MESQUITE MOUNTAIN RANCH PHASE 2
ZONING NARRATIVE

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CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PAD06-050
P&Z Comm. Approval: 12-19-06
City Council Approval: 1-25-07
B.O.A. Approval:
Stipulations: A-P

RECEIVED
FEB 12 2007
COMMUNITY DEVELOPMENT

ORDINANCE #07-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT, PAD06-050, FOR A PROPOSED PROJECT KNOWN AS MESQUITE MOUNTAIN RANCH PHASE TWO, CONSISTING OF APPROXIMATELY 227 LOTS ON APPROXIMATELY 100.8 GROSS ACRES WITH AN OVERALL DENSITY OF 2.25 DWELLING UNITS TO THE ACRE. THE SUBJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF 219TH AND BEARDSLEY ROAD.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in the staff report is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD).

Section 3. The development plan for the property described in the PAD document entitled "Mesquite Mountain Ranch Phase Two", as application PAD06-050, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property shall develop the property only in accordance with the requirements and exhibits found in the PAD document, and in compliance with the Stipulations contained in Exhibit A.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This Ordinance shall become effective thirty-one (31) days after formal passage by the Council.

PASSED AND ADOPTED this 25th day of January, 2007.

Joan Shafer, Mayor

ATTEST:

Sherry A. Aguilar, City Clerk

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

Yeas: Mayor Shafer, Vice-Mayor Arismendez, Council Members; Bails, Elkins, Foro, Johnson & Sullivan.

Nays:

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.

d) The applicant shall include these stipulations (STANDARD) 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) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points;

i) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply;

j) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan;

k) 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.

l) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Wickenburg Unified School District that addresses the impact of the development on the school district.

m) Prior to the issuance of the Grading Permit, a copy of Maricopa County Flood Control District letter of CLOMAR approved and acceptance is required.

n) The applicant is responsible for any revision and modification to the preliminary plat as a result of CLOMAR action by MCFCD.

o) The design product needs to comply with the current codes adopted by the City of Surprise at time of Building permit submittal.

p) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.

REPORT TO THE CITY COUNCIL

CASE NUMBER: **PAD06-050** **(Mesquite Mountain Ranch Phase Two)**
STIPULATIONS: **a through p**
PREPARED BY: **Lance Ferrell, Planner @ 623.875.4307**

Application Date: **February 15, 2006**
Planning & Zoning Commission Hearing Date: **December 19, 2006**
City Council Hearing Date: **January 11, 2007**

APPLICANT:

Matt Goodwin, Goodwin & Marshall, Inc.
3131 E. Camelback Rd. #200
Phoenix, Arizona 85016
Phone: 602 218-7285
Fax: 602 606-5759

PROPERTY OWNER:

Tom Blake
6720 N. Scottsdale Road #390
Scottsdale, AZ 85253
Phone: 480 344-7000
Fax: 480 344-7001

REQUEST:

Rezoning from R1-43 to PAD for the project known as Mesquite Mountain Ranch Phase One.

SITE LOCATION:

The subject site is located on the northwest corner of 219th and Beardsley Road, within Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE:

The subject site is 100.8 gross acres.

RECOMMENDATION:

Staff recommends that the Planned Area Development for Mesquite Mountain Ranch Phase 2 (PAD06-050), located on the northwest corner of 219th and Beardsley Road, be **approved** subject to stipulations **a through p.**

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-43 Single-Family Residential
NORTH:	R1-43 Single-Family Residential
EAST:	R1-43 Single-Family Residential
SOUTH:	R1-43 Single-Family Residential
WEST:	PAD-Mesquite Mountain Ranch

EXISTING AND SURROUNDING LAND USE:

ON-SITE:	Vacant Low Density Residential
NORTH:	Vacant Low Density Residential
EAST:	Medium Density Residential
SOUTH:	Vacant Low Density Residential
WEST:	Vacant Low Density Residential

EXISTING UTILITIES AND SERVICES STATUS:

WATER

Mesquite Mountain Ranch is an original participant in the West Surprise Land Owners Group (WSLG), a consortium of landowners who are developing nine individual projects within Special Planning Area 3 (SPA 3). The WSLG is currently coordinating with the City of Surprise to provide the potable water system for SPA 3. Mesquite Mountain Ranch PAD will follow the WSLG Potable Water Master Plans prepared by CMX, Inc. regarding the specific locations of potable water reservoirs and service lines within the SPA3. The water service infrastructure includes domestic wells, water transmission lines, booster pumping stations, and water storage tanks for the dedication to the City of Surprise.

SEWER

As stated above, Mesquite Mountain Ranch is a participant in the WSLG. In addition to providing water solutions for the area, the WSLG is currently coordinating with the City of Surprise to plan and design a regional wastewater solution for the area. The Mesquite Mountain Ranch PAD will follow the WSLG Wastewater Master Plan prepared by CMX, Inc. regarding the location of the sewer interceptor lines and regional wastewater treatment plant size and capacity. A development agreement providing for the funding and construction of a 2.5 million gallon per day wastewater treatment facility between the City and the West Surprise Landowners Group was recently approved by the City Council on January 26, 2006. Mesquite Mountain Ranch will convey wastewater to the treatment plant within a trunk sewer pipeline along the Deer Valley line, which will be constructed in accordance with the WSLG Wastewater Master Plan, as approved by the City of Surprise.

attached hereto, dated March 30, 2006 from Mr. James Mitchell with Luke AFB with no objections.

STREET LIGHT IMPROVEMENT DISTRICT:

During the Subdivision Platting process, a Street Light Improvement District (SLID) will be formed.

LAND USE

The region is currently indicated as Low Density Residential (LDR) with a target density of 3.0-5.0 du/ac. The overall density of the project, including the MDR product is approximately 2.26 du/ac., and maintains a total open space in excess of 31%. These amenities include the following:

* Open Space in excess of 31% (Total open space is major wash corridor/central park of 17.9 acres and local parks/ open space 13.9 acres = 31.8-which translates to 31.5% of open space for the project)
* Large Community Open Space
* Interconnected open space corridors throughout the development
* All lots within safe, easy access to recreational facilities including tot lots and large active facilities (residents would not need to cross major intersections to access these areas)
* Four distinct single-family lot sizes, providing for an assortment of housing and densities within the community
* Compatibility with adjacent land uses

PARK/OPEN SPACE SYSTEM

Mesquite Mountain Ranch Phase Two is designed around the open space goals, objectives and policies upon which the City of Surprise General Plan is founded. The design of the Parks/Open Space system consists of a blend of smaller "mini-parks" spread throughout each internal subdivision with ample Neighborhood Park/Playground to serve the overall development. In addition, an elaborate system of multi-purpose and local community trails together with bike paths and other facilities are proposed. These facilities provide a high level of community inter-connectivity designed to bring the residents of Mesquite Mountain Ranch together, while also serving the more regional City wide goals embodied by the General Plan. This will be achieved through the large community park located in Phase 1 and every 76 lots within Phase 2 are provided a smaller neighborhood park. The parks are equally spaced around the project to provide easy access to the surrounding residents. All open space and recreational features in Mesquite Mountain Ranch will be private and maintained by the HOA.

* To provide enhanced active open space within the City - the Mesquite Mountain Ranch open space master plan provides a level of enhanced open space for use by all of the residents.

Mountain Ranch Phase 2 is that each residential community within the development shall have its own mini-park located near the entrance to the subdivision. This provides for further openness experienced not only within each subdivision, but also along the main interior circulation facility.

Wash Corridors

One of the key park elements called for in the General Plan is preservation of natural corridors. Mesquite Mountain Ranch Phase 2 maintains one distinct natural corridor with an open space passageway of approximately 300 feet in width. The corridor shall have natural vegetation (with supplemental desert vegetation plantings) and pedestrian pathways designed to link all of the communities to the central community park. View corridors shall be established using a mixture of three foot tall rock retaining wall and partial view fences spread along the length of the wash corridors.

Hardscape Design

The design intent is to bring the rock features into the subdivision as the main architectural theme. Entry features into the main project as well as each individual subdivision will mirror this rock theme.

In addition, curvilinear walls are to be utilized at all main entrance features, secondary subdivision entries, as well as in the open space and park areas. The intent of this design feature is to provide for a hardscape that flows into the main development and carries into each residential area as well.

Residential Land Use Summary

Lot Category	Lot Size	Acreage	# of Lots	Dwelling Units per AC	Lot%
A	58'x115'	18.5	68	3.7	29.9%
B	63'x120'	12.5	42	3.4	18.5%
C	75'x125'	27.9	76	2.7	33.5%
D	83'x130'	17.6	41	2.3	18.1%
APS Substation		1.5			
R.O.W.		4.9			
Wash/Open Space		17.9			
Total		100.8	227	2.25	

The Arizona Native Plant Law (NPL) provides protection for native plants and requires that the Arizona Department of Agriculture be notified 60 days prior to the planned destruction of protected native plants. Plants that are listed in the "Highly Safeguarded" category must be salvaged. The NPL requires permit for transportation of protected native plants off the project area. Salvage and maintenance of native plants on-site for subsequent re-vegetation is acceptable and does not require licenses or tags.

Cultural Resources - The project area is subject to federal antiquities legislation upon application to the Corps for a permit under Section 404 of the Clean Waters Act. Stipulations within Section 404 require compliance with Section 106 of the National Historic Preservation Act as part of the conditions to be met prior to issuance of the permit. Additional state legislation that pertains to the project area includes Arizona Revised Statue (ARS) 41-865.

Section 106 of the NHPA requires the Federal agency responsible for an undertaking to determine whether the undertaking will result in changes to the character or use of properties that meet the criteria for inclusion to the National Register of Historic Places (NRHP). Properties that are included, or are potentially eligible for inclusion to the NRHP, are identified though archival studies and field surveys of the project area. The identification of cultural resources within the project area, and the appropriate measures for dealing with adverse effects resulting from the project, will be based in part of an inventory report of the entire project area by a qualified archaeologist or archaeological firm.

The impact to cultural resources by the proposed project can be assessed after a full inventory of the property is completed. This complete field inventory of the property will be required to comply with NHPA. The cultural resource inventory is not on the same time schedule as the PAD document, and as such, will not be submitted with the PAD. However, the inventory will be completed and approved by the appropriate federal agency prior to development occurring on the site. City staff will need written documentation that these measures have been completed and approved by the appropriate federal agencies prior to Preliminary Plat approval.

Roads, Rights-of-Way and Utilities - The existing circulation system in the vicinity of the Mesquite Mountain Ranch planned area development consists of Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without full right-of-way dedication.

There are several existing WAPA utility easements totaling approximately 505-feet in width dissecting the property in an east/west direction through the southern portion of the site. These power line easements contain existing 500 KV power lines.

STREET IMPROVEMENTS HLAF STREETS/FULL STREET

- 227th Avenue will be constructed as a half-street as a Major Arterial designation from Sun Valley Parkway to Deer Valley Road. 227th Avenue will be constructed

STANDARD STIPULATIONS:

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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.

d) The applicant shall include these stipulations (STANDARD) 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) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points;

i) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply;

j) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan;

k) 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.

l) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Wickenburg Unified School District that addresses the impact of the development on the school district.

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

30 March 2006

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

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PAD06-050 Mesquite Mountain Ranch Phase Two

Dear Ms. Coen

Thank you for the opportunity to provide comments on the Technical Advisory Committee Review for the Mesquite Mountain Ranch Phase Two Planned Area Development. The property consists of 100.8 gross acres located near the northwest corner of 219th Avenue and Beardsley Road. The request is to develop 234 residential dwelling units (du) with a density of 2.32 du/acre. The development is approximately 2 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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. This phase two development falls within these guidelines.

Even though the Mesquite Mountain Ranch Phase Two Development will be located outside the "territory in the vicinity of a military airport," it will be in close proximity to the Luke AFB Auxiliary Field #1, and will be subjected to approximately 13,000 flight operations per year. 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 is essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at http://www.luke.af.mil, Community Interests and Community Initiatives links, for further information.

CITY OF SURPRISE

PLANNING AND ZONING COMMISION

Regular Meeting Time: 6:00:00 PM

Public Hearing Date: December 19, 2006

AGENDA ITEM: 1

TITLE: PAD06-050
MESQUITE MOUNTAIN RANCH PHASE TWO
□PAD - Planned Area Development - SOUTHEAST QUARTER OF SECTION 23, T4N, R3W

COMMENTS: Commissioner Hall made a motion to approve of Mesquite Mountain Ranch Phase Two, subject to stipulations 'a' through 'o.' as amended Commissioner Blair seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Somers).

COMMISSION ACTION: Approve a motion to approve a Planned Area Development - application PAD06-050 Subject to stipulations

COMMISIONER	Motion	Second	Vote
Tony Segarra			Y
Lyn Truitt			Y
Jan Blair		S	Y
Skip Hall	M		Y
Fred Watts			Y
Steve Somers			X
Richard Alton			Y

Voting Results:

FOR	6	AGAINST	0
ABSTAINED	0	ABSENT	1

Legend: Motion-M, Second-S, Yes-Y, No-N, Abstain-A, Absent-X

STANDARD STIPULATIONS:

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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.

d) The applicant shall include these stipulations (STANDARD) 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) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points;

i) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply;

j) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan;

k) 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.

l) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Wickenburg Unified School District that addresses the impact of the development on the school district.

RECEIVED
FEB 12 2007
COMMUNITY DEVELOPMENT

February 5, 2007

Mr. Lance Ferrell
Planner
Community Development Department
City of Surprise
12425 W. Bell Road, Suite D 100
Surprise, Arizona 85374-9002

RE: Response to Stipulations for the PAD for Proposed Mesquite Mountain Ranch Development, Surprise, Arizona. PAD06-050

Dear Mr. Ferrell:

Pursuant to the recent Planning & Zoning Commission and City Council approval with written staff stipulations I am resubmitting the PAD. I offer the following responses to staff concerns:

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;

We acknowledge this stipulation.

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the 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) days of City Council approval.

This written response to the standard stipulations shall be included in the final PAD document.

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.

We acknowledge this stipulation.

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

We acknowledge this stipulation.

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

We acknowledge this stipulation.

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.

We acknowledge this stipulation.

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;

We acknowledge this stipulation.

h) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points;

The access locations were approved as shown on the approved preliminary plat.

i) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply;

We acknowledge this stipulation.

j) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan;

We acknowledge this stipulation.

k) 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.

The signs have been removed and the signed affidavit of sign removal is included in the stipulation response package.

l) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Wickenburg Unified School District that addresses the impact of the development on the school district.

We acknowledge this stipulation.

m) Prior to the issuance of the Grading Permit, a copy of Maricopa County Flood Control District letter of CLOMAR approved and acceptance is required.

We acknowledge this stipulation.

n) The applicant is responsible for any revision and modification to the preliminary plat as a result of CLOMAR action by MCFCD.

We acknowledge this stipulation.

o) The design product needs to comply with the current codes adopted by the City of Surprise at time of Building permit submittal.

We acknowledge this stipulation.

p) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.

We acknowledge this stipulation.

I believe this addresses all of the stipulations by staff. If you have any questions or comments, please do not hesitate to call.

Sincerely,
Goodwin & Marshall, Inc.

Matt Baacke, E.I.T.
Project Engineer
MJB

MESQUITE MOUNTAIN RANCH PHASE 2
ZONING NARRATIVE

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COMMUNITY DEVELOPMENT

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APPENDIX I	Typical Streetscape Detail

MESQUITE MOUNTAIN RANCH
PHASE TWO

PAD ZONING NARRATIVE

INTRODUCTION

The Mesquite Mountain Ranch Phase Two development embodies the land use goals and objectives described in detail in the PAD document for Phase One. As has been shown to be the case with Phase One, the City of Surprise General Plan and the City of Surprise Planning and Design Guidelines have been heavily relied upon as a planning tool for the Master Planned Community. The development has been designed to provide a diverse mix of housing types combined with excessive open space and recreational features to promote a true residential community. Strategic placement of collector streets, open space and unique trail systems allows for vehicular and non vehicular access to all of the recreational components necessary to a high quality of community life. While the phase two zoning case is intended to be "stand alone", the project shall be designed to be an extension of phase one, and will therefore benefit from the many amenities contained in the project. Several displays within the PAD narrative reflect this inter-relationship.

LOCATION

Mesquite Mountain Ranch is located in west Surprise (Special Planning Area 3). The project lies east of Phase One between Beardsley Road and Deer Valley Road. A location map can be found in Figure 1.

COMMUNITY MASTER PLANNING

As described above, Mesquite Mountain Ranch has been designed in conformance with the current City of Surprise General Plan. As an overview, a total of four (4) lot sizes are proposed, providing a diversity of product and a maximum range of housing alternatives. Many design features are included as described herein that will improve all of the individual neighborhoods over time. A large open space/preservation corridor is proposed **with a total open space in excess of 31 percent provided throughout the development**. The open space corridor has been designed to be centralized to Phase Two, while the main open space area from Phase One will also be open to Phase Two residents use.

In particular, the following issues have been deemed paramount to the land planning process:

Provide a mix of housing types and densities for all residents

The Mesquite Mountain Ranch Phase Two development maintains four separate and unique lot sizes. These are:

a) 83' wide with minimum lot size of 9130 square feet
b) 75' wide with minimum lot size of 8250 square feet
c) 63' wide with minimum lot size of 6930 square feet
d) 58' wide with minimum lot size of 6380 square feet

A display indicating the locations of each proposed lot category is contained in Appendix A. The project consists of a net density of 2.25 du's/ac. The entirety of the acreage involved is indicated in the General Plan as Low Density Residential with a target density of 3.0-5.0 du's/acre. In addition, as discussed above, Mesquite Mountain Ranch Phase Two maintains a total open space allocation in excess of 31%, which is well above the guidelines established in the General Plan. The overall land use summary is contained in Table One. Project development standards imposed on each category shall be as established in Design List A , Item J of the Single Family Residential Design Guidelines as published by the City of Surprise. Compliance with Section 17.28 of the City Code is discussed in detail herein. Finally, a detailed analysis of compliance with the current "Point System" is included.

Each interior residential subdivision will be it's own separate entity for identification purposes. The neighborhood shall be identified through distinct signage placed at the entry to the subdivision. In addition, each subdivision will maintain it's own street tree identity to further create a more consistent, uniform feel within the neighborhood. This approach results in each resident belonging to two distinct groups, their own smaller subdivision neighborhood, as well as the overall Mesquite Mountain Ranch community.

Provide an extensive open space/park/trail system easily accessible to all within the community

As discussed herein, Mesquite Mountain Ranch is designed around an extensive system of parks, trails and open space designed to encourage interaction among the residents of the community. Total open space exceeds 31% within the limits of Phase Two. A major centralized neighborhood park is provided

in Phase One for the use of all residents including Phase Two, while smaller mini-parks for each region are also provided. These local parks will contain a variety of amenities including ramadas, tot lots, picnic areas with grills and turf play areas. All of the local areas are interconnected by a series of trails/bicycle paths via extensive open space corridors, with all regions having direct access to the approximately 53.6 acre park which is a critical component to the development.

