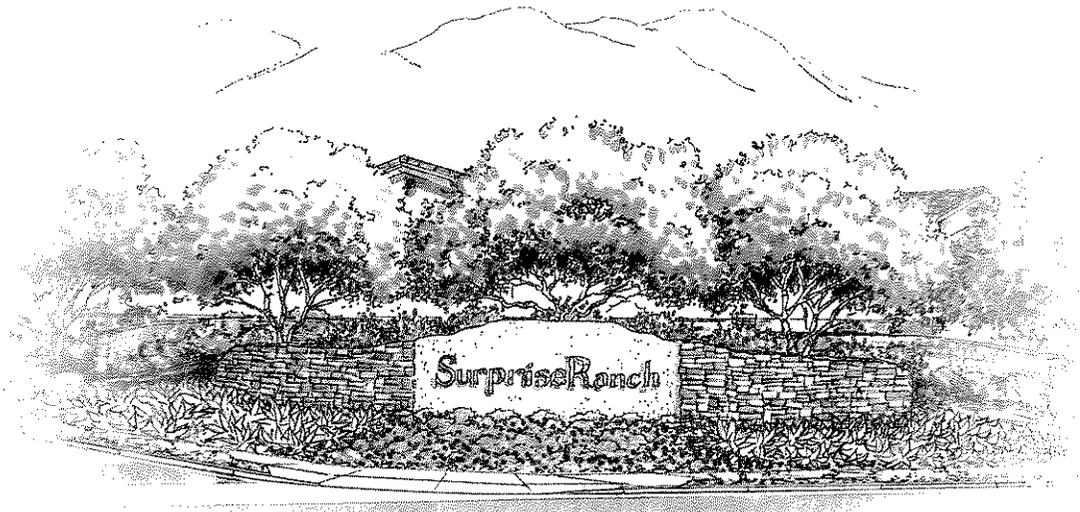


# Surprise Ranch

Planned Area Development



City of Surprise, Arizona

PLANNING DEPARTMENT  
CITY OF SURPRISE, ARIZONA  
PAD # 04-423  
PAD # 04-423  
11/22/2005  
11/22/2005

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CITY OF SURPRISE

PAD #04-423  
December, 2004  
Approved November, 2005

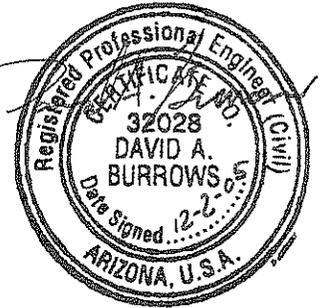


# Surprise Ranch

## Planned Area Development

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Planned Area Development

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# Surprise Ranch

Planned Area Development

## Project Team

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# Surprise Ranch

## Planned Area Development

### 1.0 Introduction

FRI Surprise Assemblage, LLC ("Farnam Realty") is requesting the City of Surprise (the "City") rezone approximately 200 acres of land located just north of Sun Valley Parkway (Bell Road) and east of 195<sup>th</sup> Avenue (Jackrabbit Trail) (the "Property") to a Planned Area Development (the "Surprise Ranch PAD"). Surprise Ranch (also referred to as the "Community") is adjacent to Flood Control District of Maricopa County ("FCDMC") land, and approximately eight miles from the Luke Air Force Base ("Luke AFB"). Due to its location, the Community will benefit from spectacular views of the White Tank Mountains. Refer to Figure 1 for the regional vicinity map. For an aerial photograph showing the Property and its surroundings, refer to Figure 2.

The Surprise Ranch PAD document is intended to provide a comprehensive master plan, which is consistent with all City of Surprise regulations and the Surprise General Plan 2020 (the "General Plan") in order to provide for a quality development. The Surprise Ranch PAD provides a detailed description of residential land uses, trail and open space concepts, design themes, and infrastructure requirements for the Community. The land plan for Surprise Ranch provides a mixture of single-family, detached residential units and court home units, in addition to several amenities such as an extensive trail system to meet the needs of the residents.

In addition to the internal trail systems, a number of external trail connections will be developed as well. The trail system within the Community will provide a connection to the City's nearby potential Urban Park to the east, and allow pedestrian access to the City's potential McMicken Dam Recharge project and the Maricopa County Regional Trail along the McMicken Dam. To add to the usefulness of the trail system and increase the enjoyment of the residents taking advantage of this amenity, strategically placed benches will be located approximately every quarter mile under a canopy of mature trees. In addition to the extensive open space and trail system, the Community is designed to offer residents beautiful views of the White Tank Mountains to the southwest of the Property.

The land plan for Surprise Ranch integrates the Property's natural desert setting as the foundation upon which to develop the character and theme, creating a community that can truly enjoy the beauty of its natural setting. Although the Property contains little vegetation, the extensive open space and trail system and unique character make the Property an ideal location for a residential community. Situated to the northeast of the White Tank Mountains, Surprise Ranch offers a picturesque view of the sun setting behind the mountains, providing a striking backdrop for the Community.



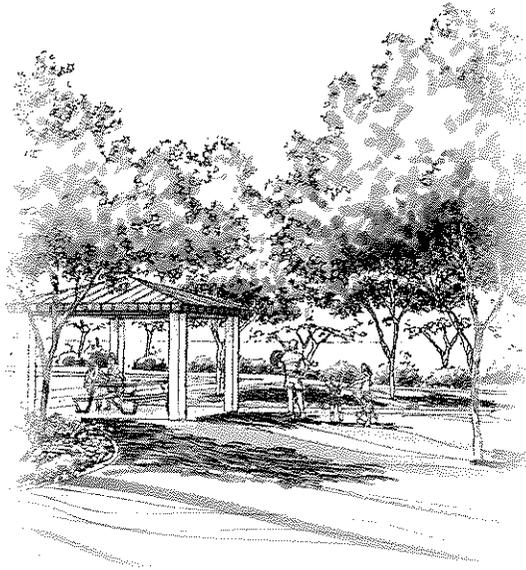
# Surprise Ranch

## Planned Area Development

### 1.1 Request

The current zoning for Surprise Ranch is R1-43 per the City Zoning Map. The purpose of this application is to request a zone change from R1-43 to a Planned Area Development ("PAD"). With PAD zoning, Surprise Ranch can offer residents a fully integrated master planned community with a combination of densities, mix of lot sizes, and a variety of design options that benefits both the Community and surrounding area. The PAD includes R1-5, R1-8 and R-2 zoning districts and is in conformance with the City General Plan land use designation of three to five dwelling units per acre. Refer to Figure 3 for the parcel configurations, and locations of requested zoning districts.

Land ownership within the section containing Surprise Ranch is split into several small parcels (Figure 4). Because of this, Farnam Realty has spent a great deal of time and effort over the past two years assembling the Property to create Surprise Ranch. As a result of its efforts, Farnam Realty has entered into agreements with the owners of the parcels that comprises the assemblage, allowing the purchase of each of the parcels in the future. Currently, the Property is owned by eight separate entities. Authorizations to submit the rezoning application have been obtained from each owner and have been submitted in conjunction with the PAD. Assembling the Property ensures that the area will be an integrated, master planned community and not a series of separate "wildcat" subdivisions that have historically taken place in this area. Farnam Realty is committed to creating a high quality, sustainable community for the future residents of Surprise Ranch and the City.

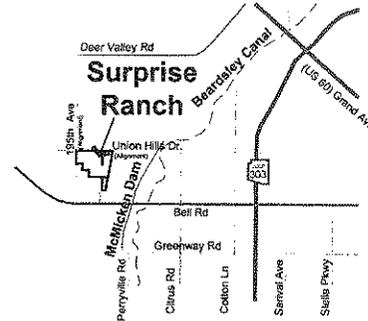


# Surprise Ranch

## Planned Area Development

### 2.0 Site Location

The Property is an assemblage of eight separate parcels totaling 198 acres. The assemblage is bounded by Union Hills Drive to the north, Flood Control District of Maricopa County ("FCDMC") land to the east, Sun Valley Parkway (Bell Road) to the south, and 195<sup>th</sup> Avenue (Jackrabbit Trail) to the west. With very little vegetation and no riparian areas (Figure 2), the Property is relatively flat native desert land with a slight slope from the northwest to the southeast. There are currently no improvements located on the Property. The Property is within the City and is within the area of the City designated as Special Planning Area 3 ("SPA 3").



### 2.1 Access

There are three major arterials that are defined in SPA 3, Jomax Road, Deer Valley Road and Sun Valley Parkway. The Community is located just north and east of the intersection of Sun Valley Parkway and 195<sup>th</sup> Avenue. Per the City's General Plan transportation/circulation map, 195<sup>th</sup> Avenue is a proposed minor arterial and Sun Valley Parkway is an existing major arterial. These two corridors will provide access into Surprise Ranch (Figure 2). As part of the draft 2030 Roadway Plan dated June 22, 2004, City Staff has expressed a desire to improve 195<sup>th</sup> Avenue for a continuous north-south roadway connecting to Interstate 10 and designated as a major arterial.

According to the City of Surprise Open Space and Recreation Plan, the McMicken Dam corridor is designated as a future community park. Surprise Ranch has been designed to include trails, open spaces, and pathways that link to the future urban park area.

### 2.2 Surrounding Properties

The General Plan designates of the Property as located within SPA 3. The existing land uses as described in SPA 3 include the Volvo Proving Grounds, approximately three and one-half miles northwest of the Property; the Northwest Regional Landfill, approximately three-quarters of a mile north of the Property; and Luke AFB Auxiliary Field #1 ("AUX 1") approximately six miles northwest of the Property. The White Tank Regional Park is adjacent to SPA 3 and is located one and one-half miles southwest of the Property.

The land directly surrounding the Property is undeveloped (Figure 2). To the east is property owned by the FCDMC, which is adjacent to the McMicken Dam and Beardley Canal. East of the McMicken Dam are two established master planned communities, Sun City Grand and Arizona Traditions. To the south (south of Sun Valley Parkway) and to the west is land owned by the Arizona State Land Department. Luke AFB is located approximately eight miles southeast of the Property and the Loop 303 Freeway is approximately two miles east.

### 2.3 Luke Air Force Base

Figure 6 shows that the Property is located approximately eight miles from Luke AFB and six miles from AUX 1. The Property is situated outside the Luke AFB 1988, 65-decibel Joint Land Use Study (JLUS) noise contours, for the F-16 aircraft, but within the "Territory in the

# Surprise Ranch

## Planned Area Development

Vicinity of a Military Airport". As such, within the Department of Real Estate Public Report of any subdivision in Surprise Ranch, disclosures similar to the following will be included:

- *You are buying a home or property in the "vicinity of a military airport" as described by State of Arizona statute A.R.S. §28-8481. Your house should include "sound attenuation" measures as directed by State law. You will be subject to direct over flights and noise by Luke Air Force Base jet aircraft in the vicinity.*
- *Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 over flights a day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range, and other flight training areas.*
- *Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.*
- *Luke Air Force Base's normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends.*
- *Luke Air Force Base Auxiliary Field 1, located approximately 15 miles to the northwest of Luke Air Force Base is a site of intense instrument procedure landing approaches, with approximately 12,000 flight operations per year. Aircraft will descend down to 200 feet above the ground over the Auxiliary Airfield and will create severe noise in that area.*
- *Gila Bend Auxiliary Airfield is located just south of the town of Gila Bend. Luke and other Department of Defense aircraft fly in excess of 30,000 flight operations per year at that location, including landings and takeoffs, primarily to the north.*
- *For further information, please check the Luke Air Force Base website at [www.luke.af.mil/urbandevelopment](http://www.luke.af.mil/urbandevelopment) or contact your local Mayor's office.*

In 2004, the City approved a major amendment to the General Plan for the AUX 1 area that identified compatible land uses and densities under the flight path of Luke AFB AUX 1. This General Plan amendment included airport preservation areas around the F-16 noise contours. The Community is six miles from AUX1 and all residential lots are well outside of the 65-decibel noise contour lines and airport preservation areas. Accordingly, the proposed development of the Property is in compliance with such amendment.

The Community is over six miles from the closest 65-decibel noise contour and eight miles from the closest Accident Potential Zone. According to Luke AFB's Graduated Density Concept ("GDC"), at a distance of one to three miles from the 65-decibel JLUS line, Luke AFB will support residential densities of up to six dwelling units per acre, provided that a more restrictive land use criteria does not govern. Under the GDC 1,190 residential units would be permitted, while less than 700 units are proposed, at Surprise Ranch. Therefore, Surprise Ranch not only conforms to the GDC but also is well below the maximum density allowed by the GDC.

### 3.0 Existing Conditions

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#### 3.1 Existing Land Use, Zoning and General Plan

Currently the Property is sparsely vegetated, native desert land with no improvements and zoned for single-family residential uses. Per the City General Plan, the Community is located within SPA 3, which is bounded by Jomax Road to the north, Grand Avenue and McMicken Dam to the east, White Tank Mountain Regional Park to the south and the Town of Buckeye to the west.

According to the Surprise General Plan, the Property is designated as Low Density Residential. This land use district is primarily intended for residential uses, with densities up to five dwelling units per acre.

#### 3.2 Existing Topography and Drainage

The Property is vacant native desert land with a slight slope from the northwest to the southeast, sparsely vegetated and without any well-defined or incised natural drainage corridors (Figure 5). Surprise Ranch is immediately adjacent to the FCDMC right-of-way containing the McMicken Dam Outfall Channel. Offsite drainage areas for the development originate from the White Tank Mountains to the southwest of the Property. These flows are concentrated at a culvert that pass under Sun Valley Parkway, and then redistributed as sheet flow before reaching the western boundary of the property. Almost all of the development is located within a Zone "A" floodplain due to this sheet flow. Trilby Wash flows past the north end of the Property and into the McMicken Dam to the east. Surprise Ranch is located outside of the floodplain and floodway created by the Trilby Wash and the ponding behind the McMicken Dam.

#### 3.3 Existing Flood Zone

A majority of the Property is located within the 100-Year Floodplain Zone A according to the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map 4013C1140 G dated July 19, 2001. Figure 5 illustrates the flood hazard zones in relation to the effective FEMA Firm Maps. Flood Zone A is defined as "no base flood elevations determined".

#### 3.4 Archeological Survey

SWCA Environmental Consultants completed an archeological survey on the Property in November of 2004. No archeological remains were identified on the Property. Consequently, SWCA has determined no further archaeological work is necessary. In the unlikely event that previously undocumented resources are encountered during the construction phase of development, all ground disturbing activities will be discontinued until a qualified archaeologist can evaluate the remains.

#### 3.5 Biological Evaluation

SWCA Environmental Consultants completed a biological evaluation report for the Property in November, 2004. The Property is located in an area of undisturbed and disturbed native desert habitat. Disturbed areas are those lands impacted by off highway vehicle traffic and dumped debris. According to the report, there were no permanent



# Surprise Ranch

## Planned Area Development

existing surface waters on the Property and no wetland vegetation or stands of deciduous broad-leaved riparian trees. Additionally, no natural caves, adits or mine features are depicted on the United States Geological Survey map, and or observed during SWCA's field reconnaissance.

According to SWCA, no endangered or threatened, or proposed endangered or threatened plants or animals are known to occur regularly on the Property. Additionally, it is unlikely that the development of Surprise Ranch will have an effect on any federally listed species or their habitat. However, the lead federal permitting agency has the authority and final decision on whether or not to require species-specific surveys for any federally protected species. From their evaluation, SWCA concludes that no additional biological surveys are recommended for the Property.



# Surprise Ranch

## Planned Area Development

### 4.0 The Proposed Project

Surprise Ranch offers residents a large diversity in housing types and lot sizes within identifiable neighborhoods, while providing each neighborhood visual, as well as physical access to adjacent internal and external natural open spaces. The Community is located near the City's proposed Urban Park and adjacent to the McMicken Dam flood control area. This unique location provides convenient access to the amenities that will be found in the proposed Urban Park and the large linear open space and County Regional Trail located behind the McMicken Dam. While the Property is sparsely vegetated, the panoramic views of the White Tank Mountains to the southwest, in addition to the vast open space give the Community its distinct charm. The existing character of the Property, coupled with the enhancement of natural site features, allows Surprise Ranch to be developed as a high quality and unique residential community.

By incorporating the natural site features into the design, the neighborhoods within the Community blend seamlessly with the existing character of the Property. The Project Team is committed to creating a high quality, sustainable community for the residents by offering a series of interconnected neighborhoods and amenities to compliment a range of lifestyles. In addition to connecting the neighborhoods through the open space and trail system, the Community offers an array of common area facilities. Community amenities include neighborhood and linear parks, tot lots, benches at approximately every quarter mile located under a canopy of mature trees along the trail system, and sports courts. Refer to the Amenity Perspective, Figure 7, 8A, and 8B for illustrations of the various proposed amenities.



# Surprise Ranch

## Planned Area Development

### 4.1 Site Data

• <u>Zoning</u>	
○ Existing:	R1-43
○ Proposed:	PAD
○ Underlying Base:	R1-5, R1-8, and R-2
• <u>Gross Acres</u>	
○ Single-Family Residential:	178.5 Acres (90%)
○ Court homes:	19.9 Acres (10%)
○ Total Acreage:	198.4 Acres
• <u>Open Space for Single-Family Residential</u>	
○ Required:	17.85 Acres (10.0%)
○ Provided:	26.76 Acres (15.0%)
• <u>Densities <sup>(1)</sup></u>	
○ Overall Maximum Allowed	5.0 du/ac <sup>(2)</sup>
○ Overall density for the Property	3.5 du/ac
○ Proposed Single-Family Detached Residential Density	3.0 du/ac

#### Notes:

- (1) The density for each parcel may be altered due to drainage issues, topography, and other site planning concerns, which will be addressed during the platting process.
- (2) The Property is located within SPA 3 and designated as the Low Density Residential category, per the City of Surprise General Plan.

### 4.2 Phasing

The Community may or may not be developed in multiple phases. Actual timing of the phases will depend on market conditions and absorption rates; however, the necessary road, water, sewer, drainage improvements and landscaping will be constructed as part of each phase of development. Sub-phases may be considered in order to accommodate infrastructure construction and the construction of model homes.

### 4.3 Land Uses

The Community will achieve a mix of residential densities, open spaces and an integrated trail system that either meet or exceed the City Residential Design Guidelines. The Surprise Ranch PAD not only satisfies all of the requirements of the City Residential Guidelines, but in fact exceeds the required number of points for the "Additional Subdivision Standards", which is described in detail within Section 4.6.

Four of the seven 'lot categories' allowed by the City of Surprise are utilized to achieve diversity within the Community. Table 1 illustrates the lot categories specifically used in this Community. By selecting a number of the lot categories, the Community offers a series of five neighborhoods with various lot sizes. Single-family lots range from 6380 to 10,450



# Surprise Ranch

## Planned Area Development

square feet to meet the desire of a broad range of homebuyers. In addition to a diverse mix of single-family lot sizes, the community includes court homes in the southeast portion of the Property. While Surprise Ranch offers both single family and court homes, these areas are not isolated from each other. Rather, Surprise Ranch is designed with open spaces, amenities, and a trail system that unites the neighborhoods into a cohesive community.

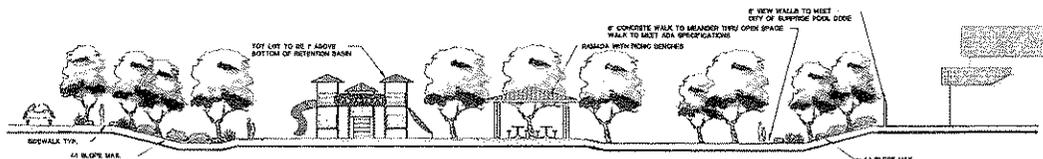
### 4.4 Neighborhood Amenities

A major feature of the Surprise Ranch PAD is the system of detached sidewalks, trails, parks, and open space that provide various linkages to the individual neighborhoods and active open space. The broad array of facilities provides a range of recreational opportunities in which all members of the Community can participate. Using internal open space as the



focal point of the Community, amenities varying in size and type are located throughout the Community. This design provides view corridors to the White Tank Mountains that can be enjoyed community-wide, while promoting a higher level of resident interaction.

Surprise Ranch will be a diverse residential community with a variety of amenity needs. At this time, the proposed amenities are conceptual in nature; however, several examples are provided within the Surprise Ranch PAD. The intent is to provide a framework that expresses the anticipated quality of the final amenity selection, while maintaining flexibility to accommodate site considerations. Each park may incorporate one or more of the following amenities: tot lot(s), ramada/shade structure, picnic area(s), and multi-purpose play fields. Some conceptual designs are presented in Figure 8A and 8B.



As previously mentioned, the Community will benefit from the spectacular views of the White Tank Mountains because of the internally connected open space design. The Community also offers external connections. The extensive trail system within the project will provide a connection to the City's nearby proposed Urban Park to the east, and allow pedestrian access to the City's potential McMicken Dam Recharge project and the Maricopa County Regional Trail along the McMicken Dam. To add to the usefulness of the trail system and increase the comfort of the pedestrians taking advantage of this amenity, benches are strategically located under a canopy of mature trees at approximately every quarter mile along the trail. With the establishment of the extensive trail system and preservation of significant amounts of open space, the Community's natural desert setting becomes the foundation upon which to develop the Community's character.

