



**Pinnacle Peak Country Estates  
A.K.A. Verdugo  
A.K.A. Altamira**

<b>Amendment</b>	<b>Case Number</b>	<b>Approval Date</b>	<b>Approval Doc.</b>	<b>Page</b>
<b>Original PAD</b>	PAD03-110	2/12/04	ORD04-02	2
<b>Verdugo Revision</b>	PADA08-171	4/9/09	ORD09-11	49
<b>Altamira Revision</b>	PADA09-087	5/1/09	ORD09-34	109
<b>Verdugo Road Classification Revision</b>	PADA09-098	6/9/09		162

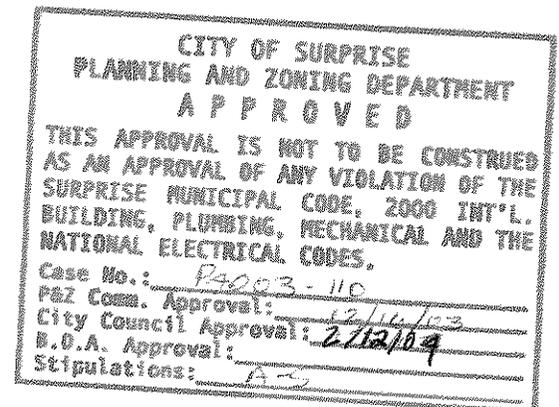
AREAD

AFKHAM REAL ESTATE ACQUISITION & DEVELOPMENT COMPANY

# Pinnacle Peak Country Estates

NEC 163<sup>rd</sup> Avenue & Pinnacle Peak Road  
Surprise, Arizona

## A Planned Area Development (PAD)



February 5, 2004

Prepared for Pinnacle Peak Country Estates, Inc.

# **Pinnacle Peak Country Estates**

NEC 163<sup>rd</sup> Avenue & Pinnacle Peak Road  
Surprise, Arizona

## **APPLICANT / DEVELOPER:**

### **AREAD**

7373 North Scottsdale Road  
Scottsdale, Arizona 85253  
Suite A-180  
Tel: (480) 998-5440  
Fax: (480) 998-5442  
Contact: Mr. Nariman Afkhami

## **ENGINEER:**

**A-N West, Inc.**  
7600 North 15<sup>th</sup> Street  
Suite 200  
Phoenix, Arizona 85020

Tel: (602) 861-2200  
Fax: (602) 943-1989  
Contact: Mr. Larry Tysiac

## **LANDSCAPE ARCHITECT:**

**Gilmore Graves, Inc.**  
300 West Clarendon Avenue  
Suite 385  
Phoenix, Arizona 85013

Tel: (602) 266-5622  
Fax: (602) 266-5707  
Contact: Mr. Jack Gilmore

## **OWNER:**

**Pinnacle Peak  
Country Estates, Inc.**  
7373 North Scottsdale Road  
Scottsdale, Arizona 85253  
Suite A-180  
Tel: (480) 998-5440  
Fax: (480) 998-5442  
Contact: Mr. Nariman Afkhami

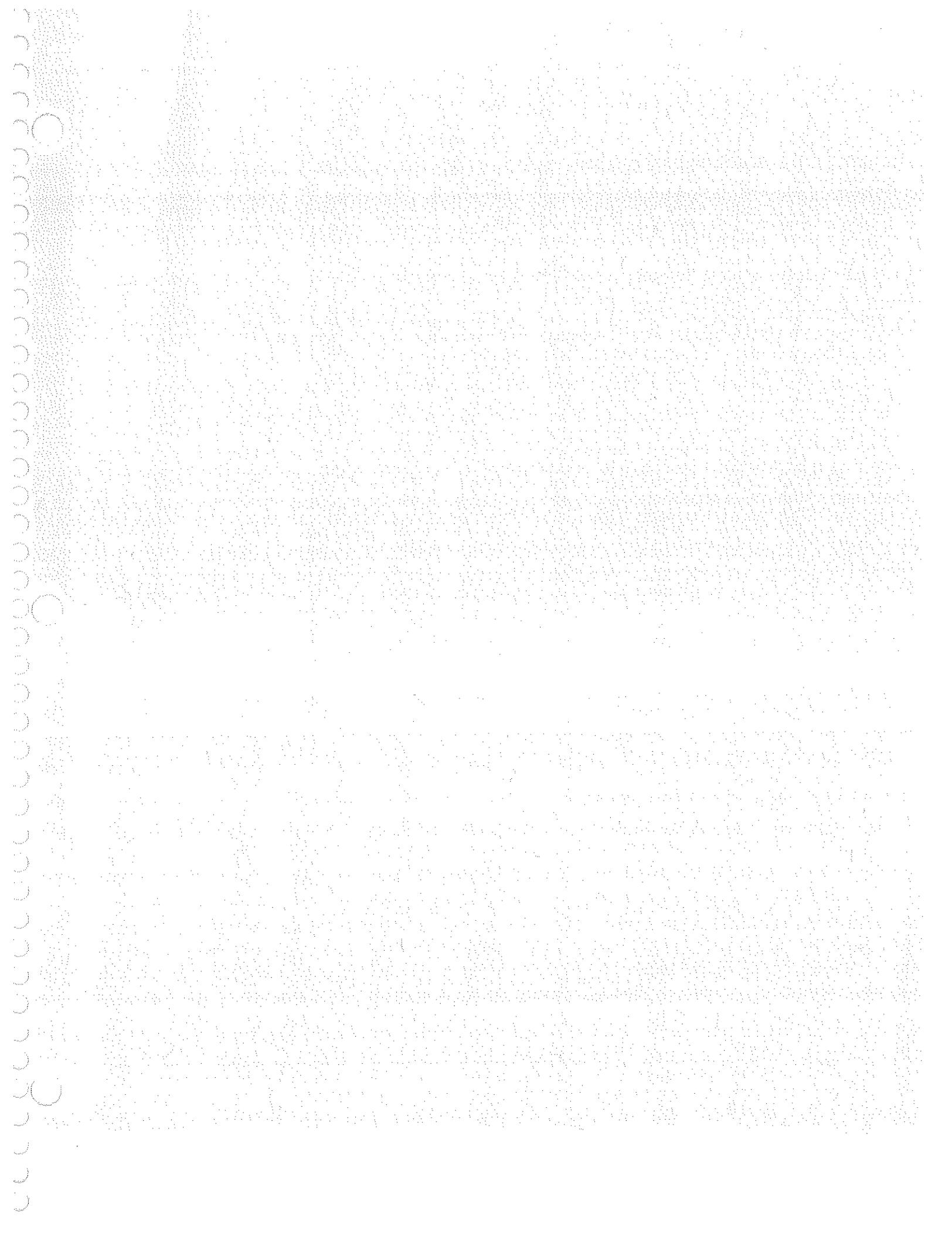
## TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>Page Number</u>
<b>1.0</b>	<b>Introduction</b> .....	<b>1</b>
1.1	Project Proposal .....	1
1.2	General Plan Compliance Analysis .....	1
EXHIBIT A	Vicinity Map	
EXHIBIT B	Surprise General Plan	
<b>2.0</b>	<b>Property Description and Entitlements</b> .....	<b>2</b>
2.1	Legal Descriptions .....	2
2.2	Ownership .....	2
2.3	Area Description .....	2
EXHIBIT C	Aerial Map	
<b>3.0</b>		
3.1	Land Uses .....	3
3.1.1	Residential .....	3
3.1.2	Open Space .....	3
3.1.3	Commercial .....	4
	Land Use Data Table .....	4
3.1.4	Surrounding Property .....	4
3.2	Development Agreement .....	5
EXHIBIT D	Land Use Plan	
EXHIBIT E	Adjacent Land Use Map	
EXHIBIT F	Abutting Ownership Plan	
<b>4.0</b>	<b>Circulation</b> .....	<b>6</b>
4.1	Connection to Surprise Transportation Network .....	6
4.2	Onsite Circulation and Roadway Sections .....	6
EXHIBIT G	Area Circulation Map	
EXHIBIT H	Street Cross Sections	

<b>5.0</b>	<b>Landscaping &amp; Recreation/Community Facilities.</b>	
5.1	Overview .....	8
5.2	Landscape .....	8
5.3	Open Space/Linear Parks .....	8
5.4	Neighborhood Park .....	9
EXHIBIT I	Conceptual Landscape Plan	
EXHIBIT J	Conceptual Park Plan	
EXHIBIT K	Circulation Plan	
EXHIBIT L	Conceptual Wall Plan	
EXHIBIT M	Conceptual Wall/Signage Plan	
EXHIBIT N	Primary Entry Plan	
<b>6.0</b>	<b>Architectural Design Guidelines</b> .....	10
6.1	Architectural Theme .....	10
6.2	Street Lighting .....	10
EXHIBIT O	Proposed Streetlight Plan	
<b>7.0</b>	<b>Utilities and Community Facilities</b> .....	11
7.1	Natural Gas .....	11
7.2	Telephone .....	11
7.3	Electric Power .....	11
7.4	Drainage .....	11
7.5	Schools .....	11
7.6	Safety (Police & Fire) .....	11
7.7	Sanitation .....	12
EXHIBIT P	Conceptual Master Drainage Plan	
EXHIBIT Q	School District Map	
<b>8.0</b>	<b>Phasing</b> .....	13
EXHIBIT R	Phasing Plan	
<b>9.0</b>	<b>Summary</b> .....	14

## EXHIBITS

	<u>TITLE</u>	<u>LOCATION</u>
EXHIBIT A	Vicinity Map	Section 1.0
EXHIBIT B	Surprise General Plan	Section 1.0
EXHIBIT C	Aerial Map	Section 2.0
EXHIBIT D	Land Use Plan	Section 3.0
EXHIBIT E	Adjacent Land Use Map	Section 3.0
EXHIBIT F	Abutting Ownership Plan	Section 3.0
EXHIBIT G	Area Circulation Map	Section 4.0
EXHIBIT H	Street Cross Sections	Section 4.0
EXHIBIT I	Conceptual Landscape Plan	Section 5.0
EXHIBIT J	Conceptual Park Plan	Section 5.0
EXHIBIT K	Circulation Plan	Section 5.0
EXHIBIT L	Conceptual Wall Plan	Section 5.0
EXHIBIT M	Conceptual Wall/Signage Elevations	Section 5.0
EXHIBIT N	Primary Entry Plan	Section 5.0
EXHIBIT O	Proposed Streetlight Plan	Section 6.0
EXHIBIT P	Conceptual Master Drainage Plan	Section 7.0
EXHIBIT Q	School District Map	Section 7.0
EXHIBIT R	Phasing Plan	Section 8.0
APPENDIX A	General Plan Policy Checklist	Appendix A
APPENDIX B	Dysart School District Letter	Appendix B



## **Pinnacle Peak Country Estates**

### **1.0 INTRODUCTION**

The purpose of the request is to rezone the property owned by the Pinnacle Peak Country Estates, Inc. from Rural 43 to Planned Area Development (PAD) to permit the development of the proposed Pinnacle Peak Country Estates project.

Pinnacle Peak Country Estates is a proposed low density residential community located in the Surprise area at the northeast corner of 163<sup>rd</sup> Avenue (Sarival Avenue alignment) and Pinnacle Peak Road (see Exhibit A, Vicinity Map). The project site is 369.56 acres.

### **1.1 PROJECT PROPOSAL**

Pinnacle Peak Country Estates will be an exclusively single family detached residential development, with associated streets, open spaces, utilities, and those amenities that may be needed to accommodate the residents of the development. Lots will be a minimum of 18,000 square feet. Single Family Detached Homes of between 2,000 and 5,000 square feet are intended for this property.

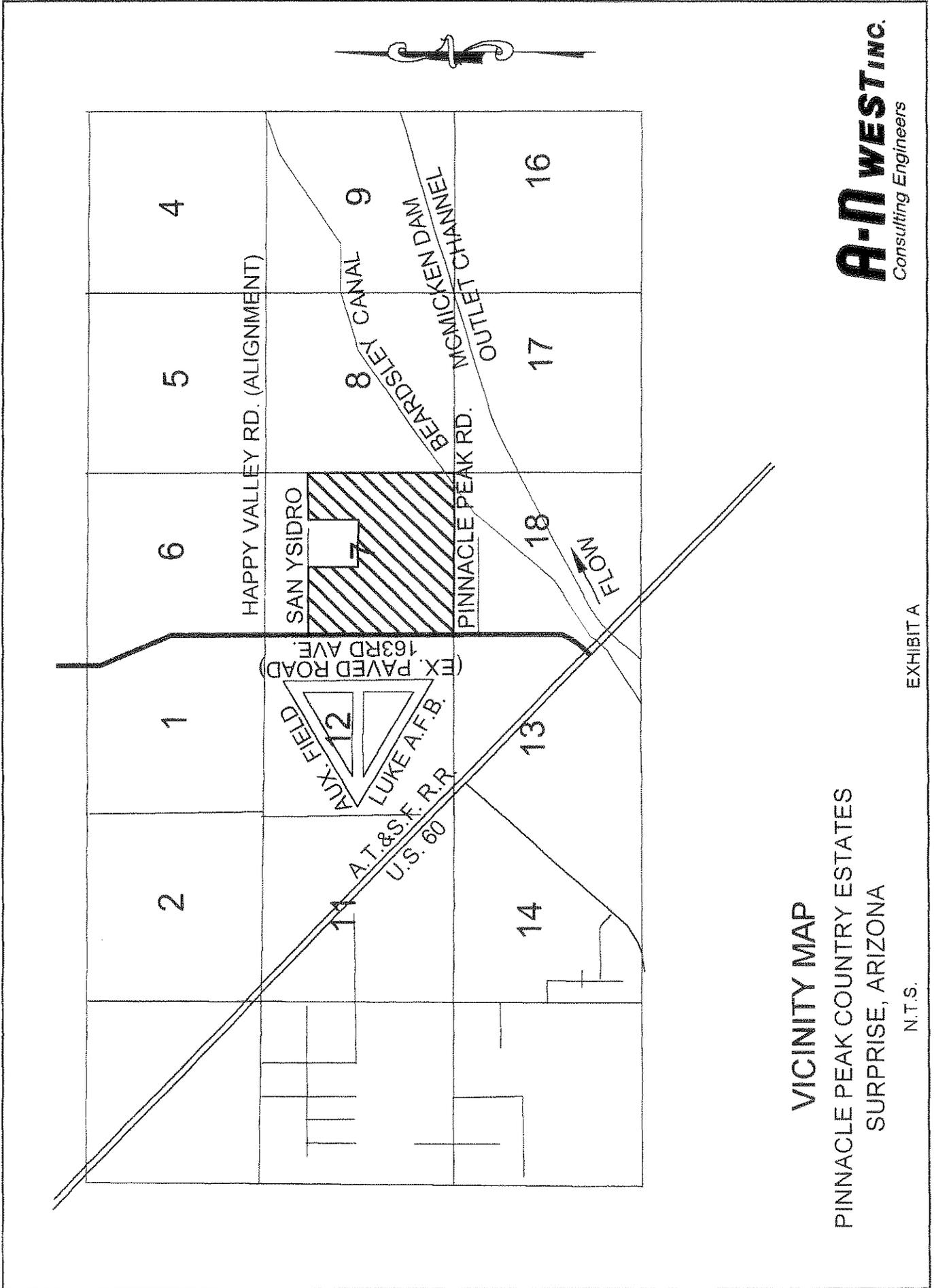
Interior streets will be private and controlled by gates at intersections with the public street system. The primary entrance (Calle Lejos), located at the midsection line of 163<sup>rd</sup> Avenue will be constructed in a divided configuration from its intersection with 163<sup>rd</sup> Avenue to an approximate depth of five hundred feet into the development. The secondary entrance, Avenida Del Sol is also constructed in a divided configuration from its intersection with 163<sup>rd</sup> Avenue to an approximate depth of four hundred feet into the development. This design provides two collector-section streets, each with two lanes into and out of the site. The proposed design also provides an opportunity for additional landscaping and creates a sense of arrival.

Provision for storm water run-off is combined with a desire to have an open space system within the site. A large retention basin in the southeast portion of the site is fed by open landscaped channels passing through and around this development. Conceptual landscape plans indicate native desert plant materials with a decomposed granite ground cover will be the predominant theme.

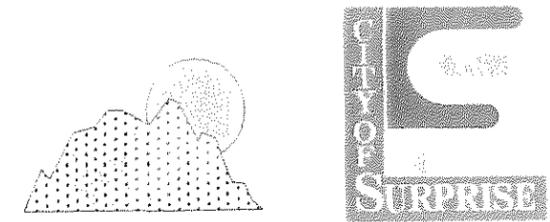
### **1.2 GENERAL PLAN COMPLIANCE ANALYSIS**

(See Exhibit B, Surprise General Plan)

(See Appendix A General Plan Policy Checklist)

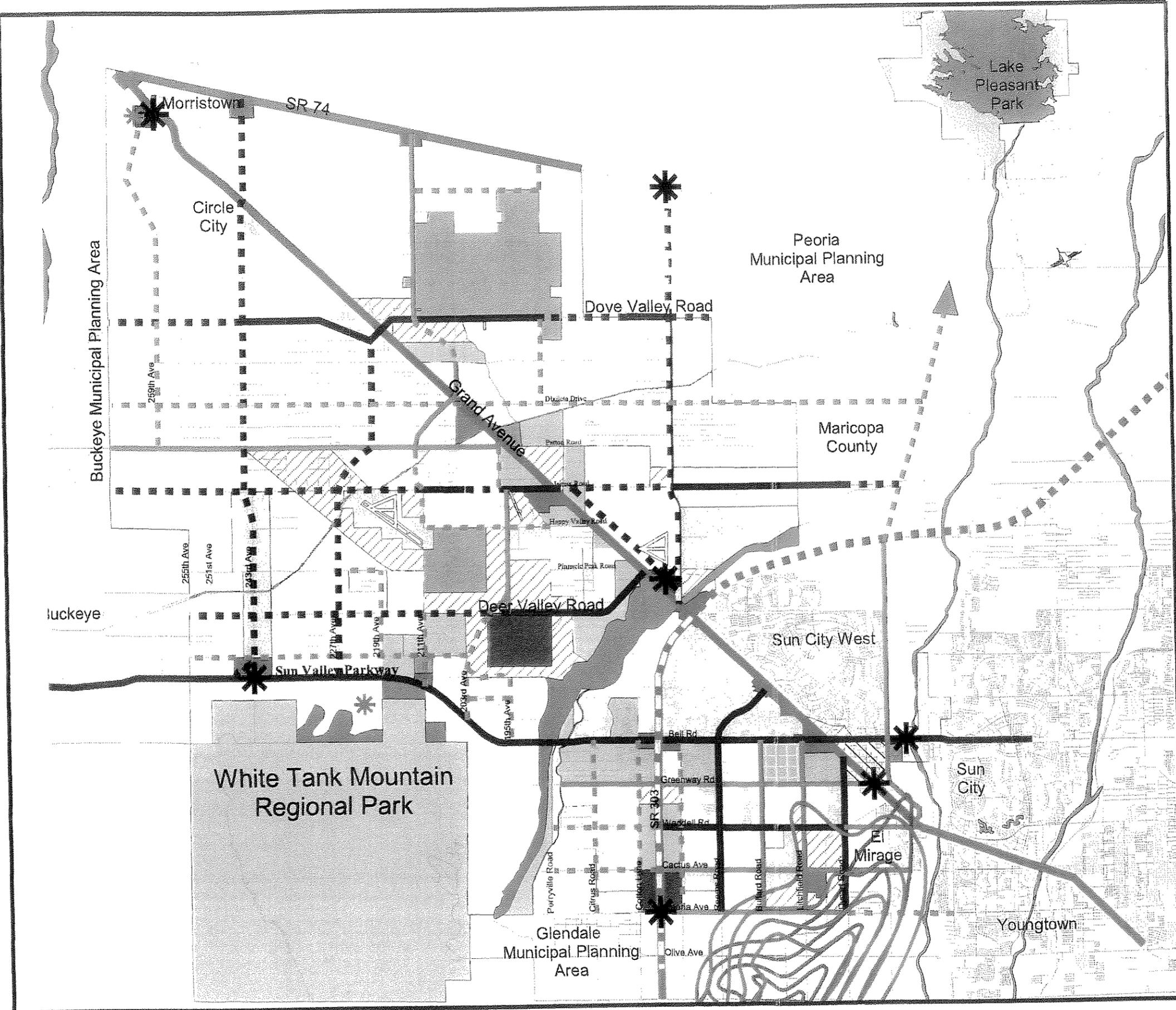


**VICINITY MAP**  
 PINNACLE PEAK COUNTRY ESTATES  
 SURPRISE, ARIZONA  
 N.T.S.



# Land Use Plan

Figure 4-1



**Land Use Classification**

- Rural Residential (0-1 DU/AC)
- Suburban Residential (1-3 DU/AC)
- Low Density Residential (3-5 DU/AC)
- Medium Density Residential (5-8 DU/AC)
- Medium/High Density Residential (8-15 DU/AC)
- High Density Residential (15-21 DU/AC)
- Surprise Center
- Original Townsite
- Commercial (Greater than 25 acres)
- Employment
- Mixed Use
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Resort Development
- Gateway

Reference Rural Development Standards and Design Guidelines Policy

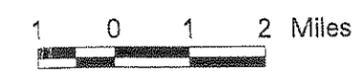
See Original Townsite Revitalization Specific Plan

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
- 1988 MAG Noise Contours
- 1995 Luke A.F.B Noise Contours (1997 Revised)

**Surprise General Plan 2020:  
Imagine the Possibilities  
Surprise, AZ**



Partners for Strategic Action, Inc.  
Neill/Vecchia and Associates  
Devitt Evans and Associates, Inc.  
Revised by City of Surprise  
December, 2001

**2.0 PROPERTY DESCRIPTIONS AND ENTITLEMENTS**

**2.1 LEGAL DESCRIPTIONS**

**PARCEL No. 1:**

Lots 2, 3 and 4, and the Southeast quarter of the Northwest quarter, and the East half of the Southwest quarter, and the Southeast quarter, all in Section 7, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil and gas reserved to the United States of America in the Patent of said land and subject to the provisions and limitations of the Act of June 17, 1914 (38 State. 509).

**PARCEL No. 2:**

Lots 5, 6, 7, 8 and 9, of Section 7, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil and gas as reserved to the United States of America in the Patent of said land and subject to the provisions and limitations of the Act of June 17, 1914 (38 State. 509).

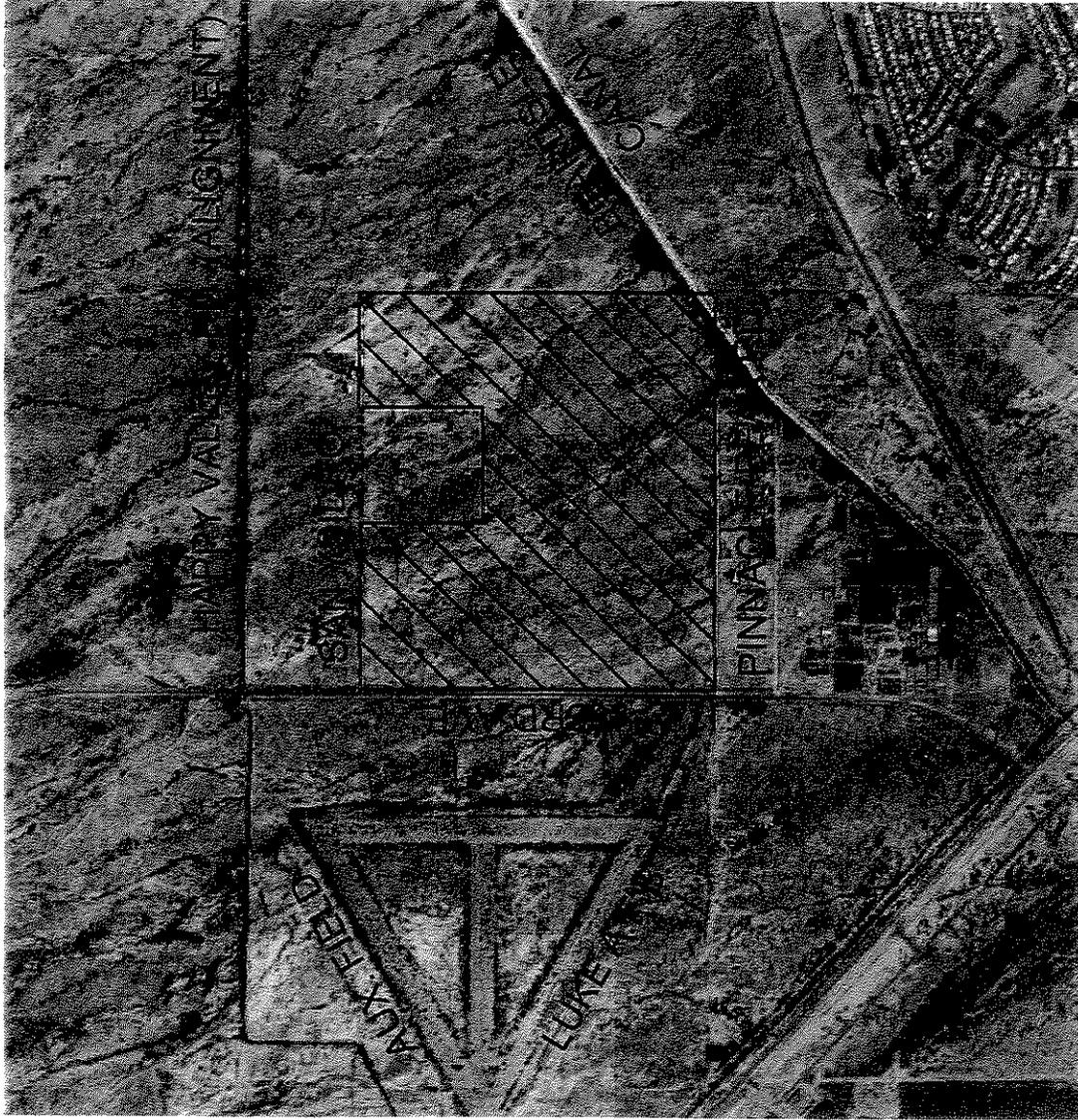
**2.2 OWNERSHIP**

**Pinnacle Peak Country Estates, Inc.**  
7373 North Scottsdale Road  
Suite A-180  
Scottsdale, Arizona 85253

TELEPHONE: (480) 998-5440  
FAX: (480) 998-5442

**2.3 AREA DESCRIPTION**

The site, currently vacant open desert, is located on the east side of 163<sup>rd</sup> Avenue north of Pinnacle Peak Road (see Exhibit C, Aerial Map). The property has some 4,000 feet of frontage on 163<sup>rd</sup> Avenue, which is planned to be a major arterial street and is currently improved to Grand Avenue. 163<sup>rd</sup> Avenue will be widened at the time of development of the site.



AERIAL MAP  
PINNACLE PEAK COUNTRY ESTATES  
SURPRISE, ARIZONA  
N.T.S.

### **3.0 LAND USE PLAN**

#### **3.1 LAND USES**

Pinnacle Peak Country Estates is intended to be low in density and high in quality. Amenities will be provided as determined to be appropriate for the project as a neighborhood. Open space will be provided in linear form that will accommodate storm water runoff, but can also provide for recreational activity and visual relief in corridors extending through the site. A neighborhood park is integrated into the core of the development. Other open space will be provided in land set aside for a retention basin in the southeast portion of the property. A commercial parcel will also be set aside at the southwest corner of this project (see Exhibit D, Land Use Plan).

Pinnacle Peak Country Estates will provide an opportunity for a type of housing not readily found in this area. Low density homes offer a desirable lifestyle, yet within a master planned environment that will address infrastructure, open space, and utilities in a long-term, comprehensive manner.

##### **3.1.1 Residential**

There are nearly 284 acres of residential land use with a minimum of 18,000 Sq. Ft. (0.41 acres) per lot. All residential areas will be designed to the Single Family Residential Design Guidelines.

Pinnacle Peak Country Estates includes variable lot sizes. The minimum lot width is 100 feet with a maximum depth of 200 feet. These various lot sizes will allow for a wide variety of home choices and prices, while complying with the City of Surprise Home Product Design Guidelines. The City of Surprise General Plan Land Use Plan proposes Suburban Residential use in this area at a density of 1 to 3 units per acre, and this project with a density of 1.98 units per net residential acre will further the attainment of this planning goal. Please see Exhibit D for further details.

##### **3.1.2 Open Space**

It is proposed that nearly 44 acres or 13% of the net project area will be open space. This satisfies the minimum 10% open space requirement for the Single-Family Residential Design Guidelines, and the 13% requirement for the General Plan. Over 13% of the provided open space will be located in a Neighborhood Park situated in the center of Pinnacle Peak Country Estates. The six acre park, just south Calle Lejos of the primary entrance, will provide the residents a place to enjoy outdoor activities and recreation.

The majority of the open space in Pinnacle Peak Country Estates is contained in the open landscaped channels or washes. These linear open spaces interconnect the residential areas, neighborhood park and the commercial parcel at the northeast corner of 163<sup>rd</sup> Avenue and Pinnacle Peak Road. This will provide a continuous open space/trail system throughout this community. In order to provide safety and personal security, concepts of

the Healthy Neighborhood philosophy, residential lots will front, side, or back the open spaces. Visual access and view corridors into the open space will be provided where feasible.

**3.1.3 Commercial**

There is a 13.26 acre commercial parcel located in the southwest corner of the project site. Located at the northeast corner of the intersection of 163<sup>rd</sup> Avenue and Pinnacle Peak Road, this commercial property will provide a buffer from the noise and traffic of a minor arterial (Pinnacle Peak Road) and a major arterial roadway (163<sup>rd</sup> Avenue) to the residential uses located nearby. This commercial area is situated just south of Avenida Del Sol, the secondary gated entrance to Pinnacle Peak Country Estates.

The placement of this commercial parcel creates accessibility to the interior collector road of the development allowing internal automotive and pedestrian traffic to flow through this area. Due to its location at the intersection of 163<sup>rd</sup> Avenue and Pinnacle Peak Road, this commercial parcel is also accessible to the general public. The specific use of this commercial parcel is not yet known, and will be developed (C-2 Community Commercial zoning) to best serve the surrounding area needs.

**LAND USE DATA TABLE**

<b>MAXIMUM LOTS:</b>	561
<b>TYPICAL MINIMUM LOT WIDTH:</b>	100 ft.
<b>TYPICAL MAXIMUM LOT DEPTH:</b>	200 ft.
<b>MINIMUM LOT AREA:</b>	18,000 sq.ft.
<b>RESIDENTIAL AREA:</b>	283.23 AC
<b>COMMERCIAL AREA:</b>	13.26 AC
<b>GROSS PROJECT DENSITY:</b> (includes commercial)	1.52 units/AC
<b>NET PROJECT DENSITY:</b> (excludes commercial)	1.98 units/AC
<b>ARTERIAL/COLLECTOR STREETS:</b>	9.47 AC
<b>TOTAL OPEN SPACE AREA:</b>	42.26 AC (12.13%)

**3.1.4 Surrounding Property**

Surrounding properties are zoned for single family residential use, and are either Rural 43 if in the county or R1-43 if within the City of Surprise (see Exhibit E, Adjacent Land Use Map). The land immediately east of the site is vacant State Trust Land. To the west, across 163<sup>rd</sup> Avenue, is a private airfield. This airfield reportedly was used in connection with nearby agriculture, but it has not been used recently and is believed to be abandoned. To the south, across Pinnacle Peak Road, there are several existing homes.

## **Pinnacle Peak Country Estates**

The land north of the site is generally vacant private property, with some existing single family homes along San Ysidro Road. These existing homes, like those on the south side of Pinnacle Peak Road, are on lots generally between 1 to 5 acres in size and have a rural character (see Exhibit F, Abutting Ownership Plan).

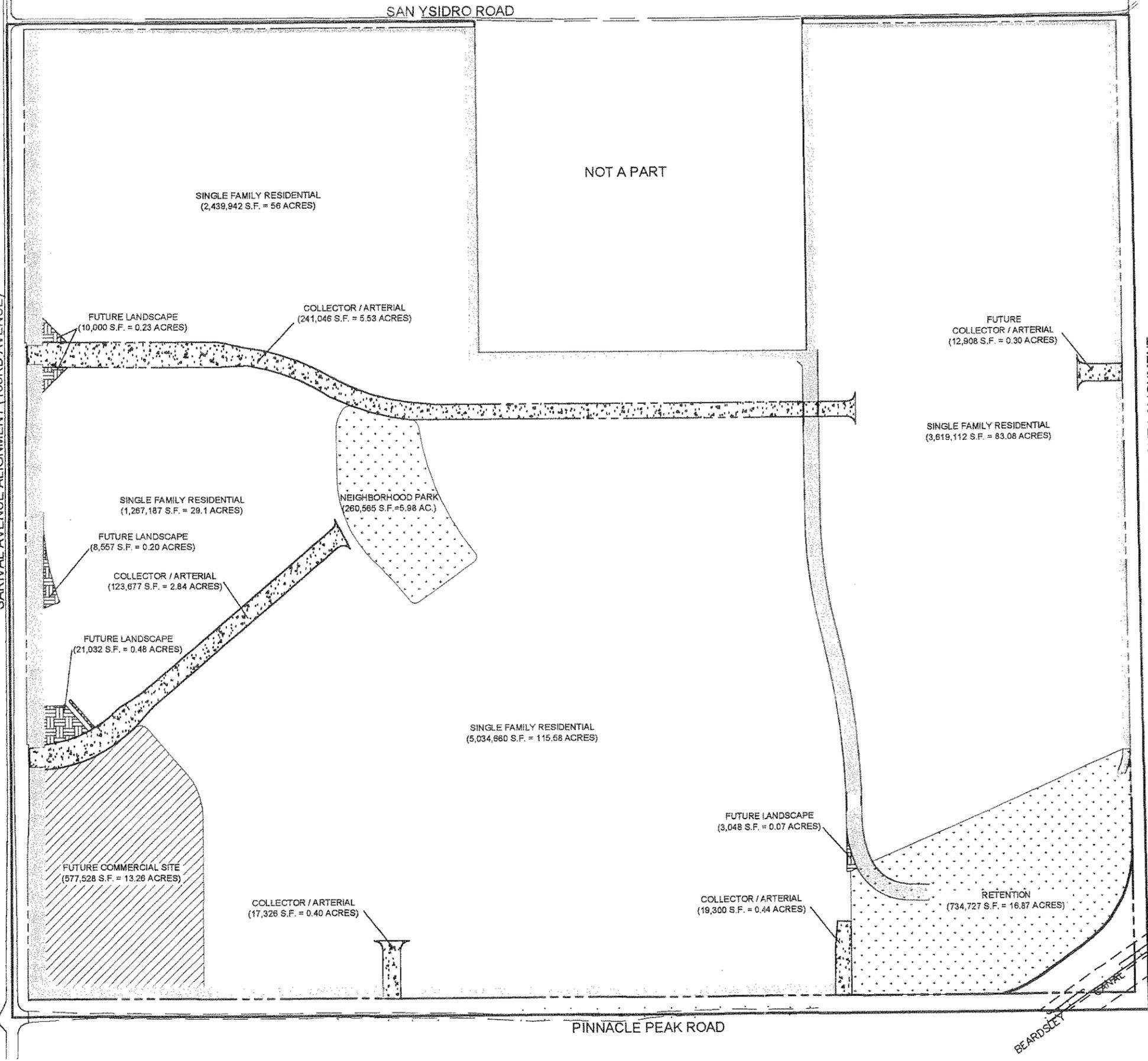
Ultimately, Pinnacle Peak Country Estates will add to the area infrastructure, while also enhancing storm water runoff protection in the area. This will include the dedication of right-of-way and improvement of 163<sup>rd</sup> Avenue to major arterial width, Pinnacle Peak Road and Reems Road (155<sup>th</sup> Avenue) being improved to minor arterial standards and San Ysidro Road to local standards. This development is also likely to increase property values in the area.

### **3.2 DEVELOPMENT AGREEMENT**

A final development agreement will be provided prior to final approval of project zoning.

# LAND USE PLAN

SARIVAL AVENUE ALIGNMENT (163RD AVENUE)



### SYMBOL LEGEND

[Symbol]	OPEN SPACE - WASH
[Symbol]	OPEN SPACE - LANDSCAPE
[Symbol]	OPEN SPACE - PARK / RETENTION
[Symbol]	COMMERCIAL
[Symbol]	ARTERIAL & COLLECTOR RW
[Symbol]	RESIDENTIAL
[Symbol]	PROPERTY/BOUNDARY LINE
[Symbol]	BRASS CAP
B.C.	BRASS CAP
H.H.	HAND HOLE
SF	SINGLE-FAMILY
RW	RIGHT-OF-WAY
P.D.E.	PROPOSED DRAINAGE EASEMENT
C.C.	COMMUNITY COMMERCIAL

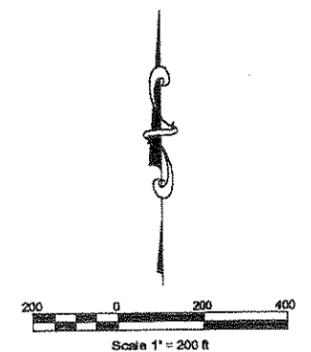
REEMS ROAD (155TH AVE.) ALIGNMENT

LAND USE	ZONING	DENSITY	AREA (acres( %))
RESIDENTIAL	R1-18	SF	283.23 (76.64)
NON-RESID.	C-2	C. C.	13.26 (3.59)
ARTERIAL/ COLLECT.	R1-18	--	9.47 (2.56)
WELL SITE	R1-18	--	0.19 (0.05)
<b>OPEN SPACE</b>			
WASHES	R1-18	--	18.41 (4.98)
RETENTION	R1-18	--	16.89 (4.57)
LANDSCAPE	R1-18	--	0.98 (0.27)
PARKS	R1-18	--	5.98 (1.62)
<b>RW (TO BE DEDICATED)</b>	R1-18	--	<b>21.15 (5.72)</b>

TOTAL GROSS AREA = 369.56 (100.0%)

OPEN SPACE AREA = 12% OF NET PROJECT AREA

STANDARD LOT SIZE: MIN. 18,000 S.F. (150'-200' DEEP)  
 ROADWAY TRACT (LOCAL): 40'  
 PROPOSED LOT COUNT: 561  
 NET DENSITY: 1.98 UNITS / ACRE



**1-800-875-1111**  
GILCHRIST LAND SURVEYING & ENGINEERING

NO.	DATE	DESCRIPTION	BY
3	12-18-03	REVISED PER C.O.S. COMMENTS	EJS
2	08-22-03	REVISED PER C.O.S. COMMENTS	EJS
1	06-23-03	REVISED PER C.O.S. COMMENTS	EJS

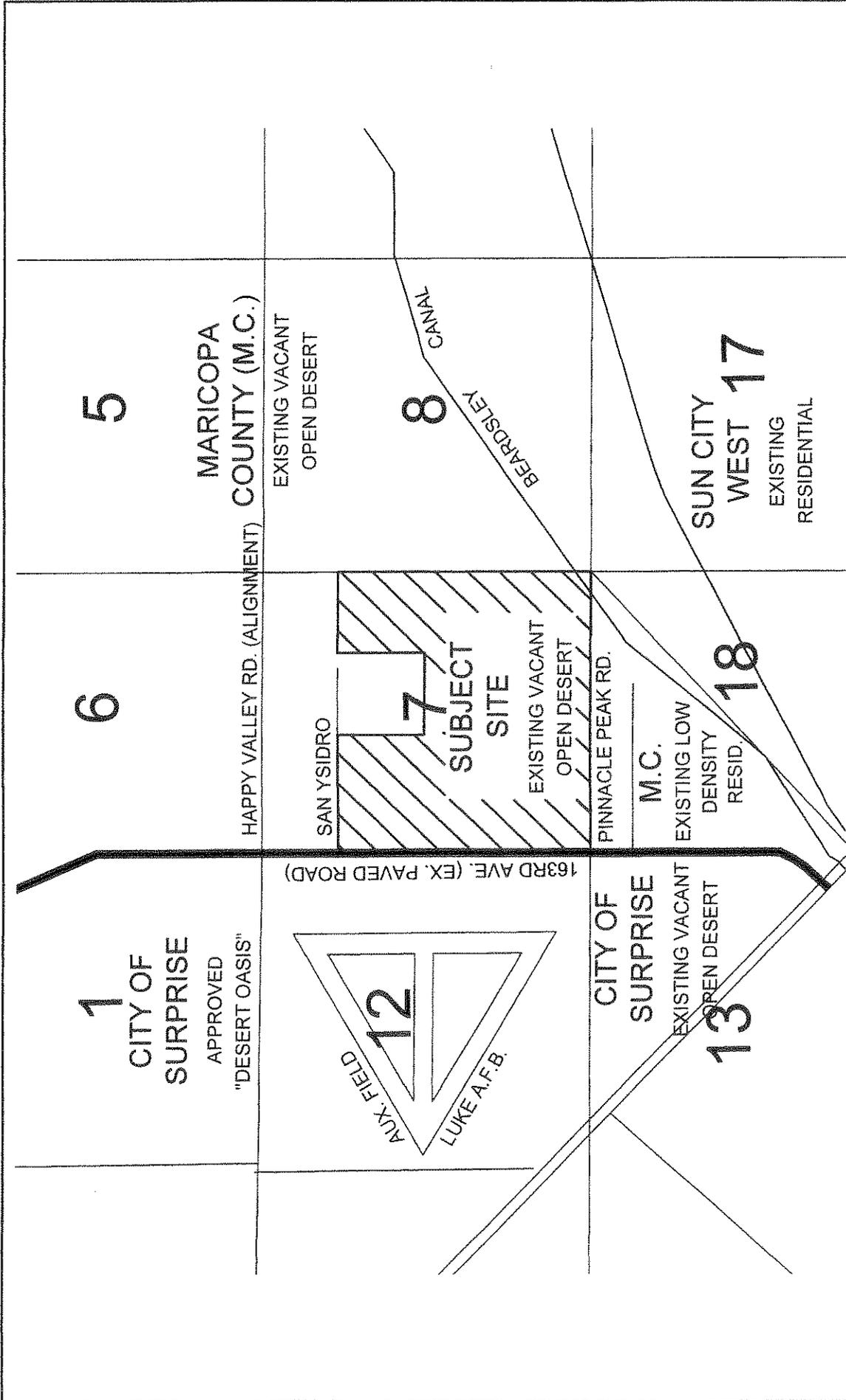
**A-J WESTING**  
Consulting Engineers  
7700 N. 15th Street, Suite 200  
Phoenix, AZ 85024  
Ph: 602-944-1111 Fax: 602-944-1999  
ajwesting@a-jwesting.com

**PINNACLE PEAK  
COUNTRY ESTATES  
SURPRISE, ARIZONA**

NO.	DATE	DESIGN	DRAWN	CHECK	SCALE	BY
1	12-18-03	DESIGN	EJS	EJS	1"=200'	EJS

**EXHIBIT D  
LAND USE PLAN**

SHEET  
**EXHIBIT D**



**ADJACENT LAND USE MAP**  
**PINNACLE PEAK COUNTRY ESTATES**  
**SURPRISE, ARIZONA**

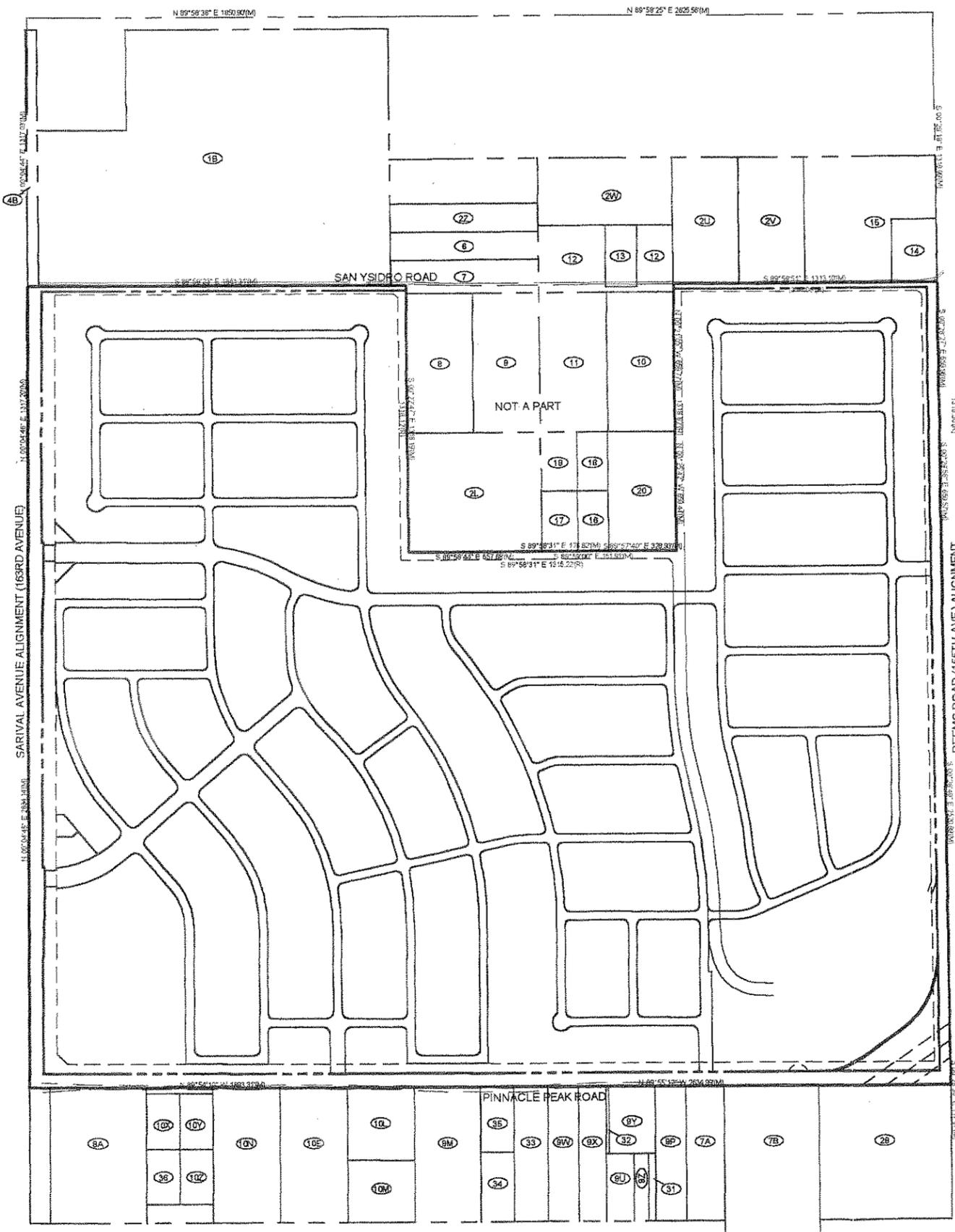
N.T.S.



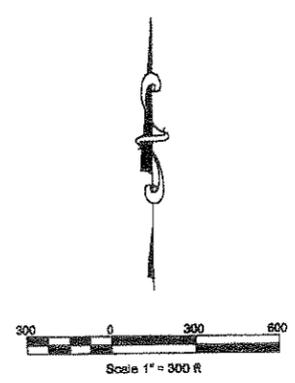
EXHIBIT E

# ABUTTING OWNERSHIP PLAN

BK 503, PG. 73, PARCEL 1C



ADJACENT PROPERTY OWNERS TABLE				
BOOK	MAP	PARCEL	OWNER	OWNERS ADDRESS
503	56	001B	Bhendhusavee, Choochiv/Rumbhe TR	6721 W. Redfield Rd., Peoria, AZ 85381
		002L	Hain, Glen O./Kathy A.	10208 N. 53rd St., Glendale, AZ 85302
		002J	Hill, Frank T./Judith C.	16604 W. San Ysidro Rd., Sun City, AZ 85375
		002V	Hill, Frank T./Judith C.	16604 W. San Ysidro Rd., Sun City, AZ 85375
		002Z	Daoud, David J./Rebecca K.	2885 E. Tulsa St., Chandler, AZ 85225
		006	Daoud, David J./Rebecca K.	2883 E. Tulsa St., Chandler, AZ 85225
		007	Daoud, David J./Rebecca K.	2883 E. Tulsa St., Chandler, AZ 85225
		008	Moshi, Esho/Bronia	3142 W. Hartford Dr., Phoenix, AZ 85063
		010	Toma, Alaskan/Gladis	10248 N. 65th Ave., Glendale, AZ 85302
		012	Fioritto, Joseph/Charlotte	10515 W. Camden Ave., Sun City, AZ 85351
		013	Fioritto, Joseph/Charlotte	10515 W. Camden Ave., Sun City, AZ 85351
		014	Ybarra, Ysidro R & Celia B.	4742 W. Nicolet Ave., Glendale, AZ 85301
		015	Ybarra, Ysidro R & Celia B.	4742 W. Nicolet Ave., Glendale, AZ 85301
		016	Inman, Rick/Tamara/Mack, Kaylene/T EXG M	7883 W. Camino De Oro, Peoria, AZ 85382
		017	Inman, Rick/Tamara/Mack, Kaylene/T EXG M	7883 W. Camino De Oro, Peoria, AZ 85382
		020	Inman, Rick/Tamara/Mack, Kaylene/T EXG M	7883 W. Camino De Oro, Peoria, AZ 85382
503	57	007A	Garcia, Frank & Gloria	16801 N. Surprise, Surprise, AZ 85345
		007B	Wilson, John J.	8913 W. Peoria Ave., Peoria, AZ 85345
		008A	Huey, Richard G./Irene TR/Wong WO/ISO TR/	2811 W. Coctus Wren, Phoenix, AZ 85021
		009M	Clayton, Glenn G./Dorothy M. P.O. Box	5624 Sun City West, AZ 85376-5624
		009P	Pasillas, Antonio/Augustin	16433 Greasewood St., Surprise, AZ 85374
		009W	Carrillo Mario M./Ferdandez, Carmen R.	13027 Desert Lane, Surprise, AZ 85374
		009X	Solis, Mariano/Cynthia P.O. Box	1644 El Mirage, AZ 85335
		009Y	Solis, Martin F./Alejandrina	16433 N. Greasewood, Surprise, AZ 85374
		010E	Aylesworth, Johnnie D./Tallez, Ramona/Mary	16943 W. Pinnacle Peak Rd., Sun City West, AZ 85375
		010L	Midwood, Karen	7385 Thasos Ave. N.E., Bremerton WA 98310
		010N	Camecho, Cesar/Letitia	16855 Pinnacle Peak Rd., Sun City, AZ 85375
		010K	Solis, Alvina/Pasillas	P.O. Box 796, El Mirage, AZ 85335
		010Y	Solis, Ezequiel	P.O. Box 796, El Mirage, AZ 85335
		024	Growers Company, Inc.	P.O. Box 1251, Glendale, AZ 85311
		028	Miah, Joseph A./Brenda D. TR	3437 W. Diana, Phoenix, AZ 86051
		033	Solis, Marino/Cynthia R./Concepcion	P.O. Box 796, El Mirage, AZ 85335
		036	Solis, Carmello	P.O. Box 796, El Mirage, AZ 85335
		037	Solis, Juan A.	16820 W. Pinnacle Lane, Surprise, AZ 85374
503	73	001C	Ni, Yasin Yeu/Tsann LJ/Meng Shiang Chan	11811 N. Tatum Blvd., Phoenix, AZ 85028
		028W	Grand Avenue & Sarival LLC	8900 N. Gainsay Center Dr. Ste. 255, Scottsdale, AZ 85256



**LEGEND**  
 RW RIGHT-OF-WAY  
 — DRAINAGE EASEMENT  
 (22) PARCEL NUMBER

STANDARD LOT SIZE: 18,000 S.F. (150'-200' DEEP)  
 LOCAL ROADWAY TRACT: 40'  
 TOTAL LOT COUNT: 561

PROJECT TITLE: **ABUTTING OWNERSHIP PLAN**

DATE: 08/23/03

BY: [Signature]

**EXHIBIT F**

**ABUTTING OWNERSHIP PLAN**

**PINNACLE PEAK COUNTRY ESTATES SURPRISE, ARIZONA**

PROJECT TITLE: **ABUTTING OWNERSHIP PLAN**

DATE: 08/23/03

BY: [Signature]

**A-N WEST, INC.**  
 Consulting Engineers  
 7800 N. 196 Street, Suite 200  
 Phoenix, Arizona 85020  
 Ph: 602-961-2200 / Fax: 602-961-1989  
 phoenix@anwestinc.com

REVISIONS:

NO.	DATE	DESCRIPTION
1	08-23-03	REVISED PER C.O.S. COMMENTS
2	08-23-03	REVISED PER C.O.S. COMMENTS
3	12-18-03	REVISED PER C.O.S. COMMENTS

**4.0 CIRCULATION**

**4.1 CONNECTION TO SURPRISE TRANSPORTATION NETWORK**

The project circulation system has been designed in accordance with the Transportation Network from the City of Surprise General Plan. 163<sup>rd</sup> Avenue is indicated as a major arterial, and is the primary access to the site. Pinnacle Peak Country Estates will be a gated community with two points of access to 163<sup>rd</sup> Avenue, with the northerly point being the primary access (see Exhibit G, Area Circulation Map). Two additional access opportunities will connect to Pinnacle Peak Road on the southern boundary of the property. Pinnacle Peak Road will be temporarily terminated by a cul-de-sac approximately 460 feet east of our easternmost access point (157<sup>th</sup> Drive). The remainder of Pinnacle Peak Road improvements will be completed in the future when surrounding development warrants. 155<sup>th</sup> Avenue and the roadway connecting 155<sup>th</sup> Avenue and Pinnacle Peak Road will not be constructed with the development of this project. An in lieu payment for these future improvements will be made to the City of Surprise. All gated access points will be designed in accordance with City of Surprise requirements, with minimum 20 foot wide unobstructed ingress and minimum 16 foot wide egress. Gate controls will also be designed in accordance with requirements.

**4.2 ONSITE CIRCULATION AND ROADWAY SECTIONS**

The lots will be served by streets designed to local street standards having 40 feet of private right-of-way with 30 feet of paving including roll curb and gutters with an detached five (5) foot sidewalk on one side of the street (see Exhibit H, Street Cross Sections). Streets generally run from northwest to southeast, the same direction as the storm water flows, in order to minimize intersections with the established runoff pattern. 163<sup>rd</sup> Avenue improvements for the half-street will be constructed in the second phase of the project. Internal streets will be private and will be improved as each phase of the project develops.

