



Sierra Montana

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SIERRA MONTAÑA

A PLANNED AREA DEVELOPMENT (P.A.D.) ON APPROXIMATELY 776 ACRES
LOCATED BETWEEN THE GREENWAY ROAD ALIGNMENT AND WADDELL ROAD,
FROM THE WEST SIDE OF COTTON LANE TO THE BEARDSLEY CANAL
IN SURPRISE, ARIZONA

APPLICATION P.A.D. 99-100 (Formerly P.A.D. 98-90)

P.A.D. DEVELOPMENT PLAN APPROVAL FOR
A P.A.D. ZONED RESIDENTIAL PROPERTY WITH COMMERCIAL

Originally Submitted August 5, 1998
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APPROVED BY SURPRISE CITY COUNCIL SEPTEMBER 14, 2000
ZONING ORDINANCE 00-15

CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
APPROVED	
Case No:	PAD99-100
P&Z Comm. Approval:	
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B.O.A. Approval:	
Stipulations:	

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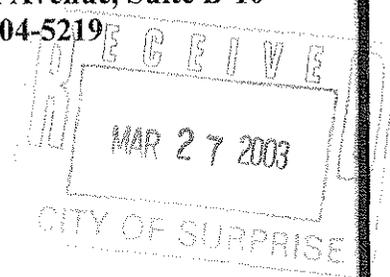
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**SIERRA MONTAÑA
P.A.D. DEVELOPMENT PLAN**

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SIERRA MONTAÑA

1.0 PROJECT SUMMARY

The following is a formal request seeking to develop fourteen (14) contiguous land parcels, in the western portion of the City of Surprise (the "City"), as an approximately 776 acre master planned community, known as **SIERRA MONTAÑA**.

SIERRA MONTAÑA consists of approximately one (1) and one-half (1/2) sections of land currently controlled by Maricopa County. This property is located between the Greenway Road alignment and Waddell Road, and from Cotton Lane west to the Beardsley Canal (the "Site"). The Site is located within the planning area of the City. Due to the Site's location, Annexation Petition 98-06 has been filed requesting SIERRA MONTAÑA become part of the City. The property will be annexed into the City with the City's R1-43 zoning district designation. This zoning designation is the most equivalent to the Maricopa County R-43 zoning designation.

Based on the review and approval of the attached Conceptual P.A.D. Development Plan (the "P.A.D. Development Plan"), this request seeks to change the Site's R1-43 zoning designation to Planned Area Development (P.A.D). The P.A.D. Development Plan for SIERRA MONTAÑA has been prepared to reflect the zoning designations that homebuilders will comply with when developing this master planned community. This development will be constructed as a residential community that is characteristic of the single-family and multi-family residential and commercial uses the City is striving to bring to their city. The P.A.D. Development Plan is attached as Exhibit 6/Appendix "B".

The City of Surprise Comprehensive Development Plan (the "Plan") depicts the Site and the surrounding area as a Typical Neighborhood Land Use area which allows development to occur with a maximum density of approximately six (6) to seven (7) dwelling units per acre (du/ac). The Plan also designates three (3) commercial corners within the Site.

The proposed SIERRA MONTAÑA community will include :

- Sixteen (16) Low Density Residential (LDR) single family subdivisions with a gross density of 3.32 residential du/ac;
- Four (4) Medium Density Residential (MDR) single family subdivisions with a gross density of 6.0 residential du/ac;
- Two (2) commercial corners with trail access from the residential subdivisions;
- Two (5) acre parks, six (6) active recreation areas and numerous opens space areas;
- A designated school site;
- Pedestrian and bicycle trails in each residential subdivision connecting to a master Development Trail System with access to the parks and school site;
- Open space trail system and access that is consistent with the Local Neighborhood Trail System designated in the Comprehensive Development Plan

SIERRA MONTAÑA

The property owners have teamed with Landmark Engineering, Inc. ("LEI") to design and provide the zoning coordination and engineering for the development of the Site in the City. In coordination with the property owners, LEI has thoughtfully planned SIERRA MONTANA to provide homeowners a sense of "community". The development will create a wonderful living environment featuring lush landscaped open space and a trail system inter-linking the overall project. The landscaping will include theme walls, "landmark" entries into the community, two (2) "pocket parks", and six (6) active recreation areas. This combined master open space contains approximately eight-four (84) acres of integrated, private open space/retention areas. An additional approximate thirty-two (32) acres of private open space/retention area is projected to be developed within the twenty residential subdivisions proposed for the community. The open space areas represent a minimum of fifteen (15) percent of the land area of the Site. The designated open space tracts will be dedicated and maintained by a master homeowner's association (the "HOA"). The City will not be responsible for the maintenance of the two (2) parks or any open space within this development. A Conceptual Landscape Plan and a Open Space, Trail System, Active Recreation Area Exhibit are attached as Exhibits 7 and Appendix "C", and Exhibits 8 and Appendix "D" respectively.

In addition, SIERRA MONTAÑA will provide the homebuilding community with the opportunity to showcase their homes on an minimum of nine (9) different lot configurations varying in size from 5,500 square feet up to an acre. Each model type will have a variety of elevations, rooflines and colors. This variety of lots, homes, and elevations, will create diversity within the Site, and add to the character of this development as well as the existing and proposed neighboring subdivisions to the south and north.

SIERRA MONTAÑA

1.1 CONSISTENCY WITH THE SURPRISE COMPREHENSIVE DEVELOPMENT GUIDE

SIERRA MONTAÑA has been thoughtfully planned and engineered to be in compliance with the City of Surprise Development Guide (the "Development Guide") including Section C "Goals, Objective and Policies". Several of the component areas of Section C are complemented by the proposed development.

These areas include:

1. Objective B-1 and Objective B-1d, the Site will create stable, identifiable single family residential neighborhoods with open space, access, cohesive flow of traffic, and supportive commercial facilities.
2. Objective C-1 and D-2, the Site has been designed to encourage new housing developments offering diverse housing types and sizes within the various subdivisions.
3. Objective E-2, the Site will create stable, identifiable and functional commercial corners that will provide supportive facilities that are compatible with the surrounding neighborhoods.

SIERRA MONTAÑA

2.0 PROPERTY DESCRIPTION

SIERRA MONTAÑA is a proposed master planned residential community consisting of approximately 776 acres, located at the southwest corner of Cotton Lane and the Greenway Road alignment. The property is currently located in Maricopa County. However, it lies within the City of Surprise Planning Area. A description of the Site, its conditions, and the surrounding area are presented in the following sections.

2.1 LEGAL DESCRIPTION

The proposed master planned community is comprised of approximately fourteen (14) contiguous parcels of land. These fourteen (14) parcels are located in the north half (1/2) of Section 10 and a majority of Section 11, Township 3 North, Range 2 West; G&SRB&M; Maricopa County, Arizona. The Site is located between the Greenway Road alignment and Waddell Road and between Cotton Lane and the Beardsley Canal in Surprise (Maricopa County), Arizona. Legal descriptions for the fourteen (14) parcels are included with this report as Appendix "A". Maps showing the vicinity around the Site and its location are presented as Exhibits 1 and 2 respectively.

2.2 OWNERSHIP

Approximately 536 acres of the Site is owned by three (3) Arizona limited partnerships; BOA Sorte L.P., Viel Gluck L.P., and Ben Fatto L.P.. This portion of the project consists of the following parcels:

502-03-007A, 502-03-007B, 502-03-007C, 502-03-007D, 502-03-007E, 502-01-012, 502-01-013, 502-01-014, 502-01-016, 502-01-017E.

The remaining approximately 240 acres is under ownership control of Aberdeen, L.L.C. and Sierra Montana L.L.C. This portion of the project consists of the following parcels:

502-01-017A, 501-01-017C, 502-01-017D, 502-01-023D.

2.3 CONTROL

The development of SIERRA MONTAÑA is under the control of co-managing partners, Mr. Broc Hiatt and Mr. Matt Briscoe, of Borgata Development L.L.C. and Aberdeen L.L.C. respectively (the "Owners").

SIERRA MONTAÑA

2.4 APPLICANT'S INTEREST

SIERRA MONTAÑA is presently being annexed into the incorporated city limits of the western portion of Surprise, Arizona. Based on the proposed and existing developments to the north and south of the Site, this overall area of the city is projected to experience substantial new growth of residential communities with limited commercial use. The applicant is interested in developing a diversely designed master planned community under the Planned Area Development Zone P.A.D. District of the City of Surprise Municipal Code; Section 17.28.140 (the "Municipal Code").

2.5 AREA DESCRIPTION

The existing land use within a one-quarter mile radius of the Site may be characterized as a mixture of agricultural uses, residential uses, and undeveloped land.

North: The Site is bound on the north by the Greenway Road alignment. The adjoining land to the north consists of The Villages at Surprise – South (a.k.a. Surprise Farms), a proposed P.A.D. development. Preliminary Plats for Phase 1A and 1B of this development are presently being reviewed by the City.

East: The northeastern portion of the Site is bound by Cotton Lane, an existing two-lane paved road. The land immediately to the east of the Site is used for agricultural purposes. The remaining southeastern portion of the Site wraps around a tract of land that has both residential and agricultural uses.

South: The Site is bound on the south by Waddell Road, a two-lane paved road. The adjoining property to the south is used for agricultural purposes.

West: The Site is immediately bound on the west by the Beardsley Canal immediately to the west. Further to the west is undeveloped land. The land to the northwest of the Site, on the west side of the Beardsley Canal, is the University of Arizona Experimental Agricultural Farm. The remaining southwestern portion of the Site wraps around the Waddell Haciendas, a single family home development.

2.6 EXISTING SITE CONDITIONS

The Site contains a total acreage of approximately 776 gross acres. The majority of the Site is being used for agricultural purposes. The Site is presently being annexed from Maricopa County into the City as a R1-43, Single Family Residential Zone. This zoning designation was the most comparable to the present Maricopa County zoning of R-43.

SIERRA MONTAÑA

2.6.1 Topographic Contours

A majority of the Site has been graded to accommodate the irrigation of crops. The fields gently slope to the east, southeast. The high point of the Site is the northwest corner that is approximately 1,332 feet above mean sea level (MSL). The low point of the Site, the southeast corner, is approximately 1,260 feet above MSL. Elevation and topographic information was derived from the U.S. Geological Survey (USGS) Waddell, Arizona, 7.5-Minute Series quadrangle map, 1957, photo revised 1971. Exhibit 4 shows the topographic contours for the Site.

2.6.2 Vegetation and Wildlife

The Site had been previously utilized for agricultural purposes with planted crops on a majority of the Site. The western portion of the Site contains a grove of citrus trees. The Site does not contain any significant native vegetation, except a portion along the Cotton Lane corridor. The Site has minimal wildlife. The wildlife species most likely to be found on the Site include jackrabbits, skunks, coyotes, mourning doves, quail and songbirds. A copy of two (2) separate Phase I Environmental Site Assessments covering the Site have been provided to the City.

2.6.3 Streams and Ponding Areas

The Site has been previously graded for agricultural uses. No natural washes or streams were found on the Site.

2.6.4 Existing Drainage Patterns

The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM); Panel Numbers 04013C1580 F and 04013C1585 F, effective date September 30, 1995, indicate that all but a small portion of the Site falls within **Flood Zone X**. The Zone X designation means the Site is located in areas of 500-year flooding; and 100-year flooding with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flooding. A very small portion of the southeast corner of the Site falls within **Flood Zone A**. The Zone A designation means the Site is in an area where no base flood elevations have been determined. Exhibit 5 shows the location of the two (2) flood zone designations for the Site.

The Site is approximately one mile east of the Trilby Wash basin. The Site is separated from the Trilby Wash basin by a levee and Beardsley Canal. As mentioned, the Beardsley Canal abuts the western boundary of the Site. There are no major washes or watercourses crossing the Site.

Based on meetings with the City Engineering Department, a countywide storm water retention policy has been implemented and all new developments in this area are required to retain 100-year, 2-hour duration design storm on-site. The Engineering Department staff stated that Surprise Farms, located north of the Greenway Road alignment, will be designed to conform to this new storm water retention policy that will reduce any storm water flows concentrating along the Greenway Road alignment.

SIERRA MONTAÑA

2.6.5 Utilities

- Water:** The Site is located in the water service area of Citizens Water Resources (i.e., Citizens Utility). Citizens Utility is working with the Owners to participate in the establishment of a water storage and distribution facility (the "Facility") adjacent to the Site on Citizens Utility property. The Facility is being designed to service both the Site and the balance of land in Sections 10 and 11. The Facility will be part of the integrated Citizens Utility water supply system that will provide water service to the Site. The water lines for the Site will be designed to connect with the new Citizens Utility water service system and then loop with the proposed Citizens Utility water lines in Surprise Farms. A Development Agreement, between Citizens Utility and the Owners, will address the water service to SIERRA MONTAÑA, and a copy of the agreement will be provided to the City upon completion of the agreement. A copy of the Master Water Study is attached in Appendix "H."
- Sewer:** The Site is located in the sewer collection system area of the City. There is an existing 27-inch sewer line in Cactus Road, just east of Reems Road, that will service the Site. A new 24-inch trunk line is being designed to provide sewer service from the existing Cactus Road connection to portions of the northwest area of the City along Sarival Avenue. Approximately five (5) new P.A.D. developments, including the Site, are to be serviced by the new trunk line. The City has approved the Development Agreement between the City and the owners of the five (5) new developments. A copy of this Development Agreement is on file with the City.
- The off-site sewer service to the Site from the trunk line will be comprised of a new 15-inch sewer line in Waddell Road. This line will provide sewer service from the proposed Sarival Avenue trunk line to the intersection of Waddell Road and Cotton Lane. Two (2) off-site sewer lines will then be installed approximately one-half (1/2) mile north and west of the Waddell/Cotton Intersection to provide sewer service to the Site. The line installed in Waddell Road will be a fifteen (15) inch sewer line and the line installed in Cotton Lane will be a ten (10) inch sewer line. A Pre-Annexation Development Agreement, between the City and the Owners will address the City sewer service to SIERRA MONTAÑA. A copy of the Master Sewer Study is attached in Appendix "H."
- Electric:** The Site is located in the service area of Arizona Public Service (APS). Existing electric service for the area is provided from overhead electric lines located adjacent to the Site in public utility easements along the north side of Waddell Road. There are also overhead electric lines along the west side of Cotton Lane, and the north side of the Greenway Road alignment, adjacent to the northern portion of the Site. All electric service for this development will be underground.
- Gas:** The Site is located in an area serviced by Southwest Gas Company. There is a 4-inch gas distribution line in Cotton Lane. This gas line provides service to the immediate area of the Site. All gas service, if constructed for this development will be underground.

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Telephone: The Site is located in an area that is serviced by U.S. West Communications. Telephone service in this area exists along the full length of Waddell Road between the Beardsley Canal and Cotton Lane and along the eastern side of the Beardsley Canal between Waddell and Greenway Roads. All telephone service for this development will be underground.

Cable: The Site is not in an area presently serviced by a cable TV company. However, Cox Communications presently services the subdivision development to the southwest known as Waddell Haciendas. Cox has stated that they intend to upgrade or extend service to the Site as the area develops. All cable service, if constructed for this development, will be underground.

2.6.6 Private Irrigation System

A citrus grove is currently located on the western edge of the Site. The balance of the Site is being farmed. There are numerous, concrete lined and dirt lined irrigation delivery and tail water ditches traversing the Site. This irrigation system is a combination of a private system and the irrigation service ditches and canals of the Maricopa Water District (MWD). MWD has their Lateral No. 5 Delivery Canal, the Cross-Cut Canal, a single delivery ditch east of the Cross Cut Canal, and two (2) well pumping facilities on the Site that provide irrigation service to adjacent properties to the east and south. This combination of water sources will continue to provide service to the aforementioned properties during and after development of the Site. Both the Lateral No. 5 Canal, the Cross-Cut Canal will be placed underground. An existing easement at the southeastern property line that contains an underground private irrigation pipe will be maintained. Another above ground MWD irrigation water delivery ditch is potentially to be relocated and may also be placed underground.

There are two (2) additional irrigation wells with grandfathered water rights that will be utilized by the Owners as part of the domestic water system for the proposed development.

The balance of the private irrigation system and several MWD service ditches will be taken out of service and the concrete and dirt irrigation canals and the tail water ditches will be physically removed from the Site prior to this development being built. The farming operation presently leasing portions of the Site for agricultural uses has been notified and will be phased out as the Site is developed phase by phase.

2.7 LUKE AIR FORCE BASE NOISE LEVELS

No portion of this property lies within the 1997 revised AICUZ noise contour lines. Additionally, no portion of this property lies within any noise contour lines as defined by the 1988 MAG JLUS.

SIERRA MONTAÑA

3.0 PROPOSED ALLOCATIONS OF LAND USE UNDER EXISTING CITY OF SURPRISE STANDARDS

SIERRA MONTAÑA has been planned to follow the established land uses existing under the Development Guide. As stated in Section 1.0, the Plan depicts the overall Site as a Typical Neighborhood Land Use area allowing densities of 6 to 7 du/ac, with three (3) commercial corners.

The SIERRA MONTAÑA Conceptual P.A.D. Development Plan includes:

- Two (2) proposed commercial land uses have been designed to meet the overall intent of the Plan for the area containing the Site.
 - One (1) Neighborhood Commercial/Service Node containing a total of 21.6 gross acres is proposed for the southwest corner of the intersection of Cotton Lane and Greenway Road. This commercial node is a consolidation of the two (2) Neighborhood Commercial/Service Nodes shown on the Development Guide Plan at the intersections of Greenway Road with Cotton Lane and Waddell Road with Citrus Road.

This commercial parcel will be developed under a P.A.D. C-2, Community Commercial Zone designation.
 - One (1) Convenience Commercial/Service Node containing a total of six (6) gross acres is proposed for the southwest corner of the two main collector roads within the development. This commercial corner was relocated internally from the location shown on the Development Guide Plan of a Commercial/Service Node of 5 to 7 gross acres at the intersection of the Citrus Road alignment and Waddell Road.

This commercial parcel will be developed under a P.A.D. C-1, Neighborhood Commercial Zone designation.

The proposed P.A.D. zoning for the commercial uses in SIERRA MONTAÑA is in compliance with the City of Surprise Development Guide or General Plan for both the Typical Neighborhood Land Use and the individual density designations stipulated in this current General Plan.

- Twenty (20) residential land uses have been designed to meet the overall intent of the Plan for the area containing the Site.
 - Approximately 611 gross acres of this community will be developed as single family homes with common useable open space with a gross density of **3.32 du/ac** under a P.A.D. Low Density Residential (LDR) designation. The Development Guide stipulates that the P.A.D. LDR designation has a land use density of 2 to 6 du/ac.

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- Approximately 109 gross acres will be developed as single family patio homes or clusters with common useable open space with a gross density of **6.0 du/ac** under a P.A.D. Medium Density Residential (MDR) designation. The Development Guide stipulates that the P.A.D. MDR designation has a land use density of 7 to 9 du/ac.

The proposed P.A.D. zoning for the residential uses in SIERRA MONTAÑA is in compliance with the City of Surprise Development Guide or General Plan for both the Typical Neighborhood Land Use and the individual density designations stipulated in this current General Plan.

A Conceptual P.A.D. Development Plan for SIERRA MONTAÑA (the "P.A.D. Development Plan") has been created to reflect the allocation of the above listed four (4) land use designations:

- Sixteen (16) subdivision land parcels or "bubbles," with integrated open space, trail system and retention areas, have been designed under the P.A.D. LDR designation.
- Four (4) land parcels, with integrated open space, trail system and retention areas, have been designed under the P.A.D. MDR designation.
- One (1) land parcel, connected to the integrated open space and trail system, has been designed under the P.A.D. C-1 designation.
- One (1) land parcel, connected to the integrated open space and trail system, has been designed under the P.A.D. C-2 designation.

The overall project containing 776 gross acres of multiple residential developments, two (2) neighborhood commercial corners, a school site, two (2) community parks and fifteen (15) percent open space with six (6) active recreation areas will be developed with a gross density of **3.45 du/ac**. Again, the Development Guide stipulates that the designated Typical Neighborhood Land Use has a land use density of **6 to 7 du/ac**.

The P.A.D. Development Plan is included as Exhibit 6/Appendix "B".

SIERRA MONTAÑA

3.1 RESIDENTIAL USES

The proposed residential uses for SIERRA MONTANA will be single-family residential dwelling units and multiple-family dwelling units built in accordance with the approved P.A.D. Development Plan and to conform to the City's LDR and MDR land use designations. These two (2) residential uses will be designed and developed under the current Municipal Code Section 17.28.040 provisions for R1-18, R1-8, R1-5, and R-2 zoning designations, unless specifically amended.

Also, these two (2) residential uses will be designed and developed to follow the desired LDR land uses under the new City of Surprise Single Family Residential Design Guidelines adopted on January 13, 2000, unless specifically amended (see Section 4.0).

The City's R1-18, R1-8, R1-5, and R-2 and R-3 zoning designations have been designated as the most equivalent zoning districts to the SIERRA MONTAÑA LDR and MDR land use categories. These two land use designations also are in compliance with the Typical Neighborhood (TN) land use classification shown of the General Plan. The zoning designations are as follows:

R1-18 = LDR
R1-8 = LDR
R1-5 = LDR
R1-5 = MDR
R-2 = MDR **

** NOTE: A potential exists to develop certain types of patio homes or cluster homes on the four (4) proposed MDR land use areas that may be more equivalent to the R-2 zoning designation. This type of residential development will not be designed as a standard LDR subdivision with smaller lots.

3.1.1 Estate Lots/Open Space

A transitional lot and open space area has been established in certain portions of the LDR areas of the SIERRA MONTAÑA project. This area is designated on the Conceptual P.A.D. Development Plan as Estate Lots/Open Space. The purpose of the transitional area is to provide a blending of larger lots and open space adjacent to the housing developments, existing or proposed, that are contiguous to the southeast and southwest portions of Sierra Montaña. These designated areas will be designed with a combination of large estate lots and open space areas that will be utilized for retention, drainage and/or utilities. The size of the estate lots within these areas may vary depending on the design criteria of the designated smaller lots that have been established by the approved P.A.D. Development Plan . . . However, all estate lots designed with contiguous, common property lines to the adjacent off-site properties will be an acre in size.

3.2 COMMERCIAL USE

The two (2) proposed commercial corners for SIERRA MONTAÑA consist of one (1) neighborhood commercial center consisting of approximately twenty (20) net acres and one (1) smaller, internal convenience commercial center of approximately 5 net acres. Both commercial corners are to be built in accordance with the approved P.A.D. Development Plan under the P.A.D. C-2 and P.A.D. C-1 designations. The City C-2 and C-1 zoning categories are most

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equivalent to the two (2) proposed commercial uses. The commercial uses proposed for the Site and their permitted uses will conform to the current provisions for C-2 and C-1 zoning in the Municipal Code, Section 17.28.080, unless specifically amended.

3.3 DENSITY

According to the P.A.D. Development Plan the gross density of the LDR portion of SIERRA MONTAÑA will be 3.31 residential du/ac. The gross density of the MDR portion of SIERRA MONTAÑA will be 6.0 residential du/ac. These densities suggest that the proposed development be classified as a combination LDR and MDR designations under Section D.1.2 of the Development Guide.

3.4 SITE ACREAGE AND CONCEPTUAL DWELLING UNITS, DENSITY AND DEVELOPMENT ACREAGE

Based on the proposed land uses and densities for SIERRA MONTAÑA, the following table reflects the conceptual acreage, dwelling units, densities, and open space allotments.

TOTAL ACREAGE OF PROJECT	GROSS PAD LDR ACREAGE	GROSS PAD MDR ACREAGE	GROSS COMMERCIAL ACREAGE	ARTERIAL STREET ACREAGE	COLLECTOR STREET ACREAGE
776	509.3	101.8	27.6	7.5	30.9

ACTIVE RDC/ MASTER OPEN SPACE ACREAGE	PARK OPEN SPACE ACREAGE	PROJECTED RESIDENTIAL OPEN SPACE ACREAGE	DESIGNATED SCHOOL ACREAGE
72.9	11	32.5	15.0

CONCEPTUAL NUMBER OF DWELLING UNITS [LDR]	GROSS DENSITY PER ACRE [LDR]	CONCEPTUAL NUMBER OF DWELLING UNITS [MDR]	GROSS DENSITY PER ACRE [MDR]
2,024	3.3	651	6.0

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3.5 LOT SIZE

The P.A.D. Development Plan for the Site has sixteen (16) LDR residential development parcels (subdivisions), four (4) MDR residential development parcels and two (2) commercial parcels. The proposed Conceptual Land Use Plan (the "Land Use Plan") for the Site will be designed with a minimum of nine (9) different lot widths within the LDR residential subdivisions. The use of varying lot widths will provide as mix of the types of homes to be built. The P.A.D. LDR designated lots will be varied with minimum depths of 110 feet, 115 feet, 120 feet, or in the Estate Lot areas where the depths will a minimum of 140 feet or 150 feet. The LDR minimum lot widths will be 50 feet, 53 feet, 58 feet, 63 feet, 68 feet, 78 feet, 85 feet, or in the Estate Lot areas where the widths will vary up to 290 feet or greater. The conceptual lot yield for the total proposed twenty (20) residential subdivisions are outlined on the following page:

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PARCEL	CONCEPTUAL YIELD (DWELLING UNITS)	MINIMUM LOT SIZE
1	148	63' x 115'; 68' x 115'
2	118	63' x 115'; 68' x 115'
3	90	63' x 115'; 68' x 115'
4	59	78' x 115'
5	85	85' x 120; Estate Lots
6	125	63' x 115' 78' x 115'; Estates Lots
7	85	68' x 115'; Estates Lots
8	191	Patio/Cluster/Town Homes
9	133	58' x 110'; Estates Lots
10	173	50' x 110'; Estates Lots
11	179	53' x 110'; Estates Lots
12	186	50' x 110'; Estates Lots
13	187	Patio/Cluster/Town Home
14	0	Commercial
15	165	Patio/Cluster/Town Home
16	84	53' x 110'; Estates Lots
17	118	50' x 110'
18	0	Commercial
19	125	50' x 110'
20	108	Patio/Cluster/Town Home
21	171	53' x 110'
22	145	58' x 110'; 63' x 110'
23	0	School Site
TOTAL	2,675	

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3.6 CONCEPTUAL LAND USE PLAN

The Land Use Plan has been prepared to illustrate the proposed land uses for Sierra Montana based on the P.A.D. LDR, MDR, C-2 and C-1 zoning designations. The Land Use Plan reflects a proposed lot configuration for the twenty (20) residential subdivisions and the C-2 and C-1 commercial corners.

This Land Use Plan shows compliance and consistency with the Development Guide and is included as Exhibit 6.

3.7 RESIDENTIAL LAND USE

The residential land uses shown under the P.A.D. LDR and P.A.D. MDR zoning designations have been designed to comply with the Development Guide and the existing design standards.

3.7.1 Development Standards for a P.A.D. LDR Zoning Designation

DESCRIPTION	SIERRA MONTAÑA P.A.D. LDR STANDARDS
Minimum Net Lot Area	5,500 square feet
Minimum Lot Width	50 feet ¹
Minimum Lot Depth	110 feet
Maximum % of Lots Under 50'	None
Front Yard Setback – House Forward	12 foot minimum
Front Yard Setback – Garage Face	18 foot minimum
Front Yard Setback – Side Entry Garages	12 foot minimum
Front Yard Setback – Stagger	3 foot minimum
Minimum Rear Setback	20 15 feet
Minimum Rear Setback (Perimeter Estate Lots Only)	30 feet
Minimum Side Setback	8 and 5 feet ³
Minimum Distance Between Buildings on Adjacent Lots	10 feet
Minimum Street Side yard Setback	13 feet ²
Maximum Structure Height	30 feet

Footnotes:

1. Minimum lot widths will be measured at the front setback line. Front setbacks measured from property line
2. Street side yard setbacks shall not apply to lots adjacent to landscape tracts.
3. Non-foundation home features will be allowed to encroach two (2) feet into the side yard setback, but no closer than four (4) feet from the property line.

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3.8 RESIDENTIAL DWELLING UNITS UNDER 50 FEET IN WIDTH

In accordance with the P.A.D. LDR zoning designation, no lots will be provided with widths between 45 and 49 feet.

3.9 COMMERCIAL LAND USE

The two (2) commercial land uses shown under the P.A.D. C-1 and P.A.D. C-2 zoning designations for the Site have been designed to comply with the Development Guide and the existing design standards. The commercial uses proposed for the Site and the uses that will be permitted in these areas will conform to the current provisions for C-2 and C-1 zoning in the Municipal Code, Section 17.24.030 and Section 17.28.080, unless specifically amended.

3.9.1 Development Standards for a P.A.D. C-1 Zoning Designation

DESCRIPTION/USES	SIERRA MONTANA P.A.D. C-1 STANDARDS
Front Building Setback	15 feet
Interior Side and Rear Building Setback	10 feet
Corner Side Building Setback	10 feet
Residential Zone Boundary	20 feet
Principally Permitted Uses – 17 Listed Uses	All 17 Listed Uses
Conditionally Permitted Use – 6 Listed Uses	4 of the 6 Listed Uses No Schools or Temporary Model Homes

3.10 ROAD CIRCULATION

Cotton Lane and Waddell Road provide primary access to SIERRA MONTAÑA. Cotton Lane has been established as a minor arterial road with a 110-foot right-of-way in the Development Guide or Engineering Department guidelines. Waddell Road has been established as a major arterial road with a 130-foot right-of-way in the same guidelines. Both the Citrus Road and Greenway Road alignments are presently dirt service roads and are identified as minor arterial roads with 110-foot rights-of-way. Both of these roads are to be re-aligned or abandoned.

Based on discussions with the Surprise Engineering Department, the dedication of the Citrus Road alignment will not be required within this development. The Greenway Road alignment will be re-aligned within SIERRA MONTAÑA and will be designed as an 80-foot right-of-way that transitions to a 60-foot right-of-way in the western portion of this master planned community. These proposed realignment will be landscaped 4-lane roads with staggered medians and/or roundabouts that will be both designated as collectors. This 4-lane road will be aligned to provide future public access at northwest corner of SIERRA MONTAÑA for the land area west of the Beardsley Canal along the north/south section line. All arterial streets will be designed per the Municipal Code, Title 16 Subdivision; Section 16.20.030 Streets.

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The collector street system for SIERRA MONTAÑA consist of four (4) primary roads. One (1) collector street will be designed with an eighty (80) foot right-of-way with minimum ten (10) foot wide up to thirty-five feet wide landscape tracts on both sides of the street and staggered landscaped medians. Three (3), sixty (60) foot rights-of-way with minimum ten (10) foot wide up to thirty-five feet wide landscape tracts on both sides of the street and staggered landscaped medians and/or landscaped roundabouts. The collector streets will be extended through the Site and will serve as the primary collectors for internal traffic flow created by the twenty-three (23) parcels on the Site. All internal streets will be designed per the Municipal Code, Title 16 Subdivision; Section 16.20.030 Streets. A Street Design Plan is included as Appendices F.

3.10.1 Traffic Analysis

A regional traffic study is currently being prepared for the City for the area including the Site. In addition, a traffic study has been prepared specifically for the SIERRA MONTAÑA project. SIERRA MONTAÑA will provide primary/secondary arterial access on both Cotton Lane and Waddell Road. Both roads will be designed and constructed per the Municipal Code, Title 16 Subdivision; Section 16.20.030 Streets.

The traffic study for the Site has been submitted to the City of Surprise Engineering Department for review and approval.

3.10.2 Traffic Signal

The City is currently researching the need for a future traffic signal at the intersection of Greenway Road and Cotton Lane. An appropriately located traffic signal will be included as part of the public facilities provided in conjunction with the development of SIERRA MONTAÑA.

3.10.3 Bus Bays

Public bus routes have not been established for the portion of the City containing the SIERRA MONTAÑA development. Therefore, bus bays will not be included as part of the public facilities provided within SIERRA MONTAÑA.

3.11 OPEN SPACE DESIGNATIONS

The SIERRA MONTAÑA Master Planned Community will have two (2) separately delineated, but fully integrated, open space areas. They are designated as the Master Open Space and the Residential Open Space. Each of these open space areas and their components will be outlined in Sections 3.12 and 3.13 below.

The developer will create and record a set of Covenants, Conditions, and Restrictions (CC&R's) establishing a master homeowner's association (the "HOA") which will be responsible for the maintenance of the landscaping of the open space areas and designated rights-of-ways. The HOA will be created by the developer and governed by a recorded set of CC&R's.

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3.11.1 Master Open Space

The Master Open Space is a continuous common open space that links the twenty (20) residential land parcels, the two (2) commercial corners, the two (2) parks and the adjacent properties to the east, north and west. The Master Open Space contains approximately 84 acres utilized for pedestrian and bicycle trails, active recreation and surface water retention areas.

The following five (5) sub-sections outline the various features of the Master Open Space.

A. PARKS

- Two (2) parcels of land will be set aside as parks within the development. Each park will contain approximately five (5) acres of active open space for the enjoyment of residents. These parks will be known as Central Park East and Central Park West.
- Both parks will have an active turf area that can be utilized for field sports (e.g., soccer, etc.) and tot lot areas. Central Park West, adjacent to the school site, is designated to include a practice ball field with backstop. Central Park East is designated to include a 6-way basketball court. These landscaped park areas will also contain a ramada, benches, picnic tables and drinking fountains. An integrated system of trails and sidewalks will provide pedestrian and bicycle access to these parks from all subdivisions in the community. A colored rendering of the Conceptual Landscaping Plan showing the location and uses of each park is part of Exhibit 7.
- The recreational uses will be in full compliance with the Planned Area Development Zone P.A.D. District of the City of Surprise Zoning Code; Section 17.28.140.

B. DEVELOPMENT TRAIL SYSTEM

- A designated trail system is proposed through the center of SIERRA MONTAÑA (the "Development Trail System"). Pedestrian and bicycle access and use has been designed from the eastern property line of the development through the center of the project and connecting to the north and western property lines.
- The Development Trail System will link all designated neighborhood trails designed for each of the residential developments in SIERRA MONTAÑA. This system will provide access to the school site, the parks, the active open spaces and the commercial centers. The Development Trail System will utilize an eight (8) foot meandering path within the open space areas of the Master Open Space. The open space areas will be a minimum of thirty-five (35) feet to forty-five (45) feet in width between the land parcels and twenty (20) feet wide along the internal road rights-of-ways. A colored rendering of the Conceptual Landscaping Plan showing the proposed design of the Development Trail System is included as Exhibit 7 and shown on Page 11.

C. LINEAR TRAIL CORRIDOR

- The Master Open Space will also include an area located along the north common property line of SIERRA MONTAÑA and the adjacent PAD development as a separate designated open space containing approximately 5.4 acres of open space (the "Linear Trail Corridor"). The Linear Trail Corridor will be utilized as a trail for pedestrian and bicycle access along the northern portion of SIERRA MONTAÑA to the proposed regional park west of the Beardsley Canal and to the proposed West Park to the north. The P.A.D. Development Plan reflects the physical location of

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the Linear Trail Corridor. The Open Space; Trail System; Active Recreation Area Exhibit presented in Exhibit 8 also shows the location and proposed design of this joint open space.

- Discussions have been initiated with Surprise Village Company, L.L.C., the developer of Surprise Farms, to potentially expand the Linear Trail Corridor and jointly develop the expanded open space and trail system. Surprise Farms, the PAD development to the north, is reviewing the adding of approximately fifty-five (55) feet of additional open space and create a linear greenbelt with connecting trails for pedestrian and bicycle access between the two (2) developments and to the proposed regional park. It is proposed that the common perimeter fence between the two (2) developments not be constructed, but replaced with offset view fencing offered along the rear property lines of the subdivisions constructed in each planned community. This expanded Linear Trail Corridor will greatly enhance this area and be an asset to the City.
- A joint participation agreement is being discussed and formulated between the two master planned communities for the development of the expanded Linear Trail Corridor. If the two developments proceed, a copy of the agreement will be submitted to the City for review. A separate set of Covenants, Conditions, and Restrictions (CC&R's) may be created establishing that the HOA will be responsible for the maintenance of the landscaping in the expanded Linear Trail Corridor.

D. ACTIVE OPEN SPACE

There are six (6) common area open space tracts that have been designed to provide additional active recreational uses for the residents of SIERRA MONTAÑA. These six (6) active recreation areas are known as North 1, North 2, West 1, West 2, and South 1 and South 2. A colored rendering of the Conceptual Landscaping Plan showing the location and proposed design of these active open spaces is included as Exhibit 7.

- The North 1 is predominately a large, active turf area that will be utilized for field sports (e.g., soccer, etc.). This active recreation park contains approximately 2.4 acres. The south central portion of a proposed field sports turf area has been designed to also be utilized as a retention area for a portion of the community. This landscaped park area will also contain park benches, picnic tables and drinking fountain. A meandering Neighborhood Trail will provide pedestrian and bicycle access to and through this active open space area from all adjacent subdivisions. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in North 1 is included in Exhibit 7 on Page 6.
- North 2 is a long and narrow active turf area that will have a physical conditioning station inter-linked with a meandering Neighborhood Trail. This active recreation park contains approximately 2.1 acres. This landscaped park area is proposed to contain a modified 6-way basketball court, field sports turf area, park benches and picnic tables. The meandering Neighborhood Trail will provide pedestrian and bicycle access to and through this active open space area from the adjacent subdivisions. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in North 2 is included in Exhibit 7 on Page 6.

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- West 1 is a smaller active turf area that is bisected by the Development Trail System that connects to the designated Regional Park Open Space System west of the Beardsley Canal. This recreation open space area also connects to the Neighborhood Trail System and contains approximately 2.8 acres. Besides the trail system, this landscaped active recreation area is proposed to contain a tennis court with adjacent field sports turf area, park benches, picnic tables and drinking fountain. The Development Trail System will provide pedestrian and bicycle access to and through this open space area from all subdivisions in this community. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in West 1 is included in Exhibit 7 on Page 6.
- West 2 is an active turf area that is at the confluence of the Development Trail System and a major Neighborhood Trail System. This recreation open space area contains approximately 2.2 acres. Besides the trail system, this landscaped active recreation area is proposed to contain a physical conditioning station inter-linked with the trail system. The area will have a turf play area, park benches, picnic tables and drinking fountain. A second designated active area will also be set aside within this active recreation area for a tot-lot play area. This area will have designated play equipment for younger age groups. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in North 2 is included in Exhibit 7 on Page 6.
- South 1 is predominately a large, active turf area that will have an active turf area with a sand volleyball court. This turf area can also be utilized for field sports (e.g., soccer, etc.). This active recreation area contains approximately 2.3 acres. The south central portion of the turf area of this active recreation area has been designed to provide a dual use as retention area for a portion of the community. This landscaped park area will also contain a ramada with BBQ, park benches, picnic tables and drinking fountain. A meandering Neighborhood Trail will provide pedestrian and bicycle access to and through this active park area from all adjacent subdivisions. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in South 1 is included in Exhibit 7 on Page 6.
- South 2 is a predominately large, elongated active turf area with an active recreation area. This area contains approximately 2.4 acres. This landscaped park area will contain playground equipment with park benches, picnic tables and drinking fountain. A meandering Neighborhood Trail will provide pedestrian and bicycle access to and through this active park area from all adjacent subdivisions. Portions of the trail system in this open space area are part of dual use of the MWD Cross Cut Canal Service Road/Trail that traverses through this portion of the development. A second designated active area will also be set aside within South 2 for a tot-lot play area. This area will have designated play equipment for younger age groups. A colored rendering of the Conceptual Landscaping Plan showing the location and uses in South 2 is included in Exhibit 7 on Page 6.

E. SURFACE WATER RETENTION

- There will be additional areas within the Master Open Space that will be part of an integrated retention basin design that will handle the surface water retention for each of the residential land parcels and the development as a whole. The retention basins will be sized for a 100-year, 2-hour storm. These common areas will also be utilized for recreation purposes and pedestrian access.

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3.11.2 Residential Open Space

In addition to the Master Open Space, each of the LDR, MDR and HDR residential land parcels will have integrated and linked open space areas (the "Residential Open Space"). The Residential Open Space will provide approximately 32 acres utilized for pedestrian and bicycle access trails, potential additional active recreation purposes, and surface water retention. The P.A.D. Development Plan reflects the location of the Residential Open Space.

The following two sub-sections outline the various features of the Residential Open Space.

A. NEIGHBORHOOD TRAIL SYSTEM

- Pedestrian and bicycle access from each of the residential land parcels to the Development Trail System will be provided via a designated trail system within SIERRA MONTAÑA (the "Neighborhood Trail System"). The Neighborhood Trail System will link these residential areas with meandering trails within designated areas of the Master Open Space and Residential Open Space corridors. This system will also provide the access to both commercial centers. The meandering trail for the Neighborhood Trail System will be a minimum of six (6) feet in width. The open space corridors containing this Neighborhood Trail System will be a minimum of twenty-five (25) feet in width. Additional trail linkages may be provided in the Residential Open Space areas of the residential land parcels. The P.A.D. Development Plan reflects the location of the Neighborhood Trail System. A colored rendering of the Conceptual Landscaping Plan showing the design of the Neighborhood Trails is included as Exhibit 7 and shown on Page 12.

B. SURFACE WATER RETENTION AREAS

Additional areas within the Residential Open Space will be part of an integrated retention basin design that will handle the surface water retention for each of the residential land parcels and the development as a whole. These retention basins will be sized for a 100-year, 2-hour storm. These common areas will also be utilized for recreation purposes and pedestrian access.

3.11.3 Total Open Space

The projected Master Open Space and the Residential Open Space will, when combined, contain a **minimum of 15%** of the overall gross acreage of this P.A.D. master planned community. These areas have been designed to be centralized in the development and have continuity and flow between the school site, the twenty (20) subdivision parcels and the two (2) commercial parcels.

3.12 BUFFERING

A combination of Estates Lots, Open Space, Walls and Fence options, outlined in the Development Guide will be used to create a transitional open space between SIERRA MONTAÑA proposed residential subdivisions and the two (2) existing lower intensity developments located at the southeast and southwest corners of the Site.

- The proposed location of the buffering is designated on the PAD Development Plan as the Estate Lots/Open Space area, and the Conceptual Landscaping Plan shows the proposed design of any projected open space buffering areas. Exhibit 6 is the PAD Development Plan, and Exhibit 6/Page 15 shows the landscaping of the open space buffer.

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3.13 WALLS, LANDSCAPING AND TRAILS

The theme wall, interior walls, landscaping and trail systems for the development will be designed and constructed in full compliance with the P.A.D. District of the Municipal Code, Section 17.28.140. An expanded breakdown of the landscaping design elements is presented in Section 7.0.

3.14 OPEN SPACE AND RECREATION LINKAGE

The Beardsley Canal/McMicken Dam (Trilby Wash) Open Space System borders the western property line of this development. The Development Trail System will provide a continuous linkage from Cotton Lane to the Trilby Wash Open Space System at the northwest corner of this development.

3.15 TEMPORARY FACILITIES/CONDITIONAL PERMITTED USES

Installation or construction and operation of development-related facilities, including, but not limited to, one or more contractor's storage yards, temporary construction trailers, temporary sales office buildings, model home complexes and appurtenant parking facilities will be allowed in SIERRA MONTAÑA under the following provision.

- Temporary permitted use is allowed provided that the Site Plan Process through the Planning and Zoning Commission has been completed.

3.16 DEVELOPMENT STANDARDS ORDINANCE/DESIGN STANDARD PROVISIONS

Unless specifically amended by the PAD Development Plan and/or the Development Agreement referenced herein, all provisions of the City of Surprise Municipal Code, Section 16.20.030, Streets; Section 17.24.030 Commercial and industrial zone use; 17.28.140 P.A.D. zone, 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), 17.28.070, Neighborhood Commercial zone (C-1), 17.28.080, Community Commercial zone (C-2) and the SFR Design Guidelines as stated in Section 4.0 shall apply to the SIERRA MONTAÑA.

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4.0 PROPOSED ALLOCATIONS OF LAND USE UNDER PROPOSED CITY OF SURPRISE DESIGN GUIDELINES

SIERRA MONTAÑA has been in the City P.A.D. review process since July of 1998, and is in compliance with the current existing zoning standards of the City.

SIERRA MONTAÑA has also been land planned to follow the desired LDR land uses under the newly adopted City of Surprise Single Family Residential Design Guidelines ("SFR Design Guidelines"). The SFR Design Guidelines used for this Narrative presentation were adopted on January 13, 2000.

The SFR Design guidelines list a maximum permitted density in a single family residential development parcel with LDR R1-5 zoning, or equivalent, to be 4.5 dwelling units per acre. All sixteen (16) proposed LDR development parcels in SIERRA MONTAÑA meet this stipulation. In addition, LDR lots in Sierra Montaña that have a minimum width of 78 feet or greater will be designed in compliance with the LDR R1-18 and/or R1-8 zoning designations. These lots are also in conformance with the new zoning densities for LDR zoning.

The LDR development parcels also meet two (2) other SFR Design Guideline requirements. First is the SFR Design Guidelines Table "1" PERMITTED LOT SIZE MIX which illustrates density/point system, and second is the four Design Lists (A-D). Table "1" and each of the four Design Lists are addressed in the following sections.

4.1 LDR RESIDENTIAL USE

The proposed LDR residential uses for SIERRA MONTAÑA will be single family residential dwelling units built in accordance with the approved P.A.D. Development Plan and the SFR Design Guidelines. According to both of these documents, the R1-18, the R1-8 and the R1-5 zoning categories remain as the most equivalent residential uses to the LDR land use. The LDR residential uses on the Site will be designed and developed under the current provisions of the following zoning designations: R1-18 zoning in the Municipal Code, Section 17.28.020, R1-8 zoning in the Municipal Code, Section 17.28.030 and R1-5 zoning in the Municipal Code, Section 17.28.040, unless specifically amended below and above in Section 3.7.1.

4.2 TABLE "1": PERMITTED LOT SIZE MIX

The proposed LDR residential subdivisions in SIERRA MONTAÑA contain a diverse mix of lot sizes ranging from 5,500 square feet up to an acre in size. There are a minimum of nine (9) different lot sizes in this development which will fall under the seven (7) lot size requirements of Table "1" of the SFR Design Guidelines.

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There are four (4) proposed subdivisions that will be constructed in this development under the lot size criteria of Lot Category A, D and G of Table "1". Three (3) subdivisions will be constructed under Lot Category B and E, and two (2) subdivisions under Lot Category C and F. A summary table itemizing these 7 categories is presented as Table 4.2 on the following page.

Based on this table, the SIERRA MONTAÑA development will exceed the Lot Percentage Permitted requirement for Lot Category A. This category stipulates that 15% of the number of proposed lots are to be sized according to Lot Category A, and the lots proposed in SIERRA MONTAÑA under Lot Category A will be approximately 29% of the total project. As a result, the presentation in all sub sections of Section 4.0 are based on meeting the requirements of Lot Category A of the SFR Design Guidelines.

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TABLE 4.2
SIERRA MONTAÑA – TABLE "1" COMPLIANCE

Proposed Minimum Lot Size	Parcel Number	Proposed Number Of Lots	Classification Under Lot Frontage Requirements	Minimum Lot Percent Permitted	Percent Of LDR Lots Proposed
A 50'x110'	10	169			
50'x110'	12	182			
50'x110'	17	118			
50'x110'	19	125			
TOTAL:		594	A (50'-52')	15%	29%
B 53'x110'	11	175			
53'x110'	16	80			
53'x110'	21	171			
TOTAL:		426	B (53'-57')	15%	21%
C 58'x110'	9	130			
58'x110'	22	70			
TOTAL:		200	C (58'-62')	15%	10%
D 63'x115'	1	66			
63'x115'	2	78			
63'x115'	3	28			
63'x115'	6	57			
63'x110'	22	75			
TOTAL:		304	D (63'-67')	15%	15%
E 68'x115'	1	82			
68'x115'	2	40			
68'x115'	3	62			
68'x115'	7	80			
TOTAL:		264	E (68'-74')	15%	13%
F 78'x115'	4	59			
78'x115'	6	63			
TOTAL:		122	F (75'-82')	15%	6%
G 85'x120'	5	82			
Estate Lots	5, 6, 7, 9, 10, 11, 12, 16	32			
TOTAL:		114	G (83'+)	10%	6%
TOTAL LDR LOTS:		2024			100%

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4.3 DEVELOPMENT STANDARDS: DESIGN LIST - A

SIERRA MONTAÑA has sixteen (16) subdivisions to be developed under the P.A.D. LDR zoning category. These subdivisions will have a variety of lot sizes that fall under each of the seven lot categories listed in Table "1" of the SFR Design Guidelines.

Unless specifically amended in Section 4.3.1, the proposed P.A.D. LDR subdivisions in SIERRA MONTAÑA will be constructed in compliance with all twelve (12) of the minimum required standards listed in Design List – A of the SFR Design Guidelines.

4.3.1 Design List - A Compliance Items

The following is a list of items that will be included as additional subdivision standards for the development of Sierra Montaña.

A. **Front Setbacks:** The LDR lots in Sierra Montaña will maintain a minimum front setback of twelve (12) feet, as measured from the property line, to any part of the house or other structure other than a garage. The front setback for a front entry garage will be no less than eighteen (18) feet to the face of a garage door, measured from the property line. The front setback to a garage in which the garage door is angled at forty-five (45) degrees or greater in relation to the street will be no less than twelve (12) feet, as measured from the property line. Two (2) twenty (20) foot parking spaces, off-street and outside of the garage, will be provided for garages angled at forty-five (45) degrees or greater. Notwithstanding the above, no driveway will be less than twenty-two (22) feet in length, as measured from the back of the sidewalk, nor less than twenty-five (25) feet in length as measured from back of curb.

B. **Side Setbacks:** All houses will maintain the side yard setbacks as shown in Table "1" of the SFR Design Guidelines. These setbacks will apply to all houses and other structures except houses and other structures with two or more stories constructed on lots in Lot Categories A, B, C, and D of Table "1". Such multi-story houses will be constructed with a seven (7)-foot yard setback on one side and eight (8)-foot side yard setback on the other side. Additionally, two adjacent multi-story houses will be separated by not less than fourteen (14) feet, and a multi-story house and an adjacent single-story house will be separated by not less than twelve (12) feet. If any portion of a multi-story house has only one story, the single-story setbacks will apply to the single-story portion of the multi-story house. Non-structural architectural features such as fireplaces, bay windows and pop-outs will be permitted to encroach two (2) feet into a side yard setback. Patio covers and other similar features will not be permitted to encroach into a side yard setback.

C. **Corner Side Setbacks:** All houses located on corner lots will maintain a setback of thirteen (13) feet on the side abutting the street. This setback can be achieved with a combination of a landscaped open space tract and a side-yard portion of the corner lot. If a landscaped tract is utilized, the corner side setback will be measured from the right-of-way line not the property line. If a landscaped tract is not designed adjacent to a corner lot, setback of thirteen (13) feet will be measured from the property line. The thirteen (13) foot corner side setback will apply to single-story houses or structures. A corner side setback of no less than twenty (20) feet will apply to multi-story houses or structures. Additionally, the setback of a

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multi-story house or structure will contain sufficient mature landscaping to buffer the house or structure from the street.

D. Rear Setbacks: The rear setback of any part of a home or other structure which does not back up to an arterial street will be fifteen (15) feet measured from the property line. A non-structural architectural feature such as a fireplace, bay windows, pop-out, or patio cover may encroach into the rear setback, provided that a patio cover may not encroach more than ten (10) feet into the rear setback. The only exception to this stipulation is the designated Estates Lots. Any Estate Lot backing on the perimeter boundary line of Sierra Montaña will have a minimum rear setback of thirty (30) feet.

E. Setbacks for a House or Other Structure Which Abuts an Arterial Street: Notwithstanding subsections A-D, the following setback requirements will be applied to all houses or structures that abut an arterial street.

1. A non-structural element such as a fireplace, bay window, pop out, or patio cover may encroach into a rear setback, provided that a patio cover may not extend to a point closer than ten (10) feet from the rear property line for a single-story house or structure, or fifteen (15) feet from the rear property line for a multi-story house or structure.
2. A landscaped tract will be constructed for both arterial streets adjacent to Sierra Montaña between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street. Therefore, the rear setbacks established in subsection D of this section shall apply to the subdivisions developed within this project. The average width of such landscape tract will be no less than fifteen (15) feet. The narrowest part of the landscape tract will be ten (10) feet or greater in width. No less than fifty (50) percent of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, will be fifteen (15) feet in width or greater.
3. No house or other structure in Sierra Montaña will abut an arterial street on the side.

F. Project Entry: The Developer of Sierra Montaña will construct features that provide a sense of arrival to the neighborhood such as monument signage, special decorative landscaping, specialty pavement, enhanced fence wall detail, and immediate accessibility to open space/trail system, etc., at points where the Sierra Montaña residential development may be entered from an arterial street.

G. Staggered Perimeter Wall: A wall will be constructed along the perimeter of Sierra Montaña abutting the two arterial streets and the properties to the southeast, southwest and west. This perimeter wall will contain staggered or offset sections and/or other design breaks to relieve the linear character of this wall.

H. Adjacent Elevations and Color Schemes: Homebuilders in each LDR subdivision of Sierra Montaña will be required to diligently plan their development in a manner that will ensure none of the homes will have the same elevation or color scheme as those built in their development.

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I. **Adjacent Roof Lines:** If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures will be geometrically varied. No more than two adjacent houses or structures will have the same roof line.

J. **Percentage Of Lot Sizes:** Some of the proposed lots are less than 70 feet wide, therefore the following requirements apply:

1. The percentage of the total number of LDR lots in the Sierra Montaña Project that fall within Lot Categories A, B, C, and D in Table 1 will not exceed thirty (30) percent in any one of the Lot Categories. Table 4.2 shows Sierra Montaña is in compliance with this requirement.

2. The percentage of the total number of LDR lots in Sierra Montaña that fall within Lot Categories E, F, and G in Table 1 shall not be less than thirty (30) percent in these three Lot Categories combined, **unless:**

3. Ten (10) percent of the total number of LDR lots in Sierra Montaña fall within Lot Categories F and G in Table 1 combined, then the thirty (30) percent requirement for Lot Categories E, F, and G combined, established in subsection J2 above, is reduced to twenty-five (25) percent. This requirement is further reduced by one percent for each additional one percent of the total number of LDR lots which fall within Lot Categories F and G in Table 1 combined. Provided however, that the percentage requirement established in subsection J2 shall not be reduced below twenty (20) percent.

Table 4.2 shows Sierra Montaña is in compliance with this requirement by having 12% of the proposed percentage of LDR lots in Lot Categories F and G. Based on this percentage, the total percentage of LDR lots in Sierra Montaña under Lot Categories E, F and G can be reduced to 25% and then reduced and additional two (2) percentage point to 23%. Sierra Montaña meets this percentage reduction requirement.

K. **Housing Product Variation:** Houses constructed on LDR lots in each Lot Category in Table 1 will have a minimum of three (3) distinctly different floor plans, and a minimum of three (3) elevations for each floor plan. In addition, each floor plan will have, as an option on one elevation, a front porch or a courtyard that is at least five (5) feet deep and eight (8) feet wide.

L. **Required Open Space:** No less than ten (10) percent of the Gross Acreage of this project will be open space.

Sierra Montaña will provide a minimum of 15 percent open space by being in compliance with sub-sections L1, L2, L4, and L6 of this requirement.

