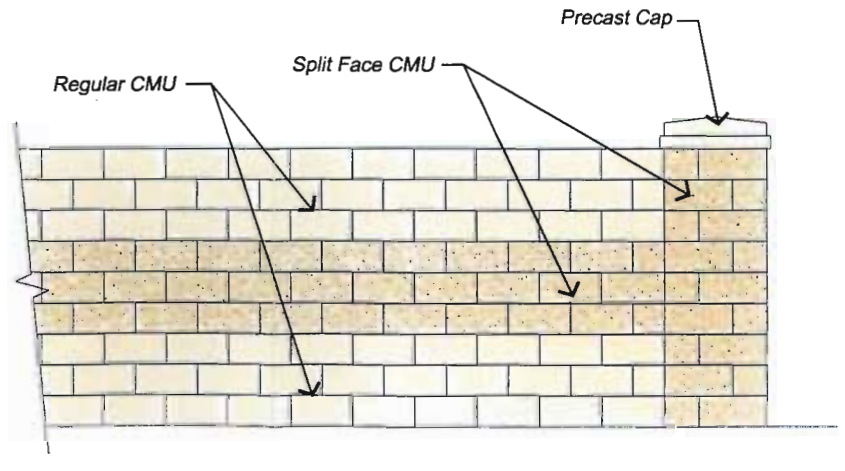
- Theme Wall
- View Wall
- Secondary Theme Wall



THEME WALL



VIEW WALL (4' CMU 2' W.I.)



SECONDARY THEME WALL

REVISIONS:

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

CONCEPTUAL WALL PLAN

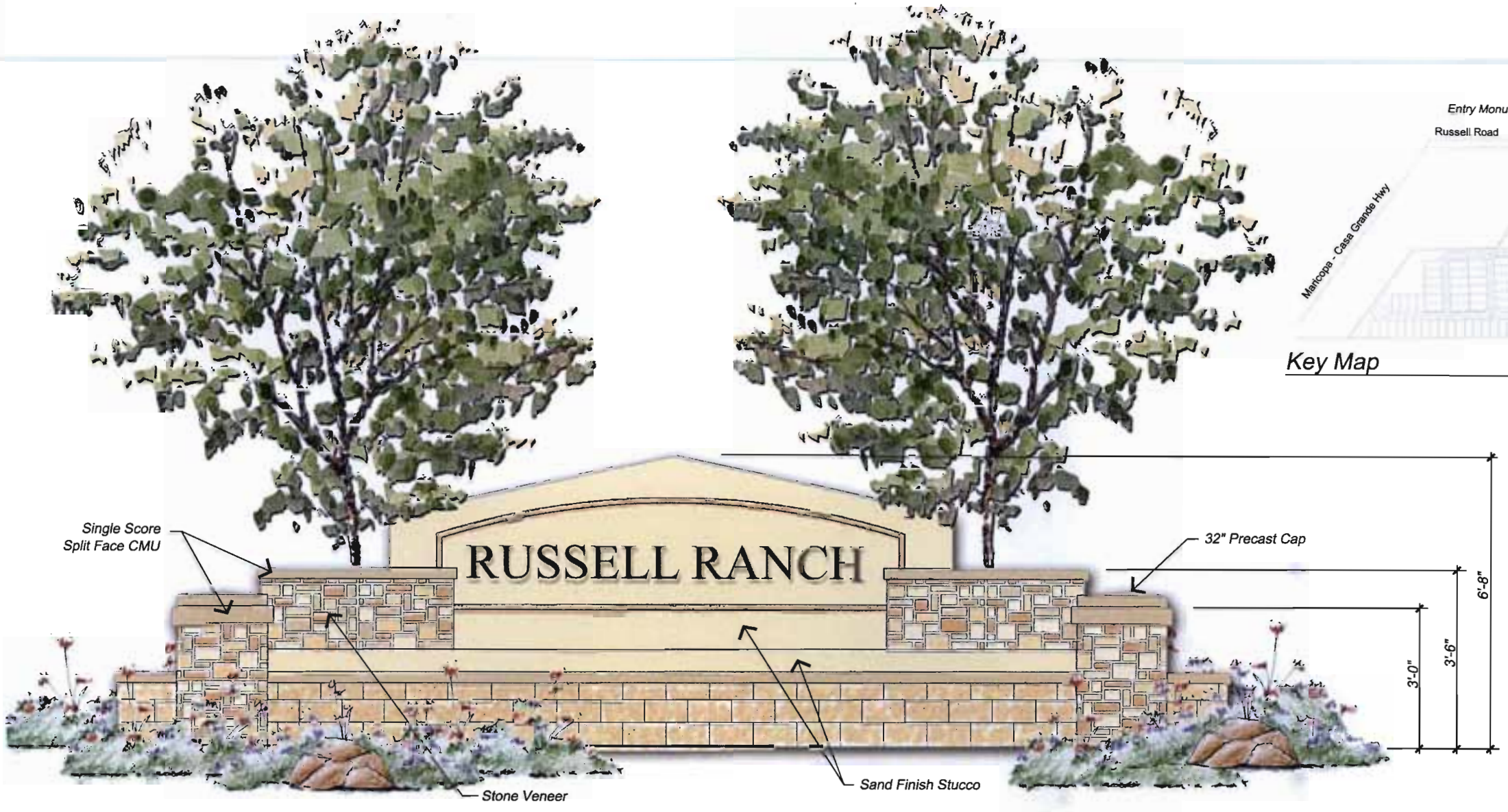
PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

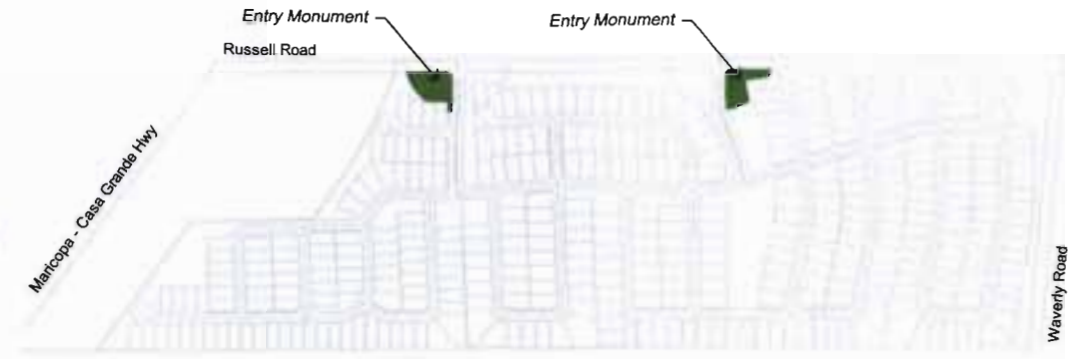
PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PROJECT NO.
JOBNO

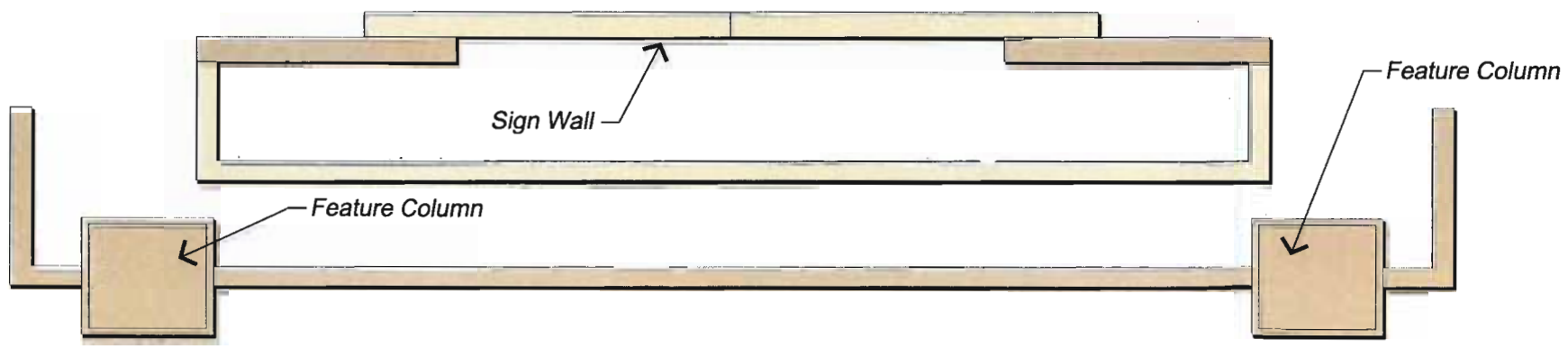
SHEET NO.



