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Community Development

"Sierra Norte"

Planned Area Development

SEC Dixileta Drive and 171st Avenue Alignment
Surprise, Arizona

Narrative Report
Date: **04.24.2006**
03. 28.2006
12.14.2005
10.18.2005
02.24.2005

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
A P P R O V E D
Case No.: PA05-087
P&Z Comm. Approval: 5/2/2006
City Council Approval: 7/13/2006
B.O.A. Approval:
Signature:

Prepared For:

CML, Inc.
Cliff Leatherwood
8550 N. 91st Avenue
Suite 16
Peoria, AZ 85345

Prepared By:

Carter & Burgess, Inc.
101 North 1st Avenue
Suite 3100
Phoenix, AZ 85003

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

August 4, 2006

Ms. Janice See
City of Surprise Senior Planner
12425 West Bell Road Suite D-100
Surprise, Arizona 85374

RECEIVED
AUG 04 2006
COMMUNITY DEVELOPMENT

RE: City Council Approval for PAD05-087 and GPA05-085
Sierra Norte-STIPULATION RESPONSE PACKAGE

Dear Janice:

On behalf of our client, we are providing you this letter which provides a written response to each of the City Council stipulations that were attached to the approval of Rezoning PAD05-087. As you are aware, we received final approval by the City Council on July 13, 2006 subject to stipulations 'a' through 'm'. As part of the City's final approval, we are providing you this letter with our written response to each stipulation item by item. Our responses are in bold and italic.

STIPULATIONS (PAD05- 087)

a) The number of lots in Table 1 of the PAD document shall be the maximum possible number. The actual number and location of lots shall be based on the topography and any unusual natural features identified by a site analysis.

Acknowledge.

b) Mass grading shall not be allowed for the building sites. Grading shall only occur in those areas that are required for building and associated improvements. Site design techniques shall locate buildings to allow any unimproved land to be used for recreation, common open space and preservation of environmentally sensitive features.

Acknowledge.

c) All homes shall comply with the Single Family Home Product Design Guidelines and shall require product review approval prior to submission of standard plans.

Acknowledge.

d) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the Community Development Director, Water Services Directory, Fire Marshal, and the City Engineer;

Acknowledge.

e) The applicant shall submit a written response to stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of City Council approval;

Acknowledge.

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

Acknowledge.

g) A "will serve" letter will be required prior to issuance of any building permits;

Acknowledge.

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

Acknowledge.

i) Future preliminary plats shall provide access at intervals not to exceed ¼ mile. Street connectivity shall be provided to adjoining developments. If the adjoining areas are not developed, the developer shall provide street stub-outs for future development.

Acknowledge.

j) The location of 171st Avenue shall be approved by the City Engineer and Community Development Director prior to the submittal of a preliminary plat.

Acknowledge.

k) The applicant shall provide the Water Resources Department with a master water report detailing the project's water demands for proper sizing and/or over sizing of water lines to accommodate future developments following the integrated master water plan.

Acknowledge.

l) The applicant shall provide the Water Resources Department with a master waster water report detailing the project's waste water demands for proper sizing and/or over sizing of water lines to accommodate future developments following the integrated master waster water plan.

Acknowledge.

m) The applicant shall produce a letter of agreement with Nadaburg Schools prior to preliminary plat.

Acknowledge.

Thank you very much for your assistance throughout this project. You have a great help and look forward to working with you in the future.

Sincerely,

Michael J. Curley

MJC/rot

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Sierra Norte Project Team

LANDOWNER:

CML, Inc.
8550 North 91st Avenue, Suite 16
Peoria, AZ 85345
Main - (623) 979-5496
Fax - (623) 322-8795
cleathe426@aol.com
- Contact: Cliff Leatherwood

APPLICANT:

CML, Inc.
8550 North 91st Avenue, Suite 16
Peoria, AZ 85345
Main - (623) 979-5496
Fax - (623) 322-8795
cleathe426@aol.com
- Contact: Cliff Leatherwood

PLANNING & ENGINEERING:

Carter & Burgess, Inc.
101 N. 1st Avenue, Suite 3100
Phoenix, AZ 85003
Main - (602) 253-1200
Fax - (602) 253-1202
Jay.CooperIII@c-b.com
- Contact: Jay Cooper, APA, ASLA

TRAFFIC ENGINEERING:

Carter & Burgess, Inc.
101 N. 1st Avenue, Suite 3100
Phoenix, AZ 85003
Main - (602) 253-1200
Fax - (602) 253-1202
RiggsMD@c-b.com
- Contact: Mike Riggs, P.E.

TITLE AGENCY:

Land America Lawyers Title
14122 West McDowell, Suite 102
Goodyear, AZ 85338
Main - (623) 535-4210
Fax - (623) 535-7105
smazzcua@landam.com
- Contact: Suzanne Mazzucoa

DRAINAGE CONSULTANT:

Erie & Associates, Inc.
3120 N. 24th Street
Phoenix, AZ 85016
Main - (602) 954-6399
Fax - (602) 954-6601
waterwiz@msn.com
- Contact: Len Erie, P.E.

ENVIRONMENTAL CONSULTANT:

ATL, Inc.
2921 N. 30th Avenue
Phoenix, AZ 85017
Main - (602) 241-1097
Fax - (602) 277-1306
fvandewille@atl-quality.com
- Contact: Frank Van De Wille

SURVEYING:

Cave Creek Land Surveyors, L.L.C.
5480 E. Seven Palms Drive
Cave Creek, AZ 85331
Main - (480) 595-1798
jcourtney@att.net
- Contact: John Courtney, R.L.S.

Section 1
Executive Summary

I. EXECUTIVE SUMMARY

CML, Inc. is requesting a rezone from R1-43 to R1-8 PAD and R1-18 PAD. The Sierra Norte property is approximately 160 acres of vacant land located at the southeast corner of Dixileta Drive and the 171st Avenue alignment. See Regional Vicinity Map Figure 1.

Through the use of a range of proposed densities as shown in Table 1, the Sierra Norte PAD (previously presented as Oasis del Norte and then Chan Cay) offers assurance of a range of lot sizes and housing types. This will result in the ability to provide housing opportunities to a significant cross-section of the population, augmenting those already available in the area.

The planning effort required by the Planned Area Development has provided the opportunity to better place and transition land uses, especially taking into consideration existing low-density residences adjacent to Sierra Norte. In order to be sensitive to the adjacent existing large lots, Sierra Norte has designated the lotting pattern to be compatible with the adjacent lots. Neighborhood Buffer Areas have been placed next to the adjacent low-density residences. Located in Figure 8, these buffer areas will consist of a combination of larger lots and creative edge treatments to minimize the number of homes adjacent to the existing neighborhoods.

There are no commercial properties proposed within this planning area. Major shopping facilities are located on Grand Avenue, approximately five miles south of the property.

Open space will also be distributed appropriately throughout the PAD per the City's Recommended Land Use Guidelines. The amount of open space proposed for this development will create necessary locations for community gatherings, active recreational uses and enhancement of the aesthetic quality and identity of the community. The proposed subdivision "Lancer - Desert Oasis of Surprise," zoned P.A.D., is located approximately one mile southwest of this site at the southeast corner of Dynamite Boulevard and 179th Avenue alignments. There is an opportunity to share common area open space and amenities with this subdivision.

Potable water service shall be provided by the City of Surprise water supply facilities constructed within the Desert Oasis of Surprise master-planned community. The on-site potable water distribution system will connect to future waterlines to be constructed in 171st Avenue.

Sanitary sewer service shall be provided by the City of Surprise wastewater facilities in SPA-2. The on-site sanitary sewer collection will connect to a future sewer to be constructed in 171st Avenue.

Regional access will be provided to Sierra Norte off of Grand Avenue with an intersection at 163rd Avenue (Sarival Avenue). From 163rd Avenue, Dixileta Drive will provide access to the northern portion of the development. Once construction is completed, the 303 Freeway will be located five miles southeast of Sierra Norte with an interchange at Grand Avenue. The combination of north-south major roads into the project, Grand Avenue, and the 303 Freeway provides excellent local and regional access to the site.

Section II
Location Description

II. LOCATION DESCRIPTION

The Sierra Norte property is located at the southeast corner of Dixileta Drive and the 171st Avenue alignment in a portion of Section 25, Township 5 North, Range 2 West, Salt River Base and Meridian, Maricopa County, Arizona. This site is bounded by the 171st Avenue alignment along the western edge, Peak View Road as its southern boundary, 167th Avenue as its eastern boundary, and Dixileta Drive as its northern boundary.

VICINITY MAP

A. Tax Assessor Numbers & ALTA Surveys

The Maricopa County Tax Assessor Parcel Numbers for Sierra Norte are: 503-51-197B, 503-51-198B and 503-51-198A (additional tax parcel for 30 acres). The net acreage for the site is 160 Acres. Refer to the two (2) ALTA / ACSM Land Title Surveys with legal descriptions for Sierra Norte, included in the Appendices (Cave Creek Land Surveyors, L.L.C.).

B. Existing Community Facilities and Services

1. Schools

The site is located in the Nadaberg Elementary School District. Although the site is not within the boundaries of a high school district, students would be eligible to attend any high school. Additionally, the Nadaberg District has agreements for this area to receive high school service from both the Peoria and Wickenburg Districts.

The Nadaberg Elementary School is located at 21419 W. Dove Valley Road, some 13 miles northwest of the site. Resident high school students will have the option of attending either the Wickenburg or the Raymond S. Kellis High School. Wickenburg High School is located 34 miles to the northwest of the site at 1090 South Vulture Mine Road. Raymond S. Kellis is located in Glendale.

Using the multipliers of the Nadaberg and Peoria Unified School districts (.5 elementary students and .2 high school students per single family household) the proposed estimate of 374 dwelling units will generate some 187 elementary school and 75 high school students. Sierra Norte resides within the Nadaburg Elementary School District, which is north of the Jomax Road alignment. Nadaburg Elementary School is located on the southwest corner of Dove Valley Road and 215th Avenue, approximately 7½ miles northwest of the subject site.

Sara DiPasquale, Business Manager of the Nadaburg School District No. 81, was contacted in regard to City's concerns with the need for proposed schools. Ms. DiPasquale's response letter is attached to this narrative as Figure 16. As of (1/24/06), the district will construct during the next year an elementary school in the vicinity of 171st Avenue and Jomax Road, located within the bounds of the Desert Oasis-Lancer project. This elementary school will serve students living in the area until it reaches capacity and another elementary school is warranted.

Furthermore, the district has plans to hold an election for unification within the next two years. This would enable Nadaburg to qualify for a state-funded high school to serve high school students of the district within the next five years. At present the district has identified at least two sites as potential high school sites.

2. Parks, Libraries and Golf Courses

The proposed subdivision "Lancer - Desert Oasis of Surprise," zoned P.A.D., is located one mile southwest of this site at the southeast corner of Dynamite Boulevard and 179th Avenue alignments. There is an opportunity to share common area open space and amenities with this subdivision, including both the Lancer and Baer Parks and the Baer Wash / Wildlife and Equestrian Corridor. The development will not be an equestrian community. There will be equestrian opportunities in the surrounding area. The circulation plan will not show equestrian paths.

The Northwest Regional Library is located at 16089 North Bullard Avenue, some 9 miles to the southeast of the subject site.
The Hillcrest Public Golf Course is located at Meeker and R.H. Johnson Boulevards, approximately 9 miles southeast of the subject property. There are several private golf courses that are also within this vicinity.

Please refer to Figure 4 - Existing Community Facilities and Services.

3. Existing Water Facilities

The recently constructed Desert Oasis water supply facility located on the south side of Jomax Road at the 171st Avenue alignment will provide service to this project. No water distribution mains currently exist adjacent to this site.

4. Existing Wastewater Facilities

The Sierra Norte project will sewer into the first phase of the SPA-2 Water Reclamation Facility near 163rd and Grand Avenue.

5. Airports

Luke Air Force Base and Luke Air Force Base Auxiliary Airfield No. 1 is located approximately 7 and 6 miles, respectively, from the site. The operations conducted at these facilities will not affect Sierra Norte.

6. Police and Fire Protection

The Surprise Fire Department currently has fire stations located at: 15616 North Hollyhock Street, 18600 N. Reems Road, 15440 North Cotton Lane, and a temporary station located at 22443 N. 163rd Avenue.

The City of Surprise Police Department works in coordination with the Maricopa County Sheriffs Office. The nearest police station is a Maricopa County Sheriff Office location at 12425 W. Bell Road.

7. Hospital

The nearest hospital is Del Webb Memorial Hospital, located at Grand Avenue and Meeker Boulevard. The distance to the hospital is approximately 7 miles.

Section III
Site Analysis

III. SITE ANALYSIS

A. Existing Land Uses and Zoning (On-site and Off-site)

Refer to Figure 5 for surrounding land uses and zoning, in addition to the surrounding ownership.

On-site:	Vacant, R1-43
North:	Vacant & existing homes, Rural 43
South:	Vacant & existing homes, R1-43
East:	Vacant & existing homes, R1-43
West:	Vacant, R1-43

Portions of the area surrounding the subject property are vacant. There are some private residences surrounding the site. There are existing homes located in the vicinity of the far northeast, southeast and southwest corners of the site, as well as along the eastern boundary. Please refer to Figure 5 for exact locations.

B. Existing, Pre-development Conditions

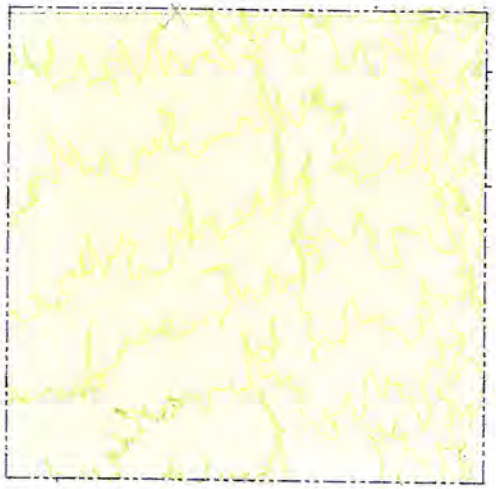
1. Floodplain and Offsite Drainage

The site is located in Zone X "shaded" and Zone A as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Numbers 04013C1135F and 04013C0720F, City of Surprise, Arizona, effective date: July 19, 2001. The Zone X "shaded" classification 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 levees from the 100-year flood." The site location on the FEMA map is shown on *Plate 2-FEMA Map.* "A" zones are delineated in detail on the master drainage plan.

Currently, offsite flows enter the site at several locations on the north and west property lines. Offsite flows generally enter the site flowing south and southeast in poorly defined, braided washes. The existing capacity and hydraulic characteristics of the channels as well as the existing hydrologic characteristics of the overall area will be preserved.

2. Topography

Sierra Norte slopes from northwest to southeast. The highest point of the site is along the northwest corner of the site along Dixileta Drive with an elevation of one thousand five hundred and twenty-eight feet (1528′) while the lowest point of the site is along the southeast section with an elevation of one thousand and four hundred and ninety-seven (1497′). There is a slope gradient of 0.86% from the northwest to the southeast corner, a slope gradient of 0.80% from northwest to southwest, a slope gradient of 0.11% from the northwest to the northeast corner.



