

# THE MUIRLANDS

## PLANNED AREA DEVELOPMENT

### Development Guide and Final Development Plan

November 29, 2004

Revised February 8, 2005

Revised March 7, 2005

Prepared for:

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## TABLE OF CONTENTS

Introduction .....	1
Existing Conditions .....	3
Entitlements .....	3
General Plan .....	3
Zoning.....	3
Community Design .....	5
Residential Lot Mix .....	5
Lot Layout .....	5
Lot and Home Standards .....	6
Open Space .....	6
PAD Design Guidelines Compliance .....	12
Streets.....	19
Arterial.....	19
Local .....	20
Public Facilities.....	20
Schools .....	20
Utilities .....	20
Water .....	20
Sewer .....	21
Dry Utilities .....	21
Grading and Drainage .....	21
Phasing .....	21
City of Casa Grande Conditions .....	22

## LIST OF EXHIBITS

Location Map.....	2
Aerial Map.....	4
Overall Areas Conceptual Plan .....	7
Open Space Park Area Conceptual Plan.....	9
Entry/Streetscape Area Conceptual Plan .....	11
Preliminary Plat .....	24

## INTRODUCTION

The Muirlands is a proposed 80.7-acre master planned single-family home community located in the northeast portion of the City of Casa Grande, north of Kortsen Road, west of Peart Road, and south of the Santa Cruz Wash. Republic Homes (developer) and Elaine Farms (property owner) is requesting that the property be rezoned from Urban Ranch (UR) to Planned Area Development (PAD). The property is the west half of the southeast quarter of Section 9 Township 6 South Range 6 East.

This document is intended to provide a development plan for the community designating land use, amenities, and community form. The PAD is also a document intended for public use so that future residents and neighbors are informed of the type of community that will be constructed. With this document City leaders can make informed decisions in future development approvals related to this PAD.

The following goals have been developed as a framework for this PAD:

- To offer housing types that are different than what is typically offered but is responsive to local and regional markets.
- To provide a development plan for the community designating land use, amenities, and community form.
- To provide guidelines for the design and construction of landscape areas, streets, perimeter walls, trails, open space, homes, and recreational features of the community.
- For public use so that future residents and neighbors are informed of the type of community that will be constructed.
- To provide a planning document for use by City leaders to make informed decisions in future development approvals related to this PAD.

Land use regulations and development standards applicable to this PAD shall be those of the City of Casa Grande development codes except as may be specifically modified herein. If any regulations in this PAD are in conflict with requirements of such codes, the regulations in this PAD shall prevail.



**THE MUIRLANDS  
LOCATION MAP**

## EXISTING CONDITIONS

An aerial map showing existing conditions is included on page 4. The Muirlands site is currently farmed, as is the property to the east and to the south, across Kortsen Road. To the west is Cactus Middle School and Casa Verde Mobile Estates mobile home park. To the north is the undeveloped area of the Santa Cruz Wash and the future wash corridor park planned by the City of Casa Grande.

Kortsen Road to the south exists as a paved asphalt road with one lane in each direction with no curb or gutter. To the west, the north half of Kortsen Road is fully improved where it is adjacent to the school. There are no other existing roads adjacent to the site. There is a strip of right-of-way 25 feet wide and 570 feet long at the northwest corner of the site.

There are some old farm equipment structures in the southwest corner of the site. These will be demolished and removed with the development of the site.