TABLE ONE
MESQUITE MOUNTAIN RANCH
PHASE TWO
RESIDENTIAL LAND USE SUMMARY

Lot Category	Lot Size (Typ)	Lot Area (Min)	Acreage (Ac.)	# of Lots	Dwelling Units Per Acre	Lot %
A	58' x 115'	6380	18.5	68	3.7	29.9%
B	63' x 120'	6930	12.5	42	3.4	18.5%
C	75' x 125'	8250	27.9	76	2.7	33.5%
D	83' x 130'	9130	17.6	41	2.3	18.1%
APS Substation			1.5			
R.O.W Dedication			4.9			
Wash/Open Space			17.9 (+13.9)			
Total			**100.8**	**227**	**2.25**	

* Zoning lot category acreage includes local open interior space (local parks) of 11.2 acres

Total open space is major wash corridor/central park of 17.9 acres + local park/open space of 13.9 acres = 31.8 acres - **this translates to 31.5% open space.**

ZONING REQUEST

The proposed PAD zoning for Mesquite Mountain Ranch Phase Two is in conformance with the City of Surprise General Plan, as well as Section 17.28 of the City of Surprise Ordinances. The proposed lot matrix requires 28 points from design List B and 14 points from Design List D. The land plan as presented far exceeds these requirements. The following represents a summary of the points credited towards Mesquite Mountain Ranch:

Design List A

Mesquite Mountain Ranch will meet all requirements as established in design List A.

Design List B

As discussed above, Mesquite Mountain Ranch must provide a minimum of 28 points from Design list B. A minimum of 30 points have been provided for in the design as discussed below:

A. *For each forty gross acres included in a residential development project, provide at least three cul-de-sacs (or other street features such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc.* **1 point**

The land plan being proposed includes 7 cul-de-sacs that allow direct access to open space. In addition, the development contains various non loaded street sections with direct access to open space. See Appendix A for more information.

B. *Option 2 - On all corner lots, construct an eight foot wide landscaped tract between the property line of the lot and abutting street right-of-way. Convey such landscape tracts to a homeowners' association and require the association to maintain the tracts and the adjacent rights-of-way tot the same standard as other tracts and common areas maintained by the homeowners' association.* **2 points**

A minimum of 8 feet is provided, with 10 feet being the standard width of these landscaped open areas as shown on the exhibit in Appendix A. The width of these tracts is dimensioned on the Preliminary Plat.

G. *Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners' association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners' association.* **2 points**

Numerous open space amenities have been provided for adjacent to both residential and arterial streets, as can be seen on the proposed project layout contained in Appendix E.

H. *Along arterial streets, provide at least six hundred feet of open space per mile, as measured along the linear boundary between the residential development project and adjacent arterial street right-of-way. The open spaces must be visible from the arterial street, and the developer must require a homeowners' association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners' association.* **3 points**

Mesquite Mountain Ranch Phase Two maintains adjacency to Beardsley Road. A total of 15% of the 2000 linear feet is subject to direct open space. This represents an average of approximately 800 linear feet per mile direct access to open space as shown in Appendix E.

I.. *3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets with a canopy tree planted every fifty feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every twenty-five feet on center. Fifty percent of the trees must be twenty-four inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association.* **4 points**

These facilities will be incorporated throughout the development. See Appendix E for more information.

J. *Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners' association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners' association.* **4 points**

Mesquite Mountain Ranch Phase Two has utilized this design criteria as the backbone of the planning philosophy for the project. All of the development has been planned to maximize view corridors to the White Tank mountain range to the south, as well as the Hieroglyphic mountain range to the north. The proposed land plan maximizes the use of cul-de-sac openings, single loaded streets and other techniques to insure that all of the residents of the Mesquite Mountain Ranch community are afforded numerous view corridor opportunities to the inherent natural beauty of the region. This design philosophy is displayed in Appendix E.

N. *Design and construct paths and trails, separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.* **6 points**

Mesquite Mountain Ranch Phase Two has been designed to provide significant contiguous interconnected open space as shown in Figure 3 of Appendix E. The project design presents an opportunity to interconnect with all of the regional developments to unite this portion of the City of Surprise into an integrated linear open space system, while allowing each master planned community the ability to maintain individuality.

O. *Construct decorative hardscape features at the entrance to each major section of the residential development project; at all major pedestrian crossings of arterial and collector roads and at all points where a trail system crosses the road system.* **2 points**

As described herein, Mesquite Mountain Ranch Phase Two has been designed to provide for a unique system of smaller residential enclaves within the overall development. These enclaves provide a community within the overall community for the residents. Each community will maintain its own identity signage at its' entrance. In addition, hardscape features will be provided for trail systems, etc. as expressed in this item. These details are shown in Appendix D and H.

Q. *On perimeter walls, provide berms, tree lines, hedgerows and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.* **6 points**

These features are considered critical to creating the high quality atmosphere desired for Mesquite Mountain Ranch and shall be incorporated throughout the development. The typical streetscape is depicted in Appendix I.

The description above results in a total of 30 points based on the City of Surprise system. This is in excess of the 28 points required of the development. It should be pointed out that the proposed Mesquite Mountain Ranch project embodies the principles that are the driving force behind the point system itself. The main design feature of the project is vast interconnected open space designed for utilization by all of the residents of the community. A review of the design guidelines utilized for MMR indicates this philosophy to be paramount. Mesquite Mountain Ranch upholds the very essence of design as contained in the City of Surprise guidelines.

Design List C

The architectural standards as referred to in design List C and the SFR Product design Guidelines shall be met by all builders within the Mesquite Mountain Ranch community.

Design List D

The PAD for Mesquite Mountain Ranch dictates that a total of 14 points must be earned by the open space design elements for the project. A minimum of 22 points are attributed to the development as follows:

C. *Construct and convey to a homeowners' association active outdoor recreational facilities for adults, such as full-court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require the homeowners' association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners' association.* **4 points**

The types of facilities and amenities proposed for MMR are shown in Appendix F and G.

E. *Construct and convey to a homeowners' association a large open space corridor, with a minimum width of 75 feet, and an average width of 100 feet, through the residential development project. The corridor must be planted with mature trees and other plants listed on the city's approved plant list, and must provide view corridors and a trail system. Lots*

which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the city's ordinance relating to swimming pool fences. Require a homeowners' association to maintain the corridor to the same standard as other common areas maintained by the homeowners association. (4 points, however, points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 points.) **8 points**

This design guideline represents one of the fundamental elements of Mesquite Mountain Ranch. It is the intent of the project to bring all of the development into the project through the utilization of open space and open fencing. Exhibits contained in Appendices E and H illustrate this design.

H. *Provide open space in excess of ten percent of the gross acreage of a residential development project. Require a homeowners' association to maintain the excess open space to the same standard as other common areas maintained by the homeowners' association. (2 points for each one percent of the gross acreage of the residential development project which is provided as open space in addition to the required ten percent minimum, up to a maximum of 10 points).* **10 points**

It is important to note that the Mesquite Mountain Ranch project exceeds the landscape/open space point requirement by 60%. The entire development is predicated on the philosophy of major open space facilities designed to integrate with the associated residential components inherent to the project. The driving force of this philosophy has been adherence to the existing General Plan and design guidelines which form the basis of the City of Surprise development philosophy. The open space plan is found in Appendix E.

THEME

The intent of Mesquite Mountain Ranch (Phase One and Phase Two) is to provide an overall community that also allows for individuality of each smaller residential component within the development. As can be seen in Appendix B, each residential "pod" has also been provided a separate identity. This allows for each resident to be able to further identify with their neighbors resulting in "sub-communities" within the overall Mesquite Mountain Ranch development. In

addition, each sub-community will also maintain it's own street tree identity as outlined in the Development Standards discussed herein. This will create a further identity for each subdivision. The result of the development approach to Mesquite Mountain Ranch is that each resident of the community will identify themselves as a member of two distinct groups, the overall Mesquite Mountain Ranch addition, as well as their individual neighborhood.

The Mesquite Mountain Ranch development is designed to utilize distinctive entry features and monumentation. Several layouts and perspectives of the main entry and individual neighborhood entry can be found in Appendix D. All signage will be permitted through the City of Surprise as required by City ordinance.

LAND USE

The location of Mesquite Mountain Ranch Phase Two in relation to the City of Surprise Land Use Plan is displayed in Appendix C. The region is currently indicated as Low density Residential (LDR) with a target density of 3.0-5.0 du/ac. It must be noted that the project contains five distinct single family detached dwelling lot sizes, as well as a medium density residential product. **The overall density of the project, including the MDR product is 2.26 du/ac., and maintains a total open space in excess of 31%.** While the proposed density is less than the minimum called for in the City of Surprise Land Use plan, extensive amenities and open space features have been integrated into the development. These amenities include the following, which are described in more detail throughout the body of this document:

* Open Space in excess of 31%
* 3 separate neighborhood parks ranging in size from 0.5 acre - 1.0 acres
* Large Community Open Space
* Interconnected open space corridors throughout the development
* All lots within safe, easy access to recreational facilities including tot lots and large active facilities
* Four distinct single family lot sizes, providing for a mix of housing and densities within the community
* Compatibility with adjacent land uses
* Circulation System

Compatibility with adjacent land uses is always a critical component of land use determination and land use planning. Mesquite Mountain Ranch Phase Two allows for continuation of the main recreational facility for the region. In addition, the City of Surprise General Plan identifies all of the land within the region to consist of similar development activity as that proposed for Mesquite Mountain Ranch.

PARK/OPEN SPACE SYSTEM

Mesquite Mountain Ranch (Phase One and Phase Two) is designed around the open space goals, objectives and policies upon which the City of Surprise General Plan is founded. The design of the Parks/Open Space system consists of a blend of smaller "mini-parks" spread throughout each internal subdivision with ample Neighborhood Park/Playground to serve the overall development. In addition, an elaborate system of multi-purpose and local community trails together with bike paths and other facilities as described herein are proposed. These facilities provide a high level of community inter-connectivity designed to bring the residents of Mesquite Mountain Ranch together, while also serving the more regional City wide goals embodied by the General Plan.

In addition to the large community park located in Phase 1, every 76 lots within Phase 2 are provided a smaller neighborhood park. The parks are equally spaced around the project to provide easy access to the surrounding residents. The exhibits located in Appendix G document detail a typical park and show the amount of active/passive opportunities. All open space and recreational features in MMR will be private and maintained by the HOA

The Mesquite Mountain Ranch Park/Open Space System has been designed with the following open space goals and objectives:

* ***To provide enhanced active open space within the City*** - the Mesquite Mountain Ranch open space master plan provides an unusually high level of enhanced open space for use of all of the residents.

* ***To value the heritage and naturally sensitive areas within the area*** - Mesquite Mountain Ranch provides for several methods of regional linkage that tie directly to the interior open spaces. The main linkage for the interior development is provided through the permanent establishment of open space corridors designed to preserve the existing wash traversing

through the property. The wash area shall be enhanced with native vegetation, and will be maintained in perpetuity in open space dedications of approximately 300 feet in width. This area shall all be maintained by the MMR master homeowner' association. As referred to in the Community Vision section of Chapter 3.0 - "*Strategic Framework*" - this design philosophy will result in "*strong neighborhoods that are woven together by trails, greenbelts and public areas*". No other statement better defines the design philosophy that embodies the development referred to as Mesquite Mountain Ranch.

* ***To Administer a variety of recreational facilities for new and existing residents*** - as is evidenced by the Mesquite Mountain Ranch Parks/Open Space Master Plan, the development provides a wide variety of community recreational opportunities. While the facilities are primarily localized, the proposed multi-purpose trail is designed to connect to future regional facilities in conformance with the City of Surprise General Plan.

The Mesquite Mountain Ranch Parks/Open Space Master Plan can be found in Appendix E. The following features are primary to the overall recreational open space theme:

Centralized Community Park

The main community park within Mesquite Mountain Ranch lies within Phase One and consists of approximately 53.6 acres centrally located. The park is designated for use by all of the communities residents, including those in Phase Two. Easily accessible for pedestrian and vehicular access, the park also provides an open feeling for traffic along 227th Avenue. Recreational opportunities include soccer, basketball, baseball, sand volleyball, horseshoe pits, and a structural ramada designed for community events. The park is directly accessible from the pedestrian paths which traverse through the entire development as well as 227th Avenue. A minimum amount of off-street parking is provided. A significant portion of the community park is also dedicated to a nature preserve/passive area. The passive element will include natural settings, with a walking path, periodic resting benches, etc. This passive park area provides a completely separate element for those who desire a recreational alternative to sport court type opportunity. A detail of the community park can be found in Appendix F.

Neighborhood Parks

A total of three neighborhood parks are strategically located within Mesquite Mountain Ranch Phase Two. Within the Mesquite Mountain Ranch development all parks classified as mini-parks maintain an acreage in excess of approximately 1/2 acre. While dependant upon final percolation rates, it is

the intent that all mini-parks shall maintain a minimum of 50% dry, non retention acreage. This allows for the parks to be truly usable community recreation and gathering points. A paramount land planning theme for Mesquite Mountain Ranch is that each residential community within the development shall have it's own mini-park strategically located near the entrance to the subdivision. This provides for further openness experienced not only within each subdivision, but also along the main interior circulation facility. Typical details of Mesquite Mountain Ranch mini-parks can be found in Appendix G.

Wash Corridor

One of the key park elements called for in the General Plan is preservation of natural corridors. Mesquite Mountain Ranch Phase Two maintains one distinct natural corridor with an open space passageway of approximately 300 feet in width. The open space corridor shall have natural vegetation (with supplemental desert vegetation plantings) and pedestrian pathways designed to link all of the communities to the central community area. View corridors shall be established using a mixture of full height and partial view fences spread along the length of the wash corridors.

Hardscape Design

The overriding theme inherent to Mesquite Mountain Ranch is significant use of rock material. All of the wash corridors and corresponding bridge structures shall be constructed of various height rock facilities. These shall be a mixture of single 5'-6' high rock walls as well as systems of multiple layer smaller walls, i.e. two - 3' high walls set approximately twenty-five feet apart. Architectural displays of these features can be found in Appendix H.

The design intent is to bring the rock features into the subdivision as the main architectural theme. Entry features into the main project as well as each individual subdivision will mirror this rock theme. Mail kiosks and other features will also rely on predominant rock statements.

In addition, curvilinear walls are to be utilized at all main entrance features, secondary subdivision entries, as well as in the open space and park areas. The intent of this design feature is to provide for a hardscape that flows into the main development and carries into each residential area as well.

DEVELOPMENT STANDARDS

General

It is the intent of Taylor Woodrow to provide a high level of excellence throughout the Mesquite Mountain Ranch development. At a minimum all stipulations as contained in the City of Surprise Planning and Design Guidelines will be strictly adhered to. All home builders within the development shall meet or exceed criteria as established in the City of Surprise Single Family Residential Home Product Design Guidelines. All homes shall be designed to maximize diversity in both architectural style as well as color, garage orientation, etc.

Street Trees

One of the innovative ideas to be utilized throughout the development is the mandatory placement of street trees within a fifteen foot zone adjacent to the residential right of way. Each subdivision within the development will be assigned a tree species. Each lot will be mandated to the placement of a minimum of one of the trees within the fifteen foot region. No other large tree will be allowed within the zone, however, heavy shrub and other low growth vegetative material will be allowed and encouraged within the zone. The resulting street appeal is anticipated to be unique and very pleasing to the residents of Mesquite Mountain Ranch.

CIRCULATION

Mesquite Mountain Ranch is being designed in exact conformance to the City of Surprise "*Transportation/Circulation Goals, Objecives and Policies*" as established in the General Plan. A Traffic Impact Study (TIS) has been submitted in conjunction with the PAD submittal for Mesquite Mountain Ranch Phase Two. The following roadways provide the major circulation components for Mesquite Mountain Ranch Phase Two:

219th Avenue

219th Avenue shall serve as a significant access point to the development. The thoroughfare is currently being planned for expansion by the City of Surprise.

227th Avenue

227th Avenue is being constructed in conjunction with Mesquite Mountain Ranch Phase One. It is anticipated that a significant portion of traffic will utilize this major arterial street for access.

Beardsley Road

Beardsley Road will serve as a primary access point for Mesquite Mountain Ranch Phase Two. Beardsley Road is classified as a Minor Arterial Street, and will be extended to the east to 219th street in conjunction with the project.

Traffic Impact Study

A detailed Traffic Impact Study has been prepared and submitted to staff in conjunction with this zoning case. The TIS indicates a high level of service provided to the residents of the Mesquite Mountain Ranch development as provided by the circulation elements discussed herein.

MUNICIPAL IMPACTS

Water Distribution System

Mesquite Mountain Ranch is an original participant in the West Surprise Land Owners Group (WSLG). The WSLG is currently coordinating with the City of Surprise to provide the potable water system for SPA 3. The water system will be designed as a regional solution per staff requirements. A reclaimed water system will serve MMR in the future for the irrigation of open space. It is anticipated that the reclaimed and potable systems will be connected to each other until a reclaimed source becomes available to sustain a system on its' own.

Sanitary Sewer System

As discussed above, MMR is a participant in the WSLG, which will also be responsible for construction of the initial phases of the regional wastewater treatment facilities for SPA 3. The wastewater system shall be designed as a regional solution per staff requirements.

Schools

Mesquite Mountain Ranch lies within the Wickenberg Unified School District. The developers of MMR are currently coordinating with other regional developers to determine the timing relative to school construction. A 15 acre site has been site aside within the development to facilitate future construction of an elementary school.

DRAINAGE

Mesquite Mountain Ranch lies within the *"Whittman Area Drainage Master Study Update"* (WADMSU). One major wash impacts the subject property. This wash corridor will be maintained in it's natural state, with an approximately 300 foot wide preservation zone. The preservation zone

can be found displayed in Appendix E. The natural zone will utilize wall sections at the outer edge to define the zones and protect the residences from stormwater flows.

The overall drainage concept will be compliant with all City of Surprise Municipal Codes, as well as Flood Control District of Maricopa County regulations. A request for a Conditional Letter of Map Revision from FEMA has been submitted in conjunction with the project. This submittal is also being reviewed by the City of Surprise for compliance with City Codes. All drainage design will be performed in accordance with the City of Surprise , the City of Surprise Municipal Code (Chapters 15 and 16) the WADMSU and FCDMC hydrology and hydraulics design manuals. All proposed onsite retention basins shall provide a minimum of one foot (1') of freeboard and all high water surface elevations will be at least one foot (1') below adjacent finished floor elevations. Finally, all grading shall be in accordance with the methods and procedures detailed in the project geotechnical report.

DEVELOPMENT PHASING

Mesquite Mountain Ranch Phase Two is anticipated to be constructed in one phase.

SUMMARY

Mesquite Mountain Ranch Phase Two has been shown to be an innovative development grasping the guidelines and vision established in the City of Surprise General Plan. The proposed project represents a diverse master planned development designed to provide a high quality of living for its' residents while setting the standard for residential development in the region.