The site drains in a southeasterly direction with an ultimate outflow towards the intersection of Peak View Road and 167th Avenue.

(See Figure 3 for reference.)

3. Infrastructure

There is existing paved access on Dixileta Drive from 163rd Avenue to the subject site, which has an existing fifty-five foot (55′) half street right-of-way. 167th Avenue, Peak View Road, and the 171st Avenue alignment are currently unimproved.

Section IV
Plan Description

IV. PLAN DESCRIPTION

A. Circulation

1. Vehicular

Regional access will be provided to Sierra Norte off of Grand Avenue with an intersection at 163rd Avenue (Sarival Avenue). Dixileta Drive will provide access to the northern portion of the development via 163rd Avenue. Once construction is completed, the 303 Freeway will be located five-miles southeast of Sierra Norte with an interchange at Grand Avenue. The combination of north-south major roads into the project, Grand Avenue, and the 303 Freeway provides excellent local and regional access to the site.

Sierra Norte includes four entry nodes; primary entry points are provided off of Peak View Road and Dixileta Drive. The provision of multiple street entrances allows access from 171st and 163rd Avenues via Peak View Road to the south and Dixileta Drive to the north.

Half-street right-of-way improvements will be constructed to the City's minor arterial standard for Dixileta Drive. Dixileta Drive is classified as a minor arterial road with four lanes of traffic. 167th Avenue and Peak View Road are each classified as an intermediate collector road with two lanes of traffic. The ultimate right-of-way widths and street improvement requirements for these roads will be determined at the time of preliminary plat submittal. The applicant or future development owner will provide street stub out(s) for future developments at intervals not exceeding ¼ mile if necessary, and this will be determined at the time of Preliminary Plat submittal.

To preface the following information on 171st, the following information is given for the purposes of rezoning this property. At a meeting held between representatives from City of Surprise Engineering, Traffic Engineering, and Planning Departments, CML, Inc., and Carter Burgess on January 6, 2005, it was agreed that construction of an arterial street on the current alignment of 171st Avenue between Dixileta Drive and Peak View Road (adjacent to Sierra Norte) is not desirable because of the existence of floodplains and 404 washes along that reach. It was agreed that a conceptual alignment of 171st Avenue between Dixileta Drive and Peak View Road could be shifted to the west, thereby minimizing the effect on the washes. In this scenario, the street would transition eastward to return to the current 171st alignment south of Dixileta Drive and north of Peak View Road. These realignments are preliminary in nature for rezoning purposes, and are not proposed engineering drawings. CML, Inc. will provide the City of Surprise with funding, deposited into an escrow account, for half-street improvements to be constructed by others at a later date. The 171st Avenue Roadway will be addressed during the preliminary plat stage of the development process. The half-street funding will be provided once the project has been developed to sixty percent (60%).

The proposed internal circulation system plan will be designed to afford a high level of mobility and offer several access routes through the site. Interior local street right-of-way widths and street improvements meeting the approved City standards will be determined at the time of the Sierra Norte preliminary plat submittal. Pedestrian circulation details will also be provided at the time of preliminary plat submittal.

City standards define the maximum block length as eight hundred feet (800'). Multiple washes traverse the site, helping to define the lot and street layout through these natural constraints. This results in some longer block lengths. Many of the longer streets will result in a curvilinear formation because of the washes, acting as an innate traffic calming measure. Additionally, the buffer areas provided will consist of a combination of open space and larger lots that will result in a lower density than the remainder of the site.

2. Pedestrian / Bicycle

Detached sidewalks will be provided on one or both sides of arterial, collector, or local streets to promote pedestrian access and mobility between open space areas. Pedestrian and bicycle circulation details will be provided at the time of preliminary plat submittal. A planted landscape tract will serve as a buffer between the sidewalk and collector and arterial roadways to separate the different modes of transportation and promote safety.

B. Land Use Plan

The proposed land use plan (See Figure 8 - Land Use Plan) presents real strategies for a sustainable development. It reflects a comprehensive understanding of existing site conditions and constraints in a plan, which benefits from the unique characteristics inherent to the site. This careful attention to detail contributes to the success of the community as well as its livability.

Sierra Norte includes several distinctive design features to ensure long-term growth of community property values. The timeless design of both the architecture and landscape will contribute to the overall value of the site. The homes' architecture will incorporate distinguishable characteristics that will retain home values throughout the years. The neighborhood design also ensures long-term land value with its incorporation of a fluid street layout, site amenities such as a tot lot, exclusive entry features, generous common area, and user-oriented improvements.

Several unique neighborhoods are being proposed for the Sierra Norte community. Homes will vary in character and size to meet the diverse needs of the projected community population. In order to accomplish this variety, a mixture of lot types is designated for the residential parcels (see Table 1). These densities will result in several different lot sizes, which will accommodate the desired variation in homes and neighborhoods. The smaller lots found on the interior of the project will provide reasonably priced move-up homes, while the larger lots within the "Neighborhood Buffer Areas" will provide a very high end product.

Table 1. Land Use Summary Table						
Lot Size	**No. of Lots**	**Gross Acreage**	**Gross Density**	**Net Acreage**	**Net Density**	**% Gross Area**
1/2 Acre Lots	40	* 42.85	0.93	39.25	1.02	26.8%
65'-70' x 120'	334	* 117.15	2.85	113.85	2.93	73.2%
TOTAL	**374****	* **160**	**2.34**	**153.10**	**2.44**	**100%**
Passive Open Space						**13%*****
Active Open Space				3		

* Total Gross Acreage includes Open Space, ROW and Lots.
** Maximum number of lots.
*** Minimum gross acres of Open Space.
Resource: ALTA/ACSM Land Title Survey, Cave Creek Land Surveyors, LLC. 1/22/05

C. Architecture

1. Architectural Style / Theme

The development will conform to the City's home product design standards. Elevations and floor plans of all proposed housing products will be presented to the City of Surprise for review and approval prior to issuance of home permits.

The architectural style within Sierra Norte will consist of southwestern themes. In order to provide a cohesive neighborhood identity and unity, the proposed facade materials, color palette, trim features, relief, and architectural treatments will be congruous in style for each home series. A variety of architectural design features will be incorporated into each home elevation to promote diversity. Moreover, building facades will be designed to complement the front yard landscape treatment. At least five (5) floor plans, each with three (3) distinct elevations will be offered. The proposed color palette is desert hues and earth tones.

2. Single Family Design Guidelines Comparison

The current focused planning effort has resulted in some differences between the Zoning Ordinance and the proposed Sierra Norte PAD. Table 2 will be utilized, in order to evaluate current and proposed zoning land uses in comparison with the Zoning Ordinance.

Table 2. Single Family Design Guidelines Comparison Table				
SF Zoning District Regulations	**Base Zoning R1-8 (D)**	**Proposed Zoning R1-8 PAD**	**Base Zoning R1-18**	**Proposed Zoning R1-18 PAD**
Min. Front Setback	12′ living / 18′ face garage	12′ living / 18′ face garage	35′	**35′**
Min. Side Yard Setbacks	5′ / 8′	5′ / 8′	10′	10′
Min. Corner Side Setback	13′ single story 20′ multi-story	13′ single story 20′ multi-story	35′	**35′**
Min. Rear Setback	15′ *	15′ *	30′	**30′ ***
Min. Lot Frontage Req.	63′	63′	100′	**100′**
Max. House Width Permitted on Min. Lot	50′	50′	**	**
Min. Lot Size (sf)	6,930	6,930	18,000	**18,000**
Min. Standards from Design List A	All A-L required	All A-L required	All A-L required	All A-L required
Lot % Permitted w/o Incurring Addt'l Performance Standards	15%	N/A	N/A	N/A
Max. Building Height	30′	30′	30′	30′

* A nonstructural architectural feature such as a fireplace, bay window, pop-out, or patio cover may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10' into the rear setback.
** City Standard not available.

The uses allowed within the PAD R1-8 and PAD R1-18 zoning will be the same as those typically allowed by the City under standard R1-8 and R1-18 zoning. These can be found in table 17.24.020 of the City of Surprise Zoning Ordinance.

The following uses are allowed under R1-18 Zoning
Single-family dwelling unit
Public parks
Group homes
Residential setting care facility
Churches
Day care center
Electrical substation
Gas regulating station
Model homes, temporary
Personal wireless service facilities as per Section 17.32.150
Public buildings
Sewer lift station
Water pump station
Water tower
Golf courses
Temporary sales and office buildings incidental to construction work
Boarding of horses, no more than 2 per acre to a maximum of 5 horses

With the exception of boarding of horses, R1-8 zoning allows all of the above uses. R1-8 additionally allows
Manufactured housing subdivisions
Cemeteries

Permitted accessory uses to all residential zoning categories are:
In-home child care center
Private garage
Private or jointly owned community recreational facilities, pools and tennis courts
Signs, as per Chapter 15.24
Temporary uses as further regulated under Section 17.32.170
Tool sheds for storage of domestic supplies

The City of Surprise's adopted General Plan currently designates the subject parcels as Rural Residential with a target of 0 to 1 dwelling units per acre. A concurrent Minor General Plan Amendment has been submitted to re-designate Sierra Norte as Suburban Residential for a target of 1 to 3 dwelling units per acre.

The General Plan states that we should "*Strive to master-plan large parcels of the city and critically review the treatment of edges and their impacts on adjacent land uses.*" In keeping with the adjacent land uses, which mainly consist of low density rural residential, this PAD proposes a transition from the adjacent properties by use of "Neighborhood Buffer Areas". These buffer areas will be designed to provide

an appropriate transition from the existing homes on their one-acre lots to the smaller lots within the proposed Sierra Norte community. These areas will consist of a combination of open space and larger lots. Additionally, creative edge treatments will be used to minimize the number of homes adjacent to the existing neighborhoods.

Shown on Figure 8, these buffer areas are located on the northeast corner of the site adjacent to Dixileta Drive and 167th Avenue, along the eastern boundary of the site on 167th Avenue, the southeast corner of the site adjacent to Peak View Road and 167th Avenue, and the southwest corner of the site adjacent to Peak View Road and the 171st Avenue alignment.

The Single-Family Residential Design Guidelines ensure that all Low Density Residential (LDR) development conforms to the goals, objectives and requirements adopted and contained in the Surprise General Plan. The following information documents conformance with items listed in Design Lists A, B, C and D. As a result of Sierra Norte having less than 3 dwelling units per acre, the city staff has established the development as being subject to the Lot Category "B" Guidelines.

As with all residential development projects in the City of Surprise, Sierra Norte is required to conform to all Design List A Requirements listed within the Single-Family Residential Design Guidelines Instruction Manual 11/14/04. Per this document's Permitted Lot Size Mix Table for Lot Category "B", Sierra Norte will be required to meet a minimum of an additional 36 points (24 points from Design List B – Engineering and 12 points from Design List D - Amenities). See Table 3 and Table 4 below for the Design List B and D options that may be provided to meet the minimum requirements. Specific Engineering and Amenity elements to be confirmed at the time of preliminary plat submittal. Design List C items (refer to SFR Home Product Design Guidelines) related to architectural design will be evaluated at a later date, as specific site and home design details become available.

Design List A (Requirements)

Items A through K comprise the minimum standard requirements to which these guidelines apply for all land currently or proposed to be zoned R1-8 or R1-18 or zoned PAD with an R1-8 or R1-18 designation.

A. **Percentage of Lot Sizes**: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

   1) The percentage of the total number of lots in the Residential Development Project that falls within Lot Categories A and B in Table 1 shall not exceed 30 percent in any one of such Lot Categories.

2) The percentage of the total number lots in the Residential Development Project that falls within Lot Categories E, F and G in Table 1 shall be not be less than 10 percent in these three Lot Categories combined.

B. **Required Open Space:** Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not less than 5 percent of such Gross Acreage shall be open space, which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1) A storm water retention area;
2) A tract, other than a private street, which is owned and maintained by a homeowners association;
3) A power line corridor if the corridor is improved and maintained by a homeowners association;
4) A lake;
5) A golf course;
6) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
7) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. **Project Entry:** The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. **Staggered Perimeter Wall:** The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street, which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. **Housing Product Variation:** *Refer to the SFR Home Product Design Guidelines.*

F. **Adjacent Elevations and Color Schemes**: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. **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 shall be geometrically varied and not more than two adjacent houses or structures shall have the same roofline.

H. **Garage Configuration:** All garages constructed in a Residential Development Project shall be configured as follows: 1) the garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) the space required by 1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc. and must be accessible for the parking of automobiles; and 3) the back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.

I. **Off-street Parking/Driveway:** There shall be space for two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from back of curb.

J. Lot Category requirements:

Lot Category:	A	B	C	D	E	F	G
Min. lot frontage req.:	58′	63′	68′	75′	83′	88′	95′
Max. house width permitted on min. lot:	45′	50′	55′	60′	65′	70′	75′
Min. lot size (sq. ft.):	6,380	6,930	7,480	8,350	9,130	9,680	10,450

K. Setbacks:

Dwelling Unit	Distance in feet
Front (all lot categories)	
Home	12′
Garage	18′
45-degrees or more	12′
Side (lot categories A, B, C and D)	
Single-story	5′/8′
Multi-story	5′/8′

*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet.

**If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

Side (lot categories E, F and G)	
Single-story	8′/10′
Multi-story	8′/10′

Corner side	
Single-story	13′
Multi-story	20′
Rear	
Home	15′

*Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Rear Abutting an Arterial	
Single-story	20′
Multi-story	25′

*If the portion of a multi-story house or structure, which abuts an arterial street in the rear, is single-story, then the rear setback shall be not less than 20 feet as measured from the property line (This is a note for the tabulated information provided above on page 16).

If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows: (a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20 feet for one and 25 feet for the other; or (b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25 feet for one and 30 feet for the other; or (c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and (d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent houses or structures may have the same rear setback.

A non-structural element such as a fireplace, bay window, pop out, or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10 feet from the rear property line for single-story house or structure, or 15 feet from the rear property line for a multi-story house or structure.

If a landscape tract with the following dimensions is constructed 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, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall be not less than 15 feet. The narrowest part of the tract must be 10 feet or greater in width. Not less than 50 percent of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15 feet in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet. For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8 feet and 5 feet, then the 8 feet setback shall be increased to 13 feet and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5 feet.

Design List B (Options) – Engineering

Per the Permitted Lot Size Mix Table for Lot Category "B" in the Single-Family Residential Design Guidelines Instruction Manual dated 11/14/04, Sierra Norte will be required to meet a minimum of an additional 24 points from Design List B – Engineering. Table 3 suggests a possible combination of engineering elements to be incorporated into the Sierra Norte development, in order to meet the required 24 points from Design List B. Specific Engineering elements to be confirmed at the time of preliminary plat submittal.

