"Tierra Rico"

Planned Area Development

NWC Dale Lane and 171st Avenue
Surprise, Arizona

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PAD05-056
P&Z Comm. Approval: 10/4/05
City Council Approval: 11/22/05
B.O.A. Approval:
Stipulations:

Narrative Report
Date: 07.21.05

Prepared For:

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

Prepared By:

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

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COMMUNITY DEVELOPMENT

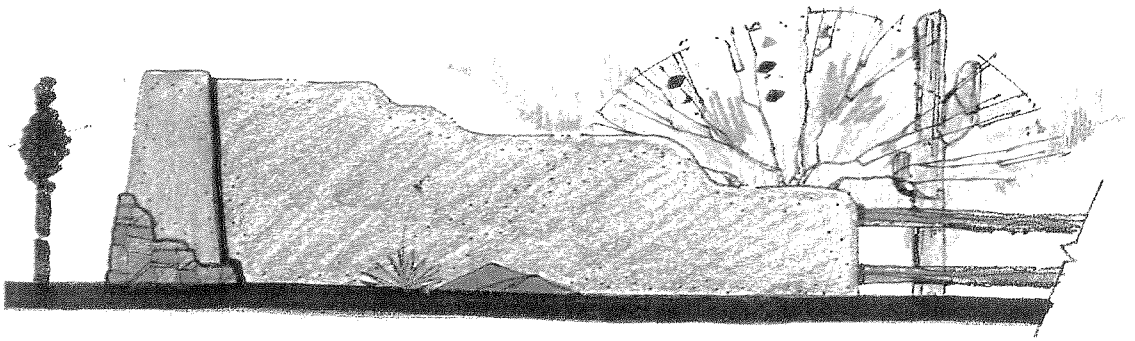


Table of Contents

1 Tierra Rico Project Team

Section I – Executive Summary

2 Executive Summary

Section II – Location Description

3 Location Description

3 A. Tax Assessor Number and ALTA Survey

3 B. Existing Community Facilities and Services

1. Schools
2. Parks, Libraries and Golf Courses
3. Existing Water Facilities
4. Existing Wastewater Facilities
5. Airports
6. Police and Fire Protection
7. Hospital

Section III – Site Analysis

4 A. Existing Land Uses and Zoning (on-site and off-site)

4 B. Existing, Pre-Development Conditions

1. Flood Plain and Offsite Drainage
2. Topography
3. Infrastructure

Section IV – Plan Description

5 A. Circulation

1. Vehicular
2. Pedestrian / Bicycle

6 B. Land Use Plan

Land Use Summary Table

7 C. Architecture
1. Architectural Style / Theme
2. Single Family Design Guidelines Comparison
Comparison Table
Design List B – Engineering
Design List D – Amenities

17 D. Landscape
1. Screening and Landscape
2. Lighting

18 E. Drainage Plan

18 F. Proposed Public Utilities and Services
1. Water Facilities
2. Wastewater Facilities
3. Dry Utilities

19 G. Management and Maintenance

19 H. Development Schedule (Phasing)

19 I. Covenants, Conditions & Restrictions

Section V – Suitability Analysis

19 A. PAD Impacts
1. Regional Benefits
2. Environmental Impacts
3. Socioeconomic Trends
4. Consistency with the Surprise General Plan 2020

Figures

Location Description

1. Regional Vicinity Map
2. Aerial Photograph
3. Topography Map
4. Existing Community Facilities and Services

Site Analysis

5. Surrounding Land Uses and Zoning / Property Ownership
6. Physical Features Map

Plan Description

7. City of Surprise General Plan
8. Land Use Plan
9. Conceptual Landscape Plan
10. Wall Plan
11. Proposed Street Circulation Plan
12. Master Drainage
13. Proposed Water Plan
14. Proposed Sewer Plan

Appendix

Legal Description and Boundary

Tierra Rico Project Team

LANDOWNER:

Tierra Rico, L.L.C.
8550 N. 91st Avenue, Suite 16
Peoria, AZ 85345
Main - (623) 979-5496
Fax - (623) 322-8795
cleathe426@aol.com
Contact: Cliff Leatherwood

APPLICANT:

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

PLANNING & ENGINEERING:

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

TRAFFIC ENGINEERING:

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

TITLE AGENCY:

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

DRAINAGE CONSULTANT:

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

ENVIRONMENTAL CONSULTANT:

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

SURVEYING:

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

I. EXECUTIVE SUMMARY

CML, Inc. is requesting a rezone from R1-43 to R1-8 PAD and R1-18 PAD. The Tierra Rico property is approximately 80 acres of vacant land located at the northwest corner of Dale Lane and 171st Avenue. See Regional Vicinity Map Figure 1.

Through the use of a range of proposed densities as shown in Table 1, the Tierra Rico PAD offers assurance of a range of lot sizes and housing types. This will result in the ability to provide housing opportunities to a significant cross-section of the population, augmenting those already available in the area.

The planning effort required by the Planned Area Development has provided the opportunity to better place and transition land uses, especially taking into consideration existing low-density residences adjacent to Tierra Rico. It is anticipated that residents on existing, neighboring large lots may oppose higher density subdivisions adjacent to their homes. In order to be sensitive to this perception, land uses within Tierra Rico have been located taking into consideration these existing, low-density uses. Neighborhood Buffer Areas have been placed next to the adjacent low-density residences. Located on Figure 8, these buffer areas will consist of a combination of larger lots and creative edge treatments to minimize the number of homes adjacent to the existing neighborhoods.

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

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

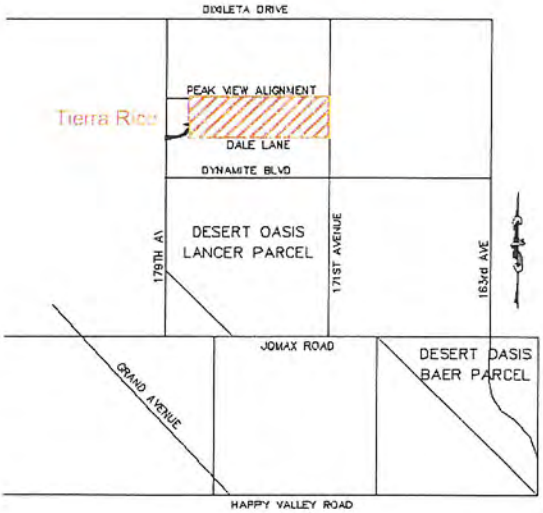
Potable water service will be provided by City of Surprise water supply facilities constructed with the Desert Oasis of Surprise master-planned community. The on-site potable water distribution system will connect to future waterlines to be constructed along 171st Avenue.

Sanitary sewer service will be provided by either the City of Surprise wastewater facilities in SPA-2 or the wastewater treatment plant recently constructed in the Desert Oasis of Surprise community.

Regional access will be provided to Tierra Rico off of Grand Avenue with an intersection at 163rd Avenue (Sarival Avenue). From 163rd, 171st, or 177th Avenue, Dale Lane will provide access to the southern portion of the development and Peak View Road will provide access to the northern portion of the development. Once construction is completed, the 303 Freeway will be located five-miles southeast of Tierra Rico with an interchange at Grand Avenue. The combination of north-south roads into the project, Grand Avenue, and the 303 Freeway provides local and regional access to the site.

II. LOCATION DESCRIPTION

The Tierra Rico Property is located at the northwest corner of Dale Lane and 171st Avenue in a portion of Section 26, Township 5 North, Range 2 West, Salt River Base and Meridian, Maricopa County, Arizona. This site is bounded by the 175th Avenue alignment along the western boundary, Dale Lane along its southern boundary, 171st Avenue alignment along its eastern boundary and the Peak View Road alignment along its northern boundary.



SECTION 25, T5N, R2W.
VICINITY MAP
N.T.S.

A. Tax Assessor Numbers & ALTA Surveys

The Maricopa County Tax Assessor Parcel Numbers for Tierra Rico are: 503-51-009G and 503-51-009H. The net acreage for the site is 79.20 Acres. Refer to the appendix for the ALTA / ACSM Land Title Survey and legal description (Cave Creek Land Surveyors, LLC sealed 1/22/05).

B. Existing Community Facilities and Services

1. Schools

Tierra Rico resides within the Nadaburg Elementary School District, which is north of the Jomax Road alignment. Nadaburg Elementary School is located on the southwest corner of Dove Valley Road and 215th Avenue, approximately 7-½ miles northwest of the subject site.

The developer of Desert Oasis of Surprise is dedicating an elementary school site to Nadaburg School District. This school site is located approximately one mile south of the property (see Figure 4).

Dysart High School is located at Dysart and Varney Roads, approximately twelve miles southeast of the subject site.

2. Parks, Libraries and Golf Courses

The proposed subdivision "Lancer - Desert Oasis of Surprise," zoned P.A.D., is located one-half mile south of this site at the southeast corner of Dynamite Boulevard and 179th Avenue alignments. There is an opportunity to share common area open space and amenities with this subdivision, including both the Lancer and Baer Parks and the Baer Wash / Wildlife and Equestrian Corridor.

The RH Johnson Library is located at Meeker and RH Johnson Boulevards, approximately nine miles southeast of the subject property.

The Hillcrest Public Golf Course is located at Meeker and RH Johnson Boulevards, approximately nine miles southeast of the subject property. There are several private golf courses that are also within this vicinity.

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

3. Existing Water Facilities

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

4. Existing Wastewater Facilities

Wastewater treatment and disposal shall be provided by either the regional SPA-2 wastewater treatment plant or the recently constructed Desert Oasis wastewater treatment plant. The regional SPA-2 wastewater treatment plant, located near 163rd and Grand Avenues, is currently under construction and is expected to be completed in approximately 14 months. The recently constructed Desert Oasis temporary wastewater treatment plant is located near 163rd Avenue approximately 2/3 mile south of Jomax Road and is also available to serve this project. Determination of which treatment plant will provide service to the project will be completed at the time of final design.

5. Airports

Luke Air Force Base and Luke Air Force Base Auxiliary Airfield No. 1 are located approximately seven and six miles, respectively, from the site. The operations conducted at these facilities will not affect Tierra Rico.

6. Police and Fire Protection

The nearest fire station is currently located at 163rd Avenue and Grand Avenue. It is approximately four miles from the boundary of Tierra Rico. The City of Surprise Police Department works in coordination with the Maricopa County Sheriffs Office. The nearest police station is a Maricopa County Sheriff Office location at 12425 W. Bell Road.

7. Hospital

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

III. SITE ANALYSIS

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

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

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

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

B. Existing, Pre-development Conditions

1. Floodplain and Offsite Drainage

The site is located in Zone X "shaded" and Zone A as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map #04013C1135F,

City of Surprise, Arizona, effective date: July 19, 2001. The Zone X "shaded" classification is defined as "areas of 500-year flood, areas of 100-year flood with average depths of less than 1-foot, or with drainage areas less than 1-square mile, and areas protected by levees from the 100-year flood." The site location on the FEMA map is shown on *Plate 2-FEMA Map*. "A" zones are delineated in detail on the master drainage plan.

