

EXHIBIT E CONCEPTUAL MASTER PLAN



Project Data	
Current Land Use	Agriculture/Undeveloped
Existing Zoning District	CR-3 PAD
Proposed Zoning District	RS-5 and RM PAD
Gross Area	308.53 AC
Net Area	284.32 AC
Gross Open Space	61.7 AC Minimum
Net Open Space	51.2 AC Minimum
Gross Open Space Percentage	20% Minimum

Proposed Maximum Parcel Yields (and proposed underlying zoning)	Units
Parcel 1 (RS-5)	95
Parcel 2 (RS-5)	112
Parcel 3 (RS-5)	128
Parcel 4 (RS-5)	96
Parcel 5 (RS-5)	136
Parcel 6 (RS-5)	111
Parcel 7 (RS-5)	97
Parcel 8 (RS-5)	67
Parcel 9 (RS-5)	133
Parcel 10 (RS-5 or RM)	220
Parcel 11 (RS-5)	62
Parcel 12 (RS-5)*	61
Total Yield	1318
Proposed Gross Density	4.27 du/ac

Proposed development plan is a conceptual site plan only and subject to change

*Note: In accordance with the school donation agreement executed with Casa Grande Elementary School District, Parcel 12 is identified as a school site in the PAD. Parcel 12 will be approved for underlying RS-5 zoning to permit the development of single family homes if the district does not develop a school on this parcel. The development standards identified in Table 3 and other deviations to the development standards allowed in the PAD will control future single family development on Parcel 12.