Table 3. Design List B – Engineering

Item	Points Available	Points Requested	Description	Comments
B	2	2	Design all corner lots so that the minimum width of each corner lot is at least 10 feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1; or alternatively; Or, On all corner lots, construct an 8 foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners association.	All corner lots to be expanded or with landscape tract.
D	2	2	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3 feet, so that the front setbacks	

			vary among 18 feet, 21 feet, and 24 feet. Garage setbacks must comply with the requirements of Design List A.	
F	4	4	Design and construct storm water retention areas, which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.	
G	2	2	Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	An interconnected system of HOA maintained landscaped open space will be visible from streets at key points within & between neighborhoods.
I.3	4	4	Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet along of the sidewalk. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association.	
K	4	4	Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at	

			the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one 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, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or 2) the side yard boundary between two Residential Building Lots; or 3) the back of a Residential Building Lot, buffered from the street by an eight foot wide landscaped area installed by the Developer, and require a homeowners association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.	
Q	6	6	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself. (6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)	
TOTAL	24	24		

Design List C (Options) – Architecture

As with all Residential Development Projects, houses within Sierra Norte will need to comply with the City of Surprise SFR Home Product Design Guidelines.

Design List D (Options) – Amenities

Per the Permitted Lot Size Mix Table for Lot Category "B" in the Single-Family Residential Design Guidelines Instruction Manual dated 11/14/04, Sierra Norte will be required to meet a minimum of an additional 12 points from Design List D – Amenities. Table 4 suggests a possible combination of Amenity elements to be incorporated into the Sierra Norte development, in order to meet the required 12 points from Design List D. Specific Amenity elements to be confirmed at the time of preliminary plat submittal.

Table 4. Design List D – Amenities

Item	Points Available	Points Requested	Description	Comments
E	4-12	12	Construct and convey to a homeowners association 3 large open space corridors, with a minimum width of 50 feet, and an average width of 75 feet, through the Residential Development Project. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.	
H	2-10	2	Provide open space in excess of 10 percent of the Gross Acreage of a Residential	Minimum 11% open space.

			Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association. (2 Pts. for each full 1 percent of the Gross Acreage of the Residential Development Project which is provided as open space in addition to the required 10 percent minimum, up to a maximum of 10 Pts.)	
TOTAL	22	14		

D. Landscape

1. Open Space, Screening, Landscape, and Wildlife Corridors

The open space design objective for Sierra Norte is to provide active and passive open space areas that incorporate the natural features of the land. Several washes run through the site (please see Figure 6, "Physical Features Map") the sensitive treatment of the larger washes will minimize the impacts of this development by retaining the functional characteristics that they provide to vegetation and wildlife.

Generally, washes will be left in a natural state. When stormwater treatment facilities are required, grass lined swales will be used to retain a natural look and feel. Open space areas along existing wash corridors will also be preserved in a natural state.

Outdoor amenities and public open spaces are a vehicle to the enjoyment of the individual natural features on the property. Special emphasis has been attributed to the existing washes on the site. The community's design incorporates these several washes, as well as multiple open space tracts throughout the site per the City's Recommended Land Use Guidelines. The amount of open space proposed for this development will create necessary locations for community gatherings, active recreational uses and enhancement of the aesthetic quality and identity of the community. There will be a minimum of 13% open space within Sierra Norte, as referenced in Table 1.

On site recreational opportunities to future residents will include 2 bicycle/pedestrian pathways and 3 tot lots or a neighborhood park. Linkages to the greater community recreation system will be enhanced bicycle trails provided on each of the collector streets.

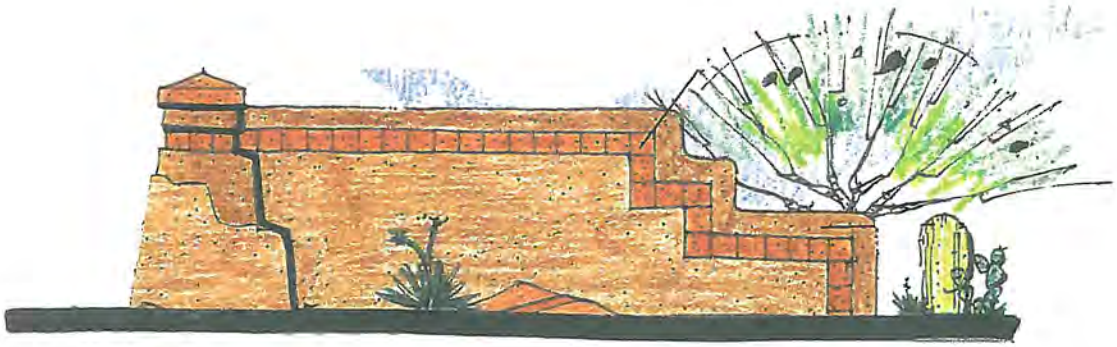
There is a planned multi modal (pedestrian, bicycle and equestrian) trail a half-mile to the east of the site along 163rd Avenue. This trail will be preserved as a scenic corridor and will ultimately provide a connection between Grand Avenue and State Route 84. Additionally, the CAP Canal, located a third of a mile to the north of the site is a planned multi modal pathway. This development will not be an equestrian community. There will be equestrian opportunities in the surrounding area. The circulation plan does not show equestrian paths.

It should also be noted that the proposed subdivision "Lancer - Desert Oasis of Surprise" is located approximately one mile southwest of this site at the southeast corner of Dynamite Boulevard and 179th Avenue alignments. There is an opportunity to share common area open space connections and amenities with this subdivision.

The adjacent site to the south is largely undeveloped. The major washes that traverse the Sierra Norte subject site continue through the property to the south. When the site to the south is developed, there may be opportunities for linkages of collector streets and bicycle paths. This will depend on the ultimate plan for wash preservation and roadway construction of that site.

The theme walls within Sierra Norte will occur at the perimeter of the site and adjacent to the internal streets where there are landscape tracts. The Entry Theme walls will be placed at all major entries off of the arterial street and appropriate collector street entrances. View walls will occur where lots back onto open space tracts and washes. The layout of all types of walls will be formally developed during the Site Plan Submittal Process.

Please refer to Figure 10 – Wall Plan, for Theme, Entry and View Wall Details.



2. Lighting

Sierra Norte will follow the City's Single Family and Rural Neighborhoods Residential Lighting regulations found within the Planning and Design Guidelines Manual.

- Exterior lighting will start at the entrances of the Sierra Norte development and extend throughout. The lighting will be architecturally integrated with the thematic design aspects of the development as well as the building styles, materials and colors used in development.

- Street lighting fixtures and levels of lighting in the Sierra Norte neighborhood will reflect the vehicular function and character of the street; with shorter light fixtures and lower lighting levels on local streets, and taller light fixtures and higher light levels for the more heavily traveled arterial street.

- Street lighting fixtures in the Sierra Norte neighborhood will be no taller than sixteen (16) feet, measured from finished grade to the top of the fixture; and will be spaced in an alternating manner on either side of the street to provide an adequate distribution of lighting along the street.

E. Drainage Plan

The objective of the drainage master plan is to implement the following concepts with respect to the drainage system:

- Washes shall be preserved in their existing natural state to the extent that is practical and allows the development of the site.

- Flows will enter and depart the site in substantially the same manner as under predevelopment conditions.

- Set finish floors a minimum of 1-foot above the 100-year water surface elevations.

- Satisfy "first flush" requirements for storm water pollution control using filters for the first one-half inch of runoff.

- Detention basins will regulate post-development flows so they are equal or less than pre-development flows. Basins will vary in depth up to 8-feet deep and will generally be located on the upstream side of road wash crossings. Flow through the basins will preserve existing sediment transport characteristics.

F. Proposed Public Utilities and Services

1. Water Facilities

The recently constructed Desert Oasis water supply facility, located on the south side of Jomax Road near the 168th Avenue alignment, will provide service to this project. No water distribution mains currently exist adjacent to the site.

2. Wastewater Facilities

The Sierra Norte project will sewer into the first phase of the SPA-2 Water Reclamation Facility near 163rd and Grand Avenue.

3. Dry Utilities

Utility services for Sierra Norte will include: Phone service by Qwest, natural gas service by Southwest Gas, electrical service by Arizona Public Services, and cable television service by Cox Communications.

G. Management and Maintenance

A Homeowners Association (HOA) will be created with subchapters to manage and maintain all common area and open spaces owned by the HOA. In addition to the maintenance provided for these areas, the HOA will assume the maintenance responsibility for median landscaping and landscaping within the public right-of-way adjacent to all major and minor arterial and collector roadways within the community's boundary. The purchasers of property within the Sierra Norte community will automatically become members of the HOA and will be required to pay annual dues for the operation and maintenance of the community facilities.

H. Development Schedule (Phasing)

The Sierra Norte improvements are anticipated to be constructed in a single phase due to the project's relatively small size. Construction of houses will be phased based on economic factors.

I. Covenants, Conditions & Restrictions

The developer will create and record a set of Covenants, Conditions and Restrictions (CC & R's) establishing a master homeowners association (HOA) which will be responsible for the maintenance of the perimeter theme walls, signage, landscape buffers and landscaping in all common areas and rights of ways.

Section V
Suitability Analysis

V. Suitability Analysis

A. PAD Impacts

This section provides an overview of topics related to the development suitability of the Sierra Norte Planned Area Development. The Sierra Norte Planned Area Development community will provide a well-balanced approach to the land uses within the City of Surprise growth corridor. This approach to development will have a positive impact on the surrounding area as enumerated in the following paragraphs. The overview of the development suitability consists of topics related to: 1) regional benefits; 2) environmental impacts; 3) socioeconomic trends; 4) consistency with the General Plan.

1. Regional Benefits

This development will offer the opportunity to create integrated solutions to drainage, utilities, and traffic circulation, as well as provisions for open space.

Many of the goals, objectives and policies in the Surprise General Plan 2020 Plan relate to attracting and sustaining employment in order to promote a growing, balanced and diversified economy in the planning area. According to the General Plan, this area has a high-technology employment focus, an appropriate location for business park-type development to support the Qigh Technology and Bio-Industry Clusters outlined in the Surprise Strategic Plan for Economic Development. This area also supports railroad-related employment uses. There is some opportunity along Grand Avenue that has existing neighborhood commercial use.

Residents within Sierra Norte will be able to enjoy the employment opportunities surrounding the community while simultaneously enjoying the scenic foothills and natural open space corridors.

Through the planning process, the General Plan has transitioned residential densities within the project to take into consideration adjoining developments, while at the same time keeping the overall residential density at a reasonable amount.

The planning effort required by the Planned Area Development has given the opportunity to better place and transition land uses, especially taking into consideration existing low-density subdivisions. It is anticipated that residents in existing, neighboring low-density subdivisions may oppose higher density subdivisions adjacent to their homes. In order to be sensitive to this perception, Sierra Norte has placed land uses taking into consideration existing, low-density subdivisions. Neighborhood Buffer Areas have been placed next to the low-density subdivisions. Located on Figure 8, the Neighborhood Buffer Areas will consist of a combination of

larger lots and creative edge treatments to minimize the number of homes adjacent to the existing neighborhood.

Sierra Norte proposes a range of lot sizes to provide housing opportunities to a significant cross-section of the population, augmenting those already available in the area. The range of lot sizes will provide housing options to a diverse group of homebuyers.

The amount of open space, and amenities for this development will create necessary locations for active recreational uses and enhancement of the aesthetic quality and identity of the community.

2. Environmental Impacts

The Sierra Norte property is located immediately south of mostly vacant land, with at least one large undisturbed wash. It is located in the SPA 2 planning area, which is bounded by Grand Avenue to the south and west, the Central Arizona Project Canal on the north, the eastern boundary of the planning area, and to the south by the Beardsley Canal just north of Sun City West.

Along with the benefits of such a regional approach to drainage, utilities, and traffic circulation, as well as other amenities created by Sierra Norte, there will inevitably be impacts associated with growth. In order to develop the Property, there will necessarily be replacement of vacant land with homes and roads. Although this is the case, the environmental impact of Sierra Norte is considered to be low, as much of this area has been vacant for many years.

3. Socioeconomic Trends

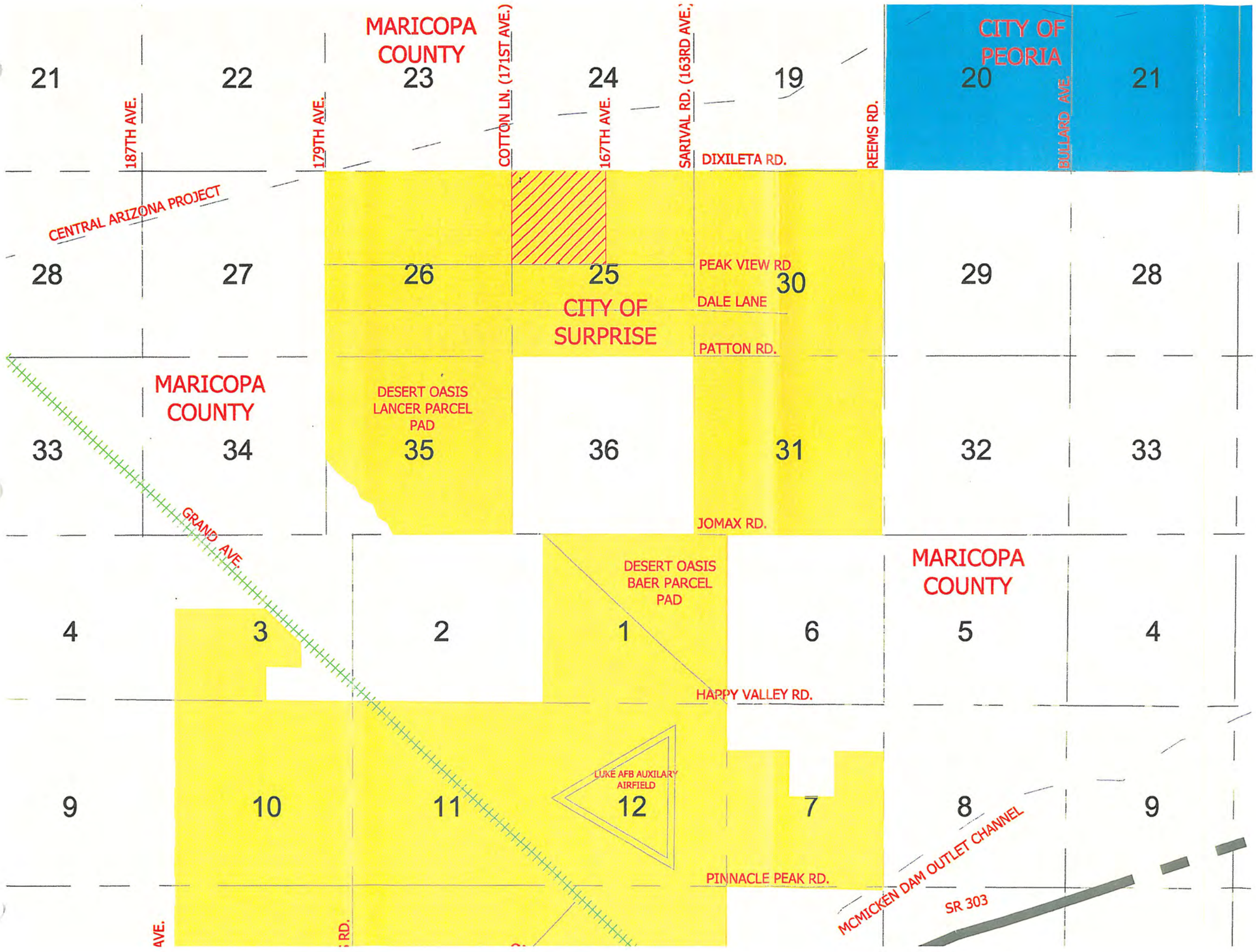
Desert Oasis is a large master planned community that is south of the Sierra Norte development (Figure 1). Other major residential and mixed-use developments surrounding Sierra Norte are in the planning stages. The unprecedented growth in the Phoenix Metropolitan area is headed west and by all indications this growth will continue for quite some time. Not only are trends showing that more growth is headed to the West Valley, but also that growth is happening in first time purchases of homes. This trend further emphasizes the need for a range of lot sizes with a variety of home products.