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

2. Topography

Tierra Rico slopes from northwest to southeast. The highest point of the site is along the northwest corner of the site along Peak View Road with an elevation of one thousand five hundred and ten feet (1510') while the lowest point of the site is along the southeast section with an

elevation of one thousand four hundred and ninety-six (1496'). There is a slope gradient of 0.52% from the northwest to the southeast corner, a slope gradient of 0.84% from northwest to southwest, a slope gradient of 0.13% from the northwest corner to the northeast corner.

The site drains in a southeasterly direction with an ultimate outflow towards the intersection of Dale Lane and 171st Avenue.

3. Infrastructure

Dale Lane is a paved two-lane road with an existing thirty-three foot (33') right-of-way. Peak View Road, 171st Avenue, and 175th Avenue do not have existing right-of-ways. 171st Avenue consists of a misaligned dirt road, while Peak View Road and 175th Avenue are currently not present.

IV. PLAN DESCRIPTION

A. Circulation

1. Vehicular

Regional access will be provided to Tierra Rico off of Grand Avenue with an intersection at 163rd Avenue (Sarival Avenue). From 163rd, 171st, or 177th Avenue, Dale Lane will provide access to the southern portion of the development and Peak View Road will provide access to the northern portion of the development. Once construction is completed, the 303 Freeway will be located five-miles southeast of Tierra Rico with an interchange at Grand Avenue. The combination of north-south major roads into the project, Grand Avenue, and the 303 Freeway provides local and regional access to the site.

Tierra Rico includes six entry nodes. Primary entry points are provided off of Dale Lane and Peak View Road, and alternative points are provided off of 175th Avenue and 171st Avenue. The provision of multiple street entrances allows access from 171st Avenue on the east, 175th Avenue on the west, Dale Lane on the

south, and Peak View Road on the north.

Half-street right-of-way improvements will be constructed to the City's minor arterial standard for 171st Avenue. 171st Avenue is classified as a minor arterial road with four lanes of traffic. Half street right-of-way improvements will also be constructed for 175th Avenue, Dale Lane, and Peak View Road, each classified as intermediate collector roads with two lanes of traffic. The ultimate right-of-way widths and street improvement requirements for these roads will be determined at the time of preliminary plat submittal.

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

City standards define the maximum block length as eight hundred feet (800'). City staff supports departure from this standard due to the unique natural characteristics of the site and the use of buffer areas. Multiple washes traverse the site, helping to define the lot and street layout through these natural constraints. Many of the longer streets will result in a curvilinear formation because of the washes, acting as an innate traffic calming measure. Additionally, the buffer areas provided will consist of a combination of open space and larger lots that will result in a lower density than the remainder of the site. The extended block length will lend to efficiency of the site, in order to compensate for the loss of density.

2. Pedestrian / Bicycle

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

B. Land Use Plan

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

Tierra Rico includes several distinctive design features to ensure long-term growth of community property values. The timeless design of both the architecture and landscape will contribute to the overall value of the site. The homes' architecture will incorporate distinguishable characteristics that will retain home values throughout the years.

The neighborhood design also ensures long-term land value with its incorporation of a fluid street layout, site amenities such as a tot lot, exclusive entry features, generous common area, and user-oriented improvements.

Four unique neighborhoods are being proposed for the Tierra Rico community. Homes will vary in character and size to meet the diverse needs of the projected community population.

In order to accomplish this variety, a mixture of densities is designated for the residential parcels (see Table 1 below). These densities will result in several different lot sizes, which will accommodate the desired variation in homes and neighborhoods. The smaller lots found on the interior of the project will provide reasonably priced move-up homes, while the larger lots within the "Neighborhood Buffer Areas" will provide a very high end product.

Table 1. Land Use Summary Table

Lot Size	No. of Lots	Gross Acreage	Gross Density	Net Acreage	Net Density	% Gross Area
1/2 Acre Lots	19	* 23.50	0.81	20.37	0.93	29.6%
65'–70' x120'	162	* 55.70	2.91	52.74	3.07	70.4%
TOTAL	**181**	* **79.20**	**2.29**	**73.11**	**2.48**	**100%**
Open Space						**10-15%**

* Total Gross Acreage includes Open Space, ROW and Lots.
Resource: ALTA/ACSM Land Title Survey, Cave Creek Land Surveyors, LLC. 1/22/05

C. Architecture

1. Architectural Style / Theme

Tierra Rico will conform to the City's home product design standards. Potential architectural styles may include, but are not limited to:

- American Farmhouse
- Bungalow
- Craftsman
- Cottage
- Gothic Revival
- Italianate
- Monterey Revival
- Prairie
- Ranch
- Santa Fe
- Spanish Colonial
- Territorial
- Traditional
- Victorian

Elevations and floor plans of all proposed housing products will be presented to the Planning and Zoning Commission of the City of Surprise prior to issuance of home permits.

In order to provide a cohesive neighborhood identity and unity, the proposed facade materials, color palette, trim features, relief, and architectural treatments will be congruous in style for each home series. A variety of architectural design features will be incorporated into each home elevation to promote diversity. Moreover, building facades will be designed to complement the front yard landscape treatment.

At least five (5) floor plans, each with three (3) distinct elevations will be offered. The proposed architectural color palette is desert hues and earth tones.

2. Single Family Design Guidelines Comparison

The current focused planning effort has resulted in some differences between the Zoning Ordinance and the proposed Tierra Rico PAD. The following table will be utilized, in order to evaluate current and proposed zoning land uses in comparison with the Surprise Zoning Ordinance.

Table 2. Single Family Design Guidelines Comparison Table

SF Zoning District Regulations	Base Zoning R1-8	Proposed Zoning R1-8 PAD	Base Zoning R1-18	Proposed Zoning R1-18 PAD
Min. Front Setback	12' living / 18' face garage	12' living / 18' face garage	35'	**30'**
Min. Side Yard Setbacks	5' / 8'	5' / 8'	10'	10'
Min. Corner Side Setback	13' single story 20' multi-story	13' single story 20' multi-story	35'	**20' single story 25' multi-story**
Min. Rear Setback	15' *	15' *	30'	**20' ***
Min. Lot Frontage Req.	63'	63'	100'	100'
Max. House Width Permitted on Min. Lot	50'	50'	**	**
Min. Lot Size (sf)	6,930	6,930	18,000	18,000
Min. Standards from Design List A	All A-L required	All A-L required	All A-L required	All A-L required
Min. Standards from Design List B	N/A	24 points	N/A	24 points
Min. Standards from Design List C	TBD	TBD	TBD	TBD

Min. Standards from Design List D	N/A	12 points	N/A	12 Points
Lot % Permitted w/o Incurring Addt'l Performance Standards	15%	N/A	N/A	N/A
Max. Building Height	30′	30′	30′	30′

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

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

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

Design List A (Requirements)

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

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

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

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

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

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

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

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

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

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

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) the garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) the space required

must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc. and must be accessible for the parking of automobiles; and 3) the back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.

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

J. Lot Category requirements:

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

K. Setbacks:

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

*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet.
**If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

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

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

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

Rear Abutting an Arterial

Single-story	20'
Multi-story	25'

*If the portion of a multi-story house or structure, which abuts an arterial street in the rear, is single-story, then the rear setback shall be not less than 20 feet as measured from the property line.

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

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

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

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts

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

Design List B (Options) - *Engineering*

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

Table 3. Design List B – Engineering

Item	Points Available	Points Requested	Description	Comments
B	2	2	Design all corner lots so that the minimum width of each corner lot is at least 10 feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1; or alternatively; Or, On all corner lots, construct an 8 foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners association.	All corner lots to be expanded or with landscape tract.
D	2	2	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3 feet, so that the front setbacks vary among 18 feet, 21 feet, and 24 feet. Garage setbacks must comply with the requirements of Design List A.	
F	4	4	Design and construct storm water retention areas, which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins,	

			and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.	
G	2	2	Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	An interconnected system of HOA maintained landscaped open space will be visible from streets at key points within & between neighborhoods.
I.3	4	4	Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet along of the sidewalk. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association.	
K	4	4	Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following: 1) a landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or 2) the side yard boundary between two Residential Building Lots; or 3) the back of a Residential Building Lot, buffered from the street by an eight foot wide landscaped area installed by the Developer, and require a homeowners association to maintain the landscaped	

			areas to the same standard as other tracts and common areas maintained by the homeowners association.	
Q	6	6	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself. (6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)	
TOTAL	24	24		

Design List C (Options) – *Architecture*

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

Design List D (Options) – *Amenities*

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

Table 4. Design List D – Amenities

Item	Points Available	Points Requested	Description	Comments
E	4-12	12	Construct and convey to a homeowners association 3 large open space corridors, with a minimum width of 50 feet, and an average width of 75 feet, through the Residential Development Project. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the	

			corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.	
H	2-10	2	Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association. (2 Pts. for each full 1 percent of the Gross Acreage of the Residential Development Project which is provided as open space in addition to the required 10 percent minimum, up to a maximum of 10 Pts.)	Minimum 11% open space.
TOTAL	22	14		

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

The General Plan states that we should "Strive to master-plan large parcels of the city and critically review the treatment of edges and their impacts on adjacent land uses." In keeping with the adjacent land uses, which mainly consist of low density rural residential, this PAD proposes a transition from the adjacent properties by use of "Neighborhood Buffer Areas". These buffer areas will be designed to provide an appropriate transition from the existing homes on one-acre lots to the smaller lots within the proposed Tierra Rico community. These areas will consist of a combination of open space and larger lots. Additionally, creative edge treatments will be used to minimize the number of homes adjacent to the existing neighborhoods.

Shown on Figure 8, these buffer areas are located on the northeast corner of the site adjacent to Peak View Road and 171st Avenue, the southeast corner of the site adjacent to Dale Lane and 171st Avenue, and the southwest corner of the site adjacent to Dale Lane and 175th Avenue.

D. Landscape

1. Screening and Landscape

The open space design objective for Tierra Rico is to provide active and passive open space areas that incorporate the natural features of the land. Open space areas located along existing wash corridors will generally be left to their natural state. Some open space areas may be utilized for stormwater treatment facilities, such as grass-line swales. Outdoor amenities and public open spaces are a vehicle to the enjoyment of the individual natural features on the property. Special emphasis has been attributed to the existing washes on the site. The community's design incorporates these several washes, as well as multiple open space tracts throughout the site, per the City's Recommended Land Use Guidelines. The amount of open space proposed for this development will create necessary locations for community gatherings, active recreational uses and enhancement of the aesthetic quality and identity of the community. There will be approximately 10% to 15% of open space within Tierra Rico, as referenced in Table 1.

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

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

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

2. Lighting

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

- Exterior lighting will start at the entrances of the Tierra Rico development and extend throughout. The lighting will be architecturally integrated with the thematic design aspects of the development as well as the building styles, materials and colors used in development.
- Street lighting fixtures and levels of lighting in the Tierra Rico neighborhood will reflect the vehicular function and character of the street; with shorter light fixtures and lower lighting levels on local streets, and taller light fixtures and higher light levels for the more heavily traveled arterial street.
- Street lighting fixtures in the Tierra Rico neighborhood will be APS standard mounted at a minimum of twenty-five feet (25'), measured from finished grade to the top of the fixture; and will be spaced in an alternating manner on either side of the street to

provide an adequate distribution of lighting along the street.

