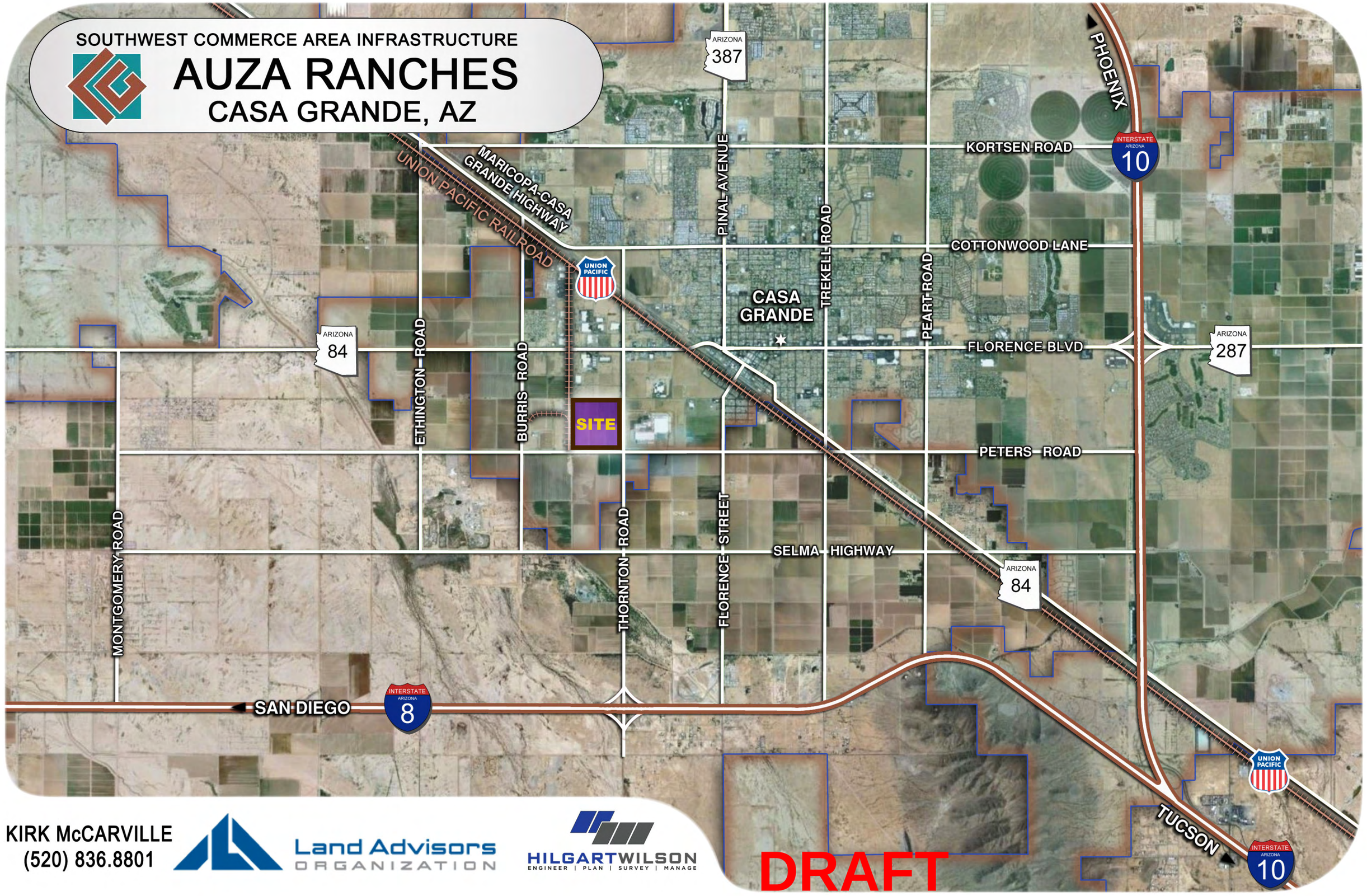
SOUTHWEST COMMERCE AREA INFRASTRUCTURE

AUZA RANCHES

CASA GRANDE, AZ



KIRK McCARVILLE
(520) 836.8801

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Southwest Commerce Area Infrastructure

