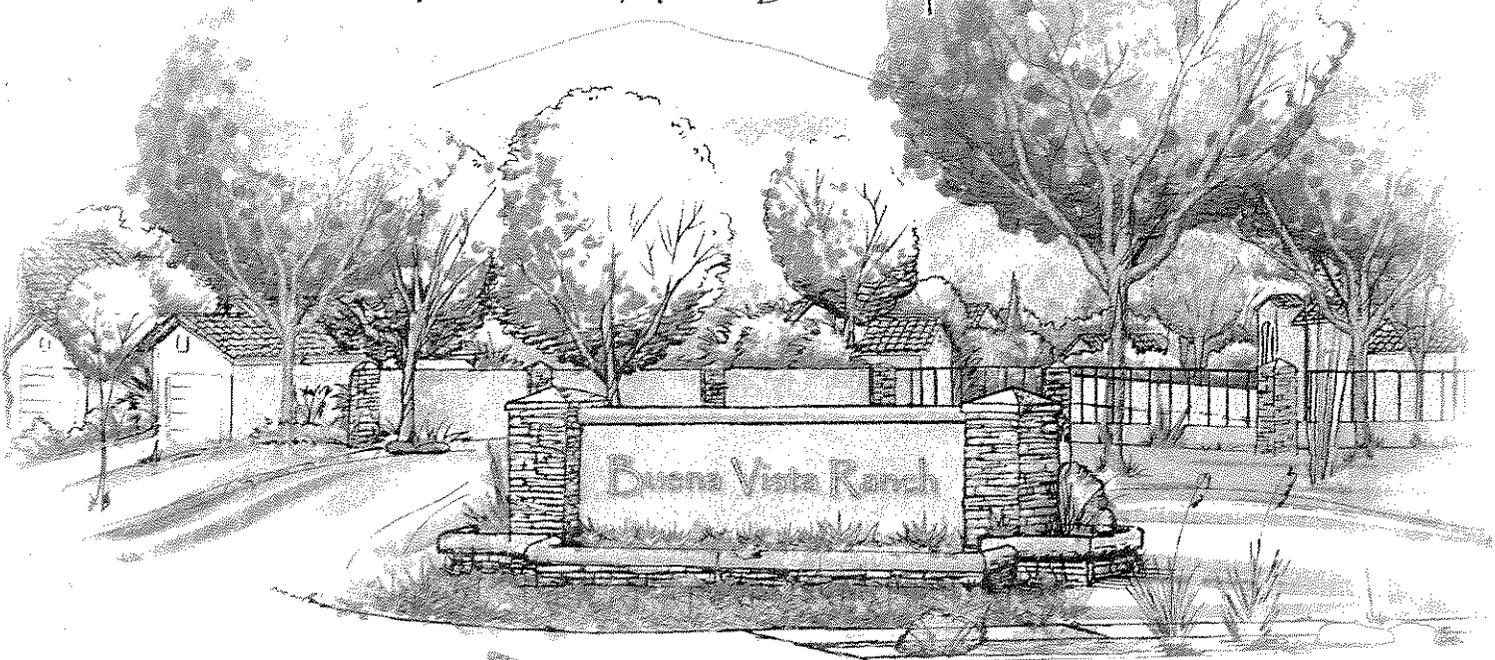


Buena Vista Ranch

Planned Area Development



City of Surprise, Arizona

CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT APPROVED	
Case No.:	<u>PAD05-092</u>
P&Z Comm. Approval:	<u>8/16/2005</u>
City Council Approval:	<u>9/29/2005</u>
B.O.A. Approval:	_____
Stipulations:	_____

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 INTL. BUILDING, PLUMBING, MECHANICAL AND THE NATIONAL ELECTRICAL CODES.	
Case No.:	_____
P&Z Comm. Approval:	_____
City Council Approval:	_____
B.O.A. Approval:	_____
Stipulations:	_____

RECEIVED
OCT 24 2005
COMMUNITY DEVELOPMENT
PAD05-092

PAD #05-092
February, 2005
Revised October, 2005



Buena Vista Ranch

Planned Area Development

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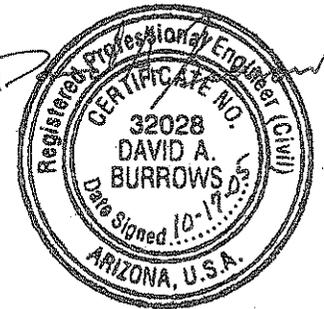
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PERSPECTIVE

Primary Entry

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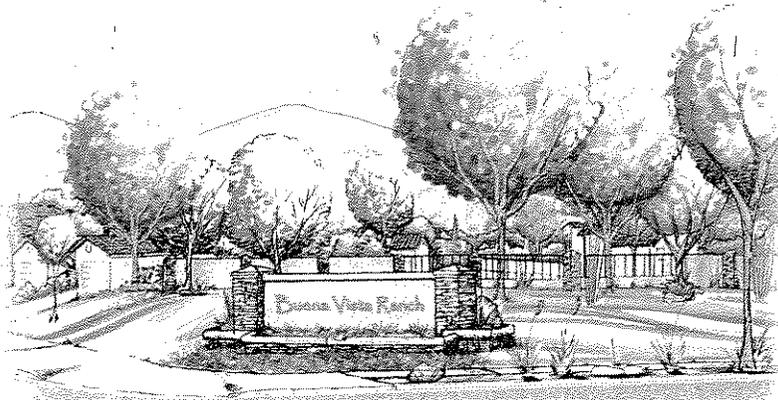
1.0 Introduction

FRI Surprise 398, LLC ("Farnam Realty") is requesting the City of Surprise (the "City") rezone approximately 400 acres of property to a Planned Area Development (the "Buena Vista Ranch PAD"). Located north of the Pinnacle Peak Road alignment, on the west side of the 227th Avenue alignment, the community is adjacent to the Central Arizona Project ("CAP") Canal, and approximately one-half mile from the Luke Air Force Base ("Luke AFB") Auxiliary Airfield #1 ("AUX 1"), further described in Section 2.0 (the "Property"). Refer to Figure 1 for the regional vicinity map. Refer to Figure 2 for aerial photograph showing the Property and surrounding areas.

The Buena Vista Ranch PAD document is intended to provide a comprehensive master plan, which is consistent with, and in some cases, exceeds all City of Surprise regulations and the Surprise General Plan 2020 ("General Plan") in order to provide for a high quality development. The Buena Vista Ranch PAD provides a detailed description of land uses, trail and open space concepts, design themes, and infrastructure requirements for the development (the "Community"). One feature of the Community is a comprehensive open space and trail system that provides linkages among the neighborhoods. Throughout the Community, these open space areas also provide residents with passive and active use amenities. In addition to the extensive open space and trail system, the Community is designed to offer residents beautiful views of the White Tank Mountains to the south of the Property.

Situated just north of the White Tank Mountains, Buena Vista Ranch offers an attractive setting, with the mountains providing a striking backdrop for the Community. Additionally, the Community is designed to maximize views of the sunsets, and nighttime skies. The picturesque setting became the inspiration for the name Buena Vista, which means "Good Views". While the Property contains little vegetation except for the Iona Wash in the northeast portion of the Property, the rugged white tank mountains, in combination with the significant open space/trails system and unique character, make it an ideal location for a residential community.

The Buena Vista Ranch PAD also includes a future employment/industrial area that will have direct access from 227th Avenue. The future employment area abuts the Iona Wash along the west and is surrounded by vacant desert on the remaining sides (Figure 3). Located within the Luke AFB AUX 1 65 Ldn noise contour, the future employment area complies with the City's amendment in 2004 to the General Plan. Specifically, in 2004, the



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City of Surprise approved an amendment to the General Plan, which identifies noise impacted areas and appropriate uses near Luke AFB and AUX 1. The overall intent of such amendment was to maximize the intensity of non-residential land uses and to locate land uses compatible with the existing Luke AFB AUX 1 operations.

Locating the future employment area of the Community within the 65 Ldn noise contour is compatible with the City's vision of this area. A natural buffer is created between the residential and future employment/industrial components, with over 30 acres of open space separating the uses. This approach is intended to provide an enjoyable living environment for the residents and mitigate any negative impacts from the future employment/industrial area of the Community and Luke AFB AUX 1 operations. For Farnam Realty to achieve the proposed residential diversity, community amenities, and future employment area, a request for a zone change is necessary.

1.1 Request for Rezoning

The Property is currently zoned R1-43. The purpose of this application is to request a zone change from R1-43 to a Planned Area Development ("PAD"). The Buena Vista Ranch PAD will provide a fully integrated planned community with a combination of densities, mix of lot sizes, and a variety of design options that will benefit the Community and surrounding area. The Buena Vista Ranch PAD includes underlying zoning of R1-5, R1-8, R-2, and I-2 districts. Refer to Figure 3 for the land use plan.

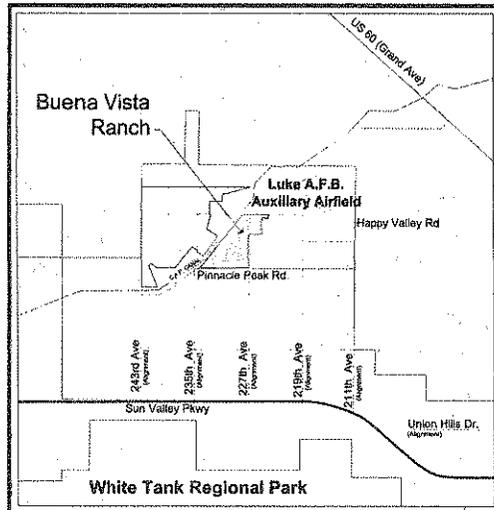
The General Plan designates the Property as Low Density Residential and Airport Preservation. Based on the Graduated Density Concept ("GDC") guidelines adopted by Luke AFB, parcels in the Airport Preservation area, located within one-half mile of the 65 Ldn, are restricted to a maximum residential density of two dwelling units per acre. The proposed density for this portion of the Community within one-half mile of the 65 Ldn is 1.44 dwelling units per acre, which is in conformance with the GDC as well as the General Plan. In addition, the Buena Vista Ranch PAD includes a future employment parcel located within the portion of the Property designated as the Airport Preservation area.

Per the General Plan, compatible land uses such as warehouse, business park, and incidental supportive commercial uses are appropriate uses adjacent to Luke AFB AUX 1. According to the City of Surprise zoning district regulations, a wide range of commercial and industrial uses are allowed within the I-2 district which are also consistent with the General Plan and provide goods and services which are complimentary to the Community. The Iona Wash with over 30 acres of open space creates a natural buffer between the residential and future employment areas of the Community.

The portion outside of the Airport Preservation area is designated as Low Density Residential per the General Plan. This land use designation is primarily intended for residential uses, with densities up to five dwelling units per acre. The proposed density within the residential designation of the Property outside of the 65 Ldn noise contour is 3.99 dwelling units per acre, well below the maximum five dwelling units per acre allowed. Taking into consideration the extensive amount of open space and amenities proposed, the density for the project as a whole is considerably less than the maximum allowed. As a result, the overall density for the Property is 3.39 dwelling units per acre.

2.0 Site Location

The Property is located entirely within the City limits and is bounded by Happy Valley Road alignment to the north, the CAP Canal to the west, the Pinnacle Peak Road alignment to the south, and the 227th Avenue and 224th Avenue alignments to the east (Figure 1). This site is relatively flat native desert land with a slight slope from the northwest to the southeast. The Property is mainly devoid of vegetation, except for the area adjacent to Iona Wash located in the northeast section of the Property (Figure 2). There are no improvements currently located on the Property.



2.1 Access

Primary entrances for the Community are anticipated at the half-mile point on Pinnacle Peak Road and 227th Avenue. These roads are designated on the General Plan transportation / circulation map as minor and major arterials respectively (Figure 2). A collector road will connect the two entrances and feed the individual neighborhoods. Combined with monument signage, decorative landscaping, and open space view corridors, the circulation design provides a sense of arrival into the Community. The proposed streets will comply with the street cross-sections, per the City of Surprise Residential Design Guidelines, while working in concert with the natural topography of the Buena Vista Ranch PAD Property.

2.2 Surrounding Properties

The Surprise General Plan 2020 designates the Property as part of Special Area 3 ("SPA 3") that is bounded by Jomax Road to the north, Grand Avenue and McMicken Dam to the east, White Tank Mountain Regional Park to the south and the Town of Buckeye to the west. The existing land uses as described in SPA 3 include: the Volvo Proving Grounds, approximately one and one-half miles east of the Property; the Northwest Regional Landfill, approximately four and one-half miles southeast of the Property; White Tank Regional Park, located two and one-half miles south of the Property; Luke AFB AUX 1 which is less than one-half mile northeast of the Property.

The land surrounding the Property is mostly undeveloped, with the only improvement within one-half mile being the canal along the western boundary. The CAP Canal extends the entire length of the western boundary, separating the Property from the land owned by the U.S. Bureau of Reclamation (Figure 4). As mentioned previously, the Property is surrounded by vacant desert with Fox Trails, located to the southeast of the Property, being the only proposed development within a mile of the Property to obtain approved PAD zoning.

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2.3 Luke Air Force Base Auxiliary Field #1

According to Luke AFB's GDC, the following densities are supported within the specified distances from the 65-decibel Joint Land Use Study ("JLUS") noise contours for the F-16 aircraft, provided that a more restrictive land use criteria does not govern.

Distance from 65 Ldn Line	Max Density Allowed	Proposed Density
0 - ½ mile	2 du/ac	1.44 du/ac
½ - 1 mile	4 du/ac	3.90 du/ac

Figure 6 depicts the parcel configuration and the various noise contours established by Luke AFB AUX 1. Overall, the vast majority of the residential areas are outside Luke AFB's 1988, 65-decibel Joint Land Use Study (JLUS) noise contours. Comparing distances, the Property is over fourteen miles from the main Luke AFB. As a result of the Property being located distant from Luke AFB, it is considered outside the "Territory in the Vicinity of a Military Airport".

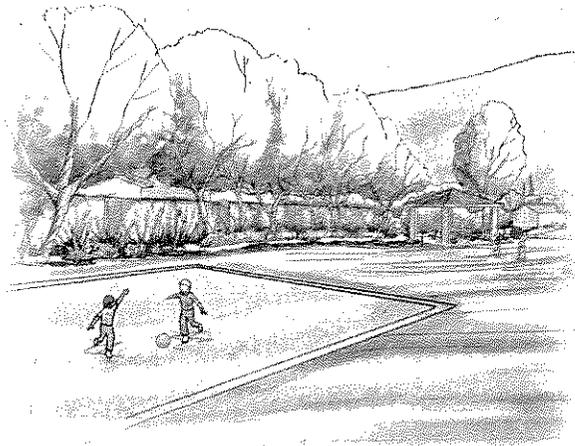
3.0 Existing Conditions

3.1 Existing Land Use, Zoning and General Plan

The Property is sparsely vegetated native land with no improvements and zoned R1-43. Per the City of Surprise General Plan 2020, the Property is located in SPA 3, which is bounded by Jomax Road to the north, Grand Avenue and McMicken Dam to the east, White Tank Mountain Regional Park to the south and the Town of Buckeye to the west.

In 2004, the City of Surprise approved a major General Plan Amendment for the Luke AUX 1 area that identified compatible land uses under the flight path of Luke AFB AUX 1. As a result, the Airport Preservation land use category was created. Per the amendment, compatible land uses such as warehouse, business park, incidental supportive commercial uses, and single family residential with density limitations are allowed.

Per the General Plan, the Property is designated as Low Density Residential and Airport Preservation. Based on the GDC guidelines adopted by Luke AFB, parcels in the Airport Preservation land use designation, located within one-half mile of the 65 Ldn, are restricted to a maximum residential density of two dwelling units per acre. The portion of the Property outside the Airport Preservation land use designation is Low Density Residential. The Low Density Residential designation is primarily intended for residential uses, with densities of up to five dwelling units per acre.



3.2 Existing Topography and Drainage

The Property is native desert land, with an average slope of approximately sixth tenths of one percent (0.6%) from the northwest to the southeast, and is generally sparsely vegetated. The Property is immediately adjacent to the CAP Canal, which protects most of the Property from offsite flows from the northwest. However, as seen in Figure 5, the Iona Wash crosses the CAP Canal through a concrete over chute and flows through the northeastern portion of the site. A Zone "AE" floodplain and floodway are in effect for the Iona Wash. The topography for the Property depicts a minor historical drainage corridor approximately one-half mile to the southwest of the Iona Wash. However, because of the CAP Canal, no offsite runoff reaches this corridor. Therefore, other than the Iona Wash, no Section 404 Jurisdictionally delineated washes are present on the Property.

3.3 Existing Flood Zone

A majority of the Property is located within the 100-Year Floodplain Zone X; however, as described above, due to the Iona Wash, a small section in the northeast corner of the

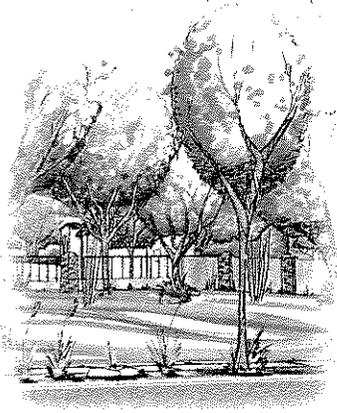
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Property is designated Zone AE, and is within a flood plain according to the FEMA Flood Insurance Rate Map 4013c1140 G dated July 19, 2001. Figure 5 illustrates the flood hazard zones in relation to the effective FEMA Firm Maps.

Flood Zone X corresponds to the area outside the 100-year floodplain, an area of 100-year sheet flow flooding where average depths are less than one foot, and an area of 100-year stream flooding where the contributing drainage area is less than one square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.

Flood Zone AE is the flood insurance rate zone, which corresponds to the 100-year floodplain that is determined in the Flood Insurance Study by detailed methods. In most instances, base flood elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.



3.4 Archeological Survey

SWCA Environmental Consultants completed an archaeological survey on the Property in November of 2004. During the survey, twenty isolated occurrences and features were identified on the Property. The isolated occurrences consisted of deflated rock features dispersed throughout the site, trash deposits, and a few shards. None of the occurrences have historical value. Consequently, SWCA determined that no further archaeological work is necessary. In the unlikely event that previously undocumented buried resources are encountered during the construction phase of development, all ground disturbing activities will be immediately discontinued until a qualified archaeologist can evaluate the remains.

3.5 Biological Evaluation

SWCA Environmental Consultants completed a biological evaluation for Buena Vista Ranch Property in November of 2004. The Property consists of mainly undisturbed desert vegetation, with no permanent existing surface waters or deciduous broad-leaved riparian trees present. In addition, no natural caves, adits, or mine features are depicted on the United States Geological Survey map, and none were observed during SWCA's field reconnaissance. According to SWCA, no currently endangered or threatened, or proposed endangered or threatened plants or animals are known to exist regularly within the boundary of the Property at this time. Furthermore, it is unlikely that the development will have an effect on any federally listed species or their habitat. However, the lead federal permitting agency has the authority and final decision on whether or not species-specific surveys for any federally protected species are required. From their evaluation, SWCA concludes that no additional biological surveys are necessary for the Property.

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4.0 The Proposed Project

The Community includes a mixture of single-family detached residential units, courthome units, and a location for future employment/industrial area. Although the Property is relatively flat, there are natural site features such as the lona Wash located within the northern portion of the Property that creates the unique character of the development. By incorporating these natural site features into the design, the neighborhoods within the Community blend seamlessly with the existing character of the Property. However, integrating the design into the topography is not the only goal. The Project Team is committed to creating a high quality, sustainable Community for the residents of the City by offering a series of interconnected neighborhoods and amenities to compliment a range of lifestyles.

Buena Vista Ranch PAD offers a variety of housing types over a range of residential lot sizes and establishes neighborhoods that are visually and physically integrated by adjacent internal and external natural open space. In addition to connecting the neighborhoods through the open space and trail system, the Community offers an array of common area facilities. Proposed Community amenities include neighborhood and linear parks, tot lots, benches at approximately every quarter mile located under a canopy of mature trees along the trail system, and sports courts. Refer to Figure 7 for illustrations of the various proposed amenities.



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4.1 Site Data

Zoning	
o Existing:	R1-43
o Proposed:	PAD
o Underlying Base:	R1-5, R1-8, R-2, and I-2
Gross Acres	
o Single family residential	353.4 Acres (87.9%)
o Court homes	26.2 Acres (6.5%)
o Commercial/Industrial	22.4 Acres (5.6%)
o Total Acreage:	402.0 Acres
Open Space	
o Required:	40.2 Acres (10%)
o Provided:	60.3 Acres (15.0%)
Densities ⁽¹⁾	
o GDC: Max Allowed (0 - ½ mile of the 65 Ldn)	2.0 du/ac ⁽²⁾
o Proposed	1.44 du/ac
o GDC: Max Allowed (½ -1 mile of 65 Ldn)	4.0 du/ac ⁽²⁾
o Proposed	3.90 du/ac
o SPA 3: Max Allowed (outside ½ mile of 65 Ldn)	5.0 du/ac ⁽³⁾
o Proposed	3.99 du/ac
o Proposed overall density for the Property	3.39 du/ac
o Proposed overall single-family residential density	3.02 du/ac

Notes:

- (1) The density for each parcel may be altered due to drainage issues, topography, and other site planning concerns, which will be addressed at the time of preliminary plat.
- (2) Based on the GDC guidelines adopted by Luke AFB and the General Plan Amendment for Luke AFB AUX 1 Preservation – 2004.
- (3) Property is located with SPA 3 and designated as the Low Density Residential category, per the City of Surprise General Plan.

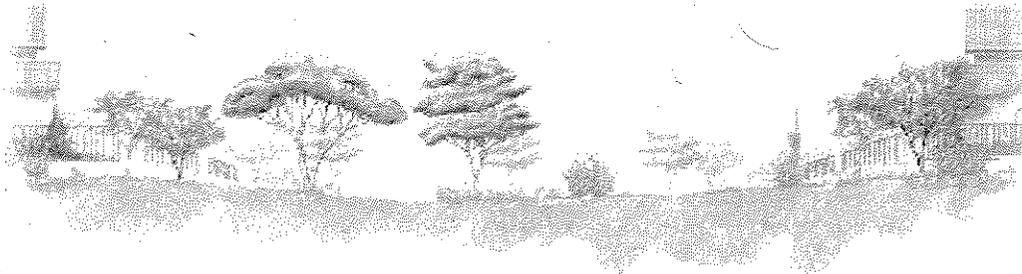
4.2 Phasing

In general, phasing will begin at the southern portion of the Property and continue to the north. Initial phases are anticipated to coincide with the first phase of the wastewater treatment plant – with completion expected in late 2007. The Community may or may not be developed in multiple phases. Actual timing of the phases, if any, will depend on market conditions and absorption rates; however, the necessary road, water, sewer,

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drainage improvements and landscaping will be constructed as part of each phase of development. Sub-phases may be considered in order to accommodate infrastructure construction and the construction of model homes.



4.3 Land Uses

A. Residential Land Uses

The Community will achieve a mix of residential densities, public open spaces, and an integrated trail system, which are in conformance with the City of Surprise Residential Design Guidelines. The Buena Vista PAD not only satisfies all the requirements of the City Residential Design Guidelines, but in some instances exceeds the required number of points for the "Additional Subdivision Standards", Design List B, as will be described in detail within Section 5.0.

