

REVISED January 11, 1997
REVISED March 4, 1997

GENERAL DEVELOPMENT PLAN AND PROGRAM

A PLANNED AREA DEVELOPMENT REQUEST FOR

PINNACLE WEST RANCH

A PLANNED COMMUNITY IN SURPRISE, ARIZONA

Prepared for:

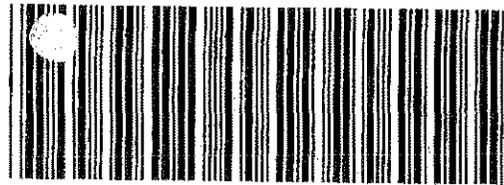
City of Surprise
12425 W. Bell Road, Suite D100
Surprise, AZ 85374

Prepared by:

Citrus West Pinnacle Peak
Limited Partnership
c/o F. Ken Skinner
8407 E. Via Ruidosa
Scottsdale, AZ 85258

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

THIS APPROVAL IS NOT TO BE CONSTRUED
AS AN ENDORSEMENT OR A GUARANTEE OF THE
SURPRISE COMMUNITY DEVELOPMENT
Case No. PAD-96-96
P&Z Comm App No. 4-1-97 S.O.A.
CITY Council Approval 4-24-97



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

97-0390184 06/10/97 04:00

MARSHA 1 OF 1

When Recorded, Return To:

City Clerk's Office
12425 W. Bell Rd.
Surprise, AZ. 85374

ORDINANCE NO. 97-04

AN ORDINANCE CHANGING THE ZONING OF A PARCEL BOUNDED GENERALLY BY NORWICH DRIVE ON THE NORTH, CITRUS ROAD ON THE EAST, PINNACLE PEAK ROAD ON THE SOUTH AND 183RD AVENUE ON THE WEST, LOCATED IN SECTION 10, T.4N.,R.2W OF THE GILA AND SALT RIVER BASE AND MERIDIAN FROM R1-43 TO PLANNED AREA DEVELOPMENT WITH AN R1-43 DESIGNATION WITH A PRELIMINARY DEVELOPMENT PLAN

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

WHEREAS, changes have occurred in the vicinity of the southwest corner of Citrus Road and Norwich Drive which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will enhance the health, safety, and welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, the Planning and Zoning Commission has recommended approval of this rezoning;

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

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

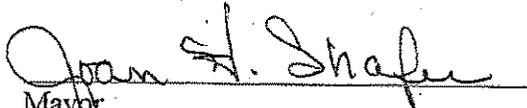
Section 2. The property described in Exhibit A is rezoned from R1-43 to Planned Area Development ("PAD") with an R1-43 designation with Preliminary Development Plan.

Section 3. The Preliminary Development Plan for the property described on Exhibit A, entitled Pinnacle West Ranch dated September 26, 1996, as Application No.

96-96, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only as provided in the approved Preliminary Development Plan and in compliance with the Stipulations contained in Exhibit B.

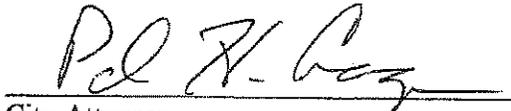
PASSED AND ADOPTED this 24th day of April, 1997.


Mayor

Attest:

Approved as to form:


City Clerk


City Attorney

Yeas: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Palm, Montoya, Reafleng & Johnson.

Nays: _____

970590184

**PINNACLE WEST RANCH (PAD96-96)
Legal Description**

**The southeast Quarter of Section 10, Township 4 north, Range 2 west, of the Gila
and Salt River Base and Meridian, Maricopa County, Arizona.**

EXHIBIT A
TO ORDINANCE NO. 97-04

RECOMMENDATION: (PAD96-96)

The subject request generally follows the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (PAD96-96) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. Staff **recommends** that this request, a rezoning from R1-43 to Planned Area Development with an R1-43 designation for 160 acres, **be approved** subject to the following stipulations:

- a) Major changes to this PAD rezoning application, including the General Development Plan and Program (dated March 4, 1997), must be processed as a revised application with approval by the Mayor and City Council upon recommendation from the Planning and Zoning Commission. Minor changes to the PAD rezoning application may be administratively approved by the Community Development Director and City Manager;
- b) Submission of four (4) copies of the Development Plan and Program revised as necessary to comply with these approved stipulations;
- c) Developer shall provide a letter of approval from Maricopa County Health Department for the use and design of individual septic tanks;
- d) Developer shall create and record a set of covenants, conditions, and restrictions establishing a homeowners' association which shall be responsible for the maintenance of all open space and landscaped areas. Said CC&R's to be approved by the Community Development Department prior to recording;
- e) Developer shall submit a Final Landscape, Wall Detail, and Sign Plan to the Community Development Director for review and approval prior to Final Plat approval;
- f) Perimeter theme wall/fence, to be constructed by the developer, shall be subject to a Conditional Use Permit as required in Title 17, Section 32.060.F of the Surprise Municipal Code;
- g) Developer shall submit Design Guidelines to the Community Development Department for review and approval prior to Final Plat approval;
- h) All references to Phase III or Future Phases within the Development Plan and Program shall be replaced with Phase II;

EXHIBIT B
TO ORDINANCE NO. 97-04

- i) Homebuilder(s) shall submit floor plans and elevations to the Community Development Department for review and approval;
- j) Exhibit I: Project Narrative, shall be revised to address staff's comments regarding description of Phase I road improvements, as well as estimated timing of the two phases;
- k) All right-of-way dedications shall be approved by the Engineering Department;
- l) Exhibit N: Site Data Table, shall be revised to accurately reflect acreages for the two Phases;
- m) Start of construction for Phase I shall commence within one year of Council action; and,
- n) Development of Pinnacle West Ranch shall be in conformance to the General Plan and Development Program (dated March 4, 1997) submitted to staff, including all changes necessary to comply with these approved stipulations.

EXHIBIT B
TO ORDINANCE NO. 97-04

ANNEXATION PETITION

96-04

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter legally described in the attached exhibit, marked Exhibit "A" and incorporated herein by reference; said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

<u>DATE</u>	<u>NAME OF PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>	<u>PARCEL #OR LEGAL DESC.</u>
2/18/97	U.S. West Communications	3033 N. 3rd St. Room 1015 Phoenix, AZ. 85012		Docket # 07-2733

Signature(s): *Wayne R. Albert*

ANNEXATION PETITION

96-04

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter legally described in the attached exhibit, marked Exhibit "A" and incorporated herein by reference; said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

<u>DATE</u>	<u>NAME OF PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>	<u>PARCEL #OR LEGAL DESC.</u>
	Del E. Webb Corporation	P.O. Box 1705 Sun City, AZ. 85372		20036001D

Signature(s):

Charles T. Hook
Sr. Vice President

ANNEXATION PETITION

96-03

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter legally described in the attached exhibit, marked Exhibit "A" and incorporated herein by reference; said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

<u>DATE</u>	<u>NAME OF PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>	<u>PARCEL #OR LEGAL DESC.</u>
2-12-97	U S WEST/Wayne Allcott	3033 N. 3rd St	602-630-6666	

Phoenix, Az 85012

Wayne R. Allcott

Vice President - Arizona

ANNEXATION PETITION

96-04

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter legally described in the attached exhibit, marked Exhibit "A" and incorporated herein by reference; said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

<u>DATE</u>	<u>NAME OF PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>	<u>PARCEL #OR LEGAL DESC.</u>
	Union Hills, L.L.C.	4141 N. Scottsdale Rd. Scottsdale, AZ. 85251		20036006

RH M 9/2 Managers

Signature(s):

**CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM**

Regular Meeting
 Special Meeting
 Workshop

MEETING SCHEDULE
 Time: 7:00 P. M.
 Date: April 10, 1997

Agenda Item # 1 **NEW BUSINESS** Consent Agenda Regular Agenda
 PUBLIC HEARING
 ORDINANCE NO. 97-04

Title: An Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a property bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 North, Range 2 West of the G&SRB&M from R1-43 to Planned Area Development with an R1-43 designation. (Property owner: Citrus West Pinnacle Peak Limited Partnership).

Name of Department/Individual:
 COMMUNITY DEVELOPMENT DEPARTMENT, Shirley Berg

Action Requested:
 A motion to approve an Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a property bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 North, Range 2 West of the G&SRB&M from R1-43 to Planned Area Development with an R1-43 designation (Application No. PAD96-96) with staff recommendations listed on Exhibit B to Ordinance No. 97-04.

Comments: Ordinance No. 97-04
 Staff Report
 Project Narrative

Fiscal Impact: Budgeted Not Budgeted
Comments:

City Manager's Recommendation: Approve Disapprove None

Council Action:

Motion/ Second *****	Councilor's Name *****	Vote *****	Results:	
_____	Shafer	_____	Votes: For <u>7</u>	Against: <u>0</u>
_____	Villanueva	_____	Passed <u>X</u>	Abstained _____
<u>2nd</u>	Broich	_____	Failed _____	
<u>M</u>	Johnson	_____		
_____	Montoya	_____		
_____	Palm	_____		
_____	Reafleng	_____		

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

Page 1 - Regular Council Meeting -
April 24, 1997 - 7:00 p.m.

Meeting called to order at 7:00 p.m.

Roll Call

All Councilmembers were present.

The Common Council of the City of Surprise held a Regular Council Meeting at City Hall - 12425 W. Bell Rd., D-100, Surprise, AZ. on Thursday, April 24, 1997. Mayor Joan Shafer called the Regular Council Meeting to order at 7:00 p.m. Present, Mayor Joan Shafer, Vice-Mayor Roy Villanueva, Councilmembers Tom Broich, Harry Reafeng, Fred Palm, Johnny Montoya & Debbie Johnson.

City Staff Present:

City Manager Richard McComb, City Attorney Paul Cragan, Community Development Director Shirley Berg & City Clerk Sherry Ann Aguilar.

Pledge of Allegiance was led by Mayor Shafer.

Invocation was given by City Manager McComb.

CONSENT AGENDA:

Consideration and action to approve Ordinance No. 97-04 - Changing the zoning - Ken Skinner - Citrus West Pinnacle Peak Limited Partnership.
APPROVED FINAL READING.

Johnson made the motion to approve Ordinance No. 97-04; An Ordinance of the Mayor and Common Council of the City of Surprise, Arizona changing the zoning of a property bordered by Citrus Road on the East, 183rd Avenue on the West, Norwich Drive on the North, Pinnacle Peak Road on the South, in Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian from R1-43 to Planned Area Development with an R1-43 designation. Broich seconded the motion. Carried unanimously.

Page 8 - Regular Council Meeting Minutes
- 04/10/97

Consideration and action to approve
moving Ordinance No. 97-04 to a FINAL
READING. PASSED.

PUBLIC HEARING - Discussion
regarding a request by Ken Skinner for
approval of a Preliminary Plat for Phase
1 - Pinnacle West Ranch.

Johnson made the motion to approve moving Ordinance No. 97-04 to a Final Reading. An Ordinance of the Mayor and Common Council of the City of Surprise, Arizona, changing the zoning of a property bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 north, Range 2 west, of the Gila and Salt River Base and Meridian from R1-43 to Planned Area Development with an R1-43 designation. Broich seconded the motion. Carried unanimously.

Ms. Berg and Mr. Ken Skinner gave a presentation regarding a request by Ken Skinner, representing Citrus West Pinnacle Peak Limited Partnership, for approval of a Preliminary Plat for Phase 1 of Pinnacle West Ranch generally bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 north, Range 2 west of the Gila and Salt River Base and Meridian. Phase 1 consists of 48 lots on approximately 55 acres. No public comments were made.

Consideration and action to approve Resolution No. 97-23 - Amendment to the Surprise Comprehensive Development Guide - Land Map Use. Citrus West Pinnacle Peak Limited Partnership. PASSED.

PUBLIC HEARING - Discussion regarding Ordinance No. 97-04 - Changing the Zoning (Section 10) from R1-43 to Planned Area Development with an R1-43 designation. (Ken Skinner - Citrus West Pinnacle Peak Limited Partnership).

Johnson made the motion to approve Resolution No. 97-23: A Resolution of the Mayor and Common Council of the City of Surprise, Arizona, approving an amendment to the Surprise Comprehensive Development Guide Land Use Map relating to an area bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 north, Range 2 west, of the Gila and Salt River Base and Meridian from Medium Density Residential (MDR) to Low Density Residential (LDR). Broich seconded the motion. Carried unanimously.

Shirley Berg gave a brief presentation regarding a request by Ken Skinner (Citrus West Pinnacle Peak Limited Partnership regarding Ordinance No. 97-04: An Ordinance of the Mayor and Common Council of the City of Surprise, Arizona, changing the zoning of a property bordered by Citrus Road on the east, 183rd Avenue on the west, Norwich Drive on the north and Pinnacle Peak Road on the south, in Section 10, Township 4 north, Range 2 west, of the Gila and Salt River Base and Meridian from R1-43 to Planned Area Development with an R1-43 designation. No public comments were made.

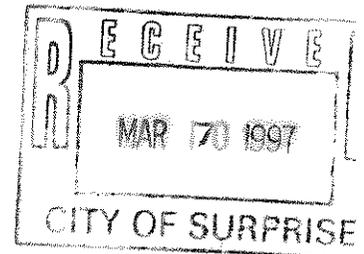
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GENERAL DEVELOPMENT PLAN AND PROGRAM

A PLANNED AREA DEVELOPMENT
REQUEST FOR

PINNACLE WEST RANCH

A
PLANNED COMMUNITY
IN SURPRISE, ARIZONA



Prepared for:

City of Surprise
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Prepared by:

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PINNACLE WEST RANCH

Project Overview

Pinnacle West Ranch will be a low-density, equestrian-oriented community designed to meet the growing demand for reasonably priced housing on large lots. It will consist of 122 single family homesites on 160 gross acres. Consistent with the Surprise Zoning Ordinance, each lot will average over 43,560 square feet (one acre) with no lot smaller than 40,800 square feet with a minimum width of 150' and depth of 200'. No more than one (1) home per lot will be permitted. The land plan provides for restricted access, limited to a north and a south entry and exit to the community. This design encourages a greater sense of neighborhood while discouraging high-speed traffic and crime, etc. In addition, most homes in Pinnacle West Ranch will be on a cul-de-sac, further promoting a sense of community.

Phase One of Pinnacle West Ranch is a 48-lot community which has been carefully planned to become a part of a highly-unique, quality-living environment. The highlight of Pinnacle West Ranch is the emphasis on a rural, equestrian lifestyle within a planned-community, neighborhood environment. Unlike the crowded lifestyle of the standard 3 - 5 homes per acre subdivision, this community will offer the peaceful beauty of a Country lifestyle and the recreational benefits of a Rural area, while still providing the many conveniences of a nearby City. Each home site will be a minimum of one acre in size, thus, allowing for some farm animals including two horses per home.

Extensive effort will be made to establish and maintain a unique character for the community. Home Owners will be required to build aesthetically-pleasing, uniform,

white-rail fences around the front part of their property. A like-kind of fence will be built around the perimeter of the project by the Developer. Details and placement will all combine to give Pinnacle West Ranch an identifiable character and a unique sense of place.

An equestrian trail will be provided along the front part of each lot running parallel to the street. Riders will not only have the trails within the community to ride on but they can take advantage of the natural washes in the area and the thousands of acres of undeveloped public land owned by the State of Arizona west of the site.

The philosophy of the Developers of Pinnacle West Ranch is summarized in this statement:

"Pinnacle West Ranch has been designed to meet the growing demands of families looking for reasonably priced homes with a "Country Lifestyle," where parents can still raise their children with small town values and an appreciation for the joy of raising small farm animals. It will provide the residents the comfort of living out in the country, yet within close proximity to jobs, shopping and all other city services.