VICINITY MAP

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U:\1500\1537\ENGR\EXHIBITS\1537-VICINITY MAP.DWG 3/3/2015 11:15 AM

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Source: City of Casa Grande, "General Plan 2020 – Land Use", Map C-1

GILA BEND HIGHWAY

ARIZONA 84

ARIZONA 387

ARIZONA 287

CITY HALL

FLORENCE BLVD

UNION PACIFIC RAILROAD

MAIN AVENUE

FLORENCE STREET

3RD AVENUE

UNION PACIFIC

SR 84

PARK BLVD

DES OFFICE

UDA FRANKLIN FOODS

COMMONWEALTH DAIRY AMENDMENT

BURRIS ROAD

RAILROAD SPUR

GRAHAM PACKAGING

CASA GRANDE BUSINESS PARK UNIT IV

LAWRENCE STREET

CASA GRANDE BUSINESS PARK UNIT III

DAISY BRAND

CASA GRANDE COMMERCE PARK

OCOTILLO SCHOOL PORTABLE BUILDING

ASH AVENUE

SOUTHWEST METALS PROCESSING

RAILROAD SPUR

NORTH AMERICAN ENERGY

CENTRAL ARIZONA COMMERCE PARK

C.G. VALLEY NEWSPAPERS

COMMERCE DR

AUZA RANCHES

APN:503-48-005A

THORNTON ROAD

WALMART DISTRIBUTION CENTER

MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION

PETERS ROAD

TRACTOR SUPPLY COMPANY

CHUICHU ROAD

SELMA HIGHWAY

DRAFT

North

AUZA RANCHES

Casa Grande, AZ

Southwest Commerce Area Infrastructure

GENERAL LAND USE PLAN (2020)

LEGEND

- CITY OF CASA GRANDE
- AGRICULTURE
- COMMERCE AND BUSINESS
- MANUFACTURING/ INDUSTRIAL
- NEIGHBORHOODS
- COMMUNITY CENTER

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UR
B-4
B-4
I-2
BURRIS ROAD
RAILROAD SPUR
UDA
FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
PARK BLVD
I-2
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
N Thornton Rd
I-2
GILA BEND HIGHWAY
W Gila Bend Hwy
B-4
ARIZONA 84
W Main Ave
DES OFFICE
W 1st St
R1-a
UR
B-2
ARIZONA 387
CITY HALL
FLORENCE BLVD
W Florence Blvd
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
Main St
W 4th
W 2nd St
FLORENCE STREET
N Marshall St
B-3
N Brown Ave
I-1
DAISY BRAND
W Ash Ave
CASA GRANDE COMMERCE PARK
3RD AVENUE
B-4
E 2nd
ARIZONA 84
UNION PACIFIC
E Main St
E Main Ave
N Henness St
R-3
R-1
OCOTILLO SCHOOL PORTABLE BUILDING
E Ash Ave
ASH AVENUE
B-2
I-1
SR 84
N Brown Ave
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
C.G. VALLEY NEWSPAPERS
COMMERCE DR
ASH AVENUE
I-2
AUZA RANCHES
APN:503-48-005A
THORNTON ROAD
WALMART DISTRIBUTION CENTER
I-1
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
I-1
S Florence St
FLORENCE STREET
B-2
S Chuichu Rd
W Peters Rd
PETERS ROAD
PETERS ROAD
I-2
TRACTOR SUPPLY COMPANY
I-2
CHUICHU ROAD
FLOOD PLAIN
SELMA HIGHWAY
SELMA HIGHWAY
North