4. Consistency with the Surprise General Plan 2020

In addition to land use designations, Surprise General Plan 2020 establishes comprehensive goals, objectives and policies that are derived from public input, advisory committees and partnering meetings. The goals, objectives and policies are grouped into four planning elements: land use, transportation, environment and economic development. The General Plan defines goals, objectives and policies in the following manner. Goal: a concise statement describing a condition to be achieved. It does not suggest specific actions, but describes a desired outcome. Objective: an achievable step towards a goal. Progress towards an objective can be measured and is generally time dependent. Policy: a specific statement to guide public and private decision-making. It is derived from the goals and objectives of the plan. Of the many goals, objectives and policies contained in the Plan, the following statements have been identified as being the most relevant to the Sierra Norte Planned Area Development.

A Companion General Plan Amendment Application and Policy Checklist have been submitted with this narrative report.

Figures



SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 1

REGIONAL VICINITY MAP

- SITE
- CITY OF PEORIA
- CITY OF SURPRISE
- MARICOPA COUNTY
- CANAL
- RAILROAD TRACKS

NORTH

Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 253 1200 FAX: 602 253 1202
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

DATE: 2.11.05
CB#194043.001

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 2

AERIAL PHOTOGRAPH

SIERRA NORTE

NORTH

0 75 150 300 600

SCALE: 1" = 300'

DATE: 2.11.05

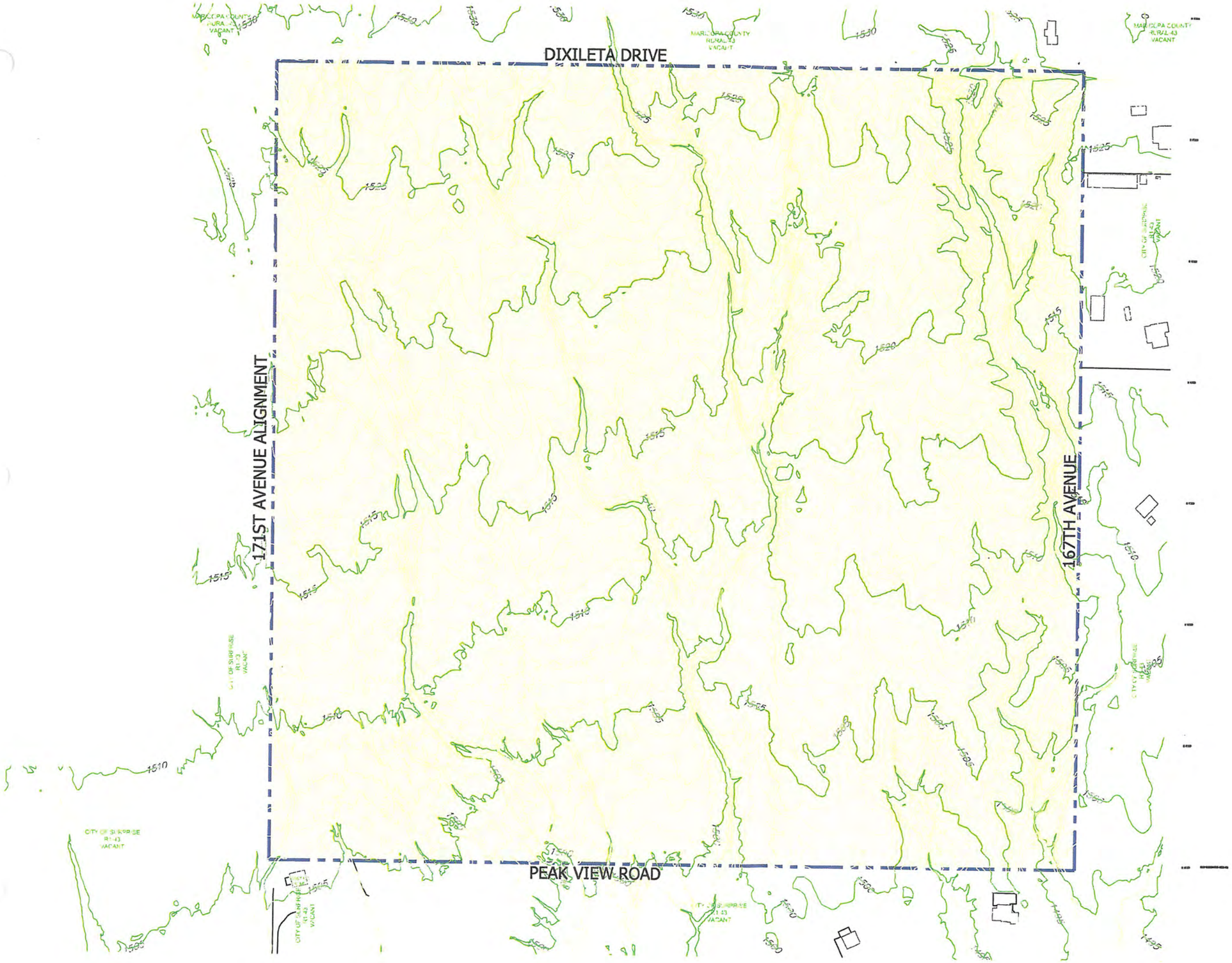
CB# 194043.001

Carter :: Burgess

101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003

PHONE: 602 . 253 . 1200 FAX 602 . 253 . 1202

Consultants in Planning, Engineering, Architecture, Construction Management and Related Services



SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 3

TOPOGRAPHY MAP

SIERRA NORTE

1500 MAJOR CONTOUR

MINOR CONTOUR

NORTH

0 50' 100' 200' 400'

SCALE: 1"=200'

DATE 2.11.05

CB#194243.001

Carter :: Burgess

101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003

PHONE: 602 253 1200 FAX: 602 253 . 1202

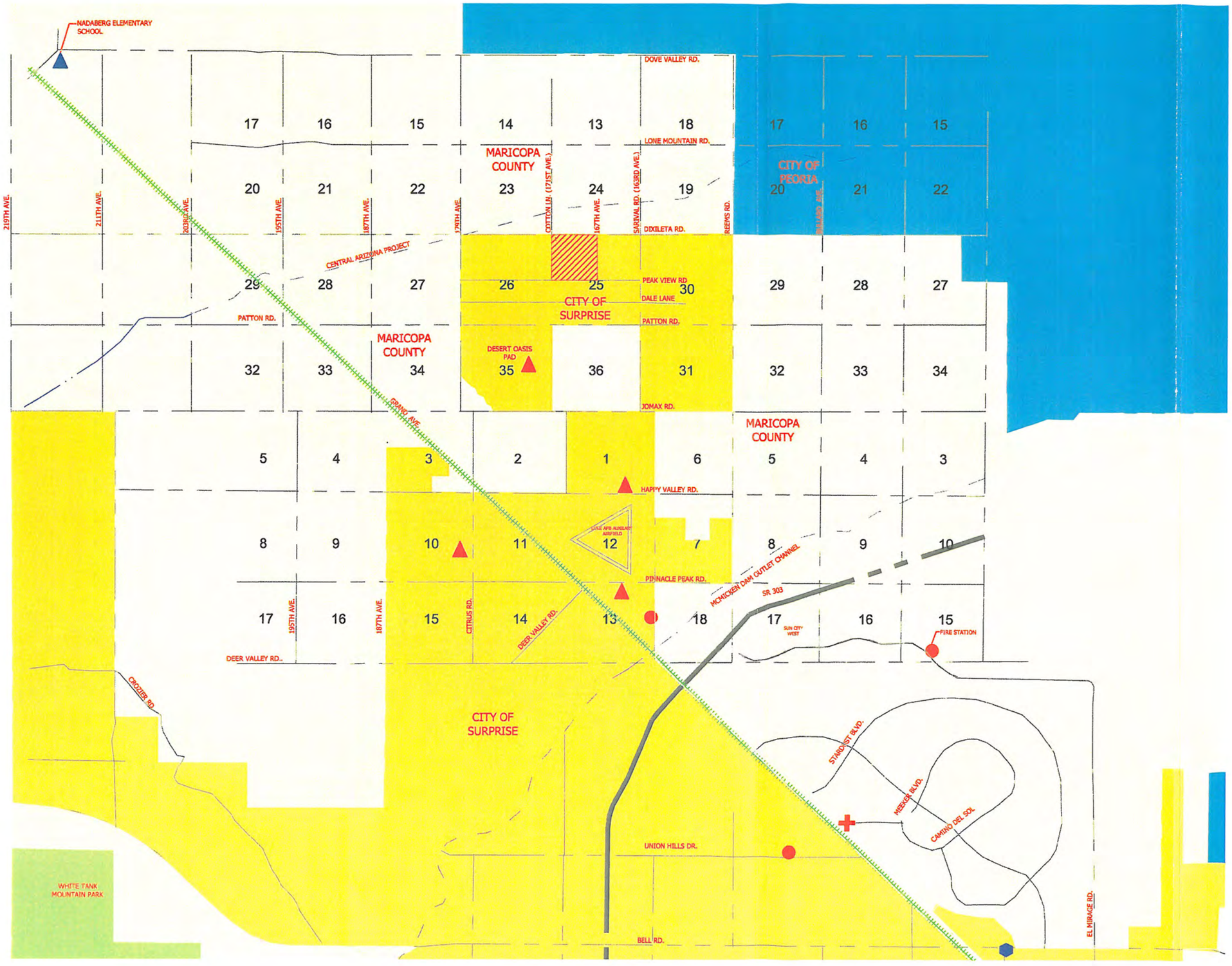
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 4

EXISTING COMMUNITY FACILITIES AND SERVICES



SITE

CITY OF PEORIA

CITY OF SURPRISE

MARICOPA COUNTY

CANAL

RAILROAD TRACKS

FIRE DEPT.

POLICE

MEDICAL OFFICE

PROPOSED SCHOOL SITES

NORTH

Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 253 1200 FAX: 602 253 1202

DATE: 2.11.05
CB#194043.001

Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

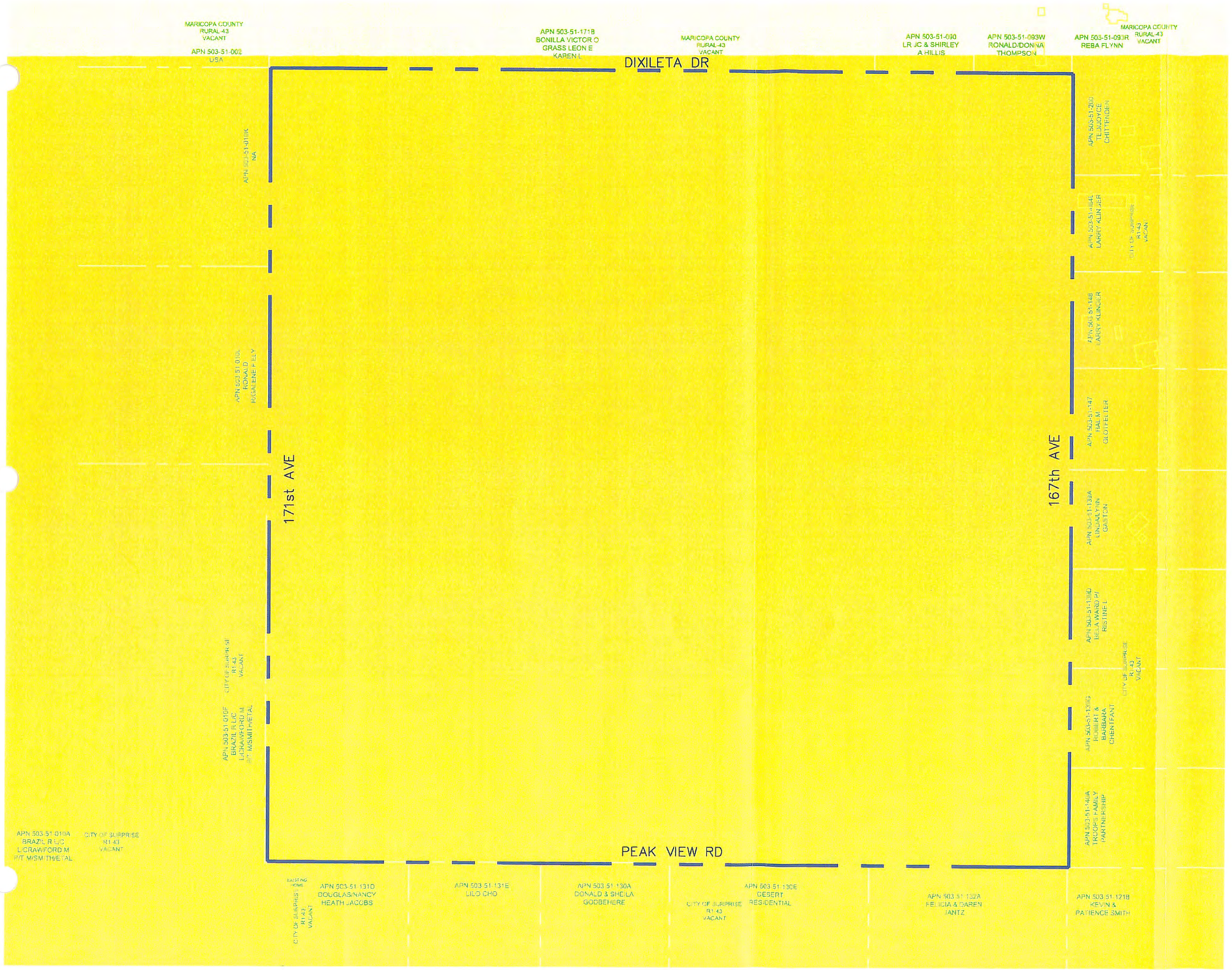


FIGURE 5

SURROUNDING LAND USES AND ZONING/ PROPERTY OWNERSHIP

R1-43
CITY OF SURPRISE

RURAL-43
MARICOPA COUNTY

NORTH

0 75 150' 300' 600'

SCALE: 1" =300'