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4.4 DESIGN LIST – B ADDITIONAL SUBDIVISION STANDARDS

Four (4) subdivisions have been designed with fifty (50)-foot wide lots. These lots have been designed to comply with the minimum lot frontage requirement, the minimum side yard setback requirement, the maximum house width permitted requirement, and the minimum lot size requirement listed in Lot Category A of Table "1" of the SFR Design Guidelines. The percentage of proposed fifty (50)-foot lots to be developed will exceed the proposed fifteen (15)% Lot Percentage Permitted Without Incurring Additional Performance Standards (see Table 4.2 in Section 4.2 of this document). For this development to be in compliance with Lot Category A, a total of **40 points** must be achieved from DESIGN LIST - B.

Table 4.4 and Sub-Section 4.4.1 show that Sierra Montaña has achieved 52 points and, therefore complies with this requirement.

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TABLE 4.4

DESIGN LIST – B ADDITIONAL SUBDIVISION STANDARDS
 [January 13, 2000 SFR Design Guidelines]

DESIGN OPTIONS	POTENTIAL POINT VALUES	SIERRA MONTAÑA POINT VALUES
A	1	1
B	2	2
C	3	
D	3	2
E	2	
F	4	4
G	2	2
H	3	3
I(1)	2	2
I(2)	2	2
I(3)	4	
I(4)	Double	
J	4	4
K	4	4
L	2 Per/Max 6	6
M	2 Per/Max 6	6
N	6	6
O	2	
P	2 Per/Max 10	
Q	6	
R	8	
S ¹	1-4	4
S ²	1-4	4
TOTAL POINTS:		52

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4.4.1 Design List - B Compliance Items

The following is a list of Design List - B compliance items that will be part of the additional subdivision standards to be followed during the development of Sierra Montaña.

A. Each LDR subdivision in Sierra Montaña will provide at least three (3) cul-de-sacs (or other street feature such as a knuckle or single-loaded street) with a feature such as a landscaped island, access to common open space, etc. (1 Pt.)

B. Option Two. All corner lots will be constructed with a ten (10)-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Such landscape tracts will be conveyed to the HOA to maintain the same standard as the other tracts and common areas maintained by said association. (2 Pt.)

C. All front yard setbacks for lots within Lot Categories A, B, C, D, & E, will be staggered to achieve a range of front setbacks. The front setbacks, depending on the type of models offered in each subdivision, will be staggered in increments of three (3) feet. The front setbacks will vary from twelve (12) feet, fifteen (15) feet, eighteen (18) feet, and a maximum of twenty-one (21) feet. Garage setbacks must comply with the requirements of Design List A. (2 Pt.)

D. Storm water retention areas will be designed and constructed to meander through the LDR subdivisions as a greenbelt. The HOA will maintain the retention areas to the same standard as other tracts and common areas. (4 Pt.)

E. Landscaped open spaces visible from both residential and arterial streets will be designed and constructed to the same standard as other tracts and common areas. (2 Pt.)

F. Along both arterial streets, a minimum six hundred (600) feet of open space per mile will be provided as measured along the linear boundary between the adjacent LDR subdivision and the adjacent arterial street right of way. The open space will be visible from the arterial street, and maintained by the HOA. (3 Pt.)

G. The following will be designed and constructed as noted:

1. A minimum six (6) feet of separation will be maintained between the curb and the sidewalk on all arterial and collector streets. A detached six (6)-foot wide sidewalk will be installed along the frontage of the two (2) arterial streets. A detached six (6)-foot wide sidewalk will also be installed along the frontage of Sierra Montaña Loop and Verde Vista Drive. (2 Pt.)

2. A raised landscape median, if required by the City of Surprise Engineering Department, will be installed in the half (1/2) street right-of-way for the arterial street(s) adjacent to the frontage of Sierra Montaña. The Developer may deposit with the City sufficient funds to meet the requirement for their portion of the median.

3. Staggered, raised landscape medians, intersection features, or landscaped roundabouts will be installed in Sierra Montaña Loop, Verde Vista Drive, Acoma Road and Spring Lane. The HOA will maintain said medians, features or roundabouts. (2 Pt.)

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H. View corridors will be incorporated into open space areas throughout the development as a means to take advantage of the surrounding mountain views. View fences will be utilized for houses that abut these view corridors so that the open space and mountain views are visible from the houses. The HOA will maintain the open space areas to the same standard as other tracts and common areas. (4 Pt.)

I. The Sierra Montaña project is so designed that, at T intersections, no LDR residential lot is centered directly across from the end of a street that deadends at the intersection (the stem of the "T"). In place of these lots will be one (1) or a combination of the following: 1) a landscaped open space area at least as wide as the paved portion of the stem of the T intersection; 2) a side yard boundary between two (2) LDR residential lots; 3) the back of a LDR residential lot, buffered from the street by an eight (8) foot wide landscaped area installed by the Developer. All of the above listed options will be maintained by the HOA to the same standard as other tracts and common areas. (4 Pt.)

J. Pedestrian and bicycle access between the residential and non-residential portions of Sierra Montaña (e.g., schools, shopping areas, etc.) shall be established by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration will consist of a tract at least thirty (30) feet wide and will contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors will be installed at the ends of each tract, as designated by the City Engineering Department on the Preliminary Plat. The HOA will maintain the tracts to the same standard as other tracts and common areas. (3 Pt.)

K. Traffic calming devices, such as traffic circles, decorative raised paving, landscaped diverters, traffic chokers, and other landscaping devices, will be installed. (6 Pt.)

L. Paths and trails shall be installed separate from roadways, and to connect all open space areas and arterial roadways. These paths and trails will enable bicyclists and pedestrians to travel throughout the development. (6 Pt.)

M. Sierra Montaña qualifies for additional points due to the following elements that help create a unique neighborhood environment:

1. Pedestrian and bicycle access from the Cotton Lane corridor west to the Trilby Wash and north to Surprise Farms has been provided via a local neighborhood trail system within Sierra Montaña. This trail system will link these areas with meandering trails within designated open space corridors. The meandering trails for the local neighborhood trail system will be eight (8) feet in width. The open space corridors will be a minimum of thirty-five (35) feet to forty-five (45) feet in width when located between land parcels and twenty (20) feet wide adjacent to any internal rights-of-ways. (4 Pt.) as illustrated by the P.A.D. Development Plan

2. Sierra Montaña will have unique "Bell Tower" theme monumentation placed in numerous locations throughout the development. Variations of this feature and/or a designated intersection pavement design will be placed at the two (2) subdivision entrances on Cotton Lane and at the primary entrance on Waddell Road. These features will also be placed at the internal intersections of the three (3) collector streets in the development. (4 Pt.)

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4.5 DESIGN LIST - C ADDITIONAL HOME STANDARDS

Approximately sixteen (16) subdivisions of Sierra Montana have been designed to comply with the LDR P.A.D. zoning classification. The homes in these sixteen (16) subdivisions will be designed and constructed to substantially comply with requirements of DESIGN LIST – C: “Additional Home Standards” of the SFR Design Guidelines. As stated in Section 4.4, SIERRA MONTAÑA must achieve a total of 16 points from DESIGN LIST – C to comply with Lot Category A.

Table 4.5 and Sub-Section 4.5.1 show that homes to be built in the LDR subdivisions will be constructed under a criteria that would award this development 17 points, therefore Sierra Montaña comply with this requirement.

TABLE 4.5

DESIGN LIST - C ADDITIONAL HOME STANDARDS
[January 13, 2000 SFR Design Guidelines]

DESIGN OPTIONS	POTENTIAL POINT VALUE	POINT VALUE SIERRA MONTAÑA
A	2	2
B	1-5	2
C	3	3
D	1	1
E	5	
F	2	2
G	2	2
H	2	2
I	3	3
J	2	
K	2	2
L	2	
M	2	
N	4	
O	1-4	
TOTAL POINTS:		17

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4.5.1 Design List - C Compliance Items

The following is a list of the Design List - C compliance items that will be part of the additional housing standards to be followed during the construction of the homes in the LDR subdivisions in Sierra Montaña.

- A. The homebuilders in each LDR subdivision of Sierra Montaña shall plan so, no homes in their development will have the same elevation on adjoining lots. They shall also plan so no more than two (2) consecutive adjoining houses visible from an arterial street, and no more than two consecutive adjoining houses in their development will have the same elevation.
- B. Floor plans will be utilized that de-emphasize garage fronts as the most prominent feature of the dwelling front by incorporating side access garages, in line garages, L-shaped floor plans, etc. (2 Pt.)
- C. Design features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc., will be incorporated into a minimum of three (3) floor plans. (3 Pt.)
- D. At least three (3) distinct roofing types, including colors, textures, and component shapes, (e.g. barrel tile and flat concrete tile) will be installed. (1 Pt.)
- E. All houses backing an arterial street will have varying roof lines designed to avoid a series of roof slopes, visible from the arterial street, which are parallel or perpendicular to the arterial street. (2 Pt.)
- F. All front architectural treatments, (including all fascia treatments such as stone veneer, tile insets, and recesses) will be extended along the sides of the house for six (6) feet or to the side yard fence return, whichever is less. (2 Pt.)
- G. All houses forty (40) feet wide or less, with garage doors directly facing the street, shall be limited to forty-five (45) percent of the length of the linear boundary between the front of the house and the ground forty (40) percent for houses wider than forty (40) feet). Or, alternatively, the garage doors shall be recessed so that they are at least six (6) feet farther from the street than the front of the house. (2 Pt.)
- H. Window treatments on houses will be embellished by addition of architectural features to enhance the elevations (e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses, structural pop outs, gabled roof features over windows, etc). Such features will be added to the front, rear and sides of houses which abut an arterial street on the side. (3 Pt.)
- I. Decorative flat work pavement treatments, such as salt finished concrete, colored concrete, or bomanite will be installed on a minimum of twenty-five (25) percent of all lots built in LDR subdivisions. (2 Pt.)

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4.6 DESIGN LIST – D ADDITIONAL AMENITIES

SIERRA MONTAÑA will provide a diverse amenity package for its residents that has been designed to comply with the requirements of DESIGN LIST - D “Additional Amenities” of the SFR Design Guidelines. For SIERRA MONTAÑA to be in compliance with Lot Category A of the SFR Design Guidelines, a total of 20 points must be achieved from DESIGN LIST - D. (Section 4.4, supra.)

Table 4.6 and Sub-Section 4.6.1 show that Sierra Montaña can be awarded 27 points and is in compliance with this requirement.

TABLE 4.6

DESIGN LIST D – AMENITY PACKAGE OPTIONS

[January 13, 2000 SFR Design Guidelines]

DESIGN OPTIONS	POTENTIAL POINT VALUE	POINT VALUE SIERRA MONTAÑA
A	4	4
B	4	
C	4	4
D	6	
E	4-12	4
F	3-12	
G	4-16	
H	2-10	10
I	4	
J	2-5	5
TOTAL POINTS:		27

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4.6.1 Design List - D Compliance Items

The following is a list of the Design List - D compliance items that will be part of the additional amenities to be included during the development of Sierra Montaña.

A. A trail system connecting all open space areas within the LDR subdivisions in Sierra Montaña will be provided to create pedestrian linkages with surrounding residential and commercial developments. Along this trail system, rest areas will be constructed at every quarter (1/4) mile. Each rest area will consist of a seating area that accommodates at least four (4) persons and a shade area comprised of an architectural shade structure, mature landscaping, or a combination of both. The HOA will maintain the trail system to the same standard as other common areas. (4 Pt.)

B. Active outdoor recreational facilities for adults such as full basketball courts, tennis courts, volleyball courts, and other similar recreational facilities will be constructed and conveyed to the HOA. The HOA will maintain these recreational facilities to the same standard as other common areas. (4 Pt.)

C. A large open space corridor with a minimum width of seventy-five (75) feet and an average width of one hundred (100) feet will be constructed and conveyed to the HOA. This corridor will be landscaped with mature trees and other plants listed on the City approved plant list. View corridors and a trail system will also be provided in this corridor. Lots in the LDR subdivisions, which back up to this corridor on at least one side, will be constructed with view fences to create view corridors. These view fences will be constructed completely of wrought iron or have wrought iron and masonry, and comply with the City ordinance relating to swimming pool enclosures. Pedestrian and bicycle access to this corridor will be restricted to Sierra Montaña residents. The HOA will maintain the corridor to the same standard as other common areas. (4 Pt.)

D. A minimum of ten (10) percent of the gross acreage of Sierra Montana is required to be designated open space. Sierra Montana shall provide open space in excess of the required ten (10) percent by providing a minimum of approximately fifteen (15) percent open space. For each one (1) percent of open space provided over the required ten (10) percent, two (2) points from Design List D shall be awarded to the development. The HOA will maintain the excess open space to the same standard as other common areas. (10 Pt.)

E. Additional points are awarded for any other major amenities that contribute to the creation of a unique neighborhood environment or otherwise benefit the City or the Sierra Montaña project. The development has a centralized neighborhood core that contains a school site, a 5-acre park, and a small-restricted commercial center that is easily accessible from adjacent subdivisions by a pedestrian and bicycle trail system. (5 Pt.)

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4.7 DENSITY

The Base Permitted Density allowed under the R1-5 LDR land use designation of the SFR Design Guidelines is 3.0 dwelling units per acre. In addition, we are using R1-8 and R1-18 P.A.D. LDR land uses. The proposed Gross Density of the LDR portion of SIERRA MONTAÑA will be 3.32 residential dwelling units per acre.

In order for SIERRA MONTAÑA to have a gross density of 3.32 for the LDR portion of the development, this master planned community must be in compliance with all twelve (12) items listed on Design List - A as outlined in Section 4.3. In addition, SIERRA MONTAÑA must qualify for design points as listed on Design Lists - B, C and D. Based on these requirements and the point totals achieved, an increase of .31 du/ac in gross density is allowed. This increase is outlined in Table 2 "PERMITTED DENSITIES" in the SFR Design Guidelines. To achieve a gross density of 3.32, a total of eighty-six (82) points must be achieved.

Based on the options listed in these three (3) Design Lists, the proposed SIERRA MONTAÑA Master Planned Community qualifies for a minimum overall total of ninety-six (96) points and will greatly exceed the required point total necessary for a 3.32 gross density.

TABLE 4.7

DESIGN LIST RECAP SHEET
[January 13, 2000 SFR Design Guidelines]

DESIGN LIST	LOT CATEGORY A MINIMUM POINT REQUIREMENT	REQUIRED POINT VALUE FOR 3.32 DENSITY	SIERRA MONTAÑA POINT VALUES ACHIEVED
B	40	Over 40	52
C	16	Over 16	17
D	20	Over 20	27
TOTAL POINTS:	76	82	96

SIERRA MONTAÑA's This achievement of the 96 points not only meets but exceeds the required eighty-two (82) points required to comply with the density requirements of the DFR Design Guidelines, meet the stipulated density increase requirements and place this development in compliance with the density requirements of the SFR Design Guidelines.

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5.0 PHASING

SIERRA MONTAÑA contains multiple ownership parcels that will have subdivision tracts containing a minimum of nine (9) different lot sizes. A total of twenty (20) single-family subdivision tracts may be developed at least four (4) separate homebuilders.

Each of the twenty (20) subdivision tracts, including the smallest proposed to contain approximately fifty-nine (59) lots, will have homes constructed in more than one phase. A Conceptual Phasing Plan (the "Phasing Plan") for the proposed phasing of the twenty (20) subdivision tracts, the two (2) commercial tracts and their estimated time schedules are included in Exhibit 8.

The Phasing Plan sets forth the intended times for the beginning and completion of the proposed infrastructure and for each phase within the designated subdivisions. Construction in any phase may be commenced prior to the time shown on the Phasing Plan. Commencement of construction of a phase prior to or within the time designated on the Phasing Plan for commencement of that phase shall satisfy the current Municipal Code, Section 17.36.060.

The City of Surprise Community Development Director may administratively approve extensions of time for up to two (2) years to commence construction on any phase. Extensions of time greater than two (2) years may be approved by the City when deemed necessary. This extension process will be completed through either the minor changes or major changes processes for amendments to the P.A.D. Development Plan approval as found in the Municipal Code Section 17.36.060.

5.1 PHASE 1 (INFRASTRUCTURE)

Phase One (1) provides for the construction of the off-site sewer line in Cotton Lane, south from the proposed PAD C-2 Commercial Corner to the intersection with Waddell Road. It also provides for a second off-site sewer line to be built in Waddell Road east to the intersection with Cotton Lane. From that common point in the intersection, a sewer trunk will be constructed east to a new sewer trunk line in the Sarival Avenue alignment.

Phase One (1) also provides for the construction of the on-site and "off-site" water line to be built from the northwest corner of the development in the proposed right-of-way for Sierra Montaña Loop to a point within the development designated by Citizens Utility.

Phase One (1) then provides for the half (1/2) right-of-way construction of Cotton Lane, south from the Greenway Road intersection to the southeast corner of the SIERRA MONTAÑA development. It also provides for the half (1/2) right-of-way construction of Waddell Road for the full frontage of the project. This phase also provides for the right-of-way construction of Verde Vista Drive, the eighty (80)-foot collector road in the development. The Master Developer reserves the right to construct Verde Vista Drive under two different options.

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Option 1: Verde Vista Drive will be completely constructed from Cotton Lane southwesterly to tie into the existing Waddell Road.

Option 2: Verde Vista Drive will be partially constructed westerly from Cotton Lane and north from Waddell Road. Both segments will be constructed for the full frontage of designated, adjacent Land Parcels scheduled for development. This staggered construction option of potentially four (4) street segments would be coordinated and approved by the City of Surprise Engineering Department.

The construction of Sierra Montaña Loop will be completed under the Option proposal. Similar means of paved access and emergency (all weather) access will be provided, as necessary and appropriate, in conjunction with the development of subsequent phases of SIERRA MONTAÑA.

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6.0 INFRASTRUCTURE IMPROVEMENTS

The following eight (8) sub-sections provide information regarding the engineering design and infrastructure improvements for the Site.

6.1 WATER LINES

The Site is located in the water franchise service area of Citizens Utility. Landmark Engineering, Inc. ("LEI") is coordinating with the engineering department of Citizens Utility to design a water system to service the project. All on-site and off-site water lines and/or water storage and distribution facilities will be designed and built per the Citizens Utility Engineering Department and the approved Development Agreement. A copy of the Master Water & Sewer Study is included in Appendix G.

6.2 SANITARY SEWERS

The Site is located in the sewer collection system area of the City. LEI is coordinating with the Engineering Department of the City to design a sewer system to service this project. A portion of the eastern half (1/2) of the Site will be provided sewer service from a proposed sewer line in Cotton Lane that will extend to Waddell Road. The balance of the development will receive sewer service from a proposed sewer line in Waddell Road that will be extended approximately one mile east of the intersection of Cotton Lane and Waddell Road to a new sewer trunk line in Sarival Avenue. Off-site sewer lines will be sized to handle the residential units proposed for the Site. All on-site and off-site sewer lines will be designed and built per the City of Surprise Engineer and the approved Development Agreement. A copy of the Master Water & Sewer Study is included in Appendix G.

6.3 STORM SEWERS

Storm sewers are not proposed or needed for this development.

6.4 UTILITIES

All electric, gas, telephone and cable television utilities will be placed underground.

6.5 IRRIGATION

The irrigation system on the Site is a combination of a private system and the irrigation service ditches and canals of the Maricopa Water District (MWD). MWD has their Lateral No. 5 Delivery Canal and the Cross Cut Canal, continue to a single delivery ditch east of the Cross Cut Canal, and two (2) well pumping facilities on the Site that will provide irrigation service to adjacent properties to the east and south. Both irrigation ditches will be placed underground. A majority of the private irrigation system and several MWD service ditches will be taken out of service and the concrete and dirt irrigation canals and the tail water ditches will be physically removed from the Site prior to construction.

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6.6 PROPOSED SURFACE DRAINAGE PATTERNS

Historical drainage flow for the Site is southeasterly. The Beardsley Canal runs the full length of this development and prohibits drainage from the west. Some minor off-site drainage enters the Site from the north across the Greenway Road alignment. As the development to the north is built, the off-site drainage will be reduced significantly, as discussed in Section 2.5.4.

On-site runoff will be routed through the Site by utilizing the streets, open space and drainage easements. This on-site drainage will be directed into several grass lined retention basins designed to handle the drainage from the development's twenty-three (23) parcels. A drainage report will be prepared for the P.A.D. Development Plan. The report will be submitted to the City of Surprise Engineer for review and approval prior to final plat approval for the first subdivision to be developed. The retention basins will be sized for a 100-year, 2- hour storm per the Drainage Design Manual for Maricopa County, Volume I, Hydrology, published by the Flood Control District of Maricopa County.

The retention basins for the subdivision parcels in the Site will provide one (1) foot of freeboard. The basins will provide flow through for all basin overflows without ponding in the streets of the various subdivisions. The retention basins will be constructed with 6:1 minimum side slopes adjacent to the street rights-of-ways and will be constructed with 4:1 minimum side slopes adjacent to the lots. All cross sections for this retention basin and the adjacent streets will be shown in the Preliminary Drainage Report to be submitted with the Preliminary Plat for this development.

6.7 PROJECT MASTER CC&R's

The developer will create and record a set of Covenants, Conditions, and Restrictions (CC&R's) establishing the HOA that will be responsible for the maintenance of the perimeter theme walls, signage, and landscaping in all common areas and right-of-ways.

A Preliminary Draft of the CC&R's for SIERRA MONTAÑA will be submitted to the City as part of the Preliminary Plat submittal package.

6.8 DEVELOPMENT AGREEMENT

The Development Agreement for SIERRA MONTAÑA has been submitted to the City. It will be reviewed and approved in conjunction with this P.A.D. Development Plan and before approval of any Preliminary Plat for SIERRA MONTAÑA.

SIERRA MONTAÑA

7.0 DESIGN CRITERIA

The following eight (8) sub-sections provide information on the engineering and architectural design guidelines to be followed during construction of the subdivisions in the Site. The criteria outlined in these sub-sections have been established to follow the design guidelines of the Development Guide and existing P.A.D. and R1-5, R1-8 and R1-18 design guidelines. The purpose of these sub-sections is to establish housing development criteria to complement the SFR Design Guidelines

7.1 ARCHITECTURAL STYLE

It is projected that a minimum of four (4) homebuilders, each with a different housing product, will be constructing single family subdivisions within SIERRA MONTAÑA. The single-family homes in SIERRA MONTAÑA will vary in architectural style with a predominate accent toward a southwestern design.

7.2 SQUARE FOOTAGE OF HOMES

The homes to be constructed in each of the subdivisions within SIERRA MONTAÑA will consist of both single story and two (2) story homes. There will also be some patio/cluster and multi-family homes. The square footage of the homes will vary with each homebuilder.

7.3 MODEL ELEVATIONS

The number of elevations will vary in each of the subdivisions within SIERRA MONTAÑA according to the housing product mix offered by the homebuilder. Each subdivision will have a minimum of three (3) house plans with a minimum of three (3) distinct elevations offered for each plan built within each subdivision. Each elevation will have its distinctiveness derived through varying projections, window designs, and roof profiles. The homebuilders will be encouraged to vary the homes built so that the same house plan with the same or similar front elevation will not be placed on adjacent lots or directly across the street from one another. All homes shall be designed and constructed with the goal of providing a diverse housing mix in the residential subdivisions.

7.4 ROOFING

The homes in each subdivision will be constructed with tile roofs. A minimum of two (2) styles of roof tiles will be offered in each subdivision. No composition shingles will be permitted on homes in this development.

7.5 FENCING

Side and rear yards of each home in SIERRA MONTAÑA will have a concrete block fence that will be a maximum of six (6) feet in height.

Two (2) future P.A.D. C-1 and C-2 commercial corners will be constructed on the Site. The side and rear yard fencing of the residential lots in SIERRA MONTAÑA, along the common interior

SIERRA MONTAÑA

property line along the south and east side of the C-1 center and the south and west side of the C-2 commercial corner, will be a maximum of eight (8) feet in height.

7.6 GARAGES

Homes in each subdivision will have a minimum of a two (2) car garage.

7.7 COLOR COMBINATIONS PER SUBDIVISION

Single-family homes in each subdivision in SIERRA MONTAÑA will have coordinated exterior colors. The fascia and exterior of the homes will be painted in different, varying colors. The homebuilders will offer a minimum of two (2) housing colors for each subdivision.

In order to vary and coordinate the exterior color combinations, a minimum of four (4) different fascia colors will be offered in combination with the minimum of two (2) different exterior color schemes for the homes.

A minimum of two (2) colors of roof tile will be offered in SIERRA MONTAÑA by the homebuilders.

7.8 HOUSE PRODUCT DESIGN GUIDELINES AND PROVISIONS

Unless specifically amended by this P.A.D. Development Plan and the Development Agreement referenced herein, all provisions of the City of Surprise Municipal Code Section 17.28.140 P.A.D. zone shall apply to the homes built in the subdivisions in SIERRA MONTAÑA.

SIERRA MONTAÑA

8.0 CONCEPTUAL LANDSCAPING, WALL AND MONUMENTATION PLAN

A conceptual landscape plan has been designed for SIERRA MONTAÑA, and is enclosed with a color rendering in Exhibit 7. A summary of the design criteria for the walls, entry monumentation and landscaping are presented in the following five sub-sections.

8.1 CONCEPTUAL SUBDIVISION THEME WALL

SIERRA MONTAÑA will have a perimeter theme wall on Cotton Lane, Waddell Road and on the eighty (80) foot and sixty (60) foot interior collectors. This wall will be decoratively designed and built to meet current City standards. The theme wall will be staggered to create a visually pleasing streetscape along all four (4) roads.

The staggering of the theme wall will be accomplished with an "offset wall treatment" that will be placed approximately every two hundred-fifty (250) to three hundred (300) feet along the length of the wall along each road. The offset wall treatment will protrude out from the theme wall and will have a pilaster on each side that will be constructed of colored stucco and faux stone. Pictorial renderings of this offset wall and the proposed locations are presented in Exhibit 7 on Pages 2, 3, 4 and 7, 8, 9 and 10.

The theme wall will be designed to contain both vertical and horizontal movement in its architecture. The wall will be constructed with 4" by 8" by 16" CMU Block with two (2) colors of stucco. The color of the theme wall will be colored in desert hues. The 2' by 2' columns of the theme wall will be maximum of six (6) feet tall and will be constructed with 2' 0" by 2' 0" CMU Block. A concrete cap block, colored to match the wall will be placed on each column. The theme wall will have columns at wall ends and will be spaced with a maximum of a two hundred (200) feet spacing.

A standard, maximum 6 foot tall subdivision perimeter wall or builder wall, colored in desert hues, will be provided along the southeast and southwest portions of the development. This area is along the common boundary line with the un-subdivided land parcels south of Parcels 15, 16 and 17, east of Parcels 11 and 12, and west of Parcels 9 and 10. In addition, this perimeter wall will be placed along the common boundary line with the un-subdivided land parcel south of Parcel 7 and the common boundary line with the Waddell Haciendas subdivision south of Parcels 5, 6 and 7. This perimeter wall will be built to tie in with the above listed perimeter theme walls.

The theme wall and the perimeter wall for SIERRA MONTAÑA will be maintained by the HOA.

8.2 CONCEPTUAL SUBDIVISION AND PERIMETER VIEW WALLS

A modified six (6) foot tall subdivision view wall, colored in desert hues, will be provided along the northern property line of the Parcels 1, 2, 3 and 20, 21 and 22. A similar view wall will be provided for the western property line of Parcels 4 and 5.

SIERRA MONTAÑA

A landscaped open space area will separate these subdivision view walls from the common boundary property line with the adjacent property. The Parcels affected by this buffering wall configuration are Parcels 1, 2, 3, 4 and 5. Pictorial renderings of these view walls and the proposed locations are presented in Exhibit 7 on Pages 2 and 15.

The buffer view wall for SIERRA MONTAÑA will be maintained by the HOA.

8.3 RIGHT-OF-WAY AND OPEN SPACE LANDSCAPING

Landscaping will be provided along the frontage of the two (2) arterial streets serving this subdivision, Cotton Lane and Waddell Road, and along both sides of the eighty (80) foot and sixty (60) foot collector roads within the project. The landscaping of the arterial and collector roads will be located in portions of the rights-of-way and additional open space tracts of the Site. Additional ten (10)-foot wide open space tracts have been added for expanded landscaping along the north side of Waddell Road and on both sides of the frontage along the eighty (80) foot and the sixty (60) foot collector roads in this development. Additional fifteen (15) to twenty (20) foot wide open space tracts for expanded landscaping have been created for the full frontage of Cotton Lane. Multiple landscaped medians will be located within the right-of-way of the primary eighty (80) foot collector road. Plant information and pictorial renderings of the conceptual landscaping along the theme wall are presented in the Conceptual Landscape Plan in Exhibit 7.

Landscaping will also be provided in the open space/retention basin tracts within the Site. The landscaping will, at a minimum, fulfill the requirements identified in the provisions of Municipal Code Section 17.36.060. Landscape materials will be drought tolerant and subject to review and approval by the City Community Development Director. Portions of the landscaping will be done in accordance with ADWR water conservation guidelines. Plant materials in these areas will be selected from the approved Arizona Department of Water Resources (ADWR) plant list. Plant information and pictorial renderings of the conceptual landscaping in the open space areas are presented in Exhibit 7.

8.4 SIGNAGE AND ENTRY MONUMENTATION

Primary signage and entry monumentation will be placed at the Greenway Road alignment entrance at Cotton Lane and at the entrance on Waddell Road. Secondary subdivision signage will be placed at the secondary entry at Cotton Lane. Additional secondary signage may be placed at two (2) intersection locations on the sixty (60) foot collector road. A pictorial rendering of the conceptual signage and monumentation is presented in Exhibit 7 on Pages 2, 3 and 4.

SIERRA MONTAÑA

8.5 RESIDENTIAL HOME LANDSCAPING

Landscaping shall be provided in the front yards of the single-family homes in each of the SIERRA MONTAÑA subdivisions by the homebuilder. To enhance and screen the streetscape of the lots, the front yards shall be landscaped with a combination of trees, shrubs and ground cover. The ground cover for the front yards may be turf, decomposed granite or other natural rock material. An approved organic material to provide a neat, dust-free appearance must cover all bare earth. Rocks and boulders, railroad ties and other decorative materials may be used to supplement and create imaginative landscaping designs compatible with the southwest character of the development. The creative use of lighting is encouraged. Artificially colored rock yards are not acceptable in any of the subdivisions.

The front yards of all single-family homes must be landscaped and the trees along the street planted within ninety (90) days of the completion of construction of the home in any subdivision. Plant materials will be selected from the approved Arizona Department of Water Resources (ADWR) plant list.

8.6 COMMERCIAL CORNER LANDSCAPING

Landscaping shall be provided for both of the future commercial corners in SIERRA MONTAÑA. The landscaping will, at a minimum, fulfill the requirements identified in the provisions of the Municipal Code Section 17.36.060, and will be submitted as part of the Site Plan approval process. Landscape materials will be drought tolerant and will be subject to review and approval by the City of Surprise Community Development Director. Plant materials in the selected areas will be selected from the approved Arizona Department of Water Resources (ADWR) plant list.

SIERRA MONTAÑA

9.0 PROJECT TEAM/CONTACT LIST

OWNERSHIP

Boa Sorte Limited Partnership
Viel Gluck Limited Partnership
Ben Fatto Limited Partnership

502-03-007 [Parcels A, B, C, D & E],
502-01-012, 502-01-013, 502-01-014
502-01-016 and 502-01-017E

c/o Borgata Development L.L.C.
Attn: Craig Cardon
1819 E. Southern Avenue, Suite B-10
Mesa, Arizona 85204
(480) 926-3200

ENGINEER/PLANNING

Landmark Engineering, Inc.
Contact: Craig Bolze, P.E.
Contact: Gary R. Claybaugh
7310 North 16th Street, Suite 285
Phoenix, Arizona 85020
(602) 861-2005

ZONING ATTORNEY

Beus Gilbert, P.L.L.C.
Contact: Paul Gilbert
3200 N. Central Ave., Suite 1000
Phoenix, Arizona 85012
(602) 274-8229

OWNERSHIP

Aberdeen L.L.C.
Sierra Montaña, L.L.C.

502-01-017 [Parcels A, C & D
502-01-023

c/o Aberdeen L.L.C.
Attn: Matt Briscoe
Suite 201-7562 Progress Way
Delta, B.C., Canada V4G1E9
(604) 940-2766

SURVEYOR

Landmark Engineering, Inc.
Contact: Kevin E. Mott, R.L.S.
7310 North 16th Street, Suite 285
Phoenix, Arizona 85020
(602) 861-2005

LANDSCAPE ARCHITECT

James Dalton & Associates
Contact: Doug Dunn
7502 East Monterey Way
Scottsdale, Arizona 85251
(480) 945-7712

EXHIBITS

Exhibit 1
VICINITY MAP

SIERRA MONTAÑA

A PORTION OF SECTION 10 & ALL OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

T.3N., R.2W.

T.3N., R.1W.



VICINITY MAP

LANDMARK
ENGINEERING, INC.
7310 N. 16th STREET SUITE 285
PHOENIX, ARIZONA 85020 (602) 861-2005

EXHIBIT
1

Exhibit 2
LOCATION MAP

ARIZONA TRADITIONS
EXISTING RESIDENTIAL

HAPPY TRAILS
EXISTING RESIDENTIAL



NOT TO SCALE

BELL ROAD (MAJOR ARTERIAL)

COTTON LANE
(MINOR ARTERIAL)

GREENWAY ROAD (MINOR ARTERIAL)

WADDELL ROAD (MAJOR ARTERIAL)

CITY OF
SURPRISE

AGRICULTURE/VACANT
VILLAGES AT SURPRISE
SOUTH P.A.D.

AGRICULTURE/VACANT
VILLAGES AT SURPRISE
SOUTH P.A.D.

SIERRA
MONTANA

BEARDSLEY CANAL

WADDELL HACIENDAS
(SINGLE FAMILY RANCHETTES)
COUNTY RURAL-43

COUNTY RURAL-43
EXISTING

CITRUS ROAD
(MINOR ARTERIAL)

COUNTY RURAL-43
AGRICULTURAL

EXISTING DESERT
AND AGRICULTURAL
COUNTY RURAL-43

EXISTING DESERT
AND AGRICULTURAL

MARICOPA
COUNTY

MARICOPA
COUNTY

EXISTING AGRICULTURAL

LOCATION MAP

LANDMARK
ENGINEERING, INC.
7310 N. 16th STREET
PHOENIX, ARIZONA 85020

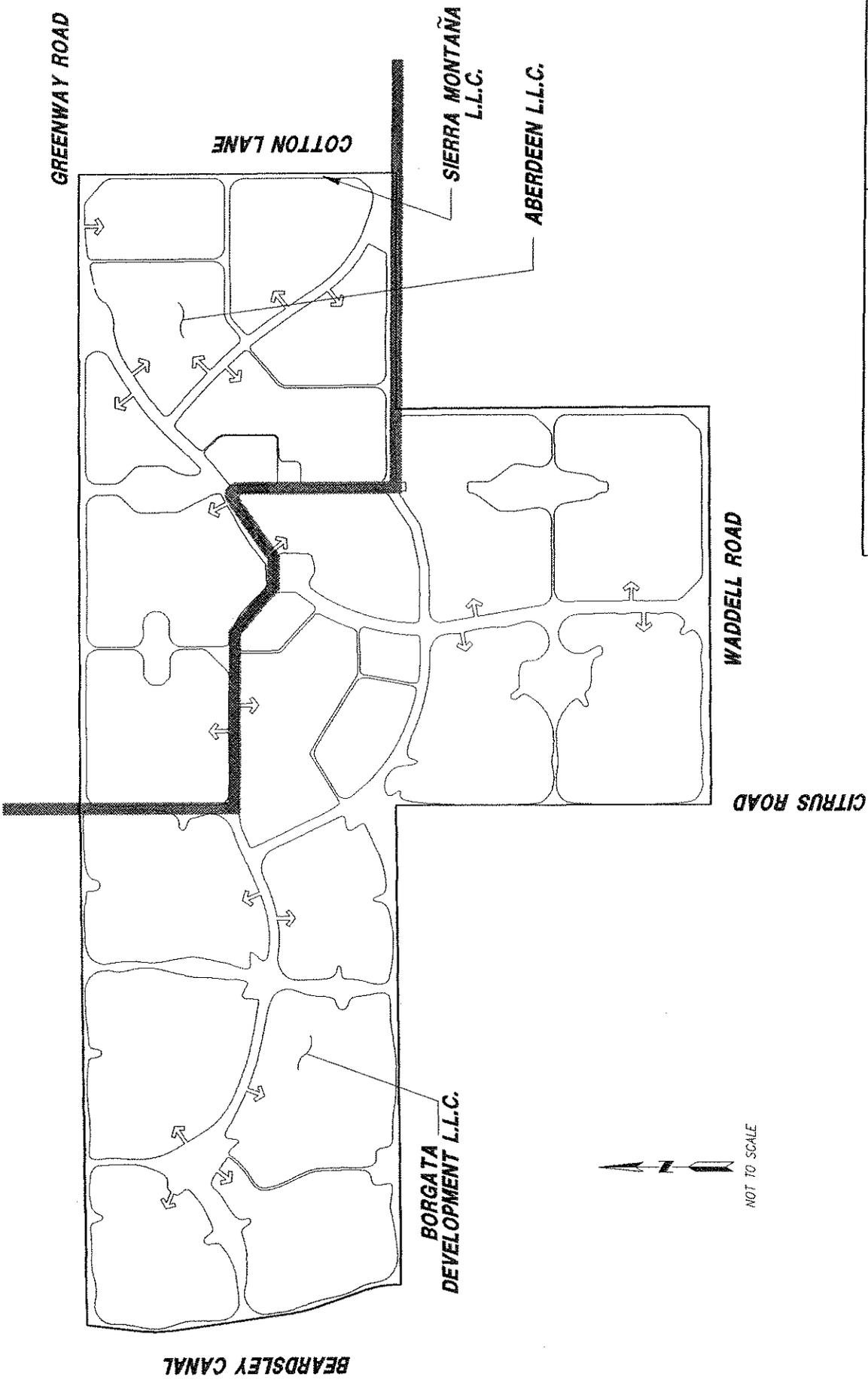
SUITE 285
(602) 861-2005

EXHIBIT 2

MARICOPA
COUNTY

Exhibit 3
OWNERSHIP MAP

SIERRA MONTAÑA



NOT TO SCALE

OWNERSHIP MAP

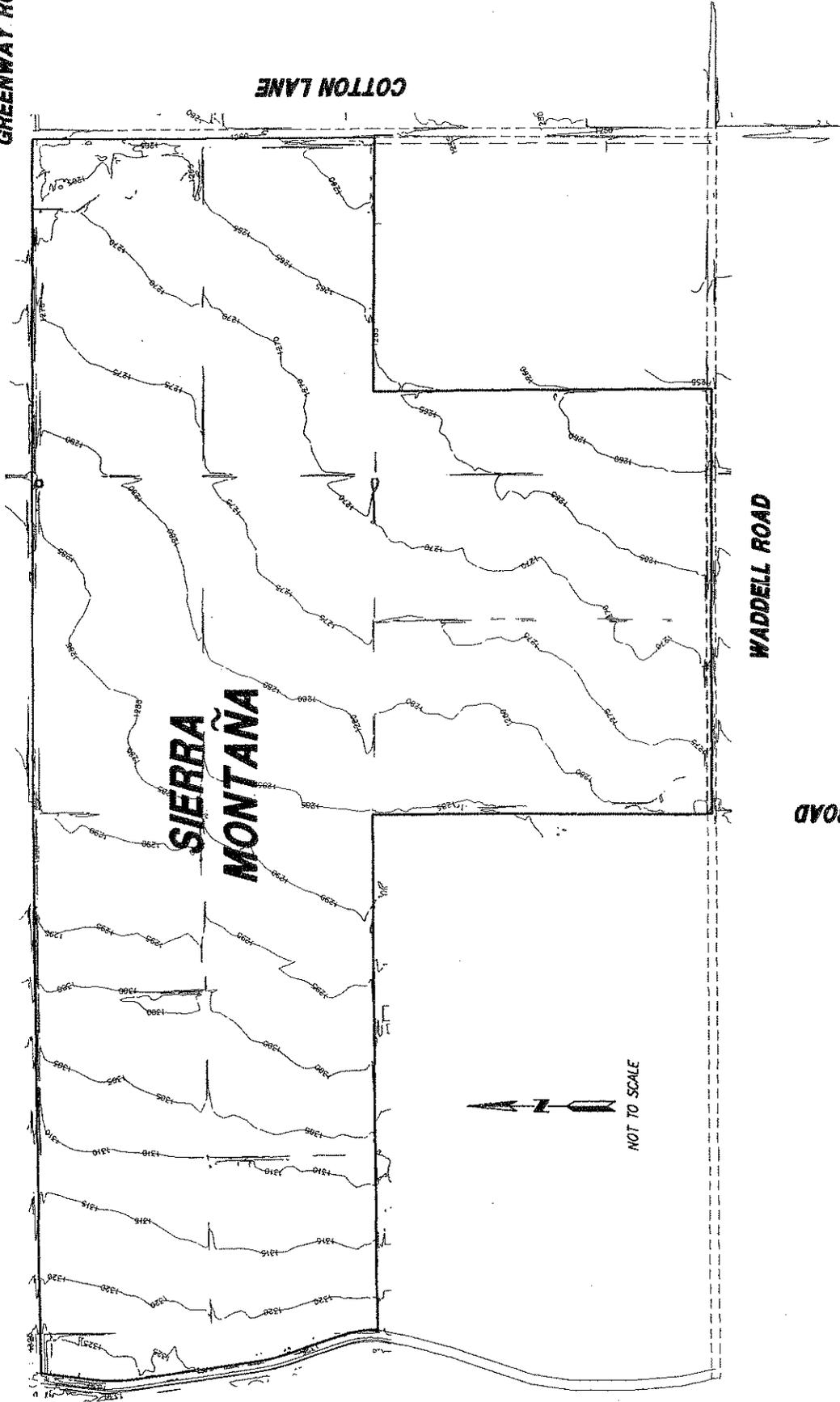
LANDMARK
ENGINEERING, INC.
7310 N. 16TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602) 861-2005

EXHIBIT
3

Exhibit 4
TOPOGRAPHIC MAP

GREENWAY ROAD

COTTON LANE



SIERRA
MONTAÑA

WADDELL ROAD

CITRUS ROAD



NOT TO SCALE

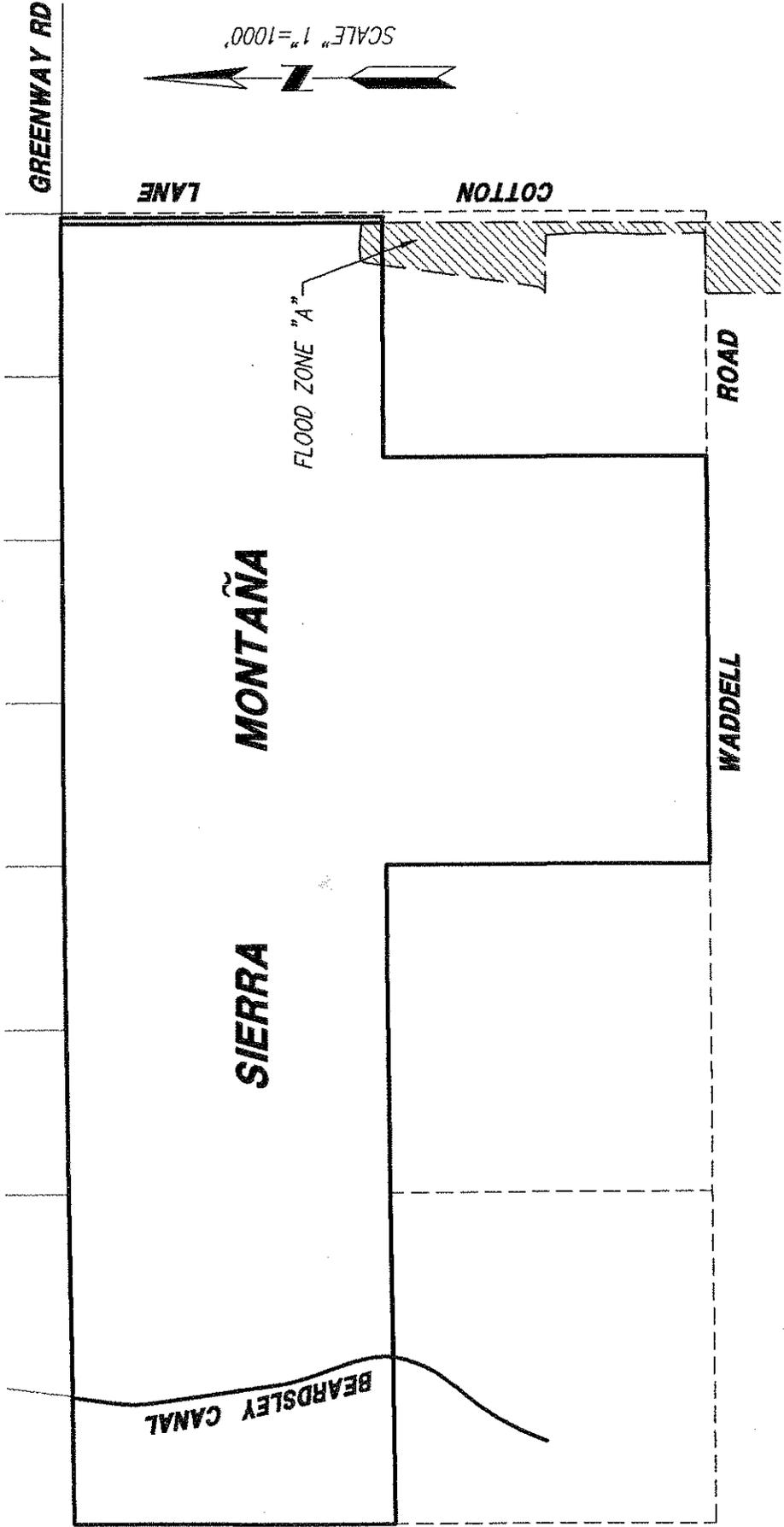
BEARDSLEY CANAL

EXHIBIT
4

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ENGINEERING, INC.
7310 N. 16th STREET SUITE 285
PHOENIX, ARIZONA 85020 (602) 861-2005

TOPOGRAPHIC MAP

Exhibit 5
FLOOD ZONE DELINEATION MAP



SCALE "1"=1000'

COTTON LANE

GREENWAY RD

SIERRA MONTAÑA

SIERRA MONTAÑA

FLOOD ZONE "A"

ROAD

WADDELL

BEARDSLEY CANAL

FLOOD ZONE DELINEATION MAP

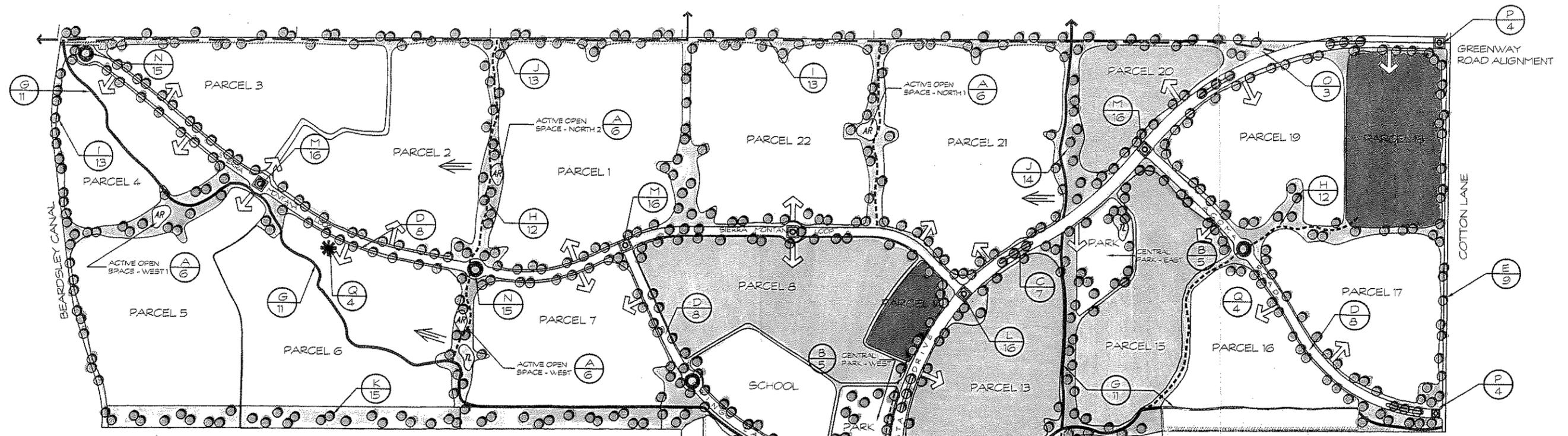
SIERRA MONTAÑA

LANDMARK ENGINEERING, INC.