Monument Elevation



Key Map



Monument Plan

REVISIONS:

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

CONCEPTUAL ENTRY MONUMENT

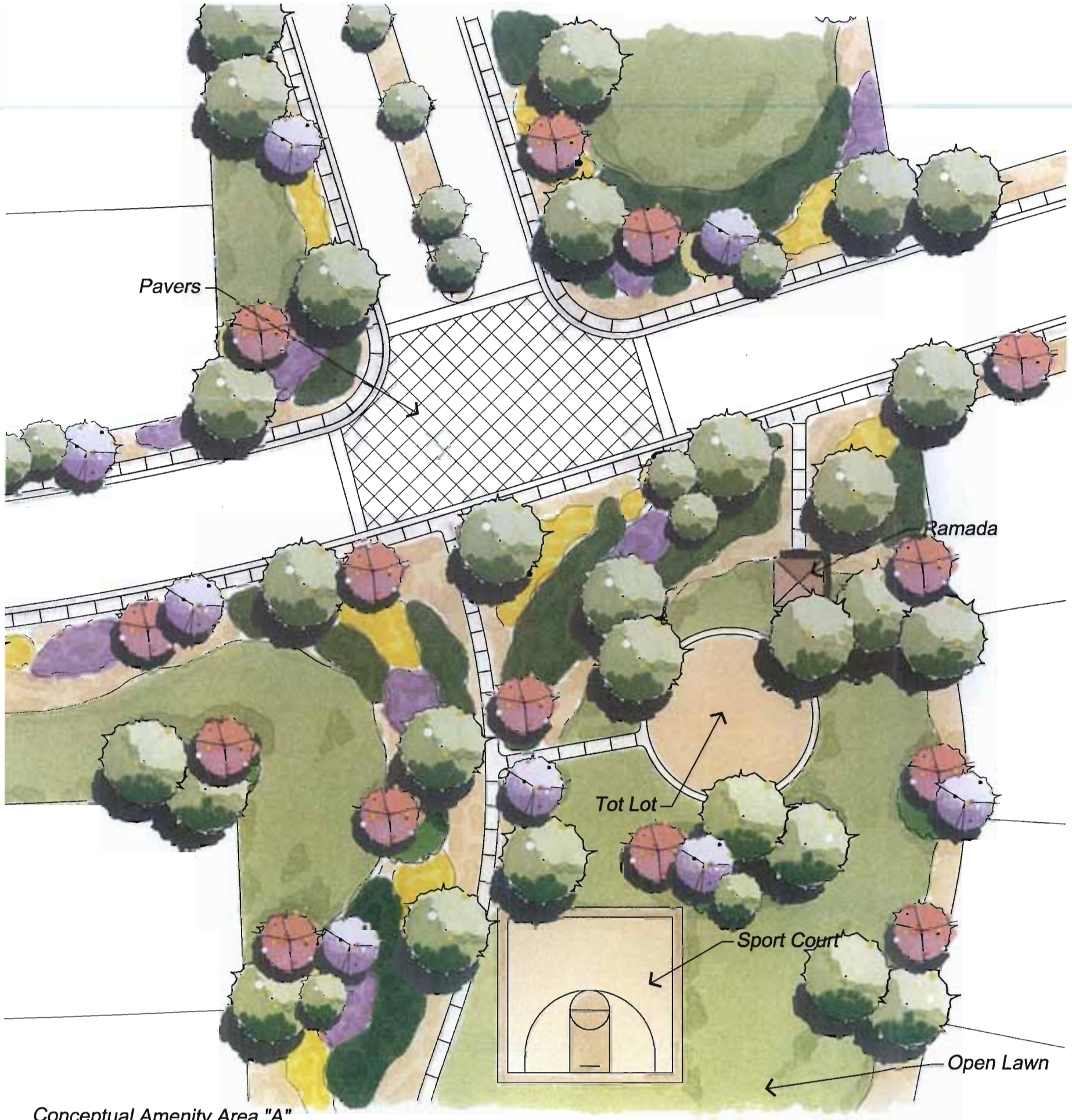
PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

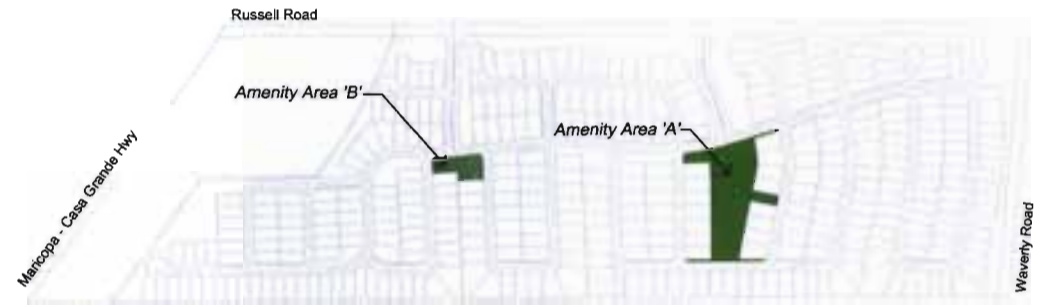
PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PROJECT NO.
JOBNO

SHEET NO.



Conceptual Amenity Area "A"



Key Map

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

REVISIONS:

CONCEPTUAL AMENITY AREA

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

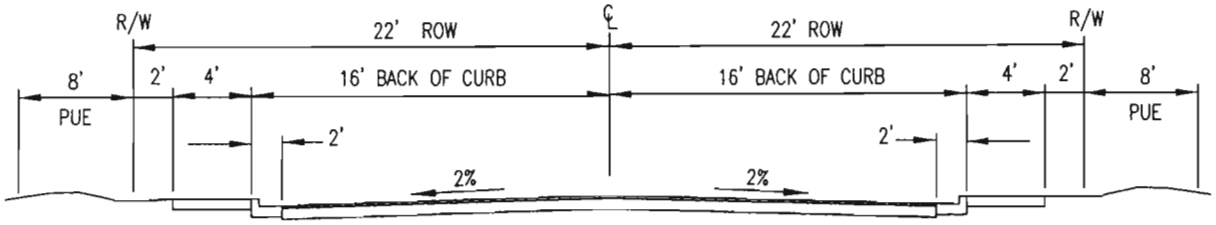
PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PROJECT NO.
JOBNO

SHEET NO.

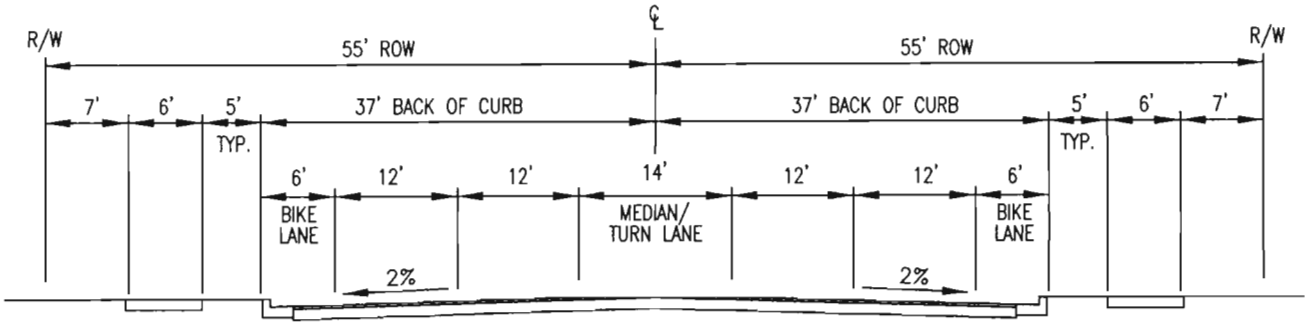
STREET SECTIONS

SCALE: N.T.S.



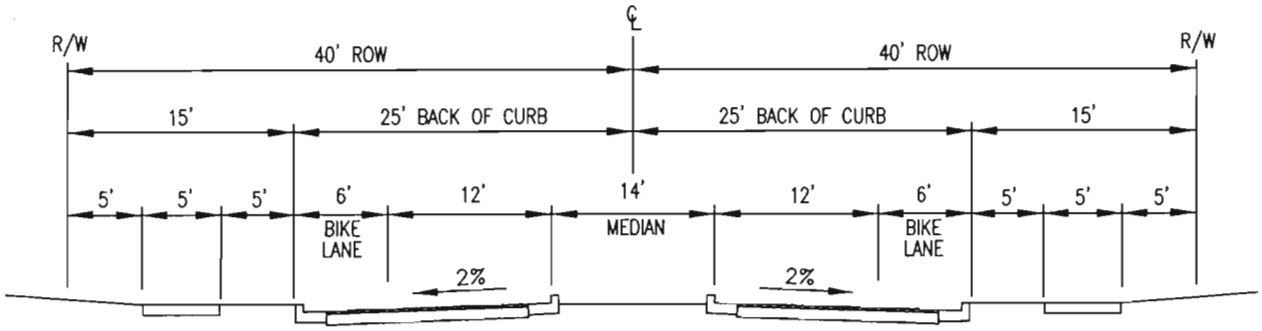
LOCAL STREET

N.T.S.