E. Drainage Plan

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

- Washes shall be preserved in their existing natural state to the extent that is practical and allows development of the site.
- Flows will enter and depart the site in substantially the same manner as under predevelopment conditions.
- Set finish floors a minimum of 1-foot above the 100-year water surface elevations.
- Satisfy "first flush" requirements for storm water pollution control using filters for the first half inch of runoff.
- Detention basins will regulate post-development flows so they are equal or less than pre-development flows. Basins will vary in depth up to 8-feet deep and will generally be located on the upstream side of road wash crossings. Flow through the basins will preserve existing sediment transport characteristics.

A complete discussion of the onsite hydrology and hydraulics as well as the retention / detention is included in the final drainage report.

F. Proposed Public Utilities and Services

1. Water Facilities

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

2. Wastewater Facilities

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

3. Dry Utilities

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

G. Management and Maintenance

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

H. Development Schedule (Phasing)

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

I. Covenants, Conditions & Restrictions

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

V. SUITABILITY ANALYSIS

A. PAD Impacts

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

1. Regional Benefits

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

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

Residents within Tierra Rico will be able to enjoy the employment opportunities surrounding the community while

simultaneously enjoying the scenic foothills and natural open space corridors.

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

The planning effort required by the Planned Area Development has given the opportunity to better place and transition land uses, especially taking into consideration existing low-density subdivisions. It is anticipated that residents in existing, neighboring low-density subdivisions may oppose higher density subdivisions adjacent to their homes. In order to be sensitive to this perception, Tierra Rico has placed land uses taking into consideration existing, low-density subdivisions. Neighborhood Buffer Areas have been placed next to the low-density subdivisions. Located on Figure 11, the Neighborhood Buffer Areas will consist of a combination of larger lots and creative edge treatments to minimize the number of homes adjacent to the existing neighborhood.

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

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

2. Environmental Impacts

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

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

3. Socioeconomic Trends

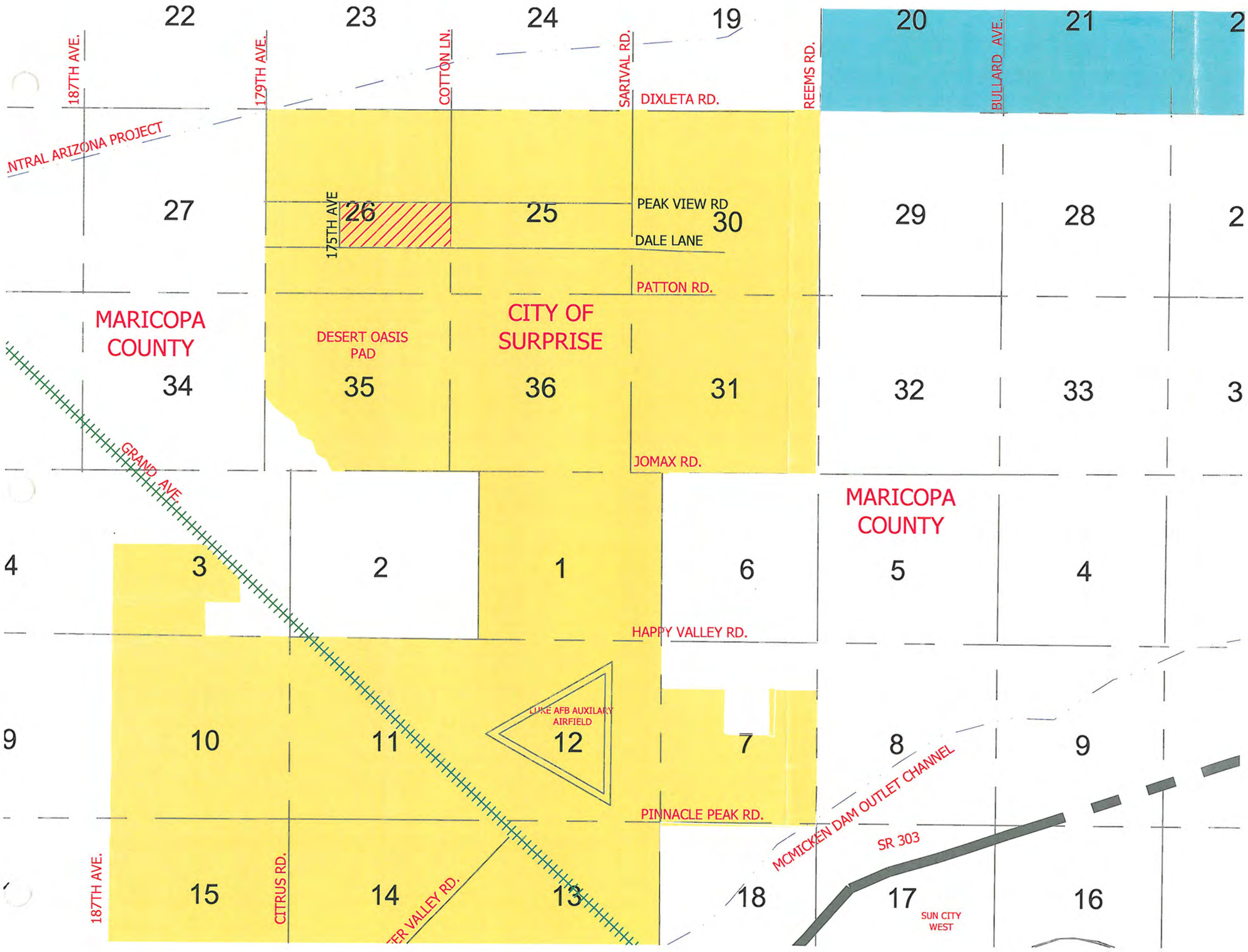
Desert Oasis is a large master planned community that is just south of the Tierra Rico development (Figure 1). Other major residential and mixed-use developments surrounding Tierra Rico are in the planning stages. The unprecedented growth in the Phoenix Metropolitan area is headed west and by all indications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

4. Consistency with the Surprise General Plan 2020

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

Please see the General Plan Policy Checklist that has been submitted with this Narrative report for specifics on how the Tierra Rico project will address these General Plan issues and applicable City policies and regulations.

"Exhibits"



TIERRA RICO
PLANNED AREA DEVELOPMENT

FIGURE 1
REGIONAL VICINITY MAP

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

NORTH

Carter :: Burgess
101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1202

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CB#194035.001
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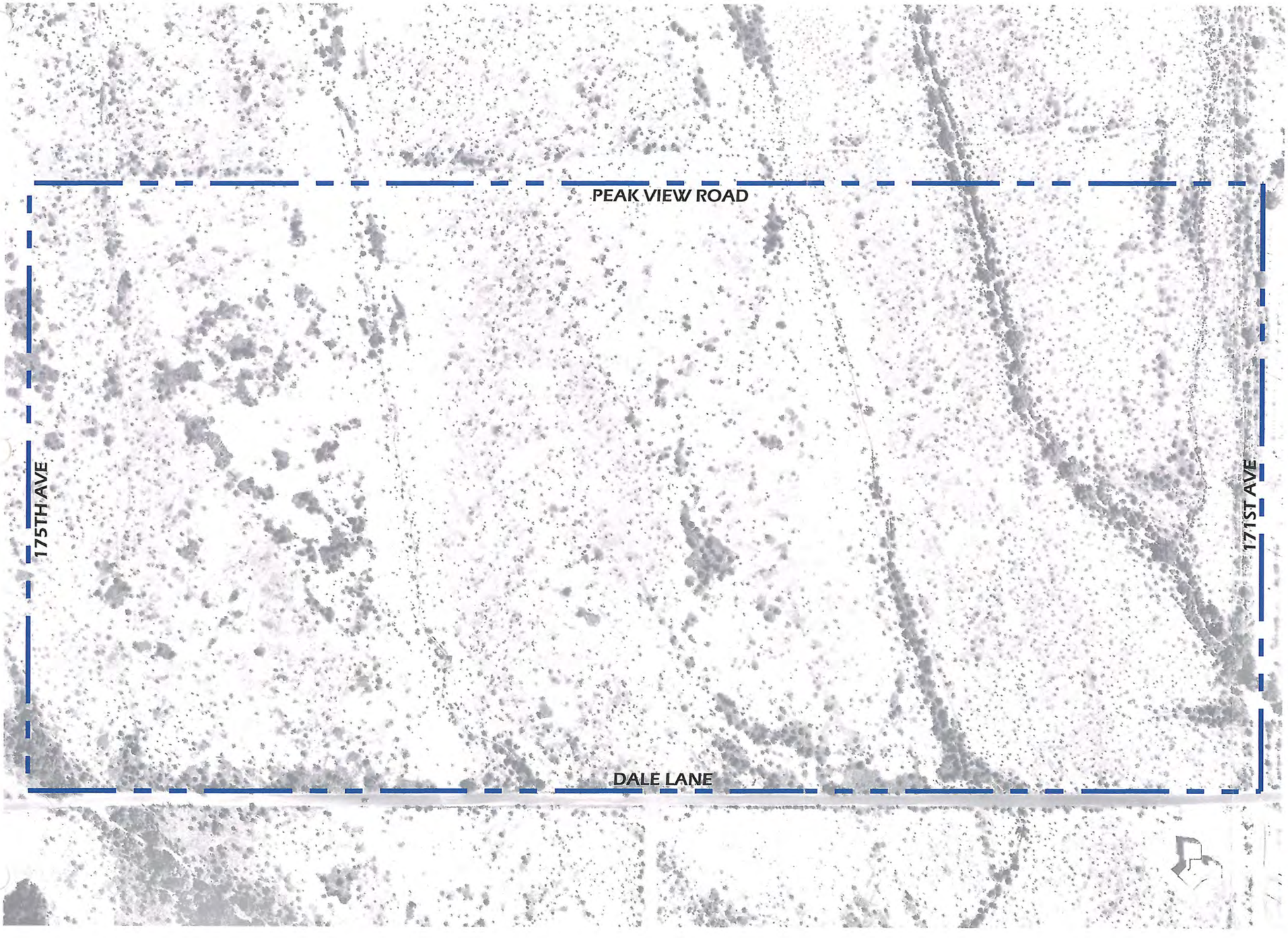
TIERRA RICO

PLANNED AREA DEVELOPMENT

FIGURE 2

AERIAL PHOTOGRAPH



TIERRA RICO

NORTH

0 100' 200' 400' 800'

SCALE: 1"=200'