MESQUITE MOUNTAIN RANCH, PHASE TWO

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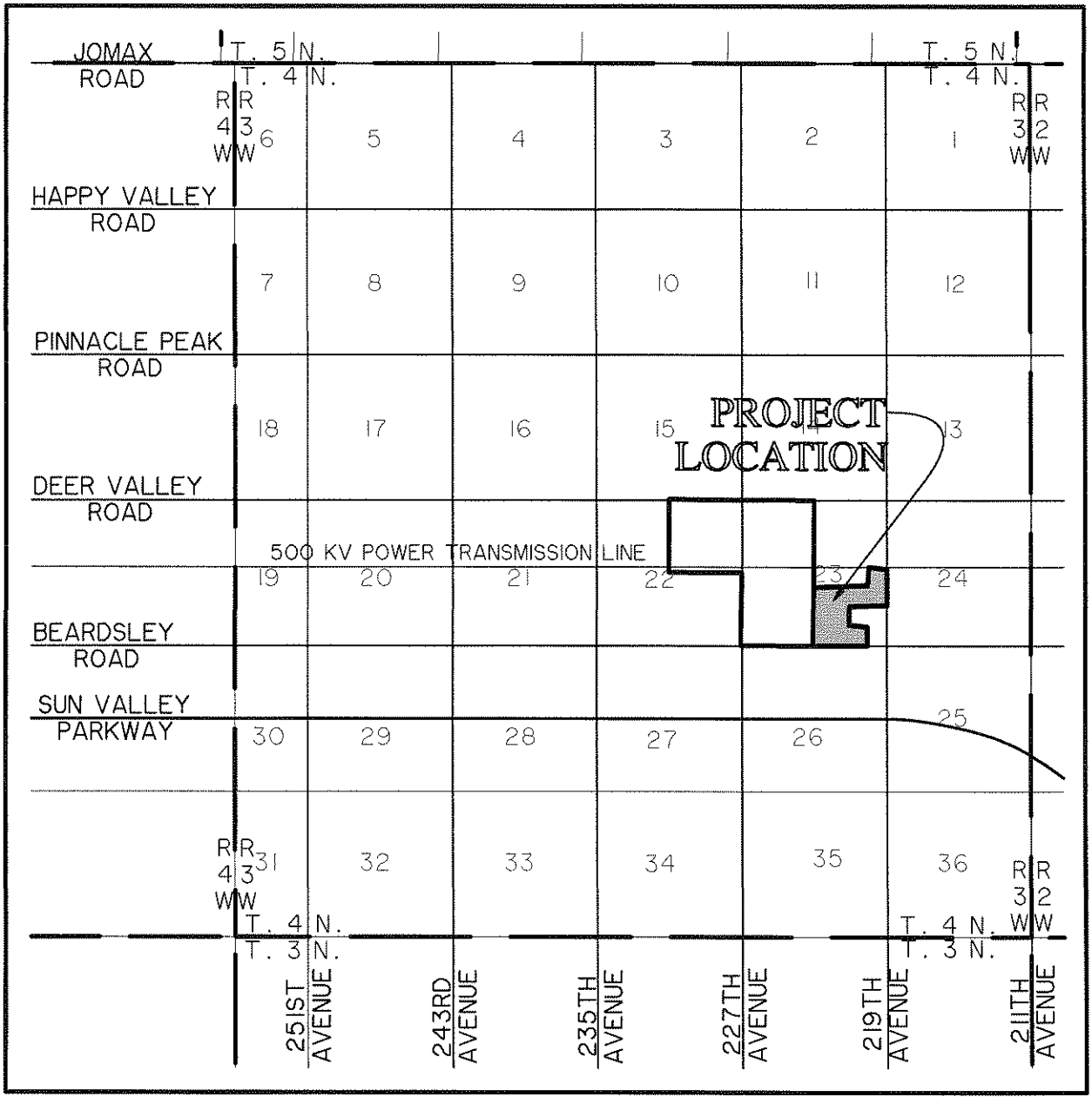

VICINITY MAP

1" = 6000'

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
6909 W. Ray Road #15
Chandler, Arizona 85226
(602) 218 - 7285

VICINITY MAP

MESQUITE MOUNTAIN RANCH, PHASE TWO
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Scale:	NA
Date:	JAN 2006
Job No.:	10233A
Drafted:	MJB
Checked:	DMG

FIGURE I

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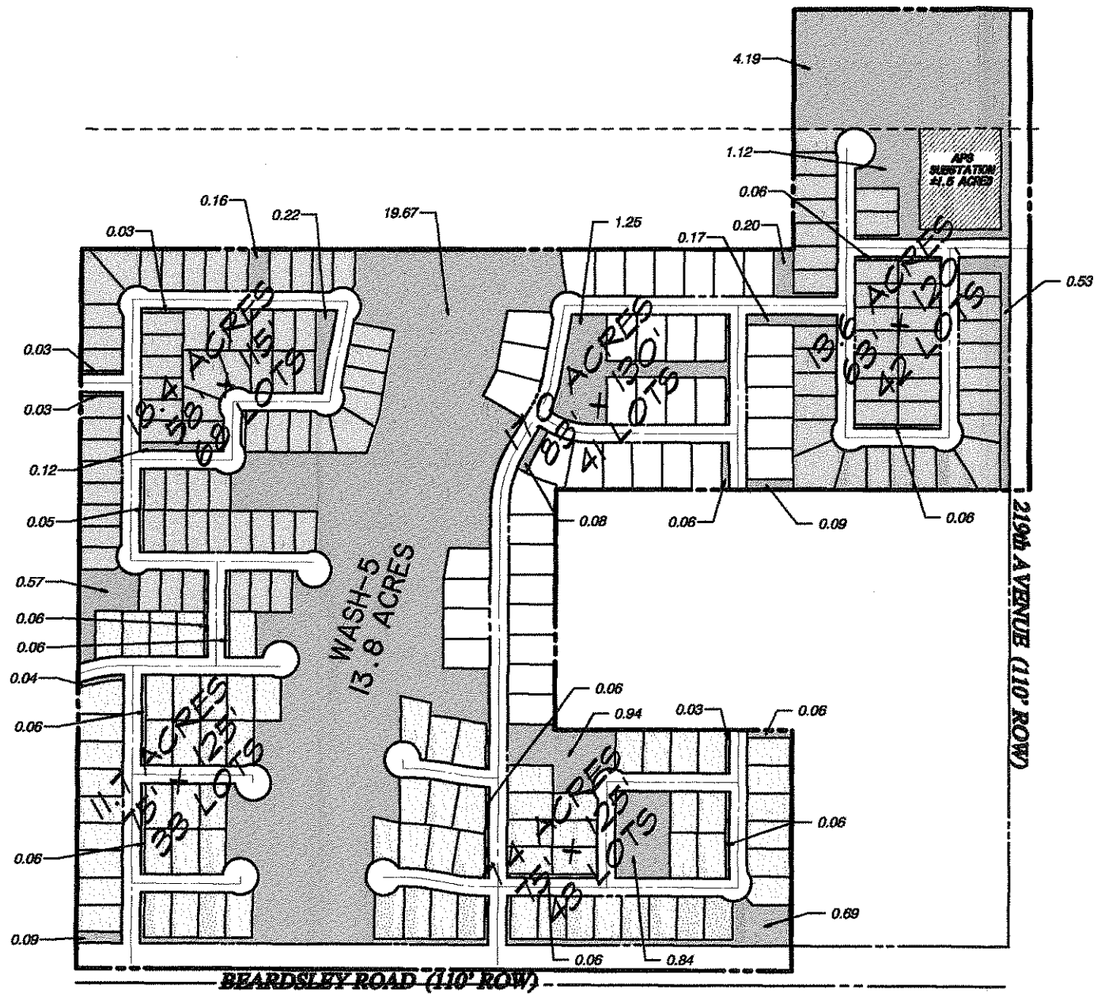
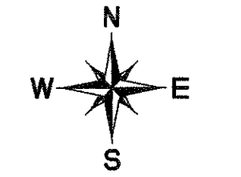
Appendix A

Zoning Display

MMR 2 LAND USE SUMMARY

LAND USE		OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
CATEGORY	SIZE					
A	60' x 115'	3.3	18.5	68	3.7	29.9%
B	65' x 120'	1.9	12.5	42	3.4	18.5%
D	75' x 125'	5.1	27.9	76	2.7	33.5%
E	83' x 190'	3.6	17.6	41	2.3	18.1%
OPEN SPACE / WASHES		17.9	17.9	-	-	-
LDR SUBTOTAL		31.8	94.4	227	2.40	100%
R.O.W. DEDICATION		-	4.9	-	-	-
APS SUBSTATION		-	1.5	-	-	-
TOTAL		31.8	100.8	227	2.25	





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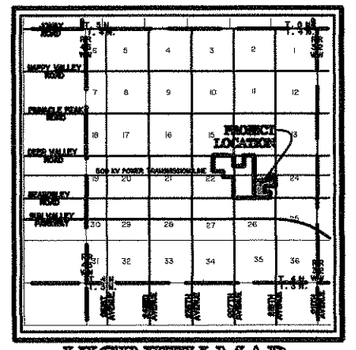

VICINITY MAP

N.T.S.

LEGEND

- 58' x 115' – Category "A"
- 63' x 120' – Category "B"
- 75' x 125' – Category "D"
- 83' x 130' – Category "E"
- Pavement
- Open Space

ENGINEER/PLANNER:

GOODWIN & MARSHALL, INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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ZONING EXHIBIT

OF

MESQUITE MOUNTAIN RANCH

PHASE 2

SITUATED IN THE

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

AUGUST 2006

Appendix B

Subdivision Community Exhibit
Phasing Plan

MMR 2 LAND USE SUMMARY

LAND USE		OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
CATEGORY	SIZE					
A	60' x 115'	3.9	18.5	66	3.7	29.9%
B	65' x 120'	1.9	12.5	42	3.4	18.5%
D	75' x 125'	5.1	27.9	76	2.7	33.5%
E	83' x 130'	3.6	17.6	41	2.3	18.1%
OPEN SPACE / WASHES		17.9	17.9	-	-	-
LDR SUBTOTAL		31.8	94.4	227	2.40	100%
R.O.W. DEDICATION		-	4.9	-	-	-
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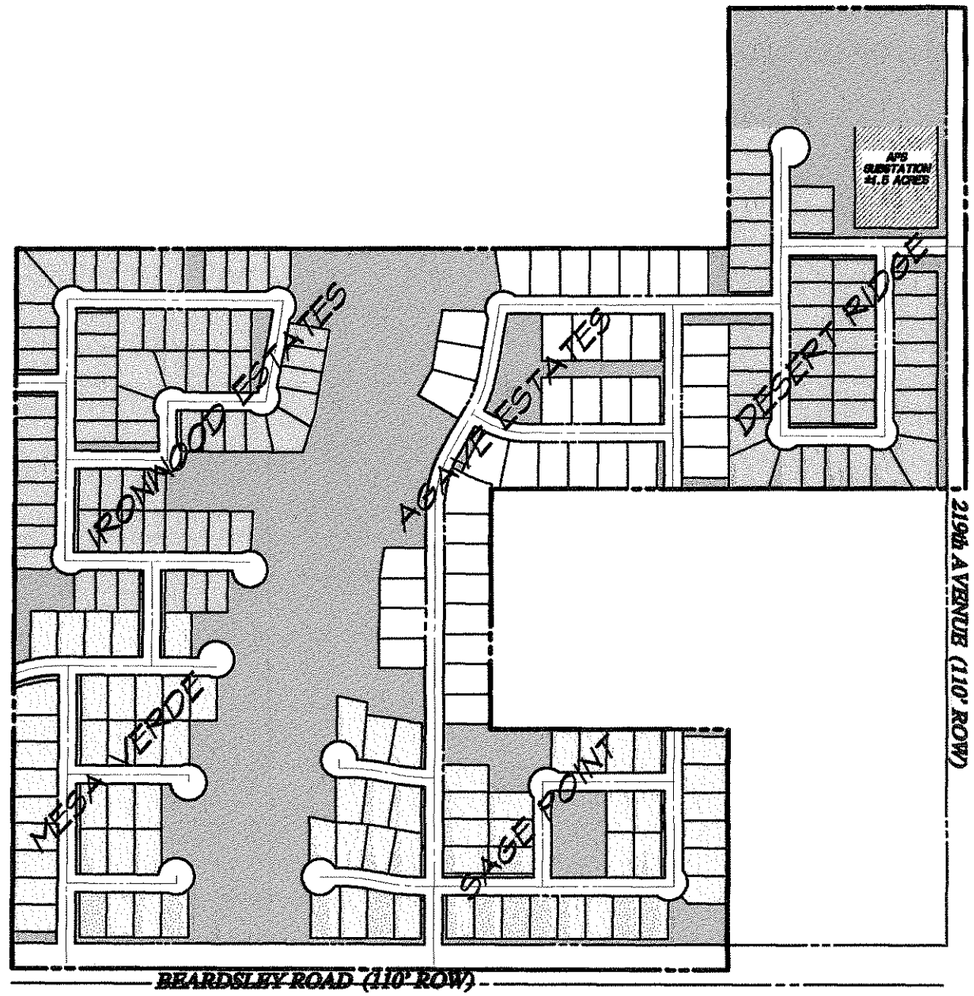

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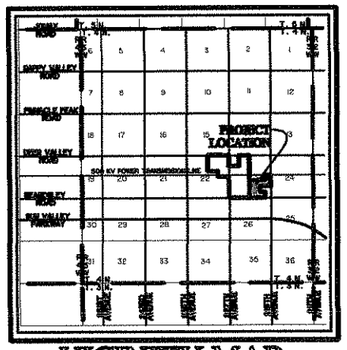


VICINITY MAP

N.T.S.

ENGINEER/PLANNER:

GOODWIN & MARSHALL, INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

8909 W. Ray Road #15
Chandler, AZ 85226
(602) 218-7285

DEVELOPER:

Taylor Woodrow

TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL 480 344 7000
FAX 480 344 7001

SUBDIVISION EXHIBIT

OF

MESQUITE MOUNTAIN RANCH

PHASE 2

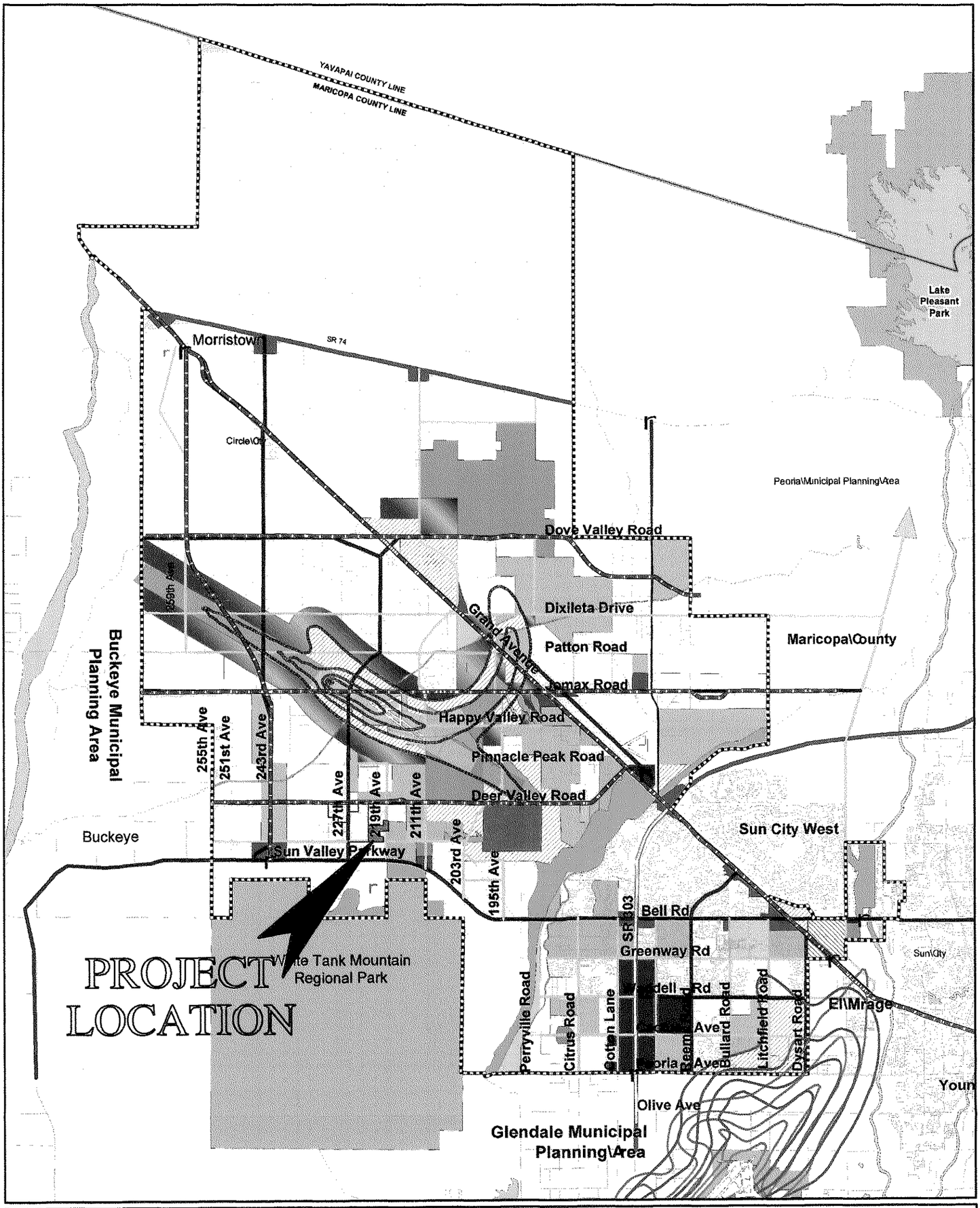
SITUATED IN THE

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

AUGUST 2006

Appendix C

City of Surprise Land Use Plan



Land Use Classification

- Airport Preservation (0-2 Du's/Ac)
- Rural Residential (0-1 Du's/Ac)
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)
- Surprise Center
- Original Townsite
- Commercial
- Employment
- Mixed Use Gateway
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Mixed-Use Gateway
- Resort Development

* Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan.

