

# **BIANCO ANNEXATION**

Infrastructure and Services Plan

Northeast Corner of Bianco Road and Equinox Road

Submittal: May 24, 2024

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## Section I Introduction

This document is being prepared for the City of Casa Grande per the Arizona Revised Statutes 9-471 (O):

*On or before the date the governing body adopts the ordinance annexing territory, the governing body shall have approved a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final pursuant to subsection D of this section.*

This plan is intended to provide a detailed summary of the existing and planned public infrastructure and city services for the Annexation Area.

## Section II Annexation Area

The Bianco Annexation is approximately 81 acres, comprised of 3 parcels generally located at the northeast corner of Bianco Road and Equinox Road in unincorporated Pinal County, Arizona. See below aerial vicinity map and attached Legal Description and Map. The Property is undeveloped land used for agricultural purposes and is zoned GR General Rural within Pinal County. The Property is located within the City of Casa Grande Planning Boundary.



## Section III Existing and Planned Public Utility Infrastructure

### A. Roadway(s)

#### Bianco Road

- Existing            2 Paved lanes of traffic
- Proposed        Principal Arterial
  - Full road section = 140' of ROW

#### Illinois Road

- Existing            Unimproved dirt road
- Proposed        Collector
  - Full road section = 60' of ROW

There is adequate access to the annexation site from abutting Bianco Road. Improvements to these proposed roadways will be determined as development occurs.

### B. Utilities

- Water                Arizona Water Company
  - Existing 12" water line along Kortsen Road north of the annexation area.
- Wastewater        The City of Casa Grande
  - Existing 36" gravity main along Burris Road east of the annexation area.
- Power                APS
- Gas                   Southwest Gas Corporation
- Telephone        Cox Communications

Water and wastewater, power, gas, and communications are currently accessible or nearby and available to support any proposed development of the Annexation Area.

## Section III Current and Planned City Services

The City of Casa Grande will provide a variety of services to the proposed annexation area following adoption. The following outline describes those services in more detail.

### A. Police

The City of Casa Grande police department will service and patrol the area immediately following the effective date of the annexation.

**B. Fire and Emergency**

Fire Station 501 is located approximately 2.8 miles southeast from the proposed annexation site. The City of Casa Grande fire department will review all plans for new development on the annexed property to ensure proper fire protection is provided. The review will include access, fire hydrants, water lines and flow, and conformity to the Uniform Fire Code.

**C. Library**

The annexation is not expected to impact the library services.

**D. General Government**

The City of Casa Grande provides a variety of services that will be available to the property following annexation. Future projects and/or site development will be permitted and processed through the City.

**E. Sanitation**

The City of Casa Grande Sanitation Division is prepared to collect refuse from the proposed site following the annexation at the request of the property owners.

**F. Sewer**

The City of Casa Grande will provide necessary sewer services in accordance with any proposed use to the proposed site.

**G. Parks and Recreation**

The annexation is not expected to impact park services.