### 4.5 Architecture/Character

The Property is located within a high profile, growth area, which the Planning staff has made clear, is considered by the City Council as the "jewel" of the City. Farnam Realty acknowledges the uniqueness of the location and is committed to providing the City a means for it to achieve its development goals for this area. Accordingly, this PAD identifies those design elements, which when determined by the ultimate homebuilder and approved by the City, will create a high quality, sustainable community that takes full advantage of the unique aspects of the area. Although the Property is sparsely vegetated, it has a unique charm based on the spectacular views of the White Tank Mountains to the southwest, adjacency to the future Urban Park to the east, and pedestrian access to the McMicken Dam. The natural desert setting, panoramic views, and vast open space make it a wonderful setting for a community.

The character of Surprise Ranch will be achieved by a cohesive, integrated design that meets the level of quality fitting to this area of the City. Community character is established by the visual aspects and physical features that comprise the overall appearance. Character defining elements that will be utilized to ensure the overall design compatibility for Surprise Ranch befitting the "jewel" of the City include:

- Open space areas. Location, size, and integration of such areas into the framework of the community.
- Landscaped areas. Location, species, design and placement.
- Open space amenities. Location, variety and design concepts.
- Building design and architectural themes. Shape, colors, material selections, craftsmanship and decorative details.
- Community signage. Location, design concepts, colors, and materials.
- Entry monumentation. Location, design concepts, colors, and materials.
- Path and Trail system. Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Streetscape, including perimeter walls, view fences, street signs, landscaping and street lighting. Location, design, placement and materials.
- Neighborhood design. Maximize opportunities for exposure to community open spaces and amenities.

The character of Surprise Ranch will be established through these design elements and will be appropriate to the natural beauty of the site, while meeting the development goals for this "jewel" area of the City. Unlike some recent, larger communities such as Marley Park, which is 956 acres, Surprise Ranch's relatively smaller size at 198 acres, allows for an overall consistency of these design elements throughout the Community. Surprise Ranch consequently provides for a distinctive and coherent community character, which will meet the high level of design quality as set forth in this document.



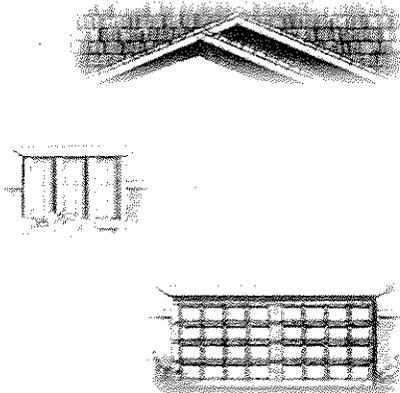
# Surprise Ranch

## Planned Area Development

Possible architectural styles include: Spanish Mission, Spanish Colonial, Traditional, Ranch, Ranch Territorial, or Southwest Contemporary. Final selection of the architectural theme should include styles that possess broad market appeal, allow for interpretation, and are visually compatible. Some of the potential architectural concepts are presented in the following sketches.



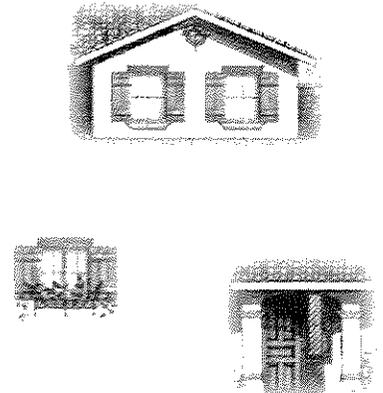
TRADITIONAL



RANCH



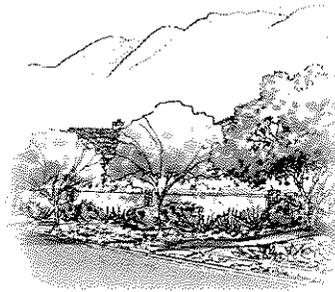
SOUTHWEST CONTEMPORARY



### 4.6 Single-Family Design Guidelines Compliance

It is understood that the City Single-Family Residential Guidelines establishes standards to facilitate neighborhood interaction and a diverse mix of homes to meet the changing lifestyles of residents. As such, the residences at Surprise Ranch will meet or exceed the Single-Family Residential Guidelines minimum number of points required to achieve the proposed density of three dwelling units per acre. The following describes the application of the guidelines in calculating the "Base Permitted Lot Size Mix" and the "Base Permitted Density".

As shown in Table 1, the Determination Lot Category for the PAD is Lot Category A. The percentage of proposed Lot Category A homes to the developed exceeds the base fifteen (15) percent. In order to achieve the proposed single-family density of three dwelling units per acre, the project is required to qualify for a minimum of 42 points from Design Option List B, and Design Option List D (Table 4). The homebuilder will be required to identify the specific additional options from Design List C utilized to meet the minimum total of points.



#### A. Design Option List B – Engineering Table

To achieve the proposed lot size mix and density, the PAD must identify those items that are proposed to be included in the design of the Community. The selected design options from List B are outlined below:

- For each 40 gross acres in the Community, at least three cul-de-sacs and other street features are provided, in addition to diversity features such as landscape islands, and access to open space.
- Corner lots are designed to either be ten feet wider than interior lots, or have an eight foot landscape tract between the property line and the abutting street.
- Lots within A, B, C, D and E categories have front setbacks that are staggered in three foot increments, creating 18', 21', and 24' front setback.
- A lineal open space greenbelt is provided throughout the Community.
- Open space areas are visible from residential and arterial streets.
- View corridors are incorporated with open spaces throughout the Community.
- Traffic calming devices, such as decorative paving are proposed.
- Trails are designed to connect open spaces, and are separate from roadways, enabling bicyclists and pedestrians to travel throughout the development.
- Berms, enhanced landscaping, and perimeter walls are proposed.



# Surprise Ranch

## Planned Area Development

The selected design options provide a total of 30 points, which exceeds the 28 points required by the City Single Family Design Guidelines. Refer to Table 2 for a calculation of points.

### B. Design Option List C- Home Product Design Guidelines

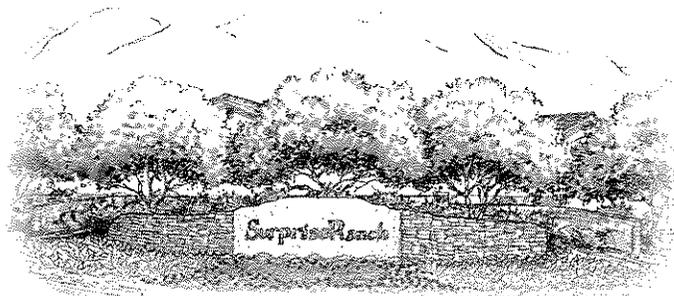
The Project Team understands that at least 100 points must be accumulated from the overall Point Options Lists. Additional design options from Option List C will be identified once the selection of the homebuilder(s) is made. Floor plans and elevations will be presented to the City and will meet or exceed the points specified in Design Option List C prior to obtaining building permits.

### C. Design Option List D- Amenities

A variety of amenities is required within a community project to foster neighborhood interaction. The following design options are selected from Option List D and provide a range of amenities, which are ample in size, quantity, and quality to meet the needs of the Community:

- A trail system is incorporated within the Community that connects all open space areas to residential and non residential areas. Along the trail system, rest areas will be provided approximately every quarter mile. Each rest area will incorporate a bench and shade structure or mature tree canopies to provide a place of refuge from the environment.
- A large open space corridor, at least 75' wide minimum and 100' average is provided throughout the Community. The corridor will be planted with mature trees on the City's approved plant list, while providing a view corridor and the trail system.
- At least fifteen (15) percent of the gross lot area will be preserved as open space, which is well in excess of the ten (10) percent minimum.

The selected design options provide a total of 22 points, which exceeds the 14 points required by the City's Single Family Design Residential Guidelines for Option D. Refer to Table 3 for a calculation of points. Overall, the proposed design options yield a total of 52 points, which substantially exceeds the 42 points necessary to obtain the proposed density of three dwelling units per acre for the single-family detached project.

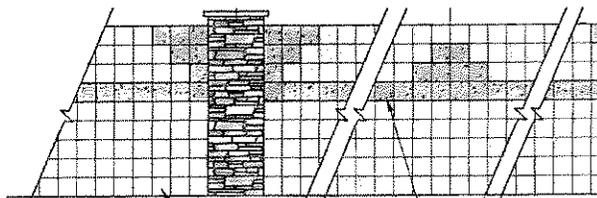
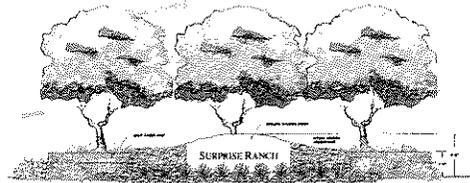


# Surprise Ranch

## Planned Area Development

### 4.7 Walls and Signage

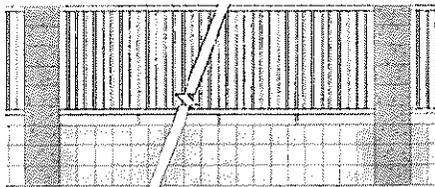
Theme walls and entry monumentation provide the initial definition of the Community and will be viewed upon arrival into the Community. The intent of the wall and signage concept is to reinforce the architectural theme chosen for the Community. Therefore, the actual color and material selection presented herein may be modified when the residential architecture is chosen. The Project Team believes that final color and material selections are best reserved during the preliminary plat design process. This allows the homebuilder the necessary flexibility to choose a palette that is consistent with the architectural theme, creates unity, and enforces identity of the Community.



The conceptual theme walls and view walls are presented in Figure 10A. Theme walls are placed where they will be seen from the arterial and collector streets. Combined with decorative

landscape, the enhanced wall details promote the sense of arrival into the Community. View fences are also proposed in areas where the lots back onto the open spaces areas and trails, which encourage interaction between neighbors. Refer to Figure 7 for proposed locations of view fences.

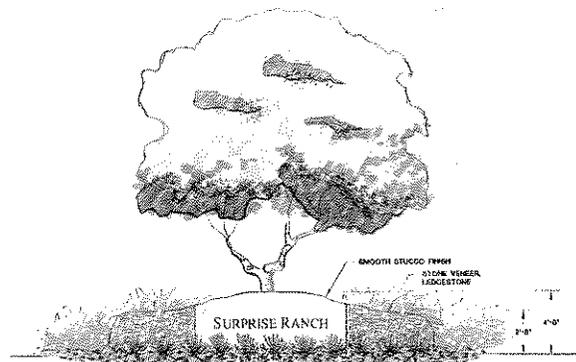
The conceptual exhibit shows the decorative theme walls as six foot high masonry block walls in a stacked bond arrangement with split face block accents. Theme wall columns are shown on the conceptual exhibit as split face block with a decorative concrete cap. The columns for the view walls are similar in color to the stacked bond arrangement in the theme walls, and located at every lot line, between the panels of wrought iron.



The monumentation details are shown in Figure 10B. The entry signage concept features three curvilinear forms that blend with the topography, and are accented by plant material. The primary form is six foot high, with a smooth stucco finish within the center and

framed by decorative stone veneer, or ledgerstone on either side. The adjacent walls are comprised of split face blocks, complimentary in color to the stone and stucco. Minor subdivision entry signage may also utilize the curvilinear form, without the adjacent curved walls to mount the subdivision's name with appropriately placed accent landscaping.

The proposed color and material palette for the wall and monumentation concepts feature colors and textures that are complementary to the desert. As



# Surprise Ranch

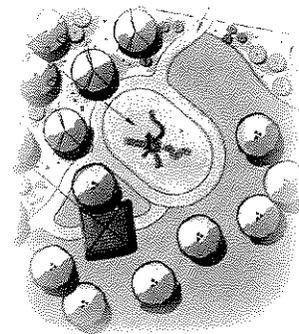
## Planned Area Development

mentioned above, final selection of color and materials will be made during the preliminary plat design; however, Figures 10A and 10B are representative of the proposed Community's assurance to quality, where the final color and materials selected will meet or exceed the level illustrated, to the satisfaction of City staff.

### 4.8 Open Space and Landscape Theme

Figure 7 depicts the open space areas in Surprise Ranch. The innovative plan for these open space areas transforms a necessary engineering element, drainage channels, into a substantial amenity in the form of a comprehensive trail and drainage system. The trail system, which includes rest areas at every quarter mile, will provide a connection to the City's nearby proposed Urban Park to the east, and allow pedestrian access to the City's proposed McMicken Dam Recharge project and Maricopa County Regional Trail. As part of the design of the open spaces, the Community also includes several tot lots, which are connected by the integrated trail system.

At approximately fifteen (15) percent, the amount of open space proposed for the Community substantially exceeds the City Design Guidelines requirement of not less than ten (10) percent of the gross acreage. Overall, this Community offers residents considerably more than the minimum amount of open space, and exceeds the number of points required under the category "Additional Amenities Required", Design List D.



#### A. Landscape Design

The Community is situated within the Sonoran desert, one of only four deserts in North American. While the other deserts extend into parts of Arizona, none is as dynamic as the Sonoran in terms of vegetation. With its extreme climate, the Sonoran provides a considerable variation in vegetation and wildlife due to differences in temperature, elevation, and rainfall. Consequently, this area is home to an abundant and diverse collection of desert plant species that contributes to the aesthetic value of the Community.

Additionally, native vegetation plays a vital role in the dynamic system of the Sonoran desert. Its presence acts to shade the desert floor and reflect urban heat, provides food and shelter for desert wildlife, and helps prevent erosion. Furthermore, native vegetation requires less water and maintenance compared to nonindigenous plant materials. For that reason, the Community proposes all common area plant materials, including perimeter tracts, be low water use landscaping selected from the City's approved plant palette. Low water use landscaping will be utilized within the common areas, supplemented with accent materials to provide a variety of colors and visual textures.

The Project Team is committed to providing a quality community that blends seamlessly into the natural desert. The following conceptual plant palette (also illustrated in Figure 8E) represents a conceptual approach to the proposed landscape theme and planting density. All designs will meet or exceed the specifications of the City. Further refinements are expected during the preliminary plat review, and subsequent final design, the final design and plant selection will be subject to City staff approval.



# Surprise Ranch

## Planned Area Development

### B. Conceptual Plant Palette

#### Trees

Acacia spp.	Acacia
Dalbergia sissoo	Sissoo Tree
Fraxinus velutina "Rio Grande"	Fan-Tex Ash
Parkinsonia spp.	Palo Verde
Phoenix dactylifera	Date Palm
Pinus eldarica	Mondel Pine
Pistacia chinensis	Chinese Pistacio
Pithecellobium flexicaule	Texas Ebony
Prosopis spp.	Mesquite
Quercus virginiana	Southern Live Oak
Ulmus parvifolia	Chinese Evergreen Elm
Washingtonia robusta	Mexican Fan Palm

#### Shrubs / Bushes

Bougainvillea s. "Barbara Karst"	Barbara Karst Bougainvillea
Caesalpinia pulcherrima	Red Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Calliandra californica	Red Fairy Duster
Cassia nemophila	Desert Cassia
Cassia phyllodenia	Silver-leaf Cassia
Dodonaea viscosa	Hopseed bush
Justicia californica	Chuparosa
Leucophyllum spp.	Sage
Ruellia peninsularis	Baja Ruellia
Tecoma spp.	'Orange Jubilee'
Vauquelinia spp.	Arizona Rosewood

#### Accents

Agave americana	Century Plant
Agave desmettiana	N.C.N.
Agave geminiflora	Twin-flower Agave
Dasyliion wheeleri	Desert Spoon
Hesperaloe parviflora	Red Yucca
Muhlenbergia rigens	Deer Grass

#### Groundcover

Acacia redolens 'Low-boy'	N.C.N.
Baccharis hybrid 'Starn'	Desert Bloom Hybrid
Convolvulus cneorum	Bush Morning Glory
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda
Dalea greggi	Tailing Indigo Bush
Hymenoxys acaulis	Angelita Daisy
Lantana spp.	Lantana
Ruellia brittoniana 'Kate'	Dwarf Ruellia
Verbena rigida	Sandpaper Verbena

### 4.9 School District and Community Facilities

Existing Community Facilities and Services, Figure 16, shows the existing school facilities, libraries, police stations and fire stations, as well as proposed school facilities in the Dysart Unified School District. Members of the Project Team have met with Dysart Unified School District (the "School District") to identify the District's requirements for this Property and to initiate a development agreement for this project. Per the discussions with the School District, a school site will not be required to be located within the Community. A letter, dated October 27, 2004, from the Dysart Unified School District to Shelley Hohman at the City states their support of the Community without a school site, provided a development agreement is worked out between the developer and the School District. Farnam Realty is entering into negotiations with the School District. Appendix A contains the letter received from the School District.

Members of the Project Team also have met with the City Fire Department to discuss the potential need for a future fire station on the Property. Currently, the City has a conceptual plan showing the existing and proposed future fire station locations. This conceptual plan shows future fire station #312 approximately one-half mile to the west of Surprise Ranch at the southwest corner of 199<sup>th</sup> Avenue and Union Hills Drive. The conceptual locations of the City's fire stations are placed such that each projected service area will touch or overlap the next one.

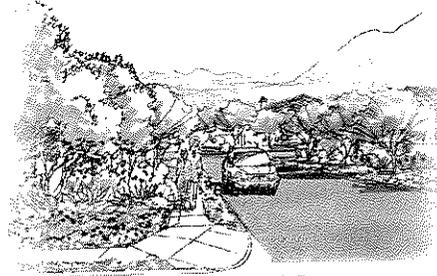
Currently, the property for fire station #311 to the east of Surprise Ranch has not been purchased or even identified. Because of this, it is not possible at this time for the Fire Department to exactly locate other future fire stations to the west, such as station #312 nearby the Community. Per on-going discussions with the City Fire Chief, Farnam Realty will continue forward through the rezoning process while future fire station locations are refined. While the need for a fire station may be revisited during the zoning process, preliminary plat, or final platting process, it is anticipated to be resolved before final plat approval.



## 5.0 Proposed Infrastructure

### 5.1 Streets

The Property is approximately 2.5 miles east of Loop 303, which will provide easy access into the Arizona freeway system. Surprise Ranch is located north of the intersection of Sun Valley Parkway (Bell Road) and the 195<sup>th</sup> Avenue alignment (Jackrabbit Trail). The main entry into the subdivision will be located on Union Hills Drive. This leads into a curvilinear collector street that traverses the Property to the north-south. Landscaped tracts and open space areas are provided on both sides of the collector street. The landscaped open spaces are visible from both the arterial streets and the local streets. Decorative paving at intersections has been proposed to be implemented as a means of traffic calming for the Community's traffic circulation. The proposed street design provides direct access to the tot lots, open spaces and neighborhoods.



Currently, there is no direct access into the Property. However, the Property can be accessed from the existing dirt trail located to the west of the Crozier Road exit from Sun Valley Parkway, which provides a route near the southwestern portion of the Community. Since the dirt trail running northwest/southwest near the Property is not shown on the approved City Transportation Plan, it is anticipated that it will no longer be utilized when 195<sup>th</sup> Avenue is improved.

Sun Valley Parkway is a major arterial that will provide access to the subdivision. Primary access from Sun Valley Parkway will require the improvement of the intersection of Sun Valley Parkway and the 195<sup>th</sup> Avenue alignment. According to the City's General Plan transportation and circulation exhibit, 195<sup>th</sup> Avenue is a proposed minor arterial and Sun Valley Parkway is an existing major arterial. The future alignments of these two arterials will provide access into Surprise Ranch. Figure 9 shows the cross sections of the various streets within and adjacent to the project.

A secondary access from Sun Valley Parkway (Bell Road) is the 191<sup>st</sup> Avenue alignment. Per the General Plan definition of "Parkway", median breaks should not be placed at more than four locations per mile and street signals should not occur more than one per mile. Therefore, it is anticipated that 191<sup>st</sup> Avenue will have a median break on Sun Valley Parkway to allow movement in both directions. The City's long range transportation plan contemplates having a north-south Parkway east of the White Tank Mountains. The City's



# Surprise Ranch

## Planned Area Development

current 2030 Roadway Plan locates this Parkway along the 195<sup>th</sup> Avenue alignment. However, according to discussion with the City's transportation planners, the alignment of this Parkway is expected to be shifted to the 191<sup>st</sup> Avenue alignment to match the preferred alignment of the APS 230kV transmission lines. Detailed analysis of the 2030 Roadway Plan with the shift of the Parkway to the 191<sup>st</sup> Avenue alignment, shows that traffic volumes on 191<sup>st</sup> Avenue north of Sun Valley Parkway do not warrant a change from the residential collector classification of this portion of 191<sup>st</sup> Avenue. The City's Community Development Department agreed with this conclusion in a memo dated June 23, 2005. Refer to the revised Traffic Impact Study for the detailed analysis of 191<sup>st</sup> Avenue north of Sun Valley Parkway.

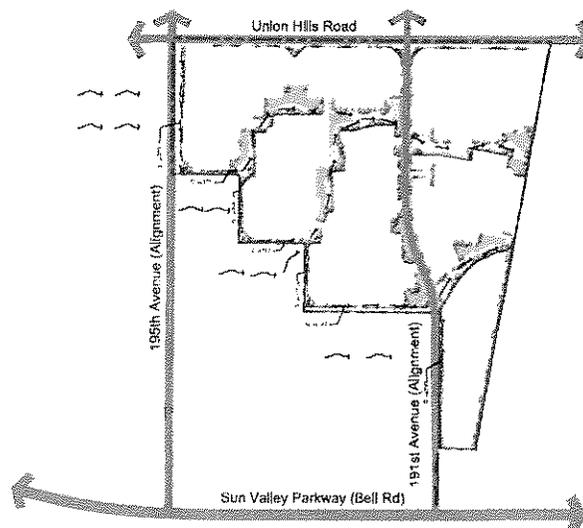
It is anticipated that a temporary off-site improvement of 191<sup>st</sup> Avenue will be constructed during development of the Community as an interim roadway section prior to the development of the adjacent property to the south. The permanent, ultimate roadway section for the off-site portion of 191<sup>st</sup> Avenue will be constructed in the future, by the adjacent developments to the south, to accommodate grading and drainage requirements. The temporary roadway section will be sufficient to provide for the Property's traffic in accordance with the Traffic Impact Study, submitted separately.