7310 N. 16TH STREET
 PHOENIX, ARIZONA 85020
 SUITE 285
 (602) 861-2005

Exhibit 6
CONCEPTUAL P.A.D. DEVELOPMENT PLAN
(REDUCED)

Exhibit 7
CONCEPTUAL LANDSCAPING PLAN
(REDUCED)



KEY

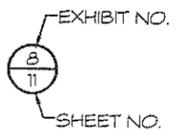


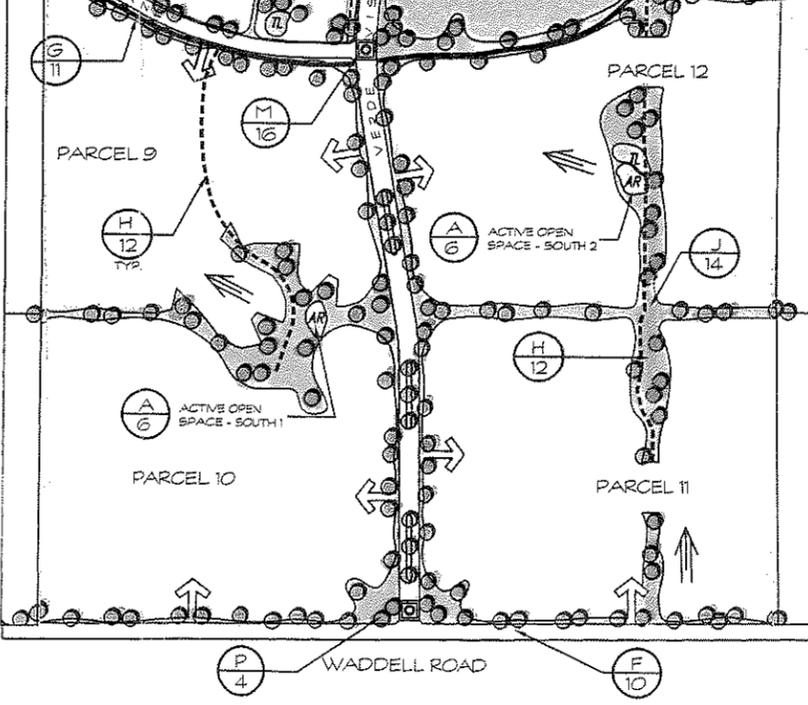
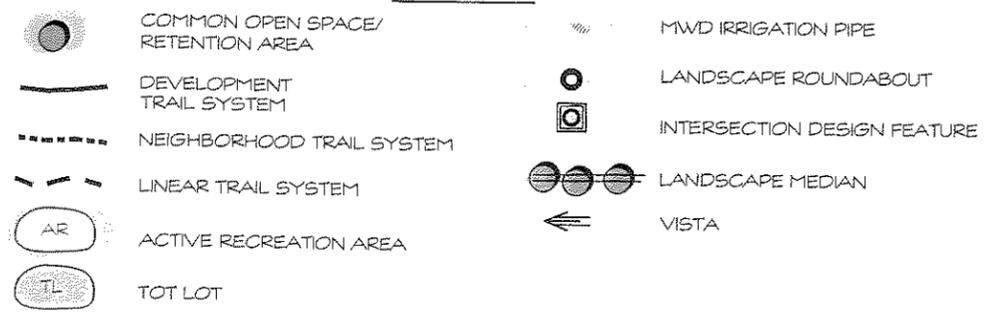
EXHIBIT INDEX

EXHIBIT NO.	DESCRIPTION
A	ACTIVE OPEN SPACE
B	PARK
C	VERDE VISTA DRIVE-80' R.O.W.
D	STREETSCAPE-60' R.O.W. (3)
E	COTTON LANE - 110' R.O.W.
F	WADDELL ROAD - 130' R.O.W.
G	DEVELOPMENT TRAIL
H	NEIGHBORHOOD TRAIL
I	LINEAR TRAIL
J	CANALS
K	PERIMETER LANDSCAPE TRACT
L	PRIMARY INTERSECTION
M	SECONDARY INTERSECTION
N	ROUNDBOUT
O	MAJOR ENTRY
P	SECONDARY ENTRY
Q	NEIGHBORHOOD ENTRY

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	CONCEPTUAL LANDSCAPE PLAN
2	WALL AND MONUMENTATION PLAN
3	MAJOR ENTRY
4	ENTRIES
5	PARK
6	ACTIVE OPEN SPACE
7	VERDE VISTA DRIVE-80' R.O.W.
8	STREETSCAPE-60' R.O.W.
9	COTTON LANE-110' ROW
10	WADDELL ROAD-130' ROW
11	DEVELOPMENT TRAILS
12	NEIGHBORHOOD TRAILS
13	LINEAR TRAIL
14	CANALS
15	PERIMETER LANDSCAPE TRACT/ROUNDBOUT
16	PRIMARY AND SECONDARY INTERSECTIONS

LEGEND

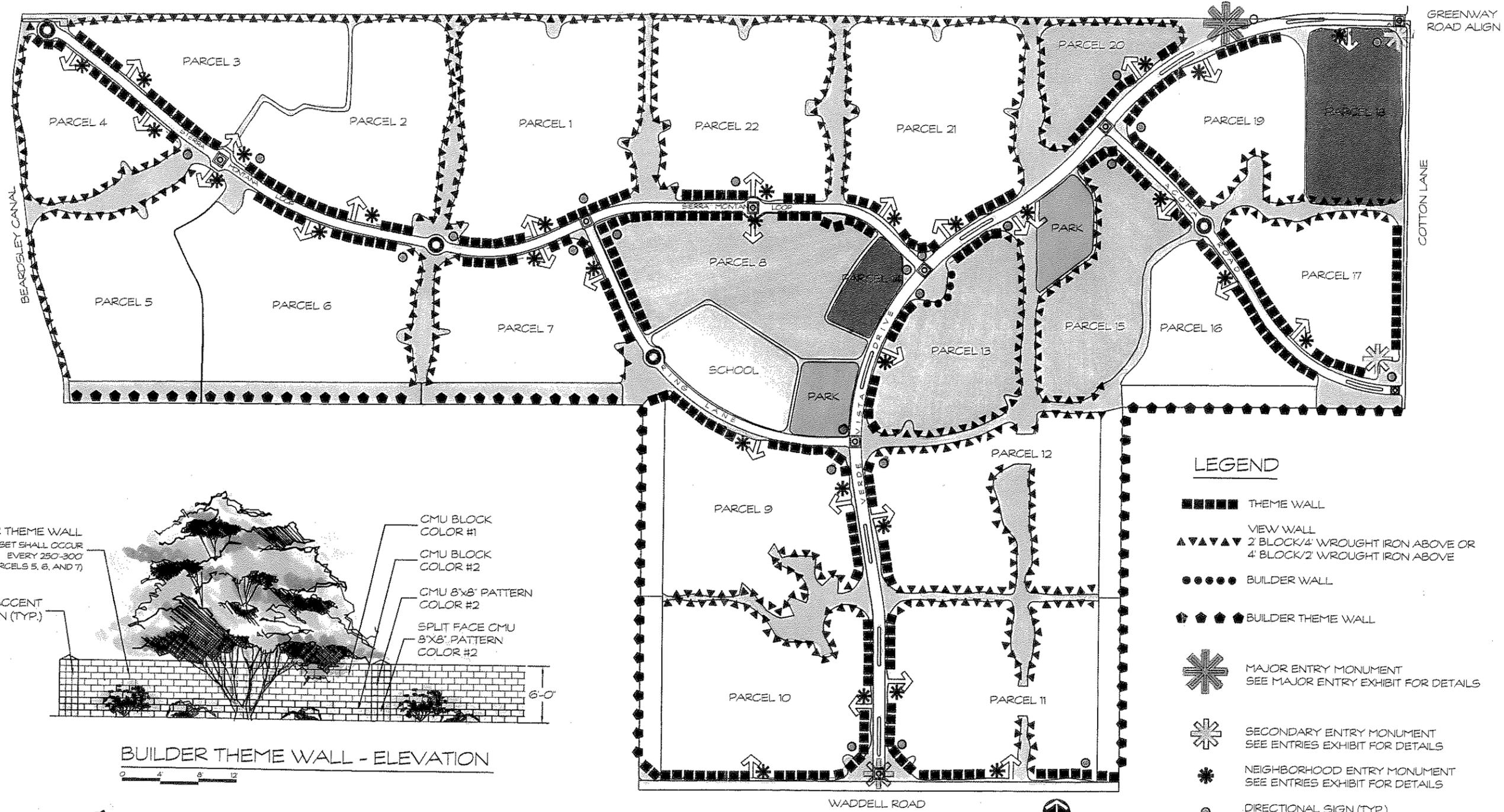


CONCEPTUAL LANDSCAPE PLAN
SIERRA MONTAÑA

LANDMARK
ENGINEERING, INC.
7310 NORTH 16TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602)861-2005

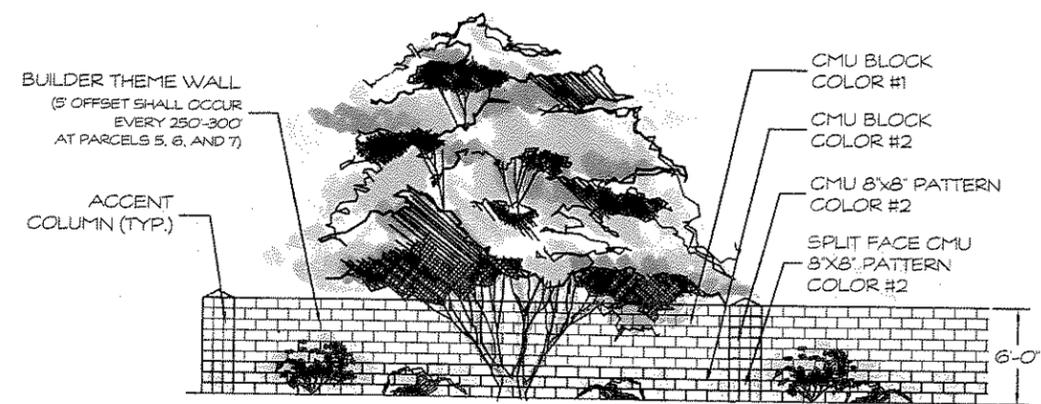
JDA
James Dalton & Associates
Land Planning
Landscape Architecture
7502 E. Monterey Way, Scottsdale AZ 85251
Tel. 480.945.7712 | Fax. 480.947.1999

1
08-05-1999 REV.
09-21-1999
06-20-2000
07-18-2000

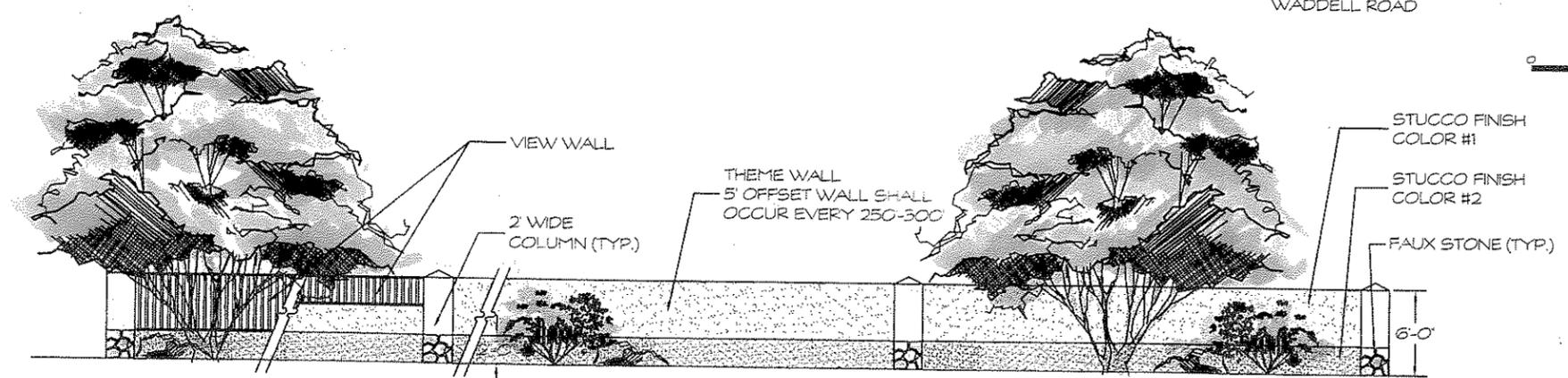


LEGEND

- ■ ■ ■ ■ THEME WALL
- ▲ ▲ ▲ ▲ ▲ VIEW WALL
2 BLOCK/4' WROUGHT IRON ABOVE OR
4' BLOCK/2' WROUGHT IRON ABOVE
- ● ● ● ● BUILDER WALL
- ◆ ◆ ◆ ◆ ◆ BUILDER THEME WALL
- ✳ MAJOR ENTRY MONUMENT
SEE MAJOR ENTRY EXHIBIT FOR DETAILS
- ✳ SECONDARY ENTRY MONUMENT
SEE ENTRIES EXHIBIT FOR DETAILS
- ✳ NEIGHBORHOOD ENTRY MONUMENT
SEE ENTRIES EXHIBIT FOR DETAILS
- ⊙ DIRECTIONAL SIGN (TYP.)
SEE ENTRIES EXHIBIT FOR DETAILS



BUILDER THEME WALL - ELEVATION



THEME WALL/ VIEW WALL - ELEVATION

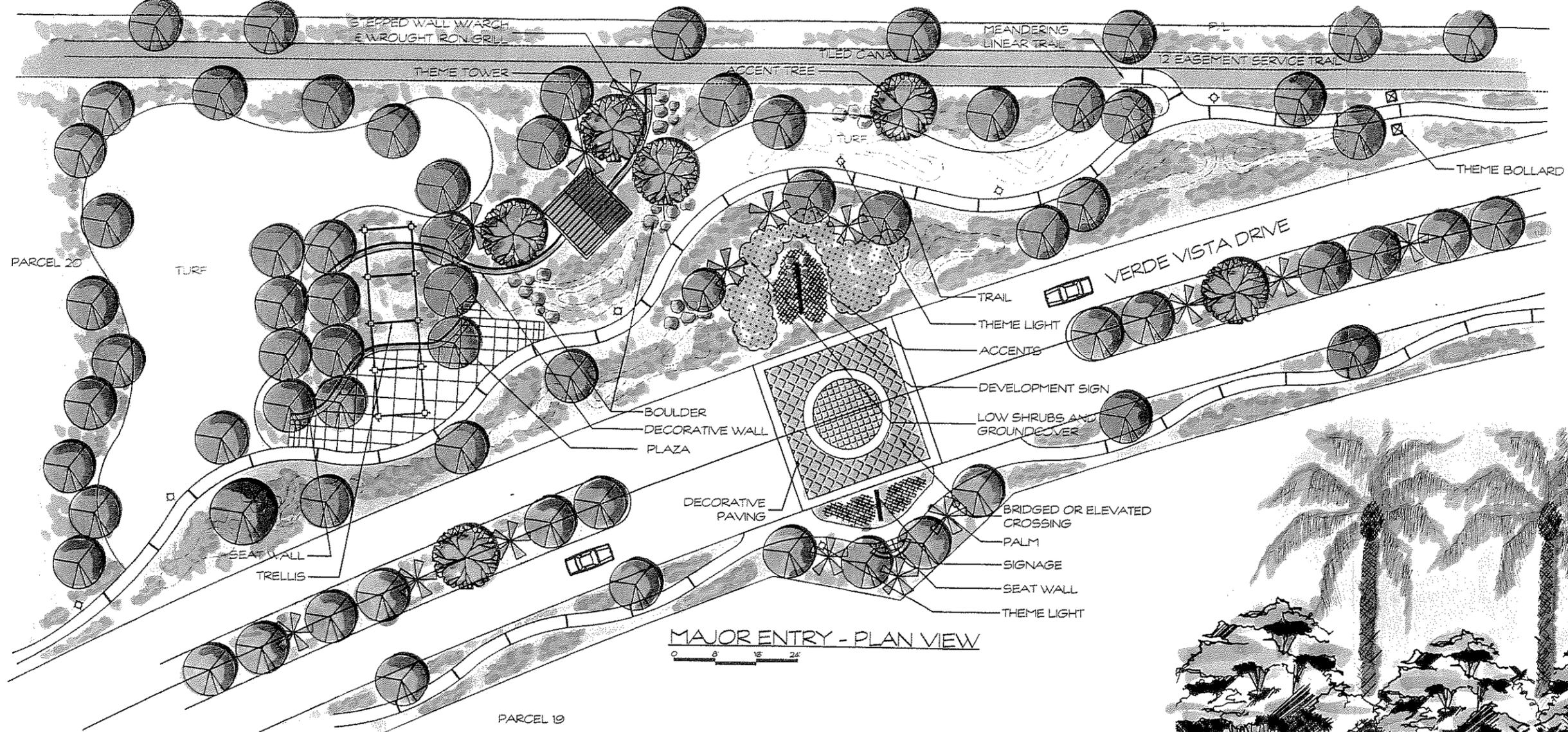


WALL/FENCE AND
MONUMENTATION PLAN
SIERRA MONTAÑA

LANDMARK
ENGINEERING, INC.
7310 NORTH 18TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602)861-2005

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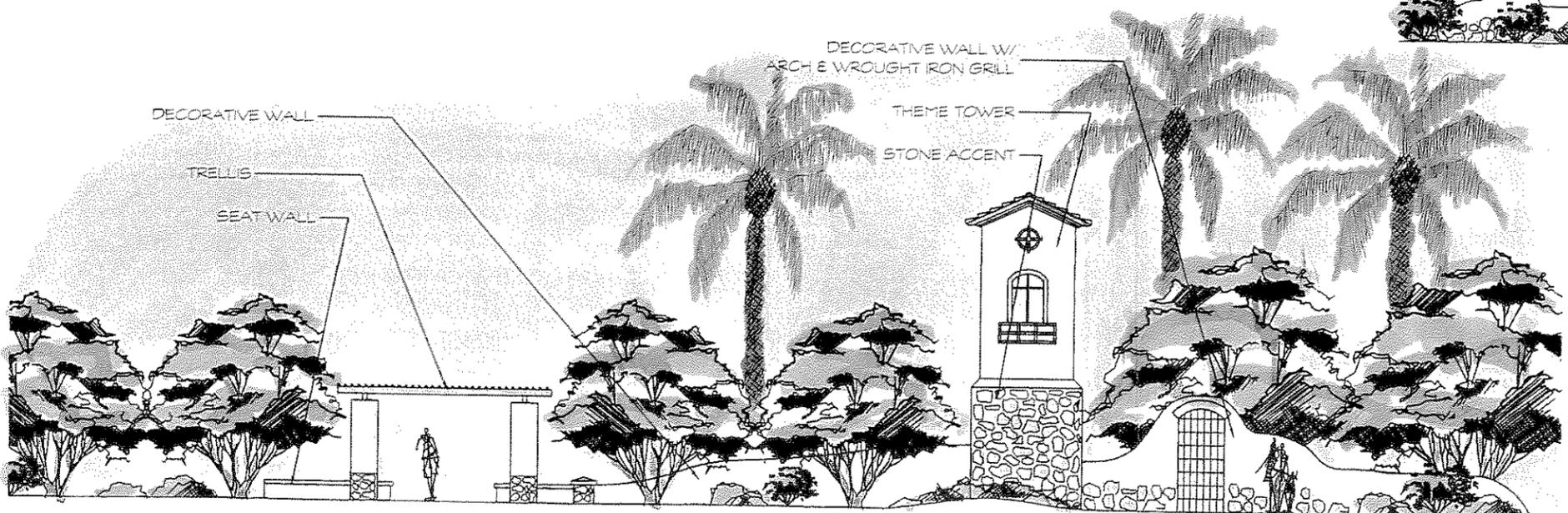
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09-21-1999
06-20-2000
07-18-2000



MAJOR ENTRY - PLAN VIEW



SIGNAGE MONUMENT - ELEVATION



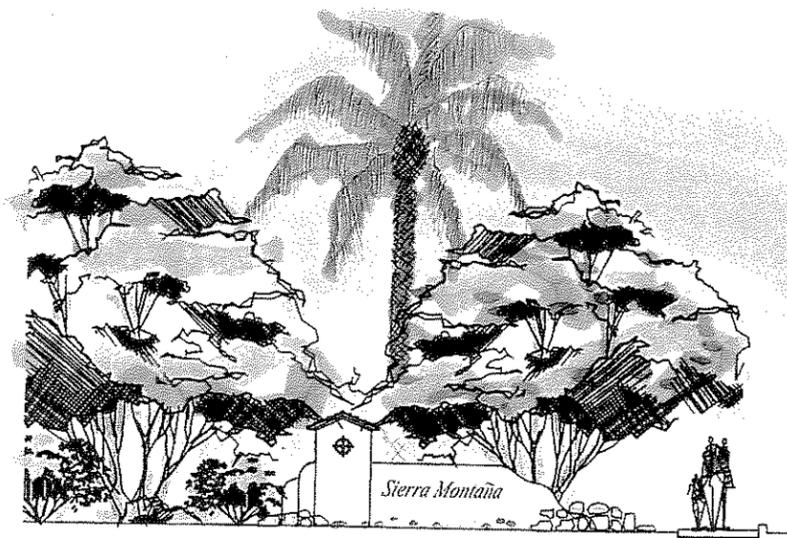
MAJOR ENTRY ELEVATION

MAJOR ENTRY
SIERRA MONTAÑA

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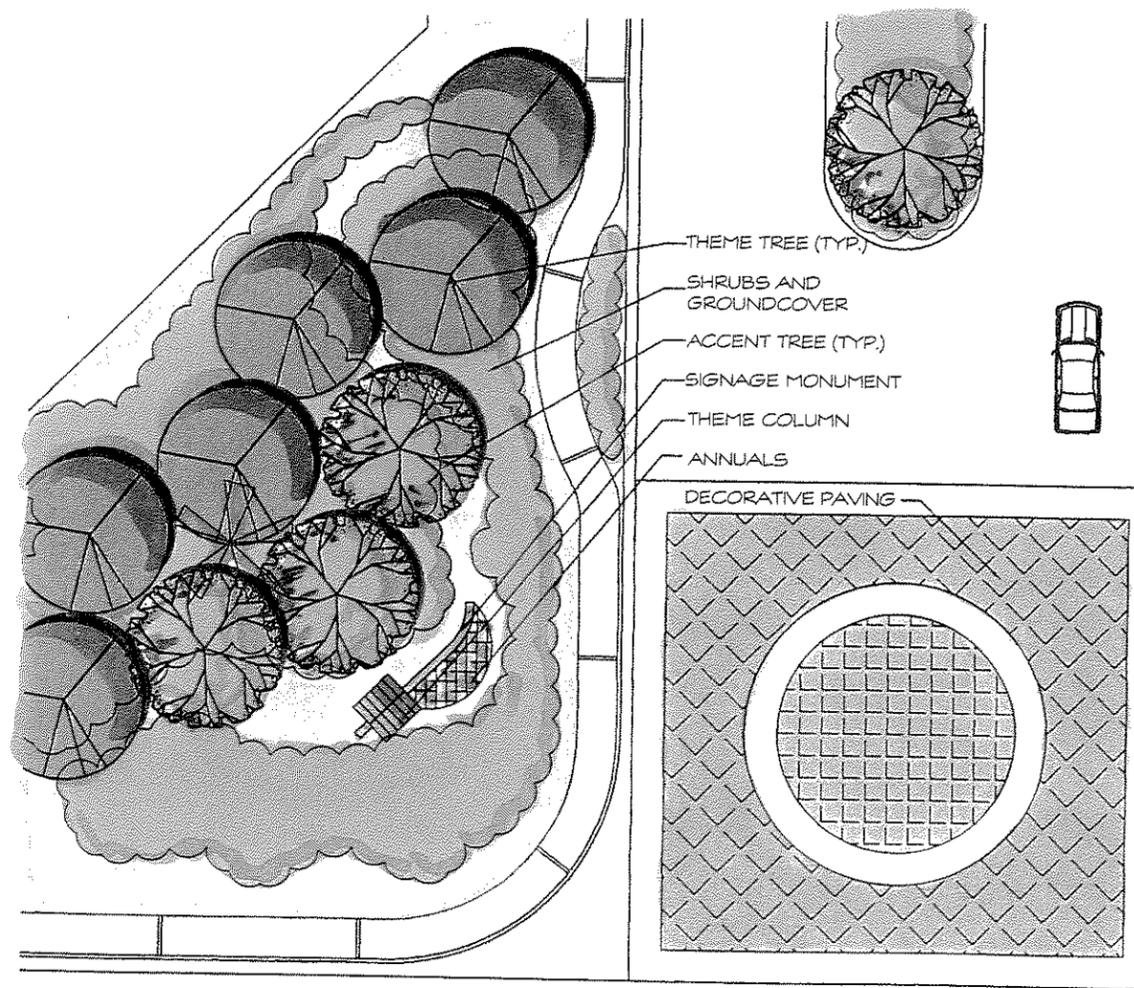
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09-21-1999
06-20-2000



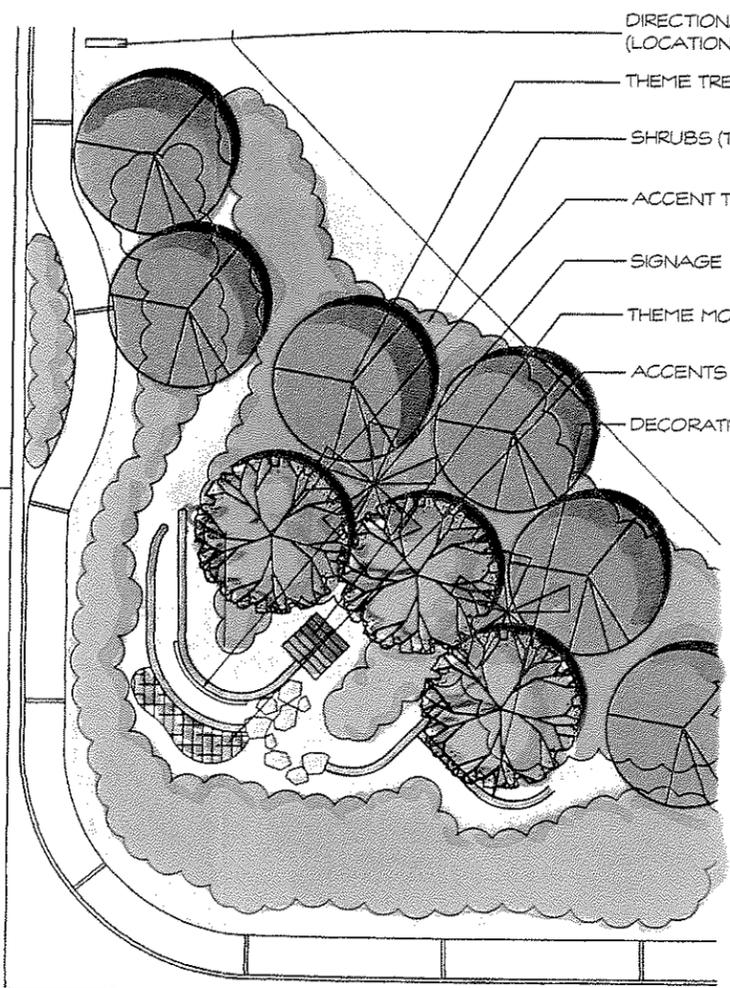
NEIGHBORHOOD ENTRY - ELEVATION



SECONDARY ENTRY - ELEVATION



NEIGHBORHOOD ENTRY - PLAN VIEW TYPICAL



SECONDARY ENTRY - PLAN VIEW TYPICAL



- DIRECTIONAL SIGN (LOCATION VARIES)
- THEME TREE (TYP.)
- SHRUBS (TYP.)
- ACCENT TREE (TYP.)
- SIGNAGE
- THEME MONUMENT
- ACCENTS (TYP.)
- DECORATIVE WALL



DIRECTIONAL SIGN



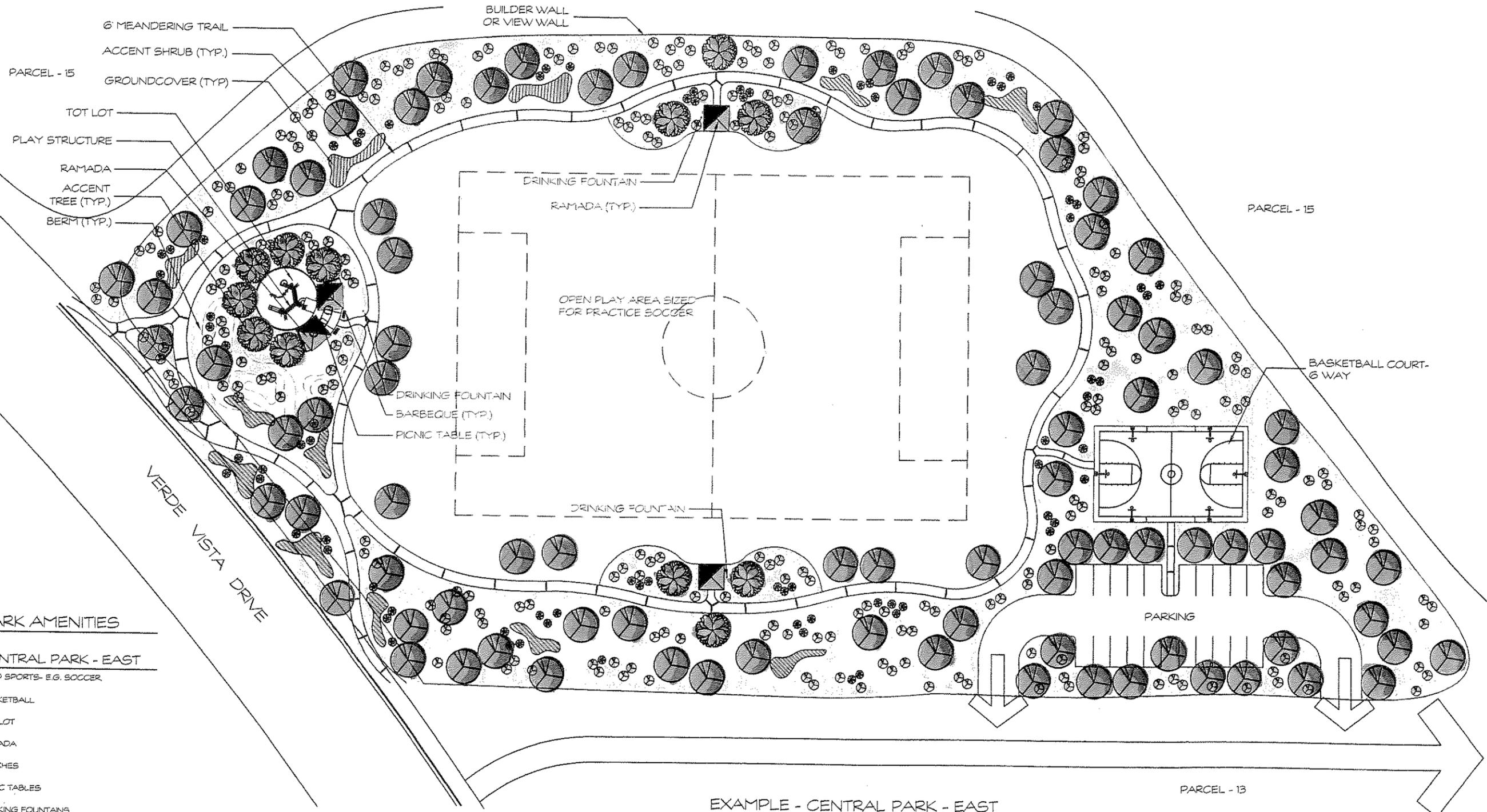
SEE WALL/FENCE AND MONUMENTATION PLAN FOR TYPICAL LOCATION

ENTRIES SIERRA MONTAÑA

LANDMARK
ENGINEERING, INC.
7310 NORTH 18TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602)861-2005

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Landscape Architecture
7502 E. Monterey Way, Scottsdale AZ 85251
Tel. 480.945.7712 Fax. 480.947.1999

4
08-06-1999 REV.
09-21-1999
06-20-2000



EXAMPLE - CENTRAL PARK - EAST

- PARK AMENITIES**
- CENTRAL PARK - EAST**
 FIELD SPORTS- E.G. SOCCER,
 BASKETBALL,
 TOT LOT,
 RAMADA,
 BENCHES,
 PICNIC TABLES,
 DRINKING FOUNTAINS,
 MEANDERING TRAIL (BICYCLE AND PEDESTRIAN TRAIL)

PLANT SCHEDULE

- CENTRAL PARK - WEST**
 FIELD SPORTS- E.G. PRACTICE SOFTBALL WITH BACKSTOP,
 TOT LOT,
 RAMADA,
 BENCHES,
 PICNIC TABLES,
 DRINKING FOUNTAINS,
 MEANDERING TRAIL (BICYCLE AND PEDESTRIAN TRAIL)

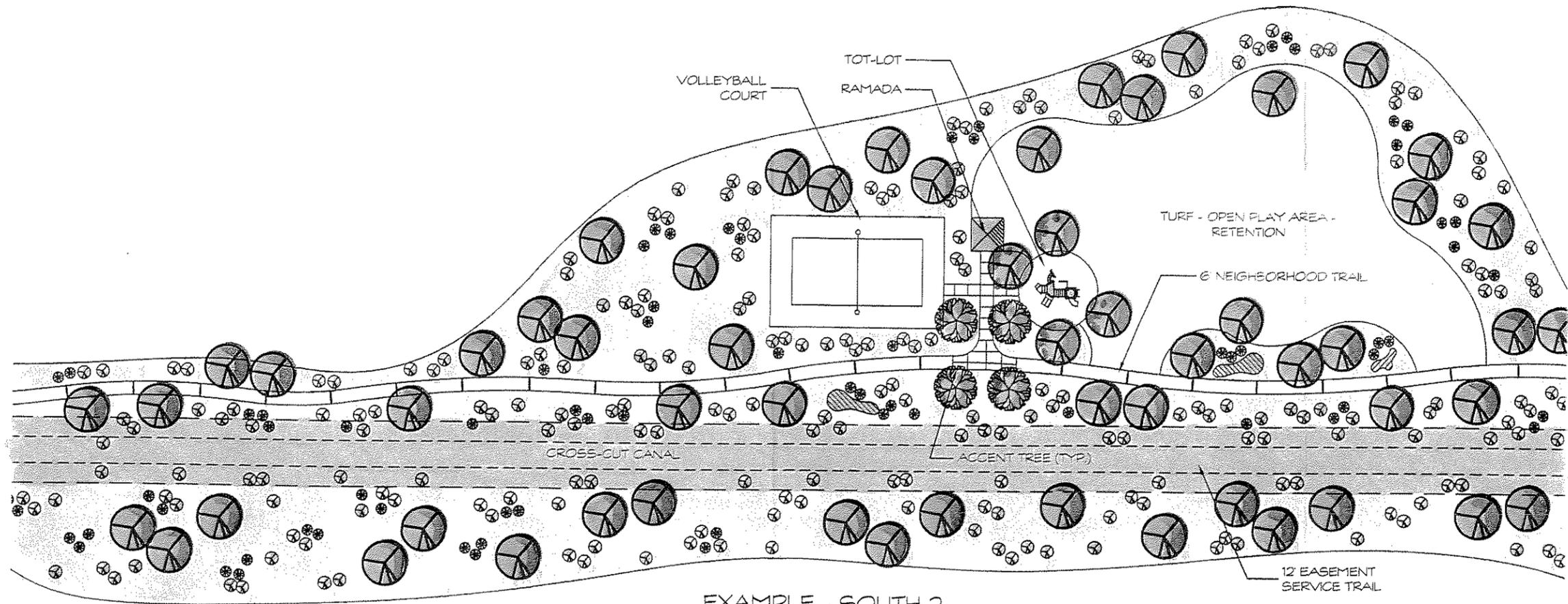
SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
TREES			SHRUBS			ACCENTS		
	<i>Acacia smallii</i>	Sweet Acacia		<i>Bougainvillea sp.</i>	Bougainvillea		<i>Agave species</i>	Agave
	<i>Cercidium praecox</i>	Palo Brea		<i>Caesalpinia pulcherrima</i>	Red Bird-of-Paradise		<i>Dasylirion acrotriche</i>	Green Desert Spoon
	<i>Dahlbergia sissoo</i>	Indian Rosewood		<i>Calliandra eriophylla</i>	Fairy Duster		<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Fraxinus velutina</i>	Arizona Ash (not in ROW)		<i>Cassia nemophila</i>	Green Cassia	GROUNDCOVERS		
	<i>Olea europaea</i>	Olive Tree (fruitless)		<i>Calliandra eriophylla</i>	Fairy Duster		<i>Baccharis centennial</i>	Centennial Baccharis
	<i>Pinus eldarica</i>	Mandel Pine		<i>Convolvulus cneorum</i>	Bush Morning Glory		<i>Lantana camara</i>	New Gold Lantana
	<i>Prosopis chilensis</i>	Chilean Mesquite		<i>Justicia spicigera</i>	Mexican Honeysuckle		<i>Oenothera berlandieri</i>	Purple Trailing Lantana
	<i>Rhus lancea</i>	African Sumac		<i>Leucophyllum frutescens</i>	Green Cloud Sage		<i>Rosmarinus prostratus</i>	Mexican Evening Primrose
	<i>Ulmus parvifolia</i>	Chinese Elm		<i>Nerium oleander</i>	Oleander		<i>Ruellia brittoniana 'katie'</i>	Dwarf Rosemary
				<i>Ruellia peninsularis</i>	Bojo Ruella			Katie Ruella

PARK
SIERRA MONTAÑA

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 PHOENIX, ARIZONA 85020 (602)861-2005

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 Landscape Architecture
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5
 08-06-1999 REV.
 09-21-1999
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EXAMPLE - SOUTH 2

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Acacia smallii</i>	Sweet Acacia
	<i>Ceridium praecox</i>	Palo Brea
	<i>Dahlbergia sissoo</i>	Indian Rosewood
	<i>Fraxinus velutina</i>	Arizona Ash (not in ROW)
	<i>Olea europaea</i>	Olive Tree (fruitless)
	<i>Pinus eldarica</i>	Mandel Pine
	<i>Prosopis chilensis</i>	Chilean Mesquite
	<i>Rhus lancea</i>	African Sumac
	<i>Ulmus parvifolia</i>	Chinese Elm
SHRUBS		
	<i>Bougainvillea sp.</i>	Bougainvillea
	<i>Caesalpinia pulcherrima</i>	Red Bird-of-Paradise
	<i>Calliandra eriophylla</i>	Fairy Duster
	<i>Cassia nemophila</i>	Green Cassia
	<i>Calliandra eriophylla</i>	Fairy Duster
	<i>Convolvulus cneorum</i>	Bush Morning Glory
	<i>Justicia spicigera</i>	Mexican Honeysuckle
	<i>Leucophyllum frutescens</i>	Green Cloud Sage
	<i>Nerium oleander</i>	Oleander
	<i>Ruellia peninsularis</i>	Baja Ruellia
ACCENTS		
	<i>Agave species</i>	Agave
	<i>Dasyliroa acrotriche</i>	Green Desert Spoon
	<i>Hesperaloe parviflora</i>	Red Yucca
GROUNDCOVERS		
	<i>Baccharis centennial</i>	Centennial Baccharis
	<i>Lantana camara</i>	New Gold Lantana
	<i>Lantana montevidensis</i>	Purple Trailing Lantana
	<i>Oenothera berlandieri</i>	Mexican Evening Primrose
	<i>Rosmarinus prostratus</i>	Dwarf Rosemary
	<i>Ruellia brittaniana 'katie'</i>	Katie Ruellia

ACTIVE OPEN SPACE AMENITIES

NORTH 1

- MAY INCLUDE THE FOLLOWING:
- FIELD SPORTS- E.G. SOCCER/BASEBALL
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL

NORTH 2

- MAY INCLUDE THE FOLLOWING:
- BASKETBALL
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL

SOUTH 1

- MAY INCLUDE THE FOLLOWING:
- FIELD SPORTS- E.G. SOCCER
- 2-WAY BASKETBALL COURT
- SAND VOLLEYBALL COURT
- RAMADA WITH BARBECUE
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL

SOUTH 2

- MAY INCLUDE THE FOLLOWING:
- PLAYGROUND EQUIPMENT
- TOT-LOT
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- MEANDERING TRAIL
- OPEN PLAY AREA-RETENTION
- VOLLEYBALL COURT
- RAMADAS
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL

WEST 1

- MAY INCLUDE THE FOLLOWING:
- FIELD SPORTS- E.G. SOCCER
- TENNIS
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL

WEST 2

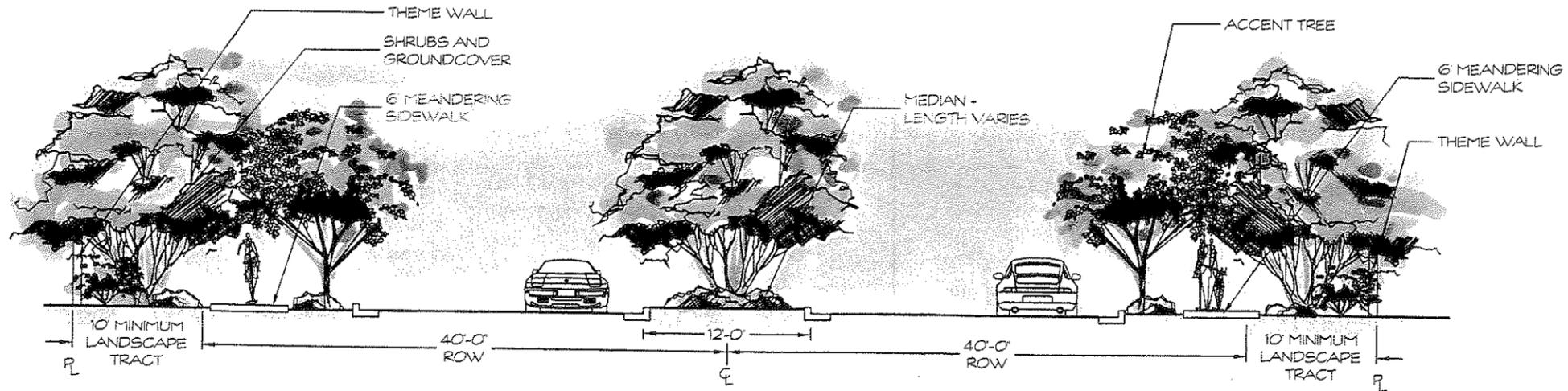
- MAY INCLUDE THE FOLLOWING:
- PHYSICAL CONDITIONING STATION INTER-LINKED WITH THE DEVELOPMENT TRAIL SYSTEM
- FIELD SPORTS- E.G. SOCCER
- PARK BENCHES
- PICNIC TABLES
- DRINKING FOUNTAIN
- TOT-LOT
- MEANDERING TRAIL
- NEIGHBORHOOD TRAIL
- DEVELOPMENT TRAIL

ACTIVE OPEN SPACE
SIERRA MONTAÑA

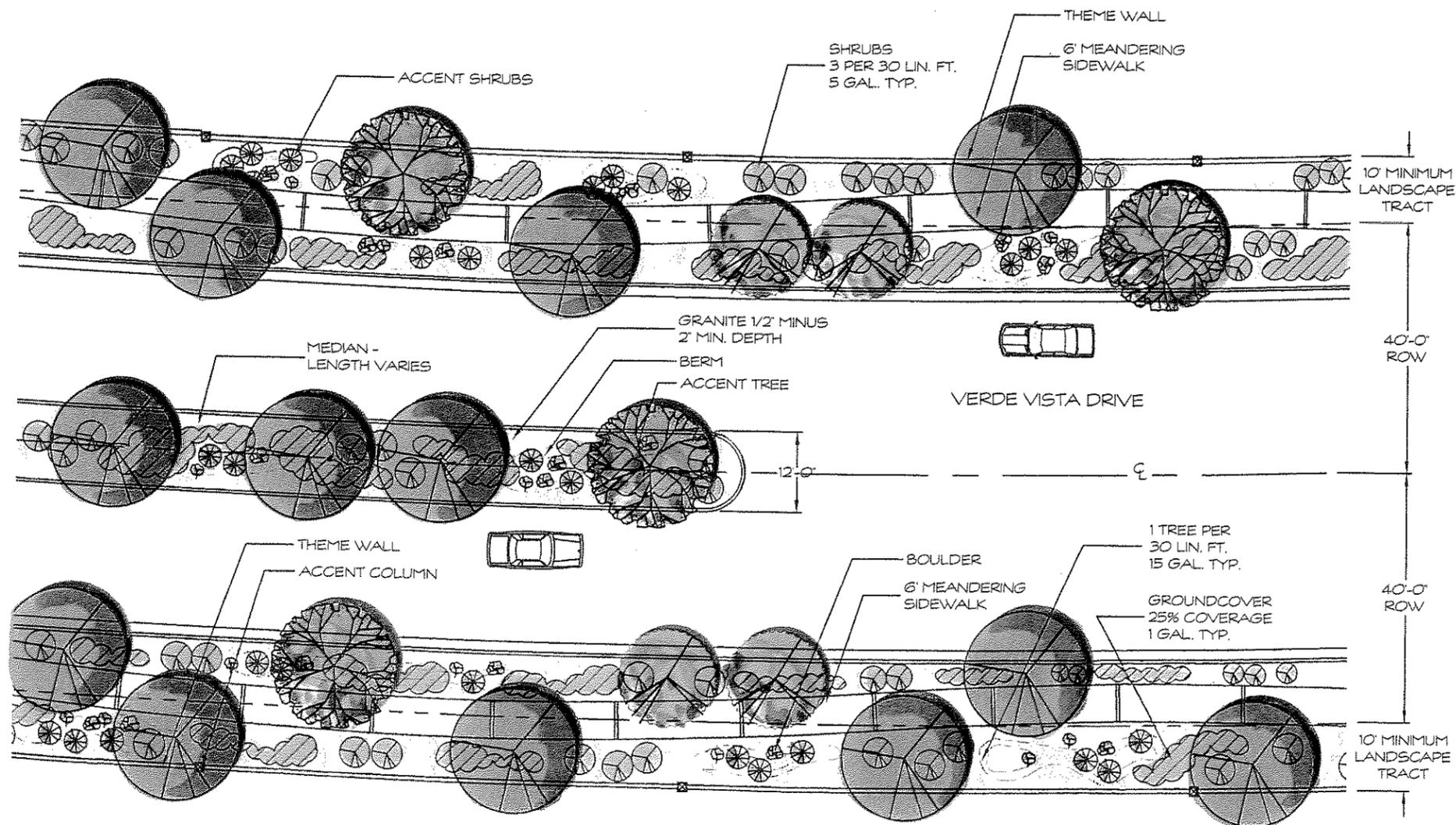
LANDMARK
ENGINEERING, INC.
7310 NORTH 16TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602)981-2005

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James Dalton & Associates
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Landscape Architecture
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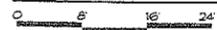
6
08-06-1999 REV.
09-21-1999
06-20-2000



VERDE VISTA DRIVE - ELEVATION



VERDE VISTA DRIVE - PLAN VIEW

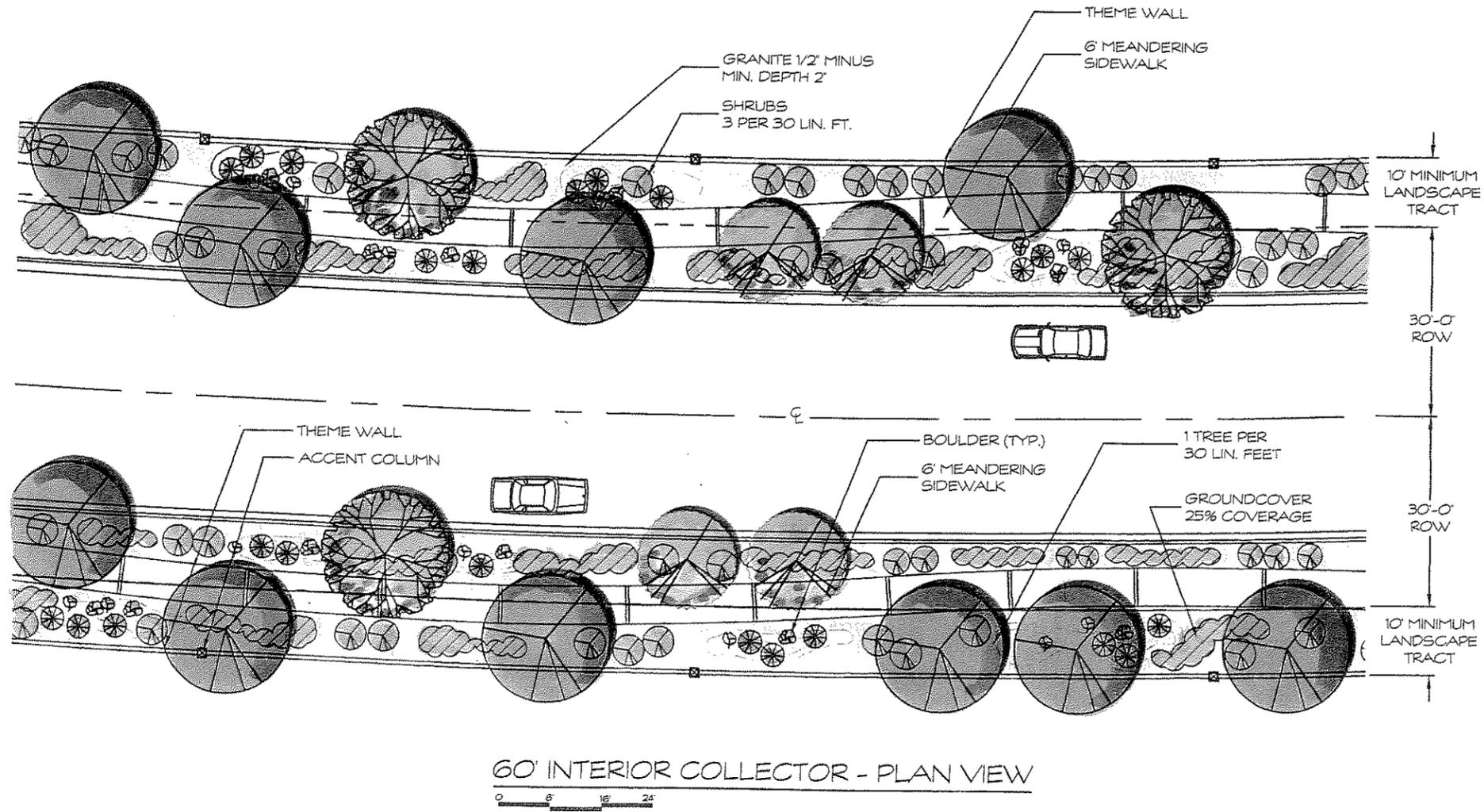
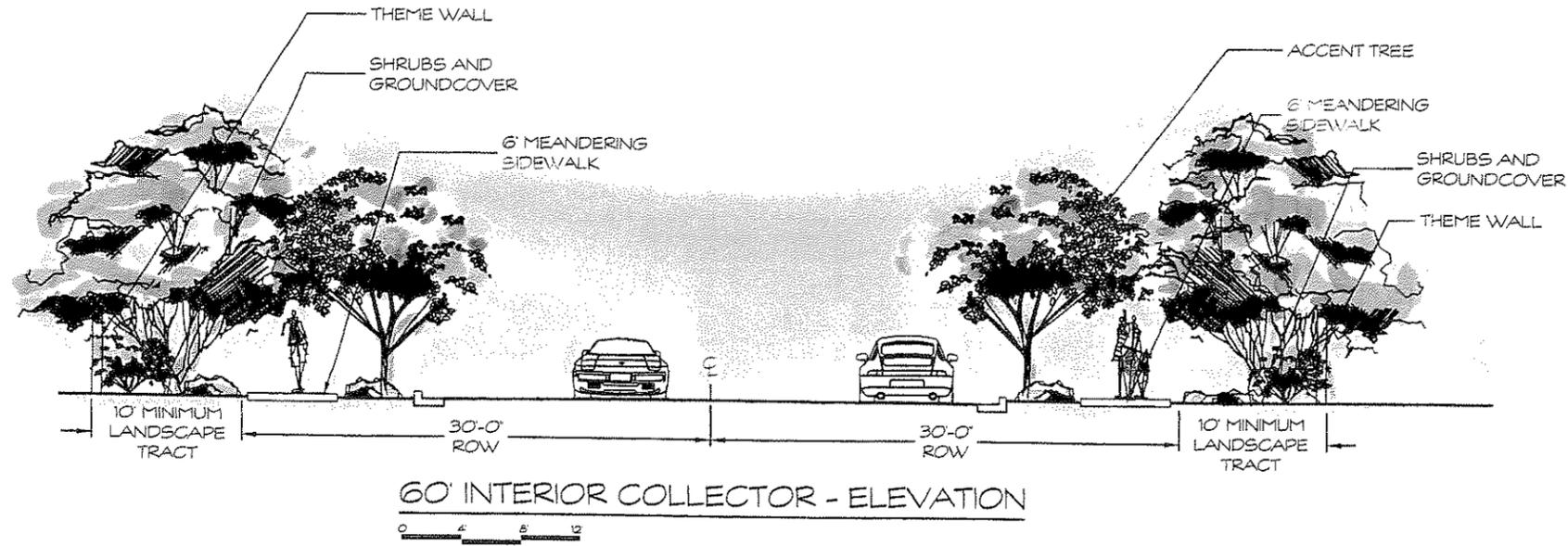


VERDE VISTA DRIVE-80' R.O.W.
 SIERRA MONTAÑA

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7
 08-06-1999 REV.
 09-21-1999
 06-20-2000

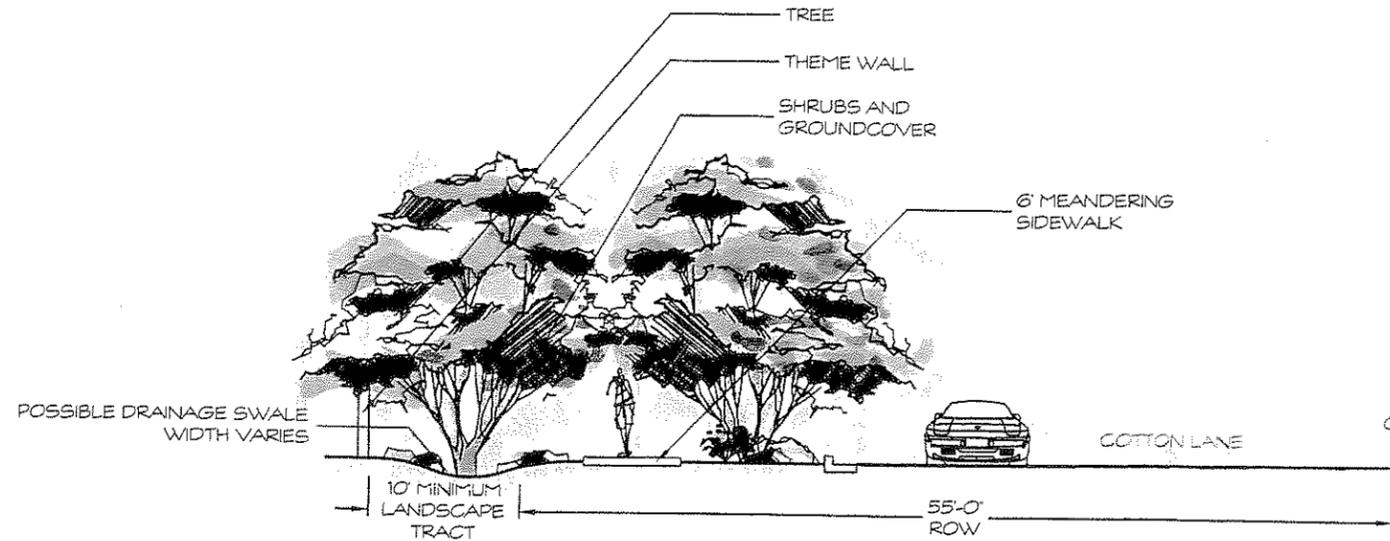


STREETSCAPE-60' R.O.W.
SIERRA MONTANA LOOP, ACOMA ROAD, & SPRING LANE
SIERRA MONTAÑA

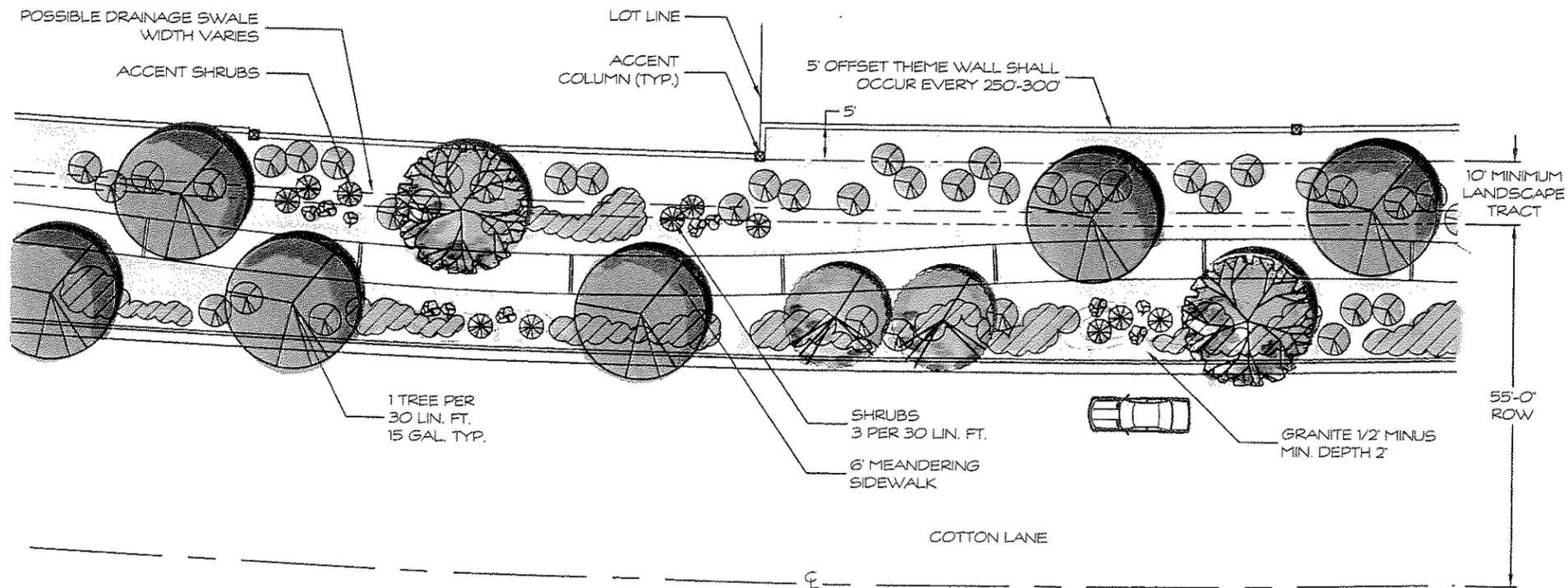
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8
08-06-1999 REV.
09-21-1999
06-20-2000