DATE: 2.11.05
CB#194043.001

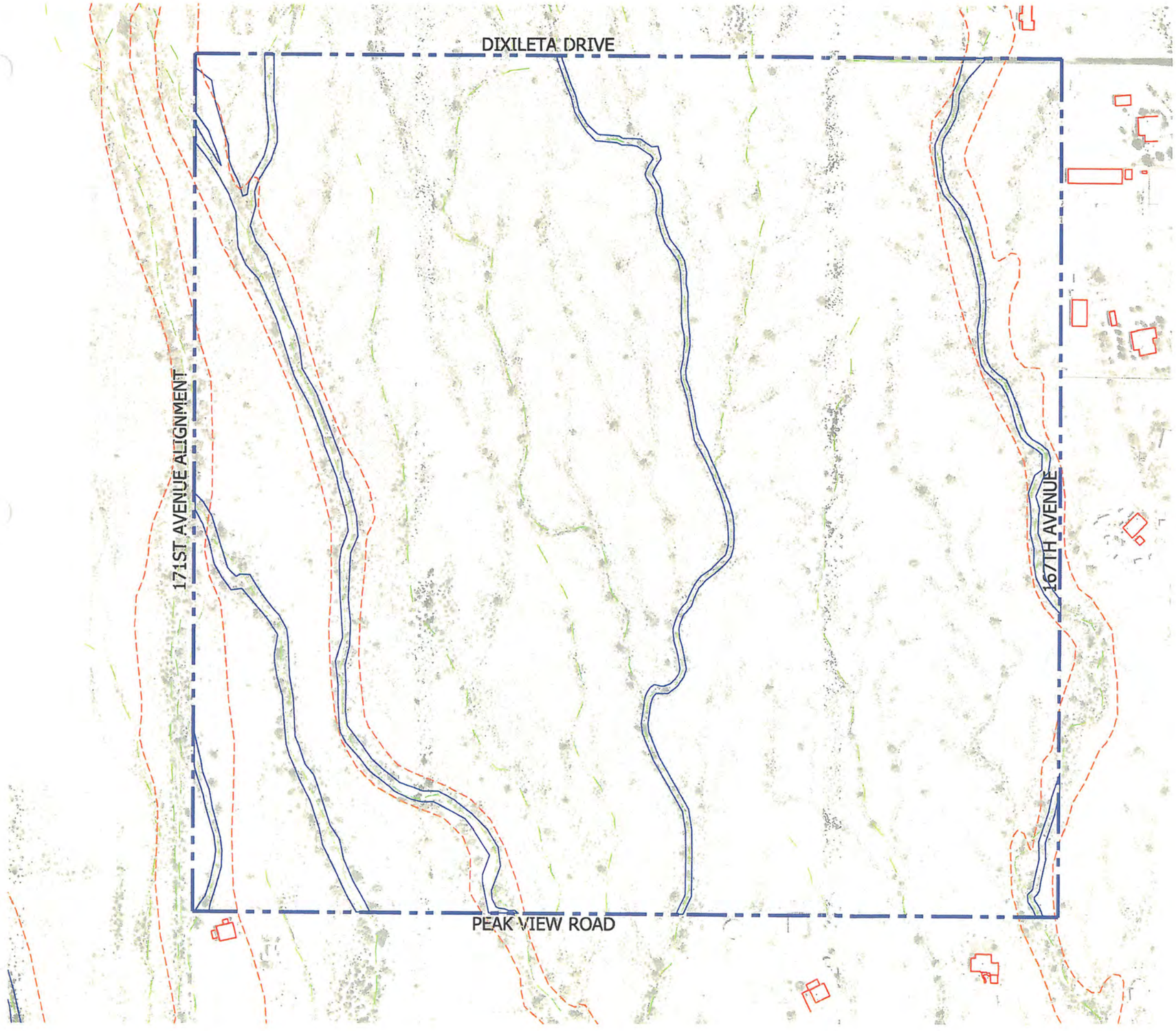
Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX. 602 . 253 . 1202
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 6

PHYSICAL FEATURES MAP



SIERRA NORTE

404 JD

FEMA FLOODPLAIN

FLOWLINE

NORTH

SCALE 1"=200'

0 50' 100' 200' 400'

DATE 2.11.05

CB#194043.001

Carter :: Burgess

101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003

PHONE: 602 253 1200 FAX: 602 253 1202

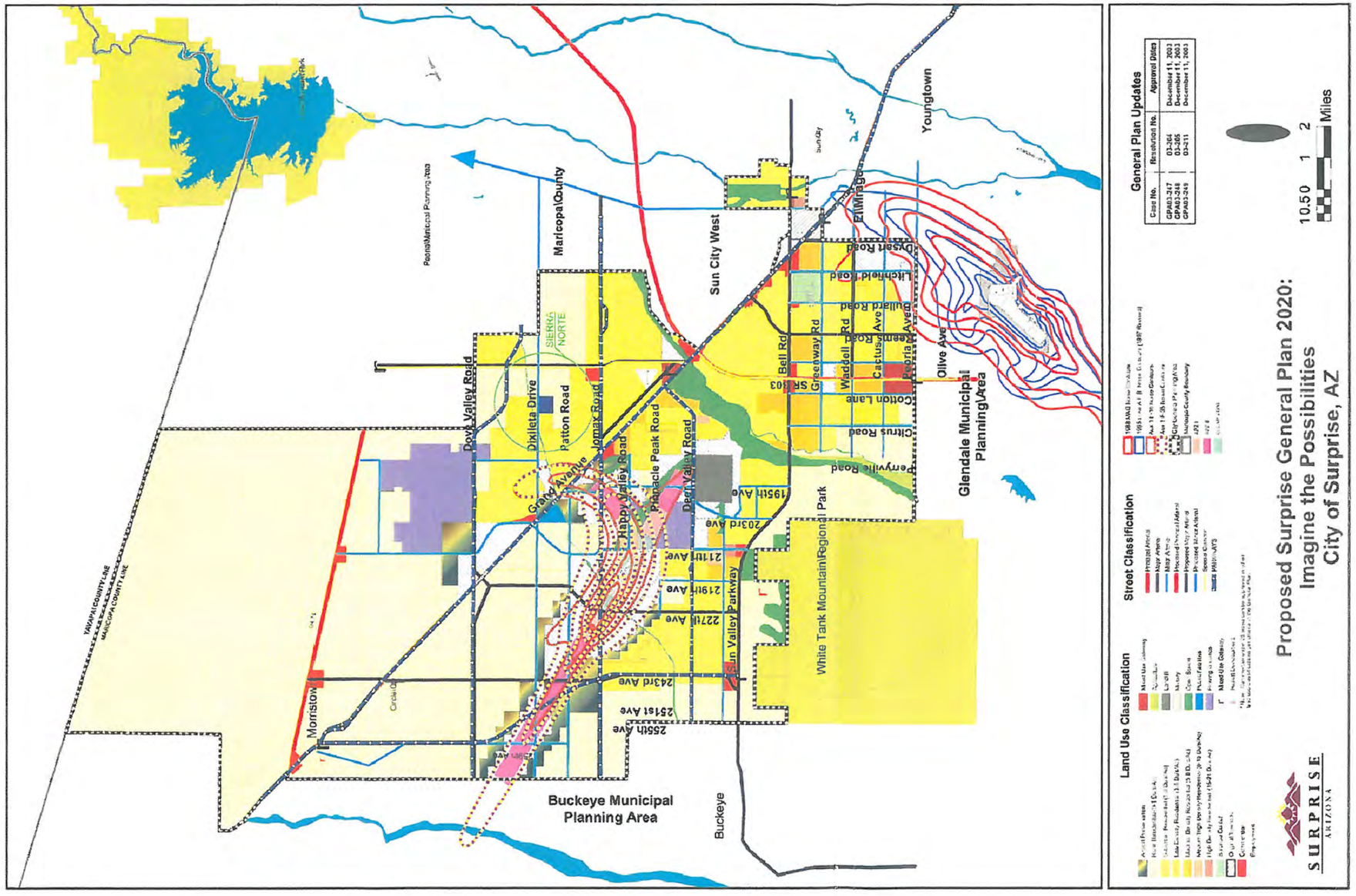
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 7

CITY OF SURPRISE
GENERAL PLAN



SIERRA NORTE

NORTH

Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 253 1200 FAX: 602 253 1202

DATE 2 11 05
CB# 194243.001

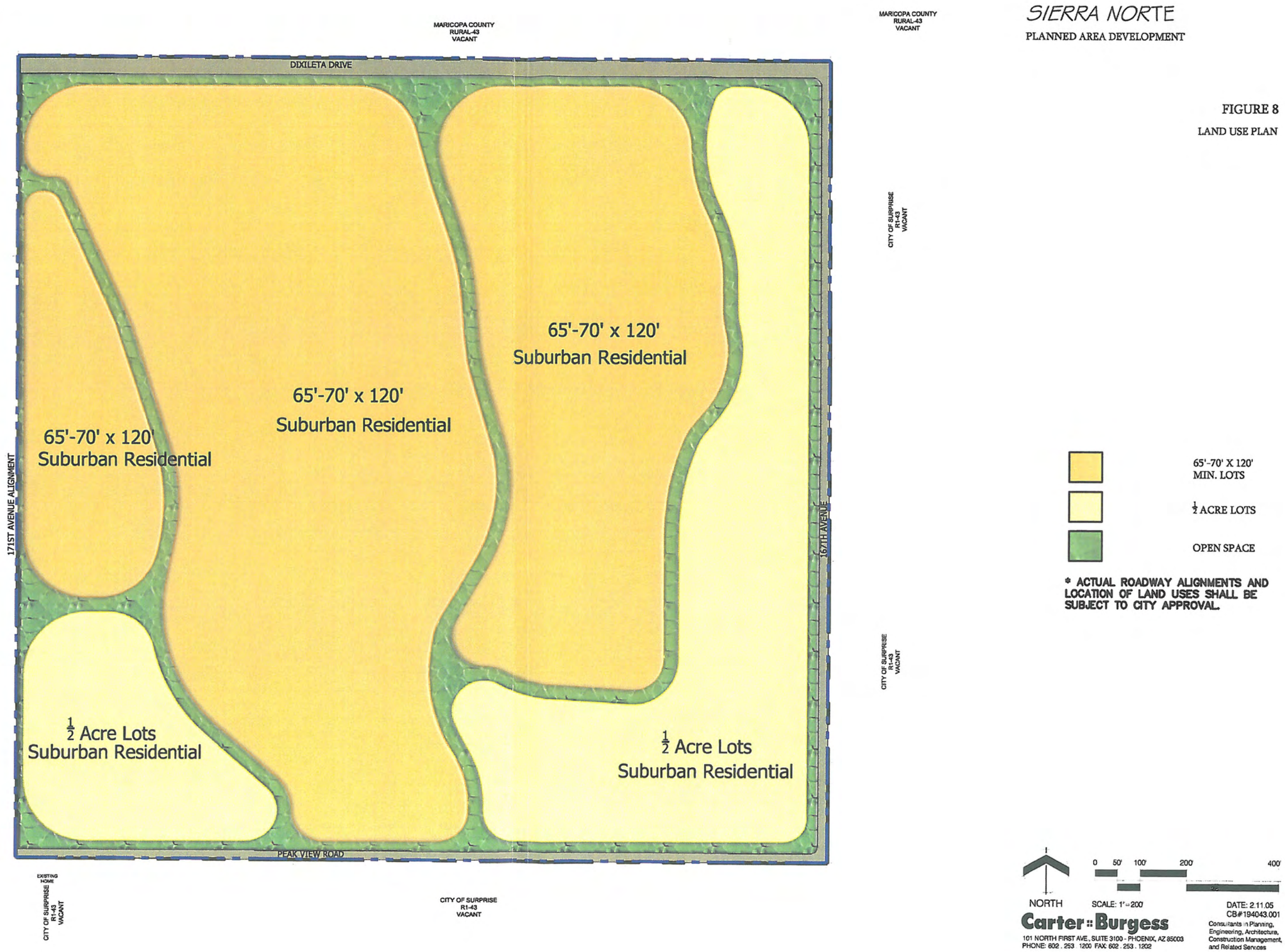
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 8

LAND USE PLAN

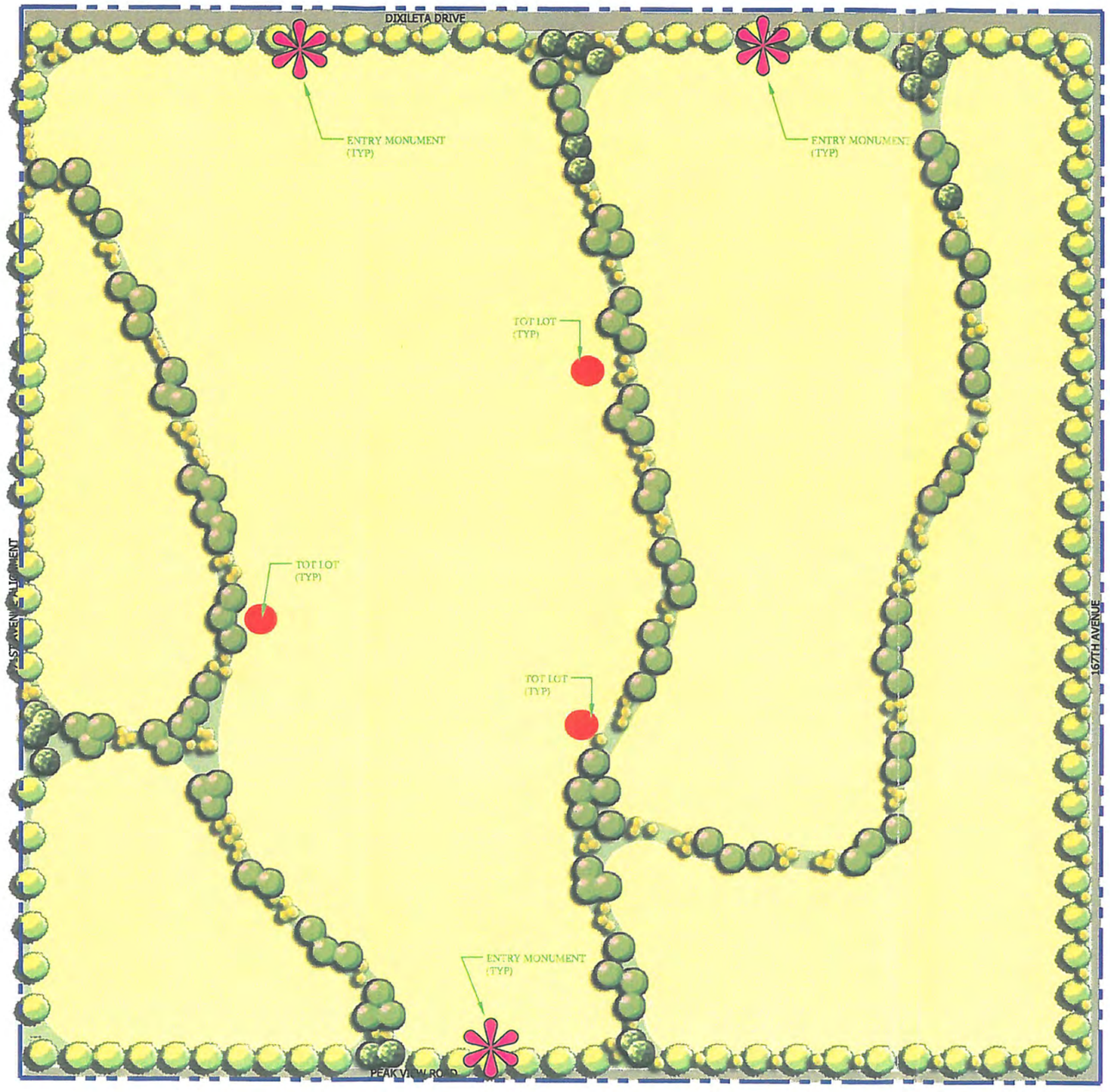


SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 9

CONCEPTUAL LANDSCAPE PLAN



PLANT LEGEND

TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES			
	DALBERGIA SISSOO	SISSOO	24" BOX
	ULMUS PARVIFOLIA 'REPTENS'	CHINESE ELM	24" BOX
ACCENT TREES			
	CERCIDIUM PRAECOX	DESERT MUSEUM PALO BREA	24" BOX
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX
TRANSITION TREES			
	ACACIA FARNESIANA	SWEET ACACIA	24" BOX
	PROSOPIS GLANDULOSA	NATIVE MESQUITE	24" BOX
	PITHOCELLOBIUM FLEXICAULE	TEXAS EBONY	24" BOX