MINOR ARTERIAL

N.T.S.

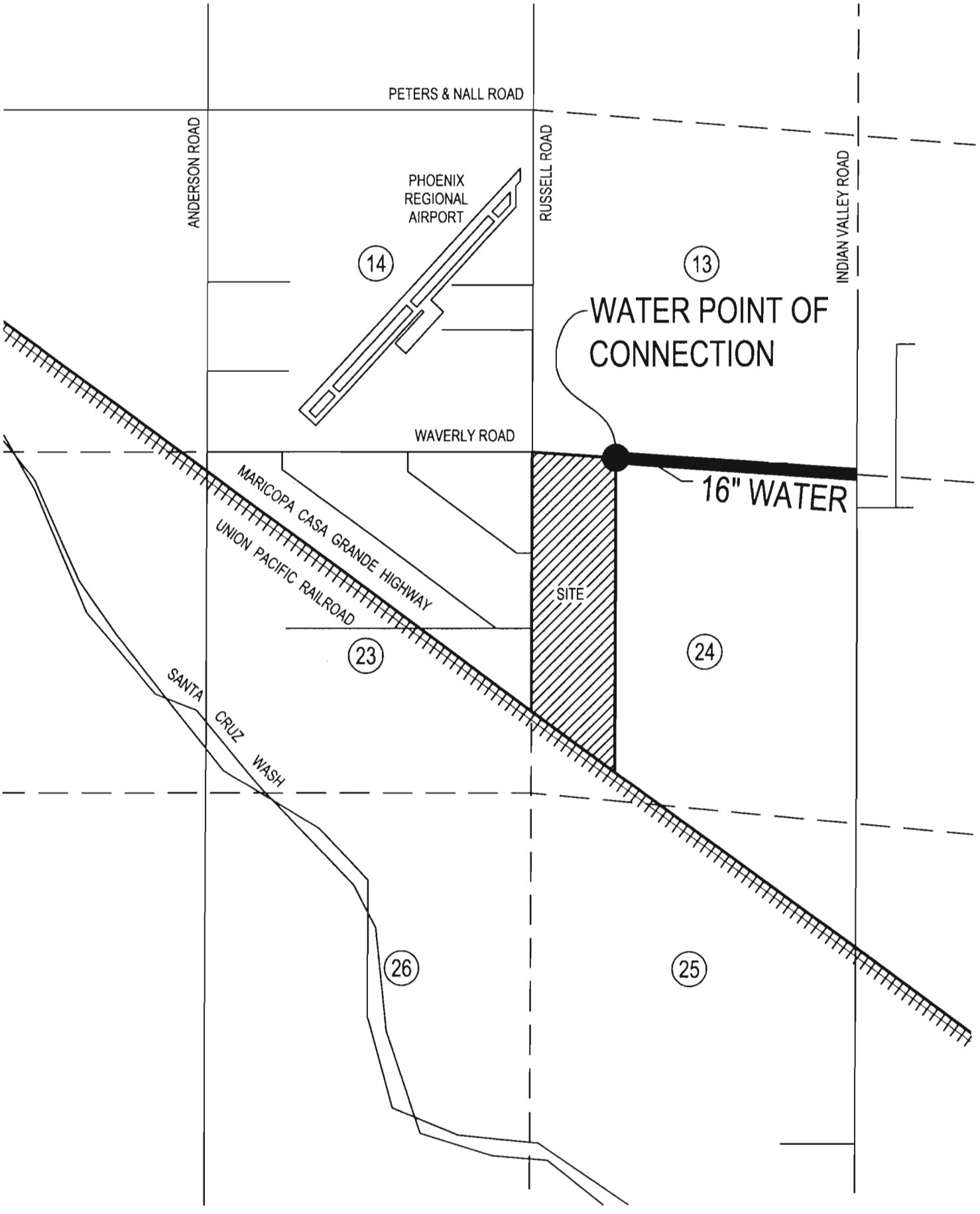


ENTRY LOCAL STREET

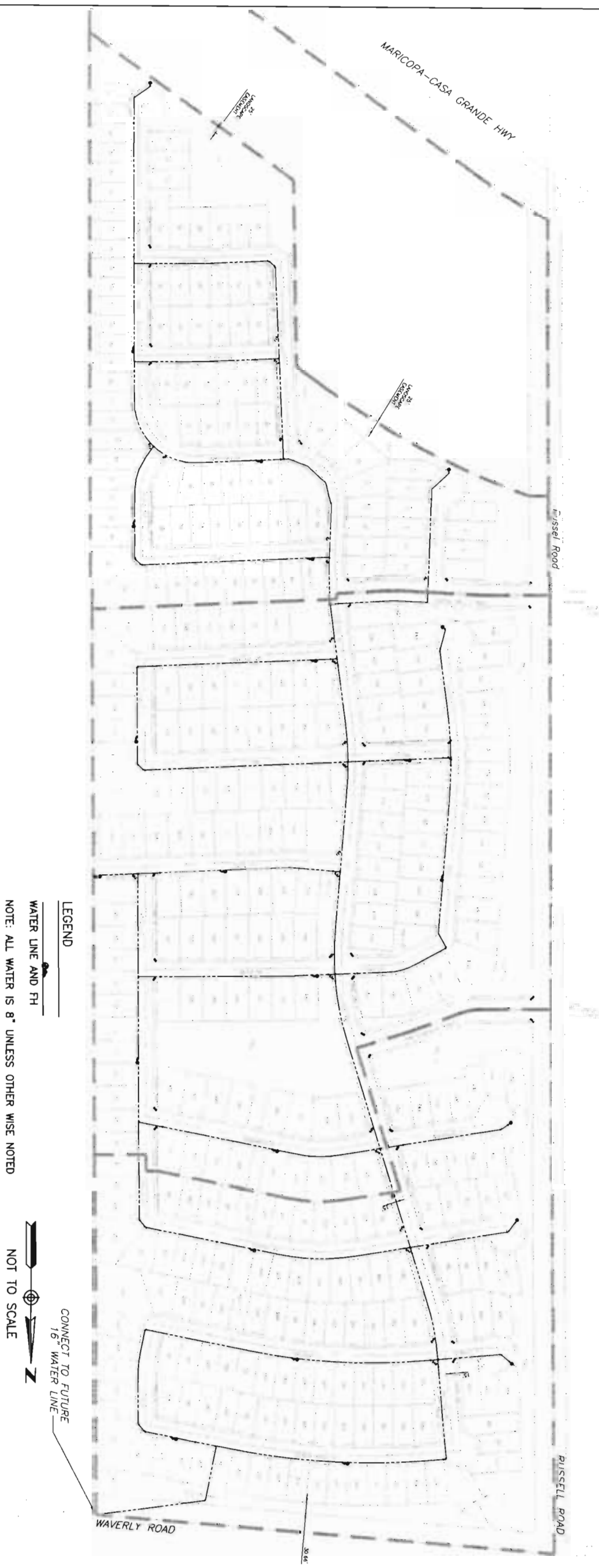
N.T.S.

WATER VICINITY MAP

SCALE: N.T.S.