COTTON LANE - ELEVATION



COTTON LANE - PLAN VIEW

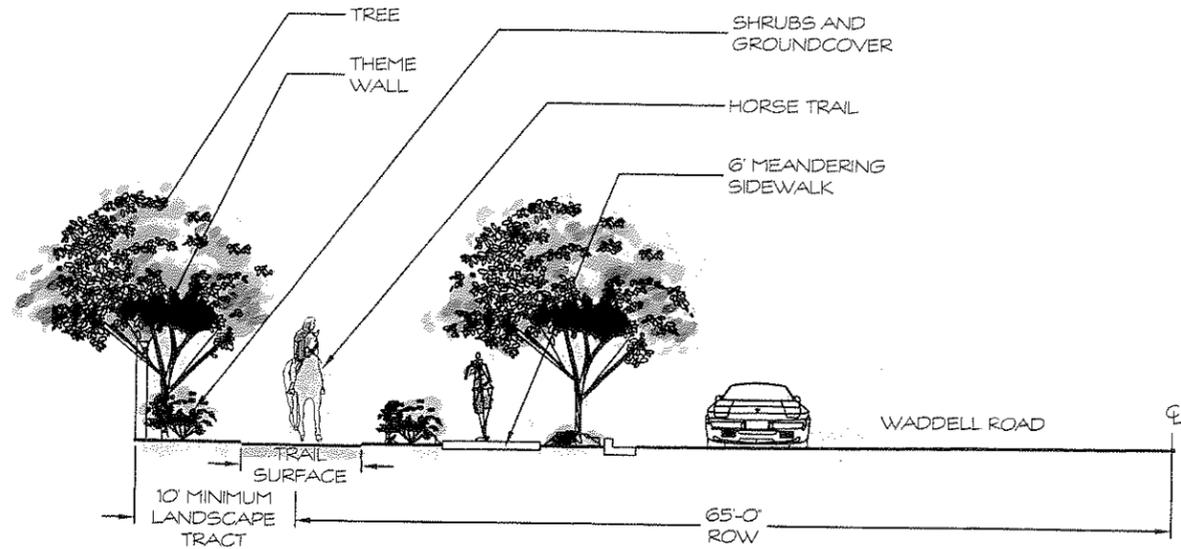


COTTON LANE - 110' ROW
SIERRA MONTAÑA

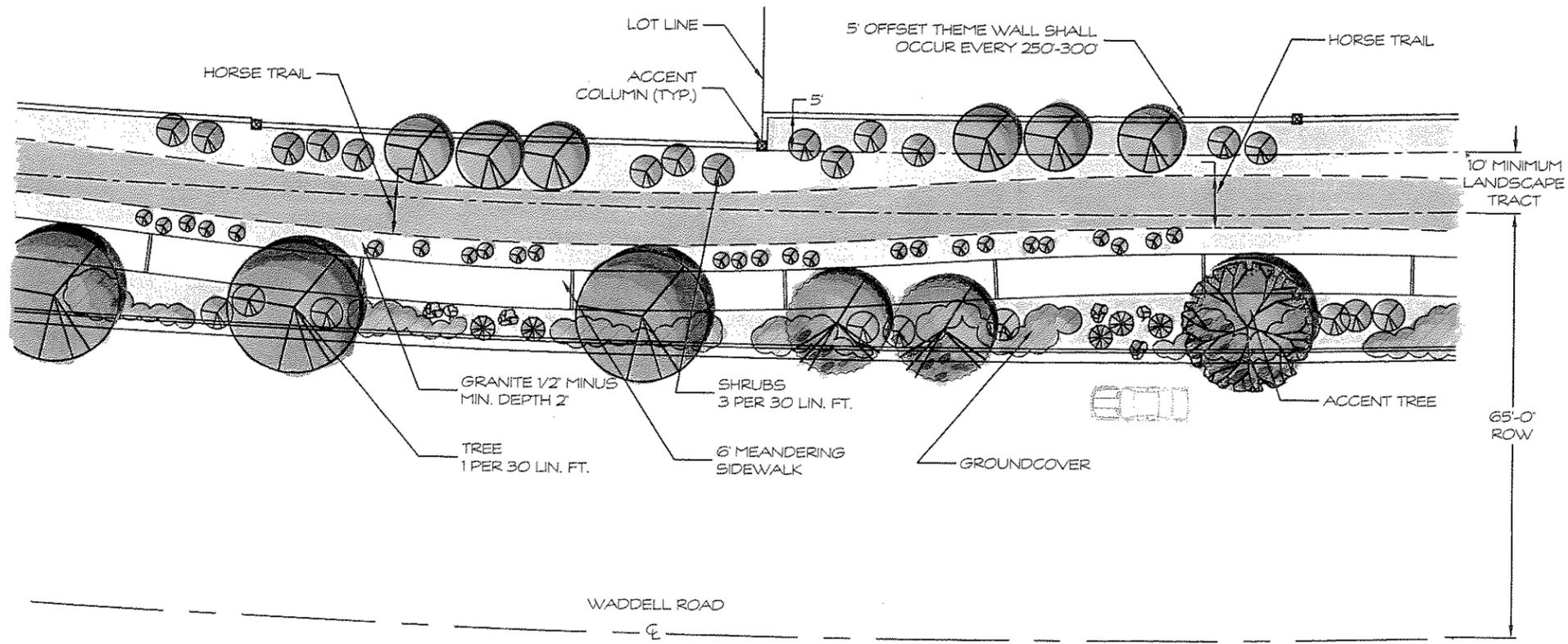
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9
 08-06-1999 REV.
 09-21-1999
 06-20-2000



WADDELL ROAD - ELEVATION



WADDELL ROAD - PLAN VIEW

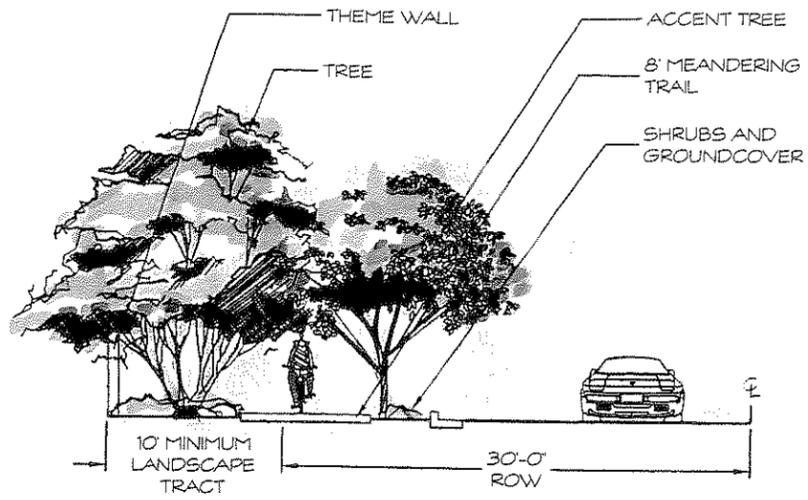


WADDELL ROAD - 130' ROW
SIERRA MONTAÑA

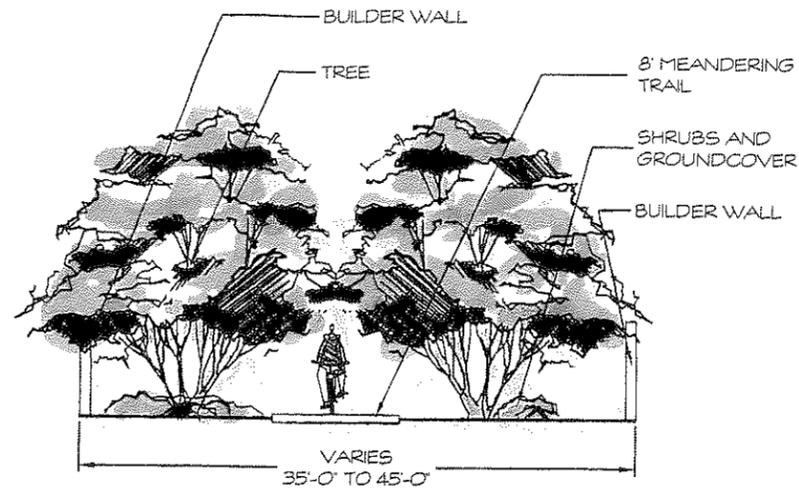
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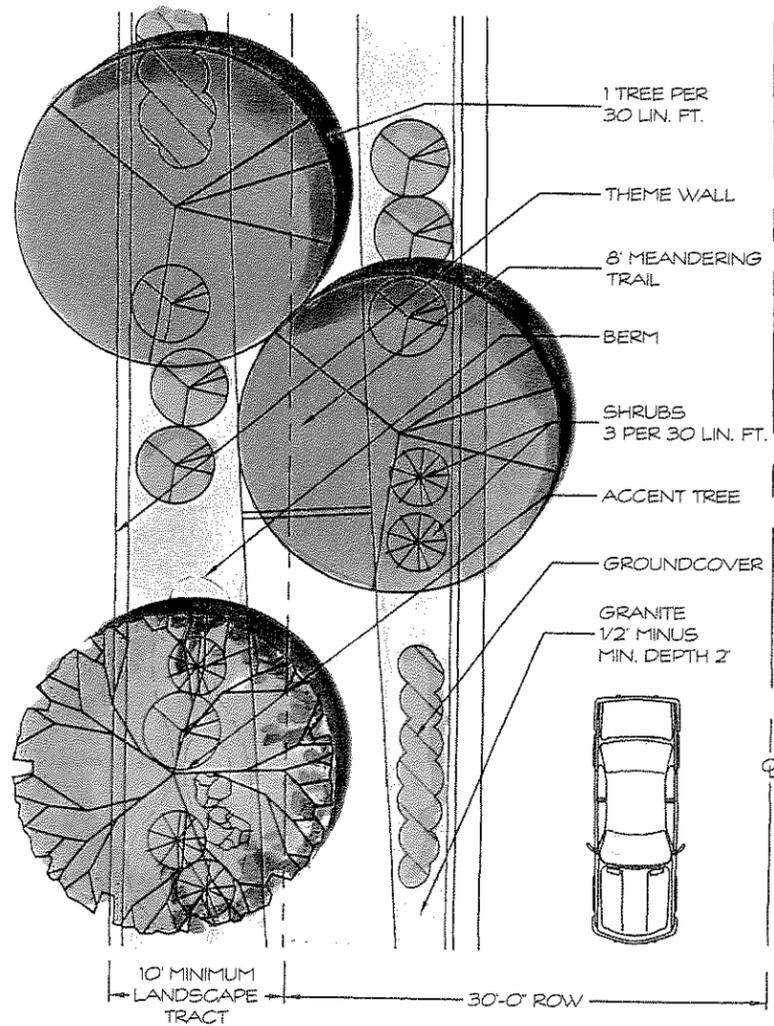
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 07-18-2000



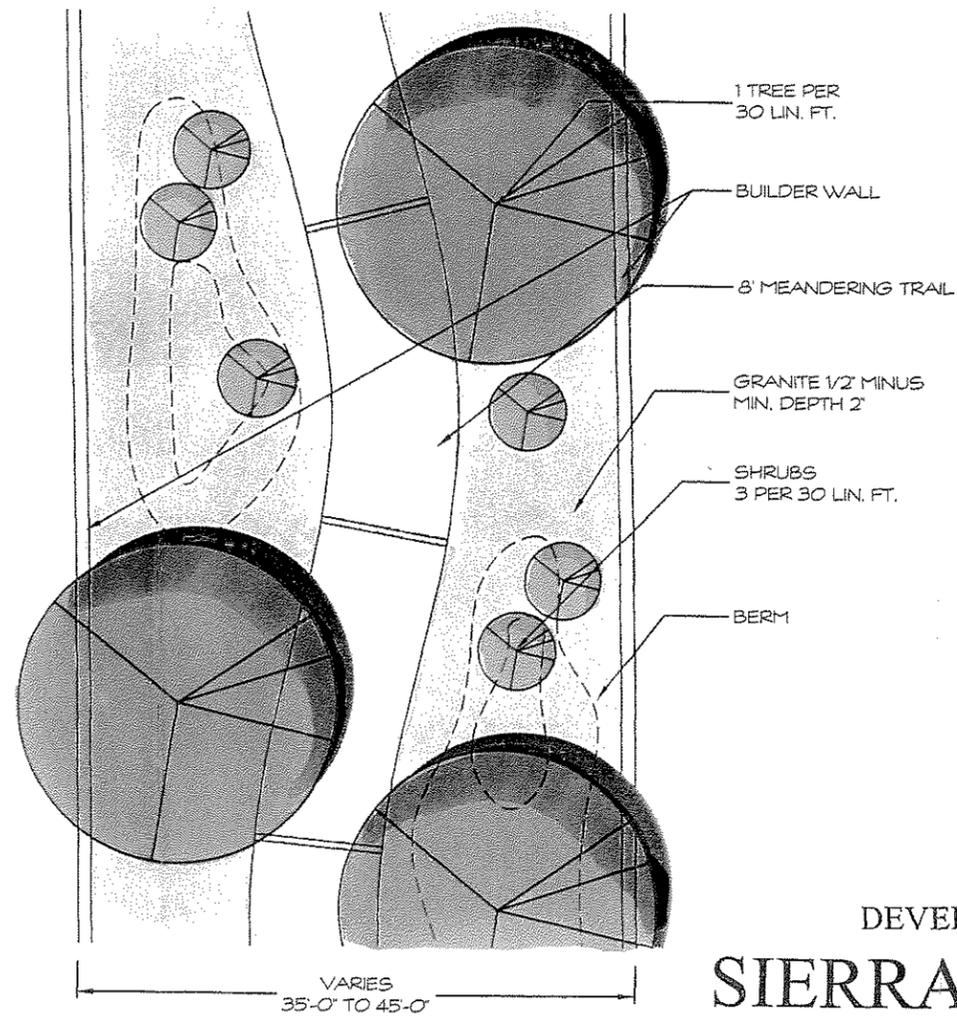
DEVELOPMENT TRAIL ALONG 60' ROW - ELEVATION



DEVELOPMENT TRAIL BETWEEN WALLS - ELEVATION



DEVELOPMENT TRAIL ALONG 60' ROW - PLAN VIEW



DEVELOPMENT TRAIL BETWEEN WALLS - PLAN VIEW

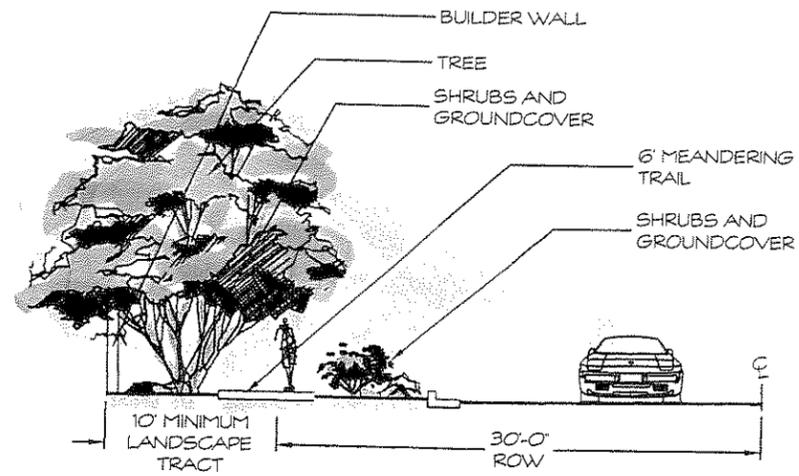


DEVELOPMENT TRAILS
SIERRA MONTAÑA

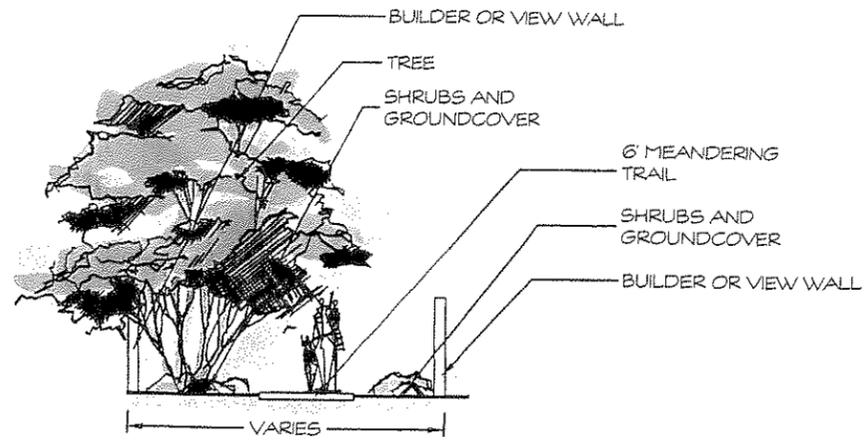
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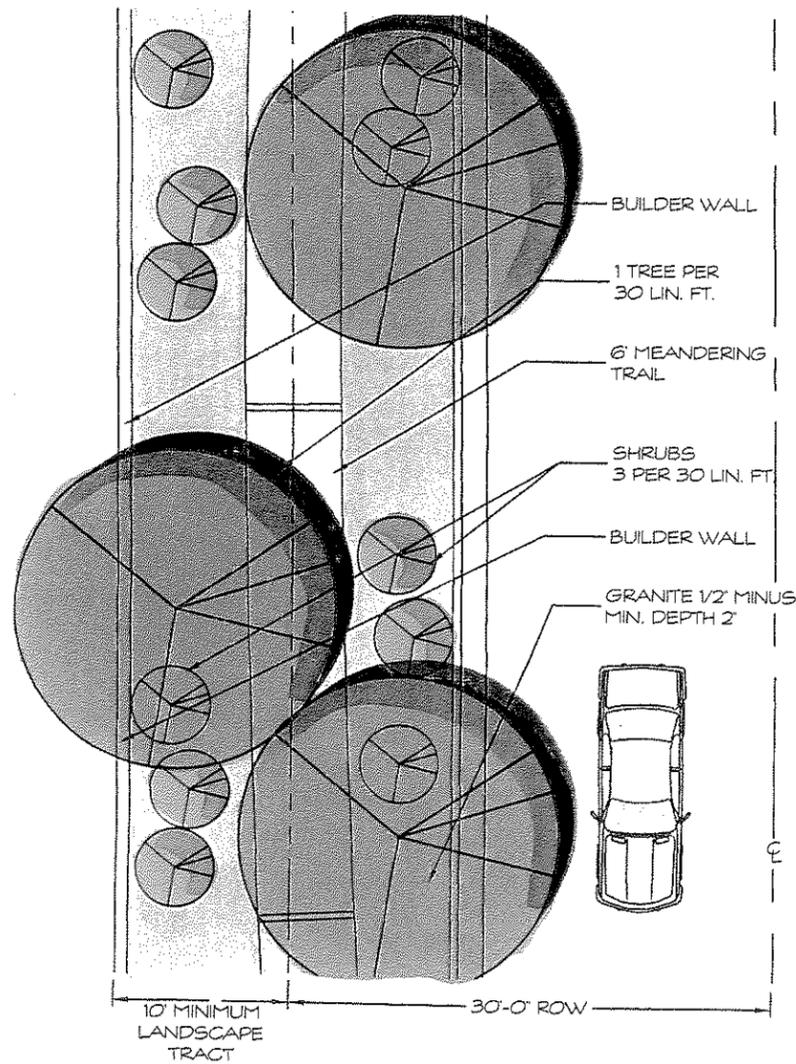
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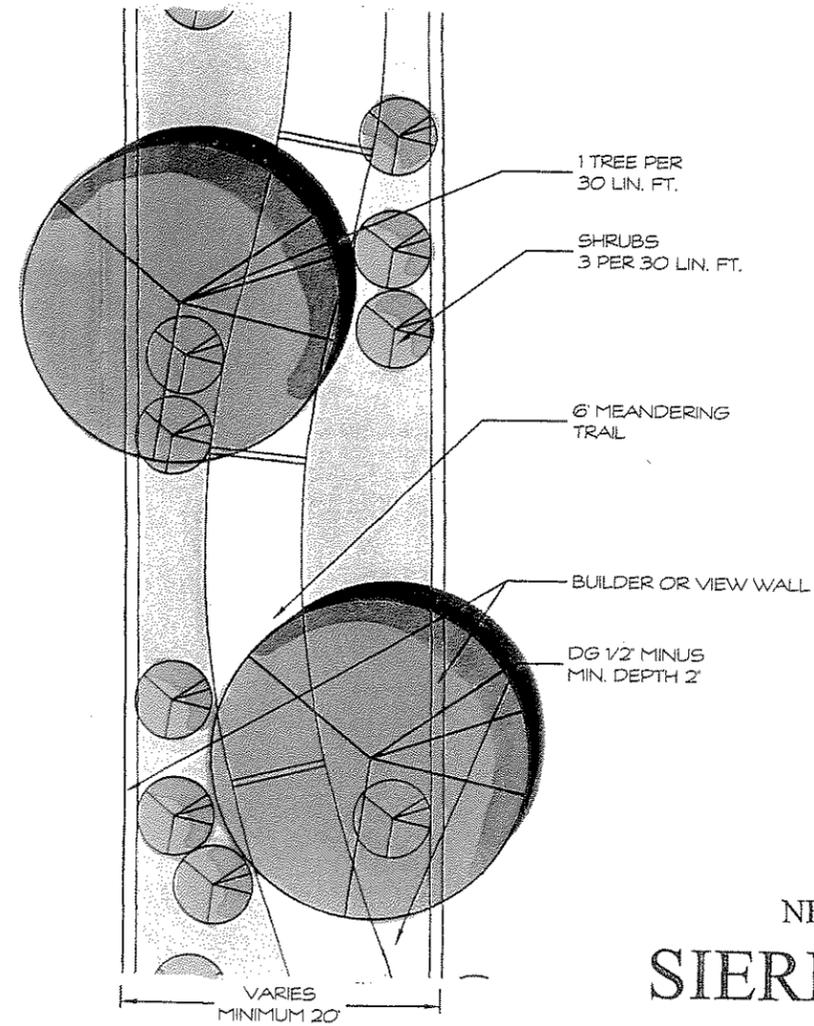
NEIGHBORHOOD TRAIL ALONG 60' ROW- ELEVATION



NEIGHBORHOOD TRAIL BETWEEN WALLS- ELEVATION



NEIGHBORHOOD TRAIL ALONG 60' ROW - PLAN VIEW



NEIGHBORHOOD TRAIL BETWEEN WALLS - PLAN VIEW

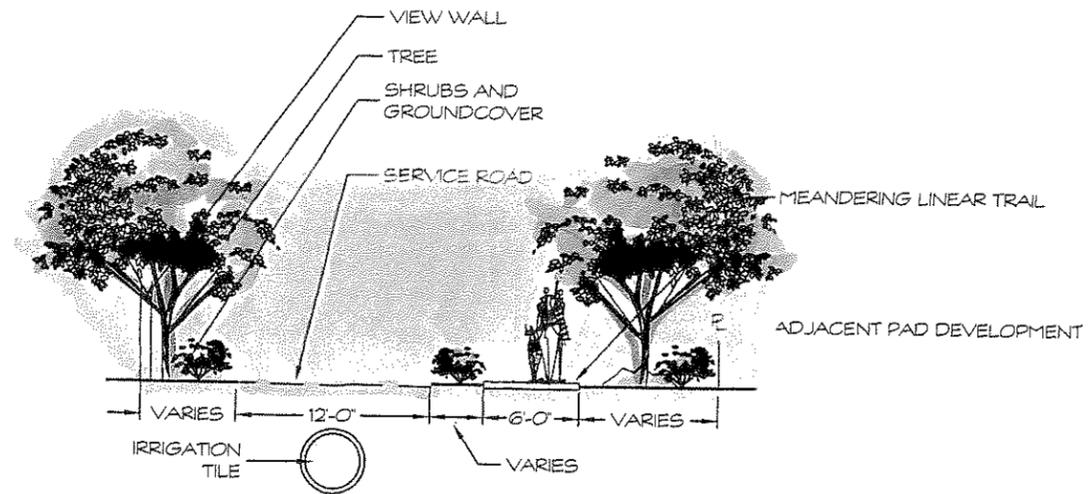


NEIGHBORHOOD TRAILS
SIERRA MONTAÑA

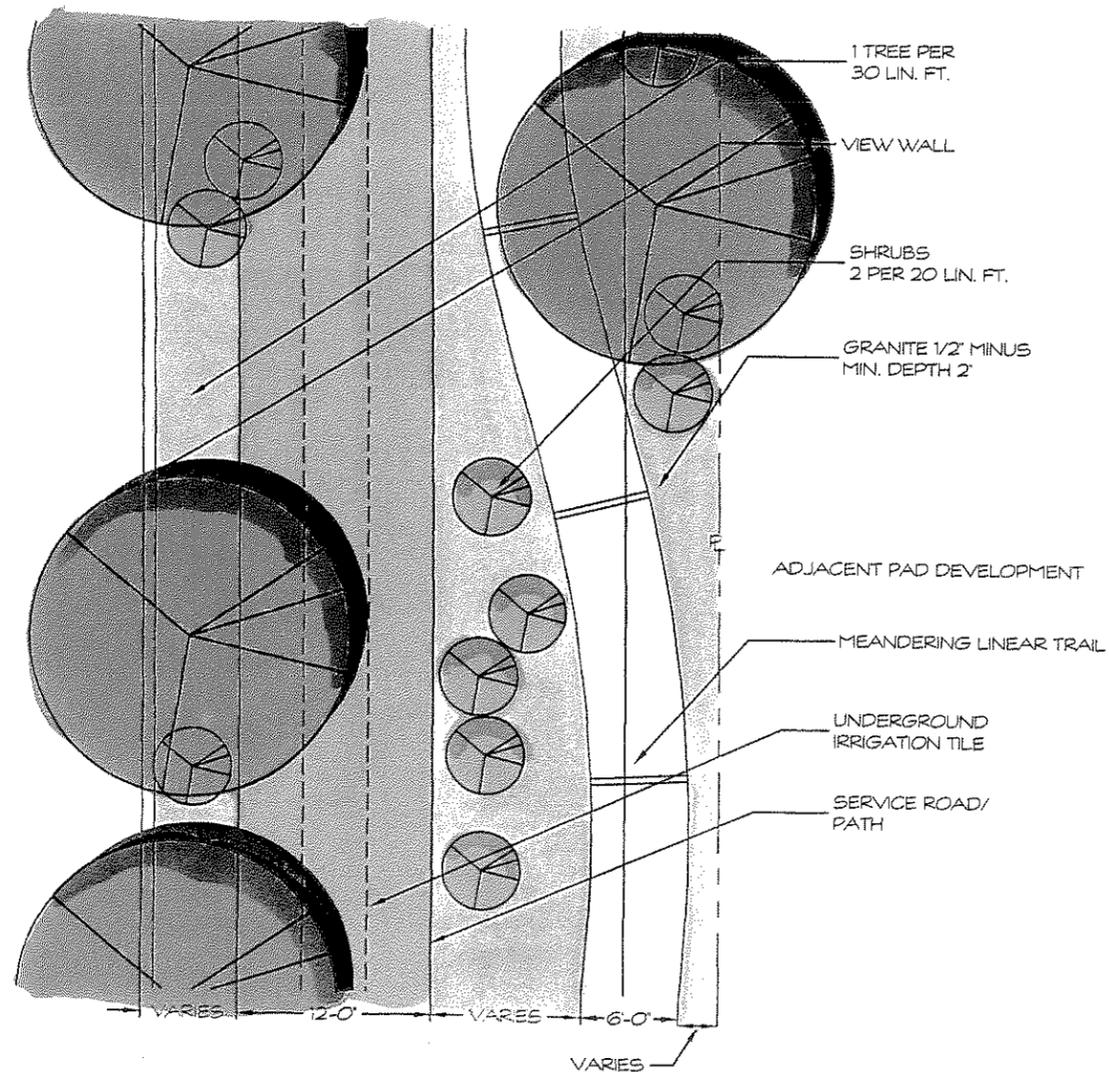
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12
08-06-1999 REV.
09-21-1999
06-20-2000



LINEAR TRAIL/GREENWAY CANAL- ELEVATION



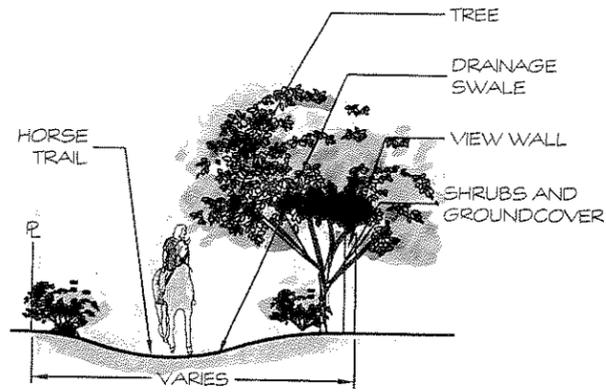
LINEAR TRAIL GREENWAY CANAL - PLAN VIEW

LINEAR TRAIL SIERRA MONTAÑA

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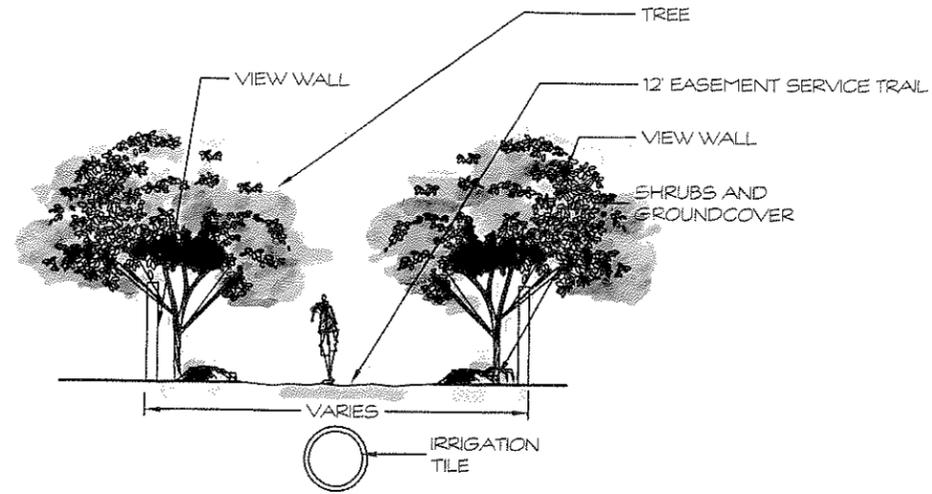
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Tel. 480.945.7712 | Fax. 480.947.1999

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08-06-1999 REV.
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05-20-2000



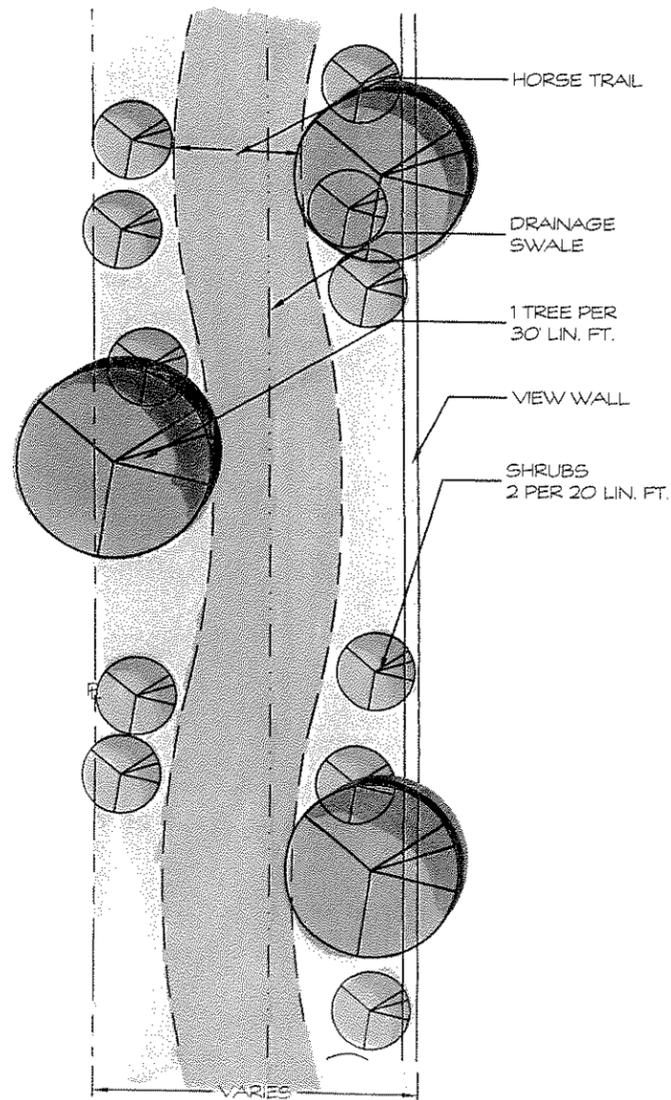
BEARDSLEY CANAL- ELEVATION

0 4 8 12



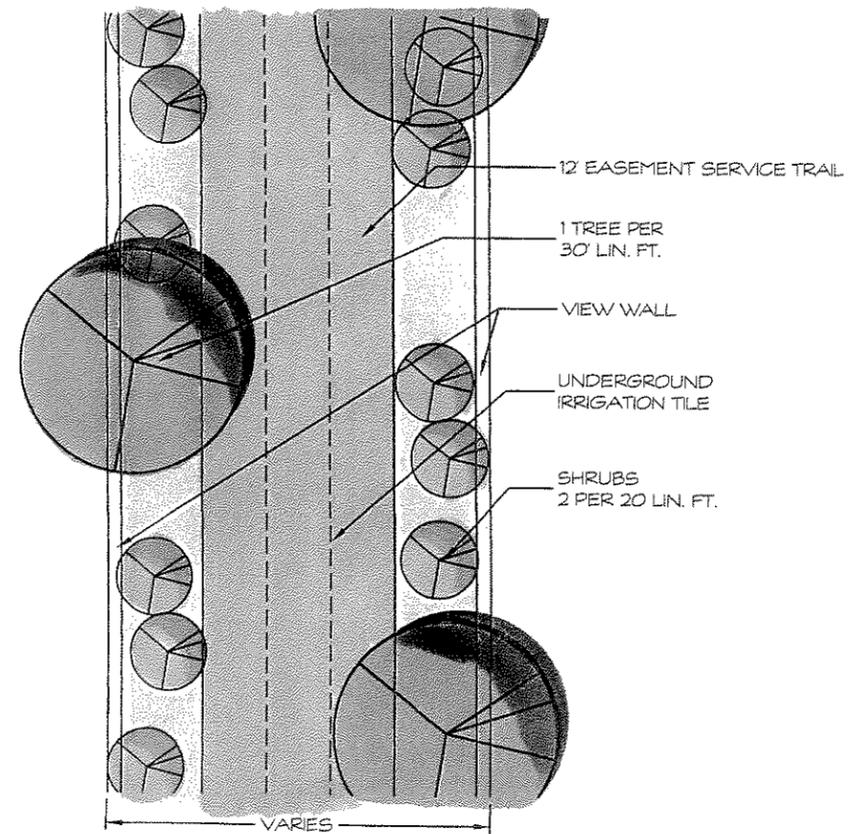
CROSS/CUT CANAL- ELEVATION

0 4 8 12



BEARDSLEY CANAL - PLAN VIEW

0 4 8 12



CROSS/CUT CANAL - PLAN VIEW

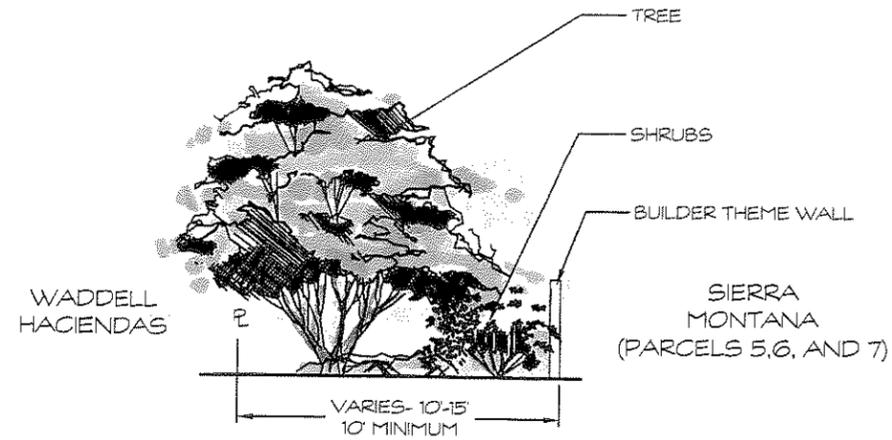
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CANALS
SIERRA MONTAÑA

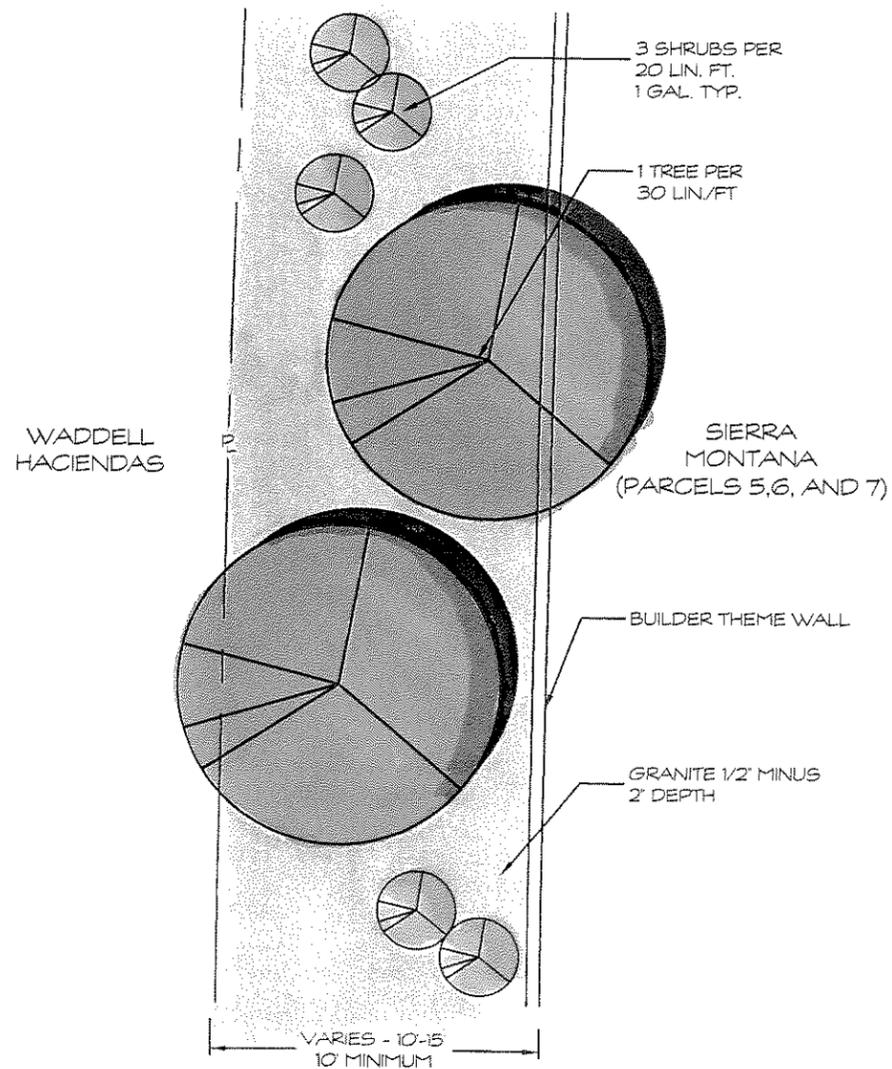
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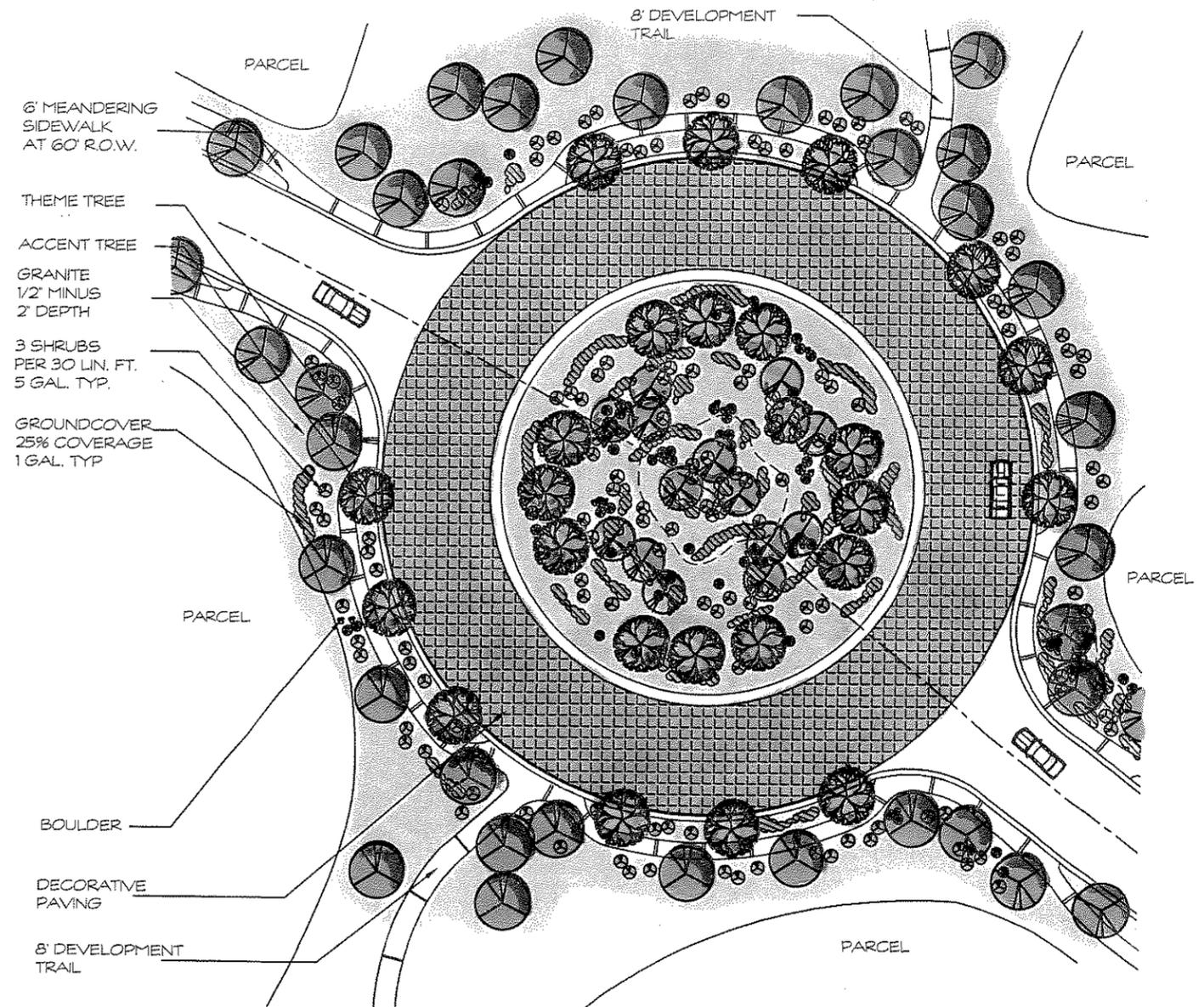
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06-20-2000
07-18-2000



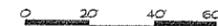
PERIMETER LANDSCAPE BUFFER - ELEVATION



PERIMETER LANDSCAPE TRACT - PLAN VIEW



ROUNDBABOUT - PLAN VIEW TYPICAL



PERIMETER LANDSCAPE BUFFER /
ROUNDBABOUT
SIERRA MONTAÑA

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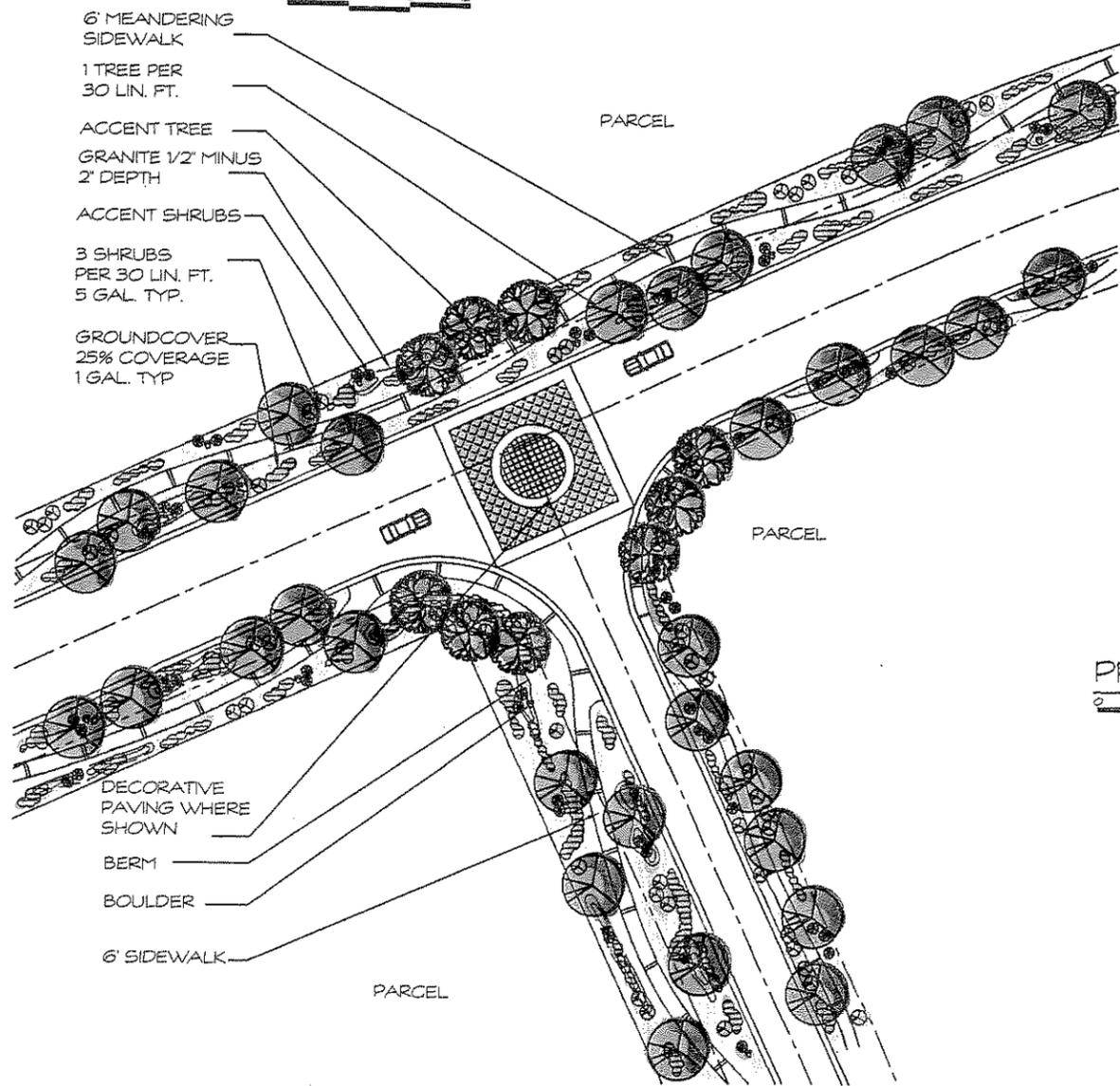
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15

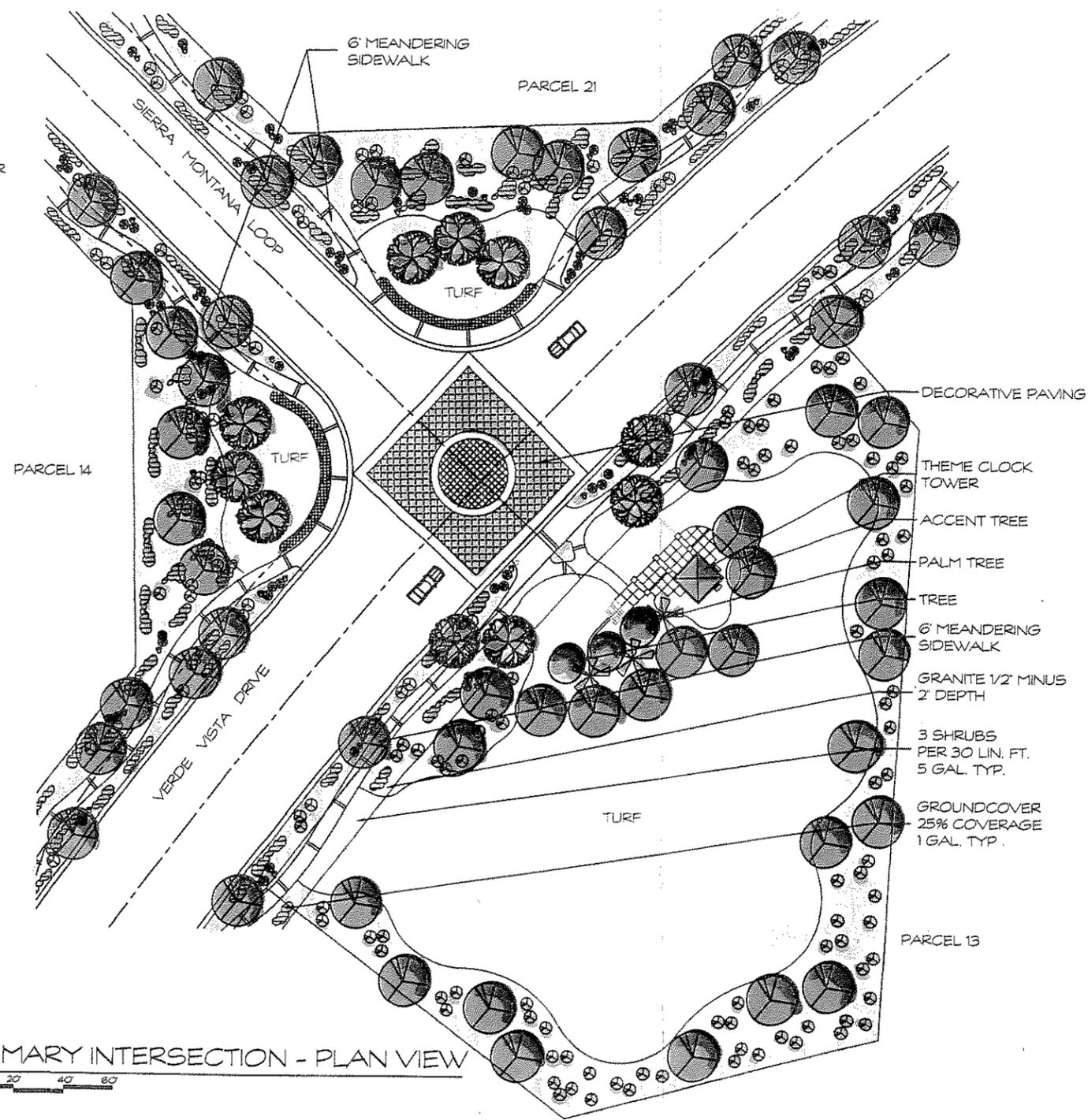
08-06-1999 REV.
09-21-1999
06-20-2000
07-18-2000



THEME CLOCK TOWER - ELEVATION



SECONDARY INTERSECTION - PLAN VIEW TYPICAL



PRIMARY INTERSECTION - PLAN VIEW



PRIMARY AND SECONDARY INTERSECTIONS
SIERRA MONTAÑA

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16
08-08-1999 REV.
09-21-1999
06-20-2000

Exhibit 8
OPEN SPACE; TRAIL SYSTEM;
ACTIVE RECREATION AREA EXHIBIT
(REDUCED)

SIERRA MONTAÑA

CONCEPTUAL OPEN SPACE, TRAIL SYSTEM AND ACTIVE RECREATION AREA EXHIBIT

THE VILLAGES AT SURPRISE SOUTH
(APPROVED) P.A.D.

THE VILLAGES AT SURPRISE SOUTH
(APPROVED) P.A.D.

SINGLE FAMILY
50 ACRES
LDR PHASE V

SINGLE FAMILY
28 ACRES
LDR PHASE IV

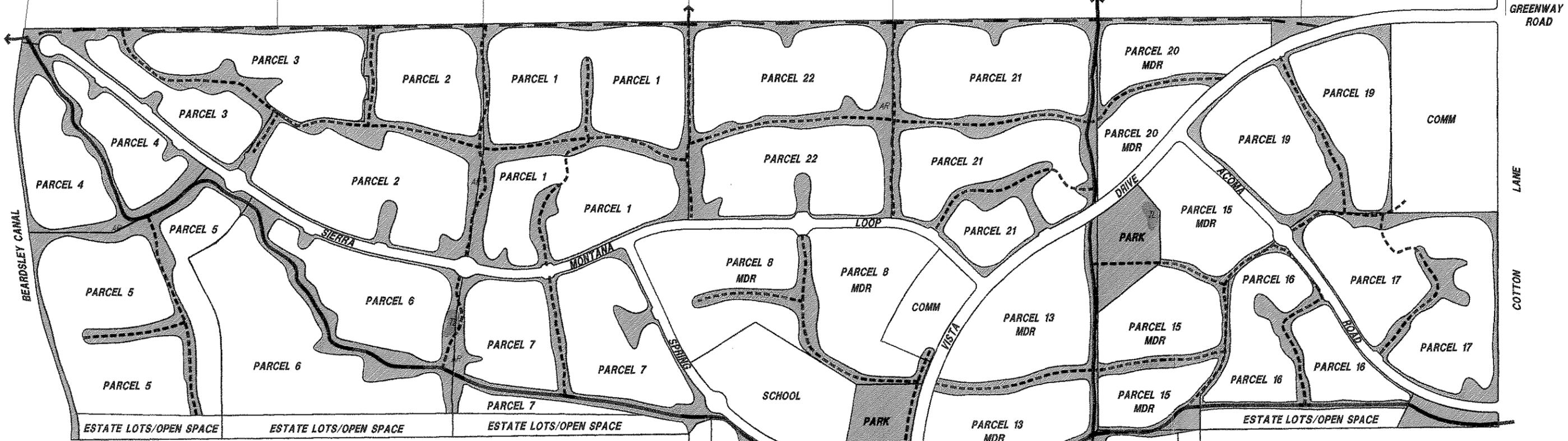
SINGLE FAMILY
27 ACRES
LDR PHASE IV

SINGLE FAMILY
27 ACRES
LDR PHASE IV

SINGLE FAMILY
28 ACRES
LDR PHASE IV

SINGLE FAMILY
32 ACRES
LDR PHASE IB

SINGLE FAMILY
34 ACRES
LDR PHASE IA

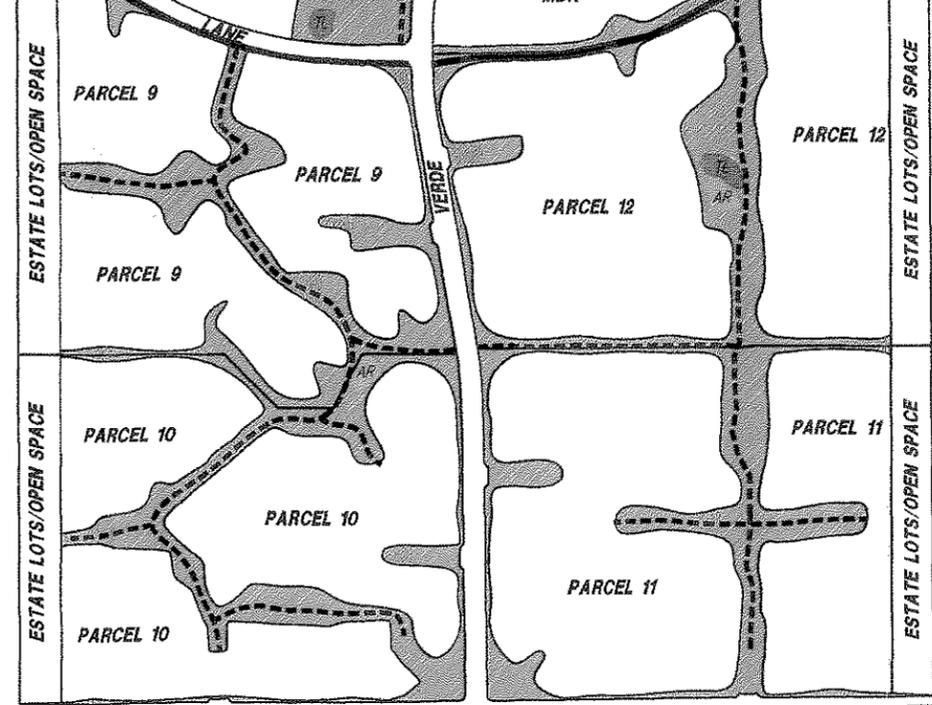
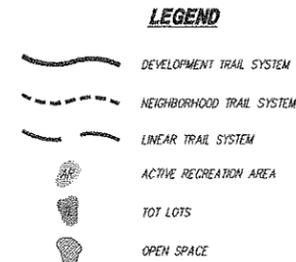


PROPOSED LAND USES AND OPEN SPACE

LAND USE CLASSIFICATION	ZONING USE (PARCEL NO.)	NO. OF PARCELS	ACREAGE
RESIDENTIAL *	PAD LDR	18	509.3
	PAD MDR	4	101.8
SUB-TOTAL:		20	611.1
COMMERCIAL	PAD C-1 (14)	1	6.0
	PAD C-2 (18)	1	21.6
SUB-TOTAL:		2	27.6
SCHOOL	P.A.D. MDR (23)	1	15.0
SUB-TOTAL:		1	15.0
MASTER OPEN SPACE	PARKS, DEV. TRAILS, COMMON O/S SPACE, ACTIVE REC. AREAS & RETENTION BASINS	MULTIPLE	83.9
SUB-TOTAL:			83.9
RESIDENTIAL OPEN SPACE	NEIGHBORHOOD TRAILS, COMMON O/S SPACE, & RETENTION BASINS	MULTIPLE	32.5 *
SUB-TOTAL:			32.5 *
CIRCULATION	ARTERIAL STREETS & COLLECTOR STREETS	6	38.4
SUB-TOTAL:		6	38.4
GRAND TOTAL:			778.0

NOTE: * 32.5 ACRES OF RESIDENTIAL OPENSACE IS INCLUDED IN THE ACREAGE OF THE 20 RESIDENTIAL PARCELS.

