

AUSTIN RANCH

Planned Area Development

850-Acres
Deer Valley Road and Grand Avenue

City of Surprise, Arizona

Adopted by City Council
May 13, 2004

CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT APPROVED	
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE, 2000 INT'L. BUILDING, PLUMBING, MECHANICAL AND THE NATIONAL ELECTRICAL CODES.	
Case No.:	<u>PAD03-278</u>
P&Z Comm. Approval:	<u>4/6/04</u>
City Council Approval:	<u>5/13/04</u>
B.C.A. Approval:	
Exemptions:	<u>A-5</u>

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AUSTIN RANCH

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AUSTIN RANCH PAD NARRATIVE

Introduction

Austin Ranch is an 850-acre master planned community within Surprise City limits that includes a mixture of single-family residential densities, neighborhood shopping centers, private homeowners association pocket parks, city park, elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The Planned Area Development (PAD) zoning includes the R1-8, R1-5, R-2, and C-2 underlying base zoning districts.

The Developers have spent the past two years assembling parcels to create Austin Ranch. The property encompasses 20 separate land owners located within the boundaries of Grand Avenue to the east, Deer Valley Road to the south, Norwich Road to the north, and ¼ mile east of the Perryville Road Alignment on the west (see Vicinity Map, Exhibit A). The property assemblage for Austin Ranch will insure that the area will be planned as a master planned community and not as a series of separate “wildcat” subdivisions, which has historically taken place in this area. The City has existing roadway improvements on Deer Valley, Grand Avenue, Citrus Road, Happy Valley Road and Pinnacle Peak Road. The property is relatively flat desert land with a slight slope from northwest to southeast, and includes some wash corridors.

Adjacent existing land uses to the west, south, and east are primarily vacant property. The Northwest Regional Land Fill is one-half mile to the southwest. The land uses to the north are approved residential subdivisions “Beardsley Estates” and “Martin Acres” approved in Maricopa County and annexed into the City of Surprise (see Subdivisions to North, Exhibit B). Luke Aux. 1 Field is three and one-half miles to the west (see LAFB Aux 1, Exhibit C). The alignment of Freeway Loop 303 is located one and one-half mile to the southeast of the site on the north side of Sun City Grand. The entire site is within the City of Surprise City limits.

General Plan

City of Surprise City Council on December 11, 2003 approved a Major General Plan Amendment to the City of Surprise General Plan 2020. The General Plan amendment changed the density shown on some parcels from 0-1 to 1-3 units per acre on approximately 280 acres of Austin Ranch. Other portions of the Austin Ranch property are designated 3-5 and 5-8 units per acre. The proposed PAD for Austin Ranch is consistent with the amended General Plan.

PAD Development Plan

Austin Ranch was zoned Rural-43 in unincorporated Maricopa County prior to the site’s annexation into the City of Surprise. Following annexation Austin Ranch zoning was converted to City of Surprise R1-43 zoning. The proposed PAD zoning intends to provide a fully integrated master planned community that encompasses 850 acres. There are some exceptions

parcels that are not part of the Austin Ranch PAD. The owners of these parcels did not wish to participate in the project. All of the exception parcels remain undeveloped (see Land Use Plan, Exhibit D).

Residential Land Uses

Austin Ranch proposes a mix of residential densities, public open spaces, and private open spaces (see Site Plan, Exhibit E). The residential component of Austin Ranch includes approximately 2,865 single-family residential lots at an overall density of 3.37 units per acre. The single-family lots vary from approximately 5,580 to 8,250 square feet. The plan creates a series of 22 integrated residential neighborhoods that are internally linked with collector streets, local streets, and linear private open spaces, natural open spaces and a multi-use trail system. The linear open spaces and trail system connect neighborhoods to each other, private parks, public parks, and public trails.

The distribution of lot widths, depths, and sizes vary throughout the master plan. There are 7 different lot sizes within Austin Ranch. The variation in lot sizes will provide for variation in house products by different homebuilders. Austin Ranch provides an opportunity to create a master plan that links several residential subdivisions together under a single design theme rather than the current development pattern of isolated subdivisions or lot splits without the benefit of planned or engineered subdivisions. The intent is to create a master plan development pattern that establishes a new development trend for the area. Without this type of land assemblage and master planning effort, the area will continue to develop in a random manner with no development theme or organization.

The density within Austin Ranch is geographically mixed. The smaller cluster type residential units are planned on the eastern portion of the Ranch closest to Grand Avenue. The 48-foot wide lots through 75-foot wide lots are intermingled to create diversity and to minimize large areas with one lot size. This mixture of lot sizes will create diversity in house products and homebuilders, which will provide a more interesting residential environment for homeowners. The introduction of natural open spaces, private pocket parts, trails and landscape open spaces into the lot size and house product mix will create a new development trend for this part of the city.

The homebuilders shall provide sound continuation over flight language on all final plats. The over flight language shall be provided by the City Attorney from the City of Surprise. Homebuilders shall provide avigation easements on all final plats. The City Attorney shall approve the format of the easements.

Commercial Land Uses

The commercial component includes two neighborhood shopping centers. The centers are located on the northwest corner of Deer Valley and Mandreas Roads; and the northeast corner of Deer Valley Road and 183rd Avenue. Each center will be designed under a master plan prior to the construction of the first retail use. This will allow proper planning of circulation, entry locations, landscape and architectural themes. The centers are designed to serve

neighborhood level retail services that may include uses such as: grocery stores, pharmacies, gas stations, restaurants, and personal service businesses. The two centers combine for a total of 18-acres. These neighborhood centers can be expected to provide for the daily shopping needs for local area residents. The shopping centers will add approximately 311 jobs to the local job market that will help achieve the desired .5 employment-to-population ratio.

Both centers are located at the intersection of two major streets. The centers are located within walking distance of the internal trails that lead into the adjacent residential neighborhoods. Residents can use a combination of sidewalks and trails to walk or ride bikes to the centers.

Elementary School

A 15-acre elementary school site is planned on parcel 5 in Austin Ranch. The site is centrally located and provides access to collector streets with potential linkages to a multi-use trail system. The site is agreed to by the Dysart Unified School District. If for some reason this school site is never utilized by the Dysart Unified School District, the 15-acres will be designated for residential uses and the resulting 15-acres of open space will be spread out among subdivision plats within the Austin Ranch PAD.

Parks and Open Spaces

The parks and open space component comprises approximately 100-acres or 11.8 percent total open space. The open space component includes: one public park, natural undisturbed wash corridors, private HOA maintained pocket parks, school site and pedestrian/bike trails. The public park is a 9.9-acre site that also allows for the location of a Fire Station and Police Substation. There are two undisturbed wash corridors that comprise 50-acres of natural desert open space. These washes are identified as parcel 27 on the Land Use Plan and will be used as open space in conjunction with the adjacent residential parcels. There are seven HOA owned pocket parks that encompass 40-acres of private open spaces within the residential subdivisions (see Typical Pocket Park, Exhibit E).

The public park with a Fire Station and Police Substation is planned along the north side of Norwich Road. After discussing the potential location of this park and the need for Fire and Police facilities in the area, it was understood that a park and emergency services site was needed for both the existing developed residential subdivisions to the north of Austin Ranch as well as for Austin Ranch itself. There are no public parks or emergency services in this area of the City due to previous development patterns that occurred prior to annexation. The park and emergency services could be located to another location within Austin Ranch, however that would preclude existing Surprise residents who live outside Austin Ranch to have easy access to the park. If the City decides to move the Park and Fire Station to another parcel, the existing site located at the Northeast corner of Norwich Road and 183rd Avenue will be planned as a subdivision with 75' X 110' lots.

Single-Family Design Guidelines

The Austin Ranch PAD meets the Single-Family Design Guidelines for all parcels within the R1-8 and R1-5 base zoning districts. The following guidelines are regulatory per City Council stipulation on the approved PAD.

The Ordinance requires Austin Ranch to meet all design guidelines in Design List A, and compile 44 points from Design List B, 16 points from Design List C and 20 points from Design List D for a total of 80 points. The PAD complies with the required point totals identified in Design lists A, B, C and D in the following manner:

Standard Design Requirement List Compliance

List #	City Requirement	Austin Ranch Compliance
A	If lots are less than 70' wide or 7,700 s.f. the PAD must comply with items A1, A2, and A3.	There are lots less than 70' wide and 7,700 s.f. are in the PAD
A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category A contains the highest percentage at 30%
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD provides 27.1% within E, F & G.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%.	10.4 % of the lots are in categories F and G; and 27.1 % in categories E, F, and G; the PAD complies
B	No less than 10% of gross acreage of open space; and no less than 5% is a tract maintained by HOA.	Total open space excluding the school is 114.9 acres or 13.5% of gross acreage; the PAD complies

C	Provide entry monuments at all entries from arterial streets.	The PAD complies. Landscape tracts and project signage is located at each major entry off of each arterial
D	Provide staggered perimeter walls.	The PAD complies. Perimeter walls in subdivisions must be staggered.
E	Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan; and each floor plan must have a front porch option.	The PAD complies. A subdivision in the PAD must include a minimum of 3 different floor plans with 3 different elevations for each floor and at least one floor plan with optional front porch.
F	No house will have the same elevation or color scheme as a house adjacent to or across the street.	The PAD complies. In each subdivision no adjacent lot or lot across the street shall have the same elevation.
G	No more than 2 adjacent houses backing on an arterial can have the same roofline.	The PAD complies. In each subdivision, no more than 2 adjacent houses backing to an arterial can have the same rear roofline.
H	The garage must be a min. of 20' x 20', free of obstructions such as water heaters, and the back or one side must contain additional work/storage space at least 4' wide.	Garages are required to be a minimum of 20' x 20' free of obstructions, and include at least 4' to side or rear for work or storage area.
I	Need 2 parking spaces in driveways outside of garage; and no driveway less than 22' deep from back of sidewalk.	Driveways shall provide 2 parking spaces outside the garage, and the driveway shall be not less than 22' deep from back of sidewalk or its equivalent in the case of a side loaded garage.
J	Lot width and housing product width.	Each subdivision in the PAD shall comply with

		permitted lot size matrix approved as Exhibit A of Ordinance No. 00-01 that regulates required lot width, house width and lot size standards
K	Setback requirements.	The PAD setbacks meet this guideline and are listed in the <u>Development Standard Table</u> in this narrative

Design Option List B Compliance

List #	City Requirement	Austin Ranch Compliance	Points
A	For each 40 acres, provide 3 cul-de-sacs with a diversity feature such as island or access to open space.	Not Selected.	0
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.	Not Selected	0
C	On no less than 20% of the lots in category A, B, C and D provide a mix of driveway orientations.	Not Selected	0
D	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range.	Not Selected	0
E	Stagger front setbacks in lot categories A, B, C, D and E in 3' increments (18', 21', 24' setbacks).	Not Selected.	0
F	Design lineal open space greenbelt through project.	Selected. There is an internal natural open space and greenbelt in the total PAD	4
G	Provide open space that is visible from both residential and arterial streets.	Selected. There are predetermined view windows off of collector and arterial streets where the planned open spaces intersect with the planned street system. Additionally, local streets added during the subdivision plat process will include some alignments adjacent to open	2

		spaces to make the open spaces more visible to the public.	
H	Provide at least 600' of open space per mile along arterial streets.	Not Selected.	0
I-1	Provide 6' of separation between curb and 8' sidewalk on arterial and collectors.	Selected. Deer Valley, 183 rd Avenue, Pinnacle Peak Road, Citrus Road, Norwich Road, and Williams Drive have 6' separation with 8' sidewalks. The collectors have 2' separation with 6' sidewalks and bike lanes on both sides of street.	0
I-2	Install a raised median in collectors and arterials to be maintained by HOA.	Not Selected.	0
I-3	Plant enhanced landscaping along arterials and collectors with 24" box trees every 50'.	Not Selected	0
I-4	Double points can be obtained if developer provides I1, I2, I3 on both side of street.	Not Selected	0
J	Design view corridors with open spaces	Selected. Collector streets with landscaped detached sidewalks provide view corridors to the White Tank Mountains, Estrella Mountains, and the mountains near Lake Pleasant. There are several vistas to natural open spaces	4
K	Design lots so that no lot is located at the end of a "T" intersection.	Not Selected.	0
L	Provide pedestrian and bike access to non-residential sites.	Selected. Trail access connections from the internal residential open spaces to adjacent planned commercial centers	6
M	Design traffic calming devices, decorative paving, etc.	Not Selected	
N	Design trails that connect open spaces.	Selected. Trails in the PAD shall be designed connect open spaces.	6
O	Construct decorative hardscape features at entrances and pedestrian crossings.	Selected. Decorative paving will be added at major entrances and at major trail crossings	2
P	Donate land for municipal purposes.	Donate a minimum of 2 acres for Fire Station and Park site	10
Q	Provide berms, enhanced landscaping on perimeter walls.	Selected. Perimeter walls will be staggered 2 to 3 feet with periodic	6

		berming and selected landscaping (see third page of Exhibit H)	
R	Utilize neo-traditional planning such as detached garages, internal commercial.	Not Selected.	0
S	Propose unique design elements.	Selected. A landscaped open space is provided along Deer Valley Road. A landscaped open space is provided along Pinnacle Peak Road, the entire West side of the Project, Norwich Road, and additional open space to accommodate offsite drainage. Approximately 50 acres of natural open space will be left untouched within Austin Ranch. Hundreds of acres of individual ownership parcels are assembled to create a single development plan	4
Total Required	Based on Category A	Points Required	44
Total Selected	Based on Category A	Points Selected	44