SHRUB SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	CALIANDRA CALIFORNICA	RED FAIRY DUSTER	5 GAL
	DODONAEA V. 'PURPUREA'	PURPLE HOP BUSH	5 GAL
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL
	LEUCOPHYLLUM 'RIO BRAVO'	TEXAS RANGER	5 GAL
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL
	SALVIA LEUCANTHA	MEXICAN SAGE	1 GAL
	SIMMONDSIA CHINENSIS	JOJOBA	1 GAL
	TECOMA V. 'ORANGE JUBILEE'	ORANGE JUBILEE	5 GAL

ACCENT & GROUND COVERS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	AGAVE WEBERI	SMOOTH-EDGED AGAVE	5 GAL
	CARNEGIEA GIGANTEA	SAGUARO 'SINGLE SPEAR'	SIZE
	CONVOLVULUS CENEORUM	GROUND MORNING GLORY	5 GAL
	DASYLIRION ACROTRICHE	GREEN SPOON	5 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	5 GAL
	OENOTHERA SPECIOSA	MEXICAN EVENING PRIMROSE	1 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	10 CANES
	HESPERALOE PARVIFLORA	YELLOW YUCCA	1 GAL
	MUHLENBERGIA CAPILLARIS	DEER GRASS REGAL MIST	1 GAL
	VERBENA GOODDINGII	GOODDING VERBENA	1 GAL
	TURF: BERMUDA - SEED		

REVEGETATION SEED MIX

SYMBOL	BOTANICAL NAME	COMMON NAME
NON-MOWING SEE PLAN FOR LOCATION	ESCHOLTZIA MEXICANA	MEXICAN GOLD POPPY
	GAILLARDIA PULCHELLA	BLANKET FLOWER
	LUPINUS ARIZONICUS	ARIZONA LUPINE
	LARREA TRIDENTATA	CREOSOTE
	SPHAERALCEA AMBIGUA	GLOBE MALLOW
	SENNA COVESII	DESERT SENNA
	BOUTELOUA ARISTIDOIDES	NEEDLE GRAMA
	ARISTIDA PURPUREA	PURPLE THREE AWN
	ENCELIA FARINOSA	BRITTLE BUSH
	AMBROSIA DELTOIDEA	BURSAGE
	BAILEYA MULTIRADIATA	DESERT MARIGOLD

ENTRY MONUMENTS

PRIMARY ENTRY MONUMENT
SEE PLANS FOR EXACT LOCATION

NORTH

0 50' 100' 200' 400'

SCALE: 1"=200'

DATE: 2/11/05
CB#194043.001

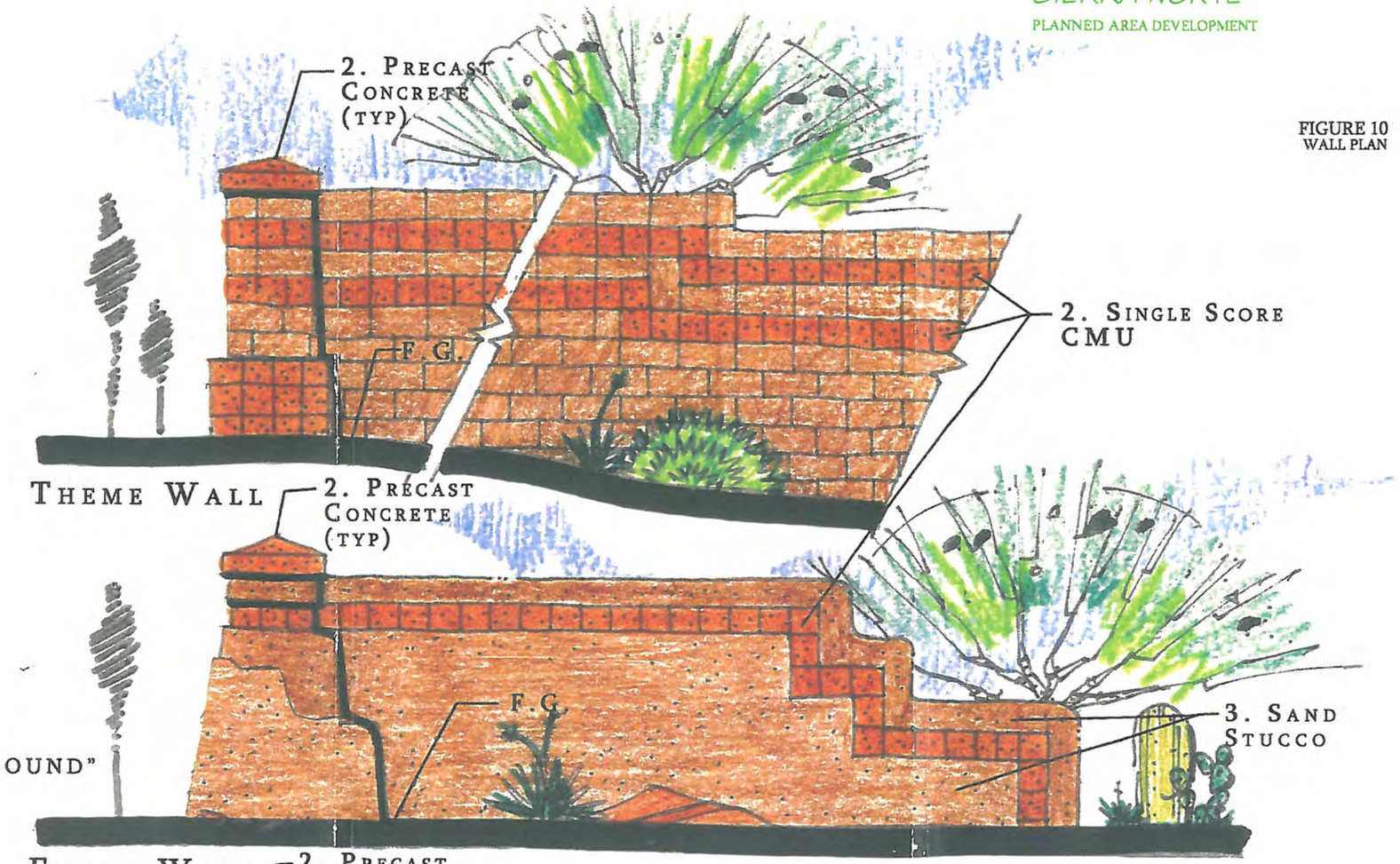
Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 253 1200 FAX: 602 253 1202
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services

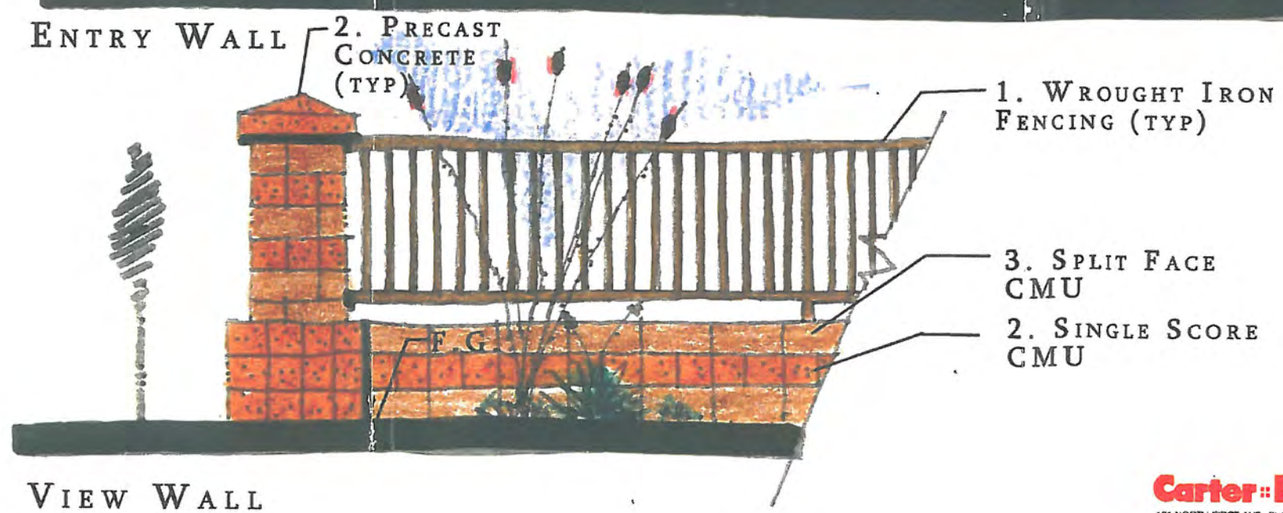
SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 10
WALL PLAN

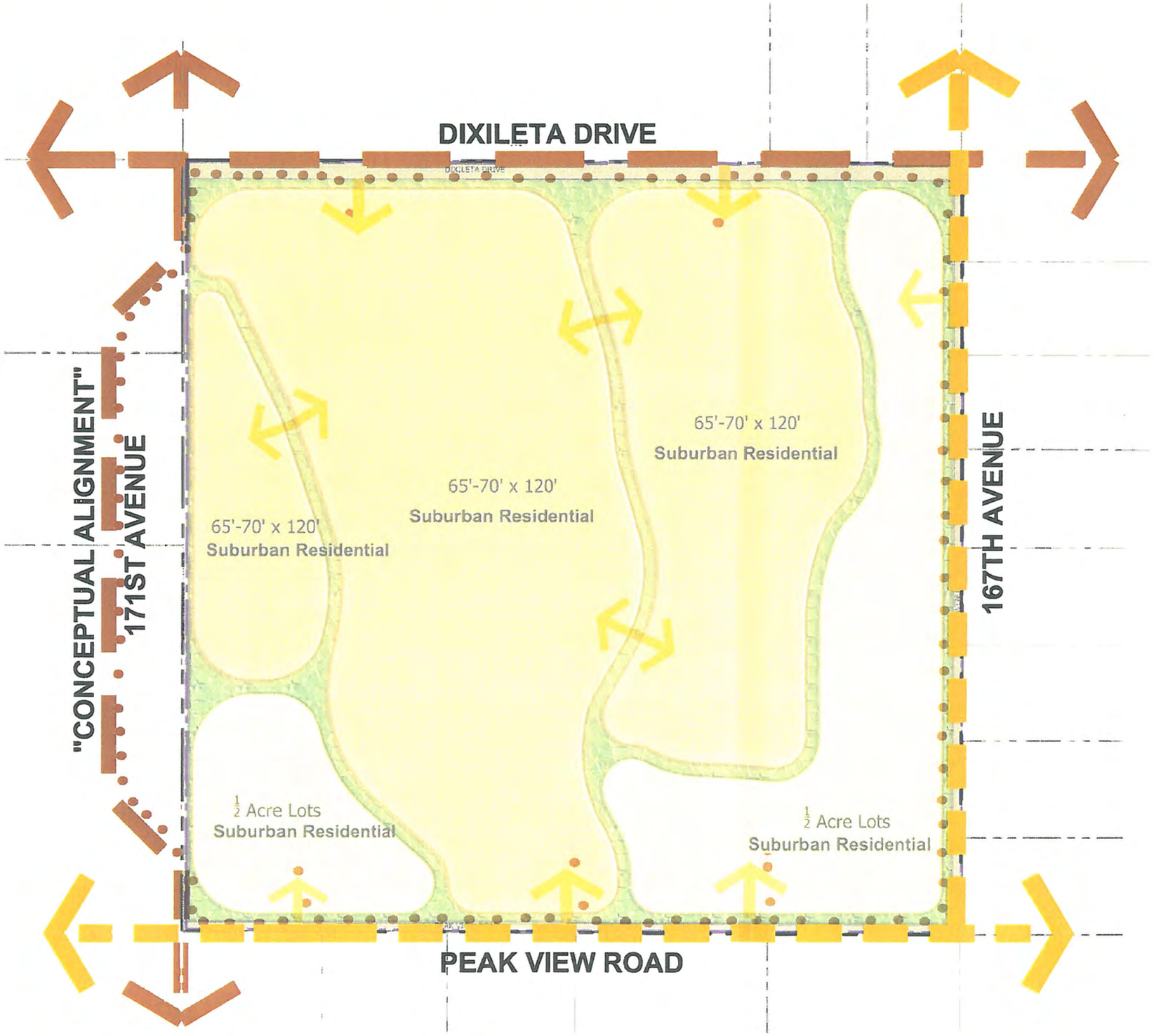
1.SHERWIN WILLIAMS SW 6088 "NUTHATCH"
2.SHERWIN WILLIAMS SW 6061 "TANBARK"
3.SHERWIN WILLIAMS SW 6118 "LEATHER BOUND"





Carter :: Burgess
101 NORTH FIRST AVE SUITE 3100 - PHOENIX, AZ 85003
PHONE 602 253 1200 FAX 602 253 1202

DATE 2 11 05
CB# 194043.001
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services



SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 11

PROPOSED STREET CIRCULATION PLAN

SIERRA NORTE

CONCEPTUAL MINOR ARTERIAL

COLLECTOR

LOCAL ENTRY ROADS

PEDESTRIAN/ BIKE PATHS

NOTES:

*THESE ARE THE APPROXIMATE LOCATIONS FOR STREETS AND PATHS. FINAL DESIGN WILL BE SHOWN ON THE PRELIMINARY PLAT.