To create the diversity of residential uses, five of the seven lot categories established by the City of Surprise are utilized within the Buena Vista PAD. Table 1 illustrates the lot categories specifically proposed for the Community. As a result of selecting a significant number of the lot categories, the Buena Vista PAD offers a series of neighborhoods with various lot widths and depths to meet the needs of a broad range of homebuyers. As shown in Figure 3, eight neighborhoods are proposed with lots ranging in size from 6,380 to 10,450 square feet. The PAD not only offers a diverse mix of lot sizes, but also includes court homes in the southwest portion of the Community. While the Buena Vista PAD offers both single family and court homes, the areas are not isolated from each other; rather, the Community is designed with natural open spaces, amenities, and a trail system that serves to unite the neighborhoods, including the court homes into a cohesive Community (Figure 8A).

B. Future Employment/Industrial Land Use

The proposed I-2 future employment area gives the ability to eventually provide goods and services within the Community. A wide range of commercial and industrial uses are allowed within the I-2 zoning district – uses consistent with the General Plan. Locating the future employment as depicted on the land use plan is appropriate within the 65 Ldn high noise area. A natural buffer will be created between the residential and future

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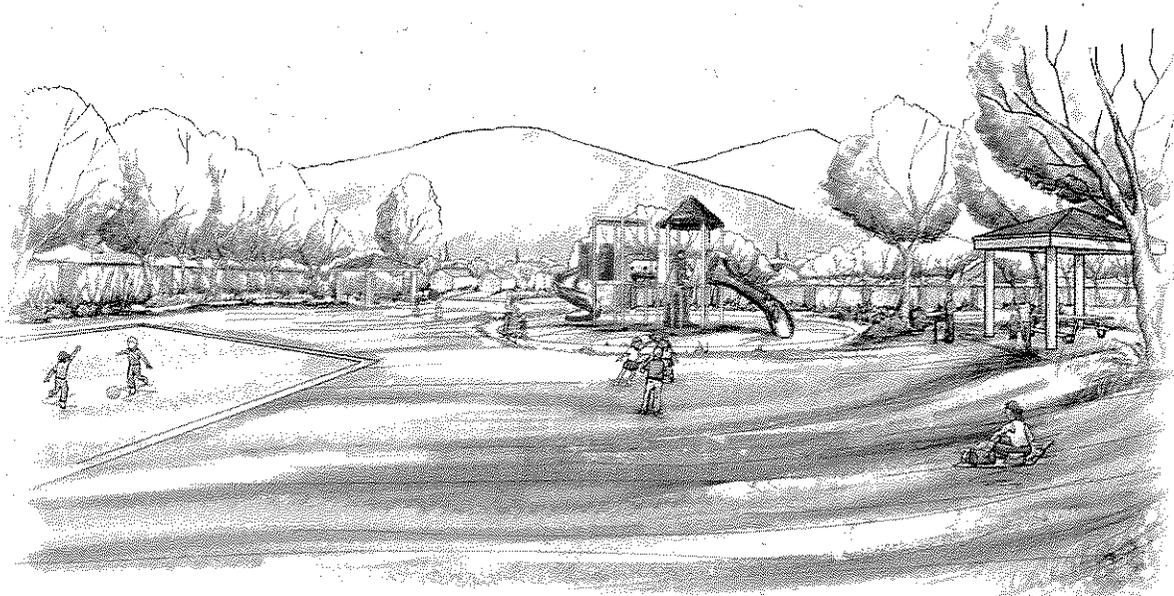
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employment areas, with over thirty acres of open space to separate the uses. Using the Iona Wash as a natural buffer mitigates the potential impact of the future employment/industrial area, and operations from Luke AFB AUX 1, as well as providing an added amenity to be enjoyed by the residents of the Community.

4.4 Neighborhood Amenities

Buena Vista Ranch is not only designed to capture the incredible mountain views, the Community offers residents a variety of outdoor recreational opportunities, or neighborhood amenities. These amenities allow residents to interact with the desert, mountains, and their neighbors. The Community includes an extensive trail system, which is an integral part of the pedestrian/open space system that will provide the opportunity to be linked to adjacent parcels in the future. Detached concrete sidewalks are provided on arterial and collector streets to connect the open spaces with the trails and enable a cohesive means of travel throughout the Community. With the establishment of the extensive trail system and maintenance of significant amounts of open space, the development plan integrates the Property's natural desert setting as the foundation upon which to develop the character of the Community.

The extensive trail system will connect neighborhoods, as well as residences within the neighborhoods to the neighborhood parks and tot lots, creating a quality Community that residents can truly enjoy. Connections to future developments in the area can be provided by the trail system within the Community. To add to the usefulness of the trail system and increase the comfort of the pedestrians taking advantage of this amenity, benches located under a canopy of mature trees are proposed to be strategically placed along the trail at approximately every quarter mile (Figure 7).



4.5 Architecture/Character

The Property is located within a high profile, growth area, which the Planning staff has made clear, is considered by the City Council as the "jewel" of the City. Farnam Realty acknowledges the uniqueness of the location and is committed to providing the City a means for it to achieve its development goals for this area. Accordingly, this PAD identifies those design elements, which when determined by the ultimate homebuilder and approved by the City, will create a high quality, sustainable community that takes full advantage of the unique aspects of the area. Although the Property is sparsely vegetated, it has a unique charm based on the striking views of the White Tank Mountains to the south, and the Iona Wash located within the site. By incorporating these natural site features into the design, the goal is to create a vibrant Community that enhances the existing character of the Property.

The character of Buena Vista Ranch will be achieved by a cohesive, integrated design that meets the level of quality fitting to this area of the City. Community character is established by the visual aspects and physical features that comprise the overall appearance. Character defining elements that will be utilized to ensure the overall design compatibility for Buena Vista Ranch befitting the "jewel" of the City include:

- Open space areas. Location, size, and integration of such areas into the framework of the community.
- Landscaped areas. Location, species, design and placement.
- Open space amenities. Location, variety and design concepts.
- Building design and architectural themes. Shape, colors, material selections, craftsmanship and decorative details.
- Community signage. Location, design concepts, colors, and materials.
- Entry monumentation. Location, design concepts, colors, and materials.
- Path and Trail system. Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Streetscape, including perimeter walls, view fences, street signs, landscaping and street lighting. Location, design, placement and materials.
- Neighborhood design. Maximize opportunities for exposure to community open spaces and amenities.

The character of Buena Vista Ranch will be established through these design elements and will be appropriate to the natural beauty of the site, while meeting the development goals for this "jewel" area of the City. Unlike some newer, larger communities such as Marley Park, which is 956 acres, Buena Vista Ranch's relatively smaller size at 380 acres for the residential portion, allows for an overall consistency of these design elements throughout the Community. Buena Vista Ranch consequently provides for a distinctive and coherent community character, which will meet the high level of design quality as set forth in this document.

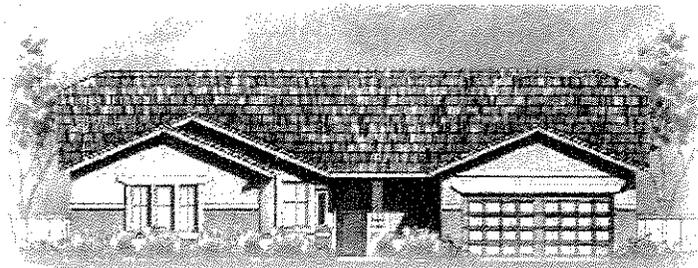
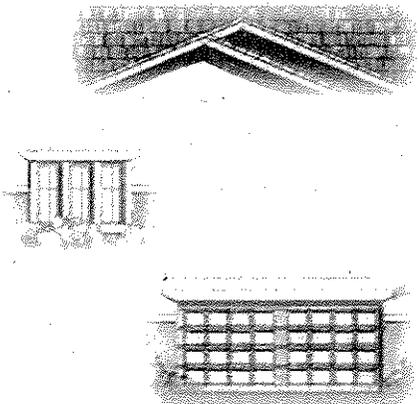
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Possible architectural styles include: Spanish Mission, Spanish Colonial, Traditional, Ranch, Ranch Territorial, or Southwest Contemporary. Final selection of the architectural theme should include styles that possess broad market appeal, allow for interpretation, and are visually compatible. Some of the potential architectural concepts are presented in the following sketches.



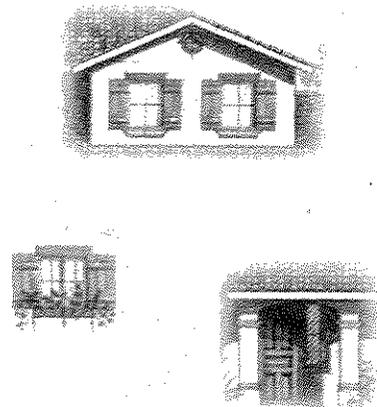
TRADITIONAL



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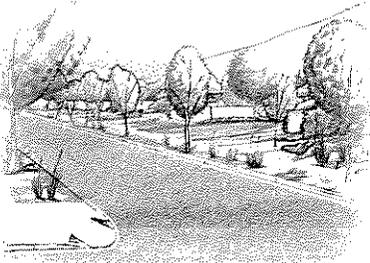


SOUTHWEST CONTEMPORARY



4.6 Single-Family Design Guidelines Compliance

It is understood that the City of Surprise Single-Family Residential Guidelines establish standards to facilitate neighborhood interaction and a diverse mix of homes to meet the changing lifestyles of residents. As such, the homebuilder will meet or exceed the Single-Family Residential Guidelines minimum number of points required to achieve the proposed density. The following describes the application of the guidelines in calculating the "Base Permitted Lot Size Mix" and the "Base Permitted Density".



As shown in Table 1, the Determination Lot Category for the Buena Vista PAD is Lot Category A. The percentage of proposed Lot Category A homes to be developed exceeds the base fifteen (15) percent. In order to achieve the overall density of 3.39 dwelling units per acre, the development is required to qualify for a minimum of 50 points from Design Option List B, and Design Option List D. The homebuilder will be required to identify the specific additional options from Design List C to be utilized to meet the minimum total of points.

A. Design Option List B – Engineering Table

To achieve the proposed lot size mix and density, the Buena Vista PAD must identify those items that will be included in the design of the Community. The selected design options for List B are outlined below:

- For each 40 gross acres in the Community, at least three cul-de-sacs and other street features are provided, in addition to diversity features such as landscape islands, and access to open space.
- Corner lots are either designed to be ten feet wider than interior lots, or have an eight-foot landscape tract between the property line and the abutting street.
- Lots within A, B, C, D, and E categories have front setbacks that are staggered in three foot increments providing for variation in front setback of 18 feet, 21 feet, and 24 feet.
- A lineal open space greenbelt is provided throughout the Community.
- Open space areas are visible from residential lots and arterial streets.
- View corridors are incorporated with open spaces throughout the Community.
- Traffic calming devices, such as decorative paving are proposed, and will meet or exceed the City's requirements, to the satisfaction of the City Engineer, or designee.
- Trails are designed to connect open spaces, and are separate from roadways, enabling bicyclists and pedestrians to travel throughout the Community.
- Berms, enhanced landscaping, and perimeter walls are proposed.

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The selected design options provide a total of 30 points, which exceeds the 28 points required by the City of Surprise Single Family Design Guidelines. Refer to Table 2 for a calculation of points.

B. Design Option List C- Home Product Design Guidelines

The Project Team understands that at least 16 points must be accumulated from the overall Point Options Lists. Additional design options from Option List C will be identified during subsequent submittals once the selection of the homebuilder(s) is made by Farnam Realty and the floor plans and elevations are presented to the City.

C. Design Option D- Amenities

A variety of amenities within a residential development project are required to foster neighborhood interaction. The following design options are selected from Option List D and provide a range of amenities, which are ample in size, quantity, and quality to meet the needs of the Community:

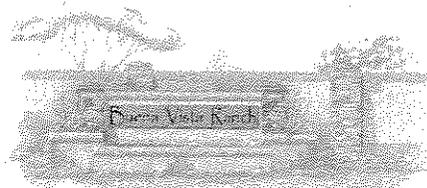
- A trail system is incorporated within the development that connects all open space areas to residential and non-residential areas. Rest areas are conveniently located approximately every quarter (1/4) mile along the trail, to increase the comfort of the residents taking advantage of this amenity. These rest areas offer an inviting and peaceful retreat with a mix of shade and seating for the residents.
- A large open space corridor, at least 75 feet wide minimum and 100' feet wide average is provided throughout the Community. The corridor will be planted with mature trees from the City's approved plant list, while providing a view corridor and the trail system.
- Approximately 15 percent of the gross lot area is preserved as open space, which is well in excess of the 10 percent minimum required.



The selected design options provide a total of 22 points, which exceeds the 14 points required by the City of Surprise Single Family Design Residential Guidelines for Option D. Refer to Table 3 for a calculation of points. Overall, the proposed design options yield a total of 52 points, which substantially exceeds the 44 points necessary for the overall single-family density of the Community.

4.7 Walls and Signage

Theme walls and entry monumentation provide the initial definition of the Community and will be viewed upon arrival. The intent of the wall and signage conceptual drawings is to illustrate a potential architectural style. The actual color and material selection presented herein may be refined during the time the architectural style is selected. This allows the homebuilder the

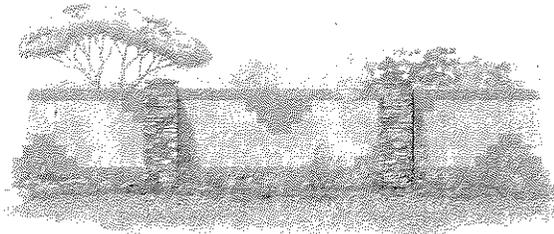


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necessary flexibility to choose a palette that is consistent with the architectural theme, creates unity, and enforces identity of the Community.

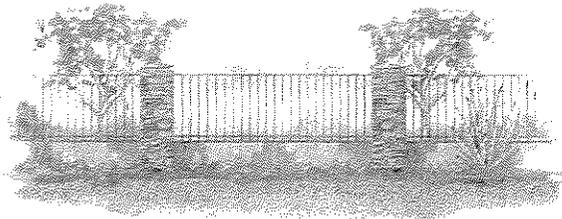
The conceptual locations of the theme walls and view walls are presented in Figure 10A. Theme walls are placed where they will be seen from the arterial or collector streets.



Combined with decorative landscaping, the enhanced wall details promote the sense of arrival into the Community. View fences are also proposed in areas where the lots back onto the open spaces areas and trails – which increase the visual enjoyment of the open spaces by the residents.

The conceptual monumentation signage details are shown in Figure 10B. The proposed color and material palette feature colors and textures that are complementary to the desert. As mentioned above, final selection of color and materials may be refined during the preliminary plat design. However, Figure 10A and 10B is representative of the Community's assurance to quality, and provides a basis for the final color and materials selection that will meet or exceed the level illustrated, to the satisfaction of City staff.

The conceptual exhibit depicts the decorative theme walls as six-foot high masonry block walls in a stacked bond arrangement with split face block accents. Theme wall columns are shown on the conceptual exhibit as split face block with a decorative concrete cap.



Identical columns are proposed for the view walls with twelve-foot panels of wrought iron between the columns above two feet of masonry. The masonry portion of the view walls will continue the split face accent pattern created by the theme walls.

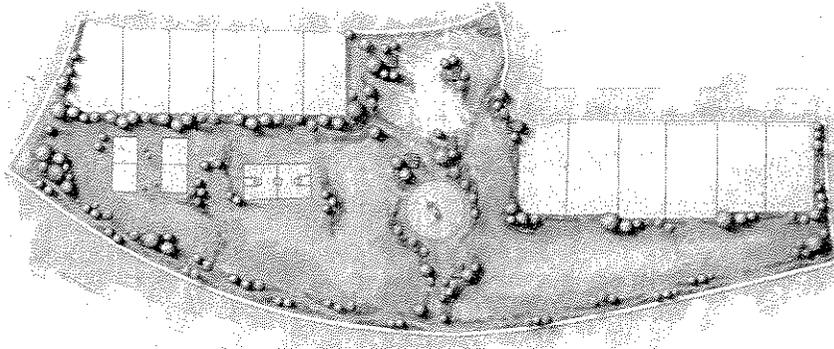
The Conceptual Monumentation Signage Exhibit, Figure 10B, also presents the conceptual subdivision entry signage. The entry signage concept includes six foot high, split face columns with decorative concrete caps identical to the columns shown for the theme and view walls. Between and around the columns a masonry planter box with concrete cap will be constructed and landscaped with colorful desert shrubs and groundcover.



The name of the Community will be placed on a planter box between columns as depicted in Figure 10B. Minor subdivision entry signage may also utilize the perimeter theme wall to display the Community name with appropriately placed accent landscaping.

4.8 Open Space and Landscape Theme

Figure 8A depicts the open space areas in the Community. The innovative plan for these open space areas transforms drainage channels, a necessary engineering element into a substantial amenity in the form of a comprehensive trail and drainage system. The trail system, which includes benches at approximately every quarter (¼) mile, will provide a pedestrian friendly connection to the many Community facilities, and allow pedestrian access to potential services outside the Community. As part of the design of the open spaces, the Community also includes several tot lots, which are connected by the integrated trail system. Proposed community amenities include parks with tot lots, benches approximately every quarter (¼) mile located under a canopy of mature trees along the trail system, and multi-use sports courts.

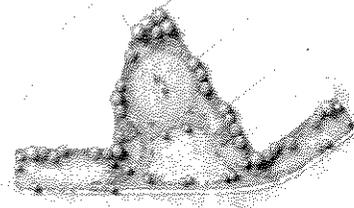


At approximately 15 percent, the amount of open space for the Community substantially exceeds the City of Surprise Design Guidelines requirement of not less than ten percent of the gross acreage. Additionally, the Buena Vista PAD exceeds the number of points under the category "Additional Amenities Required", Design List D.

A. Landscape Design

The Property is situated within the Sonoran desert, one of only four deserts in North American. While the other deserts extend into parts of Arizona, none are as dynamic as the Sonoran in terms of vegetation. With its extreme climate, the Sonoran provides a considerable variation in vegetation and wildlife due to differences in temperature, elevation, and rainfall. Consequently, this area is home to an abundant and diverse collection of desert plant species that will be included in the plant palette and contribute to the aesthetic value of the Community.

Additionally, native vegetation plays a vital role in the dynamic system of the Sonoran desert. Its presence acts to shade the desert floor and reflect urban heat, provides food and shelter for desert wildlife, and helps prevent erosion. Furthermore, native vegetation requires less water and maintenance compared to nonindigenous plant materials. For that reason, this Community proposes all common area plant materials, including perimeter tracts, be low water use landscaping selected from the City's approved plant



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palette. Low water use landscaping will be utilized within the common areas, supplemented with accent materials to provide a variety of colors and visual textures.

Farnam Realty is committed to providing a quality Community that blends seamlessly into the natural desert. The following plant palette (also illustrated in Figure 8E) represents a conceptual approach to the proposed landscape theme and planting density. All designs will meet or exceed the specifications of the City. Further refinements are expected during the preliminary plat review, and subsequent final design, the final design and plant selection will be subject to City staff approval.



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B. Conceptual Plant Palette

Trees

Acacia spp.	Acacia
Chilopsis linearis	Desert Willow
Dalbergia sissoo	Sissoo Tree
Fraxinus velutina "Rio Grande"	Fan-Tex Ash
Olneya tesota	Ironwood
Parkinsonia spp.	Palo Verde
Phoenix dactylifera	Date Palm
Pinus eldarica	Mondel Pine
Pistacia chinensis	Chinese Pistacio
Pithecellobium flexicaule	Texas Ebony
Prosopis spp.	Mesquite
Ulmus parvifolia	Chinese Evergreen Elm
Washingtonia robusta	Mexican Fan Palm

Shrubs / Bushes

Ambrosia deltoidea	Triangle-leaf Bursage
Bougainvillea s. "Barbara Karst"	Barbara Karst Bougainvillea
Caesalpinia pulcherrima	Red Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Calliandra californica	Red Fairy Duster
Cassia nemophila	Desert Cassia
Cassia phyllodenia	Silver-leaf Cassia
Dodonaea viscosa	Hopseed bush
Encelia spp.	Brittlebush
Ericameria laricifolia	Turpentine Bush
Justicia californica	Chuparosa
Leucophyllum spp.	Sage
Ruellia peninsularis	Baja Ruellia
Simmondsia spp.	Jojoba
Tecoma spp.	'Orange Jubilee'
Vauquelinia spp.	Arizona Rosewood
Viguiera deltoidea	Goldeneye

Accents

Agave spp.	Agave
Carnegiea gigantea	Saguaro
Dasyliirion wheeleri	Desert Spoon
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Muhlenbergia rigens	Deer Grass

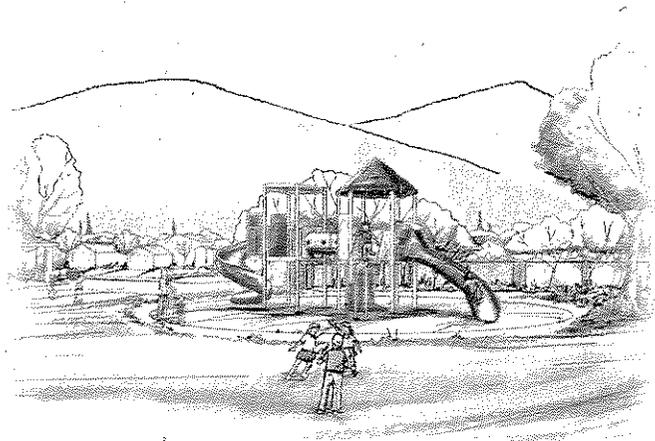
Groundcover

Abronia villosa	Sand Verbena
Baccharis hybrid 'Starn'	Desert Bloom Hybrid
Baileya multiradiata	Desert Marigold
Convolvulus cneorum	Bush Morning Glory
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda
Dalea greggi	Tailing Indigo Bush
Hymenoxys acaulis	Angelita Daisy
Lantana spp.	Lantana
Penstemon parryi	Parry's Penstemon
Ruellia brittoniana 'Kate'	Dwarf Ruellia
Sphaeralcea ambigua	Desert Globemallow

4.9 School District and Community Facilities

Figure 16 shows the existing school facilities, libraries, police stations and fire stations in the area of the Community, as well as proposed school facilities in the Nadaburg School District and surrounding districts. Members of the Project Team have met with representatives of Nadaburg School District to identify the District's requirements for this Community. Accordingly, a future elementary school site will be located within Buena Vista Ranch, which will meet the needs of the Community and the surrounding area. Refer to Figure 3, the Conceptual Land Use Plan, which indicates the conceptual location of the school site. At this time, a final decision has not been made with regard to the final size or location of the school site; however, it is anticipated to be resolved prior to final plat approval.

Members of the Project Team have met with the City Fire Department to discuss the need for fire services to be provided to the Community. Currently, the City has a conceptual plan showing the existing and proposed future fire station locations. This conceptual plan shows the future fire station #320 approximately one-half mile to the south of the Community on Williams Road between 229th and 231st Avenues, and future fire station #321 approximately one mile to the east of Buena Vista Ranch at the corner of 219th Avenue and Happy Valley Drive. The conceptual locations of the City's fire stations are placed such that each projected service area will touch or overlap the next one. Per ongoing discussions with the City Fire Chief, Farnam Realty will continue forward through the zoning process while future fire station locations are refined. While the need for a fire station may be revisited during the zoning process, preliminary plat, or final platting process, it is anticipated to be resolved before final plat approval.