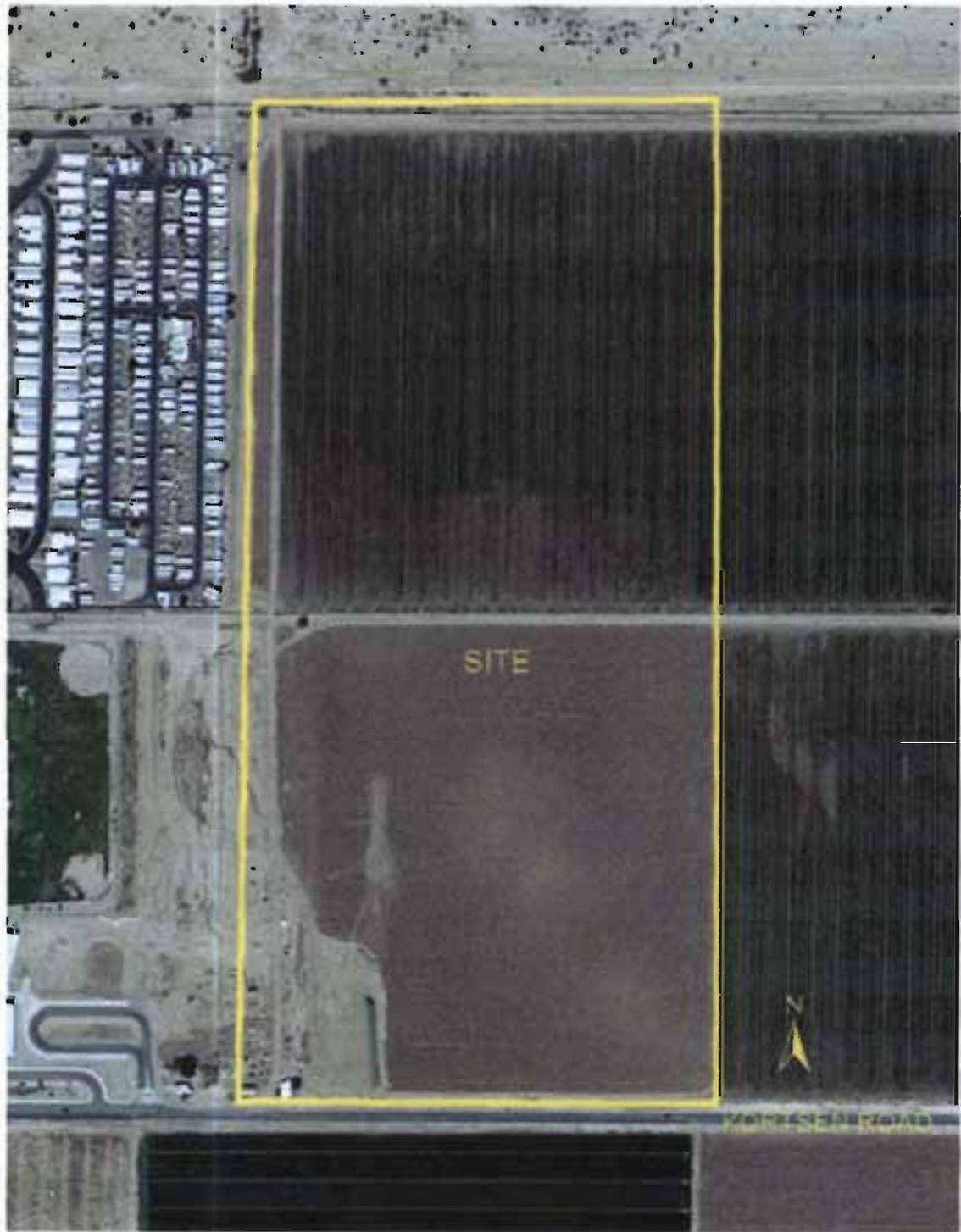
## ENTITLEMENTS

### General Plan

The property is currently designated as Low-Density Residential with 1-4 dwelling units per acre (target density of 2.5 du/ac) in the Casa Grande General Plan 2010. The wash area at the northern boundary is designated as Parks/Open Space. The proposed Muirlands densities are in compliance with this designation. The site is located within the Urban Fringe Growth Area, adjacent to the Urban Core Growth Area south of Kortsen Road. The Urban Fringe Growth Area has a target density of 3.0 du/ac. The Muirlands is within a developing area of the city where it can take advantage of existing infrastructure and add to developing infrastructure necessary to the city.

### Zoning

The existing zoning is UR - Urban Ranch. This application requests a new zoning of Planned Area Development (PAD) with the entire site designated for single-family residential development and parks/open space. There is no commercial property proposed on the site.



**THE MUIRLANDS  
AERIAL MAP**

## COMMUNITY DESIGN

### Residential Lot Mix

The PAD proposes a maximum of 216 lots on 80.7 acres for a density of 2.68 dwelling units per acre. The proposed lot percentages and representative lot sizes are outlined in the following table.

<i>Lot Size</i>	<i>Minimum Area</i>	<i>Yield</i>	<i>Percent</i>
60' x 115'	6,900	22	10.2
65' x 115'	7,475	16	7.4
75' x 115'	8,625	178	82.4
<b>Total</b>		216	100

As shown in the table, the Muirlands provides a higher percentage of wide lots than many of the planned developments in the area. Curvilinear street design also creates lots that are much larger in area. Additionally, the smaller lots in the development are interspersed throughout the development. Providing larger lots as well as integrating other sized lots into the larger lot areas creates diverse neighborhoods by accommodating people at varied socio-economic levels and at different stages in life. With housing diversity, it is possible for one to remain within the same area from the purchase of the first home through subsequent move ups and/or move downs. Housing diversity can accommodate most everyone as a family grows or as children grow up and move out and as housing needs change.

### Lot Layout

The overall layout of the Muirlands is very curvilinear. Streets are curvilinear to avoid long, straight sections that help keep traffic speeds low. Single-loaded streets are placed adjacent to open space to allow lots to front on open space. This keeps open space and play areas highly visible and safe. It also encourages residents to spend more time at the front of their homes where there is more interaction between neighbors. All open space is kept completely accessible for the use and enjoyment of the residents.

The Muirlands lot layout features cul-de-sacs, knuckles, and single-loaded streets. Many streets have open space located along their frontage to provide the

community an open, natural feel. Lots are primarily oriented in a north-south direction to maximize favorable solar exposure and increase energy efficiency.

Lot and Home Standards

<i>Lot Standard</i>	
Front Setback	15' for living area, front porch, or side load garage. 20'-23' for front load garage.
Side Setback*	5'/10'
Corner Side Setback	15'
Rear Setback**	20'
Building Height	28'

\*Architectural elements, pot shelves, shadow boxes around windows and doors, bay windows, entertainment units, fireplaces, etc. will be allowed to encroach into the 10' side setback and the rear setback by a maximum of 3 feet.

\*\*Patio covers open on 3 sides may encroach a distance up to 10' from rear property line.

Open Space

Quantity of open space and quality of its design are the defining elements of the Muirlands. Open space is provided generously throughout the community. All homes in the community will be within walking distance of open space and recreation area. Open space is also distributed generously along Kortsen Road providing the community and neighborhoods an open feel. The open space and local streets and the connectivity of interior open space work well with the schools adjacent to the development. Children can safely access the schools to the west. Open space within the community will be well in excess of the required 15 percent.

*Community Central Area*

The central feature of The Muirlands will be located at the southern portion of the community where it can be constructed in the first phase of development. The unique feature of this large park is that it is completely surrounded by homes fronting on the park. This area is designed to be highly visible and therefore safe, a place where children can play, and neighbors can gather. Amenities will be provided that will encourage neighbors to meet, talk, play, relax, and exercise in the outdoor setting. Amenities will include a tot lot, ramada, bar-b-que area with



**LEGEND**

KEY	DESCRIPTION
	ACCENT TREE
	BROADLEAF TREE
	EVERGREEN TREE
	STREET TREE
	SHADE TREE
	DRY WASH AREA
	LAWN AREA
	PLANTER AREA
	ACCENT PAVING AREA
	SIDEWALK

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BY: RJM  
 DATE: 2-4-05



OVER-ALL AREAS  
 CONCEPTUAL PLAN

# THE MUIRLANDS

CASA GRANDE, ARIZONA  
 for REPUBLIC HOMES

tables and benches, turf play area, and plenty of shaded benches and seating areas. Areas of active use will be turf. Others areas use xeriscape landscaping to conserve water. The homeowners association will maintain all common areas.