01-2006-055 - RUSSELL RANCH



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DESIGNER:
DRAWN BY: JH
DHR

PROJECT NO.
01-2006-055

WATER

SHEET NO.
1
of 1

PRELIMINARY WATER PLAN

PROJECT:
RUSSEL RANCH
CITY OF CASA GRANDE, ARIZONA

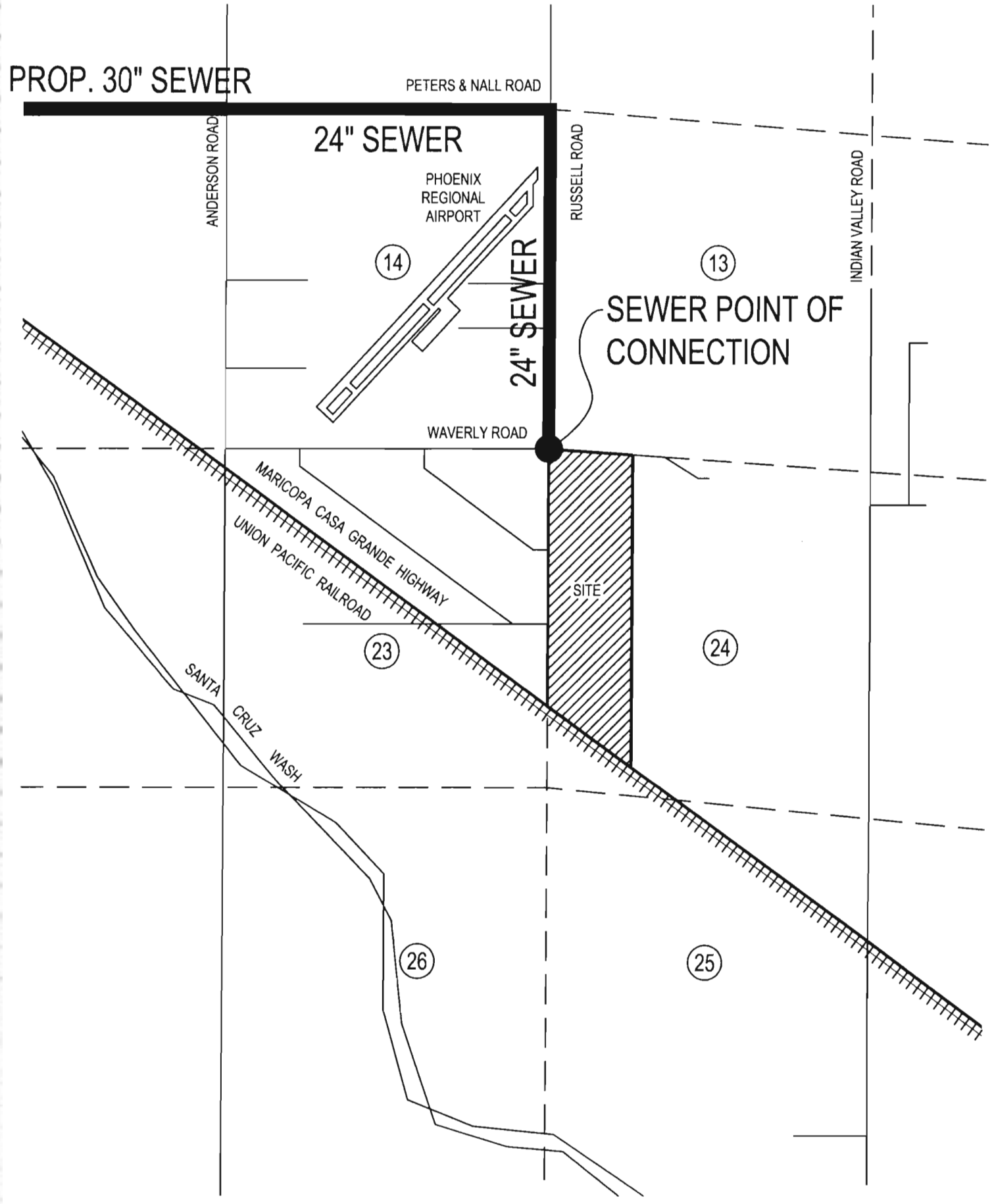
AMEC Infrastructure, Inc.
4435 EAST HOLMES AVENUE
MESA, ARIZONA 85206
PHONE (480) 830-3700
FAX (480) 830-3903

amec

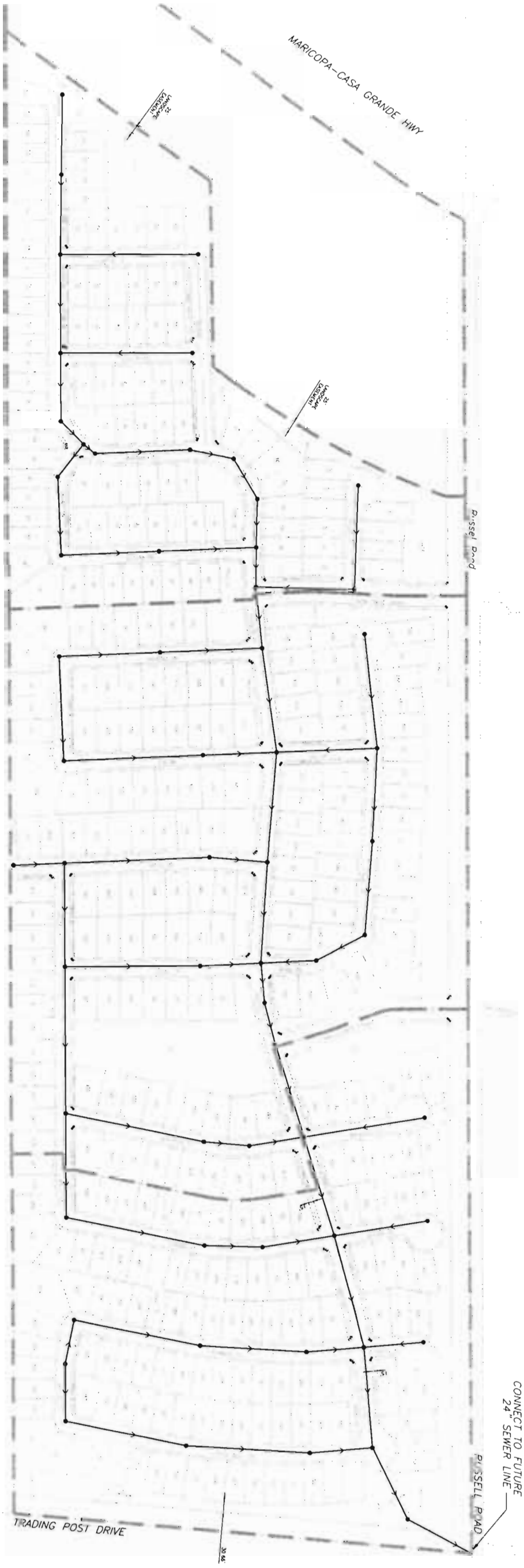
REVISIONS:

SEWER VICINITY MAP

SCALE: N.T.S.



01-2006-055 - RUSSELL RANCH



NOTE: ALL SEWER IS 8" UNLESS OTHERWISE NOTED

LEGEND

SEWER LINE, MH AND FLOW ARROW

NOT TO SCALE

N

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DESIGNER: JH
DRAWN BY: DHR

PRELIMINARY SEWER PLAN

PROJECT:
RUSSEL RANCH
CITY OF CASA GRANDE, ARIZONA

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

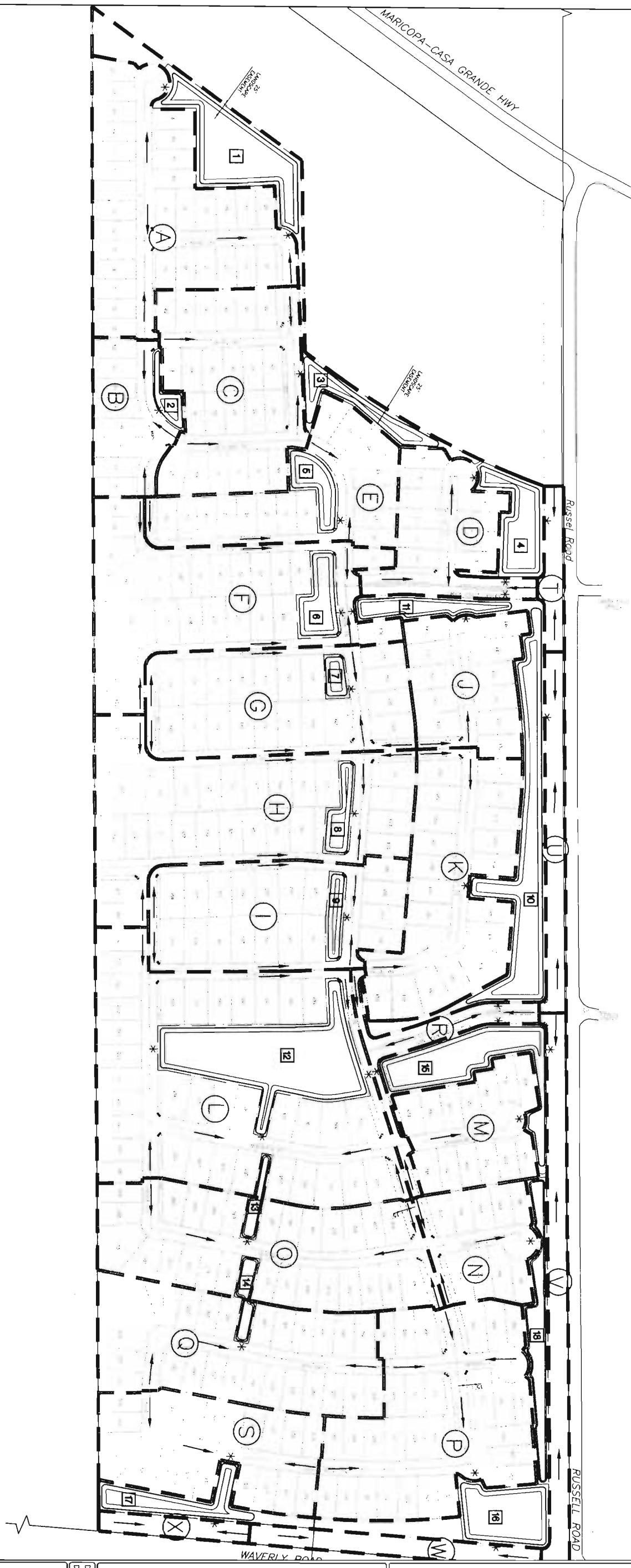
REVISIONS:

PROJECT NO. 01-2006-055

SEWER

SHEET NO. 1 of 1

01-2006-055 - RUSSELL RANCH



LEGEND

- (A) CATCHMENT AREA LABEL
- LIMITS OF CATCHMENT AREA
- [2] RETENTION BASIN
- FLOW DIRECTION
- INLET

N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DESIGNER: JH
DRAWN BY: DHR

PRELIMINARY DRAINAGE EXHIBIT

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE, ARIZONA

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

REVISIONS:

PROJECT NO. 01-2006-055

DRAINAGE

SHEET NO. 1 of 1

EXHIBIT K

Site Data

Parcel	Zoning	Units	Acres	Density
1	PAD	101	26.18	3.86
2	PAD	138	44.23	3.12
3	PAD	122	35.15	3.47
Parcel Total	-	361	105.56	3.42
Commercial	-	-	20.0	-
Total	-	361	125.56	3.42

Lot Mix

Lot Dimension	Lot Size	Units
55x120	6,000 sf.	220
65x125	8,000 sf.	141
	Total	361

Legend

- 159 Lots under 7,000 Sq.Ft.
- 36 Lots 7,000 to 8,000 Sq. Ft.
- 166 Lots over 8,000 Sq. Ft.
- Openspace

REVISIONS:

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

DEVELOPMENT PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE

DESIGNER:
DRAWN BY:

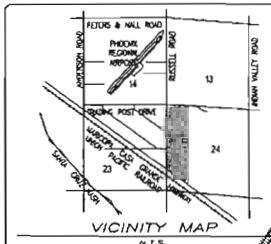
PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PROJECT NO.
JOBNO

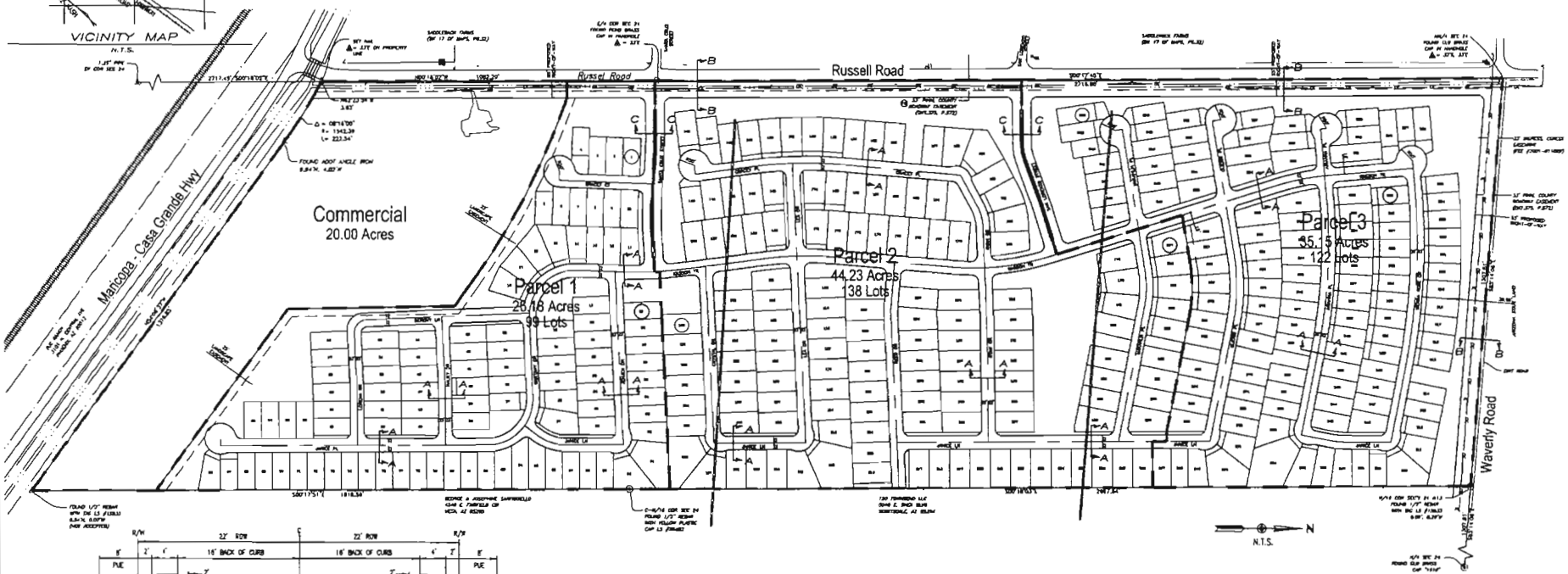
SHEET NO.
1

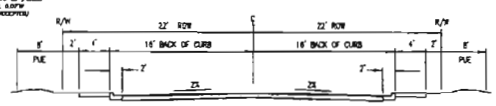
PRELIMINARY PLAT
OF
RUSSELL RANCH

A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

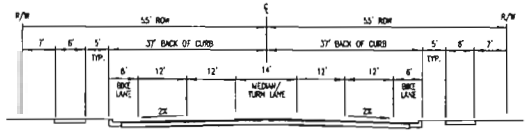


VICINITY MAP
N.T.S.

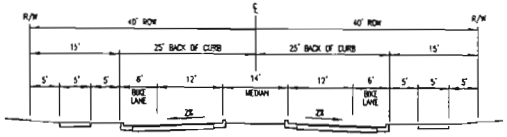




LOCAL STREET TYPICAL SECTION
TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION MINOR ARTERIAL
TYPICAL SECTION B-B
N.T.S.



ENTRY STREET TYPICAL SECTION
TYPICAL SECTION C-C
N.T.S.

RESIDENTIAL DEVELOPMENT GUIDELINES

ZONING	MINIMUM LOT AREA	MINIMUM YARD SETBACKS				MAXIMUM BLDG. HEIGHT	MIN DISTANCE BETWEEN BLDG.
		FRONT	REAR	SIDE (INT)	SIDE (COR)		
PAD	6,000 SF	15'-20'*	20'	5'-18'*	15'**	30' - 2 STORY	16'
PAD	7,000 SF	15'-20'*	20'	5'-18'**	15'**	30' - 2 STORY	16'
PAD	8,000 SF	15'-20'*	20'	5'-18'**	15'**	30' - 2 STORY	16'
COMMERCIAL	***	***	***	***	***	***	***

* A MINIMUM FRONT YARD SETBACK OF 15' IS PERMITTED FROM LIVABLE AREAS OR SIDE ENTRY GARAGES. EVERY THIRD OR FOURTH FRONT LOADED GARAGE WILL BE STAGGERED A MINIMUM OF 3 (FEET) FOR A TOTAL FRONT SETBACK OF 23 (FEET).

** AT LEAST ONE SIDE YARD SHALL BE 18' (FEET); THE REMAINING SIDE YARD MAY BE LESS THAN 18' FEET BUT AT LEAST 5' (FEET). ON CORNER LOTS A 15' SETBACK CAN INCLUDE UP TO 10' OF THE ADJACENT LANDSCAPE TRACT.

*** PER CITY OF CASA GRANDE ZONING CODE

SITE DATA

PARCEL	ZONING	MIN. LOT SIZE	ACRES	UNITS	DU/AC	OPEN SPACE
1	PAD	55 x 120	26.18	99	3.78	5.05
2	PAD	45 x 125	44.23	138	3.12	7.82
3	PAD	55 x 125	35.15	122	3.47	5.64
PARCEL TOTAL	--	--	105.56	359	3.40	18.51
COMMERCIAL	--	--	20.00	--	--	--
GROSS TOTAL	--	--	125.56	359	3.40	18.51

DEVELOPER

MILLS PROPERTY CO.
3850 E. BASELINE ROAD, SUITE 118
MESA, ARIZONA 85206
CONTACT: DALE MILLS
PHONE: (480) 507-6200
FAX: (480) 507-6333

CONSULTANT

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

UTILITIES

WATER	GLOBAL UTILITIES COMPANY
SEWER	GLOBAL UTILITIES COMPANY
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	QWEST
REFUSE	CITY OF CASA GRANDE
CABLE TV	COX CABLE

SITE DATA

GROSS AREA (ALTA)	125.56
NET AREA	121.71
OPEN SPACE	18.51
TOTAL LOTS	359
DENSITY	3.40 DU/AC
PROPOSED ZONING	PAD

NOTES

1. DEVELOPER SHALL CREATE A HOA (HOMEOWNER'S ASSOCIATION) FOR THE MAINTENANCE AND PRESERVATION OF ALL COMMON AREAS, LANDSCAPING AND IMPROVEMENTS WITHIN THE OPEN SPACE AREAS, AND LANDSCAPING WITHIN THE ARTERIAL, COLLECTOR AND LOCAL STREET RIGHTS-OF-WAY.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT
3. ALL UTILITIES TO BE UNDERGROUND ON OR ADJACENT TO THIS SITE.
4. ALL LOCAL STREETS WILL BE DEDICATED FOR PUBLIC USE.
5. ROW DEDICATION TO BE PROVIDED FOR 1/2 OF ADJACENT MINOR ARTERIAL AND COLLECTOR STREETS
6. THIS DEVELOPMENT WILL PROVIDE THE INSTALLATION OF REQUIRED STREET LIGHTS
7. WATER VALVE AND FIRE HYDRANT LOCATIONS PER CITY OF CASA GRANDE AND GLOBAL UTILITY COMPANY
8. PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING
9. ALL ROADS WILL BE CONSTRUCTED TO MIN. CITY OF CASA GRANDE STANDARDS.
10. ALL SEWER IS 8" PVC @ 0.35% UNLESS OTHERWISE NOTED.
11. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
12. REFER TO WATER UTILITY REPORT FOR MORE DETAILED SEWER AND WATER INFORMATION.
13. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WALKWAYS AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF CASA GRANDE.