AUZA RANCHES

Casa Grande, AZ
Southwest Commerce Area Infrastructure

EXISTING ZONING

LEGEND

B-1	PAD-RV
B-2	R-1
B-3	R-1a
B-4	R-2
CO	R-3
I-1	R-4
I-2	RR
NOT AVAILABLE	SH
PAD	UR

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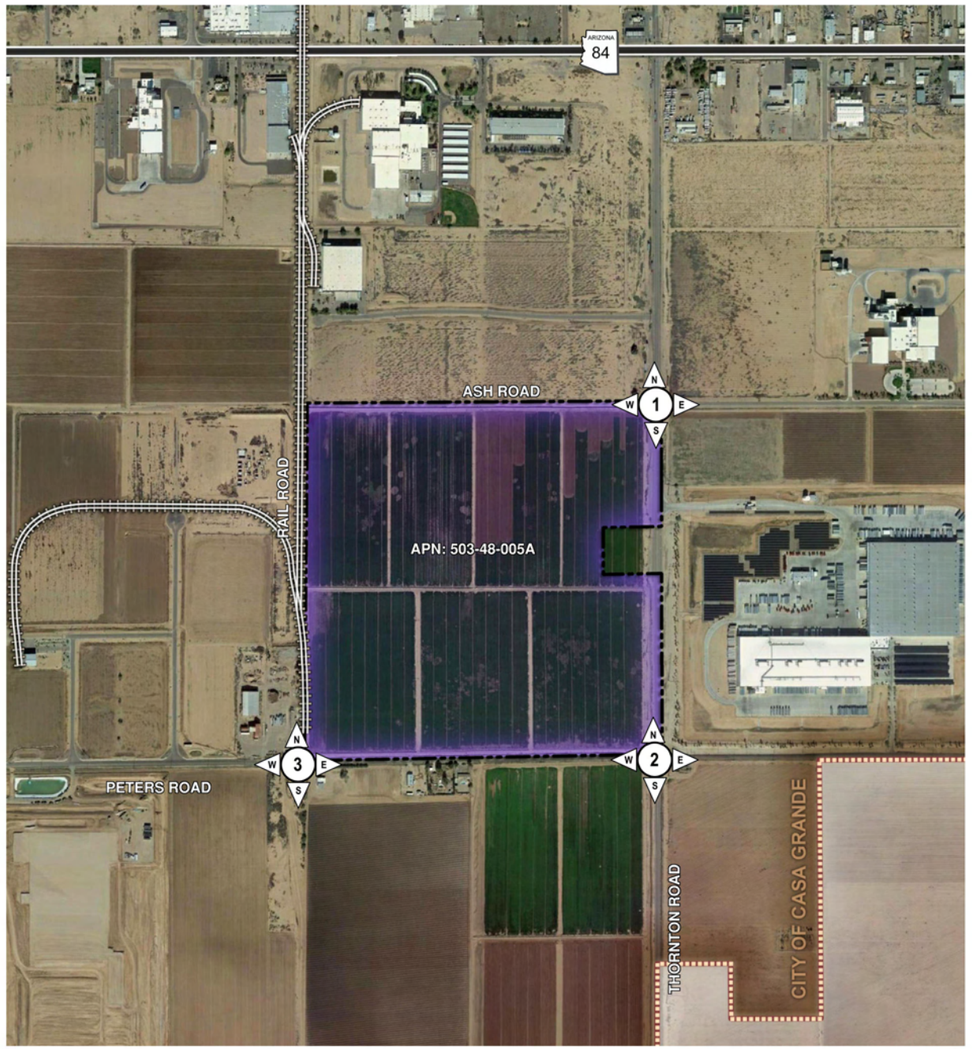




















Source: Google Earth Street View

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CONTEXT PLAN

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Source: Arizona Water Compnay maps, offsite Ash Street Phase 1, Pepsi Improvement fund

GILA BEND HIGHWAY
CITY HALL
FLORENCE BLVD
ARIZONA 387
ARIZONA 84
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
3RD AVENUE
FLORENCE STREET
SR 84
CITY OF CASA GRANDE
BURRIS ROAD
PARK BLVD
RAILROAD SPUR
LAWRENCE STREET
ASH AVENUE
RAILROAD SPUR
COMMERCE DR
THORNTON ROAD
PETERS ROAD
SELMA HIGHWAY
CHUICHU ROAD
AUZA RANCHES
APN:503-48-005A
COMMONWEALTH DAIRY AMENDMENT
UDA FRANKLIN FOODS
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
CASA GRANDE BUSINESS PARK UNIT III
DES OFFICE
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
SOUTHWEST METALS PROCESSING
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
C.G. VALLEY NEWSPAPERS
WALMART DISTRIBUTION CENTER
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
TRACTOR SUPPLY COMPANY
FLOOD PLAIN
EX. 16"W
EX. 12"W
EX. 8"W
EX. 6"W
EX. 24"W
EX. 4"W
PROP 16"W
PROP 12"W
PROP 12"W (TO REPLACE EX. 6"W)