### *Amenities*

Both passive and active recreational space is provided within the open space areas. Recreation, and good health should be a way of life within a community.

The Muirlands provides numerous amenities to promote a healthy lifestyle for its residents including:

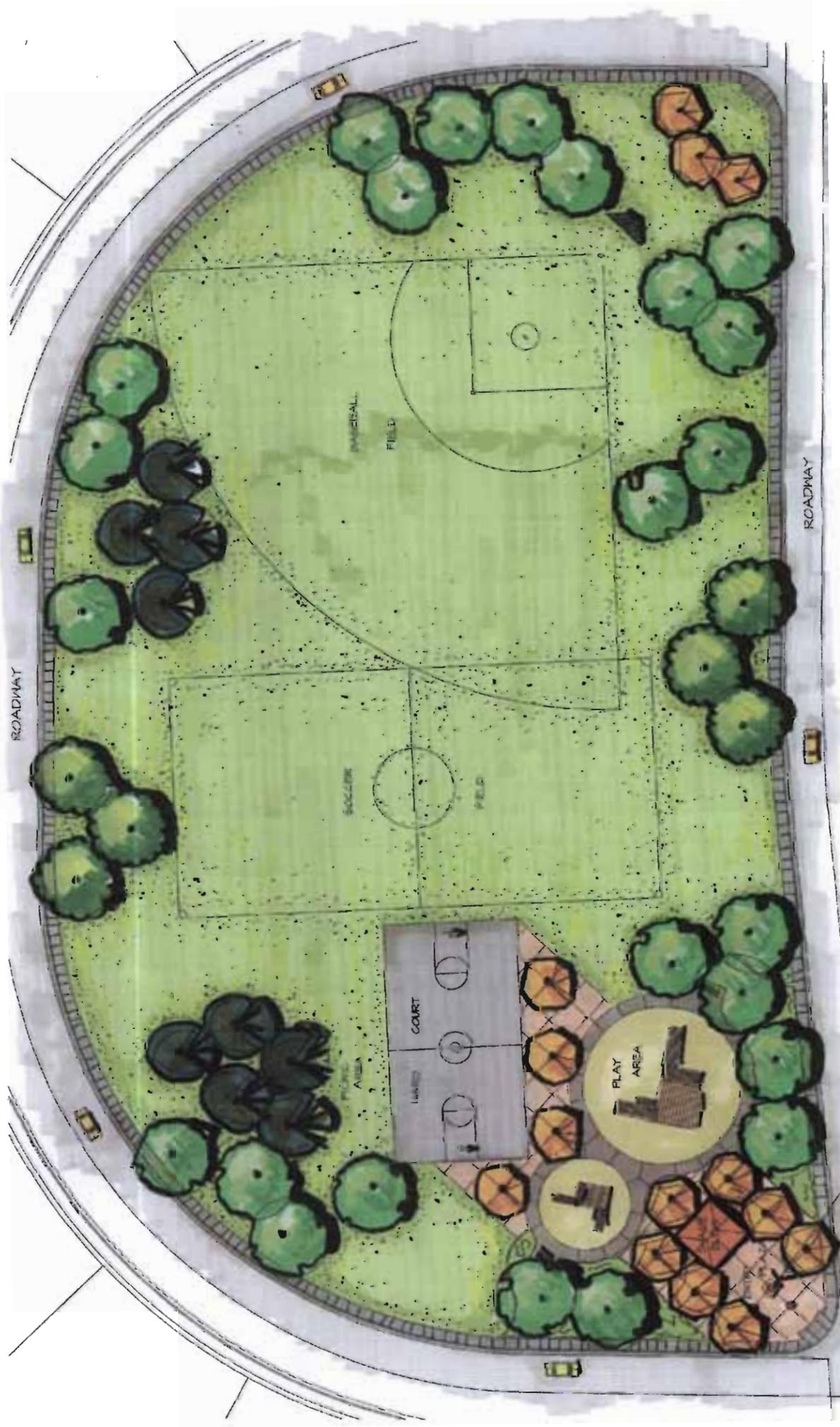
- Play fields for soccer, football, Frisbee, etc..
- BBQ, ramada, picnic area
- Tot lot
- Trails for walking, jogging, biking, rollerblading, etc.
- Benches along trails and in play areas
- Shade provided by structures and landscaping

Because open space within The Muirlands is located near each end of the community and spread in between, each home is within easy walking distance to play areas. In addition, all play areas are highly visible from streets, trails, and homes, providing a secure, comfortable neighborhood environment. The result is many neighborhoods tied together by trails and open areas where people can relax, exercise, and mingle. Some open space will also be used for stormwater retention.

### *Trails*

A 5-foot concrete trail will be constructed within the corridor open space north of the park to help connect the northern areas of the community to the park. It also provides access from the south to the wash north of the site. The trail will also provide better access for children to get to the schools to the west.