A revised Traffic Impact Study, dated July 2005 has been prepared for Surprise Ranch by Task Engineering. This Study has been submitted to the City separately.

### 5.2 Grading and Drainage

A Preliminary Drainage Report for Surprise Ranch, prepared by CMX, L.L.C, is submitted to the City separately. The drainage design for the Community is in accordance with the design guidelines in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 and the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, January 1996, as well as the General Plan. The basis for the design of major drainage facilities in this region of the City is the Wittmann Area Drainage Master Plan (ADMP), which is currently being updated by the Flood Control District of Maricopa County (FCDMC).

As part of the Preliminary Drainage Report for Surprise Ranch, preliminary hydrologic calculations were performed to estimate the total 100-year peak discharge for the sheet flow reaching the western boundary of Surprise Ranch. Based upon this flow rate, preliminary dimensions were defined for channels to collect these flows and route them through the Property. Refer to Figure 11 for the preliminary alignments of these channels. The channels will be used to convey offsite flows through the Property and will act as the outfall facilities for on-site stormwater retention basins. Finished floor elevations for homes adjacent to the channels will be at least one foot above the 100-year water surface elevations for the channels. Once City approval of the site plan is attained, a



# Surprise Ranch

## Planned Area Development

Conditional Letter of Map Revision (CLOMR) application will be submitted to the FEMA to seek FEMA's concurrence that the floodplain may be contained within the proposed channels. After construction and as-built surveys of the Property are completed, a Letter of Map Revision (LOMR) application will be submitted to finalize the update to the floodplain map. The channels will discharge into the FCDMC McMicken Dam property as shown in Figure 11. Scour protection will be provided as necessary at these discharge points to protect property within Surprise Ranch and within FCDMC right-of-way.

In general, the basins will be located adjacent to the naturalistic channels within Surprise Ranch. This will allow bleed off from the retention basins to run directly into the drainage ways and will create large areas of open space. The runoff from the 100-year, 2-hour storm will be retained. The total volume of runoff discharging into the McMicken Dam impoundment area will not be increased by the development of Surprise Ranch. Retention ponds will be drained within 36 hours of the end of each storm event by infiltration, drywells, and/or bleed-off to adjacent channels. Where channels cross major streets, culverts will convey the 50-year, 6-hour rainfall runoff with no overtopping of the roadway surface and the 100-year, 6-hour rainfall runoff with a maximum of 6 inches of overtopping depth. Riprap outlet protection will be provided at all culvert and storm drain discharge points. Refer to the Surprise Ranch Preliminary Drainage Report (submitted to the City under separate cover) for a detailed account of the information described above.

### 5.3 Public Utilities and Services

The West Valley-North Power Line and Substation project has limited impact on the Surprise Ranch Community. Both the Arizona Public Service ("APS") preferred and alternative 230kV transmission line routes were brought before the Arizona Corporation Commission Transmission Line Siting Committee in January, 2005. On March 21, 2005 the Siting Committee filed a Notice of Decision and a Certificate of Environmental Compatibility for approval by the Arizona Corporation Commission (ACC) of APS' preferred route. The ACC approved the preferred transmission line route on May 4, 2005. Refer to Figure 12 for the approved route., which travels through the Property along the 191st Avenue alignment.

Private utility companies will provide telephone, cable and electric service for the Community. The City will provide water, sewer, police, fire protection and refuse collection. Electric service less than 69 kV and all other utilities will be placed below ground. Southwest Gas Company will provide gas service.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments. The following table summarizes the utility providers:

Utility	Company
Water	City of Surprise
Sewer, Refuse, Fire & Emergency	City of Surprise
Gas	Southwest Gas Company*
Electric	Arizona Public Service
Police	City of Surprise
Telephone	Owest Communication
Cable	Cox Communications

\*If facilities crossing the McMicken Dam are approved by the City of Surprise.

### 5.4 Sewer System

A Master Wastewater Study for Surprise Ranch, prepared by CMX, L.L.C., is submitted to the City separately. This development is located entirely within the wastewater service area of the City. The design criteria used for the wastewater system has been taken from the City Wastewater Infrastructure Master Plan, June 2004 ("City Master Plan"). The plan for Surprise Ranch is also in conformance with the West Surprise Land Owners Group Wastewater Master Plan (West Surprise Master Plan) prepared by CMX, and submitted to the City in February 2005. Refer to Figure 13 for the Proposed On-site Wastewater Improvements and Figure 14 for the proposed Off-site Wastewater Facilities.

There are currently no regional sanitary sewer lines or treatment facilities within SPA 3; however, according to the City Master Plan, a wastewater treatment plant will be constructed near the intersection of Perryville Road and Beardsley Road to the east of the Northwest Regional Landfill. The first phase of this plant has been referred to as the "Developers' Phase" and is scheduled to have a capacity of 1.8 MGD built in 600,000-GPD sub-phases. The first 1.2 MGD of the plant is currently claimed by the developers of Austin Ranch and Rio Rancho, with the remaining 600,000 GPD available for the initial phases of Surprise Ranch and other developments in SPA 3. The City is planning to prepare a master plan for the phased construction of the ultimate 40.5-MGD capacity of the plant. The plant will have to be expanded beyond the first 1.8 MGD according to the City's master plan to accommodate the full build out of the Property and other SPA 3 developments.

The ultimate peak flow leaving Surprise Ranch toward the proposed treatment plant will be 1.10 MGD. This includes offsite flows from approximately 190 acres of developable property to the south of Surprise Ranch, between the Property and Sun Valley Parkway. This 190-acre area includes the Burcor property (southwest of Surprise Ranch), which is approximately 40 acres in size, and approximately 150 acres of additional developable property. The City Master Plan shows sewer flows from Surprise Ranch and the offsite areas to the south discharging into a 21-inch sewer main at the intersection of Union Hills Drive and 195th Avenue. However, because the existing grade falls to the east, this is not possible. Alternatively, it is proposed that a 15-inch sewer line be extended to the east in Union Hills Drive to 191st Avenue, from which point a 24-inch sewer line will continue east to the northeast corner of Surprise Ranch, and north across Trilby Wash. There it will join with flows being conveyed in Beardsley Road, and continue north in a 48-inch sewer line to the wastewater treatment plant site (Figure 14).

As part of the Master Wastewater Study, SewerCAD Version 5.5, by Haestad Methods, was used to prepare a conceptual design for these sewer mains. A minimum cover of eight (8) feet will be maintained through the Trilby Wash crossing to account for scour. It is anticipated that encasement will also be required through portions of the wash crossing.

The onsite flows from the various Surprise Ranch parcels will be routed to the backbone sewer main, which will be constructed in 191st Avenue through Surprise Ranch. Figure 13 illustrates the conceptual design for this wastewater collection system. As part of the Master Wastewater Study for Surprise Ranch, the capacity of an eight (8) inch sewer line at minimum slope was compared with the peak wastewater flow leaving each of the parcels. Since this capacity (~0.481 MGD) far exceeds the flow generated by any one parcel, all of the lines within the parcels will be eight (8) inch lines.



### 5.5 Potable Water System

A Master Water Study for Surprise Ranch, prepared by CMX, L.L.C., is submitted to the City separately. Surprise Ranch is located entirely within Pressure Zone 5 of the water service area of the City. The design criteria used for the Surprise Ranch potable water system were taken from the City Water Infrastructure Master Plan, June 2004 (City Master Water Plan). The Surprise Ranch plan is also in conformance with the West Surprise Landowners Group Water Master Plan (West Surprise Master Water Plan) prepared by CMX, and submitted to the City in February 2005. Refer to Figure 15 for the Proposed Potable Water Facilities.

Currently, there is no potable water source in the vicinity of the Property. In coordination with the City Master Water Plan and the West Surprise Master Plan, sixteen (16) inch water lines will be constructed in 195th Avenue along the west side of the Property and in Union Hills Drive along the north side of the Property. A twelve (12) inch water main will be constructed within 191st Avenue, the north-south collector roadway in Surprise Ranch. This line will connect to the sixteen (16) inch line in Union Hills Drive and will ultimately be extended by others to a future twelve (12) inch line in Sun Valley Parkway. Eight (8) inch lines will connect to these main lines and will be looped through the local streets internal to this development.

A 1,000,000-gallon storage tank and two well sites will be located within the boundaries of the Property. It is assumed that the two wells will provide at least 2,000 gpm, which would satisfy the City's requirement for 3,000 gpm of water supply per square mile for Surprise Ranch, the proposed Burcor development to the south, and Foothills East to the northwest. Peak hour flows and fire flows for the projects will be provided via the storage in the 1,000,000-gallon reservoir. Please note that capacity data from an existing well near the Fox Trails project in SPA3 indicate that well capacities in the area may not reach 1,000 gpm. However, based upon meetings with the City of Surprise Water Services Department, we understand that, if the actual capacities of the wells are significantly lower than expected, the City may consider allowing a reduction in the 3,000-gpm per square mile requirement. In that case, we would propose that the wells be designed to provide maximum daily flows for the three developments. If that is not the case, additional wells may have to be drilled based on actual production rates and the City's requirements in effect at that time.

The overall water development concept for Surprise Ranch assumes a partial build out of the overall City Master Water Plan infrastructure. Ultimately, this portion of the master plan will be connected with the remainder of the system; however, at the time that the Surprise Ranch, Burcor, and Foothills East developments are completed, it is expected that this will be a stand-alone system.

As part of the Master Water Study for this development, potable water models were created using Haestad Methods WaterCAD, Version 6.5. Refer to the Master Water Study for Surprise Ranch (submitted to the City under separate cover) for a more detailed account of the proposed potable water system.



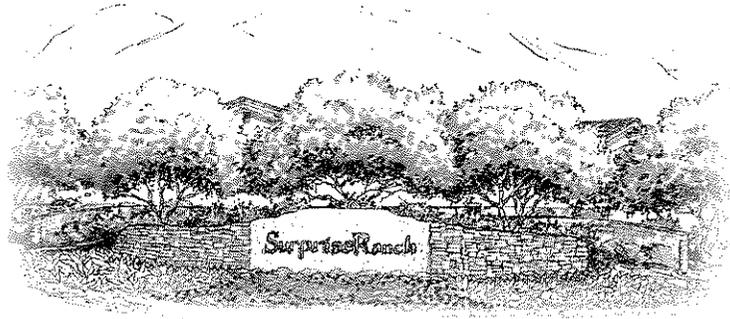
# Surprise Ranch

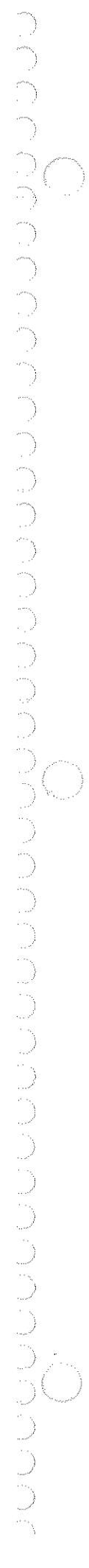
## Planned Area Development

### 6.0 PAD Boundaries and Amendments

Amendments to this PAD may be necessary, from time to time. For example, adjustments in parcel boundaries may be needed due to natural constraints, such as drainageway delineation, to reflect changes in market conditions and development financing and/or to meet new requirements of one or more of the potential users or builders of any part of the Property.

When revisions or adjustments are necessary or appropriate, such revisions shall, unless otherwise required by applicable law, be effectuated as a minor revision to this PAD through the administrative approval of the City Manager or designee. After approval, such minor revision shall be attached to the Surprise Ranch PAD as an addendum and become a part hereof. No such minor revision shall require prior notice or hearing. All major revisions or amendments, such as those modifying use or intensity, shall be reviewed by the Planning and Zoning Commission and reviewed by the City Council in accordance with the City's typical and customary proceedings.





# PERSPECTIVES

# Surprise Ranch

Surprise, Arizona

Zone Change Request

## Neighborhood Amenity



  
**GILMORE PARSONS**  
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CMX Project #: 7126

July, 2005

Project Manager: D. Burrows

Designed By: CMX

Graphics By: n/a

Drawn By: Z. Longoria / J. Newbegin

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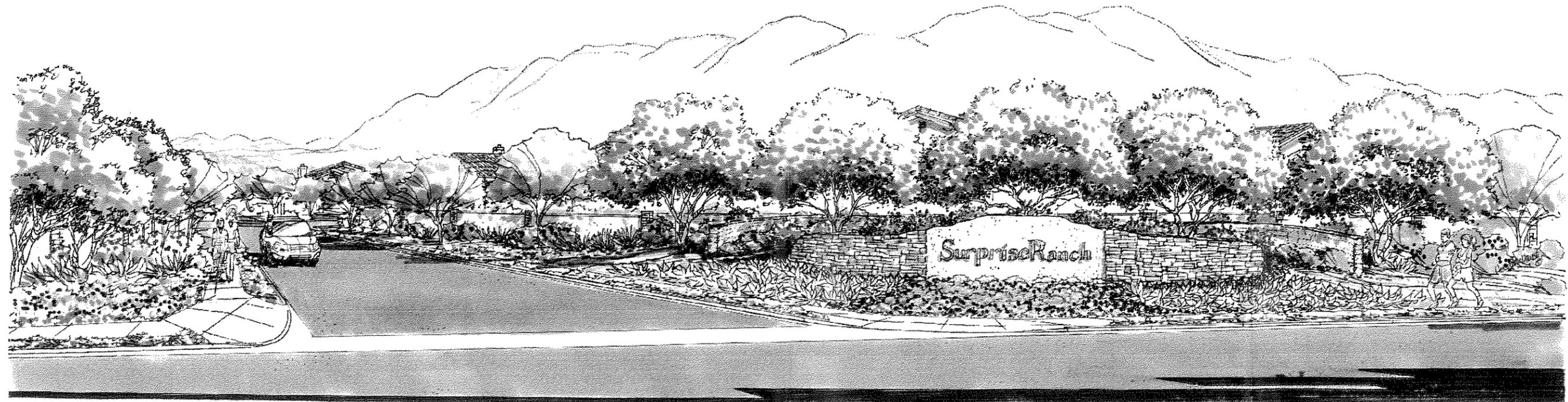


# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Primary Entry

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CMX Project #: 7126  
July, 2005

Project Manager: D. Burrows  
Designed By: CMX

Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
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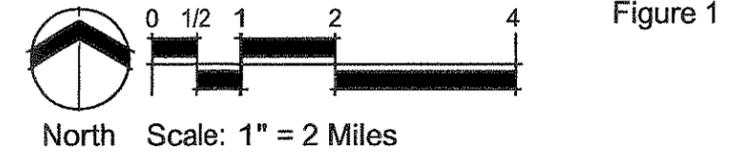


# FIGURES

# Surprise Ranch

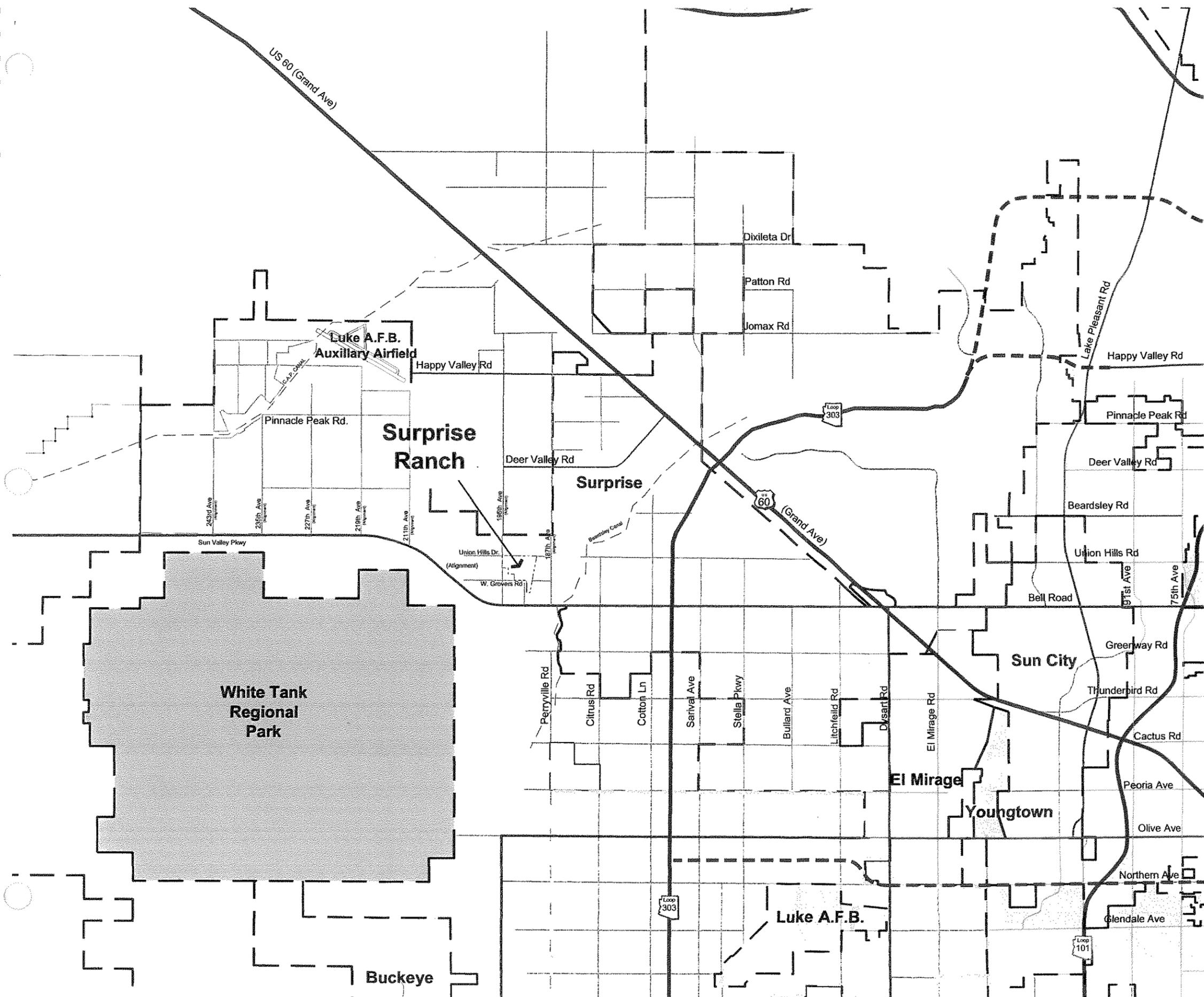
Surprise, Arizona  
Zone Change Request

## Regional Vicinity Map



### Legend

- Project Boundary
- Proposed Super Street
- Freeway
- Road of Regional Significance
- Major Arterial Road
- Canals



CMX Project #: 7126  
July, 2005

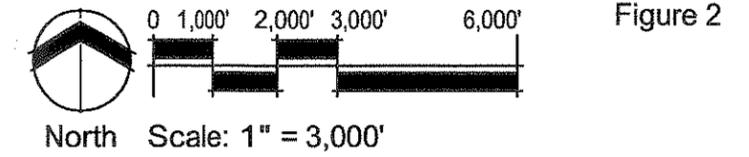
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

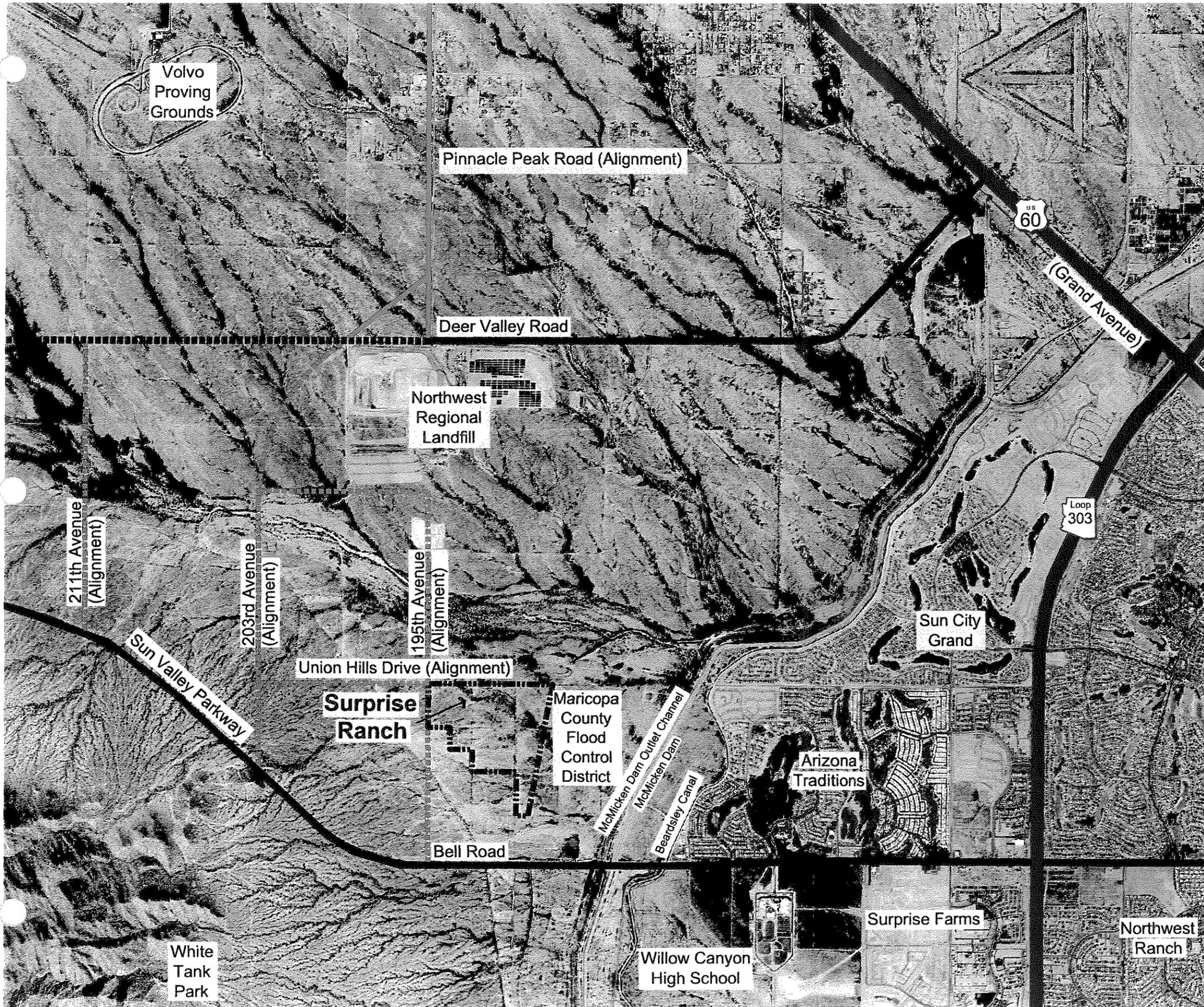
## Area Description Site Conditions



### Legend

-  Project Boundary
-  Minor Arterial
-  Proposed Minor Arterial
-  Major Arterial
-  Proposed Major Arterial
-  Freeway