AUZA RANCHES

Casa Grande, AZ
Southwest Commerce Area Infrastructure

WATER
ARIZONA WATER COMPANY

LEGEND

EXISTING WATER
(4", 6", 8", 12", 16" & 24")

PROPOSED WATER
(12" & 16")

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Source: City of Casa Grande Public Works / GIS Department, City of Casa Grande Interceptor Sewer Modeling Exhibit 6.1.1 Future System Map

CITY OF CASA GRANDE
GILA BEND HIGHWAY
ARIZONA 84
ARIZONA 387
CITY HALL
FLORENCE BLVD
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
FLORENCE STREET
3RD AVENUE
UNION PACIFIC
SR 84
EX. 24"SS
EX. 15"SS
PARK BLVD
UDA
FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
DES OFFICE
EX. 8"SS
BURRIS ROAD
RAILROAD SPUR
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
EX. 12"SS
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
EX. 8"SS
EX. 15"SS
ASH AVENUE
PROP 36"SS
EX. 36"SS
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
AUZA RANCHES
APN:503-48-005A
THORNTON ROAD
WALMART DISTRIBUTION CENTER
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
EX. 12"SS
FLORENCE STREET
PROP 10"SS
EX. 10"SS
EX. 8"SS
C.G. VALLEY NEWSPAPERS
COMMERCE DR
PROP 12"SS
EX. 27"SS
PROP 27"SS
PROP 21"SS
EX. 18"SS
PETERS ROAD
CITY OF CASA GRANDE
TRACTOR SUPPLY COMPANY
PROP 12"SS
CHUICHU ROAD
PROP 30"SS
CITY OF CASA GRANDE
CITY OF CASA GRANDE
FLOOD PLAIN
SELMA HIGHWAY
PROP 24"SS
PROP 12"SS
PROP 15"SS
24"SS
DRAFT
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Southwest Commerce Area Infrastructure

WASTEWATER

CITY OF CASA GRANDE

LEGEND

EXISTING SEWER
(8", 10", 12", 15", 18", 21", 24", 27" & 36")

PROPOSED SEWER
(10", 12", 15", 21", 24" 27", 30" & 36")

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Source: APS QS Maps, ED2 QS Maps, Google Earth

GILA BEND HIGHWAY
ARIZONA 84
ARIZONA 387
CITY HALL
FLORENCE BLVD
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
FLORENCE STREET
3RD AVENUE
ARIZONA 84
SR 84
CITY OF CASA GRANDE
BURRIS ROAD
RAILROAD SPUR
PARK BLVD
UDA
FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
DES OFFICE
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
ASH AVENUE
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
C.G. VALLEY NEWSPAPERS
COMMERCE DR
AUZA RANCHES
APN:503-48-005A
THORNTON ROAD
WALMART DISTRIBUTION CENTER
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
FLORENCE STREET
CITY OF CASA GRANDE
ASH AVENUE
PETERS ROAD
CITY OF CASA GRANDE
TRACTOR SUPPLY COMPANY
CITY OF CASA GRANDE
CITY OF CASA GRANDE
SELMA HIGHWAY
PETERS ROAD
CITY OF CASA GRANDE
CHUICHU ROAD
FLOOD PLAIN
SELMA HIGHWAY
North

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Casa Grande, AZ
Southwest Commerce Area Infrastructure

ELECTRIC
APS

LEGEND

- OVERHEAD TRANSMISSION
- OVERHEAD PRIMARY
- OVERHEAD SECONDARY
- OVERHEAD SERVICE
- UNDERGROUND DIRECT BURIED
- UNDERGROUND SECONDARY

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Source: SWG QS Maps, E.P.N.G./Kinder Morgan Info (Limited)