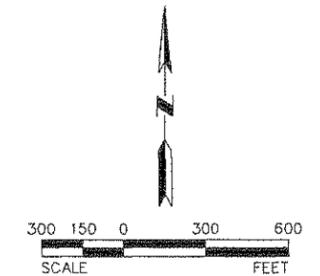
WADDELL HACIENDAS
(SINGLE FAMILY RANCHETTES)
MARICOPA COUNTY RURAL-43



WADDELL ROAD

UNSUBDIVIDED
(AGRICULTURE)
MARICOPA COUNTY RURAL-43

UNSUBDIVIDED
(AGRICULTURE)
MARICOPA COUNTY RURAL-43



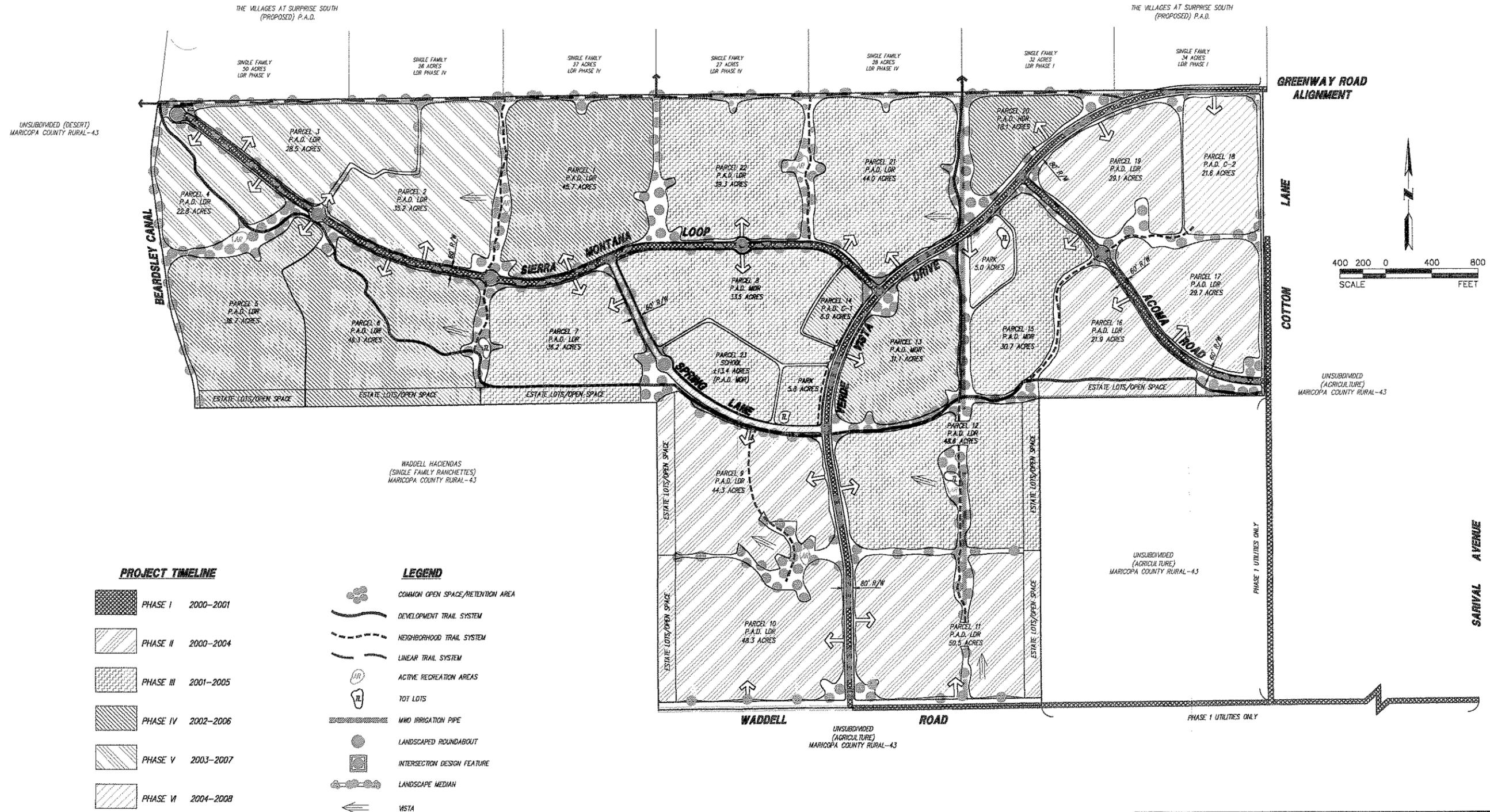
LANDMARK ENGINEERING, INC.
7310 N. 16th STREET SUITE 285
PHOENIX, ARIZONA 85020 (602) 861-2005

JOB NO. 98076
DESIGNED DRG
DRAWN DRG
ACAD FILE 8076TRAIL
CHECKED GRC
DATE 7/13/00
1 of 1 SHEETS

Exhibit 9
CONCEPTUAL PHASING EXHIBIT
(REDUCED)

SIERRA MONTAÑA

CONCEPTUAL PHASING EXHIBIT



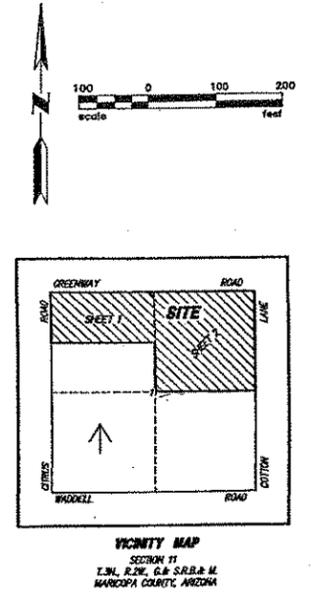
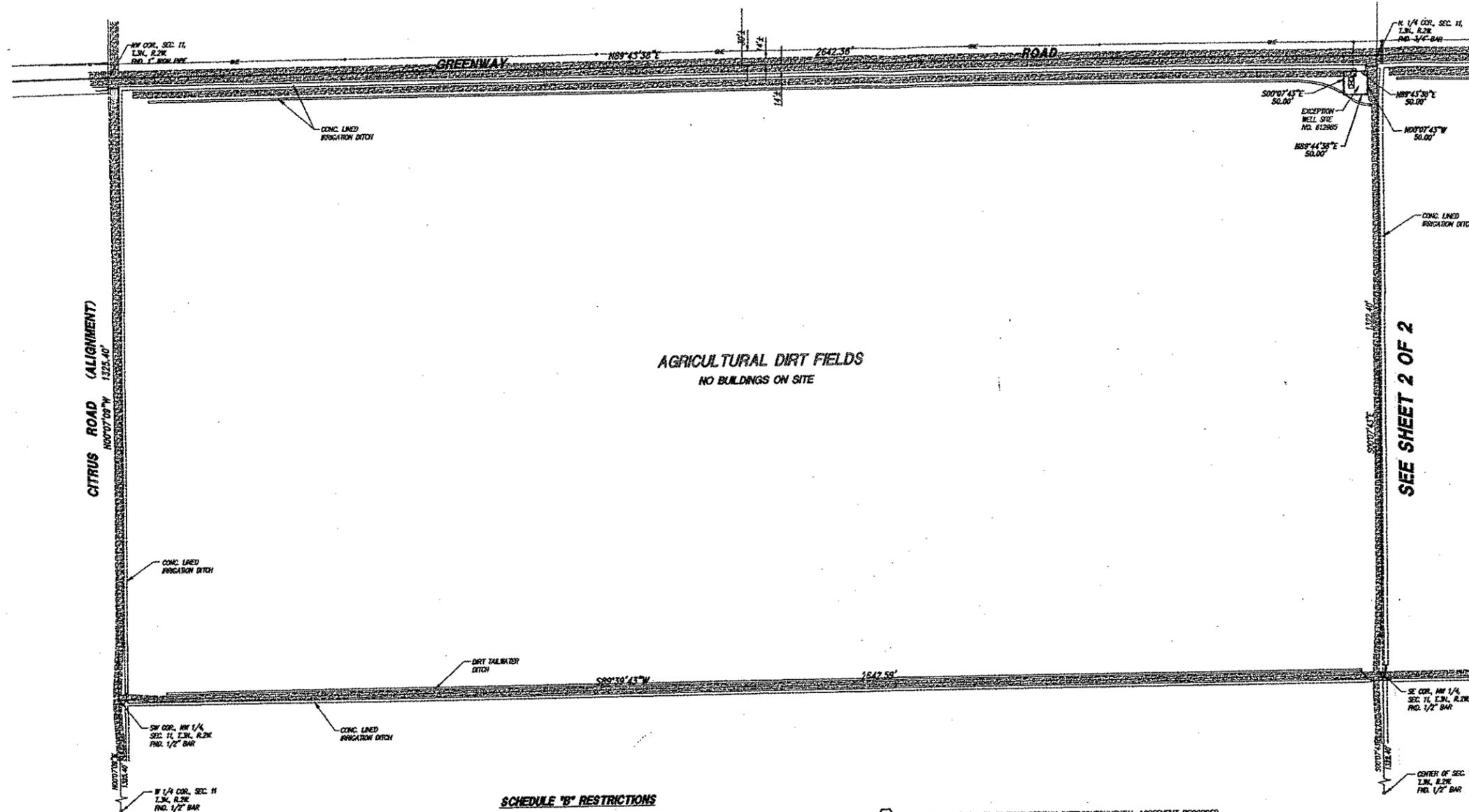
LANDMARK ENGINEERING, INC.
 7310 N. 16th STREET SUITE 285
 PHOENIX, ARIZONA 85020 (602) 861-2005

JOB NO.	98076
DESIGNED	DRG
DRAWN	DRG
ACAD FILE	8076PHASE
CHECKED	GRC
DATE	7/13/00

1 of **1** SHEETS

APPENDICES

Appendix A
LEGAL DESCRIPTION [2 ALTA SURVEYS]
(REDUCED)



LEGEND

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/CAP 30367
- WELL PUMP
- POWER POLE
- DOWN GUY
- STREET SIGN
- SIGN POST AND PANEL
- DIRT ROADWAY
- A.C. PAVEMENT
- CONC. LINED IRRIGATION DITCH

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PARCEL NUMBER	INDEX DATED	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040337	1800 & 1801	SEPT. 30, 1982	4-25-84	X E A	NONE

ZONE 'X' IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD."
 ZONE 'A' IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD" - NO BASE FLOOD ELEVATIONS DETERMINED.

CERTIFICATE OF SURVEY
 TO: JERICO MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 13 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

GARY E. VALENZUELA
 ARIZONA T.L.S. NO. 30367

DATE

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEY AND MAPPING ON OCTOBER 17, 1992.
 ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER AND ALL OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

- a) BEGINNING AT A POINT 33 FEET SOUTH AND 20 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 20 FEET WEST OF THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 50 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 50 FEET TO A POINT; THENCE NORTHERLY A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 33 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID SECTION 11, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING;
- b) RAILROAD RIGHT-OF-WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING SOUTHERLY FROM BEARDSLEY STATION, AS CONVEYED BY DEED RECORDED OCTOBER 27, 1927 IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THEREFROM, ALL COAL, OIL, GAS AND MINERAL RIGHTS AS RESERVED BY INSTRUMENT RECORDED IN DOCKET 854, PAGE 212 AND IN DOCKET 7078, PAGE 505.

PARCEL AREA

10,344,462 SQUARE FEET or 237.476 ACRES (NET)
 10,478,287 SQUARE FEET or 240.479 ACRES (GROSS)

- NOTES**
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED
 2. PARCEL DESCRIPTION AND EASEMENTS ARE BASED UPON TITLE COMMITMENT NO. 226-100-1147908, EIGHTH AMENDED, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 08, 1999.
 3. THIS SURVEY WAS PERFORMED IN THE FIELD DURING JULY, 1998.
 4. EXISTING UNDERGROUND UTILITY LINES SHOWN WERE LOCATED USING BEST AVAILABLE RECORDS SUPPLIED BY UTILITY COMPANIES OR GOVERNING AGENCIES.

- SCHEDULE "B" RESTRICTIONS**
- 1 TAXES FOR THE FULL YEAR OF 1999. (THE FIRST HALF IS DUE OCTOBER 1, 1999 AND IS DELINQUENT NOVEMBER 1, 1999. THE SECOND HALF IS DUE MARCH 1, 2000 AND IS DELINQUENT MAY 1, 2000.) AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 2 ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1 (ALL ASSESSMENTS WHICH ARE DUE AND PAYABLE HAVE BEEN PAID) AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 3 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: "SUBJECT TO VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREFOR FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA." AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 4 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 5 A PLAT RECORDED IN BOOK 3, PAGE 32, OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. AS SHOWN ON THE SURVEY
 - 6 A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED JULY 20, 1984 IN 84-318000 OF OFFICIAL RECORDS, PURPORTING TO ESTABLISH A COUNTY ROADWAY. AS SHOWN ON THE SURVEY
 - 7 ALL MATTERS DISCLOSED BY MAP OF BEARDSLEY, AGUA FRIA WATER CONSERVATION DISTRICT RECORDED IN BOOK 14 OF MAPS, PAGE 38. AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 8 ALL MATTERS DISCLOSED BY MAP OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1, RECORDED IN BOOK 24 OF MAPS, PAGE 3. AFFECTS THE PARCEL, BUT NOT THE SURVEY
 - 9 AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO AS GRANTED AND CONVEYED IN INSTRUMENT RECORDED APRIL 18, 1977 IN DOCKET 12175, PAGE 54. AS SHOWN ON THE SURVEY
 - 10 A LICENSE TO USE MUD LAND AND RIGHTS INCIDENT THERETO AS ENTERED INTO INSTRUMENT RECORDED NOVEMBER 20, 1997 IN 97-0816894 OF OFFICIAL RECORDS. AS SHOWN ON THE SURVEY
 - 11 DELETED INTENTIONALLY

- 12 ALL MATTERS CONTAINED IN THAT CERTAIN INTERGOVERNMENTAL AGREEMENT RECORDED DECEMBER 17, 1987, IN 87-744516 OF OFFICIAL RECORDS. AFFECTS THE PARCEL, BUT NOT THE SURVEY
- 13 ALL MATTERS CONTAINED IN THAT CERTAIN INTERGOVERNMENTAL AGREEMENT RECORDED APRIL 9, 1987, IN 87-0231759 OF OFFICIAL RECORDS. AFFECTS THE PARCEL, BUT NOT THE SURVEY
- 14 AN UNRECORDED LEASE EXECUTED BY DOUBLE A INVESTMENTS AND EPISTEIN PROPERTIES CO., LESSOR, TO SANTIAGO GONZALEZ AND YOLANDO GONZALEZ, LESSEE, DATED JANUARY 1, 1998. DELETED INTENTIONALLY
- 15 AFFECTS THE PARCEL, BUT NOT THE SURVEY
- 16 ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THIS SURVEY PLAT. AFFECTS THE PARCEL, BUT NOT THE SURVEY
- 17 A PLAT RECORDED IN BOOK 29, PAGE 44, OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. DELETED INTENTIONALLY
- 18 DELETED INTENTIONALLY

REVISIONS

NO.	DESCRIPTION/DATE
1	ALTA REBAR 7-18-99 DIM
2	RAILROAD R/W 8-5-99 FEA
3	RAILROAD R/W 8-17-99 FEA

LANDMARK ENGINEERING, INC.
 13430 N. SCOTTSDALE ROAD SUITE 202
 SCOTTSDALE, ARIZONA 85254 (602)922-1100

COTTON LANE / GREENWAY 240
A.L.T.A. SURVEY
 A PORTION OF SECTION 11,
 TOWNSHIP 3 NORTH, RANGE 2 WEST, G. & S.R. & M.
 MARICOPA COUNTY, ARIZONA

JOB NO.	98038
DESIGNED	CLAYBAUGH
DRAWN	SHELLEY
KCAD FILE	02861a1
CHECKED	G. VALENZUELA
DATE	10-23-98

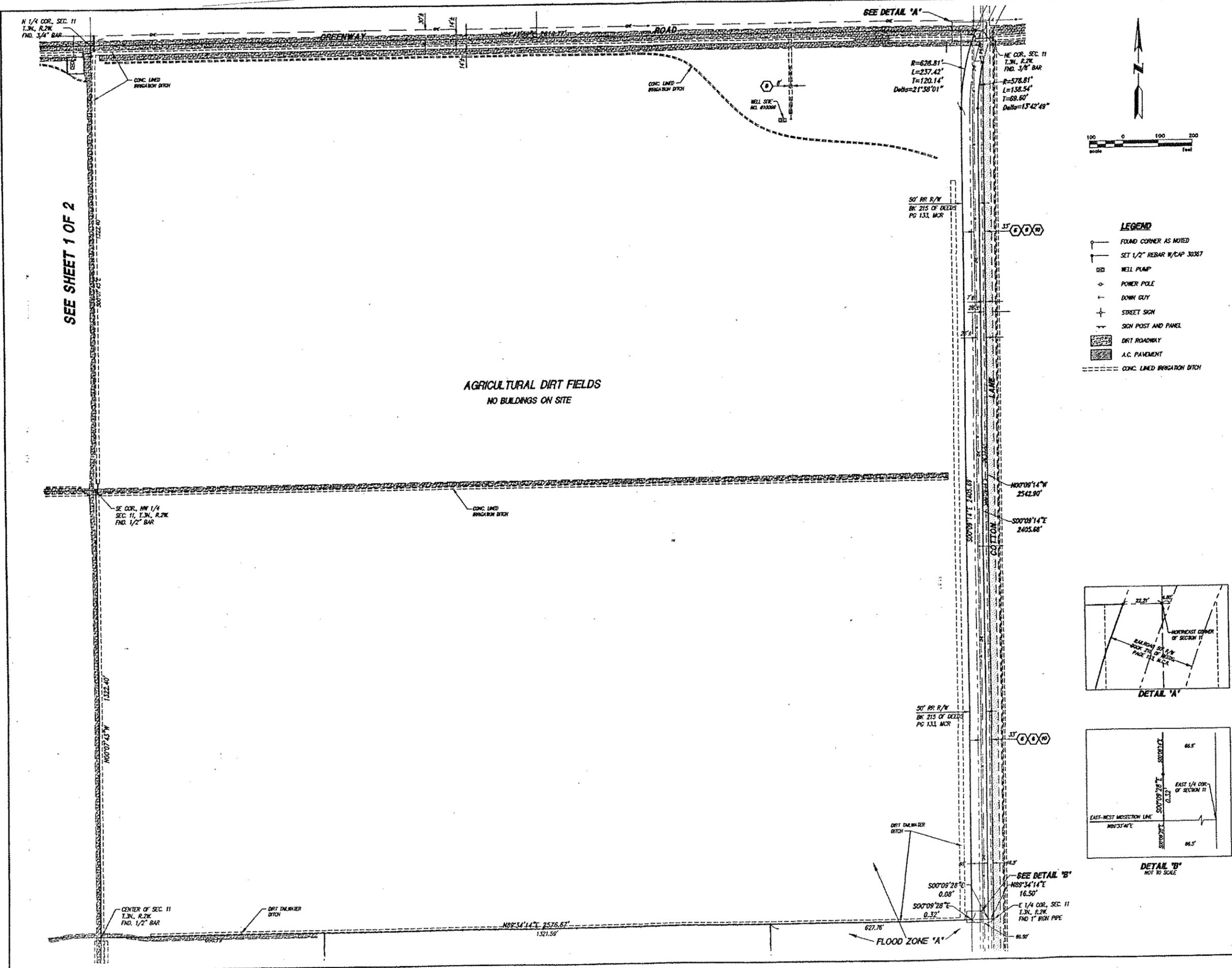
REVISIONS	
NO.	DESCRIPTION/DATE
1	ALTA UPDATE 7-18-99
2	REARROAD R/W 8-3-99
3	REARROAD R/W 8-12-99



LANDMARK ENGINEERING, INC.
 13430 N. SCOTTSDALE ROAD, SUITE 202
 SCOTTSDALE, ARIZONA 85254 (602)922-1100

COTTON LANE / GREENWAY 240
A.L.T.A. SURVEY
 A PORTION OF SECTION 11
 TOWNSHIP 3 NORTH, RANGE 2 WEST, G.A.S.R.R.#4, MARICOPA COUNTY, ARIZONA

JOB NO.	98026
DESIGNED	CLAYBAUGH
DRAWN	SHELLEY
ACAD FILE	0260to2
CHECKED	G. VALENZUELA
DATE	10-23-98



10/23/98 11:12 AM P1 10-23-98 10-23-98 J. ALVAREZ

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

PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 1:
ALL OF THE NORTH HALF OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES EAST OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1;

RESERVING AND EXCEPTING THEREFROM OIL, GAS AND MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

(A) BEGINNING AT A POINT 33 FEET SOUTH OF A POINT ON THE NORTH BOUNDARY LINE, 1,326 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE IN A WESTERLY DIRECTION, 314.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION, 267.5 FEET TO A POINT;

THENCE SOUTH 30 FEET TO A POINT;

THENCE EAST 90 FEET TO A POINT;

THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

(B) A STRIP OF LAND 40 FEET WIDE, 20 FEET ON EACH SIDE OF A CENTER LINE BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE IN A SOUTHERLY DIRECTION ON THE QUARTER-QUARTER-SECTION LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2641.6 FEET, (NOT CLAIMED TO MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT, BY DEED RECORDED IN BOOK 562 OF DEEDS, PAGE 268, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

RESERVING AND EXCEPTING THEREFROM OIL, GAS AND MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

PARCEL NO. 2:
THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

RESERVING AND EXCEPTING THEREFROM OIL, GAS AND MINERALS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

PARCEL NO. 3:
BEGINNING AT A POINT 33 FEET SOUTH OF A POINT ON THE NORTH BOUNDARY LINE, 1326 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE IN A WESTERLY DIRECTION 314.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE GRANTEE;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION 267.5 FEET TO A POINT;

THENCE SOUTH 30 FEET TO A POINT;

THENCE EAST 90 FEET TO A POINT;

THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 4:
DELETED INTENTIONALLY

PARCEL NO. 5:
A STRIP OF LAND 40 FEET WIDE, 20 FEET ON EACH SIDE OF A CENTER LINE, BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE IN A SOUTHERLY DIRECTION ON THE QUARTER-QUARTER-SECTION LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2641.6 FEET

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

(A) BEGINNING AT A POINT 33 FEET SOUTH OF A POINT ON THE NORTH BOUNDARY LINE, 1,326 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE IN A WESTERLY DIRECTION, 314.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION, 267.5 FEET TO A POINT;

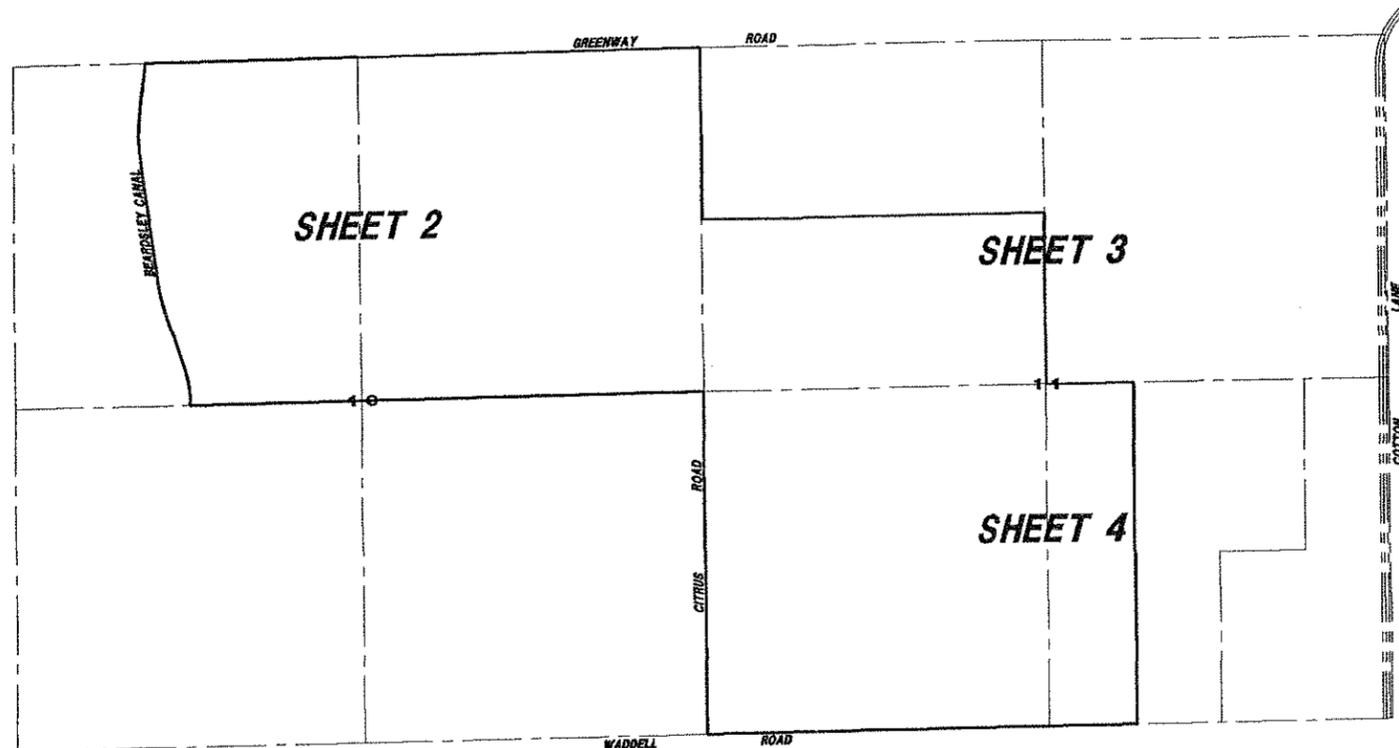
THENCE SOUTH 30 FEET TO A POINT;

THENCE EAST 90 FEET TO A POINT;

THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

(B) EXCEPT ANY PORTION LYING WEST OF THE EAST LINE OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1

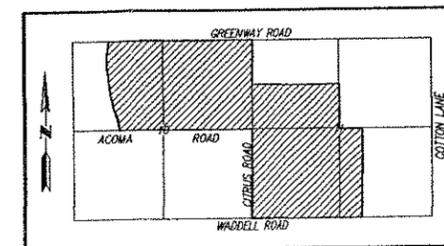
PARCEL NO. 6:
DELETED INTENTIONALLY



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
040037	04013C1680	F	09-30-86	X	NONE
040037	04013C1685	F	09-30-86	X	NONE

ZONE "X" IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."



VICINITY MAP

SECTIONS 10 & 11,
T.3N., R.2W., C.6&S.R.2 W.,
MARICOPA COUNTY, ARIZONA

NOTES

- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
- PARCEL DESCRIPTION AND EASEMENTS ARE BASED UPON THE FOURTH AMENDED TITLE COMMITMENT NO. 226-100-1216285 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 4, 1999.
- THIS SURVEY WAS PERFORMED IN THE FIELD DURING JUNE, 1999.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES & IMPROVEMENT PLANS. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK

FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF SECTION 11.
ELEVATION=1267.02

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11.
BEARING OF S00°09'14" E.

PARCEL AREA

OVERALL GROSS AREA: 536.166 ACRES OR 23,355,403.74 SQUARE FEET.

CERTIFICATE OF SURVEY

TO:
1.) BORGATA DEVELOPMENT, L.L.C., a limited liability company

2.) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4,7,8,9,10 AND 11 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.



GARY B. VALENZUELA, R.L.S. #30367 DATE

SCHEDULE "B" RESTRICTIONS

- TAXES FOR THE FULL YEAR OF 1999. (THE FIRST HALF IS DUE OCTOBER 1, 1999 AND IS DELINQUENT NOVEMBER 1, 1999. THE SECOND HALF IS DUE MARCH 1, 2000 AND IS DELINQUENT MAY 1, 2000.)
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1. (ALL ASSESSMENTS THAT ARE DUE AND PAYABLE HAVE BEEN PAID.)
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS.
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- A PLAT RECORDED IN BOOK 3, PAGE 32, OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.
(AFFECTS PARCEL NO. 3 AND 7)
(SHOWN ON THE SURVEY, BUT DOES NOT AFFECT THE PARCEL)
- AN EASEMENT FOR RIGHT OF WAY FOR CANALS, LATERALS AND DITCHES AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED IN BOOK 343 OF DEEDS, PAGE 73.
(AFFECTS PARCEL NO. 2)
(AS SHOWN ON THE SURVEY)
- AN EASEMENT FOR RIGHT OF WAY FOR CANAL AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 343 OF DEEDS, PAGE 127.
(AFFECTS PARCEL NO. 2)
(AS SHOWN ON THE SURVEY)
- A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 11512, PAGE 233, AND RECORDED IN BOOK 23, PAGE 32, OF ROAD MAPS, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(AFFECTS PARCEL NO. 2)
(AS SHOWN ON THE SURVEY)
- AN EASEMENT FOR HIGHWAY PURPOSES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 11574, PAGE 381.
(AFFECTS PARCEL NO. 2)
(AS SHOWN ON THE SURVEY)
- AN EASEMENT FOR HIGHWAY PURPOSES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 11574, PAGE 383.
(AFFECTS PARCEL NO. 2)
(AS SHOWN ON THE SURVEY)
- AN EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12175, PAGE 54.
(AFFECTS PARCEL NO. 3)
(SHOWN ON THE SURVEY, BUT DOES NOT AFFECT THE PARCEL)
- A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN 84-318000 OF OFFICIAL RECORDS, AND RECORDED IN BOOK 29, PAGE 44, OF ROAD MAPS, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(AFFECTS PARCEL NO. 3)
(SHOWN ON THE SURVEY, BUT DOES NOT AFFECT THE PARCEL)
- A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN 85-424318 OF OFFICIAL RECORDS, AND RECORDED IN BOOK 30, PAGE 21, OF ROAD MAPS, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(AFFECTS PARCEL NO. 1, 3 AND 5)
(AS SHOWN ON THE SURVEY)
- AN EASEMENT FOR HIGHWAY PURPOSES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN 86-421182 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1 AND 3)
(AS SHOWN ON THE SURVEY)
- (DELETED INTENTIONALLY)
- ALL MATTERS CONTAINED IN INTERGOVERNMENTAL AGREEMENT AND MUTUAL GRANT OF EASEMENTS RECORDED IN 97-0231709, OF OFFICIAL RECORDS.
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- ALL MATTERS CONTAINED IN LICENSE TO USE MWD LANDS RECORDED IN 97-0316894, OF OFFICIAL RECORDS.
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)
- ALL MATTERS CONTAINED IN EASEMENT AGREEMENT RECORDED IN 97-0833319, OF OFFICIAL RECORDS.
(AS SHOWN ON THE SURVEY)
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
(AFFECTS THE PARCEL, BUT NOT THE SURVEY)

REVISIONS		
NO.	DESCRIPTION/DATE	BY

LANDMARK
ENGINEERING, INC.
SUITE 285
7310 N. 16th STREET
PHOENIX, ARIZONA 85020
(602) 861-2005

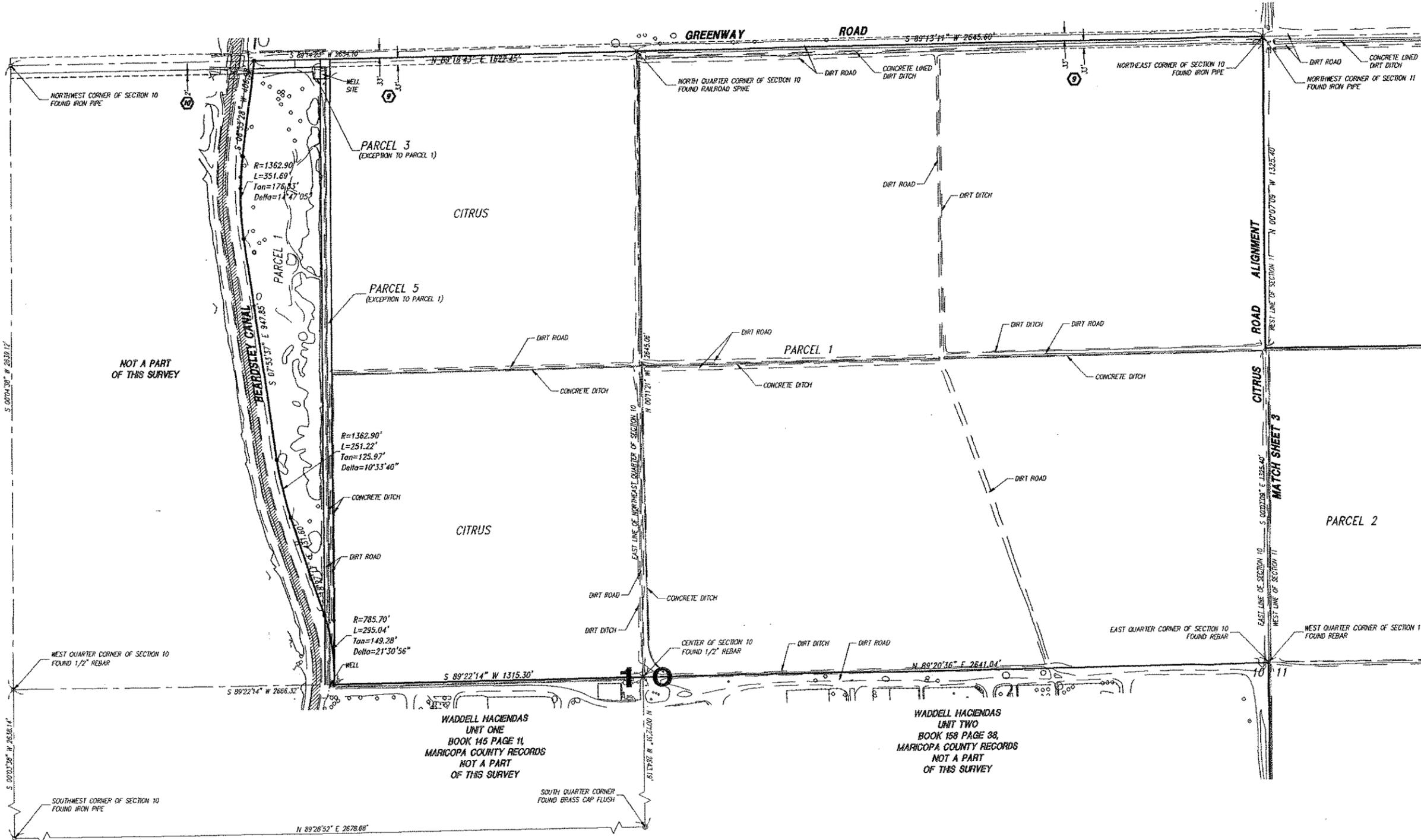
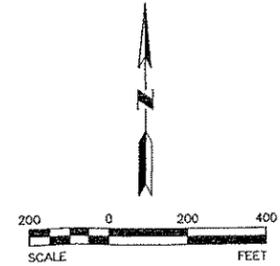
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BORGATA 540
PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

DRAWN	J. ALVAREZ
CHECKED	G. VALENZUELA
DATE	9/8/99

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

PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

- LEGEND**
- PAVED ROAD
 - DIRT ROAD
 - CONCRETE LINED DITCH
 - SECTION LINE
 - CENTERLINE
 - PROPERTY BOUNDARY
 - FOUND MONUMENT
 - SCHEDULE "B" ITEM SEE SHEET 1
 - FOUND BRASS CAP W/ HAND HOLE
 - FOUND BRASS CAP FLUSH
 - SET 1/2" UNLESS OTHERWISE SPECIFIED



NO.	DESCRIPTION/DATE	BY

LANDMARK ENGINEERING, INC.
SUITE 285
7310 N. 16TH STREET
PHOENIX, ARIZONA 85020
(602) 861-2005

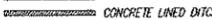
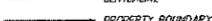
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BORGATA 540
PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

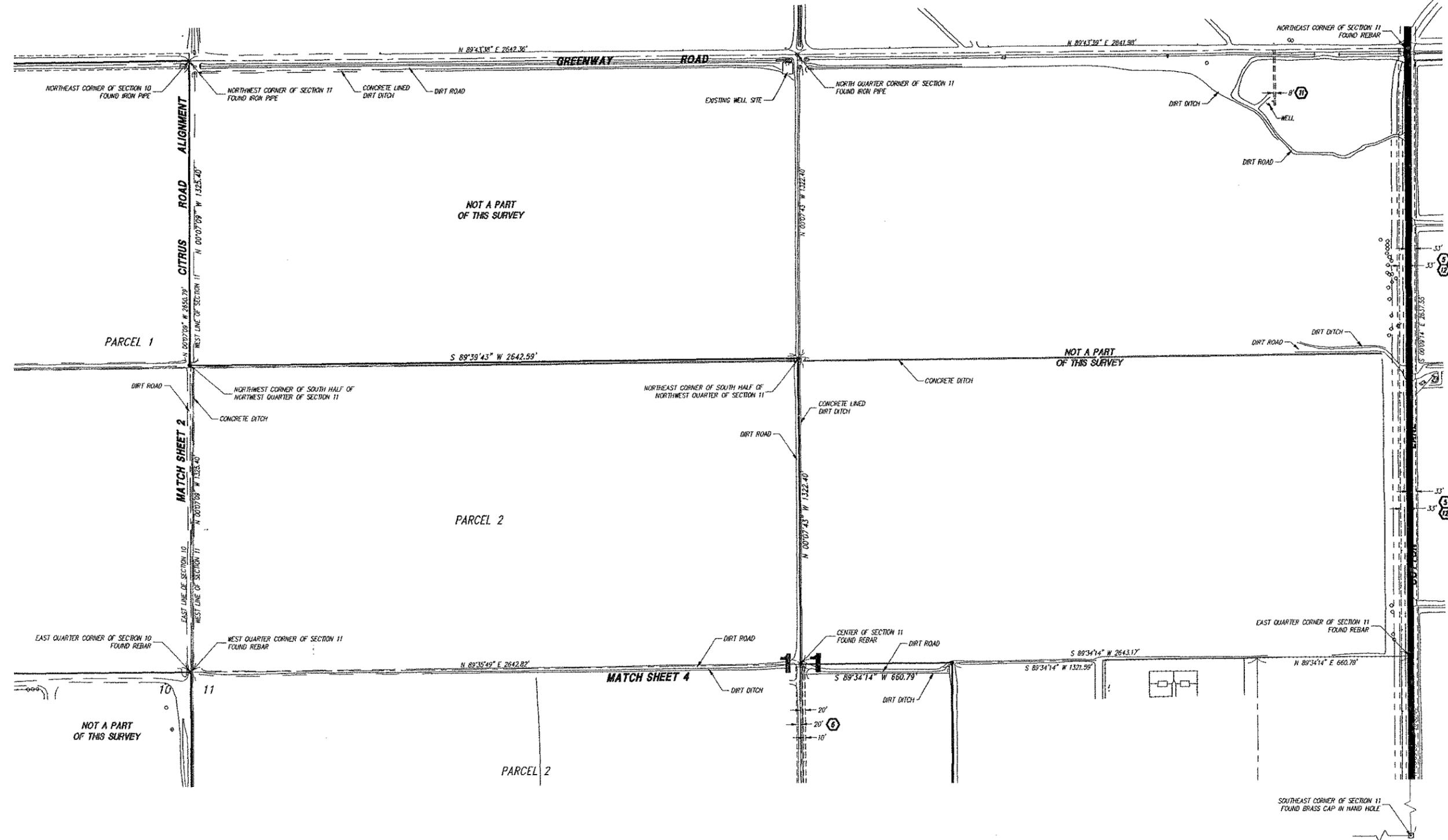
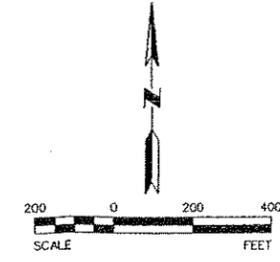
JOB NO.	98026
DESIGNED	J. ALVAREZ
DRAWN	G. MAHONEY
ACAD FILE	8076AL02.DWG
CHECKED	G. VALENZUELA
DATE	9/8/99

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

PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

LEGEND

-  PAVED ROAD
-  DIRT ROAD
-  CONCRETE LINED DITCH
-  SECTION LINE
-  CENTERLINE
-  PROPERTY BOUNDARY
-  FOUND MONUMENT
-  SCHEDULE "B" ITEM SEE SHEET 1
-  FOUND BRASS CAP IN HAND HOLE
-  FOUND BRASS CAP FLUSH
-  SET 1/2" UNLESS OTHERWISE SPECIFIED



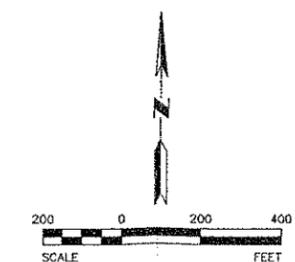
LANDMARK
ENGINEERING, INC.
SUITE 285
7310 N. 16th STREET
PHOENIX, ARIZONA 85020
(602) 861-2005

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BORGATA 540
PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.

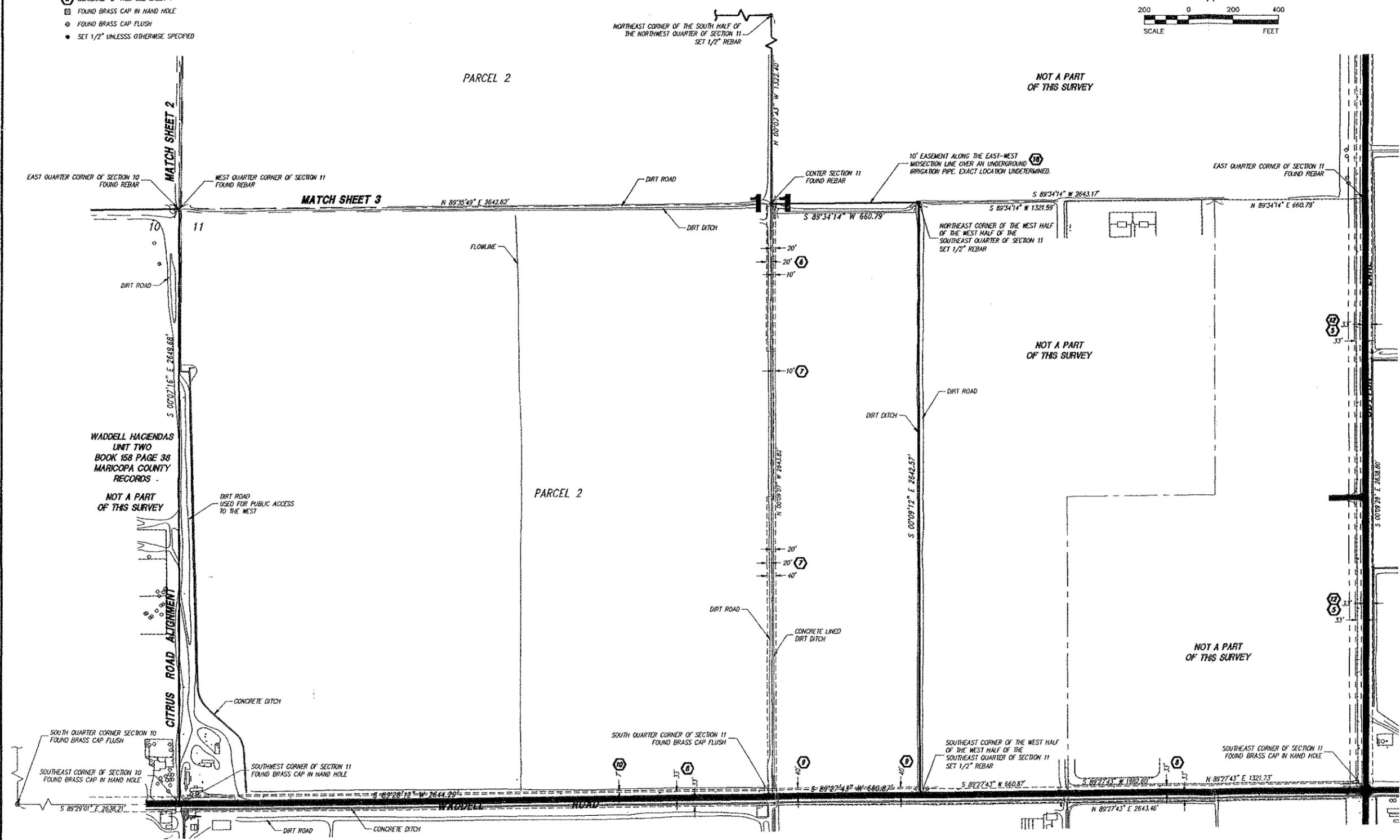
JOB NO.	98026
DESIGNED	J. ALVAREZ
DRAWN	G. MAHONEY
ACAD FILE	8076ALO3.DWG
CHECKED	G. VALENZUELA
DATE	9/8/99

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

PORTIONS OF SECTIONS 10 AND 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA.



- LEGEND**
- PAVED ROAD
 - DIRT ROAD
 - CONCRETE LINED DITCH
 - SECTION LINE
 - CENTERLINE
 - PROPERTY BOUNDARY
 - FOUND MONUMENT
 - SCHEDULE "B" ITEM SEE SHEET 1
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - SET 1/2" UNLESS OTHERWISE SPECIFIED



NO.	DESCRIP./DATE	BY

LANDMARK ENGINEERING, INC.
 SUITE 285
 7310 N. 16th STREET
 PHOENIX, ARIZONA 85020
 (602) 861-2005

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BORGATA 540
 PORTIONS OF SECTIONS 10 AND 11,
 TOWNSHIP 3 NORTH, RANGE 2 WEST,
 GILA AND SALT RIVER BASE AND MERIDIAN
 MARICOPA COUNTY, ARIZONA.

JOB NO.	98026
DESIGNED	J. ALVAREZ
DRAWN	G. MAHONEY
ADD FILE	B076AL04.DWG
CHECKED	G. VALENZUELA
DATE	9/8/99

Appendix B
CONCEPTUAL P.A.D. DEVELOPMENT PLAN [FULL SIZE]

Appendix C
CONCEPTUAL LANDSCAPING PLAN

APPENDIX C – REDUNDANT
SEE EXHIBIT 7

Appendix D
OPEN SPACE; TRAIL SYSTEM;
ACTIVE RECREATION AREA EXHIBIT

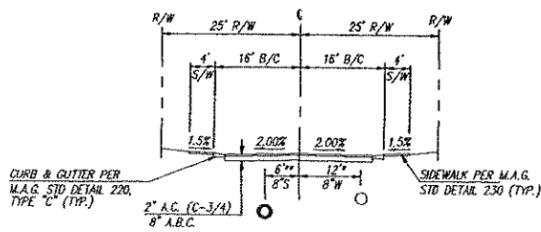
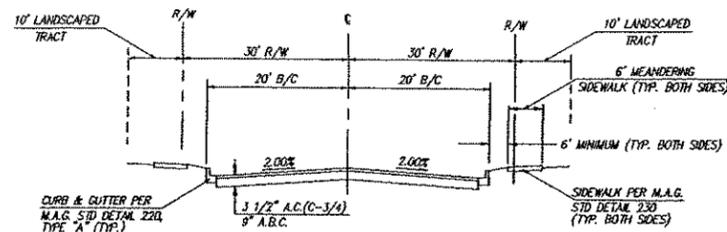
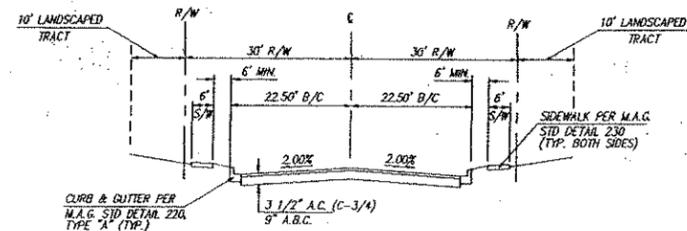
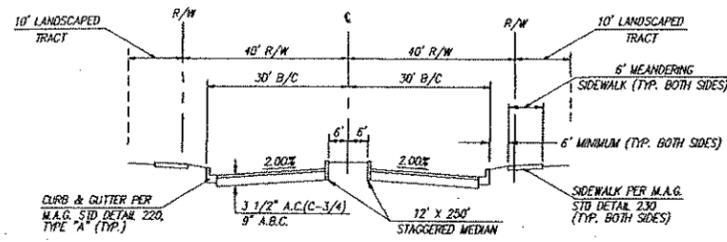
APPENDIX D – REDUNDANT
SEE EXHIBIT 8

Appendix E
STREET DESIGN PLAN

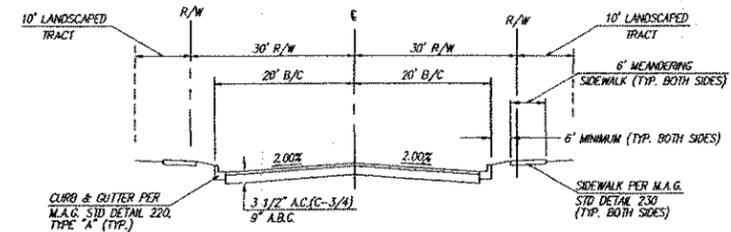
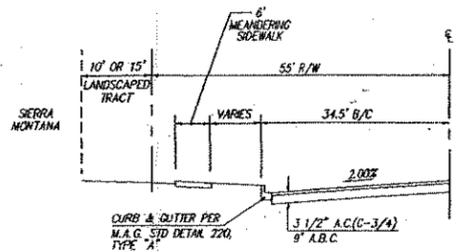
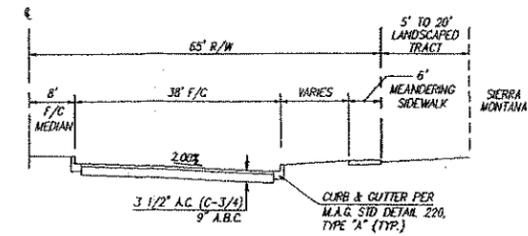
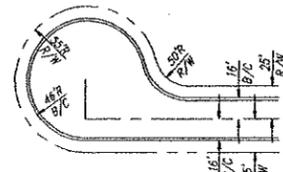
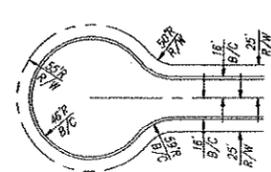
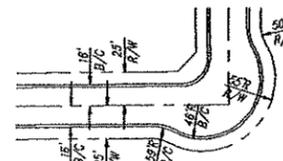
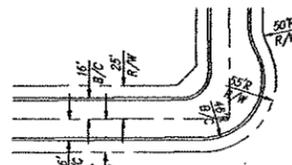
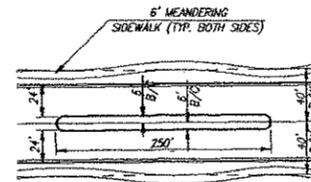
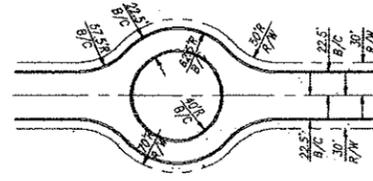
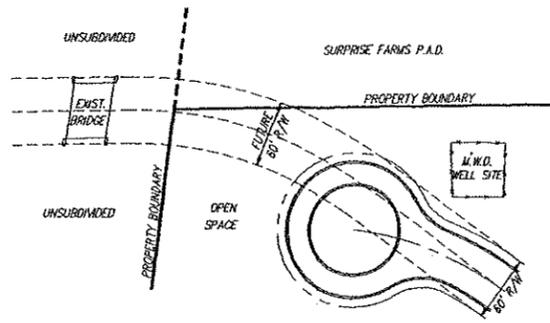
NOTE:

1. ALL LOCAL, COLLECTOR, AND ARTERIAL STREETS SHALL BE DESIGNED AS PER CITY OF SURPRISE ENGINEER.

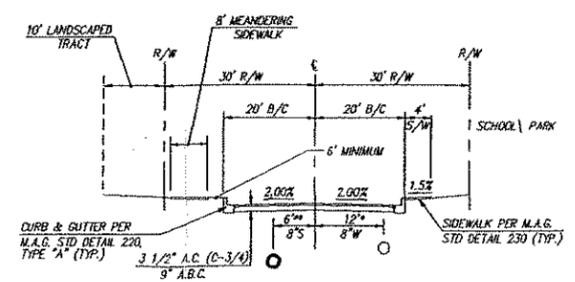
SIERRA MONTAÑA STREET DESIGN PLAN



LOOKING NORTH OR WEST
* 3" MIN. COVER FOR WATER LINE
** 6" MIN. COVER FOR SEWER LINE



LOOKING NORTH FROM PARCEL 23 (SCHOOL) AT PARCELS 7 & 8
* 3" MIN. COVER FOR WATER LINE
** 6" MIN. COVER FOR SEWER LINE



LOOKING WEST FROM VERDE VISTA DRIVE AT AREA CONTAINING DEVELOPMENT TRAIL
* 3" MIN. COVER FOR WATER LINE
** 6" MIN. COVER FOR SEWER LINE

REV.	DESCRIPTION/DATE	BY

LANDMARK ENGINEERING, INC.
7310 N. 16th STREET
PHOENIX, ARIZONA 85020
SUITE 285
(602) 861-2005

STREET DESIGN PLAN
SIERRA MONTAÑA

JOB NO.	98076
DESIGNED	DRG
DRAWN	DRG
ACAD FILE	8076STD1
CHECKED	GRG
DATE	06-05-00

E:\SDESK\98076std1.dwg Mon Jun 05 17:04:54 2000 W. KIRVAN

Page 18

Appendix F
MASTER WATER AND SEWER STUDY

**PRELIMINARY WATER DISTRIBUTION SYSTEM PRESSURE AND
FLOW ANALYSIS**

FOR

SIERRA MONTAÑA

SOUTHWEST CORNER OF COTTON LANE & GREENWAY ROAD

SURPRISE, ARIZONA

JANUARY 31, 2000

Prepared for:

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1819 E. SOUTHERN AVE.
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(480) 926-3200

and

**ABERBEEN L.L.C.
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LANDMARK
ENGINEERING, INC.

Civil, Mechanical, Electrical, Environmental

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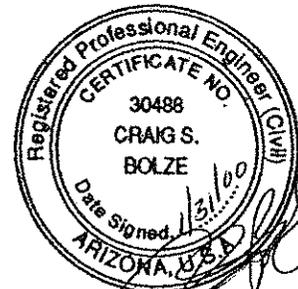
FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Topographic Map

APPENDICES

- Appendix A Node Summary
- Appendix B Link Summary
- Appendix C Preliminary Water Demand Calculations
- Appendix D Water Distribution System Model Results – Run 1
- Appendix E Water Distribution System Model Results – Run 2
- Appendix F Water Distribution System Model Results – Run 3
- Appendix G Water Distribution System Model Results – Run 4
- Appendix H Required Storage Capacity Calculations

EXHIBITS Exhibit 1



1.0 INTRODUCTION AND SCOPE OF WORK

This report presents the results of a preliminary water distribution system pressure and flow analysis conducted by Landmark Engineering, Inc. at the request of Borgata Development, L.L.C. and Aberdeen, L.L.C. for a master planned community known as Sierra Montaña (site). This report focuses on providing a preliminary analysis of water distribution system infrastructure for the site including piping systems, storage tanks, booster pump systems, and potential well sites.