DATE: 8.29.05
CB# 194035.001

Carter :: Burgess
101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1200
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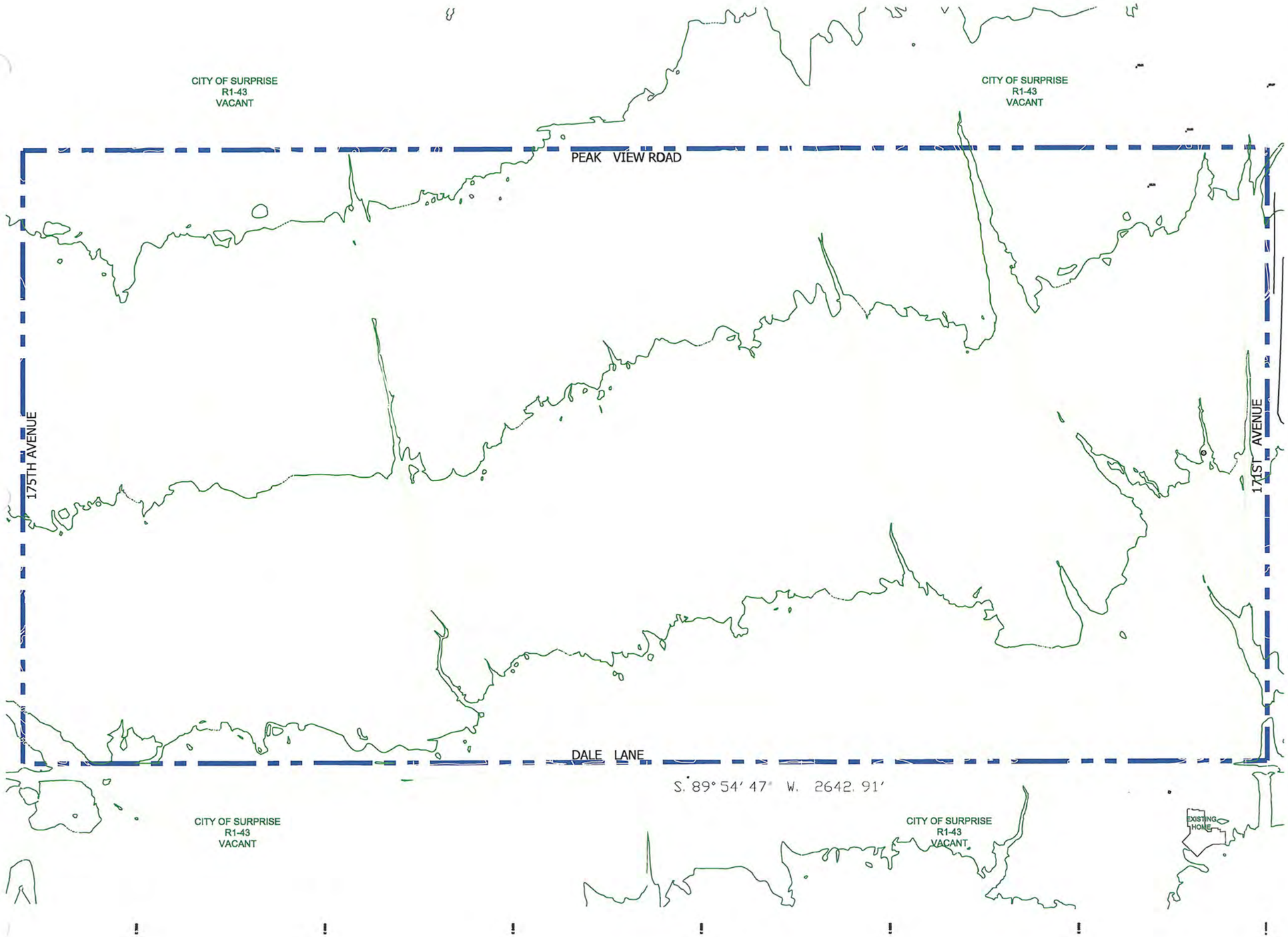
PLANNED AREA DEVELOPMENT

FIGURE 3

TOPOGRAPHY MAP



TIERRA RICO

1500

MAJOR CONTOUR

MINOR CONTOUR

NORTH

0 100' 200' 400' 800'

SCALE: 1"=200'

DATE: 8.29.05
CB#194035.001

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PHONE 602.253.1200 FAX 602.251.1292
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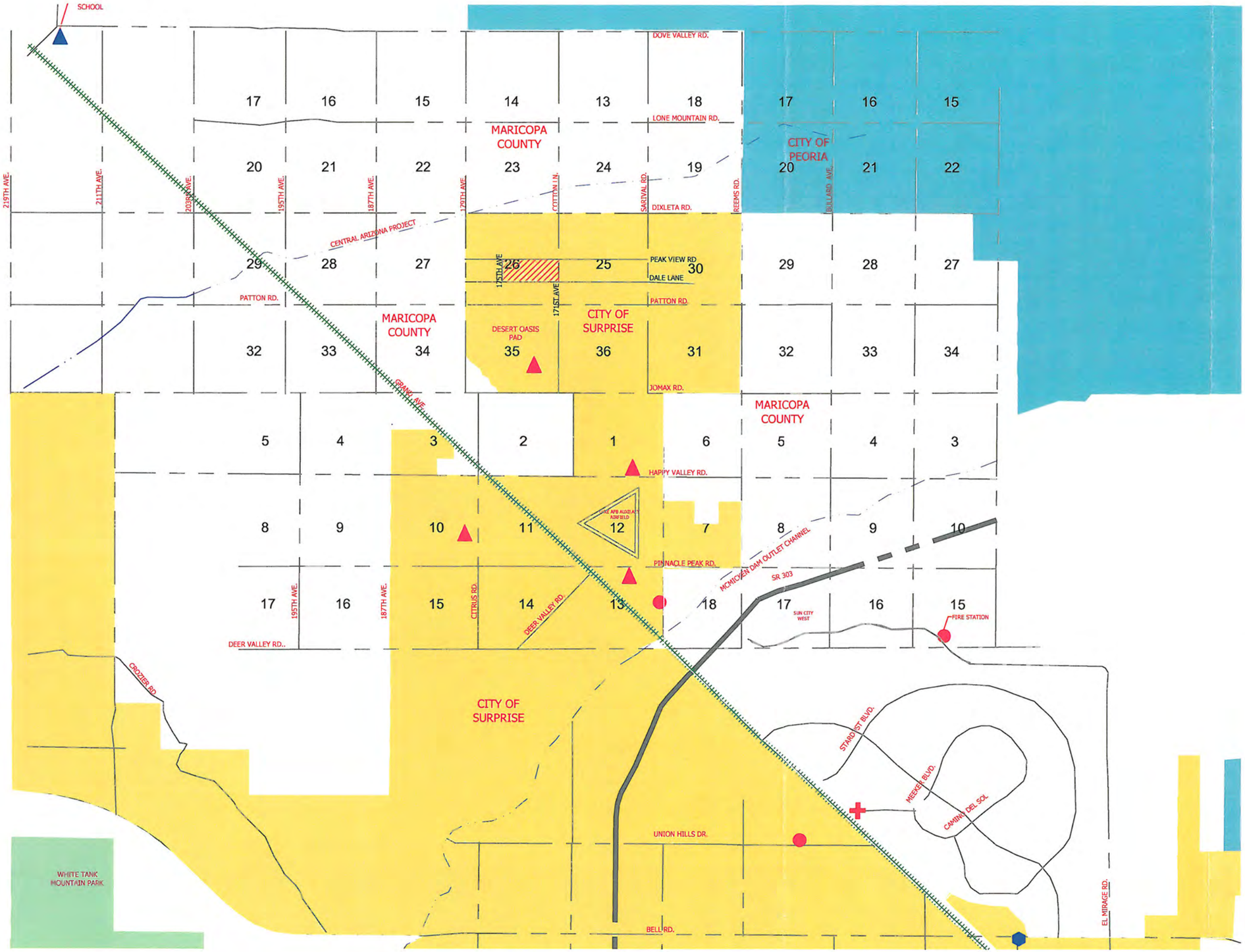
PLANNED AREA DEVELOPMENT

FIGURE 4

EXISTING COMMUNITIES AND SERVICES



SITE

CITY OF PEORIA

CITY OF SURPRISE

MARICOPA COUNTY

CANAL

RAILROAD TRACKS

FIRE DEPT.

POLICE

MEDICAL OFFICE

PROPOSED SCHOOL SITES

NORTH

Carter :: Burgess

101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE 602 . 253 . 1200 FAX 602 . 253 . 1202

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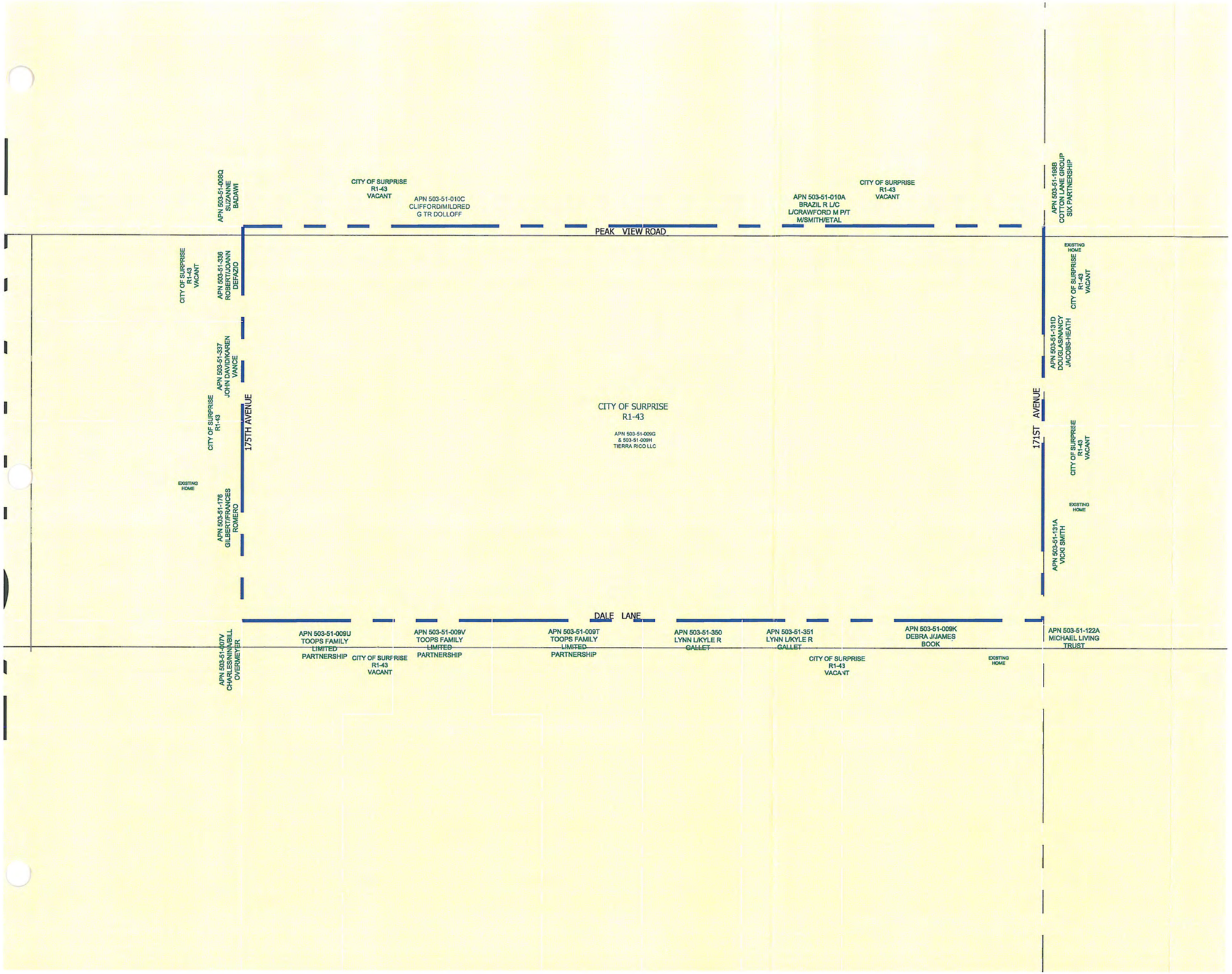
PLANNED AREA DEVELOPMENT