Source: City of Surprise General Plan 2020  
Transportation/Circulation Plan Fig 4-4



CMX Project #: 7126  
July, 2005

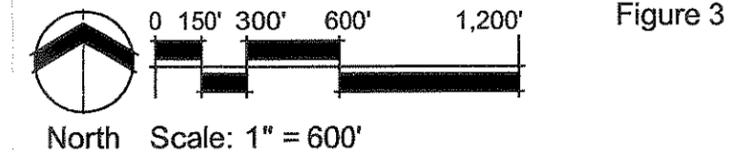
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Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Conceptual Land Use Plan



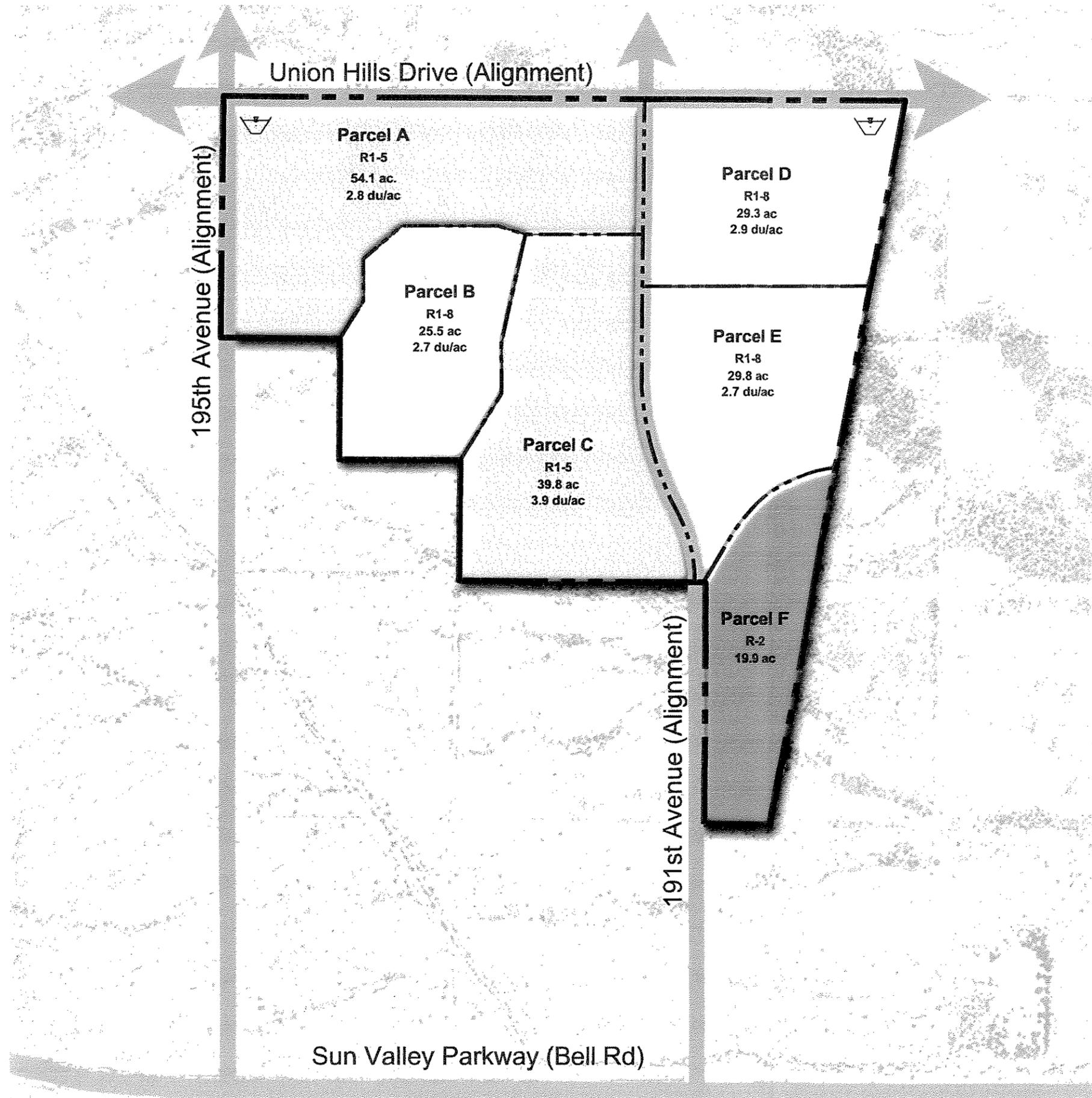
### Legend

-  R1-8
-  R1-5
-  R-2
-  Project Boundary
-  Parcel Boundary
-  Proposed Well Site

### Site Data Summary Table

Parcel	Lot Category	Gross Area	Units	Density
A	B	54.1 ac	148	2.8 du/ac
B	C	25.5 ac	68	2.7 du/ac
C	A	39.8 ac	155	3.9 du/ac
D	E	29.3 ac	83	2.9 du/ac
E	C	29.8 ac	81	2.7 du/ac
Subtotal		178.5 ac	535	3.0 du/ac
F	Courthomes	19.9 ac	159	
<b>Totals</b>		<b>198.4 ac</b>	<b>694</b>	<b>3.5 du/ac</b>

**Open Space:** 26.8 Ac. 15 %



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July, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-3 Conceptual Land Use.dwg 07-07-2005 - 2:22  
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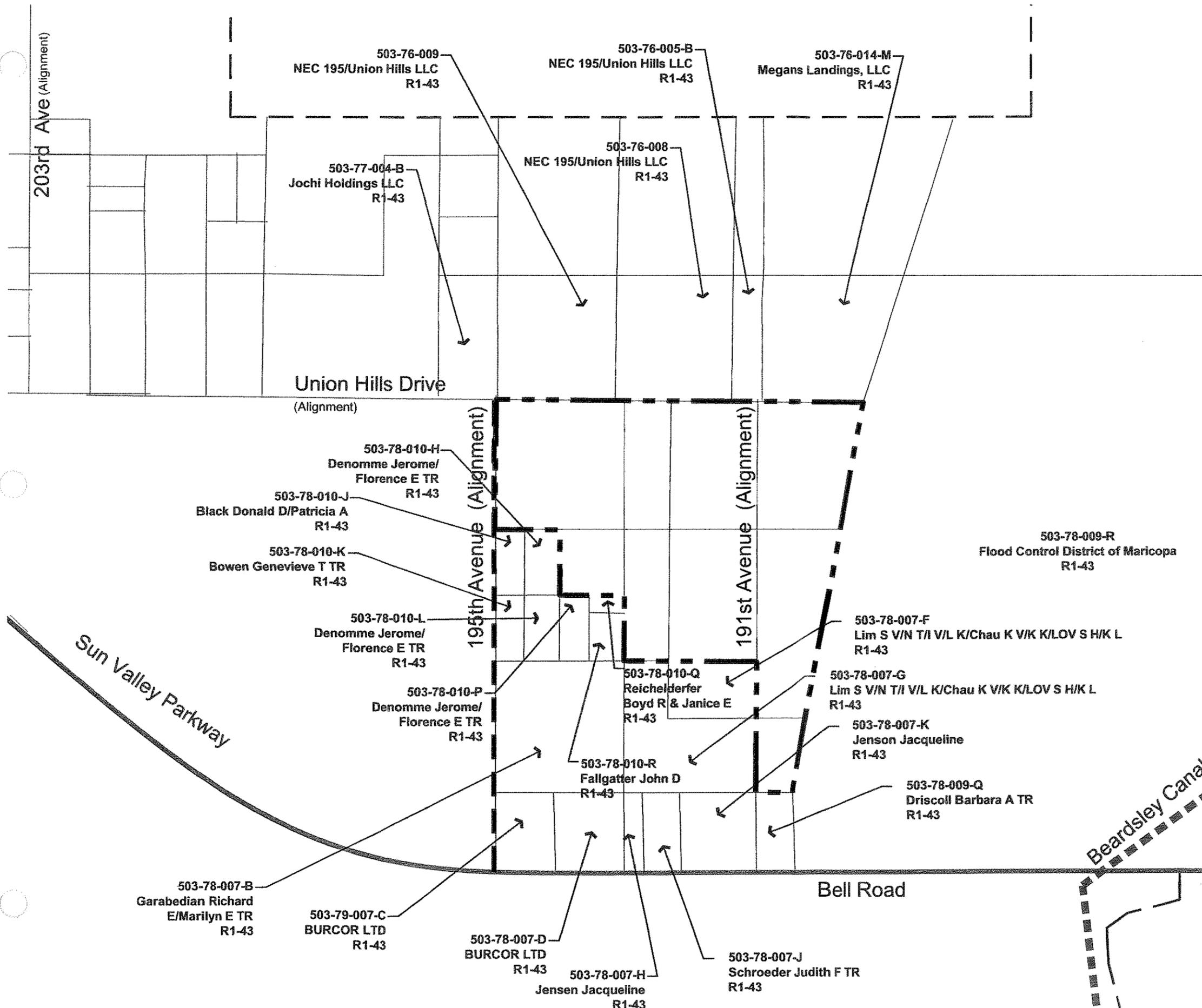
CMX

# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Surrounding Ownership Map

Figure 4



### Legend

- Project Boundary
- Major Arterial
- Proposed Minor Arterial

Source: Maricopa County PlanNet.

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X:\171007126\Planning\Exhibits\PAD\3rd-Submittal\Fig-4 Surrounding Ownership Map.dwg 07-05-2005  
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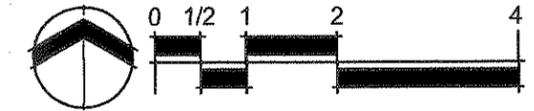


# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Luke Air Force Base Map

Figure 6



North Scale: 1" = 2 Miles

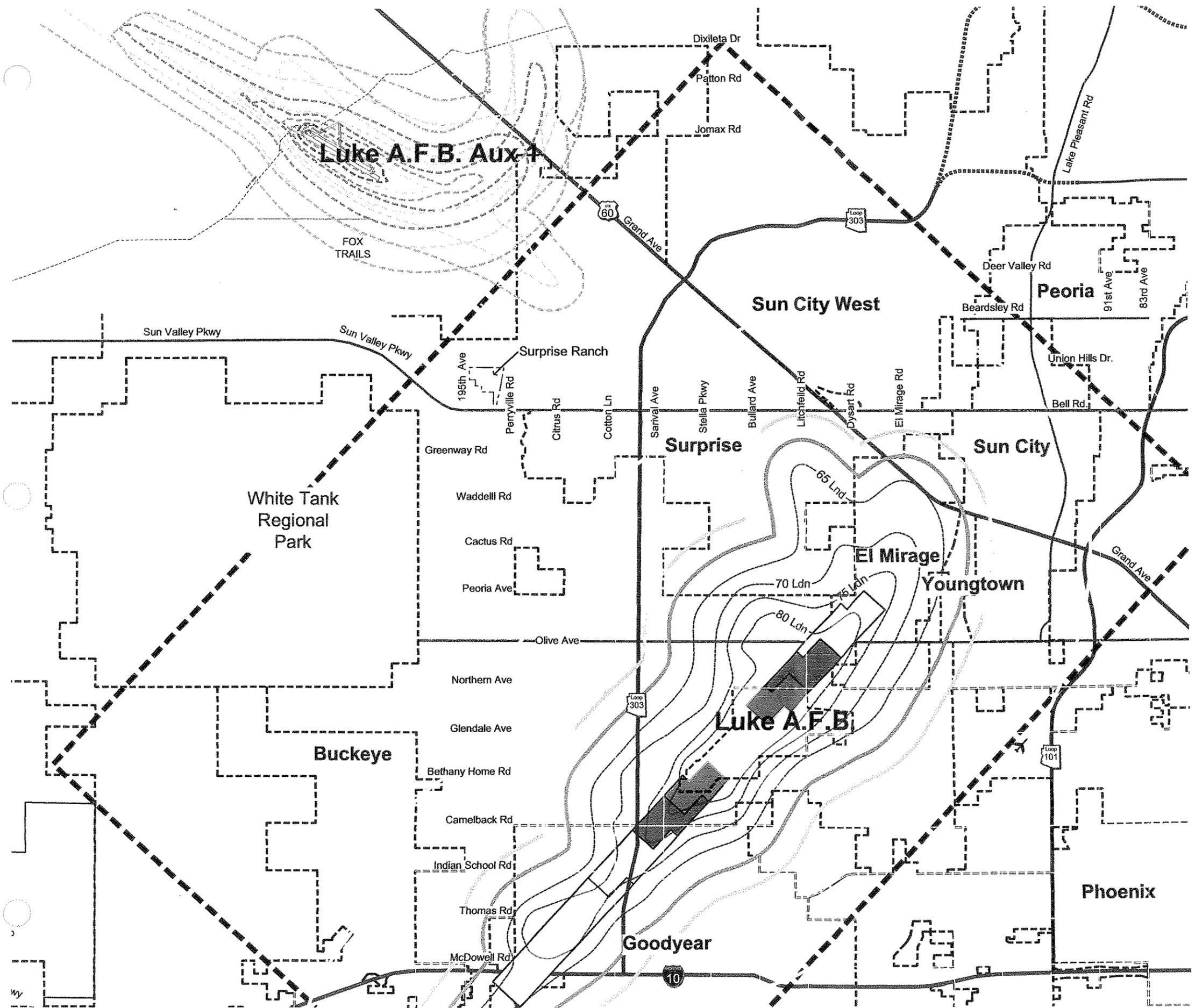
### Legend

- Project Boundary
  - Luke Air Force Base
  - Clear Zone
  - Accident Potential Zone 1
  - Accident Potential Zone 2
  - Territory In the Vicinity of a Military Airport
  - JLUS Noise Contours
- Luke A.F.B. Graduated Density Concept**
- 0 - 1/2 mi = Up to 2 du/ac
  - 1/2 - 1 mi = Up to 4 du/ac
  - 1 - 3 mi = Up to 6 du/ac
- Glendale Municipal Airport

Source: Luke Air Force Base

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July, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
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X:\71007126\Planning\Exhibits\PAD\3rd-Submittal\Fig-6 Luke AFB Map.dwg 08-28-2005 - 10:57am  
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Primary Landscape and Open Space

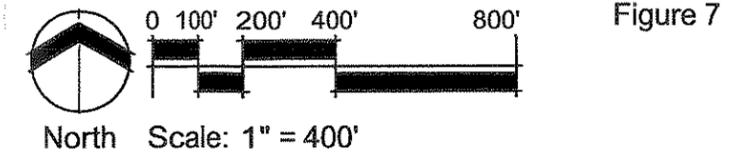


Figure 7

### Plant Schedule

Symbol	Botanical/Common Name	Symbol	Botanical/Common Name
<b>TREES</b>			
	ACACIA SPP. ACACIA		ACCENTS
	DALBERGIA SISSOO SISSOO TREE		AGAVE AMERICANA CENTURY PLANT
	FRAXINUS VELITINA 'RIO GRANDE' FAN-TEX ASH		AGAVE DESMETTIANA N.C.N.
	PARKINSONIA SPP. PALO VERDE		AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE
	PHOENIX DACTYLIFERA DATE PALM		ASCLEPIAS SUBULATA DESERT MILKWEED
	PINUS ELGARICA MONDEL PINE		DASYLIRION WHEELERI DESERT SPOON
	PISTACIA CHINENSIS CHINESE PISTACHE		HESPERALOE PARVIFLORA RED YUCCA
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY		MUHLENBERGIA SPP. DEER GRASS
	PROSOPIS SPP. MESQUITE		<b>GROUNDCOVER</b>
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK		ACACIA REDOLENS 'LOW BOY' N.C.N.
	ULMUS PARVIFOLIA EVERGREEN ELM		BACCHARIS HYBRID 'STARN' DESERT BROOM HYBRID
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		CONVOLVULUS CNEORUM BUSH MORNING GLORY
	<b>SHRUBS</b>		TURF
	BOUGAINVILLEA S. 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA		CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE		DALEA GREGGII TRAILING INDIGO BUSH
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE		HYMENOXYIS ACAULIS ANGELITA DAISY
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER		LANTANA SPP. LANTANA
	CASSIA NEMOPHILA DESERT CASSIA		RUELLIA BRITTONIANA 'KATIE' DWARF RUELLIA
	CASSIA PHYLLODENIA SILVER-LEAF CASSIA		VERBENA RIGIDA SANDPAPER VERBENA
	DODONAEA VISCOSA HOPSEED BUSH		<b>MATERIAL</b>
	JUSTICIA CALIFORNICA CHUPAROSA		CONCRETE HEADER 6X6 CURB STYLE
	LEUCOPHYLLUM SPP. SAGE		DECOMPOSED GRANITE 2' DEPTH ALL LANDSCAPE AREAS 'COLOR BY OWNER'
	RUELLIA PENINSULARIS BAJA RUELLIA		WEATHERED GRANITE BOULDERS SURFACE SELECT
	TECOMA SPP. 'ORANGE JUBILEE'		
	VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD		

- NOTES:
- 1.) ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM.
  - 2.) ALL LANDSCAPED AREAS TO BE PLANTED WITH MATERIALS ACCEPTABLE TO THE CITY OF SURPRISE AND IN QUANTITIES THAT MEET OR EXCEED THE CITY MIN. STANDARDS.
  - 3.) HOME OWNERS ASSOCIATION TO MAINTAIN ALL TRACTS AND PERIMETER R.O.W. LANDSCAPE WITH A BACKUP MAINTENANCE IMPROVEMENT DISTRICT.
  - 4.) MAINTAIN A MINIMUM OF THREE FOOT CLEAR SPACE AROUND THE PERIMETER OF THE FIRE HYDRANTS AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENCROACH UPON THE CLEAR SPACE WHEN MATURE.
  - 5.) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT TYPE AND SIZE OF A TREE.
  - 6.) VIEW FENCES ARE PROPOSED WHERE LOTS BACK ONTO THE OPEN SPACE AREAS, AS SHOWN HEREIN.