Design Option List C Compliance

List #	City Requirement	Austin Ranch Compliance	Points
A	Prohibit same front elevation on adjacent homes and same rear elevation on two consecutive homes visible from arterial.	Selected. Subdivisions prohibit the same front elevation on adjacent homes and same rear elevation on two consecutive homes visible from arterials.	2
B	De-emphasize garage fronts, provide side-entry garages and L-shape floor plans	Not Selected.	0
C	Three floor plans with at least 2 elevations which have covered front entries, front porches, enhanced door and window details, roof overhangs, etc.	Not Selected.	0
D	Three distinct roofing types.	Selected. Each subdivision shall provide three distinct roofing types by the use of materials, colors or shape of tile	1

E	On every elevation of every floor plan, incorporate a variety of durable finishes such as brick, masonry, tile inlays, etc.	Not Selected.	0
F	Design lots backing on arterials to avoid rooflines parallel to or all perpendicular to the arterial street.	Selected. In subdivisions, lots backing to arterials shall avoid repetitive roof-lines that are either all parallel or all perpendicular to the arterial	2
G	Extend all front architectural treatments along the side of the house for 6' or to the side fence return.	Selected. In subdivisions, architectural treatments on the front elevations shall be extended to the sides of the houses to the return wall	2
H	On homes 40' or less, limit width of garage doors.	Selected. On homes less than 40' wide, garages will be no more than 20' wide along the front elevation.	2
I	Embellish window treatments on the front and rear of all homes and sides of homes which side on an arterial.	Selected. Window treatment pop outs shall be provided on all windows visible from an arterial street when no other window treatments are provided.	3
J	Developer install front yard landscaping in lots in category A, B, and C.	Selected. Developers shall install front yard landscaping on all lots	2
K	Install decorative pavement such as salt finish on at least 25% of lots.	Selected. At least 25% of the lots in each subdivision shall provide decorative pavement treatment that can be easily maintained and repaired by the homeowners.	2
L	Construct entry walls with walkways from the street to the front entry on 50% of all lots.	Not Selected	0
M	Construct second story on 2-story homes with a 6' offset between 1 st and 2 nd floors.	Not Selected	0
N	Unique design features.		0
Total Required	Based on Category A	Points Required	16
Total Selected	Based on Category A	Points Selected	16

Design Option List D Compliance

List #	City Requirement	Austin Ranch Compliance	Points
A	Provide trail system connecting open space areas to residential and non-residential developments.	Selected. Trail system connecting open space areas to residential and future commercial development to the east.	4
B	Provide a clubhouse with outdoor recreation amenities, which is maintained by a HOA.	Not Selected.	0
C	Provide an active recreational facility to be maintained by HOA.	Selected. Developer shall convey to HOA outdoor recreation facilities and pocket parks which will include half basket ball court, tennis court, volleyball court, soccer field, tot-lots and Ramadas	4
D	Provide swimming pool maintained by HOA.	Not Selected.	0
E	Provide a large open space corridor with a minimum width of 75' and an average of 100' to be maintained by HOA.	Selected. The PAD open spaces widen out to provide larger areas for active sports fields. The open spaces are to be maintained by the HOA. The public park on Parcel One will be maintained the City.	4
F	Provide common area lakes or wetlands.	Not Selected.	0
G	Provide golf course.	Not Selected.	0
H	Provide open space in excess of the 10% minimum. 2 points for each 1% over 10%. Max 10 points.	Selected. The PAD provides 100-acres of open space, which includes 4 private parks, one public park, natural washes, and a 15 acre school site. Total space is 114.9 acres or 13.5% of the project	7
I	Neighborhood amenity, which encourages meetings/interaction such as amphitheatres.	Selected. A Fire Station site and a public park site are amenities which can have meeting rooms and allow community interaction	1
J	Unique design element.	Not Selected.	0
Total Required	Based on Category A	Points Required	20
Total Selected	Based on Category A	Points Selected	20

Development Standards

Each parcel in Austin Ranch is individually designated with a land use and a corresponding Base Zoning District. The land uses identified in the Austin Ranch Land Use Plan are to be developed under the permitted principal use lists, accessory use lists, conditional use lists, and development standards identified in the corresponding R1-8, R1-5, R-2 and C-2 Zoning Districts identified in Chapter 17.28 of the Surprise Municipal Code Title 17 Zoning, and in accordance with the table on the following page:

SEE DEVELOPMENT STANDARDS TABLE NEXT PAGE

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17, 23	11,13,20	10,21,24,24A, 26	4,25 and 5 (If no school)	3,6,7,18	2, 22 and 1 (If no Park/FireSta)	8,15	16 & 19
Description	Res Lots Category A	Res Lots Category B	Res Lots Category C	Res Lots Category D	Res Lots Category E	Res Lots Category F	Res Lots No Category	Commer- cial
Min Area	5,280 sf	5,830 sf	6,380 sf	6,930 sf	7,480 sf	8,250 sf	3,000 sf	NA
Max House Width	35'	40'	45'	50'	55'	60'	40'	NA
Min Width	48'	53'	58'	63'	68'	75'	35'	100'
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA
Front	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	35'
Side	5'8'	5'8'	5'8'	5'8'	5'8'	5'10'	Determined at the Plat Stage	15' ****
Street Side	13'***	13'***	13'***	13'***	13'***	20'***	10'***	25'
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'****
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots.

** Setback includes adjacent landscape tract.

*** Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Residential Zone boundary setback is 45'.

Circulation

Streets

Regional access will be provided to Austin Ranch off of Grand Avenue with intersections at Deer and the planned 303 Freeway. Grand Avenue will provide major access to Austin Ranch with intersections at Deer Valley Road and Norwich Road. Deer Valley Road will provide access along the southern portion of the ranch and Norwich will provide access to the northern portion of the ranch. The 303 Freeway will be located two-miles south of the Deer Valley Road along Grand Avenue with an interchange at Grand Avenue. The combination of the east-west major roads into the project, Grand Avenue and the 303 Freeway provide excellent local and regional access to the site.

Austin Ranch includes three major street entrances. Two major entrances are provided off of Deer Valley Road, and one major entrance off of Norwich Road. The two major entrances off of Deer Valley Road are located at Mandreas Road and 183rd Avenue. The major entrance off of Norwich Road is located at Citrus Road. Additional secondary entrances will be located during the platting process. The combination of Mandreas Road and Citrus Road provide a curvilinear street through the middle portion of the eastern part of the ranch. The combination of Pinnacle Peak Road and 183rd Avenue provide street access through the western portion of the ranch. These street combinations provide the circulation spine for Austin Ranch and allow access from Grand Avenue on the east, Perryville Road on the west, Deer Valley Road on the south and Norwich Road on the north.

The proposed street system provides direct access to a neighborhood-park, elementary school site, Fire Station, and Police Substation. When the area is platted, additional collector and local streets will provide access to private pocket parks, individual neighborhoods, and natural open spaces. The major streets in the ranch will include travel lanes, bike lanes, sidewalks, landscape tracts on each side, and will be constructed in accordance with city development standards. Norwich Road adjacent to the public park and the elementary school site will include pedestrian crossings and traffic mitigation to control vehicle-turning movements. The residential streets will be designed in accordance with city design standards.

Deer Valley Road will be constructed to the City's parkway standard including right-of-way, travel lanes, sidewalks, and landscape median. Only a portion of the Deer Valley Road right-of-way is within the boundaries of Austin Ranch. The partial improvements for Deer Valley Road along the frontage of Austin Ranch will be determined between the City and the applicant. Norwich Road, Pinnacle Peak Road, 183rd Avenue, Citrus Road, 175th Avenue, and Mandreas Road will be constructed to the City's collector street standard including right-of-way, travel lanes, sidewalks and landscaping. All other streets in subdivisions will be constructed to the City's local street standard.

The developer will work with the City Engineer to relocate the 183rd Avenue alignment located between Pinnacle Peak Road and the north side of the wash south of Norwich Road. The new 183rd Avenue alignment shall remain along the east side of the wash. The developer shall dedicate right-of-way for Norwich Road and construct improvements in accordance with

stipulations approved by the Surprise City Council. The developer will work with the City Engineer concerning the design of the dry crossings on Norwich Road and Pinnacle Peak Road. The dry crossing designs are subject to approval by the City Engineer. The developer shall construct the dry crossing on Norwich Road prior to the issuance of Certificates of Occupancy for lots north of Pinnacle Peak Road. The developer shall construct the dry crossing on Pinnacle Peak Road prior to the issuance of Certificates of Occupancy for lots north of Pinnacle Peak Road.

Trails

The circulation for Austin Ranch also includes over 13,000 lineal feet of pedestrian and bike trails within designated open spaces (see Trails Plan, Exhibit F). The arterial and collector streets provide detached concrete sidewalks along the edges and through the center of the ranch. Additional trail connections will be provided, as individual subdivisions are platted.

Landscape and Design Theme

There is an integrated landscaping and wall theme for Austin Ranch. The Conceptual Landscape Plan establishes the landscape tract areas along major streets, and natural open spaces for Austin Ranch (see Landscape Plan, Exhibit G). The exhibit identifies the locations of entry features to be developed at major entrances to the ranch, as well as the locations of Public Park, private pocket parks, and natural open spaces. Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Wall Theme

The PAD plan provides: 6-foot high decorative theme walls along arterials and collectors next to planned residential parcels, and 5'-4" high decorative view walls along open spaces next to planned residential parcels. The decorative theme walls and columns are single-scored masonry block with split face block cap accents on the top of the walls and the columns. The view walls provide a 3-foot single-scored masonry block base and 45-inch high tubular steel view fencing on top of the masonry base. The masonry columns repeat every 250-feet.

The Austin Ranch entry signage will include a 5-foot high planter box constructed of single-scored masonry block with a split face block cap across the top. The planter box will be landscaped with colorful plants and the name Austin Ranch will be mounted on the front of the masonry planter (see Wall & Entry Elevations, Exhibit H, Sheet 1). Theme walls are located along parkways, and collector streets; view walls are located along linear open spaces; and entry signs are located at the three major entries into the ranch (see Locations, Exhibit H, Sheet 2). Perimeter landscaping and theme wall are to be submitted, reviewed and approved prior to the issuance of building permits. Theme wall shall incorporate alternative materials on the wall plane, columns, and include with banding and insets.