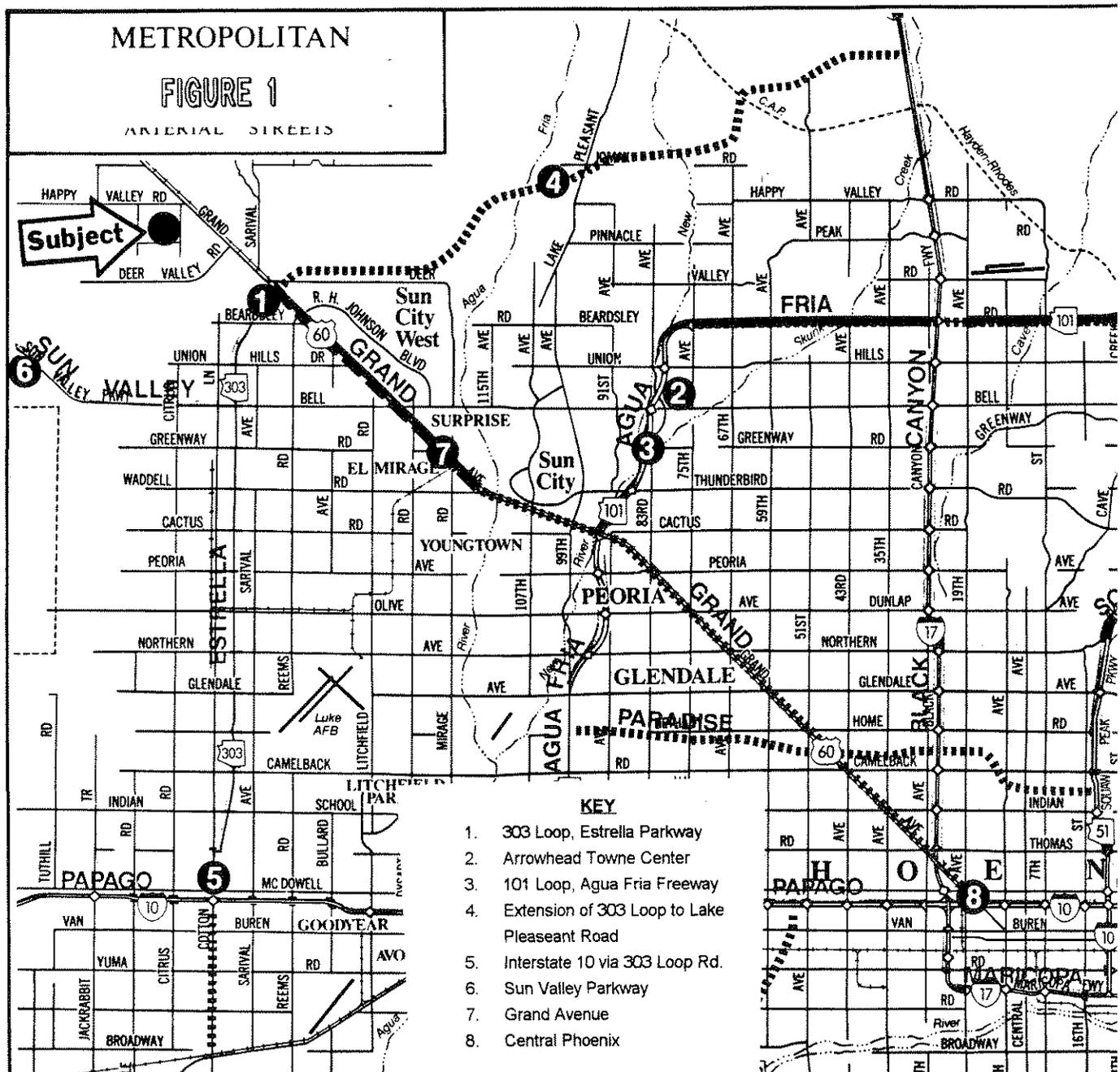
Project Site

As shown on the map (Figure 1), Pinnacle West Ranch is situated approximately ½ mile south of the intersection of Grand Avenue and Happy Valley Road, at which point, Citrus Road intersects Happy Valley Road and provides the primary access corridor for the residents going north to Grand Avenue. The 303 Loop (Estrella Parkway) is

approximately 3½ miles (driving distance) southeast of the project site. Arrowhead Towne Center is approximately 14 miles east.

Drive time from Pinnacle West Ranch to Central Phoenix is approximately 40 to 50 minutes, drive time to Arrowhead Towne Center is approximately 25 minutes, drive time to Interstate 17 is approximately 30 minutes. Interstate 10 via the 303 Loop is approximately 20 minutes.

FIGURE 1

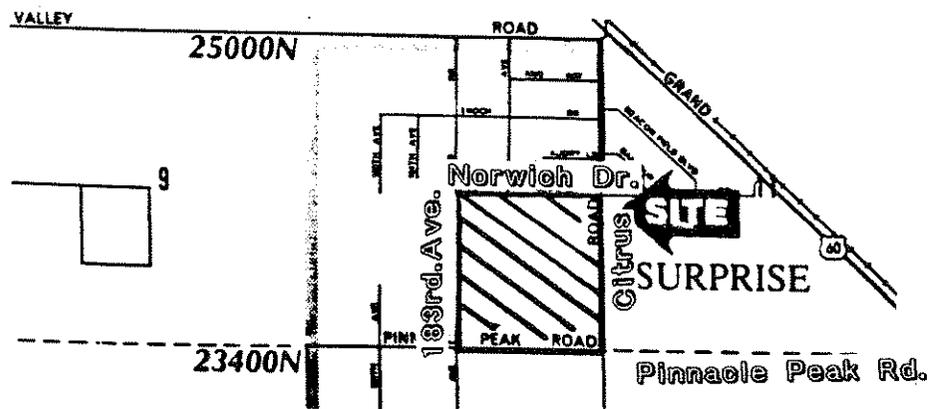


The Maricopa County Department of Transportation is currently in the final stages of planning for the extension of the 303 Loop from Grand Avenue to Lake Pleasant Road, providing future residents of Pinnacle West Ranch easy access to Lake Pleasant, one of Arizona's largest and finest recreational lakes.

For travelers going west toward Los Angeles, the Sun Valley Parkway offers an easy route west and south to connect to I-10.

Primary access to the project will be from Grand Avenue (State Route 60). Grand Avenue is a well maintained, all weather highway that is continuously being upgraded to accommodate the needs of the travelers. It provides residents of the area a good alternative route to Central Phoenix, the Agua Fria Freeway and I-17.

FIGURE 2



As shown on the map above, as Figure 2 and the aerial photo Figure 3, the project site is approximately 160 acres bordered by Norwich Drive on the north, Pinnacle Peak Road on the south, 183rd Avenue on the west and Citrus Road on the east. Citrus Road is and will continue to be for the foreseeable future, the main access road to Grand Avenue.

FIGURE 3

NI FAMILY

NORWICH

Subject

PHASE ONE

Citrus Rd.

Pinnacle Peak Rd.

PINNACLE PEAK RD.

SARIVAL (163rd. AVE.)

AT & SF RR
GRAND AVE.

SUN CITY COUNTY

Deer Valley Rd.

STATE LAND

SUN CITY GRAND

Cotton Ln.

Beardsley Rd.

W-8

ax Rd.

ey Rd.

COUNTY SURPR

The legal description of the project site is:

The southeast Quarter of Section 10, Township 4 north, Range 2 west, of the Gila, Salt River Base and Meridian.

The project is within the incorporated area of the City of Surprise. The site is situated in a rural setting and has easy access to nearby employment centers, shopping area, thousands of acres of State land and the White Tank Regional Park.

Water, electricity and telephone services are all available to the site. Beardsley Water Co. will be providing the water. There are no sewer services in the area and, based on conversations with staff, there appears to be no plans for City provided sewer services for the area in the immediate future. Therefore, individual septic tanks will be utilized. The Developer will stipulate to the need for a letter of approval from the Maricopa County Health Department prior to construction. It should be noted that, while the Subdivision Ordinance calls for the installation of “dry” sewer lines in anticipation of future sewer hook up, the Developer has agreed to “in lieu” payments by improving a large portion of the non-contiguous portion of Citrus Road (See pg. 13a).

The site is located outside of the AICUZ noise contours of Luke Air Force Base and there are no known hazardous conditions that would affect development. A topographical map is attached as Exhibit B. A portion of the southwest corner of the site is affected by the flood zone. That issue will be dealt with upon submittal for future phases. None of Phase One, the subject of this application, is affected by the flood way.

Land Uses

Pinnacle West Ranch will consist of 122 single family lots on 160 acres. (Land Use Chart Figure 4 below & Exhibit N). Each lot will have a minimum of 40,800 square feet and an average of 43,560 square feet. Each lot will be restricted to one single family home. Guest houses will be allowed provided they are attached and made a part of the main residence. The primary home sizes will be from 1,000 to 3,500 square feet.

The existing zoning is R1-43. The approval of this application will not change the densities but rather the change will be to a PAD (Planned Area Development) with an R1-43 designation.

FIGURE 4

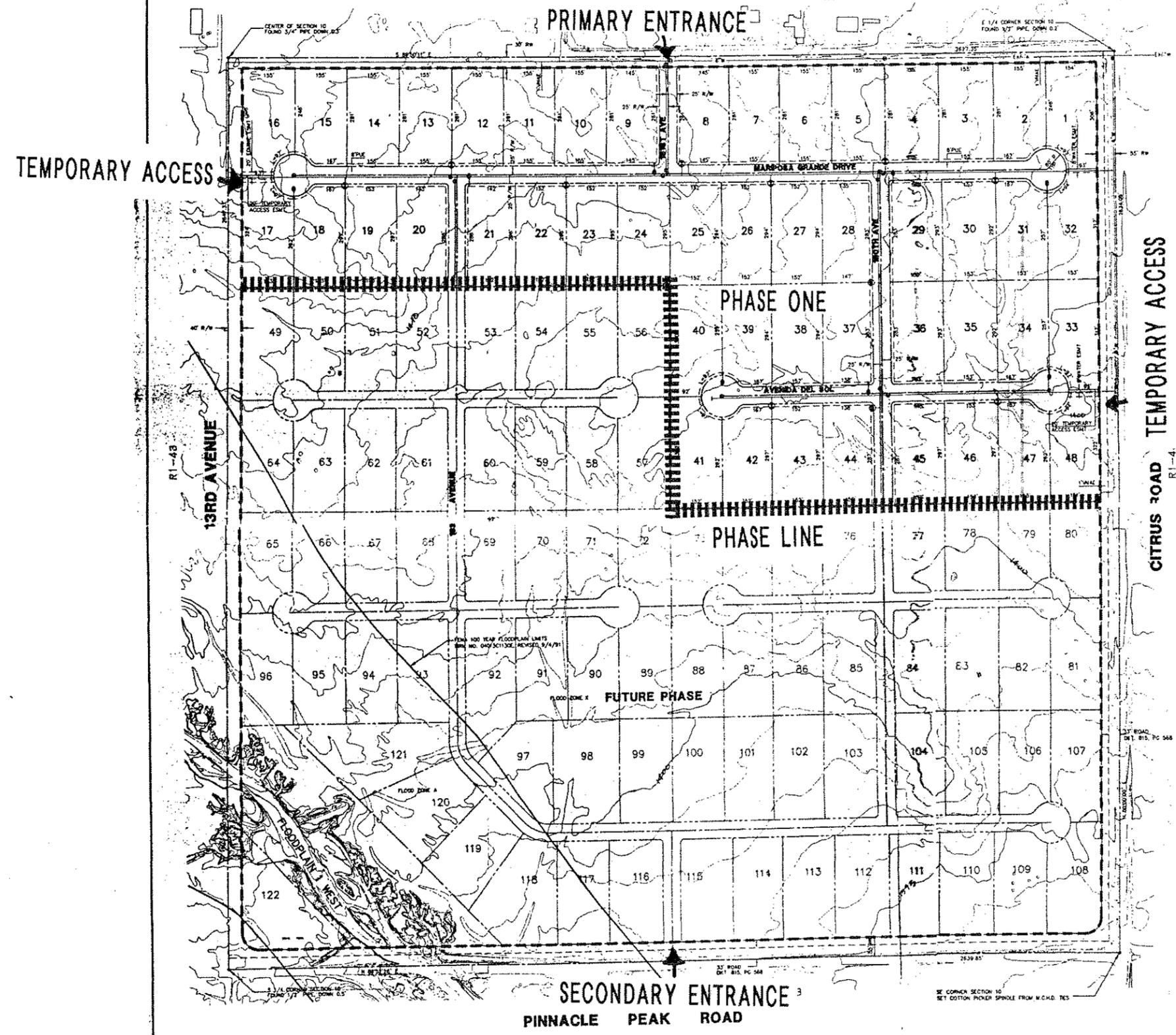
LAND USE CHART				
# of Acres	# of Lots	Minimum Size	Average Size	Density
160 gross acres	122 lots	40,800 sq. ft. 150' x 200'	43,560 sq. ft.	.8 DUs per acre

Phase I will consist of lots # 1-48 on the north end of the project (Figure 3).

EXHIBIT O
PHASING MAP

PRELIMINARY
PLAT

PINNACLE WEST RANCH
A PORTION OF THE S.E. QUARTER, SECTION 10
T-4-N, R-2-W, G. & S.R.B. & M.
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE G.L.A. AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

UTILITIES

WATER: MARICOPA WATER COMPANY
SEWER: PRIVATE SEPTIC SYSTEM
TELEPHONE: US WEST COMMUNICATION
ELECTRIC: ARIZONA PUBLIC SERVICE

BENCH MARK

COTTON PICKER SPIRALS FROM M.C.H.D. TIES
SOUTHEAST CORNER OF SECTION 10, T-4-N,
R-2-W. ELEVATION=1281.80

DEVELOPER

OTRUS WEST PINNACLE PEAK LTD. PARTNERSHIP
4215 N. G.W. CENTER BLVD
SUITE 101
SCOTTSDALE, AZ 85251
(602) 805-1448

ENGINEER

BROOKS, HERSEY & ASSOCIATES, INC.
4402 EAST ELWOOD STREET
SUITE 10
PHOENIX, AZ 85040
(602) 437-3733

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10
WAS ASSUMED TO BE N 00°00'00" E

ZONING

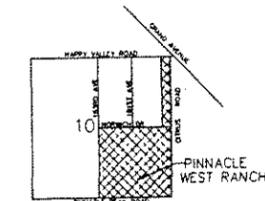
EXISTING ZONING: R1-43
TOTAL GROSS AREA - 155.68 ACRES
TOTAL NET AREA - 148.87 ACRES
PHASE 1 DEVELOPMENT - 54.97 ACRES
FUTURE PHASE DEVELOPMENT - 93.88 ACRES
OFFSITE R/W AREA - 8.76 ACRES
OFFSITE R/W AREA - 8.12 ACRES
MINIMUM LOT SIZE PHASE ONE 44,433 SQ
46 LOTS PHASE ONE
74 LOTS PHASE TWO

LEGEND

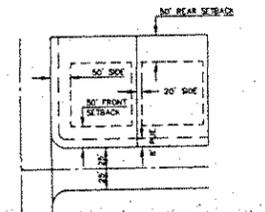
- EX-5 - EXISTING SANITARY SEWER
- EX-6 - EXISTING WATER SEWER
- EX-7 - EXISTING WATER VALVE
- EX-8 - EXISTING FIRE HYDRANT
- EX-9 - EXISTING OVERHEAD ELECTRIC
- EX-10 - EXISTING UNDERGROUND TELEPHONE
- EX-11 - EXISTING STREET LIGHT
- PROPOSED 6" WATER SERVICE
- PROPOSED 12" WATER SERVICE
- PROPOSED 12" FIRE HYDRANT
- PROPOSED 12" OVERHEAD ELECTRIC
- PROPOSED 12" UNDERGROUND TELEPHONE
- PROPOSED STREET LIGHT

NOTES

PHASE 1 CONSTRUCTION LIMITS ARE WITHIN ZONE X OF THE
FRONT AND SIDE YARD SETBACKS. REVERSED 5' FRONT AND SIDE
YARD SETBACKS ARE WITHIN ZONE X OF THE SOUTHWEST
CORNER OF THE LOT. WITHIN ZONE X, A 45' SETBACK FROM
FRONT YARD SETBACK - 50 FEET
REAR YARD SETBACK - 50 FEET
SIDE YARD SETBACK - 20 FEET
CUL-DE-SAC REQUIREMENTS
RIGHT OF WAY - 60' RADIUS
PAVEMENT - 30' RADIUS
INSTALL BOLLARDS A EOLINE EASEMENT BETWEEN
LOTS 16 AND 17 UPON COMPLETION OF PHASE
TWO.



T 4 N, R 2 W SE SEC 10
VICINITY MAP



TYPICAL LOT LAYOUT



TYPICAL SECTION NO. 1



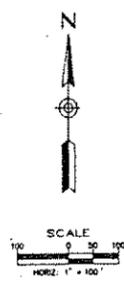
TYPICAL SECTION NO. 2



TYPICAL SECTION NO. 3



TYPICAL SECTION NO. 4



DESIGN: DMF
DRAWN: GJK
CHECK: GJK
SCALE: HORIZ: 1"=100'
VERT: N/A

PINNACLE WEST RANCH
PRELIMINARY PLAT

JOB NO. 507-02FP DATE: 9/12/96 SHEET 1 OF 1

Consistency with the Surprise Comprehensive Development Guide

The Surprise Comprehensive Development Guide (Exhibit E) designates this site as MDR, Medium Density residential, (7-9 DU per acre). The request for a General Plan Amendment is included with this application. The lack of infrastructure, most notably sewer, preclude the possibility of this property being developed as MDR.

This request is consistent with the Surprise Comprehensive Development Guide as follows:

(a) In accordance with Objective A-1 of Section D.1.3 of the Guide, the project provides for growth to occur in a planned orderly manner while providing a good balance to the many other higher density developments in the City.

(b) In accordance with Objective B-1 of the Guide, the project is designed to create a stable, identifiable residential neighborhood. The street patterns were designed to promote community identity. Equestrian and pedestrian paths further promote interaction between neighbors.

(c) In accordance with objective B-3 of the Guide, the project promotes compatibility of land uses with other developments in the area while encouraging a greater pride of ownership among the neighbors.

(d) In accordance with Objectives C-1 and D-2 of the Guide, the project will promote the development of a wide range of quality, affordable housing for families in Surprise.

(e) In accordance with Objective D-3 of the Guide, the project uses the PAD process to plan this project in a newly developing area of the City, while at the same time fulfilling the City's desire for quality neighborhood development.

(f) In accordance with Objective G-1 of the Guide, the development sets minimum design standards for residential land uses and establishes Design Guidelines for such development.

(h) In accordance with Section D-2-3(C) of the Guide, proven grading and drainage techniques will be utilized to avoid the unnecessary destruction of indigenous plant material.

(i) In accordance with Section D.2.3 of the Guide, the development includes Design Guidelines which formulate appropriate generalized architectural treatment themes for residential development and will insure quality development and project conformity. Exhibit F shows the Proposed Amendment to the Surprise Comprehensive Development Map.

Landscaping

Indigenous, xeriscape plant materials will be utilized to landscape the project. The CC&Rs and Design Guidelines will describe the acceptable plant materials with an emphasis on low water use landscape themes. Residents will be required to landscape their front yards in accordance with an approved landscape pallet provided by the Developer. (Exhibit G).

Upon request from the developer, the addition of plants and materials to the recommended landscape palette may be Administratively Approved by the City's Community Development Director.

The primary entry to the project shall be landscaped with low water use, native plants. To soften and screen the properties, the front yards of single-family homes shall be

landscaped with at least two trees and four shrubs. Ground cover may be turf, decomposed granite or other natural rock material. All bare earth, other than undisturbed natural areas, must be covered by an approved organic material to provide a neat, dust-free appearance.