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July, 2005

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Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-7 Primary Landscape and Openspace.dwg 06-  
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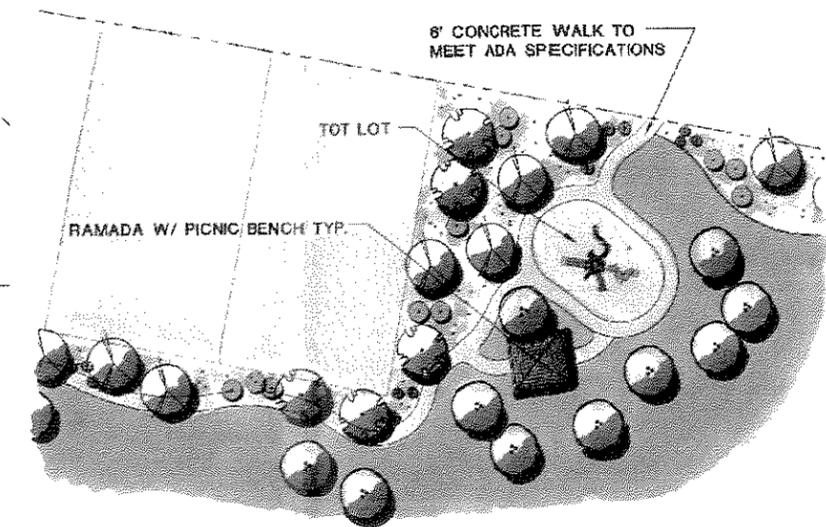
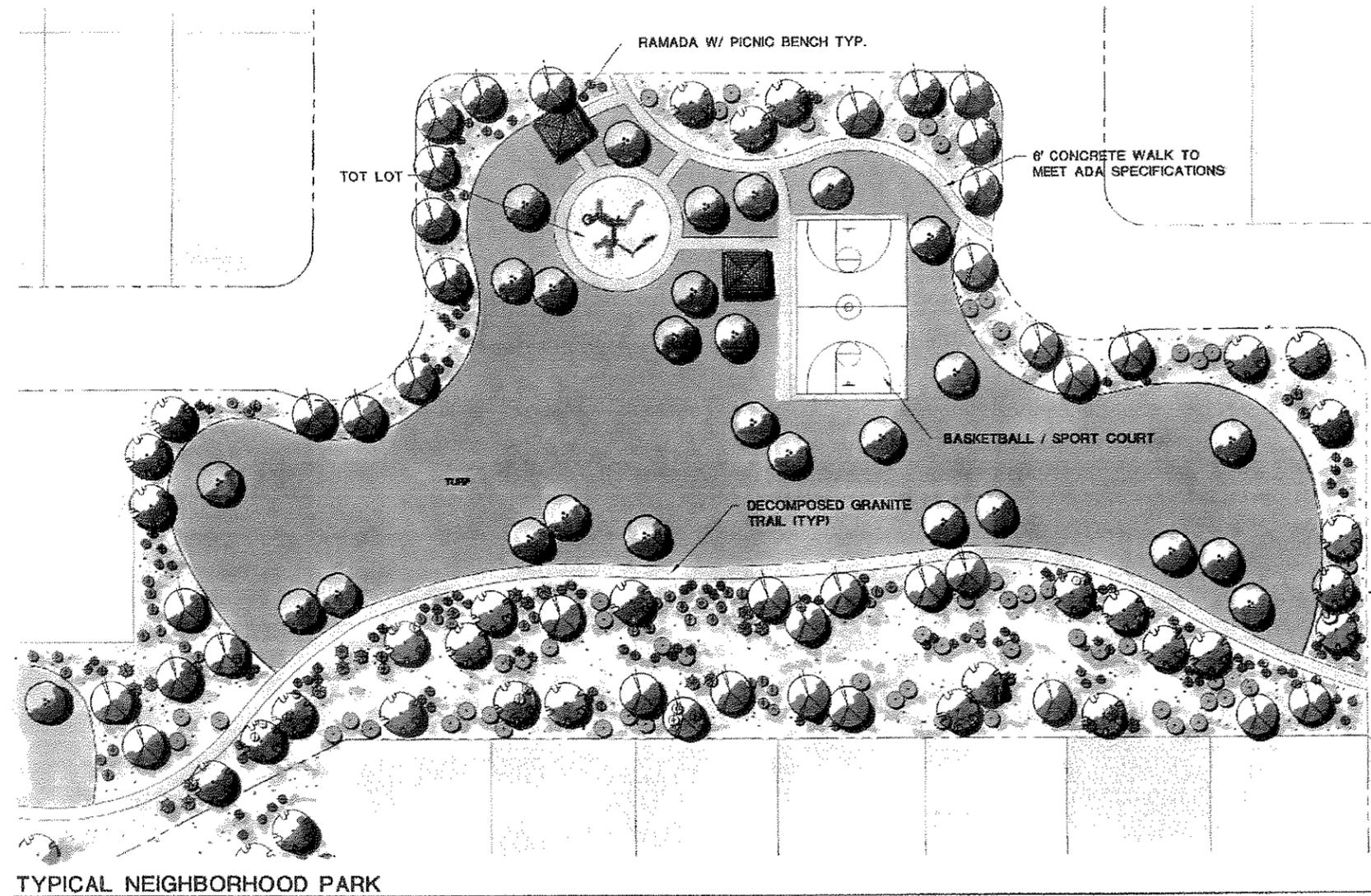


# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Typical Neighborhood Park

Figure 8A



TYPICAL POCKET PARK



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X:\71007126\Planning\Exhibits\PAD\3rd-Submittal\Fig-8a Typical Neighborhood Park.dwg 07-07-2005  
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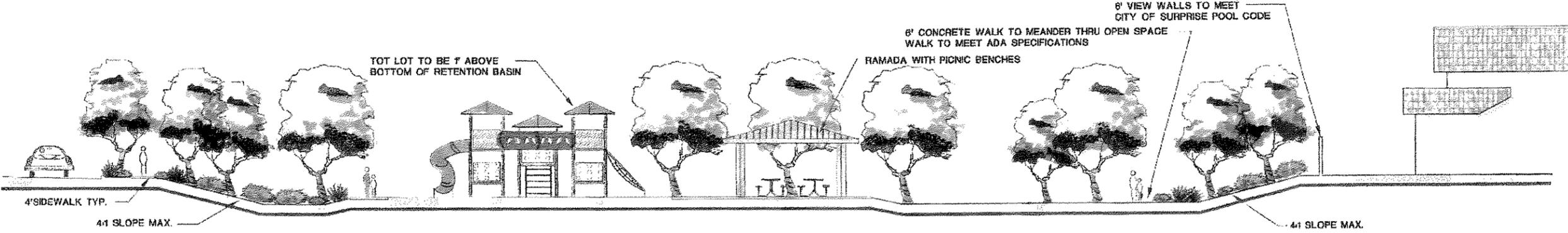
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Typical Open Space Section

Figure 8B



### 1 OPEN SPACE / RETENTION SECTION

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 X:\7100\7126\Planning\Exhibits\3rd-Submittal\Fig-8b Typical Open Space Section.dwg 07-07-2005  
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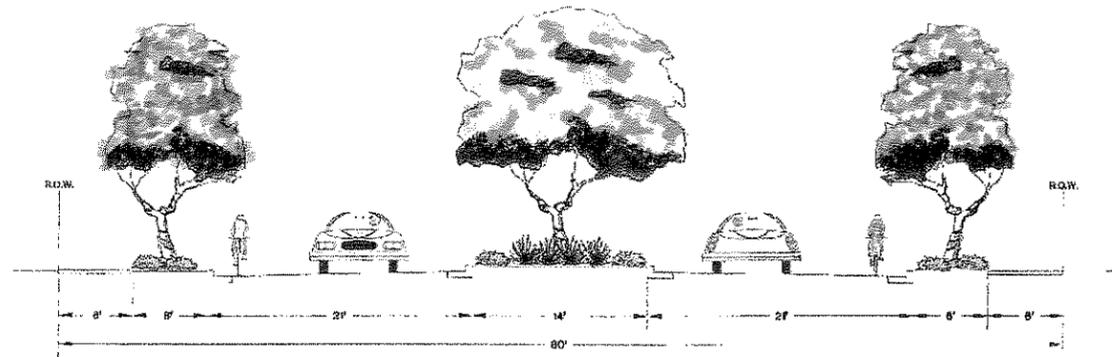


# Surprise Ranch

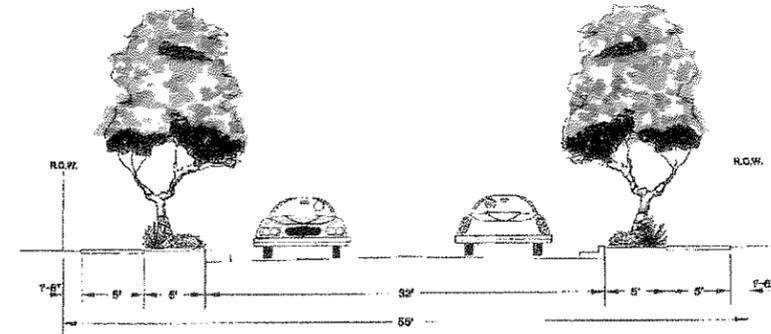
Surprise, Arizona  
Zone Change Request

## Street Sections Exhibit

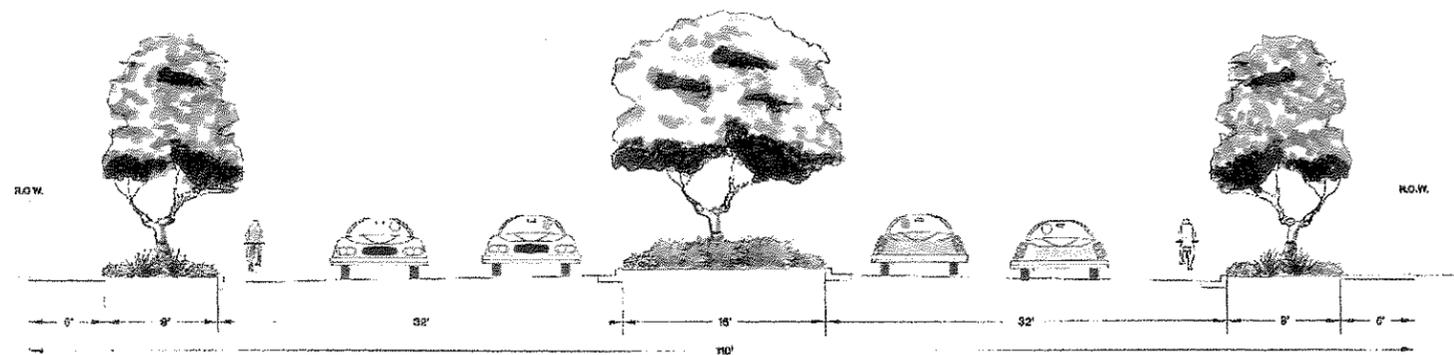
Figure 9



1 COLLECTOR STREET (191ST AVE.)



2 LOCAL STREET



1 MINOR ARTERIAL (195TH AVE., UNION HILLS)

### Notes

At The Time Of Preliminary Plat, The Street Cross-Sections Will Be Per The City Of Surprise Residential Design Guidelines, And The Surprise Ranch Development Agreement.

  
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Project Manager: D. Burrows  
Designed By: CMX

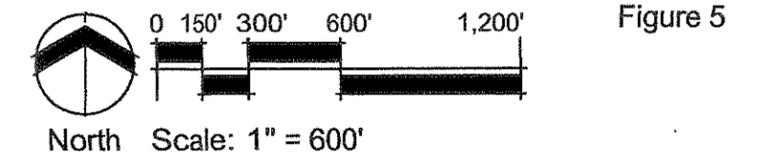
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
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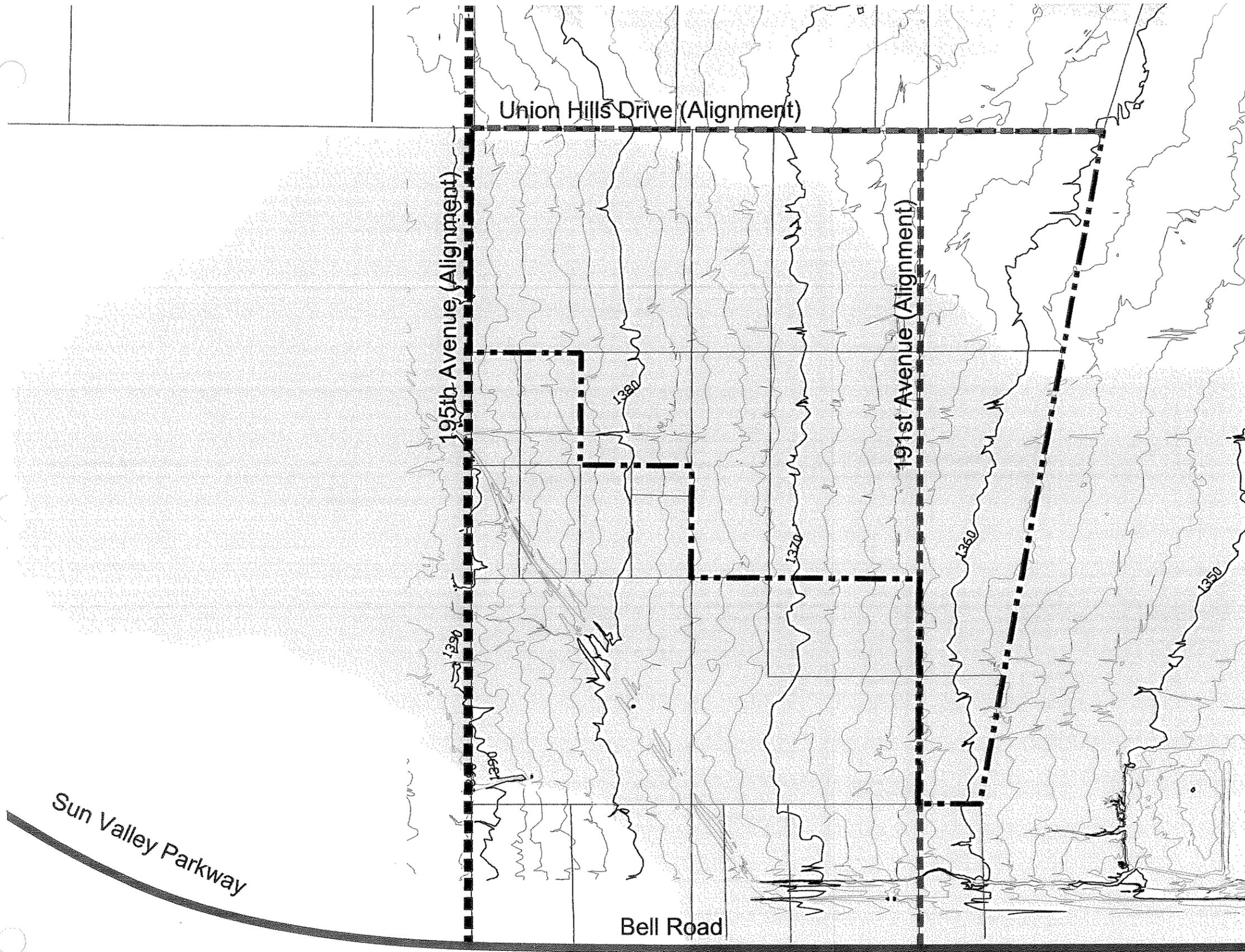
Surprise, Arizona  
Zone Change Request

## Topographic Contours/Physical Features Map



### Legend

-  Project Boundary
-  Major Arterial
-  Proposed Minor Arterial
-  Proposed Minor Collector
-  Adjacent Property Boundary
-  Floodplain
-  Contour Lines



Source: Topo  
Flood Control District of Maricopa County Wittman  
Area Drainage Master Plan, 2' Interval Contours

Floodplain  
FEMA Flood Insurance Rate Map4013c1140 G  
dated July 19, 2001

CMX Project #: 7126  
July, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-5 Topographic Contours & Physical Features  
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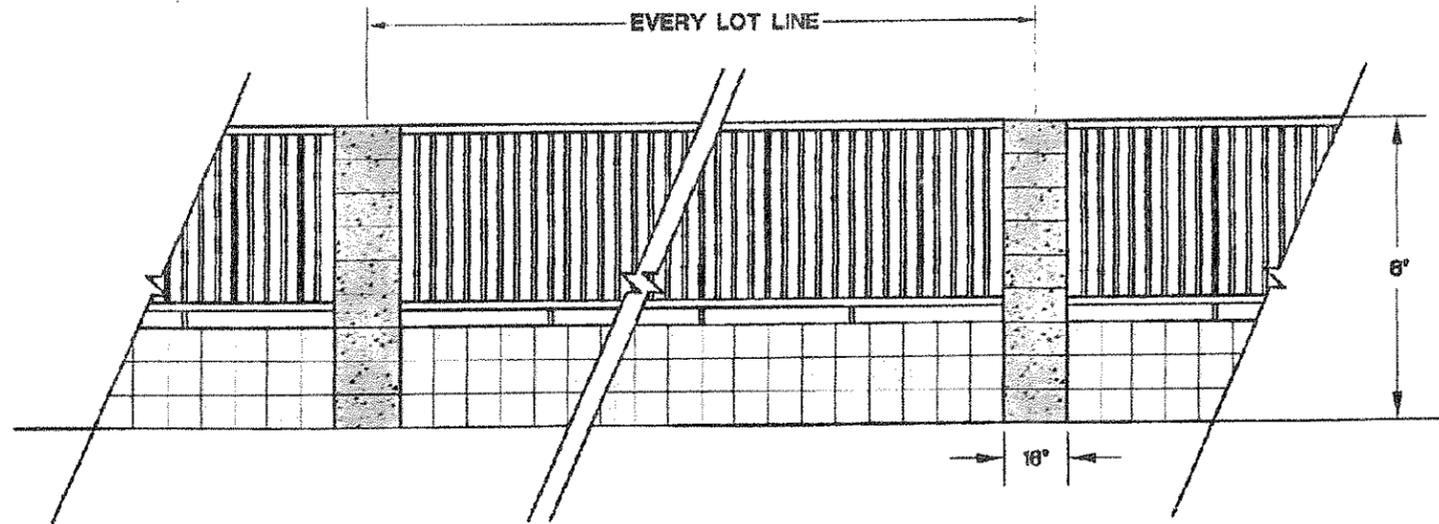
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

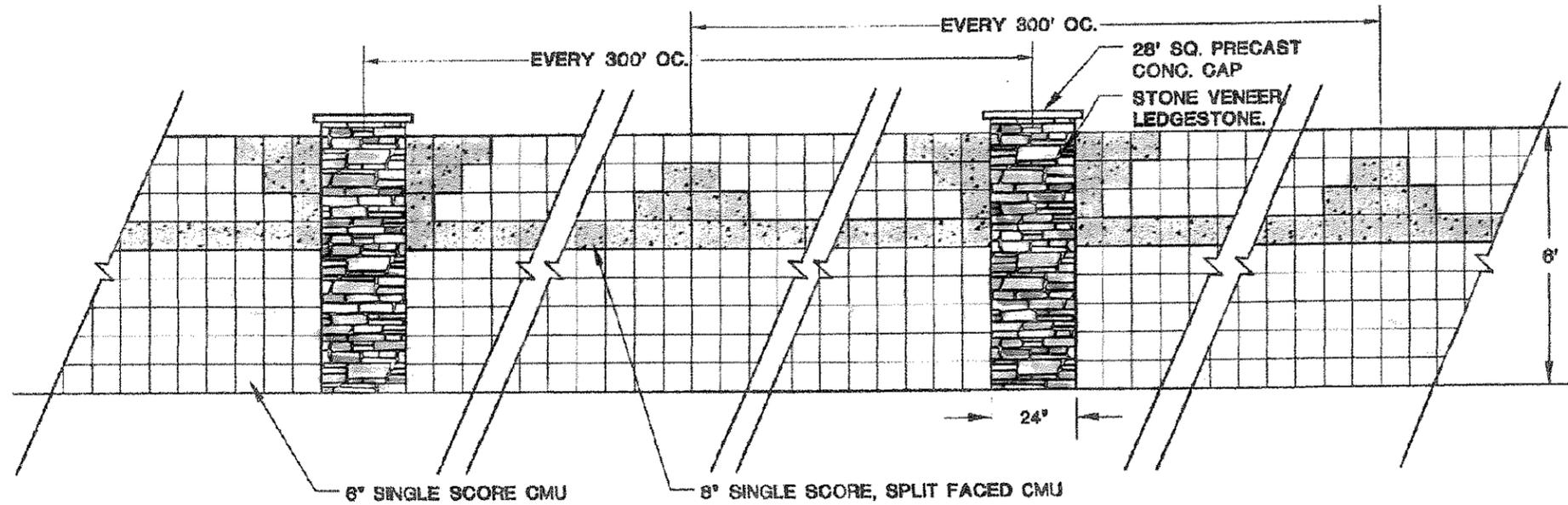
## Theme Wall Elevations

Figure 10A



4 VIEW WALL ELEVATION

NTS



5 THEME WALL ELEVATION

NTS



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X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-10A Theme wall Elevations.dwg 07-05-2005 -  
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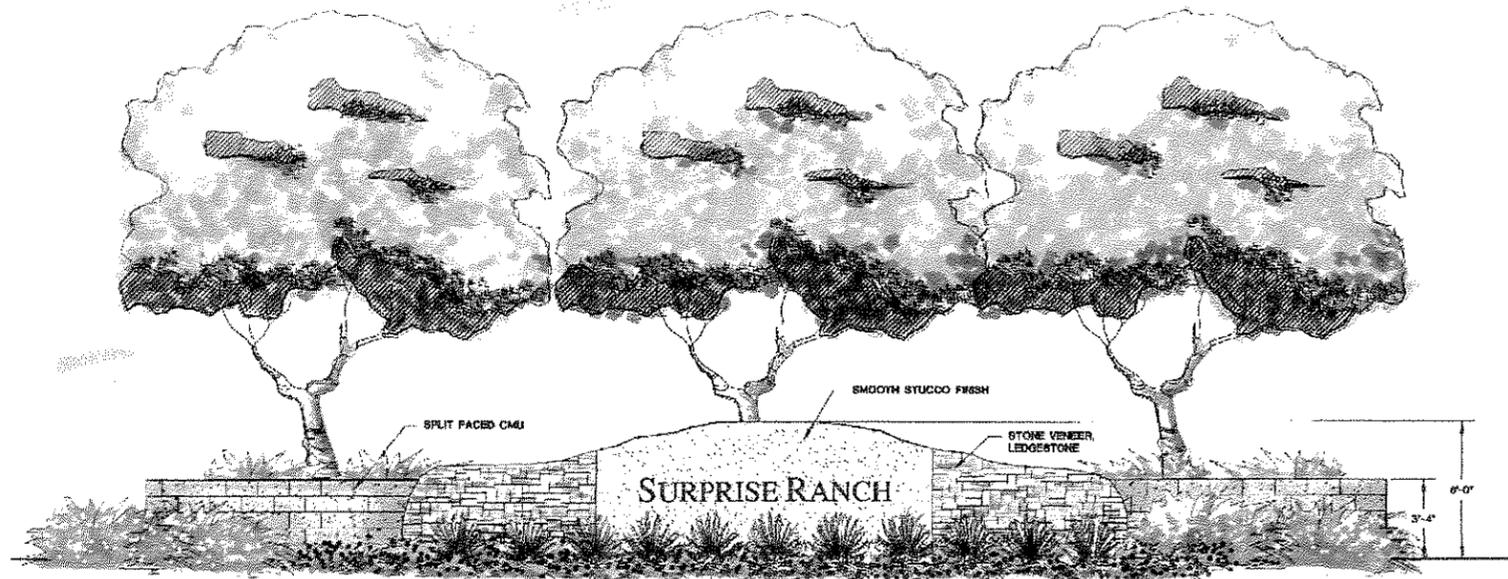
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