FIGURE 5

SURROUNDING LAND USES AND ZONING/ PROPERTY OWNERSHIP



R1-43

NORTH

0 150' 300' 600' 1200'

SCALE: 1"=300'

DATE: 8.29.05
CB# 194035.001

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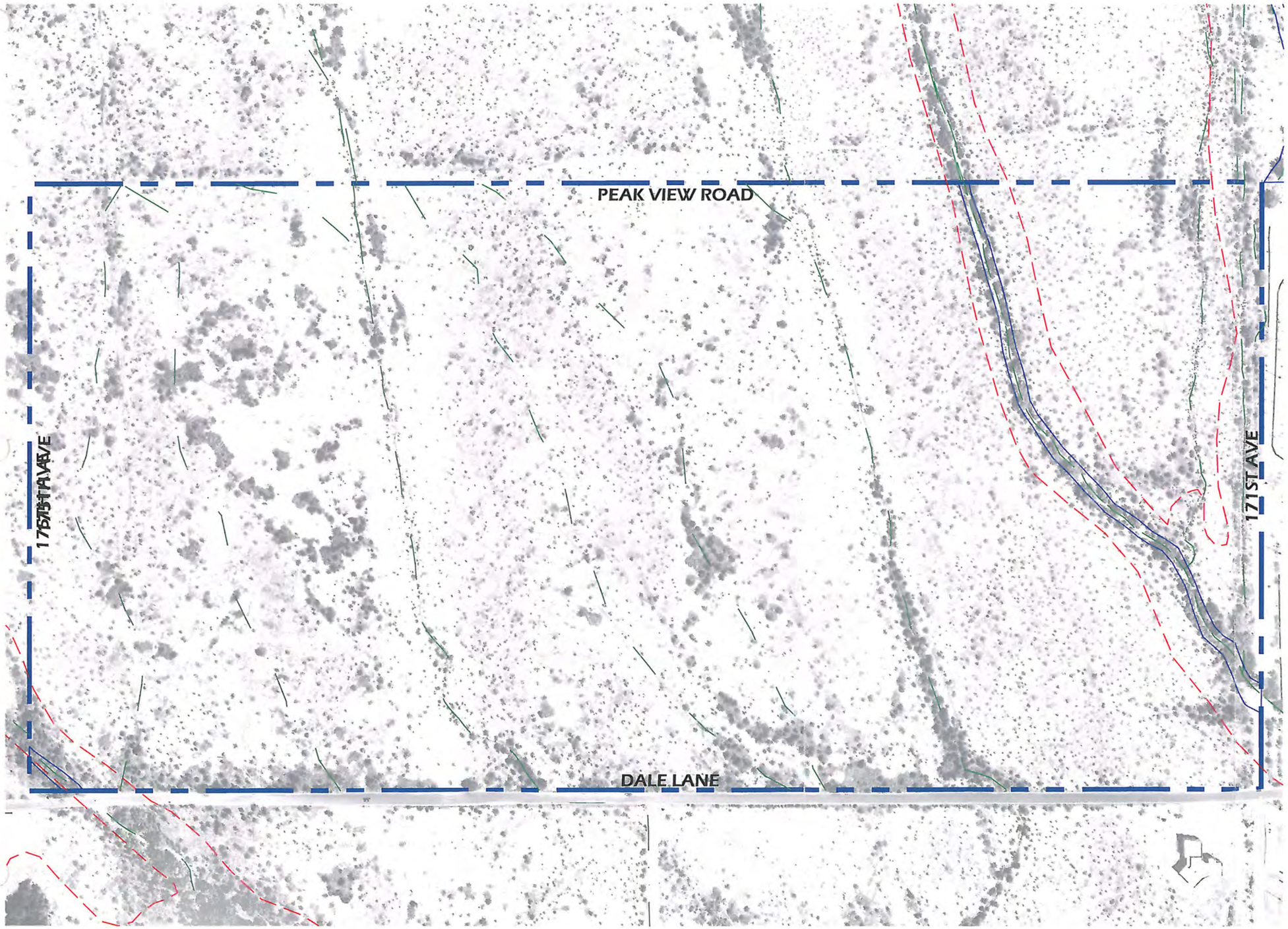
PLANNED AREA DEVELOPMENT

FIGURE 6

PHYSICAL FEATURES MAP



TIERRA RICO

404 JD

FEMA FLOODPLAIN

FLOWLINE

NORTH

0 100' 200' 400' 800'

SCALE: 1"=200'

DATE: 8.29.05

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FIGURE 7

CITY OF SURPRISE
GENERAL PLAN

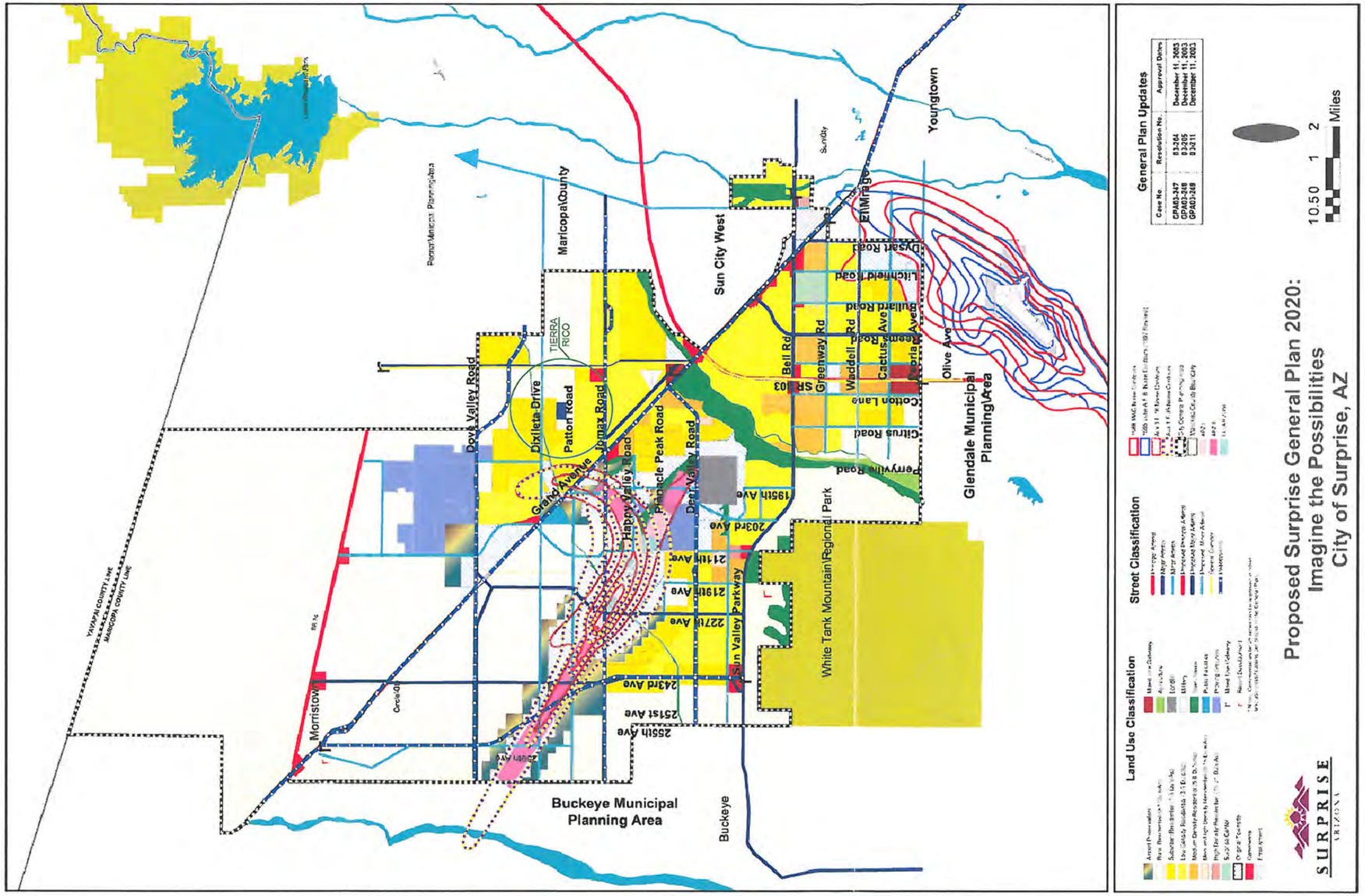

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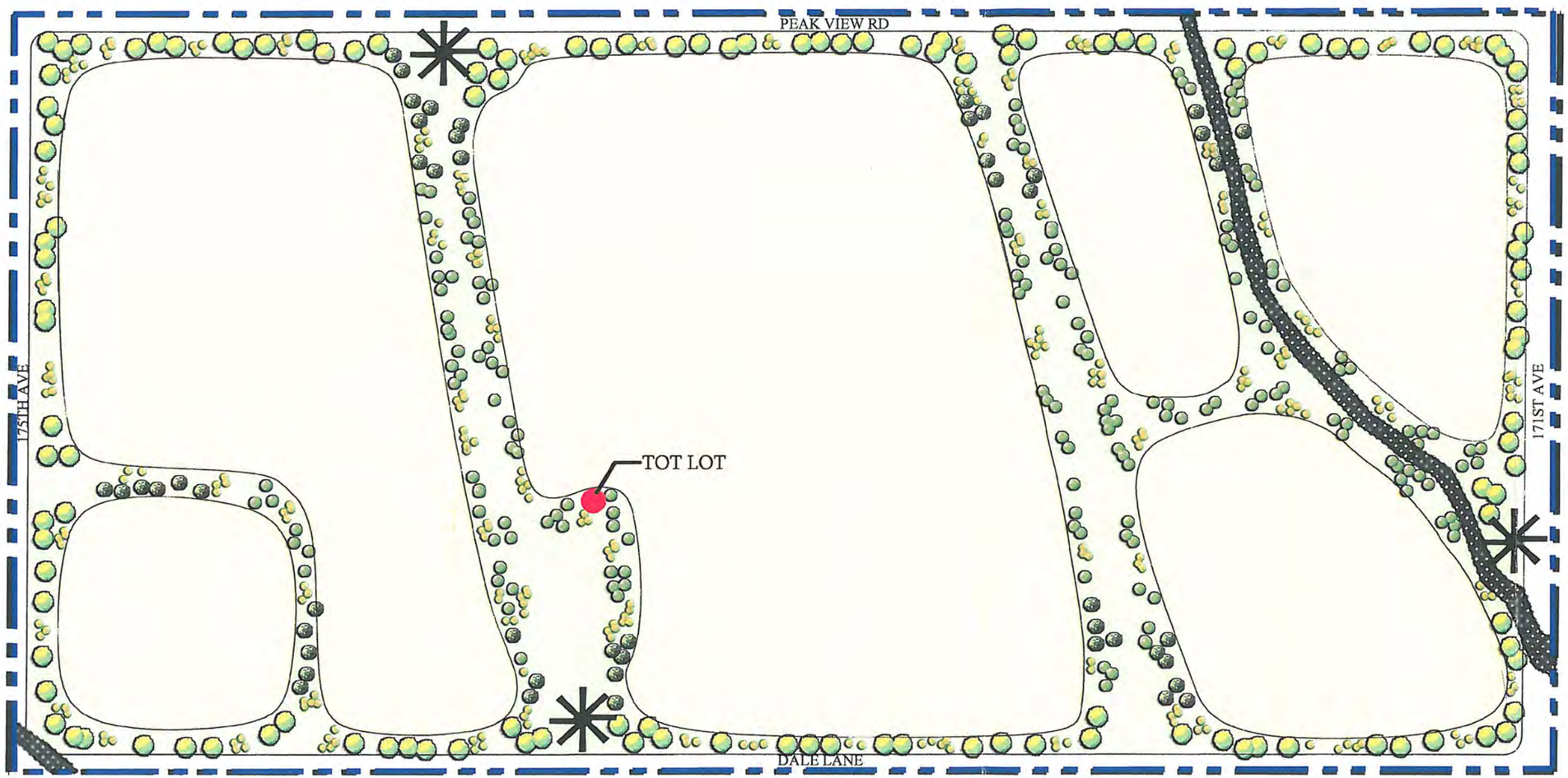
FIGURE 9
CONCEPTUAL LANDSCAPE PLAN