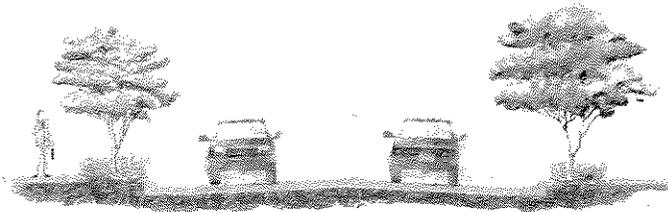


5.0 Infrastructure

5.1 Streets

The Property is approximately two and one-half (2.5) miles north of Sun Valley Parkway (Bell Road), 14 miles west of the US 60 (Grand Avenue), and 16 miles west of the Loop 303. The Community is located at the intersection of the Pinnacle Peak Road and the 227th Avenue alignments. Per the General Plan transportation and circulation exhibit, 227th Avenue is a major arterial, and Pinnacle Peak Road is a minor arterial. These two roadways will provide access into the Property. Although the Property does not have direct access to Sun Valley Parkway, temporary access will be obtained to Sun Valley Parkway (an existing major arterial) along the 227th Avenue alignment (Figure 2). In addition, a secondary temporary access will be obtained along Pinnacle Peak Road alignment to 219th Avenue. Currently 219th Avenue is paved up to Pinnacle Peak Road.

Main entries into the Community will be located on 227th Avenue and Pinnacle Peak Road. A curvilinear collector street bisects the Property northeast to southwest, connecting the entries. Each neighborhood will have a minimum of two different means of access, in conformance with the City's policies and regulations.



Landscape tracts and open space areas surround both sides of the collector, creating view corridors. Hence these landscape open space areas are visible from both arterials and local streets as well. Within the open spaces areas adjacent to the collector streets and arterial roads, sidewalks and trails are detached from the curb to ensure separation of vehicular traffic and pedestrians (Figure 9A and 9B). As a result, a pedestrian friendly environment is created that also contributes to overall aesthetic quality of the development while providing both pedestrian and bicycle access to the Community. In addition to the landscaped open areas, decorative paving at intersections has been proposed as a traffic calming measure.

A Traffic Impact Study, dated February 24, 2005 has been prepared for Buena Vista Ranch by Task Engineering. This Traffic Impact Study has been submitted to the City under separate cover.

5.2 Grading and Drainage

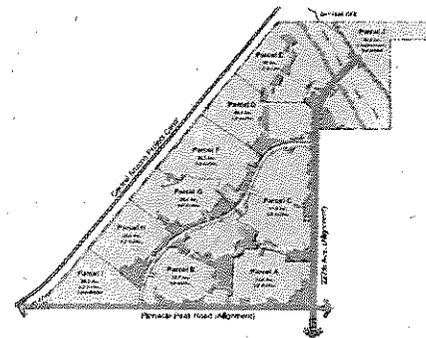
A Preliminary Drainage Report for the Property, prepared by CMX, LLC ("CMX"), is submitted to the City separately. The drainage design for the Property is in accordance with the design guidelines in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 and the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, January 1996, as well as the Surprise General Plan 2020. The basis for the design of major drainage facilities in this region of the City is the Wittmann Area Drainage Master Plan ("ADMP"), which is currently being updated by the Flood Control District of Maricopa County ("FCDMC").

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Offsite drainage impacts to the Property are limited to the flows that cross the CAP Canal in the Iona Wash. The Iona Wash passes through the northeastern portion of the Property from the northwest to the southeast. As part of the Preliminary Drainage Report for the Property, Level I erosion setbacks were established for the Iona Wash through the Property per Arizona State Standard 5-96. According to this standard, the minimum development setback from the floodway is equal to the square root of the 100-year peak discharge. If development is proposed between the floodway limit and this minimum setback, bank protection must be provided along the edge of the development unless it can be proven through more detailed analyses that the natural bank will be stable under 100-year flow conditions. As shown in Figure 11, the proposed development for the Property does not extend beyond the erosion setback for the Iona Wash. Therefore, it is not anticipated that bank protection will be required within the wash corridor. As part of the Final Drainage Report for the Property, a detailed hydraulic analysis will be performed for the Iona Wash based upon the proposed grading for the development. Finished floor elevations for homes adjacent to the Iona Wash will be set at least one foot above the resultant 100-year water surface elevations for the Iona Wash. Ultimately, Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) applications will be submitted to the Federal Emergency Management Agency (FEMA) to remove the developable portion of the Property from the Iona Wash floodplain.

On-site retention basins will retain the runoff from the Property that would be generated by a 100-year, 2-hour storm event. Retention ponds will be drained within 36 hours of the end of each storm event by infiltration, drywells, and/or bleed-off to adjacent channels or the Iona Wash. Culverts will convey the 50-year, 6-hour rainfall runoff with no overtopping of the roadway surfaces and the 100-year, 6-hour rainfall runoff with a maximum of six inches of overtopping depth. Riprap outlet protection will be provided at all culvert and storm drain discharge points. Refer to the Buena Vista Ranch Preliminary Drainage Report (submitted to the City separately) for a detailed account of the information described above.



5.3 Public Utilities and Services

The West Valley-North Power Line and Substation project will not directly impact the Community. The Arizona Public Service (APS) preferred 230 kV transmission line route is approximately one and one-half (1 ½) miles south of the Property along the Rose Garden Lane alignment, it then extends north along 243rd Avenue to the CAP Canal and continues west. The preferred and alternative 230kV transmission line routes were brought before the Arizona Corporation Commission Transmission Line Siting Committee in January, 2005. On March 21, 2005 the Siting Committee filed a Notice of Decision and a Certificate of Environmental Compatibility for approval by the Arizona Corporation Commission (ACC) of APS' preferred route. The ACC approved the preferred transmission line route on May 4, 2005. Refer to Figure 12 for the approved route.

Private utility companies will provide telephone, cable and electric service for the Community. The City will provide water, sewer, police, fire protection and refuse

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collection. Electric service 12.0 kV or less and all other utilities will be placed below ground. Southwest Gas Company will provide gas service.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments. The following table summarizes the utility providers:

Utility	Company
Water and Sewer	City of Surprise
Refuse	City of Surprise
Gas	Southwest Gas Company
Electric	Arizona Public Service
Police, and Fire & Emergency	City of Surprise
Telephone	Owest Communication
Cable	Cox Communications

5.4 Potable Water System

A Master Water Study for the Property, prepared by CMX, is submitted to the City of Surprise separately. The Property is located entirely within Pressure Zone 7 of the water service area of the City. The design criteria used for the proposed potable water system were taken from the City Water Infrastructure Master Plan, June 2004 (City Master Plan). The proposed water system is also in conformance with the West Surprise Land Owners Group Water Master Plan (West Surprise Master Plan), which has been prepared by CMX and was submitted to the City in January 2005. Comments were received from the City's Water Services Department in April 2005, and subsequently incorporated into the West Surprise Master Plan. Refer to Figure 14 for the Proposed On-Site Potable Water Facilities and to Figure 15 for the Proposed Off-Site Potable Water Facilities.

The water development concept for the Property assumes a partial build out of the overall City Master Plan infrastructure. Currently, there is no potable water source in the vicinity of the Property. As shown in Figure 14, six wells and a 3,250,000-gallon reservoir will be constructed to support the Buena Vista Ranch Community, Surprise Foothills to the south and west, and SG Ranch to the south and east. Two of the wells will be located within the Property. It is anticipated that the reservoir will be constructed within Surprise Foothills, at the upper end of Pressure Zone 7. In coordination with the City Master Plan and the West Surprise Master Plan, 16-inch water lines will be constructed in 227th Avenue along the east side of the Property and in Pinnacle Peak Road along the south side of the Property. Other transmission mains will be constructed within the major roadway alignments to serve the needs of the three projects as shown in Figure 15. A cost sharing agreement will be formed between the developers of Buena Vista Ranch, Surprise Foothills, and SG Ranch for the design and construction of these backbone facilities. Because many of these facilities will also serve other developable property within SPA 3, a development agreement will be sought from the City, which will include repayment from adjacent property owners connecting to these improvements.

A 12-inch water main will be constructed along the main collector roadway within the Property. This line will connect to a 16-inch line in the arterial roadways adjacent to the Property. Eight (8) inch lines will connect to these main lines and will be looped through the local streets internal to the Property's neighborhoods.

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As part of the West Surprise Master Plan and the Master Water Study for the Property, potable water models were created using Haestad Methods WaterCAD, Version 7.0. Refer to these documents (submitted to the City under separate cover) for a more detailed account of the proposed potable water system.

5.5 Sewer System

A Master Wastewater Study for the Community, prepared by CMX, L.L.C., is submitted to the City under separate cover. The Property is located entirely within the wastewater service area of the City of Surprise. The design criteria used for the proposed wastewater system were taken from the City of Surprise Water Infrastructure Master Plan, June 2004 (City Master Plan). The proposed wastewater system is also in conformance with the West Surprise Land Owners Group Wastewater Master Plan (West Surprise Master Plan), which has been prepared by CMX and was submitted in January 2005. Comments were received from the City's Water Services Department in April 2005, and subsequently incorporated into the West Surprise Master Plan. Refer to Figure 13 for the Proposed On-Site Wastewater Facilities and to Figure 15 for the Proposed Off-Site Wastewater Facilities.

There are currently no regional sanitary sewer lines or treatment facilities within SPA 3. However, according to the City Master Plan, a wastewater treatment plant will be constructed near the intersection of Perryville Road and Beardsley Road to the east of the Northwest Regional Landfill. The first phase of this plant has been referred to as the "Developers' Phase" and is scheduled to be operational by 2007 and have a capacity of 1.8 MGD built in 600,000-GPD sub-phases. The first 1.2 MGD of the plant is currently claimed by the developers of Austin Ranch and Rio Rancho, with the remaining 600,000 GPD available for the initial phases of Buena Vista Ranch and other development in SPA 3. Note that the West Surprise Master Plan proposes that the Developers' Phase of the wastewater treatment plant be expanded to have a capacity of 2.4 MGD built in two 1.2-MGD sub-phases. This capacity expansion would accommodate the Community schedules for Buena Vista Ranch and the other proposed projects in SPA 3. The City of Surprise is planning to prepare a master plan for the phased construction of the ultimate 40.5-MGD capacity of the plant. This master plan will define the treatment technology that will be employed for the plant's ultimate build-out, as well as the schedule for design and construction of the plant. It is anticipated that the first "City Phase" of the treatment plant will be operational by the summer of 2009 and that the City will continue to expand the plant as necessary to serve development within SPA 3.

The ultimate peak wastewater flow generated by the Property is estimated to be 0.96 MGD. The City Master Plan shows sewer flows from the Property discharging to the east for one mile along the Pinnacle Peak Road alignment and to the south for one mile along the 219th Avenue alignment before entering the regional west-to-east transmission main in the Deer Valley Road alignment. To limit the number of sewer crossings of the Iona and Trilby Washes, it is proposed herein and in the West Surprise Master Plan that the flows from the Property discharge to the south along the 227th Avenue alignment and directly into the Deer Valley Road transmission main (Figure 15). As part of the West Surprise Master Plan, SewerCAD Version 5.5, by Haestad Methods, was used to prepare a conceptual design for the sewer mains that will carry flows from the site to the wastewater treatment plant. A minimum cover of eight (8) feet will be maintained through the crossings of the Iona and Trilby Washes to account for scour. It is anticipated that encasement will also be required through portions of the wash crossings.

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The onsite flows from the Property will be routed to the backbone sewer main, which will be constructed in the collector street through the Property and will discharge into the 12-inch line in 227th Avenue. Figure 13 illustrates the conceptual design for this wastewater collection system. As part of the Master Wastewater Study for the Property, the capacity of an eight (8) inch sewer line at minimum slope was compared with the peak wastewater flow leaving each of the parcels. Since this capacity (~0.481 MGD) far exceeds the flow generated by any one parcel, all of the lines within the parcels will be eight (8) inch lines.

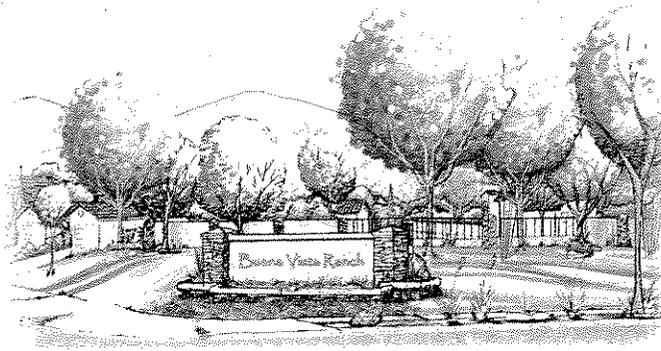
Buena Vista Ranch

Planned Area Development

6.0 PAD Boundaries and Amendments

Amendments to the Buena Vista Ranch PAD may be necessary, from time to time. For example, adjustments in parcel boundaries may be needed due to natural constraints, such as drainage way delineation, to reflect changes in market conditions and development financing and/or to meet new requirements of one or more of the potential users or builders of any part of the Property.

When revisions or adjustments are necessary or appropriate, such revisions shall, unless otherwise required by applicable law, be effectuated as a minor revision to the Buena Vista Ranch PAD by the administrative approval of the City Manager or its designee. After approval, such minor revision shall be attached to the Buena Vista Ranch PAD as an addendum and become a part hereof. No such minor revision shall require prior notice or hearing. All major revisions or amendments, such as those modifying use, density or intensity, shall be reviewed by the Planning and Zoning Commission and reviewed by the City Council in accordance with the City's typical and customary proceedings.



Buena Vista Ranch

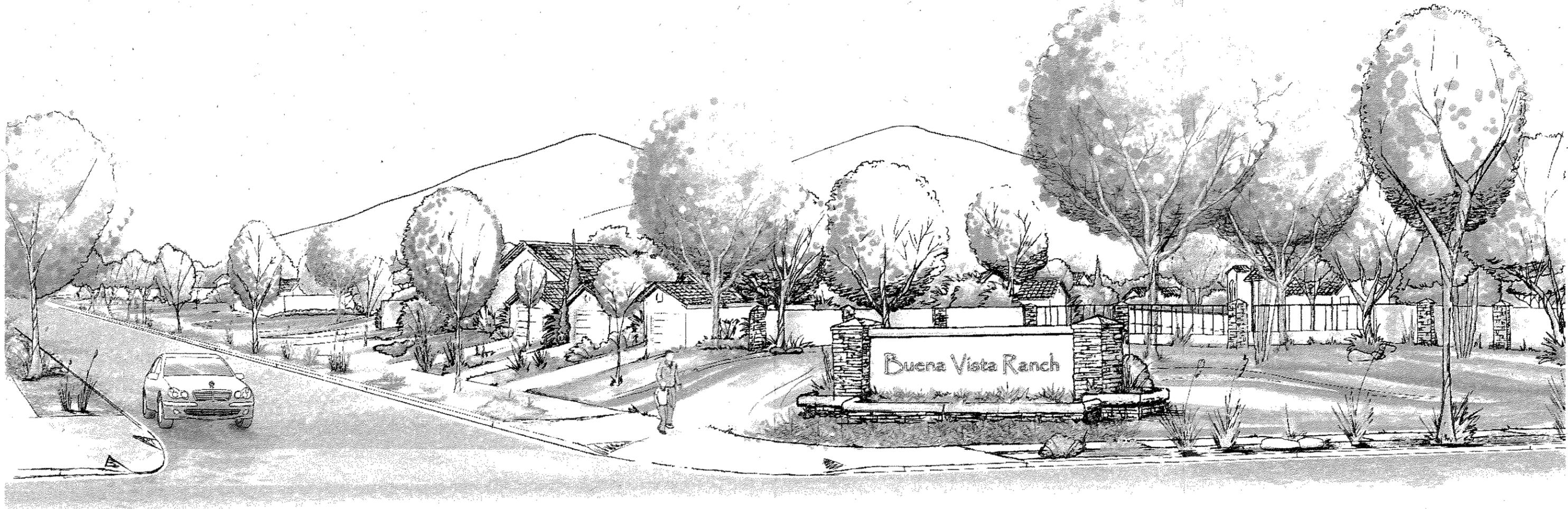
Planned Area Development

PERSPECTIVE

Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Primary Entry



CMX Project Number: 7127

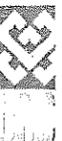
October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin

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Buena Vista Ranch

Planned Area Development

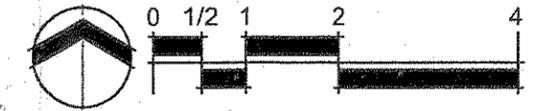
FIGURES

Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Regional Vicinity Map

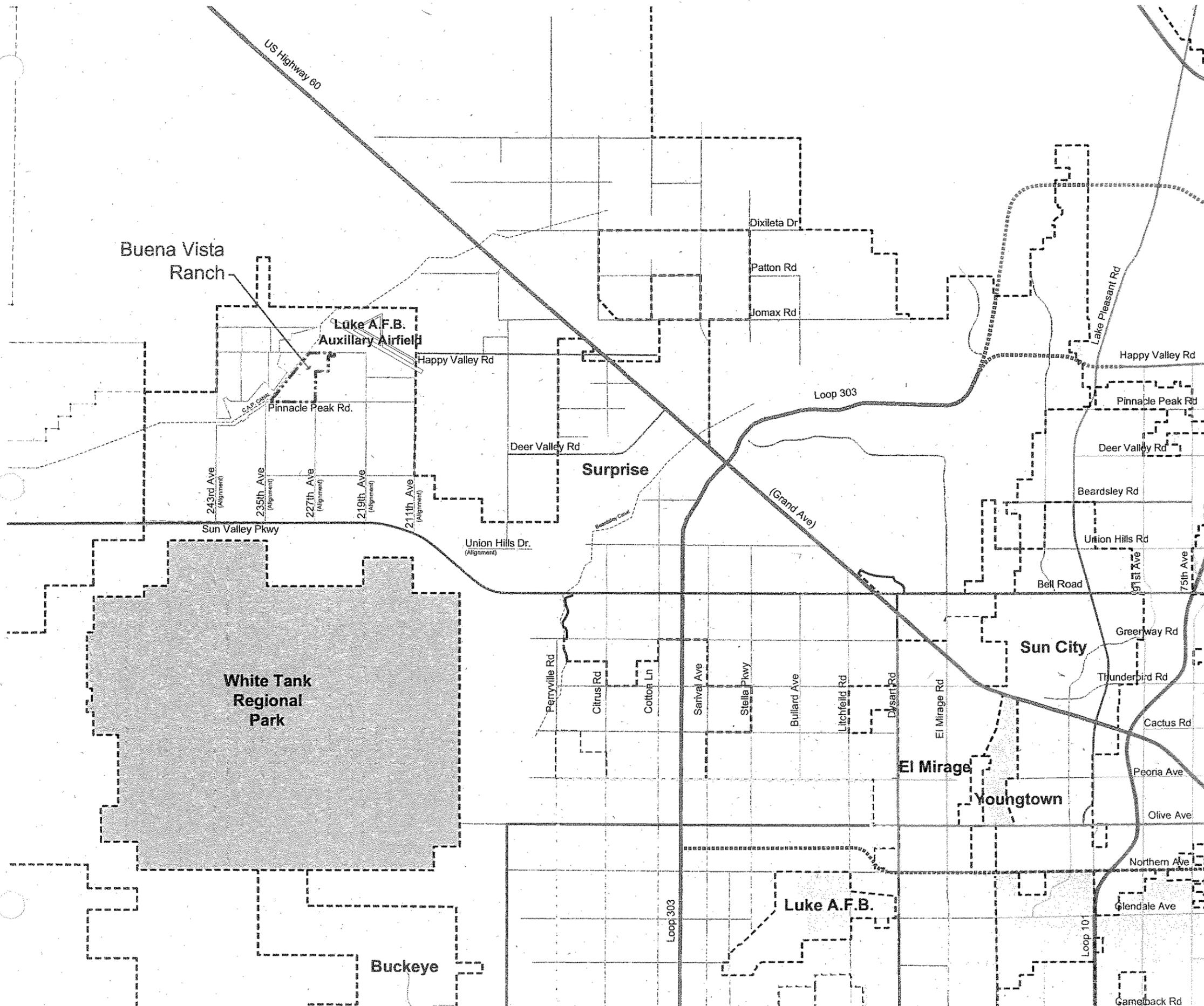
Figure 1



North Scale: 1" = 2 Miles

Legend

- Project Boundary
- Proposed Super Street
- Freeway
- Road of Regional Significance
- Arterial
- Canals



CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin

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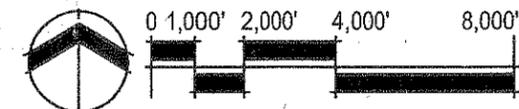


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

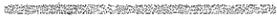
Area Description/Existing Site Conditions

Figure 2

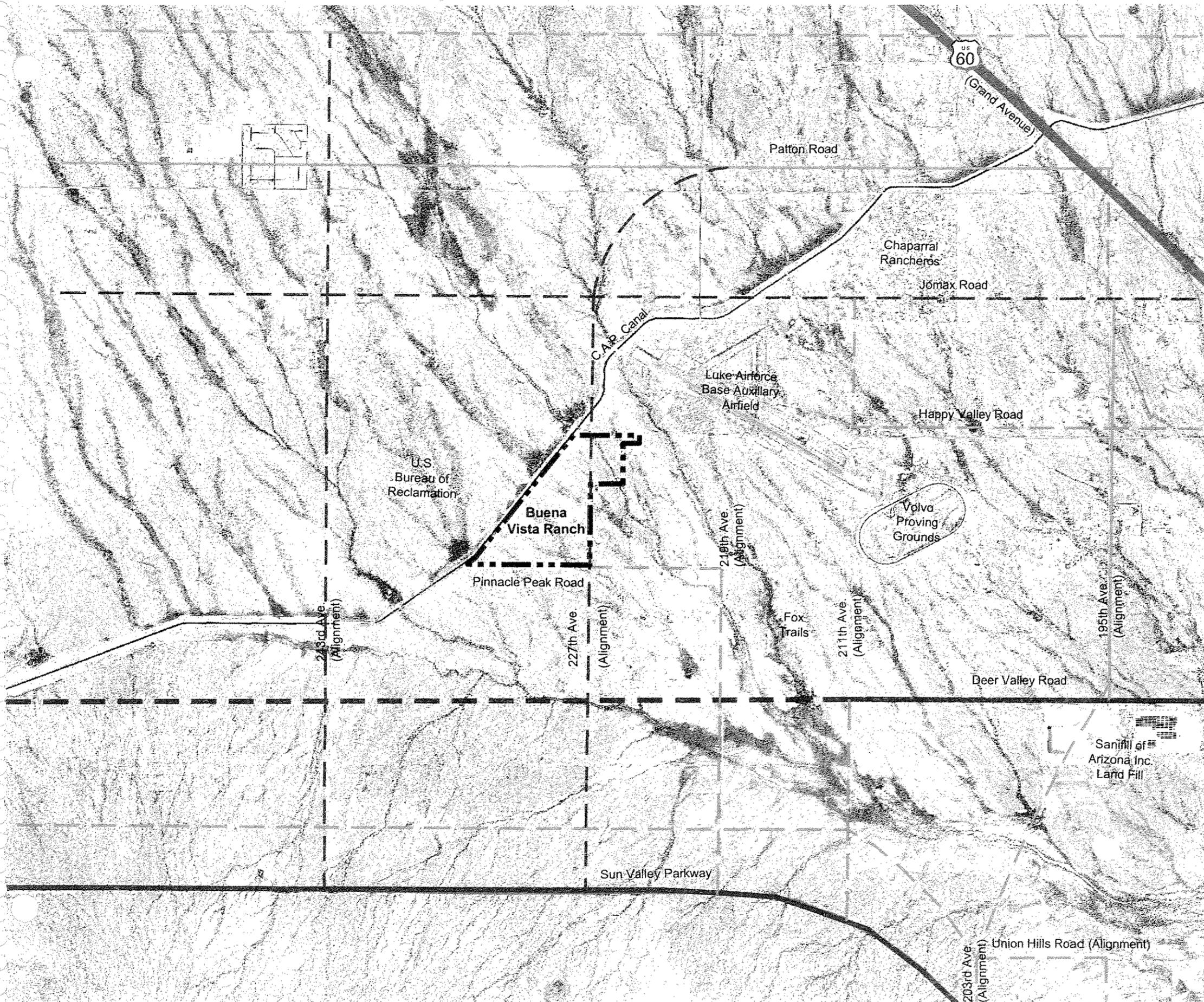


North Scale: 1" = 4,000'

Legend

-  Project Boundary
-  Minor Arterial
-  Proposed Minor Arterial
-  Major Arterial
-  Proposed Major Arterial
-  Principal Arterial

Source:
Surprise General Plan 2020, Transportation
Circulation Plan.



CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin

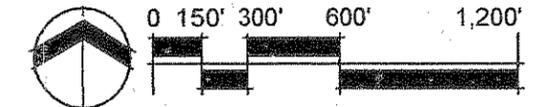


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Conceptual Land Use Exhibit

Figure 3



North Scale: 1" = 600'

Legend

- R1-8
- R1-5
- R-2
- Employment / Industrial I-2
- Project Boundary
- Parcel Boundary
- Floodway
- Erosion Setback
- Proposed Well Site
- Future School Site (Final Location will be shown at time of Preliminary Plat)

Site Data Summary Table

Parcel #	Lot Category	Gross Area	Units	Density	% Conventional Single Family Units
A	A	33.0 Ac.	128	3.9 du/ac.	12%
B	B	54.7 Ac.	210	3.8 du/ac.	20%
C	C	41.8 Ac.	165	4.0 du/ac.	15%
D	E	49.4 Ac.	74	1.5 du/ac.	7%
E	G	80.0 Ac.	120	1.5 du/ac.	11%
F	C	36.3 Ac.	142	3.9 du/ac.	13%
G	B	30.0 Ac.	119	4.0 du/ac.	11%
H	A	28.2 Ac.	111	4.0 du/ac.	11%
Sub Total		353.4 Ac.	1069	3.0 du/ac.	100%

I	Courthomes	26.2 Ac.	216	8.2 du/ac.	-
J	Employment Industrial	22.4 Ac.	-	-	-

Open Space: 60.3 Ac. 15%

Site Densities			
Area/Product	# of Units	Acres	Density
Single Family	1069	353.4	3.02 du/ac
Courthomes	216	26.2	8.20 du/ac
Total Residential	1285	379.6	3.39 du/ac
Single Family within Airport Preservation Area	194	134.8	1.44 du/ac

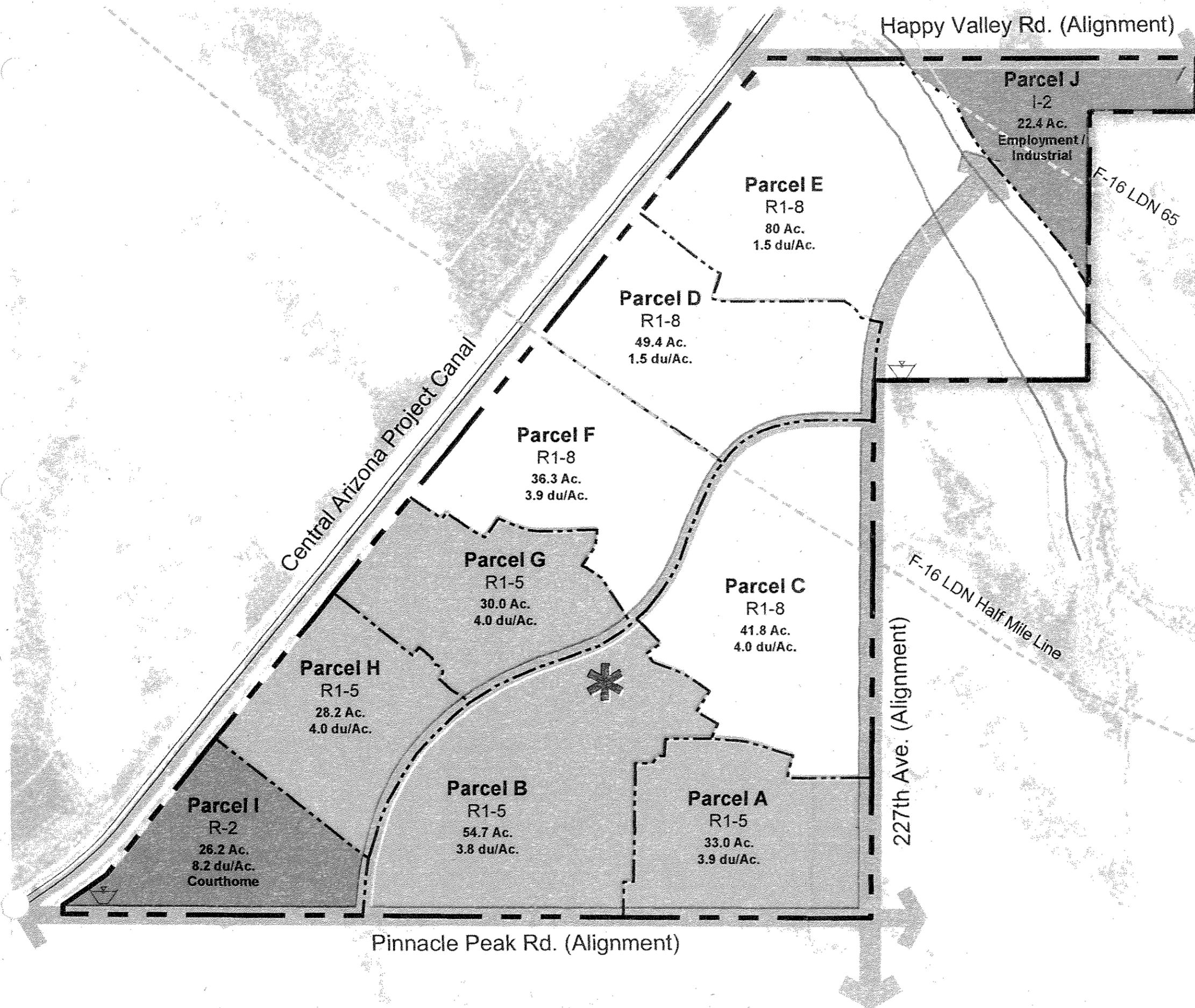
CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin



Pinnacle Peak Rd. (Alignment)

Happy Valley Rd. (Alignment)

227th Ave. (Alignment)

Central Arizona Project Canal

F-16 LDN Half Mile Line

F-16 LDN 65

Parcel I
R-2
26.2 Ac.
8.2 du/Ac.
Courthouse

Parcel B
R1-5
54.7 Ac.
3.8 du/Ac.

Parcel A
R1-5
33.0 Ac.
3.9 du/Ac.

Parcel H
R1-5
28.2 Ac.
4.0 du/Ac.

Parcel G
R1-5
30.0 Ac.
4.0 du/Ac.

Parcel F
R1-8
36.3 Ac.
3.9 du/Ac.

Parcel D
R1-8
49.4 Ac.
1.5 du/Ac.

Parcel C
R1-8
41.8 Ac.
4.0 du/Ac.

Parcel E
R1-8
80 Ac.
1.5 du/Ac.

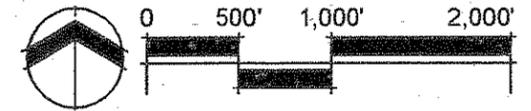
Parcel J
I-2
22.4 Ac.
Employment / Industrial

Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Surrounding Ownership Map

Figure 4

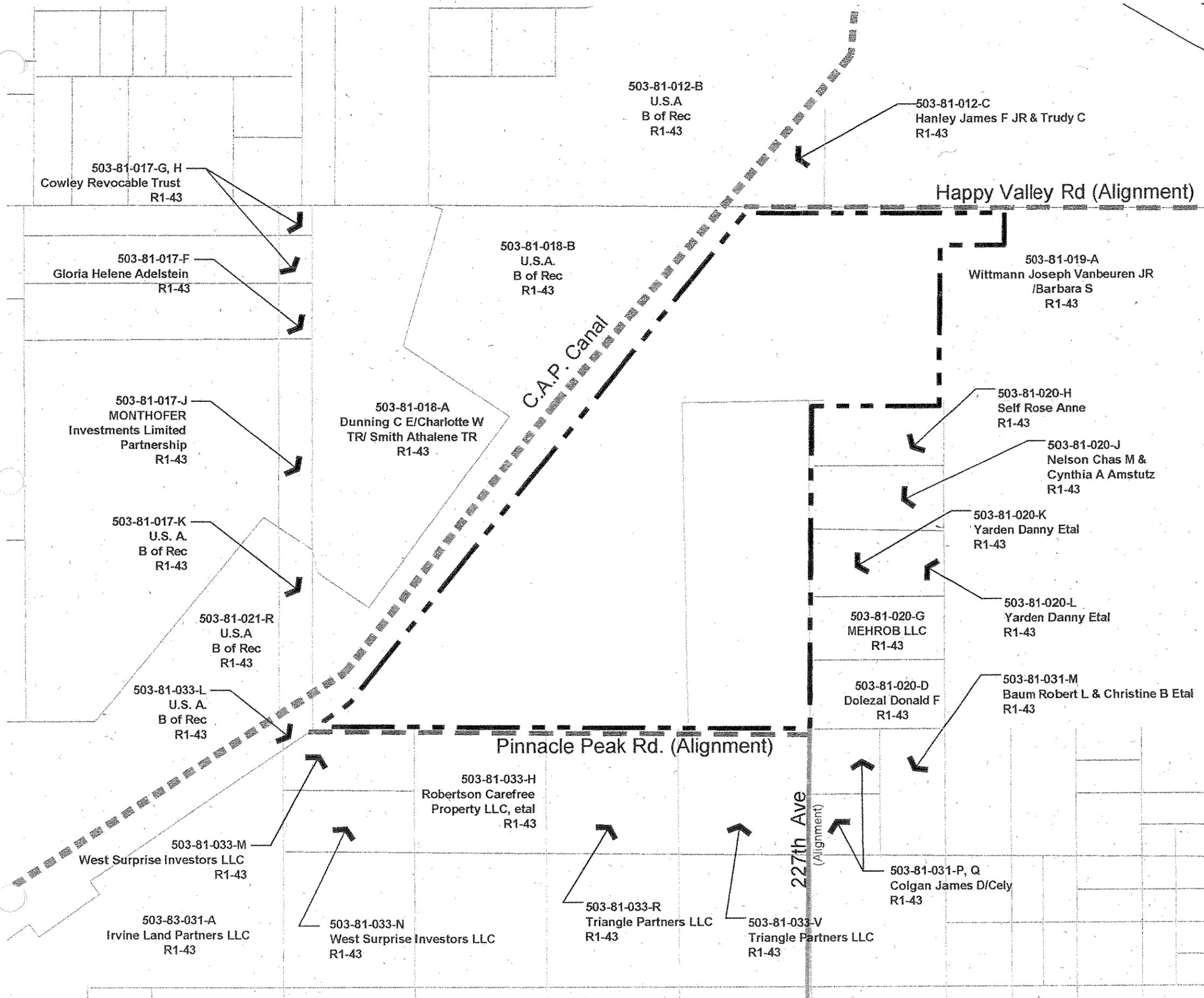


North Scale: 1" = 1,000'

Legend

- Project Boundary
- Major Arterial
- Proposed Minor Arterial
- Parcel Boundary

Source: Maricopa County PlanNet.



CMX Project Number: 7127

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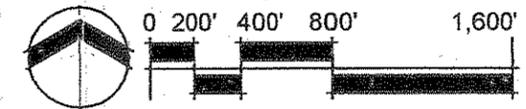
Drawn By: D.Duryea / J.Newbegin

Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Topographic Contours/Physical Features Map

Figure 5



North Scale: 1" = 800'

Legend

-  Project Boundary
-  Proposed Major Arterial
-  Proposed Minor Arterial
-  Floodway
-  Erosion Setback
-  Floodplain
-  Contour Lines

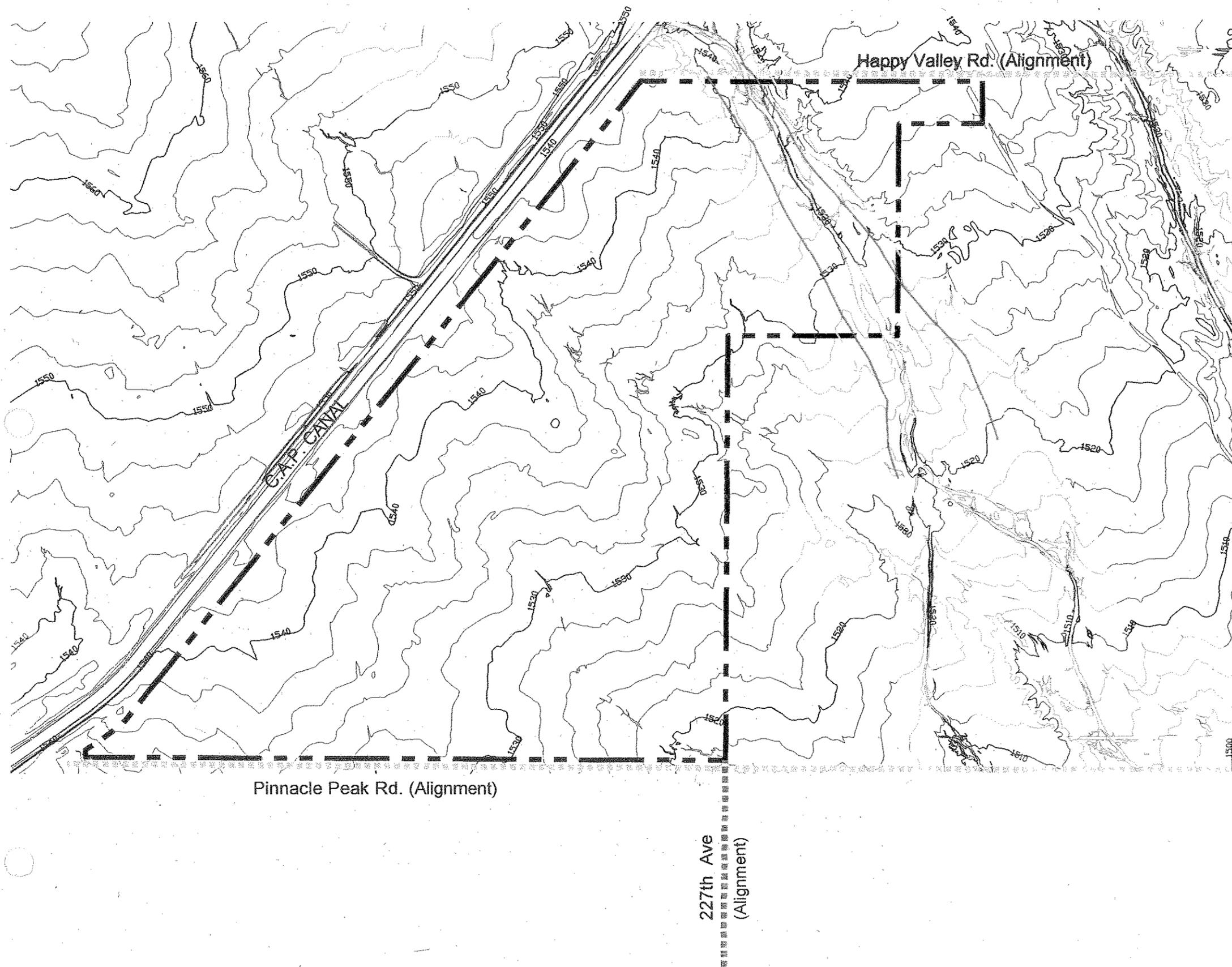
Source:

Topo

Flood Control District of Maricopa County Wittman
Area Drainage Master Plan, 2' Interval Contours

Floodplain

FEMA Flood Insurance Rate Map 4013c1140 G
dated July 19, 2001



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October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin

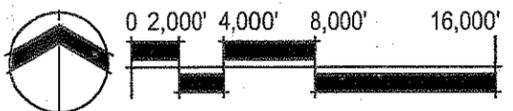


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Luke Air Force Base Auxiliary Map

Figure 6

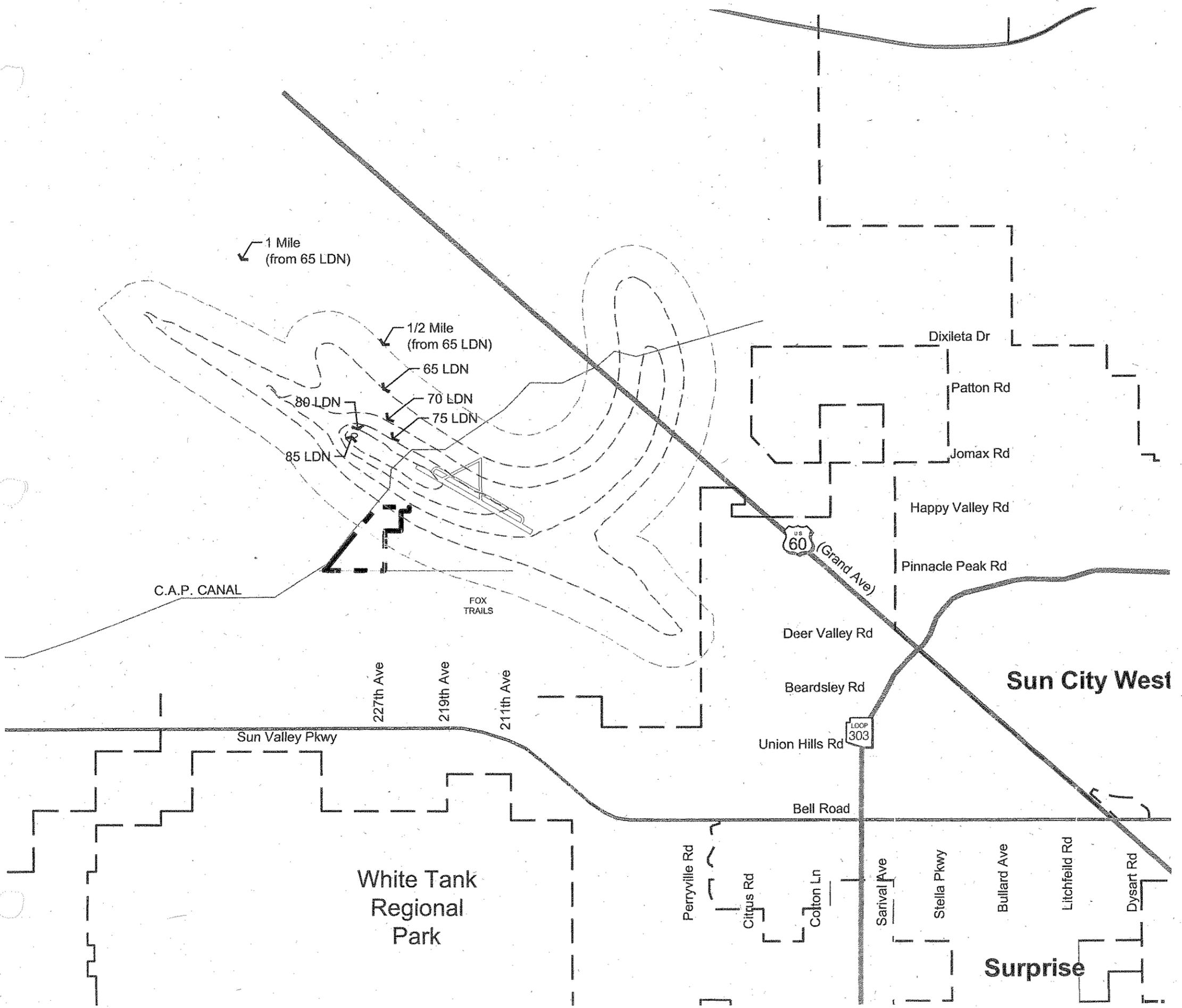


North Scale 1"=8,000'

Legend

- Project Boundary
- F-16_JLUS Noise Contours

- Luke A.F.B. Graduated Density Concept
- 0 - 1/2 mi = Up to 2 du/ac
 - 1/2 - 1 mi = Up to 4 du/ac



Source: Luke Air Force Base

CMX Project Number: 7127 October, 2005

Project Manager: D. Burrows
Designed By: CMX
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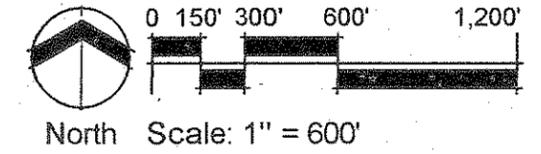
W:\7100\7127\Planning\Exhibits\PAD submittal\Fig-06-Luke AFB Auxiliary Map.dwg 10-17-2005 - 1:01pm
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Buena Vista Ranch

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Zone Change Request

Master Drainage Exhibit

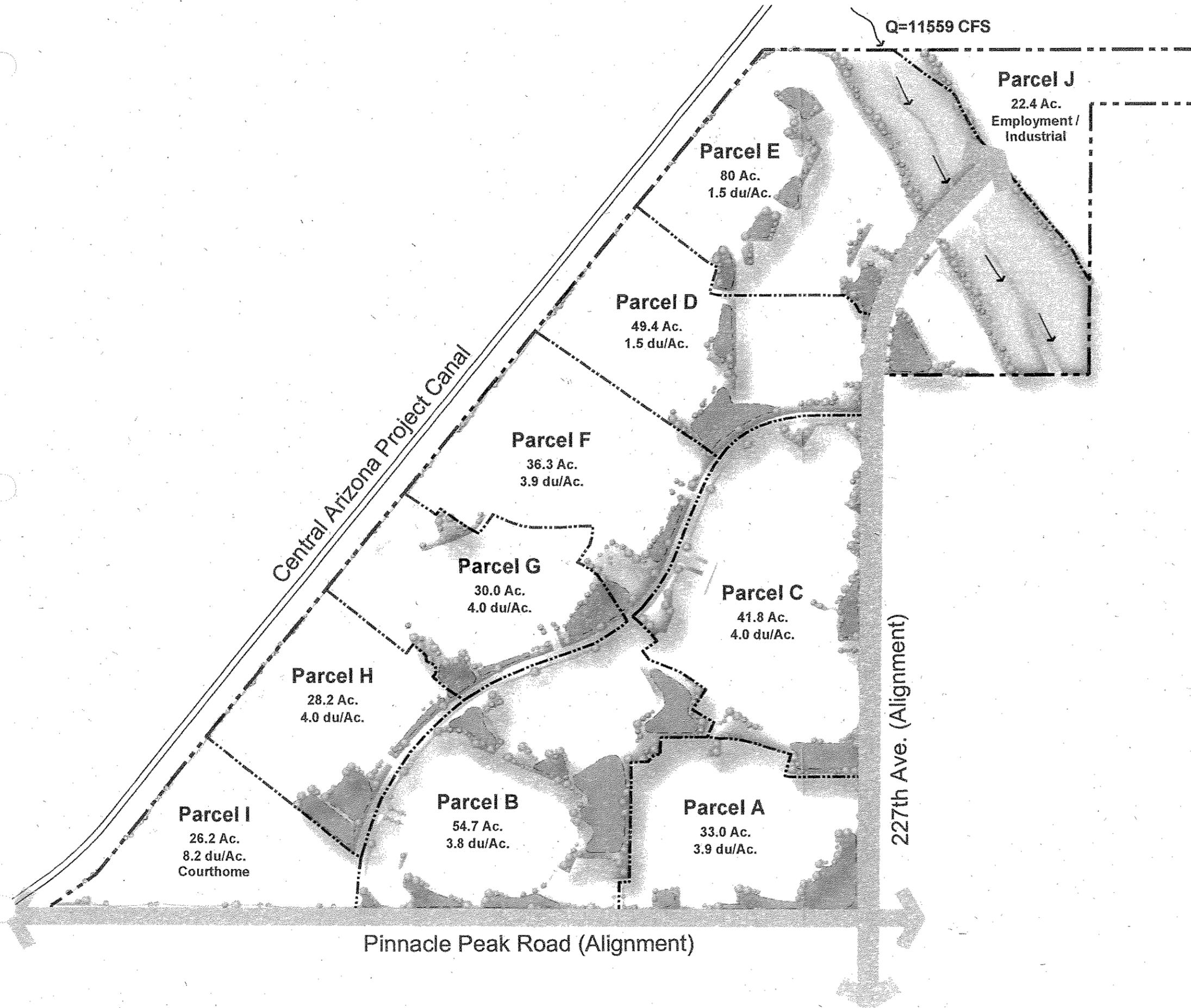
Figure 11



Legend

- Project Boundary
- Parcel Boundary
- Drainage Flow Direction
- Offsite Drainage Flow Direction
- Approximate Location of Retention Basin
- Openspace / Drainage Corridor

$Q_{100} =$ _____ cfs 100 Year, 24 hour Storm



Note:
Refer To Master Drainage Plan For More Details.