Architecture

Residential

All home products in Austin Ranch will comply with the adopted City of Surprise Home Product Design Guidelines. The single-family homes will include one and two story plans that exhibit high quality materials and architectural features. Each residential subdivision will utilize a common architectural style. The architectural house styles may differ from subdivision to subdivision, however each subdivision will comply with the standards set forth in this PAD booklet. Future changes in the City's Residential Design Guidelines will not apply to Austin Ranch. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the plat process for each parcel. The intent of the Austin Ranch PAD is to provide diversity in the architectural elevations and floor plans offered throughout the ranch. Each homebuilder in Austin Ranch shall submit house products including colors, elevations and material samples for review and approval by the City of Surprise.

Each home shall include the following:

1. Stucco or block exterior with optional stone, brick or wood accents.
2. Ground mounted Air Conditioning and Heating unit.
3. Concrete tile roof.
4. Accents and window treatments on all elevations per (see Guideline I of Design Option List 2).
5. Two-car garage with three-car garage option (see Guideline H of Design Option List 2 for house products 40' or less).
6. Painted stucco or block decorative return walls to match the houses.
7. Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
8. Roof vents painted to match tile roof color.
9. Exterior light fixture at front entrance door. Enhanced exterior light fixtures on garage doors as an option.
10. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
11. Boxed fireplace chimneys to avoid exposed metal flumes if buyers include a fireplace as an option or if a buyer adds a fireplace at a later date.

12. Garages are required to be a minimum of 20' x 20' free of obstructions, and include at least four-feet (4') of additional work/storage space that extends along the entire length of the back or side.
13. Two parking spaces in driveways outside of the garage.
14. Developer installed front yard landscaping for houses in all lot size categories.

House products within subdivisions will include the following:

15. Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan, and at least one of the 3 floor plans will include an optional front porch.
16. No house will have the same elevation or color scheme as the adjacent house or the house directly across the street.
17. Prohibit the same rear elevation on two consecutive houses visible from an arterial.
18. Some house products may include side-entry garages or L-shaped floor plans.
19. Consecutive houses backing to an arterial will avoid rooflines that are all parallel or all perpendicular to the arterial street.

Commercial

The proposed neighborhood shopping centers will use architecture that is compatible with the theme and character established for the residential neighborhoods within Austin Ranch. Each shopping center will have a common architectural and signage theme for all stores and retail pads. The architecture for each center will differ, however the quality of the centers will meet all City ordinances and design expectations. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the design review process for each center. The intent of the Austin Ranch PAD is to provide diversity in the architecture in the two centers to create interest but remain consistent with the overall theme of the Ranch.

Each shopping center will include the following:

1. Master plan of entire center prior to construction of first building
2. High quality, durable materials
3. Architectural features that enhance energy conservation
4. Freestanding buildings to conform to or complement the main buildings in color, materials, architecture and scale
5. Articulation of wall planes, and variation in roof heights
6. Trim all doors and windows, painting or anodize exposed metal finishes
7. Screen mechanical equipment from view

8. Architectural details on sides exposed to public streets
9. Screen wall and landscaping adjacent to residential properties
10. Screen parking areas along streets with walls and/or landscaping

Grading and Drainage

Austin Ranch slopes from northwest to southeast. The plan captures offsite flows where the water enters the project and conveys flows around and through the existing natural washes. All on-site drainage is accommodated by a series of retention areas integrated into the linear open spaces. Drainage is designed to accommodate storm water retention for all portions of the ranch (see Master Drainage Plan, Exhibit I).

Public Utilities and Services

The applicant is working with the Dysart School District to identify a school site. The applicant has met with the State Land Department concerning a potential school site at no charge to the school district. The Austin Ranch PAD identifies an elementary school site on parcel 5 in case the potential school site on the State Land property cannot be acquired. If the school is located on another site, parcel 5 will develop with single-family homes. The Austin Ranch PAD identifies a public park site on parcel 1 along with a potential Fire Station and Police Substation site. If the City decides to plan the Fire Station or Park on a different parcel, parcel 1 will develop with single-family homes.

The applicant is interested in entering into a Development Agreement with the City to build a new wastewater treatment plant. This could be either a package plant or a City plant depending on the results of the Development Agreement. The wastewater treatment plant will be constructed on a 35-acre site located approximately three-quarters of a mile south of Austin Ranch along the west side of 183rd Avenue. A sewer line will be connected along the 183rd Avenue alignment between Austin Ranch and the wastewater treatment plant. Austin Ranch is within the Beardsley Water Company CN&N service area. The developer proposes to construct a water distribution system, and water lines as needed to serve Austin Ranch. Water lines will be constructed per agreement with the Beardsley Water Company and to comply with City requirements for fire flows.

All full width and half width street rights-of-way and improvements will be provided in accordance with City of Surprise standards.

All non-potable wells shall be abandoned per stipulation by City Council on this PAD approval.

Prior to the delivery of any combustible material to the site, fire department access and fire protection system shall be operational in accordance with plans approved by the Fire Chief and City Engineer. Developers shall install fire hydrants subject to International Fire Code

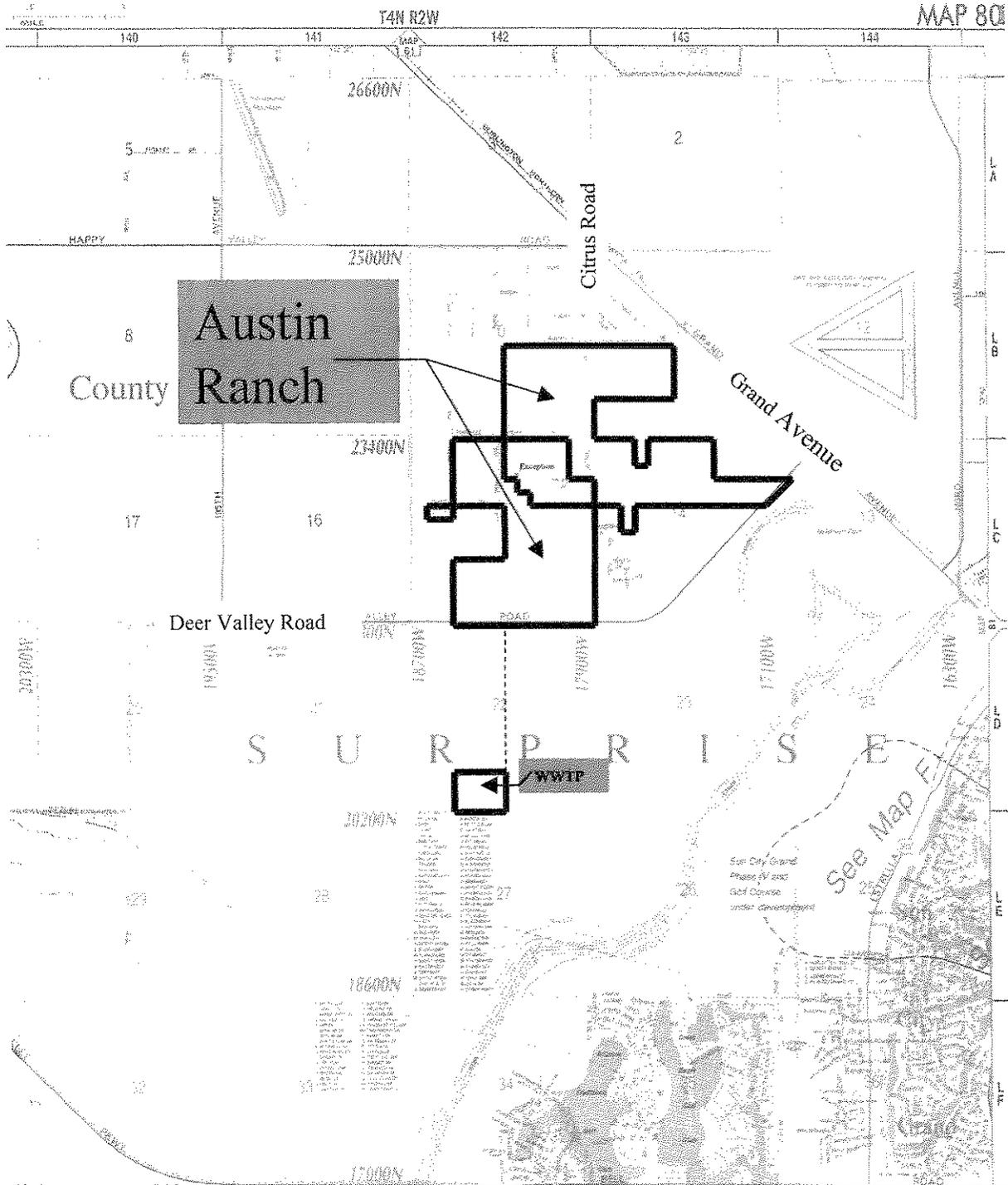
specifications and hydrants are subject to review and approval by the Building Safety Division and community and Economic Development Director. The developer shall work with the Fire Chief prior to any preliminary plat approvals to determine the best location for a fire station that will serve the Austin Ranch development.

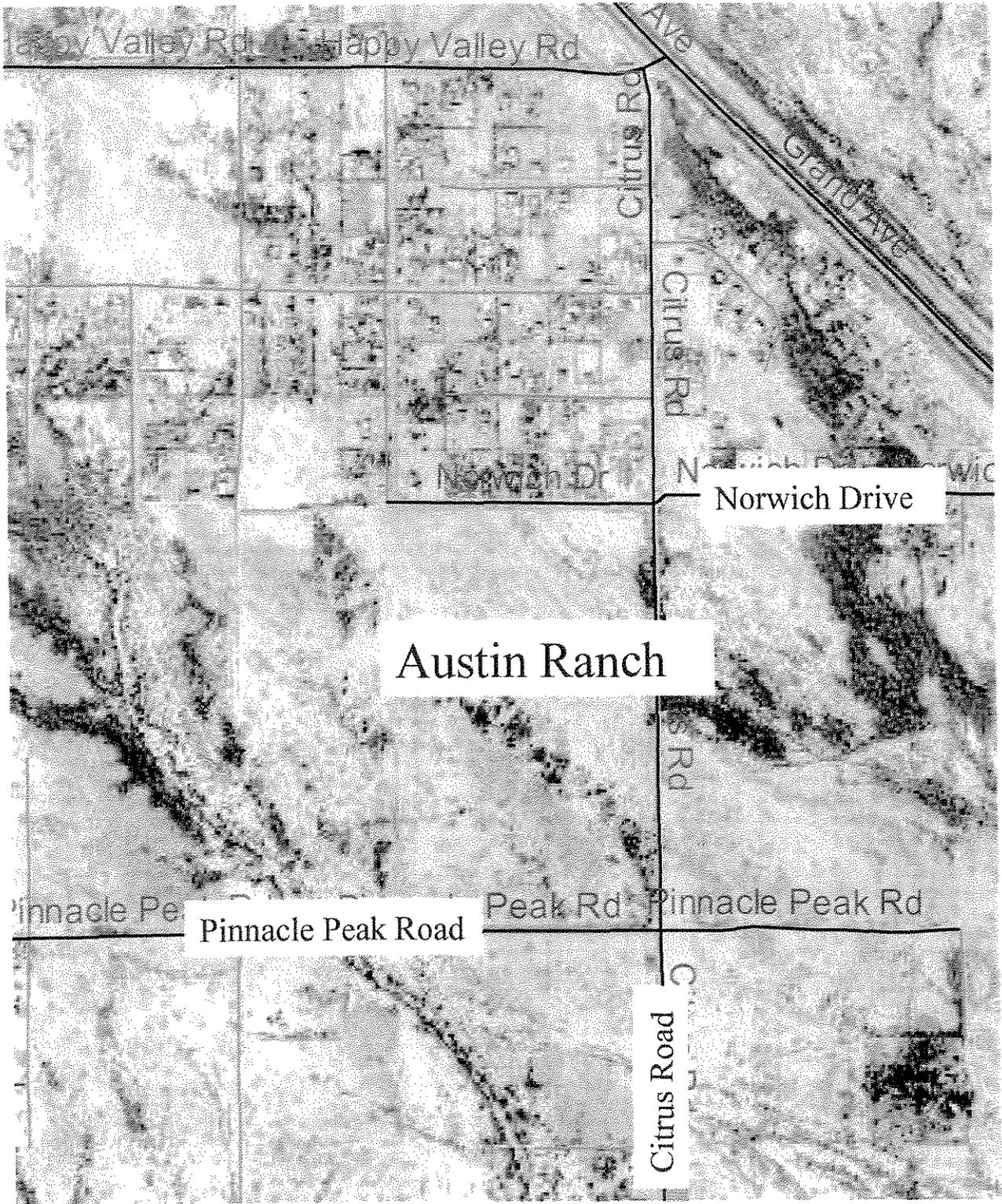
All infrastructure shall occur pursuant to Section 16.20 of the Surprise Municipal Code with final plans subject to approval by the Water Services Department, Engineering Department, Community and Economic Development Director, and the Beardsley Water Company.