GILA BEND HIGHWAY
4" SWG
6" SWG
ARIZONA 84
ARIZONA 387
CITY HALL
FLORENCE BLVD
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
FLORENCE STREET
3RD AVENUE
ARIZONA 84
SR 84
CITY OF CASA GRANDE
20" EPNG
12-3/4" EPNG
BURRIS ROAD
RAILROAD SPUR
PARK BLVD
6" SWG
UDA
FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
DES OFFICE
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
ASH AVENUE
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
C.G. VALLEY NEWSPAPERS
COMMERCE DR
AUZA RANCHES
APN:503-48-005A
THORNTON ROAD
WALMART DISTRIBUTION CENTER
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
FLORENCE STREET
PETERS ROAD
TRACTOR SUPPLY COMPANY
CHUICHU ROAD
FLOOD PLAIN
SELMA HIGHWAY
DRAFT
North

AUZA RANCHES

Casa Grande, AZ
Southwest Commerce Area Infrastructure

NATURAL GAS

SOUTHWEST GAS
EL PASO NATURAL GAS

LEGEND

SOUTHWEST GAS
- EXISTING 2" GAS
- EXISTING 4" GAS
- EXISTING 6" GAS

EL PASO NATURAL GAS
- EXISTING 12 3/4" GAS
- EXISTING 20" GAS

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Source: George Cairo Engineering, Inc., San Carlos Irrigation District Map

SAN CARLOS IRRIGATION DISTRICT

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ARIZONA 84
ARIZONA 387
CITY HALL
FLORENCE BLVD
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
FLORENCE STREET
3RD AVENUE
ARIZONA 84
SR 84
DES OFFICE
PARK BLVD
UDA FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
CASA GRANDE BUSINESS PARK UNIT IV
GRAHAM PACKAGING
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
ASH AVENUE
CITY OF CASA GRANDE
BURRIS ROAD
RAILROAD SPUR
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
COMMERCE DR
C.G. VALLEY NEWSPAPERS
AUZA RANCHES
APN:503-48-005A
THORNTON ROAD
WALMART DISTRIBUTION CENTER
FLORENCE STREET
CITY OF CASA GRANDE
PETERS ROAD
PETERS ROAD
CITY OF CASA GRANDE
CITY OF CASA GRANDE
TRACTOR SUPPLY COMPANY
CASA GRANDE
CHUICHU ROAD
CITY OF CASA GRANDE
FLOOD PLAIN
SELMA HIGHWAY
SELMA HIGHWAY
North

AUZA RANCHES
Casa Grande, AZ
Southwest Commerce Area Infrastructure

SAN CARLOS IRRIGATION DISTRICT

LEGEND

SAN CARLOS IRRIGATION FACILITIES

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Source: Centurylink QS Maps

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ARIZONA 84
ARIZONA 387
CITY HALL
FLORENCE BLVD
ARIZONA 287
UNION PACIFIC RAILROAD
MAIN AVENUE
FLORENCE STREET
3RD AVENUE
ARIZONA 84
SR 84
CITY OF CASA GRANDE
BURRIS ROAD
RAILROAD SPUR
PARK BLVD
UDA
FRANKLIN FOODS
COMMONWEALTH DAIRY AMENDMENT
GRAHAM PACKAGING
CASA GRANDE BUSINESS PARK UNIT IV
DES OFFICE
DAISY BRAND
CASA GRANDE COMMERCE PARK
OCOTILLO SCHOOL PORTABLE BUILDING
LAWRENCE STREET
CASA GRANDE BUSINESS PARK UNIT III
ASH AVENUE
SOUTHWEST METALS PROCESSING
RAILROAD SPUR
NORTH AMERICAN ENERGY
CENTRAL ARIZONA COMMERCE PARK
AUZA RANCHES
APN:503-48-005A
C.G. VALLEY NEWSPAPERS
COMMERCE DR
THORNTON ROAD
WALMART DISTRIBUTION CENTER
MONSANTO COTTON BREEDING FACILITY EQUIPMENT SHED ADDITION
FLORENCE STREET
CITY OF CASA GRANDE
PETERS ROAD
PETERS ROAD
CITY OF CASA GRANDE
TRACTOR SUPPLY COMPANY
CITY OF CASA GRANDE
CITY OF CASA GRANDE
CHUICHU ROAD
FLOOD PLAIN
CITY OF CASA GRANDE
SELMA HIGHWAY
SELMA HIGHWAY
North

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Casa Grande, AZ
Southwest Commerce Area Infrastructure