**Street improvements proposed are as follows:**

Entry Drives along 163 <sup>rd</sup> Avenue	R/W Dedication: Total Pavement: Sidewalk: Median:	100' / 80' at channel crossing 26' b/c to b/c on each side of median 6' detached 8'
Residential Collector	Tract Dedication: Total Pavement: Sidewalk: Median:	70' 32' b/c to b/c 6' detached none
Residential Collector	Tract Dedication: Total Pavement: Sidewalk: Median:	60' 32' b/c to b/c 6' detached none

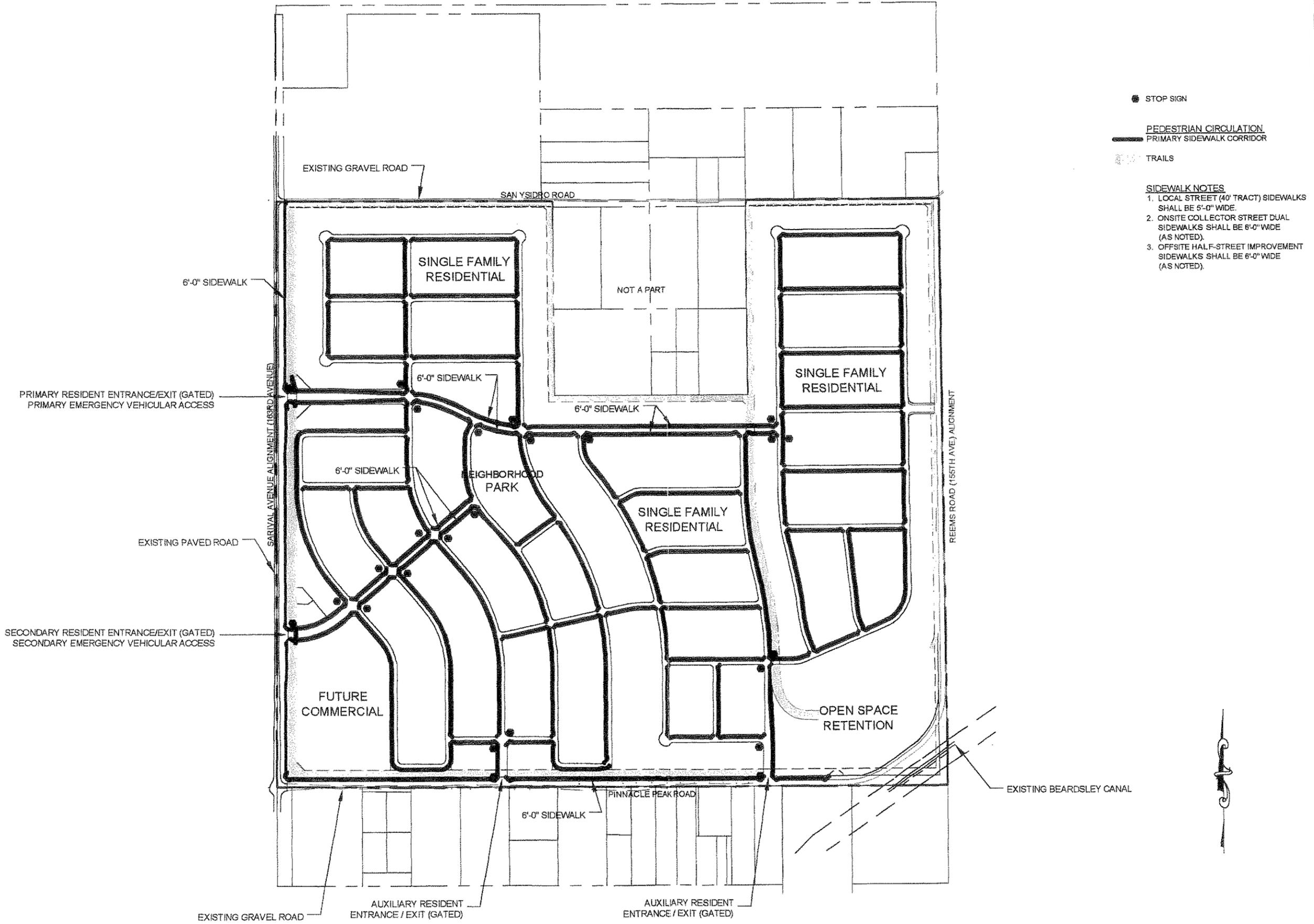
**Pinnacle Peak Country Estates**

Local Street	Tract Dedication: Total Pavement: Sidewalk: Median:	40' 30' b/c to b/c 5' detached (one side) none
Local Street (162 <sup>nd</sup> Drive along Commercial Parcel)	Tract Dedication: Total Pavement: Sidewalk: Median:	45' 30' b/c to b/c 5' detached (one side) none
Minor Arterial Half-Street (Pinnacle Peak Road)	R/W Dedication: Total Pavement: Sidewalk: Median:	55' (north half-street) 31.5' b/c to eop 6' detached none (future 16' median)
Residential Collector Half-Street (San Ysidro Road)	R/W Dedication: Total Pavement: Sidewalk: Median:	25' (half-street) none (in-lieu payment) none (in-lieu payment) none
Major Arterial Half-Street (163 <sup>rd</sup> Avenue)	R/W Dedication: Total Pavement: Sidewalk: Median:	67.5' (half-street) 41' eop to b/c 6' detached none (future 24' median)
Minor Arterial Half-Street (155 <sup>th</sup> Avenue)	R/W Dedication: Total Pavement: Sidewalk: Median:	55' (half-street) none (in-lieu payment) none (in-lieu payment) none

(See Exhibit H, Street Cross Sections for Pinnacle Peak Country Estates)

NOTE: A Traffic Impact Analysis is included with this PAD submittal package.

# AREA CIRCULATION MAP



- STOP SIGN
- PEDESTRIAN CIRCULATION  
PRIMARY SIDEWALK CORRIDOR
- TRAILS

- SIDEWALK NOTES**
1. LOCAL STREET (40' TRACT) SIDEWALKS SHALL BE 6'-0" WIDE.
  2. ONSITE COLLECTOR STREET DUAL SIDEWALKS SHALL BE 6'-0" WIDE (AS NOTED).
  3. OFFSITE HALF-STREET IMPROVEMENT SIDEWALKS SHALL BE 6'-0" WIDE (AS NOTED).

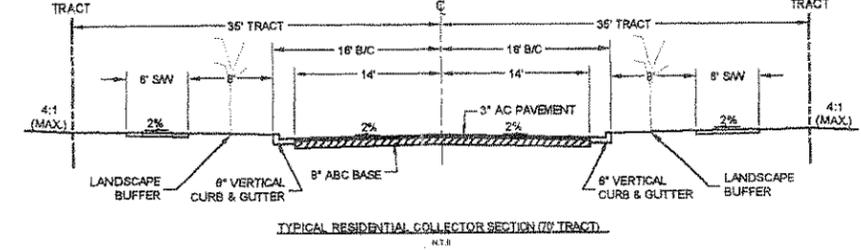
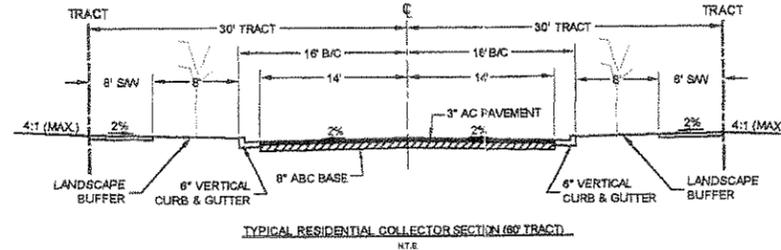
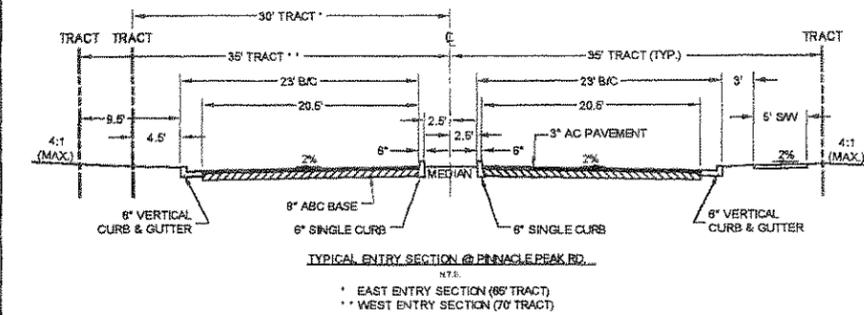
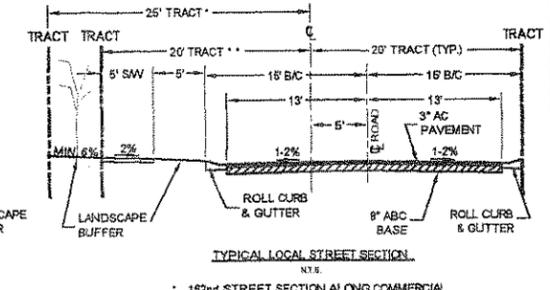
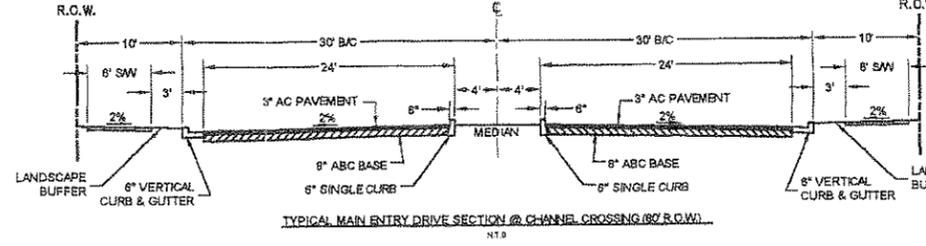
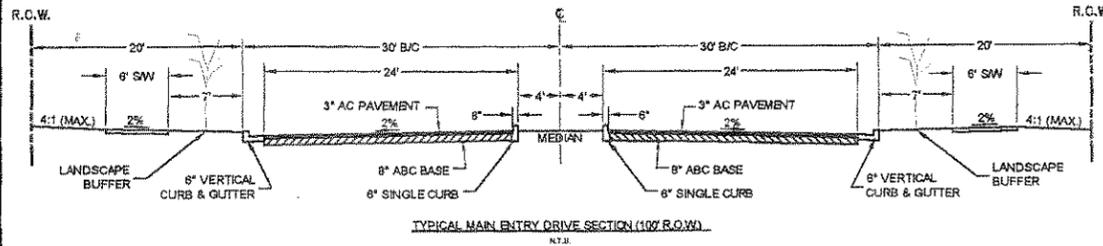
<b>A-J WESTING</b> Consulting Engineers 7800 N. 15th Street, Suite 200 Phoenix, Arizona 85020 Ph: 602-981-2500 / Fax: 602-981-1888 ajwesting@ajwesting.com																
<b>PINNACLE PEAK COUNTRY ESTATES</b> <b>SURPRISE, ARIZONA</b>																
SHEET TITLE <b>EXHIBIT G</b> <b>AREA CIRCULATION MAP</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>NO. 7311-08</td> <td>DESIGN</td> <td>DATE</td> <td>SCALE</td> <td>N/A</td> </tr> <tr> <td>7/31/08</td> <td>ADAM/BIG</td> <td>08/17/08</td> <td>HORIZ.</td> <td>N/A</td> </tr> <tr> <td>7/31/08</td> <td>ADAM/BIG</td> <td>08/17/08</td> <td>VERT.</td> <td>N/A</td> </tr> </table>	NO. 7311-08	DESIGN	DATE	SCALE	N/A	7/31/08	ADAM/BIG	08/17/08	HORIZ.	N/A	7/31/08	ADAM/BIG	08/17/08	VERT.	N/A
NO. 7311-08	DESIGN	DATE	SCALE	N/A												
7/31/08	ADAM/BIG	08/17/08	HORIZ.	N/A												
7/31/08	ADAM/BIG	08/17/08	VERT.	N/A												
SHEET <b>EXHIBIT G</b>																

# STREET SECTIONS FOR PINNACLE PEAK COUNTRY ESTATES

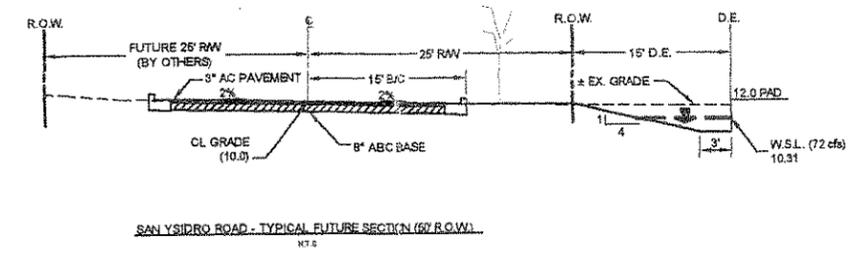
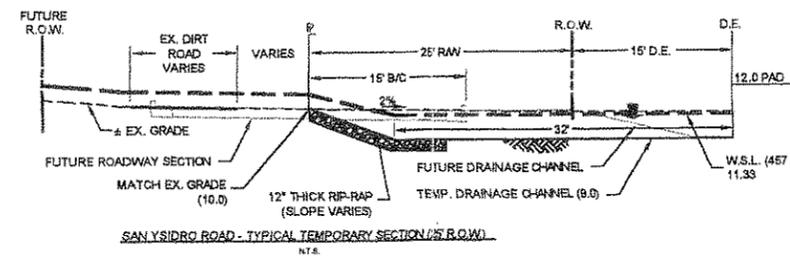
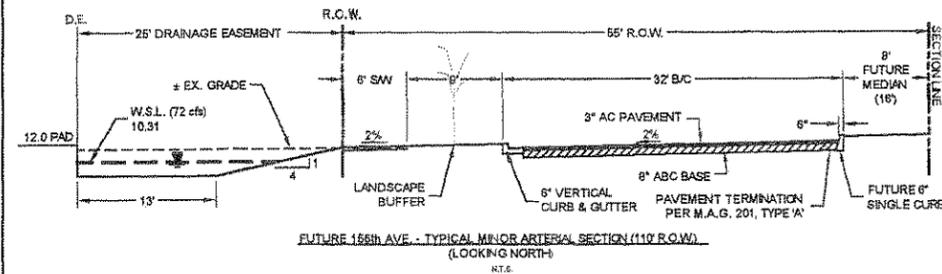
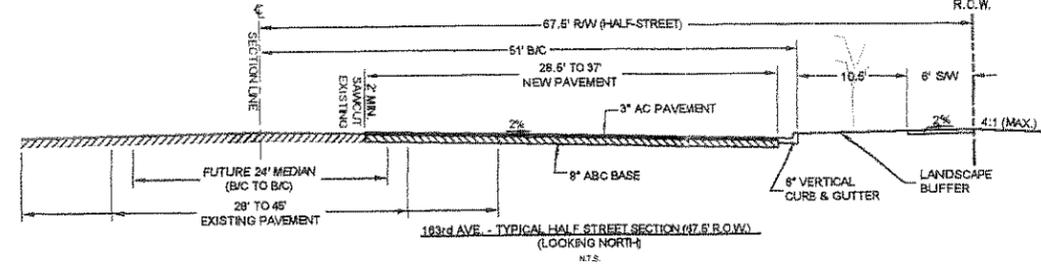
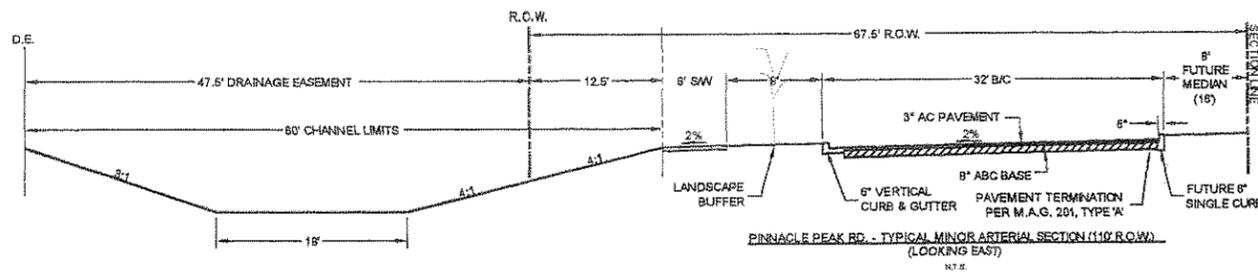
## ON-SITE SECTIONS

### ON-SITE SECTION NOTES:

- COLLECTOR ROAD - NO PARKING
- TYPICAL ENTRY - NO PARKING
- TYPICAL LOCAL - PARKING BOTH SIDES



## OFF-SITE SECTIONS



**A-N WEST INC.**  
Consulting Engineers  
7800 N. 15th Street, Suite 200  
Phoenix, Arizona 85020  
Ph: 602-981-2500 / Fax: 602-943-1488  
www.anwestinc.com

**PINNACLE PEAK  
COUNTRY ESTATES  
SURPRISE, ARIZONA**

**EXHIBIT H  
STREET CROSS SECTIONS**

**SHEET  
EXHIBIT H**

NO.	DATE	BY	DESCRIPTION
3	12-18-03		REVISED PER C.O.S. COMMENTS
2	09-18-03		REVISED PER C.O.S. COMMENTS
1	09-25-03		REVISED PER C.O.S. COMMENTS

NO.	DATE	BY	DESCRIPTION
1	09-25-03		DESIGN
2	10-15-03		DRAWING
3	11-15-03		CHECK
4	12-15-03		APPROVAL

## **5.0 LANDSCAPING & RECREATION / COMMUNITY FACILITIES**

### **5.1 OVERVIEW**

Pinnacle Peak Country Estates is being master planned as a community with a unique sense of place. Careful planning of lots, open space, gated entries and a natural landscape design will lead to a development with an intimate unified setting. A perimeter drainage channel will include a multi-use trail for walking, biking or equestrian use. This trail will connect to the Beardsley Canal to provide greater access to various trails throughout the area. An interior neighborhood park will be provided with recreational amenities. Generous exposure to open space within the development as well as the surrounding perimeter will help add to the special character that this development will entail.

Entry monumentation and community theme walls (see Exhibits L, M & N) will incorporate natural colors with stone veneers that will help blend the development with its natural environment.

### **5.2 LANDSCAPE**

The landscape will feature low water use vegetation consisting of trees, shrubs and accent plants that occur naturally in this area. The design will be informal along the perimeter of the site and transition to a semi-formal and denser landscape as you travel the interior of the development (see Exhibit I, Conceptual Landscape Plan). The interior open space will consist of a large open recreational turf area with shade trees and recreational amenities. A small area of turf will be planted at the entry to compliment the entry monumentation. Planting numerous shade trees along the walkways and seating areas of the central park have addressed consideration for the intense summer heat.

The irrigation for the landscaped areas will be on an automatic system run by controllers throughout the development. A homeowners association will maintain the landscape and irrigation. All plant material has been selected from an ADWR plant list consistent with the City of Surprise and the State of Arizona requirements.

### **5.3 OPEN SPACE/LINEAR PARKS**

Open space area in this development exceeds the required amount due to the importance that open space can add to a development. The perimeter open space will have a multi-use trail that meanders through the bottom of each drainage channel. Along 163<sup>rd</sup> Avenue and Pinnacle Peak Road a 6' concrete sidewalk will run parallel to the trail but will be out of the drainage channel. The dual path system provides separate circulation for different activities such as walking, biking and equestrian (see Exhibit K, Circulation Plan). The tree shaded linear trails enable connection to the Beardsley Canal on the Southeast portion of the site. The large open space tract on the perimeter sits in a flood plain for the canal but will be landscaped with native plants. This large

## **Pinnacle Peak Country Estates**

open space has a portion that will be elevated above the flood plain for a possible future park and recreation area. The development has one drainage channel that traverses the site but will not have pedestrian access.

A 6' masonry theme wall will be built along the lot lines running parallel to 163<sup>rd</sup> Avenue. An 8' wall will be used on the east side of the future commercial site to screen views. A 6' masonry theme wall will be built along the lots that front Pinnacle Peak Road and Reems Road (155<sup>th</sup> Avenue alignment). A 6' wrought iron view fence will be built on the lot lines that overlook the southeastern open space area. A full 6' wrought iron view fence will be installed around the retention open space as well. The primary entry will have an entry monument that incorporates a water feature. Denser landscape will occur at the primary entry with secondary entries receiving less density. (see Exhibits L, M & N). The builders will build the remaining walls at the time of that parcel being built.

### **5.4 NEIGHBORHOOD PARK**

The large open space on the interior of the site will be a six-acre neighborhood park (see Exhibit J, Conceptual Park Plan). The park has open frontage on all four sides with several sidewalk connections to the separate neighborhoods. The park will be built as part of phase one and will include a large turf passive recreation area, tot lot area, ramadas, basketball court, tennis court and a fitness trail that will run the perimeter of the park. The fitness trail will have several shaded areas to stop at and perform various physical fitness activities. Site furnishings will also include picnic tables, benches, drinking fountain, trash receptacles, bike rack, barbecue grills, sports court lighting, and low level landscape lighting. The homeowners association (HOA) will maintain the park.

PLANT SCHEDULE

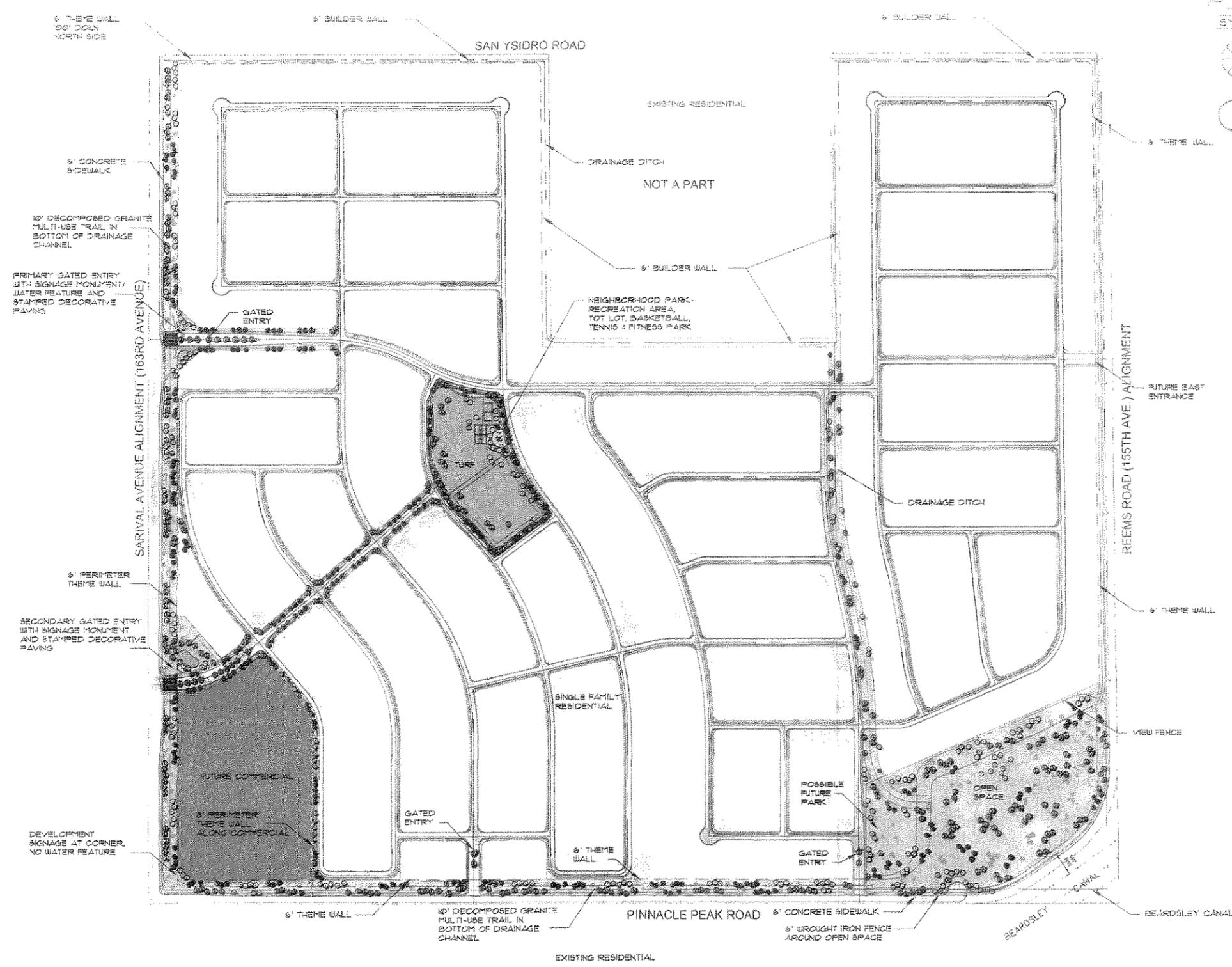
SYMBOL	BOTANICAL	COMMON NAME
<b>TREES</b>		
(Symbol)	ACACIA SPALLI	MIST ACACIA
(Symbol)	ACACIA SCHAFNERI	TWISTED ACACIA
(Symbol)	CERCIDIUM FLORIDUM	BLUE PALM VERDE
(Symbol)	CERCIDIUM MICROPHYLLUM	LITTLE LEAF PALM VERDE
(Symbol)	CERCIDIUM PARVIFLO	PALM BESSIE
(Symbol)	CHILOPSIS LINEARIS	DESERT BILLOW
(Symbol)	DALBERGIA SIBBOOD	ROSEWOOD
(Symbol)	OLENA TESOTA	DESERT IRONWOOD
(Symbol)	PHILOCELOBIUM FLEXICAULE	TEXAS EBONY
(Symbol)	PROSOPIA CHILENSIS "HORNLESS"	HORNLESS CHILEAN MESQUITE
(Symbol)	PROSOPIA VELUTINA	NATIVE MESQUITE
<b>SHRUBS</b>		
(Symbol)	AMERSONIA DELTOIDEA	SUR-SAGE
(Symbol)	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
(Symbol)	GALLIANDRA CALIFORNICA	RED FAIRY DUSTER
(Symbol)	GALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER
(Symbol)	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA
(Symbol)	DALEA PULCHRA	BUSH DALEA
(Symbol)	ENCELIA FARINOSA	BRITTLE BUSH
(Symbol)	ERICAMERIA LARGIFOLIA	AGUIRRE UN
(Symbol)	ERIPEDIA TRIJUGA	TURBENTINE BUSH
(Symbol)	EPHEDRA	MORMON TEA
(Symbol)	JUSTICIA CALIFORNICA	CHUPAROSA
(Symbol)	LARREA TRIDENTATA	CREOSOTE
(Symbol)	LEUCOPHYLLUM ZYGOPYLLUM	BLUE RANGER
(Symbol)	LEUCOPHYLLUM FRUTESCENS	GREEN CLOUD
(Symbol)	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
(Symbol)	SYMONDIA CHINENSIS	JOJOBA
(Symbol)	TECOMA STANS	YELLOW BELLS
(Symbol)	VIQUERIA DELTOIDEA	GOLDENEYE
<b>ACCENTS</b>		
(Symbol)	AGAVE PARRYI TRUNCATA	NON
(Symbol)	AGAVE WEBERI	WEBER AGAVE
(Symbol)	CARNEGIA GIGANTEA	SAGUARO
(Symbol)	DASYLIRION WHEELERI	DESERT SPOON
(Symbol)	ECHINOCEBUS ENGELMANNI	HEPSELOS CACTUS
(Symbol)	PEROCACTUS ACANTHODES	COMPASS BARREL
(Symbol)	FOQUIERIA SPLENDENS	OCOTILLO
(Symbol)	HESPERALOE PARVIFLORA	RED YUCCA
(Symbol)	NOLINA MICROCARPA	BEAR GRASS
(Symbol)	OPUNTIA PHAECANTHA	PRICKLY PEAR
<b>GROUND COVER</b>		
(Symbol)	BAILEYA MULTIRADIATA	DESERT MARIGOLD
(Symbol)	PENSTEMON EATONII	BREACKER PENSTEMON
(Symbol)	PENSTEMON PARRYI	PARRY PENSTEMON
(Symbol)	SPERALCEA AMBIGUA	GLOBE MALLOW
<b>MATERIAL</b>		
(Symbol)	DECOMPOSED GRANITE	
(Symbol)	LEATHERED SURFACE GRANITE BOULDERS	

**NOTES**

LANDSCAPE TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM

ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION

SCHEMATIC LAYOUT OF LANDSCAPE BASED ON CONCEPTUAL LOTTING LAYOUT AND DESIGN. ACTUAL LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL PLAN



# Pinnacle Peak Country Estates

## CONCEPTUAL LANDSCAPE PLAN

EXHIBIT I  
 SCALE: 1"=25'  
 DATE: 6-23-03  
 2-1-04 CITY OF SURPRISE COMMENTS NORTH



GILMORE GRAVES, INC.  
 1000 N. 32nd Street, Suite 100  
 Phoenix, AZ 85018  
 480-966-8822  
 480-966-8822 FAX  
 EMAIL: ggraves@gilmoregraves.com

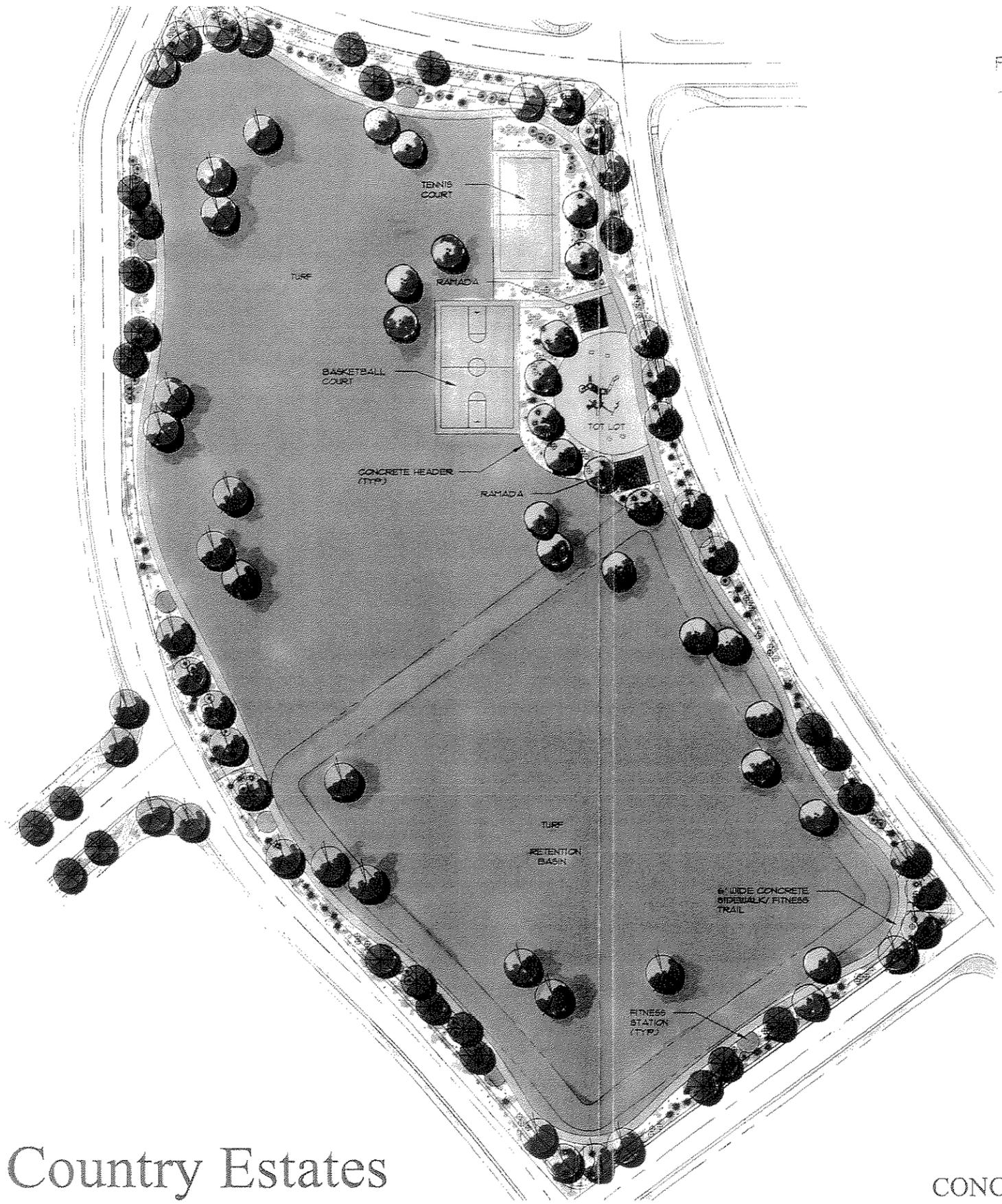
PREPARED FOR: AREAD



LAND USE PLANNING  
 DEVELOPMENT FEASIBILITY  
 LANDSCAPE ARCHITECTURE  
 GOLF COURSE DESIGN

300 N. CLARENCE AVENUE  
 SUITE 100  
 PHOENIX, AZ 85013  
 480-966-8822  
 480-966-8822 FAX  
 EMAIL: ggraves@gilmoregraves.com

GGI JOB# 03035  
 FILE: pncpeak.dwg



### PLANT SCHEDULE

SYMBOL	BOTANICAL COMMON NAME
<b>TREES</b>	
	ACACIA SMALLI SWEET ACACIA
	ACACIA SCHARNERI TWISTED ACACIA
	CERCIDIUM FLORIDUM BLUE PALO VERDE
	CERCIDIUM MICROPHYLLUM LITTLE LEAF PALO VERDE
	CERCIDIUM PRAECOX PALO BREA
	CHILOPSIS LINEARIS DESERT WILLOW
	DALBERGIA SISSEO ROSEWOOD
	OLENYA TESOTA DESERT RONICWOOD
	PITHECELLOBIUM FLEMINGIAE TEXAS EBONY
	PROSOPIS CHILENSIS THORNLESS THORNLESS CHILEAN MESQUITE
	PROSOPIS JULIFLORA NATIVE MESQUITE
<b>SHRUBS</b>	
	AMORPHIA DELTOIDEA BUSH SAGE
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA
	DALEA PULCHRA BUSH DALEA
	ENCELIA FARINOSA BRITTLE BUSH
	ERICAMERIA LAEVIS AGUIRREI TURPENTINE BUSH
	EPHEDRA TRIFURCA MORMON TEA
	JUSTICIA CALIFORNICA CHUPAROSA
	LARREA TRIDENTATA CREOSOTE
	LEUCOPHYLLUM ZYGORYLLUM BLUE RANGER
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD GREEN CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE
	SYMONIDIA CHINENSIS LOJOBA
	TECOMA STANS YELLOW BELLS
	VIQUIERIA DELTOIDEA GOLDENEYE
<b>ACCENTS</b>	
	AGAVE PARRYI TRUNCATA NON.
	AGAVE WEBERI WEBER AGAVE
	CARNEGIEA GIGANTEA SAGUARO
	DASYLIRION WHEELERI DESERT SPOON
	ECHINOCEREUS ENGELMANNII MEXICAN CACTUS
	FEROCACTUS ACANTHODES COMPASS BARREL
	FOQUIERIA SPLENDENS OCOTILLO
	MESPERALOE PARVIFLORA RED YUCCA
	NOLINA MICROCARPA BEAR GRASS
	OPUNTIA PHAEACANTHA PRICKLY PEAR
<b>GROUND COVER</b>	
	BAILEYA MULTIRADIATA DESERT MARIGOLD
	PENSTEMON EATONII FIRECRACKER PENSTEMON
	PENSTEMON PARRYI PARRY PENSTEMON
	SPEARALCEA AMBIGUA GLOBE MALLOW
<b>MATERIAL</b>	
	DECOMPOSED GRANITE
	WEATHERED SURFACE GRANITE BOULDERS

### NOTES

NEIGHBORHOOD PARK - THE MASTER DEVELOPER WILL INSTALL THE NEIGHBORHOOD PARK. THE PARK WILL BE INSTALLED WITH INITIAL INFRASTRUCTURE IMPROVEMENTS. ALL OPEN SPACE FACILITIES WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.

### PLAYGROUND AMENITIES

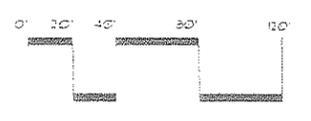
QTY.	DESCRIPTION
1	PRE TEEN PLAY STRUCTURE
2	10X10 RAMADA
4	SPRING ANIMALS
2	BBQ GRILL
6	BENCHES
1	BIKE RACK
1	TRASH RECEPTACLES
1	DRINKING FOUNTAIN
4	TABLES
1	BASKETBALL COURT
1	TENNIS COURT
1	FITNESS PARK AROUND PERIMETER OF TURF
1	OPEN TURF PLAY AREA

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE GRAVES, INC. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GILMORE GRAVES, INC. GILMORE GRAVES, INC. 1001 W. CLAYMENON AVENUE SUITE 300 PHOENIX, AZ 85013 602.556.3629 602.556.3729 FAX 602.556.3623 WWW.GILMOREGRAVES.COM FILE: 030335-0000

# Pinnacle Peak Country Estates

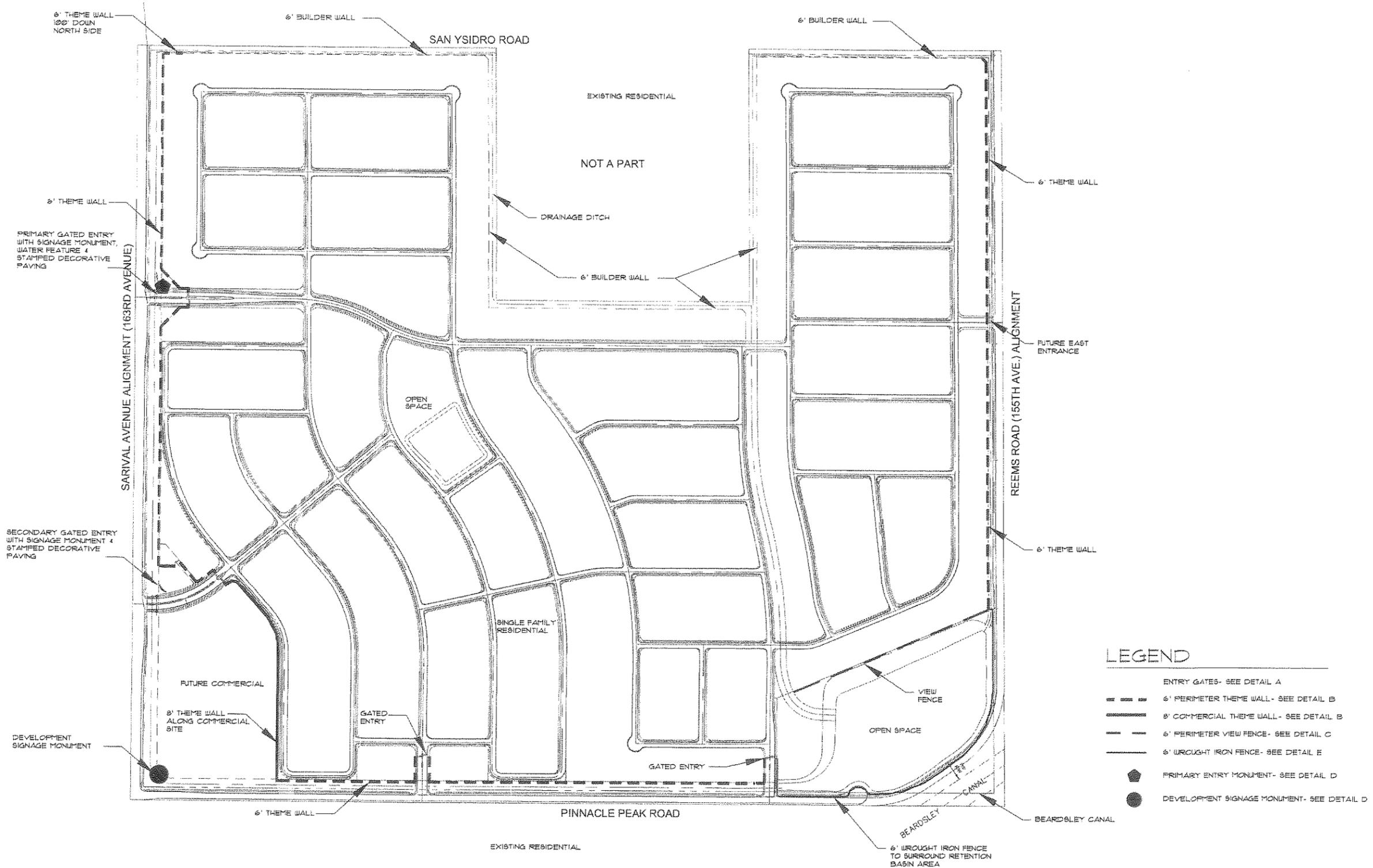
CONCEPTUAL PARK PLAN EXHIBIT J SCALE: 1"=40' DATE: 6-23-03 NORTH

PREPARED FOR: AREAD



GILMORE GRAVES, INC. 1001 W. CLAYMENON AVENUE SUITE 300 PHOENIX, AZ 85013 602.556.3629 602.556.3729 FAX 602.556.3623 WWW.GILMOREGRAVES.COM GGI JOB# 030335 FILE: pinnpeak.cug





**LEGEND**

- ENTRY GATES- SEE DETAIL A
- 6' PERIMETER THEME WALL- SEE DETAIL B
- 6' COMMERCIAL THEME WALL- SEE DETAIL B
- 6' PERIMETER VIEW FENCE- SEE DETAIL C
- 6' WROUGHT IRON FENCE- SEE DETAIL E
- PRIMARY ENTRY MONUMENT- SEE DETAIL D
- DEVELOPMENT SIGNAGE MONUMENT- SEE DETAIL D

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE GRAVES, INC. THIS DRAWING MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GILMORE GRAVES, INC. 300 WEST CLARENDON AVENUE SUITE 200 PHOENIX, ARIZONA 85013 BY: J. J. GILMORE DATE: 6-23-03 EMAIL: j.gilmore@gilmoregraves.com

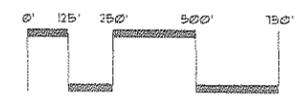
# Pinnacle Peak Country Estates

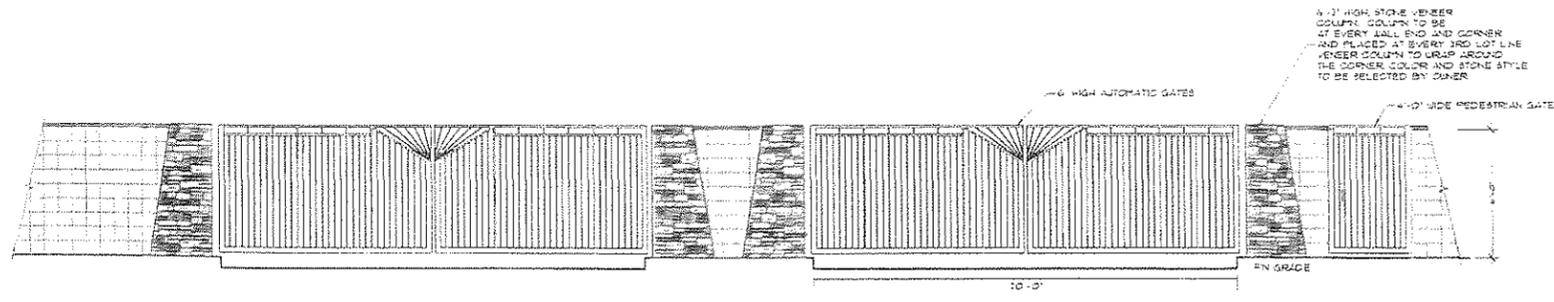
EXHIBIT L  
 SCALE: 1"=250'  
 DATE: 6-23-03  
 2-1-04 CITY OF SURPRISE COMMENTS NORTH



GILMORE GRAVES, INC.  
 PHOENIX, AZ SPRING CREEK, WY  
 LAND USE PLANNING  
 DEVELOPMENT FEASIBILITY  
 LANDSCAPE ARCHITECTURE  
 GOLF COURSE DESIGN  
 300 W. CLARENDON AVENUE  
 SUITE 200  
 PHOENIX, AZ 85013  
 TEL: 1-800-582-2222  
 FAX: 1-800-587-7443  
 EMAIL: j.gilmore@gilmoregraves.com  
 GGI JOB# 03035  
 FILE: p1mpeak.dwg

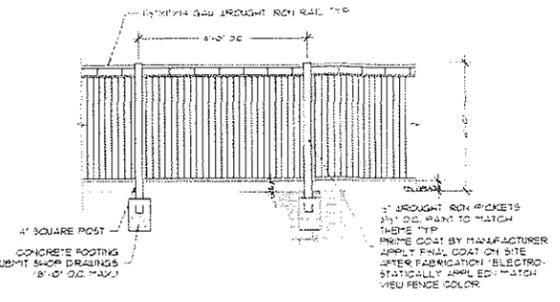
PREPARED FOR: AREAD





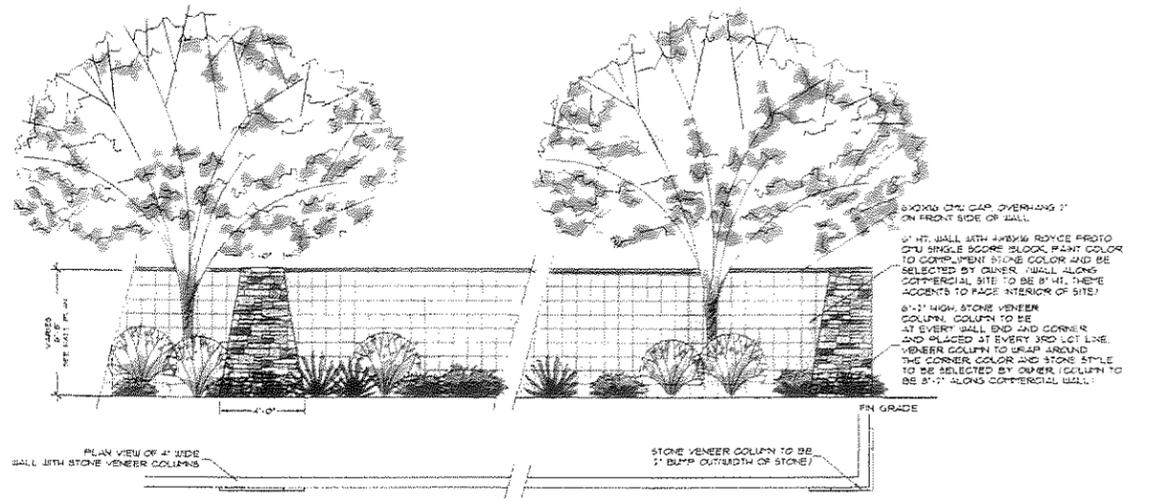
**A** ENTRY GATES

NTS



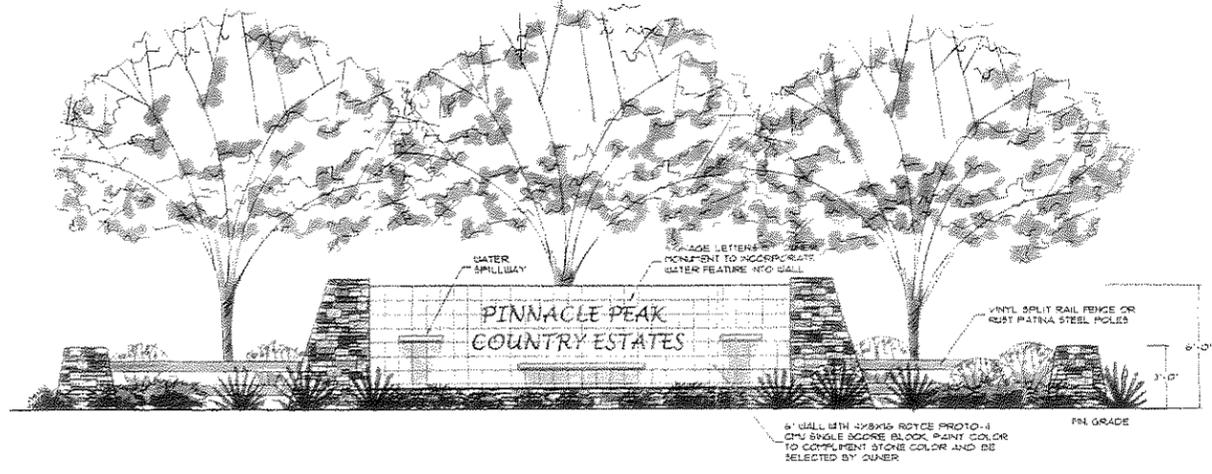
**E** WROUGHT IRON FENCE

NTS



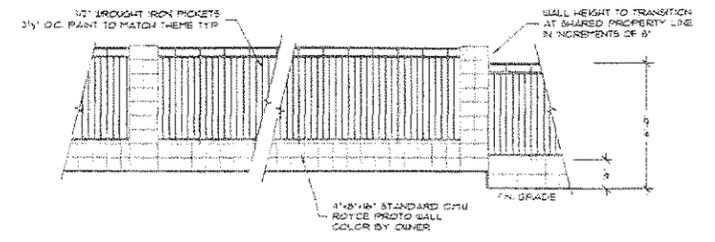
**B** PERIMETER THEME WALL

NTS



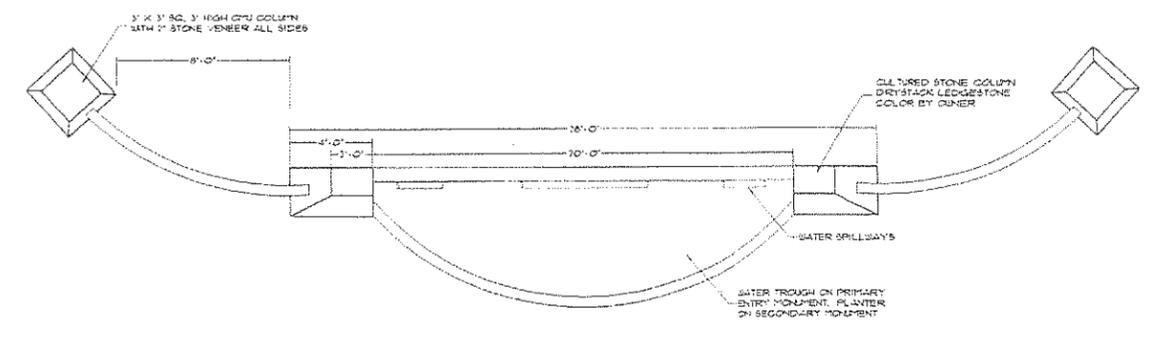
**D** PRIMARY ENTRY MONUMENT (WITH INTEGRATED WATER FEATURE)

NTS



**C** PERIMETER VIEW FENCE

NTS



**D** PRIMARY ENTRY MONUMENT (WITH INTEGRATED WATER FEATURE)

SAME MONUMENT TO BE USED AT CORNER OF SARIVAL AND PINNACLE PEAK ROAD FOR DEVELOPMENT SIGNAGE. THIS MONUMENT WILL NOT HAVE THE WATER FEATURE

NOTE: SEE EXHIBIT N FOR MONUMENTATION AND ENTRY LAYOUTS

EXHIBIT M



# Pinnacle Peak Country Estates

## CONCEPTUAL WALL/SIGNAGE ELEVATIONS

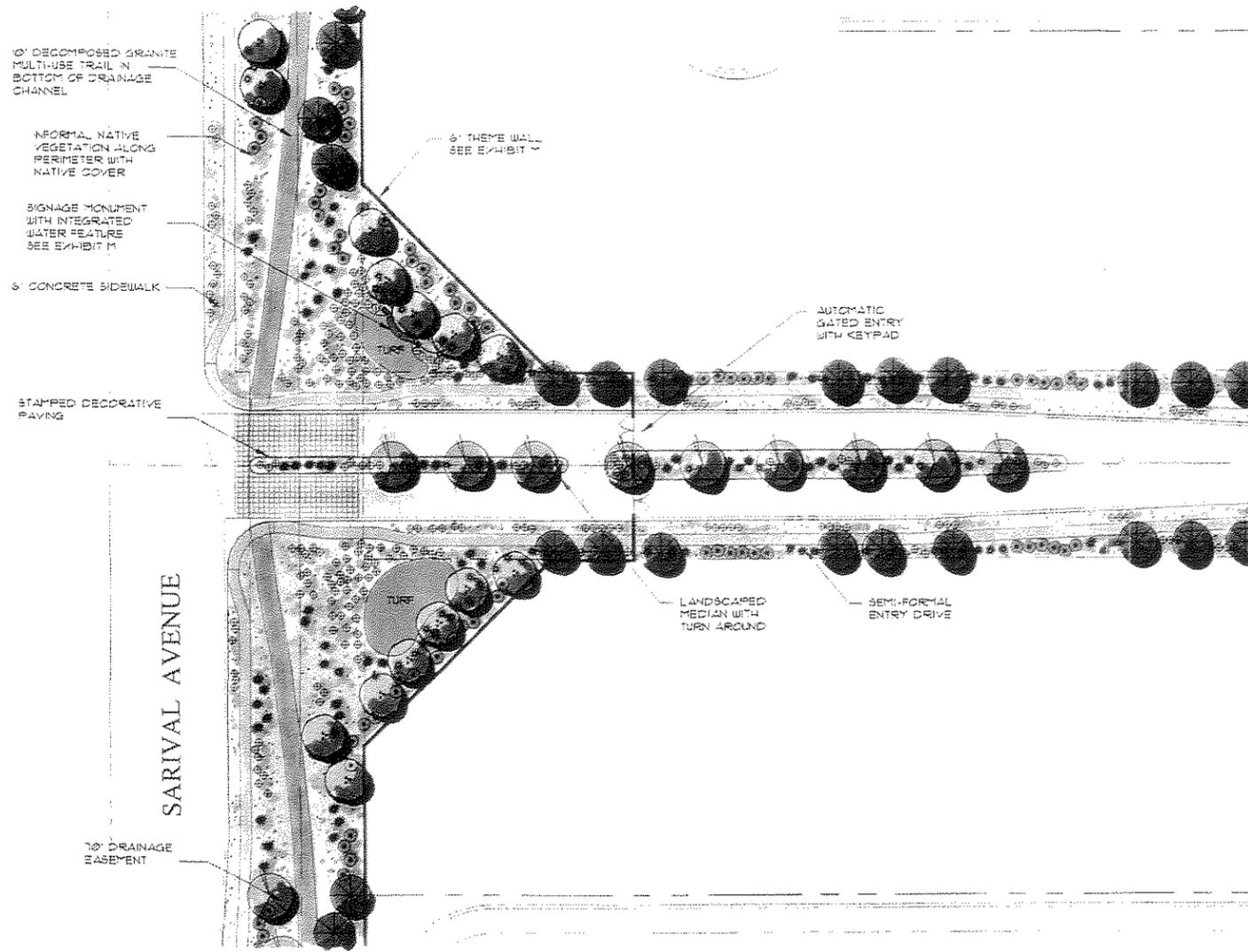
SCALE: NTS  
DATE: 6-25-03 NORTH

PREPARED FOR: AREAD

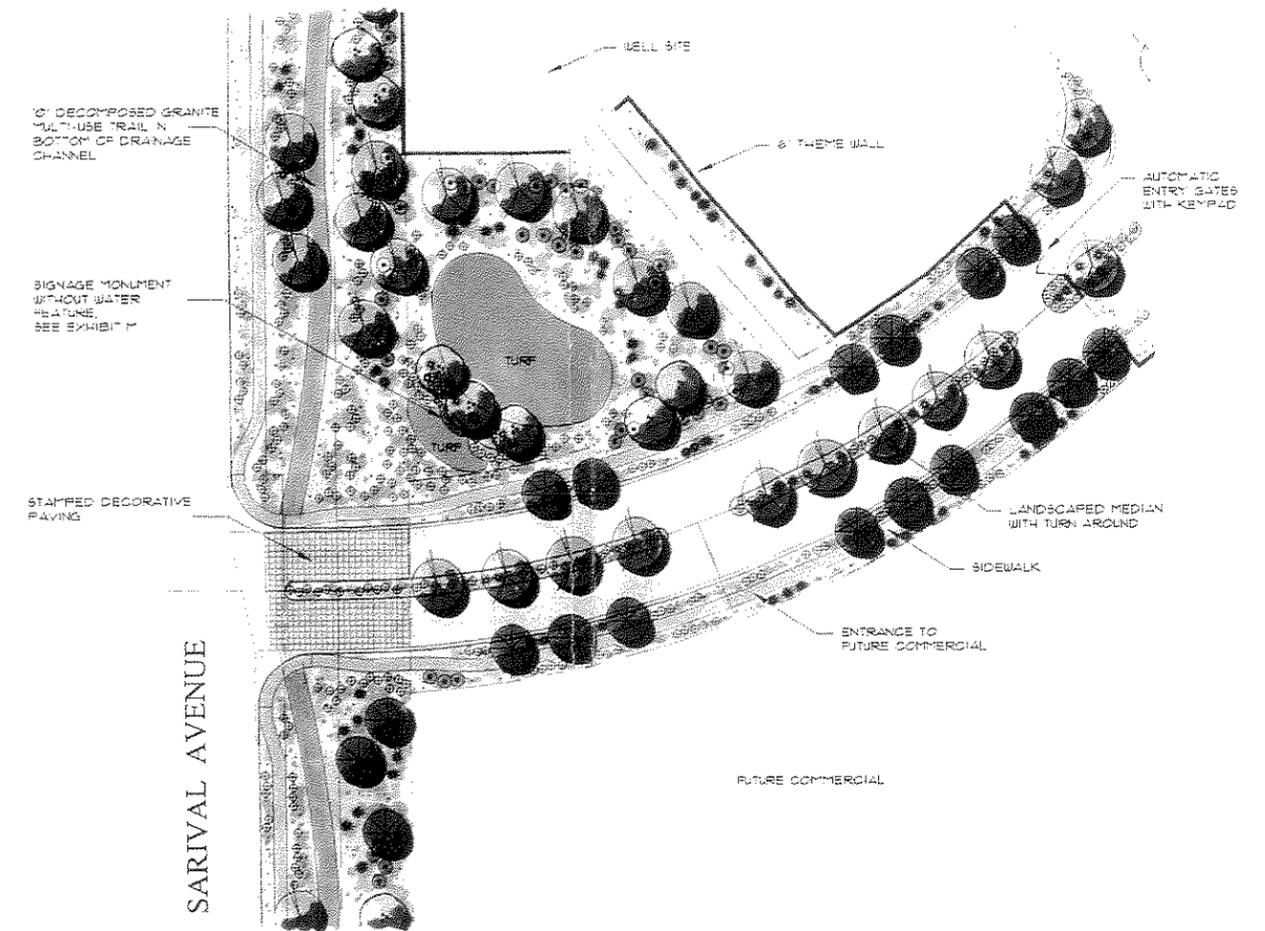


THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE GRAVES, INC. THIS DRAWING MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GILMORE GRAVES, INC. GILMORE GRAVES, INC. 330 W. CLAYBROOK AVENUE SUITE 305 PHOENIX, AZ 85013 (602) 298-1922 (602) 298-1303 FAX EMAIL: GILMORE@GILMOREGRAVES.COM

GILMORE GRAVES, INC.  
330 W. CLAYBROOK AVENUE SUITE 305 PHOENIX, AZ 85013 (602) 298-1922 (602) 298-1303 FAX EMAIL: GILMORE@GILMOREGRAVES.COM  
JOB# 03035  
FILE: Pinnacle.dwg



A PRIMARY ENTRY LANDSCAPE



B SECONDARY ENTRY LANDSCAPE

NOTE: SEE EXHIBIT M FOR MONUMENTATION AND WALL ELEVATIONS

# Pinnacle Peak Country Estates

PREPARED FOR: AREAD

EXHIBIT N  
 PRIMARY ENTRY PLAN  
 SCALE: 1"=40'  
 DATE: 6-23-03  
 NORTH



GILMORE GRAVES, INC.  
 100 W. CLARENDOON AVENUE  
 SUITE 205  
 PHOENIX, AZ 85012  
 480.296.1800  
 480.296.2100 FAX  
 WWW.GILMOREGRAVES.COM



LAND USE PLANNING  
 DESIGN/CONCEPT FEASIBILITY  
 LANDSCAPE ARCHITECTURE  
 GOLF COURSE DESIGN  
 100 W. CLARENDOON AVENUE  
 SUITE 205  
 PHOENIX, AZ 85012  
 480.296.1800  
 480.296.2100 FAX  
 WWW.GILMOREGRAVES.COM  
 JOB# 03035  
 FILE: pinnacle.n

**6.0 ARCHITECTURAL DESIGN GUIDELINES**

The Pinnacle Peak Country Estates community is intended to follow City of Surprise requirements and suggested features for home product design. Every home builder must submit plans for Design Review to the City of Surprise.