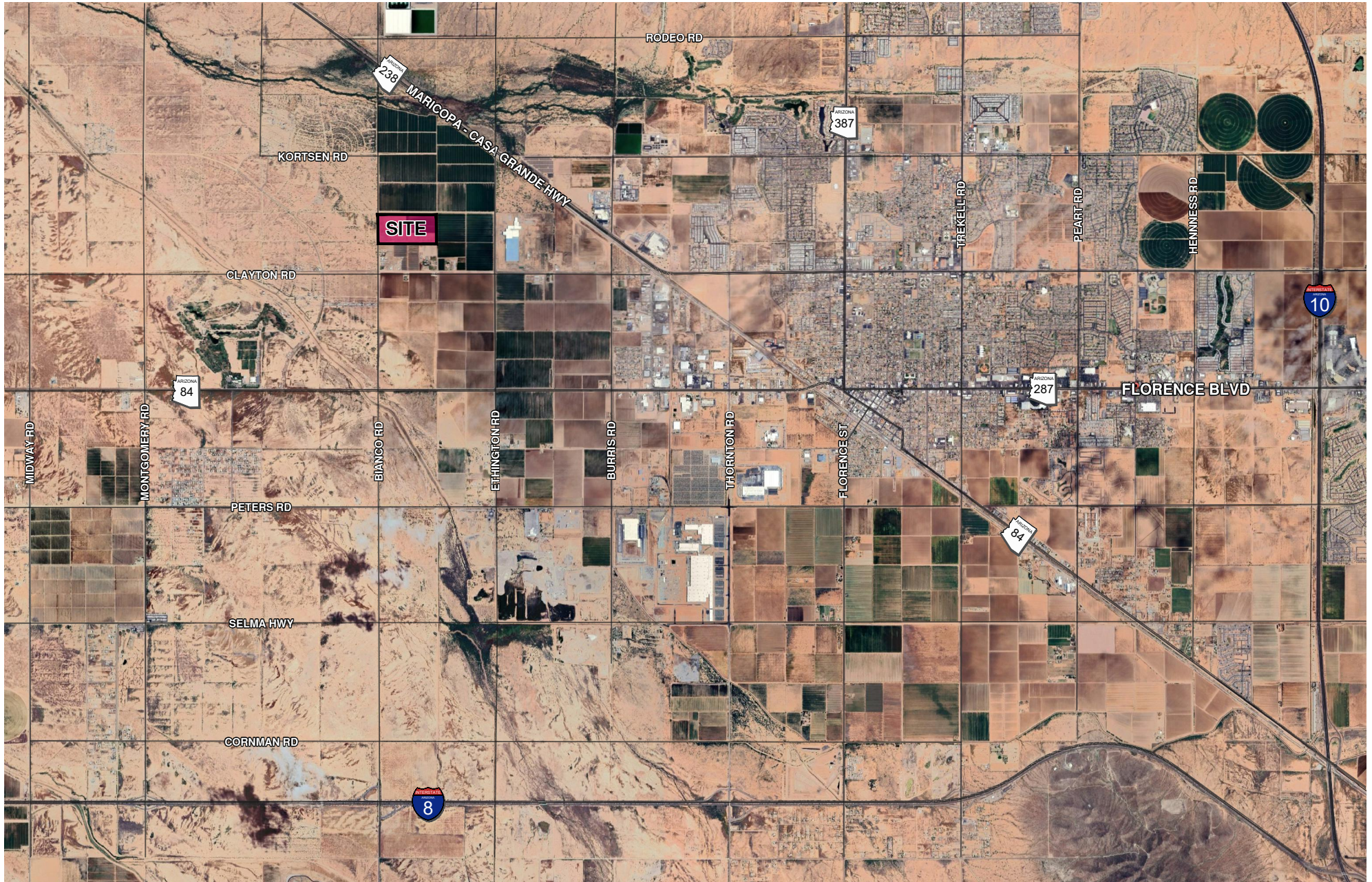
**H. Street Maintenance**

Roadway(s) will be constructed and maintained as required by the City in accordance with any proposed use or development.

**Section IV Conclusion**

At the time of annexation, the City of Casa Grande can effectively furnish appropriate levels of infrastructure and services to provide for the annexation area.

## APPENDIX



# BIANCO ANNEXATION

PINAL COUNTY, AZ

## VICINITY MAP

**HILGARTWILSON**

ENGINEER | PLAN | SURVEY | MANAGE  
HAS JOINED COLLIER ENGINEERING & DESIGN

MAY 10, 2024  
8.5X11



0 3,000' 6,000'  
Scale: 1" = 6,000'

2062  
CP

BIANCO ANNEXATION PROPERTY  
BIANCO ROAD & EQUINOX DRIVE  
LEGAL DESCRIPTION

A portion of land being situated with Sections 15 and 16. Township 6 South, Range 5 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**BEGINNING** at a rebar accepted as the West Quarter Corner of said Section 15 from which an Aluminum cap stamped LS 21065 dated 2005 accepted as the Northwest Corner of said Section 15, bears North  $00^{\circ}52'55''$  West a distance of 2669.82 feet as the Basis of Bearing.

**THENCE** South  $89^{\circ}42'04''$  East, 2655.02 feet on the north line of the Northwest Quarter of said Section 15;

**THENCE** leaving said north line of the Northwest Quarter, South  $00^{\circ}38'11''$  East, 1328.68 feet on the North-South Mid-Section line of said Section 15;

**THENCE** North  $89^{\circ}47'13''$  West, 2724.18 feet on the north line of the south half of the Northwest Quarter of said Section 15;

**THENCE** North  $00^{\circ}53'07''$  West, 23.44 feet to a non-tangent curve, concave northwesterly, having a radius of 25.00 feet, the center of which bears North  $00^{\circ}53'07''$  West;

**THENCE** northeasterly on said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a non-tangent line;

**THENCE** North  $00^{\circ}53'07''$  West, 375.00 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 50.00 feet;

**THENCE** northwesterly on said curve, through a central angle of  $90^{\circ}00'01''$ , an arc length of 78.54 feet to the beginning of a reverse curve, concave easterly, having a radius of 50.00 feet;

**THENCE** northwesterly and northeasterly on said curve, through a central angle of  $180^{\circ}00'02''$ , an arc length of 157.08 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 50.00 feet;

**THENCE** northeasterly on said curve, through a central angle of  $90^{\circ}00'01''$ , an arc length of 78.54 feet to a tangent line;

**THENCE** North  $00^{\circ}53'07''$  West, 320.00 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 50.00 feet;

**THENCE** northwesterly on said curve, through a central angle of 90°00'01", an arc length of 78.54 feet to the beginning of a reverse curve, concave easterly, having a radius of 50.00 feet;