Sewer	City of Surprise
Water.....	Beardsley Water Company
Electricity.....	Arizona Public Service
Telephone	Qwest Communications
Cable TV.....	Cox Communications
Gas	Southwest Gas Company
Refuse	City of Surprise
Fire and Emergency.....	City of Surprise
Police	City of Surprise
Schools.....	Dysart Unified District #89

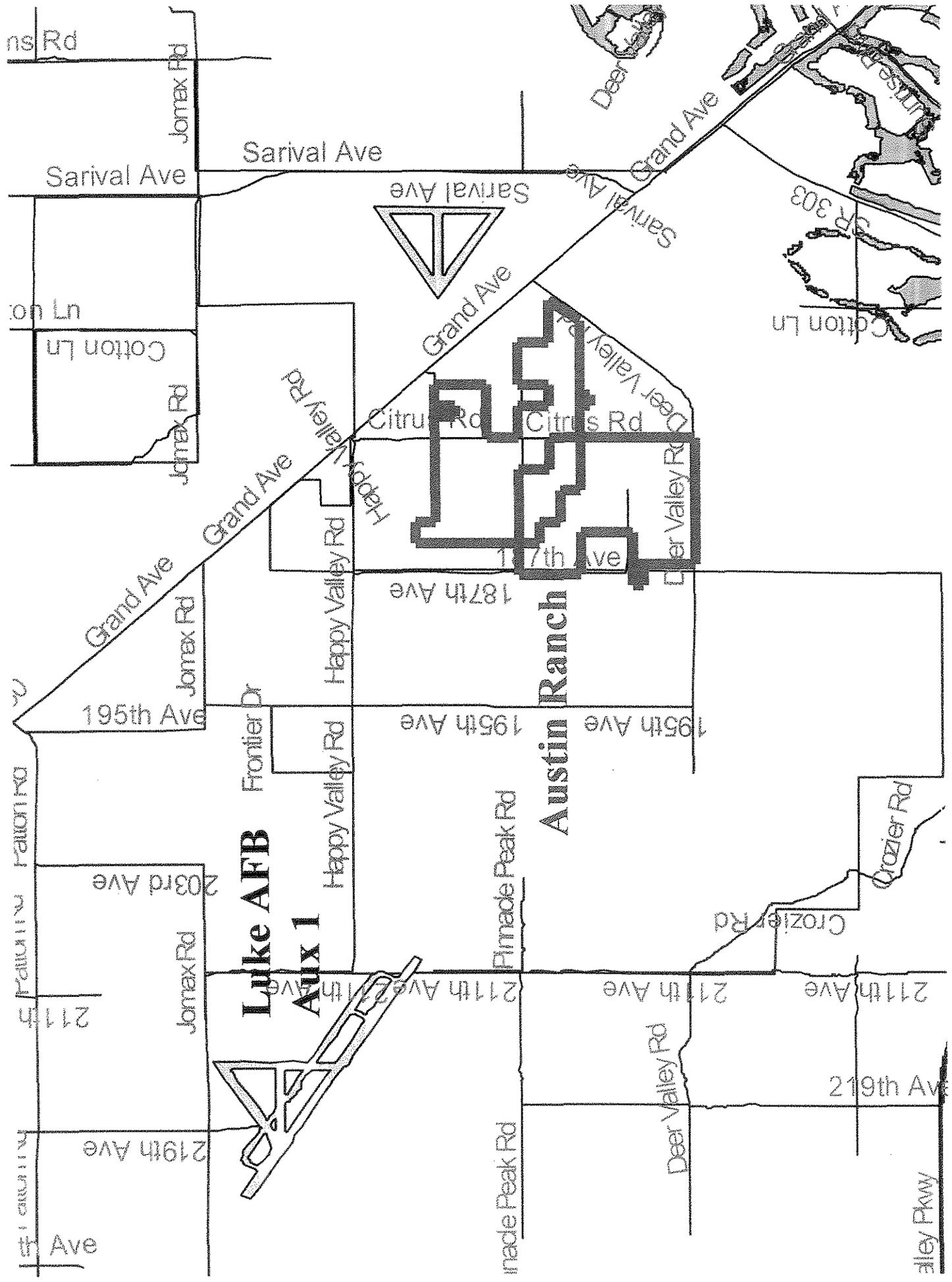
Phasing

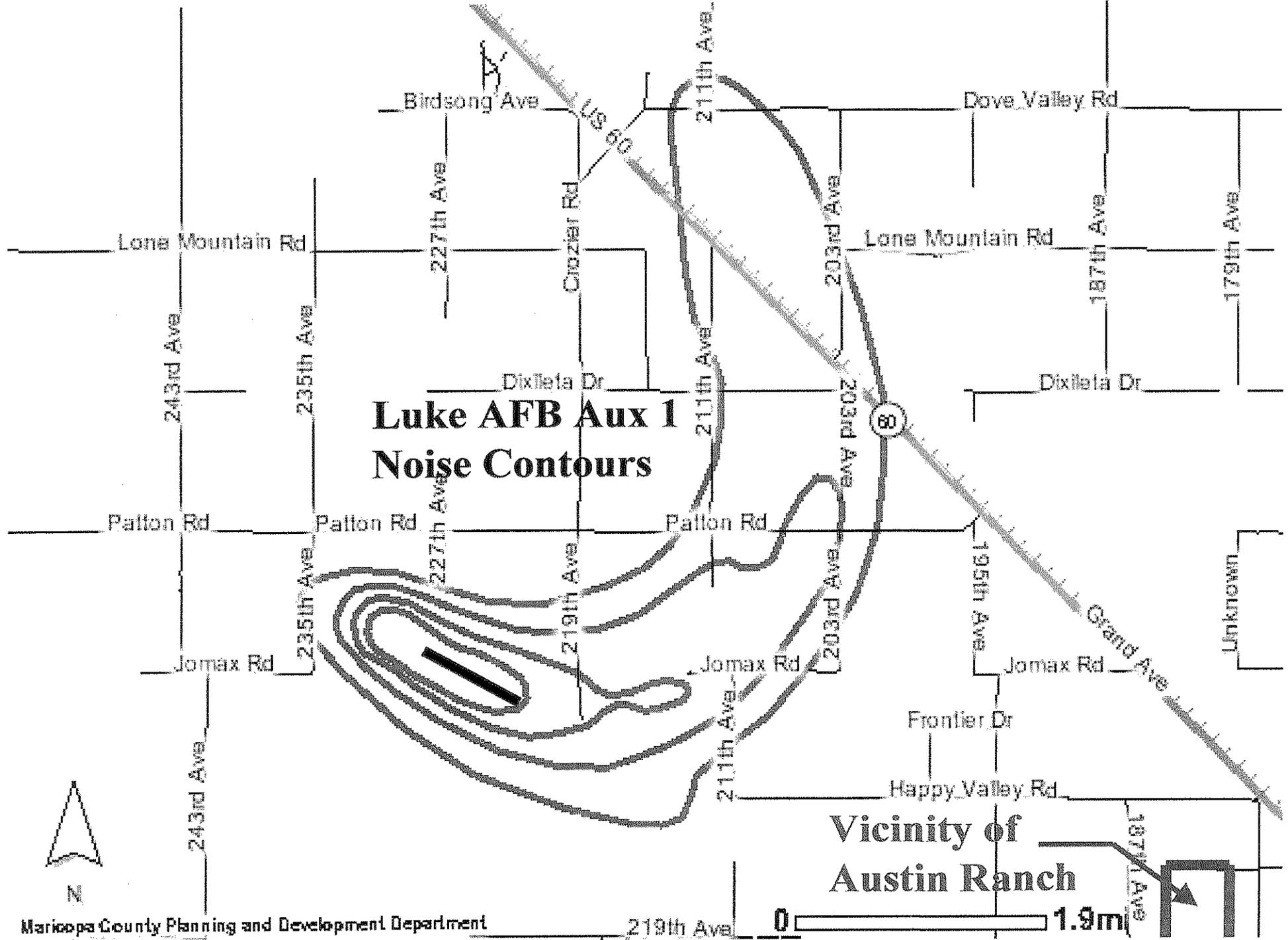
Austin Ranch will be developed in multiple phases based on market conditions. The necessary road, water, sewer, on-site and off-site storm water retention; landscaping and open space improvements will be constructed as part of each phase of development.

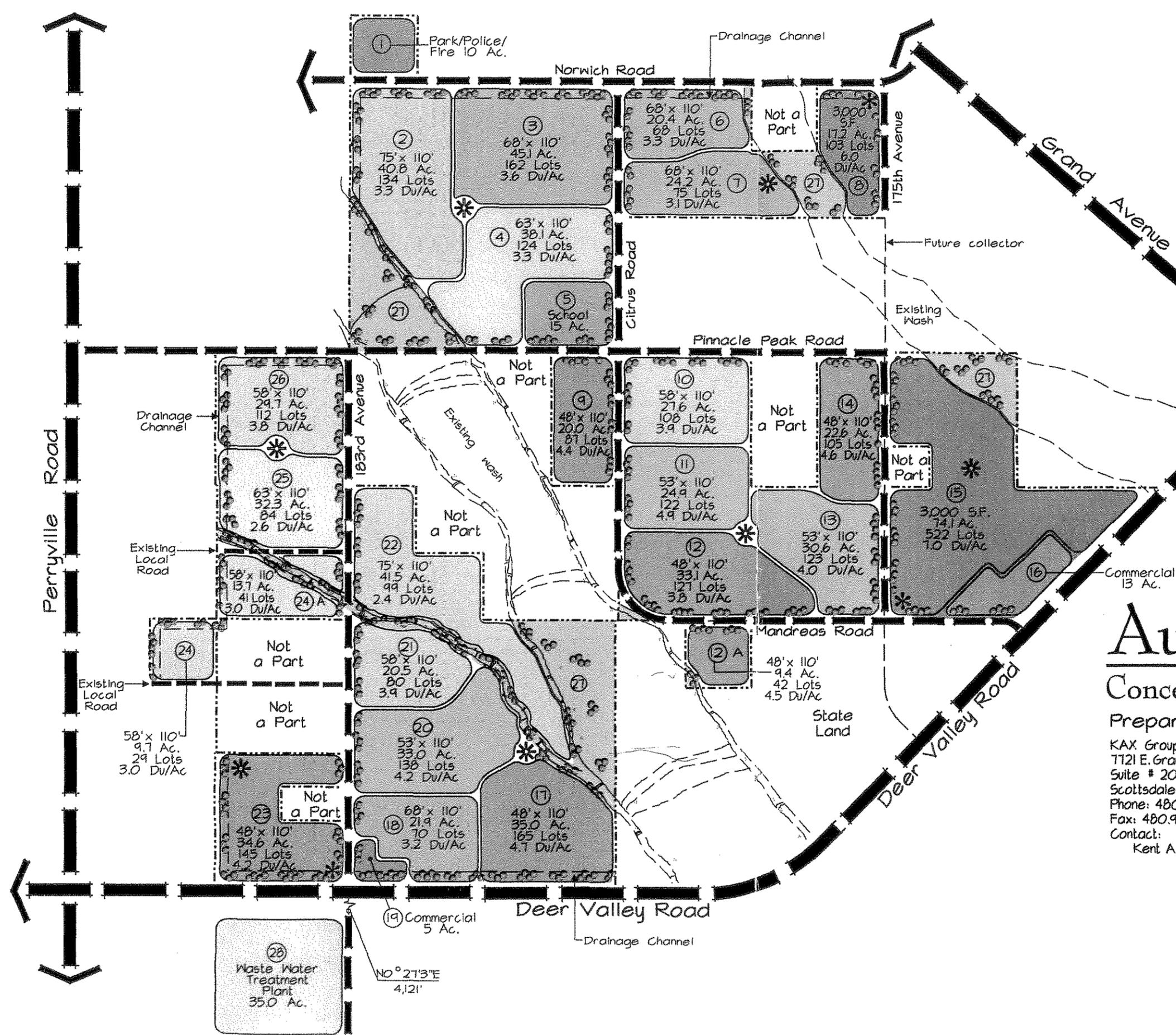




Existing Subdivisions to North







Legend

[Pattern]	R-2 3,000 S.F.
[Pattern]	RI-5 48' x 110'
[Pattern]	RI-5 53' x 110'
[Pattern]	RI-5 58' x 110'
[Pattern]	RI-5 63' x 110'
[Pattern]	RI-5 68' x 110'
[Pattern]	RI-B 75' x 110'
[Pattern]	Park/Police/Fire
[Pattern]	School
[Pattern]	Commercial
[Pattern]	Waste Water Treatment
[Pattern]	Open Space
[Symbol]	Entry Feature
[Symbol]	Pocket Park