CMX Project Number: 7127 October, 2005

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Designed By: CMX
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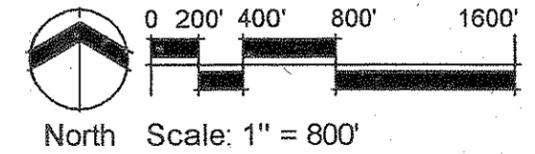


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Master Trail & Open Space Exhibit

Figure 8A



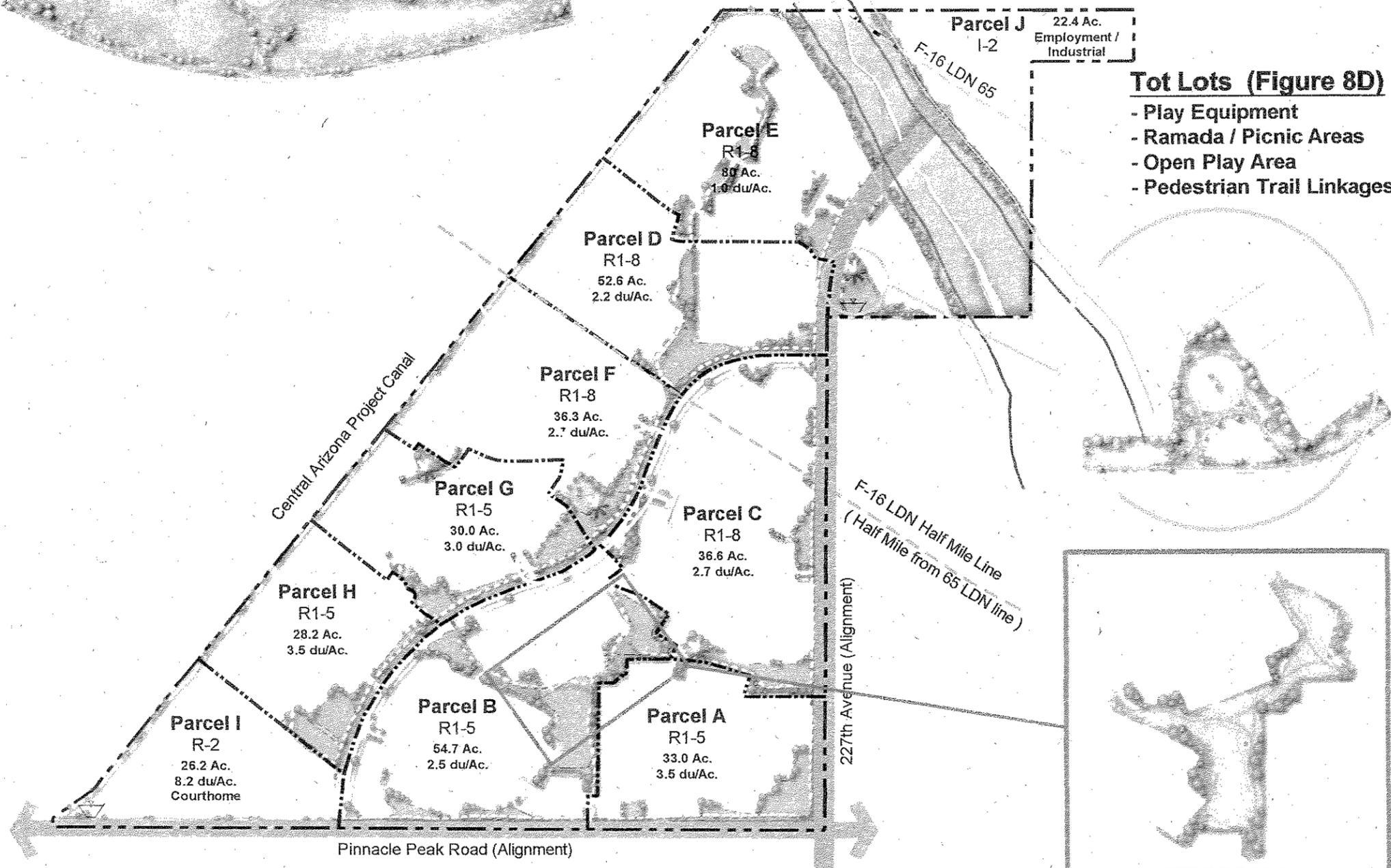
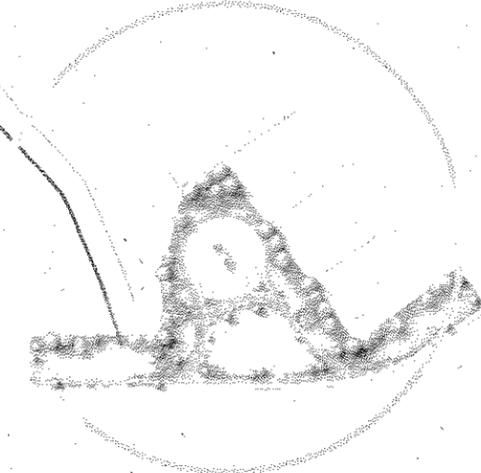
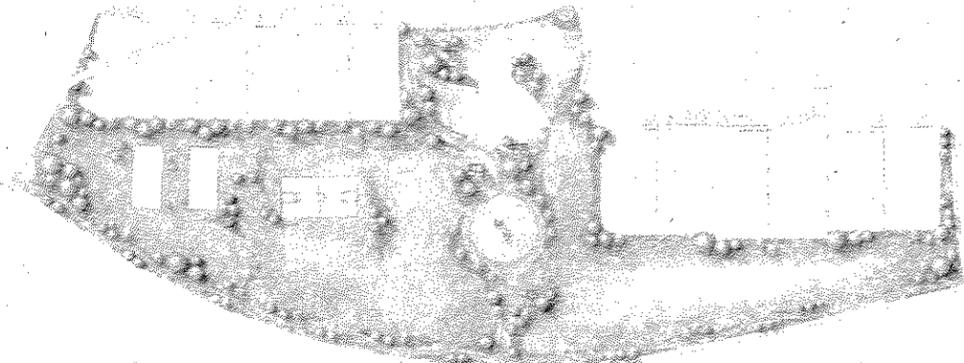
Neighborhood Park (Figure 8B)

- Multi-Purpose Sports Fields
- Ramada / Shade Structures
- Picnic Areas
- Pedestrian Trail Linkages

Tot Lots (Figure 8D)

- Play Equipment
- Ramada / Picnic Areas
- Open Play Area
- Pedestrian Trail Linkages

- Tot Lot
- Trail System
- Open Space
- Proposed Well Site
- Parcel Boundary
- Parcel Boundary
- Floodway
- Erosion Setback



Linear Park (Figure 8C)

- Passive Open Space
- Picnic Areas
- Seating Areas
- Pedestrian Trail Linkages

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W:\71007127\Planning\Exhibits\IPAD submittal\Fig-08A-Master Trail Exhibit.dwg 10-17-2005 - 3:23pm
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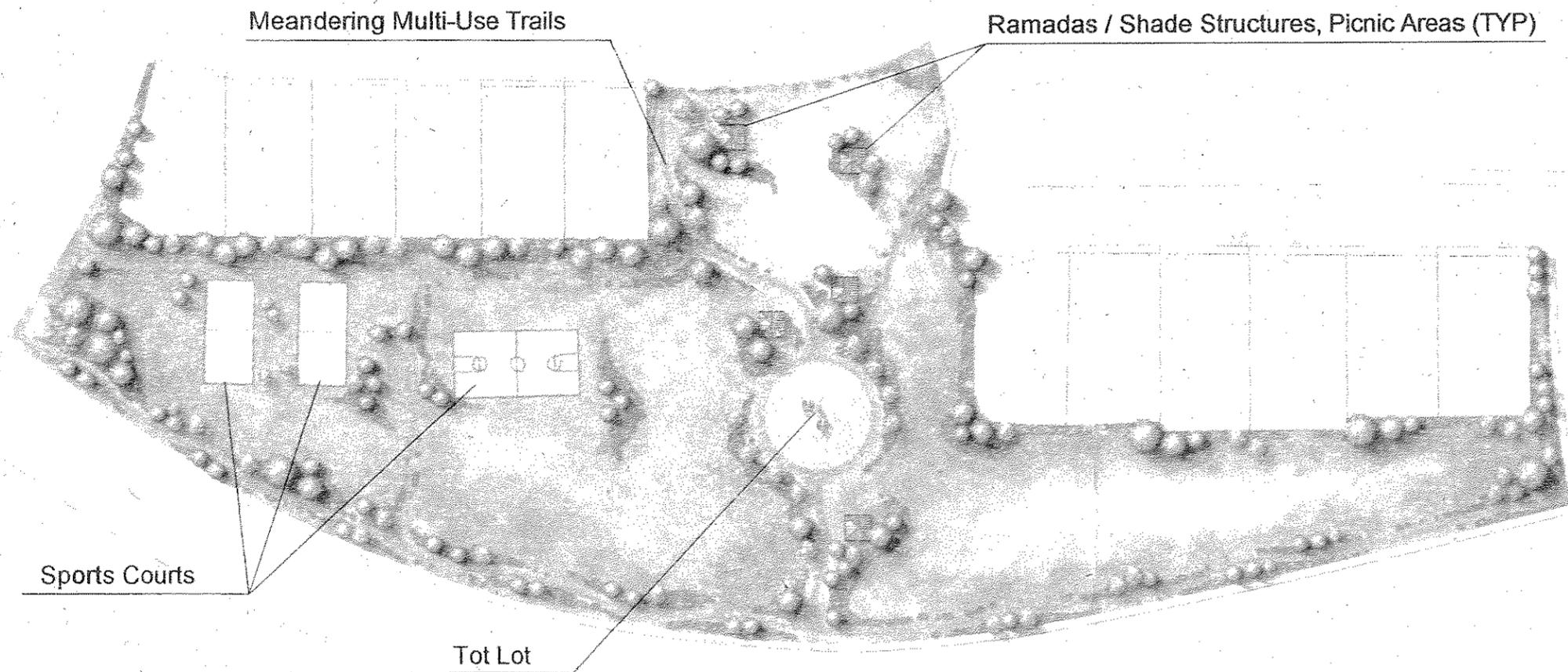
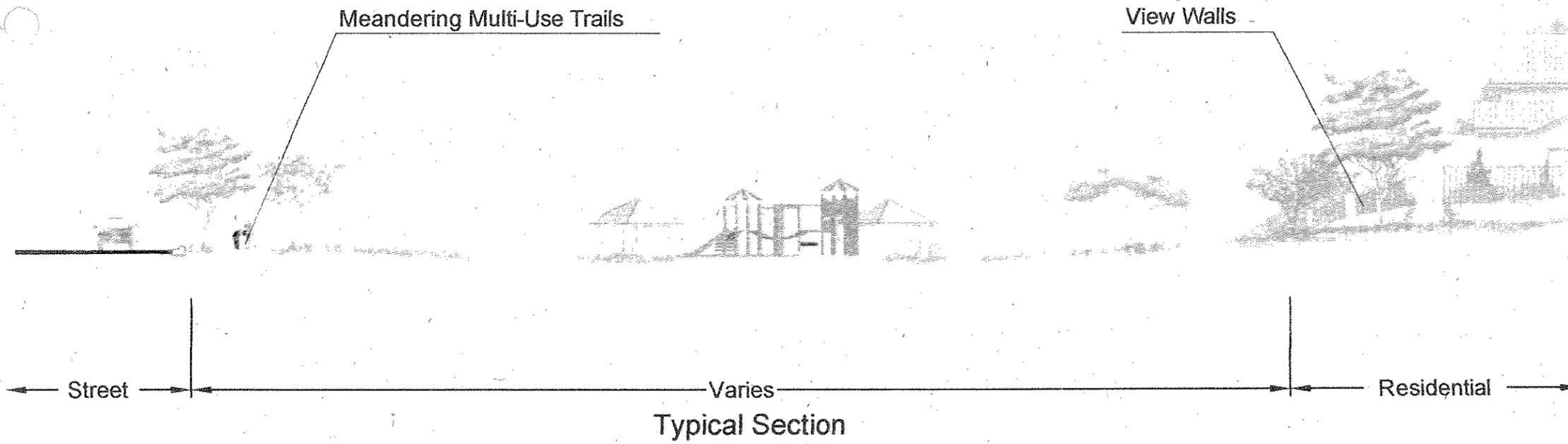


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Conceptual Neighborhood Park

Figure 8B



Conceptual Neighborhood Park



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W:\17100\7127\Planning\Exhibits\IPAD submittal\Fig-8B-Neighborhood Park and X Section.dwg 10-17-2005 - 5
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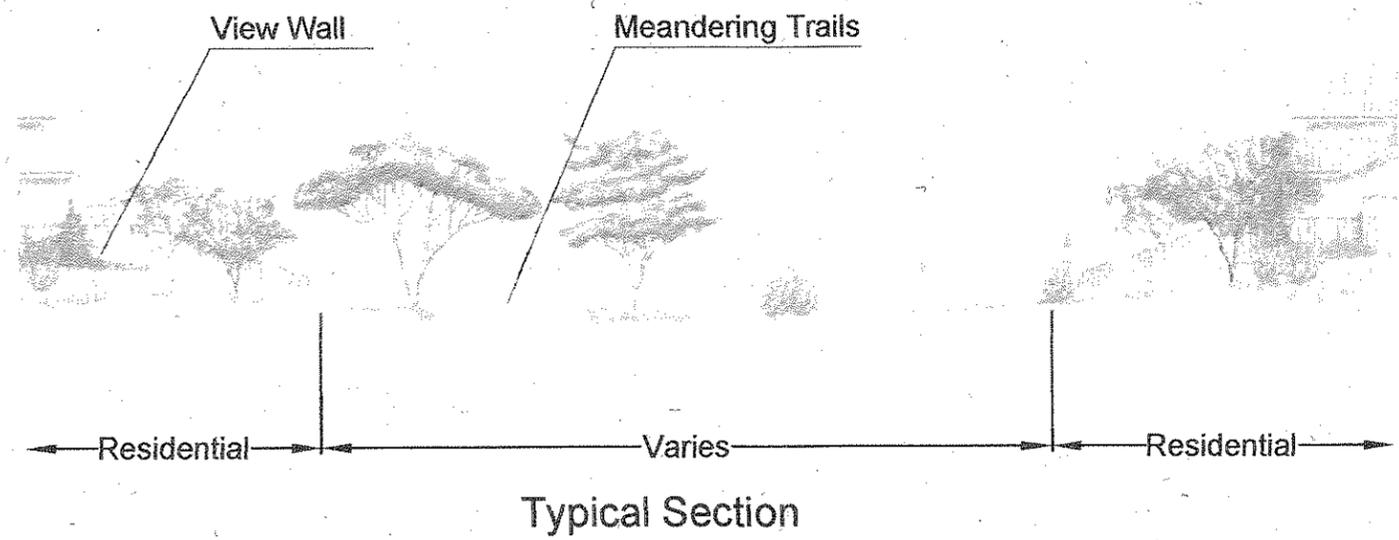
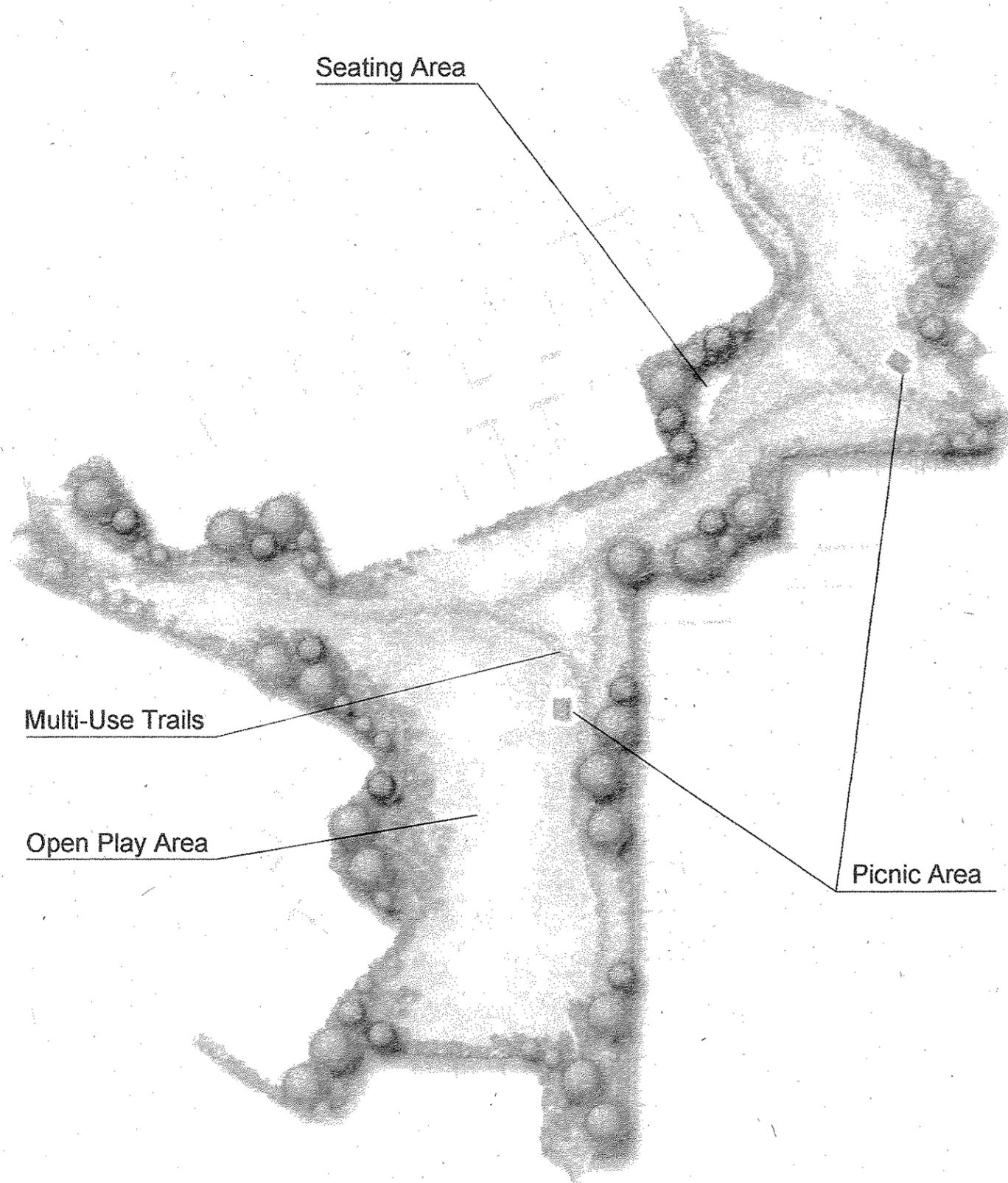