The City of Casa Grande is developing a park system and trail through the Santa Cruz Wash corridor adjacent to this project. Access to the wash is provided at various points along the northern boundary of the subdivision. A lighted 10-foot wide meandering concrete trail will be constructed through the open space that can tie into future city park trails and trails in future developments to the east. Atr 10-foot wide, the trails will be wide enough for walking, jogging, biking, skating,



OPEN SPACE PARK AREA  
CONCEPTUAL PLAN

# THE MUIRLANDS

CASA GRANDE, ARIZONA

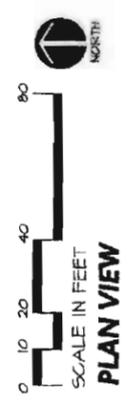
for: REPUBLIC HOMES

**LEGEND**

KEY	DESCRIPTION
	ACCENT TREE
	BROADLEAF TREE
	EVERGREEN TREE
	SHADE TREE
	LAWN AREA
	PLANTER AREA
	ACCENT PAVING AREA

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2nd EDITION  
 DATE: 2-3-09



and all other such activities. The trail and open space will be maintained by the homeowners association. If in the future the trail and open space are dedicated to the City of Casa Grande to become part of the larger regional park, then the City may take over the maintenance at that time.

*Buffering*

The Muirlands provides buffering along boundaries where there is a necessary area of transition from the adjacent uses. The developments to the west are the school site and a RV park; both located away from The Muirlands. The RV park is set back away from the subdivision boundary as are the ballfields of the school site. Open space is located along Kortsen Road to buffer the homes from the arterial street. Stormwater is also retained along Kortsen Road.

*Project Entry*

The main entry will be located near the center of the southern boundary of the site. Open space is located at each side of the entry and at the end of the entrance road as one drives into the subdivision. A 14-foot wide landscape median is also proposed in the entrance drive. The entry terminates at the central park area. All these features create a grand entry and open up the community to the adjacent arterial street.



**LEGEND**

KEY	DESCRIPTION
	ACCENT TREE
	BROADLEAF TREE
	EVERGREEN TREE
	SHADE TREE
	DRY WASH AREA
	LAWN AREA
	PLANTER AREA
	ACCENT PAVING AREA



**ENTRY/STREETSCAPE AREA  
CONCEPTUAL PLAN**

# THE MUIRLANDS

for REPUBLIC HOMES  
CASA GRANDE, ARIZONA

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BY RJN  
DATE 2-4-05

PAD Design Guidelines Compliance

<i>Applicable Requirement</i>	<i>Response</i>
<b>Section IA Layout Standards</b>	
<b>1. Open Space</b>	
Min 15% open space required.	20% open space is proposed
No clubhouses or constructed asphalt or concrete areas can be counted towards open space.	None is counted in the 20% calculation.
50% of required open space must be useful for recreation	Approximately 6.2 acres of The Muirlands is required to be recreational open space. Approximately 11.0 acres of The Muirlands is within the two large recreational open space areas. Other smaller areas will also have recreational facilities included .
15% of area of stormwater retention basins used as recreation areas must be above the 25-year flood water surface elevation.	Will comply
All open space not considered natural must be xeriscape landscaped.	Will comply
PADs along I-10 must be buffered	Not applicable. The Muirlands is not located adjacent to I-10.
Guidelines for golf course open space calculation	No golf course is proposed.
Landscape, landscape lighting, and open space amenity plans are subject to the review and approval of the Planning & Development Director.	Will comply
<b>2. Lot Size Requirements</b>	
Minimum lot area is 6,000 sq. ft.	Minimum lot area proposed is 6,900 sq. ft.

Minimum lot width is 55 feet	Minimum width proposed is 60 feet.
Variety of size is required.	The layout includes lot widths from 60 to 75 feet wide. The lots vary greatly in area.
Lots over 8,000-sq. ft. must equal or be more than those under 7,000-sq. ft.	No lots under 6,900-sq. ft. are proposed. Most lots proposed are greater than 8,500 sq. ft.
<b>3. Setbacks</b>	
Unique setbacks shall be established. Minimum 10' sideyard setback required.	Setbacks are per the table on page 6.
<b>4. Multi-family Standards</b>	Not applicable
<b>5. Manufactured Homes</b>	Not applicable
<b>6. Multi-story Homes</b>	
Multi-story homes not allowed on corner or end lots	Will comply
Multi-story homes not allowed along boundary of established one-story single-family home subdivision.	There are no existing subdivisions adjacent to The Muirlands.
<b>7. Streetscape &amp; Entrances</b>	
Unique & cohesive theme demonstrated through streetscapes, walls, signs, landscaping	There will be an established theme for The Muirlands that will be used in the walls, signage, & landscaping.
Decorative walls are required along roadways with relief & view-fencing where appropriate.	Will comply
Minimum 15-foot landscape area is required along adjacent arterial & collector streets	Minimum landscape area width along Kortsen Road is 20 feet.
Provide an enhanced subdivision entry	The entry to The Muirlands has large landscape areas on both sides of the entrance and terminates at the large central open space. A 14-foot wide landscape median is proposed along the

	length of the entrance drive. Enhanced landscaping will be provided in these areas.
<b>8. Front Yard Landscaping</b>	
Front yard landscaping provided by the builder is required	Will comply
Front yard landscaping must be installed within 3 weeks of closing	Will comply
Front yard landscape packages offered by developer/builders shall be subject to review and approval by 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%) portion of the front yard and include a concrete header or similar border.	Will comply
<b>9. School Sites</b>	
Conveniently located school sites must be considered	Cholla Elementary and Cactus Middle School are adjacent to the site. Casa Grande High School is approximately 2 miles to the north.
<b>10. Miscellaneous</b>	