On-lot landscaping shall be provided and maintained by the owner/possessor of such lot. All landscaped areas shall be maintained in a reasonable and attractive manner.

Detailed landscaping plans for individual subdivisions and cluster developments shall be submitted as supplemental information and reviewed by Staff to assure continuity of a quality landscaped environment during the Final Plat and Site Plan processes.

Architectural Style and Design Guidelines

Pinnacle West Ranch Design Guidelines are located in the Appendix as Exhibit H. These Design Guidelines will provide guidance to individual development efforts so that quality, compatibility and cohesiveness are maintained throughout the PAD. They address numerous issues and concepts such as landscaping, architecture, walls and fences, lighting, site development and other matters. As is described in more detail within the Design Guidelines, they shall serve as a general guide regarding development within the Pinnacle West Ranch PAD.

Pinnacle West Ranch is a single-family residential PAD offering a variety of housing types and product ranges to meet the growing demands of the Surprise market. Various conceptual single-family housing elevations consistent with the Pinnacle West Ranch Design Guidelines are located in the Appendix as Exhibit I and are offered to generally depict architectural style and exterior materials.

Building Height

Maximum building height for the single-family residences shall not exceed 30'. Building heights for all buildings shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

Building Setbacks

In accordance with Chapter 17, Section 28, of the Surprise Municipal Code (Exhibit C), minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility, triangles and other health-safety requirements may be required during the subdivision plat process.

FIGURE 7

Use	Front	Interior Side	Corner Side	Rear Yard
Single Family Detached	50'	20'	50'	50'
Structures accessory to SF residences	50'	3'	50'	3'

*Note: No changes to the Code are being requested.

Specifications and Standards for Streets

Streets

Streets will be provided in accordance with the City of Surprise standards and specifications or as approved by City Engineer for such improvements and the roadway cross section (See Exhibit H)

(a) *Citrus Road.* The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving to a width of 28 feet, by overlaying two inches of asphalt upon the existing graded Citrus Road right-of-way, from the north side of the intersection with Happy Valley Road to the south side of the intersection with Pinnacle Peak Road. Such improvements shall not include, curbs, gutters or sidewalks. Developer shall complete the construction of such improvements at the same time as the Phase I internal streets are constructed. (a) Citrus Road Phase I shall include the improvements from the north side of the intersection with Happy Valley Road to the south side of lot #48 (Phase I) (Exhibit B); and (b) Citrus Road Phase II shall include the improvements from the point described above to the south side of the intersection with Pinnacle Peak Road (Exhibit H).

(b) *Norwich Drive.* The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving to a width of 28 feet, by overlaying two inches of asphalt upon the existing graded Norwich Drive right-of-way, from the intersection with Citrus Road to the west side of the intersection with 183rd Avenue (the western boundary of the Property). Such improvements shall be constructed at the same time as the internal streets are built for Phase I and shall not include, curbs, gutters or sidewalks (Exhibit H).

(c) *183rd Avenue.* The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of the installation of "ABC" and paving to a width of 14 feet, by installing eight inches of "ABC" and overlaying two inches of asphalt upon the existing graded east half-street of 183rd Avenue, from the intersection with Norwich Drive to a point just south of the south lot line of "Lot 17" (as depicted in Exhibit B). In addition, Developer agrees to overlay 3 inches of asphalt over the existing grade to a width of 7 feet (total 21' of pavement) for the entire length of 183rd Avenue as described above. Such improvements shall be completed at the same time as the internal streets. Such improvements shall not include, curbs, gutters or sidewalks (Exhibit H).

(d) *Pinnacle Peak Road.* The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving to a width of 28 feet, by overlaying two inches of asphalt upon the existing graded Pinnacle Peak Road right-of-way, from the west side of the intersection with Citrus Road to the west side of the intersection with 183rd Avenue. Such improvements shall not include, curbs, gutters or sidewalks. Developer shall complete the construction of such improvements at the same time as the Phase III internal streets are constructed.

(e) *Internal Streets.* The Developer shall construct (or cause to be constructed), at its sole cost and expense, the improvements comprising the internal roads within the Property at such times as are mutually agreed between the Developer and the City prior to any vertical construction. Such improvements shall not include, curbs, gutters, sidewalks, or "dry pipe" sewer system. All internal streets will be designed and constructed to the standards the City has set for public streets (Exhibit H).

(f) *Primary Entrance.* The primary entrance into Pinnacle West Ranch (from Norwich at the 181st Avenue alignment) shall consist of a short section of 2-lane roadway in general conformance with the depiction on the Preliminary Plat (Figure 5). A minimum

50' R.O.W. shall be provided. Improvements shall consist of one travel lane in each direction, 28' of pavement (14' on each side) plus an 8' equestrian and PUE easement on each side.

(g) *Secondary Entrances.* The secondary entrance into Pinnacle West Ranch from Pinnacle Peak Road shall be built to the same specifications at such time as the final phase is developed or at such time as the Developer desires, whichever occurs first.

(h) *Temporary Firetruck Access.* Prior to the construction of Phase III, which will open up the community to Pinnacle Peak Road, temporary ingress and egress points have been planned at lot 48 on the east and lot 17 on the west and shall be maintained as such, by the Developer. (Figure 6)

Utilities & Services

(a) *Sewer / Septic.* No Sewer is available to serve this project. Therefore, Pinnacle West Ranch will be served by individual septic tanks designed to meet County Health standards. Developer will stipulate to obtaining a letter of approval from the Maricopa County Health Department prior to construction.

(b) *Water.* Pinnacle West Ranch lies within the Beardsley Water Companies' franchise area. A Main Extension and Facilities Agreement for Developer Installed Facilities has been entered into between the developer and the Beardsley Water Company. A copy of that agreement is attached for your review (See Appendix - Exhibit P). The developer has applied for and expects to receive approval on a Certificate of Assured 100 year water supply from the Arizona Dept. of Water Resources (ADWR). All requirements have been met except the approval by the City of the Supplement to Application for a Certificate of Assured Water Supply (Exhibit R). In addition, the development has been

accepted for membership in the Central Arizona Groundwater Replenishment District (CAGR) (Exhibit Q). The plan calls for the Developer to install 1,000' of 6" PVC Pipe and tie in to the existing 6" main. In addition, the Developer is required to upgrade much of Beardsley Water's existing water system, pumps, wells and storage facilities to insure that the system can meet the maximum daily flow demands plus 1,000 gallons per minute fire flows at 20 PSI (See Main Ext. and Facilities Agreement in the Appendix).

(c) *Dry Utilities.* Telephone, electric, cable television and gas services are referred to herein as dry utilities. Electric, telephone and, to the extent that it is practical, cable television services will be made available for the residences of each of these parcels. Gas, if available, will be extended throughout the community. Suppliers for these utilities who are currently active in the area are as follows:

- Electricity: Arizona Public Service (APS)
- Telephone: U.S. West
- Gas: Southwest Gas
- Cable Television: Cox Communications

All Public utility easements created as part of this development shall include a restriction on uses.

(d) *Police & Fire.* The City of Surprise Police Department patrols this area. The City of Surprise will provide ongoing Fire protection for the community. The Developer has agreed to upgrade Beardsley Water Company's facilities to provide 1,000 GPM fire flows over the normal daily uses. The cul-de-sacs have been sized to provide space for fire trucks to turn around.

(e) *Garbage Collection.* City of Surprise will provide refuse collection services.

Covenants, Conditions and Restrictions

In order to effectively control and insure the quality of the development in this area, Covenants, Conditions and Restrictions (CC&Rs), will be recorded against the property. Developer will submit CC&Rs to City Staff for approval prior to recording. Enforcement of CC&Rs will be the responsibility of the Developer until such time as eighty percent (80%) of the lots have been sold, at which time, the Home Owner's Association will assume the management and responsibility for enforcement.

Home Owner's Association

Home Owner's Association will be established to provide for common area, property maintenance and CC&R compliance issues. The Developer will provide management until such time as eighty percent (80%) of the lots have been sold at which time the management will be turned over to home owners.

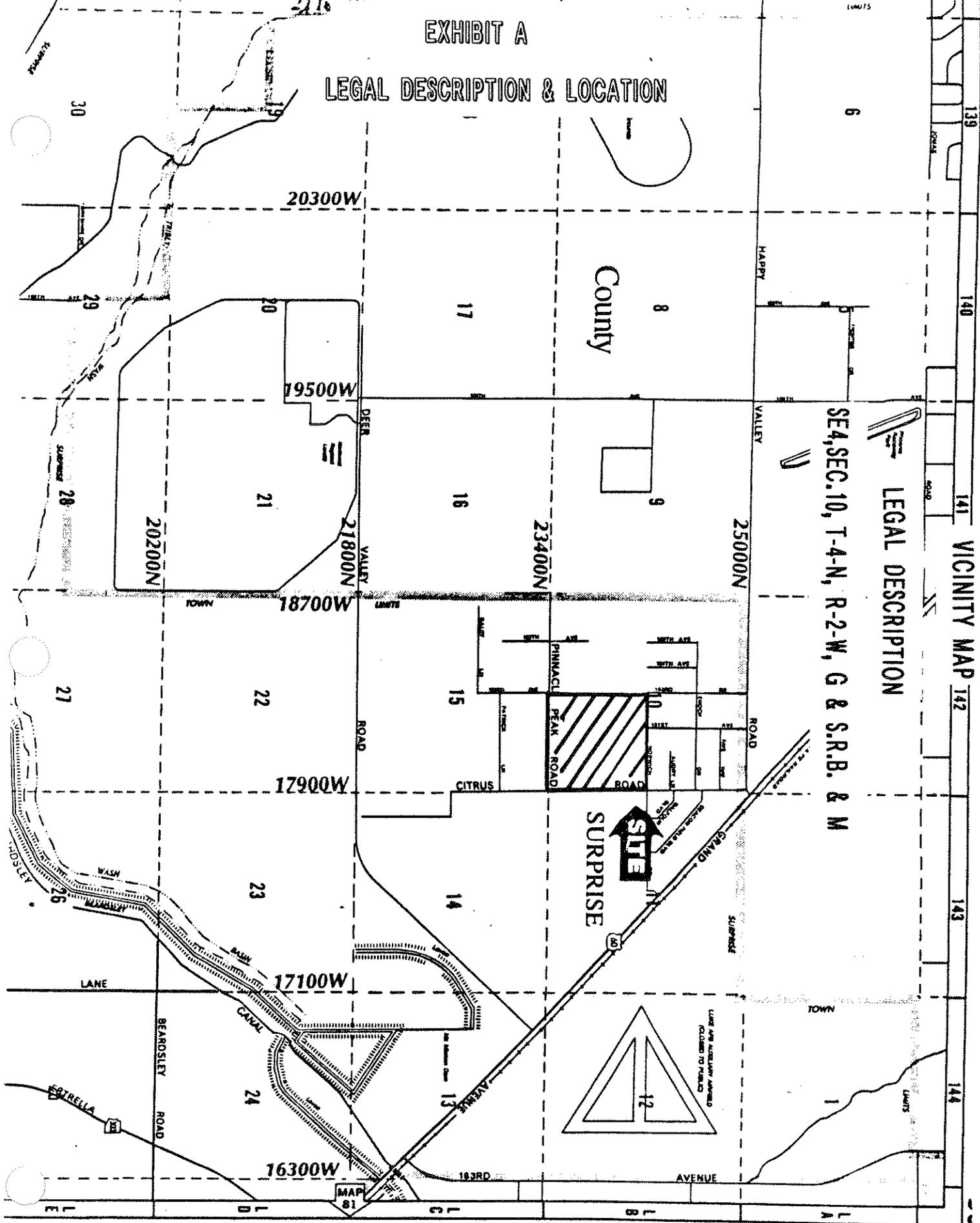
- *Architectural Control.* Architectural control will be maintained by causing lot owners to submit their new home plans and any future redevelopment plans to the Architectural Control Committee. The Architectural Control Committee will be made up of the Developer and an Architect, (to be named prior to C of O), until such time as the Home Owner's Association (HOA) has taken over the management of same.

EXHIBITS

Exhibit	Description
A	Legal Description & Site Location Maps (see Project Site Narrative Pg. 2)
B	Topographical Map (Pg. 3)
C	Zone District Regulations of the Surprise Municipal Code (Single Family Residential Zone R1-43) Chapter 17.28
D	Zone District Regulations of the Surprise Municipal Code (Planned Area Development Zone PAD)
E	Existing Surprise Comprehensive Development Guide Map
F	Proposed Amendment to Comprehensive Development Guide Map
G	Landscape Palette and Concept Map (Pg. 11)
H	Roadway Cross Sections (Pg. 14)
I	Engineer's Project Narrative
J	Design Guidelines
K	Preliminary Drainage Report
L	Conceptual Single Family Elevations
M	Typical Lot Layout and Detail Setbacks
N	Site Data Table
O	Phasing Map
P	Traffic Circulation Map
Q	Beardsley Water Co. Water Main Extension and Facilities Agreement
R	Covenants, Conditions & Restrictions (CC&Rs)
S	Fence Detail

EXHIBIT A

LEGAL DESCRIPTION & LOCATION



LEGAL DESCRIPTION

SE4, SEC. 10, T-4-N, R-2-W, G & S.R.B. & M

VICINITY MAP 142

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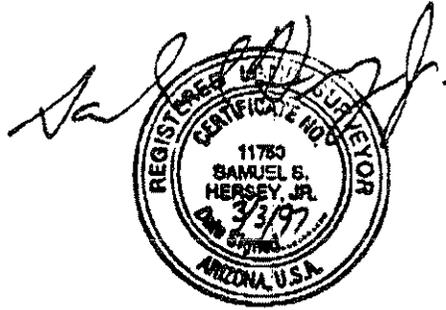
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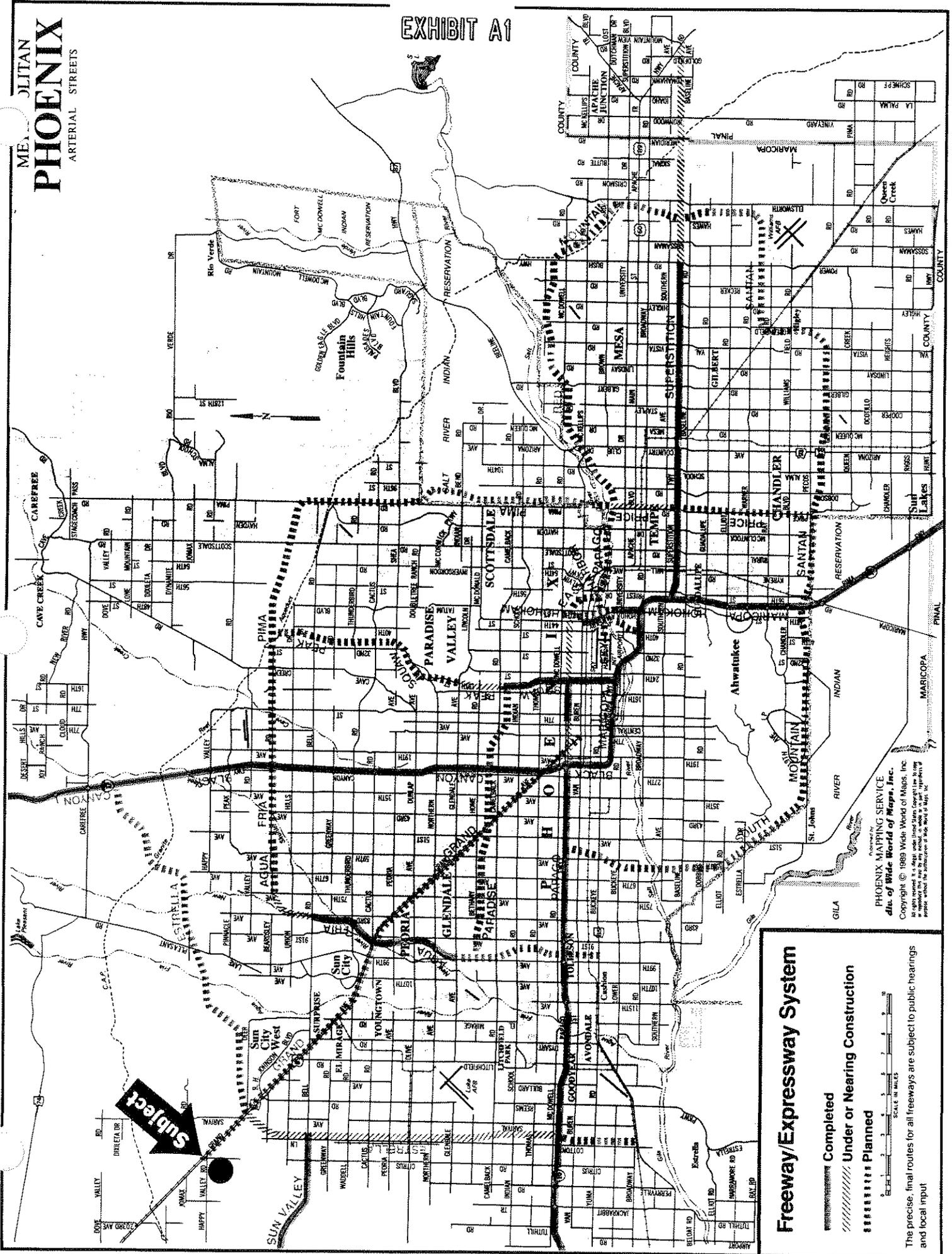
MAP 81

**Pinnacle West Ranch
Legal Description**

The Southeast Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River
Base and Meridian, Maricopa County, Arizona.



