

## CITY OF CASA GRANDE

### SCOPING CHECKLIST FOR TRAFFIC IMPACT ANALYSIS

#### DATA SOURCES AND KEY ASSUMPTIONS

**Source of Existing Traffic Volumes** (cite source if using available traffic data or proposed dates of new data collection)

N/A

#### Proposed Future Background Growth Rate and Source

Proposed Annual Growth Rate: N/A

Source:



N/A



Historical Traffic Data



MAG Travel Demand Model



Other

(If other peak – please specify)

#### Other Known Developments (to be considered in addition to annual background growth)

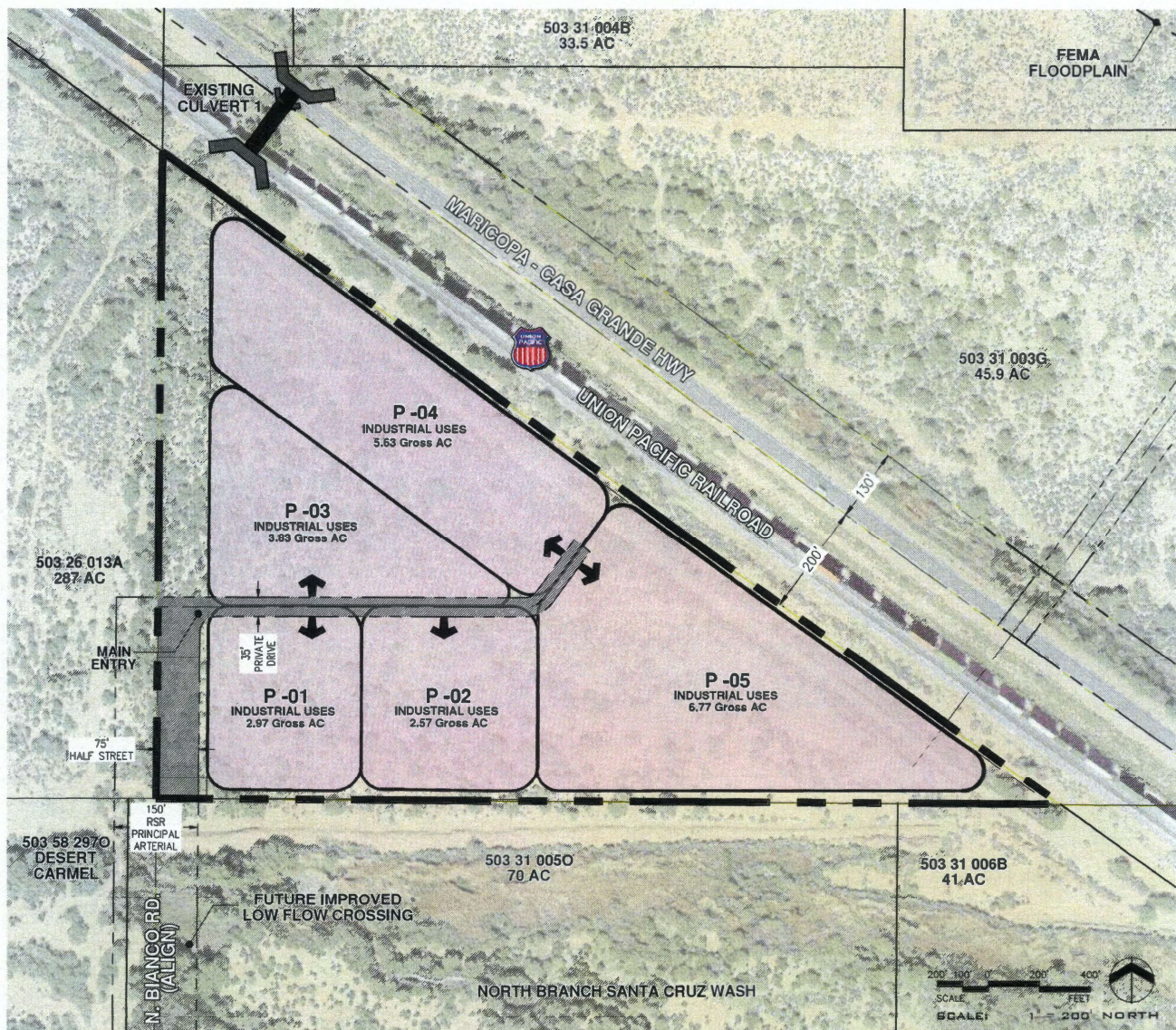
CivTech expects the City is much more aware of such planned and/or approved developments and will provide CivTech the names, the natures of the developments, the improvements to the roadway network each is expected to make, and any background traffic information needed for the traffic study of the subject development.