Side yard fence returns for all interior lots must extend to within 10 feet of front of home	Will comply
All walls within public view must be painted the color of the primary decorative color.	Will comply
<b>Section IB. Additional Requirements</b>	
Provide a mix of cul-de-sac designs, curvilinear streets, etc.	The site is laid out using a very curvilinear design, including a semicircular drive surrounding the neighborhood park. The layout also includes cul-de-sacs and knuckles that open to open space.
Stagger front setbacks	Front setbacks will be staggered a minimum of 3 feet, from 20 feet to 23 feet.
Provide a 10-foot wide concrete trail meandering through the development	A lighted 10-foot wide concrete trail will be constructed through the northern open space area. This trail is intended to connect with future City trails in the wash to the north and to future development to the east. Trails internal to the development are proposed to be 5 feet wide.
Applicant's choice	The feature used to satisfy this requirement is the design of the central open space area. Lots front the entire area. This a rare and special feature not typically seen in current development design in the area. It provides a central area in the front yards of homes, draws people to the front of their homes, and brings life to the street.
<b>Section IIA Architectural Standards</b>	Home floor plans, colors, elevations, and materials are subject to the review and approval of the Planning and Zoning Commission.
<b>1. Floor Plans &amp; Elevations</b>	
A minimum of 5 floor plans, each with 3 elevations is required.	Will comply.
At least 5 distinct color schemes are required.	Will comply.

Diversity and uniqueness is required for elevations	Will comply.
Homes of the same elevation or color scheme cannot be placed adjacent to or across the street to each other.	Will comply.
No more than 3 consecutive similar rear elevations are allowed backing to an arterial or collector street.	Will comply.
Emphasis must be placed on front elevations and they must face the street.	Will comply.
Architectural embellishments are required around all windows.	Will comply.
<b>2. Roofs</b>	
A variety of roofing colors, shapes, textures are required. Concrete tile is required for all sloped roofs.	Will comply.
Variation of ridgelines and designs is required	Will comply.
Unique roof colors must be matched to the home color.	Will comply.
All mechanical equipment must be ground-mounted.	Will comply.
<b>3. Garages</b>	
At least one floor plan must include a side-entry garage on 65' wide and larger lots.	Will comply.
No front-loaded garage may extend more than 10 past the front of the home living area or covered porch.	Will comply.
At least one floor plan or product type shall have the	Will comply.

livable area in front of the garage.	
Front-loaded garages may not exceed 50% of the home width. 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.	Will comply.
<b>4. Patio Covers</b>	
Covered patios or covered courtyards are required.	Will comply.
Where possible, patio covers should be incorporated into the home architecture.	Will comply.
Columns and roofs must use the same principle material of the home	Will comply.
<b>5. Additions &amp; Modifications</b>	
All additions shall be constructed of the same principle material & be painted to complement the home.	Will comply.
Garages may not be converted or enclosed for other uses.	Will comply.
Accessory buildings shall only be located within walled rear yards and if over 200 square feet, shall be constructed to match or complement the building materials and colors used on the principal residence.	Will comply.
<b>Section IIB. Additional</b>	The homebuilder will choose 4 or more of the

Architecture Requirements (Pick 4)	options listed. Home elevations will submitted to the Planning and Zoning Commission for approval.
1. 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.	
2. Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission, and Pueblo.	
3. 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.	
4. Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.	

<p>5. Reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.</p>	
<p>6. 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.</p>	
<p>7. Provide one elevation per project or product type that uses flat roof, e.g., Sante Fe or Pueblo architectural style, elements.</p>	
<p>8. Applicant's choice. An opportunity for creativity and design innovation is provided here.</p>	

**STREETS**

The Muirlands is bounded on only one side by an existing street, Kortsen Road. There will be no street along the west boundary of the site due to existing development to the west. The Santa Cruz Wash and future park to the north do not allow a road connection to property to the north. A local street connection has been coordinated with the property owner for future development to the east.

**Arterial**

Kortsen Road is designated as a minor arterial road. The developer of the Muirlands will construct the north half (55 feet) of Kortsen Road where it is adjacent to the development. It is anticipated that improvements will match those

to the west, constructed adjacent to the existing middle and elementary schools. A deceleration lane will be constructed east of the entrance to allow westbound traffic to more safely enter the site.

### Local

Local streets will be constructed in compliance with City standards. Proposed right-of-way width is 44 feet, a street width of 32 feet measured from back of curb to back of curb, and a 4-foot sidewalk on each side.

### PUBLIC FACILITIES

Public facilities necessary to service The Muirlands currently exist. Municipal offices including the police station and library are located in the downtown area approximately 2.5 miles away. Fire Station No. 2 at Peart Street and 9<sup>th</sup> Street is 2 miles to the south.

### SCHOOLS

The Muirlands is within the boundaries of Casa Grande Elementary School District for grades K-8 and Casa Grande Union High School District for grades 9-12. Cholla Elementary School and Cactus Middle School are both located adjacent to the Muirlands to the west. Trails, open space, and local streets have all been designed to provide easy pedestrian and bicycle access to the schools.

Casa Grande Union High School is located less than 2 miles to the north on McCartney Road.

The developer is currently coordinating development with administrators from both districts.

### UTILITIES

#### Water

The Muirlands is within the water service area of Arizona Water Company. The project will tap into the existing water line in Kortsen Road. A Certificate of 100-year Assured Water Supply must be obtained prior to recording a final plat.

#### Sewer

The Muirlands will tap into the existing 30-inch sewer main in Kortsen Road. Wastewater will be treated at the City plant to the west. Final sewer plans are subject to the review and approval of the City Engineer.

#### Dry Utilities

Electricity, cable, telephone services, and natural gas lines all exist adjacent to Kortsen Road and will be provided at The Muirlands.