Austin Ranch

Conceptual Land Use Exhibit

Prepared For:
 KAX Group, LLC
 7721 E. Gray Road
 Suite # 203
 Scottsdale, Arizona 85260
 Phone: 480.998.8300 x102
 Fax: 480.998.7300
 Contact:
 Kent A. Xander

Prepared By:
 Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact:
 Christine Taratsas, R.L.A.

1" = 1000'

ALD
Arizona Land Design

Job # 02.36 Date: 08.15.03
 Rev.: 11.05.03
 Rev.: 05.26.04

Single Family Site Data

Parcel #	Total Estimated Yield	Estimated Yield Based on Lot Width						
		A	B	C	D	E	F	G
		48'	53'	58'	63'	68'	75'	83'
1	0							
2	134						134	
3	162					162		
4	124				124			
5	0							
6	68					68		
7	75					75		
8	0							
9	87	87						
10	108			108				
11	122		122					
12	127	127						
12A	42	42						
13	123		123					
14	105	105						
15	0							
16	0							
17	165	165						
18	70					70		
19	0							
20	138		138					
21	80			80				
22	99						99	
23	145	145						
24	29			29				
24A	41			41				
25	84				84			
26	112			112				
27	0							
28	0							
Total Yield	2240	671	383	370	208	375	233	0
% of Total	100%	30.0%	17.1%	16.5%	9.3%	16.7%	10.4%	0%

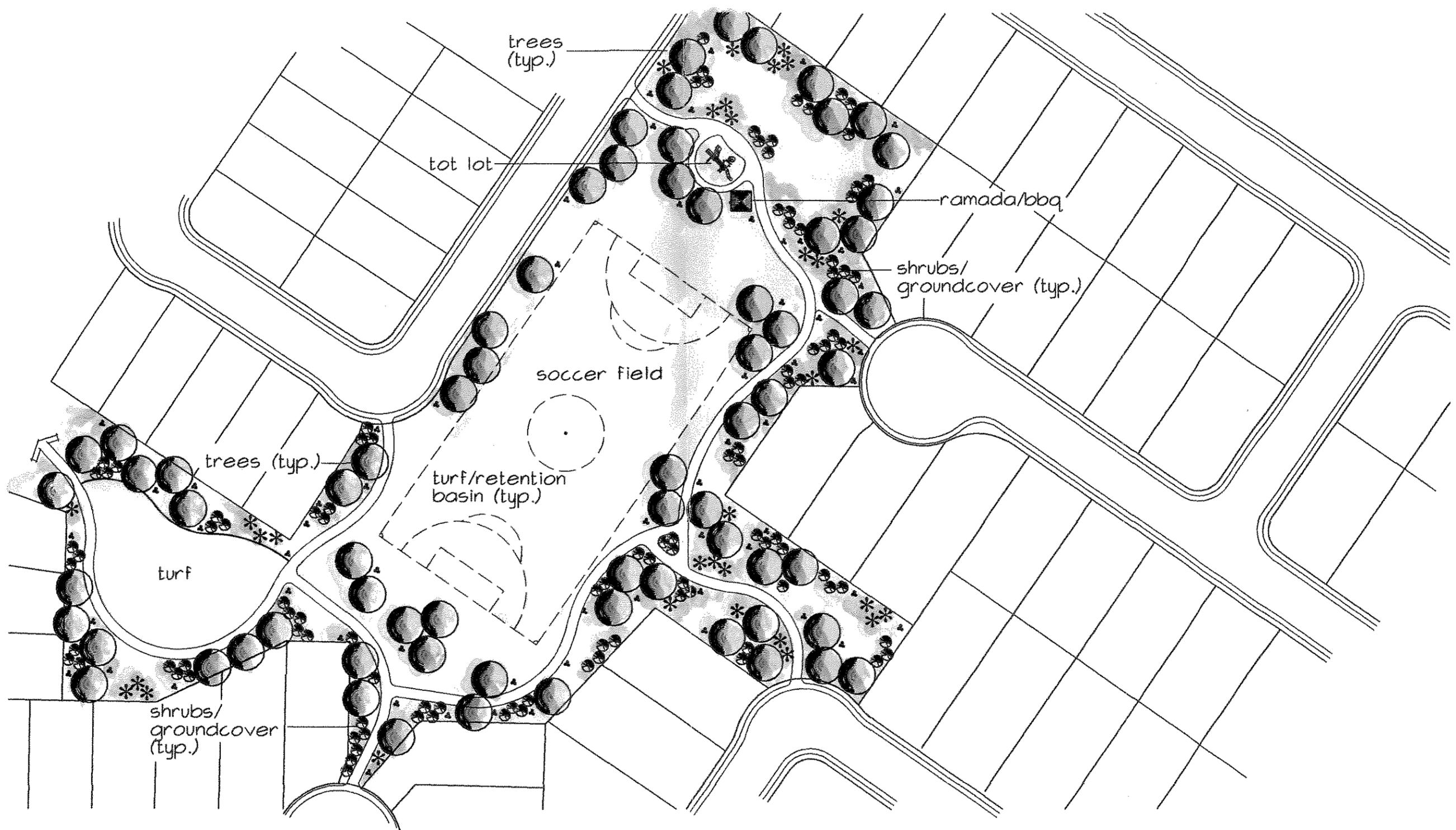
Requirements:

1. No percentage of lots within category A, B, C, or D can exceed 30% within one category.
Proposed plan complies with this requirement.
2. The percentage of lots within categories E, F, and G cannot be less than 30% combined.
This item not required as item 3 is in compliance.
3. If 10% of lots fall within categories F and G, then item 2 requirement is reduced to 25%.
Proposed plan complies with this requirement.

Site Data						
Parcel	Proposed Use	Proposed Zoning	Gross Area	Estimated Yield	Proposed Density	Proposed Lot Size
1	Park/Police/Fire	R1-5 PAD	9.9	0	0	---
2	Single Family	R1-8 PAD	40.8	134	3.3	75' x 110'
3	Single Family	R1-5 PAD	45.1	162	3.6	68' x 110'
4	Single Family	R1-5 PAD	38.1	124	3.3	63' x 110'
5	School	R1-5 PAD	15.0	0	0	---
6	Single Family	R1-5 PAD	20.4	68	3.3	68' x 110'
7	Single Family	R1-5 PAD	24.2	75	3.1	68' x 110'
8	Multi-Family	R-2 PAD	17.2	103	6.0	3000 s.f.
9	Single Family	R1-5 PAD	20.0	87	4.4	48' x 110'
10	Single Family	R1-5 PAD	27.6	108	3.9	58' x 110'
11	Single Family	R1-5 PAD	24.9	122	4.9	53' x 110'
12	Single Family	R1-5 PAD	33.1	127	3.8	48' x 110'
12A	Single Family	R1-5 PAD	9.4	42	4.5	48' x 110'
13	Single Family	R1-5 PAD	30.6	123	4.0	53' x 110'
14	Single Family	R1-5 PAD	22.6	105	4.6	48' x 110'
15	Multi-Family	R-2 PAD	74.1	522	7.0	3000 s.f.
16	Commercial	C-2 PAD	13.0	0	0	0
17	Single Family	R1-5 PAD	35.0	165	4.7	48' x 110'
18	Single Family	R1-5 PAD	21.9	70	3.2	68' x 110'
19	Commercial	C-2 PAD	5.0	0	0	0
20	Single Family	R1-5 PAD	33.0	138	4.2	53' x 110'
21	Single Family	R1-5 PAD	20.5	80	3.9	58' x 110'
22	Single Family	R1-8 PAD	41.5	99	2.4	75' x 110'
23	Single Family	R1-5 PAD	34.6	145	4.2	48' x 110'
24	Single Family	R1-5 PAD	9.7	29	3.0	58' x 110'
24A	Single Family	R1-5 PAD	13.7	41	3.0	58' x 110'
25	Single Family	R1-5 PAD	32.3	84	2.6	63' x 110'
26	Single Family	R1-5 PAD	29.7	112	3.8	58' x 110'
27	Undisturbed O.S.	---	50.0	0	---	---
28	WWTP	---	35.0	0	---	---
Total	---	---	850.0	2865	3.37	---

Note:

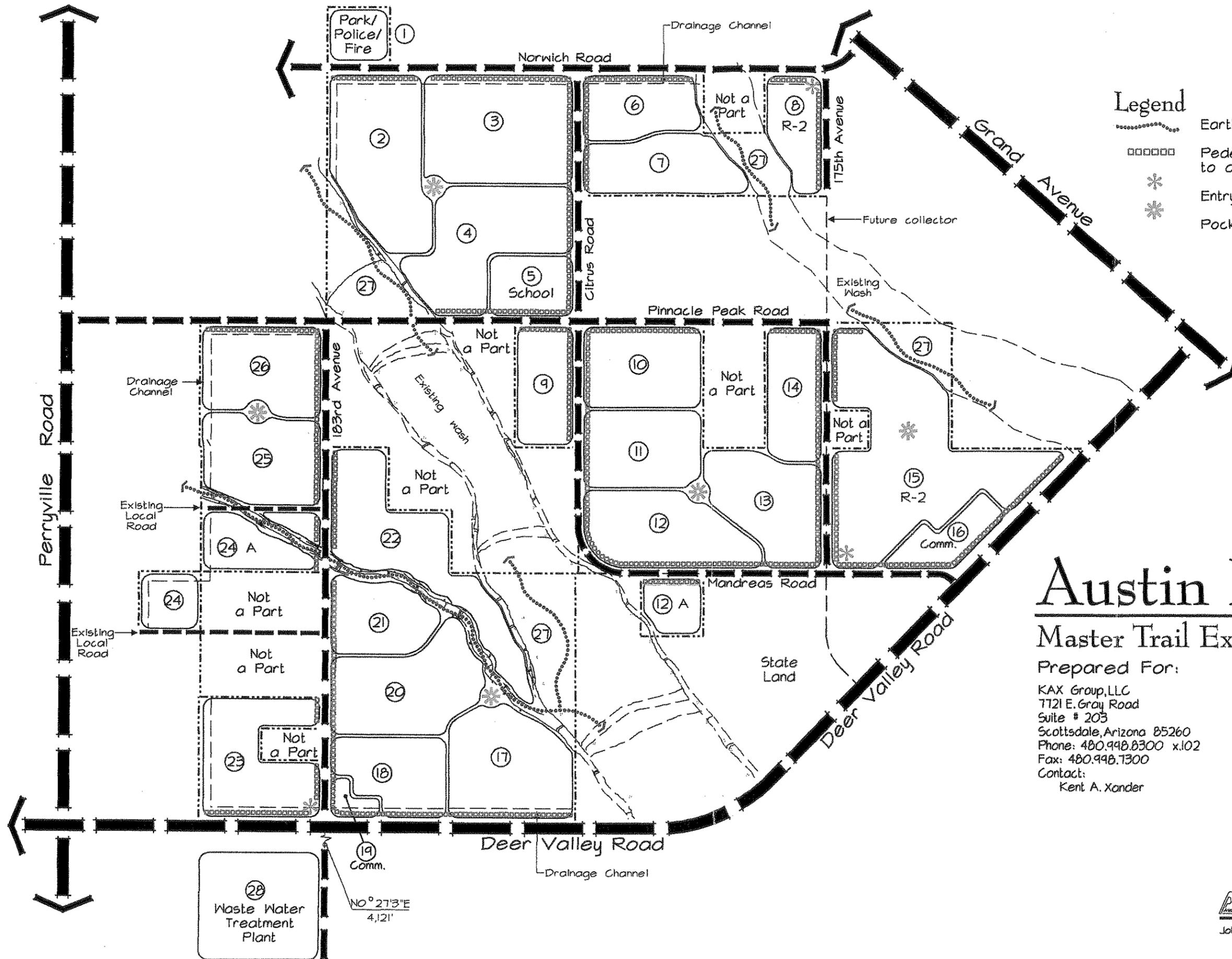
- If the school site is not requested by School District, then total yield increases by 55 lots at 63' x 110' for a total yield of 2,920 lots.
- Approximately 40 acres of improved open space will be provided within the residential parcels of the project. Improved open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, and landscape tracts/pedestrian corridors along major roadways. The 40 acres of improved open space combined with the 50 acres of undisturbed open space and a 9.9-acre park area equals approximately 100 acres of open space or approximately 11.8% of the project.