01-2006-055

REVISIONS:
1st SUBMITTAL MAY 22, 2006
2nd SUBMITTAL JULY 24, 2006

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

PRELIMINARY PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE, ARIZONA

DESIGNER:
DRAWN BY: CCE

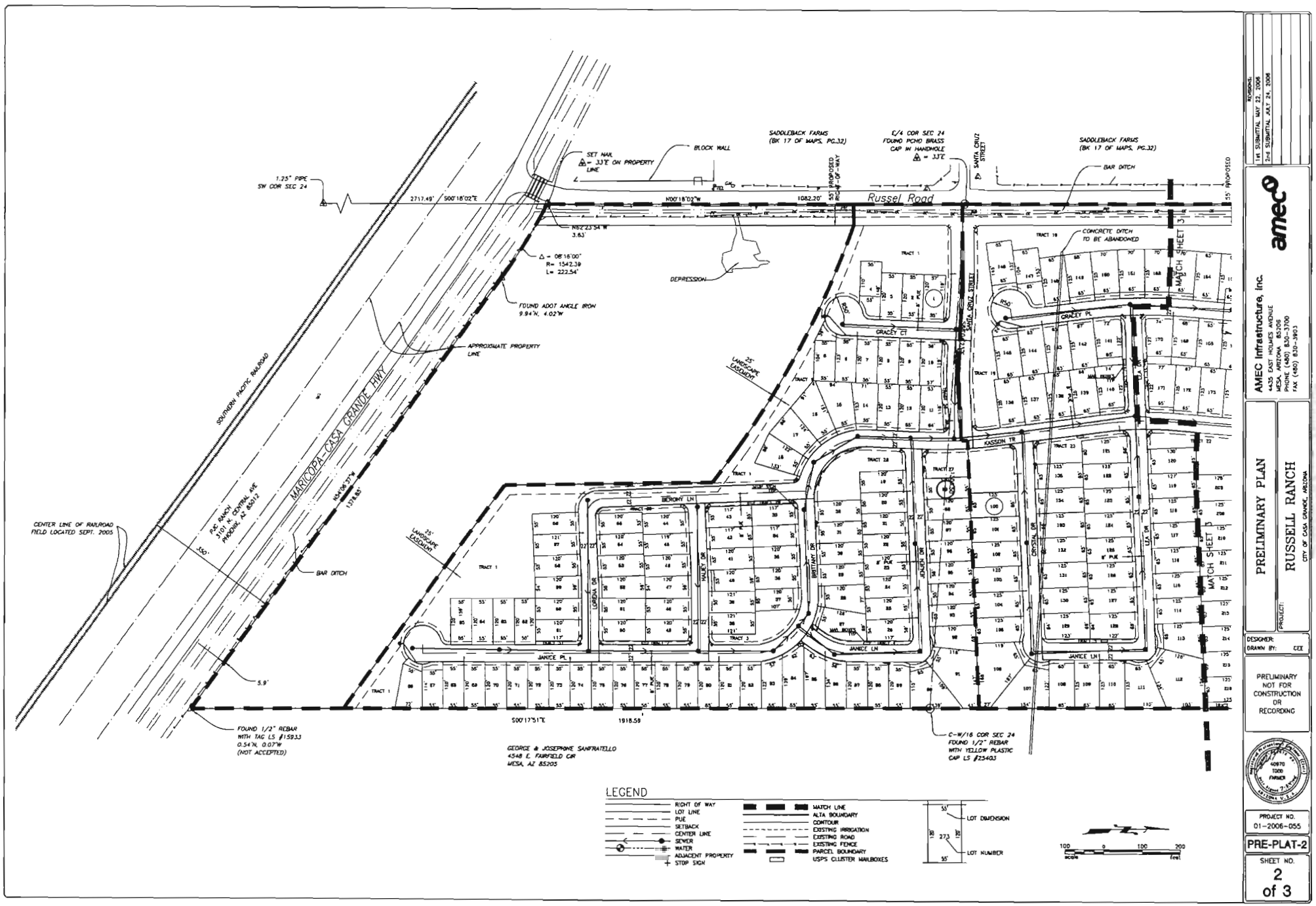
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

40970 TODD FARMER

PROJECT NO.
01-2006-055

PRE-PLAT-1

SHEET NO.
1
of 3



01-2006-055

REVISIONS:
1st SUBMITTAL MAY 22, 2006
2nd SUBMITTAL JULY 24, 2006

amec

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

PRELIMINARY PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE, ARIZONA

DESIGNER:
DRAWN BY: CEE

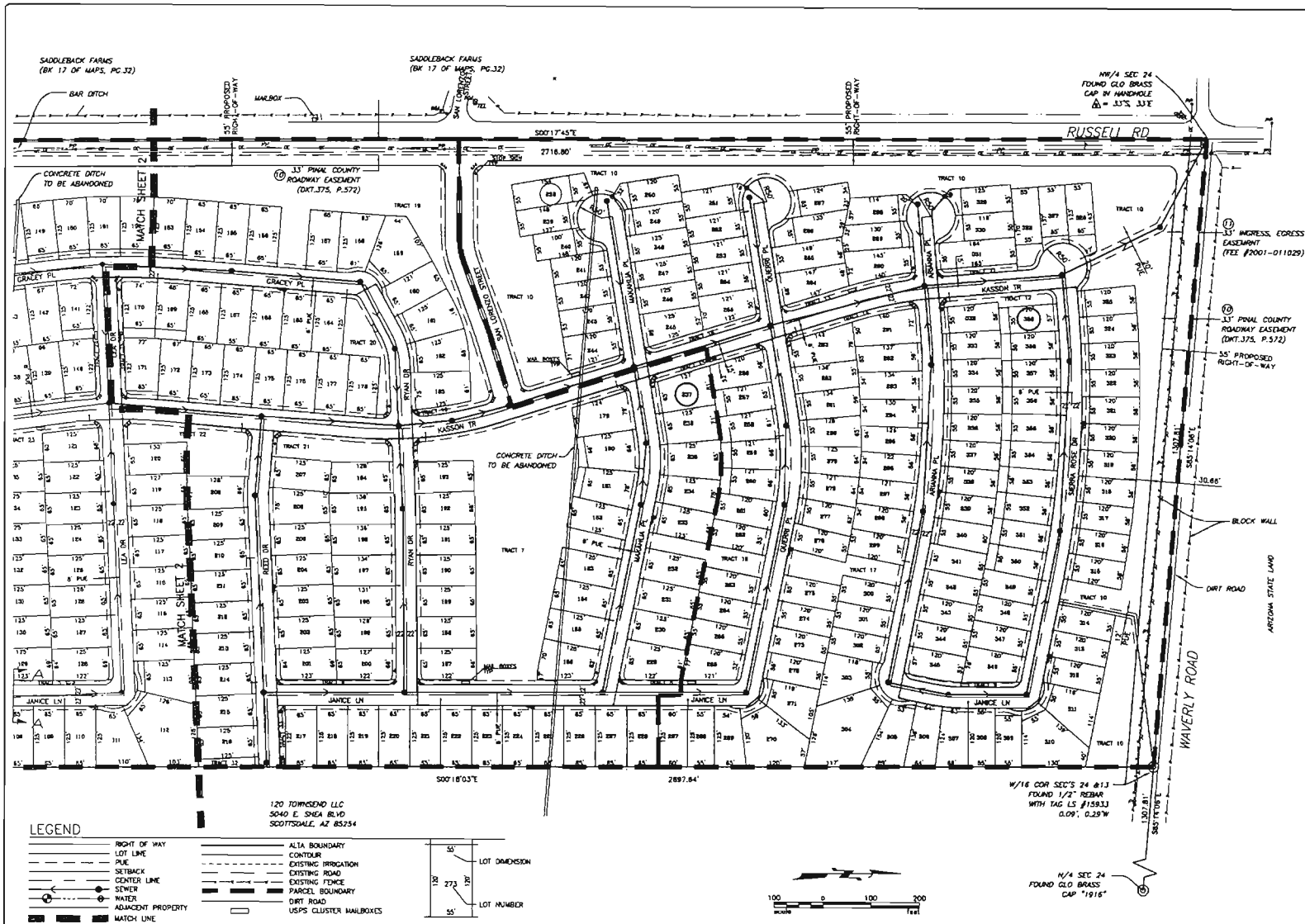
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