### GRADING AND DRAINAGE

The site slopes gently from southeast to northwest at a rate of 0.13 percent. The northern boundary of the site is the North Branch of the Santa Cruz Wash. This wash has estimated flows of approximately 4,000 cfs at the site. Much of the site is currently within the floodplain. Earthwork during subdivision construction will bring the site out of the floodplain and the current flood map will be amended. The flood map revision process has already started and will be ongoing during the design and construction of the subdivision. It is expected that no homes will be in the floodplain at the time they are constructed.

Stormwater from the 100-year 2-hour storm event will be retained on site. Final grading and drainage plans are subject to review and approval of the City Engineer.

#### PHASING

The site will be developed in several phases. The last phase of development consists of lots 171-180 and lots 207-210. The phasing plan shall be subject to review and approval by the City Engineer.

## CITY OF CASA GRANDE CONDITIONS

The Muirlands PAD shall also comply with the following conditions as recommended by the Casa Grande Planning and Zoning Commission:

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. The Final Traffic report for the site is subject to the review and approval of the City Engineer.
3. Council approval shall be required to allow for a gated community with private streets.
4. In addition to the proposed amenities in the main central open area, at least one ramada with table and benches shall be provided within the north half of the project.
5. Any and all designing, engineering, and/or construction of grading, drainage, retention, detention and/or similar types of plans/improvements within the park area proposed to be dedicated to the City, shall be subject to the review and approval of the City Engineer, Planning and Development Director, and Community Services Director. Said design, engineering, and construction plans/improvements within the proposed City Park area shall not compromise the usability, functionality, and maintainability of the park for public purposes as determined by the City Engineer, Planning and Development Director, and Community Service Director. The property owner's/builder's/developer's right to construct water retention and drainage facilities in the park area shall expire upon the City's acceptance of the park or as otherwise approved in conjunction with the required City approved phasing plan for the proposed City park.
6. Developer/builder shall submit a copy of the recorded CC&R's for the subject site that evidence the creation of a single Homeowner's Association for the subject subdivision prior to the issuance of any home permits for the subject property.
7. Phasing of all on-site and off-site improvements for the subject PAD shall be subject to the review and approval of the Planning and Development Director and City Engineer. Full improvements shall be provided for Kortsen Road adjacent to the site during the first phase of development.
8. The method and amount of financial assurance shall be approved as to form by the City Attorney prior to Council approval of the Final Plat(s).

9. Development of the site shall be in accordance with The Muirlands Development Guide/Plan and all applicable City codes and ordinances.

The developer/builder of the subject project shall obtain a Letter of Map Revision from FEMA that removes the subject project out of the flood plain.

11. The developer/builder of the subject property shall be responsible for designing and constructing a lighted ten-foot wide concrete multi-use path along the northern open space tract. Phasing of the path shall be subject to the review and approval of the City.

12. In consideration for the City's potential acceptance of proposed City park area improvements, including the required ten foot wide lighted pathway, as set forth in The Muirlands Development Guide, said improvements will be considered neighborhood open space improvements not City-wide community park improvements.

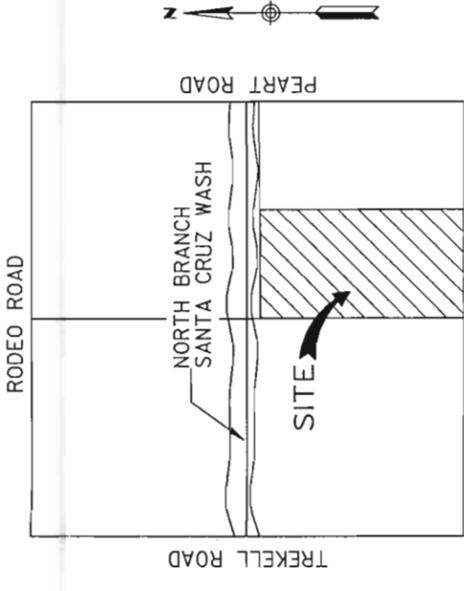
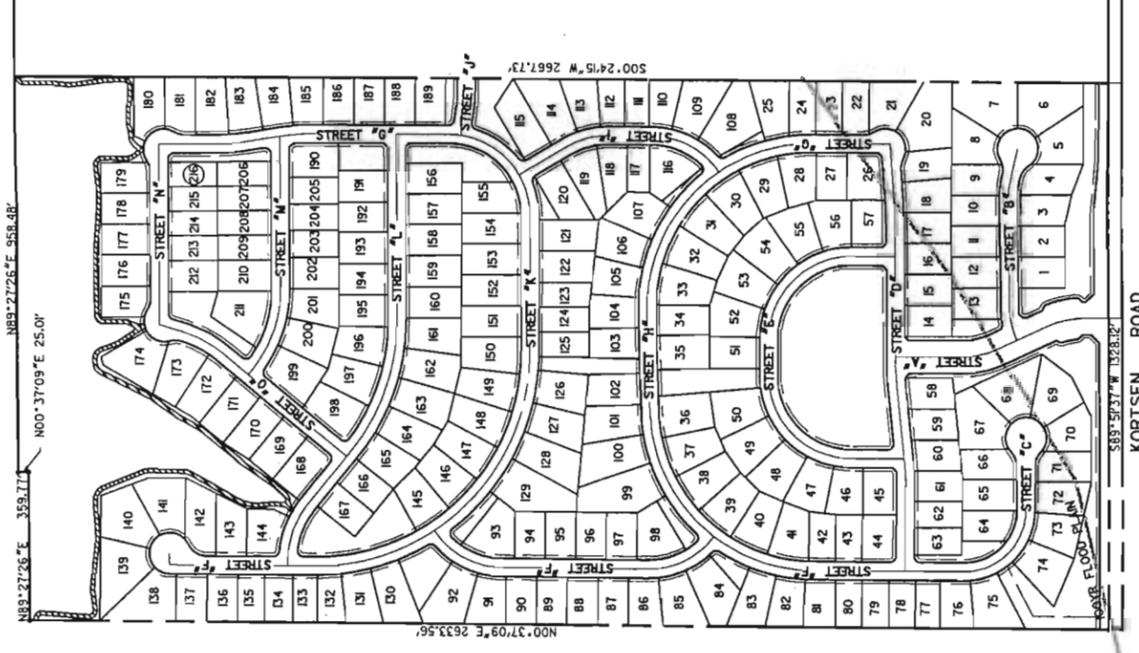
13. Landscape plan construction drawings that include details for all of the project's landscaping, signs, walls, and amenities shall be provided for the review and approval of the Planning and Development Department prior to the approval of any final plats for the subject site.