Buena Vista Ranch

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Zone Change Request

Linear Park

Figure 8C



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Designed By: CMX

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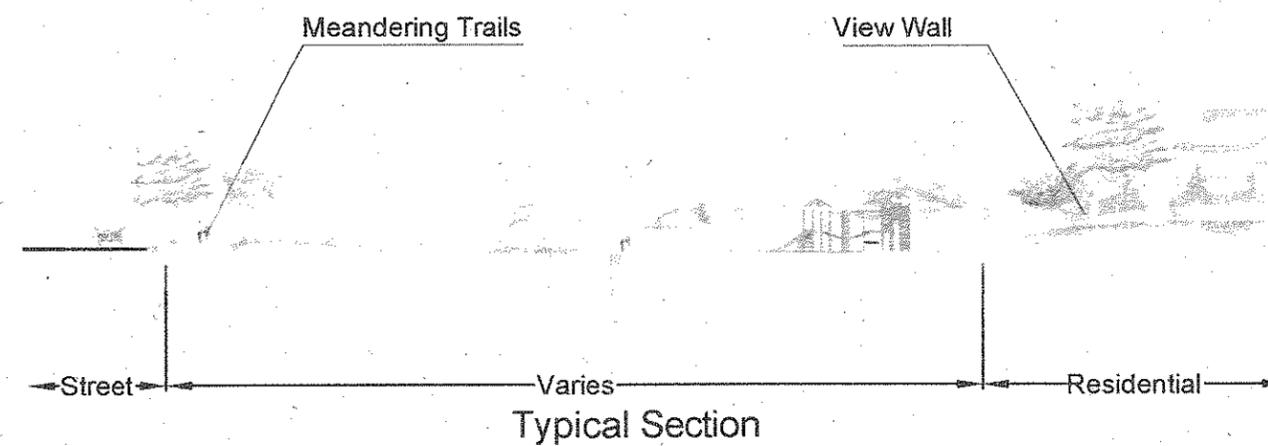
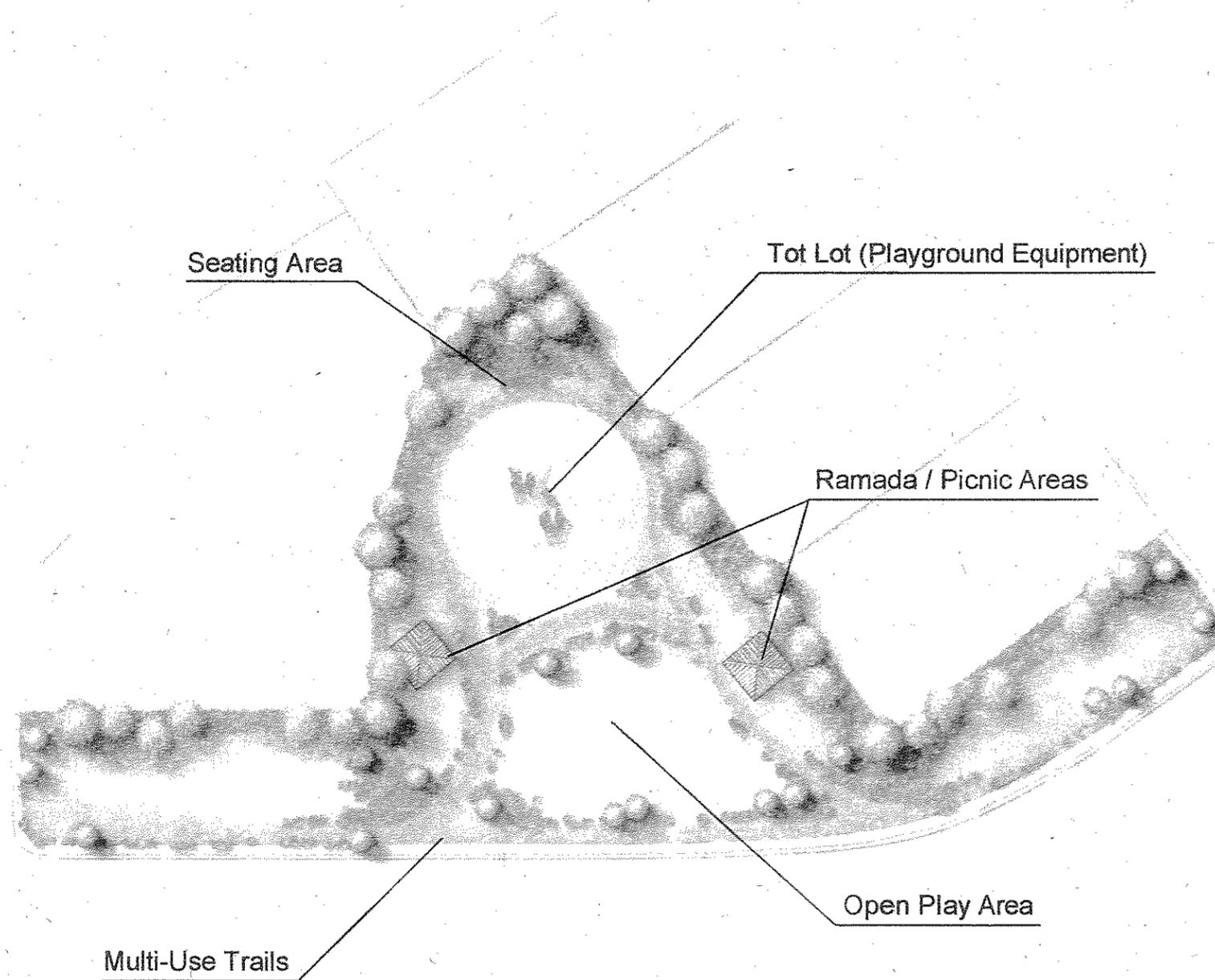
W:\7100\7127\Planning\Exhibits\PAD submittal\Fig-08C-Linear Park and X Section.dwg 10-17-2005 - 3:32pm
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Tot Lot

Figure 8D



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W:\7100\7127\Planning\Exhibits\PAD submittal\Fig-08D-Tot Lot and X Section.dwg 10-17-2005 - 3:32pm
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Trees

- | | |
|--------------------------------|-----------------------|
| Acacia spp. | Acacia |
| Chilopsis linearis | Desert Willow |
| Dalbergia sissoo | Sissoo Tree |
| Fraxinus velutina "Rio Grande" | Fan-Tex Ash |
| Olneya tesota | Ironwood |
| Parkinsonia spp. | Palo Verde |
| Phoenix dactylifera | Date Palm |
| Pinus eldarica | Mondel Pine |
| Pistacia chinensis | Chinese Pistacio |
| Pithecellobium flexicaule | Texas Ebony |
| Prosopis spp. | Mesquite |
| Ulmus parvifolia | Chinese Evergreen Elm |
| Washingtonia robusta | Mexican Fan Palm |

Shrubs / Bushes

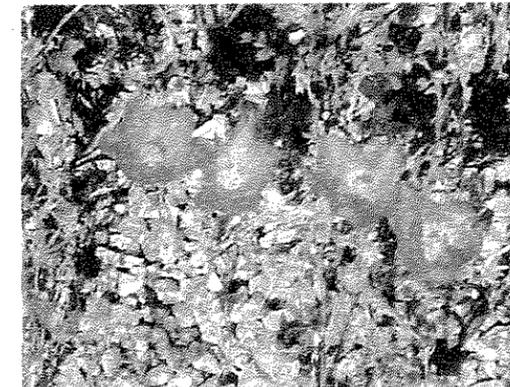
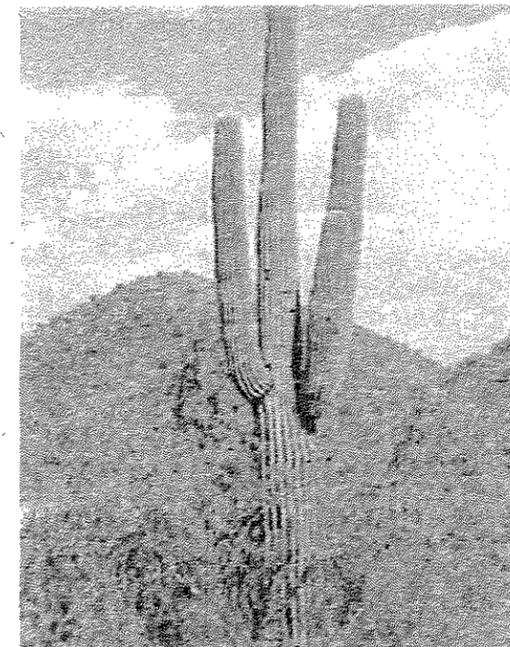
- | | |
|----------------------------------|-----------------------------|
| Ambrosia deltoidea | Triangle-leaf Bursage |
| Bougainvillea s. "Barbara Karst" | Barbara Karst Bougainvillea |
| Caesalpinia pulcherrima | Red Bird of Paradise |
| Caesalpinia mexicana | Mexican Bird of Paradise |
| Calliandra californica | Red Fairy Duster |
| Cassia nemophila | Desert Cassia |
| Cassia phyllodenia | Silver-leaf Cassia |
| Dodonaea viscosa | Hopseed bush |
| Encelia spp | Brittlebush |
| Ericameria laricifolia | Turpentine Bush |
| Justicia californica | Chuparosa |
| Leucophyllum spp. | Sage |
| Ruellia peninsularis | Baja Ruellia |
| Simmondsia spp | Jojoba |
| Tecoma spp | 'Orange Jubilee' |
| Vauquelinia spp. | Arizona Rosewood |
| Viguiera deltoidea | Goldeneye |

Accents

- | | |
|-----------------------|--------------|
| Agave spp. | Agave |
| Carnegiea gigantea | Saguaro |
| Dasyllirion wheeleri | Desert Spoon |
| Fouquieria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Muhlenbergia rigens | Deer Grass |

Groundcover

- | | |
|----------------------------|------------------------|
| Abronia villosa | Sand Verbena |
| Baccharis hybrid 'Starn' | Desert Bloom Hybrid |
| Baileya multiradiata | Desert Marigold |
| Convolvulus cneorum | Bush Morning Glory |
| Cynodon dactylon 'Midiron' | Midiron Hybrid Bermuda |
| Dalea greggi | Tailing Indigo Bush |
| Hymenoxys acaulis | Angelita Daisy |
| Lantana spp. | Lantana |
| Penstemon parryi | Parry's Penstemon |
| Ruellia brittoniana 'Kate' | Dwarf Ruellia |
| Sphaeralcea ambigua | Desert Globemallow |



Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Conceptual Plant Palette

Figure 8E

Notes:

-Plants are selected from the City of Surprise approved plant palette.

-Landscape design requires separate design review and approval.

-Plant palette and landscape design shall comply with all City of Surprise requirements.

CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin

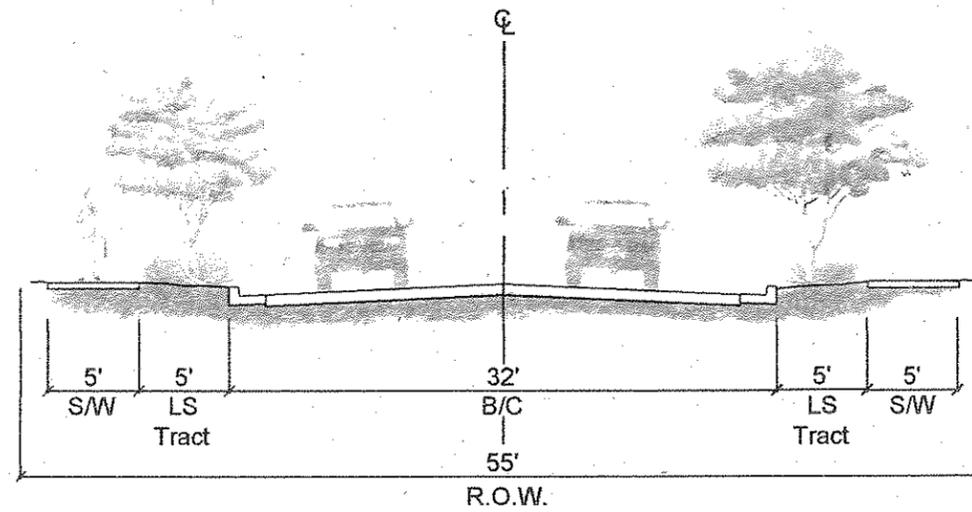


Buena Vista Ranch

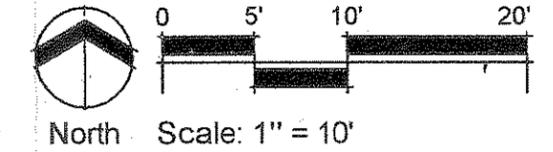
Surprise, Arizona
Zone Change Request

Street Sections Exhibit

Figure 9A

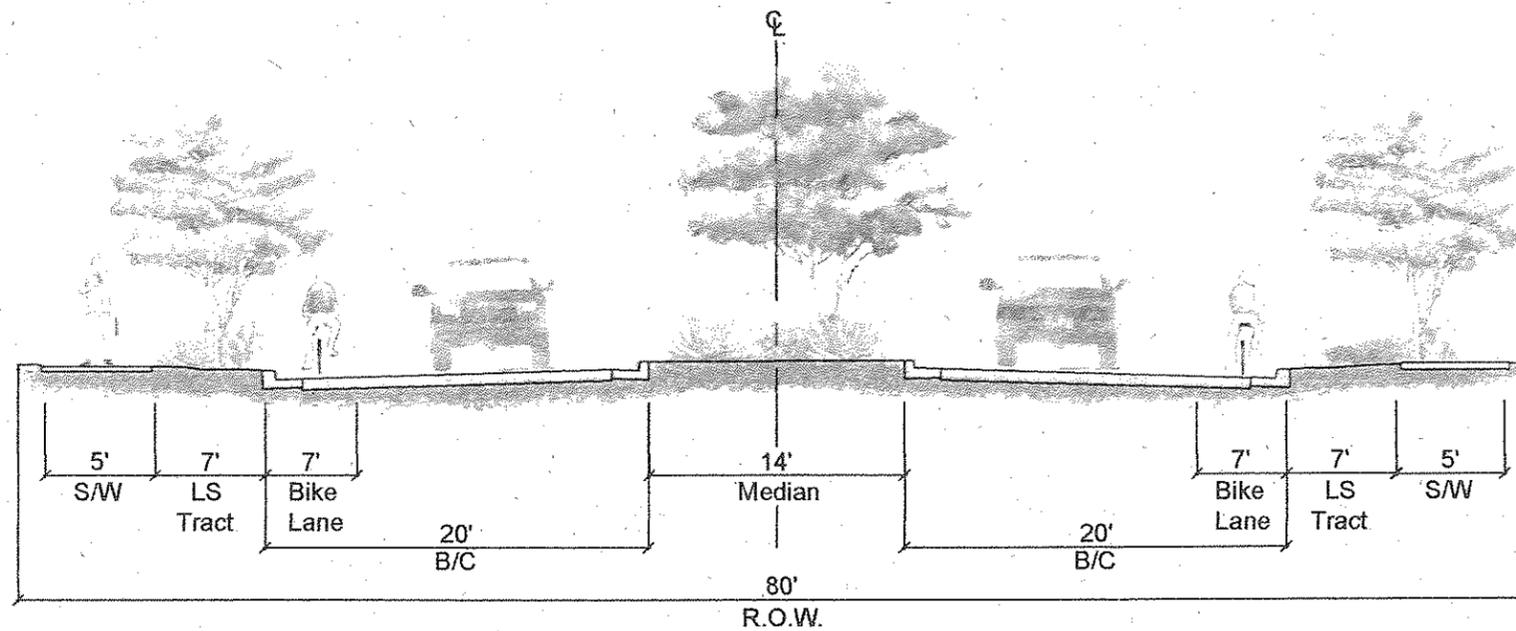


Local Street



Notes

Street cross-sections will be per the City of Surprise Standards, and the Buena Vista Ranch Development Agreement.



Collector Street

CMX Project Number: 7127 October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin

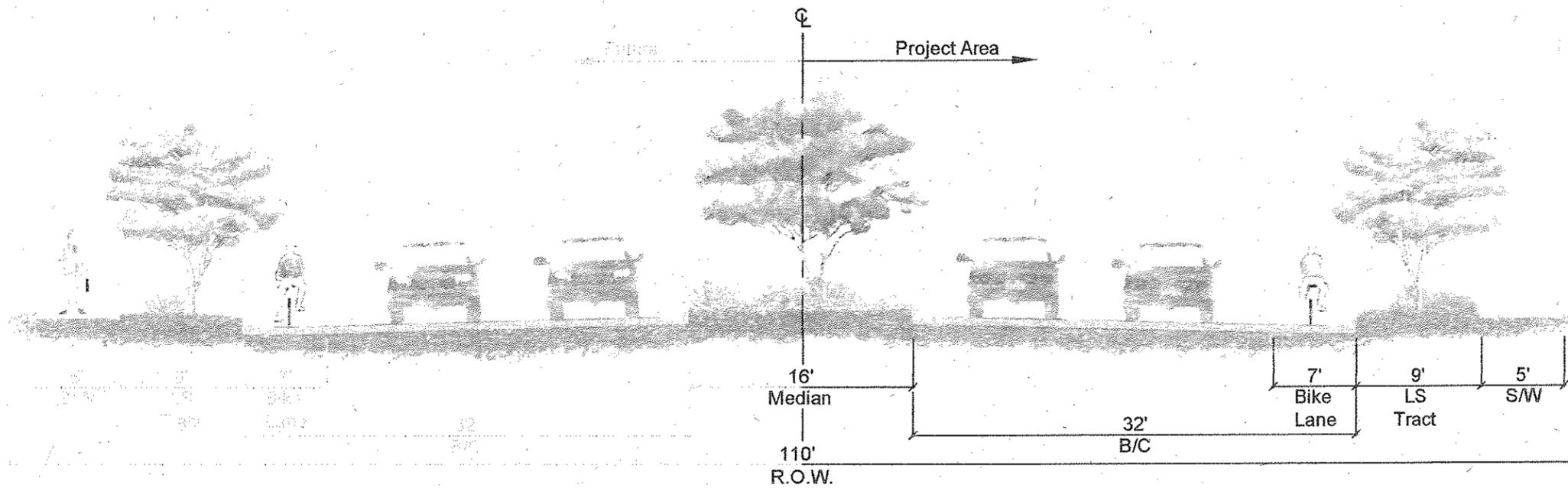
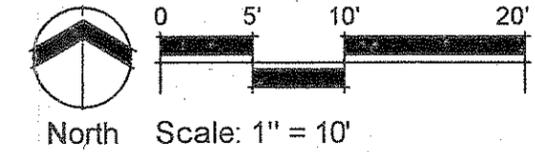


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Street Sections Exhibit

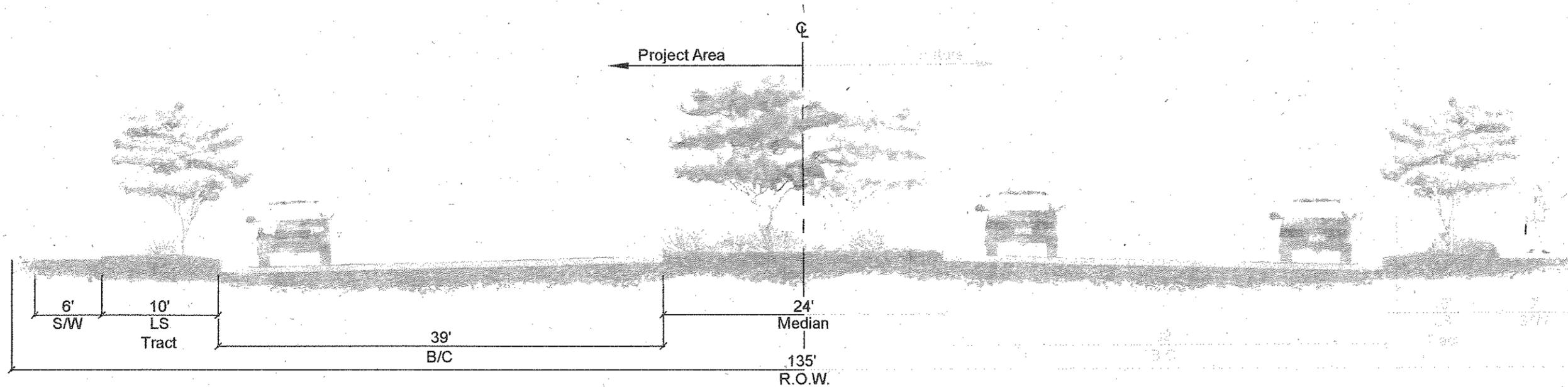
Figure 9B



Minor Arterial
(Pinnacle Peak Looking West)

Notes

Street cross-sections will be per the City of Surprise Standards, and the Buena Vista Ranch Development Agreement.



Major Arterial
(227th Ave. Looking North)

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October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin



Buena Vista Ranch

Surprise, Arizona
Zone Change Request

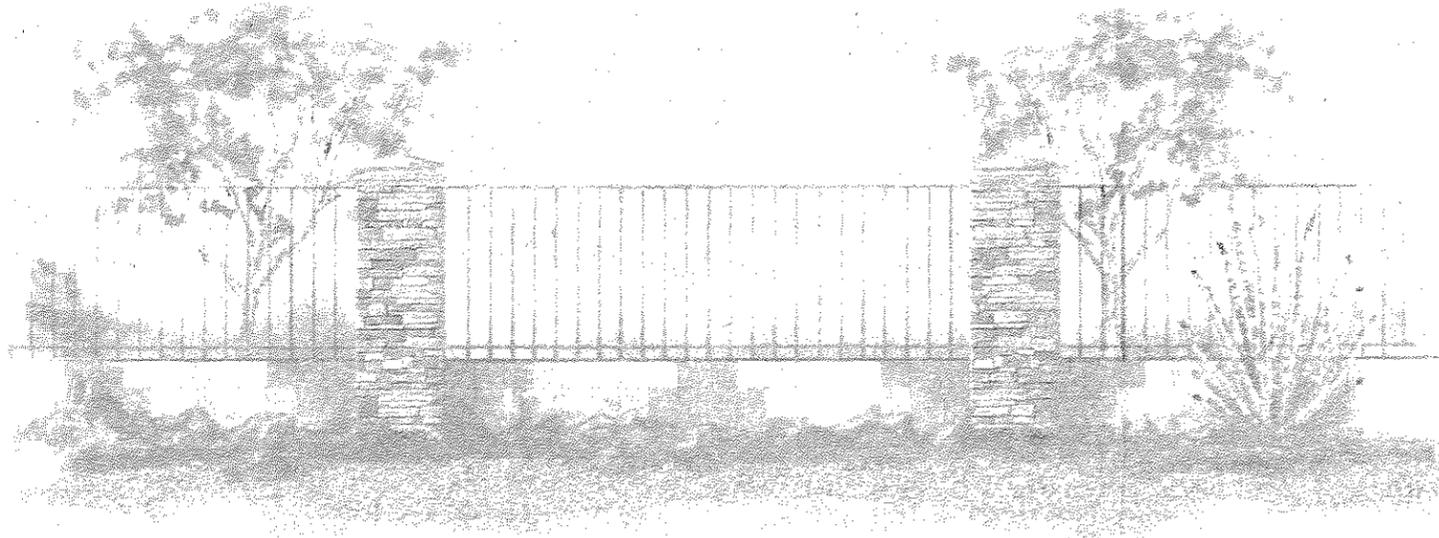
Conceptual Walls and Fences

Figure 10A



Theme Wall

- Split Face CMU
- Accent Splitface CMU
- Decorative Concrete Cap
- Masonry Wall Pilaster



View Fence

- Splitface CMU
- Accent Splitface CMU
- Decorative Cap
- Metal Fence
- Masonry Wall Pilaster

CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

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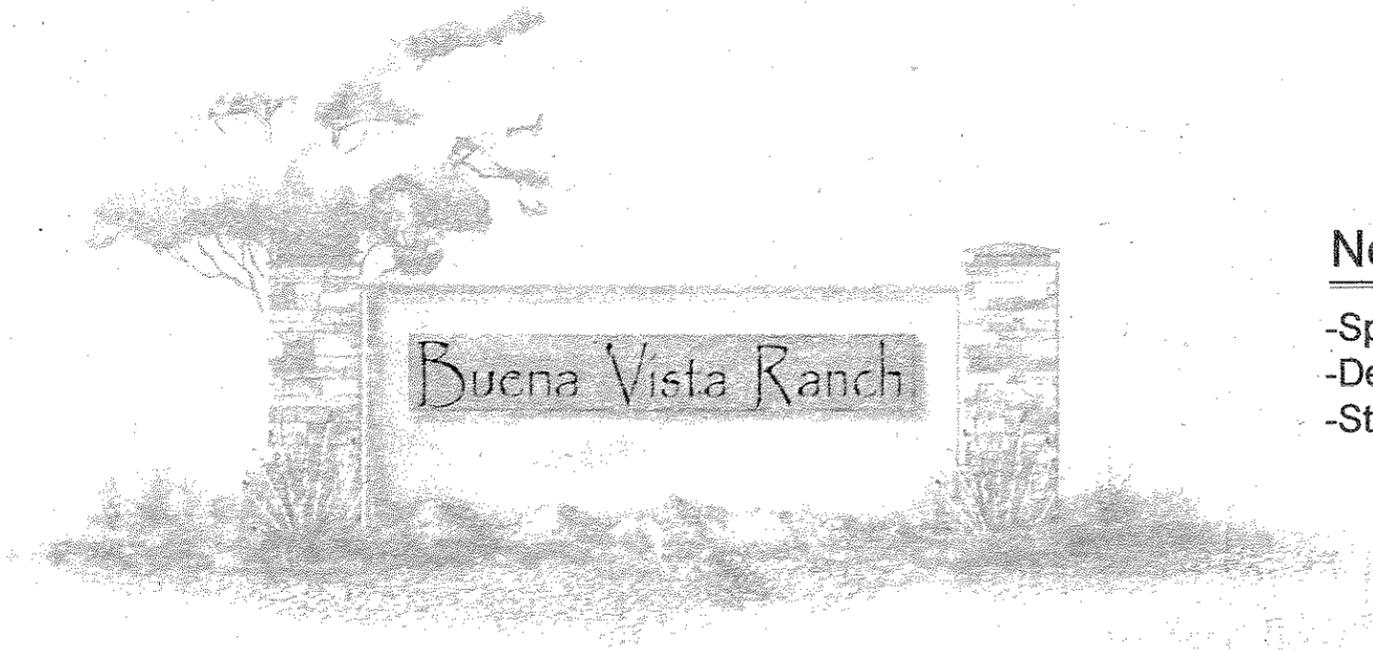
W:\7100\7127\Planning\Exhibits\PAD submittal\Fig-10A-Conceptual Wall & Signage.dwg 10-17-2005 - 3:30p
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Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Conceptual Monumentation Signage