For additional information and examples refer to the City of Surprise Planning and Design Guidelines Manual, the Single-Family Residential Design Guidelines Manual, and the supplement, the Single-Family Residential Home Product Design Guidelines, approved Nov. 22, 2002.

**6.1 ARCHITECTURAL THEME**

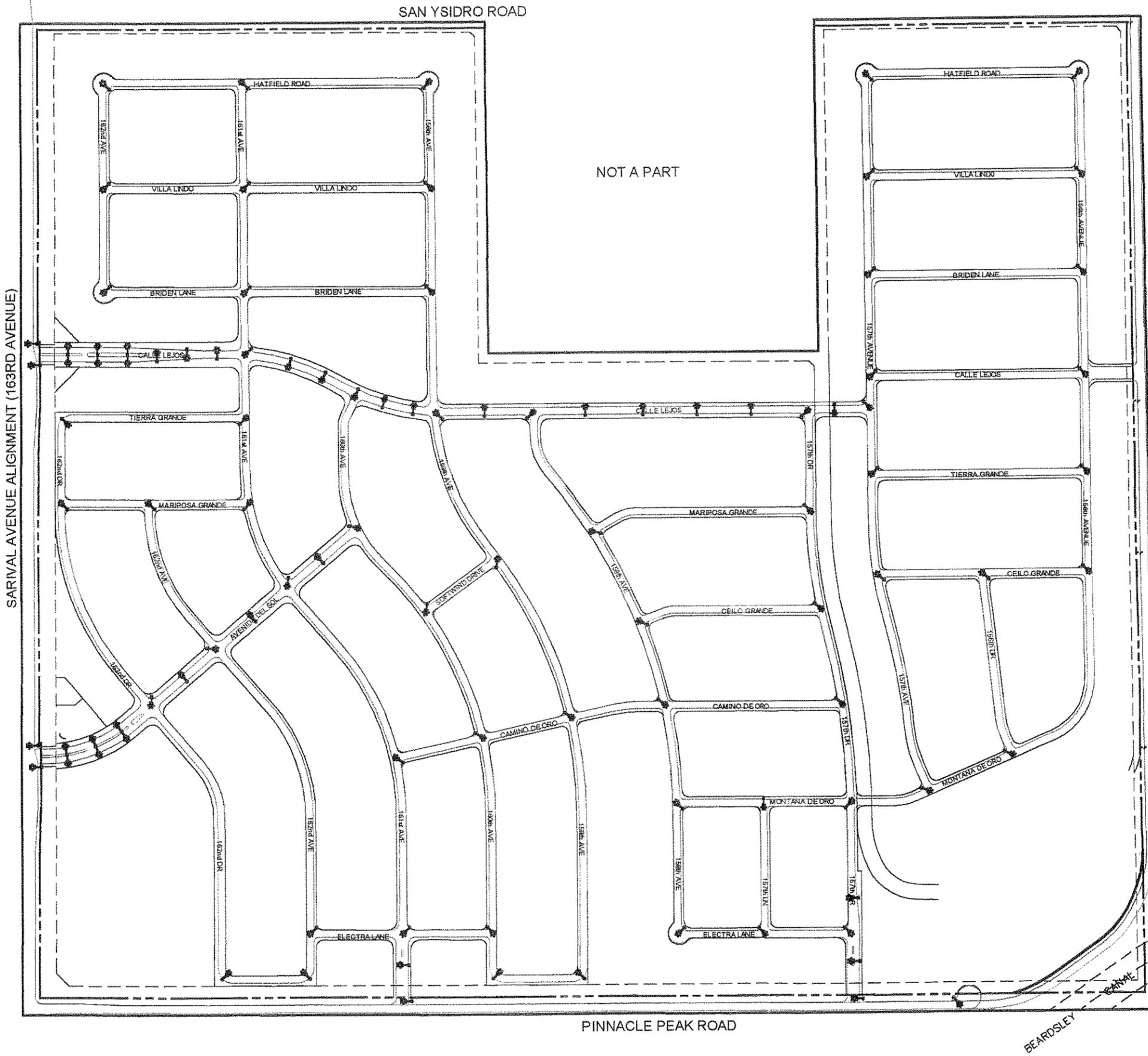
The basic architectural design of each building or residence is encouraged to compliment the surrounding regional architecture while attempting to maintain the natural landscape of the area. With homes ranging from 2,000 to 5,000 square feet, a variety of architectural themes can be achieved. High quality “theme” architecture is encouraged for Pinnacle Peak Country Estates, thus creating architectural continuity in the region.

Minimum Design Standards as required by the City of Surprise.

**6.2 STREET LIGHTING**

Street lights for the Property shall be maintained by a Street Light Improvement District (SLID). A single street light will be provided at each street intersection throughout the development. Collector streets shall have additional street lighting as shown in the proposed street light plan (see Exhibit O, Proposed Streetlight Plan). Photometric details and specifications will be submitted for approval by the city engineer at plan review.

# PROPOSED STREETLIGHT PLAN

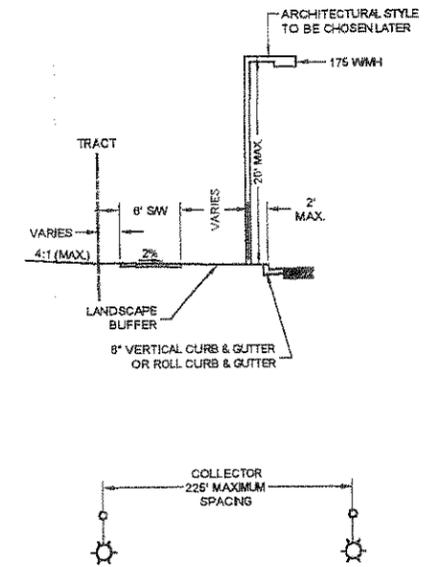


## LEGEND

-  PROPOSED STREETLIGHT
-  PROPOSED RIGHT-OF-WAY

## STREET LIGHT NOTES

1. A SINGLE STREET LIGHT WILL BE PROVIDED AT EACH STREET INTERSECTION THROUGHOUT THE DEVELOPMENT.
2. COLLECTOR STREETS SHALL HAVE ADDITIONAL STREET LIGHTING AS SHOWN ON THIS STREET LIGHT PLAN.
3. PHOTOMETRIC DETAILS AND SPECIFICATIONS WILL BE SUBMITTED FOR APPROVAL BY THE CITY ENGINEER AT PLAN REVIEW.



REEMS ROAD (155TH AVE.) ALIGNMENT

CALL THE ENGINEER  
602-233-1000  
1-800-STREET-IT  
COURTESY: MARICOPA COUNTY



**A-N WEST INC.**  
Consulting Engineers  
7800 N. 15th Street, Suite 200  
Phoenix, AZ 85020  
PH: 602-943-2200 / FAX: 602-943-1069  
pwest@a-nwestinc.com

PINNACLE PEAK  
COUNTRY ESTATES  
SURPRISE, ARIZONA

PROJECT TITLE  
**EXHIBIT O  
PROPOSED STREETLIGHT  
PLAN**

SHEET NO. 7511-08  
DESIGNER EAS  
DRAWN EAS  
CHECKED JLT  
DATE 08/20/08  
SCALE 1"=50'  
SHEET  
EXHIBIT O

NO. DRAWINGS: MSTR01, T0P0

**7.0 UTILITIES AND COMMUNITY FACILITIES**

**7.1 NATURAL GAS**

Pinnacle Peak Country Estates is within the Southwest Gas (SW Gas) service area. Southwest Gas indicates that gas service will be available for to this project.

**7.2 TELEPHONE**

Qwest Communications (Qwest) will provide telephone service for the site. An existing telephone line runs along the west side of 163<sup>rd</sup> Avenue. Qwest will not confirm that this existing telephone line can service the subject property until they receive construction plans for the site.

**7.3 ELECTRIC POWER**

Arizona Public Service (APS) will provide electric service to the subject property. There is no electric power service to the property at present, but existing overhead power serves the adjacent properties north and south of this project. APS will be upgrading electric service to this area to serve the Desert Oasis project. All on-site electric facilities will be located underground.

**7.4 DRAINAGE**

The existing topography of the site falls across the property to the southeast. Roadways and drainage structures will be constructed to best maintain these drainage patterns. This project is designed to retain the 100-year, 2-hour storm event according to the Drainage Design Manuals for Maricopa County. Drainage channels or washes, surrounding and passing through the site, will convey all on-site and off-site flows for this development (see Exhibit P, Conceptual Master Drainage Plan) into a large retention basin located at the southeast corner of Pinnacle Peak Country Estates.

**7.5 SCHOOLS**

The site is in the Dysart School District. No school site will be needed within the property, and the District expects a small school age population resulting from this development. Existing schools that would serve this development are Kingswood Elementary and Willow Canyon High School (see Exhibit R, School District Map). A letter from Dysart School District is provided in Appendix B.

**7.6 SAFETY (POLICE & FIRE)**

Safety services will be provided by the City of Surprise Police and Fire Departments. All fire hydrants will be provided per City of Surprise Standards, and per comments of the Fire Department and Engineering Department.

**Pinnacle Peak Country Estates**

**7.7 SANITATION**

Waste Collection will be provided by the City of Surprise.

# PROPOSED MASTER DRAINAGE PLAN

CALL FOR MORE DATE  
 602-233-1100  
 1-800-874-1111  
 (SOURCE: MARICOPA COUNTY)

NO.	DATE	DESCRIPTION	BY
3	12-18-05	REVISED PER C.O.S. COMMENTS	EJS
2	08-22-05	REVISED PER C.O.S. COMMENTS	EJS
1	06-25-05	REVISED PER C.O.S. COMMENTS	EJS



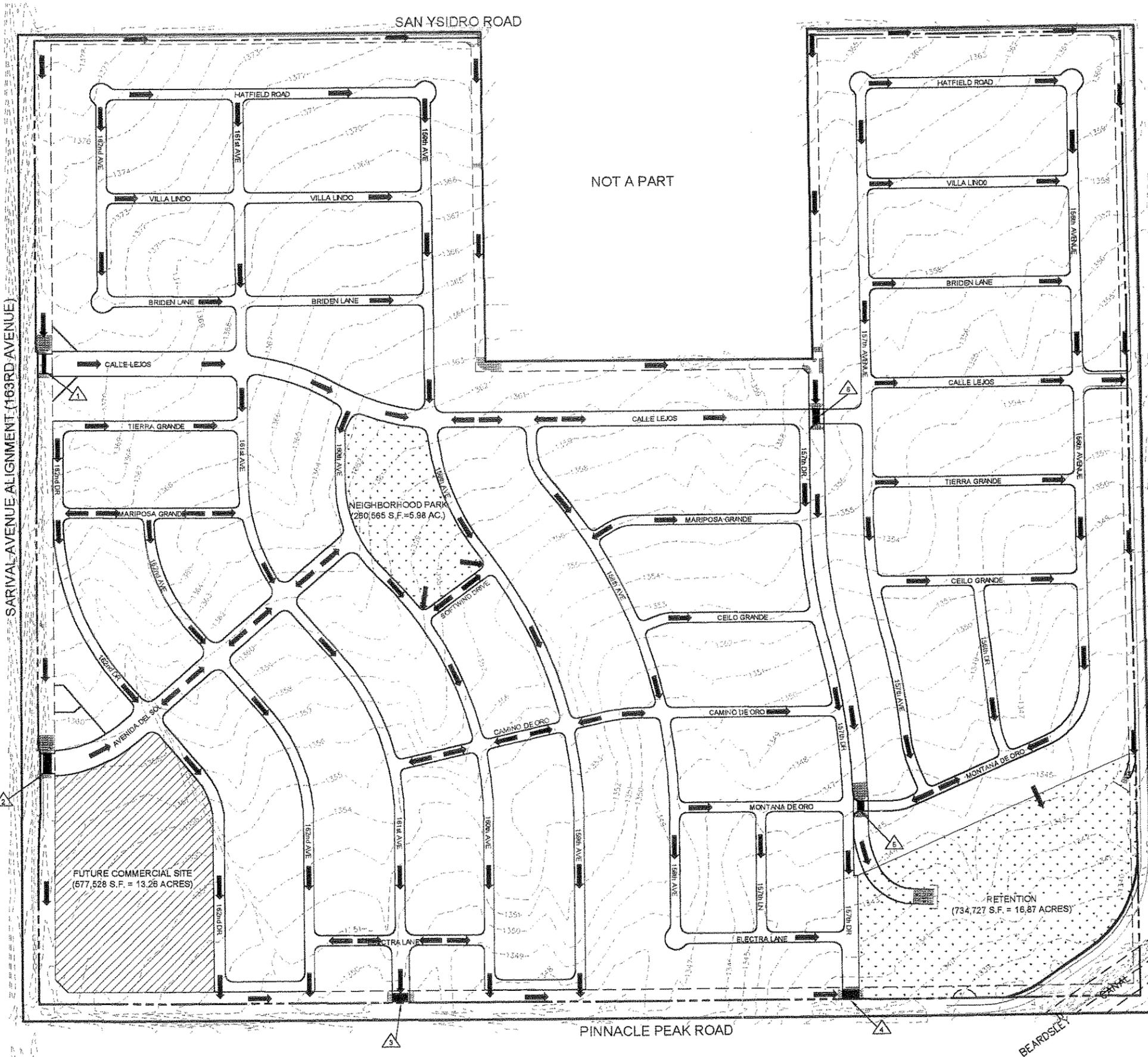
**A-N WEST INC.**  
 Consulting Engineers  
 7800 N. 19th Street, Suite 200  
 Phoenix, Arizona 85024-1840  
 Ph: 602-233-1100  
 phone@anwestinc.com

PROJECT TITLE  
**PINNACLE PEAK  
 COUNTRY ESTATES  
 SURPRISE, ARIZONA**

SHEET TITLE  
**EXHIBIT P  
 CONCEPTUAL MASTER  
 DRAINAGE PLAN**

DATE	SCALE	BY	CHKD.	APP'D.
06/27/05	1" = 200'	EJS	EJS	
DATE	SCALE	BY	CHKD.	APP'D.
06/27/05	1" = 200'	EJS	EJS	

SHEET  
**EXHIBIT P**

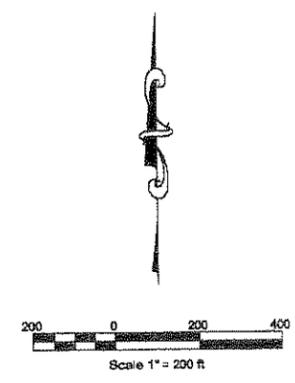


- STORM DRAIN STRUCTURES**
- △ (3) - 36" DIA. CMP
  - △ (3) - 10' x 4' BOX CULVERT
  - △ (3) - 10' x 4' BOX CULVERT
  - △ (3) - 12' x 4' BOX CULVERT
  - △ (3) - 8' x 4' BOX CULVERT
  - △ (3) - 8' x 4' BOX CULVERT

**LEGEND**

- 1355- EXISTING CONTOUR
- PHASE NUMBER
- DRAINAGE FLOW DIRECTION

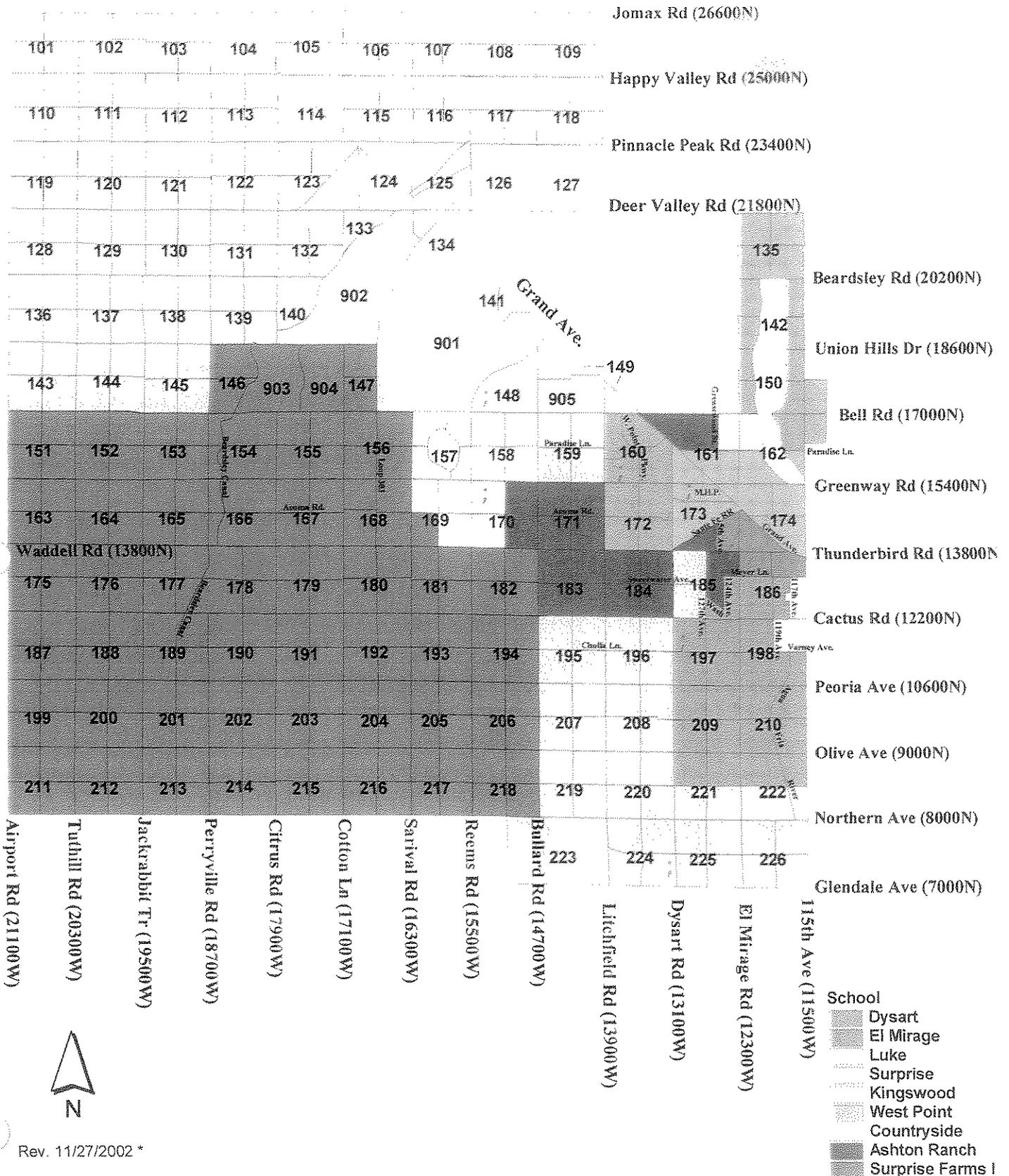
STANDARD LOT SIZE: 18,000 S.F. (150'-200' DEEP)  
 RIGHT-OF-WAY (LOCAL): 40'  
 LOT COUNT: 561  
 NET DENSITY: 1.98 LOTS / ACRE



SHEET DRAWINGS: MSTR01, T010

# DYSART UNIFIED SCHOOL DISTRICT

## ALTERNATE\* 2003-04 SCHOOL ATTENDANCE AREAS



Rev. 11/27/2002 \*

\* Moves Grid 173C to Ashton Ranch to relieve Surprise Elementary

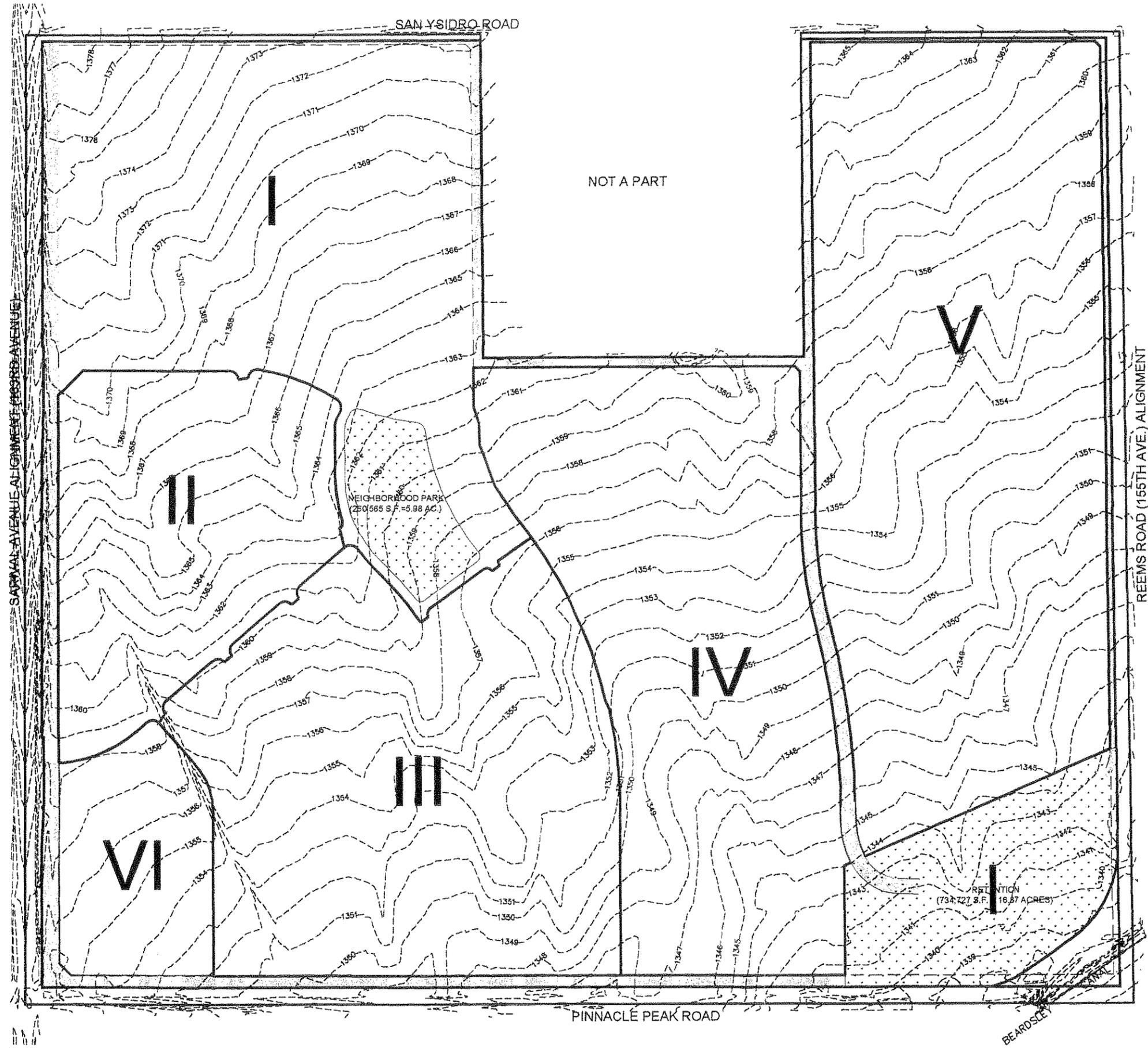
**8.0 PHASING**

The development of Pinnacle Peak Country Estates project will occur in phases (see Exhibit R, Phasing Plan). The first phase will consist of half-street improvements of Pinnacle Peak Road, entry features and landscaping, low-density residential lots (107 lots; 103.40 acres), the neighborhood park, all drainage channels, and the southeast retention area. However, interim turn lanes will be constructed on 163<sup>rd</sup> Avenue to serve the main entry collector into Pinnacle Peak Country Estates with Phase I. Phase II will include half-street improvements of 163<sup>rd</sup> Avenue and low-density residential lots (54 lots; 32.01 acres) Phase III will include half-street improvements of Pinnacle Peak Road and low-density residential lots (118 lots; 60.16 acres). Phase IV and Phase V will consist of additional low-density residential lots (112 lots; 58.92 acres & 170 lots; 83.25 acres respectively).

The commercial site (13.26 acres) at the southwest corner of the property will be developed in Phase VI and may be developed separately. The timing of construction for this commercial site will depend on market demands and pace of residential construction in the surrounding area.

The infrastructure will also be phased to correspond to the development of the Pinnacle Peak Country Estates project. All backbone utilities will be constructed as a part of Phase I.

# PHASING PLAN



- PHASE I - PINNACLE PEAK HALF-STREET IMPROVEMENTS, ENTRY FEATURES AND LANDSCAPING, ALL DRAINAGE CHANNELS, THE SOUTHEAST RETENTION AREA, AND A NEIGHBORHOOD PARK.
- PHASE II - SARIVAL AVENUE HALF-STREET IMPROVEMENTS AND RESIDENTIAL LOTS.
- PHASE III - PINNACLE PEAK ROAD HALF-STREET IMPROVEMENTS AND RESIDENTIAL LOTS.
- PHASE IV - RESIDENTIAL LOTS.
- PHASE V - RESIDENTIAL LOTS.
- PHASE VI - COMMERCIAL PARCEL.

PHASE	LOT TOTAL	AREA (acres)
I	107	103.40
II	54	32.01
III	118	60.16
IV	112	58.92
V	170	83.25
VI	COMM.	13.26
		NET AREA = 351.00

**LEGEND**  
 - - 1355 - - EXISTING CONTOUR  
 II PHASE NUMBER

STANDARD LOT SIZE: 18,000 S.F. (150'-200' DEEP)  
 RIGHT-OF-WAY (LOCAL): 40'  
 LOT COUNT: 561

DATE: 08-22-03  
 602-259-1100  
 1-800-878-3111  
 (OUTSIDE MARICOPA COUNTY)

NO.	DATE	DESCRIPTION
3	12-18-03	REVISED PER C.O.S. COMMENTS
2	08-22-03	REVISED PER C.O.S. COMMENTS
1	06-25-03	REVISED PER C.O.S. COMMENTS

**A-N WESTING**  
 Consulting Engineers  
 7000 N. 15th Street, Suite 200  
 Phoenix, Arizona 85018  
 Ph: 602-259-1100 / Fax: 602-943-1089  
 a-nwesting@a-nwesting.com

**PINNACLE PEAK  
 COUNTRY ESTATES  
 SURPRISE, ARIZONA**

**EXHIBIT R  
 PHASING PLAN**

SHEET  
 EXHIBIT R

**Pinnacle Peak Country Estates**

**9.0 SUMMARY**

The Pinnacle Peak Country Estates project will provide an opportunity for housing not readily found in this area. Low density homes offer a desirable lifestyle while being in compliance with the General Plan and Single Family Residential Design Guidelines of the City of Surprise.

Pinnacle Peak Country Estates will provide for a master planned environment that will address infrastructure, open space, and utilities in a long-term, comprehensive manner in the City of Surprise.

APPENDIX A – General Plan Policy Checklist

## GENERAL PLAN POLICY CHECKLIST

This checklist offers EXAMPLES of policies, taken from the General Plan, that are considered in the Development Review Process.

It is the RESPONSIBILITY of the applicant to make sure that the proposed project complies with ALL applicable City policies and regulations.

*Where applicable, please state how issue(s) are/will be addressed. Comments should refer to specific item # and be typed/written up on a separate piece of paper.*

### 1. LAND USE:

- A. Locate higher density/intense residential land uses & transportation dependent uses near major roadway corridors to promote an efficient transportation system. **Page 27**
- B. Does the project involve cluster development? Encourage clustering for preservation of natural open space within residential neighborhoods. **Page 28**
- C. Is the project located near any of the following areas - Daimler-Chrysler, Volvo, NW Valley Landfill, White Tank Mountains, Surprise Center, Luke AFB? If so, analyze policies that pertain to each individual location (see pages 28, 29, 30, 96, 111, 146)
- D. Is the project located near a designated "Gateway Area"? Is it a mixed use? **Page 28**
- E. Discourage strip commercial developments and free standing pads except where expressly permitted. **Page 29**
- F. Use building envelopes that provide for natural buffers between buildings in order to protect sensitive landforms, vegetation and/or wildlife corridors. **Page 28**
- G. Locate regionally oriented retail and service uses or other high intensity employment uses along major roadways with proper access, transitioning to lower intensity uses buffered adequately from residential uses. **Page 29**
- H. Are planned trails and functional open space indicated as neighborhood connections? **Page 29**

### 2. TRANSPORTATION:

- A. Provide service coordination that can ensure that transportation services connect as efficiently as possible, minimizing wait times. **Page 62**
- B. Bicycle & pedestrian facilities should be incorporated into the planning, design and operation of transportation systems. **Page 62**
- C. Require pedestrian circulation plans to be submitted, along with vehicular circulation plans, as part of the review process. **Page 63**
- D. Encourage walkways near roads, but separate them from the curb whenever possible or provide a bike lane as a buffer. **Page 63**
- E. Provide adequate bicycle storage at all major employment centers, commercial centers, and transit centers. **Page 63**
- F. Promote the use of traffic calming techniques in pedestrian areas to make vehicular speed limits self-enforcing. All traffic calming techniques will be evaluated by and will require the approval of the City Engineer. **Page 64**

General Plan Policy Checklist (continued)

3. **ECONOMIC DEVELOPMENT:**

- A. Avoid placing non-compatible uses adjacent to designated employment and commercial areas that will make future development of these uses difficult/unappealing (e.g. single-family homes abutting a business park without buffering). **Page 94**
- B. Maintain employment and commercial related land uses as prescribed in each Special Planning Area. **Page 96**

4. **HOUSING:**

- A. Locate residential areas that are appropriately sited and protected from incompatible uses yet integrated through both pedestrian and vehicular linkages. Appropriately site these areas with minimal adverse impact on the natural environment. **Page 99**
- B. New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area. **Page 99**
- C. Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings. **Page 99** (Refer to Citizen Participation Ordinance).
- D. Housing developments should be adequately provided with community facilities and services. Desirable community facilities and services include: parks with tot lots, benches, larger retention areas with ramadas, shade trees etc. **Page 99**
- E. Promote the following qualities: durable materials in construction that are compatible with the area's climatic and energy factors, encourage exterior detail and positive site-design features, utilization of open spaces, creation of a pedestrian environment, buffers between density transitions, minimize through or overflow vehicular traffic. **Page 99**

5. **OPEN SPACE AND RECREATION:**

- A. Define a park as a tract of land that contains a mix of active and passive recreation facilities potentially including tot lots, defined and improved play field and/or sport court areas, and picnic/seating/shade areas that are landscaped/hardscaped in a pleasing manner. Parks should generally be located in the center of their service area and can be developed jointly with schools & serve as retention basins for storm water. **Page 109**
- B. Strive to achieve an open space standard of six acres per 1000 residents. Establish a standard of six acres of parkland per 1000 population. **Pages 109 & 111**
- C. Review the Open Space and Recreation Element in the city's consideration of development proposals to determine the need for new parks and their requirements generated by the proposed project. **Page 109**

*General Plan Policy Checklist (continued)*

- D. Increase the amount of park and open space identified in the city's development agreements to total 13 percent (equally divided between parks & open space areas) of the net project area. **Page 109**
- E. Neighborhood or school parks proposed as an amenity in a subdivision shall be developed in conjunction with the first phase. **Page 110**
- F. Utilize natural washes as part of the trail system. Protect 10% slope areas and Palo Verde-Saguaro vegetation areas as open space. **Page 111**
- G. Protect ridge/crestline, steep-sloped (more than 10%) and Palo Verde-Saguaro vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods. **Page 111**
- H. Discourage development within 100-year floodplains, encourage dedication of a continuous 25 foot min.setback on both sides. Development within 100 feet of floodplains will require a hydrology study to determine setbacks greater than 25 feet. **Page 111**
- I. Ensure that natural drainage channels are protected and used as a connected trails system to link open space, parks, schools etc. **Page 111**
- J. Development near floodplains (i.e. within 100 feet) will require a hydrology study to determine appropriate setbacks greater than 25 feet. **Page 111**

**6. PUBLIC SERVICES/COST OF DEVELOPMENT:**

- A. Require developers to construct and pay for drainage facilities when their need precedes or exceeds the need of the city. **Page 122**
- B. Ensure that major drainage channels are designed to convey the 100-year storm, that local streets can accommodate a 10-year storm, that collector streets can carry 10-year storm flows between curbs, and 50-year storm flows between property lines. Ensure that arterials and major arterials are designed to carry 10-year storm flows with one dry lane in each direction, and that retention/detention basins on all new developments can store water from a 100-year 2-hour storm event. **Page 122, #'s 7 thru 11**
- C. Require private developers to install all public utilities & facilities to state and municipal standards, as required. **Page 123**
- D. When evaluating the development proposal, all indirect costs shall be considered (e.g. recreation programs, public safety). **Page 124**
- E. All developers requesting project approval must work with the local school district to determine impact on the school system and strategies to address impact. **Page 125**
- F. Channel growth in areas that have existing infrastructure. **Page 125**

**7. ENVIRONMENTAL PLANNING/WATER RESOURCES:**

- A.** Require development to provide the equivalent of 3,000 gallons per minute of well capacity and a 1,000,000-gallon water supply facility for every square mile of land developed. **Page 143**
- B.** Utilize tank farm water supply facilities wherever possible. They will have multiple storage tanks and service large pressure zone defined areas. **Page 143**
- C.** Require sixteen-inch and larger "plant-to-plant" water lines that connect the common water supply facilities in a defined service area. This provides the ability to serve uninterrupted water throughout an entire service area even when one or more facilities is out of service. Require 12-inch "looping" water lines that provide multiple paths of water flow to ensure continuous pressured service during heavy demand and emergency conditions. **Page 143, #'s 11 & 12**
- D.** Ensure that all roadways are paved and maintained to reduce particulates in the air. **Page 143**
- E.** Avoid development in flood prone areas and limit grading practices that contribute to flooding and erosion. **Page 144**
- F.** Encourage water conservation in all new development through the utilization of drought tolerant plant materials, efficient irrigation system (drip/low flow), and through water conserving fixtures in all new residential and commercial construction. **Page 144**
- G.** Ensure noise mitigation along all high-volume roadways (e.g., SR 303, Grand Avenue, Sun Valley Parkway). **Page 146**

## GENERAL PLAN POLICY CHECKLIST COMMENTS

ITEM #	COMMENT
1C.	No.
1D.	The project is mixed use. The project is not near a Gateway Area.
1E.	The proposed commercial development is intended to be a master planned development in conformance with the City of Surprise General Plan Guidelines.
1F.	Extensive vegetation and wildlife corridors will be provided via drainage channels.
1G.	Regional retail is located in accordance with General Plan guidelines.
1H.	Yes.
2B.	Bicycle and pedestrian needs will be addressed in this development.
2C.	A Circulation Plan is included as EXHIBIT G--Area Circulation Map.
2D.	Separate walkways will be provided where possible.
2F.	Traffic calming is illustrated in EXHIBIT G.
3A.	Buffering is being provided between commercial and residential land uses.
4A.	The proposed development plan protects residential areas from incompatible uses. Development of the site will involve minimal grading to maintain the existing site conditions.
4B.	The project will enhance residential development to the south by providing a paved roadway and improving drainage.
4C.	Developer will initiate communication.
4D.	Adequate community facilities are being provided as part of the development.
4E.	All of these items will be promoted by this project.
5A.	A centrally located neighborhood park is being provided, with the recommended recreational facilities.
5B.	This project will provide in excess of 6 acres of open space per 1000 residents.
5C.	The General Plan does not show open space or parkland on this site.
5D.	Open space area provided = 6.0% Park area provided = 6.0% Total = 12.0%
5E.	Agreed.
5F.	Agreed.

- 5H. The project is currently within a 100-year floodplain. A CLOMR and LOMR submittal will remove the lot areas from the floodplain. A 25-foot building setback will be noted, adjacent to floodplains.
- 5I. This is part of the proposed development plan.
- 5J. A hydrology study will be provided.
  
- 6A. The cost of drainage facilities required for this project will be borne by the developer.
- 6B. All of these items will be complied with.
- 6C. Agreed.
- 6D. This project involves the minimum indirect costs to the city. ✓
- 6E. Agreed.
  
- 7A. The development will meet city water resource requirements.
- 7B. This will be accomplished in conjunction with the Desert Oasis development. ✓
- 7C. A 16-inch waterline will be provided to connect an on-site well with the Desert Oasis tank farm. Adequate interior water main sizing will be provided, confirmed by a computer model.
- 7D. Agreed.
- 7E. Agreed.
- 7F. Agreed.
- 7G. Agreed.

APPENDIX B – Dysart School District Letter



DYSART UNIFIED SCHOOL DISTRICT

PLANNING AND SUPPORT

Thomas J. Murphy, Executive Director  
11405 N. Dysart Rd  
El Mirage AZ 85335  
623.876.7015  
Fax: 623.876.7036  
tmurphy@dysart.org

August 12, 2003

Mr. Nariman Afkhami  
President  
AREAD, Inc  
7373 N. Scottsdale Rd, Suite A-180  
Scottsdale, AZ 85253

Re: Pinnacle Peak Country Estates

Mr. Afkhami:

Thank you for meeting with me. Although Dysart Unified School District has not reached a development agreement with AREAD regarding Pinnacle Peak Estates Development., we do agree that a 15 acre K-8 school site cannot be accommodated within this development.

We do expect to execute a voluntary development agreement that calls for \$1,000 per roof. Don Peters of Miller, LaSota, and Peters can help you with that. His phone number is 602.248.2900. I am also enclosing the Dysart Unified School District' Governing Board's Position Paper: *Voluntary Development Agreements* so that you may review it with your attorney prior to contacting Mr. Peters.

Sincerely,

Thomas J. Murphy  
Executive Director for Planning and Support

C: Scott Phillips, City of Surprise Planning Department

*Verdugo*  
**(Formerly Pinnacle Peak Country Estates)**

**Planned Area Development Amendment**

Submittal  
October 16, 2008  
January 9, 2009

**Zoning Case Number: PAD A08-171**

Prepared For:  
SCC Canyon II LLC  
401 Wilshire Blvd. Suite 850  
Santa Monica CA 90401  
Tel: 310-656-4291  
Fax: 310-899-9101

Prepared By:  
DEI Professional Services, LLC  
c/o Richard Hoppe, P.E.  
6225 North 24<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85016  
(602) 954-0038

Beus Gilbert, PLLC  
c/o Andy Jochums, AICP  
4800 N Scottsdale Road, Suite 6000  
Scottsdale, Arizona 85251  
(480) 429-3063

## TABLE OF CONTENTS

Introduction.....	1
Project Overview.....	1
Area Description.....	4
Existing Site Conditions.....	4
Land Use.....	9
Commercial Land Use.....	9
Office Land Use	
Residential Land Use.....	12
Water Campus Site.....	12
Residential Development Standards.....	17
Design Criteria.....	19
Architectural Style/Theme.....	19
Open Space.....	20
Parking Criteria.....	21
Screening and Landscape.....	21
Lighting.....	32
Signage.....	32
Circulation.....	35
Infrastructure Improvements.....	38
Drainage.....	38
Water/Sewer.....	38
Storm sewer.....	38
CC&R's.....	38
Phasing.....	39
General Plan Policy Checklist.....	41
Design Team/Contacts.....	55

## EXHIBITS

1	LEGAL DESCRIPTION.....	2
2	VICINITY MAP.....	3
3	LOCATION MAP.....	6
4	SURROUNDING DEVELOPMENT PHOTOS.....	7
5	SITE PHOTOS.....	8
6	LAND USE.....	14
7	VILLAGE CENTER.....	15
8	COMMERCIAL COMPARISON.....	16
9	OVERALL LANDSCAPE PLAN.....	22
10	ENTRY MONUMENT PLAN VIEW.....	23
11	ENTRY MONUMENT PERSPECTIVE.....	24
12	BRIDGE CONCEPT.....	25
13	POCKET PARK WITH HALF COURT BASKETBALL.....	26
14	POCKET PARK WITH TOT LOT.....	27
15	POCKET PARK WITH TOT LOT AND CONNECTION TO TRAIL CORRIDOR PLAN VIEW.....	28
16	POCKET PARK WITH TOT LOT AND CONNECTION TO TRAIL CORRIDOR PERSPECTIVE VIEW.....	29
17	OUTDOOR PLAZA.....	30
18	THEME WALL EXHIBIT.....	31
19	STREET SECTIONS.....	37
20	PHASING PLAN.....	40
21	GENERAL PLAN POLICY CHECKLIST.....	41
22	PERMITTED USE MATRIX.....	53

## **Introduction**

The purpose of this request is to obtain a Planned Area Development Amendment for approximately 173 gross acres within the project currently known as the Pinnacle Peak Country Estates PAD (now known as the Verdugo PAD Amendment) generally located at the northeast corner of Pinnacle Peak Road and 163<sup>rd</sup> Avenue. The site has been annexed into the City of Surprise, Arizona. The owner will also process a Minor General Plan Amendment concurrently with this PAD Amendment to amend the current General Plan from Suburban Residential to a mixture of uses, including Commercial, Medium High Density Residential and Suburban Density Residential.

The proposed Verdugo PAD Amendment combines commercial, office and residential uses. This comprehensive plan establishes a quality residential living environment and provides goods and services beneficial to the community as a whole. The proposed changes will provide a more diverse use of the land, resulting in a balanced and sustainable land use plan that will establish a distinct, complimentary and exceptional community in which to reside, work, shop and play.

The following information will demonstrate that the proposed amendment to the Verdugo PAD will contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and all applicable City ordinances.

## **Project Overview**

The original Pinnacle Peak Country Estates (PPCE) PAD consists of approximately 369 acres at the northeast corner of 163<sup>rd</sup> Avenue and Pinnacle Peak Road. The PPCE PAD was approved by the City Council in early 2004. Given the lack of sewer infrastructure in place at the time of original approval, the project was planned for larger lots that could be served by septic systems. Prior to any development occurring, the property was divided into three separate ownerships. A 13.26 acre commercial parcel was split off and sold and the remaining residential was divided into two large parcels. This proposal considers an amendment to only the western residential parcel (Phase 1 of the original 369 acres), which consists of approximately 173 gross acres owned by SCC Canyon II LLC. The remaining 196 acres of the original PPCE PAD will remain under the current Commercial and Suburban Residential land use designations.

Since 2004, the land use pattern surrounding Verdugo has changed dramatically with the approval and construction of the Asante project to the west and the approval of a general plan amendment for the Arizona State Land Department (ASLD) property immediately to the east. The Asante development places small lot residential along the west side of 163<sup>rd</sup>, and the ASLD property will now consist of residential development with densities in the 3 to 5 du/ac range. Currently the subject property has a designation of Suburban Residential which allows a large-lot, single-family housing at densities from 1 to 3 dwelling units per acre.

The area surrounding the major intersection of 163<sup>rd</sup> Avenue and Pinnacle Peak Rd./Pat Tillman Blvd. has been designated in the City's General Plan as a Village Center and as such is poised for an increase of intensity and density. With the increased growth of residents to the area, the lack of commercial options and the designation of 163<sup>rd</sup> Avenue as a major transportation corridor, there will be a need for commercial options that will provide service for the region as well as the surrounding community.

## Legal Description

### PINNACLE PEAK COUNTRY ESTATES-PARCEL A

A portion of Section 7, Township 4 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 7;

THENCE North 00 degrees 04 minutes 45 seconds East, along the West line of said Section 7, a distance of 976.17 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 04 minutes 45 seconds East, along the West line of said Section 7, a distance of 1657.96 feet to the West quarter corner of said Section 7;

THENCE North 00 degrees 04 minutes 46 seconds East, along the West line of said Section 7, a distance of 1317.20 feet;

THENCE leaving the West line of said Section 7, South 89 degrees 59 minutes 23 seconds East, a distance of 1861.31 feet;

THENCE South 00 degrees 22 minutes 47 seconds East, a distance of 1318.19 feet to the center of said Section 7;

THENCE South 44 degrees 49 minutes 14 seconds West, a distance of 56.37 feet;

THENCE South 00 degrees 22 minutes 47 seconds West, a distance of 164.41 feet;

THENCE South 89 degrees 58 minutes 31 seconds East, a distance of 19.81 feet;

THENCE South 00 degrees 01 minutes 29 seconds West, a distance of 60.00 feet;

THENCE South 08 degrees 11 minutes 01 seconds East, a distance of 151.36 feet;

THENCE South 23 degrees 52 minutes 01 seconds East, a distance of 148.00 feet;

THENCE South 33 degrees 31 minutes 38 seconds East, a distance of 121.44 feet;

THENCE South 36 degrees 44 minutes 33 seconds East, a distance of 106.11 feet;

THENCE South 33 degrees 36 minutes 39 seconds East, a distance of 105.48 feet;

THENCE South 30 degrees 28 minutes 45 seconds East, a distance of 105.48 feet;

THENCE South 27 degrees 20 minutes 51 seconds East, a distance of 105.48 feet;

THENCE South 24 degrees 12 minutes 57 seconds East, a distance of 105.48 feet;

THENCE South 21 degrees 05 minutes 03 seconds East, a distance of 105.48 feet;

THENCE South 17 degrees 57 minutes 09 seconds East, a distance of 105.48 feet;

THENCE South 14 degrees 46 minutes 20 seconds East, a distance of 108.76 feet;

THENCE South 09 degrees 41 minutes 07 seconds East, a distance of 40.00 feet to the beginning of a non-tangent curve;

THENCE Easterly along said curve, having a radius of 480.00 feet, concave Southerly, whose radius bears South 09 degrees 41 minutes 07 seconds East, through a central angle of 01 degrees 04 minutes 36 seconds, a distance of 9.02 feet;

THENCE South 09 degrees 49 minutes 48 seconds East, a distance of 143.85 feet;

THENCE South 06 degrees 01 minutes 27 seconds East, a distance of 113.42 feet;

THENCE South 02 degrees 40 minutes 08 seconds East, a distance of 113.42 feet;

THENCE South 00 degrees 27 minutes 21 seconds East, a distance of 36.19 feet;

THENCE South 00 degrees 04 minutes 45 seconds West, a distance of 786.42 feet to the South line of said Section 7;

THENCE along the South line of said Section 7, North 89 degrees 55 minutes 12 seconds West, a distance of 533.69 feet to the South quarter corner of said Section 7;

THENCE North 89 degrees 54 minutes 10 seconds West, along the South line of said Section 7, a distance of 1128.31 feet;

THENCE leaving the South line of said Section 7, North 00 degrees 04 minutes 45 seconds East, a distance of 785.66 feet to the beginning of a curve;

THENCE Northwesterly along said curve, having a radius of 275.00 feet, concave Southwesterly through a central angle of 40 degrees 46 minutes 42 seconds, a distance of 195.72 feet;

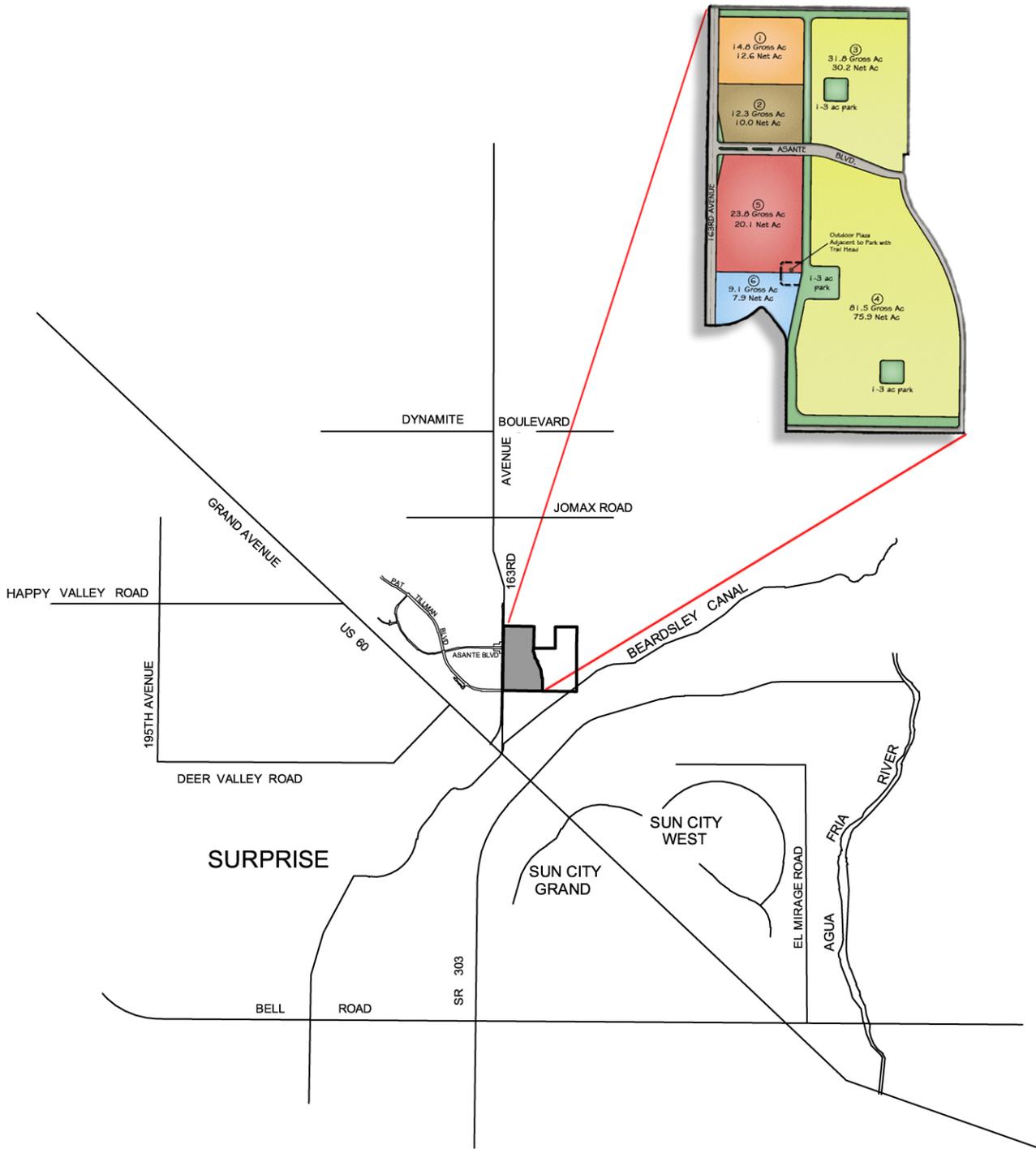
THENCE North 40 degrees 41 minutes 57 seconds West, a distance of 230.35 feet to the beginning of a curve;

THENCE Westerly along said curve, having a radius of 35.00 feet, concave Southerly, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 54.98 feet;

THENCE South 49 degrees 18 minutes 03 seconds West, a distance of 52.96 feet to the beginning of a curve;

THENCE along said curve, having a radius of 550.00 feet, concave Northerly, through a central angle of 37 degrees 02 minutes 09 seconds, a distance of 355.52 feet;

THENCE North 89 degrees 55 minutes 15 seconds West, a distance of 135.00 feet to the TRUE POINT OF BEGINNING.