MEJILITAN
PHOENIX
ARTERIAL STREETS



PHOENIX MAPPING SERVICE
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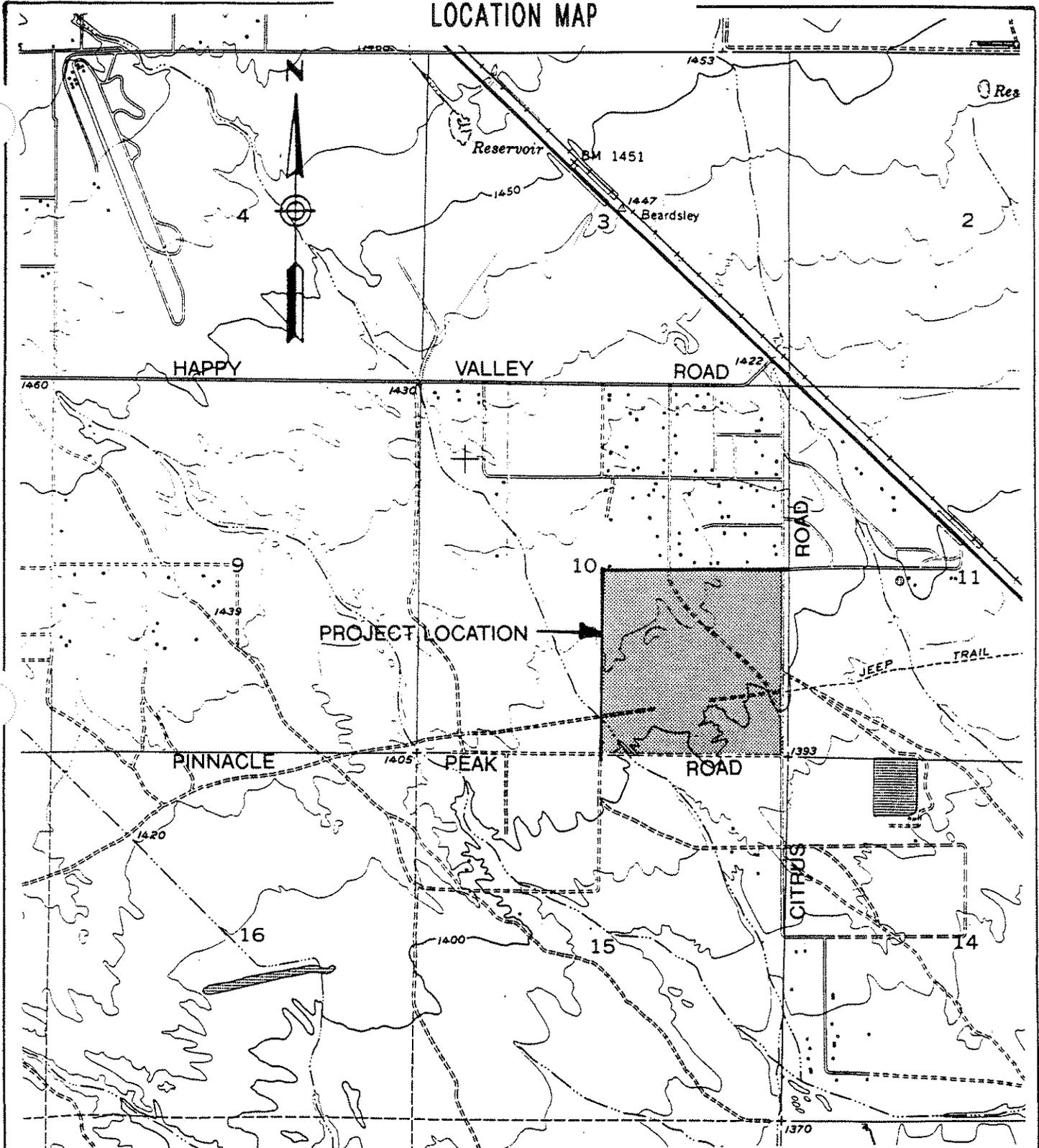
Freeway/Expressway System

- Completed
- Under or Nearing Construction
- Planned

SCALE IN MILES

The precise, final routes for all freeways are subject to public hearings and local input

LOCATION MAP



VICINITY MAP PINNACLE WEST RANCHES

D. Where zone boundaries are indicated as approximately following the center line of stream beds or river beds, such center lines or such lines extended shall be construed to be such boundaries.

E. No zone boundary line shall hereinafter be established to divide one lot into two or more zones unless the size of the lot in question is such that division is determined to be essential by the planning and zoning commission and the city council. (Ord. 86-6 §6-604, 1986)

Chapter 17.28

ZONE DISTRICT REGULATIONS

Sections:

- 17.28.010 Single-family residential zone (R1-43).
- 17.28.020 Single-family residential zone (R1-18).
- 17.28.030 Single-family residential zone (R1-8).
- 17.28.040 Single-family residential zone (R1-5).
- 17.28.050 Multifamily residential zone (R-2).
- 17.28.060 Multifamily residential zone (R-3).
- 17.28.070 Neighborhood commercial zone (C-1).
- 17.28.080 Community commercial zone (C-2).
- 17.28.090 General services zone (C-3).
- 17.28.100 Industrial zone (I-1).
- 17.28.110 Planned area development zone--P.A.D.
- 17.28.120 Floodway overlay zone (F-1).
- 17.28.130 Floodplain overlay zone (F-2).

17.28.010 Single-family residential zone (R1-43). A. Purpose. The purpose of the R1-43 single-family residential zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a very low density. The zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions.

1. Required lot area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	43,000 square feet*
Other permitted uses	Minimum area to be determined by building area, parking requirements and required setbacks.

2. Required lot dimensions:

<u>Use</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>
Single-family dwelling units	150 feet	200 feet
Other permitted uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

3. Density: There shall not be more than one single-family dwelling unit on any one lot.

F. Setbacks, Yards and Heights.

1. Minimum setbacks from property line:

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>
Single-family dwelling	50'	20'	50'	50'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'

* This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than forty thousand eight hundred square feet in size and not more than ten percent of the lots are forty-three thousand square feet in size.

Structures accessory to single-family dwellings	50'	3'	50'	3'
--	-----	----	-----	----

Structures for all other principal, conditional or accessory uses	50'	50'	50'	50'
---	-----	-----	-----	-----

2. Maximum building height: thirty feet.

G. Encroachment into Required Front and Side Yard Setbacks.

1. Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five feet.

2. Covered patios, decks, porches or carports shall not be permitted encroachments in any required setbacks.

3. Normal Roof Projections (Eaves) into Required Side Yards. A house or garage roof may not be constructed within three feet of a side property line.

H. Additional Building and Performance Standards. Development of any portion of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship of Overlay Zones. Any property located in the R1-43 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zone. (Ord. 86-6 §7-701, 1986)

17.28.020 Single-family residential zone (R1-18). A. Purpose. The purpose of the R1-18 single-family residential zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a low density. The zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions.

1. Required lot area:

zones must comply with the regulations of the overlay zones. (Ord. 94-5 §4, 1994; Ord. 86-6 §7-710, 1986)

17.28.110 Planned area development zone--P.A.D.

A. Purpose.

1. As an alternative to conventional zoning and development approaches and processes, the planned area development (P.A.D.) procedures and regulations are set forth in order that the public health, safety and general welfare be furthered in an era of increasing urbanization; to encourage innovations in residential, commercial and industrial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment, in harmony with that of the surrounding area.

2. The P.A.D. may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. The P.A.D. shall consist of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient urban area.

B. General Requirements and Standards.

1. Ownership. The tract shall be a development of land under unified control at the time of application and planned and scheduled to be developed as a whole.

2. Conformance with Comprehensive Development Guide. The land uses and design of the proposed P.A.D. shall be consistent with the city comprehensive development guide.

3. P.A.D. Regulations.

a. The minimum total P.A.D. shall be no less than five acres unless the applicant can show that the minimum P.A.D. requirements should be waived because the waiver would be in the public interest and that one or both of the following conditions exist:

i. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the residential districts would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

ii. The property is adjacent to or across the street from property which has been developed under the

provisions of this section and will contribute to the amenities of the neighborhood.

4. Uses in a P.A.D. Any use may be allowed in a P.A.D., provided it is consistent with the Comprehensive Development Guide.

5. Residential Density in P.A.D.s.

a. Residential development in a P.A.D. may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would otherwise be permitted by the zoning regulations applicable to the site. However, the total number of dwelling units and the resulting density allowed in a P.A.D. shall be consistent with the land use plan of the city's comprehensive development guide.

b. In determining the reasonableness of the densities in a P.A.D., the planning and zoning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

- i. The location, amount and proposed use of common open space;
- ii. The location, design and type of dwelling units;
- iii. The physical characteristics of the site;
- iv. Particular distinctiveness and excellence in siting, design and landscaping.

6. Front, Rear and Side Yard Building Setback Regulations.

a. Front and rear yard setbacks shall be established by the city council at the time of approval of the final subdivision plat and shall be clearly identified on the final subdivision plat.

b. Unless a common wall or zero lot line is approved by the city council, there shall be a minimum separation between structures on adjoining residential lots of ten feet.

c. There shall be a side yard setback of not less than twenty feet from the curb line on any lot which adjoins a public or private street.

d. Commercial building setbacks shall be a minimum of thirty-five feet or such greater distance as may be equal to the maximum height of the building.

7. More than One Building per Lot. More than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single-family detached dwellings or other housing types providing privately owned lots must comply with the city's subdivision ordinance in all respects not specifically noted in this section as appropriate variances or waivers.

dard of maintenance. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:

- a. Dedicated to public where a communitywide use would be anticipated;
- b. Landlord control;
- c. Landowners association, provided all of the following conditions are met:
 - i. The landowners association must be established prior to any sale.
 - ii. Membership must be mandatory for each owner and any successive buyer.
 - iii. The open space restrictions must be permanent or tied to a long-term agreement (e.g., ninety-nine years).
 - iv. The association must be responsible for liability insurance and the maintenance of recreational, service and other facilities as deemed necessary by the city.
 - v. Landowners must pay their pro rata share of the cost and the assessment levied by the association can become a lien on the property in accordance with Arizona statutes.
 - vi. The association must be required to adjust its assessment to meet changing needs.
 - vii. The association must be required to, at minimum, adjust its assessment on an annual basis by a percentage not less than the previous year's increase in the consumer price index.

14. Building Height and Setbacks. Maximum building height: thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the planning and zoning commission approves the extension above thirty-five feet prior to the commencement of construction. In determining whether to approve a height extension, the planning and zoning commission shall consider whether the proposed extension will pose an unreasonable risk of injury to persons or property in light of the city's fire fighting equipment and capabilities. In general, a building's setback from property adjacent to the P.A.D. site shall approximate its height.

15. Landscaping. Landscaping and/or fencing shall be provided according to a plan approved by the city and shall include a detailed planting list with sizes indicated.

16. Utilities. All utilities, including electricity and telephone, shall be installed underground. (Ord. 94-5 §5, 1994; Ord. 91-7, 1991; Ord. 86-6 §7-711, 1986)

8. One Housing Type not Inconsistent with Intent. A P.A.D. which only involves one housing type such as all detached or all attached units shall not be considered inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval.

9. Architectural Style, Appearance. Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations during P.A.D. review by the planning and zoning commission and council.

10. Phasing of Development.

a. Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the city council may approve or modify where necessary any such proposals.

b. The phasing shall include the time for beginning and completion of each phase. Such timing may be modified by the city on the showing of good cause by the developer.

c. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantees as may be determined by the city to be reasonably required to assure performance in accordance with the plan and to protect the public.

11. Streets, Utilities, Services and Public Facilities. The uniqueness of each proposal for a P.A.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards established in this and other city ordinances governing their construction. The city may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.A.D. or the city. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the city prior to the final approval of the P.A.D. All P.A.D.s shall be served by public or community water and sewer systems.

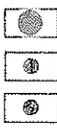
12. Open Space Provision. At least seven percent of the total P.A.D. area shall be set aside for public and/or private open space and recreational use. The city shall determine what portion of the seven percent shall be private and what shall be public.

13. Operating and Maintenance Requirements for Planned Area Development Common Facilities. In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the city of a continued stan-

EXHIBIT E

EXISTING Development Guide Plan

Land Uses:

-  LDR Low Density Residential (2-6 D.U./Acre)
-  TN Typical Neighborhood (6-7 D.U./Acre)
-  MDR Medium Density Residential (7-9 D.U./Acre)
-  HDR High Density Residential (9-22 D.U./Acre)
-  RC Regional Commercial
-  CC Community Commercial
-  Community Commercial/Service Node (12-15 Gross Acres/Corner)
Neighborhood Commercial/Service Node (10-12 Gross Acres/Corner)
Convenience Commercial/Service Node (5-7 Gross Acres/Corner)
-  GO General Office
-  GI/BP Garden Industrial/Business Park
-  GI General Industrial
-  OS Open Space
-  Special Redevelopment Area (See Specific Plan)
-  Estrella Parkway Corridor

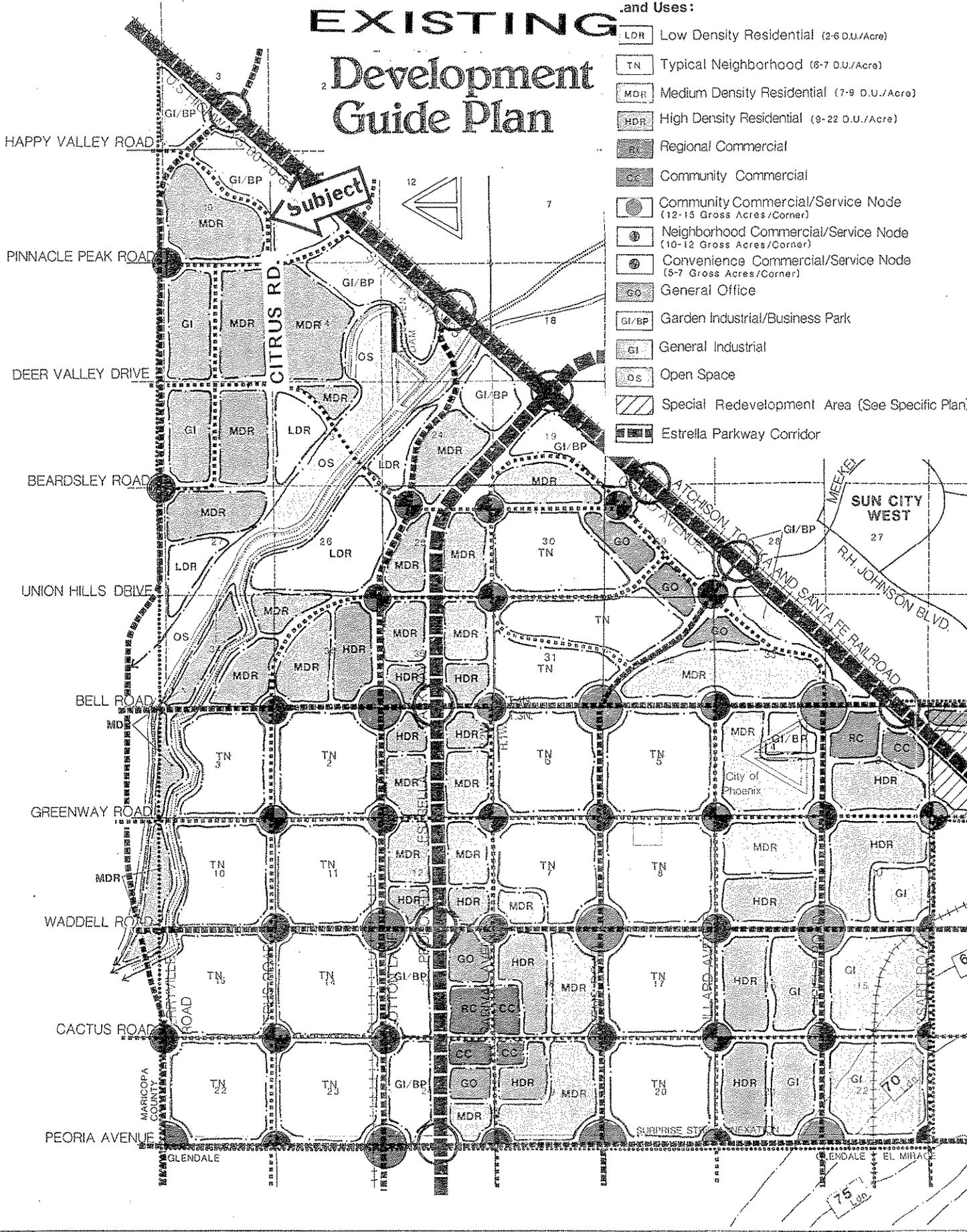
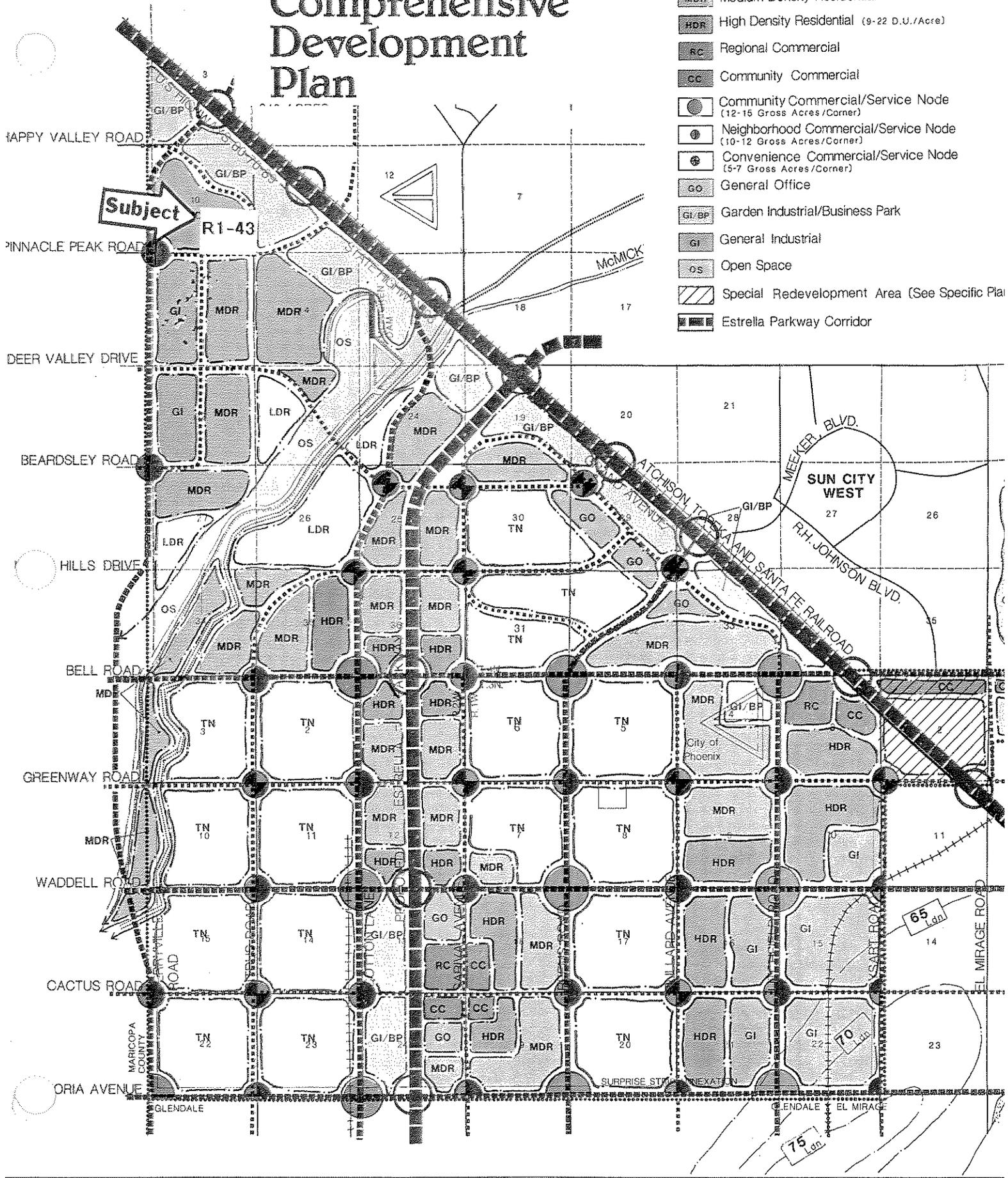