Figure 10B



Neighborhood Signage

- Splitface CMU
- Decorative Cap
- Stand Alone Monument



Community Signage

- Split Face CMU
- Accent Splitface CMU
- Decorative Concrete Cap
- Masonry Wall Pilaster

CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin



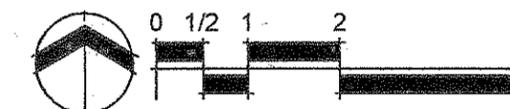
W:\7100\7127\Planning\Exhibits\IPAD submittal\Fig-10B-Conceptual Wall & Signage.dwg 10-17-2005 - 3:30p
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Buena Vista Ranch

Surprise, Arizona
Zone Change Request

APS Transmission Line Exhibit

Figure 12

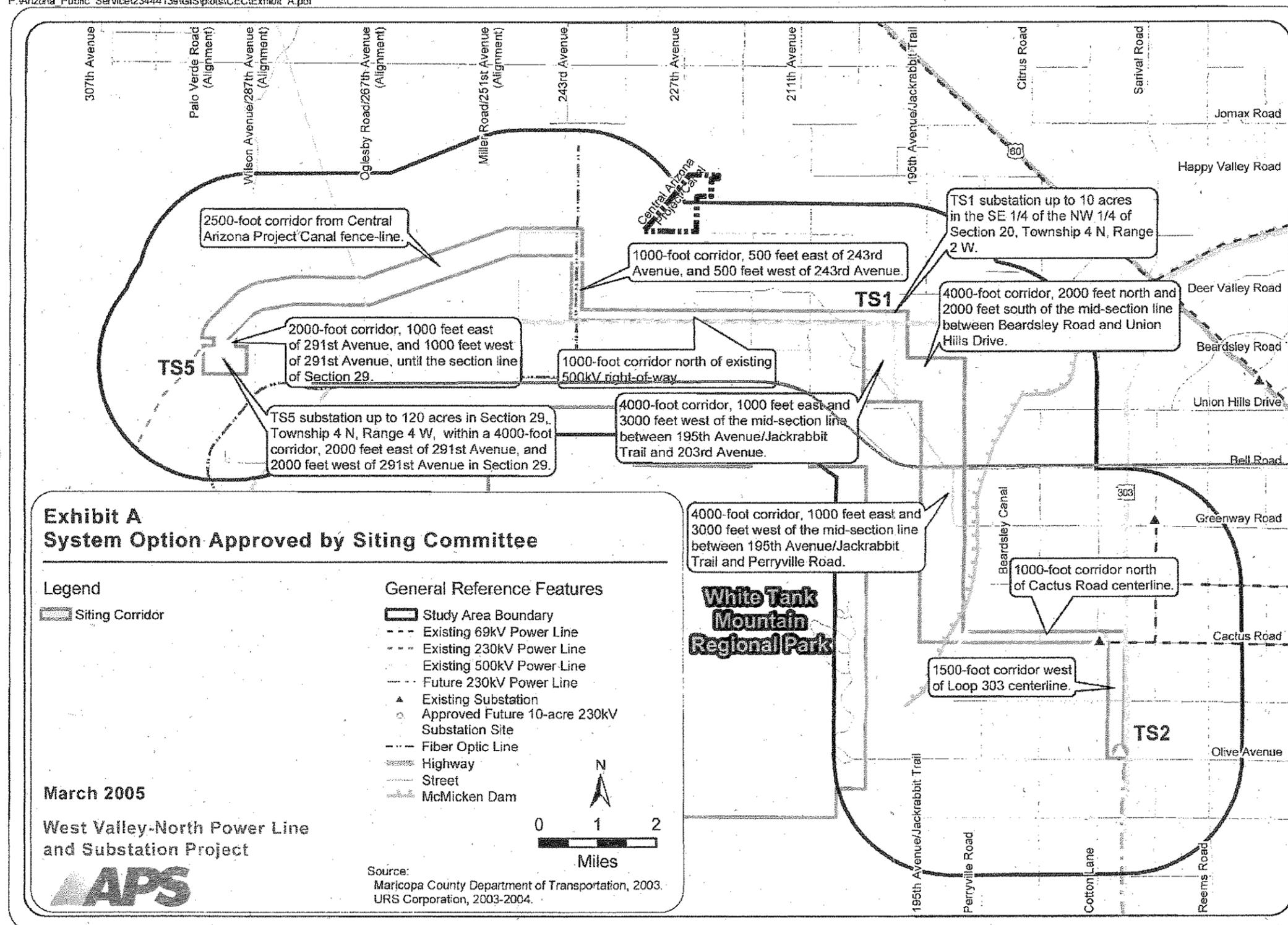


North Scale: 1" = 2 Miles

Legend

----- Project Boundary

P:\Arizona Public Service\234441391\GIS\plots\CEC\Exhibit A.pdf



CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin

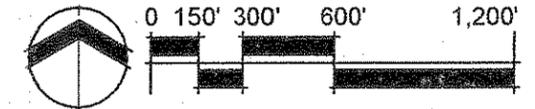
W:\7100\7127\Planning\Exhibits\PAD submittal\Fig-12-APS Transmission Lines.dwg 10-17-2005 - 3:29pm
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Surprise, Arizona
Zone Change Request

On-Site Wastewater Exhibit

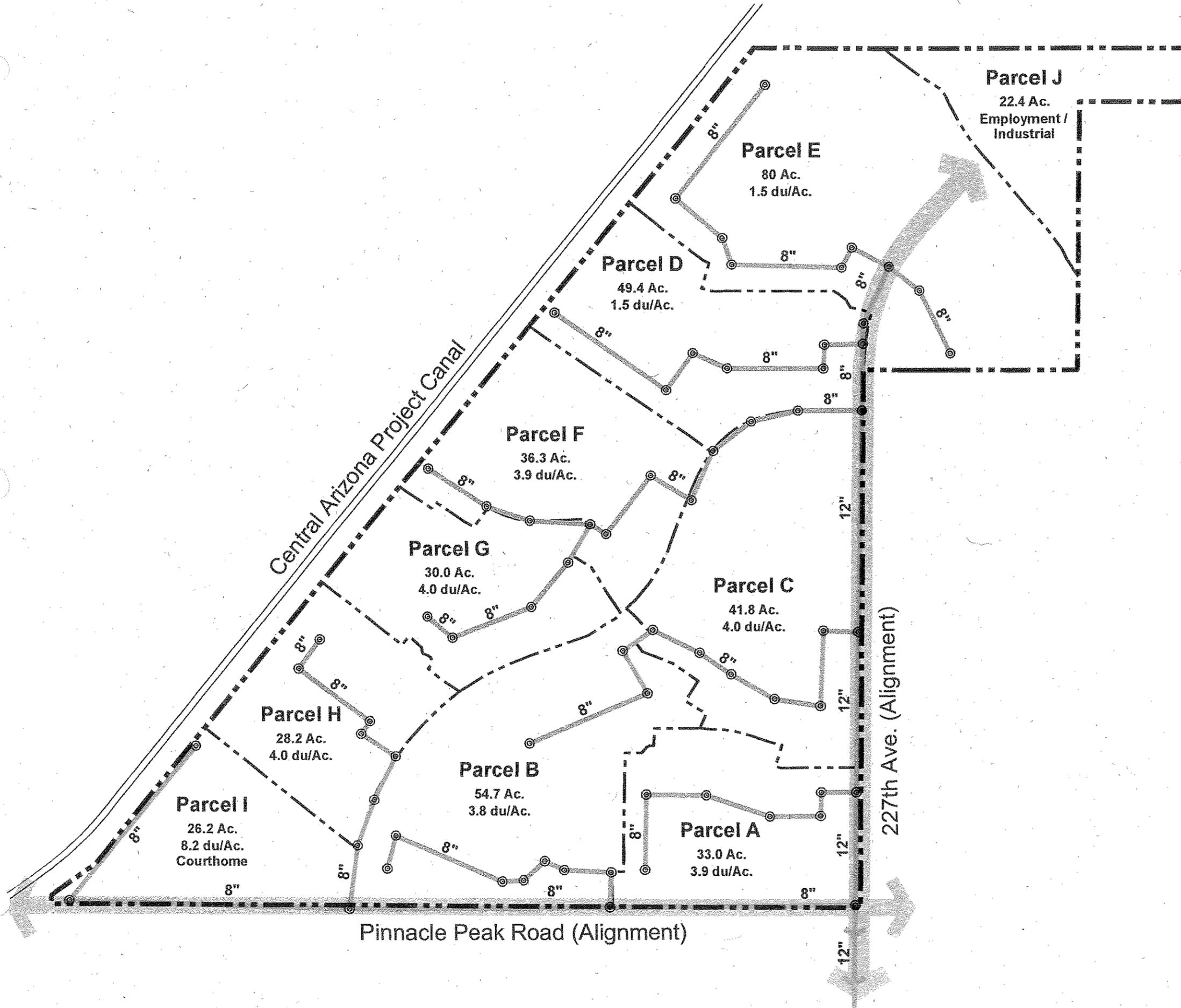
Figure 13



North Scale: 1" = 600'

Legend

-  Project Boundary
-  Parcel Boundary
-  Proposed Sewer Collection Line (Size Per Plan)
-  Proposed Manhole



Note:
Refer To Wasterwater Master Plan For More Details.

CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin

W:\7100\7127\Planning\Exhibits\IPAD submittal\Fig-13-On-site Waste Water.dwg 10-17-2005 - 3:28pm
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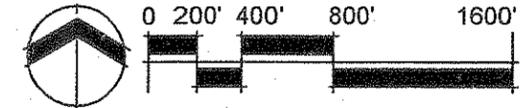


Buena Vista Ranch

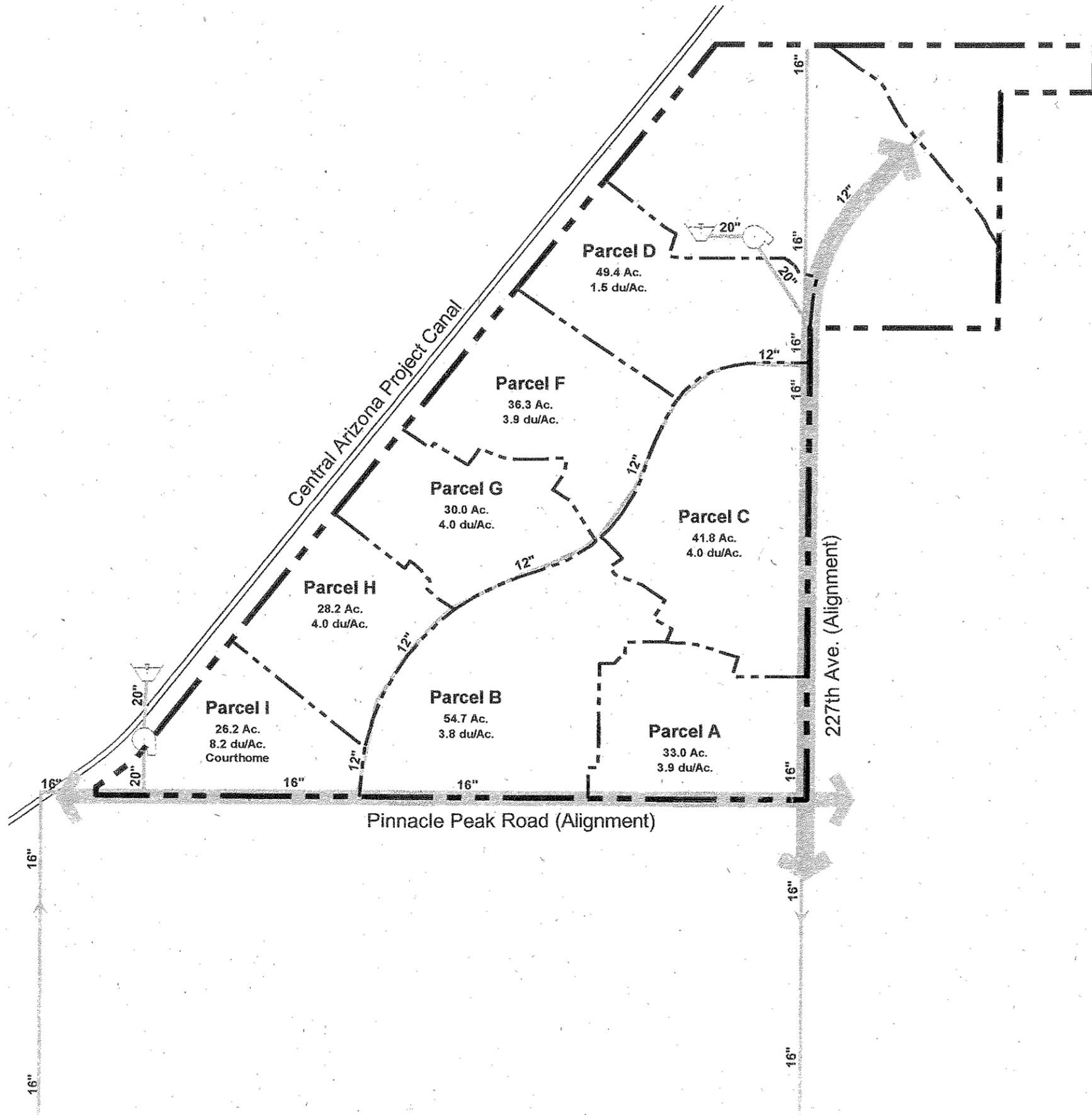
Surprise, Arizona
Zone Change Request

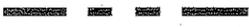
On-Site Water Exhibit

Figure 14



North Scale: 1" = 800'



-  Project Boundary
-  Parcel Boundary
-  Proposed Water Transmission Line (Size Per Plan)
-  Pump
-  Well

Note:
Refer To Wasterwater Master Plan For More Details.

CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin

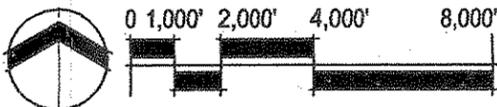


Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Off-Site Water and Wastewater Exhibit

Figure 15



North Scale: 1" = 4,000'

Legend

- Project Boundary
- Adjacent Boundary
- Minor Arterial
- Proposed Minor Arterial
- Major Arterial
- Proposed Major Arterial
- Principal Arterial
- 12" Wastewater Line
- 21" Wastewater Line
- 24" Wastewater Line
- 30" Wastewater Line
- 12" Water Line
- 16" Water Line
- 20" Water Line
- Proposed Manhole
- WWTP Waste Water Treatment Plant
- Storage Reservoir
- Pump
- Well

Source: City of Surprise General Plan 2020
Transportation/Circulation Plan Fig 4-4

Note: Buena Vista Ranch Water and Wastewater Master Plans

CMX Project Number: 7127 October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D.Duryea / J.Newbegin



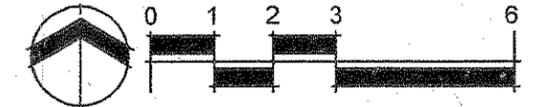
W:\71007127\Planning\Exhibits\PAD submittal\Fig-15-Off-site Water and Waste Water.dwg 10-17-2005 - 3:27pm
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Buena Vista Ranch

Surprise, Arizona
Zone Change Request

Existing Community Facilities & Services

Figure 16



North Scale: 1" = 3 Miles

Legend

- Project Boundary
- Dysart Unified School District/Agua Fria School District
- Wickenburg School District
- Morristown School District
- Nadaburg School District
- Peoria School District
- Dysart Unified School District #89 Existing Schools
 - 1) Kingswood Elementary
 - 2) Cimarron Springs Elementary
 - 3) Surprise Farms Elementary
 - 4) Countryside Elementary
 - 5) Ashton Ranch Elementary
 - 6) West Point Elementary
 - 7) Marley Park Elementary
 - 8) Surprise Elementary
 - 9) El Mirage Elementary
 - 10) Thompson Ranch Elementary
 - 11) Dysart Preschool
 - 12) Dist. Offices & Sundown Mountain Elementary
 - 13) Dysart Elementary
 - 14) Luke Elementary
- Dysart Unified School District #89 Existing High Schools
 - 1) Dysart High School
 - 2) Willow Canyon High School
 - 3) Sundown High School
- Dysart Unified School District #89 Proposed High School
 - 1) Proposed High School #1
- Dysart Unified School District Proposed Elementary Schools
 - 1) Austin Ranch Elementary
 - 2) Asante No. 2 Elementary
 - 3) Asante No. 1 Elementary
 - 4) Rancho Mercado No. 2 Elementary
 - 5) Rancho Mercado No. 1 Elementary
 - 6) Surprise Farms No. 5 Elementary
 - 7) Surprise Farms No. 4 Elementary
 - 8) Surprise Farms No. 2 Elementary
 - 9) Surprise Farms No. 3 Elementary
 - 10) Sierra Mountain Elementary
 - 11) Orchard Elementary
 - 12) W. Rimrock Street Elementary
 - 13) Zanjero Trails #1 Elementary
 - 14) Zanjero Trails #2 Elementary
 - 15) Cortessa Elementary
 - 16) White Tank Foothills Elementary
 - 17) Woolf Property Elementary
 - 18) Greer Ranch Elementary
 - 19) Rancho Gabriela Elementary
- Morristown School District
 - 1) Morristown Elementary
- Nadaburg Elementary School District
 - 1) Nadaburg Elementary
- Wickenburg School District
 - 1) Hassayampa Elementary
 - 2) MacLennan Elementary
 - 3) Vulture Peak Middle
 - 4) Wickenburg High School
- Maricopa County Libraries
 - 1) Northwest Regional
 - 2) Hollyhock Library
 - 3) West El Mirage Branch
- Maricopa County Sheriff Stations
 - 1) Sun City/Sun City West Police
 - 2) Surprise Police
 - 3) El Mirage Police
 - 4) Wickenburg Office
- Fire Station Locations
 - 1) Surprise Station 2
 - 2) Surprise Station 1
 - 3) El Mirage Station 1
 - 4) Station 833
 - 5) Proposed Cortessa Fire Station
 - 6) Proposed Surprise Fire Station 312(Conceptual Location Only)

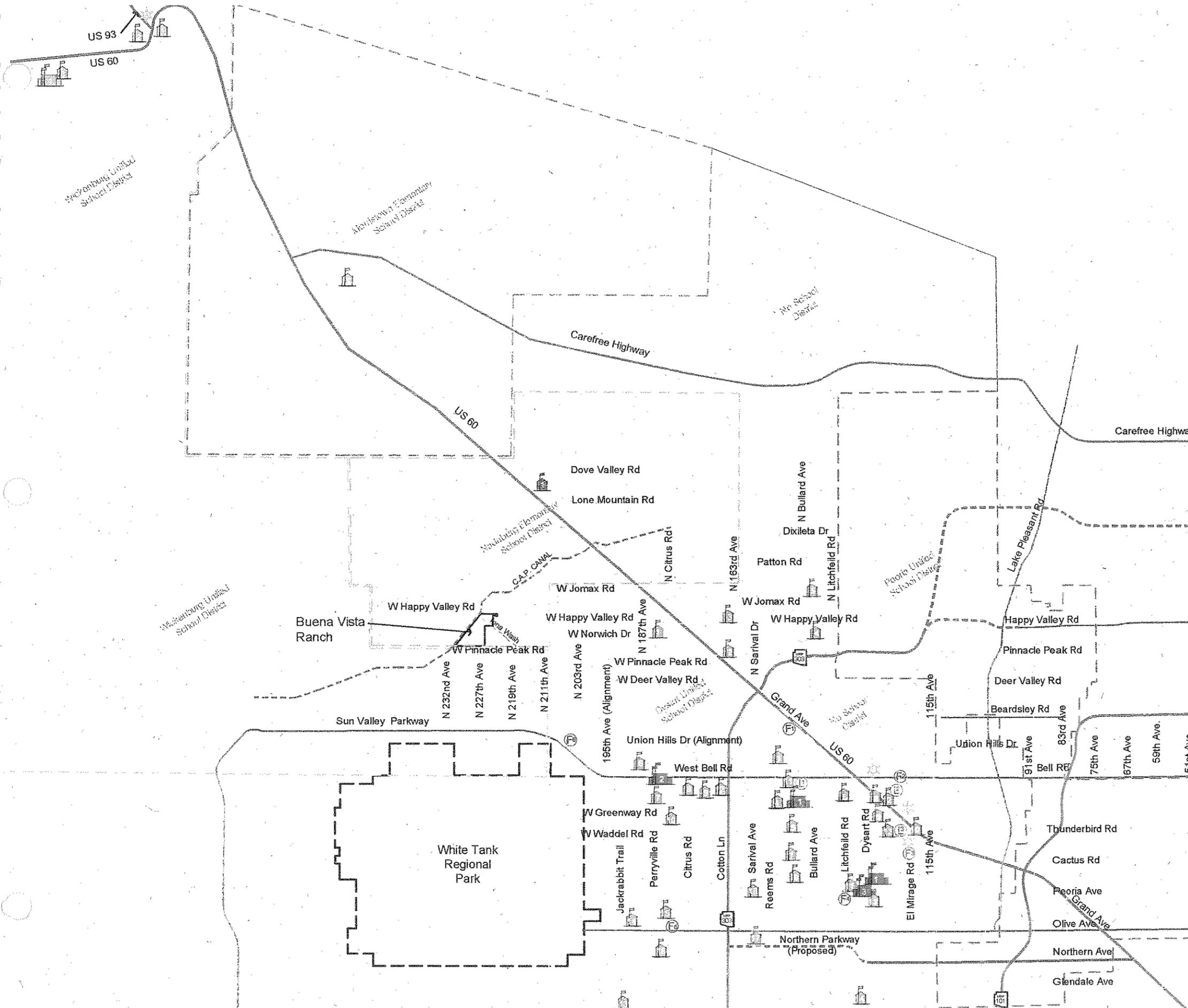
CMX Project Number: 7127

October, 2005

Project Manager: D. Burrows

Designed By: CMX

Drawn By: D. Duryea / J. Newbegin



Buena Vista Ranch

Planned Area Development

TABLES

Buena Vista Ranch

Planned Area Development

Table 1-Permitted Lot Size Mix

Lot Category	A	B	C	D	E	F	G
Min Lot Frontage Lot Size (Req'd Square Feet)	58' (6380)	63' (6930)	68' (7480)	75' (8250)	83' (9130)	88' (9680)	95' (10450)
Permitted Lot Size % No Added Standards	15%	15%	15%	15%	15%	15%	10%
Added Subdivision Standards Points if % Exceeds Above	28 List B	24 List B	22 List B	20 List B	18 List B	14 List B	12 List B
Added Home Standards Points if % Exceeds Above	16 List C	14 List C	16 List C	14 List C	12 List C	10 List C	8 List C
Added Amenities Points If % Exceeds Above	14 List D	12 List D	10 List D	8 List D	8 List D	6 List D	6 List D
Minimum Required Number Points if % Lots Exceeds % Above	42	36	32	28	24	20	18



= Lot Categories Utilized in the Project

For this project, 58' wide lot is the smallest lot frontage proposed. Therefore, lot category "A" is the determining criteria, per the City of Surprise Design Guidelines.