1.1 Scope of Work and Limitations

This report is focused on providing practical design information, evaluation, and calculations. The procedures used herein are derived from, and performed with, currently accepted engineering methodologies and practices. Additionally, the criteria for this evaluation is designed to conform to currently applicable ordinances, regulations and policies effected by the appropriate jurisdictional regulatory authorities for the referenced site.

The analysis presented herein focuses on developing design estimates of water distribution performance under expected demand conditions. Demand conditions exceeding those presented herein may cause or create the risk reduced system performance than is addressed and presented in this report. However, the scope of this assessment does not include, neither did our client request that, evaluation of system performance resulting from demand conditions exceeding those presented herein. Landmark Engineering, Inc. assumes no responsibility for reduced system performance or increased construction or development cost resulting from or related to any such events, nor shall Landmark Engineering, Inc. be responsible for any changes in, or additions to, regulatory requirements which may result from, or be related to, any such events or changes in distribution system conditions.

In performing the services contained herein, Landmark Engineering, Inc. has or will receive information prepared or compiled by others. Landmark Engineering, Inc., as engineering professionals, are not required to verify the information, but may rely on the information unless actual knowledge concerning the validity of the information is known or is obvious to the professional. Therefore, Landmark Engineering, Inc. is entitled to rely upon the accuracy and completeness of this information without independent evaluation or verification.

1.2 Site Location

The site is located in portions of Section 10 and Section 11 of Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site location is shown on the site vicinity map included with this report (Figure 1). The site is bounded on the north by the Greenway Road alignment and similar vacant land, on the west by the Beardsley Canal, on the east by Cotton Lane, and on the south by low density residential development, similar vacant land, and Waddell Road.

1.3 Site Description

The site is irregular in shape and encompasses approximately 776 acres. General land use in the vicinity of the site is agricultural and low-density residential with increasing commercial development along the major arterials. The site is currently a mixture of both cultivated and fallow agricultural land.

1.4 Proposed Development

Proposed development of the site consists of a master planned community including single-family residences, multi-family residential, parks, open space, school site, and commercial/retail development. Access to the site will be provided via Cotton Lane and Waddell Road.

1.5 Regulatory Jurisdiction

Criteria used in water system analysis was established using the guidelines developed by Citizens Utilities as described in the *Citizens Utilities Development Guide* (Reference 1), *Citizens Water Resources General Master Plan Criteria For Water Distribution Systems* (Reference 2), and *Engineering Bulletin No. 10, Guidelines For the Construction of Water Systems* (Reference 3).

2.0 PHYSICAL SETTING

2.1 Topography

The site is located in a featureless area of relatively constant elevation of the type consistent with alluvial areas. The site is situated in an area that has historically been primarily used for cultivated agricultural purposes. A review of mapping and contours developed for the site (Reference 2) identified the site elevation to range from approximately 1330 feet in the northwest corner of the site to 1255 feet (Figure 2) along the east and west site boundaries for a total elevation difference of 75 feet. Existing ground slopes downward to the southeast at approximately 0.80 percent. Because the elevation difference across the site is less than 115 feet (115 feet _{water} is approximately 50 psi), the site can be served by a single pressure zone.

2.2 Existing Infrastructure

There is currently no domestic source, distribution, storage, or pumping infrastructure existing on the site. However, a water well formerly used to supply irrigation water for agricultural purposes is located in the northeast corner of the site. The well is currently being evaluated for future inclusion in the proposed system. Additionally, another water well formerly used for irrigation supply is located in the western portion of the site along the south site boundary. Landmark Engineering, Inc. understands that this well is not being considered for inclusion in the distribution system. A review of South Agua Fria Water Supply (Reference 7) plans identified a 10-inch diameter distribution main situated in Cotton Lane along the eastern property boundary.

3.0 WATER DISTRIBUTION SYSTEM MODEL

3.1 Proposed Water Distribution System

Landmark Engineering, Inc. has conducted analysis of the proposed water system serving Sierra Montaña only. Therefore, this analysis does not include connection to the existing distribution main in Cotton Lane or the distribution system to the southwest currently serving Waddell Haciendas. However, this system may be connected in the future in conjunction with anticipated development in the vicinity of the site, particularly to the north.

The proposed water distribution system consists of a groundwater source, storage reservoir, pumps, and distribution piping network. The distribution system is shown on the *Proposed Water Distribution System Plan* (Exhibit 1) included with this report. The proposed groundwater source is currently anticipated to be a future water well located within the site at the proposed water production facility shown on Exhibit 1. In addition, a booster pump station will also be located within the water production facility. The proposed distribution piping network consists of 8-inch, 12-inch, and 16-inch PVC piping used to convey water to individual parcels.

3.2 Network Representation

In order to create an efficient model, the piping components of the distribution system have been skeltonized to show only distribution mains within the system. Distribution piping within individual parcels has been eliminated from the model and replaced with node locations representing points of interest in the system. Additionally, for the purpose of this analysis, the storage reservoir and booster pump stations have been modeled using a single storage tank and pump. The booster pump is set to provide 140 feet of hydraulic head to the system. All node elevations correspond to existing ground. The skeltonized distribution system is shown on the *Proposed Water Distribution System Plan* (Exhibit 1) included with this report. A summary of node locations and system demands for each model run are presented in Appendix A. A summary of links used for each model run is presented in Appendix B.

3.3 Assumptions

The Hazen-Williams equation was used to calculate head loss due to friction. A conservative Hazen-Williams roughness coefficient of 130, corresponding to PVC pipe, has been assigned to all pipes in the model (Reference 2). Friction losses due to bends, fittings, and valves have been neglected. For the purpose of this analysis, final ground surface is assumed to approximate existing topography.

3.4 System Demands

System demands for this model were established based on projected land use consisting primarily of single-family residential with some commercial/retail, multi-family residential use. Additionally, parks, and a school are also proposed for the site. Land use is shown on the *Proposed Water Distribution System Plan* (Exhibit 1) included with this report. No industrial or other similarly large users are currently anticipated to be served by this system. No water demand for landscaping in open areas has been assigned for this model. A portion of this landscaping is currently proposed to be irrigated using a separate system supplied by water from the Maricopa Water District. In addition to domestic and commercial water demands, fire flows were assigned to representative nodes in the system in order to model either residential or commercial fire flow conditions. Fire flows used in the system model were 1,500 gpm for residential and 3,000 gpm for commercial (Reference 2). Calculated system demands are presented in Appendix C.

3.5 Distribution System Performance Criteria

In order to assist in evaluating system performance during differing loading conditions, the following system performance criteria were established. Distribution service pressures should be maintained within the range of approximately 50 pounds per square inch (psi) to 90 psi during average day demand. A minimum standard service pressure of 40 psi should be maintained throughout the distribution system during peak hour flows (Reference 2). Additionally, a residual service pressure of 20 psi should be maintained during flow conditions corresponding to maximum day plus fire flow events (Reference 2). A flow velocity of 2.5 feet per second (fps) should be attained in all links of the pipe network in order to avoid sedimentation. Typical maximum pipe velocities should range between 5 to 10 fps. However, pipe velocities should not exceed 15 fps.

3.6 Software

This analysis utilized a computer program called EPANET to simulate pressure and flow conditions in the distribution system. EPANET is a computer program that performs extended period simulation of hydraulic and water quality behavior within pressurized pipe networks. EPANET simulates the performance of pipe networks and provides data on flow, pressure, reservoir and tank conditions, and the concentration of a substance within the pipe network.

EPANET uses a method known as the gradient algorithm to solve a system of equations hydraulically balancing the network. EPANET monitors the flow of water in each pipe, the pressure at each pipe junction, the height of water in each storage tank, and the concentration of a substance throughout a distribution system during a multi-time period simulation.

4.0 MODEL EXECUTION

In order to provide information for comparison with the system performance criteria established for this analysis, the proposed water distribution system has been modeled under flow conditions corresponding to average day system demand, peak hour demand, and maximum day demand. Fire flow conditions have been included with maximum day demand analysis. The model components are shown on the Proposed Water Distribution System Plan (Exhibit 1) included with this report. The individual pipes and nodes were assigned unique identification numbers and demand flows were then assigned to the system. EPANET was then used to simulate the behavior of the distribution system under four demand conditions. Fire flows were assigned to nodes corresponding to individual parcels within the proposed development. Residential fire flows were assigned to the uppermost node in the system (Node 119). Additionally, commercial fire flows were assigned to nodes corresponding to the uppermost commercial parcel within the system (Node 105). A brief description of each demand condition and associated model run is presented in Table 4.1.

TABLE 4.1 MODEL RUN SUMMARY

RUN	FLOW CONDITIONS	INPUT FILE NAME	OUTPUT FILE NAME
1	Average Day (No Fire Flow)	SM-RUN21.INP	SM-RUN21.RPT
2	Maximum Day + Residential Fire Flow (Node 119)	SM-RUN22.INP	SM-RUN22.RPT
3	Maximum Day + Commercial Fire Flow (Node 105)	SM-RUN23.INP	SM-RUN23.RPT
4	Peak Hour (No Fire Flow)	SM-RUN24.INP	SM-RUN24.RPT

5.0 RESULTS

Water distribution system model results for all model runs are presented in Appendices D through G. System pressures for average day flow were well within the maximum pressure criteria of 90 psi, ranging from 56.23 psi at the uppermost node in the system to 77.05 psi at the lowest node of the system. System pressures during fire flow conditions were also well above the minimum pressure criteria of 20 psi minimum, ranging from a low pressure of 40.51 psi for residential fire flow to 52.12 psi for commercial fire flow. Additionally, system pressures during peak hour demand were above the minimum pressure criteria of 40 psi, ranging from 50.32 psi to 69.70 psi. Pipe velocities were also within the maximum criteria established for this analysis. However, low velocities were consistently observed in links 1000, 1001 and 1012.

6.0 STORAGE REQUIREMENTS

Water distribution storage requirements were calculated in order to provide reserve supplies for operational equalization, fire suppression reserves, and emergency needs. These storage requirements were evaluated using criteria presented in *Citizens Water Resources, General Master Plan Criteria For Water Distribution Systems* (Reference 2). This analysis indicates that a storage reservoir with a capacity of 1.75 million-gallons will satisfy the referenced criteria. Supporting calculations are presented in Appendix H.

7.0 SUMMARY AND CONCLUSIONS

1. Because the elevation differential across the site is less than 115 feet, one pressure zone is sufficient to provide system performance for the site within the criteria developed for this analysis.
2. The results of this analysis indicate the proposed water distribution system pressures to be adequate for water demand conditions corresponding to domestic and fire flow. Minimum pressures observed for the model simulation are above the criteria presented in this report for domestic flow conditions. Additionally, residual system pressures observed during this analysis for conditions corresponding to fire flow events are also above the minimum pressure criteria.
3. Pipe velocities observed during system simulation were generally within the criteria developed for this analysis. However, low velocities were consistently observed in links 1000, 1001 and 1012. Low pipe velocities may result in increased system maintenance.
4. A storage reservoir capacity of 1.75 million-gallons meets the calculated required storage capacity for operational equalization, fire suppression reserves, and emergency needs.
5. Although system performance was within the criteria established for this analysis, the skeletonized system did not take into account extreme high and low elevations at the site. In order to provide adequate system pressures at the highest elevation on the site, consideration may be given to increasing the total hydraulic head supplied by the pump station.

8.0 REFERENCES CITED REVIEWED

1. *Development Guide*, Citizens Utilities, Prepared By Development Services, October 30, 1997.
2. *Citizens Water Resources, General Master Plan Criteria For Water Distribution Systems*, Citizens Utilities, Last Revised May 3, 1999.
3. *Engineering Bulletin No. 10, Guidelines for the Construction of Water Systems*, Arizona Department of Environmental Quality, May 1978.
4. *Lotting Study At Sierra Montaña*, Landmark Engineering, 11/99.
5. *Hydraulic Design Handbook*, Mays, Larry, W., McGraw Hill, 1999.
6. *Second Management Plan, 1990-2000, Phoenix Active Management Area*, Arizona Department of Water Resources, March 1991.
7. *South Agua Fria Water Supply, Source of Supply Transmission Main*, Stanley Consultants, Inc., 1997.

This document was prepared by:



Printed/Typed Name:

Craig S. Bolze, P.E.

Date:

1/31/00

This document was peer reviewed by:

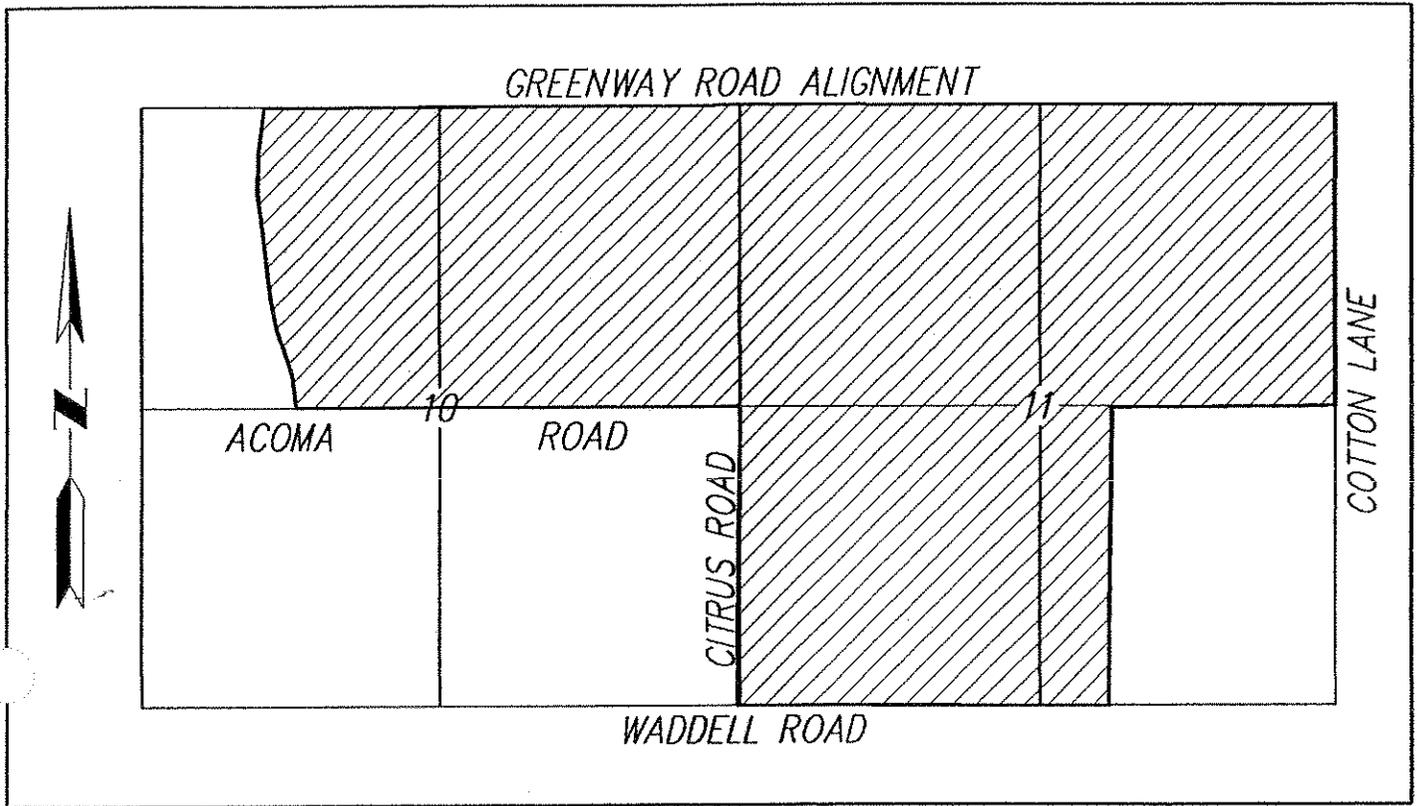


Printed/Typed Name:

Michael G. Rhodes, P.E.

Date:

1/31/00



VICINITY MAP

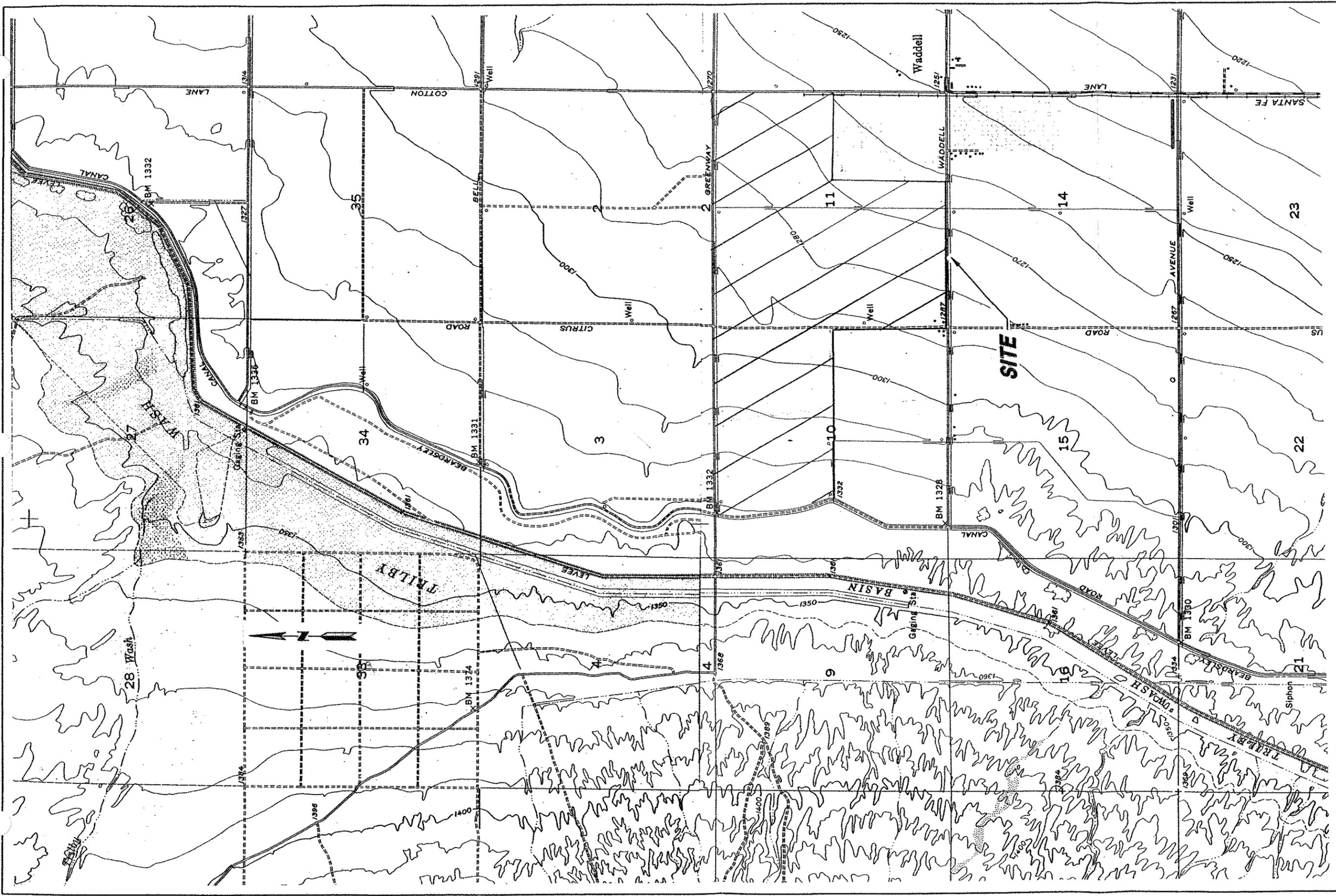
SECTIONS 10 & 11
 T.3N., R.2W., G.&S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

LANDMARK
ENGINEERING, INC.

7310 N. 16TH STREET SUITE 285
 PHOENIX, ARIZONA 85020 (602) 861-2005

SIERRA MONTAÑA
VICINITY
MAP

FIGURE
1



LANDMARK
 ENGINEERING, INC.
 7310 N. 16th STREET
 PHOENIX, ARIZONA 85020
 SUITE 285
 (602) 861-2005

SIERRA MONTAÑA
SITE TOPOGRAPHIC MAP

APPENDIX A

NODE SUMMARY

**WATER SYSTEM MODEL DATA SHEET
PRELIMINARY NODE DEMAND SUMMARY**

**Sierra Montana
Landmark Engineering, Inc.
Project No. 98076**

Project Name: Sierra Montana
Project No.: 98076

Prepared by: CSB **Date:** 12/07/99
Checked by: Preliminary **Date:**

Purpose: Distribute flow allocations to model nodes

Methodology: Flow allocations are distributed to the appropriate node based on system configuration, parcel water demand and parcel location.

Assumptions: Modeling conducted for Sierra Montana only, no modeling conducted for parcels outside of the proposed development
Flow distributions at model node locations will not be affected by the extension of distribution system into individual parcels.

References: 1. Lotting Study At Sierra Montana, Landmark Engineering, Inc., 12/99, D. Gill
2. Water Demands Calculation Sheet, Sierra Montana, Landmark Engineering, 12/7/99.

Calculations:

Node I.D.	Coordinates		Elevation [ft]	Contributing Parcel(s)	Model Run Demand Input [gpm]			
	X	Y			Run 21 ⁽¹⁾	Run 22 ⁽²⁾	Run 23 ⁽³⁾	Run 24 ⁽¹⁾
100	29678.19	30330.61	1270	17	22.78	41.00	41.00	68.34
101	29678.19	30615.32	1267	--	0	0	0	0
102	28786.41	30401.92	1275	18	41.00	73.80	73.80	123.00
103	28120.54	29866.36	1277.2	19&14&Park (E)	165.03	297.06	297.06	495.09
104	27309.64	29204.23	1276.6	20	56.67	102.01	102.01	170.01
105	26907.24	28891.38	1275.3	13	6.14	11.05	3011.05	18.42
106	26587.16	28415.15	1274.7	12	38.00	0	0	114.00
107	26436.59	27681.42	1275.5	--	0.00	0	0	0
108	26481.56	27304.12	1275	8	51.00	91.80	91.80	153.00
109	26532.94	27006.2	1273	11	66.67	120.01	120.01	200.01
110	26619.57	26428.04	1271.5	--	0	0	0	0
111	26624.69	25871.27	1267.4	9&10	131.00	235.80	235.80	393.00
112	29094.03	28826.9	1267.4	15	28.00	50.40	50.40	84.00
113	29406.02	28392.78	1263.4	16	38.67	69.61	69.61	116.01
114	25728.4	29301.85	1283	7&21	155.38	279.68	279.68	466.14
115	24978.94	29297.41	1290.5	--	0	0	0	0
116	24558.82	29178.32	1291.8	--	0	0	0	0
117	24082.8	28986.6	1294.7	1&6	77.34	139.22	139.22	232.02
118	22975.2	29123.42	1302.9	2&5	92.00	165.60	165.60	276.00
119	22068.34	29595.09	1312.9	3&4	63.67	1614.61	114.61	191.01
120	24847.84	28554.23	1288.5	--	0	0	0	0
121	25096.62	28177.6	1284.3	--	0	0	0	0
122	25494.62	27863.36	1281.5	22&Park(W)	23.75	42.75	42.75	71.25
123	24991.88	28100.94	1285	Water Reservoir	0	0	0	0
TOTAL SYSTEM DEMAND:					1057.10	3334.40	4834.40	3171.30

- (1) Average Day No Fire Flow
- (2) Maximum Day With Residential Fire Flow (Node 119)
- (3) Maximum Day Commercial Fire Flow (Node 105)
- (4) Peak Hour No Fire Flow

APPENDIX B

LINK SUMMARY

**WATER SYSTEM MODEL DATA SHEET (PRELIMINARY)
LINK SUMMARY
Sierra Montana
Landmark Engineering, Inc.
Project No. 98076**

Project Name: Sierra Montana
Project No.: 98076

Prepared by: CSB Date: 11/13/99
Checked by: Preliminary Date:

Purpose: Present a summary of links used in the proposed water distribution system model.

Methodology: Link sizes and lengths were obtained from preliminary water distribution design.

Assumptions: Modeling conducted for Sierra Montana only, no modeling conducted for parcels outside of the proposed development
Flow distributions at model node locations will not be affected by the extension of distribution system into individual parcels.

References: 1. Lotting Study At Sierra Montana, Landmark Engineering, Inc., 11/9/99, D. Gill
2. Water Demands Calculation Sheet, Sierra Montana, Landmark Engineering, 11/99.

Summary:

Link I.D.	Start Node	End Node	Length	Diameter [in]	C Roughness
1000	100	101	284.7139	12	130
1001	101	102	925.1027	12	130
1002	102	103	860.7924	12	130
1003	103	104	1056.138	12	130
1004	104	105	511.6129	12	130
1005	105	106	576.5269	12	130
1006	106	107	755.1437	12	130
1007	107	108	380.4588	12	130
1008	108	109	302.3177	12	130
1009	109	110	585.1711	12	130
1010	110	111	556.7863	12	130
1011	103	112	1429.711	12	130
1012	112	113	536.0522	12	130
1013	105	114	1323.387	8	130
1014	114	115	749.4769	8	130
1015	115	116	441.0889	8	130
1016	116	117	514.1955	12	130
1017	117	118	1123.507	12	130
1018	118	119	1033.779	12	130
1019	116	120	687.7614	12	130
1020	120	121	453.0767	16	130
1021	121	122	509.5105	16	130
1022	122	107	972.9866	16	130
1023	123	121	129.7891	Pump	-

APPENDIX C

PRELIMINARY WATER DEMAND CALCULATIONS

PRELIMINARY WATER DEMAND CALCULATION SHEET
Sierra Montana
Landmark Engineering, Inc.
Project No. 98076

Project Name: Sierra Montana
Project No.: 98076

Prepared by: CSB
Checked by: Preliminary

Date: 12/06/99
Date:

Purpose: Develop water system demands for the ultimate developed conditions in order to assist in evaluating water system performance.

Methodology: Water system demands are to be calculated for each parcel within the development.

Assumptions: No water use assigned to areas noted as Open Space within parcels
 Modeling conducted for Sierra Montana only, no modeling conducted for parcels outside of the proposed development.

- References:**
1. Lotting Study At Sierra Montana, Landmark Engineering, Inc., 11/9/99, D. Gill
 2. Guidelines For the Construction of Water Systems, Arizona Department of Environmental Quality, May, 1978.
 3. Hydraulic Design Handbook, Mays, Larry, W., McGraw Hill, 1999.
 4. Second Management Plan, 1990-2000, Phoenix Active Management Area, Arizona Department of Water Resources, March 1991.
 5. Citizens Water Resources, General Master Plan Criteria For Water Distribution Systems, Citizens Utilities, Revised May 3, 1999.

Calculations:

Unit Water Demands:

SF-Res ⁽¹⁾	150	[gal/cap/day]
Commercial ⁽¹⁾	1700	[gal/day/acre]
Patio Homes ⁽²⁾	5000	[gal/day/acre]
Park ⁽¹⁾	1800	[gal/day/acre]
School ⁽²⁾	2000	[gal/day/acre]
MF-Res ⁽²⁾	4500	[gal/day/acre]

(1) - Ref 5, Pg 1, Demands Table

(2) - Ref 3, Pg 11.5, Table 11.2, Typical Water Duites.

Dwelling Density:

SF-Res ⁽¹⁾	3.2	[Persons/Du]
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Average Day Water Demand:

$$\text{SF-Res} = (\text{Unit Demand}) * (\text{Dwelling Density}) / (24 * 60) \quad [\text{gpm}]$$

$$\text{MF-Res/Patio Homes/Park/School/MF-Res} = (\text{Unit Demand}) * (\text{Parcel Area}) / (24 * 60) \quad [\text{gpm}]$$

Peaking Coefficients⁽¹⁾:

Maximum Day = 1.8

Peak Hour Factor = 3

Fire Flows:

Residential⁽⁴⁾: 1500 [gpm]
 Commercial⁽⁴⁾: 3000 [gpm]

(4) Ref 5, Pg 1, Fire Flows

Results:

Parcel I.D.	Land ^(Ref 1) Use	Area ^(Ref 1) [acres]	Residential ^(Ref 1) Units	Water Demand [gpm]		
				Average Day	Maximum Day	Peak Hour
1	SF-Res	45.90	143	47.67	85.81	143.01
2	SF-Res	49.40	154	51.33	92.39	153.99
3	SF-Res	37.50	95	31.67	57.01	95.01
4	SF-Res	37.10	96	32.00	57.60	96.00
5	SF-Res	45.20	122	40.67	73.21	122.01
6	SF-Res	34.70	89	29.67	53.41	89.01
7	Patio Homes	31.50	Not Given	109.38	196.88	328.14
8	SF-Res	42.60	153	51.00	91.80	153.00
9	SF-Res	49.80	202	67.33	121.19	201.99
10	SF-Res	50.50	191	63.67	114.61	191.01
11	SF-Res	48.60	200	66.67	120.01	200.01
12	SF-Res	30.40	114	38.00	68.40	114.00
13	Commercial	5.20	NA	6.14	11.05	18.42
14	Patio Homes	29.80	Not Given	103.47	186.25	310.41
15	SF-Res	21.90	84	28.00	50.40	84.00
16	SF-Res	28.20	116	38.67	69.61	116.01
17	Commercial	19.30	NA	22.78	41.00	68.34
18	SF-Res	29.20	123	41.00	73.80	123.00
19	MF-Res	17.70	Not Given	55.31	99.56	165.93
20	SF-Res	44.00	170	56.67	102.01	170.01
21	SF-Res	39.30	138	46.00	82.80	138.00
22	School	12.60	NA	17.50	31.50	52.50
	Park (West)	5.00	NA	6.25	11.25	18.75
	Park (East)	5.00	NA	6.25	11.25	18.75
TOTALS:				1057.10	1902.80	3171.30

APPENDIX D

WATER DISTRIBUTION SYSTEM MODEL RESULTS – RUN 21

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*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                *
*                               Analysis for Pipe Networks                 *
*                               Version 1.1d                             *
*****
    
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Sierra Montana - Run 21 - Average Day Demand
 No Fire Flows

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Input Data File ..... SM-RUN21.INP
Output Report File ..... C:\PROJECTS\98076\EPANET\SM-RUN21.RPT
Verification File .....
Hydraulics File .....
Map File ..... C:\PROJECTS\98076\EPANET\SM-RUN01.MAP
Number of Pipes ..... 23
Number of Nodes ..... 24
Number of Tanks ..... 1
Number of Pumps ..... 1
Number of Valves ..... 0
Headloss Formula ..... Hazen-Williams
Hydraulic Timestep ..... 1.00 hrs
Hydraulic Accuracy ..... 0.001000
Maximum Trials ..... 40
Quality Analysis ..... None
Specific Gravity ..... 1.00
Kinematic Viscosity ..... 1.10e-05 sq ft/sec
Chemical Diffusivity ..... 1.30e-08 sq ft/sec
Total Duration ..... 0.00 hrs
Reporting Criteria:
    All Nodes
    All Links
    
```

Node Results:

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi
100	1270.00	22.78	1443.50	75.18
101	1267.00	0.00	1443.50	76.48
102	1275.00	41.00	1443.51	73.01
103	1277.20	165.03	1443.52	72.07
104	1276.60	56.67	1443.80	72.45
105	1275.30	6.14	1443.99	73.09
106	1274.70	38.00	1444.22	73.45
107	1275.50	0.00	1444.57	73.26
108	1275.00	51.00	1444.50	73.44
109	1273.00	66.67	1444.46	74.29
110	1271.50	0.00	1444.42	74.93
111	1267.40	131.00	1444.39	76.69
112	1267.40	28.00	1443.49	76.30
113	1263.40	38.67	1443.49	78.03

Node Results: (continued)

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi	
114	1283.00	155.38	1443.99	69.76	
115	1290.50	0.00	1444.41	66.69	
116	1291.80	0.00	1444.65	66.23	
117	1294.70	77.34	1444.56	64.94	
118	1302.90	92.00	1444.47	61.34	
119	1312.90	63.67	1444.46	57.00	
120	1288.50	0.00	1444.95	67.79	
121	1284.30	0.00	1445.00	69.63	
122	1281.50	23.75	1444.85	70.78	
123	1285.00	-1057.10	1305.00	8.67	Tank

Link Results:

Link	Start Node	End Node	Diameter in	Flow gpm	Velocity fps	Headloss /1000ft	
1000	100	101	12.00	-22.78	0.06	0.00	
1001	101	102	12.00	-22.78	0.06	0.00	
1002	102	103	12.00	-63.78	0.18	0.02	
1003	103	104	12.00	-295.48	0.84	0.27	
1004	104	105	12.00	-352.15	1.00	0.37	
1005	105	106	12.00	-362.64	1.03	0.39	
1006	106	107	12.00	-400.64	1.14	0.47	
1007	107	108	12.00	248.67	0.71	0.19	
1008	108	109	12.00	197.67	0.56	0.13	
1009	109	110	12.00	131.00	0.37	0.06	
1010	110	111	12.00	131.00	0.37	0.06	
1011	103	112	12.00	66.67	0.19	0.02	
1012	112	113	12.00	38.67	0.11	0.01	
1013	105	114	8.00	4.35	0.03	0.00	
1014	114	115	8.00	-151.03	0.96	0.56	
1015	115	116	8.00	-151.03	0.96	0.56	
1016	116	117	12.00	233.01	0.66	0.17	
1017	117	118	12.00	155.67	0.44	0.08	
1018	118	119	12.00	63.67	0.18	0.02	
1019	116	120	12.00	-384.04	1.09	0.43	
1020	120	121	16.00	-384.04	0.61	0.11	
1021	121	122	16.00	673.06	1.07	0.30	
1022	122	107	16.00	649.31	1.04	0.28	
1023	123	121		1057.10	37 hp	-140.00	Pump

APPENDIX E

**WATER DISTRIBUTION SYSTEM MODEL
RESULTS – RUN 22**

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*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 1.1d                               *
*****
    
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Sierra Montana - Run 22 - Maximum Day Demand +
Residential Fire Flow (Node 119)

```

Input Data File ..... SM-RUN22.INP
Output Report File ..... C:\PROJECTS\98076\EPANET\SM-RUN22.RPT
Verification File .....
Hydraulics File .....
Map File ..... C:\PROJECTS\98076\EPANET\SM-RUN01.MAP
Number of Pipes ..... 23
Number of Nodes ..... 24
Number of Tanks ..... 1
Number of Pumps ..... 1
Number of Valves ..... 0
Headloss Formula ..... Hazen-Williams
Hydraulic Timestep ..... 1.00 hrs
Hydraulic Accuracy ..... 0.001000
Maximum Trials ..... 40
Quality Analysis ..... None
Specific Gravity ..... 1.00
Kinematic Viscosity ..... 1.10e-05 sq ft/sec
Chemical Diffusivity ..... 1.30e-08 sq ft/sec
Total Duration ..... 0.00 hrs
Reporting Criteria:
  All Nodes
  All Links
    
```

Node Results:

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi
100	1270.00	41.00	1438.94	73.20
101	1267.00	0.00	1438.94	74.50
102	1275.00	73.80	1438.95	71.04
103	1277.20	297.06	1438.99	70.10
104	1276.60	102.01	1439.83	70.73
105	1275.30	11.05	1440.39	71.53
106	1274.70	0.00	1441.65	72.34
107	1275.50	0.00	1443.30	72.71
108	1275.00	91.80	1443.08	72.83
109	1273.00	120.01	1442.97	73.65
110	1271.50	0.00	1442.87	74.25
111	1267.40	235.80	1442.77	75.99
112	1267.40	50.40	1438.92	74.32
113	1263.40	69.61	1438.91	76.05

Node Results: (continued)

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi	
114	1283.00	279.68	1438.16	67.23	
115	1290.50	0.00	1438.16	63.98	
116	1291.80	0.00	1438.16	63.42	
117	1294.70	139.22	1433.77	60.26	
118	1302.90	165.60	1425.44	53.10	
119	1312.90	1614.61	1419.04	45.99	
120	1288.50	0.00	1444.04	67.40	
121	1284.30	0.00	1445.00	69.63	
122	1281.50	42.75	1444.39	70.58	
123	1285.00	-3334.40	1305.00	8.67	Tank

Link Results:

Link	Start Node	End Node	Diameter in	Flow gpm	Velocity fps	Headloss /1000ft	
1000	100	101	12.00	-41.00	0.12	0.01	
1001	101	102	12.00	-41.00	0.12	0.01	
1002	102	103	12.00	-114.80	0.33	0.05	
1003	103	104	12.00	-531.87	1.51	0.79	
1004	104	105	12.00	-633.88	1.80	1.10	
1005	105	106	12.00	-920.11	2.61	2.19	
1006	106	107	12.00	-920.11	2.61	2.19	
1007	107	108	12.00	447.61	1.27	0.58	
1008	108	109	12.00	355.81	1.01	0.38	
1009	109	110	12.00	235.80	0.67	0.18	
1010	110	111	12.00	235.80	0.67	0.18	
1011	103	112	12.00	120.01	0.34	0.05	
1012	112	113	12.00	69.61	0.20	0.02	
1013	105	114	8.00	275.18	1.76	1.69	
1014	114	115	8.00	-4.50	0.03	0.00	
1015	115	116	8.00	-4.50	0.03	0.00	
1016	116	117	12.00	1919.43	5.45	8.52	
1017	117	118	12.00	1780.21	5.05	7.42	
1018	118	119	12.00	1614.61	4.58	6.19	
1019	116	120	12.00	-1923.93	5.46	8.56	
1020	120	121	16.00	-1923.93	3.07	2.11	
1021	121	122	16.00	1410.47	2.25	1.19	
1022	122	107	16.00	1367.72	2.18	1.12	
1023	123	121		3334.40	118 hp	-140.00	Pump

APPENDIX F

**WATER DISTRIBUTION SYSTEM MODEL
RESULTS – RUN 23**

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*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 1.1d                               *
*****
    
```

Sierra Montana - Run 23 - Maximum Day Demand +
 Commercial Fire Flow At Node 105

```

Input Data File ..... SM-RUN23.INP
Output Report File ..... C:\PROJECTS\98076\EPANET\SM-RUN23.RPT
Verification File .....
Hydraulics File .....
Map File ..... C:\PROJECTS\98076\EPANET\SM-RUN01.MAP
Number of Pipes ..... 23
Number of Nodes ..... 24
Number of Tanks ..... 1
Number of Pumps ..... 1
Number of Valves ..... 0
Headloss Formula ..... Hazen-Williams
Hydraulic Timestep ..... 1.00 hrs
Hydraulic Accuracy ..... 0.001000
Maximum Trials ..... 40
Quality Analysis ..... None
Specific Gravity ..... 1.00
Kinematic Viscosity ..... 1.10e-05 sq ft/sec
Chemical Diffusivity ..... 1.30e-08 sq ft/sec
Total Duration ..... 0.00 hrs
Reporting Criteria:
    All Nodes
    All Links
    
```

Node Results:

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi
100	1270.00	41.00	1408.91	60.19
101	1267.00	0.00	1408.92	61.49
102	1275.00	73.80	1408.92	58.03
103	1277.20	297.06	1408.96	57.09
104	1276.60	102.01	1409.80	57.72
105	1275.30	3011.05	1410.36	58.52
106	1274.70	0.00	1421.45	63.59
107	1275.50	0.00	1435.97	69.53
108	1275.00	91.80	1435.75	69.65
109	1273.00	120.01	1435.64	70.47
110	1271.50	0.00	1435.53	71.08
111	1267.40	235.80	1435.44	72.81
112	1267.40	50.40	1408.89	61.31
113	1263.40	69.61	1408.88	63.04

Node Results: (continued)

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi	
114	1283.00	279.68	1421.81	60.15	
115	1290.50	0.00	1434.22	62.27	
116	1291.80	0.00	1441.52	64.87	
117	1294.70	139.22	1441.25	63.50	
118	1302.90	165.60	1440.98	59.83	
119	1312.90	114.61	1440.93	55.48	
120	1288.50	0.00	1444.64	67.65	
121	1284.30	0.00	1445.14	69.69	
122	1281.50	42.75	1441.94	69.52	
123	1285.00	-4834.40	1305.00	8.67	Tank

Link Results:

Link	Start Node	End Node	Diameter in	Flow gpm	Velocity fps	Headloss /1000ft	
1000	100	101	12.00	-41.00	0.12	0.01	
1001	101	102	12.00	-41.00	0.12	0.01	
1002	102	103	12.00	-114.80	0.33	0.05	
1003	103	104	12.00	-531.87	1.51	0.79	
1004	104	105	12.00	-633.88	1.80	1.10	
1005	105	106	12.00	-2979.60	8.45	19.23	
1006	106	107	12.00	-2979.60	8.45	19.23	
1007	107	108	12.00	447.61	1.27	0.58	
1008	108	109	12.00	355.81	1.01	0.38	
1009	109	110	12.00	235.80	0.67	0.18	
1010	110	111	12.00	235.80	0.67	0.18	
1011	103	112	12.00	120.01	0.34	0.05	
1012	112	113	12.00	69.61	0.20	0.02	
1013	105	114	8.00	-665.33	4.25	8.65	
1014	114	115	8.00	-945.01	6.03	16.55	
1015	115	116	8.00	-945.01	6.03	16.55	
1016	116	117	12.00	419.43	1.19	0.51	
1017	117	118	12.00	280.21	0.79	0.24	
1018	118	119	12.00	114.61	0.33	0.05	
1019	116	120	12.00	-1364.44	3.87	4.53	
1020	120	121	16.00	-1364.44	2.18	1.12	
1021	121	122	16.00	3469.96	5.54	6.28	
1022	122	107	16.00	3427.21	5.47	6.14	
1023	123	121		4834.40	171 hp	-140.14	Pump

APPENDIX G

WATER DISTRIBUTION SYSTEM MODEL RESULTS – RUN 24

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*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 1.1d                               *
*****
```

Sierra Montana - Run 24 -
Peak Hour Demand (No Fire Flow)