** INTERNAL BIKE PATHS SHALL BE DEFINED AT PRELIMINARY PLAT & SUBJECT TO CITY APPROVAL.

NORTH

0 75' 150' 300' 600'

SCALE: 1" 300'

DATE: 2 11.05
CB#194043.001

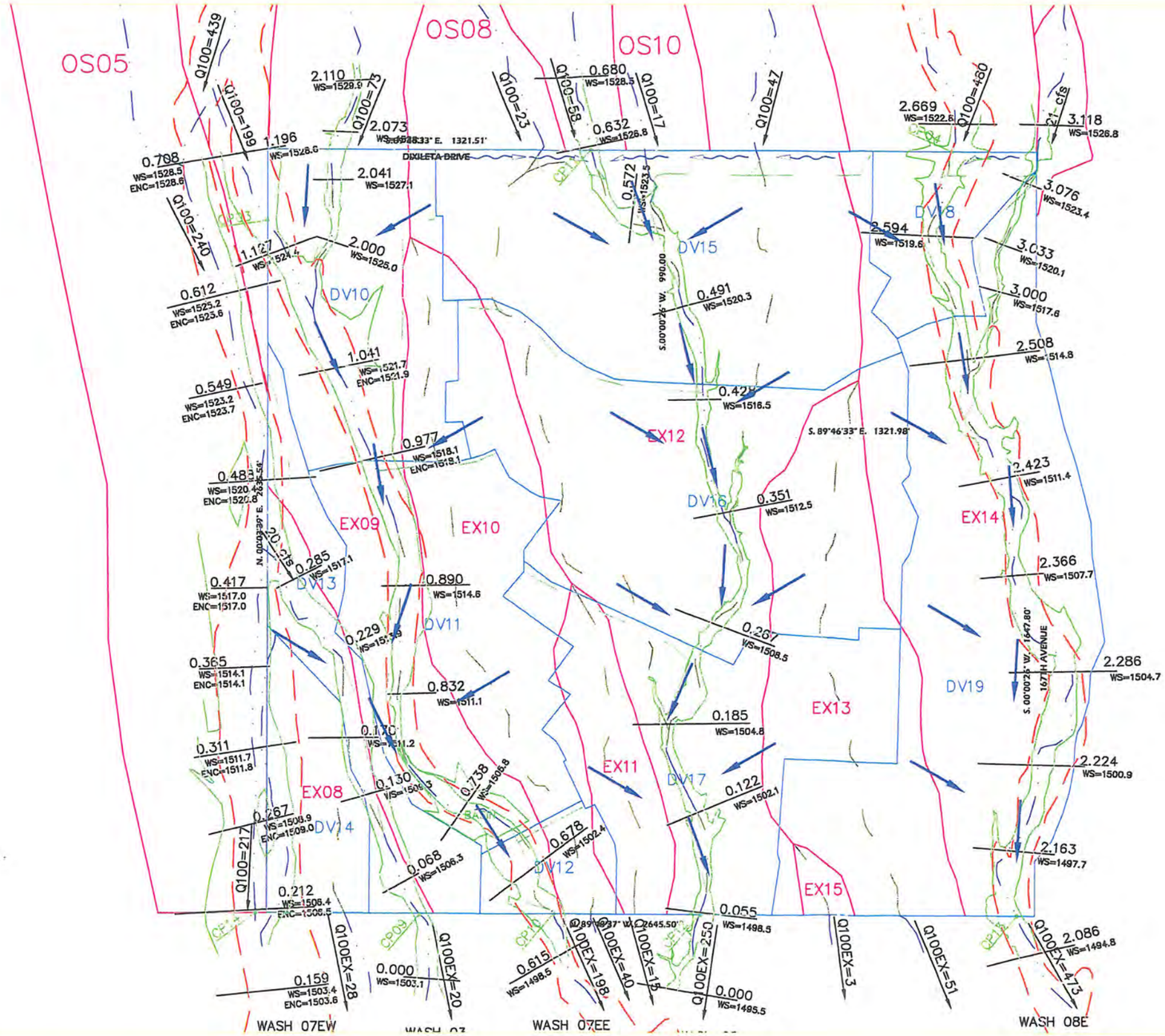
Carter :: Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 253 1200 FAX 602 253 1202
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 12

MASTER DRAINAGE



SIERRA NORTE
EXISTING DRAINAGE

LEGEND

- 404 JD
- FEMA FLOODPLAIN
- FLOWLINE
- DRAINAGE ARROW

ERIE & ASSOCIATES, INC.

JOB NO.	1836.01
DATE	01/18/05
SCALE	1"=200'
DRAWN	JPP
DESIGN	L.J.E.
CHECKED	L.J.E.
PLATE NO.	

4

NORTH

Carter :: Burgess

101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1202

DATE: 2.03.05
CB#194043.001

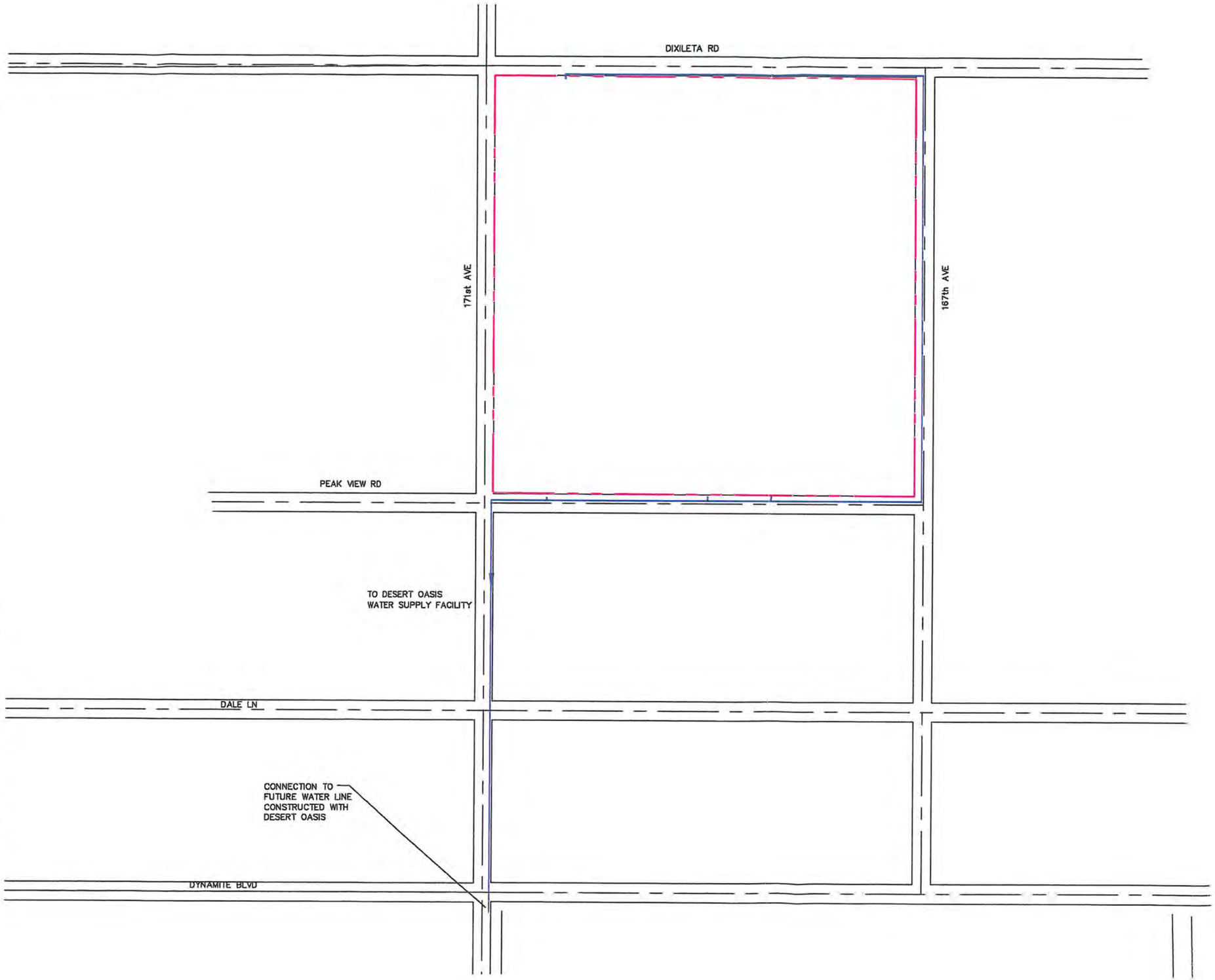
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 13

PROPOSED WATER PLAN



SIERRA NORTE

WATERLINE

NORTH

0 150' 300' 600' 1200'

SCALE: 1"=600'

DATE: 2.11.05
CB#194043.001

Carter:Burgess
101 NORTH FIRST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1202
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

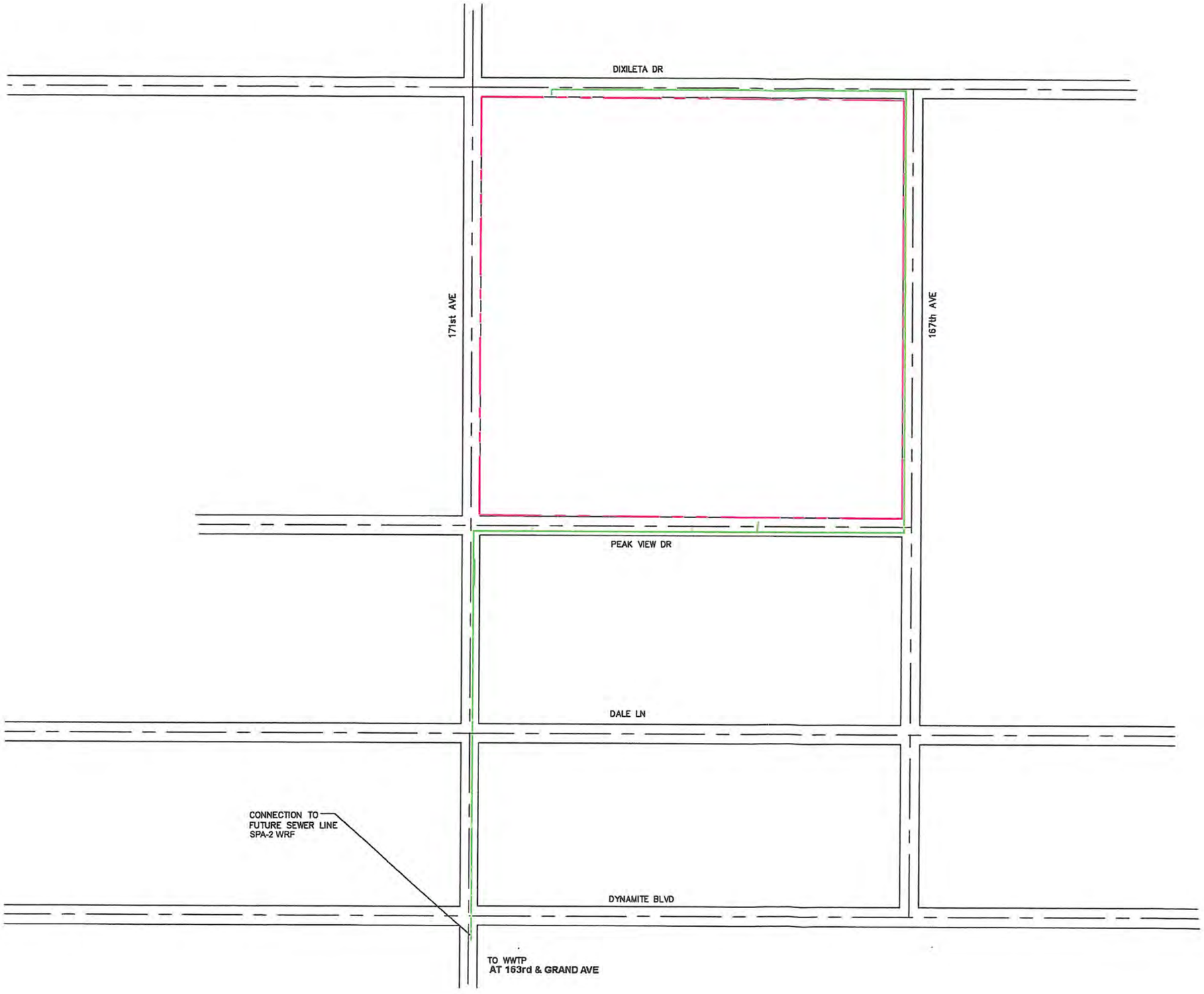
L:\JOB\194043\011\001\DWGS\PLNG\ZONING 13-WATER PLAN.DWG

SIERRA NORTE

PLANNED AREA DEVELOPMENT

FIGURE 14

PROPOSED SEWER PLAN



SIERRA NORTE

SEWERLINE

NORTH

0 150' 300' 600' 1200'

SCALE: 1"=600'

DATE: 2.11.05

CB#194043.001

Carter :: Burgess

101 NORTH FIRST AVE., SUITE 3100 · PHOENIX, AZ 85003

PHONE: 602 253 1200 FAX: 602 . 253 1202

Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

FIGURE 15

Nadaburg School District No. 81

Superintendent
James H. Nelson
623.388.2321 ext 355
602.663.2716 cell
jhnelson@meazschools.org

Business Manager
Sara DiPasquale
623.388.2321 ext 351
sarad@meazschools.org

Governing Board
Andrea Harman, President
Terri L. McFarlin, Clerk
Robert C. Jones
Deane F. Wiley
Sandra Wilk

32919 Center Street
Wittmann, AZ 85361-9416
http://nadaburg.maricopa.k12.az.us

PH: 623.388.2321
Fax: 623.388.2915

Nadaburg Elementary

Principal
Bill Collins
623.388.2321 ext 302
williamc@meazschools.org

Assistant Principal
Jerry Stultz
623.388.2321 ext 305
jstultz@meazschools.org

21419 West Dove Valley Road
PH: 623.388.2321
Fax: 623.388.2204

January 24, 2006

Re: Sierra Norte

To Whom It May Concern:

This letter is provided at the request of a representative of the above-referenced proposed residential development.

The Nadaburg School District Governing Board is willing to enter into agreements with developers that agree to assist the district either financially, through the donation of school site(s), or both in exchange for the District's support. At present, no discussions regarding Sierra Norte have occurred but the district is acting in good faith that such an agreement will be reached prior to final platting.

At present, the district will construct during the next year an elementary school in the vicinity of 171st Avenue and Jomax Road, located within the bounds of the Desert Oasis-Lancer project. This elementary school will serve students living in the area until it reaches capacity and another elementary school is warranted.

Furthermore, the district has plans to hold an election for unification within the next two years. This would enable Nadaburg to qualify for a state-funded high school to serve high school students of the district within the next five years. At present, the district has identified at least two sites as potential high school sites.

Please feel free to contact me if you have any questions.

Sincerely,

Sara DiPasquale

Sara DiPasquale
Business Manager

Appendices

MONUMENT REFERENCE LIST

MON	DESCRIPTION
1.	BCHH, 0.45' below rim, north quarter corner Section 25
2.	BCHH, 0.7' below rim, east quarter corner Section 25
3.	GLO brass cap, 1.5' above, south quarter corner Section 25
4	GLO brass cap, pipe bent, used nail at base, corner common to Sections 23, 24, 25 and 26
5.	GLO brass cap, 0.5' above, quarter corner common to Sections 25 and 26
6.	Found ½" rebar, affixed tag RLS 12216, southeast corner property
7.	Found ½" rebar with unreadable red cap, accepted as center of Section 25 and found ½" rebar with tag RLS 13554, 30.0' north
8.	Found ½" rebar with cap RLS 21081, accepted as 1/16 corner on property line, northwest corner property.