PLANT LEGEND

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

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

ACCENT & GROUND COVERS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	AGAVE WEBERI	SMOOTH-EDGED AGAVE	5 GAL
	CARNEGIEA GIGANTEA	SAGUARO 'NEEDLE SPEAR'	SIZE
	CONVOLVULUS CENORUM	GROUND MORNING GLORY	5 GAL
	DASYLIRION ACROTRICHE	GREEN SPOON	5 GAL
	ECHINOCACTUS GRUSONI	GOLDEN BARREL	5 GAL
	OENOTHERA SPECIOSA	MEXICAN EVENING PRIMROSE	1 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	NO CANES
	HESPERALOE PARVIFLORA	YELLOW YUCCA	1 GAL
	MUHLENBERGIA CAPILLARIS	DEER GRASS REGAL MIST	1 GAL
	VERBENA GOODINGII	GOODING VERBENA	1 GAL
	TURF: BERMUDA -SEED		

REVEGETATION SEED MIX

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

ENTRY MONUMENTS

PRIMARY ENTRY MONUMENT
SEE PLAN FOR EXACT LOCATION

0 50' 100' 200' 400'

NORTH

SCALE: 1"=200'

DATE: 8.29.05
CB# 194035.001

Carter :: Burgess
101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE 602 . 253 . 1200 FAX 602 . 253 . 1202
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PLANNED AREA DEVELOPMENT

FIGURE 10

CONCEPTUAL WALL PLANS

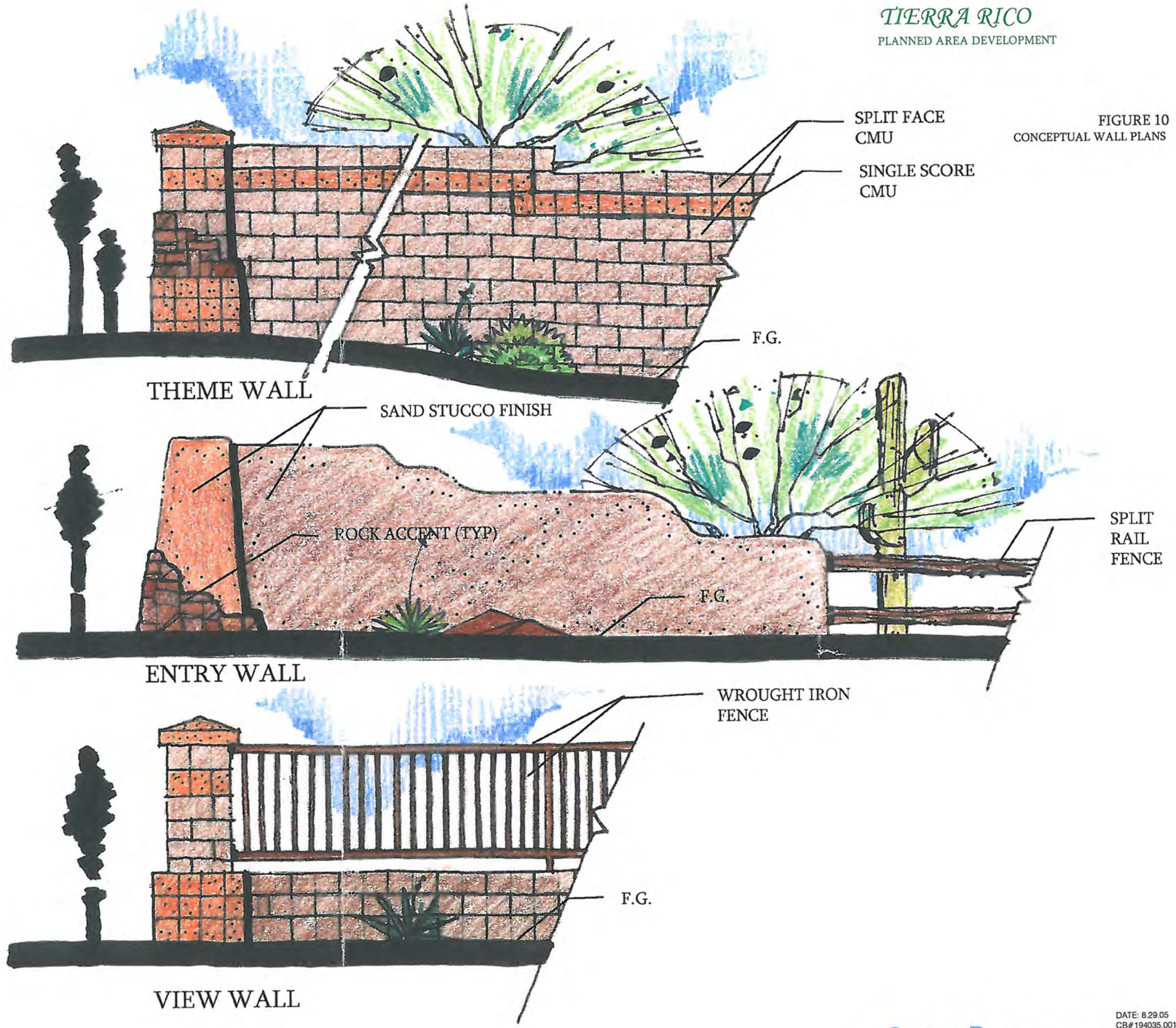
WROUGHT IRON

SAND STUCCO
AND SPLIT FACE CMU

COLUMNS AND
SINGLE SCORE CMU

SHERWIN WILLIAMS SW 6095 "TOASTY"
SHERWIN WILLIAMS SW 6117 "SMOKEY TOPAZ"
SHERWIN WILLIAMS SW 6114 "BAGEL"

CARMEL DRYSTACK LEDGESTONE
CULTURED STONE CSV-2007



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

DATE: 8.29.05
CB# 194035.001

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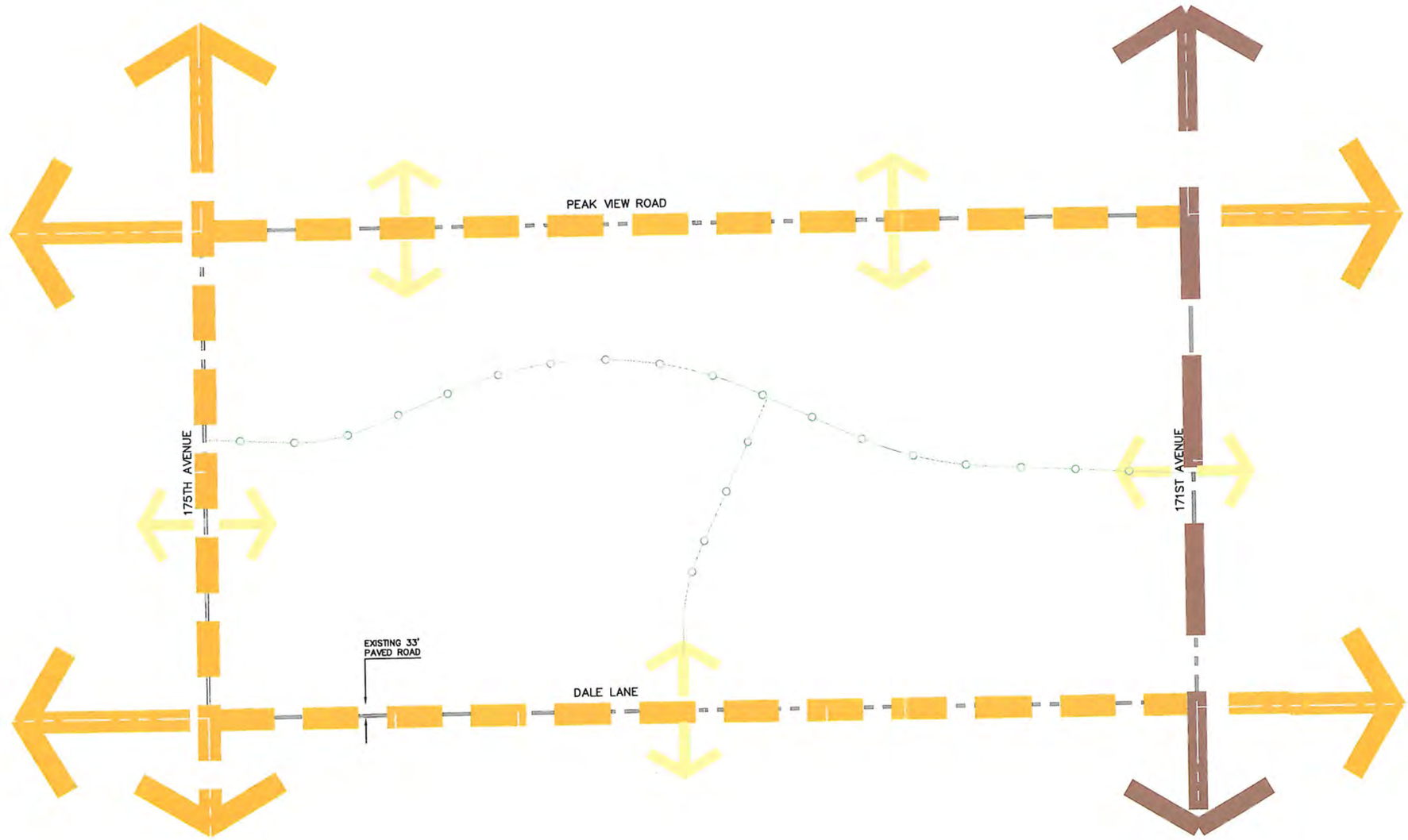
PLANNED AREA DEVELOPMENT