VICINITY MAP  
 VERDUGO  
 Surprise, Arizona



## Area Description

The majority of the surrounding properties are zoned for single family residential use. The land immediately east of the site is vacant ASLD property zoned R1-43 within the City of Surprise. To the west, across 163<sup>rd</sup> Avenue, is the Asante Planned Area Development. To the south, across Pinnacle Peak Road, there are several existing homes zoned RU-43 within the County. The land north of the site is generally vacant private property zoned R1-43. Some existing single family homes exist along San Ysidro Road. These existing homes, like those on the south side of Pinnacle Peak Road, are on lots generally between 1 to 5 acres in size. **(Exhibit 3: Location Map) (Exhibit 4: Surrounding Development Photos)**

The subject property holds a designation of Suburban Residential (1 to 3 du/ac) under the City's current General Plan. This category is shared to the north and east. The Asante project across 163<sup>rd</sup> Avenue is designated as Low Density Residential (3 to 5 du/ac) and the land directly to the south on the other side of the Pinnacle Peak Road alignment is designated for Employment land uses.

## Existing Site Conditions

The site, currently vacant open desert, is located on the east side of 163<sup>rd</sup> Avenue north of Pinnacle Peak Road. **(Exhibit 5: Site Photos)**

### Topographic /Existing drainage

The ground slopes generally to the southeast. The total elevation change is approximately 31 feet, dropping from 1,378 feet above mean sea level (MSL) at the northwest corner of the site to approximately 1,347 feet above MSL at the southeast portion of the development. The 31 foot drop in elevation provides an average slope of approximately 0.7 percent. There are no major rock outcroppings or year round streams located on the Verdugo project site.

### Vegetation and wildlife

The Project lies within the lower Colorado River Valley Sonoran Desert biome. Wildlife in the Project area is expected to be typical of this biome. The vegetation cover is predominantly creosote bush. A cursory survey revealed limited salvageable vegetation on the site, as exhibited by the site photos, but prior to any development, a detailed survey shall be completed and a salvage and reuse plan shall be submitted to the City so as to preserve any quality or protected vegetation.

### Zoning & Land Use

The existing land use on the site consists of vacant desert. The property is currently zoned PAD as part of the Pinnacle Peak Country Estates Planned Area Development.

The current approved Pinnacle Peak Country Estates PAD approves a total of 561 single-family homes and approximately 15 acres gross of commercial at the northeast corner of Pinnacle Peak Road and 163<sup>rd</sup> Avenue. The area of the PAD proposed to be amended with this application is currently approved for 277 Single-family homes.

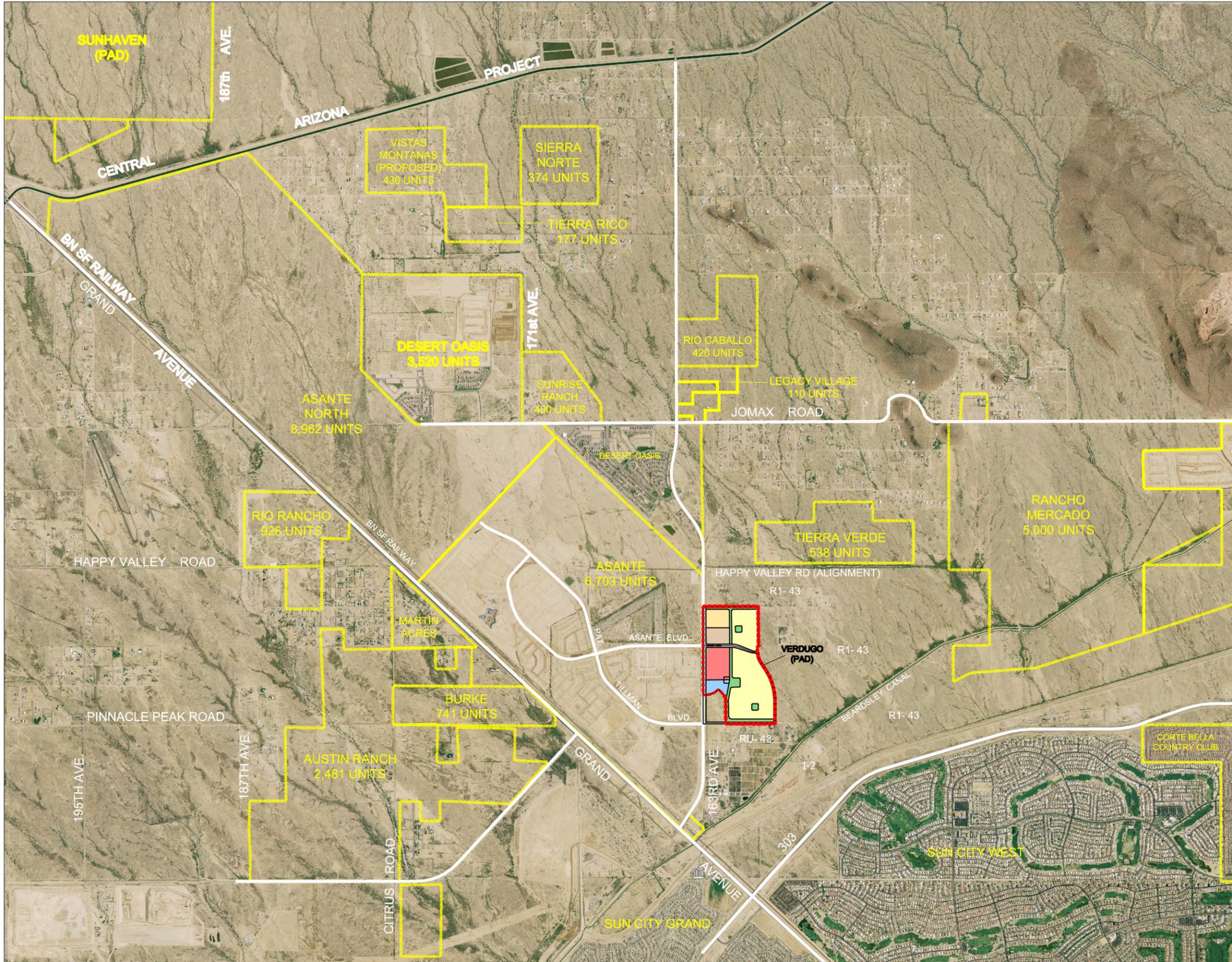
### Infrastructure

Currently, the Verdugo property is accessed from the west via 163<sup>rd</sup> Avenue. 163<sup>rd</sup> Avenue is a north/south parkway with 68' major arterial half street improvements along the west boundary of the property. San Ysidro Road, a local dirt road, runs west-to-east along the north boundary

of the property. Pinnacle Peak Road is also a dirt road with no existing ROW that runs west-to-east along the south boundary.

Utilities

Water:	The Project falls within the City of Surprise water service area. There is currently no water infrastructure on the property. The owner is currently working with other developers in the area to construct the necessary water resources.
Wastewater:	The Project is currently within the City of Surprise wastewater service area. While there is currently no wastewater infrastructure on the property, the Owner is a party to the SPA 2 WRF Agreement and has purchased wastewater capacity for the Project as described in this PAD Amendment.
Electric:	Arizona Public Service (APS)
Telephone:	Qwest Communications (Qwest)
Natural Gas:	Southwest Gas
Trash:	City of Surprise
Schools:	Dysart Unified District #89
Police and Fire:	City of Surprise



# VERDUGO

Planned Area Development  
Surprise, Arizona

Exhibit #3  
LOCATION MAP



North

DATE: 01.06.09  
N.T.S.



VERDUGO  
Planned Area Development  
Surprise, Arizona

Asante's 163rd Avenue entrance Sign.



158th Avenue Homes.



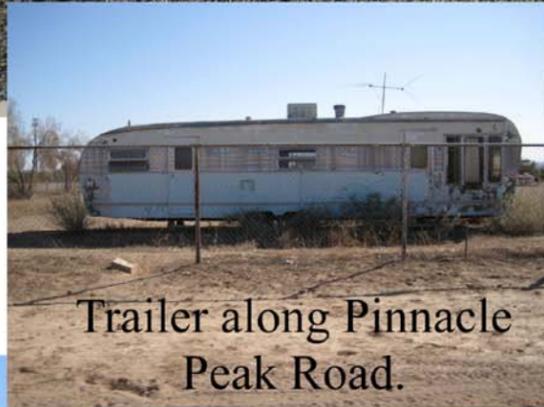
Pinnacle Peak Road Home.



158th Avenue Home.



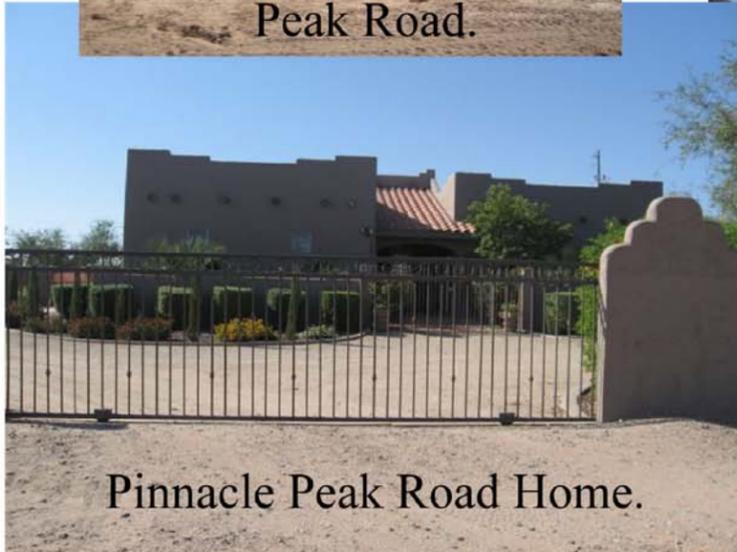
Trailer along Pinnacle Peak Road.



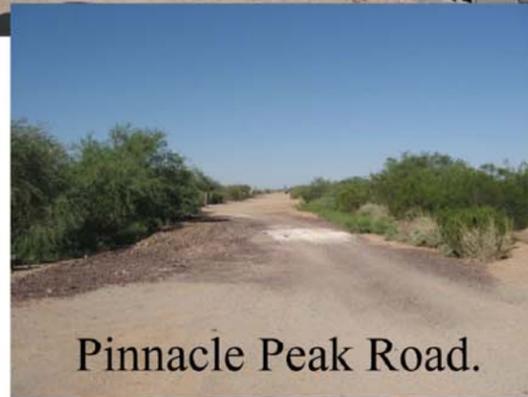
Typical Asante Home



Pinnacle Peak Road Home.



Pinnacle Peak Road.



Asante Blvd. Bridge.

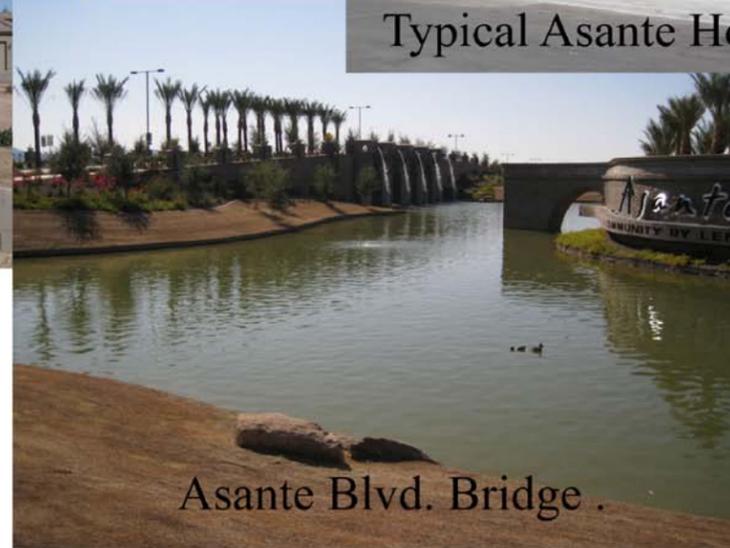
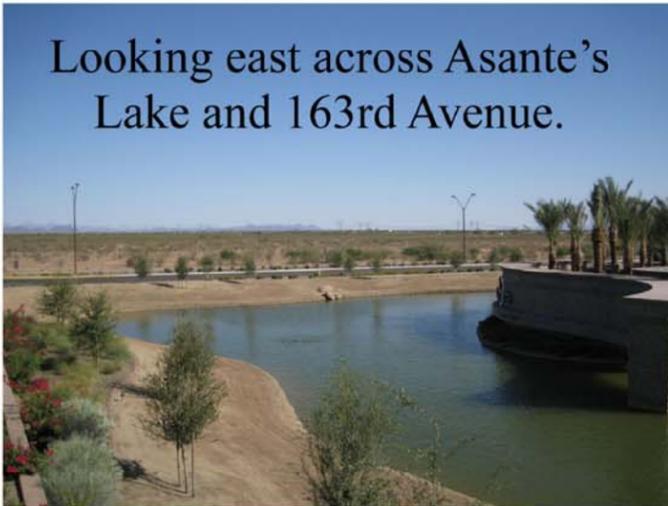


Exhibit #4  
SURROUNDING  
DEVELOPMENT PHOTOS

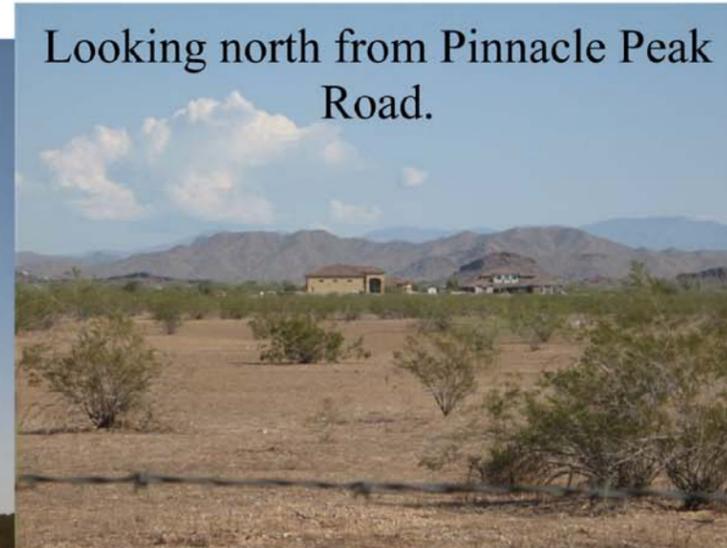


VERDUGO  
Planned Area Development  
Surprise, Arizona

Looking east across Asante's Lake and 163rd Avenue.



Looking north from Pinnacle Peak Road.



Looking west from 158th Ave towards 163rd Ave and Asante..



Looking east from 163rd Avenue



Looking north from Pinnacle Peak Road

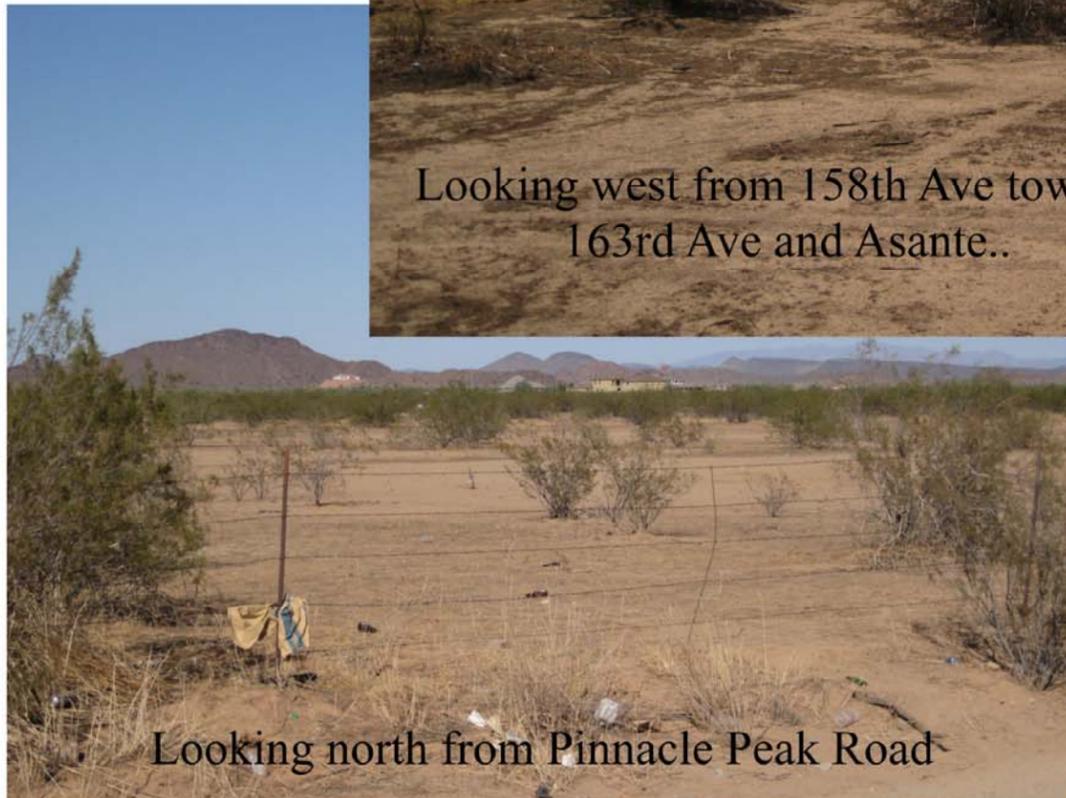


Exhibit #5  
SITE PHOTOS



## Land Use

The proposed amendment would bring the western portion of the original PPCE project into greater conformance with the existing and entitled development in Asante directly across 163<sup>rd</sup> Ave. The land use modifications will offer a more diverse range of housing types that will vary in character and size to target a variety of market segments in order to create a truly diverse community. Residential land uses, including single family suburban, medium and medium high density products, will benefit from a land use plan that includes, trail and open space network meandering throughout the community. **(Exhibit 6: Land Use Plan)**

A majority of the Project will remain Suburban Residential (SR) which is comparable with properties to the north and south of the Project. Medium Density Residential and Medium High Density Residential parcels are located closer to transportation infrastructure and commercial services to encourage multi-modal transportation opportunities along major roadways, and to provide an appropriate transition to lower densities. An appropriate number of neighborhood mini parks will be evenly distributed throughout the community to provide close walking distance to a park facility and/or access to trail corridors from every residential parcel within the community. The trail corridors will also serve to encourage walkability throughout the property and encourage integration between the various land uses.

### Proposed Land Use Category Summary

Land Use Category	Gross Acres	Land Use %	DU (max.)	DU / AC
Suburban Residential	113.3	65.4	339	3
Medium Density Residential	14.8	8.5	118	8
Medium High Density Residential	12.3	7.1	184	15
Commercial	23.8	13.7	-	-
Office	9.1	5.3	-	-
<b>TOTAL</b>	<b>173.3</b>	<b>100%</b>	<b>641</b>	<b>3.70</b>

Notes: (1) A minimum of 21.1 acres (15% of the gross residential acreage) will be designated as Open Space. Open Space and Right-of-Way areas are located throughout the Project within the gross acreage of the above mentioned Land Use categories.

(2) The total number of multi-family units to be developed within the Project shall not exceed 199.

### Commercial and Office Land Use

The commercial and office elements of the Project are situated along 163<sup>rd</sup> Avenue and Asante Boulevard. The commercial and office parcels location increases exposure to the public, promotes ease of access and minimizes traffic impacts within the neighborhoods. In addition to vehicular, bicycle and pedestrian access along the major roadways, appropriate bicycle, pedestrian access and multi-use trail connections via a linear open space corridor **(Exhibits 15 & 16)** will be explored and determined at the time of site plan and subdivision plat.

As this area of Surprise further develops 163<sup>rd</sup> Avenue will provide important connections to the Loop 303, Grand Avenue and SR 74. Since 163<sup>rd</sup> Avenue is designated as a Parkway, the 163<sup>rd</sup>

Avenue corridor has the potential to provide a high level of transportation service. Verdugo is located near the prominent intersection of 163<sup>rd</sup> Ave. and Pat Tillman Blvd. Pat Tillman Blvd. is a major arterial that extends from 163<sup>rd</sup> to the northwest paralleling Grand Avenue and serves as major link connecting to the Jomax Road parkway and the Dove Valley parkway. Pinnacle Peak Road is a minor arterial that will connect eastward to extensions of Reems Road and Bullard Road, which will connect to the Loop 303 freeway. The intersection of 163<sup>rd</sup> Ave. and Asante Blvd. will be signalized and therefore provides an appropriate access point for ingress and egress for the proposed commercial parcel.

With the high growth and future influx of residents to the area, the demand for commercial, office and retail facilities will increase. To help meet the growing demand, the land plan for Verdugo includes 23.8 ac of commercial and 9.1 ac of office. These land uses will allow for the development of services that will serve the local community market area.

Due to the lack of commercial options in the vicinity, residents are forced to seek services outside of the area, increasing the already congested conditions in and around Bell Road and Grand Avenue. **Exhibit 8: Commercial Comparison** shows the existing commercial parcels in the region surrounding the Verdugo property. This exhibit shows the disparity between the amount of available commercial property in SPA 1 versus SPA 2 and the eastern half of SPA 3. Additional commercial in the Verdugo project will add needed commercial goods and services reducing the need for current and future residents of SPA 2 to leave the area and travel into SPA 1 to receive those day to day goods and services.

### Commercial Development Standards

Setbacks	Feet
Front	35
Interior and rear	0
Corner side	25
Residential zone boundary	45
* Height	35

\* The maximum height for any building in this zone shall be 35 feet; provided, however, that a building may exceed 35 feet in height if the entire portion of the building which exceeds 35 feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the community development director approves the extension above 35 feet prior to the commencement of construction.

### Commercial Permitted Uses

Principally permitted, conditionally permitted and accessory uses are described in Exhibit 22.

Office Development Standards

<b>Setbacks</b>	<b>Feet</b>
Front	35
Interior and rear	0
Corner side	25
Residential zone boundary	45
* Height	35

\* The maximum height for any building in this zone shall be 35 feet; provided, however, that a building may exceed 35 feet in height if the entire portion of the building which exceeds 35 feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the community development director approves the extension above 35 feet prior to the commencement of construction.

Office Permitted Uses

Principally permitted, conditionally permitted and accessory uses are described in Exhibit 22.

## **Residential Land Use**

There are three distinct residential land use categories within the Verdugo PAD Amendment. The three categories include Suburban Residential (SR), Medium Density Residential (MDR) and Medium High Density Residential (MHDR).

### **Suburban Residential (SR)**

Suburban Residential development will be the dominant land use within the Project which allows single-family housing at densities from 1 to 3 du/ac. Clustering of the homes shall be encouraged when appropriate provided the overall gross density doesn't exceed 3 du/ac. Each home will have access to some form of common open space in the form of either active or passive areas. The SR is primarily situated away from major transportation corridors and road intersections, leaving those areas for higher density development.

Principally permitted, conditionally permitted and accessory uses shall be determined by those allowed in the City's R1-5 zoning district as contained within Section 125-55 of the City of Surprise Municipal Code.

### **Medium Density Residential (MDR)**

Medium Density Residential development will occur along 163rd Avenue. The MDR classification will allow both attached and detached residential units with varying lot configurations, some of which may include z-lots and zero lot-lines; with a maximum gross density of 8 du/ac.

If residential units in this category utilize a garage the size of the garage shall be a minimum of 10'x20'.

Principally permitted, conditionally permitted and accessory uses shall be determined by those allowed in the City's R1-5 and R-3 zoning district as contained within Section 125-55 of the City of Surprise Municipal Code.

### **Medium/High Density Residential (MHDR)**

The Medium/High Density Residential development occur at the intersection of Asante Blvd. and 163<sup>rd</sup> Ave. The MHDR will provide for a variety of residential types including but not limited to Z lots, zero lot line, attached or detached single family cluster homes, town homes and apartments; with a maximum gross density of 15 du/ac. The maximum number of multi-family units within Verdugo may not exceed 199 total units.

If residential units in this category utilize a garage the size of the garage shall be a minimum of 10' x 20'.

Principally permitted, conditionally permitted and accessory uses shall be determined by those allowed in the City's R1-5 and R-3 zoning district as contained within Section 125-55 of the City of Surprise Municipal Code.

Appropriate buffers must be considered where MHDR parcels border SR parcels. Housing product heights will be limited to 2 stories when they are within 100' of a Suburban Residential (SR) parcel. Appropriate building layouts, parking and landscaping will be determined at site plan review.

#### Water Campus Site

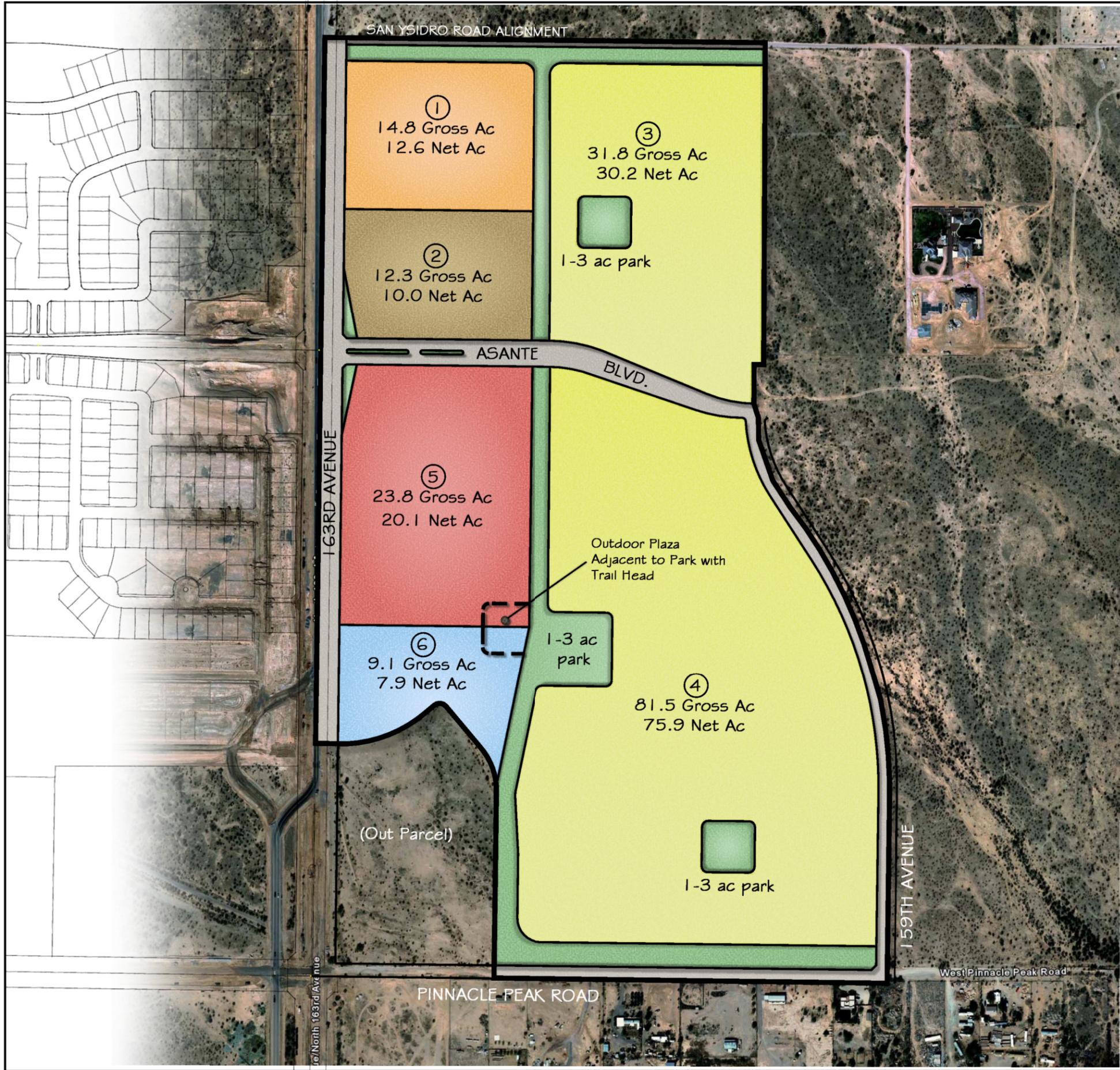
If a water campus site is needed on the property, it is anticipated to be approximately 6-8 acres in size. This would reduce the amount of potential MDR acreage accordingly.

#### Water Campus Development Standards

	<b>Feet</b>
Interior from perimeter wall	20
* Residential zone boundary	20
** Perimeter Wall Height	8

\* Landscape requirements and design will utilize the City of Surprise Zoning Ordinance and Planning and Design Guidelines in establishing site specific designs and plans.

\*\* Perimeter wall shall match the approved Project Theme Wall



# VERDUGO

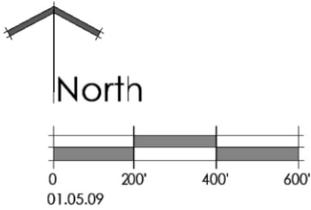
CONCEPTUAL LAND USE PLAN  
Surprise, Arizona

## SITE DATA

ZONING		LAND USE %	DU/AC	NET AC	GROSS AC	*DU (max.)
1	MDR	8.5	8	12.6	14.8	118
2	MHDR	7.1	15	10.0	12.3	184
3	SR	18.4	3	30.2	31.8	95
4	SR	47.0	3	75.9	81.5	244
5	Neighborhood Commercial	13.7	---	20.1	23.8	---
6	Office	5.3	---	7.9	9.1	---
Total		100		156.7	173.3	641

\* Lot count based on gross acreage  
Net acreage = gross - ROW (163rd, Pinnacle Peak, San Ysidro, Asante Blvd. + Collector Road)

Exhibit #6  
Conceptual Land Use Plan

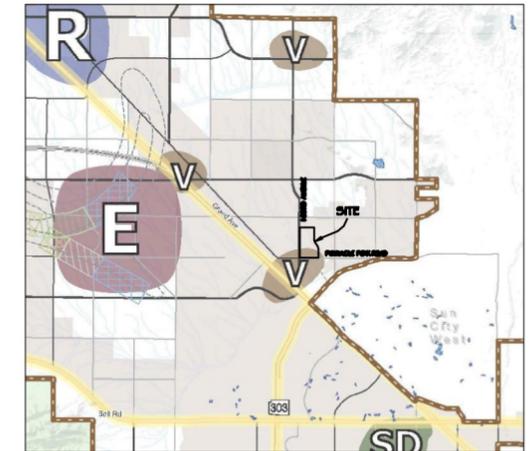


# VERDUGO

## Planned Area Development

Surprise, Arizona

### Location Map



**General Plan 2030 Expected Areas of Growth**

Type of Growth Center	Map Features
<b>R</b> Regional Center	<ul style="list-style-type: none"> <li>Freeway</li> <li>Expressway</li> <li>Interstate</li> <li>Major Arterials</li> <li>Minor Arterials</li> </ul>
<b>V</b> Village Center	<ul style="list-style-type: none"> <li>US Highway</li> <li>State Freeway</li> <li>State Highway</li> </ul>
<b>E</b> Employment Center	<ul style="list-style-type: none"> <li>Noise Contours</li> <li>Aux 1 F-16</li> <li>Like AFB 1902</li> </ul>
<b>SD</b> Special District	<ul style="list-style-type: none"> <li>APZ's</li> <li>APC's</li> <li>CEAP ZONE</li> </ul>
Major Transportation Corridor	<ul style="list-style-type: none"> <li>Planning Area</li> <li>County</li> </ul>

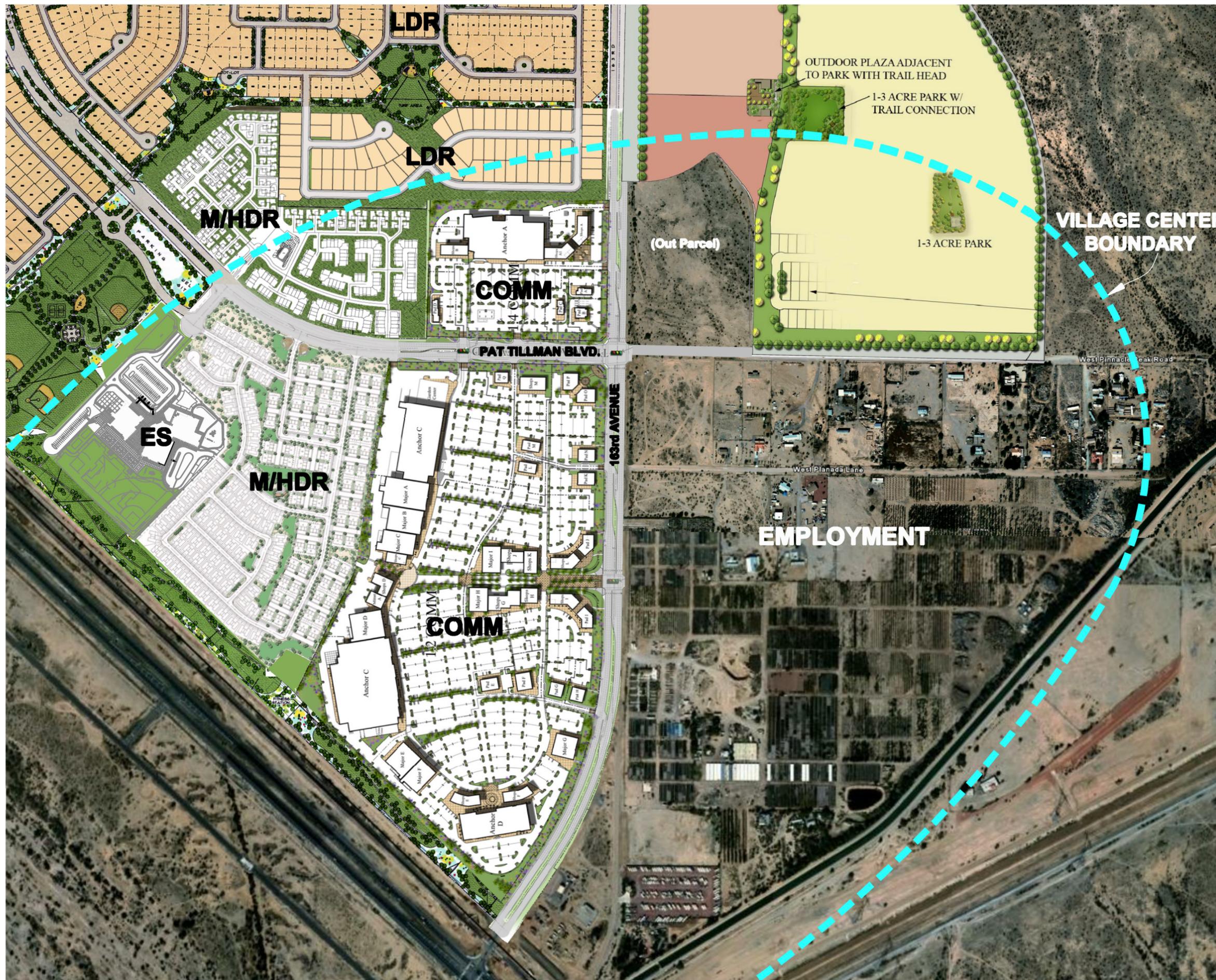


Exhibit #7  
VILLAGE CENTER



North

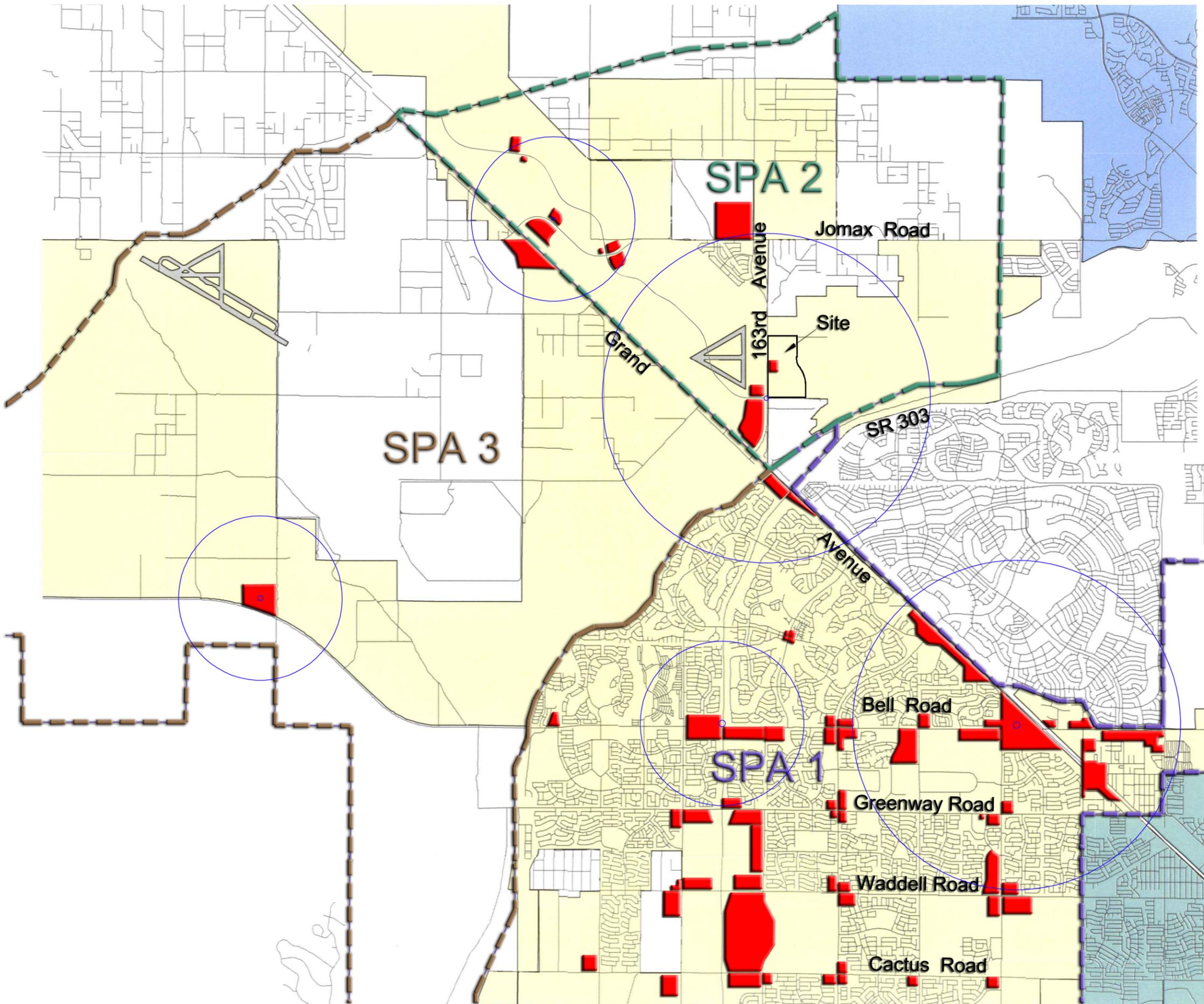
DATE: 01.06.09  
N.T.S.



# VERDUGO

## Planned Area Development

Surprise, Arizona



 Commercial Parcels

 SPA 1

 SPA 2

 SPA 3

 One / Two Mile Service Radius

Exhibit # 8  
Commercial Comparison



North

DATE: 01.06.09  
N.T.S.

## Residential Development Standards

### Suburban Residential Development Standards

Suburban Residential (SR) developments shall include the following development standards. Residential housing design will utilize the extensive Home Product Design Guidelines of the City of Surprise.

<b>Residential Minimum Standards</b>	
All setbacks are subject to the IRC.	
Min Area	6,380 sf
Min. Width	58'
Max. House Width	45'
Min. Depth	110'
*Bldg. Setbacks	
Front	18'/12' for living area or side entry garage
**Side	5'/8'
***Street Side	13'
Rear	15'
Rear Adj. to Arterial	20'
Min. Distance between Houses	10'
Bldg. Height	30'

\* Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks.

\*\* An optional 6'/7' side setback is allowed for a 13' aggregate setback to address IRC fire rating.

\*\*\*Street side setback may be reduced 5' if a 5' minimum landscape tract is used on abutting side.

All development will be bound by the applicable building codes adopted by the City.

## Medium and Medium-High Density Residential Development Standards

Cluster, zero lot line and z-lot products within the MDR and MHDR parcels shall comply with the following development standards. Other types of MDR and MHDR products may be considered with development standards determined for those products at the time of preliminary platting. Project design and layout, as well as home product, will be determined at preliminary platting or site plan stage in accordance with the City's Planning and Design Guidelines Manual.

		<b>CLUSTER TYPE</b>	<b>ZERO LOT LINES Z - LOTS</b>
Min. Lot Area - Square footage		1,000	2,450
Min. Lot Width - Interior Lot		15'	35'
Min. Lot Depth		60'	70'
Maximum Building Height		40'	30'
Minimum Yard Setbacks All setbacks are subject to the IRC.			
Front - Public Street	(1)(3)	15'	10'
Front - Private Street		8'	8'
Front/Rear to Face of Garage Door - Public St.		18'	18'
Front/Rear to Face of Garage Door - Private St.		4'	N/A
Rear		3'	5'
Sides	(2)(3) (4)(5)	0'	0'/5'
Sides - Aggregate		10'	10'
Minimum Distance Between Buildings	(5)	10'	10'
Landscape Tracts			
Collector Street		10'	10'
Arterial Street		20'	20'

**Notes:**

1. May be reduced for Auto-courts and Landscaped tracts/easements, or rear-loaded garages.
2. Street side setback may be reduced 5' if landscape tract used on abutting side.
3. Non-structural arch. features such as fireplaces, bay windows, pop-outs & patio covers may encroach 2.5' into the front & side setbacks and 10' into the rear setbacks. Patio covers may not encroach within 3' of rear property line. Exterior walls less than 3' from property lines shall be required to not have less than one hour fire resistive construction and no openings.
4. Where a side yard setback is provided, it must be a minimum of 5'
5. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.

## Design Criteria

### **Architectural Style/Theme**

#### Residential

The goal of this project is to fit into the existing fabric of the surrounding community while still creating its own sense of identity. These guidelines will be the basis of future CC&R's that will be utilized to guide, create and maintain a high-quality environment that fits well with the visions and desires of the City of Surprise and the surrounding area while providing flexibility over time without compromising the overall vision of the Verdugo PAD.

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements. The proposed Architectural styles will be in conformance with the City of Surprise Single Family Detached Design Guidelines.

Verdugo understands and benefits in adopting "green" standards for development. Standards for neighborhoods under Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND) or other standards that ensure a high level of energy efficiency in new development are encouraged.

Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting. Residential design will utilize the extensive design guidelines of the City of Surprise.

#### Commercial and Office

The commercial and office portions of the development shall follow the City of Surprise Zoning Ordinance and City of Surprise's Planning and Design Guidelines.

Commercial and office buildings will be designed with an overall consistent theme and will compatibly integrate with the architectural styles, landscape palette and construction materials of the overall Verdugo community. While the final design has yet to be determined, the designs should be a style which encourages pedestrian usage and enjoyment. Pedestrian connections will be made between retail/office and residential uses in order to provide convenient pedestrian access.

Reducing the impact on residential parcels is an important aspect of the Verdugo PAD Amendment as it is necessary to maintain a stable living environment for the residents. The Project's land use plan utilizes a Drainage and Trail corridor to provide a landscape buffer as well as pedestrian connections between the various parcels (**Exhibits 15 & 16**). Additional techniques such as increased building setbacks, walls, building orientation, etc., should also be used to help provide additional buffer where non-residential parcels are adjacent to residential uses.

## **Open Space**

The Open Space and Trails Plan for this Project is intended to provide a range of active and passive open space and recreation areas with facilities designed to service the needs of the entire population of the Project. **(Exhibits 9-18)**

Approximately 21.1 acres, 15% of the gross residential project area, will be set aside as either active or passive open space, buffer areas or mini parks. Landscape elements will be introduced along roadways and buffer areas to enhance the aesthetic appeal and soften the neighborhood ambiance. Mini parks and play areas are located between neighborhoods, so that each neighborhood has direct access to the system of parks and trails. **(Exhibits 13 & 14)**

A system of trails will link private park facilities via linear open space corridors. **(Exhibits 15 & 16)** This open space system (owned and maintained by the Homeowner's Association) will make up the majority of the open space element. These elements will consist of neighborhood park areas (1 to 3 acres) and a linear Drainage and Trail corridor that provides a continuous open space/trail system throughout this community connecting parks, neighborhoods and commercial/office parcels while providing for the efficient and safe flow of occasional storm runoff into retention areas **(Exhibit 12)**. Trails will consist of concrete and/or decomposed granite pathways ranging from 5 to 8 feet in width with connections into neighborhoods. The final trail cross-section will be determined during landscape and plan submittal and review.

In order to provide safety and personal security an "eyes on the park" philosophy will be applied. Residential lots will be encouraged where possible to front park sites and when backing to open space, view fencing will be provided, promoting visibility into the open space. Additional visual access and view corridors into the open space will be provided where feasible. To provide additional security during the nighttime hours, lighting options including low level bollard lighting shall be explored and utilized within the parks and along the trails where appropriate.

Additional consideration will be applied to the open space of the non-residential parcels. An outdoor plaza is proposed between the office and commercial parcels. **(Exhibit 17)** This open-air plaza will be a focal point for retail patrons and office workers on their lunch breaks. It will also be a gathering point for other users and residents after normal business hours and on weekends. The location of the plaza has been carefully thought out so that it will create a destination point that will be beneficial to the retail users but also conveniently located for pedestrian access from the commercial, office and residential parcels. The plaza will be located directly adjacent to the open space park along the trail corridor for maximum visibility and pedestrian access.

The Surprise General Plan calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum number of dwellings proposed within the Project is 671 dwelling units. At 2.65 people per dwelling unit, this would produce a maximum total project population of 1,778 people.

At 6ac/1000 pursuant to the General Plan a total of 10.668 acres of passive and active open space is required; 21.1 acres is planned, far exceeding the requirements of the General Plan.

## **Parking Criteria**

Verdugo promotes the safe and efficient design of parking facilities. Pedestrians and cyclists will be accommodated within the design allowing for the safe movement through and around the parking facility. Thoughtful planning will be used to minimize the impact to the flow of traffic on adjoining streets. Landscape techniques and site plan design will be used to screen and alleviate the starkness of the required parking from surrounding neighborhoods and contribute to the surrounding open space element.

Parking design and site plans will conform to the City of Surprise Zoning Ordinance and Planning and Design Guidelines in establishing site specific designs and plans. Accessible parking for both residential, commercial and office land uses will comply with ADA, ADAAG, ANSI, IBC Chapter 11 and Surprise Ordinance 07-08.

Streets near parks will have No Parking signs posted in all areas where parking would restrict Fire apparatus access. If rear loaded garages are used within the MHDR parcel there will only be parking allowed on one side of the street or designed with bump-out curbs or inset parallel parking.

## **Screening and Landscape**

The utilization of thoughtful landscape design including buffering and screening techniques will establish the desirable character of this development and enhance the quality of life for its residents as well as the surrounding areas of Surprise.

The landscape element will feature low water use vegetation consisting of trees, shrubs and accent plants that complement the existing neighborhood and commercial areas and maintain the existing image and character of the City of Surprise. Natural turf is not prohibited, but before placement, careful consideration shall be made as to alternatives such as drought tolerant groundcovers or synthetic turf.

Residential parcels, with generous exposure onto open space, will optimize the pedestrian relationships throughout the site. These relationships will be promoted through the proposed Drainage and Trail Corridor (**Exhibits 15 & 16**) that will provide a buffer and trail connections between the Suburban Residential neighborhoods and the Commercial/Office parcels.

Screening and Landscape design and site plans will conform to the City of Surprise Zoning Ordinance and Planning and Design Guidelines.

