Storey Farms

PAD Correction Booklet

Revised Exhibits to Match Legal Description

September 12, 2008

City of Casa Grande

HADLEY DESIGN GROUP

RECEIVED
SEP 23 2008
CITY OF CASA GRANDE
PLANNING DEPARTMENT

Project:	Storey Farms
Date:	September 19, 2008
Regarding:	PAD Correction Booklet
From:	Justin Kinkade
Items Transmitted:	(4) Books

CITY OF CASA GRANDE
PLANNING DEPARTMENT
BENJAMIN BITTER
510 EAST FLORENCE BLVD
CASA GRANDE, AZ 85222

520.421.8630 XT3031

COMMENTS:

Enclosed are the books that you requested. Please review and contact me with a status and if you had any additional comments or questions. Thanks.

Best regards,
Hadley Design Group Inc.

Justin Kinkade

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PLANNING·LANDSCAPE
COMMUNITY DESIGN

Storey Farms

Planned Area Development
Correction Booklet
September 12, 2008

In August of 2008, the City of Casa Grande discovered a discrepancy in the Storey Farms Planned Area Development (PAD) book dated March 20, 2007. The legal description for the zoning did not match the property boundary and site acreage. Harvard Investments, owner and developer of Storey Farms, upon review agreed with Casa Grande's findings. The purpose of this booklet is to provide a clear understanding of the discrepancy and reflect the necessary revisions of the original PAD booklet.

Pinal County Assessor's Parcels 401-11-008C and 401-11-008F were included into the original PAD exhibits and text based on information contained in the provided ALTA survey. These two parcels should not be included in the Storey Farms project and should be shown as exceptions here forth. Elimination of these parcels will result in a decrease of 3.10 acres total for the site. In the original PAD pages 2 & 10 refer to the proposed acreage as 534. Any reference to the proposed site acreage should use 531 acres as a new total.

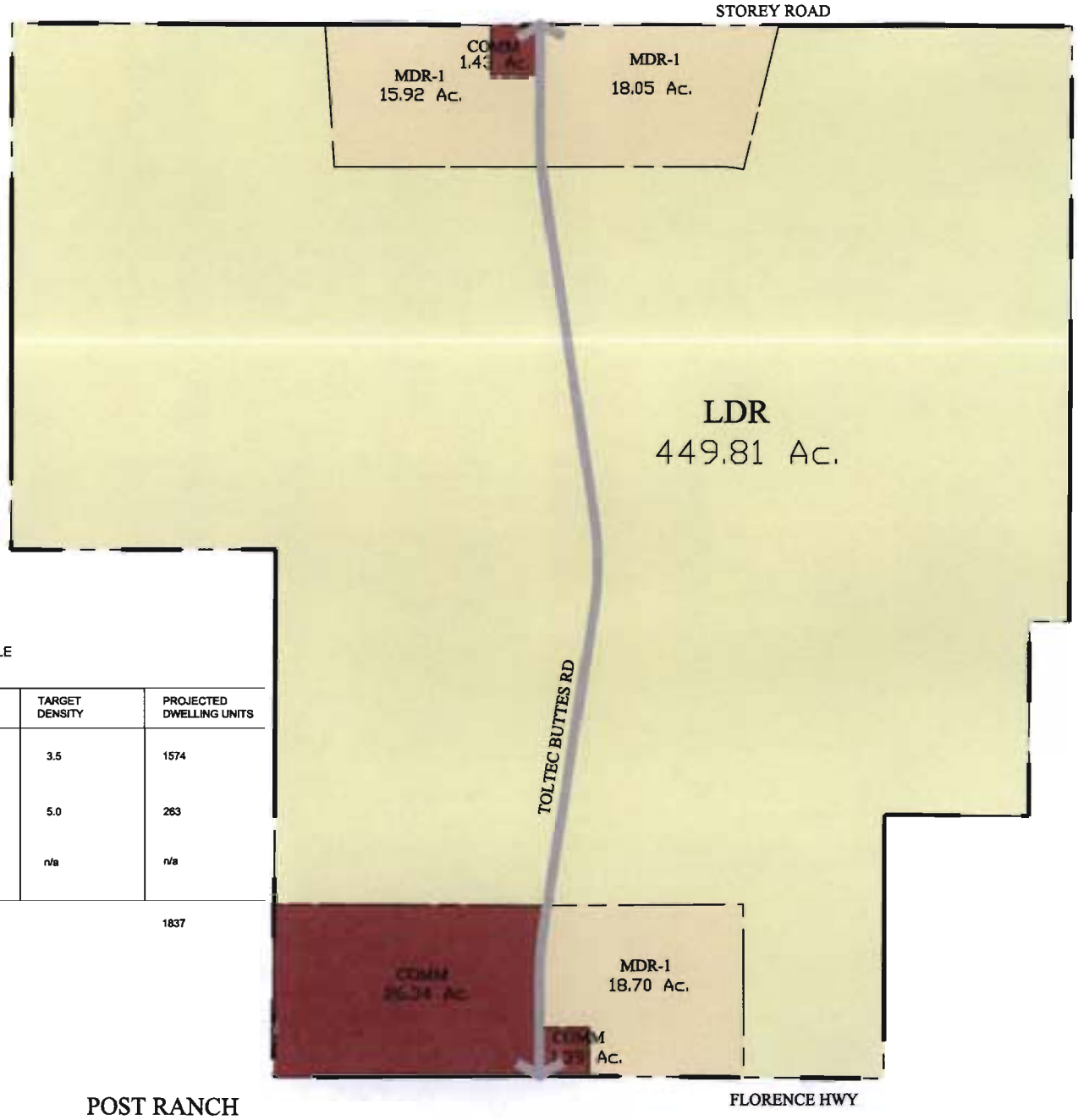
Revised Exhibits:

Exhibit 1 – Exception Parcels
Exhibit A – Regional Context
Exhibit B – Proposed Land Use
Exhibit C – Existing Conditions
Exhibit D – Adjacent Ownership
Exhibit E – Conceptual Land Use Plan
Exhibit L – Conceptual Open Space Path and Trail System
Exhibit M –Phasing

Prepared By: Hadley Design Group

Exhibit 1 - Exception Parcels

Exhibit A-Regional Context



LAND USE SUMMARY TABLE
OVERALL

LAND USE	LAND USE DESIGNATION	GROSS ACREAGE	TARGET DENSITY	PROJECTED DWELLING UNITS
LDR	Low Density Residential (Unchanged Designation)	449.80	3.5	1574
MDR1	Medium Density Residential	52.67	5.0	263
COMM	Commercial	29.16	n/a	n/a
	SUBTOTALS:	531.67 Ac		1837

Exhibit B - Proposed Land Use

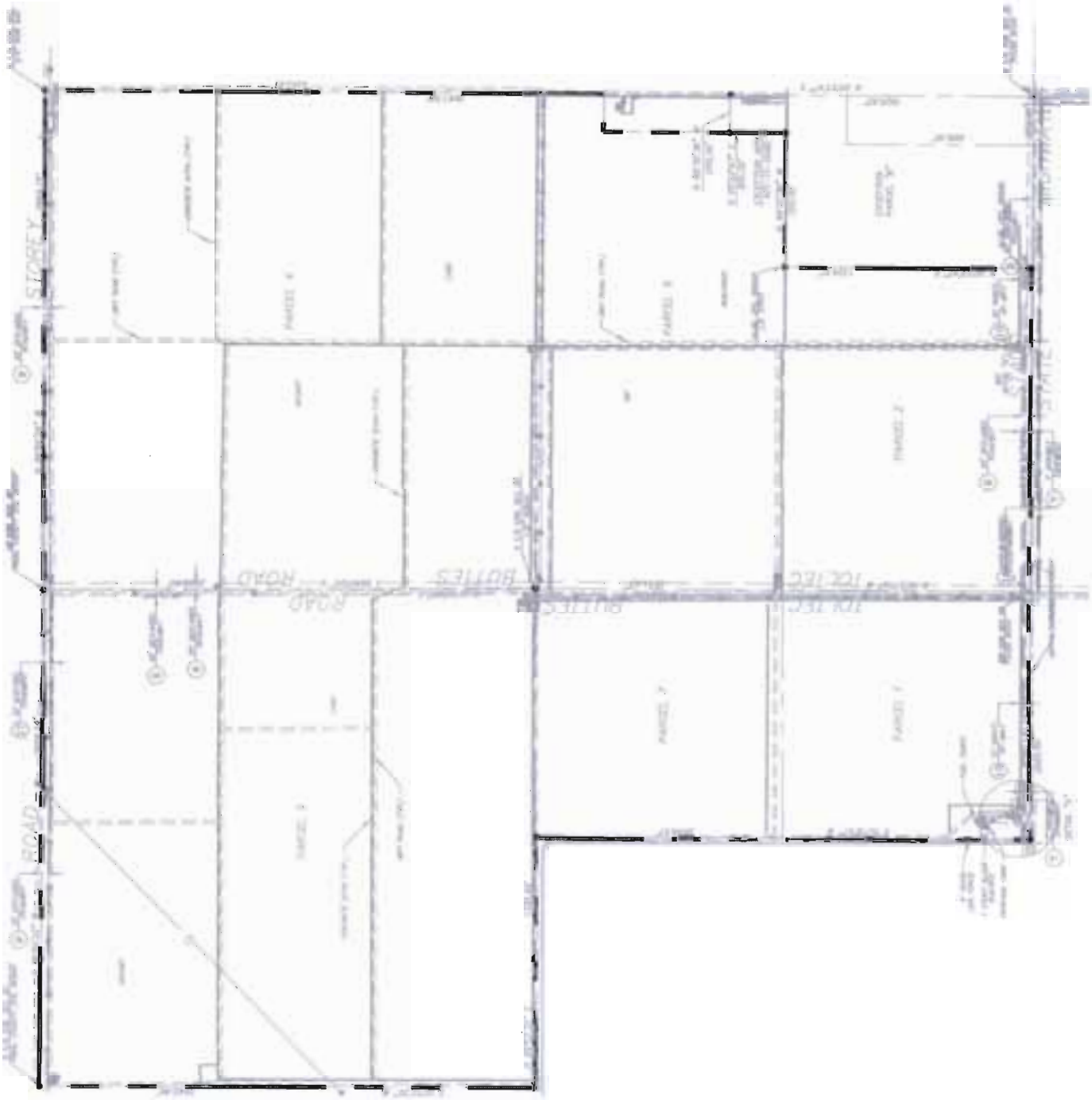


Exhibit C-Existing Conditions

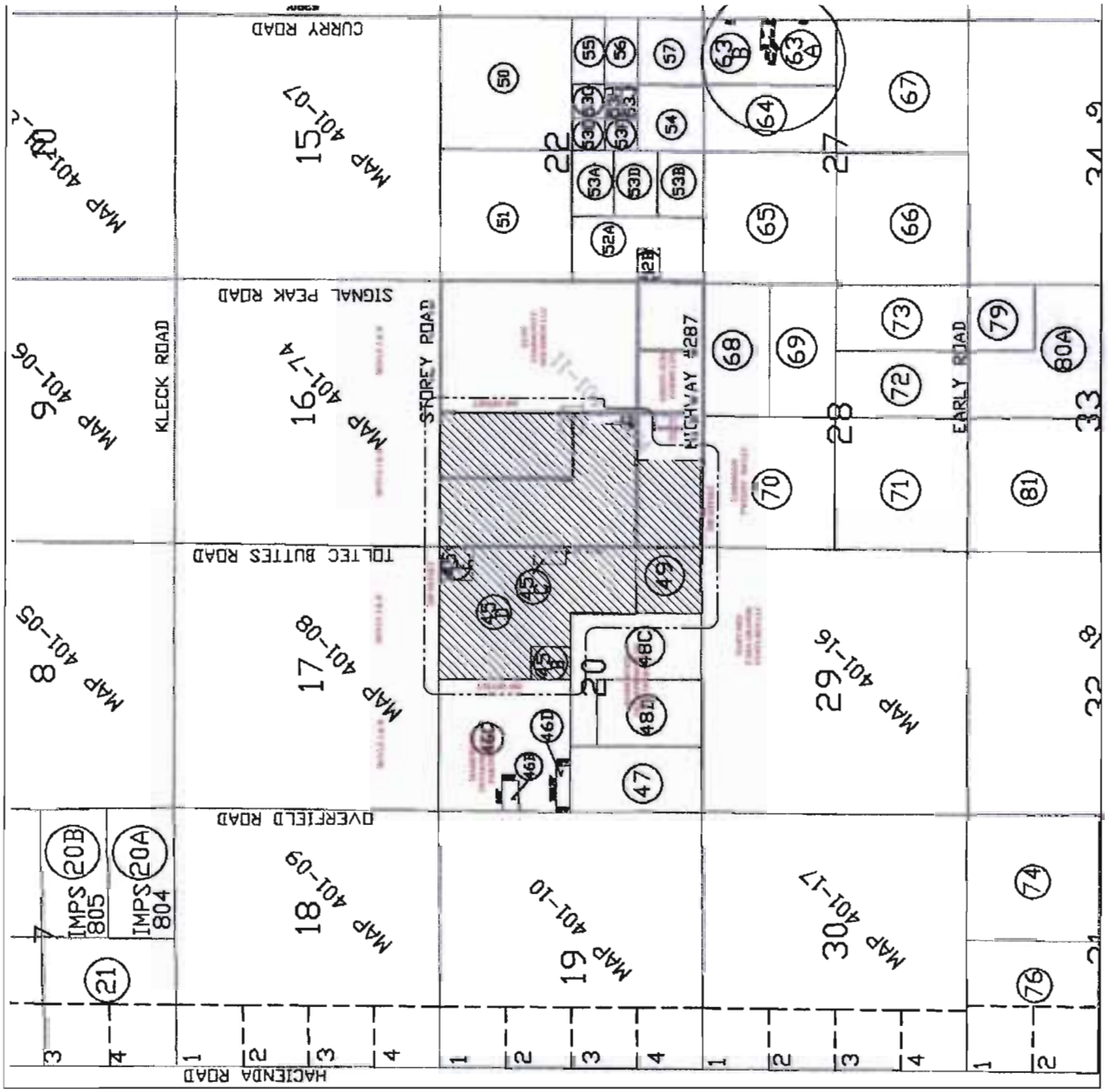


Exhibit D-Adjacent Ownership

LAND USE SUMMARY TABLE
OVERALL

LAND USE	LAND USE DESIGNATION	GROSS ACREAGE	TARGET DENSITY	PROJECTED DWELLING UNITS
LDR	Low Density Residential	[illegible]	[illegible]	[illegible]
MDR	Medium Density Residential	[illegible]	[illegible]	[illegible]
COMM	Commercial	[illegible]	[illegible]	[illegible]
	Parks / Open Space	[illegible]	[illegible]	[illegible]
	Gas Easement	[illegible]	[illegible]	[illegible]
	Infrastructure	[illegible]	[illegible]	[illegible]
SUBTOTALS		[illegible]		[illegible]