#### Planned/Programmed Improvements (improvements by others assumed to be in place prior to opening of proposed development)

As noted above, beyond any publicly-financed improvements CivTech may identify in its review of the City's Capital Improvement Program (CIP), the City is likely much more aware of improvements by other developments in the area (or of public improvements expected beyond the typical five years of the City's CIP). CivTech welcomes the City's assistance in providing this information.

## SUB1\_Site Plan, Legal Description, Plat Map





#### PROJECT DATA

PROJECT	INDUSTRIAL PARK
JURISDICTION	PINAL COUNTY (CASA GRANDE PLANNING AREA)
LOCATION	SEC OF W. MARICOPA - CASA GRANDE HWY, & N. BIANCO RD. CASA GRANDE, AZ
APN	503 31 003B
GROSS SITE AREA	21.77Ac. (948,372.4 SQ. FT.)
PINAL COUNTY COMPREHENSIVE PLAN	EMPLOYMENT
PINAL COUNTY GROWTH AREA	WEST PINAL GROWTH AREA
CASA GRANDE 2030 GENERAL PLAN DESIGNATION	MANUFACTURING / INDUSTRY
ZONING	
EXISTING	GR (GENERAL RURAL)
PROPOSED	I-3 (INDUSTRIAL)
SETBACKS	
FRONT	15' (EXCEPT AS PROVIDED IN PCDSC 2.105.030)
SIDE	NONE
REAR	10' (EXCEPT AS PROVIDED IN PCDSC 2.105.030)
RES. ADJ.	10' (SEE PCDSC 2.105.030)
MAX. BLDG. HEIGHT	35'
REGIONALLY SIGNIFICANT ROUTES	RSR PRINCIPAL ARTERIALS N. BIANCO RD. MARICOPA - CASA GRANDE HWY.

#### UTILITY TABLE

UTILITY	PROVIDER
WATER	AZ WATER
SEWER	SEPTIC
ELECTRIC	TBD

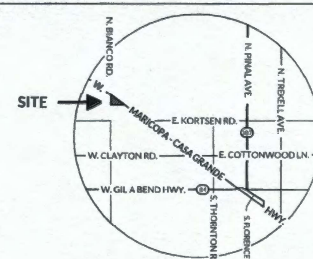
#### LEGEND

■■■■■	PROPERTY BOUNDARY
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#### NOTES:

- STRUCTURES: VACANT LAND WITH NO EXISTING OR PROPOSED STRUCTURES.
- ACCESS: PROPOSED ACCESS (MAIN ENTRY) WILL BE PROVIDED FROM N. BIANCO RD. THROUGH THE CASA GRANDE MANUFACTURING / INDUSTRIAL AREA. NO ACCESS IS PROPOSED FROM THE MARICOPA - CASA GRANDE HWY.
- LANDSCAPING: EXISTING VEGETATION TO REMAIN TO EXTENT POSSIBLE. FUTURE PROPOSED SITE DEVELOPMENTS WILL ADHERE TO LANDSCAPING REQUIREMENTS.
- WALLS, FENCES, & SIGNS: TYPE, HEIGHT, AND MATERIALS FOR FUTURE PROPOSED WALLS, FENCES, AND SIGNS WILL COMPLY WITH ALL CODES, APPROPRIATE PROCESSES, AND BE COMPLETED IN A QUALITY AND PROFESSIONAL MANNER.
- PARKING: FUTURE PROPOSED PARKING WILL COMPLY ZONING ORDINANCE PARKING STANDARDS PER USE TYPE.
- SETBACKS: SETBACKS WILL COMPLY WITH APPROVED CI-2 ZONING ORDINANCE.

#### VICINITY MAP



#### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH LIES SOUTHWESTERLY OF THE SOUTHERN PACIFIC RAILROAD.

#### APPLICANT

IFIDA AZ LAND PARTNERS LLC  
DAN CARLESS  
(718) 505 - 4805  
DANC@CORONADOREALTYADVISORS.COM



## W. MARICOPA - CASA GRANDE HWY. & N. BIANCO RD. INDUSTRIAL PARK CASA GRANDE, ARIZONA CONCEPTUAL SITE PLAN

2084 (11x17) AUGUST 2, 2023  
**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
This plan is conceptual and subject to change through the planning and development process.