Street Classification

- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- PARKWAYS

- 1998 MAG Noise Contours
- 1995 Luke A.F.B. Noise Contours (1997 Revised)
- Aux 1 F-16 Noise Contours
- City General Planning Area
- Maricopa County Boundary
- APZ I
- APZ II
- CLEAR ZONE

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003
GPA04-184	04-228	November 23, 2004
GPA04-186	04-229	November 23, 2004
GPA04-219	04-230	November 23, 2004

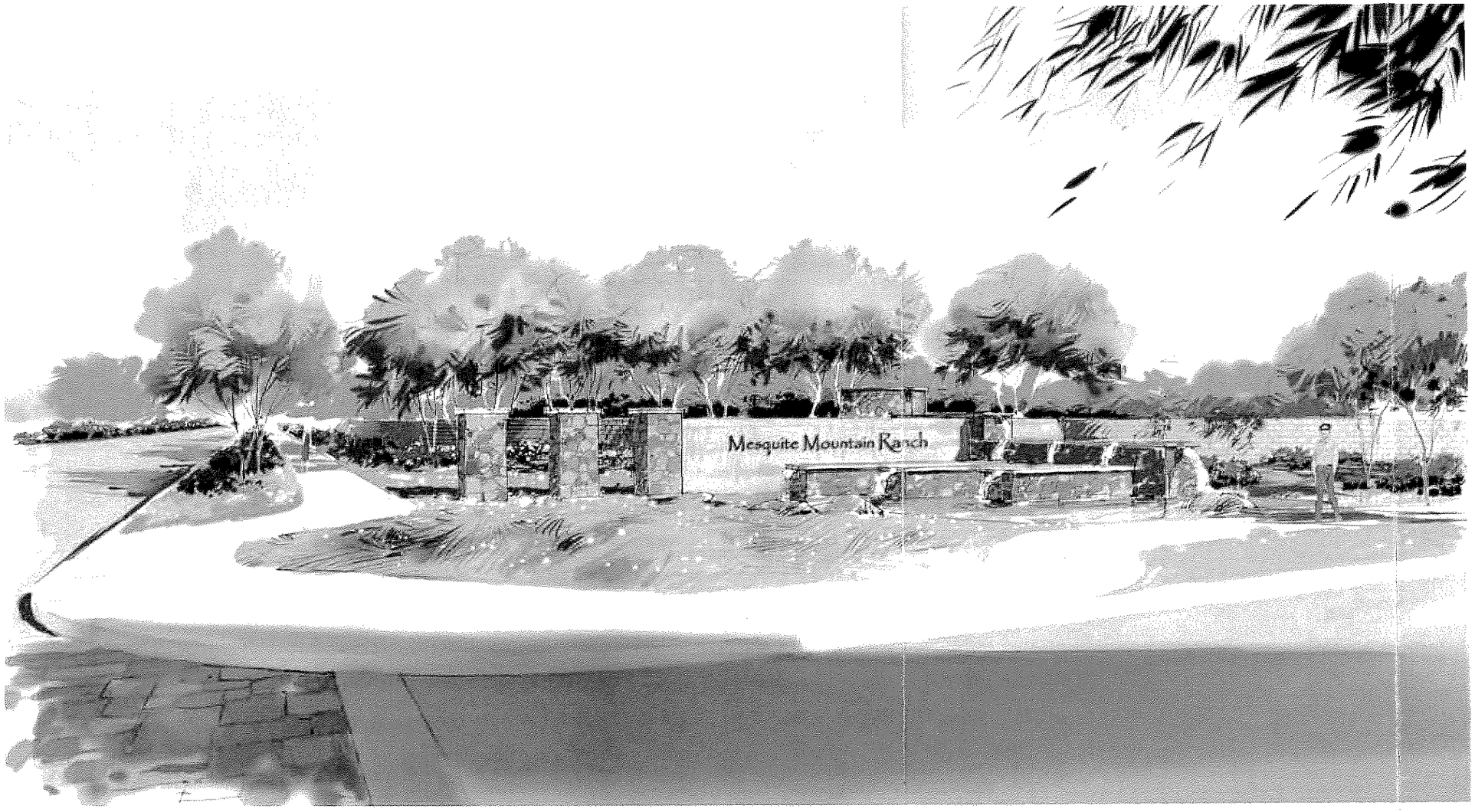
SURPRISE
ARIZONA

Surprise General Plan 2020: Imagine the Possibilities
City of Surprise, AZ

1 0 1 2 Miles
1 inch equals 6,250 feet

Appendix D

Conceptual Entry Monumentation Details



Primary Entry Perspective

Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.6.06 △7.28.06

Taylor Woodrow

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andersonbaron
landscape architecture

CIVIL ENGINEERS - PLANNERS - SURVEYORS

3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 630 - 5760

Primary Entry Perspective

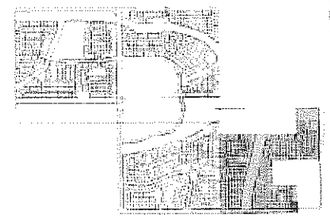
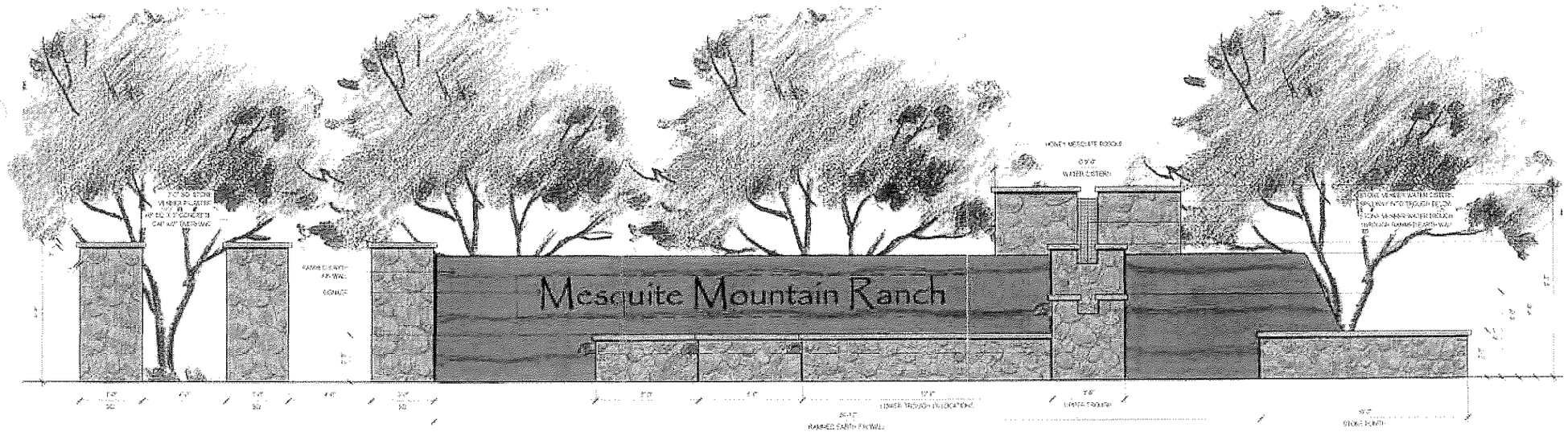
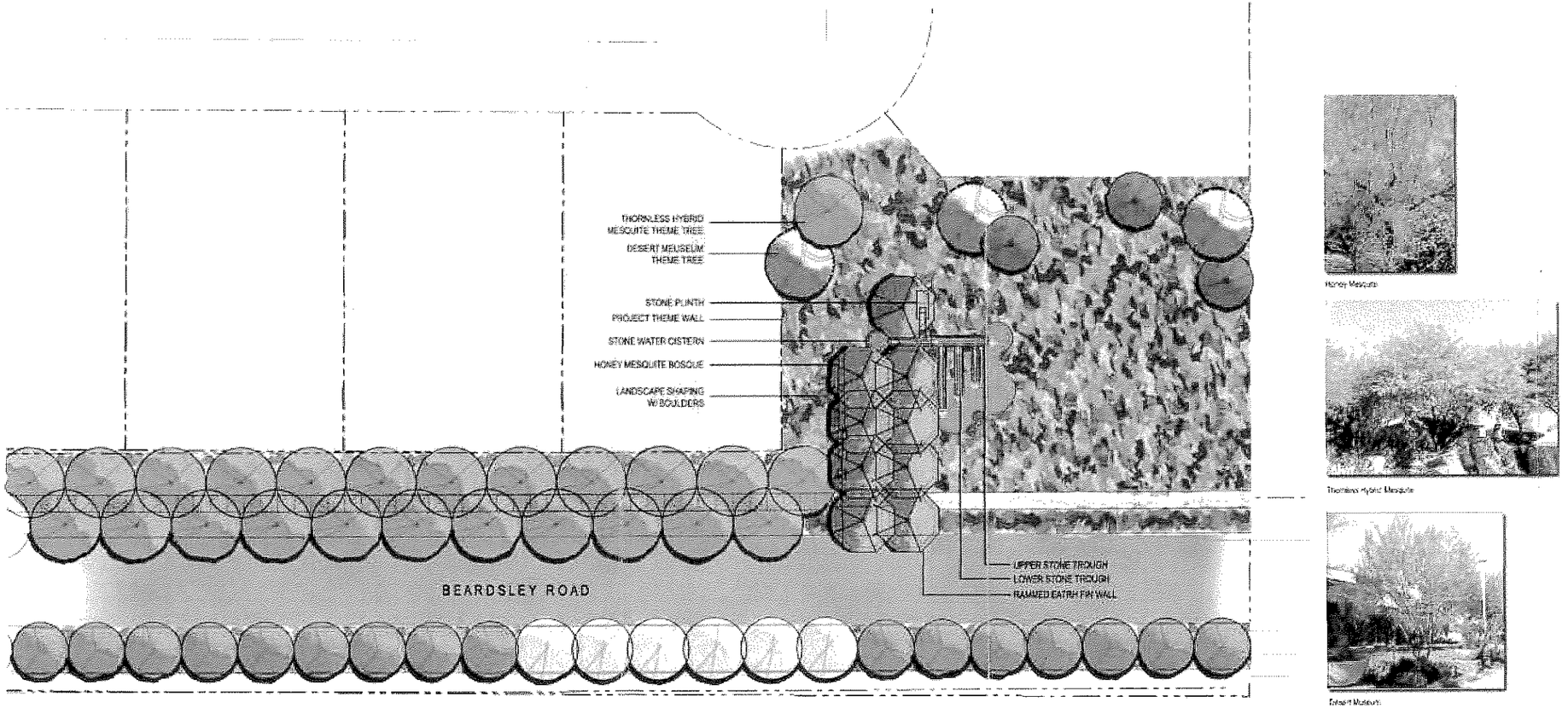


Exhibit
D-1



primary entry monumentation elevation

3/8"=1'-0"



primary entry monumentation plan

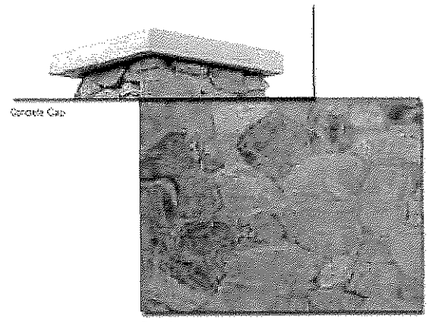
1"=20'-0"

Primary Entry - PHII

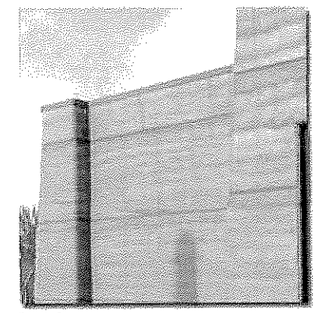
Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.6.06 △7.28.06


Concrete Cap

Stone Veneer


Rammed Earth

Honey Mesquite

Thornless Hybrid Mesquite

Desert Museum

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andersonbaron
landscape architecture

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3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606 - 5760

Primary Entry PHII
Mesquite Mountain Ranch PHII - PAD

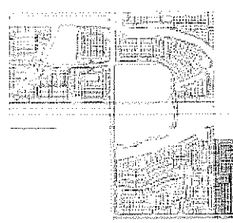

Exhibit
D-2

Secondary Entry Perspective

Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.6.06 △7.28.06

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Phoenix, Arizona 85016
(602) 606 - 6700

Secondary Entry

Mesquite Mountain Ranch PHII - PAD

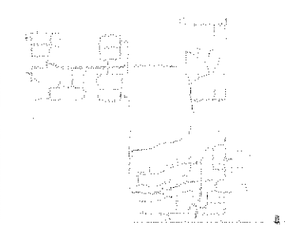
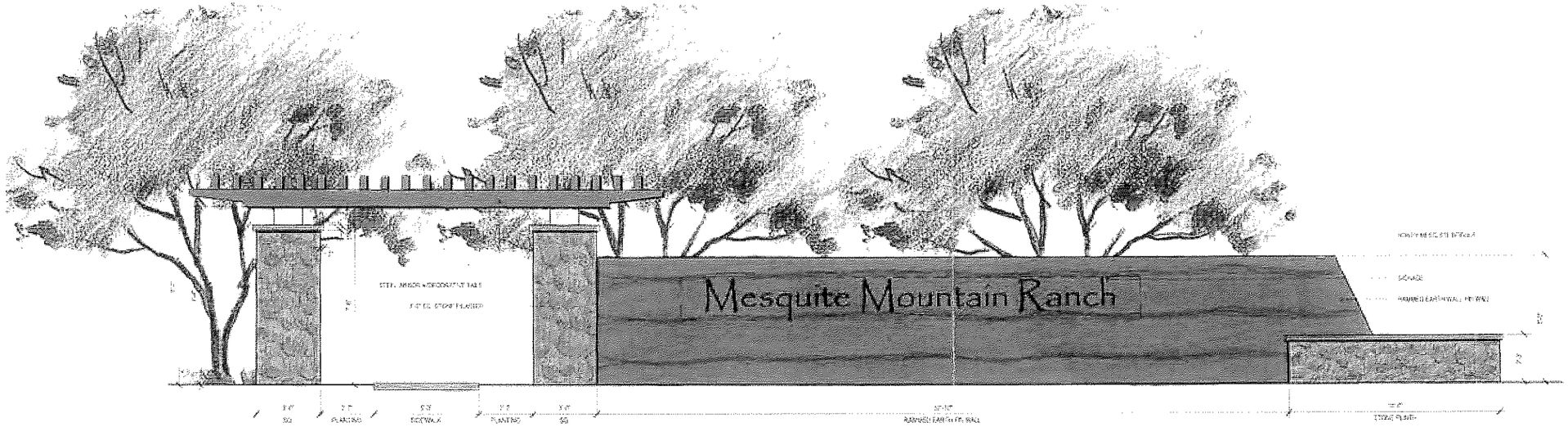
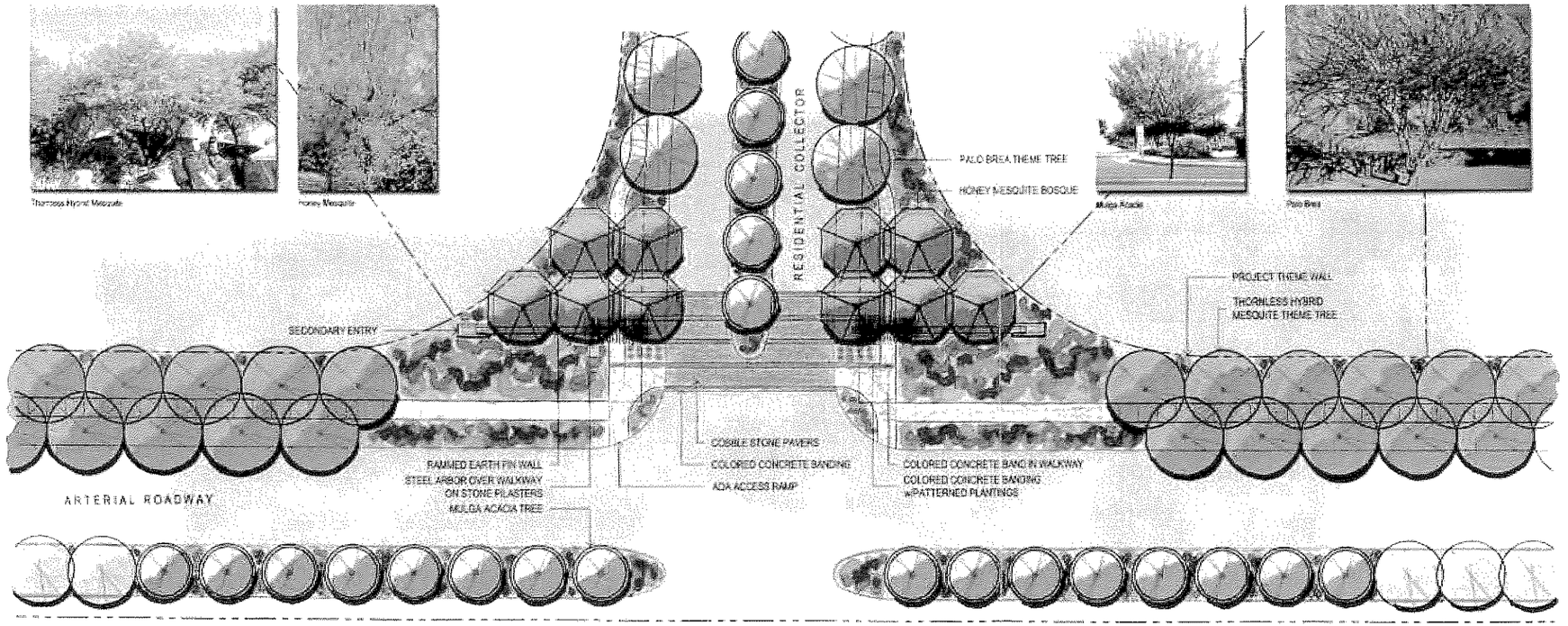


Exhibit
D-3



secondary entry monumentation elevation

3/8"=1'-0"



secondary entry monumentation plan

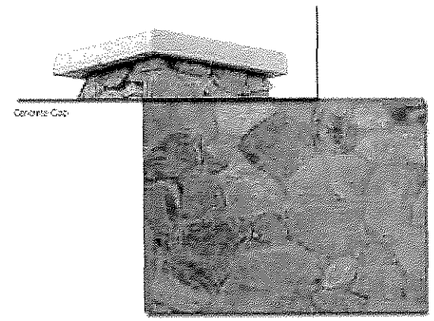
1"=20'-0"

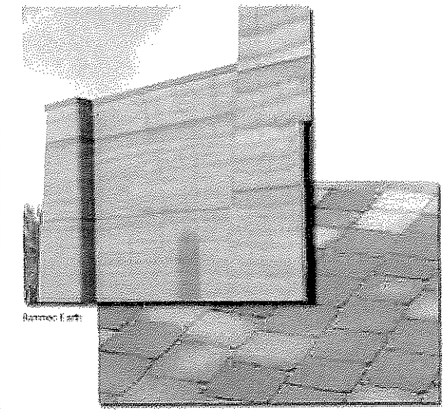
Secondary Entry PHII

Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.6.06 △7.28.06





Taylor Woodrow

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andersonbaron
landscape architecture

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2141 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606 - 0760