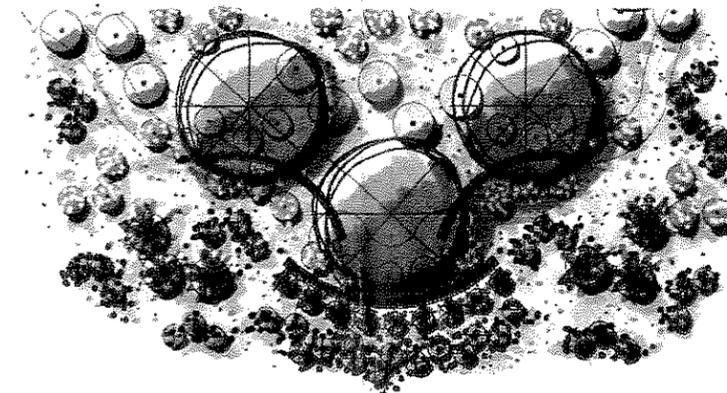
## Entry Monumentation

Figure 10B



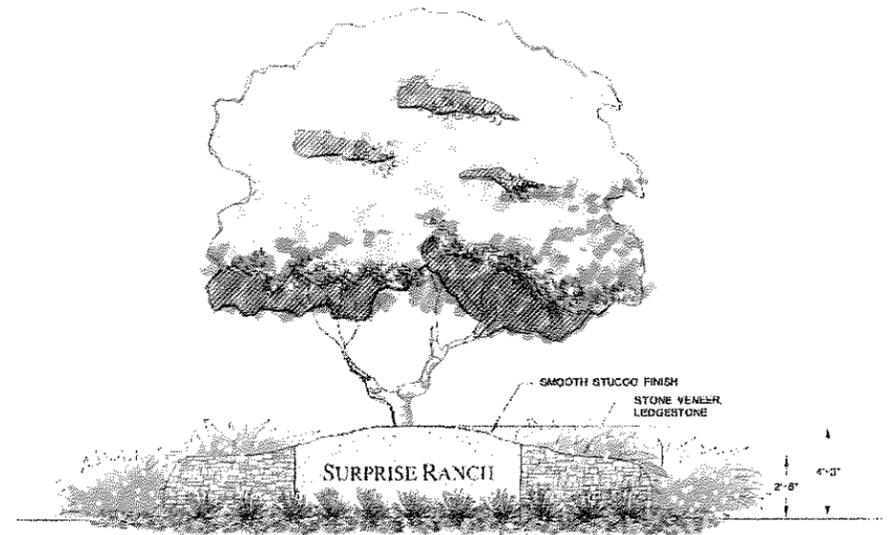
1 ENTRY MONUMENT ELEVATION

NTS



2 ENTRY MONUMENT PLAN VIEW

NTS



3 SECONDARY ENTRY MONUMENT ELEVATION

NTS



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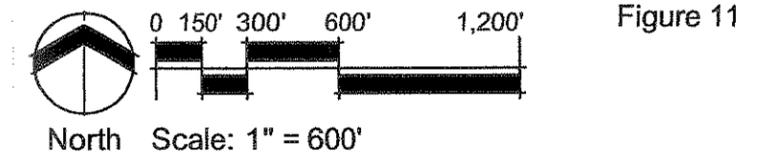


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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

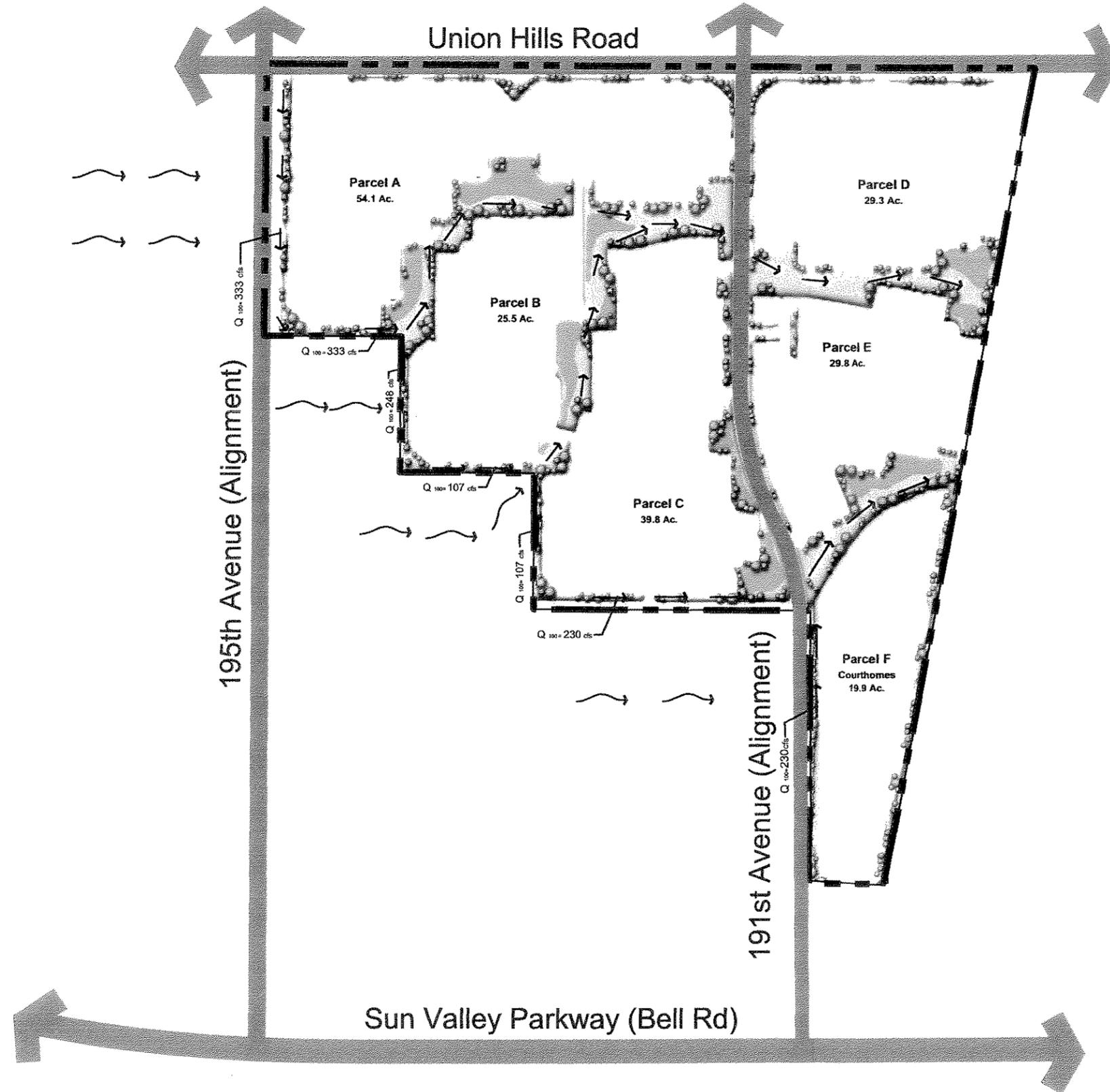
## Master Drainage Exhibit



### Legend

- Drainage Flow Direction
- Offsite Drainage Flow Direction
- Approximate Location of Retention Basin
- Open Space/Drainage Corridor
- Project Boundary

$Q_{100} = \text{_____ cfs}$  100 Year, 24 hour Storm



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Graphics By: n/a  
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X:\7100\7126\Planning\Exhibits\IPAD\3rd-Submittal\Fig-11 Master Drainage.dwg 06-28-2005 - 9:59am  
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# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## APS Transmission Line Exhibit

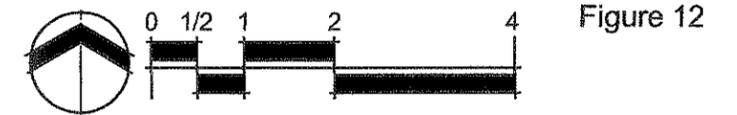


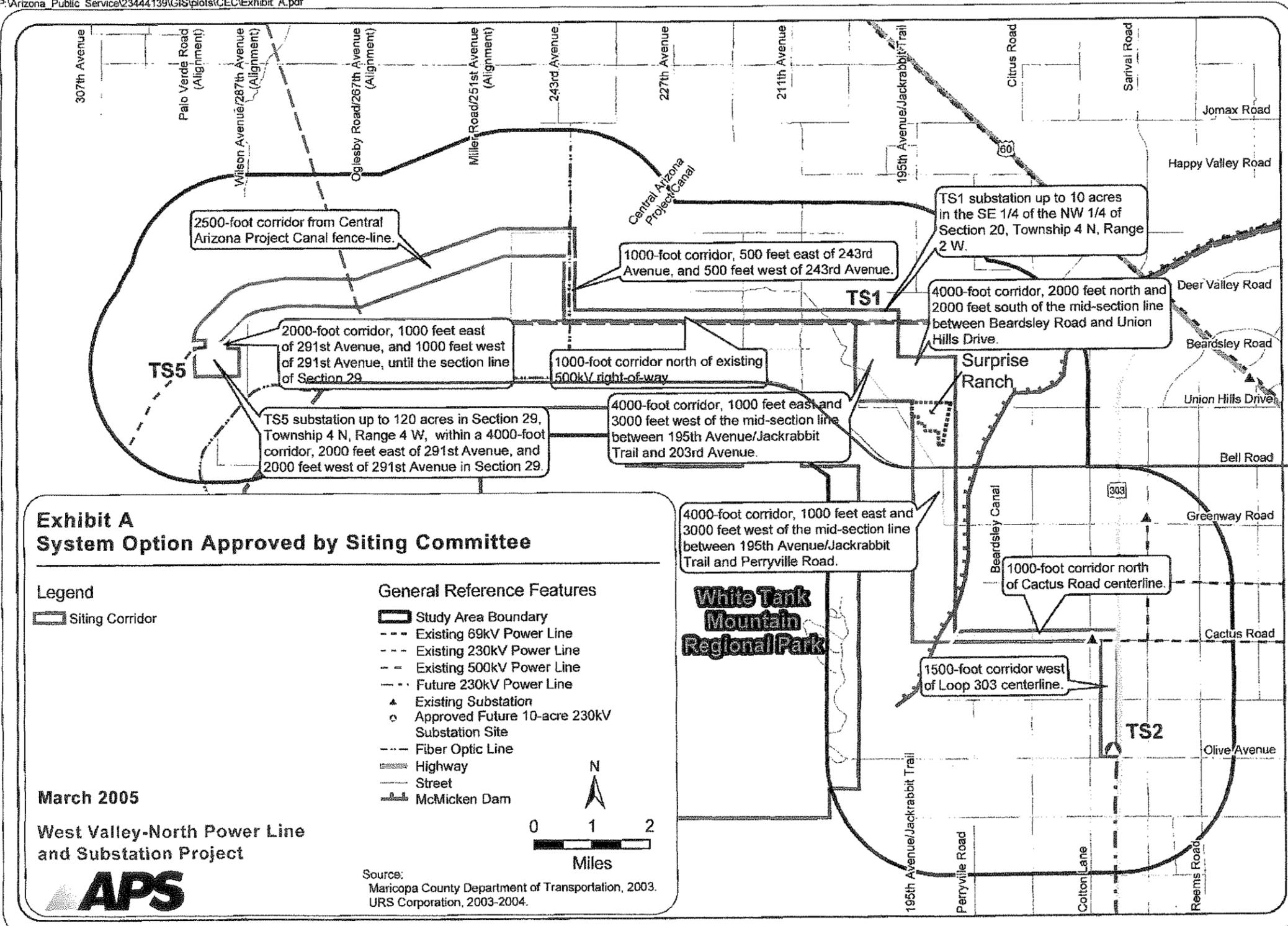
Figure 12

North Scale: 1" = 2 Miles

### Legend

Project Boundary

P:\Arizona Public Service\23444139\GIS\plots\CEC\Exhibit A.pdf



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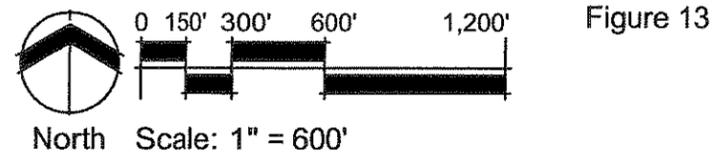
Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\71007126\Planning\Exhibits\PAD\3rd-Submittal\Fig-12 APS Transmission Lines.dwg 07-05-2005 -  
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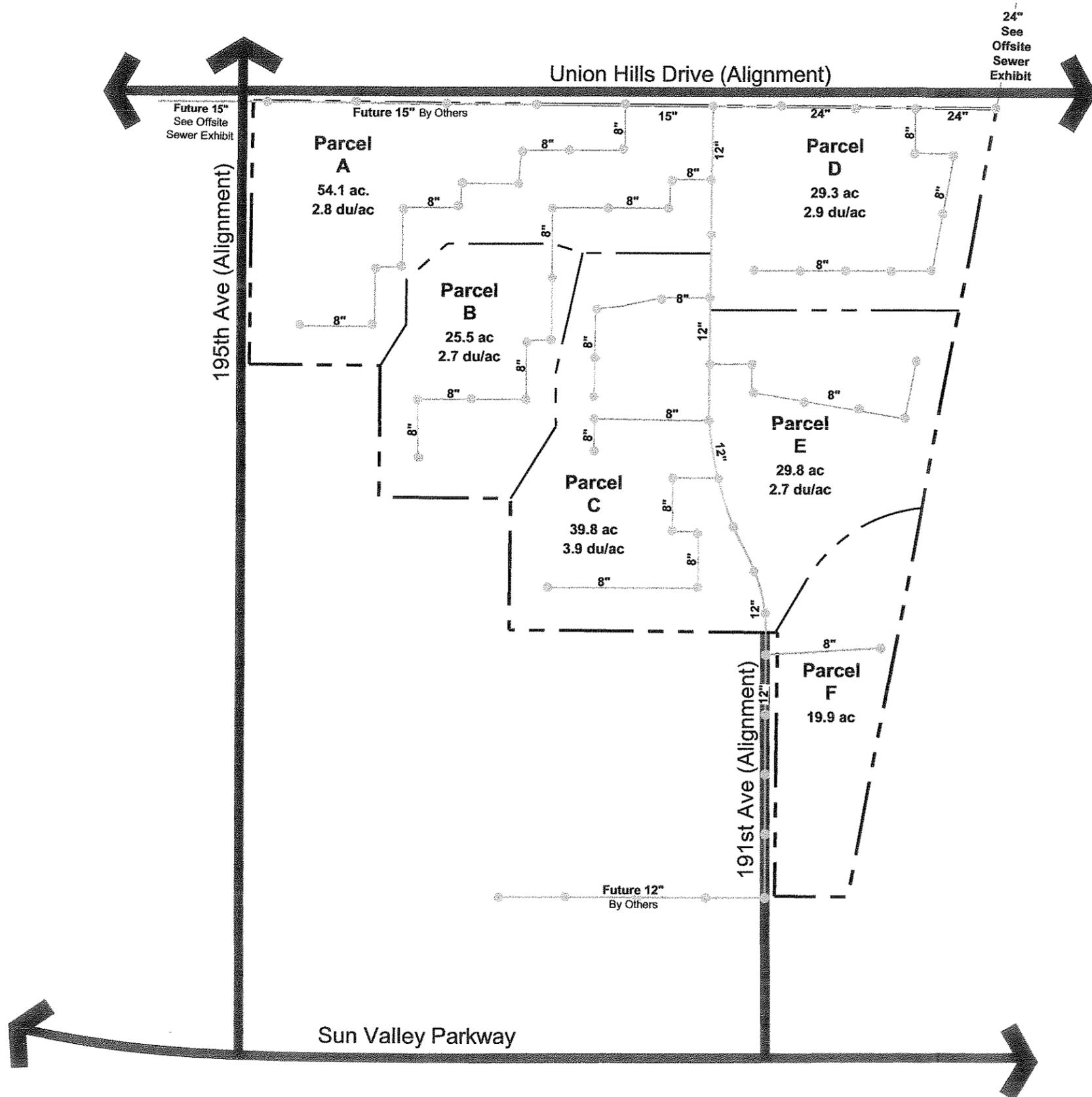
Surprise, Arizona  
Zone Change Request

## On-Site Wastewater Exhibit



### Legend

- Project Boundary
- Parcel Boundary
- Proposed Sewer Collection Line (Size per plan)
- Proposed Manhole



**Note:** Refer to Wastewater Master Plan For More Details.

CMX Project #: 7126  
July, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
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X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-13 On-site Wastewater System.dwg 06-28-2005  
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# Surprise Ranch

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## Off-Site Wastewater Exhibit

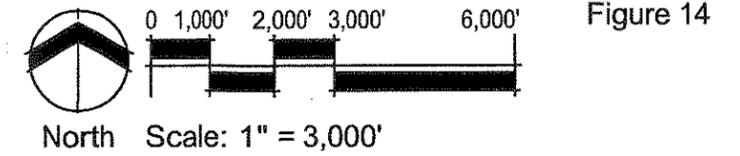


Figure 14

### Legend

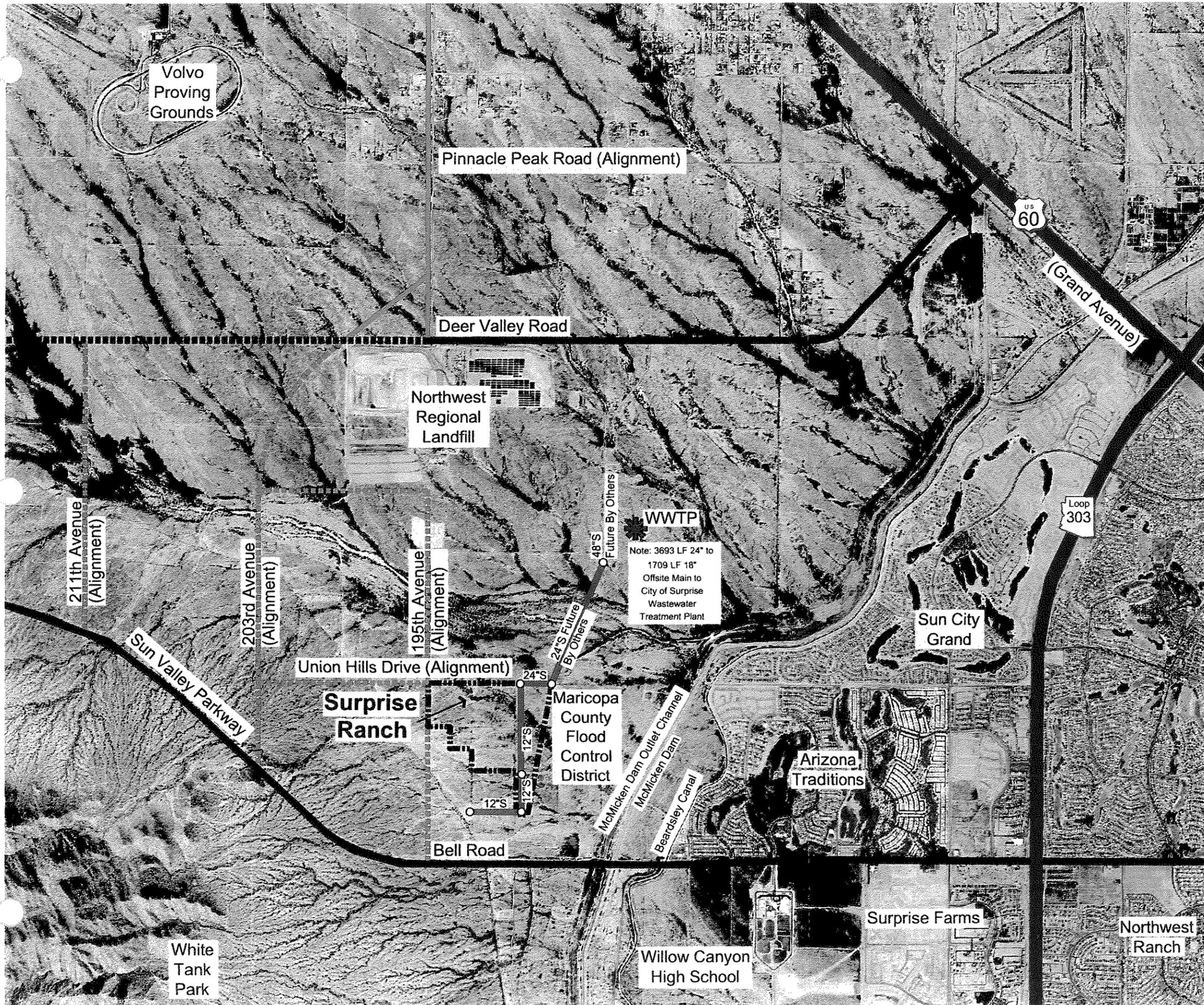
-  Project Boundary
-  Minor Arterial
-  Proposed Minor Arterial
-  Major Arterial
-  Proposed Major Arterial
-  Freeway
-  Proposed offset Wastewater Line
-  Proposed Manhole
-  Waste Water Treatment Plant

Source: City of Surprise General Plan 2020  
Transportation Plan Fig 4-4

Note: Refer to Master Wastewater Study For More  
Details.