TELECOMMUNICATION
CENTURYLINK

LEGEND
CENTURYLINK SERVICE
NOTE: CENTURYLINK CONFIMS FIBER OPTIC IN THE AREA

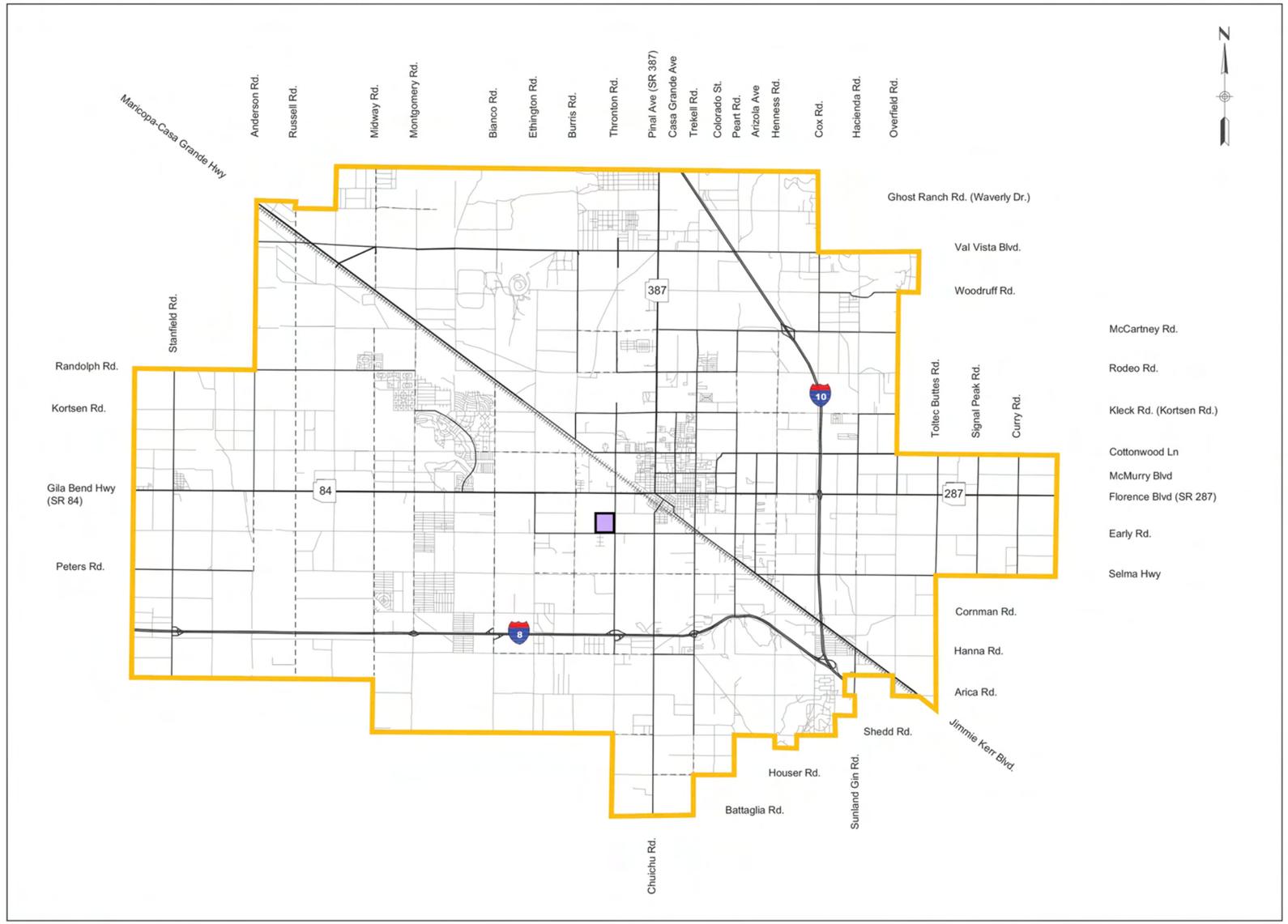
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SURFACE TYPE