FIGURE 11

PROPOSED STREET CIRCULATION PLAN



TIERRA RICO

MINOR ARTERIAL

COLLECTOR

LOCAL ENTRY ROADS

PEDESTRIAN/ BIKE PATHS

NOTES:

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

NORTH

0 150' 300' 600' 1200'

SCALE: 1"=300'

DATE: 8.29.05
CB#194035.001

Carter :: Burgess
101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1202
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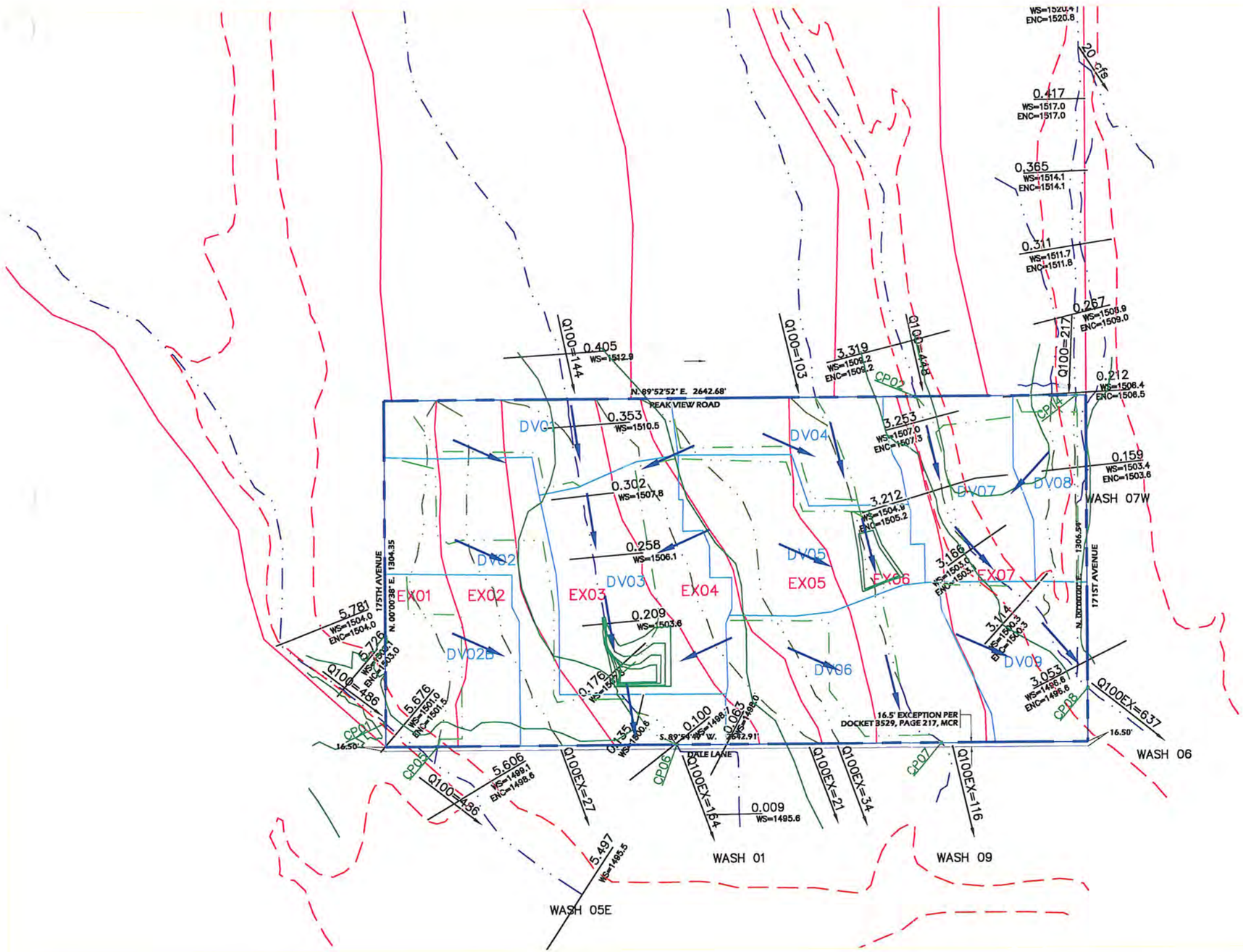
PLANNED AREA DEVELOPMENT

FIGURE 12

MASTER DRAINAGE



TIERRA RICO

MASTER DRAINAGE

LEGEND

- 404 JD
- FEMA FLOODPLAIN
- FLOWLINE
- DRAINAGE ARROW

ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 954-0289

JOB NO. 1836.01
DATE: 01/16/05
SCALE: 1"=200'
DRAWN: JPP
DESIGN: L.J.E.
CHECKED: L.J.E.
PLATE NO.

4

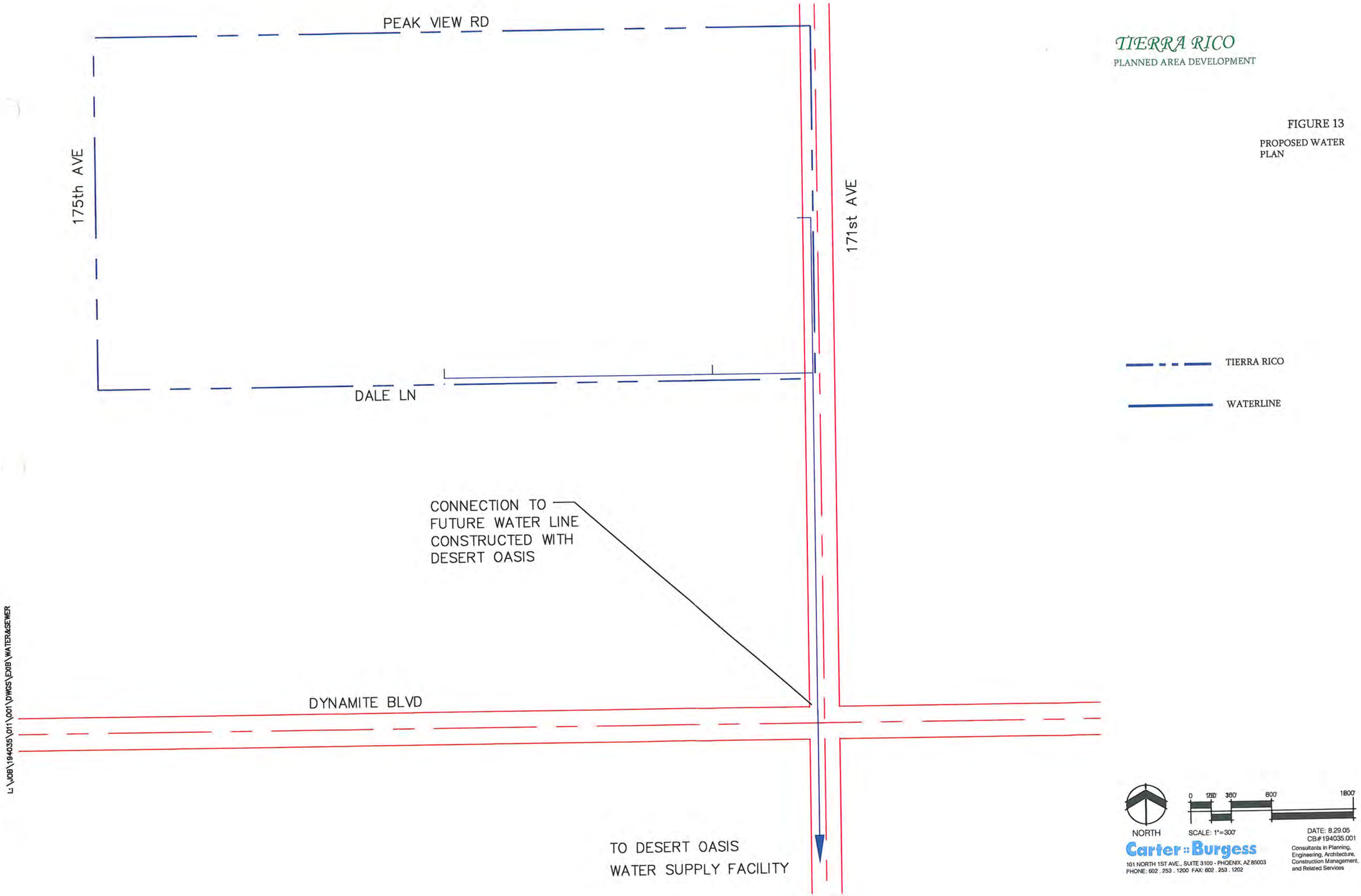
NORTH

Carter :: Burgess

101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
PHONE: 602 . 253 . 1200 FAX: 602 . 253 . 1202