```
Input Data File ..... SM-RUN24.INP
Output Report File ..... C:\PROJECTS\98076\EPANET\SM-RUN24.RPT
Verification File .....
Hydraulics File .....
Map File ..... C:\PROJECTS\98076\EPANET\SM-RUN01.MAP
Number of Pipes ..... 23
Number of Nodes ..... 24
Number of Tanks ..... 1
Number of Pumps ..... 1
Number of Valves ..... 0
Headloss Formula ..... Hazen-Williams
Hydraulic Timestep ..... 1.00 hrs
Hydraulic Accuracy ..... 0.001000
Maximum Trials ..... 40
Quality Analysis ..... None
Specific Gravity ..... 1.00
Kinematic Viscosity ..... 1.10e-05 sq ft/sec
Chemical Diffusivity ..... 1.30e-08 sq ft/sec
Total Duration ..... 0.00 hrs
Reporting Criteria:
  All Nodes
  All Links
```

Node Results:

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi
100	1270.00	68.34	1433.57	70.88
101	1267.00	0.00	1433.58	72.18
102	1275.00	123.00	1433.59	68.72
103	1277.20	495.09	1433.70	67.81
104	1276.60	170.01	1435.85	69.00
105	1275.30	18.42	1437.30	70.19
106	1274.70	114.00	1439.02	71.20
107	1275.50	0.00	1441.73	72.03
108	1275.00	153.00	1441.16	72.00
109	1273.00	200.01	1440.87	72.74
110	1271.50	0.00	1440.60	73.27
111	1267.40	393.00	1440.35	74.94
112	1267.40	84.00	1433.51	71.98
113	1263.40	116.01	1433.49	73.70

Node Results: (continued)

Node	Elev. ft	Demand gpm	Grade ft	Pressure psi	
114	1283.00	466.14	1437.29	66.85	
115	1290.50	0.00	1440.48	64.98	
116	1291.80	0.00	1442.35	65.23	
117	1294.70	232.02	1441.67	63.68	
118	1302.90	276.00	1440.97	59.83	
119	1312.90	191.01	1440.85	55.44	
120	1288.50	0.00	1444.63	67.65	
121	1284.30	0.00	1445.00	69.63	
122	1281.50	71.25	1443.82	70.34	
123	1285.00	-3171.30	1305.00	8.67	Tank

Link Results:

Link	Start Node	End Node	Diameter in	Flow gpm	Velocity fps	Headloss /1000ft	
1000	100	101	12.00	-68.34	0.19	0.02	
1001	101	102	12.00	-68.34	0.19	0.02	
1002	102	103	12.00	-191.34	0.54	0.12	
1003	103	104	12.00	-886.44	2.51	2.04	
1004	104	105	12.00	-1056.45	3.00	2.82	
1005	105	106	12.00	-1087.91	3.09	2.98	
1006	106	107	12.00	-1201.91	3.41	3.59	
1007	107	108	12.00	746.01	2.12	1.48	
1008	108	109	12.00	593.01	1.68	0.97	
1009	109	110	12.00	393.00	1.11	0.45	
1010	110	111	12.00	393.00	1.11	0.45	
1011	103	112	12.00	200.01	0.57	0.13	
1012	112	113	12.00	116.01	0.33	0.05	
1013	105	114	8.00	13.04	0.08	0.01	
1014	114	115	8.00	-453.10	2.89	4.25	
1015	115	116	8.00	-453.10	2.89	4.25	
1016	116	117	12.00	699.03	1.98	1.32	
1017	117	118	12.00	467.01	1.32	0.62	
1018	118	119	12.00	191.01	0.54	0.12	
1019	116	120	12.00	-1152.13	3.27	3.32	
1020	120	121	16.00	-1152.13	1.84	0.82	
1021	121	122	16.00	2019.17	3.22	2.31	
1022	122	107	16.00	1947.92	3.11	2.16	
1023	123	121		3171.30	112 hp	-140.00	Pump

APPENDIX H

**REQUIRED STORAGE CAPACITY
CALCULATIONS**

Appendix G
CITY OF SURPRISE MUNICIPAL CODES
REFERENCE DOCUMENTS

City of Surprise Municipal Code Reference Subdivisions

16.20.030 Streets
17.28.020 (R1-18) Single-family Residential Zone
17.28.030 (R1-8) Single-family Residential Zone
17.28.040 (R1-5) Single-family Residential Zone
17.28.140 P.A.D.
~~17.28.150 Age Restricted Overlay Zone~~
~~17.28.160 (F-1) Floodway Overlay Zone~~
~~17.28.170 (F-2) Floodplain Overlay Zone~~
17.28.050 (R-2) Multi-family Residential Zone
~~17.28.060 (R-3) Multi-family Residential Zone~~
17.28.070 (C-1) Neighborhood Commercial Zone
17.28.080 (C-2) Community Commercial Zone
17.36.060 (P.A.D.) Procedure for P.A.D.
17.36.070 Procedure for Appeals to Board of Adjustment
17.40.010 Violations and Penalties

to height and material on the final plat. No certificate of occupancy shall be issued until said fence improvements have been duly installed.

G. Performance Bond to Include Lot Improvement. The performance bond or other financial guarantee shall include an amount to guarantee completion of all requirements contained in this section regulations including, but not limited to, soil preservation, final grading, lot drainage, removal of debris and waste, fencing, and all other lot improvements required by the city council.

Whether or not a certificate of occupancy has been issued, at the expiration of the performance bond, the city may enforce the provisions of the bond where the provisions of this section or any other applicable law, ordinance or regulation have not been satisfied. (Ord. 86-7 §11-1105(B), 1986)

16.20.030 Streets. A. General Requirements.

1. Frontage on Improved Streets. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from, an existing street and unless such street is:

a. A street shown upon a plat approved by the city council and recorded in the county recorder's office. Such street or highway must be suitably improved as required by the highway rules, regulations, specifications or orders, or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations or the comprehensive development guide. Wherever the area to be subdivided is to utilize existing road frontage, such road shall be suitably improved as provided herein above.

2. Grading and Improvement Plan. Roads shall be graded and improved and conform to the city construction standards and specifications and shall be approved as to design and specifications by the city engineer, in accordance with the construction plans required to be submitted prior to final plat approval.

3. Topography and Arrangement.

a. Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. Specific standards are contained in the design standards of these regulations.

b. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the comprehensive development guide.

c. Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

d. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the city council, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

4. Blocks.

a. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, waterways or parks.

b. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated. The maximum length of blocks, measured along the center line of the street, and between intersecting street center lines, shall be one thousand five hundred feet. Minimum block length shall be two hundred feet. The maximum length of cul-de-sac streets shall be six hundred feet, measured from the intersection of right-of-way lines to extreme depth of the turning circle right-of-way along the street center line. With the approval of the city council, the maximum block length may be exceeded along an arterial or major collector street, if the adjoining lots do not have direct access onto the arterial or major collector street. All other exceptions to these standards require a variance, as provided in Chapter 16.16.

c. In long blocks the city council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, emergency access, or pedestrian traffic.

5. Access to Arterial Streets. Where a subdivision borders on or contains an existing or proposed arterial street, the city may require that access to such streets be limited by one of the following means:

a. The subdivision of lots so that the lots back onto the arterial street and front onto a parallel local street; no direct access shall be provided from the arterial street;

b. A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the arterial street;

c. A marginal access or service road (separated from the arterial street by a planting or landscaped strip and having access thereto at suitable points).

6. Street Names. Street names shall be sufficiently different in sound and in spelling from other street names in the city so as not to cause confusion. A street which exists or is planned as a continuation of an existing street shall bear the same name.

7. Street Names and Regulatory Signs. The applicant shall deposit with the city at the time of final subdivision approval an amount equal to the cost of each street sign required by the city engineer at all road intersections. The city shall install all street signs before issuance of certificates of occupancy for any residence on the streets approved. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which are to be approved by the city engineer.

8. Street Lights. Installation of street lights shall be required in accordance with design and specification standards approved by the city engineer. Lighting on local and collector streets shall maintain a minimum of .4 lumens at any given point along the street right-of-way while .7 lumens shall be maintained along arterial streets. In addition, light standards shall be spaced such that each intersection is provided at least one light standard.

9. Construction of Streets and Dead-End Streets.

a. Construction of Streets. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where such continuation is in accordance with the city comprehensive development guide. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary T- or L-shaped turnabout shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued. The city may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

b. Dead-End Streets (Permanent). Where a street does not extend to the boundary of the subdivision and its continuation is not required by the city for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty feet. However, the city may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities. A cul-de-sac shall be provided at the end of a

permanent dead-end street in accordance with construction standards and specifications.

For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length in accordance with the design standards of these regulations.

B. Design Standards.

1. General. In order to provide for streets of suitable location, width and improvement to accommodate prospective traffic and afford satisfactory access to police, fire protection, sanitation and street-maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, Table 1 sets forth design standards for streets.

TABLE 1
Design Standards for Streets

<u>Improvement</u>	<u>Dimensions in Feet</u>
Minimum Width of Right-of-Way	
Local	50
Minor collector	60
Major collector	80
Minor arterial	110
Major arterial	
Multi-lane roadway	130
Parkway	150
Principal arterial	300
Minimum Pavement Width (defined as face of curb to face of curb)	
Local	28-24'
Minor/major collector	44-64
Minor arterial	68
Major arterial	
Multi-lane roadway	92
Parkway	102
Principal arterial	112
Minimum Radius of Curve	
Local	100
Collector	100
Minor arterial	300
Principal arterial	500
Minimum Length of Tangents Between Reverse Curves	
Local	150
Collector	150

TABLE 1 (Continued)
Design Standards for Streets

<u>Improvement</u>	<u>Dimensions in Feet</u>
Minor arterial	250
Principal arterial	350
Minimum Sight Distance	
Local	200
Collector	240
Minor arterial	275
Principal arterial	300
Minimum Turn-Around (local streets only)	
Right-of-way diameter	110
Pavement	100
Maximum Block Length	1500
Permanent Cul-de-Sac	600
Temporary Cul-de-Sac	200
Minimum Block Length	200

2. Street Surfacing and Improvements. After sewer and water utilities have been installed by the developer, the applicant shall construct curbs and gutters and shall surface or cause to be surfaced roadways to the widths prescribed in this title. Said surfacing shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding areas. Types of pavement shall be as determined by the city engineer. Adequate provision shall be made for culverts, drains and bridges.

All street pavements, shoulders, drainage improvements and structures, curbs, turnarounds and sidewalks shall conform to the Uniform Standard Details Specifications adopted by the city council and shall be incorporated into the construction plans required to be submitted by the developer for plat approval.

3. Railroads and Limited Access Highways. Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:

a. In residential districts a buffer strip at least twenty-five feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening. The placement of structures, except for street signs and lighting, hereon is prohibited."

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, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §6, 1997; 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 17.24.020(A).

C. Conditionally Permitted Uses. See Section 17.24.020(B).

D. Permitted Accessory Uses. See Section 17.24.020(C).

E. Lot Area and Lot Dimensions.

1. Required lot area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	18,000 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	100 feet	150 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	35'	10'	35'	30'
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 seventeen thousand one hundred square feet in size and that not more than ten percent of the lots are less than eighteen thousand square feet in size.

Structures accessory to single-family residences	35'	3'	35'	3'
Structures for all other principal, conditional or accessory uses	35'	35'	35'	35'

2. Maximum building height: thirty feet.

G. Encroachment into Required Front and Side Yard Setbacks. See Section 17.28.010G.

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

I. Relationship to Overlay Zones. Any property located in the R1-18 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §7, 1997; Ord. 86-6 §7-702, 1986)

17.28.030 Single-family residential zone (R1-8). A. Purpose. The purpose of the R1-8 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 17.24.020(A).

C. Conditionally Permitted Uses. See Section 17.24.020(B).

D. Permitted Accessory Uses. See Section 17.24.020(C).

E. Lot Area and Lot Dimensions.

1. Required lot area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	8,000 square feet*

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

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	75 feet	100 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	20'	6'/10'*	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to single-family residences	20'	3'	20'	3'
Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

* No side yard shall be less than six feet; at least one side yard shall be ten feet.

2. Maximum building height: thirty feet.

G. Encroachment into Required Front and Side Yard Setbacks. See Section 17.28.010(G).

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

I. Relationship to Overlay Zones. Any property located in the R1-8 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §8, 1997; Ord. 86-6 §7-703, 1986)

17.28.040 Single-family residential zone (R1-5). A. Purpose. The purpose of the R1-5 single-family residential zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderate 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 17.24.020(A).

C. Conditionally Permitted Uses. See Section 17.24.020(B).

D. Permitted Accessory Uses. See Section 17.24.020(C).

E. Lot Area and Lot Dimensions.

1. Required lot area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	5,500 square feet*
Other permitted uses	Minimum area to be determined by building area, parking requirements and required setbacks.

2. Required lot dimensions:

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

1. Any property located in the I-3 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones.

2. A conditional use permit approval may include provisions that modify the screening, landscaping, parking or other requirements of Title 17 as necessary to meet the specific site conditions. (Ord. 97-16 §19, 1997)

17.28.140 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 con-

serve 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.

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 standard 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. 97-16 §16(part), 1997; Ord. 94-5 §5, 1994; Ord. 91-7, 1991; Ord. 86-6 §7-711, 1986)

17.28.150 Age restricted overlay zone (AR). A. Purpose. The age restricted (AR) overlay zone is intended to allow for orderly and planned residential development which is specially designed for residency by persons of advanced age by enacting age-specific conditions, covenants, restrictions, or regulations on parcels in the city.

B. Principally Permitted Uses. The principally permitted uses shall be the same as are allowed in the underlying zoning district which may be any of the residential zones or planned area development zone (PAD) as defined in the Code of Ordinances as it exists or may be amended, but not with any other zoning district.

C. Conditionally Permitted Uses. The conditionally permitted uses shall be the same as are allowed in the underlying zoning district which may be any of the residential zones or planned area development zone (PAD) as defined in the Code of Ordinances as it exists or may be amended, but not with any other zoning district.

D. Permitted Accessory Uses. The permitted accessory uses shall be the same as are allowed in the underlying zoning district which may be any of the residential zones or planned area development zone (PAD) as defined in the Code of Ordinances as it exists or may be amended, but not with any other zoning district.

E. Size. The age restricted overlay zone shall only be established on parcels of forty or more contiguous acres.

F. Application Requirements.

1. Any person applying for an age restricted overlay zone shall submit the following:

- a. A petition signed by one hundred percent of the owners of property within the proposed district; or
- b. Clear and convincing documentation that all of the property within the proposed district has been developed, advertised and sold or rented under specific age restrictions.

2. The city will not consider any application for an age restricted overlay zone until all requirements of this subsection have been met.

G. Application Procedure. Any person requesting an age restricted overlay zone shall follow the procedure specified in Section 17.36.020 of the Code of Ordinances as it exists or shall be amended.

H. Prohibited Acts. No person shall enact age-specific conditions, covenants, restrictions, or regulations on any parcel in any area of the city except where an age

restricted overlay zone is in effect. (Ord. 97-126 §20, 1997)

17.28.160 Floodway overlay zone (F-1). A. Purpose. The F-1 floodway zone is intended to allow unimpeded passage of water during a flood through those areas of the city identified as floodway by the Federal Insurance Administration of the National Flood Insurance Program of the U.S. Department of Housing and Urban Development and shown as such on the Federal Emergency Management Agency (FEMA) flood insurance rate map for the city. The purpose of these regulations is to promote the public health, safety and general welfare, and to minimize public and private losses because of flood conditions. Since the floodway is an extremely hazardous area because of the velocity of flood water which carry debris and erosion potential, development is closely regulated.

B. Principally Permitted Uses. Those principally permitted uses which are allowed in the underlying zoning district only if a technical evaluation demonstrates that encroachments, fill, new construction, substantial improvements or other development shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. Conditionally Permitted Uses. Those conditionally permitted uses which are allowed in the underlying zoning district only if a technical evaluation demonstrates that encroachments, fill, new construction, substantial improvements or other development shall not result in any increase in flood levels during the occurrence of the base flood discharge.

D. Nonconforming Uses. Nonconforming uses in the floodway overlay zone shall not be expanded but may be modified, altered or repaired to incorporate floodproofing measures provided such measures do not raise the level of a one-hundred-year flood. (Ord. 97-16 §16 part), 1997; Ord. 86-6 §7-712, 1986)

17.28.170 Floodplain overlay zone (F-2). A. Purpose. The F-2 floodplain overlay zone is intended to regulate the nature of permitted development in the one-hundred-year floodplain as identified by the Federal Insurance Administration of the National Flood Insurance Program of the U.S. Department of Housing and Urban Development and shown as "A" zones on the city's flood insurance rate maps, so as to lessen property damage and hazards resulting from such events.

B. Principally Permitted Uses. Those principally permitted uses of the underlying zoning district, which may be any of the residential, commercial or industrial zones defined in this title; provided, however, that such uses

- 2. Maximum building height: thirty feet.
- G. Encroachment into Required Front and Side Yard Setbacks. See Section 17.28.010(G).
- H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.
- I. Relationship to Overlay Zones. Any property located in the R1-5 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §9, 1997; Ord. 86-6 §7-704, 1986)

17.28.050 Multifamily residential zone (R-2). A.

Purpose. The purpose of the R-2 multifamily residential zone is to provide for medium density housing in multiple-family structures and directly related complementary uses. The R-2 zone is designed to allow economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses. See Section 17.24.020(A).

C. Conditionally Permitted Uses. See Section 17.24.020(B).

D. Permitted Accessory Uses. See Section 17.24.020(C).

E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:

<u>Use</u>	<u>Minimum Area per Unit</u>	<u>Minimum Lot Dimensions*</u>	<u>Outdoor Living Area**</u>
Two-family dwelling	3,000 sq. ft.	Width: 70' Depth: 90'	600 sq. ft./ dwelling unit

* These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

** Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than twenty feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than twenty feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

<u>Use</u>	<u>Minimum Area per Unit</u>	<u>Minimum Lot Dimensions*</u>	<u>Outdoor Living Area**</u>
Three-family dwelling	3,000 sq. ft.	Width: 80' Depth: 90'	500 sq. ft./ dwelling unit
Four-family dwelling	3,000 sq. ft.	Width: 80' Depth: 90'	400 sq. ft./ dwelling unit
Townhouse cluster	3,000 sq. ft.***	Width: 90' Depth: 90'	400 sq. ft./ dwelling unit
Other permitted uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

F. Schedule of Allowances. The minimum areas per unit in subsection E of this section may be adjusted according to the following, except allowance shall not be made for two-family or three-family dwellings.

1. For each parking stall in or under the residence, or otherwise completely underground, subtract four hundred square feet from the total minimum lot area.

2. For each unit with a balcony or patio greater than forty square feet, subtract one hundred square feet from the outdoor living area.

G. 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</u>
Two-family dwelling structure	20'	10'	20'	20'
Three-family dwelling structure	20'	10'	20'	20'
Four-family dwelling structure	20'	15'	20'	20'
Townhouse cluster structure	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to two-family dwelling structures	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

*** May be calculated as average lot size per unit per structure.

2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

3. Maximum building height: thirty feet.

H. Multifamily Accessory Buildings.

1. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence buildings may be located to within five feet of the rear or interior side property line. The city council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten feet.

2. Exteriors of accessory buildings shall have an exterior finish compatible to the main structure. Compatibility shall be determined by the city based on type and use of building materials.

I. Distance Between Buildings. When two or more principal buildings are located on one lot, the minimum separation between any two adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty feet, whichever is greater when developed as a planned area development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.

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

K. Relationship to Overlay Zones. Any property located in the R-2 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §10, 1997; Ord. 86-6 §7-705, 1986)

17.28.060 Multifamily residential zone (R-3). A.

Purpose. The purpose of the R-3 multifamily residential zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses. See Section 17.24.020(A).

C. Conditionally Permitted Uses. See Section 17.24.020(B).

D. Permitted Accessory Uses. See Section 17.24.020(C).

E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:

2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

3. Maximum building height: thirty feet.

H. Multifamily Accessory Buildings.

1. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence buildings may be located to within five feet of the rear or interior side property line. The city council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten feet.

2. Exteriors of accessory buildings shall have an exterior finish compatible to the main structure. Compatibility shall be determined by the city based on type and use of building materials.

I. Distance Between Buildings. When two or more principal buildings are located on one lot, the minimum separation between any two adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty feet, whichever is greater when developed as a planned area development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.

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

K. Relationship to Overlay Zones. Any property located in the R-2 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §10, 1997; Ord. 86-6 §7-705, 1986)

~~17.28.060 Multifamily residential zone (R-3). A. Purpose. The purpose of the R-3 multifamily residential zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.~~

~~B. Principally Permitted Uses. See Section 17.24.020(A).~~

~~C. Conditionally Permitted Uses. See Section 17.24.020(B).~~

~~D. Permitted Accessory Uses. See Section 17.24.020(C).~~

~~E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:~~

<u>Use</u>	<u>Minimum Area per Unit</u>	<u>Minimum Lot Dimensions*</u>	<u>Outdoor Living Area**</u>
Multifamily structure	2,000 sq. ft./unit	Width: 90' Depth: 90'	300 sq. ft./unit
Townhouse cluster	2,000 sq.*** ft./unit	Width: 90' Depth: 90'	400 sq. ft./unit
Other permitted uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

F. Schedule of Allowances. The minimum areas per unit in subsection E of this section may be adjusted in accordance with Section 17.28.050F.

G. Setbacks, Yards, and Heights.

1. Minimum setbacks from property line:

<u>Use</u>	<u>Interior Corner</u>			
	<u>Front</u>	<u>Side</u>	<u>Side</u>	<u>Rear</u>
Multifamily structure	20'	20'	20'	20'
Townhouse cluster	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'

* These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

** Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple-residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than twenty feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than twenty feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

*** May be calculated as average lot size per unit per structure.

<u>Use</u>	<u>Interior Corner</u>			
	<u>Front</u>	<u>Side</u>	<u>Side</u>	<u>Rear</u>
Structures accessory to multifamily residences	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

3. Maximum building height: thirty-five feet.

H. Accessory Buildings. See Section 17.28.050(H) of this chapter.

I. Distance Between Buildings. See Section 17.28.050(I) of this chapter.

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

K. Relationship to Overlay Zones. Any property located in the R-3 zone as well as the F-1, F-2, or AR overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §11, 1997; Ord. 86-6 §7-706, 1986)

17.28.070 Neighborhood commercial zone (C-1). A. Purpose. The purpose of the C-1 neighborhood commercial zone is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the consumer for whom goods or services are intended. These centers are to provide services and goods primarily for the surrounding neighborhood and are not intended to draw customers from the entire community.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Convenience food stores with not more than four gas pumps.

a. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any nonstreet property line and not less than one hundred feet from any residential district boundary.

b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

2. Schools.

3. Day care center:

a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per

child shall be provided. Fenced in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.

b. At least two hundred fifty square feet of lot area per child shall be provided.

4. Model homes, temporary.

5. Video arcades.

6. Personal wireless service facilities as per Section 17.32.150.

D. Permitted Accessory Uses.

1. Business signs, consistent with Chapter 15.24 of this code;

2. Trash receptacles, consistent with Section 17.32.120;

3. Accessory buildings as per Section 17.32.050(E), F and G and as approved by the planning and zoning commission;

4. Temporary buildings incidental to construction work.

E. Access.

1. Access to commercial activities shall be allowed only from arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall be greater than one hundred feet apart. Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

4. Commercial development which may not be able to meet the requirements of subsections (E)(2) and (3) of this section and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions both present and future:

a. Traffic volumes;

b. Turning movements;

c. Traffic controls;

d. Site design;

e. Site distances;

f. Location and alignment of other access

points.

Based upon the above data, the city engineer shall determine whether a deviation from the required standards is justified and if so, what alternative requirements will be necessary.

F. Setbacks and Height.

1. The minimum building setback from any neighborhood commercial zone boundary or public street right-of-way shall be as set forth below:

a. Building setbacks:

- i. Front, 35 feet,
 - ii. Interior side and rear, 15 feet,
 - iii. Corner side, 15 feet,
 - iv. Residential zone boundary, 45 feet;
 - b. Parking lot:
 - i. Front, 4 feet,
 - ii. Interior side and rear, 3 feet,
 - iii. Corner side, 4 feet,
 - iv. Residential zone boundary, 3 feet.
- 2. The maximum height of structures shall be thirty feet.

G. Lot Width and Lot Area.

- 1. The minimum lot width shall be one hundred feet.
- 2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

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

I. Relationship to Overlay Zones. Any property located in the C-1 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §12, 1997; Ord. 86-6 §7-707, 1986)

17.28.080 Community commercial zone (C-2). A. Purpose. The purpose of the C-2 community commercial zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended, or which render a nonconsumer oriented service which does not materially increase vehicular traffic or other pollution, and which does not decrease the suitability of the surrounding area for residential or general commercial purposes. Except as set forth above, the uses allowed in this district are intended to provide goods and services on a community market scale, located in areas which are served by arterial street facilities.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

- 1. Automobile service stations:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.
 - b. The total site area shall not be less than twelve thousand square feet.
 - c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and

- i. Front, 35 feet,
 - ii. Interior side and rear, 15 feet,
 - iii. Corner side, 15 feet,
 - iv. Residential zone boundary, 45 feet;
 - b. Parking lot:
 - i. Front, 4 feet,
 - ii. Interior side and rear, 3 feet,
 - iii. Corner side, 4 feet,
 - iv. Residential zone boundary, 3 feet.
- 2. The maximum height of structures shall be thirty feet.

G. Lot Width and Lot Area.

- 1. The minimum lot width shall be one hundred feet.
- 2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards.

Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the C-1 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §12, 1997; Ord. 86-6 §7-707, 1986)

17.28.080 Community commercial zone (C-2). A. Purpose. The purpose of the C-2 community commercial zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended, or which render a nonconsumer oriented service which does not materially increase vehicular traffic or other pollution, and which does not decrease the suitability of the surrounding area for residential or general commercial purposes. Except as set forth above, the uses allowed in this district are intended to provide goods and services on a community market scale, located in areas which are served by arterial street facilities.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

- 1. Automobile service stations:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.
 - b. The total site area shall not be less than twelve thousand square feet.
 - c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and

not less than seventy-five feet from any residential zone boundary.

d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

f. No automobile service station on a site contiguous to any residential zone shall be operated between the hours of eleven p.m. and seven a.m. of the following day.

2. Automobile washing establishments:

a. Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (b), (c), (e) and (f) of this section.

b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.

c. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

3. Convenience food restaurants: Convenience food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (e) and (f) of this section for Automobile Service Stations.

4. Day care center:

a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children's play space.

b. At least two hundred fifty square feet of lot area per child shall be provided.

5. Model homes, temporary.

6. Recreational vehicle, mobile home and manufactured home park and overnight campground. No person shall place or occupy any mobile home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section. No person shall place or occupy any manufactured home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section or in a manu-

factured home subdivision which has been established pursuant to Section 17.32.140. Additionally, no person shall occupy any recreational vehicle anywhere in the city except in a recreational vehicle, mobile home and manufactured home park or overnight campground which has been established pursuant to this section.

- a. Minimum size of park shall be ten net acres.
- b. The minimum space for a mobile home or manufactured home shall be four thousand square feet; for a travel trailer, park model and motor home two thousand square feet.
- c. Travel trailer, park models and motor homes in mobile/manufactured home parks shall constitute no more than fifteen percent of the total spaces. These spaces must be delineated on the approved development plan for each mobile/manufactured home park. These spaces should be located together and not spread throughout the park. These spaces shall not be continuously occupied for more than six months.
- d. No more than one mobile home, manufactured home, travel trailer, park model or motor home shall be placed on each space.
- e. The minimum building setback, including accessory buildings, from any lot line or street right-of-way shall be as set forth below:

<u>Setbacks</u>	<u>Feet</u>
i. Front,	10
ii. Interior side,	5
iii. Corner side,	10
iv. Rear,	-10

- f. Off-street parking for at least two automobiles shall be provided in each space or on each lot or on a separate designated parking area within a park.
- g. Interior private streets shall not be less than thirty-two feet in width, and shall be paved with a dust-free surface. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface.
- h. Screening shall be provided around the exterior of the park by a minimum six-foot masonry wall.
- i. All mobile/manufactured homes shall be skirted in a uniform manner.
- j. No mobile/manufactured home or recreational vehicle space shall be located within fifteen feet of any street. Such area shall be maintained as a landscape buffer area which can be used for recreation or as part of a retention area.

k. A common area of five hundred square feet for each rental space shall be provided and approved for recreation, laundry, and service purposes.

l. No space within a recreational vehicle, mobile home and manufactured home park and overnight campground shall be used as a storage area; however, motor homes or travel trailers which are set up for occupancy, but which are vacant, are allowed.

m. Mobile/manufactured home and recreational vehicle parks may include accessory storage buildings, office buildings, recreational facilities, laundry facilities, storage areas, and other common facilities use provided for park residents.

n. Approval of all mobile/manufactured home and recreational vehicle parks shall be subject to the provisions in Chapter 17.32 and any amendments thereto.

o. Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

p. Campground plans, certified approved by Maricopa department of health services shall be submitted.

7. Video arcades.

8. Laboratories or facilities for monitoring or analyzing substances or materials provided that no materials or substances shall be permitted in such zone if they constitute an increased risk of fire, disease or damage to the public health of persons in the vicinity thereof and further provided that any such facilities shall be so constructed, or screened, as to ensure that the visual impact of such use is in keeping with the principally permitted uses of this zone.

9. Temporary facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes provided that there shall be no on-site facilities for servicing or repair thereof. For purposes of this section temporary means a period of time not to exceed six calendar months.

10. Automobile retail sales:

a. The primary business of an automobile sales establishment must be the retail sale of new automobiles.

b. On-site servicing and repair of automobiles is not permitted.

c. No retail automobile sales establishment shall be operated between the hours of eleven p.m. and seven a.m.

d. Site improvements such as buildings or structures (temporary or permanent) shall be separated from every residential zone by a minimum of fifty feet.

11. Automobile rental/leasing:

a. The primary business of an automobile rental/leasing facility must be the rental and leasing of automobiles.

- b. No rental or leasing of other vehicles such as trucks, trailers or RVs shall be allowed.
- c. No automobile rental/leasing facility shall be operated between the hours of eleven p.m. and seven a.m.
- d. No outside storage of any type shall be permitted, except for passenger vehicle storage.
- e. On-site service and repairs of automobiles is prohibited, except for vacuuming, window cleaning and checking fluids.
- f. The area used for parking and/or vehicle storage shall be properly screened with a wall, fence, hedge, plantings or combination thereof.
- g. The area used for parking and/or storage shall be paved.
- h. Site improvements such as buildings or structures (temporary or permanent) shall be separated and screened from all residential zones by a minimum of fifty feet.

12. Automobile service center, minor, provided that

- a. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.
- b. Outdoor storage is prohibited.
- c. Outdoor displays are prohibited.
- d. No person shall operate a minor automobile service center between the hours of eleven p.m. and seven a.m.
- e. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.
- f. Any area used for parking shall be paved.
- g. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises.

13. Outdoor recreational facility provided the entire facility not exceed three acres in size.

14. Retail plant nursery, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall so erected.

15. Shelter care facility.

16. Personal wireless service facilities as per Section 17.32.150.

D. Permitted Accessory Uses.

1. Those accessory uses permitted under Section 17.28.070(D).

E. Access.

1. Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

ing that the applicant has not shown that the conditions required for approval do exist. No application for a conditional use permit which has been denied wholly or in part shall be resubmitted for a period of six months from the date of said order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the commission.

D. Notification of Commission Action. The applicant shall be notified in writing of the action taken by the commission within seven days of its action. If the application has been granted, the permit shall be issued upon the signature of the chairman of the planning and zoning commission and the community development director, and any conditions, automatic termination date or period of review shall be stated on the permit. (Ord. 86-6 §9-905, 1986)

17.36.060 Procedure for planned area development (P.A.D.). A. Generally. Any development proposal which meets the requirements of Section 17.28.110, planned area development, shall be reviewed according to the provisions of this section. All P.A.D. applications shall be reviewed and approved by the planning and zoning commission and city council prior to any physical development on the subject property.

B. Application.

1. The applicant is encouraged to meet with appropriate city staff prior to making application for P.A.D. approval to discuss the development concept, the review and approval process, and the submittal requirements.

2. The applicant shall obtain the necessary application forms from the community development director. Application forms properly completed and accompanied by the required fee shall be submitted to the community development director. Concept plan exhibits shall accompany the application. The concept plan shall be submitted at least seven days prior to meeting with city staff.

C. Concept Plan.

1. Submittal Requirements. The concept plan shall indicate proposed land uses, general circulation patterns, property boundaries, existing land uses on adjacent properties, special site conditions or problems. A computation table showing proposed land use allocations in acres and percent of total site area shall be included on the concept plan.

D. Preliminary Development Plan.

1. Submittal Requirements. Based upon comments received regarding the concept plan, the applicant shall prepare a preliminary development plan. A preliminary development plan shall be submitted at least twenty-one days prior to the hearing by the planning and zoning com-

mission. The following information shall be submitted to the community development director:

- a. Legal description of property and indication of gross area;
- b. Nature of the applicant's interest in the land to be developed;
- c. A generalized location map showing surrounding land use and traffic circulation patterns;
- d. Site conditions: An analysis of the existing site conditions which indicates at a minimum:
 - i. Topographic contours with intervals of no more than two feet, to a distance of one hundred feet beyond the property boundary,
 - ii. Location and extent of major vegetative cover (if any),
 - iii. Location and extent of perennial or intermittent streams and water ponding areas,
 - iv. Existing drainage patterns,
 - v. Other information considered relevant by the applicant or city staff;
- e. Proposed allocations of land use expressed as a percentage of the total area, as well as in acres. Uses to be indicated include:
 - i. Arterial streets,
 - ii. Open space (public),
 - iii. Open space (private),
 - iv. Residential (if appropriate),
 - v. A stratification of residential uses in terms of single-family detached units, patio homes, townhouses, garden apartments, etc.,
 - vi. Commercial (if appropriate),
 - vii. Industrial (if appropriate),
- f. A land use plan at a scale not smaller than one inch equals one hundred feet, indicating land uses, acres and development densities of each land use and the most nearly equivalent zoning categories; all arterial and collector street circulation elements, pedestrian and/or bicycle circulation elements, exact perimeter locations of any/all arterial streets and major collector streets; open spaces; and recreational areas;
- g. Plans indicating the approximate alignment and sizing of water lines, sanitary sewers and storm sewers (if any), as well as easements for all utilities, if necessary. Also indicated should be proposed surface drainage patterns;
- h. A preliminary plat of the proposed development if land subdivision is proposed;
- i. Conceptual architectural renderings indicating the elevations and exterior wall finishes of proposed buildings types;
- j. Conceptual landscaping plans, indicating landscaping theme character of the development;

k. A traffic analysis report, if deemed necessary by the city;

1. Phasing plan, if development is to take more than one year.

2. Planning Commission Review and Hearing.

a. Notice of Hearing. The commission shall hold a public hearing on the preliminary development plan. A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the city at least fifteen days prior to the date of the hearing.

A similar notice shall be mailed at least seven days before the day of the hearing to each owner of property situated wholly or partly within two hundred feet of the property to which the P.A.D. relates. The community development director shall be responsible for placing and mailing such notices. For purposes of giving mailed notice, the community development director shall require the applicant to furnish the names and addresses of all property owners within two hundred feet of the property.

b. Review. In considering applications for P.A.D. approval, the commission shall consider the following:

- i. Interrelationship with the plan elements to conditions both on and off the property,
- ii. Conformance to the comprehensive development guide,
- iii. The impact of the plan on the existing and anticipated traffic and parking conditions,
- iv. The adequacy of the plan with respect to land use,
- v. Pedestrian and vehicular ingress and egress,
- vi. Architectural design,
- vii. Landscaping,
- viii. Provisions for utilities,
- ix. Site drainage,
- x. Open space and/or public land dedications,
- xi. Grading,
- xii. Other related matters.

The commission shall consider oral or written statements from the applicant, the public, city staff or its own members. It may question the applicant and approve, disapprove or table the preliminary development plan. The application may not be tabled for more than two regular meetings of the commission.

If the commission shall determine by motion that the proposed preliminary development plan will not be detrimental to the health, safety or 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 this title, the plan for the area, and the comprehensive development guide, the commission may recommend granting preliminary development plan approval, along with necessary conditions and safeguards, including provisions, as applicable, for public land dedications.

The commission shall notify the city council, in writing, of its recommendation.

3. City Council Consideration and Hearing.

a. Consideration and Hearing. The city council, after receipt of the report and recommendation of the planning and zoning commission, may consider the P.A.D. request. If requested in writing by any member of the public or the town council, the council shall hold a public hearing on the request. A notice of the time, place and purpose of the hearing shall be published in the official newspaper of the city at least fifteen days prior to the date of the hearing.

A preliminary development plan which has been recommended for denial by the commission shall not be reviewed by the council except upon written request by the applicant and shall require a public hearing.

b. Review and Approval. In its deliberations on the preliminary development plan, the council shall consider oral or written statements from the applicant, city staff, the public and its own members. The council's review shall encompass the same spectrum of considerations as did the commission's. The city council may approve the preliminary development plan, deny the request, or table the request. The application may not be tabled for more than two meetings in succession.

Conditions may be applied to the approval and/or periodic review of the approval may be required. Approvals, if granted, shall be for a particular development, not for a particular applicant.

c. Public Protests Against P.A.D. If there is written protest against the preliminary development plan signed by the owners of twenty percent or more of the property within one hundred fifty feet of the proposed P.A.D., the preliminary development plan shall not be approved except upon affirmative vote of three-fourths of all members of the city council. If the above protest requirements are not met, approval may be by majority vote of the membership of the city council.

d. Duration of P.A.D. Zoning. Approval of a P.A.D. rezoning request shall be conditioned upon the start of construction beginning within one year of the date of approval action taken by the city council. If, at the expiration of this period, the start of construction has not begun, the property shall revert to its former zoning classification without council or commission action.

In the case of a proposed phased development, start of construction for the first phase must commence within one year, with the remaining phases commencing according to the approved phasing plan.

The city may authorize extensions when deemed necessary.

E. Final Development Plan.

1. Approval: Final P.A.D. development plan approval and the issuance of a development permit for any portion of a P.A.D. shall occur only when:

a. A reproducible copy of the approved preliminary development plan with appropriate signatures is received.

b. The design and construction specifications for all utilities, property and street improvements have been approved by the city engineer.

c. A site plan, subject to the requirements of Section 17.36.040 of this chapter, for the specific portion of the P.A.D. in question has been submitted and has been approved by the planning and zoning commission, as in conformance with the preliminary development plan. (Upon approval of the site plan, a reproducible copy shall be submitted.)

d. Architectural elevations of the buildings, with materials lists, are submitted and approved by the planning and zoning commission.

e. A landscaping plan is submitted and approved by the planning and zoning commission.

f. A performance bond, cash escrow agreement or other acceptable instrument has been deposited with the city in an amount as set by the city council based upon the city engineer's recommendation. This financial guarantee shall be used to ensure the full completion, as specified, of:

- i. Public and private streets and utilities;
- ii. Landscaping; and
- iii. Privately owned and maintained recreational facilities.

g. Any land dedication agreements made as part of the preliminary development plan approval are fulfilled.

2. Platting Requirements. All applicants for a planned area development permit shall be required to file with Maricopa County a final plat of said planned area development complying with all of the requirements of the subdivision ordinance of the city, except to the extent that the council may give specific permission to the effect that the specific portions of the subdivision ordinance need not be complied with. Such required plats shall contain on their face a cross-reference to the P.A.D. development plan.

F. Method of Withdrawing an Application for P.A.D. Approval. Any application for a planned area development

permit may be withdrawn by the applicant at any time prior to filing the final plat upon written notification to the community development director and/or city clerk. The P.A.D. shall be null and void upon receipt of such notice by the city.

G. Amendments to P.A.D. Approval.

1. Minor Changes. Minor changes in the location and placement of buildings may be authorized by the community development director and city engineer where unforeseen circumstances such as engineering requirements dictate such change. When in question, the community development director and the city engineer may determine whether the changes shall be classified as minor or major, or may refer the question to the planning and zoning commission, if they deem it necessary.

2. Major Changes. Major changes, such as alterations in structural types, in the shapes and arrangements of lots and blocks, in the allocation of open space or other land uses which increase density and/or intensity of the project, and all other changes which significantly affect the overall design or intent of the project shall be referred to the planning and zoning commission, after which the commission shall consider and shall either approve or deny the changes in the final development plan. If such changes are authorized, the developer shall submit a revised plan showing the authorized changes. Requirements of Section 17.36.040C and D shall apply to requests for major changes.

H. Denial of P.A.D. Approval. If an application for planned area development approval is denied at either the preliminary development plan or final development plan stage, a new application for a P.A.D. approval by the same applicant on the same site or portion of the site cannot be filed prior to ninety days after the date of denial. (Ord. 86-6 §9-906, 1986)

17.36.070 Procedure for appeals to board of adjustment. A. Application for Appeal. Any aggrieved person or any officer or department of the city affected by a decision of an administrative officer, pertaining to this title, may appeal to the board of adjustment by filing an application with the zoning administrator. The application shall state the name and address (or city office) of the applicant and the reasons for filing the appeal. The application shall be made within twenty-one days of the date of the decision which is being appealed. The zoning administrator shall then transmit to the board the complete record of the action for which the appeal is made. Appeals to the board may be made only in conjunction with an action.

B. Stay of Proceedings. An appeal to the board stays all proceedings in furtherance of the action appealed un-

less the officer from whom the appeal is taken certifies to the board that by reason of facts stated in the certificate of stay, the stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed other than by a restraining order granted by the superior court on notice to the zoning administrator and with due cause shown.

C. Notice of Hearing.

1. No appeal may be granted by the board until a public hearing has been held on the application. A notice of time, date, place and purpose of the hearing shall be published in the official newspaper of the city at least fifteen days prior to the date of the hearing.

2. If the appeal relates to a decision on a specific site, a similar notice shall be posted in conspicuous places close to the site affected and shall be mailed at least seven days prior to the date of the hearing to each owner of the property situated within two hundred feet of the property to which the appeal relates. The community development director shall be responsible for mailing such notice. For the purpose of giving mailed notice, the board may require the applicant to furnish the names and addresses of all property owners within two hundred feet of the property. The failure to receive notice by individual property owners will not necessarily invalidate the proceedings.

D. -Review and Decision by the Board. Within forty-five days of the date of application, but no sooner than fifteen days from the date of public notice, the board shall hear and decide arguments for appeal to the decision in question. The board shall consider oral or written statements from the appellant, his/her agent or attorney, the public and city staff members. The board shall also study the record of the action from which the appeal is taken. The board may, by three-fourths majority of the entire board, approve an appeal or by simple majority, table the appeal. If tabled, the board shall make a decision on the appeal at its next regularly scheduled meeting. The board may impose such conditions and safeguards on its decision as it deems necessary to satisfactorily correct the situation in question, but it shall not attempt to infringe upon matters not specifically contained in the appeal.

E. Notice of Board Decision. The board shall issue a written notice of its decision to all concerned parties and to the community development director and the city clerk, who shall notify the city council and make official record of the decision. The notice shall state the facts of the matter as determined by the board, the reasons for its decision, and any conditions applied to the decision.
(Ord. 86-6 §9-907, 1986)

Chapter 17.40VIOLATIONS, PENALTIES AND REMEDIESSections:

17.40.010 Violations and penalties.

17.40.010 Violations and penalties. A. No person shall locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or structure, or use any land in violation of this title.

B. The zoning administrator shall order, in writing, the correction of any violation. Such order shall state the nature of the violation, the title provision violated, and the time by which the violation must be corrected. After such order has been served, no work shall proceed on any structure or tract of land covered by such an order except to correct such violation or to comply with the order.

C. Decisions of the zoning administrator may be appealed to the board of adjustment in accordance with Section 17.36.070 of this title.

D. In addition to or in lieu of the procedures outlined above, this title shall be enforceable in a court of proper jurisdiction, and any or all appropriate remedies at law or in equity shall be available for the enforcement thereof.

E. Any and all persons who shall violate any of the provisions of this title or fail to comply therewith, or who shall fail to comply with any lawful order or regulation made thereunder, shall severally for each and every violation and noncompliance respectively, forfeit and pay a fine of not less than fifty dollars nor more than seven hundred fifty dollars and/or be imprisoned not to exceed the time of four months for each offense, said violation a class two misdemeanor under the Criminal Code of the laws of the state of Arizona. In addition the costs of any such action may be imposed at the discretion of the court. The imposition of one penalty for any violation of this title shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations and defects within a reasonable time; and each day that the prohibited condition is not corrected or remedied shall constitute a separate offense; and the court shall impose a fine on a per diem basis for each day that the violation is maintained. Application of the above penalty shall not be held to preclude the forced removal of prohibited conditions.

F. This title shall not be construed to hold the city, its community development director, zoning adminis-

trator, city engineer or any other city official responsible for any damage to persons or property by reason of any inspection or reinspection authorized herein or the failure to so inspect or reinspect or by reason of the issuance to a building permit as herein required. (Ord. 86-6 §10-1001, 1986)

Appendix H
FINAL ORDINANCE WITH STIPULATIONS

ORDINANCE NO. 00-15

AN ORDINANCE APPROVING THE PLANNED AREA DEVELOPMENT PAD99-100 FOR A PROPERTY TO BE KNOWN AS SIERRA MONTANA CONSISTING OF CHANGING THE ZONING FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO P.A.D. WITH LDR (LOW DENSITY RESIDENTIAL), MDR (MEDIUM DENSITY RESIDENTIAL), HDR (HIGH DENSITY RESIDENTIAL), C-1 (NEIGHBORHOOD COMMERCIAL), AND C-2 (COMMUNITY COMMERCIAL) DESIGNATIONS. SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF GREENWAY ROAD, ON THE WEST SIDE OF COTTON LANE, NORTH OF WADDELL ROAD, AND THE EAST OF THE BEARDSLEY CANAL, CONSISTING OF 776 ACRES.

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

WHEREAS, changes have occurred in the vicinity of Sections 10 and 11, Township 3 North, Range 2 West, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property 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

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.

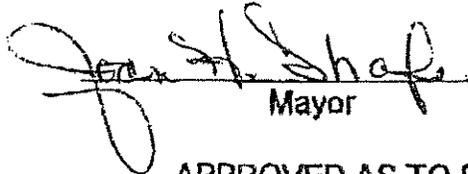
Section 2. The property described in Exhibit A is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) with Preliminary Development Plan.

Section 3. The Preliminary Development Plan for the property described on Exhibit A, entitled "Sierra Montana, A Planned Area Development (P.A.D.) on approximately 776 acres," dated May 30, 2000, as application PAD99-100, 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 in accordance with the requirements of the Sierra Montana PAD, and in compliance with the Stipulations contained in Exhibit B.

Section 5. This ordinance shall become effective forty-five (45) days after formal passage by the council.

PASSED AND ADOPTED THIS 14th day of September, 2000



Mayor

ATTEST:

APPROVED AS TO FORM:



City Clerk



City Attorney

YEAS: Mayor Shafer, Councilmembers: Allen, Smith & Villanueva.

NEAS: Councilmember Johnson & Vice-Mayor Anderson.

Absent: Montoya.

Legal Description for Sierra Montana P.A.D.

All of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Except the East half of the Southwest Quarter of said Section 11, and also, Except the East Half of the West Half of the Southwest Quarter of said Section 11, and that portion of the North Half of Section 10, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying East of the Easterly Right of Way of the Main Canal of the Maricopa County Municipal Water Conservation District No. 1, being more particularly described as follows:

Beginning at the Southeast Corner of said Section 11,

Thence S89°27'43"W along the South line of the Southeast Quarter of Section 11, a distance of 1982.60 feet to the TRUE POINT OF BEGINNING;

Thence continuing S89°27'43"W along the South line of the Southeast Quarter of Section 11, a distance of 660.87 feet;

Thence S89°28'12"W along the South line of the Southwest Quarter of Section 11, a distance of 2644.29 feet;

Thence N00°07'16"W along the common line between Sections 10 and 11, a distance of 2649.68 feet;

Thence S89°20'36"W along the East-West Midsection line of Section 10, a distance of 2642.31 feet to the Center of said Section 10;

Thence S89°22'14"W along the East-West Midsection line of Section 10, a distance of 1315.30 feet to the Easterly Right of Way of the Main Canal of the Maricopa County Municipal Water Conservation District No. 1;

Thence along said Easterly Right of Way on the following described courses:

Northwesterly along a curve with a radius of 785.70 feet, the center of which bears N86°56'20"W from the last described point, through a central angle of 21°30'56", an arc distance of 295.04 feet;

Thence N18°27'17"W, a distance of 431.60 feet to a tangent curve, concave Northeasterly, with a radius of 1362.90 feet;

Thence along said tangent curve, through a central angle of 10°33'40", and an arc distance of 251.22 feet;