Surface Type

- Paved
- Non-paved
- Study Area

FIGURE 4-5

2005 Casa Grande Small Area Transportation Study

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WILSON & COMPANY

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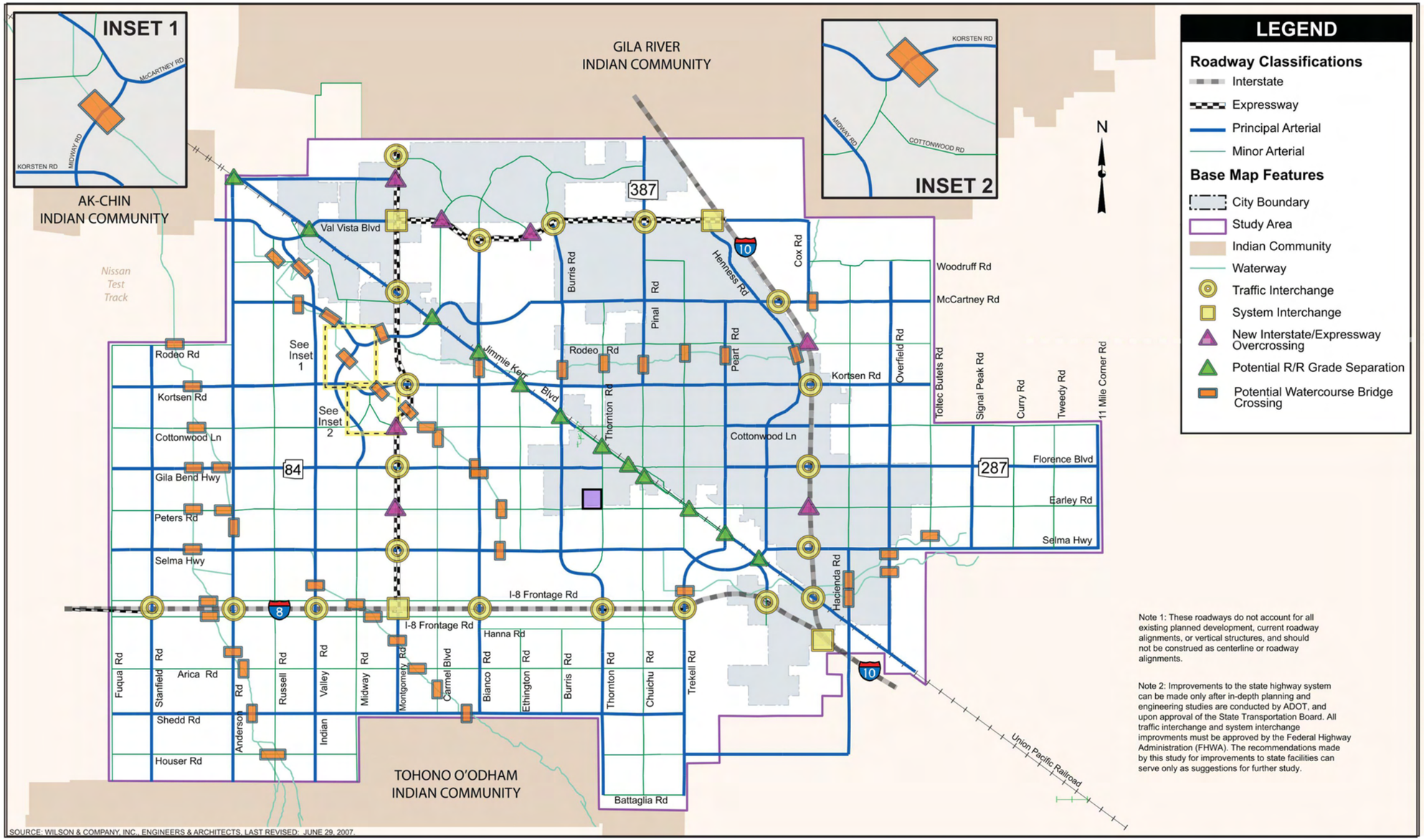
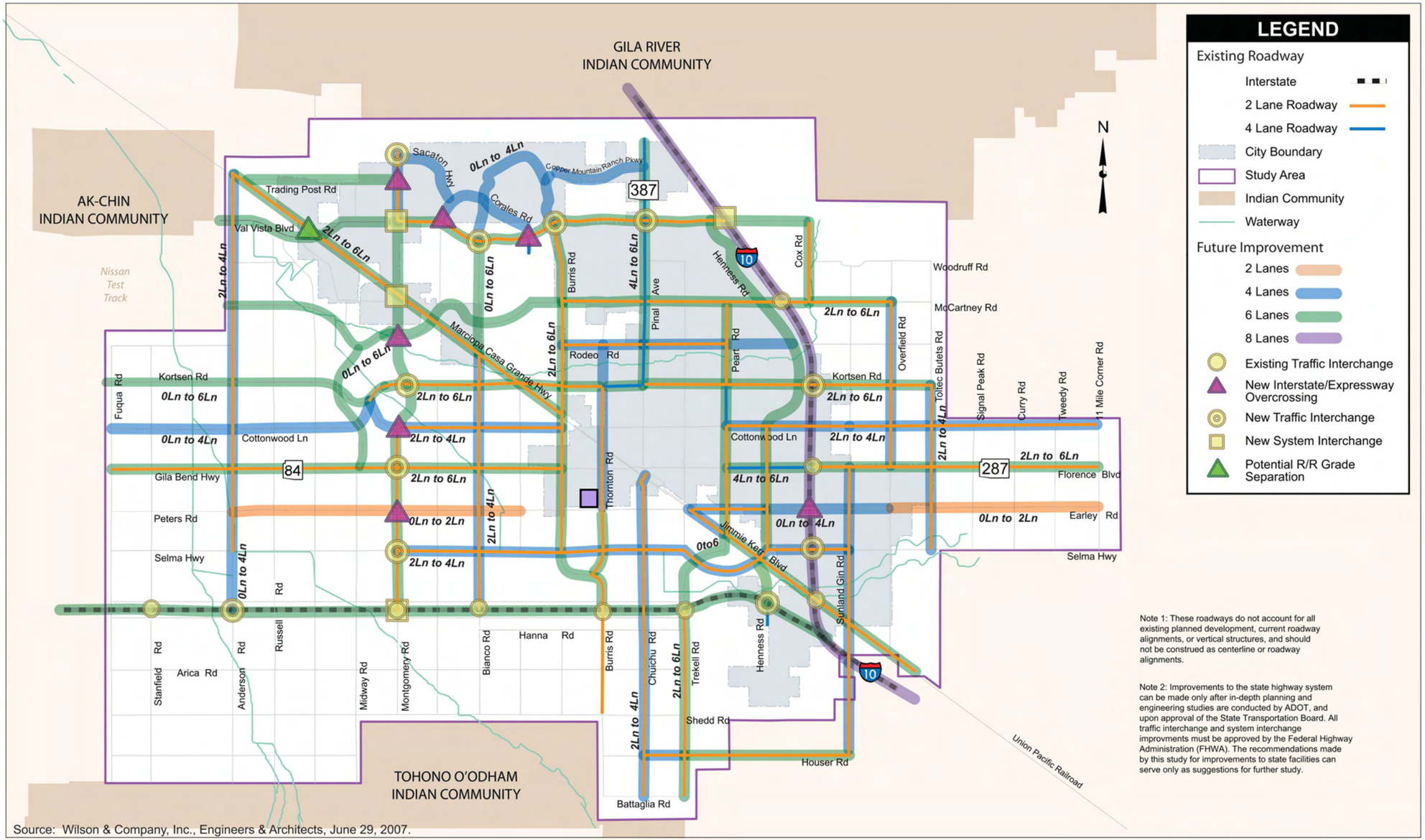


FIGURE 6-1
Future Roadway Functional Classification Plan

DRAFT



Note 1: These roadways do not account for all existing planned development, current roadway alignments, or vertical structures, and should not be construed as centerline or roadway alignments.

Note 2: Improvements to the state highway system can be made only after in-depth planning and engineering studies are conducted by ADOT, and upon approval of the State Transportation Board. All traffic interchange and system interchange improvments must be approved by the Federal Highway Administration (FHWA). The recommendations made by this study for improvements to state facilities can serve only as suggestions for further study.

Source: Wilson & Company, Inc., Engineers & Architects, June 29, 2007.

FIGURE 6-2
Year 2030 Roadway Improvement Plan

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