Austin Ranch

Typical Pocket Park/Lineal Open Space Exhibit





- Legend**
- Eastern Trails
 - Pedestrian sidewalk adjacent to arterials and collectors
 - Entry feature
 - Pocket Park

Austin Ranch

Master Trail Exhibit

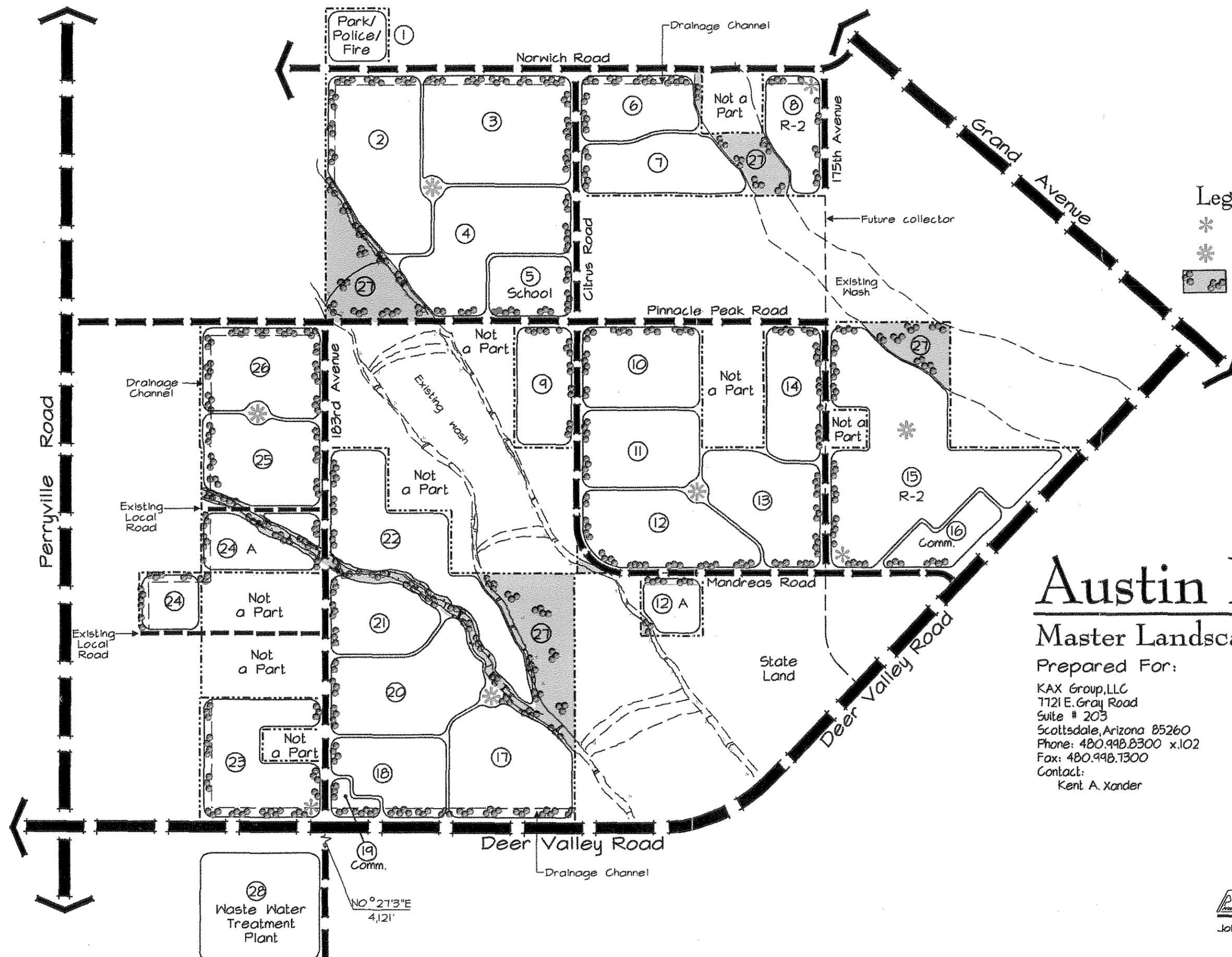
Prepared For: KAX Group, LLC
 7121 E. Gray Road
 Suite # 203
 Scottsdale, Arizona 85260
 Phone: 480.948.8300 x.102
 Fax: 480.948.7300
 Contact: Kent A. Xander

Prepared By: Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact: Christine Taratsas, R.L.A.

1" = 1000'

ALD
 Arizona Land Design

Job # 02.36 Date: 08.15.03
 Rev.: 11.05.03
 Rev.: 05.26.04



Legend

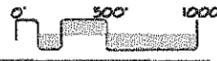
- * Entry feature
- * Pocket Park
- Open space

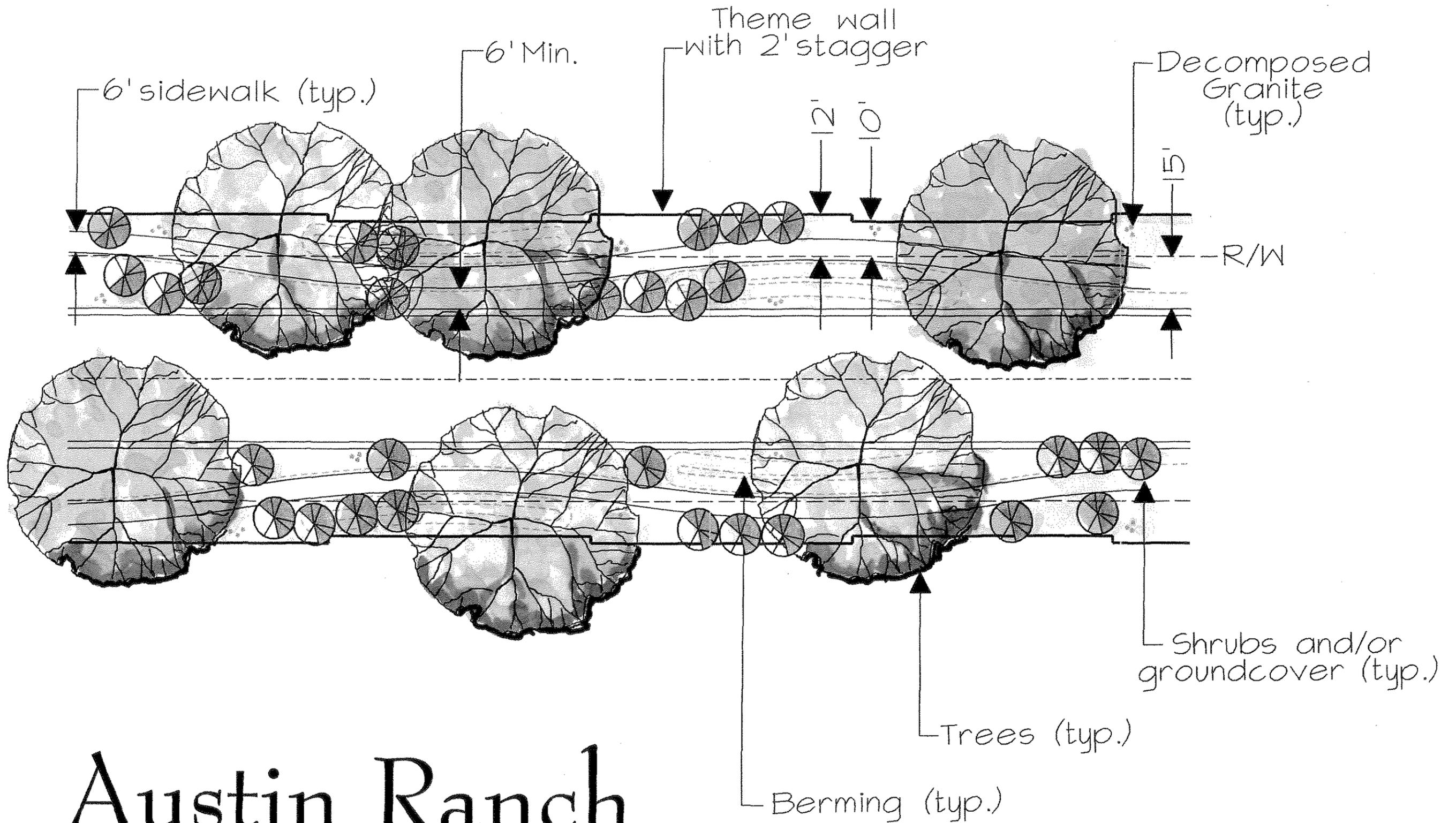
Austin Ranch

Master Landscape Exhibit

Prepared For:
 KAX Group, LLC
 7121 E. Gray Road
 Suite # 203
 Scottsdale, Arizona 85260
 Phone: 480.998.8300 x.102
 Fax: 480.998.7300
 Contact:
 Kent A. Xander