Detached Single-Family		
Lot Category	Min. Lot Width	Percent
A	58'	25%
B	63'	27%
C	68'	24%
E	83'	14%
G	95'	10%
Total		100%

Buena Vista Ranch

Planned Area Development

Table 2 – Design Option B – Engineering Table

List	City Requirement	Selected	Pts
A	Each 40 Gross Acres, provide 3 cul-de-sacs with a diversity feature such as landscape island or access to open space. (1 pt)	Yes	1
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots. (2pts)	Yes	2
C	On no less than 20% of the lots in categories A, B, C and D, provide a mix of driveway orientations. (3pts)	No	0
D	Stagger front setbacks in lot categories A, B, C, D and E in 3' increments so front setback varies from 18', 21', and 24' setbacks. (3pts)	Yes	2
E	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range (3 pts)	No	0
F	Design lineal open space greenbelt through project. (4pts)	Yes	4
G	Provide open space that is visible from residential and arterial streets. (2pts)	Yes	2
H	Provide at least 600' of open space per mile along arterial streets (3 pts)	No	0
I-1	Provide 6' separation between curb & 8' sidewalk arterial & collector streets. (2 pts)	No	0
I-2	Install raised median in collectors & arterials/maintained by HOA (2 pts)	No	0
I-3	Plant landscaping along arterials & collector streets/24" Box trees, 50' o.c.(4 pts)	No	0
I-4	Double Points obtained-developer provides I-1, I-2, I-3 on both sides of the streets.	No	0
J	Design view corridors with open spaces. (4pts)	Yes	4
K	Design Lots with no Lots at the end of "T" intersections (4 pts)	No	0
L	Provide pedestrian and bike access to non-residential sites (2 pts per tract/ max 6pts)	No	0
M	Design traffic calming devices, decorative paving, etc. (2 pts for every 3 devices, max 6pts)	Yes	3
N	Design trails that connect open spaces, separate from roadways, enabling bicyclists & pedestrians to travel throughout the development	Yes	6
O	Construct decorative hardscape features at entrances and pedestrian Crossings (2 pts)	No	0
P	Donate land for municipal purposes (2 pts per 15,000 sf: 10 pts max)	No	0
Q	Provide berms, enhanced landscaping & designs on perimeter walls; (6 pts) + 7' wall height adjacent to arterial roads	Yes	6
R	Utilize neo-traditional planning concepts such as detached garages Etc., (1-8 pts)	No	0
S	Propose unique design elements (1-4 pts)	No	0
Total Required List B			28
Total Provided List B			30



= Design Options Utilized in the Project

Note: Selected design options are for illustrative purposes only, and will be finalized during the preliminary plat review.

Buena Vista Ranch

Planned Area Development

Table 3 – Design Option D – Amenities

List	City Requirement	Selected	Pts
A	Provide trail systems within the development connecting open space areas to residential and non residential/rest areas ¼ mile apart (i.e., benches, shade structure, mature tree canopies etc)	Yes	4
B	Provide a clubhouse & outdoor recreation amenities, maintained HOA (4 pts)	No	0
C	Provide an active outdoor recreational facility to be maintained by HOA	No	0
D	Provide swimming pool maintained by HOA-6 pts	No	0
E	Provide a large open space corridor-75' wide minimum, 100' average (4 pts- Landscaped, double widths corridor & points will be doubled up to 12)	Yes	8
F	Provide a common area lake (3 pts per 40,000 sf; up to 12 pts)	No	0
G	Provide a golf course (4 pts per 9 holes, up to 16 points)	No	0
H	Provide open space excess of 10 % min (2 pts for each 1% over 10%)	Yes	10
I	Neighborhood amenity, which encourages meetings/interaction; Such as an amphitheater (4 pts)	No	0
J	Unique design element (2-5 pts)	No	0
	Total Required List D		14
	Total Provided List D		22



= Design Options Utilized in the Project

Note: Selected design options are for illustrative purposes only, and will be finalized during the preliminary plat review.

Buena Vista Ranch

Planned Area Development

Table 4 - Densities/Percentage of Lot Sizes

Points	A	B	C	D	E	F	G
18							3
20						3	3.1
22						3.1	3.2
24					3	3.2	3.3
26					3.1	3.3	3.4
28				3	3.2	3.4	3.5
30				3.1	3.3	3.5	3.6
32			3	3.2	3.4	3.6	3.7
34			3.1	3.3	3.5	3.7	3.8
36		3	3.2	3.4	3.6	3.8	3.9
38		3.1	3.3	3.5	3.7	3.9	4.0
40		3.2	3.4	3.6	3.8	4.0	4.1
42	3	3.3	3.5	3.7	3.9	4.1	4.2
44	3.1	3.4	3.6	3.8	4.0	4.2	4.3
46	3.2	3.5	3.7	3.9	4.1	4.3	4.4
48	3.3	3.6	3.8	4.0	4.2	4.4	4.5
50	3.4	3.7	3.9	4.1	4.3	4.5	
52	3.5	3.8	4.0	4.2	4.4		
54	3.6	3.9	4.1	4.3	4.5		
56	3.7	4.0	4.2	4.4			
58	3.8	4.1	4.3	4.5			
60	3.9	4.2	4.4				
62	4.0	4.3	4.5				
64	4.1	4.4					
66	4.2	4.5					
68	4.3						
70	4.4						
72	4.5						

Buena Vista Ranch

Planned Area Development

Table 5 – City of Surprise Development Standards Table

Lot Category	A	B	C	D	E	F	G
Min Area (sf)	6,380	6,930	7,480	8,250	9,130	9,680	10,450
Min Width	58'	63'	68'	75'	83'	88'	95'
Max House Width	45'	50'	55'	60'	65'	70'	75'
Min Depth	110'	110'	110'	110'	110'	110'	110'
Front Setback	12'	12'	12'	12'	12'	12'	12'
Side load	18'	18'	18'	18'	18'	18'	18'
Front load							
Side Setback	5/8'	5/8'	5/8'	5/8'	8/10'	8/10'	8/10'
Street Side	13'	13'	13'	13'	13'	13'	13'
Rear Setback	15'	15'	15'	15'	15'	15'	15'
Rear Abutting to Arterial	20'	20'	20'	20'	20'	20'	20'
Dist between Homes	10'	10'	10'	10'	10'	10'	10'
Building Height	30'	30'	30'	30'	30'	30'	30'



= Lot Categories Utilized in the Project

R-2 Development Standards

Use	Front	Interior Side	Corner Side	Rear
Two-family dwelling structure	20'	10'	20'	20'
Three-family dwelling structure	20'	10'	20'	20'
Four-family dwelling structure	20'	15'	20'	20'
Townhouse cluster structure	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including accessory structures)	50'	50'	50'	50'
Structures accessory to two-family dwelling structures	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

APPENDIX - A

8 April 2005

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Shelley Hohman
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PAD05-092 Buena Vista Ranch
PA04-0074/PA04-0075 Farnam Surprise Assemblage East/West

Dear Ms. Hohman

Thank you for the opportunity to comment on the Planned Area Development request for the Buena Vista Ranch, formerly known as the Farnam Surprise Assemblage East and West. The Buena Vista Ranch is located on 402 gross acres at the northwest corner of 227th Avenue and the Pinnacle Peak Road alignment. Buena Vista is located from 1/4 mile inside the 65 Ldn to 1 1/2 miles outside the Luke AFB Auxiliary Field #1 2004 JLUS 65 Ldn, "high noise or accident potential zone", and is also within the "territory in the vicinity of a military airport." The request is to construct 1,285 residential dwelling units (du), in single family and courthouses, along with an area for employment/industrial. The area inside the 65 Ldn will be designated Employment/Industrial, from the 65 Ldn to 1/2 mile will be 1.44 du/acre, from 1/2 to 1 mile will be 3.9 du/acre and from 1 to 3 miles will be 5.9 du/acre.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The planned disbursement of residential housing meets the guidelines of the GDC. In addition, The designation of "employment/industrial" within the 65 Ldn is compatible with the current mission of Luke AFB.

Since Buena Vista Ranch will be located in close proximity to the Luke AFB Auxiliary Field #1, it will be subjected to approximately 13,000 flight operations per year as low as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations. A sample notification letter can be found on the Luke AFB web site at www.luke.af.mil/urbandevelopment. We strongly encourage use of this letter.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Peter A. Costello III, Vice Commander, 56th Fighter Wing

Buena Vista Ranch

Planned Area Development

APPENDIX-B

REPORT TO THE CITY COUNCIL

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO.: PAD05-092 (Buena Vista Ranch Planned Area Development)

STIPULATIONS: a – o

PREPARED BY: Stephanie Wilson, Planner 623-875-4317

Planning & Zoning Commission Hearing Date:

August 16, 2005

City Council Hearing Date:

September 8, 2005

APPLICANT

David Burrows
CMX, L.L.C.
7740 North 16th Street, Suite 100
Phoenix, AZ 85020
602-567-1900 Phone
602-567-1901 Fax

PROPERTY OWNER:

FRI Surprise 398, L.L.C.
8300 North Hayden Road, Suite 207
Scottsdale, AZ 85258
480-467-0233 Phone
480-467-0282 Fax

REQUEST:

Approval of a zoning change to Planned Area Development (P.A.D.).

SITE LOCATION:

Subject site is located south of Happy Valley Road, north and Pinnacle Peak Road, west of 219th Avenue and east of the Central Arizona Project Canal, located in Sections 10 and 11 of Township 4 North, Range 3 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE:

402 gross acres.

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN:

This Planned Area Development is consistent with the General Plan 2020 Land Use Map and designation of "Suburban Residential" and "Airport Preservation".

DEVELOPMENT PLAN:

The Buena Vista Ranch Planned Area Development Zoning request incorporates the proposed development plan.

COMMENTING JURISDICTIONS:

Town of Buckeye:	No comments were received.
City of El Mirage:	No comments were received.
City of Peoria:	No comments were received.
Maricopa County:	No comments were received.
Dysart Unified School District:	No comments were received.
Maricopa Water District:	No comments were received.
Luke Air Force Base:	See attached.
ADOT	See attached.

DEPARTMENTAL REVIEW:

The **Public Works Department** has reviewed this application and has recommended that the project be moved forward.

The **Engineering Department** has reviewed this application and has recommended that the project be moved forward.

The **Fire Department** has reviewed this application and has recommended that the project be moved forward.

The **Water Services Department** has reviewed this application and has recommended that the project be moved forward.

RECOMMENDATION:

The Planning and Zoning Commission **recommends** that the City Council **approve** the zoning change to Planned Area Development for Buena Vista Ranch, (PAD05-092), subject to the stipulations listed under "Recommendations."

EXISTING AND SURROUNDING ZONING:

1.	ON-SITE:	R1-43
	NORTH:	R1-43
	EAST:	R1-43
	SOUTH:	R1-43
	WEST:	R1-43

EXISTING AND SURROUNDING LAND USE:

2.	ON-SITE:	Vacant Land
	NORTH:	Vacant Land
	EAST:	Vacant Land

SOUTH:
WEST:

Vacant Land
Vacant Land / C.A.P. canal

ADJACENT ROAD STATUS:

3. Ultimate Build-Out

Street Name	Right-of-Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
Pinnacle Peak Road	110'	64'	Sides and Median	2 lanes	5' both sides, 7' bike lane
227 th Avenue	135'	78'	Sides and median	3 lanes	5' both sides

STREET CROSS-SECTIONS

4. The design of all street cross-sections shall be required to meet the standards of the City as they are approved at the time of construction.

EXISTING UTILITIES AND SERVICES STATUS:

5. **WATER** City of Surprise
6. **SEWER** City of Surprise
7. **FIRE PROTECTION** The Surprise Fire Department currently has fire stations located at:

15440 North Cotton Lane
15616 North Hollyhock Street
18600 North Reems Road
22443 North 163rd Avenue (Temporary Station)
16750 N. Village Drive East (Future within 8 months)
8. **POLICE PROTECTION** The Surprise Police Department currently has stations located at:

14312 West Tierra Buena Lane
18600 North Reems Road

100-YEAR ASSURED WATER SUPPLY CERTIFICATION:

9. A 100-year assured water supply certification shall be required as a part of the application for Final Plat.

FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:

10. Financial assurance for completion of infrastructure shall be required as a part of the application for Final Plat.

SCHOOL DISTRICT POSITION:

11. The applicant will be required to provide a position letter from Dysart School District at the time of application for a Final Plat.

STREET LIGHT IMPROVEMENT DISTRICT:

12. A Street Light Improvement District shall be in place prior to recordation of the Final Plat.

PLAN ANALYSIS:

PROPOSAL

13. The applicant has submitted, with this application, a zoning document entitled "Buena Vista Ranch," dated June 3, 2005. The document includes several sections setting forth the development standards, guidelines, and general characteristics to be proposed within this master planned community.
14. The applicant is proposing to develop the 402 acres with a mixture of high and low density housing with complimentary designations of employment and industrial for the areas located within the "airport preservation" land use designation. The overall site will not exceed 3.39 dwelling units per acre.
15. The Employment and Industrial parcels within this project, totaling 22.4 acres will be compatible with the Airport Preservation land use designation and will be buffered from the adjacent residential use by 30 acres of open space that includes the Iona Wash.
16. The proposed PAD includes integrated trail systems, pocket parks, tot lots, picnic areas and shade structures. The entire site shall have 15% open space where 10% would be required.

HISTORY/EXISTING SITE CONDITIONS

17. This vacant property is almost entirely flat with exception of a very gentle slope from the northwest to the southeast of the property at approximately .6 percent.

GENERAL PLAN 2020 COMPLIANCE

18. The General Plan designates the subject property as Low Density Residential (3-5 dwelling units per acre) and Airport Preservation. The proposed uses in the Buena Vista Ranch PAD comply with these designations with a maximum overall density of 3.39 dwelling units per acre.

LUKE AFB COMPATABILITY

19. The subject property falls within the Luke Air Force Base Aux Field #1 Graduated Density Concept (GDC). Figure 7 in the Buena Vista Ranch P.A.D. depicts the projects compliance with the Graduated Density Plan. The project as proposed complies with the GDC and as such Luke AFB has submitted a letter of support.

PROPOSED LAND USE/PERCENTAGES

20. Land Use Table:

Subject	Acreage	Percent (of total acreage)
Total Gross Area of the Property	402	100%
Total area of Open Space throughout the project	60.3	15%
Total area of Low Density Residential	353.4	87.9%
Total area of Medium/High Density Residential	26.2	6.5%
Total area of Employment / Industrial	22.4	5.6%

21. The low density portion of the Buena Vista Ranch property is required to comply with the City of Surprise Single-Family Residential Design Guidelines which encourages a variety of lot sizes within any development. As part of the Buena Vista Ranch development, the applicant has provided lot sizes of 58, 63, 68, 83, and 95 feet in width. These large lots, when combined with the smaller lot sizes in the medium density residential will offer the variety of lot sizes and housing products encouraged by the Planning and Design Guidelines and will also provide for overall densities consistent with the Luke Airforce Base Graduated Density Concept.
22. The Buena Vista Ranch Planned Area Development document narrative provides details related to the compliance with the Single-Family Residential Design Guidelines.

23. Because the zoning narrative sets forth a complete Design Guideline analysis, the staff report will not go through each point. However, the applicant has committed to the necessary number of points to be considered complete under the Design Guidelines requirements.

COMPARISON TO THE ZONING ORDINANCE

24. The following table compares the Buena Vista Ranch minimum standards proposed within the rezoning document to the minimum standards as required within the Single-Family Residential Design Guidelines.

Standard	SFR Design Guidelines	Buena Vista Ranch / residential parcels
Front Setback	12'	12'
Front Setback to Garage	18'	18'
Front Setback to Side Entry Garage	12'	12'
Interior Side	5', 8'	5', 8' / 8', 10'
Corner Side	13'	13'
Rear Yard	15'	15' / 20' abutting arterial
Min. Lot Area	6,380 sq. ft.	6,380 sq. ft. to 10,450 sq. ft.
Min. Lot Width	58'	58' to 83'
Min. Lot Depth	110'	110'

25. The Employment / Industrial parcel (J) shall comply with all setbacks as listed in Chapter 17 of the Surprise Municipal Code and the Planning and Design Guidelines. See stipulation "i."

NOISE

26. This property is not located within the noise contours of the 1997-revised AICUZ as adopted by the City of Surprise in March of 1998, nor is the subject property within any noise contours as defined by the 1988 MAG JLUS. However, this property is subject to over-flights from Luke Air Force Base, therefore appropriate noise attenuation will be required in the homes and businesses as they are constructed.

INFRASTRUCTURE

27. With this development, the arterial roads adjacent to the property will be developed as required by the City Engineering Department. Additionally, all internal roads will be developed to their full required right-of-way.
28. Sewer infrastructure will be developed as required.

PHASING

29. Buena Vista Ranch is anticipated to develop in multiple phases as noted on page.

CONCLUSION:

30. This proposal complies with the General Plan 2020 Land Use Map and will not adversely affect the public health, safety or welfare. Additionally, the applicant will make all necessary infrastructure improvements on site in order to accommodate the proposed development. Staff finds that this proposed development complies with the adopted Planning and Design Guidelines and the Single-Family Residential Design Guidelines.

RECOMMENDATIONS:

(PAD05-092)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. The Planning and Zoning Commission recommends that the City Council Approve the zoning change to Planned Area Development (P.A.D.) for Buena Vista Ranch (PAD05-092) subject to the following stipulations:

STANDARD STIPULATIONS:

- a) Major changes to this P.A.D. 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 P.A.D. may be administratively approved by the City Manager and the Community Development Director;
- 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 P.A.D. 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) day of City Council approval;
- c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and
- d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.
- e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;
- f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;
- g) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first final plat approval;
- h) The applicant shall acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements; and

SPECIAL STIPULATIONS:

- i) The Employment / Industrial parcel, "J", shall comply with all setbacks as listed in Chapter 17 of the Surprise Municipal Code and the Planning and Design Guidelines; and
- j) All public notice signs shall be removed from the site immediately following final decision by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package; and
- k) The developer may be required to donate land for a permanent Fire station or participate in funding a temporary fire station to serve this area. This requirement, along with the fire station location, will be determined by the City of Surprise Fire Chief; and
- l) The applicant shall provide a plan indicating access from the Sun Valley Parkway that shall be consistent with the City of Surprise and Maricopa County Master Transportation Plans for this area. This access plan shall be subject to the review and approval of the City Engineer and The Community Development Director; and
- m) At the time of the Preliminary Plat, the applicant shall integrate the Buena Vista Ranch Trail System with the Regional Trail System (if integration can be reasonably made) and use reasonable efforts to secure permission from C.A.P. to provide for the integration of the Buena Vista Ranch Trail System with the C.A.P. linear feature; and
- n) To the extent possible, any specimen trees and cacti shall be preserved and incorporated back into the open space of the development; and
- o) The Developer may provide a specific position statement or a Development Agreement from the Nadaberg school District.

October 18, 2005

Latonya Finch
Director OF DEVELOPMENT SERVICES

CITY OF SURPRISE
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Buena Vista Ranch - Case # PAD05-092,
Responses to stipulations from September 8, 2005 City Council Hearing

Dear Latonya,

In accordance with the City's procedures, the following are responses to the stipulations approved at the City Council Hearing held on September 29, 2005. The stipulations are listed in the same order as they appear within the staff report.

STANDARD STIPULATIONS:

- a) *Major changes to this P.A.D. 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 P.A.D. may be administratively approved by the City Manager and the Community Development Director;*

Acknowledged.

- 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 P.A.D. 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) day of City Council approval;*

Acknowledged. The City Council Report, including stipulations and written response to the stipulations is included in Appendix B of the revised PAD document. This submission will be made under one transmittal package and delivered to the Community Development Department.

- c) *All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and*

Acknowledged.

- d) *The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.*

Acknowledged. The PAD document has been revised to incorporate the necessary revisions, and a copy of the staff report, including the standard and special stipulations is located within Appendix B.

- e) *All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;*

Acknowledged.

- f) *By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;*

Acknowledged. Modifications to the location and amount of open space may be necessary to account for the land donated for the future elementary school location; however, a minimum of 15% of the site will be open space, which is in compliance with the PAD document.

- g) *The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first final plat approval;*

Acknowledged.

- h) *The applicant shall acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements; and*

Acknowledged.

SPECIAL STIPULATIONS:

- i) *The Employment / Industrial parcel, "J", shall comply with all setbacks as listed in Chapter 17 of the Surprise Municipal Code and the Planning and Design Guidelines.*

Acknowledged.

- j) *All public notice signs shall be removed from the site immediately following final decision by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.*

Acknowledged. All public notice signs are removed from site and an affidavit of sign removal is submitted along with the revised PAD document.

- k) *The developer may be required to donate land for a permanent Fire station or participate in funding a temporary fire station to serve this area. This requirement will be determined by the City of Surprise Fire Chief.*

The Developer is an active participant in the West Surprise Landowner's Group (WSLG), which is working in conjunction with the City of Surprise Fire Department to develop a regional solution to the fire and emergency service needs for the WSLG projects. The Developer will contribute a pro-rata share to funding a fire station that meets the approval of the City. It is anticipated that this regional solution to the fire and emergency service needs for the WSLG projects will be developed and approved prior to the approval of the Buena Vista Ranch final plat.

- l) *The applicant shall provide a plan indicating access from the Sun Valley Parkway that shall be consistent with the City of Surprise and Maricopa County Master Transportation Plans for this area. This access plan shall be subject to the review and approval of the City Engineer and the Community Development Director.*

A plan indicating access from the Sun Valley Parkway together with off-site roadway improvement plans consistent with the City of Surprise and Maricopa County Master Transportation Plans for this area shall be submitted during the final platting process for this Project. It is acknowledged that the access plan shall be subject to the review and approval of the City Engineer and the Community Development Director.

- m) *At the time of Preliminary Plat, the applicant shall integrate the Buena Vista Ranch Trail System with the Regional Trail System (if integration can be reasonably made) and use reasonable efforts to secure permission from CAP to provide for the integration of the Buena Vista Ranch Trail System with the CAP linear feature.*

Per ongoing discussion with representatives from CAP, Farnam Realty is actively exploring the possibility of integrating the Buena Vista Trail System with the CAP linear feature. At this time, a final resolution has not been made with regard to the trail connections, and the Project Team is continuing discussions with the CAP representatives.

- n) *To the extent possible, any specimen trees and cacti shall be preserved and incorporated back into the open space of the development.*

To the extent possible, the Developer shall preserve and incorporate back into Buena Vista Ranch any specimen trees and cacti that are determined salvageable by a Registered Landscape Architect.

- o) *The Developer may provide a specific position statement or a Development Agreement from the Nadaberg School District.*

Members of the Project Team have met with representatives of Nadaburg School District to identify the District's requirements for this Community. Accordingly, a future elementary school site will be located within Buena Vista Ranch, which will meet the needs of the Community and the surrounding area. Figure 3, the Conceptual Land Use Plan, has been revised to indicate the conceptual location of the school site. At this time, a final decision has not been made with regard to the final size or location of the school site; however, it will be resolved prior to final plat approval.

Thank you for the opportunity to respond to your review comments. Please contact me at (602) 567-1900 if there are any questions.

Sincerely,

David Burrows

cc: Peter Gooding
Mike Curley
Ron Hilgart