Secondary Entry PHII

Mesquite Mountain Ranch PHII - PAD

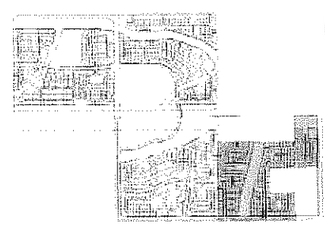

Exhibit
D-4

Neighborhood Entry Perspective

Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.21.06 △ 7.28.06

Taylor Woodrow

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(602) 606 - 5750

Neighborhood Entry Perspective
Mesquite Mountain Ranch PHII - PAD

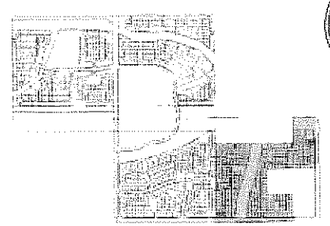
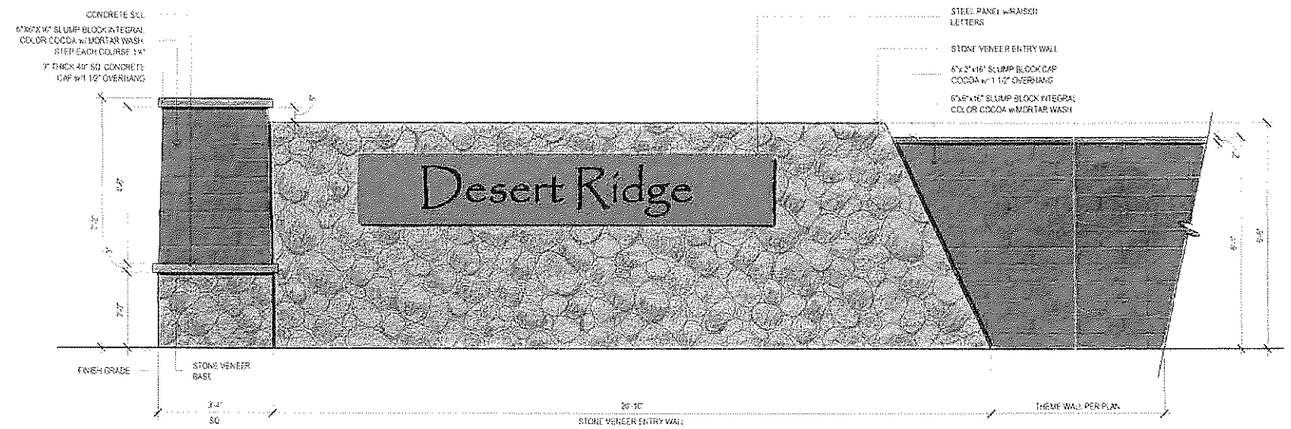
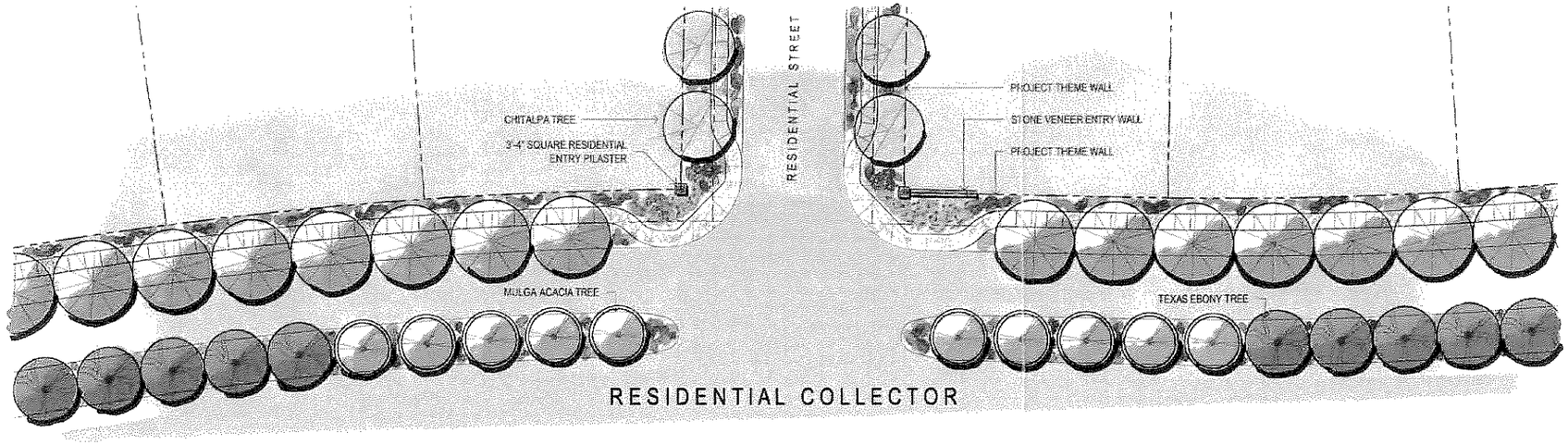


Exhibit
D-5



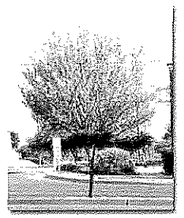
neighborhood entry monumentation elevation

1/2"=1'-0"



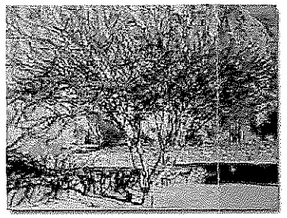
neighborhood entry monumentation plan

1"=20'-0" north


Mulga Acacia

Texas Ebony

Chitalpa

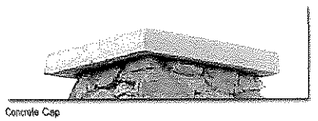

Palo Brea

Neighborhood Entry

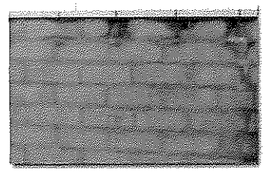
Mesquite Mountain Ranch PHII - PAD

scale: per plan

date: 1.6.06 △7.28.06


Concrete Cap

Stone Veneer


Mortar Washed Slump block integral color Cocoa

Cobble Stone Pavers

Taylor Woodrow
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WOOD, PATEL & MARSHALL, P.
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3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606-5760

Neighborhood Entry
Mesquite Mountain Ranch PHII - PAD

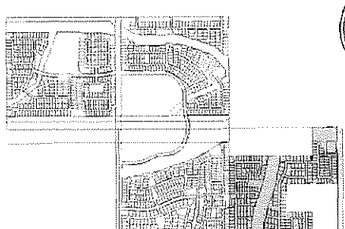


Exhibit D-6

Appendix E

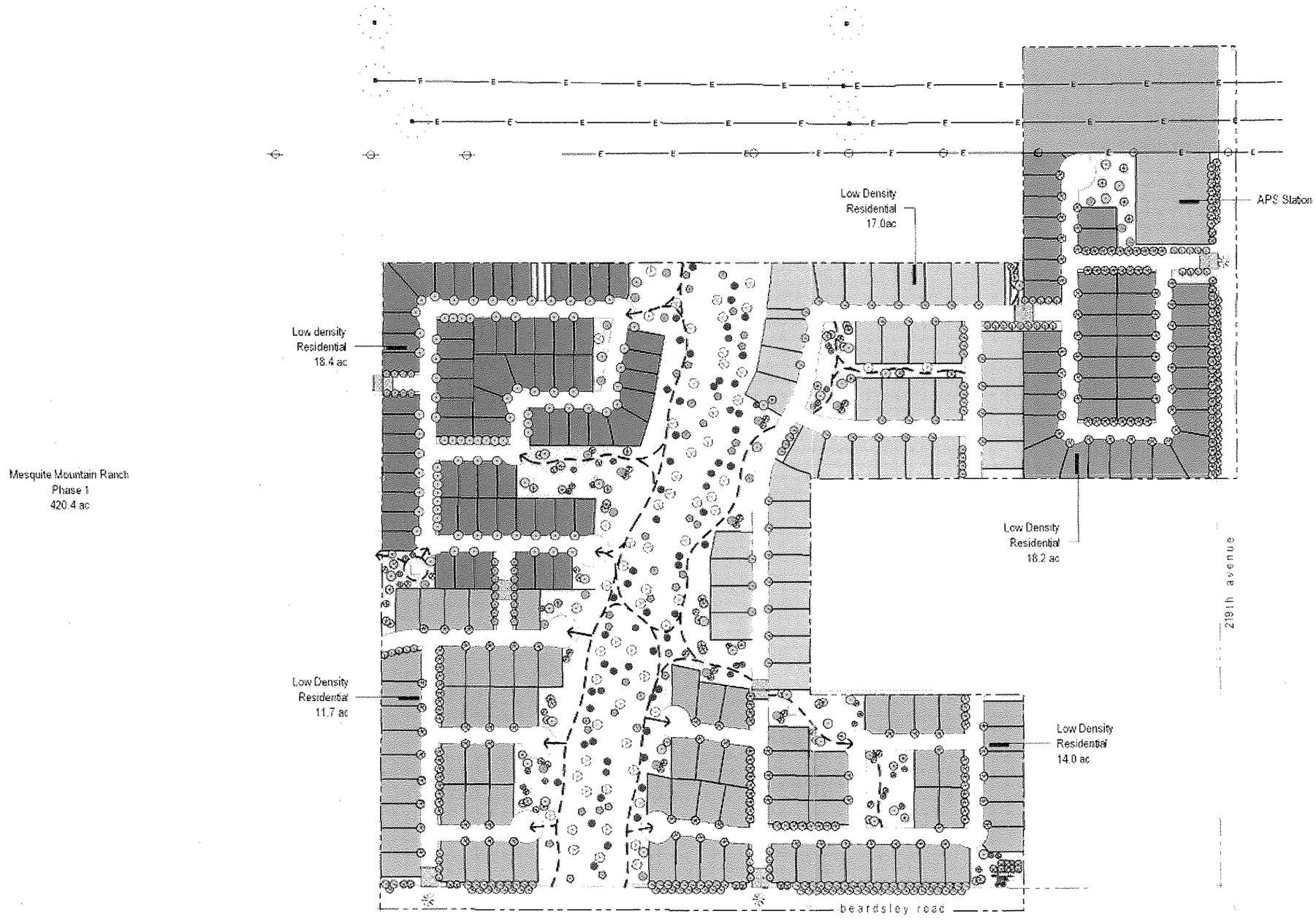
Conceptual Landscape / Open Space Plan

Landscape Master Plan - Phase 2

Mesquite Mountain Ranch PHII- PAD

scale 1:150

date: 1.6.06 △7.28.06



legend

neighborhood entry portal

neighborhood park

PLANT LEGEND

symbol	description
	Acacia aneura
	Mulga Acacia
	Acacia smaia
	Sweet Acacia
	Chilopsis linearis
	Desert Willow
	Chitalpa tashkentensis
	Chitalpa
	Dalbergia sissoo
	Sissoo Tree
	Olneya tesota
	Desert Ironwood
	Parkinsonia hybrid
	Desert Museum
	Parkinsonia florida
	Blue Palo Verde
	Parkinsonia praecox
	Palo Brea
	Pithecellobium flexicaule
	Texas Ebony
	Prosopis chilensis
	Chilean Mesquite
	Prosopis glandulosa
	Honey Mesquite
	Prosopis hybrid
	Thornless Mesquite
	Vitex angus
	Chaste Tree

Taylor Woodrow

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landscape architecture

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

Landscape Master Plan - Phase 2

Exhibit
E-1

Mesquite Mountain Ranch
Phase 1
420.4 ac

Open Space Master Plan

Mesquite Mountain Ranch PHII- PAD

scale: 1:150

date: 1.6.06 △7.28.06

legend

transmission line easement	4.4 ac	4.4%
APS station	1.5 ac	1.5%
wash corridor	12.0 ac	12.0%
parcel open space	13.9 ac	14.0%
total open space	31.8 ac	32.0%
total ROW dedication	4.9 ac	4.9%
total project area	100.8 ac	

Taylor Woodrow
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landscape architecture

GOODWIN & MARSHALL
CIVIL ENGINEERS -- PLANNERS -- SURVEYORS
3101 East Camelback, Suite 300
Phoenix, Arizona 85016
(602) 808-0780

Open Space Master Plan
Mesquite Mountain Ranch PHII Planned Area Development

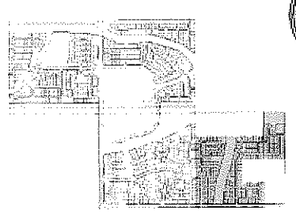
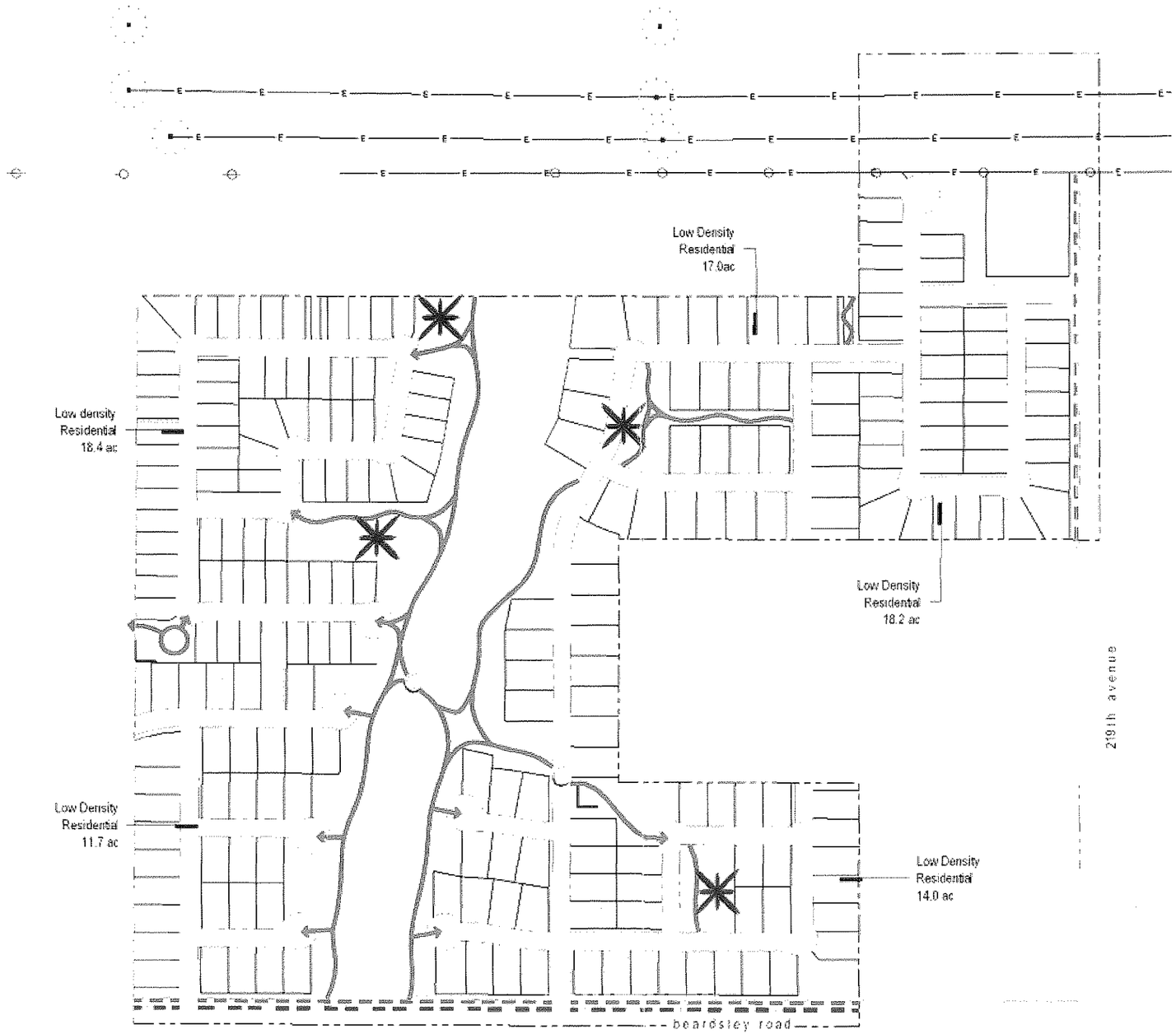


Exhibit
E-2

Mesquite Mountain Ranch
Phase 1
420.4 ac



Parks and Trails Master Plan

Mesquite Mountain Ranch PHII- PAD

scale 1"=150'

date: 1.6.06 △7.28.06

north

legend

- neighborhood park
- pocket park
- trail crossing
- community trail system
- off street pedestrian and bike paths
- on street bike lanes

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GOODWIN MARSHALL

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Parks and Trails Master Plan

Mesquite Mountain Ranch PHII- PAD

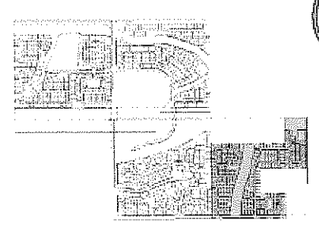
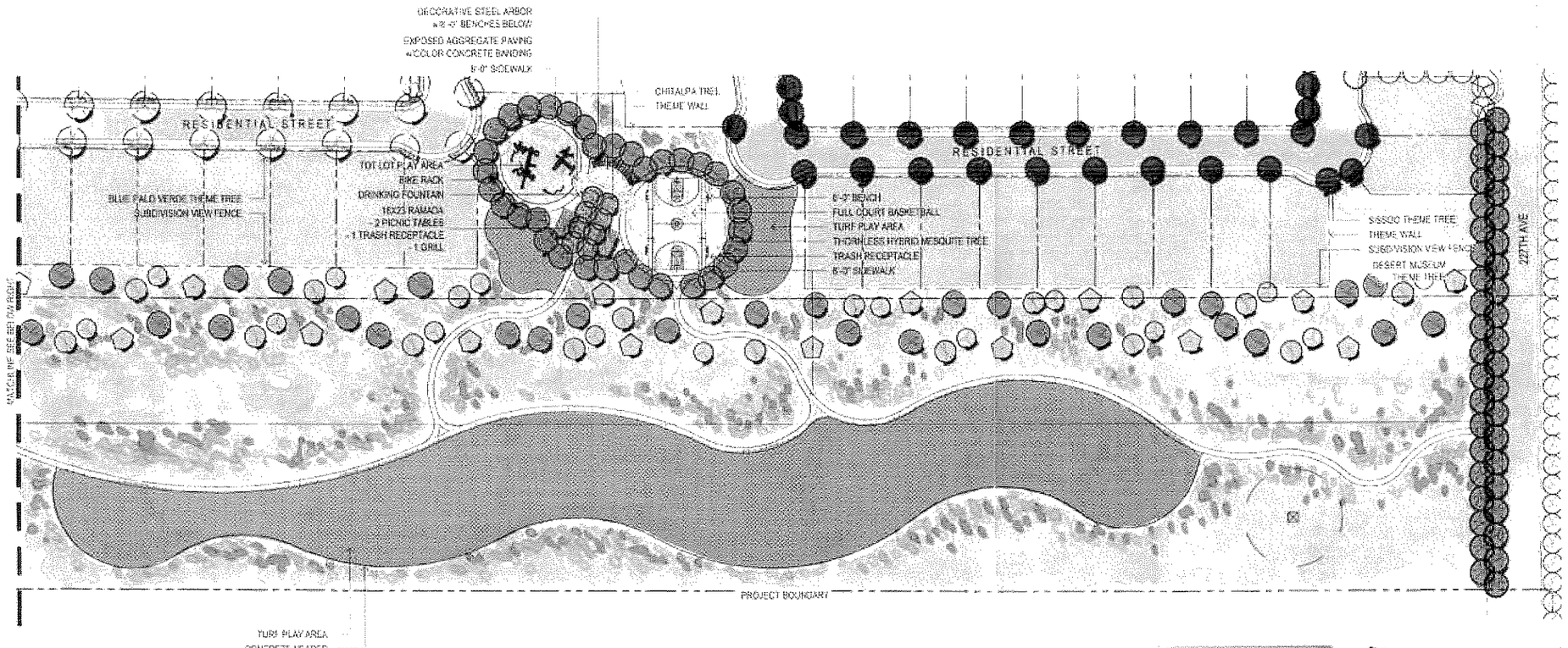
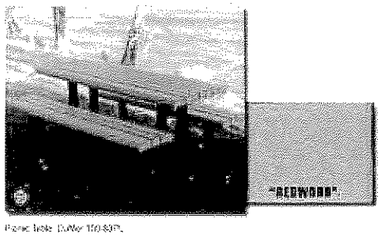