*First American Title*

**Exhibit A**

ISSUED BY

**First American Title Insurance Company**

File No: 600221654

File No.: 600221654

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH LIES SOUTHWESTERLY OF THE SOUTHERN PACIFIC RAILROAD.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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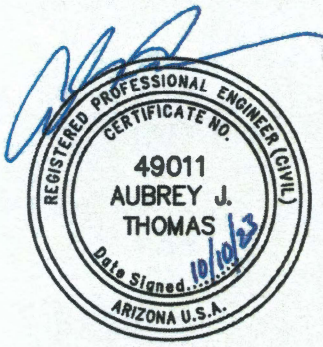






## SUB1\_Drainage Report





**HILGARTWILSON**

HAS JOINED COLLIERS ENGINEERING & DESIGN

## MEMORANDUM

Prepared by: HILGARTWILSON  
Date: October 10, 2023  
RE: Casa Grande Hwy & N. Bianco & Rodeo Road – Rezone Master Drainage Summary

### INTRODUCTION AND BACKGROUND

HILGARTWILSON has prepared an assessment of the existing drainage conditions for the property located at the southeast corner of the Maricopa Casa Grande Highway (State Route 238) and Bianco Road. The Project is approximately 22 acres of undeveloped desert in unincorporated Pinal County. The Project includes a portion of Section 10 Township 6 South, Range 5 East of the Gila and Salt River Base Meridian. The Project is bounded by Cowtown Road and the Union Pacific Railroad (UPRR) railway to the north and by the North Branch Santa Cruz Wash (NBSCW) to the south. Refer to the Vicinity Map below (Figure 1 in the Appendix) for an overview of the Project location and surrounding area.



Figure 1: Vicinity Map





## FEMA FLOOD HAZARDS

The property is located within the Federal Emergency Management Agency's (FEMA) Zone A as delineated on the FEMA Flood Insurance Rate Map (FIRM) panel 04021C1175E dated December 4, 2007. Flood Zone A is defined as:

### Zone A:

Areas subject to inundation by the 1% annual chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

## GRADING AND DRAINAGE

The Project grading and drainage design will comply with the drainage policies outlined in the Pinal County Drainage Manual Volume I – Design Criteria, Drainage Manual Volume II – Design Methodology and Procedures (PCDM) (Pinal County 2004).

The Project is currently undeveloped natural desert with sparse vegetation and under existing conditions drains northeast to southwest at an approximate slope of 0.4 percent. The property is entirely within the existing Zone A North Branch Santa Cruz Wash floodplain. The flows conveyed within the North Branch of the Santa Cruz Wash would traverse the property from east to west. Refer to Figure 3 Master Drainage and Hydrology Plan in the Appendices for the existing flow pattern and topography. The existing drainage pattern will continue in developed conditions and during large storm events the Property may be subject to flooding along the northern overbank of the North Branch Santa Cruz Wash. The property will be accessed from the south via Bianco Road. The existing at-grade crossing of Bianco Road at the North Branch of the Santa Cruz Wash will be improved with a paved low flow crossing. The low flow crossing at Bianco Road will serve to provide access to the Project during dry conditions and will convey minor flows during smaller storm events.

Due to the level of impact caused by the North Branch Santa Cruz Wash, the existing drainage pattern is not currently proposed to be significantly modified or channelized. Drainage improvements on the site may include elevated fill where necessary to ensure that any habitable structures built within the Project are elevated a minimum of 12 inches above the 100-year water surface elevation within the NBSCW, in compliance with the PCDM. The Project will provide stormwater retention in compliance with the PCDM, thus ensuring that the post development flowrates are below the existing condition flowrates exiting the property. Retention basins will provide a means of dewatering within the mandatory 36-hours and this will be achieved either through the use of natural infiltration, drywells or bleed-off pipes. The historical drainage patterns will be observed and flows will exit the Project at the southwest corner following the historical outfall location.





## REFERENCES

Pinal County, (August 2004). *Pinal County Drainage Design Manual, Arizona, Volume I – Design Criteria*. Phoenix, Arizona.

Pinal County, (August 2004). *Pinal County Drainage Design Manual, Arizona, Volume II – Design Methodology and Procedures*. Phoenix, Arizona.

## APPENDICES

- Figure 1 Vicinity Map
- Figure 2 FEMA Flood Map
- Figure 3 Master Drainage and Hydrology Plan





## ATTACHMENT 1

### FIGURES