40970 TODD FARMER REGISTERED LAND SURVEYOR ARIZONA U.S.A.

PROJECT NO.
01-2006-055

PRE-PLAT-2

SHEET NO.
2
of 3



LOT TABLE

MINIMUM LOT AREA 6,484.36 SF, MAXIMUM LOT AREA 20,075.57
AVERAGE LOT AREA 7,745.50

LOT#/UM	SQFT	LOT#/UM	SQFT	LOT#/UM	SQFT
1	6,686.38	121	8,309.11	241	6,600.00
2	6,600.00	122	8,125.00	242	6,600.00
3	6,600.00	123	8,125.00	243	6,600.00
4	7,753.30	124	8,125.00	244	7,464.48
5	7,333.16	125	8,125.00	245	7,619.64
6	6,818.79	126	8,125.00	246	6,875.00
7	6,600.00	127	8,125.00	247	6,875.00
8	6,600.00	128	8,325.94	248	6,875.00
9	6,600.00	129	8,354.85	249	6,756.10
10	6,676.31	130	8,125.00	250	7,088.22
11	7,033.84	131	8,125.00	251	6,915.55
12	6,600.00	132	8,125.00	252	6,677.09
13	6,600.00	133	8,125.00	253	6,677.09
14	7,424.13	134	8,125.00	254	6,677.09
15	9,398.54	135	8,125.00	255	7,458.82
16	9,813.55	136	8,125.00	256	7,336.16
17	8,224.27	137	8,125.00	257	6,672.64
18	8,218.20	138	8,125.00	258	8,868.57
19	6,600.00	139	8,131.82	259	7,302.00
20	6,600.00	140	8,583.06	260	7,171.83
21	6,600.00	141	8,485.61	261	6,931.99
22	6,600.00	142	8,214.34	262	6,600.00
23	6,600.00	143	8,125.00	263	6,600.00
24	6,800.00	144	8,125.00	264	6,600.00
25	6,800.00	145	8,448.88	265	6,600.00
26	6,785.75	146	8,422.42	266	7,708.05
27	9,348.59	147	8,952.78	267	7,500.00
28	7,762.78	148	8,125.00	268	6,875.00
29	6,600.00	149	8,272.79	269	7,244.84
30	6,600.00	150	8,413.29	270	13,914.88
31	6,800.00	151	8,413.29	271	8,835.17
32	6,600.00	152	8,413.29	272	6,598.94
33	6,581.32	153	8,372.23	273	6,600.00
34	6,600.00	154	8,125.00	274	6,600.00
35	6,600.00	155	8,125.00	275	6,600.00
36	6,600.00	156	8,125.00	276	6,815.05
37	6,558.27	157	8,125.00	277	6,935.87
38	6,836.22	158	9,309.81	278	7,055.48
39	8,836.22	159	12,385.80	279	7,218.94
40	6,818.96	160	8,122.82	280	7,475.83
41	6,600.00	161	9,498.50	281	7,471.18
42	6,600.00	162	8,377.21	282	7,477.52
43	6,581.32	163	8,790.23	283	9,139.22
44	6,600.00	164	8,125.00	284	8,610.43
45	6,600.00	165	8,125.00	285	8,066.60
46	6,600.00	166	8,125.00	286	8,466.52
47	6,817.39	167	8,125.00	287	6,884.43
48	6,600.00	168	8,125.00	288	6,945.94
49	6,581.32	169	8,286.73	289	7,783.09
50	6,581.32	170	8,616.82	290	8,579.08
51	6,600.00	171	8,740.83	291	8,804.83
52	6,816.83	172	8,237.31	292	7,772.84
53	6,600.00	173	8,125.00	293	7,394.08
54	6,600.28	174	8,125.00	294	7,180.09
55	6,598.54	175	8,125.00	295	6,996.11
56	6,600.00	176	8,125.00	296	8,867.74
57	6,602.50	177	8,125.00	297	6,811.10
58	6,600.00	178	8,125.00	298	6,771.85
59	6,782.35	179	8,888.95	299	7,007.39
60	6,600.00	180	9,475.73	300	6,600.00
61	6,581.32	181	8,957.88	301	6,600.00
62	6,600.00	182	8,128.58	302	6,593.59
63	6,600.00	183	8,125.00	303	9,334.54
64	6,600.00	184	8,125.00	304	20,075.57
65	6,600.00	185	8,125.00	305	9,529.88
66	7,302.13	186	9,312.72	306	7,604.41
67	6,500.92	187	8,154.88	307	7,399.70
68	6,598.00	188	8,125.00	308	6,601.77
69	6,596.18	189	8,125.00	309	6,684.36
70	6,596.36	190	8,125.00	310	12,778.90
71	6,598.54	191	8,125.00	311	9,314.15
72	6,598.71	192	8,209.43	312	8,793.83
73	6,598.89	193	8,125.00	313	6,600.00
74	6,597.07	194	8,599.38	314	6,600.00
75	6,597.25	195	8,894.43	315	6,745.55
76	6,597.43	196	8,768.09	316	6,745.04
77	6,597.61	197	8,620.26	317	6,745.04
78	6,597.78	198	8,472.43	318	6,745.04
79	6,597.96	199	8,324.59	319	6,745.04
80	6,598.14	200	8,188.56	320	6,745.04
81	6,598.32	201	8,354.85	321	6,745.04
82	6,610.40	202	8,125.00	322	6,745.04
83	7,062.89	203	8,125.00	323	6,745.04
84	8,584.05	204	8,125.00	324	6,745.04
85	8,227.21	205	8,125.00	325	6,745.72
86	6,905.08	206	8,808.27	326	7,696.21
87	6,601.37	207	8,125.00	327	6,815.88
88	6,599.54	208	8,763.50	328	9,036.62
89	6,555.61	209	8,396.43	329	6,945.43
90	10,830.81	210	8,099.08	330	7,379.76
91	14,460.24	211	8,099.08	331	9,122.84
92	7,052.76	212	8,099.08	332	6,768.72
93	6,600.00	213	8,099.08	333	6,768.39
94	6,600.00	214	8,038.94	334	6,768.39
95	6,600.00	215	8,098.88	335	6,768.39
96	6,600.00	216	8,099.13	336	6,768.39
97	6,600.00	217	8,112.54	337	6,768.39
98	6,600.00	218	8,125.00	338	6,768.39
99	6,600.00	219	8,125.00	339	6,768.39
100	8,125.00	220	8,125.00	340	6,857.36
101	9,125.00	221	8,125.00	341	6,800.15
102	8,125.00	222	8,125.00	342	6,600.00
103	8,125.00	223	8,125.00	343	6,600.00
104	8,125.00	224	9,125.00	344	6,800.00
105	8,058.41	225	8,125.00	345	6,743.44
106	15,546.73	226	8,125.00	346	7,707.27
107	12,778.60	227	8,125.00	347	8,800.00
108	8,115.44	228	8,125.00	348	8,800.00
109	8,124.74	229	9,193.38	349	6,800.00
110	8,124.74	230	8,125.00	350	6,735.94
111	10,158.93	231	8,125.00	351	6,739.72
112	18,358.98	232	8,125.00	352	6,739.72
113	9,440.88	233	8,146.15	353	6,739.72
114	8,125.00	234	8,083.67	354	6,739.72
115	8,125.00	235	9,188.68	355	6,739.72
116	8,125.00	236	8,545.79	356	6,739.72
117	8,125.00	237	8,985.95	357	6,739.72
118	8,125.00	238	8,750.31	358	6,739.72
119	8,175.83	239	7,188.11	359	8,892.35
120	8,359.55	240	6,724.09		

LEGEND

- RIGHT OF WAY
- LOT LINE
- PUE
- SETBACK
- CENTER LINE
- SEWER
- WATER
- ADJACENT PROPERTY
- MATCH LINE
- ALTA BOUNDARY
- CONTOUR
- EXISTING IRRIGATION
- EXISTING ROAD
- EXISTING FENCE
- PARCEL BOUNDARY
- DIRT ROAD
- USPS CLUSTER MAILBOXES
- LOT DIMENSION
- LOT NUMBER