# LANDSCAPE MATERIAL SCHEDULE



TREES	
Item	Size
<i>Acacia smallii</i> 'minuta'	15 gal. / 24" box
Hardy Sweet Acacia	24" box
<i>Cercidium floridum</i>	15 gal. / 24" box
Blue Palo Verde	24" box
<i>Chilopsis linearis</i>	15 gal. / 24" box
Desert Willow	24" box
<i>Dalbergia sissoo</i>	15 gal. / 24" box
Sissoo Tree	24" box
<i>Olea europae</i> 'Swan Hill'	15 gal. / 24" box
Swan Hill Olive	24" box
<i>Prosopis juliflora</i>	15 gal. / 24" box
Velvet Mesquite	24" box
<i>Ulmus parvifolia</i>	15 gal. / 24" box
Chinese Evergreen Elm	24" box
<i>Quercus virginiana</i>	15 gal. / 24" box
Southern Live Oak	24" box

PALMS	
Item	Size
<i>Phoenix Dactylifera</i>	20' B.T.H.
Date Palm	

SHRUBS & ACCENTS	
Item	Size
<i>Agave bracteosa</i>	5 gal.
Spider Agave	
<i>Caesalpinia pulcherrima</i>	5 gal.
Red Bird of Paradise	
<i>Calliandra californica</i>	5 gal.
Baja Fairy Duster	
<i>Dalea frutescens</i>	5 gal.
Black Dalea	
<i>Dasylirion wheeleri</i>	5 gal.
Desert Spoon	
<i>Dodonaea viscosa</i>	5 gal.
Hopseed Bush	
<i>Encelia farinosa</i>	5 gal.
Brittlebush	
<i>Hesperaloe funifera</i>	5 gal.
Giant Hesperaloe	
<i>Hesperaloe parviflora</i>	5 gal.
Red Hesperaloe	
<i>Justicia californica</i>	5 gal.
Chuparosa	
<i>Lantana camara</i>	5 gal.
Bush Lantana	
<i>Larrea tridentata</i>	5 gal.
Creosote Bush	
<i>Leucophyllum frutescens</i>	5 gal.
Texas Ranger	
<i>Muhlenbergia emersleyi</i> 'El Toro'	5 gal.
Bull Grass	
<i>Muhlenbergia rigens</i>	5 gal.
Deer Grass	
<i>Nolina erumpans</i>	5 gal.
Beargrass	
<i>Ruellia peninsularis</i>	5 gal.
Ruellia	
<i>Senna artemisioides</i>	5 gal.
Green Feathery Senna	
<i>Simmondsia chinensis</i>	5 gal.
Jojoba	

GROUNDCOVERS / VINES	
Item	Size
<i>Acacia redolens</i>	1 gal.
Desert Carpet	
<i>Baccharis centennial</i>	1 gal.
Coyote Broom	
<i>Hardenbergia violacea</i>	1 gal.
Vine Lilac	
<i>Lantana montevidensis</i>	1 gal.
Purple Trailing Lantana	
<i>Lantana 'New Gold'</i>	1 gal.
New Gold Lantana	
<i>Rosmarinus officinalis 'prostratus'</i>	1 gal.
Prostrate Rosemary	
<i>Ruellia brittoniana 'Katie'</i>	1 gal.
Katie Ruellia	



SCALE: 1" = 200'-0"



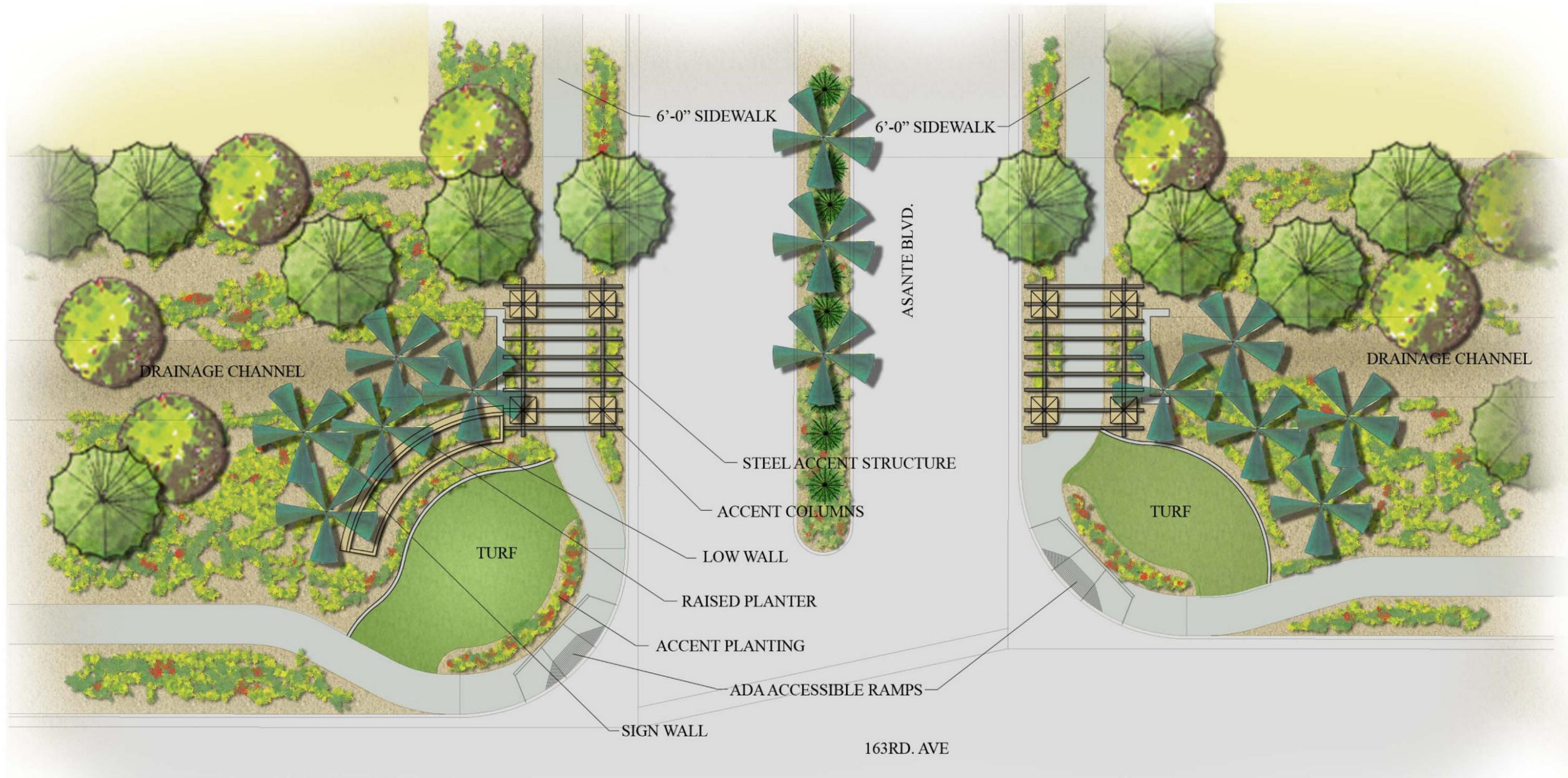
DATE: 01/05/09



# VERDUGO

SANDBOX DEVELOPMENT CONSULTANTS, INC.

OVERALL LANDSCAPE PLAN



SCALE: 1/8" = 1'-0"



DATE: 01/05/2009



**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

ENTRY MONUMENT PLAN



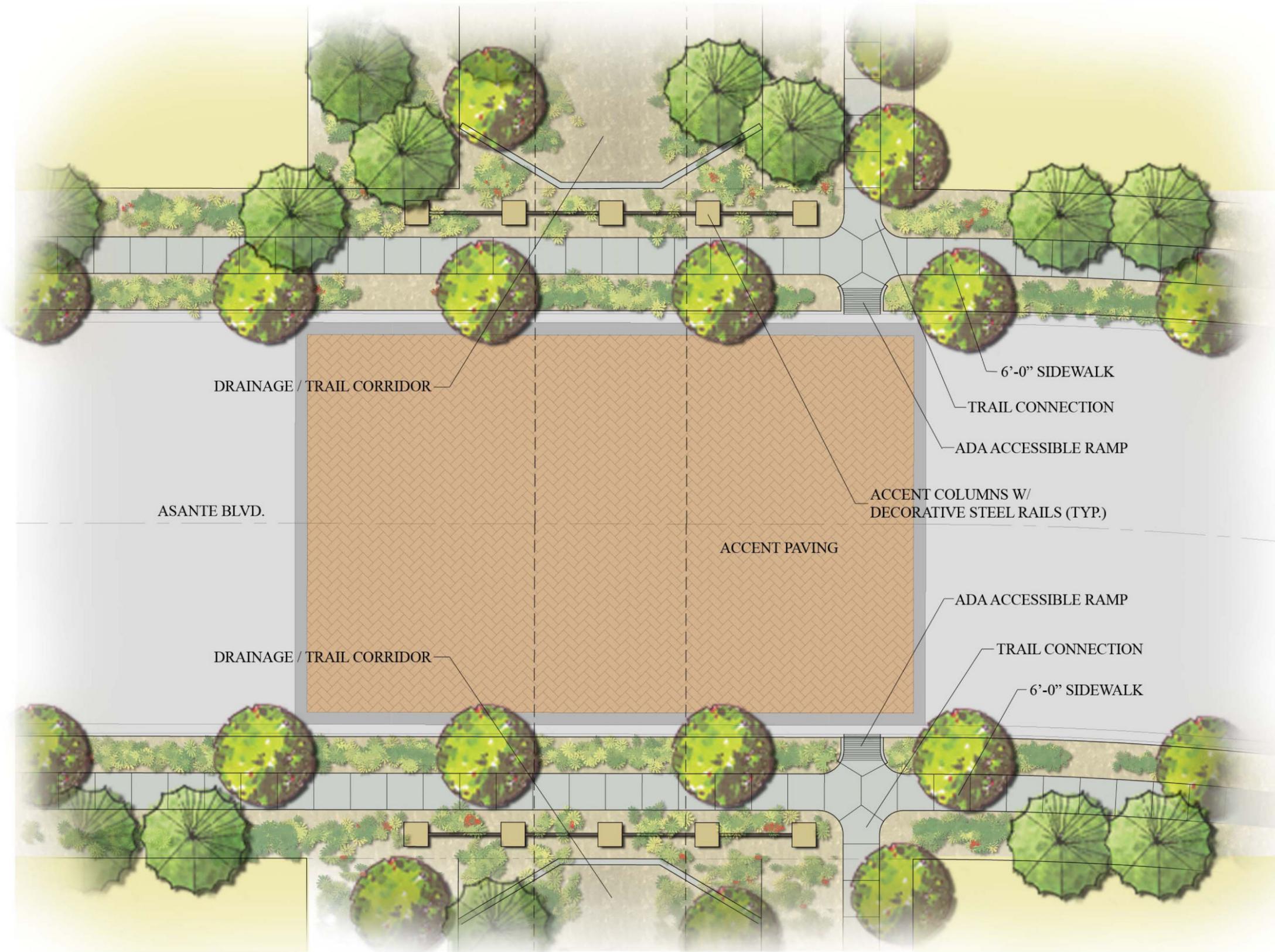
# VERDUGO

SANDBOX DEVELOPMENT CONSULTANTS, INC.

DATE: 01/05/2009



ENTRY MONUMENT PERSPECTIVE



SCALE: 1/8" = 1'-0"



DATE: 01/05/2009



**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

BRIDGE CONCEPT



SCALE: 1" = 20'-0"



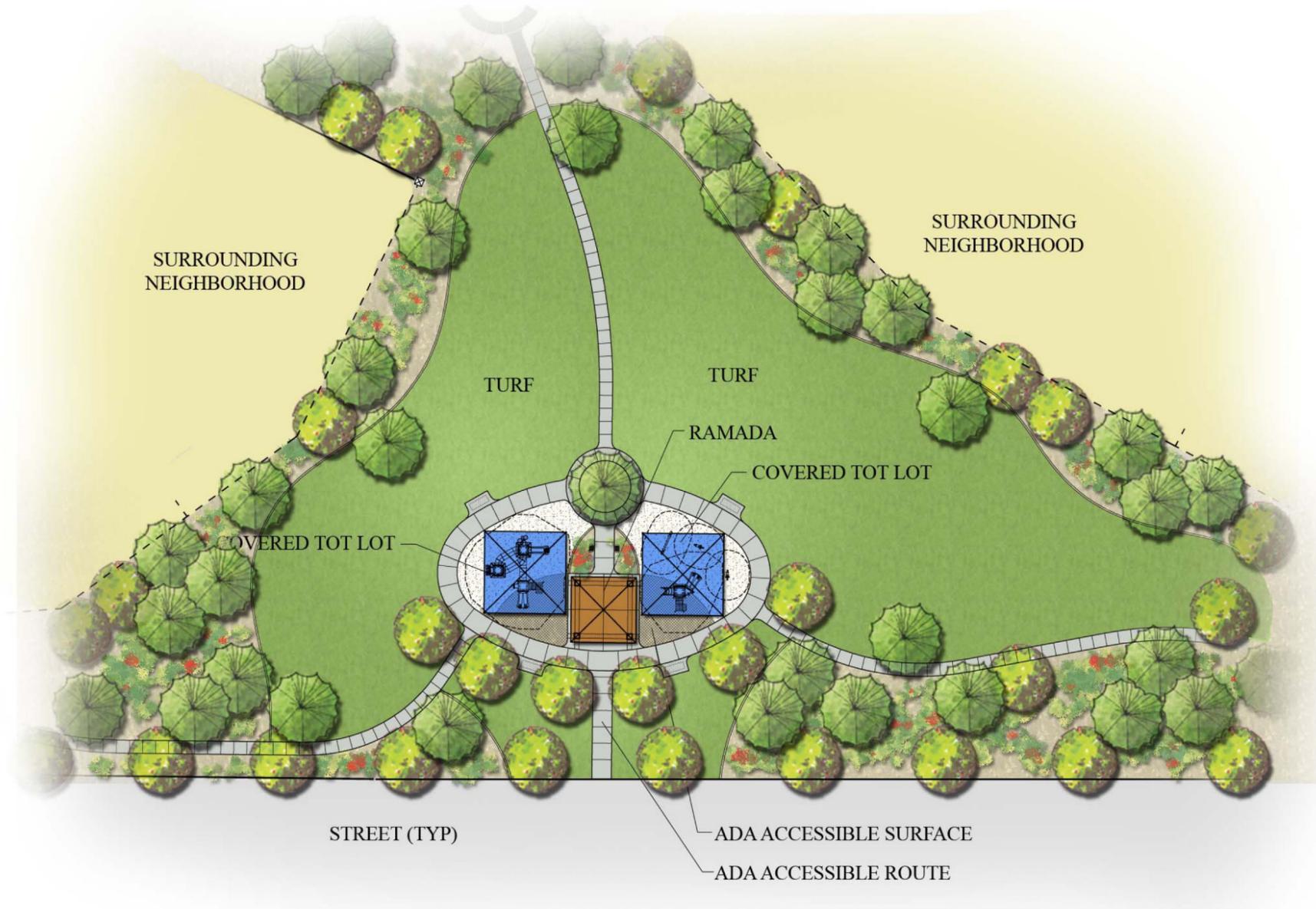
DATE: 01/05/2009



**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

POCKET PARK WITH HALF COURT



SCALE: 1" = 20'-0"



DATE: 01/05/2009

**W R G**  
DESIGN INC.

**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

POCKET PARK WITH TOT LOT



SCALE: 1" = 20'-0"



DATE: 01/05/2009

**W R G**  
DESIGN INC.

**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

POCKET PARK WITH TRAIL CONNECTION



NOTE: SEE POCKET PARK WITH  
TRAIL CONNECTION  
FOR VIEW POINT

DATE: 01/05/2009

**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

**W R G**  
DESIGN INC.

POCKET PARK WITH TRAIL CONNECTION PERSPECTIVE



# VERDUGO

SANDBOX DEVELOPMENT CONSULTANTS, INC.

DATE:01/05/2009



MIXED USE PARCEL - PUBLIC SPACE/ PLAZA



SPLIT FACE CAP  
 SPLIT FACE CMU  
 SPLIT FACE CAP  
 PAINTED CMU

2'-8"  
 2'-0"

6'-0"  
 6'-8"  
 7'-0"

SCALE: 1" = 1'-0"  
 0 0.5 1 2

DATE: 01/05/2009

**W R G**  
 DESIGN INC.

**VERDUGO**

SANDBOX DEVELOPMENT CONSULTANTS, INC.

THEME WALL EXHIBIT



SCALE: 1" = 1'-0"



DATE: 01/05/2009

**W R G**  
DESIGN INC.

# VERDUGO

SANDBOX DEVELOPMENT CONSULTANTS, INC.

VIEW FENCE EXHIBIT

## **Lighting**

Lighting design criteria will conform to the City of Surprise Zoning Ordinance and Planning and Design Guidelines. Lighting practices and systems that minimize light pollution, glare and light trespass, while providing energy efficient, public and private lighting that helps ensure the continued safety and security of the community will be encouraged throughout the Project.

## **Signage**

Unless otherwise modified by this document, signs shall be regulated and installed in accordance with the current Surprise Municipal Code sign regulations. In the event any provision of this document conflicts with a provision of the Surprise Municipal Code, the provision within this document shall govern and control unless waived by the property owner.

### **WALL, FASCIA, MANSARD, AND PARAPET SIGNS.**

- a. Wall, fascia, mansard and parapet signs are allowed only on the exterior elevation of the space occupied by the business.
- b. Wall, fascia, mansard or parapet signs may identify the individual businesses, building complex, or center, by name, and may identify up to three principal services when the name alone does not identify the general nature of the business.
- c. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.

### **Aggregate Sign Area Allowed**

The maximum aggregate sign area is one square foot of signage for each linear foot of the business wall elevation. If the wall on which the sign is placed is two hundred (200) or more feet from any public right-of-way, the maximum aggregate sign area shall increase to one and one-half (1 1/2) square feet of sign area for each linear foot of building wall elevation. The total aggregate, area excluding all freestanding signage, shall not exceed 300 square feet and the maximum area of any one face shall not exceed 200 square feet. Businesses that share a building structure and do not have a designated leased/owned frontage shall be considered one business for the purpose of determining total aggregate area of street graphics.

### **Freestanding Signs**

- a. General
  - i. Freestanding signs are permitted.
  - ii. The base of any freestanding sign shall have an aggregate width at least fifty percent of the width of the sign.
  - iii. Any freestanding sign shall not include any advertising copy.
  - iv. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.
  - v. For the purpose of this section, any freestanding sign in a multi-tenant complex or shopping center, may advertise a business on a separate and different parcel than the sign's location provided both parcels are a part of the same complex or center.

- b. Maximum Number and Height of Signs Allowed.
  - i. One freestanding sign shall be permitted for every 300' of a subject parcel's or multiple tenant complex's street frontage. On parcels with multiple street frontages, the signage for each street shall be calculated separately.
  - ii. Regardless of frontage width, a minimum of one freestanding sign is allowed per frontage.
  - iii. The freestanding sign shall not exceed a height of ten feet.
- c. Aggregate Sign Area Allowed.
  - i. Freestanding Signs for Multiple Tenant Complexes.
    - The maximum sign area allowed for a freestanding sign in a multiple tenant complex is forty-eight square feet on parcels up to twenty acres and sixty square feet on parcels over twenty acres.
  - ii. Freestanding Signs for Single Tenant Buildings.
    - The maximum sign area allowed for a freestanding sign for a single tenant building is twenty-four square feet on parcels up to two acres and thirty-six square feet on parcels over two acres.

**Identification of Tenants in a Multiple Tenant Complex.**

Any freestanding sign within the multi-tenant building or shopping center may identify the name of the building, complex, or center and the names of tenants within the complex. The square footage of the name of the building, complex, or center shall not be included in calculating the allowed sign area.

**Special Provisions**

- a. Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six square feet in area or three feet in height. Such sign may include business identification by word or symbol on up to twenty-five percent of the sign area.
- b. Directory Signs.
  - i. Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows;
  - ii. Each directory sign may be illuminated with a maximum area of eighteen square feet and a maximum height of six feet.
  - iii. The number and location of the signs must be approved by the Community Development Director or designee.
- c. Gasoline Service Stations
  - i. Freestanding Signs
    - When located in a multi-tenant complex or shopping center, each gasoline service station shall be allowed its own free-standing signage in addition to the complex or center's freestanding signs. One per right of way frontage and up to two total signs shall be permitted with a maximum signage area of 24 square feet each with a maximum height of 6 feet.
    - 75% of the allowable sign area may be used to identify the current price of gas being sold.

- ii. Canopy signs
  - Such signs shall identify the business only.
  - The maximum number of signs per canopy shall be 4.
  - The maximum signage area for any one canopy sign shall not exceed 6 square feet.
- b. Drive-Thru Menu Boards
  - i. A maximum of two menu boards are permitted per business. Such signs may be freestanding or wall mounted.
  - ii. The maximum aggregate area for a menu board shall not exceed forty-eight square feet.
  - iii. The maximum height shall not exceed eight feet.

**MASTER SIGN PROGRAM**

The master sign program is designed as a flexible procedure to allow signage which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety, and which might otherwise not be permitted under the provisions of the City Code or those superseding provisions of this PAD Document.

**Master Sign Program Criteria.** Any request for approval of a master sign program shall be submitted on an official Administrative Permit application, and processed in accordance with section 113 of the City of Surprise Municipal Code. Any master sign program shall be evaluated based upon the following criteria:

- a. Placement: All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
- b. Quantity: The number of signs that may be approved within any planned area development or multiple tenant complex shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions. Final discretion is directed to the Community Development Director.
- c. Size: All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity of adjacent uses, amount of sign copy, placement of display (location and height), lettering style and presence of distracting influences. Final discretion is directed to the Community Development Director.

- d. Materials. Sign materials shall be compatible with architectural and/or natural features of the Project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, and/or the use of a consistent lettering style or copy.

## Circulation

The implementation of an efficient circulation system within the Project is highly important to the overall quality of life for future residents. Balancing the Project's land use plan with the transportation plan has been a key component in the planning of the Verdugo design. The goal of the proposed circulation system is to promote a safe and well organized plan that is compatible with the original PPCE PAD and the surrounding communities, and one that creates opportunities for both vehicular and pedestrian usage.

The **Street Section Exhibit 19** shows the proposed street cross sections of the various street classifications proposed for the development.

The Project's primary access is located along the west property boundary off of 163<sup>rd</sup> Avenue. The west half of 163<sup>rd</sup> Avenue is currently improved. Verdugo will dedicate up to 100' of additional ROW along its west boundary for 163<sup>rd</sup> Avenue. The Project's secondary access is located along the south property boundary off of Pinnacle Peak Road. Pinnacle Peak Road is currently an unimproved dirt road and Verdugo will dedicate 55' of ROW.

The primary entrance will align with Asante Blvd and will begin with a 110' ROW and taper down to an 80' ROW as it enters into Phase 2 of the original PPCE PAD. An 80' collector running north/south along the eastern boundary of the property "T's" into the main entrance collector and connects to Pinnacle Peak Road along the south boundary. The collector street system is designed to feed off of the surrounding arterial roads and provide direct access to the development parcels at the interior of the Project.

Development standards for each roadway classification are based on City of Surprise details and standards. Verdugo will complete half street improvements for arterial streets 163<sup>rd</sup> Ave and Pinnacle Peak Road. Verdugo will also complete half street improvements for the north/south collector within the Project and full street improvements for the west/east collector (main entrance) on the Asante Boulevard alignment. Additionally San Ysidro Road will also require half street improvements.

### Proposed Street Classifications:

Major Arterial/Parkway (163 <sup>rd</sup> Ave.)	100 ft. half-street ROW (168 ft total)
Minor Arterial (Pinnacle Peak):	55 ft. half-street ROW
Minor Arterial (Asante Blvd at entrance):	110 ft. full-street ROW
Collector (Asante Blvd. alignment):	80 ft. full-street ROW
Collector (north/south alignment):	40 ft. half-street ROW
Local Street: (San Ysidro Rd)	27.5 ft. half-street ROW
Local Street:	55 ft. full-street ROW with on street parking

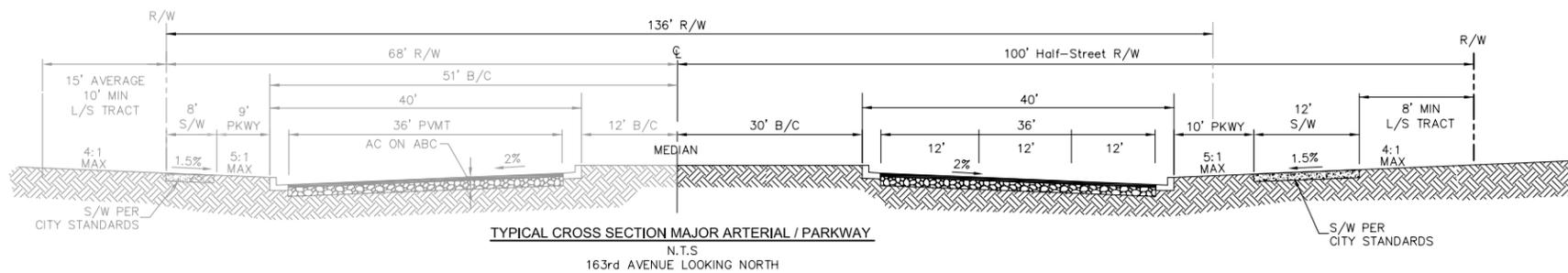
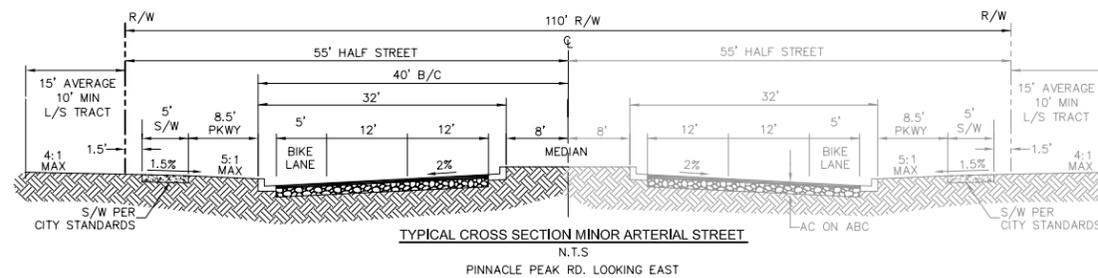
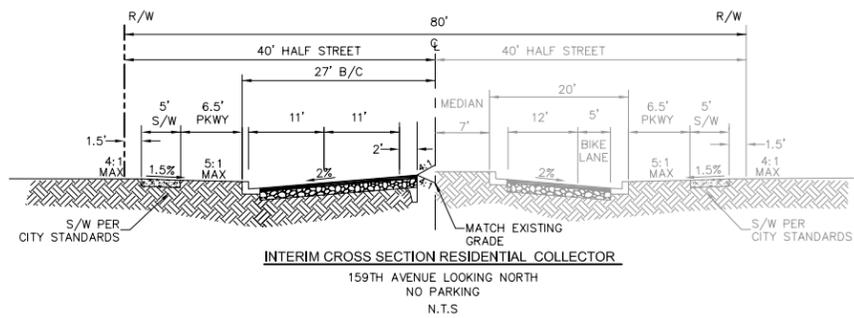
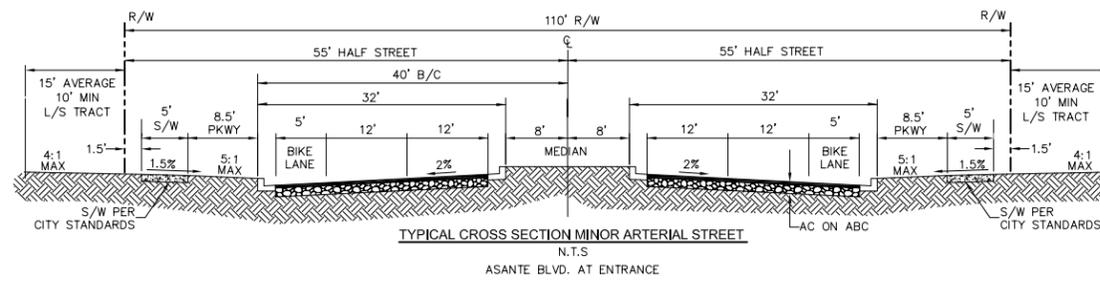
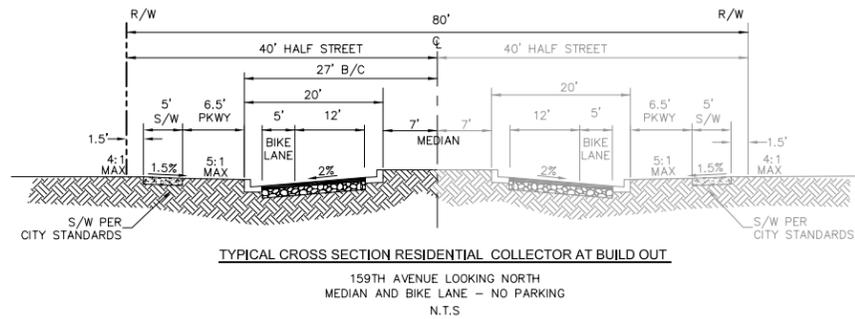
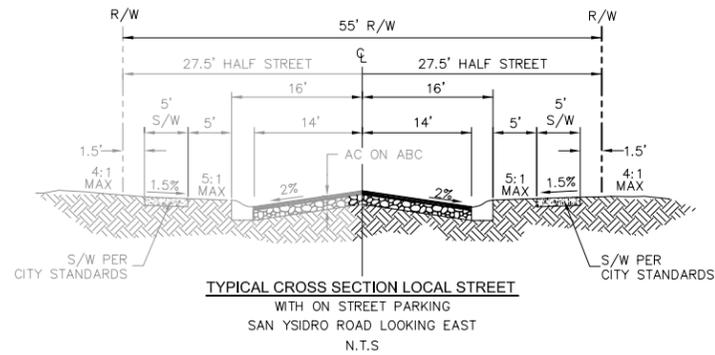
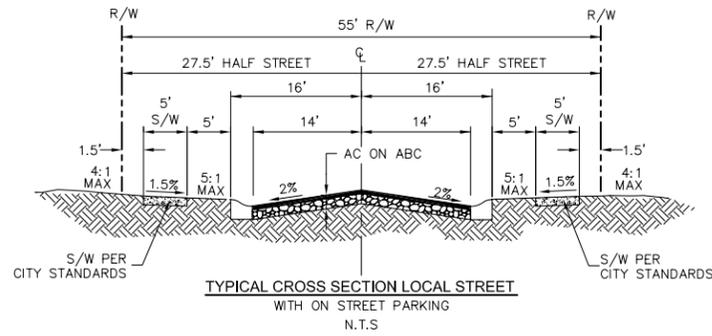
### Alternative modes of transportation

A system of detached sidewalks and multi-use trails will provide access to open space and park facilities as well as the commercial and office parcels. A bikeway system including (i) bike lanes along the arterial and collector roads and the multi-use trail and (ii) bicycle parking where appropriate will be provided. Neighborhood Electric Vehicles (NEV) will be allowed on streets with speed limits 35 mph or less. Pedestrian access through the open space corridor and between the commercial, office and residential parcels will be provided. Bus bays along 163<sup>rd</sup> Ave. will be provided where deemed appropriate by City Traffic Engineer.

# VERDUGO

## Planned Area Development

Surprise, Arizona



\* Street Sections are conceptual and subject to change

### EXHIBIT # 19

### STREET SECTIONS

North  
 DATE: 01.06.09  
 N.T.S.



## **Infrastructure Improvements**

### ***Drainage***

The existing topography of the site falls across the property to the southeast. Roadways and drainage structures will be constructed to best maintain these drainage patterns.

Approximately half of the 173 acres is currently within a 100-year floodplain. A CLOMR and LOMR submittal will remove the lot areas from the floodplain.

Off-site flows impacting the site at the northern boundary will be collected with the use of a drainage and trail corridor and conveyed through the Project returning them to their historic flow paths.

On site retention will be provided for the 100-year, 2-hour event in retention basins at various locations throughout the site. The retention basins will be designed to meet local requirements.

For detailed information regarding the proposed master drainage concept please see the Preliminary Master Drainage Report submitted with this PAD Amendment.

### ***Water/Sewer***

The owners of Verdugo are working with other property owners in the vicinity on a regional water system solution. In the event the other property owners, for whatever reason, cannot move forward, Verdugo has designated a water campus site within the property and will construct its own public water system with the Project, which will be dedicated to the City.

The owners are also a part of the SPA 2 group of owners working to provide a wastewater system to expand on the existing treatment plant already in operation of SPA 2. They are financially participating in the wastewater system to a level that would meet the needs of the land uses currently proposed in this amendment.

### ***Storm sewer***

Box culverts, storm drains and other storm sewer improvements will be constructed where appropriate.

### ***CC&R's***

A Verdugo Homeowners' Association (HOA) will be organized to ensure long-term compliance with the Covenants, Conditions and Restrictions (CC&R's). The HOA will assess monthly fees for the maintenance of open spaces, trails, parks and landscape tracts not dedicated to the City, as well as the maintenance of the landscaping within the rights-of-way (excluding arterial medians).

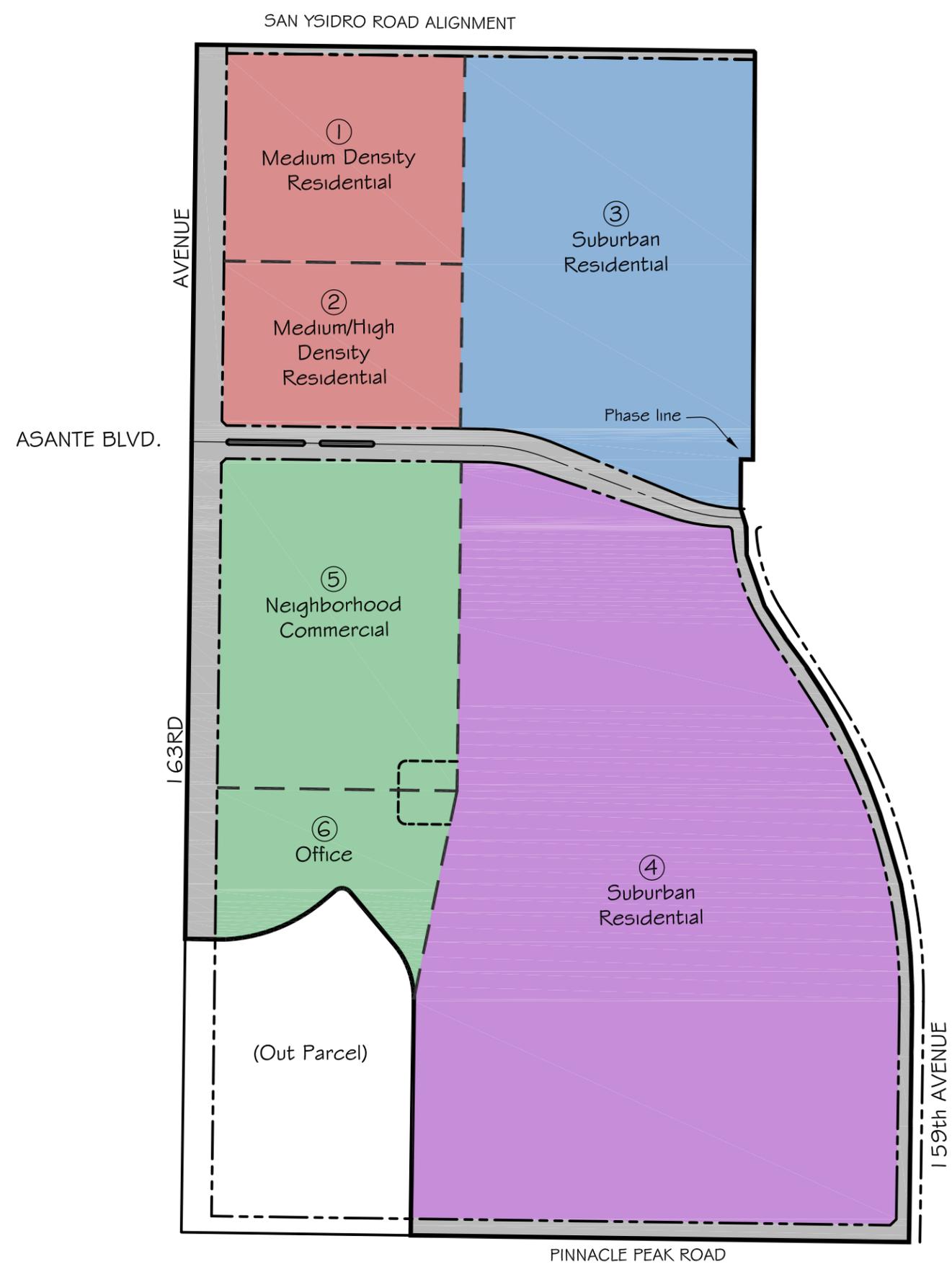
## **Phasing**

Verdugo is planned to be developed in four phases shown on **Exhibit 20: Conceptual Phasing Plan**. Development will begin with the Suburban Residential parcels. Phases will be constructed in accordance with market conditions.

# VERDUGO

## Planned Area Development

Surprise, Arizona

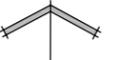


### LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4

### Exhibit #20

### CONCEPTUAL PHASING PLAN



North





6225 N. 24th Street, Suite 200  
Phoenix, Arizona 85016  
Phone: (602) 944-8858  
Fax: (602) 944-8855

01.06.09

## General Plan 2030 Policy Compatibility

### LAND USE:

1. *Encourage residential land uses to be located in close proximity to jobs centers to reduce travel times.*

***Directly south of Verdugo is approximately 200 acres of Employment designated land with another 200 found extending to the east along the loop 303 freeway. Jobs will also be located within the proposed commercial and office of the Verdugo project and the Asante Gateway to the west.***

2. *Encourage well managed and phased growth and development to achieve orderly, directed development.*

***Verdugo is located between Asante and Rancho Mercado, two existing projects with approved zoning therefore it cannot be considered leap-frog development of the property is logical and will support orderly growth along the 163<sup>rd</sup> Avenue corridor.***

3. *Foster land uses that balance the city job-housing ratio.*

***Verdugo will provide a wide mix of housing opportunities and service commercial and office along a regional transportation corridor.***

4. *Promote a compatible mix of land uses throughout the planning area that support a village planning process.*

***Verdugo is located adjacent to the defined Village Center and the more intense land uses within that center will support and anchor the village. The remainder of the property will combine a mix of residential, neighborhood commercial, and office uses all designed to encourage walkability.***

5. *Consider preserving major washes as open space land use for preservation and recreation uses.*

***There are no major washes traversing the site but an artificial wash will be created to move existing drainage flows from the north of Verdugo to the south. As shown in the PAD, this drainage corridor will provide opportunities for passive and active open space and support a trail system that links the entire property.***

### TRANSPORTATION:

1. *Design transportation infrastructure in villages to support land use goals for compact, accessible and walkable neighborhoods.*

***The instinct of most people to get in their cars and drive cannot be changed overnight and if this instinct is ignored, a project will fail. As part of Verdugo we are including a central trail corridor that will link all parts of the Project, and are proposing that the office and commercial parcels take advantage of this corridor and provide connections for pedestrians.***

2. *Develop a comprehensive, coordinated and continuous system of multi-modal facilities throughout the city.*

***A system of detached sidewalks and multi-use trails will provide access to open space and park facilities as well as the commercial parcels. A bikeway system including bike lanes along the arterial and collector roads, the multi-use trail as well as providing bicycle parking will be provided where appropriate. Neighborhood Electric Vehicles (NEV) will be allowed on streets with speed limits 35 mph or less. Pedestrian access through the open space corridor and between the commercial and residential parcels will be provided. Bus bays along 163<sup>rd</sup> Ave. will be provided where deemed appropriate by City Traffic Engineer. With frontage on 163<sup>rd</sup> Avenue and proximity to Grand Avenue and the rail corridor, Verdugo is prime for support of a multi-modal transportation including public transportation with busses and trains.***

3. *Ensure the local transportation system to be fully and effectively connected to the regional transportation system.*

***Verdugo provides three direct roadway connections to 163<sup>rd</sup> Avenue, the most important regional roadway in the area.***

4. *Require transportation systems to be designed in accordance with all applicable safety standards.*

***Again, this is a city-wide comment, but all roadway improvements will be designed in accordance with all City requirements.***

5. *Support the provision of high frequency transit service and capital investments to benefit high density/intensity areas.*

***Bus bays along 163<sup>rd</sup> Ave. will be provided where deemed appropriate by City Traffic Engineer***

6. *Improve pedestrian experience through streetscape enhancements, focusing improvements where there is greatest need.*

***The outdoor plaza features in the commercial and office parcels in Verdugo will provide a pedestrian-friendly experience while mixing pedestrian focused circulation principles with traditional automobile circulation principles.***

7. *Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel.*

***As part of Verdugo we are including a central trail corridor that will link all parts of the Project, and are proposing that the office and commercial parcels take advantage of this corridor and provide connections for pedestrians.***

8. *Promote a system of bicycle facilities that provide a continuous, connective, safe and accessible system.*

***As noted above a mix of on street and off street trails and bikeways will be provided and pursuant to the City's Planning and Design Guidelines requirements, bike racks will be provided at all retail and office buildings.***

9. *Support the designation of neighborhood electric vehicle routes.*

**Neighborhood Electric Vehicles (NEV) will be allowed on streets with speed limits 35 mph or less. The exact location of such routes will be determined at time of plat / site plan approval.**

**ECONOMIC DEVELOPMENT:**

1. *Ensure that adequate land is reserved for business/employment land uses as the population grows.*

***This is a city-wide comment that cannot be addressed by Verdugo however we are not asking to change any land that is designated in the general plan as employment. We would suggest that by allowing a more intense development on the Verdugo property within the Village Center, that intensity is in support of that center and in support of providing compatible uses to the planned employment to the south of Pinnacle Peak Road.***

2. *Identify and establish community-wide attractions and amenities that take advantage of the resources of the planning area for tourism related development.*

***This is a city-wide comment that cannot be addressed by Verdugo.***

3. *Foster the creation of neighborhood business associations and unique commercial district identities.*

***An outdoor plaza is proposed between the office and commercial parcels. (Exhibit 17) This open-air plaza will be a focal point for retail patrons and office workers on their lunch breaks. It will also be a gathering point for other users and residents after normal business hours and on weekends. The location of the plaza has been carefully thought out so that it will create a destination point that will be beneficial to the retail users but also conveniently located for pedestrian access from both the office and residential parcels. The plaza will be located directly adjacent to the open space park along the trail corridor for maximum visibility and pedestrian access.***

4. *Encourage investment in village cores.*

***Verdugo is located adjacent to the Village Center, therefore the PADA encourages investment and development of that core/center.***

5. *Ensure that jobs-housing ratio is attained within each of the Special Planning Areas through implementation of the economic development element of the general plan.*

***As stated above, the proposed 23.8 acres of commercial and 9.1 acres of office will bring some jobs to the area, but the breakdown and number of those jobs is unknown at this time. It is safe to say that jobs will be created and that with Surprise being mostly a bedroom community, any jobs created will help the jobs to housing ratio in the long run.***

**HOUSING:**

1. *Support well designed and compatible second units and carriage homes and other conventional housing opportunities such as live-work spaces.*

**While not specifically mentioned in the PAD, on the larger lots, pursuant to current city zoning and building codes, guest houses and/or carriage houses could be built.**

2. Support transit oriented residential development along transit corridors.

**163<sup>rd</sup> Avenue is a regional parkway and as such it is more likely in the future to have a transit system such as regional buses. By allowing for higher density residential in the area around the Village Center, future residents can easily access transit systems serving the area including local and regional buses and future transit on the railroad corridor along Grand Avenue.**

3. Promote and facilitate the build out of vacant and underutilized urban land through infill, reuse and redevelopment activities as appropriate for housing.

**While not exactly infill, Verdugo is located directly adjacent to Asante, which is already under development.**

4. Encourage the development of a variety of housing styles and lot sizes to accommodate all types of households.

**The inclusion of multiple residential categories, such as medium density and medium high density along with Suburban Residential will encourage a wide range of housing types and sizes.**

5. Support LEED or similar standards that provide certifications to buildings and neighborhoods exceeding minimum efficiency energy standards.

**Verdugo understands the need and benefits in adopting “green” standards for development. Standards for neighborhoods under Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND) or other standards that ensure a high level of energy efficiency in new development are encouraged.**

#### **OPEN SPACE AND RECREATION:**

1. Identify the level of service, locations, types and general standards for all recreational opportunities.

**Pursuant to the requirements of the General Plan, detail on the recreational opportunities is included In the PAD.**

2. Continue to improve, expand, and construct parks in conjunction with housing growth, demographic composition, and resident preferences.

**As part of the residential development of Verdugo parks and open space will be provided to its residents and will be maintained by those residents at no cost to the City. As the time of construction, impact fees will also be paid in support of the future resident’s impact on and demand for future regional recreation amenities.**

3. Enhance the number and variety of recreation activities available to city residents.

**As part of the residential development of Verdugo parks and open space will be provided to its residents and will be maintained by those residents at no cost to the City. As the**

***time of construction, impact fees will also be paid in support of the future resident's impact on and demand for future regional recreation amenities.***

**ENVIRONMENTAL PLANNING / WATER RESOURCES:**

1. *Encourage mixed use development near transit lines and provide retail; and other service oriented uses within walking distance to minimize automobile dependent development.*

***163<sup>d</sup> Avenue is a regional parkway and as such it is more likely in the future to have a transit system such as regional buses. By allowing for higher density residential in the area around the Village Center, future residents can easily access transit systems serving the area including local and regional buses and future transit on the railroad corridor along Grand Avenue.***

2. *Encourage the use of trees which provide biogenic benefits to air quality and are suitable to local environment. Consider planting of trees for every significant tree removed at a project site.*

***Understood. At the time of development, all plants will comply with the City and State requirements. The site contains existing mesquite trees and scrub brush occurring naturally on the property. It is safe to say that after development, more trees will be placed within the Project than there are existing.***

3. *Actively support the development of a regional public transportation system.*

***This is a city-wide comment that cannot be addressed by Verdugo however we are supportive of some form of transportation system running along 163<sup>d</sup> Avenue.***

4. *Minimize noise spillovers from commercial and industrial operations into adjacent residential neighborhoods, while maximizing the land use element's objectives to encourage mixed-use development.*

***With the large landscape buffer and utilizing the standards set forth in the City's Planning and Design Guidelines, noise spillover will be limited.***

5. *Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.*

***This is a city-wide comment that cannot be addressed by Verdugo however we will comply with any City standards for lighting at the time of development.***

6. *Protect and enhance wash corridors and environs through a comprehensive management strategy.*

***There are currently no major washes traversing the property. A manmade drainage corridor will be provided as an amenity to the site development.***

7. *Discourage mass grading of large parcels to prevent environmental damage.*

***With small lot sizes, mass grading is nearly impossible to be avoided. While there is not much environment on the property worth preserving, we will encourage the limitation on mass grading where possible.***

8. Encourage new flood control projects to consider storm water recharge designs alternatives to channelization and to impermeable bank protection.

***In Verdugo the drainage corridor through the property will be designed to mimic a natural wash as opposed to channelization.***

9. Preserve wildlife ecosystems and sensitive habitat areas.

***A large amount of open space within the Project will provide replacement ecosystems for the wildlife displaced by development.***

10. Encourage the preservation of the scenic quality and vistas of all mountain ranges in the city.

***While there are no mountains on the property, during the platting stage attempts will be made to preserve the mountain views towards the north.***

11. Require establishment of development and design standards to ensure retention of ridgelines and prominent hillsides.

***The Verdugo property is relatively flat and has no ridgelines or hillsides to preserve.***

#### **Water Resources**

12. Implement conservation programs that meet Surprise Water management Plan conservation requirements.

***Verdugo will comply with all applicable Surprise codes and ordinances, including water conservation.***

13. Support conservation and efficient water use in an effort to minimize the need for new water sources.

***Verdugo will comply with all applicable Surprise codes and ordinances, including water conservation.***

14. Pursue programs and procedures that require application of xeriscape concepts for all landscaped areas, limit turf to active recreation areas, and keep natural desert in washes.

***Verdugo will comply with all applicable Surprise codes and ordinances, including water conservation.***

15. Continue to research and implement programs to increase the use of reclaimed water and secondary effluent.

***This is a city-wide comment that cannot be addressed by Verdugo however we will utilize reclaimed water when it becomes available.***

16. Analyze and mitigate the potential for contamination of groundwater supplies from proposed industrial or commercial land uses.

***This is a city-wide comment that cannot be addressed by Verdugo.***

17. Develop and implement a program for preventing hazardous substances from entering the aquifer and the water supply system.

***This is a city-wide comment that cannot be addressed by Verdugo.***

18. Preserve and enhance the design conveyance capacity of the surface water drainage system.

***This is a city-wide comment that cannot be addressed by Verdugo.***

### **Energy**

19. Encourage housing design and orientation to enable each unit to take advantage of solar energy, wind shelter, and other micro climatic devices.

***This is a city-wide comment that cannot be addressed by Verdugo however we are in support of any work the City can do to encourage and incentives the use of energy efficient construction techniques and devices in new construction.***

20. Promote resource efficient building design.

***As noted above we are in support of any work the City can do to encourage and incentives the use of energy efficient construction techniques and devices in new construction.***

### **GROWTH**

1. Promote compact development.

***By allowing higher density uses adjacent to the defined Village Center, Verdugo is encouraging compact development.***

2. Provide variety of transportation choices.

***This is a city-wide comment that cannot be addressed by Verdugo however we are supportive of some form of transportation system running along 163<sup>rd</sup> Avenue and are developing a compact pedestrian friendly project.***

3. Ensure a range of housing opportunities and choices.

***Verdugo proposes a mix of residential zoning categories, which will allow a wide range of housing opportunities and choices.***

4. Assure transit supportive density and design where such density can be adequately served by public facilities and services.