Exhibit
E-3

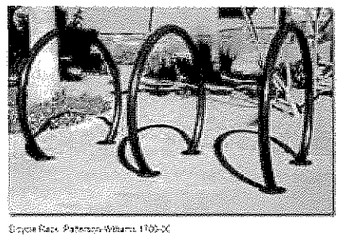
Appendix F

Centralized Community Park

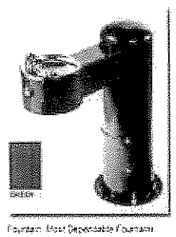




Picnic Table: DuMor 100-80PL
Powdercoat Bronze Plastic Redwood
In-Ground Mount

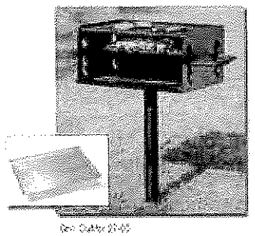


Bicycle Rack: Patterson-Williams 1700-00
Surface Mount

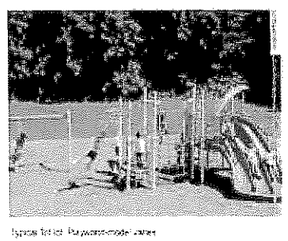


Fountain: Most Dependable Fountains
410SM Green
Surface Mount

Waste Station: Doggett Dog Vale
1006-2 Sand Beige
In-Ground Mount

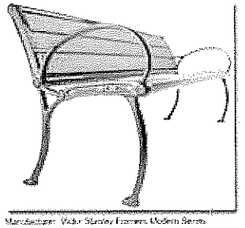


Grill: DuMor 27-00
Heat Resistant Black Enamel
In-Ground Mount

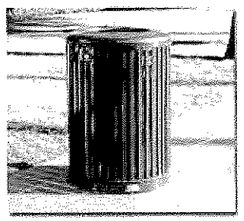


Typical Tot Lot: Playworld-model Vanes

Ramada: Classic Recreation Systems
Roof Element Only: Standing Seam Metal Roof, Powdercoat Rust



Manufacturer: Victor Stanley Frontiers Modern Series



Trash Receptacle: Victor Stanley Steelsite Series

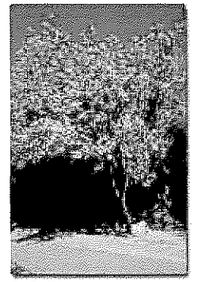
Basketball Court: PW Athletic Mfg
Goose Neck Post Powdercoat Hunter Green, Backboard White Fiberglass Fan
In-Ground Mount

Community Park - Phase 1

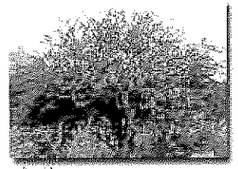
Mesquite Mountain Ranch PHII - PAD

scale: 1"=60'

date: 12.02.05 △7.28.06



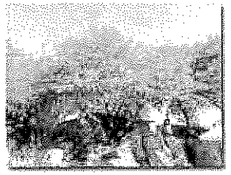
Blue Palo Verde



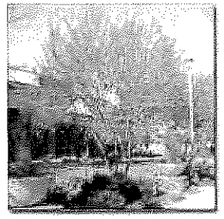
Sweet Acacia

Chilean Mesquite

Mulga Acacia



Thornless Hybrid Mesquite



Desert Museum

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Community Park
Mesquite Mountain Ranch PHII - PAD

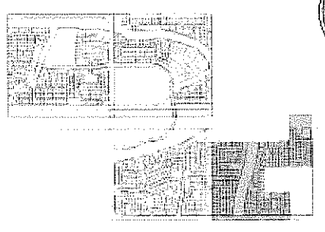
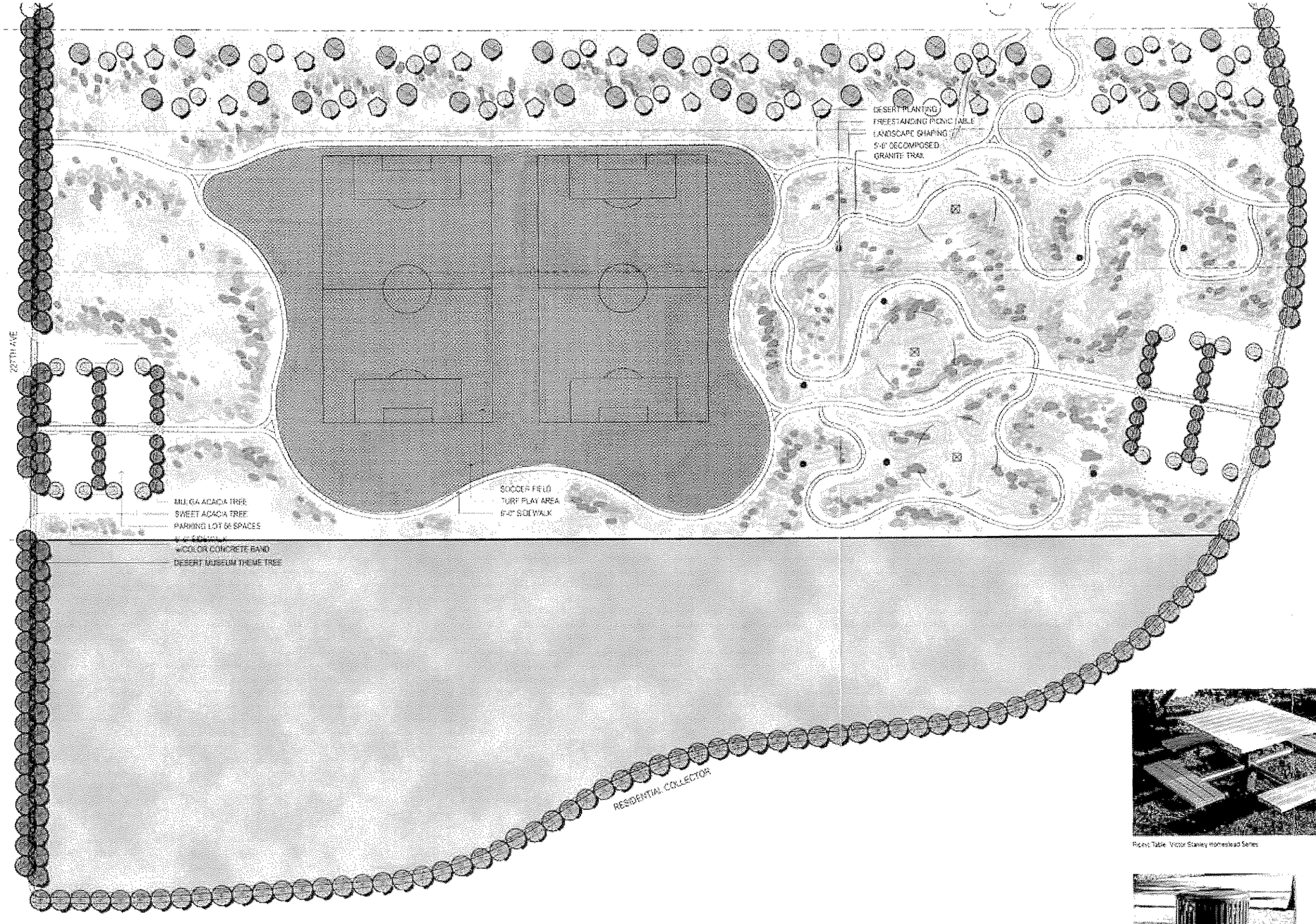
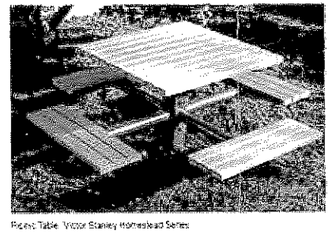
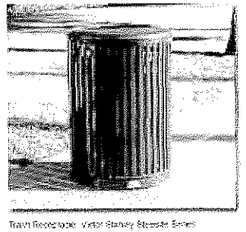


Exhibit
F-1





Picnic Table Victor Stanley Homestead Series



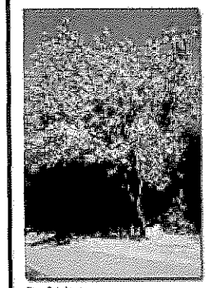
Trash Receptacle Victor Stanley Steelsite Series

Community Park - Phase I

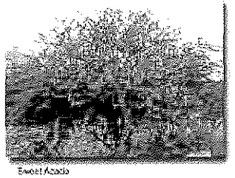
Mesquite Mountain Ranch PHII - PAD

scale: 1:60

date: 12.02.05 △ 7.28.06



Blue Palo Verde

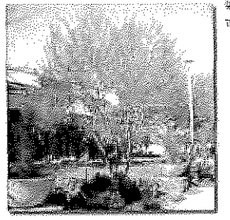


Sweet Acacia

Mulga Acacia

Chilean Mesquite

Thornless Hybrid Mesquite



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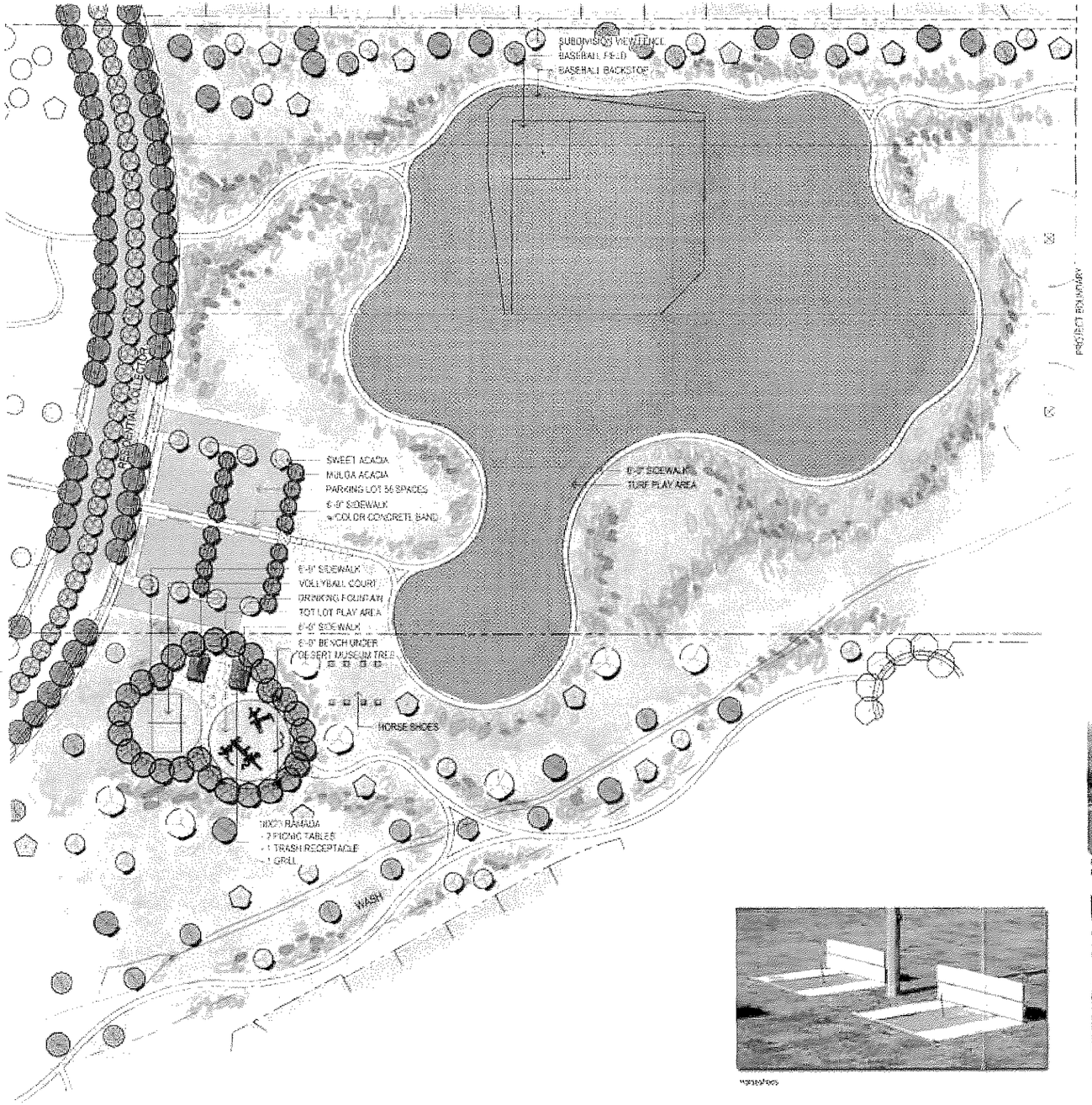
Community Park
Mesquite Mountain Ranch PHII - PAD

Exhibit
F-2



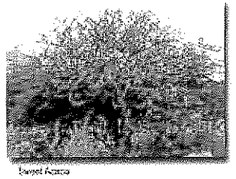
Community Park - Phase 1

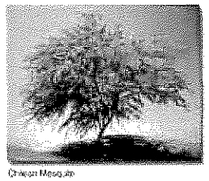
Mesquite Mountain Ranch PHII - PAD

scale: 1:60

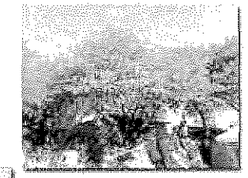
date: 12.02.05 △ 7.28.06

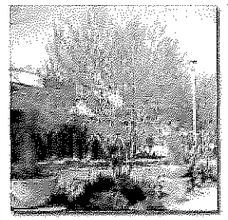
Blue Palo Verde


Sweet Acacia

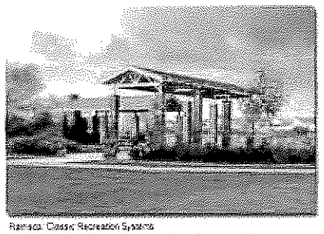

Chilean Mesquite

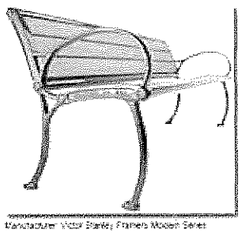
Mulga Acacia


Thornless Hybrid Mesquite

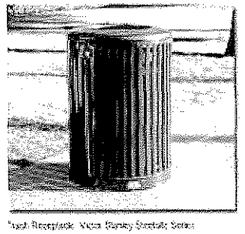

Desert Museum

Baseball Backstop

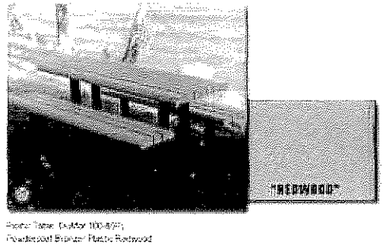

Rainbird Classic Recreation Systems
Roof Element Grey- Standing Seam Metal Roof Fountainhead Rust


Manufacturer Victor Stanley Planners Modern Series

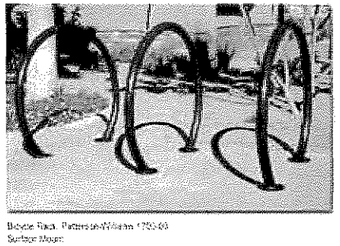
Horseshoes

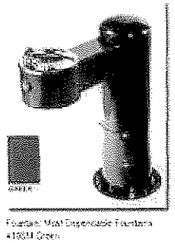

Trash Receptacle Victor Stanley Steelsite Series

Sand Volleyball Court

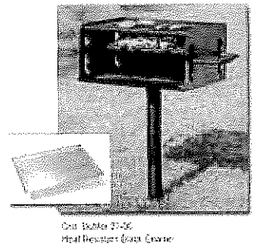


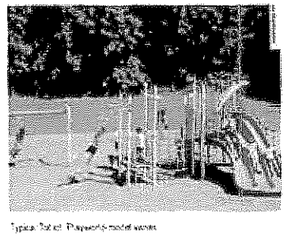
Picnic Table: ExoMax 100-8(P);
Powdercoat Bronze/ Plastic Redwood
In-Ground Mount


Bicycle Rack: Patterson/Wabash 1750-03
Surface Mount


Fountain: Most Dependable Fountains
41901M Green
Surface Mount

Waste Station: Dogipot Dog Valet
1006-2 Sand Beige
In-Ground Mount


Grill: Bolted 27-06
Heat Resistant Black Enamel
In-Ground Mount


Typical Tot Lot Playworld's model varies

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Phoenix, Arizona 85016
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Community Park
Mesquite Mountain Ranch PHII - PAD

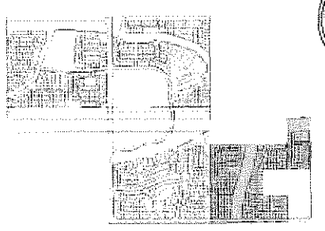

Exhibit
F-3

Appendix G

Neighborhood Park

Typical Lot Perspective 1 PHII

Mesquite Mountain Ranch PHII - PAD

scale: none

date: 1.6.06 △7.28.06

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Typical Neighborhood Park PHII

Mesquite Mountain Ranch PHII - PAD

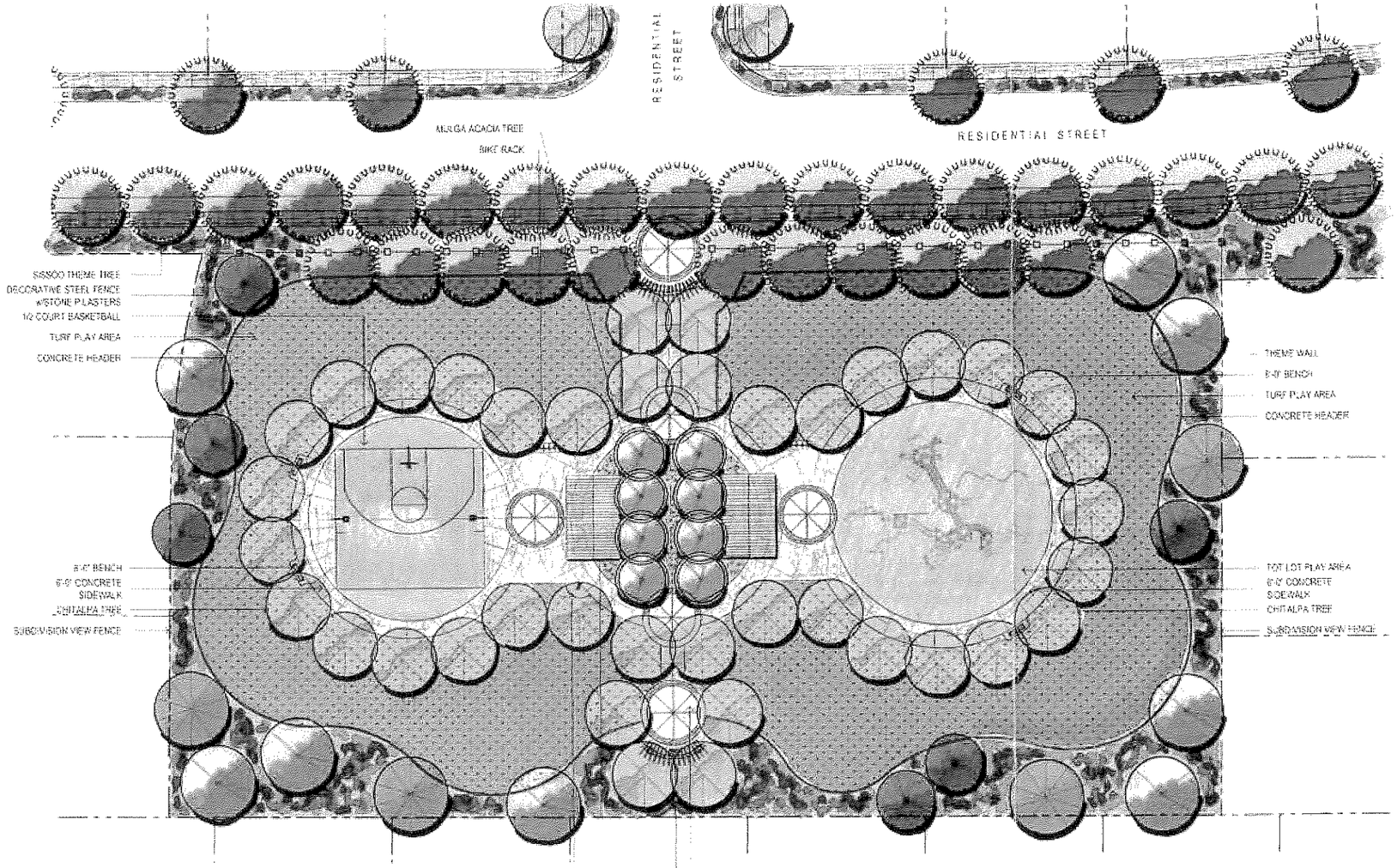
Exhibit
G-1

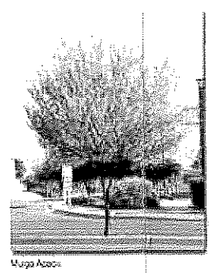
Typical Neighborhood Park

Mesquite Mountain Ranch PHII - PAD

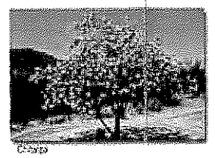
scale: 1:20

date: 1.6.06 △ 7.28.06

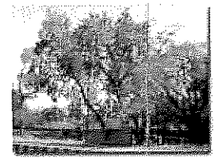




Mulga Acacia



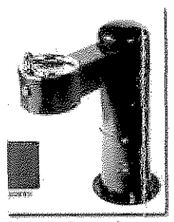
Chitalpa



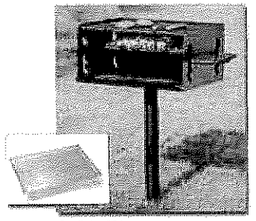
Sissoo

Ramada: Classic Recreation Systems
Roof Element Only: Standing Seam Metal Roof, Powdercoat, Rust