EXHIBIT F PROPOSED

Comprehensive Development Plan

Land Uses

- LDR Low Density Residential (2-6 D.U./Acre)
- TN Typical Neighborhood (6-7 D.U./Acre)
- MDR Medium Density Residential (7-9 D.U./Acre)
- HDR High Density Residential (9-22 D.U./Acre)
- RC Regional Commercial
- CC Community Commercial
- Community Commercial/Service Node (12-15 Gross Acres/Corner)
- Neighborhood Commercial/Service Node (10-12 Gross Acres/Corner)
- Convenience Commercial/Service Node (5-7 Gross Acres/Corner)
- GO General Office
- GI/BP Garden Industrial/Business Park
- GI General Industrial
- OS Open Space
- Special Redevelopment Area (See Specific Plan)
- Estrella Parkway Corridor



Subject

R1-43

SUN CITY WEST

65 Ldn

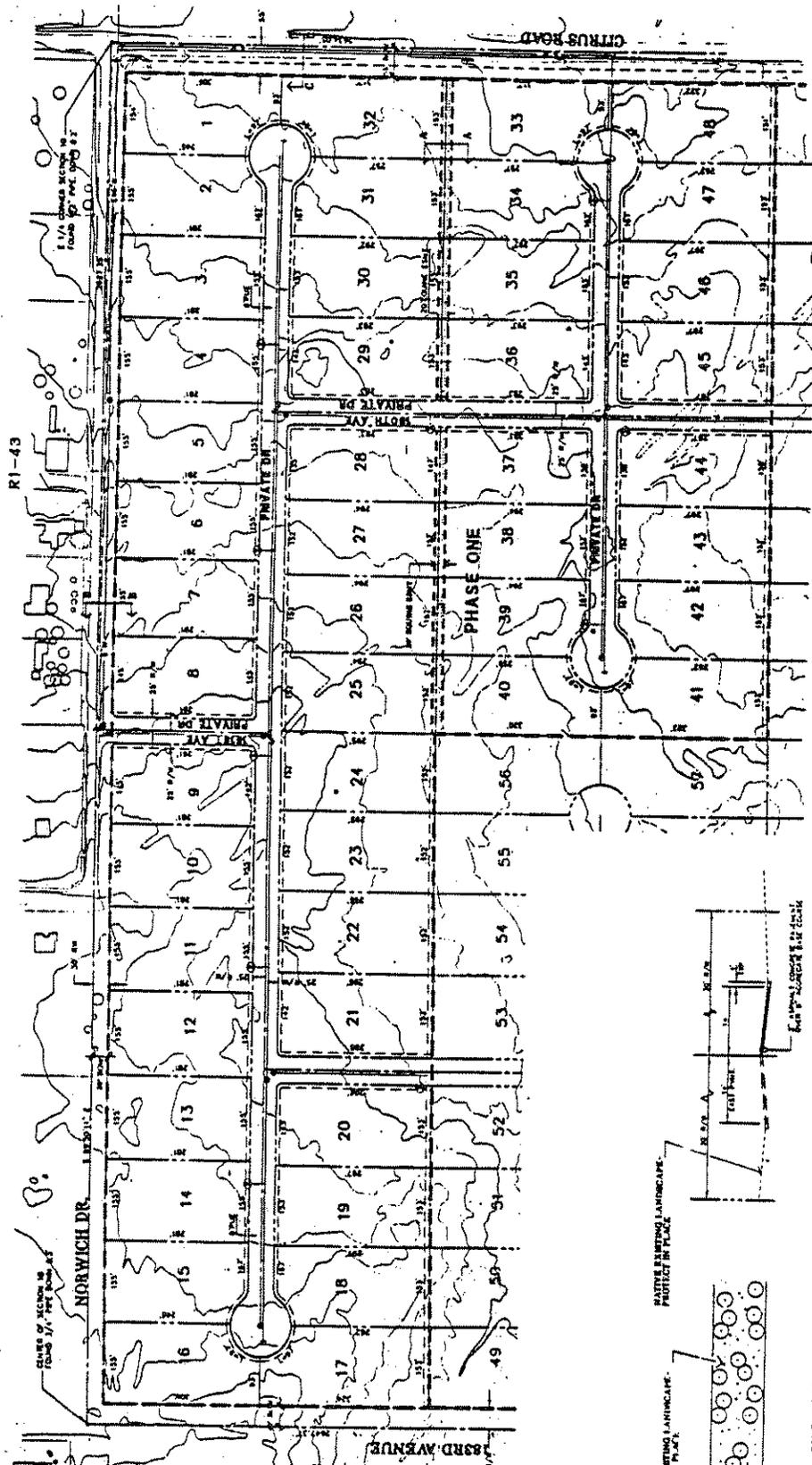
70 Ldn

75 Ldn

Exhibit G1 - Recommended Landscape Palette

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
<i>Trees</i>		
ACACIA salicina	Weeping Acacia	15 Gal.
ACACIA smallii	Sweet Acacia	15 Gal./24" Box
JACARANDA mimosifolia	Jacaranda (Multi-Trunk)	24" Box
OLEA europaea 'Swan Hill'	Swan Hill Olive	30" Box
PROSOPIS chilensis	Chilean Mesquite - Multi	24" Box
PHOENIX dactylifera	Date Palm	12'/15'
PINUS eldarica	Mondel Pine	24" Box
SCHINUS terebinthifolius	Brazilian Pepper Tree	15 Gal.
ULMUS parvifolia 'Sempervirens'	Evergreen Elm	24" Box
WASHINGTONIA robusta	Mexican Fan Palm	8'/10'/12'
<i>Shrubs / Groundcovers</i>		
BOUGAINVILLEA sp. 'Brasil.'	Purple Bougainvillea Vine	5 Gal.
CARISSA grandiflora 'G.C.'	Green Carpet Natal Plum	1 Gal.
CHAMAEROPS humilis	Mediterranean Fan Palm	15 Gal.
CONVOLVULUS cneorum	Bush Morning Glory	1 Gal.
LANTANA camara	Dwarf Yellow Lantana	1 Gal.
LEUCOPHYLLUM frutescens	Green Cloud Texas Sage	5 Gal.
MUHLENBERGIA rigens	Deer Grass	5 Gal.
MYOPORUM parvifolium	Myoporum	1 Gal.
NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal.
XYLOSMA congestum	Dwarf Xylosma	5 Gal.
YUCCA pendula	Pendulous Yucca	5 Gal.
CYNODON dactylon 'Midiron'	Midiron Bermudagrass	Sod or Sprig
DECOMPOSED GRANITE	Type: Coral	5/8' minus

EXHIBIT G2



LANDSCAPE CONCEPT PINNACLE WEST RANCH PREPARED FOR: CITRUS WEST PINNACLE PEAK LTD. PARTNERSHIP

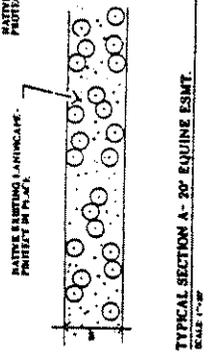
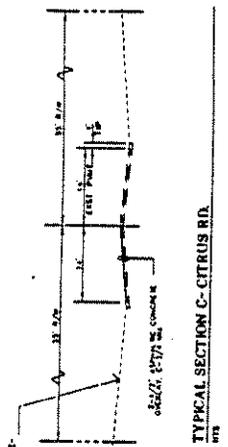
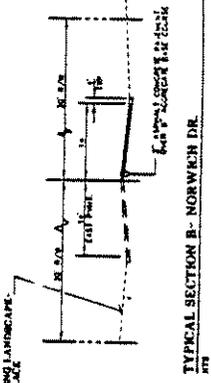
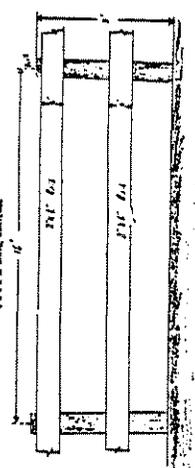
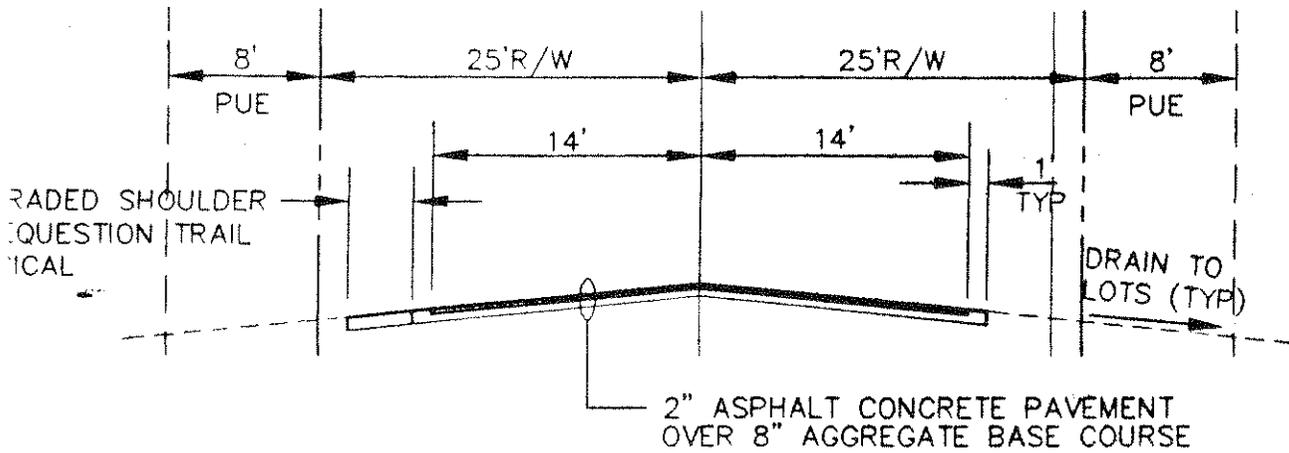


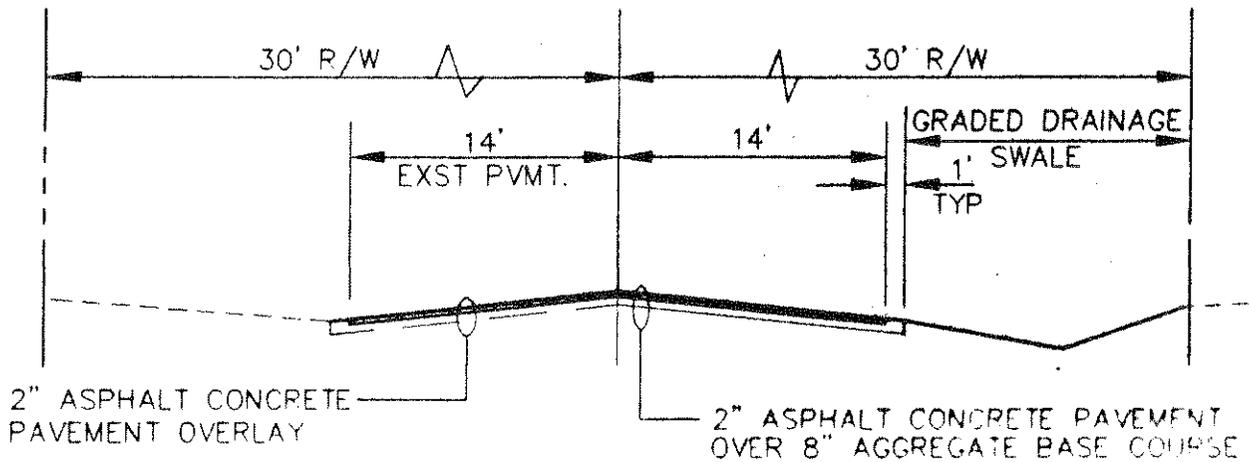
EXHIBIT H-2



TYPICAL SECTION NO. 1

PINNACLE WEST RANCH ROADWAYS
PRIVATE DRIVES - 50' R/W

No CURB, GUTTER or SW

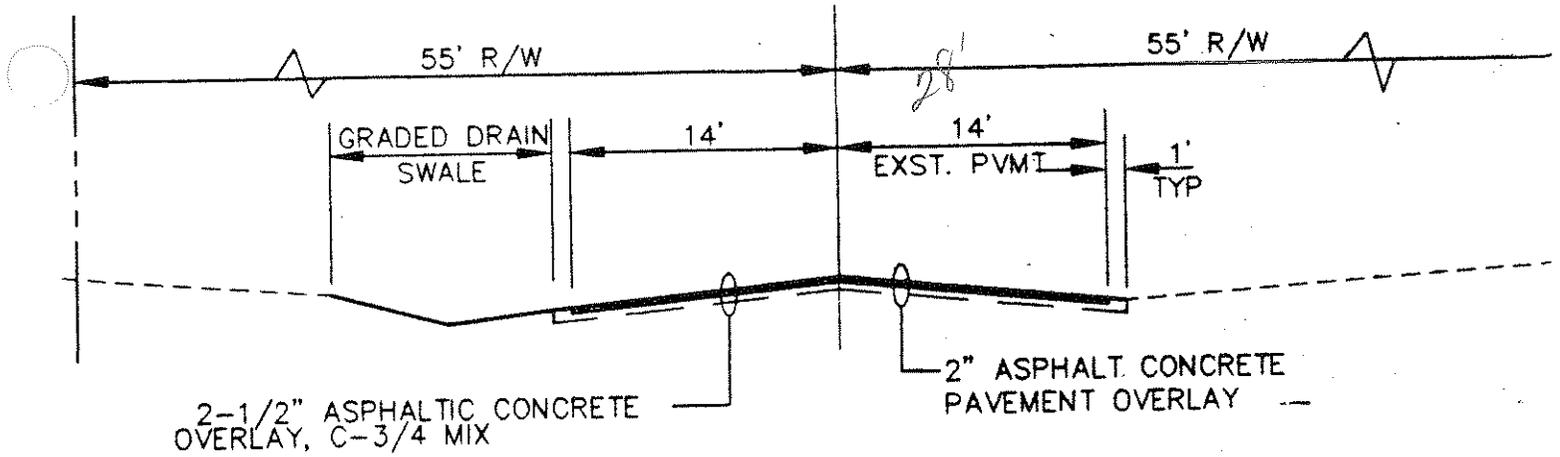


TYPICAL SECTION NO. 2

NORWICH DRIVE
193RD AVE TO CITRUS ROAD
COLLECTOR - 60' R/W

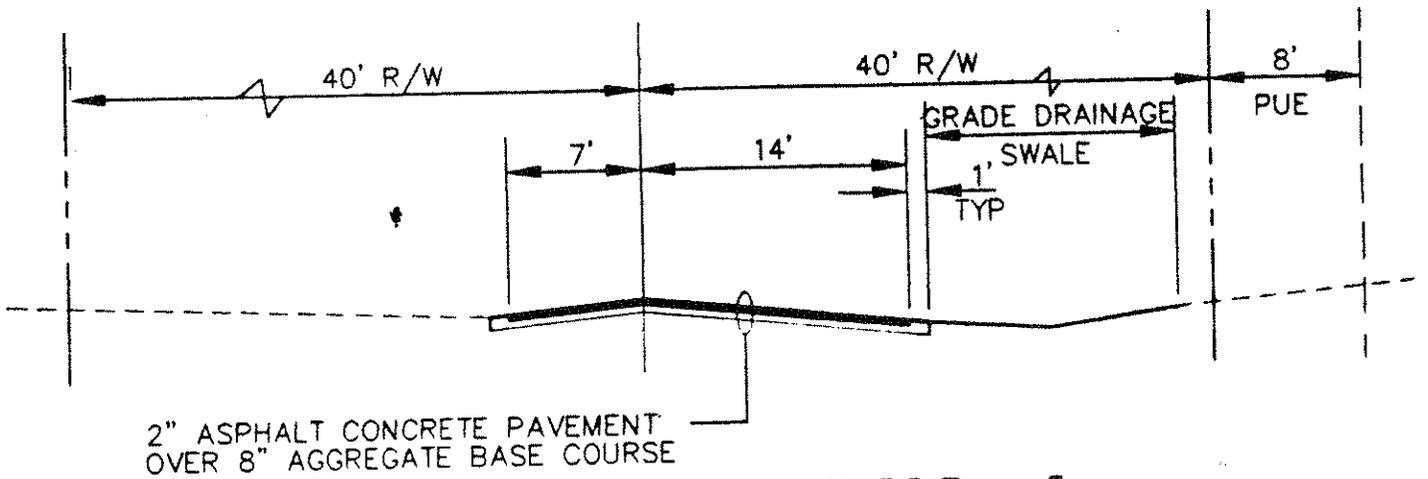
44-64 STD.