***As 163<sup>rd</sup> Avenue is planned as a major regional parkway and the subject property is within and adjacent to the village center, we are planning an increase in density and intensity in support of the services that will be available in that center and along that corridor.***

### **CONSERVATION & REHABILITATION**

1. *Identify and promote the preservation of areas that exhibit unique cultural or character attributes.*

***To our knowledge there are no unique cultural attributes on the property. Prior to any development appropriate studies will be required.***

2. *Develop area plans and accompanying provisions that recognize and preserve an area's unique attributes.*

***To our knowledge there are no unique cultural attributes on the property. Prior to any development appropriate studies will be required.***

3. *Install public improvements in targeted areas where needed to encourage and strengthen rehabilitation and redevelopment activity.*

***Verdugo is not in an area that needs rehabilitation and redevelopment but the adjacent land to the south needs redevelopment and the development Verdugo may help encourage that redevelopment.***

#### COMMUNITY DESIGN

1. *Promote development that is compatible with the City's overall urban form, community character, and environmental setting.*

***Verdugo is adjacent to the Village Center defined by the 2030 General Plan. Development at the proposed intensity and density is in support of the village center.***

2. *Promote infill development that reflects the sensitivity to site, context, and surrounding neighborhoods.*

***Verdugo is not necessarily infill, but it is surrounded by some development. We believe the presented plan is sensitive to the existing development of Asante that is incompatible with the existing land use of the original PPCE PAD and the presented plan also is sensitive to the adjacent rural residential home sites and the future redevelopment of those home sites.***

3. *Promote residential development that reinforces Surprise's character.*

***We believe the proposed plan continues the high standards set forth by the existing developments approved in the area by Surprise.***

4. *Promote quality architecture and landscape design that contributes to the creation of unique places, and an active, well-defined and human scaled public realm.*

***The architectural and development standards included in the PAD when combined with the existing Planning and Design Guidelines of the City will promote the development of a great place.***

5. *Encourage new development to incorporate qualities and characteristics that make the city desirable and memorable including human scaled streets, open spaces, and varied architectural styles.*

***The architectural and development standards included in the PAD when combined with the existing Planning and Design Guidelines of the City will promote the development of a great place.***

6. *Promote building design that is respectful and responsive to the local context, including the use of local materials, responsiveness to Surprise's hot desert climate, and consideration of cultural and historic context.*

***The proposed architectural designs will comply with the City's Single Family Home Product Design Guidelines and pay accurate homage to the historical architectural styles found in the Southwestern United States.***

7. *Promote design that incorporates new and existing developments with a compatible mix of residential, retail, service employment, and open space uses that are consistent with the predominant use and scale of the neighborhood.*

***The Verdugo PAD Amendment proposed a change from incompatible large lot residential (with septic systems) to a mix of various types of housing, retail, service and useable open space.***

8. *Encourage the design and development of neighborhoods that makes them more pedestrian friendly.*

***By providing a strong system of trails and pedestrian walkways and a close proximity between residential and commercial uses, Verdugo encourages walkability.***

9. *Promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking, biking, and transit while reducing vehicle trips.*

***By providing a strong system of trails and pedestrian walkways and a close proximity between residential and commercial uses, Verdugo encourages walkability.***

10. *Preserve, protect and enhance established neighborhoods by providing sensitive transitions between neighborhoods and adjoining areas.*

***Verdugo provides a large landscape buffer between the proposed Suburban Residential and the existing large acreage lots in the County south of Pinnacle Peak Road, so as to protect those large lots from our development and protect our development from those large lots when they are redeveloped into the Employment the City General Plan proposes for that area.***

11. *Require new development, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.*

***When platted, Verdugo will provide buffers and appropriate transitions to respect the existing development in the area.***

12. *Promote the development of mixed use village neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses, diverse housing opportunities and are efficiently served by transit.*

**Verdugo proposes approximately 23.8 acres of commercial and 9.1 acres of office development and a mix of residential zoning categories, which will allow diverse range of housing opportunities and choices.**

13. *Promote sensitive transitions in scale between buildings in centers and adjacent traditional neighborhoods.*

**When designed, Verdugo will provide buffers and appropriate transitions to respect the adjacent development both inside and outside of the village center.**

14. *Promote planning and architecture that complements adjoining uses.*

**When designed, Verdugo will provide buffers and appropriate transitions to respect the existing development in the area.**

15. *Create ample public realm.*

**Examples of the public realm have been included (see Exhibit 17 – Outdoor Plaza).**

16. *Protect views along major streets, gateways and pedestrian paths to provide a sense of place and orientation.*

**When designed in accordance with the City's Planning and Design Guidelines, the views of the Project along 163<sup>rd</sup> Avenue will provide a sense of place. An entry feature has been designed at the intersection of 163<sup>rd</sup> Avenue and Asante Blvd. so as to provide a sense of arrival.**

17. *The design qualities of developments abutting designated scenic corridors are to be compatible with the aesthetic character of the scenic corridor.*

**Verdugo is not along a designated scenic corridor.**

18. *Encourage a built environment that reduces automobile dependence and promotes more sustainable modes of transportation.*

**As part of Verdugo we are including a central trail corridor that will link all parts of the Project, and are proposing that the office and commercial parcels take advantage of this corridor and provide connections for pedestrians. (Please refer to Exhibits 9-18)**

19. *Provide for transitions between neighborhoods along the alignment of alleys or rear lot lines, rather than along street centerlines, in order to maintain consistent scale, form, and character on both sides of public streetscapes.*

**The various housing types within Verdugo are separated yet connected by the landscaped drainage corridor.**

20. *Require newly developing and redeveloping areas to promote multiple modes of transportation systems.*

**As part of Verdugo we are including a central trail corridor that will link all parts of the Project, and are proposing that the mixed use and commercial parcels take advantage of this corridor and provide connections for pedestrians.**

## UTILITIES

1. *Actively pursue and support program and activities that reduce the amount of waste that must be land-filled.*

***This is a city-wide comment that cannot be addressed solely by Verdugo.***

2. *Encourage new or remodeled multifamily residential and all nonresidential development to incorporate attractive and convenient interior and exterior storage areas for recyclables.*

***At the time of design/site plan, consideration for storage of recyclables can be addressed in the high density residential and non-residential.***

## HEALTH AND SAFETY

1. *Continue to identify and reduce barriers to create an accessible community for all.*

***Verdugo will comply with all applicable ADA requirements appropriate at the time of development.***

2. *Promote the design of walkable inclusive communities.*

***As part of Verdugo we are including a central trail corridor that will link all parts of the Project, and are proposing that the office and commercial parcels take advantage of this corridor and provide connections for pedestrians.***

3. *Strive to minimize the hazards of flooding from rivers, washes and storm-water.*

***Verdugo will be working with the City and the Army Corp of Engineers to solve the flooding situation on the property.***

4. *Protect the community from geological instability and subsidence.*

***No subsidence is known on the property.***

5. *Promote protection and preservation of natural drainage systems as the primary emphasis of city storm-water management efforts.*

***No major natural drainage ways are found on the property.***

6. *Provide adequate access for emergency vehicles, particularly fire-fighting equipment, as well as secure evacuation routes.*

***At the time of site plan/platting all concerns of the Fire Department and Police Department related to access of emergency vehicles can be addressed. Nothing is proposed in the PAD that would limit that access.***

## EDUCATION

1. *Work closely with each of the school districts within the planning area to ensure that educational facility needs are met when new development occurs.*

***We are in current communication with the School District and their attorneys and are will be entering into an agreement with them prior to the approval of any preliminary plats. Additional residential will impact the school district, but this impact is offset by the donation agreement and the taxes paid by each one of these new homes into the district funds.***

2. *Locate and site an appropriate mix of high quality primary, secondary, and post-secondary educational facilities in the city to support the population growth.*

***As one of the smaller developments in the area, educational facilities for the area have already been addressed by the School district when the surrounding larger developments were being planned.***

3. *Support education based facilities such as museums, science centers, gardens etc.*

***This is a city-wide comment that cannot be addressed by Verdugo however we are supportive of museums and science centers which could be constructed within the non-residential portions of the Project.***

#### **CULTURAL HERITAGE & ARTS**

1. *Increase access to the arts and culture through displays, classes, special events, and activities.*

***These elements will be incorporated, where appropriate in the outdoor plazas and other public spaces.***

2. *Use arts and cultural events to revitalize neighborhoods through aesthetic improvements and economic stimuli.*

***As a new development, no revitalization is needed in Verdugo.***

3. *Create public gathering places*

***Public gathering places are planned in both the open space of the Project as a whole and could be incorporated into the office and commercial developments.***

# *Verdugo*

## Commercial & Office Permitted Use Matrix

Land Uses	Commercial	Office
Antique Shop and store	X	
Apparel and accessory store	X	
Appliance sales, repair and services	X	
Art and craft store	X	
Athletic clubs and commercial recreation	X	
Auto supply store	X	
Bakery for on-site sales	X	
Banks and other saving and lending institutions	X	X
Barbershop and beauty parlor	X	
Bicycle sales, service and repair shop	X	
Bookstore and stationery store	X	
Candy and ice cream store	X	
Cigar and tobacco store	X	
Clothing and costume rental shop	X	
Community center or meeting hall	X	X
Convenience food store of not more than 3,500 square feet	X	
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less	X	
Dancing or theatrical studio	X	
Delicatessen and catering establishment	X	
Department store	X	
Dry goods and notion store	X	
Dry cleaning and laundry establishment	X	
Essential public service or utility installation	X	X
Florist	X	
Furniture store	X	
Gift Shop	X	
Grocery store (including retail markets and produce store)	X	
Hardware store, no exterior storage	X	
Hobby, stamp and coin shop	X	
Hotel or Motel		X
Hunting and fishing supply store	X	
Interior decorator's shop	X	
Jewelry and metal craft store	X	
Laundromat, self-service	X	
Leather goods and luggage store	X	
Lock and key shop	X	
Mail order catalog store	X	

Medicinal, dental or health office buildings and clinics	X	X
Medical and orthopedic appliance store	X	
Messenger or telegraph service station	X	
Music and instrument sales, service and repair shop	X	
Music or dance studio	X	
Newspaper office	X	X
Newsstand	X	X
Offices greater than 4,000 square feet	X	X
Offices of not more than 4,000 square feet	X	X
Office supply and office equipment store	X	X
Optician	X	X
Paint and wallpaper store	X	
Pet shop including grooming	X	
Photographic equipment and supply store	X	
Photographic studio	X	
Picture frame shop	X	
Private club, fraternity, sorority or lodge	X	
Public buildings	X	X
Radio or television sales, service and repair	X	
Restaurant (40 percent of total revenue derived from sale of food)	X	
Sewing machine store	X	
Shoe store and repair	X	
Sporting and athletic goods store	X	
Toy store	X	
Travel agency	X	X
Variety store	X	
Watch repair shop	X	
Personal wireless service facilities as per section 125-255	X	X
Sewer or water lift station; well site	X	X
Convenience food stores with gas pumps	X	
Convenience food restaurants	X	
Day care center	X	X
Hardware stores, retail stores and retail membership stores with home garden center or outside display of merchandise	X	
Video arcades	X	
Warehouse, residential storage	X	X

## **Design Team/Contacts**

### **Owner:**

SCC Canyon II LLC  
401 Wilshire Blvd. Suite 850  
Santa Monica CA 90401  
Tel: 310-656-4291  
Fax: 310-899-9101

### **Landscape Architect:**

WRG Design  
Tim Daugherty  
9977 N. 90th St., Suite 350  
Scottsdale, AZ 85258  
Tel: 602-977-8000  
Fax: 602-977-8099

### **Project Manager:**

Sandbox Development Consultants  
Anthony Sumner  
312 W. Edgemont Ave.  
Phoenix, AZ 85003  
Tel: 602-275-5445  
Fax: 602-388-4172

### **Attorney:**

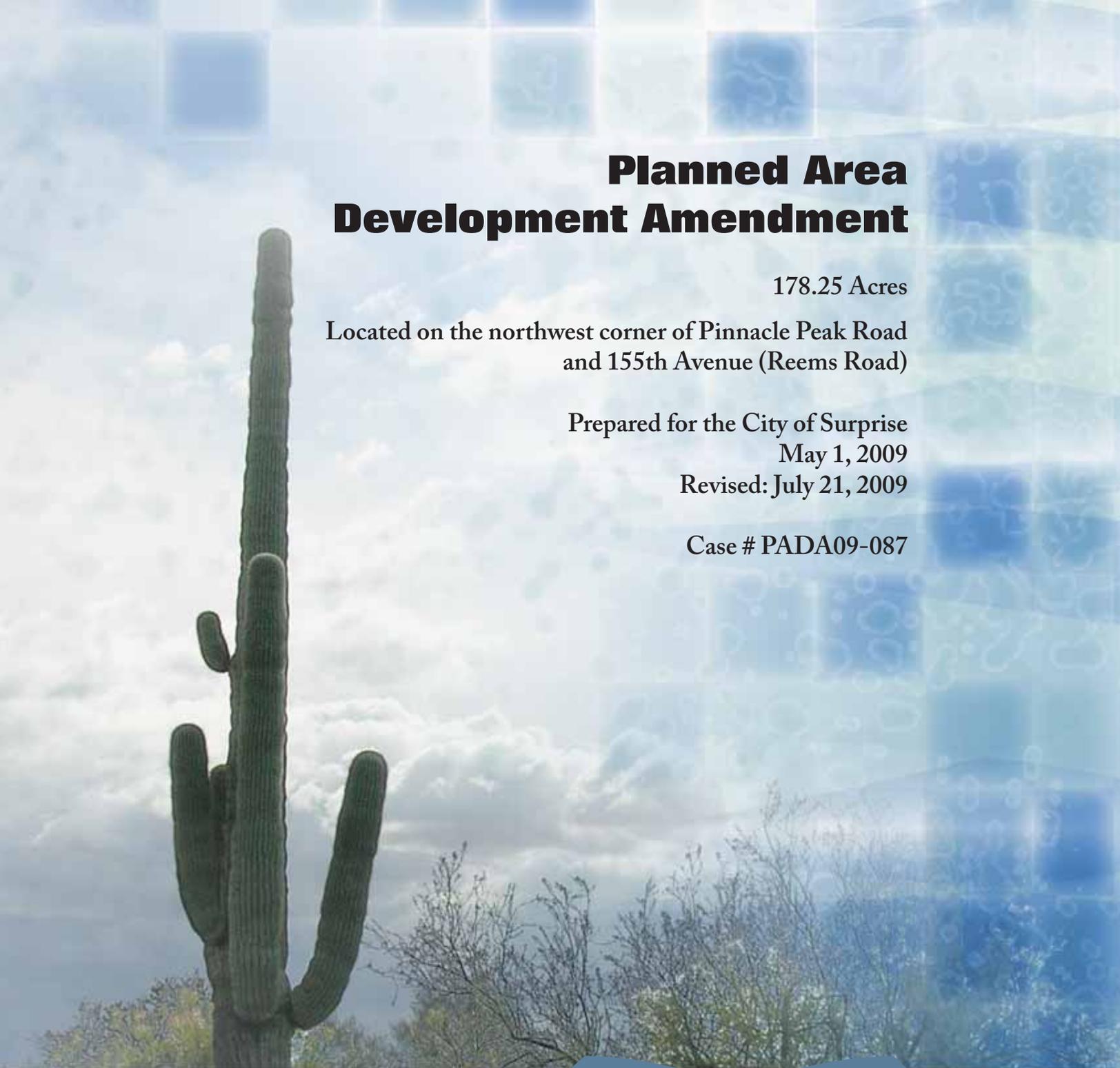
Beus Gilbert PLLC  
Jeffrey Blilie  
4800 North Scottsdale Road  
Scottsdale, AZ 85251  
Tel: 480-429-3063  
Fax: 480-429-3100

### **Civil Engineer/Planning:**

DEI Professional Services, LLC  
Rich Hoppe, P.E.  
6225 N. 24<sup>th</sup> St., Suite 200  
Phoenix, AZ 85016  
Tel: 602-954-0038  
Fax: 602-944-8605

### **Traffic Engineer:**

CivTech  
Joe Spadafino, PE  
8590 E. Shea Blvd., Suite 130  
Scottsdale, AZ 85260-6682  
Tel: 480-659-4250



# **Planned Area Development Amendment**

178.25 Acres

Located on the northwest corner of Pinnacle Peak Road  
and 155th Avenue (Reems Road)

Prepared for the City of Surprise

May 1, 2009

Revised: July 21, 2009

Case # PADA09-087



**ALTAMIRA**  
Formerly Pinnacle Peak Country Estates

# Development Team

## Owner/Applicant

*371 ON 163, LLC*  
14400 North 76th Place  
Scottsdale, AZ 85260  
Phone: 480-889-1999  
Contact: Phil Miller  
[pmiller@westpacdev.com](mailto:pmiller@westpacdev.com)

## Planning/Engineering/Landscape Architecture

*Coe and Van Loo Consultants, Inc.*  
4550 N. 12th Street  
Phoenix, AZ 85014  
Phone: 602-285-4726  
Fax: 602 264 4303  
Contact: George Cannataro  
[gjcannataro@cvlci.com](mailto:gjcannataro@cvlci.com)

## Traffic Engineering

*TASK Engineering*  
1904 East Medlock Drive  
Phoenix, AZ 85016  
Phone: 602-277-4224  
Fax: 602-277-4228  
Contact: Ken Howell  
[Khowell@taskeng.net](mailto:Khowell@taskeng.net)



# Table of Contents

## 1.0 Introduction

1.1 Purpose of Request .....	1
1.2 Project Overview .....	2

## 2.0 Existing Conditions

2.1 Area Description .....	3
2.2 Infrastructure/Access .....	3
2.3 Zoning and Land Use .....	4
2.4 Topographic Conditions .....	4
2.5 Vegetation and Wildlife .....	4
2.6 Major Rock Outcroppings, Streams, and Ponding Areas .....	4
2.7 Drainage Patterns .....	5
2.8 Service Providers .....	5
2.9 Employment Locations .....	5

## 3.0 Land Use

3.1 Proposed Amendment Request .....	6
3.2 Land Uses and Development Standards .....	6
3.3 Architectural Style and Theme .....	9
3.4 Circulation .....	10
3.5 Schools .....	10

## 4.0 Open Space .....

4.1 Theme and Architectural Style .....	12
4.2 Entry Monumentation and Character .....	12
4.3 Community Theme Walls .....	12
4.4 Parks and Shared Open Space .....	13
4.5 Trails, Pathways, and Linear Open Space Corridors .....	14
4.6 Streetscape Character .....	15

## 5.0 Infrastructure Improvements

5.1 Drainage .....	16
5.2 Wastewater .....	17
5.3 Water .....	17
5.4 Streets .....	17

## 6.0 Phasing .....

## 7.0 CC&R .....

# List of Exhibits

Area Map ..... A

Vicinity Map ..... B

Conceptual Land Use Plan ..... C

Circulation and Access Plan ..... D

Street Cross-sections ..... E

Phasing Plan ..... F

Conceptual Open Space Master Plan ..... G

Trails Plan ..... H

Monument Concepts ..... I

Wall and Mailbox Concepts ..... J

Park Concepts ..... K

Conceptual Residential Cluster Units ..... L

Residential Open Space Orientation ..... M

Conceptual Residential Architecture ..... N

Luke Air Force Base Territory Map ..... O

Legal Description ..... P

Typical Lot Layout ..... Q

Area Trails Map ..... R

Conceptual Cluster Product ..... S

Conceptual Single-Family Lot Mix ..... T

Appendix A: Traffic Report (under separate cover)

Appendix B: General Plan Policy Checklist



# 1.0 Introduction

## 1.1 – Purpose of Request

Altamira is a proposed low density development, in compliance with Suburban Residential land use, located in the City of Surprise at the northwest corner of 155th Avenue (Reems Road) and Pinnacle Peak Road (see Exhibit A, Area Map). Altamira entails approximately 178 acres (see Exhibit P, Legal Description). The Maricopa County Assessor Parcel Numbers for this development include: 503-56-005-B, 503-56-003-F, and 503-56-002-R.

Area Map



This development was previously submitted and approved as a Planned Area Development (PAD) by the City of Surprise (the City) in February of 2004 as part of a project called Pinnacle Peak Country Estates (PPCE) which contained approximately 369 acres. Due to the lack of a regional City sewer solution in the area at the time of this original PAD zoning approval, the owner/developer was left with only an “on lot septic tank system” sewer solution. To implement this septic sewer solution specific lot sizes were required so that the PAD was approved by City Council with the following stipulations:

- a maximum single-family yield of 561 lots for the entire 369 acres (284 lots applicable to the Altamira portion of the development)
- a minimum lot width of 100 feet,
- a minimum lot depth of 200 feet,
- a minimum lot size of 18,000 square feet,
- a maximum density of 1.98 units per acre, and
- a total open space requirement of 42.26 acres or 12.13 percent over the entire 369 acres

The purpose of this request is to obtain a PAD Amendment for the Altamira portion of PPCE that would decrease the required lot width, depth and size, and increase the lot yield, density and open space requirements (see Section 4, Sub-section 4.1 Proposed Amendment).

## 1.2 – Project Overview

The original Pinnacle Peak Country Estates (PPCE) approved PAD contained approximately 369 acres. Since the 2004 PAD approval and prior to any development occurring on the PPCE site, the property has been divided into three separate ownership parcels. A 13.26-acre commercial parcel at the corner of Pinnacle Peak Road and 163rd Avenue was split off and sold to Evergreen Development Company and remains zoned as commercial (Walgreens has purchased 1.4 acres). The remaining residential use was divided into two separate parcels, approximately 173 acres on the western half is now owned by SCC Canyon II, LLC (Saybrook) and approximately 178 acres on the eastern half now owned by 371 ON 163, LLC.

In September 2008, Saybrook filed an application with the City requesting a Minor General Plan Amendment and a PAD Amendment for the western 173 acres proposing a mixture of uses, including Commercial, Office, Medium High Density Residential, and Suburban Residential. These applications, under a revised project name of “Verdugo” (zoning case number PAD A08-171), were approved by the City Council on April 23, 2009.

This PAD Amendment proposal request considers an amendment to the eastern 178-acre residential parcel currently owned by 371 ON 163, LLC and renamed as Altamira.

During the last several years, the surrounding area has changed dramatically with the approval and construction of the Asante project west of 163rd Avenue. In addition to Asante, the approval of Verdugo on the east side of 163rd Avenue with commercial, office and medium high density residential, and

the designation of the area surrounding the intersection of 163rd Avenue and Pinnacle Peak Road as a Village Center in the City’s General Plan. These plans have contributed to the areas transformation. As such, this general area is poised for an increase of intensity and density along with major infrastructure improvements.

This PAD Amendment request is being pursued to bring the Altamira community into conformance with this dramatic shift in area development as well as to enable it to use the capacity it now owns within the SPA 2 regional wastewater solution (see section 5.3 for more details).



# 2.0 Existing Conditions

## 2.1 – Area Description

Vicinity Map



Currently, Altamira is vacant desert located on the west side of 155th Avenue (Reems Road) and north of Pinnacle Peak Road (see Exhibit B, Vicinity Map). The property will ultimately have approximately 3,900 linear feet of Minor Arterial frontage on 155th Avenue and approximately 2,100 of Minor Arterial frontage on Pinnacle Peak Road.

To the far west of the site, on the west side of 163rd Avenue, is the Asante PAD. A few of the planned amenities within the development include a 48-acre park/drainage corridor, as well as 112 commercial acres split between two parcels at Pat Tillman Boulevard and 163rd Avenue.

On the east side of 163rd Avenue is the approved Verdugo PAD. The Verdugo plan entails 23.8 commercial acres, 9.1 office acres, and medium high residential uses along the east side of 163rd Avenue but maintains the Suburban Residential use between those intense uses on 163rd Avenue and the Altamira west boundary. All of the remaining properties surrounding Altamira are designated as single-family residential use within the City's General Plan.

The land immediately east of Altamira is vacant Arizona State Land property zoned R1-43 within the City (designated as Low Density Residential in the general plan). To the south, across Pinnacle Peak Road, there are several existing homes zoned RU-43 within the County, but designated as Employment in the City's general plan.

The land to the north of Altamira, across the San Ysidro Road alignment, is generally vacant property zoned R1-43 with some scattered single-family homes. These existing homes, like those on the south side of Pinnacle Peak Road, are on lots generally between 1 to 5 acres in size, maintaining the cities general plan designation of Suburban Residential.

Also to the distant north, approximately one-quarter mile, is a project called Tierra Verde containing approximately 100 acres of single-family residential just north of Happy Valley Road with a density of 3.49 dwelling units per acre (see Exhibit A, Area Map).

## 2.2 – Infrastructure/Access

163rd Avenue is the closest existing paved roadway to the Altamira project. 163rd Avenue is a north/south arterial roadway with 68'-wide half-street improvements. San Ysidro Road, a local east/west dirt road parallels the northern boundary. Pinnacle Peak Road is also a dirt road, located along the southern boundary. No right-of-way exists for Pinnacle Peak or San Ysidro Roads.

The project is located within the City of Surprise water and wastewater service area. There is currently no water and wastewater infrastructure services to this property, however, the owner is party to the SPA 2 WRF and Regional Sewer Extension Agreements, and owns capacity for both agreements. See section 5.0 – Infrastructure Improvements, for proposed improvements to the site.

### **2.3 – Zoning and Land Use**

The existing land use on the site consists of vacant and unimproved desert. The property is currently designated as Suburban Residential land use with a density range of 1 to 3 dwelling units per gross acre within the City’s current General Plan. The property is also zoned PAD as part of the PPCE Planned Area Development. The approved PAD zoning for the entire PPCE allowed a total of 561 single-family lots on the 369 acre site with approximately 15 gross acres of commercial at the northeast corner of 163rd Avenue and Pinnacle Peak Road.

The Altamira site represents approximately 178 acres of the original PPCE PAD approved for 284 single-family lots of 18,000 SF.

### **2.4 – Topographic Conditions**

The site slopes generally to the southeast. The total elevation change is approximately 27 feet, dropping from 1,365 feet above mean sea level (MSL) at the northwestern limits of the site to approximately 1,338 feet above MSL at the southeastern limits of the site. The 27-foot drop in elevation represents an average slope of approximately 0.6 percent.

### **2.5 – Vegetation and Wildlife**

The site lies within the lower Colorado River Valley Sonoran Desert biome. Wildlife in the area would be typical of this biome. The vegetation cover is predominantly creosote bush. A cursory survey reveals limited salvageable vegetation on the site with the possible exception being within the southeastern corner of the property adjacent to the canal. Prior to any development, a detailed survey shall be completed and a salvage and reuse plan shall be submitted to the City, as to preserve any quality or protected species.



The vegetation in the southeast corner of the site that lies within the project boundaries will be preserved as part of the park open space. However, a large portion of this vegetation lies in the proposed ROW of the future arterial. As with the Altamira development, a detailed plant survey and salvage plan in keeping with the city’s requirements would be preformed prior to roadway construction.

## 2.6 – Major Rock Outcroppings, Streams, and Ponding Areas

There are no major rock outcroppings or year round streams located on the Altamira project site. Ponding does occur in the southeast corner of the property. See Section 2.7 below for more information.

## 2.7 – Drainage Patterns



According to the existing Flood Insurance Rate Map (FIRM – Map Number 04013C1135 G dated: September 30, 2005), the proposed Altamira property, as well as the proposed Verdugo property, are currently located within an unstudied Zone A area, which is depicted as a large ponding area impounded by the McMicken Dam to approximately the Happy Valley Road alignment. This FIRM is believed to be incorrect. The proposed continuation of Wash 5 East from the intersection of 163rd Avenue and the Happy Valley Road alignment takes into account the failure of the berm and ditch configuration found along the Happy Valley Road alignment, and requires a more conservative design approach for this project.

The Altamira parcel will thus be traversed by Wash 5 East, which will either be conveyed through a channel system designed for the proposed Verdugo development to the west, or collected from the natural wash corridor of 5 East, then channeled through Altamira.

Recently, many analyses have been performed in the area due to development interests – considering the fate of the existing berm and ditch structure along the Happy Valley Road alignment. This analysis has been derived from the Wittmann Area Drainage Master Study (WADMS) Update performed by the Flood Control District of Maricopa County (FCDMC). Based on this analysis the 100-year, 24-hour flow determined for Wash 5 East at the intersection of 163rd Avenue and the Happy Valley Road alignment is approximately 751 cfs.

## 2.8 – Service Providers

Water:	City of Surprise
Wastewater:	City of Surprise
Electric:	Arizona Public Service
Telephone:	Qwest
Gas:	Southwest Gas
Solid Waste:	City of Surprise
Police:	City of Surprise
Fire:	City of Surprise
School:	Dysart Unified School District #89

## 2.9 – Employment Locations

No employment opportunities exist within the immediate area. Future opportunities exist due to the land surrounding 163rd and Grand Avenues being identified as a Village Center with employment and mixed-use land uses, as well as a large employment center West of Grand Avenue along Pinnacle Peak Road. Until these areas develop, employment opportunities can be sought four miles to the southeast near the Del Web Hospital.

# 3.0 Land Use

## 3.1 – Proposed Amendment Request

Conceptual Land Use Plan



This zoning amendment proposes that Altamira remain a Suburban Residential land use with a maximum density of three dwelling units per gross acre in order to be compatible with existing, adjacent land uses, and to utilize the owned water and SPA 2 sewer capacity.

This PAD amendment requests that the existing PAD stipulations for maximum yield, minimum lot areas, minimum lot widths and depths, open space, and allowed maximum density be modified to bring this parcel into greater conformance with existing, proposed, or entitled developments in the area, and to take advantage of the SPA 2 wastewater capacity purchase.

The proposed development modifications are requested to provide a more diverse range of residential product types that will vary in size and character, and to capture a variety of market segments as well as create a diverse residential community (see Exhibit C, Conceptual Land Use Plan).

Altamira is located within the territory of Luke Air Force Base as outlined by ARS 28-6461 (see Exhibit O, Luke Air Force Base Territory Map). Future property owners will be notified concerning the noise nuisance as required by the City of Surprise and Maricopa County notification regulations.

## 3.2 – Land Uses and Development Standards

The entire Altamira property is to be utilized as Suburban Residential land use. Approximately 73 percent of the residential development is proposed as traditional residential development with the remaining 27 percent proposed as cluster residential development, see Table A below.

**Table A - Proposed Land Use Summary**

Parcel Number	Land Use	Approx. Net Area	Approx. Yield	Approx. Density	Yield Mix%	Area Mix%
A,B,C,&D	Traditional S.F, Res. (Lot Widths At 58', 68' & 78')	108.69	391	3.6	73.3%	61.0%
E	Cluster Residential	25.47	143	5.6	26.7%	14.3%
	Open Space	26.75				15.0%
	Right Of Way	17.34				9.7%
	Total	178.25	534	3.00	100%	100%

## Traditional Single-Family Residential

The traditional residential development is to provide a mix of three distinct lot sizes, a minimum lot size of 58' x 110' or 6,380 square feet, a medium lot size of 68' x 115' or 7,820 square feet, and a larger lot size of 78' x 115' or 8,970 square feet. Each shall have direct or indirect access to some form of common open space in the form of active or passive open space or trail corridors.

Rather than specifying a fixed percentage of each lot size to the land use plan at this time, this amendment proposes that the quantity of each lot size be dictated by market demands at a time when the subdivision plats are created so long as the overall density does not exceed the maximum allowed of 3.0 units per gross acre.

Placement of the various lot sizes shall also be determined at the time of subdivision plat creation except that the largest lot size of 80-feet in width shall be located at the north and west boundaries of Parcel A, and at the north boundary of Parcel B.

Residential units are encouraged to use elements of the Leadership in Energy and Environmental Design (LEED) guidelines and principles. Incorporation of solar paneling in five percent of each phase of residential units is also encouraged. The use of detached/attached secondary, or accessory, units should be sought to help provide a variety of living options within the neighborhood. The units must comply with the SUDC, and every effort should be taken to follow the principles of visitability or lifecycle housing. See Exhibit S, Conceptual Cluster Product, for an illustrative example of clustered housing product.

Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City. Covered patios will not encroach into the 20' rear setback.

**Table B - Traditional Residential Development Standards**

Minimum Area	6,380 SF	7,820 SF	8,970 SF
Minimum Width	58'	68'	80'
Minimum House Width	45'	55'	65'
Minimum Depth	110'	115'	115'
BUILDING SETBACKS*			
Front	18' / 12' for living area or side-entry garage		
Side**	5' / 8'		5' / 10'
Street Side***	13'		13'
Rear	20'		20'
Rear Adj. to Arterial****	20'		20'
Minimum Distance Between Homes	10'		10'
Building Height	30'		30'
Nearly Equivalent Zoning Category	R1-5		R1-8

\* Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks.

\*\* An optional 6' / 7' side setback is allowed for a 13' aggregate setback to address IRC fire rating.

\*\*\* Street side setbacks do not apply to corner lots adjacent to an 8' minimum landscape tract.

\*\*\*\* Rear setback adjacent to an arterial road may be reduced to 15' if a 20' minimum landscape tract is used between the rear lot line and the arterial R.O.W.

## Cluster Residential

The cluster residential development shall provide for a variety of attached or detached single-family cluster home products with minimum lot sizes of 25' in width and with minimum lot areas of 1,000 square feet. The use of carriage homes is a cluster product that would fit well within this development.

Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City

**Table C - Residential Cluster Development Standards**

Minimum Lot Area		1,000 SF
Minimum Lot Width - Interior Lot		25'
Minimum Lot Depth		54'
Maximum Building Height		40'
<b>Setbacks (subject to IRC)</b>		
Front - Public	(1)(3)	15'
Front - Private		8'
Font/Rear to face of garage door - Public Street		18'
Font/Rear to face of garage door - Private Street		4'
Rear		3'
Sides	(2)(3)(4)(5)	0'
Sides - Aggregate		10'
Minimum Distance Between Buildings	(5)	10'
<b>Landscape Tracts</b>		
Collector Street		10'
Arterial Street		15'
Nearly Equivalent Zoning Category		MU-PD

- (1) May be reduced for auto-courts and landscaped tracts/easements, or rear-loaded garages.
- (2) Street side setback may be reduced 5' if landscape tract used on abutting side.
- (3) Features such as fireplaces, bay windows, pop-outs, and patio covers may encroach 2.5' into the front and side setbacks, and 10' into the rear setbacks. Patio covers may not encroach within 3' of the rear property line. Exterior wall less than 3' from property lines shall be required to not have less than one hour fire resistive construction and no openings.
- (4) Where a side yard setback is provided, it must be a minimum of 5'.
- (5) Minimum separation of buildings for cluster type on adjacent lots can be 0', or 10' if setback is provided on at least one lot.

If rear-loading garages are designed and built within this development, bump-out curbs will be built along public and private local streets in order to avoid any conflicts with emergency-vehicle turning movements and on-street parking.

### 3.3 – Architectural Style and Theme

A diversity of quality residential architectural design shall be utilized throughout the Altamira community. This diversity will be achieved by varying the product type – ranging from cluster units to detached single family – and by providing a variety of floor plans, product elevations, roofing material colors, roof lines, colors, and finish materials. In addition to the product variety, planning and layout of the units will emphasize diversity through a mix of lot widths, one- and two-story products, and staggered front yard setbacks.



While these planning techniques and product diversity will provide an aesthetic interest to the neighborhoods, the character of the neighborhoods will be unified around a common theme. The architectural style for housing products is expected to conform to the proposed community theme style of contemporary Tuscan. This style, as defined in the City of Surprise’s Single-Family Residential Home Product Design Guidelines, includes the use of mixed materials, including stucco and stone walls and panels, arches above doorways and windows, corniced roof/wall junctions, and decorative wrought iron accents. Color of the materials will be earth-toned in hue, and varied in value, but generally of low-light reflectivity. For a conceptual illustration of architectural styles envisioned for this development, see Exhibit N, Conceptual Residential Architecture. This same theme will be utilized for the community amenities and open space, as noted in section 4.1 of this document.

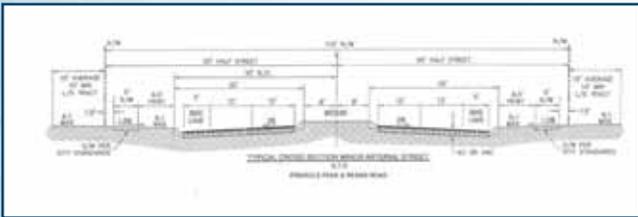
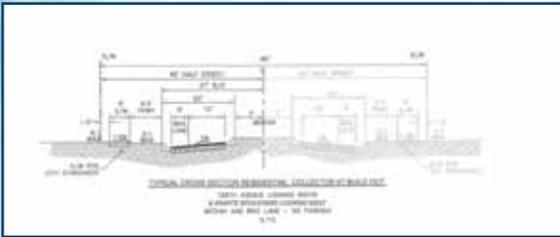
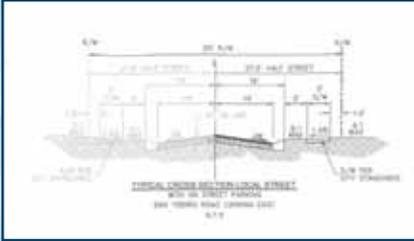
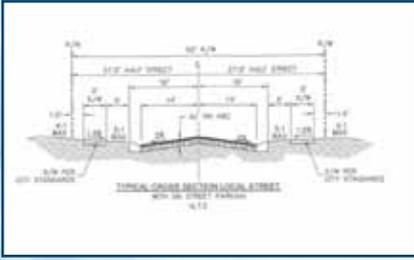


Cluster housing within the Altamira community will offer compact building design features as an alternative to the conventional type of development. Cluster housing design permits significant open space to

be preserved since the built environment can be constructed to achieve efficient use of land and resources (see Exhibit L, Conceptual Residential Cluster Units).

Altamira conveys a neighborhood concept by offering a series of interconnected neighborhoods. Altamira is proposed as a walkable neighborhood where walking and bicycling are viable transportation options





since all homes are proposed within a short distance to public open space and trails (see Exhibits G & H, Conceptual Open Space Master Plan and Trails Plan). The use of cul-de-sacs is allowed, but is also discouraged in order to provide community connectivity.

All housing and architectural design standards shall be in general conformance with any applicable guidelines within the Surprise Unified Development Code (SUDC) and Single-Family Design Review Guidelines.



### 3.4 – Circulation

Altamira is located near the eastern boundary of the City of Surprise corporate limits, close to Sun City West. Grand Avenue and the SR-303 provide regional access to the site (see Exhibit D, Circulation and Access Plan). The list below identifies the rights-of-way designations within the development:

**Pinnacle Peak Road:** A minor arterial with 55’ half-street right-of-way

**155th Avenue (Reems Road):** A minor arterial with 55’ half-street right-of-way

**159th Avenue:** A collector with 40’ half-street right-of-way

**San Ysidro Road:** A local street with 27.5 half-street right-of-way

**Asante Boulevard:** A major collector with 40’ half-street and 80’ full-street right-of-way

All streets will be engineered or bonded to City of Surprise in conformance with Engineering Development Standards at the time of platting. See Exhibit E, Street Cross-sections, for rights-of-way details. Altamira is open to the incorporation of bus bays into the development plans at the time of preliminary platting. For pedestrian circulation within the development, see Section 4.5 below.

### 3.5 – Schools

Elementary school students will be accommodated at the planned, 16-acre Desert Moon Elementary school site located at the Asante development off Pinnacle Peak Road, approximately two miles to the west. High School students will be accommodated at the Willow Canyon School, approximately 10 miles to the southwest until a high school is built in the surrounding area.



# 4.0 Parks, Open Space, and Trails



The Parks, Open Space and Trails plan for this Project is intended to provide a range of active and passive open space and recreation areas with facilities designed to service the needs of the entire population of the Project (see Exhibit G, Open Space Master Plan).

A minimum of 26.74 acres (15 percent) of the gross residential project area will be set aside as either active or passive open space, buffer areas or mini parks. Landscape elements that fit the community Tuscan theme will be introduced and repeated along roadways and open space areas to enhance the aesthetic appeal and create a cohesive community feel, or 'sense of place'. Mini parks and play areas are located between neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Where appropriate, neo-traditional neighborhood design concepts will be utilized, emphasizing central neighborhood parks and homes facing out onto shared open space.

A system of trails will link park facilities via linear open space corridors. This open space system (owned and maintained by the Homeowner's Association) will make up the majority of the open space element. See section 4.5 for more detail.

The Surprise Master Open Space and Trails Plan calls for recreation and open space at the ratio of 9 acres per 1,000 residents. The maximum number of dwellings proposed within

the Project is 534 dwelling units. At 2.65 people per dwelling unit, this would produce a maximum total project population of 1,415 people.

At 9 ac per 1,000 persons, a total of 12.74 acres (4.25 ac passive, and 8.49 ac active) of open space is required; a minimum of 26.74 acres is proposed, far exceeding the requirements of the Master Open Space and Trails Plan requirements of the City.

Altamira provides 8.72 ac of active open space. Active open space is depicted in Exhibit G, Open Space Master Plan. The entire width of the channels/trails was not included in this calculation. Each trail is 8' in width. Five-foot buffers off each side of the trail were used to calculate an 18'-wide tract. This tract equates to 2.96 ac of active open space covering the trails. The additional 5.76 ac of active open space come from the three park sites identified in Exhibit G.



## 4.1 – Theme and Architectural Style

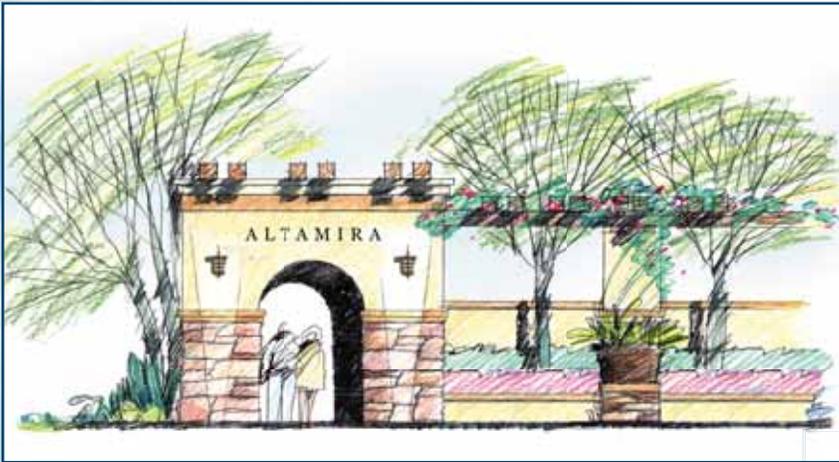
The architectural elements for the open parks and open space structures will be contemporary Tuscan in style to complement the residential character. Tuscan character will be as defined in the City of Surprise's

Single-Family Residential Home Product Design Guidelines. Key finish materials for amenities will be mixed materials, including stucco and faux stone walls and panels, colored concrete blocks, tumbled brick accents, cobblestone pavers, and decorative wrought iron details. Colors will predominately be natural earth tones of varied hue, with low light reflectivity, punctuated with accents of terra cotta and cobalt blues.

The site planning features and parks will be organized around formal geometric patterns, utilizing neo-traditional planning concepts. Emphasis will be placed on symmetry, and view corridors with strong axis-node relationships and view termini.

#### 4.2 – Entry Monumentation and Character

Upon arriving at the Altamira community, residents will immediately be greeted with homes in the distance, fronting out onto an expansive parks and trails system in the foreground. At the corner stands



a Tuscan style archway that serves as both the iconic monument for the community and also as the portal to the main community park and the pathway system that winds throughout the community. This entry portal, with its stucco finish, stone veneer columns, and tiered planter walls, are the foundation for a rough-sawn timber trellis, supporting colorful vines, and providing shade at the entryway to the park system (see Exhibit I, Monument Concepts).

Adjacent to the entry portal will be a small plaza area for gathering, and decorative rail fencing. The entry portal will also be associated with a formal promenade along the upper bank of the channel corridor. This promenade will provide formal overlook opportunities with seating and shade, and views to the recreational activities and trails below. Low pot walls will be located periodically along the promenade. These low stone linear walls will run perpendicular to the promenade, and will support oversized pots with accent plant material or seasonal color. These low stone walls will be repeated at key locations and secondary entry points in the community to provide a cohesive community theme and character.



#### 4.3 – Community Theme Walls

The community walls are designed to be understated, and serve as backdrop to a colorful and textural landscape plant palette that is both desert adapted and supports the Tuscan theme. Primary wall materials will be an earth toned integral color block of low light reflective value, and decorative wrought iron fencing. Accent materials will include a wall cap near the entry monument of decorative tumbled brick, and will transition to a slump block rowlock cap in highly visible areas, or a standard 4" block cap in less visible areas. Faux stone veneer will be used on the wall columns (see Exhibit J, Wall and Mailbox Concepts).

The community theme walls will come in three varieties, solid theme wall, partial view wall, and full view fence. The design intent is to utilize the full view fence option wherever possible to enhance an open feel to the community, and provide residents with views to the open space and natural resources. However, in the following cases, either solid theme wall or partial view fence will be utilized to provide security and privacy to the residents:



1. Where lots back up to arterial roadways.
2. Where lots back up to collector streets without sufficient landscape buffer or screening.
3. Where lots are backing to each other across an open space less than 60' wide, partial-view fencing shall used.
4. Where headlights will shine into the back yard.
5. Where lots back up to a pathway that is less than 20' away, and the lot is at the same elevation or lower than the pathway, partial-view fencing shall be used.
6. Where lots are adjacent to other lots.

The solid theme walls will utilize earth toned split face block near the main entry and along primary roadways, arterials, and collectors. These enhanced solid walls will use a slump block rowlock cap. Earth toned smooth face block will be used with a standard 4" block cap along local streets and tracts, and in less visible areas.

The partial view wall will utilize the same material as the solid view fence, but will consist of a 2' decorative wrought iron fence on top of an approximately 4' solid block wall. Final design of these walls shall meet all local pool code guidelines.



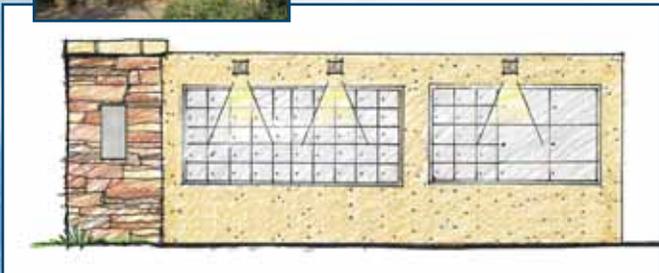
The full view fence will be utilized where possible, such as lots backing onto parks and open space. The fence will consist of four feet of painted steel fencing, in dark earth tones, over two feet of split face masonry block. Low decorative fencing will also be used at the termination of primary walls near community open space, around the primary community entry, and near the neighborhood park gathering space.



Stone veneer columns will punctuate the theme walls along roadways and main open space areas every 200'. In addition, there will be a wall offset or stagger of at least 2' near the midpoint between the stone columns. This will be created by a jog or offset in the rear property line of adjacent lots.

#### 4.4 – Parks and Shared Open Space

The site planning for the parks and shared open space will use neo-traditional neighborhood design concepts, focusing on symmetry, formal geometric patterns, and walkability. Where possible, the surrounding homes will face out on to the shared open space.



The main community park will be located at the southern portion of the Project, near the entry. The entire park system utilizes the linear channel, the retention area, and the promenade along the channel bank.

There is significant existing vegetation in the southeast corner of this park created by the area run-off collecting at the canal bank. The existing vegetation that is outside the canal and future roadway ROW will be preserved or specimens salvaged and reused on-site. The amenities and uses in the park are integrated so that the underlying drainage and engineering functions are in harmony with the recreational uses and finished in an aesthetically pleasing way (see Exhibit K, Park Concepts).

Active recreational uses, except for large turf sports fields, will be outside the retention areas. However, the grade changes will be utilized to provide dramatic overlooks, and terraced plazas and gathering spaces. The passive and active recreational amenities in this area include a small ball field, soccer field, basketball courts, age appropriate tot lot area in a formal setting, formal promenade, seating nodes, picnic areas, picnic ramadas, overlooks, and a large turf free-play area.

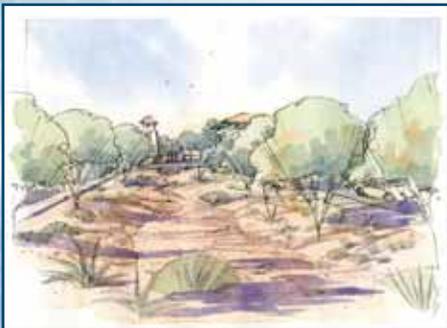
The following is a list of recreational amenities that Altamira will provide its residents:

- Tot lots - 4
- Softball field - 1
- Junior soccer field - 1
- Basketball courts - 4
- Volleyball courts - 6
- Picnic ramadas with site furnishings - 8
- Each of the four park areas will have a picnic table(s), barbeque grill(s), litter receptacle(s), and a drinking fountain.
- 8' wide concrete trail system with rest nodes approximately every 1500'.
- Rest nodes will consist of a bench or seat wall, and may contain a litter receptacle and/or dog station.
- Rest nodes may be incorporated into park amenities

Landscape design and plant material in all parks, trails, and open space areas shall conform to the City of Surprise Municipal Code and SUDC current at the time of platting and site planning.

#### **4.5 – Trails, Pathways, and Linear Open Space Corridors**

A system of trails will link park facilities via linear open space corridors. This open space system (owned and maintained by the Homeowner's Association) will make up the majority of the open space element. These elements will consist of neighborhood park areas and a linear drainage and trail corridor that provides a continuous open space/trail system



Park Concepts



throughout the site, connecting parks and neighborhoods while providing for the efficient and safe flow of occasional storm runoff into retention areas. Trails will consist of an 8' wide concrete pathway. Preliminary trail cross sections are provided in Exhibit H, Trails Plan. The

trail system will connect to the Verdugo development and other regional trails where appropriate. According to the City of Surprise September 2008 Trails Master Plan, a regional trail follows the Beardsley canal alignment. Altamira trails on the southeastern end will connect to this trail at the time of construction if it is located along the north side of the canal.



The large east-west channel at the main park is designed to provide for slower flow velocity, and allow the channel to be turf lined. A low flow channel will be provided for nuisance water, allowing the channel to be utilized for active recreation and turf freeplay area. This channel will be formal in design character, with tree-lined banks.

All other drainage and trail corridors will be naturalized in character. The Project will seek to attain a natural 'desert pavement' character in these corridors, using decomposed granite, salvaged rock and supplemental fractured cobble. The planting will be organic in nature, and utilize desert adapted plant material and trees. Rock gabion baskets will be used where appropriate to retain grade and provide aesthetic enhancement.

The pathway in these corridors will be 8' wide paved surface. Creative trail signage in keeping with the contemporary Tuscan theme will be provided along the trail corridor, providing interpretive and educational information, as well as the trail name. Sub-mile markers will be placed along the trail at appropriate locations. Pedestrian crossings may be required across channels at the time of platting.



#### 4.6 - Streetscape Character

The landscape character along the streets will be formal in design. Tree lined streets will provide shade on the sidewalks, set back from the curb. Groundcovers and shrubs will be massed in large groupings. Landscape design and plant material along the streets and ROW shall conform to the Surprise Municipal Code and SUDC current at the time of platting and site planning.



# 5.0 Infrastructure Improvements

## 5.1 – Drainage



Altamira’s proposed solution will require channel improvements at a concentrated flow point where the proposed Verdugo property conveys its channelized flows from Wash 5 East. If the Verdugo Property is not built before Altamira, then drainage easements will be created to collect offsite flows. The channel improvements proposed for the Altamira property will contain the 100-year flows for each of the channels coming through the site. The proposed channels are to have side slopes of 4:1 adjacent to the lots and 6:1 adjacent to the street. The widths of the channels will vary due to the different calculated 100-year flow rates coming through the site. Perimeter channels around the property boundary will be constructed to collect the offsite sheet flows impacting the site from the northwest. Those flows will be conveyed to the improved open channel corridors described above.

Due to the development interests in this area of Surprise, there exists a consortium, made up of developers, the City, and the FCDMC, which is attempting to analyze the value of the un-maintained irregular berm/ditch along the Happy Valley Road Alignment. As a result of not waiting for the consortium analysis of the berm/ditch anticipated to be completed and approved by the end of this year, the proposed Altamira project will be designed to handle the Wash 5 East full 100-year 24-hour flow of 751 cfs. This flow will be attenuated by a detention basin to coordinate with on-site retention to release only 423 cfs from the proposed Altamira property. The 423 cfs is the amount of flow released by failing only the berm along the Happy Valley Road Alignment, with the ditch structure remaining in place and in use. This approach will allow the Altamira project to be approved and constructed without adverse flow impacts to the down stream properties, as well as be independent from the consortium efforts.

If the existing berm/ditch are both removed as a result of the consortium effort, the 751 cfs offsite flow will be allowed to pass through the proposed Altamira project with no detention basin provided. In this alternative it will be up to the FCDMC to notify downstream property owners of the increase in run-off as a result of the removal of the existing berm/ditch.

Under both alternatives, a Conditional Letter of Map Revision (CLOMR) will need to be filed with the Federal Emergency Management Agency (FEMA) to request a Letter of Map Revision (LOMR) to reclassify the flood zone designation to Zone X on the FIRM Maps and eliminate the property from being in a flood zone, unless the re-mapping occurs by venture of the regional drainage analysis being contemplated by the FCDMC, the City, and the developers.

Retention/detention facilities will be strategically located within common area open space tracts throughout the proposed project. Starting from the west and moving to the east, development phasing will likely occur in 50 unit increments, and will require temporary retention basins until the entire property is developed. Retention for on-site flow will be provided for each phase with on-site amenities, such as landscaping, however, off-site drainage infrastructure will only have associated amenities in the developed phasing areas not in the undeveloped future phasing areas. Furthermore, offsite design accommodations will be provided for W. San Ysidro Road to account for any drainage impacts related to future build out.

Retention for the on-site flow will be provided to collect the 100-year 2-hour storm. The storm water

runoff produced during the design storm will not be allowed to pond greater than 3 feet of depth measured from the bottom of the retention basin, and the basin will drain within 36 hours. All proposed onsite retention basins will provide a minimum of 1-foot of freeboard and the high water surface elevation will be at least 1-foot below adjacent finish floor elevations.

All drainage design will be done in accordance with the City of Surprise “Preliminary and Final Drainage Report Guidelines”, the City of Surprise Municipal Code (chapter 15 and 16), the SUDC, the FCDMC hydrology and hydraulics manual(s), the WADMS Update and the information created by the on-going consortium regional analysis. As a final note, the preliminary drainage report will be submitted with the preliminary plat, since the regional analysis is on-going. Also, the drainage concept is subject to change, depending on the consortium analysis of the berm/ditch along the Happy Valley Road alignment.

## **5.2 – Wastewater**

The project is within the City of Surprise wastewater service area. There is no current wastewater infrastructure on the property, however, the city has built, or currently building, sewer mains along 155th Avenue (Reems Road) connecting to the SPA 2 WRF. The owner is party to the SPA 2 WRF Agreement and has purchased capacity for the project. The purchased capacity allows 459 units based on 250 gallons per unit and the potential for a maximum of 546 units with an adjusted per unit usage of 210 gallons per unit. It is anticipated that on-site sewer mains will be eight inches in size.

## **5.3 – Water**

The project is located within the City of Surprise water service area. There is currently no water infrastructure service or source of storage facilities on this property. It is anticipated that on-site water mains will be 8- and 12-inch mains in size to supply the needed demand and fire flow requirements. Future development of water supply or storage facilities is addressed in the development agreements.

## **5.4 – Streets**

As a part of the roadway improvements in Phase 2 for this project, Pinnacle Peak Road and 155th Avenue will be constructed as half-arterial roadways adjacent to the project boundary. In Phases 1 and 2, collector roadways, 159th Avenue and Asante Boulevard, will be constructed as half- and full-width roadways within the project boundary. Pinnacle Peak Road to 163rd Avenue offsite roadway will be constructed as a half-street, if it has not already been built by others.

Construction timing of the Verdugo project to the west of Altamira is unknown. The Altamira and Verdugo projects share roadway improvements along 159th Avenue. Access to the project will be from Asante Boulevard and Pinnacle Peak Road. For this reason, Altamira and Verdugo have entered into a development agreement in which Altamira will have the ability to construct full-street improvements of Asante Boulevard or half-street improvements to Pinnacle Peak Road west of the Altamira project boundary to 163rd Avenue should development within Altamira proceed prior to Verdugo. If Altamira proceeds first, full roadway improvements will only happen to one street that will be determined at the time of engineering. In order to provide access to the site for public safety vehicles, the remaining road will be minimally improved.



## 6.0 Phasing

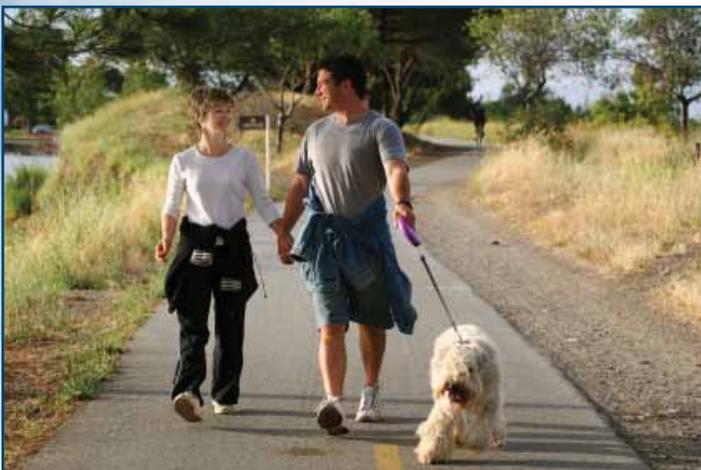
Altamira is planned to be developed in a series of phases appropriate to the logically phased infrastructure. Development will begin on the west side of the site with Parcels B and C (see Exhibit F, Phasing Plan) and move eastward through Parcels A, E and D. Infrastructure and open space development will follow as needed or required based strictly on the utility and traffic needs of each phase of development.

Roadway infrastructure phasing is also planned for this project as depicted on Exhibit F, Phasing Plan. Improvements will be constructed for either Asante Boulevard or Pinnacle Peak Road from 163rd to 159th Avenues as a primary access for Phase 1 of Altamira. These improvements will be constructed per the requirements of the City Traffic Engineer and in conformance with the traffic report.

Half-street improvements for 159th Avenue and the full-street improvements for the Phase 1 portion of Asante Boulevard will also be constructed as part of Phase 1 development. Dedication and required improvements for the remaining portion of Pinnacle Peak Road, all of 155th Avenue, and the remainder of Asante Boulevard will be constructed in Phase 2.

Right-of-way for San Ysidro Road will be dedicated with the recordation of the first subdivision final plat. Design and approval of San Ysidro Road will take place prior to the owner's receipt of building permits for 50 percent of the homes platted and/or approved within Altamira. Road construction completion, and approval from the City, will occur prior to the receipt of building permits for 75 percent of the total residential units platted and/or approved within Altamira.

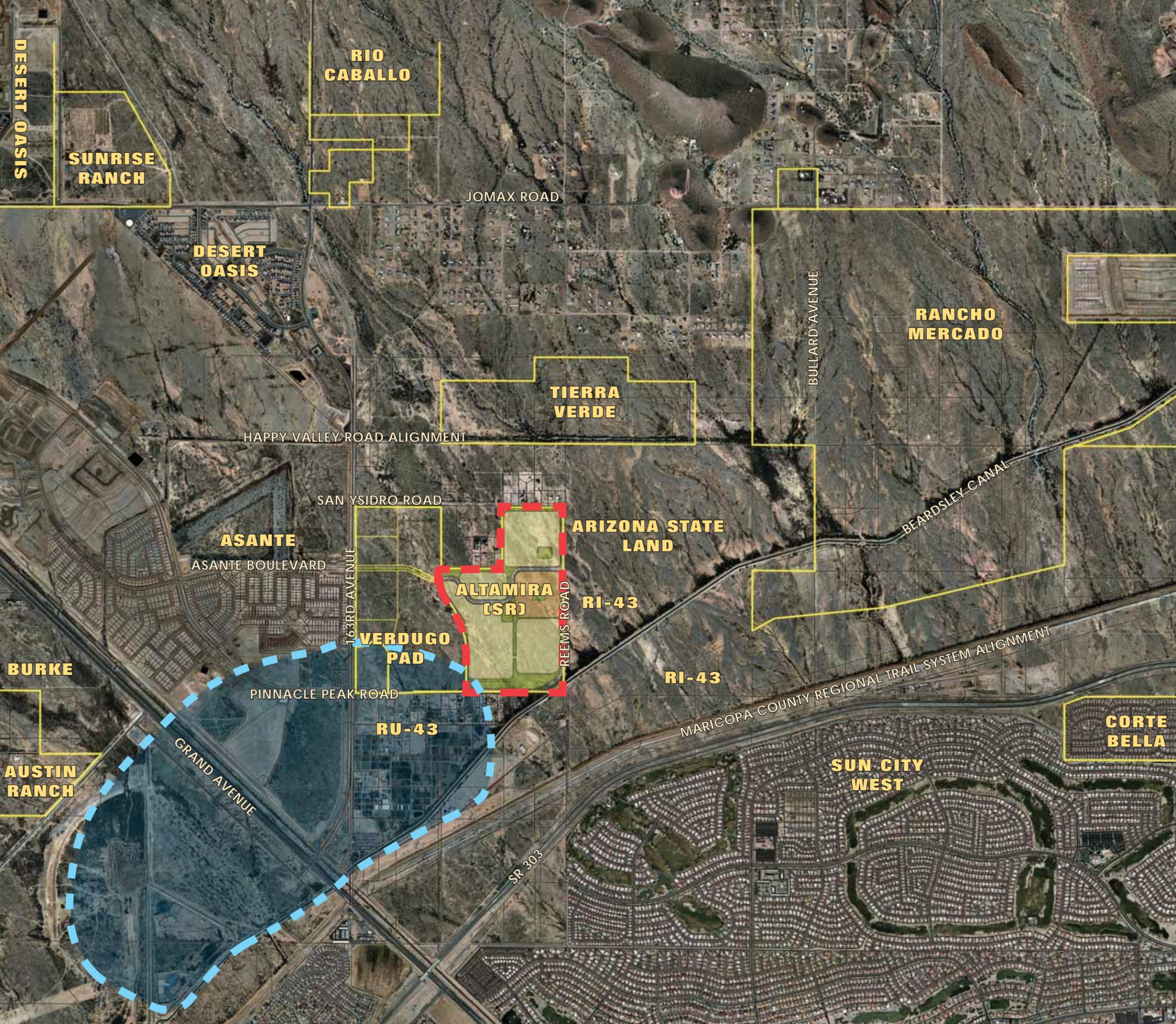
The traffic impact analysis has determined that improving San Ysidro Road is not necessary to serve Altamira. The road will not be used to provide access to the project, and because of this, the owner will provide cash in lieu of construction bond to the City prior to the receipt of building permits for 75 percent of the total residential units platted and/or approved with the property. If traffic is added to the road in any manner, including the construction of a curb cut, the owner shall construct it.