Waste Station: Dogpot Dog Mate
1696-2 Sand Beige
In-Ground Mount

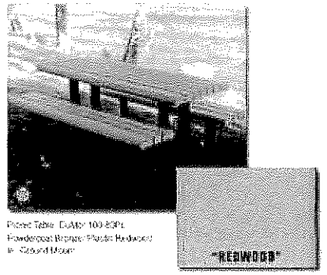


Fountain: Most Dependable Fountains
419SW Green
Surface Mount

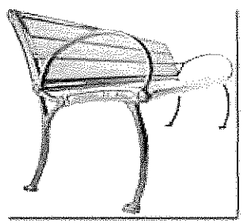


Grill: DuMor 27-00
Heat Resistant Rubber Frames
In-Ground Mount

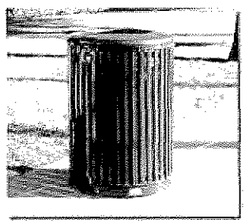
Basketball Court: Pro Athletic Mfg
Goose Neck Post Powdercoat Hunter Green, Backboard White Fiberglass Fan
In-Ground Mount



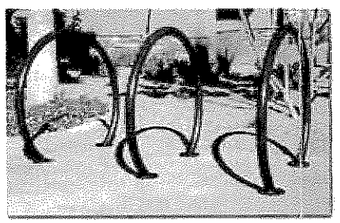
Picnic Table: DuMor 100-80Pc
Powdercoat Bronze/Plastic Redwood
In-Ground Mount



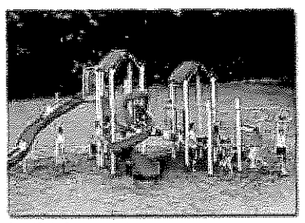
Manufacturer: Victor Stanley
Style: Framers Modern Series 8-3



Trash Receptacle: Victor Stanley Steelsite Series



Bicycle Rack: Patterson Williams 1700-00
Surface Mount



Typical Tot lot: Playworld-model varies

Steel Arbor

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Typical Neighborhood Park
Mesquite Mountain Ranch PHII - PAD

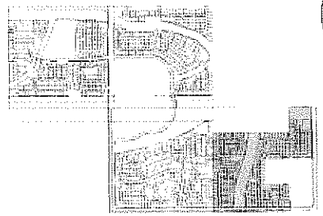
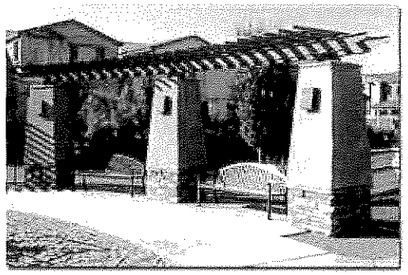
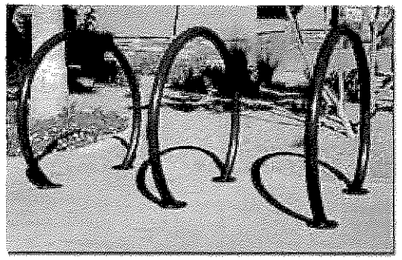


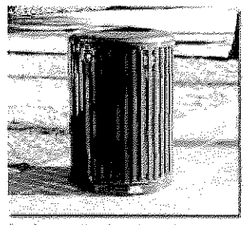
Exhibit
G-2



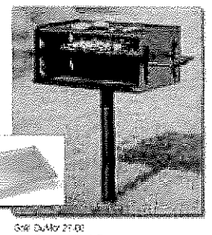
Shed Arbor



Bicycle Rack: Pompeian-Williams 1700-00
Surface Mount

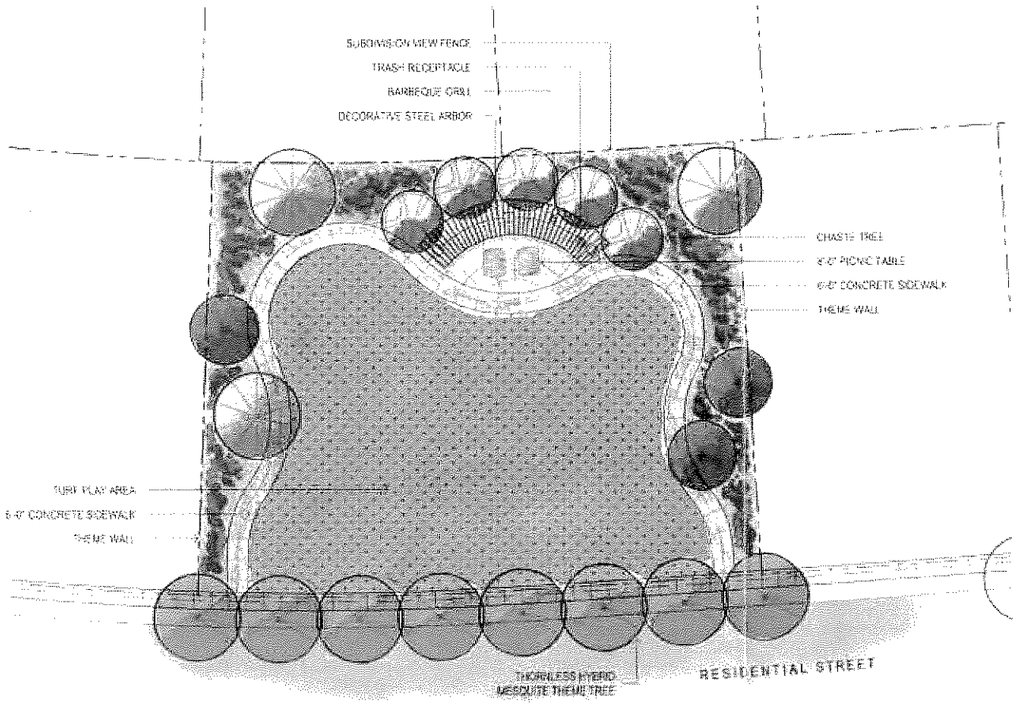


Trash Receptacle: Victor Stanley Ironsides Series

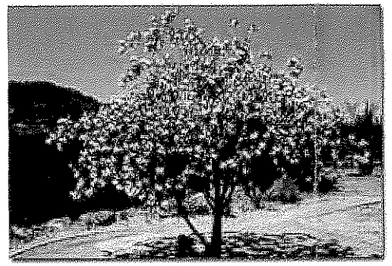


Grill: DuMor 21-00
Heat Resistant Black Enamel
In-Ground Mount

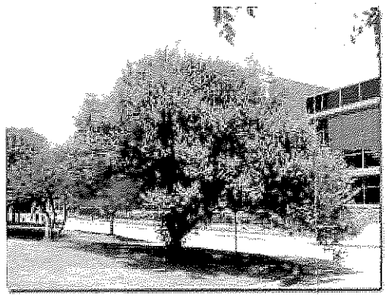
Picnic Table: DuMor 100-60PL
Pressure-treated Ponderosa Pine in Redwood
In-Ground Mount



Thornless Hybrid Mesquite



Chaste



Chaste Tree

Typical Pocket Park

Mesquite Mountain Ranch PHII - PAD

scale: 1"=20'

date: 1.6.06 △7.28.06

north

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Typical PocketPark
Mesquite Mountain Ranch PHII PAD

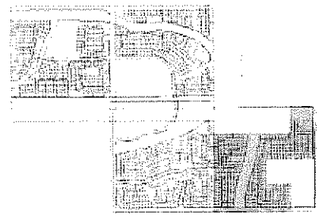
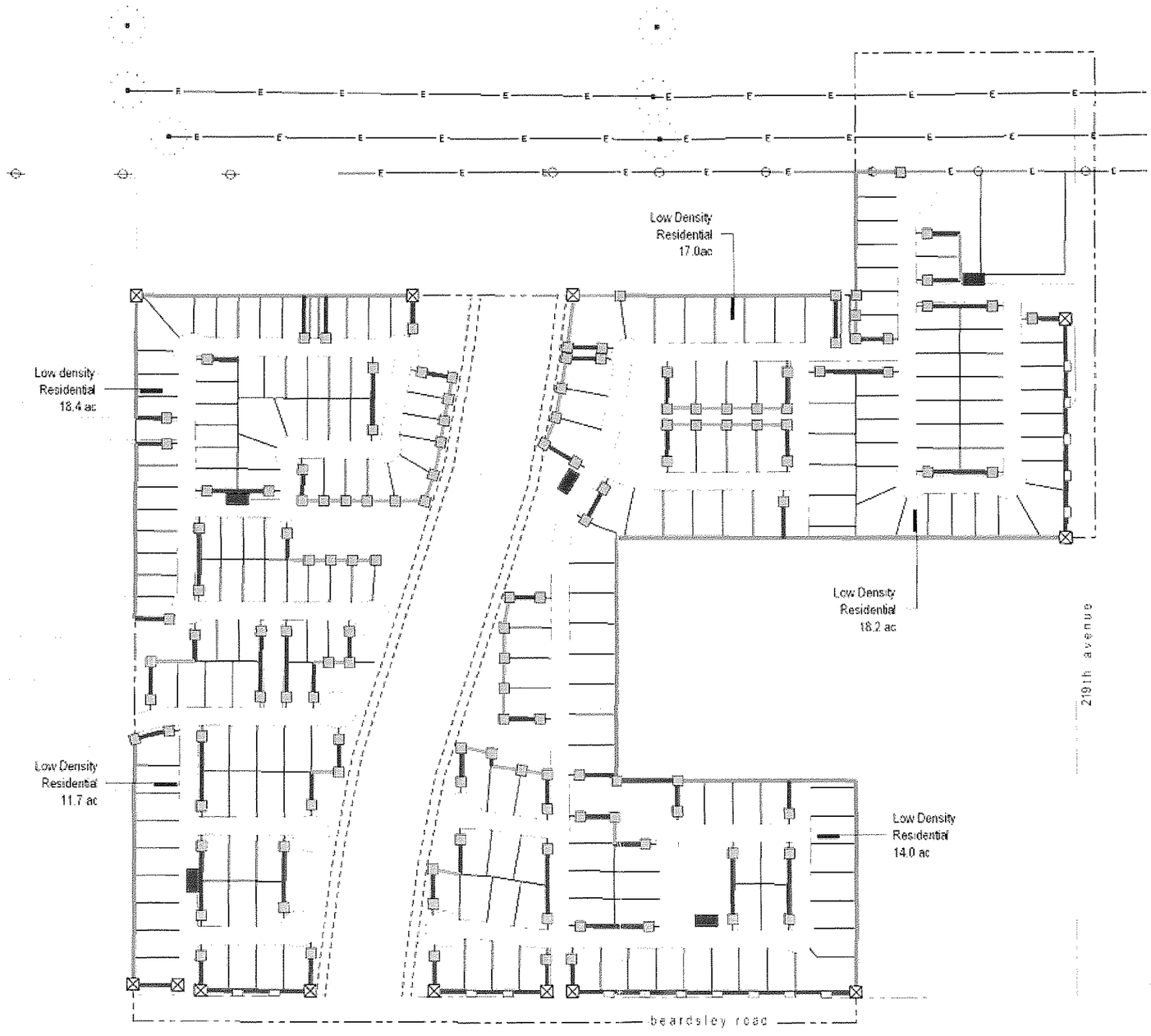


Exhibit
G-3

Appendix H

Conceptual Hardscape Details

Mesquite Mountain Ranch
Phase 1
420.4 ac



Wall Master Plan

Mesquite Mountain Ranch PHII- PAD
scale 1"=150'
date: 1.6.06 △7.28.06

legend

- theme wall
- view fence
- retaining walls
- builder wall - 4" painted dually fence
- theme pilaster
- subdivision pilaster
- tie-on pilaster
- community mailbox kiosk

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Wall Master Plan

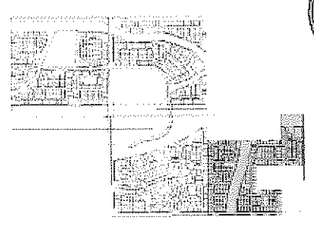
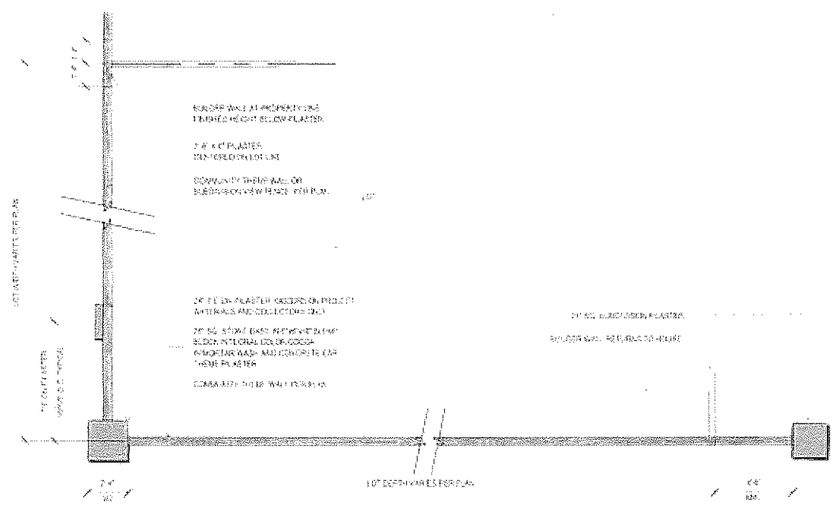
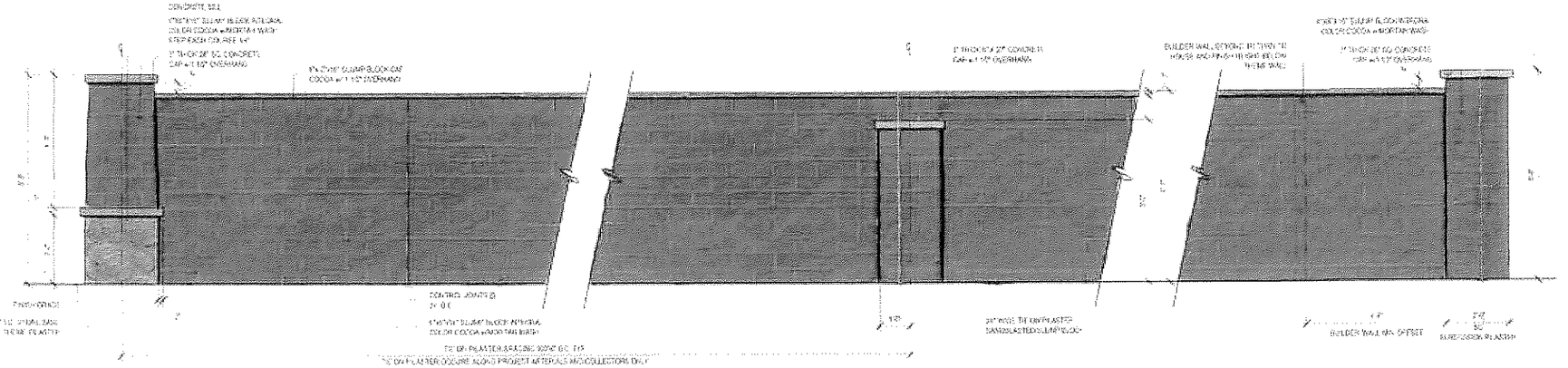


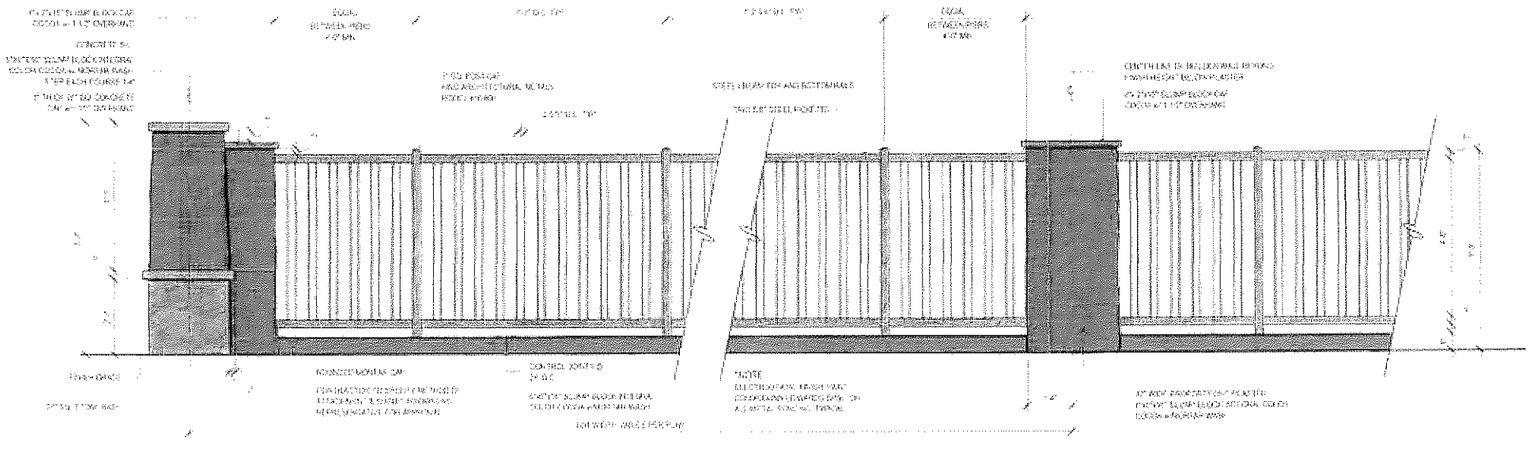
Exhibit
H-1



1 typical wall layout
Scale: 1/4" = 1'-0"