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July, 2005

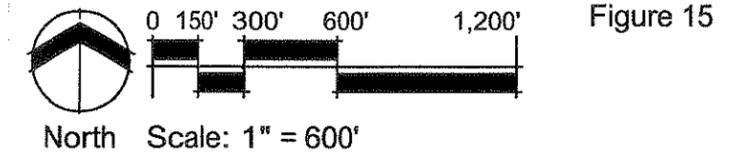
Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\171007126\Planning\Exhibits\PAD\3rd-Submittal\Fig-14 Off-site Wastewater System.dwg 07-01-2005  
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# Surprise Ranch

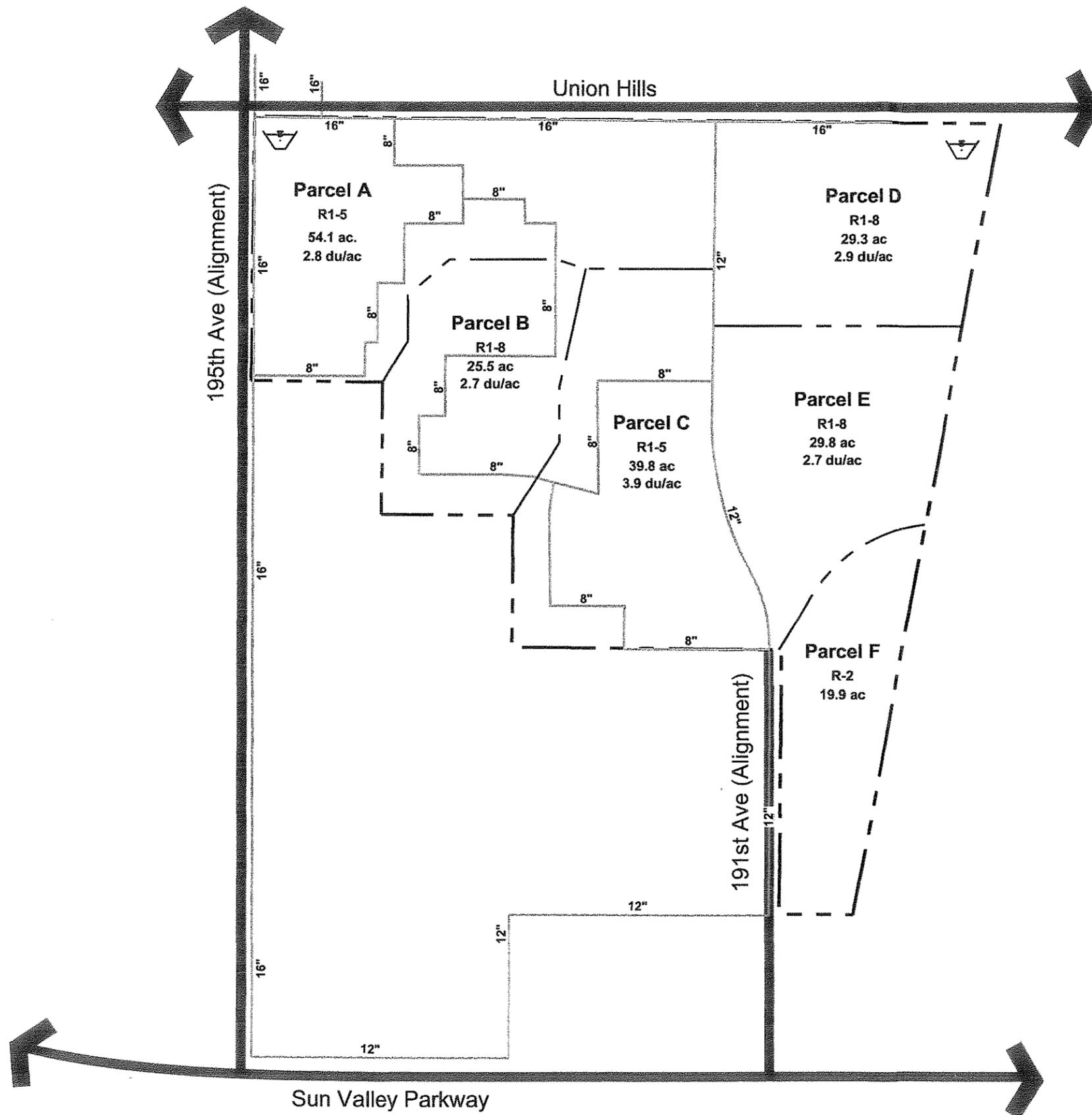
Surprise, Arizona  
Zone Change Request

## On-Site Water Exhibit



### Legend

- Project Boundary
- Parcel Boundary
- Proposed Water Transmission Line (Size per plan)
- Major Arterial
- Proposed Well Site



Note:  
1. Refer To Master Water Study For More Details.

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Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-15 On-site Water System.dwg 07-05-2005 - 10  
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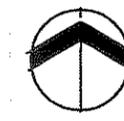


# Surprise Ranch

Surprise, Arizona  
Zone Change Request

## Existing Community Facilities & Services

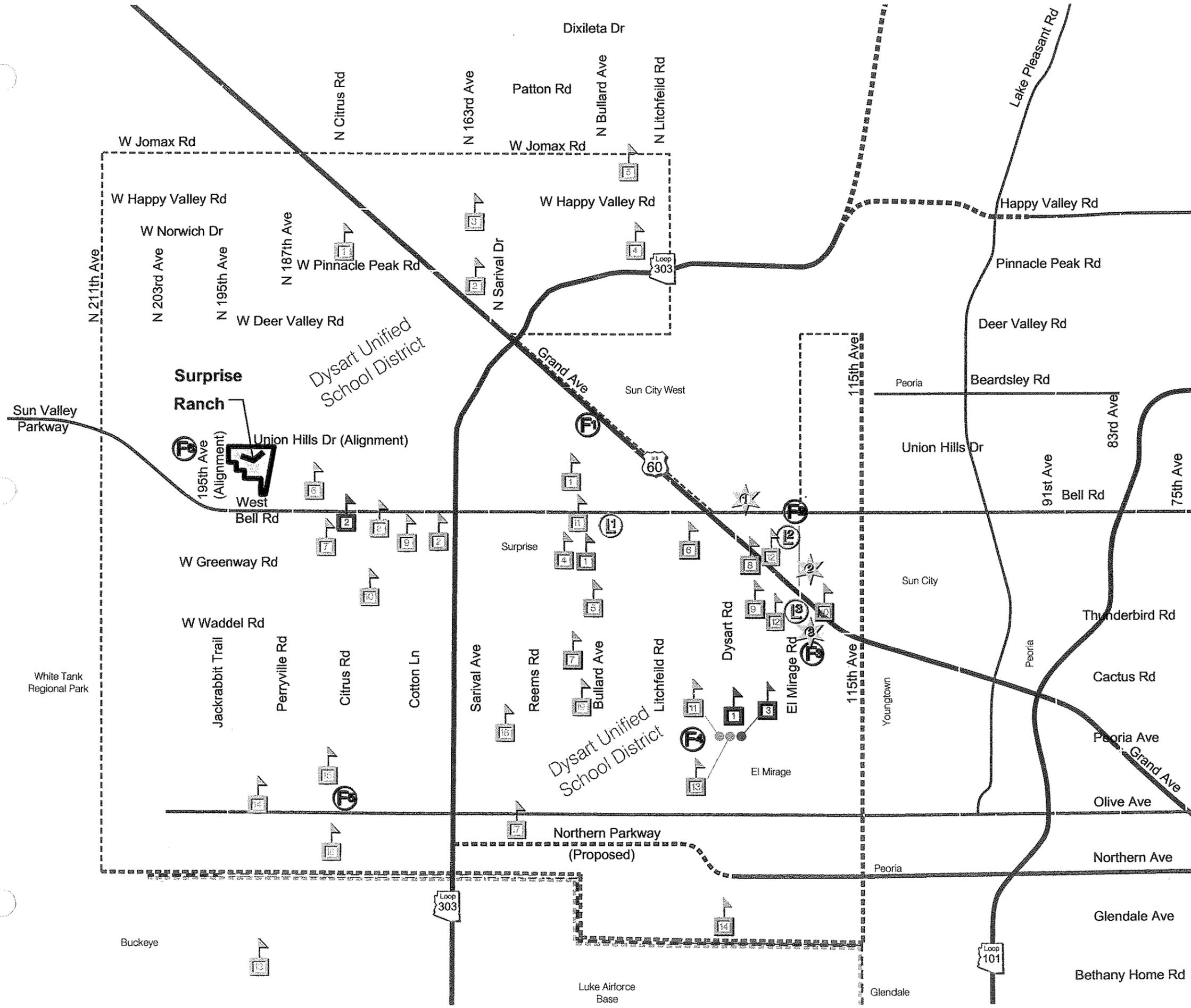
Figure 16



North  
Legend

Scale: N.T.S.

-  Project Boundary
-  Dysart Unified School District Boundary
-  Agua Fria High School District Boundary
-  Litchfield Elementary School District Boundary
-  Dysart Unified School District #89 Existing Elementary Schools
  - 1) Kingswood Elementary
  - 2) Cimarron Springs Elementary
  - 3) Surprise Farms Elementary
  - 4) Countryside Elementary
  - 5) Ashton Ranch Elementary
  - 6) West Point Elementary
  - 7) Marley Park Elementary
  - 8) Surprise Elementary
  - 9) El Mirage Elementary
  - 10) Thompson Ranch Elementary
  - 11) Dysart Preschool
  - 12) Dist. Offices & Sundown Mountain Elementary
  - 13) Dysart Elementary
  - 14) Luke Elementary
-  Dysart Unified School District #89 Existing High Schools
  - 1) Dysart High School
  - 2) Willow Canyon High School
  - 3) Sundown High School
-  Dysart Unified School District #89 Proposed High School
  - 1) Proposed High School #1
-  Dysart Unified School District Proposed Elementary Schools
  - 1) Austin Ranch Elementary
  - 2) Asante No. 2 Elementary
  - 3) Asante No. 1 Elementary
  - 4) Rancho Mercado No. 2 Elementary
  - 5) Rancho Mercado No. 1 Elementary
  - 6) Surprise Farms No. 5 Elementary
  - 7) Surprise Farms No. 4 Elementary
  - 8) Surprise Farms No. 2 Elementary
  - 9) Surprise Farms No. 3 Elementary
  - 10) Sierra Mountana Elementary
  - 11) Orchard Elementary
  - 12) W. Rimrock Street Elementary
  - 13) Zanjero Trails #1 Elementary
  - 14) Zanjero Trails #2 Elementary
  - 15) Cortessa Elementary
  - 16) White Tank Foothills Elementary
  - 17) Woolf Property Elementary
  - 18) Greer Ranch Elementary
  - 19) Rancho Gabriela Elementary
-  Maricopa County Libraries
  - 1) Northwest Regional
  - 2) Hollyhock Library
  - 3) West El Mirage Branch
-  Maricopa County Sheriff Stations
  - 1) Sun City/Sun City West Police
  - 2) Surprise Police
  - 3) El Mirage Police
  - 4) Sheriffs Station Dist 2
  - 5) Avondale Police
  - 6) Goodyear Police
-  Fire Station Locations
  - 1) Surprise Station 2
  - 2) Surprise Station 1
  - 3) El Mirage Station 1
  - 4) Station 833
  - 5) Proposed Cortessa Fire Station
  - 6) Proposed Surprise Fire Station 312( Conceptual Location Only)



CMX Project #: 7126  
July, 2005

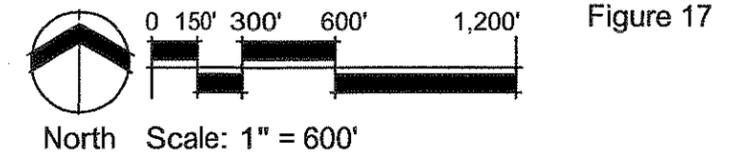
Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
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# Surprise Ranch

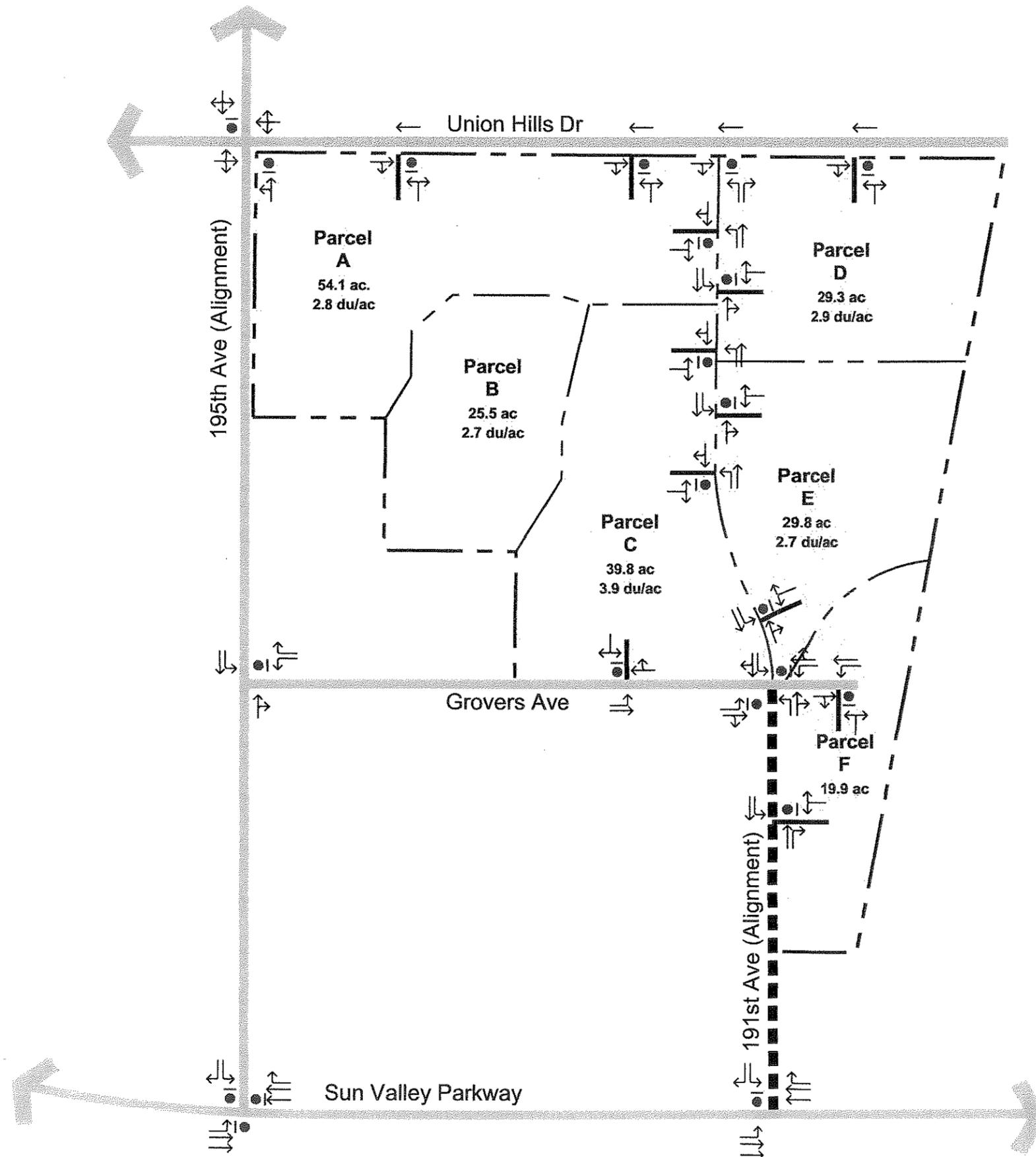
Surprise, Arizona  
Zone Change Request

## Master Transportation Plan



### Legend

- Project Boundary
- Parcel Boundary
- Legal Access to Project
- Adjacent Roads
- Turn Lanes
- Stop Control



### Notes:

Traffic Impact Study Recommendations Shown Herein Represent Project Built-out Conditions In 2010.

Refer To The Surprise Ranch Traffic Impact Study Prepared By Task Engineering For Additional Information.

CMX Project #: 7126  
July, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Graphics By: n/a  
Drawn By: Z. Longoria / J. Newbegin  
X:\7100\7126\Planning\Exhibits\PAD\3rd-Submittal\Fig-17 Master Transportation Plan.dwg 07-11-2005  
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# TABLES

Table - 1 Permitted Lot Size Mix

Lot Category	A	B	C	D	E	F	G
Min Lot Frontage	58'	63'	68'	75'	83'	88'	95'
Lot Size (Req'd Square Feet)	(6380)	(6930)	(7480)	(8250)	(9130)	(9680)	(10450)
Permitted Lot Size % No Added Standards	15%	15%	15%	15%	15%	15%	10%
Added Subdivision Standards Points if % Exceeds Above	28 List B	24 List B	22 List B	20 List B	18 List B	14 List B	12 List B
Added Home Standards Points if % Exceeds Above	16 List C	14 List C	16 List C	4 List C	12 List C D	10 List C	8 List C
Added Amenities Points If % Exceeds Above	14 List D	12 List D	10 List D	8 List D	8 List D	6 List D	6 List D
Minimum Required Number Points if % Lots Exceeds % Above	42	36	32	28	24	20	18



= Lot Categories Utilized in the Project

For this project, 58' wide lot is the smallest lot frontage proposed. Therefore, lot category "A" is the determining criteria, per the City of Surprise Design Guidelines.

Single-Family Detached Proposed Number of Lots and % Breakdown		
Lot Category	No. of Units Per Category	% of Total
A	155	29%
B	148	28%
C	149	28%
E	83	16%
Total	535	100%

Table 2 – Design Option B – Engineering Table

List	City Requirement	Selected	Pts
A	Each 40 Gross Acres, provide 3 cul-de-sacs with a diversity feature such as landscape island or access to open space. (1 pt)	Yes	1
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots. (2pts)	Yes	2
C	On no less than 20% of the lots in categories A, B, C and D, provide a mix of driveway orientations. (3pts)	No	0
D	Stagger front setbacks in lot categories A, B, C, D and E in 3' increments so front setback varies from 18', 21', and 24' setbacks. (3pts)	Yes	3
E	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range (3 pts)	No	0
F	Design lineal open space greenbelt through project. (4pts)	Yes	4
G	Provide open space that is visible from residential and arterial streets (2pts)	Yes	2
H	Provide at least 600' of open space per mile along arterial streets (3 pts)	No	0
I-1	Provide 6' separation between curb & 8' sidewalk arterial & collector streets. (2 pts)	No	0
I-2	Install raised median in collectors & arterials/maintained by HOA (2 pts)	No	0
I-3	Plant landscaping along arterials & collector streets/24" Box trees, 50' o.c.(4 pts)	No	0
I-4	Double Points obtained-developer provides I-1, I-2, I-3 on both sides of the streets.	No	0
J	Design view corridors with open spaces. (4pts)	Yes	4
K	Design Lots with no Lots at the end of "T" intersections (4 pts)	No	0
L	Provide pedestrian and bike access to non-residential sites (2 pts per tract/ max 6pts)	No	0
M	Design traffic calming devices, decorative paving, etc. (2 pts for every 3 devices, max 6pts)	Yes	2
N	Design trails that connect open spaces, separate from roadways, enabling bicyclists & pedestrians to travel throughout the development	Yes	6
O	Construct decorative hardscape features at entrances and pedestrian crossings (2 pts)	No	0
P	Donate land for municipal purposes (2 pts per 15,000 sf: 10 pts max)	No	0
Q	Provide berms, enhanced landscaping & designs on perimeter walls, (6 pts) + 7' wall height adjacent to arterial roads	Yes	6
R	Utilize neo-traditional planning concepts such as detached garages etc., (1-8 pts)	No	0
S	Propose unique design elements (1-4 pts)	No	0
Total Required List B			28
Total Provided List B			30

Note: Selected design options are for illustrative purposes only, and are subject to change during the platting phase. As part of the PAD application, the developer of the Property agrees to provide at least 42 points (accumulative of Option B and Option D point totals).

Table 3 – Design Option D – Amenities

List	City Requirement	Selected	Pts
A	Provide trail systems within the development connecting open space areas to residential and non residential/rest areas ¼ mile apart (i.e., benches, shade structure, mature tree canopies etc)	Yes	4
B	Provide a clubhouse & outdoor recreation amenities, maintained HOA (4 pts)	No	0
C	Provide an active outdoor recreational facility to be maintained by HOA	No	0
D	Provide swimming pool maintained by HOA-6 pts	No	0
E	Provide a large open space corridor-75' wide minimum, 100' average (4 pts- Landscaped, double widths corridor & points will be doubled up to 12)	Yes	8
F	Provide a common area lake (3 pts per 40,000 sf; up to 12 pts)	No	0
G	Provide a golf course (4 pts per 9 holes, up to 16 points)	No	0
H	Provide open space excess of 10 % min (2 pts for each 1% over 10%)	Yes	10
I	Neighborhood amenity, which encourages meetings/interaction, Such as an amphitheater (4 pts)	No	0
J	Unique design element (2-5 pts)	No	0
	Total Required List D		14
	Total Provided List D		22

Note: Selected design options are for illustrative purposes only, and are subject to change during the platting phase. As part of the PAD application, the developer of the Property agrees to provide at least 42 points (accumulative of Option B and Option D point totals).