DATE: 8.29.05
CB# 194035.001

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

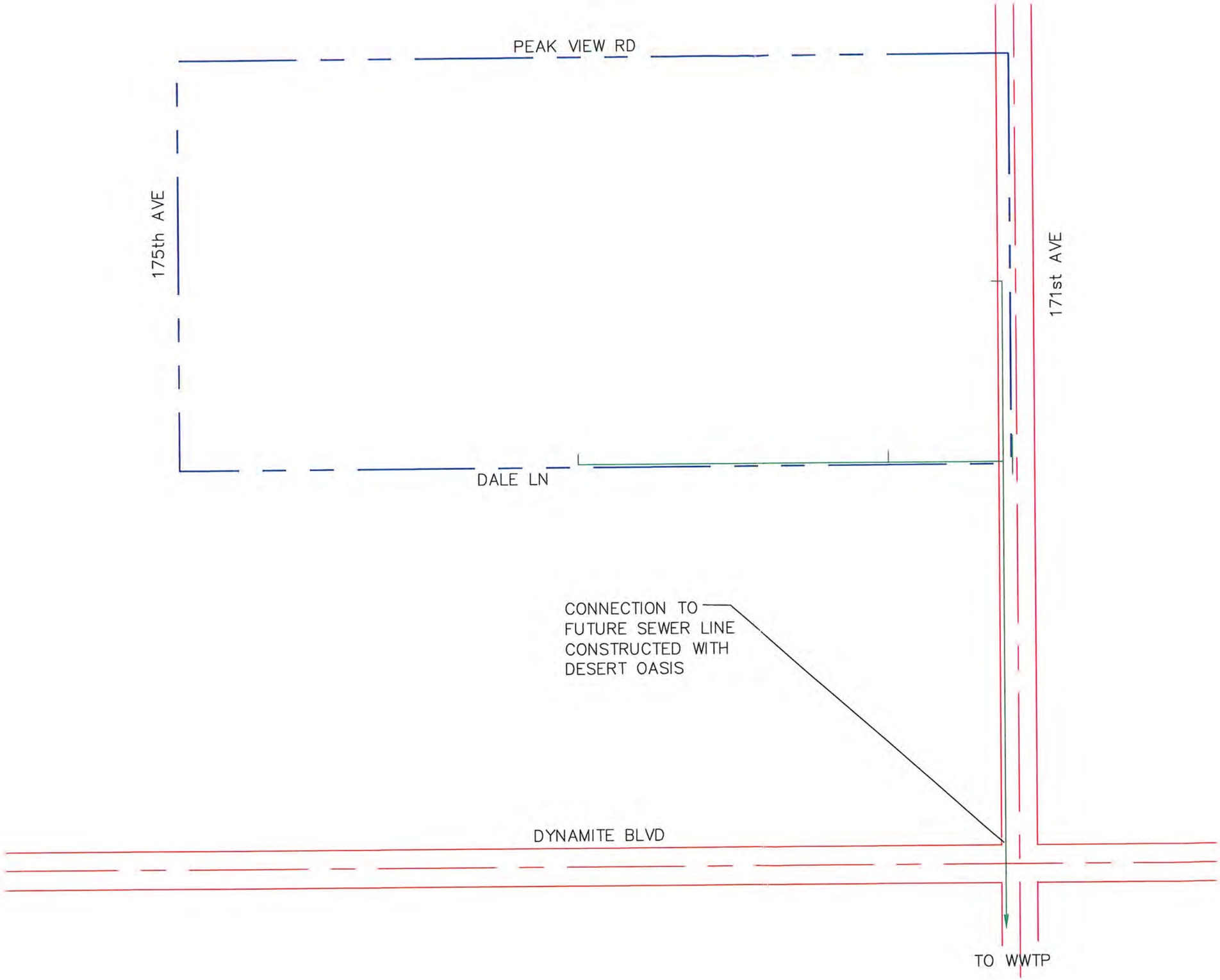


TIERRA RICO
PLANNED AREA DEVELOPMENT

FIGURE 13
PROPOSED WATER PLAN

TIERRA RICO
PLANNED AREA DEVELOPMENT

FIGURE 14
PROPOSED SEWER PLAN



TIERRA RICO

SEWERLINE

NORTH

0 150' 300' 600' 1200'

SCALE: 1"=300'

DATE: 8.29.05
CB#194035.001

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101 NORTH 1ST AVE., SUITE 3100 - PHOENIX, AZ 85003
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"Appendix"

LEGAL DESCRIPTION

TIERRA RICO PROJECT

That portion of the north half of the southeast quarter of Section 26, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the east quarter corner of said Section 26 marked with a General Land Office brass cap, whence the southeast corner of said Section 26 marked with a two-inch aluminum cap stamped RLS 21782 lies South 00 degrees 00 minutes 00 seconds West 2648.08 feet;

Thence South 00 degrees 00 minutes 00 seconds West along the east line of the southeast quarter of said Section 26 a distance of 1306.54 feet to a point that lies 16.5 feet north of the south line of the north half of the southeast quarter of said Section 26;

Thence departing said east line South 89 degrees 54 minutes 47 seconds West parallel with and 16.5 feet north of said south line a distance of 2642.91 feet to the west line of the southeast quarter of said Section 26;

Thence North 00 degrees 00 minutes 38 seconds East along said west line a distance of 1305.08 feet to the center of said Section 26 marked with a one-half inch rebar and cap RLS 13451;

Thence North 89 degrees 52 minutes 52 seconds East along the north line of the north half of the southeast quarter of said Section 26 a distance of 2642.91 feet to the POINT OF BEGINNING.

Containing 79.22 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12216
JOHN E.
COURTNEY
Date Signed 2-4-2005
ARIZONA, U.S.A.

er Name: Owner
ject: closure04077
eate Mapcheck Reports

Date: 02-03-05
Time: 16:31:00
Page: 1

==========

: ..ame:	Tierra Rico
t Description:	Boundary
t ID:	none
t Owner:	none
t Area (Square Feet):	3450976.09
t Area (Acres):	79.22
t Perimeter:	7897.20
arent Name:	None
arent Description:	
arent Area (Square Feet):	0.00
arent Area (Acres):	0.00
ercent of Parent:	0.00
losing Direction:	N30°53'40"E
losing Distance:	0.0152

ourse Data:(Mapcheck Through Radius Points Method)

oint	Northing	Easting	Direction	Distance
egin	10000.0000	10000.0000	S89°52'52"W	2642.68
	9994.5164	7357.3257	S00°00'38"W	1305.08
	8689.4365	7357.0853	N89°54'47"E	2642.91
	8693.4470	9999.9922	N00°00'00"E	1306.54
nd	9999.9870	9999.9922		

rror of Closure 1 : 520686
eparture in Y (Northing): 0.0130
eparture in X (Easting): 0.0078

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12216
JOHN E.
COURTNEY
Date Signed 2-4-2005
ARIZONA, U.S.A.

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, COUNTY OF MARICOPA, ARIZONA

MONUMENT REFERENCE LIST

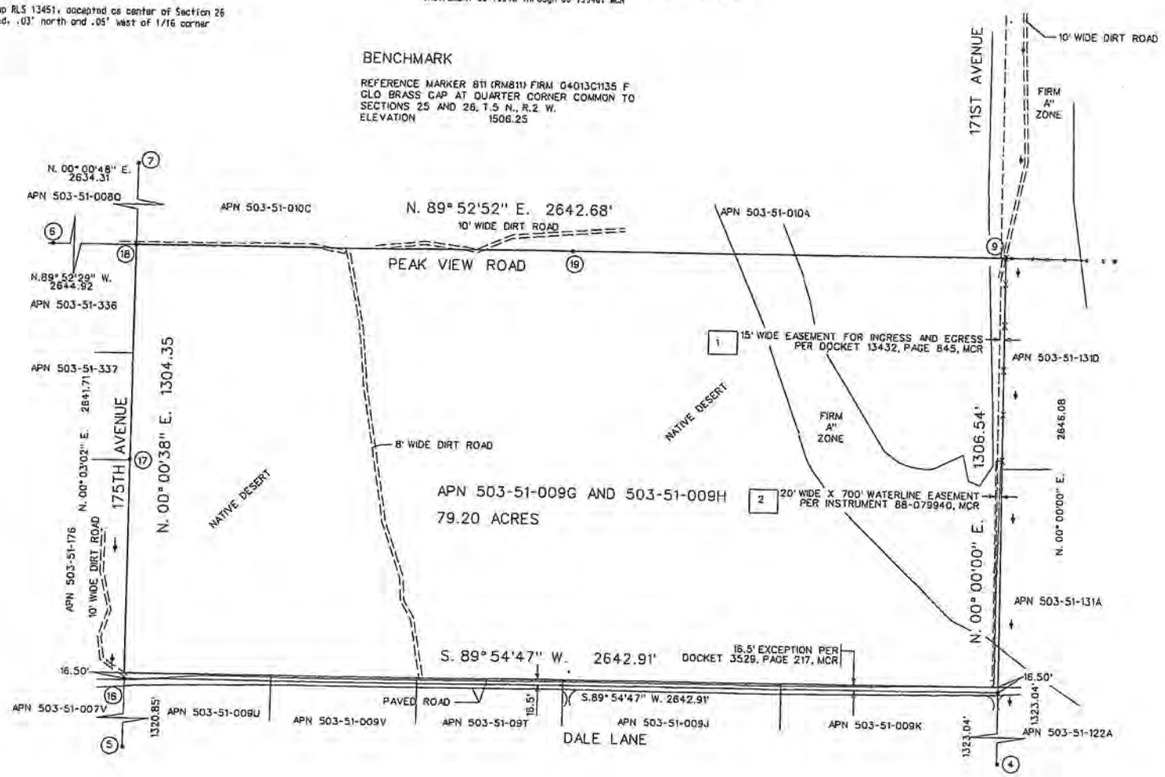
MON	DESCRIPTION
1.	BCHH, 0.45' below rim, north quarter corner Section 25
2.	BCHH, 0.7' below rim, east quarter corner Section 25
3.	GLO brass cap, 1.15' above, south quarter corner Section 25
4.	2" aluminum cap, RLS 21782, corner common to Sections 25, 26, 35 & 36
5.	2" iron pipe, accepted as south quarter of Section 26, a 1/2" iron pipe lies north 1.4' and 1.8' west
6.	GLO brass cap, west quarter corner Section 26
7.	GLO brass cap, north quarter corner Section 26
8.	GLO brass cap, pipe bent, used nail at base, corner common to Sections 23, 24, 25 and 26
9.	GLO brass cap, 0.5' above, quarter corner common to Sections 25 and 26
10.	Found 1/2" rebar, affixed tag RLS 12216.
11.	Found 1/2" rebar with unreadable red cap, accepted as center of Section 25 and Found 1/2" rebar with tag RLS 13554, 30.0' north
12.	Found 1/2" rebar with cap RLS 29868, accepted as 1/16 corner on property line and found 1/2" rebar, unmarked, south 0.5' and 0.15' west
13.	Found 1/2" rebar with cap RLS 29868, accepted as 1/256 corner on property line and found 1/2" rebar with tag RLS 10344, south 0.8' and 0.4' west
14.	Found 1/2" rebar with cap RLS 13168, 2.3' south of property line 331.76' east of Section corner
15.	Found 1/2" rebar with cap RLS 21081, accepted as 1/16 corner on property line
16.	Found 1/2" rebar with cap RLS 9087, 0.6' north and 1.1' west of 1/16 corner
17.	Found 1/2" rebar with cap RLS 12451, accepted as 1/64 corner on property line
18.	Found 1/2" rebar with cap RLS 13451, accepted as center of Section 26
19.	Found 1/2" rebar unmarked, .03' north and .05' west of 1/16 corner

EASEMENTS

EASEMENT	DESCRIPTION
1.	15' wide easement for ingress and egress according to Docket 13432, Pages 845 and 847, MCR
2.	20' wide easement for ingress, egress and water pipelins according to Instrument 88-79940 through 88-79946, MCR

BENCHMARK

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



SCALE 1"=200'

VICINITY MAP

LEGAL DESCRIPTION

The north half of the southeast quarter of Section 26, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

EXCEPT the south 16.5 feet as conveyed to Maricopa County, Arizona in deed recorded in Docket 3529, Page 217.

AREA: 79.20 acres

ASSESSOR PARCEL NUMBERS

PARCEL "A"

503-51-009G and 503-51-009H

LAND SURVEYORS CERTIFICATION

To Lawyers Title Insurance Corporation, a Virginia Corporation, Commitment for Title Insurance File No. 01373836 dated July 26, 2004, Curtis Land Holdings, Inc., an Arizona Corporation and Tierra Rico LLC, an Arizona limited liability company.

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

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

REGISTERED LAND SURVEYOR
12216
JOHN E. COURTNEY
4-12-2005
ARIZONA, U.S.A.

BASIS OF BEARINGS
WORLD GEODETIC SYSTEM OF 1984 (WGS84)

FLOOD INSURANCE RATE MAP (FIRM)

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

LEGEND

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

PERTINENT REFERENCES

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

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

Job No. 04077 (80)
rev 12-31-04
Drawn by JC
Sheet 1 of 1 sheet

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