2 theme wall
Scale: 1/2" = 1'-0"



3 subdivision view fence
Scale: 1/2" = 1'-0"

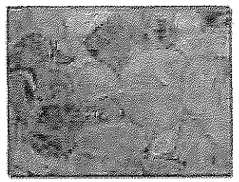
Wall Details

Mesquite Mountain Ranch PHII - PAD

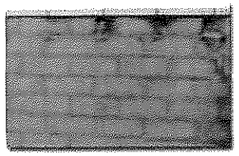
scale: per plan

date 1.6.06 △7.28.06

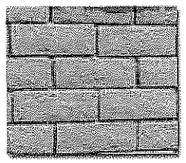
Concrete Caps



Stone Veneer



Mortar Washed Slump block integral color Cocoa



Sandblasted Slump block integral color Cocoa

Taylor Woodrow

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andersonbaron landscape architecture

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Phoenix, Arizona 85016
(602) 606 - 5760

Wall Details
Mesquite Mountain Ranch PHII - PAD

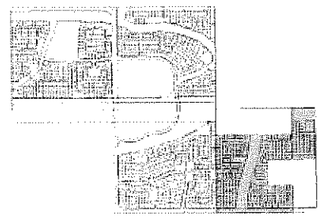


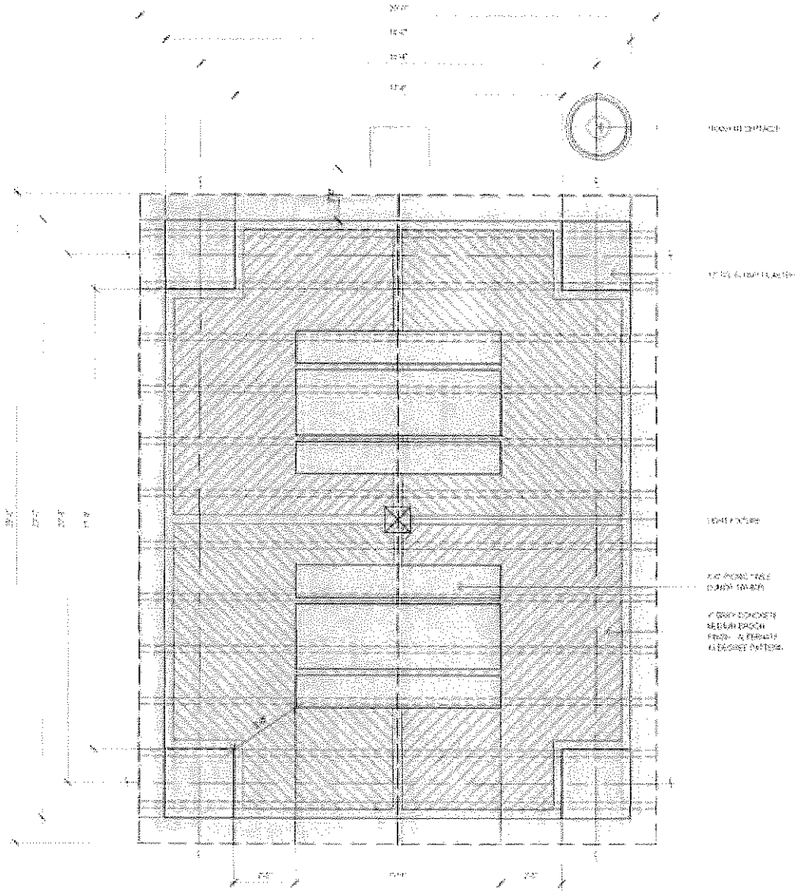
Exhibit
H-2

Wall Details

Mesquite Mountain Ranch PHII - PAD

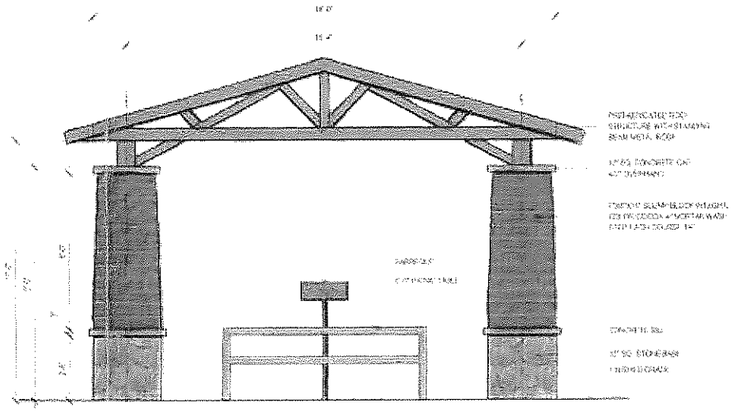
scale: per plan

date: 1.6.06 △7.28.06



1 ramada plan

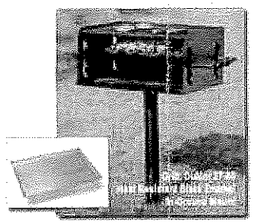
Scale: 3/8" = 1'-0"

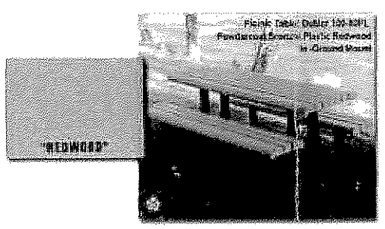


2 ramada elevation

Scale: 3/8" = 1'-0"

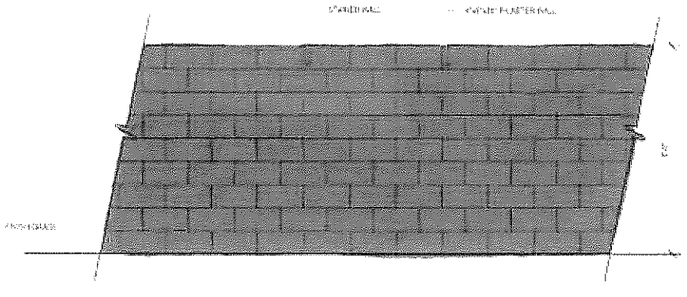
Ramada: Classic Recreation Systems
Roof Element Only - Standing Seam Metal Roof, Powdercoat Rust





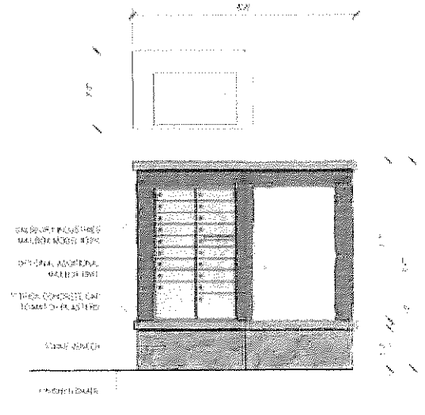
Picnic Table: Dubler 100-80PL Powdercoat Scenic Plastic Redwood In-Ground Mount

Trash Receptacle: Victor Stanley Steelsite Series



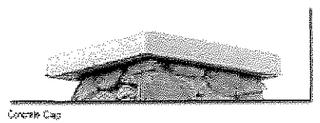
3 builder wall

Scale: 1/2" = 1'-0"

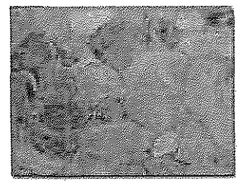


4 community mailbox

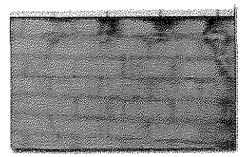
Scale: 1/2" = 1'-0"



Concrete Cap



Stone Veneer



Mortar Washed Slump block integral color Cocoa

Sandblasted Slump block integral color Cocoa

Taylor Woodrow
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Wall Details
Mesquite Mountain Ranch PHII - PAD

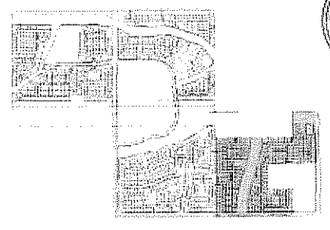
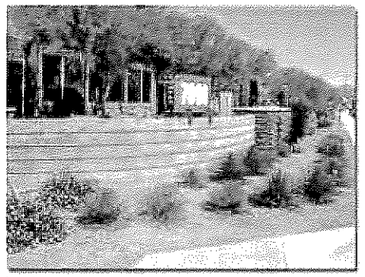
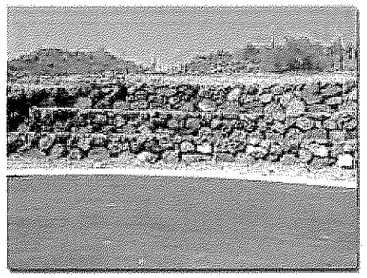


Exhibit
H-3



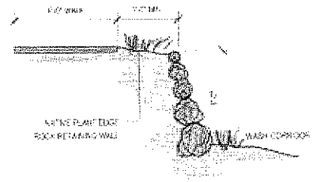
Board Formed Concrete wall



Rock Retaining walls

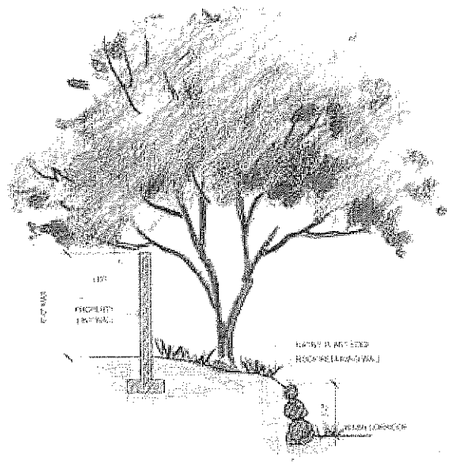
2 3'-0" tiered rock retaining wall w/trail

Scale: 1/4" = 1'-0"



3 6'-0" rock retaining wall

Scale: 1/4" = 1'-0"



4 3'-0" rock retaining wall

Scale: 1/4" = 1'-0"

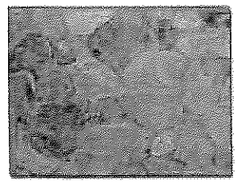
Wall Details

Mesquite Mountain Ranch PHII - PAD

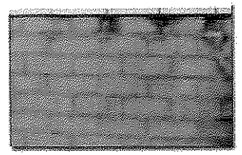
scale: per plan

date: 1.6.06 ⚠7.28.06

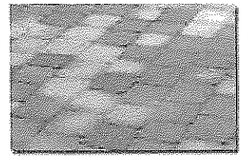
Concrete Cap



Stone Veneer



Mortar Washed Stucco block Integral color Cocoa



Cobble Stone Pavers

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Phoenix, Arizona 85016
(602) 606-5760

Wall Details
Mesquite Mountain Ranch PHII - PAD

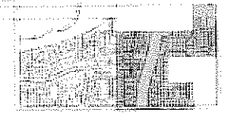
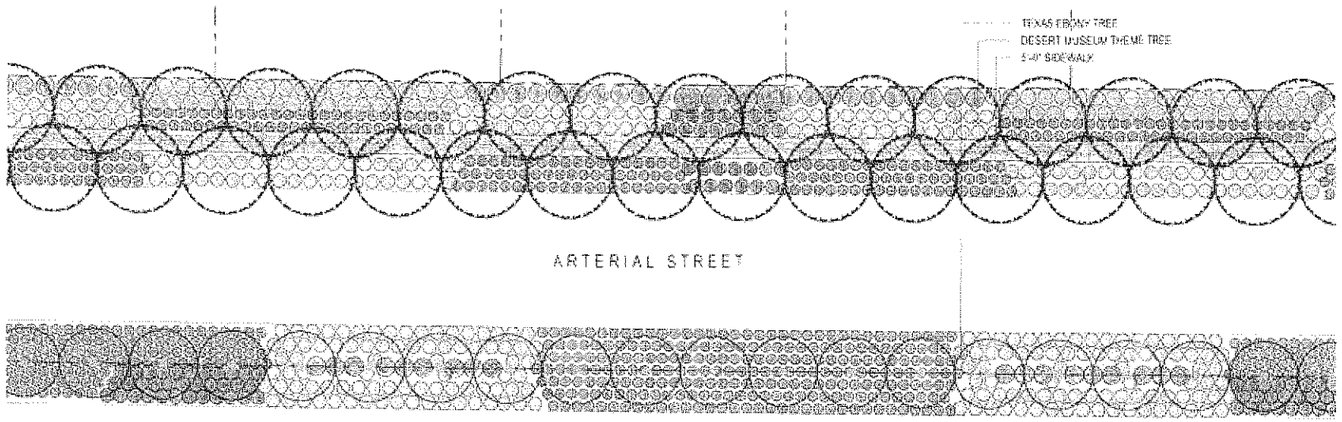
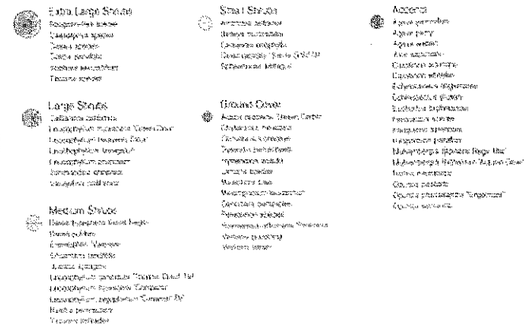


Exhibit
H-4

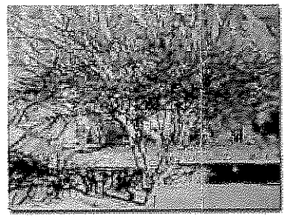
Appendix I

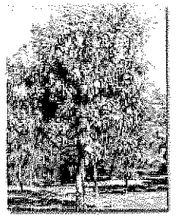
Typical Streetscape

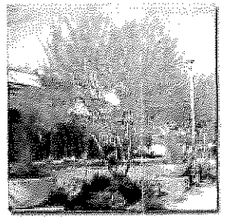




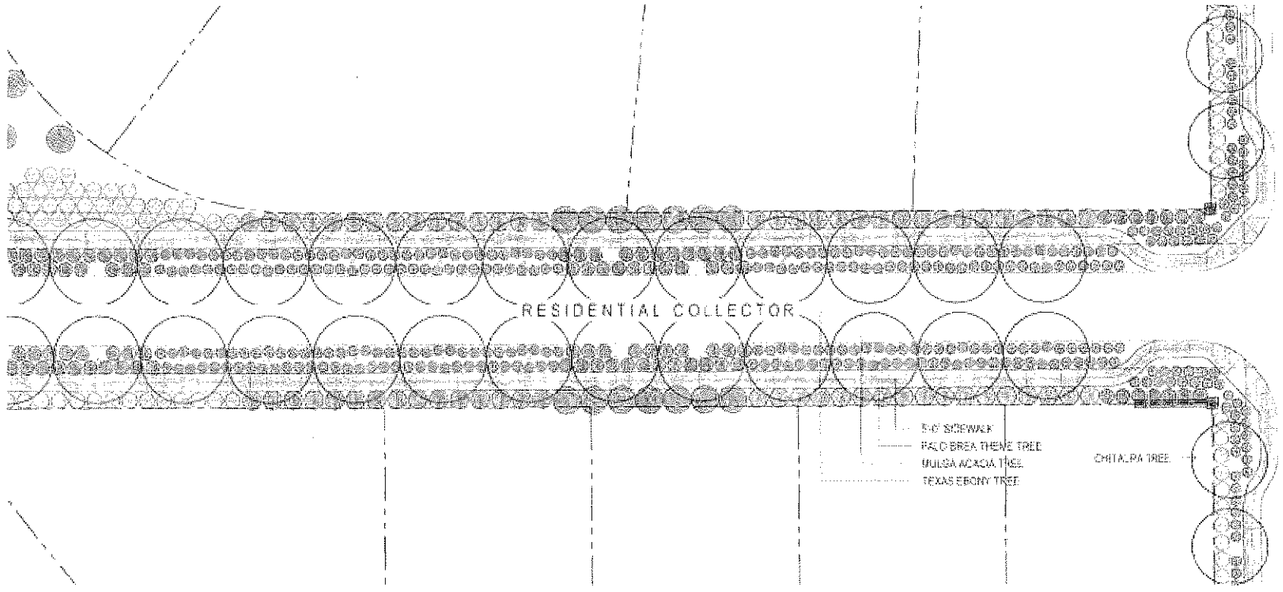
Mulga Acacia


Palo Brea


Crepe


Desert Museum

Texas Ebony



Typical Streetscape

Mesquite Mountain Ranch PHII - PAD

scale: 1"=20'

date: 1.6.06 △7.28.06

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Phoenix, Arizona 85016
(602) 808 - 5780

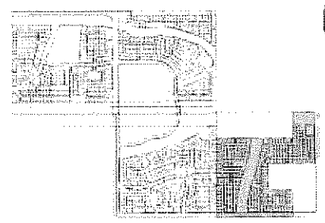

Exhibit
I-1

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.

We acknowledge this stipulation.

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

We acknowledge this stipulation.

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

We acknowledge this stipulation.

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.

We acknowledge this stipulation.

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;

We acknowledge this stipulation.

h) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points;

The access locations were approved as shown on the approved preliminary plat.

i) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply;

We acknowledge this stipulation.

j) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan;

We acknowledge this stipulation.

k) 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.

The signs have been removed and the signed affidavit of sign removal is included in the stipulation response package.

l) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Wickenburg Unified School District that addresses the impact of the development on the school district.

We acknowledge this stipulation.

m) Prior to the issuance of the Grading Permit, a copy of Maricopa County Flood Control District letter of CLOMAR approved and acceptance is required.

We acknowledge this stipulation.

n) The applicant is responsible for any revision and modification to the preliminary plat as a result of CLOMAR action by MCFCD.

We acknowledge this stipulation.

o) The design product needs to comply with the current codes adopted by the City of Surprise at time of Building permit submittal.

We acknowledge this stipulation.

p) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.

We acknowledge this stipulation.

I believe this addresses all of the stipulations by staff. If you have any questions or comments, please do not hesitate to call.

Sincerely,
Goodwin & Marshall, Inc.

Matt Baacke, E.I.T.
Project Engineer
MJB

SURPRISE
ARIZONA

CITY OF SURPRISE
Planned Area Development Process

AFFIDAVIT OF POSTING

Application #: _____

Project Name: Mesquite Mountain Ranch Phase 2

Project Location: 219th Ave & Beardsley

Date Site ~~Posted~~ Removed: 1/16/07

In order to assist in providing adequate notice to interested parties, the applicant for *any type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time, and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) calendar days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site - generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Justin Dan
Applicant/Representative Signature

2/5/07
Date

This instrument was acknowledged before me on this 5th day of February, 2007, and by Justin Drinnacore. I witness whereof I hereunto set my hand and official seal.

LYNNE M. DUGAN
Notary Public - Arizona
Maricopa County
Commission #144440
My Comm. Expires June 2, 2007

Lynne M. Dugan
Notary Public

_____
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).