14. In the event the northern open space tract with multi-use path is not dedicated to the City, a public access and maintenance easement shall be placed over said tract.

15. Any conditions deemed necessary by Council.

# PRELIMINARY PLAT FOR THE MUIRLANDS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,  
T-6-S, R-6-E OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



KORTSEN ROAD  
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**VICINITY MAP**  
N.T.S.

**SITE DATA**  
ZONING AREA: R-6  
NET AREA: 80.68 ACRES  
NUMBER OF LOTS: 216  
BLIGHT-OUT WAY: 13.63 ACRES  
OPEN SPACE: 12.15 ACRES  
RESIDENTIAL LOTS: 50.95 ACRES  
LOTS/ACRE: 2.7

**OWNER/DEVELOPER**  
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PHONE: (480) 775-7273  
CONTACT: BILL O'BRIEN

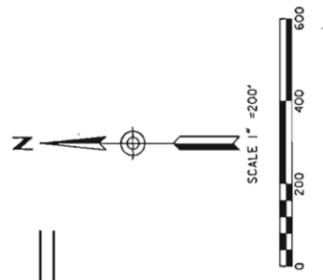
**ENGINEER**  
RICK ENGINEERING COMPANY  
1611 SHREVE DRIVE  
PHOENIX, ARIZONA 85016  
PHONE: (602) 957-3350  
CONTACT: MIKE MORRIS

**BENCH MARK**  
CITY OF CASA GRANDE BRASS CAP  
FLUSH AT THE INTERSECTION OF PEART  
ROAD AND MCMURRAY BLVD.  
ELEVATION = 1403.21

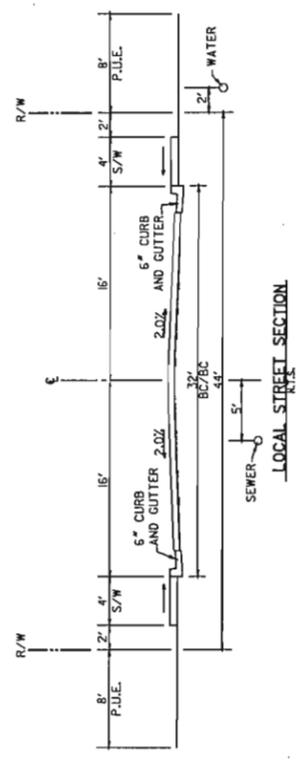
**UTILITIES & SERVICES**  
SEWER: CITY OF CASA GRANDE  
WATER: ARIZONA WATER COMPANY  
POWER: ARIZONA PUBLIC SERVICE

## THE MUIRLANDS LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH,  
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A BRASS CAP (FLUSH) FOUND MARKING THE SOUTHEAST CORNER  
OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 37 SECONDS WEST,  
ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1375.49 FEET TO A POINT  
FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 9 BEARS SOUTH 89  
DEGREES 37 MINUTES 37 SECONDS WEST, 1360.93 FEET;  
THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST, 33.00 FEET TO THE  
POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 37 MINUTES 37 SECONDS WEST, PARALLEL WITH AND  
33 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHEAST QUARTER, 1328.12 FEET;  
THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS EAST, ALONG SAID WEST  
LINE, 2633.56 FEET;  
THENCE NORTH 89 DEGREES 27 MINUTES 26 SECONDS EAST, 359.77 FEET;  
THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS EAST, 25.01 FEET TO THE  
NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9;  
THENCE NORTH 89 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG SAID NORTH  
LINE, 958.49 FEET;  
THENCE SOUTH 00 DEGREES 24 MINUTES 15 SECONDS WEST, 2667.73 FEET TO  
THE POINT OF BEGINNING.



- LEGEND**
- 84 INDICATES LOT NUMBER
  - INDICATES PROPERTY LINE
  - INDICATES RIGHT OF WAY LINE
  - INDICATES PUBLIC UTILITY EASEMENT
  - INDICATES STREET CENTERLINE
  - INDICATES EXISTING CONTOUR AND ELEVATION
  - INDICATES EXISTING UTILITIES
  - EX. 24" W INDICATES EXISTING WATERLINE
  - EX. 12" S INDICATES EXISTING SEWERLINE
  - INDICATES PROPOSED FIRE HYDRANT
  - ▨ INDICATES CONCEPTUAL LOCATION OF 10' WIDE LIGHTED CONCRETE PATH