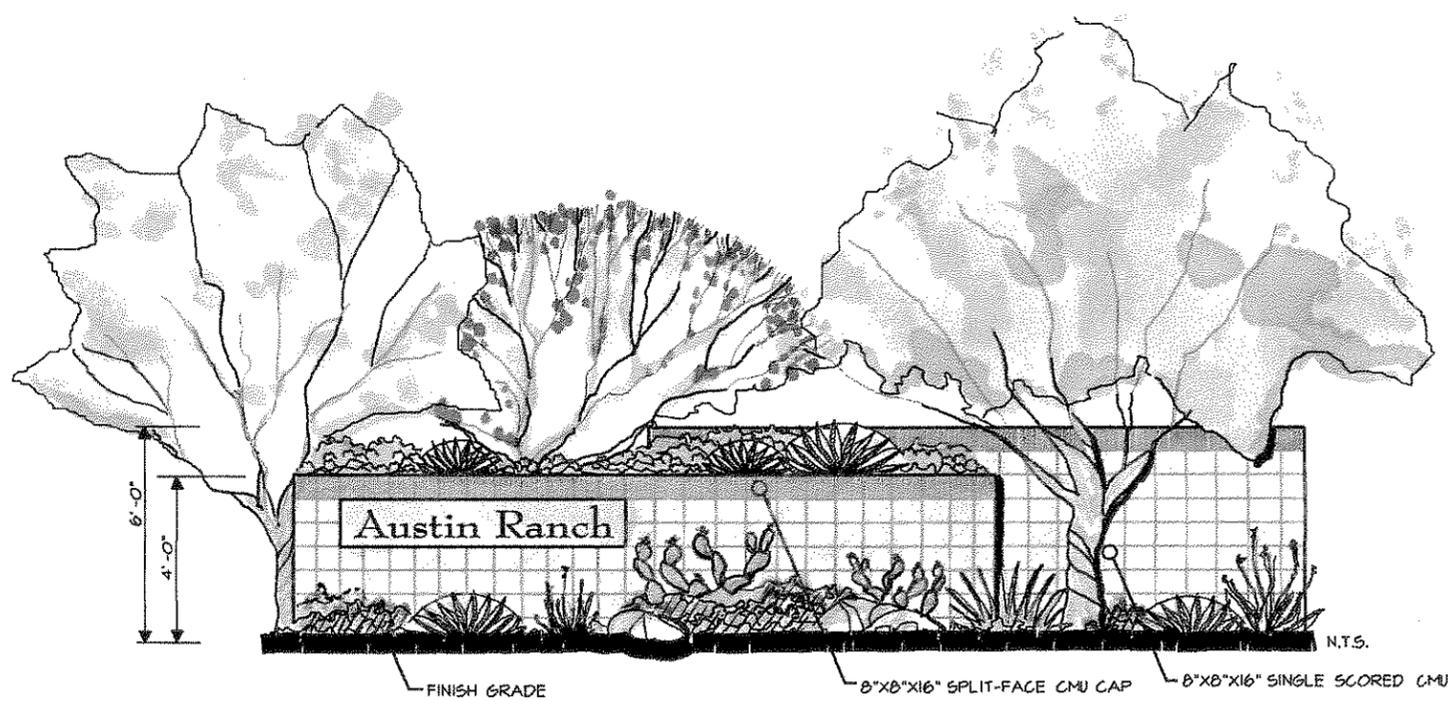
Prepared By:
 Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact:
 Christine Taratsas, R.L.A.


 1" = 1000'

 Job # 02.36 Date: 08.15.03
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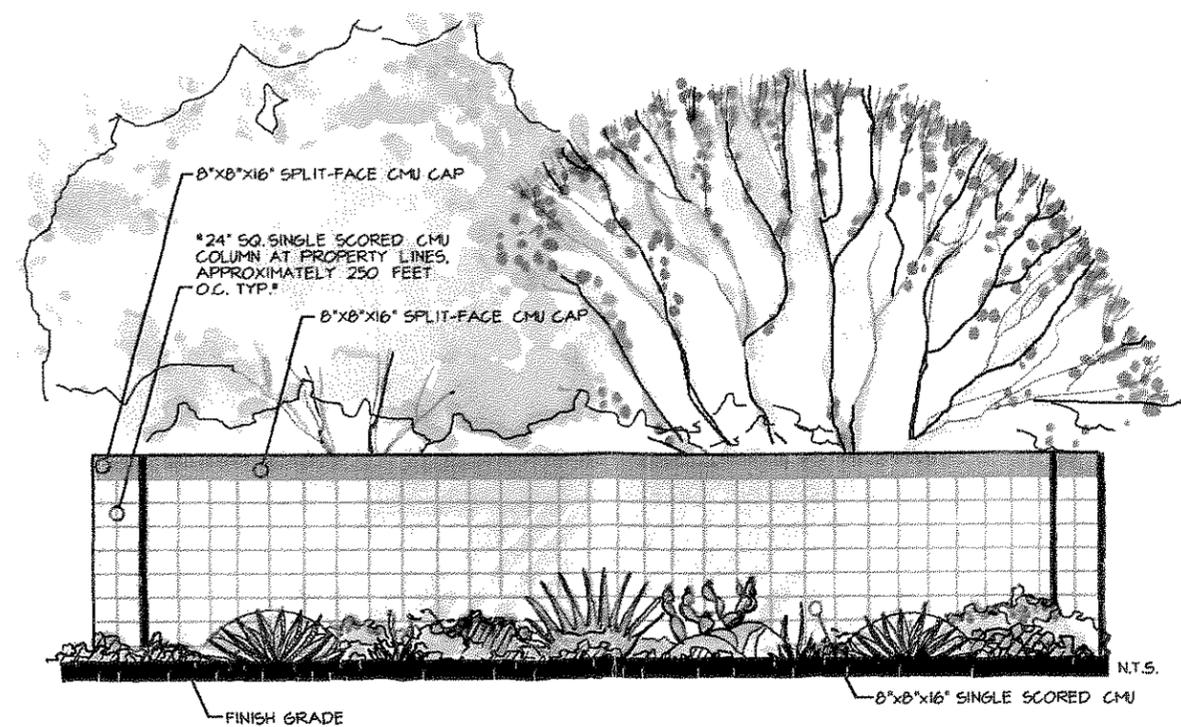


Austin Ranch

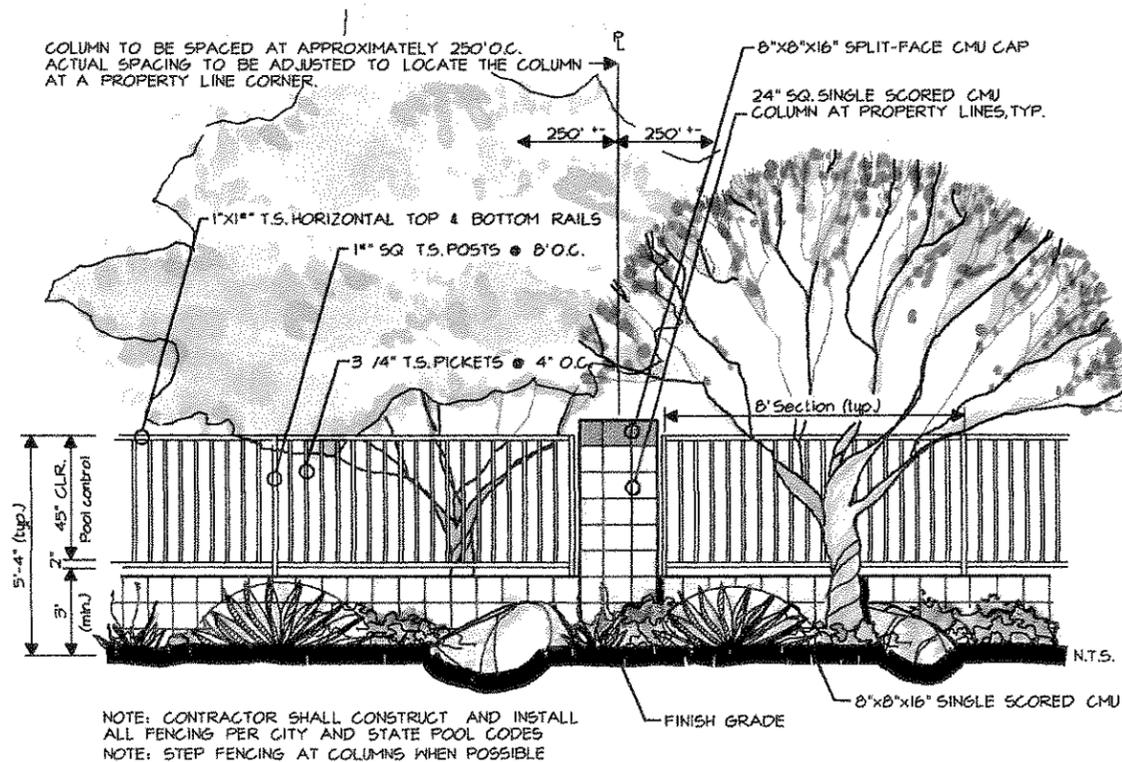
Typical Collector Road Plan View



SUBDIVISION ENTRY SIGNAGE & THEME WALL



THEME WALL ELEVATION



VIEW FENCE/WALL ELEVATION
(Adjacent to Open Space)

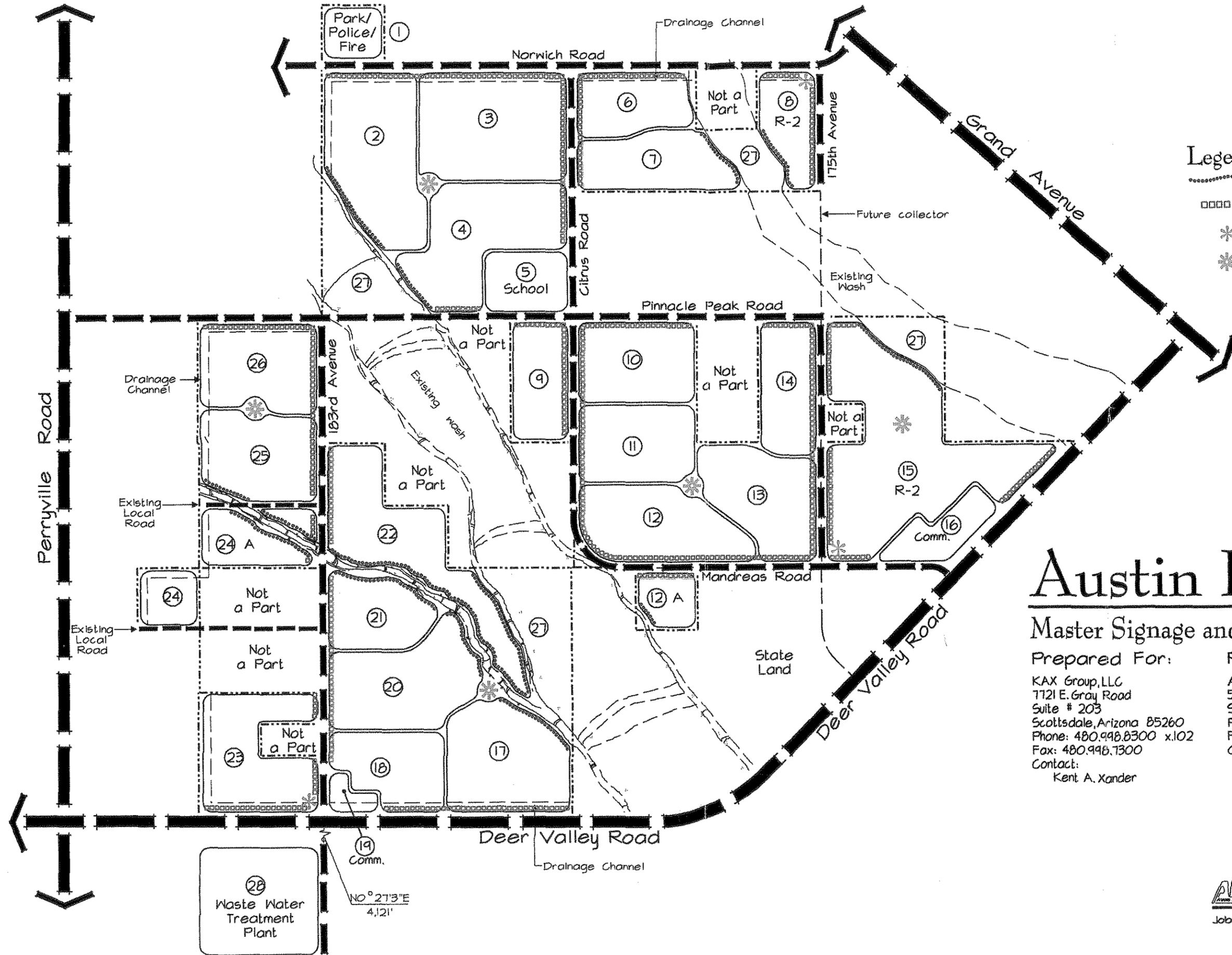
Note:
Wall design is conceptual only and
subject to revision at time of final design

Austin Ranch

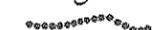
Conceptual Wall Exhibit

Prepared For:
KAX Group
L.L.C. Real Estate
6929 E. Greenway Parkway
Suite # 150
Scottsdale, Arizona 85254
Phone: 480.998.8300 x.102
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Kent A. Xander

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Arizona Land Design
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Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsas, R.L.A.