**THENCE** northwesterly and northeasterly on said curve, through a central angle of 180°00'02", an arc length of 157.08 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 50.00 feet;

**THENCE** northeasterly on said curve, through a central angle of 90°00'01", an arc length of 78.54 feet to a tangent line;

**THENCE** North 00°53'07" West, 124.43 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 25.00 feet;

**THENCE** northwesterly on said curve, through a central angle of 88°46'31", an arc length of 38.74 feet to a non-tangent line;

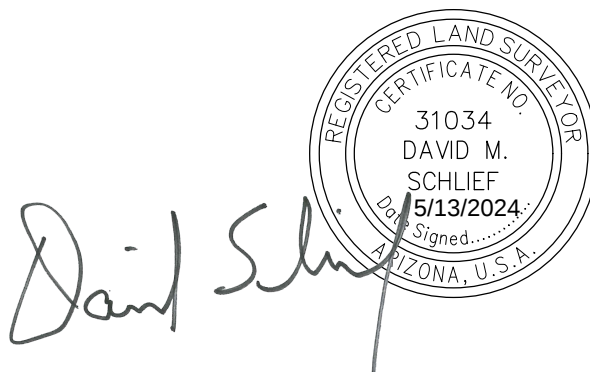
**THENCE** North 00°20'22" East, 40.00 feet;

**THENCE** leaving said westerly Right of Way line, South 89°41'18" East, 73.63 feet to the West Quarter corner of said Section 15 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,617,076 sq. ft. (83.0366 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

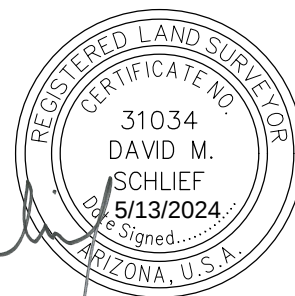
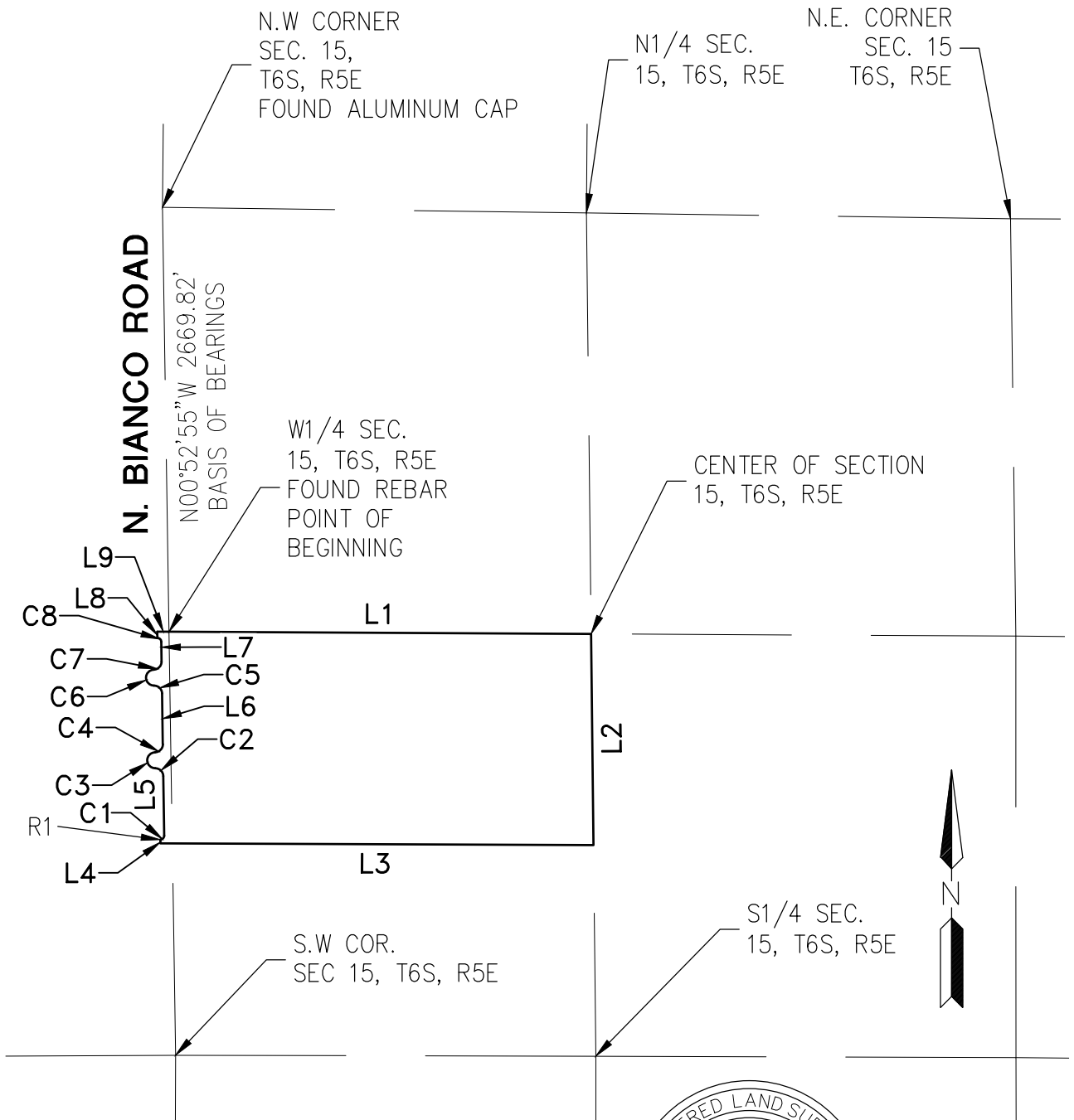
Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. : 2062  
Date: May 2024