CURVE TABLE

DESC	RADIUS	LENGTH	CHORD	DELTA
C1	20.00	31.41	28.28	89°59'43"
C2	20.00	31.42	28.29	90°00'17"
C3	20.00	31.15	28.09	89°13'50"
C4	20.00	31.68	28.47	90°46'10"
C5	20.00	32.46	29.01	92°59'30"
C6	20.00	32.46	29.01	92°59'30"
C7	20.00	29.78	27.11	85°19'19"
C8	20.00	32.79	29.24	93°56'22"
C9	20.00	31.42	28.28	90°00'00"
C10	20.00	24.86	23.37	71°30'24"
C11	20.00	31.42	28.28	90°00'00"
C12	20.00	31.42	28.28	90°00'00"
C13	20.00	31.42	28.28	90°00'00"
C14	20.00	31.42	28.28	90°00'00"
C15	20.00	31.42	28.28	90°00'00"
C16	20.00	31.42	28.28	90°00'00"
C17	20.00	27.01	25.00	77°21'52"
C18	20.00	27.01	25.00	77°21'52"
C19	20.00	33.15	29.48	94°58'06"
C20	20.00	29.68	27.03	85°01'52"
C21	20.00	31.98	28.68	91°36'54"
C22	20.00	32.61	29.11	93°24'40"
C23	20.00	30.90	27.92	88°30'55"
C24	20.00	30.32	27.50	86°51'51"
C25	20.00	31.85	28.59	91°14'09"
C26	20.00	32.27	28.88	92°27'35"
C27	20.00	33.86	29.86	97°00'57"
C28	20.00	32.52	29.06	93°10'35"
C29	20.00	30.42	27.57	87°08'27"
C30	20.00	30.42	27.57	87°08'27"
C31	20.00	31.42	28.28	90°00'00"
C32	20.00	31.42	28.28	90°00'00"
C33	20.00	31.99	28.68	91°38'03"
C34	20.00	31.42	28.28	90°00'00"
C35	20.00	31.42	28.28	90°00'00"
C36	20.00	31.42	28.28	90°00'00"
C37	20.00	28.80	26.23	81°56'43"
C38	20.00	34.23	30.20	98°03'17"
C39	20.00	34.23	30.20	98°03'17"
C40	20.00	28.80	26.23	81°56'43"
C41	20.00	28.80	26.23	81°56'43"
C42	20.00	34.23	30.20	98°03'17"
C43	20.00	34.23	30.20	98°03'17"
C44	20.00	28.60	26.23	81°59'43"
C45	20.00	30.01	27.27	85°58'28"
C46	20.00	31.42	28.28	90°00'00"
C47	20.00	32.88	29.37	94°28'22"
C48	20.00	31.42	28.28	90°00'00"
C49	20.00	27.38	25.28	78°23'01"
C50	20.00	35.47	31.00	101°36'59"
C51	20.00	31.51	28.35	90°16'44"
C52	20.00	31.32	28.22	89°43'16"
C53	20.00	32.21	28.84	92°16'56"
C54	20.00	30.62	27.72	87°43'02"

TRACT TABLE

LS (LANDSCAPE)-NET (RETENTION)-OS (OPEN SPACE)

TRACT 1	3.78 Ac	LS/RET/OS	TRACT 18	0.23 Ac	LS/RET
TRACT 2	0.05 Ac	LS	TRACT 19	3.10 Ac	LS/RET
TRACT 3	0.24 Ac	LS/RET	TRACT 20	0.26 Ac	LS/RET
TRACT 4	0.04 Ac	LS	TRACT 21	0.29 Ac	LS/RET
TRACT 5	0.05 Ac	LS	TRACT 22	0.45 Ac	LS/RET
TRACT 6	0.05 Ac	LS	TRACT 23	0.23 Ac	LS/RET
TRACT 7	7.70 Ac	LS/RET/OS	TRACT 24	0.05 Ac	LS
TRACT 8	0.05 Ac	LS	TRACT 25	0.05 Ac	LS
TRACT 9	0.05 Ac	LS	TRACT 26	0.08 Ac	LS
TRACT 10	4.66 Ac	LS/RET/OS	TRACT 27	0.54 Ac	LS/RET/OS
TRACT 11	0.08 Ac	LS	TRACT 28	0.61 Ac	LS/RET
TRACT 12	0.13 Ac	LS	TRACT 29	0.05 Ac	LS
TRACT 13	0.10 Ac	LS	TRACT 30	0.10 Ac	LS
TRACT 14	0.09 Ac	LS	TRACT 31	0.03 Ac	LS
TRACT 15	0.08 Ac	LS	TRACT 32	0.05 Ac	LS
TRACT 16	0.08 Ac	LS	TRACT 33	0.03 Ac	LS
TRACT 17	6.27 Ac	LS/RET			

TRACT TOTALS - 16.51 Acres

REVISIONS:
1st SUBMITTAL MAY 22, 2006
2nd SUBMITTAL JULY 24, 2006

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PRELIMINARY PLAN

PROJECT: RUSSELL RANCH
CITY OF CASA GRANDE, ARIZONA

DESIGNER:
DRAWN BY: CEE

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

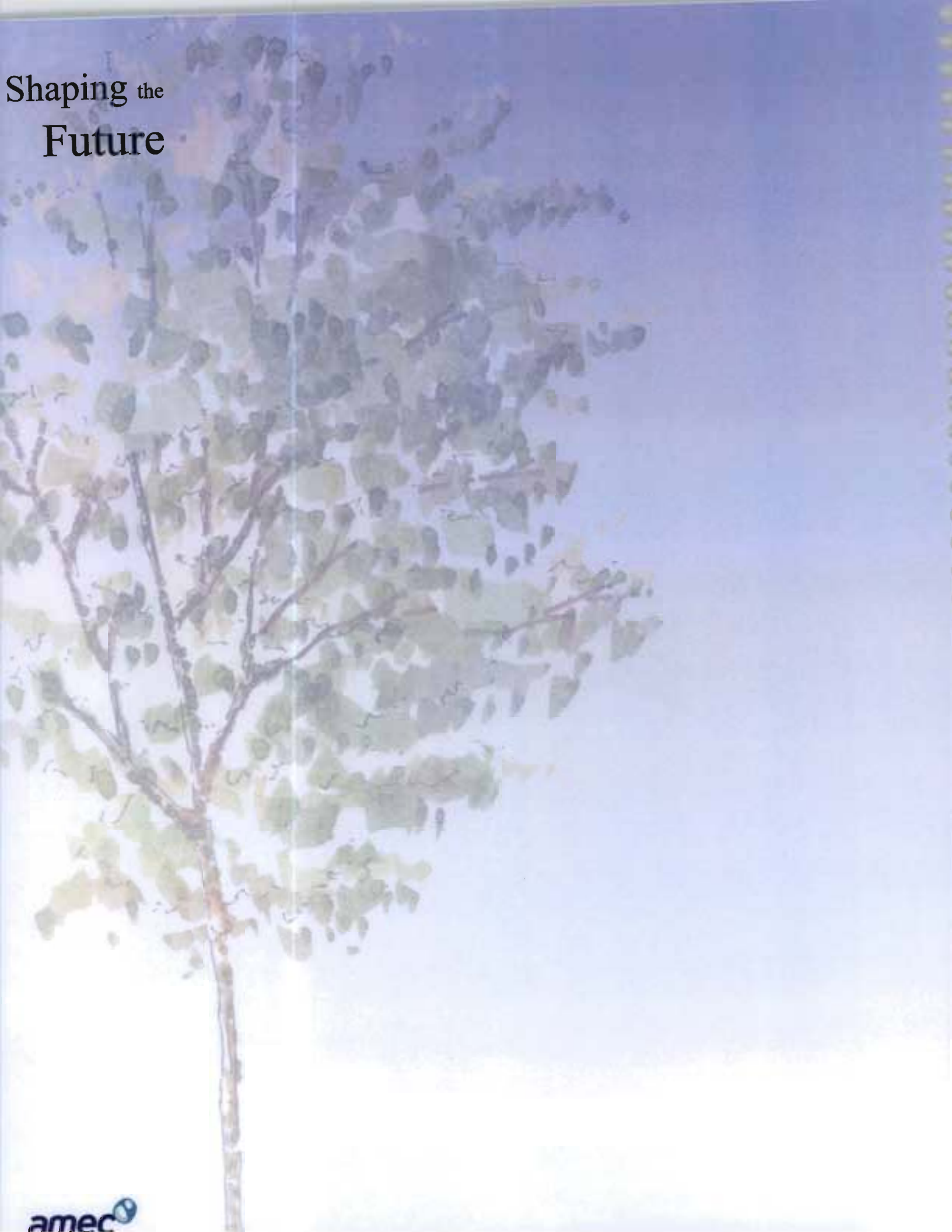
40970 TODD FARMER — REGISTERED LAND SURVEYOR — STATE OF ARIZONA

PROJECT NO. 01-2006-055

PRE-PLAT-3

SHEET NO. 3 of 3

01-2006-055


Shaping the
Future