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT & STREET SECTIONS



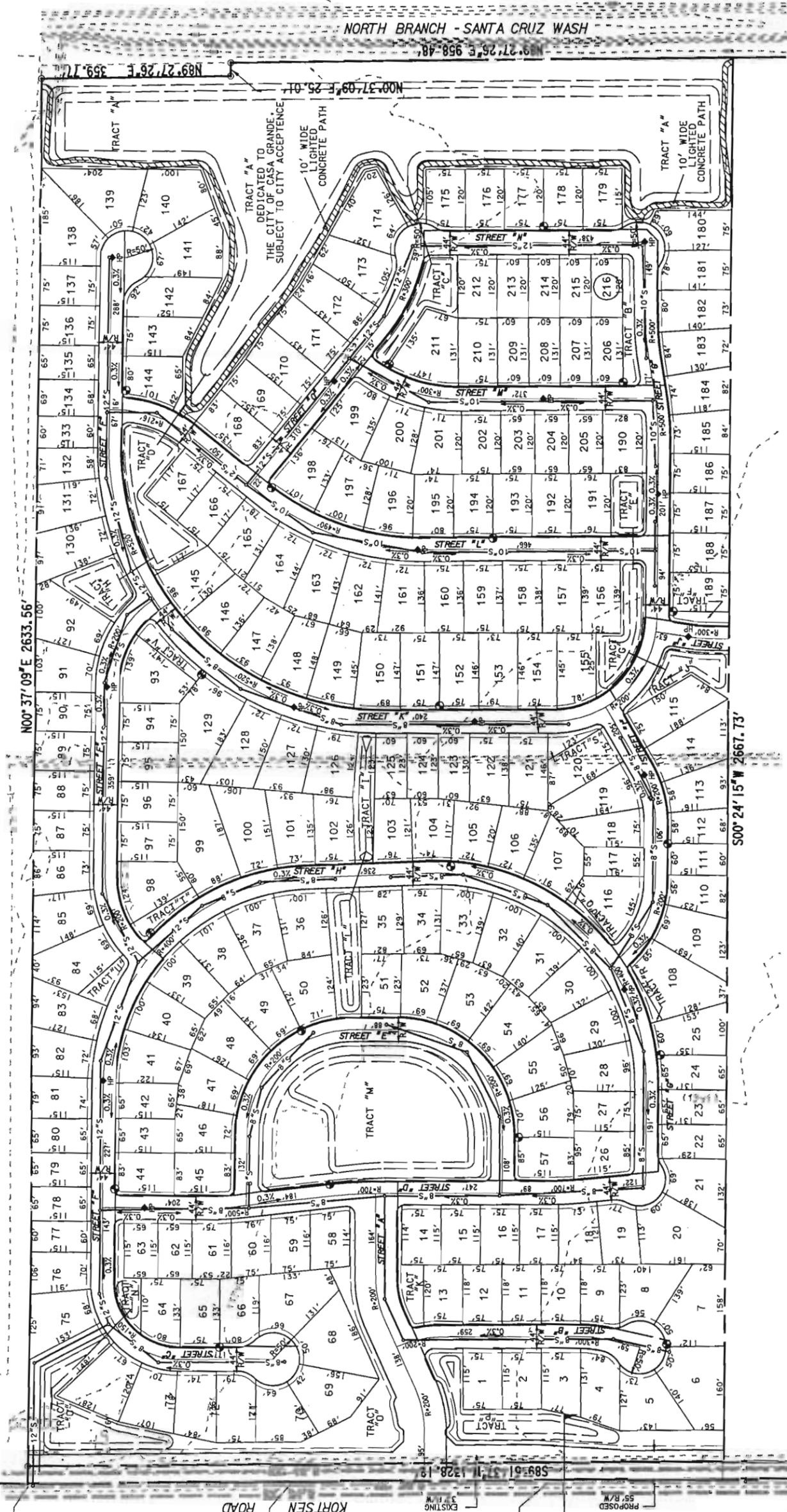
**THE MUIRLANDS**

6150 NORTH 18TH STREET  
PHOENIX, ARIZONA 85016  
602.957.3350  
602.957.3350  
RICK ENGINEERING COMPANY  
PROJECT NO. 3245  
DATE: FEB. 2005  
SHEET 1 OF 2

S.W. COR. SEC. 9,  
T-6-S, R-6-E, FD,  
B.C.H.H.

ASSESSOR PARCEL #505-07-048A  
PINAL COUNTY SCHOOL DIST 4 CASA GRANDE  
1460 NORTH PINAL AVENUE  
CASA GRANDE, AZ 85222

ASSESSOR PARCEL #505-07-058  
CASITA VERDE RV LLC  
4340 EAST WEST HWY, SUITE 206  
BETHESDA, MARYLAND 20814



ASSESSOR PARCEL #505-07-034B  
CITY OF CASA GRANDE  
300 EAST 4TH STREET  
CASA GRANDE, AZ 85222



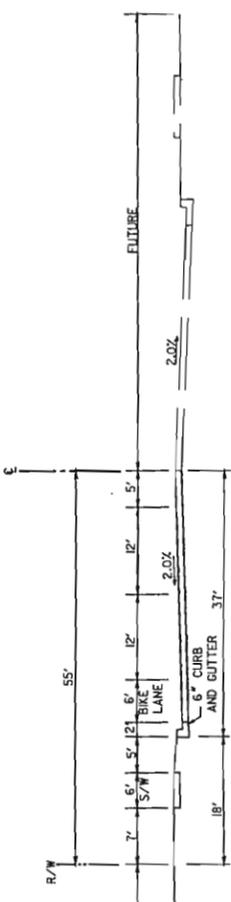
THE MUIRLANDS

6130 NORTH 18TH STREET  
PHOENIX, AZ 85016  
RICK ENGINEERING COMPANY  
(PH) 602.286.2396  
(FAX) 602.286.2396

**RICK**  
ENGINEERING COMPANY

DATE: FEB. 2005  
PROJECT NO. 3945  
SHEET 2 OF 2

1-800-STAKE-IT  
SUNNYVALE, CALIF.



MINOR ARTERIAL SECTION

S.E. COR. SEC. 9,  
T-6-S, R-6-E, FD,  
B.C. FLUSH.



SCALE 1" = 100'