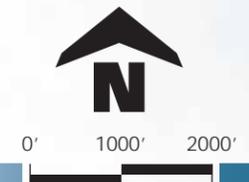
## 7.0 CC&R

A homeowners' association (HOA) will be responsible for all landscape maintenance and repair, including the landscape areas between the sidewalk and curb. It will also be responsible for amenity maintenance and cleaning. All other landscaping and sidewalk maintenance will be in accordance with the SUDC and Engineering Development Standards. A conditions, covenants, and restrictions document will be submitted prior to the issuance of construction permits.

# AREA MAP



 VILLAGE GROWTH CENTER

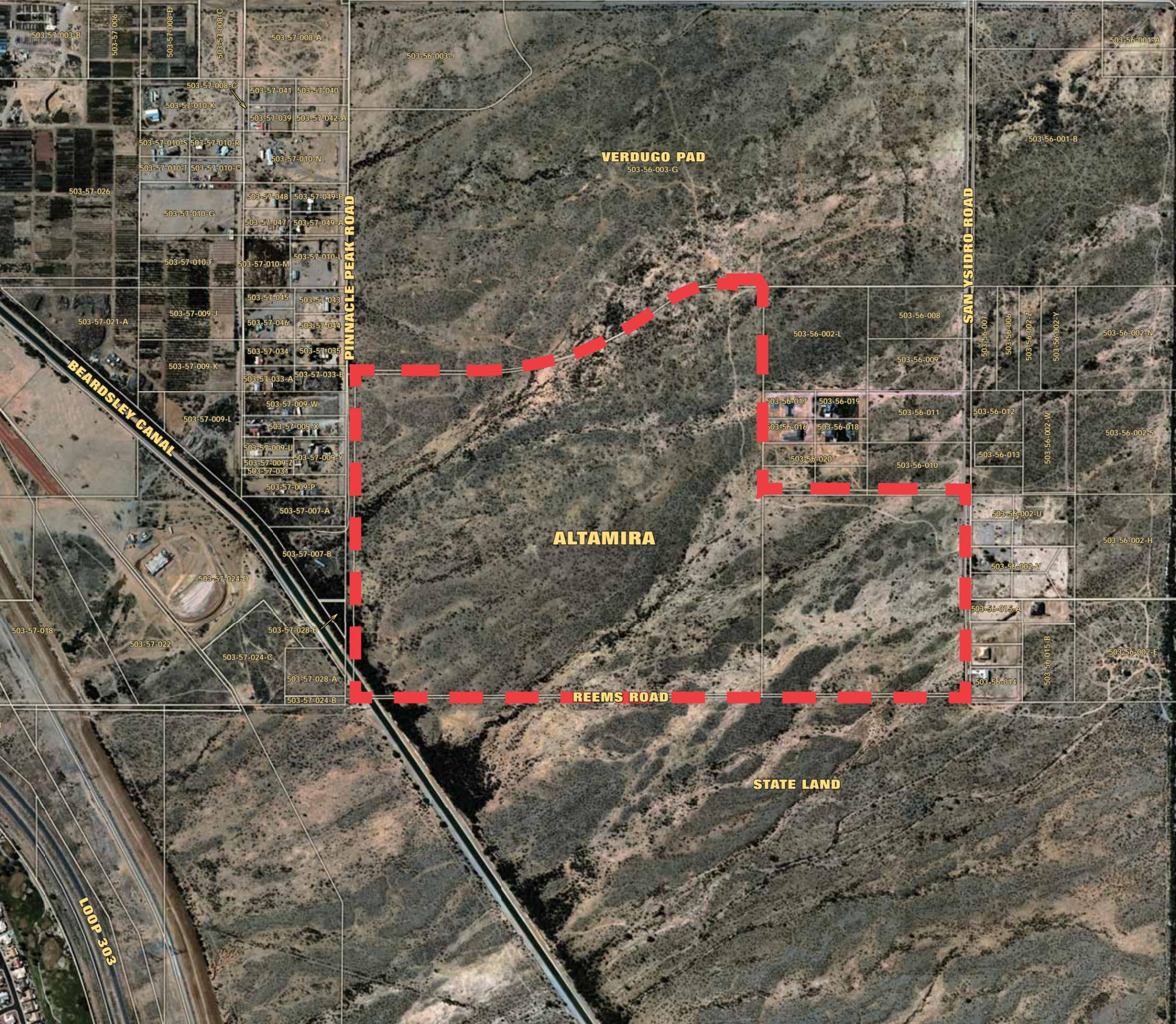


**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit A

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - A - Area Map.indd



# VICINITY MAP



**CVL** 15 June 2009  
COE & VAN LOO Exhibit B

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - B - Vicinity Map.indd



# CONCEPTUAL LAND USE PLAN

NOTE: FULL STREET IMPROVEMENTS WILL BE BUILT ALONG THE RIGHT-OF-WAY TRANSITIONING FROM PINNACLE PEAK ROAD TO REEMS ROAD



0' 200' 400'

**CVL** 15 June 2009  
COE & VAN LOO Exhibit C

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - C - CLUP.indd



# CIRCULATION AND ACCESS PLAN

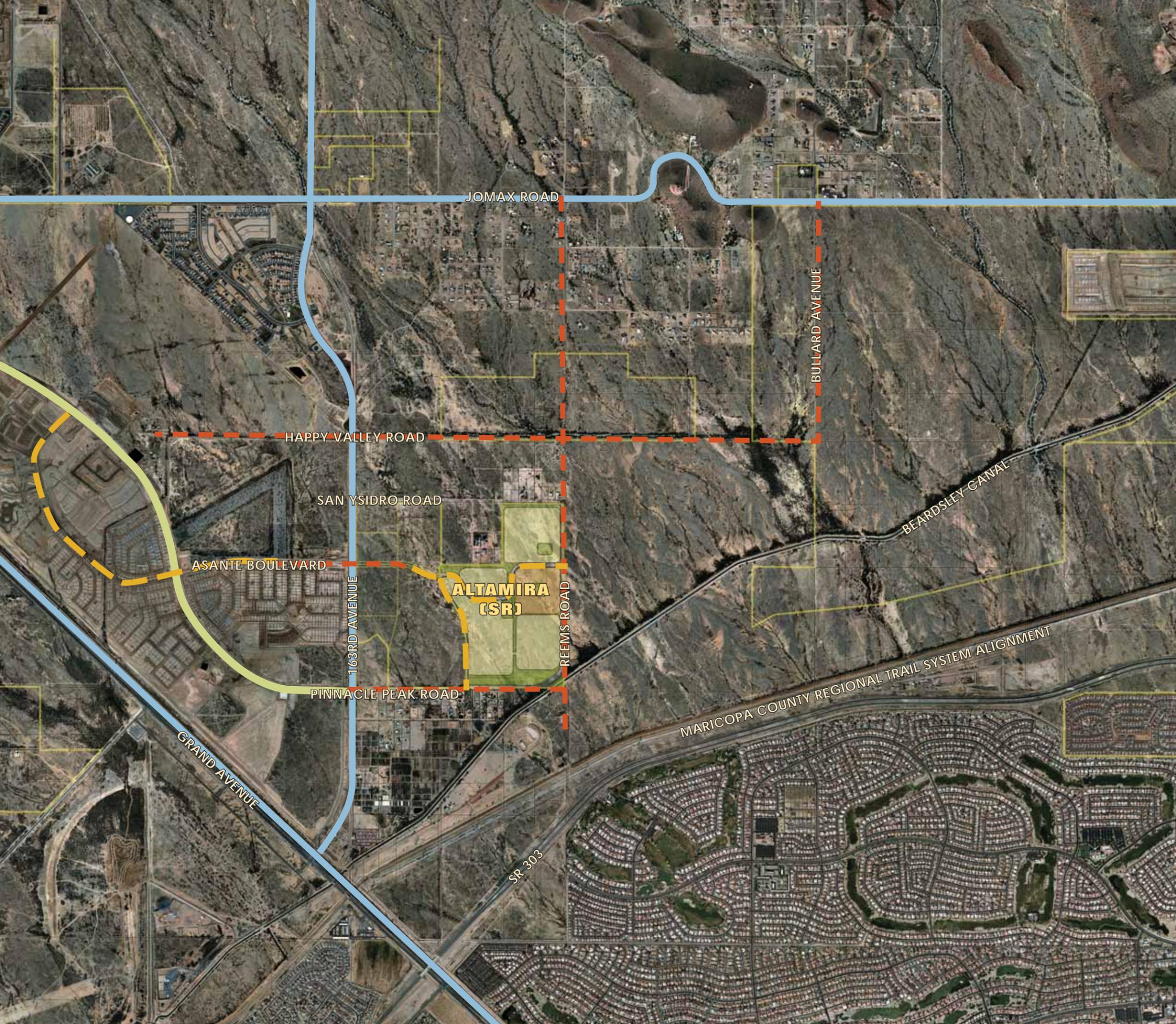
NOTE: FULL STREET IMPROVEMENTS WILL BE BUILT ALONG THE RIGHT-OF-WAY TRANSITIONING FROM PINNACLE PEAK ROAD TO REEMS ROAD

## LEGEND

-  PARKWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR



0' 1000' 2000'



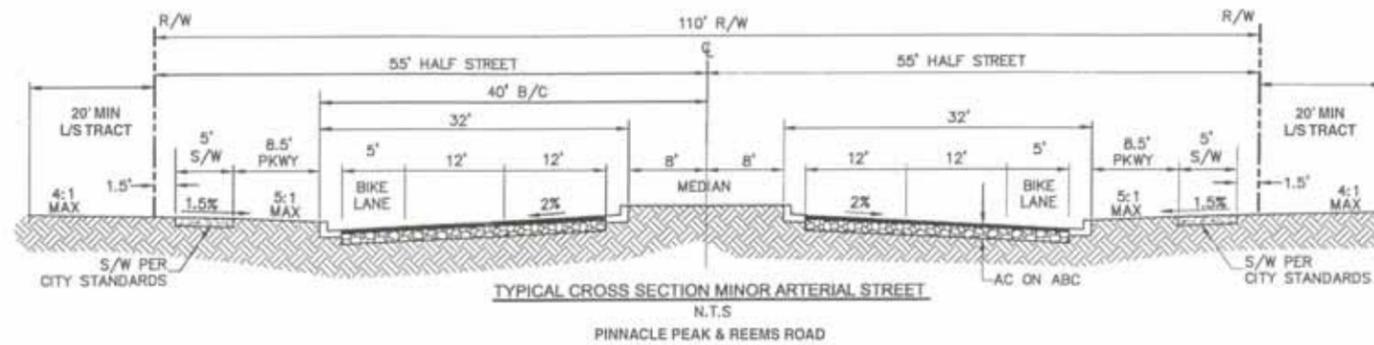
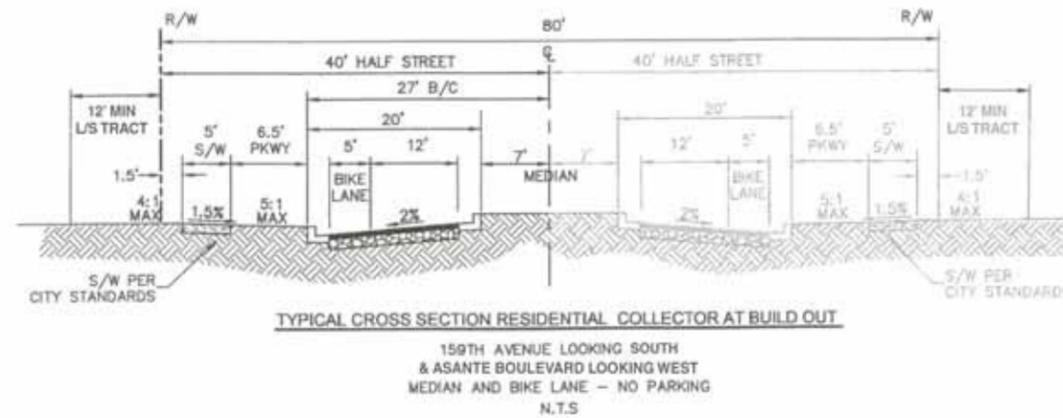
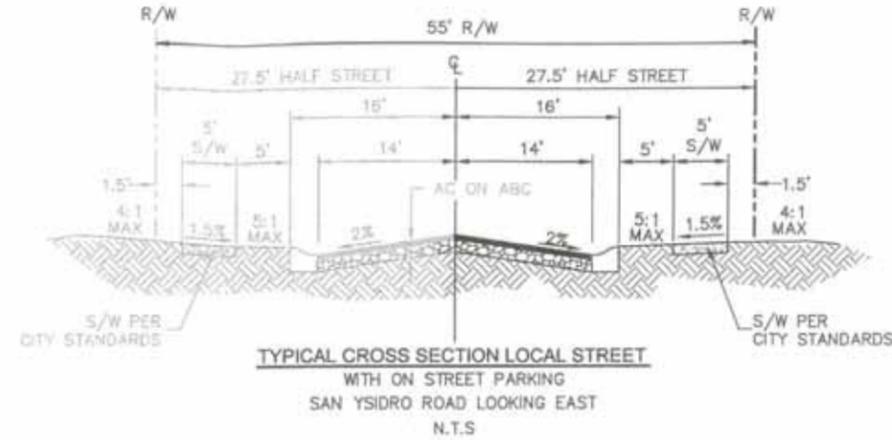
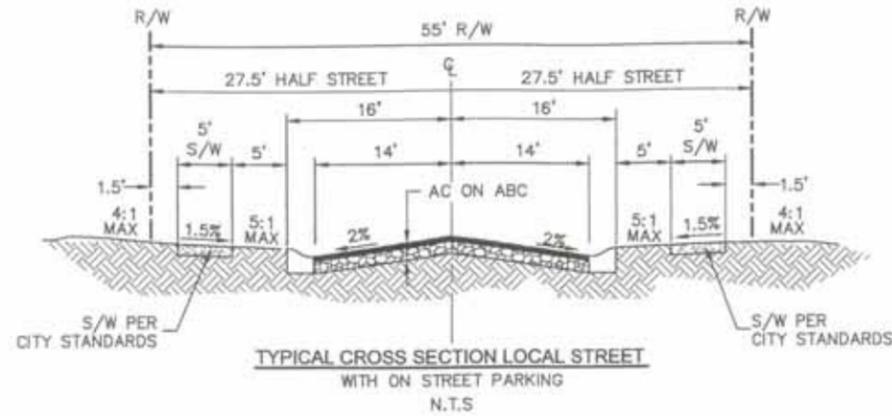
**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit D

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - D - Access Plan.indd

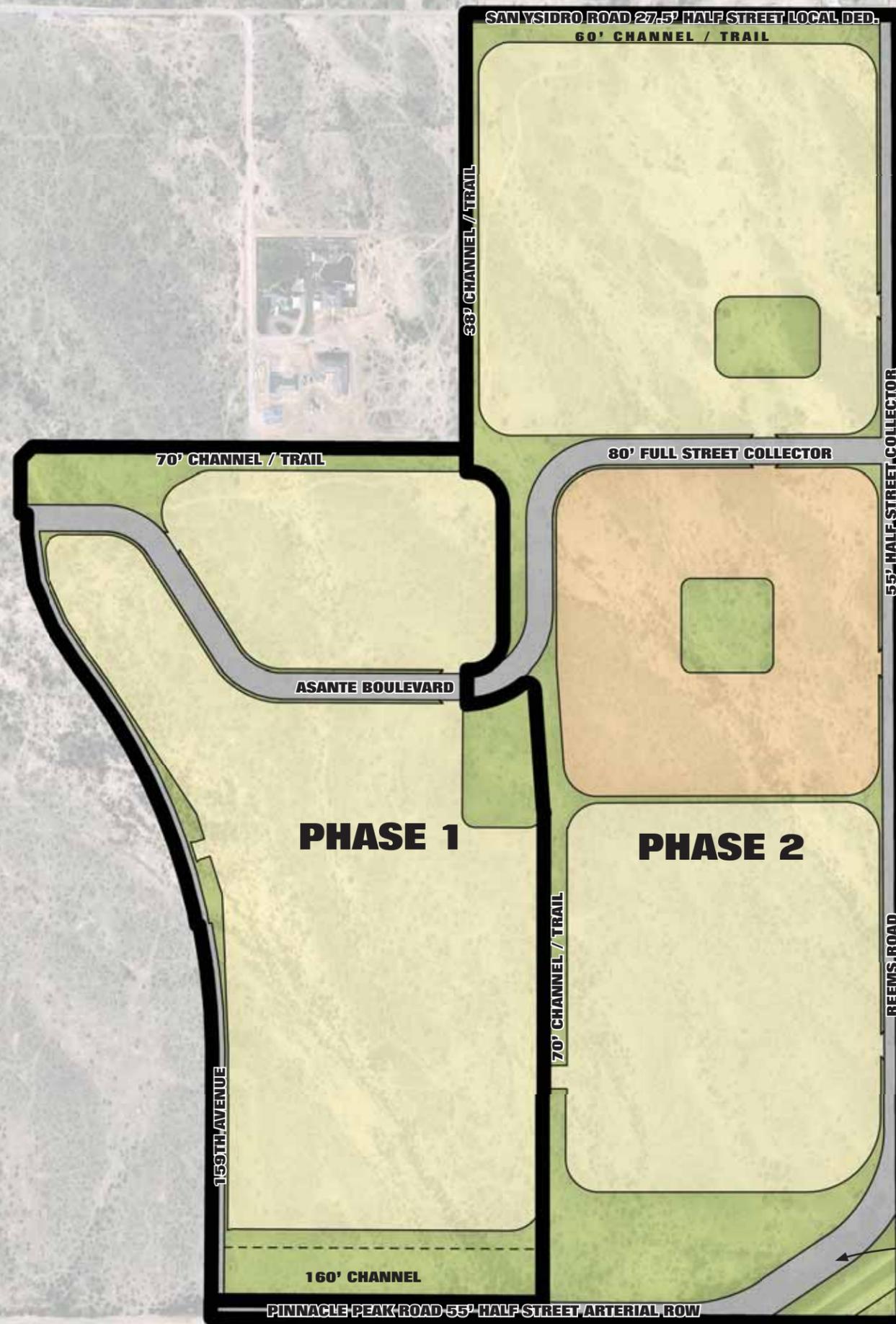


# STREET CROSS-SECTIONS

NOTE: FULL STREET IMPROVEMENTS WILL BE BUILT ALONG THE RIGHT-OF-WAY TRANSITIONING FROM PINNACLE PEAK ROAD TO REEMS ROAD



# PHASING PLAN



0' 200' 400'

**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit F

N:\01\0178003\Graphics\LS\Exhibit\01-0178003 - F - Phasing Plan.indd



# CONCEPTUAL OPEN SPACE MASTER PLAN



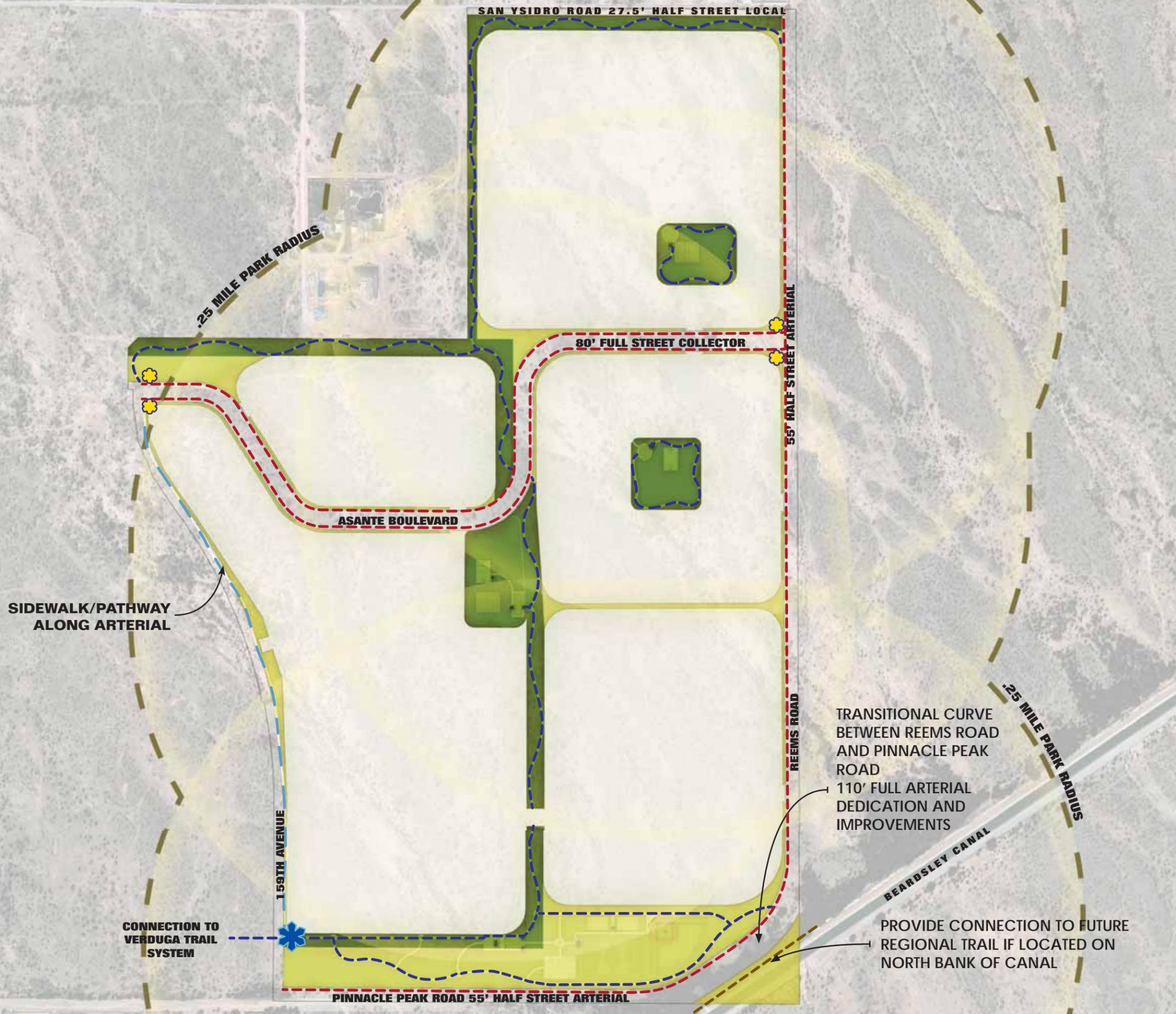
0' 200' 400'

**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit G

N:\01\0178003\Graphics\LS\Exhibit\01-0178003 - G - Master Landscape.indd



# TRAILS PLAN



## LEGEND

-  8' CONCRETE TRAIL
-  BIKE LANE
-  PRIMARY ENTRY MONUMENT
-  SECONDARY ENTRY MONUMENT
-  PASSIVE OPEN SPACE
-  ACTIVE OPEN SPACE



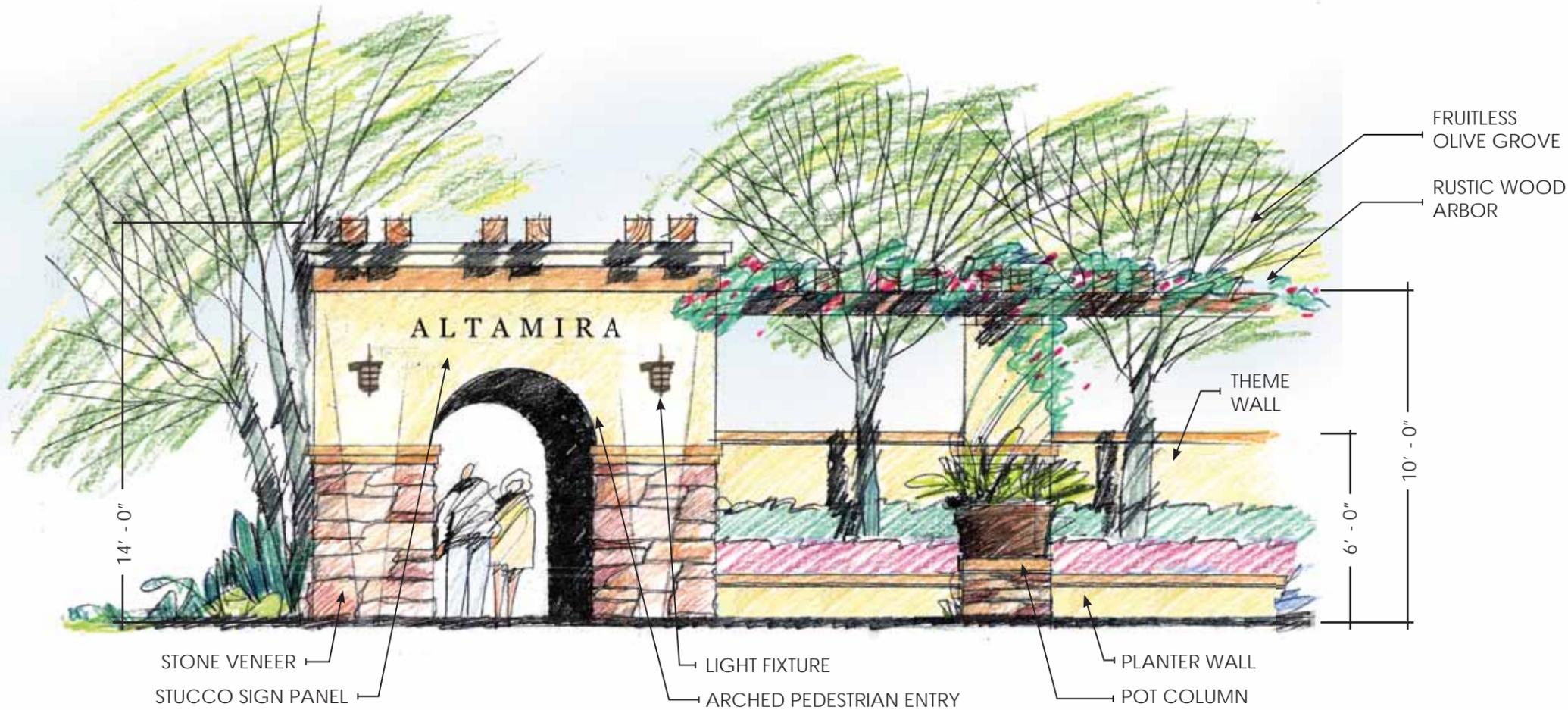
0' 200' 400'

**CVL** 15 June 2009  
COE & VAN LOO Exhibit H

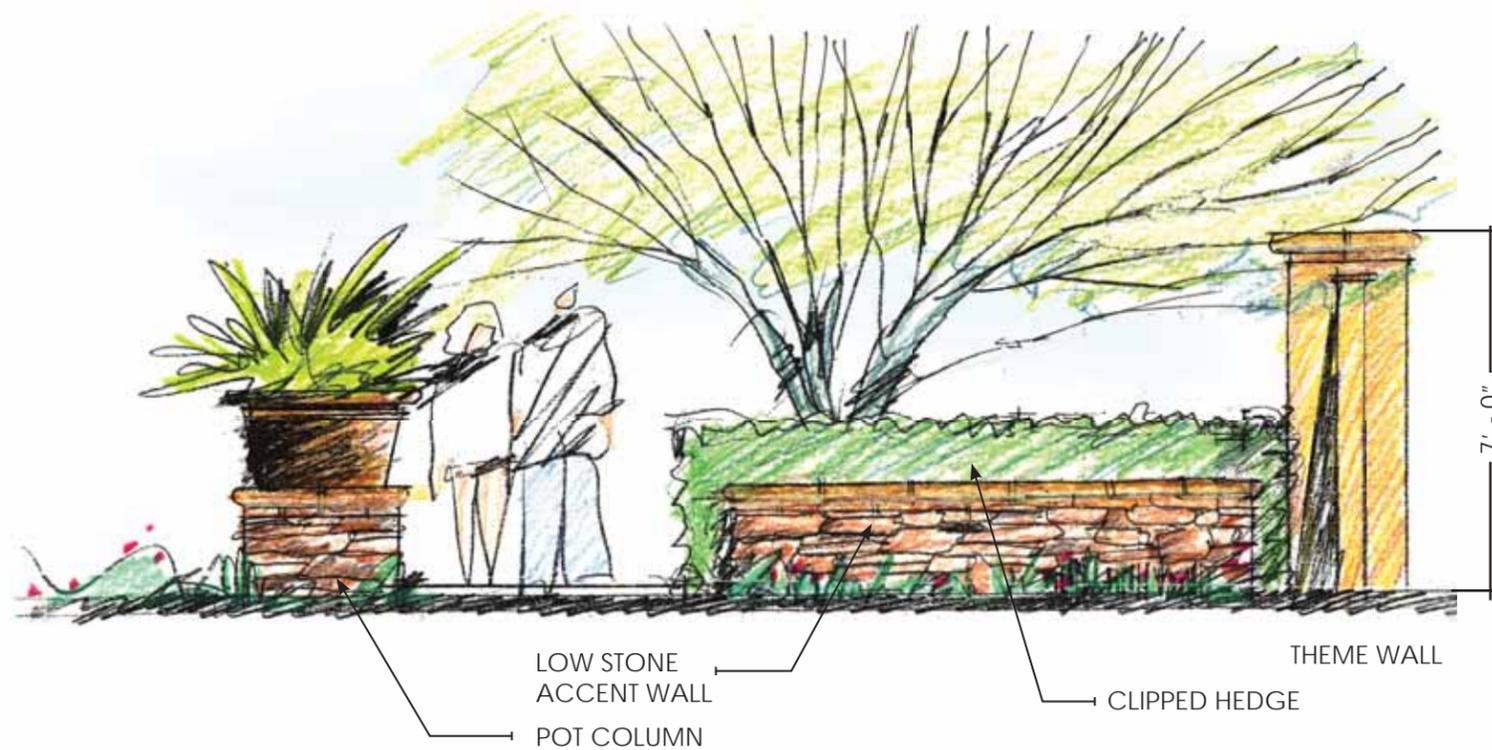
N:\01\0178003\Graphics\LS\Exhibit\01-0178003 - G - Master Landscape.indd



# MONUMENT CONCEPTS

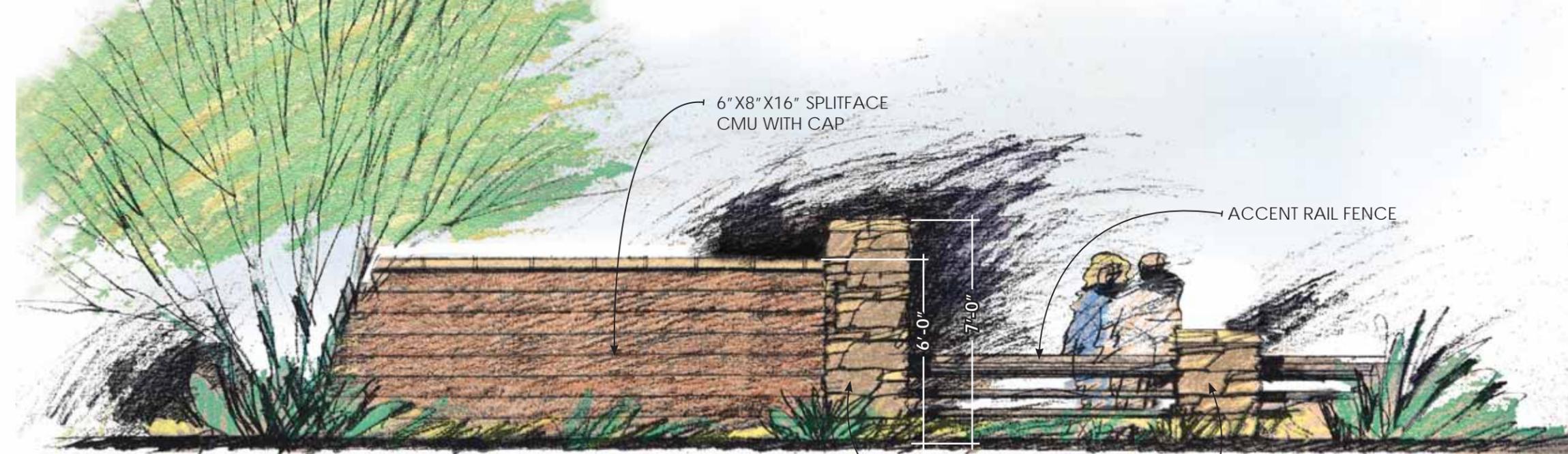


**PRIMARY ENTRY ELEVATION**



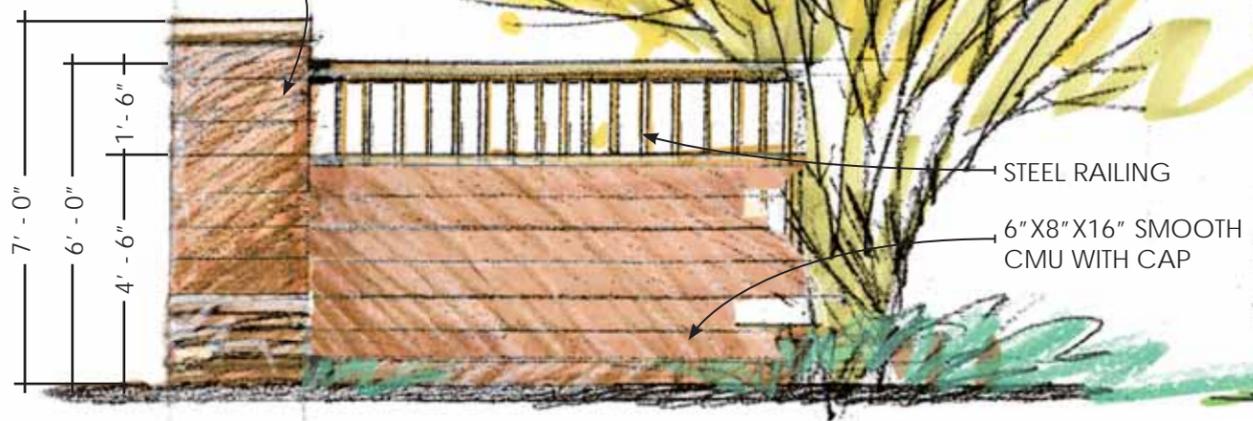
**SECONDARY ENTRY ELEVATION**

# WALL AND MAILBOX CONCEPTS



**THEME WALL AND LOW DECORATIVE FENCE ELEVATION**

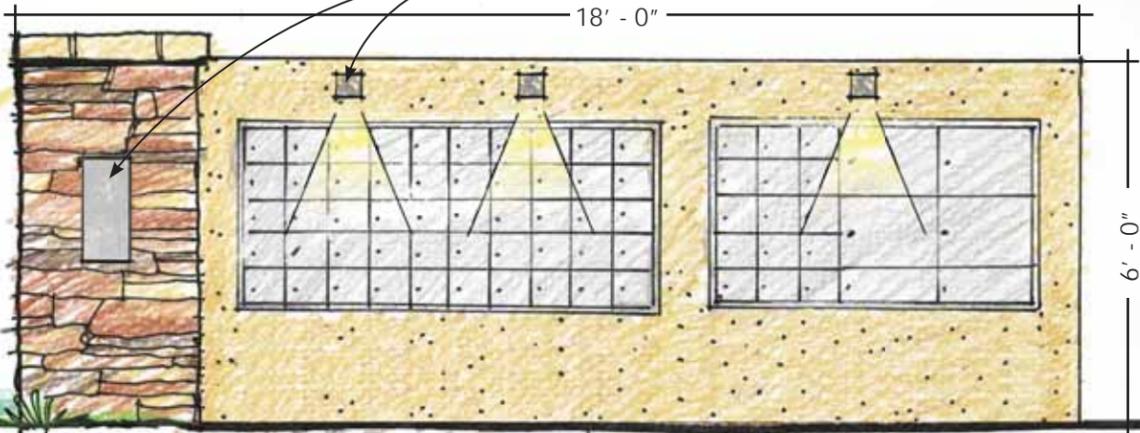
SPLITFACE CMU COLUMN WITH STONE VENEER BASE



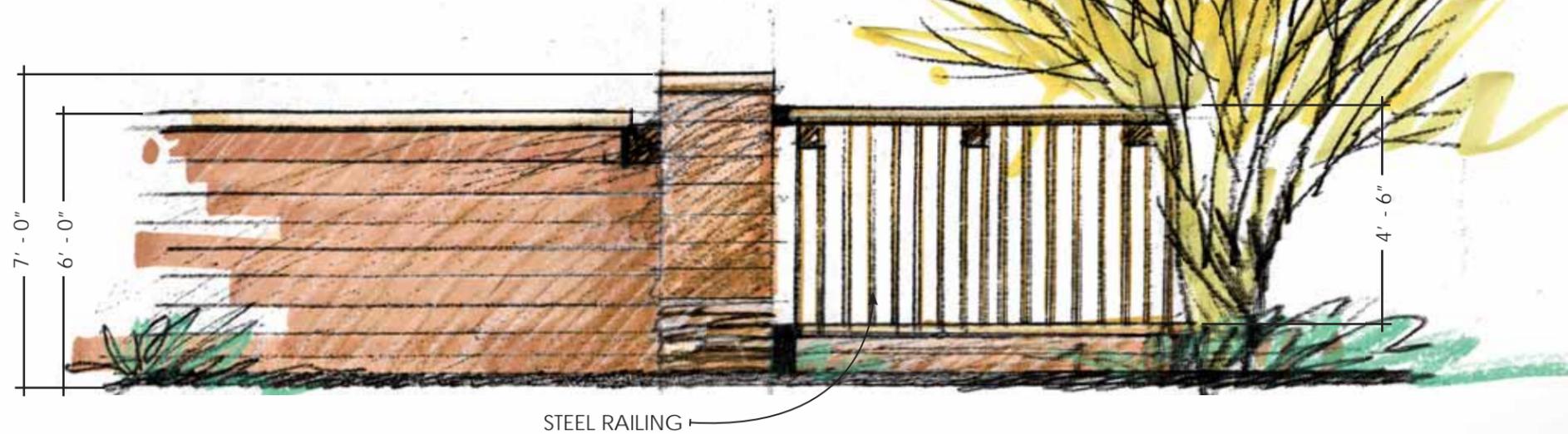
**PARTIAL VIEW WALL ELEVATION**

STONE VENEER COLUMN WITH PROJECT ICON

UPLIGHTS OR DOWNLIGHTS TO BE PROVIDED WITH MAILBOX

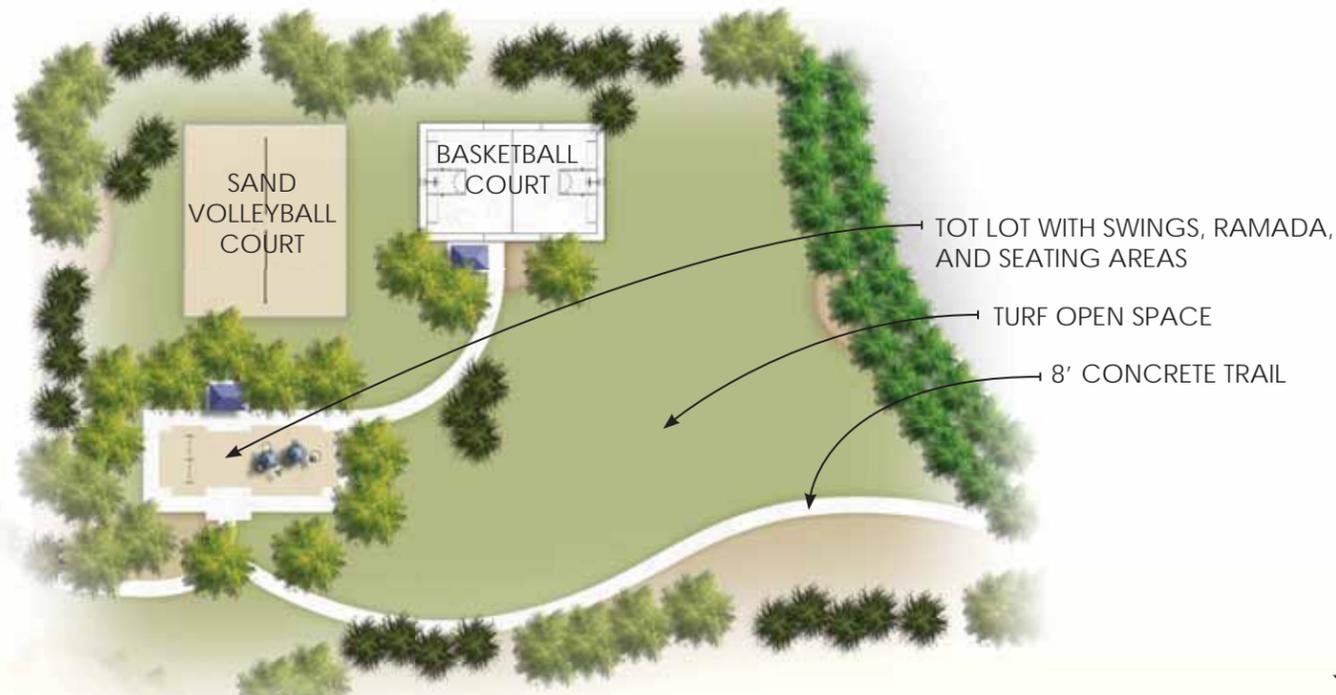


**MAILBOX ELEVATION AND CONCEPTS**

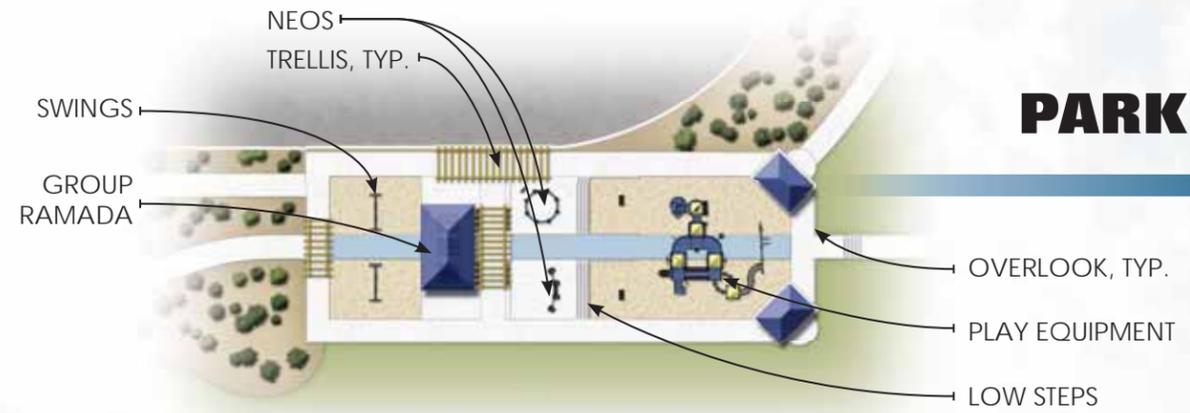


**SECONDARY AND VIEW WALL ELEVATION**

# PARK CONCEPTS



## TYPICAL POCKET PARK



## TOT LOT ENLARGEMENT



## SOUTHERN PARK

**CVL** 15 June 2009  
COE & VAN LOO Exhibit K

N:\01\0178003\Graphics\LS\Exhibit\01-0178003 - K - Pocket Park.indd



WIDE TURF CHANNEL

WASH CROSS SECTION A

NTS



NATURALIZED WASH CHARACTER



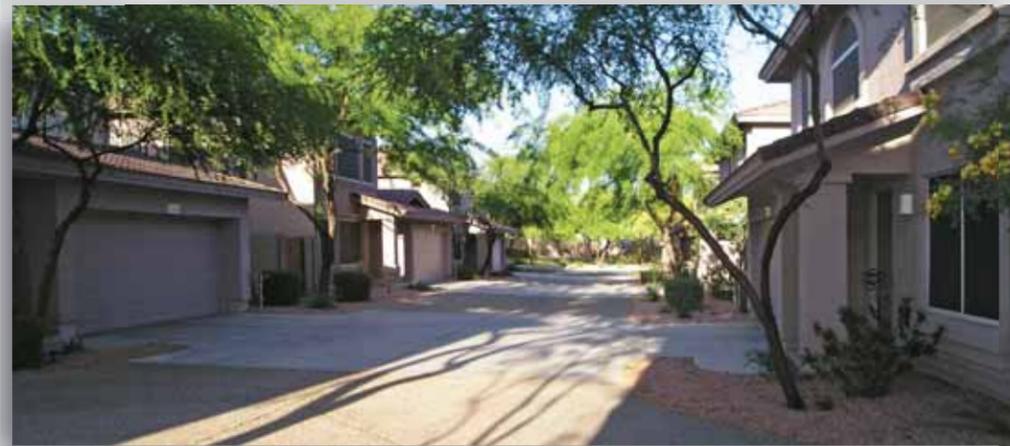
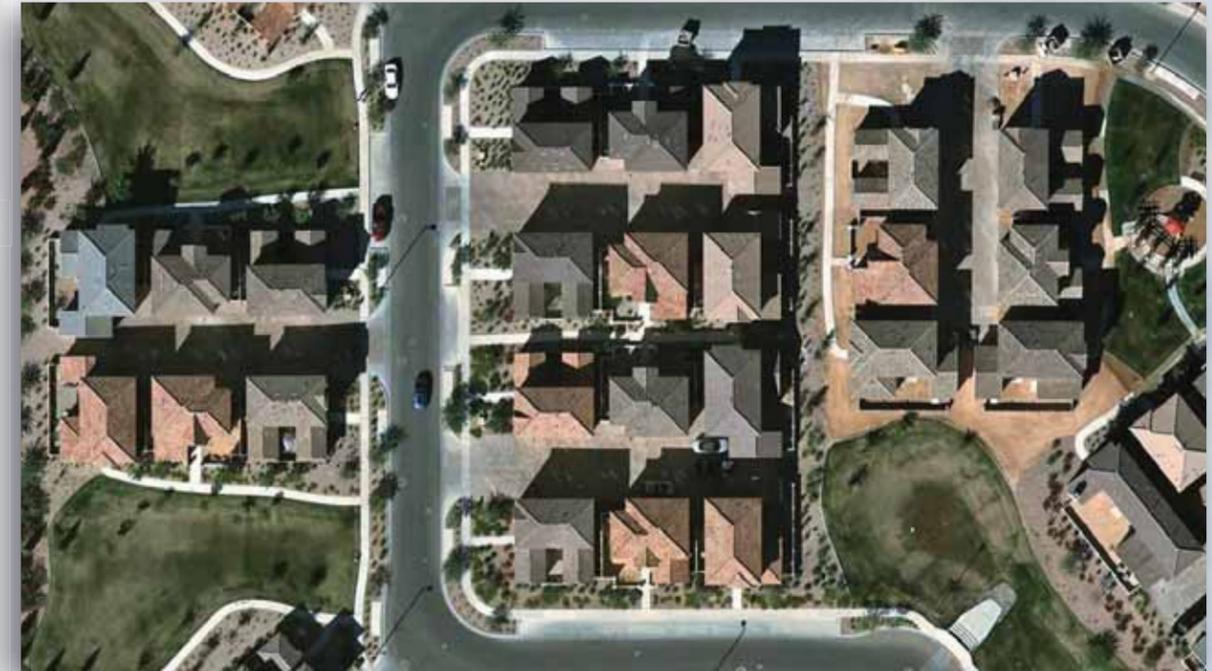
NATURALIZED CHANNEL

WASH CROSS SECTION B

NTS



# CONCEPTUAL RESIDENTIAL CLUSTER UNITS



**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit L

N:\01\0178003\Graphics\PL\Exhibit\ 01-0178003 - L - Clusters.indd

# ALTAMIRA

NOTE: THIS EXHIBIT INTENDED TO REPRESENT HOMES FRONTING ONTO OPEN SPACE, BUT NOT ARCHITECTURAL STYLE, LOT MIX OR COMMUNITY THEME.

