



CONCEPTUAL LOOP ROAD ALIGNMENT.
FINAL LAYOUT TO BE APPROVED WITH
SITE DEVELOPMENT/ SUBDIVISION PLAT.
PROPERTY OWNER HAS TENTATIVELY
AGREED TO ALIGNMENT

CASA GRANDE
MOUNTAIN RANCH

Section 14

LAND USE SUMMARY		BEFORE ADOT	AFTER ADOT
		EXPANSION OF I-18	EXPANSION OF I-18
COMMERCIAL:	7.4 AC	7.4AC	
BUSINESS PARK:	45.2 AC	45.2 AC	
LIGHT INDUSTRIAL:	219.2 AC	209.2 AC	
GARDEN OFFICE:	34.7 AC	34.7 AC	
CORPORATE OFFICE:	161.7 AC	101.1 AC	
OPEN SPACE:	8.9 AC	8.9 AC	
TOTAL NET DEVELOPABLE:	477.1 AC	406.5 AC	
CORNMAN LOOP ROAD ROW:	28.2 AC	28.2 AC	
HENNESS ROAD ROW:	3.2 AC	3.2 AC	
INTERIOR LOCAL ROW:	16.4 AC	16.0 AC	
PROPOSED PROJECT ROW:	47.8 AC	47.4 AC	
FUTURE ADOT ROW:		71.0 AC	
TOTAL SITE AREA	524.9 AC	524.9 AC	

NOTE:
INTERNAL LOT LINES ARE SCHEMATIC ONLY.
FINAL LOT LINES TO BE DETERMINED WITH EACH PHASED
PLAT OF REGIONAL GATEWAY COMMERCE CENTER

REGIONAL GATEWAY COMMERCE CENTER

CASA GRANDE, AZ

MASTER LAND USE PLAN

PREPARED FOR: CASA GRANDE MOUNTAIN RANCH LIMITED PARTNERSHIP, GEORGE CHASSE - GENERAL PARTNER
DATE: 2-18-14

SCALE: 1" = 400'
0' 200' 400' 800' 1200'
NORTH

EXHIBIT 4