Legend

-  View wall
-  Theme wall
-  Entry feature
-  Pocket Park

Austin Ranch

Master Signage and Wall Exhibit

Prepared For:

KAX Group, LLC
 7721 E. Gray Road
 Suite # 203
 Scottsdale, Arizona 85260
 Phone: 480.948.8300 x.102
 Fax: 480.948.7300
 Contact:
 Kent A. Xander

Prepared By:

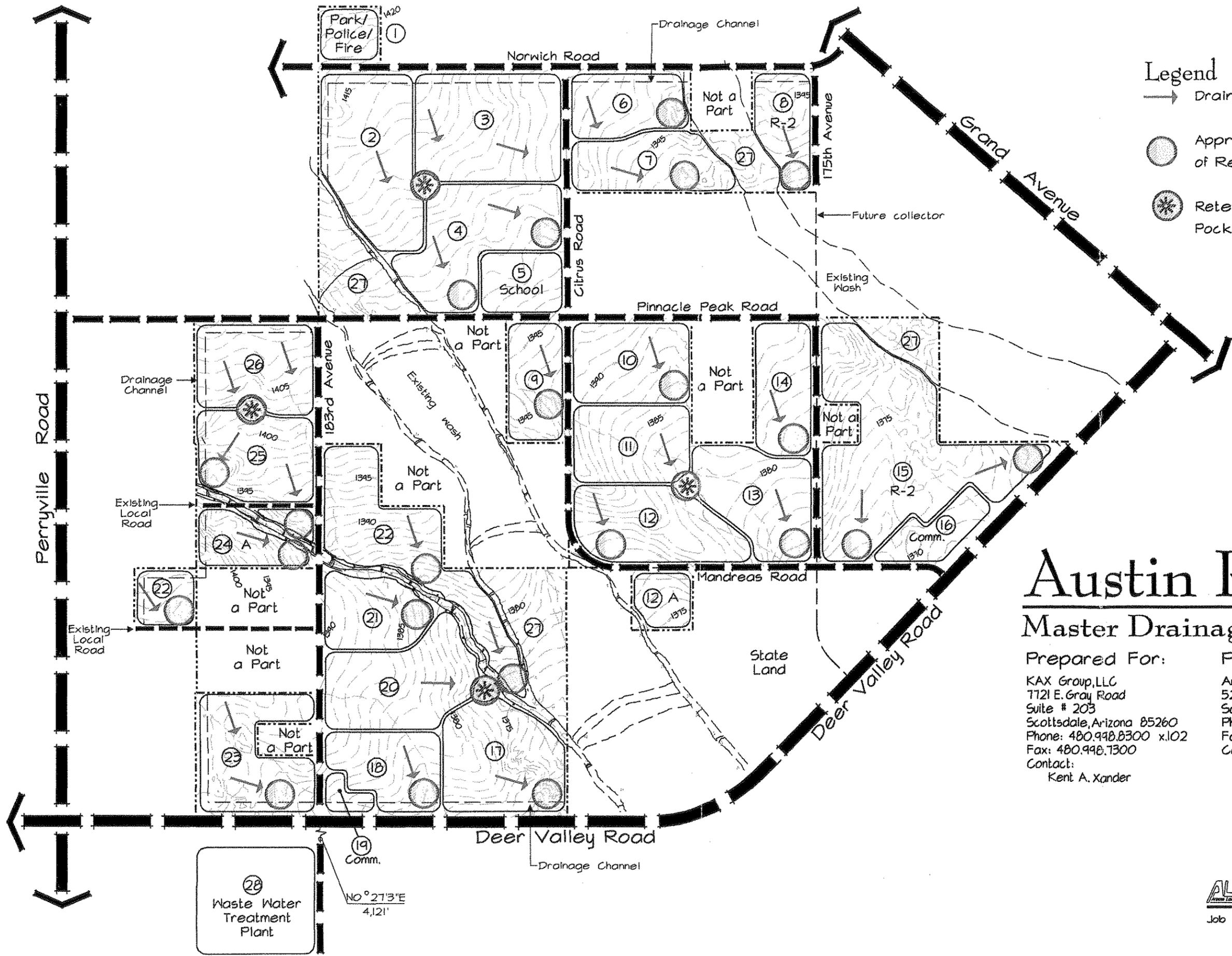
Arizona Land Design
 5202 East Oakhurst Way
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 Phone: 480.951.6410
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1" = 1000'



Job # 02.36 Date: 08.15.03
 Rev.: 11.05.03
 Rev.: 05.26.04



- Legend**
- Drainage Flow Arrow
 - Approximate Location of Retention/Detention Basin
 - ⊗ Retention/Detention with Pocket Park

Austin Ranch

Master Drainage Exhibit

Prepared For: KAX Group, LLC
 7121 E. Gray Road
 Suite # 203
 Scottsdale, Arizona 85260
 Phone: 480.948.8300 x.102
 Fax: 480.948.7300
 Contact: Kent A. Xander

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 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480.951.6410
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 Contact: Christine Taratsas, R.L.A.

↑
1" = 1000'

ALD
Arizona Land Design

Job # 02.36 Date: 08.15.03
 Rev.: 11.05.03
 Rev.: 05.26.04

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

May 28, 2004

Desmond McGeough
City of Surprise
12425 W. Bell Rd., Ste. D100
Surprise, AZ 85374

Re: Austin Ranch (PAD 03-278)

Dear Desmond:

Per approved Stipulation (b) this is a written response to the approved stipulations along with five-copies of the Austin Ranch PAD document revised to comply with the approved City Council stipulations. The following is a response to each of the stipulations approved as part of this PAD rezoning case:

STANDARD STIPULATIONS:

- a. Major changes to this Planned Area Development with regard to use and intensity must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community and Economic Development Director.

The applicant will comply with the amendments per this stipulation.

- b. The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the PAD document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of City Council approval.

This letter and the attached five (5) copies of the revised PAD for Austin Ranch is in compliance with this stipulation.

- c. Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer.

The applicant agrees to work with the Fire Department and have proper access and protection systems in place in accordance with this stipulation. Added to last page under Public Utilities and Services.

SPECIAL STIPULATIONS

- d. Landscaping and perimeter wall(s) details are to be submitted, reviewed and approved by the Community and Economic Development Director prior to release of any building permit.

The applicant agrees to submit the landscaping and perimeter wall(s) for review prior to obtaining building permits. Added to section under Theme Wall.

- e. All infrastructure improvements shall occur pursuant to section 16.20 of the Surprise Municipal Code with final plans subject to the approval of the City of Surprise Water Services Department, Engineering Department, the Community and Economic Development Director, and the Beardsley Water Company.

The applicant agrees to prepare infrastructure improvements in accordance with this stipulation and City Codes. Add under Public Utilities and Services.

- f. The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community and Economic Development Director.

Each homebuilder that comes into Austin Ranch will provide new residential home products including colors, elevations, and material samples for review in approval by the City Added to Section on Residential Architecture.

- g. The applicant shall include the City Attorney's sound attenuation and overflight language on every final plat.

The applicant agrees to provide the sound continuation overflight language. The City Attorney needs to provide the language for the applicant to pass on to homebuilders. Please email the language to dprescott@ecllaw.com. Added under Residential Land Use Section

- h. All items to which the PAD commits within the Design Guidelines compliance section of the PAD document are hereby stipulated.

It is agreed that the Design Guidelines in the PAD is a requirement. Added under Single-Family Design Guidelines prior to tables.

- i. The applicant shall grant an avigation easement to the U.S. Air Force on the final plat, in the format approved by the City Attorney.

The applicant agrees to provide avigation easements on final plats and we will work with the City Attorney to ensure that the easement is in the proper format. Added at the end of Residential Land Use Section.

- j. The applicant shall install fire hydrants subject to International Fire Code specifications and shall be subject to the review and approval by the Building Safety Division and Community and Economic Development Director.

The applicant agrees to install fire hydrants subject to Code specifications and approval by the appropriate City departments. Added prior to list under Public Facilities and Services.

- k. The applicant shall abandon, pursuant to State law, any wells existing on the Property that are not used as a source of potable water.

The applicant agrees to abandon any existing wells on the property that are not sources of potable water. Added under Public Utilities and Services.

- l. Prior to the approval of any preliminary plat, the Fire Chief and the applicant will work together to determine the location best suited for a fire station.

The applicant will work with the Fire Chief to help provide the best site for a fire station in this area. Added under Public Utilities and Services.

- m. The applicant shall not be required to build a dry crossing bridge or culvert across the wash on the 183rd Avenue alignment. The applicant shall provide half street right-of-way and improvements on the 183rd Avenue alignment between Norwich and the north side of the wash. The applicant shall provide a new 183rd Avenue alignment between the north side of the wash and Pinnacle Peak Road, and the alignment shall be along the east side of the wash.

The applicant will work with the engineering staff to relocate 183rd Avenue alignment to the northeast side of the wash north of Pinnacle Peak Road. Added under Street Circulation.

- n. The location of the school site (Parcel 5) shall be relocated east to the corner of Pinnacle Peak and Citrus Roads, and residential Parcel 4 shall be switched into the previous school site location next to the wash, the final location of the school site shall be subject to the approval of Luke Air Force Base.

The school site was relocated in the site plan as Exhibit D in the Austin Ranch PAD narrative.

- o. The developer shall dedicate a half street right-of-way of 55 feet for the Norwich Road west of Citrus Road for a total of 80-foot right-of-way; and due to the fact that a 65-foot right-of-way exists on the north side of Norwich from Citrus to 175th Avenue, dedicate a half street right-of-way of 45-feet east of Citrus Road for

a total right-of-way of 110-feet. No median shall be constructed along Norwich Road due to the existing location of 20 single-family homes or lots which have driveways that access onto Norwich.

The applicant will provide the right-of-way in accordance with this stipulation and street improvements shall be made in accordance with this stipulation. Added at end of Circulation Streets Section.

- p. The developer shall be responsible for the construction of a dry crossing bridge or culvert over the wash that crosses Norwich Road prior to the issuance of certificates of occupancy for lots north of Pinnacle Peak Road. The proposed bridge or culvert plans shall be subject to the review of the Engineering Department and the approval of the City Engineer.

The applicant will work with the Engineering Department concerning the design of a dry crossing over the wash along Norwich Road. This dry crossing is located between Parcels 6 and 8 of the Conceptual Land Use Exhibit for Austin Ranch. Added under Street Circulation.

- q. The developer shall be responsible for the construction of a dry crossing bridge or culvert over the wash that crosses Pinnacle Peak Road prior to the issuance of certificates of occupancy for lots north of Pinnacle Peak Road. The proposed bridge or culvert plans shall be subject to the review of the Engineering Department and the approval of the City Engineer.

The applicant will work with the Engineering Department for the design of a dry crossing for Pinnacle Peak Road. This crossing is located on the south side of Parcel 27 as noted in the Austin Ranch Conceptual Land Use exhibit. Added under Street Circulation.

- r. The side yard setbacks for Parcel 8 and Parcel 15 shall be determined at the submittal of a conceptual site plan and preliminary plat for the subject parcels. The proposed setbacks shall be subject to the review and approval of the Surprise City Council at the preliminary plat public hearing

The setbacks for Parcel 8 and 15 are higher density single-family parcels and these will need to be determined at the time of plat because it is not known at this time the exact house product that will

be developed on these sites. The applicant will cooperate with the City on these setbacks. Added to Development Standards Table.

- s. The project shall incorporate alternative materials to be applied to the theme wall and theme wall, columns, and provide additional banding and insets to enhance the appearance of the project theme wall.

The applicant will work with the City to provide a common theme wall and that will be accomplished at the time of the first preliminary plat. Added to Wall Theme paragraph.

The Austin Ranch PAD narrative report has been revised with revised exhibits in accordance with the approved stipulations by City Council. If there are any questions concerning the content of this letter or the revised PAD for Austin Ranch, please contact David Prescott at (602) 265-0094.

Sincerely,



David W. Prescott
Planning Consultant

DP/drm

cc: Kent Xander w/narrative
John Wittrock w/narrative