EXHIBIT H-1



TYPICAL SECTION NO. 3

CITRUS ROAD
PINNACLE PEAK TO HAPPY VALLEY ROAD
MINOR ARTERIAL - 110' R/W



TYPICAL SECTION NO. 4

183RD AVENUE
LOT 17 TO NORWICH
LOCAL ROAD - 80' R/W

44-64
22-32

PROJECT NARRATIVE

for

PINNACLE WEST RANCH

A CUSTOM HOME DEVELOPMENT

IN

SURPRISE, ARIZONA

Prepared For:

Citrus West Pinnacle Peak Ltd. Partnership
8407 E. Via Ruidosa
Scottsdale, AZ 85258
(602) 949-5090

Prepared By:

BROOKS, HERSEY & ASSOCIATES, INC.
4602 E. Elwood Street, #16
Phoenix, AZ 85040
(602) 437-3733



November 16, 1995

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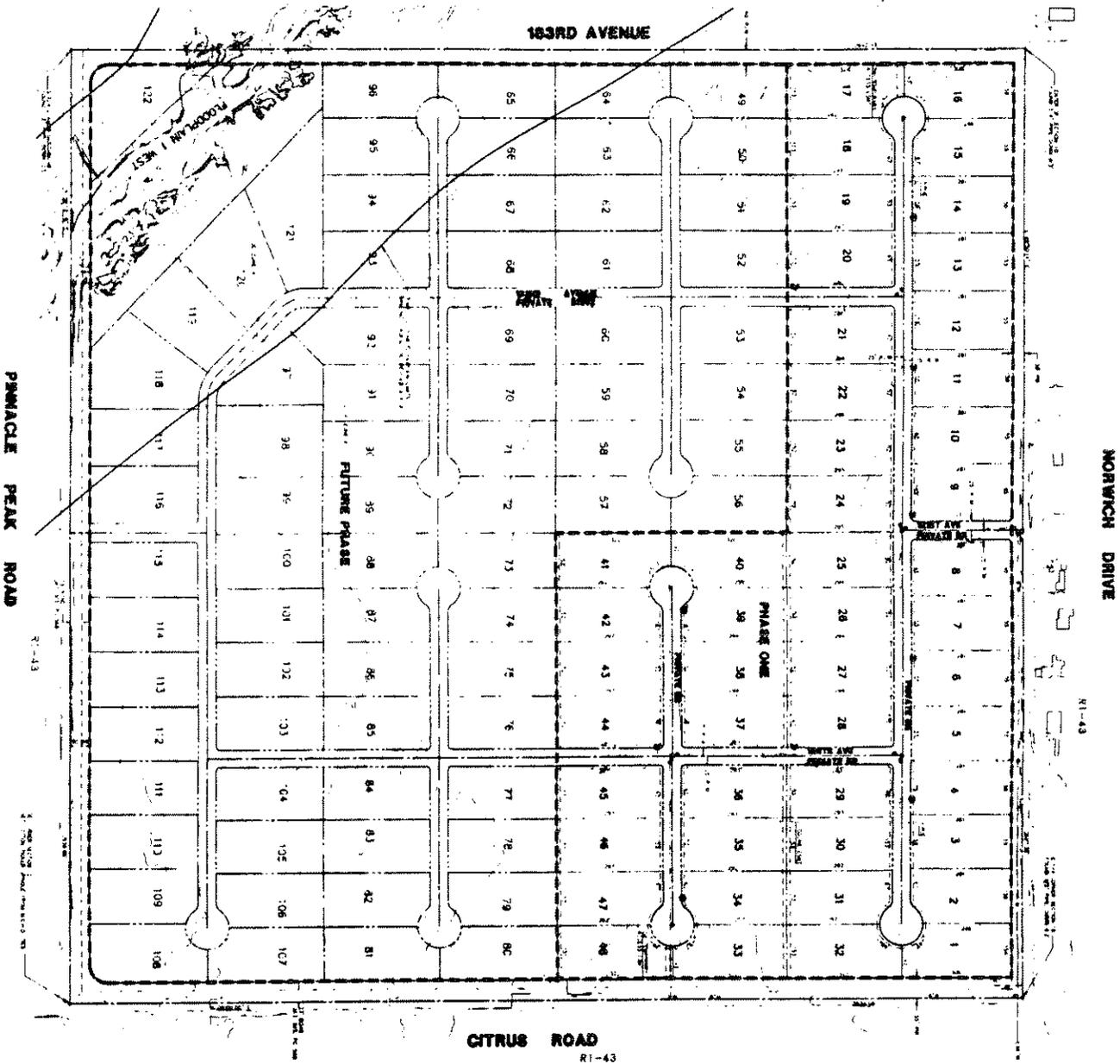
III. DEVELOPMENT PLAN 1

IV. DESIGN GUIDELINES 2

APPENDIX

VICINITY MAP
FEMA MAP

PRELIMINARY PLAT



NORWICH DRIVE

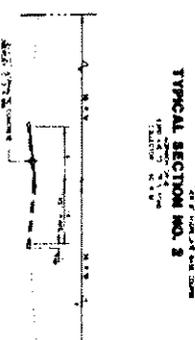
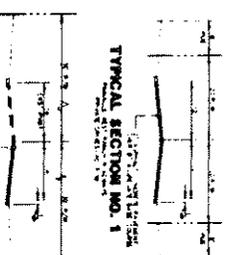
PINNACLE PEAK ROAD

183RD AVENUE

CITRUS ROAD

A PRELIMINARY PLAT FOR
PINNACLE WEST RANCH
 A PORTION OF THE SE QUARTER, SECTION 10
 T. 4 N., R. 2 W., G. & SRB, B. M.
 MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION
 UTILITIES
 BENCH MARK
 DEVELOPER
 ENGINEER
 BASIS OF BEARING
 ZONING
 LEGEND
 NOTES



I. LOCATION:

Pinnacle West Ranch is a proposed custom home development to be located in Surprise, Arizona. The site is the Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River base and Meridian, Maricopa County, Arizona. The parcel is north of Pinnacle Peak Road and west of Citrus Road and is bounded by Norwich Drive on the North and by 183rd Avenue alignment on the west. See attached map.

II. EXISTING CONDITIONS:

The 148.9 net acre site is currently undeveloped and gently slopes to the south and east. There is a wash which flows to southeast across the southwest corner of the site. This wash was labeled CAP Floodplain No. 1 West. The FEMA Flood Insurance Rate Map No. is 04013C1130E Panel 1130 of 4350. The site consists of Zones A & X. The floodplain impacts approximately 21 acres in the southwest portion of the parcel.

Vegetation consists of a few trees with numerous native shrubs and grasses covering the site. Project oils testing has yet to take place on the parcel. However, a review of the SCS "Soils Survey of Maricopa County, Arizona, Central Part," September 1977, find the site consists of loams, sandy loams, dry loams and gravelly sandy loams. These soils are generally moderately permeable with low shrink-swell potential. The parcel is zoned R1-43. The environmental assessment is being performed by others.

III. DEVELOPMENT PLAN:

A planned area development (PAD) is proposed for the entire site. The site will be developed in two phases. The phase one layout contains 48 lots. The road layout consists of east-west cul-de-sac streets intersecting two north/south circulatory roadways. Interior roadways will direct traffic to two outlet points, one exiting north onto Norwich Road and one existing south onto Pinnacle Peak Road. Additional PAD is planned for the remaining 93.9 acres. It is anticipated there will be a minimum of 74 lots under this future phase.

The interior roadways are to be public with a proposed right-of-way of 50 feet with a 24 foot roadway section.

Drainage concerns will be managed per the City of Surprise and Flood Control District of Maricopa County design criteria. All structural dwellings will be designed to be protected from inundation from the runoff from the 100-year rainfall event. In addition, the offsite runoff will be routed safely across and around the project, minimizing erosion. The 100-year, 1-hour storm will be retained on each individual lot. Additional information may be obtained from the preliminary drainage report.

Water service is a looped system utilizing a six inch water line and will be serviced by Beardsley Water Company. A Main Extension and Facilities Agreement for installed facilities has been entered into. The sewer system is planned as an individual disposal systems (septic tanks).

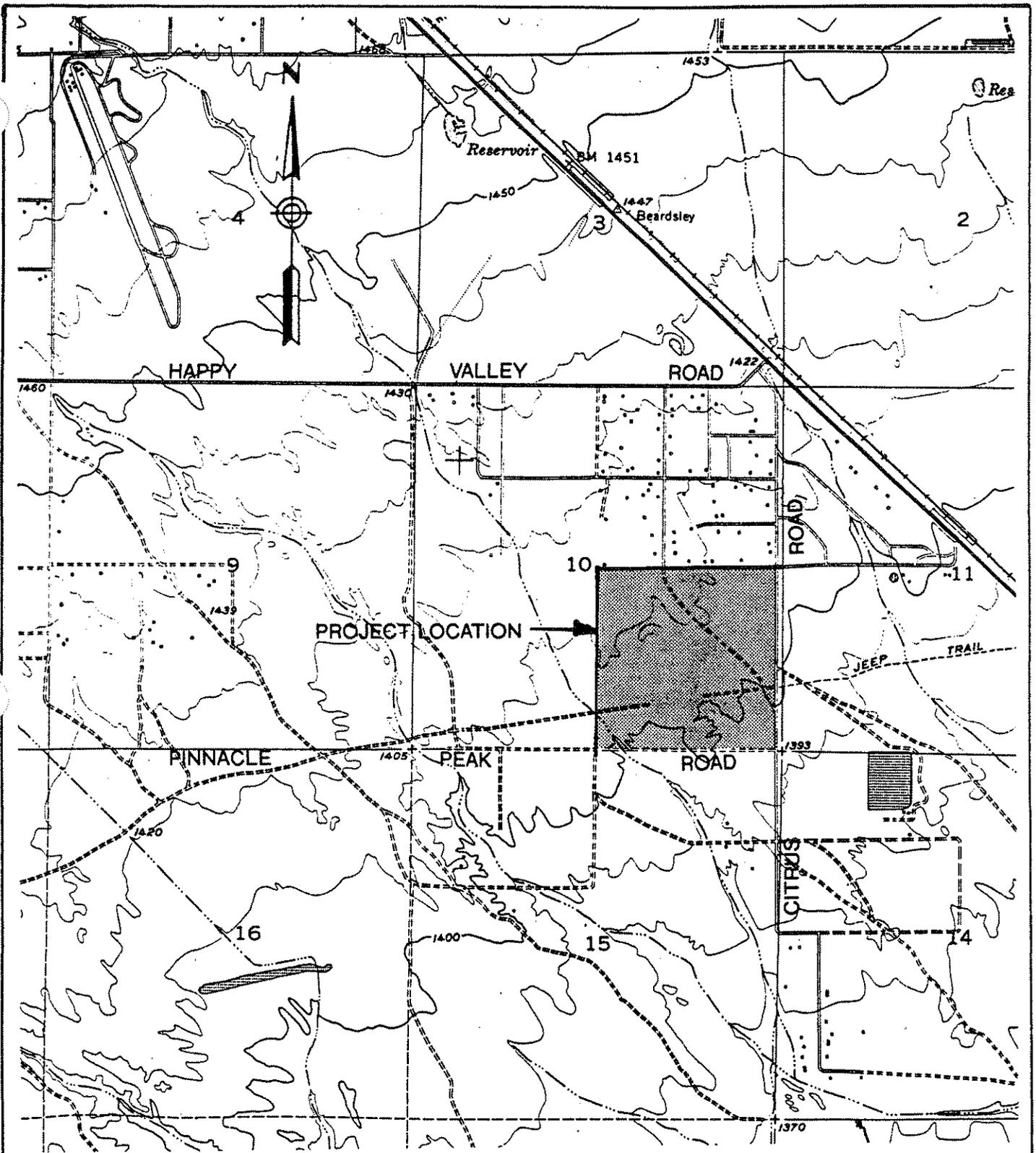
In addition, in lieu of installing curb, gutter, and sidewalks; full street rural improvements will be constructed on the following off-site streets. Citrus Road will be improved during the first phase of construction from Norwich Road south to Pinnacle Peak Road. Norwich Road will be improved from Citrus Road west to 183rd Avenue. Pinnacle Peak Road will be improved during the future development.

U.S. West Communication and Arizona Public Service are within the vicinity of the project. Southwest Gas is within a half a mile of the project however it is not considered in conjunction with this project at this time.

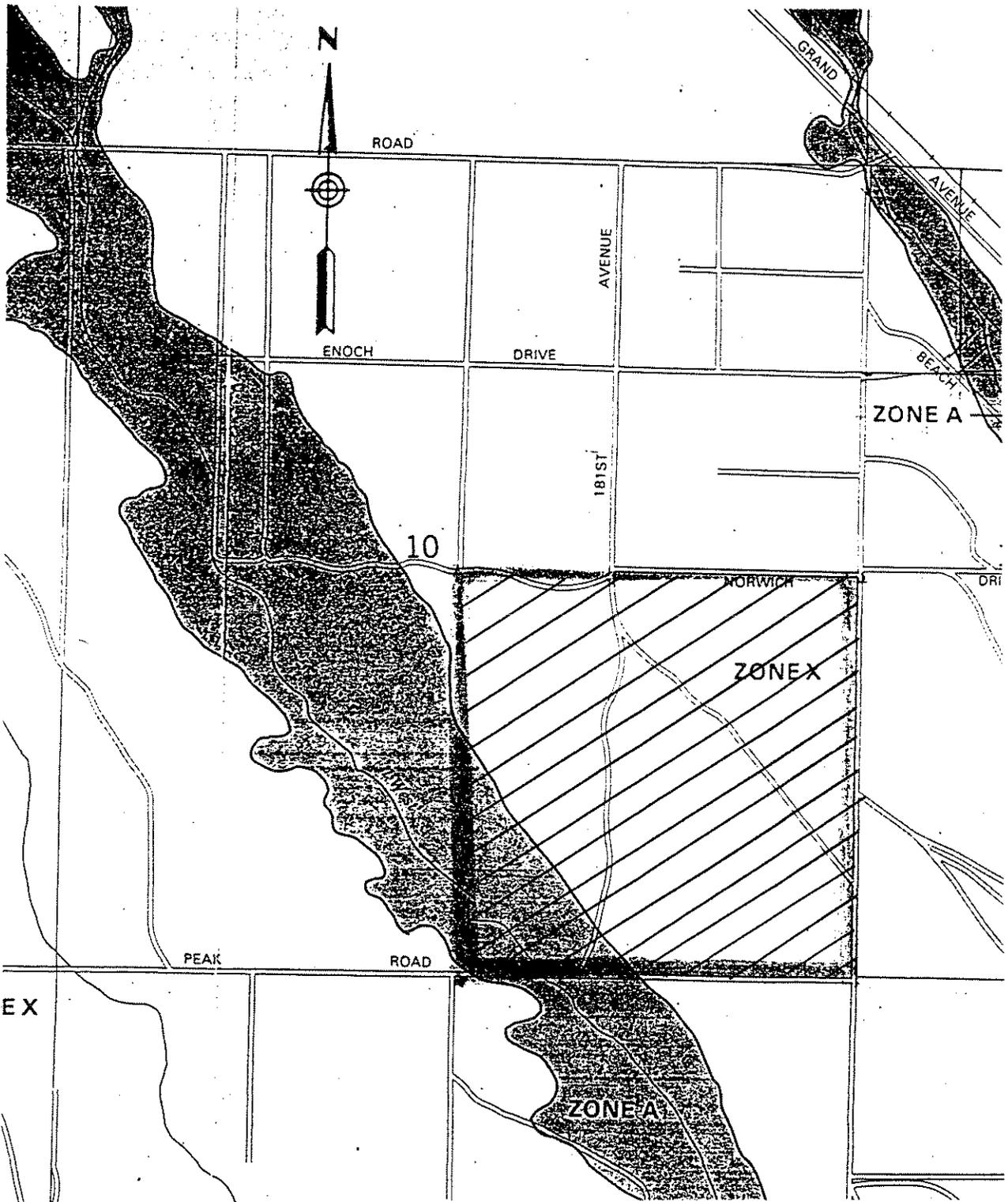
IV. DESIGN GUIDELINES:

The project will be designed in accordance with the City of Surprise, Maricopa County Association of Government and Flood Control District of Maricopa County Guidelines.