## RESIDENTIAL OPEN SPACE ORIENTATION



**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit M

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - M - Residential OS.indd

# ALTAMIRA

# CONCEPTUAL RESIDENTIAL ARCHITECTURE



**CVL** | 15 June 2009  
COE & VAN LOO | Exhibit N

N:\01\0178003\Graphics\PL\Exhibit\  
01-0178003 - N - Concept Res Architecture.indd

**ALTAMIRA**



# ARIZONA MILITARY REGIONAL COMPATIBILITY PROJECT

WESTERN MARICOPA COUNTY/LUKE AIR FORCE BASE

## VICINITY BOX

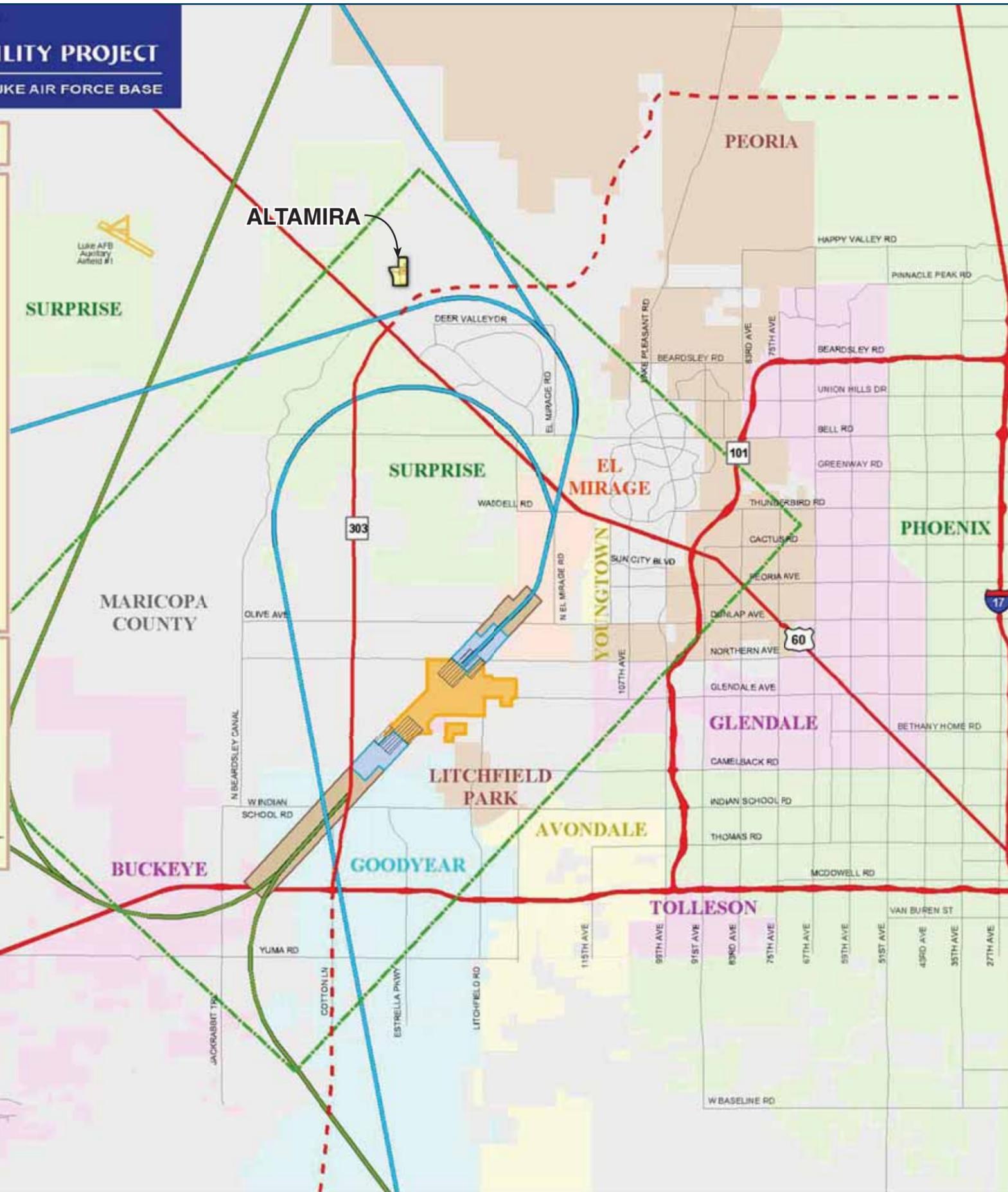
### LEGEND

- Luke Air Force Base
- Territory in the Vicinity of a Military Airport (ARS 28-6461)
- Clear Zone
- Accident Potential Zone I
- Accident Potential Zone II
- Runway 3 - Departure Track
- Runway 21 - Departure Track
- Highways - Dashed line denotes possible future alignment.
- Major and Minor Arterials

### Sources:

- Luke Air Force Base, June 2002  
Base Area, APZ, Clear Zones, Departure Tracks (modified by Parsons),  
Territory in the Vicinity of a Military Airport
- Maricopa Association of Governments, June 2002  
Highways (January 2002)
- 1999 ESRI Data & Maps, CD-ROM  
Roads

MARCH 2003



# LUKE AIR FORCE BASE TERRITORY MAP

**CVL** 15 June 2009  
COE & VAN LOO Exhibit O

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - O - Luke Base.indd

original plan designed by  
**PARSONS**



# LEGAL DESCRIPTION

PARCEL NO. 1: (PINNACLE PEAK COUNTRY ESTATES - PARCEL A) NOT A PART

PARCEL NO. 2 (PINNACLE PEAK COUNTRY ESTATES - PARCEL B) NOT A PART

PARCEL NO. 3: (PINNACLE PEAK COUNTRY ESTATES - PARCEL C) SUBJECT PARCEL

A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 55 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 533.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 786.42 FEET;  
THENCE NORTH 00 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 36.19 FEET;  
THENCE NORTH 02 DEGREES 40 MINUTES 08 SECONDS WEST A DISTANCE OF 113.42 FEET;  
THENCE NORTH 06 DEGREES 01 MINUTES 27 SECONDS WEST A DISTANCE OF 113.42 FEET;

THENCE NORTH 09 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 143.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 480.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 08 DEGREES 36 MINUTES 31 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 01 DEGREES 04 MINUTES 36 SECONDS A DISTANCE OF 9.02 FEET;

THENCE NORTH 09 DEGREES 41 MINUTES 07 SECONDS WEST A DISTANCE OF 40.00 FEET;  
THENCE NORTH 14 DEGREES 46 MINUTES 20 SECONDS WEST A DISTANCE OF 108.76 FEET;  
THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 21 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 24 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 27 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 30 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 33 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 105.48 FEET;  
THENCE NORTH 36 DEGREES 44 MINUTES 33 SECONDS WEST A DISTANCE OF 106.11 FEET;  
THENCE NORTH 33 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 121.44 FEET;  
THENCE NORTH 23 DEGREES 52 MINUTES 01 SECONDS WEST A DISTANCE OF 148.00 FEET;  
THENCE NORTH 08 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 151.36 FEET;  
THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS EAST A DISTANCE OF 60.00 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST A DISTANCE OF 19.81 FEET;  
THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS WEST A DISTANCE OF 164.41 FEET;

THENCE NORTH 44 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 56.37 FEET TO THE CENTER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST A DISTANCE OF 657.68 FEET;  
THENCE SOUTH 89 DEGREES 58 MINUTES 31 SECONDS EAST A DISTANCE OF 176.82 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 151.91 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST A DISTANCE OF 328.93 FEET;  
THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS WEST A DISTANCE OF 659.44 FEET;  
THENCE NORTH 00 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 659.77 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST A DISTANCE OF 1,313.10 FEET TO THE EAST LINE OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 28 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 659.96 FEET;

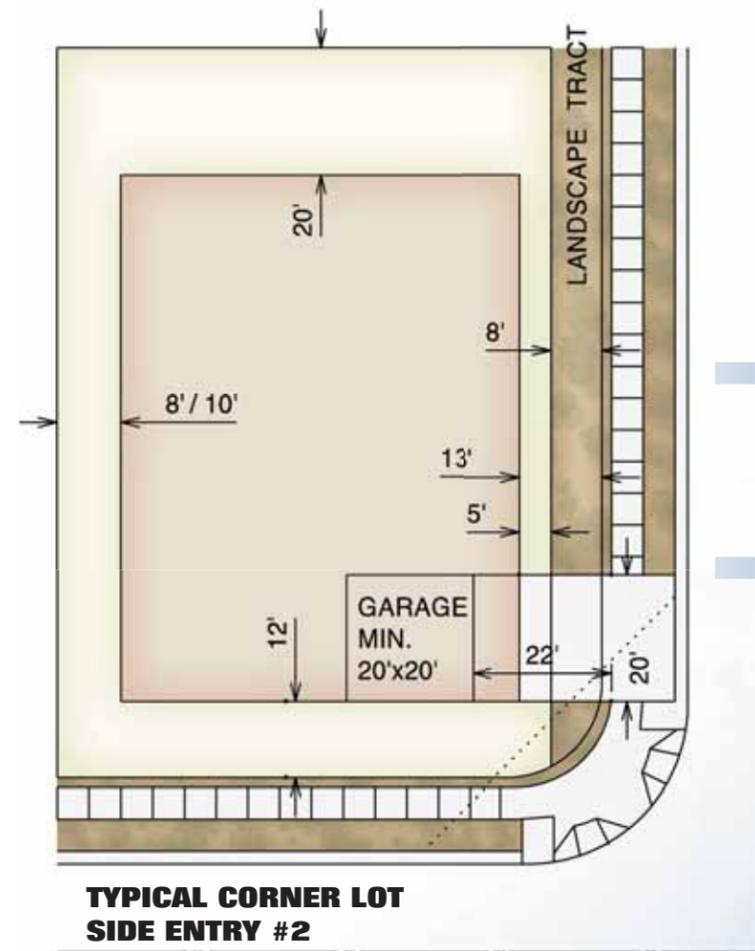
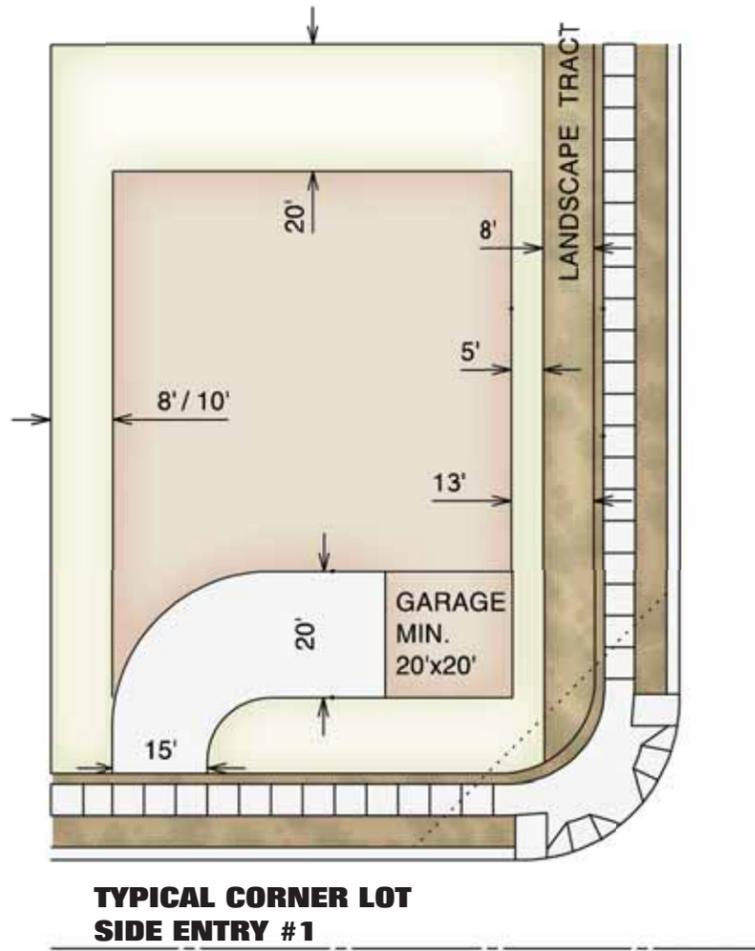
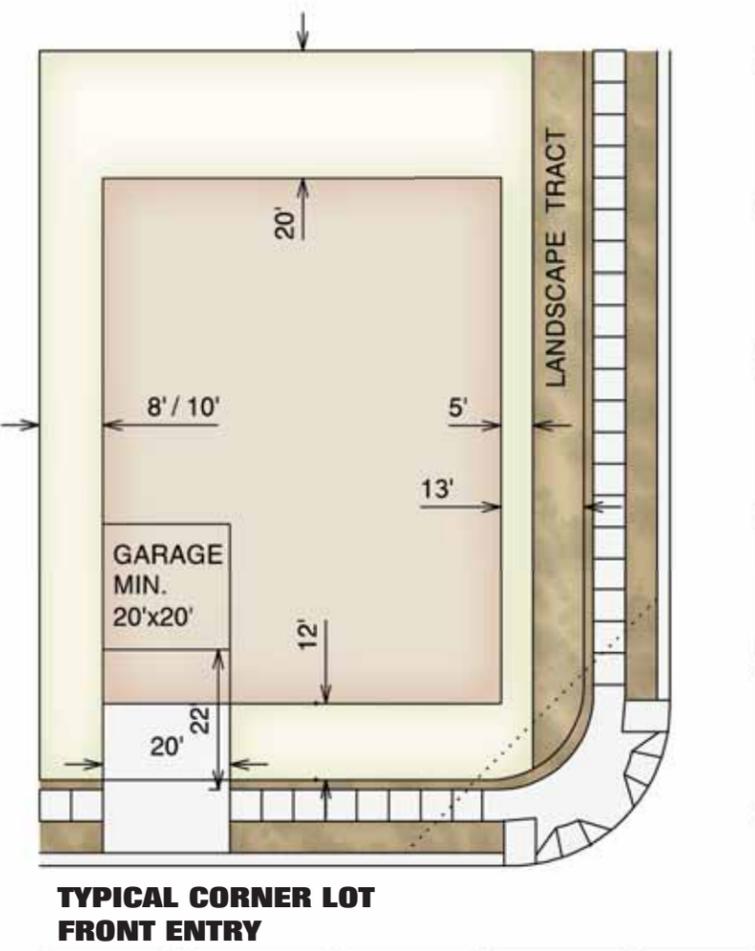
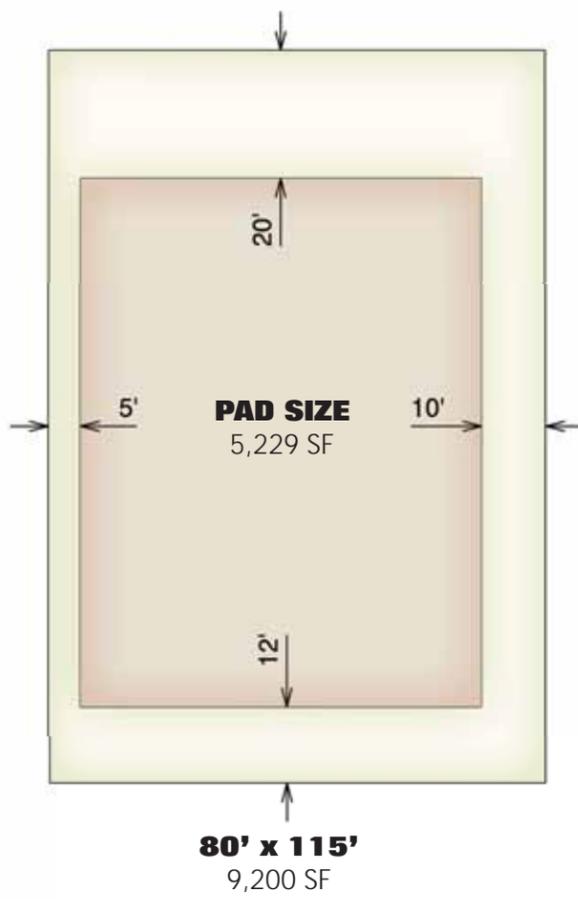
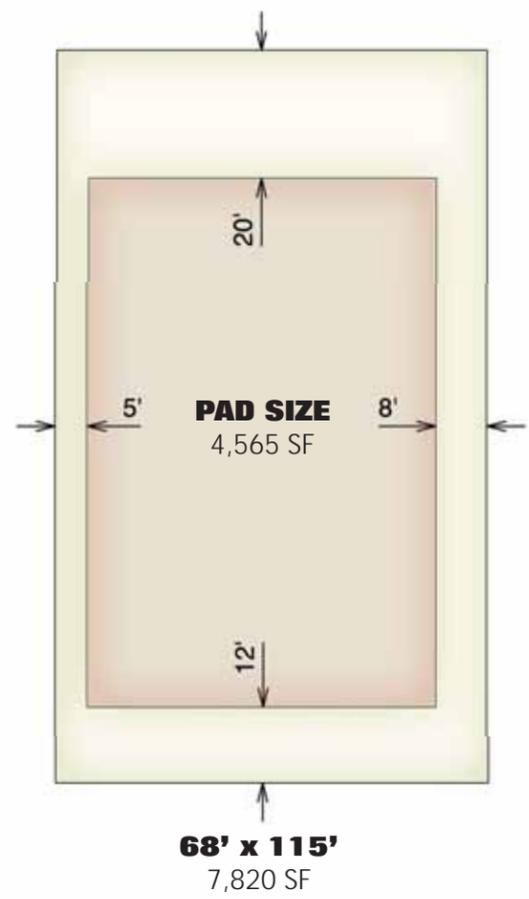
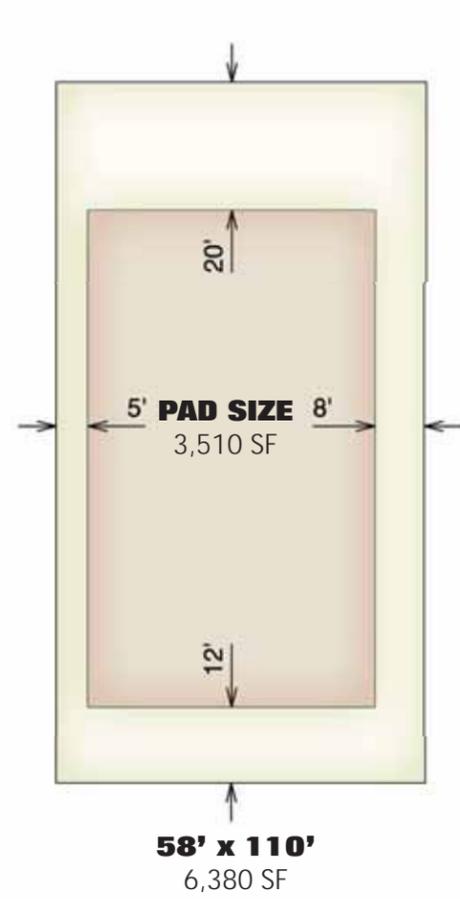
THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 659.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 2638.86 FEET;

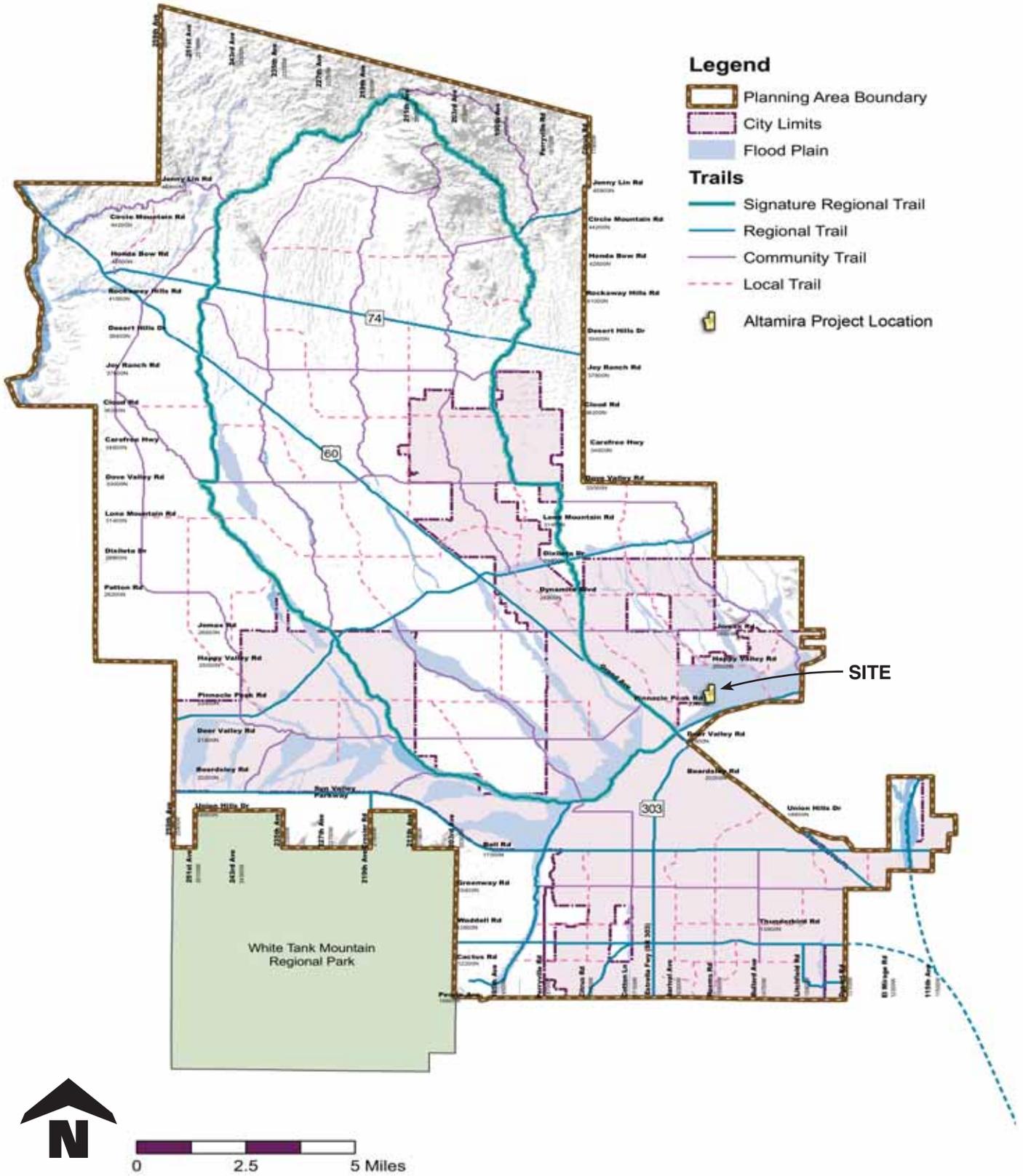
THENCE NORTH 89 DEGREES 55 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 2101.30 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 3 CONTAINING 7,764,410 SQUARE FEET OR 178.246 ACRES, MORE OR LESS.**

# TYPICAL LOT LAYOUT



# AREA TRAILS MAP



# CONCEPTUAL CLUSTER PRODUCT

NOTE:  
FOR ILLUSTRATIVE PURPOSES ONLY.  
HOUSING DIMENSION AND PRODUCT  
TYPE DEPENDENT UPON DEVELOPER  
AND SUBJECT TO DESIGN STANDARDS  
WITHIN PAD.



**CVL** | 23 July 2009  
COE & VAN LOO | Exhibit S

N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - S Cluster Product.indd

**ALTAMIRA**

# CONCEPTUAL LOT MIX CHARACTER



**CVL** | 23 July 2009  
COE & VAN LOO | Exhibit T

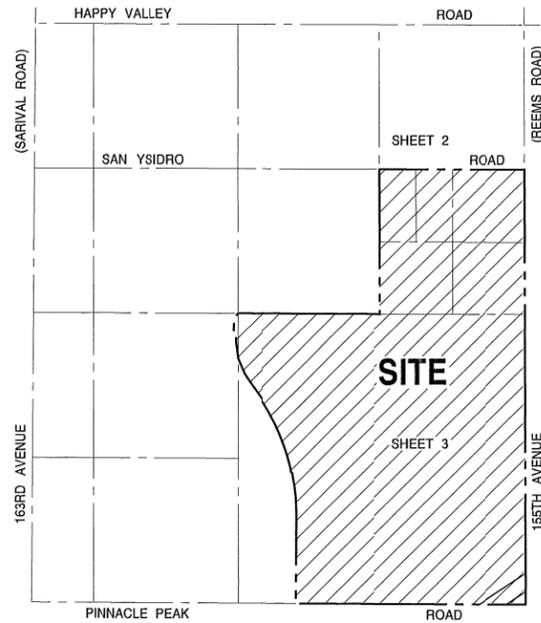
N:\01\0178003\Graphics\PL\Exhibit\01-0178003 - T - .indd

**ALTAMIRA**

# PINNACLE PEAK COUNTRY ESTATES PARCEL NO. 3

## A.L.T.A./A.C.S.M. LAND TITLE SURVEY

PART OF SECTION 7, TOWNSHIP 4 NORTH,  
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN  
SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP/SHEET INDEX  
N.T.S.

### LEGEND

⊙	INDICATES BRASS CAP AS NOTED	□ W.M.	INDICATES WATER METER
●	INDICATES FOUND MONUMENT AS NOTED	⊙	INDICATES SEWER MANHOLE
● (A)	INDICATES FOUND 1/2" REBAR W/CAP LSK33315	—+—+—	INDICATES FENCE
● (B)	INDICATES FOUND 1/2" REBAR W/CAP LSK2222	(GLO)	INDICATES RECORD INFORMATION PER GENERAL LAND OFFICE PLATS
● (C)	INDICATES FOUND 1/2" REBAR W/CAP LSK21081	(R1)	INDICATES RECORD INFORMATION PER BOOK 638 OF MAPS, PAGE 39 & UNRECORDED CIVL SURVEY DATA
○	INDICATES SET 1/2" REBAR W/CAP LSK36562	(R2)	INDICATES RECORD INFORMATION PER BOOK 679 OF MAPS, PAGE 19 & BOOK 834 OF MAPS, PAGE 1 (GDACS)
□ E.B.	INDICATES ELECTRIC BOX	(R3)	INDICATES RECORD INFORMATION PER BOOK 600 OF MAPS, PAGE 13 & BOOK 785 OF MAPS, PAGE 15
□ T.C.B.	INDICATES TRAFFIC CONTROL BOX	(R4)	INDICATES RECORD INFORMATION PER BOOK 937 OF MAPS, PAGE 37
—○—	INDICATES UTILITY POLE	(R5)	INDICATES RECORD INFORMATION PER BOOK 584 OF MAPS, PAGE 19
→	INDICATES GUY WIRE	(L)	INDICATES RECORD INFORMATION PER PARCEL LEGAL DESCRIPTIONS
⊗	INDICATES STREET LIGHT	(M)	INDICATES MEASURED INFORMATION
△ T.R.	INDICATES TELEPHONE RISER	▨	INDICATES PAVEMENT
⊥	INDICATES STREET SIGN	▩	INDICATES PAVEMENT

### LEGAL DESCRIPTION

PARCEL NO. 1: (PINNACLE PEAK COUNTRY ESTATES - PARCEL A) NOT A PART  
 PARCEL NO. 2: (PINNACLE PEAK COUNTRY ESTATES - PARCEL B) NOT A PART  
 PARCEL NO. 3: (PINNACLE PEAK COUNTRY ESTATES - PARCEL C) SUBJECT PARCEL  
 A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7;  
 THENCE SOUTH 89 DEGREES 55 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE  
 OF 533.69 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 00 DEGREES 04 MINUTES 46 SECONDS EAST A DISTANCE OF 786.42 FEET;  
 THENCE NORTH 00 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 36.19 FEET;  
 THENCE NORTH 02 DEGREES 40 MINUTES 08 SECONDS WEST A DISTANCE OF 113.42 FEET;  
 THENCE NORTH 06 DEGREES 01 MINUTES 27 SECONDS WEST A DISTANCE OF 113.42 FEET;  
 THENCE NORTH 09 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 143.86 FEET TO THE BEGINNING OF A  
 NON-TANGENT CURVE;  
 THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 480.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS  
 SOUTH 08 DEGREES 36 MINUTES 31 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 01 DEGREES 04 MINUTES 36  
 SECONDS A DISTANCE OF 9.02 FEET;  
 THENCE NORTH 09 DEGREES 41 MINUTES 07 SECONDS WEST A DISTANCE OF 40.00 FEET;  
 THENCE NORTH 14 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 108.76 FEET;  
 THENCE NORTH 17 DEGREES 57 MINUTES 03 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 21 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 24 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 27 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 30 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 33 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 105.46 FEET;  
 THENCE NORTH 36 DEGREES 44 MINUTES 33 SECONDS WEST A DISTANCE OF 105.11 FEET;  
 THENCE NORTH 33 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 121.44 FEET;  
 THENCE NORTH 23 DEGREES 52 MINUTES 01 SECONDS WEST A DISTANCE OF 148.06 FEET;  
 THENCE NORTH 08 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 151.36 FEET;  
 THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST A DISTANCE OF 60.00 FEET;  
 THENCE NORTH 00 DEGREES 28 MINUTES 31 SECONDS WEST A DISTANCE OF 19.81 FEET;  
 THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS WEST A DISTANCE OF 164.41 FEET;  
 THENCE NORTH 44 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 56.37 FEET TO THE CENTER OF SAID  
 SECTION 7;  
 THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST A DISTANCE OF 657.68 FEET;  
 THENCE SOUTH 89 DEGREES 58 MINUTES 31 SECONDS EAST A DISTANCE OF 176.82 FEET;  
 THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 151.91 FEET;  
 THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST A DISTANCE OF 308.93 FEET;  
 THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS WEST A DISTANCE OF 659.41 FEET;  
 THENCE NORTH 00 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 659.77 FEET;  
 THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST A DISTANCE OF 1,313.10 FEET TO THE EAST LINE OF SAID  
 SECTION 7;  
 THENCE SOUTH 00 DEGREES 28 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE  
 OF 699.96 FEET;  
 THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 699.57 FEET TO THE EAST QUARTER  
 CORNER OF SAID SECTION 7;  
 THENCE SOUTH 00 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE  
 OF 658.86 FEET;  
 THENCE NORTH 89 DEGREES 55 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE  
 OF 2101.59 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3 CONTAINING 7,764,410 SQUARE FEET OR 178.246 ACRES, MORE OR LESS.

### ADJOINING PROPERTY OWNERS

APN 503-57-033B APN 503-57-009W APN 503-57-002X APN 503-57-032 APN 503-57-009P APN 503-57-007A APN 503-57-007S APN 503-57-028B APN 503-57-028A APN 503-57-028B	GOMEZ, CONSEPCION S. CARRILLO, MIRIAM & FERNANDEZ, CARMEN R. SOLIS, MARINO & CYNTHIA SOLIS, MARTIN & ALEXANDRIA H. SOLIS, MARTIN F. & ALEXANDRIA PASILLAS, ANTONIO & AUGUSTIN GARCIA, FRANK & GLORIA LENNAR COMMUNITIES DEVELOPMENT INC. ARIZONA PUBLIC SERVICE CO. ASANTE LH LLC	INST. #08-0984733 INST. #08-0892229 INST. #08-0892527 INST. #08-0376411 INST. #08-0186771 INST. #08-0472957 DKT. 10460, PG. 395 INST. #08-0043118 INST. #07-0999240 INST. #07-1097233
---	--	--

### NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY,  
 ORDER NO. NCS-360177-4335 DATED 12/19/08

THIS SURVEY APPLIES ONLY TO PARCEL NO. 3 AS DESCRIBED IN SAID COMMITMENT PER CLIENT INSTRUCTIONS.

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

SECOND INSTALLMENT OF 2008 TAXES FOR ASSESSOR PARCELS 503-56-003G, 503-56-003D, 503-56-003E, 503-56-002R,  
 503-56-003F AND 503-56-005B.  
 NOT MAPPABLE

THE EFFECT OF QUIT CLAIM DEED FROM DAYCOR PROPERTIES, INC. TO MIRIAM COLE REYNIER AND MARJORIE A. DARKE  
 CONVEYING ALL OF THE MINERAL, GAS AND OIL RIGHTS FOR G.L.O. LOTS 2, 3 AND 4, THE SOUTHWEST QUARTER OF THE  
 NORTHWEST QUARTER THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7  
 AND ALL OF THE MINERAL RIGHTS IN G.L.O. LOTS 5, 6, 7, 8 AND 9 OF SECTION 7.  
 DOCUMENT NO. 83-187997  
 NOT MAPPABLE

THE TERMS AND PROVISIONS OF "PRE-ANNEXATION DEVELOPMENT AGREEMENT" AND THEREAFTER "PARTIAL ASSIGNMENT  
 AND ASSUMPTION" THEREOF:  
 DOCUMENT NO. 2003-1448858  
 DOCUMENT NO. 2005-1919799  
 DOCUMENT NO. 2006-0185845  
 NOT MAPPABLE

EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES.  
 DOCKET 10260, PAGE 1332  
 MAPPED HEREOF

EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND INSTALLATION AND MAINTENANCE OF  
 IMPROVEMENTS, AND RIGHTS INCIDENT THERETO.  
 DOCUMENT NO. 2007-0822281  
 DOES NOT AFFECT SURVEYED PARCEL - NOT MAPPED

DESIGNATED COUNTY ROADWAY.  
 BOOK 20 OF ROAD MAPS, PAGE 1  
 DOES NOT AFFECT SURVEYED PARCEL - NOT MAPPED

DESIGNATED COUNTY ROADWAY.  
 BOOK 30 OF ROAD MAPS, PAGE 48  
 DOES NOT AFFECT SURVEYED PARCEL - NOT MAPPED

MEMORANDUM OF PURCHASE AGREEMENT AND THEREAFTER AMENDMENT TO MEMORANDUM OF OPTION.  
 DOCUMENT NO. 2005-1919792  
 DOCUMENT NO. 2007-0891445  
 AFFECTS PARCEL NO. 3 - NOT MAPPABLE

ALL MATTERS AS SET FORTH IN CONSTRUCTION LICENSE AGREEMENT AND THEREAFTER MODIFICATION TO  
 CONSTRUCTION LICENSE AGREEMENT.  
 DOCUMENT NO. 2005-1919798  
 DOCUMENT NO. 2007-0891445  
 AFFECTS PARCEL NO. 3 - NOT MAPPABLE

DEED OF TRUST.  
 DOCUMENT NO. 2006-0404584  
 AFFECTS PARCEL NO. 3 - NOT MAPPABLE

DEED OF TRUST.  
 DOCUMENT NO. 2005-1934998  
 DOES NOT AFFECT SURVEYED PARCEL - NOT MAPPABLE

DEED OF TRUST.  
 DOCUMENT NO. 2006-0083733  
 DOES NOT AFFECT SURVEYED PARCEL - NOT MAPPABLE

NOT MAPPABLE

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
 NOT MAPPABLE

THERE ARE NO SETBACK, HEIGHT OR FLOOR SPACE RESTRICTIONS AS DISCLOSED BY THE CURRENT TITLE REPORT.

THE STREET ADDRESS OF ASSESSOR PARCEL NO. 503-56-002R (G.L.O. LOTS 5, 6, 7, 8 AND 9) IS 1576 WEST SAN YSIDRO  
 ROAD, SURPRISE, ARIZONA 85371 ACCORDING TO THE MARICOPA COUNTY ASSESSOR'S WEB SITE. NO STREET  
 ADDRESSES ARE AVAILABLE FOR THE REMAINDER OF THE SURVEYED PROPERTY.

THE NORTHEAST AND NORTHWEST CORNERS OF SECTION 7 HAVE BEEN OBLITERATED. THEIR POSITIONS WERE  
 RE-ESTABLISHED USING PREVIOUS CIVL SURVEY WORK IN SECTIONS 5, 6 AND 7.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:  
 BUREAU OF LAND MANAGEMENT PLAT 2696-A FILED 09/01/1964 (GLO)  
 BOOK 440 OF MAPS, PAGE 9  
 BOOK 487 OF MAPS, PAGE 32  
 BOOK 508 OF MAPS, PAGE 59  
 BOOK 584 OF MAPS, PAGE 4  
 BOOK 584 OF MAPS, PAGE 19  
 BOOK 590 OF MAPS, PAGE 13 (R3)  
 BOOK 636 OF MAPS, PAGE 39 (R1)  
 BOOK 679 OF MAPS, PAGE 19 (R2)  
 BOOK 785 OF MAPS, PAGE 15 (R3)  
 BOOK 785 OF MAPS, PAGE 17  
 BOOK 785 OF MAPS, PAGE 38  
 BOOK 826 OF MAPS, PAGE 29  
 BOOK 834 OF MAPS, PAGE 1 (R2)  
 BOOK 937 OF MAPS, PAGE 37 (R4)  
 UNRECORDED A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF PINNACLE PEAK COUNTRY ESTATES BY PROJECT DESIGN  
 CONSULTANTS SIGNED BY LAWRENCE L. TYSIAC R.L.S. #16209 DATED 12/19/2005

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CIVL FIELD MEASURED  
 DATA.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°12'27" WEST ALONG THE EAST LINE OF THE SOUTHWEST  
 QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO  
 BOOK 834 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS.

### CERTIFICATION

THIS IS TO CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY; COMMERCE REALTY ADVISORS, LTD.; SCC-CANYON II,  
 L.L.C. A DELAWARE LIMITED LIABILITY COMPANY; PINNACLE PEAK L.L.C., AN ARIZONA LIMITED LIABILITY  
 COMPANY; AND 371 ON 163, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON  
 WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM  
 LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1.6.5, 10  
 11(A) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN  
 EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION,  
 AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY  
 DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



**COE & VAN LOO**  
 PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 TELEPHONE (602) 264-6831

HAPPY

VALLEY

ROAD

(REEMS ROAD)

ROAD AVENUE

SAN YSIDRO

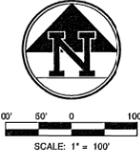
CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1(L)	480.00	9.02	001°04'36"			
1(M)	480.00	9.04	001°04'46"	4.52	9.04	N81°19'46.0"E

**PINNACLE PEAK COUNTRY ESTATES**  
**PARCEL NO. 3**  
**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**

**COE & VAN LOO**  
 PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 TELEPHONE (602) 264-6831



MATCH SHEET 3

MATCH

SHEET 2

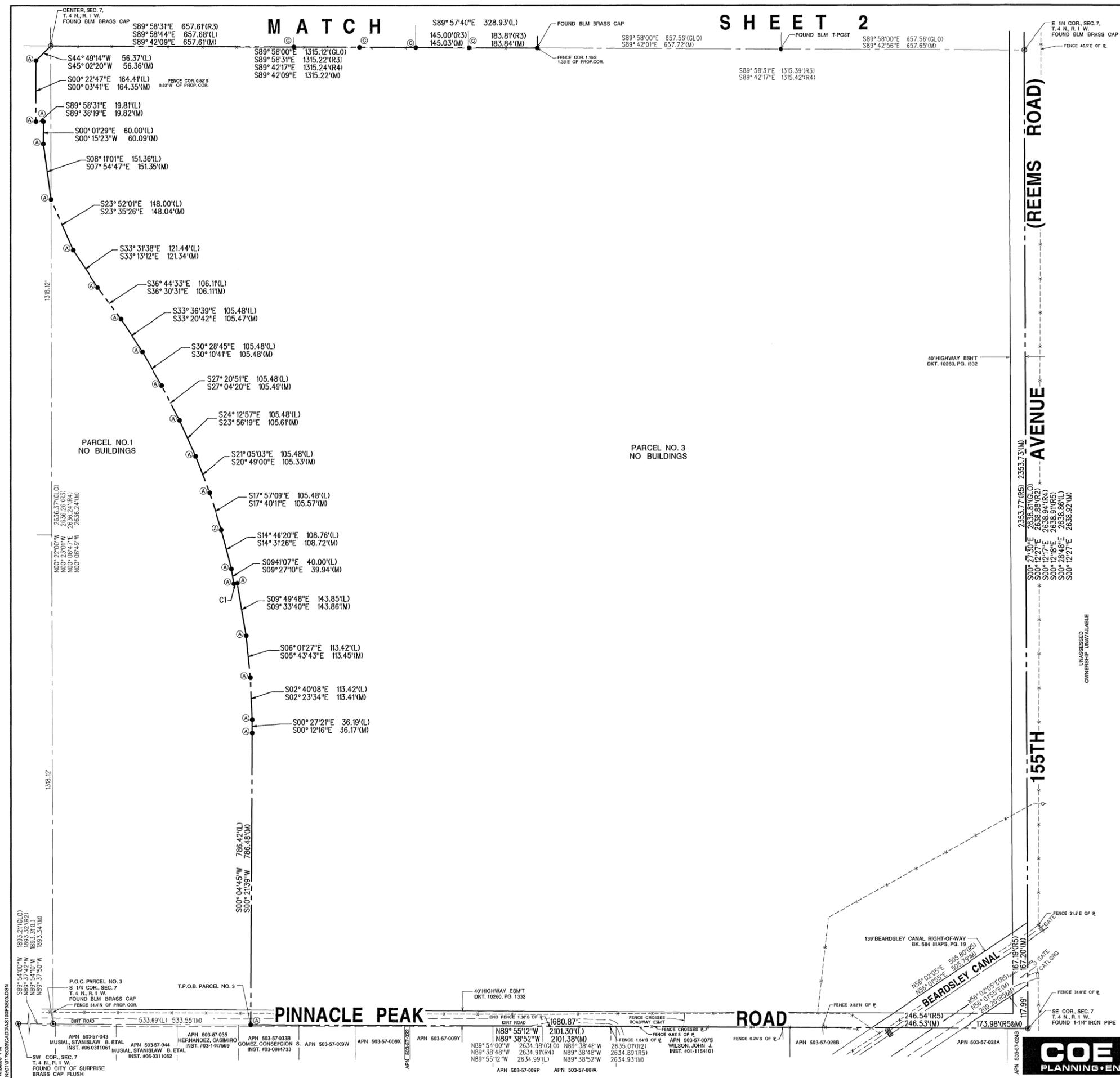


LEGEND

- ⊙ INDICATES BRASS CAP AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- ① INDICATES FOUND 1/2" REBAR W/ CAP LS83315
- ② INDICATES FOUND 1/2" REBAR W/ CAP LS82222
- ③ INDICATES FOUND 1/2" REBAR W/ CAP LS82081
- INDICATES SET 1/2" REBAR W/ CAP LS86562
- EB. INDICATES ELECTRIC BOX
- TD.B. INDICATES TRAFFIC CONTROL BOX
- ⊖ INDICATES UTILITY POLE
- INDICATES GUY WIRE
- ⊕ INDICATES STREET LIGHT
- ⌋ INDICATES TELEPHONE RISER
- ⊔ INDICATES STREET SIGN
- WM. INDICATES WATER METER
- ⊕ INDICATES SWBER MANHOLE
- +—+— INDICATES FENCE
- (GLO) INDICATES RECORD INFORMATION PER GENERAL LAND OFFICE PLATS
- (R1) INDICATES RECORD INFORMATION PER BOOK 636 OF MAPS, PAGE 39 & UNRECORDED CIVL SURVEY DATA
- (R2) INDICATES RECORD INFORMATION PER BOOK 579 OF MAPS, PAGE 19 & BOOK 834 OF MAPS, PAGE 1 (GDACS)
- (R3) INDICATES RECORD INFORMATION PER BOOK 690 OF MAPS, PAGE 13 & BOOK 785 OF MAPS, PAGE 15
- (R4) INDICATES RECORD INFORMATION PER BOOK 937 OF MAPS, PAGE 37
- (R5) INDICATES RECORD INFORMATION PER BOOK 584 OF MAPS, PAGE 19
- (L) INDICATES RECORD INFORMATION PER PARCEL LEGAL DESCRIPTIONS
- (M) INDICATES MEASURED INFORMATION
- [Hatched Box] INDICATES PAVEMENT
- [Dotted Box] INDICATES PAVEMENT

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1(L)	480.00	9.02	001°04'36"	4.52	9.04	N81°19'46.0"E
1(M)	480.00	9.04	001°04'46"			



**PINNACLE PEAK COUNTRY ESTATES  
PARCEL NO. 3  
A.L.T.A./A.C.S.M. LAND TITLE SURVEY**

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

## **Appendix B: General Plan Policy Checklist**

The following policies from the General Plan directly apply to the Altamira project:

### **1) Growth**

A. Encourage the design and development of neighborhoods that makes them more pedestrian-friendly.

*Altamira is designed to make the internal neighborhoods of the development accessible for all residents through drainage/trail corridors.*

B. Promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking, biking, and transit while reducing vehicle trips.

*Altamira will be designed to promote walkability. Trail corridors bisecting the development provide alternative means of transportation, within this development, to the village center in Asante, approximately one-half mile from the site.*

C. Promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking, biking, and transit while reducing vehicle trips.

*Altamira provides a range of traditional residential housing units and cluster units. Integration of open space and trails within these housing types will provide access to area amenities and commercial opportunities, both in Asante and Verdugo.*

### **2) Land Use**

A. Locate higher density/intense residential land uses and transportation dependent uses near major roadway corridors to promote an efficient transportation system.

*Altamira proposes traditional and cluster single-family residential development. The more intense cluster units are located along Reems Road, a minor arterial. Pinnacle Peak Road, also a minor arterial, provides access to 163<sup>rd</sup> Avenue.*

B. Does the project involve cluster development? Encourage clustering for preservation of natural open space within residential neighborhoods.

*Altamira provides 25.47 acres of cluster development. This development will follow open space design guidelines as outlined by the Cluster Development Guidelines currently under draft by the City.*

C. Encourage residential land uses to be located in close proximity to jobs centers to reduce travel times.

*Directly south of Altamira are approximately 200 acres of Employment land uses with another 200 acres extending to the east along the loop 303 freeway. Employment opportunities will also be available from the adjacent Verdugo and Asante developments.*

D. Promote a compatible mix of land uses throughout the planning area that support a village planning process.

*The General Plan designates the southern part of the Asante development as a Mixed Use Village Center. Employment land uses have also been designed to the properties south of Verdugo and Altamira. Adding single-family residential units supports the village planning process.*

E. Consider preserving major washes as open space land use for preservation and recreation uses.

*The major wash in the area is Wash 5 East. The wash will be channelized in the Verdugo development, carrying it north to south, which is then brought onto the Altamira project at the southern part of the development. Retention will provided to accommodate the flows that will eventually outflow into the Beardsley Canal.*

F. Promote cluster development to preserve open space around foothills, mountains, and washes.

*Cluster development is being proposed even though the washes in the area are being channelized. The cluster development will be adjacent to the north-south trail/channel corridor within the development.*

G. Ensure compatible future land use and development patterns adjacent to and surrounding Luke AFB.

*Altamira is located within the territory of a military airport according to ARS 28-6461. Appropriate notification measures that meet city and county standards will be used to notify future residents of the presence of aircraft flights.*

### **3) Conservation, Rehabilitation, and Redevelopment**

A. Identify and promote the preservation of areas that exhibit unique cultural or character attributes.

*To our knowledge, there are no unique cultural attributes on the property. Appropriate studies will be required prior to any development.*

B. Develop area plans and accompanying provisions that recognize and preserve an area's unique attributes.

*To our knowledge, there are no unique cultural attributes on the property. Appropriate studies will be required prior to any development.*

C. Install public improvements in targeted areas where needed, to encourage and strengthen rehabilitation and redevelopment activity.

*Altamira is not in an area that needs rehabilitation and redevelopment, but the adjacent land to the south and possibly north need redevelopment. Altamira may help encourage redevelopment in those areas.*

#### **4) Housing**

A. Maintain an adequate supply of appropriately zoned land with amenities to accommodate the projected housing needs.

*Altamira is already zoned PAD, and is included in projecting housing needs of the City.*

B. Promote and facilitate the build out of vacant and underutilized urban land through infill, reuse, and redevelopment activities as appropriate for housing.

*Altamira is not infill or redevelopment, but can be seen as the utilization of vacant land promoting conscious urban growth and planning.*

C. Encourage the development of a variety of housing styles and lot sizes to accommodate all types of households.

*The inclusion of cluster units in this development, in addition to the three proposed single-family lot sizes, will encourage a wide range of housing types and sizes.*

D. Support LEED (Leadership in Energy and Environmental Design), or similar standards, that provide certifications to buildings and neighborhoods exceeding minimum efficiency energy standards.

**LEED certified buildings, or inclusion of LEED elements, are encouraged.**

#### **5) Community Design**

A. Promote residential development that reinforces Surprise's character.

*Development standards proposed in the Altamira PADA will provide a mix of housing and lot sizes in the area. Commercial areas have been designed within one mile of the project –*

***Altamira supports the placement of these commercial villages by providing the necessary rooftops seeking retail needs.***

B. Encourage new development to incorporate qualities and characteristics that make the city desirable and memorable including human-scaled streets, open spaces, and varied architectural styles.

***The development provides numerous amenities and open space areas that are easily accessible by any resident. The architecture of the homes will provide a sense of place for residents and be memorable to visitors.***

C. Promote design that incorporates new and existing developments with a compatible mix of residential, retail, service employment, and open space uses that are consistent with the predominant use and scale of the neighborhood.

***The area is currently vacant with scattered large-lot homes sparsely surrounding the property. Altamira will maintain the regulations and land uses in the Suburban Residential district, blending in with the Verdugo and Asante developments.***

D. Encourage the design and development of neighborhoods that makes them more pedestrian-friendly.

***Altamira is designed to provide many opportunities for recreation through it pedestrian-scaled trail/drainage corridors and active open spaces.***

E. Use regulations, such as setbacks, height limits, floor area ratio (FAR) or floor space index (FSI) and performance standards/conditional use restrictions from the zoning codes, and design guidelines to ensure that appropriate transitions are maintained between centers and corridors.

***Altamira maintains the intent of the Suburban Residential district through the flexible use of the PAD zoning designation, allowing less restrictive building regulations that meet the needs of the development.***

G. Promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking, biking, and transit while reducing vehicle trips.

***Altamira is approximately one-half mile east of the Asante and Verdugo commercial developments. The addition of trail corridors within the development will be extended to the Verdugo development trail system. This will promote walking or bicycle riding throughout the general area.***

H. Create and upgrade streetscape standards, so the design of streets and roads are sensitive to the natural topography and to adjacent neighborhoods and business areas.

***The topography in the area is flat, requiring standard roadway design and construction as approved by the City of Surprise. Half-street improvements throughout the perimeter of the***

*site will benefit the few surrounding homeowners in the area. There are no known impacts to businesses or neighborhoods.*

I. Encourage a built environment that reduces automobile dependence and promotes more sustainable modes of transportation.

*Altamira provides trail connectivity throughout the development, and hopefully to the Verdugo development. Roadway construction may accommodate bicycle lanes. Other modes of transportation have not been identified by the City in this area. If bus stops are needed in the area, the developer is open to discuss inclusion of them in the development.*

## **6) Transportation**

A. Provide sufficient transportation facilities and services to promote and accommodate the growth anticipated in regional and village centers.

*Altamira will improve the half-streets of Pinnacle Peak and Reems Roads, both designated as minor arterials.*

B. Ensure that the local transportation system be fully and effectively connected to the regional transportation system.

*Improvements made by Altamira will help provide greater connectivity to 163<sup>rd</sup> Avenue and eventually to Happy Valley Road.*

C. Require the transportation systems to be designed in accordance with all applicable safety standards.

*Altamira will design and construct all roadway improvements with the regulations and safety standards set forth by the City.*

D. Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel.

*The trail/drainage corridor traveling north-south in the middle of the project will provide safe, off-street bicycle and pedestrian travel.*

E. Support the designation of neighborhood electric vehicle routes

*Neighborhood electric vehicle routes will not be designated in Altamira. The opportunity may exist to incorporate these vehicles on local streets and the trail system.*

## **7) Services**

A. Continue to identify and reduce barriers to create an accessible community for all.

*Altamira will comply with ADA requirements at the time of development.*

B. Promote the design of walkable, inclusive communities.

*An extensive network of trails is provided in the development that will connect to Verdugo.*

C. Strive to minimize the hazards of flooding from rivers, washes, and stormwater.

*Altamira is providing drainage corridors and coordinating regional drainage solutions with the Verdugo development.*

## **8) Recreation and Open Space**

A. Continue to improve, expand, and construct parks in conjunction with housing growth, demographic composition, and resident preferences.

*Altamira will provide its residents the active and passive open space required by the City as outlined in the PAD document. Parks will be designed to be one-quarter mile in distance from any residential unit within the development.*

B. Enhance the number and variety of recreation activities available to city residents.

*This development has been designed to provide numerous recreational opportunities for its residents. Amenities include tot lots, volleyball courts, basketball courts, softball field, and an interconnected trail system.*

C. Identify the appropriate locations for recreation, open space areas and corridors within the Surprise Planning Area.

*The amenities mentioned above have been designed to maximize open space areas throughout the development appropriate in scale and need of the Altamira community.*

## **9) Environmental Planning**

A. Encourage mixed-use land use development near transit lines and provide retail and other types of service-oriented uses within walking distance to minimize automobile dependent development.

***Altamira does not provide any commercial or mixed-use land developments. These land uses are provided by the Asante and Verdugo developments. Access to the commercial areas is less than one mile in distance from Altamira, and is accessible through the trail corridors of Verdugo and Altamira.***

B. Promote the design and implementation of efficient transportation corridors and circulation systems in all developments.

***Altamira's internal and external roadways will be designed and constructed to meet the City's street transportation requirements. Roadways will be designed to promote efficiency and safety.***

C. Support public awareness programs about the noise contours and their importance for compatible land use planning in the vicinity of the Luke AFB area.

***Altamira is located within the vicinity of Luke Air Force Base. Notification to residents concerning overhead flights and exposure of noise pollution will follow the City's and Maricopa County's notification requirements.***

D. Encourage the use of trees which provide biogenic benefits to air quality and are suitable to the local environment. Consider planting of trees for every significant tree removed at a project site.

***The site does not have many trees. A thorough landscape/salvage plan will be produced at the time of final platting to save significant vegetation.***

## **10) Water Resources**

A. Pursue programs and procedures that require application of Xeriscape concepts for all landscaped areas, limit turf to active recreation areas, and keep natural desert in washes.

***Altamira will provide Xeriscape to passive open space areas, limiting turf to active usage, including the trail and channel corridors.***

B. Encourage continued development of the city's water supply and distribution system to meet established system pressure and fire flow standards (including reservoirs, mains and hydrants).

***Altamira has purchased the necessary water capacity for the project and will follow City standards for water distribution.***

## **11) Energy**

A. Encourage housing design and orientation to enable each unit to take advantage of solar energy, wind shelter, and other microclimatic devices.

*The design of north-south facing homes, the use of solar paneling, and use of LEED design standards, are highly encouraged within Altamira.*

**BEUS GILBERT**  
P.L.L.C.

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

JEFFREY M. BLILIE  
DIRECT (480) 429-3030

EMAIL: JBLILIE@BEUSGILBERT.COM

87277-0001

May 15, 2009

**VIA HAND DELIVERY**

Jeff Mihelich  
Community Development Director  
City of Surprise  
12425 W Bell Road  
Surprise, AZ 85374

Re: Minor Amendment  
Verdugo Planned Area Development (PAD08-171)

Dear Jeff:

Attached you will find our application for a Minor Administrative Amendment to the Verdugo Planned Area Development. You will recall that this PAD was recently approved by the Mayor and Council as an amendment to a portion of the original Pinnacle Peak County Estates PAD, which was approved by the City in 2004.

With the approval of the Verdugo PAD coming on April 22<sup>nd</sup>, a final copy of the PAD document was provided to staff. Subsequent to that final document being provided a re-review of the Circulation section revealed an error that had not been addressed prior to the approval.

When the Verdugo PAD was first submitted, staff had commented that as 163<sup>rd</sup> Avenue was designated as a parkway on the General Plan 2030 Transportation Plan we would be required to provide for the requisite 100' half street. As the PAD application moved forward and negotiations began on the Development Agreement it was determined that due to the west half of 163<sup>rd</sup> Avenue south of Jomax Road only being developed as a Major Arterial the parkway would not continue past Jomax Road and we would not be required to develop the east half of the roadway as a parkway.

Subsequent to this determination by the City, we moved forward and received approval of the Verdugo Development Agreement without any language about a 163<sup>rd</sup> Avenue parkway or impact fee credits for that parkway. We however, did not remove the parkway reference from the PAD document.

Attached is a revised Circulation section from the PAD as well as a revised Street Section exhibit for 163<sup>rd</sup> Avenue for inclusion within the previously approved document or to be added

Jeff Mihelich  
May 15, 2009  
Page 2

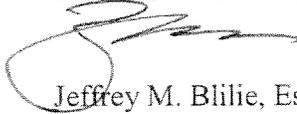
---

as an appendix. The revisions made only include the necessary changes in representing 163<sup>rd</sup> Avenue as a Major Arterial versus a Parkway. The remaining language and exhibits have all stayed the same as that approved by the Mayor and Council in April.

We would appreciate your review of this minor amendment to the Verdugo PAD and the City's approval noted below. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

BEUS GILBERT PLLC



Jeffrey M. Blilie, Esq.

JMB/arj

Attachment

cc: Adam Copeland, Planner

Approved by:

  
Community Development Director

Date: 6-9-09

  
Water Services Director

Date: 6-8-09

  
City Engineer

Date: 6-4-09

  
Fire Marshall

Date: 6/5/09

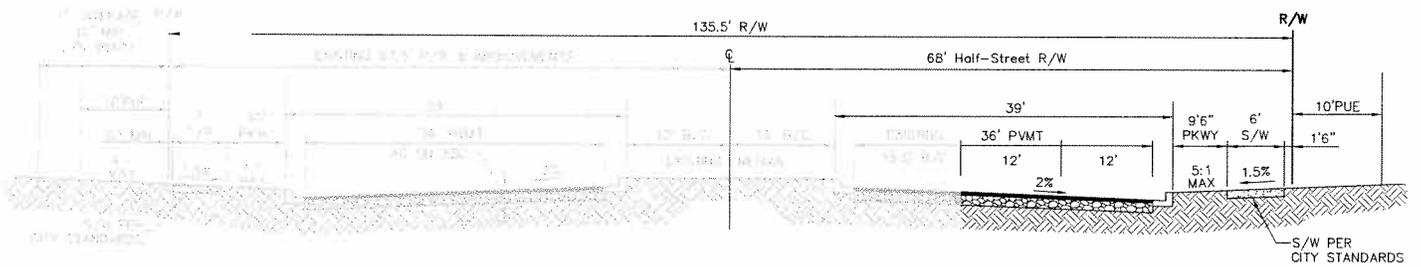
# Verdugo

## Planned Area Development

---

### Surprise, Arizona

### Revised Major Arterial Cross Section



163rd Avenue Looking North

NTS