Thence N07°53'37"W, a distance of 947.85 feet to a tangent curve, concave Easterly, with a radius of 1362.90 feet;

Thence along said tangent curve, through a central angle of 14°47'05", and an arc distance of 351.69 feet;

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Thence N06°53'28"E, a distance of 406.98 feet to the North line of the Northwest Quarter of Section 10;
Thence N89°14'23"E along said North line, a distance of 1624.12 feet;
Thence N89°13'11"E along the North line of the Northeast Quarter of Section 10, a distance of 2645.60 feet;
Thence N89°43'38"E along the North line of the Northwest Quarter of Section 11, a distance of 2642.36 feet;
Thence N89°43'39"E along the North line of the Northeast Quarter of Section 11, a distance of 2641.98 feet;
Thence S00°09'14"E along the East line of the Northeast Quarter of Section 11, a distance of 2637.55 feet;
Thence S89°34'14"W along the East-West Midsection line of said Section 11, a distance of 1982.38 feet;
Thence S00°09'12"E along the West line of the East Half of the West Half of the Southeast Quarter of said Section 11, a distance of 2642.57 feet to the TRUE POINT OF BEGINNING.

GROSS AREA: 33,833,190.45 SQ. FT.; 776.7 ACRES

RECOMMENDATIONS: (PAD99-100)

Subject request is consistent with the proposed Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for efficient and orderly development. The Planning and Zoning Commission recommends that the City Council deny the rezone of 776 acres from R1-43 (Single Family Residential) to Planned Area Development (PAD99-100) for Sierra Montaña. However, should the City Council approve this application, staff recommends that such an approval be subject to the following stipulations:

SPECIAL STIPULATIONS:

- a) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;
- b) All street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in the approved Development Agreement between the applicant and the City of Surprise;
- c) Lot layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;
- d) All fees and infrastructure improvements shall occur pursuant to the approved development agreement, in the time period required.
- e) The applicant shall include these stipulations within the final PAD document;
- f) The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;
- g) Approval of the proposed Sierra Montaña P.A.D. shall be contingent upon approval of a proposed Sierra Montaña Development Agreement;
- h) All items to which the P.A.D. commits within the Design Guidelines compliance section of the P.A.D. document are hereby stipulated;

- i) All off site sewer lines must be constructed prior to issuance of building permits;
- j) Rezoning is contingent upon the completion of the annexation of the subject property;
- k) By its submittal of the PAD plan, the applicant - as landowner - agrees and approves in writing to the open space designated in the approved PAD plan.

STANDARD STIPULATIONS:

- l) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;
- m) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

**REPORT TO THE PLANNING AND ZONING COMMISSION
AND THE CITY COUNCIL**

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO.: PAD99-100

(Sierra Montaña, Planned Area
Development)

Planning & Zoning Commission Hearing Date:

June 20, 2000

City Council Hearing Date:

August 24, 2000

APPLICANT:

Gary Claybaugh
Landmark Engineering, Inc.
7310 North 16th Street, Suite 285
Phoenix, AZ 85020
(602) 861-2005
Fax (602) 861-2175

PROPERTY OWNER:

Aberdeen L.L.C., Borgata Development, L.L.C.

REQUEST:

Approval of a rezone of 776 acres from R1-43 to
P.A.D.

SITE LOCATION:

Subject site is located on the south side of Greenway
Road, on the west side of Cotton Lane, north of Waddell
Road, and east of the Beardsley Canal.

SITE SIZE:

776 gross acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN:

Preceding this application is a proposed amendment to
change the adopted land use plan of the City of Surprise.
If said amendment is approved, this proposed rezone will
be in conformance to the adopted land use plan.

DEVELOPMENT PLAN:

The Sierra Montaña P.A.D. is the proposed development
plan.

COMMENTING JURISDICTIONS:

Town of Buckeye:

No comments were received.

City of El Mirage:

No comments were received.

City of Peoria:

No comments were received.

Maricopa County:

No comments were received.

Dysart Unified School District:
 Maricopa Water District:
 Luke Air Force Base:

Comments received.
 Comments received.
 No comments were received.

DEPARTMENTAL REVIEW:

The Engineering Department has reviewed this application and has no additional comments.

The Fire Department has reviewed this application and has no additional comments.

The Public Works Department has reviewed this application and has no additional comments.

The Water Services Department has reviewed this application and has no additional comments.

STAFF RECOMMENDATION:

The Planning and Zoning Commission recommends denial of the Planned Area Development for Sierra Montaña, (PAD99-100), based on concerns that there are not adequate arterial roadways to serve the site, and that the land uses proposed are incompatible with adjacent land uses.

EXISTING AND SURROUNDING ZONING:

- 1. ON-SITE: R1-43
- NORTH: PAD (Surprise Farms, designated R1-5)
- EAST: R-43 (Maricopa County)
- SOUTH: R-43 (Maricopa County)
- WEST: R1-43

EXISTING AND SURROUNDING LAND USE :

- 2. ON-SITE: Agriculture/Vacant Land
- NORTH: Agriculture/Vacant Land
- EAST: Agriculture/Vacant Land
- SOUTH: Agriculture/Vacant Land, Single Family Homes
- WEST: Vacant Land

ADJACENT ROAD STATUS

Street Name	Right of Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
Greenway Rd.	110 Feet	69	Sides	2 Lanes	6 foot
Cotton Lane	110 feet	69 feet	Sides	2 lanes	6 foot

Waddell Rd.	130 feet	76 feet	Sides	3 lanes	6 foot
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EXISTING UTILITIES AND SERVICES STATUS:

- 6. **WATER** Citizens Utilities
- 7. **SEWER** City of Surprise
- 8. **FIRE PROTECTION** The Surprise Fire Department currently has a fire station located at 15616 North Hollyhock Street. The second fire station is in operation at 18600 Reems Road near the intersection of Reems and Mountain View Boulevard.
- 9. **POLICE PROTECTION** The Surprise Police Department currently has a station located at 12425 W. Bell Road and a substation located at 18600 Reems Road.

100 YEAR ASSURED WATER SUPPLY CERTIFICATION:

- 10. Prior to recordation of any Final Plats, the applicant shall provide a Certificate of 100-Year Assured Water Supply for the lots depicted on said plat.

FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:

- 11. To be required upon platting process.

SCHOOL DISTRICT POSITION:

- 12. The Dysart Unified School District will provide a letter stating that there is no objection to the proposed development. The applicant and the School District signed an agreement related to the donation of the school site to the School District.

STREET LIGHT IMPROVEMENT DISTRICT:

- 13. To be required upon platting process.

PLAN ANALYSIS:

PROPOSAL

- 14. The applicant has submitted with this application a P.A.D. document entitled "Sierra Montaña, A Planned Area Development (P.A.D.) on approximately 776

acres," dated May 30, 2000. The document includes several sections setting forth the development standards, guidelines, and general characteristics to be proposed within this master planned community.

15. The applicant is proposing to develop the 776 acres with several different types of uses. The different land uses proposed on site include single-family residential (R1-18, R1-8, R1-5), medium density residential, high density residential, neighborhood commercial, community commercial, parks, and a school site.

HISTORY

16. This parcel of land has been primarily farmland for many years. This application was submitted in its entirety in June of 1999 as a proposal that included lot sizes between 50 feet and 68 feet in width. Due to the changing philosophy of the City Council and the Planning and Zoning Commission, and based upon the support for the Single Family Residential Design Guidelines, the applicant has revised the application to include a greater diversity of lot sizes, as well as increased design features and amenities, in order to comply with the requirements as set forth in the Single Family Residential Design Guidelines.
17. On the December 11th Joint Session with the Planning and Zoning Commission and the City Council, Gary Claybaugh, representing the Sierra Montaña project, made a presentation of Sierra Montaña and requested consideration of the Sierra Montaña P.A.D. apart from the Single Family Residential Design Guidelines, provided that the application meet the general intent of the Guidelines. The Council gave the direction that special consideration would be made, however, the project has come into full compliance with the Single Family Residential Design Guidelines, which will be discussed in this report.
18. At the most recent Planning and Zoning Commission Hearing, this item was continued in order to provide an opportunity for the applicant to meet with the neighbors of the surrounding community. The applicant has met with the neighbors, and the results of the meeting are analyzed within this report, and a letter of stipulation is included as an attachment.

PROPOSED LAND USES/PERCENTAGES

Subject	Acreage	Percent
Total Gross Area of the Property	776	100%
Total Area of Arterial Streets and Collector Streets (Included in single-family percentage total)	38.4	4.9%

Total area of private open space	116.4	15%
Total area of open space with school site	129.8	16.7%
Total area of single-family residential use	501	64.5%
Total area of medium density residential use	91.8	11.8%
Total area of high density residential use	16.7	2.1%
Total area of Commercial use	27.6	8.9%

19. The City of Surprise Single Family Residential Design Guidelines include a requirement for a minimum of 10 percent of open space. The applicant has provided a minimum of 15 percent of the total project for open space areas. This will include 2 five-acre park sites, as well as the integrated open space/trail system.

PROPOSED LOT SIZES

LOT SIZE	PERCENTAGE
50 x 110	30%
53 x 110	21%
58 x 110	11%
63 x 115	15%
68 x 115	12%
78 x 115	6%
85 x 120	3%
Estate Lots	3%
TOTAL	100%±

20. The Single Family Residential Design Guidelines (Guidelines) permit a variety of lot sizes within a development of this type. The applicant has provided several varieties of lot sizes within the entire development. As written above, the lot sizes comply with the minimum requirements of the Guidelines with a minimum of 24% of lots 68 feet in width and greater. The Guidelines require a minimum of 30 percent of lots greater than 68 feet in width, however, provided that the applicant provides in excess of 10 percent of lots in the 78 foot wide and 83 and 85 foot wide ranges, the percentage of the larger lots may be reduced to as low as 20 percent.
21. Please note that due to the concerns of the adjacent property owners, additional larger lots have been added to the proposed development. The lot size requirements and percentages will still comply with the Single-Family residential

design guidelines. There will be some design changes within the Preliminary Plat, but the land use plan is still consistent with that which is proposed, subject to stipulations.

COMPARISON TO THE ZONING ORDINANCE

22. The following table compares the development standards proposed within the P.A.D. to the standards as required within the SFR Design Guidelines.

Standard	SFR Design Guidelines	Sierra Montaña P.A.D.
Front Setback	12'	12'
Front Setback to Garage	18'	18'
Front Setback to Side Entry Garage	12'	12'
Interior Side	5', 8'	5', 8'
Corner Side	13'	13'
Rear Yard	15'	15'
Min. Lot Area	5,280 s.f.	5,280 s.f.
Min lot Width	48'	50'
Min. Lot Depth	110'	110'

Please see the "Development Standards for a P.A.D. LDR Zoning Designation" in Section 3.7.1 of the Sierra Montaña PAD document for additional information.

EXISTING SITE CONDITIONS:

23. This property is almost entirely flat with exception of a very gentle slope to the southeast of the property. The applicant has provided the required storm water retention areas within the project. The Engineering Department has reviewed the preliminary drainage information for the proposed project.

COMPLIANCE WITH THE GENERAL PLAN

24. The General Plan currently calls for a "Typical Neighborhood" land use designation across the entire property. TN is generally 7 dwelling units/acre and under. Additionally, commercial corners are indicated at each arterial road intersection. Because of the traffic patterns that are anticipated in the area, the commercial corners have been relocated and some of the roadways realigned, but otherwise the densities are in complete compliance with the General Plan.
25. Additionally, the open space and educational facilities element in the current general plan calls for a regional trail system flow through the Sierra Montaña project. As

seen in the land use plan, the applicant has provided the full trail system as indicated in the current general plan, and has exceeded the trail plan in several ways, which is to be discussed later. The applicant has also set aside a school site for the Dysart School District for a K-8, much as the school that was recently proposed within the West Point Towne Center.

26. The draft land use plan indicates that the property is to be a mix of Medium Density Residential and Low Density Residential development. Additionally, the master open space and recreation plan indicates two neighborhood parks within this area, as well as the trail system that leads to the west. The proposed Sierra Montaña is in full compliance with the draft land use plan, even though this is not the official policy document.

SIERRA MONTANA DESIGN ELEMENTS:

27. As previously stated, Sierra Montaña is in full compliance with the Single Family Residential Design Guidelines. Section 4 of the P.A.D. book includes a detailed analysis of Design Guideline compliance. Staff has been working with the applicant in order to determine that each of the items claimed for points on the guidelines are adequately justified. Staff urges the Commission and Council to closely review the Design Guideline compliance section to see if these items meet the intent of the Guidelines as approved by Commission and Council.
28. Because the Sierra Montaña P.A.D. book sets forth a complete Design Guideline analysis, the staff report will not go through each point. However, staff believes that there are several significant elements that must be noted that have been included within this development.
- a) **Open space:** Sierra Montaña includes a minimum of 15 percent of open space, which exceeds the minimum requirements of the Guidelines. Additionally, these open spaces, as indicated in the landscaping section of the P.A.D., include active recreational opportunities, passive opportunities, and aesthetic enhancements to the streetscapes and each individual neighborhood.
 - b) **A Central Core:** Sierra Montaña has included a central core to the development that includes a school site, a park site, and a neighborhood commercial corner. Because these are all located on the trail system and adjacent to medium density residential, this will be a hub of social activity for the community. Communities are often separated into individual neighborhoods and parcels without any central space to encourage interaction of the neighbors. The revised development standards for the neighborhood commercial corner further enhance the walkability of the neighborhood by enabling stores to locate closer to the street, which encourages pedestrian interaction.

- c) An extensive trail system: The trail system connects each parcel, the park sites, the commercial sites, and includes both the regional trail system as specified in the General Plan, as well as individual neighborhood trail systems to create the interconnectivity.
- d) Greenway Road Greenspace: The applicant has taken Greenway Road, aligned it as a collector road through the community, and tied it back in to the Greenway Road alignment on the west side of the property. Staff and the applicant have worked together to come up with this solution to the Greenway Road dilemma. The dilemma is that the north half of Greenway Road, were it to stay on the Greenway Road alignment, would not be developed by a developer. The Surprise Farms development agreement stated that Surprise Farms did not have to build the north half of Greenway Road if there was no penetration. Surprise farms has proposed no penetration on to Greenway Road, which means that, from Cotton Lane, all the way to the Beardsley Canal, which is approximately 1-3/4 miles, the north side of Greenway would not be constructed, and on the north boundary line would be a 1-3/4 mile long block wall. Instead, the applicant has been working with Surprise Farms to make the 110 foot right-of-way that was formerly the Greenway Road alignment into a linear park/trail system that would benefit both communities, and ultimately provide better access for pedestrians to Westpark within the Surprise Farms Community.
- e) Integration of different housing types - In a master planned community in order to encourage market diversity and different housing opportunity, it is important to provide different types of dwelling units. Diversity also helps the overall design of a community by providing a greater variety of housing and architectural types, streetscape variety and provides for all different market sectors to invest in the City of Surprise.
- f) Specific Landscaping Theme - The landscaping theme is oriented towards the walkability of the community with the inclusion of street trees between the sidewalk and street to shade the walking path and shield pedestrians from cars. Additionally, the entries have been lavishly landscaped to create a sense of entry to the development.

29. The design theme is based on a pedestrian oriented community with significant recreational opportunities. Pedestrian access to the school site is achieved through a separate trail system, and on the roadways. Additionally, significant recreational opportunities will be provided on the site to encourage neighborhood interaction and provide recreational opportunities for all age groups. The landscaping section includes a complete list of recreational amenities to be included on-site, a shorter list follows:
- a. Access to Soccer, Baseball Fields
 - b. Access to a future regional park on the west side
 - c. Tot lots, playgrounds

- d. Basketball Courts
- e. Sand Volleyball
- f. Trail access, including regional trail system extension
- g. Tennis Court
- h. BBQs
- i. Ramadas

30. Also included within the community are significant design amenities that improve the quality and the look of the subdivision, and provide the long-term benefits that people look for in a neighborhood. Such features include: open space areas at major entries, street trees separating the sidewalk and the street along the collector, detached sidewalks and wide trails throughout the development, open space buffers along arterials, and unique wall features on the exterior of the project.

AMENITIES PACKAGE

31. The landscape exhibits provide examples of the design elements to be used throughout the Sierra Montaña P.A.D. including an open space plan, conceptual entry features, amenity packages, trail systems, etc. The trail system is shown to be integrated throughout the proposed development connecting all open space areas, and encouraging neighborhood interaction.
32. The applicant has included pedestrian access to the proposed school site within the P.A.D. The manner in which the pedestrian access has been arranged will provide a safe, logical route for pedestrians to access the proposed school site.

COMMERCIAL PARCELS

33. Two Commercial parcels are proposed within the Sierra Montaña P.A.D. The first site is adjacent to Greenway Road and Cotton Lane, and is proposed as a 20 acre community commercial corner. The potential uses for this site are any uses that would comply with the current C-2 requirements in the City of Surprise Zoning Ordinance. However, staff has expressed a need for the commercial corner, because it is bounded on the south by the trail system and the west and south by residential, should be more pedestrian oriented than a typical commercial center. Such pedestrian orientation could include wider landscaping sections, clustered businesses, wider sidewalks, more extensive gathering places, etc.
34. The second commercial parcel is located towards the interior of the site. This site has previously been discussed as being at the "hub" of the community. The uses permitted within this parcel are those uses currently permitted within the C-1 zone of the City of Surprise Zoning Ordinance. Additionally, the development standards for this commercial site have been revised in Section 3.9.1 of the P.A.D. book to

encourage more pedestrian-friendly design. Providing more flexibility with the setbacks will enable building orientations that encourage pedestrian access and interaction. Additionally, because of the neighborhood size and scope of this commercial corners, the buildings will be generally smaller and less obtrusive in a neighborhood setting.

AESTHETIC CONSIDERATIONS:

35. With preliminary design, as well as the exhibits shown in the P.A.D. document, the applicant has clearly expressed a desire to do a lush project with a pedestrian-friendly environment.
36. Elements such as gently meandering sidewalks, trees planted to separate the roadways from the sidewalks, trail system entirely integrated into the open space area and not adjacent to streets, single loaded streets adjacent to open space, and significant buffers adjacent to arterial roads are all incorporated for purposes of enhancing the aesthetics of the development. Several other elements are shown and listed throughout the P.A.D. document.

INFRASTRUCTURE IMPROVEMENTS:

37. With this development, the arterial roads adjacent to the property will be developed at the width as required by the City Engineering department. Additionally, all internal roads will be developed to their full required right-of-way.
38. Water infrastructure will be developed as required by Citizens Water Resources.
39. This development has entered into the Master Sanival Sewer Line extension agreement with four other developments in the area. The trunk line is due to be under construction this month. The applicant will provide the sewer lines from the subject property to tie into the trunk line as specified within the Development Agreement.

NOISE:

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

ADDITIONS TO THE PLAN/STIPULATIONS LETTER

41. Attached is a letter of stipulation that the applicant has agreed to with several of the members of the Waddell Haciendas, the development on the southwest side of the Section. Staff has reviewed the stipulation letter and is in general agreement with the stipulations. There are only minor comments related to stipulations 8, regarding a staggering of wall, and stipulation 9, related to landscaping on the north side of Acoma Road.
42. Stipulation 8 deals with a staggered wall adjacent to the boundary lines of all communities to the south of the property. In staff's opinion, a staggered wall is only appropriate where landscaping is to be installed on the exterior of the wall. A staggered wall, if not landscaped, will provide a "no man's land" that will not be used for any specific purpose. Therefore, adjacent to the property at the northwest corner of Cotton Lane and Waddell, as well as next to the Citrus Road alignment, staff would recommend only a straight wall.
43. Stipulation 9 deals with installation and maintenance of a landscaping tract on the south side of the block wall along Acoma Road. Staff is in agreement with the installation of landscaping, but the maintenance should not be the Sierra Montana HOA responsibility. There is no benefit gained from the residents of Sierra Montana because the Waddell Haciendas wish for there to be no access whatsoever from Sierra Montana to the Waddell Haciendas. Maintenance of the landscaping should be the responsibility of those who benefit from it.
44. The lack of pedestrian access is a feature that staff would like to discourage as a policy within the City of Surprise. As this application is proposed, the adjacent property owners have come to an agreement. However, in the future, staff will continue to strongly encourage pedestrian access between developments of this nature.

CONCLUSION:

45. The subject request is consistent with the City of Surprise Comprehensive Development Guide. Additionally, the applicant will make all necessary infrastructure improvements, if a development agreement is approved, in order to accommodate the proposed development on site. Also, this proposed development conforms to the adopted Single Family Residential Design Guidelines.

Attachment

1. Applicant's Stipulation Letter
2. Comments received
3. P.A.D. book and attachments

07/12/00 12:12 FAX 6022345693

BEUS, GILBERT

002

WRITER'S DIRECT LINE
602-234-5873

19001-309

July 12, 2000

VIA HAND DELIVERY

Re: Impact Mitigation for Property Surrounding the Proposed Sierra Montana PAD

Dear Resident(s):

I would like to take this opportunity to thank you for taking the time to attend the neighborhood meeting held on Tuesday, July 6, 2000 regarding the proposed Sierra Montana Planned Area Development. We greatly appreciate the input you provided.

As promised, our development team has carefully considered your suggestions to mitigate any adverse impacts that may effect your property. The result of this consideration is the following list of stipulations:

1. The developer shall provide a buffer of one (1) acre lots along the north and east boundaries of Waddell Haciendas.
2. The developer shall provide a buffer of one (1) acre lots along the north and west boundaries of the properties located at the northwest corner of Waddell Road and Cotton Lane.
3. All homes and permitted accessory buildings proposed for construction on the one (1) acre lots described by Stipulations (1) and (2) above, shall maintain a minimum thirty (30) foot rear setback.
4. The developer shall provide the lowest possible lighting level permitted by the City of Surprise within the entire Sierra Montana Planned Area Development.
5. The developer shall use his best effort to eliminate the Dysart School District's ability to install stadium lights around or near any school associated ball fields, if legally possible.
6. The developer shall provide a diversity of architecture and colors in housing product per the requirements of the City of Surprise Single Family Residential Design Guidelines.
7. The developer shall provide complete isolation from the proposed Sierra Montana Planned Area Development by constructing a staggered, solid, six (6) foot, block wall along the boundaries lines indicated in Stipulations (1) and (2) above.

Name of Recipient
July 12, 2000
Page 2

8. The developer shall provide a minimum 10' meandering landscape tract on the south side of the block wall described by Stipulation (7) above, on the portion of the Acoma Road alignment located along the northern boundary of the Waddell Haciendas. This landscape tract shall be maintained by the Sierra Montana Home Owners Association.
9. The developer shall provide a permanent access easement along the west boundary of the Sierra Montana Planned Area development, adjacent to the Beardsley Canal, for joint use by residents of the Waddell Haciendas, Sierra Montana, and surrounding property for equestrian and trail related activities. This easement shall be maintained by the Sierra Montana Home Owners Association.
10. All landscaping materials/plants installed within ten (10) feet of any trail on which horses may travel shall be compatible with equestrian uses.
11. All landscaping materials/plants and monumentation located at street access points on Waddell Road and Cotton Lane shall be installed in a manner, approved by the City, to maintain appropriate visibility for drivers exiting and entering the Sierra Montana Planned Area Development.
12. Right hand decel lanes shall be provided at the Sierra Montana ingress and egress points located on Waddell Road and Cotton Lane, provided City approval.
13. The developer shall provide within the proposed Sierra Montana CC&Rs, language that shall restrict the size of lots that may be developed in the future, to those allowed within the proposed residential districts.

The developer is willing to submit the above stipulations to the City of Surprise as part of the formal Sierra Montana Planned Area Development zoning request. By submitting these stipulations to the City in this manner, the stipulations shall become part of the City's development requirements for Sierra Montana, if approved.

In addition, we are currently in the process of working on the possibility of relocating the proposed school site. Discussions with the Dysart School District regarding this issue have not been completed at this time, therefore this issue will be addressed in front of the City of Surprise Planning Commission at the next public hearing.

If you have any questions please contact me directly at 602-234-5873.

Sincerely,

BEUS GILBERT PLLC

Traci Carter
Planning Consultant

Name of Recipient
July 12, 2000
Page 3

PEG:tlc

cc: Scott Phillips, Senior Planner for the City of Surprise

RECEIVED
JUL 24 2000
CITY OF SUIPRISSE

7-21-00

CONFIDENTIAL

To Whom it May Concern:

I am one of the 20 people who signed those 12-14 stipulations for the Sierra Montana Development. This was signed only if this development was forced down our throats. That lawyer on July 18, 2000 seemed to give the impression that we were all for it. This is a lie. It seems that this is such a rushed project. The first meeting with the developers on July 6, I was given a 6 day notice, of the time & place. A lot of us were on vacation during the 4th of July and didn't even know about it. The 2nd meeting, I was called on the phone at 5:40 pm and told the meeting was at 6:30 pm that night. Most in our area weren't even home from work at this time. After the opening remarks of the Sierra Montana lawyer, one man on the Commission asked if this is what the people in the area wanted. That's when he brought up the 20 signatures. Now they twist the words to suit their needs. I moved out here in 1994 and at that

3. Make Cactus you to have super highway to White Tanks
4. Make this area your Surprise 1 acre horse property (not way out on Grand Ave towards Wittmann)
- "Offer people in Surprise a little bit of country" close to the site.
- You have a good start here with 180 properties out here already.
- We need to create an open atmosphere and quietness in some area of Surprise
- Leave the areas west of Cottonwood the 1 acre retreats that some people want.

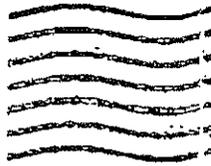
I resent the way the lawyer of the Sierra Montana development talked about us the 2nd time we heard from him the evening of July '6

He wanted to "know who we were"

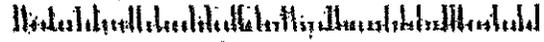
- We don't want this land gobbled up
- We don't want to be "tricked" by him & all his money.
- We don't want to listen to him talk out of both sides of his mouth.



Carol Turczyn
14204 N. 182nd Ave.
Surprise, AZ 85379-0761



Planning & Zoning Commission
12465 W. Bell St Suite 200
Surprise, Az 85374



JULY 24, 2000

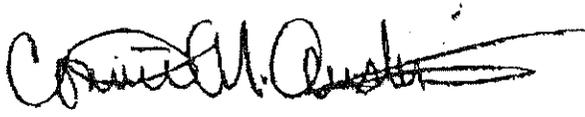
My words today are first, a 40 acre pasture sized THANK YOU to the Surprise Planning & Zoning Commission for rejecting application GPA-63 Sierra Montana development at the July 18 meeting; and secondly, a heartfelt plea to Mayor Joan and the City Council members to uphold the Commission's decision at the upcoming council meeting on Thursday, July 28, 2000. I'm sure the members of the Commission rejected the plan for the simple reason that it is seriously flawed and does not complement or enhance the needs of or uses by the existing landowners in Waddell Haciendas or its neighboring ranches.

I was shocked out of my boots to find out that this developer plans to realign Greenway Road into the housing project cutting off an ALREADY EXISTING access bridge out over the Beardsley Canal and McMicken Dam, and that Waddell Road will be substituted for access out to the desert creating a road to nowhere. That proposal along with numerous other concessions which were heard by most for the first time that evening are unnecessary, unreasonable, and unacceptable.

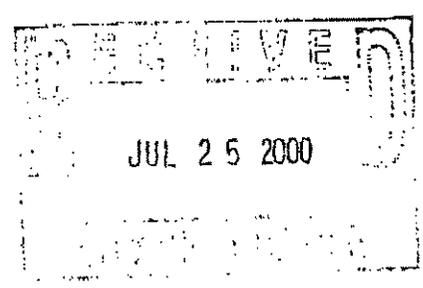
After the public portion of the meeting, the Commission invited Paul Gilbert, the lawyer for the developer, to make additional comments. What we all heard was the BEST reason for the Commission and Council to reject this plan. For lack of anything constructive to say, he flung some very insulting comments about us cowpokes, which lit up the true attitude of these developers like a star in the western sky. TO HELL WITH WHO AND WHAT EVER IS ALREADY THERE! I kinda had the feeling that Mr. Gilbert wished he could blink us all off the map! It's true, we don't have streets with curb and gutter, sidewalks, and streetlights, nor do we have a sewer system; but we've lived quite a satisfying life for 19 years except for the time the septic backed up on Thanksgiving Day, 1990, and we couldn't have turkey dinner.

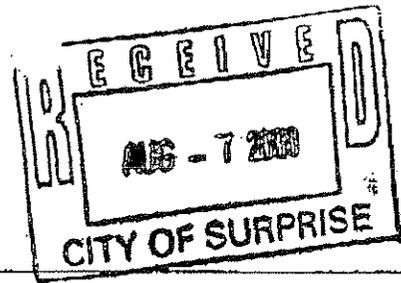
I'm begging each and every one of you to search inside your heart and do the right and fair thing by giving consideration to those who were here first. The "City" is coming into OUR neighborhood! This area needs to be developed with Cowhide gloves, great care and planning that involves EVERYONE. When you uphold the Zoning Commission's decision, you are sending a very important message to SNEAKY SALESMEN like Mr. Gilbert. One has to wonder about the nature of Mr. Gilbert's stake in this development in view of the fact that he is on the Surprise Advisory Committee, yet he lives in Scousdale! Questionable beef for thought!

Sincerely,



Connie M. Austin
P. O. Box 65
Waddell, AZ. 85355





August 4, 2000

Mr. John Guenther
Acting Community Development Director
City of Surprise
12425 W. Bell Rd., Ste. D-100
Surprise, AZ 85374

**RE: SIERRA MONTAÑA DEVELOPMENT – SECTION 10 & 11, T3N, R2W
CASE NUMBERS GPA 00-63 AND PAD 99-100**

Dear Mr. Guenther:

Maricopa Water District ("MWD") received a City of Surprise ("City") public notice regarding a Public Hearing to be held on August 24, 2000 concerning the approval of a General Plan Amendment for the subject development. This letter is to confirm the previously expressed MWD concerns and strong opposition to the General Plan and the Planned Area Development as they are presently proposed.

The present plans propose to eliminate Greenway Road west of Cotton Lane. As we have stated on several occasions to both the developer's consultant and to representatives of the City of Surprise, this is unacceptable to MWD. Maricopa Water District owns in excess of 210 acres of property on the north and south sides of Greenway that lie between the Beardsley Canal and Perryville Road. The MWD Operations Center is located there and is the base location for 15 MWD employees. It is also the location at which MWD customers place water orders. Within the next year the MWD Administrative Headquarters will be relocated adjacent to the Operations Center, thereby adding an additional ten employees to this location. A portion of the District's property on the south side of Greenway Road is leased to the University of Arizona which operates a major citrus research center there. Elimination of Greenway Road would preclude access to these properties by MWD and its employees, MWD customers and the University of Arizona, not to mention the access that is needed for operation and maintenance of the MWD Beardsley Canal and other water transportation facilities that extend along the Greenway Road alignment.

On April 12, 2000, the consultant for this development assured us that he would respond to MWD's concerns. At that time, his only suggestion was a very conceptual proposal that would provide alternative access via a roadway that meanders off the Greenway Road alignment. As you can see, neither the proposed General Plan Amendment nor the Planned Area Development, reflect such alternative access. In fact, both plans confirm that Greenway Road, including the associated access to MWD's business, properties and facilities is to be eliminated. Furthermore, the only roadways shown on the plans are residential roads that meander through the development either south to Waddell Road or west to terminate at a cul-de-sac south of Greenway Road alignment. This certainly would not be acceptable. Not only does MWD require business access to its Operations Center, but access is also necessary and

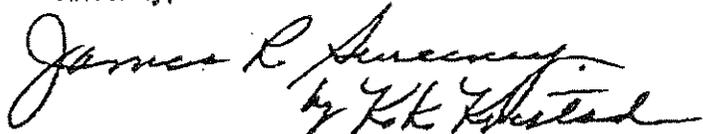
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Mr. John Guenther
City of Surprise
August 4, 2000
Page 2

must continue to provide for MWD's heavy-duty business equipment, including draglines, front-end loaders, cement trucks and dump trucks. Certainly it would not be suitable to have this type of equipment travel daily through this residential development.

MWD has been expressing its concerns about the elimination of Greenway Road for quite some time. In July, 1999, MWD attended a meeting with City representatives and other developers regarding the abandonment of Union Hills as well as Greenway Road. The City addressed our concerns related to Union Hills Road and advised that Greenway Road would not be eliminated. Frankly, we are troubled that the proposed development has been allowed to advance to this point without MWD concerns being addressed. While the District has no interest in delaying the development process, this matter is of extreme importance to MWD. Typically, if it were an issue that had a lesser impact, MWD might only request that any City Council approval of these plans be made contingent upon satisfying its concerns. However, if the General Plan Amendment was approved by the City, that approval also eliminates Greenway Road. This would severely damage MWD operations and diminish MWD property values. Therefore, we must respectfully request that the City Council approval of these plans be denied until the above-stated concerns have been fully addressed to MWD satisfaction.

Sincerely,



James R. Sweeney
General Manager

JRS/pf

cc: Mr. Bill Pupa, City of Surprise
Mr. Al DeShazo, City of Surprise
Ms. Shelley Hohman, City of Surprise
Ms. Karen "KoKo" Kvistad, MWD

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

XX Regular Meeting
_____ Special Meeting
_____ Workshop

MEETING SCHEDULED:
Date: 09/14/00
Time: 7:00 P.M.

Agenda Item: H 29

Submitting Dept. Community Development

Contact Person: John Guenther

Consent XX
Regular _____

Requesting Action ●
Report Only ○

Type of Document Needing Approval:

- Public Hearing
- Resolution
- First Reading/Ordinance
- Grant Submission Acceptance
- Agreement
- Final Reading/Ordinance
- Emergency Clause
- Special Consideration
- Intergovernmental Agreement

Council Priority (Check Appropriate Areas):

- Communications
- Cultural Diversity/Racial Equity
- Economic Development
- Growth Management
- Quality Service Delivery
- Neighborhoods
- Public Safety
- Rebuild & Maintain
- Infrastructure
- Human Service Needs

Neighborhood/Commission/Committee Notified by Submitting Department: Public Notices sent to all property owners within 300 feet of the subject property, posted on the property and sent to the newspaper for publishing.

Action Taken: Recommended for Denial by the Planning and Zoning Commission.

Agenda Wording: Consideration and action to approve Ordinance 00-15. An ordinance approving the Planned Area Development PAD98-100 for a property to be known as Sierra Montaña consisting of changing the zoning from R1-43 (Single Family Residential) to P.A.D. with LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) designations. Subject site is located on the south side of Greenway Road, on the west side of Cotton Lane, north of Waddell Road, and east of the Beardsley Canal, consisting of 776 gross acres. (Final Reading).

Background: This application was originally scheduled for consideration and action by The City Council on July 13 2000, but was tabled and renoficed for the City Council hearing of August 24, 2000.

Recommendation: Planning and Zoning commission has recommended denial based upon the concern that there are not adequate arterial roadways to serve the site, and that the land uses proposed are incompatible with adjacent land uses.

Fiscal Impact: Yes _____ No XX

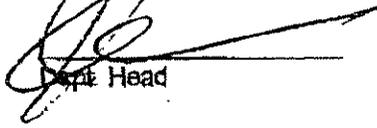
Budget Account Code: _____ **Amount Available:** _____

List Attachments as Follows:

On file for review in the City Clerk's Office: PAD Book, attachments

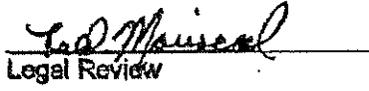
Include in Council Packets: PAD Book, attachments

Signatures of Submitting Officers (Sign Legibly):


Dept Head

Supervisor


Finance Administrator


Legal Review


City Manager/Designee

Distribution After Council Action:

agenda
General Files (B)
S. Harmer

City Clerk: Originals - Rosa

Council Action:

Motion/Second _____
Shafer _____
Montoya _____
Villanueva _____
Johnson _____
Anderson _____
Smith _____
Allen _____

Results:

For 4
Against Johnson & Anderson
Passed
Failed _____
Deny _____
Continue _____
Tabled _____
Absent Montoya
Other _____

*Fax to BPC + DNS -
for publishing.*

Appendix I
WRITTEN RESPONSE TO STIPULATIONS

Via Delivery

March 24, 2003

Mr. Scott Phillips
Planning Manager
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

Re: Sierra Montaña (PAD99-100)
City of Surprise Zoning Stipulation Response Letter

Dear Mr. Phillips:

Landmark Engineering, Inc. ("LEI"), the "Applicant" in the original, above referenced P.A.D. Zoning case, has prepared this Zoning Stipulation Response Letter. Taylor Woodrow/Arizona, Inc., formerly Fortis Real Estate Investments ("Owners"), became the owner of record of the Sierra Montaña P.A.D. Master Planned Community with the purchase of the total acreage from the original land owners designated in the PAD99-100 zoning case. The Owners have requested that LEI, the original Applicant, assist the Owners in submitting this requested Written Response to Stipulations letter. Please find below our joint response to the Standard Stipulations and Special Stipulations as stated in Zoning Ordinance No. 00-15, as approved by the Mayor and Council on September 14, 2000.

SPECIAL STIPULATIONS:

- a. The applicant **Owner** shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to Final Plat approval for any part of this development;
- b. All **The Owner understands that all** street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in the approved Development Agreement between the applicant **Owner** and the City of Surprise;
- c. ~~Let~~ **The Owner understands that lot** layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;
- d. All **The Owner understands that all** fees and infrastructure improvements shall occur pursuant to the approved development agreement, in the time period required;
- e. The applicant **Owner** shall include these stipulations within the final PAD document;
- f. The applicant **Owner** shall provide new residential home product information (i.e. colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;

James D. Lemon, P.E., R.L.S.

Michael G. Rhodes, P.E.

Gary R. Claybaugh, M.B.A.

E. Bruce Wilson, P.E., R.L.S.

Jess R. Alvarez, R.L.S.

Willie Kates, R.L.S.

Jerry L. Webster, R.L.S.

Daniel R. Elder, R.L.A.

- g. ~~Approval~~ *The Owner understands that approval* of the proposed Sierra Montaña P.A.D. shall be contingent upon approval of a proposed Sierra Montaña Development Agreement;
- h. ~~All~~ *The Owner understands that all* items to which the P.A.D. commits within the Design Guidelines compliance section of the P.A.D. document are hereby stipulated;
- i. ~~All~~ *The Owner understands that all* off site sewer lines must be constructed prior to issuance of building permits;
- j. ~~Rezoning~~ *The Owner understands that rezoning* is contingent upon the completion of the annexation of the subject property;
- k. By the submittal of the PAD plan, the ~~applicant~~ *Owner* – as landowner - agrees and approves in writing to the open space designated in the approved PAD plan.

STANDARD STIPULATIONS:

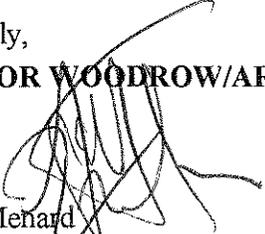
- l. ~~Major~~ *The Owner understands that major* changes to this Planned area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned area Development may be administratively approved by the City Manager and the Community Development Director;
- m. The applicant *and the Owner* shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

The Applicant and the Owner have also included with this submittal an Addendum requesting a clarification and amendment of a certain discrepancy found in a review of the zoning documentation presented and approved by the Mayor and Council in 2000 and the language that appears in the Staff Report that is a supplement to Zoning Ordinance No 00-15. We are requesting that the discrepancy that we are presenting is reviewed and accepted as submitted.

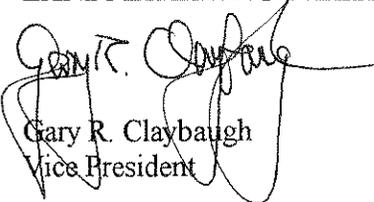
The Applicant and the Owner trust that this Written Response to Stipulations and the submittal of the attached five (5) revised P.A.D. Zoning Compliance Narrative Book, reflecting the Standard and Special Stipulations, completes all requirements of the Applicant and the Owner outlined in Zoning Ordinance No 00-15.

Sincerely,

TAYLOR WOODROW/ARIZONA, INC.


Scott Mehard
Director of Forward Planning

LANDMARK ENGINEERING, INC.


Gary R. Claybaugh
Vice President

Attachments: Five (5) copies of the revised P.A.D. Zoning Compliance Narrative
Mayor and Council Zoning Presentation Staff Report Clarification and Amendment

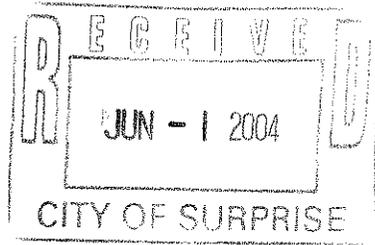
**MAYOR AND COUNCIL ZONING PRESENTATION STAFF REPORT
CLARIFICATION AND AMENDMENT**

The City of Surprise Community Development Department prepared and presented their staff report at the Mayor and Council public hearing for the Sierra Montaña zoning case number PAD99-100 on August 24, 2000. The staff report on Page 6 of 11 stated the Minimum Rear Setback for the subdivisions to be developed in the P.A.D. LDR zoning areas of Sierra Montaña are 15 feet. The Minimum Rear Setback stated in the Zoning Compliance Narrative on Page 15 for the same designated P.A.D. LDR zoning areas is 20 feet.

With the approval of the PAD99-100 zoning case that evening by the Mayor and Council, the staff report became part of the zoning acceptance documentation. The Owner of Sierra Montaña and the various homebuilders proposing to develop homes in this Master Planned Community need clarification as to which minimum rear setback standard the City of Surprise is going to accept in this project. Therefore, the Owner is requesting with this Stipulation Response letter that the established minimum rear setback agree with the Staff Report and will be listed on all future documentation as 15 feet.

Based on this request, the Owner has amended the table in Section 3.7.1 (Page 15) of the Sierra Montaña Zoning Compliance Narrative to reflect 15 feet as the Minimum Rear Setback. The Owner has inserted the amended Page 15 in each of the five (5) books submitted with this package as the final copies of the Zoning Compliance Narratives containing all designated stipulations.

COPY



APPLICATION NO. PADA - 04-173

1st ADDENDUM
SIERRA MONTAÑA
MINOR AMENDMENT TO PRELIMINARY PLAT PAD NARRATIVE

May 17, 2004

The Sierra Montaña Planned Area Development, located within Sections 10 and 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, bounded by Greenway Road to the north, Waddell Road to the south, the Beardsley Canal to the east and Cotton Lane to the west was approved for the P.A.D. zoning designation by the City of Surprise City Mayor and Council on September 14, 2000. Specific P.A.D. MDR zoning designation was also approved at the same hearing. The physical P.A.D. MDR lotting and setback criteria for two MDR land parcels, Parcels 12 and 14, was approved by City of Surprise City Mayor and Council on May 22, 2003. This is the first addendum to the P.A.D. MDR design guidelines.

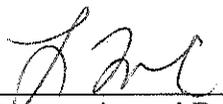
The overall Sierra Montaña project is generally comprised of a mixture of multi-family residential, single-family residential, commercial, and open space uses. The two MDR land parcels referenced above were approved for single-family detached cluster housing and are located in the eastern central portion of the overall Sierra Montaña P.A.D. Planned Community.

This request is for a minor amendment to the approved P.A.D. MDR to modify the specific rear setback development standards for Parcels 12 and 14 so as to allow flexibility in the placement of the homes within the designated lots for these two MDR Cluster developments. Both parcels are reflected on the same approved Preliminary Plat (referenced above), and both parcels have approved and recorded Final Plats.

The development standards for Parcels 12 and 14 are hereafter required to be established according to the attached amended Table 10.3 of the Preliminary Plat Narrative for Sierra Montana Parcels 12 and 14, approved by Surprise City Council on May 22, 2003.

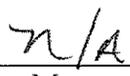
This change is not considered major and will be a minor amendment subject to approval by the Community Development Director and the City Manager.

APPROVED



Community and Economic
Development Director

APPROVED



City Manager or Designee

PARCELS 12 AND 14 – SIERRA MONTAÑA

TABLE 10.3

**LOT AND SETBACK DEVELOPMENT STANDARDS
[PARCELS 12 AND 14]**

DESCRIPTION	DEVELOPMENT STANDARDS
Minimum Lot Width	40 feet ¹
Minimum Lot Depth	75 feet ¹
Front Yard Setback – House Forward	10 feet ¹
Front Yard Setback – Side Entry Garages	10 feet ¹
Front Yard Setback – Garage Forward	18 feet ¹
Front Yard Setback – Stagger	None
Rear Yard Setback – Front Load Rear Garage	10 feet
Minimum Rear Setback	10 feet
Minimum Side Setback	5 feet & 5 feet ^{2,3}
Minimum Street Side yard Setback	10 feet ^{2,3}
Minimum Distance Between Buildings on Adjacent Lots	10 feet ^{2,3}
Maximum Structure Height	30 feet

Footnotes:

1. Minimum lot width and depth are measured at the center axis of the lot. Front setbacks for the House Forward and the Side Entry Garage are measured from front lot line. The lot line for the front of each lot is at the back of curb. The front setback for the Garage Forward is measured from the back of the sidewalk.
2. Street side yard setbacks on lots shall include adjacent landscape tracts. In addition, to any landscape tract, a 5-foot wide side yard setback will still be designed on the lot.
3. Non-foundation home features will be allowed to encroach two (2) feet into the side yard setback, but no closer than three (3) feet from the property line.
4. **Rear yard covered patios will be allowed to encroach four (4) feet into the rear yard setback, but no closer than six (6) feet from the property line.**

Comprehensive Sign Program

COMPREHENSIVE
SIGN
PROGRAM

Cotton Greenway Partners, LLC
1001 Sixth Street - Suite 100
Manhattan Beach, CA 90266

Sierra Montana Crossing
SWC of Greenway Rd & Cotton Lane

Revision Date:
October 9, 2008

Prepared by:



■ ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
■ PHONE: (602)-272-9356
■ FAX: (602)-272-4608
■ www.bootzandduke.com

**SIERRA MONTANA CROSSING
COMPREHENSIVE SIGN PACKAGE**
Sign specifications and Requirements

The purpose of this Comprehensive Sign Package is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signage within Sierra Montana Crossing; however, in all cases, final written approval by Cotton Greenway Partners, LLC (the "Owner"), and/or Declarant as such is defined in the declaration and/or it's respective assignees is required prior to manufacturing and installation of all signs.

For purposes of this Master Signage Plan, any reference herein to "Tenant" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

Reference is also hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Sierra Montana Crossings Commercial center recorded on March 3, 2008, as Instrument No. 2008-188486 in the official records of Maricopa County, Arizona (as originally recorded and as thereafter amended from time to time, the "Declaration")

PROCEDURE: All signage drawing proposals will be submitted in three (3) copies to Cotton Greenway Partners, LLC and/or it's assignee for written approval, prior to application for sign permit from the City of Surprise.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE CITY OF SURPRISE OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY COTTON GREENWAY PARTNERS, LLC AND/OR DECLARANT AS SUCH IS DEFINED IN THE DECLARATION, SHALL COMPLY WITH THE APPLICABLE LAWS AND RECEIPT BY TENANT OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

1. All signs and signage programs must comply to the requirements of this Comprehensive Sign Package, the City of Surprise, the Declaration and all applicable laws. Applications and submittals for signage permits shall be per the City of Surprise procedure and requirements.
2. Signs shall identify the person or company operating the use conducted within the shopping center. No off-premises advertising is permitted.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior or glass except as approved in writing by Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees.
2. Each Tenant shall defend, indemnify and hold Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees harmless for, from, and against all claims, costs (including attorneys' fees, expert witness fees and other litigation related costs), damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by applicable laws. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
7. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees written approval.
8. Any sign that does not conform with the requirements of this Master Signage Plan or was not approved by the Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees as required hereby shall be immediately removed or brought into conformance at the Tenant's expense.
9. Monument signs may be constructed individually. Monument sign permitting and installation schedule to be determined by Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees
10. Center ID on monuments may be changed at any time monument signs are permitted if name of center is modified.

C. SPECIFIC REQUIREMENTS FOR BUILDINGS SIGNAGE

1. Anchor Tenants

A. Size Guidelines

1. Each Anchor will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently
(Example: If a Anchor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage.)
2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign(Letter descenders do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
3. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty(30) feet wide will be twenty-four(24) feet).
4. Height: Sign may not exceed 80% of SIGN BAND height

2. Major Tenants

A. Size Guidelines

1. Each Majors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently
(Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign (Letter descenders do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

3. Minor Tenants

A. Size Guidelines

1. Each Minors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently
(Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign(Letter descenders do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be five (5) inches in depth

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

4. Pad Tenants

A. Size Guidelines

1. Each Pads will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently
(Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
 3. Pan Channel Letters must be five (5) inches in depth
 4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
 5. Height: Sign may not exceed 80% of SIGN BAND height
5. Shops & Inline Tenants
- A. Size Guidelines
 1. Each Shop or Inline Tenant will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently
(Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
 2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descenders do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*
 3. Pan Channel Letters must be five (5) inches in depth.
 4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
 5. Height: Sign may not exceed 80% of SIGN BAND height
 6. Any Inline suite is guaranteed a minimum of forty (40) square feet of Signage

D. LIGHTING

1. All electrical will be U.L. or equivalent approved.
2. Primary copy (store name) required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any other modifiers is subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees written approval.
3. Electrical power shall be brought to required location at Tenant's expense. The routing and location of other required items shall not be visible on the front of fascia.
4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable, and sealed in a waterproof manner.
5. Transformers shall be concealed behind fascia and mounted in metal boxes.

E. DETAIL DRAWING

1. Three copies of a complete sign detail package by Owner's or Declarants sign company, shall be submitted to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees for final review and written approval.
2. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1" scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color
 - b. Finish used on returns
 - c. Type of illumination and mounting method
4. Drawing must include fascia cross section showing electrical connections.

F. SIGNAGE REMOVAL

If Tenant is allowed or required to remove their sign for whatever reason, Tenant shall patch and repair any damage to the building to Owner's or Declarants satisfaction. Tenant's Sign Contractor shall repair any damage caused by said contractor's work, or by its agents or employees and Tenant shall be liable for the operations of Tenant's Sign Contractor.

G. WINDOW SIGNAGE

Window signs shall not to exceed two (2) square feet shall be limited to store name, hours, and phone numbers on the front door only. Any other variations must be approved by Cotton Greenway Partners, LLC and/or it's respective assignees in writing.

Window signs to be created in a professional manner, and approved by Cotton Greenway Partners, LLC and/or it's respective assignees.

H. TRAILER SIGNS OR TEMPORARY SIGNS ON GOING OUT OF BUSINESS SIGNS WILL NOT BE PERMITTED.**I. ADDRESS SIGNS**

Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

J. THE FOLLOWING ARE NOT PERMITTED

Roof signs.

Cloth signs or streamers hanging in front of business.

Exposed seam tubing.

Animated or moving components.

Intermittent or flashing illumination.

Iridescent painted signs.

Letter mounted or painted-on illuminated panels.

Signs or letters painted directly on any surface, including but not limited to store front glass.

Signs will not be permitted to be installed or placed along perimeter of Property.

All banners except for "Grand Opening" banners - Grand opening banners are subject to the approval of the City of Surprise and Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration.

K. AUTHORIZED SIGN VENDORS

All sign vendors are subject to Cotton Greenway Partners, LLC, and/or Declarant as such is defined in the declaration and/or it's respective assignees approval

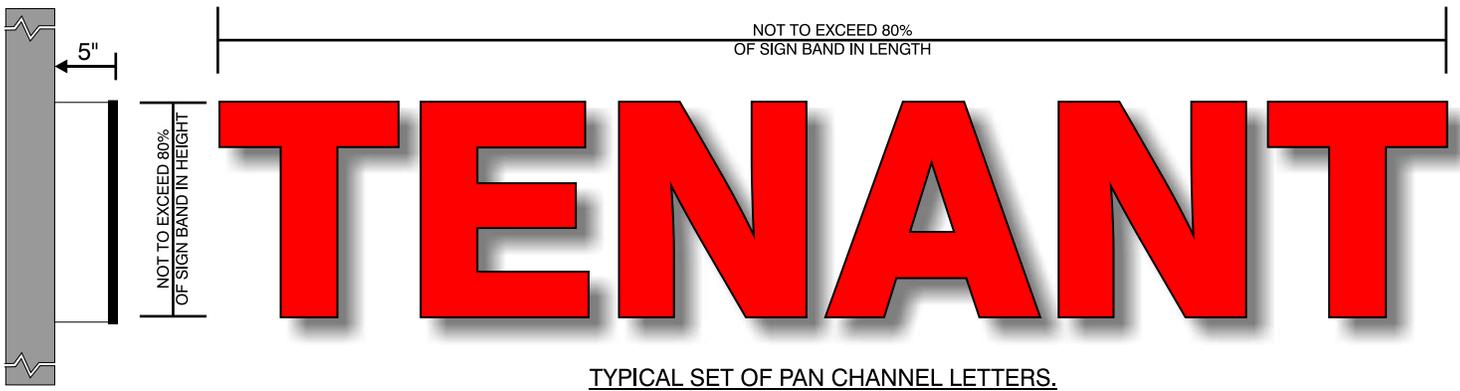
If you have any questions please call:

Charlie Gibson
Bootz and Duke Sign Company
4028 W. Whitton Ave
Phoenix, AZ 85019

Phone: 602-272-9356

Fax: 602-272-4608

Charlie@bootzandduke.com



TYPICAL SET OF PAN CHANNEL LETTERS.

SIDE VIEW

FABRICATE & INSTALL

TYPICAL SET OF ILLUMINATED PAN CHANNEL LETTERS.

CONSTRUCTION

- .063" ALUMINUM BACKS.
- .040" ALUMINUM RETURNS, 5" DEEP, COLOR TO BE DETERMINED BY TENANT.
- 3/4" TRIM CAP, COLOR TO BE DETERMINED BY TENANT.

VINYL

COLOR TO BE DETERMINED BY TENANT, AS NEEDED.

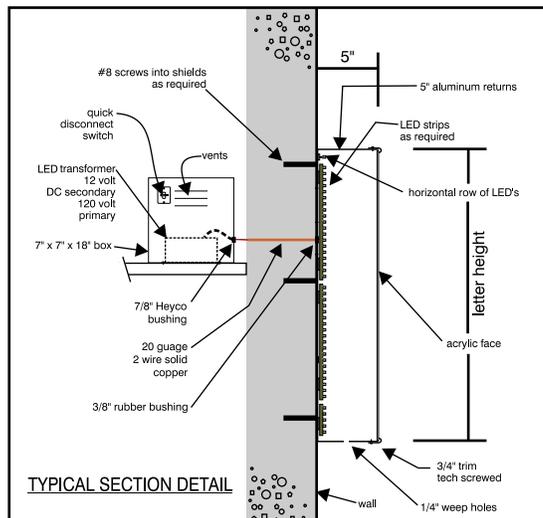
FACE

COLOR TO BE DETERMINED BY TENANT.

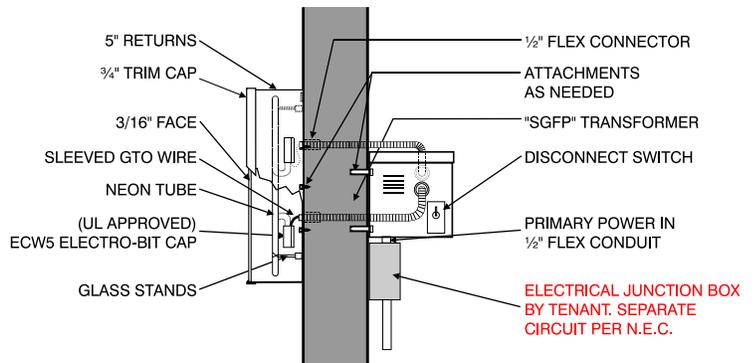
ILLUMINATION

- SINGLE TUBE, DOUBLE TUBE AND OR GRID - 4" MAX STROKE BETWEEN TUBES.
- DOUBLE BACKS W/ELECTRO-BIT RUBBER BOOTS.
- 30MA REMOTE TRANSFORMERS.
- Or LED's with REMOTE POWER PACKS.

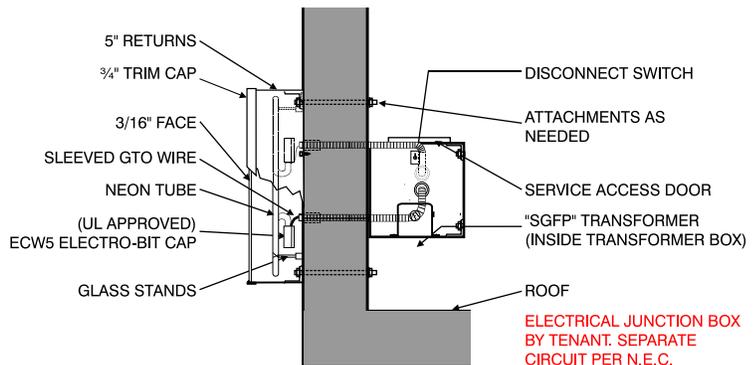
PAN CHANNEL LETTERS W/ L.E.D ILLUMINATION



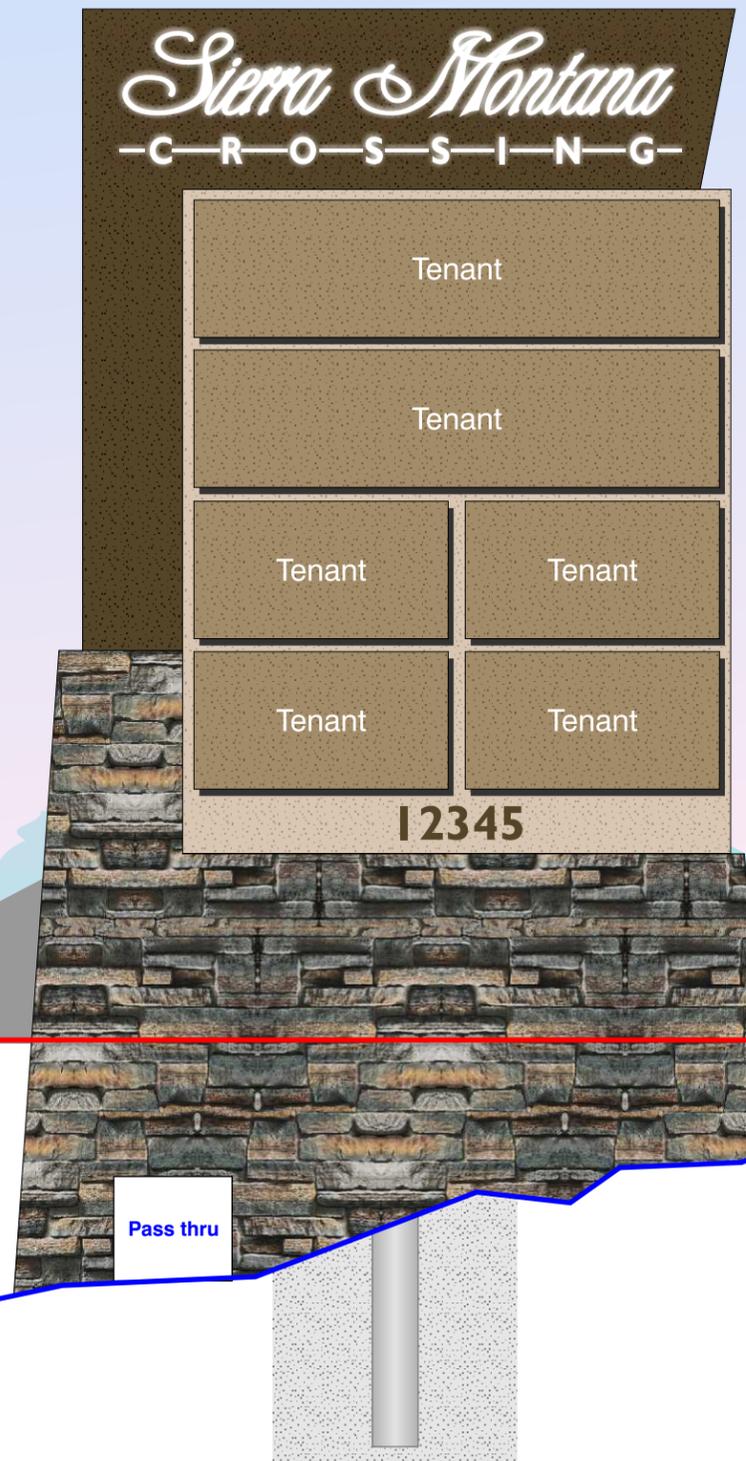
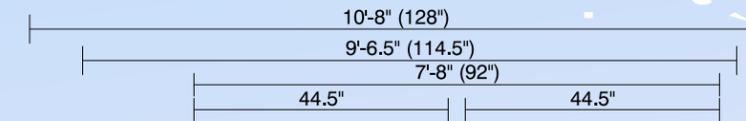
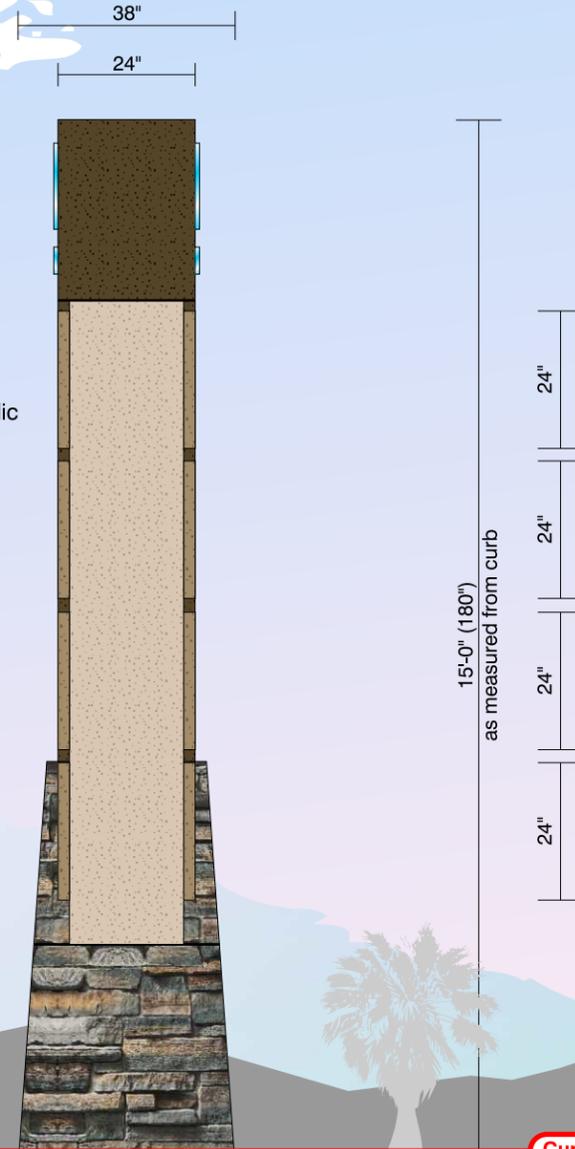
PAN CHANNEL LETTERS WITH TRANSFORMER BEHIND WALL



PAN CHANNEL LETTERS ON REMOTE RACEWAY (ABOVE ROOF)



- Manufacture & Install a double faced internally illuminated aluminum monument sign.
- Sign will be illuminated with 800ma CW/HO fluorescent lamps.
- Center ID will be routed out and backed with 1/2" clear acrylic push thru, with 3M HP Trans vinyl applied as shown
- Tenant panels will be raised 2" from sign
- Install on standard steel pipes in ASA approved concrete footings. Electrical service to installation site should be existing, if not, will be provided by others
- .25" Aluminum painted with a smooth satin finish for address numbers



A1 A2 A3 A4 A5 A6

Double Faced Multi-Tenant Center ID Monument

Scale: 3/8" = 1'

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications

Silverado Weathered LedgeStone CSV 2061	Dunn Edwards DE 6129 "Rustic Toupe" Med. Montex Finish	Dunn Edwards DE6130 "Wooded Acre" Med. Montex Finish	Sherwin Williams SW 2806 "Rockwood Brown" Med. Montex Finish
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THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

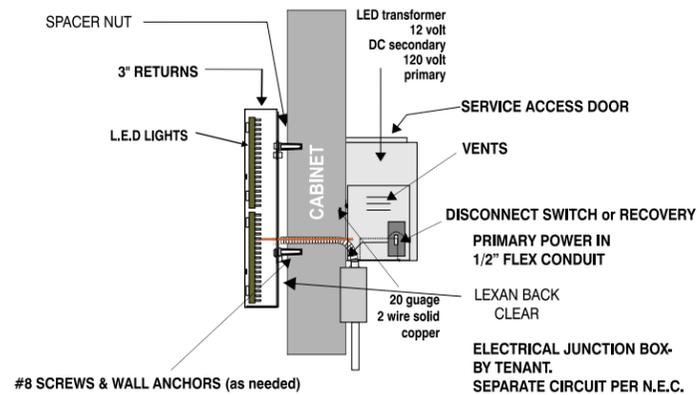
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



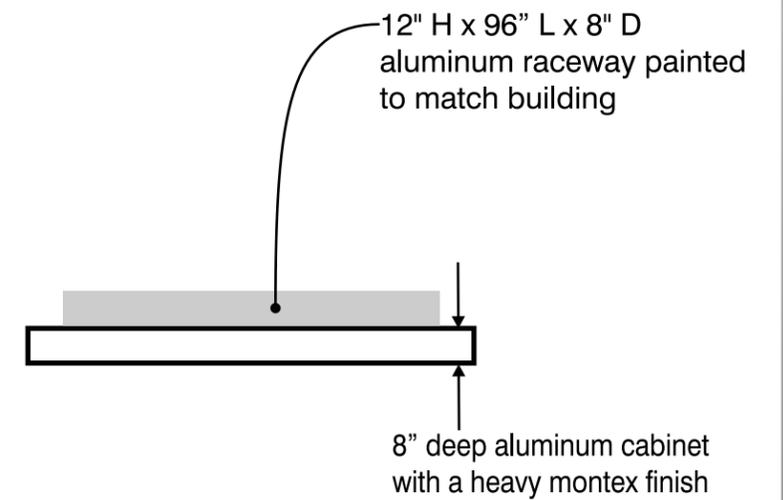
Signs

CUSTOMER: Sierra Montana Crossing	ADDRESS: 4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS: SWC of Cotton Lane & Greenway Rd	WEBSITE: www.bootzandduke.com
SALESMAN: Charlie Gibson	PHONE #: (602) 272-9356
DESIGNER: AVMorales II	FAX #: (602) 272-4608
DESIGN #: A-1128-08	REVISION: [0] ~ Date
DATE: March 25, 2008	PAGE #: 1 of 3

HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH L.E.D. ILLUMINATION

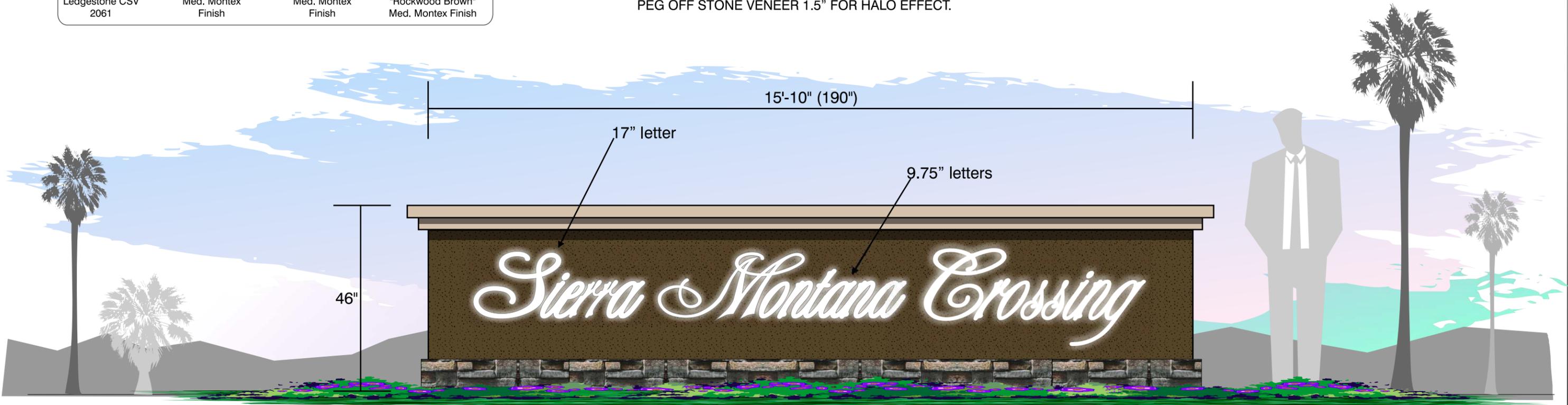
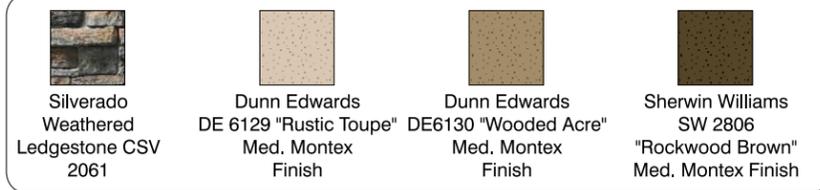


PLAN VIEW WITHOUT DECORATIVE CAP ELEMENT



B Single Face Illuminated Corner Feature Display
Scale: 1/2" = 1'

FABRICATE & INSTALL (1) ONE SET OF HALO-ILLUMINATED REVERSE CHANNEL LETTERS. ALUMINUM CONSTRUCTION PAINTED WHITE WITH A SMOOTH SATIN FINISH
WHITE NEON FOR HALO-ILLUMINATION.
CLEAR LEXAN BACKS.
PEG OFF STONE VENEER 1.5" FOR HALO EFFECT.



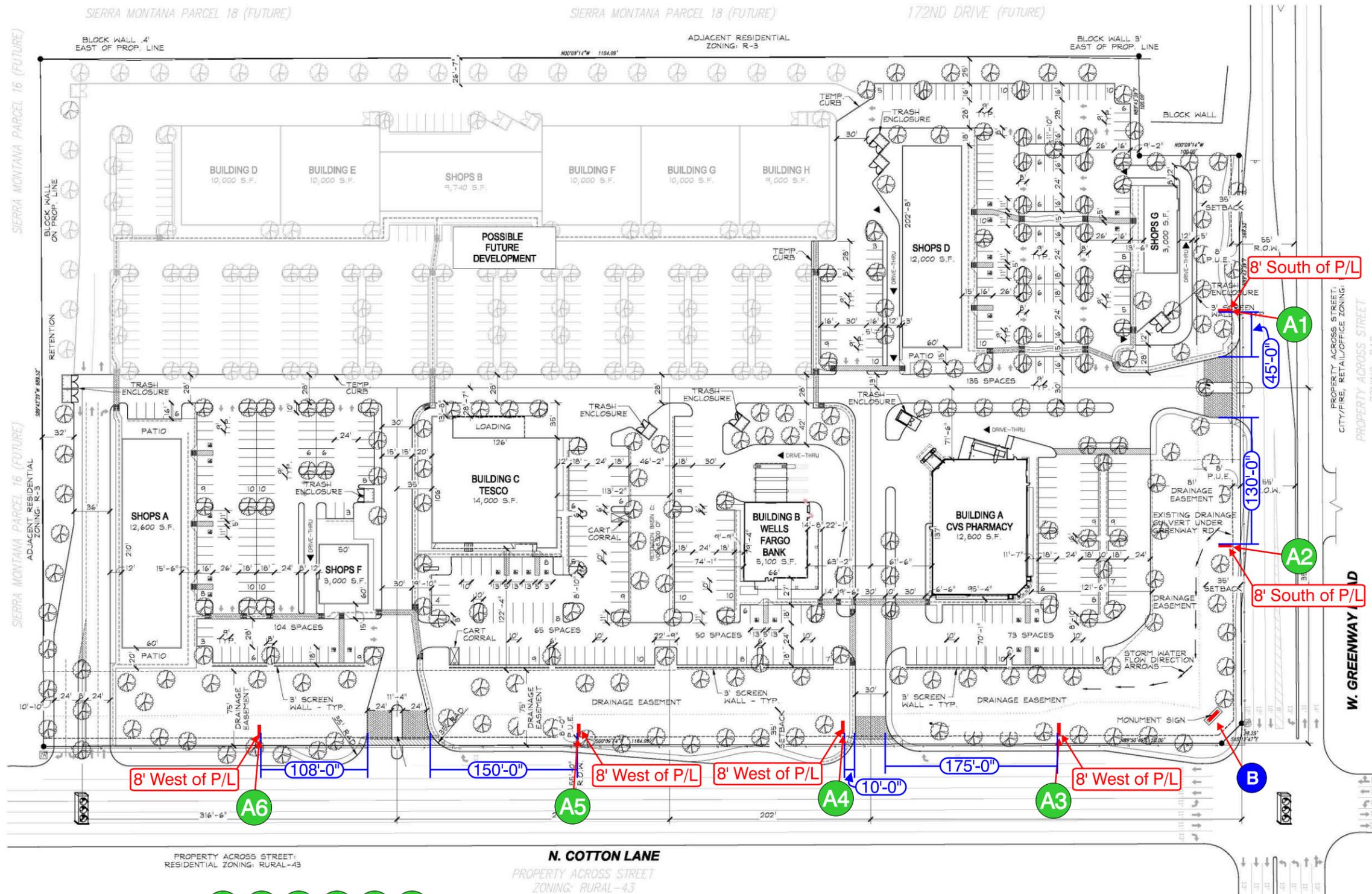
Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications

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NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



CUSTOMER:	Sierra Montana Crossing	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	SWC of Cotton Lane & Greenway Rd	WEBSITE:	www.bootzandduke.com
SALESMAN:	Charlie Gibson	PHONE #:	(602) 272-9356
DESIGNER:	AVMorales II	FAX #:	(602) 272-4608
DESIGN #:	A-1128-08	REVISION:	[0] ~ Date
		DATE:	March 25, 2008
		PAGE #:	2 of 3



- A1 A2 A3 A4 A5 A6** Double Faced Multi-Tenant Center ID Monument
- B** Single Face Illuminated Corner Feature Display

SITE PLAN
SCALE: 1" = 50'-0"

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



Signs

CUSTOMER:	Sierra Montana Crossing	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
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DATE:	March 25, 2008	PAGE #:	3 of 3