APPENDIX



VICINITY MAP
PINNACLE WEST RANCHES



FEMA MAP
PINNACLE WEST RANCHES

EXHIBIT J

PINNACLE WEST RANCH

Surprise, Arizona

Design Guidelines

A Planned Residential Development

Prepared for:

**CITRUS WEST PINNACLE PEAK
LIMITED PARTNERSHIP
8407 E. Via Ruidosa
Scottsdale, AZ 85258**

Revised January 11, 1997

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I. Introduction

A. *Purpose and Intent.* These Design Guidelines have been prepared for Pinnacle West Ranch to assist in providing a high-quality, residential project. The Design Guidelines illustrate the desired character for future residential development. Aspects of the Design Guidelines address development, architecture, landscape, signage and lighting. By guiding certain design elements throughout Pinnacle West Ranch, a unified community, compatible and complimentary to area development, will be provided.

It is not intended for these Design Guidelines to limit innovative design, but instead to protect owners, occupants, and the community from undesirable or substandard design and development. The priority of development compliance is first with the Pinnacle West Ranch (PWR) PAD Preliminary Development Plan's requirements and restrictions and second with the Design Guidelines. The Design Guidelines should be considered throughout the development approval process.

B. *Project Description.* The Pinnacle West Ranch is a proposed custom home development located in central Maricopa County in the City of Surprise. Pinnacle West Ranch is bounded by Norwich Drive on the north, Pinnacle Peak Road on the south, 183rd Avenue on the west and Citrus Road on the east. Grand Avenue is approximately ½ mile north of the site via Citrus Road. The project site is in its natural desert state with indigenous plant material throughout.

II. Design Guidelines

A. *Site Development.*

1. *Grading and Drainage Concept.* The grading and drainage concept for this project consists primarily of grading for streets and rights-of-ways. Streets will be designed to cause water to run off the streets and onto the lots. Each lot will have its own "On-Site" retention and the lot will be graded to drain accordingly. 30% of the surface of each lot will remain in its natural undisturbed state.

(a) *Off-site Water.* Drainage ditches will be provided along the perimeter of the property to carry off-site water to either the natural wash at the southwest corner of the property or to the alignment of Citrus Road, thus, allowing the water to flow in its natural patterns southeast of the project.

(b) *On-site Water.* Each lot will be graded to cause storm water to drain toward the backs of the lots and retained on site. (See Preliminary Drainage report in the Appendix (Exhibit K).

All drainage facilities will be designed based on generally accepted engineering practices and in accordance with the City of Surprise requirements. Grading shall be done to minimize erosion on- or off-site. No slopes shall be steeper than 4:1, pursuant to the standards of the City of Surprise unless approved by a soils engineer and accepted by the City. All excavation and fill areas shall be sufficiently compacted to prevent erosion problems. Any imported soil needed to create landscape berming shall be free of weeds and debris.

2. *Setbacks.* Building setbacks help to create view corridors and provide an open project feeling. Setbacks shall be as stated in the Pinnacle West Ranch Planned Area Development (PAD) Preliminary Development Plan (PDP) document.

3. *Lot Size and Coverage.* In accordance with the Surprise Comprehensive Development Guide, no lot will be smaller than 40,800 square feet and all lots will average over 43,560 square feet.

4. *Parking Requirements.* Each single-family, residential unit shall have a minimum of two off-street spaces. Overnight residential parking is prohibited on arterial and collector streets and is discouraged on any street, drive, or place other than approved parking spaces or areas. Parking areas, as much as reasonably possible, shall be screened from public roads and adjacent properties. Parking of boats, campers, trailers, etc., is not permitted in the front yards. Minimum 2-car carports will be allowed provided they are an integral part of the residence.

5. *Utility Structure Placement.* All exterior on-site utilities, including, but not limited to, sewer, gas, and water lines and electrical, telephone and communications wires and equipment shall be installed and maintained underground. Mechanical equipment for residential units shall ground mounted. Exterior transformers, utility pads, cable television and telephone boxes are encouraged to be located out of view of the right-of-way and screened with vegetation.

B. *Architecture.* Architectural guidelines will help to establish visual compatibility throughout Pinnacle West Ranch and assure an overall quality appearance. All structures in a neighborhood shall be of materials, colors and styles that blend with or complement each other.

1. *Style.*

- Architectural styles may vary but shall be cohesive throughout Pinnacle West Ranch. Designs incorporating a southwestern theme are encouraged.

2. *Building Orientation.*

- Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency.
- Residential units are encouraged to mix left and right elevations.
- Where possible, neighborhoods shall be created by the use of cul-de-sacs, small loop streets or other interesting street patterns.

3. *Massing.*

- Provide for a consistency in height, massing, and proportion.
- Heights shall be per the standards in the Pinnacle West Ranch PDP document.

4. *Building Materials.*

- Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
- Permitted exterior finished materials include plaster and masonry, adobe, slump, split or textured decorative block, brick and a limited amount of hardwood siding or vinyl lap siding.

5. *Roofs.*

- Generally acceptable roof covering materials shall be concrete tile, clay tile or other City approved materials.
- “Built-up” type roof covering materials shall be appropriately screened from view with roof parapets.
- Roof mounted equipment shall not be visible from any public street. Such equipment must be screened through the use of roof parapets or other appropriate screening.

- Roof parapets must be finished with the same material and color as is used for the building's skin and shall continue around all sides.
- Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof.
- All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

6. *Colors.*

- The predominant colors in Pinnacle West Ranch will be earth tones and other colors compatible with a southwestern architectural style.
- Trim colors shall not dominate the exterior appearance and shall be the same color range as the major color. Roof colors shall not produce glare, such as being white, light colored aluminum or a reflective surface.

7. *Accessory Buildings.*

- Accessory buildings are allowed pursuant to the requirements and restrictions of the PAD. Such buildings shall be painted a color to match or complement the main structure.

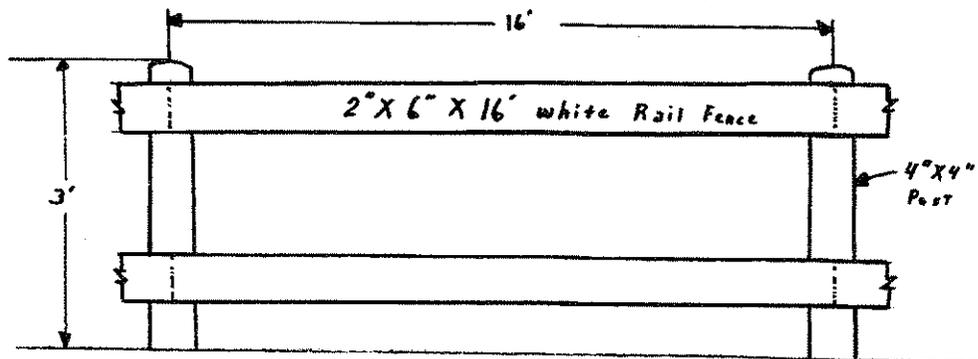
C. *Walls and Fences - Guidelines:*

- Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residences.
- Landscape berming is encouraged as an alternative to screen walls.
- The texture, color and form of walls adjacent to buildings shall harmonize with the building's design.
- Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and form are encouraged.
- Perimeter walls should respect the right-of-way line but do not need to follow the alignment exactly.
- Walls and fences, under normal conditions, shall be a maximum of 6 feet, as measured from an adjacent grade, along rear and side lot lines and (when provided) 3 feet along front lot lines adjacent to a road. They shall conform to City zoning ordinances and visibility triangles.
- No chain link fencing is permitted except to enclose farm animal or tennis courts., etc., see zoning ordinance for further restrictions.
- Open fencing may be provided adjacent to open spaces, such as decorative block and wrought iron.
- In accordance with paragraph 8-806F of the Surprise Zoning Ordinance, a Special Use Permit shall be applied for the express use of a decorative, white-wooden fence to be installed within the private property line of each home, adjacent to any street. These fences will be constructed of horizontal rails, 2" x 6" x 16' pine, fir or redwood (painted white) supported by 4" x 4" posts, not to exceed 36" in height (Figure 1) (Exhibit V). The purpose of these fences will be aesthetic in nature and will serve to give the Pinnacle West

Ranch its own unique character and sense of place. Builders and home owners will be required to construct said fences prior to final inspection by the City.

- The Developer shall install the above-described fencing along the perimeter of the project as each phase is developed. Each Home Owner will be responsible for the repair and maintenance of the fences adjoining their property. In the event a portion of the fence falls into disrepair or is unsightly, the Home Owner's Association will be required to make such repairs as are necessary and charge the Home Owner.

FIGURE 1



D. *Landscape.* The objective of the landscape is to screen, accent, soften and improve the visual character of Pinnacle West Ranch. All plant material should be draught resistant and water conserving. Drip irrigation systems are required, except for turf areas.

Streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that helps portray the image of the community to the public, thus, the purpose of the white rail fence. Landscape should be used to:

- soften, but not obstruct, the architecture;
- reinforce the circulation hierarchy;
- for screening; and

- aesthetically as a reminder of the natural environment in which we live.

Plant material listed on the Recommended Landscape Palette, which is included in the PDP at Appendix Exhibit I, should be used throughout Pinnacle West Ranch and reflect the principles of xeriscape.

Guidelines:

- The minimum plant sizes are as follows:
 - Trees - 15 gallon
 - Shrubs - 1 gallon
 - Groundcovers - 1 gallon
- Except for native plants previously on site, all new plant material shall be provided with a fully automated, below grade, drip irrigation system. Plants should be selected to fit naturally into their space to avoid the need for excessive trimming.
- Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized.
- Backflow prevention devices shall be fully screened.
- Exposed earth is not permitted due to erosion and dust concerns except in undisturbed natural areas.

1. *Streetscape.*

The following landscape standards shall apply to streetscape:

- Norwich, Citrus, Pinnacle Peak and 183rd Avenue.
- Subject to approval by the City, the landscaping along each of the above streets shall be an informal desert landscape and shall be installed as the adjoining lots are developed.

- The landscaping along neighborhood streets should reflect the landscaping of the roadways to provide cohesiveness throughout the project.

2. *Residential Site Development.*

- Landscaping shall comply with Pinnacle West Ranch Guidelines.
- Design shall reflect the character of the Pinnacle West Ranch theme.

At least two trees are required in the front yard of each dwelling unit, (“street trees”). At least 4 shrubs will be required in all front yards and will be utilized to soften and screen.

Groundcover may be turf, decomposed granite, or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance except in the natural, undisturbed areas.

All completed and sold dwelling units must have the front yards landscaped and street trees planted at the time the dwelling unit is completed. All unsold spec units must have the front yards landscaped and street trees planted at the time of completion of construction. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

- All landscaping must reflect the southwest character of the development.
- Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design.

3. *Open Space/Retention Areas.*

- Landscaping shall comply with City of Surprise Codes and Ordinances.

- Design shall reflect the character of the Pinnacle West Ranch theme.

E. *Equestrian Paths.* An 8' graded Equestrian and Public Utilities easement will be created adjacent to every internal street.

F. *Lighting.* Lighting is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of Pinnacle West Ranch. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots and walkways, lighting is primarily for security. Landscape and architectural lighting is primarily for aesthetics. All lighting shall be installed by the Developer and must comply with the City of Surprise lighting ordinance.

G. *Signage.* All signage must comply with the PAD signage provisions.

Guidelines:

- Signs shall not be located within the right-of-way.
- All signs shall be kept in good repair.
- All wires, haulouts, transformers and raceways must be concealed. Signs shall not be supported by guy wires or braces.
- Colors shall relate to other signs in the area to avoid clashing contrasts.
- Illumination shall be concealed. No flashing or blinking lights are permitted.
- No animated or sound emitting signs are permitted.
- No fluorescent or iridescent colors are permitted.
- Where possible, integrate signage into either a perimeter wall or the landscape, such as berms.
- Signs shall not restrict visibility at intersections, parking areas or driveway.
- Roof signs are not allowed.

- Painted window signs are highly discouraged. If used, no more than 10 percent of the window area may be painted and it must be in the interior.

1. *Entry Monument Signs.* Master community signs shall be designed and installed by the developer. These signs establish the theme for the entire development and all other signs should reflect the master sign standard. Each development sign, as a small portion of the whole project, will contribute significantly to the overall image.

2. *Open House Directional Signs.* Open House direction signs may be provided pursuant to article IX, Section 5 of the City's current Ordinance 85-5. "Open House" or similar "For Sale" signs in excess of the above Article IX, Section 5, Ordinance 85-8 criteria shall not be placed by either homebuilders or resale sellers.

H. *Maintenance.* Maintenance of all infrastructure is a necessary key to the continued quality appearance of Pinnacle West Ranch. Maintenance applies to buildings and other structures, paving and hardscape, landscape and all other site amenities and shall be done by the home owners or the Home Owner's Association.

Guidelines:

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation and natural looking pruning shall occur on a regular basis.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within ten (10) working days, weather permitting.
- The irrigation system shall be maintained regularly to avoid plant and water loss.
- Lawns shall be kept mowed.

- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.
- Buildings which happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance or vandalism of the property.

I. *Machinery and Equipment.* No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view from the street. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units shall be concealed by a solid enclosure or plant material on all sides visible to neighboring property.

All pool equipment shall be screened from off-site public view.

J. *Solar Panels and Equipment.* Solar energy devices may not be visible from street view.

Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line and must not be visible from street view. Roof mounted hot water storage systems must not be visible from the street. Tracker type systems will be allowed only when not visible from neighboring property.

The criteria for screening is set forth in Section II.I “Machinery and Equipment” and shall apply to solar panels and equipment.

K. *Exterior Accessories.*

1. *Antennas.* Exterior television, radio, ham radio or other antenna or dishes shall be allowed provided they are adequately screened from street views.

2. *Amplifiers.* No radio, stereo, television, broadcast or loudspeaker unit and no amplifier of any kind, may be placed upon, or outside or be directed to the outside, of any building in residential areas.

3. *Basketball Backboards.* Basketball hoops, backboards and other elevated sport structures may be erected, placed and maintained in any private yard including driveways of any lot on a permanent or temporary basis.

4. *Flagpoles.* Flag poles shall be limited to a height of 30 feet in residential areas. Only the United States and State of Arizona flags may be displayed and such flags shall be of a reasonable size.

5. *Utility and Service Lines.* No gas, electric, power, telephone, water, sewer, cable television or other utility or service lines of any nature or kind may be placed, allowed or maintained upon or above the ground on any lot or parcel, except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets and transformers will be permitted where required for public utilities or the landscaping of common areas.

6. *Clothes Drying Facilities.* All clothes drying facilities must be located and maintained exclusively within a fenced yard or otherwise concealed from the view of neighboring or public property.

7. *Additions or Alterations.* Any addition or alteration to any building, structure, lot or parcel must not violate or conflict with these guidelines, unless the additions and alterations are not visible from neighboring properties or public properties.

L. *Garbage.* No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specification of the City of Surprise. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City of Surprise.

M. *Window Treatment.* No aluminum material or other reflective material may be installed in Windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the design guidelines applicable to the structure on which the coverings or treatments are being placed.

III. Use of Design Guidelines

These guidelines shall serve as a general guide regarding development within the Pinnacle West Ranch PAD. They are not CC&R's and they are not intended to be nor shall they be construed to be rigid or inflexible. Instead, they are a flexible guide to be considered by the developer, builders, residents, etc., of the PAD and by the City to achieve and maintain Pinnacle West Ranch as a compatible, cohesive and high quality development. The Design Guidelines are issues and concepts that the developer, home builders and others should consider in preparing their plans for Pinnacle West Ranch. Non-satisfaction of Design Guidelines is not grounds for rejecting a plan, but the inclusion or recognition of such issues and concepts in such plans where reasonable and appropriate is encouraged and may be considered by the City in its consideration of such plans.

PRELIMINARY DRAINAGE REPORT

for

PINNACLE WEST RANCH

A CUSTOM HOME DEVELOPMENT

IN

SURPRISE, ARIZONA

Prepared For:
CITRUS WEST PINNACLE PEAK LTD. PARTNERSHIP
8407 E. Via Ruidosa
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(602) 949-5090

Prepared By:
BROOKS, HERSEY & ASSOCIATES, INC.
4602 E. Elwood Street, #16
Phoenix, AZ 85040
(602) 437-3733



September 17, 1996

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Appendix B Rainfall
Loss Coefficients
Retention Volume Calculations

Appendix C FEMA Floodplain Map

I. INTRODUCTION

Pinnacle West Ranch is a proposed custom home development to be located in Surprise, Arizona. This report will discuss the existing overall rainfall runoff patterns including, Floodplain One West of a 1989 Whitman Area Drainage Master Study. In addition, it will address development of the site in regards to drainage issues.

The 148.9 net acre consists of the Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian. The parcel is north of Pinnacle Peak Road and west of Citrus Road.

A Planned Area Development (PAD) is proposed for the entire site. The site will be developed in two phases. The phase one layout contains 48 lots. The road layout consists of east-west cul-de-sac streets intersecting two north/south circulatory roadways. Interior roadways will direct traffic to two outlet points, one exiting north onto Norwich Road and one exiting south onto Pinnacle Peak Road. Phase II is planned for the remaining 93.9 acres. It is anticipated there will be approximately 74 lots under this future phase.

Adjacent areas to this project are zoned R1-43 with sparse single family homes.

II. STATEMENT OF OBJECTIVES

This preliminary report is to act as a planning tool in the design of the Pinnacle West Ranch development. It will aid in the design and construction of the site to meet the required drainage standards. Drainage concerns will be managed per the City of Surprise and Flood Control District of Maricopa County design criteria. All structural dwellings will be designed to be protected from inundation from the runoff of the 100-year rainfall event. In addition, the offsite runoff will be routed safely across and around the project, minimizing erosion. Streets shall be designed and constructed so that storm water runoff will be directed onto individual lots and half street flows will be retained on lot. In addition, the 100 year - 1 hour storm will be retained on site by on lot retention areas. These basins will be designed to drain within 36 hours by use of infiltration or drywells if required.