EASEMENT REFERENCES

EASEMENT	DESCRIPTION
1.	55' wide permanent roadway easement per instrument 2003-1555541, MCR
2.	80' wide Designated County Road per Instrument 2004-0250691, MCR
3.	55' wide permanent roadway easement per Instrument 2003-1454993, MCR.
4.	20' wide easement for ingress, egress roadway and utilities per Instrument 2000-796832, MCR

LEGAL DESCRIPTION

The north 990.00 feet of the northeast quarter of the northwest quarter of Section 25, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

ASSESSOR PARCEL NUMBERS

503-51-197A AND 503-51-198A

AREA

30.04 ACRES

BENCHMARK

REFERENCE MARKER 811 (RM811) FIRM 04013C1135 F
GLO BRASS CAP AT QUARTER CORNER COMMON TO SECTIONS 25 AND 26, T.5 N., R.2 W.
ELEVATION 1506.25

PERTINENT REFERENCES

1. GENERAL LAND OFFICE ORIGINAL SURVEY MAP BY GILL AND VOIGT IN 1916
2. GEODETIC DENSIFICATION AND CADASTRAL SURVEY OF TOWNSHIP 5 NORTH, RANGE 2 WEST BY WOOD, PATEL & ASSOCIATES, INC. RECORDED IN BOOK 656, PAGE 21, MCR

BASIS OF BEARINGS

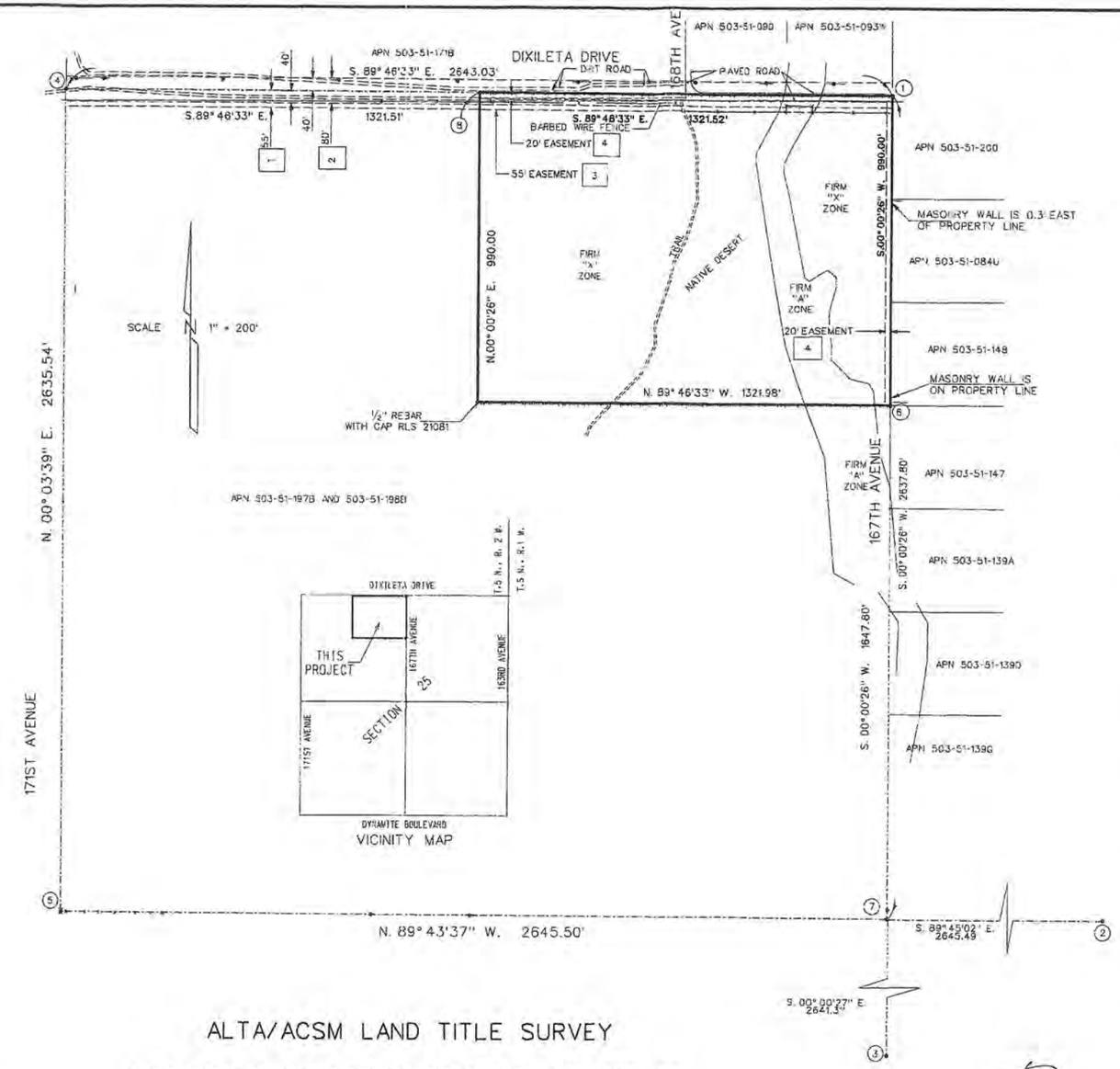
WORLD GEODETIC SYSTEM OF 1984 (WGS84)

FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY - CITY OF SUPRISE
COMMUNITY NO. - 040053
FIRM - 04013C720
SUFFIX - F
REVISION DATE - JULY 19, 2001
FLOOD ZONES - "A" AND "X"

LEGEND

•	FOUND MONUMENT (TYPE AS SHOWN HEREON)
○	SET MONUMENT (1/2" REBAR WITH TAG RLS 12216)
◯	MONUMENT/CORNER REFERENCE
□	EASEMENT REFERENCE
△	PERTINENT REFERENCE
APN	ASSESSOR PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
—•—	ELECTRIC POWER POLE
--X--	FENCE



ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER SECTION 25 TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SUPRISE, COUNTY OF MARICOPA, ARIZONA

LAND SURVEYOR'S CERTIFICATION

Chicago Title Insurance Company, Policy No. 2329864 dated June 30, 2004 and CML, INC., an Arizona corporation

This is to certify that this plat and the survey on which it was based were made in Accordance with "Minimum Standard Detail Requirements for ATLA/ACSM Land Title Surveys" jointly adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 6, 8, 10 and 11 of Table A thereof.

Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect On the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

REGISTERED LAND SURVEYOR CERTIFICATE NO. 12216 JOHN E. COURTNEY 1-27-2005 ARIZONA U.S.A.

CAVE CREEK LAND SURVEYORS, LLC.
5480 EAST SEVEN PALMS DRIVE
CAVE CREEK, ARIZONA 85331
tel: 480 595 1798

Job No. 04077 (30)
01/21/05
Drawn by: JC
Sheet 1 of 1 sheet

C:\PROJECTS/2004/LEATHERWOOD/DGN/04077_ALTA-1-2.DGN

MONUMENT REFERENCE LIST

NON	DESCRIPTION
1.	BCHH, 0.45' below rim, north quarter corner Section 25
2.	BCHH, 0.7' below rim, east quarter corner Section 25
3.	GLO brass cap, 1.15' above, south quarter corner Section 25
4.	2" aluminum cap, RLS 21782, corner common to Sections 25, 26, 35 & 36
5.	2" iron pipe, accepted as south quarter of Section 26, a 1/2" iron pipe lies north 1.4' and 1.8' west
6.	GLO brass cap, west quarter corner Section 25
7.	GLO brass cap, north quarter corner Section 26
8.	GLO brass cap, pipe bent, used nail at base, corner common to Sections 23, 24, 25 and 26
9.	GLO brass cap, 0.5' above, quarter corner common to Sections 25 and 26
10.	Found 1/2" rebar, affixed tag RLS 12216.
11.	Found 1/2" rebar with unreadable red cap, accepted as center of Section 25 and found 1/2" rebar with tag RLS 13594, 30.0' north
12.	Found 1/2" rebar with cap RLS 29868, accepted as 1/16 corner on property line and found 1/2" rebar, unmarked, south 0.5' and 0.15' west
13.	Found 1/2" rebar with cap RLS 29868, accepted as 1/256 corner on property line and found 1/2" rebar with tag RLS 10344, south 0.8' and 0.4' west
14.	Found 1/2" rebar with cap RLS 13168, 2.3' south of property line 331.76' east of Section corner
15.	Found 1/2" rebar with cap RLS 21081, accepted as 1/16 corner on property line
16.	Found 1/2" rebar with cap RLS 9087, 0.6' north and 1.1' west of 1/16 corner
17.	Found 1/2" rebar with cap RLS 12451, accepted as 1/64 corner on property line
18.	Found 1/2" rebar with cap RLS 13451, accepted as corner of Section 26
19.	Found 1/2" rebar unmarked, .03' north and .05' west of 1/16 corner

EASEMENT REFERENCES

EASEMENT	DESCRIPTION
1.	15' wide easement for ingress and egress according to Docket 13432, Pages 845 and 847, MCR
2.	55' wide permanent roadway easement per Instrument 2003-1555541, MCR
3.	80' wide Designated County Road per Instrument 2004-0250691, MCR

PERTINENT REFERENCES

1. GENERAL LAND OFFICE ORIGINAL SURVEY MAP BY GILL AND VOIGT IN 1916
2. GEODETIC DENSIFICATION AND CADASTRAL SURVEY OF TOWNSHIP 5 NORTH, RANGE 2 WEST BY WOOD, PATEL & ASSOCIATES, INC. RECORDED IN BOOK 656, PAGE 21, MCR

LEGAL DESCRIPTION

APN 503-51-002

The northwest quarter of Section 25, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

EXCEPT the north 990.00 feet of the northeast quarter of the northwest quarter of said Section 25.

AREA: 130.02 ACRES

ASSESSOR PARCEL NUMBERS

503-51-1978 and 503-51-1988

BENCHMARK

REFERENCE MARKER B11 (RMB11) FIRM 04013C1135 F
GLO BRASS CAP AT QUARTER CORNER COMMON TO
SECTIONS 25 AND 26, T.5 N., R.2 W.
ELEVATION 1506.25

BASIS OF BEARINGS

WORLD GEODETIC SYSTEM OF 1984 (WGS84)

FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY - CITY OF SUPRISE
COMMUNITY NO. - 040053
FIRM - 04013C720 & 04013C1135
SUFFIX - F
REVISION DATE - JULY 19, 2001
FLOOD ZONES - "A" AND "X"

LEGEND

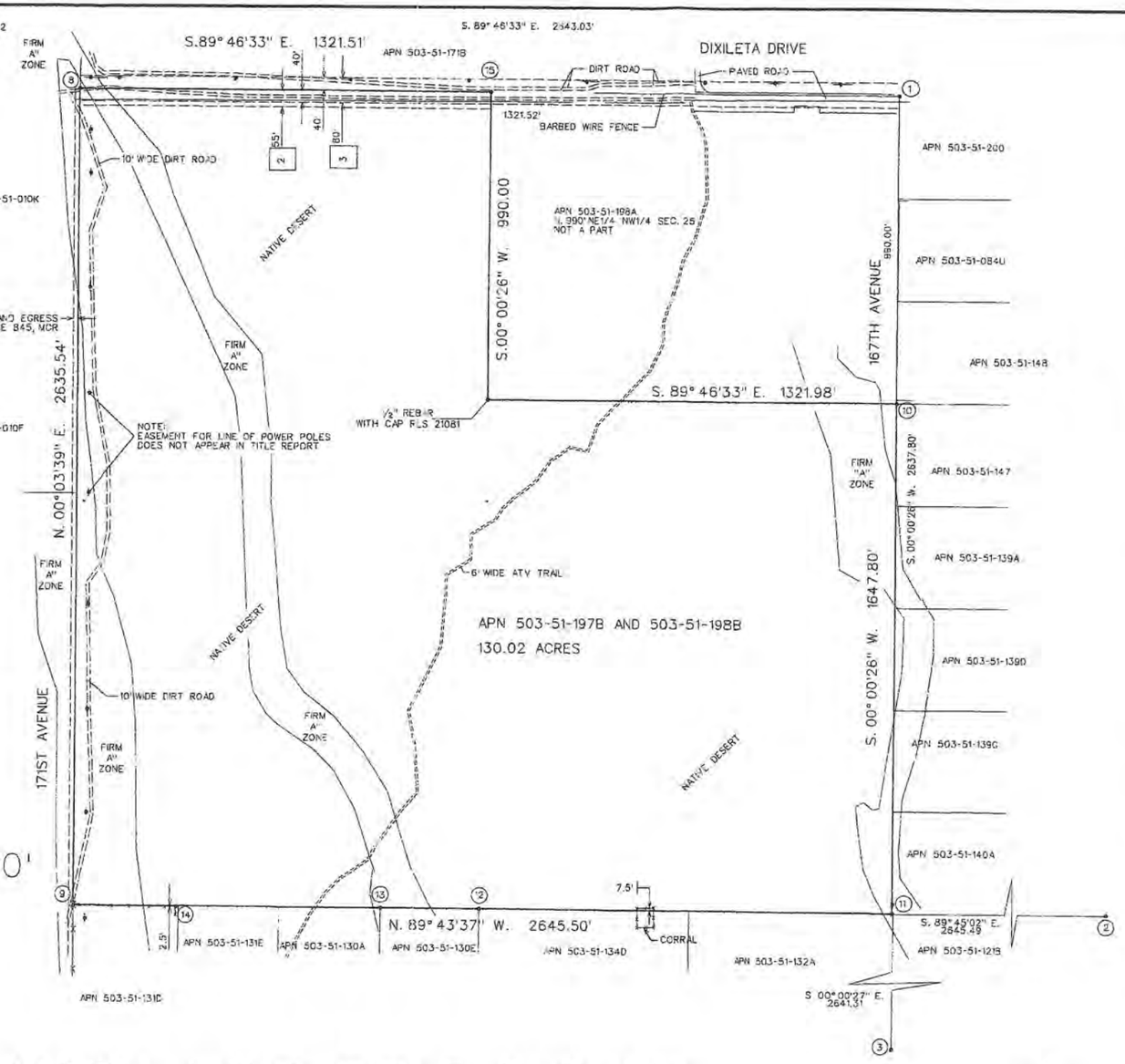
- FOUND MONUMENT (TYPE AS SHOWN HEREON)
- SET MONUMENT (1/2" REBAR WITH TAG RLS 12216)
- MONUMENT/CORNER REFERENCE
- EASEMENT REFERENCE
- PERTINENT REFERENCE
- APN ASSESSOR PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- ELECTRIC POWER POLE
- FENCE

LAND SURVEYORS CERTIFICATION

To Lawyers Title Insurance Corporation, a Virginia Corporation, Commitment for Title Insurance File No. 01379713 dated July 30, 2004, Curtis Land Holdings, Inc., an Arizona Corporation and Cotton Lane Group Six Partnership, an Arizona general partnership.

This is to certify that this plat and the survey on which it was based were made in Accordance with "Minimum Standard Detail Requirements for ATLA/ACSM Land Title Surveys" jointly adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 6, 8, 10 and 11 of table A thereof.

Pursuant to the Accuracy Standards as accepted by ALTA, ACSM and NSPS and in effect On the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".



SCALE N 1"=200'

VICINITY MAP

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SUPRISE, COUNTY OF MARICOPA, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE 12216 JOHN E. COURTNEY 1-22-2005 ARIZONA, U.S.A.

CAVE CREEK LAND SURVEYORS,LLC.
5480 EAST SEVEN PALMS DRIVE
CAVE CREEK ARIZONA 85331
tel: 480 595 1798

Job No. 04077 (130)
REV. 12-31-04
Drawn by: JC
Sheet 1 of 1 Sheet

C:\PROJECTS/2004/LEATHERWOOD/DGN/04077_ALTA-1-2.DGN