May 10, 2024

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*David Schlief*

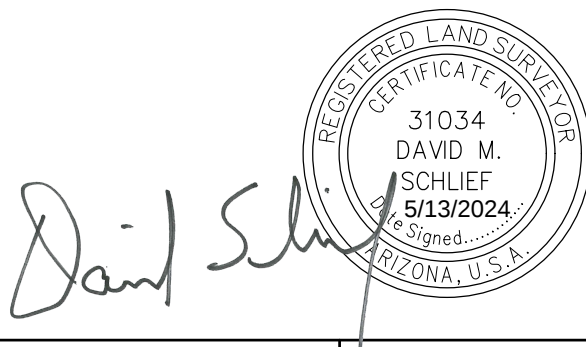
RADIALS:  
R1 – N00°53'07\"W

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|                 |                                                                                                                 |                                                                                                                                                                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJ.NO.: 2062  | <b>BIANCO ANNEXATION PROPERTY</b><br>BIANCO ROAD & EQUINOX DRIVE<br>PINAL COUNTY, ARIZONA<br><br><b>EXHIBIT</b> | <br><b>HILGARTWILSON</b><br>2141 E. HIGHLAND AVE., STE. 250<br>PHOENIX, AZ 85016<br>P: 602.490.0535 / F: 602.368.2436 |
| DATE: MAY 2024  |                                                                                                                 |                                                                                                                                                                                                            |
| SCALE: NTS      |                                                                                                                 |                                                                                                                                                                                                            |
| DRAWN BY: BMG   |                                                                                                                 |                                                                                                                                                                                                            |
| CHECKED BY: DMS |                                                                                                                 |                                                                                                                                                                                                            |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE NO.   | DIRECTION   | LENGTH   |
| L1         | S89°42'04"E | 2655.02' |
| L2         | S00°38'11"E | 1328.68' |
| L3         | N89°47'13"W | 2724.18' |
| L4         | N00°53'07"W | 23.44'   |
| L5         | N00°53'07"W | 375.00'  |
| L6         | N00°53'07"W | 320.00'  |
| L7         | N00°53'07"W | 124.43'  |
| L8         | N00°20'22"E | 40.00'   |
| L9         | S89°41'18"E | 73.63'   |

| CURVE TABLE |        |            |         |
|-------------|--------|------------|---------|
| CURVE NO.   | RADIUS | DELTA      | LENGTH  |
| C1          | 25.00' | 90°00'00"  | 39.27'  |
| C2          | 50.00' | 90°00'01"  | 78.54'  |
| C3          | 50.00' | 180°00'02" | 157.08' |
| C4          | 50.00' | 90°00'01"  | 78.54'  |
| C5          | 50.00' | 90°00'01"  | 78.54'  |
| C6          | 50.00' | 180°00'02" | 157.08' |
| C7          | 50.00' | 90°00'01"  | 78.54'  |
| C8          | 25.00' | 88°46'31"  | 38.74'  |



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|                 |                                                                                                                 |                                                                                                                                                                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJ.NO.: 2062  | <b>BIANCO ANNEXATION PROPERTY</b><br>BIANCO ROAD & EQUINOX DRIVE<br>PINAL COUNTY, ARIZONA<br><br><b>EXHIBIT</b> | <br><b>HILGARTWILSON</b><br>2141 E. HIGHLAND AVE., STE. 250<br>PHOENIX, AZ 85016<br>P: 602.490.0535 / F: 602.368.2436 |
| DATE: MAY 2024  |                                                                                                                 |                                                                                                                                                                                                            |
| SCALE: NTS      |                                                                                                                 |                                                                                                                                                                                                            |
| DRAWN BY: BMG   |                                                                                                                 |                                                                                                                                                                                                            |
| CHECKED BY: DMS |                                                                                                                 |                                                                                                                                                                                                            |