Table 4 - Densities/Percentage of Lot Sizes

Points	A	B	C	D	E	F	G
18							3
20						3	3.1
22						3.1	3.2
24					3	3.2	3.3
26					3.1	3.3	3.4
28				3	3.2	3.4	3.5
30				3.1	3.3	3.5	3.6
32			3	3.2	3.4	3.6	3.7
34			3.1	3.3	3.5	3.7	3.8
36		3	3.2	3.4	3.6	3.8	3.9
38		3.1	3.3	3.5	3.7	3.9	4.0
40		3.2	3.4	3.6	3.8	4.0	4.1
42	3	3.3	3.5	3.7	3.9	4.1	4.2
44	3.1	3.4	3.6	3.8	4.0	4.2	4.3
46	3.2	3.5	3.7	3.9	4.1	4.3	4.4
48	3.3	3.6	3.8	4.0	4.2	4.4	4.5
50	3.4	3.7	3.9	4.1	4.3	4.5	
52	3.5	3.8	4.0	4.2	4.4		
54	3.6	3.9	4.1	4.3	4.5		
56	3.7	4.0	4.2	4.4			
58	3.8	4.1	4.3	4.5			
60	3.9	4.2	4.4				
62	4.0	4.3	4.5				
64	4.1	4.4					
66	4.2	4.5					
68	4.3						
70	4.4						
72	4.5						

Table 5 – City of Surprise Development Standards Table

Lot Category	A	B	C	D	E	F	G
Min Area (sf)	6380	6930	7480	8250	9130	9680	10450
Min Width	58'	63'	68'	75'	83'	88'	95'
Max House Width	45'	50'	55'	60'	65'	70'	75'
Min Depth	110'	110'	110'	110'	110'	110'	110'
Front Setback							
Side load	12'	12'	12'	12'	12'	12'	12'
Front load	18'	18'	18'	18'	18'	18'	18'
Side Setback	5'/8'	5'/8'	5'/8'	5'/8'	8'/10'	8'/10'	8'/10'
Street Side	13'	13'	13'	13'	13'	13'	13'
Rear Setback	15'	15'	15'	15'	15'	15'	15'
Rear Abutting to Arterial	20'	20'	20'	20'	20'	20'	20'
Dist between Homes	10'	10'	10'	10'	10'	10'	10'
Building Height	30'	30'	30'	30'	30'	30'	30'

R-2 Development Standards

Use	Front	Interior Side	Corner Side	Rear
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 accessory 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'

# APPENDICES

APPENDIX A

LETTER FROM DYSART SCHOOL DISTRICT



PLANNING & SUPPORT

Vern Wolfley, Senior Planning Specialist  
11405 N Dysart Road  
El Mirage, AZ 85335  
Phone: 623.876.7052  
Fax: 623.876.7007  
vwolfley@dysart.org  
www.dysart.org

Wednesday, October 27, 2004

Shelley Hohman  
City of Surprise Development Services  
12425 W. Bell Road, Ste. B-205  
Surprise, AZ 85374  
Fax: 623-583-6108

Re: Farnam Surprise Assemblage East

Dear Ms Shelley Hohman,

After reviewing the proposal from Farnam Surprise Assemblage East, we have no objections to the proposed project; provided we receive a development agreement from the developer.

As we understand the project, it is proposing to build west of the McMicken Dam, east of N 195<sup>th</sup> Ave., and south of W Union Hills Dr, comprising approximately 200 acres. This project has 627 proposed housing units. Our current capture rates in the District are 0.5 for K-8 students and 0.2 for high school students. Base on these projections, the Farnam Surprise Assemblage East project would add approximately 314 K-8 students and 126 high school students to the Dysart Unified School District. While this project does not warrant a school site it will have a significant impact on District operations. At this time the current and proposed schools in the surrounding area will be able to accommodate the students from this proposed project.

Enclosed is a copy of the Districts position paper on development within the District. This document outlines the proposed development agreement of \$1,000 per single family unit. Farnam Surprise Assemblage East may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

Thank you for your continued cooperation with the Dysart Unified School District. We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

Vern Wolfley  
Senior Planning Specialist

cc: Scott Thompson  
David Burrows  
Don Peters

POSITION PAPER ON DEVELOPMENT WITHIN THE DISTRICT

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To function effectively, every community must provide for basic public services to its residents. For the physical well being of its inhabitants, every community must provide effective police and fire services. For intellectual well being, every community must provide for the education of its children because the education of the children of the community will determine its future.

The social responsibility to provide for the education of the community's children rests with all members of the community. It rests not only with the citizenry and their government entities but also with private interests within the community. Those who enjoy the fruits of the community's growth have a social responsibility to assist the community in providing the services needed for the community's success. Private entrepreneurs who profit from the development of residential areas within a community have a responsibility to assist the community by providing funding (impact fees) or property (school sites) to accommodate the expansion of the educational system necessitated by the increased populace. Failure to accept this responsibility results in economic stress on the educational system which, in turn, lessens the community's ability to provide quality educational services to its children. The foundation of the community's future is jeopardized if any developer/business refuses to accept this responsibility.

Adequate School Facilities

When proposed zoning, rezoning or pre-zoning for residential land use comes before the City, the following procedure shall apply:

- The City shall notify the District in writing, no less than three weeks prior to the date set for the zoning, rezoning or pre-zoning meeting or public hearing.
- The City will not issue a building permit for any development or take any other action required by law with respect to any such development absent certification by the District of compliance by the developer with any fee, charge, dedication or other requirement levied by the Governing Board pursuant to Exhibit "A," or of the District's determination that the fee, charge, dedication, or other requirement does not apply to the development area.
- Within five days of the filing of a zoning application for a residential project, the applicant shall deliver a summary of the zoning and the site location map to the District. The applicant shall make an offer to meet with the Superintendent (or designee) of the District prior to the principals' meeting.

- No application to the City shall be considered complete until the applicant provides a letter from the District which certifies any of the following:
  - That the District has adequate school facilities to accommodate the projected number of new students within the District's attendance area; or
  - That the District will have adequate school facilities as a result of a planned capital improvement to be constructed within one year and located within the District's attendance area; or
  - That the applicant and the District have entered into an agreement to provide, or help provide, adequate school facilities within the District's attendance area, in a timely manner; or
  - That the District does not have adequate school facilities to accommodate projected growth attributable to the specific development.
  
- P The projected number of new students resulting from the application for zoning, rezoning or pre-zoning shall be based upon a student-per-household ratio methodology adopted by the District.
  
- P Adequate school facilities shall be determined by the District in accordance with the minimum school facility adequacy guidelines adopted by the School Facilities Board pursuant to A.R.S. § 15-2011, and any subsequent amendments made thereto, as applied to each individual school site's attendance area for each individual school serving the property being considered for development.

EXHIBIT "A"

Developer hereby agrees to payment of a contribution for capital facilities to the Dysart Unified School District equal to the following table for an estimated total of \_\_\_\_\_ (insert number of) homes in the development. The contribution shall be payable at the time each permit for each unit is issued and is to be specifically used to assist the funding for capital facilities in the District.

In the event the Developer donates land to the District for a school site, the fair market value of the land donation will be credited towards any developer assistance fees otherwise due and owing to the District.

Type of Dwelling	Developer Assistance (per unit)
House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

In January of 2001, and for each subsequent January thereafter, the District will review and adjust the Developer Assistance contribution, as necessary.

Please Contact Don Peters or Vern Wolfley for further information.

Don Peters  
Miller Lasota & Peters PLC  
5225 N. Central Ave., Ste 235  
Phoenix, AZ 85012  
Phone: (602) 248-2900  
Fax: (602) 248-2999

Vern Wolfley  
Dysart Unified School District No. 89  
11405 N Dysart Rd  
El Mirage, AZ 85335  
Phone: (623) 876-7052  
Fax: (623) 876-7046

APPENDIX B

STAFF REPORT AND STIPULATIONS

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

**PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT**

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**CASE NO.: PAD04-423**

(Surprise Ranch, Farnam Surprise  
Assemblage East Development)

**STIPULATIONS: a – n**

**PREPARED BY: Gary J. Norris, Planner (623) 875-4306**

Planning & Zoning Commission Hearing Date:

September 20, 2005

City Council Hearing Date:

October 13, 2005

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**APPLICANT:**

CMX, LLC  
C/o David Burrows  
7740 N. 16<sup>th</sup> Street, Suite 100  
Phoenix, AZ 85020  
Phone: 602.567.1900  
Fax: 602.567.1901

**PROPERTY OWNER:**

CMX, LLC.  
7740 N. 16<sup>th</sup> Street, Suite 100  
Phoenix, AZ 85020  
Phone 602.567.1900

**REQUEST:**

Approval of a zoning change to Planned Area  
Development (P.A.D.).

**SITE LOCATION:**

Subject site is located just north of Sun Valley Parkway  
and east of 195<sup>th</sup> Avenue. It is located in Section 33,  
Township 4 North, Range 2 West, of the Gila and Salt  
River Base and Meridian, Maricopa County, Arizona.

**ACCESS TO PROJECT:**

Primary access to the site will be from 195th Avenue  
and the Sun Valley Parkway. These two corridors will  
provide access into Surprise Ranch. 195th Avenue  
along the west edge of the property and Sun Valley  
Parkway from the south.

**SITE SIZE:**

198.4 gross acres.

**CONFORMANCE TO ADOPTED LAND USE PLANS:**

**GENERAL PLAN:** This Planned Area Development is consistent with the General Plan 2020 Land Use Map and designation of Low Density Residential

**DEVELOPMENT PLAN:** The Surprise Ranch Planned Area Development Zoning request incorporates 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:	see attached
Maricopa Water District:	No comments were received.
Luke Air Force Base:	see attached.
ADOT	No comments were received

**DEPARTMENTAL REVIEW:**

The **Public Works Department** has reviewed this application and has recommended that the project be moved forward in accordance with stipulations.

The **Engineering Department** has reviewed this application and has recommended that the project be moved forward in accordance with stipulations.

The **Fire Department** has reviewed this application and has recommended that the project be moved forward in accordance with stipulations.

The **Water Services Department** has reviewed this application and has recommended that the project be moved forward in accordance with stipulations.

**STAFF RECOMMENDATION:**

Staff **recommends** that the Planning and Zoning Commission recommend **approval** of the zoning change to Planned Area Development for Surprise Ranch (Farnam Surprise Assemblage East (PAD04-423), subject to the stipulations listed under "Recommendations."

**EXISTING AND SURROUNDING ZONING:**

- 1. ON-SITE: R1-43
- NORTH: R1-43
- EAST: R1-43
- SOUTH: R1-43
- WEST: R1-43

**EXISTING AND SURROUNDING LAND USE:**

- 2. ON-SITE: Vacant Land
- NORTH: Vacant Land
- EAST: Maricopa County Flood Control District Proper
- SOUTH: Vacant Land and Bell Road
- WEST: Vacant Land

**ADJACENT ROAD STATUS:**

3. Current and Projected Road Status Tables:

**Current/Projected**

Street Name	Right-of-Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
195th Ave	110 feet	32 feet	Sides and median	2 lane	6' both sides
Union Hills, 191st Avenue	80 feet	21 feet	Sides and median	2 lanes	6' both sides
Local Street	55 feet	32 feet	Sides	1 Lane	6' both sides

**EXISTING UTILITIES AND SERVICES STATUS:**

- 4. WATER City of Surprise
- 5. SEWER City of Surprise
- 6. FIRE PROTECTION The Surprise Fire Department currently has fire stations located at: 15616 N. Hollyhock Street, 18600 N. Reems Road, 22443 N. 163<sup>rd</sup> Avenue and 15440 N. Cotton Lane.

7. **POLICE PROTECTION** The Surprise Police Department currently has a station located at 14312 West Tierra Buena Lane and a substation located at 18600 Reems Road.

**100 YEAR ASSURED WATER SUPPLY CERTIFICATION:**

8. To be required upon platting process.

**FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:**

9. To be required upon platting process.

**SCHOOL DISTRICT:**

10. No comments.

**STREET LIGHT IMPROVEMENT DISTRICT:**

11. To be required upon platting process.

**PLAN ANALYSIS:**

**PROPOSAL**

12. The applicant has submitted with this application a zoning document entitled "Surprise Ranch Planned Area Development," dated April 6, 2005. The document includes several sections setting forth the development standards, guidelines, and general characteristics to be proposed within this master planned community.
13. The applicant is proposing to develop six parcels. Parcel A is the traditional single-family area consisting of 155 units for a density of 2.8 dwelling units per acre (d.u./ac). Parcel B will have 68 units on 25.5 acres for a density of 2.7 d.u. /ac. Parcel C will have 155 units on 39.6 acres for a density of 3.9 d.u. /ac. Parcel D will have 83 units on 29.3 acres for a density of 2.9 d.u. /ac. Parcel E will have 81 units on 29.8 acres for a density of 2.7 d.u. /ac. Parcel F will have 159 Court homes on 19.9 acres. Tot lots and pocket parks will also be added at the time of platting, which will increase the open space percentages as time progresses.
14. The R1-8 Residential portion of the project, totaling 84.6 gross acres, is located at the SE intersection of Union Hills Drive (alignment) and 191<sup>st</sup> Avenue (alignment). It will consist of 232 units with 58' \* 110' wide lots.

15. The remainder of the property is in accordance with the Medium Density General Plan designation not to exceed 5 d.u. /ac. The proposed community offers a series of five neighborhoods with various lot sizes. Single family lots range from 6,380 to 10,450 square feet to meet the desire of a broad range of homebuyers. In addition to a diverse mix of single-family lot sizes, the community includes court homes in the southeast portion of the Property. While Surprise Ranch offers both single family and court homes, these areas are not isolated from each other.

HISTORY/EXISTING SITE CONDITIONS

17. A majority of the Property is located within the 100-Year Floodplain Zone A according to the Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map 4013C1140 G dated July 19, 2001. Flood Zone A is defined as “no base flood evaluations determined”.

GENERAL PLAN 2020 COMPLIANCE

18. The General Plan designates the property as “Low Density Residential”. The proposed uses in the Surprise Ranch PAD comply with this designation.

LUKE AFB COMPATABILITY

19. Luke Auxilliary Airfield 65-ldn noise contours are more than eight miles from the proposed project and six miles from AUX. 1. The airfield will pose no significant impact on the site. The project as proposed complies with the GDC and as such Luke AFB has submitted a letter of support.

PROPOSED LAND USE/PERCENTAGES

20. Land Use Table:

<b>Subject</b>	<b>Acreage</b>	<b>Percent (of total acreage)</b>
Total Gross Area of the Property	198.4	100%
Total area of Open Space	22.8	15%
Total Single Family Residential	178.5	90%
Total area of Court Homes	19.9	10%

21. The low-density portion of the Surprise Ranch PAD is required to comply with the City of Surprise Single-Family Residential Design Guidelines, which encourages a variety of lot sizes within any development. This development provides a variety of lot widths including 58’, 63’, 68’and 83’ frontage lots. These large lots,

when combined with the smaller lot sizes will offer the variety of lot sizes and housing products encouraged by the Planning and Design Guidelines.

22. In the Surprise Ranch Planned Area Development document in "Design Standards" it provides substantial details related to the compliance with the Single-Family Residential Design Guidelines.
23. Because the "Design Standards" in the PAD documents sets forth a complete Design Guideline analysis, the staff report will not go through each point. However, the applicant has committed to the necessary number of points to be considered complete under the Design Guidelines requirements.

#### COMPARISON TO THE ZONING ORDINANCE

24. The project complies with the Single Family Design Guidelines and will comply with the Home Product Design Guidelines at the time of Design Review on home product.

#### STREET CROSS-SECTIONS

25. The design of all street cross-sections shall be required to meet the standards of the City as they are approved at the time of platting. Cross-Sections are subject to change at the time of platting.

#### NOISE

26. 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 over-flights from Luke Air Force Base, therefore appropriate noise attenuation will be required in the homes as they are constructed.

#### INFRASTRUCTURE

27. With this development, the arterial roads adjacent to the property will be developed as required by the City Engineering department. Additionally, all internal roads will be developed to their full-required right-of-way.
28. Sewer infrastructure will be developed as required.

#### PHASING

29. The Surprise Ranch PAD may or may not be developed in multiple phases. Actual timing of the phases will depend on market conditions and absorption rates, however, the necessary road, water, sewer, drainage improvements and

landscaping will be constructed as part of each phase of development. Sub-phases may be considered in order to accommodate infrastructure construction and the construction of model homes.

**CONCLUSION:**

30. This proposal complies with the General Plan 2020 Land Use Map and will not adversely affect the public health, safety or welfare. Additionally, the applicant will make all necessary infrastructure improvements in order to accommodate the proposed development on site. Also, this proposed development complies with the adopted Planning and Design Guidelines and the Single-Family Residential Design Guidelines.

**RECOMMENDATIONS:**

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission recommend approval of the zoning change to Planned Area Development (P.A.D.) for the Burke Property (PAD05-175) subject to the following stipulations:

**STANDARD STIPULATIONS:**

- a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;
- b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) day of City Council approval;
- c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and
- d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

**SPECIAL STIPULATIONS:**

- e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;
- f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;
- g) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first Final Plat approval.

- h) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points.
- i) Prior to the approval of any preliminary plat, developer shall enter into a development agreement acceptable to the City of Surprise Fire Chief that addresses the provision of fire service.
- j) Pending verification of a City approved Integrated Water Master Plan (IWMP).
- k) The 230kV transmission line (corridor) is shown on the preliminary and final plats.
- l) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan.
- m) 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.
- n) Prior to the approval of any preliminary plat, the developer shall enter into an agreement with the Dysart School District that addresses the impact of the development on the school district.

EXHIBIT B



Community Development Department  
Planning and Zoning Division

12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Phone 623.583.1088 Fax 623.875.5049

December 5, 2005

David Burrows  
CMX, LLC  
7740 North 16<sup>th</sup> Street, Suite 100  
Phoenix, AZ 85020

FAX: 602-567-1901

**RE: City Council Approval for PAD04-423, Surprise Ranch**

Dear Applicant:

On November 22, 2005, the City Council approved the application referenced above with stipulations a - n.

In order to finalize the approval, please submit **two (2) copies** of the Stipulations Response package **within fifteen (15) days** of this notice. This package must include the following items:

1. Written response to all stipulations; and,
2. Six (6) copies of the PAD or PADA including exhibits (as applicable)

The applicant must now remove from the property all signage advertising the public hearings. These signs **must be removed** within one week after the final disposition of the case.

The revised stipulations have been provided as approved by the Planning and Zoning Commission. Once you are prepared to proceed to the next step, please contact the Planning Office for a copy of the Preliminary Plat Process Guide & Application Packet or the document may be downloaded from [www.surpriseaz.com](http://www.surpriseaz.com).

If you require further information or assistance, please do not hesitate to contact the Planning office at 623-875-4337.

Sincerely,

City of Surprise  
Community Development Department  
Planning and Zoning Division

December 5, 2005

Latonya Finch  
Director OF DEVELOPMENT SERVICES

**CITY OF SURPRISE**

12425 West Bell Road, Suite D-100  
Surprise, Arizona 85374

RE: Surprise Ranch - Case #PAD04-423,  
Responses to stipulations from November 22, 2005 City Council Hearing

Dear Latonya,

In accordance with the City's procedures, the following are responses to the stipulations approved at the City Council Hearing held on November 22, 2005. The stipulations are listed in the same order as they appear within the staff report.

STANDARD STIPULATIONS:

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

*Acknowledged.*

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

*Acknowledged. The City Council Report, including stipulations and written response to the stipulations is included in Appendix B of the revised PAD document. This submission will be made under one transmittal package and delivered to the Community Development Department.*

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

Acknowledged.

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

*Acknowledged. The PAD document has been revised to incorporate the necessary revisions, and a copy of the staff report, including the standard and special stipulations is located within Appendix B.*

SPECIAL STIPULATIONS:

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

Acknowledged.

- f) *By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;*

Acknowledged.

- g) *The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first final plat approval;*

Acknowledged.

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

Acknowledged.

- i) *Prior to the approval of any preliminary plat, developer shall enter into a development agreement acceptable to the City of Surprise Fire Chief that addresses the provision of fire service.*

*The Developer is an active participant in the West Surprise Landowner's Group (WSLG), which is working in conjunction with the City of Surprise Fire Department to develop a regional solution to the fire and emergency service needs for the WSLG projects. The Developer will contribute a pro-rata share to funding for fire service that meets the approval of the City. It is anticipated that this regional solution to the fire and emergency service needs for the WSLG projects will be developed and approved prior to the approval of the Surprise Ranch preliminary*

plat.

- j) Pending verification of a City approved Integrated Water Master Plan (IWMP).

Acknowledged.

- k) The 230kV transmission line (corridor) is shown on the preliminary and final plats.

Acknowledged.

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

Acknowledged.

- m) 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.

Acknowledged. All public notice signs are removed from site and an affidavit of sign removal is submitted along with the revised PAD document.

- n) Prior to the approval of any preliminary plat, the developer shall enter into an agreement with the Dysart School District that addresses the impact of the development on the school district.

Acknowledged.

Thank you for the opportunity to respond to your review comments. Please contact me at (602) 567-1900 if there are any questions.

Sincerely,



David Burrows, P.E.  
Project Manager

cc: Peter Gooding  
Mike Curley  
Ron Hilgart