Exhibit E-Conceptual Land Use Plan

Exhibit L- Conceptual Open Space Path and Trail System

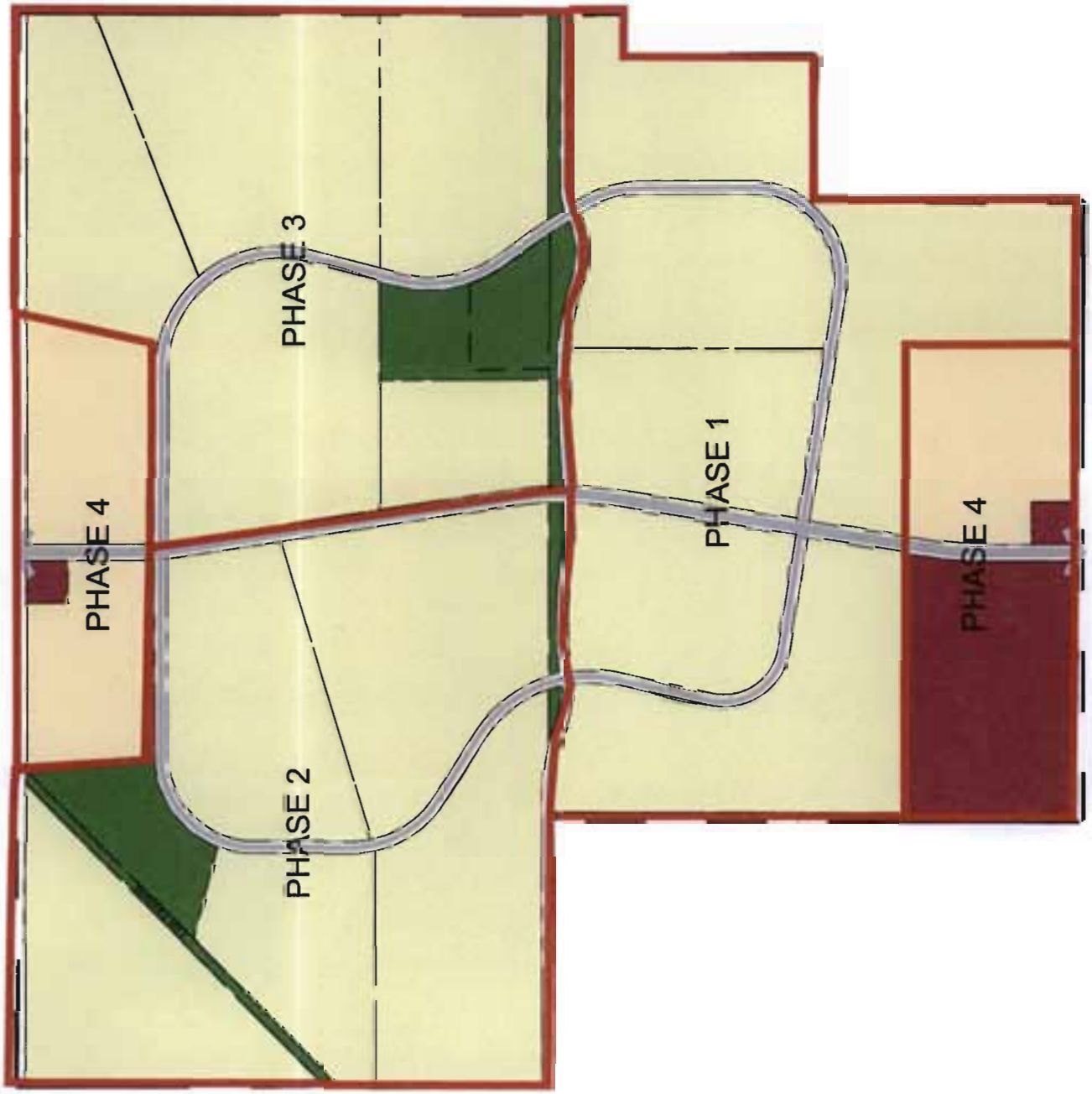


Exhibit M - Phasing