III. DESCRIPTION OF THE EXISTING SITE

The 148.9 net acre site gently slopes to the south and east. Vegetation consists of a few trees, with numerous native shrubs and grasses covering the site.

Project soils testing is yet to take place on the parcel. However, a review of the SCS "Soils Survey of Maricopa County, Central Part, September 1977, find the site consists of loams, sandy loams, dry loams and gravelly sandy loams. These soils are generally moderately permeable with low shrink- swell potential.

The most prominent drainage feature of the parcel is the wash which flows to the southeast across the southwest corner of the site. This wash was included in the Sittman Area Drainage master Study (ADMS), and was labeled CAP Flood Plain - #1 West. The study shows 100-year storm event produces a flow in the wash of 5944 cfs, and creates a substantial floodplain. The floodplain as delineated by the study is shown on the FEMA Flood Insurance Rate map a portion of which is included in the Appendix. The floodplain area should have minimal effect on the first phase of development of the site.

In addition to the major wash which crosses the site, a significant amount of sheet drainage enters the parcel from the north and west. The magnitude of these flows will be determined and routed safely around the site. As these offsite areas are improved these flows will be reduced by the required drainage improvements which accompany development. The offsite drainage area map is included in the Appendix.

IV. METHODOLOGY AND PROCEDURES

Drainage runoff calculations for this site were performed utilizing the methods outlined in the "Drainage Design Manual of Maricopa County, Volume 1, Hydrology", June 1992. Runoff values were determined by the Rational Method for all on and offsite drainage areas. For the Rational Method, rainfall intensities were adjusted for Surprise from the Maricopa County isopluvial map. Runoff factor "C" values were weighted from the values in Section 11-1105E (2)f from "Subdivision Ordinance, Surprise Comprehensive Development Guide" for typical developed conditions. For the purposes of this report, accumulated runoff flows were not time adjusted for peak flows, but may be adjusted for final calculations

Half Street and typical right-of-way flows will be routed onto individual lots and retained in on lot basins. On lot retention basin required volumes were determined for the 100 year, 1 hour storm event by the method outlined in Section 11-1105 E (2) e, of the above mentioned Surprise Developmental Guide. These basins will be drained within 36 hours.

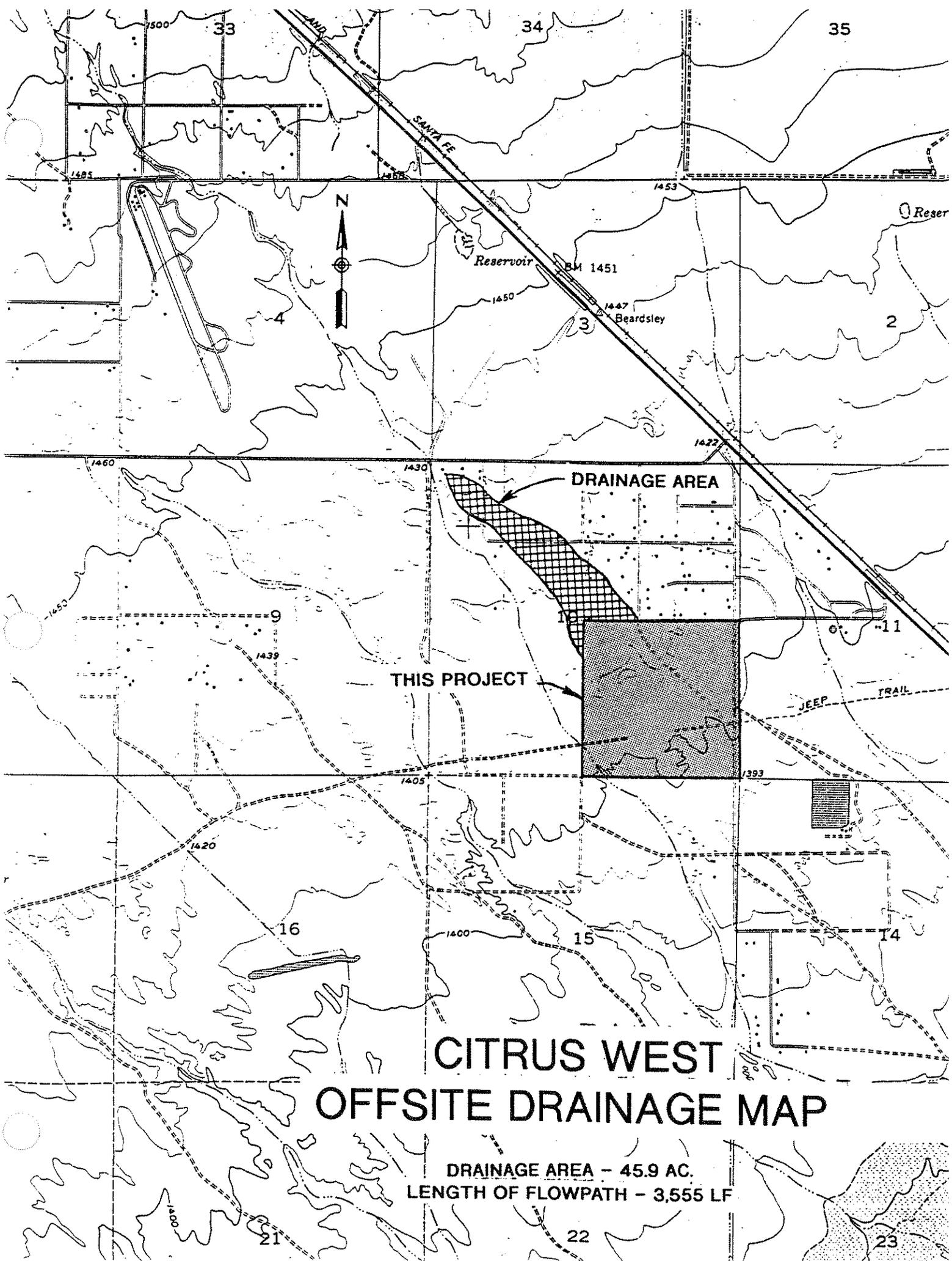
V. SUMMARY OF CONCLUSIONS

The information herein will provide the preliminary information required for the design of the first phase of the Pinnacle West Ranch. The onsite and offsite flows will be used to set minimum finished floor elevations for all structures 1 foot above the 100 year rainfall event high water elevation. The appendix also contains the required retention volume calculation which will be used to design the on lot retention basins.

The appendix also contains supportive information regarding the CAP- #1 West FEMA Floodplain. This information will also be used in the design of Phase II of the development.

APPENDIX A

Offsite Drainage Map and Calculations



CITRUS WEST OFFSITE DRAINAGE MAP

DRAINAGE AREA - 45.9 AC.
LENGTH OF FLOWPATH - 3,555 LF

Flood Control District of Maricopa County
 Hydrologic Design Manual Rational Method

Computed by: BHA

Date: 5-12-95

LOCATION DATA

Location: SURPRISE

Project Name: CITRUS WEST Subarea id: OFFSITE

Drainage Area Cover: UNDEVELOPED\ LOW DENSITY

DESIGN DATA

Drainage Area 45.90 acres
 Watercourse Length 3555.0 feet
 Top Elevation 1431.0 feet
 Bottom Elevation 1415.0 feet
 Slope .00450 feet/feet
 Roughness Coefficient (Kb) .02962
 10-Year, 6-Hour Rainfall 2.12 inches

Hydrological Summary Table

Parameter	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Q (cfs)	23	33	43	59	76	92
C	0.288	0.288	0.288	0.317	0.346	0.360
Tc (min)	27.2	23.7	21.6	19.8	18.6	17.5
i (in/hr)	1.8	2.5	3.2	4.1	4.8	5.6

APPENDIX B

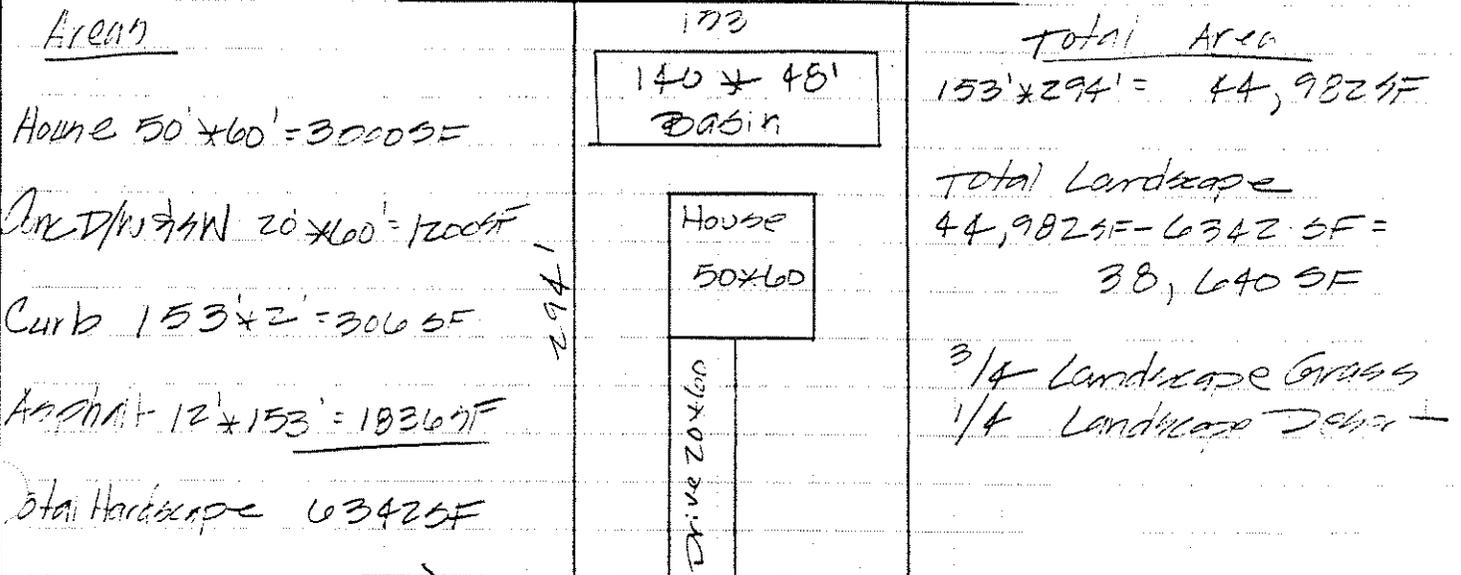
Rainfall Loss Coefficients Retention Volume Calculations

BROOKS HERSEY & ASSOCIATES, INC.

4602 East Elwood Street #16
 PHOENIX, AZ 85040-1960
 (602) 437-3733

JOB Pinnacle View
 SHEET NO. 1 OF 2
 CALCULATED BY J.M. DATE 3/1
 CHECKED BY _____ DATE _____
 SCALE _____

Weighted C Factor
Calculations



Areas

House 50' x 60' = 3000 SF

Driveway 20' x 60' = 1200 SF

Curb 153' x 2' = 306 SF

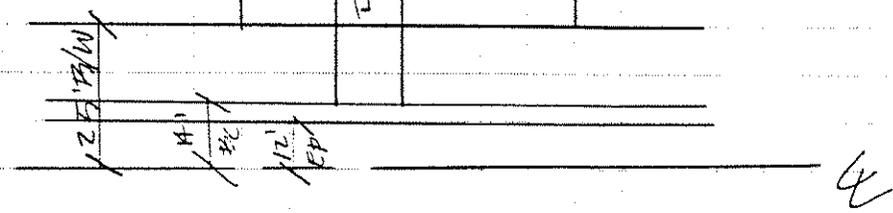
Asphalt 12' x 153' = 1836 SF

Total Hardscape 6342 SF

Total Area
 153' x 294' = 44,982 SF

Total Landscape
 44,982 SF - 6342 SF =
 38,640 SF

3/4 Landscape Grass
 1/4 Landscape Desert



Material	Area (SF)	"C"	CA
Concrete	1506	0.95	1431
Asphalt / road	4836	0.85	4111
Desert L _s	9660	0.70	6762
Grass L _s	28,930	0.15	4347
	<u>44,982 SF</u>		<u>16,651 SF</u>

"C" Value = 16,651 / 44,982 = 0.37

BROOKS HERSEY & ASSOCIATES, INC.

4602 East Elwood Street #16
PHOENIX, AZ 85040-1960
(602) 437-3733

JOB Pinnacle Water
SHEET NO. 2 OF 2
CALCULATED BY DMF DATE 9/9/08
CHECKED BY _____ DATE _____
SCALE _____

On-Lot Retention Volume Calculations

Flow of Surface Retention Equals

Volume Required $(2.4 \text{ in}/12 \text{ in}/\text{ft}^2) \times \text{Area} \times \text{C'' Punct. Coeff. (0.2)}$

Weighted Average Punct. Coeff. = 0.37

Average Lot Area = 44,982 sq ft

Vol Req. $= (2.4 \text{ in}/12 \text{ in}/\text{ft}^2) \times 44982 \text{ sq ft} \times 0.37 = 3329 \text{ cu ft}$

Average Size Basin, Six inches Deep

$3329 / 0.5' / 140' = 47.6'$

Basin Min. Size 48' X 140' X 0.5'

APPENDIX C

FEMA Floodplain Map



APPROXIMATE SCALE IN FEET



1130

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA AND
INCORPORATED AREAS

PANEL 1130 OF 4350

CONTAINS

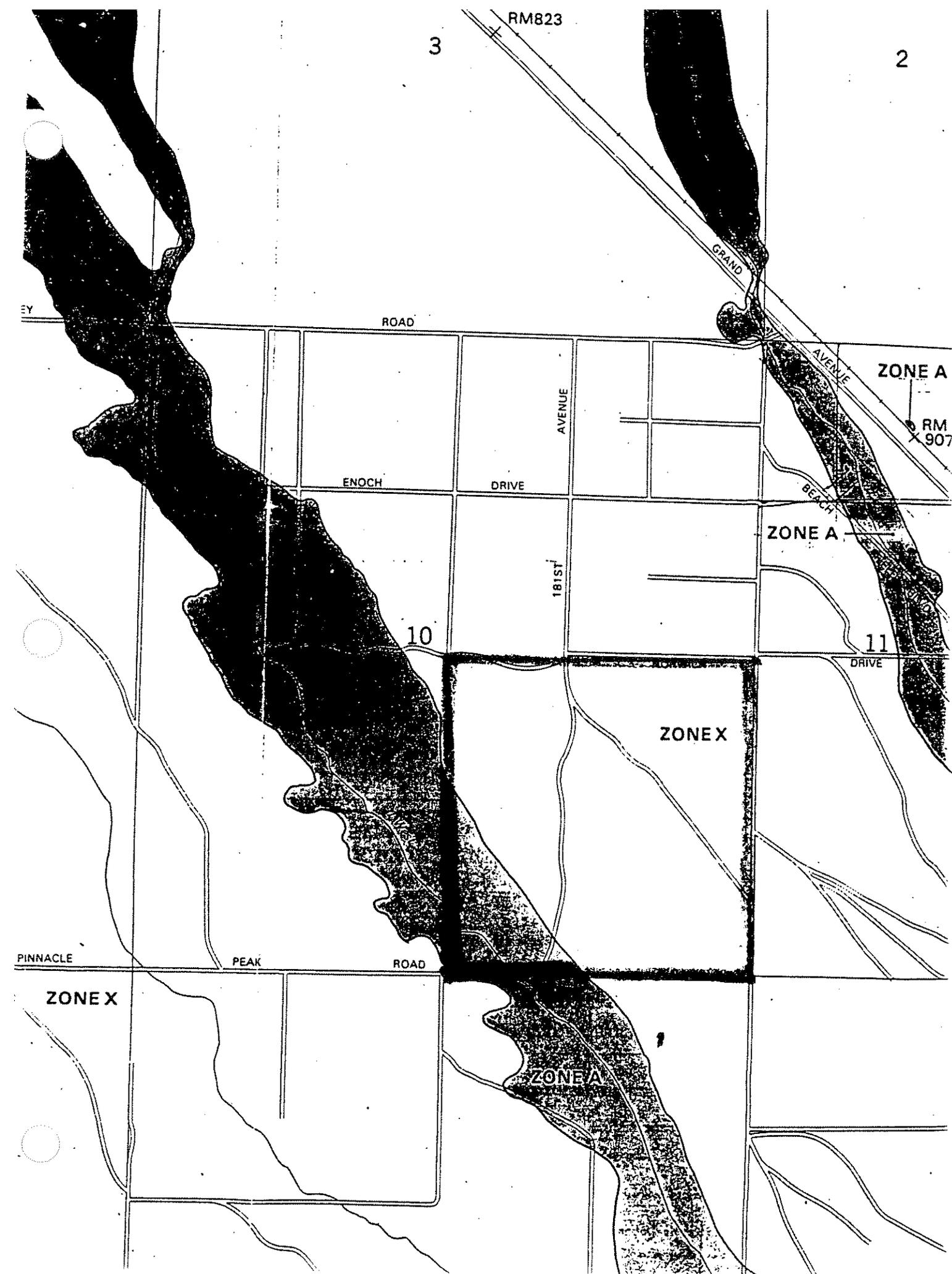
<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
MARICOPA COUNTY			
UNINCORPORATED AREAS . . .	040037 . . .	1130	E

MAP NUMBER
04013C1130 E

MAP REVISED:
SEPTEMBER 4, 1991



Federal Emergency Management Agency



3

2

RM823

ROAD

GRAND

AVENUE

ZONE A

RM 907

ENOCH

DRIVE

ZONE A

BECHT

181ST

10

11

DRIVE

ZONE X

Pinnacle

Peak

ROAD

ZONE X

ZONE A